

CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
JANUARY 26, 2016

MEMBERS PRESENT: Richard Bozic Chair
Melissa Fliegel
Michael Wellman

STAFF PRESENT: Elizabeth Rothenberg Assistant Law Director
Richard Wong Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 4:00 p.m. at which time all members were present.

APPROVAL OF THE MINUTES OF THE JANUARY 12, 2016 PUBLIC HEARING

Members recommended no changes and the minutes were approved by Mr. Bozic.

PUBLIC HEARING

JANUARY 26, 2016

ABR 2016-003: Request of Mayer Hirschman, **3589 Shannon Road**, to alter the windows of a one-story rear addition and to add a second story above the addition per Chapter 1313.

Phil Atkin, who had been sworn-in, described the addition. Members clarified that the new arched window on the back was actually an operable double-hung unit having a fixed semicircular arched unit above. Mr. Atkin in response to a question affirmed that the details and materials would match the existing first floor addition.

ACTION: Mr. Bozic moved to approve the proposed addition as shown on the plans by Phil Atkin, received January 25, 2016, with a condition that the rear-facing window be a double-hung unit with a semicircular fixed

arched unit above and a second condition that the addition's materials and detailing match the first floor addition's. Seconded by Ms. Fliegel, the motion unanimously passed.

ABR 2016-004: Request of Chris and Chris Kelly, **2225 Delamere Road**, to construct an addition to the rear of their home, per Chapter 1313.

Architect Thomas Woodman, 29414 Eddy Rd, Willoughby Hills, who had been sworn-in, described the proposed addition. He explained that the plans that were received by members at the meeting showed the trellis a code-conforming four feet from the side lot line. It had previously been shown closer and would have required a zoning variance. Members noted the care with which the addition complemented the existing home.

ACTION: Ms. Fliegel moved to approve the plans for the addition and site improvements that were received at the meeting. Seconded by Mr. Bozic, the motion unanimously passed.

ABR 2016-005: Request of Cleveland Heights-University Heights City School District, **13263 Cedar Road**, to erect 6' by 4' construction sign facing Cedar Road per Code Sections 1163.06(g) and 1163.08 and Chapters 1313 and 1323.

Architect John Orsini of BSHM Architects, 15 Central Square, Suite 300, Youngstown, who had been sworn-in, described the sign proposal. He said the sign complied with the Zoning Code and would fit on the construction fence facing Cedar Road.

ACTION: Mr. Wellman moved to approve the construction sign as shown on the plans by BSHM Architects, dated September 1, 2015. Seconded by Mr. Bozic, the motion unanimously passed.

Under Old Business, members and staff discussed the desire to prepare design guidelines. These documents would answer commonly asked questions about topics such as siding, windows, and railings. Members said it would be important to note on these handouts that their intention was not to stifle creativity. A talented designer might achieve a design of excellence that did not follow one or all of the guidelines. Staff said they would prepare design guidelines.

ADJOURNMENT

There being no further business to come before the Board, the regular meeting was adjourned at 4:48 p.m.

Respectfully Submitted,

Richard Bozic, Chair

date

Richard Wong, Secretary

date