

Lyndhurst, Ohio  
October 29, 2019

The Architectural Board of Review met in Special Session on Tuesday, October 29, 2019 at 7:00 p.m., in the Council Chamber of the Lyndhurst Municipal Center, 5301 Mayfield Road.

Members Present: Eric Newland, Chairman  
David Bader, Nancy Nozik,  
Mayor Patrick Ward, Councilman Chuck LoPresti

Others Present: John Maichle, Building Commissioner

It was moved by Councilman LoPresti, seconded by Mayor Ward that the reading of the minutes of the Regular Meeting held June 20, 2019, copies of which were mailed to each member, be dispensed with and said minutes stand approved as circulated.

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

Motion carried.

### **1511 Biltmore Road**

#### **Review proposal by City Blue Electric to install solar panels on the front side of the house roof.**

Mr. Stuart Lipp, Better Together Solar, spoke on behalf of the property owner. Mr. Lipp explained that he is proposing fifteen (15) panels on the roof of the house; twelve (12) on the front and three (3) on the back, which will include the main structure of the house and garage. He stated that the system to be used is a 4.2 KW, which will generate approximately five thousand (5000) kilowatt hours per year.

In answer to Mr. Newland's question, Mr. Lipp stated that the proposed system is good for thirty (30) years.

In answer to Mr. Newland's concern about the age of the existing roof, Rebecca Parkes, homeowner, stated that her roof is approximately three (3) years old.

Mr. Lipp explained a couple of options with the connection; stating it could go over the side of the house or through the attic. He further stated that the inverter will either be in the garage or basement.

In answer to Mayor Ward's question, Mr. Lipp stated that this is a grid tied system; if there is an electrical appliance in use, the power will go directly to that appliance, if there are no appliances on in the house then the power is fed back into the grid. He then stated that it is a multifunctional, it is digital, there will be an interconnection agreement with CEI or First Energy,

they come out and swap out the meter. The homeowner will be able to monitor daily production on her phone.

Mr. Newland asked if there are any large trees in the area which would block sunlight.

Mr. Lipp explained that if one module is shaded and producing only twenty (20) percent, the rest will produce one hundred (100) percent if they are in the sun.

In answer to Mr. Bader's question, Mr. Lipp stated that First Energy has been contacted and a preliminary application has to be filed. He then stated that First Energy issues the agreement.

Mr. Newland stated that the structural engineer noted the roof load.

Ms. Parkes stated she has not had spoken with her neighbors regarding the solar panels.

Ms. Nozik stated that she prefers that the panels are flat and parallel to the roof (as shown in the proposed plans) and not tilted.

It was moved by Mr. Newland, seconded by Councilman LoPresti to approve the proposed solar panels on the front side of the house roof of 1511 Biltmore Road pending the color of the conduit or any part thereof, matches the color of the existing house.

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

Motion carried.

### **5443 Rae Road**

#### **Review proposed landscape plan and buffer requirements for The Avenue at Lyndhurst.**

Mr. Marc Cohen, Northcoast Architects, presented proposed plans and stated he is seeking final approval of the landscape plan and buffer along the perimeter of The Avenue. He explained that at the last Architectural Board of Review meeting, it was requested to add more detailing on the building, which the drawings show; additional trim work on the windows, the front elevation of the building, square louvres instead of the round louvres, and the addition of brick trim along the soldier course. He then stated a more detailed landscape plan is presented this evening, integrating a variety of species of plant material. He further explained that evergreen trees will be used for buffering, Colorado Spruce, Eastern White Pine and Scotch Pine, along with Green Giant Arborvitae. He further stated the front of the property, along Rae Road will have two (2) foot high landscaped mounds, with a concentration of Evergreen shrubs which are two (2) feet high, specifically in front of the parking areas so as to block headlights; furthermore there will be ornamental and additional trees along Rae Road. He stated that along the east side of the property there is an eight (8) to ten (10) foot area of land which is elevated and the grade drops off to eight (8) feet or so, and a variety of evergreen trees and ornamental

trees will be planted. He then addressed the north property line, stating a three (3) foot high mound will be landscaped as well, adding additional buffering. The west property line, where the storm water detention basin sits, the neighboring properties have many types of fencing abutting The Avenue; the first four lots do not have fencing, so a six (6) foot high vinyl solid fence will be erected to create a solid buffer, beyond that, evergreen trees along with a variety of trees will act as a visual buffer. He also stated there are existing chain link fences which are scattered along the north and east property lines, where plantings will act as a buffer to make the property look less institutional. He then stated foundation plantings will be planted, as shown on the presentation, along with plantings in the three (3) courtyards.

Mr. Newland stated that he felt the proximity landscaping with the variation in fencing and mounding, the row of vegetation seems a bit thin, especially using evergreen material and deciduous material.

Ms. Nozik asked if the plantings will be on top of the mounds.

Mr. Cohen stated yes, plantings will be on top of the mounding for added buffering.

In answer to a question regarding the evergreens, Mr. Cohen stated at the time of planting, the evergreen trees will be six (6) feet high, and reach eight (8) to ten (10) feet high.

Mr. Bader stated at maturity, the pines should reach approximately eighty (80) feet; the arborvitae should reach an approximate height of ten (10) feet. He then stated that the spacing of pine trees shown on the proposal can be tightened up, or staggered to allow for denser screening. He then asked if mounding will be placed along the property which abuts Blanchester Road, and further stated that the mound abutting Blanchard Road is in excess of twelve (12) feet.

Mr. Cohen stated that presently, the mound abutting Blanchard Road is not the finished product; it will be approximately four (4) feet high when finished.

Mr. Bader recommended restudying the proposed White Pines to be used, stating that as that particular tree matures, the lower limbs become thin. He then suggested using Norway Spruce, White Pines, Scotch Pines or Hemlock instead, which will not lose the denseness in the lower limbs. He also stated that arborvitae are fast growing and tend to get storm damage; clustered arborvitae are stronger, and incur less damage. He then recommended not planting Taxus due to the deer population who tend to eat it. He then asked about the detention ponds, at the southwest corner of the property which have been wet, he stated that it is his understanding they should be dry, and would like to discuss the situation with the city engineer. He further stated that there is an abundance of material at the entrance on Rae Road that could be used for additional mounding, the two (2) foot mound along Rae Road could be elevated to a three (3) foot mound, which would give a physical block of the cars' headlights. He then recommended clustering the Junipers at the entry and also create more screening, and creating a highly detailed entry into the property; it would soften the approach from the neighborhood as well. He then referred to the west side, along the building, to the next storm basin, which shows the fence and landscaping, he suggested adding five (5) or six (6) additional shade trees to break up the large façade of the building. He then suggested at the southwest corner of the building, the first

detention pond, where it would be difficult to cut grass due to the grade, but instead to plant some type of ground cover which would not require much maintenance. He then stated that he feels the plant material list shown on the proposal is strong; some of the trees by the retention pond shown on the proposal should be graphically moved so as not to be so clustered in that area, possibly moved to the entrance along Rae Road, while maintaining proper sight lines. He would like to see both entrances landscaped so as to act as a capstone to the project from the Beaconfield and Sunview Roads Neighborhood. He recommended breaking up the expanse of the front of the property into three (3) quadrants by the placement of plant material.

Ms. Nozik asked about the pull offs, to which Mr. Cohen replied the pull offs are for emergency vehicles to maneuver around.

Mr. Newland then opened the meeting to public comment.

Ayeda Mateen, 1240 Blanchester Road, questioned the plantings and the fencing in the area which abut her home; the vacant parcel to the rear of The Avenue property.

Mr. Cohen stated that the area will be re-seeded when weather permits and be maintained as a grass area. He further stated that access is gained through Blanchester Road. He then stated that the temporary construction fence will be removed upon completion.

Pat Dearden, 1304 Haverston Road, stated he is speaking on behalf of himself, his wife and some neighbors who could not attend. He stated he would like to see a privacy fence put along the back of the property on the east side. He further stated that the eight (8) houses abutting The Avenue would like to see an eight (8) foot high, low maintenance, solid fence erected in that area. He further asked that the plantings be sufficient to provide privacy and reduce light pollution.

Mr. Newland stated that the code permits a maximum six (6) foot high fence, for that zoning district.

Bill Wiznor, 1275 Gordon Road, stated that the retention pond is quite deep and asked if there will a chain link fence around it for safety reasons, and further asked if a solid fence would be erected between the houses and The Avenue.

Mr. Cohen stated that the ponds will not have a fence around them, they are dry ponds; when it rains, it does fill up but releases slowly. In regards to the fence abutting the properties, he stated a white vinyl fence will be erected abutting the first four (4) houses, then, where there is no homeowner fence, the white vinyl fence will be continued.

Neighbors along Gordon Road (no addresses given) complained that large tree limbs have fallen onto their properties from The Avenue and questioned Mr. Cohen about the removal.

Mr. Cohen stated he will look into it.

In answer to Councilman LoPresti's question regarding an eight (8) foot high privacy fence between the two properties, Mayor Ward stated that given all the site work that has been done, and viewing the topography, an eight (8) foot high fence would be exceptionally high. He then stated that the bigger concern is the Gordon Road side, as the Haverston Road side of the property is higher than The Avenue property.

Mr. Cohen stated he is opposed to erecting an eight (8) foot high fence due to a variety of reasons; the scale of the relationship of the lay of the land, an eight (8) foot high fence is too high, which would greatly impact the view. He then stated that The Avenue would like to be part of the community and with that high of a fence, would give the feel of being institutionalized by creating a barrier, which would not be aesthetically pleasing for the neighborhood nor The Avenue. He further stated that he will not erect a fence and landscaping at the same location - one or the other would be used as a buffer.

Cory Hughart, 1267 Gordon Road, stated his garage is approximately six (6) feet from The Avenue's property line, and is concerned about large trees falling on his garage and/or property.

Laura Droblich Sulak, 1280 Haverston Road, stated she and her family enjoy the back yard and does not want to see parked cars nor headlights. She further stated that now, construction vehicles are shining their lights into her windows. She stated that she would like to see a fence erected for privacy and to act as a noise buffer.

Mayor Ward explained that after the last meeting regarding The Avenue, a notice was sent to all abutting residents asking what they would like to see as a buffer. He stated that he received minimal response from that notice. He stated he would like to see a consistent buffer which would be aesthetically pleasing on both sides.

Councilman Gambatese, 1355 Gordon Road, asked the City to re-engage the abutting property owners as to their opinions on the buffer.

Mayor Ward stated that now, it is easier to see the dimensions of the project, the topography, and now have better clarity to make a decision.

Lisa Schindler, 1296 Haverston Road, stated that she purchased the house just prior to construction, so never received an inquiry regarding the buffer. She then stated she recently had to remove two (2) fifty (50) foot pine trees from her property due to the roots being loosened from the construction at The Avenue. She then stated her concern regarding the proposed pine trees to be planted at The Avenue, and their sturdiness to withstand high winds. She then inquired about the maintenance of both the proposed fence and the proposed landscaping. She is concerned about tree roots loosening her fence posts as well.

Mr. Cohen stated that the landscaping will be maintained by a professional landscape service, which includes maintaining the trees. He then stated that he will advise the landscape architect of the situation.

Mary Kate R, 1308 Haverston Road, stated that she would prefer to see a high fence separating the properties. She further stated that she lost many arborvitae plants due to water run off from the mounds of dirt on The Avenue Property, and the presence of constant dust clouds from the construction, along with many rodents.

Annamarie DiLillo, 1305 Gordon Road, asked where the proposed trees will be planted, as she does not want them against her fence. She then stated that due to the elevation of the land on The Avenue Property, she feels as though she has no privacy in her back yard.

Mr. Cohen stated that the proposed trees will be planted between her fence and the water detention pond.

Mr. Bader stated that he has recommended additional plant material be planted closer to the building, to break up the façade of the building.

Mayor Ward suggested taking the fence on the west side of the building and taking it to Blanchester and the same on Haverston, same material, six (6) foot high privacy fence on both sides, and moving some of the plant material from the west side of the pond, to the east side of the pond closer to the building to break up the expanse of the building. He then explained that an eight (8) foot fence would be aesthetically devastating to the landscape of both The Avenue and the residents on Haverston Road and Gordon Road, as well as those driving in close proximity to the building.

Mr. Bader concurred.

Mr. Cohen reiterated that if a privacy fence is required, there will be less plantings.

Mayor Ward asked if the fence would be side by side with a property owner's fence, or if the property owners' fences will be removed.

Mr. Cohen stated if the homeowners do not want their portion of the fences which will be next to The Avenue's fence, they can be removed by the property owner.

Mr. Bader stated that putting up the six (6) foot fence and removing the plantings is very problematic. He stated that if the six (6) foot fence is erected, the landscape architect needs to be selective in adding some plant material along the building, possibly not as many as you would use as a buffer, but the building façade needs to be softened.

Mayor Ward stated that he understands that the density of the plantings was to serve as a visual buffer, however the plantings act as a noise buffer as well, and does not want to see many removed.

Mr. Bader recommended that the plantings be moved to the other side of the pond, closer to the building, so that the building will be screened adequately. He further stated that on a project of this scale and scope, to plant some landscaping up along the building to soften it and to be a good neighbor is mandatory. He then pointed out that on the detailed foundation planting

along that building, there is none on the west side, which there should be, and it should be an easy solution as well as cost effective.

It was moved by Mr. Newland, seconded by Councilman LoPresti that this item be tabled pending new proposed plans be drawn and presented which incorporates all recommendations made.

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

Motion carried.

It was moved by Councilman LoPresti, seconded by Mr. Newland 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.

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Eric Newland, Chairman

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_