

**BOARD OF ZONING APPEALS
MEETING MINUTES
Mayfield Village
August 18, 2026**

The Board of Zoning Appeals met in regular meeting session on Tues, August 18, 2026 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman DiFranco presided.

ROLL CALL

Present:

Mr. John Michalko	Chairman Pro Tem	Ms. Katies Weber	Law Director
Mr. Bob Haycox		Mr. John Marquart	Economic Dev. Manager
Ms. Alexandra Jeanblanc		Ms. Lisa Levine	Secretary
Ms. Callie Crips	Alternate		
Mr. Bob Andrzejczyk	Alternate		

Absent:

Mr. Stivo DiFranco	Chairman
Mr. Jim Kless	P & Z Rep to BZA
Mr. Daniel Russell	Building Commissioner

CONSIDERATION OF MEETING MINUTES: **July 21, 2026**

Ms. Jeanblanc, seconded by Ms. Cripps made a motion to approve the minutes of July 21, 2026 as written.

ROLL CALL

Ayes: Mr. Michalko, Mr. Andrzejczyk, Mr. Haycox, Ms. Jeanblanc, Ms. Cripps

Nays: None **Motion Carried**
 Minutes Approved

CONSIDERATION OF CASE NUMBER 2026-08-01

Applicant: Nancy & Pat Ferrante PPN #831-24-093
 6746 Sandalwood Dr.
 Pantuso Architecture/Volpe Millwork, Inc

1. The applicant is requesting a 6.95-foot rear yard setback variance to build an addition. The required setback is 35 feet and they are showing 28.73 feet to the rear yard.

Abutting Property Owners:

Sandalwood Dr: 6738, 6754, 6743, 6735, 6751, 6762

CONSIDERATION OF CASE NUMBER 2026-08-02

Applicant: Steve Calabrese PPN#831-42-024, S/L 11-A, 831-42-025, S/L 12-B
808 Village Trail
Domenic Ferritto

1. To build a 6' 1 1/4" high brick wall that is adjacent to the front driveway gate. The Village ordinance allows a maximum height of 42". A variance of 31.25 inches.
2. To install a 5' 9 1/4" sliding security gate across the driveway. The Village ordinance allows a 42" high gate. A variance of 27.25 inches.

Abutting Property Owners:
Village Trail: 804, 812

Chairman Pro Tem Michalko called the meeting to order. Welcome, this is a meeting of the Mayfield Village Board of Zoning Appeals, Tues, August 18, 2026. It is 6:00 p.m.

OPEN PORTION

Chairman Pro Tem Michalko stated, we have two cases to consider today, consideration of Case #2026-08-01, Nancy & Pat Ferrante PPN #831-24-093, 6746 Sandalwood Dr. The applicant is requesting a 4.95-foot rear yard setback variance to build an addition. The required setback is 35 feet, and they're showing 30.84 feet at the rear end. The abutting property owners on Wilson Mills, SOM Ctr, and Sandalwood Dr. have been notified.

OATH

Chairman Pro Tem Michalko stated, because we are a Quasi-Judicial Body, anyone wishing to speak must be sworn in. Whoever is to make a presentation please state your name for the record and I'll swear you in. Chairman Pro Tem Michalko swore in the guest and invited Rebecca Pantuso of Pantuso Architecture to proceed with her presentation.

Rebecca Pantuso
Pantuso Architecture
30 South Franklin
Chagrin Falls, OH

Presentation *by* Rebbeca Pantuso, Pantuso Architecture

We're looking to do a rear yard primary suite addition to age in place. We feel this will improve the property value. We do have some setback constraints, existing utilities, daylight, all things being a factor that have come to the design that we put forth this evening. If we go to the plan, you'll see sort of that right-hand side is the primary suite. We're trying to get optimal passage, sort of ADA compliant, if you will.

So, you'll see the existing house. The bottom is the street-facing elevation. We are looking to add onto the rear to extend the kitchen, storage, and dining room. Trying to offer a little bit of privacy to go into this primary suite off the left-hand side, heading towards the northwest or northeast rather, and offer a little bit of a link. ADA compliant bathroom, closet, and then the bedroom there in the rear. We are hoping, with this board's permission, that we will be able to encroach the rear yard, and it's actually seven feet. Just to be forthcoming on that variance request, should this board allow us, we do have plenty of green space, and we're choosing to, I guess, encroach that rear yard as opposed to encroach a side yard to be more mindful of our neighbors and the neighborhood at large.

Chairman Pro Tem Michalko asked, are you asking for a larger variance now?

Rebecca Pantuso replied, replied, I'm asking for a 6.95, which I believe would be rounded up to seven feet.

Chairman Pro Tem Michalko replied, and that's more than what you've applied for. Katie, do we have to redo that?

Ms. Weber replied, no, so I guess what my question is: Is it the plans changed since you were submitted, or was there just a typo on our agenda?

Rebecca Pantuso replied, maybe I'm not positive. I know that I'm here to request 6.9 feet.

Ms. Weber replied, okay, so the setback is 35 feet, and I believe that Dan showed on your initial plans that you were showing the -

Ms. Cripps stated, 30.55. That's what the plans that we're looking at show.

Ms. Jeanblanc stated, no, the agenda says 30.84.

Rebecca Pantuso replied, so I'm considering that as my encroachment, that being the 20% lot line. So, if you add up 28.73 plus 6.95, that equals my 35 feet, and this is taking 20% so it's like 35.9 on this side. So, I am not positive if that came out as a clerical error-

Ms. Cripps replied, is it an average or something because it's different?

Rebecca Pantuso replied, it's different because it's skewed So we're taking 20% on both sides to be as precise as possible. But yeah, your drawings are the same as mine. I believe that would be because it's like a trapezoid, but it's not. That might be part of the discrepancy, but I always take things as the worst-case scenario. I think that yeah, the largest encroachment is kind of on the inside of the lot. If I were looking out here, it might be less.

Ms. Weber replied, so I think when we take the motion, you can just include it in the motion.

Mr. Haycox replied, yeah, and Daniel Russel's letter on July 29th says it's a 6.95-foot rear set. So maybe it's a typo.

Chairman Pro Tem Michalko said, there's a typo on here.

Rebecca Pantuso replied, it might have been on our end early.

Chairman Pro Tem Michalko replied, Yeah, because this says 4.95. Does anyone have any questions?

Mr. Marquardt said, in speaking with Mr. Russell earlier in the week, he stated he was in favor of this variance and sited the extreme depth of the rear yard. The rear yards of the abutting properties are 288 ft and the other is about 309 ft.

Rebecca Pantuso stated, I have 10 positive letters from neighbors.

Ms. Callie Cripps asked, So, question for me. I'm new to this community. I appreciate you providing photographs of the home. Could you describe the neighborhood on Sandalwood? Does this kind of fit with the-

Rebecca Pantuso replied, I think if you evaluate, which I believe, you know, from a variance standpoint or protection of the ordinances, what are the street facing views. It's very contextual. Like we've kept it behind the house.

Chairman Pro Tem Michalko stated, I'd like to read the criteria in granting a variance;

In granting an Area Variance, the Board shall determine that one or both of the following factors are met by the request:

- a. The conditions upon which an application for a Variance is based are particular to the subject property with respect to the physical size, shape or other characteristics of the premises or adjoining premises, differentiating it from other premises in the same district:
or
- b. The Variance would result in an improvement of the property that is more appropriate and more beneficial to the community than would be the case without granting of the Variance.

Chairman Pro Tem Michalko entertained a motion to approve a rear setback variance of 6.95 ft.

DECISION

Ms. Jeanblanc, seconded by Mr. Haycox made a motion to approve the variances as requested;

1. The applicant is requesting a 6.95-foot rear yard setback variance to build an addition. The required setback is 35 feet and they are showing 28.73 feet to the rear yard.

Ayes: Mr. Michalko, Mr. Haycox, Ms. Jeanblanc, Ms. Cripps, Mr. Andrzejczyk

Nays: None

Motion Carried
Variance Approved

Right to Appeal

Chairman Pro Tem Michalko stated, you or any interested party has the right to appeal the decision within ten (10) days to Council.

Chairman Pro Tem Michalko stated, next is consideration of Case #2026-08-02, Steve Calebrese PPN#831-42-024, S/L 11-A, 831-42-025, S/L 12-B, 808 Village Trail.

1. The applicant is requesting to build a 6' 1 1/4" high brick wall that is adjacent to the front driveway gate. The Village ordinance allows a maximum height of 42". A variance of 31.25 inches.
2. To install a 5' 9 1/4" sliding security gate across the driveway. The Village ordinance allows a 42" high gate. A variance of 27.25 inches.

The abutting property owners on Village Trail have been notified.

OATH

Chairman Pro Tem Michalko swore in the next guest and invited Mitch Hoyt of Joiner Architecture to proceed with his presentation.

Mitch Hoyt
Joiner Architecture
1110 Euclid Ave.
Cleveland, OH 44115

Presentation *by* Mitch Hoyt, Joiner Architecture

We're requesting two variances. This is the site plan. So, this is two parcels, as was described. It's a lower bottom parcel here, and then a larger parcel that wraps around. This is the second phase to a two-phase project. The first phase was the construction of the home at the top of the hill. Your driveway gate is obviously down the street. This is the plan and elevation of the design that we're submitting. This was previously approved by the ARB last week. So, for the purposes of tonight, we're really just focused on this area right here. This is the property line delineating the two parcels from each other. So even though the wall structure spans across both parcels, the height variance is actually only required for this parcel because the rest of the structure is under the 42-inch requirement on that second parcel.

We have dimensioned the two heights that we're proposing the wall structure to be at, as well as the gate across the driveway. This is the driveway opening here. It's 12 feet wide here. So, the gate itself is the five-nine and a quarter above grade, and then the wall to either side is six-one and a quarter above the driveway grade. At this end, the grade does rise by a foot, so that wall height

does come down to five one and a quarter at the end of that wall on the east end. This image right here shows that in three dimensions from the street, looking at the driveway, and there's a couple other views that show the overall structure.

Chairman Pro Tem Michalko asked, that wall to the left of the driveway, is that going to be screened any more with the ornamental grasses you have showing?

Mitch Hoyt replied, no, the plan right now is to just leave it as the lawn area. This is an existing transformer.

Chairman Pro Tem Michalko said, Okay, that's why it's in there.

Mitch Hoyt replied, so, we do want to keep that screened with some vegetation. Then you can see we're proposing two landscape beds in front of these portions of the wall. But no, the plan over here is to leave this just this open lawn area.

Chairman Pro Tem Michalko asked, the size of the gate was that proportioned size to the property?

Mitch Hoyt replied, yes, it is. As you saw on the site plan, it's a fairly large house footprint. We feel like this is a very proportional design in keeping with the proportions of the house, but also trying to be respectful to the other gates that are on this street to try to keep in with this same streetscape.

Steve Calabrese stated, this will be the lowest gate out of the street. The other gates that are up are all higher than this.

Chairman Pro Tem Michalko replied, yeah, I talked with Dan about that. He says that this would be lower than most of them.

Ms. Cripps asked, did they all have to get variances?

Chairman Pro Tem Michalko replied, well, I don't remember them.

Steve Calabrese replied, yeah, what was explained to me was that Mayfield Village only has a fence ordinance. It does not have anything that addresses gates. So other communities, Gates Mills, etc. they have a gate ordinance. So, I don't know if the other owners did come in to get the variance or not. Obviously, that's their issue, not ours. But Dan asked us to apply for that because there's nothing in your codified ordinances that allows you to put a gate up without getting a variance.

Chairman Pro Tem Michalko replied, right. Those were all done before I was involved.

Steve Calabrese replied, and I think, yeah, some were done before Dan was involved. That's what he told me. So, I can't say they did or didn't, but that's why we're here because there's nothing that

has anything that stipulates what the gate is supposed to be. But this would be the lowest gate on the street.

Chairman Pro Tem Michalko asked John Marquart if he had anything to add.

Mr. Marquart stated, thank you, Mr. Chairman, in speaking briefly with Mr. Russell last week, he indicated his support of the project for a couple reasons. One is this is such a large and unique property among the rest of the street and really the rest of the village. And part of Dan's concern as well is that because of the uniqueness of the property, it may attract some sort of unwanted visitors, unwanted gawkers, and in fact, probably already is. So, Dan was supporting.

Chairman Pro Tem Michalko asked if there were any other questions?

Ms. Cripps asked, so, part of this is for security, and you kind of left that side. Is it graded such that it is a natural barrier? Is that what you were saying? On that side?

Steve Calabrese replied, yeah. That's the existing topography of the land. Obviously, if somebody wanted to get in, they could get in. This isn't going to keep-

Ms. Cripps stated, so it's not really like a security gate. This is more esthetically pleasing.

Steve Calabrese replied, more esthetic, but you're not going to drive up the property. That's really the purpose, so nobody could drive up to the home.

Mitch Hoyt replied, and it's meant to be a visual deterrent as well.

Steve Calabrese replied, the driveway is a quarter mile long to get to the house, so you can't. If you were on the street, or one of the officers who's become very friendly with us, then you know comes up. He said that you wouldn't even be able to see a car from the street, you know, once it makes that first bend, so it's just obviously for security purposes to have the gate there, and there will be a security camera as well down there.

Chairman Pro Tem Michalko stated, I saw that there was contact with the fire department for access.

Steve Calabrese replied, yes, they will have. I've already spoken with Gino on that, the fire chief. He's actually been very instrumental in helping us, you know, with the fire protection because we had to bring a brick road or a high kick up the- But he's helped us with the fire hydrant as well as sprinklers with the house and access, obviously through the gate, and the lift that he needs to progress up the street with the fire trucks.

Mr. Andrzejczyk asked, how long is that fence, Steve? It's going to go across the whole front?

Steve Calabrese replied, Mitch will probably be able to tell you because-

Ms. Jeanblanc asked, but it's only that one section that's non-conforming

Mitch Hoyt replied, so the fence portion is around 60 feet. These portions are each around 18 to 20 feet. This is another 20 feet. This is 12 feet. Total is 132. But yeah, the variance is very specific to this.

Chairman Pro Tem Michalko stated, I'd like to read the criteria in granting a variance;

In granting an Area Variance, the Board shall determine that one or both of the following factors are met by the request:

- c. The conditions upon which an application for a Variance is based are particular to the subject property with respect to the physical size, shape or other characteristics of the premises or adjoining premises, differentiating it from other premises in the same district:
or
- d. The Variance would result in an improvement of the property that is more appropriate and more beneficial to the community than would be the case without granting of the Variance.

Ms. Weber suggested the motion to approve could be two separate or one motion joining both variances.

Chairman Pro Tem Michalko entertained a motion to approve both variances as one.

DECISION

Mr. Andrzejczyk seconded by Ms. Jeanblanc made a motion to approve the variances as requested;

1. To build a 6' 1 1/4" high brick wall that is adjacent to the front driveway gate. The Village ordinance allows a maximum height of 42". A variance of 31.25 inches.
2. To install a 5' 9 1/4" sliding security gate across the driveway. The Village ordinance allows a 42" high gate. A variance of 27.25 inches.

Ayes: Mr. Michalko, Mr. Haycox, Ms. Jeanblanc, Ms. Cripps, Mr. Andrzejczyk

Nays: None

Motion Carried
Variances Approved

Right to Appeal

Chairman Pro Tem Michalko stated, you or any interested party has the right to appeal the decision within ten (10) days to Council.

ANY OTHER MATTERS

Chairman Pro Tem asked, are there any other matters to come before the BZA tonight that anybody would like to discuss?

There was none.

ADJOURNMENT

Ms. Jeanblanc, seconded by Mr. Haycox, made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:26 p.m.

Chairman

Secretary

Attachments:

1. 10 letters from neighbors on Sandalwood

August 1, 2026

Mayfield Village Zoning Department
6622 Wilson Mills Rd.
Mayfield Village, Ohio 44143
llevine@mayfieldvillage.com
drussell@mayfieldvillage.com

Subject: Ferrante Residence Variance Request
CC: Lisa Levine, Dan Russell
CC: Patrick and Nanci Ferrante

Dear Dan,

Our neighbors, Patrick and Nanci Ferrante, have showed us the planned additions and renovations to their home at 6746 Sandalwood Drive in Mayfield Village. (Parcel # 831-24-093)

We feel the improvements will be a tasteful addition to their home and will enhance the overall character of the U1 district. We fully support approval of the variance requested, and encourage the village to allow the Ferrante's to further improve our street and the surrounding walkable community.

Sincerely,


Resident WILLIAM W. KENWORTHY

6754 Sandalwood Dr.
Address

Respectfully submitted,

Rebecca L. Pantuso, A.I.A., Principal
Pantuso Architecture, LLC

August 1, 2026

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Mayfield Village, Ohio 44143
llevine@mayfieldvillage.com
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Sincerely,


Resident SCOTT WERNER Address 6746 Wilson Mills Rd

Respectfully submitted,

Rebecca L. Pantuso, A.I.A., Principal
Pantuso Architecture, LLC

August 1, 2026

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Sincerely,



6785 Wilson Mills

Resident EDWARD WALLACE

Address

Respectfully submitted,

Rebecca L. Pantuso, A.I.A., Principal
Pantuso Architecture, LLC



PANTUSO

ARCHITECTURE

August 1, 2026

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Mayfield Village, Ohio 44143
llevine@mayfieldvillage.com
drussell@mayfieldvillage.com

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Sincerely,

Joseph M. Fiorella *6738 Sandalwood Drive*
Resident JOSEPH M. FIORELLO Address

Respectfully submitted,

Rebecca L. Pantuso, A.I.A., Principal
Pantuso Architecture, LLC

August 1, 2026

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Mayfield Village, Ohio 44143
llevine@mayfieldvillage.com
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Sincerely,



Resident CATHERINE VOROBEL

6743 Sandalwood Dr.
Address

Respectfully submitted,

Rebecca L. Pantuso, A.I.A., Principal
Pantuso Architecture, LLC

August 1, 2026

Mayfield Village Zoning Department
6622 Wilson Mills Rd.
Mayfield Village, Ohio 44143
llevine@mayfieldvillage.com
drussell@mayfieldvillage.com

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Sincerely,


Resident BARNEY SCHWENZER

6751 Sandalwood
Address

Respectfully submitted,

Rebecca L. Pantuso, A.I.A., Principal
Pantuso Architecture, LLC

August 1, 2026

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6622 Wilson Mills Rd.
Mayfield Village, Ohio 44143
llevine@mayfieldvillage.com
drussell@mayfieldvillage.com

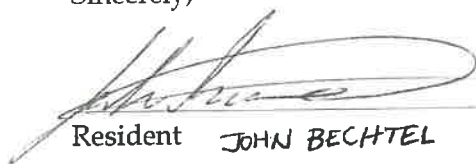
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Sincerely,


Resident JOHN BECHTEL

6735 Sandalwood
Address

Respectfully submitted,

Rebecca L. Pantuso, A.I.A., Principal
Pantuso Architecture, LLC

August 1, 2026

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Mayfield Village, Ohio 44143
llevine@mayfieldvillage.com
drussell@mayfieldvillage.com

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Sincerely,


Resident
DENISE CUNNINGHAM


Address

Respectfully submitted,

Rebecca L. Pantuso, A.I.A., Principal
Pantuso Architecture, LLC

August 1, 2026

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6622 Wilson Mills Rd.
Mayfield Village, Ohio 44143
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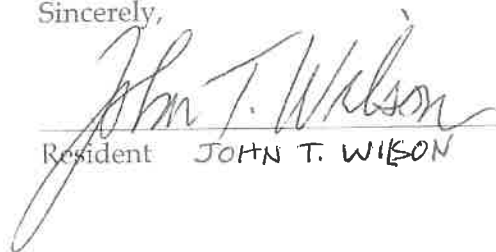
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Sincerely,

 6730 Sandalwood Dr.
Resident JOHN T. WILSON Address

Respectfully submitted,

Rebecca L. Pantuso, A.I.A., Principal
Pantuso Architecture, LLC

August 1, 2026

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6622 Wilson Mills Rd.
Mayfield Village, Ohio 44143
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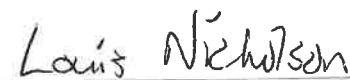
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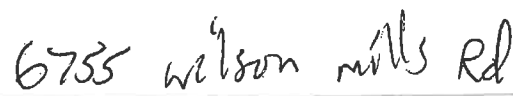
Dear Dan,

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We feel the improvements will be a tasteful addition to their home and will enhance the overall character of the U1 district. We fully support approval of the variance requested, and encourage the village to allow the Ferrante's to further improve our street and the surrounding walkable community.

Sincerely,


Resident LOUIS NICHOLSON


Address

Respectfully submitted,

Rebecca L. Pantuso, A.I.A., Principal
Pantuso Architecture, LLC