

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
JANUARY 4, 2021**

ABR MEMBERS PRESENT:

Joseph Strauss, Chair  
Denver Brooker  
Terry Saylor

STAFF PRESENT:

BreAnna Kirk, Planning Technician

**CALL TO ORDER**

Ms. Kirk called the meeting to order at 7:00 PM with all the above-listed members present via WebEx.

**APPROVAL OF THE DECEMBER 21, 2021, MINUTES**

Minutes were still being prepared and were not reviewed.

**PUBLIC HEARING  
JANUARY 4, 2022**

**ABR 2021-274: Broken Connections & Broken Conections, Inc., 883 Clarence Road,** requests to construct a two-car, detached garage.

- The applicant was not present but the ABR decided to review the plans. An architectural drawing conflicted with structural drawings in the submission. The ABR felt that as long as the garage matches the home, it is acceptable.

***ABR ACTION: Mr. Strauss moved to approve the garage as shown on DHA Architects' plans, received October 13, 2021, with the condition that it has grey siding, white trim, white doors, and a 4:12 reverse gable roof. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2022-1: Revitalise Living, Inc., 3583 Harvey Road,** requests to construct a two-car, detached garage.

- Jeremiah Webb Sr. of J.L. Handyman Services, 11815 McCracken Road, 44125, described the garage. It will have white siding to match the siding on the home and a 4:12 gable roof.
- Mr. Strauss considered a reverse gable roof. Mr. Saylor said the house has a hip roof, so he was okay with the gable roof as presented.

***ABR ACTION: Mr. Saylor moved to approve the garage as shown on J.L. Handyman Services' plans, received November 23, 2021, pending zoning review. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2022-2: Mark Larkin, 3166 Sycamore Road,** requests to construct a three-car, detached garage.

- Mark Larkin described the garage. It will have a 6:12 reverse gable roof to match the home. Ms. Kirk said the garage would likely need a zoning variance for the garage floor area, though the project had not gone through a formal zoning review yet.
- Mr. Strauss asked if the ABR's design approval implied that they supported the zoning variance. He said that sometimes, the Board will support a zoning variance because it would result in the best design, but in this case, they are neutral. Ms. Kirk said that ABR's design approval is independent of the Board of Zoning Appeal's variance decisions and would not imply support.

***ABR ACTION: Mr. Strauss moved to approve the garage as shown on J.H. Construction's plans, received November 30, 2021, pending zoning approval. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2022-3: Will Brown & Ellie Mueller, 2473 Derbyshire Road,** request to install new windows and doors and alter the opening sizes, partially screen in an existing porch, and install new hand railings.

- Donald Plunkett of Studio One Design Group, Inc., 2451 Stratford Road, 44118, described the project. On the left side of the front of the home, 3 windows will be replaced with a pair of doors that lead to the porch. This half of the porch will be screened in. On the other side, existing French doors will be replaced with the window that is being removed from the opposite side. A new composite handrail will be installed to code. A second-story window on the east elevation will be made smaller and match a window on the front. Second-story windows on the left of the north elevation will be reconfigured. On the right side of this elevation, a new first-story window will be installed. On the west elevation, an existing first-story window will be infilled, and new transom windows will be installed. On the same elevation, a second-story window will be infilled.
- Mr. Plunkett said that after the ABR materials were submitted, the homeowners decided they would also like to fill in the second-story door on the north elevation. A window will be installed near the previous door opening. The second-story porch will be removed and the roof will be changed to match the roof on the adjacent bump out.
- Mr. Saylor said he visualizes the changes made after the submission to be okay, but since there are not any drawings to show it, the information should be submitted for administrative approval. He said he thinks it will be an improvement, but it should be looked at by the ABR Chair for administrative approval.

***ABR ACTION: Mr. Strauss moved to approve the windows/doors, screening, and railings as shown on Studio One Design Group's plans, received December 8, 2021, with the condition that alterations to the rear***

***second-story area are submitted for administrative approval. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2022-4: Jillian Nataupsky, 3044 Washington Boulevard,** request to install a paver patio in the rear yard and a retaining wall and paver walkway in the front yard.

- Brian Feathers of Moscarino Landscaping, 25328 Sprague Road, 44028, described the project. In the front of the home, a new stoop and steps will be installed that lead out to a new paver walkway. There will also be paver garden walls. In the rear yard, there will be a walkway and raised paver patio.

***ABR ACTION: Mr. Brooker moved to approve the paver patio, walkways, and garden walls as shown on Moscarino Landscaping's plans, received December 17, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2022-5: Chelsea Pengal, 1836 Cadwell Avenue,** requests to install a paver patio in the rear yard and construct a 6' privacy fence.

- Brian Feathers of Moscarino Landscaping, 25328 Sprague Road, 44028, described the project. A paver patio with an 8-inch wall around it, a walkway, and a cedar fence will be constructed in the rear yard. There is a significant drop-off/grade change, so the fence does not enclose the full property.
- Mr. Strauss pointed out the small triangle of grass where the sidewalks and corner of the garage meet. He said grass probably will not grow here. Mr. Feathers said they will do their best to get grass to grow here, but might end up adding something like river rock if it will not grow.

***ABR ACTION: Mr. Strauss moved to approve the paver patio and walkways as shown on Moscarino Landscaping's plans, received December 17, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2022-6: Virginia Kao & Marc Yun, 2830 East Overlook Road,** request to replace an existing addition and shed in the rear yard, extend the existing garage, remove and install new windows and doors, construct an outdoor kitchen area, alter the side entry, and alter the stucco and faux decorative timber areas.

- Elicia Gibbon of Gibbon Architecture, 3012 Charbourne Road, 44120, and Susie Maurer of Maurer Gardens, 4110 Mayfield Road, 44121, described the project. The shed will have a standing seam metal roof to match the home and black-painted fiber-cement board siding. The outdoor kitchen will incorporate smooth cement board lap siding in dark brown to match the new addition. The fence will be black locust wood horizontal slats. On the home, the storm windows will be replaced with dark brown storms and vinyl windows will be replaced with dark brown aluminum clad windows. The decorative faux timbers will be removed and replaced with white stucco. The east elevation entry will be reconfigured and a standing seam metal roof will be added. The south elevation second-story door will be replaced with a

window and second-story windows reconfigured. The slab on grade addition will be removed and replaced. It will have smooth cement board siding, aluminum-clad windows to match, and a sawtooth monitor skylight. A standing seam metal roof will be added above the entry and garage. A west elevation second-story window will be removed and infilled. The pergola in the back may remain or be removed, it is undecided.

- Mr. Strauss said they did a nice job of updating an old home in a contemporary manner that is sympathetic to the existing house.

***ABR ACTION: Mr. Strauss moved to approve the addition and shed replacement, garage changes, windows and doors, outdoor kitchen, side entry, and stucco as shown on Gibbon Architecture and Maurer Gardens' plans, received December 8, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2022-7: Kirste Lauscher (Meadowbrook Venture Properties LLC), 3362 Meadowbrook Boulevard,** requests to construct a front and rear addition and a front and rear porch.

- William Fugo, Jr., Architect, 2424 Princeton Road, 44118, described the additions. He said that while only one version was submitted, there is another option for the front of the house. Ms. Kirk said she has a digital copy to show both options and the ABR let Mr. Fugo present both.
- Both options have the same rear addition that will be built in the footprint of the existing deck. The addition will still have rear yard access and a covered porch.
- Option one has a shed roof over the porch and a second gable above the right bump-out window. It also has two French doors to the left of the front door.
- Option two also has a shed roof over a porch, but the second gable is above the front door. It has windows instead of French doors. The right side extends to about the level of the porch with the exception of the bump-out window, which extends beyond the porch.
- Mr. Saylor understands that the front door cannot be centered because of what occurs in the interior space. He said the off-center door is not terrible, but it would have been great centered.
- Mr. Saylor asked about the extra doors in option one. Mr. Fugo said there is a door and a fixed panel. Mr. Saylor said the French door is in stark contrast with the front door. The homeowners said they were open to changing the door.
- Mr. Strauss asked the homeowners what their preference is. Ms. Lauscher said a hybrid of the two.
- Mr. Saylor said both options are acceptable and he likes option one better, but he can see the difficulty that the Board of Zoning Appeals will have.
- Mr. Brooker said that while the ABR does not have the authority of zoning variances, the addition is architecturally compatible with the neighborhood and even though it has a zoning setback violation, it is not an adverse addition to the neighborhood. Mr. Saylor agreed and said that option one provides a more valuable addition to the neighborhood. He said that option 2 is fine, but option 1 looks and functions better.



**ABR ACTION: Mr. Saylor moved to approve both options as shown on William Fugo Jr., Architect's plans, received December 9, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.**

**Old Business**


**New Business**

**Adjournment**


The meeting was adjourned at 9:14 PM.

Respectfully Submitted,

  
BreAnna Kirk, Secretary

  
date

Approved,

  
Joseph Strauss, Chair

  
date