

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
OCTOBER 17, 2019**

ABR MEMBERS PRESENT:

Melissa Fliegel, Chair
Jonathan Kurtz

STAFF PRESENT:

Brian Iorio

CALL TO ORDER

Mr. Iorio called the meeting to order at 7:01 PM at which time a quorum was present.

APPROVAL OF THE OCTOBER 3, 2019 MINUTES

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

**PUBLIC HEARING
OCTOBER 17, 2019**

ABR 2019-758: William Busta and Joan Tomkins, trustees, 2304 North St. James Parkway, request to build 1- story rear addition to the house.

- Jason Bour, 1075 Forest Cliff Drive, presented the proposed project to the ABR. He stated that they are replacing a rear porch with a near identical porch that is 5 feet wider. Mr. Kurtz asked if the windows will match existing. Mr. Bour stated that they will.

ACTION: Ms. Fliegel moved to approve the porch as shown on the plans prepared by Bour Consturction and Design, dated September 10, 2019. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2019-759: Eugene Brewer, 3611 Bainbridge Road, requests to build a two-car, detached garage.

- Diane Bija, 818 East 73rd Street, 44103, presented the request to construct a 2-car garage.
- Ms. Fliegel asked if the color of the siding is white, Ms. Bija said that it is a linen color and the trim will be white.
- Ms. Fliegel asked about the pitch of the roof. Ms. Bija said that in order to save costs, she is open to doing a reverse gable in order to increase the design quality.

ACTION: Ms. Fliegel moved to approve the garage as shown on the plans submitted by New Creation Builders, received September 24, 2019, on the

condition that the roof be modified to a reverse gable style roof. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2019-760: Ilya Volokh, 3305 Tullamore Road, requests to build a two-car, detached garage.

- Ilya Volokh, 8154 Chagrin Road, and Dmitry Pozdneev, 8280 Chagrin Blvd, presented their request to build a two car detached garage.
- Ms. Fliegel asked about the color of the siding and the roof. Mr. Pozdneev said that it will be a brown siding with a roof shingle to match the home. The siding will be a 4" double lap vinyl siding.
- Ms. Fliegel asked about the fascia board and if the intent is for it to be very thin. Mr. Pozdneev said that they will make it match the scale of the fascia on the front porch.

ACTION: Mr. Kurtz moved to approve the garage as shown on the plans submitted by Ilya Volokh, dated September 26, 2019, on the condition that the fascia of the garage match the fascia on the front porch of the house. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-761: Maylee Llc, 2490 Lee Boulevard, requests to replace failing brick on upper floors using a metal panel system.

- Architect Don Plunkett, 2451 Stratford Road, described how the brick on the cantilevered portion of the façade failed. The property owner wants to remove the brick and replace it with a charcoal gray horizontal metal panel siding with various spacing to give the appearance of a wider panel.

ACTION: Ms. Fliegel moved to approve the façade design as shown on the plans prepared by Studio One Design Group, Inc., dated October 2, 2019. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2019-762: Brad Masi and Farah Munir, 2865 North Park Boulevard, request to install solar panels on the home's front and side roofs.

- Ray McPherson of YellowLite, Inc., 1925 Saint Clair Avenue, 44114 and Brad Masi of 2865 North Park Blvd., are requesting to install solar panels on the front and side of the home.
- Mr. McPherson brought a revised page 5 of 6 that better portrays the solar panels on the roof.

ACTION: Mr. Kurtz moved to approve the solar panels as shown on the plans prepared by YellowLite, Inc., received October 3, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-763: Rufus Heard, 3576 Northvale Boulevard, requests to replace clay tile roof using asphalt shingles.

- Rufus Heard, 3576 Northvale Blvd., presented his request to change the style of roofing on his home.
- Ms. Fliegel cautioned the applicant to contact the Forest Hills Homeowners Association.
- Ms. Fliegel asked what the color of the shingles will be, Mr. Heard responded that they will be a red color.

ACTION: Ms. Fliegel moved to approve the roof as shown in the application prepared by Mr. Heard, received October 3, 2019. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2019-764: Susan Kenney, 1112 Mount Vernon Boulevard, requests to convert an open back porch into a sunroom.

- Rob Hanna of Patio Enclosures, 700 East Highland Road, 44056, presented his request to the Board.
- Mr. Kurtz asked about the color of the mullions. Mr. Hanna responded that they will be white.
- Ms. Fliegel asked about the side lights on the "A" and "C" walls. Mr. Hanna said that the 105" span is too wide for the sliding door to fit the entire space. Mr. Kurtz asked if it would be better to shift the door to one side and have one, wider side light. Mr. Hanna said that he will suggest this to the homeowner.

ACTION: Mr. Kurtz moved to approve the patio as shown on the plans prepared by Patio Enclosures, dated September 9, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-765: Lydia Glaude, 1417 Forest Hills Boulevard, requests to replace a window without matching existing window.

- Rob Hanna of Patio Enclosures, 700 East Highland Road, 44056, presented the case for replacing a double hung window with a three light casement window.
- Ms. Fliegel expressed concern about it being the only casement window on the house. She also expressed that on its own, the three light casement window is better proportioned. Mr. Kurtz agreed.

ACTION: Ms. Fliegel moved to approve the window as shown in the plans prepared by Patio Enclosures, dated September 19, 2019. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2019-766: Natalie Lucas and David Ebertz, 1327 Oakridge Drive, request to install solar panels on the home's back roof.

- David Zelasko of Third Sun Solar, 762 West Union Street, 45701 presented his request to install solar panels on the home.
- Mr. Kurtz asked if the A/C external disconnect could be placed next to the existing electrical service panel. Mr. Zelasko stated that he believes it is the only placement that meets electrical code. Mr. Zelasko said that he can ask his team about the possibility of painting it.
- Mr. Kurtz asked if the panels could be rotated to have less of a sawtooth configuration. Mr. Zelasko said that they need to have the panels in the same orientation.

ACTION: Ms. Fliegel moved to approve the solar panels as shown on the plans prepared by Third Sun Solar, dated August 31, 2019, on the condition that the AC disconnect and conduit are painted dark brown. Seconded by Mr. Kurtz, the motion was approved unanimously.

ABR 2019-747: Arleen Lemus, 3278 Berkeley Road (continued from September 17, 2019), requests to build one-car, detached garage.

- Architect Eli Mahler, 3947 W. Ash Lane, 44122 presented the request to construct a garage.
- Mr. Mahler stated that they raised the pitch of the garage roof to match the portico on the front of the home. He added that the color of the siding will be a cream color to match the trim of the home. The trim of the garage will be white.

ACTION: Mr. Kurtz moved to approve the garage as shown on the plans prepared by Eli Mahler and Associates, dated October 7, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-767: Tim & Genevieve Kenealy, 2328 Lamberton Road, request to erect a 6' tall fence on a corner side yard.

- Tim and Genevieve Kenealy, 2328 Lamberton Road, presented their request to construct a cedar fence in a corner side yard. They stated that hedges will not grow sufficiently to provide privacy. Mr. Kenealy stated that they intend to preserve the privet bushes.

ACTION: Ms. Fliegel moved to approve the fence as shown in the application submitted by Tim Kenealy, received September 10, 2019. Seconded by Mr. Kurtz, the motion was unanimously approved.

Old Business

ABR 2019-753: Glinda Thomas, 2736 Berkshire Road, requests to build a ramp, a roofed fire pit area west of the house and a 6'-high wood fence approximately 10' from Mornington Lane.

- Matt Matisko of Morton's Landscape Company, 25271 Sprague Road, described his request to add a hipped roof to the patio and alter the location of the wheelchair ramp on a project that was previously approved on October 3, 2019.
- Mr. Matisko stated that he has recommended having the roof wrap around the side entrance, encompassing the upper patio. Mr. Kurtz agreed with his recommendation.

ACTION: Ms. Fliegel moved to approve the improvements as shown in the modified plans prepared by Morton's Landscape Development Company, received October 15, 2019, on the condition that the roof be modified to wrap around the corner to encompass the upper patio, and that the columns for the roof are spaced as required by the Building Code. Seconded by Mr. Kurtz, the motion was approved unanimously.

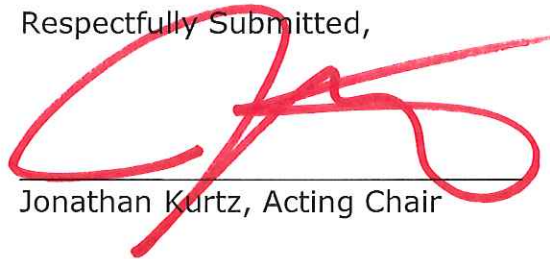
New Business

No new business was raised.

Adjournment

The meeting was adjourned at 8:24 PM.

Respectfully Submitted,



Jonathan Kurtz, Acting Chair

11.05.19
date



Richard Wong, Secretary

November 5, 2019
date

11.20.11

A handwritten signature in red ink, consisting of several loops and a long horizontal stroke extending to the right.