

CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
OCTOBER 20, 2016

MEMBERS PRESENT: Richard Bozic Chair
Melissa Fliegel
Michael Wellman

STAFF PRESENT: 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 OCTOBER 5, 2016 PUBLIC HEARING

ABR members had no corrections or comments so the minutes were approved as submitted and signed by Mr. Bozic.

**PUBLIC HEARING
OCTOBER 20, 2016**

ABR 2016-110, continued until no later than 11/7/16: Request of Uri Schulgasser, 1853 S. Compton, to construct 2½ -car garage with upper floor.

- A new, code conforming design will be presented on a future agenda.

ABR 2016-123, continued until no later than 11/7/16: Request of Ellary Oliver, 1247 Quilliams, to replace two front windows with bay window.

- No new drawings submitted; case will be on a future agenda.

ABR 2016-137: Michelle Thomas, dba Upscale Fitness, 3102 Mayfield Road, to install 14 s.f. sign.

- The contractor was contacted but the applicant was again absent; case will be on a future agenda.

ABR 2016-138: Active Investment, 3274 East Overlook Road, to build 2-car garage on existing foundation.

- Dan Melaragno of DCI Services, LLC, 6475 Foxboro Drive, Mayfield Village, 44143, said that he had obtained a permit and poured the foundation. The garage would look like the lap sided version he had submitted but without a window. He had accepted this project with little notice and was doing his

best to furnish information.

- Mr. Wong verified that the previous contractor had failed to provide adequate plans.

ACTION: Ms. Fliegel moved to approve the garage as shown on the plans by Carter Lumber, received October 10, 2016, with the condition that the roof pitch match the home's front porch but not be less steep than a 4:12 slope. Seconded by Mr. Bozic, the motion unanimously passed.

ABR 2016-132 (continued from 9/20/16): Cleveland Heights-University Heights City School District, 13263 Cedar Road, to construct baseball and softball dugouts.

- BSHM Architect John Orsini, 15 Central Square, Suite 300, Youngstown, 44503, presented the proposal. He proposed two options to revise the softball dugouts' design from the previous meeting. One option showed landscaping to partially screen the dugouts from the street. A second option was to provide recessed masonry rectangles similar to the high school's recessed rectangles that added interest to an otherwise flat wall. A 20'-high black chain link fence was proposed along a portion of Goodnor Road. This would stop baseballs from being hit out of the reoriented field.
- Mr. Wellman said the concern for public security was not an issue.
- Mr. Wong said the Police Chief agreed and had told him that the fenced nature of the dugouts made them inaccessible to unauthorized persons.
- Ms. Fliegel thought that a combination of recessed masonry and landscaping were needed.
- Mr. Bozic asked if a budget problem would occur if both options were requested.
- Mr. Orsini said he would return to the ABR if the softball dugouts' budget due to the recesses and landscaping became an issue.

ACTION: Mr. Bozic moved to approve the fencing and dugouts shown on the plans by BSHM Architects, received October 3, 2016, with the conditions that a Board of Zoning Appeals approval be obtained for the fencing and that the softball dugouts be enhanced by the proposed masonry recesses and the landscaping. Seconded by Ms. Fliegel, the motion unanimously passed.

ABR 2016-152: Dr. Jarek & Cynthia Maciejewski, 2605 East Overlook Road, to construct 1-story, 16'-0" x 22'-6" addition on the east side of the home.

- Residential Design Group's Terry Valencic, 9605 Musket Drive, Mentor, 44060, described the proposal while Mr. Wong showed slides. He said the addition would have an exterior insulation and finish system over a two by

six stud wall. It would have a surface similar in appearance to the home's stucco that was on the front. The visible foundation will be concrete block parged with stucco. The downspout will have a scupper to match the existing scupper and downspout. Windows will be vinyl casement Simonton or Alside brand.

- Mr. Wong explained in response to a question by Ms. Fliegel that the addition was permitted to be closer to the street than the existing home due to the neighboring homes' smaller setbacks.
- Mr. Bozic said the three elevations' windows needed more uniformity.
- Mr. Valencic said the front could feature a three-gang window in front and on the side, the flanking windows could be one window instead of pairs to each side. That change helped the addition's lateral rigidity and would be appreciated by the owners who would like more wall area for displaying art. He said deviations in the distance between the lower and upper windows between elevations were due to drafter error but the distance will be the same.
- Mr. Bozic wanted revised drawings to be shown to the ABR as an update.

ACTION: Mr. Bozic made a motion to approve the 1-story addition as shown on the plans by Residential Design Group, received October 4, 2016, with the conditions that the windows of the Right Side Elevation and the Front Elevation be redesigned per ABR's notes on the plans, resulting in greater cohesion between elevations, and that the revised drawings be shown by staff for an administrative ABR approval. Seconded by Mr. Wellman, the motion passed unanimously.

ABR 2016-153: John Schubert, 17 Kenilworth Mews, to install 3'-high ornamental fence in corner side yard.

- David Schubert, 2245 Harcourt Drive, 44106, presented the proposal as Mr. Wong showed slides.
- Mr. Wong showed how much less conspicuous an ornamental metal fence would be than the current white wood picket fence.

ACTION: Ms. Fliegel moved to approve the fence as shown on the plans from Henry Fence, received October 15, 2016. Seconded by Mr. Wellman, the motion passed unanimously.

ABR 2016-154: Bader Boland, 2241 Briarwood Road, to build 15' x 11'-7" rear porch.

- Architect Martin Johannessen, 2990 Berkshire Road, explained the proposal while Mr. Wong showed slides. The new addition will have a walk-out roof deck. Lap siding will match the rear elevation's bay window's siding.

ACTION: Mr. Wellman made a motion to approve as submitted the addition as shown on the plans by Harmoni Designs, received October 7, 2016. Seconded by Ms. Fliegel, the motion passed unanimously.

ABR 2016-155: AGB Realty, 3024 Edgehill Road, to build 2-car, detached garage.

- Platinum Construction's Tim Akhadov, 3875 West 19th Street, Cleveland, 44109, described the proposal while Mr. Wong showed slides. The siding would match the home's white vinyl. The roof pitch would be 6:12.

ACTION: Mr. Bozic made a motion to approve as submitted the garage as shown on the plans by Platinum Construction, received October 12, 2016. Seconded by Mr. Wellman, the motion passed unanimously.

ABR 2016-156: Mr. & Mrs. John Rudd, 2178 Harcourt Drive, to alter attached garage entries and second floor balcony and construct 28'-6" x 19'-6" second floor deck.

- Architect Richard Gates, 13941 Sweetbriar Lane, Novelty, 44072, presented the proposal including materials he had furnished plus the County's Pictometry aerial photography. He said the new owners from Seattle were renovating the interior bathrooms, kitchen and exterior. The balcony was to be rebuilt including the massive bracket supports. The guard was a nonconforming 25" high and had 8" spaces between the balusters. He brought an existing baluster that was to serve as a template for 340 new balusters that were to be hand-cut from Douglas Fir wood for a railing that was a code-conforming 38" height with 4" code conforming gaps. A deck would be built in the corner off of the balcony, including a stair. A 12'-wide garage door opening would be modified for a 16' wide garage door.
- Mr. Bozic said the design was working with the original design language of the house.

ACTION: Mr. Bozic moved to approve as submitted the alterations as shown on the plans by Architect Richard Gates, received October 5, 2016. Seconded by Mr. Wellman, the motion passed unanimously.

OLD BUSINESS

No old business was brought before the ABR.

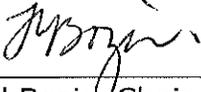
NEW BUSINESS

No new business was brought before the ABR.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:12 p.m.

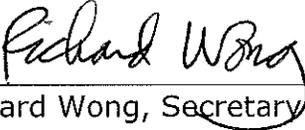
Respectfully Submitted,



Richard Bozic, Chair

1 Nov 2016,

date



Richard Wong, Secretary

November 1, 2016

date

