

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
MAY 3RD, 2022**

**ABR MEMBERS PRESENT:**

Joseph Strauss, Chair  
Denver Brooker  
Terry Saylor

**STAFF PRESENT:**

Nicole Blunk, Planner I  
Breanna Kirk, Planning Technician

**CALL TO ORDER**

Ms. Kirk called the meeting to order at 7:01 PM with all the above-listed members present via WebEx.

**PUBLIC HEARING  
MAY 3RD, 2022**

**ABR 2022-76: Susan Obojski, 3970 Orchard Road,** requests to replace an existing seasonal patio and install a new window.

- Mike Dutton presented the project on behalf of the homeowner. The project will feature bronze detailing and the second floor door leading to the makeshift deck will be replaced with a window to match existing windows. The second story deck will be removed.
- Mr. Saylor expressed concern over where the wall is going to be attached to the foundation. He asked if the components were built in the field.
- Mr. Dutton responded that they are going to custom manufacture it based on what their dimensions approved. They will construct on site with the components.
- Mr. Brooker asked how they put shingles on this kind of structure.
- Mr. Dutton responded that they are going to be aggressively coded and they are going to use docile 795 as well for the 75 year sealant over top of it. They have that nice saddle in the back so they can blend that little bit of the bump out into the new roof. From the bird's eye view, it's going to look like a nice cohesive unit where the 2 roof lines are matching up.
- Mr. Saylor would like to be assured that the soffit is as portrayed as above the window trim.

- Mr. Dutton responded they can make that happen.
- Mr. Brooker agrees with Mr. Saylor, it will make it look more resolved.
- Mr. Saylor asked if this room steps down from the main floor
- Mr. Dutton replied yes, because it'll be a concrete slab. Now it's currently an open slab just an unfooted slab with a sleeper floor built onto it.
- Mr. Booker asked where the door in this room is, relative to the window.
- Mr. Dutton replied that they will be doing a patio slider on that side, on the left wall side. The right component will be a fixed deadlight, and the next panel will be a 2 panel slider. Where the original swing door is, they will keep it.

**ACTION: Mr. Saylor made a motion to approve as noted, new soffit to occur above bay window trim, seconded by Mr. Brooker, the motion was unanimously approved.**

**ABR 2022-77: Roxanne Bain, 1820 Chestnut Hills Drive,** requests to install roof-mounted solar panels.

- Anessa Martin of Fluent Solar presented on behalf of the homeowner. Roof mounted solar panels on the back of the home. Conduit to run through attic, only exposed conduit is on back of home at utility box connection. It will be painted to match the home.

**ACTION: Mr. Saylor made a motion to approve, seconded by Mr. Brooker, the motion was unanimously approved.**

**ABR 2022-78: Sue & Steve Dyke, 2558 Guilford Road,** request to construct a breezeway and garage addition.

- Mike Caito of Payne and Payne presented on behalf of the project. ABR previously saw this as a preliminary review, not much change except garage dormer was removed. Shutter element on the rear left elevation will be to fake shutters matching the house to balance the elevation.
- Mr. Saylor stated the columns should be wider
- Mr. Caito stated that there is an error on the drawing, they don't make columns that small

**ACTION: Mr. Stauss made a motion to approve, seconded by Mr. Brooker, the motion was unanimously approved.**

**ABR 2022-79: Leslie & Terrance Menstell, 2975 Lincoln Boulevard,** requests to construct a front porch addition and side deck addition.

- Gary Neola presented on behalf of the homeowner. They are removing the front porch and they went through the board zoning appeals and got variances for both. They will reconstruct using masonry for the stairs and piers for the deck. On the side with the blank wall, a door will exist that leads to a newly constructed deck with a pergola. The lot has two front yards and no rear yard due to the location of the lot.
- Mr. Saylor asked what the material is that is being used under the deck
- Mr. Neola responded that it is cement board siding.
- Mr. Saylor asked if that would match something else.
- Mr. Neola responded that it would match the siding that is on the upper portion of the house.
- Mr. Saylor believes the columns on the porch should be more substantial than what they currently are.
- Mr. Neola responded they are 6x6 but they can be bumped up to 8x8.
- Mr. Strauss agrees with Mr. Saylor.
- Mr. Saylor asked what the material of the railing is.
- Mr. Neola responded its aluminum.
- Mr. Brooker had a concern about where the pergola enters the home, the rendering makes it look like it is coming out of the gutter, which he knows is incorrect. He asked if they were above the roof edge.
- Mr. Neola responded that they are going to have to take that roof edge out and create a flashed-in ledger there.
- Mr. Strauss asked what the material is on the cap on the brick posts and stair treads.
- Mr. Neola responded they are all stone and they will pick a color that matches limestone for the treads.

**ACTION: Mr. Saylor motioned to approve as noted, porch columns to be increased in size. Seconded by Mr. Stauss, the motion was unanimously approved.**

**ABR 2022-80: Anthony & Paula Difrancesco, 2567 South Taylor Road,** request to construct a new garage.

**ACTION: Applicant absent, no action taken.**

**ABR 2022-81: MetroHealth (HS Acquisition), 10 Severance Circle,** requests to install new signage.

- Adam May presented on behalf of Metro Health. Metro hopes to replace signage to match their expansion on campus. Two of the signs are existing monument signs which will be replaced to match the updated branding of

Metro Health. There will also be a new entrance sign where the current emergency entrance is. The signage will be new directional wayfinding signs for the existing facilities and new structure. Other signs that will be replaced include existing signage to go with the updated branding. Finally there is a clearance sign above the loading dock for deliveries. All signs will be internally lit.

- Mr. Strauss stated it seems like a lot of signs for a small hospital.
- Adam May responded that the new building alone is 80,000sqft. Metro standards call for more signs than this, but Adam feels for public safety and proper way finding, this is the proper amount.
- Mr. Strauss asked if people know what the east and west entrances are for.
- Adam May responded that most visitors will have been to the location already, and should know where to go. It is his understanding that directions will be given to all patients by the appointment setters.
- Mr. Strauss asked where the women's and childrens entrances facilities were at.
- Adam responded there were not specific facilities for those groups.
- Adam stated that these signs have to get approval from BZA, that the BCA meeting is on the 15<sup>th</sup>, and the hospital received similar variances in the past.
- Mr. Strauss stated that one sign seemed a little to close to the sidewalk.
- Adam May stated they are replacing an existing sign, in the exact same location, the rendering may just make it appear closer.
- Mr. Brooker stated he would like to see less signs, but understands it is a lot of info to put on one sign. The alternative to many signs is a massive billboard size sign, which is not ideal.

**ACTION: Mr Brooker motioned to approve, seconded by Mr. Saylor, the motion was unanimously approved.**

**ABR 2022-82: TDG Fairmount LLC, 3176 Fairmount Blvd. & 3145 North Park Blvd.** Preliminary presentation on the design of the proposed Wellington Mews development. No formal action will be taken.

- Andrew Larussi from the Dalad Group presented on behalf of the project. The site is the former Carmelite Monastery. The hope was to repurpose the monastery but the deterioration is too much to overcome, along with the outdated, small living quarters built for the nuns. Dalad pivoted to taking the building down and focusing more on iconic elements of the neighborhood for new construction. The proposed development will create 30 new housing units as well as a redeveloped home on North Park, but there is an alternative option to place more dwellings where the current home is. Everything currently depends on the feasibility of selling that home. The Dalad Group has

retained a real estate agent to advise them on these matters. The Dalad group plans to keep portions of the existing wall and tree canopy that is located outside the wall. In areas where there is wall missing, they will replace with a pre-established hedge or re-built wall. Many of the structures are single family homes, with a set of attached condominiums in the center. Each dwelling will have its own private courtyard, hardscaped. Items the Dalad Group is taking into consideration include the number of entry points into the development, as well as the location of those entry points. The Dalad Group claims that the three bedroom homes will be targeted towards empty nesters and they will cost in the \$700,000 range. With costs rising, it could increase. The clients will be able to choose from a pre-established list of features in terms of architecture and the courtyard will also be left up to the buyer. The homes will come with two car garages and a standard mudroom. They have chosen four different color palletes that compliment the neighborhood well, along with tudor elements, refined detailing, lines and edges. Buyers have the option of four different masonry treatments in a couple of color schemes. There will be shadow roofs over porches, entry ways and bay windows. There are 3 different types of footprints for the buyers to choose from, as well as basement options that have not been drawn yet. A homeowners association would be responsible for all the maintainance outside of the walls. The Dalad Group chose to look to The College Club as inspiration for this project however, The College Club is more townhouse style with high ceilings. The Dalad Group is seeking feedback from the community, with plans to adjust their project accordingly, to meet the desires of the community where possible. They want to get feedback and they will come back futher down the road with design element tweeks. The proposed development falls under the planned residential development overlay, which asks developers to respect existing structures within 50 feet, which the proposed development does. The current zoning code allows for 3.2 units per acre and The Dalad Group is asking for a variance which equates to 4.5 units per acre. The Dalad Group considers this to be less dense than some developments such as, South Park Row, Kennelworth Mews, College Club and others on Cedar or Fairmount. The Dalad Group claims those developments fall between 6-10 units per acre. The Dalad Group is hopeful people can understand what they wish to accomplish here.

- Mr. Strauss asked if Andrew could go over again how Dalad is treating the homes down Fairmount, for instance, so it looks like you're not looking at the back of the house.
- Andrew replied that conditions created do minimize the feeling that you are looking at the back of the house, including a hedge wall, covered porch areas with shed roofs, etc.

- Mr. Saylor stated that they have put a lot of effort into how they appear and are nicely delineated. The sides of the homes appear to be cost conscious and appears to be steering towards a beveled siding, but in much contrast with what the front end and rear of the house are looking like.
- Andrew stated that if they are going to focus on anything presented in the packet for the sides, it would be the ones that are in color. Anything that is not in color, the architects should not have applied any sort of patching or anything to. They assigned a type of "fill" but the idea wouldn't be to have the whole home to be siding. They will pick strategic locations where the buyer could have masonry that wraps and then stops and then transitions so that you're not totally switching from what is presented on screen.
- Mr. Saylor stated that The Dalad Group mentioned that the potential homeowner is going to have a lot of say into the style and what they ultimately select, but does that mean the ABR board will be reviewing each unit on their own or as part of a separate submittal, or will ABR be looking at an entire design?
- Andrew stated that their hope is to get an approval of a style and a language, a series of treatments that could be applied in areas, so they don't have to come back for each home. This is up for discussion based on what the ABR would like. Buyers will have the most flexibility on the interior, but their ultimate hope is that people will be content with the variety and styles. To answer the question, it has not been defined yet, but Dalad is hoping to get an approval when they come back for the final.
- Mr. Saylor asked if the materials the group is looking at are synthetic stone, brick, stucco, etc.
- Andrew stated they have not spoken about it yet, but the architects have identified a few materials on the plans already.
- Mr. Saylor stated stucco would be more consistent with keeping with the neighborhood
- Mr. Strauss stated that he likes the color palettes, they are easy to work with. He stated Dalad has a developed package with details but he had hope to see a reinterpretation of the style of homes here in Cleveland Heights, as opposed to an exact copy. It is not inspiring to Mr. Strauss compared to other projects in The Dalad Groups portfolio.
- Andrew replied that their approach was at one point to sway more to a modern contemporary project that the group didn't love and conflicted with the existing wall. In their proposal, The Dalad Group believes the new color tone in general, lighter gray tones, stacked stone, is a unique treatment of the materials. Dalad wanted to stay away from doing anything that is out of the ordinary because there is such a strong presence in character in the neighborhood and Dalad wants it to feel like it belongs in the city.

- Mr. Strauss stated the materials are fine, there are examples of traditional materials being used in a new or thoughtful way, that says we are progressive, we are moving forward, we are in the 21<sup>st</sup> century.
- Mr. Brooker stated that from a market appeal standpoint, the thought that more traditional was going to reach a wider audience, was that part of consideration?
- Andrew replied that he believes that did indeed factor into the style of homes, but most of it was based on keeping with the fabric of the neighborhood.
- Mr. Brooker stated he understood and he thinks the language they developed has been successful, and The Dalad Group controlling the colors and the streetscapes is important. The plans live modern and are very nice.
- Mr. Brooker asked what the price point is on the units.
- Andrew stated it has been a moving target, costs have since increased with the environment and bigger footprints. They will likely be between the 700s to a million range. Dalad hopes to get creative with the application of materials, while also shrinking floor plans, with the hope that will compensate.
- Mr. Brooker stated the floor plans are quite large, but the outdoor space differentiates it from others such as college club.
- Mr. Brooker asked if the units were tax abated.
- Andrew replied in the affirmative, they will qualify for 100%, 15 year tax abatement. Without that, Dalad Group likely would not have moved forward due to the tax rate in Cleveland Heights.
- Mr. Brooker asked if it was not more plausible to build a quality development of more modest priced houses for a location like this.
- Andrew replied that he thinks the challenge is the original price of the property, and it plays a big part of being able to do what was suggested, and this property sat on the market for a long time because the sellers were asking the market commanding price for it. The conclusion Dalad came to was only the high end product makes sense, when you're limited to the type of density that you have here. Other developers have come in with more modest plans, but the plans called for 60-70 homes on the site, as opposed to what Dalad has proposed.
- Mr. Brooker asked how many units will they be able to put on the site.
- Andrew responded that it's a 7.5 acre site, 6.5 if you exclude the existing home, its roughly 22-23 units, but the plan calls for 30. He believes Dalad is asking for a variance that equates to 6 additional homes.
- Mr. Strauss asked if people will be able to parallel park.
- Andrew stated Dalad made an effort to make the internal street wider, at 24 feet, and there are parking pads on the site for guests. There may be different paving treatments to contrast where to park and where to drive, as well as signage.
- Mr. Strauss asked if every resident had a two car garage.

- Andrew replied in the affirmative.
- Mr. Brooker asked what kind of windows do they expect to put in.
- Andrew replied that they have not made that decision yet, but they will be aluminum clad or vinyl.
- Mr. Strauss opened the meeting up to public comment.
- Bob G asked if they are going to level the entire site, and then build as they sell, or if they are planning to build the entire project out and sell as they go
- Andrew replied that it will depend on the commitments Dalad gets when they go into a presale scenario, phase one will be a six month site readiness work phase in which demolition of the existing structures and clearing of the portions to be developed, putting in utilities, electrical, initial landscaping and hardscaping. Then Dalad would do phases of construction, with a group of homes being constructed in each phase. No one should be looking at a construction site for 3+ years however.
- Bob G asked if the green belt is going to be maintained from day one, or are they going to demolish out to the streets and then replant.
- Andrew replied Dalad will not touch any of the tree lawns beyond the wall, outside of the existing wall is to remain.
- Bob G stated that his concern and the concern of the people on Wellington is that there will be damage done to the green belt. He stated there was a project over on away and and that it basically stalled because they weren't getting enough sales. And the entire neighborhood had to look at this big, huge empty lot for years. I think it's still part way there. So, from his perspective, his family was in front of the board a couple months ago to get permission to build a patio that now was unfortunately going to be looking directly at the development. His other comment is that Dalad mentioned the density of the project being keeping with other projects around the community, which is correct. And Andrew also mentioned that they were putting it in a neighborhood of the largest lots in Cleveland Heights. And so Andrew basically kind of skipped over the part that the homeowners that border, that have the homes with the large lots. They feel like it's a transition point and so Andrew is right, it's a change from what's there today in terms of an existing building that's. It's 6 foot Stonewall on the sidewalk that wraps fairmount
- Andrew asked if he means Beaumont school?
- Bob G replied Yeah, they have got the wall, and it's aggressively screened, going back in there. So we don't have the intrusion on the neighborhood that this community will.
- Steve F stated he is not happy with the project. He believes this development is way overboard in terms of devaluing properties and enjoyment, He would like to see it stick to the 3.2 units per acre. If this project happens at all. The setbacks obviously are part of that issue too. They're right in his backyard

and they're looking into actually our front yard cause we're on the corners. It's the yards we use on a daily basis.

- Steve F asked why they need to have two access points. He does not see that becoming a cut through, it makes no logical sense to cut through, but why two access points.
- Andrew replied that it was for convenience, there is no code on this. Dallad got different opinions about whether this would become a cut through if you left it as it is now, from fairmount to North park. Andrew told Steve, you're certainly going to have a different opinion about that than somebody who doesn't live across the street.
- Steve F replied that it's not going to be enough. He just thinks they should get rid of the second entry points, keep to the 24, which you will not sell completely. And then you'll come back to the planning commission and say, hey, we can't sell North park and you'll get 6 more homes over there. So that might be the strategy that I'm hearing. I hope that's not the case. From a fit for the current neighborhood, I disagree with anyone who thinks this fits with the current neighborhood. Um, this is not cedar hill. This is not an apartment area with multiple retail. This is, older homes, with 1 house on an acre and they're 100 year old homes, and it's not gonna fit, this development will not fit the neighborhood. Respectfully. I know you might be trying, but it's just not. It reminds me of Solon. Unfortunately, no 1 wants to hear that, but that's what it's gonna look like. And then after the fact everyone's going to freak out. I think the density is the biggest piece of this, and then obviously access points, which could help go together with that, if we reduce it to what it currently is for the land area 3.2 per acre, Andrew. I know you're trying.
- Breanna reminded everyone to keep their comments related to the architecture, the density and the entrances, that's not really in the purview of the architectural board of review. Instead that's more planning commission related, which deals with these site planning and there will be future planning commission meetings as well.
- Leslie commented that people on the board, brought up an example of a development called Mornington Lane, which is off Coventry. She understands where he was getting at, with that. It's a very special property and 1 of the things that make it such a special property, even though it is a cluster development is the amount of green space surrounding each unit. It has an extremely secluded setting and you wouldn't even know that there are actually a number of town homes in that development when you drive by. And that's what she would have hoped that the Dallas group would have tried to attempt here is to make the units in this development. Fit with the nature of this location and take advantage of it instead of exploiting it, which is what is happening here. Is Andrew familiar with Mornington Lane?

- Andrew state he probably is but has not studied it to the extent that he can appreciate it.
- Leslie stated the other comment that Andrew just keeps tending to keep coming back to as the fencing across the way that surrounds the Belmont school and yes, while we're just closer to the sidewalk technically there are no homes on the immediate other side of that wall. And that is what this whole argument is about, it's not about the fact that the wall is moved closer. It's the fact that you have 30 homes on the other side of that wall. And it's just unfortunate and again, I know it all comes down to dollars and cents. But given the fact that you're going to be asking approximately 900,000 dollars for these units, which I'm glad you finally admitted, because during the last meeting, you would come up with a dollar figure.
- Andrew replied, that he said it's realistic to think that they could be that much, but he said it's a moving target, every time.
- Leslie stated she knows it's a moving target, but it's a moving target further away from 500 to a 1 Million. So, when you are talking to people and let's just be honest with it. We know what the ballpark is minimum 7 probably closer to 9 and that's realistic. But the whole point is that, and then to now find out that there are tax abatements for people that can afford basically close to a 1 Million dollar properties, the whole thing is just it just smells bad. And then one other question, who's handling all of the infrastructure costs for this project. We haven't heard that brought up at all.
- Andrew replied that's the developer's cost.
- Leslie stated, back to the comment by Bob who lives across the street of not having to look at a blight of a construction site, how are you going to put in the infrastructure without it looking like a construction site for extremely long period of time.
- Andrew replied that you can't prevent it from looking like a construction site. He did not mean to ever suggest that. He said, hopefully it doesn't look like a construction site for 2 to 3 years. To his point, there is a big green space in between. If a lot of that can be preserved between the extent of the curve and the wall, hopefully, it minimizes the impact of what construction will look like, but the commentor is right, it's going to be a construction site for a period of time.
- Leslie stated that she would assume they would have to clear the entire parcel in order to put in the, the roads, the grid.
- Andrew replied that Dalad doesn't have to clear the parts that are that are on the other side of the sidewalk, which has a buffer to the property.
- Leslie stated that she understands but she doesn't think its enough of a buffer.

- Andrew replied that he does not think it's to be downplayed that there is some buffer between the street that should minimize the impact. He feels like they are a long way off of construction phasing.
- Mr. Saylor asked Mr. Strauss, Is that really within the ABR realm for for this?
- Mr. Strauss replied it is not, thanks for your comments, we appreciate it.
- Mr. Brooker stated he had a couple of comments. He knows the statement was made that the density is not under the purview of this board and while that may be true. Density does affect the overall aesthetics of the rest of the development. He respects the comments of public. At the same time, he think that what's been put forth here can be a really exceptional community. But going back to the reference point, South Park row, he thinks is a particularly good example. It seems to be more to that, in terms of the architectural detailing and quality that he see's in these initial drawings and if they can maintain that level, in spite of supply chain issues and cost issues, and achieve a project that is well put together as he believes South Park is, he thinks that the result will be surprising to people in the neighborhood. Unfortunately for them, there was a hardship associated with the construction site of this side. There's no way you can't get around it, but when it's done, it could fit in and be a beautiful asset. 700 to 1 million dollars homes, sitting in the backyard of these other homes that are in the same price point. That's not a bad thing after it's all done but it needs to maintain that quality. One neighbor mad the comment that if somehow they can't keep that quality level up, like, South Park was, but if you keep that quality, it's definitely not Solon. It's something more like Belden Village on fairhill. And if you can achieve that kind of desirable quality and character and charm. He thinks that's your challenge and when ABR looks at that.
- Mr. Saylor replied that he is a little uncomfortable with what they look at on the side elevations as opposed to what they look at on the, what is the front rear. He also had the thoughts of why not one entry that is just going back to the access to the site, and it is worth noting that the south end of this site gets far less traffic. That road is less traveled than say what Fairmount Boulevard has a tendency to back up, probably, as far as where we're looking at entrance. Eliminate that entrance. So he can understand the desire on the residents part to eliminate the Wellington entrance and go with just the one entrance on the south side of the site, the north park side, he thinks it's a less traveled street, and that you won't have the backup that you may perhaps have ultimately trying to exit Fairmount at a busy time, or also the occurrence of looping around onto the road and then back the other way on to Fairmount to change direction.
- Andrew replied that Dalad would want to get some input from the fire department. Dalad looked at a couple of different configurations of access to the site at one point early on. there was an idea about having four to five

entry points with little cul-de-sacs and clusters to tie to, as a site strategy to try to maximize green space between. But, what was validated when Dallad met with the chief of fire, was that it was definitely a fire access concern. So they seem to have a preference for having, at least 2 points of access. Dallad can revisit, he knows that as long as there is no need to reverse out into the public right away, that that definitely was one of fire's bigger concerns. So potentially one access point could work that way but he thinks Dallad needs to study the implications of it from fire access, safety, traffic, and all the different kind of components.

- Mr. Saylor replied that he says this out of curiosity because that does become more of the planning commission, as opposed to the architectural board.
- Mr. Brooker stated the other point too was with traffic though, and it's counter intuitive to most people. They see 30 residents and they think there's going to be a traffic jam and the nature of these residential communities. The traffic just doesn't happen that way. It just doesn't, you'll be lucky if three people come in and out of this development at the same time. Sometimes you do traffic studies for these things and people still don't believe them, but. This is 30 homes. This is this is a blip on what happens on North Park and Fairmount, you're not going to see a difference.
- Andrew replied that's right. Glad you said that we did engage a traffic engineer consultant, who looked at the counts for the intersections around the site and then relative to what he said was a pretty low traffic volume. There are times where the road gets a little more busy and Fairmount does but, as you're suggesting that the impact of this amount of homes, would be minimal in terms of a traffic engineer's perspective. He understands people who live close by might feel different.
- Mr. Strauss asked if there are any other comments from the community.
- Breanna stated that she is not seeing any hands raised.
- Mr. Strauss thanked Andrew and stated that we appreciate your help in walking us through the project, It was very informative.
- Andrew replied thank you and appreciates feedback. Dallad will regroup with the design team and continuing to look at alternatives based on public feedback and based on the specific architectural feedback here.

#### **PUBLIC COMMENTS RECEIVED BY THE BOARD BUT NOT READ ALOUD DURING THE MEETING INCLUDE:**

##### **COMMENT 1:**

*As a resident of Cleveland Heights I want to express my concerns regarding the proposed development referred to as Wellington Mews. I know things are still in the "planning" stage and it hasn't been presented to Council yet, but I am extremely disappointed by what I have seen so far.*

The proposed plan for Wellington Mews is at odds with the immediate neighborhood from both a density and sustainability standpoint. There is no regard for the location which is BUCOLIC and directly adjacent to the beloved Shaker Lakes. THIRTY FREE STANDING UNITS on this parcel of land is excessive and exceeds the zoning density permitted. I understand this property will be developed, but HOW it is developed is more important, if it is at all.

I am also concerned that the planning process is very opaque for the average citizen to navigate. Why can't there be signs on the property ALERTING residents that something is going on there? I was told "because the City has never done that". The only reason I have been informed about the proposal is due to the fact that I directly contacted Eric Zamft when the property was sold. I believe there will be a massive outcry when people realize what is happening, but it will be too late. Every other resident I approach about Wellington Mews is shocked when I tell them about what is being planned. They immediately ask "Why doesn't anyone know about this?" Where is the effort to inform ALL RESIDENTS, not just the SEVEN homeowners adjacent to the property? Are ONLY SEVEN homeowners being affected by this project?

Based on my research, I don't see how this plan respects the AA zoning requirements OR those of a "cluster development". I understand that using an "Overlay District" allows there to be changes, but it appears that many important and required zoning laws magically become irrelevant. Below is the verbiage directly from the City's website and zoning code.

#### 1165.05 SUSTAINABLE REGULATIONS FOR LARGE SCALE RESIDENTIAL DEVELOPMENTS.

##### (a) PURPOSE:

To provide flexibility in site design and development of land in order to encourage the preservation of the development area's environmental features (i.e., lakes, streams, wetlands, and other natural land features) and to encourage the maintenance of open space. The use of cluster design is strongly encouraged. These regulations shall apply to new construction residential development exceeding two (2) acres in any District

##### (b) Cluster Design Requirements. Cluster design must meet the following standards:

1) The overall development must comply with the density requirements of the zoning district but the individual lot areas for each building site may be reduced.

(2) Development will be permitted in configurations and locations which encourage the preservation of natural resources, including woodlands, water bodies and wetlands, and historical resources.

(3) Buildings or clusters of buildings must be separated by greenbelts or other natural features as required by Planning Commission. While such greenbelts may be accessible via bike paths or hiking trails, no development is permitted within these separation areas.

The City's stated objective is to create a sustainable environment is totally at odds with Wellington Mews development plan. It's intended use is to benefit the few at the expense of the surrounding neighborhoods. Further, the 3145 North Park Blvd house and possibly part of the carriage house are located in what's called the Shaker Village Historic District (See attached map and photos of existing home). There has been a second development plan presented with 35 structures and the house taken down as a result. This cannot happen. The developer should be prevented from razing this house.

I would like to know why the Dalad Group felt comfortable presenting a plan that does not fit these requirements? Were they under the impression they had free reign? The proposed Tax Abatement

*also needs to be reconsidered. These units will be priced between \$700,000 - \$900,000. This "incentive" will be impossible to justify to every other taxpayer who isn't fortunate enough to buy such a property in the city they currently support through their significant property taxes.*

*I can assure you that there is going to be considerable push back from the immediate neighbors and many other concerned residents such as myself. This property is full of beautiful mature, specimen trees and biodiversity. I cannot bear to witness it be bulldozed to the ground like the woods surrounding Metro Health. This WILLFUL DESTRUCTION of our tree canopy has to stop. I can't do anything about the forests around the world, but I won't sit by and watch it in my own backyard. I personally value the greenspace and mature trees in Cleveland Heights more than anything else.*

*Sincerely,*

*Leslie Marceau*

#### COMMENT 2:

*While we all know that progress marches on and increasing the tax base with a lot of new housing is a great idea I do want to state my opinion. I strongly believe that leaving the wall intact that surrounds the monastery at least on the Lee Rd and North Park sides would be beneficial for the new residents as well as for the current Cleveland heights residents who appreciate the historic nature of the wall and The grotto that exists on the Lee road side. I understand the developer wants to get as many houses in the property as possible. But it would be a great loss to tear down not only the entire monastery but the historic curved wall that ran around the perimeter it has been an asset for the heights residents for decades and it would leave a small mark of what used to be there. Cleveland heights needs to retain its character!*

*-Gregory Aliberti*

*Aliberti Art Tile*

#### COMMENT 3:

*Hi Eric,*

*I am a Jill-come-lately to this issue, but I just read the Neo-trans blog article on the plans for the Carmelite site. It makes me think of the condos on Coventry between Edgehill and East Overlook, which replaced a huge mansion we used to call "the castle." That development (the first condos in Cleveland Heights) has fit pretty seamlessly into the surrounding neighborhood, and I can imagine the Wellington Mews homes working out equally well in the Lee and Fairmount area. Also, like Cedar-Lee-Meadowbrook, they may attract residents who would otherwise be living east of 271, increasing sprawl.*

*My husband, Jim Miller, and I looked at the plan for the development and we do have a concern. On the Lee Road side of the site there are currently a historic wall and well. I don't know how old they are, but clearly they predate the 1962 monastery building. The plan shows, in place of the wall, a green buffer separating the development from Lee Road. (I assume the well would be filled in, if that hasn't already happened.)*

*I have worked for many years at the music school on Fairmount, between Taylor and Queenston. When I have a break between students I often walk in the neighborhood. During rush hour the traffic noise on both Lee and Fairmount is very intrusive, and it is particularly loud where the two streets cross. Jim and*

*I can't help but wonder if the existing wall might be a more effective barrier to noise and exhaust than the proposed greenery.*

*Has the developer given a reason for removing the wall? Has it been discussed at all? Would it affect the number of houses they want to build? I would hope the possibility of preserving the wall could be at least considered, for both its historical and noise-blocking value.*

*Deborah Van Kleef (she/her/hers)*

#### COMMENT 4:

*Good afternoon,*

*I am commenting today as a resident, not as a councilmember. I hope that this is not an inappropriate thing to do, but I did want to submit comments on the Wellington Mews development proposal.*

*To begin, there is a lot I like about it. I like that it's building density, improving our quality housing offerings, and increasing the number of homes that offer main-floor masters. I'd love to see this development move forward, but I do think there are improvements to be made.*

*I agree with the numerous comments that voiced concerns about the small setbacks, especially the unit that would come right up against a sidewalk. Personally, I would not feel safe in a home in which passersby were coming that close to my house, and I can't imagine that anyone buying in the probably price points for these homes would want that either.*

*I want to second Jessica Wobig's comments about the reuse of the materials from the Carmelite Monastery. There are deconstruction services in the Cleveland area, which MetroHealth, thanks to the leadership of their sustainability director, Sarah O'Keefe (a CH resident), is doing with their own development projects wherever possible. You can read an article about it [HERE](#). I hope we will encourage the developer to consider deconstruction over demolition to the greatest extent possible.*

*I also share concerns with other residents about the significant amount of impermeable surfaces on a piece of land that (I have been told) is an intermittent wetland. I understand that the developer will need to submit a comprehensive stormwater management plan, and I hope to see efforts toward minimizing the amount of stormwater being sent into our outdated and insufficient sewer system and plan for maximizing stormwater capture on the property. I recall that City Architecture contracted with a civil engineer, who conducted a hydrology assessment of the site and recommended a suite of features to capture as much stormwater as possible that falls on those parcels, which includes rain gardens and underground stormwater storage. I also know that there are multiple options available for permeable pavement. I hope the developer, as City Architecture and Flaherty & Collins did, will demonstrate a commitment to environmental stewardship and our community values by addressing this concern.*

*Thank you,*

*Josie Moore*

**ACTION: No Action Taken.**

**Old Business**

NONE

**New Business**

NONE

**Adjournment**


The meeting was adjourned at 10:05 PM.

Respectfully Submitted,

  
\_\_\_\_\_  
Nicole Blunk, Secretary

6/8/22  
\_\_\_\_\_  
date

Approved,

  
\_\_\_\_\_  
Joseph Strauss, Chair

6/7/22  
\_\_\_\_\_  
date