

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
JULY 21, 2021**

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

LANDMARK COMMISSION                Mazie Adams, Chair  
MEMBERS PRESENT:                      Margaret Lann

STAFF PRESENT:                          Christy Lee, Administrative Assistant

**CALL TO ORDER**

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

**APPROVAL OF THE JULY 6, 2021, MINUTES**

Minutes were approved as submitted and signed by Mr. Strauss.

**PUBLIC HEARING  
JULY 21, 2021**

**ABR 2021-162: Alena Klompus & Alex Rubin, 2232 Elandon Drive,** request to install a new roof.

- Alena Klompus and Alex Rubin described the roof. The current roof already has two layers and has been patched and repaired several times. It is currently a red color similar to a red Spanish tile, but they felt the available red options were too bright and garish. Based on other prairie houses in the neighborhood and around the country, they decided to go with a warm brown shingle.
- Ms. Lann appreciated that they chose a brown with red undertones as a nod to the red, but stated they don't know what the original roof was like. She clarified that *if* the current roof was the original, the owners would be encouraged to repair the roof, replace it in-kind, or replace it with a similar product. Because it is not the original, the change is more acceptable.
- Ms. Adams said the Landmark Commission cannot vote on the project because they do not have a quorum, but she said it is their recommendation to approve it once a quorum is present.

***ABR ACTION: Mr. Saylor moved to approve the roof as shown on Alena Klompus & Alex Rubin's plans, received June 21, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2021-163: Beaumont School, 3301 North Park Boulevard,** requests to install a new monument sign.

- *Applicant withdrew application*

**ABR 2021-156: (Continued from 6/15/2021) Start Right Community Development Corporation (City of Cleveland Heights Land Reutilization Program), 961 Nelaview Road,** requests to construct a single-family home.

- W. Daniel Bickerstaff of Ubiquitous Design, LTD, 3443 Lee Road, 44120, described the home and changes made from the previous meeting. The front porch was expanded 5 feet in front of the garage to become the visually dominant feature and the floorplan was rearranged to make the house narrower to comply with zoning setback regulations. Several windows, a back door, and a deck were also added. Some of the brick was changed to vinyl siding.
- Mr. Brooker and Mr. Strauss said the front porch makes the house fit better with the neighborhood.
- Mr. Saylor said he would consider expanding the garage to a two-car garage.
- Mr. Strauss said he liked the revised plan but agreed with Mr. Saylor that there were pros and cons with both versions.
- Mr. Brooker wondered if making the house code-conforming in terms of side yard setbacks compromised the interior living space. He noted a smaller space overall and changes like a walk-in closet to a standard closet.

***ACTION: Preliminary Review***

**ABR 2021-164: Start Right Community Development Corporation, 896 Selwyn Road,** requests to construct a two-car, detached garage.

- Tanya Tate of Levine Architecture & Design, Ltd., 3716 Tolland Road, 44122, described the garage. It will have wood siding and be grey with white trim. The house will be painted the same grey color to match.

***ACTION: Mr. Brooker moved to approve the garage as shown on Levine Architecture & Design's plans, received June 14, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2021-165: Gregory Bolton Story, 3467 Woodbridge Road,** requests to construct a two-car, detached garage, and three-season room addition.

- Tanya Tate of Levine Architecture & Design, Ltd., 3716 Tolland Road, 44122, described the garage and three-seasons room addition. Both will have tan vinyl siding.

***ACTION: Mr. Saylor moved to approve the garage and addition as shown on Levine Architecture & Design's plans, received June 21, 2021, with the condition that the garage color matches the addition; the addition has a brick foundation; there are 3 double-hung windows on the back and 2 on the side (grid top and bottom); a white railing is installed; and TND with white trim. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2021-166: Conor & Josie McLennan, 2981 Berkshire Road,** requests to construct a covered deck towards the rear property line.

- Graham Grace of Grace Bros. LTD., 3257 Dellwood Road, 44118, described the covered deck.

***ACTION: Mr. Brooker moved to approve the covered deck as shown on Grace Bros. LTD's plans, received July 8, 2021, with the condition that the deck material be composite and the upper structure material be cedar. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2021-167: Amanda Hamilton, 2976 Kensington Road,** requests to construct a deck in the rear yard.

- Graham Grace of Grace Bros. LTD., 3257 Dellwood Road, 44118, described the deck.

***ACTION: Mr. Saylor moved to approve the deck as shown on Grace Bros. LTD's plans, received July 8, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-168: Jared Lavender, 3504 East Scarborough Road,** requests to construct a two-car, detached garage.

- Graham Grace of Grace Bros. LTD., 3257 Dellwood Road, 44118, described the garage.

***ACTION: Mr. Brooker moved to approve the garage as shown on Grace Bros. LTD's plans, received July 8, 2021, with the condition that the siding and trim match the house. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2021-169: Becky Bracken, 2658 Canterbury Road,** requests to install a two-car, detached garage.

- Duane Schreiner of Shannonwood Homes, 1635 Wood Road, 44121, described the garage.

***ACTION: Mr. Saylor moved to approve the garage as shown on Shannonwood Home's plans, received July 6, 2021, with the condition that the roof pitch be 6:12. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-170: Julie Mincek, 2219 Demington Drive,** requests to install a two-car, detached garage.

- David Hodous of Hodous Construction, 2650 Shaker Road, 44118, described the garage.

***ACTION: Mr. Saylor moved to approve the garage as shown on Hodus Construction's plans, received June 9, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-171: Hugh Fisher, 2514 Fairmount Boulevard,** requests to install solar panels on the garage roof.

- Stuart Lipp of Better Together Solar, 3821 Prospect Avenue, 44115, described the solar panels. They will be installed on the attached and detached garage and should not be visible by neighbors or the street.

***ACTION: Mr. Strauss moved to approve the solar panels as shown on Better Together Solar's plans, dated May 19, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2021-172: Taylor Management Services (Shepherd Equity Group), 952 Elbon Road,** requests to install a two-car, detached garage.

- Leonard Streets of Streets Remodeling, 2239 11<sup>th</sup> Street, 44221, described the garage. The colors will match the house.

***ACTION: Mr. Saylor moved to approve the garage as shown on Streets Remodeling's plans, received June 14, 2021, with the condition that the roof be a 6:12 front-facing gable and the color matches the house. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-173: Rose McIntyre & Christine Wilkinson, 3583 Randolph Road,** requests to install a fence in the front yard.

- Ms. Lee read a public comment made by Valicia and Michael Haywood at 3589 Randolph Road, received via email 7/21/21 at 1:36 am.

*"We are neighbors to Rose and Christine for the past 22 years and have NO objections to their request to install a fence."*

- Ms. Lee read a public comment made by Brian DeWitt & Douglas Braun at 3579 Randolph Road, received via email 7/20/21 at 12:36 pm.

*"We live next door to this house, 3579 Randolph Road, and we completely support allowing our neighbors to install this fence in their front yard."*

*The new fence will be nearly identical in both style and position to an existing one that it will replace, which has been there for decades, and which, we understand, was installed with city approval. We have been told that the fence also replaced an earlier one that had also been there for decades.*

*This fence is only slightly closer to the street than the house, and there is a substantial distance of lawn between the fence and the public sidewalk.*

*The yard has long been landscaped with trees and shrubs around the fence in its current position. Moving the fence would create a hardship of having to rearrange the landscaping to its new position.*

*The present fence is an attractive addition to the house's appearance in its current location. We are sure its proposed replacement will also be so, in the same location."*

- Rose McIntyre and Christine Wilkinson described the fence.

***ACTION: Mr. Brooker moved to approve the fence as shown on Rose McIntyre and Christine Wilkinson's plans, received June 18, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.***

***ABR 2021-174: Mary Zodnik, 3321 Hyde Park Avenue,*** requests to install a fence in the corner side yard and rear yard.

- Ms. Lee read a public comment made by Robert Troupe at 3330 Berkeley Road, received at the meeting.  
*"As neighbors of Mary Zodnik and Rob Schulte -3321 Hyde Park Ave, we do not object to a 6 ft. new fence being built on the Minor Park side of the property."*
- Mary Zodnik described the fence. Part of the fence will be 4' tall and part will be 6' tall. The top 1' portion of the 6' tall section of fence will be lattice.

***ACTION: Mr. Strauss moved to approve the fence as shown on Mary Zodnik's plans, received July 7, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

## **Old Business**

## **New Business**

## **Adjournment**

The meeting was adjourned at 8:45 PM.

Respectfully Submitted,

Breanna Kirk

BreAnna Kirk, Secretary

8.17.21

date

Approved,

Joseph Strauss

Joseph Strauss, Chair

8/17/21

date