

August 18, 2016

Lyndhurst, Ohio
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The Architectural Board of Review of the City of Lyndhurst met in Regular Session on Thursday, August 18, 2016 at 7:30 p.m., in the Conference Room of the Lyndhurst Municipal Center, 5301 Mayfield Road.

Members Present: Eric Newland, Chairman
Nicholas DeBaltzo, Mayor Patrick Ward
Councilman David Frey

Member Absent: David Bader

Others Present: John Maichle, Building Commissioner

It was moved by Mayor Ward, seconded by Councilman Frey that the reading of the minutes of the Regular Meeting held June 16, 2016, copies of which were mailed to all members, be dispensed with and said minutes stand approved as circulated.

The question was put to a voice vote and passed with Councilman Frey abstaining.

Motion carried.

2201/2111 Acacia Park Drive

Review proposed plans for Sherri Park Apartments, balcony remediation.

Mr. Russell Wolf presented photos, renderings and proposed plans for the balconies at 2201 and 2111 Acacia Park Drive. He explained that there is water damage to the balconies due to age, and the way to fix that would be to either tear up the flooring in each suite, or to do an external support. He then explained that the buildings in question are ninety-six (96) percent occupied, they chose to go with the external support.

In answer to Mayor Ward's question, Mr. Wolf stated they would be using existing pre-cast, and put the supports in. He then explained that the new brick and mortar will match the existing.

In answer to Mr. Newland's question, Mr. Wolf stated that the railing color will be natural anodized, to match existing color scheme.

In answer to Mr. DeBaltzo's comment wanting to see structural drawings submitted, Mr. Wolf stated that there are structural drawings, but only the aesthetic drawings were submitted to the Architectural Board of Review.

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In answer to Mr. DeBaltzo, Mr. Wolf stated that there is a photograph of the proposed finish used for the exterior cement board to be used on the corner units. He then stated a sample of the proposed material and color to be used can be submitted.

It was also stated that the proposed privacy screening will be painted to match the building.

It was moved by Mr. Newland, seconded by Councilman Frey that the proposed plans for 2201 and 2111 Acacia Park Drive, Sheri Park Apartments, balcony remediation be approved as submitted.

The question was put to a voice vote and passed unanimously.

Motion carried.

1712 Brainard Road

Review proposed plans for new single family dwelling.

Mr. Mark Kotach, Monarch Construction, presented proposed plans and elevations for a new single family dwelling located at 1712 Brainard Road. He then presented samples of materials to be used, explaining that there is an option to use stone material on either sides of the garage door.

Mr. Maichle presented a floor plan of the proposed house.

In answer to Mr. Newland's question, Mr. Kotach stated that two homes will eventually be built, and will have the required setbacks.

It was moved by Mr. Newland, seconded by Councilman Frey that the proposed plans for a new single family dwelling located at 1712 Brainard Road be approved with the incorporation of consistent lineal windows surrounding the home, and both pallets are presented which include the Kingsford Letchstone stone as an alternate, the dual black Cambridge selection IKO shingles as pallet 1, pallet 2 would be the Weatherwood Landmark shingles with the Sand T Legestone alternate as well.

The question was put to a voice vote and passed unanimously.

Motion carried.

5277 Marian Drive

Review proposed renovations to include an In-Law suite.

The Board reviewed the proposed plans, and Mr. Maichle stated all setback requirements are met.

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Mayor Ward stated that a variance may be needed due to the second kitchen in the proposed In-Law suite.

Mr. Newland offered suggestions to the floor plan of the proposed addition, regarding windows and closets. He further stated that railings may be needed, depending on how high the stairs are above grade.

Mr. Newland pointed out that all proposed materials and colors match existing. He then stated that the foundation material on the proposed addition will be noticeable due to the concrete block which is shown as grey, and suggested that red brick be used to be cohesive.

It was moved by Mr. Newland, seconded by Councilman Frey that the proposed renovations to include an In-Law suite at 5277 Marian Drive be approved pending the brick to grade match existing as to material and color, and the window surrounds match, as well as shingles, siding and window type.

The question was put to a voice vote and passed unanimously.

It was moved by Mr. DeBaltzo, seconded by Councilman Frey that the meeting be adjourned.

The question was put to a voice vote and passed unanimously.

Motion carried, meeting
Adjourned at 8:15 p.m.

Eric Newland, Chairman

Approved: _____

Attest: _____