

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
JUNE 20, 2017**

MEMBERS PRESENT: Melissa Fliegel Chair
 Michael Wellman
 Erik Lund

STAFF PRESENT: Richard Wong Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 7:03 p.m. at which time all members were present.

APPROVAL OF THE MINUTES OF THE JUNE 6, 2017 PUBLIC HEARING

Members had no comments or questions so the minutes were approved as submitted and were signed by Ms. Fliegel.

**PUBLIC HEARING
JUNE 20, 2017**

ABR 2017-69 (continued from June 6, 2017): Meshullem and Devora Klugmann, 3797 Bendemeer Road, request to build 2-story additions on side and rear.

- Meshullem Klugmann provided revised drawings. The roof and back corner were revised.
- Ms. Fliegel said the changes certainly helped and she believed that Mr. Klugmann will be happier with the new version's appearance.

ACTION: Ms. Fliegel moved to approve as submitted the additions as shown on the plans by HZO Architects, received June 20, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-75 (continued from June 6, 2017): June Kim, 3527 Fairmount Boulevard, requests to build attached garage addition and install new siding and window replacements.

- Mike Murar and June Kim explained the revisions. The existing home's northwest porches on the first and second floors will be enclosed. In response to a question from Ms. Fliegel, he said the addition's foundation will match the existing stone foundation.

ACTION: Mr. Wellman moved to approve the addition and alterations as shown on the plans by Schill Architecture, received June 19, 2017 with the conditions that the garage windows have muntins and exposed foundations match existing. Seconded by Mr. Lund, the motion was unanimously approved.

ABR 2017-86: Matt Scheel, 3386 Ormond Road, requests to build detached garage.

- New Creation Builders' Diane Bija, 5309 Barkwill Avenue, 44127, described the project while a slide of the home was shown. The roof, siding and trim will match the home.

ACTION: Ms. Fliegel moved to approve as submitted the garage as shown on the plans by New Creation Builders, received May 23, 2017. Seconded by Mr. Lund, the motion was unanimously approved.

ABR 2017-87: Robert Harlan and Lisa Stone, 3095 Berkshire Road, requests to build detached, 2-car garage.

- H.A.& T. General Contractor's Otis Talley and Robert Harlan described the garage and showed slides. Mr. Talley installed siding on the home a few years ago and will be matching the home's colors of siding and trim.

ACTION: Mr. Wellman moved to approve as submitted the garage as shown on the plans by Eric Satler, received May 23, 2017. Seconded by Mr. Lund, the motion was unanimously approved.

ABR 2017-88: Melody Hart and Gary Benjamin, 2976 Monmouth Road, request to convert side porch into insulated room including door and steps to back yard.

- Designer Donald Tarantino, 1802 Radnor Road, 44118, Melody Hart and Gary Benjamin described the porch enclosure while showing slides of the context and drawings. Mr. Tarantino said the clients' prefer to use slider windows having unobstructed views with no mullion divisions. Brick stairs and a stone landing were proposed on the back wall. A second version of the windows were Anderson brand windows matching the double-hung windows that were already replacing the rest of the home's windows.
- Mr. Lund preferred the double-hung windows with mullions that matched the rest of the home's windows.

ACTION: Ms. Fliegel moved to approve the proposed porch alterations as shown on the plans by Donald Tarantino, received May 24, 2017, subject to the condition that the windows match the marked up plans showing double-hung windows with no bottom sash muntins. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-89: B & W Management, owner, and Rainbow Veterinary Clinic, tenant, 2636 Noble Road, request to install new signs on building.

- Designs by Dianna, Ltd.'s Dianna Haskett, P.O. Box 439, 44065, described the project while showing slides of the property and drawings. The top band around the building will be painted blue by the owner. The two internally lit box signs will be removed. 1/2"-thick PVC letters will be attached to the building on the side facing Noble Road. No new sign will be on the Dellmore side because trees block the view.
- Mr. Lund said that the signs will be a big improvement.

ACTION: Mr. Lund moved to approve as submitted the signs as shown on the plans by Designs by Dianna, received May 16, 2017. Seconded by Mr. Wellman, the

motion was unanimously approved.

ABR 2017-90: Anthony Bina, 1648 Glenmont Road, requests to build detached, three-car garage.

- New Creation Builders' Diane Bija, 5309 Barkwill Avenue, 44127, described the project while showing slides of the property. Matching the house, she said the siding and trim will be white and the roof a light gray.
- Mr. Wong in response to a question from Ms. Fliegel said the garage complied with the Zoning Code.

ACTION: Mr. Lund moved to approve the garage as shown by the plans by New Creation Builders, received June 1, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-91: Kertes Enterprises, 13421 Cedar Road, requests to build detached, 2-car garage.

- Kertes Enterprises' Ronnie Kertesz, 3439 Brainard Road, 44122 and Mr. Driveway's Pete Malone, 5541 West Heisley, 44060, described the proposed garage while showing slides of the context and drawings.

ACTION: Mr. Wellman moved to approve as submitted the garage as shown on the plans by Mr. Driveway, received May 31, 2017. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2017-92: Kalanit and Alan Nazarian, 3737 Woodridge Road, request to build detached, two-car garage.

- Contractor Michael Lowder, 36605 Meadowdale Drive, 44139, described the proposed garage while a slide of the property was shown. The vinyl siding will be a khaki color to match the home.

ACTION: Mr. Wellman moved to approve as submitted the deck as shown on the plans by Michael Lowder, received June 2, 2017. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2017-93: BK3 Properties, 2261 Lee Road, request to replace wooden ramp and railing in back.

- Decknicians, Inc's Milissa Adams and Vince Oliveri, 9849 Hoose Road, 44060, described the ramp and showed pictures of the old ramp.

ACTION: Ms. Fliegel moved to approve as submitted the proposed ramp as shown on the plans by Decknicians, Inc., received June 6, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-94: Chris and Beth Hagesfeld, 2166 North Saint James Parkway, request to build rear deck.

- Chris Hagesfeld and JDR Home Improvements' Goran Zekic, 2192 Cottage Grove Drive, 44118, described the deck while showing slides of the context and the drawings. Three sets of stairs were to be removed. The deck will be pressure treated wood and the railing will be of cedar wood. Although the drawing showed siding to the ground, the area under the deck may be lattice for ventilation.
- Ms. Fliegel agreed that siding on the area below the deck looked too heavy.

ACTION: Mr. Wellman moved to approve the deck as shown on the plans by Harmoni Designs, LLC, received June 6, 2017, with the condition that lattice be used below the deck level and that a revised drawing be submitted for an ABR administrative approval. Seconded by Mr. Lund, the motion was unanimously approved.

ABR 2017-95: Jackie Harris, 3281 Hyde Park Avenue, requests to build detached, 2-car garage.

- Tracy Chapman, sister of the owner, and Ulman Family Contracting's Nate Ulman, 5900 Som Center Road, Suite 12, 44094, described the garage while showing slides of the context and drawings. The siding will match the home's siding and the roof will match the home's roof.

ACTION: Mr. Lund moved to approve as submitted the garage as shown on the plans by Martin Cosentino, received June 6, 2017. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2017-96: Stephen Spackey, owner and T-Mobile, tenant, 2360 Noble Road, request to install rooftop antennas and equipment in fenced area.

- Gainer Consultants, Inc.'s Ron Gainer, 2515 Red Fox Pass, 44094, described the installation and showed slides of the context. He explained that an initial proposal of three stealth chimneys was not liked by Planning staff. Planning and the State Historic Preservation Office reviewed revised plans and asked for an additional change. The next drawing will move one of the antenna enclosures away from the Noble Road face of the building eight feet.
- Mr. Wong explained that an eight foot setback was suggested so that the penthouse was set back as far from the building's face as the penthouse's height.
- Ms. Fliegel also asked to align the alpha sector to center it on the main front entry.
- Mr. Lund agreed about the need to center the penthouse even if it required that the penthouse be larger.

ACTION: Preliminary review.

ABR 2017-97: Sirvart Kassabian and Ashokkumar Patel, 17477 Shelburne Road, request to build detached, 2-car garage.

- Ashokkumar Patel and New Creation Builders' Diane Bija, 5309 Barkwill Avenue, 44127, described the garage and showed slides of the context and drawings. A 24' by 24', detached, two-car garage was proposed. 4" vinyl lap siding would match the

house's color and the asphalt shingle roof will match the color of the proposed DaVinci brand simulated shake shingle called Bellaforte that will be installed on the main home. The garage will be in the back of the property.

ACTION: Mr. Wellman moved to approve as submitted the home's Bellaforte DaVinci simulated shake shingles and the garage as shown on the plans by New Creation Builders, received June 6, 2017. Seconded by Mr. Lund, the motion was unanimously approved.

ABR 2017-98: John Prcela: 4037 Monticello Boulevard, requests to build half-bath addition in back.

- The owner's son, Joe Prcela, 904 Northboro Drive, 44143, described the project and showed slides of the context and drawings. The siding, foundation and roof materials and the roof's slope will match the home. His father is in his nineties and needs a first floor full bath. An existing addition and second floor porch will be removed including the second floor door. A double-hung window will replace the door.
- Mr. Lund suggested flipping the bathroom's door swing for better access.
- Ms. Fliegel added that the door could also be moved closer to the shower to maximize ease of access. The addition was simple and in keeping with the home's design.

ACTION: Ms. Fliegel moved to approve as submitted the addition as shown on the plans by Joseph Prcela, received June 6, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.

OLD BUSINESS

No new business was reported.

NEW BUSINESS

No new business was reported.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Melissa Fliegel, Chair

date

Richard Wong, Secretary

date