

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
December 18, 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 NOVEMBER 20, 2018 AND DECEMBER 4, 2018 MINUTES

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

**PUBLIC HEARING
December 18, 2018**

ABR 2018-507: Luigi and Julie Pecoraro, 2863 Scarborough Road, request to install 24 solar panels on roof of home facing the street.

- Luigi Pecoraro, 2863 Scarborough Road, presented additional photographs of projects similar to the proposed project at his residence.
- Ms. Fliegel asked if the labeling is required by the NEC or any other governing body to be red in color and if the number of labels need to be as excessive. Mr. Pecoraro did not know but said he would make the request to conform to Ms. Fliegel's comments.
- Ms. Fliegel asked for the conduit to be painted to match the siding of the home.
- Mr. Goss asked for the panels to be centered on the roof and moved away from the gutter.

ACTION: Ms. Fliegel moved to approve the plans as shown on Power Home Solar, LLC's plans, received November 27, 2018, on the condition that the solar array's configuration is centered equally on all sides on the roof; the applicant determine if the NEC or other authorities required the conduit to have red labels spaced every 10 feet; and the conduit is painted to match the home's siding. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-499: Gregory Pratt, 2177 Stillman Road, requests to add 10 x 10' sunroom to back of house.

- Joe Lull, of Joyce Factory Direct, 1125 Berea Industrial Parkway, presented an updated elevation to clearly depict the complete proposal.
- Mr. Goss asked about the type of material below the window.
- Mr. Lull stated that it would be vinyl.
- Ms. Fliegel asked what is being proposed for the skirting. Mr. Lull stated that it would be vertical 1" x 6" stained or painted wood.

ACTION: Ms. Fliegel moved to approve the garage as shown on Joyce Factory Direct's plans, received December 7, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-489: Jeff King, 2260 Lee Road, requests to install illuminated projecting sign for Kensington Pub.

- Jeff King of Kensington Pub, 2260 Lee Road and Bob Kunzen of Brilliant Electric Sign, 4811 Van Epps Road, presented their proposal for an illuminated projecting sign.

ACTION: Ms. Fliegel moved to approve the sign as shown on Brilliant Electric Sign Co., Ltd.'s plans, received December 16, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-508: Joan Evans, 2237 Briarwood Road, requests to replace glass block window using casement windows on driveway side, second floor.

- Joan Evans and Bob Evans of 2237 Briarwood Road, presented their proposal to replace a glass block window to match existing windows with transoms.

ACTION: Mr. Goss moved to approve the proposed window replacement as shown on the application received December 3, 2018. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2018-514: Gordon and Tracy Oliver, 3853 Woodridge Road, request to replace windows without matching old window's appearance.

- Chris Sawicki, of Joyce Factory Direct, 1125 Berea Industrial Parkway, presented his proposal for window replacement.

ACTION: Ms. Fliegel moved to approve the proposed window replacement as shown on the application received December 3, 2018, Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-509: Rev. Rodney Thomas, 2463 North Taylor Road, requests to install door from daycare use in Imani Temple Ministries building.

- Thomas Boyd, of Imani Temple Ministries, 2463 North Taylor Road, presented the Church's proposal to install an entry door where one does not currently exist.
- Ms. Fliegel asked about the finish of the door and Mr. Boyd responded that it hasn't been determined yet.

- Mr. Goss asked about the material that would be framing the door, but Mr. Boyd did not know the answer.
- Ms. Fliegel indicated approval of the concept; however, she asked that the applicant return to a future ABR meeting with revised plans that clearly indicate the true dimensions of the proposed door as well as the material that will be used for the door and the material that will be used around the door.

ABR 2018-510: Menachem Meisels, 3590 Bendemeer Road, requests to build a one-story addition to back of home.

- Eli Mahler, of Eli Mahler Associates, 3947 West Ash Lane, said that the finishes will match the existing home and that flat roof of the current addition will be extended.
- Mr. Wong indicated that the neighbor, Mr. Saginor, submitted a letter of support.
- Mr. Mahler noted that the revised plans indicate that the width of the addition will extend an additional 1 foot and 6 inches.
- Ms. Fliegel stated that since this project extends an existing addition, the white siding is acceptable. Had this been a completely new addition to the original home, she would have issue with the siding material and color.

ACTION: Ms. Fliegel moved to approve the addition as shown on Eli Mahler Associates' plans, received December 18, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-511: Laura Gooch and David Kazdan, 2845 Scarborough Road, request to alter 1-story rear addition.

- Adam Greene, of Karlovec & Company, 17619 Winslow Road, presented their proposal to convert a 3-season room to a fully conditioned room.
- Mr. Goss asked that the trim of the proposed project match the existing home on all sides.

ACTION: Mr. Goss moved to approve the proposed renovations shown on the plans by Karlovec & Company, received December 4, 2018, with the conditions that the trim match the existing trim of the home on all sides. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2018-512: Raul Carrillo, 2781 Euclid Heights Boulevard, requests to install Cilantro Taqueria sign.

- Anthony Michalko, of Bnext Awning & Graphic, Inc., 5109 Clark Avenue, presented their proposal to replace the current awning with a new awning with tenant signage.

ACTION: Ms. Fliegel moved to approve the awning and signage as shown on the plans by Bnext Awning & Graphic, Inc., received December 4, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-513: Richard and Vicky Brodia, 3034 Edgehill Road, request to install solarium on back of home.

- Mike Sandmann, of Great Day Improvements, 700 East Highland Road, presented the proposed addition of a solarium and roof extension to the back of the home.
- Ms. Fliegel asked that asphalt shingles be added to the extended roof over the rear entry door.

ACTION: Ms. Fliegel moved to approve the addition as shown on Great Day Improvements, LLC's plans, received December 4, 2018, on the condition that shingles that match the existing roof be added to the roof extension. Seconded by Mr. Goss, the motion was unanimously approved.

Old Business

For lack of a quorum, the following cases could not be acted upon at the December 4, 2018 meeting.

ABR 2018-498: Catherine and Brian Hunnicutt, 2520 Fairmount Boulevard, request to replace basement windows without matching existing.

ACTION: Ms. Fliegel moved to approve the window replacement as shown on the application prepared by Gunton Corp – Pella Window and Door Co., received November 9, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-491 (Continued from November 20): Patrick Hoffman, 2933 Edgehill Road, requests to install a window on the rear wall for a second floor bathroom.

ACTION: Ms. Fliegel moved to approve the window replacement as shown on the application prepared by Patrick Hoffman, received October 24, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-500: Ari Wolf and Basha Keselman, 3742 Shannon Road, request to build detached, two-car garage.

ACTION: Ms. Fliegel moved to approve the detached, two-car garage as shown on the New Creation Builders/Roofers' plans, received November 13, 2018, on the condition that the siding color match the existing home. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-501: Smartland RS18 LLC, 895 Caledonia Avenue, requests to build detached, two-car garage.

ACTION: Ms. Fliegel moved to approve the detached, two-car garage as shown on the New Creation Builders/Roofers' plans, received November 16, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-502: George Eckerd, 2704 Derbyshire Road, requests to install two casement windows on second floor, back of house, without matching existing window type and height.

ACTION: Ms. Fliegel moved to approve the window replacement as shown on the application prepared by Fraser Contracting Ins, received November 14, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-503: Natacha Hansbary, 1155 Sylvania Road, requests to build detached, two-car garage.

ACTION: Ms. Fliegel moved to approve the detached, two-car garage as shown on Platinum Construction's plans, received November 19, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-504: Michael and Meredith Weil, 2301 Chatfield Road, request to alter first floor windows of kitchen.

ACTION: Ms. Fliegel moved to approve the renovation as shown on the plans prepared by JP Compass, received November 16, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-505: Huntington National Bank and Safeguard Properties, 1095 Woodview Road, requests to replace rear screened porch and second floor porch.

ACTION: Ms. Fliegel moved to approve the detached, two-car garage as shown on the plans submitted by the DMS Construction Group, received November 20, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-506: Laker Holdings LLC, 1638 South Taylor Road, requests to install vinyl siding not matching original siding's appearance.

ACTION: Ms. Fliegel moved to approve the siding replacement as shown in the application submitted by Inline Residential, received November 20, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

The following case is returning for administrative approval of a reduction in the front porch overhang that had been required by the ABR at a meeting 8-21-2018.

ABR 2018-418: Shari Nacson and Ben Nichols, 3347 Bradford Road, request alterations including window replacements and entry roofs.

ACTION: No formal action was necessary but the members concluded that the revision was fine.

New Business

No new business was raised.

Adjournment

The meeting was adjourned at 8:23 PM.

Respectfully Submitted,

Melissa Fliegel, Chair

date

Richard Wong, Secretary

date