

**ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
Mayfield Village  
Nov 13, 2025**

The Architectural Review Board met in regular session on Thurs, Nov 13, 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  
Mr. Bob LaRiche

**Absent**

Dr. Jim Triner  
Mr. Matt Phillips

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

Mr. Miozzi, seconded by Mr. LaRiche made a motion to approve the minutes of Oct 9, 2025 as written.

**ROLL CALL**

Ayes: All                      Motion Carried  
Nays: None                      Minutes Approved

**PROPOSAL**

1. Chuck Schulman  
6933 Wilson Mills Rd. 44040  
Kitchen Extension / Garage Extension / Rear Sunroom  
Robert Cancasci, Agent  
TBG Homes, Contractor

**OPEN PORTION**

Chairman Miozzi called the meeting to order. We have one proposal before us tonight, Chuck Schulman, 6933 Wilson Mills Rd, for a Kitchen, Garage & Rear Sunroom. Whoever is here to present, please take us through the project.

Chuck Schulman stated, before Robert begins, I'd like to give you a little history on the house. I've lived there over 40 years. When I first bought the house it was a ranch, a slab ranch typical of all the other homes in that immediate vicinity. Thirty-four years ago I cut the roof off and put a

second floor on. I just had a small child at the time, we wanted to stay in the area and felt that was the right thing to do. I was the General Contractor on it which I have no interest in doing anymore. That project took us about 90 days, we cut the roof off, put the second floor on. It dramatically changed the lay of the house. In doing it, we basically have two houses, because I have a furnace hanging in the attic upstairs because we didn't want to re-create all of the ductwork or try and reconfigure the furnace down below. So, we have two heating/cooling systems, we have two tankless hot water systems. The only thing we don't have upstairs is a kitchen, and instead of that we have our laundry room. My wife & I are now mostly empty nesters. The idea and the reasoning behind this is that we realize the house with a galley kitchen would not be a sellable house, we're going to redo the kitchen. I haven't been able to park in the garage in 35 years, I thought maybe the time was now to do that. Lastly, we just want to enclose the patio to have a place for our dogs, so they can have a place to be comfortable, we're going to add a 3-Season Room there.

Chairman Miozzi asked, I noticed on the site plan, have they gone to Board of Zoning Appeals?

Mr. Russell replied, they have not gone to Zoning.

### **Presentation *by* Robert Cancasci, Agent**

Robert Cancasci introduced himself and begins with existing & proposed elevations.

- Pg A-8 Existing Front and Proposed Front elevation with Board & Batten on the front.
- Pg A-9 New Right and Left Side elevations.
- Pg A-10 Existing and Proposed Rear elevations.

We're taking down the whole rear deck and putting in the 3-Season Room down below. We're siding the new house with new horizontal vinyl siding. The board & batten is starting here turning the corner on that side, if you go back to A-9. This is the side street, that's the view you'll see from the side street, that's the new addition up front, we're doing the board & batten. And on the right side elevation there's the trees and probably won't be able to see it, and then there's the board & batten on the front side. On A-8, we did the whole front of the house in board & batten just to keep the continuity.

Mr. Varelmann asked, do you know what the substrate is on the existing walls?

Robert Cancasci replied, I believe it's just a typical vapor barrier plywood type of construction.

Chairman Miozzi said, I was looking at that one side elevation, the back sunroom addition, I think it would look better if you add the board & batten on that because that's the only lower part with a roof that doesn't have it and that's actually new, I'm talking about the elevation on the right side. It's almost like it's not symmetrical with the front part of it.

Robert Cancasci asked, where that sliding door is, you want that board & batten?

Chairman Miozzi replied, yes. I think it ties in with the rest of it. And are you going with a standing seam metal roof on that?

Robert Cancasci replied, yes.

Chairman Miozzi asked, on just the new dormers or even the ones up top also?

Chuck Schulman replied, the ones up top we weren't going to do. In my infinite wisdom, I put a new roof on 2 years ago.

Mr. Varelmann stated, to me this window right here looks a little odd, the massing of it doesn't seem to match what else you have on the base. Have you thought about that anymore and that's what you plan on doing with it?

Robert Cancasci replied, we did have a couple of suggestions. Chuck's wife wanted as much glass as we can. That's where the sink is, etc that's what she's going to be looking out of.

Mr. Varelmann said, I took it upon myself to sketch something, sharing the idea with applicant. It's basically the same amount of glass, it's basically narrowing the top part a little bit and carrying these lines down so the proportions of this is similar to this. And if you wanted to, you could make the sides open with a casement window or something. Do you notice how wide that is? That narrows that down a little bit, it's just really focusing on the proportions of that window with the existing windows. I'm not saying make them equal, I'm saying just the proportion of it. You have this large mass of glass and there's nothing breaking it up. That's just a suggestion I have, I think that needs some more work.

Chuck Schulman replied, we can do that.

Mr. Varelmann stated, that's not required, it gives you that opportunity to do that, it does face Wilson Mills.

## **Colors**

Chairman Miozzi asked, do you have any of the colors that you're using?

Chuck Schulman replied, at this point we haven't decided. She wants to go with a darker gray and black accents. That's what she's thinking. Right now it's a light gray with white trim. She wants to go with something more contemporary. The other thing she's talking about with the board & batten in the front, the inset by the front door, possibly do that in a wood cherry color. The house is barn like now, it's just a big rectangle. The idea was to try and give it some depth.

Chairman Miozzi asked, so you're trying to keep all the vinyl the same with board & batten and the lap on the existing part the same color?

Chuck Schulman replied, I think so, but we're not 100% sure.

Mr. LaRiche asked, you said the existing is light gray?

Chuck Schulman replied yes, with white trim.

Mr. LaRiche asked, and her vision is for the rest of this to be dark?

Chuck Schulman replied, she'd like everything to be darker, a little more dramatic.

Chairman Miozzi said, I like the overall design but that's what we're here for, the color kind of thing. All the windows I'm assuming are white?

Chuck Schulman replied, they are currently. One of the things we're trying to do is give it a whole new look. The last thing we want to do is have it be patchy. The one thing that's bothered me all these years is that we have Muntin bars on one set of windows in the house, everything else is clear. I just never got around to changing them. What used to be our Master bedroom is our Den now.

Chairman Miozzi stated, again, we'd like to approve it with the colors. Design wise, I'm fine with it. We'd like to know the colors of the board & batten and what you're going to be doing with the rakes and gutters.

Chuck Schulman said, if we do the black trim, we're going to do white gutters. The idea is to have all the accents and trim work to match. We're going to change out the windows in the whole house. The intent is that everything will have the same look. The windows are now 34 years old.

Chairman Miozzi stated, I'm good with the design except maybe change that front window out. We're not going to pass this without knowing what the colors are.

Mr. Russell asked about sconces, lighting next to the garage.

Chairman Miozzi said yes, locations of the lights, like the man door, are they doing coach lights?

Mr. LaRiche said, and you're going to want something for whatever you're doing by the front door.

Chuck Schulman stated, we also have a lighted address that we have currently that we're going to use that'll be left to the garage door.

Mr. Russell asked, the existing garage you're saying has an additional garage in front of it?

Chuck Schulman replied, the current garage is a 2-car garage. We're basically putting a 2 ½-car garage up against that 2-car garage, we'll just park two deep. I have a couple of motorcycles that'll be in the back of the garage and the cars up front.

Mr. Varelmann said, I'm looking at this, this is your main front door, it kind of looks weak, it looks small for the main entrance. It doesn't look like you're announcing it as the entrance.

Chuck Schulman replied, it's a narrow hallway there.

Mr. Varelmann said, I'm talking about the whole porch area.

Chuck Schulman replied, that's actually how it currently is.

Mr. Varelmann said, it doesn't come out very far.

Robert Cancasci replied, we did not want to come out farther because of the windows on the side from that kitchen.

Chuck Schulman stated, everything we've done has been trying to utilize the original home.

Mr. Varelmann said, understood. That's all I have.

Chairman Miozzi stated, I'd like to TABLE this. When is the BZA meeting for the variance?

Chuck Schulman replied, I didn't know what was entailed in applying for a variance. I've never done that before.

Chairman Miozzi asked Dan, do they need a variance?

Mr. Russell replied, it appears from what we discussed that they'll need a variance unless they change something in the back.

Chuck Schulman said, we're encroaching about 3 ½ feet.

Mr. Russell said the next ARB meeting is Dec 11<sup>th</sup> and BZA meeting Dec 16<sup>th</sup>.

Chuck Schulman asked, how far in advance do we need to submit for the variance?

Mr. Russell replied, 2 weeks in advance, 6 sets of plans both hard copies and digital and an application required for submission.

Chairman Miozzi asked Dan, are you going to get in touch with them about the next meeting?

Mr. Russell replied yes, they're going to have to decide what they're going to do.

### **DECISION**

Mr. Miozzi, seconded by Mr. Varelmann made a motion to TABLE. Per discussion, following required for next meeting date.

- **Color Selections**
- **Sample of Materials**
- **Lighting & Location**
- **Front Window Changes**

ARB Minutes

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Pg #6

**ROLL CALL**

Ayes: Mr. Miozzi, Mr. Varelmann, Mr. LaRiche

Nays: None

**Motion Carried**

**Proposal TABLED**

**ADJOURNMENT**

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

**ROLL CALL**

Ayes: All

Nays: None

**Motion Carried**

**Meeting adjourned at 6:20 p.m.**

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Chairman

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Secretary