

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
OCTOBER 2, 2018**

MEMBERS PRESENT:

Michael Wellman, Vice Chair
Terry Saylor, Alternate
Jonathan Kurtz, Alternate

STAFF PRESENT:

Richard Wong, Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 7:00 PM at which time all members were present.

APPROVAL OF THE SEPTEMBER 20, 2018 MINUTES

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

**PUBLIC HEARING
OCTOBER 2, 2018**

ABR 2018-457: Kate Spry, 3015 Edgehill Road, requests to install vinyl lap siding over wood shake siding.

- Window Nation's Anthony Ricci, 4350 Renaissance Parkway, 44128, said the Gladiator series siding by Alside is proposed with white trim coil around the windows.

ACTION: Mr. Wellman moved to approve the siding as shown on the plans by Window Nation, received September 12, 2018. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2018-458: Samyel Goldshtein, 3106 Derbyshire Road, requests to install vinyl lap siding over wood shake siding.

- Contractor James Martin, 12802 Carrington Avenue, 44135, said the siding would be an Alside Conquest in Tuscan Clay for all floors. The trim would be white aluminum coil.

ACTION: Mr. Kurtz moved to approve the siding as shown on the plans by James Martin, received September 14, 2018. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2018-459: Roy Ritzmann, 2257 Lamberton Road, requests to build a detached, two-car garage.

- Corridon Builders' Thomas Barrett, 7750 Sonny Drive, 44146, said that the new garage would have cedar wood lap siding painted to match the house. In

response to Mr. Kurtz's question, he said the lap siding would be a simple lap rather than matching the home's and existing garage's elaborate lap siding pattern.

ACTION: Mr. Wellman moved to approve the garage as shown on the plans by Corridon Builders, received September 13, 2018. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2018-460: Blake Buletko, 2705 West St. James Parkway, requests to construct one additional bay onto attached, two-car garage.

- Marshall Wright Construction's Marshall Wright, 15538 Drake Road, 44136, said redwood lap siding would match the existing wood siding. All seams between old and new would be sided with a staggered pattern creating a uniform surface. The garage doors would be paneled steel.

ACTION: Mr. Wellman moved to approve the garage addition as shown on the plans by Marshall Wright, received September 17, 2018. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2018-461: Frances Lantery, 2580 South Taylor Road, requests to install solar panels on home's rear facing roof.

- Third Sun Solar's David Zelasko, 762 West Union Street, 45701, said the panels would be on the rear dormer and east rear main roof. In response to a question from Mr. Kurtz, he verified that conduit between the two roofs would be run inside, not visible from the outside. On the back façade, conduit would be run along the rear soffit and along the left downspout. In response to a question from Mr. Wellman, he said conduit is painted to match its surroundings.

ACTION: Mr. Kurtz moved to approve the solar panels as shown on Third Sun Solar's plans, received September 18, 2018. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2018-462: Luke Terry, 1256 Oakridge Drive, requests to replace windows without matching existing windows.

- Affordable Window's Dave Koenig, 12650 Coit Road, 44108, while reviewing the window replacements, said the notes that specify sliding windows were typos. Those were to be double-hung. No sliding windows were to be installed.

ACTION: Mr. Kurtz moved to approve the windows as shown on the plans by Affordable Windows, received September 19, 2018 with the condition that all windows marked as sliding shall be a fixed center window flanked by double-hung windows. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2018-463: Matthew Miller, 3236 East Scarborough Road, requests to alter back deck.

- Matthew Miller explained that the corner of the deck was to be removed to afford more maneuvering space from the detached garage. The driveway

would be widened, too. In response to a comment from Mr. Wong, he said the widened driveway would be 12' wide to comply with the Zoning Code.

ACTION: Mr. Wellman moved to approve the deck alterations as shown on the plans by Matthew Miller, received September 19, 2018, with the condition that the widened driveway width not exceed 12'. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2018-464: Suzi and Curtis Coker, 3554 Radcliffe Drive, request to replace windows without matching existing windows.

- Contractor Lester Sensibello, 30100 Jackson Road, 44022, said that the porch windows would be replaced using custom windows that would be white and double-hung to match the rest of the home.

ACTION: Mr. Wellman moved to approve the windows as shown on the plans by Lester Sensibello, received September 20, 2018. Seconded by Mr. Mr. Saylor, the motion was unanimously approved.

ABR 2018-465: Steve and Linda Nissen, 2200 Devonshire Drive, request to install additional solar panels on home's roof.

- Dovetail Solar and Wind's Ron Zivic, 90 East 238th Street, 44123, said additional panels were proposed to augment the existing system to provide more power to charge two cars. Renderings show that the panels would be barely visible. In response to a question from Mr. Saylor, he said the one set of existing panels was tilted differently because they were a separate water heating system.

ACTION: Mr. Kurtz moved to approve the solar panels as shown on Dovetail Solar's plans, received September 20, 2018. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2018-466: Ron Hollis, 3554 St. Albans Road, requests to construct a detached, two-car garage.

- Shannonwood Homes' Duane Schreiner, 1635 Wood Road, 44118, said the vinyl siding would be white and the roof would be charcoal black to match the home's roof.

ACTION: Mr. Wellman moved to approve the garage shown on Shannonwood Homes' plan, received September 20, 2018. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2018-467: Michael Scherf and Oriana Belavic, 1787 Middlehurst Road, request to construct a detached, two-car garage.

- Shannonwood Homes' Duane Schreiner, 1635 Wood Road, 44118, said the vinyl siding would be pearl and the roof a shake color to match the home.

ACTION: Mr. Wellman moved to approve the garage shown on Shannonwood Homes' plan, received September 20, 2018. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2018-468: Justin Beacham, 2268 Stillman Road, requests to add skylights to roof.

- R. Tagg Xteriors LLC's Robert Tagg, 1156 West Minor Street, 44124, said the skylights would be as shown on the illustrations. They are a part of a comprehensive interior renovation and new roof.
- Mr. Kurtz asked that the skylights be aligned with the home's front façade features if possible.

ACTION: Mr. Kurtz moved to approve the skylights shown on R.Tagg Xteriors' plans, received September 20, 2018. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2018-469: Renee Sentilles, 3267 Ormond Road, requests to install ductless heat pump piping on exterior from units on 1st, 2nd and 3rd floor.

- Gorjanc Comfort Services' John Gorjanc, 2965 Hampshire Road, 44118, said the proposed multi-split system required exposed piping routed outside the house as illustrated on his retouched photos.
- Mr. Wong explained that this review was caused by a previous case in which ABR saw a photo of a home with a multi-split system with piping on the front of a half-timbered home.
- Mr. Wellman asked why the piping needed to be on the outside.
- Mr. Gorjanc said most clients opposed seeing piping on the home's interior. He brought a sample of the piping and explained that it was impractical putting the two insulated copper pipes, plastic condensate line and electrical power line into an existing wall. Starting with a second floor bedroom on the right side, a line would be routed a noticeable distance from a downspout to the basement where it re-entered the house.
- Mr. Saylor said his preference would be to jog the piping over to the downspout.
- Mr. Wellman said the owner didn't want to look at the piping so it would be run on the outside, visible to the public. He preferred to run the piping in a corner of the dining room rather than across the house's surface.
- Mr. Kurtz said there must be a better solution than seeing this on every third house in the City.
- Mr. Gorjanc in response to Mr. Kurtz's question, said the line could freeze and it needed support along its length.
- Mr. Kurtz said the home was not that big. He suggested running the pipes in the center of the home. On the left side, three pipe clusters were proposed and the outdoor heat pump unit was next to the driveway.
- Mr. Wellman said too many lines were visible.
- Mr. Saylor said alternatives should be sought that have fewer lines on the outside.
- Mr. Wong asked if the units could be mounted on an inside wall since they were ductless.
- Mr. Gorjanc said they could be on an inside wall but finding a common interior piping route the height of the house was unlikely. The piping cluster

is typically inside a 4'-wide cover. If several piping clusters joined together, a 6"-wide cover can be used.

- Mr. Saylor said the consideration was to not allow the system or to allow the system when piping was routed adjacent to a downspout.
- Mr. Wong asked if the third floor unit could be installed on a kneewall with the piping routed in the attic instead of across the wall at a diagonal.
- Mr. Wellman asked the applicant to see how many lines could be concealed inside the house.
- Mr. Gorjanc agreed to work with the owner on alternative routing that is less visible.

ACTION: Members agreed to continue the application to another meeting for the applicant to consider less visible alternatives.

Old Business

No old business was raised.

New Business

Mr. Wong reminded members that a special meeting will be held Wednesday, October 10 with Planning Commission and Architectural Board of Review to acquaint them with the Top of the Hill project. Melissa Fliegel had favored reviewing a complicated project at an early stage before all of the details were in place.

Adjournment

The meeting was adjourned at 8:30 PM.

Respectfully Submitted,

Melissa Fliegel, Chair

date

Richard Wong, Secretary

date