

**MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
FEBRUARY 11, 2021
5:30 P.M.
VIRTUAL MEETING**

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

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

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

1. Roll Call

Board Members

Rob Donaldson, Chair
Brian Grambort
David Maniet, Vice Chair
Jeremy Smith
John Waddell

Others

Allison Hennie, City Architect, Secretary
Michelle Nochta, Planner
Christopher Parmelee, Asst. Building Comm.
Shawn Leininger, Director, Planning & Development

of **MAR 11 2021** meeting.


CHAIRMAN

2. Approve the minutes of the ~~January 7, 2021~~ January 14, 2021 Meeting

A motion was made by Mr. Maniet, seconded by Mr. Waddell to **APPROVE** the January 14, 2021 minutes. All the members voting yea, the motion passed.

3. Opening Remarks

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

*Note: Recording started after applicant began presentation.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

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

**C 13701/13901 Detroit Ave. & 1406 Wyandotte Ave.
The View on Detroit East (VODE)**

- () 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 6)

Staff provided a summary of the project's preliminary plans. Alex Solove, JSDI, provided an brief overview of the project. Mark Green, Marous Brothers Construction explained the request. The members appreciated the thoroughness of the presentation. There was discussion between the applicant and members regarding the site plan: number of units of each building versus the number of corresponding rear parking spaces, pedestrian traffic flow, residential amenities for each building, access-controlled parking, landscaping/buffer areas to provide relief

ARCHITECTURAL BOARD OF REVIEW

7. **Docket No. 01-05-21** **R** **17810 Lake Avenue**

- () Approve
 - () Deny
 - () Defer
- Dimitrios Gountis
17810 Lake Avenue
Lakewood, Ohio 44107

Applicant proposes the addition of a new enclosed front entry porch, replace existing the front door with windows to match the existing sides and rear parlor windows. (Page 34)

Dimitrios Gountis was present to explain the request. The members said the proposal was appropriate and successful; asked about railing materials, door color, second floor small window, light fixtures, brick to match, landscaping. There were no further comments from the members. Staff had no questions. Public comment was closed as there was no one to address the request.

A motion was made by Mr. Donaldson, seconded by Mr. Grambort to **APPROVE** the request with the following conditions:

- Railings shall be administratively approved.
- Light fixtures shall be administratively approved.
- Brick behind demolished porch shall be replaced or blended to match evenly.
- 2nd Floor door above front porch shall be a window to match house.

All the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

8. **Docket No. 02-08-21** **R** **1210 West Clifton Boulevard**

- () Approve
 - () Deny
 - () Defer
- Laura Dezort
1210 West Clifton Boulevard
Lakewood, Ohio 44107

Applicant proposes design changes to a garage that was approved by the Board of Zoning Appeals at its 2020 meeting. (Page 54)

Robert and Laura Dezort and were present to explain the request. The members said the proposal was nice. The members and staff had no other comments or questions. Public comment was closed as no one addressed the request.

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

- Approved contingent upon Board of Zoning Appeals approval.

All the members voting yea, the motion passed.

Items 9 and 10 were called together.

9. **Docket No. 02-09-21A** **C** **1560 W. 117th Street**
KFC

- () Approve
 - () Deny
 - () Defer
- Mark D. McGluggage, AIA, CCS
Architect
1525 W. Douglas Avenue
Wichita, KS 67211

Applicant proposes an exterior remodel of the existing KFC store. (Page 60)

SIGN REVIEW

10. **Docket No. 02-09-21S**

**1560 W. 117th Street
KFC**

- Approve
- Deny
- Defer

Mark D. McGluggage, AIA, CCS
 Architect
 1525 W. Douglas Avenue
 Wichita, KS 67211

Applicant proposes revised signage for an existing business. (Page 107)

Ashley Wasson, GLMV Architecture was present to explain the requests. The applicant confirmed there no changes to the site; it was just a refresh. The members and applicant discussed the exterior elevations, the brick would not be painted, and hours of operation would be on the door. They discussed the signage. Staff and members questioned signage and paint color on the clearance bar. Staff had no additional comments. Public comment was closed as no one addressed the request.

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **APPROVE** Docket No. 02-09-21A and Docket No. 02-09-21S as submitted. All the members voting yea, the motion passed.

Items 11 and 12 were called together.

ARCHITECTURAL BOARD OF REVIEW

11. **Docket No. 02-10-21A**

**C 14203 Madison Avenue
Primoz Pizza**

- Approve
- Deny
- Defer

Aldo Dure
 BNext Awnings & Graphics Inc.
 5109 Clark Avenue
 Cleveland, Ohio 44102

Applicant proposes the installation of new awnings. (Page 121)

SIGN REVIEW

12. **Docket No. 02-10-21S**

**14203 Madison Avenue
Primoz Pizza**

- Approve
- Deny
- Defer

Aldo Dure
 BNext Awnings & Graphics Inc.
 5109 Clark Avenue
 Cleveland, Ohio 44102

Applicant proposes new signage. (Page 126)

Adelle Wincek, BNext Awnings & Graphics Inc. was present to explain the requests. There was discussion between the members and applicant regarding the location of the awning. Staff recommend the sign boards remain black, the additional signs were removed, and the temporary sign be removed. Public comment was closed as no one addressed the request.

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** Docket 02-10-21A with the following conditions:

- Awning on front to be below window supports

- Awning on side to be under stone below 2nd floor
- All the members voting yea, the motion passed.

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **APPROVE** Docket 02-10-21S with the following condition:

- Sign board to be black, only one sign permitted
- City/Owner to resolve excessive signage in windows

All the members voting yea, the motion passed.

Items 13 and 14 were called together.

ARCHITECTURAL BOARD OF REVIEW

13.	Docket No. 02-11-21A	C	1520 W. 117th Street Dunkin'
	<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		Heidi DeMark Phillips/Sekanick Architects 142 East Market Warren, Ohio 44481

Applicant proposes site upgrades to an existing business. (Page 131)

SIGN REVIEW

14.	Docket No. 02-11-21 S		1520 W. 117th Street Dunkin'
	<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		Heidi DeMark Phillips/Sekanick Architects 142 East Market Warren, Ohio 44481

Applicant proposes new signage for an existing business. (Page 142)

Stephanie Gula, Phillips/Sekanick Architects and Bruce Sekanick were present to explain the requests. Regarding the site plan: the members asked if the reduced number of parking spots was an issue. Staff said the number met city code as the establishment was a drive-thru only, but pedestrian traffic was. Staff asked about public access if an issue needed addressing. Discussion continued about post-COVID operations. The members were concerned about converting the service to drive-thru only in the long term. The members asked if there was signage that differentiated between drive-thru facility only and walk-in. The members said the future site and sign changes should be concurrently with the drive-thru only changes. The storm water system would be revised and submitted to the city. Reconfiguration of the stacking lane and solving the pedestrian traffic issues were discussed.

The sign plan was discussed. The pylon/pole sign was removed from the application. Staff stated there was no clearance bar and should be removed from the proposal; no variance was required. Public comment was closed as no one addressed the requests.

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **DEFER** Docket No. 02-11-21A. All the members voting yea, the motion passed.

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** Docket No. 02-11-21S with the following condition:

- Applicant shall reduce or remove temporary signs as directed by the City

All the members voting yea, the motion passed.

Items 15 and 16 were called together.

ARCHITECTURAL BOARD OF REVIEW

15. **Docket No. 02-12-21 A C 17609 Detroit Avenue
Dunkin'**

- | | |
|----------------------------------|------------------------------|
| <input type="checkbox"/> Approve | Heidi DeMark |
| <input type="checkbox"/> Deny | Phillips/Sekanick Architects |
| <input type="checkbox"/> Defer | 142 East Market |
| | Warren, Ohio 44481 |

Applicant proposes site upgrades to an existing business. (Page 153)

Staff advised the members the applicant withdrew the request. No further action was required.

SIGN REVIEW

16. **Docket No. 02-12-21 S 17609 Detroit Avenue
Dunkin'**

- | | |
|----------------------------------|------------------------------|
| <input type="checkbox"/> Approve | Heidi DeMark |
| <input type="checkbox"/> Deny | Phillips/Sekanick Architects |
| <input type="checkbox"/> Defer | 142 East Market |
| | Warren, Ohio 44481 |

Applicant proposes new signage for an existing business. (Page 164)

Staff advised the members the applicant withdrew the request. No further action was required.

OLD BUSINESS

SIGN REVIEW

17. **Docket No. 12-137-20 18260 Detroit Avenue
Cilantro Taqueria**

- | | |
|----------------------------------|-------------------------------|
| <input type="checkbox"/> Approve | Aldo Dure |
| <input type="checkbox"/> Deny | BNext Awnings & Graphics Inc. |
| <input type="checkbox"/> Defer | 5109 Clark Avenue |
| | Cleveland, Ohio 44102 |

Applicant proposes new cabinet sign on an existing sign pole. (Page 175)

Adelle Wincek, BNext Awnings & Graphics Inc. was present to explain the request. The members and applicant confirmed it was a two-sided sign, discussed the framing and pole color. Staff requested the temporary signage was removed. Public comment was closed as no one addressed the request.

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

- Pole shall be painted black.
- Applicant shall coordinate temporary signage, eliminating as directed by the City.

All the members voting yea, the motion passed.

NEW BUSINESS

SIGN REVIEW

18. **Docket No. 02-13-21 17801 Detroit Avenue
Beck Center for the Arts**

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

Larry Goodpaster
Beck Center for the Arts
17801 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes a monument sign for Capital Campaign Fundraising. (Page 179)

Staff advised the members the applicant withdrew the request. No further action was required.

ADJOURN

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **ADJOURN** the meeting at 7:51 p.m. All the members voting yea, the motion passed.

Signature

Date

Johanna Schwarz

From: Allison Hennie
Sent: Monday, February 8, 2021 11:31 AM
To: Stephanie Gula
Cc: Bruce Sekanick; Heidi DeMark; Johanna Schwarz
Subject: RE: City of Lakewood ABR Pre-Review Comments - 1520 W 117 and 17609 Detroit

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Stephanie,

Thank you for the email. We will withdraw your application for 17609 Detroit. Please look for additional emails between now and Wednesday to join the virtual ABR Public Meeting on Thursday to discuss the W117 proposal.

Best,
Allison

From: Stephanie Gula <stephanie@phillips-sekanick.com>
Sent: Monday, February 8, 2021 11:12 AM
To: Allison Hennie <Allison.Hennie@lakewoodoh.net>
Cc: Bruce Sekanick <bruce@phillips-sekanick.com>; Heidi DeMark <heidi@phillips-sekanick.com>
Subject: RE: City of Lakewood ABR Pre-Review Comments - 1520 W 117 and 17609 Detroit

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

Allison,

Per the owner, we'll be withdrawing the 17609 Detroit submission, but still pursue the 1520 W 117 location. Attached are the updates for 117th addressing the comments below.

1520 W117:

- We've removed the proposed pylon sign, the existing monument sign is to remain.
- The store will shut down for a period of time during construction.
- Yes, this location will be converted to drive-thru only.

Stephanie Gula, AIA
Project Manager | BIM Manager
[d] 234.830.2025 [ftp] <https://phillips-sekanick.filetransfers.net>

Phillips | Sekanick Architects, inc.
142 East Market Street, Warren, OH 44481-1121
[o] 330.395.9518 [f] 330.395.4296 [w] <https://phillips-sekanick.com/>



From: Allison Hennie <Allison.Hennie@lakewoodoh.net>
Sent: Friday, February 5, 2021 3:27 PM
To: Stephanie Gula <stephanie@phillips-sekanick.com>
Cc: Bruce Sekanick <bruce@phillips-sekanick.com>; Heidi DeMark <heidi@phillips-sekanick.com>
Subject: City of Lakewood ABR Pre-Review Comments - 1520 W 117 and 17609 Detroit

Hello,

We presented your proposals for both **1520 W 117 and 17609 Detroit – Dunkin’ Site Improvements** as submitted.

The Board had the following comments/concerns for the **17609 Detroit** proposal:

- Appreciate increasing the amount of cars in the drive-thru queuing lane to alleviate traffic on the street; however not enough seems to be gained with increasing the car line by 3 cars
- The reconfiguration causes issues with the parking layout and entering/exiting the site; can the parking layout be revised/reduced to better allow for vehicle circulation?
- The new drive thru layout creates pedestrian safety concerns when accessing both Dunkin and the adjacent storefront
- The vehicular exit at the north of the property creates queuing concerns for exiting, even with the addition of stop signs

The Board had the following comments/concerns for **1520 W117**:

- Per local code 1329.09 (e), the proposed pole sign (aka pylon sign) shall not be permitted

Both sites:

- The Board asked if both establishments will remain open during construction and if so, how will Dunkin accommodate sales during this time?
- Will Dunkin be converting both establishments to drive-thru only?

Any updates to plans or material submissions must be **received by 1200 on Wednesday 02/10** to be included in the presentation.

Please look for an email next week with more details on joining the **ABR public meeting 02/11**, which will also be conducted remotely.

In the meantime, feel free to reach out with any questions you may have.

Best,
Allison

Allison Hennie, AIA, NCARB
City Architect
Department of Planning and Development
City of Lakewood OH

Johanna Schwarz

From: Allison Hennie
Sent: Monday, February 8, 2021 11:26 AM
To: Larry Goodpaster
Cc: Johanna Schwarz
Subject: RE: City of Lakewood ABR Pre-Review Comments - 17801 Detroit Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Larry,

Thanks for the email. We will withdraw your current application for this month's ABR.

Look forward to seeing the project progress and continuing the conversation in the future.

Best,
Allison

From: Larry Goodpaster <lgoodpaster@beckcenter.org>
Sent: Monday, February 8, 2021 11:21 AM
To: Allison Hennie <Allison.Hennie@lakewoodoh.net>; Tim Keehn <tkeehn@beckcenter.org>; Dena Adler <dadler@beckcenter.org>
Cc: Christopher Parmelee <Christopher.Parmelee@lakewoodoh.net>; Lucinda Einhouse <lucinda.einhouse@beckcenter.org>
Subject: RE: City of Lakewood ABR Pre-Review Comments - 17801 Detroit Ave

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

Allison,

After considering our options, we have decided that we will remove the existing sign at this time. We will be putting the thermometer in the lobby on it's own stand. Moving forward, we will present plans for a future sign (late 2021/early 2022) to the ABR coordinating with the next phase of our building.

Thanks for your assistance moving us through this.

Larry Goodpaster
Director of Finance and Operations

From: Allison Hennie <Allison.Hennie@lakewoodoh.net>
Sent: Friday, February 5, 2021 3:35 PM
To: Larry Goodpaster <lgoodpaster@beckcenter.org>; Tim Keehn <tkeehn@beckcenter.org>; Dena Adler <dadler@beckcenter.org>
Cc: Christopher Parmelee <Christopher.Parmelee@lakewoodoh.net>
Subject: City of Lakewood ABR Pre-Review Comments - 17801 Detroit Ave

Hello to the group,

Thank you for attending yesterday's ABR Pre-Review meeting.

As you heard, the Board and the City are supportive of temporary signage to advance Beck Center's capital improvements and fundraising needs at **17801 Detroit Ave – Beck Center for the Arts**. In order to move forward with the proposal the city has the following recommendations:

- Use the existing temporary sign supports and reprint a new sign that matches the current dimensions, which combines the images of the building improvements and fundraising thermometer; submit the proposal **by 1200 on Wednesday 02/10**; Sign may not be taller than 6' in height
- Apply for a temporary permit for 90 days
- Apply to extend the temporary permit for an additional 90 days
- Before 180 days (the day the permit expires), revise the thermometer to show additional funds, thereby creating a "new" sign
- Apply for a temporary permit for 90 days with the updated thermometer
- Apply to extend the temporary permit for an additional 90 days

At a minimum, Beck Center must apply for a temporary sign permit by 1200 on Wednesday 02/10 to keep the existing temporary sign in place

Any updates to plans or material submissions must be **received by 1200 on Wednesday 02/10** to be included in the presentation.

Please look for an email next week with more details on joining the **ABR public meeting 02/11**, which will also be conducted remotely.

In the meantime, feel free to reach out with any questions you may have.

Best,
Allison

Allison Hennie, AIA, NCARB
City Architect
Department of Planning and Development
City of Lakewood OH

Johanna Schwarz

From: Julie Nichols <amyjules@att.net>
Sent: Wednesday, February 10, 2021 5:52 PM
To: Planning Dept
Cc: amy; Ron Wank
Subject: docket No. 06-48-19 - Detroit/Wyandotte The view on Detroit East

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

We reside at 1432 Parkwood which will be the second residence from the development. We would like to submit some questions and express some comments/concerns regarding this project.

Regarding the trash areas:

- Will there be some kind of structure surrounding the trash containers to partially or completely hide them?
- Will there be restrictions on when trash can be picked up to avoid excessive noise during certain times such as early morning?
- It appears they have been moved from the last proposed location which would have been closer to homes - thank you for changing that

Regarding the loading docks:

- It appears they will be closer to the residences - this is a concern due to traffic and noise
- What will the hours the loading dock will be available for tenants to use be?
- What other restrictions will be in place to provide the least possible amount of disruption to the current residents of Parkwood and Wyandotte?

Regarding the fence to abut the current residents:

- The fences appear to be constructed from wood - we do not feel this fits in with the look of the existing structures on the street
- We feel maintenance of a wooden fence will present challenges
- Is it possible to construct one similar to the one that separates Get Go from those residences?

Regarding the balconies:

- Which direction will they face?
- We are concerned about the impact of balconies on our privacy as they could potentially allow tenants to view our back yard an into the house

Thank you for considering our concerns and questions.



The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11

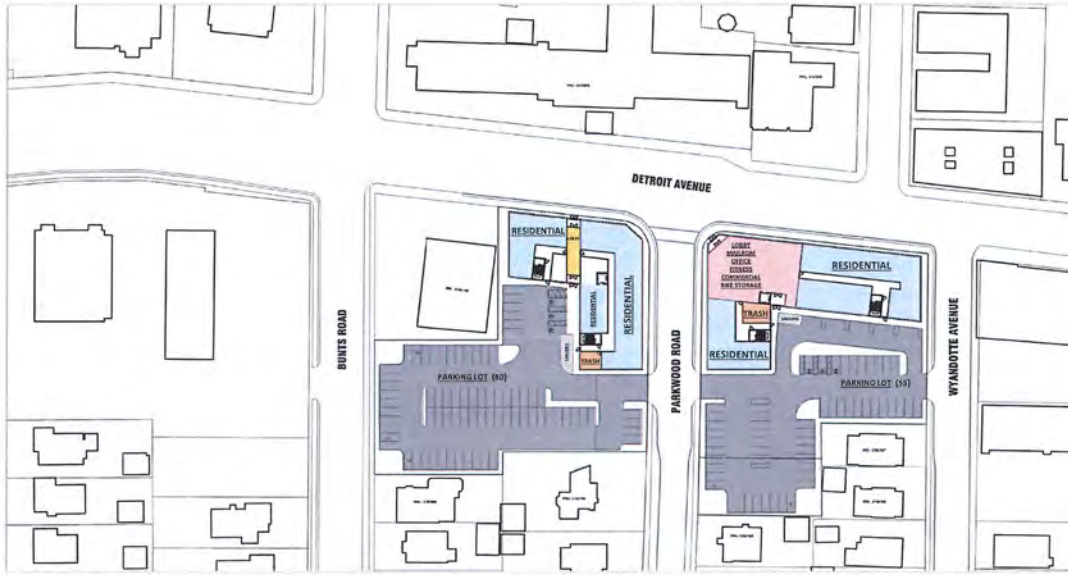
**MIXED USE COMMUNITY
CONCEPTUAL DESIGN**
01.20.2021



CONTEXT MAP
Not to Scale

GIS PARCEL MAP
Not to Scale





Site Plan
Not to Scale



3 The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11



TMS Engineers, Inc.
Transportation Management Services
2112 Gore Park Dr., Unit 7, Tarrytown, Ohio 43085
www.tmsengr.com

December 28, 2020

Mr. Alex Solove
Alex Solove Development, Inc.
470 Ohio Worthington Road
Suite 200
Westerville, Ohio 43082

Re: The View on Detroit East
Lakewood, Ohio
Trip Generation Analysis

Dear Mr. Solove:

TMS Engineers, Inc. has performed the following trip generation analysis for The View on Detroit East, a proposed residential development in the City of Lakewood, Cuyahoga County, Ohio. The development site is located along the south side of Detroit Avenue between Bunts Road to the west and Wyandotte Avenue to the east (see Location Map, Figure 1).

The purpose of the trip generation analysis is to estimate the traffic that will be generated by the proposed residential development. The proposed site plan for The View on Detroit East development can be seen in Figure 2.

The following are the results of our trip generation analysis.

TRIP GENERATION

Calculating future total driveway trips requires an estimate of the traffic generated by the proposed development. The most widely accepted method of determining the amount of traffic that the proposed development will generate is to compare the proposed land use with existing facilities of the same use. The Institute of Transportation Engineers (ITE) has prepared a manual titled "Trip Generation Manual," which is a compilation of similar traffic generation studies to allow making such a comparison. The most recent update of this manual is the 10th edition and was utilized for this analysis.

The proposed development is expected to consist of the following land use:

- 120 Residential Units

Mr. Alex Solove
December 28, 2020
Page 2

The following table details the development land use from the site plan (Figure 2) and the corresponding ITE land use that will be used to forecast the site generated traffic volumes for the expected conditions.

ITE LAND USE CODE				
SITE PLAN DESCRIPTION	SIZE	LAND USE	ITE CODE	ITE DESCRIPTION
Residential Units	120 Units	Residential	221	Medium-Density Housing (Mid Rise)

PROPOSED TRIP GENERATION CALCULATIONS

Trip generation calculations were performed utilizing data contained in the Trip Generation Manual and the methods outlined in the ITE Trip Generation Handbook.

Based on the previously discussed trip generation analysis procedures, the table below shows the estimated site generated traffic during the AM and PM peak hours for the proposed The View on Detroit East development considering the number of dwelling units. A copy of the trip generation worksheet can be found attached to this letter.

NEW TRIP GENERATION - THE VIEW ON DETROIT EAST					
ITE TRIP GENERATION			TRIP ENDS		
ITE CODE	DESCRIPTION	SIZE (Units)	Weekday AM Peak Hour (Between 7:00 AM and 9:00 AM)	Weekday PM Peak Hour (Between 4:00 PM and 6:00 PM)	TOTAL
221	Medium-Density Housing (Mid Rise)	120	11	26	37
TOTAL NEW TRIPS			41	53	

CONCLUSIONS

The previous table shows that the proposed residential development is expected to generate a total of 41 trips in the AM peak hour and 53 trips in the PM peak hour.

Mr. Alex Solove
December 28, 2020
Page 3

It is our opinion that, when the anticipated changes in traffic volumes are at these levels, the traffic generated by the proposed residential development should not have an impact on the surrounding roadway network, based on the following guidance:

- The Institute of Transportation Engineers (ITE) recommends that a Traffic Impact Study (TIS) be performed whenever an increase in trips in any peak hour is greater than 100 trips per hour. This recommendation is made because this is the point where a change in roadway capacity may be needed and mitigation may or may not be needed.
- The Ohio Department of Transportation (ODOT) State Highway Access Management Manual states that a Traffic Analysis (TA) is required for any development that adds 60-200 trips and a Traffic Impact Study (TIS) is required for any development that adds more than 200 trips in an hour. ODOT does not require further study in when the volume of trips added for the adjacent street is determined to be below 60 trips in an hour. Site generated traffic less than 60 trips in an hour is typically less than the daily variations in the existing volume on the adjacent street network and should not be perceived by the traveling public.

Since the proposed development is expected to generate less than 60 trips during both the AM and PM peak hours, it is our professional opinion that the amount of site generated traffic will not have an impact on the adjacent roadway network nor require additional traffic analysis.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

TMS Engineers, Inc.

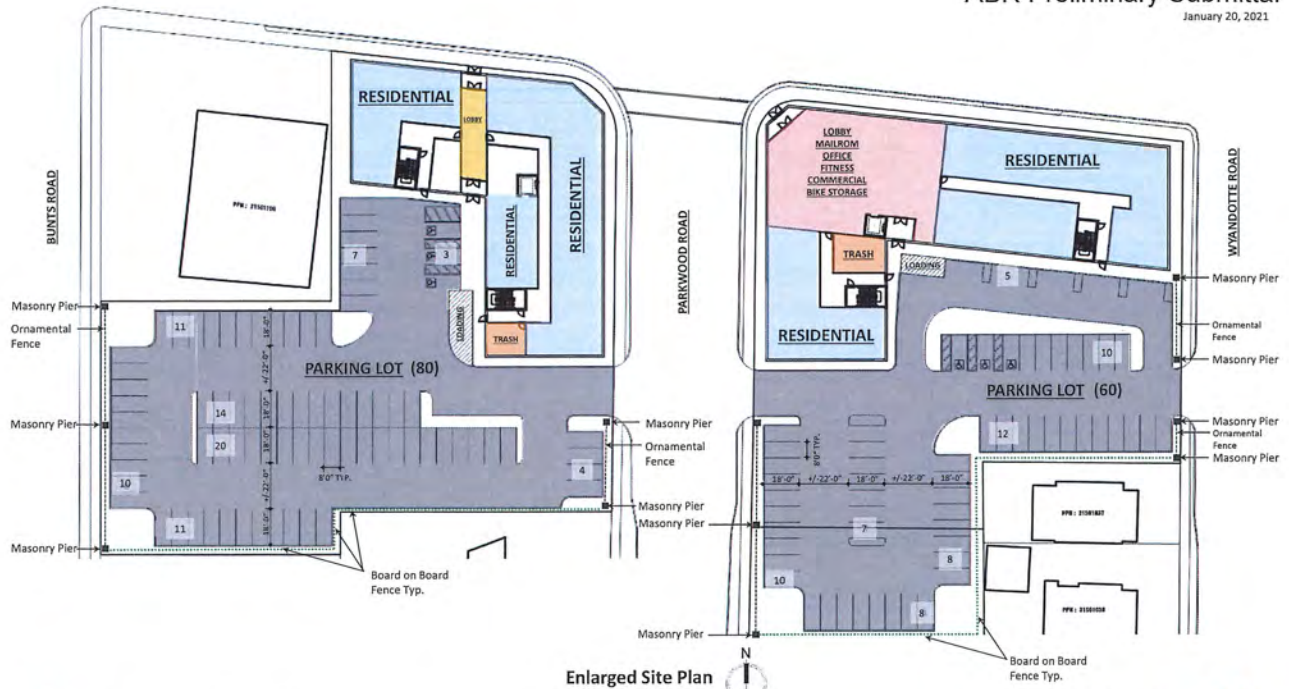
Andrew B. Comer, P.E.
Senior Traffic Engineer
atms@tms.com

Submittal Lakewood Tpm 122021.rpt

Trip Generation Analysis Letter

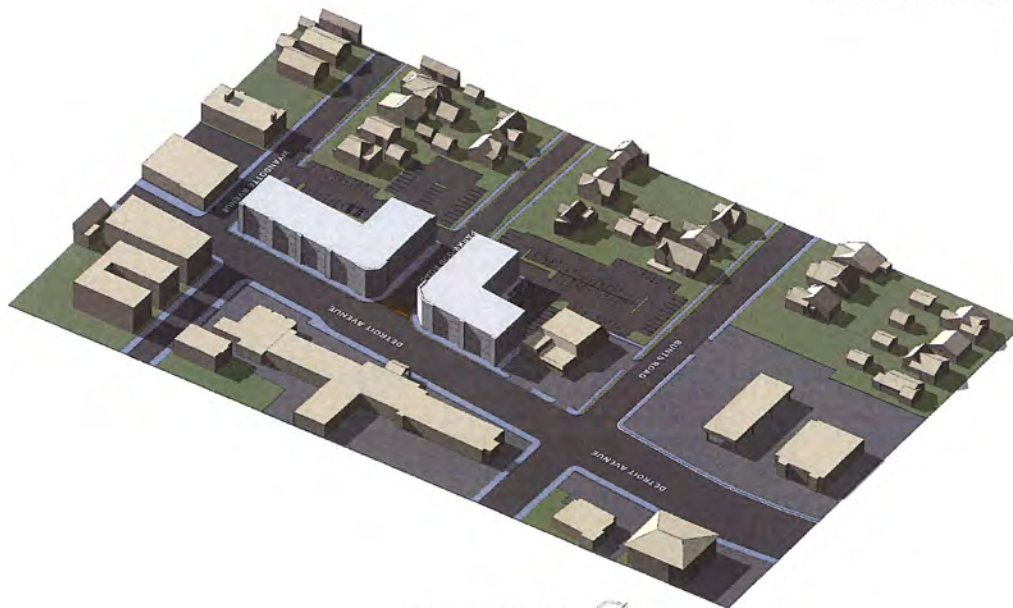
4 The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11





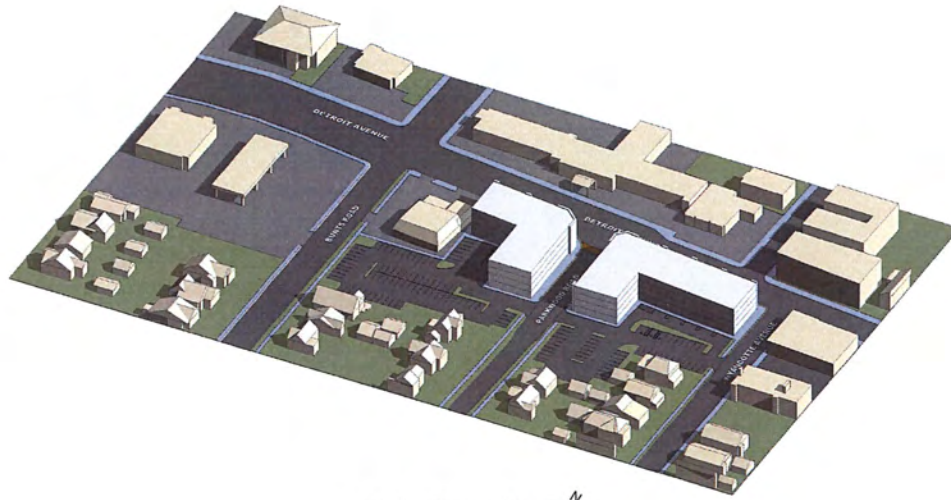
Enlarged Site Plan

Not to Scale



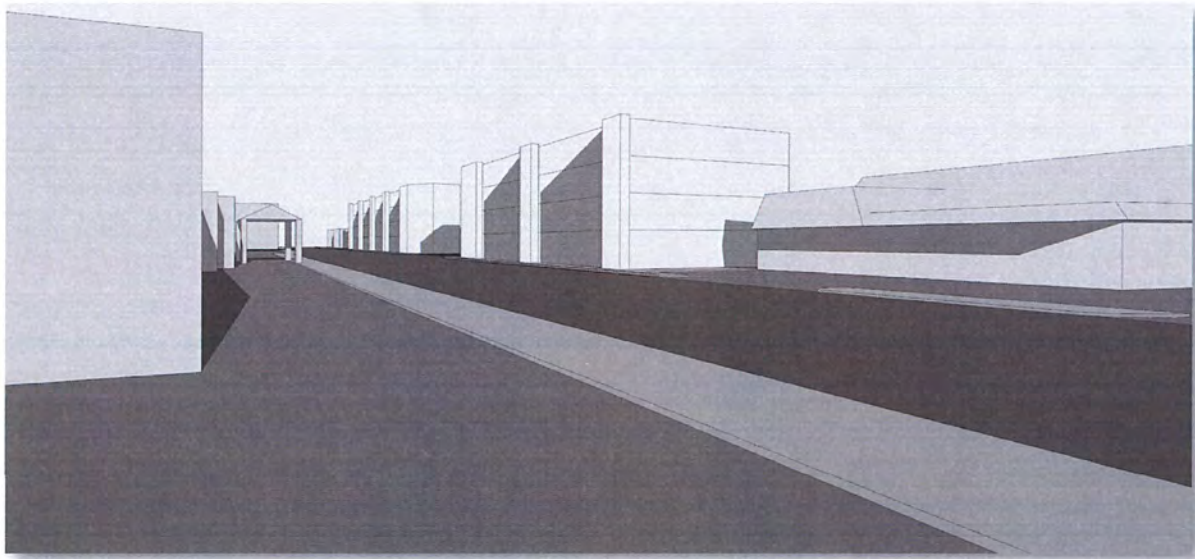
Massing Perspective

Not to Scale



Massing Perspective
Not to Scale

7 The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11



Massing Pedestrian View from the West

8 The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11





PROJECT PROXIMITY AERIAL
Not to Scale

9 The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11



Approved JSDI Lakewood Design

10 The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11





Approved JSDI Lakewood Design

11

The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11



EXTERIOR LIGHTING OPTIONS



WOOD BOARD ON BOARD FENCE ALONG BORDERS TO RESIDENTIAL LOTS



ORNAMENTAL FENCE ALONG STREETScape

SITE IMAGES

12

The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11



PRIMED ALUMINUM

Technical Information:

System Depth - 1.5" nominal

Material - Aluminum

Material Thickness - .002" standard (other gauges available)

Panel Joints - 1/2" nominal standard (1/4" - 1" available)

Finish - Fluoropolymer urethane color panels

Finish Warranty - 20 year standard

Weight - Less than 2 pounds per square foot

Panel Size Parameters:
These are the recommended maximum size panel gasket if the panel you would like fits inside these studies. Do-Design can make recommendations. For larger items, please contact a Do-Design representative to discuss your specific requirements.

Available in any color with the ability to match colors of your choice without expensive up charges. Do-Design Primed Aluminum Panels offer the ultimate design flexibility for exterior and interior applications. Panels are painted using industry leading fluoropolymer based paints for long lasting finish durability, while the process uses a 100% air capture system to ensure the VOCs produced, so there is no adverse environmental impact.



METAL PANEL

TriTab™ V6 (VersaGlaze™)
TriTab V6 V6 400 4000 (TriTab VersaGlaze System) & TriTab 4000 V6 (TriTab VersaGlaze System)

Design & Performance Partnership with Commercial Aluminum Finishing



STOREFRONT WINDOW SYSTEM




FACE BRICK





Horizontal Cable Railing Infill w/ Bottom Rail

CABLE RAILING AT BUILDING BALCONIES

BUILDING MATERIAL IMAGES





Architectural Board of Review
February 2021

1

REMOTE MEETING PROCEDURES

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



Architectural Board of Review
February 2021

2

DRAFT DOCKET/AGENDA

- Roll Call
- Approval of Minutes - 01/14/21 Meeting
- Opening Remarks
- Old Business
 - 13701-13091 Detroit - Solove Mixed-Use Development
 - 1313 Giel - Residential Addition/Porch
 - ~~17806-08 Detroit - Window Replacement - WITHDRAWN~~
 - 17810 Lake - Residential Addition
- New Business
 - 1210 W Clifton Residential Addition
 - 1560 W117 - KFC Commercial Renovation and Signage
 - 1520 W117 - Dunkin Donut Site Improvements
 - ~~17609 Detroit - Dunkin Donut Site Improvements - WITHDRAWN~~
 - 14210 Madison - Primoz Pizza Commercial Renovation/Signage
- Sign Review
 - 18260 Detroit - Cilantro Taqueria
 - ~~17801 Detroit - Beck Center Sign - WITHDRAWN~~



Architectural Board of Review

February 2021

3



Architectural Board of Review

OLD BUSINESS - February 2021

4

Proposal: Applicant proposes to build a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325.

City Notes:

- **Received Planning Commission approval for Conditional Use/Mixed-Use Overlay (July 2020)**

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

Please provide your name and physical address in the chat window and the city will call on you in the order we receive your info.

Following individuals who sign up through the chat feature, we will then ask for public comment from individuals who have dialed into the meeting on phones.

Public comment will be limited to 3 minutes per individual.
The city will use a digital timer displayed on the screen.

As a friendly reminder, please do not use the chat feature as a discussion forum.



**Docket No. 06-48-19 - 13701-13901 Detroit & 1406 Wyandotte
Solove Mixed Use Development - February 2021**

5

Considerations:

Commercial Design Guidelines: The following five principles elaborate on the concepts, means and methods of development that will positively impact the physical realm of Lakewood's commercial districts.

- Think Pedestrian First
- Place Activity at the Street
- Minimize the Impact of Parking and Vehicles
- Compatibility with the Historic Context
- Quality of Design

1135.01 Mixed-Use Overlay (Purpose): Should offer one or more of the following advantages: Designs which...

- ...encourage **flexibility, innovation, and creativity in site and development design**...
- ...encourage a **mix of...activities to coexist in a manner that reflects human scale and emphasizes pedestrian orientation**, taking advantage of the vitality that mixed uses can bring to the community.
- ...provide substantial buffers & **transitions between areas of different land uses &** development densities.
- ...enhance the appearance of neighborhoods by conserving areas of natural beauty and natural green spaces.
- ...provide a choice in type of environment available to the public by allowing development that would not be possible under the strict application of other sections of this Code .
- A creative approach to the use of land and related physical facilities that result in better urban design, higher quality construction and the provision of aesthetic amenities.



**Docket No. 06-48-19 - 13701-13901 Detroit & 1406 Wyandotte
Solove Mixed Use Development - February 2021**

6

Planning Commission:

Docket No. 03-11-20
13701-13901 Detroit Avenue
Solove Development

July 2020

APPROVED the request for Mixed-Use Overlay District with the following conditions and recommendations to ABR:

- Parking plan as proposed meets the minimum code requirements. The proposal is for 113-120 dwelling units in two buildings, each building not to exceed 4 stories in height, not including building mechanicals and their appurtenances, with 1,500-4,250 sq. ft. of commercial space on the ground floor. Applicant will provide access to Detroit for both buildings.
- Minimum amount of commercial space available for non-residents of the project is a minimum of 1,500 square feet on the ground floor. Reference 1135.01(c)(3).
- Recommend an innovative landscaping plan for human scale as approved by ABR. Referencing 1135.01(c)(4) and 1135.01(c)(5) and 1141.
- Exceed the amount of Water Quality Volume treated and stored on site above the minimum as determined by Chapter 1339. Reference 1135.01(c)(1) and 1135.01(c)(2).
- Developer will work with the city and the RTA in the event a bus stop should be moved to the right of way adjacent to the development to create an innovative transit waiting environment.
- Developer will provide a minimum of 2 bike parking spaces for the commercial space.
- Height of the rooftop ancillary mechanical units met the code.
- Development's resident pedestrian access to/along Detroit Avenue for east and west buildings.



Docket No. 06-48-19 - 13701-13901 Detroit & 1406 Wyandotte
Solove Mixed Use Development - February 2021

SEPARATE PDF DOCUMENT



Docket No. 06-48-19 - 13701-13901 Detroit & 1406 Wyandotte
Solove Mixed Use Development - February 2021

Proposal: Applicant proposes modifications to the approval for an addition to the north side of an existing home that was granted at the September 2020 meeting.



**Docket No. 09-84-20 - 1313 Giel
Residential Addition/Patio - February 2021**

9



**Docket No. 09-84-20 - 1313 Giel
Residential Addition/Patio - February 2021**

10

Sept 2020

City of Lakewood
Architectural Board of Review
Approved as not both in the original
on **SEP 10 2020**
Am Ag
CHAIRMAN

DETAIL SECTION

NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

SERPILTONSKI RESIDENCE
RESIDENTIAL ADDITION/PATIO
LAKESIDE, CO 80027

A200

SEAL OF THE CITY OF LAKESIDE, COLORADO
19008

Docket No. 09-84-20 - 1313 Giel
Residential Addition/Patio - February 2021

11

Sept 2020

SITE PLAN

FIRST FLOOR PLAN

FOUNDATION PLAN


SERPILTONSKI RESIDENCE
RESIDENTIAL ADDITION/PATIO
LAKESIDE, CO 80027

A101

SEAL OF THE CITY OF LAKESIDE, COLORADO
19008

Docket No. 09-84-20 - 1313 Giel
Residential Addition/Patio - February 2021

12



Chas. Svec, Inc.
"Rocklite" Concrete Masonry Products

Sept 2020

Home

About Us

Contact Us

Products


Dealers

SDS Info


Dealer PO Form

SPLITFACE is our specialty!


We manufacture a high quality split unit which meets or exceeds ASTM standards in 4", 6", 8", 10" and 12" sizes both in full height as well as half-height thru the wall and veneer units. We offer a variety of colors with integral waterproofing in the mix design, or ask about our less expensive non-waterproof gray split unit which are made to be painted or sealed.




Arctic White




Charcoal




Desert Buff




Way White




Smoked Marble




Scarlet




Lite Buff



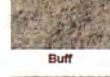
Earthstone




Graystone




Regatta Red




Buff




Korktan




Gray K




Maple Brown




Sandstone



Spanish Brown



Pewter

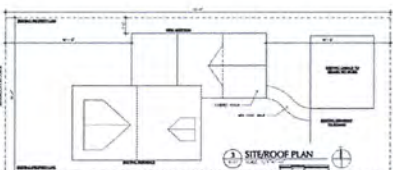


Dark Brown

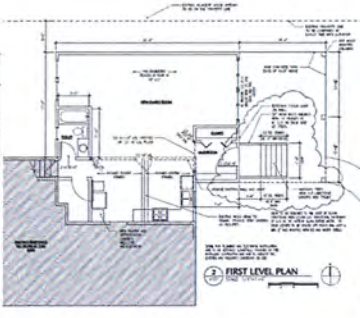


Docket No. 09-84-20 - 1313 Giel
Residential Addition/Patio - February 2021

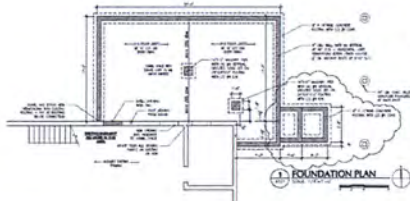
13



SITE/ROOF PLAN




FIRST LEVEL PLAN



FOUNDATION PLAN

SIERPOTOWSKI RESIDENCE
 10110 GIEL AVENUE
 LAKESIDE, OH 44137

PROJECT NO. 2020-01
 DATE: 02/15/21
 SCALE: AS SHOWN
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



Docket No. 09-84-20 - 1313 Giel
Residential Addition/Patio - February 2021

14

Docket No. 09-84-20 - 1313 Giel
Residential Addition/Patio - February 2021

15

Proposal: Applicant requests modifications to storefront replacement from January 14, 2021 ABR Meeting.

City Notes: :

- **Proposal withdrawn by applicant**




Jan. 2021 Meeting

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

17806-08 Detroit
Window Replacement - January 2021

16

**WINDOWS REPLACEMENT
CONSORTIUM COFFEE LLC
18704-06 DETROIT AVE.
LAKEWOOD, OH 44107**

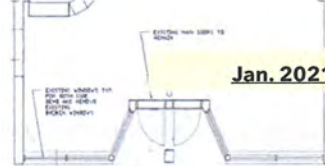
GENERAL CONSTRUCTION NOTES:
 CLIENT: CONSORTIUM COFFEE LLC
 PROJECT: WINDOW REPLACEMENT
 CONTRACTOR: CONSTRUCTION INC.
 DATE: 01/21/21



OPTION 1 NEW WINDOWS AND PAINTING EXISTING DOORS



OPTION 2 NEW WINDOWS ONLY



EXISTING DEMO PLAN



EXISTING STREET VIEW

Jan. 2021 Meeting



CONSTRUCTION INC.

ARCHITECTURE
 EXISTING PLAN & ST. VIEWS
 NOTES
 A-1



**Docket No. 01-02-21 17806-08 Detroit
Window Replacement - January 2021**

17

OVERVIEW
 Frame Types

Pella Impervia® windows and patio doors are made from Duracast® fiberglass composite, sharing the same properties of length, durability and temperature resistance as materials used in the aerospace industry. They're able to withstand extreme conditions better than the doors and doors made from other materials. Duracast fiberglass composite, Pella's patented, fiber-reinforced product is a highly stable material that resists expanding, warping or sagging in summer heat or shrinking, turning brittle in heat, winter conditions.

Optional High Density Foam Insulation further improves energy efficiency.

FRAME TYPES
 There are many options for installing Pella Impervia fiberglass composite windows in new construction and renovation projects: nailing fins, flanges, block frames with fins, masonry clips or jamb screws and T-stops.

GRILLES
 • Color match
 • Grilles
 • Multiple
 • Prairie
 • Pattern
 • Depth

GRILL
 Awning

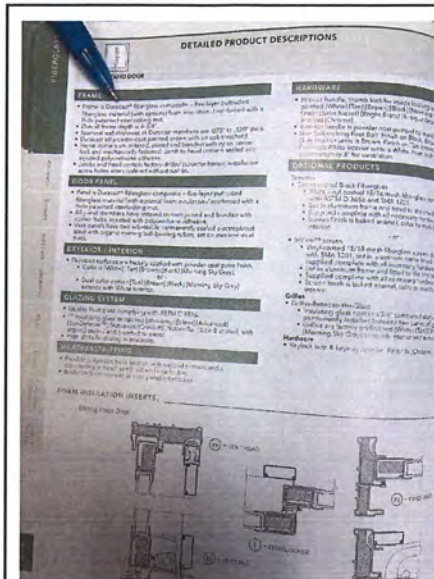
Case

Fi



**Docket No. 01-02-21 17806-08 Detroit
Window Replacement - January 2021**

18



Special Size

	60x60	60x70	60x80	60x90
PERFORMANCE (PER SINGLE UNIT ONLY)				
Meets or Exceeds AAMA/ACMA Ratings				
Air Infiltration (at 63°F and 1.57 psf wind pressure)	0.54	0.54	0.54	0.54
Design Pressure	24 psf	24 psf	24 psf	24 psf
Water Resistance	7.0 psf	7.0 psf	7.0 psf	7.0 psf
OPTIONAL PERFORMANCE CRITERIA				
Sound Transmission Class (Minimum Security Grade)	40 STC	40 STC	40 STC	40 STC
Maximum Operating Force (lb)	25.12	25.12	25.12	25.12
Maximum Locking Force (lb) Lock Holdback	4.75	4.75	4.75	4.75

Sound Transmission Class and Outdoor-Indoor Transmission Class

Product Frame Size Glazing System



Docket No. 01-02-21 17806-08 Detroit Window Replacement - January 2021

19



17806-08 Detroit Window Replacement - January 2021

20



17806-08 Detroit
Window Replacement - January 2021

21

Applicant's photos



17806-08 Detroit
Window Replacement - January 2021

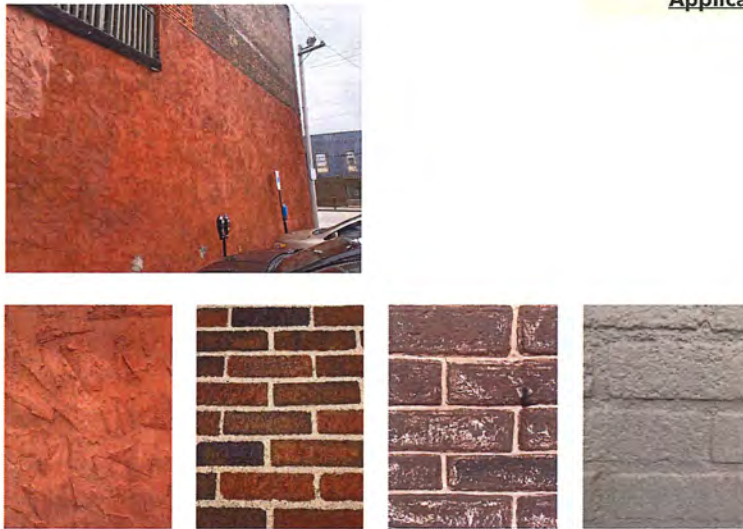
22

Applicant's photos



**17806-08 Detroit
Window Replacement - January 2021**

Applicant's photos



**17806-08 Detroit
Window Replacement - January 2021**

Applicant's photos



**17806-08 Detroit
Window Replacement - January 2021**

Applicant's photos

BROWN



MORNING SKY GREY



**17806-08 Detroit
Window Replacement - January 2021**

Proposal: Applicant proposes the addition of a new enclosed front entry porch, replace existing the front door with windows to match the existing sides and rear parlor windows

City Notes:

- Requires (2) Variances for proposed unroofed patio/deck at rear of residence
- Located within Clifton Park North Historic District



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



**Docket No. 01-05-21 17810 Lake Ave
Residential Addition - January 2021**

27



**Docket No. 01-05-21 17810 Lake Ave
Residential Addition - January 2021**

28





**Docket No. 01-05-21 17810 Lake Ave
Residential Addition - January 2021**

SEPARATE PDF DOCUMENT



**Docket No. 01-05-21 17810 Lake Ave
Residential Addition - January 2021**

Architectural Board of Review

NEW BUSINESS - February 2021

31

Proposal: Applicant proposes design changes to a garage that was approved by the Board of Zoning Appeals at its 2020 meeting.

City Notes: Previously attended ABR Pre-Review in March 2020

- New design includes a smaller garage and a larger addition
- Requires new BZA approval - previously approved variances December 2019



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



**Docket No. 02-08-21 - 1210 W Clifton
Residential Addition and Garage - February 2021**

32



**Docket No. 02-08-21 - 1210 W Clifton
Residential Addition and Garage - February 2021**

33



**Docket No. 02-08-21 - 1210 W Clifton
Residential Addition and Garage - February 2021**


34

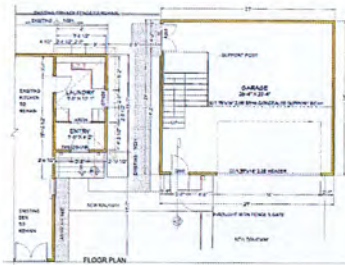
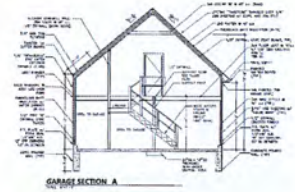


**Docket No. 02-08-21 - 1210 W Clifton
Residential Addition and Garage - February 2021**

35

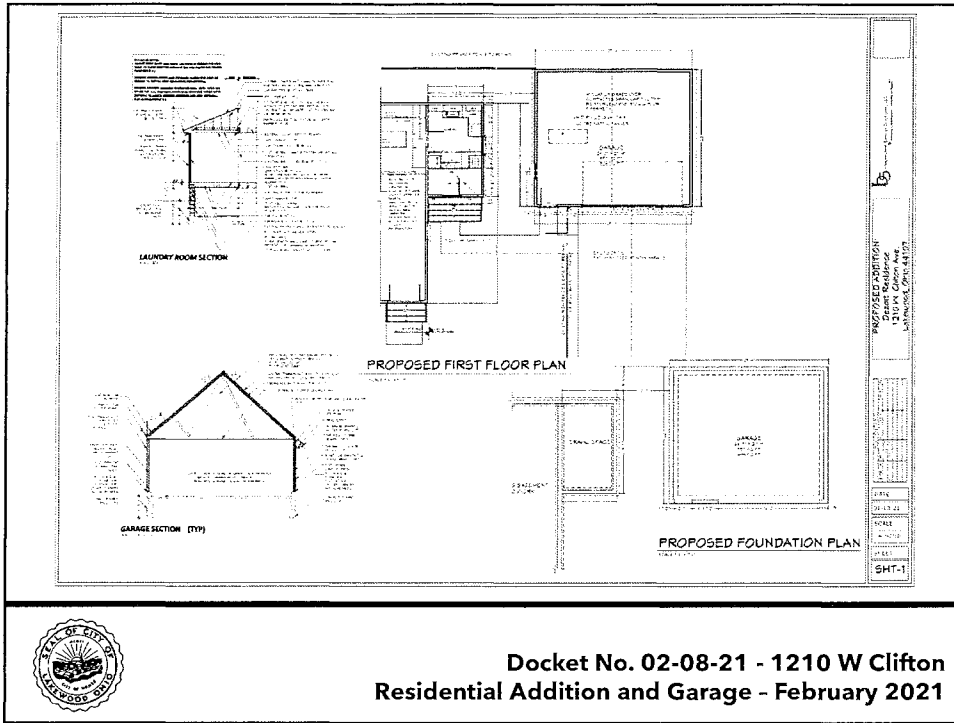
2020 Pre-Review Meeting



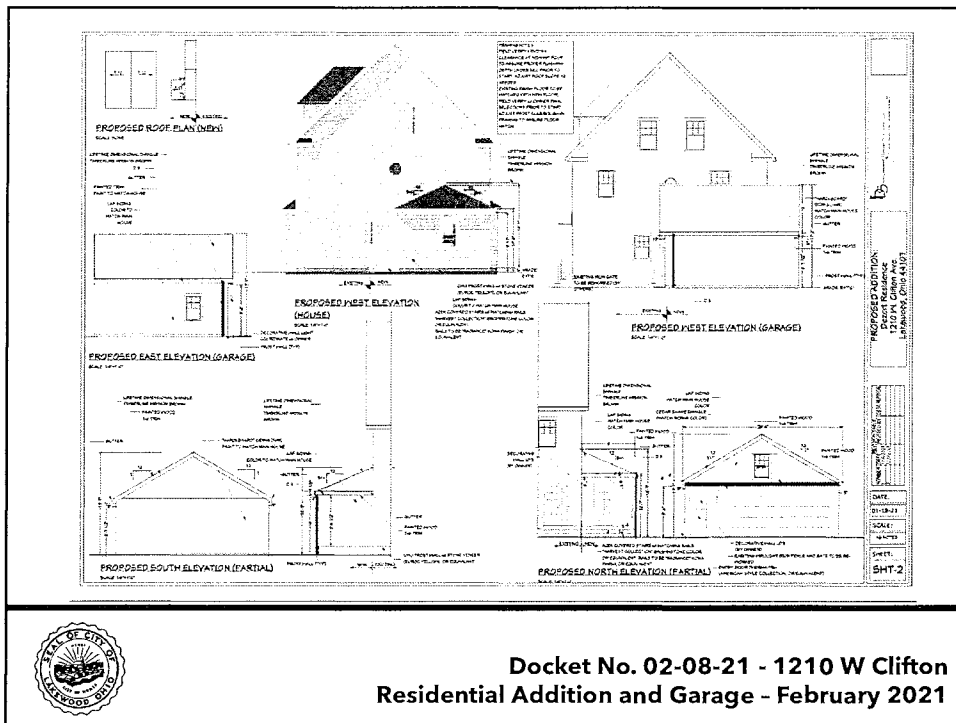
**Docket No. 02-08-21 - 1210 W Clifton
Residential Addition and Garage - February 2021**

36



Docket No. 02-08-21 - 1210 W Clifton
Residential Addition and Garage - February 2021

37



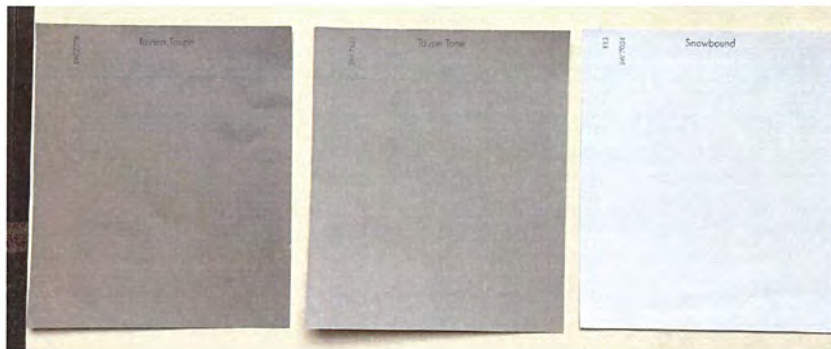
Docket No. 02-08-21 - 1210 W Clifton
Residential Addition and Garage - February 2021

38



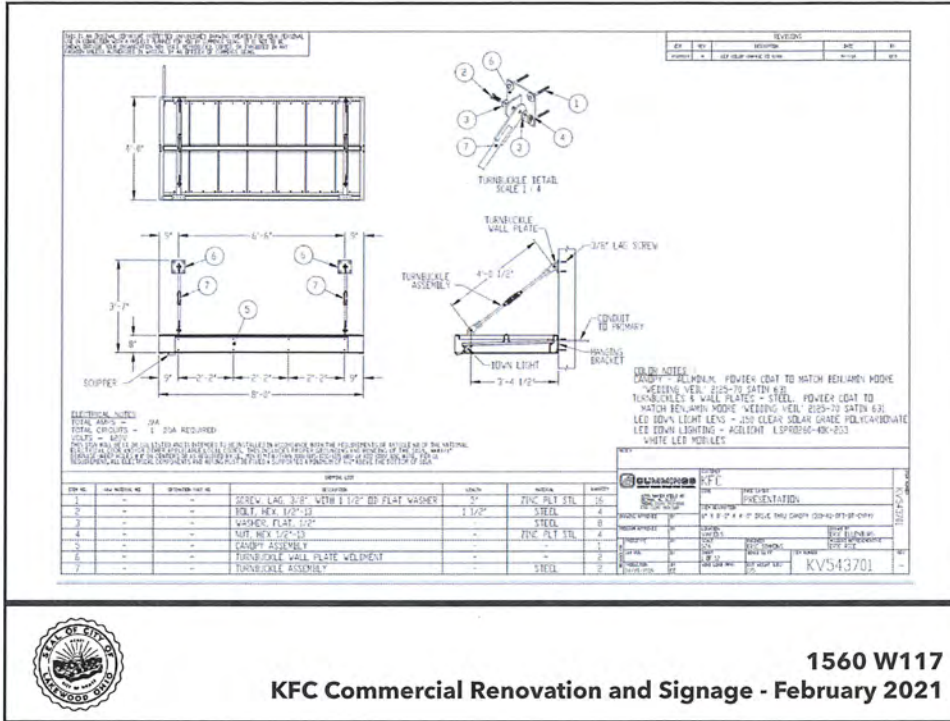
**Docket No. 02-08-21 - 1210 W Clifton
Residential Addition and Garage - February 2021**

39



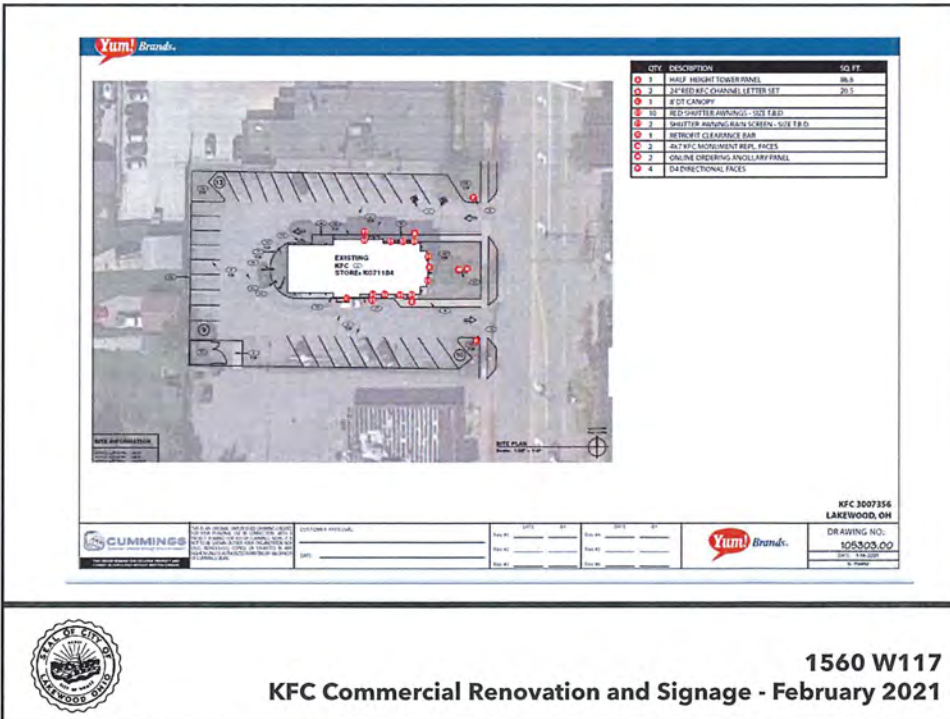
**Docket No. 02-08-21 - 1210 W Clifton
Residential Addition and Garage - February 2021**

40



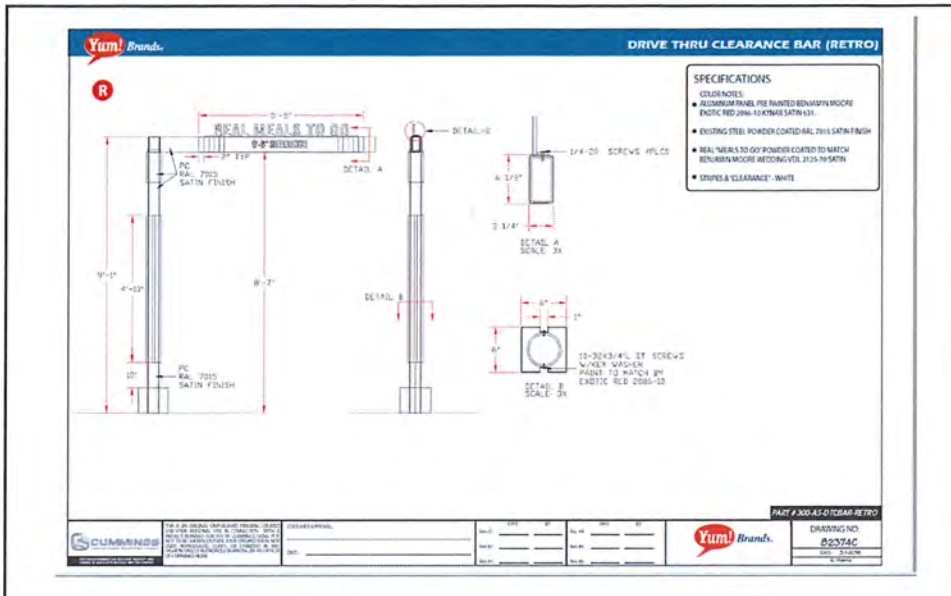
1560 W117
KFC Commercial Renovation and Signage - February 2021

45

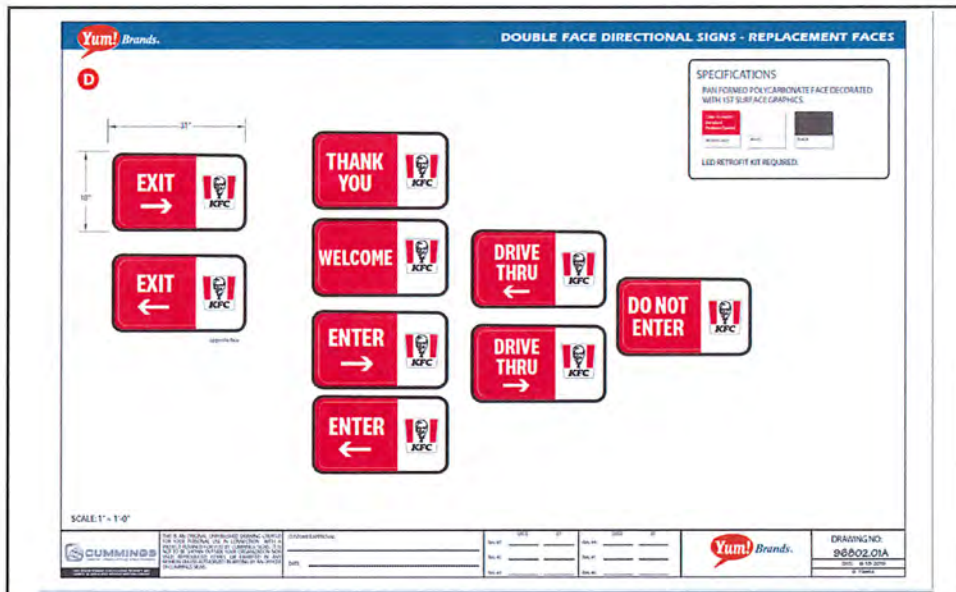


1560 W117
KFC Commercial Renovation and Signage - February 2021

46



1560 W117
KFC Commercial Renovation and Signage - February 2021



1560 W117
KFC Commercial Renovation and Signage - February 2021

Proposal: Applicant proposes the installation of new awnings and new awning sign.

City Notes:

- Recommend sign boards to remain black and awnings installed within the area defined by the sign boards
- Recommend removal of window graphics; exceeds allowable square footage for signage; or apply for a temporary sign permit for one banner sign



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



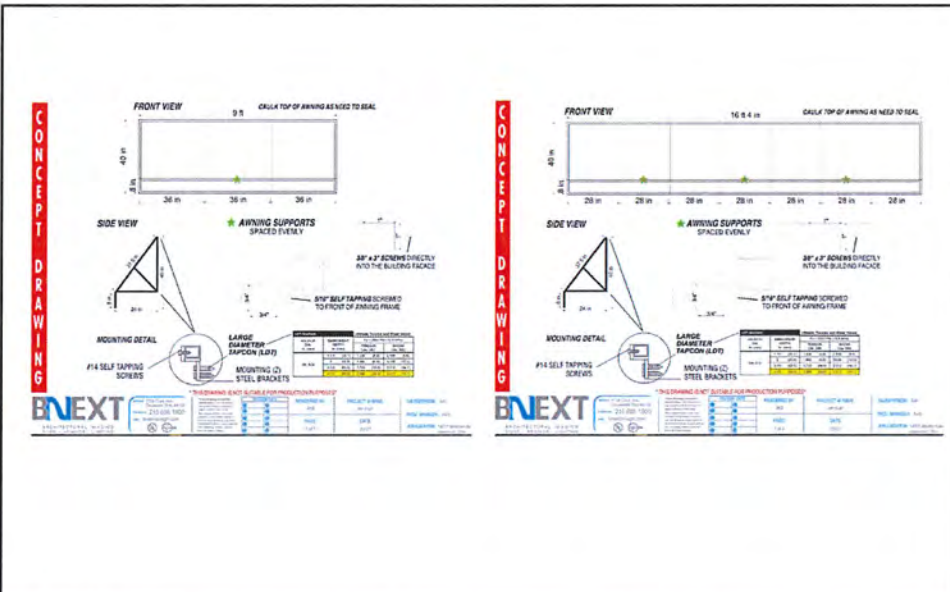
**Docket No. 02-10-21A & 02-10-21A - 14210 Madison - Primoz Pizza
Commercial Renovation and Sign Review - February 2021**



**Docket No. 02-10-21A & 02-10-21A - 14210 Madison - Primoz Pizza
Commercial Renovation and Sign Review - February 2021**



Docket No. 02-10-21A & 02-10-21A - 14210 Madison - Primoz Pizza
 Commercial Renovation and Sign Review - February 2021



Docket No. 02-10-21A & 02-10-21A - 14210 Madison - Primoz Pizza
 Commercial Renovation and Sign Review - February 2021

Proposal: Applicant proposes site upgrades to an existing business.

City Notes:

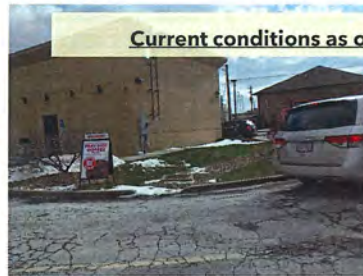
- Recommend removal of DD logo on clearance bar; requires a variance
- Applicant has removed pylon/pole sign from application
- City would like clarification on drive-thru versus walk-in customers/sales
- Recommend removal of temporary signage; apply for one temporary sign permit



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



**Docket No. 02-11-21A & 02-11-21S - 1560 W117
Dunkin Donuts Site Improvements - February 2021**



Current conditions as of 02/05/21



**Docket No. 02-11-21A & 02-11-21S - 1560 W117
Dunkin Donuts Site Improvements - February 2021**

Pylon/pole sign withdrawn; not permitted by city code

**Docket No. 02-11-21A & 02-11-21S - 1560 W117
Dunkin Donuts Site Improvements - February 2021**

59

City recommends removal of DD

**Docket No. 02-11-21A & 02-11-21S - 1560 W117
Dunkin Donuts Site Improvements - February 2021**

60

City Notes: :

- **Proposal withdrawn by Applicant**



**Docket No. 02-12-21A & 02-12-21S - 17609 Detroit
Dunkin Donuts Site Improvements - February 2021**



Sign Review
February 2021

Proposal: Applicant proposes to reface existing cabinet sign.

City Notes:

- 1329.05 (i) - existing pole signs may be refaced as long as the cabinet, pole, or structure is not modified in any way. Any such modifications other than refacing the cabinet requires removal of the pole sign.



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



**Docket No. 12-137-20 - 18260 Cilantro Taqueria
Sign Review - February 2021**

Proposal: new cabinet sign on an existing pole sign.

City Notes:

- Does not adhere to the city's Commercial Sign Guide, requiring signs to be: well crafted, high quality materials, well maintained
- Recommended repainting of pole

Current conditions as of 02/05/2021



**Docket No. 12-137-20 - 18260 Cilantro Taqueria
Sign Review - February 2021**

CONCEPT DRAWING





60 in
30 in

D/S POLE SIGN REFACING
 3/16" WHITE POLYCARBONATE FACES
 DIGITAL PRINT VINYL APPLIED

SF: 12.5
FRONTAGE: 82'
ELEVATION: 10'

BNEXT

ARCHITECTURAL IMAGING
SIGNS • AWARDS • LIGHTING

9153 Clark Ave.
Cleveland OH 44130
216.688.1800
bnnextdesign.com

THIS DRAWING IS NOT SUITABLE FOR PRODUCTION PURPOSES!

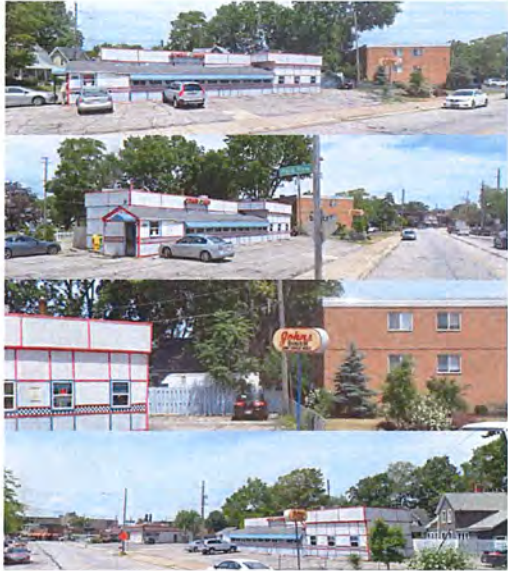
REV	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		


RENDERED BY: AJS	PROJECT # NAME S16	SALESPERSON: AJS
PAGE: 1 of 1	DATE 09/03	PROJ. MANAGER: AJS
		JOB LOCATION: 18260 North Ave Lakewood, Ohio



**Docket No. 12-137-20 - 18260 Cilantro Taqueria
Sign Review - February 2021**

67



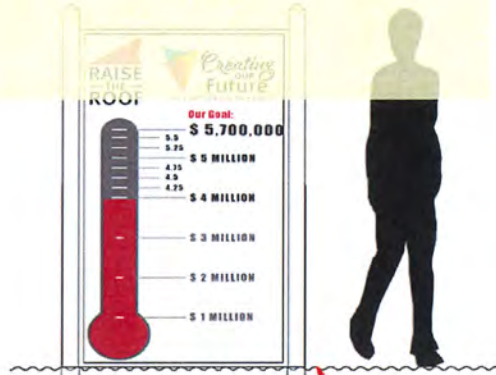
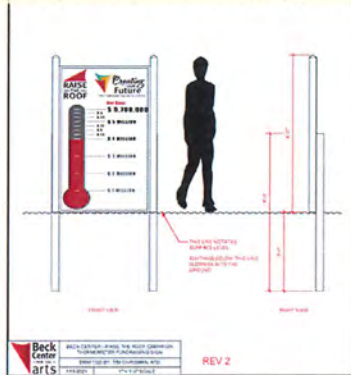


**Docket No. 12-137-20 - 18260 Cilantro Taqueria
Sign Review - February 2021**

68

City Notes: :

▪ Proposal withdrawn by Applicant



Docket No. 02-13-21 - 17801 Beck Center
Temporary Signage - BBS / Sign Review - February 2021