

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Jan 23, 2025**

The Architectural Review Board met in regular session on Thurs, Jan 23, 2025 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Miozzi presided.

ROLL CALL

Present:

Mr. Carmen Miozzi Chairman

Mr. Daniel Russell, Building Commissioner

Mr. Steve Varelmann Chairman Pro Tem

Ms. Deborah Garbo, Secretary

Dr. Jim Triner

Mr. Matt Phillips

Mr. Bob LaRiche

CONSIDERATION OF MEETING MINUTES: **Jan 9, 2025**

Mr. Miozzi, seconded by Dr. Triner made a motion to approve the minutes of Jan 9, 2025 as written.

ROLL CALL

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

Nays: None

Motion Carried

Minutes Approved

PROPOSAL

1. Montebello Subdivision

New Single Family Dwelling

6493 S. Cobblestone Rd. S/L #31

Skoda Construction

Meld Architects

OPEN PORTION

Chairman Miozzi called the meeting to order. Our only proposal tonight is for Montebello Subdivision, a new single family dwelling at 6493 S. Cobblestone Rd., Skoda Construction. Please state your name for the record and take us through your proposal.

Exterior Finishes

Eric Husteck with Meld Architects introduced himself. This is Montebello S/L 31, it's located right here on the corner next to S/L 30. It'll be just off to the east and not block S/L 30. It's a Mulberry Model, Board & Batten on the front, pewter color. This sample is a Dutch Lap style but we're doing Clapboard style, this sample is just to illustrate the color. So, Board & Batten on the front and Double 4" Clapboard on the sides. The base will be a Frost Terra Cut color. The main roof shingles will be a pewter color and then black metal roofs over the center and sides. We're in the SE corner.

Mr. Varelmann said, I'm looking to see what you have next door.

Eric Husteck replied, they are a platinum gray, it's a darker gray than this one. And they've got a brownish stone with black roof.

Mr. Varelmann stated, not a lot of difference than this one.

Eric Husteck said, the siding is relatively close in color. S/L 30 is much darker than this. The base stone is much different and it's a completely different style house as well. S/L 30 is not a Mulberry Unit.

Site Plan

Eric Husteck stated, we do anticipate to be east of the east most edge of S/L 30, so we're not going to block it.

Mr. Russell asked, how far away is the driveway from the property line?

Eric Husteck replied, we graphically illustrate the driveway, graphically we have it shown about 3' off.

Mr. Varelmann asked, did you guys look to see what it's like to pull a car out of this garage with this sharp turn?

Eric Husteck replied, we didn't do any traffic studies to be honest. I have a feeling he'll probably cut that a little softer there. Skoda usually does edges, I don't think they usually round it off, they square it off.

Dr. Triner asked, does the sidewalk come next to that house? It looks like it's over the driveway right now.

Eric Husteck replied, we definitely will not be putting a driveway over that easement. It does look like it's a few feet into our site. When the Civil does his drawings, we'll not have that going over the easement.

Dr. Triner asked, is there going to be some sort of protection because you might have a driver that can back into a bike or a person on that easement there.

Eric Husteck replied, no plans at the moment for protection. I'm trying to remember if they have trees there. It might be something to consider.

Dr. Triner stated, looks like the driveway's over on the easement.

Eric Husteck replied, the Draftsman put it there, that shouldn't be there. When the Civil does his drawings it won't show there.

Chairman Miozzi asked, is that sidewalk going over the sewer easement?

Eric Husteck replied, there is a sewer easement here, in reality we won't do that, that's a graphical error. The Draftsman shouldn't have shown the driveway going into the easement there.

Chairman Miozzi said no, I'm saying the sidewalk.

Eric Husteck replied, the sidewalk, I believe it is.

Mr. Varelmann asked, can the whole structure be shifted to the left?

Eric Husteck replied yes, it could be shifted to the left.

Mr. Varelmann stated, that would solve some of these issues we're talking about.

Eric Husteck replied definitely, I agree with moving it more to the left. The Civil Engineer always ends up putting it officially on the site plan with their drawings. Those things will definitely get rectified in the construction process. The Civil ends up laying out the actual footprint onto the site, they have the true dimensions. We illustrate it. Skoda always prefers to put the garage on the low side of the slope, that's why the garage is where it is.

Mr. Varelmann asked, is there a step up from the garage to the main floor?

Eric Husteck replied yes, 16" we always have two risers.

Dr. Triner asked, could you possibly move it back towards the back lot line too and to the left which would kind of ease up that easement.

Chairman Miozzi asked, can Architectural Review Board note that?

Mr. Russell replied, it could be noted.

Mr. Phillips asked, so every house would have to go back, right, to keep them all with the same frontage?

Eric Husteck replied, it's on a curve.

Mr. Varelmann asked, so it's not like they're in a straight line?

Mr. Phillips replied, I think they are in a straight line.

Mr. Varelmann asked, do these have houses on them yet?

Eric Husteck replied no, they're all vacant right now.

Dr. Triner stated, I think originally the house to the left was supposed to be at an angle.

Chairman Miozzi asked, are all the houses pretty much the same depth?

Eric Husteck replied, for the most part, yes. They range from 50' to 60'. There's about a 5' to 10' difference between certain models. I think we can only fit two of these models that we have on this site. We're getting to the lots now that are much more limited.

Chairman Miozzi stated, I think we can note to move the house to the north (side property line) and east corner (rear property line).

Eric Husteck stated, I know they want as much backyard space as possible. That's usually what buyers want, they want some rear yard. Yes, we do have a lot more rear yard there.

Dr. Triner said, you could almost tilt that house a little bit, that would ease the driveway problem.

Chairman Miozzi asked, would the customer be fine with moving it back 3'? Then they can work from there if they want it back further, obviously you can't go north anymore.

Dr. Triner stated, the way the drawing shows, I would have concerns of traffic and people pulling out of the garage, that's really close.

DECISION

Mr. Phillips, seconded by Mr. LaRiche made a motion to approve Montebello Subdivision New Single Family Dwelling, 6493 S. Cobblestone Rd, Sublot 31 for Skoda Construction as noted;

- **Move house 0 ft from the (north) setback property line and 3 ft towards rear setback line (east).**

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as noted

ADJOURNMENT

Chairman Miozzi, seconded by Mr. Phillips made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:20 p.m.

Chairman

Secretary