

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Jan 22, 2026**

The Architectural Review Board met in regular session on Thurs, Jan 22, 2026 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: **Dec 11, 2025**

Mr. Miozzi, seconded by Dr. Triner made a motion to approve the minutes of Dec 11, 2025 as written.

ROLL CALL

Ayes: All

Nays: None

**Motion Carried
Minutes Approved**

ORGANIZATIONAL MEETING 2026

- Election of Chairman
- Election of Chairman Pro Tem
- Election of Secretary

PROPOSAL

1. Addition Patrick & Stephanie Bender
6847 Deepwood Ln
Gregory Chaplin & Assoc Architects

OPEN PORTION

Chairman Miozzi called the meeting to order. We're going to go straight to the proposal and save the Organizational meeting for after.

Chairman Miozzi stated, we have one proposal this evening, an addition for Patrick & Stephanie Bender, 6847 Deepwood Ln. Please state your name for the record and take us through your project.

Patrick Bender, homeowner introduced himself and began presentation. We're looking to add an addition off the back of our current Master Bedroom, 12 x 16 addition and we're splitting up our current Master Bedroom to make a fourth bedroom for our house, we just had our third child one month ago. In our existing walk-in closet, we're looking to make a bedroom. We're taking that portion of our current Master, walling it off for the new third spare bedroom with a closet on the front side of it and then opening up that hallway and the back of our current Master along with the addition will then be our new Master Bedroom. We're not changing her walk-in closets or the structure, but we are remodeling our existing Master Bathroom while we're doing this.

Chairman Miozzi asked, your windows, what's existing in your home right now, vinyl, aluminum?

Patrick Bender replied, they're wood, I'm pretty sure from the existing of the building back in the 80's. They're casement windows, we're staying with that same casement structure, we're selecting the actual windows on Saturday, but staying with the wood structure.

Chairman Miozzi asked, are they white framed now?

Patrick Bender replied, they're brown.

Chairman Miozzi asked, what are you putting in the addition?

Patrick Bender replied, white on the inside, brown on the outside.

Chairman Miozzi asked, shingles, are you matching existing? Do you know how long it's been since the house was reroofed?

Patrick Bender replied, we don't have an exact date. The previous owner bought it in 2005 I believe and I think it was new when they bought it, the roof they were confident about. The siding is what we're having a debate on.

Chairman Miozzi asked, is that aluminum?

Patrick Bender replied, yes. The existing siding is 8" aluminum. We're trying to save money but we can only get 4" vinyl, so we're going to do two 4" to match the image on it and then get as close to color match as possible. The debate we're having is whether at some point we'd reside the entire house to that vinyl or we end up trying to do aluminum on the sections of the entire house. That's a decision I'm assuming would come to the Board.

Chairman Miozzi said, especially where you're having wall come flat into another one. I don't know if you just reside this one side of the house that's viewed from the street.

Patrick Bender replied, none of this will be viewed from the street. Where it's going essentially faces the cemetery. We do have a neighbor on that side, around the cul-de-sac, that would be facing their pool technically.

Mr. Varelmann asked, would you consider a Hardie Board 8" cement composite, or there's an LP SmartSide that's a composite wood.

Patrick Bender replied, the vinyl and the aluminum were the only two represented to us.

Mr. Varelmann said, I'm suggesting there are other options.

Patrick Bender replied, okay. Looking at the photos, that would be what's facing towards the street, so we're around the back of the house, then you get the flat which is towards the neighbors house. We're pretty tucked back especially this side of the house, no one will see that portion of it.

Mr. Varelmann stated, I don't know what's more expensive, steel or aluminum, but there's options out there.

Mr. Russell asked, would you guys be okay with the two 4", or no?

Mr. LaRiche replied, there are things out there, there's a Prodigy product out there too.

Chairman Miozzi stated, I'd almost not be opposed if there was just a good break on it.

Mr. LaRiche asked, how about if they just did that one side in aluminum?

Chairman Miozzi replied, they could you'd just have to spray. I don't know if you want to go all vinyl eventually.

Patrick Bender replied, the siding is in pretty good shape.

Mr. Phillips asked, the back of the house is sided too, right?

Patrick Bender replied, yes.

Chairman Miozzi said, we're suggesting 8" aluminum and then painted to match.

Patrick Bender said, the addition, looking at the photo, you can see there's a little jet in.

Mr. Varelmann asked, is there space between the two?

Patrick Bender replied, I think it's ½ foot over.

Mr. Varelmann said, if you do something like 6 inches, you have to consider how you get in there to work, to nail the siding.

Mr. Varelmann asked Chairman, what do you think?

Chairman Miozzi replied, he says on the print to match existing, so it would be aluminum, I don't really want to see the 4" on it.

Mr. Phillip stated, I think we're good at approving matching existing to the point of 8".

Mr. LaRiche asked, downspouts and gutters all brown?

Patrick Bender replied, yes.

Dr. Triner asked, are you going to have to bring the gutter across this back?

Mr. Varelmann pointed out existing downspout & gutter locations and roof draining.

Mr. Varelmann stated, I just want to make a comment. This is a slab-on-grade and you're using a split system, heat pump, right?

Patrick Bender replied, yes.

Mr. Varelmann said, that side might get pretty cold. Just a suggestion, you might want to reconsider more than 2" of insulation on the floor to insulate it.

Mr. Russell stated, an 18" footer is unusual.

Mr. Varelmann said, I would consider thick insulation or radiant heating. It shows insulation in the center, but it's only 2". This wall system's a shallow foundation and the insulation on the outside is protecting the flashing but only to a point. Once this settles and things happen, then the insulation is going to get exposed and degrade in my opinion. They're only showing 2" under the slab, they don't say under the entire slab. Just from personal experience on my own addition, it's not enough.

Patrick Bender stated, the existing bedroom, half of the house is slab, so we have heating issues on that side of the house, space heaters basically in every room.

DECISION

Mr. Phillips, seconded by Mr. LaRiche made a motion to approve the Addition for Patrick & Stephanie Bender, 6847 Deepwood Ln as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

Mr. Russell stated, if you could have your designer submit two sets of construction drawings. It could take a week or two for the review process. I would definitely have him take a look at that foundation.

Patrick Bender asked, would that be the Contractor or Architect?

Mr. Russell replied, the Architect has to draw it up properly and if he is an Architect, he must stamp the plans.

Patrick Bender thanked the Board.

ORGANIZATIONAL MEETING 2026

- Election of Chairman
- Election of Chairman Pro Tem
- Election of Secretary

Election of Chairman for 2026

Chairman Miozzi opened the floor for nominations for Chairman 2026. Do I have any nominations?

Dr. Triner, seconded by Mr. Varelmann nominated Carmen Miozzi for Chairman 2026.

Chairman Miozzi asked, are there any other nominations for Chairman?

There was none.

Dr. Triner, seconded by Mr. Varelmann moved to close the nominations for Chairman 2026.

Election of Chairman Pro Tem for 2026

Chairman Miozzi opened the floor for nominations for Chairman Pro Tem 2026. Do I have any nominations?

Mr. Phillips, seconded by Mr. Miozzi nominated Steve Varelmann for Chairman Pro Tem 2026.

Chairman Miozzi asked, are there any other nominations for Chairman?

There was none.

Mr. Phillips, seconded by Mr. Miozzi moved to close the nominations for Chairman Pro Tem 2026.

Election of Secretary for 2026

Chairman Miozzi opened the floor for nominations for Secretary 2026. Do I have any nominations?

Mr. Miozzi, seconded by Mr. LaRiche nominated Deborah Garbo for Secretary 2026.

Chairman Miozzi asked, are there any other nominations for Secretary?

There was none.

Mr. Miozzi, seconded by Mr. LaRiche moved to close the nominations for Secretary 2026.

Chairman Miozzi stated, nominations closed.

Chairman Miozzi asked for a roll vote on the 2026 nominations.

ROLL CALL

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

Nays: None

Motion Carried

Carmen Miozzi to serve as Chairman for 2026

Steve Varelmann to serve as Chairman Pro Tem for 2026

Deborah Garbo to serve as Secretary for 2026

ADJOURNMENT

Chairman Miozzi, 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