

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
OCTOBER 5, 2021**

MEMBERS PRESENT:

Denver Brooker
Terry Saylor

STAFF PRESENT:

BreAnna Kirk, Planning Technician

CALL TO ORDER

Ms. Kirk called the meeting to order at 7:01 PM with all the above-listed members present.

APPROVAL OF THE SEPTEMBER 9, 2021, MINUTES

Minutes were not reviewed.

**PUBLIC HEARING
SEPTEMBER 21, 2021**

ABR 2021-237: Mariah Roj (Fire House Group LLC), 3216 Silsby Road,
requests to install new signage.

- Mariah Roj and Frank Picarillo of STUDIO105, 1270 West 105th Street, 44102, described the signage for s'il vous play. There is a projecting sign that will go to the right of the entrance and acrylic letters on a rail above the windows. Mr. Picarillo noted there has been a color change for the projecting sign, instead of Lark Green as shown, it will be Eyecatching yellow. He also said the bracket shown is a placeholder and they will look for a product that has a finial on the end. Both will be strategically mounted in the mortar joints. The rails will be painted to blend into the brick. Mr. Picarillo noted there is another element that will be presented at a later meeting that will likely be a 3D toy sculpture.
- Mr. Brooker said the signage is playful, fun, and fitting to the building.
- Ms. Kirk said the Landmark Commission will review the signage at a virtual meeting on October 11th.

ACTION: Mr. Brooker moved to approve the signs as shown on STUDIO105's plans, received September 27, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-238: Rachel Lieber, 2588 South Taylor Road, requests to alter an existing three-seasons room.

- Andrew Wozniak of Great Day Improvements, 300 E. Highland Road, 44056, described the room. It is on the second floor on the drive side of the home. It is currently mostly open with a corrugated roof and wood railing. There will be framing installed so it can be enclosed with screens. The new roof will be 3" super foam with skylights.
- Mr. Saylor noted two different screen heights due to a stone base under some and a screen knee wall under others. He suggested adding a rail over the taller screen to mimic the location of the stone ledge and make all screens 42". Mr. Wozniak liked this idea.

ACTION: Mr. Saylor moved to approve the three-seasons room alterations as shown on Great Day Improvements' plans, dated August 24, 2021, with the condition that all screens be a consistent 42" tall. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-239: Angela Tagliaferri, 1956 Revere Road, requests to reconstruct an existing addition.

- Tom Coe of CP Construction & Concrete described the addition. The addition is failing and will be reconstructed in a similar matter with a new foundation and stamped concrete floor with the addition of a patio. The roof of the addition is a second-story porch and new railings will be installed. The wood will be stained.
- Mr. Saylor asked about the second-story railing and said it might look better level than sloping with the roof as proposed.

ACTION: Mr. Saylor moved to approve the addition as shown on CP Construction & Concrete's plans, dated August 16, 2021, with the condition that the second-floor railing be level. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-219: Jon Epstein, 2584 Shaker Road, requests to install patio space, an outdoor kitchen, walkway, and fence.

- Jon Epstein and Jay Szabo described the patios, kitchen, walkway, and fence. The kitchen area will be right off the house with paver patios and there will be a gravel patio with a cobblestone edge in the rear for lounging. There will be a gravel dog area on the south side of the paver patio. The fence will be 6' tall.
- Ms. Kirk said there is a rear yard coverage issue with this project and it will need a zoning variance.
- Mr. Brooker said this is going to be a beautiful backyard and he would support the variance. Mr. Saylor agreed.

ACTION: Mr. Brooker moved to approve patios, kitchen, and fence as shown on Jay Szabo's plans, dated August 24, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-220: Tuwhanna Lewis, 3791 Northampton Road, requests to replace a two-story porch.

- Dan Bickerstaff of Ubiquitous Design, 3443 Lee Road, 44120, described the porch. The existing porch is enclosed and the new porch will be opened and extended. The detailed lattice will be retained. The rest of the home will have coastal sage siding.
- Mr. Brooker said he like the porch addition and the attention to detail. He appreciates keeping the refined rail design and the heavy posts and extra trim detail.

ACTION: Mr. Brooker moved to approve porch as shown on Ubiquitous Designs' plans, dated October 4, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-221: Zev & Rivkah Meisels, 3625 Shannon Road, request to construct a two-story rear addition.

- Rebecca Fertel, 3429 Blanche Avenue, 44118, described the addition. She said that plans show a window on the opposite drive side as expanded, but the homeowner has since decided to keep the existing double-hung window. The enclosed sunroom will be demolished. The addition will be sided and roofed to match the existing.

ACTION: Mr. Brooker moved to approve addition as shown on Rebecca Fertel's plans, received September 7, 2021, with the option of retaining the existing window on the opposite drive side. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-222: Joel & Ahuva Goldman, 3683 Severn Road, request to construct a one-story rear addition and deck.

- Rebecca Fertel, 3429 Blanche Avenue, 44118, described the addition. This will be the second addition on the home. The deck will be Trex and have a pergola over it that will be stained pressure-treated wood.

ACTION: Mr. Saylor moved to approve addition as shown on Rebecca Fertel's plans, received September 7, 2021, with the condition that the pergola finish matches the siding or eve color. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-223: Peretz Scheinerman, 1900 Janette Road, requests to construct a deck in the rear yard.

- Meir Kamchaji, 1900 Janette Road, described the deck. It will be 2'-5" above grade. There will not be any steps at this time and there will be a railing around it.
- Ms. Kirk read a public comment made by Yehudis M Hassan at 1900 Janette Avenue, received via email 10/1/21 at 10:52 am.

"I, Yehudis M Hassan live at 1904 Janette Avenue. I am aware that the Scheinerman Family who resides at 1900 Janette Avenue is building a deck in close proximity to my property and I do not object."

ACTION: Mr. Saylor moved to approve the deck as shown on Peretz Scheinerman's plans, received August 31, 2021, with the condition that the deck be stained and an option to add stairs. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-224: Tony Sias, 1500 Parkhill Road, requests to replace windows with a sliding door, and refinish exterior stairs.

- Dennis Cukon of Infinity from Marvin, 16900 Bagley Road, 44130 described the door. Two double-hung windows will be replaced with a sliding patio door of the same width. The homeowner will add stairs down to a patio. The door will be a bronze color to match the interior stain color.
- Mr. Saylor observed the rest of the windows on the home are white and the brown will not match. Mr. Cukon said there are windows on the front porch that are tan, but agreed the rest of the windows were white. He said they can make the exterior white, but the interior would have to be wood and would result in a significantly more expensive product.
- Mr. Cukon said the siding will be replaced and he is not sure what color and when this is done, the trim color will be changed.

ACTION: Mr. Saylor moved to approve the door as shown on Infinity from Marvin's plans, received September 28, 2021, with the condition that the exterior trim is white. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-225: Menachem Lubling & Esther Bachrach, 3731 Shannon Road, request to construct a two-story rear/side addition, install new siding and roofing, and construct a two-car, detached garage.

- Joseph Calderwood of CM Consult, 6064 Hyde Street, 44060, described the addition, siding, roofing, and garage. The siding will be white and there will be black shutters. The garage will have a gable roof and siding to match the house.

ACTION: Mr. Brooker moved to approve the addition, siding, roofing, and garage as shown on CM Consult's plans, received September 16, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-226: Terry Flonnory, 3658 Runnymede Boulevard, requests to extend the front porch.

- Terry Flonnory described the front porch expansion. It will be concrete with handrails. The expansion will go to either end of the home and match the existing depth.
- Mr. Saylor said that based on the height, he might not need handrails. If that's the case, he recommends removing them from the plan since the porch will be tight.

ACTION: Mr. Saylor moved to approve the deck as shown on Terry Flonnory's plans, dated August 24, 2021, with the option of deleting the railing as long as it is not required by building code. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-227: Elisha Bensoussan, 3713 Bendemeer Road, requests to construct a one-story rear addition, deck, and a one-car, detached garage.

- Bob Cancasci, 1391 Apple Valley Court, 44147, and Alex Traube of Sema Builders, 3761 Bendemeer Road, described the addition, deck, and garage.

ACTION: Mr. Saylor moved to approve the door as shown on Infinity from Marvin's plans, received September 28, 2021, with the condition that all siding match in color. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-228: Menachem Braun, 3606 Shannon Road, requests to construct a two-story addition.

- Glenn Pizzo of Glenn Pizzo Architect, LLC, 2018 Quail Street, 44107, and Phil Atkin of Atkin Construction, 2572 South Green Road, 44122, described the addition.

ACTION: Mr. Brooker moved to approve the addition as shown on Glenn Pizzo Architect's plans. Seconded by Mr. Saylor, the motion was unanimously approved.

New Business

Old Business

Adjournment

The meeting was adjourned at 9:32 PM.

Respectfully Submitted,

BreAnna Kirk
BreAnna Kirk, Secretary

10.19.21
date

Approved,

Joseph Strauss
Joseph Strauss, Chair

10/19/21
date