

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
August 13, 2026**

The Architectural Review Board met in regular session on Thurs., August 13, 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 Ms. Lisa Levine, Executive Secretary
Mr. Matt Phillips Mr. Daniel Russell, Building Commissioner
Mr. Bob LaRiche
Dr. Jim Triner

Absent:

Ms. Diane Calta Law Director

CONSIDERATION OF MEETING MINUTES: **July 23rd, 2026**

Chairman Miozzi seconded by Dr. Triner made a motion to approve the minutes of July 23, 2026

ROLL CALL

Ayes: All Motion Carried
Nays: None Minutes Approved

TABLED PROPOSAL FROM 7/23/26

- | | |
|---------------------------|---|
| 1. Single Family Addition | Lisa Yerian & Darin Croft
803 Meadowood Dr.
Sojourn Architects
Payne & Tompkins Design Renovations |
|---------------------------|---|

PROPOSAL

- | | |
|---------------------------|---|
| 2. Single Family Addition | Nancy & Pat Ferrante
6746 Sandalwood Dr.
Pantuso Architecture |
| 3. Residential Fence | Steve Calabrese
808 Village Trail
Domenic Ferritto |

OPEN PORTION

Chairman Miozzi called the meeting to order. First order of business, single-family addition at 803 Meadowview Ln. Eric Sojourn representing, state your name and address for the record and we will go through the project.

Eric Kuczek
Sojourn Architects

Eric Kuczek from Sojourn Architects presented material samples, including brick and roofing materials, to address previous concerns from the July 23, 2026 meeting.

Chairman Miozzi stated that the roofing and lighting materials which they wanted to see are now on the updated drawings. The pictures are also the only other thing we needed to see. He said the other stuff they touched on at the last meeting so everything looked good to go.

DECISION

Mr. Phillips seconded by Mr. LaRiche made a motion to approve as noted:

ROLL CALL

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

Abstain:

Nays: None

Motion Carried

Drawings Approved as Noted:

PROPOSAL

2. Single Family Addition Nancy & Pat Ferrante
6746 Sandalwood Dr.
Pantuso Architecture

Chairman Miozzi stated second is a single-family edition. Nancy and Pat Ferrante, 6746 Sandalwood Drive, Pantuso Architecture. Okay, state your name for the record, and then we'll go through the project.

Rebecca Pantuso
Pantuso Architecture

Ms. Pantuso stated, we're looking to do a first-floor primary suite, so that we can age in place. Barring your approval, we'd then go to BZA and seek the variance that we're asking to have as well. We're going to ask for a six-foot rear yard variance. So, an encroachment. We're looking to come off in the upper left. We're going to make a connection there near the windows. Try to

salvage the light that's in the dining room and go to the left or the rear yard from there. In addition to that, we're going to expand upon this rear porch in a way that is more functional. It's pretty shallow. So, to make a little bit more of a conversational covered porch that's also in the project.

Chairman Miozzi stated, because that's the front of the house. I think that's people may be on the queue-

Rebecca Pantuso said, yeah, that's the back actually. Philosophically we match everything. I want it to look like it's cohesive with the house style. We're going to match the same composite shingle, same roof. We're going to introduce blue stone as a hardscape. They have kind of a couple different hardscapes now: concrete, brick, and paper. So, we'll get all that cleaned up as part of this process, and then we're going to introduce standing seam metal roof over that sort of covered porch. The bottom of the sheet is the rear of the house. Where you see the new AC is where the two windows for the dining room are. We're going to sort of create this courtyard effect with the first-floor primary suite.

Mr. Varelmann asked, does this area here become the hallway or something?

Rebecca Pantuso replied, it is interior. Trying to get as much light, you know, maintain as much light into the home with both a lot of windows and skylights.

Chairman Miozzi replied, I'm only making a suggestion because you're putting the air conditioner in technically in front of that addition. I'm just making a suggestion. I don't know if they have to be on the side now. That's a new front, but in that little corner, because that's like a closet and something else there. I don't know if you may consider putting the air conditioner there. This way, you're not looking at them and they're not right next door.

Rebecca Pantuso replied, Yeah, no good. The dining room windows are higher, so it's sheltered from that. I am going to see it out of my new window seat, but our thought is that's probably the best little utility garden that we can protect. You know, we can mask from the street, and yeah, we have to look at it, but it's better than the backyard, the side yard, the front yard.

Chairman Miozzi stated, I just figured over there, there's like no windows, and it's a closet, and there's plenty of noise keeping it from the house and that there.

Dr. Triner stated, plus your generator will make a lot of noise over there every week.

Rebecca Pantuso replied, I know. So, my bedroom's kind of back on this wing. Are you suggesting putting it here? Well, that's right there.

Chairman Miozzi replied, yeah. I didn't know you were putting a generator in.

Rebecca Pantuso replied, yeah, it's like there's an existing AC here now. We're going to conceivably need a new furnace for this, and then introducing a new generator. Unfortunately, our electric meter is over here, but our gas is over here.

Mr. Phillips asked, are you going to have something covering the generator as far as like-

Rebecca Pantuso replied, yeah, they've got a beautiful- Pat's got a nice green thumb, but there will be a landscape plan as part of this. We're already starting to introduce some of the soft scape that would go in there.

Dr. Triner replied, you are going to have a long run to the air conditioner.

Rebecca Pantuso replied, I know it, and under a slab, and you know. So, my thought is, if we go up and get through the garage attic, because that garage is, you know, forward of the house, and weasel our way through the front porch to get over there, that that might be our path of least resistance. Otherwise, I've got to dig up to get gas over on the other side

Dr. Triner asked, there's gas on the side?

Rebecca Pantuso replied, gas on one side and electric on the other. So, yeah, at least this one doesn't make me ask for a variance, and I already have utilities over there. I'm going to have to do something creative with the you know concealing that-

Dr. Triner said, it might be easier moving the electric meter.

Rebecca Pantuso replied, potentially. I was just going to do a main feed from one side to the other and not try to-

Dr. Triner asked, is it an underground utility or is it in the air?

Rebecca Pantuso replied, it is underground, well the electric is above and gas is under.

Chairman Miozzi asked, now the trellis, is that going to be all cedar or redwood?

Rebecca Pantuso replied, yeah, I was thinking cedar. You know, it might be redwood. The cedar that's coming out of the mills is kind of junky, but ultimately, we're trying to get wood that'll weather.

Chairman Miozzi asked, I noticed on the print that it's just the grill and a pizza oven. So, are you doing some kind of wall between those two posts out of stone behind them?

Rebecca Pantuso replied, no, just open.

Chairman Miozzi replied, okay.

Rebecca Pantuso replied, so it's just countertop. It'll be like a little pizza oven, not like the big basin or anything.

Chairman Miozzi said, All right. Okay. So, you don't have any of the elevations on there, right? I mean, I have no objection to floor plan or design. I just want everyone looking at the views of the people that can see. That was the only reason I was questioning the pizza oven if it had a

wall or anything like that. What you know you may be looking at. The other thing was, I think you have one transom window on one wall and almost on the interior courtyard. I think you have one double hung and one transom window, but that's on the interior backyard. I wasn't-

Rebecca Pantuso asked, is that over here?

Chairman Miozzi replied, yeah, I think so. I think one's a taller window, and one's a transom.

Rebecca Pantuso replied, yeah. I think those bedrooms windows are longer, and then the closet has a little bit more privacy, so it's more like just the top sash in proportion.

Chairman Miozzi replied, it's like on the interior view of the-

Rebecca Pantuso replied, I think he's picking up on these two are long. Yeah, we just took the top behind the tree. From a privacy standpoint, protecting the closet a little bit more.

Chairman Miozzi asked, is this vinyl or the metal siding?

Rebecca Pantuso replied, it's a vinyl composite. Yeah, it's CertainTeed.

Chairman Miozzi asked, okay, so you're able to match that?

Rebecca Pantuso replied, yep, Desert tan, I think, is the name of it. Fortunately, we have the contractor that did the last addition, so we've got a good record of all those.

Chairman Miozzi asked, are the mutin bars all like that throughout the house on the windows?

Rebecca Pantuso replied, yep, and we're matching proportions, so kind of keeping in the same size and frame. The one thing that did change, and I don't know if we can scroll, go back a page- Yeah, I just wanted to make sure it was correct. These windows on the back bay were taller than our original submittal just for an egress standpoint, but still in keeping with the rest of it.

Mr. Varelmann asked, so there's not a door from the bedroom suite to the patio?

Rebecca Pantuso replied, No, intentionally.

Chairman Miozzi asked, is there a basement or a crawl?

Rebecca Pantuso replied, there's a basement, but we're just going to do a crawl space. That porch that you saw on the back has a crawl space under it, or adjacent to it, so we're going to keep with that. We might step down, of course, just because the grade is falling off. But essentially, just getting to frost depth.

Chairman Miozzi asked, are you matching the face print that's currently on the back right now?

Rebecca Pantuso replied, yep. It's going to be cute.

Chairman Miozzi asked if there were any other questions?

DECISION

Mr. Phillips seconded by Dr. Triner made a motion to approve as noted:

ROLL CALL

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

Abstain: Mr. Varelmann

Nays: None

Motion Carried

Drawings Approved as Noted:

Chairman Miozzi responded, thank you.

PROPOSAL

3. Residential Fence

Steve Calabrese
808 Village Trail
Domenic Ferritto

Chairman Miozzi stated, lastly is a residential fence, Steve Calabrese. 808 Village Trail, Dominic Ferritto. Okay, state your name for the record, and then we'll go through the project.

Mitch Hoyt
Joiner Architecture

So, my colleague Jeff and I have been working with the Calabreses since the beginning of this project about three years ago. So, as you may recall, we were here back in May of 2024 to present the house design at that time. The house has been under construction since then. It's nearing completion, but ahead of them moving in upon completion, we all agreed that this was the appropriate time to go ahead with the driveway entry gate and the front door fence. It's sort of a second phase of this project, but important to them to have it complete before they move in.

It's allayed of deciduous trees, and then a grove of evergreens as you wind up the driveway, And so, when we started looking at the design of this entry gate and front yard fence, we knew that we absolutely don't want to get into relocating the driveway or the curb cut or anything like that. And Steve and Nancy also felt very strongly about having a sliding gate as opposed to a hinged swing gate, so we wanted to incorporate that in our design. And then, because the house is already fully designed, almost complete, we were obviously inspired by a lot of the design elements in the house for what we're doing with this fence and gate structure.

Mr. Russell stated, this fence is going to be expanding over two property lines, so they own both properties. They're expanding across.

Mitch Hoyt replied, Yeah, they own both properties this entire time. So, the two properties are this lower lot, and then the main lot where the house sits at the top here. The street is down here, and the driveway snakes up the hillside. So, the dividing property line is right along the edge of the driveway here. And then our fence and gate structure is right out the street. These

images show the house in relation to the street down below here, and that's where the fence and gate structure will be, and then this is the current street view. The house is hidden behind the trees on the hilltop. So here you can see our planned elevation of the fence and gate structure. Again, inspired by the design of the house and the landscape, we wanted to keep this very horizontal and very linear. We wanted to be respectful to the grade that's existing. As well, we incorporated a lot of design elements from the house. We're using the same brick that we're using on the house. This is the actual brick. These two tones, and actually, both are actually polished, if I'm not mistaken. Are both bricks being actually polished?

Steve Calabrese replied, no, it's just the black brick has a sealer on it, and the white brick is just as you see it.

Mitch Hoyt replied, okay. So, the sealer on the black actually really makes it pop. This is an image of the metal that we'll be using for fence and gate structures. That's a mock-up of a railing that is being incorporated into the house, and the pattern, the spacing, and steel thickness- all of that is exactly matching what we've done in the house for what we're showing for this fence and gate structure. This wrapping step brick detail is also being incorporated in this wall structure. Again, this is an image from the house construction. Same exact detailing that we used there. And then this is a light fixture that we're going to put on the front of the gate wall, just to the side of the gate opening. These are just details of the piers, the wall, and the fence itself. If you zoom in on the elevation, this is the driveway gate right here, and it's flanked by these two six-foot one quarter high walls. The natural grade at this end actually slopes up about a foot to the end of the wall here. We're not changing that. That combined with the racking earth detail at the end here. Actually, translates to this wall height is really only about five one and a quarter above grade. And then the gate itself is the five nine and a quarter above grade. Then when the wall comes out and turns the corner, it steps down again to this -.

Chairman Miozzi asked, are you going to dig the ground out behind it for the gate to open?

Mitch Hoyt replied, yeah, the ground will wash out a little bit behind for the gate to slide past on the backside. We may have to just slightly manipulate grade here, but we're really not trying to disturb more than we have to on this end.

Mr. Varelmann asked, so, you're not going to put a concrete pad or anything down here to keep the hill or the grade from falling down in that area?

Mitch Hoyt replied, no. Again, it's only about a foot rise.

Steve Calabrese stated, we put some much crap around the house, and we'll use that same detail I'm sure in the backside.

Mr. Varelmann replied, right.

Mitch Hoyt said, this is the apron out front. The gate you can see is actually sitting more than 38 feet back from the street curb, so plenty of room for car stacking. That was inspired by this, it is an existing to remain transformer that is in the neighborhood servicing the neighborhood. We wanted to have a little bit of breathing room between these two things, but also allow adequate car stacking space off the curb. So then, again, the wall turns and continues linearly to the west down the street here. This is a radius type of design. However, nothing in this is actually curved.

It's all faceted along the length of it to simplify construction, but it's really imperceivable. Everything is orthogonal around here. We're showing two landscape beds in front of the walls, And then open yard to either side of the fence in between here.

Mr. Varelmann asked, what's the extent of the lighting that you have here?

Mitch Hoyt replied, so the new light fixture will go right here on this wall that was shown in the elevation, but we're not planning to add any other type of lighting.

Mr. Varelmann asked, nothing else?

Steve Calabrese replied, there is already street lights down there.

Mr. Varelmann asked, how about mailbox and address?

Mitch Hoyt replied, yeah, we are thinking of having a mailbox out the curb, which is typical of the street.

Steve Calabrese stated, the street has an association where they actually already have the same type of mailbox as them. I can't be complaining about that because I put in the street. We wrote the association.

Mitch Hoyt replied, as I explained, we're using these two tones of brick. So, the linear lengths of wall at either end here will be the lighter color brick, and then all these piers, which are shaded in this plan, will be the black brick, and then the fencing and the gate will all be black as well.

Steve Calabrese stated, there are other gates on the street. They're all above six feet. I went and looked at each one of them. Some of them, the one gate on the big house that they built a few years back-that's in Mayfield Village. And the other gates are in Gates Mills as you go down to the cul-de-sac.

Mitch Hoyt agreed.

Steve Calabrese replied, this would actually be the lowest gate on the street.

Mitch Hoyt replied, there's also always been just a chain link gate across the driveway for all these decades. So, our interpretation is this is a significant improvement to the existing condition.

Steve Calabrese stated, for 40 years, there's been two big posts with the chain and the gate across them.

Mr. Varelmann asked, is the top of the wall sloped off for shedding water?

Mitch Hoyt replied, we do have it noted to be decanted eighth inch per foot.

Chairman Miozzi replied, yeah, I was just going to say there's a lot of -

Steve Calabrese stated, we have the same wall around the pool and stuff that you guys have looked at. We actually did it both ways, where we actually did it. It's 18 inches wide, where we just canned it towards the back, away from the pool, away from the backyard.

Mr. Varelmann asked, there'll be a membrane under the top row of brick to keep the water from getting down into the structure.

Mitch Hoyt replied, yes. We will detail that with the mason.

Mr. Varelmann asked, did you do that on the other wall?

Steve Calabrese replied, the whole wall around the whole house now is around the pool and everything is all detailed out as far as the house to shed the water to make sure we didn't have any problems.

Mr. Varelmann replied, yeah, I'm just talking about under this first row that you have. A typical detail is to have a membrane, with a drip edge. So, the water sits on a wall and starts to freeze and thaw and it starts to break apart. But the water doesn't get down into the structure and cause more decay. It's a standard masonry detail.

Chairman Miozzi stated, I don't see a problem with the wall.

DECISION

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

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as Noted:

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 6:35 p.m.

Chairman

Secretary