



City of Lakewood
Board of Building Standards •
Architectural Board of Review •
Sign Review Board

P: (216) 529-6630
F: (216) 529-5907
planning@lakewoodoh.gov

MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
DECEMBER 12, 2024
5:30 P.M.

1. ROLL CALL

Board Members

Hanna Cohan Plessner, Vice Chair
David Maniet, Chair
Nick Slaughterbeck
Jeremy Smith

Staff

Amanda Cramer, Co-Board Secretary, City Planner
Sophia Jones, Co-Board Secretary, City Planner
William Wagner, Assistant Building Commissioner
Jeff Crossman, First Assistant Law Director

Chris Egervary was absent from the meeting.

2. APPROVE THE MINUTES OF THE NOVEMBER 14, 2024 MEETING

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to APPROVE the November 14, 2024 meeting minutes. All of the members voted yea; the motion passed.

3. OPENING REMARKS

Ms. Cramer read the Opening Remarks into record.

SUMMARY APPROVED

At the pre-review meeting six items were Summary Approved (conditions are noted). A motion and a second is needed for approval of Docket No. 10-87-24, Docket No. 12-112-24, Docket No. 12-113-24, Docket 12-114-24, Docket 12-115-24, and Docket 12-116-24.

SIGN REVIEW

4. Docket No. 10-87-24

14587 Madison Ave.
VCA Lakewood Animal Hospital

- Approve
- Deny
- Defer

Ambyr Shannon
Sign Vision Co.
1021 Claycraft Rd.
Gahanna, OH 43230

Applicant proposes reface and retrofit of existing monument sign, replacement/re-skinning of existing awning, and replacement of two non-illuminated reverse pan signs. (Page 5)

*Condition: any window signage needs to come th the Board before installation.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to APPROVE the request with the following condition:

- Any window signage must be seen by ABR before installation.

All of the members voted yea; the motion passed.

5. Docket No. 12-112-24

1406 Westwood Ave.
Office Space Available

- Approve
- Deny
- Defer

James Miketo
Neighborhood Drummer LLC
17899 Lake Rd.
Lakewood, OH 44107

Applicant proposes a double-sided projecting sign. (Page 16)

*No Conditions.

A motion was made by Mr. Maniet, seconded by Ms. Cohan Plessner to APPROVE the request without any conditions. All of the members voted yea; the motion passed.

6. Docket No. 12-113-24

13889 Clifton Blvd.
The Centers

- Approve
- Deny
- Defer

Brian Becker
Becker Signs Inc.
6381 Chittenden Rd., Ste. E9
Hudson, OH 44236

Applicant proposes a wall sign above the entrance and a ground sign. (Page 21)

*No Conditions.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to APPROVE the request without any conditions. All of the members voted yea; the motion passed.

7. Docket No. 12-114-24

14871 Detroit Ave.
Barry Bagels

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

Kathy Clarke
Ace Lighting Services
1260 Moore Rd., Suite H
Avon, OH 44011

Applicant proposes an illuminated wall sign with channel letters and logo mounted on raceways.
(Page 35)

*Condition: that the center of signage lines up with the center of Wing Stop signage.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to APPROVE the request with the following condition:

- The wall signage needs to be centered with Wing Stop signage.

All of the members voted yea; the motion passed.

8. Docket No. 12-115-24

17118 Detroit Ave.
CouCou Sentiments

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

Shawn Warren
Erie DeSign Co. Inc.
16504 Detroit Ave.
Lakewood, OH 44107

Applicant proposes signage in the sign band, vinyl window graphics, and projecting sign. (Page 44)

*No Conditions.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to APPROVE the request without any conditions. All of the members voted yea; the motion passed.

9. Docket No. 12-116-24

17415 Detroit Ave.
Fade Factory Barbershop

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

Aldo Dure
Be Next Awning & Graphics Inc.
5109 Clark Ave.
Cleveland, OH 44102

Applicant proposes a replacement awning with signage. (Page 50)

*Condition: any window signage needs to come th the Board before installation.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to APPROVE the request without any conditions. All of the members voted yea; the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

10. Docket No. 11-107-24	(R)	17866 Lake Rd.
<input type="checkbox"/> Approve		Kyle Beachy
<input type="checkbox"/> Deny		S. Flynn Design + Build
<input type="checkbox"/> Defer		4693 US 62
		Millersburg, OH 44654

Applicant proposes a front porch modification. (Page 15)

*Applicant has withdrawn the item from consideration at the December meeting and will return in 2025.

Ms. Cramer advised the members that the applicant was tabling the request until they were ready for presentation.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to TABLE the request. All of the members voted yea; the motion passed.

NEW BUSINESS

SIGN REVIEW

11. Docket No. 12-117-24		15026 Detroit Ave.
		Potbelly Sandwich Works
<input type="checkbox"/> Approve		Tonia Watkins
<input type="checkbox"/> Deny		Watkins Lighting & Sign Mtc, Inc.
<input type="checkbox"/> Defer		300 Karl St.
		Berea, OH 44017

Applicant proposes vinyl window signage. (Page 60)

Jeff Watkins, Watkins Electric & Sign Mtc, Inc., was present to explain the request. Discussion commenced about whether the window cling signage was temporary or permanent, and that the square footage was over the allowable. Public comment was closed as no one addressed the item.

A motion was made by Mr. Maniet, seconded by Mr. Smith to APPROVE the request with the following condition:

- That the Potbelly banner sign be removed from the total square footage and applied as temporary signage.

All of the members voted yea; the motion passed.

ARCHITECTURAL BOARD OF REVIEW

12. Docket No. 12-118-24 (R) 14006 Clifton Blvd.
 () Approve Mohammad Musleh
 () Deny 27941 Property LLC
 () Defer 27941 Hilliard Blvd.
 Westlake, OH 44145

Applicant proposes the refacing of a stucco finished exterior with stone veneer. (Page 68)

Ms. Cramer advised the members that the applicant was deferring the request until next month’s meeting.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to DEFER the request. All of the members voted yea; the motion passed.

13. Docket No. 12-119-24 (C) 16306 Detroit Ave.
 Jersey Mike’s Subs
 () Approve Steven Minnich
 () Deny NE OHIO Subs LLC
 () Defer 63 S. Harding Rd.
 Columbus, OH 43209

Applicant proposes a fenced outdoor dining area on the patio. (Page 75)

Kyle Bolyard, Jersey Mike’s Subs, representative was present to explain the request. Discussion began about the distance from the edge of the fence to the western part of the sidewalk, needed to see the property line distance from the building, needed a detailed drawing of the site plan with measurements, said the fifth table might not work because the inward swinging gate, ask developer for assistance, and consider removing the gate and fence. Public comment was closed as no one addressed the item.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to DEFER the request. All of the members voted yea; the motion passed.

14. Docket No. 12-120-24 (R) 17600 Cannon Ave.
 () Approve Diane Bija
 () Deny New Creation Builders LLC
 () Defer 818 E. 73rd St.

Applicant proposes the demolition and rebuild of a new 22' x 22' garage. (Page 81)

Bill Wood, New Creation Builders LLC, representative, and Erika was present to explain the request. Discussion commenced about materials and colors. Staff confirmed that an electrical permit would be required for the use of the existing electricity and light fixtures. The reason this was being seen was the property was a corner lot. Public comment was closed as no one addressed the item.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE** the request as proposed. All of the members voted yea; the motion passed.

15. Docket No. 12-121-24	(R)	2080 Belle Ave.
() Approve		Diane Bija
() Deny		New Creation Builders LLC
() Defer		818 E. 73 rd St.
		Cleveland, OH 44103

Applicant proposes the demolition and rebuild of a new 24' x 22' garage. (Page 89)

Bill Wood, New Creation Builders LLC, representative, and Erika Caine, property owner, were present to explain the request. Discussion began about materials and colors and confirmed that no lighting was included in the proposal. Staff confirmed that permits were pulled, and the reason this was being seen was the property was a corner lot. Public comment was closed as no one addressed the item.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE** the request with the following condition:

- The lighting will match what is on the existing garage.

All of the members voted yea; the motion passed.

16. Docket No. 12-122-24	(R)	17859 Lake Rd.
() Approve		Nick Swerchowsky
() Deny		17859 Lake Rd.
() Defer		Lakewood, OH 44107

Applicant proposes a stone (subject property side) and stucco (street/neighbor side) wall fence with sandstone capping and wrought iron fence on west and south sides of subject property. (Page 112)

Nicholas Swerchowsky, applicant was present to explain the modified request. The members liked the proposal. Mr. Wagner asked about the pool equipment and Mr. Swerchowsky said it would be screened with landscaping. Public comment was closed as no one addressed the item.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to APPROVE the request as proposed. Ms. Cohan Plessner, Mr. Maniet, Mr. Slaughterbeck voted yea, and Mr. Smith abstained; the motion passed.

ADJOURN


A motion was made by Mr. Maniet, seconded by Ms. Cohan Plessner to ADJOURN at 6:13 p.m. All the members voted yea; the motion passed.



Signature

1/9/25

Date

City of Lakewood
Architectural Board of Review
Approved as set forth in the minutes
of JAN 09 2025 meeting


CHAIRMAN

BBS



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

- 1. Jeff Wathrus
- 2. Kyle Balyard
- 3. Bill Weep
- 4. Etika Carne
- 5. NICHOLAS Swerczewsky
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____

- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
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- _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, December 12, 2024

Johanna Schwarz

From: Brian Powers <bpowers.cle@gmail.com>
Sent: Monday, December 2, 2024 8:29 AM
To: Planning Dept
Subject: Docket No. 12-122-24

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

Dear ARB:

We own the property next to 17859 Lake Road where the fence project subject to Docket No. 12-122-24 is proposed. We cannot attend the meetings on December 5 and 12 but wanted to express our support for the project and the design. We appreciate the investments that the owners continue to make in Lakewood. Please do not hesitate to contact us if you have any questions.

Thanks,

Brian & Maureen Powers
17855 Lake Road, Lakewood 44107
(216) 496-3238
bpowers.cle@gmail.com

Johanna Schwarz

From: Amanda L. Cramer
Sent: Monday, December 2, 2024 10:14 AM
To: Johanna Schwarz
Subject: FW: City of Lakewood ABR: 17866 Lake Ave

FYI

Amanda Cramer, AICP

City Planner
City of Lakewood
Department of Planning & Development
12650 Detroit Avenue
Lakewood, Ohio 44107

(216) 529-6630 main

(216) 529-7679 office

www.lakewoodoh.gov

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From: Kyle Beachy <kyle.beachy@sflynn.com>
Sent: Monday, December 2, 2024 7:40 AM
To: Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov>
Cc: Sophia M. Jones <Sophia.Jones@lakewoodoh.gov>
Subject: Re: City of Lakewood ABR: 17866 Lake Ave

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

Good morning Amanda,

We are planning to re-submit for this project, but please remove us from the December meeting. Since our application was deferred and it is getting late in the year, we want to re-group with a new design and plan to submit in January or February.

I will reach out with a new design, once we get a sign-off from the customer.

Thank you



Kyle Beachy
Principal
S.Flynn Design + Build

phone. 330.403.3301
email. kyle.beachy@sflynn.com
website. sflynn.com
address. 4693 US-62,
Millersburg, OH 44654

On Nov 26, 2024, at 10:39 AM, Amanda L. Cramer <Amanda.Cramer@lakewoodoh.gov> wrote:

Thank you for your application to Lakewood's Architectural Board of Review (ABR) for: 17866 Lake Ave.

We would like to invite you to come to the Pre-Review meeting on Thursday, 12/5 in the East Conference Room of City Hall to discuss the proposal. The meeting begins at 4:00.

The pre-review is an optional work-session type meeting that is intended to allow feedback from the Board with time to make final revisions to the plan/proposal prior to the public meeting on Thursday, 12/12 if necessary. If you are unable to attend Pre-Review, I will still share your application materials with the Board and be in contact with you after the meeting with any suggested revisions.

Anything to be included in the pre-review session needs to be submitted to us by Wednesday 12/4 at noon. As stated at the November meeting, the Board was interested in thicker columns, consideration of porch without roof, additional fine tuning of proposal.

You or another representative of the project must attend the Public Meeting on 12/12 (will be held in City Hall Auditorium) for the Board to vote on the item. Please look for additional details about that meeting as it gets closer, and we see how the docket is shaping up – I should be able to give you a better estimate of when your item will be heard.

Please let me know if you plan to attend Pre-Review or if you have any questions between now and then.

Amanda Cramer, AICP
City Planner
City of Lakewood
Department of Planning & Development
12650 Detroit Avenue
Lakewood, Ohio 44107

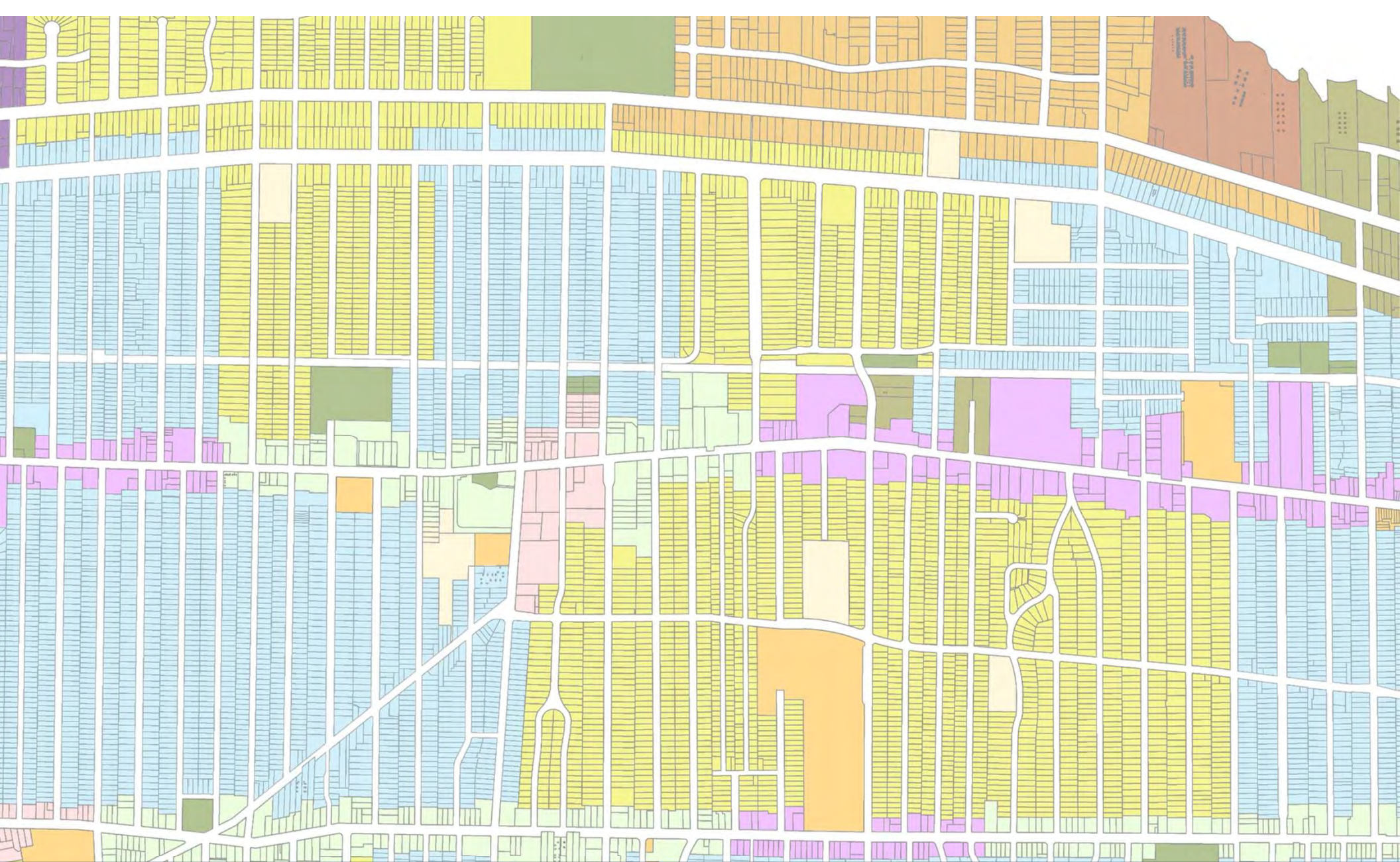
(216) 529-6630 main

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Architectural Board of Review

December 2024



Architectural Board of Review

Pre-Review Meeting: December 5th, 4 pm (East Conf Rm)

Regular Meeting: December 12th, 5:30 pm (Auditorium)

Members

David Maniet (2024 Chair)

Hanna Cohan Plessner (2024 Vice-Chair)

Jeremy Smith

Chris Egervary

Nick Slaughterbeck

Staff

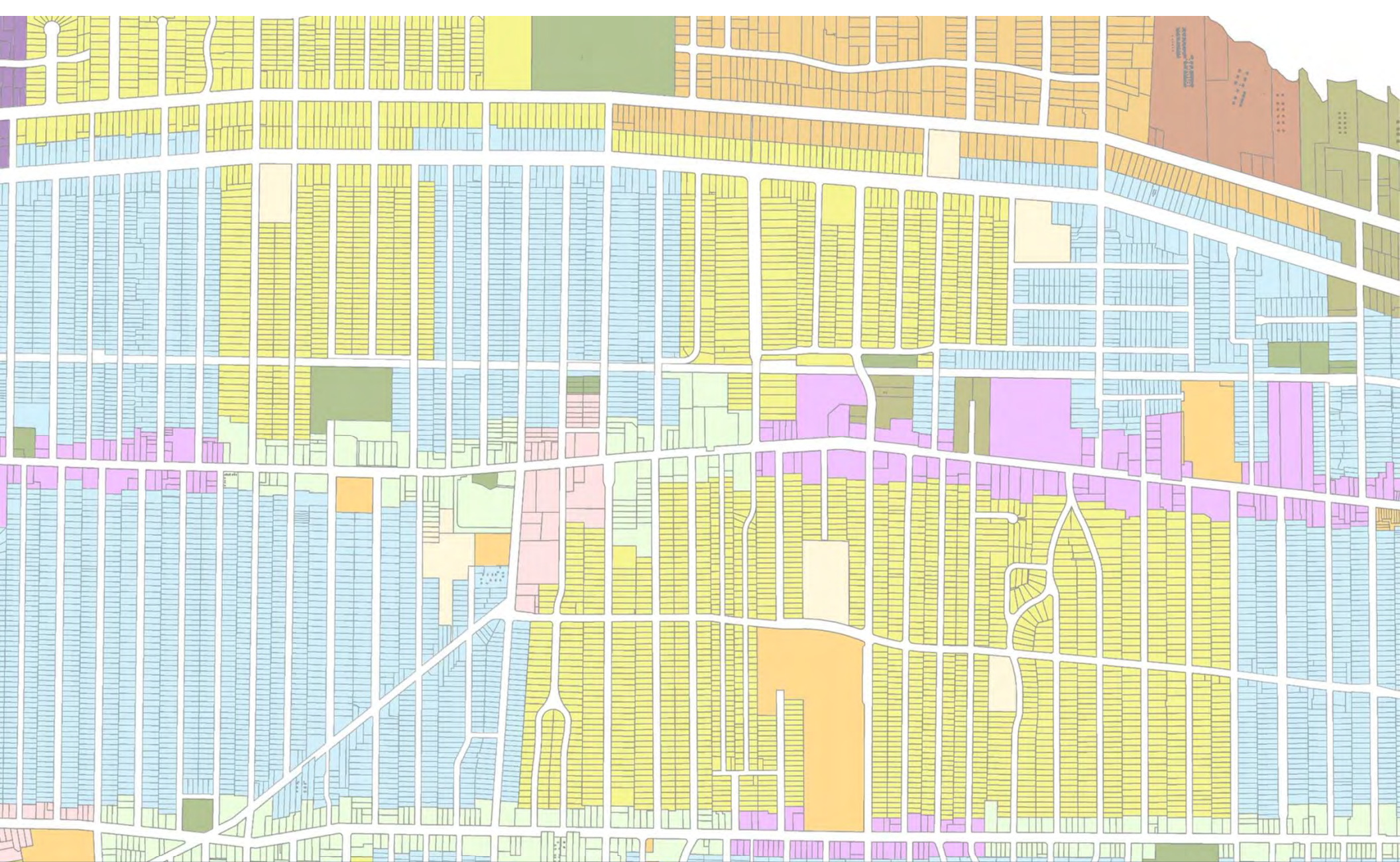
Board Secretary: Amanda Cramer, Sophia Jones

Assistant Building Commissioner: William Wagner



Architectural Board of Review
December Agenda

1. Roll call
2. Approve minutes – November 2024 meeting
3. Opening Remarks
4. Old Business
5. Sign Review
6. New Business
7. Adjourn



Architectural Board of Review

Old Business – December 2024

Applicant proposes sign replacements.

City Notes:

- Applicant proposes replacement of monument sign (28 sq ft), 2 wall signs (27.5 sq ft x2)
- Allowed square footage 55.5 sq ft
- Total proposed square footage: 83 sq ft**

Summary approval with condition that any window signage must be seen by ABR before installation



Docket No. 10-87-24 (14587 Madison)
Sign Replacements – VCA Lakewood Animal Hospital
Ambyr Shannon



Lakewood animal hospital

14587 Madison Ave., Lakewood, OH 44107



superior
electrical advertising

1789 West Ashbain Street
Long Beach, California
90803-1985
Phone: 562.435.1989
Facsimile: 562.435.1987
www.superiorad.com

Project:
VCA#4059 Lakewood
Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

Scale: I.A.:
AS NOTED 3.50

Design No:
22-06-8521-03

Reg. No: **232136**

Revision History:

R0 6/06/22 PM B randing Update
R1 7/21/22 pl rev plan (1.00)
R02 9/1/24 pl update Sign B
Option 1 & 2, release for engineering (4.00)
R03 10/22/24 cv Rev building signs
85 sq. ft. total; Add rad. curve to top (1.00)



ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes, but is not limited to, proper electrical design.

CONSTRUCTION APPROVALS

Arch. Mfg.	Date
Design	Date
Mfg/CC	Date

Page: 1 of 13

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240230-01



Docket No. 10-87-24 (14587 Madison)



SIGN SCHEDULE		
ID	DESCRIPTION	SQ FT
A	MONUMENT SIGN	28.33
B	WALL SIGNS (2)	27.5
C	AWNING SIGN	20.56
D	PARKING SIGNS	3.00



superior
electrical advertising

1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1667
www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
**14587 Madison Ave
Lakewood, OH 44107**

Account Manager:
Patti Skoglund

Scale: T.A.:
AS NOTED 3.50

Design No.:
22-06-8-521-03

Reg. No.: **232136**

Revision History:
R0 6/6/22 FM Branding Update
R1 7/2/22 pl rev plan (1.50)
R2 9/12/24 pl update Sign B
Option 1 & 2, release for engineering (4.00)
R03 10/22/24 cv Rev building sign
55 sq. ft. total; Add rad. curve to top (3.00)



ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding other signs.

CONSTRUCTION APPROVALS

Acct. Mgr. _____ Date: _____
Designr. _____ Date: _____
Mtg/CC: _____ Date: _____

Page: **2** of **13**

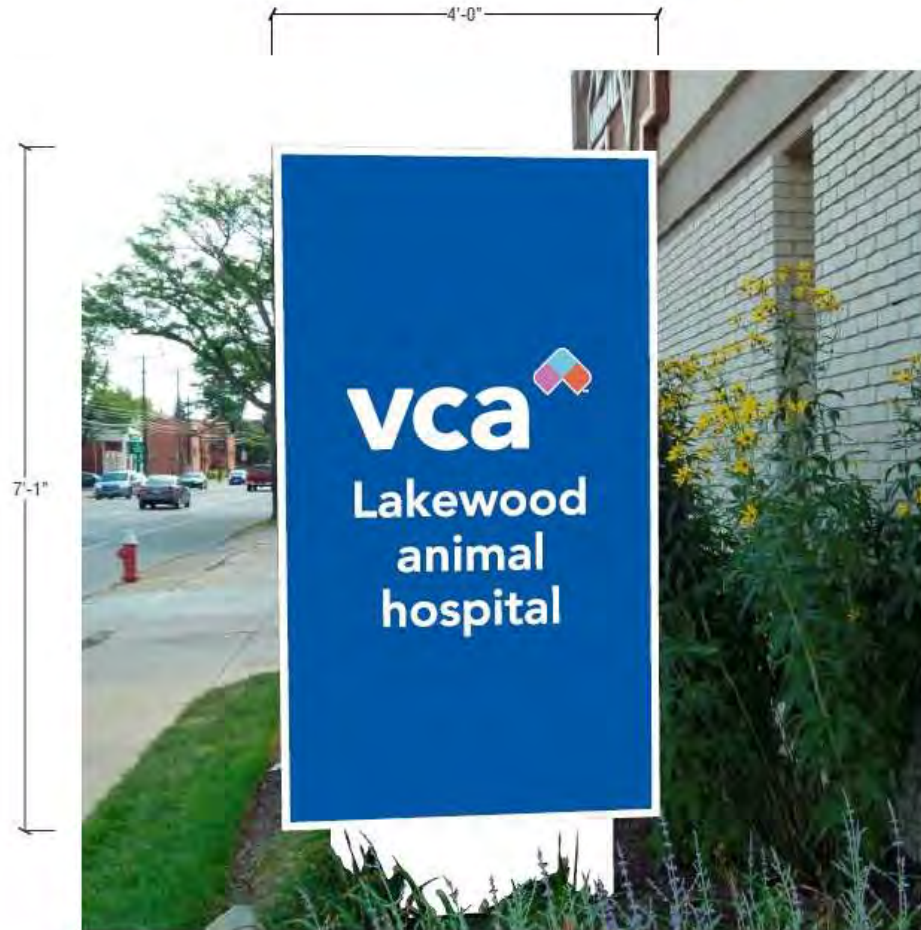
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1 PLOT PLAN
APPROX. SCALE: 1" = 30'-0"



Docket No. 10-87-24 (14587 Madison)

- INSTALLATION (SCOPE OF WORK)**
1. REMOVE EXISTING MONUMENT SIGN FACES AND REPLACE WITH NEW.
 2. PAINT CABINET, RETAINER, & BASE WHITE. RETROFIT TO WHITE LED ILLUMINATION.
 3. INSTALL 1/2" DEEP FCO ADDRESS NUMERALS TO STREET END OF MONUMENT.



3 PROPOSED REFACE & RETROFIT OF EXISTING DOUBLE-FACED MONUMENT SIGN
APPROX. SCALE: 3/4" = 1'-0"



1 EXISTING MONUMENT SIGN
SCALE: NTS



2 PROPOSED MONUMENT SIGN
APPROX. SCALE: 3/8" = 1'-0"

superior
electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

Scale: T.A.
AS NOTED 3.50

Design No.:
22-06-8521-03

Reg. No.: **232136**

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)
R02 9/12/24 pl update Sign B
Option 1 & 2. release for engineering (4.00)
R03 10/22/24 or Rev building sign 55 sq. ft. total; Add rad. curve to top (3.00)

ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding/bonding other signs.

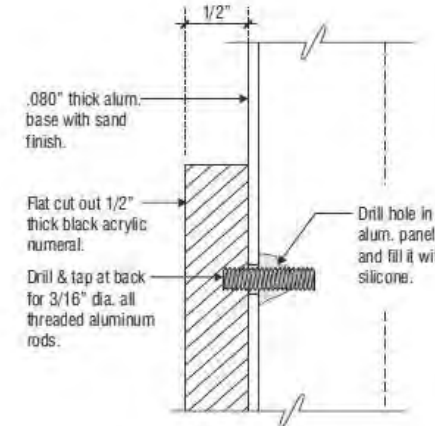
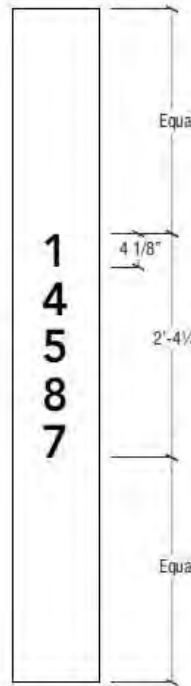
CONSTRUCTION APPROVALS
Acct. Mgr. Date:
Designer Date:
Mfg/QC Date:

Page: **3** of **13**

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Docket No. 10-87-24 (14587 Madison)



2 LETTER / ADDRESS SECTION DETAIL
SCALE: 1:2 (HALF SIZE)

COLOR SCHEDULE	
	WHITE LEXAN FACE & PAINT
	3M 3630-167 BRIGHT BLUE VINYL TO MATCH PMS 2945C BLUE
	3M 3630-7382 VCA LIGHT BLUE VINYL TO MATCH PMS 637C (DW36487382X)
	3M 3630-9529 VCA LIGHT PURPLE VINYL TO MATCH PMS 2351C (DW36489529X)
	3M 3630-3107 VCA PEACH VINYL TO MATCH PMS 7416C (DW36483107X)

A REFACE AND RETROFIT EXISTING MONUMENT 28.33 SQ FT
QUANTITY: TWO (2) FACES SCALE: 3/4" = 1'-0"

1 STREET END VIEW SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

- CABINET:** EXISTING ALUMINUM CABINET TO BE PAINTED WHITE
FACES: WHITE LEXAN WITH FIRST SURFACE 3M VINYL GRAPHICS
COPY: 3M 3630-167 BRIGHT BLUE VINYL OVERLAY, WEEDED OUT TO SHOW THRU WHITE WITH 3M CLEAR PROTECTIVE LAMINATE OVER ENTIRE FACE
LOGO: 3M 3630-7382, 3630-9529, & 3630-3107 VINYL WITH CLEAR 3M PROTECTIVE LAMINATE
RETAINERS: EXISTING 1" ALUMINUM TO BE PAINTED WHITE
ILLUMINATION: RETROFIT WITH PRINCIPAL LED TAP OUT STIKS & USE EXISTING SOCKETS WITH NEW POWER SUPPLIES
ADDRESS #S: 1/2" BLACK ACRYLIC, DRILL & TAPPED FOR STUD MOUNT
BASE: EXISTING TO BE PAINTED WHITE
NOTE: DIMENSIONS OKAY PER JOB CHECK



Project:
VCA#4080 Lakewood
Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

Scale: T.A.
AS NOTED 3.50

Design No.:
22-06-8521-03

Reg. No.: 232136

Revision History:

- R0 6/6/22 FM Branding Update
- R1 7/2/22 pl rev. plan (1.50)
- R02 9/12/24 pl update Sign B
- Option 1 & 2, release for engineering (4.00)
- R03 10/22/24 cv Rev building signs 55 sq. ft. total; Add rad. curve to top (3.00)



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS

Acct. Mgr. Date:
Design Date:
Mfg/QC Date:

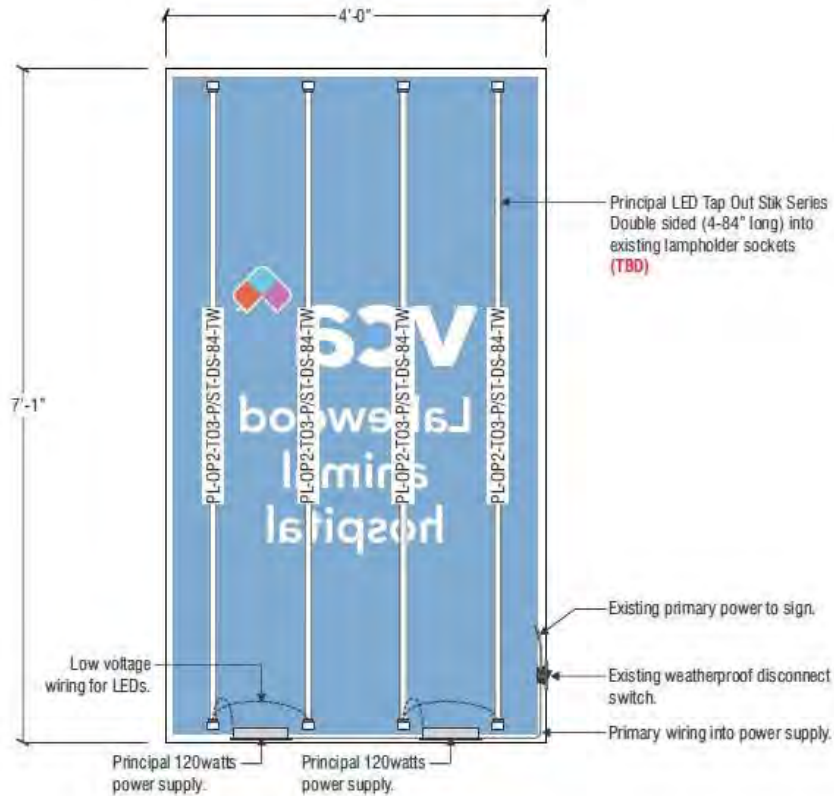
Page: 4 of 13

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Docket No. 10-87-24 (14587 Madison)



4 RETROFIT DETAIL
SCALE: 3/4" = 1'-0"

Note: The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

PARTS REMOVED

- (4) FLUORESCENT LAMPS
- (2) LAMP BALLAST

ELECTRICAL LOADING INFORMATION

- (4) PRINCIPAL LED 84" DOUBLE SIDED TAP OUT STIK @ 42.24 WATT EA (168.96 WATTS TOTAL)
 - (2) PRINCIPAL 120W POWER SUPPLY @ 2.2 AMPS EACH
- TOTAL LOAD: 4.4 AMPS AT 120 VOLTS**
ONE (1) 20 AMP-120V DEDICATED CIRCUIT REQUIRED

KIT PARTS

- (4) PRINCIPAL LED STIKS (UL #E341517) PL-OP2-T03-P/ST-DS-84-TW
- (2) PRINCIPAL 120W POWER SUPPLY P-OH120-12-PL (UL #E341517)
- (8) CLASS II WIRING

Markings for installation instructions

WARNINGS

Risk of fire or electrical shock. LED Retrofit Kit Installation requires knowledge of sign electrical systems. If not qualified, do not attempt installation. Contact a qualified electrician.

Risk of fire or electrical shock. Install this kit only in host signs that have been identified in the installation instructions and where the input rating of the retrofit kit does not exceed the input rating of the sign.

Risk of fire or electrical shock. Installation of this LED retrofit kit may involve drilling or punching of holes into the structure of the sign. Check for enclosed wiring and components to avoid damage to wiring and electrical parts.

Installer should examine all parts that are not intended to be replaced by the retrofit kit for damage and replace any damaged parts prior to installation of the retrofit kit.

To prevent wiring damage or abrasion, do not expose wiring to edges of sheet metal or other sharp objects.

Installers should not disconnect existing wires from lampholder terminals to make new connections at lampholder terminals. Instead installers should cut existing lampholder leads away from the lampholder and make new electrical connections to lampholder lead wires by employing applicable connectors.

Note: Do not make or alter any open holes in an enclosure of wiring or electrical components during kit installation.

Repair and seal any unused openings in the electrical enclosure. Openings greater than 12.7 mm (1/2 in.) diameter require a metal patch secured by screws or rivets and caulked with non-hardening caulk. Smaller openings may be sealed with non-hardening caulk.

Warning: To avoid potential fire or shock hazard, do not use this retrofit kit with existing shunted bi-pin lampholders in the host sign. Note: Shunted lampholders are found only in fluorescent signs with Instant-Start ballasts. Instant-start ballasts can be identified by the words "Instant Start" or "I.S." marked on the ballast. This designation may be in the form of a statement pertaining to the ballast itself, or may be combined with the marking for the lamps with which the ballast is intended to be used, for example F40T12/IS. For more information, contact the LED retrofit kit manufacturer.

"This sign has been modified to operate LED lamps. Do not attempt to install or operate "lamps in this sign" shall be marked on the retrofitted sign where readily visible by the user during normal maintenance including relamping." ""shall be replaced by the original illumination type such as "fluorescent," "HD," etc. This marking shall be provided on a separate permanent label that is intended to remain in the applied position for the lifetime of the sign under conditions of normal use.

EASY RETROFIT ASSEMBLY

Note: Do not insert Stik into existing sockets until ballast has been disconnected from mains and removed.



1. Turn off power from main lines.



2. Cut power and secondary lines to the existing ballast and remove.



3. Remove old fluorescent lamps from existing lamp sockets.



4. Insert Stik into lamp socket. See depth chart to determine LED direction. Depth Chart can be found at P-LED.com



5. Using UL listed 12-18 gauge hook-up wire, connect gray wire (+) and white wire (-) to the 12V power unit using wire nuts.



6. Connect hook-up wire to the secondary output of the 12VDC Power Supply.

superior
electrical advertising

1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
VCA#4080 Lakewood
Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

Scale: T.A.
AS NOTED 3.50

Design No:
22-06-8521-03

Reg. No.: **232136**

Revision History:
R0 6/6/22 FM Branding Update
R1 7/2/22 pl rev. plan (1.50)
R02 9/12/24 pl update Sign B
Option 1 & 2. release for engineering (4.00)
R03 10/22/24 cv Rev building signs to 55 sq. ft. total; Add rad. curve to top (3.00)

UL CERTIFIED
RETROFIT SIGN
CONVERSION LED KIT

FOR USE ONLY
IN ACCORDANCE WITH
KIT INSTRUCTIONS
SEE INSTALLATION INSTRUCTIONS FOR LIST
OF PARTS THAT FORM THE COMPLETE KIT

CONSTRUCTION APPROVALS
Act. Mgr: _____ Date: _____
Design: _____ Date: _____
Mfg/QC: _____ Date: _____

Page: **5** of **13**

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Docket No. 10-87-24 (14587 Madison)

INSTALLATION (SCOPE OF WORK)
 REMOVE EXISTING WALL SIGN AND REPLACE WITH NEW
 NON-ILLUMINATED REVERSE PAN SIGN



1 EXISTING WALL SIGN
 SCALE: NTS



2 PROPOSED NEW NON-ILLUMINATED REVERSE PAN SIGN
 SCALE: 3/16" = 1'-0"

B1

superior
 electrical advertising
 1700 West Anaheim Street
 Long Beach, California
 90813-1195
 Phone: 562.495.3806
 Facsimile: 562.435.1867
 www.superiorsigns.com

Project:
**VCA#4080 Lakewood
 Animal Hospital**

Address:
**14587 Madison Ave
 Lakewood, OH 44107**

Account Manager:
Patti Skoglund

Scale: T.A.:
AS NOTED 3.50

Design No.:
22-06-8-521-03

Reg. No.: **232136**

Revision History:
 R0 6/6/22 FM Branding Update
 R1 7/2/22 pl rev plan (1.50)
 R2 9/12/24 pl update Sign B
 Option 1 & 2, release for engineering (4.00)
 R03 10/22/24 cv Rev building signs to 55 sq. ft. total; Add rad. curve to top (3.00)

UL ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS

Acc. Mgr: _____ Date: _____

Design: _____ Date: _____

Mtg/QC: _____ Date: _____

Page: **6** of **13**

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Docket No. 10-87-24 (14587 Madison)

INSTALLATION (SCOPE OF WORK)
 REMOVE EXISTING WALL SIGN AND REPLACE WITH NEW
 NON-ILLUMINATED REVERSE PAN SIGN



2 PROPOSED NEW NON-ILLUMINATED REVERSE PAN SIGN
 SCALE: 1/4" = 1'-0"

B2



1 EXISTING WALL SIGN
 SCALE: NTS

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 electrical advertising
 1700 West Anaheim Street
 Long Beach, California
 90813-1195
 Phone: 562.495.3008
 Facsimile: 562.435.1867
 www.superiorsigns.com

Project:
**VCA#4080 Lakewood
 Animal Hospital**
 Address:
**14587 Madison Ave
 Lakewood, OH 44107**
 Account Manager:
Patti Skoglund
 Scale: T.A.:
AS NOTED 3.50
 Design No.:
22-06-8521-03
 Reg. No.: **232136**

Revision History:
 R0 6/6/22 FM Branding Update
 R1 7/21/22 pl rev. plan (1.50)
 R02 9/12/24 pl update Sign B
 Option 1 & 2, release for engineering (4.00)
 R03 10/22/24 cv Rev building signs to 55 sq. ft. total; Add rad. curve to top (3.00)

UL ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

*** CONSTRUCTION APPROVALS ***

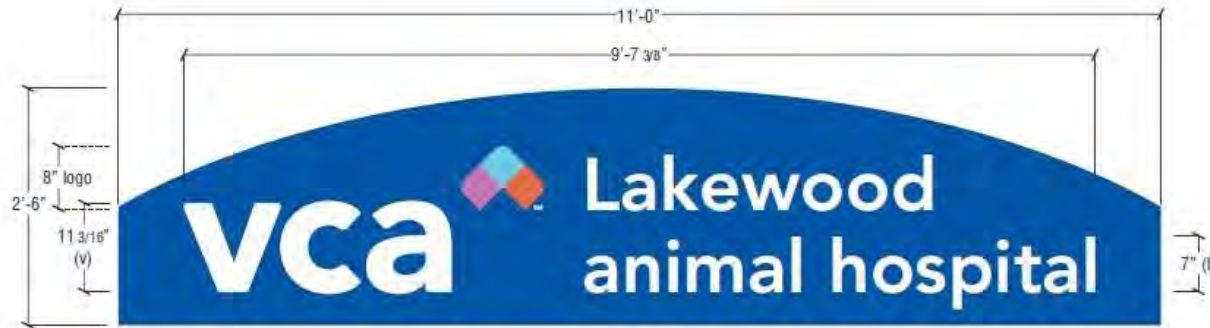
Acct. Mgr: _____ Date: _____
 Design: _____ Date: _____
 Mfg/OC: _____ Date: _____

Page: **7** of **13**

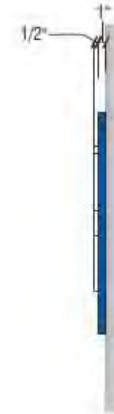
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Docket No. 10-87-24 (14587 Madison)



NON-STANDARD LAYOUT



- B1** SINGLE FACE NON-ILLUMINATED REVERSE PAN SIGN
- B2** QUANTITY: TWO (2) NEW SIGNS REQUIRED

27.5 SQ FT
SCALE: 3/4" = 1'-0"

- 1** RIGHT SIDE VIEW
SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

- BACKGROUND:** 1" DEEP ALUMINUM WITH WELDED RETURNS PAINTED TO MATCH PMS 2945 C BLUE WITH CLEAR COAT
- COPY:** 1/2" THICK WHITE ACRYLIC, DRILL & TAPPED FOR STUD MOUNT
- LOGO:** 1/2" THICK WHITE ACRYLIC WITH 3M 3630-7382, 3630-9529, & 3630-3107 VINYL WITH 3M CLEAR PROTECTIVE LAMINATE; DRILL & TAPPED FOR STUD MOUNT
- RETURNS:** 1" DEEP ALUMINUM PAINTED TO MATCH PMS 2945 C WITH CLEAR COAT
- ILLUMINATION:** NON-ILLUMINATED
- NOTE:** DIMENSIONS OK PER JOB CHECK

COLOR SCHEDULE	
	WHITE ACRYLIC
	3M 3630-167 BRIGHT BLUE VINYL TO MATCH PMS 2945C BLUE
	3M 3630-7382 VCA LIGHT BLUE VINYL TO MATCH PMS 637C (DW36487382X)
	3M 3630-9529 VCA LIGHT PURPLE VINYL TO MATCH PMS 2351C (DW36489529X)
	3M 3630-3107 VCA PEACH VINYL TO MATCH PMS 7418C (DW36483107X)

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Phone: 562.485.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

Scale: T.A.
AS NOTED 3.50

Design No.:
22-06-8521-03

Reg. No.: **232136**

Revision History:
R0 6/02/22 FM Branding Update
R1 7/21/22 pl rev plan (1.50)
R02 9/12/24 pl update Sign B
Option 1 & 2, release for engineering (4.00)
R03 10/22/24 cv Rev building signs for 55 sq. ft. total; Add rad. curve to top (3.00)

ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS

Acct. Mgr. _____ Date: _____
Design: _____ Date: _____
Mfg/QC: _____ Date: _____

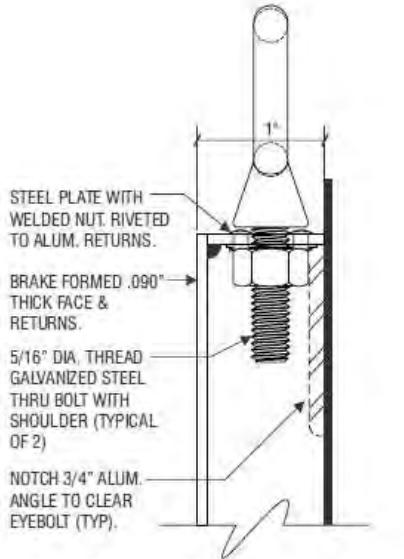
Page: 8 of 13

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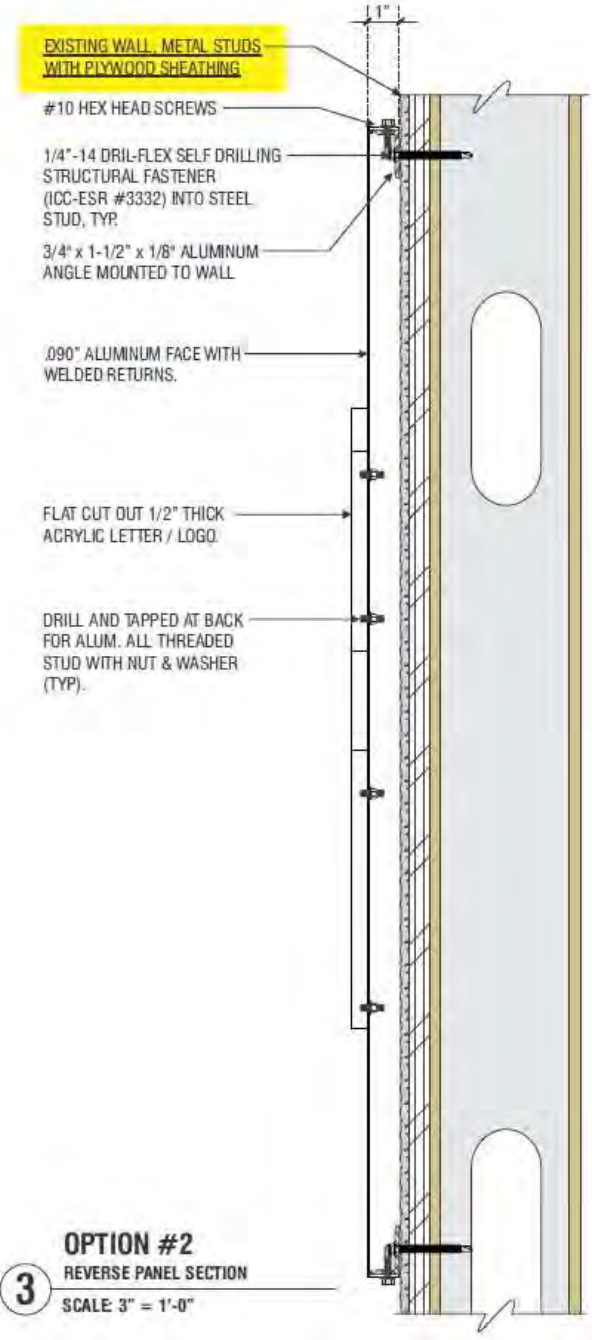
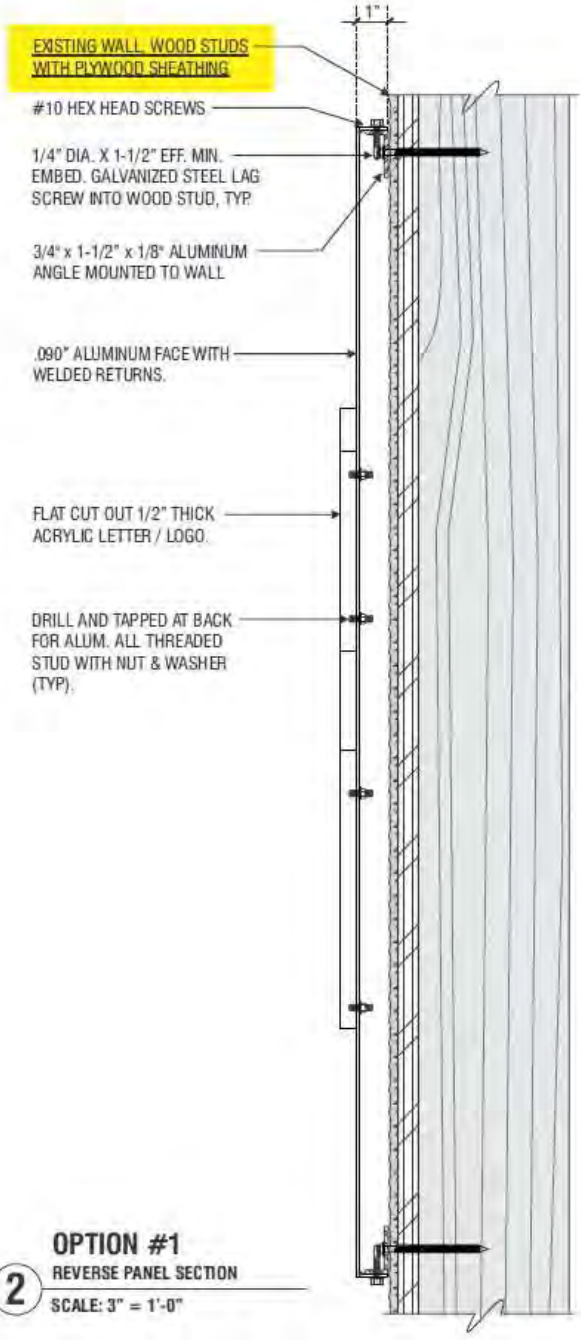
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Docket No. 10-87-24 (14587 Madison)



4 PICK SECTION DETAIL
SCALE: HALF SIZE



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Facsimile: 562.435.1867
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Project:
VCA#4080 Lakewood Animal Hospital

Address:
**14587 Madison Ave
Lakewood, OH 44107**

Account Manager:
Patti Skoglund

Scale: T.A.:
AS NOTED 3.50

Design No.:
22-06-8521-03

Reg. No. **232136**

Revision History:
R0 6/6/22 FM Branding Update
R1 7/2/22 pl rev. plan (1.50)
R02 9/12/24 pl update Sign B
Option 1 & 2 release for engineering (4.00)
R03 10/22/24 cv Rev building signs 155 sq. ft. total; Add rad. curve to top (3.00)

UL ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS
Acct. Mgr. _____ Date: _____
Design: _____ Date: _____
Mfg/CC: _____ Date: _____

Page: **9** of **13**

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Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



Docket No. 10-87-24 (14587 Madison)

Applicant proposes residential front porch modifications.

City Notes:

REQUEST TO TABLE

17866 Lake Rd



Docket No. 11-107-24 (17866 Lake Rd)
Front Porch Modification
Residence – Kyle Beachy

Existing Exterior



Proposed Exterior



the finer details:

- The roof is entirely covered in a standing seam roof in black metal
- White Azek material is on front windows, door trim, and post & beam wrap.
- Installing Andersen door and windows
- Leave existing curb cut for sidewalk and reroute new sidewalk to front door
- Install new sidewalk to driveway

the floor details:

- We are adding 3' to the front gable and adding staggered shakes in antique white & extended the roof with an additional soffit out the front and over toward your garage
- This gives you a 42 foot by 8 foot covered porch



Proposed Exterior



Proposed Exterior



Proposed Exterior



the finer details-

- This drawing shows your concrete extending out 2 feet more than your roof which makes it 10 feet of concrete out from the house.
- Total concrete space would roughly be a 44 foot by 10 foot slab



Proposed Exterior



Proposed Exterior



Docket No. 11-107-24 (17866 Lake Rd)



GENERAL NOTES

THESE PLANS PROVIDE DETAILS FOR THIS RESIDENTIAL PROJECT. THE GENERAL CONTRACTOR SHALL VERIFY THAT THE SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED IN ACCORDANCE TO NATIONAL AND LOCAL BUILDING CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES FOR CODE, ORDINANCE REGULATION, OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS OR METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED WITH THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF DESIGNER PRIOR TO PROCEEDING WORK. REASONABLE TIME ALLOWED TO CORRECT DEFECTS SHALL PLACE BURDEN OF COST AND LIABILITY FROM SUCH DEFECTS UPON THE CONTRACTOR.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNERS SHALL BE CONSULTED FOR CLARIFICATIONS IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS.

GENERAL CONTRACTOR SHALL FULLY COMPLY WITH ALL NATIONAL, IRC 2021, STATE, AND LOCAL CODES.

CONCRETE:

ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH A MIN. BEARING CAPACITY OF 1,500 PSF AND 3" MIN. BELOW FINISHED GRADE.
ALL STRUCTURAL CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI @ 28 DAYS. ALL REINFORCING STEEL SHALL BE GRADE 60.

FRAMING:

ALL FRAMING IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED LUMBER.
ALL FASTENERS IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

PLAN SIZE: 24x36/ARCH D

PAGE INDEX:

- A-1 COVER PAGE
- A-2 MAIN FLOOR-AS BUILT
- A-3 MAIN FLOOR-PROPOSED
- A-4 ELEVATIONS
- A-5 SECTION CUTS

740-504-5285
271 North Clay Street
Millsburg, Ohio 44654
illuminedrafting@gmail.com
illumine drafting

-DRAWN FOR-

S FLYNN
DESIGN + BUILD
330-403-3001
4883 US-62
MILLSBURG, OHIO 44654

-PROJECT-

GEIGER
17866 LAKE RD
LAKEWOOD OHIO 44107

DRAWN BY: JH

DATE ISSUED
11/13/2024

REVISION
SCHEDULE

A-1

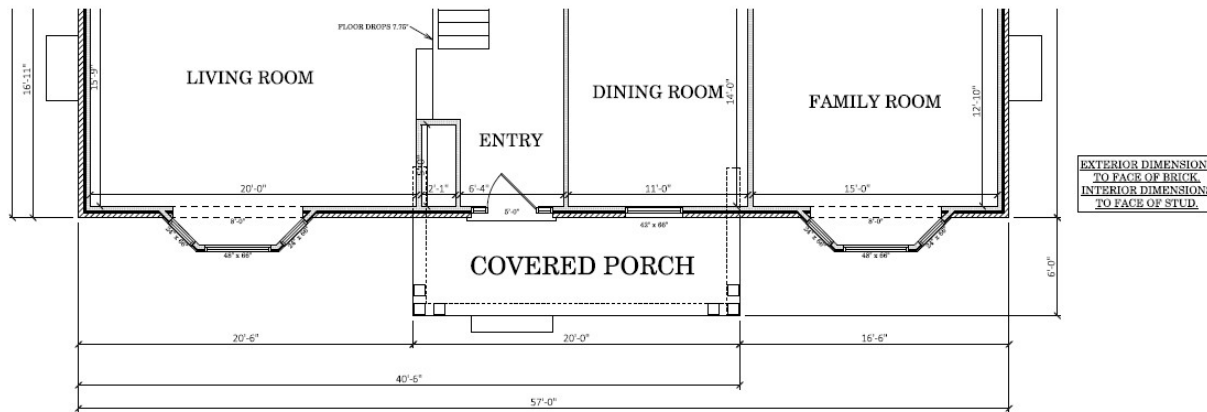
SCALE

3/8" = 1'-0"

COVER SHEET



Docket No. 11-107-24 (17866 Lake Rd)



MAIN FLOOR-AS BUILT

GEIGER PROFESSIONAL ARCHITECT LAKESIDE, OHIO 44107	
DRAWN BY: JH	
DATE ISSUED 11/13/2024	
REVISION SCHEDULE	
A-2 SCALE 3/8" = 1'-0"	



Docket No. 11-107-24 (17866 Lake Rd)



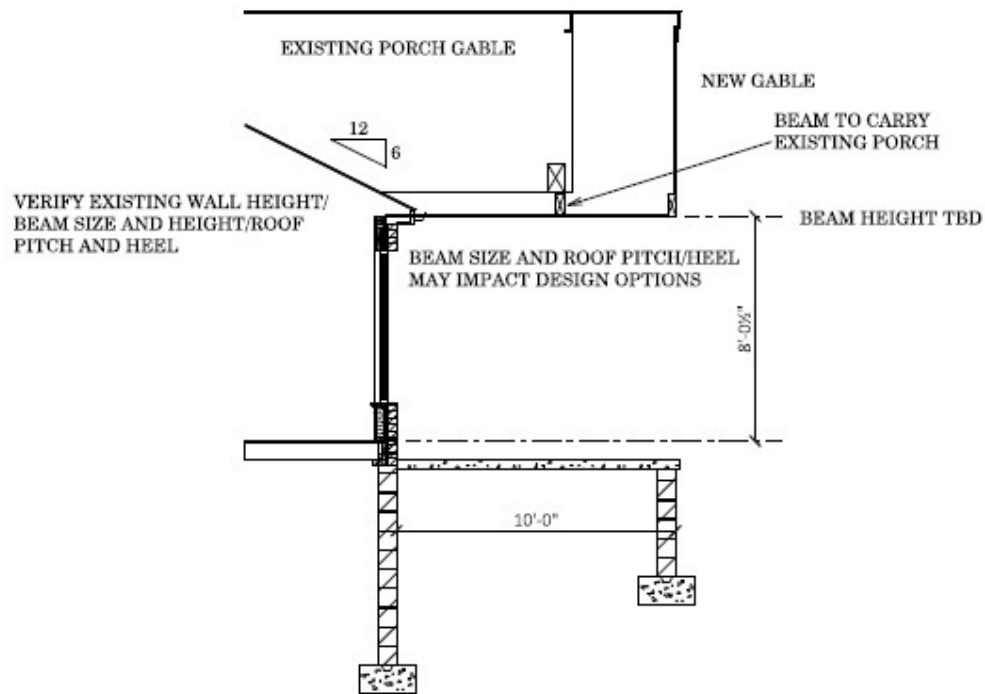
LEFT ELEVATION

RIGHT ELEVATION



FRONT ELEVATION





SECTION CUT A



Docket No. 11-107-24 (17866 Lake Rd)

Roof

Standing seam roof in black metal

*Extending roof

Soffit

Add additional soffit



See folder for cut sheets

Door

Anderson door style 194

Windows

Anderson 400 series casement window
Anderson 400 series casement window



[Link to door specs](#)



[Link to window specs](#)

Siding

Harbor Mill 8" staggered shakes
Color: Antique White

Material



[Link to cut sheet](#)

Material Color



White Azek trim boards

Front Windows

Azek
Color: Antique White

Door Trim

Azek
Color: Antique White

Posts & Beam Wrap

Azek
Color: Antique White

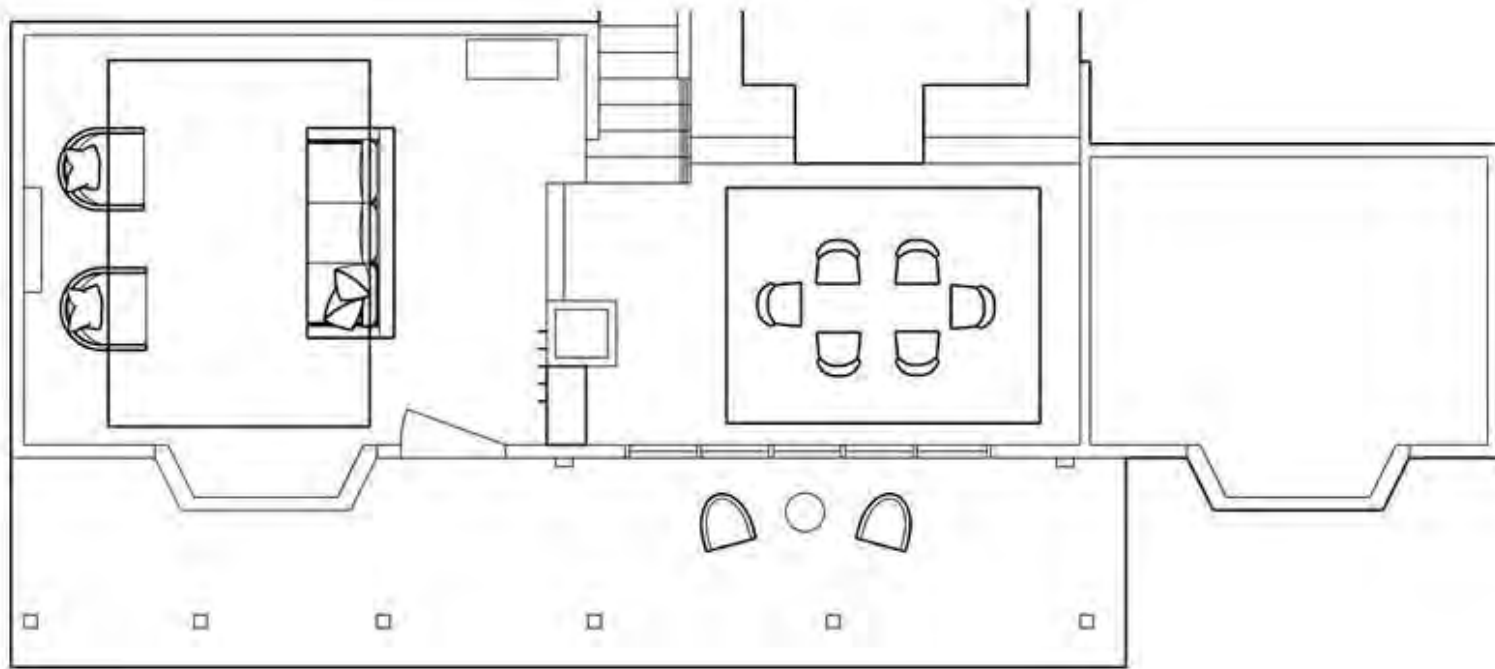


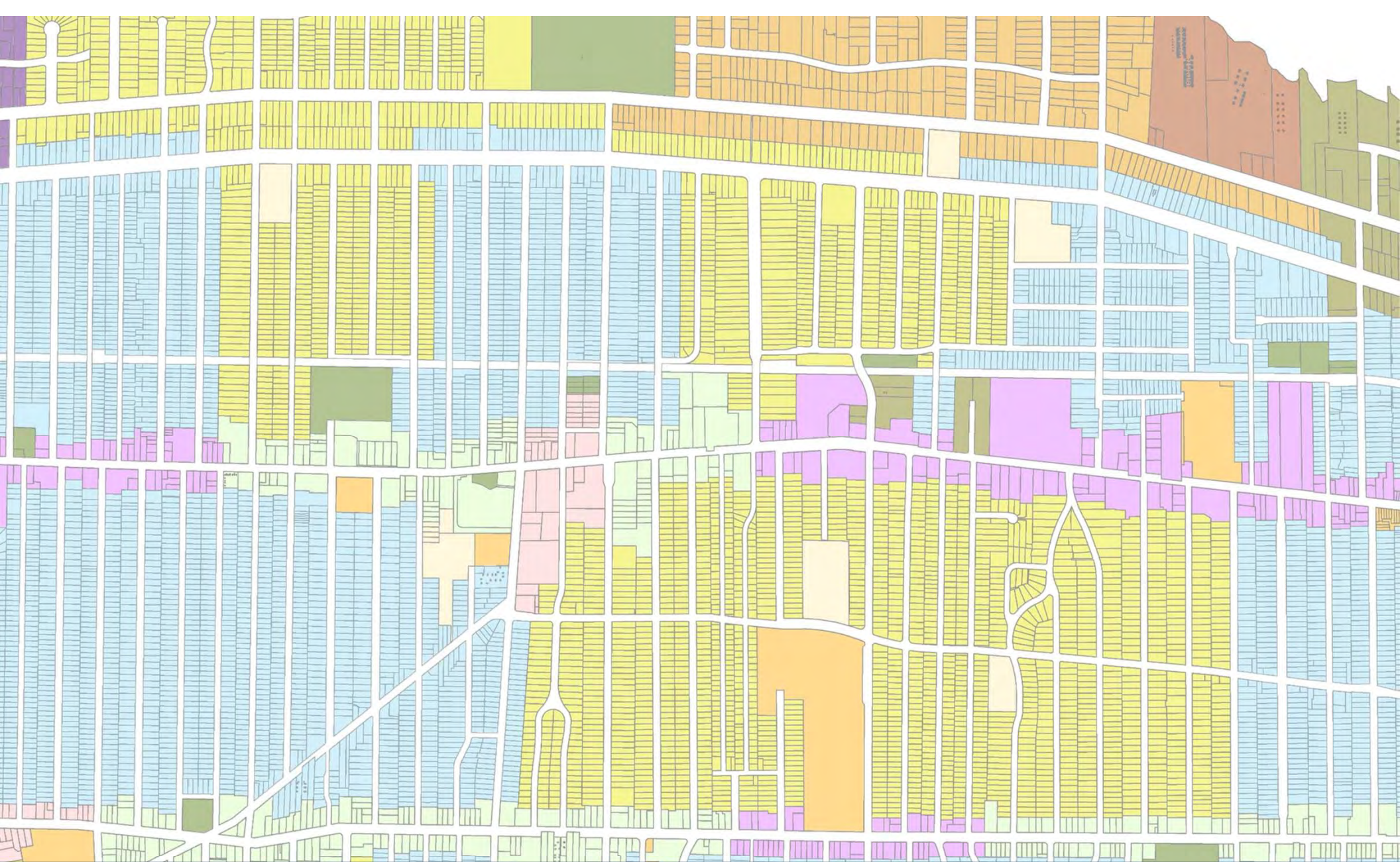
[Link to cut sheets](#)



Docket No. 11-107-24 (17866 Lake Rd)

Proposed Interior Space Plan





Architectural Board of Review

Sign Review – December 2024

Applicant proposes new signage.

City Notes:

- Applicant proposes 1 blade sign (17.7 sq ft)
- Allowed square footage 100 sq ft
- Total proposed square footage: 17.7 sq ft
- Signage not to be switched out for future tenants.

Summary approval without conditions

1406 Westwood Ave



Docket No. 12-112-24 (1406 Westwood)

Office Space Sign
James Miketo

FASTSIGNS
Make Your Statement™

FASTSIGNS of Cleveland
2102 St. Clair Ave, Cleveland, Ohio 44114
Phone 216-523-2288
333@fastsigns.com

Order#: 84820
Customer: Neighborhood Drummer
City: Lakewood, Ohio
Date: 10/30/2024
Proof Rev: 1

1406 Westwood Avenue, Lakewood, OH 44107

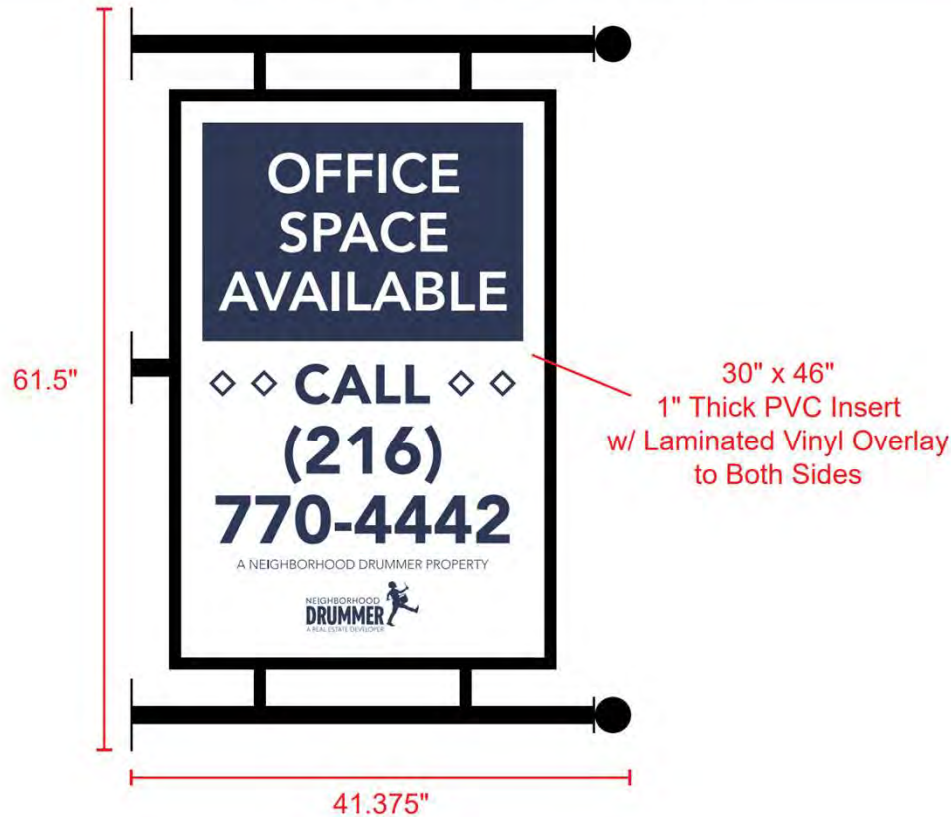
SITE PLAN



Docket No. 12-112-24 (1406 Westwood)

1406 Westwood Avenue, Lakewood, OH 44107

SIGN PROOF



Docket No. 12-112-24 (1406 Westwood)

1406 Westwood Avenue, Lakewood, OH 44107

SIGN & LANDSCAPE DETAILS



Docket No. 12-112-24 (1406 Westwood)



1406 Westwood Avenue, Lakewood, OH 44107

SITE ELEVATION



Docket No. 12-112-24 (1406 Westwood)

Applicant proposes new signage.

City Notes:

- Applicant proposes 1 ground sign (18 sq ft) (cast vinyl graphics on painted ACM with vinyl sign frame and posts) and entrance sign (15.8 sq ft) (laminated digital prints on pressure-sensitive cast vinyl, directly applied on wall)
- Allowed square footage 100 sq ft
- Total proposed square footage: 33.8 sq ft

Summary approval without conditions

13889 Clifton Blvd



Docket No. 12-113-24 (13889 Clifton)

Signage – The Centers
Brian Becker



Docket No. 12-113-24 (13889 Clifton)



Docket No. 12-113-24 (13889 Clifton)





BECKERSIGNS

WE'LL GET YOU NOTICED

330 659 4504 | BECKERSIGNS.COM

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PROJECT THE CENTERS
13889 CLIFTON BLVD, LAKEWOOD

DWG RENDERING FOR LANDLORD APPROVAL

DRAWN BY BDB
REV
DATE 9/25/24

BECKER SIGNS INC.
6381 CHITTENDEN ROAD, E9
HUDSON, OH 44236
330-659-4504
BECKERSIGNS.COM

Docket No. 12-113-24 (13889 Clifton)





CHEVRON - 22" X 24" = 3.7 S.F.
 EARLY LEARNING CENTER - 24" X 64" = 10.7 S.F.
 TOTAL WITH GROUND SIGN = 32.4 S.F.

BECKER SIGNS

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PROJECT THE CENTERS
 13889 CLIFTON BLVD, LAKEWOOD

DWG CENTERS CLIFTON EARLY LEARNING CENTER
 GROUND SIGN

DRAWN BY BDB
 REV
 DATE 9/25/24

BECKER SIGNS INC.
 6381 CHITTENDEN ROAD, E9
 HUDSON, OH 44236
 330-659-4504
 BECKERSIGNS.COM



Docket No. 12-113-24 (13889 Clifton)



CLIFTON BLVD GROUND SIGN

4EVER PRODUCTS VINYL SIGN FRAME
 WHITE POSTS AND CAPS
 PREMIUM CAST VINYL GRAPHICS
 3MM SOLID CORE ACM, PAINTED GRAY

SIGN AREA = 6' X 3' = 18 S.F.
 5' GROUND TO TOP OF SIGN

BECKER SIGNS

WE'LL GET YOU NOTICED

330 659 4504 | BECKERSIGNS.COM

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PROJECT THE CENTERS
 13889 CLIFTON BLVD, LAKEWOOD

DWG CENTERS CLIFTON EARLY LEARNING CENTER
 GROUND SIGN

DRAWN BY BDB
 REV
 DATE 9/25/24

BECKER SIGNS INC.
 6381 CHITTENDEN ROAD, E9
 HUDSON, OH 44236
 330-659-4504
 BECKERSIGNS.COM



Docket No. 12-113-24 (13889 Clifton)



BECKERSIGNS

WE'LL GET YOU NOTICED

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13889 CLIFTON BLVD, LAKEWOOD

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DRAWN BY BDB
REV
DATE 9/25/24

BECKER SIGNS INC.
6381 CHITTENDEN ROAD, E9
HUDSON, OH 44236
330-659-4504
BECKERSIGNS.COM



Docket No. 12-113-24 (13889 Clifton)

Applicant proposes new signage.

City Notes:

- Applicant proposes 1 illuminated wall-mounted raceway sign (21.8 sq ft), 1 window vinyl (.86 sq ft)
- Allowed square footage 30 sq ft
- Total proposed square footage: 21.8 sq ft

Summary approval with condition that wall signage needs to be centered with Wing Stop signage

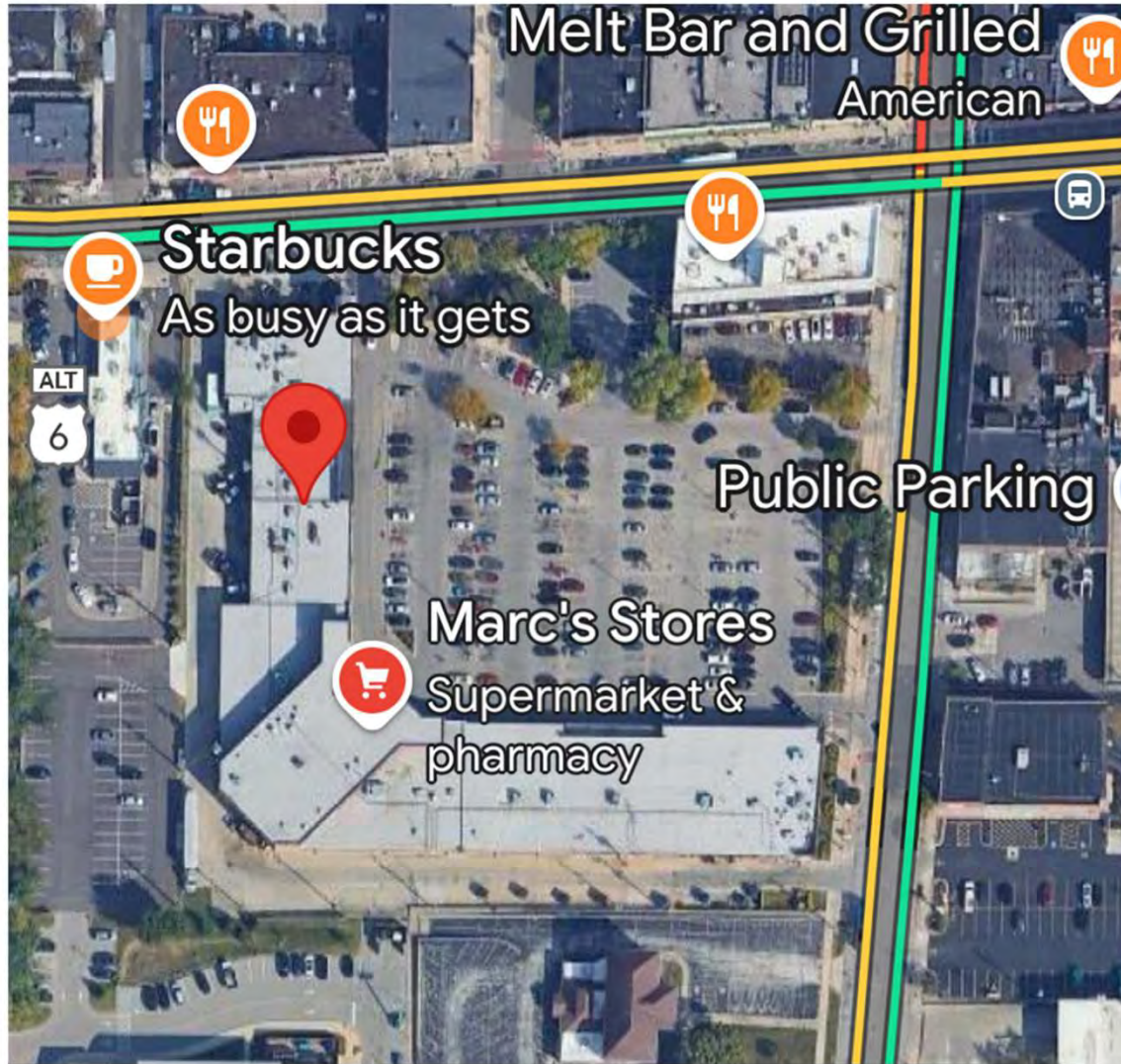
14871 Detroit Ave



Docket No. 12-114-24 (14871 Detroit)

Signage – Barry Bagels
Kathy Clarke

BARRY BAGELS





SCOPE OF PROJECT

A. One (1) Set of channel letters and logo mounted on raceways



COLORS

-  Brick Color
-  Orange
-  Black
- White

BARRY BAGELS
14871 DETROIT AVE, LAKEWOOD, OH 44107

VERSIONS
V1: 11/2/24

DATE
11/2/24

PROJECT MANAGER
Adam O.

PAGE DESCRIPTION
LOCATION & SCOPE

PAGE NO.
1 OF 5



Docket No. 12-114-24 (14871 Detroit)

A. OVERVIEW: channel letters and logo mounted on raceways

EXISTING CONDITIONS



BARRY BAGELS 14871 DETROIT AVE, LAKEWOOD, OH 44107	OVERALL DIMENSIONS TBD SQUARE FOOTAGE TBD	SCALE 1 : 10	DATE 11/2/24	PROJECT MANAGER Adam O.	PAGE DESCRIPTION Existing Conditions	PAGE NO. 3 OF 5
---	--	-----------------	-----------------	----------------------------	---	--------------------



Docket No. 12-114-24 (14871 Detroit)

A. OVERVIEW: channel letters and logo mounted on raceways

DAY TIME MOCK UP



BARRY BAGELS
14871 DETROIT AVE, LAKEWOOD, OH 44107

OVERALL DIMENSIONS TBD
SQUARE FOOTAGE TBD

SCALE
1 : 10

DATE
11/2/24

PROJECT MANAGER
Adam O.

PAGE DESCRIPTION
Day Time Mock up

PAGE NO.
4 OF 5



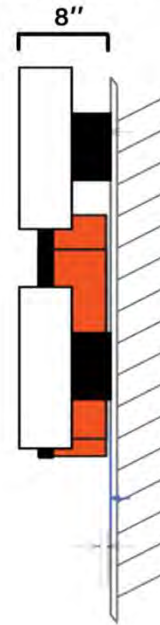
Docket No. 12-114-24 (14871 Detroit)

A. OVERVIEW: channel letters and logo mounted on raceways

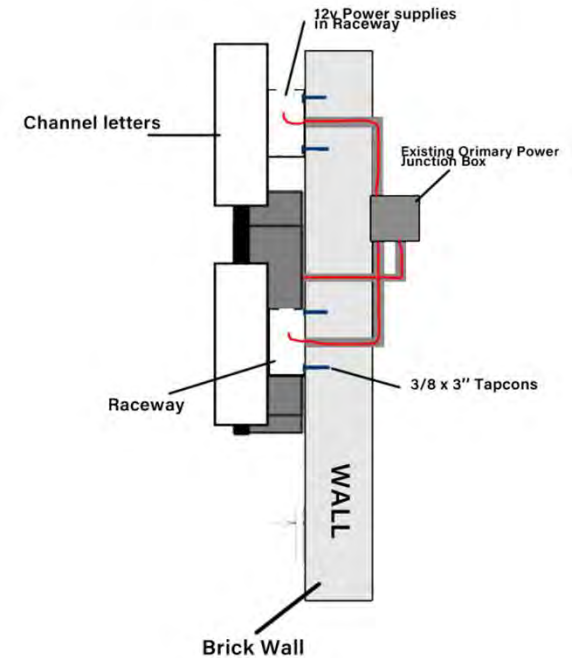
FRONT VIEW



SIDE VIEW



MOUNTING/ELECTRICAL
Front lit raceway mounted channel letters



COLORS

-  Brick Color
-  Orange
-  Black
-  White

MATERIALS

- FACES: 3/16" White Acrylic
- BACKS: White ACM
- RETURNS: Black Aluminum
- TRIM: 1" Black
- GRAPHICS: Orange and white 3M vinyl for square logo
- LIGHTING: 12v 7000k LEDs powered by 120-277v Power Supply 12v 60W
- MOUNTING: 3/8 x 3" Tapcons in Raceway Brackets

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or applicable codes. This includes proper grounding and bonding of the sign.

Customer is to provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or electrician. Each sign must have: A minimum of one dedicated 120V 20A circuit.

BARRY BAGELS
14871 DETROIT AVE, LAKEWOOD, OH 44107

OVERALL DIMENSIONS 103"W x 30"H x 8"D
SQUARE FOOTAGE 21.875

SCALE
1 : 10

DATE
11/2/24

PROJECT MANAGER
Adam O.

PAGE DESCRIPTION
Overview

PAGE NO.
2 OF 5



Docket No. 12-114-24 (14871 Detroit)

A. OVERVIEW: channel letters and logo mounted on raceways

NIGHT TIME MOCK UP



BARRY BAGELS 14871 DETROIT AVE, LAKEWOOD, OH 44107	OVERALL DIMENSIONS TBD SQUARE FOOTAGE TBD	SCALE 1 : 10	DATE 11/2/24	PROJECT MANAGER Adam O.	PAGE DESCRIPTION Night Time Mock Up	PAGE NO. 5 OF 5
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Docket No. 12-114-24 (14871 Detroit)

15.5"x8" Barry Bagel
1st Surface Door Glass Hours

Monday - Saturday
6:30am - 2:00pm
Sunday
8:00am - 2:00pm

Approx. 42" from ground



Docket No. 12-114-24 (14871 Detroit)

Applicant proposes new signage.

City Notes:

- Applicant proposes 2 wall signs (35.5 sq ft), 1 blade sign (6 sq ft), and 9 vinyl window decals (18 sq ft)
- Allowed square footage 58.5 sq ft
- Total proposed square footage: 59.5 sq ft**

Summary approval without conditions

17118 Detroit Ave



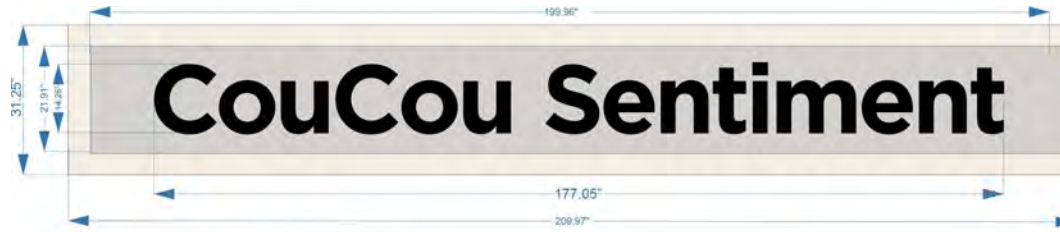
Docket No. 12-115-24 (17118 Detroit)

**Signage – CouCou Sentiment
Shawn Warren**

AS IS



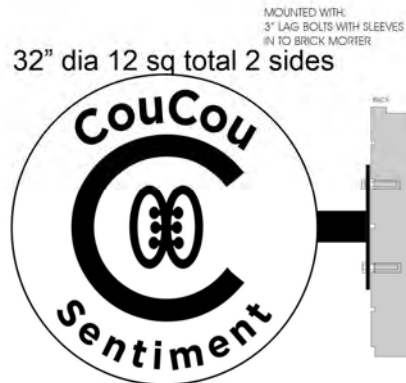
Docket No. 12-115-24 (17118 Detroit)



17.75 SQ. FT. EACH 35.5



STORE FRONTS 19.5' X 13' 500 TOTAL SQ. FT



Docket No. 12-115-24 (17118 Detroit)



Docket No. 12-115-24 (17118 Detroit)

Applicant proposes recovering existing awning and updating signage.

City Notes:

- Applicant proposes 1 awning sign (28.3 sq ft)
- Allowed square footage 30 sq ft
- Total proposed square footage: 28.3 sq ft

Summary approval with condition that any window signage must be seen by ABR before installation

17415 Detroit Ave



Docket No. 12-116-24 (17415 Detroit)
Awning Recover & Signage – Fade Factory Barbershop
Aldo Dure



BNEXT

Cleveland Office
5109 Clark Ave
Cleveland, Ohio 44102
216-688-1800

TEXT 216-467-7711 TO CHAT NOW!
| Monday-Friday | 9:00 am - 5:00 pm |

CLIENT: FADE FACTORY BARBERSHOP

CONTACT:

ADDRESS: 17415 Detroit Ave Lakewood Ohio 44107

DRAWING: 0000330 DATE: 07-25-2024

REPRESENTATIVE: Aldo Dure alddure2000@gmail.com

FILE: FADE FACTORY / drive bnextrd@gmail.com

DRAWING HISTORY

INFO	NAME	DATE
Reception	Aldo Dure	07-25-24
Design	Nicole Concepcion	07-25-24

JOB DESCRIPTION

[Redacted Job Description]

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:

(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:

RECEIVED

By Kelly McCafferty at 1:49 pm, Oct 29, 2024

S24-000059

City of Lakewood
Approved Plans
S24-000059

Christopher Parmelee
11/01/2024

FADE FACTORY BARBERSHOP

17415 Detroit Ave Lakewood Ohio 44107

1



Docket No. 12-116-24 (17415 Detroit)



BNEXT

Cleveland Office
5109 Clark Ave
Cleveland, Ohio 44102
216-688-1800

TEXT 216-407-7711 TO CHAT NOW!
| Monday-Friday | 9:00 am - 5:00 pm |

CLIENT: FADE FACTORY BARBERSHOP

CONTACT:

ADDRESS: 17415 Detroit Ave Lakewood Ohio 44107

DRAWING: 0000330

DATE: 07-25-2024

REPRESENTATIVE: Aldo Dure aldodure2000@gmail.com

FILE: FADE FACTORY / drive bnextrd@gmail.com

DRAWING HISTORY

INFO	NAME	DATE
Reception	Aldo Dure	07-25-24
Design	Nicole Concepcion	07-25-24

JOB DESCRIPTION

RECOVERING AWNING SIGN

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:
DATE:

RECOVERING AWNING SIGN **A**

20'0" FRONTAGE



SIGN **A**

COLOR SPECIFICATIONS

 WHITE LETTERS

 BLACK

Customer Initials
to approve colors

This drawing and the concepts contained herein are the exclusive property of BNEXT DESIGN Signs and are not to be shared without our expressed written consent. All rights are retained.



MEASUREMENT SIGN **A**

SIGNAGE REPRESENTS 28.3' SQ FT

2



Docket No. 12-116-24 (17415 Detroit)



A SIGN LOCATION

BNEXT

Cleveland Office
5109 Clark Ave
Cleveland, Ohio 44102
216-688-1800

TEXT 216-407-7711 TO CHAT NOW!
| Monday-Friday | 9:00 am - 5:00 pm |

CLIENT: FADE FACTORY BARBERSHOP

CONTACT:

ADDRESS: 17415 Detroit Ave Lakewood Ohio 44107

DRAWING: 0000330 DATE: 07-25-2024

REPRESENTATIVE: Aldo Dure atdodore2000@gmail.com

FILE: FADE FACTORY / drive bnextrd@gmail.com

DRAWING HISTORY

INFO	NAME	DATE
Reception	Aldo Dure	07-25-24
Design	Nicole Concepcion	07-25-24

JOB DESCRIPTION

SITE PLAN

SIGN LOCATION - A

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:



Applicant proposes new window signage.

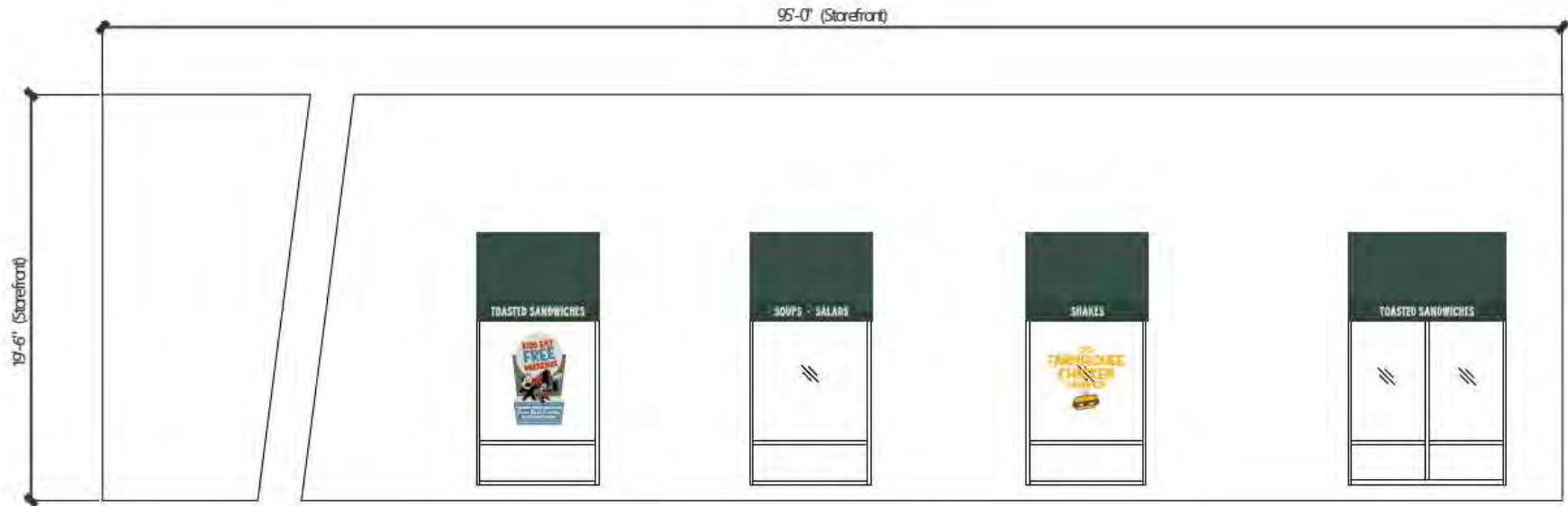
City Notes:

- Applicant proposes 5 window vinyl signs (28.3 sq ft, 12.3 sq ft, 8.8 sq ft, .23 sq ft, 2.1 sq ft = 51.8 sq ft)
- Allowed square footage 100 sq ft
- Previously approved signage: 68.8 sq ft
- Total proposed square footage: 120.61 sq ft**



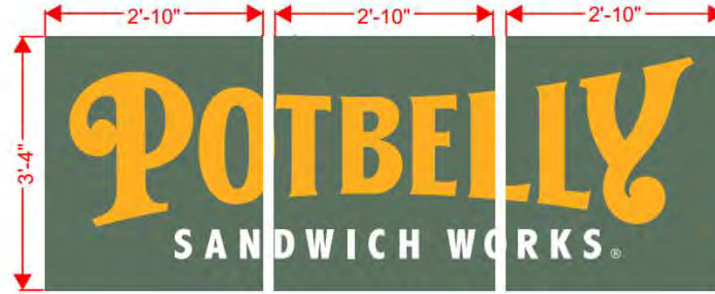
Docket No. 12-117-24 (15026 Detroit)

**Window Signage – Potbelly
Tonia Watkins**



Docket No. 12-117-24 (15026 Detroit)

28.33 SF

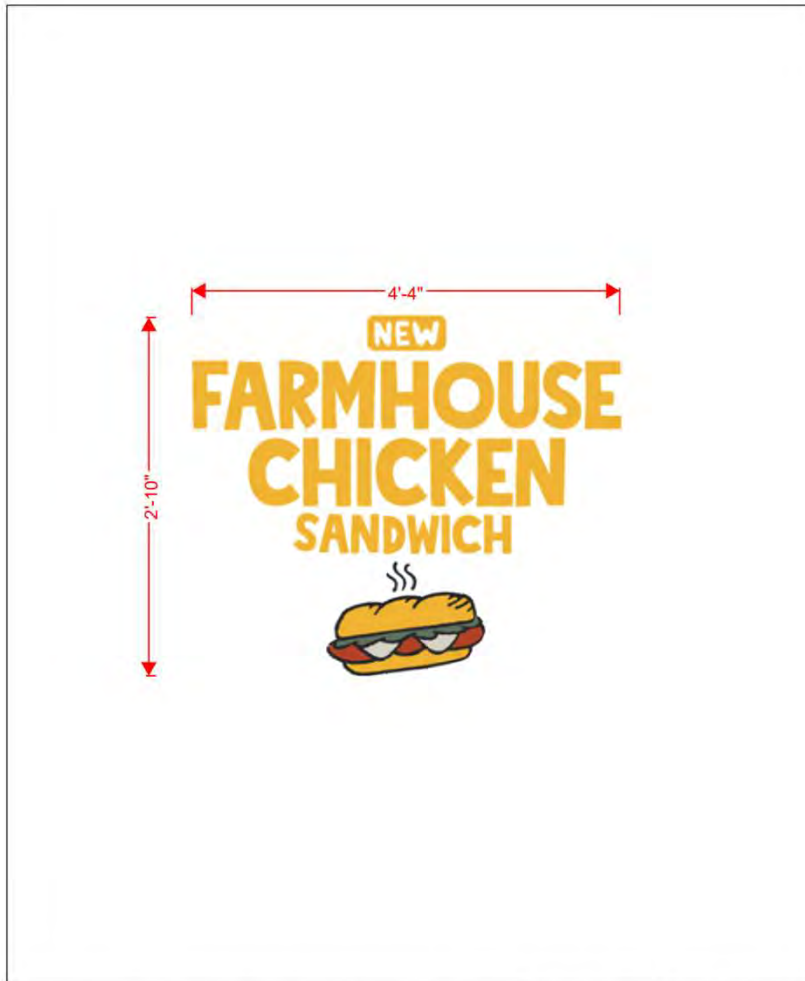


 <p>TEMP. WINDOW SIGNAGE SCALE: NOT TO SCALE - DIMENSIONS NOTED 15020 DETROIT AVE LAKEWOOD, OH 44107</p>	<p>ISSUED: WINDOW SIGNAGE 11/19/24</p>	<p>SHEET 1 of 1</p>
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Docket No. 12-117-24 (15026 Detroit)

12.28 SF




 **TRANSPARENT WINDOW CLING**
SCALE: NOT TO SCALE - DIMENSIONS NOTED
 15020 DETROIT AVE
 LAKEWOOD, OH 44107

ISSUED:
 WINDOW
 SIGNAGE
 11/19/24

SHEET
 1 of 1

8.83 SF



 **TRANSPARENT WINDOW CLING**
SCALE: NOT TO SCALE - DIMENSIONS NOTED
 15020 DETROIT AVE
 LAKEWOOD, OH 44107

ISSUED:
 WINDOW
 SIGNAGE
 11/19/24

SHEET
 1 of 1



Docket No. 12-117-24 (15026 Detroit)

0.23 SF



WINDOW CLING

SCALE: NOT TO SCALE - DIMENSIONS NOTED

15020 DETROIT AVE
LAKEWOOD, OH 44107

ISSUED:
WINDOW
SIGNAGE

11/19/24

SHEET

1 of 1

2.14 SF



WINDOW CLING

SCALE: NOT TO SCALE - DIMENSIONS NOTED

15020 DETROIT AVE
LAKEWOOD, OH 44107

ISSUED:
WINDOW
SIGNAGE

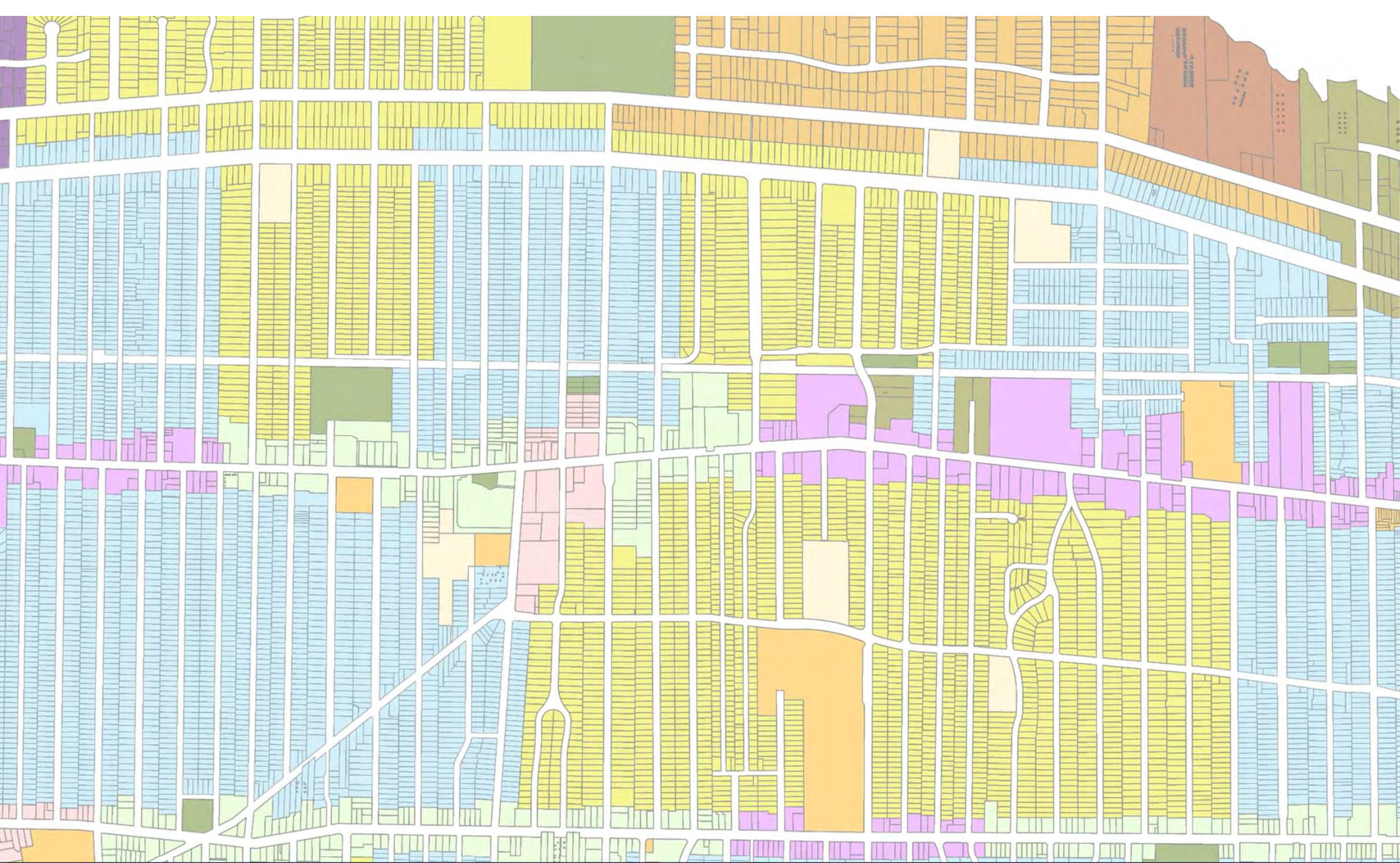
11/19/24

SHEET

1 of 1



Docket No. 12-117-24 (15026 Detroit)



Architectural Board of Review

December 2024

Applicant proposes applying stone veneer to front facade.

City Notes:

- Stone already applied

REQUEST TO DEFER

 14006 Clifton Blvd



Docket No. 12-118-24 (14006 Clifton)

**Residence – Stone Veneer Application
Mohammad Musleh**



Docket No. 12-118-24 (14006 Clifton)





Docket No. 12-118-24 (14006 Clifton)





Docket No. 12-118-24 (14006 Clifton)





Docket No. 12-118-24 (14006 Clifton)





DIVISION OF HOUSING AND BUILDING
12860 DETROIT AVENUE • LAKEWOOD, OHIO 44107
PHONE (216) 529-4276 • FAX (216) 529-4800
WWW.LAKEWOODOH.GOV

CORRECTION NOTICE



Date: October 31, 2024
Zoning District: R1H

Conditions on Date of Inspection: Sunny

Temperature on Date of Inspection: 70

Mohammad Musleh
27941 HILLIARD BLVD
WESTLAKE, OH 44145

RE: 14006 CLIFTON BLVD

Date of Inspection: 10/31/2024

Re-Inspection Date: 11/08/2024 Call to set up time
Type of Inspection: Exterior (Proactive) - 24-006427
Dear Sir/Madam:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of the City and our department is prepared to work with you to make the following corrections.

If you have any questions on complying with the aforementioned correction(s), or if I may be of any assistance, do not hesitate to contact me. A re-inspection will occur on or about the above listed dates to verify compliance.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4683 for information about financial assistance.

This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

Correction Needed	Additional Information	Date to Comply
140 - Secure required permit (1306.02/03/05)	Re-submit plans, secure required permits and complete all required inspections as listed on permits.	11/08/2024
150 - Other Exterior Violation - See Notes	Submit application to the Architectural Board of Review for facade changes to the front exterior elevation. If approved then apply and secure permit with manufactured installation instructions or install facade according to the 2019 Residential Code of Ohio.	11/08/2024
208 - Provide for re-inspection (1306.49/50)	Reinspection date of 11/08/2024 is set, please call assigned inspector to schedule a time.	11/08/2024

PER THE REQUIREMENT OF LAKEWOOD CODIFIED ORDINANCES. FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THIS MATTER BEING REFERRED TO THE LAKEWOOD MUNICIPAL COURT POSSIBLY RESULTING IN FINES AND/OR PROSECUTION.

Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.

Thank you for your anticipated cooperation.

William Wagner
Assistant Building Commissioner
2165296264
william.wagner@lakewoodoh.gov
CC: Electronic File



CITY OF LAKEWOOD
Department of Planning and Development



12830 Detroit Avenue, Lakewood, Ohio 44107
216-529-HOME (529-4663)



Docket No. 12-118-24 (14006 Clifton)

Applicant proposes fenced in outdoor dining area.

City Notes:

- Has obtained PC approval
- Need elevation



16306 Detroit Ave



Docket No. 12-119-24 (16306 Detroit)

**Outdoor Dining – Jersey Mike's
Steven Minnich**



Docket No. 12-119-24 (16306 Detroit)

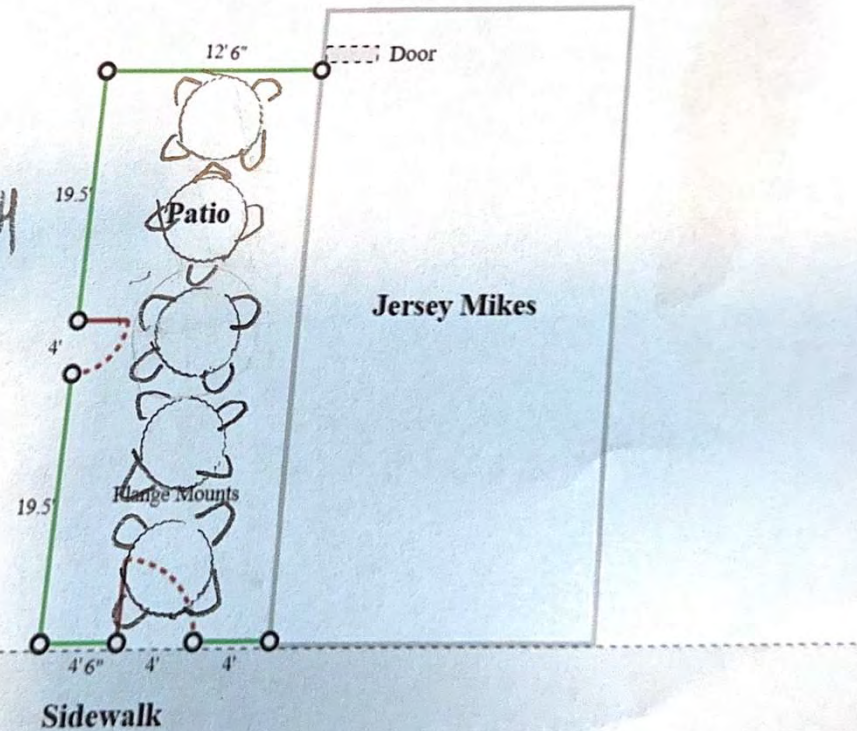


APPROXIMATE LAYOUT

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENT, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS)

FENCE DIAGRAM

5 TABLES
4 CHAIRS EACH



■ 4'H Black 300 Sterling (C)



Docket No. 12-119-24 (16306 Detroit)



Docket No. 12-119-24 (16306 Detroit)



Docket No. 12-119-24 (16306 Detroit)



Proposal for Fencing Installation



PRODUCT SPECIFICATIONS:

4'H Black 300 Sterling (C): 59 LF & 2 Gates.
Specifications: Post: 2" Sq., Rail: 1-1/2"x1", Picket: 3/4" Sq.

JOB OPTIONS:

(2) 4ft SS Standard Gate, Standard Latch

JOB NOTES:

No Returns for Special Order Product.

Approximate Start Date: 11/15/2024	All dates are approximate and subject to change based on unforeseen events including inclement weather, permitting delays, change orders, and manufacturing delays. See terms and conditions for full details.
Approximate Finish Date: 11/21/2024	

Acceptance and Authorization: By signing below, you authorize Superior to perform the installation and/or order and arrange for the delivery of special order merchandise, including special order merchandise that may be custom made, as specified in this Agreement. You understand and agree that this Agreement constitutes the entire understanding between you and Superior and that there have been no oral or written representations or agreements made to you by Superior but that if there are you agree that this Agreement expressly supersedes them.

Do not sign if blank or incomplete. By signing, you acknowledge that you have read, understand, and accept this Agreement in its entirety. You further acknowledge receiving a complete copy. Keep it to protect your legal rights.



Docket No. 12-119-24 (16306 Detroit)



**Wabash Valley SU2H38P Sullivan
42" Round Portable Powder
Coated Steel Mesh Outdoor**



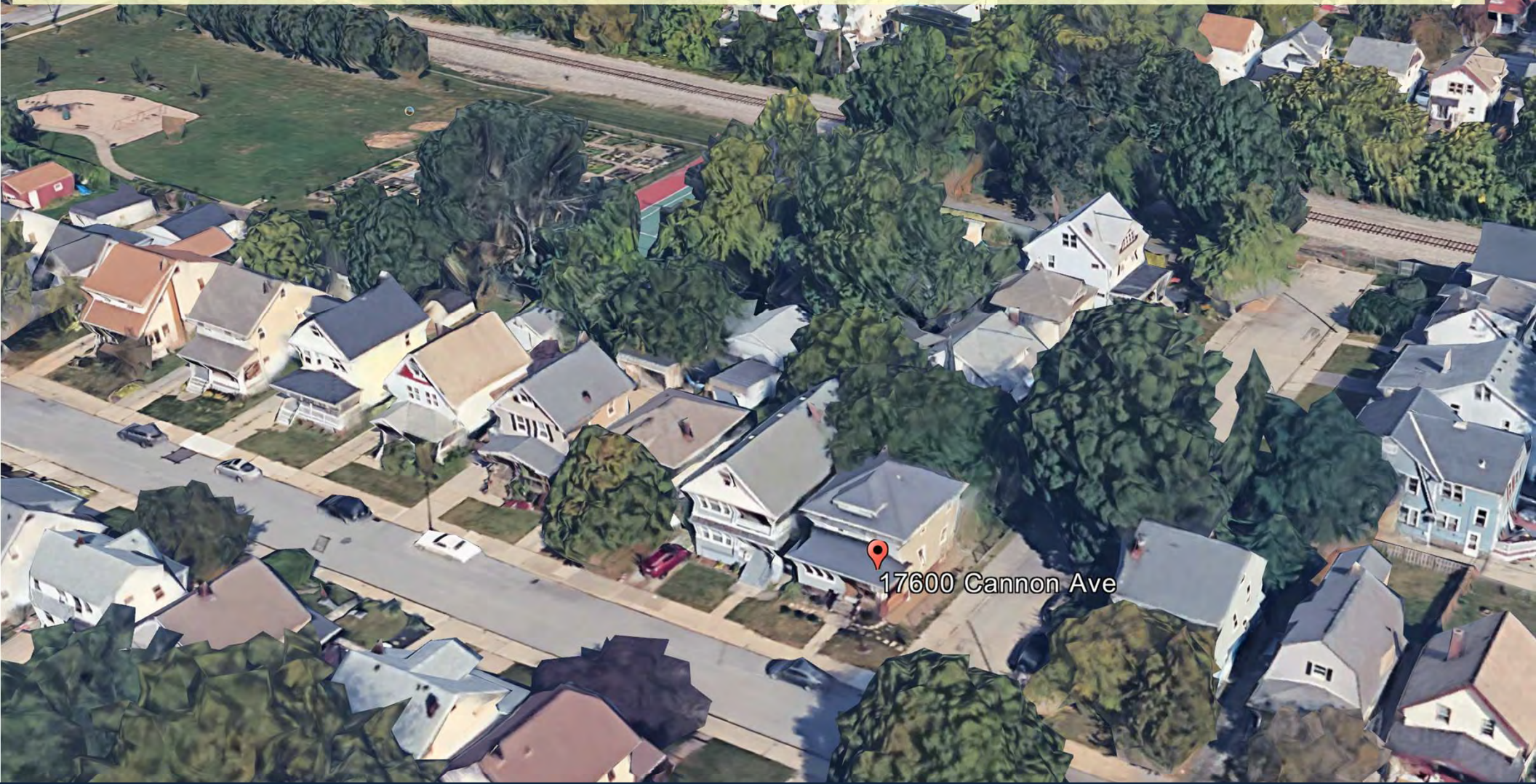
Docket No. 12-119-24 (16306 Detroit)



Applicant proposes construction of detached garage.

City Notes:

- Garage being seen by ABR because property is a corner lot



Docket No. 12-120-24 (17600 Cannon)

Residence – Detached Garage
Diane Bija

Proposed: 22'X22' GARAGE W/ DEMO

Garage located at: 17600 Cannon

Owner: Marion Vasquez 440 821 4425

LENGEND








-  CONCRETE
-  SHINGLE not color specific
-  SIDING not color specific
-  BLOCK
-  EXISTING STRUCTURE
-  REBAR # 5
-  5/8 FIRE WALL

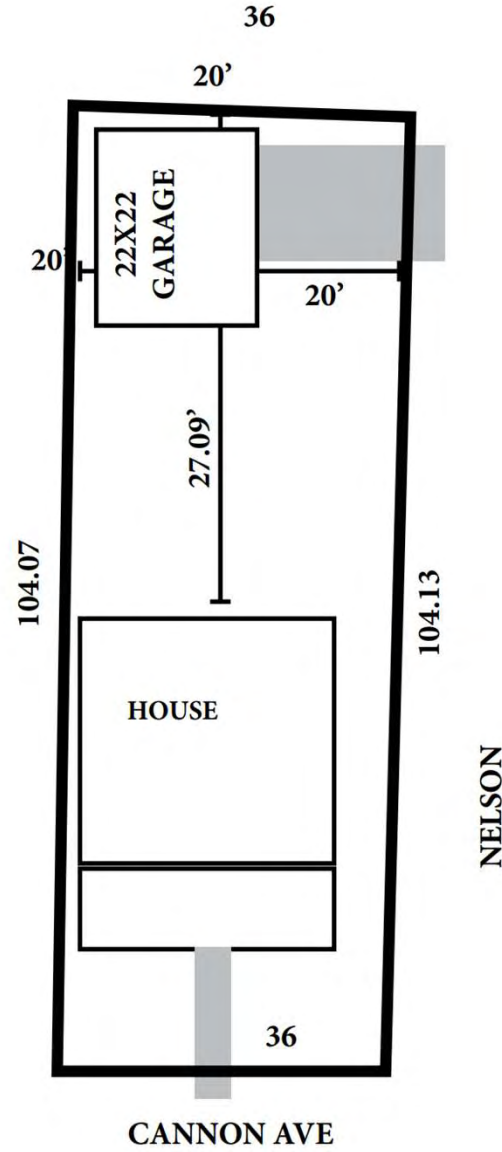
TABLE OF CONTENT

COVER PAGE 1.
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 LOT PLAN 2.
 BOLT AND FLOOR PLAN LAYOUT 2.
 FRONT ELEVATION 3.
 BACK ELEVATION 3.
 RIGHT SIDE ELEVATION 4.
 LEFT SIDE ELEVATION 4.
 MANDOOR HEADER 4.
 CONSTRUCTION DETAILS 5.
 METHOD PGF 5.
 FRONT WALL CONSTRUCTION 5.

STRUCTURE DETAILS

1. Roof line load - 30lbs
 2. Snow load - Yes PFS 20lbs
 3. Basic wind speed - 115Miles
 4. Wind exposure - A
 5. Seismic - B
 6. Ice barrier - Yes
- Grade of lumber- fir pine spruce



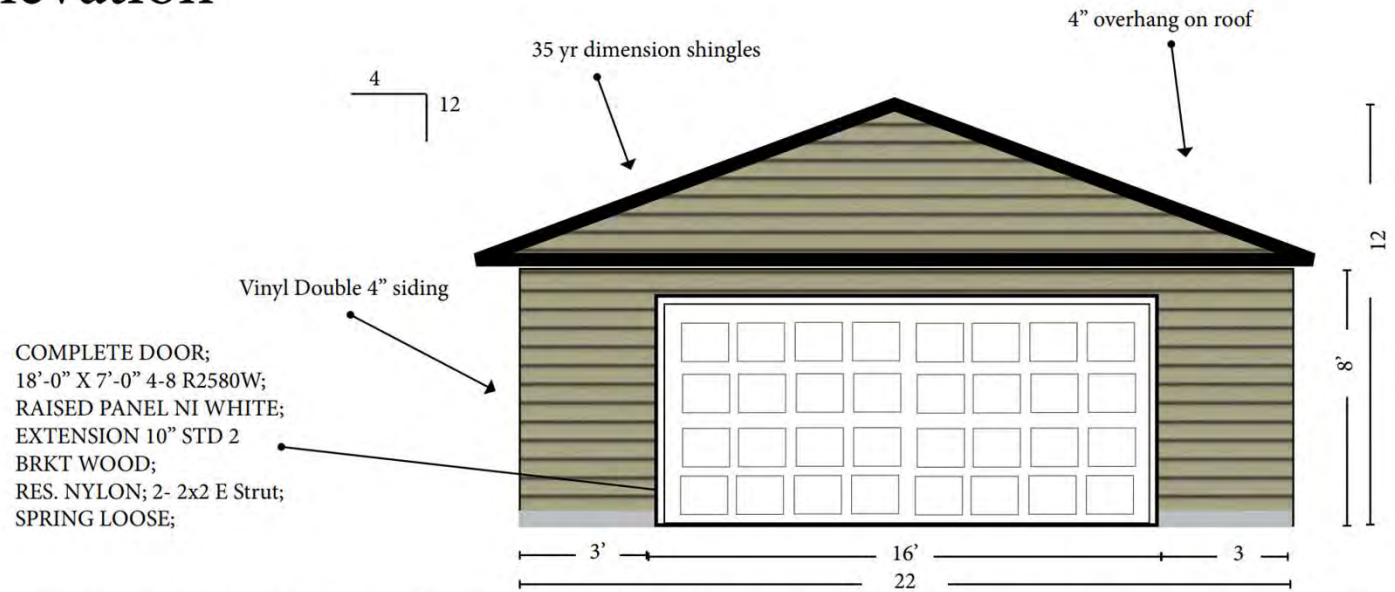


New Creation Builders | 17818 E 73rd St, Cleveland OH 44103 | 216.355.9999 / 216.254.3527 | fax 216.471.8717 | newcreationbuilders@hotmail.com

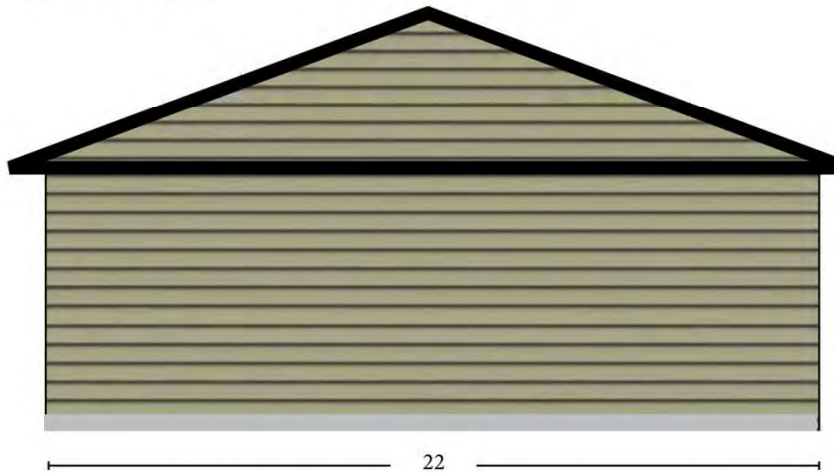


Docket No. 12-120-24 (17600 Cannon)

Front Elevation



Back Elevation



New Creation Builders | 818 E 73rd St, Cleveland OH 44103 | 216.355.9999 / 216.254.3527 | fax 216.471.8717 | newcreationbuilders@hotmail.com

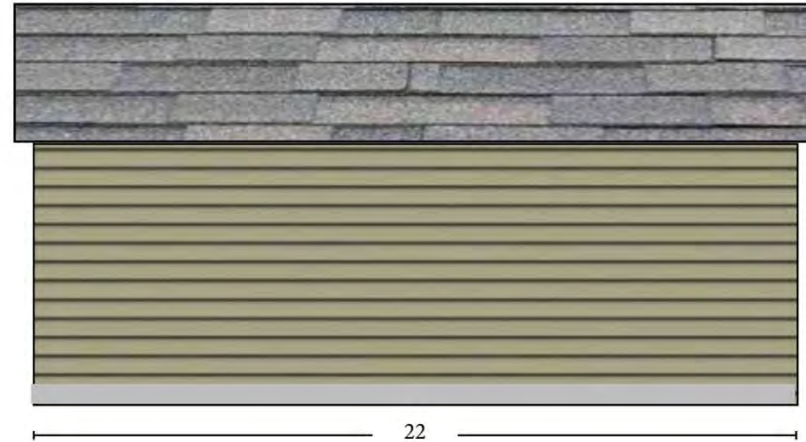


Docket No. 12-120-24 (17600 Cannon)

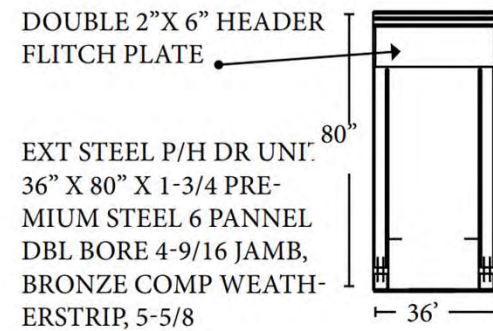
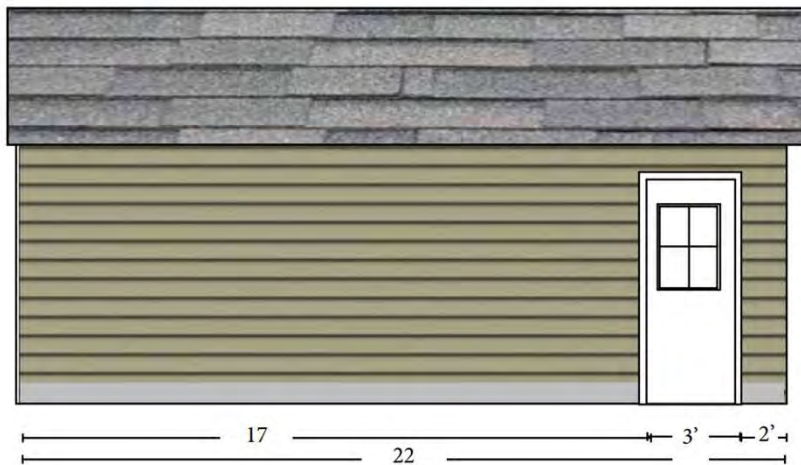
Right Side Elevation

Shingle IKO-SBS Limited Lifetime or equal product depending on color

Double 4 Alside Conquest Siding or equal product depending on color



Left Side Elevation



New Creation Builders | 818 E 73rd St, Cleveland OH 44103 | 216.355.9999 / 216.254.3527 | fax 216.471.8717 | newcreationbuilders@hotmail.com



Docket No. 12-120-24 (17600 Cannon)

SHINGLES

DUEL BLACK



SIDING

COASTAL SAGE



Coastal Sage

GUTTERS AND TRIM IN WHITE

New Creation Builders | 818 E 73rd St, Cleveland OH 44103 | 216.355.9999 / 216.254.3527 | fax 216.471.8717 | newcreationbuilders@hotmail.com



Docket No. 12-120-24 (17600 Cannon)



New Creation Builders | 818 E 73rd St, Cleveland OH 44103 | 216.355.9999 / 216.254.3527 | fax 216.471.8717 | newcreationbuilders@hotmail.com

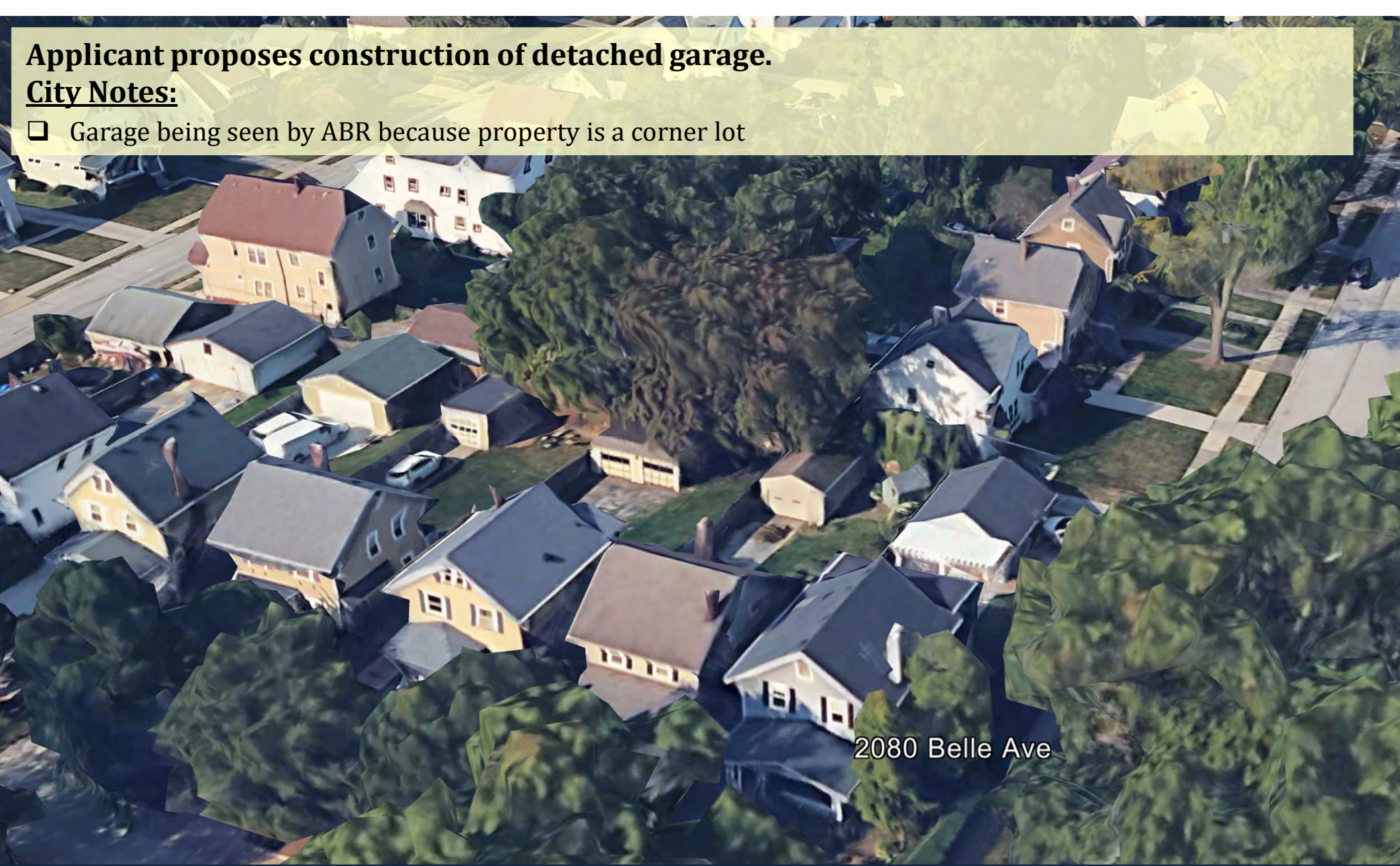


Docket No. 12-120-24 (17600 Cannon)

Applicant proposes construction of detached garage.

City Notes:

- Garage being seen by ABR because property is a corner lot



2080 Belle Ave



Docket No. 12-121-24 (2080 Belle)

Residence – Detached Garage
Diane Bija

Proposed: 24'X22' Garage plus demo

Garage located at: 2080 BELLE

SCOTT CAINE 440.554 9798

LENGEND








-  CONCRETE
-  SHINGLE not color specific
-  SIDING not color specific
-  BLOCK
-  EXISTING STRUCTURE
-  REBAR # 5
-  5/8 FIRE WALL

TABLE OF CONTENT

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LENGEND 1.

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LOT PLAN 2.

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FRONT ELEVATION 3.

BACK ELEVATION..... 3.

RIGHT SIDE ELEVATION 4.

LEFT SIDE ELEVATION..... 4.

MANDOOR HEADER..... 4.

CONSTRUCTION DETAILS 5.

METHOD PGF 5.

FRONT WALL CONSTRUCTION 5.

STRUCTURE DETAILS

1. Roof line load - 30lbs
 2. Snow load - Yes PFS 20lbs
 3. Basic wind speed - 115Miles
 4. Wind exposure - A
 5. Seismic - B
 6. Ice barrier - Yes
- Grade of lumber- fir pine spruce



COLORS

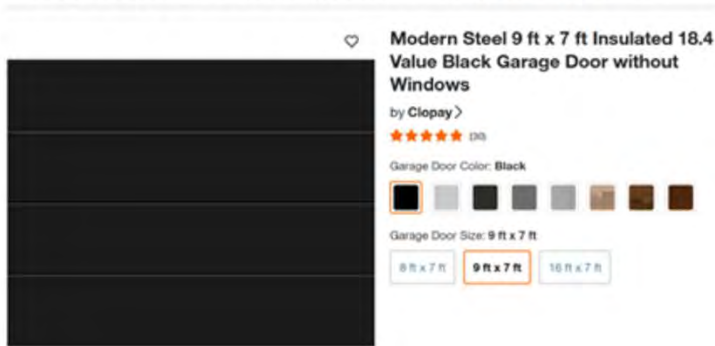
SIDING

PRIMED HARDY BOARD

NO SIDING
PRIMED HARDY BOARD
INSTALLED WILL BE PAINED IN THE
SPRING WHEN HOUSE IS REPAINTED THE
SAME COLOR FROM SHERWIN WILLIAMS

HOMEOWNER WILL PROVIDE THE NAME

GARAGE DOOR NOT INSULATED



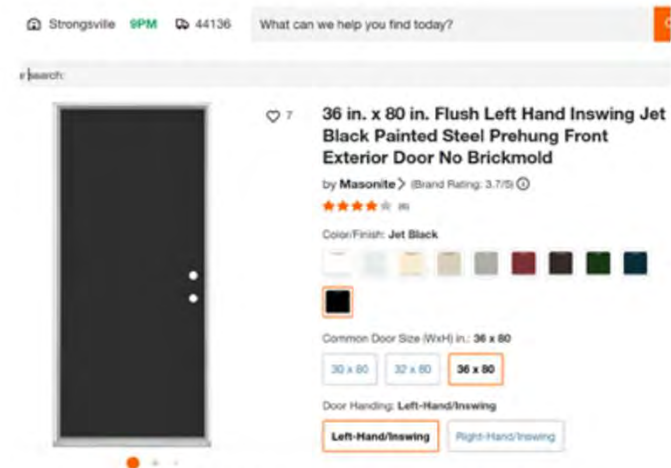
SHINGLES

IKO BLACK



WHITE GUTTERS WHITE TRIM

MAN DOOR



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Docket No. 12-121-24 (2080 Belle)



2' FROM SIDE PROPERTY LINE

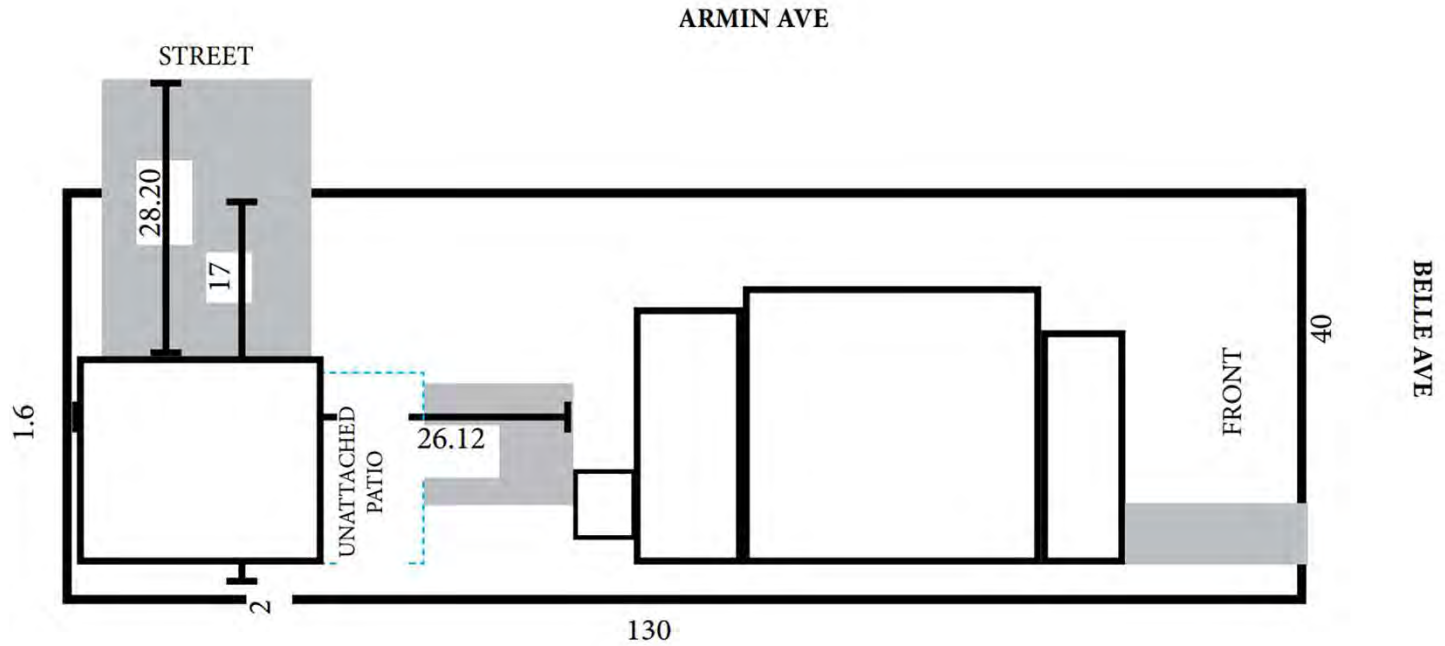
1.6' FROM REAR PROPERTY LINE

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Docket No. 12-121-24 (2080 Belle)

Lot Plan

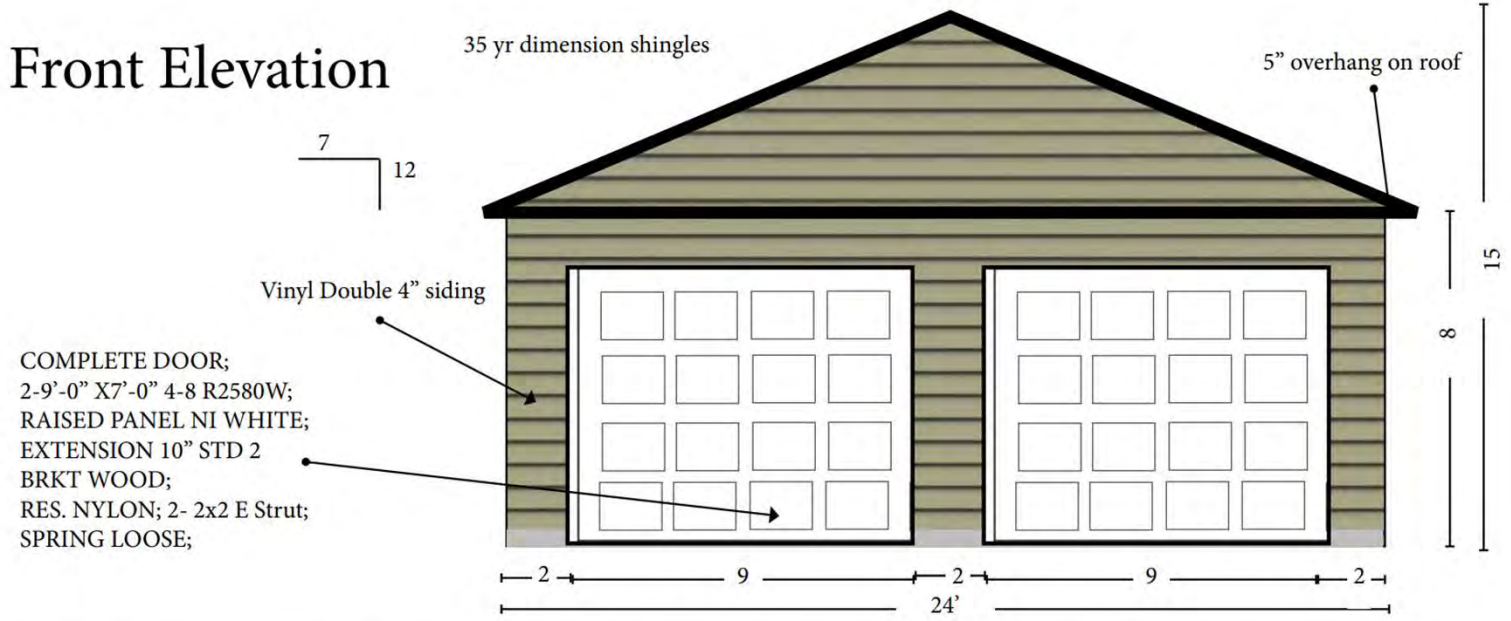


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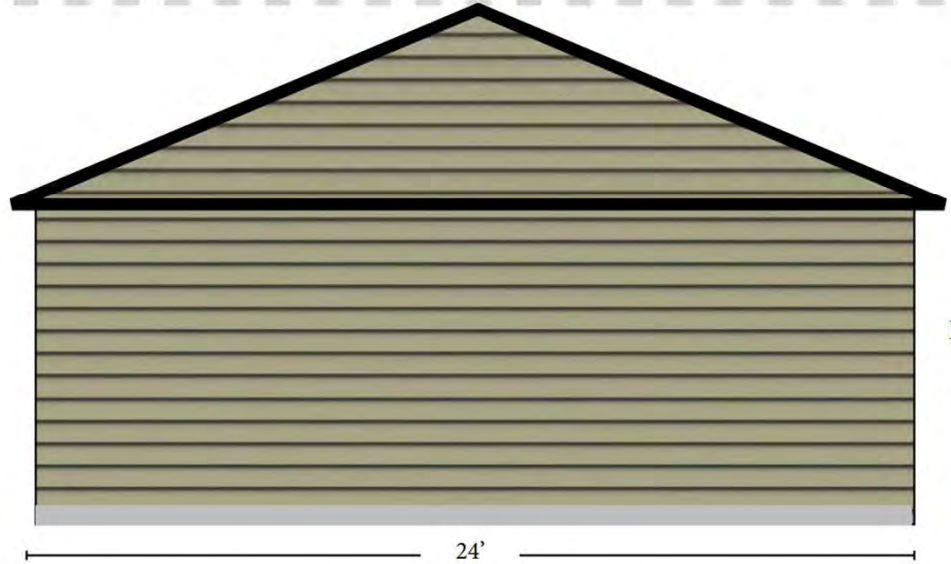


Docket No. 12-121-24 (2080 Belle)

Front Elevation



Back Elevation



NO SIDING
PRIMED HARDY BOARD
INSTALLED WILL BE PAINED IN
THE SPRING WHEN HOUSE IS
REPAINTED THE SAME COLOR
FROM SHERWIN WILLIAMS

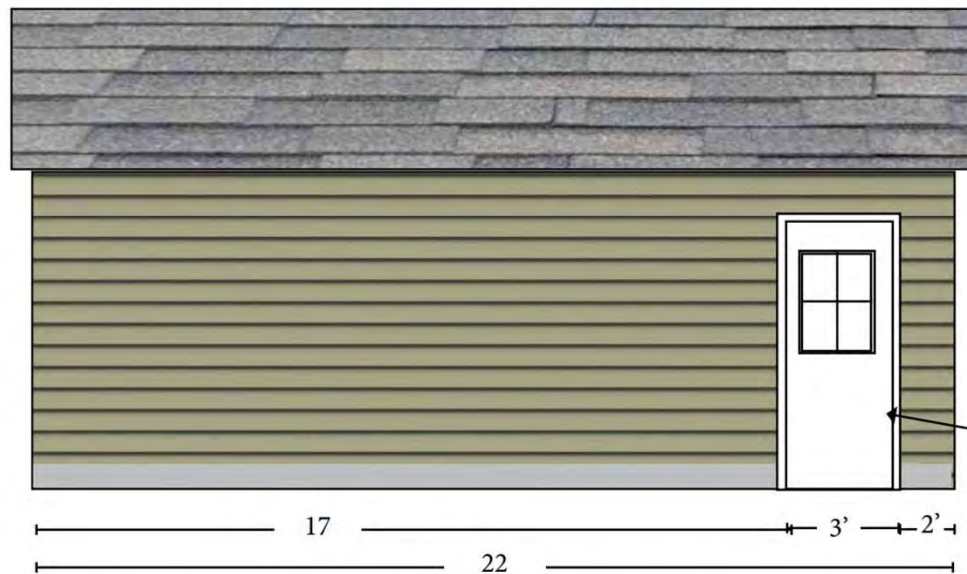
HOMEOWNER WILL PROVIDE
THE NAME OF THE COLOR

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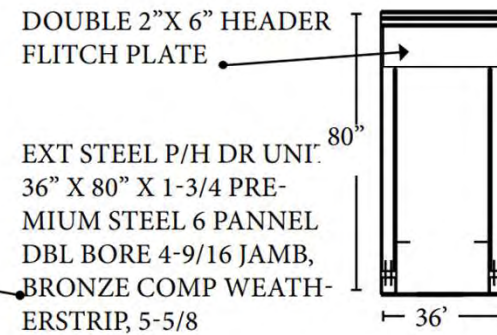


Docket No. 12-121-24 (2080 Belle)

Right Side Elevation



Left Side Elevation



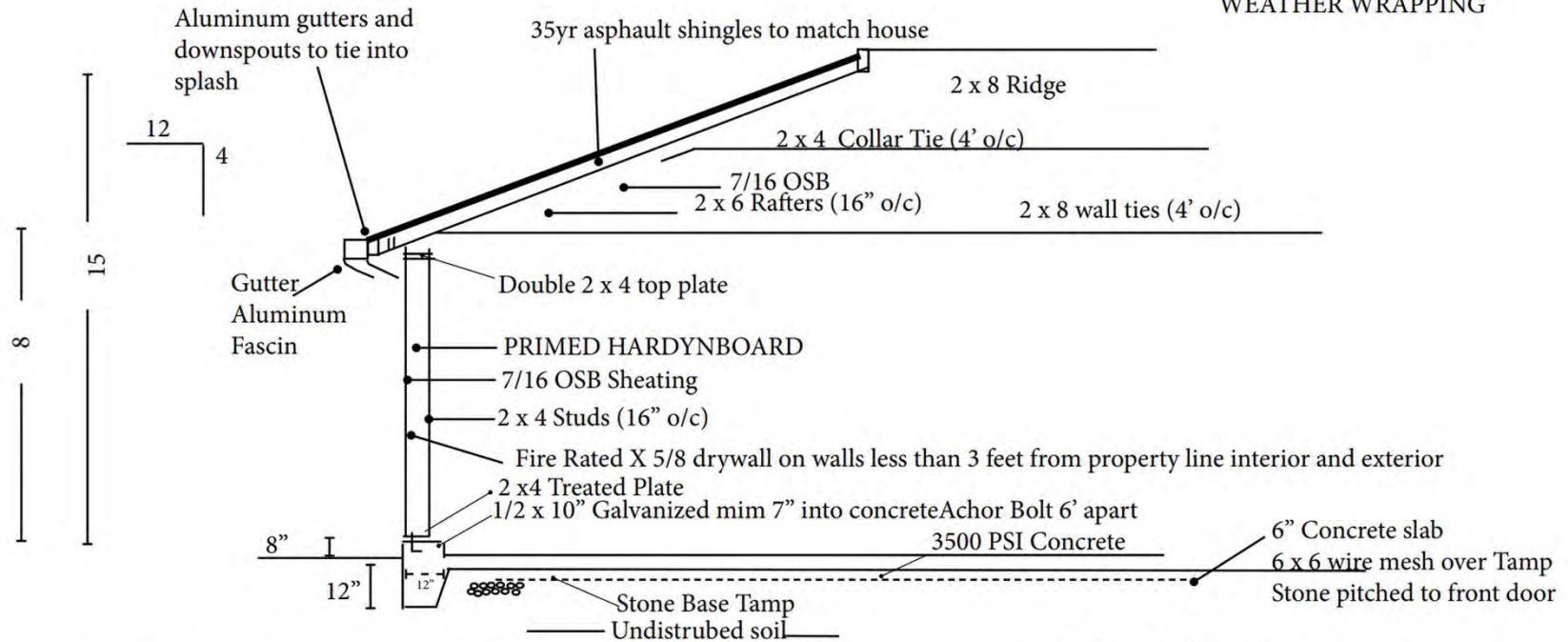
New Creation Builders | 818 E 73rd St, Cleveland OH 44103 | 216.355.9999 / 216.254.3527 | fax 216.471.8717 | newcreationbuilders@hotmail.com



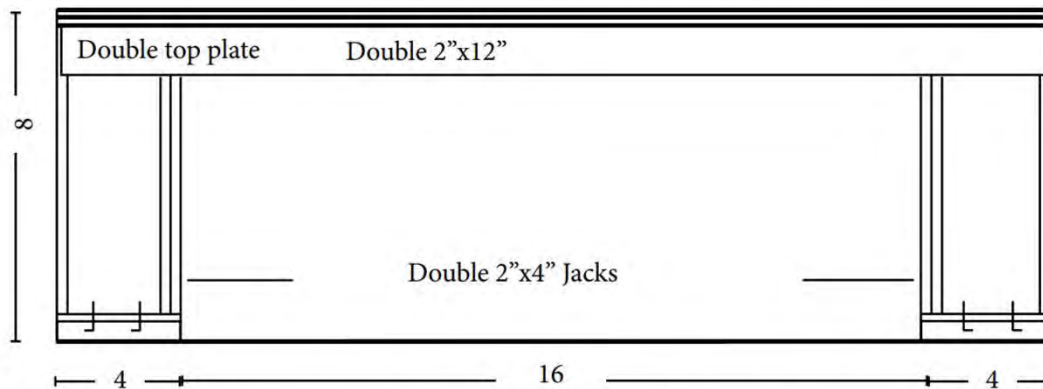
Docket No. 12-121-24 (2080 Belle)

Construction Details

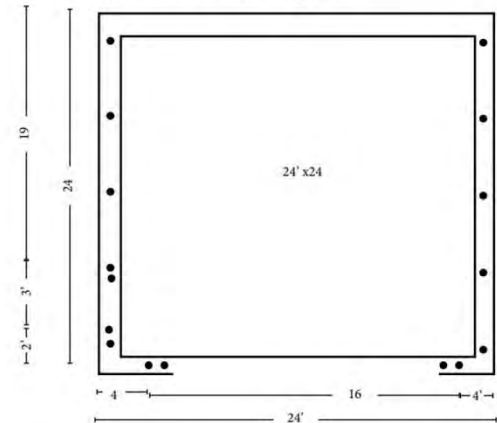
TYPAC
WEATHER WRAPPING



Front & Back Wall Construction



Bolt and Floor Plan Layout



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Docket No. 12-121-24 (2080 Belle)

Applicant proposes construction of shared wall.

City Notes:

N/A



17859 Lake Rd



Docket No. 12-122-24 (17859 Lake Rd)

Residence – Shared Wall
Nick Swerchowsky

Build an aesthetically pleasing white stucco/wrought iron fence on the west and south sides of my property. We are putting in an in-ground swimming pool and need to erect a fence. Prior to my pool project, there was a privacy fence on my neighbor's property line. This has been removed and I will be replacing this fence just inside my property line.

The fence will have a 20" wide footer at least 36" deep with rebars every 3' inside the footer. It will be a combination of a white stucco wall at the base 2' high with 4' spear-tipped wrought iron railing on top similar to many fences in the area. The maximum height of this fence is 6'. There will be evenly spaced stucco pillars with sandstone capping. These pillars will be around 20' apart.

The fence will be white stucco on the side facing the street and my neighbor's property.

The fence will be stone veneer on the private side of my property facing my yard/pool that will not be visible from the street or any neighbor view. This stone veneer will have sandstone capping and soldiered brick resembling my spectacular prior stone yard feature which has been removed for the pool installation (see attached pictures).

In the area of my yard where the pool is, for no more than 70 feet long, this fence will have a privacy component. The placement of this privacy feature will be from the back of my house to the garage (see pictures). This will consist of the same style stucco wall, 6' high, but stucco with no wrought iron fencing. This allows privacy in my yard but a continuation of a beautiful timeless fence. From the neighbors view and the street it will look like a beautiful stucco wall with evenly spaced pillars and sandstone capping which blends seamlessly with the rest of the fence (see rendering).



Docket No. 12-122-24 (17859 Lake Rd)

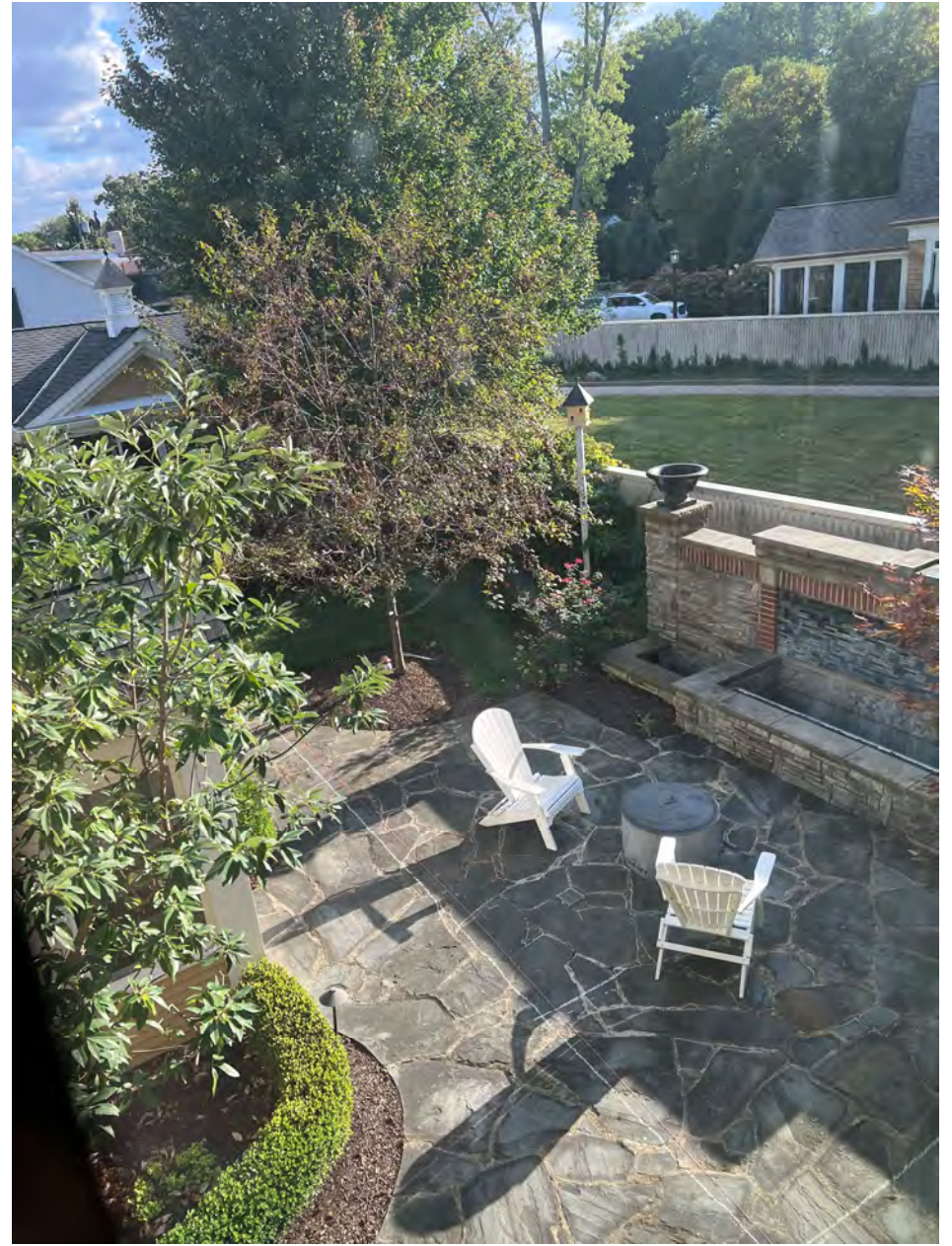
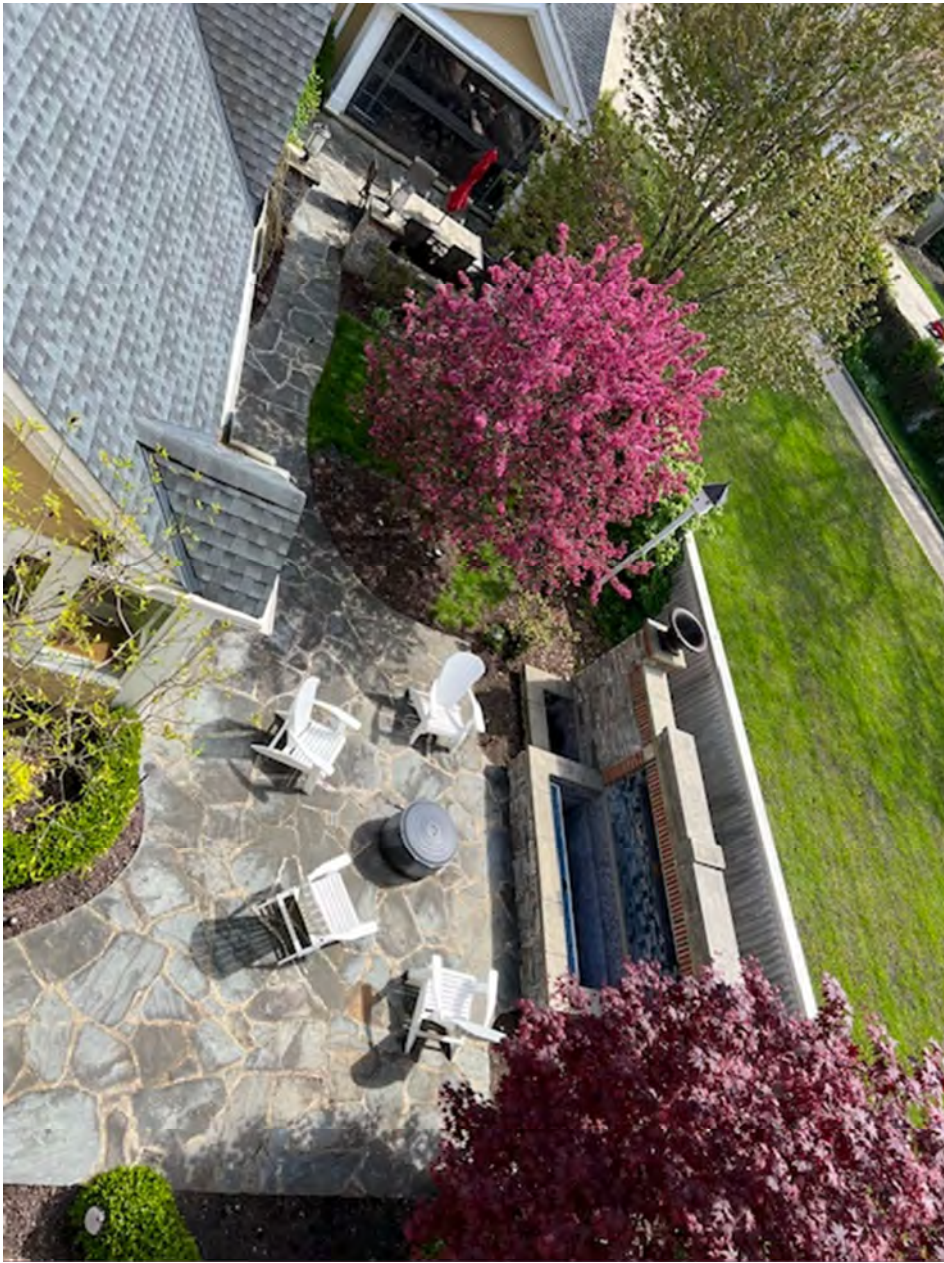
X



28 / 36



Docket No. 12-122-24 (17859 Lake Rd)



Docket No. 12-122-24 (17859 Lake Rd)



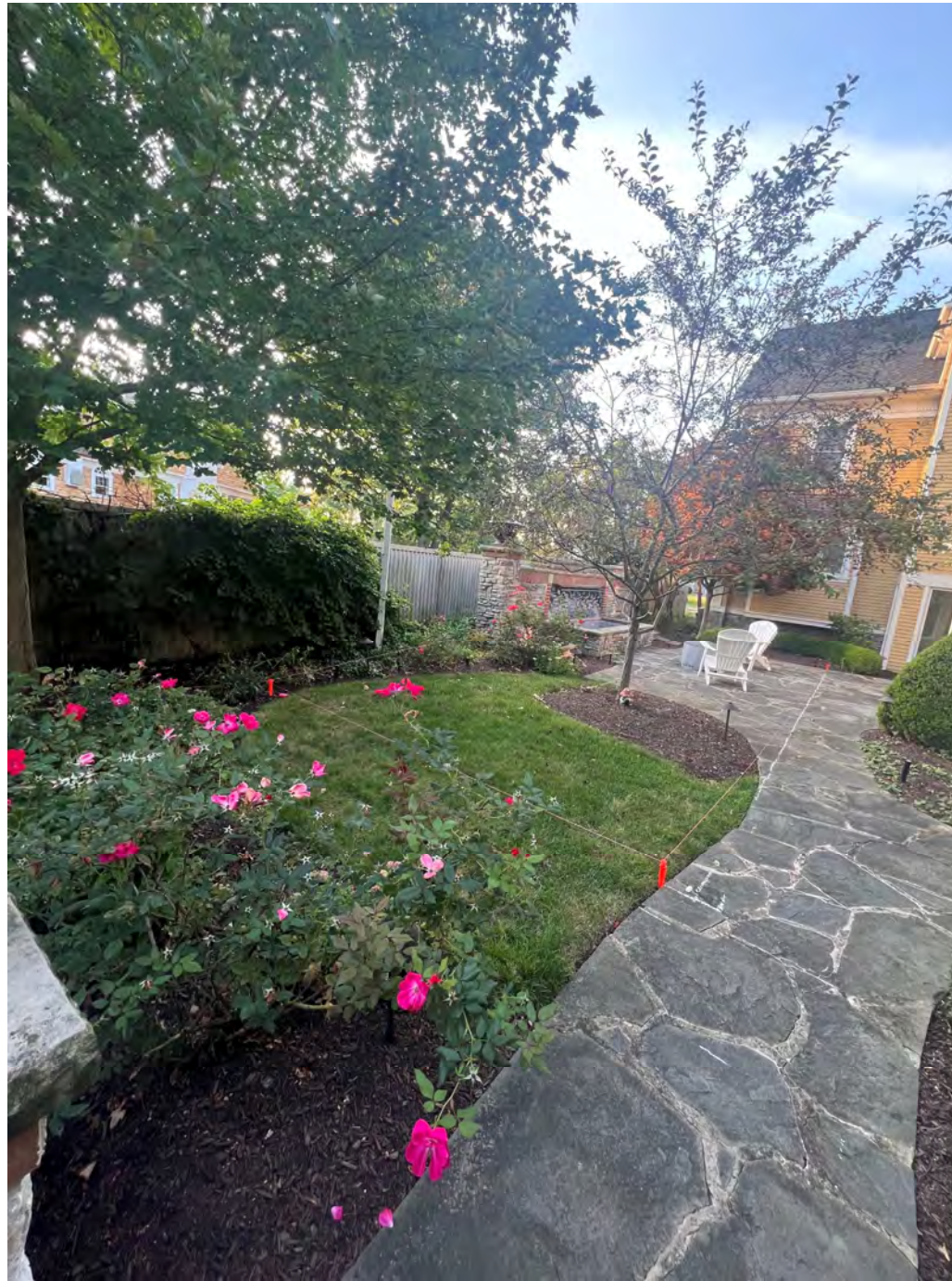
Docket No. 12-122-24 (17859 Lake Rd)



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Docket No. 12-122-24 (17859 Lake Rd)



onward
design collaborative

Revised Perspective
Swerchowsky Residence Pool Wall
17859 Lake Road Lakewood, Ohio 44107



Docket No. 12-122-24 (17859 Lake Rd)



onward
design collaborative

Revised Perspective
Swerchowsky Residence Pool Wall
17859 Lake Road Lakewood, Ohio 44107



Docket No. 12-122-24 (17859 Lake Rd)

OPTION B



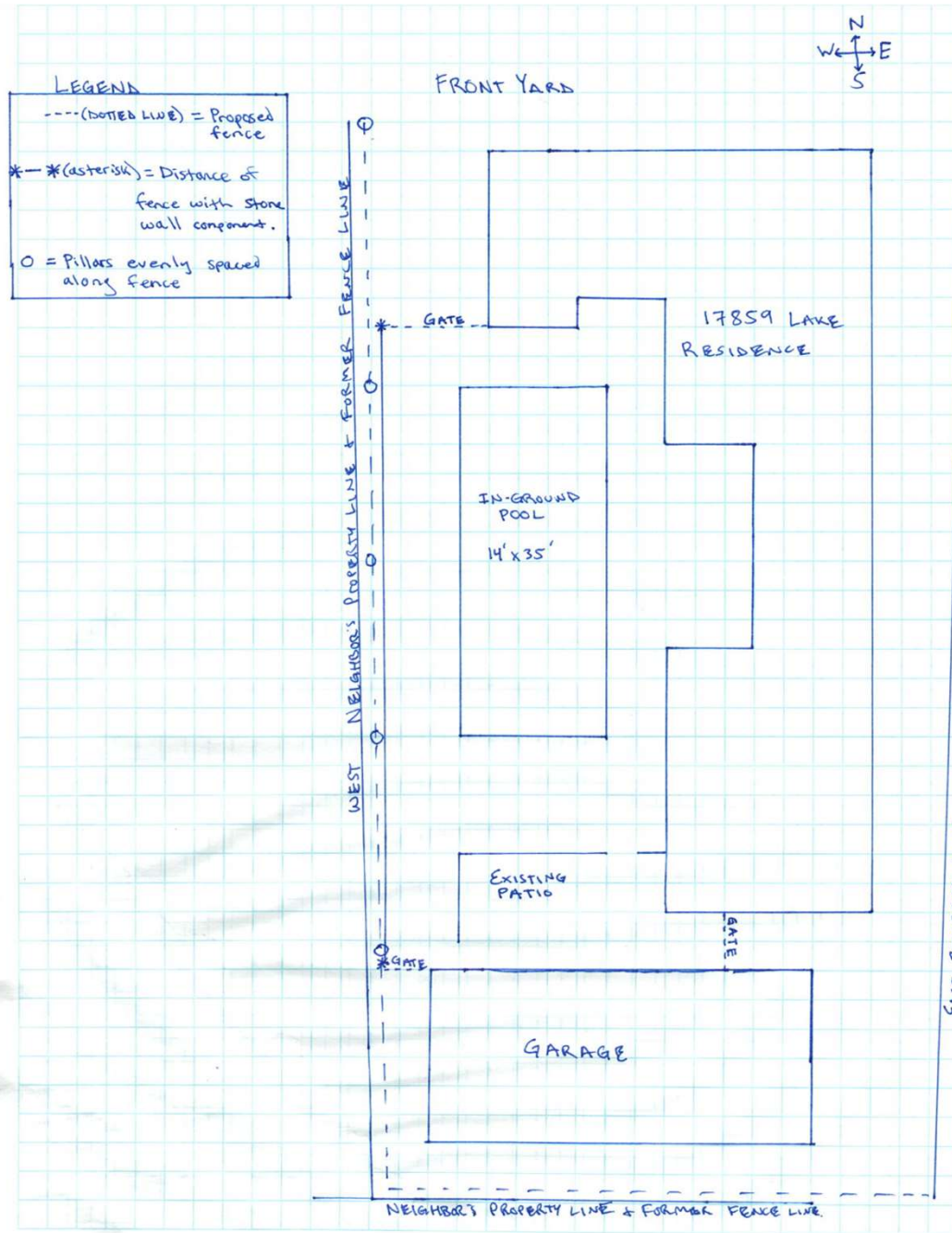
Docket No. 12-122-24 (17859 Lake Rd)



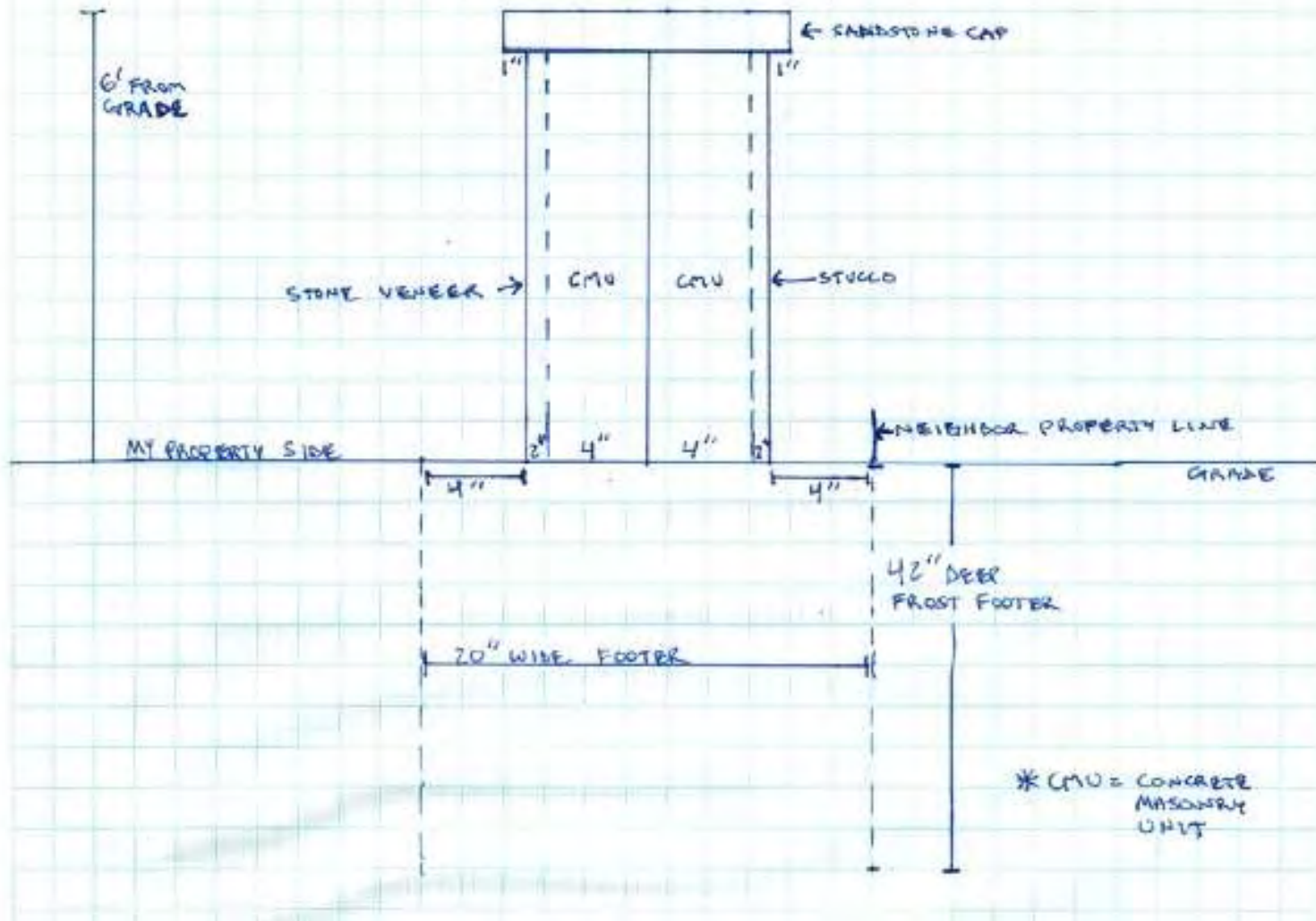
OPTION C



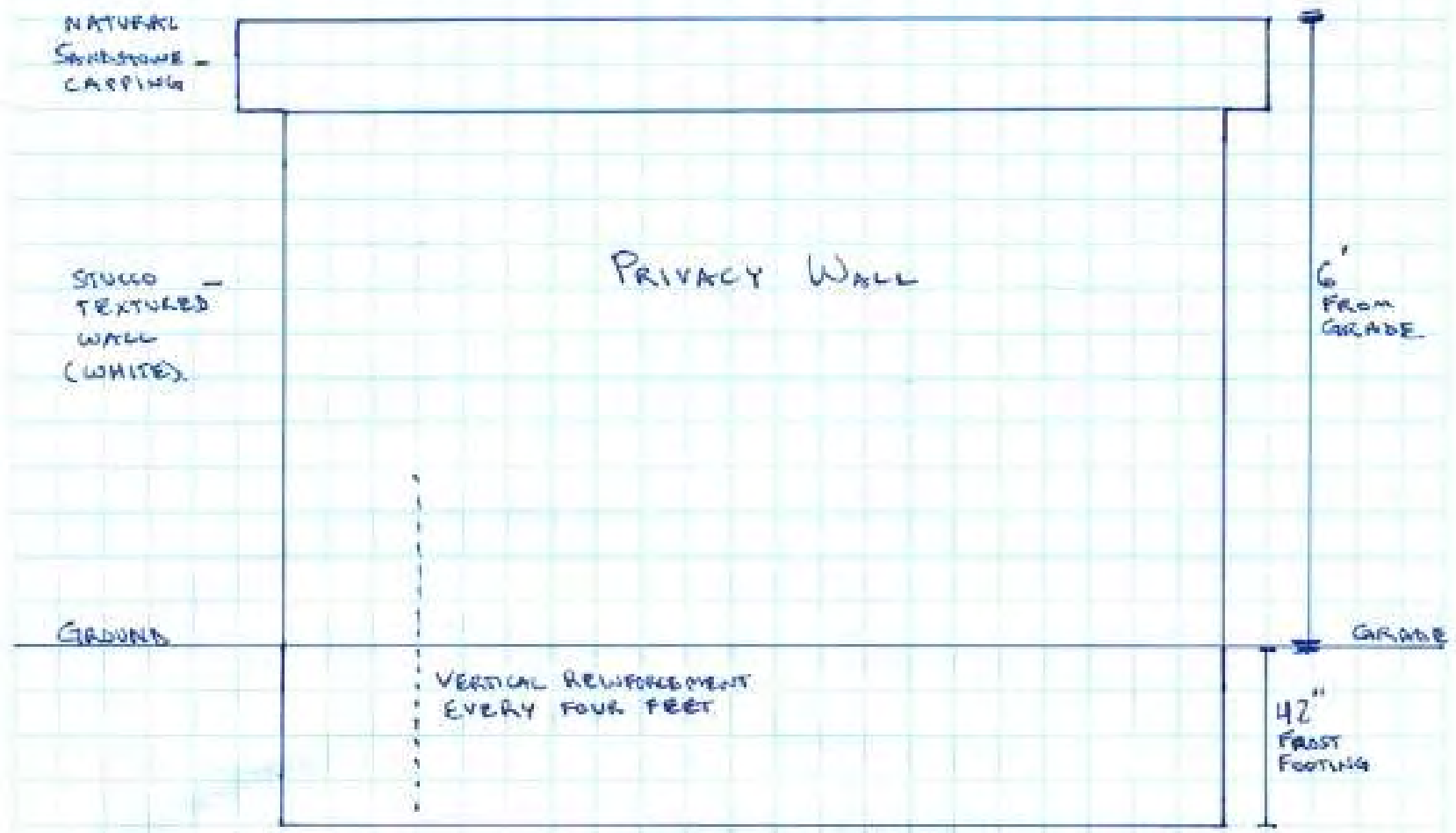
Docket No. 12-122-24 (17859 Lake Rd)



SIDE VIEW

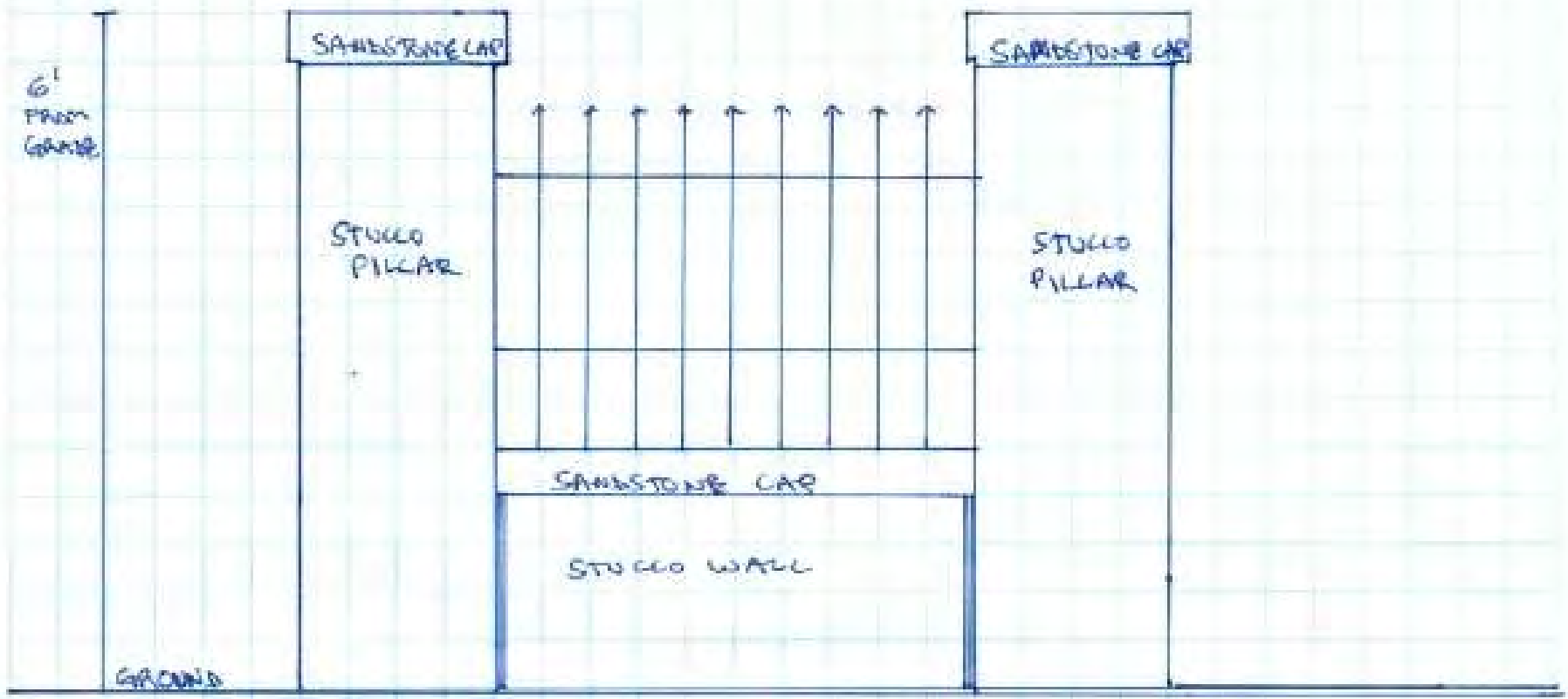


Docket No. 12-122-24 (17859 Lake Rd)



Docket No. 12-122-24 (17859 Lake Rd)

WROUGHT IRON FENCE AS SEEN
FROM NEIGHBOR & STREET VIEW



Docket No. 12-122-24 (17859 Lake Rd)



Docket No. 12-122-24 (17859 Lake Rd)





Docket No. 12-122-24 (17859 Lake Rd)





Docket No. 12-122-24 (17859 Lake Rd)





Docket No. 12-122-24 (17859 Lake Rd)



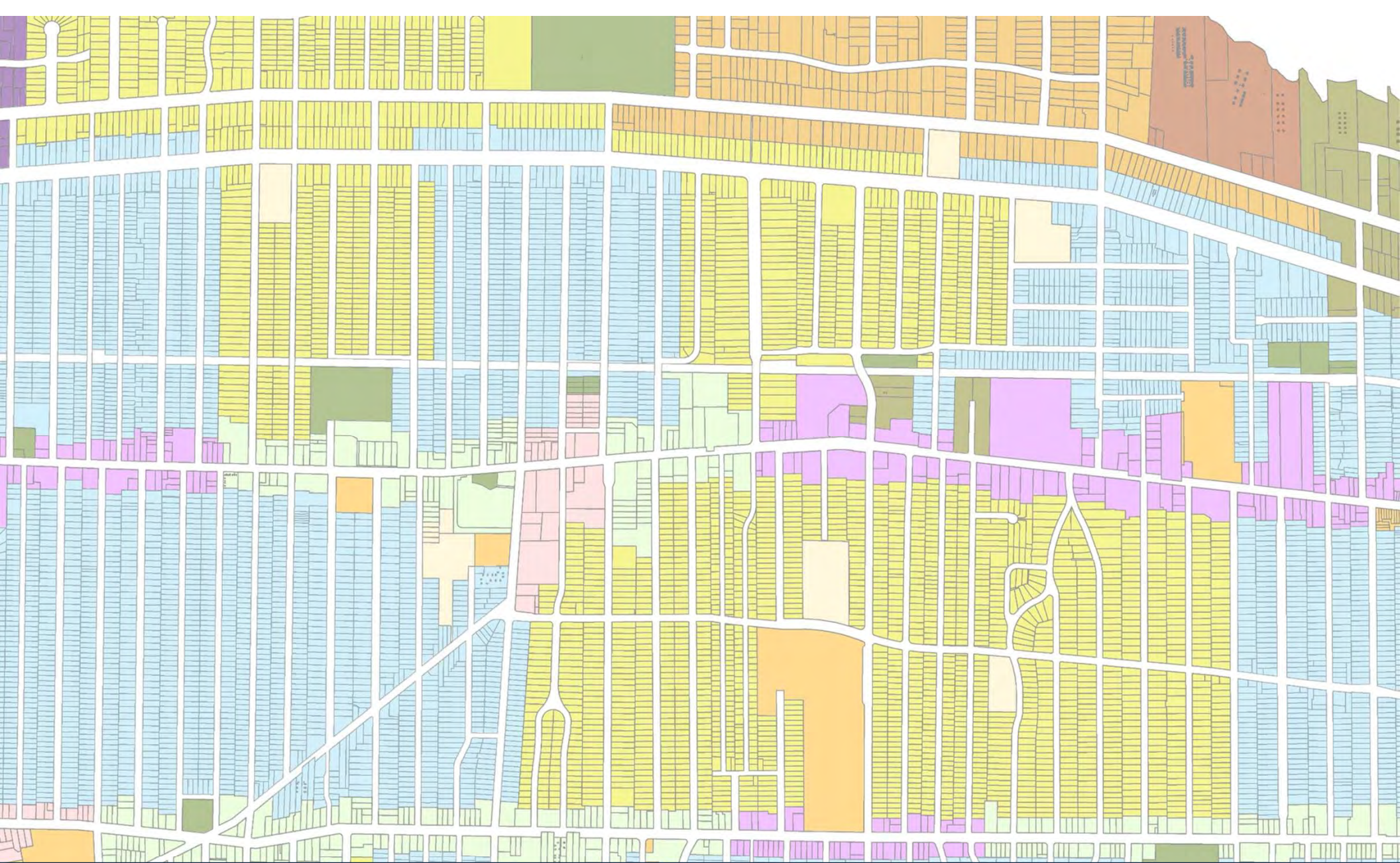
Docket No. 12-122-24 (17859 Lake Rd)



Lakewood Examples



Docket No. 12-122-24 (17859 Lake Rd)



Architectural Board of Review

December 2024