

CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
NOVEMBER 1, 2016

MEMBERS PRESENT: Richard Bozic Chair  
Melissa Fliegel  
Michael Wellman

STAFF PRESENT: Richard Wong Planning Director  
Elizabeth Rothenberg Assistant Law 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 20, 2016 PUBLIC HEARING**

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

**PUBLIC HEARING  
NOVEMBER 1, 2016**

All of the applicants and Mr. Wong were sworn-in at the start of the meeting by Ms. Rothenberg.

**ABR 2016-149: Serena Scaiola, 3004 Euclid Heights Boulevard**, to build rear deck.

- Ms. Scaiola showed slides of drawings and photos that she had submitted. The deck expansion was to be built where a sunroom addition had been destroyed by a fallen tree. The new deck was designed to look the same as the home's existing deck to which it will attach. A trellis will match an existing trellis.
- Mr. Bozic said the proposed deck expansion was a nicely designed solution.

***ACTION: Mr. Bozic moved to approve the deck design as shown on the plans by Ziska Architects, received October 18, 2016. Seconded by Mr. Wellman, the motion unanimously passed.***

**ABR 2016-150: Moshe Weiss, 3748 Shannon Road**, to install six windows without mullion divisions to match other replacements so that all windows look similar.

- Owner Moshe Weiss described each proposed window and door replacement, showing slides of his home's elevations. He provided an alternative front door design having an oval window instead of the 15-lite window that was on the proposed plans.
- Ms. Fliegel and Mr. Bozic said a door with a rectangular window would be more compatible with the home's architecture.
- In response to Mr. Weiss' comment that the oval window in the door was based on a similar looking door that was recently installed under the same program, Mr. Wong said that door must have skipped the ABR's required review.

***ACTION: Ms. Fliegel moved to approve the window and door replacements shown on the plans by the City's Rehab Specialist William Knop, received October 17, 2016, with the condition that the front door's glass shape be rectangular, not oval, and that the door be submitted to staff for an ABR administrative approval. Seconded by Mr. Bozic, the motion was unanimously approved.***

**ABR 2016-151: Colin Christy and Aurelia Cheng, 3253 Scarborough Road,** to build replacement side steps using pressure treated wood.

- Colin Christy described the design while showing slides of the contextual photos and drawing he had furnished. The existing steps of brick had fallen apart. From the front of the home, the steps will not be visible.
- Mr. Wellman said that the pressure treated lumber should be painted or stained to blend better with the house.
- Ms. Fliegel said the stain or paint would look good in a color that matched the buff colored brick of the foundation.
- Mr. Bozic said the side view needed to show the ends of the treads on top of the side trim boards for a better look.

***ACTION: Mr. Wellman moved to approve the steps as shown on the plans by the applicant, received October 19 and October 31, with the condition that the wood be painted or stained a gray or tan to match the home's siding or brick. Seconded by Mr. Bozic, the motion unanimously passed.***

**ABR 2016-152: Eli and Davida Fink, 1884 South Compton Road,** to build second floor over rear first floor including rear stair.

- Mr. Wong showed aerial views of the property.
- Designer Bob Cancasci, 1391 Apple Valley Court, Broadview Heights, 44147, said the back of the home was damaged by a collapsed tree. The Finks decided to remodel and add a second floor reusing the existing foundation. An exterior stair would connect directly to a bedroom on the second floor.

He said the Finks host weddings at the house for 30 to 40 people. A suite on the second floor was to accommodate honeymooners who were guests at the home. [Note: City staff will verify that the activities and building comply with Zoning and Building Codes.] The back stair would be stained pressure treated lumber and allow direct access to the guest suite.

- Mr. Bozic asked if two second floor windows could have a more vertical proportion to blend with existing windows.
- Ms. Fliegel suggested studying the first floor window proportions. Increasing the size of the second floor windows would add more daylight to the bedrooms, too.

***ACTION: Ms. Fliegel moved to approve the alterations and second floor addition as shown on the plans by Bob Cancasci, received October 18, 2016, with the conditions marked in red on the plans showing a third window added to the window pair left of the west entry and changing the three east and west awning windows to be double hung windows having a greater height. The revisions shall be submitted to staff for an ABR administrative approval. Seconded by Mr. Bozic, the motion unanimously passed.***

**ABR 2016-153: Mr. and Mrs. Chaim Blum, 3637 Shannon Road,** to build two-story addition.

- Architect Eli Mahler, 3947 West Ash Lane, Beachwood, 44122, described the project as a fire damage repair and house addition. The existing house was brick and the addition would be white vinyl lap-sided with windows matching the sizes of existing windows.

***ACTION: Mr. Wellman moved to approve as submitted the 2-floor house addition as shown on the plans by Eli Mahler, received October 25, 2016. Seconded by Ms. Fliegel, the motion unanimously passed.***

**ABR 2016-154: Tom Lenighan, 2466 Fairmount Boulevard,** to install 16-square-foot projecting sign for Barrio Restaurant.

- The applicant was not in attendance so the case would be heard at the next meeting.

**ABR 2016-155: MSM Family Investment Ltd., 2887 Mayfield Road,** to install 150" x 35" Metro PCS sign.

- Mr. Wong showed slides of the property.
- Representing the building owners, Mike Barghouty, 2887 Mayfield Road, said the sign would be channel letters, lit white at night. The old sign would be removed with no significant roof repair required. The clay tile shingles were

recently painted purple for Metro PCS.

***ACTION: Mr. Wellman moved to approve as submitted the sign as shown on the plans by PRO Signs, received October 17, 2016. Seconded by Ms. Fliegel, the motion passed unanimously.***

**OLD BUSINESS**

No old business was brought before the ABR.

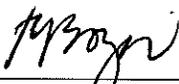
**NEW BUSINESS**

No new business was brought before the ABR.

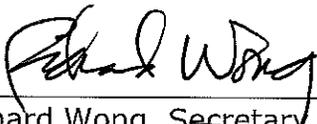
**ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 8:03 p.m.

Respectfully Submitted,

  
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Richard Bozic, Chair

*15 Nov 16.*  
\_\_\_\_\_  
date

  
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Richard Wong, Secretary

*November 15, 2016*  
\_\_\_\_\_  
date