

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
May 28, 2026**

The Architectural Review Board met in regular session on Thursday, May 28, 2026 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Mr. Carmen Miozzi, Chairman presided.

ROLL CALL

Present:

Mr. Carmen Miozzi, Chairman
Mr. Steve Varelmann, Chairman Pro Tem
Dr. Jim Triner
Mr. Matt Phillips
Mr. Bob LaRiche
Ms. Diane Calta Law Director
Ms. Lisa Levine Executive Secretary

Absent:

Mr. Daniel Russell, Building Commissioner

CONSIDERATION OF MEETING MINUTES: **April 23, 2026**

Chairman Miozzi seconded by Mr. LaRiche made a motion to approve the minutes of April 23, 2026

ROLL CALL

Ayes: All
Nays: None
Motion Carried
Minutes Approved

PROPOSALS

1. **New** Single Family Dwelling
Vincent Homes
6522 Wilson Mills Rd.
PP #831-36-016
Vincent Homes

OPEN PORTION

Chairman Miozzi called the meeting to order. First order of business, a new single-family dwelling at 6522 Wilson Mills Rd. Vincent Homes representing, state your name and address for the record and now we will go through the project.

Vincent Marcelino
2748 Rockefeller Road
Wiloughby Hills, Ohio 44092

Mr. Marcellino stated, we're going to go over this site plan first.

Ms. Calta stated, I will give a little bit of some background on the parcel and how we got to this point from a village's perspective. And just to give you a little bit of background, Vincent Homes was the recent purchaser of four lots along the area in question. It's the one, the third one. We had talked about that. But the lot, it's the first lot. If you want to get to the four full lots, it's the first lot to the, that would be the west of the cemetery. Then jump over a house. This is the lot we're talking about tonight. Then if you go down to Raleigh, and you've got the house that's there, that lot, and then there's a lot next to that, which is the fourth lot. So, the village acquired all of those parcels. I'd say it was probably about 20 years ago.

And the thought was back then that there could be an assemblage, that they could slowly acquire all of those parcels, and there could be an assemblage of that land, possibly for maybe a townhouse or some sort of residential development over there. The assemblage did not come together after all of those years, as everybody is aware. And the houses began to require a lot more work.

They were just rental houses, and in conditions that are just, you know, what are you going to do? Are you going to have somebody come in and totally rehab the house, or is it more efficient to take down the house and start from scratch? So, what we did is we took down one of the houses and put it on the market. And Vincent Homes came in and said, we'd like to buy all four of those lots. So, we entered into a purchase agreement, and we also entered into a development agreement to address the demolition of the existing houses that still remained and reconstruction, or construction, I should say, of four new single-family homes.

There is a development agreement that sets out some of the parameters, that there be four single-family homes, and that all design, we kind of generally looked at some designs and said this would be acceptable in that area. We didn't want anything, and you guys know this much better than I do, and I'll just say this, we didn't want a modern monstrosity to show up over there that just looked out of scale and out of character. So, the development agreement talks about some designs that were acceptable.

All of the designs are to include full basements and first-floor master suites. And all of the reviews are all of these homes required approval by the Planning and Zoning Commission, which actually also, they had their workshop last Thursday. They'll have their voting meeting on Monday.

It also required a variance from the Board of Zoning Appeals, which was last Tuesday, which was approved for the front-facing garage. And then it's also requiring ARB approval. And I think

that's pretty much the gist of everything in the requirements on this parcel. There are a few other little nuances with some of the other parcels, but you'll see those come separately.

Chairman Miozzi replied, right. I mean, again, I looked through this. I didn't really understand why we had it. I mean, obviously it must have been a struggle to fit a house on a 75-foot lot on that. So, I mean, again, you guys set your side yards and your setbacks, and that's all Planning and Zoning. So as long as they're good with it, we're going to approve and look at the structure of the house.

Ms. Calta replied, perfect. So, I will turn it over to you. I just wanted to give you a little bit of background.

Mr. Varelmann replied, I have some questions regarding what you were talking about, the assemblage and everything. Is this area zoned single-family?

Ms. Calta replied, yes, it is.

Mr. Varelmann replied, so it just seems to me that that's not the highest and best use of that property. And it has nothing to do with this meeting. We're not changing that. But having single-family houses on that main road right off the highway, you know, there are other areas that are higher-density residential and mixed-use and other things. It just seems it would make way more sense to have that zoned something else. You know, and if you couldn't get them together, if it was rezoned prior, it would have happened.

Mr. Varelmann stated, if it was rezoned to another use other than single-family, a developer would have come in and purchased the property. I don't think anybody's looking for redevelopment for commercial purposes. And this village has had a couple of master plans done.

Ms. Calta replied, I don't think either one of them looked at it to be redeveloped as commercial. And as you know, rezoning is on the ballot. It would have to be approved by voters. Which, you know, that's anybody's guess if somebody would. So, we are where we are. We're doing redevelopment.

Mr. Varelmann replied, yeah, it just seems a stretch to put, you know-

Mr. LaRiche stated, they fought that because the two vacant lots on the side of the cemetery, he wanted to develop those with a commercial building. And everybody fought him, the people behind everybody. And he never got what he wanted, and then he got injured.

Mr. Varelmann stated, but you mentioned, you know, higher-density residential. That's more appropriate, in my view, for that land.

Ms. Calta replied, it didn't pencil out for any developers, though. That's the problem. When we offered it to developers to say, how would this plan this out? And they couldn't reach the density that they needed to pencil it out.

Mr. Varelmann replied, okay, so your answer to the other question was the front-facing grass. And then the third question I have is regarding... If we're doing this all at once, like with the other... Is it... Yeah, you know, we kind of look at what they're doing in context with the others, as far as materials. So, they don't all look exactly the same, is there anything in the development agreement about that?

Ms. Calta replied, not specifically, but it addresses the fact that it is going to require your review. And we have talked about that here and there. That, you know, we don't want... You're not going to want everything to look the same.

Mr. Varelmann asked, I don't want to require anything that we're not able to, you know, whatever is appropriate or not illegal. But for that other development, we requested that when we do review something like this, that we know what's going to happen with the other properties. And they have, like, this master plan map they bring in, and they show which houses are on each side of that. So, the question in which materials are being used, so that they're not all -

Mr. Marcelino replied, so if we sell homes to individuals, we don't know what they want, but we will come to you, and you'll approve it or disapprove it, and you'll have the materials. If we put this model home in, and people come out, and they sell it to build this house, this ranch with this product, it will have to come out in front of you, and you'll have to approve it. But we really don't know, because we're not planning on just putting up four houses and selling them.

Chairman Miozzi said, right. I guess what Steve's point was getting to is that they don't want to see four of the exact same homes, four of the same materials.

Mr. Marcelino No, no.

Mr. Varelmann stated, to your point, you're saying you don't know, but if you do know that that's what we're looking for, you're going to save a step, because I'd hate for it to come here, and we table it.

Mr. LaRiche stated, just to be clear, this one is the house that's still standing that's coming down?

Mr. Marcellino replied, it's the house that is still standing.

Ms. Calta replied, it's the third one past the cemetery. We have a vacant lot, house, and then it's the third house, still standing.

Mr. Triner asked, are you building it as a spec house?

Mr. Marcellino replied, spec house, yes.

Mr. Varelmann asked, are there any questions on the site plan, because he has the elevations queued up?

Chairman Miozzi stated, I'm actually surprised the side yards are as big as that. My house is only 10 feet.

Ms. Calta stated, they're non-conforming lots.

Chairman Miozzi stated, my house going down SOM is only 10 feet.

Mr. Marcellino stated, I think this side house is going to be 23 or 24 feet. It fits there nicely, I think. It blends in. That's what we want, to blend in, not to stick out. The bottom is stone. Board & batten. This is the color of the stone. These are the shingles.

Mr. Varelmann stated, if you could show us the colors you're using on the siding too.

Mr. Marcellino stated, this is black for the roof. This is the stone that will go on it.

Mr. Varelmann asked, the horizontal and vertical siding are both white?

Mr. Marcellino replied, yes, the whole house is white and with black trim.

Mr. Phillips asked, what about the gutters?

Mr. Marcellino replied, the gutters will be black. Trim around the windows in the front will be black. The front door will be black. Garage door will be black. And the rest of it is white.

Chairman Miozzi stated, the only thing that stands out to me right now is the gable over the right-side window. And I know it's a roof issue because you're hitting the porch roof. But see how the one gable end comes down more on the right than on the left?

Mr. Marcellino replied, it does, but I think that's probably just an error.

Chairman Miozzi stated, to me, that sticks out.

Mr. Marcellino stated, you're right. It's weird the way the architect drew it. It's not going to look like that. It's going to be uniform. I just noticed it. I didn't see it before.

Chairman Miozzi stated, again, that jumps out to me.

Mr. Marcellino stated, I'm going to fix that somehow.

Chairman Miozzi stated, well you'd have to shorten up the gable because that porch roof is what it's dying into, the side of it.

Mr. Triner stated, both gables. The upper one is the same thing. It comes lower on the right than on the left.

Mr. Varelmann stated, just to be clear, it's not an architect that drew this.

Mr. Marcellino stated, it was reviewed by an architect.

Mr. Varelmann stated, there's a disclaimer on it. It says Mad Max or something.

Mr. Marcellino stated, but it was all reviewed by an architect. He's not an architect, but the architect reviews it. It's not just some guy in the back yard.

Chairman Miozzi asked, on that front door also, are any of those square's lights that you can see through?

Mr. Marcellino replied, the ones we've been using are frosted.

Chairman Miozzi stated, I get it. You have such a big area there. It's fine the way it is. I'm saying sidelights. I didn't really look at the floor plan on the front door.

Mr. Marcellino stated, if sidelights are something you guys would like to see, we can do that.

Chairman Miozzi stated, I'm just saying for the occupants to actually see out before open the door.

Mr. Marcellino stated, I'm building one for a lady now. I tried to tell her to put some windows and she wants a solid door and that's it. I see your point. You can put one side light on it.

Chairman Miozzi stated, again, that was just my thought. The roof issue was a thing. The garage and also that second floor not being centered above that garage. I don't know why that ended up –

Mr. Triner stated offset.

Chairman Miozzi stated, again, if you look at it, it's like the left-hand hip is not equal to the right-hand hip because that front of that room is not centered on that roof of the garage. I can get past that. It's just that other gable. But you're saying that gable will be either narrowed up so your roofs don't hit it. Because right now your issue there is the shed roof.

Mr. Marcellino stated, I'm going to address these questions. I'm listening to what you're telling me and I'm going to use it and I'll make sure that it doesn't look like it's a house that's been put up by somebody who was drunk or something. You probably have to do it because of the roof lines.

Chairman Miozzi stated, I'm saying if you actually shrunk it just to be just bigger than the window.

Mr. Varelmann asked, do you know which program the designer's using?

Mr. Marcellino replied, no, I don't.

Mr. Varelmann stated, I'm not seeing any basement windows. You have a full basement, right?

Mr. Marcellino replied, there's a full basement. It's not shown, but there's going to be probably about six windows there.

Mr. Varelmann stated, they're showing on the elevations, right? Because they don't know how far it's sticking out.

Mr. Marcellino replied, it's typically 16 inches.

Chairman Miozzi asked, when are you looking to start this?

Mr. Marcellino replied, whenever I'm okay.

Mr. Triner asked, is the garage door going to be black?

Mr. Marcellino replied, it's a black and white house. The trim and doors are black. I do that all the time. It's very nice.

Ms. Calta asked, Vincent, is there an address for the house that you're talking about?

Mr. Marcellino replied, you can go on my site, and you'll see one that's black and white. It's a smaller house.

Mr. Varelmann stated, I couldn't really blow up the wall section enough to read it. Are you using 2x4 walls?

Mr. Marcellino replied, I'm going to use 2x6 walls.

Mr. Varelmann stated, my question was going to be, how are you getting the insulation value?

Mr. Marcellino stated, I'm going to use 2x6 walls regardless.

Mr. Varelmann stated, I'm not seeing it here.

Mr. Marcellino stated, the side section right there.

Mr. Varelmann stated, if I blow it up, I can't read that.

Mr. Marcellino stated, sometimes they'll show it on the framing. Not this page, the next page maybe.

Mr. Varelmann stated, this detail here, the way the insulation stops. That's not right. That's not something we're reviewing, but if Dan was here, I was going to ask him if they inspect that. This insulation is scalable all the way over here. It can't stop out there.

Chairman Miozzi stated, right, and then there's the height, which it looks like they may have.

Mr. Varelmann stated, they're putting in a baffle, so it should go over to the baffle. But that's not what it's showing.

Mr. LaRiche stated, it is showing a 2x4 wall.

Mr. Varelmann stated, yes, it is showing a 2x4.

Mr. Marcellino stated, but we're going to do 2x6.

Mr. Varelmann asked, how are you getting your values?

Mr. Marcellino stated, the smaller homes we do 2x4s, but bigger homes we always do 2x6.

Chairman Miozzi stated, I don't know if we should have it redrawn for that, or if I just make notes about that gable.

Mr. Varelmann stated, that can be your call. I'm just going to request in the future when you bring one, show the basement windows so we can see those.

Mr. Marcellino stated, no problem.

Chairman Miozzi asked, is there going to be lighting?

Mr. Varelmann stated, I only see the issue will be in the back. Because the sides are going to have many windows. For the basement windows to not align. I'm not concerned about that. But the most of the issue will be in the back where nobody's going to see it. So just in the future.

Mr. Marcellino asked, would you like to see the basement windows line up with the regular windows?

Mr. Varelmann stated, I'd like to see it in context. I am an architect.

Chairman Miozzi stated, so we're good with it over with inconsistency over the garage, but if we're going to approve it, I'll approve it as noted that the gable rakes need to be equal.

Mr. Phillips asked, is there going to be lighting at the side lights?

Mr. Marcellino stated, yes. It's not shown. There's going to be lighting on either side of the garage doors. There's going to be lighting in front of the front door entrance. There's going to be lighting at the rear entrance. I see it's not shown, but there will be. Typically, we'll put one on either side of the garage. One on top of the entrance. It'll be a high hat there.

Mr. Phillips stated, a high hat above, not sconces on the side.

Mr. Marcellino stated, and sometimes we'll put two on the back.

Chairman Miozzi asked, this is all one flat wall, right? It looks like on the side right elevation; you have a column on the porch. Where are you planning to end the wainscoting on the front of the house behind the column? It's not really drawn on the edge here. How is that going behind the column, and is it just going to end in the middle of the wall behind the column?

Mr. Varelmann asked, is it going to wrap into the porch and around?

Chairman Miozzi asked, is that porch straight across?

Mr. Varelmann stated, it looks like it comes to some portion back here. Is that correct, stone? Are you bringing it back to this plane?

Chairman Miozzi stated, that's for the back and the side. He's not going to wrap it around the front door. He's going to try to get it into there, running down the walls.

Mr. Varelmann stated, this column extends beyond this corner a little bit.

Chairman Miozzi stated he is going to wrap it around back to the front wall of the front door.

Mr. Varelmann stated, so if this is the column, where is it stopping is your question, right?

Chairman Miozzi stated, well, obviously the wainscoting is going to wrap back to the front wall.

Mr. Marcellino replied, yes.

Chairman Miozzi asked, on both sides? And on the interior of the left side of the house?

Mr. Marcellino replied, yes. It'll wrap around the sides, too. I don't know if he's showing it or not. Typically, it wraps around the sides a few feet. That's what I'll do anyways.

Mr. Marcellino stated, the things that were missed that you want to see, I'll put them in there.

DECISION

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

ROLL CALL

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

Abstain:

Nays: None

Motion Carried

Drawings Approved as Noted: Gable over the rakes to be even.

Chairman Miozzi stated, the first-floor gable to be even.

Mr. Triner stated, the second-floor gable is uneven, too.

Charman Miozzi stated, I don't have a problem if they tie together if the ends match.

Mr. Triner stated, it comes to here, and that one goes down to here. This comes up here and goes down to there. It's as uneven as that one is.

Mr. Marcellino stated, I saw that when you mentioned that. I saw that also. I'm going to have it redrawn. With your comments. And if you'd like to see it again, I'll e-mail it to you.

Charman Miozzi stated if you are going to do that, why don't we just table it for this time, and then have it redrawn, and that's the only thing we have to review.

Mr. Marcellino stated, whatever you guys say.

Mr. Varelmann stated, okay, so if we're going to table it, and you're going to come back. I'm going to request a roof plan also, because then we can look at what's going on with these details from the roof plan perspective. We have that in our requirements anyway.

Mr. Marcellino stated, but I could also do it if you would trust me. Because it seems like you approved it, and now I am disapproved.

Chairman Miozzi stated, Steve's point is, it's all going to be a truss job. I really would like to see it redrawn with that, with those changes. Those minor changes aren't going to really hold anything up.

Mr. Triner stated, I would like to see the wall detail so we can read it.

Mr. Varelmann stated. of you ask your residential designer to provide a PDF printout, and then it can be distributed, it would be a better quality than what we have here. It looks like this was probably scanned or something. We can't get the resolution to really zoom in and see what's going on.

Ms. Levine stated, when you embed those into your e-mail, we can't work with them. So, when I say PDF, it means an actual PDF and not in the body. When you send them from your phone and they come in as just the image, I have to copy and paste it, and then we can't do anything with it.

Mr. Varelmann stated. just ask your residential designer to print it as a PDF, and then we have one file.

Mr. Marcellino stated. well, I think you wanted both of them together, the site plan and the print. I'll get it done. Okay.

Ms. Calta stated, there's a meeting in two weeks. It would be the same time, same place, Thursday, but two weeks from today. So that's the 11th.

Mr. Varelmann asked, will you have another house by that time?

Mr. Marcellino stated, no, we're going to do this one first.

Ms. Levine stated, but if you want, remember we talked about if you get them all in, then you won't have to come back. They can handle each one on an individual basis. But if you can do that, it would be better for you so that you don't have to keep repeating.

Chairman Miozzi stated, all right, so we will table this until the next meeting, then.

Mr. Phillips stated, what we're looking for is the gable to be moved or repositioned six inches on the wall, and that roof plan, and then windows in the basement. We want changes or a list of what it is.

Mr. Varelmann stated, sounds good. Thank you for that sir.

Mr. Marcellino stated, Thank you very much. You're doing a lot of good. All right. I'll see you in a couple of weeks.

Chairman Miozzi stated, thank you.

Chairman Miozzi asked, is there any other business to discuss 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 6:30 p.m.

* After further consideration it was tabled until the 6/11/26 meeting.

Chairman

Secretary