

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
NOVEMBER 6, 2018**

MEMBERS PRESENT:

Melissa Fliegel, Chair  
Greg Goss

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.

**APPROVAL OF THE OCTOBER 16, 2018 MINUTES**

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

**PUBLIC HEARING  
NOVEMBER 6, 2018**

**ABR 2018-469 (continued from October 2, 2018): Renee Sentilles, 3267 Ormond Road,** requests to install ductless heat pump piping on exterior from units on 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor.

- Mr. Wong said two first-floor linesets will be directly routed through the floor to the basement. The attic lineset will be routed through a kneewall to eliminate the diagonal pattern on the exterior that was also an issue.

***ACTION: Ms. Fliegel moved to approve the three ductless heat pump piping linesets run on the exterior as shown on Gorjanc Comfort Service's plans, received October 4, 2018. Seconded by Mr. Goss, the motion was unanimously approved.***

**ABR 2018-476: Jacqueline D'Emilia, 3303 East Scarborough Road,** requests to alter side porch.

- Contractor Simon Mack, 3362 Ormond Road, 44118, said the porch was pulling away from the house and the roof leaked, causing rotted wood. The new porch would have a flat roof without the mansard.

***ACTION: Mr. Goss moved to approve the porch alterations as shown on Tribe Architects' plans, received October 16, 2018. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2018-477: Linda and Roger Dubose, 1088 Elbon Road,** requests to build detached, two-car garage.

- Platinum Construction's Lafayette Watkins, 5081 Warrensville Center Road, 44137, showed samples of the proposed beige vinyl siding, white trim and brown roof that will match the home.

***ACTION: Ms. Fliegel moved to approve the garage as shown on Platinum Construction's plans, received November 6, 2018 (the application had been submitted by another contractor on the October 16 deadline). Seconded by Mr. Goss, the motion was unanimously approved.***

**ABR 2018-478: Jimmy Ward, 2317 Bellfield Avenue,** requests to build detached, two-car garage.

- Platinum Construction's Lafayette Watkins, 5081 Warrensville Center Road, 44137, said the proposed vinyl siding would be grey with white trim and brown roof to match the home.

***ACTION: Mr. Goss moved to approve the garage as shown on Platinum Construction's plans, received October 10, 2018. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2018-479: Ali and Brian Wismer, 2943 Washington Boulevard,** requests to install 4'-high wood privacy fence 5' from Yorkshire Road.

- Ali Wismer said the fence was mainly behind the house. Hedges run along the property line in front of the proposed fence. Their fence would connect to neighbors' fences. Treated yellow pine is the proposed material.
- Mr. Wong in response to a question by Mr. Goss said the Zoning Code has no requirement for openness. A fence with openings posed a practical problem for a pet owner.
- Ms. Wismer said the fence would be stained.

***ACTION: Mr. Goss moved to approve the fence as shown on the applicants' plans, received October 15, 2018. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2018-480: James Porter and Charles Sturgis, 3107 North Park Boulevard,** requests to replace 2 windows without matching old windows.

- Renewal by Andersen's Chris Milowicki, 5480 Cloverleaf Parkway, Suite 1, 44125, said the proposed casement windows were for a bathroom on the side behind the chimney where double-hung windows now are. Casement windows are on the home's front and as each room is renovated, the rest of the windows will be replaced with casement styled windows.

***ACTION: Ms. Fliegel moved to approve the windows as shown on Renewal by Andersen's plans, received October 16, 2018. Seconded by Mr. Goss, the motion was unanimously approved.***

**ABR 2018-481: Mariah and Wes Roj, 2876 Fairmount Boulevard,** request to alter rear deck.

- Eastside Landscaping's Jim Freireich, P.O. Box 21801, 44121, said the existing stone steps would be reused. The porch roof would remain. A black aluminum railing was proposed.

***ACTION: Ms. Fliegel moved to approve the rear deck as shown on Eastside Landscaping's plans, received October 16, 2018. Seconded by Mr. Goss, the motion was unanimously approved.***

**ABR 2018-482: Nelson Wesley, 3096 Mayfield Road,** requests to install "Ensemble" business identification sign.

- BNext Architectural Imaging Signs' Anthony Mahalko, 5109 Clark Avenue, 44102, said the middle "E" would be halo lit with a purple glow on the black background. The area above each awnings may be painted purple.

***ACTION: Mr. Goss moved to approve the sign as shown on BNext's plans, received October 16, 2018. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2018-483: Cuyahoga Development Group, 2488 Queenston Road,** requests to build two-car, detached garage.

- Platinum Construction's Lafayette Watkins, 5081 Warrensville Center Road, 44137, said the proposed vinyl siding would be white with white trim and black roof to match the home.

***ACTION: Ms. Fliegel moved to approve the garage as shown on the plans by Platinum Construction, received October 16, 2018. Seconded by Mr. Goss, the motion was unanimously approved.***

**ABR 2018-484: Claude Carson, 964 Brunswick Road,** requests to build two-car, detached garage.

- Manpower Paving's Stephen Kates, 478 East 129<sup>th</sup> Street, 44108, said the vinyl siding's color would be light green to match the home with white trim and black roofing.

***ACTION: Ms. Fliegel moved to approve the garage as shown on the plans by Manpower Paving, received October 16, 2018. Seconded by Mr. Goss, the motion was unanimously approved.***

**ABR 2018-485: Josh Sweet, 2179 Lee Road,** requests to install Boss Dog projecting sign, awnings and other signs.

- The City's Storefront Renovation Program designer, Franklin Piccirillo, 40 Severance Circle, 44118, said black awnings and a projecting sign were proposed along Lee Road. The projecting sign would include a 5'-long, 4'-high, three-dimensional likeness of the owner's dog on top of an aluminum cabinet sign.
- City staff Storefront Renovation Program manager Kara O'Donnell explained that a sign on the back wall was permitted to be 15 square feet but a 19-square-foot sign was more legible and better proportioned to the building. If ABR agreed, then the applicant would request a Board of Zoning Appeals variance for the 19-square-foot sign in back.
- Ms. Fliegel liked the larger back sign and the front sign.

***ACTION: Ms. Fliegel moved to approve the signs and awnings as shown on Franklin Piccirillo’s plans, received October 16, 2018. Seconded by Greg Goss, the motion was unanimously approved.***

**ABR 2018-486: Steve and Margaret Jemison, 3850 Summit Park,** request to install vinyl siding without matching existing or original siding.

- Contractor Jerry Sines, 35835 Vine Street, 44095, said in response to Ms. Fliegel’s question about the two downspouts in front that the downspouts from the front porch would be removed. A casing would be added around each window and door.
- Ms. Fliegel did not want the downspouts to be routed next to the posts. A rain chain was suggested.

***ACTION: Ms. Fliegel moved to approve the proposed siding as shown on the plans by Jerry Sines, received October 31, 2018, with the condition that the two angled downspouts above the first floor windows be removed. Seconded by Mr. Goss, 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 8:02 PM.

Respectfully Submitted,

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Melissa Fliegel, Chair

\_\_\_\_\_  
date

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Richard Wong, Secretary

\_\_\_\_\_  
date