

CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
MAY 25, 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 MAY 17, 2016 PUBLIC HEARING**

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

**PUBLIC HEARING  
MAY 25, 2016**

**ABR 2016-053: Request of Aleksandr Stolyarov, 2890 Euclid Heights Boulevard,** to convert attached garage into a bedroom and construct detached 4-car garage.

Platinum Builders' Tim Akhadov, 5081 Warrensville Center Road, 44137, who had been sworn-in, said the garage's roof would be increased to a 6:12 pitch that matched the home's. The garage doors would have an old style. Light fixtures would be added that match new fixtures on the house. The gutters would match the home's half-round gutters.

Mr. Wong said these changes came about with the help of Robert Martien.

Mr. Akhadov said the foundation would be stucco painted dark green to match the home foundation.

Ms. Fleigel said the proposed vinyl siding was still too incompatible with the home's stucco.

Mr. Akhadov thought that stucco boards would have too many joints and that the standard 4' by 8' size was too short to be of practical use on a garage that had a 10' dimension from grade to soffit. He said using trim boards at every joint would give the garage a Tudor style.

Mr. Wellman said the garage's front elevation could easily use the panels with minimal trim boards.

Mr. Akhadov agreed that using boards with a stucco texture on the front would pose no problem.

Mr. Bozic said that use of the boards with a stucco texture on the sides and back was just a matter of detailing each joint.

Ms. Fliegel agreed and suggested that the trim boards be the same color as the siding boards so that it did not look Tudor.

Mr. Bozic said changing the gable roof to a hipped roof would help since the home had a hipped roof. Removing the gables would also help to minimize the battens that would be needed for use of boards that had a stucco texture.

Mr. Akhadov said use of stucco boards on all garage walls would result in leaks and cracks due to the number of joints. He reiterated that the garage would have too many seams because of the standard 4' by 8' size of board. He pointed out that many homes in the neighborhood had vinyl sided garages and stucco homes.

Mr. Wong verified Mr. Bozic's observation that Hardie siding boards were available in a standard 4' by 10' size with a stucco finish.

Mr. Bozic suggested contacting a Hardie company representative who could address the concerns about cracking, leaking and repainting. These problems were probably common in the past but have been solved.

***ACTION: Mr. Bozic moved to continue the case. Seconded by Mr. Wellman, the motion unanimously passed.***

**ABR 2016-060: Request of Superstarz Elite Boutique, 2909 Mayfield Road,** to install business identification sign.

Fast Sign's Paul Gallagher, 5369 Mayfield Road, 44124, and boutique owner Tawana Starr Spratt, 5119 Oakmont Drive, 44124, who were both sworn-in, described changes added after the last meeting.

Ms. Fliegel said the changes gave the sign a much-improved appearance.

***ACTION: Mr. Wellman moved to approve the sign design as shown on the plan by Fast Signs, received May 25, 2016. Seconded by Ms. Fliegel, the motion unanimously passed.***

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

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Richard Bozic, Chair

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date

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Richard Wong, Secretary

\_\_\_\_\_  
date