



**CITY OF CLEVELAND HEIGHTS  
FINAL ACTIONS OF  
THE ARCHITECTURAL BOARD OF REVIEW  
ON THURSDAY, APRIL 18, 2024**

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

Action: 2-1, Approved.

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

Action: 3-0, Approved.

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

Action: 3-0, Approved.

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

Action: 3-0, Approved as noted – Board recommended to add 3-4 inch high brick around lower part to complement house.

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

Action: 3-0, Approved.

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

Action: 3-0, Approved.

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

Action: 3-0, Approved as noted - roof must be reverse gable and Applicant must submit color sample for final approval.

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

Action: 3-0, Approved.

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

Action: 3-0, Approved.

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

Action: 3-0, Continued.

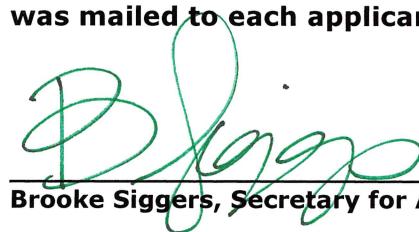
**ABR 2024-056: MARGARET KILLEEN & STEPHEN LEB, 2284 NORTH SAINT JAMES,** request to alter windows.

Action: 3-0, Approved.

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

Action: 3-0, Approved.

I hereby certify that the above decisions constitute the final actions taken by the Architectural Board of Review on April 18, 2024. I further certify that this Action Summary was mailed to each applicant on April 19, 2024.



---

Brooke Siggers, Secretary for Architectural Board of Review

4/19/2024

Date