



CLEVELAND  
HEIGHTS

CITY OF CLEVELAND HEIGHTS  
**ARCHITECTURAL BOARD OF REVIEW AGENDA**  
APRIL 18, 2024

Per Cleveland Heights Codified Ordinance Chapter 1313, the Architectural Board of Review will review the following projects at a public meeting. If your property is adjacent to a case, this notice is an invitation to learn more about and comment on the project. Proposal materials will not be shared upon request. Please attend the public meeting in order to review the project. If you cannot attend the meeting and have a design comment in regards to a listed agenda item, please email it to [abr@clevelandheights.gov](mailto:abr@clevelandheights.gov). Comments emailed in regards to relevant agenda items will be shared with the Architectural Board of Review prior to the meeting. All comments must be submitted 24 hours before the meeting takes place. Please note, the Architectural Board of Review does not have authority over zoning or parking concerns and will not address them.

## **APRIL 18<sup>TH</sup>, 2024 AGENDA**

### **1. ROLL CALL**

#### **2.1 APPROVAL OF THE APRIL 4<sup>TH</sup>, 2024 MINUTES.**

**3.1 ABR 2023-254: TH PROPERTY OWNER 1 LLC, 3330 CHELSEA,** request to alter roof.

**3.2 ABR 2024-029: NOBILITY COURT [TWG], 2228 NOBLE,** request to construct new five-story 52-unit apartment building.

**3.3 ABR 2024-048: LAURA RITCHIE & STUART BRUCE MORGAN, 2246 NORTH SAINT JAMES,** request to alter breezeway.

**3.4 ABR 2024-049: CLEVELAND PREMIUM RENTALS 2 LLC, 2528 NORFOLK,** request to construct new garage.

**3.5 ABR 2024-050: MARK SERTICH, 3175 EAST DERBYSHIRE,** request to construct new garage.

**3.6 ABR 2024-051: KATHARINE BROIDA & PAUL POLLACK, 2965 HAMPSHIRE,** request to alter windows.

**3.7 ABR 2024-052: ALLAN MAX ESSES, 3084 EDGEHILL,** request to construct new garage.

**3.8 ABR 2024-053: NIKOLE MCPHERON & ERIK NEU, 2810 EAST OVERLOOK,** request to alter windows.

**3.9 ABR 2024-054: CHANA & YAAKOV RUCK, 3522 SEVERN,** request to construct new single-family two-story house.

**3.10 ABR 2024-055: CONNOR CRUDELL & LAUREN ELTRINGHAM, 2410 RINARD,** request to install fence.

**3.11 ABR 2024-056: HENRY BILLINGSLEY & KAREN KIDWELL, 2284 NORTH SAINT JAMES,** request to alter windows.

**3.12 ABR 2024-057: ALADDIN'S EATERY [CEDAR FAIRMOUNT LLC], 12447 CEDAR,** request to alter signage.

## **MEETING DETAILS**

April 18<sup>th</sup>, 2024 at 7:00 P.M.  
Cleveland Heights City Hall – Council Chambers (second floor)  
40 Severance Circle, Cleveland Heights, Ohio 44118

**ATTENDANCE BY THE PROPERTY OWNER OR APPLICANT IS REQUIRED**