

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
JULY 18, 2017**

MEMBERS PRESENT: Melissa Fliegel Chair
 Michael Wellman
 Terry Saylor

STAFF PRESENT: Richard Wong Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 7:00 p.m. at which time all members were present.

APPROVAL OF THE MINUTES OF THE JULY 6, 2017 PUBLIC HEARING

Members had no comments or questions so the minutes were approved as submitted and were signed by Ms. Fliegel.

**PUBLIC HEARING
JULY 18, 2017**

ABR 2017-118: DS RE Ventures LLC, 1489 Parkhill, requests to build 2-car, detached garage.

ACTION: The applicant was absent so the case was continued to a future meeting.

ABR 2017-119: Merrie Haufe, 3015 Lincoln Boulevard, requests to build 2-car, detached garage.

- Shannonwood Homes' Duane Schreiner, 1635 Wood Road, 44118, said the garage roof shingles will match the home's and the siding was to be painted to match the home's siding.

ACTION: Mr. Wellman moved to approve as submitted the garage as shown on the plans by Shannonwood Homes, received June 28, 2017. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2017-120: David Olszewski, 3487 Northcliffe Road, requests to build 2-car, detached garage.

ACTION: The applicant was absent so the case was continued to a future meeting.

ABR 2017-121: Nan and Hugh Sullivan, 2939 Scarborough Road, request to build front porch with closet and half bath.

- Dream and Remodel's Jim Snyder, 2772 Stark Drive, 44094, said the alterations and front porch addition received a Board of Zoning Appeals variance.
- Mr. Saylor, in response to a question from Ms. Fliegel, suggested that the half-bath window be on the side to maintain front symmetry. He also noted that the new roof's overhang would be wider than the old porch.
- Ms. Fliegel said that the columns needed to be spaced farther apart to look like they were supporting the wider porch. The porch steps may need to be wider, too.

ACTION: Ms. Fliegel moved to approve the porch as shown on the plans by Dream and Remodel, received June 29, 2017, with the conditions that the half-bath window be relocated to the side elevation, the columns be spaced farther apart so their top edge align with the inside wall of the roof overhang, and the roof be approximately 6" higher to allow the top moulding of the columns to be below the roof overhang. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-122: MLP Residential Properties Inc., 1612 Eddington Road, requests to build 2-car, detached garage.

ACTION: The applicant was absent so the case was continued to a future meeting.

ABR 2017-123: Tasha and Malachi Mixon, 17495 North Park Lane, request to enclose screened porch.

- J.P. Compass' Kevin Cieszykowski, 13660 Hall Road, 44024, said the existing screened porch would be fitted with insulated double-hung windows. The space would not be heated nor cooled. Replacement asphalt shingles were now being proposed instead of the metal roof on the drawings.

ACTION: Mr. Wellman moved to approve the proposed porch alterations with the condition that asphalt shingles be permitted as an option instead of a standing seam metal roof that had been shown on the plan. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2017-124: Yeshiva Derech Hatorah, 1700 South Taylor Road, requests to replace sign of school's name.

- Yeshiva Derech Hatorah's Rabbi Yossi Klein, 3507 Shannon Road, 44118, said the new sign will have the same looking lettering but be of the school's new name. The Hebrew lettering above the name will be restored to match the new lettering. Instead of aluminum, acrylic material will be used but the color will look the same as the existing metal letters.

ACTION: Ms. Fliegel moved to approve the sign as shown on the plans by Epic Sign, received July 5, 2017, with the condition that the sign material may be acrylic instead of aluminum and that the color match the existing sign's color. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-125: Laureen Jones and Cardell Burrell, 979 Brunswick Road, request to build wooden front stairs.

- Laureen Jones said the original stone and brick steps had collapsed and were removed. Photos of nearby homes showed precast concrete steps or wooden front porch steps.
- Ms. Fliegel asked that the wood be finished in a color to match the home's front railings. The new stair railing, stringers, and risers should be painted. The treads should be sealed, but not painted.

ACTION: Ms. Fliegel moved to approve the front steps as shown on the plans by BVJ Consultants, received July 6, 2017, with the conditions that all wood be pressure treated, the treads be stained and rest of the wood be painted to match the home. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-126: Spartan Hauling, 2116 Surrey Road, requests to replace rear balconies, steps and windows.

- Joseph Myers Architects' Daniel Armagno, 38030 2nd Street, 44094, said the material would be entirely pressure treated wood. One of the building's condo owners backed into the old stair. Upon further inspection, the owners found that full replacement rather than repair of the entire back porch and stairs was warranted.
- Ms. Fliegel and Mr. Wellman asked that the Wolmanized wood be painted.
- Mr. Armagno offered to stain the wood to achieve a whitewashed look.

ACTION: Mr. Wellman moved to approve the rear balconies, steps and windows as shown on the plans by Joseph Myers Architects, received July 6, 2017, with the conditions that the brick infill be toothed-in, that the decking be stained with a sealer, the rest of the wood be painted and consideration be given to decking installed with gaps between boards (for

drainage). *Seconded by Ms. Fliegel, the motion was unanimously approved.*

ABR 2017-127: MCB Reventures LLC, 1510 South Noble Road, requests to build wooden front stairs.

- Judah Enterprise's William Mason, 16781 Chagrin Boulevard, #292, 44120, said that the steps had been improperly built without a foundation. All wood was to be pressure treated.

ACTION: Mr. Saylor moved to approve the steps as shown on the plans by Judah Enterprise, received July 6, 2017, with the condition that the rails, posts, pickets and risers be painted and the treads be sealed. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-128: Julianne Eberlein, 3498 Fairmount Boulevard, requests to build 1-story, rear addition.

- Ross and Julianne Eberlein said the addition's new window was still being considered but may be excluded. A foundation was being omitted that was shown on the North-South section since the wall above was not load bearing.
- Mr. Saylor said the porch spindles needed a bottom railing that was above the flooring for ease of maintenance. Spindles connected to the floor would trap debris on the porch roof.

ACTION: Ms. Fliegel moved to approve the addition as shown on the plans by Horner Builders, received July 6, 2017, with the conditions that the porch railing include a bottom rail, the brick and siding be toothed-in and the new window be optional. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-129: Chaim and Naomi Epstein, 3656 Bendemeer Road, request to build 1-story, rear addition with lightwell to basement room.

- Atkin Construction's Phil Atkin, 2493 Rubydale Drive, 44118, said in response to a question from Ms. Fliegel that the proposed bedroom in the basement would comply with the building code's requirements including the dimensions of the room and the size of the window for emergency access. A ladder would be part of the lightwell.
- Mr. Wellman wanted the old addition and new addition to have the same siding orientation and roof form for compatibility.
- Mr. Saylor, in response to Mr. Atkin's comment that a second floor addition

may occur on the flat roofed porch, suggested a shed rather than gable roof for the new addition.

ACTION: Mr. Wellman moved to approve the rear addition as shown on the plans by Atkin Construction, received July 18, 2017, subject to the conditions that the roof be a shed roof and that the siding of the two additions match. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2017-130: Russell Borski, 1067 Pembroke Road, requests to install rear sliding patio door, deck and pergola.

- Mike's Home Improvement's Mark Wagner, 38167 Airport Parkway, #4, 44194, described the proposed deck and door.

ACTION: Mr. Wellman moved to approve as submitted the proposed door, deck and pergola as shown on the plans by Mike's Home Improvement, received July 6, 2017. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2017-131: 3007 Brighton Road LLC, 3104 Coleridge Road, requests to build two-story, rear addition.

- Homes on Demand's Michael Khmelnitsky, 5480 Som Center Road, 44139, brought revised drawings showing more detail. A family room, half-bath and mud room were shown on the first floor with a master bedroom and second bath proposed above.

ACTION: Ms. Fliegel moved to approve as submitted the addition as shown on the plans by Gregory Sarver, Architect, received July 18, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-132: Sylk's Soul Fix Cuisine, 2142 Lee Road, requests to install business identification sign on wall.

- Sylk's Soul Food Fix's Eric Rogers said the two box signs would be taken down and the wall repaired before installing the new sign. Lights would shine onto the sign.
- Members said that the proposed deviation from the prevalent, internally lit box signs was welcomed.

ACTION: Ms. Fliegel moved to approve as submitted the sign as shown on the plan by JB Original Design Company, received July 10, 2017. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2017-133: GMG Cleveland LLC, 3077 Mayfield Road, requests to install Motorcars Collision Center and Daylight Donuts signs on building and freestanding LED sign at corner in addition to other improvements.

- CSL Consulting’s Chris Lachman, 2218 Stillman Road, 44118, Wagner Sign’s Mark Wagner, 7135 West Ridge Road, 44035 and Deru Landscape Architecture’s Jayme Schwartzberg, 813 Huron Road, Suite 411, 44115, described the landscaping and signs proposed for the two businesses.

ACTION: Ms. Fliegel moved to approve as submitted the signs and low wall as shown on the plans by Wagner Sign and Deru Landscape Architecture, received July 14, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.

OLD BUSINESS

No new business was reported.

NEW BUSINESS

No new business was reported.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 9:15 p.m.

Respectfully Submitted,

Michael Wellman, Vice Chair

date

Richard Wong, Secretary

date