

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
JUNE 5, 2018**

MEMBERS PRESENT:

Michael Wellman, Vice Chair  
Jonathan Kurtz

STAFF PRESENT:

Richard Wong, Planning Director

**CALL TO ORDER**

Mr. Wong called the meeting to order at 7:00 PM at which time two members were present. Ms. Fliegel's absence was excused.

**APPROVAL OF THE MAY 15, 2018 MINUTES**

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

**PUBLIC HEARING  
JUNE 5, 2018**

**ABR 2018-320: Navy Federal Credit Union, 3128 Whitethorn Road (continued from May 15, 2018),** requests to build detached, two-car garage.

- Dunham Brothers Construction's Daz Patterson, 4447 Lee Road, 44128, said the vinyl siding would be white and the shingles of a color to match the house's shingles.

***ACTION: Mr. Wellman moved to approve the garage as shown on the plans by Dunham Brothers Construction, received May 1, 2018. Seconded by Mr. Kurtz, the motion was unanimously approved.***

**ABR 2018-323: Elizabeth Campbell, 3328 Tullamore Road,** requests to build detached, two-car garage.

- New Creation Builders' Diane Bija, 5309 Barkwill Avenue, 44127, said the vinyl siding would be white and the shingles of a color to match the house's shingles.

***ACTION: Mr. Wellman moved to approve the garage as shown on the plans by New Creation Builders, received May 7, 2018. Seconded by Mr. Kurtz, the motion was unanimously approved.***

**ABR 2018-324: Elizabeth Armstrong, 3146 Washington Boulevard,** requests to build detached, 1-1/2-car garage.

- Elizabeth Armstrong said in response to a question from Mr. Wellman, the 1-1/2 car garage passed zoning because the former garage was also not a

code-conforming 2-car garage. She did not want the new garage to occupy more permeable land than necessary.

***ACTION: Mr. Kurtz moved to approve the garage as shown on the plans by The Great Garage Company, received May 14, 2018. Seconded by Mr. Wellman, the motion was unanimously approved.***

**ABR 2018-325: Lateefah Hafeez, 3256 Cedarbrook Road,** requests to build detached, 2-car garage.

- Shannonwood Homes' Bob Wakut, 1635 Wood Road, 44118, said a 24' by 24' garage was proposed. Even though the side-hinged door was shown on the left side, Mr. Wakut asked if the door could be on the front wall to the left of the overhead door.
- Members agreed that the side-hinged door could be on the front. Mr. Wong said that the garage's front wall would still need lateral bracing.

***ACTION: Mr. Wellman moved to approve the garage as shown on the plans by Shannonwood Homes, received May 10, 2018, with the notes that the garage door was to be 16' wide and the side-hinged door was approved on the front wall to the left of the overhead door. Seconded by Mr. Kurtz, the motion was unanimously approved.***

**ABR 2018-326: Crossfit, 1970 Lee Road,** requests to install business identification signs.

- Crossfit's Michael Meilstrup, 1970 Lee Road, 44118, said that the proposed sign would be at the corner tower's east and north walls. In response to a question from Mr. Kurtz, he said the signs would be installed covering the protruding shape that remained from the previous Rite Aid business.
- Mr. Wellman asked if an edge piece could be added.
- Mr. Meilstrup said it would exponentially increase the cost. The move from Taylor Road and new equipment are costly. The protruding chevron shape would be fully covered. The new sign's width matches the chevron's width. In response to a question from Mr. Wellman, he said the chevron's side could be painted white.

***ACTION: Mr. Wellman moved to approve the signs as shown on the plans by Fast Signs, received May 14, 2018, with the condition that the top and sides of the sign shall be flush with the existing bumped out portion of the EIFS and the sides painted white. If an alternative solution is proposed, it must have sides that are boxed-in and not appear to be floating over the existing EIFS. Such alternative shall be submitted for ABR administrative approval. Seconded by Mr. Kurtz, the motion was unanimously approved.***

**ABR 2018-327: Penelope Allen, 3118 Edgehill Road,** requests to install 11 solar panels on back roofs of house.

- YellowLite's Rey McPherson, 1925 St. Clair Avenue, 44114, said the 11 panels were to be on the back roofs, not seen from the street.

- In response to a question from Mr. Wellman, Mr. Wong said that the panels complied with zoning regulations. Had they been set back 6' from the roof's edge, ABR review would not have been required.

***ACTION: Mr. Wellman moved to approve the solar panels as shown on the plans by YellowLite, received May 14, 2018. Seconded by Mr. Kurtz, the motion was unanimously approved.***

**ABR 2018-328: Marie Oatman, 15360 Brewster Road,** requests to install windows without matching old windows.

- Window Nation's Nick Higgins and Ray Halasz, 4350 Renaissance Parkway, Suite C, 44128, explained that a basement window was going to be replaced without matching the pair of casement windows and fixed window. Instead, a sliding window was proposed and will afford access to the lightwell. All other new windows will match the old.

***ACTION: Mr. Wellman moved to approve the window as shown on the plans by Window Nation, received May 15, 2018. Seconded by Mr. Kurtz, the motion was unanimously approved.***

**ABR 2018-329: Gillian Kazura, 3733 Montevista Road,** requests to build detached, two-car garage.

- Gillian Kazura and Regency Developers' Norm Muskal, 2066 South Taylor Road, 44118, said the vinyl siding would match the home's siding color.

***ACTION: Mr. Wellman moved to approve the garage as shown on the plans by Regency Developers, received May 15, 2018. Seconded by Mr. Kurtz, the motion was unanimously approved.***

**ABR 2018-330: Rabbi Boruch Hirshfield, 3699 Shannon Road,** requests to build detached, two-car garage.

- Regency Developers' Norm Muskal, 2066 South Taylor Road, 44118, said the vinyl siding and trim would be white. The roof shingles will match the home's shingles.

***ACTION: Mr. Kurtz moved to approve the garage as shown on the plans by Regency Developers, received May 15, 2018. Seconded by Mr. Wellman, the motion was unanimously approved.***

**ABR 2018-331: Otis Johnson, 905 Helmsdale Road,** requests to construct 2-car, detached garage.

- The applicant was absent so the case was continued to the next meeting.

**ABR 2018-332: Christie Lucco, 2375 Roxboro Road,** requests to replace chain link fence installing 4.5'-high wood fence along driveway.

- On the Fence's Ronnie Hawkins, 1259 Cordova Road, 44124, said the 4.5'-high fence will need a variance because code allows 4'. He pointed out that an existing 6'-high wooden fence already exists along the sidewalk. A new section will transition from 4.5' to the old 6'-high fence and be in the same

style as the taller fence. Most nearby properties have a similarly tall fence along the sidewalk.

***ACTION: Mr. Wellman moved to approve the fence as shown on the plans by On the Fence, received May 15, 2018. Seconded by Mr. Kurtz, the motion was unanimously approved.***

**ABR 2018-333: Enhanced Property Management LLC, 1603 Ivydale Road,** requests to build detached, two-car garage.

- Enhanced Property Management's Daniell Collyer, 162 Simcox Street, 44181, said she was filling in for her contractor. In response to Mr. Kurtz's question, she said the vinyl siding would match the home's color.

***ACTION: Mr. Wellman moved to approve the garage as shown on the plans by Pro Garage Design, received May 15, 2018. Seconded by Mr. Kurtz, the motion was unanimously approved.***

**ABR 2018-334: Harriet Shaw Applegate, 1522 Crest Road,** requests to build addition including greenhouse and solar panels for electricity and hot water.

- Harriet Applegate and Chris Shaw, explained that two maples died that were in the Google Streetview photos. A solar addition with 12 panels will be on a shed roof form that attaches to a greenhouse. Hydronic solar collectors on the end of the greenhouse will supplement the hot water supply. An underground cistern will store water for the garden. The greenhouse is from the Florian Company. Six manual windows will ventilate the greenhouse. The sill base will be of stone. The solar paneled shed roof precipitation will be entirely drained to the cistern.

***ACTION: Mr. Wellman moved to approve the addition as shown on the plans by the applicants, received May 24, 2018. Seconded by Mr. Kurtz, the motion was unanimously approved.***

### **Old Business**

No old business was raised.

### **New Business**

No new business was raised.

### **Adjournment**

The meeting was adjourned at 7:51 PM.

Respectfully Submitted,

\_\_\_\_\_  
Melissa Fliegel, Chair

\_\_\_\_\_  
date

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

\_\_\_\_\_  
date