CALL TO ORDER
Mr. Wong called the meeting to order at 7:01 PM with the above-listed members present at remote locations joining through the City’s WebEx meeting link. Applicants and interested parties also joined using WebEx.

APPROVAL OF THE MAY 5, 2020, MINUTES
No comments or questions were mentioned so the minutes were approved as submitted and signed by Ms. Fliegel.

PUBLIC HEARING
MAY 5, 2020

ABR 2020-62: Grace Loudenstein, 3940 Orchard Road, requests to build a detached, two-car garage.
  • Mr. Wong said the applicant did not provide the slide show so the request will be continued to the next meeting.

ABR 2020-63: Matthew Latterner, 2902 Corydon Road, requests to build a detached, two-car garage.
  • Mr. Wong said the applicant did not provide the slide show so the request will be continued to the next meeting.

ABR 2020-64: Manju Gupta & Thomas Green, 2647 Derbyshire Road, request to build back steps, patio, and fireplace.
  • Mr. Wong noted that the applicant was absent but given the simple nature of the proposal, he asked if members wanted to review this.
  • Ms. Fliegel said the drawing didn’t explain the materials but she hoped it was stone. She wanted to see material images. The back looked too flat.
  • Mr. Strauss said the back was so flat it looked like it was to be against a wall.
  • Members ultimately took no action and said the applicant needed to address their comments at the next meeting.
ABR 2020-65: Coventry Rentals (Roberston Arms, LTD), 2741 Hampshire Road, requests to alter window sizes to retrofit stair and kitchens and to remove windows for new bathrooms.
  * Horton Harper Architects’ Halley Novak, 812 Huron Road, #301, 44115, said a new stair inside required changes to windows on the driveway side. The changes will hardly be visible from the street. Members commented about the arched window alterations and in response, she said that the wall of the new stair could not be adjusted to avoid affecting the windows because of mechanical and plumbing constraints.

**ACTION:** Ms. Fliegel moved to approve the alterations as shown on Horton Harper Architects’ plans, dated April 16, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-66: Garnet Investment Buyers & Dynamic Home Buyers LLC, 3005 Yorkshire Road, request to remove five windows and install siding not matching existing siding.
  * Dynamic Home Buyers’ Terrance Dexter and Matthew Thresher, 379 Brad Drive, 44212, said a dining room window, three bedroom windows, and a bathroom window were proposed to be removed. The center window of the front dormer had been proposed to change from the pair of casements to a double-hung window, but they decided to replace it with a casement window like the original. The front porch’s projecting beam ends were proposed to be cut off.
  * Ms. Fliegel didn’t want the projecting beam ends to be cut off.
  * Mr. Saylor liked the projecting beam ends and said replacements should have a more weather-resistant cover on the top of the beam ends. The dining room and bathroom windows could be removed, but he didn’t want the three bedroom windows removed.

**ACTION:** Mr. Strauss moved to approve the window alterations and siding as shown on the plans by Dynamic Home Buyers, received May 5, 2020, with the conditions that the three second-floor bedroom windows remain and the front porch projecting beam ends be repaired or reconstructed. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-67: Suntrust Mortgage Inc., 3180 Sycamore Road, requests to build a two-car, detached garage.
  * R & R Estate Investments’ Robert Miller, 3180 Sycamore. 44118, explained that the wall and floor of the existing garage would remain for cost reasons and the addition would add a second bay.
  * Mr. Strauss said it may be easier to demolish the entire garage.
  * Ms. Fliegel said if a decision was made to demolish the garage, the garage door width should be widened and the space in the center should be narrower relative to the space to the left of the left door and to the right of the right door.
• Mr. Saylor said that a 7’ door width is narrow and instead of two 7’-wide doors, two 8’ doors with 2’ between the doors or a 16’-wide door would be more beneficial to the owners.

**ACTION:** Ms. Fliegel moved to approve the garage as shown on R & R Estate Investments’ plans, received May 5, 2020, with the option of a pair of 8’ doors or a 16’ door and with the option of all new construction in lieu of salvaging part of the existing garage. Seconded by Mr. Saylor, the motion was unanimously approved.

**ABR 2020-68:** Clay Sullivan Realty, LLC, 3281 Washington Boulevard, requests to build a three-car, detached garage.

• Platinum Construction’s Nilsa Carrero, 5450 Omega Avenue, Suite 5, 44146, showed photos and drawings of the garage. The roof was a reversed-gable with a 6:12 pitch. Colors of the garage roof, trim, and siding will match the home.

**ACTION:** Mr. Saylor moved to approve the garage as shown on Platinum Construction’s plans, received May 5, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

**ABR 2019-69:** Cuyahoga County Land Reutilization Corporation, 3410 Hartwood Road, requests to replace a rear, 1-story addition including a porch above.

• Tribe Architects’ Daryl Mapson, 1500 East 187 Street, 44110, said the addition could be either a master bedroom or den.
• Mr. Saylor in response to Mr. Mapson’s comment about the difficulty of designing the upper porch floor, suggested reorienting the second-floor deck’s sleepers to run perpendicular to the proposed direction for ease of construction and for less deflection.
• Ms. Fliegel said the drawings were well-done.

**ACTION:** Mr. Saylor moved to approve the addition as shown on Tribe Architects’ plans, dated April 29, 2020. Seconded by Ms. Fliegel, the motion was unanimously approved.

**ABR 2019-70:** Soba Asian Kitchen (tenant of 1825 Coventry Properties LLC), 1827 Coventry Road, requests to install a business identification sign.

• Shadi Neon & Signs’ Shadi Almikdad, 10505 Berea Road, 44102, said the sign would be channel letters with white faces and black trim on a burgundy background.
• Mr. Strauss suggested that the sign be centered over the door instead of being centered on the building and Mr. Saylor agreed with this comment.

**ACTION:** Mr. Strauss moved to approve the sign as shown on Shadi Neon & Sign’s plan, received May 5, 2020, with the condition that the sign be
centered on the entry. Seconded by Ms. Fliegel, the motion was unanimously approved.

Old Business
Mr. Saylor said the Maycourt Apartments’ signs’ revised color was difficult to compare to the color on the building. Mr. Wong said he would request that the proposed color be represented by a color chip photographed next to the building’s window to assure a good match.

New Business
No new business was raised.

Adjournment
The meeting was adjourned at 8:48 PM.

Respectfully Submitted,

Joseph Strass, Acting Chair
Richard Wong, Secretary

6-2-20
date
6-2-2020
date