

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
AUGUST 18, 2020**

ARCHITECTURAL BOARD OF REVIEW Joseph Strauss, Chair
MEMBERS PRESENT AT REMOTE Melissa Fliegel
LOCATIONS: Terry Saylor

STAFF PRESENT AT CITY HALL: Richard Wong, Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 7:00 PM with all members present at remote locations joining through the City's WebEx meeting link. Applicants and interested parties also joined using WebEx.

APPROVAL OF THE AUGUST 5, 2020, MINUTES

Members had no comments or corrections, so the minutes were approved as submitted and signed by Mr. Strauss.

**PUBLIC HEARING
AUGUST 18, 2020**

ABR 2020-129: Hubert & Shayna Parks, 3157 East Derbyshire Road,

requests to build about 44' of ramp from public sidewalk to the home's front door.

- Homescape Homes LLC's Tracy Hodge, 15316 Kinsman Avenue, 44120, said when describing the ramp that it would have guards where it was higher than 30 inches above the ground.
- Mr. Wong said in response to Ms. Fliegel's question that the ramp needed no variances from the Zoning Code.

ACTION: Ms. Fliegel moved to approve the ramp as shown in Homescape Homes' plans, received July 21, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-130: Lisa Hong & Joseph Pustai, 3294 Hyde Park Avenue,

requests to replace windows without matching originals.

- Renewal by Andersen's Jennifer Sickel, 17450 Engle Lake Drive, 44130, said fourteen windows would be replaced and a farmhouse-style grid would be

added to the upper sash on various windows. Two fixed windows would each become two casements with a fixed window in the center.

- Mr. Pustai said the new windows will be operable and provide fresh air. Other homes on the street were similar to their proposal without grids in the bottom sash of double-hung windows.

ACTION: Mr. Saylor moved to approve the windows as shown on C. A. McGettrick's plans, dated August 13, 2020, with the condition that window #201 not have mullion divisions. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-112: T Mobile at Severance Towers, 25 Severance Circle (continued from August 5, 2020), requests to replace antennas and related equipment.

- Mr. Wong said the applicant was still revising the plans and would be heard at a future meeting.

ABR 2020-131: Elliot & Esther Graiser, 3626 Bendemeer Road, requests to build a 2-story rear and side addition with a full basement.

- Architect Rebecca Fertel, 3429 Blanche Avenue, 44118, described the proposed two-story addition.
- Mr. Graiser, in response to a comment from Mr. Saylor, said that the pressure-treated wood deck would be stained next summer after the wood dried enough to accept stain.

ACTION: Ms. Fliegel moved to approve the addition as shown on Architect Rebecca Fertel's plans, received July 27, 2020, with the condition that the pressure-treated wood be stained once it is dry enough to be stained. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-132: Christopher & Kara Patterson, 3284 Euclid Heights Boulevard, request to install vinyl siding not matching the original siding.

- Mr. Wong said the applicant has not joined the meeting, but the ABR could still review the proposal without the applicant.

ACTION: Mr. Saylor moved to approve the proposed siding as shown on the applicant's plans, received August 5, 2020, with the condition that the roof gables, rake boards, and soffits be unaltered. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-133: Classy Carla Creation Nail Services, 2126 Lee Road, Suite 5, requests to replace face of cabinet sign over far left door.

- Carla Ferguson, 4416 East 131 Street, 44105, said the sign would be a replacement face on the existing metal sign cabinet.

- Ms. Fliegel said that ABR prefers to not approve cabinet signs but this one is only a face replacement.

ACTION: Mr. Strauss moved to approve the sign as shown on the applicant's plans, received August 5, 2020. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-134: Kathryn Hug, 3088 Edgehill Road, requests to build a two-car, detached garage.

- Platinum Construction's Nilsa Carrero, 5450 Omega Avenue, Suite 5, 44146, was unable to join the meeting but ABR found the application to be complete and consistent with past approvals.
- Members noted that the pitch was 6:12 and colors matched the home's colors.

ACTION: Mr. Strauss moved to approve the garage as shown on Platinum Construction's plans, received July 29, 2020. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-135: Hebrew Academy, 1860 S. Taylor Road, requests to install approx. 70' x 97' modular classroom building during COVID-19.

- Architect Glen Ramage, 7980 Elmhurst Drive, 44147, said the modular classrooms will provide additional space for social distancing. They would be removed when the new school at Oakwood is completed by August of 2021. Planning Commission approved a conditional use permit for the modular classroom buildings and the Board of Zoning Appeals will consider setback variances tomorrow. In response to Mr. Saylor's question, he said the site would be completely restored once the trailers were removed.
- Rabbi Simcha Dessler agreed that once Hebrew Academy's Oakwood building was opened next August or September, these modular units would be removed. At worst, the delay would be a month or two.

ACTION: Ms. Fliegel moved to approve the modular classrooms as shown on Architect Glen Ramage's plans, dated June 27 and July 31, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-136: Fred & Joan Damankos, 2346 Demington Drive, request to build a two-car, detached garage.

- The Great Garage Company's John D'Amico, 1309 Ridge Road, 44233, said the reverse gable garage would be sided in Hardi stucco board with batten strips to match the stucco home. In response to Mr. Strauss's suggestion, he said that the garage could have windows of narrower proportions like the home's windows. In response to various comments about the side-hinged door, he agreed that it should be centered on the vertical batten strips.

ACTION: Mr. Saylor moved to approve the garage as shown on The Great Garage Company's plans, dated August 12, 2020, with the conditions that the windows be of narrower proportions to match the home's front windows and that the side-hinged door be centered on the vertical batten board. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-137: David Sabbath, 1796 Cadwell Avenue, requests to build a two-car, detached garage.

- The Great Garage Company's John Keeney, 1309 Ridge Road, 44233, said the garage would have a 6:12 gable roof of standing seam black painted metal. LP Smartside lap siding would be on the walls and the owner would paint it to match the home's siding.

ACTION: Mr. Strauss moved to approve the garage as shown on The Great Garage Company's plans, received July 31, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-138: Michael Fierro, 2460 Kenilworth Road, requests to build a two-car, detached garage.

- Leading Renovations, Inc.'s Kelly Boardman, 1664 Lakeview Avenue, 44116, said the vinyl siding would match the home's siding color. In response to Mr. Saylor's and Mr. Strauss's comments she said that the roof pitch could match the front porch roof's pitch.

ACTION: Mr. Strauss moved to approve the garage as shown on Kevin C. Robinette Architecture, LLC's plans, dated July 31, 2020, with the condition that the roof pitch matches the front porch roof. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-139: Jessica Bickel & Thijs Heus, 3120 Corydon Road, requests to build a two-car, detached garage.

- Leland Homes' Leo Lee, 9722 Pekin Road, 44072, said that face brick was not shown but is now proposed on the exposed parts of the foundation.
- In response to Mr. Saylor's question, Mr. Wong said downspouts were allowed to drain onto the property due to a Housing Code change. The main consideration would be to keep the water on the owner's property.
- Mr. Lee said the owners would be overjoyed to not have sewer pipe work that would disturb their paver driveway.

ACTION: Ms. Fliegel moved to approve the garage as shown on Leland Homes' plans, dated August 4, 2020, with the condition that the face brick matching the home's brick be on exposed walls of the foundation. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-140: Eddie Daher, 2223 Noble Road, requests to install Brooks Beverage and Grown Up Martini & Wine Bar signs.

- Fastsigns's Tim O'Toole, 5369 Mayfield Road, 44134, said the two signs would be the same size metal panels. They would not be lit.
- Mr. Strauss said the signs should be the same distance from the circular shapes of the wall.

ACTION: Mr. Strauss moved to approve the signs as shown on Fastsigns's plans, received August 7, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-141: Mariya & Michael Falberg, 2557 Queenston Road, request to build a 1-story addition, porch, and deck.

- CM Consulting Group's Joseph Calderwood, 6064 Hyde Street, 44060, said a kitchen and half-bath addition and deck were proposed. In response to Ms. Fliegel's concern about the side elevation's lack of windows, he referred to photos to demonstrate that the side would be concealed by vegetation and a wooden fence.

ACTION: Mr. Saylor moved to approve the addition and deck as shown on CM Consulting Group's plans, received August 7, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-142: Cornelius Huffman, 3417 Sylvanhurst Road, requests to build a two-car, detached garage.

- Shannonwood Homes's Duane Schreiner, 1635 Wood Road, 44118, had not joined the meeting yet, but members reviewed the drawings and photos since they were clear and complete.
- Mr. Saylor favored a gable roof instead of a reverse gable so that the garage matched the front porch.
- At this point, Mr. Schreiner joined the meeting.

ACTION: Mr. Saylor moved to approve the garage as shown on Shannonwood Homes's plans, received August 7, 2020, with the condition that the roof be a standard gable instead of the reversed gable that had been proposed. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-143: Christopher Hall, 883 Yellowstone Road, requests to build a 6'-high wooden fence in the front yard.

- Christopher Hall said he was requesting a 6'-high privacy fence to fully enjoy their back yard. The wood fence will be stained.
- In response to Mr. Saylor's question, Mr. Wong said transparency of a fence has been a point of discussion at past Board of Zoning Appeals' meetings.

He added that fencing with transparency would fail to provide the desired separation between an owner's dogs and others' dogs.

- Mr. Strauss asked Mr. Hall if he had considered landscaping instead of a fence.
- Mr. Saylor said that a setback of the fence from the sidewalk would be an alternative to provide a planting strip that would reduce the fence's impact on neighbors across the street.

ACTION: Mr. Saylor moved to approve the fence as shown on the applicant's plans, received August 14, 2020, with the condition that the fence be set back 2' from the sidewalk. 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 8:58 PM.

Respectfully Submitted,



Joseph Strauss, Chair

date



Richard Wong, Secretary

September 1, 2020

date