

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES**

September 26th, 2024

**ABR VOTING MEMBERS PRESENT:**

DENVER BROOKER, CHAIR  
KATHRYN LESTER  
JULIA WEISS

**STAFF PRESENT:**

GARRET WINFREE, SECRETARY

**CALL TO ORDER**

Mr. Brooker called the meeting to order at 7:03 P.M. with all of the above-listed members present.

3.1 ABR 2024-153: ALLY MORFORD, 2677 BERKSHIRE, request to alter garage.

- Landing on gable end (west) to be 12" back from property line
- Existing trees to remain with minimal trimming
- Continuous dense evergreen landscape screen along property line

Action: Mr. Brooker made a motion to approve with conditions. Ms. Lester seconded the motion, and it was unanimous.

3.2 ABR 2024-158: ANTHONY ABRAHAMSON, 3430 LOWNESDALE, request to alter fence.

Action: Ms. Lester made a motion to approve. Ms. Weiss seconded the motion, and it was unanimously approved.

3.3 ABR 2024-159: ODYSSEY ESTATE HOLDINGS, LLC, 3281 EAST BERKSHIRE, request to alter siding.

- Maintain half timber look on (2) front gables
- Replace front railing in kind (like for like)
- Maintain columns and soffit trim boards as painted wood

Action: Ms. Lester made a motion to approve with conditions. Mr. Brooker seconded the motion, and it was unanimous.

3.4 ABR 2024-167: 1825 COVENTRY PROPERTIES LLC, 1825 COVENTRY, request to alter patio.

Action: Mr. Brooker made a motion to continue. Ms. Lester seconded the motion, and it was unanimous.

3.5 ABR 2024-168: VINCENT CRENSHAW, 2540 NEWBURY, request to alter roof.

Action: Mr. Brooker made a motion to continue. Ms. Lester seconded the motion, and it was unanimous.

3.6 ABR 2024-169: CHARLES HOWARD, 2536 NOBLE, request to alter windows.

Action: Ms. Lester made a motion to approve. Ms. Weiss seconded the motion, and it was unanimously approved.

3.7 ABR 2024-170: MARIE ESLICK, 3940 NAVAHOE, request to alter windows.

- 101=Bump out with awning window
- 104=Bump out with awning window and grids to match existing.

Action: Mr. Brooker made a motion to approve with conditions. Ms. Lester seconded the motion, and it was unanimous.

3.8 ABR 2024-171: MEGAN NEWELL, 2618 ASHTON, request to construct new addition.

Action: Mr. Brooker made a motion to approve. Ms. Weiss seconded the motion, and it was unanimously approved.

3.9 ABR 2024-172: CUYAHOGA COUNTY LAND REUTILIZATION, 3817 SUMMIT PARK, request to construct new addition.

- Option to remove guardrail at porch, provided code compliant grading is included.

Action: Ms. Weiss made a motion to approve with conditions. Ms. Lester seconded the motion, and it was unanimous.

3.10 ABR 2024-173: MICHAEL SITTEK, 3567 BLANCHE, request to alter roof with solar panels.

Action: Ms. Lester made a motion to approve. Ms. Weiss seconded the motion, and it was unanimously approved.

3.11 ABR 2024-174: LAUREN TURAKHIA, 1703 PREYER, request to alter windows.

- (2) line 15 in lieu of line 20
- (2) line 60 in lieu of line 65

Action: Ms. Weiss made a motion to approve with conditions. Ms. Lester seconded the motion, and it was unanimous.

3.12 ABR 2024-175: EMILY POLLARD, 2845 FAIRMOUNT, request to alter windows.

Action: Ms. Lester made a motion to approve. Ms. Weiss seconded the motion, and it was unanimously approved.

3.13 ABR 2024-176: SAM and JILL GILBERD, 2276 ARDLEIGH, request to alter garage.

Action: Ms. Weiss made a motion to approve. Mr. Brooker seconded the motion, and it was unanimously approved.

3.14 ABR 2024-177: SHARON STEIN, 2240 ELANDON, request to alter fence.

Action: Mr. Brooker made a motion to continue. Ms. Lester seconded the motion, and it was unanimous.

3.15 ABR 2024-178: STAMPS INVESTMENT GROUP LLC, 3404 CEDARBROOK, request to alter windows.

- Large double hung to have grids in top sash

Action: Ms. Lester made a motion to approve with conditions. Ms. Weiss seconded the motion, and it was unanimous.

3.16 ABR 2024-179: SHMUEL FRANKLIN, 3567 HARVEY, request to alter siding.

Action: Mr. Brooker made a motion to continue. Ms. Lester seconded the motion, and it was unanimous.

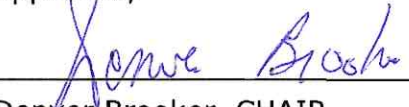
**The meeting was adjourned at 9:50 P.M.**

Submitted,

  
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Garret Winfree, SECRETARY

10-10-2024  
Date

Approved,

  
\_\_\_\_\_  
Denver Brooker, CHAIR

10-10-24  
Date