

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
June 11, 2026**

The Architectural Review Board met in regular session on Thurs, June 11, 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	Ms. Diane Calta Law Director
Mr. Steve Varelmann, Chairman Pro Tem	Ms. Lisa Levine Executive Secretary
Dr. Jim Triner	Mr. Daniel Russell, Building Commissioner
Mr. Matt Phillips	Ms. Diane Wolgamuth, Director of Administration
Mr. Bob LaRiche	

Absent:

CONSIDERATION OF MEETING MINUTES: May 28, 2026

Chairman Miozzi seconded by Mr. Triner made a motion to approve the minutes of May 28, 2026

ROLL CALL

Ayes: All	Motion Carried
Nays: None	Minutes Approved

TABLED FROM 5/28 PROPOSAL

1. **New** Single Family Dwelling

Vincent Homes
6522 Wilson Mills Rd.
PP #831-36-016
Vincent Homes

Vincent Marcelino
2748 Rockefeller Road
Wiloughby Hills, Ohio 44092

Joseph Zingales
7466 Auburn Road,
Concord, Ohio 44077

OPEN PORTION

Chairman Miozzi called the meeting to order. First order of business, new single-family dwelling, fixing homes. Last meeting, you did some changes for us. Just go over the changes and we can see what you've done.

Mr. Marcellino stated, we sent you the room over the garage, we changed the gable. Also, you wanted a side section change, we changed that. We show the windows for the basement. We show wrapping the stone. So, all the changes you wanted, I did.

Chairman Miozzi replied, I see you also added that going to the front door, which was nice. We have all the selections from last meeting before. Moving forward this is more obviously what we expect for your next ones, and that this looks good.

Mr. Varelmann replied, and we did ask for a roof plan, which I didn't see in this.

Mr. Marcellino replied, well, I just got it today. Actually, I sent it to Lisa, which got it right. The truss company usually does that. The engineer, I mean, it took two weeks to get it. The architect doesn't do that, but that's from the roof company, that's from the truss company.

Mr. Varelmann stated, okay, great.

Mr. Varelmann stated, so, one of the things that I was looking at was where the two gables come together comes basically to a point, unless I'm not reading it correctly.

Mr. Marcellino asked, what two gables?

Mr. Varelmann replied, I am going to show you. So, when I look at, like, where this roof line comes down to this roof line at that corner at that point, right there. So that's the right side.

Mr. Marcellino replied, It's two different -

Mr. Varelmann replied, yeah, everything comes to a point, right? So, when your roof drains, everything's coming down to one point

Mr. Marcellino replied, there's a saddle there that will go up to the gutter

Mr. Varelmann asked, yeah, so how big is the... I mean, how much gutter can you get the water to go into, which, like it's like a point, so you know, think in terms of -

Mr. Marcellino replied, that's done all the time. You put a saddle there, you put the gutters there, and it's done.

Mr. Varelmann replied, yeah, there's just not much room to get a gutter to handle all the water that's coming off of that roof, because you're getting from, like, let's say, pick that right there. This part of the roof, all this area here is draining down, plus this roof, and it all comes to a point, and you have to pick up that gutter, which is again goes to like a point, so-

Mr. Marcellino replied, so, part of that goes to the end, like you're saying, but most of it will go to it towards the other side, correct?

Mr. Varelmann asked, you're talking about the main roof?

Mr. Marcellino replied, yeah.

Mr. Varelmann replied, yeah.

Mr. Zingales asked, and then what, wouldn't part of it go on to the roof next to it, and then go into the gutter there?

Mr. Varelmann asked, you mean if it falls down to the adjacent roof? So, what happens is you get a little bit of gutter that's taking all the water.

Mr. Marcellino answered, we'll put six-inch gutter, we'll have a bigger gutter,

Mr. Varelmann replied, and then the water overflows it, and then it all gets dirty. I'm not thinking too much about it, other than if you change the roof line.

Mr. Zingales stated, or just put wider gutters.

Chairman Miozzi responded, well, what he's saying is that's coming to a literal point at the gutter. A lot of time you have a return going down the side to where you have a front gutter and a side gutter. I mean, again, because actually -

Mr. Marcellino replied, you really can't put a side gutter. How are you going to put a side gutter there? When you put a reverse gable, it all ends up the same way, right? It ends up one end is going to be ended here and the other end is going to end there, so the water is going to shift to this corner and that water is going to shift to that corner. Am I correct?

Chairman Miozzi replied, no, you are correct. But coming to that, I mean, it's a little obvious. You really can't put a gutter on the front; it's not going to hit the front gutter, correct?

Mr. Marcellino responded, no, I mean -

Chairman Miozzi replied, and you really can't put a gutter on the sides, it's not good at the side gutter either. We're just saying that I think you may have to take a little bit more thought, because that's literally coming to a point at the front. At that corner, you almost need a gutter around that corner.

Mr. Varelmann replied, wrap it, wrap around.

Chairman Miozzi replied, right, right, or I'm just saying between, as -

Mr. Marcellino asked, that's just a suggestion though, correct?

Chairman Miozzi replied, well, it's a suggestion, and you're never going to; it's never going to work the way it's drawn.

Mr. Marcellino replied, well, we'll make it work.

Chairman Miozzi replied, okay, I'm just saying, you're going to have to somehow put-

Mr. Zingales stated, well, that's a good point.

Chairman Miozzi replied, a corner gutter, either -

Mr. Marcellino replied, I'll have them wrap it. I'll make sure. I mean, it's going to work. I understand what you're saying, but whenever you put a reverse gable, you're always going to have that -

Mr. Varelmann replied, not always, no. Usually, you want to leave one of the roof lines longer, so it's not coming to an exact point. If one of the roof lines comes out a little farther, then there's room for a gutter. Let's say 12 inches or two feet to pick up that water, and with climate change, and whatever else, we're seeing more and more frequent and intense storm events. So, it causes overflow, causes the water to run over the gutter, and then it gets discovered. Now, just today I was, we're cleaning up my wife's family's estate to sell our house, and I was out there power washing the gutter, where the water has been overflowing, and it looks bad.

Dr. Triner stated, well, the other problem with that is it collects the leaves and debris, even if they've got it covered, and that's all, it's always going to be slow.

Mr. Varelmann stated, so, it's just good practice to extend one of those gutter lines enough to pick it up. It comes to a point you see, the gutters can pick it up.

Chairman Miozzi replied, I'm just saying it's because it's being built as new. I'm not telling you what to do, but you need either returns, either on the front to get some kind of gutter spacing down the side. Because when you build it like that, even though it shows a square, that square is technically back if it's connected to the soffit. You know what I'm saying? Steve, you make over one foot, and it's come to this peak, but your actual soffit that's back on this wall, you almost, you almost have nothing to attach it to. So, it's almost like we're just aiming for, you know, what's ended up going to happen. Either you're going to have to have a return here, you know, something built here to come out to attach the gutter too. And then down the side a little bit. I don't know, maybe these boxes are out to the edge of the soffit, but you know what I am saying.

Mr. Zingales replied, sounds easy enough to do right, come around the corner.

Mr. Varelmann replied, so, this is the first one of the series that we're looking at. Yeah, so the idea is to take this feedback and put it into the future project, so that we can refine it and make it a good design practice.

Chairman Miozzi replied, what Steve's actually getting to, let's say, take that upper gable or even the lower gable on the right of the house. If that was narrower, and you had a flat spot from the roof coming down like this, if it was narrower, you can actually have a gutter there and not just at that point. I am not going to hold this up, but again, you're going to have a situation if you're going to be building something for the gutters to attach to.

Dr. Triner stated, why design in a problem?

Chairman Miozzi stated, either like I said, it's almost like looking at the front left-hand gable. See how you got a gutter that's actually all the way to the left, that's going to take water running both ways on the upper gable to the left. You got that probably 18 inches of -

Mr. Marcellino replied, so, I think it's already overhung a foot, I could overhang it two feet.

Chairman Miozzi replied, right, I mean that would help too, I mean I'm just saying we're just looking out for you.

Mr. Marcellino replied, I could overhang it two feet the one over you. I could overhang it two feet.

Joseph Zingales stated you got two feet of six inch cover up in front here too. I don't know, so why anyone else going to overflow is going to come down the roof with it to the next thing, and then keep it from actually-

Chairman Miozzi replied, right now the only thing catching that thing is that corner of the gutter.

Mr. Varelmann stated, and we're just pointing out the problem. The problem is, there's not enough gutter to handle the water. I don't think it's worth holding anything up.

Chairman Miozzi replied, no, absolutely not.

Mr. Varelmann stated, it's a point to consider for the future iterations of this design.

Chairman Miozzi stated, all right, so he's got the changes we required so I'll need a motion to approve.

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:

Mr. Russell stated, we're going to need two sets of construction drawings. One complete construction drawing for review and one for building code review. So those have to be presented with the truss drawings. They also need to have the stamp on there.

Mr. Marcellino replied, usually when we start to build, we usually, you guys, the inspector comes in, we get that stamped there.

Mr. Russell replied, no, I need a prior review on those.

Mr. Marcellino replied, okay, I'll get you those.

Mr. Russell responded, okay.

Mr. Zingales replied, thanks, everyone.

Chairman Miozzi responded, thank you.

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

There was none.

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:13 p.m.

Chairman

Secretary