

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
AUGUST 2, 2017**

MEMBERS PRESENT: Melissa Fliegel Chair
 Erik Lund
 Terry Saylor

STAFF PRESENT: Richard Wong Planning Director

Absence: Michael Wellman

CALL TO ORDER

Mr. Wong called the meeting to order at 7:01 p.m. at which time three members were present.

APPROVAL OF THE MINUTES OF THE JULY 18, 2017 PUBLIC HEARING

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

**PUBLIC HEARING
AUGUST 2, 2017**

ABR 2017-135: Pat and Charles Williams, 3907 Northampton Road, requests to build 2-car, detached garage.

- New Creation Builders' Diane Bija, 5309 Barkwill Avenue, 44127, said the garage will be sandstone in color, with white trim.

ACTION: Ms. Fliegel moved to approve as submitted the garage as shown on the plans by New Creation Builders, received on July 17, 2017. Seconded by Erik Lund, the motion was unanimously approved.

ABR 2017-136: Severance Realty LLC, 3578 Mayfield Road, requests to install various Sprint signs.

- Signature Signs' James Vacey, 1776 E. 43rd Street, 44103 said that the current sign is small and does not fit structure since the previous sign was altered. He also noted that the new sign fit required specifications.
- Mr. Lund said that the Sprint Logo needs to be centered and the sign to go on the door.

ACTION: Mr. Lund moved to approve the proposed sign installation with the condition that the logo is centered on the sign, and placed on the door. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2017-137: Ben Kuester and Laura Cooperman, 12949 Cedar Road, request to build 3-car, detached garage.

- GodFather Garage's Steve Mazzone, 3601 Clark Avenue, 44109 said the 3-car garage will replace the existing 2-car garage.

ACTION: Ms. Fliegel moved to approve as submitted the garage as shown on the plans by GodFather Garages, received on July 18, 2017. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2017-138: Cleveland Heights Church, 12412 Cedar Road, requests to alter front including new windows.

- J & N Constructions' Rex Beck and Daniel Schmitkons, 31125 Miller Drive, 44092, said that alterations will tie into the look of the district and restore the windows that were part of the façade originally.
- Mr. Saylor said wood needs to be used on the ceiling of the overhang.

ACTION: Ms. Fliegel moved to approve the alteration as shown on the plans by J&N Construction, received on July 18, 2017, with the condition that the material of the overhang ceiling be wood material. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2017-139: Steve and Nancy Ludeke, 3402 Ormond Road, request to build 1-story, rear addition

- Shannonwood Homes' Duane Schreiner, 1635 Wood Street, 44121, said that back porch will be a future addition. He states the back door will have a window.
- Ms. Fliegel wants to see how the fascia will tie into existing fascia.
- Mr. Saylor and Mr. Lund want to see side elevations of porch steps and railings.

ACTION: Ms. Fliegel cannot motion to approve. Case continued to allow customer to modify plans to illustrate recommendation, to a future meeting.

ABR 2017-140: Shimon Munk, 3732 Severn Road, requests to build 2-story rear addition

- Eli Mahler, 3947 West Ash Lane, 44122, said all variances have been granted.

ACTION: Ms. Fliegel moved to approve as noted the addition as shown on the plans by Eli Mahler, submitted on May 29, 2017. Seconded by Mr. Lund, the motion was unanimously approved.

ABR 2017-18 (continued from February 28): Yeshiva Derech Hatorah, 1700 South Taylor Road, requests to install 6'-high fence to enclose two open areas to the west and to the south of the building.

- Neff & Associates' Dan Neff, 6405 York Road, 44130, said that the goal of the fence is to contain the views of the school, as safety continues to be the main concern of this k-8 grade Girls' school. Mr. Neff reports that they will add irrigation to the landscape during initial growth.

- Mr. Lund recommends making a change of fence material at the corner, not along a run parallel to driveway. He also recommends pulling the Euclid Heights Boulevard part of the fence back in line with the Willis' home.
- Ms. Fliegel recommends that there needs a maintenance plan and restore arborvitae that have not been replaced.

ACTION: Ms. Fliegel moved to approve the proposed fence requests, as shown on the plans by Neff & Associates, received on July 06,2017, with the conditions that the same vinyl fencing material run to the corners, the fence line must setback with the Willis property, a maintenance and restoration plan is needed for arborvitae that have not been replace regardless of Zoning Appeals decision, and pending Board of Zoning Appeals approval of setback. Seconded by Mr. Saylor, the motion was unanimously approved.

Old Business

No old business was reported.

New Business:

Mr. Wong presented photos of a split unit on Lincoln. Exterior HVAC work was conducted on the side of the house without a permit leaving exposed pipes. Mr. Wong requested an ABR rule on the matter and requested paint to match. Ms. Fliegel said that schematic pipe lining must be presented to ABR.

Adjournment

There being no further matter to come before the Board, the meeting was adjourned at: 9:09pm.

Respectfully Submitted,

Melissa Fliegel, Chair

date

Richard Wong, Secretary

date