

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Aug 28, 2025**

The Architectural Review Board met in regular session on Thurs, Aug 28, 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: **July 10, 2025**

Dr. Triner, seconded by Mr. LaRiche made a motion to approve the minutes of July 10, 2025 as written.

ROLL CALL

Ayes: All	Motion Carried
Nays: None	Minutes Approved

PROPOSAL

1. 4-Season Sunroom & Deck

George & Beatrice Vassil
6604 SOM Court
Joseph Calderwood, Architect

OPEN PORTION

Chairman Miozzi called the meeting to order. We have one proposal before us tonight, a 4-Season Room for George & Beatrice Vassil, 6604 SOM Court. Joseph Calderwood, Architect will take us through this proposal.

Joseph Calderwood introduced himself. What we're here for is to convert an existing screened-in porch into a 4-Season Room. By doing that, we're going to remove the screening that's currently there also with the railing. The structure itself will stay intact. What we're going to do is put new windows up that'll match the house. In addition to that, we're also going to be adding a deck off to

where the stairs are now coming out to the right of the existing deck to create a little area there for his grill. That's pretty much it. Any questions?

Chairman Miozzi asked to see materials & colors.

Joseph Calderwood stated, the windows will be white. The Trex decking would be the pebble grey.

Chairman Miozzi asked, those windows will be sliders?

Joseph Calderwood replied, yes.

Mr. LaRiche asked, what's the existing foundation of that structure?

Joseph Calderwood replied, it's currently a deck framing. We're going to put a plywood floor sheathing on top of the existing deck and underneath we're going to put foam insulation and then with a vinyl soffit below. On the outside perimeter we're going to put the composite skirting, white to match the house.

Mr. LaRiche asked, the footers themselves, are those just 4 x 4's?

Joseph Calderwood replied, that all stays, none of that gets touched. The structure is already there. All we're doing is popping the screens off & putting windows in and then insulating the room so it'll be heated.

Chairman Miozzi asked, so you're leaving the band of the deck there, you're going with composite underneath it?

Joseph Calderwood replied, right now there's lattice work, we're going to insulate underneath it first, seal it and then put a vertical composite skirting around it.

Chairman Miozzi asked, so it'll still be the white?

Joseph Calderwood replied, yes. With underneath it and also on the ceiling we're going to put closed-cell foam in there.

Mr. Varelmann asked, does the Homeowner's Association approve this?

Joseph Calderwood replied, yes. They've submitted a letter of approval.

Mr. Phillips asked, siding's matching existing, and there's going to be a light outside the door on the deck?

Joseph Calderwood replied, yes. Siding to match and we're adding a light fixture.

Chairman Miozzi asked about the railings.

Joseph Calderwood replied, they'll be white vinyl.

Chairman Miozzi asked, are there steps coming off that deck?

Joseph Calderwood replied, yes. The reason why we recessed the steps is because it drops off pretty quickly.

Mr. Varelmann asked, the composite siding you're putting on the skirt, what's that material?

Joseph Calderwood replied, same as the Trex but it'll be white for the skirt. But on the deck we'll have the composite with that grey with the white vinyl railing.

Chairman Miozzi asked, any further questions or comments?

There were none.

DECISION

Mr. Phillips, seconded by Mr. Varelmann made a motion to approve the 4-Season Sunroom and Deck for George & Beatrice Vassil, 6604 SOM Court as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

Mr. Russell stated, we'll require two sets of construction drawings for review please.

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 6:10 p.m.

Chairman

Secretary