

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
March 26, 2026**

The Architectural Review Board met in regular session on Thurs, March 26, 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. Lisa Levine
Dr. Jim Triner
Mr. Bob LaRiche

Absent:

Mr. Matt Phillips

CONSIDERATION OF MEETING MINUTES: **March 12, 2026**

Mr. Miozzi, seconded by Mr. Varelmann made a motion to approve the minutes of March 12, 2026

ROLL CALL

Ayes: All Motion Carried
Nays: None Minutes Approved

PROPOSALS

1. Addition Robert LaRiche
6506 Wilson Mills Rd.

2. Inground Pool Steve Rhodes
836 Hardwood Ct.
Peak Excavation

OPEN PORTION

Chairman Miozzi called the meeting to order. First order of business, Bob LaRiche, state your name and address for the record and now we will go through the project.

Robert LaRiche
6506 Wilson Mills Rd.

Robert M. LaRiche
6506 Wilson Mills Rd.

Robert LaRiche stated, the project is to add a garage, actually a garage and a pantry to the house.

Chairman Miozzi said, you did have a demo.

Mr. Varelmann replied, this is existing based on –

Chairman Miozzi replied, right. That's not really-

Mr. Varelmann replied, this is the proposed-

Mr. Russel asked, your breezeway is going to, correct?

Mr. LaRiche replied, yes. Because when we talked about setbacks and everything it wouldn't work.

Mr. Varelmann said, so it's being demoed

Mr. LaRiche stated, the plan is the garage, there will be a pantry an open up the kitchen with a door into the pantry. This will be a small mudroom in the front here.

Chairman Miozzi asked, and your house is what siding right now?

Mr. LaRiche replied, Vinyl.

Chairman Miozzi asked, okay. And that's what you're going to put

Mr. LaRiche replied, now I don't know. There is something else I would like to do. I wanted to redo this – with different material. It goes either vertical or horizontal.

Chairman Miozzi replied, on that whole front section?

Mr. LaRiche said, this whole section here, yes.

Chairman Miozzi replied, okay. Vertical or horizontal?

Mr. LaRiche replied, I haven't decided if I want to go horizontal or vertical yet, but I could go either way.

Chairman Miozzi replied, okay. In that drawing are the gutters black or are they white right now?

Mr. LaRiche replied, they are white and they will be white. The shingles will match existing with the CertainTeed landmark.

Mr. Russell asked, are you replacing all the shingles throughout or just the new area?

Mr. LaRiche replied, no the roof has been done in the last year or year before. It will just be the garage.

Chairman Miozzi replied, the garage door is white then?

Mr. LaRiche replied, it'll be white. The garage door will be white. The front door is existing and will stay there.

Chairman Miozzi replied, what about the foundation – the brick that is showing. Are you cinder block there

Mr. LaRiche replied, it is cinder block.

Chairman Miozzi asked, and that's what's on the house right now?

Mr. LaRiche, yeah. You really don't see much of it on the front. You catch more of it on the side.

Chairman Miozzi asked, is that 9/16 roof shingles, is that tongue and groove do you know?

Mr. LaRiche replied, it doesn't have to be.

Chairman Miozzi stated, I know it doesn't have to be, but with it being two feet on center, I would suggest it.

Mr. LaRiche replied, I may go over like 5/8th

Chairman Miozzi stated, right again with the spans I don't want to see you put 19 and 3 1/16th on center.

Mr. LaRiche replied, I definitely don't want to see any dips and bows. I mean everything will be tied back underneath. Any of the metal will match the existing white.

Chairman Miozzi stated, soffits obviously white.

Mr. LaRiche replied, yes, yes.

Chairman Miozzi asked, so you're not planning, will you be insulating the rafters all the way up then? On the roof?

Mr. LaRiche replied, I will probably do that because I want to heat the garage.

Chairman Miozzi replied, okay I didn't know if it was just going to be blowing on the ceiling-

Mr. LaRiche replied, because I probably will have some storage on the garage ceiling.

Mr. Varelmann said, so if I turn this section around –

Chairman Miozzi replied, I understand why you didn't match the roof lines because you have two different ones and if matched the front one it would take an upper peak then.

Mr. Varelmann replied, yeah, he wanted to have room inside that attic.

Chairman Miozzi replied, no if you followed the front, it was probably going to take it to a 9 or 10,12. It looks better that one side that- alright

Mr. Varelmann replied, you see how it ties into the existing?

Chairman Miozzi replied, right. There will be another valley going across up top there where the two pitches so you don't create a snow problem up there on the top left.

Mr. Varelmann replied, it's not showing real clearly in that drawing. I don't think it's going to cause an issue.

Mr. LaRiche replied, right now the roof line in the breezeway goes with –

Mr. Varelmann replied, so this existing roof will remain on this line and the new when it comes, it meets this existing roof. So, I don't think it's creating any areas.

Chairman Miozzi replied, Okay. I think we are good. You think Jim?

Dr. Triner replied, it looks good.

DECISION

Chairman Miozzi, seconded by Dr. Triner made a motion to approve as noted:

ROLL CALL

Ayes: Mr. Miozzi, Dr. Triner, Mr. Rusell

Abstain: Mr. LaRiche, Mr. Varelmann

Nays: None

Motion Carried

Drawings Approved

Chairman Miozzi asked, the second order, inground pool, Steve Rhodes

Steve Rhodes
836 Hardwood Ct.

Joe Kaser
Peak Excavation
160 Solon Rd.

Joe Kaser stated, I saw on the docket it was 830 Hardwood and it is 836 Hardwood.

Chairman Miozzi replied, where are you talking?

Ms. Levine replied, we will change it.

Joe Kaser stated, basically what we have here you see the perimeter of the property is on this line right here. All of the existing trees I have highlighted here. What we would like to add is a 16 ft by 44 ft fiberglass inground pool. The pool shell comes in as a completed unit that gets set directly in ground in place. Concrete is around/ So what you are looking at there is the pool itself. Highlighted on the outside border is the proposed concrete area. Approx 950 sq ft of proposed concrete. This right here is a slide that they would like to add to the pool. Hence is the bump out of the concrete over here. This bump out they would like to do a hot tub in the future. A stand along. So that is why you see the shape right here. They do not have a hot tub as is. So that is something they are pondering for the future.

The equipment is going to go right here near the house. They have an existing deck right here. They recently had a sunporch addition built on the back of the house here. The equipment would go on the side of the sunporch addition behind the house here. They currently have some shrubbery here so they are going to keep it to hide it from themselves, but other than that it's pretty far from any neighboring views. Do you guys have any objections to the equipment being that close to the house?

Chairman Miozzi replied, no we would only object if the equipment wasn't behind the house.

Joe Kaser stated, they originally thought over here, but then they wanted it closer to the house. As you are looking at the site right here, there is a fire hydrant on the street directly across from the house. The fire hydrant is what we used to get the elevation shots taken. Based on the fire hydrant being at a 100 elevation the house sits almost 5.5 ft higher than the street that was here. So, what we are proposing is the pool to be approximately at least 4 inches lower than the house itself and given that this is all the existing ground around it, so you can see there is lots of – The two neighboring properties all share a swale in the back to help control water issues. They also both have pools right there. It made me pretty confident that ground water wasn't an issue for them so it would necessarily be for me. On every fiberglass pool we install a sump pump drain

just in case. It's working all winter long to keep any ground water out to help ensure the shell wouldn't heave out of the ground. That is a necessity.

Dr. Triner stated, there are some underground springs in that area.

Joe Kaser replied, Yes

Dr. Triner stated, because there is a spill off -

Chairman Miozzi asked, is the sump pump in the bottom of the pool, but it's not connected to the pool?

Joe Kaser replied, it won't be in the pool itself. It will sit just outside the concrete area. It'll sit at the same level as the deepest bottom of the pool sits. It'll be in there. It'll be wired in. It's basically like a garden hose unit. It's on a float so it only kicks on if necessary. It's like an insurance policy for the pool itself. I recently did a pool down the hill recently and it was nothing but rocks the whole time. The ground water didn't stop over there- We're definitely familiar with having to go the extra route since that's an issue.

Mr. LaRich asked, so is that pump in a center tube casing or something?

Joe Kaser replied, yes, it'll be in a corrugated plastic pipe 12 in diameter with a like a ground lid over top of it.

Mr. LaRich asked, is there a backup for that if it fails-

Joe Kaser replied, there is not a second one. It is -

Mr. LaRich replied, at least for the unit if power goes out.

Joe Kaser replied, I am not sure if the homeowners have a generator if power goes out. It's really only an issue in the wintertime if we get weeks on end of below freezing temperatures. I believe the house would have to be without power for quite sometime for it to become an issue. I can make sure to put that note in there for the homeowner if this should ever become an issue be sure to think about the sump pump power.

Dr. Triner asked, would they put a battery backup if possible?

Joe Kaser replied, they can definitely do that. They also have solar panels. Small solar panels that could run the unit if need be. We could also implement a small generator. That is a good point. I will definitely be bringing that to their attention.

Chairman Miozzi asked, that's probably wired to the outside pool with the breaker over there. Okay.

Joe Kaser replied, Yeah

Chairman Miozzi asked, the concrete is that just grey concrete, not stamped? Or any kind of color?

Joe Kaser replied, they might want to color it. I told them they had until a few weeks before the pour which hasn't been – right now the color of their house is tan with white trim. They would like to do a tan or maybe a beige patio as well with an 18-inch white coping border around the pool. –

Mr. Russell asked, what type of fence are you going to be using?

Joe Kaser replied, the fence is going to be a 4 ft black aluminum fencing. The typical decorative style that you would see around right there. There will be two gates. One gate near the driveway entrance and a second one where we'll call the future hot tub area. Just so they won't have to walk all around the house if they want to get outside.

Mr. Russell asked, they will be self-closing, self-latching?

Joe Kaser replied, self-latching. Yes, I saw that was a requirement on here. They all are anyway-

Mr. LaRiche asked, now the jeep that's by the equipment, is this 40 ft space, is this lawn right here?

Joe Kaser replied, yes

Mr. LaRiche asked, so is there going to be some type of walk here to connect to that?

Joe Kaser replied, yeah. The driveway stops right at the corner of the house and goes all the way across. There is an existing sidewalk there now. It's pretty beat up so they want to replace it. We are basically going to take what's there now the sidewalk and just do all new and then add all the extra padding.

Mr. LaRiche asked, so there will be something that connects all this through here –

Joe Kaser replied, this line right here, the green line is the fence. The gate won't block the yard, but it will block going into the back of the yard area with the pool. So, this will be the fence right here. This is the setback line for the village.

Chairman Miozzi asked, do we have any other questions?

Joe Kaser replied, I don't believe they are going with a stamped pattern. At most they might do a textured mate so technically it would be stamped. They don't want to do anything too busy. –

Chairman Miozzi replied, I was just kind of curious, but again it's behind the house so I don't think we have an issue unless you did hot pink or something.

Joe Kaser replied, the color of the pool is a little lighter than the color you are looking at here. It is called Caribbean green. It's called green I don't know why. It's really not. It's just a lighter blue with marbly flakes. The pool itself has a lifetime warranty on the shell.

Mr. LaRiche asked, what's that like a bed of sand?

Joe Kaser replied, at the bottom we'll use number 8 limestone. We will dig it out and shape it within 3 or 4 inches to the shape of the pool. Then we will pin down forms and then screen gravel just like you were doing concrete. You save yourself all the hassle by doing it right with a good base set properly because we will be able to set this with an excavator. –

Mr. LaRiche asked, that's all tamped right?

Joe Kaser replied, yes.

Chairman Miozzi asked, any further questions?

DECISION

Chairman Miozzi, seconded by Mr. LaRich made a motion to approve as noted:

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

Chairman Miozzi asked, is there any other business this evening?

There was none.

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:20 p.m.

Chairman

Secretary