

**MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
JANUARY 9, 2020 at 5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM**

1. Roll Call

Board Members

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

Others

David Baas, City Planner, Board Secretary
Allison Hennie, Urban Designer
Christopher Parmelee, Assistant Building Commissioner

2. Approve the minutes of the December 12, 2019 Meeting

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the December 12, 2019 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

Mr. Baas read the Opening Remarks into record.

4. Election of Officers

A motion was made by Mr. Maniet, seconded by Mr. Waddell to **ELECT** Ms. Haney as 2020 Chair. All the members voting yea, the motion passed.

A motion was made by Ms. Haney, seconded by Mr. Grambort to **ELECT** Mr. Donaldson as 2020 Vice Chair. All the members voting, the motion passed.

Items 16* and 17* were Summary Approved at the pre-review meeting on January 2, 2020. A motion and a second are needed for approval.

SUMMARY APPROVED

SIGN REVIEW

16. **Docket No. 01-06-20***

**15713 Detroit Avenue
Cleveland Performance Chiropractic LLC**

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

Natalie Borland
6018 Madison Avenue
Cleveland, Ohio 44102

Applicant proposes signage for a chiropractic office. (Page 41)

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

- The design is left-justified on awning surface as implied in submitted proposal.

All the members voting yea, the motion passed.

17. **Docket No. 01-07-20*** **13705 Madison Avenue**
Polished Hair & Nail Studio, LLC

- () Approve Aiyasia Woods
- () Deny 1425 Waterbury Road, Apt. 11
- () Defer Lakewood, Ohio 44107

Applicant proposes a blade sign and window signage. (Page 43)

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

- Projection/Blade sign lettering is entirely black, with no white interior.
- Window lettering is entirely white.

All the members voting, yea, the motion passed.

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

5. **Docket No. 12-120-19** **R** **Vacant Lot Erie Cliff Drive**

- () Approve Derek Hannah
- () Deny 1455 Wyandotte Avenue
- () Defer Lakewood, Ohio 44107

Applicant proposes the construction of a new residential home. (Page 5)

Administrative staff ("staff") received communication from the applicant requesting a deferral from the January meeting.

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

6. **Docket No. 02-09-19*** **C** **13701/13901 Detroit Ave. & 1406 Wyandotte Ave.**
Detroit and Bunts Market Rate Apartments

- () Approve Jerome Solove
- () Deny Jerome Solove Development, Inc.
- () Defer 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 6)

Staff received communication from the applicant requesting a deferral from the January meeting.

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

7. **Docket No. 03-20-19*** **C** **16000 and 15801 Detroit Avenue**
Market Rate Apartments

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

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

Applicant proposes a mixed-use development consisting of approximately 150 market rate, three-story apartments and parking on approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues. (Page 10)

Staff received communication from the applicant requesting a deferral from the January meeting.

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

8. **Docket No. 06-48-19*** **C** **13701/13901 Detroit Ave. & 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 13)

Staff received communication from the applicant requesting a deferral from the January meeting.

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

9. **Docket No. 11-114-19 A*** **C** **14019 Madison Avenue**
Greek Village Grille

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

Tommy Karakostas
Greek Village Grille
14019 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes the addition of flagstone on the lower portion of the building exterior and replacement awning with signage. (Page 17)

Staff received communication from the applicant requesting a deferral from the January meeting.

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

SIGN REVIEW

10. **Docket No. 12-123-19** **16900 Detroit Avenue**
Lakewood Food Truck Park

- () Approve

Daniel Deagan

- Deny
- Defer

12700 Lake Avenue, #3005
Lakewood, Ohio 44107

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

Staff received communication from the applicant requesting a deferral from the January meeting.

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

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

11. **Docket No. 01-01-20** **R** **1621 Cordova Avenue**

- Approve
- Deny
- Defer

Andrew C. Erker
ACE Design LLC
1361 Gladys Avenue
Lakewood, Ohio 44107

Applicant proposes to remove the roof and replace with a livable third-floor space, as well a full home renovation. (Page 20)

Andrew C. Erker, applicant was present to explain the request. Siding, colors, materials, windows, chimney were discussed between the Board members ("Board"). The Board liked the proposal. Staff had no additional comments or questions. Public comment was closed as no one addressed the issue.

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

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

- Approve
- Deny
- Defer

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

Applicant proposes the demolition of a single-family home in order to construct of a new home. (Page 25)

Staff received communication from the applicant requesting a deferral from the January meeting.

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

13. **Docket No. 01-03-20** **R** **1468 Riverside Drive**

- Approve
- Deny
- Defer

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

Applicant proposes the conversion of a two-family home into a single-family residence, addition over an existing garage, new directional entry into garage, and expansion of front porch. (Page 26)

Daniel Margulies, applicant was present to explain the request. There was discussion among the Board and applicant about the metal roofing, porches, siding, windows' design and placement, garage door, front door, colors, materials, railings, fence, the rear shed roof, deck, gutters, piers, lattice, lighting, etc. The applicant stated the proposal would be heard at the Board of Zoning Appeals ("BZA") at its February 20, 2020 meeting. The Board liked the proposal but with minor changes: the first and second floor windows on the west elevation of the garage addition should be the same width, the third-floor rear porch's cable railing should not end into the roof, and the cable system should match the metal roof. Staff disclosed the required/pending BZA approvals – which included the proposed third-floor porch and fence for the western yard along Graber Drive. Public comment was taken.

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

- The rear transom window will match the width of the window above it.
- Third-floor porch cable railing is approved pending BZA approval; provided it ends appropriately before it hits the roof and the colors of the cable rail elements are to match the color of the metal roof proposed for the front and rear elevations.
- Fence location is approved pending BZA approval.

All the members voting yea, the motion passed.

14. **Docket No. 01-04-20** **R** **1628 Wagar Avenue**

 () Approve Stuart Lipp
 () Deny Better Together Solar
 () Defer 3821 Prospect Avenue
 Cleveland, Ohio 44115

Applicant proposes addition of rooftop Solar PV. (Page 36)

Stuart Lipp, applicant was present to explain the request. Staff said the 32 inches from the ridge would not be approved; requirement was 36 inches per fire codes. There was discussion between the Board and staff about why the project was being heard as ABR and not BBS. Public comment was closed as no one addressed the issue. Discussion continued about the size of the panels, how to configure their arrangement to fit and comply with the codes. Public comment was reopened, and comment was taken.

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

- The top row of panels is removed.
- Approval is pending the Adjudication Order.

All the members voting yea, the motion passed.

15. **Docket No. 01-05-20** **R** **1492 Westwood Avenue**

 () Approve Junk B Gone
 () Deny 16781 Chagrin Boulevard, Suite 299
 () Defer Shaker Heights, Ohio 44120

Applicant proposes the rebuild of a front porch. (Page 39)

Joe Canfield, General Contractor and co-owner of the property, was present to explain the request. Materials, posts, lattice, steps, railings, post, balusters, deck boards, colors, railing caps, and etcetera were discussed among the Board, staff, and applicant. Staff had no additional comments or questions. Public comment was closed as no one addressed the issue.

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

- Lattice is not optional and will be present as described.

All the members voting yea, the motion passed.

ADJOURN

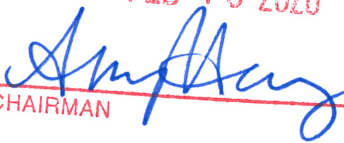
A motion was made by Ms. Haney, seconded by Mr. Maniet to **ADJOURN** at 6:22 P.M. All the members voting yea, the motion passed.

Signature

Date

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

of FEB 13 2020 meeting.


CHAIRMAN



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. ANDY GRKER
- 2. Patrick M... ..
- 3. Mario-France Schreder
- 4. STEVE LIPP
- 5. Chris Dodd
- 6. JOE
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____

- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- _____
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- _____
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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, January 9, 2020

**BOARD OF BUILDING STANDARDS / ARCHITECTURAL BOARD OF REVIEW / SIGN REVIEW
PRE-REVIEW MEETING SUMMARY
JANUARY 2, 2020
LAKEWOOD CITY HALL
4:00 P.M.
EAST CONFERENCE ROOM**

MEMBERS AND ADMINISTRATIVE STAFF PRESENT

- All five Board members were present (A. Haney, R. Donaldson, J. Waddell, B. Grambort, D. Maniet)
- Two administrative staff were present (D. Baas, A. Hennie)

SUMMARY OF DISCUSSION

Old Business – Deferred/Not Covered

- Three projects were not discussed during this session:
 - Docket 02-09-19, 06-48-19 (13701/13901 Detroit) – Market Rate Apartments (Detroit & Bunts/Spitzer site), deferral requested by Applicant.
 - Docket 03-20-19 (16000/15801 Detroit) – Market Rate Apartments (Barry Buick site), deferral requested by Applicant.
 - Docket 11-114-19 (14019 Madison) – Greek Village Grille, deferral requested by Applicant.
 - Docket 12-123-19 (16900 Detroit) – Lakewood Truck Park, updated sign package not yet received from Applicant.

Old Business - Residential

- Docket 12-120-19 (Vacant Lot – Erie Cliff). Following a deferral decision at the December public meeting, the applicant has not provided any design updates for review and declined to attend the pre-review session. The administrative staff provided the Board with findings related to easement questions asked at the December public meeting. Two separate easements are relevant to this item:
 - The first is an 8'-wide lakefront access easement that straddles the western property boundary of the subject lot. This access easement is intended for the use of Erie Cliff neighborhood residents and dates to 1919.
 - The second easement was developed during a 2018 effort to enable planned residential construction on the lot by relocating an existing combined sewer outfall that runs north-to-south through the western 1/3 of the parcel in question. The easement was coordinated between the City (Public Works/Engineering) and the previous property owner (JLL Properties, LTD). However, as that previous property owner did not follow-through with plans to relocate the sewer outfall within the proposed easement (in order to undertake residential construction) and ultimately sold the property, it is unclear whether this easement was ever formally recorded/put into effect. The City Law Department is conducting a review to determine the final disposition of this 2018 easement as well as any code-related considerations that remain in place to protect the outfall that still runs north-to-south through the parcel.

New Business - Residential

- 01-01-20 (1621 Cordova). Andrew Erker from ACE Design LLC presented the proposal for a home renovation that includes a roof replacement and third-floor expansion. Discussion was favorable, with the Board requesting samples of intended materials and updated drawings indicating finish materials and window height. Consideration should also be given for a horizontal transition band between existing and new siding.

- 01-02-20 (1464 Riverside). Administration provided a quick overview of this intended demolition/new residential construction project. Based on a meeting with the Applicant prior to the pre-view session, a deferral has been requested in order to provide more time to prepare for Board review.
- 01-03-20 (1468 Riverside). Daniel Margulies presented the proposal for a home conversion (double to single family) and addition/renovation. Based on discussion, the Board provided the following recommendations:
 - Examine the design of the rear of the home to simplify and improve the overall cohesion of design elements as well as address the fact this is also a primary façade (with respect to Graber Drive). Specifically, look at moving the access door from the rear-side face of the garage, extending the shed roof from its current limits (just above rear door) to be a more dominant design feature across the rear of the home, and eliminating the right (south) side set of stairs off the small rear porch. Consider design options for the rear garage façade, such as adding a clerestory.
 - Consider the proposed cable railing design in the context of both the front and rear design elements. As designed, the proposed cable railing does not integrate well with the other design elements of the front of the home, such as the proposed Victorian style adornments. Cable railing would be more appropriate in the rear of the home, per established Lakewood guidelines – however, a simplified and more cohesive design across both front and rear may allow more seamless integration of the modern rail appearance, pending BZA approval for the third-floor deck as currently proposed
- 01-04-20 (1628 Wagar). Administration presented this proposal for a solar installation is still pending an adjudication order from the Building Department. No comments/recommendations. A brief discussion was held on developing a more efficient “way ahead” toward ABR review of typical solar installation applications – namely, codifying conditions where administrative review/approval could be conducted for most cases to avoid unnecessary delay/docket load by requiring formal Board review.
- 01-05-20 (1492 Westwood). Administration presented this proposal, in absence of the Applicant, for a front porch rebuild. The Board provided the following recommendations:
 - Confirm railing/post/foundation/pier design details – ensuring adherence to guidelines.
 - Lattice will be installed, per guidelines, it is not “optional” as indicated by project plans.
 - Confirm intended materials (samples) and any other intended exterior changes as part of larger remodeling project.

Sign Review

- 01-06-20 (15713 Detroit). Administration presented proposed updated design for existing awning sign as a new tenant within the Rosewood Place building. Board recommended summary approval with condition that design is left-justified on awning surface as implied in submitted proposal.
- 01-07-20 (13705 Madison). Administration presented proposed design for projection/blade sign and window vinyl for this new hair and nail studio. The Board was supportive of the request and moved to summary approve the proposal with the following conditions:
 - Projection/Blade sign lettering is entirely black, with no white interior. Confirm material/design for bobby pin elements on either side of sign (3D/affixed to panel or printed on sign panel?) with the recommendation of 3D elements.
 - Window lettering is entirely white (implied, want to confirm)

Other

- Additional discussions with the Board were supported by Liberty Development on their proposed townhouse project at the site of the former Saint Clement Church School and Convent.

Johanna Schwarz

From: David Baas
Sent: Tuesday, January 7, 2020 1:54 PM
To: Johanna Schwarz
Subject: FW: City of Lakewood ABR (January)

Deferral from Erie Cliff for this week's ABR meeting -

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: Derek Hannah <drkhannah1@gmail.com>
Sent: Tuesday, January 7, 2020 1:39 PM
To: David Baas <David.Baas@lakewoodoh.net>
Cc: Allison Hennie <Allison.Hennie@lakewoodoh.net>; Chris Greenwalt <greenwaltarchitects@yahoo.com>; Bryce Sylvester <Bryce.Sylvester@lakewoodoh.net>
Subject: Re: City of Lakewood ABR (January)

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

Yes please defer till February, noon is better for me to meet, any day

On Tue, Jan 7, 2020, 1:34 PM David Baas <David.Baas@lakewoodoh.net> wrote:

Derek,

Thank you for meeting this morning to discuss the way forward with the Erie Cliff proposal. We discussed it briefly, but if you could please confirm the intent to defer from the January ABR public meeting this week (Thursday, 9th), I will get that to the Board so we can start working towards the February meeting.

I'd like to look for a day/time over the next week or two where we can meet again and continue the discussion between you, your Architect, and our team here in Planning & Development. If 1100 is a good time – we can be available next Wednesday (15th), or the following Tuesday (21st) or Wednesday (22nd) – if any of those fit Chris and your schedule.

Sincerely,

Johanna Schwarz

From: Susanna Hughey <zanhughey@sbcglobal.net>
Sent: Sunday, January 5, 2020 2:50 PM
To: Planning Dept
Subject: Vacant property on Erie Cliff Street Meeting Thursday 01/09/2020 5:30p.m. /Docket No.12-120-19

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

To whom it may concern,

After viewing pictures of the future home to be placed at the end of the Erie Cliff street. The property does not fit the current types of home which were built on this street years ago. The print looks like a square block with a three story extension. It does not look like a home by itself. As a resident of Erie Cliff for over forty-three years. The builder needs to make a home similar to the ones on the street and let it fit into the neighborhood and not go into a square shape of modern form. I disapprove of the plans of the current builder and future resident.

Susanna Hughey
1086 Erie Cliff Dr.
zanhughey@sbcglobal.net

Johanna Schwarz

From: Garrity, Regis <regis.garrity@proforma.com>
Sent: Friday, January 3, 2020 4:24 PM
To: Planning Dept; Allison Hennie
Cc: steven.ott@ottesq.com; Bill Rouse; Hlggins Gail and Marty; cosullivan@westonhurd.com
Subject: Erie Cliff Drive lot - Jan. 9 Review Meeting
Attachments: street view 1.pdf; street view 2.pdf

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

Hello folks,

Thank you for the Public Notice letter concerning the vacant lot on Erie Cliff Drive. Many of us residents look forward to attending the meeting to continue to express our concerns, as were first presented at the Dec. 12th review meeting.

Several issues were identified...harmony to street architecture, compatibility to Lakewood's historic home stock, a conflicting townhouse appearance, excessive height, garages and house's rear face the street, incompatible roof lines, the easement/lake access location, and overall incompatible architecture in general.

I wanted to send you these attached informal *roughed-in* photo perspectives for your Jan. 2 pre-review meeting, but missed the timing.

The scale here is not intended to be exact of course, but just a general reference to indicate the permanent landscape view that the homeowners and general public could encounter. Please review them and add the imagery into your assessments.

Thank you again for your service. We will see you Jan. 9th.

Sincerely,

Regis Garrity
1057 Erie Cliff Dr.
Lakewood, OH 44107

P.S. A few of the Erie Cliff long-time residents are copied on this correspondence.





Johanna Schwarz

From: Gilbert Bihn <gbihn52@gmail.com>
Sent: Thursday, January 2, 2020 2:08 PM
To: Planning Dept
Subject: 1621 Cordova Avenue (1/9/2020 meeting)

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

I reside at 1617 Cordova Avenue and received notice of the proposed renovations at 1621 Cordova. We have no objections to the proposed changes, assuming it remains a single family home. Based on my review of the architectural drawings they are not proposing a conversion into a multi-family home.

Sent from my iPad
Gil Bihn

Johanna Schwarz

From: Paul Kowalik <paulkowalik@yahoo.com>
Sent: Tuesday, January 7, 2020 9:33 AM
To: Planning Dept; Allison Hennie
Cc: aewkrost@yahoo.com; steven.ott@ottesq.com; martingail@live.com;
regis.garrity@proforma.com; thud33@ameritech.net; Michelle Kowalik; Jeffrey Bees;
cosullivan@westonhurd.com; skimeg@aol.com
Subject: Erie Cliff Drive lot - January 9th Review Meeting

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

Lakewood Review Committee/Planning Board,

Thank you for sending us the public notice letter concerning the vacant lot on Erie Cliff Drive and information on the January 9th review meeting. Unfortunately my wife Michelle and I will be out of town and unable to attend but I wanted to voice my concerns on the plan that is "on the table" for the build.

Michelle and I live two houses away from the proposed lot and our house (built nearly 100 years ago) directly faces the proposed "front" of the new build. We do not want to spend our Lakewood summers on the front porch of our home with our neighbors looking at a three story home and garage that does not fit into the architecture of our street. This would be unacceptable to allow these plans to move forward. I would appreciate our concerns being brought up at the meeting in lieu of our attendance and would expect to hear from the board an alternative plan moving forward.

I have also copied just a few of our concerned neighbors who I know have voiced the same opinion. I am also not aware of any neighbors who live on Erie Cliff Drive that are in agreement of these plans.

Thank you for your time and consideration.

Paul and Michelle Kowalik
1060 Erie Cliff Drive
Lakewood, OH 44107
704-661-6673

Johanna Schwarz

From: Terese Brown <tbrown500@yahoo.com>
Sent: Thursday, January 9, 2020 4:14 PM
To: Planning Dept
Subject: Erie Cliff lot January 9th meeting

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

Hello, my name is Terese Brown and my husband Jim and I live next door to the vacant lot being discussed in tonight's meeting. I'm hoping I can CONFIDENTIALLY provide you with our thoughts on their design. Since we have to live next door to the homeowners I don't want to be seen by them in a negative way. Additionally, she's said some nasty things about the neighbors on twitter and I don't want to get targeted.

We are so upset about how the design impacts the integrity of our street and neighborhood. It's just ugly as well as being so different than any house within miles. Additionally it's concerning to us that they are planning an in ground pool on a cliff that is in an identified erosion danger zone by the ODNR. What they do with their land affects us as it connects with ours. Digging holes like the one they propose could destabilize the Cliff for more than just their property. And it affects more than the neighbors on either side. A group of our neighbors have already met with Lakewood city officials to discuss the stabilization of said Cliff.

We kindly ask that you recommend they build a home more in keeping with the neighborhood and that you prevent them from building an in-ground pool in their backyard.

Please feel free to contact me if you have any questions. Thank you for your help.

Sincerely,
Terese and Jim Brown
330-998-2521

[Sent from Yahoo Mail for iPhone](#)

Johanna Schwarz

From: David Baas
Sent: Tuesday, January 7, 2020 12:23 PM
To: Johanna Schwarz
Subject: FW: Lakewood ABR - December Public Meeting (12/12; 5:30pm)

Deferral request from Deagan – Lakewood Truck Park (Sign Review 12-123-19).

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

From: Daniel Deagan <deagan33@yahoo.com>
Sent: Tuesday, January 7, 2020 10:59 AM
To: David Baas <David.Baas@lakewoodoh.net>
Subject: Re: Lakewood ABR - December Public Meeting (12/12; 5:30pm)

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

David,

Signature Sign finally got back to me. I think we're close. Can we get on the books for the next meeting(s)? Thanks.

Daniel J Deagan
Deagan's Kitchen & Bar
14810 Detroit Ave. Lakewood, OH 44107
216-767-5775
www.deagans.com

All information transmitted hereby is confidential information from Deagan's Kitchen & Bar, and is intended only for the use of the person(s) named above. If you are not an intended recipient, you are hereby notified that any dissemination or duplication of this e-mail is prohibited and that there is and shall be no waiver of any privilege or confidence by your receipt of this transmission. If you have received this email in error, please notify Deagan's Kitchen & Bar immediately. Thank you.

On Monday, December 30, 2019, 03:42:31 PM EST, David Baas <david.baas@lakewoodoh.net> wrote:

Johanna Schwarz

From: David Baas
Sent: Monday, January 6, 2020 8:56 AM
To: Johanna Schwarz
Subject: FW: 1464 Riverside - Deferral for January ABR

Deferral request - 1464 Riverside (Demolition/New Construction)

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

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

From: Linda Fredrickson <linfreddy@aol.com>
Sent: Saturday, January 4, 2020 9:06 PM
To: David Baas <David.Baas@lakewoodoh.net>
Subject: Re: 1464 Riverside - Deferral for January ABR

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David,

Thank you for your patience. I can make good use of the deferred presentation date, so Feb 8 is the date we can aim for presenting.

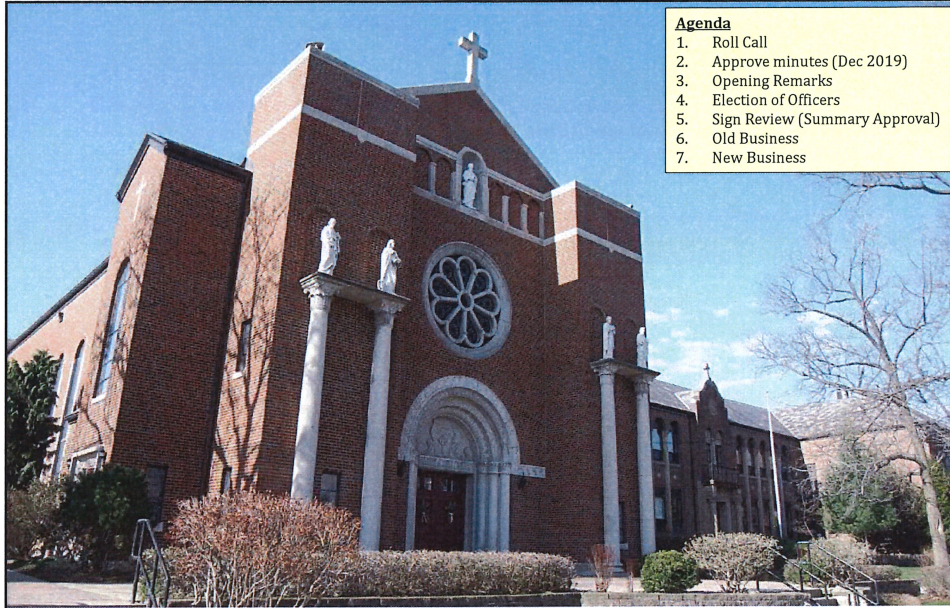
Linda Fredrickson

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

From: David Baas <David.Baas@lakewoodoh.net>
To: Linda Fredrickson <linfreddy@aol.com>
Sent: Fri, Jan 3, 2020 10:27 am
Subject: 1464 Riverside - Deferral for January ABR

Linda,

Thank you again for coming in yesterday to discuss the demolition/new construction project – I appreciate your understanding/patience as we work through the process.



- Agenda**
1. Roll Call
 2. Approve minutes (Dec 2019)
 3. Opening Remarks
 4. Election of Officers
 5. Sign Review (Summary Approval)
 6. Old Business
 7. New Business



Architectural Board of Review

January 9, 2020



Architectural Board of Review Sign Review (Summary Approval) - January 2020

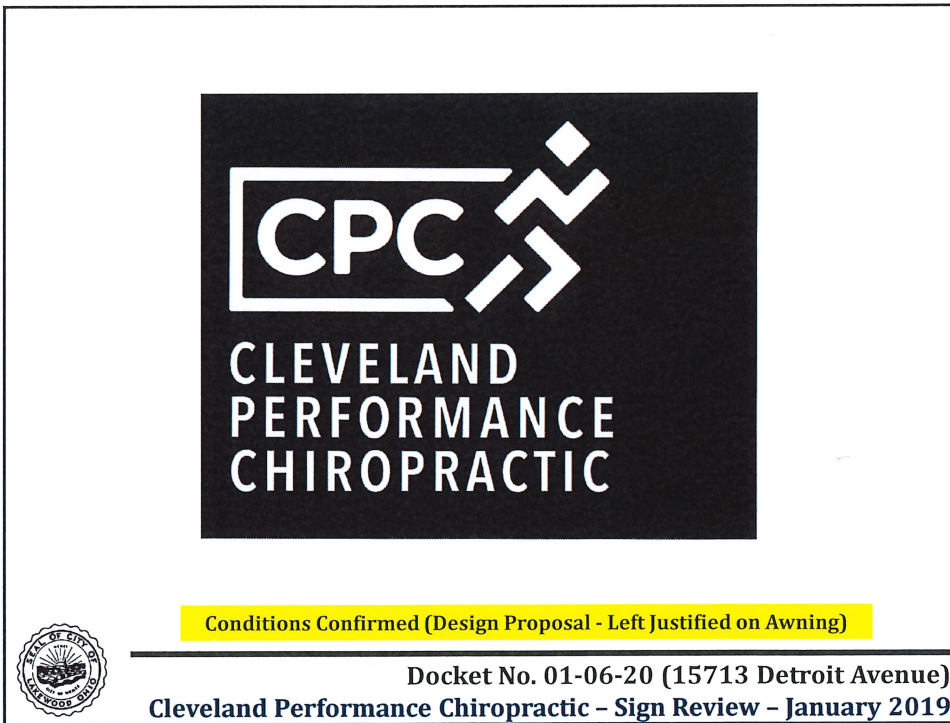
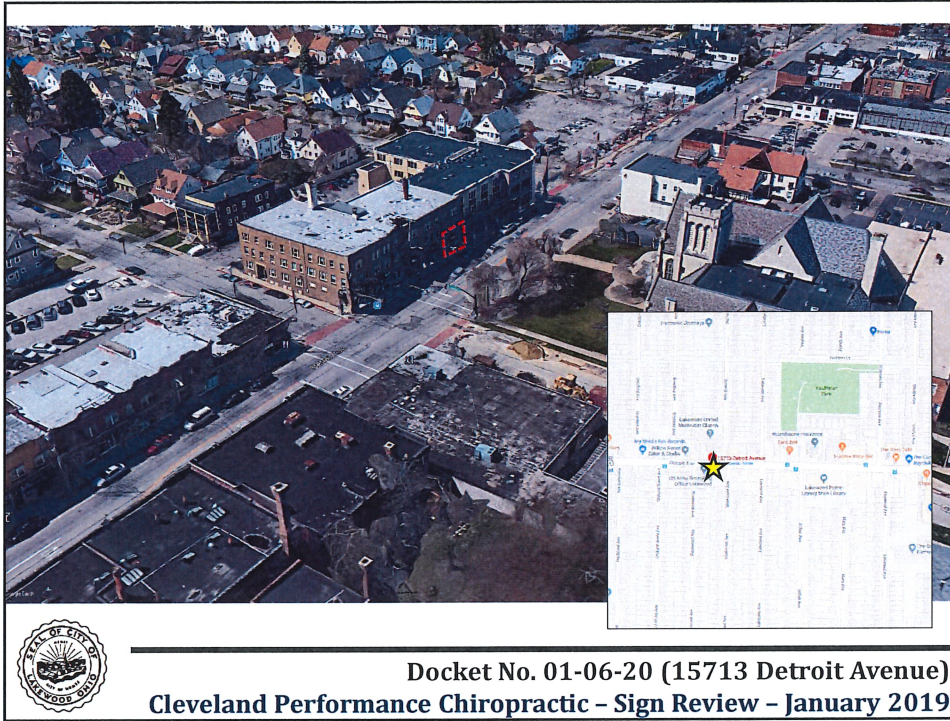


Photo - 1 Jan 20

- ✓ Storefront = 20 ft
- ✓ Max sign area = 30 ft²
- ✓ Proposed sign area = 25 ft²
- ✓ Proposed Sign 1 = 25 ft²

Neighborhood Context - Awning Signage to conform with existing Rosewood Place façade

Docket No. 01-06-20 (15713 Detroit Avenue)
Cleveland Performance Chiropractic - Sign Review - January 2019

Docket No. 01-07-20 (13705 Madison Avenue)
Polished Hair & Nair Studio - Sign Review - January 2019

✓ Storefront =	16 ft
✓ Max sign area =	24 ft ²
✓ Proposed sign area =	8 ft ²
✓ Proposed Sign 1 =	4.7 ft ²
✓ Proposed Sign 2 =	3.3 ft ²

Sign 1
(Next Slide)

Sign 2
(<15%)

WINDOW TEXT 12" X 40"
WHITE VINYL

Conditions Confirmed (#1 - Solid Black Lettering, 3D Bobby Pins; #2 - Solid White Lettering)

Docket No. 01-07-20 (13705 Madison Avenue)
Polished Hair & Nair Studio - Sign Review - January 2019

Sign 1

13705 MADISON AVE.

17 X 40 " FACE -2 SIDES LEXAN AND PVC
LINE 1 6" X 25"
LINE 2 4" X 29"

(1329.05) Projection Signs

- ✓ May be permitted in...C3...where innovative design is demonstrated and where no potential safety hazard to motorists or pedestrians is created.
- ✓ ...shall be not less than 8 feet above the finished grade of a sidewalk....

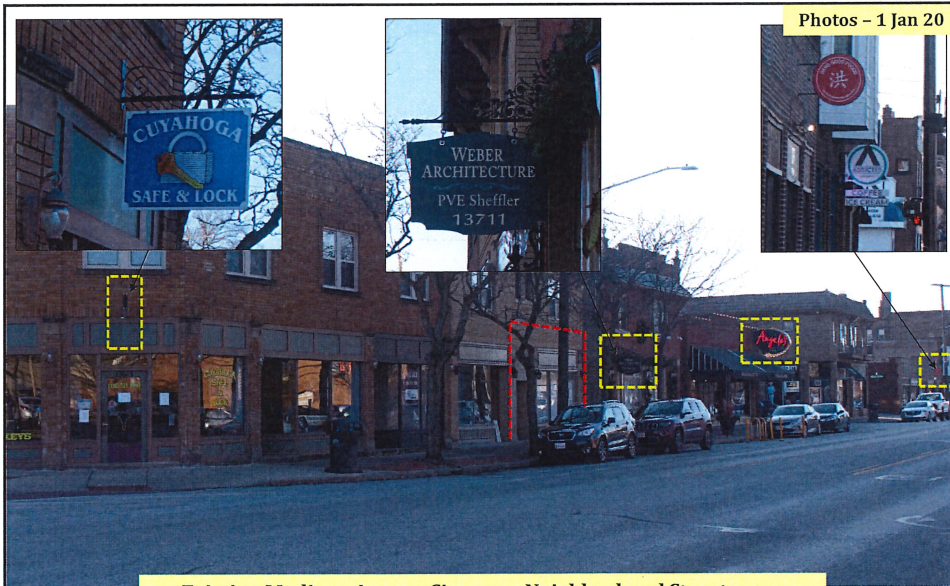
Docket No. 01-07-20 (13705 Madison Avenue)
Polished Hair & Nair Studio - Sign Review - January 2019



Photo - 1 Jan 20



Docket No. 01-07-20 (13705 Madison Avenue)
Polished Hair & Nair Studio - Sign Review - January 2019



Photos - 1 Jan 20



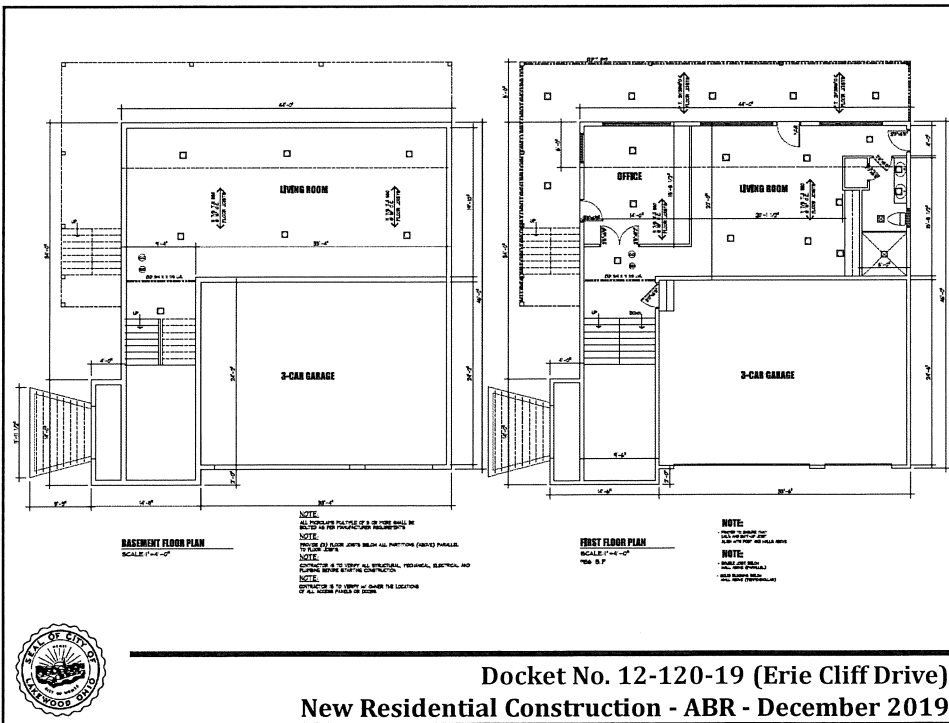
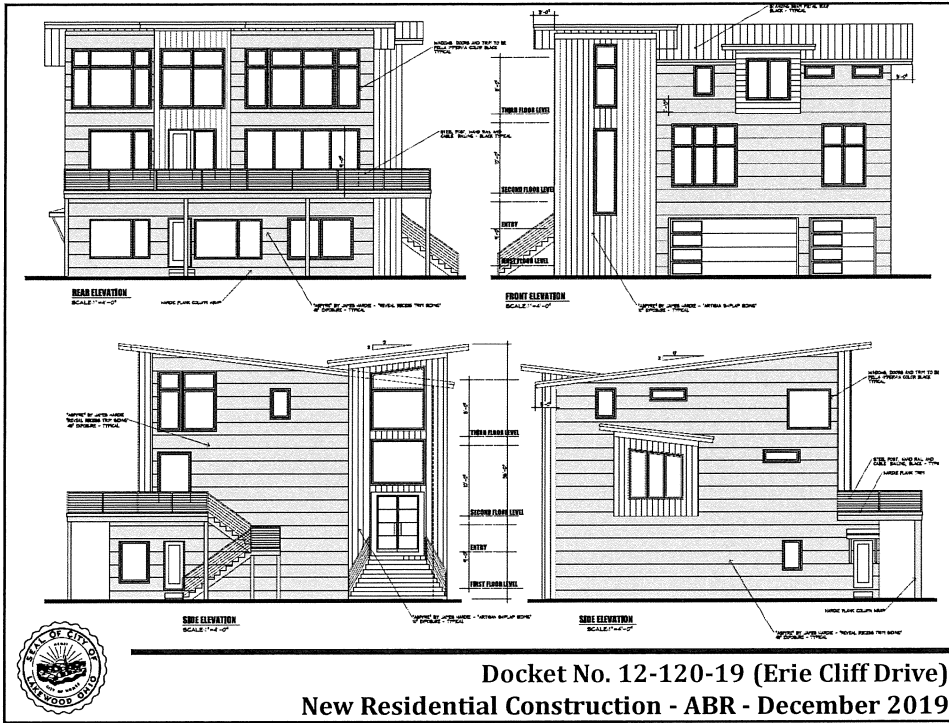
Existing Madison Avenue Signage - Neighborhood Streetscape

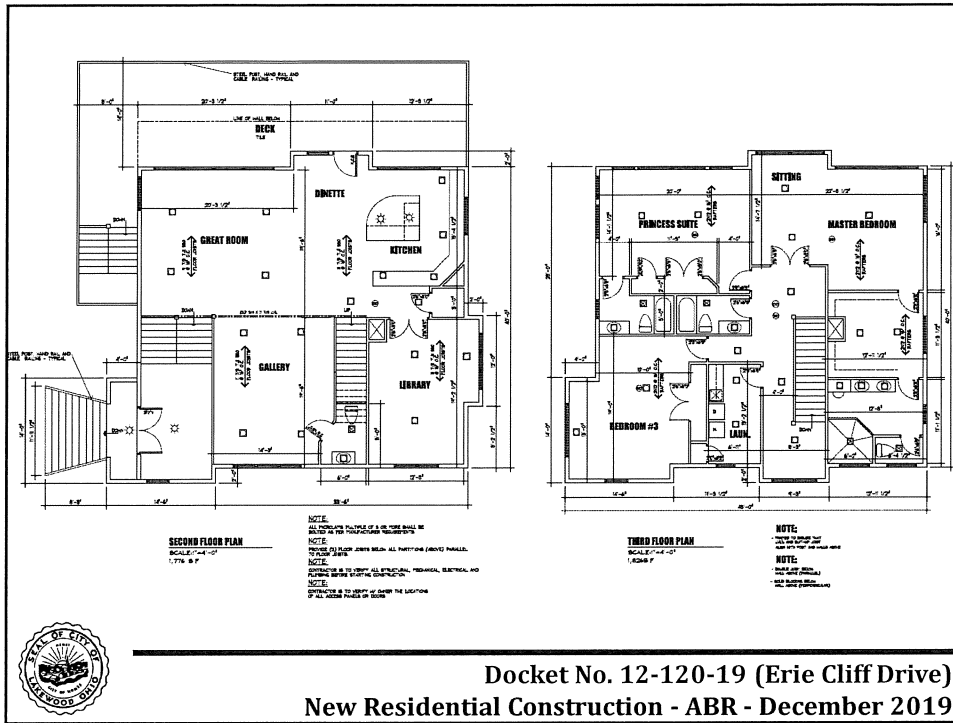
Docket No. 01-07-20 (13705 Madison Avenue)
Polished Hair & Nair Studio - Sign Review - January 2019



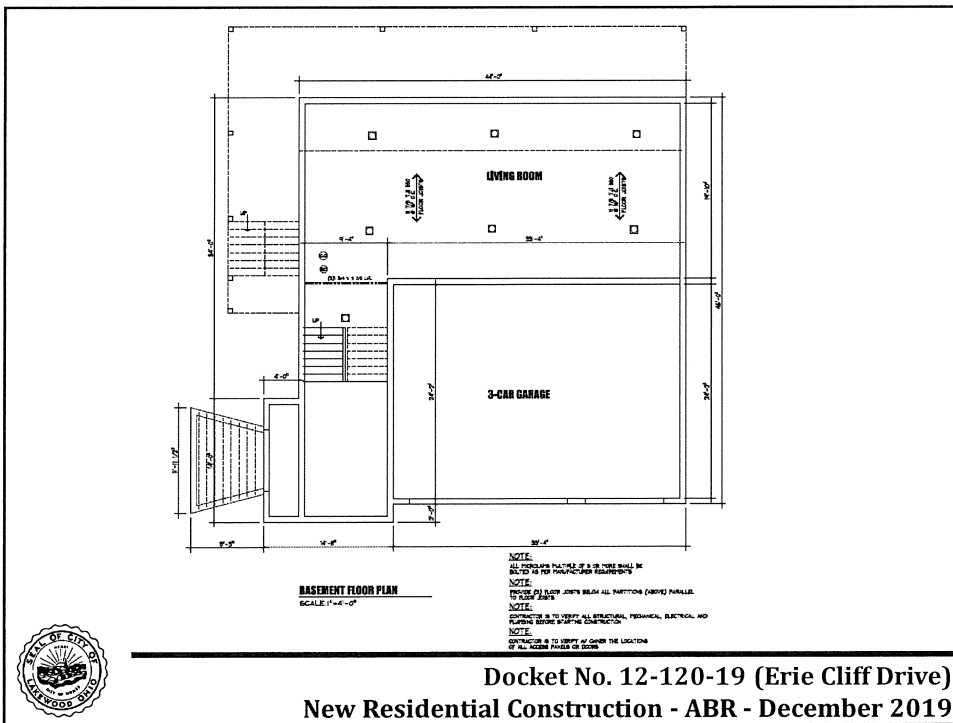
Docket No. 01-07-20 (13705 Madison Avenue)
Polished Hair & Nair Studio - Sign Review - January 2019



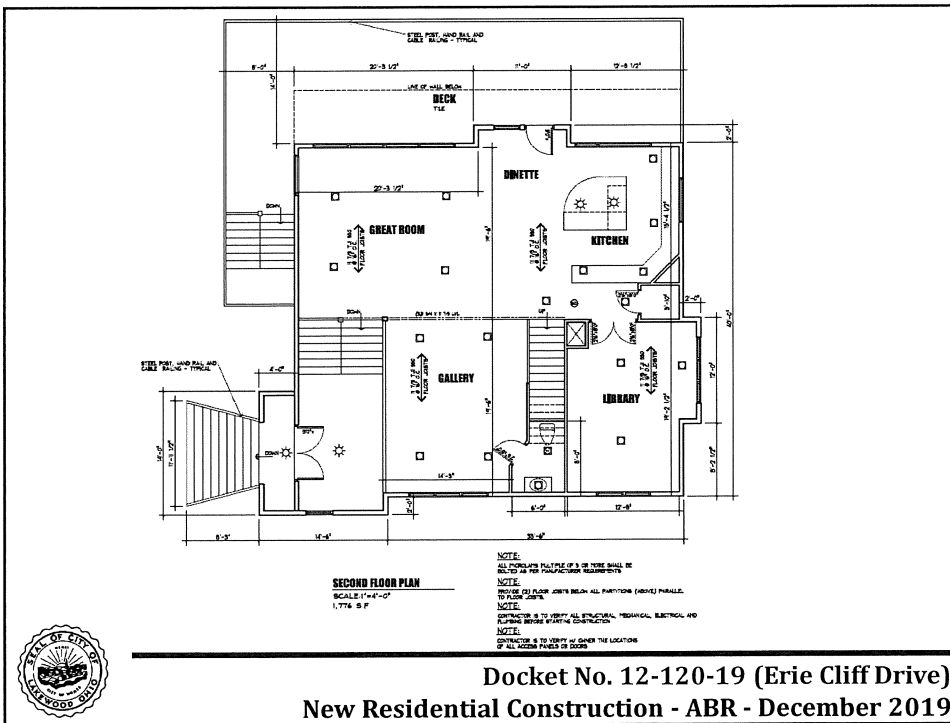
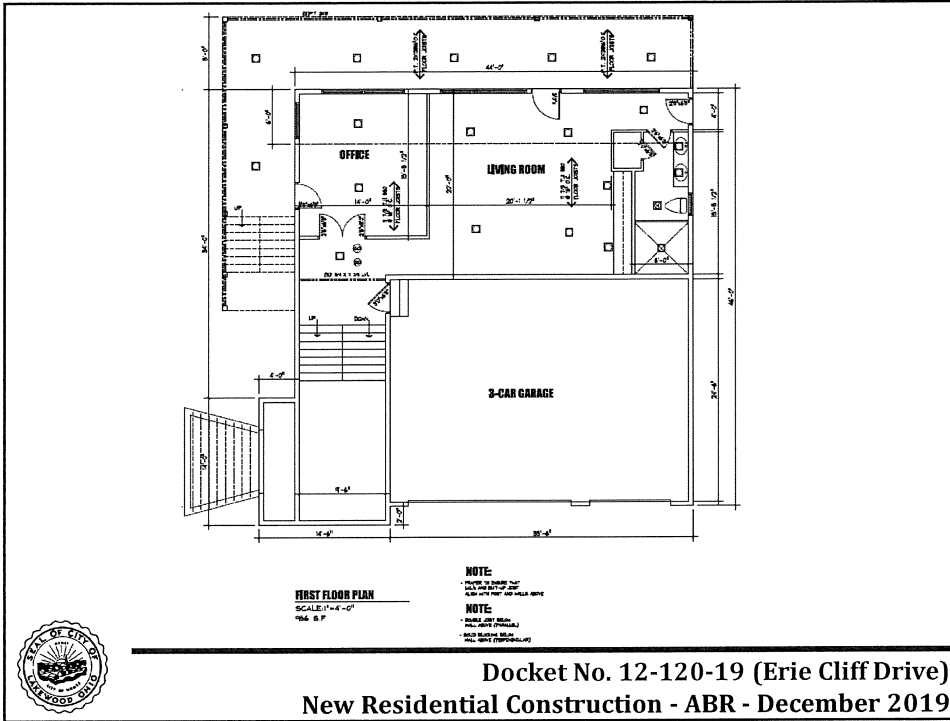


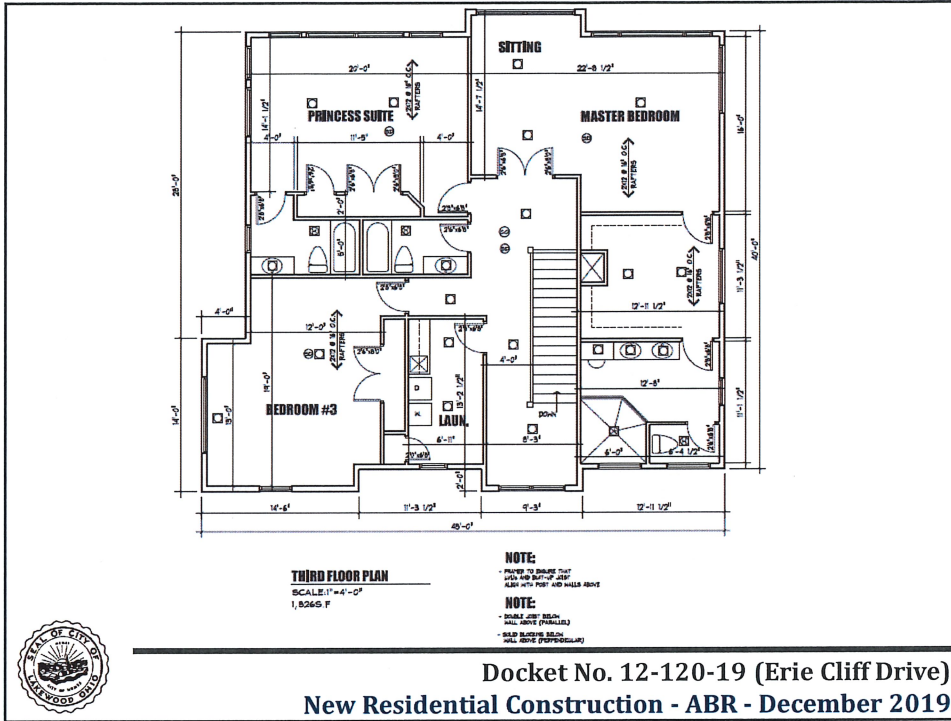


Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - December 2019



Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - December 2019





Provided materials -
example fence/gated entry

The architectural drawings include a 'PIER ELEVATION' showing a cross-section of a stone pillar with a '2" STONE CAP', '3" STUCCO FINISH COLOR TO MATCH HOUSE', and a '3"X3" CONCRETE FOOTER'. A '2" ARCHAIC IRON FENCE' is shown on top of the pillar. A note specifies '2" CYL. WALL WITH REBAR AT CORNERS GROUT SOLID'. To the right is a site plan showing the property layout with a red rectangle indicating the location of the pier and fence. Below the drawings are two photographs: one showing a completed stone pillar and iron fence, and another showing a similar design in a landscape setting. A circular seal for the 'TOWN OF ERIE' is located in the bottom left corner.

Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - December 2019

The architectural drawings show a 'REAR ELEVATION' of a two-story building with a stone facade and a balcony. A yellow box highlights 'Provided materials - example railing'. To the right is a photograph of a stone-tiled patio with a railing made of dark metal posts and horizontal wooden slats. A circular seal for the 'TOWN OF ERIE' is located in the bottom left corner.

Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - December 2019

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

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

Reveal Panel

Reveal Recess Trim

Artisan Shiplap

ATHEAN® TRIM

SOPHISTICATED STYLING

PROVIDED MATERIALS - EXAMPLE SIDING

SEAL OF CITY OF LEBANON, OHIO

**Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - December 2019**

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

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

Colors & Finishes PELLA® IMPERVIA®

FRAME COLORS

FINISHES

White **Tan** **Woodsman Grey** **Black**

White exterior with tan exterior

White exterior with woodsman grey exterior

White exterior with black exterior

White exterior with tan exterior

White exterior with black exterior

Pella® Impervia®

Features

Windows

Double doors

SEAL OF CITY OF LEBANON, OHIO

PROVIDED MATERIALS - EXAMPLE DOORS, WINDOWS, TRIM

**Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - December 2019**

GARAGE DOORS COMMERCIAL DOORS **C.H.I.** BUILD A DOOR HELP & SUPPORT

SKYLINE FLUSH
Elevate your home's style with crisp, clean lines and a geometric silhouette.

COLOR OPTIONS

SKYLINE FLUSH IS AVAILABLE IN STANDARD COLORS AND ACCENTS WOODTONES

COLOR OPTIONS

White	Almond	Sandstone	Brown	Granite	Desert Tan	Ebony
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Provided materials – example garage doors

Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - December 2019

(1325.03 Purposes of Board)

In reviewing, regulating, and approving building plans, the Board shall consider and take cognizance of the development of adjacent, contiguous and neighboring buildings and properties for the purpose of **achieving safe, harmonious and integrated development of related properties.**



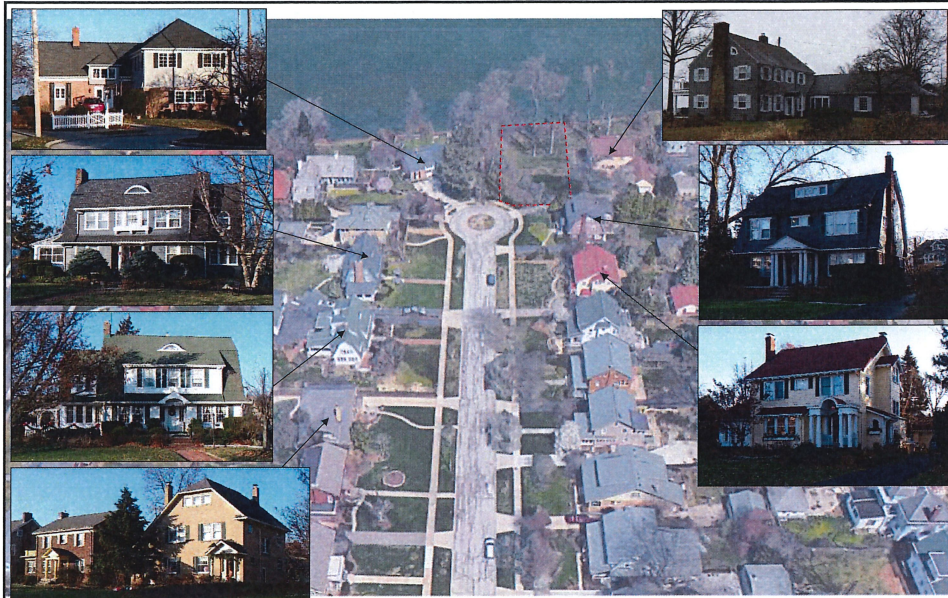
Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - December 2019



**Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - December 2019**



**Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - December 2019**



Neighboring Home Design - Erie Cliff Drive



Docket No. 12-120-19 (Erie Cliff Drive)
 New Residential Construction - ABR - December 2019



Neighboring Home Design - Erie Cliff Drive



Docket No. 12-120-19 (Erie Cliff Drive)
 New Residential Construction - ABR - December 2019



Neighboring Home Design – Erie Cliff Drive



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Neighboring Home Design – Erie Cliff Drive



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Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - December 2019



Neighboring Home Design – Erie Cliff Drive



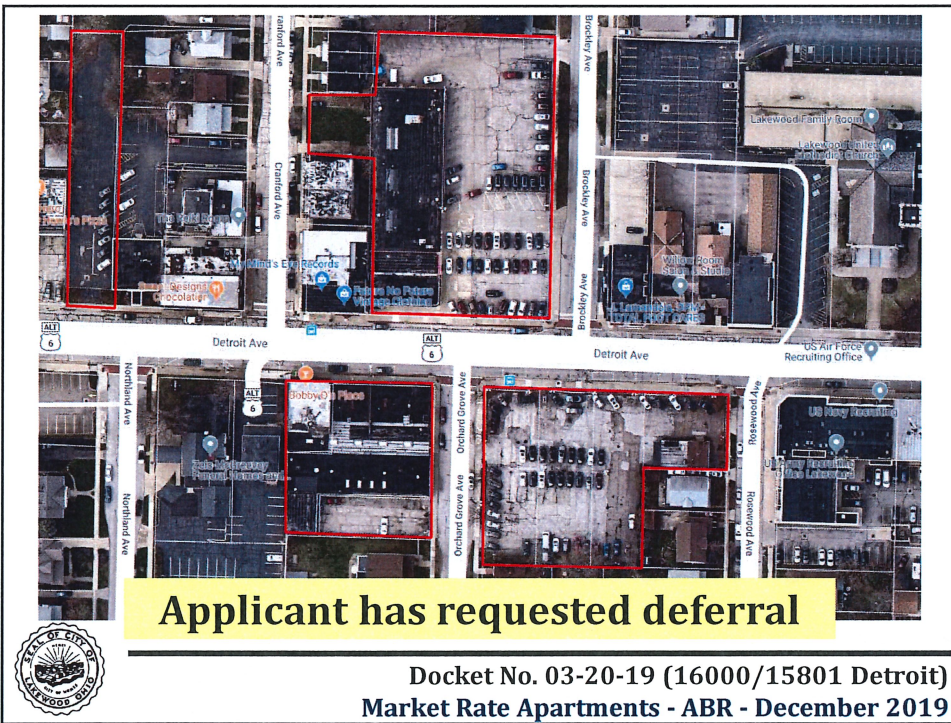
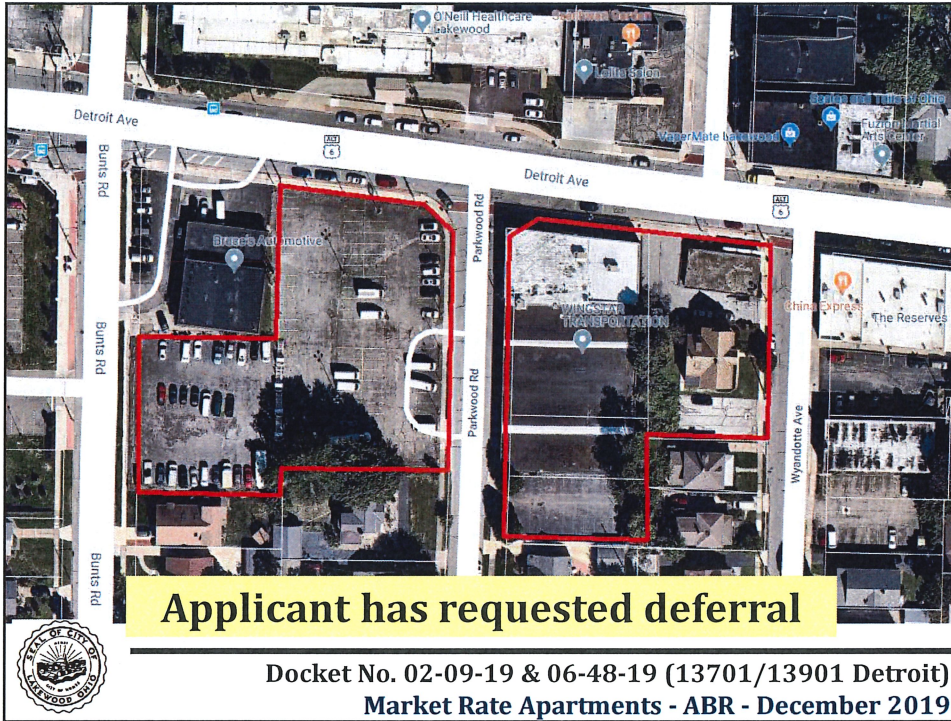
Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - December 2019



Neighboring Home Design – Erie Cliff Drive




Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - December 2019




Applicant has requested deferral

Docket No. 02-09-19 & 06-48-19 (13701/13901 Detroit)
Market Rate Apartments - ABR - December 2019



Applicant has requested deferral

Docket No. 11-114-19 (14019 Madison Avenue)
Greek Village Grill - ABR - December 2019





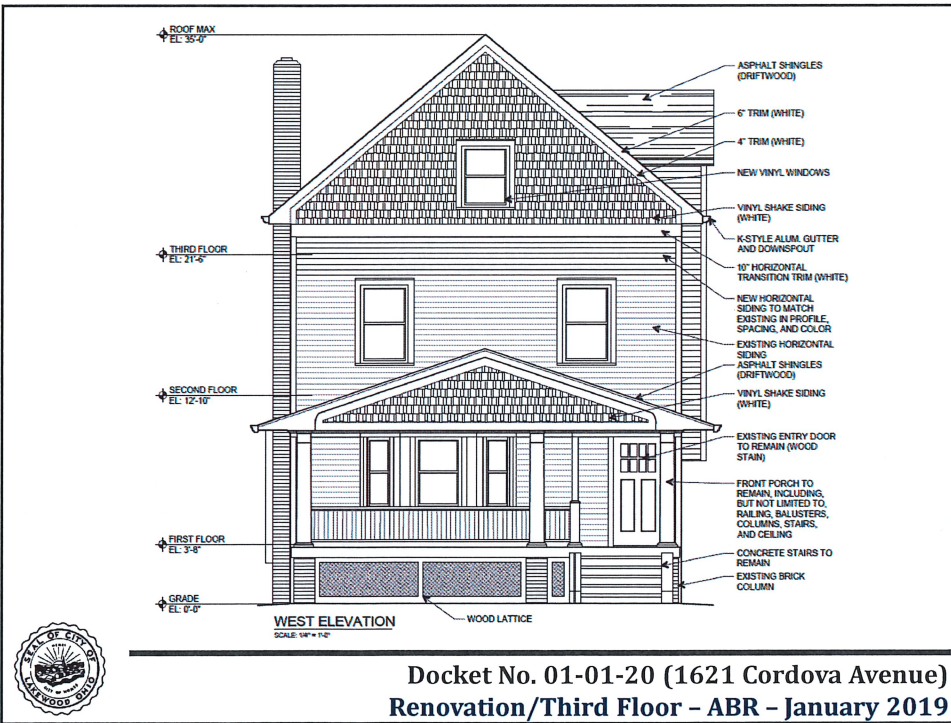
Applicant has requested deferral

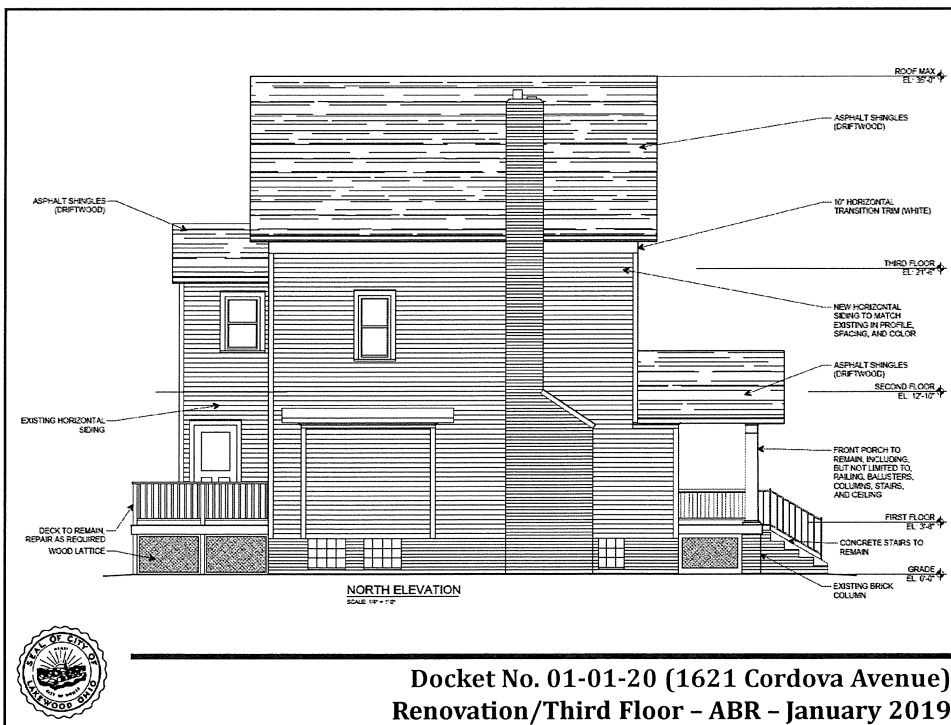
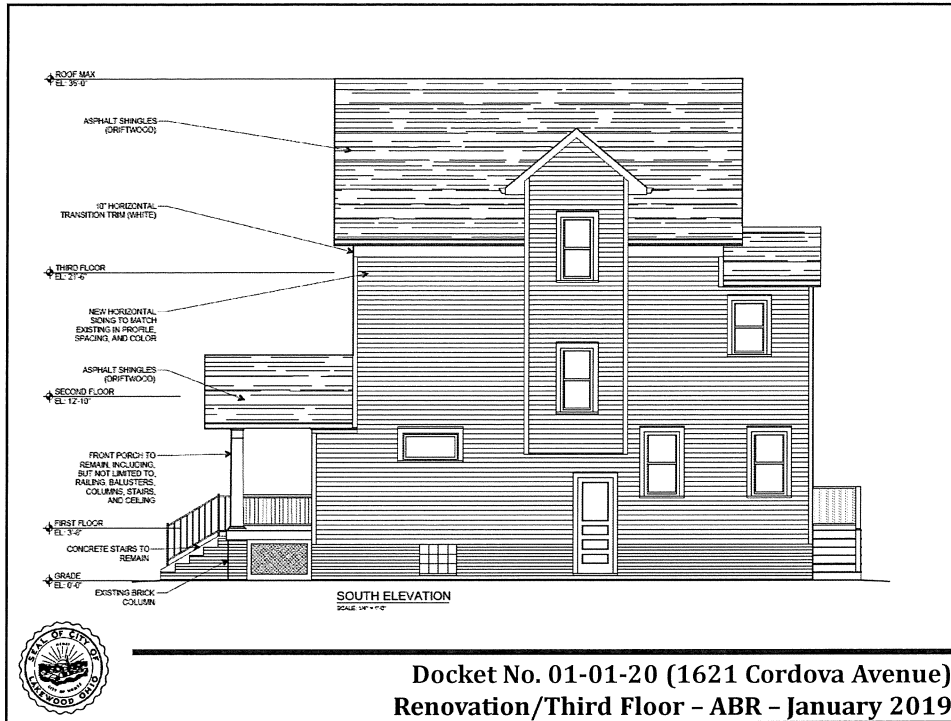


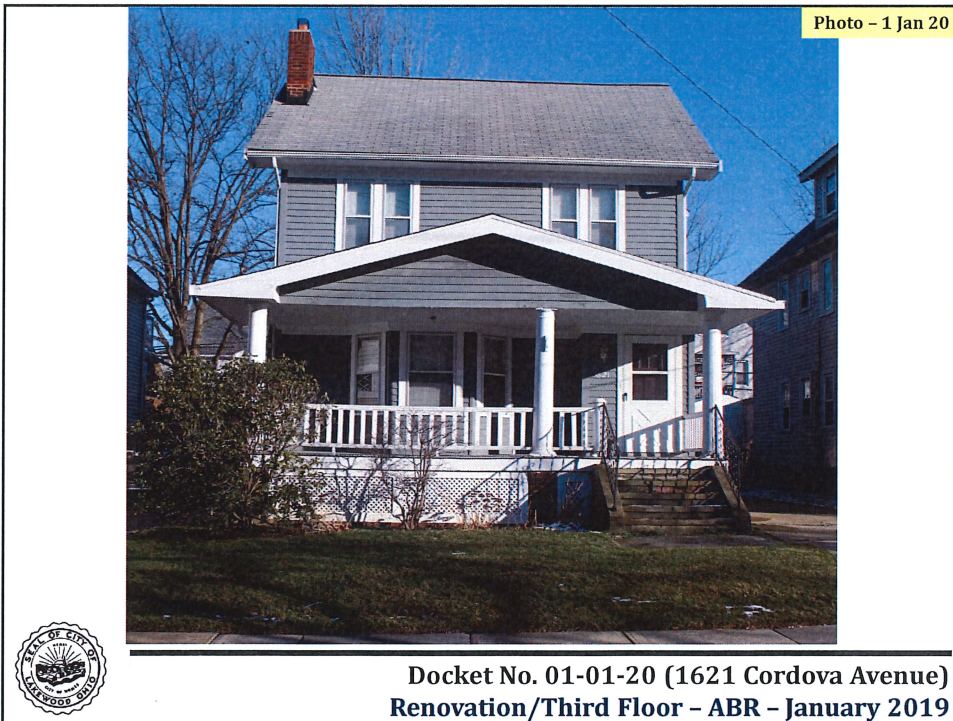
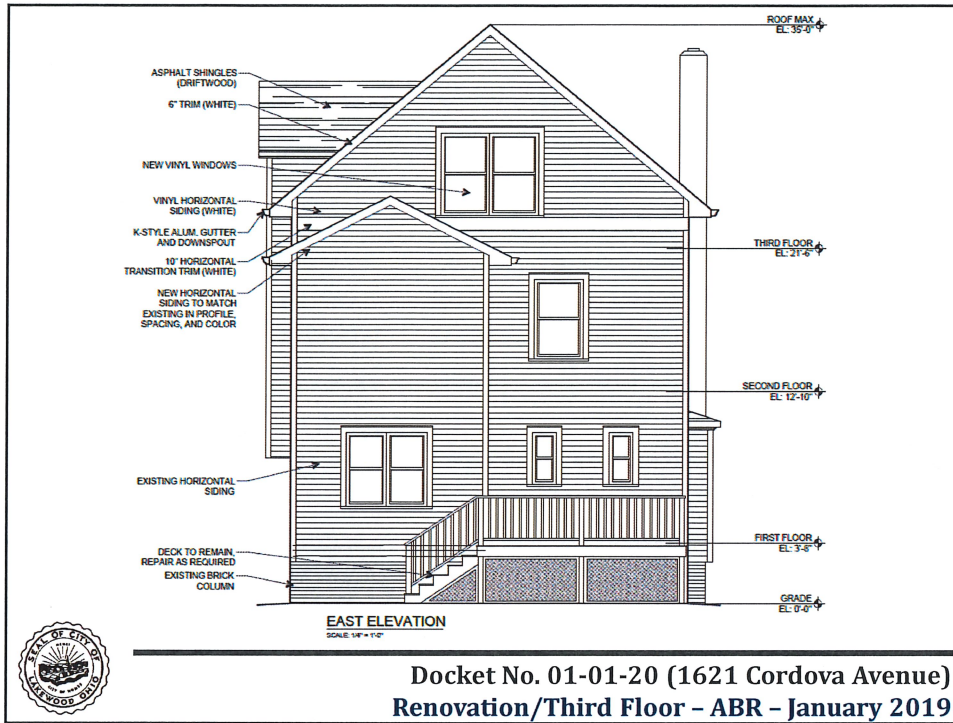
**Docket No. 12-123-19 (16900 Detroit Avenue)
Lakewood Truck Park - Sign Review - December 2019**



**Architectural Board of Review
New Business - January 2020**







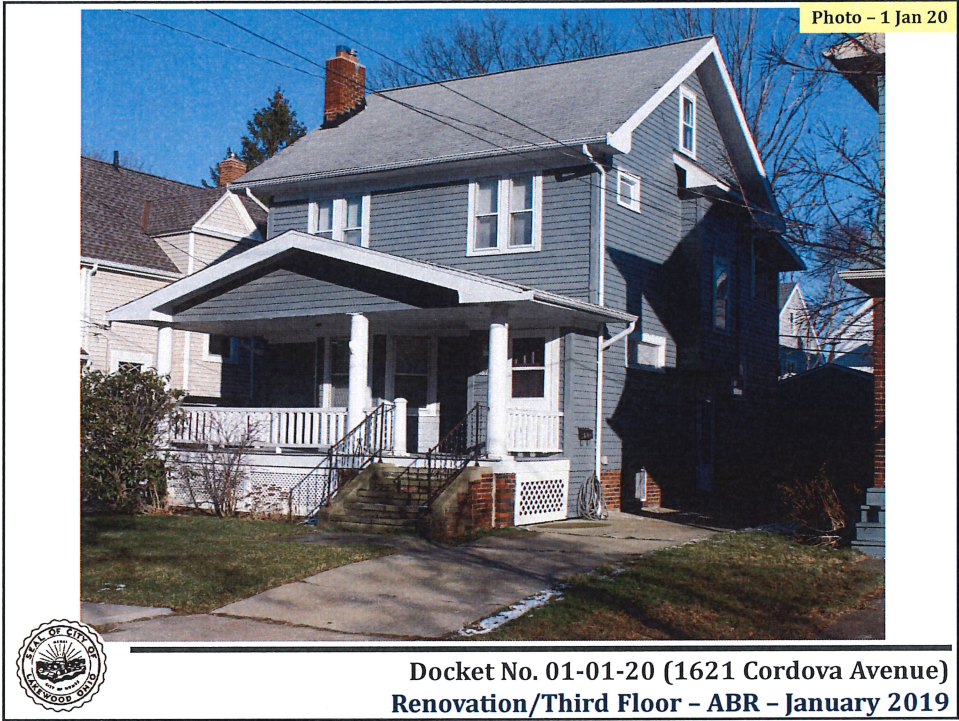


Photo - 1 Jan 20



Neighborhood Context - Looking Southeast



Docket No. 01-01-20 (1621 Cordova Avenue)
Renovation/Third Floor - ABR - January 2019

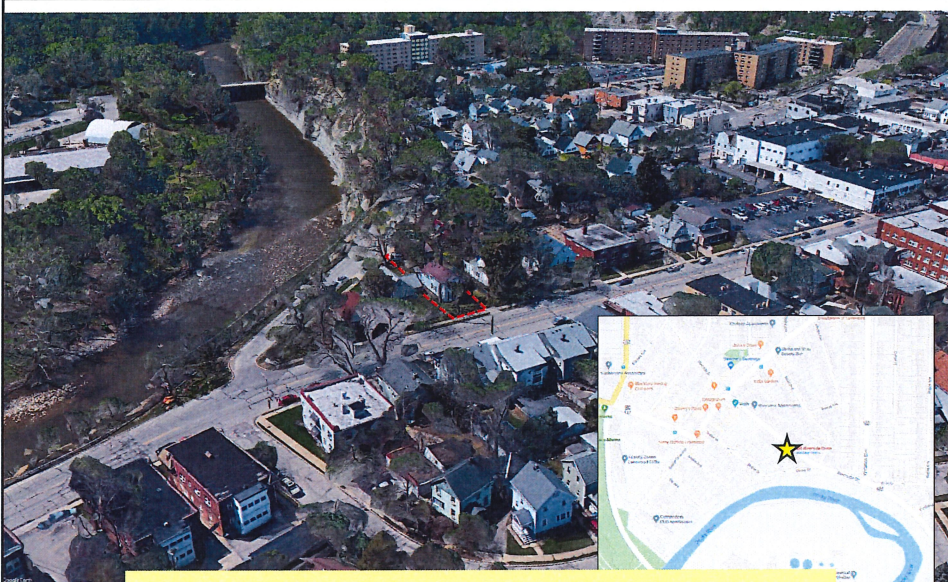
Photo - 1 Jan 20



Neighborhood Context - Looking Northeast




Docket No. 01-01-20 (1621 Cordova Avenue)
Renovation/Third Floor - ABR - January 2019



Applicant has requested deferral

**Docket No. 01-02-20 (1464 Riverside Drive)
Demolition/New Construction - ABR - January 2019**

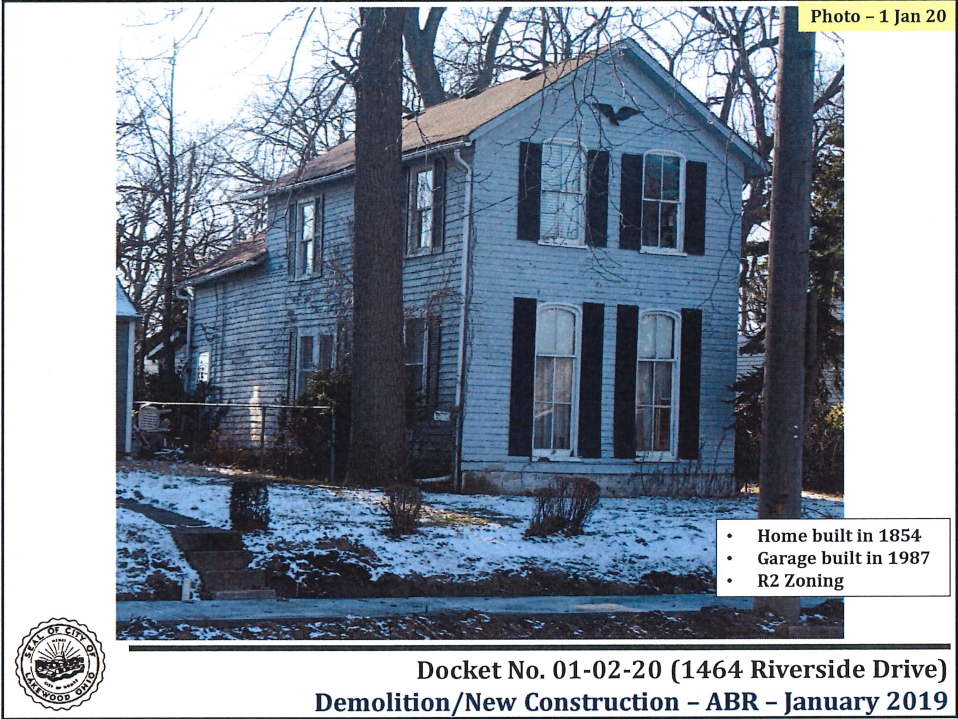


1133.09 Demolition or Removal of Residential Structures

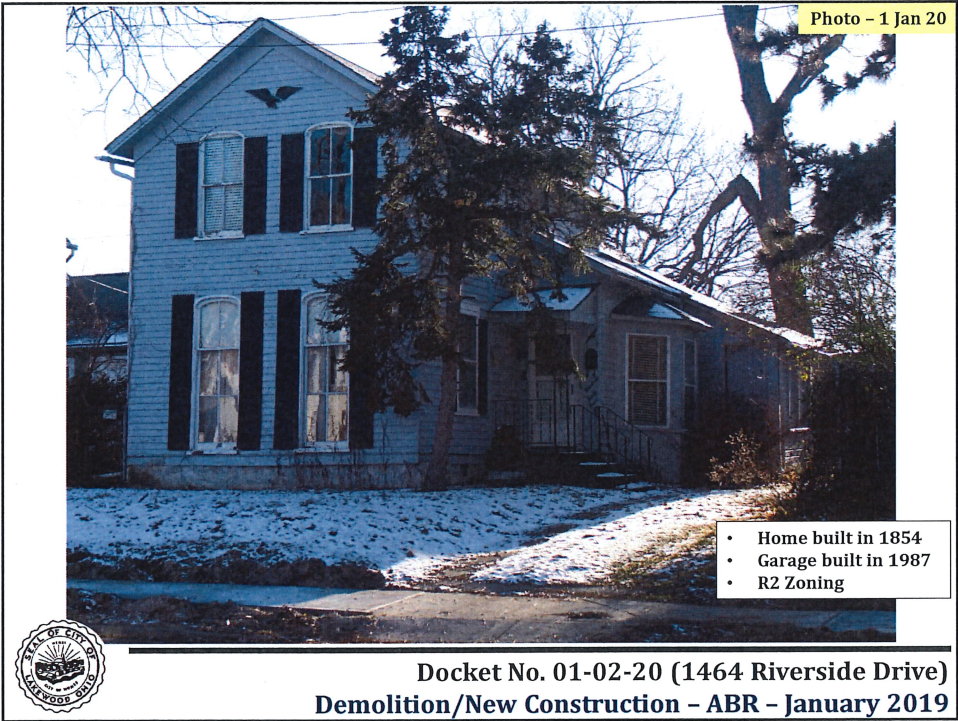
- (a)...in a correspondence from the Ohio Historic Preservation Office dated May 5, 1992, their opinion is that the entire City constitutes a single historic district...
- (b) No demolition or removal of a principle structure, build in 1945 or earlier...shall be permitted unless and until one of the following conditions is satisfied:
- (1) The Safety Director of the City authorizes the Commissioner to grant...
 - (2) The passage of 180 days following application to the Commissioner for a demolition permit...
 - (3) **The proposed principle structure at the location of such property conforms to the design requirements set forth in Chapter 1325 of the Building Code and has been approved by the Architectural Board of Review (ABR), and by any other required boards and commissions of the City, in order to proceed with the new principle structure. In addition...all approvals for such proposed principle structure shall be based on the following factors:**
 - (a) The proposed principle structure is consistent with **the Code, the Vision, and the "Standards for Rehabilitation"** adopted by the U.S. Secretary of the Interior...
 - (b) The proposed principle structure is consistent with **any historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.**



**Docket No. 01-02-20 (1464 Riverside Drive)
Demolition/New Construction - ABR - January 2019**



**Docket No. 01-02-20 (1464 Riverside Drive)
Demolition/New Construction - ABR - January 2019**



**Docket No. 01-02-20 (1464 Riverside Drive)
Demolition/New Construction - ABR - January 2019**

Photo - 1 Jan 20



- Home built in 1854
- Garage built in 1987
- R2 Zoning

Rear of Property (Graber Drive) - Looking East



Docket No. 01-02-20 (1464 Riverside Drive)
Demolition/New Construction - ABR - January 2019

Photo - 1 Jan 20



- Home built in 1854
- Garage built in 1987
- R2 Zoning

Rear of Property (Graber Drive) - Existing Garage



Docket No. 01-02-20 (1464 Riverside Drive)
Demolition/New Construction - ABR - January 2019

Photo - 1 Jan 20



Neighborhood Context - Looking Northwest



Docket No. 01-02-20 (1464 Riverside Drive)
Demolition/New Construction - ABR - January 2019

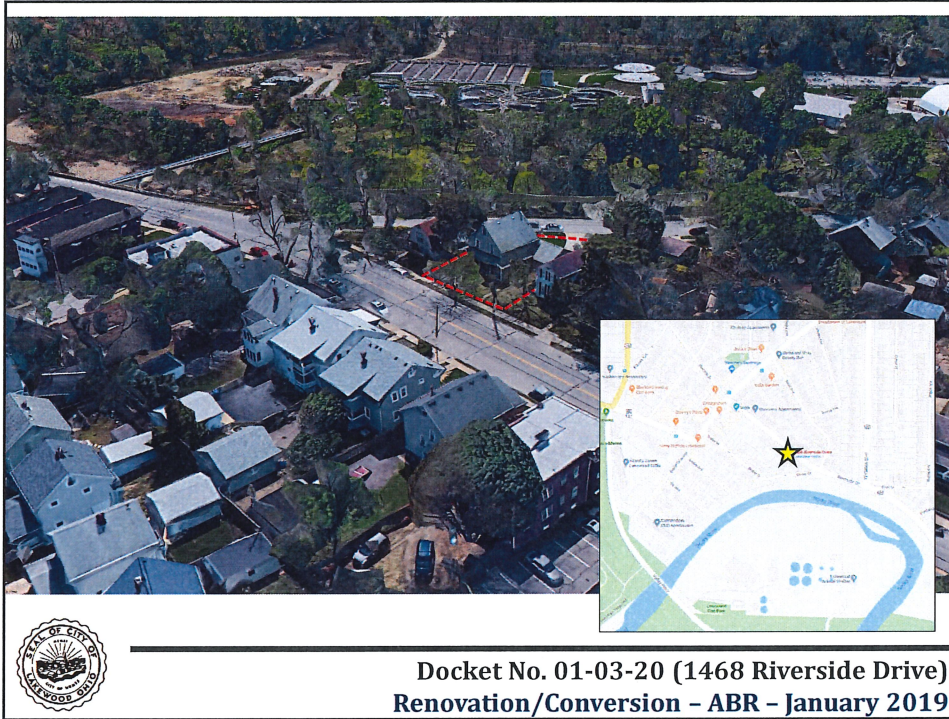
Photo - 1 Jan 20



Neighborhood Context - Looking Southwest



Docket No. 01-02-20 (1464 Riverside Drive)
Demolition/New Construction - ABR - January 2019



SITE PLAN
1"=20'
NO FURTHER ENCROACHMENT ON REAR OR SIDE YARDS

PERSPECTIVE VIEWING SOUTHWEST
N.T.S.

LOT COVERAGE DATA


EXISTING	1,862 SQ. FT.
CURRENT HOUSE AND GARAGE	297 SQ. FT.
CURRENT FRONT PORCH	56 SQ. FT.
CURRENT REAR PORCHES	
TOTAL	1,815 SQ. FT.
	1,815 SQ. FT. / 5,760 SQ. FT. (LOT AREA) = 33.25% EXISTING

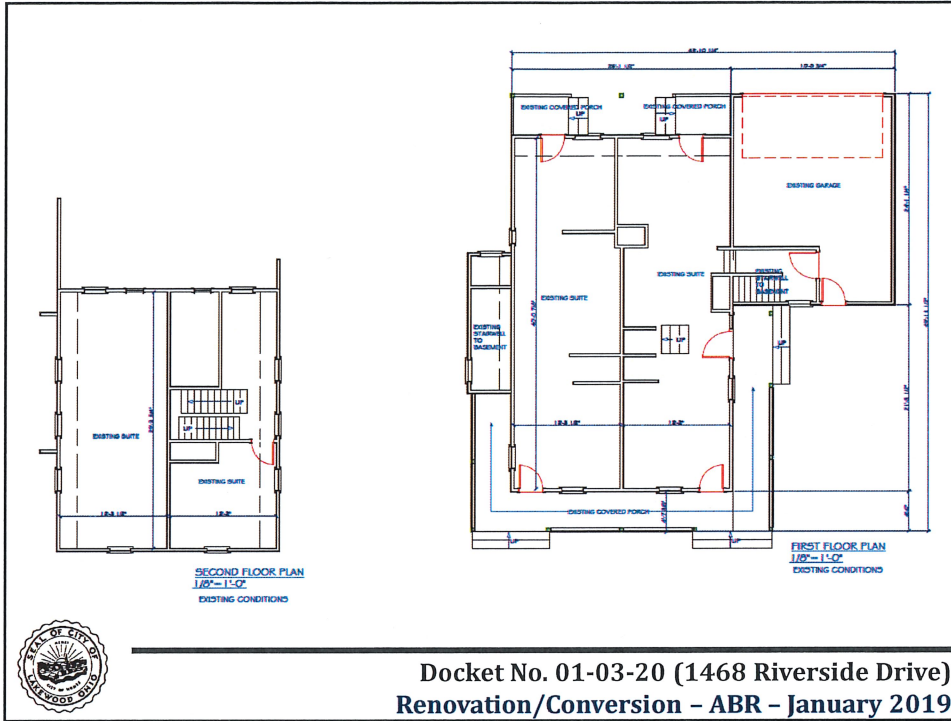
PROPOSED

PROPOSED HOUSE AND GARAGE	1,862 SQ. FT.
PROPOSED FRONT PORCH	228 SQ. FT.
PROPOSED REAR PORCH	21 SQ. FT.
TOTAL	1,812 SQ. FT.
	1,812 SQ. FT. / 5,760 SQ. FT. (LOT AREA) = 31.5% PROPOSED

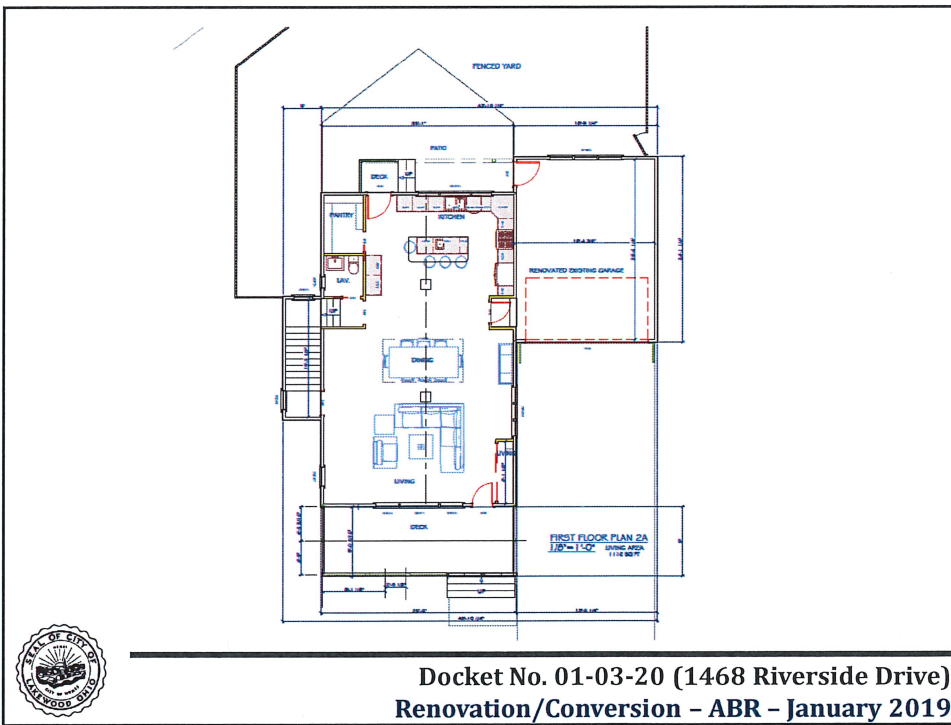
ADDITION and RENOVATION for:
THE VILLALTA RESIDENCE
1468 RIVERSIDE DRIVE LAKEWOOD, OHIO

#	DESCRIPTION
1	CONTRACT - SEE PLAN - EXISTING HOME
2	PAINT and GROUND FLOOR PLAN EXISTING CONDITIONS
3	FRONT PORCH PLAN PROPOSED
4	REAR and FRONT PORCH PLAN PROPOSED
5	SHED and NORTH ELEVATION EXISTING and PROPOSED
6	SHED and NORTH ELEVATION EXISTING and PROPOSED
7	PERSPECTIVE VIEWING SOUTHWEST
8	PERSPECTIVE VIEWING SOUTHWEST
9	PERSPECTIVE VIEWING SOUTHWEST
10	PHOTODUPLICATION, VENDOR SUPPLEMENT and ARCHITECT
11	PRINT MATERIAL, PHOTOGRAPHY and GUT SHEET
12	PRINT MATERIAL PHOTOGRAPHS

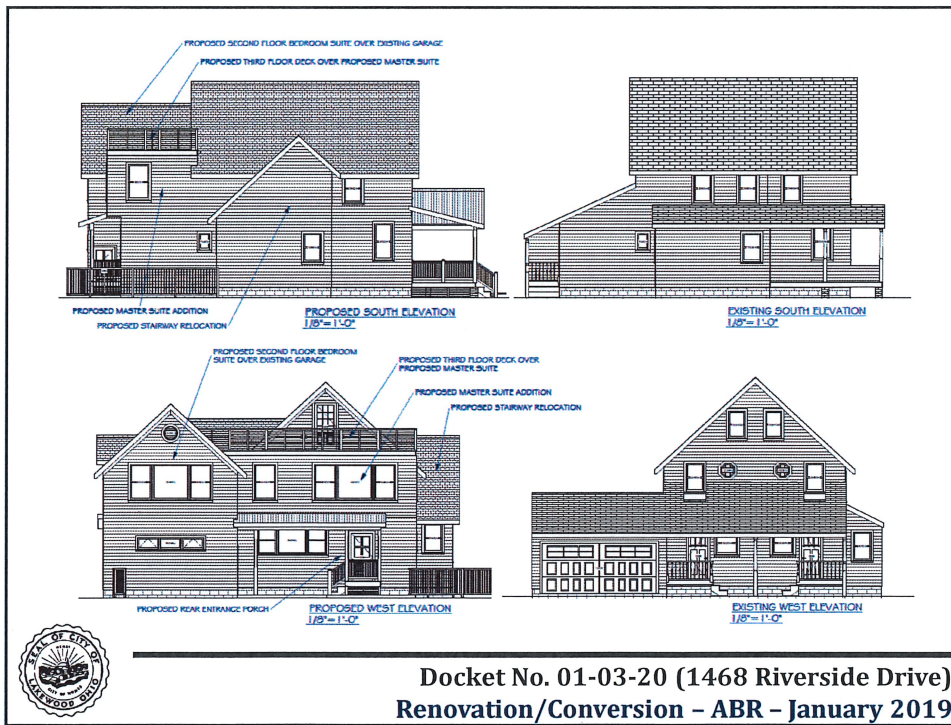
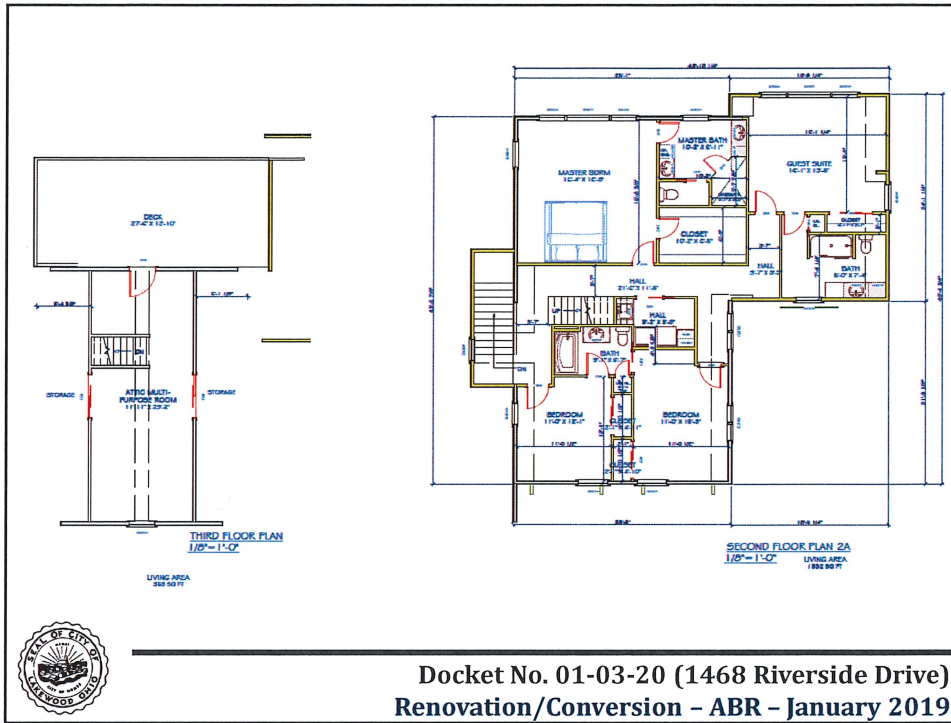

Docket No. 01-03-20 (1468 Riverside Drive)
Renovation/Conversion - ABR - January 2019

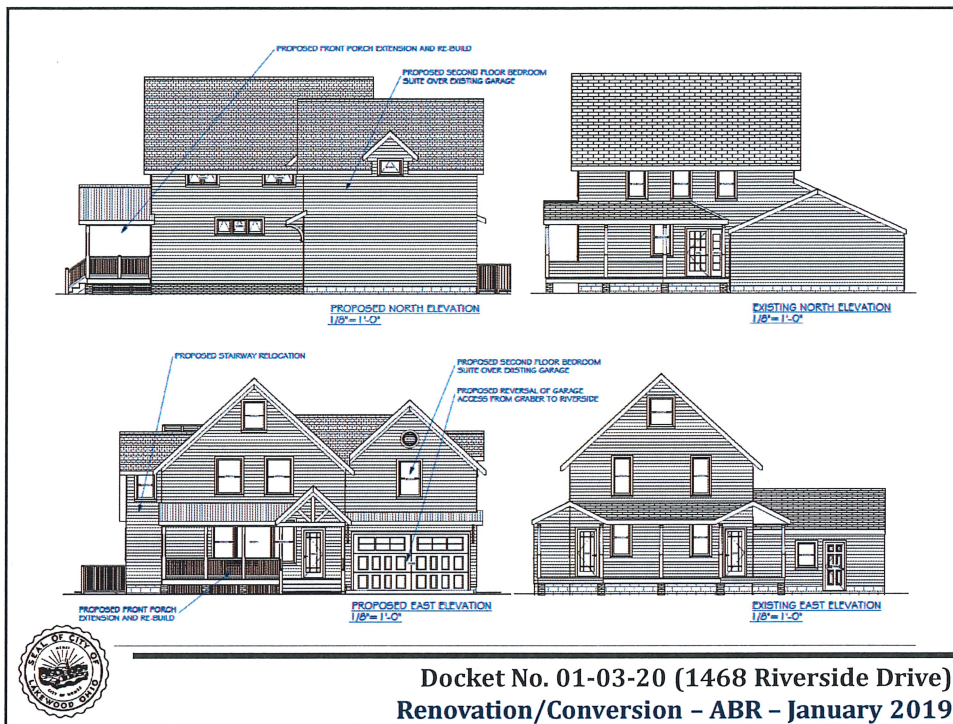


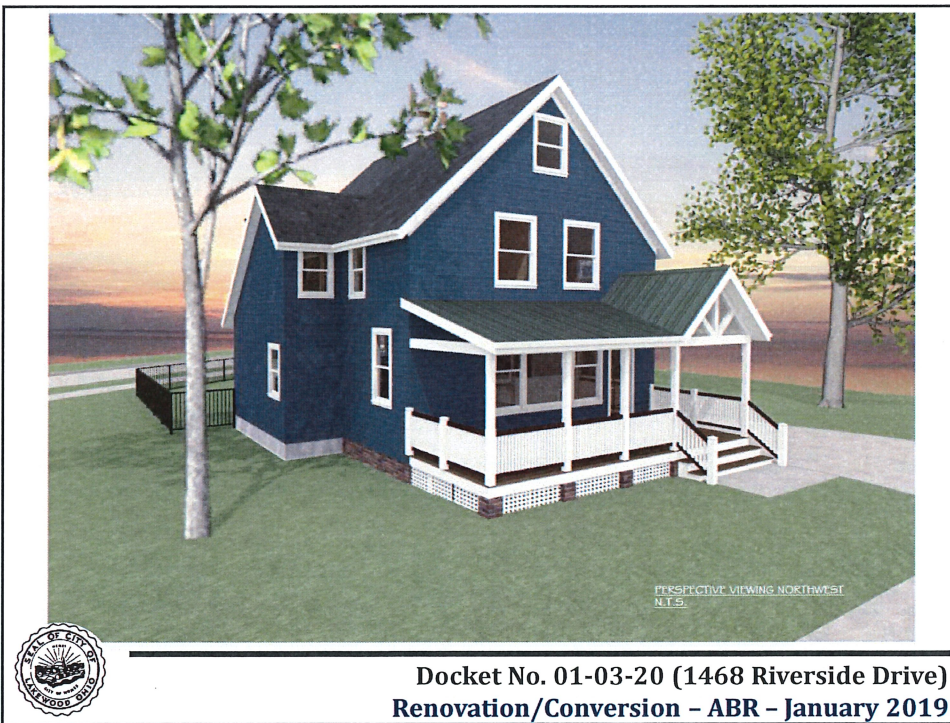
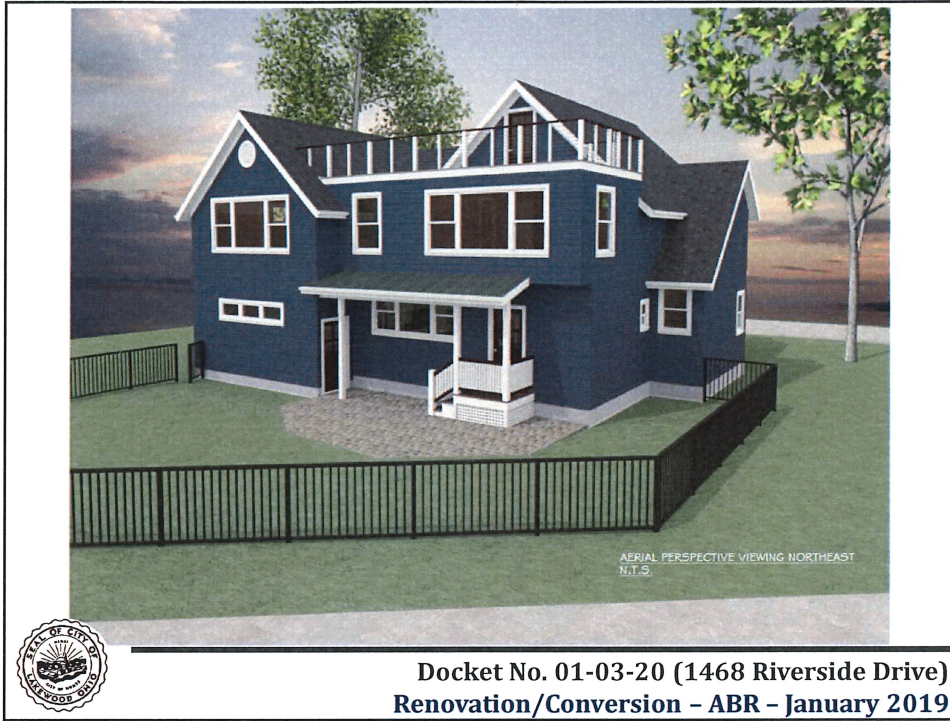
Docket No. 01-03-20 (1468 Riverside Drive)
Renovation/Conversion - ABR - January 2019



Docket No. 01-03-20 (1468 Riverside Drive)
Renovation/Conversion - ABR - January 2019









PHOTOGRAPH VIEWING NORTHEAST



PHOTOGRAPH VIEWING SOUTHWEST



**Docket No. 01-03-20 (1468 Riverside Drive)
Renovation/Conversion - ABR - January 2019**



PROPOSED SLATE LOOK ASPHALT SHINGLES



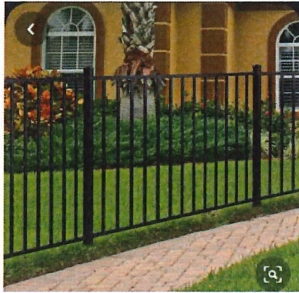
PROPOSED THIRD FLOOR CABLE RAILING



PROPOSED METAL ROOF ACCENTS



**Docket No. 01-03-20 (1468 Riverside Drive)
Renovation/Conversion - ABR - January 2019**



PROPOSED REAR FENCE STYLE



SIMILAR FENCE 2 ON ARCHDALE AVENUE



SIMILAR FENCE 1 ON ARCHDALE AVENUE



**Docket No. 01-03-20 (1468 Riverside Drive)
Renovation/Conversion - ABR - January 2019**



Photo - 1 Jan 20



**Docket No. 01-03-20 (1468 Riverside Drive)
Renovation/Conversion - ABR - January 2019**

Photo - 1 Jan 20



Docket No. 01-03-20 (1468 Riverside Drive)
Renovation/Conversion - ABR - January 2019

Photo - 1 Jan 20



Neighborhood Context - Looking Northwest

Docket No. 01-03-20 (1468 Riverside Drive)
Renovation/Conversion - ABR - January 2019

Photo - 1 Jan 20



Neighborhood Context - Looking Southwest



Docket No. 01-03-20 (1468 Riverside Drive)
Renovation/Conversion - ABR - January 2019

Photo - 1 Jan 20

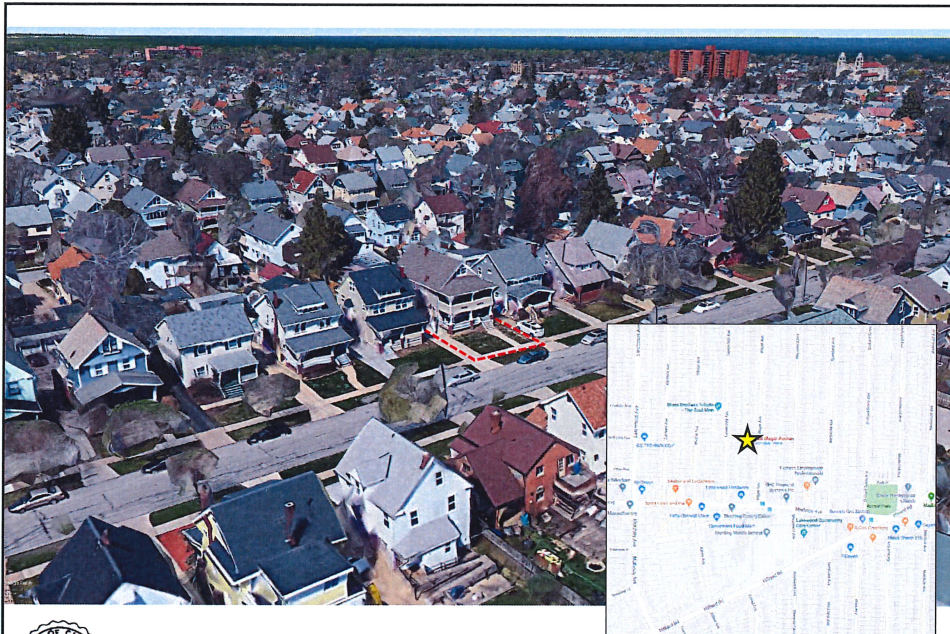


Docket No. 01-03-20 (1468 Riverside Drive)
Renovation/Conversion - ABR - January 2019

Photo - 1 Jan 20

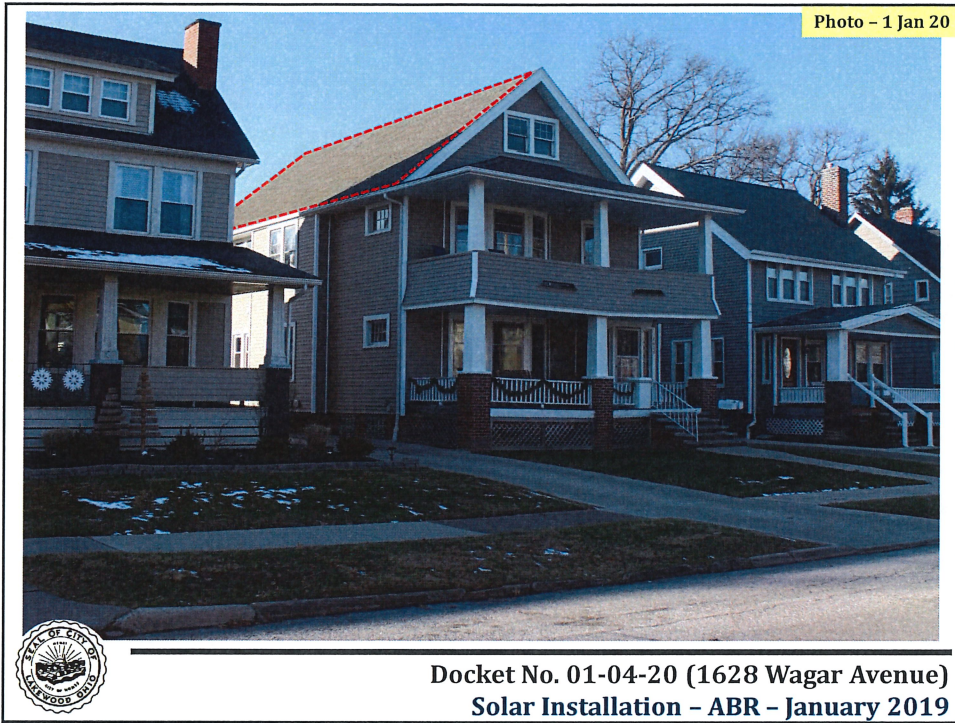


**Docket No. 01-03-20 (1468 Riverside Drive)
Renovation/Conversion - ABR - January 2019**

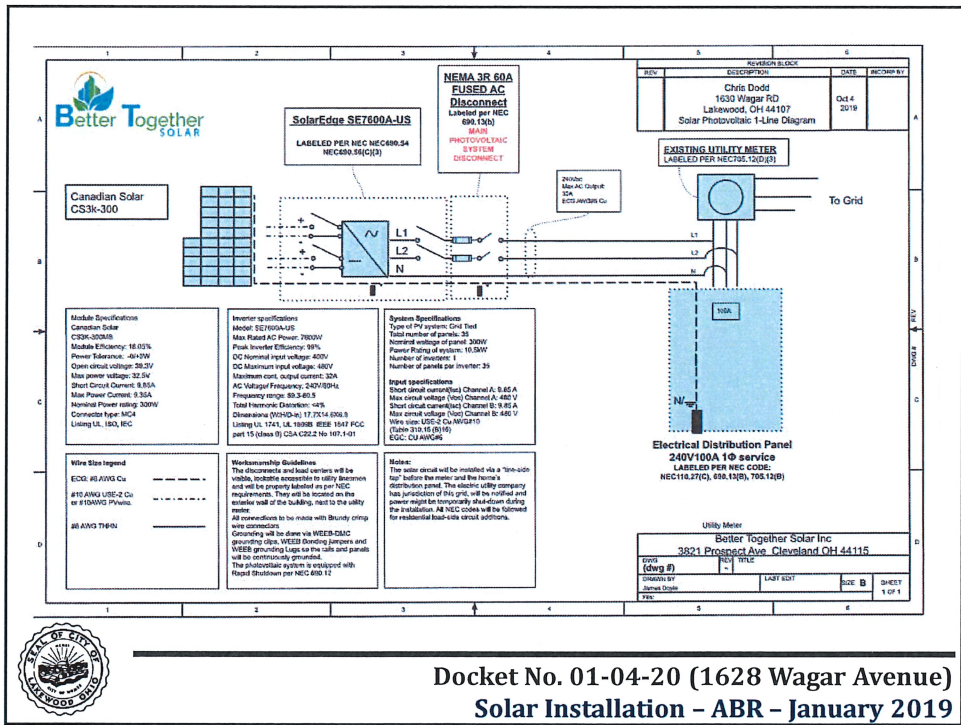


**Docket No. 01-04-20 (1628 Wagar Avenue)
Solar Installation - ABR - January 2019**

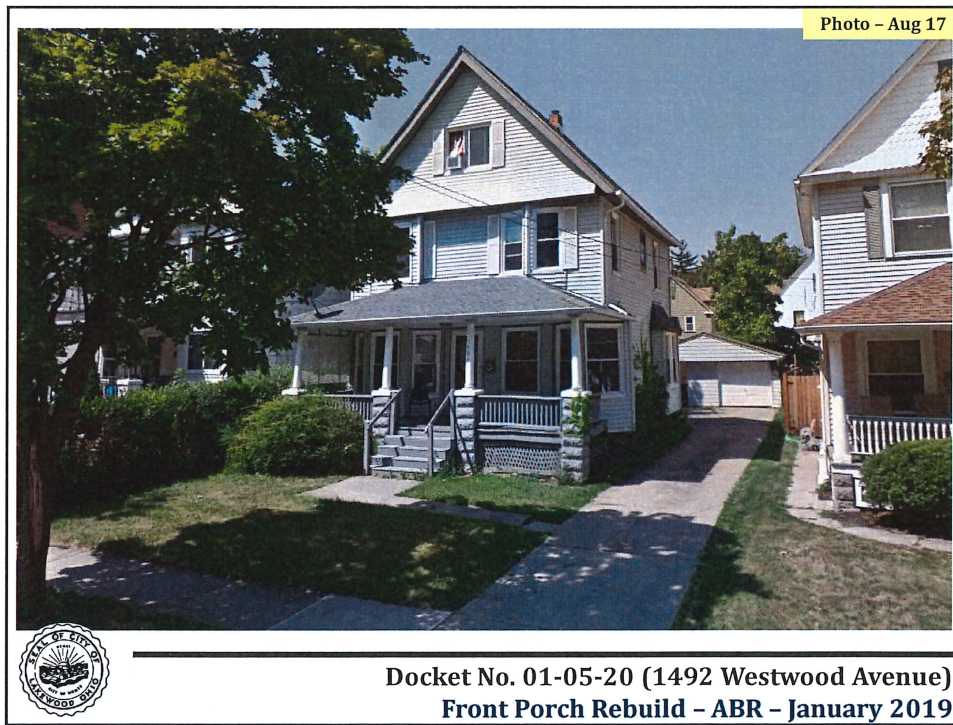
Photo - 1 Jan 20

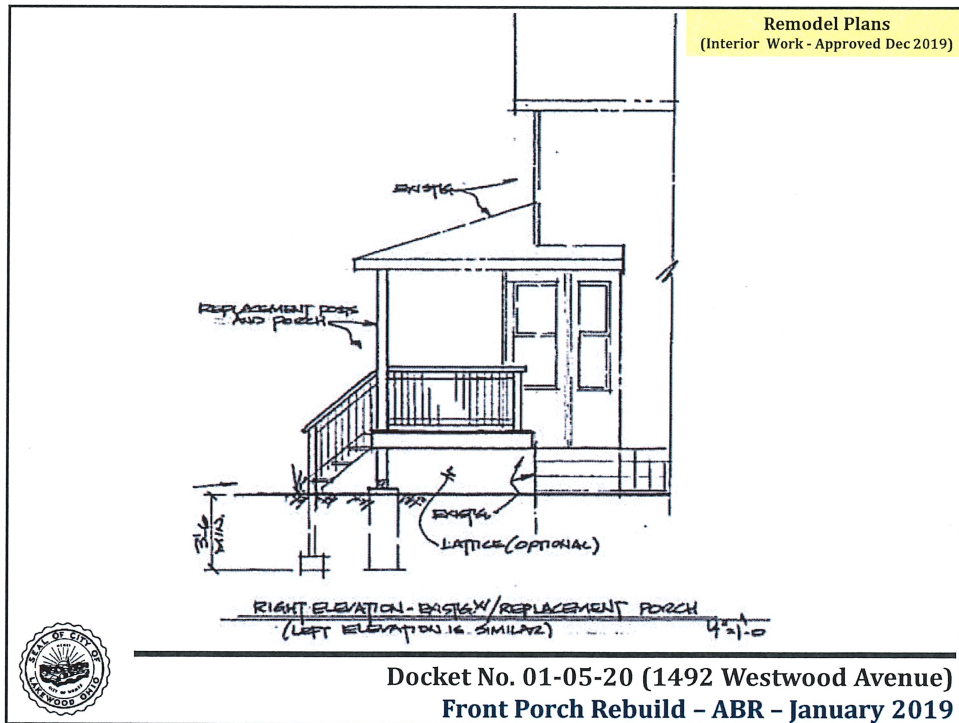
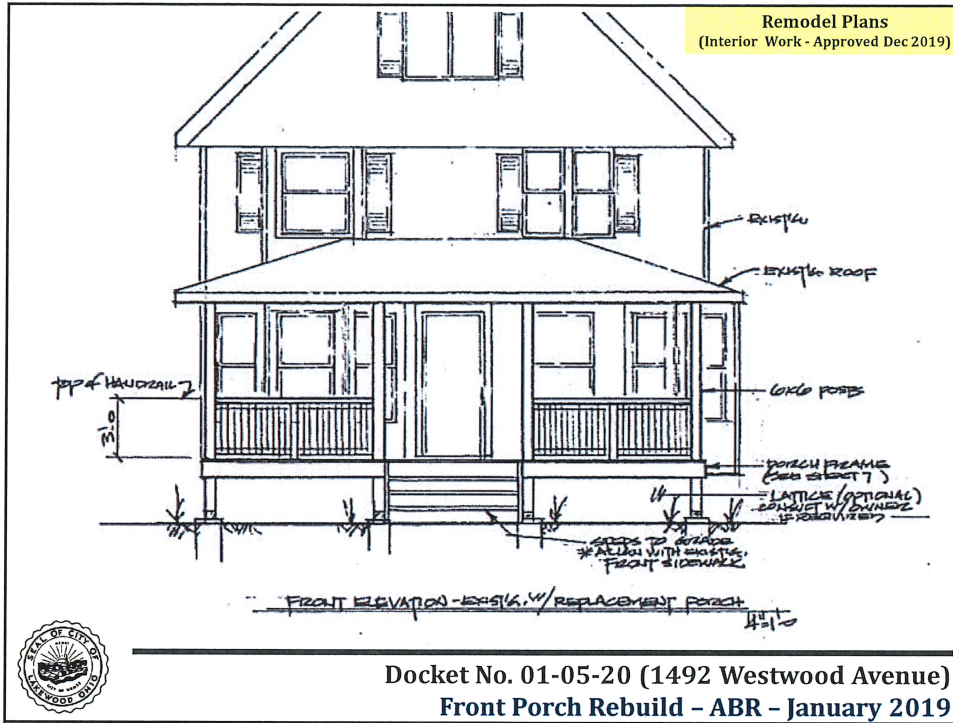


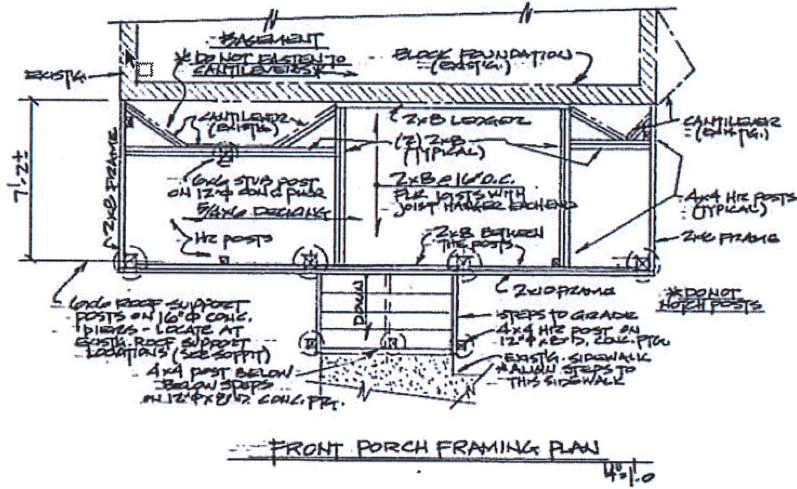
Docket No. 01-04-20 (1628 Wagar Avenue)
Solar Installation - ABR - January 2019



Docket No. 01-04-20 (1628 Wagar Avenue)
Solar Installation - ABR - January 2019







Docket No. 01-05-20 (1492 Westwood Avenue)
 Front Porch Rebuild - ABR - January 2019



Photo - 1 Jan 20



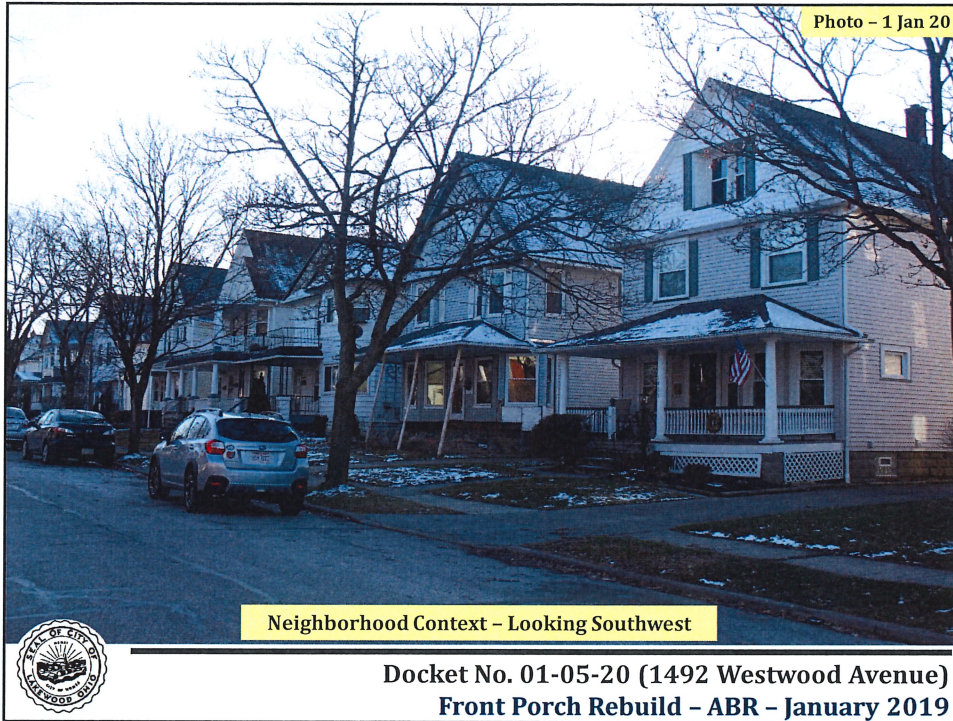
Docket No. 01-05-20 (1492 Westwood Avenue)
 Front Porch Rebuild - ABR - January 2019



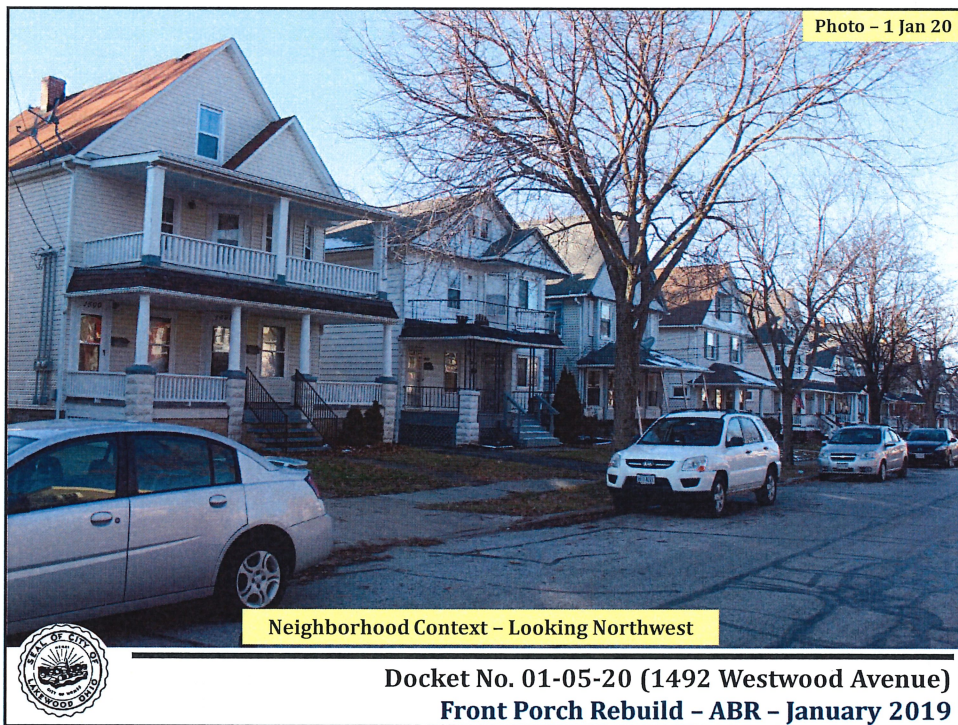
**Docket No. 01-05-20 (1492 Westwood Avenue)
Front Porch Rebuild - ABR - January 2019**



**Docket No. 01-05-20 (1492 Westwood Avenue)
Front Porch Rebuild - ABR - January 2019**



**Docket No. 01-05-20 (1492 Westwood Avenue)
Front Porch Rebuild - ABR - January 2019**



**Docket No. 01-05-20 (1492 Westwood Avenue)
Front Porch Rebuild - ABR - January 2019**



Architectural Board of Review

January 9, 2020