

CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
April 19, 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 7:00 p.m. at which time all members were present.

APPROVAL OF THE MINUTES OF THE APRIL 5, 2016 PUBLIC HEARING

Members suggested no corrections so the minutes were approved as submitted and signed by Mr. Bozic.

PUBLIC HEARING

APRIL 19, 2016

ABR 2016-044: Request of Overlook Association, 2489 Overlook Road, to construct metal canopy over ramp to basement parking per Chapter 1313.per Chapter 1313.

Mr. Wong, who had been sworn-in, presented slides of the property and then showed the architect's drawings.

Architect Peter Shokalook, 19105 Quail Hollow Drive, Strongsville, 44136, who had been sworn-in, explained that the proposed roof covering would keep precipitation off of the ramp leading to the basement parking garage. Pointing to Sheet A-3, he explained that the apartment window that would be covered by the canopy would still receive light through a polycarbonate top piece of the small bumped-up section. The canopy's metal material would be brown to match other brown metal on the building.

Ms. Fliegel asked if the overall form could be simplified. She sought an alternative to the small, bumped-up part at the covered window. The other two members agreed with her assessment.

Mr. Shokalook said the bumped-up section could be deleted from the design, leaving a small, rectangular opening in the canopy so that the apartment window was unaffected.

ACTION: Ms. Fliegel moved to approve the plans by Peter Shokalook, received April 1, 2016, subject to the condition that revised plans be submitted to the City staff showing a rectangular opening instead of the 6'-8" by 2'-0" raised section of the canopy. Seconded by Mr. Bozic, the motion unanimously passed.

ABR 2016-033: Request of Michael and Michelle Bee, 2516 Marlboro Road, to construct a 17' x 23' addition onto carriage house, per Chapter 1313.

Architect Eli Mahler, 3947 West Ash Lane, Orange, 44122, who had been sworn-in, explained that the proposed addition had been approved by the ABR and had received a Building Permit, but was never built. This new version included an extra pair of dormers.

ACTION: Mr. Bozic moved to approve the proposed carriage house addition as shown on the plans by Eli Mahler, received April 4, 2016. Seconded by Mr. Wellman, the motion unanimously passed.

ABR 2016-034: Request of Achieve More Financial Group Ltd., 3435 Euclid Heights Boulevard, to construct a 3-car detached garage per Chapter 1313.

Property owner Kevin Spates, who had been sworn-in, presented the proposal.

Ms. Fliegel asked about the design for the garage doors.

Mr. Spates said he planned to include doors with windows. He also indicated a design he liked from various garage door samples that had been pulled up from the Internet and shown on the screen during the discussion.

Mr. Wong said he would print that garage door photo for the file and it would be an example of the door style that the applicant knows would be approved.

ACTION: Ms. Fliegel moved to approve the garage as shown on the plans by Little Bird Design, received April 6, 2016, subject to the condition that

the garage doors be similar looking to the sample photograph affixed to the plans.

OLD BUSINESS

Mr. Wong showed a revised front elevation of 2880 Hampshire Road showing doors and windows with details describing the glass and muntin patterns. He mentioned that upon closer inspection, the existing home's siding was a 3.5"-lap so the architect's 5" vinyl lap siding should be reduced to a 4" lap size to provide a closer match to the historic siding.

Mr. Wong also showed members a new photo mock-up illustration for the Boost Mobile sign at 2579 Noble Road. The contractor measured the building and furnished dimensions as requested. Mr. Wong said in the future, signs will not be placed on the agenda when this information has not been furnished.

NEW BUSINESS

No new business was raised.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:36 p.m.

Respectfully Submitted,

Richard Bozic, Chair

date

Richard Wong, Secretary

date