

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES**

**NOVEMBER 1<sup>ST</sup>, 2022**

**ABR MEMBERS PRESENT:**

JOSEPH STRAUSS, CHAIR

DENVER BROOKER

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 OCTOBER 20<sup>TH</sup>, 2022 MINUTES.**

The previous meeting minutes were approved.

**PUBLIC HEARING**

**ABR 2022-231: JOSEPH EBERLING, 1400 LYNN PARK, request to alter siding.**

Presenter(s): August Martin, Sales Associate, Home Exteriors

- Mr. Martin stated they will install 5-inch clapboard on the bottom in natural clay color. The top will be sable brown shake. All the windows and boards will be in white aluminum and all new white soffit.
- There was discussion in regards to the color choice.

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

**ABR 2022-232: JOSEPH EBERLING, 1400 LYNN PARK, request to alter siding.**

Presenter(s): August Martin, Sales Associate, Home Exteriors

- Mr. Martin stated they will install 4-inch clapboard all the way around the house in the color spruce. The home will be all one color. There will be new vented soffit in the overhangs that will be white as well.
  - There was discussion in regards to the siding type.
  - There was discussion in regards to the shape.

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

**ABR 2022-233: DEBRA DUIRK, 3547 MEADOWBROOK, request to construct garage.**

Presenter(s): Bill Wood, New Creation Builders.

- Ms. Blunk stated this case needs a reduction in parking approval from the planning commission in order to proceed, they are hear seeking design approval at this time.
- Mr. Wood stated they are seeking approval to construct a one car, 14x20 garage.
- There were questions in regards to the colors of the roof and siding.
- Mr. Wood replied, Adobe Cream and a Cedar.

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

**ABR 2022-234: WILLIE B. DUNN JR., 3231 REDWOOD, request to construct garage.**

Presenter(s): Bill Wood, New Creation Builders.

- Mr. Wood stated they are seeking approval to construct a new garage to replace the existing garage, shingle color to be determined. The siding color will be white. Shingle color will match the house.
- There was discussion in regards to the color of the house.
- There was discussion in regards to the dimensions being off mathematically.

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

**ABR 2022-235: CHRISTIAN CORZINE & NEIL ALLEN MILLER, 2114 LAMBERTON, request to install pool.**

Presenter(s): Seth Hansen, Sales, Escape Designs

- Mr. Hansen stated they are seeking approval to install a 29'x13' pool with paver coping. The pool will be made of fiberglass and be installed inground. There will also be a small pool equipment pad located near the rear of the property.

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

**ABR 2022-236: DALION ESTATES LLC, 3084 WASHINGTON, request to construct garage.**

Applicant/Homeowner did not attend.

**Action: Mr. Strauss made a motion to continue, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-237: BK3 PROPERTIES LLC, 2255 LEE, request to install signage.**

Presenter(s): Mark Balin, Diamond Signs & Graphics.

- Mr. Balin stated the business owner is seeking approval to install a 48" round non-illuminated 3" deep projecting sign onto the front of the building using 10x10x  $\frac{1}{2}$ " mounting plates.
- There was discussion in regards to the location of the sign.

Action: Mr. Wong made a motion to approve, seconded by Mr. Strauss, the motion was unanimously approved.

**ABR 2022-238: ROBERT KELLY & JUDITH HERBERT, 2474 WELLINGTON, request to alter sunroom.**

Presenter(s): Stevan Keiper, Evergreen Woodcraft

- Mr. Keiper stated the homeowner is seeking approval to screen in the right-hand portion of his rear deck. The improvements will remain consistent with the current design of the existing deck. They will also be replacing the existing stairs in the center of the deck with two sets of stairs, one on the far-left side and one on the far-right side.
- There was discussion in regards to authority over the design of the stair landings.

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

**ABR 2022-239: VALERIE & STEWART ROBINSON, 3334 BERKELEY, request to construct garage.**

Presenter(s): Duane Schreiner, Shannonwood Homes

- Mr. Schreiner stated they are seeking permission to construct a 12x20 garage with gable and a 4/12 roof pitch. The siding and trim will be white, with shingles to match the home. The homeowner received a reduction in parking approval from the planning commission.

Action: Mr. Brooker made a motion to approve, seconded by Mr. Strauss, the motion was unanimously approved.

**ABR 2022-240: DANIEL HANSON, 868 MONTFORD, request to construct garage.**

Presenter(s): James Cosgriff, Contractor

Mr. Cosgriff stated the owner is seeking approval to construct a 21x20 garage with 12" overhangs. The garage color will be white.

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

**ABR 2022-241: KEVIN HANNAH, 2500 N TAYLOR, request to alter roof.**

Presenter(s): Kevin Hannah, Homeowner

- Mr. Hannah stated he is seeking approval from the ABR in order to replace his slate roof with grand manor shingles, gray in color. He received approval from the Forest Hills Homeowners

Association to replace his slate roof due to irreparable damage. He has submitted those approval letters to the ABR for their review. He is also seeking approval to replace the sun room on the rear of the home with a deck, due to issues with the sun room sinking into the ground. The second-floor door to the sunroom rooftop will be replaced with a window.

- There was discussion in regards to the style of windows on the rear of the home.
- The board noted the new window that will replace the door should match the window directly to the right of it.

**Action: Mr. Strauss made a motion to approve with conditions, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-242: MICHAEL GOIN, 3666 RUNNYMEDIATE, request to install solar panels.**

Presenter(s): Ray McPherson, Sales, Yellowlite Solar.

- Mr. McPherson stated the homeowner is seeking approval to install 33 panels on roof of the home. Due to the angle of the roof, the panels will not be visible from the street. The meter and panels will be located on the rear of the home, out of public view.
- There was discussion in regards to the visibility.

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

**ABR 2022-243: MICHELLE GORE, 3686 BURBRIDGE, request to alter windows.**

Presenter(s): Joe Maru, Sales, Window Nation

- Mr. Maru stated the homeowner is seeking approval to replace 8 windows. One window will change from a double casement to a double slider. Another window is an existing double casement that will change to a 2-part slider. The third window is a single casement, changing to a double hung. The fourth window is a single casement, changing to a double hung. The fifth window is a hopper that will change to a 2-part slider. The sixth window is a single casement, changing to a double hung. The final two windows are both single casements, changing to double hungs.
- There was discussion in regards to the ability to properly review the existing windows with the photographs submitted.
- There was discussion in regards to the existing sashes in the current windows.

**Action: Mr. Brookner made a motion to approve, seconded by Mr. Strauss, the motion was unanimously approved.**

**ABR 2022-244: NALIN NEEDHAM & MARY MORONEY, 2171 CHATFIELD, request to alter windows.**

Presenter(s): Joe Maru, Sales, Window Nation. Nalin Needham, Homeowner.

Mr. Maru stated the homeowner is seeking approval to replace all the windows in the home except for an attic window that is not made anymore. Altogether there will be 41 windows replaced. Mr. Maru

stated they will be removing 5 transoms and 5 casements, and replacing with 5 double hung Oriels in dining room. Next, they will be removing 3 units and replacing them with 1 picture window in dining room. Also, they will be removing 5 transoms and 5 casements and replacing them with 5 double hung Oriels in family room. The homeowner would also like to remove 3 casements and replace them with 2 double hung's in sun room. They also want to remove 7 casements units to replace with 4 double hung's in sun room. Next, they would like to remove the existing windows in the family room and replace them with 2 double hungs. Finally, they seek approval to remove 5 double hung's and replace them with 3 double hung's. All other changes will be like for like replacements.

There was discussion in regards to the existing windows on the front of the home. There was discussion in regards to the ability to understand what the final product will look like. The board noted this submission is preliminary and the applicant needs to return with renderings.

**Action: Mr. Strauss made a motion to continue, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-245: MONTLACK MANAGEMENT, 1796 COVENTRY, request to install signage.**

Applicant/Business Owner did not attend.

**Action: Mr. Strauss made a motion to continue, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-246: SAMUEL JOHANSSON, 1260 YELLOWSTONE, request to construct retaining wall.**

Presenter(s): Samuel Johansson, Homeowner.

Mr. Johansson stated he is seeking approval to replace his existing retaining wall with a newly constructed wall due to imminent failure. The existing wall is constructed out of stone and needs to be replaced in order to protect Mr. Johansson's home, and the neighboring homes. Approximately 69 feet of wall needs to be replaced along the northern half of the property. There was discussion in regards to the construction of the wall.

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

The meeting was adjourned at 9:34PM

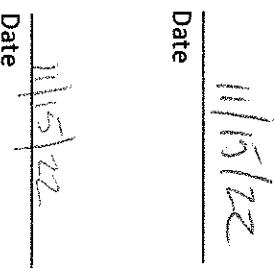
Respectfully Submitted,

  
Nicole Blunk, ABR Secretary

Approved,

  
Joseph Strauss, Chair

Date

  
11/15/22