

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES  
FEBRUARY 23<sup>rd</sup>, 2023**

**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 MINUTES.**

The previous meeting minutes were approved.

**ABR 2023-17: ANTHONY & LINDA FLOWERS, 1025 ALLSTON**, request to alter windows.

- The applicant requested approval to alter 19 windows on the home.
- The board noted the application contained conflicting information, and instructed the applicant to resubmit

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

**ABR 2023-23: HEBREW ACADEMY OF CLEVELAND, 1860 S TAYLOR**, request to alter windows and doors.

- The applicant requested approval to alter the windows and doors on the school building.

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

**ABR 2023-24: JENS PETER & WINNI CLAUSEN; THE CLAUSEN FAMILY TRUST, 1835 N PARK**, request to alter windows.

- The application requested approval to alter the windows on home.

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

**ABR 2023-25: ROBERT & LISA SAVIN, 3004 COLERIDGE**, request to alter windows.

- The application requested approval to alter the windows on home.

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

**ABR 2023-26: JASON HAREMZA, 2746 DERBYSHIRE**, request to alter porch.

- The applicant requested approval to create a covered terrace addition on the already existing open porch.

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

**ABR 2023-27: DANIEL & GINA SLENTZ, 3397 WASHINGTON,** request to install fence.

- The applicant requested approval to install a fence in the rear yard of their corner lot property.
- The board noted the fence should be set three (3) feet from the sidewalk.

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

**ABR 2023-28: JOSEPH & JULIA ZUMPARO, 2224 CHESTNUT HILLS,** request to alter windows.

- The applicant requested approval to alter the windows on their home. The front replacement windows will be black, while the replacements on the rear and side will be white.
- The board noted a request to review alternative colors for the siding changes occurring on the home.

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

**ABR 2023-29: AMRA RAUSCHE, 1403 COPPER TRACE, UNIT 401,** request to alter windows.

- The applicant requested approval to install exterior aluminum shutters on the windows in their unit at Bluestone.

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

**ABR 2023-30: LAKEISHA WORD, 3822 SHANNON,** request to install solar panels.

- The applicant requested approval to install 22 roof mounted solar panels on the home.

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

**ABR 2023-31: LYNDEY & GEORGE RATCHFORD, 2281 LAMBERTON,** request to construct garage.

- The applicant requested approval to construct a 26x20 detached garage.
- The board noted that the window on the garage should be a 3x4 vertical, with grid pattern in the top sash to match the home.

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


**ABR 2023-32: NSS REALTY, LLC, 1290 FOREST HILLS,** request to alter roof.

- The applicant requested approval to alter the materials on their roof.
- The board noted they are not comfortable with approving this roof because the work has been completed already and proper procedure was not followed.
- The board secretary advised the board that they must make their decision based on design only, they are not to concern themselves with matters unrelated to design, such as city procedure. The board secretary also noted that city council approved the retroactive review fee on 12/5/2022 and those fees took effect on 1/4/2023. That new fee level allows for the board to review projects that have been completed, the new fee charges them three (3) times the standard amount of the fee associated with their project. The board secretary noted that this applicant was charged the proper retroactive fee.
- Mr. James Havach of 1495 Burlington submitted public comment against approval of the project.

- Mr. Tony Rupcic of 3363 Seaton submitted public comment against approval of the project.
- Mr. Jeff Dross of 16400 Glynn submitted public comment against approval of the project.
- Mrs. Laura Grebus of 3111 Monticello submitted public comment in support of approval of the project.
- Mr. Pete Grebus of 3111 Monticello submitted public comment in support of approval of the project.
- Fran Mentch of 3060 Chelsea submitted public comment against approval of the project.


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

Respectfully Submitted,

  
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Nicole Blunk, Planner I

4/4/23  
Date

Approved,

  
\_\_\_\_\_  
Joseph Strauss, Chair

4/4/23  
Date