

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
October 8, 2026**

The Architectural Review Board met in regular session on Thursday, October 8, 2026, at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Mr. Steve Varlemann, Chairman Pro Tem presided.

ROLL CALL

Present:

Mr. Steve Varelmann, Chairman Pro Tem	Mr. Daniel Russell, Building Commissioner
Mr. Bob LaRiche	Lisa Levine, Executive Secretary
Dr. Jim Triner	
Mr. Matt Phillips	

Absent:

Mr. Carmen Miozzi, Chairman
Mr. John Marquart, Economic Dev. Manager

CONSIDERATION OF MEETING MINUTES: **September 24, 2026**

Chairman Pro Tem Varelmann , seconded by Mr. Triner made a motion to approve the minutes of September 24, 2026

ROLL CALL

Ayes: All	Motion Carried
Nays: None	Minutes Approved

PROPOSAL

4-Car Garage	Paul & Rachel Bauccho
	903 SOM Center Rd.
	Homeowner

OPEN PORTION

Chairman Pro Tem Varelmann called the meeting to order. First order of business, a 4 car garage, Paul and Rachel Bauccho, 903 SOM Center Rd. Chairman Pro Tem Varelmann invited Paul Bauccho to explain the project.

**Paul Bauccho
Homeowner**

Paul Bauccho explained, I'd level the garage that's there currently. It is probably going to fall down if I don't rip it down. So that's something he didn't do anything to. It's concrete garbage, I can't put my car in it. So considering I have more than you know, generally speaking, three cars. It'd be nice to have a

four-car garage and that's what I built at my last house. So I just kind of went with the same plan, you know. Easy enough, looks nice.

Chairman Pro Tem Varelmann said, Dan, are there any zoning issues or anything?

Mr. Russell replied, yeah he has to go to zoning. He applied for that already. It's different phases. He's doing the garage phase. He may not do the rec room phase, which is in between the house and the garage. If that ever happens, then he'll have to go back to zoning because there's other zoning issues at that time.

Chairman Pro Tem Varelmann said, property line setbacks.

Mr. Russell replied, setbacks, different things for, yeah. But right now he is going to zoning for the size of the garage and a setback to the side property line, so it's just two.

Paul Bauccho said, right now, I was looking at that, and right now the garage is actually I think about three feet further towards the neighbor's property than the house is. I don't know what the rules are, you know what I'm saying. But like when we do the garage, I'm gonna pull that to the edge of the house at the very least.

Mr. Russell replied, that's what I thought the drawing showed. Yeah, it's got to be 10 feet, whatever it is.

Paul Bauccho replied, I mean if they want me to pull it 10 feet, then that's that.

Mr. Russell said, then we'll go to zoning first. So, we will talk to zoning about that.

Paul Bauccho replied, okay, either way I don't really care.

Mr. Russell responded, but these guys are looking at the actual structure.

Chairman Pro Tem Varelmann said, all right. So, we're looking at the entire addition.

Mr. Russell replied, no, we're not going to look at the addition. Just the garage.

Chairman Pro Tem Varelmann replied, just the garage.

Mr. Russell responded, yeah.

Paul Bauccho replied, if I do, anything, that's all I want to do right now. If we did the addition, then that would be a later project. Yeah.

Dr. Triner stated, your insurance will change if you put in the addition because then the project comes attached to the house.

Paul Bauccho replied, I'm not worried about that. I mean, if I do the addition, it's just because that's what I want to live in, and I'll pay the extra money. You know, it's okay.

Dr. Triner replied, well they consider it a fire hazard when it's attached to the house.

Chairman Pro Tem Varelmann said, so we'll do the addition as an infill addition later.

Paul Bauccho said, yeah.

Chairman Pro Tem Varelmann replied, okay.

Paul Bauccho replied, yeah. I mean, my biggest thing with that was I'm not really sure how it's going to look being attached to, you know, you already have a dormer coming off the back of the house, and then this is going to be more of a gable roof going into that dormer. I don't really know how that's going to look, you know, and I don't want it to look like garbage. And unless there's a good way to do it, I just assume, you know.

Chairman Pro Tem Varelmann asked, so you're saying you're concerned about this roof here?

Paul Bauccho replied, yeah, right there, because it doesn't come all the way to this side of the dormer, you know. So, if here's my dormer, it kind of cuts through right here. How are you going to end that? You know, like and make it look good. You're going to have basically a quarter of a dormer sticking out of the other part of the roof. To me, unless the Amish guys can figure out how to make it look good, then I can't tear that down because that's my hallway coming from upstairs.

Chairman Pro Tem Varelmann asked, can't you have your designer draw that and show how it's supposed to be done?

Paul Bauccho said, I mean, I told him to, but I don't know. I don't know if he even knew. You know. He was-

Dr. Triner said, if I understood it, you said you're going to move the garage up against the house.

Paul Bauccho replied, no, no, no. So to where the house sits on the property line. That's all I was saying.

Dr. Triner replied, Okay.

Paul Bauccho said, so at the very least, it would be there if they want me to move it 10 feet. Then I'll take up more of the other part of the property or whatever, and they give less driveway and more grass behind it. You know.

Chairman Pro Tem Varelmann said, that's good information. So I was a little confused because the two sets of drawings, where you had the freestanding garage. The other drawing said all the other phases.

Paul Bauccho replied, yeah, originally, you know, when we started talking about it, it was all in one. You know, it was going to be the whole project, and then I basically just decided, you know what? I think we're gonna like do the garage because-

Chairman Pro Tem Varelmann asked, so does this represent what you're building?

Paul Bauccho replied, close, yeah. I mean, other than maybe how high the brick comes up, if it's actually brick and not like a cultured stone, something prettier, more period, you know.

Chairman Pro Tem Varelmann said, yes. So I mean-

Paul Bauccho replied, that's probably pretty much the gist of it. You know.

Chairman Pro Tem Varelmann said, I think we want to know, you know, what you're doing. So like today, if we're looking at brick, that's what gets approved, not stone.

Paul Bauccho replied, yeah, it's fine. We can do that.

Chairman Pro Tem Varelmann said, but the other issue I have with that is your drawing is of stone.

Paul Bauccho replied, well, that was mainly because I was going to do stone over there, so I would match it. But if I'm not doing that, which I really think I'm kind of pushing not to do that, because I don't want to spend the money. I can easily put a nice outdoor area in, and my wife would be satisfied. So, you know she's the one who wanted that more so than me. I can push her away from that and put in a nice outdoor area with the fence and you know that kind of stuff, and then that would be gone. And then the brick matches the house anyways.

Dr. Triner responded, I think what Steve is saying that this drawing has got to match this drawing.

Paul Bauccho replied, understand. Yeah.

Chairman Pro Tem Varelmann said, this drawing does not match that.

Dr. Triner said, or this.

Chairman Pro Tem Varelmann said, so let's stick with- I'm going to just propose that we ignore this.

Mr. Russell said, right.

Chairman Pro Tem Varelmann replied, and we don't approve that. We're not approving this, right? Because it's not what he's saying he wants. This is what he's saying he wants.

Mr. Russell replied, right. That's what he's saying. Right. Basically.

Mr. Phillips asked, is your color of siding going to match the existing color of the house? Or would you be painting the house to match that, or how's-

Paul Bauccho replied, yeah, probably I would imagine both. But the house still has to be cleaned up. You know, I mean, on the Glenview side, it's pretty tortured over there. So that's going to need to be fixed up. But then they're going to need to be painted. So yeah, everything will be painted the same color, probably in the same scheme of whatever color it is.

Mr. Phillips said, and it looks like it's brick on the bottom of the house.

Paul Bauccho replied, yeah, so that'll match. Yeah.

Mr. Phillips said, and obviously the color you want it to be this, and the roof. In case you ever do pull it all together, you don't want it to be multiple.

Paul Bauccho replied, I mean, if we pull it all together, then you know, then we'll do brick. You know, it's not going to stop me from- I'm not going to care that much. You know, I just thought it'd be nice. I thought it would be nice to do that.

Chairman Pro Tem Varelmann asked, for reference, you know, we're looking at this if you're saying this is brick to match, that's what we're going to have on the notes that it's brick to match the existing house. Is that what you agree with?

Paul Bauccho said, sure.

Chairman Pro Tem Varelmann asked, okay, and then the siding is that wood siding, or what type of siding is that?

Paul Bauccho replied, well, it's probably cedar plank because there's cedar on the house.

Chairman Pro Tem Varelmann said, okay. So it's a cedar lap siding.

Paul Bauccho replied, yeah.

Chairman Pro Tem Varelmann asked, okay. Do you think this trim is wood, or do you think it's-

Paul Bauccho replied, I probably would not do wood. I mean, I build stuff, and I'm not building that. I'll probably do Azek.

Chairman Pro Tem Varelmann said, okay, so you're going to do Azek trim. Okay.

Paul Bauccho replied, it's fine. Because that would, you know, if I want to put something on then I want it to last.

Chairman Pro Tem Varelmann said, understood. So just asphalt shingles or are they architectural shingles.

Paul Bauccho replied, um, I'm pretty sure. Oh, whatever the roof is, I'll probably match whatever the roof is, you know. And I think those are because the roof is fine, so I'm not redoing the house roof.

Mr. LaRiche, asked, what about the gutters and downspouts? You don't show any?

Paul Bauccho replied, yeah, I'll put gutters on it. I don't need it, you know, dripping off the front and the back. Yeah, it'll have gutters.

Chairman Pro Tem Varelmann asked, and you're showing asphalt paving and walkway. Is that your intention to use asphalt?

Paul Bauccho replied, concrete. Yeah. There's already a concrete driveway there, so I mean, especially if we pull it 10 feet forward, it's probably going to end up being like more like seven feet from where it's at. So you're probably going to cut out 17 feet of concrete that's already currently there and just pull it forward. So I'll probably just end up doing a little bit of concrete to the right-hand side of that.

Chairman Pro Tem Varelmann responded, okay, Just making notes. All right. The garage doors you intend to use, like a stained wood. Is that like this?

Paul Bauccho replied, it's not going to be stained. They'll be fiberglass, you know. But it'll probably look like.

Chairman Pro Tem Varelmann asked, it's like wood look fiberglass. Is what you're saying?

Paul Bauccho replied, I mean, within reason, those things can get quite expensive. So I'll see what they cost, you know. I mean, my last house they cost \$15,000. I'm not putting that into this house.

Chairman Pro Tem Varelmann said, again, just for point of reference, what we're proving is what you're telling us you're going to do here.

Paul Bauccho replied, okay. Yeah.

Chairman Pro Tem Varelmann responded, so that's why I'm asking these questions.

Paul Bauccho replied, I mean, they're going to be a you know, I don't want a white garage door.

Dr. Triner said, it helps us if we actually are looking at what's going in.

Paul Bauccho replied, yeah.

Dr. Triner stated, so I'd recommend you come back with what you're actually going to do and we look at it then.

Paul Bauccho replied, it'll be- I mean, it's going to be. I don't know. Will it looks exactly like that, you know, because I don't know what picture he took that from, but he knows what I built on my last house.

Dr. Triner replied, so basically the point of it is, is we have to know color wise, design wise, and material. All that we have to know to prove it's what you're doing.

Paul Bauccho replied, yeah.

Mr. Phillips said, basically, we want to see the picture there be the same as what ends up being in the yard.

Paul Bauccho responded, right. Yeah.

Chairman Pro Tem Varelmann said, so I was trying to get us to a point where we could approve it based on what he's showing us. Right. If we nail all this down and put it in the notes on the drawing. Sure.

Paul Bauccho replied, right. Yeah. I mean, I don't know if it's a- I don't think it'll be a wood door because I don't think there's anything, you know anymore that's even wood.

Chairman Pro Tem Varelmann said, so newer doors tend to be steel, insulated steel.

Paul Bauccho replied, yeah, it would be an insulated steel door.

Chairman Pro Tem Varelmann replied, okay, so that's what we're trying to get at.

Paul Bauccho replied, yeah

Chairman Pro Tem Varelmann asked, so you think it's going to be an insulated steel door, and it's going to have a stained wood look to it?

Paul Bauccho replied, yeah, yeah. Like color wise. I mean, I want it to be brown, and you know, silver.

Chairman Pro Tem Varelmann asked, with the windows showing like that?

Paul Bauccho replied, yeah, I would like to do it with some windows on the top.

Chairman Pro Tem Varelmann asked, okay. So just for discussion here. You know, I'm trying to get to a point where we can possibly approve this. Are you guys okay? We know where he's supposed to bring the samples, right?

Mr. LaRiche replied, right.

Chairman Pro Tem Varelmann replied, which we don't have, but the brick is to match existing, so if it does, that's good. The siding's supposed to be wood painted to match the house, right? So, to me, the biggest question are the garage doors, these things are going to be insulated metal, insulated steel, and they're going to be painted a faux wood look, representing the windows too. Right. So, I'm okay with that. I just wanted to get, you know, make sure we're all okay with that. Or if you guys really want to see the samples, then we can have him come back and bring the samples.

Mr. Phillips responded, I'm okay. I mean, we put it on a note that it has to be done that way. I don't know if it's anything. Does he have to have it in a drawing format? If we have it in notes, I guess we'll-

Mr. Russell replied, no, we can have in the notes. We can just go off the notes. We've done it many times before.

Chairman Pro Tem Varelmann asked, Jim?

Dr. Triner said, I guess I can go along with the group here.

Chairman Pro Tem Varelmann replied, okay, so then the notes I have is the drive and walk-way to be concrete, the siding cedar plank. Trim is Azek. The roof will be asphalt shingles. The garage door is going to be insulated steel, painted faux wood with windows. So we'd have to put all those notes on the drawings.

Mr. Phillips asked, okay. Well, who's doing that? Then that might change my mind. Yeah, we can do that.

Dr. Triner responded, all right. And on some of the drawings they're showing you're going to be putting in reinforced places to put like a jack lift for cars inside.

Paul Bauccho replied, it doesn't need that. The last one I had is like a backyard buddy. That's what they call them, you know. You don't really need reinforcement. They're not really heavy. It's not like a mechanic's lift where it's you know huge.

Dr. Triner replied, It's horrible.

Chairman Pro Tem Varelmann said, well, I have two more notes just to confirm. So, gutters and downspouts you want to show will be white, I assume, to match that.

Mr. Russell responded, yeah

Chairman Pro Tem Varelmann said, and then the window, I'm sorry, the lighting you're showing. You're showing three carriage lights.

Paul Bauccho replied, one by the man door, one on the other side of the garage doors.

Chairman Pro Tem Varelmann replied, so we'll just make the note: three carriage lights.

Paul Bauccho replied, yeah.

Mr. Phillips said, okay.

Dr. Triner asked, yeah, because on the drawing that we're not supposed to look at, it's a thickened slab under support of a car lift. is that going to actually happen or not?

Chairman Pro Tem Varelmann said, I don't know, but I mean, we're looking at the exterior. I don't know if he's going to work on cars.

Paul Bauccho said, I don't work on cars. I don't even change my own oil.

Chairman Pro Tem Varelmann responded, yeah,

Paul Bauccho replied, but I'm not. I don't know why. Honestly, I don't know why Terry put that in there because he, I didn't ask him to. So you can totally say I'm not going to do that because there's no point in it.

Mr. LaRiche asked, the notes are just going to be on the picture, correct?

Chairman Pro Tem Varelmann replied, yeah, we're just going to put them on there.

Mr. LaRiche asked, is this-

Chairman Pro Tem Varelmann replied, yeah, we're not considering that.

Dr. Triner replied, right.

Chairman Pro Tem Varelmann said, understood. Cool. We're good. All right. So, if everybody could help out here, I'm going to read what the notes are. Okay. So first of all, let's say I'm going to say motion to approve based on these notes.

Mr. Phillips replied, second.

Chairman Pro Tem Varelmann said, trim is Azek white. The roof you're proposing to match existing?

Paul Bauccho responded, yeah, whatever. Okay. All right.

Chairman Pro Tem Varelmann stated, so the roof shingles are asphalt to match existing. Garage door insulated steel with faux wood finish and windows. Gutters and downspouts will be white, and three carriage lights.

Mr. Russell asked, you want the brick to match, right?

Chairman Pro Tem Varelmann replied, yeah, brick to match. Did I say that? Brick to match. Thank you. We're good to go, then, right? We all sign this, and we're good to go. All right. Good luck with your project

Chairman Pro Tem Varelmann, if anybody else has any questions or comments, concerns?

There were none.

DECISION

Chairman Pro Tem Varelmann seconded by Mr. Phillips made a motion to approve as noted on plans:

ROLL CALL

Ayes: Chairman Pro Tem Varelmann , Mr. Phillips, Mr. LaRiche, Dr. Triner

Abstain:

Nays: None

Motion Carried

Drawings Approved with Notes written on the plans:

Chairman Pro Tem Varelmann asked, is there any other business to discuss this evening?

There was none.

ADJOURNMENT

Chairman Pro Tem Varelmann, seconded by Mr. LaRiche made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:32 p.m.

Chairman

Secretary