

**ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
Mayfield Village  
Dec 11, 2025**

The Architectural Review Board met in regular session on Thurs, Dec 11, 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  
Dr. Jim Triner  
Mr. Matt Phillips  
Mr. Bob LaRiche

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

**Absent**

Mr. Steve Varelmann, Chairman Pro Tem

**CONSIDERATION OF MEETING MINUTES:**                      **Nov 13, 2025**

Dr. Triner, seconded by Mr. LaRiche made a motion to approve the minutes of Nov 13, 2025.

**ROLL CALL**

Ayes: All                      Motion Carried  
Nays: None                      Minutes Approved as written

**PROPOSALS**

- |  |   |
|--|---|
| 1. Kitchen & Garage Extension<br>Rear Sunroom Addition | Chuck Schulman<br>6933 Wilson Mills Rd<br>Robert Cancasci, Agent<br><b>(ARB Tabled 11/13) / (BZA 12/16)</b> |
| 2. New Single Family Dwelling                          | Montebello Subdivision<br>6507 S. Cobblestone Rd. S/L #35R<br>PPN #831-10-104<br>Meld Architects            |
| 3. New Single Family Dwelling                          | Montebello Subdivision<br>6483 S. Cobblestone Rd. S/L #37R<br>PPN #831-10-084<br>Meld Architects            |
| 4. Wall Signage  | CBIZ<br>6685 Beta Dr.<br>Glavin Industries, Inc   |

**OPEN PORTION**

Chairman Miozzi called the meeting to order. Our first order of business is a kitchen & garage extension and rear sunroom addition for Chuck Schulman, 6933 Wilson Mills Rd. You'll remember we went through this at our Nov 13<sup>th</sup> meeting date. Applicant is back with some changes he needed to make and to provide material selections. Please state your name for the record and take us through the changes.

**Kitchen & Garage Extension & Rear Sunroom Addition  
Chuck Schulman  
6933 Wilson Mills Rd**

Robert Cancasci, Architects office introduced himself. There are two major changes from our last ARB meeting and that was on the front elevation. Referring to sheet A-8, the old one was we did not have two windows here, it was one big picture window and we decreased the size of the upper transom. So we now have two basement windows on each side, picture window in the middle up on top. The other change was on the rear elevation on the new addition, the sunroom, we changed it to all board and batten.

Chairman Miozzi asked about the stone selection.

Chuck Schulman stated, the stone is remaining the same. We're using two different colors of siding. As an accent on the front of the house we're going with mahogany siding and then Alside for the siding on the main house. It'll be a dark house, but it'll have the accents in wood and the garage door will match. The front door and the garage door will match the accents that we have on the front where it sets itself out. We were also asked about lighting, that we haven't finalized, but it's between two different series of lights, it'll be a classical look, coach lights. The stone is existing.

Chairman Miozzi said, you said the accent colors.

Chuck Schulman replied, the idea was we're going to do the garage door, the front door and this area in here with a different color just so that it isn't just one big black blob.

Mr. Phillips asked, what color is going to be the door?

Chuck Schulman replied, it's a full white door with the mahogany around it and the garage door will be the same with mahogany.

Mr. Phillips asked, and the rest is just matching existing?

Chuck Schulman replied, correct.

Chairman Miozzi asked, it's going to be matching existing vinyl?

Chuck Schulman replied, not existing vinyl, everything's going to be switched. Right now it's a light gray, we're going to go with a dark gray.

Chairman Miozzi asked, and then white trim gutters, soffits?

Chuck Schulman replied, it'll all be black trim. All the windows have to be re-trimmed.

Chairman Miozzi asked, are the windows themselves black also?

Chuck Schulman replied, right now they're white but they will be black. There won't be any white trim showing anywhere on the house.

Mr. Phillips asked, do you have the color of what the gray's going to be, the color of the siding?

Chuck Schulman replied, the gray is Alside but it's one shade lighter than this. It's going to be a very dark gray.

**DECISION**

Mr. Phillips seconded by Dr. Triner made a motion to approve the Kitchen and Garage Extension and Rear Sunroom Addition for Chuck Schulman, 6933 Wilson Mills Rd as presented, contingent upon;

**Note: Board of Zoning Appeals approval of front yard setback.**

**ROLL CALL**

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

Nays: None

**Motion Carried**

**Drawings Approved as Noted**

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**Montebello  
New Single Family Dwelling  
6507 S. Cobblestone Rd. S/L #35R  
PPN # 831-10-104**

Chairman Miozzi said, next order of business is a new single family for Montebello Subdivision, 6507 S. Cobblestone Rd. Please state your name for the record and take us through your proposal.

Eric Husteck with Meld Architects stated, this one is located next to the pond. It's going to be board & batten all the way around in the glacier white color, Moire black shingles, black metal roof, white gutters, white trim and harbor limestone is the base.

Eric Husteck said, referring to the site plan, there is one anomaly on this. We're requesting a conditional approval on the actual design of the house while Chris Skoda works on getting the lot changed to a 70' wide. It'll be a typically 70' width, 10' setback to fit on that lot. Currently it doesn't fit on the existing lot as it's currently shown. We're hoping we can get an okay on the

design, then once they get the lots all figured out then we can actually submit for permit. All three of those photos shown are all Mulberry models, they're just different color variations. Ours is going to be pretty similar to the top left to match the white one. I think the only difference is the stone. It's going to be board & batten on all four sides, no clapboard siding on this one. This subplot #35 is the lot on the bottom left in the photos, it's right next to the pond in the northeast corner.

Mr. Russell asked, so he's taking the additional land from the pond area?

Eric Husteck replied, yes. There are no wetlands in this area, so he's hoping to gain 10 feet to put our 50' wide model on there.

Mr. Russell stated, you'll need to come to Planning & Zoning for that.

Eric Husteck said, okay.

Chairman Miozzi asked, is this white on white?

Eric Husteck replied, yes, white gutters, white trim, white downspouts, white windows. Pretty much our typical model scheme.

**DECISION**

Mr. Phillips seconded by Mr. LaRiche made a motion to approve the design for Montebello Subdivision New Single Family Dwelling, 6507 S. Cobblestone Rd., S/L #35R as presented, contingent upon;

**Note: Chris Skoda's approval from Planning & Zoning for lot size change.**

**ROLL CALL**

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

Nays: None

**Motion Carried**

**Drawings Approved As Noted**

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**Montebello  
New Single Family Dwelling  
6483 S. Cobblestone Rd. S/L #37R  
PPN # 831-10-084**

Chairman Miozzi stated, our next item is a new single family for Montebello Subdivision, 6483 S. Cobblestone Rd, S/L #37R.

Eric Husteck stated, this is pretty much the same model, same color scheme, only difference on this one is the three sides in the back will have clapboard siding in the glacier white and then the front will be board & batten. The lot next to this is a dark gray, I think it's called charcoal smoke.

This will have the white downspouts, white gutters, white trim, white windows, Harbor limestone, Moire black asphalt shingles and the black metal roof.

Dr. Triner asked, is this block built up?

Eric Husteck replied, it's pretty close, I think the only two are these ones left. I think after this, there's 20 lots left.

**DECISION**

Mr. Miozzi, seconded by Dr. Triner made a motion to approve Montebello Subdivision New Single Family Dwelling, 6483 S. Cobblestone Rd., S/L #37R as proposed.

**ROLL CALL**

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

Nays: None

**Motion Carried**

**Drawings Approved**

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**CBIZ  
6685 Beta Dr.  
Wall Signage**

Chairman Miozzi stated, our next item is for CBIZ at 6685 Beta Dr for wall signage, Glavin Industries. Please take us through your proposal.

Dan Glavin introduced himself. This is pretty straight forward. Skoda Minotti became Marcum, Marcum became CBIZ. They've been in that building forever. Pretty much the same signage across the board over the years. CBIZ sign is the same letter height as the Marcum letters were. The only thing they're doing is they're moving it from in this picture, the building to the right, it was on a different door there, they're moving it over to the main building. Stud mounted, injection molded, painted industry standard letter manufacturing non-illuminated, installed with studs.

Chairman Miozzi asked, so you're just replacing the old sign?

Dan Glavin replied, yes, new logo. They got bought again by another company. Like I said, they're moving it over to a different spot, it's all in the same building, there's another little bit shorter building over to the right next to the main building.

Chairman Miozzi asked, what's going in the old spot?

Dan Glavin replied, they've already taken it out, they repainted it, it's all gone, they refilled the holes and repainted everything.

Chairman Miozzi asked, does it fit within the square footage?

Mr. Russell replied, they'll need a variance for the size.

**DECISION**

Mr. Phillips seconded by Mr. LaRiche made a motion to approve the Wall Signage for CBIZ, 6685 Beta Dr. as presented, contingent upon;

**Note: Board of Appeals approval of size variance.**

**ROLL CALL**

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

Nays: None

**Motion Carried**

**Drawings Approved As Noted**

Chairman Miozzi asked, any other business this evening?

There was none.

**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