

September 15, 2016

Lyndhurst, Ohio
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The Architectural Board of Review met in Regular Session on Thursday, September 15, 2016 at 7:30 p.m. in the Conference Room of the Lyndhurst Municipal Center, 5301 Mayfield Road.

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

Others Present: John Maichle, Building Commissioner

The following correction was made to the minutes of the Regular Session held August 18, 2016: Page 2, 1712 Brainard Road, 4th paragraph should read: “. . . and both pallets are presented which include the Kingsford Ledgestone stone as an alternate . . .”

It was moved by Mayor Ward, seconded by Councilman Frey that the reading of the minutes of the Regular Meeting held August 18, 2016, copies of which were mailed to all members, be dispensed with and said minutes stand approved as amended.

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

Motion carried.

1151 Gordon Road

Review proposed plans for new 1,700 square foot single family dwelling.

Mr. Josh Kaplovitz, Weathervane Homes, presented proposed plans and stated he is purchasing the existing lot from the City of Lyndhurst. He then stated that if plans are approved, he hopes to start building in approximately one month, to be completed by the end of the year.

Mr. Kaplovitz then presented material and color samples and stated that all trim will be white.

In answer to Mr. Newland's observation, Mr. Kaplovitz stated that there will be coach lights on either side of the garage door, as well as a matching light on the side of the front door. He then stated that he would add a window to the garage to break up the solid expanse.

In answer to Mr. DeBaltzo's question regarding the roof overhang, Mr. Kaplovitz stated it is a uniform one foot overhang projection all the way around the house.

It was moved by Mayor Ward, seconded by Mr. Newland that the proposed plans for a new 1,700 square foot single family dwelling located at 1151 Gordon Road be approved with the addition of a window in the garage.

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

Motion carried.

2066 Aldersgate Drive

Review proposed plans for new single family dwelling.

Alan Longstreth and Madison Byers presented proposed plans, materials and colors for the new single family home. Ms. Byers stated the owners chose Cape Code grey with Wedgewood blue shutters, pewter lifetime dimensional roofing shingles, along with stone accents.

Mr. Newland suggested adding architectural headers over the windows and to balance the windows on the front elevation.

Mr. Bader suggested adding a rail to the basement egress window for security purposes.

Mr. Longstreth stated that the area by the window will be back filled so it will be less than sixty (60) inches.

It was moved by Mr. Newland, seconded by Councilman Frey that the proposed plans for a new single family dwelling located at 2066 Aldersgate Drive, be approved pending the addition of the shutters on the windows directly to the left of the front door and to re-space the windows on the left side of the front elevation, and to add architectural headers over the windows.

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

Motion carried.

5332 Mayfield Road

Review proposed plans for single story retail banking center with remote ATMs.

Mr. Tim Meseck, Architects Partnership and Seth Burke, Market Real Estate, presented proposed plans for the relocation of Chase Bank. Mr. Meseck stated that the proposed building will have three thousand five hundred (3,500) square feet, and will be a full service banking center. He also stated that the bank will have remote drive throughs; ATMs only. He also stated that the ATMs will be positioned toward the south of the property, and the building will be centered on the site. He then stated Mayfield Road will be ingress/egress as well as the side street, one existing curb cut on Mayfield Road will be eliminated, and there will be a clockwise traffic pattern throughout the site.

Mr. Meseck stated there will be twenty-five (25) parking spaces. He also stated the site will be completely re-landscaped and the existing storage tanks will be removed. He also stated

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that all parking lot lighting requirements will be met. He then stated that a proposed cedar fence will be erected between the two zoning districts.

Mr. Bader pointed out the existing trees on or near the property that are dead. He then stated his concern about the proposed Taxus on the north side of the property, which may limit the sight distance for traffic, especially near the sidewalk.

Mr. Meseck stated he would revisit the shrub placement, and modify the type and height so as not to hinder visibility.

In answer to Councilman Frey's question regarding the placement of the ATMs, Mr. Meseck stated they are further away from the building due to the bypass lanes. He then stated if the Board would prefer, the ATMs could be moved closer to the building, and the bypass lane could be closer to the rear of the building.

Mr. Meseck then presented the proposed north and east elevations. The proposed building will have a pitched roof with dimensional shingles. He then presented color and material samples to be used. He further stated that a parapet soffit will hide the HVAC unit.

In answer to Mr. Newland's question, Mr. Meseck stated the proposed front elevation will have clear anodized store front framing with clear anodized Low E, one inch thermal glass. He then stated that he will be proposing two (2) internally illuminated signs, one sign over the main entry and one sign along the side; there will also be a monument sign. He stated that when the monument sign is proposed, it may need a variance, due to it being six (6) feet high by nine (9) feet wide.

Mr. Meseck stated that a trash enclosure with a 2 cubic yard dumpster will be located at the back side of the building. He further stated it will be masonry (to match the building) on three (3) sides with cedar board gates on the fourth side.

Mr. Newland stated that there is a path from Winchester Road to the Lyndhurst Community Presbyterian Church, which cuts through the property in question; he asked if it will be maintained.

Mr. Meseck stated that this issue has not been addressed, however there would be a liability issue; the request would not be out of the question.

Mayor Ward explained that although the Planning Commission has not yet reviewed the proposed plans, the city is not requiring a fence between the proposed building and the existing church.

Mr. Meseck stated that a landscape plan will be submitted for approval.

It was moved by Mr. Newland, seconded by Mayor Ward that the proposed plans for single story retail banking center with remote ATMs located at 5332 Mayfield Road be approved pending the following:

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The traffic pattern be restudied and assessed;
The possibility of shifting up the ATM queuing lane closer to the building and reversing the slip lane towards the rear of the property;
Perimeter fence height;
The height reduction of the shrubs adjacent to the curb cut;
Study condition of the existing trees.

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

Motion carried.

5564 Mayfield Road

Review proposed plans to add approximately 2,670 square feet of new building space to the existing structure.

Mr. Jake Szaraz, Ray Fogg Building Methods, Inc., presented proposed plans for a Sun Market. He stated that an additional two thousand seven hundred (2,700) square feet will be added to the existing building, the parking lot will be redone as well. He explained that the proposed addition will have vinyl siding and brick veneer to match existing.

Mr. Newland stated his concern regarding the space needed for large delivery trucks, clearing parking spaces where cars may be.

Mr. Nick Teriaca, owner, stated deliveries will be from 7:30 a.m. to 8:30 a.m., prior to opening. He then stated there may be smaller truck deliveries throughout the day.

Mr. Bader stated his concern regarding the parking and curb cut along Mayfield Road, suggesting that the curb cut align with Ford Road, across the street. He then sketched a recommendation. He also commended the architects on the proposed plans. He then suggested additional landscaping around the parking lot and pathways, for aesthetic and safety reasons.

In answer to Councilman Frey's comment regarding the existing privacy fence, Mr. Teriaca stated he would replace the fence with whatever the Board recommends.

Mr. Szaraz stated that there will be a large white cooler behind the building, so as not to take up square footage inside the building.

Mr. Newland suggested landscaping or fencing around the cooler. He then suggested moving the dumpster.

In answer to Mr. DeBaltzo's question, Mr. Szaraz stated that the ceiling will be a wood veneer.

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It was moved by Mr. Newland, seconded by Mayor Ward that the proposed plans to add approximately 2,670 square feet of new building space to the existing structure located at 5564 Mayfield Road be approved pending the following:

- Submittal of the alternate site plan;
- Landscaping around the monument sign;
- The proposed outdoor cooler be heavily landscaped with evergreen shrubbery on at least three (3) sides;
- Relocating the dumpster area;
- The existing fence be replaced or reconditioned where able;

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

Motion carried.

Mr. Maichle requested the following addition to the agenda:

5280 Mayfield Road

Review proposed building signage.

Mr. Maichle presented a photo of the building and stated that the blue awning shown on the existing building will be removed.

Mr. Paul Gallagher, Fastsigns, presented proposed plans for signage on an existing building, and stated that the proposed signage is an aluminum box painted black with white lettering, and will be internally illuminated with two (2) sets of seventy-two (72) inch fluorescent lights.

In answer to Councilman Frey's question, Mr. Gallagher stated that the proposed sign will not be lit twenty-four (24) hours a day.

Mr. Newland suggested awnings over the existing windows and a placard above the door. He also stated he felt the proposed sign looks temporary. Mr. Bader concurred.

Mayor Ward suggested a different shape for the proposed sign, to give it a more residential look, and still be internally illuminated.

It was moved by Mr. Newland, seconded by Mr. Bader that this item be tabled.

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

Motion carried.

It was moved by Mayor Ward, seconded by Mr. Newland that the meeting be adjourned.

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

Motion carried, meeting
adjourned at 9:00 p.m.

Eric Newland, Chairman

Approved: _____

Attest: _____