

Lyndhurst, Ohio
May 19, 2022

The Architectural Board of Review met in Regular Session on Thursday, May 19, 2022, at 7:00 p.m. in the Conference Room of the Lyndhurst Municipal Center, 5301 Mayfield Road.

Members Present: David Bader, Nancy Nozik,
Emily Schwab, Mayor Patrick Ward,
Councilman Chuck LoPresti

Others Present: John Maichle, Building Commissioner

It was moved by Mayor Ward, seconded by Councilman LoPresti that the reading of the minutes of the Regular Meeting held May 20, 2021, 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 unanimously.

Motion carried.

5195 Thornbury Boulevard

Review proposed plans for porch enclosure.

Mr. David Hughes, Architect, presented proposed plans for an enclosed porch. He stated that the rear of the house has two additions which creates a U shape. The void area between the two (2) additions is presently a deck. He explained that the homeowner would like to enclose the deck area to create a sunroom.

In answer to Ms. Nozik's question, Mr. Hughes stated that the existing solid wood deck construction will remain.

Due to the lack of heat and insulation below the flooring/deck, Mr. Bader stated that this proposed addition would be considered a three-season porch. He further stated that the proposed addition will have an open ceiling, with visible trusses.

In answer to Mr. Bader's question regarding waterproofing the seams between the roof of the porch and addition, Mr. Hughes stated there will be adequate valley flashing and framing. He further explained that due to the way the existing and proposed roofs are designed, the water and snow will drain down, and the downspouts will be relocated.

In answer to Ms. Nozik's question, Mr. Hughes stated that new roof shingles will be added as needed, especially where the proposed new roof meets the existing. Mr. Bader voiced his concern with snow build up in the existing roof areas which will meet the proposed roof and recommended using a cricket assembly.

In answer to Ms. Nozik's question, Mr. Hughes explained that the deck governs the perimeter of the wall. Ms. Nozik then asked about the gap which will be created with the new build, and if a trim piece will be placed, and if the existing deck will serve as the flooring for the proposed new addition. Mr. Hughes stated that there will be a gap, and that the existing deck will serve as the floor for the proposed new addition.

Mr. Hughes stated that a natural wood siding will be placed on the addition for contrast, and not match the existing white aluminum siding. Mr. Bader recommended that the new roofing shingles match existing as close as possible.

It was moved by Ms. Nozik, seconded by Councilman LoPresti to approve the proposed plans as clarified in the new set of drawings submitted, pending the Building Department's review of the construction details and review of the roofing details, that the roofing shingles to be used match the existing shingles as closely as possible; the color of the roofing shingle and exterior color of the wood siding be presented to the Building Department.

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

Motion carried.

1031 Richmond Road

Review proposed plans for the construction of a new single family home.

Mr. Mike Chowdhury, Selective Homes, LLC., presented proposed plans for a new house located at 1031 Richmond Road. He presented proposed color samples as well.

Mayor Ward stated that there is an existing driveway which services two structures; the structure towards the rear of the property is in disrepair.

In answer to Mr. Bader's question, Mr. Chowdhury stated there are two lots; a structure on each lot, the existing structure on this lot will be razed, and the proposed house built. The new proposed house will be closer to Richmond Road than the original house.

Mr. Chowdhury presented proposed color and material samples, and stated the roof will be metal, the sides and rear of the house will be vinyl siding, and the front will be brick and wood. He further stated that the windows will be vinyl Pella windows with white trim and black shutters.

Mayor Ward questioned the style of the front doors as to how they blend with the style of the home.

In answer to Ms. Nozik's question regarding the overhangs, Mr. Chowdhury stated the soffits will be white vinyl siding.

In answer to Mr. Bader's comment, Mr. Chowdhury stated he received the City's survey and is aware of the flood plain.

In answer to Mrs. Stocum's (1018 Winding Creek Lane) question, Mr. Chowdhury stated this proposed project will take approximately ten (10) months to complete.

Mr. Carballada, 1010 Winding Creek Lane, stated that due to the land configuration, he is concerned about his property caving in.

It was moved by Ms. Nozik, seconded by Councilman LoPresti to approve the proposed design and colors as submitted, with a request to restudy the design and color of the front door to be more compatible with the character of the house.

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

Motion carried.

It was moved by Ms. Nozik, seconded by Mayor Ward that the meeting be adjourned.

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

Motion carried, meeting
adjourned at 8:10 p.m.

Nancy Nozik, Chair

Approved:_____

Attest:_____