

CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
NOVEMBER 15, 2016

MEMBERS PRESENT: Richard Bozic Chair  
Michael Wellman  
Erik Lund

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 NOVEMBER 1, 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 15, 2016**

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

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

- Designer Jill LeMieux and artist-sign fabricator Mike McNamara, 2112 West 7<sup>th</sup> Street, 44113, showed slides of drawings and photos that had been submitted. This will be the fourth Barrio and the sign will look like their Tremont sign. The bracket features a skeleton on a bicycle. A variance will be requested at the Board of Zoning Appeals at a hearing tomorrow for a projection beyond the 4' that is permitted by code.
- Mr. Wong said that the 4' regulation was based on a sign that was vertically oriented but that a sign oriented horizontally did not conflict with the purpose of the projecting sign code section.
- Mr. Bozic said that the ABR wanted to see any changes that came from the zoning appeal process.

***ACTION: Mr. Wellman moved to approve the sign as shown on the plans by Jill Lemieux, received October 31, 2016. Seconded by Mr. Bozic, the motion unanimously passed.***

**ABR 2016-156: Robby Israel and Nicky Loessin, 3251 Kildare Road,** to build 1-car, detached garage.

- Owner Nicky Loessin, P.O. Box 39492, Solon, 44139, described City staff's slides of the context and plans and photos that were from her contractor.
- Mr. Wong pointed out that gable roofs of varying pitch and shed roofs were on the garages nearby.
- Mr. Bozic suggested a gable roof having more steepness than the proposed 4:12 pitch so that the garage roof more closely resembled the home's roof pitch.
- Mr. Lund found the 4:12 gable pitch to be acceptable as proposed given that the house had a front porch with a similar pitch and the home's main roof's reversed gable was oriented perpendicular to the proposed garage.

***ACTION: Mr. Lund moved to approve as submitted the 1-car garage as shown on the plans by David Lindsay, received October 28, 2016. Seconded by Mr. Wellman, the motion was unanimously approved.***

**ABR 2016-157: Jack Nestor, 1815 North Park Boulevard,** to build 1-story, 15'-3" x 22'-5" addition.

- Designer-Contractor James Karlovec, 17619 Winslow Road, 44120, said his client was planning several phases of improvements. He showed slides of the photos and drawings that had been furnished. The current request was to approve a first phase that would create a family room, office and vestibule. The dining room's floor level would be raised to the height of the adjoining rooms and its glazing would be modified as shown. Stucco on the east wall in poor condition would be changed to Hardi lap siding that matched the rest of the home's look. Future phases will include a covered entry extending through the front masonry wall and a master bedroom suite addition on the west side.
- Mr. Wellman said the proposed work will be hardly visible from the street and that many of the complicated problems have been solved.

***ACTION: Mr. Wellman moved to approve as submitted the addition and alterations as shown on the plans by Karlovec & Company, received November 15, 2016. Seconded by Mr. Lund, the motion unanimously passed.***

**ABR 2016-158: TLC Family LLC, 2313 Bellfield Avenue,** to build detached, 2-car garage.

- Owner Lee Chilcote and contractor Bob Wakut, 3122 West 14 Street, Cleveland, 44109, showed aerial views of the property and photos of the

context.

***ACTION: Mr. Wellman moved to approve as submitted the garage as shown on the plans by Wakut Construction, received October 31, 2016. Seconded by Mr. Lund, the motion unanimously passed.***

**ABR 2016-159: Robert and Mia Faxon, 2323 Stillman Road,** to install windows and doors leading to the kitchen.

- The Beard Group's Claire Barilla, 20806 Aurora Road, Warrensville Heights, 44146, described the project while showing aerial photos and contextual photos she had provided. The kitchen would be rebuilt and a breezeway would become an enclosed mudroom leading to the kitchen. A window from the kitchen would be replaced by two French doors. Brick infill would match the home's existing brickwork. Existing brick that was to be removed below the removed window will be reused, if possible.
- Mr. Bozic said she did a nice job working with the existing forms.

***ACTION: Mr. Bozic moved to approve as submitted the windows and doors as shown on the plans by the Beard Group, received November 15, 2016. Seconded by Mr. Lund, the motion unanimously passed.***

**ABR 2016-160: CLE Private Equities 2014C LLC, 3358 Sylvanhurst Road,** to replace detached, 2-car garage, saving existing concrete floor.

- Godfather Garages' Steve Mazzone, 3601 Clark Avenue, 44109, described the context while showing staff's aerial views, his photos and the garage plans. The roof would be a brown asphalt shingle to match the house. The garage door would be brown and the siding would be a color called "Vintage Wicker." A 20' by 20' garage would be rebuilt on an existing slab.

***ACTION: Mr. Wellman moved to approve as submitted the garage plans by Godfather Garages, received November 3, 2016. Seconded by Mr. Lund, the motion unanimously passed.***

## **OLD BUSINESS**

**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.

- Mr. Wong reported that Mr. Weiss proposed an alternative to the 9-lite door. The front door would have a rectangular opening but the glass would be of various rectangular shapes and colors. The side door had a window matching the small window size of an existing exterior addition's door but the

glass would have mullion patterns including an arched shape within the rectangular window.

- Mr. Lund suggested reducing differences between the two doors' glass patterns. He recommended choosing one product line of a manufacturer that provided similarly styled glass for two doors that had different window sizes.

**ACTION: Members agreed that the two doors needed glass to be more similar looking. The door's glass should be approved by staff without further ABR review.**

### 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 7:53 p.m.

Respectfully Submitted,

  
\_\_\_\_\_  
Richard Bozic, Chair

  
\_\_\_\_\_  
date

  
\_\_\_\_\_  
Richard Wong, Secretary

  
\_\_\_\_\_  
date