

CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW MINUTES  
December 21<sup>st</sup>, 2023

**ABR VOTING MEMBERS PRESENT:**

DENVER BROOKER, CHAIR  
JOSEPH STRAUSS  
RICHARD WONG

**STAFF PRESENT:**

BROOKE SIGGERS, CITY PLANNER

**CALL TO ORDER**

Mr. Brooker called the meeting to order at 7:00 PM with all of the above-listed members present.

**APPROVAL OF THE MINUTES.**

The November 16, 2023 and December 7, 2023 meeting minutes were approved.

3.1 ABR 2023-254: TH PROPERTY OWNER 1 LLC, 3330 CHELSEA, request to alter roof.

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

3.2 ABR 2023-255: MLPS PROPERTY GROUP LLC, 1640 COMPTON, request to alter roof.

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

3.3 ABR 2023-256: PREMIER HEIGHTS REALTY (DISHLER MANNING SUC-TRS), 1863 COVENTRY, request to alter signage.

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

3.4 ABR 2023-257: DONALD & JANA LUSCHER, 3040 BERKSHIRE, request to install solar panels.

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

3.5 ABR 2023-258: GUILT FREE LUNCH LLC, 3264 ALTAMONT, request to alter siding.

- The board noted that four (4) inch white vinyl siding is approved if owner elects to do so provided that: gable front to be vinyl shake; all trim on windows, corners, eaves, and fascia, to remain and be reclad with coil; porch columns can be removed; corner trim is to match porch trim; and porch windows are to be trimmed to match rest of home.

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

3.6 ABR 2023-259: SAJAL GUPTA, 3366 CLARENDRON, request to alter porch.

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

3.7 ABR 2023-260: ARYEH GERSON, 3693 BENDEMEER, request to alter windows and porch.

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

3.8 ABR 2023-261: CHRISTOPHER P. WEAVER & LILLIAN B. ZINGALES, 3175 CORYDON, request to install solar panels.

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

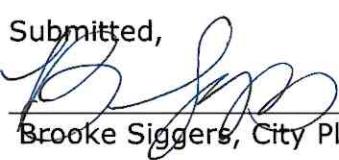
3.9 ABR 2023-262: SHIRA GOLDSMITH, 3360 BERKLEY, request to construct new house.

- The board noted that windows are to have black trim, and siding below shed roof above shipping containers are to be vinyl flush reveal siding or board & batten siding.

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

**The meeting was adjourned at 9:13 pm.**

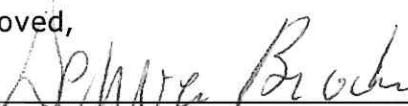
Submitted,

  
\_\_\_\_\_  
Brooke Siggers, City Planner

1/5/2024

\_\_\_\_\_  
Date

Approved,

  
\_\_\_\_\_  
Denver Brooker, Chair

\_\_\_\_\_  
Date

01-04-24