

Lyndhurst, Ohio  
April 15, 2021

The Architectural Board of Review met in Regular Session on Thursday, April 15, 2021 at 7:00 p.m., via the permitted Zoom platform.

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

Others Present: John Maichle, Building Commissioner

It was moved by Councilman LoPresti, seconded by Mr. Bader to approve the minutes of the Regular Meeting held March 19, 2020.

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

Motion carried.

**Swear in new member, Emily Schwab**

Ms. Schwab was unable to attend this evening's meeting.

**Elect Chair for the Year 2021.**

It was moved by Mr. Bader, seconded by Councilman LoPresti to elect Ms. Nancy Nozik as Chair for the year 2021.

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

Motion carried.

**Elect Secretary for the Year 2021.**

It was moved by Councilman LoPresti, seconded by Mayor Ward to elect Mr. David Bader as Secretary for the year 2021.

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

Motion carried.

**875 Roland Road**

**Review proposed alterations to front of existing house.**

Mr. John Paul Urbaniak, Homeowner, introduced his contractor, Mark Cummings, Chagrin Valley Contracting, 17525 Fairlawn Drive, Chagrin Falls.

Mr. Cummings presented proposed plans and stated he is proposing to alter the front porch by framing in the porch area for extra space in the living room. The existing face brick around the lower portion of the porch will be removed, and the concrete block will be moved forward towards the street to align with the existing brick on the rest of the house. He further stated walls will be built to enclose the front porch, the existing slab will also be removed and replaced with floor joists and sub-floor and install hardwood or tile flooring in the interior. He further stated that the front door, which presently cannot be seen from the street, will now be on the front elevation facing the street; steps will be added as well, leading to the front door.

In answer to Mr. Bader's question, Mr. Cummings stated a new front door will be installed. Mr. Bader stated his concern regarding the new steps will be right up to the finished floor of the house with no landing shown for the opening of the door. He suggested revising the proposal to show a landing at the front of the house, which is code related.

In regard to the new insulation requirement for The State of Ohio, Mr. Maichle stated due to the minimal size of the proposed addition/alteration, he will overlook the requirement.

In answer to Mr. Bader's question regarding the void under the proposed new steps, Mr. Cummings stated as of now, he does not know what is in that area, but it is his intent to consider a premium fill and not soil.

Mr. Cummings then stated he has found vinyl siding that matches the existing aluminum siding, as to color and style. Mr. Maichle stated that had gone to the property in question; the vinyl siding has been used on another portion of the house and he is in agreement that the proposed vinyl siding matches the aluminum siding very well.

In answer to Mr. Bader's question, Mr. Cummings stated the entire front of the house will be resided, included the upper portion of the gabled roof, and the shutters will be removed for a clean look.

Mr. Maichle stated that per the code, handrails are required. Mr. Cummings stated that handrails will be installed. He further stated that no overhang will be installed over the front door.

In answer to Mr. Bader's question, Mr. Cummings stated the existing octagon window will be relocated.

Mr. Bader suggested adding windows on the driveway side of the house to allow for more natural light. Ms. Nozik concurred.

Mr. Bader suggested extending the new walkway to the existing walkway for additional landscaped area on the south side.

In answer to Ms. Nozik's question, Mr. Maichle stated that there are no guidelines as to where house numbers are positioned, but they are required to be visible from the street.

Ms. Nozik recommended that the brick from the front porch be salvaged to infill behind the existing stairs so that the base of the front of the house is matching brick, along with the steps being of poured concrete with railings added.

Mr. Cummings stated that lighting will be added at the front entryway; a decision has not yet been made as to the location or number of lighting fixtures.

It was moved by Mr. Bader, seconded by Councilman LoPresti that the proposed alterations to the front of the existing house located at 875 Roland Road be approved as modified by the Architectural Board of Review, noting that the void in the porch be filled with premium fill.

Roll Call: Yeas: Bader, Nozik, Ward, LoPresti  
Nays: None.

Motion carried.

**Discuss exterior color pallets of single family homes.**

Mayor Ward recommended devising an acceptable color palate for homes in the city.

Ms. Nozik stated that since the city's code is silent regarding colors of homes, it would be best to research other communities for guidelines.

It was moved by Councilman LoPresti, seconded by Mr. Bader that the meeting be adjourned.

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

Motion carried, meeting  
adjourned at 7:40 p.m.

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Mayor Ward

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

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