

CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES
NOVEMBER 15th, 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 NOVEMBER 1st, 2022 MINUTES.

The previous meeting minutes were approved.

PUBLIC HEARING

ABR 2022-236: (CONTINUED) DAJION ESTATES LLC, 3084 WASHINGTON, request to construct garage.

Presenter(s): Clarke Carson, contractor.

- The applicant presented plans to construct a 28x24 garage that is 14 feet in height and will feature white vinyl siding.

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

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

Presenter(s): Nalin Needham, homeowner

- The applicant presented renderings of the proposed window alterations requested at the previous meeting.
- There was discussion in regards to which renderings the board liked best.
- The board chose the renderings that correlate with the proposal to remove 5 #1 transoms and 5 #1 casements to replace with 5 double hung oriels in dining room. Remove 3 #2 units and replacing them with 1 picture window in the dining room. Remove 5 #3 transoms and 5 #3 casements to replace with 5 double hung Oriels in family room. Remove 3 #4 casements to replace with 2 double hungs in sun room. Remove 7 #5 casement units to replace with 4 double hungs in sun room. Remove 5 #14 double hungs to replace with 3 double hung units in closet.

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

ABR 2022-245: (CONTINUED) MONTLACK MANAGEMENT (ESCAPE ROOM), 1796 COVENTRY, request to install signage.

Presenter(s): Shadi Aemkat, contractor

- The applicant presented drawings proposing to install a 24x144 inch sign at the Escape Room business location on Coventry.

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

ABR 2022-247: PETER ROSKOWETZ, 2335 DELAWARE, request to construct garage.

Presenter(s): No Show

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

ABR 2022-248: TOM HUALA, 3525 ST. ALBANS, request to construct garage.

Presenter(s): Duane Schreiner, Contractor

- The applicant presented a proposal to construct a 20x20 gabled garage that is 11.6 feet in height at the peak. The garage will be sided with white vinyl.

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

ABR 2022-249: CARRIE CLASPY, 1126 YELLOWSTONE, request to alter porch.

Presenter(s): Tom Huala and Carrie Claspy, Homeowners.

- The applicants presented a proposal to alter their front porch due to crumbling concrete that was discovered. The proposal is to reconstruct the original front porch with Arts & Crafts design elements to match the home.
- The board noted that the columns must be tapered with colors to match the home. All details to be done in Arts & Crafts style.

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

ABR 2022-250: HEIDI & WILLIAM FRIEDMAN, 3026 FAIRMOUNT, request to install pool.

Presenter(s): William Friedman, homeowner

- The applicant presented plans to construct a 15x30 pool and hot tub in the rear yard of his home.

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

ABR 2022-251: LYLE HENNICKE, 3420 SILSBY, request to alter windows.

Presenter(s): Amanda Elder, Renewal by Andersen.

- The applicant presented a proposal to replace a single double hung window to two double hung windows.
- There was discussion in regards to the change.

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

ABR 2022-252: SUSAN MILLER, 2975 EUCLID HTS BLVD, request to install solar panels.

Presenter(s): Bowen Faught, Fluent Solar

- The applicant presented a proposal to install 17 solar panels on the front roof of the home.
- There was discussion in regards to the symmetry and the number of panels on the home.
- The board requested a proposal that fluent solar inquire as to whether or not a vent can be removed from the roof in order to install another panel, and submit another proposal for the next meeting.
- Mr. Faught stated that he does not believe the vent can be moved or the applicant wants the added cost of another panel, but he will take the ABR board's request back to his client and return next meeting.

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

ABR 2022-253: KASUMI MINKIN, 1594 RYDALMOUNT, request to install solar panels.

Presenter(s): Zach Laklowski, Yellowlite Solar

- The applicant submitted a proposal to install 15 solar panels on the southern portion of the roof. The utility meter will be placed in the rear of the home.

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

ABR 2022-254: TONY GURA, 3055 ESSEX, request to install solar panels.

Presenter(s): Zach Laklowski, Yellowlite Solar

- The applicant submitted a proposal to install 24 solar panels on the southern portion of the roof. The utility meter will be placed inside of the home.

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

ABR 2022-255: KIRK SCHMINK, 2525 STRATFORD, request to install solar panels.

Presenter(s): Kirk Schmink, homeowner.

- The applicant submitted a proposal to install 15 solar panels on the rear garage and 7 solar panels on the west and southern elevations of the home. The western solar panels will not be visible from ground level, they will be installed flat.
- There was discussion in regard to the visibility of the panels.

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

ABR 2022-256: BRIGETTE BRICE, 3374 MONTICELLO, request to alter windows.

Presenter(s): Michael White, Window Nation.

- The applicant submitted a proposal to remove a picture window and replace it with a picture window featuring double hungs on both sides of it.
- The board requested the applicant return with a letter of approval from the Forest Hills Homeowners Association.

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

ABR 2022-257: BELINDA STEPHENS, 1010 QUARRY, request to alter windows.

Presenter(s): Michael White, Window Nation.

- The applicant submitted a proposal to remove a picture window and replace it with a picture window featuring a double hung on either side of it.

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

ABR 2022-258: RUSS BORSKI, 1067 PEMBROOK, request to construct awning.

Presenter(s): Russ Borski, homeowner.

- The applicant submitted a proposal to install a 14x20 foot awning over his driveway. The awning will be tilted downward and feature a gutter.
- There was a discussion in regards to the zoning of awnings.

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

ABR 2022-259: MARY DEROSE, 1171 CLEVELAND HEIGHTS BLVD, request to construct awning.

Presenter(s): Withdrawn.

Action: No action taken.

ABR 2022-260: NICK KUANG, 2260 MAPLEWOOD, request to construct fence.

Presenter(s): Brian Kelly, NEO Fence

- The applicant presented a proposal to install a four feet tall wooden board on board fence featuring a gate along the southern portion of his rear property and a six-foot-tall wooden board on board fence on the northern half of his rear property.

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

The meeting was adjourned at 9:30 PM

Respectfully Submitted,

Nicole Blunk, ABR Secretary

Date

Approved,

Joseph Strauss, Chair

Date