

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
MAY 21, 2019**

MEMBERS PRESENT:

Melissa Fliegel, Chair
Greg Goss
Martin Johannessen

STAFF PRESENT:

Brian Iorio, Planner

CALL TO ORDER

Mr. Iorio called the meeting to order at 9:05 AM at which time all members were present.

APPROVAL OF THE MAY 7, 2019 MINUTES

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

**PUBLIC HEARING
MAY 21, 2019**

ABR 2019-573: Diversident Management for Hudec Dental, 80 Severance Circle, requests to convert the roofed drive-up to be part of the interior, build a dumpster enclosure, install signs and reconfigure the parking, driveways and landscaping.

- Anne Corbo of LS Architects, 22082 Lorain Road, stated that the building expansion will match the existing building.
- Ms. Corbo stated that the owner of the property will be utilizing a cleaning service and will have no need for a dumpster enclosure.
- Ms. Corbo stated that signage will be included in a separate ABR submittal.

ACTION: Ms. Fliegel moved to approve the renovation and expansion as shown on LS Architects' revised plans, received May 21, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-574: Corinne Greiner, 2229 Delaware Drive, requests to construct a wood deck, railing and gate at the rear of the home.

- Brent Mittelstaedt of Castle Fence and Deck, 303 Bellaire Road, 44012, stated that the rear roof will not change and that the deck will have vertical board skirting around the entire deck.

ACTION: Ms. Fliegel moved to approve the deck as shown on Castle Fence and Deck, LLC's plans, received March 25, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-596: Kent & Katie Stricker, 2480 Lee Road, request to construct a wood deck and railing at the rear of the home.

- Kent Stricker, 2480 Lee Road, and Donald Borowske of Borowske Builders, 10428 Abbey Road, 44133, stated that the proposed construction of a 2-level deck is to accommodate two rear entry doors to the home that are on different levels.
- Ms. Fliegel asked if the masonry stairs will remain. Mr. Stricker said that they will remain and will be flush with the lower level deck.

ACTION: Mr. Johannessen moved to approve the deck as shown on Borowske Builders' plans, received April 17, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-597: John & Susan Hersch, 3211 Hyde Park Avenue, request to install windows without matching existing windows.

- Mark Devling of Infinity From Marvin, 16900 Bagley Road, 44130, is requesting to install a different style window that will match the existing grid pattern on two existing windows.

ACTION: Ms. Fliegel moved to approve the windows as shown on Infinity From Marvin's application, received April 17, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-598: Matt Jenkins, 1797 Radnor Road, requests to construct a 72 sf addition on the second floor at the rear of the home.

- Matt Jenkins, 3416 Ormond Road, 44118, is requesting to enclose a second floor porch in order to accommodate a bathroom addition.
- Mr. Jenkins stated that the windows will match the existing windows on the home.
- Ms. Fliegel stated that the downspout needs to descend straight rather than at an angle as shown in the submitted plans.

ACTION: Mr. Johannessen moved to approve the plans submitted by Matt Jenkins, received April 19, 2019, on the condition that the new windows match the existing windows and that the new downspout run straight down at the corner of the addition and tie into the drainage system. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-599: Ksenia Roshchakovsky, 1000 Pembroke Road, requests to install one window without matching the existing window. (withdrawn by applicant 5-15-19)

- This case was withdrawn by the applicant on May 15, 2019.

ABR 2019-600: Jason Stotkov, 3486 Boynton Road, requests to install windows without matching existing windows.

- The applicant was not present. The case will be continued at the June 4, 2019 ABR meeting.

ABR 2019-601: Deja Arthur, 1028 Yellowstone, requests to construct a 4' tall fence and gate in a corner side yard.

- The applicant was not present. The case will be continued at the June 4, 2019 ABR meeting.

ABR 2019-602: Jeffrey Mather, 3585 Fairmount Boulevard, requests to construct a 4' tall fence in a corner side yard.

- Jeffrey Mather, 3585 Fairmount Boulevard, 44118, stated that the design was altered with the assistance of the Landmark Commission.

ACTION: Ms. Fliegel moved to approve the fence as shown on Jeffrey Mather's plans, received April 26, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-603: Lakieta Gatson, 2195 Noble Road, requests to install business signs on the front façade of the storefront.

- Lakieta Gatson, 820 Woodview Road, 44121, presented her request to install business identification signs on the front façade of the building.

ACTION: Mr. Johannessen moved to approve the sign as shown on the application submitted by Lakieta Gatson, received April 29, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-604: Mike Nowak, 2349 Coventry Road, requests to construct a rear deck with a pergola and 4' fence in a corner side yard.

- Mike Nowak of 2349 Coventry Road and Mikel Mclaughlin, the project's landscape architect, 3607 Call Road, 44081, presented the proposed project to the ABR.
- Mr. Iorio asked the applicant to clarify the heights of the proposed fences.
- Mr. Mclaughlin stated that the 4' tall fence will only be on the corner side yard, extending south to the eastern neighbor's building line. The 6' tall fence will be placed south of that, connecting to the southern neighbor's existing fence.

ACTION: Ms. Fliegel moved to approve the fence and deck as shown on the plans submitted by Mikel Mclaughlin, received May 2, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-605: Timothy F. & Jeanne S. Regan, 2524 Lee Road, request to replace deck and steps at the rear of the home.

- Jeanne Regan, 2524 Lee Road, 44118, presented her request to construct a deck and arbor.

ACTION: Mr. Johannessen moved to approve the deck and arbor as shown on the Regan’s plans, received May 2, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-606: Jeremy Ardino, 3317 Cedarbrook Road, requests to install nine mini split systems with linesets on the exterior of the home.

- Stacy Krueck and Terry Goffee of Sal’s Heating and Cooling Inc., 11701 Royalton Road, stated that the job has not been finished and that they would be willing to install hide-a-line to cover the already installed linesets and paint it to match the home.
- Ms. Fliegel expressed concern over the number of runs that the linesets make across the exterior of the home. She expressed preference for consolidating runs and hiding as much as possible under eaves and along existing accent trim.
- Mr. Johannessen expressed his dissatisfaction with the running of so many lines on the exterior of the home. He shared that he would prefer that lines be consolidated and hide-a-line going from the roof to the ground in a straight line to mimic accent trim or a downspout.
- Mr. Goffee responded that there is a limit to the distance a line can run. He also stated that the finished attic with no knee walls necessitated running the lines on the outside.
- Ms. Fliegel asked why the condensing units were not placed next to the rear of the home. Mr. Goffee responded that the location of the rear doors prevented the units from being placed next to the rear wall.
- Ms. Fliegel asked that the applicant revise their plans, consolidating linesets, indicating the location of hide-a-line and explaining the rationale and calculations related to the location of the linesets and line heads.
- This item will be continued at the June 4, 2019 ABR meeting.

ABR 2019-607: Kirt Montlack, 1767 Coventry Road, requests to replace the face of an existing business identification projecting sign.

- Mark Bailin of Diamond Signs and Graphics, 4516 Renaissance Parkway, 44128 is requesting to replace the graphics on their existing projecting sign.

ACTION: Ms. Fliegel moved to approve the sign as shown on Diamond Signs & Graphics’ submitted application, received May 5, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-608: Lyman Millard, 3042 Lincoln Boulevard, requests to construct a two-car, detached garage.

- Amy D'Amico of The Great Garage Company, 620 Crystalbrooke Drive, 44233 presented her request to construct a new two-car detached garage. She submitted revised plans dated May 20, 2019.
- Ms. D'Amico stated that the siding will be painted wood lap.
- Ms. Fliegel and Mr. Johannessen both stated a desire to see the horizontal muntin removed from the garage door lites.

ACTION: Ms. Fliegel moved to approve the sign as shown on The Great Garage Company's submitted plans, dated May 20, 2019, on the condition that the horizontal muntins be removed from the garage door lites so that there are three lites per section. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-609: Darice Polo, 2732 Derbyshire Road, requests to construct a 15' x 15'-7" addition at the rear of the home.

- Darice Polo, 2732 Derbyshire Road, 44106, presented additional photos of existing conditions to the ABR.
- Mr. Iorio asked for the applicant to clarify how the siding and foundation of the addition will interact with the existing siding and foundation. Ms. Polo said that she can either stagger the wood lap siding or use an existing downspout to cover the transition. She stated that the plans mistakenly said vinyl siding rather than wood. For the foundation, Ms. Polo stated that they will match the existing brick.

ACTION: Ms. Fliegel moved to approve the addition as shown on plans submitted by Darice Polo, received May 6, 2019, on the condition that the brick match the existing brick and that the downspout be positioned to cover the siding seam. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-610: Ed & Denise Rymes, 2466 Euclid Heights Boulevard, requests to construct a 16' x 30' deck at the rear of the home.

- Lenny Serwatka of Lyndhurst Lumber, 1511 Commodore Road, 44124, presented the request for a new deck.

ACTION: Ms. Fliegel moved to approve the deck as shown on the application submitted by Lyndhurst Lumber, received May 6, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-611: 3007 Brighton Rd., LLC, 2526 Norfolk Road, requests to build a two-story addition at the rear of the home and construct a two-car, detached garage.

- David Aronovich, 1572 Chelmsford Road, 44124, presented updated plans, dated April 25, 2019, to the ABR.

- Ms. Fliegel inquired about the windows. She stated that looking at the existing windows and images from Google Streets, that all windows had muntins on the top sash. On the front façade there were three double hung windows with a 6 over 1 grid pattern.
- Ms. Fliegel asked about the glass block window on the side of the home. Mr. Aronovich stated that it will be replaced by a double-hung window.
- Mr. Goss asked about the slope of the roof of the garage. He shared that the current slope does not work well with shingles. Mr. Aronovich stated that he can change the slope of the roof to 4/12 pitch rather than 3/12 pitch.

ACTION: Ms. Fliegel moved to approve the plans submitted by David Aronovich, dated April 25, 2019, on the condition that the pitch of the garage roof be 4/12; that all existing windows will be replaced; that all windows have muntins in the top sash; and that 3 double hung windows, separated by trim, be installed at the front of the house in order to match the existing windows. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-612: Daniel Pendergast, 2199 Delaware Drive, requests to build an addition at the rear of the home.

- Daniel Pendegrast, 2199 Delaware Drive and Steve Smrdel, 17717 Lomond Blvd., 44122 described the alterations being proposed at the rear of the home to expand the kitchen.

ACTION: Mr. Johannessen moved to approve the plans as submitted by Daniel Pendegrast, received May 6, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-613: George Elias, 1149 Pomona Road, requests to construct a two-car, detached garage.

- Nilsa Carrero of Platinum Construction, 5450 Omega Avenue, Suite 5, 44146 presented the proposal to construct a detached two-car garage.

ACTION: Mr. Goss moved to approve the plans as submitted by Platinum Construction, received May 7, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-614: Assadollah Jouharian, 3932 Navahoe Road, requests to construct a two-car, detached garage.

- Nilsa Carrero of Platinum Construction, 5450 Omega Avenue, Suite 5, 44146 presented the proposal to construct a detached two-car garage.

ACTION: Ms. Fliegel moved to approve the plans as submitted by Platinum Construction, received May 7, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-615: East Buildings LLC, 3219 Tullamore Road, requests to construct a two-car, detached garage.

- Nilsa Carrero of Platinum Construction, 5450 Omega Avenue, Suite 5, 44146 presented the proposal to construct a detached two-car garage

ACTION: Mr. Johannessen moved to approve the plans as submitted by Platinum Construction, received May 7, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-616: Sam Allam, 3863 Monticello Boulevard, requests to install windows and front and rear porch screens without matching the existing.

- Peter Spivey of SMS Home Improvement Company, 27705 Tinkers Valley, 44139, presented his proposed alterations to the home.
- Ms. Fliegel asked that the contractor confirm with the Building Department regarding the horizontal beam on the porch screens and whether they are needed out of concern for safety.
- Ms. Fliegel expressed concern about aligning the posts on the porch and the posts on the façade of the home above. She asked that the front consists of two panels with the center post align with the center post above and that there be three panels on the side and rear.

ACTION: Ms. Fliegel moved to approve the plans submitted by SMS Home Improvement Company, received May 7, 2019 on the condition that there are 2 screen panels on the front and 3 screen panels on the side and rear. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-619: Kim Bagley, 3425 Altamont Avenue, requests to install siding without matching the size and style of the home's existing siding.

- Mark Wagner of Mike's Home Improvement, 38167 Airport Parkway #4, 44094 is requesting to change the siding on the house from cedar shake to vinyl double lap to match the garage.
- Ms. Fliegel asked how they will be trimming the windows. Mr. Wagner responded that it will be trimmed in white with burgundy sills.
- Mr. Johannessen asked about the trim width on the windows and doors. Mr. Wagner said it will match existing.

ACTION: Ms. Fliegel moved to approve the plans submitted by Mike's Home Improvement, received May 7, 2019, on the condition that window trim widths match the existing window trim widths. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-620: Chris & Shelley Harvan, 3271 Beechwood Avenue, requests to construct a two-car, two-story, detached garage.

- Chris Harvan, 3271 Beechwood Avenue, presented his request for constructing a garage and studio space for his home-based arts business.

- Mr. Johannessen asked if the siding will be horizontal or vertical. Mr. Harvan stated that it will be horizontal.
- Ms. Fliegel asked if the proposed sliding windows match what is on the house. Mr. Harvan responded saying that they will be double-hung and that the estimate reflects this change. He also stated that the garage door will be in a craftsman style.
- Ms. Fliegel asked if the sliding patio door will remain. Mr. Harvan said that they will be installing a single man door instead.

ACTION: Ms. Fliegel moved to approve the plans submitted by Chris Harvan, received May 7, 2019, on the condition of the installation of a single man door instead of a sliding patio door, the installation of double-hung windows, and the installation of craftsman style garage doors. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-621: Frank Kuhar, 2036 Hampstead Road, requests to construct a detached, 2.5-car garage.

- Frank Kuhar, 2613 Wellington Road, presented his request to construct a new 2.5 car garage.

ACTION: Mr. Goss moved to approve the plans as submitted by Frank Kuhar, received May 7, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-622: Frank Kuhar, 3852 Kirkwood Road, requests to construct new front entrance steps, alter the pitch of an existing roof at the rear of the home, and remove a door at the rear of the home.

- Frank Kuhar, 2613 Wellington Road, presented his request to make alterations to the home on the rear and front. He stated that re-pitching the rear roof will eliminate a door that will be replaced with siding.

ACTION: Ms. Fliegel moved to approve the plans as submitted by Frank Kuhar, received May 7, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-623: Terrence Dextor, 3005 Yorkshire Road, requests to install siding without matching the home's existing siding.

- Steve Allen, 2120 Waterbury Road, 44107 presented his request to replace the shake siding with vinyl lap siding.

ACTION: Ms. Fliegel moved to approve the plans as submitted by Frank Kuhar, received May 7, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-624: Cleveland Metropolitan Housing Authority, 25 Severance Circle, requests to install cellular equipment on the roof of the apartment building.

- Amy Wicklund and Tyler Berry of Suresite Consulting, 3659 Green Road, Suite 214, 44122, and Larry Carlisle of Sprint presented their request to modify Sprint's existing installation by replacing 3 antennas and adding 3 antennas.
- Ms. Fliegel asked about the removal of unused hardware. Ms. Wicklund stated that they are not allowed to alter non-Sprint equipment, however, she believes that the unused mounts that the Planning Department identified belong to Sprint.
- Ms. Fliegel asked about mounting antennas so that they do not protrude above the parapet line. Ms. Wicklund responded that initially they did not believe that the signal would be strong enough to accommodate this, however, after further consultation they determined that it can be done.
- Mr. Goss asked if the antennas and mounts will be painted to match the color of the building. Ms. Wicklund confirmed that they will paint them to match.

ACTION: Ms. Fliegel moved to approve the plans submitted by Sure Site Consulting, received May 7, 2019, on the condition that the top of the new antennas are not to extend above the roof line and that all unused Sprint mounts are removed. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-625: Severance Medical Limited, 5 Severance Circle, requests to install cellular equipment on the roof of the office building.

- Amy Wicklund and Tyler Berry of Suresite Consulting, 3659 Green Road, Suite 214, 44122, and Larry Carlisle of Sprint presented their request to modify Sprint's existing installation by replacing 3 antennas and adding 3 antennas.
- Ms. Wicklund submitted a revised D-3 detail showing that the equipment will be mounted as close to the building wall as possible.
- Ms. Fliegel asked about the placement of Remote Radio Units (RRU). Ms. Wicklund expressed that moving the RRU will make them more visible. Mr. Berry shared that additional wiring would need to be installed that would be visible.

ACTION: Ms. Fliegel moved to approve the plans with the revised D-3 detail submitted by Sure Site Consulting, received May 21, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-626: CHUH School District, 3665 Monticello Boulevard, requests to install cellular equipment on a smoke stack at the rear of the school building.

- Amy Wicklund and Tyler Barry of Suresite Consulting, 3659 Green Road, Suite 214, 44122, and Larry Carlisle of Sprint presented their request to

modify Sprint's existing installation by replacing 6 antennas and adding 3 remote radio units.

- Ms. Wicklund explained that they are proposing to replace 6 Sprint antennas on the smoke stack, replace 3 RRU's on the south-side of the smoke stack, and place 6 RRU's on the ground.
- Mr. Johannessen asked about painting the equipment to match the brick of the smoke stack. Ms. Wicklund stated that they will be painted to match and that she is not sure that the existing equipment wasn't painted. She assured the Board that they will be painted this time and noted that it says as much in the plans.

ACTION: Mr. Johannessen moved to approve the plans as submitted by Sure Site Consulting, received May 7, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-617: Richard and Jeanne Weaver, 2573 Wellington Road, request to replace an existing one-story screened porch with a one-story conservatory.

- ABR Chair Melissa Fliegel recused herself from the case due to her professional relationship with the project's Architect.
- Eli Cirsafio of Van Auken Akins Architects LLC, 1422 Euclid Avenue, Suite 1010, 44115, presented the proposal for the removal of a one-story screened porch and the construction of a one-story conservatory.

ACTION: Mr. Johannessen moved to approve the plans as submitted by Van Auken Akins Architects LLC, received May 7, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-618: Richard Goodwin, 2208 Stillman Road, requests to construct a two-car, two-story, detached garage.

- ABR Member Martin Johannessen recused himself from this case due to being the architect of the project.
- Martin Johannessen of Harmoni Build, LLC, 2990 Berkshire Road, 44118 presented the proposal to replace the existing garage with a two-story garage.

ACTION: Ms. Fliegel moved to approve the plans as submitted by Harmoni Build, LLC, received May 7, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

Old Business

New Business

No new business was raised.

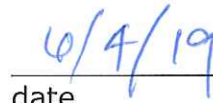
Adjournment

The meeting was adjourned at 12:45 PM.


Respectfully Submitted,



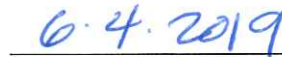
Melissa Fliegel, Chair



date



Richard Wong, Secretary



date

