

ACTION: Mr. Strauss moved to approve the sunroom addition as shown on J & H Construction's plans, received November 20, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-792: Jeremy Komasz and Krista Dobbie, 3071 North Park Boulevard, request to rebuild the left, rear 1-story addition with different appearance. ***Note: No ABR review will be required because the porch will be rebuilt without altering its appearance.***

ABR 2019-795: Michele and Benny Dye, 3236 Hyde Park Avenue, request to install solar panels on home's north, east and south facing roofs.

- PowerHome Solar's Blake Solt, 919 North Main Street, 28115, said in response to a question from Ms. Fliegel, that panels were on the front, north-facing roof because all the panels could not fit on the back, southerly roofs. Ohio Fire Codes require 3' setback from the sides and ridge. In response to a question from Mr. Strauss, he said the conduit would not be on the roof's surface as shown on the illustration. The power from the panels would be routed through the attic.

ACTION: Mr. Strauss moved to approve the solar panels as shown on PowerHome's plans, received November 19, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-796: Pam and John Gibbon, 2542 Guilford Road, request to install mini-split linesets on north and west sides of home. ***Note: No ABR review will be required because the mini-split linesets are inconspicuously on the side and rear.***

ABR 2019-797: J. D'Emilia, 3303 East Scarborough Road, requests to enclose a side porch.

- Simon's Construction's Simon Mack, 3362 Ormond Road, 44118, said the owner had decided to enclose the porch.

ACTION: Ms. Fliegel moved to approve the porch enclosure as shown on Architect Craig Dixon's plans, received December 2, 2019. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2019-798: Robert Higgs, 3611 Blanche Avenue, requests to install house vinyl siding without matching existing siding.

- Mr. Wong said the applicant was absent so the case would be heard at a future meeting.

ABR 2019-799: Gerald Sgro and Heather Way, 2587 Kingston Road, request to install house solar panels on south and west roofs.

- Better Together Solar's Stuart Lipp described a 10-panel solar installation. He assured members that no conduit would be run on the roof. Had it not been for the chimney, all ten panels would have been on the south-facing roof.

ACTION: Ms. Fliegel moved to approve the solar panels as shown on Better Together Solar's plans, received November 18, 2019. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2019-800: Paula Buford and Arjuna Hakim, 1480 Crest Road, request to rebuild front porches without matching existing.

- Ameri Construction's Terach Yisrael, 364 East 270th Street, 44132, said in response to a question from Mr. Strauss that the columns and railings were to be pressure treated wood. He agreed to a suggestion from both ABR members to paint the pressure treated wood white.
- Mr. Wong suggested looking into beadboard instead of T-111 on the ceiling but he cautioned to make sure it was suitable for a ceiling outside.

ACTION: Ms. Fliegel moved to approve the rebuilt front porches as shown on designer Lynell Pointer's plans, received November 18, 2019, with the condition that the porch railing and posts be painted white. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2019-801: Kevin and Marsha Sweet, 3080 Meadowbrook Boulevard, request to build a two-car, detached garage.

- Shannonwood Homes' Duane Schreiner, 1635 Wood Road, 44118, described the garage as having a 4:12 pitched, reverse gable roof.

ACTION: Mr. Strauss moved to approve the garage as shown on Shannonwood Homes' plans, received November 18, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-802: Alexandra Beard, 3045 East Overlook Road, requests to build a two-car, detached garage.

- Shannonwood Homes' Duane Schreiner, 1635 Wood Road, 44118, described the garage as having a 6:12 pitch, gabled roof with gray vinyl siding and white trim.

ACTION: Ms. Fliegel moved to approve the garage as shown on Shannonwood Homes' plans, received November 18, 2019. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2019-803: Castle Fixer, LLC, 3411 Henderson Road, requests to install vinyl siding without matching existing siding.

- Contractor Michael Gruz marg, 3445 Superior Park Drive, 44118, proposed a double-4" vinyl siding with contrasting white trim.

ACTION: Ms. Fliegel moved to approve the siding as shown on the applicant's plans, received November 18, 2019. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2019-804: Caryl and Paul Eyre, 2612 Guilford Road, request to alter a rear, 1-story addition's windows and doors and build rear deck and pergola.

- J. P. Compass' Nathanael Dunn, 7948 Mayfield Road, 44026, said the interior would be much brighter from the new openings.
- Mr. Strauss provided a compliment on the quality of the drawings.

ACTION: Mr. Strauss moved to approve the windows, doors, deck and pergola as shown on J. P. Compass' plans, received November 18, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2918-805: Marlene Fischer Trustee, 2260 Lamberton Road, requests preliminary review to build a two-story, single-family home with an attached garage on the vacant lot.

- Architect Larry Fischer, 2920 Coleridge Road, 44118, said the 2000-square-foot program was based on his Coleridge home. An open plan home was proposed with first floor bedrooms. The second floor was for visitors. The property was heavily wooded and the intention was to minimally impact the woods so that the home would be hardly visible from Lamberton. Studies for the garage included front-facing and side-facing. The driveway is proposed where a gravel drive exists. The color of the home will blend into the woods. He presented a three-dimensional physical model. The house will be clad in bark gray, smooth shiplap Hardi panel with dark charcoal Marvin Thinline windows. The thick woods would shade the home's glass from summer sun. An arborist or forester will be involved.
- Ms. Fliegel liked the design approach that blended into the site rather than being conspicuous. She also liked the side-facing garage alternative.
- Jane Critchlow, 2070 Clarkson, 44118, said the lot was an old-growth forest. She sees the wooded property through a neighbor's back yard. Removal of trees will change the drainage of precipitation. She applauded Mr. Fischer's desire to save trees. Roots will be damaged. She did not want to lose the woods. She understood that this may not be the right audience for her concerns. She hoped for an environmental impact study.
- Mr. Wong explained that the City does not have the authority to control landscaping activities to the extent that a woods must be preserved.
- Ms. Fliegel was comfortable with the preliminary proposal.
- Mr. Strauss agreed that he supported the proposed direction, too.

ABR 2019-806: Laura Ospanik and Steve Robbins, 2224 Devonshire Drive, request preliminary review to demolish home and garage to build a two-story, single-family home with an attached garage.

- Modern Smart Homes' David Krebs, 17306 Madison Avenue, 44107, said this home's roof was picking up the roof pitch of the home to the north. Setbacks along the front varied for interest. An attached garage would face south rather than face the street. An additional screen wall will further hide the garage doors. Natural colors and materials will blend into the landscaping.
- Mr. Strauss suggested longer roof overhangs for the size and style of the home.
- Ms. Fliegel liked the design. She asked about the appearance of the pool fence.
- Mr. Strauss liked the organized floor plan that looked simple.
- Mr. Krebs said a spring construction start was planned with occupancy in 2021.

ABR 2019-807: Andrea and Christopher Lewis, 1107 Hillstone Road, request to build a two-car, detached garage.

- CQ Enterprises, Inc.'s Pedro Quintana, 4084 Bluestone Road, 44118, noted that, like the garage, the house would be vinyl-sided in the future.

ACTION: Ms. Fliegel moved to approve the garage as shown on Lewin & Associates' plans, received November 19, 2019. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2019-808: Michelle and Benny Dye, 3236 Hyde Park Avenue, request to install solar panels on house roofs facing north and south. ***(Note: Mr. Wong said this proposal had been mistakenly added to the agenda two times. The applicants sent two separate applications.)***

ABR 2019-809: Denise Walters, 2986 Edgehill Road, requests to install vinyl siding without matching existing siding.

- David Allen Olszko, 5252 Roxanne Lane, 44212, explained that he started working, unaware that an ABR review would be needed.

ACTION: Mr. Strauss moved to approve the vinyl siding as shown on the applicant's photos. Seconded by Ms. Fliegel, 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 9:04 PM.

Respectfully Submitted,



Melissa Fliegel, Chair

12-17-2019
date



Richard Wong, Secretary

12-17-2019
date

