

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
DECEMBER 21, 2017**

MEMBERS PRESENT:

Michael Wellman, Vice Chair  
Erik Lund

STAFF PRESENT:

Richard Wong, Planning Director

**CALL TO ORDER**

Mr. Wong called the meeting to order at 7:00 PM at which time all members were present except for Ms. Fliegel whose absence was excused.

**APPROVAL OF THE DECEMBER 5, 2017 MINUTES**

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

**PUBLIC HEARING  
DECEMBER 21, 2017**

**ABR 2017-239; Kathi Hagan, 3805 Kirkwood Road,** requests to build trellis and railing on second floor side porch.

- David Fisco, 3805 Kirkwood Road, not realizing that a permit was needed, had built the second floor porch trellis and railing and was now requesting approval. In response to a question from Mr. Wellman, he said the wood was pressure-treated and will be painted this spring. The design was the same as the back porch's railing. Spindles were at a 45-degree angle to the railing's top and bottom rails.
- Mr. Wellman said he preferred that the columns be aligned directly above the room below rather than placing the columns above the room's overhang. He didn't see this as significant enough to warrant rebuilding the railing and trellis, though.

***ACTION: Mr. Lund moved to approve the trellis and railing as shown on the applicant's photos, received December 5, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.***

**ABR 2017-240: Huntington National Bank, 1945 Revere Road,** requests to build a detached, 2-car garage.

- The applicant was not present, so the case would be heard at a future meeting.

**ABR 2017-241: Ivery Mitchell, 1163 Pomona Road,** requests to replace windows without matching existing windows.

- Window Nation's Nick Higgins, 4350 Renaissance Parkway, Unit C, 44128, said that two casement windows were to be replaced using double-hung windows that matched the home's other double-hung windows.

***ACTION: Mr. Wellman moved to approve the proposed windows as shown on the photos by Window Nation, received December 5, 2017. Seconded by Mr. Lund, the motion was unanimously approved.***

**ABR 2017-242, Anne and Cullen Sweeney, 2215 Middlefield Road,** request to build a two-story addition and alterations.

- Clemens Pantuso Architecture's Richard Cissell, 45 East Washington Street, Suite 104, 44022, said a mudroom-laundry room addition fills in a notch on the house. The one-story rooms on each end of the house now have dissimilar looking roofs with little presence. Their roofs will be given the same slope and material. The porch roofing material will depend on the price which is being obtained now. Terra cotta tiles, copper, or a pre-finished metal roof are being evaluated with copper being most likely.
- Mr. Lund was pleased to have received complete drawings. As long as the materials on the two porches looked the same, any of the three materials would be fine.

***ACTION: Mr. Lund moved to approve the addition and alterations as shown on the plans by Clemens Pantuso Architecture, received December 5, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.***

**ABR 2017-243: Rosemary and Rosie Sanderfer, 941 Caledonia Avenue,** requests to replace windows without matching existing windows.

- The applicant was not present, so the case would be heard at a future meeting.

**ABR 2017-244: Cuyahoga County Land Reutilization Corp, 972 Nelaview Road,** requests to build a detached, 2-car garage.

- Bessie's Angels' Joshua Bullock and Diamond HVAC and Construction's Don Woodruff, 1588 East 40<sup>th</sup> Street, 44113, explained that the garage in the photos was demolished and the proposal was to build a 2-car garage in the same location. Yellow vinyl will match the home's color.

***ACTION: Mr. Wellman moved to approve the two-car garage as shown on the plans by Diamond HVAC and Construction, received December 5, 2017. Seconded by Mr. Lund, the motion was unanimously approved.***

### **Old Business**

**ABR 2017-175: Thomas Newell, 3511 Monticello Boulevard,** requests to build two decks at rear of house.

- Mr. Wong reminded members that this case was heard at a previous meeting. Approval was not obtained at the previous meeting because a replacement second floor rear porch had not been proposed but a second floor door was evident on the photos.
- The Third Estimate's Steve Colopy, 2077 Midway Drive, 44087, now presented complete drawings including the second floor. The material will be stained, pressure-treated lumber. The lower deck would extend 10' from the home to cover a previous concrete slab.

**ACTION: Mr. Lund moved to approve the deck and second floor porch as shown on the plans by The Third Estimate, received December 5, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.**

**ABR 2017-161: Mair Cohen, 3504 Bendemeer Road,** requests to build a 1-story addition.

- Mr. Wong explained that this project was approved last September. The architect and contractor showed the proposed modifications.
- Architect Phil Koepf, 321 High Street, 44022, and Sky Builders' Mark Savransky, 215 Blossom Lane, 44022, showed photos of the addition, saying that the owner decided that a deck should be built instead of just steps from the side door. In back, a sliding door was installed instead of a window and now a deck and steps was also proposed from that door. Sufficient room exists so that a ramp could be installed in the future, if the owner needed it.

**ACTION: Mr. Lund moved to approve the changes to the addition and alterations as shown on the plans by Architect Phil Koepf, received on December 5, 2017. Seconded by Mr. Wellman, 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.

- Mr. Wong explained that the design was originally approved in July, but a freestanding menu board was needed to afford more queuing space for the customers.

**ACTION: Mr. Wellman moved to approve the menu board as shown on the plans by CSL Consulting, received December 5, 2017. Seconded by Mr. Lund, the motion was unanimously approved.**

#### **New Business**

No new business was raised.

#### **Adjournment**

The meeting was adjourned at 7:44 PM.

Respectfully Submitted,

  
Melissa Fliegel, Chair

1/3/18  
date

  
Richard Wong, Secretary

1-3-2018  
date

