

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Oct 10, 2024**

The Architectural Review Board met in regular session on Thurs, Oct 10, 2024 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Pro Tem Varelmann presided.

ROLL CALL

Present:

Mr. Steve Varelmann, Chairman Pro Tem
Dr. Jim Triner
Mr. Matt Phillips
Mr. Bob LaRiche

Mr. Daniel Russell, Building Commissioner
Ms. Deborah Garbo, Secretary

Absent:

Mr. Carmen Miozzi, Chairman

CONSIDERATION OF MEETING MINUTES: **Sept 26, 2024**

Dr. Triner, seconded by Mr. LaRiche made a motion to approve the minutes of Sept 26, 2024 as written.

ROLL CALL

Ayes: Mr. Varelmann, Dr. Triner, Mr. Phillips, Mr. LaRiche
Nays: None Motion Carried
Minutes Approved

PROPOSAL

1. Additions x 2 / Deck / Ramp New Avenues to Independence, Inc
Residential R-4 Occupancy
495 Zorn Ln
Fogle/Stenzel Architects, Inc
L.C. Fluharty Construction, LLC

OPEN PORTION

Chairman Pro Tem Varelmann called the meeting to order. Carmen is not here tonight. We have one proposal on our agenda. A proposal for two Additions, a Deck and a Ramp for New Avenues to Independence at 495 Zorn Ln. Please take us through your proposal.

Presentation by Eric Schneider, Architect

Eric Schneider, Architect with Fogle/Stenzel Architects introduced himself. We've been working with New Avenues to Independence for quite a few years now. They are a nonprofit provider of housing for Developmentally Disabled Persons. This is I think the fourth home we've done for them in the last 1 ½, 2 years. Basically the project consists of converting a single family home to a permanent residence, a Residential Care Facility for 6 individuals with developmental disabilities.

The program requires six bedrooms for the six individuals, currently there are four in the home. We had to add an addition onto the back of what is currently the Master Bedroom, then the one-story addition will be behind that to create two new bedrooms. Then we divided the existing Master Suite and basically put a hallway down the middle and created two more. Then we remodeled two of the existing, and one of the bedrooms has become a Med Room for the staff. The staff is there 24 hours, they distribute different medications to the residents.

The addition at the top is the two new bedrooms and a closet. Then to the left, the other addition we did, we're tearing down an existing 3-season sunroom that actually is down about two feet from the main floor level, it's old and there's problems with it per the inspection report we got. So we're going to get rid of that and then replace it with an addition that we're calling TV Room. So that's the purpose for the two additions.

Between the two additions we're showing a new deck at floor level with a ramp to grade to the backyard essentially.

Chairman Pro Tem Varelmann asked Dan, I'm curious about the zoning.

Mr. Russell replied, it's a single-family house, single-family zoning, so it's okay.

Eric Schneider continued, both additions will have 5" Dutch Lap Vinyl Siding, colors to match. Then the overhangs and the rakes will match the existing home. It's a pretty significant overhang, especially on the rake, it's at least 2' or so, we're going to match that. And then do an exposed brick on the foundation of each addition to match the existing brick foundation on the home. The existing Master Suite addition has a different brick than what's on the original home, but we think the product is a fair match to that. A lot of the other foundation in the rear is covered up by an existing deck on the south side. The windows are going to be white vinyl casements. Again, matching the existing vocabulary of materials on the existing home. We'll match the shingles on the existing roof. The deck and ramp will be a treated wood structure with a vinyl railing system.

Eric Schneider stated, that's pretty much it. I'll be happy to answer any questions.

Chairman Pro Tem Varelmann asked about the exposure on the deck foundation.

Eric Schneider replied, that's just a rendering. It's not that exposed, we detail typically a 16" diameter foundation that comes down and then pretty much stops at grade.

Chairman Pro Tem Varelmann asked, is this going to be a concrete pad?

Eric Schneider replied, just a concrete pad. There's an existing gravel path on the north side of the home and some pavers. It's just to get people down to the backyard essentially. We're going to grade and seed everything around the additions and the deck. Then pretty much in line with where that concrete pad is, or the northeast corner of the TV room addition, the ground cover and pavers is going to remain.

Chairman Pro Tem Varelmann asked, any exterior lighting back here?

Eric Schneider replied, we don't have anything at this point. I think we're going to do just a spotlight type of thing that would be controlled by switching as opposed to photocell.

Mr. Phillips asked, are you going to light up the path or the ramp or just something by the back door?

Eric Schneider replied, it would be on one of the corners of the addition is what we're thinking, the ramp and deck area. They're not necessarily going to spend a lot of time outside, especially at night and that's typical. We didn't want to do a photocell because of the wildlife back there.

Chairman Pro Tem Varelmann stated, a lot of animals, it backs up to the Metroparks.

Eric Schneider stated, it's woods, brush and things behind us. From the back of the big addition on the left, it's about 250 ft to the rear property line.

Mr. LaRiche asked, no garden or anything back there?

Eric Schneider replied, no. Most of them are disabled to the point where they really can't do a lot of things like that.

Mr. LaRiche said, I'm talking about flowers and things like that.

Eric Schneider replied no, because the amount of trees and things back there.

Dr. Triner said, so this won't be used for the main entrance into the house. Is there a ramp in the front yard?

Eric Schneider replied, no. We're doing a new ramp inside the garage to access the home from the garage where they get dropped off. Some of them participate in Day Programs, depending on their skill level. The existing home is a concrete slab and there's two steps down to the driveway. There's an existing vertical grab bar on the corner of the house there that we're maintaining. I originally looked at doing a ramp off the driveway and coming back along the house up to the

front door, but the owner did not want to necessarily do a ramp in the front, just kind of wanted to maintain the appearance of the single-family dwelling.

Mr. LaRiche asked, so the garage ramp is all wood constructed where the one outside is vinyl railing?

Eric Schneider replied, that's correct.

Mr. LaRiche asked, is that composite flooring on there?

Eric Schneider replied no, it's treated 5/4 x 6 decking.

Chairman Pro Tem Varelmann asked, stained or painted?

Eric Schneider replied, not initially, no.

Chairman Pro Tem Varelmann said, so the railings are a vinyl coated.

Eric Schneider replied yes, it's a vinyl composite railing.

Chairman Pro Tem Varelmann replied, I looked at the details, I understand what it is. Are these the materials in the data sheet?

Eric Schneider replied, I could not find a color when I was rushing to put this together. We think it's a Buckskin color, I just need to find the actual product data. The last resort, we'll use a different color and paint it with a vinyl paint. The contractor that's doing it has had some luck with that in the past. Again, we think it's a Buckskin color, I just couldn't find a manufacturer in the short time we had to put this together. We had submitted for a building permit not realizing that we needed Architectural Review Board because of the additions. So this has kind of been a quick process and Dan and Debbie have been working with us. I couldn't get the rendering submitted two weeks ago so that's why I brought it tonight.

Chairman Pro Tem Varelmann asked, the vinyl railing, is it the clay colors?

Eric Schneider replied no, it's the warm spice railing color.

Chairman Pro Tem Varelmann asked, does anybody else have any questions or comments on this?

Mr. Phillips asked, on the other side, is that stain?

Eric Schneider replied, that's stain. We have to redo the stair and part of the railing, because of the addition we have to move the condenser unit. The owner wanted to keep it if there are some able body people that can get around and use it. Not that this is a concern for what you folks are

looking at, but we're really fighting the budget on this, so we decided to keep it rather than tear it down.

Dr. Triner stated, you may want to consider some landscape lighting like in the trees and stuff like that to create kind of a warm feeling back there.

Eric Schneider replied, that tree that you see there is going.

Dr. Triner said, consider some landscape lighting back there, at night it creates a nice effect.

Chairman Pro Tem Varelmann asked, any further questions or comments?

There were none.

DECISION

Mr. Phillips, seconded by Dr. Triner made a motion to approve the Additions x 2, Deck and Ramp for New Avenues to Independence, Inc, 495 Zorn Ln. as proposed.

ROLL CALL

Ayes: Mr. Varelmann, Dr. Triner, Mr. Phillips, Mr. LaRiche

Nays: None

Motion Carried

Drawings Approved

ADJOURNMENT

Mr. Varelmann, seconded by Dr. Triner made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:20 p.m.

Chairman

Secretary