

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

MEMBERS PRESENT: Melissa Fliegel
 Michael Wellman
 Erik Lund

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 FEBRUARY 18, 2016 PUBLIC HEARING

Members suggested no corrections so the minutes were approved as submitted and signed by Ms. Fliegel, Acting Chair.

PUBLIC HEARING

MARCH 1, 2016

ABR 2016-015: Request of Josh Chefitz and Tyler Katz, 3126 Scarborough Road, to construct 10' by 26' front porch per Chapter 1313.

Mr. Wong, who had been sworn-in, showed slides of the context and drawings. Architect Martin Johanessen, 2990 Berkshire Road, who had been sworn-in, then described the project. He explained that front porches were typical but that a Board of Zoning Appeals variance was needed to allow the stairs to be farther than ten feet into the required front yard setback. He pointed out that the porch's columns were to have detailed capitals that were inspired by the highly crafted east entrance to the home.

ACTION: Mr. Wellman moved to approve the drawings by Harmoni Designs, received February 4, 2016. Seconded by Mr. Lund, the motion was unanimously approved.

ABR 2016-016: Request of Motorcars Honda, 2953 Mayfield Road, to construct a 1-story, 1708-square-foot addition to west end of showroom, per Chapter 1313.

Mr. Wong showed slides of the context and drawings. Paul Stoyanov, 3851 Wadsworth Road, Norton, Ohio, who had been sworn-in, described the proposal. He explained that a similar addition had been constructed on the east side of the building, affecting its symmetry. This addition to the west side would rebalance the showroom so that its entry would once again be centered. Customers would receive an orientation and drive their vehicle from the building as occurs in many other dealerships.

ACTION: Ms. Fliegel moved to approve the plans by Cornachione & Wallace, received February 10, 2016. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2016-017: Request of Sandy and Bill Porozynski, 3989 Orchard Road, to install projecting kitchen window per Chapter 1313.

John Payne of TPA Builders, 4310 St. Clair Avenue, who had been sworn-in, described the window proposal.

ACTION: Ms. Fliegel moved approval of the plans by TPA Builders, received February 12, 2016. Seconded by Mr. Lund, the motion was unanimously approved.

ABR 2016-018: Request of Lucky Sparrow Tattoo, 2128 Lee Road, to install 36-square-foot, internally lit metal box sign per Code Section 1163.08 and Chapters 1313 and 1323.

Mr. Wong showed slides of the context. Historic pictures were provided, too. He explained that the proposal for individual letters on a raceway was a revised design

thanks to the contractor's involvement. A slide of the original proposal showed a sign resembling the existing internally lit, plastic faced box signs that were elsewhere on this building.

Dean Schramm of Schramm Signs, 41431 Schadden Road, Elyria, who had been sworn-in, described the sign design. Mr. Lund asked if the 20"-high letters reading "TATTOO" might have been larger than typical signs in the district.

ACTION: Ms. Fliegel moved to approve the sign as shown on the drawings by Schramm Signs, received March 1, 2016. Seconded by Mr. Lund, the motion unanimously passed.

ABR 2016-019: Request of Ruffing Montessori, 3380 Fairmount Boulevard, to install larger windows on west wall per Chapter 1313.

Mr. Wong showed slides of the drawings.

Architect Rob Shearer, 3143 West 33rd Street, Cleveland, and Debra Mitchell, Ruffing Director of Finance & Operations, who has both been sworn-in, presented the project.

ACTION: Mr. Wellman moved to approve the drawings by evoDOMUS LLC, received February 16, 2016. Seconded by Mr. Lund, the motion unanimously passed.

ABR 2016-020: Request of William and Rebecca Fuller, 2020 Rossmoor Road, to construct two bay windows on rear of home per Chapter 1313.

Mr. Wong showed slides of the context and drawings.

Intern Architect David Maniet, 12429 Cedar Road, who had been sworn-in, presented the design. Members liked the additional light that would enter the home and the three-dimensional effect that the two bays would have on the home's rear elevation.

ACTION: Ms. Fliegel moved to approve the drawings by Blatchford Architects, received February 23, 2016. Seconded by Mr. Lund, the motion unanimously passed.

ABR 2016-021: Request of BNH Enterprise, 2940 Noble Road, to install building identification signs per Code Section 1163.08 and Chapters 1313 and 1323.

Mr. Wong showed slides of the drawings. He stated that the signs were code-conforming.

Sam Costiuc, 731 Beta Drive, Unit D, Mayfield Village, who had been sworn-in, described the sign proposal. The two signs would be PVC letters individually mounted to the wall. The back entrance sign would reduce confusion caused by multiple rear entrances.

ACTION: Mr. Lund moved to approve the drawings by Signarama, received February 17, 2016. Seconded by Ms. Fliegel, the motion unanimously passed.

ABR 2016-022: Request of Ken Rao and Sally Namboodiri, 2363 Stratford Road, for exterior alterations including replacement windows and 38' x 11' deck per Chapter 1313.

Mr. Wong showed slides of the drawings.

Patrick Hurst, 6909 Engle Road, Middleburg Heights, who had been sworn-in, described the proposal. The deck was to be constructed of Genovations, a solid, colored PVC material. Azek PVC panels would replace the vinyl siding below the Sun Porch windows facing Stratford Road. The first floor was comprehensively being reconfigured to include an eat-in kitchen with peninsula and a first floor in-law bedroom and full bath.

Neighbor Marcia Mauter, 3044 Corydon Road, who had been sworn-in, asked if the deck would be closer to her property than the existing deck. Mr. Hurst said it was not any closer. She asked about tree removal and Mr. Hurst said one small tree at the jog in the existing deck was to be removed. This will allow the deck to be rectangular in plan. Mr. Hurst acknowledged that, to preserve light and views from Ms. Mauter's home, nothing tall growing nor too thick would be planted.

ACTION: Mr. Wellman moved to approve the plans by Hurst Design-Build Remodeling, received March 1, 2016. Seconded by Ms. Fliegel, the motion was unanimously approved.

OLD BUSINESS

Members and staff again discussed procedures. Mr. Rothenberg described the draft document and members said they would provide comments.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:15 p.m.

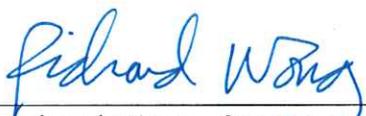
Respectfully Submitted,



Richard Bozic, Chair



date



Richard Wong, Secretary



date

