

CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
DECEMBER 20, 2016

MEMBERS PRESENT: Richard Bozic Chair
Melissa Fliegel
Erik Lund

STAFF PRESENT: Richard Wong Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 7:01 p.m. at which time all members were present.

APPROVAL OF THE MINUTES OF THE DECEMBER 6, 2016 PUBLIC HEARING

ABR members had no corrections or comments so the minutes were approved as submitted and signed by Mr. Bozic.

**PUBLIC HEARING
DECEMBER 20, 2016**

ABR 2016-165: Cuyahoga County Land Reutilization Corporation, 3429 Euclid Heights Boulevard, to build detached 2-car garage.

- Contractor Darnell Gregory, 21813 Halworth Road, Beachwood, 44122, showed the slides that City staff had prepared including an aerial site plan and views of the context. He explained that the gable roof would have a 6:12 pitch rather than the standard 4:12 because he understood that ABR would probably ask for it. The slab had been poured and approved by the Building Department. The roof shingles will match the home's in color and the siding will be vinyl that matches the home's siding.
- Mr. Bozic acknowledged that the steeper pitch was better.

ACTION: Mr. Lund moved to approve as submitted the detached, 2-car garage as shown on the plans by Darnell Gregory, received December 6, 2016. Seconded by Ms. Fliegel, the motion unanimously passed.

ABR 2016-166: Marie Masseria, 2108 South Taylor Road, to install approximately 7.2-square-foot Hair Allures business identification sign.

- Signarama's Sam Costiuc, 731 Beta Drive, Unit D, Mayfield, 44143, said that the proposed sign would be 1"-thick PVC letters on a rectangular panel that will completely cover the old sign panel that held the previous letters.

Because of the weather, reworking and patching the existing panel was not possible.

- Ms. Fliegel asked about the profile of the moulding along the top of the panel.
- Mr. Costiuc said that the drawing did not accurately show the profile. The new panel's top edge would not be exposed but would sit in a recess so that the panel's face was not protruding beyond the face of the bottom of the moulding.

ACTION: Mr. Bozic moved to approve as submitted the replacement sign as shown on the plan by Signarama, received December 6, 2016. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2016-167: JoAnn Melaragno and S.G. Miller, 2955 Edgehill Road, to build 5'-8" high wooden fence 4'-6" from sidewalk (most of which will be east and southeast of house).

- Mr. Miller showed slides of the context that City staff had provided. He explained that his family owned a large dog that barked when a pedestrian on the sidewalk was visible. When the pedestrian disappeared from view, the barking stopped. While the Board of Zoning Appeals required a fence having 20% transparency, a solid fence with no transparency had been the applicant's original request to the Board of Zoning Appeals. Although the fence would be largely concealed behind a thick hedge and other vegetation, the Board's condition was that the fence still have transparency.
- Ms. Melaragno said that the area of their property between the house and the Woodward sidewalk was their only usable yard. From her cell phone she showed a photo of an alternative fence design having a solid bottom and spindles on top that would be more suitable than the fence style they had submitted for approval (that had gaps between fence slats from top to bottom).
- Mr. Wong explained that a 20% fence transparency was interpreted by staff to mean that in silhouette, "100% solid" was a fence with no gaps between boards and "20% transparent" meant that 20% of the area of the previously solid fence would be unoccupied by solid material.
- Mr. Lund noted the high level of craftsmanship that was apparent in the portion of the fence that had been built by Mr. Miller before Mr. Miller realized that Board of Zoning Appeals and Architectural Board of Review approvals were required. He also noted that the fence was mostly obscured from public view by a hedge. For these reasons, Mr. Lund advocated for interpreting the 20% transparency in a way that afforded the family a more solid fence. He used the example of a 20% transparent 5'-tall fence having a completely

solid bottom 4' and a top 1' of spindles or lattice through which one could see.

ACTION: Mr. Bozic moved to approve the fence as shown on the applicants' plans, received December 6, 2016, with the condition that a drawing be submitted to staff for an ABR administrative approval showing a fence with a solid bottom section and transparent top section. Seconded by Mr. Bozic, the motion unanimously passed.

OLD BUSINESS

Since this was Mr. Bozic's last meeting, Mr. Wong thanked him for sharing his architectural insights on the ABR. He hoped to see work from Mr. Bozic at the Architectural Board of Review.


NEW BUSINESS

No new business was brought before the ABR.

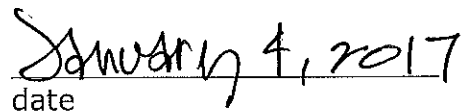
ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:46 p.m.

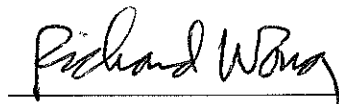
Respectfully Submitted,



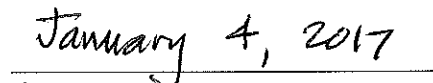
Melissa Fliedel, Chair



date



Richard Wong, Secretary



date

