

CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
FEBRUARY 2, 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 JANUARY 26, 2016 PUBLIC HEARING

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

PUBLIC HEARING

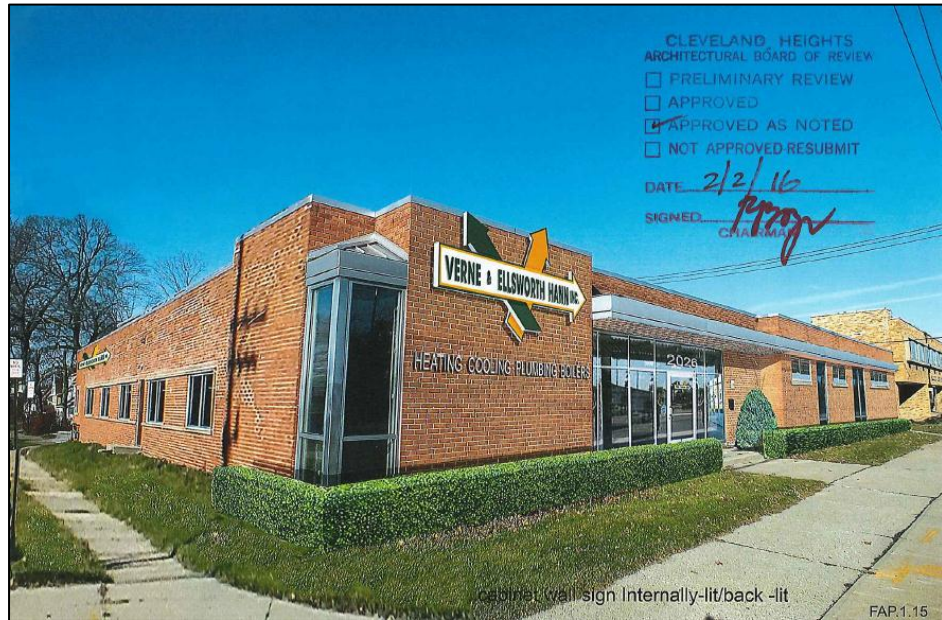
FEBRUARY 2, 2016

ABR 2016-006: Request of Mill Pond Properties, LLC, dba Verne Ellsworth Hann, Inc., **2026 Lee Road**, for business identification signs and alterations per Chapter 1313.

The City's Storefront Renovation Program project manager Kara O'Donnell and storefront consultant Frank Piccirillo, 1270 West 105th Street, NW, Cleveland, who had both been sworn-in, described the renovation. An historic photo showed the building's original projecting metal canopy that had caused moisture problems and been removed. A sample of corrugated metal that would cover a replacement canopy frame was shown. Mr. Piccirillo explained that the sign illustrations were conceptual and subject to minor modifications. His intention was for the arrows of

the logo to either project above the building parapet's coping or to be clearly below it. He did not want the top of the sign to be tangent to the top of the building.

Action: Ms. Fliegel moved to approve the proposed renovations as shown on the plans by Studio One, received January 22, 2016. Seconded by Mr. Wellman, the motion unanimously passed.



A second motion was made by Mr. Wellman to approve the proposed signs with the condition that shop drawings of the two signs be presented to the Board prior to construction. Seconded by Mr. Bozic, the motion unanimously passed.

ABR 2016-007: Request of Michael Khmelnitsky, **2160 Demington Drive**, to construct an addition above the existing attached garage, per Chapter 1313.

Mr. Wong, who had been sworn-in, showed slides of the context. Michael Khmelnitsky, of Homes On Demand, LLC, 5780 SOM Center Road, Solon, who had been sworn-in, then described the proposal.

Phyllis Brody, 2164 Demington Drive, who had been sworn-in, showed photos of the subject home as seen from her house which was directly to the south. She explained that the addition would block views of trees and sky from her first floor windows. Lisa Brody, 3382 East Fairfax Road, Cleveland Heights, questioned the proposed vinyl siding and seconded her mother's objection to the addition's blocking of views from her mother's home.

Mr. Bozic said the addition's forms felt comfortable. He suggested raising the gutter and eave to align with the existing gutter and eave on the south elevation. Mr. Wellman noted that the addition was lower than the existing house. Ms. Fliegel

suggested aligning the addition's windows with the sill and head height of existing windows. Mr. Bozic asked about alternatives to vinyl siding.

Mr. Khmelnitsky replied that cedar shakes could be painted to resemble the existing slate shingle-sided dormer on the back roof. He mentioned that another option was to rebuild the garage in the same location with the second floor master bedroom above.

Mr. Wong clarified that 30' of setback was required from the west property line to an attached garage. If the existing garage was torn down and a new attached garage was built less than 30' from the west property line, a variance would be required from the Board of Zoning Appeals. Mr. Bozic added that the existing garage was of brick which was the appropriate material choice.

Mr. Khmelnitsky said the attached screened porch walls would be modified with insulated walls and insulated windows. Mr. Bozic recommended that brick or panels like the garage door's panels be considered for the walls rather than vinyl siding.

ACTION: Mr. Bozic moved to consider this a preliminary review. Seconded by Ms. Fliegel, the motion was unanimously approved.



ABR 2016-008: Request of Larry and Christina DeAngelis, **2655 Derbyshire Road**, to construct a two-story single-family home, per Chapter 1313.

Mike Caito of Payne & Payne Builders, Inc., 10750 Mayfield Road, Chardon, who had been sworn-in, described changes to the house design that occurred after the preliminary review. Brick and fiber cement siding samples were shown.

Mr. Bozic said the proposed deck did not look integral to the rest of the design. Mr. Caito and his clients, Larry and Christina DeAngelis who had been sworn-in, concurred and said they had already excluded the proposed deck from the design.



ACTION: Ms. Fliegel moved to approve the plans by Payne & Payne Builders, Inc., received January 26, 2016 with the condition that the proposed deck not be included. Seconded by Mr. Bozic, the motion unanimously passed.

OLD BUSINESS

Under Old Business, members and staff discussed updating Policy Bulletin #5-98 regarding procedures. Ms. Rothenberg agreed to provide a draft for an upcoming meeting.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Richard Bozic, Chair

date

Richard Wong, Secretary

date