

CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
MAY 3, 2016

MEMBERS PRESENT: Melissa Fliegel Acting Chair
 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 APRIL 19, 2016 PUBLIC HEARING

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

PUBLIC HEARING

MAY 3, 2016

ABR 2016-047: Request of Keith & Lillie Morgan, 3863 Glenwood Road, to build 6' high board-on-board wooden fence along north property line and 3' board-on-board fence set back approximately 3' feet from and parallel to Ardoon.

Mr. Wong, who had been sworn-in, presented slides of the property including the applicant's illustrations. An extra slide included a mock-up Mr. Wong prepared to show the fence's appearance.

Keith Morgan, 3863 Glenwood Road, who had been sworn-in, explained that the fence would separate his daughter's play area from a dog of the neighbor to the north.

Mr. Wellman asked about past ABR approvals which had established an expectation that a fence be at least 20% transparent.

Mr. Wong explained that those fences were higher than 3', were in the front yard and required a Board of Zoning Appeals' variance. The Zoning Code prevents

fences taller than 3' from being in the front yard so that the street's vista is not walled-in. The Board of Zoning Appeals has consistently included a condition for fence variances requiring that a fence taller than 3' and closer to the street than the house to have transparency to afford partial views through the fence.

ACTION: Mr. Wellman moved to approve the fence as shown on the applicant's illustrations, received April 18, 2016. Seconded by Mr. Lund, the motion unanimously passed.

ABR 2016-048: Request of Karen Brown & Heather Toney, 1512 Compton Road, to construct unenclosed 8' x 10' front porch.

Mr. Wong presented slides of the property including the applicant's illustrations.

Heather Toney, 1512 Compton Road, and contractor Jeff Inman, 4543 N Lake Rd, West Farmington, Ohio 44491, who had both been sworn-in, further explained the project.

Mr. Lund pointed out dimensions that needed to be corrected between two drawings. He also asked if a foundation below the frost line would be provided.

Mr. Inman acknowledged that the new roof's flashing would need to be installed below the adjacent second floor window. He also explained that foundations would be below grade.

Mr. Wong said that the Building Department's Chief Building Official would not issue the permit unless adequate drawings were provided that demonstrated that the project met all applicable codes.

ACTION: Mr. Lund moved that the porch be approved as shown on the plans by Judith Eugene, received April 19, 2016. Seconded by Mr. Wellman, the motion unanimously passed.

ABR 2016-042: Request of Mark & Melanie Biche, 2515 Fairmount Boulevard, to construct 2-story home.

Architect Mike Caito, 10750 Mayfield Road, and Melanie Biche, 2568 Fairmount Boulevard, who had both been sworn-in, presented the proposal. [Mark Biche arrived after the presentation had begun.] Mr. Caito furnished a list of material selections and updated members on his work. To protect the 42"-caliper tree next to the carport, he proposed gravel pavement instead of concrete. Smooth-faced limestone would clad various sections of the home. He said this was in response to

residents' comments about the materials needing to blend in with the existing historic homes' materials. The latest site plan indicated the larger trees proposed for removal, finished grades, the house's elevation, and trenched utility locations. Numerous trees to be removed were found to be undesirable species such as elm, ash and silver maple. Other trees to be removed were diseased or dead. Mr. Caito said the survey did not show the smaller trees which will continue to create a wooded front yard between the home and Fairmount Boulevard.

Mr. Wong said that Mr. Gudbranson was unable to attend but wanted to make sure members knew he wanted the home's materials to be appropriate to the historic district's setting. He also wanted the wooded character of the property to be preserved.

ACTION: Ms. Fliegel moved to approve the house design as shown on the plans by Michael Caito, received May 3, 2016. Seconded by Mr. Lund, the motion unanimously passed.

ABR 2016-049: Request of Yehudis & Eli Newman, 3488 Bendemeer Road, to construct 16' x 12' deck and 26' x 25' 1-story addition to rear of home.

Architect Eli Mahler, 3947 West Ash Lane, Orange, 44122, who had been sworn-in, presented the project. The addition would be for the husband's elderly mother.

Mr. Wong explained that the addition received a Board of Zoning Appeals variance for the setback to be less than the required 30' to the rear lot line.

ACTION: Mr. Wellman moved to approve the house addition's plans by Eli Mahler, received April 18, 2016. Seconded by Ms. Fliegel, the motion unanimously passed.

ABR 2016-050: Request of 2555 Kenilworth LLC, 2555 Kenilworth Road, to alter existing 5-car garage.

Architect Eli Mahler, 3947 West Ash Lane, Orange, 44122, who had been sworn-in, presented the project. He explained that the garage was at the corner of Mayfield and Kenilworth roads. A gable roof is proposed to avoid past problems with the previous flat roof that collapsed. The two double garage doors would avoid clearance problems associated with one-car garage doors. A small wing wall would screen garbage storage.

Mr. Lund asked if the aesthetics of the apartment building could be expressed in this garage's roof. He suggested an 8" overhang on both ends of the reversed gable roof.

ACTION: Ms. Fliegel moved to approve the proposed garage as shown on the plans by architect Eli Mahler, received April 19, 2016, with the condition that the roof have an overhang of at least eight inches as shown on the marked-up plans. Seconded by Mr. Wellman, the motion unanimously passed.

ABR 2016-051: Request of Kevin Smith, 974 Pembroke Road, to construct 20' x 20' detached garage.

Contractor Michael Gerson, 1635 Wood Road, who had been sworn-in, presented the proposal.

ACTION: Mr. Lund moved to approve the garage on the plans by Shannonwood Homes, received April 21, 2016. Seconded by Ms. Fliegel, the motion unanimously passed.

OLD BUSINESS

No old business was raised.

NEW BUSINESS

No new business was raised.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:57 p.m.

Respectfully Submitted,

Richard Bozic, Chair

date

Richard Wong, Secretary

date