


**MINUTES  
CITY OF LAKEWOOD  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
JULY 9, 2020 at 5:30 P.M.  
REMOTE MEETING  
RECORDED**

**City of Lakewood  
Architectural Board of Review  
Approved as set forth in the minutes**

of **AUG 13 2020** meeting.  
  
**CHAIRMAN**

Under the orders of the Governor and Director of Health of Ohio, the Board of Building Standards/Architectural Board of Review/Sign Review will meet remotely until further notice.

The July 9, 2020 remote meeting information will be posted by 3:30 PM the day of the meeting at <http://www.onelakewood.com/accordions/architectural-board-of-review-board-of-building-standards-sign-review-board/>

1. Roll Call

Board Members

Rob Donaldson, Vice Chair  
Brian Grambort  
Amy Haney, Chair  
David Maniet  
John Waddell

Others

David Baas, City Planner, Board Secretary  
Allison Hennie, Urban Designer  
Christopher Parmelee, Asst. Building Comm.

2. Approve the minutes of the June 11, 2020 Meeting

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the June 11, 2020 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

Administrative staff ("staff") read Opening Remarks and Remote Meeting Procedures into record.

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Item 23 was Summary Approved at the pre-review meeting on July 2, 2020. A motion and a second are needed for approval.

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**SUMMARY APPROVED  
SIGN REVIEW**

23. **Docket No. 07-72-20**

**13367 Madison Avenue  
Dreamland Filthy Hair Salon**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Erica Grondin  
Dreamland Filthy Hair Salon  
1614 Branch Avenue  
Cleveland, Ohio 44113

Applicant proposes vinyl sticker window signage for salon. (Page 103)

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the request. Mr. Donaldson, Mr. Grambort, Ms. Haney, and Mr. Waddell voting yea, and Mr. Maniet abstaining, the motion passed.

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**OLD BUSINESS  
ARCHITECTURAL BOARD OF REVIEW**

4. **Docket No. 01-02-20\* R 1464 Riverside Drive**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Linda Fredrickson, President  
Judehome LLC  
2234 Warren Road  
Lakewood, Ohio 44107

Applicant proposes the demolition of a single-family home in order to construct of a new home.  
(Page 6)  
\*Applicant has requested a deferral from the July meeting.

Staff informed the Board the applicant was not ready to present and requested a deferral.

A motion was made by Ms. Haney seconded by Mr. Waddell to **DEFER** the item. All the members voting yea, the motion passed.

5. **Docket No. 06-49-20** **R** **1061 Nicholson Avenue**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Daniel Margulies  
Daniel Margulies Company, Inc.  
14204 Detroit Avenue  
Lakewood, Ohio 44107

Applicant proposes the construction of a new home. (Page 7)

Staff provided a summary of the project. Daniel Margulies, Daniel Margulies Company, Inc. was present to explain the request. The Board inquired about the materials and windows, liked the brickwork, the high-quality materials, and window detailing. The front elevation was not cohesive, the window sizes and styles differed, the design lacked symmetry and hierarchy, brick should be on the whole house, did not like the arches. The landscaping was not decided. Staff agreed with the Board. No comments were received prior to or during the discussion. Public comment was closed as no one addressed the item.

A motion was made by Ms. Haney seconded by Mr. Waddell to **DEFER** the item. All the members voting yea, the motion passed.

6. **Docket No. 03-25-20\*** **C** **12102 Madison Avenue**  
**Hola Tacos**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Charles McGettrick  
C.A. McGettrick, LLC  
14551 Madison Avenue  
Lakewood, Ohio 44107

Applicant proposes site improvements and renovations to existing structures. (Page 17)  
\*Applicant has requested a deferral from the July meeting.

Staff informed the Board the applicant was not ready to present and requested a deferral.

A motion was made by Ms. Haney seconded by Mr. Grambort to **DEFER** the item. All the members voting yea, the motion passed.

**SIGN REVIEW**

7. **Docket No. 12-123-19** **16900 Detroit Avenue**

**Lakewood Food Truck Park**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Daniel Deagan  
 12700 Lake Avenue, #3005  
 Lakewood, Ohio 44107

Applicant proposes signage for Lakewood Food Truck Park. (Page 19)

Staff provided a summary of the proposal. The docket item was tabled at the June 11, 2020 meeting; the applicant requested the hearing. Steve Foster, The Sign & Graphics Firm was present to explain the request. Discussion ensued about placement and size the signs, elimination or relocation of the blade sign, illumination, installation, alternative designs. No comments were received prior to or during the discussion. Public comment was closed as no one addressed the item. Staff suggested approval of the Edwards Avenue sign with the other sign proposals remaining tabled.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE the Edwards Avenue sign** with the following conditions:

- Sign is placed above the entry door in the grey area.
- Sign is 48-inches wide.
- Sign is face-lit.
- Sign is mounted vertically, located midway on the canopy.
- Sign anchors are on the top of the panel.

All the members voting yea, the motion passed.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **ADMINISTRATIVELY TABLE** the other signs. All the members voting yea, the motion passed.

The applicant has withdrawn Docket No. 03-27-20 A and 03-27-20 S – Hudec Dental from consideration. No further action is required from the Board.

**ARCHITECTURAL BOARD OF REVIEW**

8.	<b>Docket No. 03-27-20 A</b>	<b>C</b>	<b>15509 Madison Avenue Hudec Dental</b>
	<ul style="list-style-type: none"> <li>( ) Approve</li> <li>( ) Deny</li> <li>( ) Defer</li> </ul>		<p>Ann Corbo          LS Architects          22082 Lorain Road          Fairview Park, Ohio 44126</p>

Applicant proposes façade renovation and updated signage. (Page 21)

The applicant withdrew the request. No further action was required from the Board.

**SIGN REVIEW**

9.	<b>Docket No. 03-27-20 S</b>	<b>C</b>	<b>15509 Madison Avenue Hudec Dental</b>
	<ul style="list-style-type: none"> <li>( ) Approve</li> <li>( ) Deny</li> <li>( ) Defer</li> </ul>		<p>Ann Corbo          LS Architects          22082 Lorain Road          Fairview Park, Ohio 44126</p>

Applicant proposes façade renovation and updated signage. (Page 22)

The applicant withdrew the request. No further action was required from the Board.

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**ARCHITECTURAL BOARD OF REVIEW**

10. **Docket No. 06-54-20\*** **C** **17801 Detroit Avenue**  
**Beck Center for the Arts**

- Approve
- Deny
- Defer

Lucinda Einhouse  
Beck Center for the Arts  
17801 Detroit Avenue  
Lakewood, Ohio 44107

Applicant proposes improvements to the existing west park along Detroit Avenue. (Page 23)

\*Applicant has requested a deferral from the July meeting.

Staff informed the Board the applicant was not ready to present and requested a deferral.

A motion was made by Ms. Haney seconded by Mr. Maniet to **DEFER** the item. All the members voting yea, the motion passed.

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**NEW BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

11. **Docket No. 07-60-20** **R** **14241 Bayes Avenue**

- Approve
- Deny
- Defer

Kyle Reisz  
14241 Bayes Avenue  
Lakewood, Ohio 44107

Applicant proposes the addition of a 12' x 16' shed roof porch with dormer. (Page 25)

Staff provided a summary of the proposal. Kyle Reisz, applicant was present to explain the request. The Board liked the design, asked about materials. Staff had no additional comments. No comments were received prior to or during the discussion. Public comment was closed as no one addressed the item.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

12. **Docket No. 07-61-20** **R** **1193 Ethel Avenue**

- Approve
- Deny
- Defer

Marcus Effner  
1193 Ethel Avenue  
Lakewood, Ohio 44117

Applicant proposes a front porch rebuild. (Page 31)

Staff provided a summary of the proposal; it was determined that demolition was required. A revised front façade would be presented when a design was done. Marcus Effner, applicant was present to explain the request. Mr. recused himself. Discussion continued about the porch railings. Staff reminded the applicant to get paperwork to the Division of Housing and Building ("H&B") for issuance of demolition and plan permits. No comments were received prior to or during the discussion. Public comment was closed as no one addressed the item.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the stair designs with following conditions:

- The railings are done in porch railing style as is consistent with Lakewood's porch design guidelines
- The applicant will return within 180 days with a final porch design after demolition of the current porch which will reveal the condition/damage.

Mr. Grambort, Ms. Haney, Mr. Maniet, Mr. Waddell voting yea, and Mr. Donaldson abstaining, the motion passed

13. **Docket No. 07-62-20** **R** **1440 Maile Avenue**

- |                                  |                                                 |
|----------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Approve | John Graham                                     |
| <input type="checkbox"/> Deny    | Graham Construction                             |
| <input type="checkbox"/> Defer   | 4042 Rocky River Drive<br>Cleveland, Ohio 44135 |

Applicant proposes the demolition and rebuild of a front porch. (Page 38)

Staff provided a summary of the proposal. John Graham, John Graham was present to explain the request. Discussion ensued about the new second-floor rail system matching the existing first floor system and specifics regarding the columns. The applicant requested a deferral to allow time to consult with the property owners. Staff had no additional comments. No comments were received prior to or during the discussion. Public comment was closed as no one addressed the item.

A motion was made by Ms. Haney seconded by Mr. Donaldson to **DEFER** the item. All the members voting yea, the motion passed.

14. **Docket No. 07-63-20** **R** **1295 Manor Park Avenue**

- |                                  |                        |
|----------------------------------|------------------------|
| <input type="checkbox"/> Approve | Nicholas A. LaPointe   |
| <input type="checkbox"/> Deny    | 1295 Manor Park Avenue |
| <input type="checkbox"/> Defer   | Lakewood, Ohio 44107   |

Applicant proposes the reconstruction of the historic side porch and installation of a new front porch. (Page 44)

Staff provided a summary of the proposal. Nicholas A. LaPointe was present to explain the request. The Board said it was a nice proposal. H&B said there was no need for the side porch fire separation as it was on the driveway side, the raised bed had to protrude 36 inches from the front in order to eliminate the requirement of a porch railing system. The existing front porch and side porch lights would remain; additional lighting would be presented later. An e-mail of support was read into record. No comments were received during the discussion. Public comment was closed as no one addressed the item. Staff had no additional comments.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

15. **Docket No. 07-64-20** **R** **1475-77 Mars Avenue**

- |                                  |                            |
|----------------------------------|----------------------------|
| <input type="checkbox"/> Approve | Brian and Giovanna Ziemann |
| <input type="checkbox"/> Deny    | 1445-47 Mars Avenue        |
| <input type="checkbox"/> Defer   | Lakewood, Ohio 44107       |

Applicant proposes the demolition and rebuild of a front porch. (Page 71)

Staff provided a summary of the proposal. Giovanna Ziemann was present to explain the request. The Board liked the design. Staff had no further comments. No comments were received prior to or during the discussion. Public comment was closed as no one addressed the item.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

16. **Docket No. 07-65-20** **R** **1003 Parkside Drive**

- Approve
- Deny
- Defer

Patti Saracusa  
Dover Home Remodelers, Inc.  
29341 Lorain Road  
North Olmsted, Ohio 44070

Applicant proposes modifications to an existing attached garage to increase it from a two-car to a three-car garage. (Page 75)

Staff provided a summary of the proposal. Patti Saracusa, Dover Home Remodelers, Inc. was present to explain the request. Discussion ensued about the positioning of the addition, matching materials and garage door style, existing light fixtures. There were no further comments from the Board. Staff asked about the short wall height. Staff received e-mails of opposition and read them into record. Public comment was closed as no one addressed the item.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following conditions:

- There is approval from the Board of Zoning Appeals.
- Resolve the short wall issues.

All the members voting yea, the motion passed.

17. **Docket No. 07-66-20** **C** **12511 Detroit Avenue**  
**Sunoco Gas Station**

- Approve
- Deny
- Defer

Kurt C. Weaver, AIA  
AKW Inc.  
2008 Valentine Avenue  
Cleveland, Ohio 44109

Applicant proposes renovation to remove the bays and replace with a store. (Page 82)

Staff provided a summary of the proposal. Kurt C. Weaver, AIA, AKW Inc. and Ray, property owner were present to explain the request. Discussion ensued about the curb cut and landscaping, elevations, matching the brick and mortar, the possibility of removing the rear overhead door and replacing with brick, paint the northeast corner light pole. The Board and staff had no further comments. No comments were received prior to or during the discussion. Public comment was closed as no one addressed the item.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following conditions:

- Submission of a survey to City staff to confirm all the work is being done on the property.
- The northeastern light pole is painted a dark color.

All the members voting yea, the motion passed.

18. **Docket No. 07-67-20** **C** **18514 Detroit Avenue**  
**West End Tavern**

- Approve

Leo Shiekh



**SIGN REVIEW**

21. **Docket No. 07-70-20**

**13341 Madison Avenue  
Blush Beauty Bar**

- Approve
- Deny
- Defer

Steve Foster  
The Sign & Graphics Firm  
1593 Wyandotte Avenue  
Lakewood, Ohio 44107

Applicant proposes a blade sign and signage in the sign band for a new business. (Page 99)

Staff provided a summary of the proposal. Steve Foster, The Sign & Graphics Firm was present to explain the request. Discussion ensued about the Board wanting consistency with the rest of the city block, either a sign band or blade sign, not both. Staff had no further comments. No comments were received prior to or during the discussion. Public comment was closed as no one addressed the item. Regarding the damaged storefront above the sign board, staff said the city had a storefront renovation program, and that H&B should be made aware of the situation.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the door vinyl signage as presented and the sign board letters with the following condition:

- The letters are centered horizontally within the red band.
- No approval for the blade sign.

All the members voting yea, the motion passed.

22. **Docket No. 07-71-20**

**13705 Madison Avenue  
Gemm Beauty**

- Approve
- Deny
- Defer

Steve Foster,  
The Sign & Graphics Firm  
1593 Wyandotte Avenue  
Lakewood, Ohio 44107

Applicant proposes signage and logo in the sign band for a new business. (Page 101)

Staff provided a summary of the proposal. Steve Foster, The Sign & Graphics Firm was present to explain the request; the submission had been changed to vinyl window signage only. The Board had no objections. Staff had no further comments. No comments were received prior to or during the discussion. Public comment was closed as no one addressed the item.

Acknowledging there was no request for signage in the sign board, a motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

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**ADJOURN**

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **ADJOURN** at 8:42 P.M. All the members voting yea, the motion passed.

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Signature

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Date

PAT + Tom Edgehouse

**Michelle Nochta**

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**From:** Planning Dept  
**Sent:** Thursday, July 9, 2020 8:18 AM  
**To:** David Baas; Allison Hennie  
**Cc:** Michelle Nochta; Shawn Leininger  
**Subject:** FW: 1295 Manor Park Avenue Docket# 07-63-20

1291 Manor Park

Johanna Schwarz  
Administrative Assistant II  
Department of Planning and Development  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107  
216-529-6631  
216-529-5907 fax

-----Original Message-----

From: Patricia Edgehouse <caseyfeeder@aol.com>  
Sent: Wednesday, July 8, 2020 4:49 PM  
To: Planning Dept <Planning@lakewoodoh.net>  
Subject: 1295 Manor Park Avenue Docket# 07-63-20

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

We are writing in support of the proposed exterior changes to be made at 1295 Manor Park Avenue. The addition of a front porch will add a great deal of character to this home. The side porch replacement is a safety issue. This home was vacant for over 20 years and the side porch was in grave disrepair for most of that time.

Nick and Christina LaPointe have been meticulous in the way that they care for their home and yard. They are thoughtful, respectful neighbors. It would have been easy for them to move to a new home in another suburb. We are so pleased that they chose Lakewood!

There have been many recent improvements to this property, the kind that we need to preserve our aging housing stock. The LaPointe's are great people and great neighbors. Please do whatever you can to keep them here!

Respectfully,  
Pat and Tom Edgehouse  
1291 Manor Park Avenue  
Lakewood, Ohio

## Johanna Schwarz

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**From:** Cathy Law <cathyjeanlaw@gmail.com>  
**Sent:** Wednesday, July 8, 2020 7:54 PM  
**To:** Planning Dept  
**Subject:** Docket No. 07-65-20 1003 Parkside Drive

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Board of Building Standards Architectural Review Board,

I am writing to express my view on this project, Docket No. 07-65-20 1003 Parkside Drive. I am the owner of the property at 1013 Parkside Drive and I am opposed to this project as it would totally obstruct the lake view that I currently have and has been in place since the property was built. This would adversely affect the value of my home and those surrounding it, therefore I am absolutely against this addition.

Thank you for your consideration,

Catherine Law Wilkerson  
1013 Parkside Dr  
561.685.1792

## Johanna Schwarz

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**From:** Sophie Kochheiser <srk14@case.edu>  
**Sent:** Wednesday, July 8, 2020 8:48 PM  
**To:** Planning Dept  
**Cc:** Sophie Kochheiser; Tom Kochheiser  
**Subject:** [T. Kochheiser] Views on project: Docket No. 07-65-20 1003 Parkside Drive (garage expansion)  
**Attachments:** Kochheiser\_1009 Parkside view A.jpg; Kochheiser\_1009 Parkside view B.jpg

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

re: Docket No. 07-65-20 1003 Parkside Drive

Dear Members of the Architectural Board of Review-

Three weeks ago, we welcomed our new next door neighbors on 1003 Parkside Drive.

Yesterday, we received a Public Notice to inform us that a Review Board meeting was scheduled for tomorrow. This meeting's agenda includes our new door neighbors' proposed garage expansion (from a two-car garage to a three-car garage).

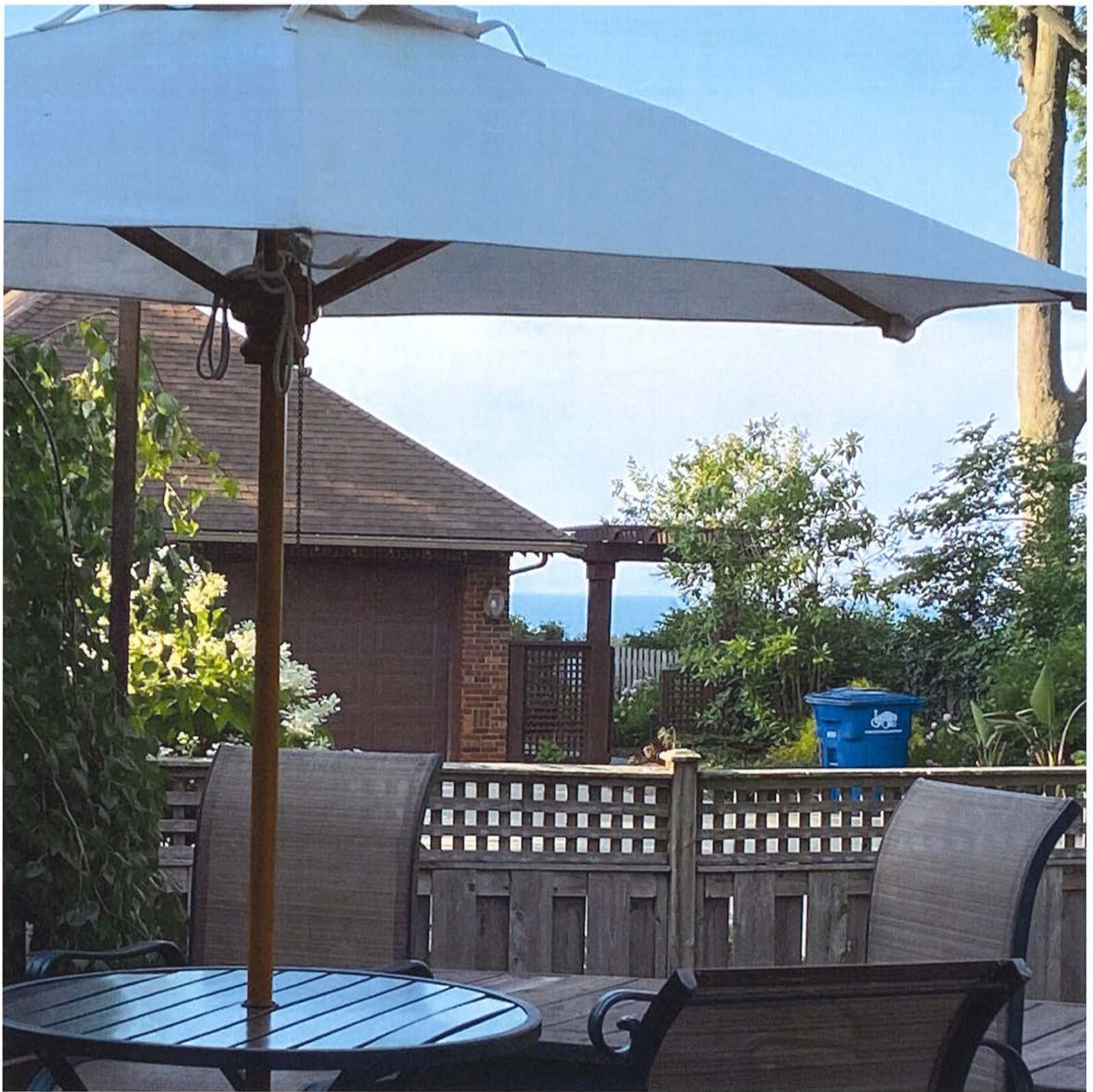
After carefully reviewing the proposed plans, we ought to address our concerns and opposition to this expansion per this email, for the records and in due time for tomorrow's review board meeting.

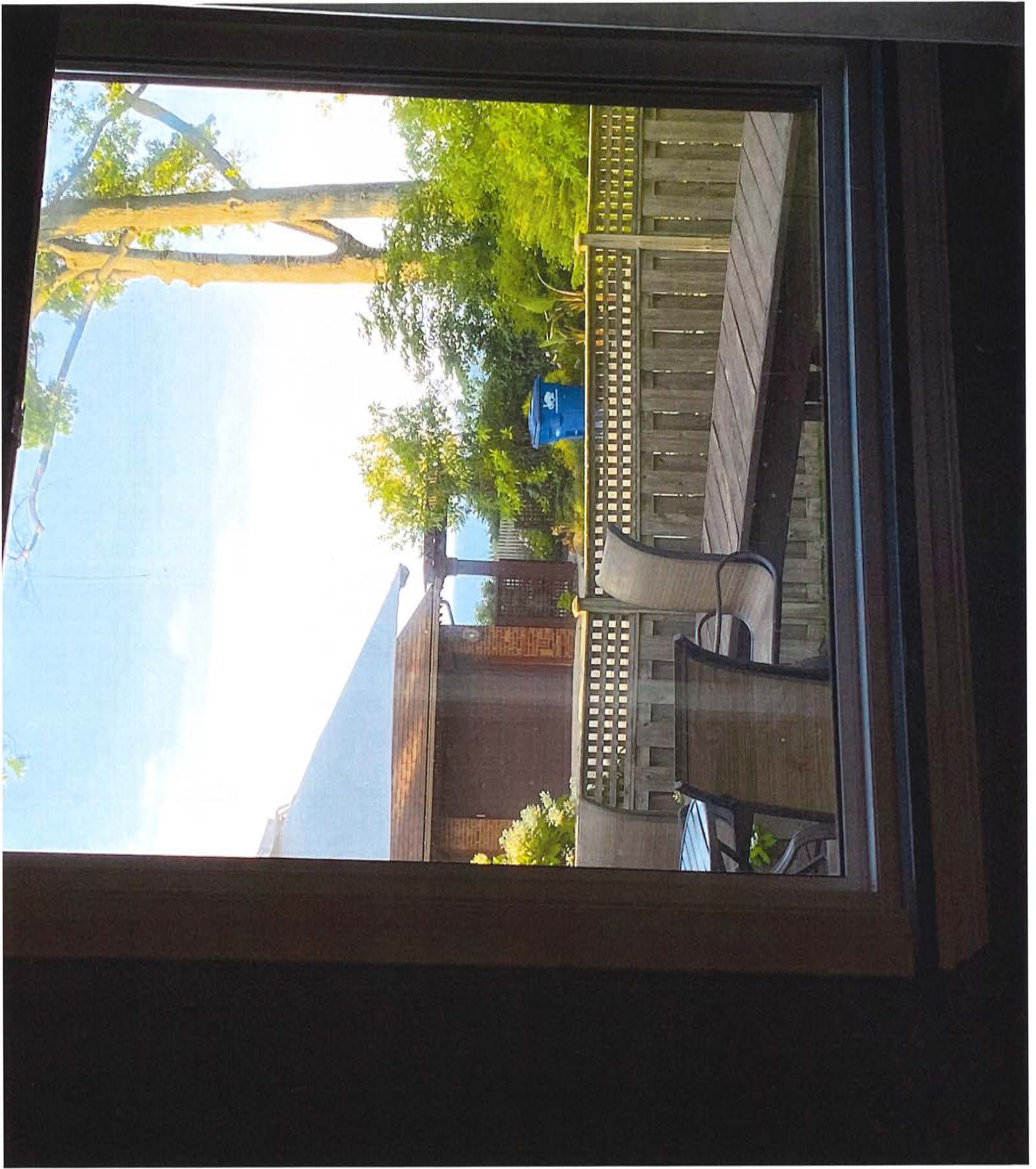
We voice our opposition to the proposed garage expansion, as presented in the drawings for the following reasons:

- The proposed three-car garage on the north of our property will essentially eliminate the last remaining view we now have of Lake Erie from our first floor and deck - a view which was critical in our decision to buy this house in 2000.
- Being able to look at the lake, the sail boats, etc. has been a great source of personal enjoyment for us, for our children and grandchildren. However this very view has been gradually chipped away as a result of various additions and landscaping projects from two surrounding properties.
- If the proposed expansion is approved as such, we will be looking at a 36'-0" wide by +20'-0" high three-car garage everyday instead of the lovely view of the lake we currently have. (please see attached photos)
- This dramatic alteration may not only decrease substantially the value of our property but will also affect our quality of life, namely diminish our enjoyment of our property of which the current lake view is a big part.

Thank you for your consideration of our concerns.

Mr. & Mrs. Thomas Kochheiser  
1009 Parkside Drive  
Lakewood, OH 44107





## Johanna Schwarz

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**From:** Bev Burtzlaff <bkburtzlaff@sbcglobal.net>  
**Sent:** Thursday, July 9, 2020 10:33 AM  
**To:** Planning Dept  
**Subject:** Public comment re: Agenda item for tonight's Board of Architectural Review meeting (1003 Parkside)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Members of the Lakewood Architectural Board of Review:

We are writing with regard to the proposal for changes to the property at 1003 Parkside. Specifically, the property owners have proposed an addition to their home, to increase the size of their garage, from a two-car to a three-car garage.

We would first like to state that we look forward to meeting the new owners of this home. We have lived on Parkside Drive for 27 years, and we have always enjoyed being part of this beautiful street and neighborhood. We acknowledge that the new owners may not be aware of the full array of impacts their proposed project might create.

Nevertheless, we are writing to respectfully express our serious concern regarding this planned addition at 1003 Parkside. First, we are concerned that this project will eliminate our much appreciated view of Lake Erie from the 2nd floor of our home. One of the reasons we purchased our home was because it provided a view of Lake Erie, despite being several houses off the lake. This proposed project will entirely eliminate our view of the lake.

Second, we are also concerned that expanding the front of a classic old home may adversely affect the view of the house from the street. And it would appear that only one other house on the street has a three-car garage.

Finally, we wonder if further expansion of the house will cause the structure to occupy an inordinately large percentage of the lot, thereby reducing the amount of permeable surface area in a critical shoreline area, and causing excessive runoff and erosion. Over the course of several years, the previous owner put considerable effort (and presumably resources) into a project designed to buttress that particular stretch of unstable cliff, which has eroded over time to the point that the home's foundation is fairly close to the edge of the cliff. For two entire summers, a long line of trucks lined up each morning along the entire length of our street, waiting to dump their landfill debris over the cliff, in order to protect the integrity of this property.

We certainly understand a homeowner's desire to improve his property. But when those improvements take away amenities that add enjoyment and monetary value to neighbors' homes, and may increase the amount of impervious surface area at a critical point along an unstable Lake Erie cliff, they should be carefully considered in the full context of the street and the coastal environment. As longtime residents of Lakewood and Parkside Drive, we ask this Board and subsequent reviews to carefully consider the full impacts of this project, and whether the owners can achieve their goals in a different manner with fewer impacts.

Respectfully,

Bev and Kevin Burtzlaff  
1029 Parkside Drive  
Lakewood, OH 44107

## Johanna Schwarz

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**From:** sarah martinez <sarahm59@mac.com>  
**Sent:** Thursday, July 9, 2020 11:29 AM  
**To:** Planning Dept  
**Subject:** Docket No. 07-65-20

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

I'm writing with regard to the garage build out proposed at 1003 Parkside Drive. I have owned the property at 1016 Parkside for almost 50 years. I believe this build out will negatively impact property values and impede lake views for several other properties on the street. While I understand the new owners wanting to enhance their own property, it would be best to find a solution that doesn't hinder the enjoyment of their neighbors. In short, I strongly object to the proposed plan.

Sincerely,

Lucy Beckett Martinez  
1016 Parkside Drive  
(216)392-8845

## Johanna Schwarz

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**From:** Sean Watterson <seanwatterson@gmail.com>  
**Sent:** Thursday, July 9, 2020 11:59 AM  
**To:** Planning Dept  
**Subject:** Fwd: 1003 Parkside Garage Expansion

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

----- Forwarded message -----

**From:** Sean Watterson <[seanwatterson@gmail.com](mailto:seanwatterson@gmail.com)>  
**Date:** Thu, Jul 9, 2020 at 11:58 AM  
**Subject:** 1003 Parkside Garage Expansion  
**To:** <[planning@lakewoodohio.net](mailto:planning@lakewoodohio.net)>

Hi -

I own the house at 1012 Parkside Drive in Lakewood, across the street from the new neighbors at 1003 Parkside who have proposed expanding their garage from a two car to a three car garage.

I have concerns that the addition will block existing lake views for the houses on my side of the street, in addition to greatly reducing the views for my neighbors on the east side of the street.

I am also concerned about the timeline on this process. I only received notice by mail this week, with only days to look up the info and talk to my neighbors. This is made all the more difficult by the COVID-19 situation, with folks either working remotely, or social distancing.

Please slow this process down and allow for discussion with the neighbors who lives, homes and property values will be most impacted.

Best regards,  
Sean Watterson  
1012 Parkside Drive  
Lakewood OH 44107

## David Baas

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**From:** Planning Dept  
**Sent:** Thursday, July 9, 2020 1:00 PM  
**To:** David Baas; Allison Hennie; Michelle Nohta; Shawn Leininger  
**Subject:** FW: Public comment re: Agenda item for tonight's Board of Architectural Review meeting (1003 Parkside)

Printed and saved to sp.

*Johanna Schwarz*

Administrative Assistant II  
Department of Planning and Development  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107  
216-529-6631  
216-529-5907 fax

**From:** Bev Burtzlaff <bkburtzlaff@sbcglobal.net>  
**Sent:** Thursday, July 9, 2020 10:33 AM  
**To:** Planning Dept <Planning@lakewoodoh.net>  
**Subject:** Public comment re: Agenda item for tonight's Board of Architectural Review meeting (1003 Parkside)

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To Members of the Lakewood Architectural Board of Review:

We are writing with regard to the proposal for changes to the property at 1003 Parkside. Specifically, the property owners have proposed an addition to their home, to increase the size of their garage, from a two-car to a three-car garage.

We would first like to state that we look forward to meeting the new owners of this home. We have lived on Parkside Drive for 27 years, and we have always enjoyed being part of this beautiful street and neighborhood. We acknowledge that the new owners may not be aware of the full array of impacts their proposed project might create.

Nevertheless, we are writing to respectfully express our serious concern regarding this planned addition at 1003 Parkside. First, we are concerned that this project will eliminate our much appreciated view of Lake Erie from the 2nd floor of our home. One of the reasons we purchased our home was because it provided a view of Lake Erie, despite being several houses off the lake. This proposed project will entirely eliminate our view of the lake.

Second, we are also concerned that expanding the front of a classic old home may adversely affect the view of the house from the street. And it would appear that only one other house on the street has a three-car garage.

Finally, we wonder if further expansion of the house will cause the structure to occupy an inordinately large percentage of the lot, thereby reducing the amount of permeable surface area in a critical shoreline area, and causing excessive runoff and erosion. Over the course of several years, the previous owner put considerable effort (and presumably resources) into a project designed to buttress that particular stretch of unstable cliff, which has eroded over time to the point that the home's foundation is fairly close to the edge of the cliff. For two entire summers, a long line of trucks lined up each morning along the entire length of our street, waiting to dump their landfill debris over the cliff, in order to protect the integrity of this property.

We certainly understand a homeowner's desire to improve his property. But when those improvements take away amenities that add enjoyment and monetary value to neighbors' homes, and may increase the amount of impervious surface area at a critical point along an unstable Lake Erie cliff, they should be carefully considered in the full context of

the street and the coastal environment. As longtime residents of Lakewood and Parkside Drive, we ask this Board and subsequent reviews to carefully consider the full impacts of this project, and whether the owners can achieve their goals in a different manner with fewer impacts.

Respectfully,

Bev and Kevin Burtzlaff  
1029 Parkside Drive  
Lakewood, OH 44107

**Michelle Nochta**

---

**From:** Planning Dept  
**Sent:** Thursday, July 9, 2020 1:02 PM  
**To:** David Baas; Allison Hennie; Michelle Nochta; Shawn Leininger  
**Subject:** FW: 1003 Parkside Garage Expansion

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

*Johanna Schwarz*

Administrative Assistant II  
Department of Planning and Development  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107  
216-529-6631  
216-529-5907 fax

**From:** Sean Watterson <[seanwatterson@gmail.com](mailto:seanwatterson@gmail.com)>  
**Sent:** Thursday, July 9, 2020 11:59 AM  
**To:** Planning Dept <[Planning@lakewoodoh.net](mailto:Planning@lakewoodoh.net)>  
**Subject:** Fwd: 1003 Parkside Garage Expansion

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

----- Forwarded message -----

**From:** Sean Watterson <[seanwatterson@gmail.com](mailto:seanwatterson@gmail.com)>  
**Date:** Thu, Jul 9, 2020 at 11:58 AM  
**Subject:** 1003 Parkside Garage Expansion  
**To:** <[planning@lakewoodohio.net](mailto:planning@lakewoodohio.net)>

Hi -

I own the house at 1012 Parkside Drive in Lakewood, across the street from the new neighbors at 1003 Parkside who have proposed expanding their garage from a two car to a three car garage.

I have concerns that the addition will block existing lake views for the houses on my side of the street, in addition to greatly reducing the views for my neighbors on the east side of the street.

I am also concerned about the timeline on this process. I only received notice by mail this week, with only days to look up the info and talk to my neighbors. This is made all the more difficult by the COVID-19 situation, with folks either working remotely, or social distancing.

Please slow this process down and allow for discussion with the neighbors who lives, homes and property values will be most impacted.

Best regards,  
Sean Watterson  
1012 Parkside Drive  
Lakewood OH 44107

1013 Parkside

**Michelle Nocht**

---

**From:** Planning Dept  
**Sent:** Thursday, July 9, 2020 8:17 AM  
**To:** David Baas; Allison Hennie  
**Cc:** Michelle Nocht; Shawn Leininger  
**Subject:** FW: Docket No. 07-65-20 1003 Parkside Drive

Printed and saved in sp.

*Johanna Schwarz*

Administrative Assistant II  
Department of Planning and Development  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107  
216-529-6631  
216-529-5907 fax

**From:** Cathy Law <cathyjeanlaw@gmail.com>  
**Sent:** Wednesday, July 8, 2020 7:54 PM  
**To:** Planning Dept <Planning@lakewoodoh.net>  
**Subject:** Docket No. 07-65-20 1003 Parkside Drive

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Board of Building Standards Architectural Review Board,

I am writing to express my view on this project, Docket No. 07-65-20 1003 Parkside Drive. I am the owner of the property at 1013 Parkside Drive and I am opposed to this project as it would totally obstruct the lake view that I currently have and has been in place since the property was built. This would adversely affect the value of my home and those surrounding it, therefore I am absolutely against this addition.

Thank you for your consideration,

Catherine Law Wilkerson  
1013 Parkside Dr  
561.685.1792

1016 Parkside

**Michelle Nochta**

---

**From:** Planning Dept  
**Sent:** Thursday, July 9, 2020 1:02 PM  
**To:** David Baas; Allison Hennie; Michelle Nochta; Shawn Leininger  
**Subject:** FW: Docket No. 07-65-20

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Johanna Schwarz  
Administrative Assistant II  
Department of Planning and Development  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107  
216-529-6631  
216-529-5907 fax

-----Original Message-----

From: sarah martinez <sarahm59@mac.com>  
Sent: Thursday, July 9, 2020 11:29 AM  
To: Planning Dept <Planning@lakewoodoh.net>  
Subject: Docket No. 07-65-20

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

I'm writing with regard to the garage build out proposed at 1003 Parkside Drive. I have owned the property at 1016 Parkside for almost 50 years. I believe this build out will negatively impact property values and impede lake views for several other properties on the street. While I understand the new owners wanting to enhance their own property, it would be best to find a solution that doesn't hinder the enjoyment of their neighbors. In short, I strongly object to the proposed plan.

Sincerely,

Lucy Beckett Martinez  
1016 Parkside Drive  
(216)392-8845

**Michelle Nochta**

---

**From:** Planning Dept  
**Sent:** Thursday, July 9, 2020 1:00 PM  
**To:** David Baas; Allison Hennie; Michelle Nochta; Shawn Leininger  
**Subject:** FW: Public comment re: Agenda item for tonight's Board of Architectural Review meeting (1003 Parkside)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Printed and saved to sp.

*Johanna Schwarz*

Administrative Assistant II  
Department of Planning and Development  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107  
216-529-6631  
216-529-5907 fax

**From:** Bev Burtzloff <bkburtzloff@sbcglobal.net>  
**Sent:** Thursday, July 9, 2020 10:33 AM  
**To:** Planning Dept <Planning@lakewoodoh.net>  
**Subject:** Public comment re: Agenda item for tonight's Board of Architectural Review meeting (1003 Parkside)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Members of the Lakewood Architectural Board of Review:

We are writing with regard to the proposal for changes to the property at 1003 Parkside. Specifically, the property owners have proposed an addition to their home, to increase the size of their garage, from a two-car to a three-car garage.

We would first like to state that we look forward to meeting the new owners of this home. We have lived on Parkside Drive for 27 years, and we have always enjoyed being part of this beautiful street and neighborhood. We acknowledge that the new owners may not be aware of the full array of impacts their proposed project might create.

Nevertheless, we are writing to respectfully express our serious concern regarding this planned addition at 1003 Parkside. First, we are concerned that this project will eliminate our much appreciated view of Lake Erie from the 2nd floor of our home. One of the reasons we purchased our home was because it provided a view of Lake Erie, despite being several houses off the lake. This proposed project will entirely eliminate our view of the lake.

Second, we are also concerned that expanding the front of a classic old home may adversely affect the view of the house from the street. And it would appear that only one other house on the street has a three-car garage.

Finally, we wonder if further expansion of the house will cause the structure to occupy an inordinately large percentage of the lot, thereby reducing the amount of permeable surface area in a critical shoreline area, and causing excessive runoff and erosion. Over the course of several years, the previous owner put considerable effort (and presumably resources) into a project designed to buttress that particular stretch of unstable cliff, which has eroded over time to the point that the home's foundation is fairly close to the edge of the cliff. For two entire summers, a long line of trucks lined up each

morning along the entire length of our street, waiting to dump their landfill debris over the cliff, in order to protect the integrity of this property.

We certainly understand a homeowner's desire to improve his property. But when those improvements take away amenities that add enjoyment and monetary value to neighbors' homes, and may increase the amount of impervious surface area at a critical point along an unstable Lake Erie cliff, they should be carefully considered in the full context of the street and the coastal environment. As longtime residents of Lakewood and Parkside Drive, we ask this Board and subsequent reviews to carefully consider the full impacts of this project, and whether the owners can achieve their goals in a different manner with fewer impacts.

Respectfully,

Bev and Kevin Burtzlaff  
1029 Parkside Drive  
Lakewood, OH 44107



## Architectural Board of Review

July 2020

1

### Remote Meeting Procedures

- Applicants have been provided login/link and timeframe
- Meeting will follow normal agenda and procedures as closely as possible
- Please mute microphones unless speaking
- Public Comment:**
  - Public notices encouraged comment submission in advance via email
  - Public is highly encouraged to use the **chat feature** to submit comment
  - During public comment portion of each application:
    1. Review email comments submitted in advance
    2. Review comments submitted in chat
    3. Call for any remaining comments (name, address, 3 min rule)
- If applicant is not present, we will move on to next item, checking back periodically as needed.
- We will pause to deal with technical issues as they arise.
- Option for break at ~8pm if needed.



## Architectural Board of Review

July 2020

2



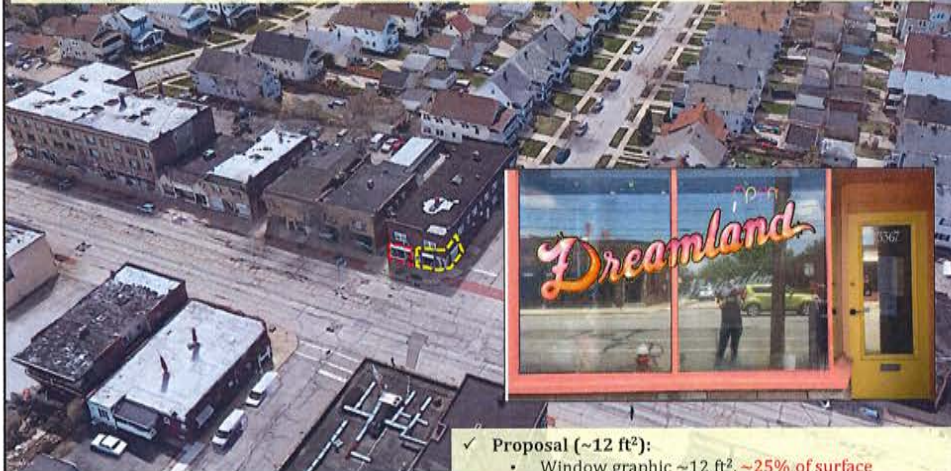
**Architectural Board of Review  
Sign Review (Summary Approval) - June 2020**

3

Applicant proposes updated signage for change to existing business.

**City Notes:**

- Application covers eastern storefront only (red) – additional space (yellow) not ready for inclusion/review
- Frontage of 15' = ~22 ft<sup>2</sup> of allowable signage, approximately 12 ft<sup>2</sup> proposed

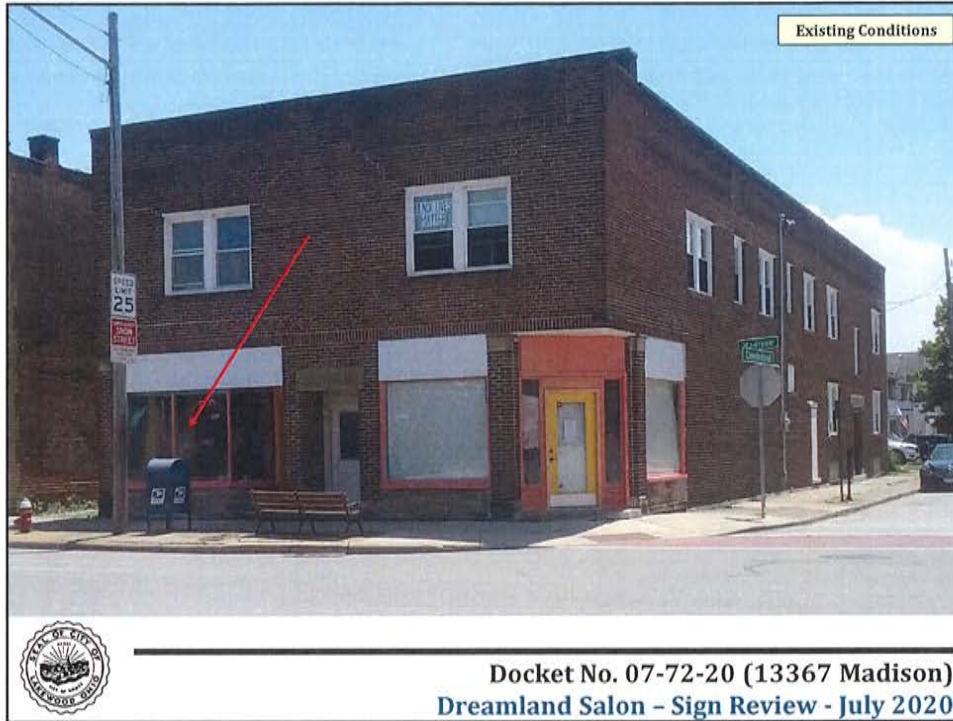


- ✓ Proposal (~12 ft<sup>2</sup>):
  - Window graphic ~12 ft<sup>2</sup>, ~25% of surface



**Docket No. 07-72-20 (13367 Madison)  
Dreamland Salon – Sign Review - July 2020**

4



5



6



**Architectural Board of Review  
Old Business - July 2020**

7

**Applicant proposes demolition of existing home, new construction.**

**City Notes:**

- Existing home built in 1854, Garage added in 1987 (County Records), Not a locally-designated historic property
- Current site plan would require variances for side yard, lot coverage (R-2)
- Recommend maintaining a front façade along Riverside and garage to remain at rear of home
- Request confirmation of rear yard set back, intended materials, lighting, landscaping



**Deferral Requested**



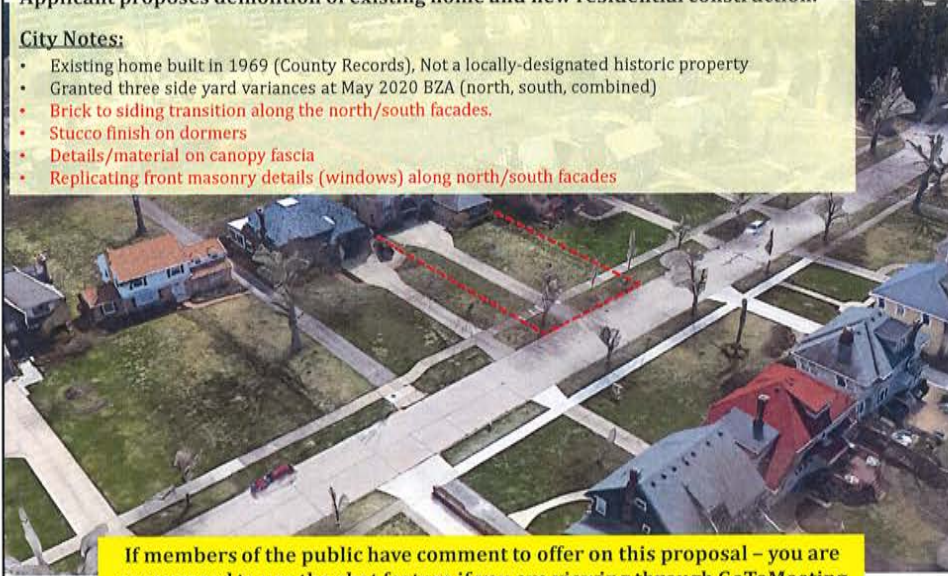
**Docket No. 01-02-20 (1464 Riverside Drive)  
Demolition/New Construction - ABR - July 2020**

8

Applicant proposes demolition of existing home and new residential construction.

**City Notes:**

- Existing home built in 1969 (County Records), Not a locally-designated historic property
- Granted three side yard variances at May 2020 BZA (north, south, combined)
- Brick to siding transition along the north/south facades.
- Stucco finish on dormers
- Details/material on canopy fascia
- Replicating front masonry details (windows) along north/south facades



If members of the public have comment to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



Docket No. 06-49-20 (1061 Nicholson)  
Demolition/New Construction - ABR - July 2020

9

**1133.09 Demolition or Removal of Residential Structures**

(a) Lakewood consists of very **distinctive neighborhoods that were settled at different times** during its development each with its own distinctive housing patterns...

...recognizable by their **consistency of characteristics such as height, setbacks and side yards as well as their distinctive exterior façade design elements** including, but not limited to, porches and steps, masonry, stoops, cornices and trims, doors and windows and other architectural styles and features...

...in a correspondence from the Ohio Historic Preservation Office dated May 5, 1992, their opinion is that **the entire City constitutes a single historic district**...

...As a result of the Ohio Historic Preservation findings, the **City encourages conservation, preservation, redevelopment, and revitalization of residential neighborhoods** to preserve their unique environments and for the public welfare of the City.



Docket No. 06-49-20 (1061 Nicholson)  
Demolition/New Construction - ABR - July 2020

10

**1133.09 Demolition or Removal of Residential Structures**

- (b) Requirements Before Demolition or Removal of Principal Structures on Residential Properties. **No demolition or removal of a principle structure, built in 1945 or earlier...** shall be permitted unless and until one of the following conditions is satisfied:
- (3) **The proposed principle structure at the location of such property conforms to the design requirements set forth in Chapter 1325 of the Building Code and has been approved by the Architectural Board of Review (ABR),** and by any other required boards and commissions of the City, in order to proceed with the new principle structure. In addition...all approvals for such proposed principle structure shall be based on the following factors:
- (a) The proposed principle structure is consistent with **the Code, the Vision, and the "Standards for Rehabilitation"** adopted by the U.S. Secretary of the Interior, as stated in Title 36 of the Code of Federal Regulations, Part 1208 (Formerly of Part 67); and...
- (b) The proposed principle structure is consistent with **any historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.**



**Docket No. 06-49-20 (1061 Nicholson)  
Demolition/New Construction - ABR - July 2020**

11

**Three Levels of Scrutiny for a Residential Demolition:**

- **For a structure built *after 1945*** - No special requirements  
- ABR must approve replacement
- For a structure built *before 1945* - ABR must approve replacement  
- Proposed replacement is consistent with historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.
- *Locally-Designated Historic Property* - ABR must approve replacement  
- ABR must issue a Certificate of Appropriateness  
- Consistent with Secretary of the Interior's *Standards for Rehabilitation*  
- Proposed replacement is consistent with historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood



**Docket No. 06-49-20 (1061 Nicholson)  
Demolition/New Construction - ABR - July 2020**

12

**Three Levels of Scrutiny for a Residential Demolition:**

- For a structure built *after 1945* - No special requirements  
- ABR must approve replacement

**Acknowledge the limited existing guidance for post-1945 demolition cases:**

**1325.03 PURPOSES OF BOARD...*does this proposal:***

- ...protect the value, appearance and use of property...
- ...maintain a high character of community development...
- ...protect the public health, safety, convenience and welfare...
- ...protect real estate within the City from impairment or destruction of value

**Concern with growing trend/preference toward demolition over renovation**

**Intention to provide additional/clarifying guidance via:**

- Update to 1133.09
- Forthcoming design guidelines



Docket No. 06-49-20 (1061 Nicholson)  
Demolition/New Construction - ABR - July 2020

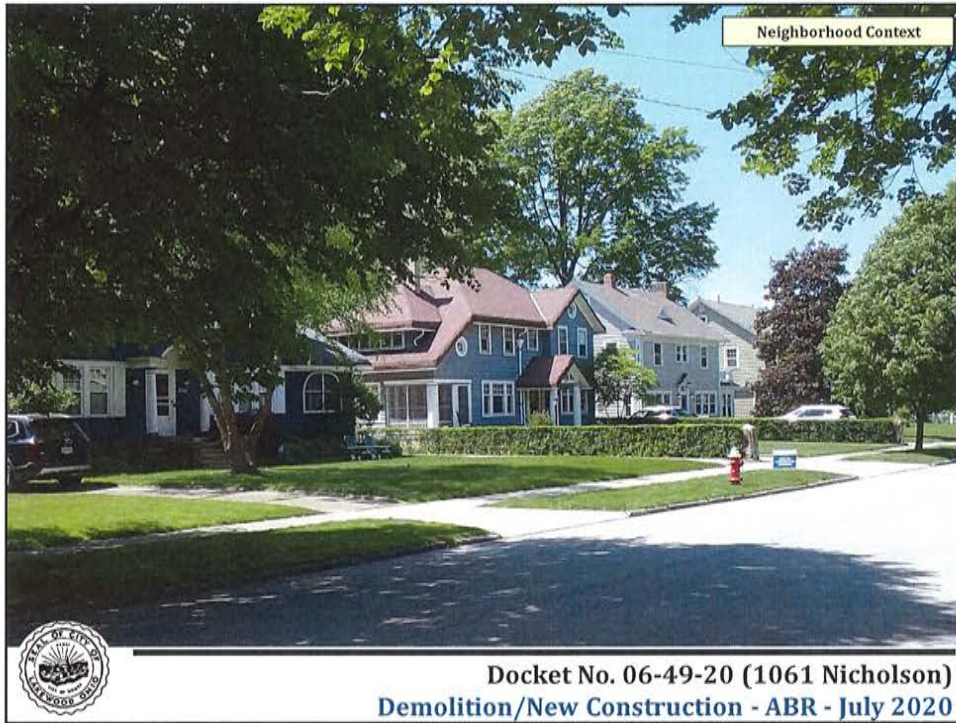
13

Existing Conditions

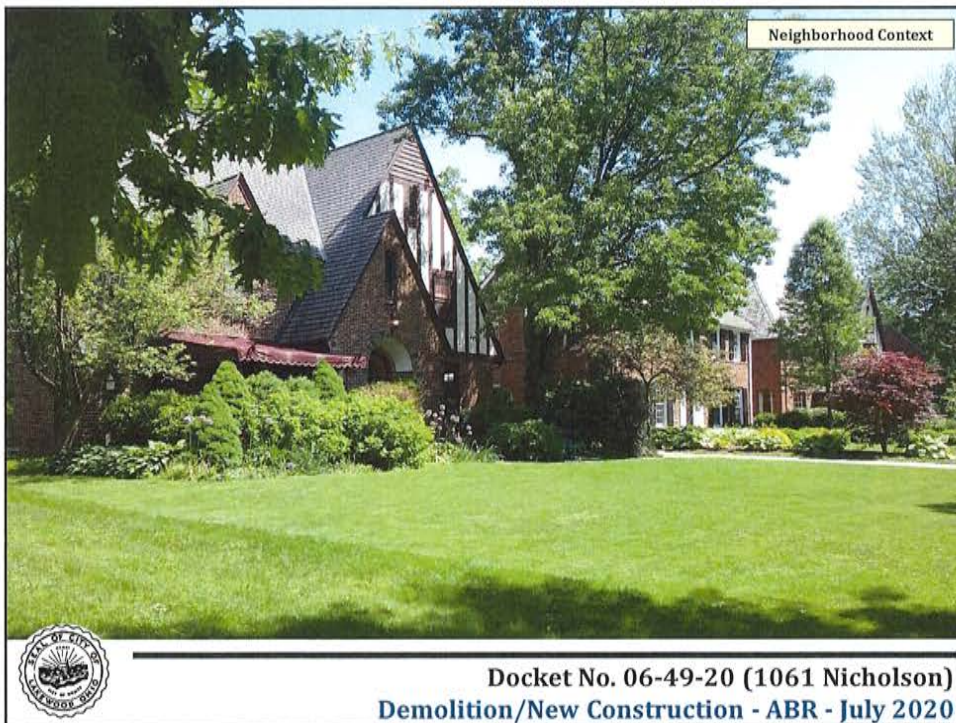


Docket No. 06-49-20 (1061 Nicholson)  
Demolition/New Construction - ABR - July 2020

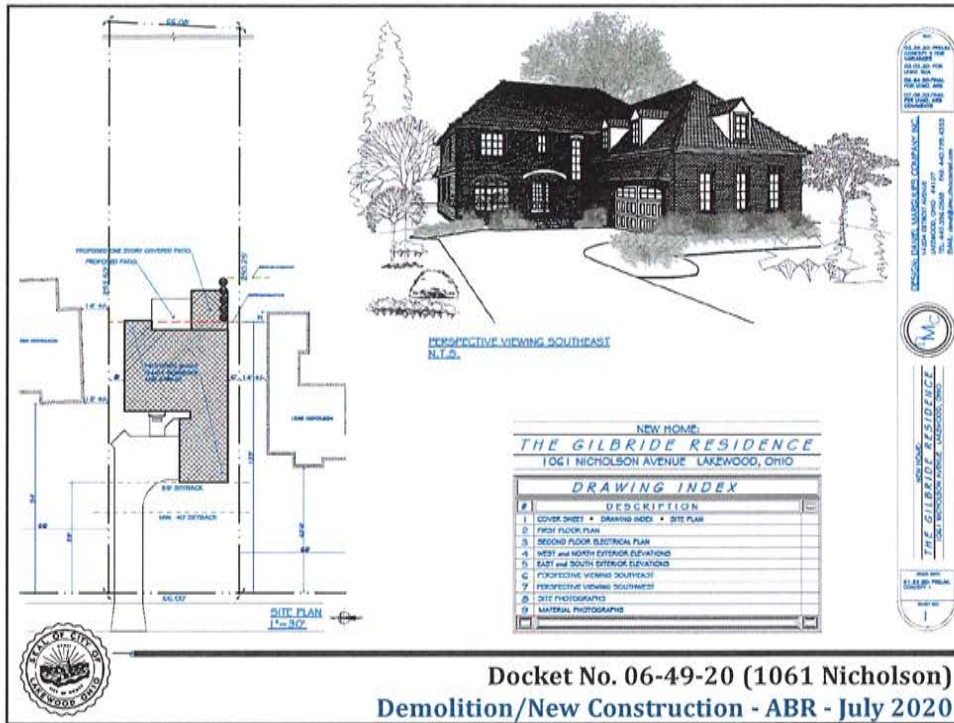
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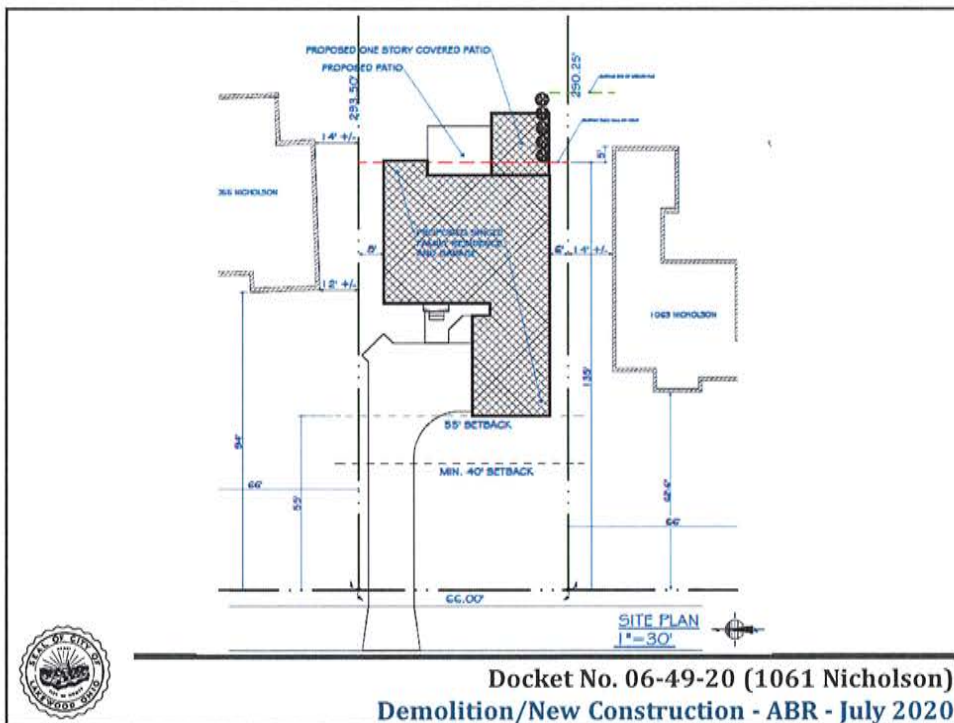


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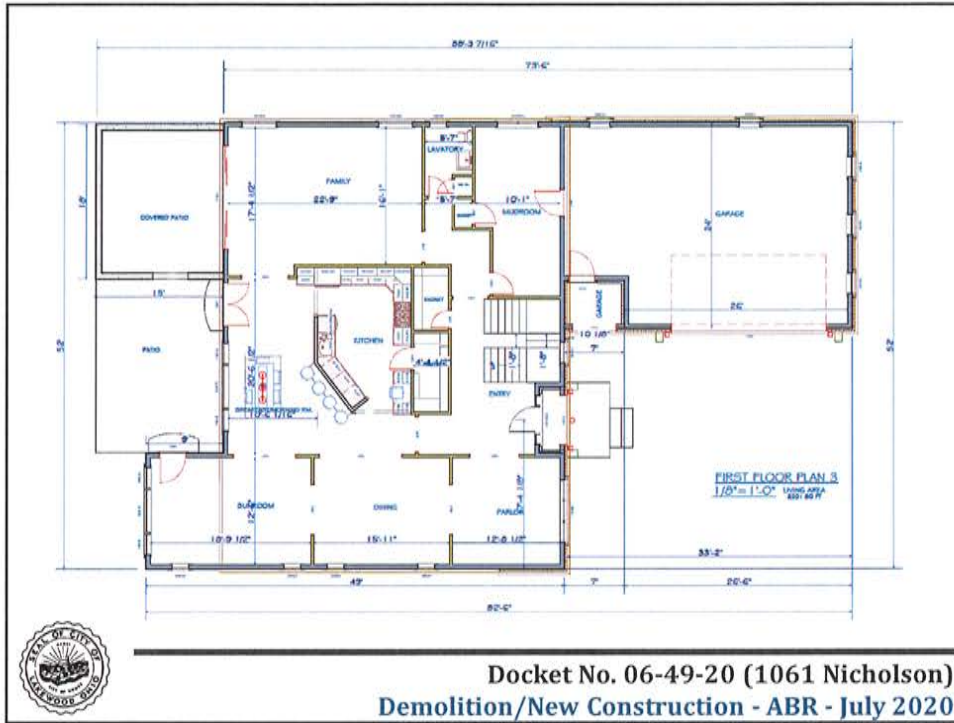
Docket No. 06-49-20 (1061 Nicholson)  
Demolition/New Construction - ABR - July 2020

17

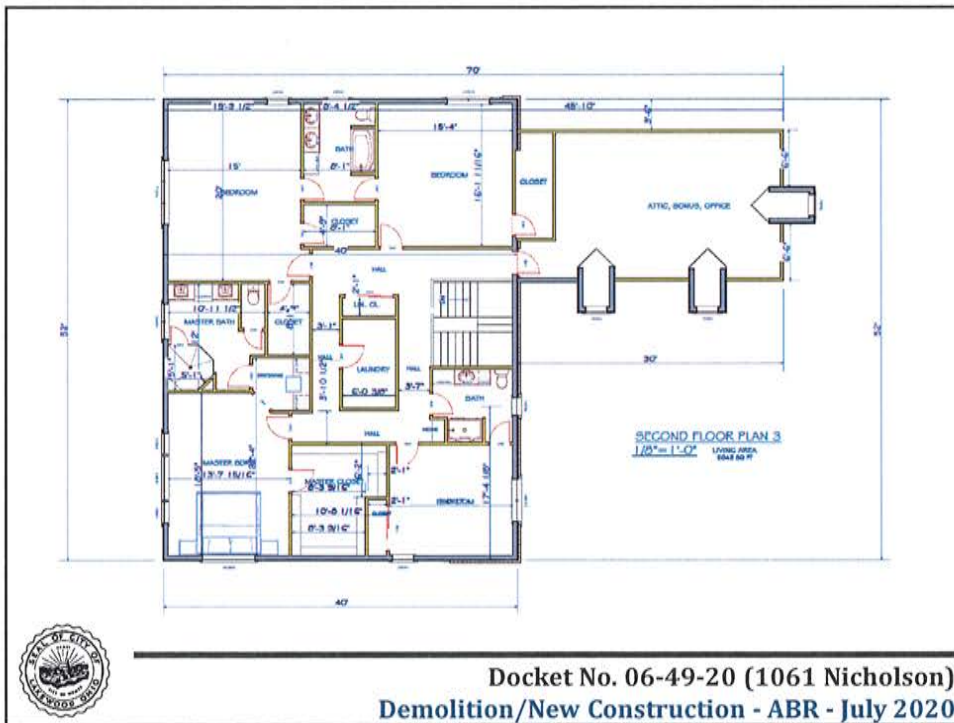


Docket No. 06-49-20 (1061 Nicholson)  
Demolition/New Construction - ABR - July 2020

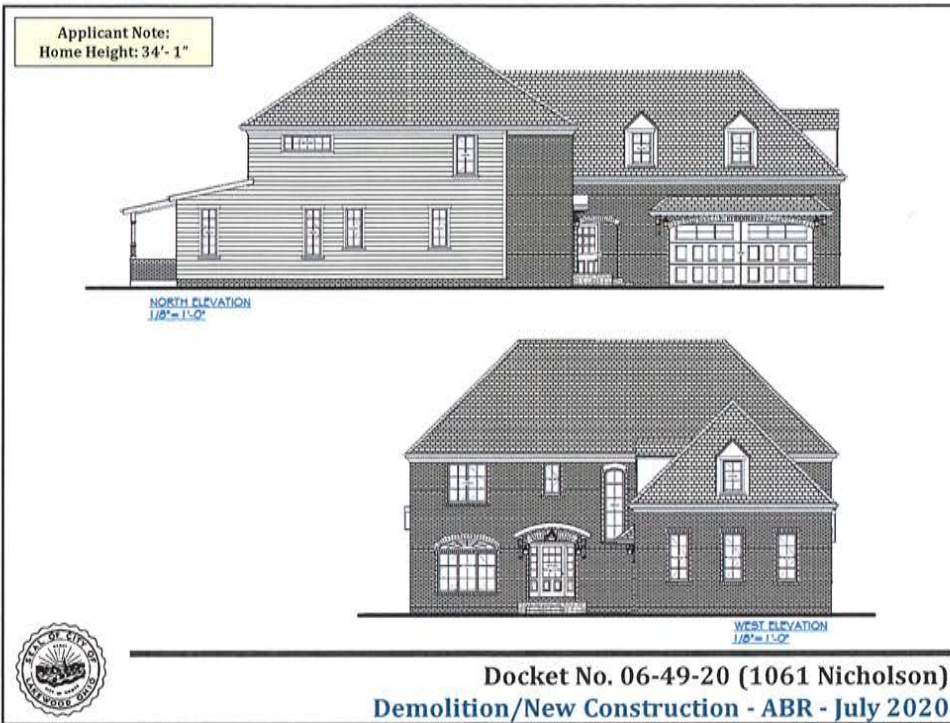
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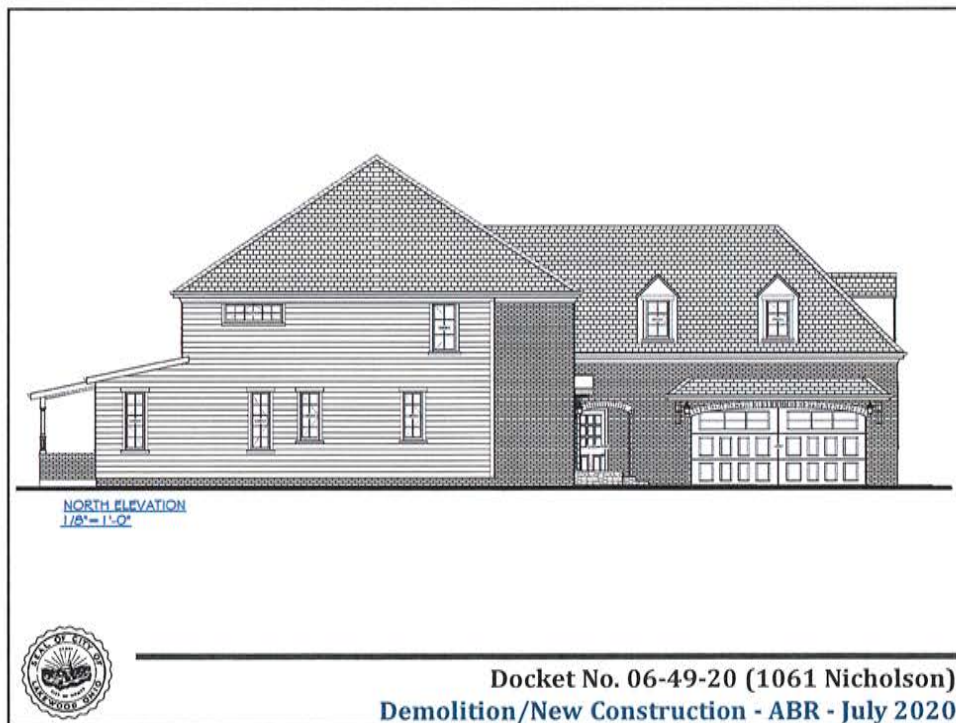
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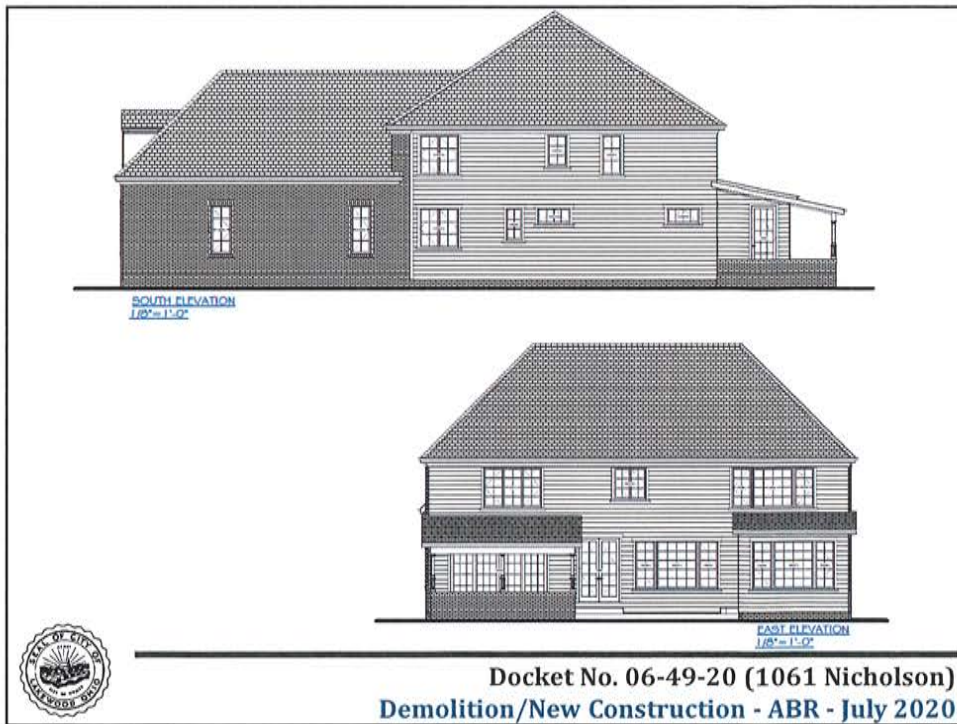
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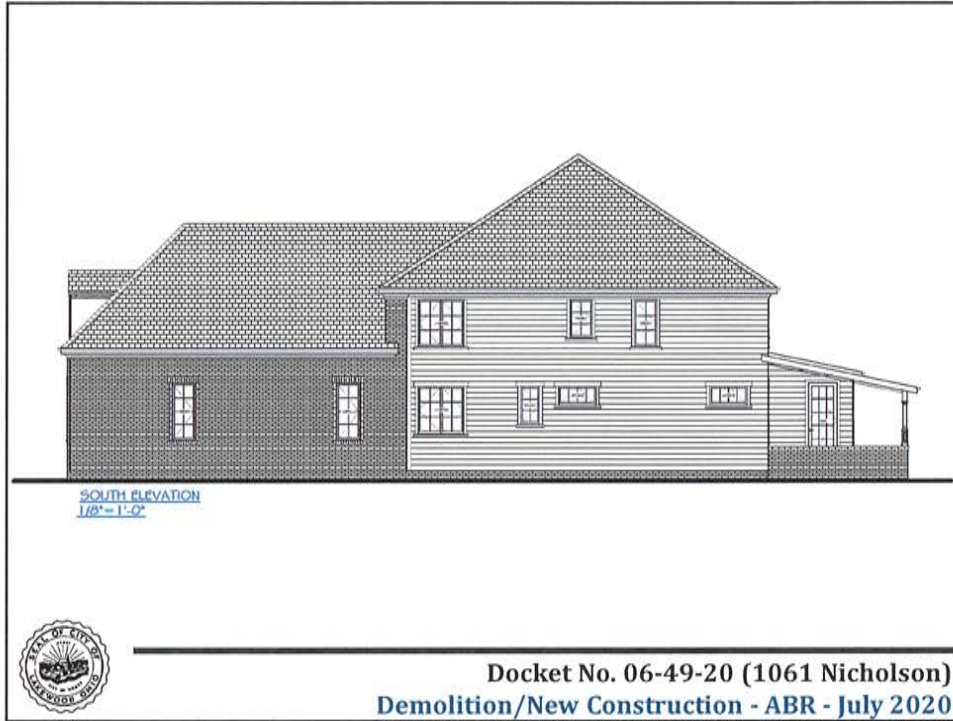
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24



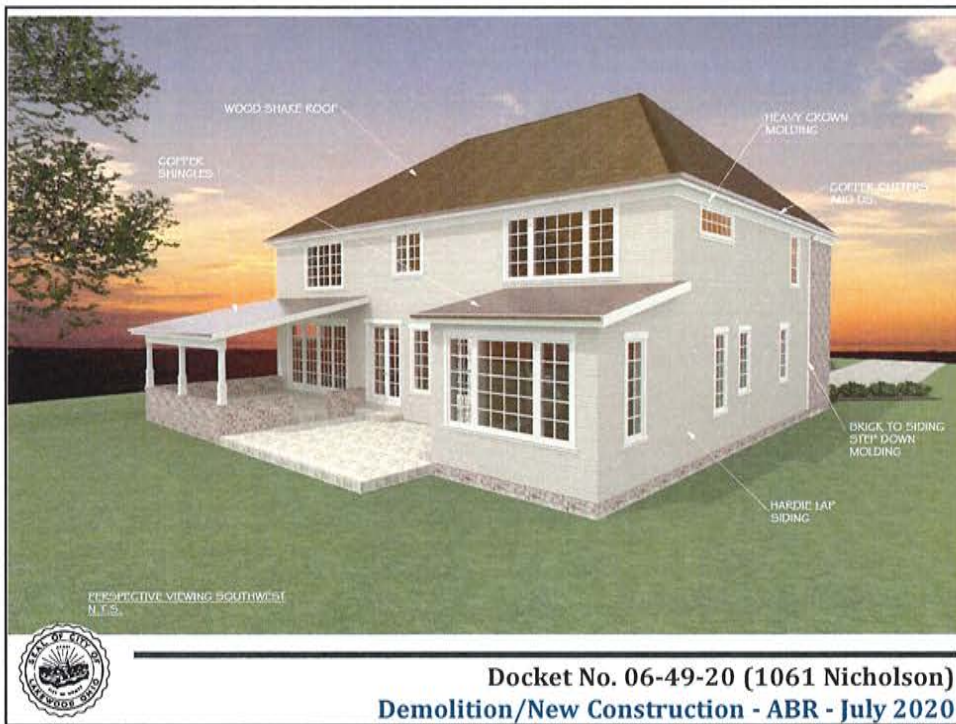
25



26



27



28



**Docket No. 06-49-20 (1061 Nicholson)**  
**Demolition/New Construction - ABR - July 2020**

29



ROMABIO

LIME WASHED BRICK WITH WHAT APPEARS TO BE STUCCO DORMERS AND AGING COPPER GUTTERS AND DOWNSPOUTS



LIME WASHED BRICK WITH WHAT APPEARS TO BE STUCCO DORMERS

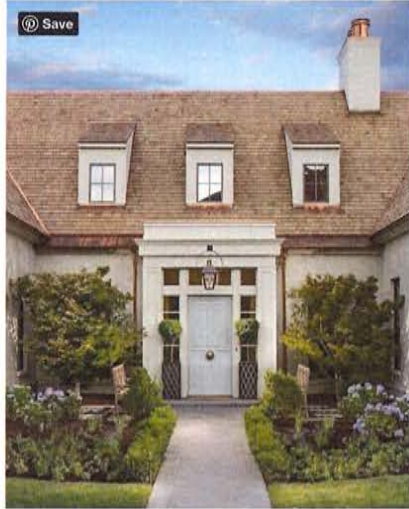


LIME WASHED BRICK WITH SHAKE SHINGLE ROOF AND WHAT APPEARS TO BE AGING COPPER GUTTER AND DOWNSPOUTS



**Docket No. 06-49-20 (1061 Nicholson)**  
**Demolition/New Construction - ABR - July 2020**

30



**Docket No. 06-49-20 (1061 Nicholson)**  
**Demolition/New Construction - ABR - July 2020**

31

**Applicant proposes new signage for Lakewood Truck Park.**

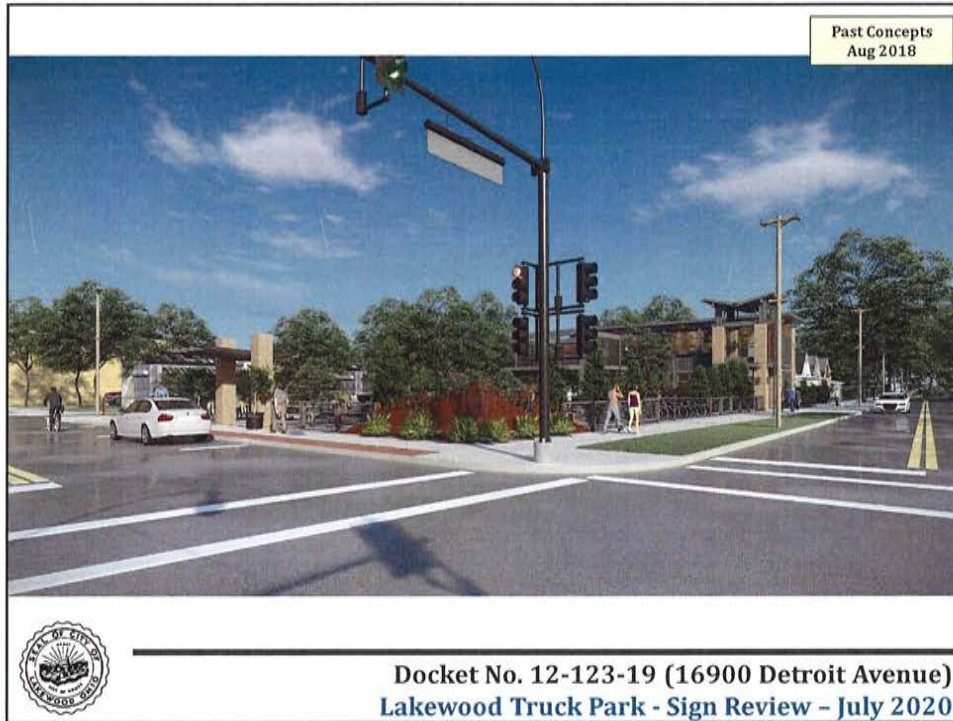
**City Notes:**

- Consider wall-mounted logo sign above Edwards Ave entrance
- Consider dimensional letters (L.T.P.) on the Detroit pedestrian entrance
- Past concepts/proposals provided to applicant for context



**Docket No. 12-123-19 (16900 Detroit Avenue)**  
**Lakewood Truck Park - Sign Review - July 2020**

32



33



34

Past Concepts  
Aug 2018



Docket No. 12-123-19 (16900 Detroit Avenue)  
Lakewood Truck Park - Sign Review - July 2020

35

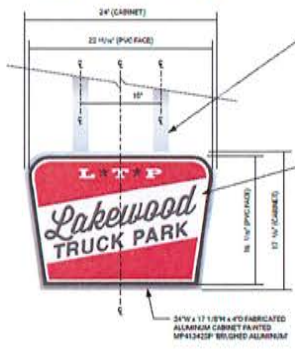
Lakewood Truck Park  
Exterior Signage - Conceptual Design 02.1  
DESIGN INTENT ONLY - NOT SUITABLE FOR PRODUCTION

Past Proposal  
Feb 2020

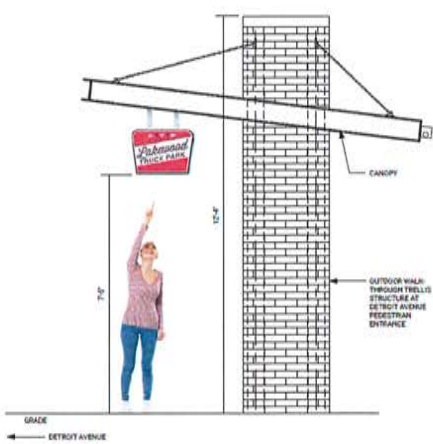
02.1-0 SUSPENDED SIGN - Front Elevation  
ONE (1) 24"W x 17 1/2"H x 4"D DOUBLE-SIDED NON-ILLUMINATED FABRICATED ALUMINUM CABINET PROJECTING SIGN FEATURING A CUSTOM PERFORATED SHAPE AND TWO (2) 22 1/2"W x 16 1/2"H x 1/2" THICK WHITE PVC PANELS WITH GTS (DIRECT TO SUBSTRATE) UV PRINTING.

02.1-1 SUSPENDED SIGN - East Elevation  
GTY 1  
SCALE: 1/2" = 1'

- QTY 1
- SCALE: 1 1/2" = 1'
- PRIMARY PALETTE:
  - RED (PANTONE 186 C)
  - BLACK (PANTONE BLACK 7 C)
  - WHITE
- M41342SP BRUSHED ALUMINUM (CABINET SUPPORTS)



2" ALUMINUM TUBE SUPPORTS ATTACHED TO CANOPY DEPTH/ REAR BRACKETING METHOD (TSO)  
22 1/2"W x 16 1/2"H x 1/2" THICK WHITE PVC PANEL WITH GTS (DIRECT TO SUBSTRATE) UV PRINTING. RED AREA ROLLED TO 1/4" LAKWOOD TRUCK PARK SIGNS TO 1/2"



Docket No. 12-123-19 (16900 Detroit Avenue)  
Lakewood Truck Park - Sign Review - July 2020

36

Past Proposal  
Feb 2020

### Lakewood Truck Park Exterior Signage - Conceptual Design 02.1

DESIGN INTENT ONLY - NOT SUITABLE FOR PRODUCTION

**02.1-C PROJECTING SIGN - Front Elevation**

ONE (1) - 24" W x 17 1/2" H x 4" D DOUBLE SIDED, NON-ILLUMINATED FABRICATED ALUMINUM CABINET PROJECTING SIGN FEATURING A CUSTOM PERSPECTIVE SHAPE AND TWO (2) 22 1/2" W x 18 1/2" H x 1/2" THICK WHITE PVC PANELS WITH DTG (DIRECT TO SUBSTRATE) UV PRINTING

QTY: 1

SCALE: 1/2" = 1'

PRIMARY PALETTE:

- RED (PANTONE 184 C)
- BLACK (PANTONE BLACK 7 C)
- WHITE
- MP41242SP BRUSHED ALUMINUM (CABINET SUPPORTS)

**02.1-C PROJECTING SIGN - South Elevation**

QTY: 1

SCALE: 1/2" = 1'

SIGN CENTERED ON EASTERING BRICK COLUMN IN PLACE OF SCIENCE. CENTER ALIGNED WITH REMAINING SPACES. EXTERNAL SIGN LIGHTING OPTIONAL.

**Docket No. 12-123-19 (16900 Detroit Avenue)  
Lakewood Truck Park - Sign Review - July 2020**

37

Past Proposal  
Feb 2020

### Lakewood Truck Park Exterior Signage - Conceptual Design 02.1

DESIGN INTENT ONLY - NOT SUITABLE FOR PRODUCTION

**02.1-D CANOPY SIGN - Front Elevation**

ONE (1) - 32'0" W x 3'4" H x 6" D FABRICATED ALUMINUM CABINET SIGN TO BE INSTALLED CENTERED ON THE OVERHANG CANOPY OF THE MAIN STRUCTURE. THE CABINET IS NON-ILLUMINATED AND FEATURES LAKESIDE TRUCK STOP WHITE LETTERS WITH BLACK OUTLINES AND RED EXPANDED NEON PLANE STROKES.

QTY: 1

SCALE: 1/2" = 1'

PRIMARY PALETTE:

- RED (PANTONE 184 C)
- BLACK (PANTONE BLACK 7 C)
- WHITE
- DEEP GOLD (PANTONE 7413 C)

**02.1-D ROOFTOP LETTERS - South Elevation**

QTY: 1

SCALE: 1/2" = 1'

**Docket No. 12-123-19 (16900 Detroit Avenue)  
Lakewood Truck Park - Sign Review - July 2020**

38

Past Proposal  
Feb 2020

**Docket No. 12-123-19 (16900 Detroit Avenue)**  
**Lakewood Truck Park - Sign Review - July 2020**

39

Past Proposal  
Feb 2020

PAINTED PANEL, 16" LETTERS WITH NEON

192x24"

LAKWOOD TRUCK PARK



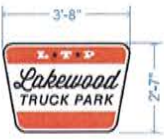
SOUTH ELEVATION

60x67"


<p>JOB: LAKEWOOD TRUCK PARK ADDRESS: 16900 DETROIT AVE LAKEWOOD CONTACT: DANIEL DEAGAN PHONE: 216.767.5775 EMAIL: DEAGAN33@YAHOO.COM DATE: 7FEB 2020</p>	<p>NOTES: - POSSIBLE 4 NEW SIGNS ENTRANCE STRUCTURE, MONUMENT, TOWER SIDE, ROOF FACE COLOR: - TRIM COLOR: - RETURN COLOR: -</p>	<p>ALL DRAWINGS ARE THE PROPERTY OF NORTH COAST SIGN &amp; LIGHTING SERVICES INC. AND ARE TO BE USED FOR CONCEPTUAL PURPOSES ONLY UNTIL SIGNED AND DATED BY PROJECT MANAGER AND CUSTOMER. ANY OTHER USE IS PROHIBITED.</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**Docket No. 12-123-19 (16900 Detroit Avenue)**  
**Lakewood Truck Park - Sign Review - July 2020**

40

**EAST / WEST WALL SIGNS**  
(FLUSH MOUNTED, FACE-LIT LED)



**BLADE SIGN**  
(DOUBLE-SIDED, EXTERNALLY LIT)



**Docket No. 12-123-19 (16900 Detroit Avenue)**  
**Lakewood Truck Park - Sign Review - July 2020**

41



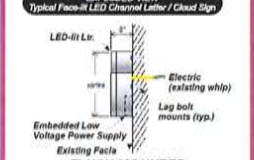



**BLADE SIGN**  
(DOUBLE-SIDED, EXTERNALLY LIT)



**Docket No. 12-123-19 (16900 Detroit Avenue)**  
**Lakewood Truck Park - Sign Review - July 2020**

42

**FLUSH MOUNTED LED-LIT LETTER / CLOUD SIDE VIEW**  
RATED 120 VOLTS

**EAST / WEST WALL SIGNS**  
(FLUSH MOUNTED, FACE-LIT LED)




**Docket No. 12-123-19 (16900 Detroit Avenue)**  
**Lakewood Truck Park - Sign Review - July 2020**

43

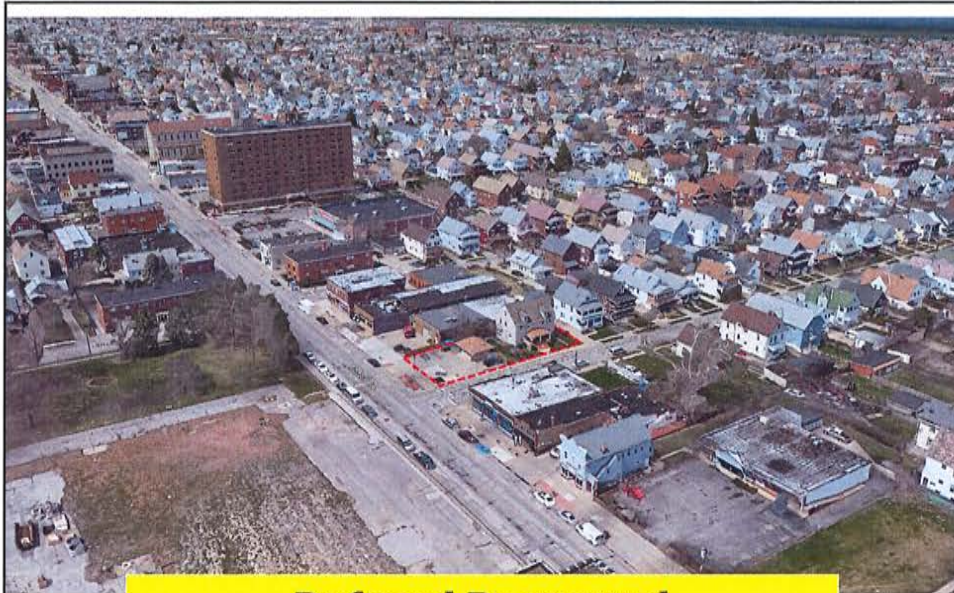


**Administratively Tabled**



**Docket No. 02-09-19 & 06-48-19 (13701/13901 Detroit)**  
**Market Rate Apartments - ABR - July 2020**

44

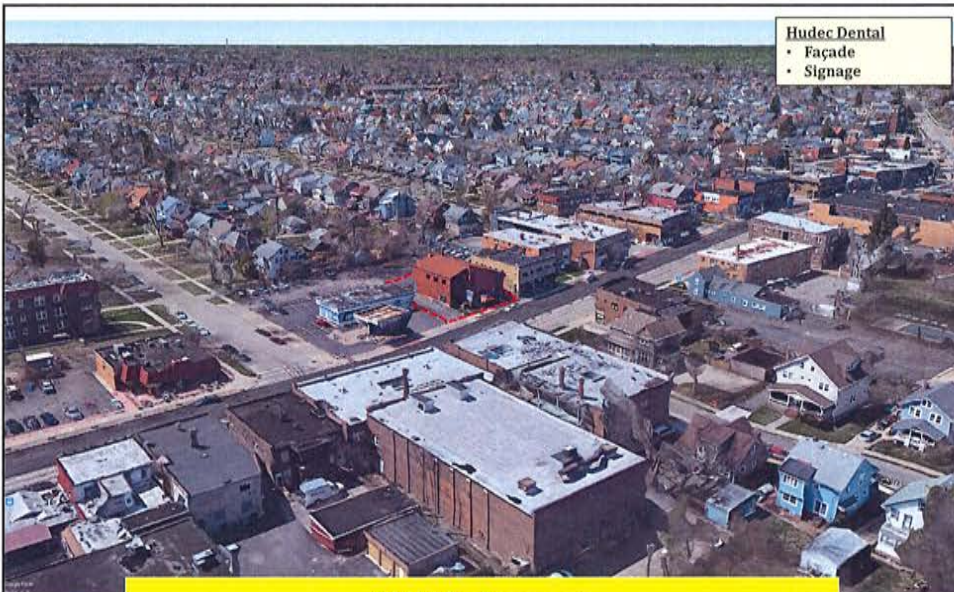


**Deferral Requested**



**Docket No. 03-25-20 (12102 Madison)  
Hola Tacos - ABR - July 2020**

45

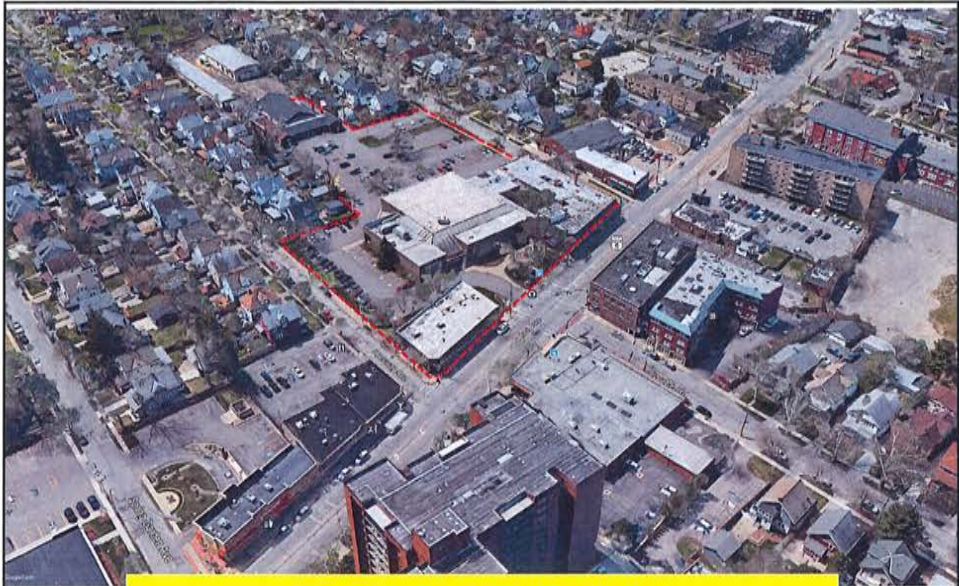


**Withdrawn**



**Docket No. 03-27-20 (15509 Madison)  
Hudec Dental - ABR/Sign Review - July 2020**

46

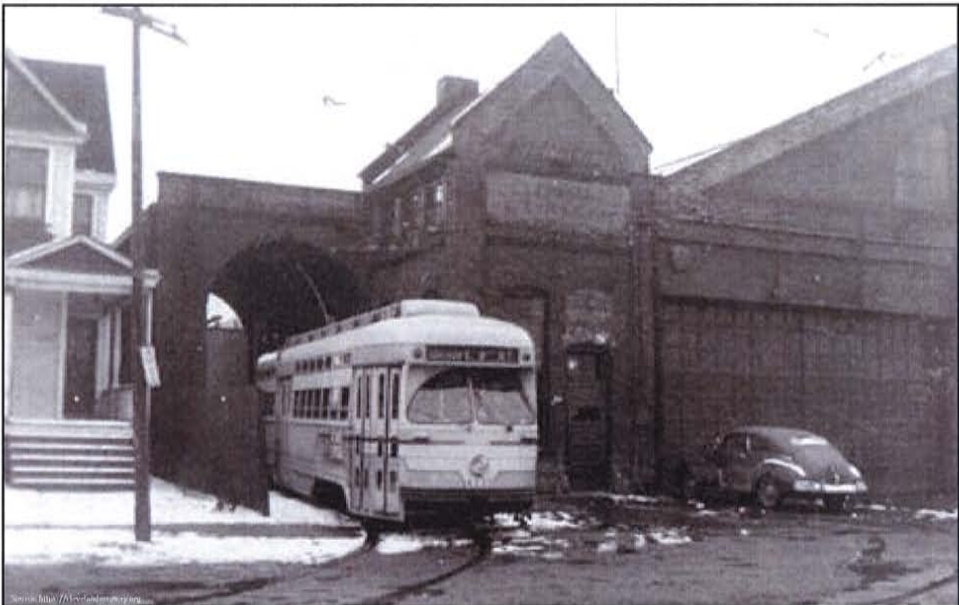


**Deferral Requested**



Docket No. 06-54-20 (17801 Detroit)  
Beck Center for the Arts (West Park) – ABR – July 2020

47



Architectural Board of Review  
New Business – July 2020

48

Applicant proposes adding a porch w/dormer to existing home.

**City Notes:**

- Requested more detailed front/side elevations to fully illustrate proposal & integration with exiting home
- Requested more information on new/proposed door



If members of the public have comment to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



Docket No. 07-60-20 (14241 Bayes)  
Front Porch - ABR - July 2020

49



Docket No. 07-60-20 (14241 Bayes)  
Front Porch - ABR - July 2020

50



51



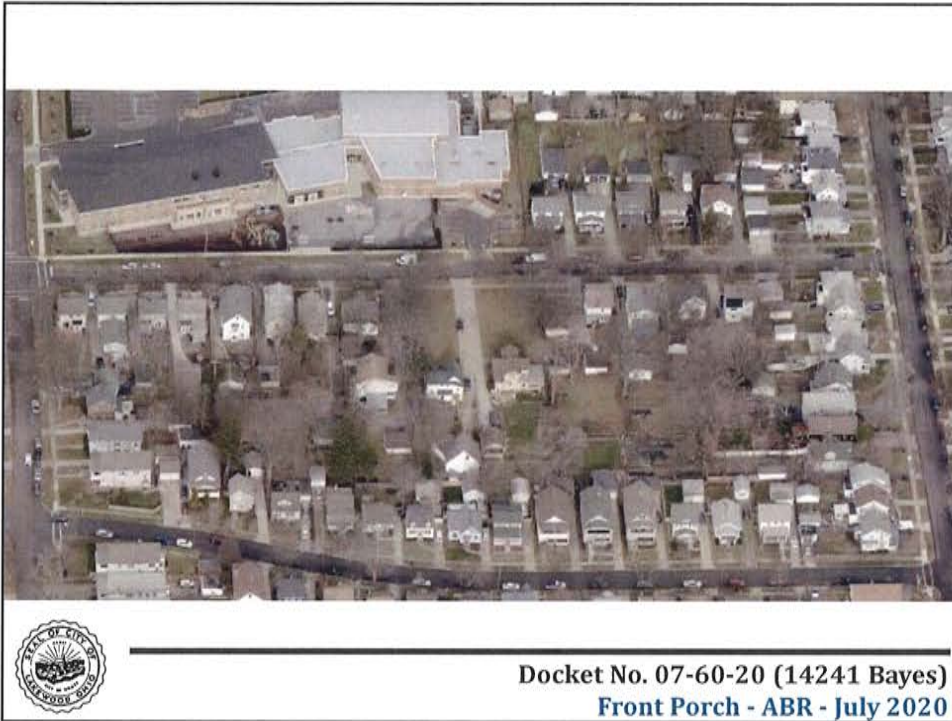
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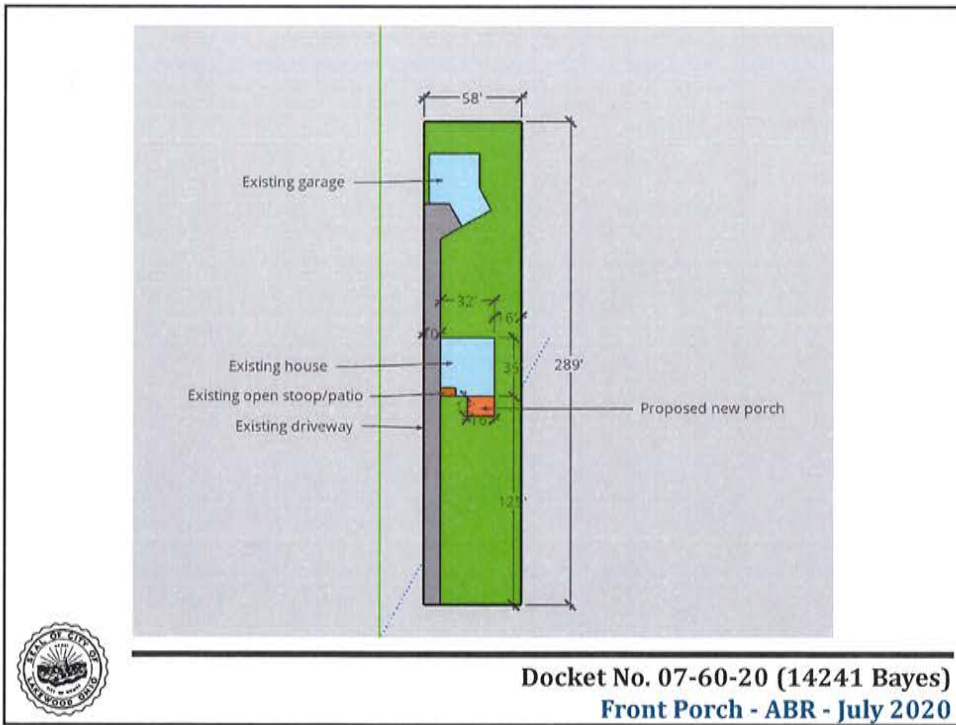
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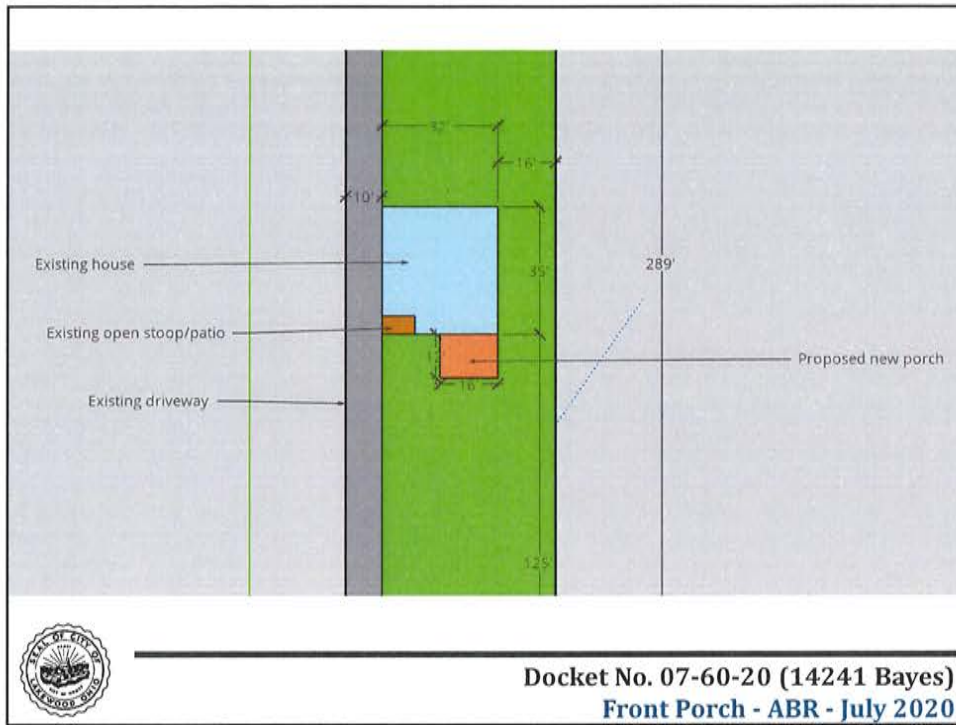
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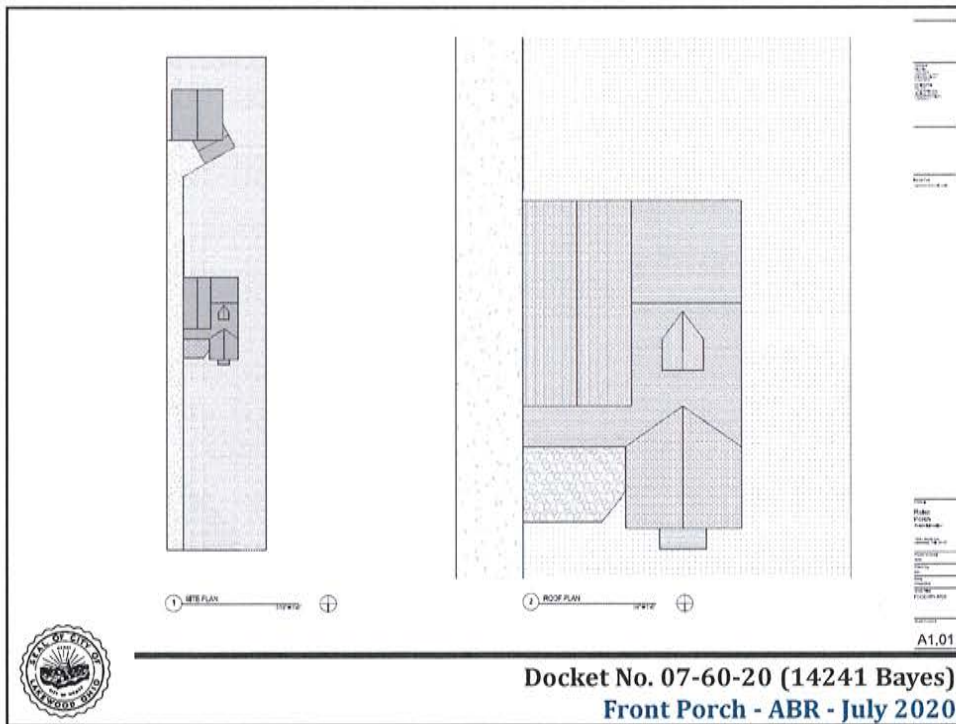
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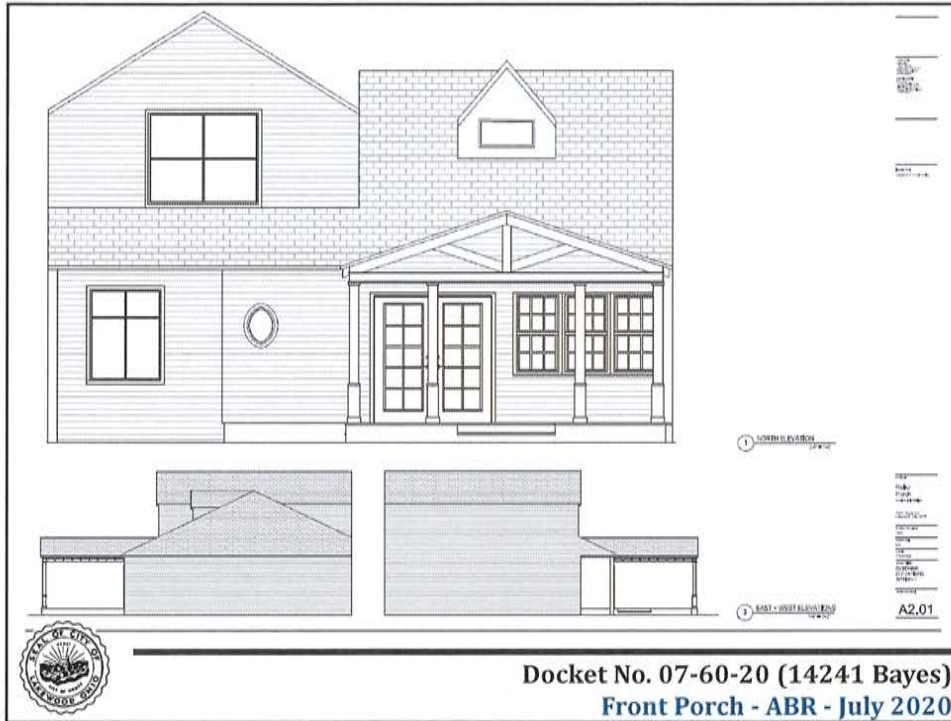
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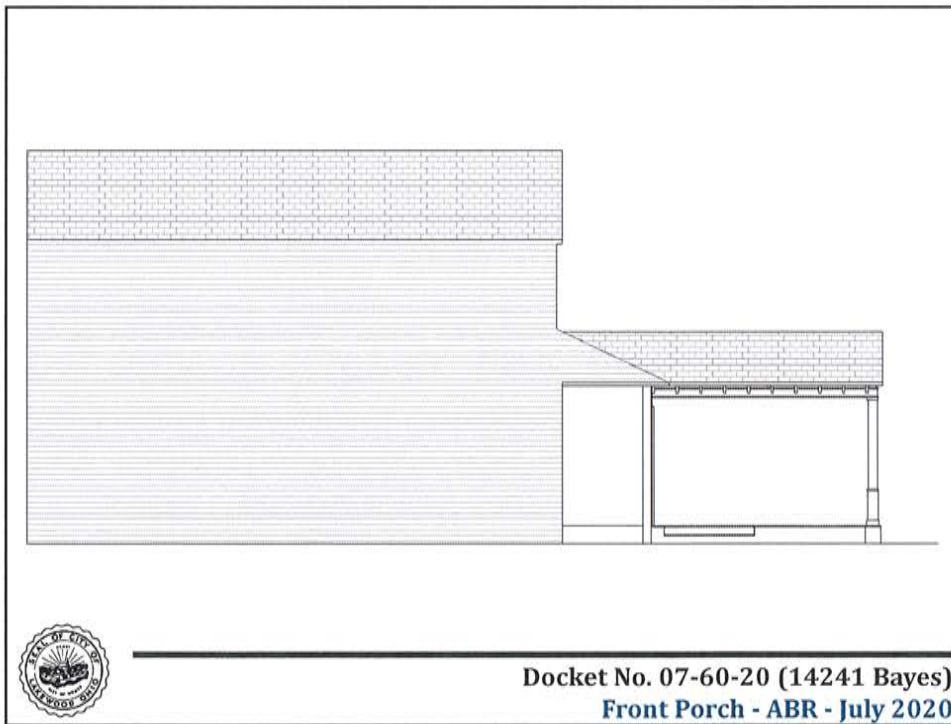
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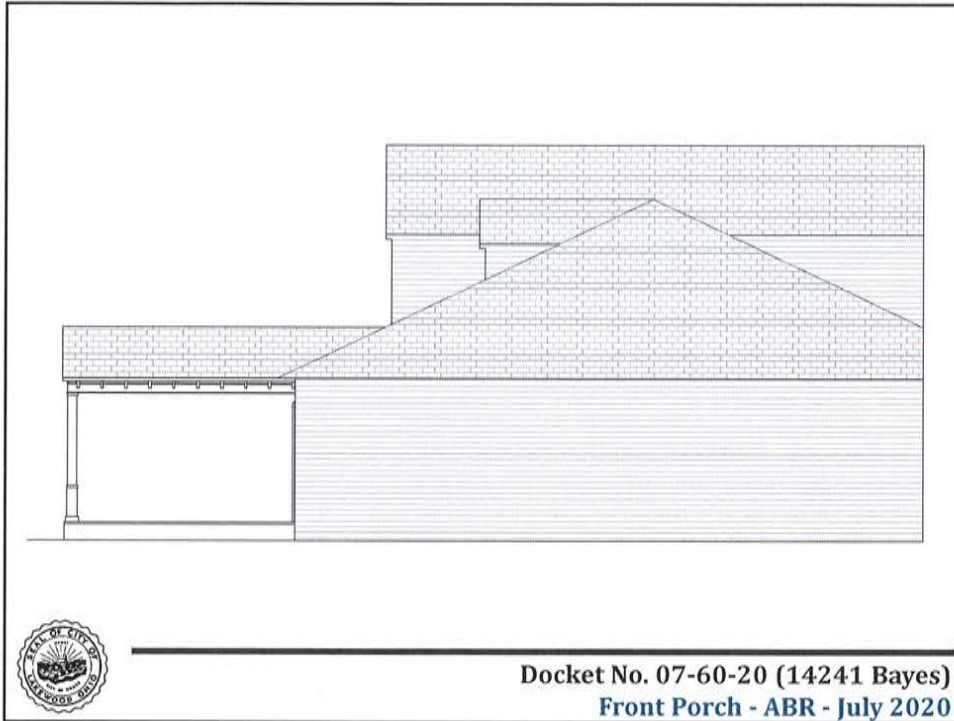
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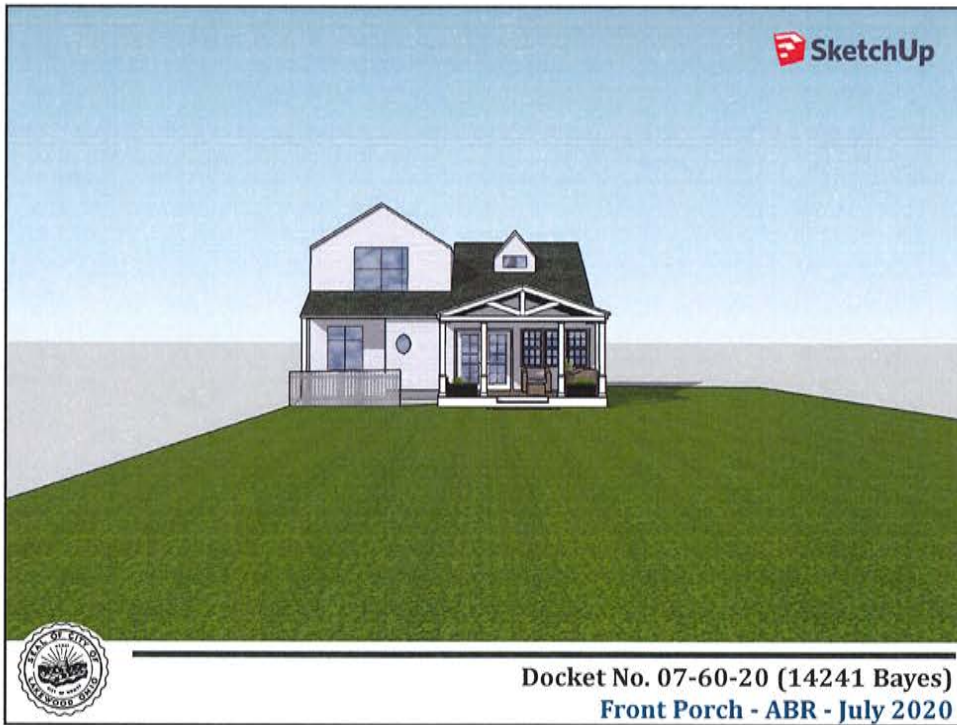
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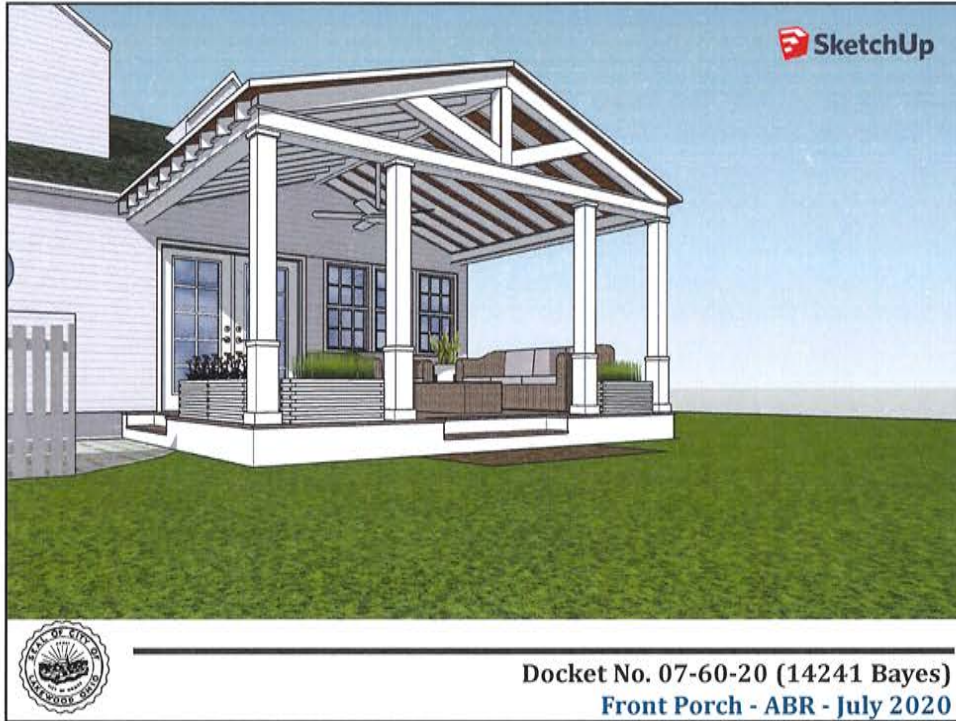
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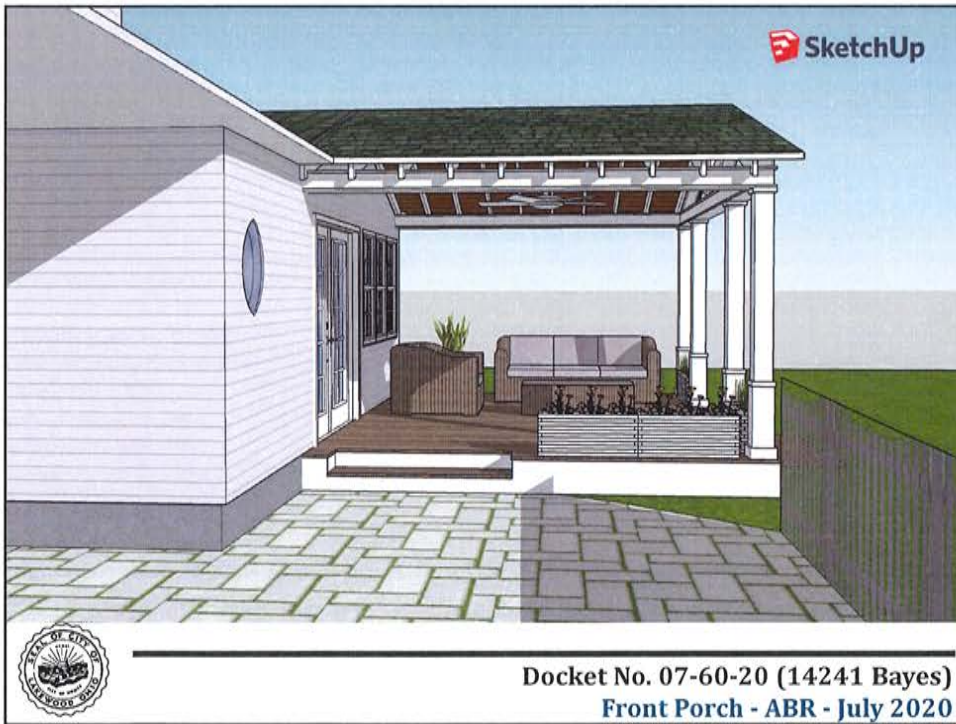
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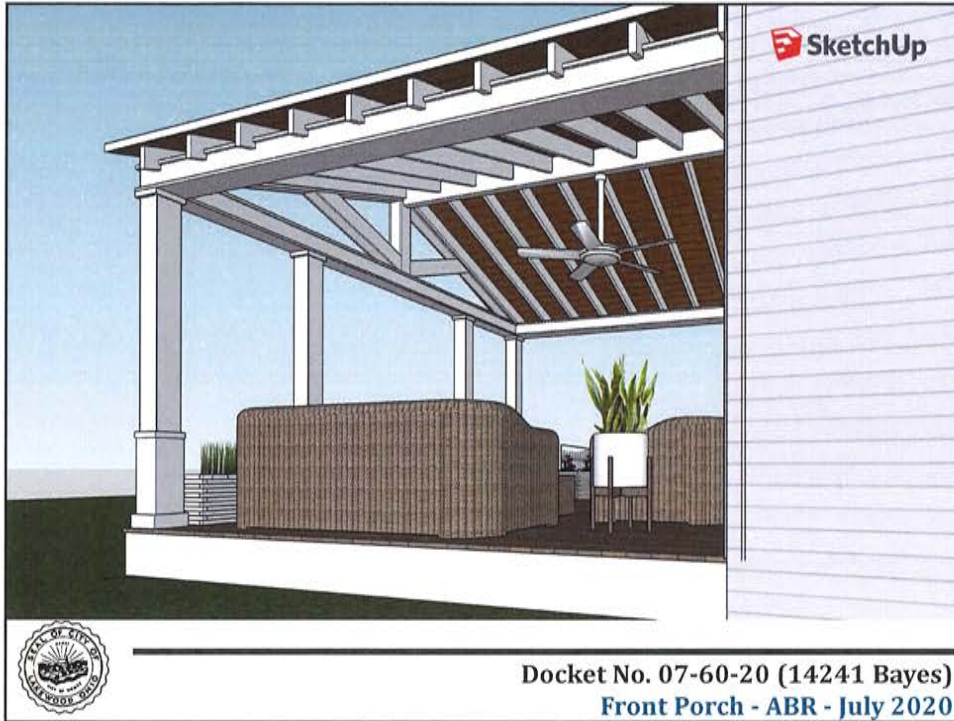
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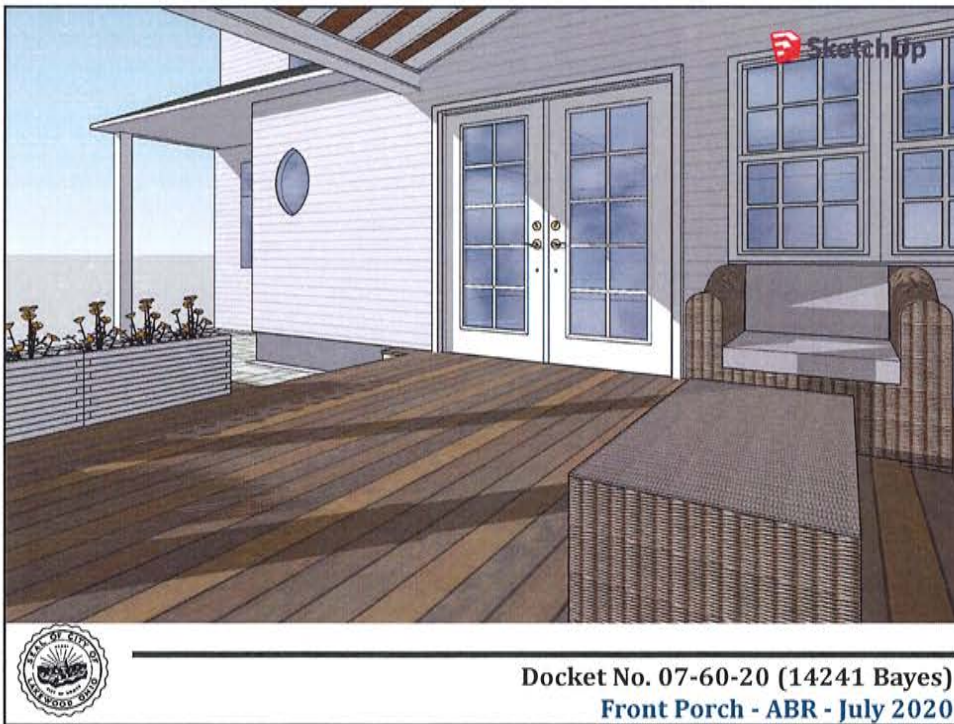
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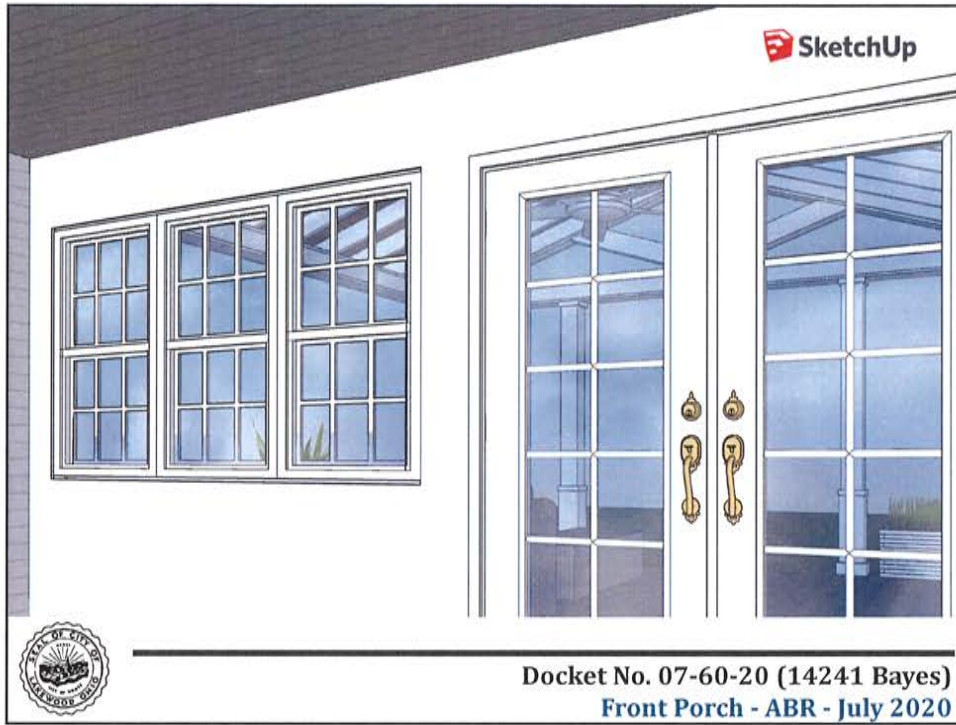
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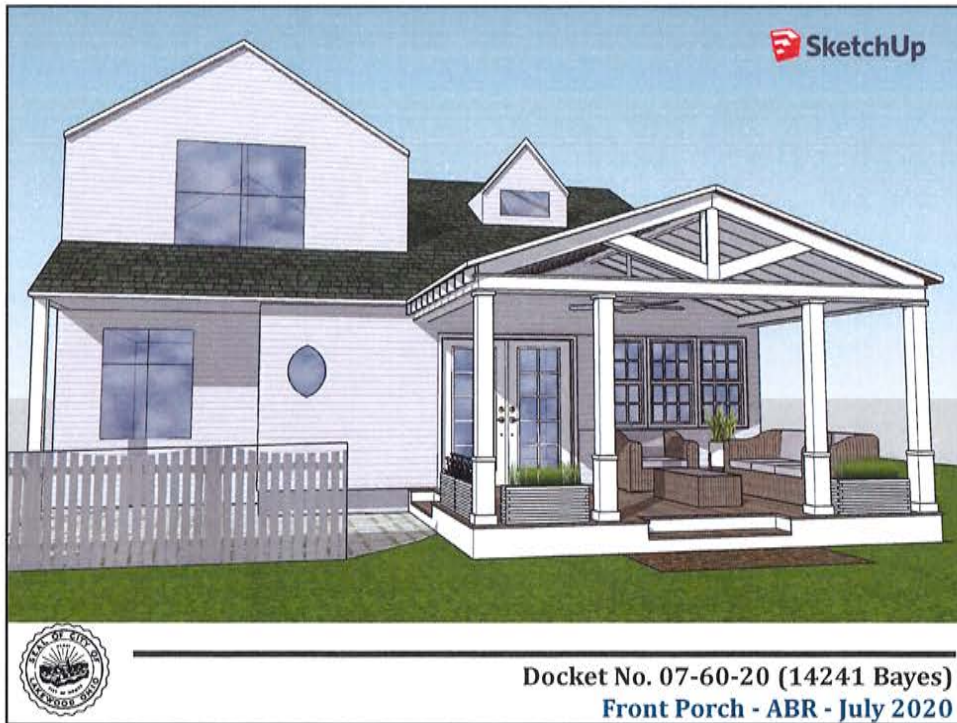
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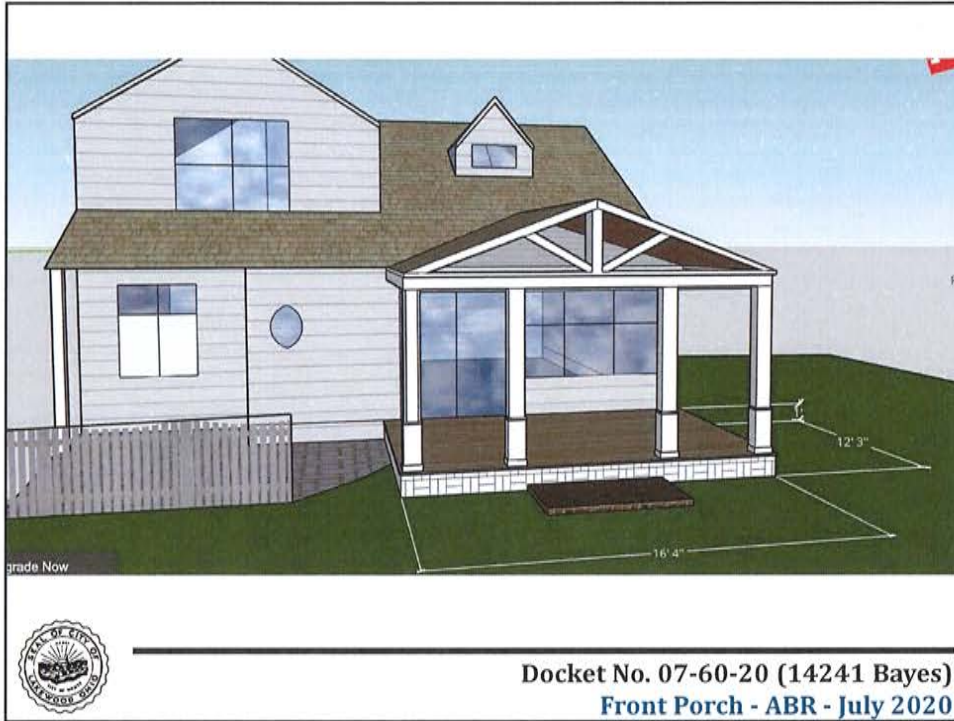
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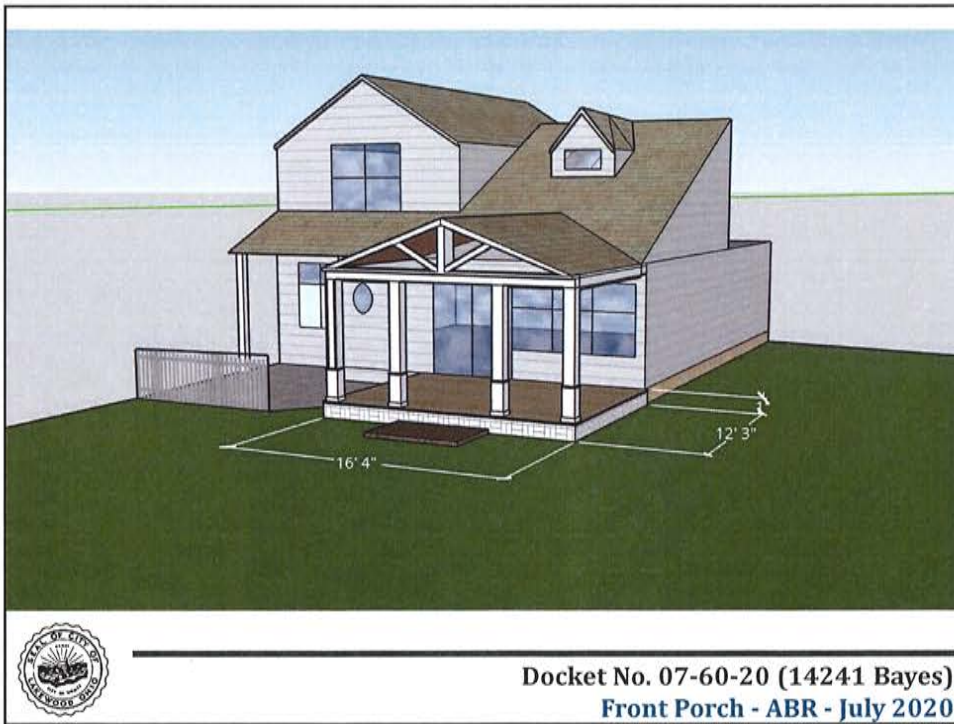
67



68





69



70

Example - Door

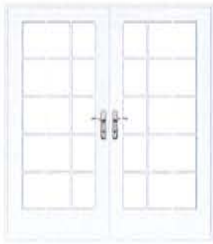
Thank you for your interest in Pella® products


**Product:**  
Pella® Lifestyle Series, Double Inswing Door, 71.25 X 79.5, White

**Room:** None Assigned

**Quantity:** 1

**Options:**  
 Exterior Color: White  
 Interior Finish: Bright White Paint  
 Hardware Style: Standard  
 Hardware Finish: Satin Nickel  
 Grille Type: GBG, Grille Pattern: Traditional






**Docket No. 07-60-20 (14241 Bayes)**  
**Front Porch - ABR - July 2020**


71

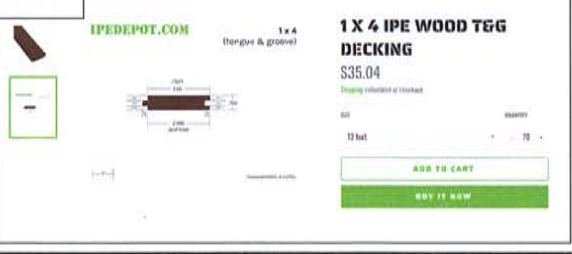
Example - Flooring


Yard & Home Premium Pre-Grooved Ipe Wood Decking, 1 in. x 6 in.  
 Ipe Pre-Grooved FAS - 1"X6" / Pre-grooved / Ipe / 3/4" x 5.5" x 84"

Sold by: Yard & Home  
 Not yet reviewed SKU: 15265867





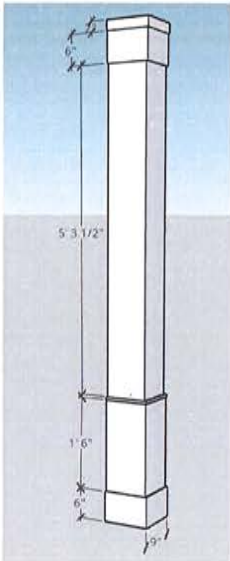






**Docket No. 07-60-20 (14241 Bayes)**  
**Front Porch - ABR - July 2020**

72

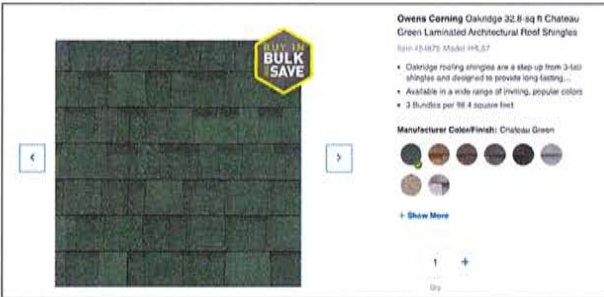


Example - Porch Details

**Docket No. 07-60-20 (14241 Bayes)**  
**Front Porch - ABR - July 2020**

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Example - Siding/Roofing

**Docket No. 07-60-20 (14241 Bayes)**  
**Front Porch - ABR - July 2020**

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Example - Closed Gable



Docket No. 07-60-20 (14241 Bayes)  
Front Porch - ABR - July 2020

75

Applicant proposes demo of existing concrete/masonry porch, rebuild front steps (wood).

**City Notes:**

- Originated from housing survey inspection (Mar 2020) – Repair/tuckpoint foundation around front porch
- **Recommend:**
  - Full consideration of front step replacement (applicant provided guidelines)
  - Conditional approval for exploratory demolition (concrete porch), with 3-month timeframe for applicant to return for review of front façade plans following demolition



If members of the public have comment to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



Docket No. 07-61-20 (1193 Ethel)  
Front Porch - ABR - July 2020

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**Docket No. 07-61-20 (1193 Ethel)**  
**Front Porch - ABR - July 2020**

77



**Docket No. 07-61-20 (1193 Ethel)**  
**Front Porch - ABR - July 2020**

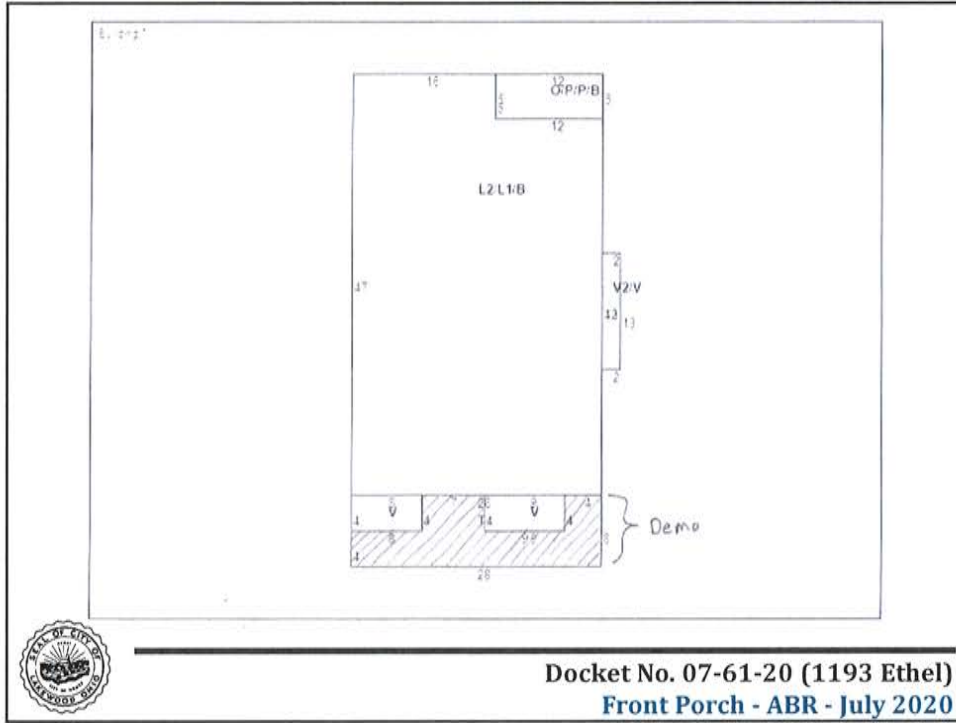
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79

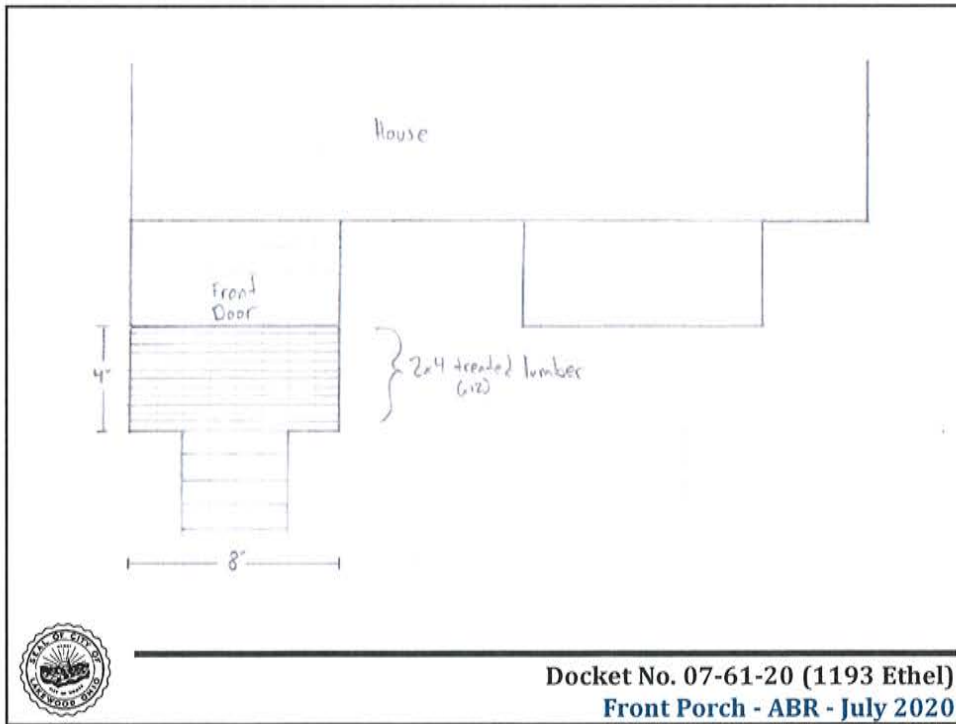


80



Docket No. 07-61-20 (1193 Ethel)  
 Front Porch - ABR - July 2020

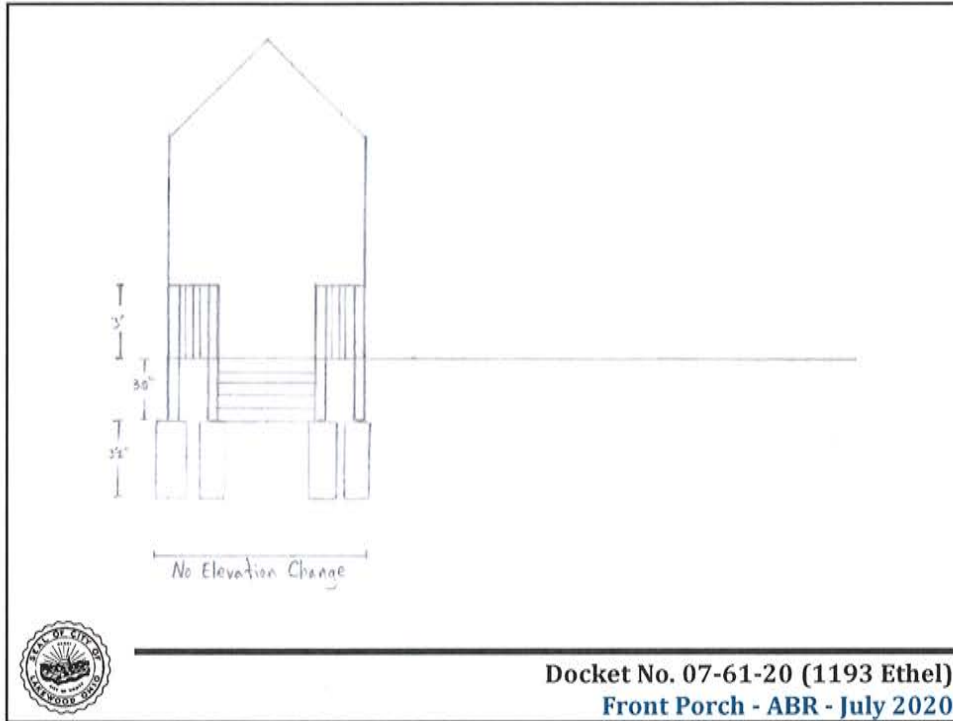
81



Docket No. 07-61-20 (1193 Ethel)  
 Front Porch - ABR - July 2020

82





85

**Applicant proposes renovation of existing two-story front porch.**

**City Notes:**

- Originated as Building Department permit compliance case
- Highlights need for more outreach on process and requirements for residential permits/design review
- Requested more detailed front/side elevations and intended materials (railing system) to enable review.
- Applicant provided with (1) Porch Guidelines, and (2) Example hand-drawn plans from past approved project

If members of the public have comment to offer on this proposal - you are encouraged to use the chat feature if you are viewing through GoToMeeting

**Docket No. 07-62-20 (1440 Maile)**  
**Front Porch - ABR - July 2020**

86



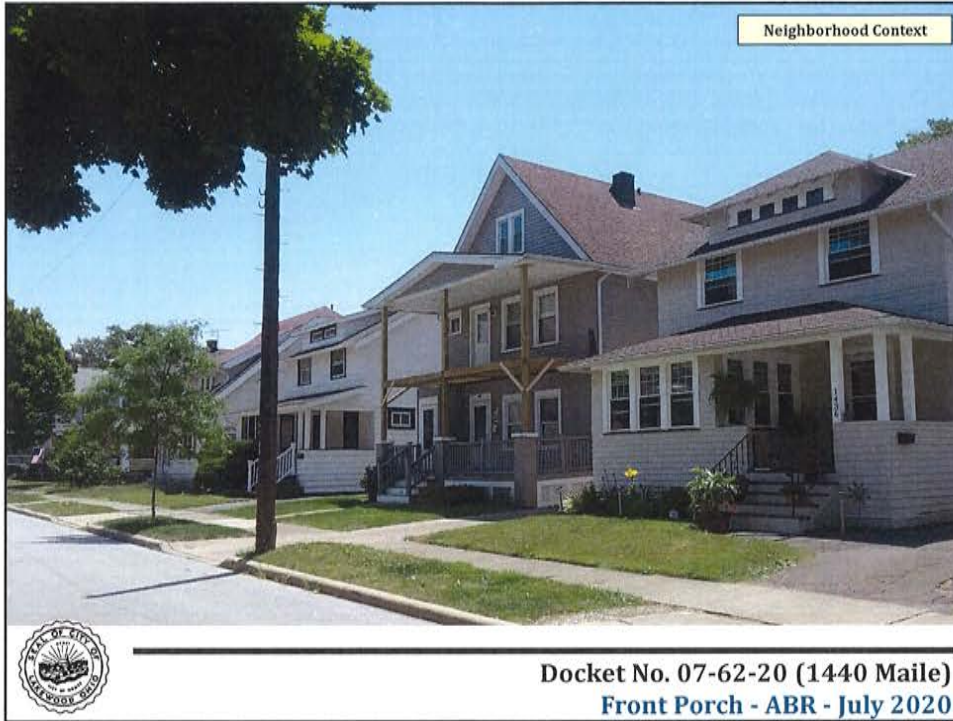
Docket No. 07-62-20 (1440 Maile)  
Front Porch - ABR - July 2020

87

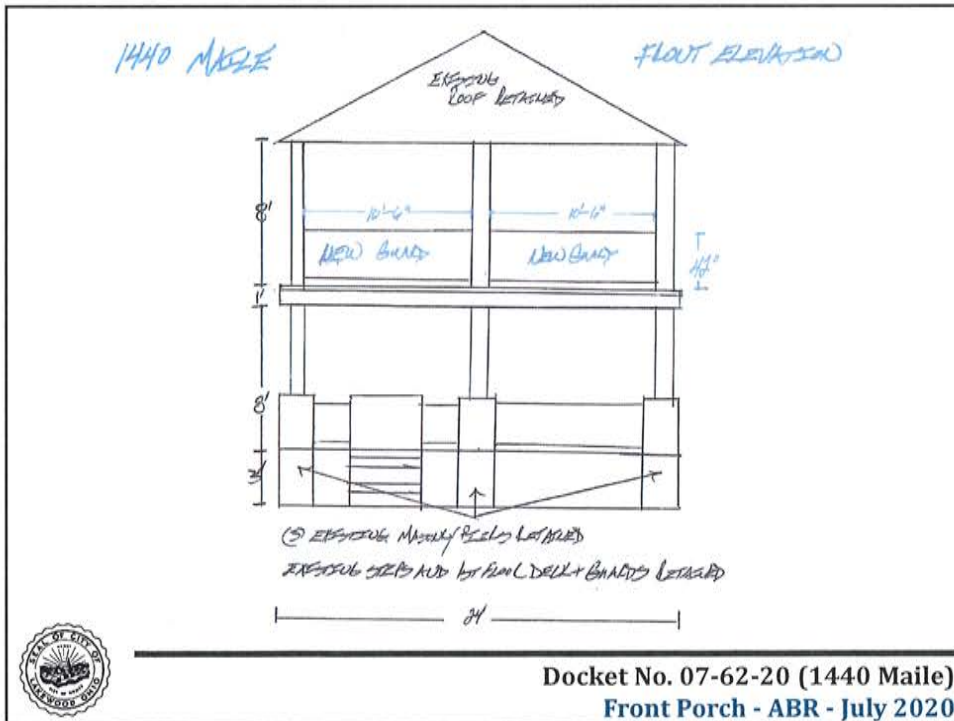


Docket No. 07-62-20 (1440 Maile)  
Front Porch - ABR - July 2020

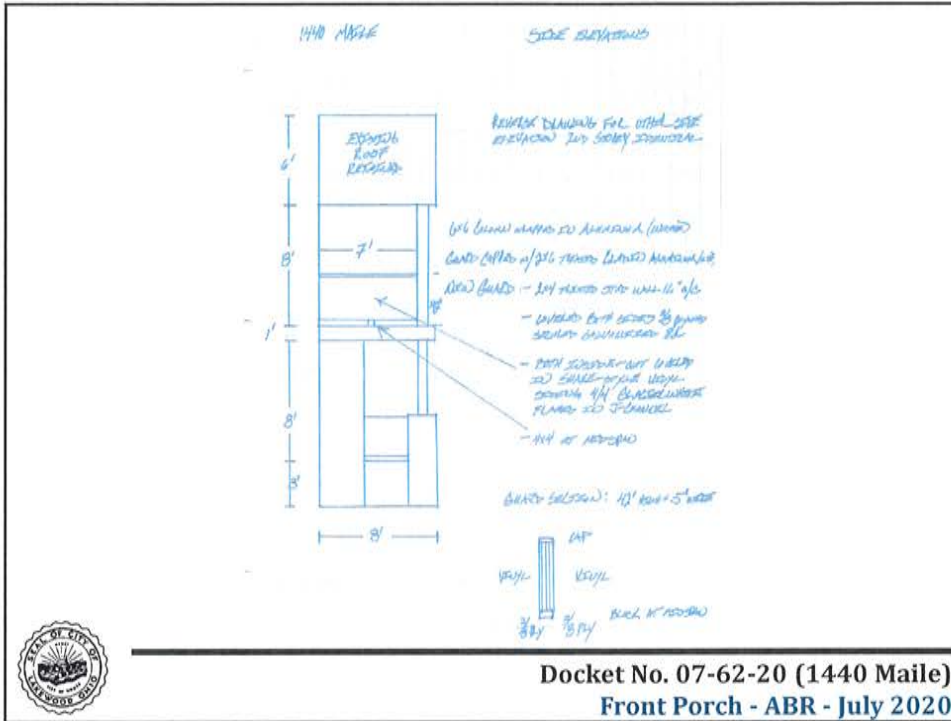
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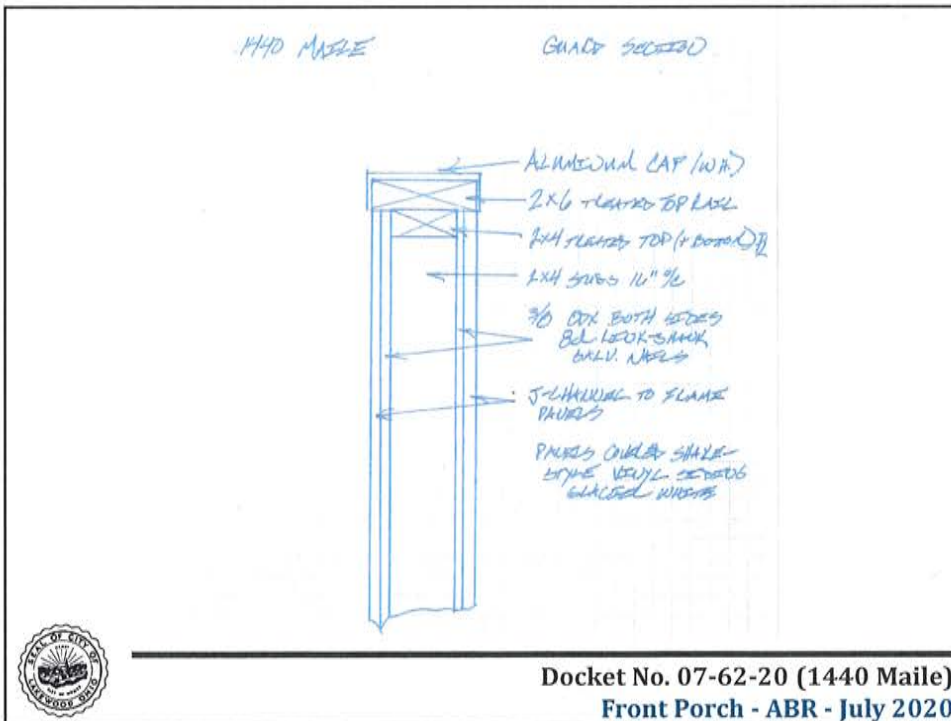
89



90



91



92

EXQUISITE DETAIL, BEAUTIFUL COLORS and a LIFETIME of ENJOYMENT  
You'll Find No Limitations Here.

PROFILES AND TEXTURES INFUSED WITH CHARACTER - PELICAN BAY ONE IS EVEN STRONG-  
EVER STYLISH

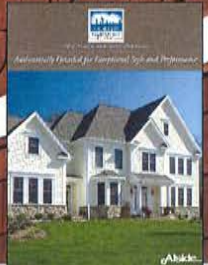
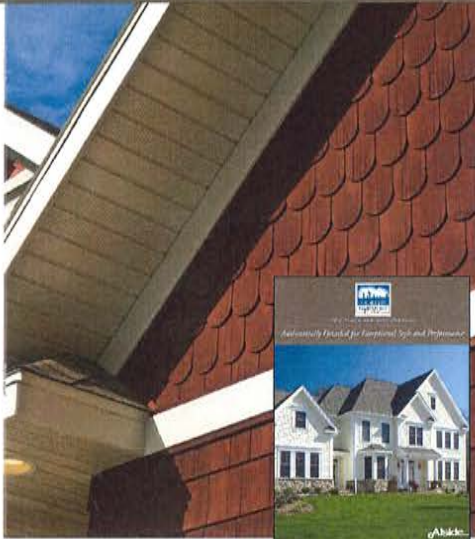
There are no limits on what you can do when you imagine your perfect exterior design. From ornate and dramatic to simple and charming, customization is yours with Pelican Bay One Shakes and Shingles, beautiful, practical, and made to last, the impressive collection features the distinctive beauty of natural looking wood grain without the time-consuming maintenance and costly upkeep.



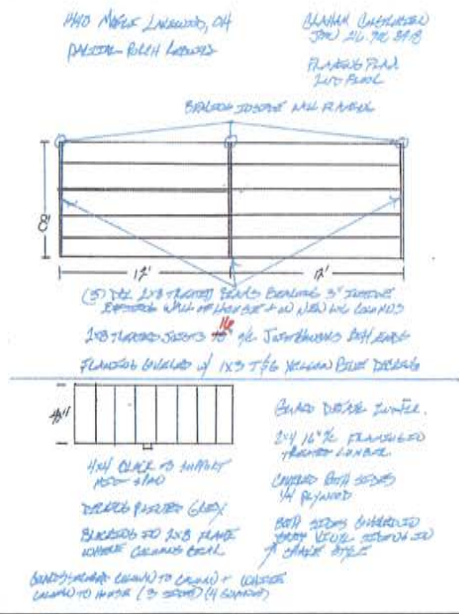
**TRADITIONAL SHAKE**  
Handcrafted and made in a single course, this classic profile will give your home an added dimension of character and style.  
Pelican Bay One Traditional Shakes will appeal to your home's sense of tradition and enhance the overall curb appeal of its exterior. A single 7" exposure and authentic woodgrain reproduction, paired with the use of exclusive random widths, offer a dimensional and elegant profile that looks remarkably authentic. A length of 16" combined with our state-of-the-art technology, creates a beautiful, weathered appearance. These weathered details add natural highlights and shading to form a timeless warmth and beauty for your home's exterior.  
Pelican Bay One Shakes are ideal for mixed uses in other high-end locations. In metropolitan areas, they represent nature in urban environments in a Category 3 hurricane.



**SCALLOP**  
From elegant to rustic, the artistic qualities of these expertly crafted shingles will enhance your curb appeal and inspiration.  
Create legendary appeal and provide an unexpected natural touch to your home with Pelican Bay One Shingles. Each profile is designed with fine details, authentic woodgrain texture designed to replicate the beauty of cedar half rounds. They feature hand-faded aging patterns for secondary curb appeal. It's durable, versatile, and built for satisfaction. Building exterior as you know it has to stay made to last.  
The single 11" exposure offers long installation that saves you and gives it a weathered appearance and texture. The double half rounds with woodgrain finish is a perfect accent to your overall design choices.



Docket No. 07-62-20 (1440 Maile)  
Front Porch - ABR - July 2020



Docket No. 07-62-20 (1440 Maile)  
Front Porch - ABR - July 2020

**Applicant proposes side porch reconstruction and new front porch**

**City Notes:**

- Highlights need for more outreach on process and requirements for residential permits/design review
- Applicant has applied to BZA for side setback variance review
- Building review: railing requirement, porch span, crawl space/ventilation, closed side porch requirements
- Requested additional details on intended handrails (front steps) and porch roof (drainage)



If members of the public have comment to offer on this proposal - you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No. 07-63-20 (1295 Manor Park)  
Front Porch - ABR - July 2020**

95

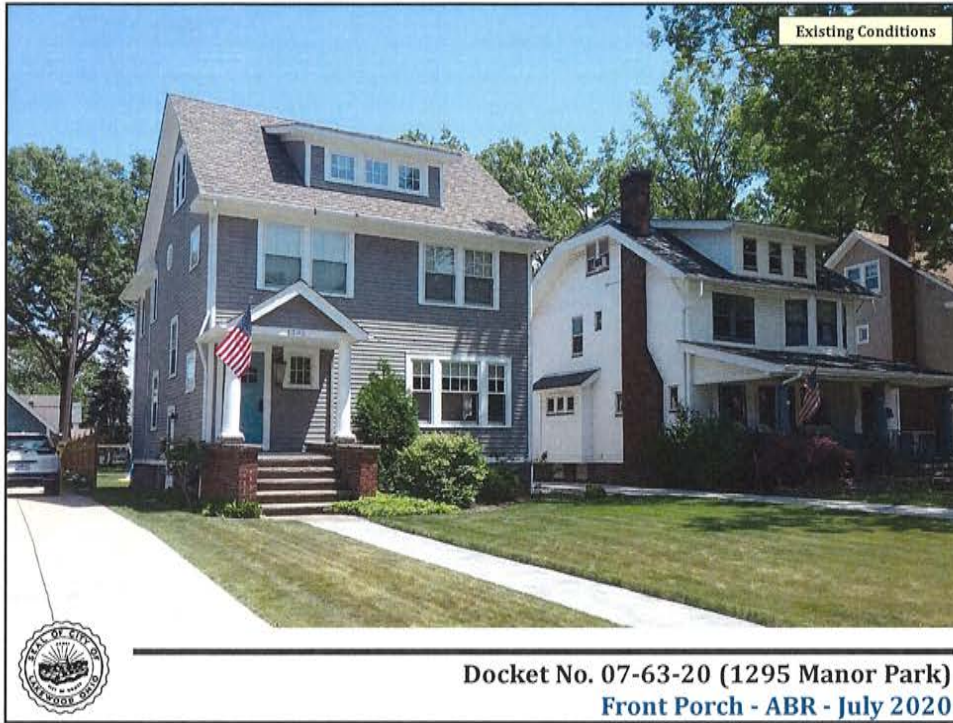


Existing Conditions

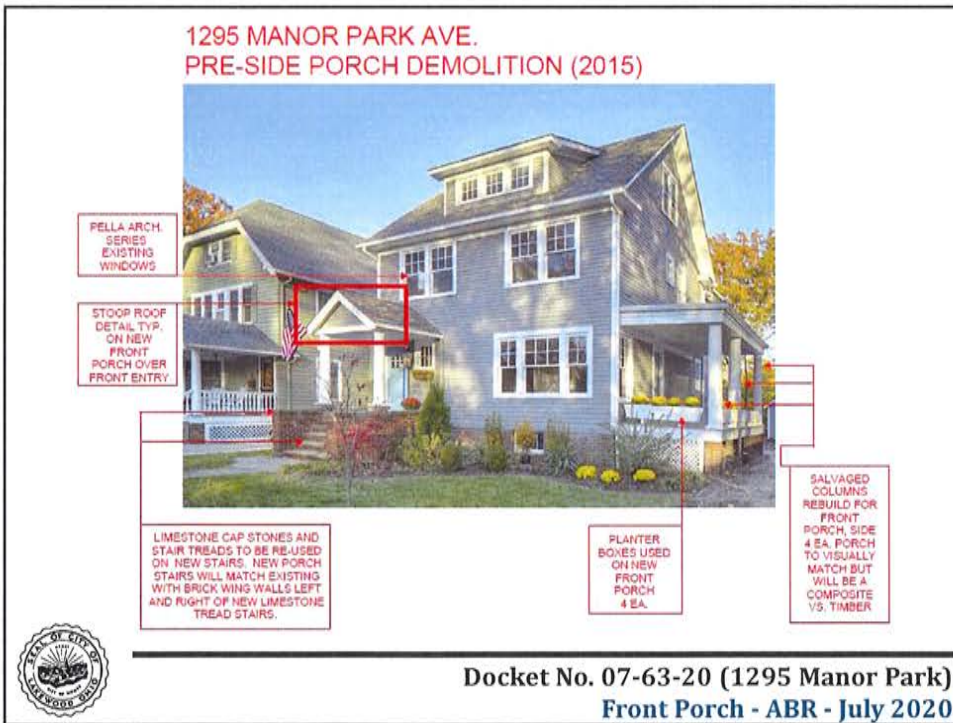


**Docket No. 07-63-20 (1295 Manor Park)  
Front Porch - ABR - July 2020**

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98

1295 MANOR PARK AVE.  
POST SIDE PORCH DEMOLITION

NEW PORCH  
ROOF MATCH  
EXISTING  
CAMBLOT II  
PREMIUM  
ROOF  
SHINGLES

STOOP ROOF  
DETAIL TYP  
ON NEW  
FRONT  
PORCH OF 1295  
FRONT ENTRY  
PORCH HBR  
ROOF TO THE  
1295 ON RIGHT

SALVAGE &  
RESET  
LIMESTONE IN  
FRONT OF RE-  
CONSTRUCTED  
STOOP TO  
MATCH  
EXISTING



Docket No. 07-63-20 (1295 Manor Park)  
Front Porch - ABR - July 2020

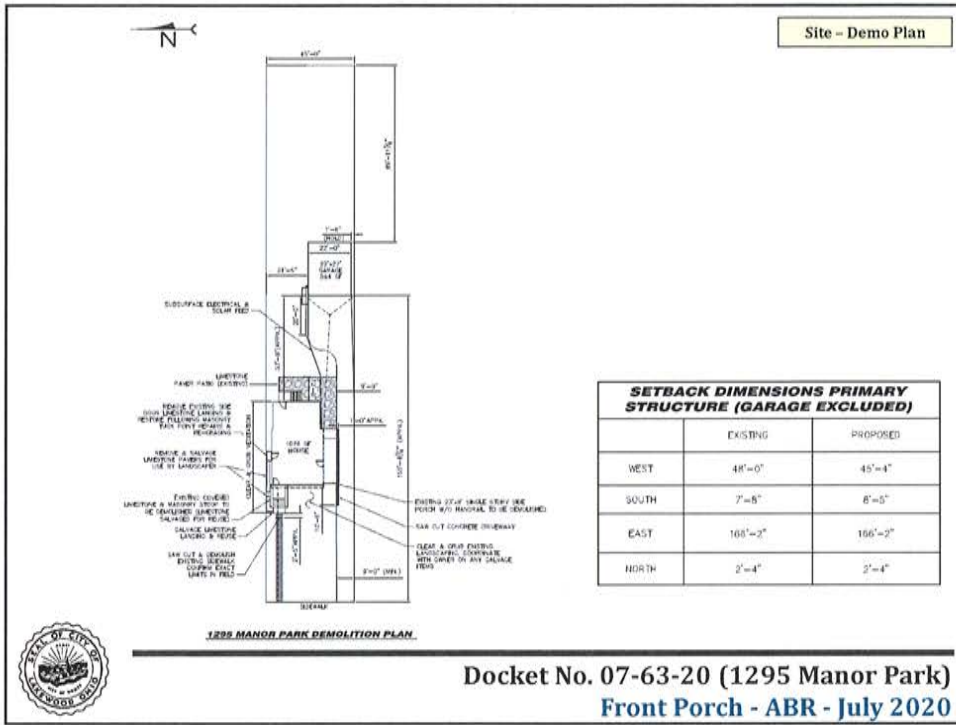
99

1291 MANOR PARK AVE.  
NEW PORCH @ 1295 TO COMPLEMENT  
FRONT PORCH TO THE NORTH

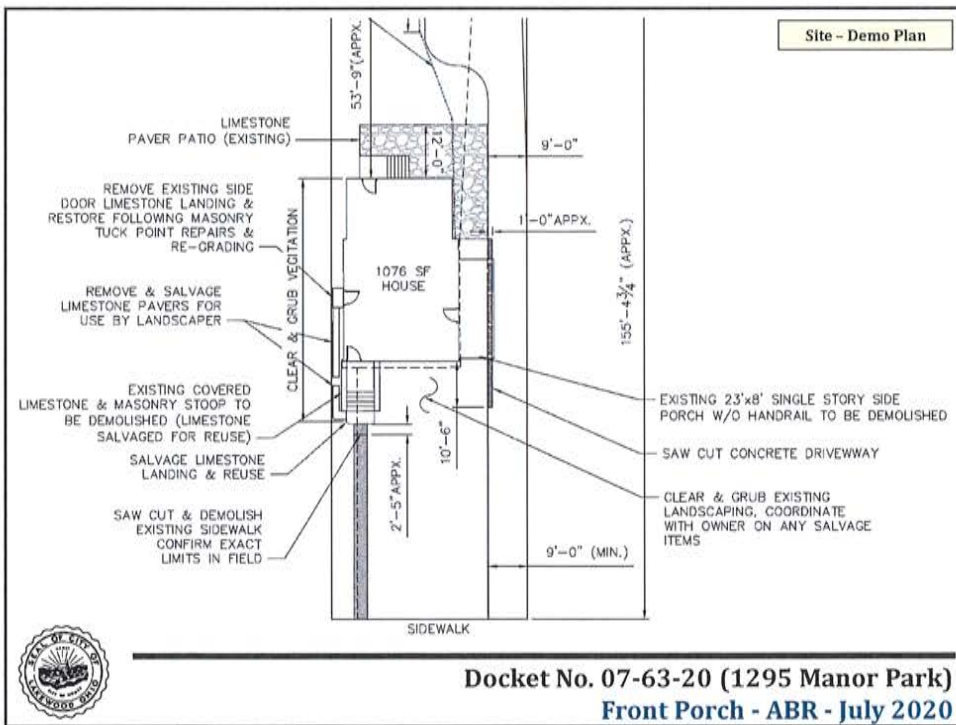


Docket No. 07-63-20 (1295 Manor Park)  
Front Porch - ABR - July 2020

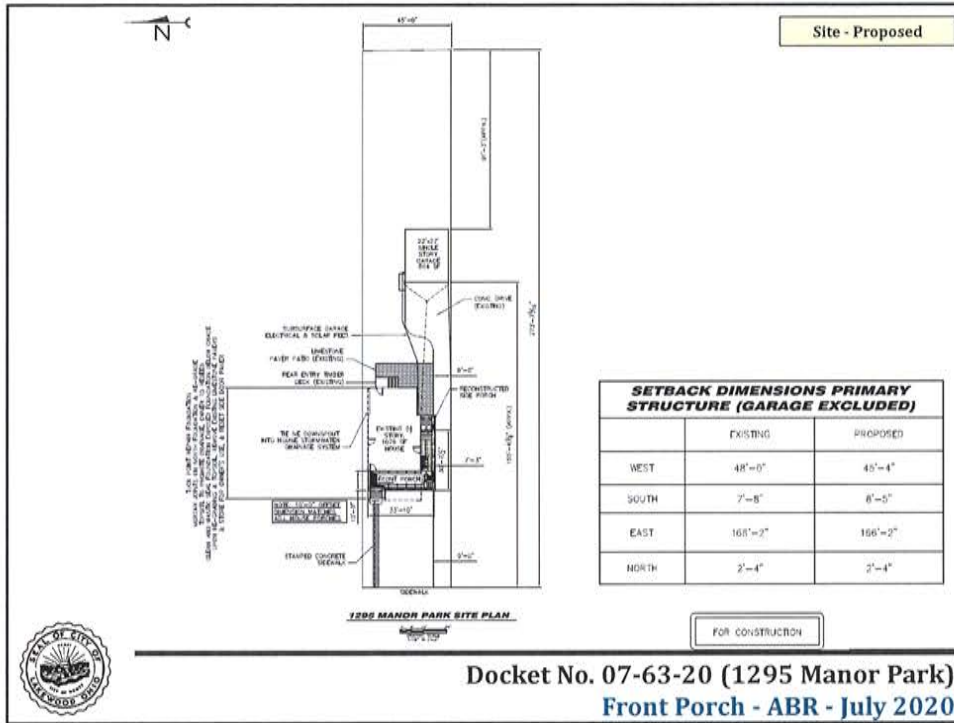
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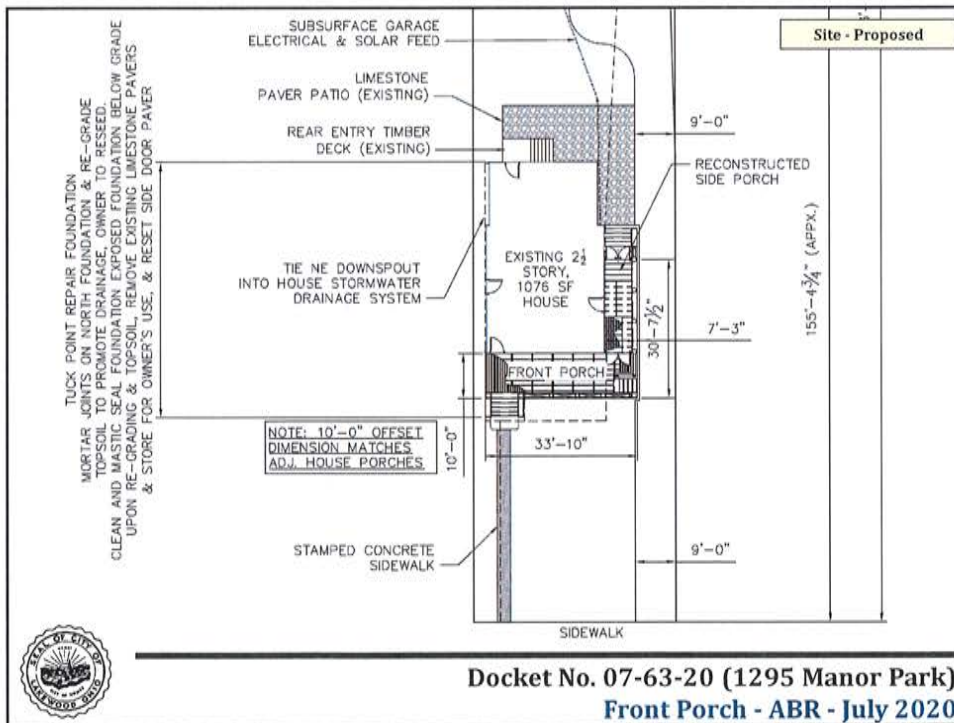


102



Docket No. 07-63-20 (1295 Manor Park)  
 Front Porch - ABR - July 2020

103



Docket No. 07-63-20 (1295 Manor Park)  
 Front Porch - ABR - July 2020

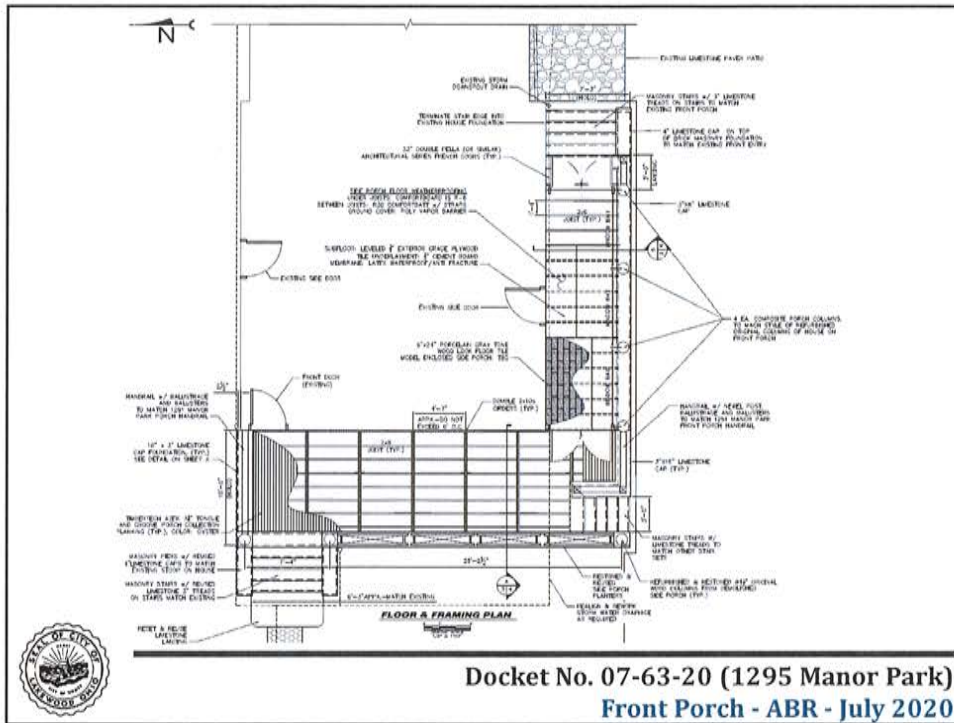
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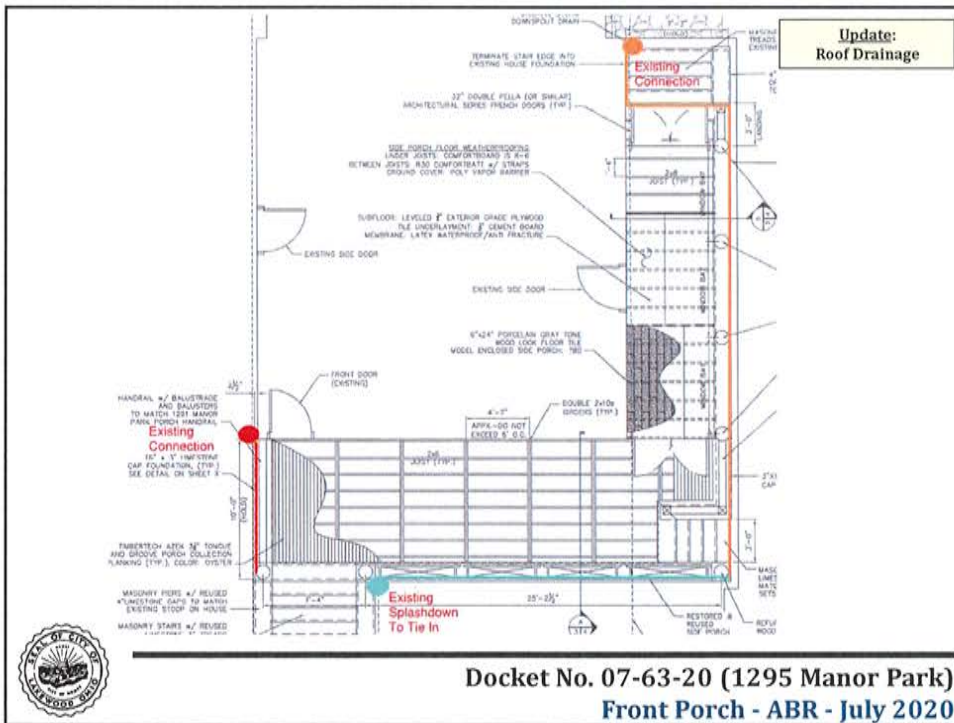
105



106



107




108











**Architect Series<sup>®</sup> Traditional Awning**

Performance Class & Product	Performance Class & Product	Series Performance	Wind Resistance	Design Pressure	Panel Size
Series Performance	Performance Class & Product	Series Performance	Wind Resistance	Design Pressure	Panel Size

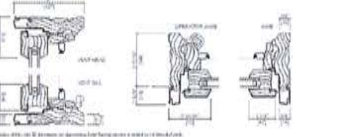
**Standard Sizes**

**Special Sizes**

3 EA. APPX. 2' WIDE x 2' TALL (UPPER)

3 EA. APPX. 2' WIDE x 2' TALL (LOWER)


**Large Awning Standard Sizes**



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**Docket No. 07-63-20 (1295 Manor Park)**  
**Front Porch - ABR - July 2020**

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**Architect Series<sup>®</sup> Traditional Casement**

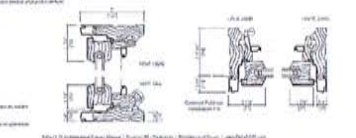
Performance Class & Product	Performance Class & Product	Series Performance	Wind Resistance	Design Pressure	Panel Size
Series Performance	Performance Class & Product	Series Performance	Wind Resistance	Design Pressure	Panel Size

**Standard Sizes**

**Special Sizes**

3 EA. APPX. 2' WIDE x 2' TALL (LOWER)

**Large Awning Standard Sizes**




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**Docket No. 07-63-20 (1295 Manor Park)**  
**Front Porch - ABR - July 2020**

118

**Pella**  
Architect  
Series®  
Traditional  
Out-Swing  
Door



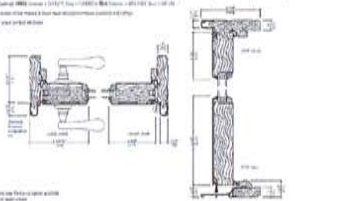
**Standard Sizes**

Standard Size	Width	Height
30" x 78"	30"	78"
36" x 78"	36"	78"
42" x 78"	42"	78"
48" x 78"	48"	78"
54" x 78"	54"	78"
60" x 78"	60"	78"
66" x 78"	66"	78"
72" x 78"	72"	78"
78" x 78"	78"	78"
84" x 78"	84"	78"
90" x 78"	90"	78"
96" x 78"	96"	78"
102" x 78"	102"	78"
108" x 78"	108"	78"
114" x 78"	114"	78"
120" x 78"	120"	78"
126" x 78"	126"	78"
132" x 78"	132"	78"
138" x 78"	138"	78"
144" x 78"	144"	78"
150" x 78"	150"	78"
156" x 78"	156"	78"
162" x 78"	162"	78"
168" x 78"	168"	78"
174" x 78"	174"	78"
180" x 78"	180"	78"
186" x 78"	186"	78"
192" x 78"	192"	78"
198" x 78"	198"	78"
204" x 78"	204"	78"
210" x 78"	210"	78"
216" x 78"	216"	78"
222" x 78"	222"	78"
228" x 78"	228"	78"
234" x 78"	234"	78"
240" x 78"	240"	78"
246" x 78"	246"	78"
252" x 78"	252"	78"
258" x 78"	258"	78"
264" x 78"	264"	78"
270" x 78"	270"	78"
276" x 78"	276"	78"
282" x 78"	282"	78"
288" x 78"	288"	78"
294" x 78"	294"	78"
300" x 78"	300"	78"

**Special Sizes**

Single Door (R-10)

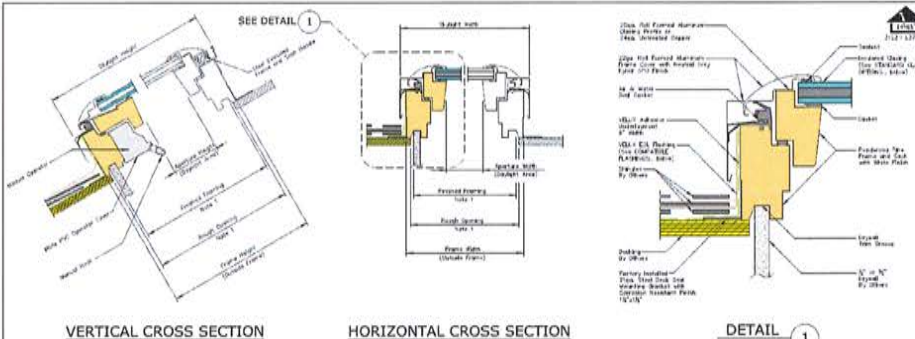
**SEAL ASSEMBLY**  
Double Door (R-10)



**State of City of Greenwood logo**

**Docket No. 07-63-20 (1295 Manor Park)  
Front Porch - ABR - July 2020**

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**VERTICAL CROSS SECTION**

**HORIZONTAL CROSS SECTION**

**DETAIL 1**

METRIC UNITS (MILIMETERS)						IMPERIAL UNITS (INCHES)					
Size	Range Opening Width	Frame Width	Frame Depth	Range Opening Height	Frame Height	Size	Range Opening Width	Frame Width	Frame Depth	Range Opening Height	Frame Height
300	118	127	102	118	127	12	12	5	4	4.7	5
360	138	147	102	138	147	14	14	5	4	4.7	5
420	158	167	102	158	167	16	16	5	4	4.7	5
480	178	187	102	178	187	18	18	5	4	4.7	5
540	198	207	102	198	207	20	20	5	4	4.7	5
600	218	227	102	218	227	22	22	5	4	4.7	5
660	238	247	102	238	247	24	24	5	4	4.7	5
720	258	267	102	258	267	26	26	5	4	4.7	5
780	278	287	102	278	287	28	28	5	4	4.7	5
840	298	307	102	298	307	30	30	5	4	4.7	5
900	318	327	102	318	327	32	32	5	4	4.7	5
960	338	347	102	338	347	34	34	5	4	4.7	5
1020	358	367	102	358	367	36	36	5	4	4.7	5
1080	378	387	102	378	387	38	38	5	4	4.7	5
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1500	518	527	102	518	527	52	52	5	4	4.7	5
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2340	798	807	102	798	807	80	80	5	4	4.7	5
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2880	978	987	102	978	987	98	98	5	4	4.7	5
2940	998	1007	102	998	1007	100	100	5	4	4.7	5

**VELUX**  
VS - Manual Venting Skylight

**State of City of Greenwood logo**

**Docket No. 07-63-20 (1295 Manor Park)  
Front Porch - ABR - July 2020**

120

- Mr. & Mrs. Edgehouse (1291 Manor Park)



Docket No. 07-63-20 (1295 Manor Park)  
 Front Porch - ABR - July 2020

121

Applicant proposes replacement of existing front porch.

**City Notes:**

- Requested confirmation/details on handrails (front steps), brick color, and column caps.



If members of the public have comment to offer on this proposal - you are encouraged to use the chat feature if you are viewing through GoToMeeting



Docket No. 07-64-20 (1477 Mars)  
 Front Porch - ABR - July 2020

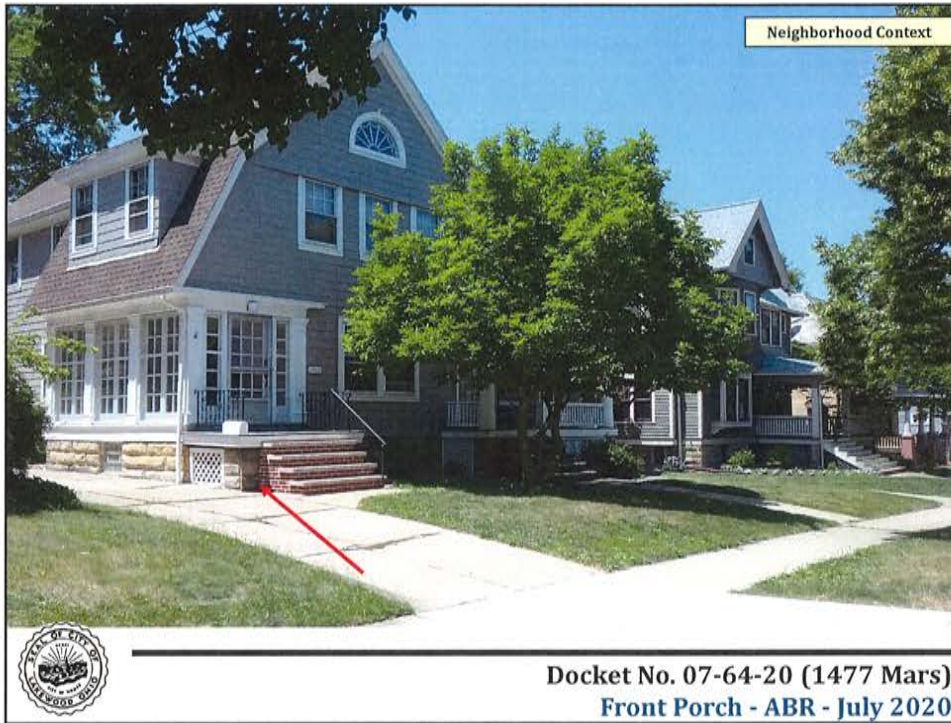
122



123



124



Docket No. 07-64-20 (1477 Mars)  
Front Porch - ABR - July 2020

125

## ZIEMANN RESIDENCE

1477 Mars Ave.  
Lakewood, OH 44107

DRAWING LIST	PROJECT DESCRIPTION
<p><b>GENERAL</b></p> <p>DATE: 06.02.2020</p> <p>PROJECT: FRONT PORCH</p> <p>CLIENT: MARYANN ZIEMANN</p>	<p><b>GENERAL NOTES</b></p> <p>1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.</p>
ZONING INFORMATION	CODE INFORMATION
<p><b>ZONING INFORMATION</b></p> <p>RESIDENTIAL SINGLE-FAMILY (R1)</p> <p>PERMITTED USES: SINGLE-FAMILY RESIDENCE</p> <p>PROHIBITED USES: COMMERCIAL, INDUSTRIAL, MANUFACTURING, STORAGE, MULTIFAMILY RESIDENCE</p>	<p><b>CODE INFORMATION</b></p> <p>MINIMUM HEIGHT: 8'-0"</p> <p>MINIMUM SETBACK: 5'-0"</p> <p>MINIMUM FRONT YARD SETBACK: 10'-0"</p> <p>MINIMUM SIDE YARD SETBACK: 5'-0"</p> <p>MINIMUM REAR YARD SETBACK: 10'-0"</p>

**PERMIT SET**

**06.02.2020**

**ZIEMANN RESIDENCE**

1477 Mars Ave.  
Lakewood, OH 44107

Project No. 20-211

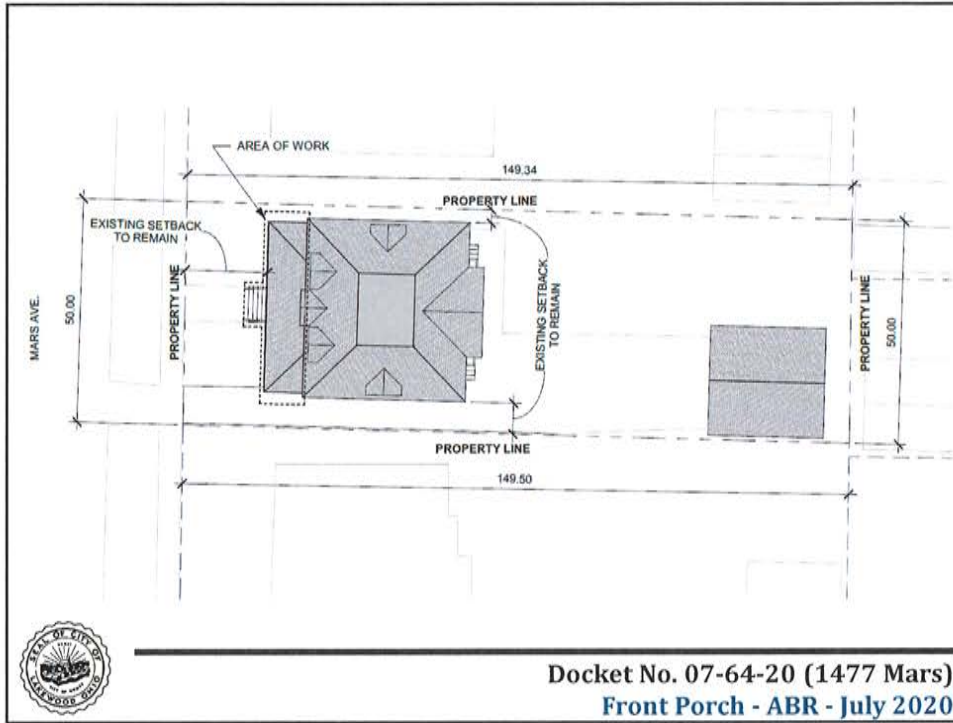
**COVER SHEET**

**G000**

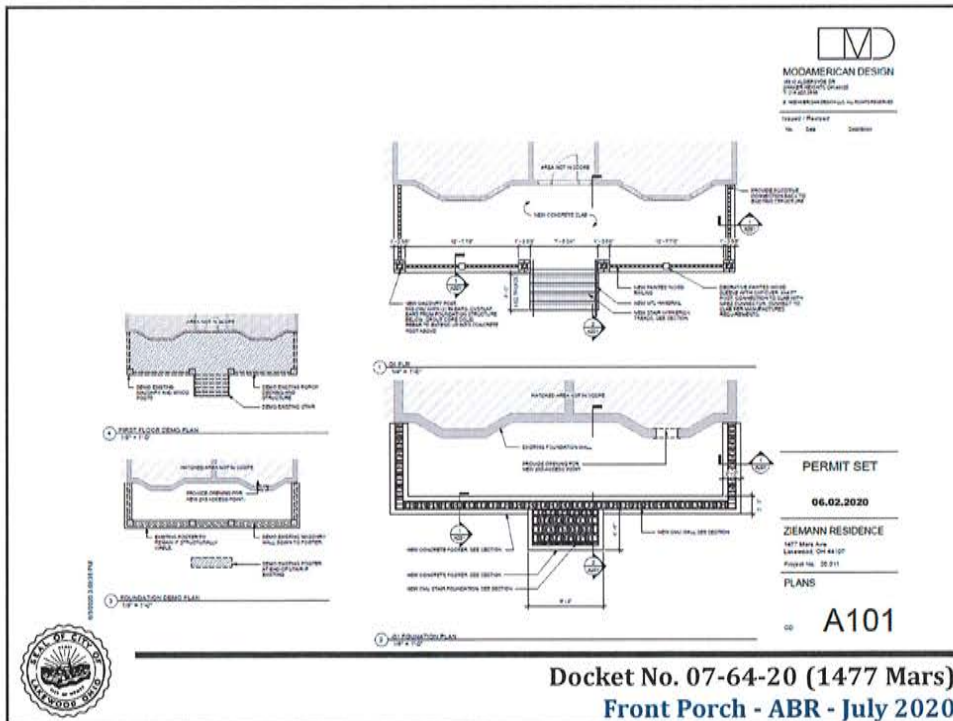
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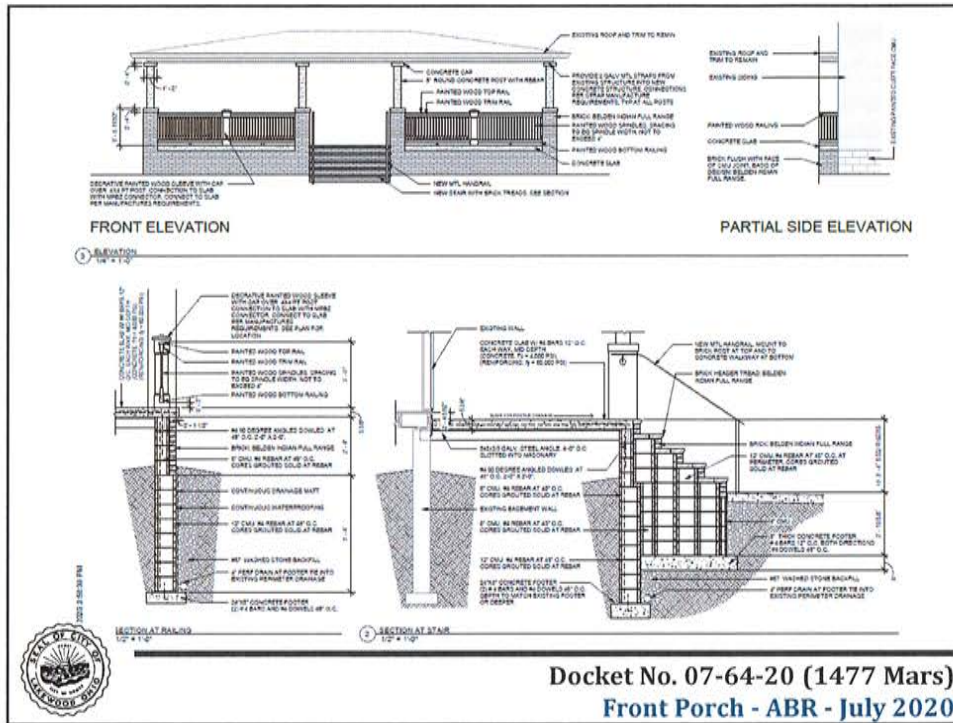
Docket No. 07-64-20 (1477 Mars)  
Front Porch - ABR - July 2020



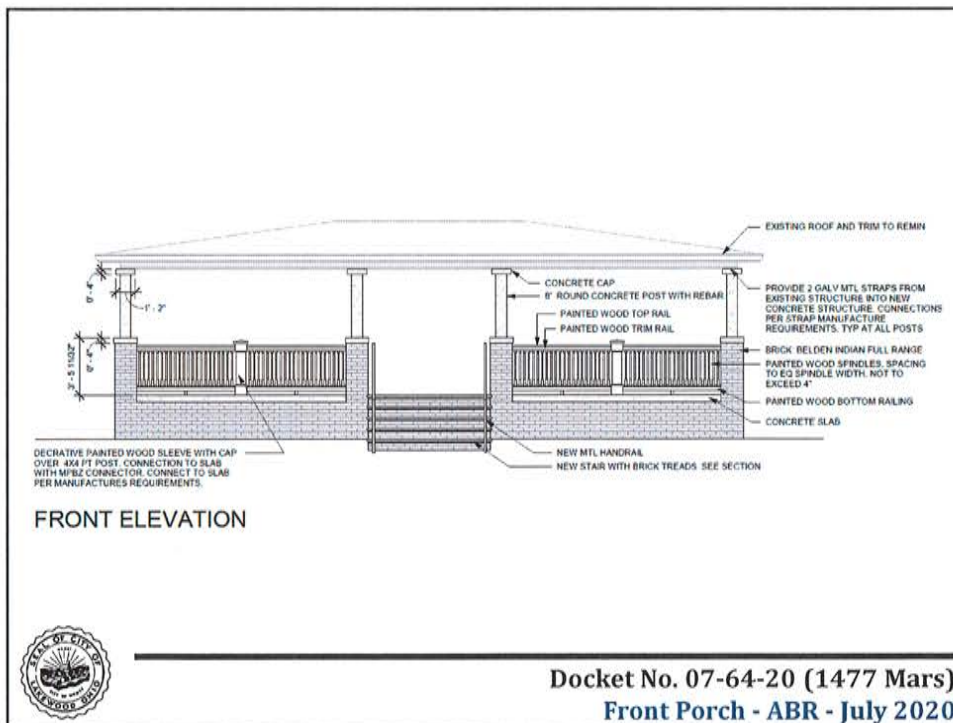
127



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129



130

**Additional Notes and Updated Materials as per Requested for 1477 Mars Avenue Porch:**

1. Clarification that hand rails will match and have the same design as porch railings on blueprints.
2. Brick color will be modified from a red color to a neutral color as shown below:



3. Column tops will be salvaged and reused as they are solid/not rotted:



**Docket No. 07-64-20 (1477 Mars)  
Front Porch - ABR - July 2020**

131

Applicant proposes replacing existing driveway with new circular design.

**City Notes:**

- Applicant has submitted for BZA review of variance (side or rear)

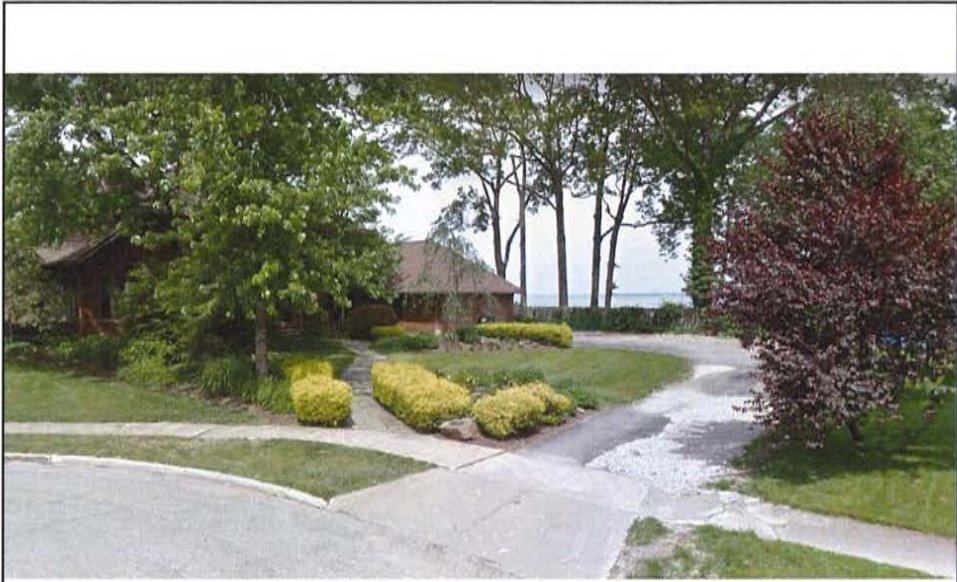


If members of the public have comment to offer on this proposal - you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No. 07-65-20 (1003 Parkside)  
Garage Addition - ABR - July 2020**

132



Docket No. 07-65-20 (1003 Parkside)  
Garage Addition - ABR - July 2020

133

## KHANDELWHAL RESIDENCE

### Garage Addition

**1003 PARKSIDE DRIVE  
LAKWOOD, OH 44107**

**SITE PLAN**

**DRAWING INDEX:**

- T-1 COVER SHEET & SECTIONS
- A-2 DEMO & PROPOSED FRONT ELEVATIONS
- A-3 DEMO & PROPOSED RIGHT ELEVATIONS
- A-4 DEMO & PROPOSED REAR ELEVATIONS

**TYPICAL SECTION - ADDITION FRONT WALL**

**TYPICAL SECTION - ADDITION OTHER WALLS**

**TYPICAL SECTION - WALLS/ROOF**

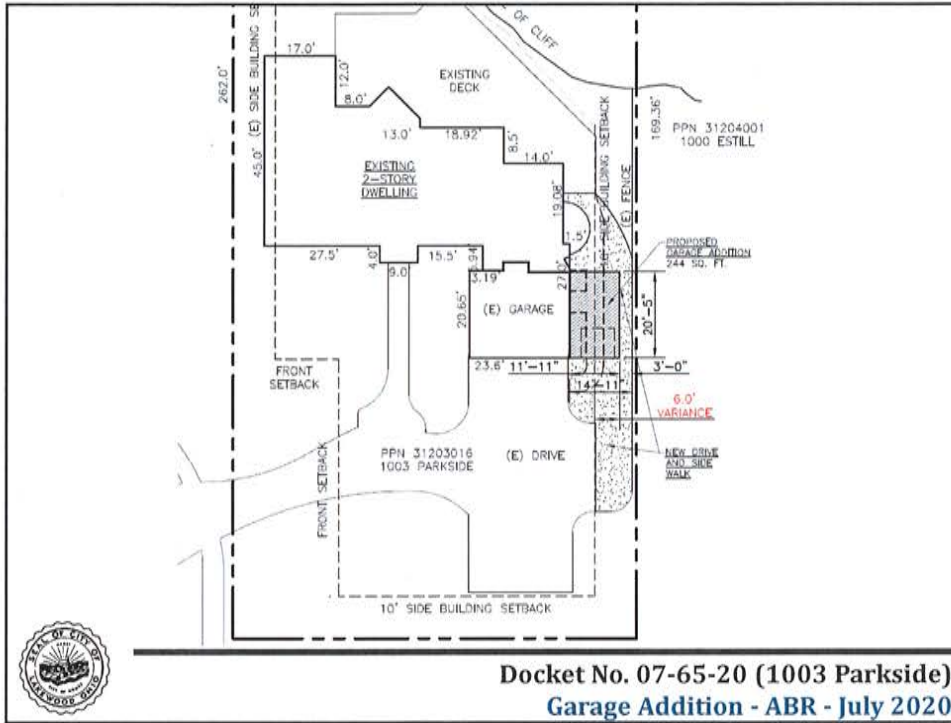
NO.	DATE	DESCRIPTION

DOVER

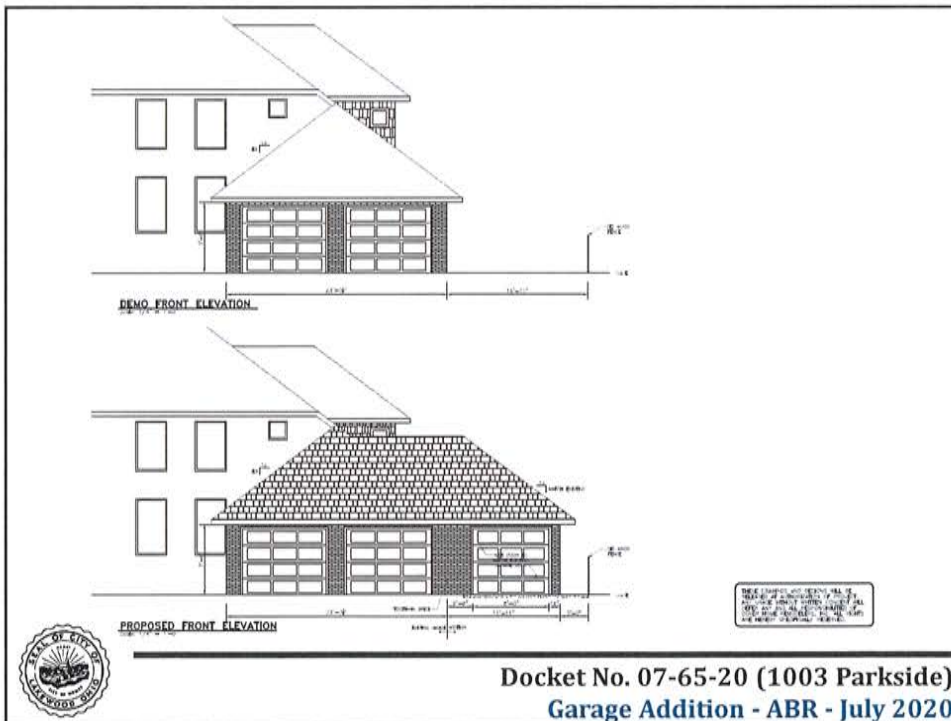
DOVER ENGINEERING & ARCHITECTURE, INC.  
10000 WILSON AVENUE, SUITE 200  
DOVER, OHIO 44605  
PH: 330.885.1234  
WWW.DOVERENGINEERING.COM

Docket No. 07-65-20 (1003 Parkside)  
Garage Addition - ABR - July 2020

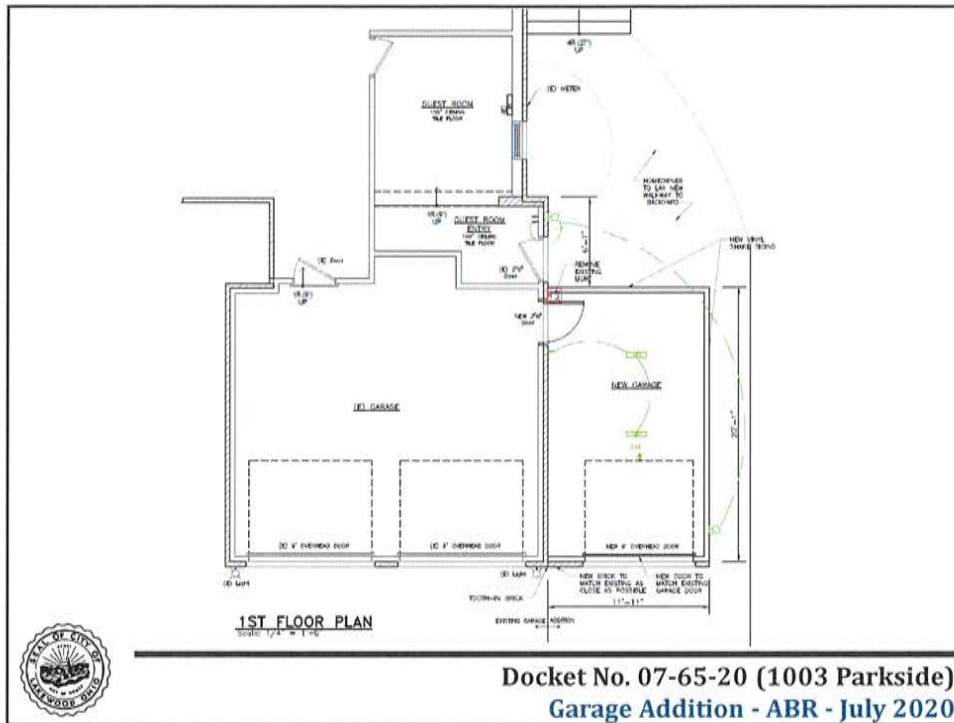
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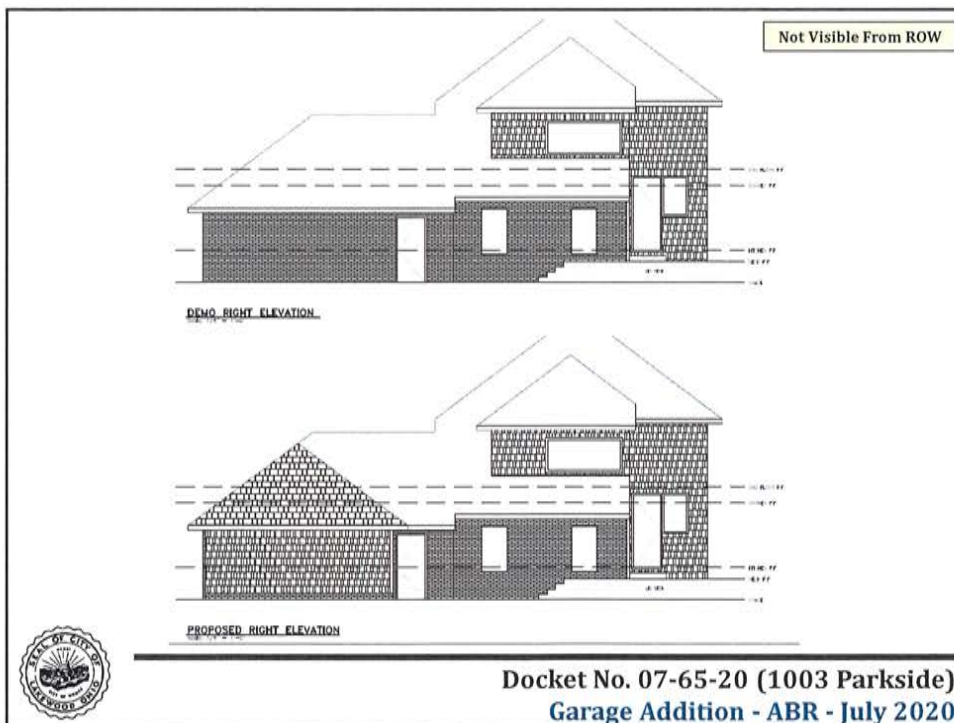
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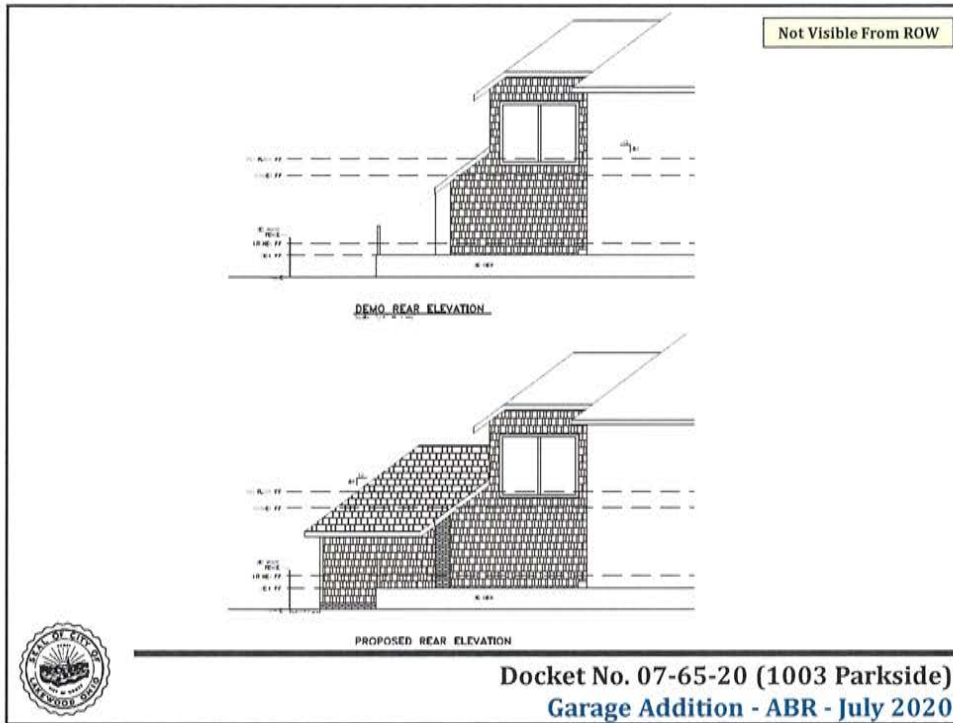
136



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Public Comment - Email

- Mr. & Mrs. Kochheiser (1009 Parkside; Photos)
- Ms. Law (1013 Parkside)
- Mr. & Mrs. Burtzloff (1029 Parkside)
- Ms. Martinez (1003 Parkside)
- Mr. Watterson (1012 Parkside)

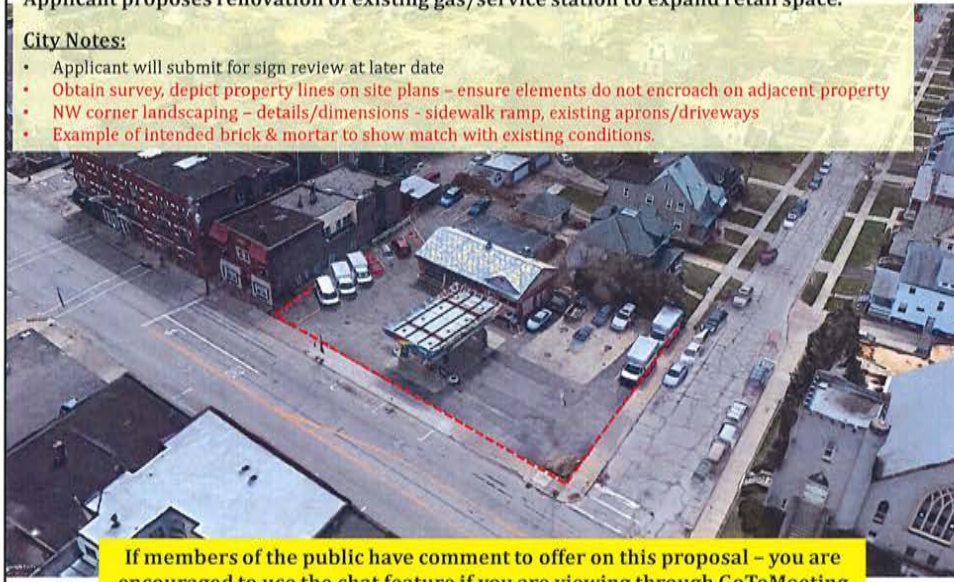
**Docket No. 07-65-20 (1003 Parkside)**  
**Garage Addition - ABR - July 2020**

140

Applicant proposes renovation of existing gas/service station to expand retail space.

**City Notes:**

- Applicant will submit for sign review at later date
- Obtain survey, depict property lines on site plans - ensure elements do not encroach on adjacent property
- NW corner landscaping - details/dimensions - sidewalk ramp, existing aprons/driveways
- Example of intended brick & mortar to show match with existing conditions.



If members of the public have comment to offer on this proposal - you are encouraged to use the chat feature if you are viewing through GoToMeeting



Docket No. 07-66-20 (12511 Detroit)  
Gas Station Renovation - ABR - July 2020

141



Existing Conditions



Docket No. 07-66-20 (12511 Detroit)  
Gas Station Renovation - ABR - July 2020

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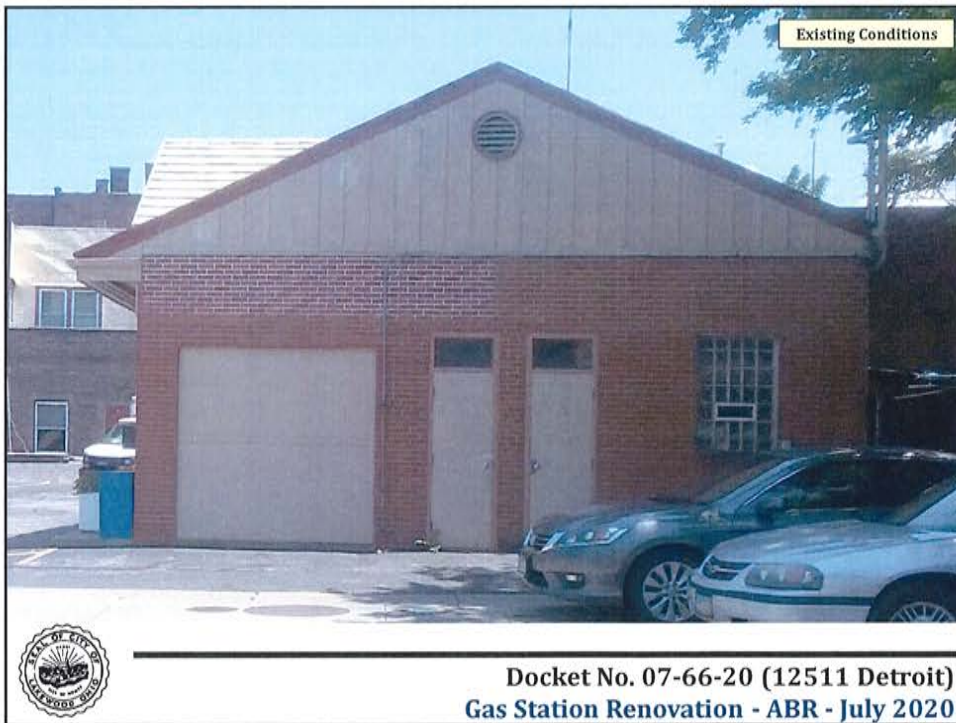
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Existing Conditions



Docket No. 07-66-20 (12511 Detroit)  
Gas Station Renovation - ABR - July 2020

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Existing Conditions



Docket No. 07-66-20 (12511 Detroit)  
Gas Station Renovation - ABR - July 2020

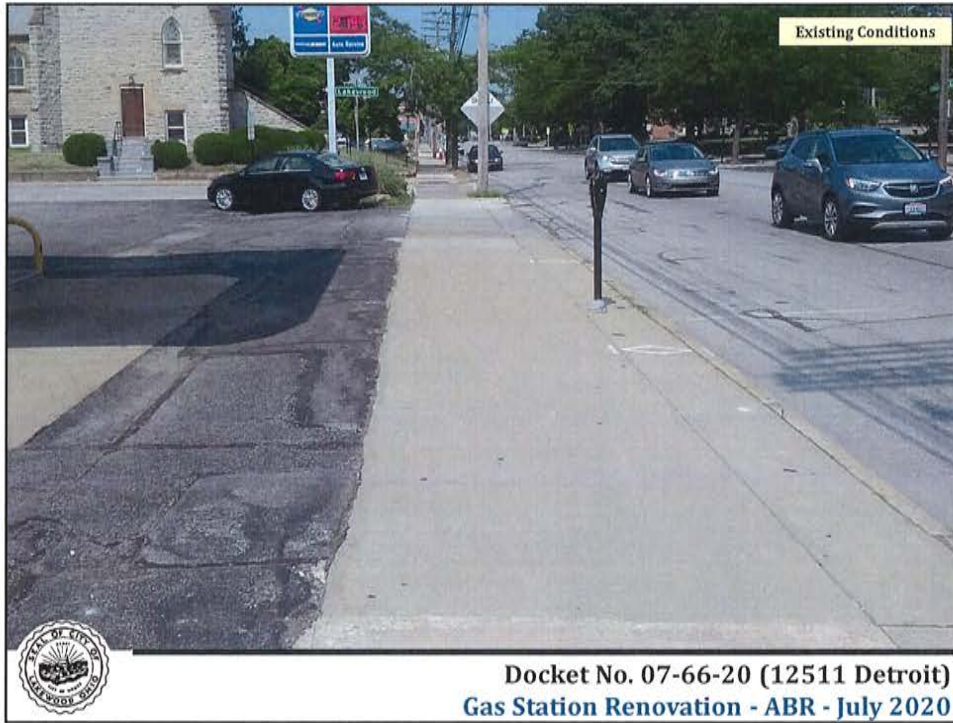
148



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151



152



153

### 12511 Detroit Avenue Proposed STORE Improvements

prepared for: Mr. Ray Tusan, Tusan Investment, LLC  
12511 Detroit Avenue, Lakewood, Ohio 44115

ARCHITECT: AKW, Inc., 2000 Vantage Avenue, Cleveland, Ohio 44109-1933 216.749.0223

**BUILDING DATA**

Permitting Parcel No.	01 010 100
Zoning Use Group	M 1000
Building Use Group	M 1000000
Construction Class	SB 0000000
Address	12511 Detroit Avenue, Lakewood, Ohio 44115
Lot Area	10,000 sq. ft.
City Square Foot Area	10,000 sq. ft.
Volume	10,000 cu. ft.
Height	10 ft.
Site Area (Proposed Store)	2,000 sq. ft.

**DRAWING INDEX**

a.00	Cover, Index, & Location Plan
a.01	existing conditions site plan
a.02	existing conditions floor plan
a.03	existing elevations
a.04	Proposed STORE Site Plan
a.05	Proposed STORE Floor Plan
a.06	Exterior Elevations Proposed STORE

Issued for ABR  
23 JUNE 2020

**AKW, INC.**  
Lakewood, Ohio  
216.749.0223

**12511 Detroit Avenue**  
Lakewood, Ohio  
44115

**2031**  
2020

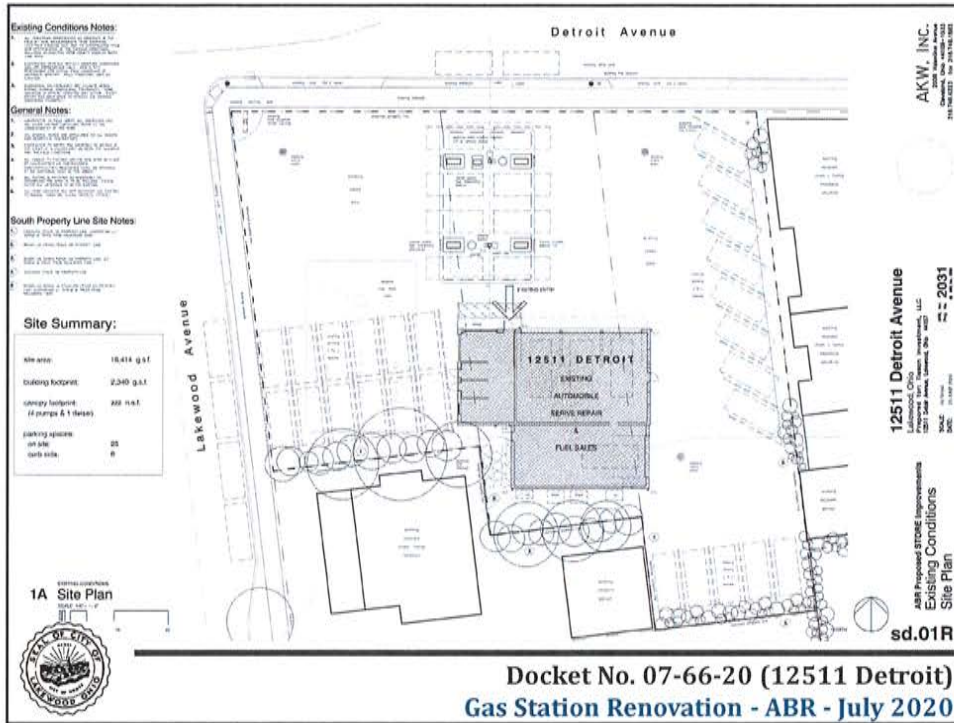
**AKW, INC.**  
Lakewood, Ohio  
216.749.0223

**AKW, INC.**  
Lakewood, Ohio  
216.749.0223

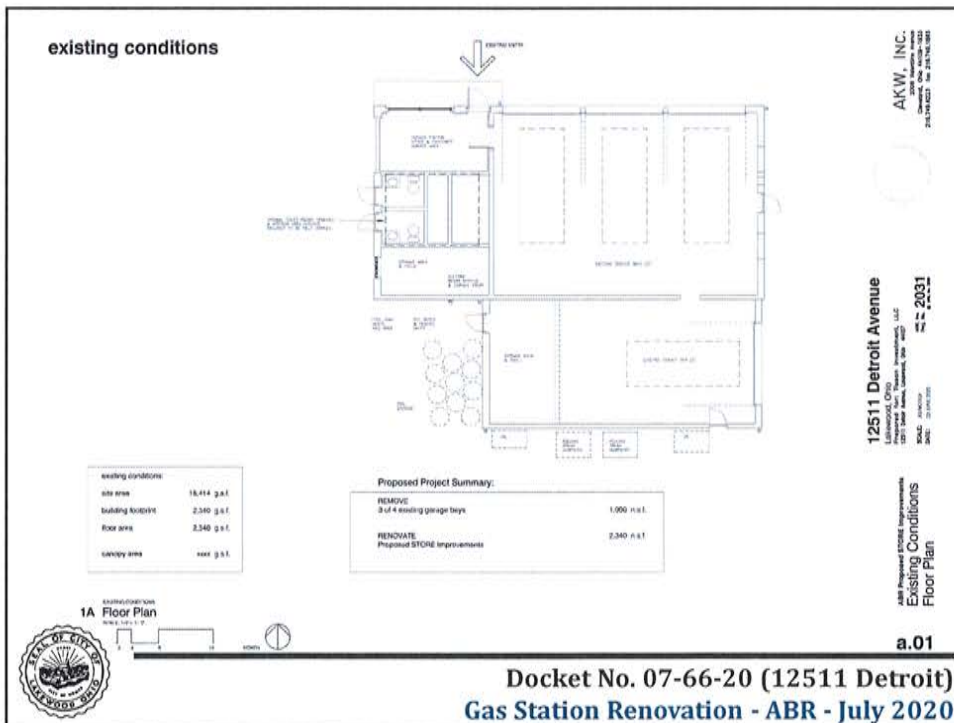
**A Location Plan**

**Docket No. 07-66-20 (12511 Detroit)**  
**Gas Station Renovation - ABR - July 2020**

154



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156

**Existing Conditions Notes:**

- 1. ALL EXISTING CONDITIONS ARE SHOWN AS NOTED.
- 2. ALL EXISTING CONDITIONS ARE TO BE PRESERVED UNLESS NOTED OTHERWISE.
- 3. ALL EXISTING CONDITIONS ARE TO BE PRESERVED UNLESS NOTED OTHERWISE.
- 4. ALL EXISTING CONDITIONS ARE TO BE PRESERVED UNLESS NOTED OTHERWISE.
- 5. ALL EXISTING CONDITIONS ARE TO BE PRESERVED UNLESS NOTED OTHERWISE.
- 6. ALL EXISTING CONDITIONS ARE TO BE PRESERVED UNLESS NOTED OTHERWISE.

**General Notes:**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT SPECIFICATIONS AND STANDARDS.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT SPECIFICATIONS AND STANDARDS.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT SPECIFICATIONS AND STANDARDS.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT SPECIFICATIONS AND STANDARDS.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT SPECIFICATIONS AND STANDARDS.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT SPECIFICATIONS AND STANDARDS.

**2A North FRONT Elevation**  
SCALE: 1/8" = 1'-0"

**2B West SIDE Elevation**  
SCALE: 1/8" = 1'-0"

**2C East SIDE Elevation**  
SCALE: 1/8" = 1'-0"

**2D South BACK Elevation**  
SCALE: 1/8" = 1'-0"

**EXISTING CONDITIONS**

**AKW, INC.**  
3000 Woodward Avenue  
Detroit, MI 48202  
Phone: 313.963.1000  
Fax: 313.963.1001

**12511 Detroit Avenue**  
AKW Proposed STORE Improvements  
Exterior Elevations  
Existing Conditions  
DATE: 07-2020  
SCALE: AS SHOWN

**a.02**

**Docket No. 07-66-20 (12511 Detroit)**  
**Gas Station Renovation - ABR - July 2020**

157

**Existing Conditions Notes:**

- 1. ALL EXISTING CONDITIONS ARE SHOWN AS NOTED.
- 2. ALL EXISTING CONDITIONS ARE TO BE PRESERVED UNLESS NOTED OTHERWISE.
- 3. ALL EXISTING CONDITIONS ARE TO BE PRESERVED UNLESS NOTED OTHERWISE.
- 4. ALL EXISTING CONDITIONS ARE TO BE PRESERVED UNLESS NOTED OTHERWISE.
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- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT SPECIFICATIONS AND STANDARDS.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT SPECIFICATIONS AND STANDARDS.

**Site Summary:**

site area:	18,416 sq ft
building footprint:	2,340 sq ft
canopy footprint (8 pumps & 1 dealer):	822 sq ft
parking spaces on site:	26
curb side:	0

**11A Site Plan**  
SCALE: 1/8" = 1'-0"

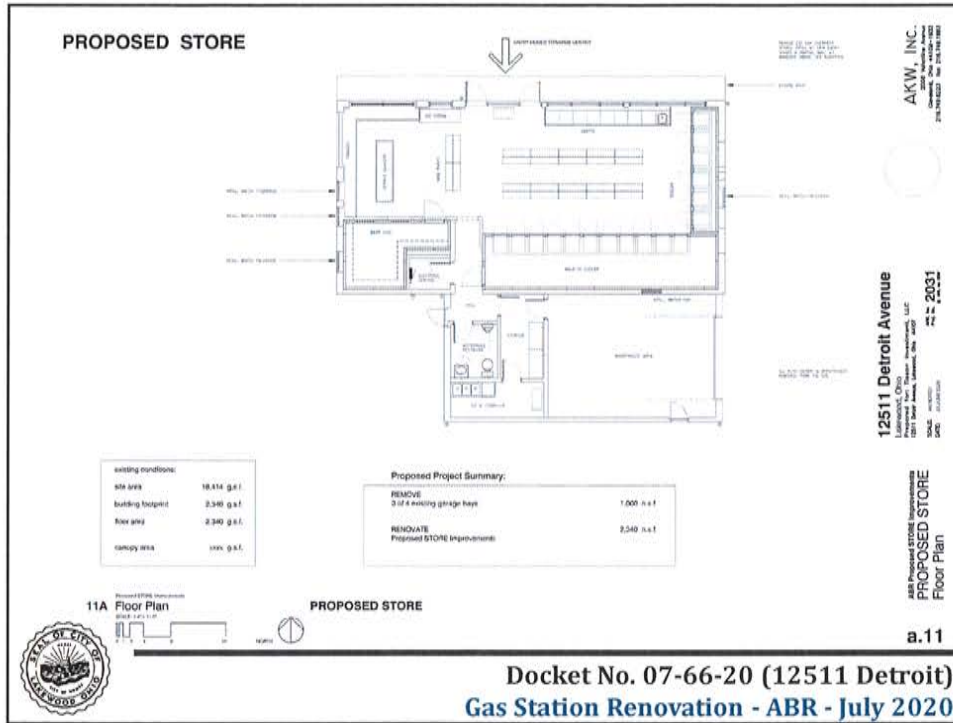
**AKW, INC.**  
3000 Woodward Avenue  
Detroit, MI 48202  
Phone: 313.963.1000  
Fax: 313.963.1001

**12511 Detroit Avenue**  
AKW Proposed STORE Improvements  
PROPOSED STORE  
Site Plan  
DATE: 07-2020  
SCALE: AS SHOWN

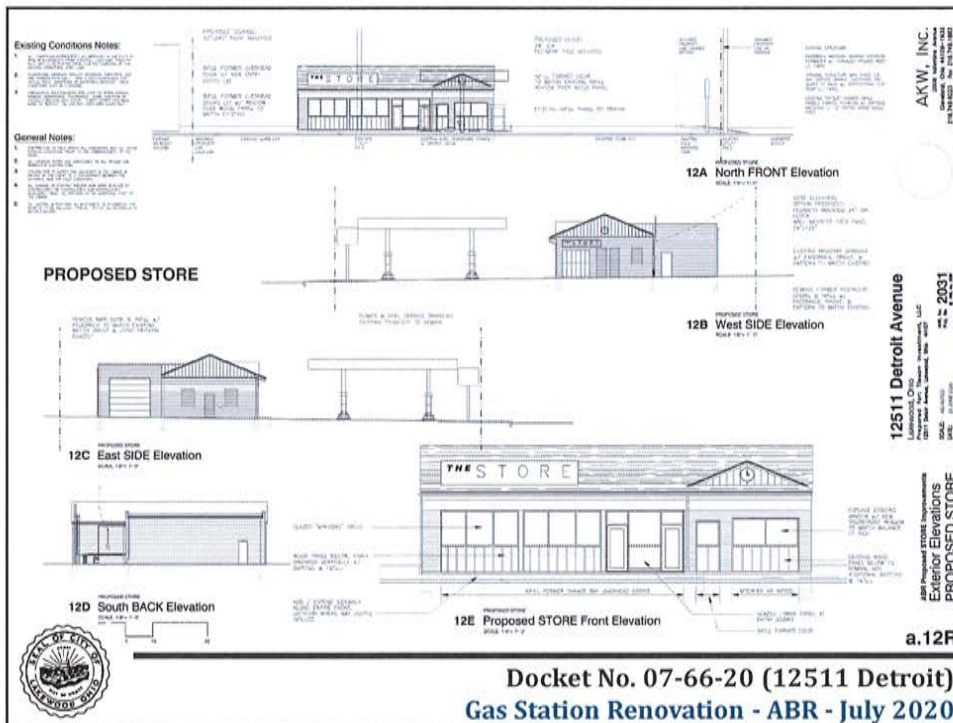
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**Docket No. 07-66-20 (12511 Detroit)**  
**Gas Station Renovation - ABR - July 2020**

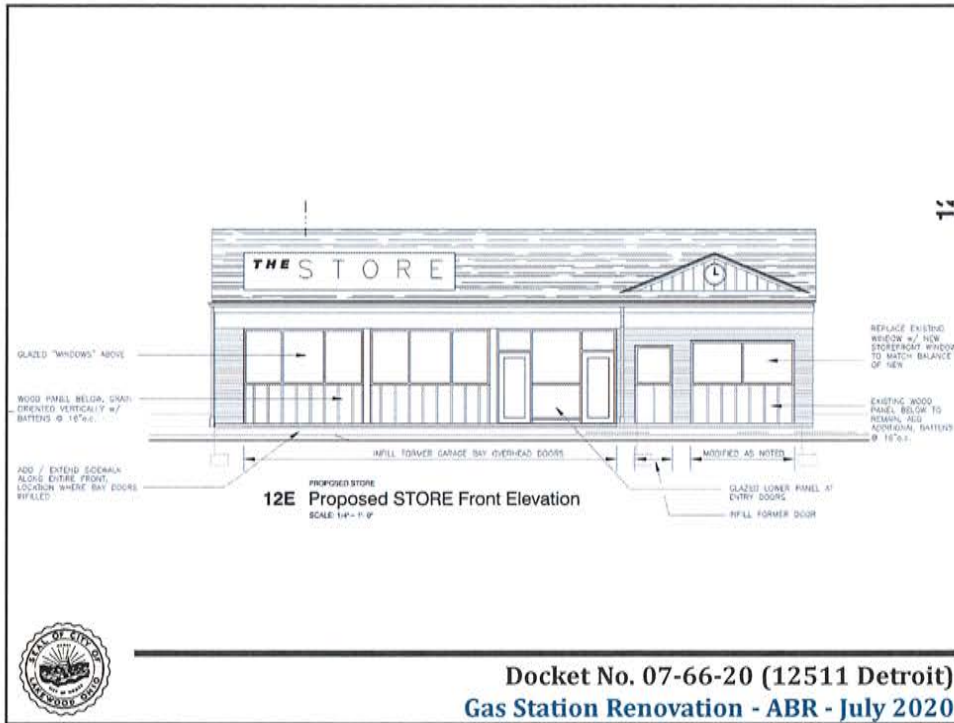
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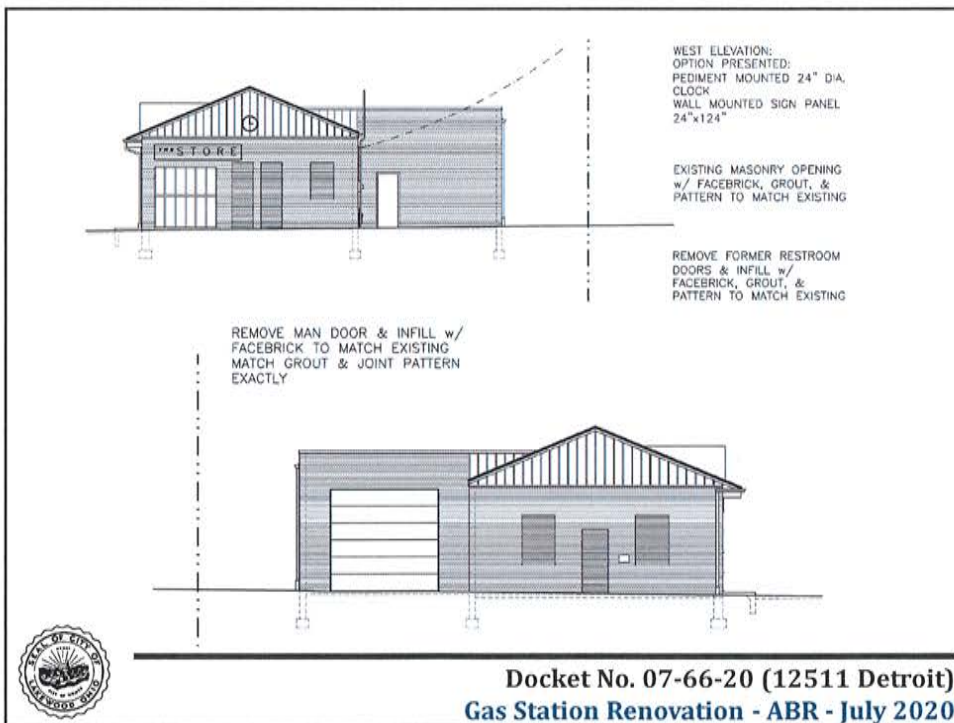
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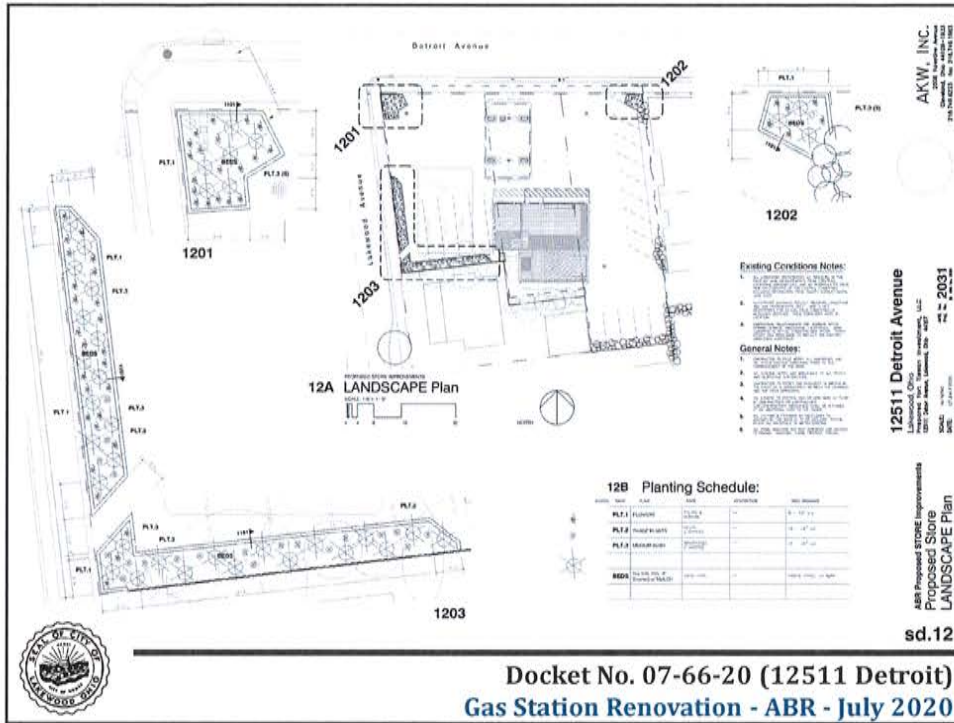
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**Docket No. 07-66-20 (12511 Detroit)**  
**Gas Station Renovation - ABR - July 2020**



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**12511 Detroit Avenue**  
Existing Site Data  
AKW, Inc. Proj. No. 2031  
30 JUNE 2020

Page 2

ARCHITECTURE  
PLANNING  
DESIGN  
RESTORATION  
PRESERVATION








**Docket No. 07-66-20 (12511 Detroit)**  
**Gas Station Renovation - ABR - July 2020**

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**12511 Detroit Avenue**  
Existing Site Data  
AKW, Inc. Proj. No. 2031  
08 JULY 2020

Page 1

ARCHITECTURE  
PLANNING  
DESIGN  
RESTORATION  
PRESERVATION

**Docket No. 07-66-20 (12511 Detroit)**  
**Gas Station Renovation - ABR - July 2020**

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12511 Detroit Avenue  
Existing Site Data  
AKW, Inc. Proj. No. 2031  
08 JULY 2020

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ARCHITECTURE  
PLANNING  
DESIGN  
RESTORATION  
PRESERVATION



Docket No. 07-66-20 (12511 Detroit)  
Gas Station Renovation - ABR - July 2020

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12511 Detroit Avenue  
Existing Site Data  
AKW, Inc. Proj. No. 2031  
08 JULY 2020

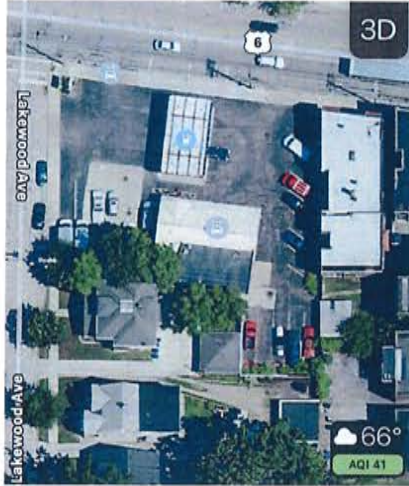
Page 3

ARCHITECTURE  
PLANNING  
DESIGN  
RESTORATION  
PRESERVATION



Docket No. 07-66-20 (12511 Detroit)  
Gas Station Renovation - ABR - July 2020

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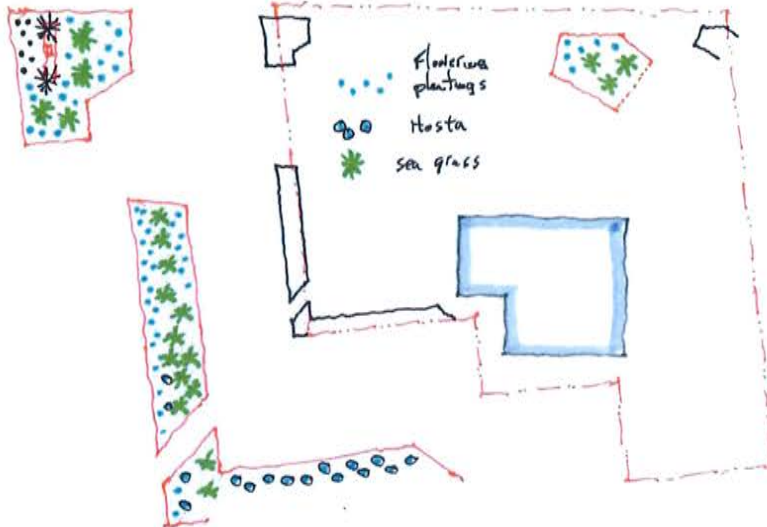


**EXISTING  
AERIAL PHOTOGRAPH**



Docket No. 07-66-20 (12511 Detroit)  
Gas Station Renovation - ABR - July 2020

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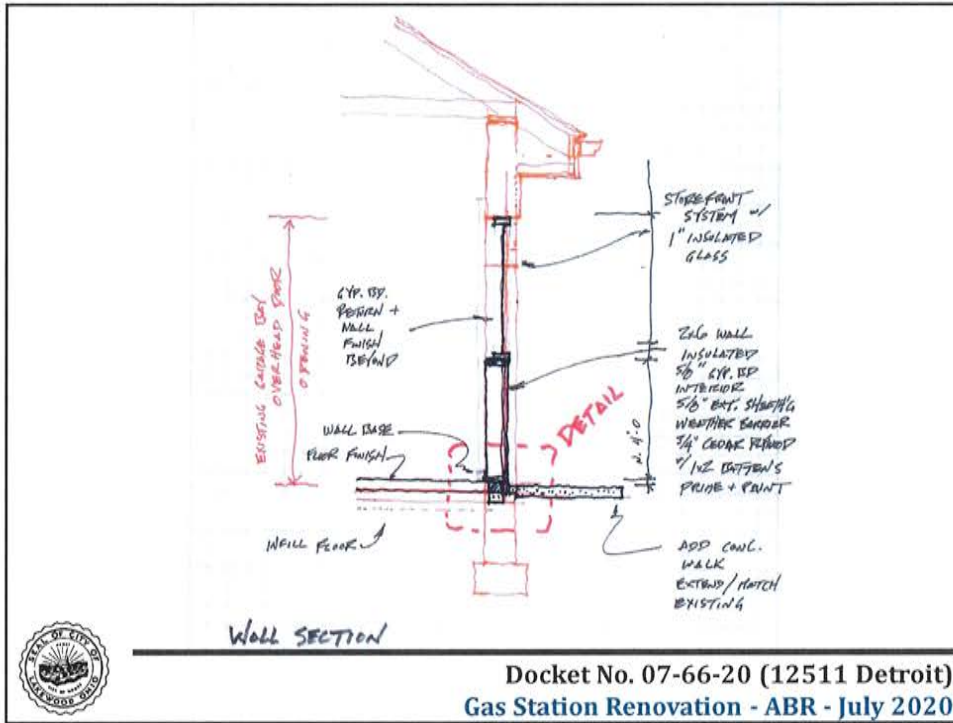


AKW 2031 30 June 2020 LANDSCAPE PLAN.

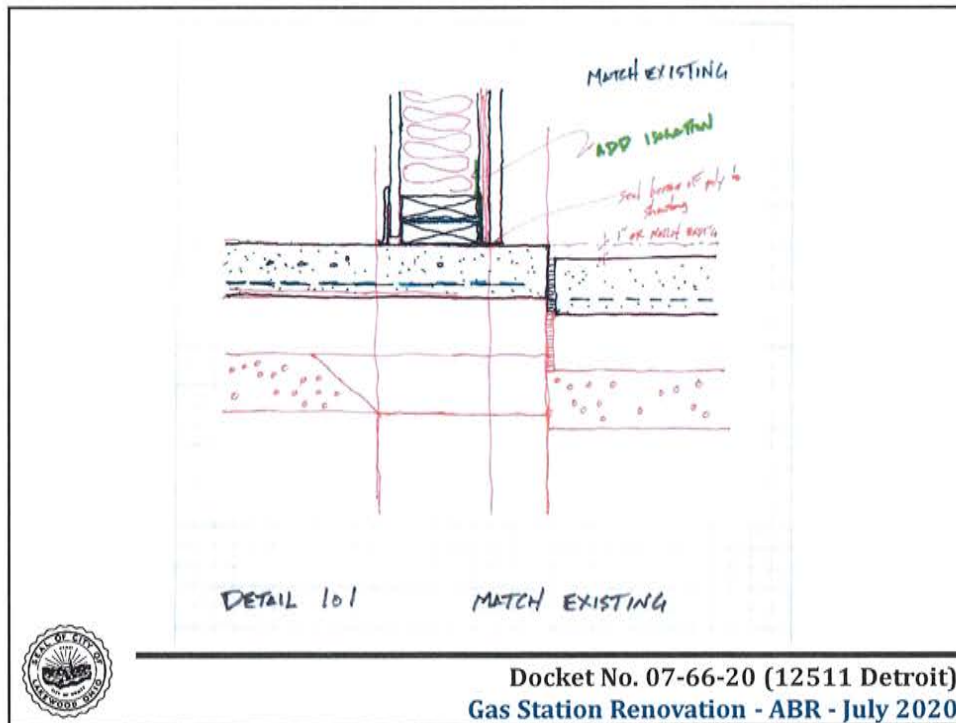


Docket No. 07-66-20 (12511 Detroit)  
Gas Station Renovation - ABR - July 2020

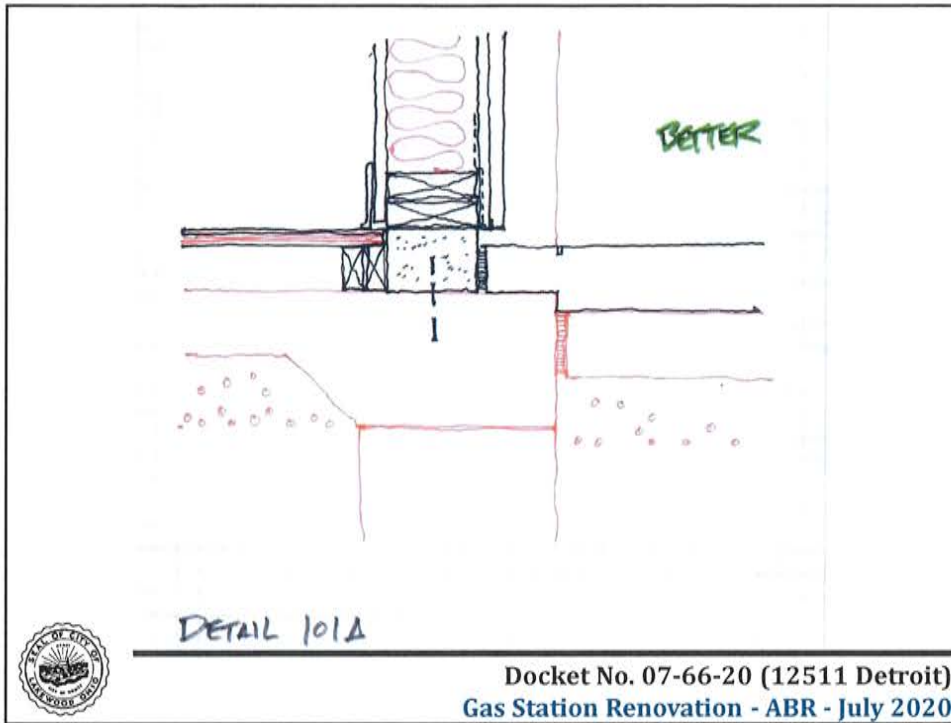
170



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**Applicant proposes storefront renovation (replace existing windows with overhead doors)**

**City Notes:**

- Requested more detailed front elevation/information on interior mounting
- Alignment of mullions with existing storefront panels

**If members of the public have comment to offer on this proposal - you are encouraged to use the chat feature if you are viewing through GoToMeeting**

**Docket No. 07-67-20 (18514 Detroit)**  
**West End Tavern Storefront Renovation - ABR - July 2020**

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Existing Conditions



Docket No. 07-67-20 (18514 Detroit)  
West End Tavern Storefront Renovation - ABR - July 2020

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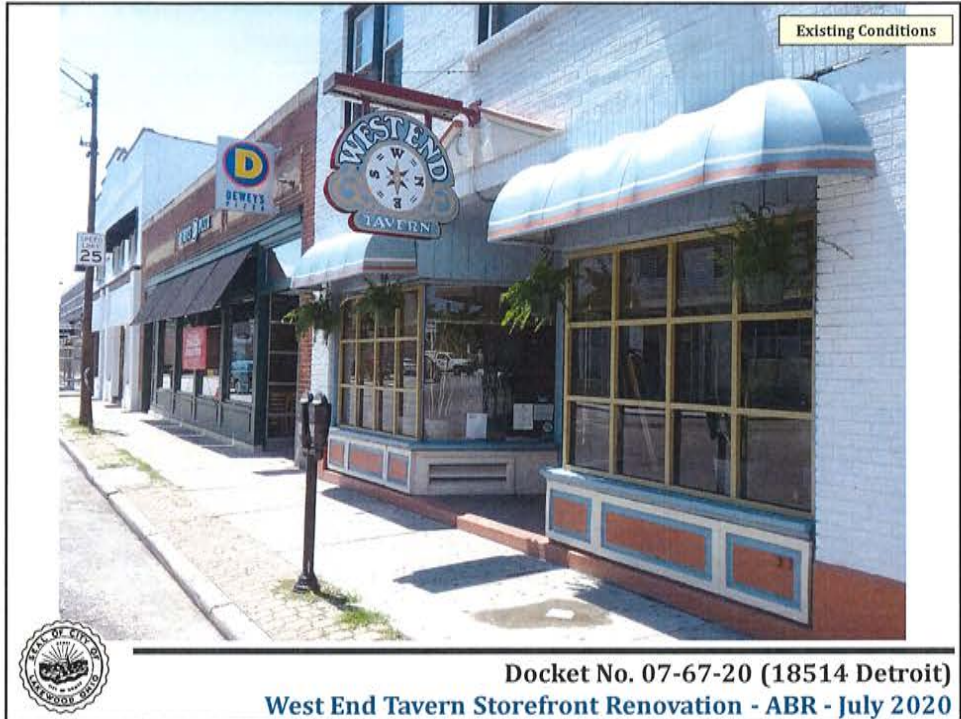


Existing Conditions

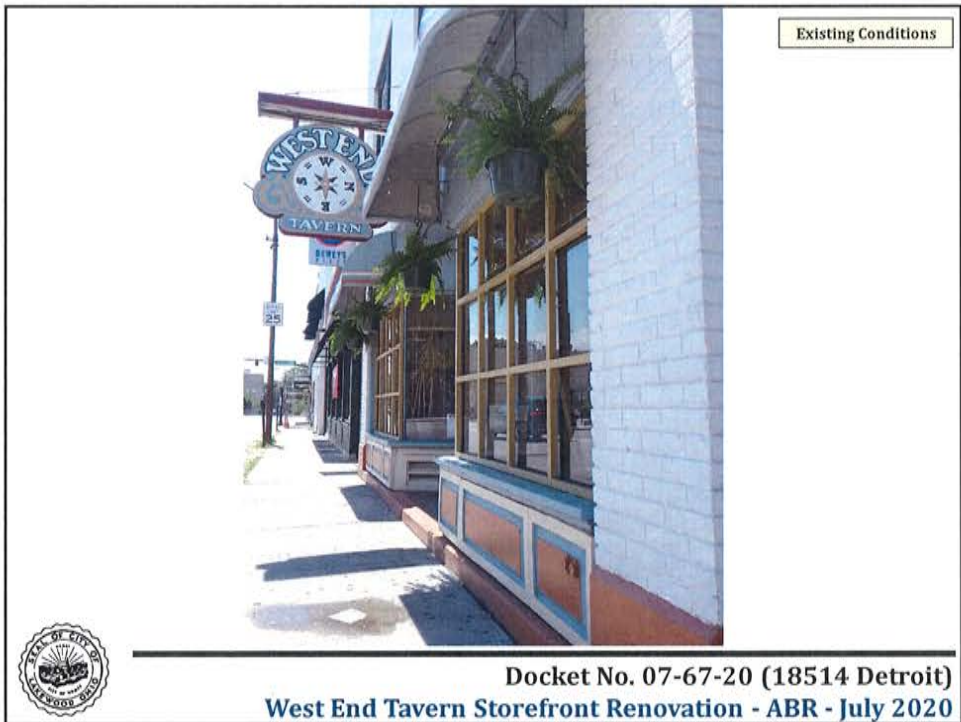


Docket No. 07-67-20 (18514 Detroit)  
West End Tavern Storefront Renovation - ABR - July 2020

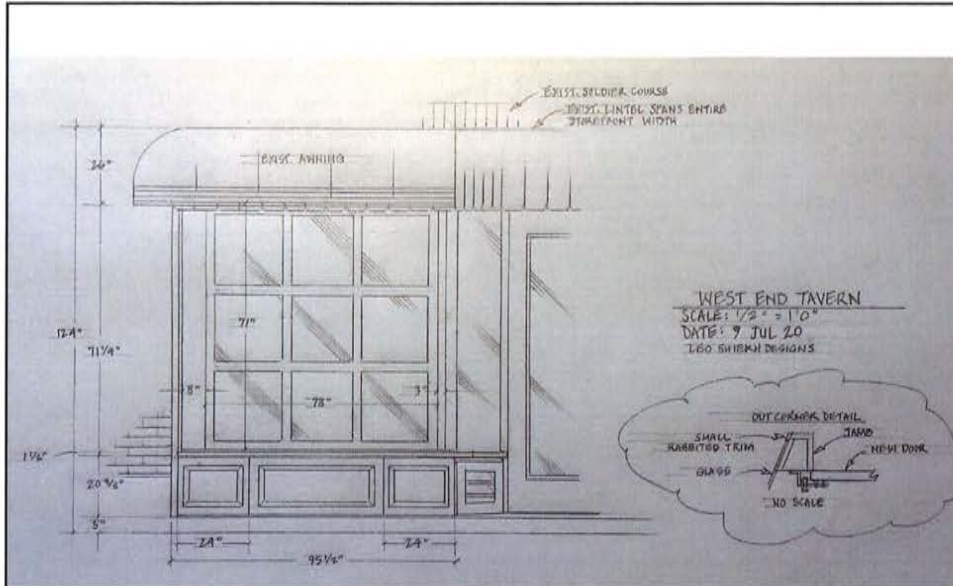
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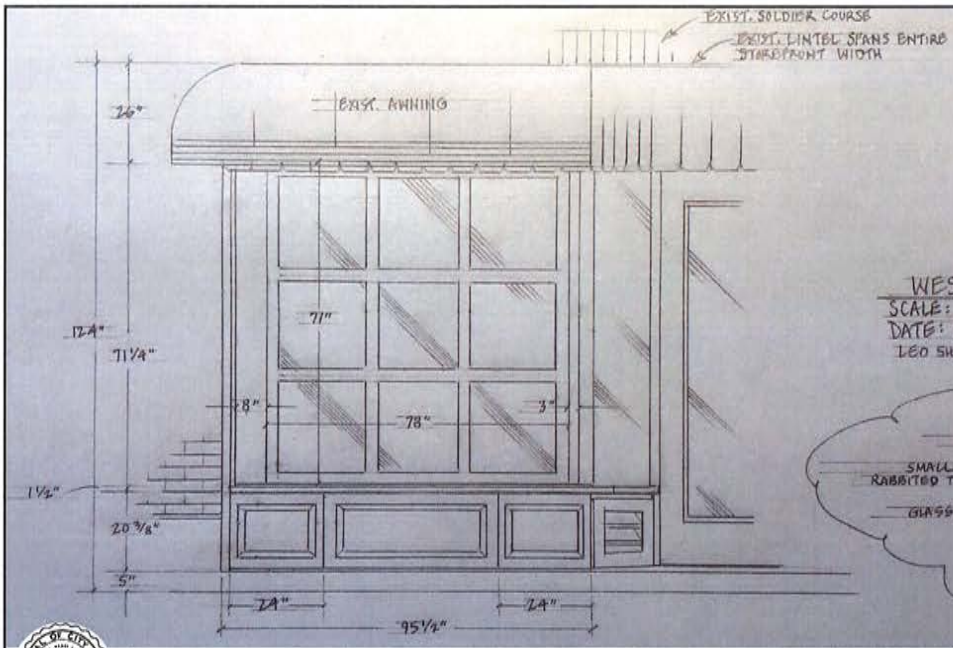


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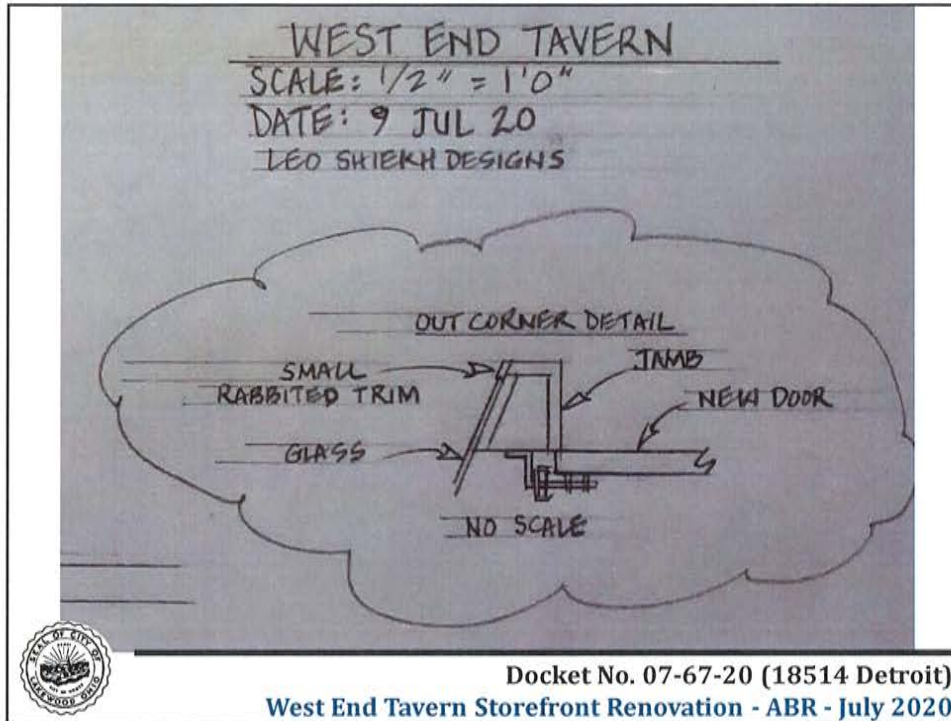
Docket No. 07-67-20 (18514 Detroit)  
 West End Tavern Storefront Renovation - ABR - July 2020

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Docket No. 07-67-20 (18514 Detroit)  
 West End Tavern Storefront Renovation - ABR - July 2020

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**PERSONALIZING OPTIONS**

Choose from a variety of personalizing options to complement your home design and create the look you want.

**Paints:** SEVEN VARIABLE POWDER COAT COLORS to choose from (see full color chart on site)

Other Finishes: White, Bronze, Satin, Dark, Silver, Dark Grey, Dark, Dark Red, Dark

**GLASS:** Clear, Frosted, Tinted, Obscure

**ADDITIONAL GLASS & PANEL OPTIONS**

Full-View Aluminum Model Comparison Chart

	BETTER	BEST
Frame Construction	Full-View Aluminum with standard 1 1/2" x 1 1/2" mullions	Full-View Aluminum with 1 1/2" x 1 1/2" mullions and 1/2" x 1/2" mullions
Frame Material	100% Aluminum	100% Aluminum
Insulation	10-1/2" R-Value	10-1/2" R-Value

**APPEARANCE PACKAGE**

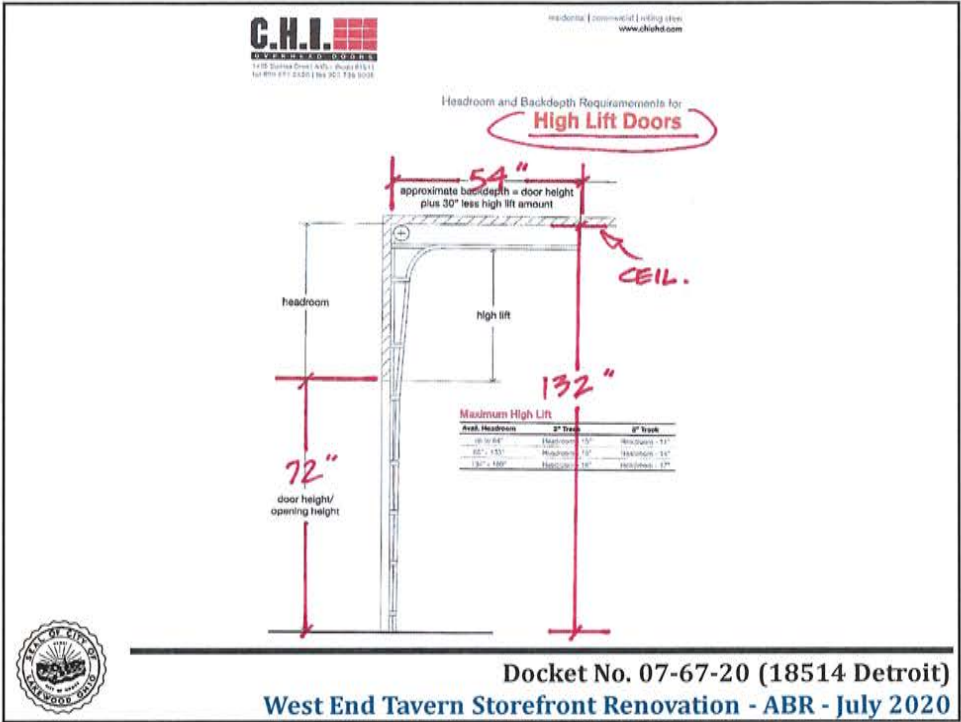
All-in-one, ready-to-go and with a smaller budget, creating a turn-key appearance package with a locking mechanism.

**Note from applicant:** West End Tavern intends to color-match new overhead door frames to be same as existing steel framework (which look/act like mullions)

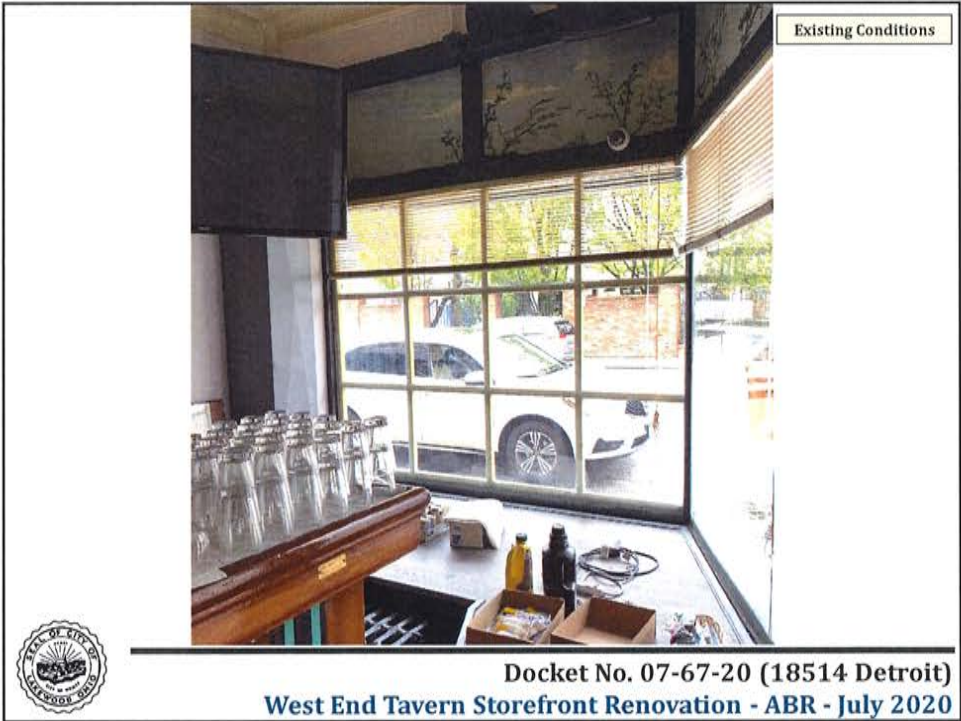
City of Detroit Seal

Docket No. 07-67-20 (18514 Detroit)  
 West End Tavern Storefront Renovation - ABR - July 2020

182



183



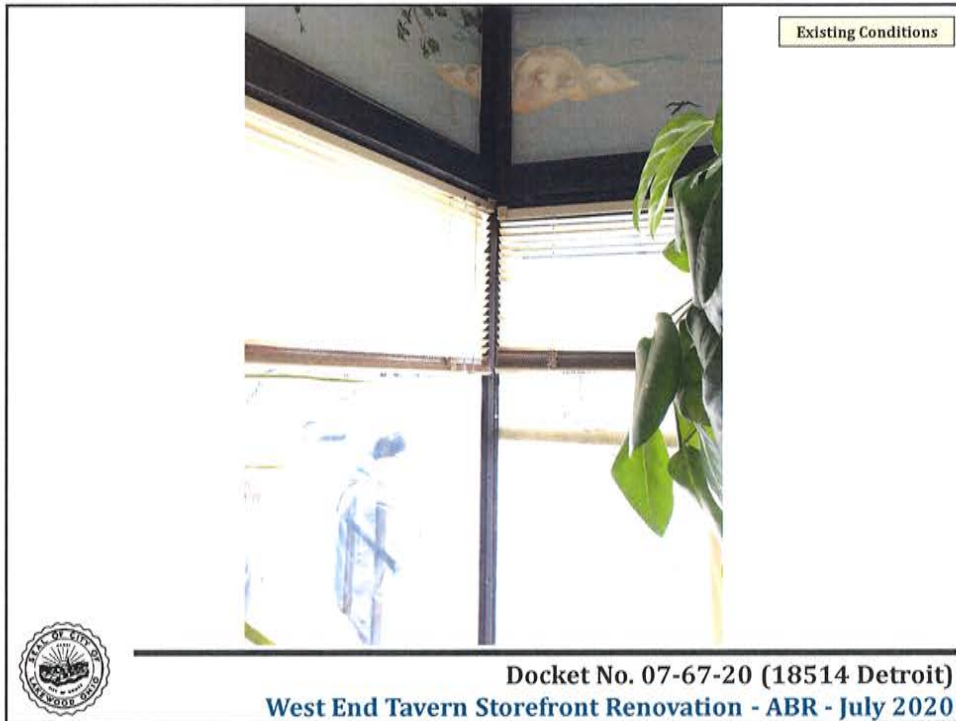
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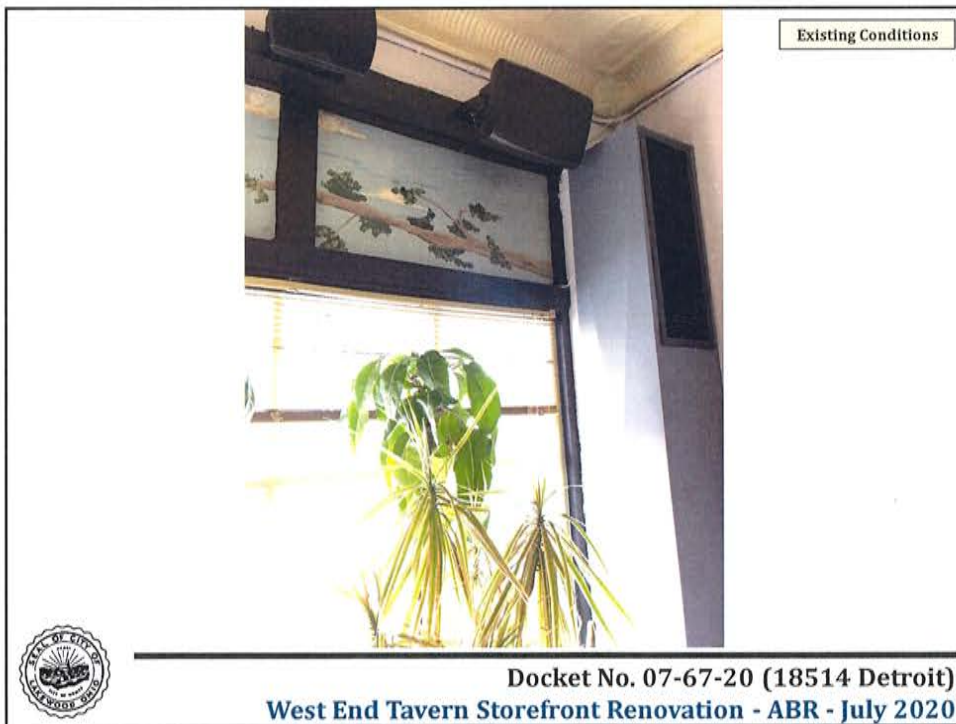
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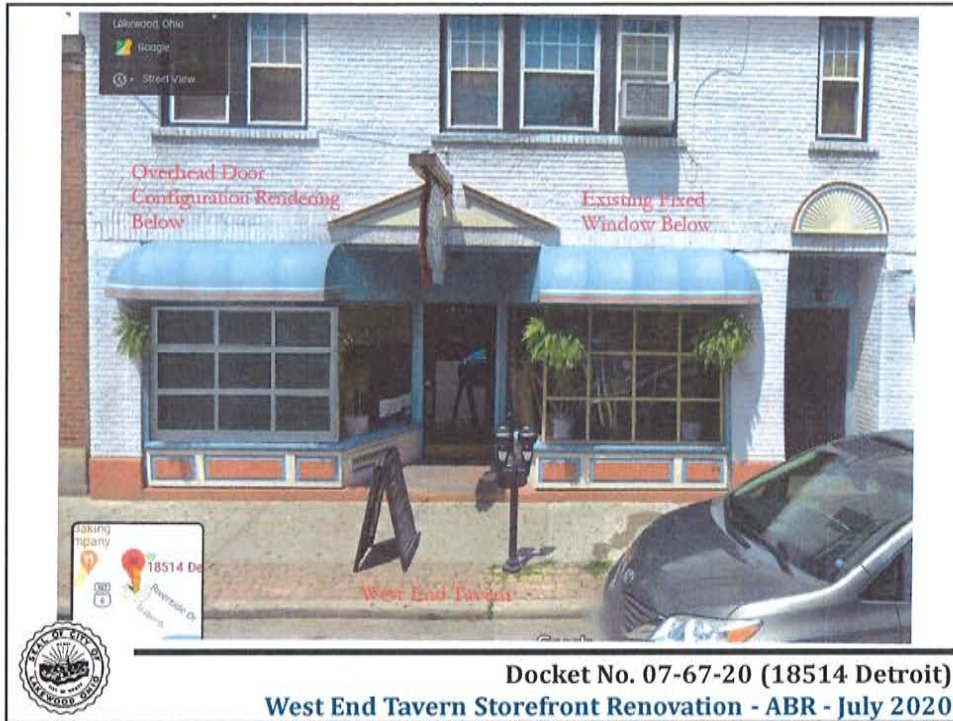
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187

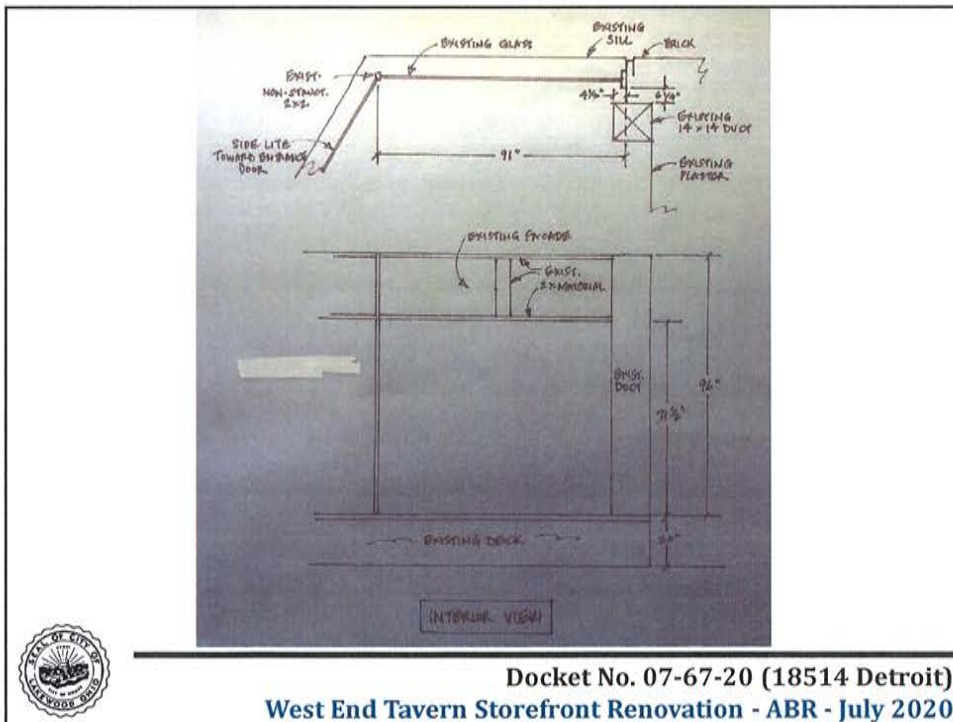


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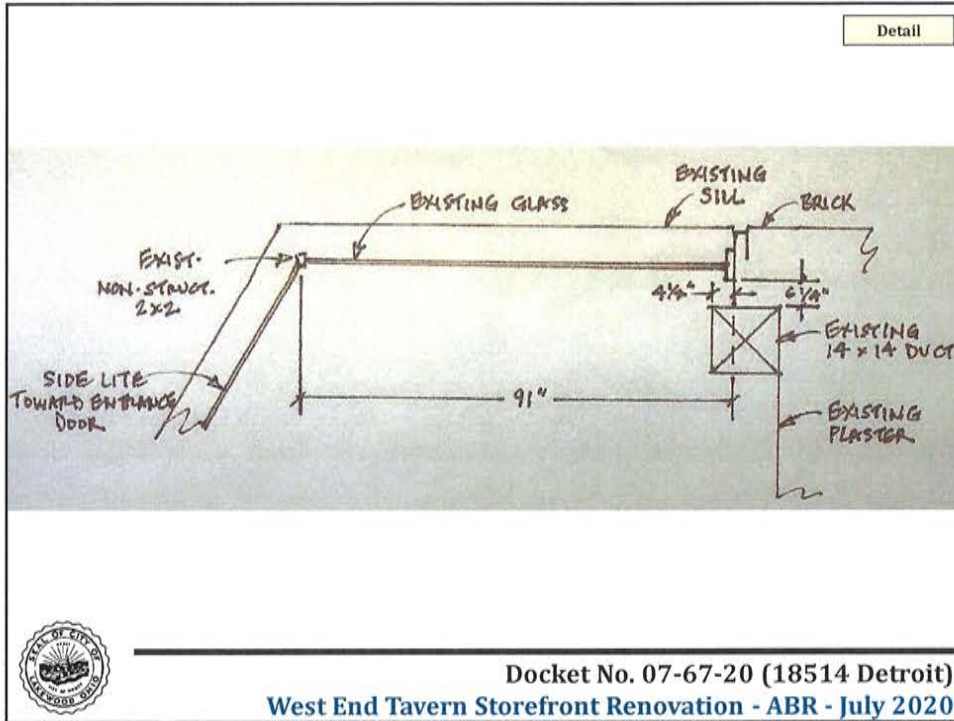
Docket No. 07-67-20 (18514 Detroit)  
 West End Tavern Storefront Renovation - ABR - July 2020

189

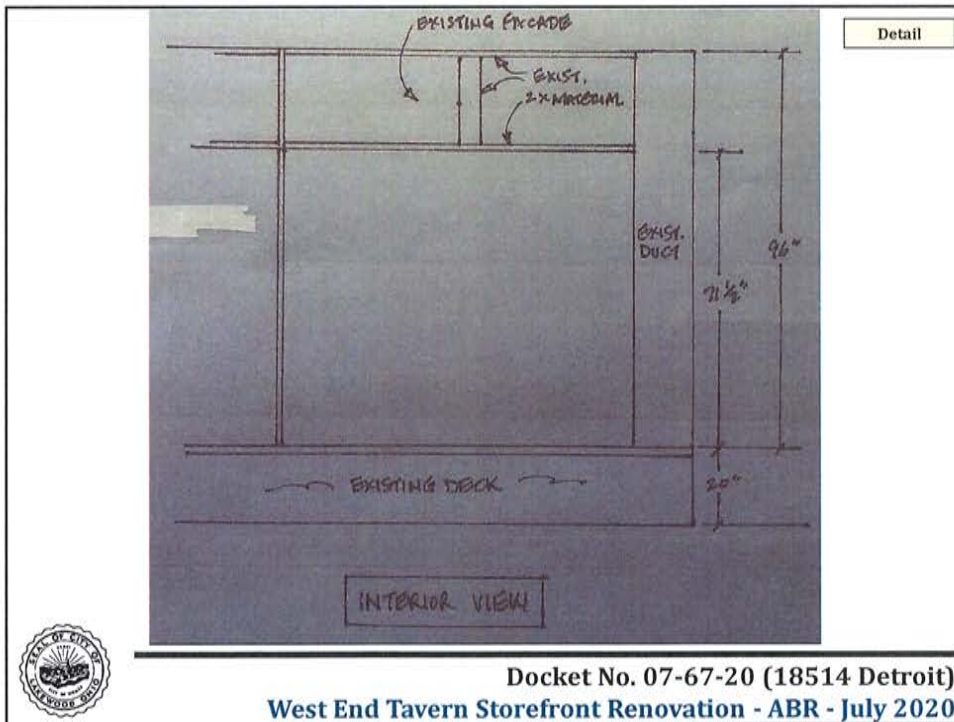


Docket No. 07-67-20 (18514 Detroit)  
 West End Tavern Storefront Renovation - ABR - July 2020

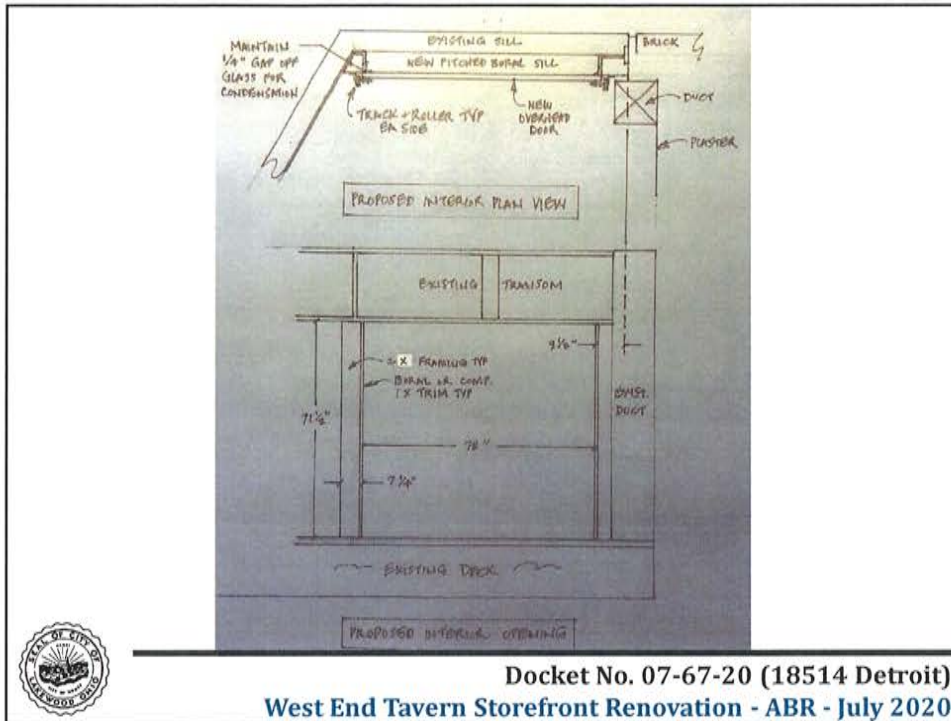
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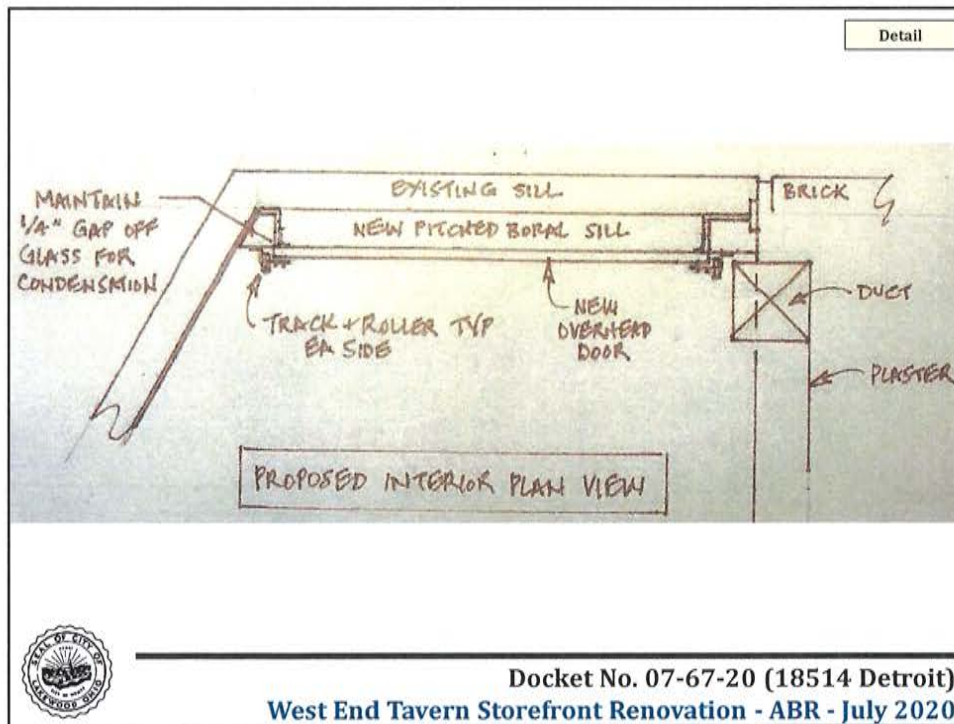
191



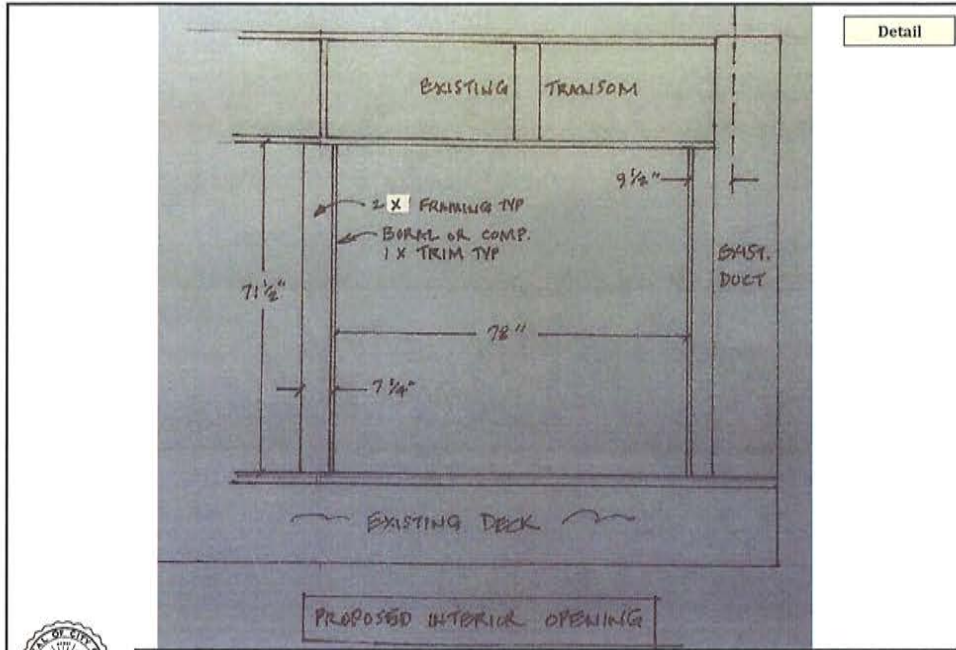
192



193

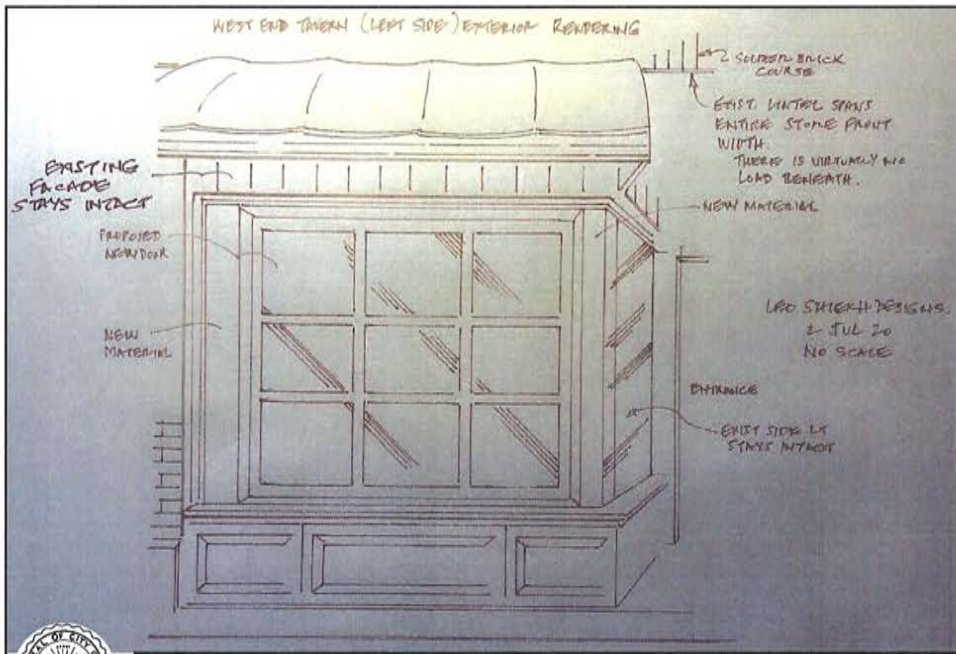


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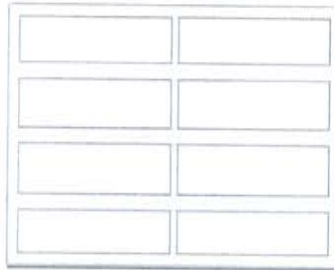
Docket No. 07-67-20 (18514 Detroit)  
West End Tavern Storefront Renovation - ABR - July 2020

195



Docket No. 07-67-20 (18514 Detroit)  
West End Tavern Storefront Renovation - ABR - July 2020

196



Full-View

**Panel Style:** Full-View  
**Section Construction:** 2" Thick - Insulated Aluminum Rails  
**Section Material:** Heavy Duty / Aluminum  
**Insulation Type:** Polystyrene Insulation  
**Powder Coating:** 188 Colors  
**Window Style:** Full-View



**Docket No. 07-67-20 (18514 Detroit)**  
**West End Tavern Storefront Renovation - ABR - July 2020**

197

**Applicant proposes alteration of existing structure to add walk-up ice cream serving windows and outdoor seating area**

**City Notes:**

- Revision of prior approved design (May)



**If members of the public have comment to offer on this proposal - you are encouraged to use the chat feature if you are viewing through GoToMeeting**



**Docket No. 07-68-20 (14822 Madison)**  
**Malleys - ABR - July 2020**

198



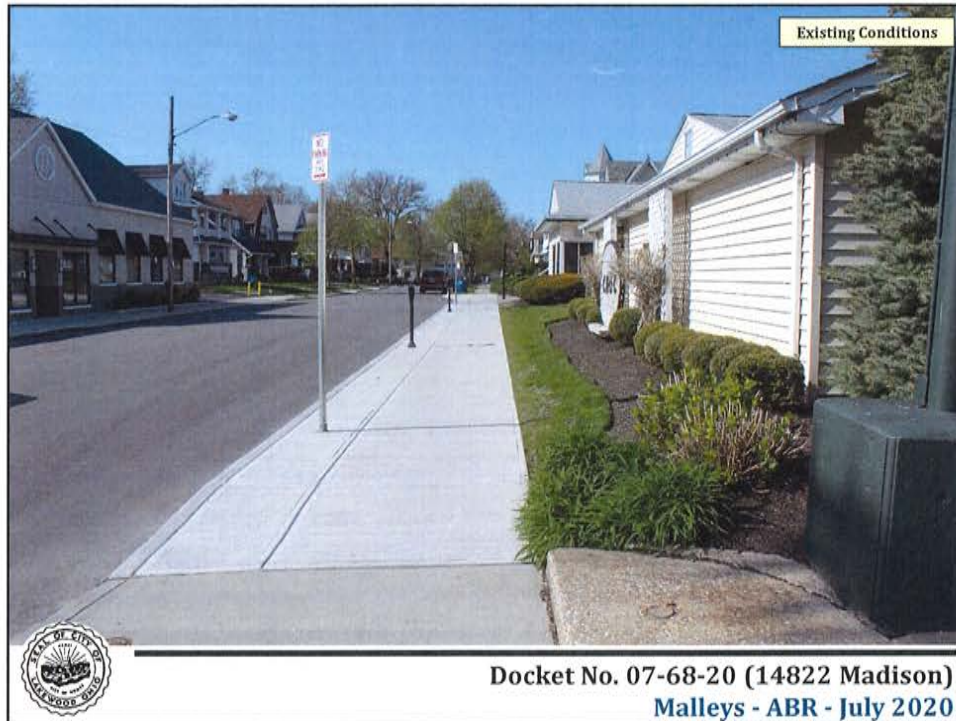
Docket No. 07-68-20 (14822 Madison)  
Malleys - ABR - July 2020

199

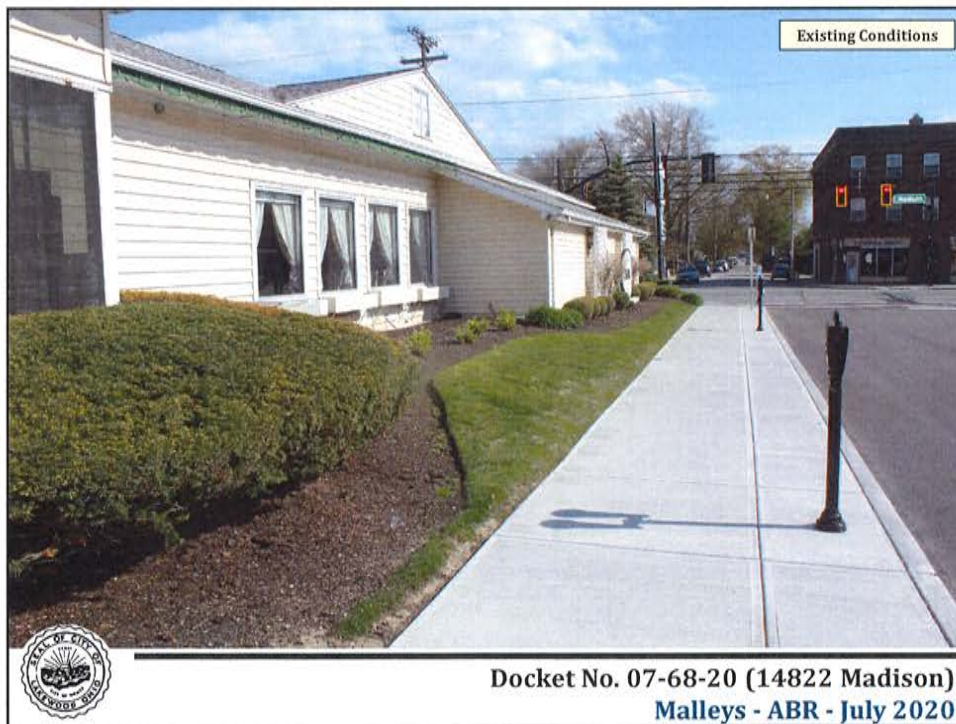


Docket No. 07-68-20 (14822 Madison)  
Malleys - ABR - July 2020

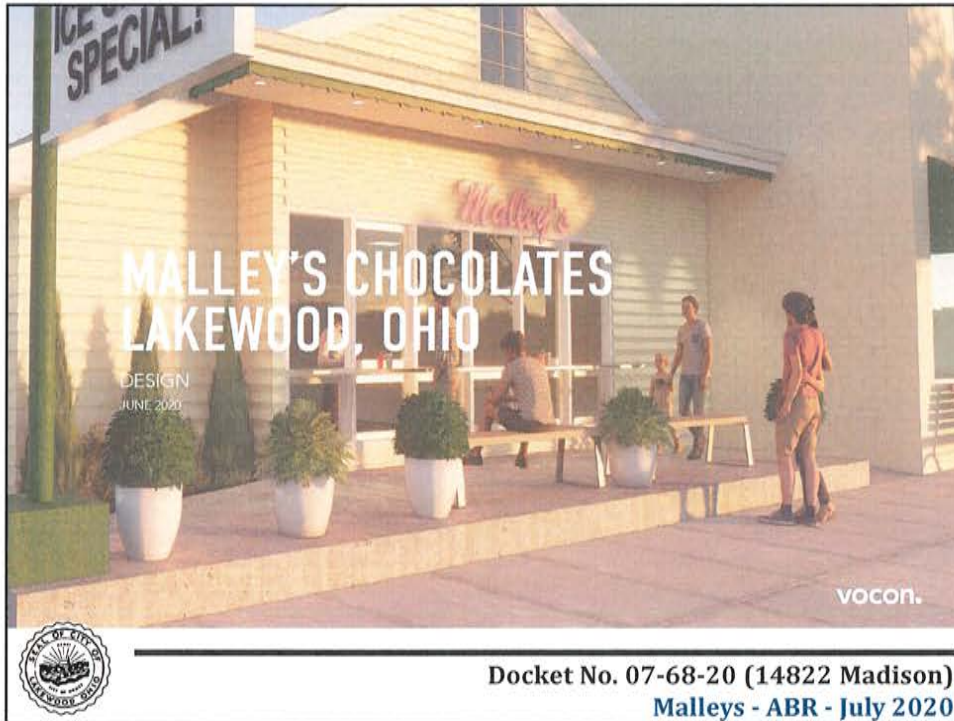
200



201

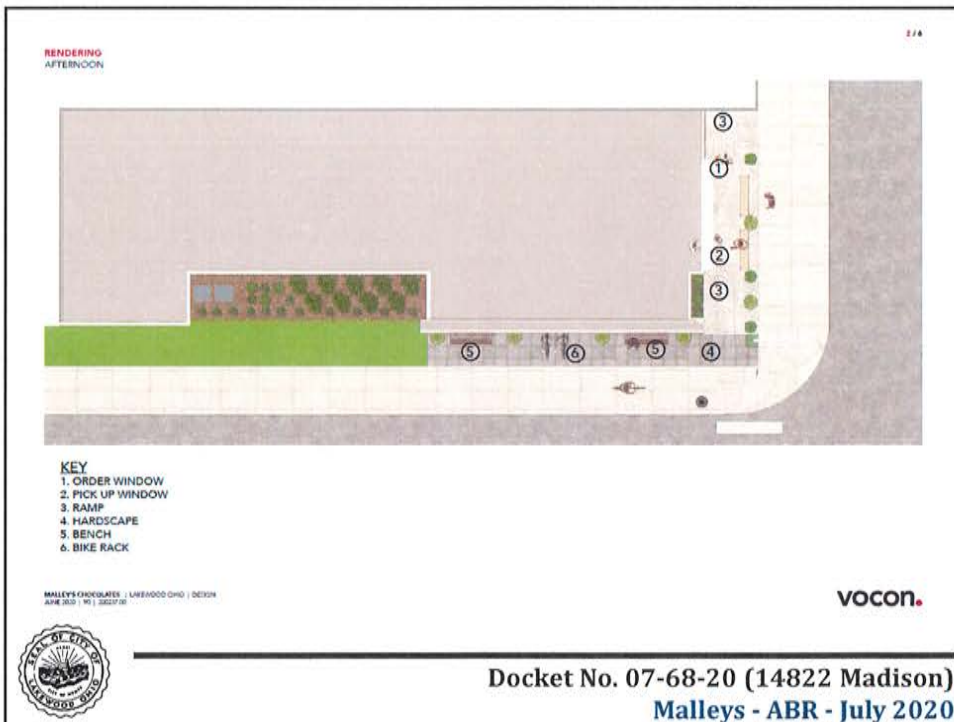


202



Docket No. 07-68-20 (14822 Madison)  
 Malleys - ABR - July 2020

203



Docket No. 07-68-20 (14822 Madison)  
 Malleys - ABR - July 2020

204

RENDERING  
AFTERNOON

374



MALLEY'S CHOCOLATES | LANSING OHIO | DESIGN  
APRIL 2020 | PG | 3/02/27-08

VOCON.



Docket No. 07-68-20 (14822 Madison)  
Malleys - ABR - July 2020

205

RENDERING  
EVENING

474



MALLEY'S CHOCOLATES | LANSING OHIO | DESIGN  
APRIL 2020 | PG | 3/02/27-08

VOCON.



Docket No. 07-68-20 (14822 Madison)  
Malleys - ABR - July 2020

206

RENDERING  
NIGHT

3/4



MALLEYS CHOCOLATES | LAKEWOOD OHIO | DESIGN  
APRIL 2020 | PG 1 | 20202-00

VOCON.



Docket No. 07-68-20 (14822 Madison)  
Malleys - ABR - July 2020

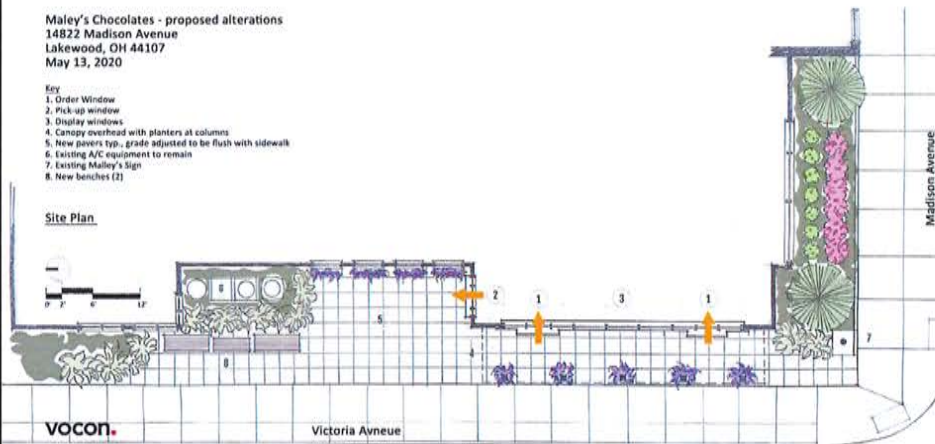
207

Approved May 2020

Malley's Chocolates - proposed alterations  
14822 Madison Avenue  
Lakewood, OH 44107  
May 13, 2020

- Key
- 1. Order Window
  - 2. Pick-up window
  - 3. Display windows
  - 4. Canopy overhead with planters at columns
  - 5. New pavers typ., grade adjusted to be flush with sidewalk
  - 6. Existing A/C equipment to remain
  - 7. Existing Malley's sign
  - 8. New benches (2)

Site Plan



VOCON.

Victoria Avenue

Madison Avenue



Docket No. 07-68-20 (14822 Madison)  
Malleys - ABR - July 2020

208

Approved May 2020

Maley's Chocolates - proposed alterations  
14822 Madison Avenue  
Lakewood, OH 44107  
May 13, 2020



Proposed West Elevation

- Key
- 1. Order Windows (2)
  - 2. Display windows
  - 3. Canopy overhead with planters at 8x8 wood columns
  - 4. Existing siding to remain



Docket No. 07-68-20 (14822 Madison)  
Malleys - ABR - July 2020

209

Applicant proposes new fencing.

**City Notes:**

- Deferred from July Planning Commission review (Parking Plan Review)
- No BZA review required



If members of the public have comment to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



Docket No. 07-69-20 (2051 Quail)  
Lakewood Montessori - Fence - ABR - July 2020

210



Docket No. 07-69-20 (2051 Quail)  
Lakewood Montessori - Fence - ABR - July 2020

211



Docket No. 07-69-20 (2051 Quail)  
Lakewood Montessori - Fence - ABR - July 2020

212



Docket No. 07-69-20 (2051 Quail)  
Lakewood Montessori - Fence - ABR - July 2020

213

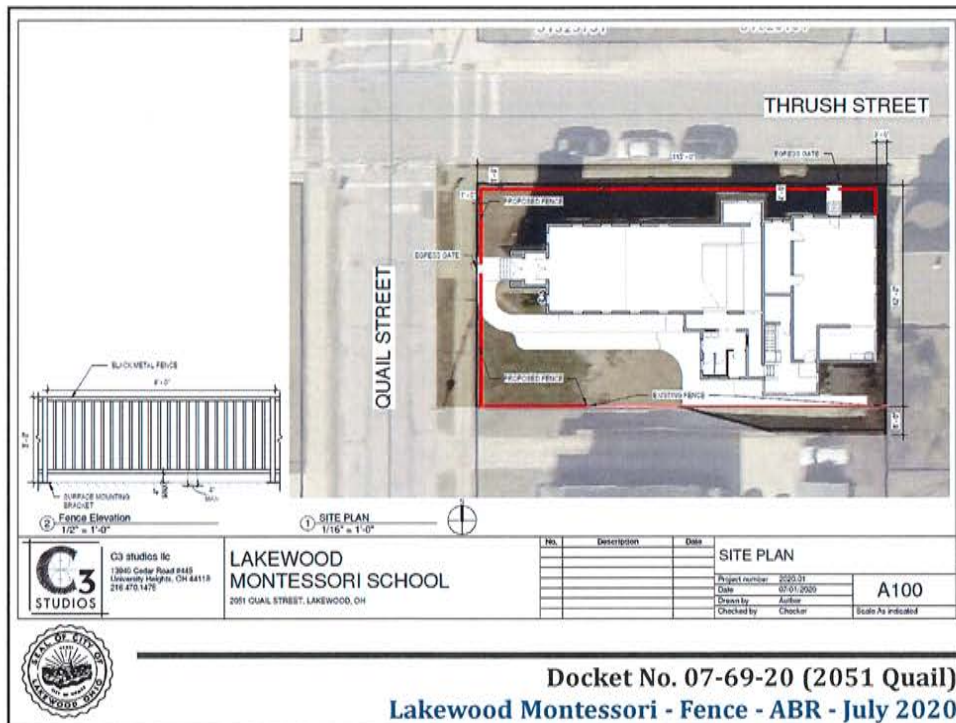


Docket No. 07-69-20 (2051 Quail)  
Lakewood Montessori - Fence - ABR - July 2020

214



215



216

Note: Applicant confirms ADA ramps are an external addition around foundation - will not alter existing building in any way.

**THRUSH STREET**

**QUAIL STREET**

EGRESS GATE

EGRESS GATE

PROPOSED FENCE

PROPOSED FENCE

EXISTING FENCE

Docket No. 07-69-20 (2051 Quail)  
**Lakewood Montessori - Fence - ABR - July 2020**

217

**Proposed Fence**

Share Save to Favorites Print

Brand Name

**US Door & Fence**  
 Pro Series 32 in. H x 93 in. W Black Steel Fence Panel

(301) Write a Review Questions & Answers (36)

- Galvanized metal material ensures corrosion resistance
- Durable steel construction offers long-lasting use
- Offers privacy and security while providing an open view

Existing adjacent fence - Harrison Elementary

Docket No. 07-69-20 (2051 Quail)  
**Lakewood Montessori - Fence - ABR - July 2020**

218

**PROPOSED PLAN**  
1/8" = 1'-0"

**C3 STUDIOS**  
C3 studios llc  
13540 Cedar Road #245  
University Heights, OH 44116  
216.473.1475

**LAKESIDE MONTESSORI SCHOOL**  
2081 QUAL STREET, LAKESIDE, OH

No.	Description	Date

**PROPOSED PLAN**  
Project number: 2020-01  
Date: 07/07/2020  
Drawn by: Autico  
Checked by: Checker  
Scale: 1/8" = 1'-0"

**SEAL OF THE CITY OF LAKESIDE, OH**

**Docket No. 07-69-20 (2051 Quail)**  
**Lakewood Montessori - Fence - ABR - July 2020**

219

**Lifetime Ace Flyer Teeter Totter**

- Dimensions-92" L x 95" W x 30-35" H
- Heavy duty all weather construction; will not crack, warp, rot, split or fade like wooden playground equipment
- UV Resistant - Retains Strength and Maintains Color
- Heavy-Duty Powder-Coated Steel Construction
- Double Teeter-Totter
- Up, Down, and Side-to-Side Movement Design

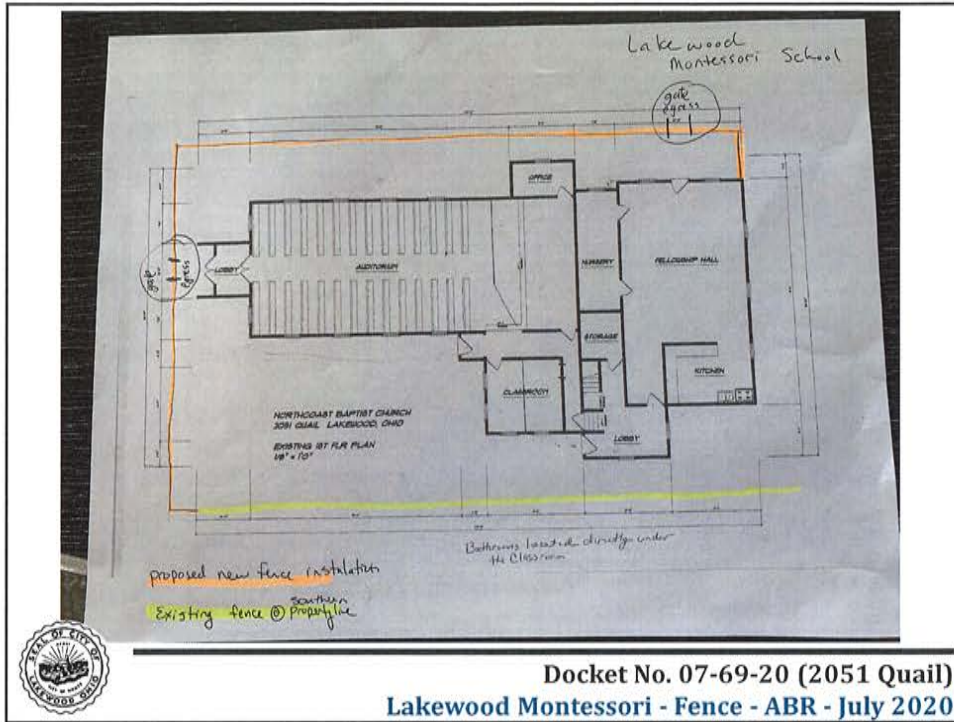
**Lifetime Geometric Dome Climber Play Center**

- Assembled Dimensions: 5 ft. H x 10 ft. W
- UV Resistant - Retains Strength and Maintains Color
- Includes high-density polyethylene (HDPE) resin rock climbing hand grips to help kids climb and descend safely
- Heavy-Duty Powder-Coated Steel Construction

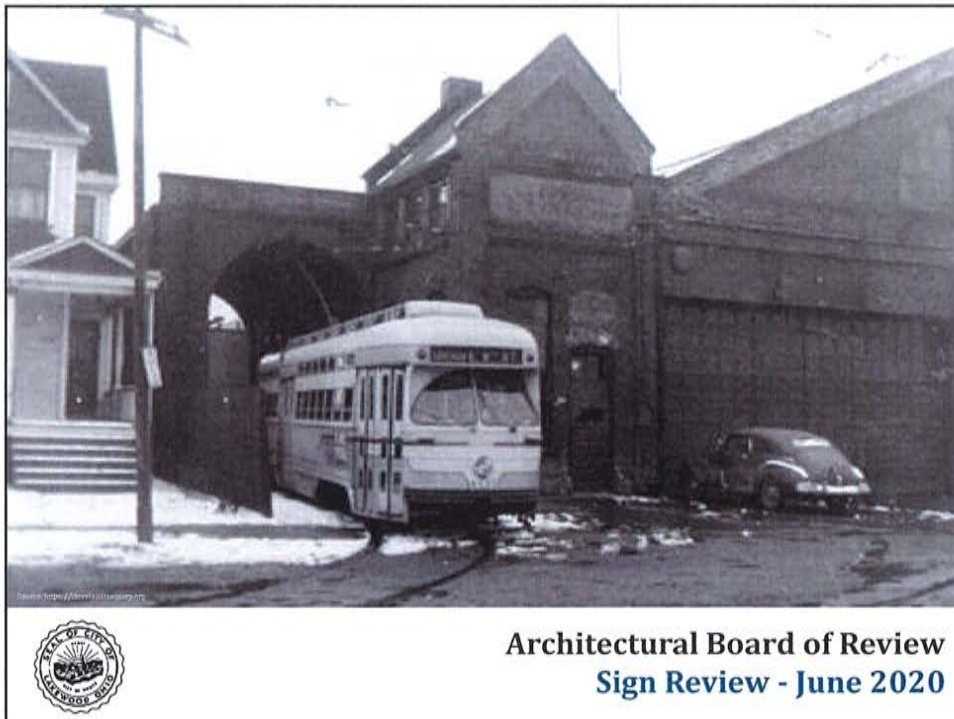
**SEAL OF THE CITY OF LAKESIDE, OH**

**Docket No. 07-69-20 (2051 Quail)**  
**Lakewood Montessori - Fence - ABR - July 2020**

220



221

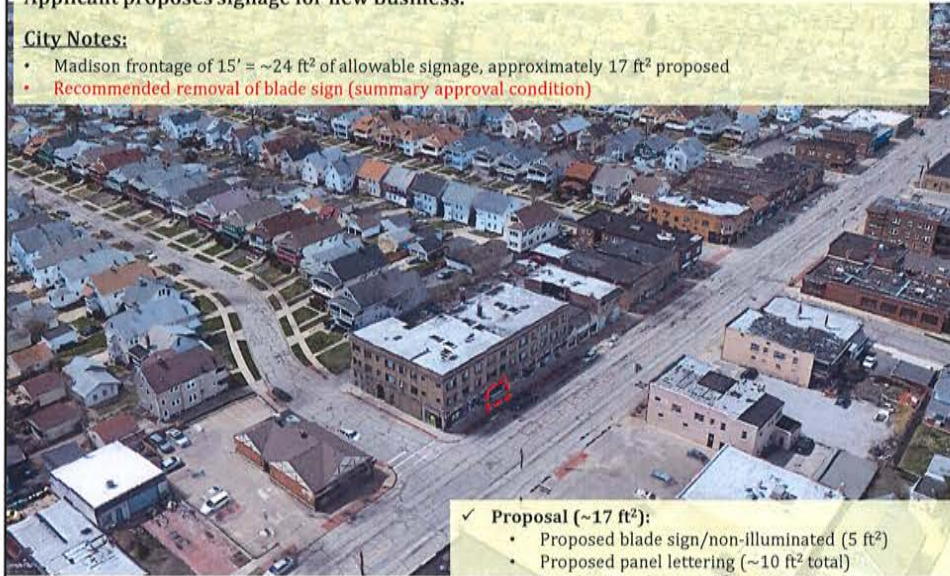


222

Applicant proposes signage for new business.

**City Notes:**

- Madison frontage of 15' = ~24 ft<sup>2</sup> of allowable signage, approximately 17 ft<sup>2</sup> proposed
- **Recommended removal of blade sign (summary approval condition)**



- ✓ **Proposal (~17 ft<sup>2</sup>):**
- Proposed blade sign/non-illuminated (5 ft<sup>2</sup>)
- Proposed panel lettering (~10 ft<sup>2</sup> total)
- Window graphics ~2 ft<sup>2</sup>, < 15% of surface



**Docket No. 07-70-20 (13341 Madison)  
Blush Beauty- Sign Review - July 2020**

223



Existing Conditions



**Docket No. 07-70-20 (13341 Madison)  
Blush Beauty- Sign Review - July 2020**

224

**BEFORE**      **AFTER**

10'-6"

1'-7"

1/8" Dibond backer (signboard paint)

1/2" White PVC letters

3'-3 3/4"

12.00"

9.4"

8.01" x 2.5"

1.0"

1.0"

1/2" Steel Plate (Black) w 3/8" Lag Bolts

1/8" Dibond (Black trim) w Black Vinyl Graphics

1" Sq. Steel Frame (Rustoleum Satin Black)

18.5"

6.4"

19.50"

**BLUSH Beauty Bar**

**BLUSH Beauty Bar**

By Appointment Only  
@blushbeautybar\_reviews

**BLUSH Beauty Bar**

13341 Madison Ave  
Lansdown, CA 14420

09-25-20

1

SHAWN FOSTER  
HILKINER  
SIGN & GRAPHICS  
FIRM

**CITY OF LANSDOWN**

**Docket No. 07-70-20 (13341 Madison)**  
**Blush Beauty- Sign Review - July 2020**

225

Applicant proposes updated signage for change to existing business.

**City Notes:**

- Madison frontage of 15' = ~22 ft<sup>2</sup> of allowable signage, approximately 12 ft<sup>2</sup> proposed
- Updated proposal from pre-review (shift to all window graphics)

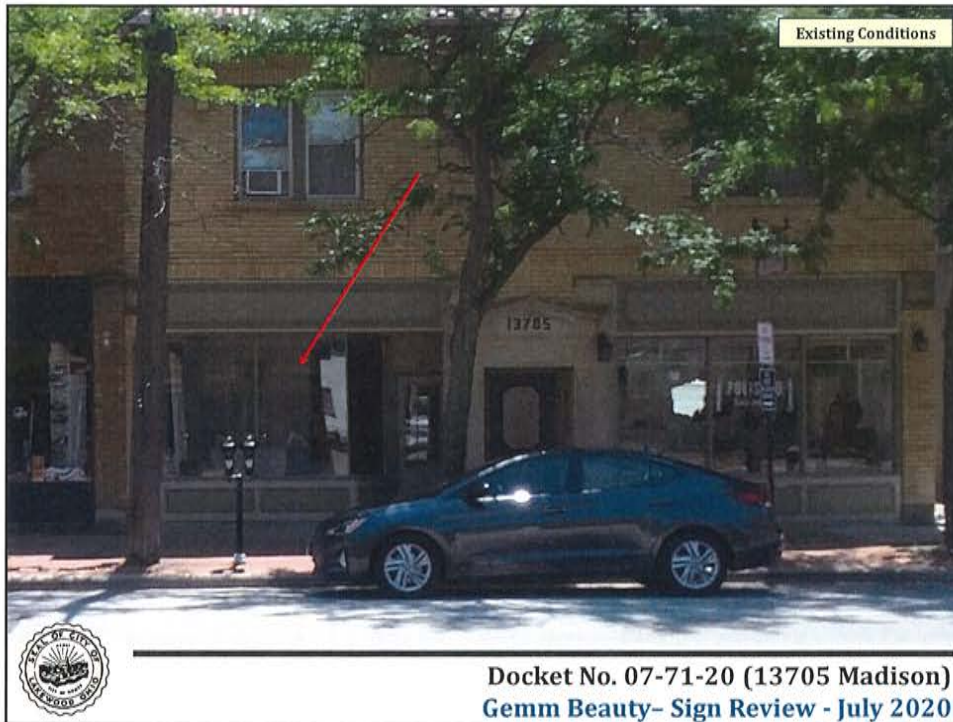
✓ Proposal (~12 ft<sup>2</sup>):

- Window graphics ~6.5 ft<sup>2</sup>, < 15% of surface

**CITY OF LANSDOWN**

**Docket No. 07-71-20 (13705 Madison)**  
**Gemm Beauty- Sign Review - July 2020**

226



227



228



[www.cityofnewbury.org](https://www.cityofnewbury.org)



## Architectural Board of Review

*July 2020*