

Defer

10428 Abbey Road
North Royalton, Ohio 44133

Applicant proposes to replace front porch deck and support posts; all replacement to mimic existing as closely as possible. (Page 9)

7. **Docket No. 02-09-19***

C

**13701/13901 Detroit Ave. and 1406 Wyandotte Ave.
Detroit and Bunts Market Rate Apartments**

Approve
 Deny
 Defer

Jerome Solove
Jerome Solove Development, Inc.
470 Olde Worthington Road, Suite 200
Westerville, Ohio 43082

Applicant requests the review and approval of a planned development consisting of two mid-rise apartment buildings and one parking garage on 2.12 acres, pursuant to section 1156 – planned development. The property is in a C3, Commercial, General Business district. (Page 13)

*This item is deferred from the June meeting.

7. **Docket No. 06-48-19***

C

**13701/13901 Detroit Ave. and 1406 Wyandotte Ave.
Detroit and Bunts Market Rate Apartments**

Approve
 Deny
 Defer

Jerome Solove
Jerome Solove Development, Inc.
470 Olde Worthington Road, Suite 200
Westerville, Ohio 43082

Applicant proposes to build a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325. ((Page 15)

*This item is deferred from the June meeting.

8. **Docket No. 02-16-20***

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 the demolition of an annex building on the corner of Detroit and Rockway Avenues to create a public "pocket park". (Page 17)

*The applicant has withdrawn this item from consideration.

9. **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 19)

***This item is deferred from the June meeting.**

SIGN REVIEW

10. **Docket No. 12-123-19** **16900 Detroit Avenue**
Lakewood Food Truck Park
- () Approve Daniel Deagan
() Deny 12700 Lake Avenue, #3005
() Defer Lakewood, Ohio 44107

Applicant proposes signage for Lakewood Food Truck Park. (Page 21)

ARCHITECTURAL BOARD OF REVIEW

11. **Docket No. 03-27-20 A** **A** **15509 Madison Avenue**
Hudec Dental
- () Approve Ann Corbo
() Deny LS Architects
() Defer 22082 Lorain Road
Fairview Park, Ohio 44126

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

SIGN REVIEW

12. **Docket No. 03-27-20 S** **15509 Madison Avenue**
Hudec Dental
- () Approve Ann Corbo
() Deny LS Architects
() Defer 22082 Lorain Road
Fairview Park, Ohio 44126

Applicant proposes façade renovation and updated signage. (Page 23)

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

13. **Docket No. 06-47-20** **R** **11840 Lake Avenue**
- () Approve Brian Delfs and Gretchen Garibaldi
() Deny 11840 Lake Avenue
() Defer Lakewood, Ohio 44107

Applicant proposes the installation of a "horseshoe" style driveway for ease of ingress and egress. (Page 24)

14. **Docket No. 06-48-20** **R** **1101 Maple Cliff Drive**
- () Approve Charles McGettrick
() Deny Architects, C.A. McGettrick
() Defer 14551 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes renovation and additions to an existing home. (Page 29)

15. **Docket No. 06-49-20** **R** **1061 Nicholson Avenue**
- () Approve Daniel Margulies
() Deny Daniel Margulies Company, Inc.
() Defer 14204 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes the construction of a new home. (Page 35)

16. **Docket No. 06-50-20** **R** **2253 Olive Avenue**
- () Approve Anatoliy Torchilo
() Deny Keselman Construction Group Inc.
() Defer 2475 Maple Hill Road
Willoughby Hills, Ohio 44094

Applicant proposes a new, wider driveway and extend the sidewalk apron. (Page 44)

17. **Docket No. 05-51-20** **R** **15894 Park Place**
- () Approve Andrew Erker
() Deny Ace Design LLC
() Defer 1361 Gladys Avenue
Lakewood, Ohio 44107

Applicant proposes exterior renovations to convert a two-family home into a one-family: one-story porch, steeper pitched roof, expansion of existing bay. (Page 46)

18. **Docket No. 06-52-20** **R** **1101 Wilbert Drive**
- () Approve Daniel Margulies
() Deny Daniel Margulies Company, Inc.
() Defer 14204 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes exterior renovation and material change to an existing home. (Page 52)

19. **Docket No. 06-53-20** **R** **1570 Woodward Avenue**
- () Approve Jack Stitak
() Deny Hunk Builders LLC
() Defer 1060 John Glenn Drive
Seven Hills, Ohio 44131

Applicant proposes the construction of a new home. (Page 60)

20. **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 64)

21. **Docket No. 06-55-20** **C** **1384 Hird Avenue**
Stonewall Sports Complex

- Approve
- Deny
- Defer

Jim "JP" Ptacek
Larsen Architects
12508 Edgewater Drive, Suite10
Lakewood, Ohio 44107

Applicant proposes renovation of existing warehouse spaces into new field house, courtyard, restaurant, and bar. (Page 68)

22. **Docket No. 06-56-20** **C** **14500 Madison Avenue**
Hippler Family Dentistry

- Approve
- Deny
- Defer

Leon Sampat
LS Architects
22082 Lorain Road
Fairview Park, Ohio 44126

Applicant proposes exterior alterations for new dental office. (Page 90)

SIGN REVIEW

23. **Docket No. 06-57-20** **C** **13603 Madison Avenue**
Hako Sushi

- Approve
- Deny
- Defer

Jackie Kim
Hako Sushi
13603 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes signage to reflect name change of existing business and sign for pick-up area. (Page 102)

24. **Docket No. 06-58-20** **13703 Madison Avenue**
Undercover Vintage

- Approve
- Deny
- Defer

Max Quinn
Undercover Vintage
13703 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes a three-foot by three-foot white window sticker with logo and store name. (Page 109)

25. **Docket No. 06-59-20**

**17316 Madison Avenue
grace a salon**

- Approve
- Deny
- Defer

Celina Pagan
grace a salon
17316 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes window sticker signage, approximately three-feet by one-foot. (Page 111)

ADJOURN

Account: 101-0000-321.30.01

REFERENCE No. BBS19-000106

DOCKET No. 01-02-20

FEE PAID \$25,00 js CC

APPLICATION

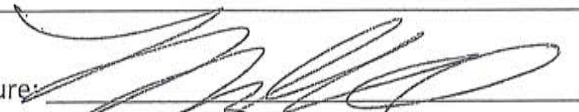
ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name 1464 River ~~side~~ Project Address 1464 Riverview

Applicant Name LINDA Fredrickson Applicant Address 2234 Warren RD
(if different than above)

Applicant Contact 440,669-9806 linfredy@aol.

Brief Project Description Demo old house, Construct new

Signature: 

Date: 12-24-19

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1327 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Jude home LLC LINDA Fredrickson, Pres Property Address 1464 Riverside

Owner / Agent Contact 440 669-9806 linfredy@aol.

Owner / Agent Signature  Date: 12-24-19

Office Use Only: Reviewed and Accepted by:  Date: 12-30-19

Ordinance 22-003 Section 1325.05 Remarks _____

Account: 101-0000-321.30.01

REFERENCE No. BPS20-000037

DOCKET No. 05-35-20

FEE PAID _____

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name Amato Residence

Project Address 1121 Wilbert

Applicant Name Jason Amato

Applicant Address same
(if different than above)

Applicant Contact (410) 258 - 4830

@ _____

Brief Project Description Addition and renovation - garage and

bedroom 1st floor addition and renovation of home.

Signature: [Signature] David Maddux 410-356-5530
THE ARCUS GROUP Date: 4-28-20

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1327 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below.

See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Jason Amato

Property Address 1121 Wilbert

Owner / Agent Contact 410 823 - 7815

dmaddux @ arcus-group.com

Owner / Agent Signature [Signature]

Date: 4-28-20

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000029

DOCKET No. 05-36-20

FEE PAID _____

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name Homenuk

Project Address 1603 Wyandotte

Applicant Name Borowski Builders Inc

Applicant Address 10428 Abby rd. N. Royalton
(if different than above)

Applicant Contact (440) 263-0620

_____ @ _____

Brief Project Description Replace front porch deck and support

posts, All replacemnt to mimic existing as closely as possible

Signature: [Signature]

Date: 4/1/20

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1327 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Dave Homenuk

Property Address 1603 Wyandotte

Owner / Agent Contact (440) 263-0620

DBorowski @ yahoo.com

Owner / Agent Signature [Signature]

Date: 4/1/20

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____

PROPOSED REPAIRS FOR:

DAVID HOMENUK
1603 WYADOTTE
LAKEWOOD, OHIO 44107

BUILDERS:

BOROWSKIE BUILDERS INC.
10428 ARBEY RD.
N. ROYALTON, OH 44133
440-269-0620

EX PORCH
ROOF TO REMAIN

MR DAVID HOMENUK

3/15/20
3/14/20

PORCH SECTION



RB20-000132

City of Lakewood
APPROVED*
Case# RB20-000132
*See Certificate of Plan Approval
Christopher Parmelee
04/02/2020

General Notes

Since every attempt has been made for accuracy of these drawings, it is advised that each trade review all parts of the drawings that pertain to the work of which they will be responsible and report any dimensional or other errors to the Contractor for correction or further clarification. Some minor dimensional changes may be made in the field to accommodate mechanicals, specific materials or general field conditions. Please note that all room sizes shown on the drawings are approximate.

All footers to bear on original solid soil. Assume 3000 psf soil bearing capacity, verify as required. Adjust all footer depths as required to extend below the frost line, after field determining finish grade height, which may differ from what is shown on the drawings.

All floor joists to have solid or 1x3 "X" bracing at midspan, on all spans over 8'-0". Double joists under any parallel bearing walls above, unless noted otherwise, and add solid blocking through the floor system to transfer all point loads from above to the top of beam or foundation below.

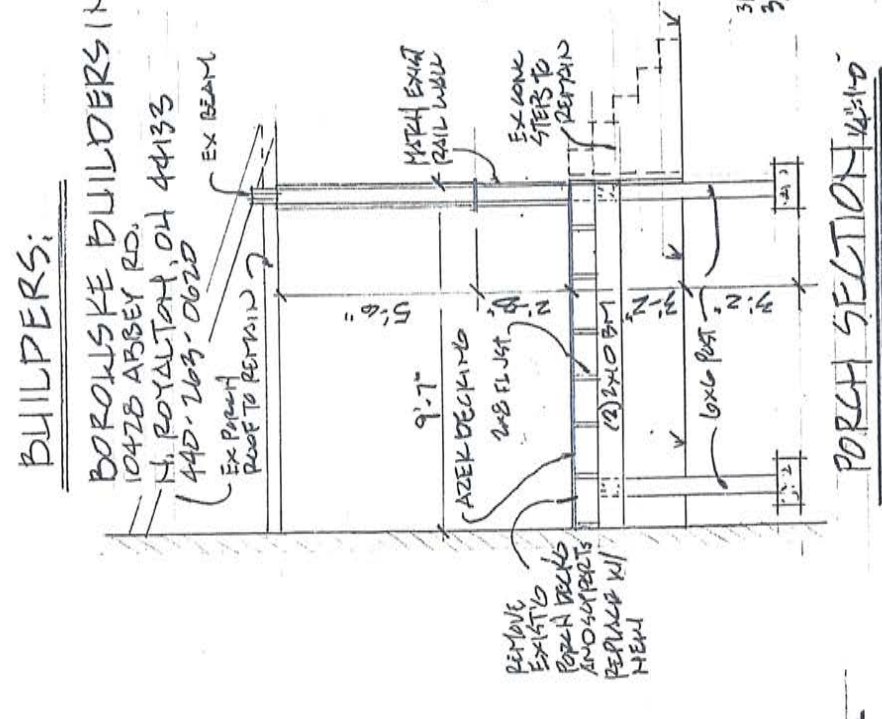
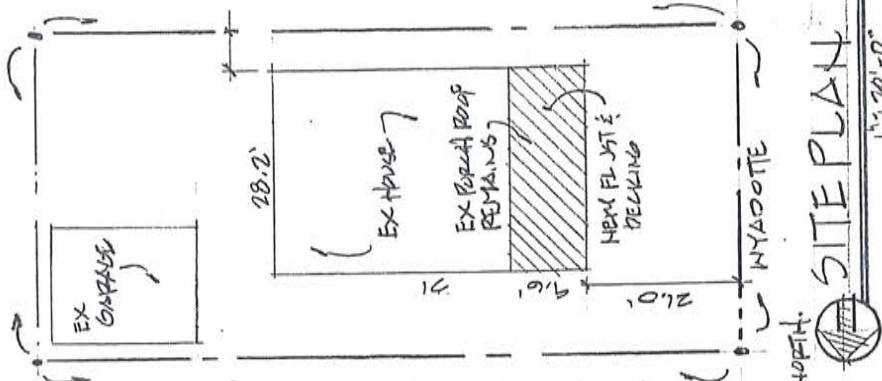
All bearing headers to be minimum (2) 2x10s unless noted otherwise. All steel fitch plate beams and LVLs, three members wide and over, shall be through bolted with 1/2" dia. bolts at 2'-0" o.c. alternating top and bottom, and minimum two bolts at each end.

All beams to bear on jack (trimmer) studs or in walls with solid studs or blocking, to bring points below. Use 2 jack studs with all headers over 8'-0".

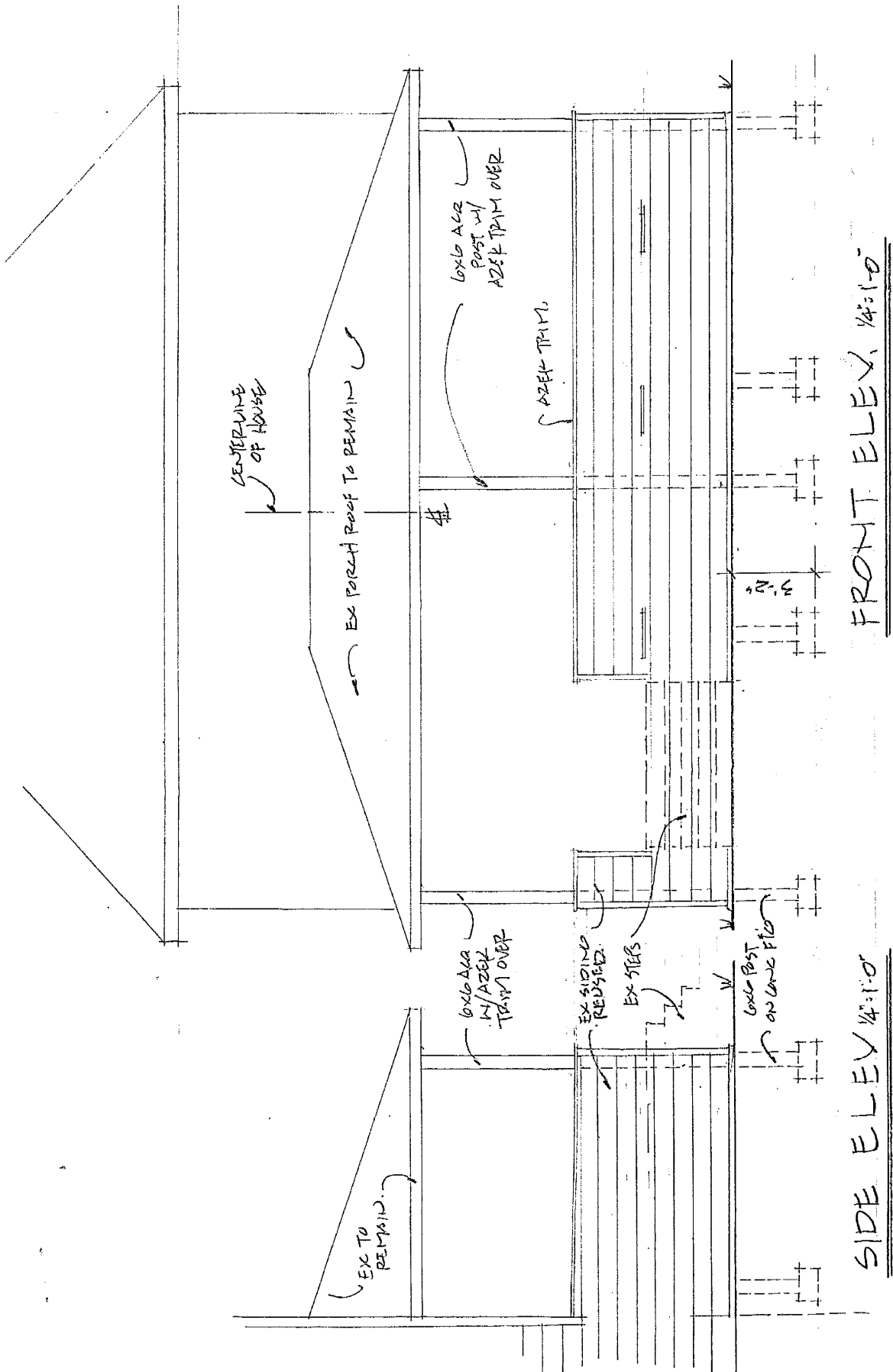
All hip rafters to be single 2x or LVL member, one size larger than the rafters themselves. All valley rafters to be dbl 2x or LVL members, one size larger than the rafters, or as noted otherwise, bevel bottom edge as required.

All rafters or prefabricated trusses, if any, shall be braced and secured to top of walls per manufacturers recommendations, or as required to prevent any racking, shifting or settling. Adjust rafter birdsmouths and/or wall heights as required to maintain a constant gutterboard height, especially when using different rafter member sizes or changes in roof pitches.

Window numbers shown on the elevations are " " units. Window suppliers to review and notify Contractor of any units that do not meet local egress requirements, or any units that may require tempered glass, especially if another window manufacture other than " " is used.



SITE PLAN
1/32" = 1'-0"



MR DAVID HOMERUK

3/15/20
3/14/20

3

FRONT ELEV. 14'-10"

SIDE ELEV. 14'-10"

Account: 101-0000-321.30-01

REFERENCE No. BBS19-000011
PL19-002482
DOCKET No. 02-09-19
FEE PAID \$50.00 js Check

APPLICATION
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW

Property Address 1406 WYANDOTTE AVENUE
13701 & 13901 Detroit Ave Business Name N/A
Owner Name & Phone Slavash Family LLC/Lakewood Chrysler Plymouth Inc Owner Address 440-452-8765 / 216-403-2712
Project Description See Attached

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)
ACTION REQUESTED (Check all that apply)

- Board of Building Standards - (\$25.00)**
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.
- Architectural Board of Review - (Commercial \$50.00, Residential \$25.00)**
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.
- Sign Review Board - (\$25.00)**
New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

Submission Requirements:

Board of Building Standards: 1-5, 9, 10 Architectural Board of Review: 1-7, 9, 10 Sign Review: 1-4, 6, 8, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Jerome Solove Company Jerome Solove Development Inc

Applicant Address: 470 Olde Worthington Road, Suite 200 Westerville, OH 43082

Phone: 614-410-6734 Fax: 8666-218-6067 E-mail: jsolove@solove.com

Signature: *Jerome N. Solove* Date: 1-30-19

OFFICE USE ONLY: Application Reviewed and Accepted by: *Alp y* Date: 1/30/2019

File History: _____

Bldg. Dept. Remarks: Review of Design Principles (1156.05)
under Planned Development Zoning process

ORD. 22-00B SECTION 1325.05
17-17 1156.05

Johanna Schwarz

From: David Baas
Sent: Wednesday, June 3, 2020 5:06 PM
To: Johanna Schwarz
Subject: FW: City of Lakewood ABR - May/June

Solove (02-09-19, 06-48-19) – ABR deferral for June confirmed.

Dave Baas
City Planner
LtCol, USMC (Retired)
EcoDistricts AP
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
(216) 529-6637 (work)
(216) 372-8996 (cell)
david.baas@lakewoodoh.net

From: Alex Solove <asolove@solove.com>
Sent: Wednesday, June 3, 2020 5:01 PM
To: David Baas <David.Baas@lakewoodoh.net>
Subject: Re: City of Lakewood ABR - May/June

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

Yes we are deferring for June.

Thank you,

Alex

Alex Solove
614-425-2104
asolove@solove.com
www.soloverealestate.com

On Jun 3, 2020, at 3:12 PM, David Baas <David.Baas@lakewoodoh.net> wrote:

Alex,
I'm assuming you'll be deferring ABR again for June - just want to confirm.

Thanks -

Dave

Account: 101-0000-321.30-01

REFERENCE No. BS19-00021

DOCKET No. 06-48-19

FEE PAID \$50.00 *js check*

APPLICATION
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW

Property Address 13701 & 13901 Detroit Ave. Business Name N/A

Owner Name & Phone Stavash Family LLC/Lakewood Chrysler Plymouth Inc. Owner Address 13701 & 13901 Detroit Ave., Lakewood, Ohio

Project Description See Attached

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

Board of Building Standards -- (\$25.00)
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Architectural Board of Review -- (Commercial \$50.00, Residential \$25.00)
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Board of Building Standards: 1 -5, 9, 10 Architectural Board of Review: 1-7, 9, 10 Sign Review: 1-4, 6, 8, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Jerome Solove Company Jerome Solove Development Inc.

Applicant Address: 14837 Detroit Avenue #339 Lakewood, OH 44107

Phone: 614-425-2104 Fax: _____ E-mail: asolove@solove.com

Signature: *Jerome Solove* Date: 5-9-19

OFFICE USE ONLY: Application Reviewed and Accepted by: *ASG* Date: 5/30/2019

File History: _____

Bldg. Dept. Remarks: _____

ORD. 22-003 SECTION 1325.05

Johanna Schwarz

From: David Baas
Sent: Wednesday, June 3, 2020 5:06 PM
To: Johanna Schwarz
Subject: FW: City of Lakewood ABR - May/June

Solove (02-09-19, 06-48-19) – ABR deferral for June confirmed.

Dave Baas
City Planner
LtCol, USMC (Retired)
EcoDistricts AP
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
(216) 529-6637 (work)
(216) 372-8996 (cell)
david.baas@lakewoodoh.net

From: Alex Solove <asolove@solove.com>
Sent: Wednesday, June 3, 2020 5:01 PM
To: David Baas <David.Baas@lakewoodoh.net>
Subject: Re: City of Lakewood ABR - May/June

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

Yes we are deferring for June.

Thank you,

Alex

Alex Solove
614-425-2104
asolove@solove.com
www.soloverealestate.com

On Jun 3, 2020, at 3:12 PM, David Baas <David.Baas@lakewoodoh.net> wrote:

Alex,
I'm assuming you'll be deferring ABR again for June - just want to confirm.

Thanks -

Dave

Account: 101-0000-321.30.01

REFERENCE No. BBS 20-000009

DOCKET No. 02-16-20

FEE PAID _____ *Check*

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name Beck Center for the Arts

Project Address 17801 Detroit Ave.

Applicant Name Lucinda Einhouse

Applicant Address 17801 Detroit Ave.

(if different than above)

Applicant Contact (216) 521 2540, x24

lucinda.einhouse @ beckcenter.org

Brief Project Description demolition of annex building on corner of Detroit and Rockway avenues, to create a public "pocket park"

Signature: Lucinda B Einhouse
Digitally signed by Lucinda B Einhouse
Date: 2019.12.17 10:21:14 -05'00'

Date: 12/17/19

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1327 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Lucinda Einhouse

Property Address 17801 Detroit Ave.

Owner / Agent Contact (216) 521 2540, 24

lucinda.einhouse @ beckcenter.org

Owner / Agent Signature Lucinda B Einhouse
Digitally signed by Lucinda B Einhouse
Date: 2019.12.17 10:22:26 -05'00'

Date: 12/17/19

Office Use Only: Reviewed and Accepted by:  Date: 2/5/2020

Ordinance 22-00B Section 1325.05 Remarks _____

Johanna Schwarz

From: David Baas
Sent: Tuesday, June 2, 2020 9:36 AM
To: Johanna Schwarz
Subject: Fw: Lakewood ABR - Beck Center Phase 1 Renovation

FYI - Beck Center has decided to withdraw their "old business" application from last February (02-16-20)...they will be moving forward with the two "new business" proposals they submitted for this month.

From: David Craun <dcaun@bialosky.com>
Sent: Friday, May 29, 2020 6:02 PM
To: David Baas <David.Baas@lakewoodoh.net>
Cc: Allison Hennie <Allison.Hennie@lakewoodoh.net>; Lucinda Einhouse <lucinda.einhouse@beckcenter.org>; Doug Hoffman <dougashoffmanaia@me.com>; Brandon Garrett <bgarrett@bialosky.com>
Subject: Re: Lakewood ABR - Beck Center Phase 1 Renovation

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

Good Afternoon David,

Thanks for following up. You must have been reading my mind!

Great news on the Phase 1 Street-level Improvements. We look forward to your comments.

We are happy to take the West Park improvements through the public process and just scheduled a design discussion on Monday, June 1st at 10 am, which we would welcome anyone from the Lakewood Planning staff to join. The landscape plan is a first draft and we welcome feedback.

As relates to our initial applicant for the ABR related to the future East Park and the demolition of the Annex, we would like to withdraw that application at this time. Once we have a better understanding of the timing and funding for the future phases of the Beck Center campus improvements, we will circle back on the proposed East Park discussions.

Thanks again and have a great weekend!

DAVID W CRAUN AIA, LEED AP
Principal

BIALOSKY CLEVELAND
AIA Ohio Gold Medal Firm
6555 Carnegie Ave.
Cleveland, OH 44103

P 216 767 2022
C 216 466 1972

www.bialosky.com

Innovative. Responsive. Enduring. Beautiful.

Account: 101-0000-321.30.01

REFERENCE No. BBS-20-000018
DOCKET No. 03-25-20
FEE PAID \$50.00 lb CHECK

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name HOLA TACOS

Project Address 12102 MADISON AVE.

Applicant Name ARCHITECTS,
C.A. MCGEETTRICK LLC
C.A. MCGEETTRICK, JR. PRES.

Applicant Address 14551 MADISON AVE
(if different than above)

Applicant Contact (216) 227 - 0700

ARCHICAM @ AMERITECH.NET

Brief Project Description SITE IMPROVEMENTS AND RENOVATIONS TO EXISTING STRUCTURES

Signature: C.A. McGeettrick
PRES.

Date: 2-26-2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: **Commercial \$50**, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1327 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name JUAN VERGARA

Property Address 12102 MADISON AVE

Owner / Agent Contact (216) 227 - 0700

ARCHICAM @ AMERITECH.NET

Owner / Agent Signature C.A. McGeettrick
PRES.

Date: 2-26-2020

Office Use Only: Reviewed and Accepted by: [Signature]

Date: 2/27/2020

Ordinance 22-00B

Section 132S.05

Remarks _____

Johanna Schwarz

From: David Baas
Sent: Tuesday, June 2, 2020 9:32 AM
To: Johanna Schwarz
Cc: Allison Hennie
Subject: Fw: 03-25-20 - Hola Tacos - June ABR - Update/Defer?

FYI...Deferral request for the Hola Tacos proposal...

From: Juan Vergara <juan82186@gmail.com>
Sent: Tuesday, June 2, 2020 9:29 AM
To: David Baas <David.Baas@lakewoodoh.net>
Cc: Charles McGettrick Jr. <archicam@ameritech.net>
Subject: Re: 03-25-20 - Hola Tacos - June ABR - Update/Defer?

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

Hello,

We would like a deferral til next month please.

Thank you David

On Tue, Jun 2, 2020 at 9:06 AM David Baas <David.Baas@lakewoodoh.net> wrote:

Chuck/Juan,

Just wanted to check back with you both regarding the Hola Tacos proposal and this month's ABR review cycle. If you have an update to present or would like to request a deferral to next month - please just let me know.

Hope all is well -

Thank you -

Sincerely,
Dave

Dave Baas
City Planner
LtCol, USMC (Retired)
EcoDistricts AP
[City of Lakewood](#)
[12650 Detroit Avenue](#)
Lakewood, Ohio 44107
(216) 529-6637 (work)
(216) 372-8996 (cell)
david.baas@lakewoodoh.net

Account: 101-0000-321.30.01

REFERENCE No. BBS19-000095
DOCKET No. 12-123-19
FEE PAID \$25.00 js cash

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name Lakewood Truck Park

Project Address 10900 Detroit Ave

Applicant Name Daniel Deagan

Applicant Address 12700 Lake Ave #3005
(if different than above)

Applicant Contact (216) 470-8495

deagan33 @ yahoo.com

Brief Project Description _____

Signature: 

Date: 11/26/19

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)
Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1327 for regulations

Sign Review Board (Review Fee: \$25)
All new commercial signs, modifications to upgrades or existing signs / sign lighting.
Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)
All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name _____ Property Address _____

Owner / Agent Contact (____) ____ - _____ @ _____

Owner / Agent Signature _____ Date: _____

Office Use Only: Reviewed and Accepted by:  Date: 12-2-2019

Ordinance 2-16 Section 1329.05 Remarks _____
1329.12(d)

Account: 101-0000-321.30.01

REFERENCE No. BBS-20-000020 (A.)
BBS-20-000021 (S)
DOCKET No. 03-27-20 A+S
FEE PAID \$75.00 db CHECK

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name Hudec dental

Project Address 15509 Madison Ave

Applicant Name LS Architects

Applicant Address 22082 Lorain Rd
(if different than above) Fairview Park Ohio 44120

Applicant Contact (216) 403 - 9654

leon @ lsarchitectsinc.com

Brief Project Description Facade Renovation (Front)

Signature: LS

Date: 2/19/2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)
Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)
All new commercial signs, modifications to upgrades or existing signs / sign lighting.
Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)
All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Mike Hudec

Property Address 15509 Madison Ave

Owner / Agent Contact (216) 661 - 8888

@ _____

Owner / Agent Signature _____

Date: 2/19/2020

Office Use Only: Reviewed and Accepted by: [Signature] Date: 2/27/2020

Ordinance 22-00B - ABR Section 1328.05 Remarks _____
2-16 - SIGNAGE 1329.05
1329.12(b)

Account: 101-0000-321.30.01

REFERENCE No. BBS-20-00020 (A)
BBS-20-00021 (S)
DOCKET No. 03-27-20 A+S
FEE PAID \$75.00 db CHECK

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name Hudec dental

Project Address 15509 Madison Ave

Applicant Name LS Architects

Applicant Address 22082 Lorain Rd
(if different than above) Fairview Park Ohio 44120

Applicant Contact (216) 403-9654

Leon @ lsarchitectsinc.com

Brief Project Description Facade Renovation (Front)

Signature: LS

Date: 2/19/2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)
Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)
All new commercial signs, modifications to upgrades or existing signs / sign lighting.
Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)
All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Mike Hudec

Property Address 15509 Madison Ave

Owner / Agent Contact (216) 661-8888

@ _____

Owner / Agent Signature _____

Date: 2/19/2020

Office Use Only: Reviewed and Accepted by: [Signature] Date: 2/27/2020

Ordinance 22-003 - ABE Section 1328.05 Remarks _____
2-16 - SIGNAGE 1329.05
1329.12(b)

Account: 101-0000-321.30.01

REFERENCE No. 88520-000050
DOCKET No. 06-47-20
FEE PAID _____

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name 11840 LAKE AVE DRIVEWAY

Project Address 11840 LAKE AVE. LAKEWOOD OH 44107

Applicant Name BRIAN DELFS

Applicant Address _____
(if different than above)

Applicant Contact (440) 570 - 2232

bdelfsbz @ GMAIL.COM

Brief Project Description REMOVE EXISTING DRIVEWAY AND REPLACE WITH "HORSESHOE" STYLE DRIVEWAY TO ALLOW SAFER ACCESS WHEN ENTERING/EXITING

Signature: [Signature]

Date: 05/27/2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)
Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)
All new commercial signs, modifications to upgrades or existing signs / sign lighting.
Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)
All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No
HE STAYS INSIDE

Owner Name BRIAN DELFS / GRETCHEN GARIBALDI

Property Address 11840 LAKE AVE. LAKEWOOD, OH 44107

Owner / Agent Contact (440) 570 - 2232

bdelfsbz @ GMAIL.COM

Owner / Agent Signature [Signature]

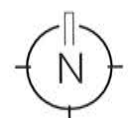
Date: 05/27/2020

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____



Driveway Plan

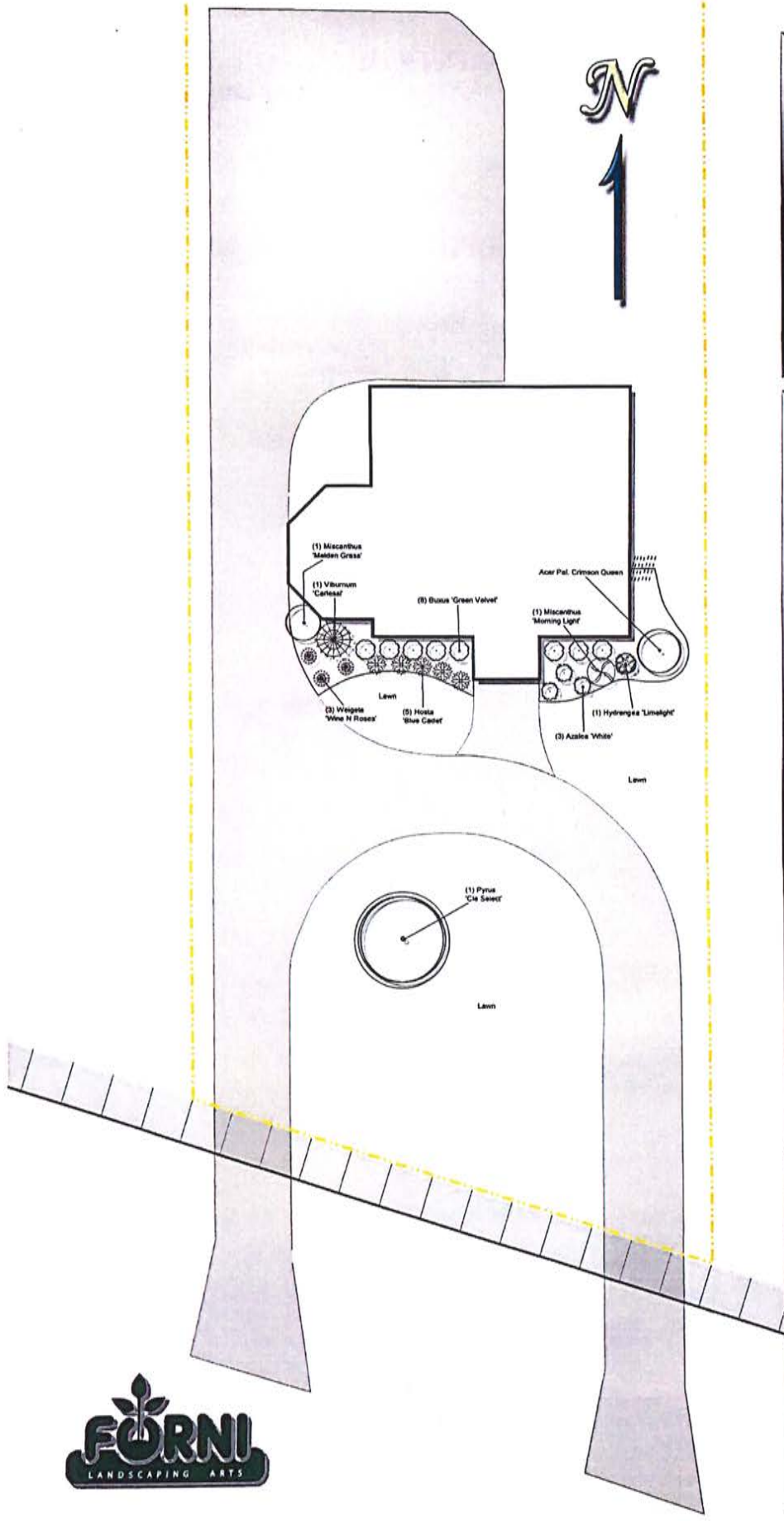


Scale: 1" = 20'-0"
 Date: 04.20.2020

This design, information and planning are the sole rights of Forni Landscaping Arts LLC and may not be sold or used by any outside parties without the written consent of an officer of Forni Landscaping Arts LLC

Design by:
Forni Landscaping Arts LLC
Your premier outdoor living experts
 Phone Number: 216-403-1526
 E-mail: josh@fornilandscaping.com

Forni Landscaping Arts LLC
 PO Box 770785
 Lakewood, Oh 44107
 Page: 13x19
 Scale: 1"=10'



BAMBIC CONCRETE

QUOTE

Greg Bambic
gbambic@yahoo.com
(216)324-9548

Brian Delfs
11840 Lake Ave
Lakewood, OH

38312 Parkway Blvd
Willoughby, Oh
44094

Date: 5/5/20

Description	Quantity	Unit Price	Cost
Driveway - Remove existing concrete & asphalt driveway - Add 2" of #304 limestone - 4" of #57 blend 6 1/2 sac concrete blend - Reinforced with 10 gauge wire mesh - Sealed with a acrylic based sealer - Broom finish - Remove and replace existing drain	3,400 sq ft		\$ 23,800
Apron & sidewalk - Same specs as driveway but poured at 6" depth			
		Subtotal	
	Tax	8.25%	
		Total	\$ 23,800

Thanks for your time and consideration,

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000048
DOCKET No. 06-48-20
FEE PAID _____

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name SMITH LOOMERS RESIDENCE Project Address 1101 MAPLE CLIFF DR
Applicant Name ARCHITECTS, C. A. McGETTRICK LLC Applicant Address 14551 MADISON AVE
(if different than above)
Applicant Contact (216) 227 - 0700 ARCHICAM @ AMERITECH.NET
Brief Project Description EXTENSIVE RENOVATION AND ADDITIONS TO THE ABOVE
RESIDENCED RESIDENCE

Signature: _____ Date: 5-27-2020

REVIEW REQUESTED (Check all that apply to your project)

- Architectural Board of Review** (Review Fee: Commercial \$50, Residential \$25)
Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1327 for regulations
- Sign Review Board** (Review Fee: \$25)
All new commercial signs, modifications to upgrades or existing signs / sign lighting.
Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.
- Board of Building Standards** (Review Fee: \$25)
All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name SARA LOOMER / ZACK SMITH Property Address 1101 MAPLE CLIFF DR.
Owner / Agent Contact (216) 227 - 0700 ARCHICAM @ AMERITECH.NET
Owner / Agent Signature C.A. McGettrick Date: 5-27-2020
RESIDENT

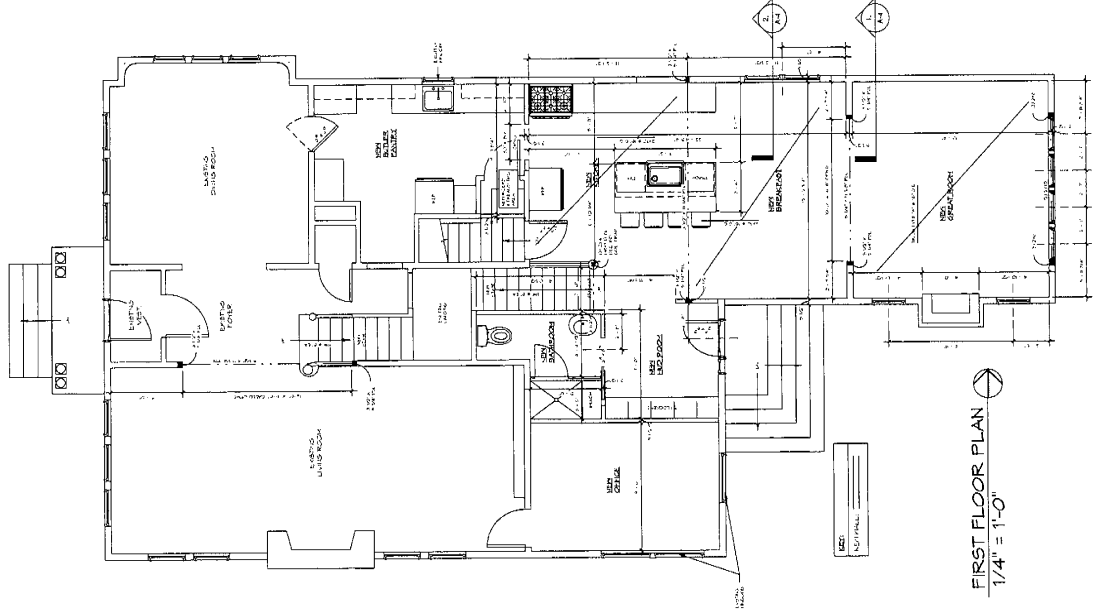
Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____

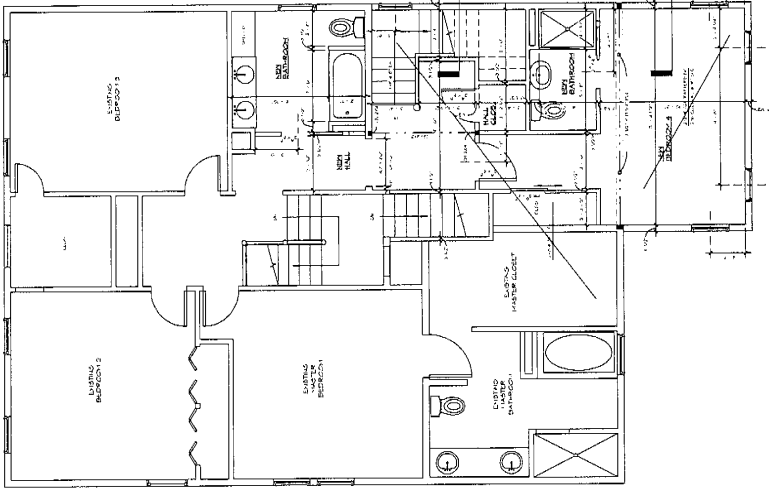
DATE 9/2/03
REVISIONS
COMMISSION NO.
21476
C.A. McGETTRICK, LLC
101 Maple Cliff Dr. Lakewood, Ohio 44107
216-227-0700 FAX 216-227-0712

NOT FOR CONSTRUCTION

HOUSE ADDITION
ARCHITECTS, C.A. McGETTRICK, LLC
1431 Madison Ave. Lakewood, Ohio 44107

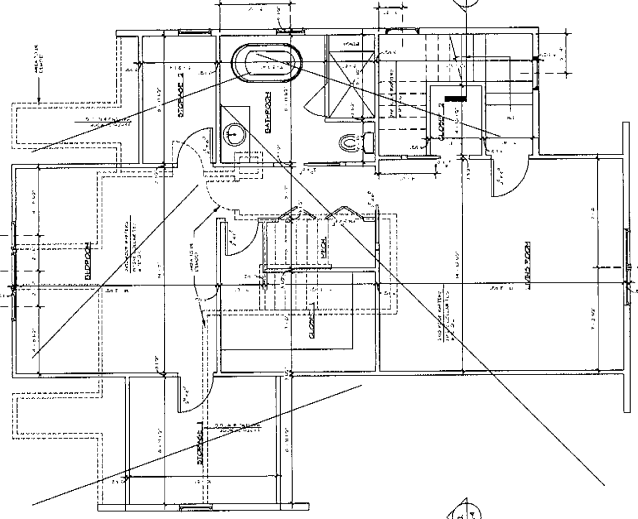


FIRST FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"

BRACED WALL METHOD CS-WSP
CORNER FINISHING DETAIL



THIRD FLOOR PLAN
1/4" = 1'-0"



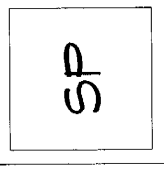


DATE: 9/26/20
 REVISIONS:

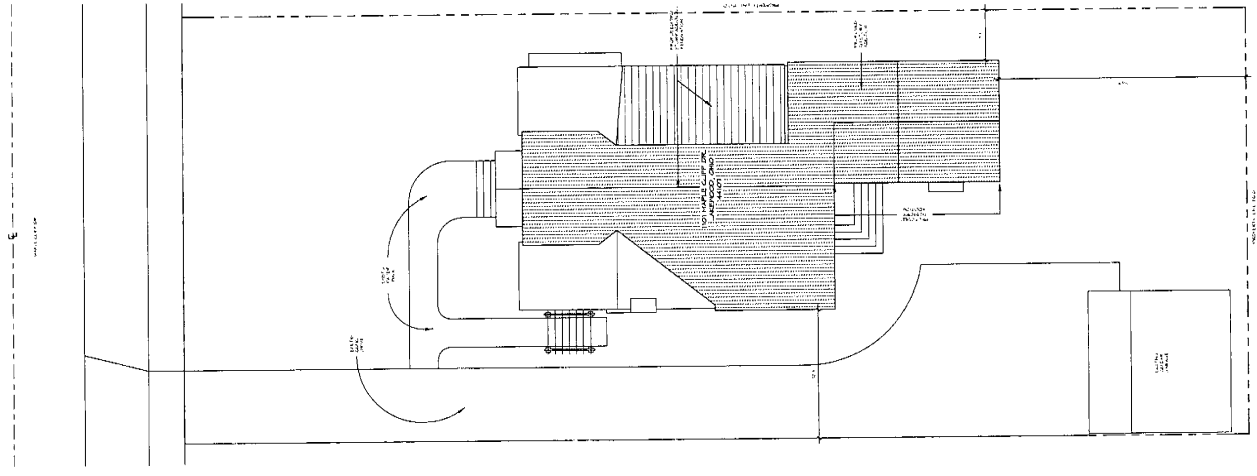
NOT FOR
 CONSTRUCTION

HOUSE ADDITION
 1451 Madison Ave., Lakewood, Ohio 44107
 ARCHITECTS, C.A. McGETTRICK, L.L.C.
 101 Maple Cliff Dr., Lakewood, Ohio 44107
 216-227-0700 FAX: 216-227-0712

COMMISSION NO:
 21946
 09/26/2020



SITE PLAN
 1/8" = 1'-0"



Account: 101-0000-321.30.01

REFERENCE No. BBS20-000047

DOCKET No. 06-49-20

FEE PAID _____

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name GILBRIDE RESIDENCE

Project Address 1061 NICHOLSON AVE.

Applicant Name DAN MARGULIES
DANIEL MARGULIES CO, INC

Applicant Address 14204 DETROIT AVE., LKWD.
(if different than above)

Applicant Contact (A40) 356 - 0888

DANIEL @ DMC.OHIOCOXMAIL.COM

Brief Project Description NEW HOME

Signature: Daniel Margulies

Date: 5/27/2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name BRIAN & ERIN GILBRIDE

Property Address 1061 NICHOLSON AVE.

Owner / Agent Contact (A40) 356 - 0888

DANIEL @ DMC.OHIOCOXMAIL.COM

Owner / Agent Signature Daniel Margulies

Date: 5/27/2020

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____

To Whom It May Concern,

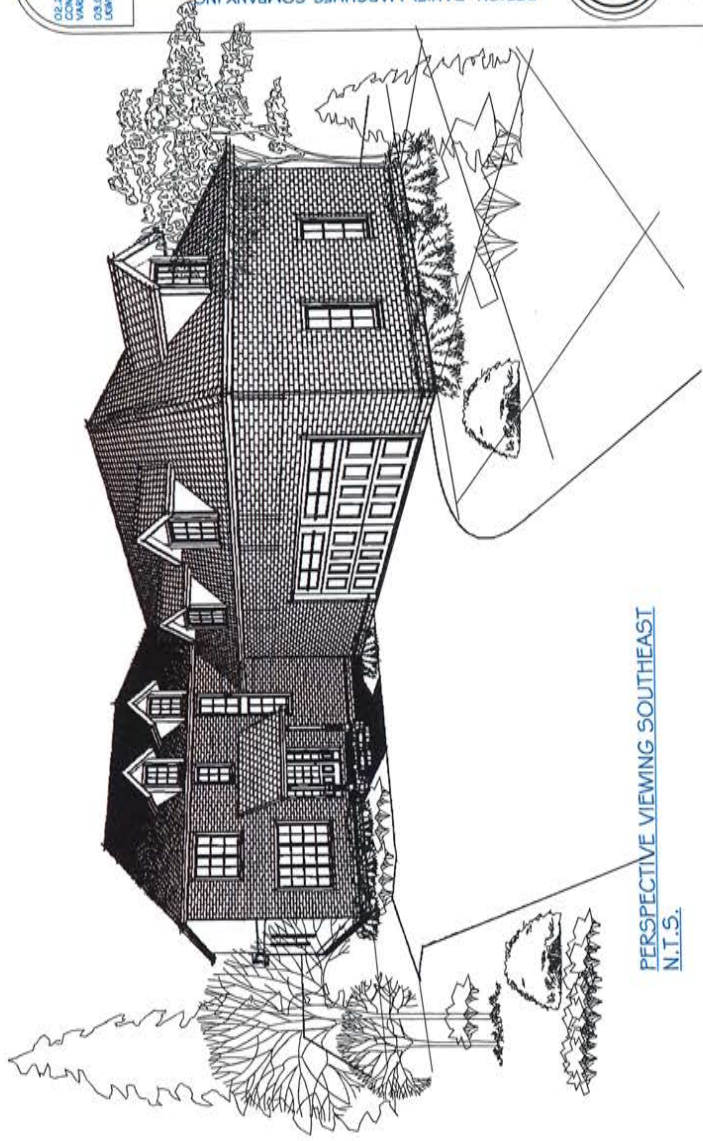
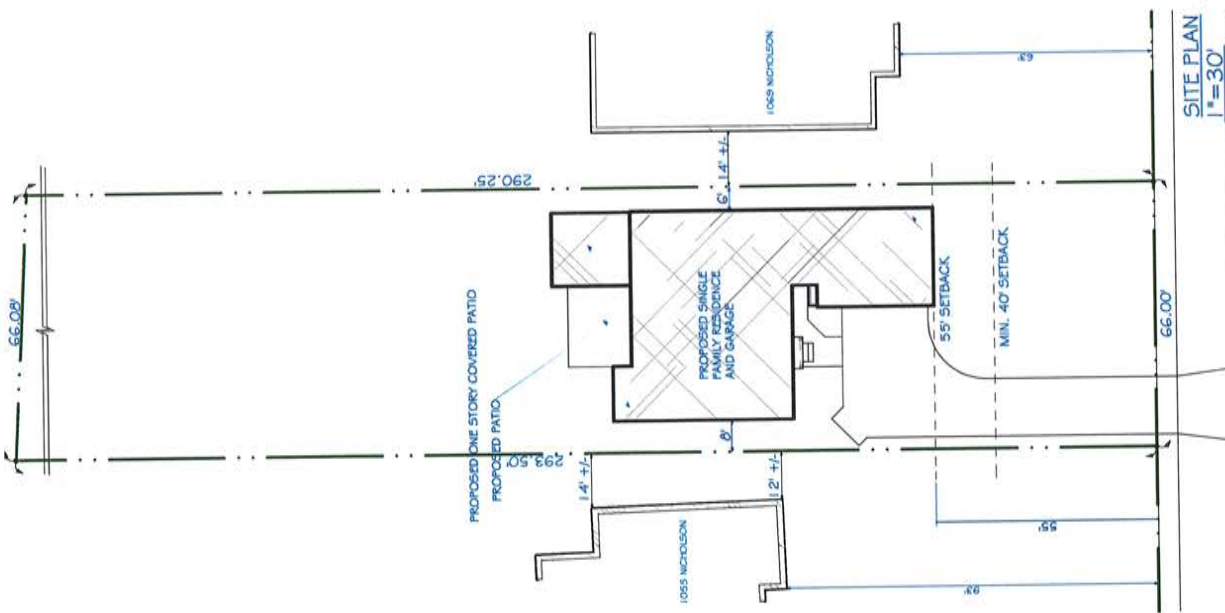
I Authorize Daniel Margulies and the Daniel Marulies companies to act as my agent for planning, zoning, architectural review, and other matters as they relate to the construction of a new home at 1061 Nicholson Ave, Lakewood, Ohio 44107.

Please contact me if there is are any questions or concerns in these matters at 440-665-0614

Best Regards,

A handwritten signature in blue ink that reads "B Gilbride". The signature is written in a cursive style with a large initial "B" and a stylized "Gilbride".

Brian Gilbride



PERSPECTIVE VIEWING SOUTHEAST
N.T.S.

NEW HOME:
THE GILBRIDE RESIDENCE
1061 NICHOLSON AVENUE LAKEWOOD, OHIO

DRAWING INDEX	
#	DESCRIPTION
1	COVER SHEET • DRAWING INDEX • SITE PLAN
2	FIRST FLOOR PLAN
3	SECOND FLOOR ELECTRICAL PLAN
4	WEST and NORTH EXTERIOR ELEVATIONS
5	EAST and SOUTH EXTERIOR ELEVATIONS
6	PERSPECTIVE VIEWING SOUTHEAST
7	SITE PHOTOGRAPHS

NEW HOME:
THE GILBRIDE RESIDENCE
1061 NICHOLSON AVENUE LAKEWOOD, OHIO

NEW HOME:
THE GILBRIDE RESIDENCE
1061 NICHOLSON AVENUE LAKEWOOD, OHIO

DESIGN: DANIEL MARGULIS COMPANY INC.
14204 DETROIT AVENUE
LAKEWOOD, OHIO 44107
TEL: 440.356.0868 FAX: 440.799.4333
EMAIL: daniel@dmcc.com

SCALE DATE
01.22.20 PRELIM
CONCEPT 1

SHEET NO.
1

REV:
02.29.20 PRELIM
CONCEPT 3 FOR
VARIANCES
03.02.20 FOR
DWP: JSA

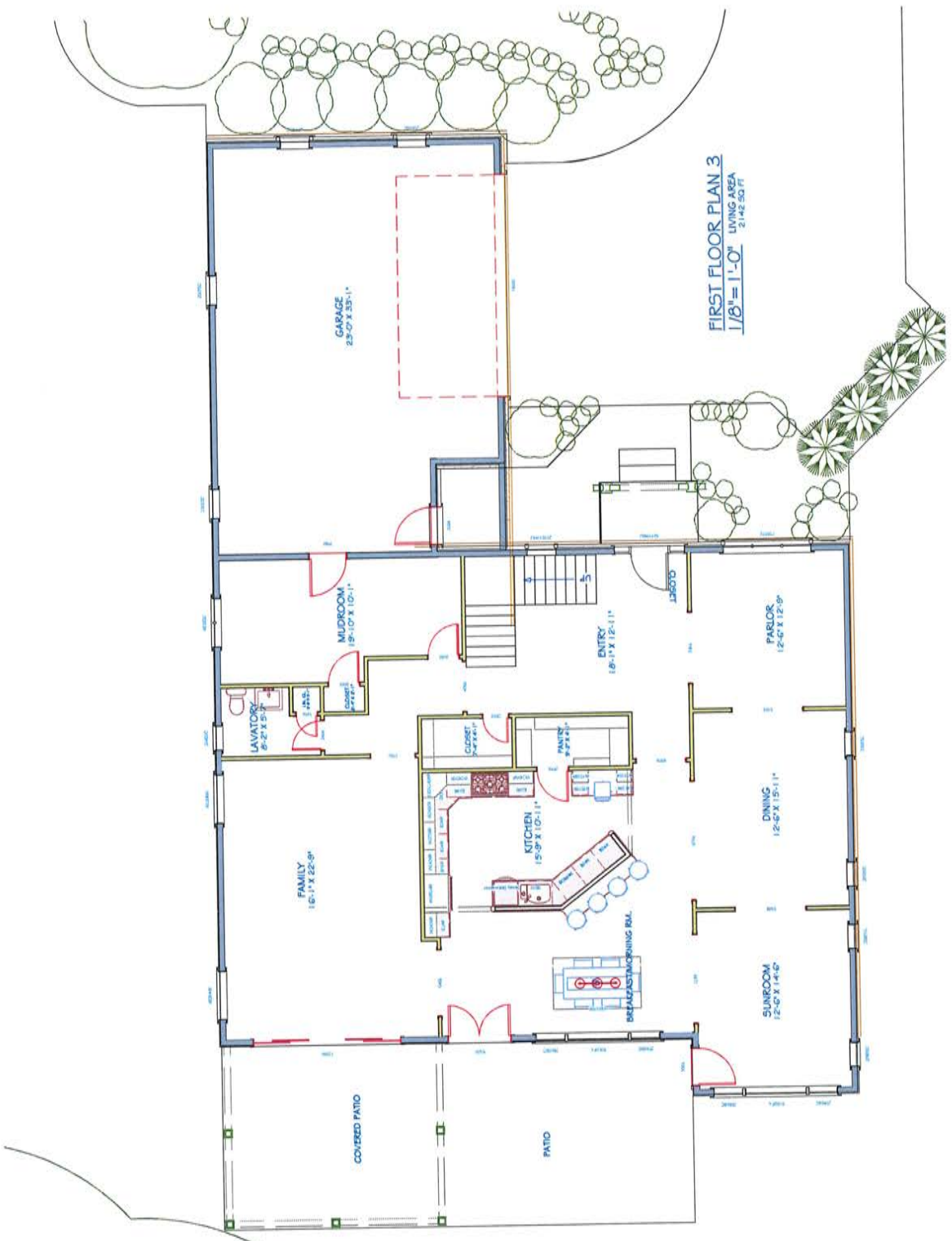
REV: 02.23.201 PRELIM. CONCEPT 3 FOR VARIANCES 03.02.2019 FOR CONCEPT 1

DESIGN: DANIEL MARGULIES COMPANY INC.
 14204 DETROIT AVENUE
 LAKEWOOD, OHIO 44107
 TEL: 440.356.0958 FAX: 440.799.4333
 EMAIL: dmarg@dmcc.com



NEW HOME:
THE GILBRIDE RESIDENCE
 106 NICHOLSON AVENUE LAKEWOOD, OHIO

SCALE DATE: 01.23.201 PRELIM. CONCEPT 1
 SHEET NO. 2



FIRST FLOOR PLAN 3
 1/8" = 1'-0" LIVING AREA 2142.50 FT²

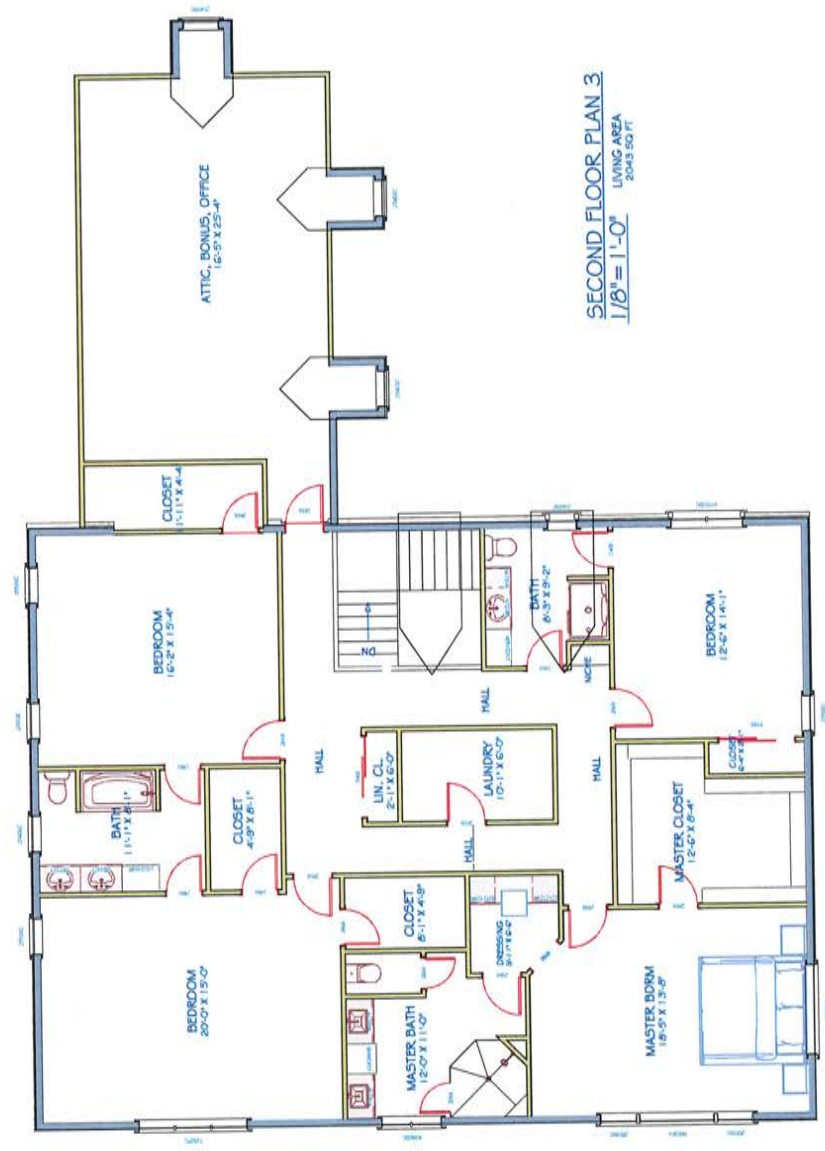
REV.
 02.29.201 PRELIM.
 CONCEPT 3 FOR
 VARIANCES
 03.02.2019 FOR
 SFP: SGA

DESIGN: DANIEL MARGULIES COMPANY INC.
 14204 DETROIT AVENUE
 LAKEWOOD, OHIO 44107
 TEL: 440.356.0959 FAX: 440.799.4333
 EMAIL: daniel@dmcohiocorp.com



NEW HOME:
THE GILBRIDE RESIDENCE
 1061 NICHOLSON AVENUE LAKEWOOD, OHIO

SCALE DATE
 01.22.2019 PRELIM.
 CONCEPT 1
 SHEET NO.
C



SECOND FLOOR PLAN 3
 1/8" = 1'-0" LIVING AREA
 2043 SQ. FT.

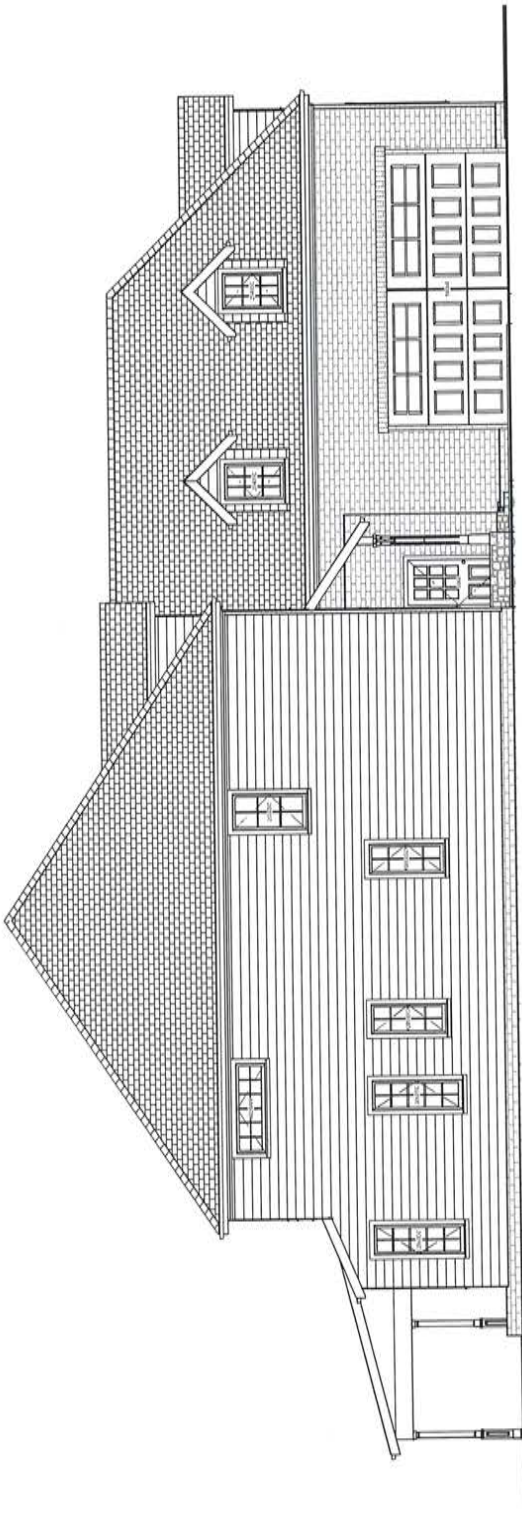
REV.
 02.29.20 PRELIM
 CONCEPT 3 FOR
 VARIANCES
 03.02.20 FOR
 CONCEPT 1
 DMS: JSA

DESIGN: DANIEL MARGULIS COMPANY INC.
 14204 DETROIT AVENUE
 LAKEWOOD, OHIO 44107
 TEL: 440.356.0868 FAX: 440.799.4333
 EMAIL: dm@dmc.chicocornell.com

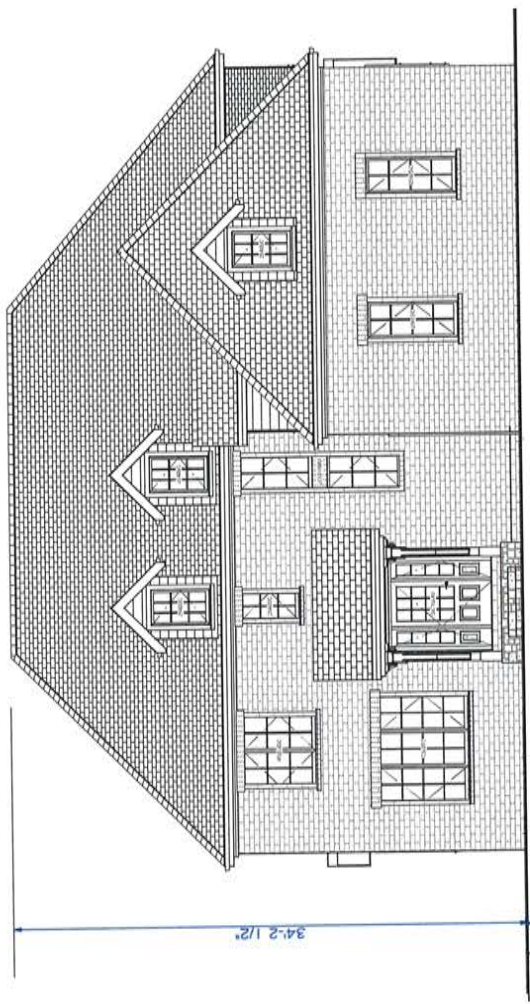


NEW HOME:
 THE GILBRIDE RESIDENCE
 1061 NICHOLSON AVENUE LAKEWOOD, OHIO

DATE: 01.22.20 PRELIM
 CONCEPT 1
 SHEET NO. 4



NORTH ELEVATION
 1/8" = 1'-0"



WEST ELEVATION
 1/8" = 1'-0"

REV.
03.29.20: PRELIM
CONCEPT 3 FOR
VARIANCES
03.02.20: FOR
DMS: TBA

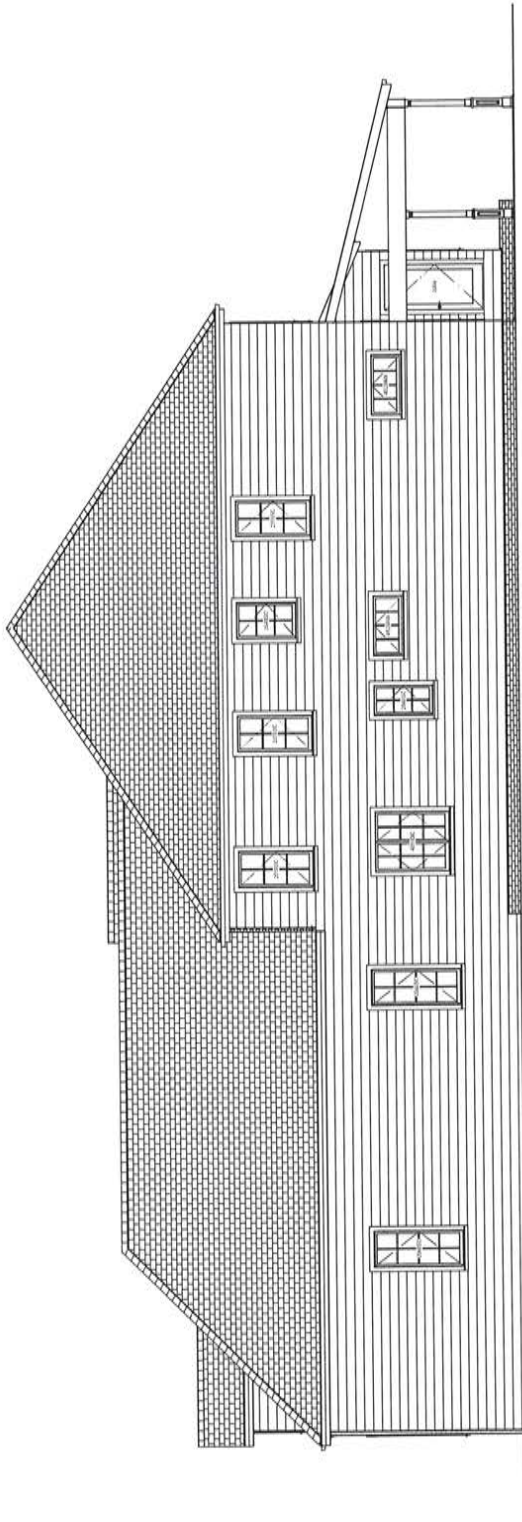
DESIGN: DANIEL MARGULIES COMPANY INC.
14204 DETROIT AVENUE
LAKEWOOD, OHIO 44107
TEL: 440.356.0666 FAX: 440.799.4333
EMAIL: daniel@margulies.com



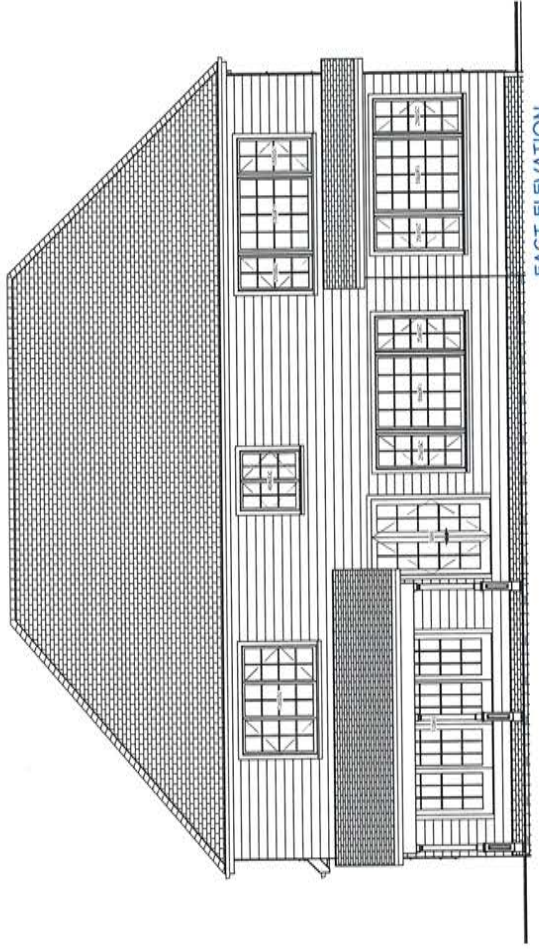
NEW HOME:
THE GILBRIDE RESIDENCE
1061 NICHOLSON AVENUE LAKEWOOD, OHIO

SCALE ONLY
01.22.20: PRELIM
CONCEPT 1

SHEET NO.
5



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



PERSPECTIVE VIEWING SOUTHEAST
N.T.S.

9

SHEET NO.

DATE PLOT:
01.22.2017 PRELIM
CONCEPT 1

NEW HOME:
THE GILBRIDE RESIDENCE
1061 NICHOLSON AVENUE LAKEWOOD, OHIO



DESIGN: DANIEL MARGULIES COMPANY INC.
14204 DETROIT AVENUE
LAKEWOOD, OHIO 44107
TEL: 440.356.0888 FAX: 440.799.4333
EMAIL: daniel@dmc.ohio.com

REV:
02.28.2017 PRELIM
CONCEPT 3 FOR
VARIANCES
04.02.2017 FOR
CDDP 25A



6901

1901

1055



Account: 101-0000-321.30.01

REFERENCE No. BBS20-000054

DOCKET No. 06-50-20

FEE PAID _____

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name _____

Project Address 2253 Olive Ave

Applicant Name Anatoliy Torchilo

Applicant Address _____
(if different than above)

Applicant Contact (234) 788 - 0392

at @ keselmangroup.com

Brief Project Description pour new 18'x26' driveway and extend sidewalk apron. currently a one car driveway, a two car driveway is desired

Signature: [Signature]

Date: 5/20/2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Anna Bailey

Property Address 2253 Olive Ave

Owner / Agent Contact () _____ - _____

_____ @ _____

Owner / Agent Signature _____

Date: _____

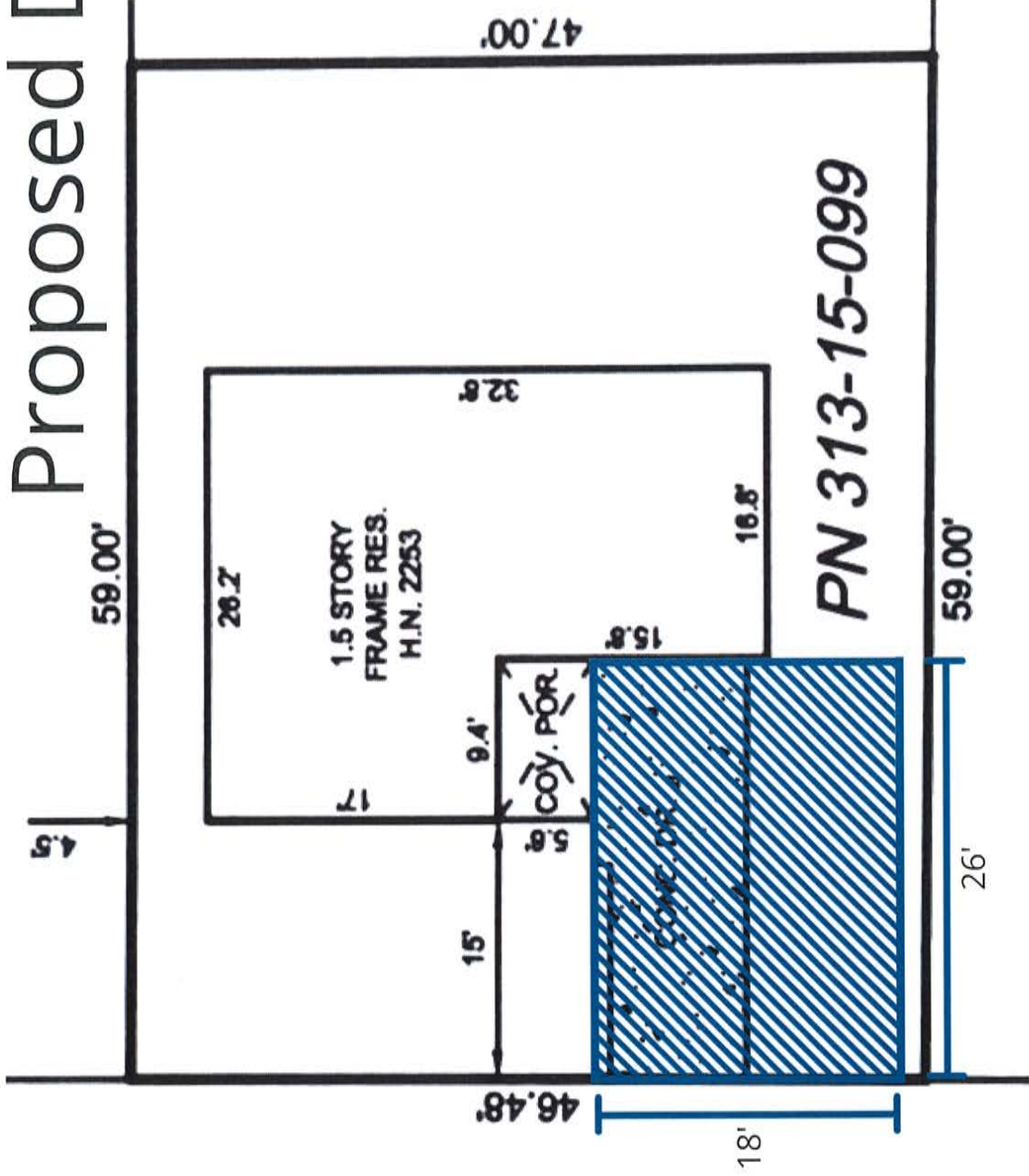
Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____

Section _____

Remarks _____

Proposed Driveway



- Widen the driveway from a one-car driveway (currently 8' wide) to a two-car driveway (18' wide)
- Remove existing driveway concrete.
- Form and pour new 18'x26' driveway 4" thick, including wire mesh.
- Form and pour new 5'x18' concrete sidewalk blocks 4" thick, including wire mesh..
- Form and pour new 3'x18' concrete apron 6" thick, including wire mesh.
- Form and pour new curb between city street and apron.

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000056

DOCKET No. 06-51-20

FEE PAID _____

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name 15894 Park Pl

Project Address 15894 Park Pl

Applicant Name Andrew Erker/ Relief Properties, inc

Applicant Address 1361 Gladys ave
Lakewood, OH 44107
(if different than above)

Applicant Contact 216-333-7458

acerker@hotmail.com

Brief Project Description Conversion of a two family into a single family residence, including removal or two-story front porch to replace with a one-story porch, as well as removal for third floor roof and add a steeper pitched roof. A small addition will expand the existing bay.

Signature: Andrew C. Erker dotloop verified
05/26/20 9:59 PM EDT
JHPS-LOAL-GPI1-RXGU

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Relief Properties

Property Address 15894 Park Pl

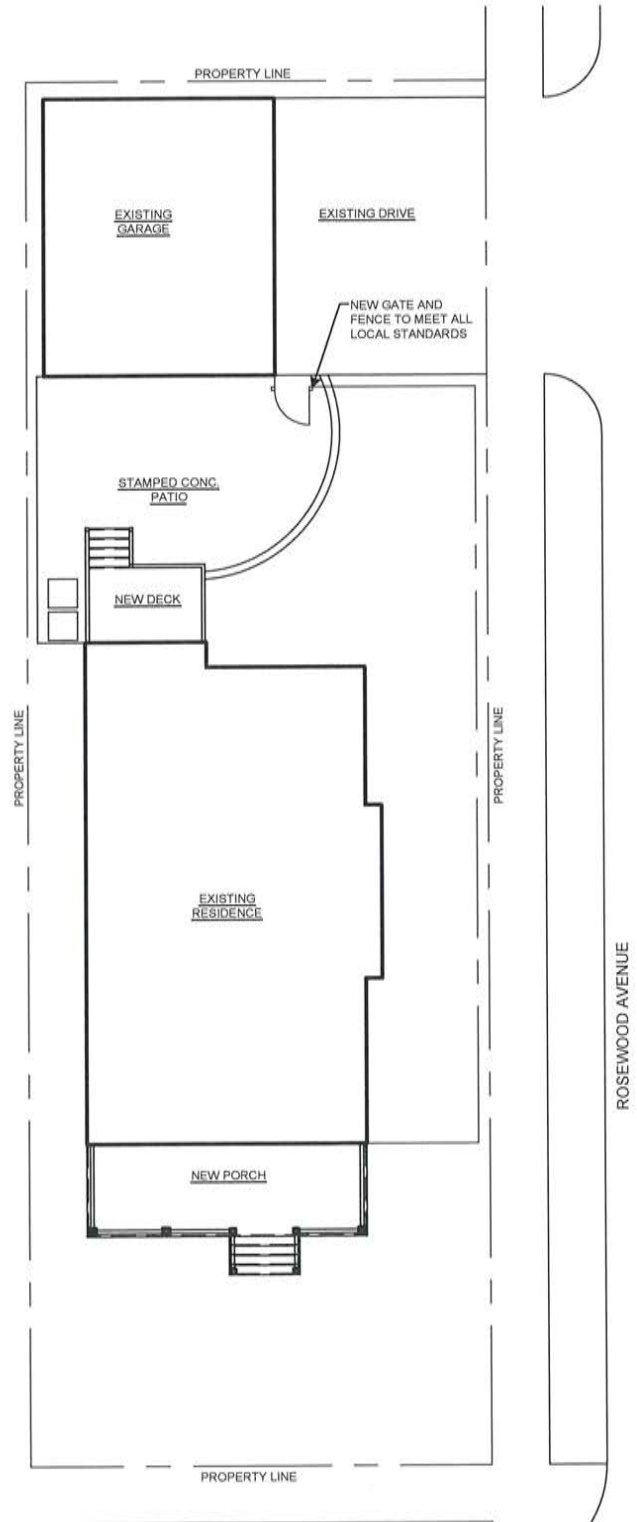
Owner / Agent Contact 216-225-9474

darren@reliefpropertiesinc.com

Owner / Agent Signature Andrew C. Erker dotloop verified
05/26/20 9:59 PM EDT
KRZD-XFIE-FSPP-LY40

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____



SITE PLAN
SCALE: 1/16" = 1'-0"

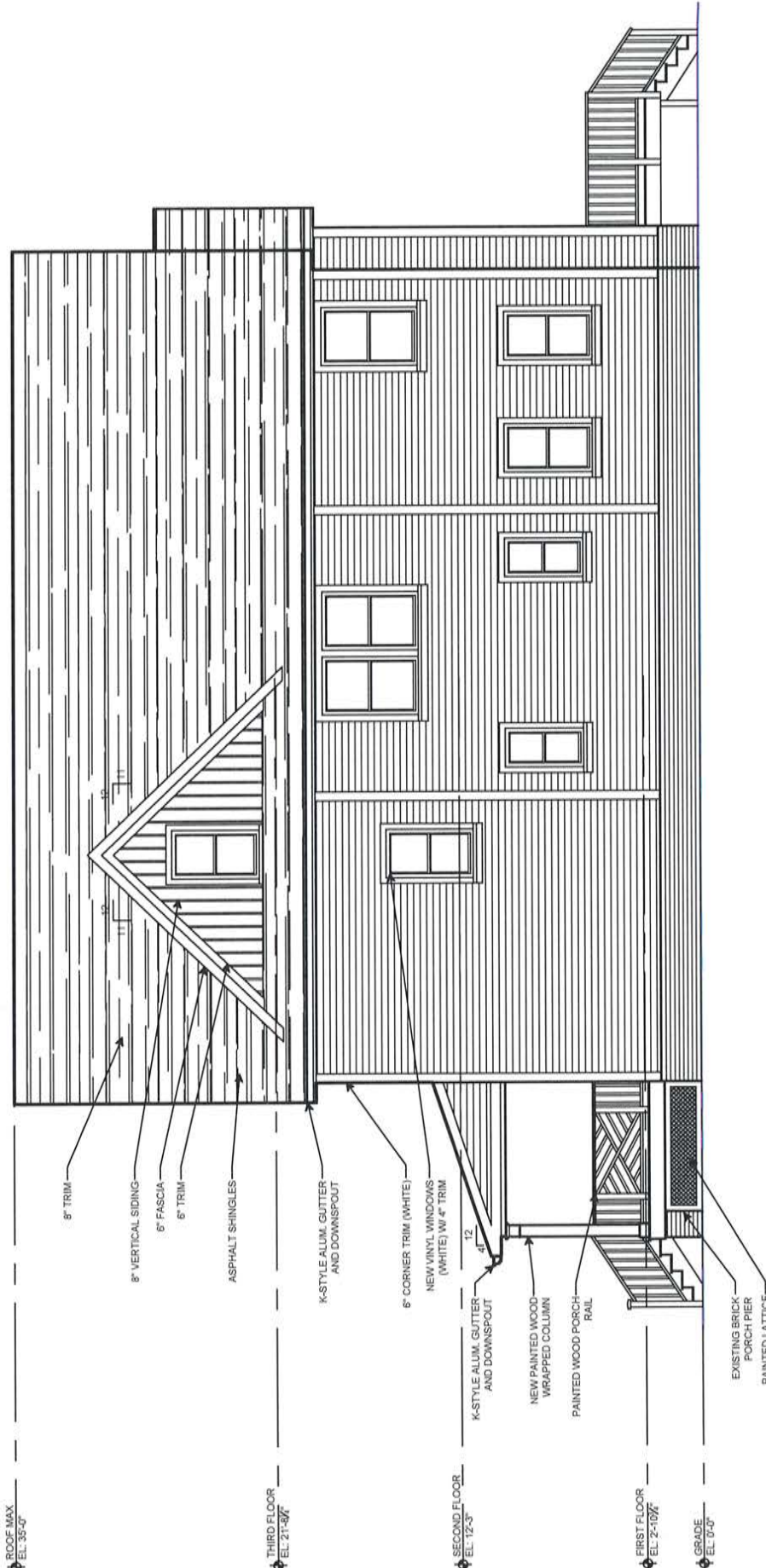
DATE	ISSUE
05.26.2020	ARCH. BD. OF REVIEW

NEW RENOVATION AND ADDITION TO
15894 PARK PLACE
LAKWOOD, OH 44107

RELIEF PROPERTIES

ACE DESIGN

1361 GLADYS AVENUE
LAKWOOD, OHIO 44107
216.333.7458



SIDE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"

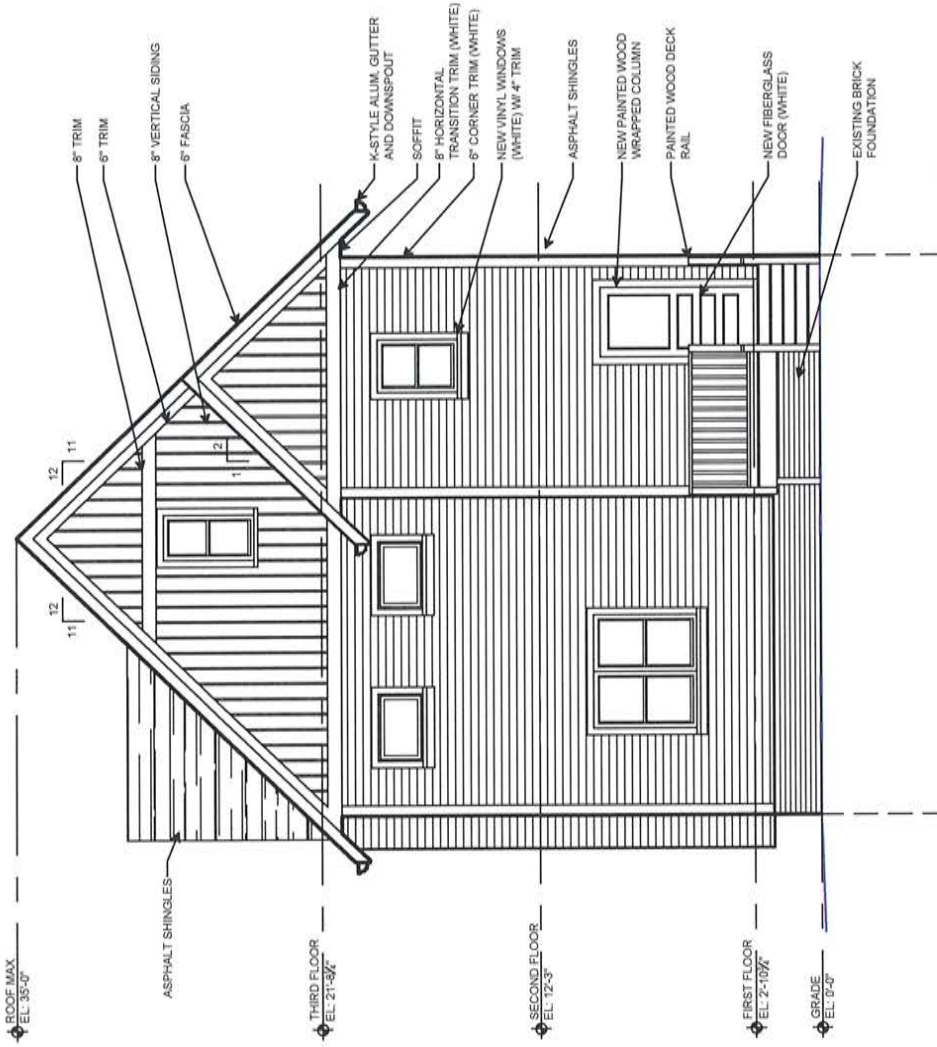
DATE	ISSUE
05.26.2020	ARCH. BD. OF REVIEW



NEW RENOVATION AND ADDITION TO
 15894 PARK PLACE
 LAKEWOOD, OH 44107



1361 GLADYS AVENUE
 LAKEWOOD, OHIO 44107
 216.333.7456



REAR (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"

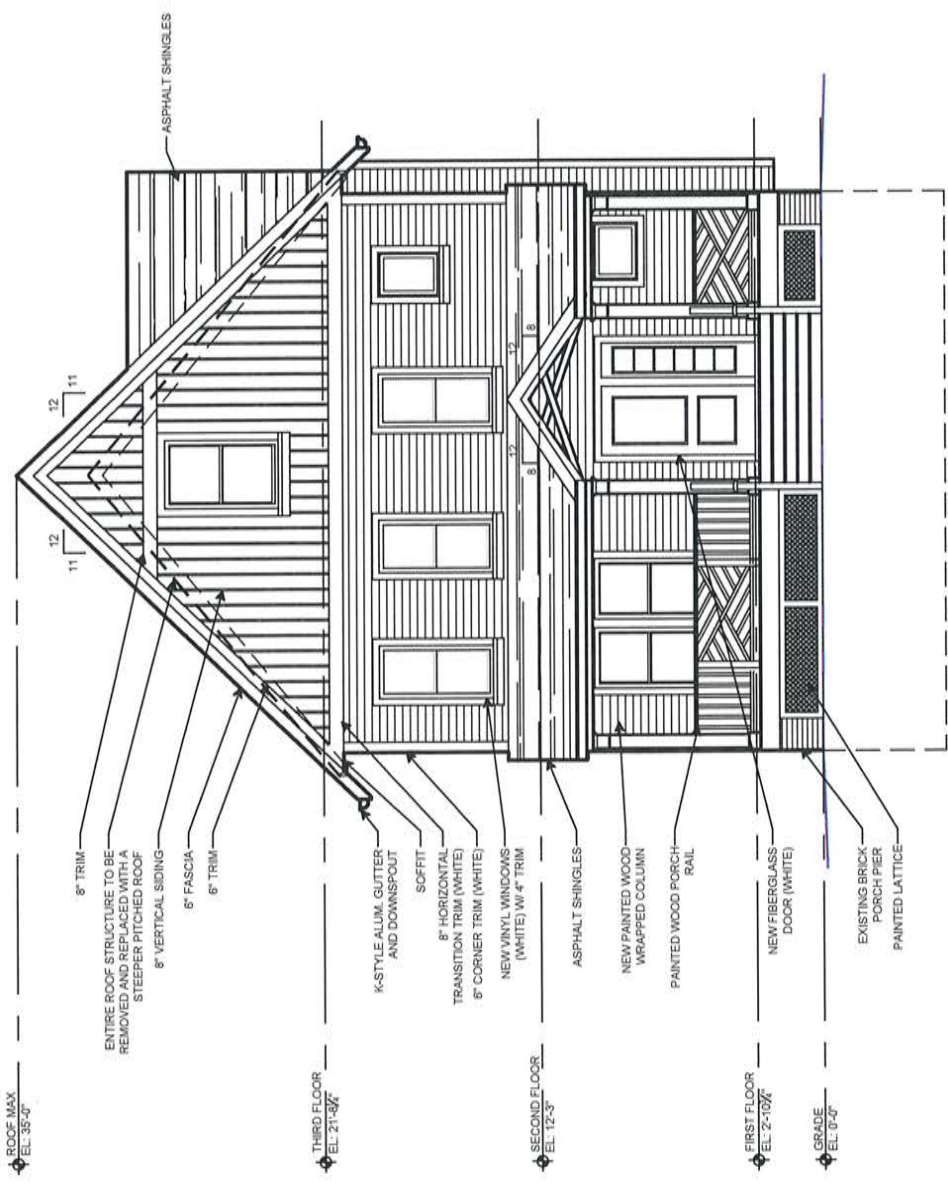
DATE	ISSUE
05.26.2020	ARCH. BD. OF REVIEW

RELIEF + PROPERTIES

NEW RENOVATION AND ADDITION TO
 15894 PARK PLACE
 LAKEWOOD, OH 44107



1361 GLADYS AVENUE
 LAKEWOOD, OHIO 44107
 216.333.7456



FRONT (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"

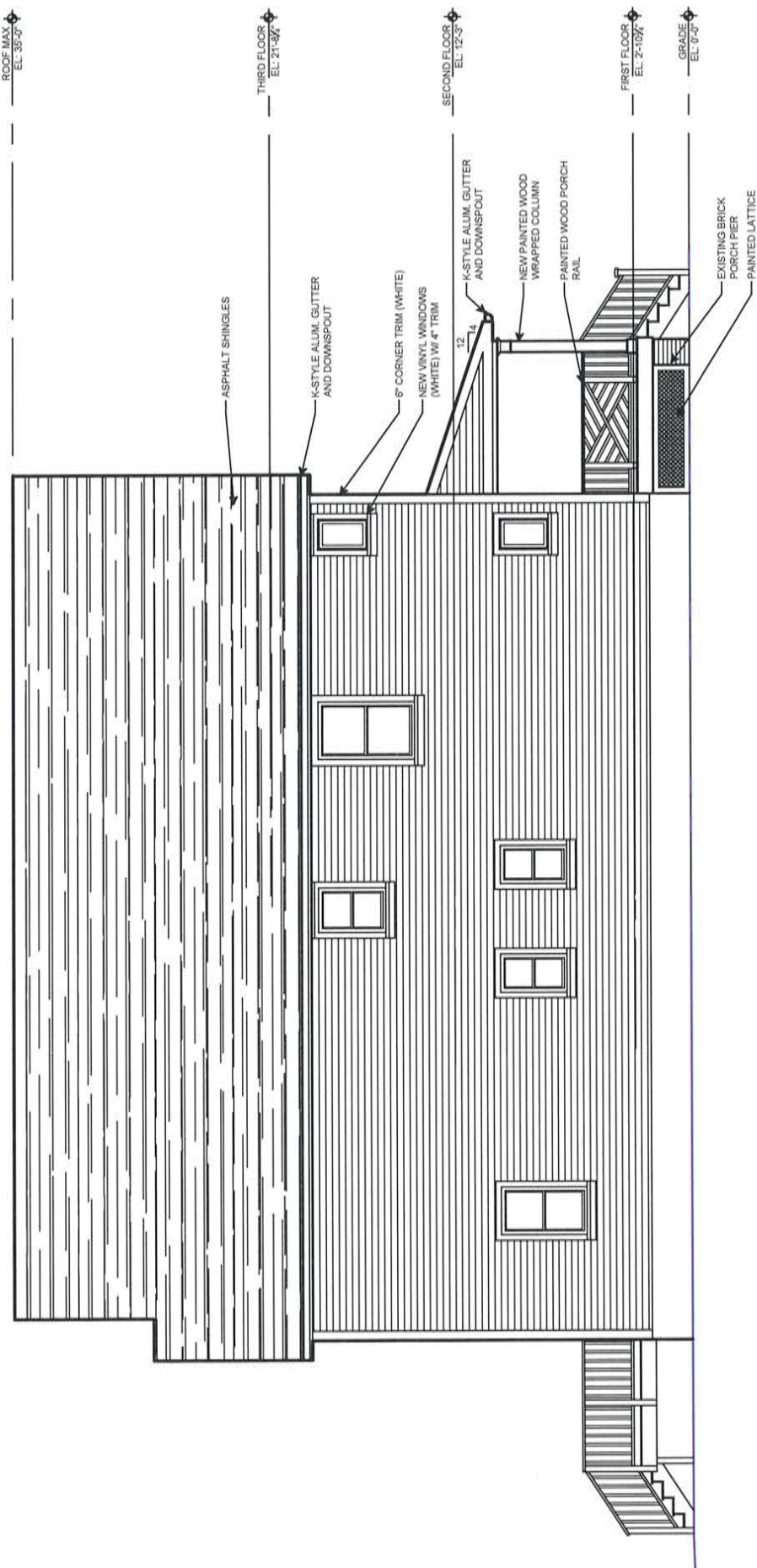
DATE	ISSUE
05.26.2020	ARCH. BD. OF REVIEW



NEW RENOVATION AND ADDITION TO
 15894 PARK PLACE
 LAKEWOOD, OH 44107



1361 GLADYS AVENUE
 LAKEWOOD, OHIO 44107
 216.333.7456



SIDE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"

DATE	ISSUE
05.26.2020	ARCH. BD. OF REVIEW

NEW RENOVATION AND ADDITION TO
15894 PARK PLACE
 LAKEWOOD, OH 44107



1361 GLADYS AVENUE
 LAKEWOOD, OHIO 44107
 216.333.7456

Account: 101-0000-321.30.01

REFERENCE No. BBS20-00049

DOCKET No. 26-52-50

FEE PAID _____

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name REPENNING RESIDENCE

Project Address 1101 WILBERT ROAD

Applicant Name DAN MARGULIES
DANIEL MARGULIES CO., INC.

Applicant Address 14204 DETROIT AVE., LKWD
(if different than above)

Applicant Contact (440) 356 - 0888

DANIEL @ DMC. OHIOCOXMAIL.COM

Brief Project Description THE PROJECT INVOLVES A MAJOR INTERIOR RENOVATION
WITH MINOR EXTERIOR RENOVATION AND MATERIAL CHANGE.

Signature: Daniel Margulies

Date: 5/27/2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name BEN REPENNING & URSULA GALWAY

Property Address 1101 WILBERT ROAD

Owner / Agent Contact (440) 356 - 0888

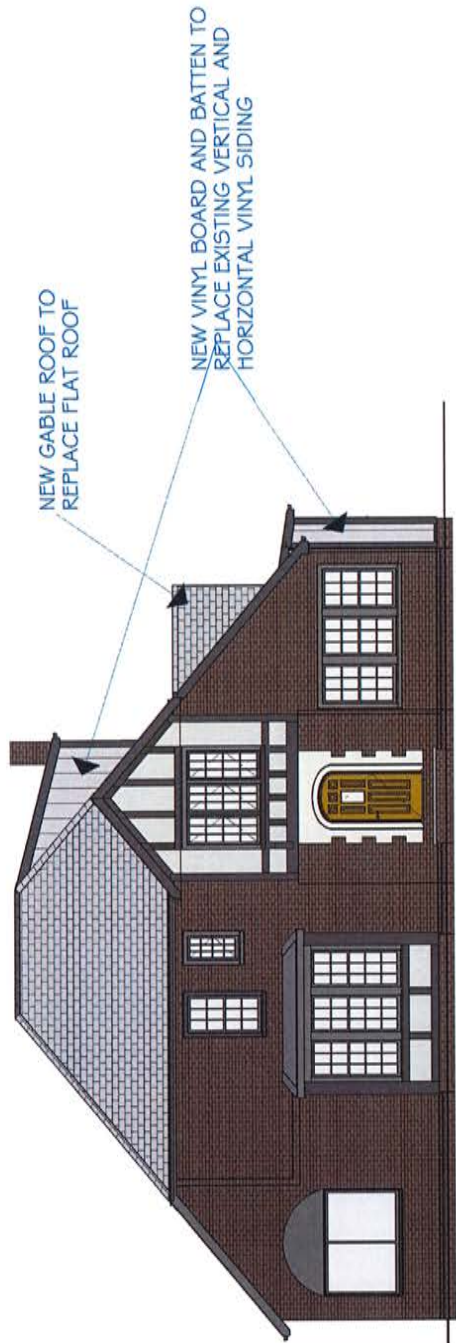
DANIEL @ DMC. OHIOCOXMAIL.COM

Owner / Agent Signature Daniel Margulies

Date: 5/27/2020

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____



WEST ELEVATION
1/8" = 1'-0"



PERSPECTIVE VIEWING NORTHEAST
FROM WILBERT
N.T.S.

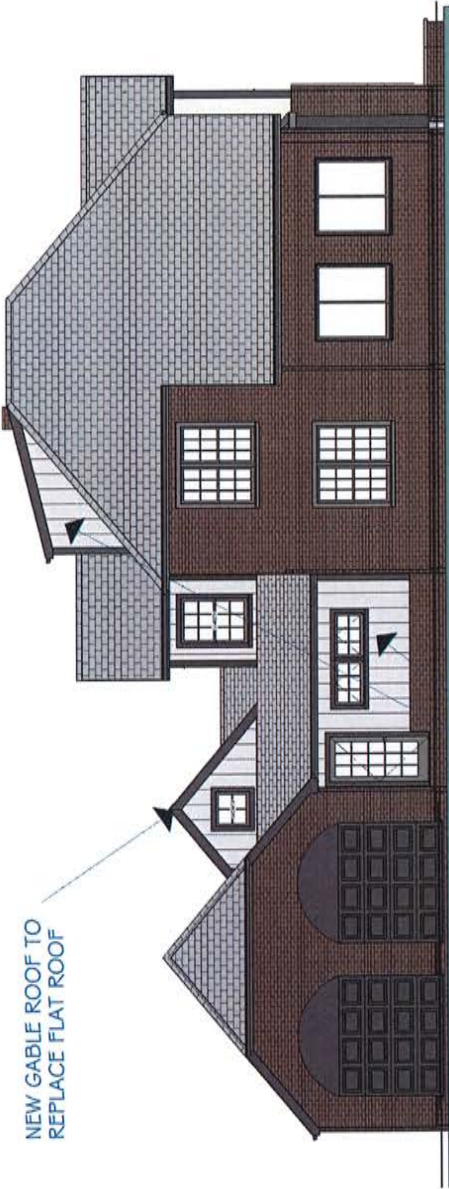
REV.
2.24.18 TUDOR
11.12.2018 MATERIALS
11.12.2018 MATERIALS
REVISIONS FOR CITY
REVIEW

DESIGN: DANIEL MARQUETTE COMPANY INC.
14204 DETROIT AVENUE
LAKEWOOD, OHIO 44107
TEL: 440.356.0888 FAX: 440.799.4333
EMAIL: danield@dmcc.com



RENOVATION for:
THE REFPENNING-GALWAY RESIDENCE
1101 WILBERT ROAD
LAKEWOOD, OHIO 44140

PREPARED BY:
JAMES R. DARY
ARCHITECT
SHEET NO.
3 of 6



NEW GABLE ROOF TO
REPLACE FLAT ROOF

NORTH ELEVATION
1/4" = 1'-0"

NEW VINYL BOARD AND BATTEN TO
REPLACE EXISTING VERTICAL AND
HORIZONTAL VINYL SIDING



PERSPECTIVE VIEWING SOUTHEAST
N.T.S. FROM EDGEWATER

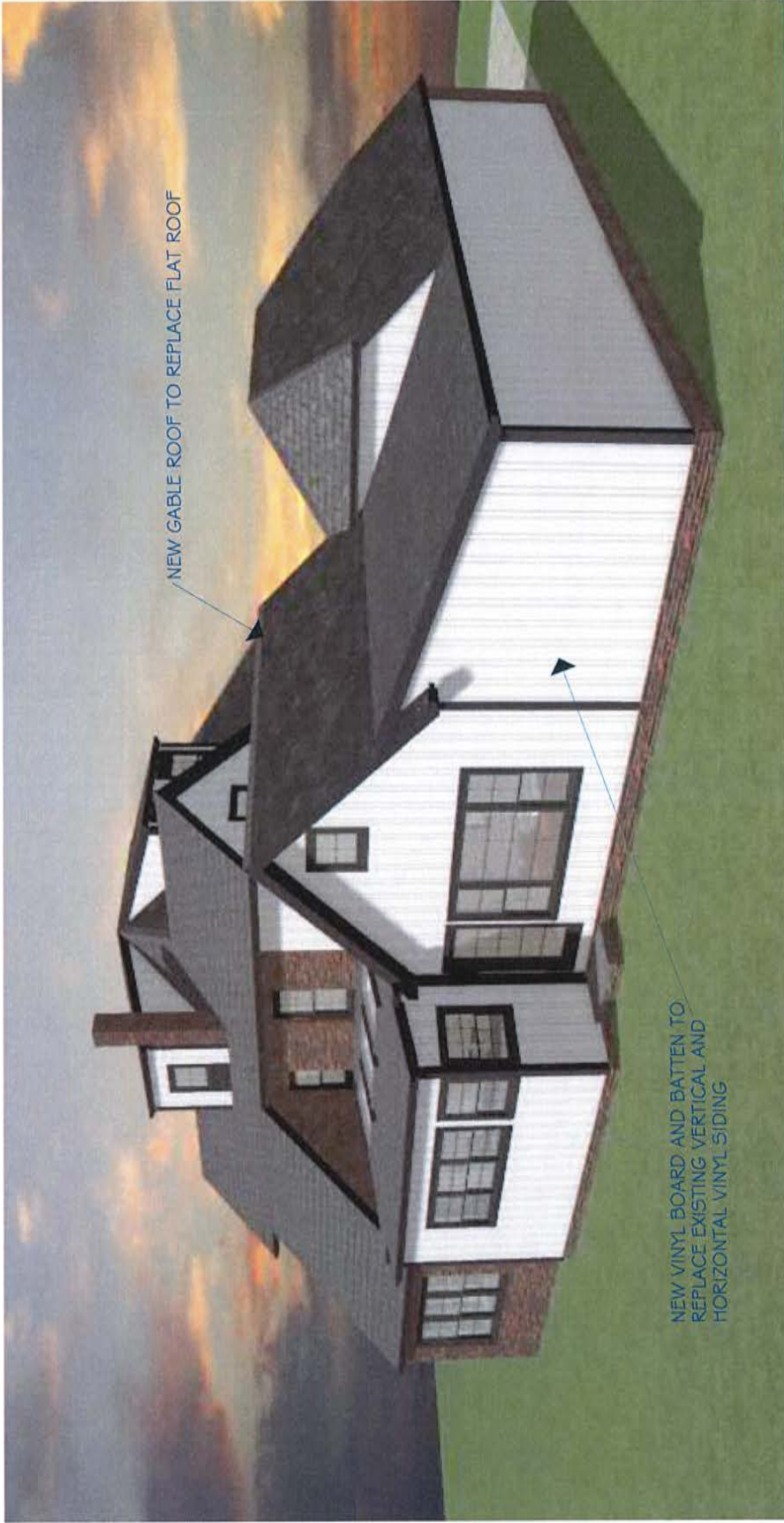
RENOVATION for:
THE REPENNING-GALWAY RESIDENCE
1101 WILBERT ROAD
LAKEWOOD, OHIO 44140



DESIGN: DANIEL MARGULIES COMPANY INC.
14204 DETROIT AVENUE
LAKEWOOD, OHIO 44107
TEL: 440.356.0888 FAX: 440.799.4333
EMAIL: daniel@dmcohiocorp.com

REV.
1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

DATE: 11.15.18
FILE: 18_0407
SHEET NO.
4 of 6



PERSPECTIVE VIEWING NORTHWEST
 N.T.S., FROM SOUTHEAST CORNER OF PROPERTY

REV.
 2, 24. 12. 2006
 PREPARED BY
 DANIEL MARGULIES ARCHITECTS
 14204 DETROIT AVENUE
 LAKWOOD, OHIO 44107
 TEL: 440.356.0555 FAX: 440.799.4333
 EMAIL: dmarg@dmc.chicocanill.com

DESIGN: DANIEL MARGULIES COMPANY INC.
 14204 DETROIT AVENUE
 LAKWOOD, OHIO 44107
 TEL: 440.356.0555 FAX: 440.799.4333
 EMAIL: dmarg@dmc.chicocanill.com



RENOVATION for:
 THE REPENNING-GALWAY RESIDENCE
 1101 WILBERT ROAD
 LAKEWOOD, OHIO 44140

SCALE DATE
 1/16/06 DATE
 PREPARED
 SHEET NO.
 5 of 6

9241 LA TIGER
 11100 WILBERT
 44110 LAKESIDE
 REVISIONS FOR CITY
 REVIEW

DESIGN: DANIEL MARGULIES COMPANY INC.
 14204 DETROIT AVENUE
 LAKEWOOD, OHIO 44107
 TEL: 440.356.0888 FAX: 440.799.4333
 EMAIL: danie@dmc.ohiocentral.com



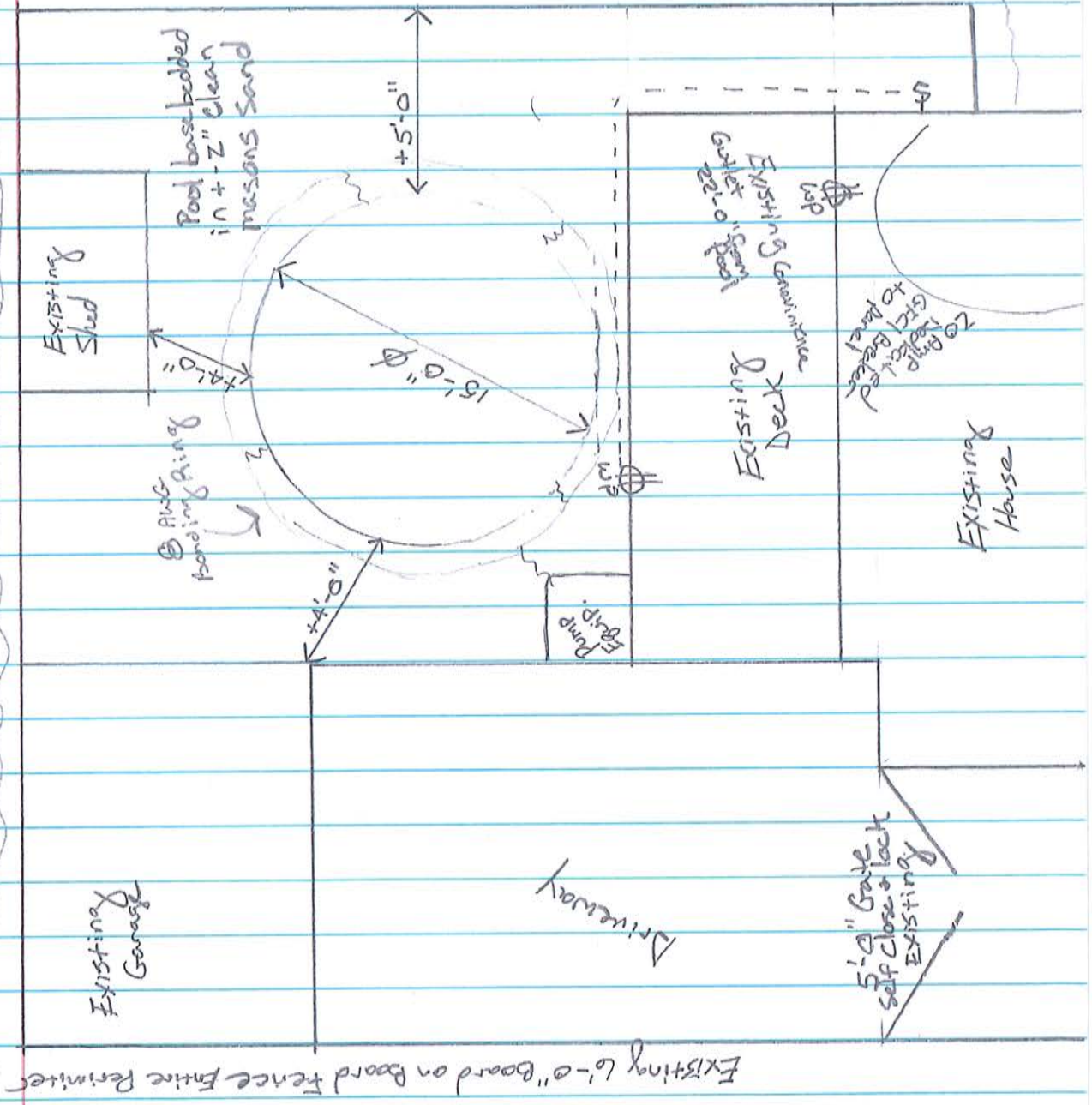
RENOVATION for:
 THE REPENNING-GALWAY RESIDENCE
 1101 WILBERT ROAD
 LAKEWOOD, OHIO 44140

SHEET NO.
 6 of 6



5/11/2020

1558 Rosewood
Above Ground Pool.



Existing 6'-0" Board on Board Fence Entire Perimeter

Electrical Notes

- Dedicated 20 amp GFCI Circuit to Panel
- 12/2 Romex from Panel to Exterior Switch, Change to 12 AWG Solid Strand THN
- 1/2" PVC Conduit from WP Switch to WP receptacle w/ expansion couplings each end buried 18" deep.
- 20 amp twist lock plug in WP Box 6' from pool
- 8 AWG bare Copper wire around Pool Perimeter Connected to 4 Equal Points on Pool Frame Bonded to Pump Ground Screws.

No Overhead wires

Account: 101-0000-321.30.01

REFERENCE No. BBS 20-000057

DOCKET No. 06-53-20

FEE PAID _____

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name Woodward Single Family

Project Address 1570 Woodward Ave

Applicant Name Hunk Builders LLC
Jack Stitak

Applicant Address 1060 John Glenn Dr.
(if different than above) Seven Hills, 44131

Applicant Contact (440) 258 - 4726

jackstitak @ gmail.com

Brief Project Description Single Family new construction build

Signature: [Signature]

Date: 5/27/20

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

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Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name KZ Holding LLC

Property Address 1570 Woodward Ave

Kyle Lawrence & K.L. Stitak
Owner / Agent Contact (440) 690 - 2738

Kcstitak @ gmail.com

Owner / Agent Signature [Signature]

Date: 5/27/20

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____

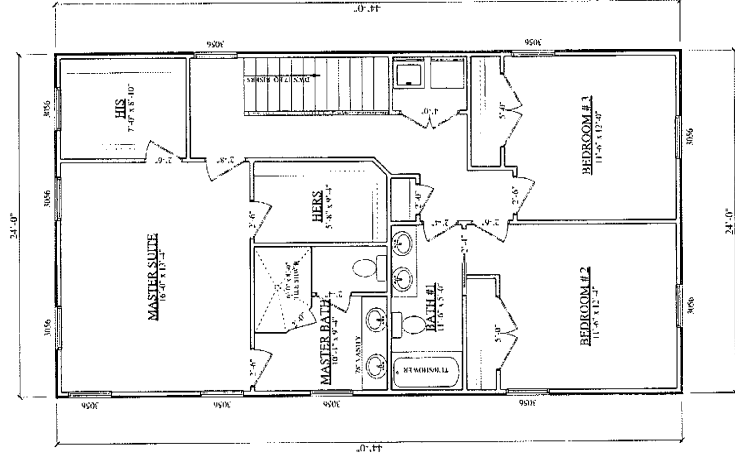
FLOOR PLANS

New Lakewood House

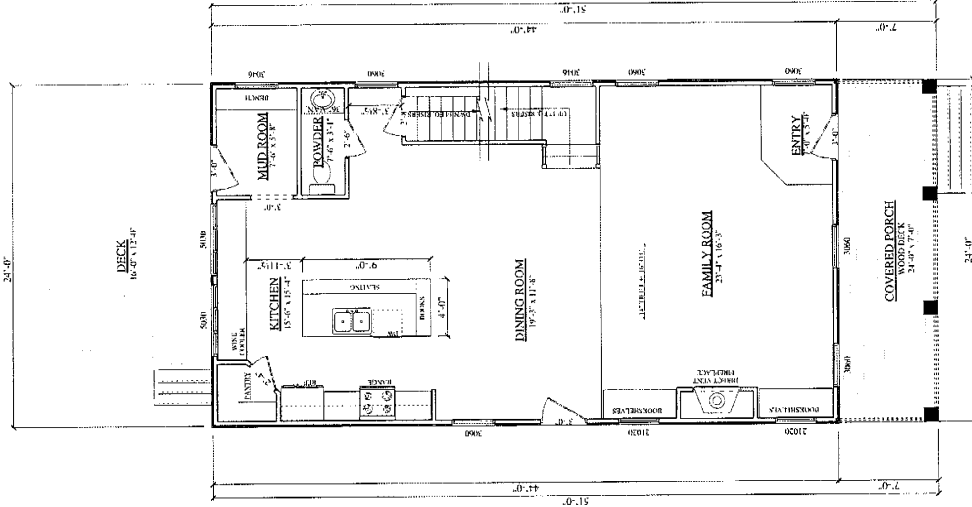
1570 Woodward Avenue
Lakewood, Ohio 44107

JOHN FAILE ARCHITECTURAL CONSULTING, LLC

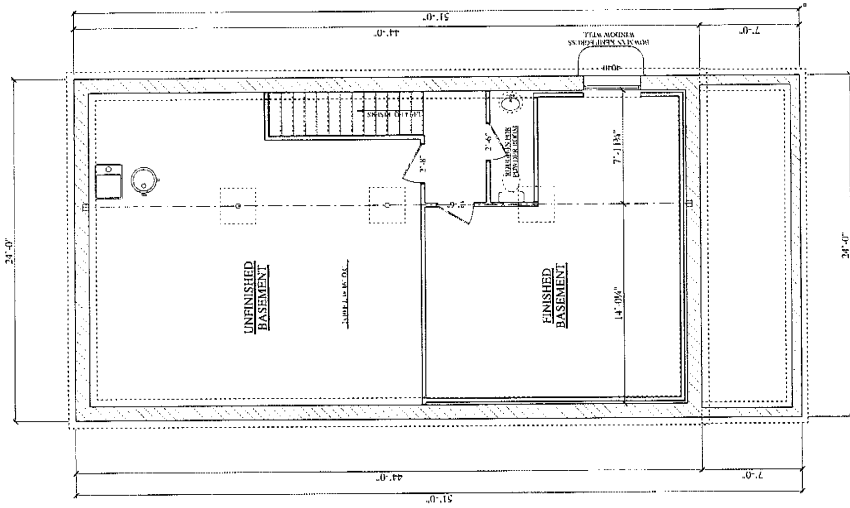
John Faile Architectural Consulting, LLC
3143 Drake Drive
Bay Village, Ohio 44140
email: faile.arch@gmail.com



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



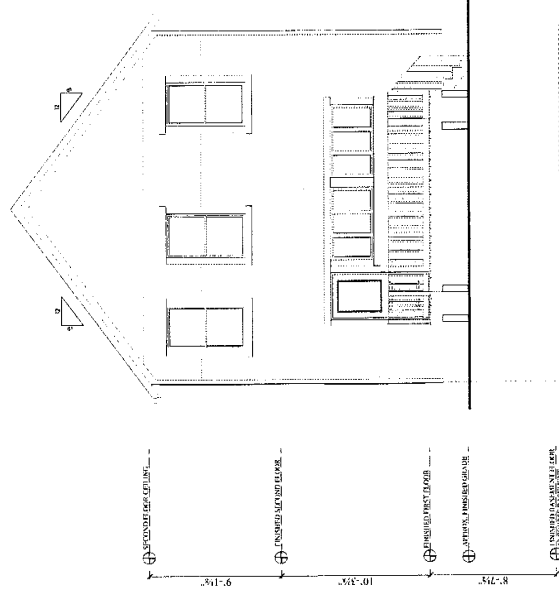
FIRST FLOOR PLAN
SCALE: 3/4" = 1'-0"



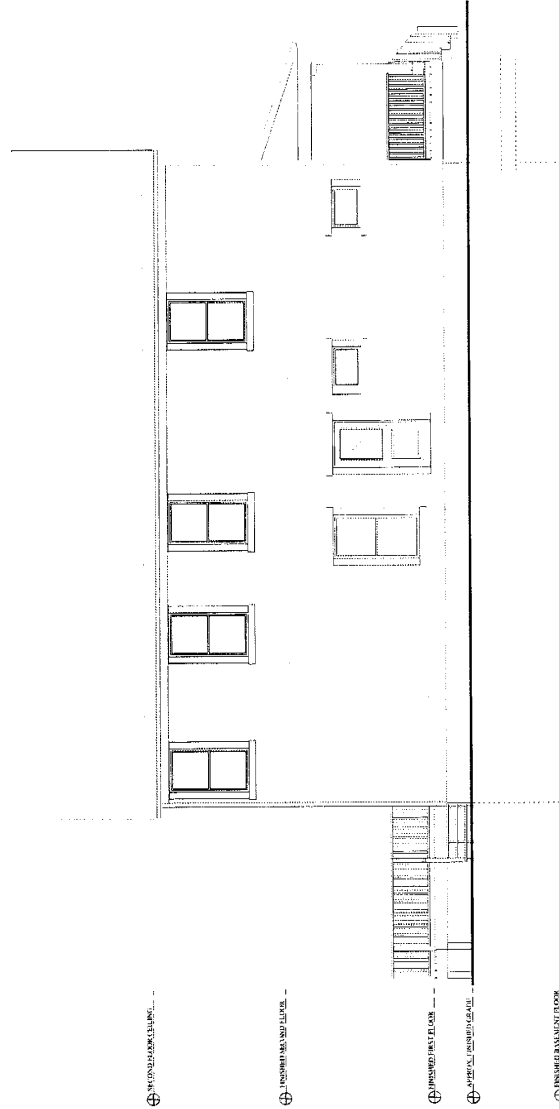
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXTERIOR HOUSE ELEVATIONS
New Lakewood House
1570 Woodward Avenue
Lakewood, Ohio 44107

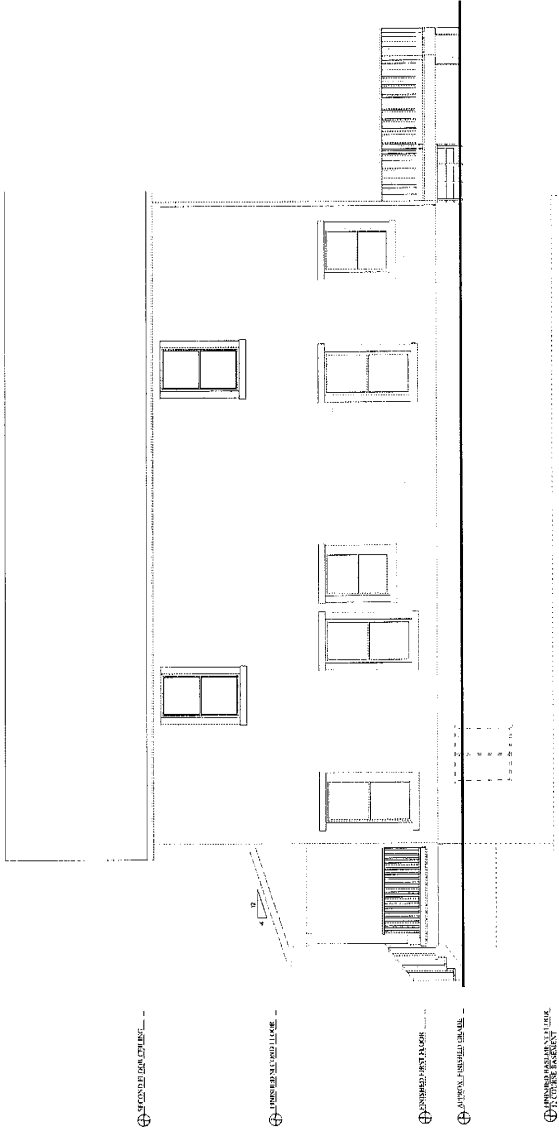
John Falte Architectural Consulting, LLC
3143 Drake Drive
Bay Village, Ohio 44140
email: falte_arch@gmail.com



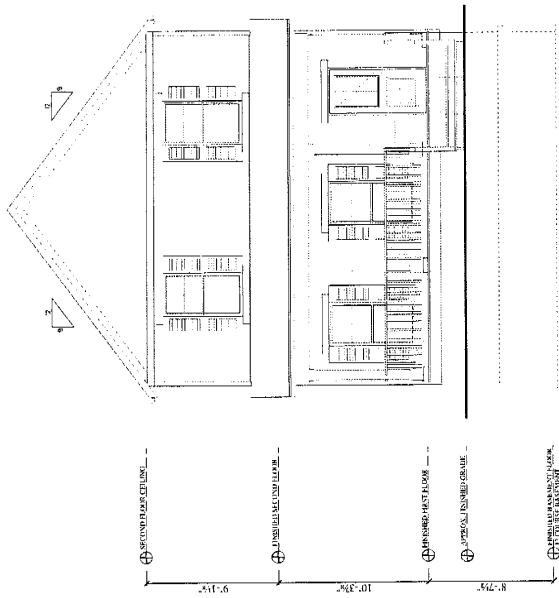
REAR ELEVATION
SCALE: 1/4" = 1'-0"



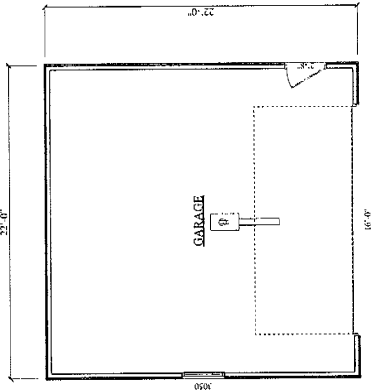
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



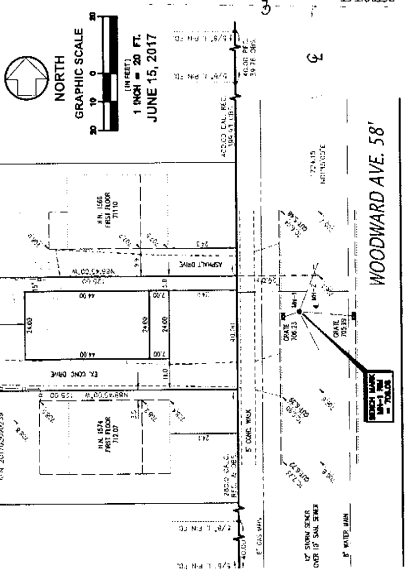
FLOOR PLAN - DETACHED GARAGE
SCALE: 1/4" = 1'-0"

SITE IMPROVEMENT PLAN
SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING SUBLIST NO. 40 IN W.A. KURZ COS SUBDIVISION OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NOS. 18 & 19 TOWNSHIP 10 NORTH, RANGE 10 WEST, MERIDIAN 16 WEST MAP'S PAGE 26 OF CUYAHOGA COUNTY RECORDS.

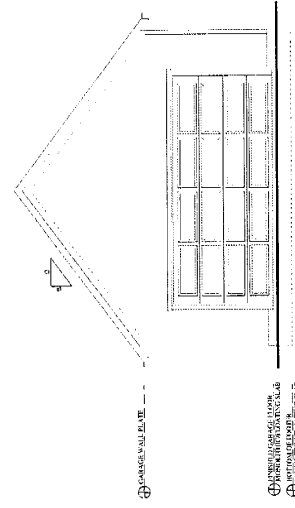
DEED REFERENCE: AEN 201703310826
P.E.N. 31523-10

SITE ADDRESS: 1570 WOODWARD AVE.
LAKEWOOD, OHIO 44107

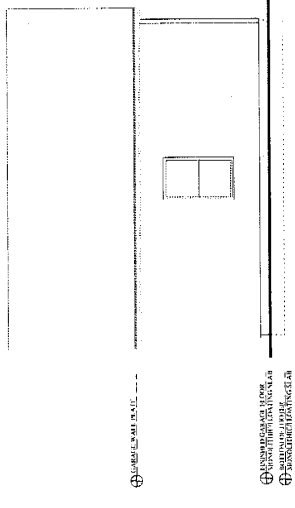
NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



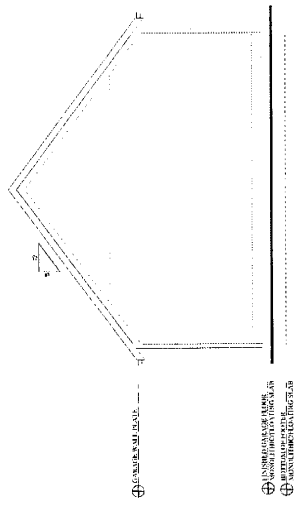
PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



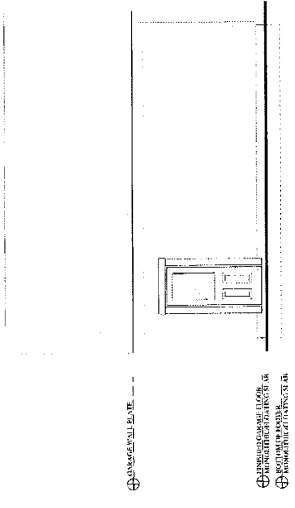
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED SITE PLAN/ GARAGE PLAN AND ELEVATIONS
New Lakewood House
1570 Woodward Avenue
Lakewood, Ohio 44107
John Falie Architectural Consulting, LLC
3143 Drake Drive
Bay Village, Ohio 44140
email: falie.arch@gmail.com

DATE: 6/16/2017
A-3

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000055
DOCKET No. 06-54-20
FEE PAID _____

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name Beck Center for the Arts - West Park Project Address 17801 Detroit Ave.
Applicant Name David Craun - Bialosky Cleveland Applicant Address 6555 Carnegie Ave, Cleveland
(if different than above)
Applicant Contact (216) 767 - 2022 dcaun @ bialosky.com
Brief Project Description Improvements to the existing park along Detroit Avenue

Signature: David Craun Digitally signed by David Craun
DN: cn=US, e=dcaun@bialosky.com, o=Bialosky
Cleveland, ou=Principal, cn=David Craun
Reason: I attest to the accuracy and integrity of this
document.
Date: 2020.05.27 11:53:33-0400' Date: 5/27/2020

REVIEW REQUESTED (Check all that apply to your project)

- Architectural Board of Review** (Review Fee: Commercial \$50, Residential \$25)
Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations
- Sign Review Board** (Review Fee: \$25)
All new commercial signs, modifications to upgrades or existing signs / sign lighting.
Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below.
See Code Chapter 1329 for Sign Regulations.
- Board of Building Standards** (Review Fee: \$25)
All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Luncinda Einhouse Property Address Same as project
Owner / Agent Contact (216) 521 - 2540 luncinda.einhouse @ beckcenter.org
Owner / Agent Signature Luncinda Einhouse Date: 5/27/2020

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____

Reply all | Delete Junk |

ABR application



Lucinda Einhouse <Lucinda.Einhouse@beckcenter.org>

Reply all |

Today, 12:36 PM

David Craun

Inbox



Show all 1 attachments (590 KB) Download

David,

On behalf of Beck Center for the Arts, please submit the attached application to Lakewood's Architectural Board of Review along with the drawings and description of our proposed plans for the west park at the front of our campus.

Thank you,

Lucinda (Cindy) Einhouse

President & CEO

Screen shot 2012-08-06 at 6.45.20 AM.png

lucinda.einhouse@beckcenter.org

beckcenter.org | 216.521.2540 x24

The Beck Center campus is closed until further notice. [Join us each Saturday for #BeckAtHome free classes on Facebook](#). More online classes will be announced in the coming weeks on our Education Page.

****Note that I am working remotely during this time and do not have immediate access to phone communications.****

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000058

DOCKET No. 06-55-20

FEE PAID _____

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name Stonewall Sports Complex

Project Address 1384 Hird Avenue

Applicant Name Jim "JP" Ptacek

Applicant Address 12506 Edgewater Drive Suite 10

(If different than above)

Applicant Contact (216) 221 - 2350

jptacek @ larsenarchitects.com

Brief Project Description Renovation of existing warehouse spaces into new fieldhouse, courtyard & restaurant/bar

Signature: 

Date: 5/27/2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)
Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)
All new commercial signs, modifications to upgrades or existing signs / sign lighting.
Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)
All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

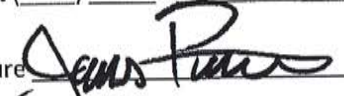
Are there any dog(s) on the property? Yes No

Owner Name West 117 Development, LLC

Property Address 1384 Hird Avenue, LKWD

Owner / Agent Contact (216) 570 - 9085

bfiggie @ gmail.com

Owner / Agent Signature 

Date: 5-27-2020

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____

James Ptacek

From: Betsy Figgie <bfiggie@gmail.com>
Sent: Wednesday, May 20, 2020 9:56 AM
To: James Ptacek
Subject: Selection of Representative

As a Member of West 117 Development, LLC, I hereby authorize Jim "JP" Ptacek of Larsen Architects to act as our representative on behalf of our organization in seeking municipal approvals for our projects. Should you have any questions please do not hesitate to call or email.

Betsy V. Figgie
bfiggie@gmail.com
14665 Morgan Trail
Novelty, OH 44072
cell: 216-570-9085



ARB Submittal

To: Dave Baas
City of Lakewood Planning Department
12650 Detroit Ave.
Lakewood, OH 44107
(216) 521-7580
David.Baas@lakewoodoh.net

From: Jim "JP" Ptacek
Date: 27 May 2020
Project: Stonewall Sport Complex
Proj. # 20011

Dave -

We are pleased to be working with West 117 Development, LLC on the re-development of the existing buildings at 1384 Hird Avenue from a manufacturing facility into a sports and restaurant / bar complex with a specific intent to serve the LGBT Community. Scope will involve re-use of the warehouse space to the West for dodgeball/volleyball courts with a track/mezzanine. A new addition on the far west will offer additional egress from the track/mezzanine and storage areas. Proposed demolition of the central third of the building to allow construction of a new outdoor courtyard space for game use and socializing, along with a new two story building to house support functions for toilet rooms/cubbies and changing areas to support both the sports functions and the restaurant/bar use. A new elevator/stair tower/entrance will anchor the intersection of the new infill area and the field house to provide vertical circulation between the various elevations. The Eastern third of the building will house the restaurant, bar and support mezzanine (second floor of the portion facing Hird Ave). An outdoor patio and new entrance area will be created on the South face of the Eastern third of the building at the former loading dock area.

Attached with this submittal – please find the following:

- Letter of authorization for Larsen Architects to represent the owners for this project.
- Completed ARB application (fee will be paid via credit card form).
- Reference aerial shots to show existing conditions and neighboring context.
- Reference context photo shots to show existing conditions.
- Proposed floor plans for the adaptive re-use of the space (color)
- Proposed elevations for the adaptive re-use of the buildings (color & B/W)
- ARB design submittal package from our design partner, Groundswell Design Group to define the visual vocabulary for the development, as well as two renderings for the proposed completed complex

Please feel free to call/email with any questions or concerns.

Thank you

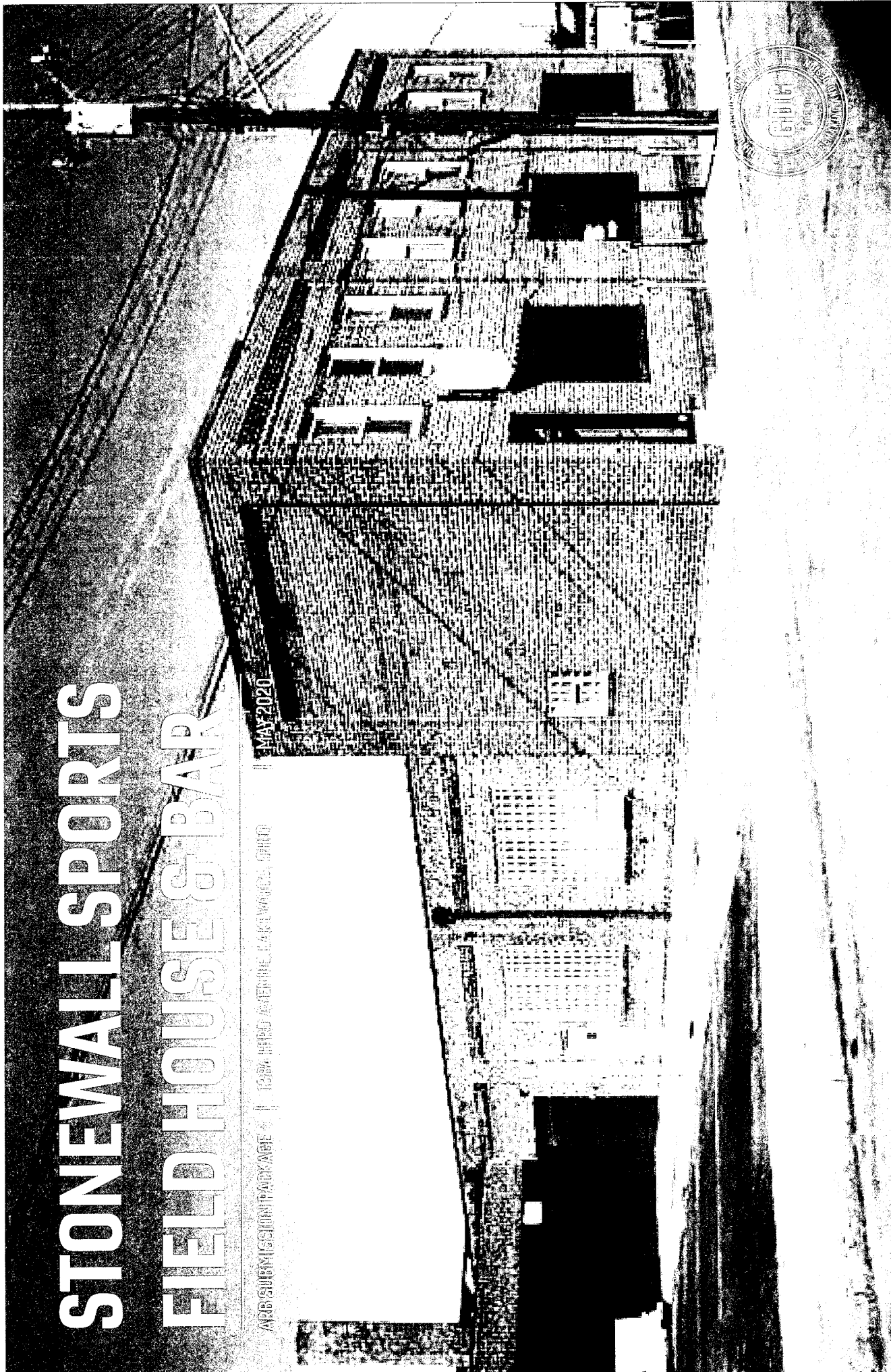
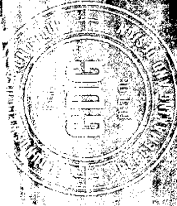
A handwritten signature in black ink, appearing to read "Jim Ptacek", is written over a circular stamp or seal.

Jim "JP" Ptacek – AIA – LEED AP
Principal - Larsen Architects cc: file

STONEWALL SPORTS FIELD HOUSE & BAR

ARB SUBMISSION PACKAGE | 1684 HIRD AVENUE, CLEVELAND, OHIO

MAY 2020





AERIAL



WEST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



STONEWALL SPORTS FIELD HOUSE & BAR
1384 Hird Ave, Lakewood, OH 44107

Context Photos

Issue Date: 5-20-2020
Job No: 20011

SP1.0



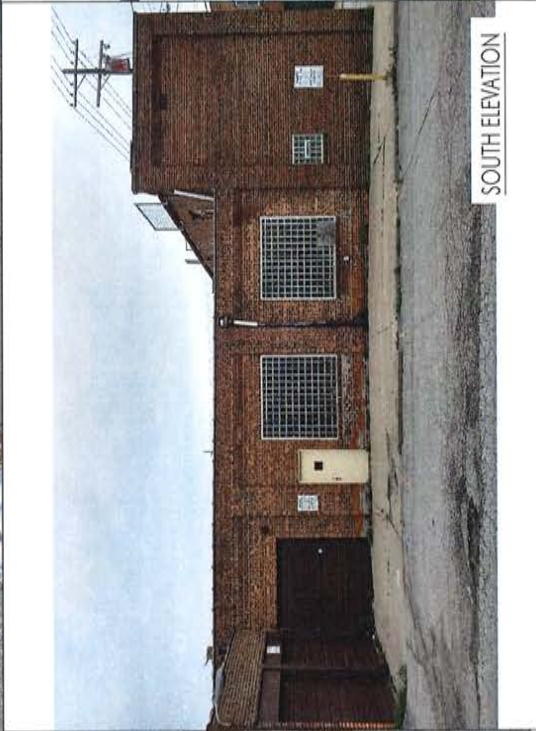
WEST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



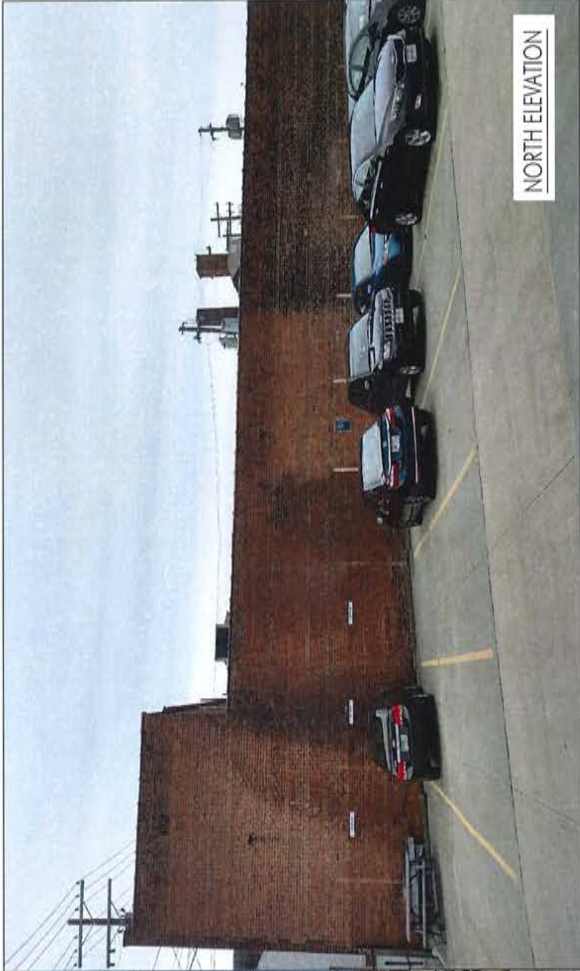
STONEWALL SPORTS FIELD HOUSE & BAR
1384 Hird Ave, Lakewood, OH 44107

Context Photos

Issue Date: 5-20-2020
Job No: 20011
SP2.0



EAST ELEVATION



NORTH ELEVATION



NORTH ELEVATION



NORTH ELEVATION



NORTH ELEVATION

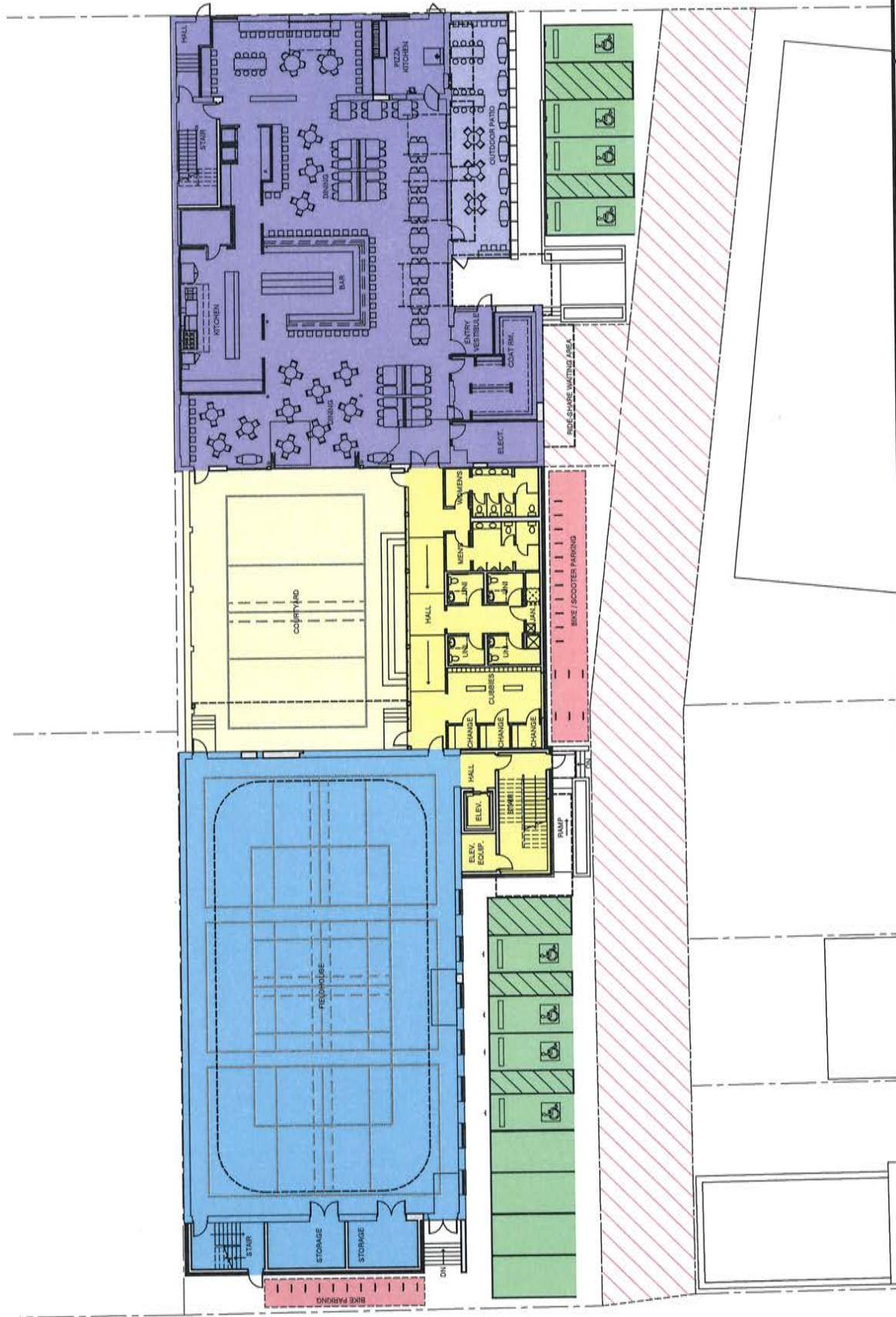


STONEWALL SPORTS FIELD HOUSE & BAR
1384 Hird Ave, Lakewood, OH 44107

Context Photos

Issue Date: 5-20-2020
Job No: 20011

SP3.0

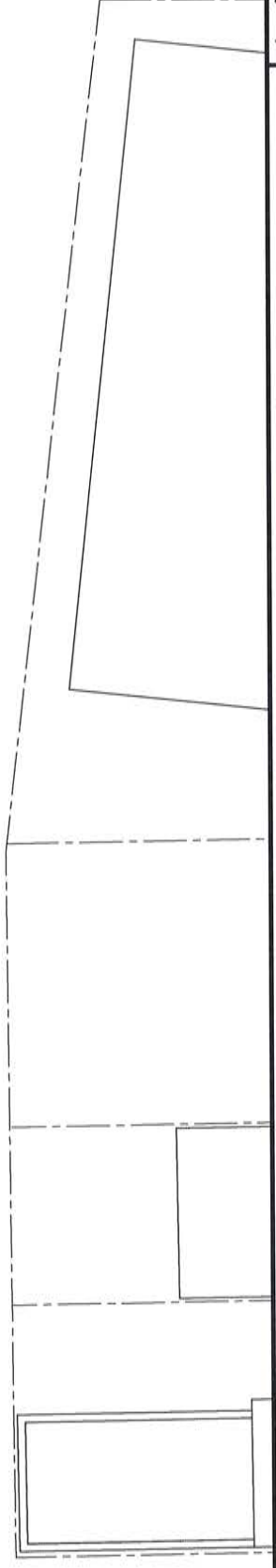
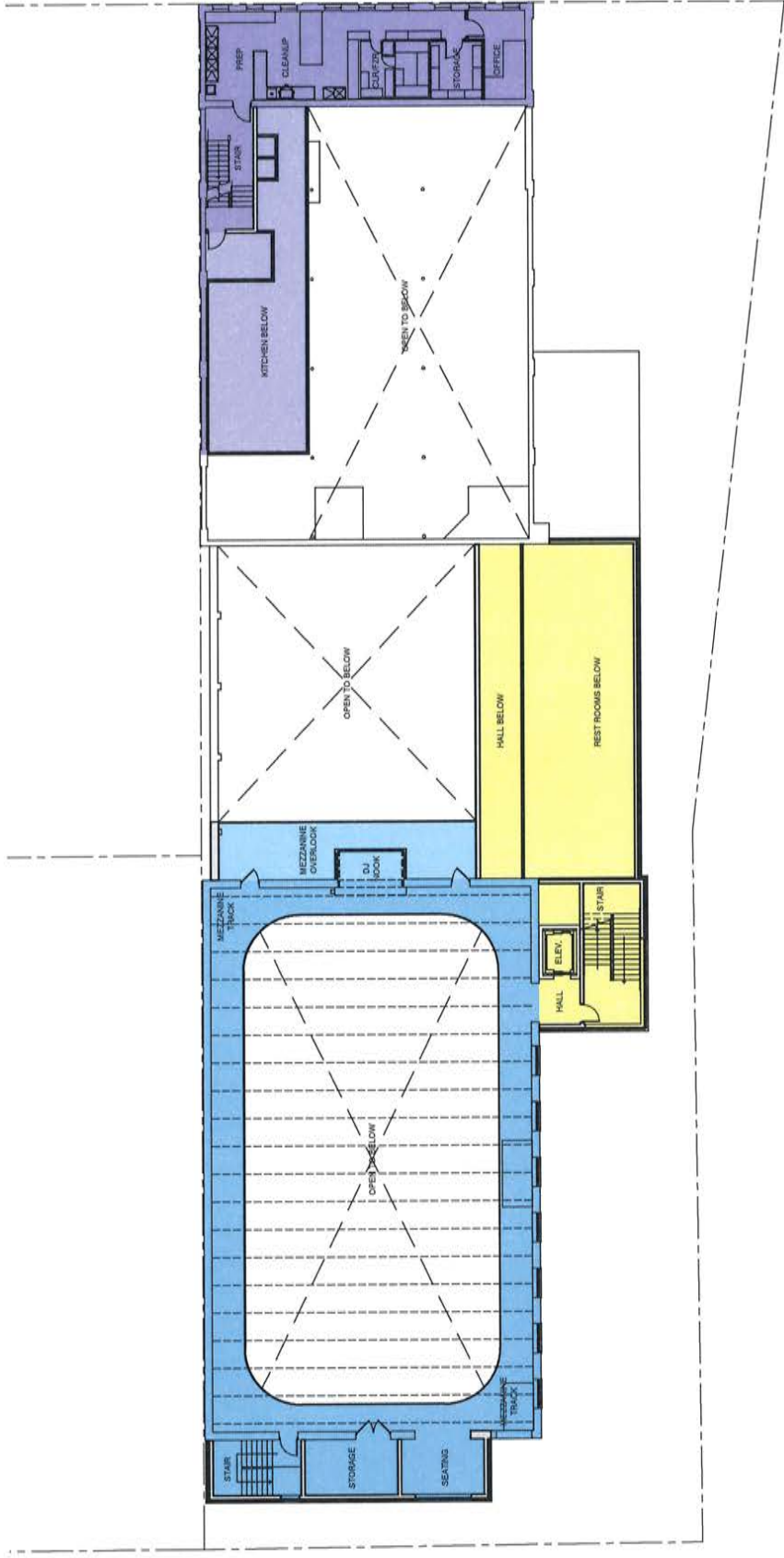


Issue Date: 05-27-2020
 Job No: 20011
A1.1

1st FLOOR PLAN

STONEWALL SPORTS FIELD HOUSE & BAR
 1384 Hird Ave, Lakewood, OH 44107



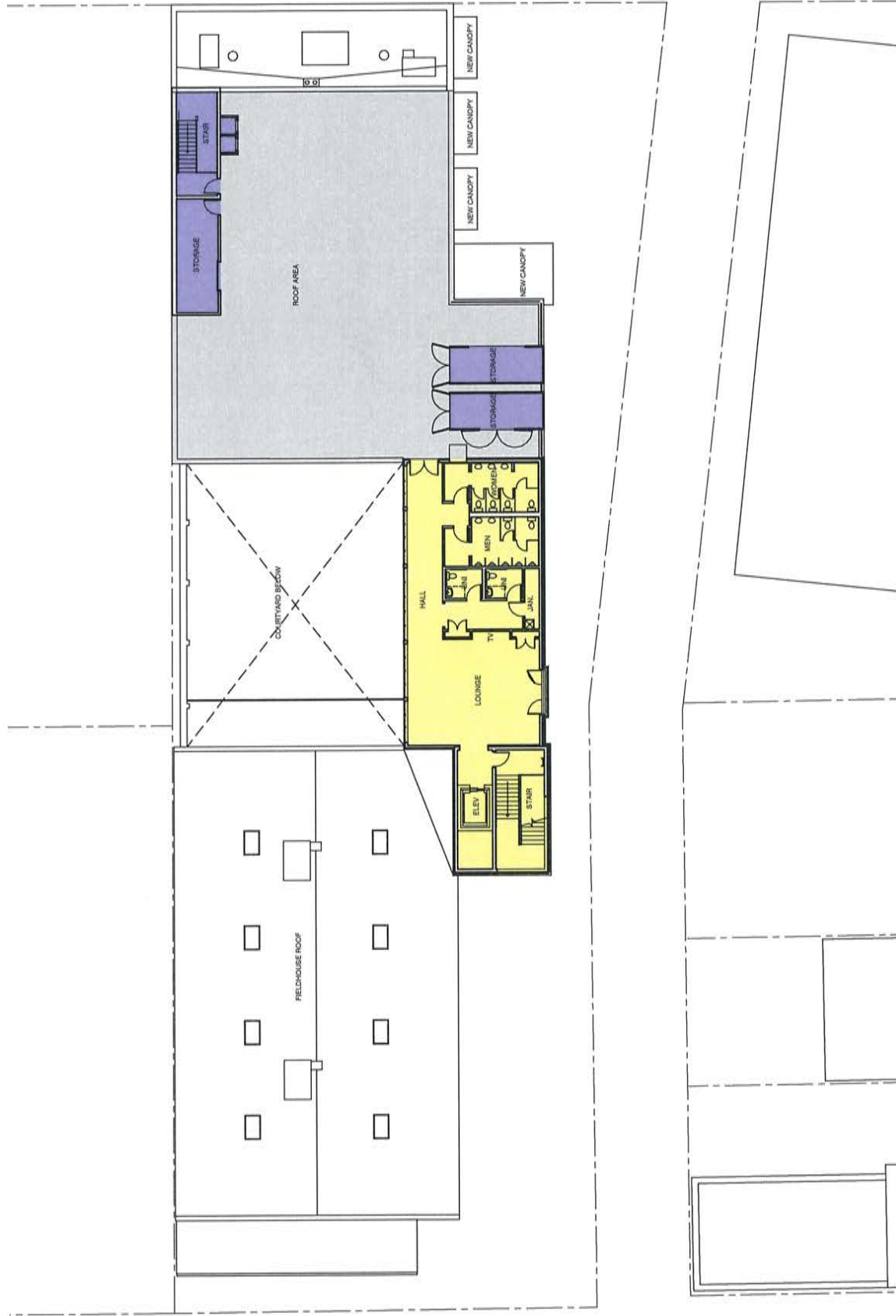


Issue Date: 05-27-2020
 Job No: 20011
 A1.2

MEZZANINE PLAN

STONEWALL SPORTS FIELD HOUSE & BAR
 1384 Hird Ave, Lakewood, OH 44107





| | | | |
|--|--|----------------|---|
|  LARSEN ARCHITECTS | STONEWALL SPORTS FIELD HOUSE & BAR
1384 Hird Ave, Lakewood, OH 44107 | 2nd FLOOR PLAN | Issue Date: 05-27-2020
Job No: 20011 |
| | | | A1.3 |



Issue Date: 05-27-2020
Job No: 20011

View from Southeast

Aerial 1

STONEWALL SPORTS FIELD HOUSE & BAR
1384 Hird Ave, Lakewood, OH 44107

LARSEN ARCHITECTS



Issue Date: 05-27-2020
Job No: 20011
Aerial 2

View from Northeast

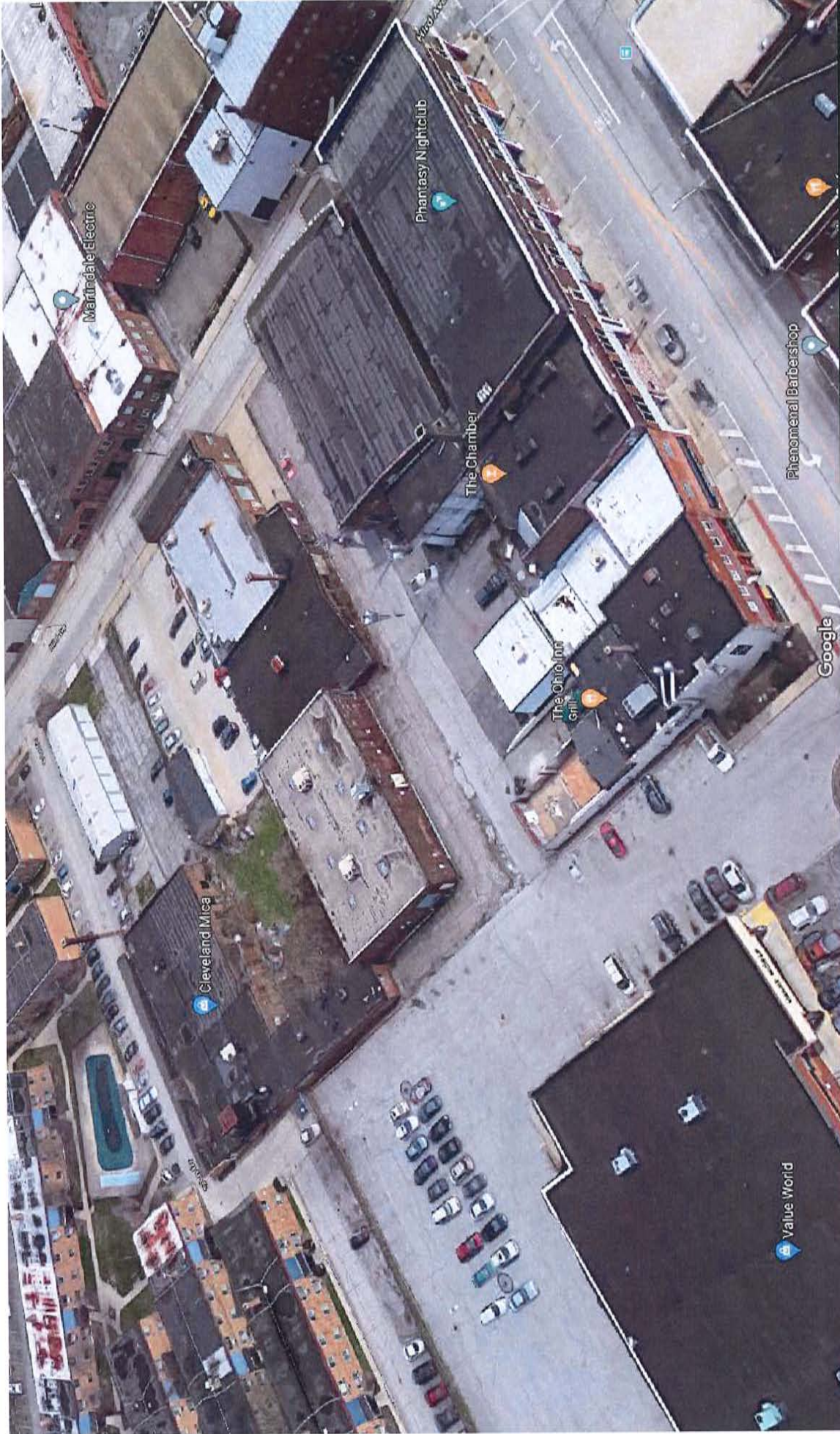
LARSEN ARCHITECTS STONEWALL SPORTS FIELD HOUSE & BAR
1384 Hird Ave, Lakewood, OH 44107



Issue Date: 05-27-2020
Job No: 20011
Aerial 3

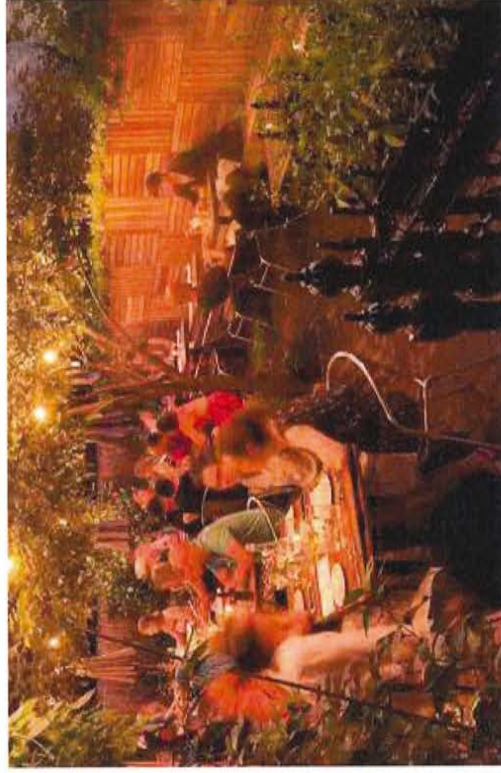
View from Northwest

LARSEN ARCHITECTS | STONEWALL SPORTS FIELD HOUSE & BAR
1384 Hird Ave, Lakewood, OH 44107



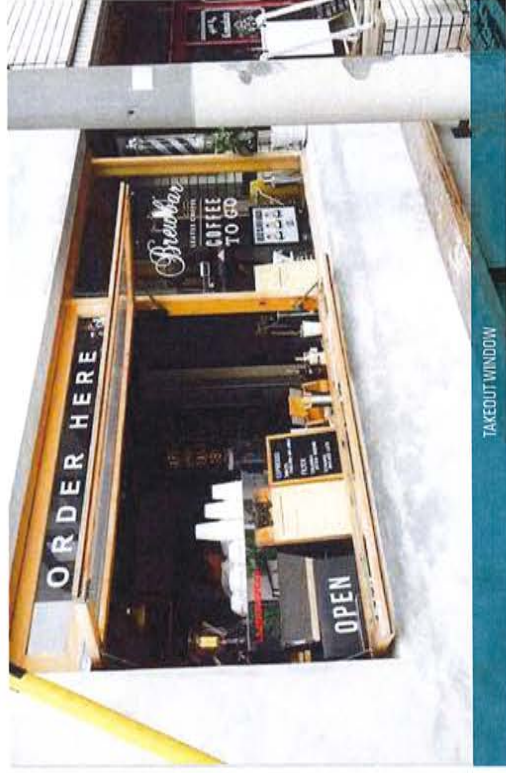
LARSEN ARCHITECTS | **STONEWALL SPORTS FIELD HOUSE & BAR**
1384 Hird Ave, Lakewood, OH 44107

Issue Date: 05-27-2020
Job No: 20011
View from Southwest
Aerial 4



STONEWALL SPORTS FIELD HOUSE & BAR || EXTERIOR LOOK & FEEL

GROUNDSWELL



STONEWALL SPORTS FIELD HOUSE & BAR || EXTERIOR ELEMENTS

GROUNDSWELL



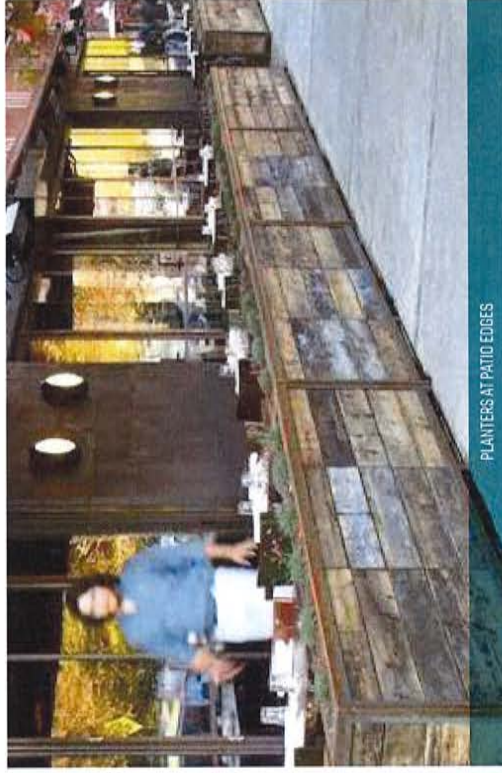
INDUSTRIAL METAL CHAIRS



COMMUNAL TABLES



ZINC DRINK RAIL



PLANTERS AT PATIO EDGES



FLEXIBLE SEATING



ROUND DINING HEIGHT TABLES

GROUNDSWELL

STONEWALL SPORTS FIELD HOUSE & BAR || PATIO FURNISHINGS



TAKEOUT WINDOW SIGNAGE



CUSTOMIZABLE SIGN BOARD



EXTERIOR SCENES



VERTICAL SIGNAGE



WAYFINDING SIGNAGE



MULTICOLORED EXTERIOR LIGHTING AT FIELD HOUSE

GROUNDSWELL

STONEWALL SPORTS FIELD HOUSE & BAR || EXTERIOR SIGNAGE AND LIGHTING



GROUNDSWELL

STONEWALL SPORTS FIELD HOUSE & BAR || SOUTH EAST RENDERING



STONEWALL SPORTS FIELD HOUSE & BAR || SOUTH WEST RENDERING

GROUNDSWELL

Account: 101-0000-321.30.01

REFERENCE No. _____

DOCKET No. _____

FEE PAID _____

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name Hippler Family Dentistry

Project Address 14500 Madison Ave.


Applicant Name Leon Sampat

Applicant Address 22082 Lorain Rd
(if different than above)

Applicant Contact (216) 403-9654

Leon @ LSArchitectsinc.com

Brief Project Description Exterior Alterations for
New Dental office

Signature: 

Date: 5/27/2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

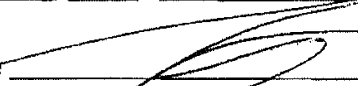
Are there any dog(s) on the property? Yes No

Owner Name Great Grey Heron, LLC

Property Address 14500 Madison Ave

Owner / Agent Contact (216) 403-9654

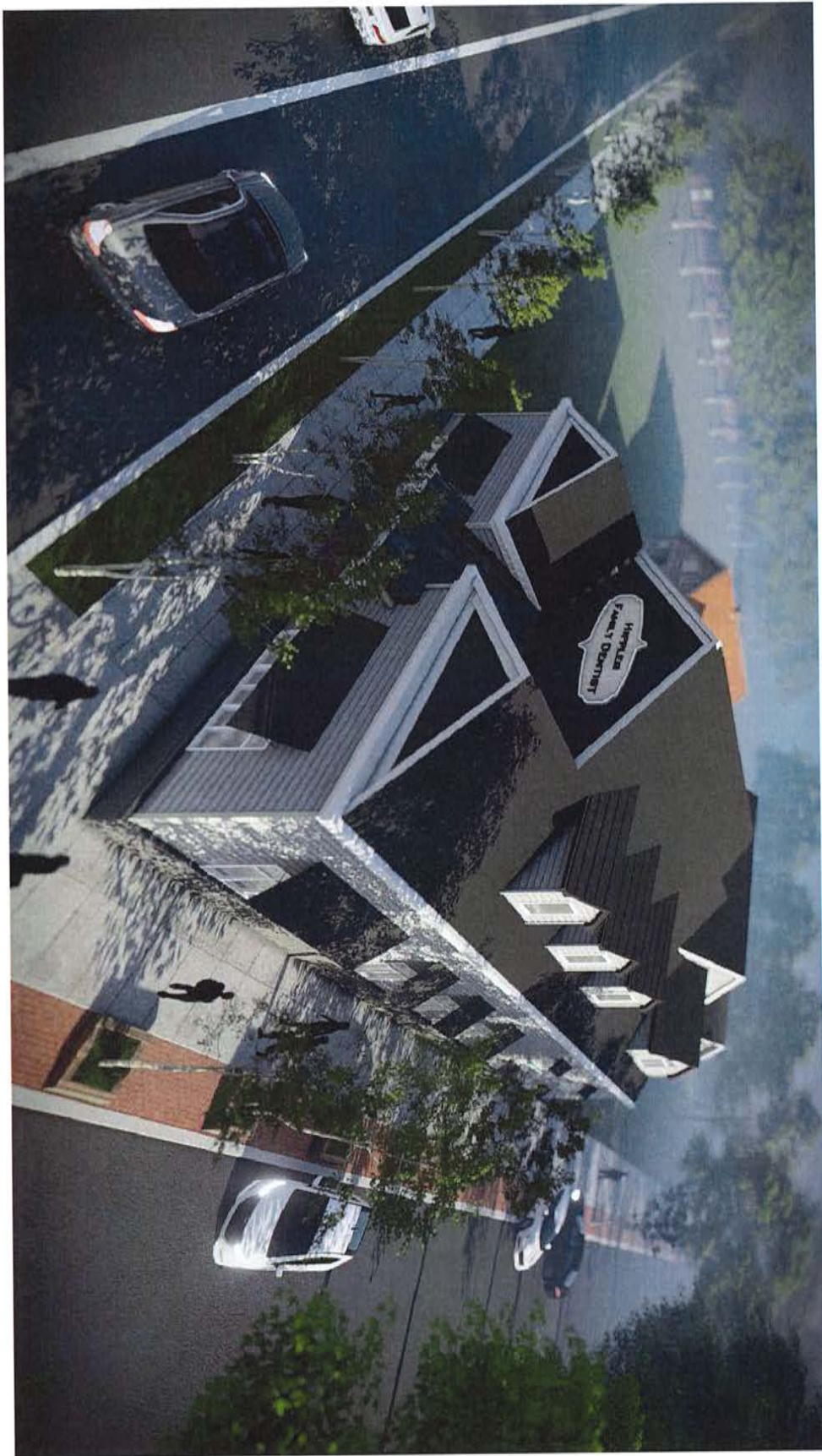
Leon @ LSArchitectsinc.com

Owner / Agent Signature 

Date: 5/27/2020

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____



INTERIOR ALTERATIONS FOR:
DR. HIPPLER
 14500 MADISON AVE.
 LAKEWOOD, OH

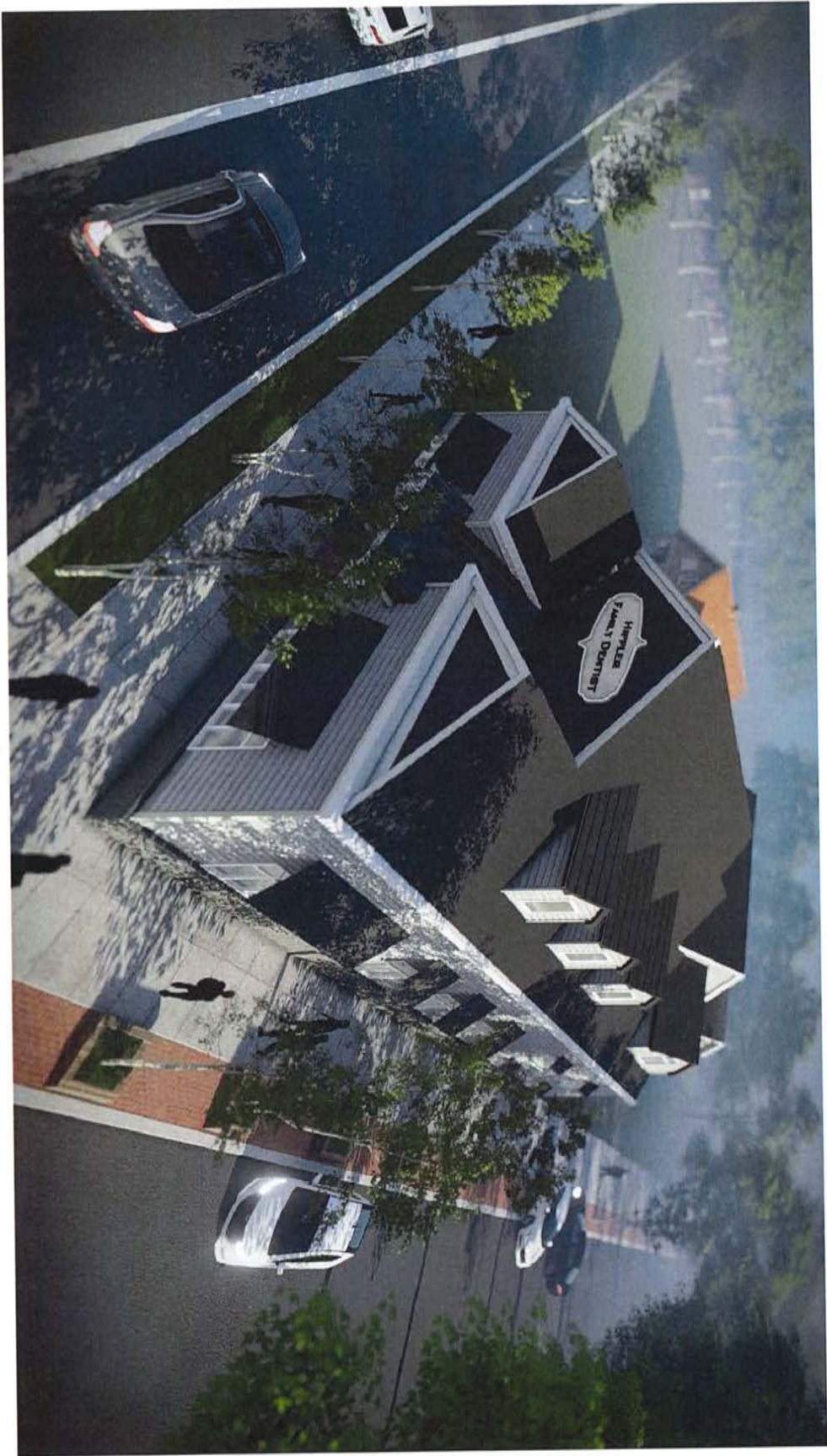


BS ARCHITECTS

82062 LORAIN ROAD
 FAIRVIEW PARK, OHIO 44126
 PHONE 216-403-9054 FAX 440-76-9037

| | |
|---------|---------|
| DATE | 2014-07 |
| BY | LS |
| CHECKED | |
| SCALE | |
| SHEET | |

| | |
|---------|---|
| NO. | 1 |
| DATE | |
| BY | |
| CHECKED | |
| SCALE | |
| SHEET | |



INTERIOR ALTERATIONS FOR:
DR. HIPPLER
 14500 MADISON AVE.
 LAKEWOOD, OH



KS ARCHITECTS

23082 LORAIN ROAD
 FAIRVIEW PARK, OHIO 44126
 PHONE 216-408-0054 FAX 440-795-0037

| | | |
|---------|----------|---------|
| 2023 | NOV | 2024-07 |
| DATE | NOV 2023 | |
| DRAWN | | |
| CHECKED | | |
| PROJECT | | |

| | | |
|-----|------|----------|
| NO. | DATE | REVISION |
| | | |
| | | |
| | | |

A1.4

SHEET:

DATE: 03/27/2008

JOB NO.: 20047

EXTERIOR ALTERATIONS FOR:
DR. HIPPLER
14500 MADISON AVE.
LAKEWOOD, OH

STATE OF OHIO
REGISTERED ARCHITECT
LEON
&
SAMANTHA
10533

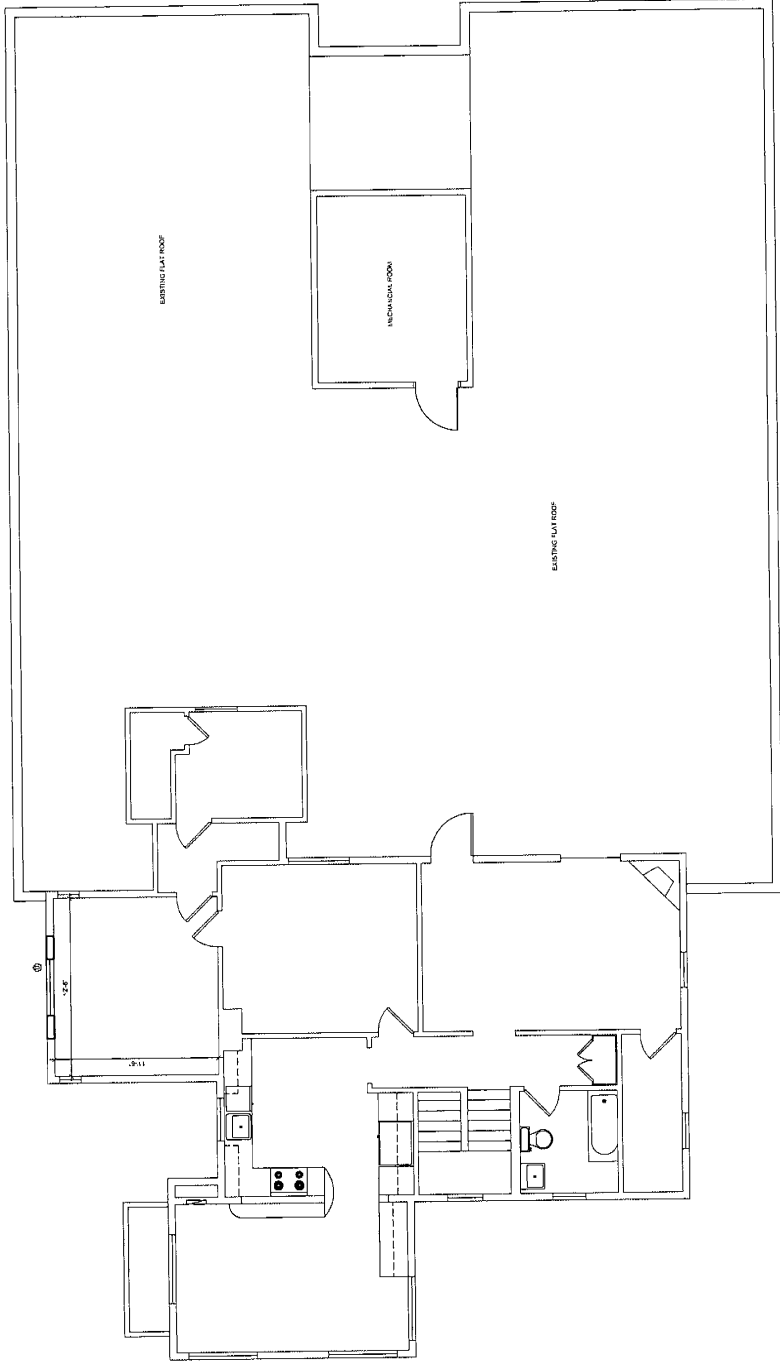


BS ARCHITECTS
22082 LORAIN ROAD
FAIRVIEW PARK, OH 44126
PHONE: 281-403-9031 FAX: 410-75-8937

REV. DATE

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

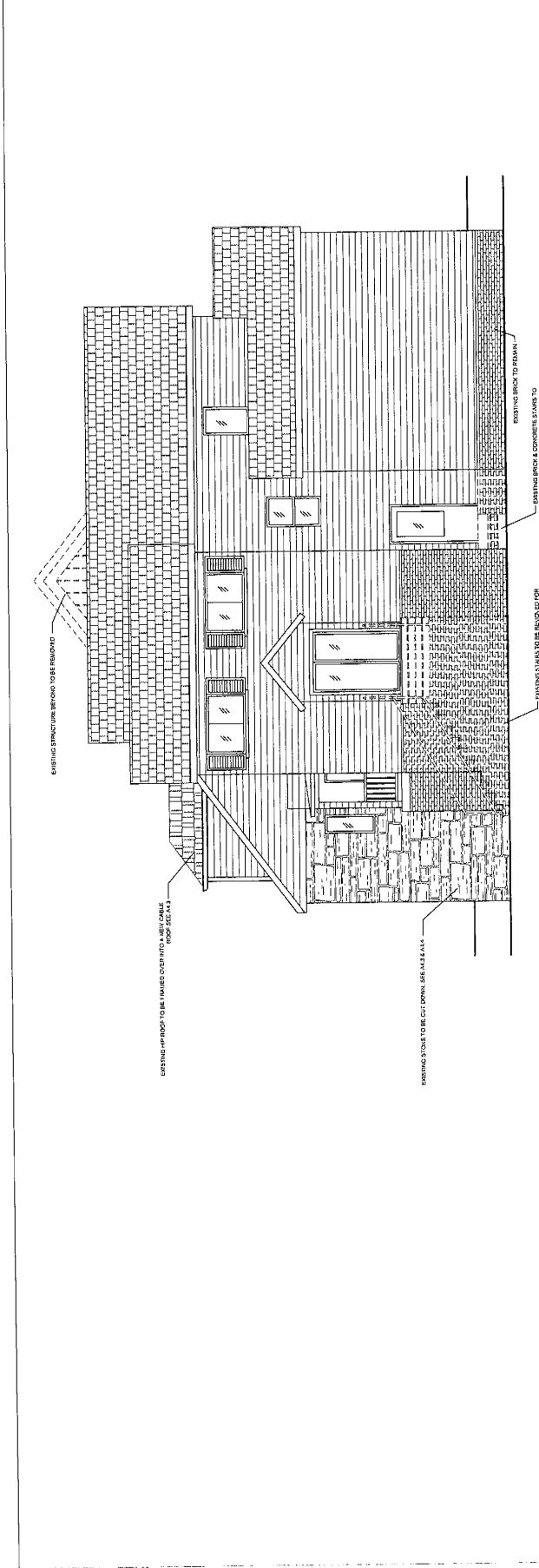
NOTE:
ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
EXISTING WALLS AND STRUCTURES ARE SHOWN FOR REFERENCE ONLY.



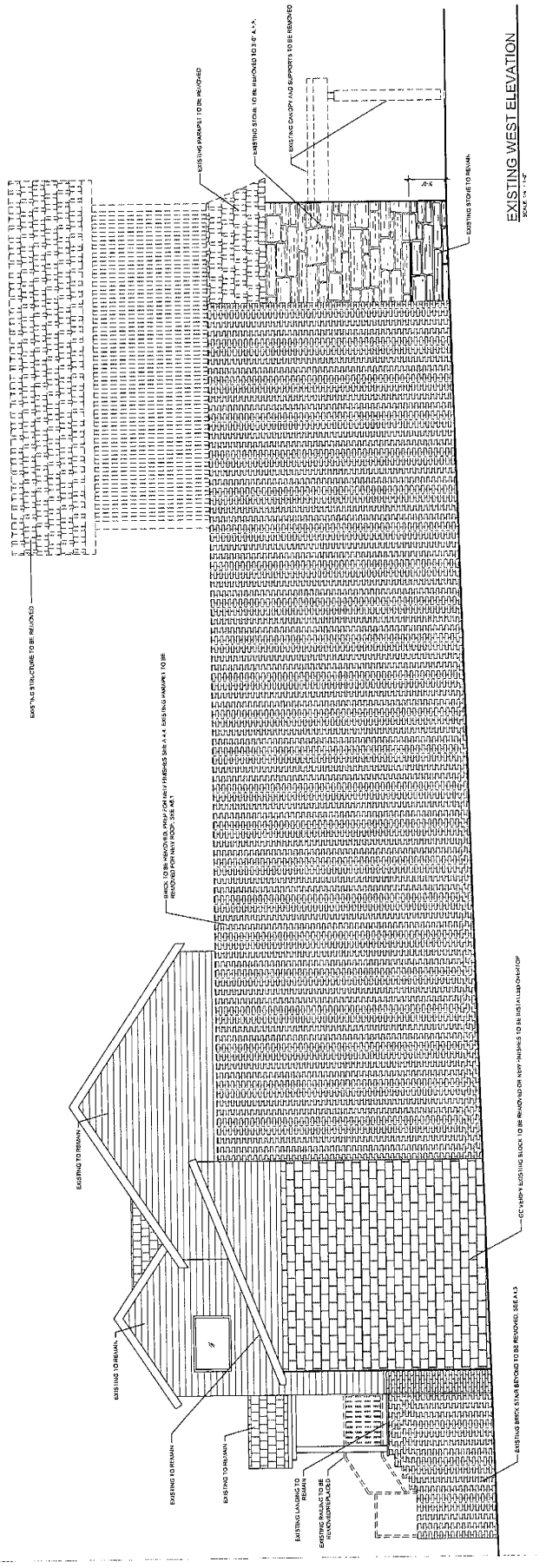
22022 LORAIN ROAD
 FAIRVIEW PARK OH 44126
 PHONE 937-403-9851 FAX 937-403-9897
ARCHITECTS



EXTERIOR ALTERATIONS FOR:
DR. HIPPLER
 14500 MADISON AVE.
 LAKEWOOD, OH
 JOB NO: 20447
 DATE: 07/2020
 SHEET: A2.2



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

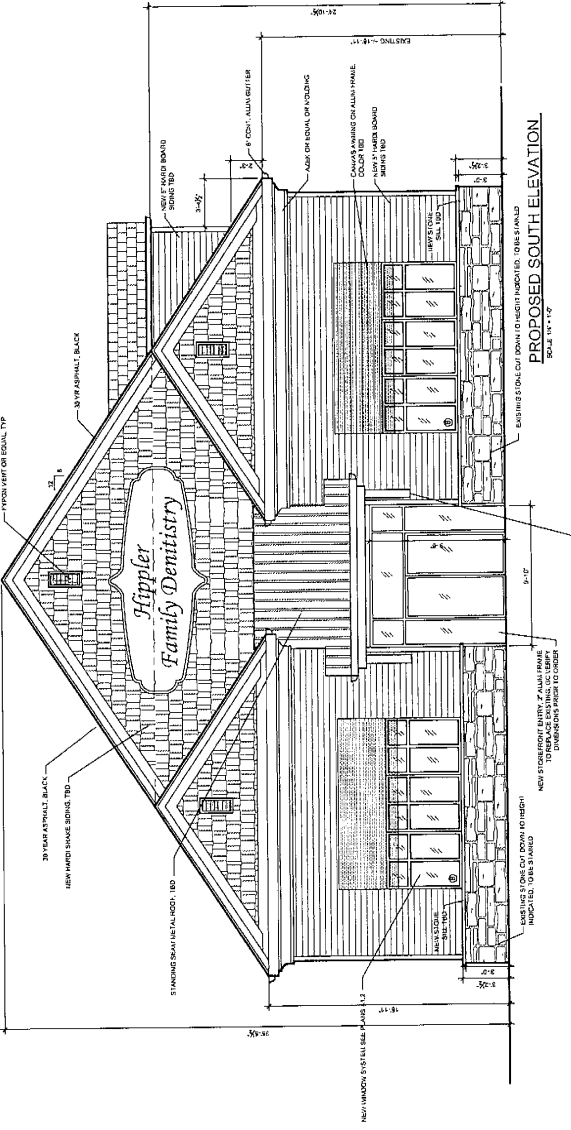


EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

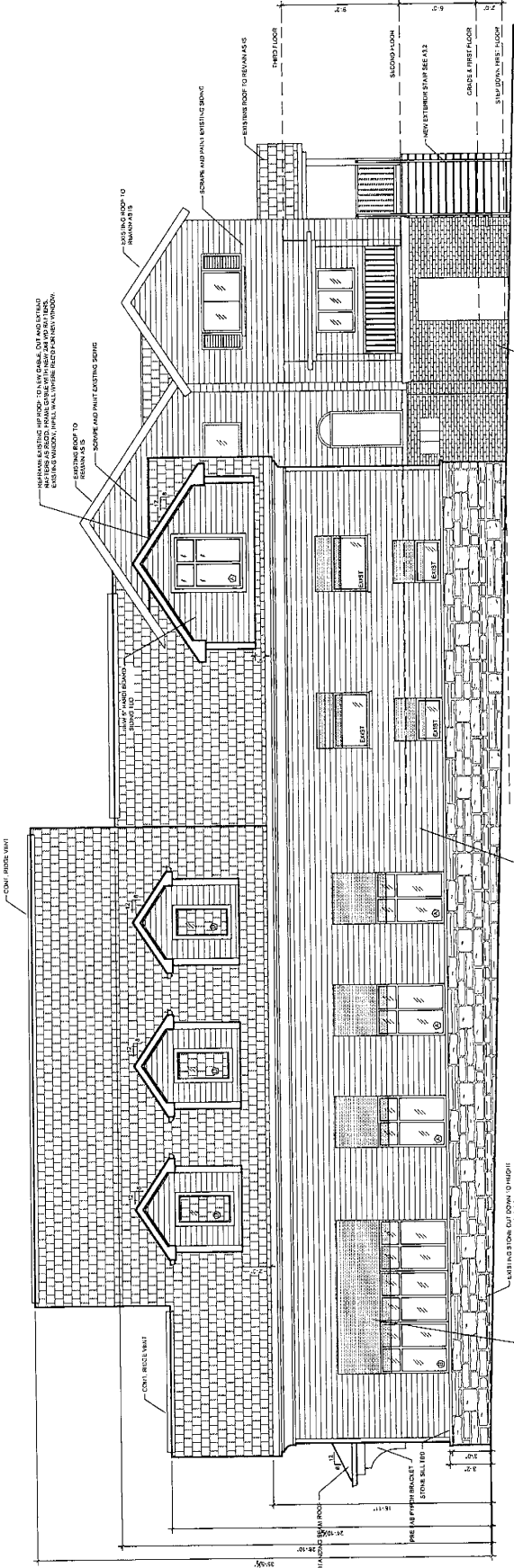
WINDOW SCHEDULE - PELLA IMPERVIA SERIES

| NO. | QTY. | SIZE | ROOF/CORNER | STYLE |
|-----|------|----------------------|-------------|-------|
| 1 | 484 | 6'3 3/4" x 5'1 1/2" | FIXED | 3 |
| 2 | 1188 | 12'3 3/4" x 5'4 1/2" | FIXED | 3 |
| 3 | 7224 | 6'3 3/4" x 2'5 1/2" | FIXED | 1 |
| 4 | 2048 | 2'5 3/4" x 1'5 1/2" | FIXED | 1 |

NOTE: ALL WINDOWS TO HAVE POPUP EXHHAUST FANS AND INSULATED GLASS UNITS (IGU).
 GET TO VERIFY WINDOW SCHEDULES TO BE ORDERED.



PROPOSED SOUTH ELEVATION
 SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION
 SCALE 1/4" = 1'-0"

EXTERIOR ALTERATIONS FOR:
DR. HIPPLER
 14500 MADISON AVE.
 LAKEWOOD, OH



ARCHITECTS
 22022 LORAIN ROAD
 FAIRVIEW PARK, OH 44138
 PHONE 888-403-8254 FAX 440-78-8887

| | |
|------|------------|
| DATE | 2017.02.03 |
| DATE | 2017.02.03 |
| DATE | 2017.02.03 |
| DATE | 2017.02.03 |

A2.3

| | |
|------|------|
| REV. | DATE |
| | |
| | |
| | |

Account: 101-0000-321.30.01

REFERENCE No. BBS20-000053
DOCKET No. 06-57-20
FEE PAID _____

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name Aji Sign Change

Project Address 13603 Madison Ave.

Applicant Name Jackie Kim

Applicant Address _____
(if different than above)

Applicant Contact (216) 538 0029

eartcollector @ gmail.com

Brief Project Description Due to Covid-19, need to change menus. To do that change a existing sign face & adding a sign for pick up area

Signature: 

Date: May 26th 2020

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)
Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1327 for regulations

Sign Review Board (Review Fee: \$25)
All new commercial signs, modifications to upgrades or existing signs / sign lighting.
Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below.
See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)
All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.


Are there any dog(s) on the property? Yes No

Owner Name Jackie Kim

Property Address 13603 Madison Ave.

Owner / Agent Contact (216) 538 0029

eartcollector @ gmail.com

Owner / Agent Signature 

Date: May 26th 2020

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____

HAKO SUSHI

Sign Proposal with Rendeing

Prepared by JSK Food Service

Main Sign

Change Face Layer

Current

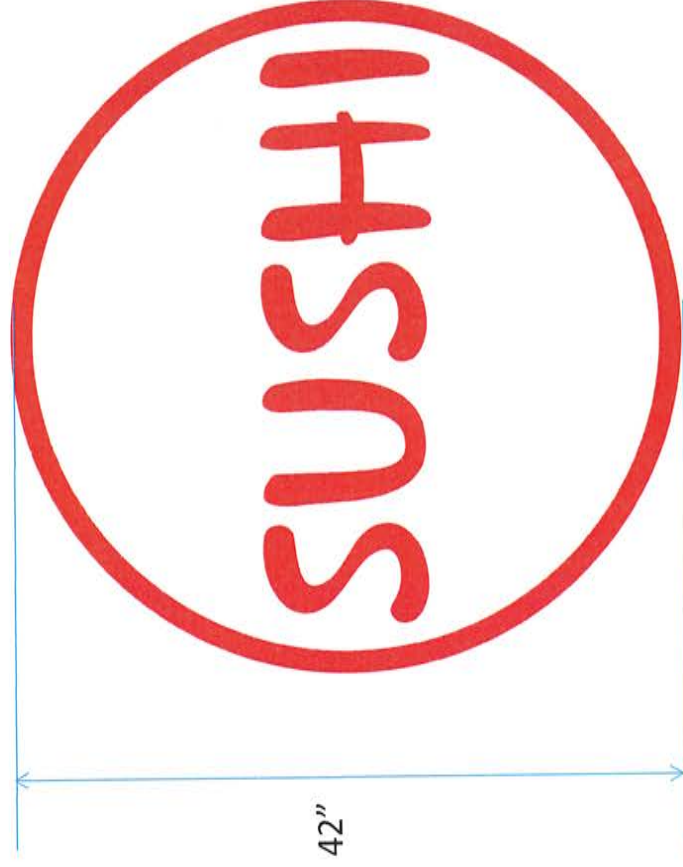


After



Main Sign

- Use current sign board & Fixtures
- Change Sign Face
- Size R42"
- Self Adhesive 3M Vinyl Decal



Temporary Vinyl Banner & Window Decal Sign

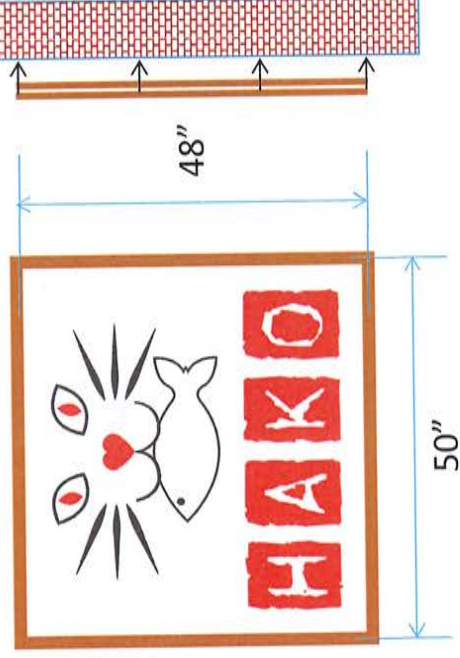
- 2'x8' 3mm Temporary Vinyl Banner
- Use 4corners to existing Anchors for Secure
- 1'x4' Window Decal Lettering (11" x 11" each Letter size)
- 1'x5' Window Decal Lettering (11" x 11" each Letter size)



Pick Up Entrance



Parking Lot Information Sign



- 12" x 18"
- 6.3mm Thick Aluminum
- 2 - Pick Up Customer 15Min
- 1 - Pick Up Customer Entrance
- 2 - Customer Parking Only

- 48" x 50"
- 3/16" Thick White Acrylic Pannel
- Razor Cutting 2mm 3M Adhesive Decal
- 2x1" Oil Stained steamd wood Frame
- 12 - 1/4" x5" Concreat Anchor Direct to Brick wall at every 16" Corner

Account: 101-0000-321.30.01

REFERENCE No. BBS 20-000051
DOCKET No. 06-58-20
FEE PAID _____

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name Uncover Vintage Project Address 13703 Madison Ave
Applicant Name Max Quinn Applicant Address 4437 Baintree Rd
(if different than above)
Applicant Contact (610 574 8662) uncovervintage @ yahoo.com
Brief Project Description 3ft by 3ft white Window Sticker with my logo and the store name "Uncover Vintage"

Signature:  Date: 5/27/2020

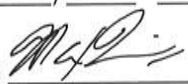
REVIEW REQUESTED (Check all that apply to your project)

- Architectural Board of Review** (Review Fee: Commercial \$50, Residential \$25)
Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations
- Sign Review Board** (Review Fee: \$25)
All new commercial signs, modifications to upgrades or existing signs / sign lighting.
Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.
- Board of Building Standards** (Review Fee: \$25)
All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

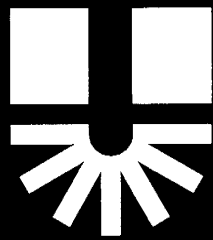
In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Max Quinn Property Address 13703 Madison Ave
Owner / Agent Contact (610 574 8662) uncovervintage @ yahoo.com
Owner / Agent Signature  Date: 5/27/2020

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____



UNCOVER

CLE VINTAGE OHIO

Account: 101-0000-321.30.01

REFERENCE No. BBS 20-000046
DOCKET No. 06-59-20
FEE PAID _____

APPLICATION

ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW BOARD / BOARD OF BUILDING STANDARDS

Project Name grace a salon

Project Address 17316 MADISON AVE

Applicant Name Celina Pagan

Applicant Address 24985 Bayfair court
(if different than above)

Applicant Contact (216) 744 - 6363

_____ @ _____

Brief Project Description window sticker signage. approx. 3' x 1'

Signature: *Celina Pagan*

Date: 05/21/20

REVIEW REQUESTED (Check all that apply to your project)

Architectural Board of Review (Review Fee: Commercial \$50, Residential \$25)

Examples: New building, changes to the exterior of a building (additions, material changes), installation or modification of fencing, construction or modification of a parking lot. See Code Chapter 1325 for regulations

Sign Review Board (Review Fee: \$25)

All new commercial signs, modifications to upgrades or existing signs / sign lighting.

Note: If combined area of signs is 1.5x the width of the building or storefront, apply for a BBS variance below. See Code Chapter 1329 for Sign Regulations.

Board of Building Standards (Review Fee: \$25)

All requests for variances to the Building Code. Appeals to decisions made by the Building Commissioner.

AUTHORIZATION FOR PROPERTY ACCESS

In signing this application, I authorize members of the City's Building Department and/or Planning Department to access my property for the limited purposes of photographing and verifying the location and dimension of the area affected by my application.

Are there any dog(s) on the property? Yes No

Owner Name Sara Bayramzadeh

Property Address 17316 Madison Avenue

Owner / Agent Contact (513) 839 - 6455

_____ @ _____

Owner / Agent Signature *Sara Bayramzadeh*
Sara Bayramzadeh

Date: 5/12/2020

Office Use Only: Reviewed and Accepted by: _____ Date: _____

Ordinance _____ Section _____ Remarks _____

Johanna Schwarz

From: jill vedaa <jill@saltcleveland.com>
Sent: Tuesday, May 26, 2020 1:36 PM
To: ABR
Cc: Celina Pagan; David Baas; Johanna Schwarz
Subject: grace a salon
Attachments: Doc May 26, 2020, 1_23 PM.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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

Hello I'm sending this out on behalf of Celina Pagán in regards to her salon sign. I have attached the application and logo. She is only doing a window "sticker" that will be made by Erie de Sign. Thank you for your time and consideration.

grace a salon
gracia un salón

Jill Vedaa
Chef/Owner
[Salt+](#)