

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES  
AUGUST 16<sup>th</sup>, 2022**

**ABR MEMBERS PRESENT:**

DENVER BROOKER, TEMPORARY CHAIR  
TERRY SAYLOR  
RICHARD WONG

**STAFF PRESENT:**

NICOLE BLUNK, CITY PLANNER I

**CALL TO ORDER**

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

**APPROVAL OF THE AUGUST 2<sup>nd</sup>, 2022 MINUTES.**

The previous meeting minutes were approved.

**PUBLIC HEARING**

AUGUST 16<sup>th</sup>, 2022

**ABR 2022-164: Chris Ball, 2836 Scarborough, request to construct new garage.**

Presenter(s): Nilsa Carreo of Platinum Construction, no address given.

- Ms. Carreo stated they will demolish the existing garage to construct a 20x24 detached garage, reverse gable with 6/12 pitch, color of the siding will be slate gray with black shingles.
- Mr. Wong asked if the applicant can label all future photos they submit to the board.
- Ms. Carreo replied in the affirmative.

**ACTION: Mr. Saylor made a motion to approve seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-165: Denise Anderson, 2519 South Taylor, request to construct new garage.**

Presenter(s): Herschey Cohen, Contractor, no address given.

- Mr. Cohen stated they will be constructing a new 20x20 garage in the same place as the existing garage. White vinyl siding will be installed that will match the primary structure color, as well as the roofing. Both neighbors have similar garages with standard gable roofs.
- Mr. Saylor stated the roof should match the existing house, not the neighbor's garages
- Mr. Cohen stated they can reverse the gable to match the house.

**ACTION: Mr. Saylor made a motion to approve as noted, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-166: Kamal Janda, 3631 Washington, request to construct new garage.**

Presenter(s): Kamal Janda, Homeowner

- Mr. Janda stated he is constructing a 20x20 garage with pecan color vinyl siding, 30-year shingles, 5" gutters, 16' door with a tiny window above it.
- Mr. Brooker stated the gable of the garage should match the gable of the addition on the rear of the home.
- Mr. Janda asked if it would look better.
- Mr. Saylor stated it would and to consider putting the garage in a different location.
- Mr. Janda stated he would like the garage to be in the same location as the old garage to turn his car around easier.
- Mr. Saylor stated that is fine but the roof pitch should match the addition and asked if the homeowner knew the exact pitch.
- Mr. Janda stated he did not but he is fine matching the rear of the home.
- Mr. Wong stated that is fine because from the ground you will hardly notice if it is an exact match.

**ACTION: Mr. Saylor made a motion to approve as noted, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-167: Leah Williams, 3478 Woodridge, request to construct new garage.**

Presenter(s): Tanya Tate, Architect, no address given

- Ms. Tate stated they are seeking approval to demolish an existing garage and construct a 20x20 garage on the same site with the siding and roofing materials to match the existing house. The siding will be wood. Reverse gable to match main roof of home.
- Mr. Brooker stated he appreciates the wood siding.
- Mr. Saylor stated he has no questions or objections.

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

**ABR 2022-168: Michael Seidman, 2996 Somerton, request to install solar panels.**

Presenter(s): Ray McPherson, Yellowlite Contractor, 1825 St. Clair, Cleveland, OH

- Mr. McPherson stated they are seeking to install solar panels on the east and west portions of the roof, all the equipment will be on the rear of the house and the conduit colors will match the home as well.
- Mr. Wong stated that usually they like to see the conduits run along the downspouts but he understands why the conduits must be run the way they are.
- Mr. McPherson stated that they always seek to run as little of lines as possible, resulting in the shortest path to the equipment, as opposed to running more.

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

**ABR 2022-169: Caitlin Verkuilen, 3410 Meadowbrook, request to alter windows.**

Presenter(s): Amanda Elder, Renewal by Anderson, no address given.

- Ms. Elder stated they are replacing 3 windows and 1 patio door. The new windows are double hung in white with a colonial grill pattern in 3W x 2H on the top sash only. The rear door is a gliding narrow line 2 panel patio door in white with Albany black hardware, no grids. The homeowner would like to bring the house back to its historical look. She must do these updates in phases.

- Mr. Wong asked what the current door is.
- Ms. Elder stated it is a colonial pattern sliding door.
- Mr. Wong asked if the pattern was 3 and 3.
- Ms. Elder stated yes.
- Mr. Saylor asked if any of the windows on the first floor are being replaced.
- Ms. Elder stated yes, but not yet, right now all the replacements are on the upper floor.
- Mr. Brooker stated the whole third floor is being replaced, and one window on the second.
- Ms. Elder replied in the affirmative.
- Mr. Brooker asked if the windows that are being replaced are replacement windows themselves.
- Ms. Elder stated yes, they are and the owner hated those windows which is why she is seeking approval for new ones.

**ACTION: Mr. Saylor made a motion to approve, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-170: Ron Orr & Pat Wilson-Orr, 2740 Fairmount, request to install deck.**

Presenter(s): Ron & Pat Orr, Homeowners

- Mr. Orr stated that they erected a swim spa in their backyard and thought previous contractors gained approval. After bringing in a new contractor to build a deck they discovered there was no zoning approval or ABR approval on their swim spa. After complying with zoning code by moving the swim spa, the homeowners want to install a deck. The framing has already been erected. The decking will be all vinyl, but appear board like. They already have a six-foot fence around the perimeter of the yard but will erect new gates featuring self-latching and self-locking components. A picture of the proposed gate was submitted to the board.
- Mr. Brooker asked the homeowners about the railing and skirting materials. They were not submitted to the board.
- Mr. Orr stated they have yet to make those decisions but there will be skirting and railing.
- Mr. Brooker stated those materials are needed for full approval.
- Mr. Saylor suggested an administrative approval process; the applicant must submit information on the proposed skirting and railing.
- Mr. Brooker agreed.

**ACTION: Mr. Saylor made a motion to approve as noted, seconded by Mr. Brooker, the motion was unanimously approved.**

**ABR 2022-171: Luis Costa, 2233 South Overlook, request to construct new garage.**

Presenter(s): Diane Bija of New Creation Builders, 818 E 73<sup>rd</sup> Street, Cleveland, OH

- Mrs. Bija stated she is constructing a new garage for the owners of 2233 South Overlook. The new garage will be 20x20, with reverse gable, the proposal shows a regular gable and she feels it needs reversed. The siding will be in coastal sage, the roof with be black shingles with white trim, to match the house. The revision on the gable will be sent in to planning.
- Mr. Wong stated the house doesn't look to be the color sage.
- Mr. Brooker stated the color is dark blue.
- Mr. Saylor stated they should approve as noted, color of siding to match the house.
- Mr. Brooker agreed.

**ACTION: Mr. Saylor made a motion to approve as noted, seconded by Mr. Brooker, the motion was unanimously approved.**

**ABR 2022-172: Shanice Settle, 3570 Antisdale, request to construct new garage.**

Presenter(s): Diane Bija of New Creation Builders, 818 E 73<sup>rd</sup> Street, Cleveland, OH

- Mrs. Bija stated she is constructing a new garage for the owners of 3570 Antisdale. They are proposing a reverse gable because all the homes on this street have reverse gables with very high peaks on the front of the home, and New Creation does not want to attempt to match those peaks. The pitch will be 4/12. Siding color to be determined, the home has to be painted and they want the garage to match the home. Since the homeowners have not chosen the paint yet for the home, they have not chosen a siding color for the garage.
- Mr. Saylor stated they can approve this as noted, the homeowners must select and submit a color choice before the construction can begin.
- Mr. Brooker stated he is alright with that.

**ACTION: Mr. Saylor made a motion to approve as noted, seconded by Mr. Brooker, the motion was unanimously approved.**

**ABR 2022-173: Jonah Harper, 14304 Superior, request to construct new garage.**

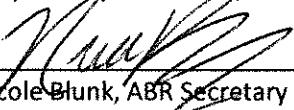
Presenter(s): Diane Bija of New Creation Builders, 818 E 73<sup>rd</sup> Street, Cleveland, OH

- Mrs. Bija stated she is constructing a new garage for the owners of 14304 Superior. The garage will be 22x22, and not visible from the street. The colors will match the home, white siding and trim, dual brown roofing. The white siding is featured on the upstairs of the home.
- Mr. Saylor stated he is okay with this submission; a reverse gable would match better.
- Mr. Brooker stated the color needs to match the second-floor siding.

**ACTION: Mr. Saylor made a motion to approve as noted, seconded by Mr. Brooker, the motion was unanimously approved.**

The meeting was adjourned at 8:30pm

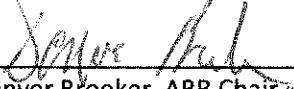
Respectfully Submitted,

  
Nicole Blunk, ABR Secretary

9/7/22

Date

Approved,

  
Denver Brooker, ABR Chair (temporary)

9/20/22

Date