



CITY OF CLEVELAND HEIGHTS ARCHITECTURAL BOARD OF REVIEW AGENDA October 9th, 2025

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 ehawkins@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.

October 9TH, 2025 AGENDA

1. **ROLL CALL**
2. **APPROVAL OF THE September 25TH, 2025 MINUTES**
3. **ABR 2025-162: [CONTINUED] CHELSEA MIDLIK, 2755 BERKSHIRE**, request to build addition.
 - 3.1 **ABR 2025-166: [CONTINUED] JIM DUNPHY, 2980 EDGEHILL**, request to build addition.
 - 3.2 **ABR 2025-167: SHEKIERA ALLEN, 3380 RUMSON**, request to install fence.
 - 3.3 **ABR 2025-168: AZAM KAZAMI, 2477 GUILFORD**, request to install solar panels.
 - 3.4 **ABR 2025-169: AZAM KAZAMI, 3120 CORYDON**, request to install solar panels.
 - 3.5 **ABR 2025-170: AZAM KAZAMI, 2945 ESSEX**, request to install solar panels.
 - 3.6 **ABR 2025-171: BRIAN KUCK, 13475 NORTH PARK BLVD**, request to build addition.
 - 3.7 **ABR 2025-172: SCOTT DOUGHMAN, 1294 CLEVELAND HTS BLVD**, request to alter windows.
 - 3.8 **ABR 2025-173: CYNTHIA LYONS, 1243 HEREFORD**, request to alter roof.
 - 3.9 **ABR 2025-174: TYESHA SPEARS, 3926 DELMORE**, request to build garage.
 - 3.10 **ABR 2025-175: JIM 'JP' PTACEK, 3520 BAINBRIDGE**, request to build addition.
 - 3.11 **ABR 2025-176: NATE HORNING, 2900 HAMPSHIRE**, request to install a fence.

- 3.12 **ABR 2025-177: ELI MAHLER, 2985 HAMPSHIRE**, request to build garage.
- 3.13 **ABR 2025-178: TIM MONSOUR, 1500 WARRENSVILLE CENTER RD**, request to install antenna.
- 3.14 **C. MILLER, “GREENEWAY,”** request for accessory dwelling unit design pre-approval.
- 3.15 **C. MILLER, “BRAMBLE,”** request for accessory dwelling unit design pre-approval.

MEETING DETAIL

October 9th, 2025 at 7:00 PM
Cleveland Heights City Hall – Executive Conference Room (second floor)
40 Severance Circle, Cleveland Heights, Ohio 44118

ATTENDANCE BY THE PROPERTY OWNER OR APPLICANT IS REQUIRED