

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES
JANUARY 5th, 2023**

ABR MEMBERS PRESENT:

JOSEPH STRAUSS, CHAIR
RICHARD WONG
TERRY SAYLOR

STAFF PRESENT:

NICOLE BLUNK, CITY PLANNER I

CALL TO ORDER

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

APPROVAL OF THE MINUTES.

The previous meeting minutes were approved.

ABR 2023-01: OAK TREE VETERINARY HOSPITAL/1808 SOUTH TAYLOR ROAD LLC, 1794 S TAYLOR, PRELIMINARY REVIEW, request to redevelop the facility.

Presenter(s): Scott Smith, Oak Tree. Susan Allen, Architect.

- Oak Tree Veterinary Hospital presented plans to redevelop their facility from two separate buildings, into a single building. The Hospital was able to purchase adjacent property and obtain all the necessary variances in order to construct the new hospital.
- The board had questions in regards to the materials being utilized on the exterior of the new building.
- The board noted that the exterior storefront system should be made of aluminum.
- The board had questions in regards to the visibility of the HVAC units.
- Susan Allen stated that the HVAC units will be placed towards the center of the roof, which is flat.
- The board had questions in regards to the fencing and noted a fence permit needs to be obtained.

Action: Mr. Strauss made a motion to approve as noted, seconded by Mr. Wong, the motion was unanimously approved.

ABR 2023-02: JASON & SARAH MERSEK, 2964 WASHINGTON, request to alter windows.

Presenter(s): Krystal Valenti, Renewal by Anderson.

- The applicant presented a proposal to replace existing windows with five new ones that are cocoa bean in color and contain a colonial grille pattern.

Action: Mr. Strauss made a motion to approve seconded by Mr. Wong, the motion was unanimously approved.

ABR 2023-03: LISA ELLIS, 1469 S NOBLE, request to install fence.

Presenter(s): Robert Lasha, contractor.

- The applicant presented a proposal to install a 24-foot-long wood fence that is four feet in height, along the north front yard property line, adjacent to the new driveway. The fence will be connected to a brand-new chain-link fence and gate that is 72 feet long and six feet in height.

Action: Mr. Strauss made a motion to approve seconded by Mr. Wong, the motion was unanimously approved.

ABR 2023-04: CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION, 3259 EAST BERKSHIRE, request to construct detached garage.

Presenter(s): Bill Wood, New Creation Builders.

- The applicant presented a proposal to construct a 20x20 garage to replace a previous garage that was torn down. The garage will be 12 feet in height with a 16 foot door. The siding and shingles will match the existing house.

Action: Mr. Wong made a motion to approve seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2023-05: DAVE'S/SALTZMAN LEE LLC, 1940 LEE, request to install signage.

Presenter(s): David Saltzman, Owner. Michael Hollins, contractor.

- The applicant presented a proposal to replace the old Zagara's signage, at their newest location on Lee Road. The signage will identify the store name and additional signage will be installed to identify the location as a state approved liquor merchant.
- There were questions from the board about the design of the state liquor logo.
- Mr. Saltzman replied that he has no control over the design of the state's logo.

Action: Mr. Strauss made a motion to approve seconded by Mr. Wong, the motion was unanimously approved.

ABR 2023-06: 1774 LEE ROAD LLC, 1774 LEE, request to install signage

Presenter(s): Jacquelin Ward, contractor.

- The applicant presented a proposal to install new signage. The new business will be a bakery and the signage will identify the business name.
- The board asked why the word 'bakery' was not included in the proposal.
- The applicant replied that the owner does not wish to seek a variance for additional signage.

Action: Mr. Strauss made a motion to approve seconded by Mr. Wong, the motion was unanimously approved.

ABR 2023-07: BRUCE JAMIESON & AMANDA PLESCHOTT, 3221 REDWOOD, request to install solar panels.

Presenter(s): Zack Lalkowski, contractor

- The applicant presented a proposal to install 38 solar panels on the home and garage at this location, 20 on the front of the home, 18 on the garage. The panels must be located on the front of the house due to the proximity of the sun.

Action: Mr. Wong made a motion to approve seconded by Mr. Strauss, the motion was unanimously approved.

The meeting was adjourned at 08:35 PM

Respectfully Submitted,

Nicole Blunk
Nicole Blunk, Planner I

2-7-23
Date

Approved,

Joseph Strauss
Joseph Strauss, Chair

2/7/23
Date