

CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES  
JANUARY 19<sup>th</sup>, 2023

**ABR MEMBERS PRESENT:**

DENVER BROOKER, CHAIR  
RICHARD WONG

**STAFF PRESENT:**

LAURE WAGNER, ASSISTANT LAW DIRECTOR  
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.

**ABR 2022-261: HEIGHTS LIBRARIES, 2800 NOBLE (CONTINUED), request to redevelop facility.**

- The Applicant presented plans that the board previously reviewed on 12-6-2022 to redevelop the library branch located on noble road. The Applicant requested full approval.

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

**ABR 2023-08: BEVERLY & HAROLD THOMAS, 1103 RUTHERFORD, request to alter roof.**

- The Applicant requested approval to install asphalt shingle on the roof of their home.
- The Assistant Law Director noted that the Applicants verbal request did not match the request written on the application to the Architectural Board of Review. The Assistant Law Director noted the written application received on 12-27-2022 states "replace clay tile with HOA approved metal stone coated metal shingle. This is a look a like to the clay tile roofing."
- The Assistant Law Director noted the legal ramifications for hearing a case in which what is being verbally requested does not align with what was formally requested on official city documents.
- The board requested the Applicant re-apply in order to rectify their error, and that a special meeting could be scheduled when a new application was submitted.
- Mimi Hargate of 1100 Rutherford spoke in support of the roof material change.
- Eileen Ramerman of 1109 Rutherford spoke in support of the roof material change.
- Carrie Charny of 3549 Northvale spoke in support of the roof material change.
- Tony Rupcic of 3363 Seaton spoke against allowing the material to change.
- Laura Grebus of 3111 Monticello spoke in support of the roof material change.

**Action: Mr. Brooker made a motion to continue, seconded by Mr. Wong, the motion passed.**

*Subsequent to the meeting, a special meeting was scheduled for this case on 1-23-2023*

**ABR 2023-09: BELLEFAIRE JEWISH CHILDRENS BUREAU, 3205 FAIRMOUNT, request to alter windows.**

- The Applicant request approval to install new windows in the former storage in kitchen space for the use as a horticultural therapy area in an existing adult autism program. All changes will occur on the north elevation, in the interior courtyard, and will not be visible to surrounding property owners.

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

**ABR 2023-10: MARJIE LYNN PERSONS, TRUSTEE, 2534 DERBYSHIRE, request to construct garage.**

- The Applicant requested approval to construct a 30x20 detached garage with a 12/4 pitch, white siding and trim, and grey shingles

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

**ABR 2023-11: DANIEL & DJILDA FAINTUCH, 3666 BERKELEY, request to alter window.**

- The Applicant requested approval to remove an existing window on the west elevation of the home in order to remodel the kitchen. The window opening will be covered with toothed in vinyl siding to match the home.

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

ABR 2023-12: DANIEL CARDER, 976 WOODVIEW, request to install solar panels.

- The Applicant requested approval to install 13 solar panels on the home.
- The board noted the arrangement should follow the plan outlined on page A-102.

Action: Mr. Brooker made a motion to approve with conditions, seconded by Mr. Wong, the motion passed.

ABR 2023-13: RICHARD BUCCHIERI, 2101 STILLMAN, request to construct garage.

- The Applicant requested approval to construct a 12x20 single car garage to replace an existing garage. The Applicant received planning commission approval to reduce the required amount of covered parking spaces for the property.

Action: Mr. Wong made a motion to approve, seconded by Mr. Brooker, the motion passed

ABR 2023-14: ABIGAIL RENTAL LLC, 3263 CLAREDON, request to reconstruct porch.

- The Applicant requested approval to remove the second story porch on the home and reconstruct the front elevation to allow for a single-story porch with an entrance to each unit.
- The board noted on the front elevation: first and second floor to be lap siding; attic siding to be wood or vinyl shake; first floor gable to be wood or vinyl shake; existing railings and stairs to remain.

Action: Mr. Brooker made a motion to approve with conditions, seconded by Mr. Wong, the motion passed.

ABR 2023-15: EMIL CHUCK, 13096 CEDAR, request to install solar panels.

- The Applicant requested approval to install 11 solar panels on the home.

Action: Mr. Wong made a motion to approve, seconded by Mr. Brooker, the motion passed

ABR 2023-16: MICHAEL & JENNIFER BEIGHTOL, 2171 DEMINGTON, request to construct addition.

- The Applicant requested approval to construct a 23 x 15.2-foot addition on the rear of their home.

Action: Mr. Wong made a motion to approve, seconded by Mr. Brooker, the motion passed

The meeting was adjourned at 9:35 PM

Respectfully Submitted,

Nicole Blunk  
Nicole Blunk, Planner I

13/19/23  
Date

Approved,

Denver Brooker  
Denver Brooker, Chair

2.7.23  
Date