

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
January 19, 2021**

ARCHITECTURAL BOARD OF REVIEW Joseph Strauss, Chair
MEMBERS PRESENT AT REMOTE Denver Brooker
LOCATIONS: Terry Saylor

STAFF PRESENT AT CITY HLL: 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 at remote locations joining through the City's WebEx meeting link. Applicants and interested parties also joined using WebEx.

APPROVAL OF THE JANUARY 5, 2021, MINUTES

Minutes were approved and signed by Mr. Strauss with corrected text per request by Mr. Strauss on the ninth point for case ABR 2021-2.

**PUBLIC HEARING
JANUARY 19, 2021**

ABR 2021-7: Fullerman SFR Holdings LLC, 3243 E Yorkshire Road, requests to build a one-car, detached garage.

- Ms. Kirk informed the Board members that the digital copy had the wrong plans, but the correct site photos.
- Platinum Construction's Nilsa Carrero, 26387 Cannon Road, 44146, described the garage.
- Mr. Strauss said the correct 14' x 20' garage was shown on all of the plans in his hardcopy, except the elevation page, which showed a 20' x 20' garage.
- Ms. Carrero said the gable will be on the man door side in response to Mr. Brooker's question.

ACTION: Mr. Saylor moved to approve the garage as shown on Platinum Garage's plans, received December 17, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-8: Archon Capital LP, 3425 Berkeley Road, requests to build a two-car, detached garage.

- Platinum Construction's Nilsa Carrero, 26387 Cannon Road, 44146, described the garage.

ACTION: Mr. Saylor moved to approve the garage as shown on Platinum Garage's plans, received December 17, 2020. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-9: Don Willis (Donald Gregory Properties LLC), 3375 Seaton Road, requests to add a wooden deck to the rear of the home.

- *The applicant was not present, so Board members agreed to wait until the end of the meeting to see if a project representative joined.*
- *The applicant did not join the meeting at a later time, and Board members agreed to wait until the next meeting to review the case given its complex nature. No action was taken.*

ABR 2021-10: Barry & Peggy Stern, 2258 Coventry Road, request to install an inground, concrete swimming pool.

- Laurie Lehmann of Manny Pools, 4856 N. State Route 53, 43420, described the swimming pool. The pool will be 18 x 24 feet and it will range from 3.5-5.5 feet deep. The homeowners already have a 6-foot-tall fence around the backyard and they will install a 6-foot-tall self-closing and self-latching gate across the driveway connecting the fence.
- Mr. Brooker asked if there were any other gates in the fence, and Mrs. Stern said the only gate is in the driveway. The current driveway gate is 4 feet tall, and they will replace it with a 6 foot self-closing, self-latching gate.
- Mr. Stern said there are about 12.5 feet from the end of the pool equipment to the property line.
- Mr. Saylor asked if there would be any type of patio around the pool. The Sterns said there is no paving, just a small lip around the edge of the pool. Ms. Lehmann said there is a 12 inch wide coping around the pool.

ACTION: Mr. Strauss moved to approve the swimming pool as shown on Manny Pools' plans, received December 23, 2020. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-11: Rosie Ford, 2216 South Overlook Road, requests to alter one window on the rear of the home.

- *The applicant had trouble unmuting, so Board members first heard the next case, ABR 2021-12.*
- The applicant was able to unmute and Sharon Sanders of SKS Designs, 2372 Delamere Drive, 44106, described the window alteration. The homeowner is renovating an office into a bathroom. The current double-hung window is located where the new shower will be, so they are requesting to replace it with a smaller awning window. The current window has a grid with 6 panels

in the upper sash and no grids in the bottom sash. The new awning window, which is close to the size of the top sash of the current window, will have a 6-panel grid. The gap will be filled in with cedar shake siding to match the rest of the home.

ACTION: Mr. Brooker moved to approve the window alteration as shown on SKS Designs' plans, received December 30, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-12: Mary Killian (2120 Lee Road LLC), 2120 Lee Road, requests to install a man door in the rear of the building and install a rolling garage door in the alleyway of building.

- Joseph Pero of Landmark Roofing Company, 3507 West Boulevard, 44111, described the man door installation on the back of the building. Next to the proposed man door, there is an existing garage door that serves as the only rear exit. The City would like a man door installed for another point of exit.
- Mr. Pero then described the second part of the project, installing a rolling garage door on the front of the building. The door is proposed inside the alleyway where there is currently a double door. The building is used as an Autoshop.
- Mr. Saylor said the Building Department will most likely require a paved pad in front of the man door and more details on the lintel. He noted it should be a material that can withstand the freeze/thaw cycle.

ACTION: Mr. Saylor moved to approve the man door and rolling garage door as shown on Landmark Roofing Company's plans, received January 5, 2021, with the understanding that a concrete or paver pad will be provided under the man door. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-13: Deirdre Mageean & Eoin O'Connor, 1945 Staunton Road, request to install new siding.

- Foster Tucker of Universal Windows Direct, 24801 Rockside Road, 44146, described the siding. The proposed color is similar to the current grey siding.
- Mr. Tucker said the gutter boards and soffit will remain wood, but the fascia will be wrapped in aluminum. Mr. Saylor prefers to keep the wood fascia and rake.

ACTION: Mr. Saylor moved to approve the siding as shown on Universal Windows Direct's plans, received January 15, 2021, with the condition that the soffit, columns, side porch overhang, fascia, rake, and porch remain wood. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-14: Carmen Preston, 3977 Orchard Road, requests to build a two-car, detached garage.

- Diane Bija of New Creation Builders, 818 E 73 Street, 44103, described the garage. The home's steep 20:12 roof pitch would be unsuitable on a small structure like a garage, so she proposed a 6:12 pitch gable roof.
- Mr. Saylor suggested reversing the gable to mimic the home's upper roof.

ACTION: Mr. Saylor moved to approve the garage as shown on New Creation Builders' plans, received January 14, 2021, with the condition that the roof be a reverse gable. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-15: ME Real Estate (2024 Rossmoor Rd LLC), 2024 Rossmoor Road, requests to install new siding and update/repair the back porch.

- William Fugo, 2424 Princeton Road, 44118, described the siding and porch updates. The blue siding will be replaced with grey. The ground level porch is not up to code and will be repaired.

ACTION: Mr. Strauss moved to approve the siding and porch updates as shown on William Fugo's plans, received January 15, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

Old Business

New Business

Adjournment

The meeting was adjourned at 8:08 PM.

Respectfully Submitted,

BreAnna Kirk
BreAnna Kirk, Secretary

2.3.21
date

Approved,

Joseph Strauss
Joseph Strauss, ABR Chair

2.2.21
date