

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
AUGUST 7, 2019**

MEMBERS PRESENT:

Melissa Fliegel, Chair
Terry Saylor

STAFF PRESENT:

Richard Wong, Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 7:00 PM at which time a quorum was present.

APPROVAL OF THE JULY 16, 2019 MINUTES

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

PROCEDURE:

Mr. Wong said that the Building Department told him to remind applicants that ABR just reviews the design. The Building Department studies things that ABR may not be concerned with and is another step after this.

**PUBLIC HEARING
AUGUST 7, 2019**

ABR 2019-683 (Continued from July 16, 2019): Cecil Fritz, 3489 Bendemeer Road, requests to construct a two-car, detached garage.

- Hodus Construction's David Hodus, 2650 Shaker Road, 44118, said the vinyl siding would match the home's gray color with white trim and doors.

ACTION: Ms. Fliegel moved to approve the garage as shown on Hodus Construction's plans, received June 27, 2019. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2019-684 (Continued from July 16, 2019): Jay Hoffman, 3363 Dellwood Road, requests to construct a two-car, detached garage.

- Hodus Construction's David Hodus, 2650 Shaker Road, 44118, said like the previous case, the vinyl siding would match the home's gray color with white trim and doors.

ACTION: Ms. Fliegel moved to approve the garage as shown on Hodus Construction's plans, received June 27, 2019. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2019-694 (Continued from July 16, 2019): LaDarryl Clement, 2142 Lee Road, requests to install business identification signage.

- The applicant was absent, so the case would be heard at the August 20, 2019 meeting.

ABR 2019-697: Alaric Frounder, 3591 Harvey Road, requests to construct a two-car, detached garage.

- New Creation Builders' Diane Bija, 818 East 73rd Street, 44103, said the vinyl siding would be white and the roof gray to match the home. Four feet of storage in the ceiling was needed by the client, so she believed that a 6:12 pitch would work better.
- Ms. Fliegel suggested that the roof pitch of 6:12 more closely matched the house.
- Mr. Saylor said the collar ties would also need to be changed if storage was in the attic.

ACTION: Ms. Fliegel moved to approve the garage as shown on New Creation Builders' plans, received July 15, 2019, with the condition that the roof pitch be 6:12. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2019-698: Kyle Sedlacko, 3277 East Scarborough Road, requests to install a window and door without matching existing and to construct a wood deck in his rear yard.

- Mr. Sedlacko said a window would replace a back door from the kitchen and a sliding patio door would replace a window from the dining room. In response to a question from Ms. Fliegel, he said that the kitchen window could be taller.

ACTION: Ms. Fliegel moved to approve the alterations and deck as shown on the applicant's marked-up plans, received July 15, 2019, with the conditions that the new window have grids that match existing windows, its width be maximized to the previous door's opening width, its height be maximized from the door's header to the backsplash, and the sliding door have a colonial grid pattern. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2019-699: Lana Radl and Mithun Rajan, 3500 Fenley Road, request to convert a shed into a greenhouse.

- Ms. Radl said a large tree's collapse damaged the home's tile roof. Because the tiles were no longer in production, she wanted to remove identical roof tiles from an attached shed on the back of the house for the roof repair. On the shed a greenhouse roofing material would be installed. This way, the

entire tile roof would not need to be replaced. In response to a question from Mr. Saylor, she said the shed doors would be replaced, too.

- Mr. Saylor said the transition from the tile roof to the greenhouse roof may not effectively shed snow.
- Ms. Fliegel suggested checking on the minimum slope acceptable to the greenhouse roof manufacturer. She suggested that a professional design be obtained for the shed's roof.
- Ms. Radl agreed, saying with ABR's direction, she would proceed to obtain drawings.

ACTION: This was a preliminary review.

ABR 2019-700: Vivian Colston, 3760 Northampton Road, requests to install siding, gutters and downspouts on a detached garage without matching existing.

- New Creation Builders' Diane Bija, 818 East 73rd Street, 44103, said the vinyl siding on the garage would be taller than a double-4" to match the garage and house siding better.

ACTION: Mr. Saylor moved to approve the siding and other improvements as shown on New Creation Builders' plans, received July 16, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-701: Reginald Eiland, 3610 Antisdale Avenue, requests to install siding and roofing on a two-car, detached garage without matching existing.

- Mr. Wong said that this case was removed from the agenda because the garage's siding was going to match the home's vinyl siding.

ABR 2019-702: James and Cecile Foshee, 1371 Oakridge Drive, request to construct a deck in their side yard.

- Ms. Foshee in response to a question by Mr. Saylor said she intentionally did not want the deck to connect with the house.

ACTION: Ms. Fliegel moved to approve the deck as shown on the applicant's plans, received July 16, 2019. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2019-703: Susannah Hyatt, 3382 Clarendon Road, requests to install a PV solar array on the rear facing roof of her home.

- YellowLite, Inc.'s Reynard McPherson, 1925 St. Clair Avenue, 44114, said ten panels would be on the back roofs.

ACTION: Ms. Fliegel moved to approve the panels as shown on YellowLite's plans, received July 16, 2019. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2019-704: Naomi Cook, 1034 Nelaview Road, requests to construct a two-car, detached garage.

- Mr. Wong in response to a question from Mr. Saylor said a recent zoning provision allowed the garage to match the previous garage's setbacks. A new garage normally needed 3' setbacks.
- Mr. Saylor said the home did not have Dutch lap like the proposal for the garage, but the Dutch lap was the same as the home's color and was a nice match.
- Mr. Wong added that garages of that era often were sided in Dutch lap when the home had lap siding.

ACTION: Mr. Saylor moved to approve the garage as shown on the applicant's plans, received July 16, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-705: William and Susan Schoeffler, 1364 Yellowstone Road, request to construct an addition to the front of their home.

- Mr. Schoeffler presented two versions of the addition, one with vinyl siding in a cedar shake shape and one that was of stone.
- Ms. Fliegel said the stone version looked less compatible.
- Mr. Saylor liked the vinyl shake, too. He also suggested studying an option that had trim material instead of the vinyl shake below the two windows that flanked the door. The same trim material could be below the entry door. He did not want the trim material to become a requirement, though.

ACTION: Mr. Saylor moved to approve the addition that was the vinyl shake version as shown on RWS Architectural Consulting's marked-up plans, received July 23, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-706: Frank Kuhar, 13366 Cedar Road, requests to construct a two-car, detached garage.

- Revived Housing Development's Allen Cunningham, 769 Woodview Road, 44212, in response to a comment from Mr. Saylor about the need for the garage's roof to be steeper since the house's roof was steep, he said that the roof pitch could be 6:12.

ACTION: Mr. Saylor moved to approve the garage as shown on the plans by Revived Housing Development, received July 17, 2019, with the condition that the roof pitch be 6:12.

Old Business

No old business was raised.

New Business

No new business was raised.

Adjournment

The meeting was adjourned at 8:20 PM.

Respectfully Submitted,



Melissa Fliegel, Chair

September 4, 2019

date



Richard Wong, Secretary

9.4.2019

date

