

CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW MINUTES  
September 7<sup>th</sup>, 2023

**ABR VOTING MEMBERS PRESENT:**

DENVER BROOKER, CHAIR  
JOSEPH STRAUSS  
RICHARD WONG

**NON-VOTING MEMBERS PRESENT:**

KATHRYN LESTER

**STAFF PRESENT:**

BROOKE SIGGERS, CITY PLANNER I  
GARRET WINFREE, PLANNING CLERK  
KAREN KNITTEL, ASSISTANT PLANNING DIRECTOR

**CALL TO ORDER**

Mr. Booker called the meeting to order at 7:05 PM with all the above-listed members present.

**3.1 ABR 2023-132: (PRELIMINARY REVIEW) TWG DEVELOPERS, 2228 NOBLE, request to construct 52-unit building.**

- Diane Hallum of 1059 Oxford submitted public comment against approval of the project.
- Paul Volpe of 2593 Fairmount submitted public comment against approval of the project.
- Gloria Brown of 899 Woodview submitted public comment against approval of the project.
- Walter Thompson of 965 Elbon submitted public comment against approval of the project.
- Jimmie Hicks of 3315 Mayfield submitted public comment in support of approval of the project.
- Tonya Horn of 840 Greyton submitted public comment against approval of the project.
- Tonya Palmer of 488 Nelaview submitted public comment against approval of the project.
- Maya Evans of 1092 Greyton submitted public comment against approval of the project.
- Lucy Palmer of 867 Nelaview submitted public comment against approval of the project.

**3.2 ABR 2023-159: MARINA & ALEXEI KAMINSKI, 3410 BLANCE (CONTINUED), request to construct addition.**

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

approved. **3.3 ABR 2023-160: RONALD MISTOVICH, 2956 WASHINGTON, request to construct pool.**

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

**3.4 ABR 2023-161: JULIANNA LOPEZ, 1334 CLEVELAND HEIGHTS, request to construct dormer.**

- The board noted that the clipped ridge on the overhang of the new dormer should match the other gables.

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

**3.5 ABR 2023-162 NANCY GIUNTA, 3060 SCARBOROUGH, request to install bollards in front yard.**

- Vera Camden of 3066 Scarborough submitted public comment against approval of the project.
- The board noted that the separation must consist of a fence.

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

3.6 ABR 2023-163: MIKLOS GRATZL, 2438 QUEENSTON, request to construct addition.

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

3.7 ABR 2023-164: MEADOWBROOK VENTURE PROPERTIES, LLC, 3362 MEADOWBROOK, request to alter windows.

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

3.8 ABR 2023-165: KONRAD & REBECCA WIEDERHOLD, 3312 EAST MONMOUTH, request to construct addition.

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

3.9 ABR 2023-166: OLIVER RICHMAN, 3181 CORYDON, request to install solar panels.

- The board noted that the conduit should be painted to match underlying roof and siding colors, and that no panels may be installed on the north side.

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

3.10 ABR 2023-167: WEST N WEST, LLC/DOLLAR GENERAL, 3070 MAYFIELD, request to install signage.

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

3.11 ABR 2023-168: ALVIN GREENE, 1167 PENNFIELD, request to alter windows.

- The board noted that Oriel windows to be used are to align with grid lines of picture window.

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

3.12 ABR 2023-169: TEDDY HINES III, 1028 RUSHLEIGH, request to alter windows.

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

3.13 ABR 2023-170: JONATHON REED, 2233 N ST. JAMES, request to alter windows.

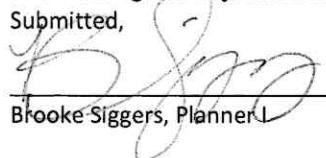
Action: Mr. Wong made a motion to approve, seconded by Mr. Strauss, the motion was unanimously approved.

3.14 ABR 2023-171: MARQUIS CARTER, 3812 MONTICELLO, request to alter windows.

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

The meeting was adjourned at 10:35 pm.

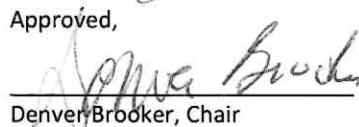
Submitted,

  
Brooke Siggers, Planner

Date

10/5/2023

Approved,

  
Anna Brooker, Chair

Date

10.05.23