

**MINUTES**  
**BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**  
**REVIEW MEETING**  
**CITY OF LAKEWOOD**  
**12650 DETROIT AVENUE**  
**AUDITORIUM**  
**MARCH 9, 2023**  
**5:30 P.M.**  
**RECORDED**  
<https://www.lakewoodoh.gov/videos-2/>

**1. ROLL CALL**

Board Members

Chris Egervary  
Brian Grambort, Vice Chair  
David Maniet, Chair  
Hanna Cohan Plessner  
Jeremy Smith

Staff

David Baas, Board Secretary, Senior Planner  
Shawn Leininger, Director, Planning & Development  
William Wagner, Assistant Building Commissioner

**2. APPROVE THE MINUTES OF THE FEBRUARY 9, 2022 MEETING**

A motion was made by Mr. Maniet, seconded by Mr. Mr. Grambort to **APPROVE** the February 9, 2023 minutes. All the members voting yea, the motion passed.

**3. OPENING REMARKS**

Staff read the Opening Remarks into record.

**SUMMARY APPROVED  
SIGN REVIEW**

**At the March 2, 2023 pre-review meeting, Docket No. 03-22-23, 03-23-23, 03-26-23, and 03-27-23 were Summary Approved (any conditions will be noted). A motion and a second are needed for approval.**

**4. Docket No. 03-22-23**

**13349 Madison Ave.  
Magically Found**

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

Shawn Warren  
Erie Design Co. Inc.  
1249 Virginia Ave.  
Lakewood, OH 44107

Applicant proposes a business name in the sign band. (Page 16)

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE** the request. All the members voting yea, the motion passed.

**5. Docket No. 03-23-23**

**12405 Detroit Ave.**

**Peppers Italian Restaurant**

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

Steven Foster  
 The Sign & Graphics Firm, LLC  
 14837 Detroit Ave., Ste. 195  
 Lakewood, OH 44107

Applicant proposes a face-lit blade sign. (Page 22)

A motion was made by Mr. Maniet, seconded by Mr. Egervary to **APPROVE** the request. All the members voting yea, the motion passed.

**6. Docket No. 03-26-23**

**1450 Belle Ave.  
Lakewood Community Health Center**

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

Laura Higgins-Woyma  
 Brilliant Electric Sign Company  
 4811 Van Epps Rd.  
 Cleveland, OH 44131

Applicant proposes replacement faces on two double-faced monument signs. (Page 37)

A motion was made by Mr. Maniet, seconded by Mr. Smith to **APPROVE** the request. All the members voting yea, the motion passed.

**7. Docket No. 03-27-23**

**15001 Madison Ave.  
Looks By Nali Beauty Studio**

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

Steven Foster  
 The Sign & Graphics Firm, LLC  
 14837 Detroit Ave., Ste. 195  
 Lakewood, OH 44107

Applicant requests a business name in the sign band. (Page 41)

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

**NEW BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

**8. Docket No. 03-20-23 (R)**

**2094 Dowd Ave.**

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

Daniel Margulies  
 Daniel Margulies Co. Inc.  
 14204 Detroit Ave.  
 Lakewood, OH 44107

Applicant proposes renovation of a fire damaged apartment. (Page 4)

Daniel Margulies, Daniel Margulies Co., Inc., applicant and Michael McNamara, property owner was present to explain the request. There would be a shed roof, dark grey shutters, new windows, door, and painted to match the existing structure. The members acknowledge that the non-conforming condition/building was grandfathered, said the roof design was a good solution, color of the windows should match the existing, adding shutters to the existing structure would not work. Staff had no additional comments. Public comment was closed as no one addressed the item. Staff had not received comment prior to the meeting.

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

**9. Docket No. 03-21-23**

**14532-14800 Lake Ave.  
Lakewood Park**

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

Allen Gilleland  
Sixmo Inc.  
1101 Auburn Ave.  
Cleveland, OH 44113

Applicant proposes a parking plan. (Page 9)

Mr. Leininger provided a summary of the project. Christopher Blue, an architect with Sixmo Inc. was present to explain the request. The parking surface pavement, catch basins, underground infrastructure would be repaired. The overhead utilities and light poles in the center were to be removed, placed on the perimeter, and replaced with LEDs. Pedestrian connectivity would be improved through the lot and park. Expansion of parking spaces (38) with pervious pavers was also a goal. Four EV chargers were to be added for a total of eight, retain as many trees as possible, security cameras and Wi-Fi could be added to the light poles. The members liked the lighting proposal, parking expansion, and pathways. Discussion continued about regrade of the lot to allow the water to flow into the existing bioswale, light design and height, transformers by the Woman’s Pavilion, ADA pathway. Public comment was closed as no one addressed the item. Staff received comment prior to the meeting (made part of record); concern was about lighting, lighting color, parking, and loss of trees. Staff said the concerns were being addressed. Paint, striping, and bollards would be used for the pedestrian walkways.

A motion was made by Mr. Maniet, seconded by Ms. Cohan Plessner to **APPROVE** the request as presented. All the members voting yea, the motion passed.

**SIGN REVIEW**

**10. Docket No. 03-24-23**

**17801 Detroit Ave.  
Beck Center for the Arts**

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

Laura Higgins-Woyma  
Brilliant Electric Sign Company  
4811 Van Epps Rd.  
Cleveland, OH 44131

Applicant proposes multiple signs for the theatre complex. (Page 24)

John McRae, Brilliant Electric Sign Company representative, and Cindy Einhouse, President and CEO for the Beck Center for the Arts were present to explain the request. There would be face lit channel letters and a red graphic on the northeast wall, a full color dynamic display marquee sign and a raceway-mounted illuminated letters/circles

(Senney Theater) on the canopy area, new lettering for the monument/pylon/ground sign, and new raceway-mounted illuminated channel letters on the front of the corner, northwest building. The members liked the proposal and said this request fell under a comprehensive sign package. Discussion ensued about the two electronic display sign reader boards and its compliance with the current code (sign not permitted to flash, blink, scroll, or strobe). Public comment was closed as no one addressed the item. Staff had not received comment prior to the meeting.

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

- **The marquee digital banner sign/electronic reader board sign will meet the requirements of 1329.05 in terms of its functionality.**

All the members voting yea, the motion passed.

**11. Docket No. 03-25-23**

**12120 Madison Ave.  
Heady Hips**

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

Rhiannon Adkins  
Heady Hips  
12120 Madison Ave.  
Lakewood, OH 44107

Applicant proposes business name in two sign bands (corner storefront) and window graphics. (Page 33)

Ray Adkins, business owner and Rhiannon Adkins, Heady Hips, applicant were present to explain the request. Because of the sun exposure on the west side window, an awning would be requested. Discussion continued the definition of signage versus window product display, color of the window graphics, size of the sign bands and font, scale of window graphics font to fit within confines of each window, the addition of a front awning, types of approved window coverings, materials/paint. Public comment was taken. Staff had not received comment prior to the meeting. Staff said that door art did not qualify as signage. Signage fell under the purview of the board, not anything else.

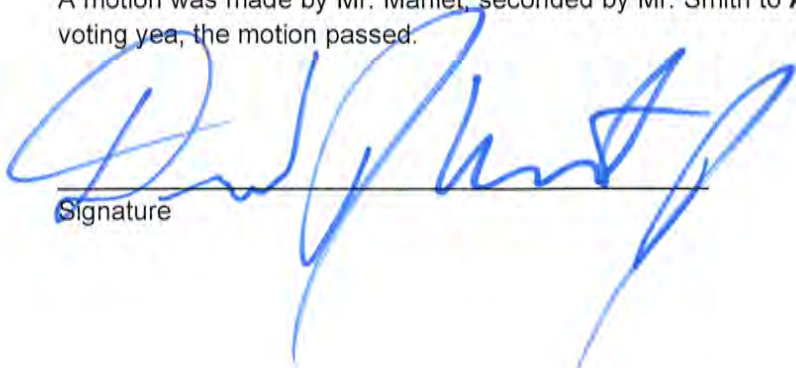
A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE the request with the following conditions:**

- **To be approved administratively prior to issuance of permits: The same font, size, scale and proportion will exist on the primary sign and the side building signage.**
- **To be approved administratively prior to issuance of permits: The vinyl lettering will be reviewed and deconflicted from the vertical mullions to better fit within the top band (windows).**
- **To be approved administratively prior to issuance of permits: Provide a rendering that shows the vinyl color better.**

All the members voting yea, the motion passed.

**ADJOURN**

A motion was made by Mr. Maniet, seconded by Mr. Smith to **ADJOURN** the meeting at 6:57 p.m. All the members voting yea, the motion passed.



Signature

04-13-2023

Date



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. DANIEL E. WITKOWSKI
- 2. MICHAEL McNAMARA
- 3. CHRISTOPHER BLVE
- 4. Cindy Einhouse
- 5. John McHale
- 6. Rhannon Adkins
- 7. RALPH PLYNN
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_
- 11. \_\_\_\_\_

- 1. [Signature]
- 2. [Signature]
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- 11. \_\_\_\_\_

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, March 9, 2023

## MEMORANDUM

Date: 7 March 2023

To: Architectural Board of Review

Subject: Comments received via phone from Marianne Quasebarth (1057 Abbieshire Ave.)

Resident relayed the following comments for the Board to consider during their review of Docket item number 03-21-23 (Lakewood Park Parking Plan):

1. The City should implement methods and enforcement measures to charge non-residents to pay for parking at Lakewood Park.
2. The City needs to ensure any new lighting installed as part of this project is appropriately shaded and of the best hue to avoid glare onto adjacent residential properties to avoid conflict with migratory and other wildlife (bird/butterflies).
3. This increase in parking spaces (38) is a band-aid on the area parking problem that requires broader/larger study and consideration towards appropriate solutions to meet demand.
4. The City Arborist is required to review and approve the removal of any tree proposed by this project and all contractors should adhere to standard policy regarding the proper fencing/protection of existing trees and their root systems during construction.

Respectfully submitted –



David Baas, AICP

Secretary to Lakewood Architectural Board of Review

Assistant Director of Planning and Development



**FILE COPY**

BOARD OF BUILDING STANDARDS  
ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • www.lakewoodoh.gov

**Application Cover Page**

**Docket No.: 03-20-23**

**Permit No.: BBS23-000006**

**Applicant Name: Daniel Margulies, Daniel Margulies Co. Inc.**

**Project Address: 2094 Dowd Ave.**

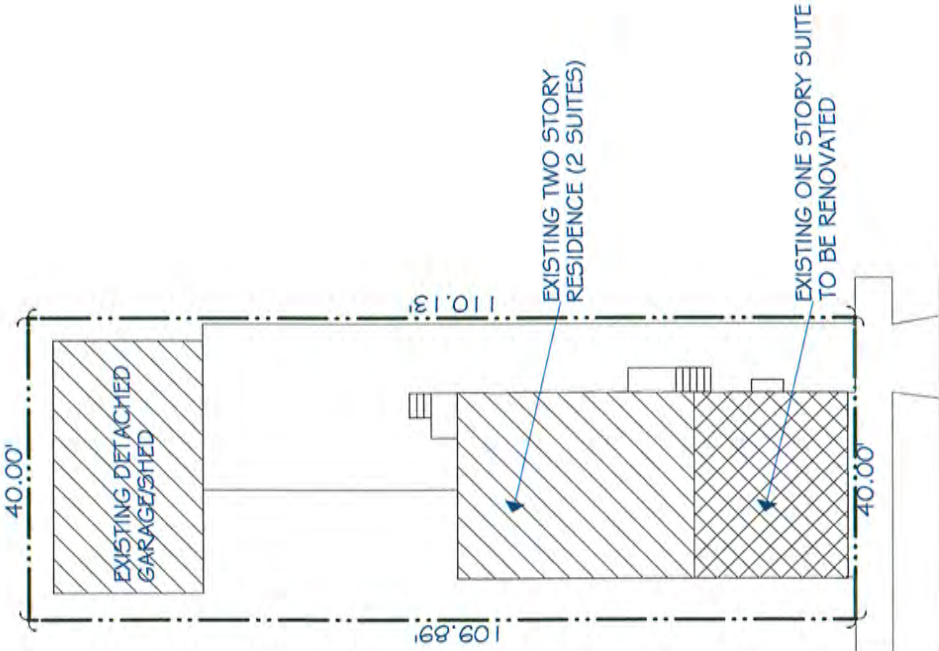
**Project Name: n/a**

**Project: Applicant proposes renovation of a fire damaged apartment.**

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

of FEB 09 2023 meeting.

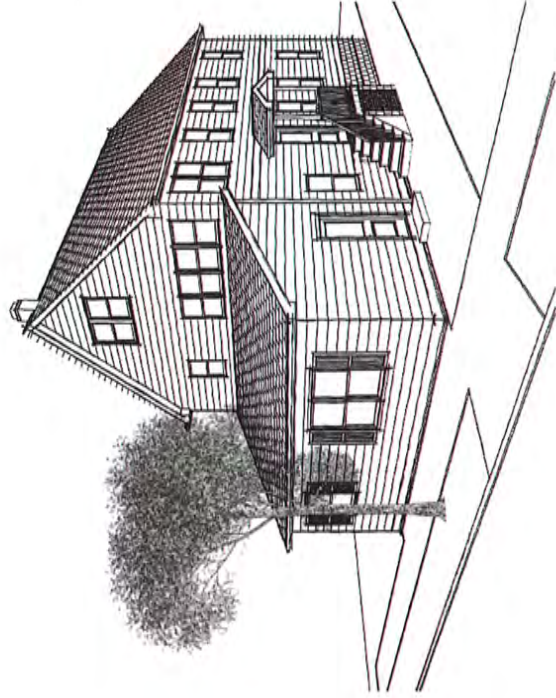
CHAIRMAN



C/L DOWD AVE. - 50'

**SITE PLAN**  
 1/16" = 1'-0"

NOTE: NO ADDITIONAL ENCROACHMENT ON FRONT, REAR OR SIDE YARD SETBACKS



PERSPECTIVE VIEWING SOUTHWEST  
 N.T.S.

EXISTING EFFICIENCY SUITE RENOVATION for:  
**THE MCNAMARA RESIDENCE**  
 2094 DOWD AVE.  
 LAKEWOOD, OHIO 44107

DRAWING INDEX	
#	DESCRIPTION
1	COVER SHEET • DRAWING INDEX • SITE PLAN
2	FIRST FLOOR PLAN • EAST and NORTH EXTERIOR ELEVATIONS
3	EXISTING PHOTOGRAPH AND PROPOSED PERSPECTIVE VIEWING SOUTHWEST
4	EXISTING PHOTOGRAPH AND PROPOSED PERSPECTIVE VIEWING NORTHWEST

REV.  
 08.07.23 - DANK OBEY  
 SUITING FOR DANK OBEY  
 ARCHITECTURE

DESIGN: DANIEL MARGULIES COMPANY, INC.  
 1210 CHASE AVENUE  
 LAKEWOOD, OHIO 44107  
 TEL: 440.356.0888  
 EMAIL: daniel@dmco.com



EXISTING EFFICIENCY SUITE RENOVATION for:  
**THE MCNAMARA RESIDENCE**  
 2094 DOWD AVE.  
 LAKEWOOD, OHIO 44107

SCALE DATE  
 08.07.23 10:00 AM  
 08.07.23 10:00 AM  
 08.07.23 10:00 AM  
 SHEET NO. 1

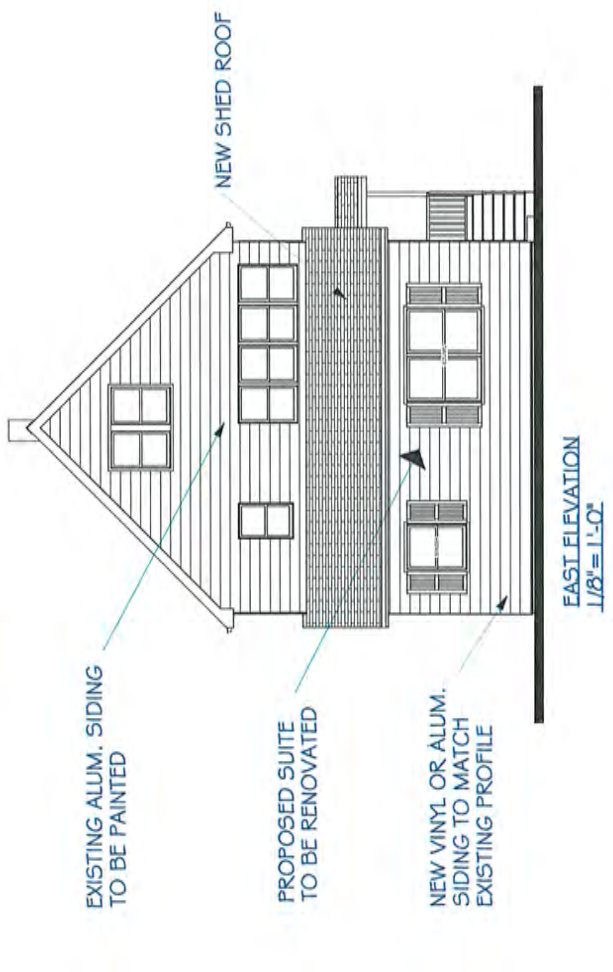
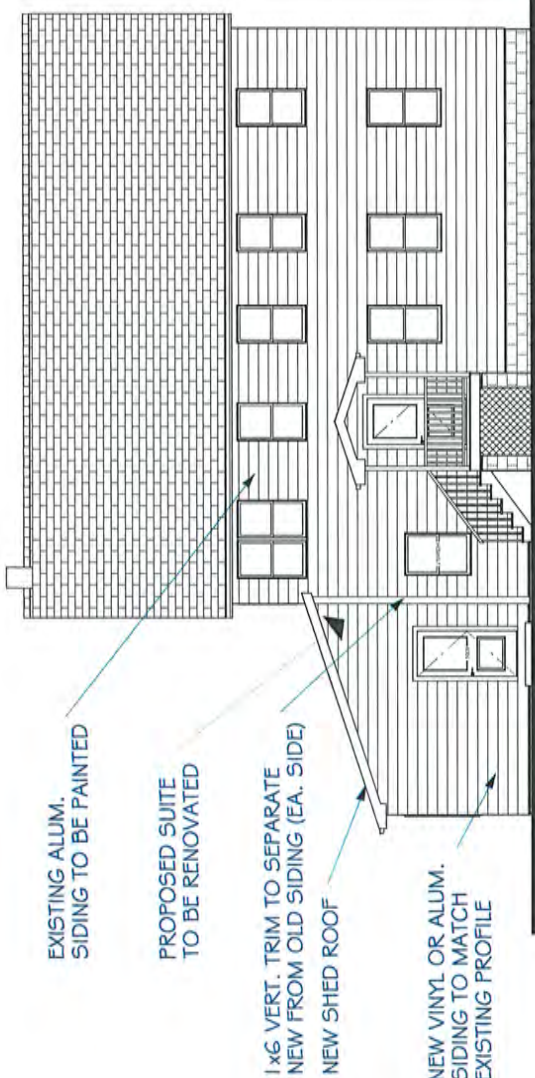
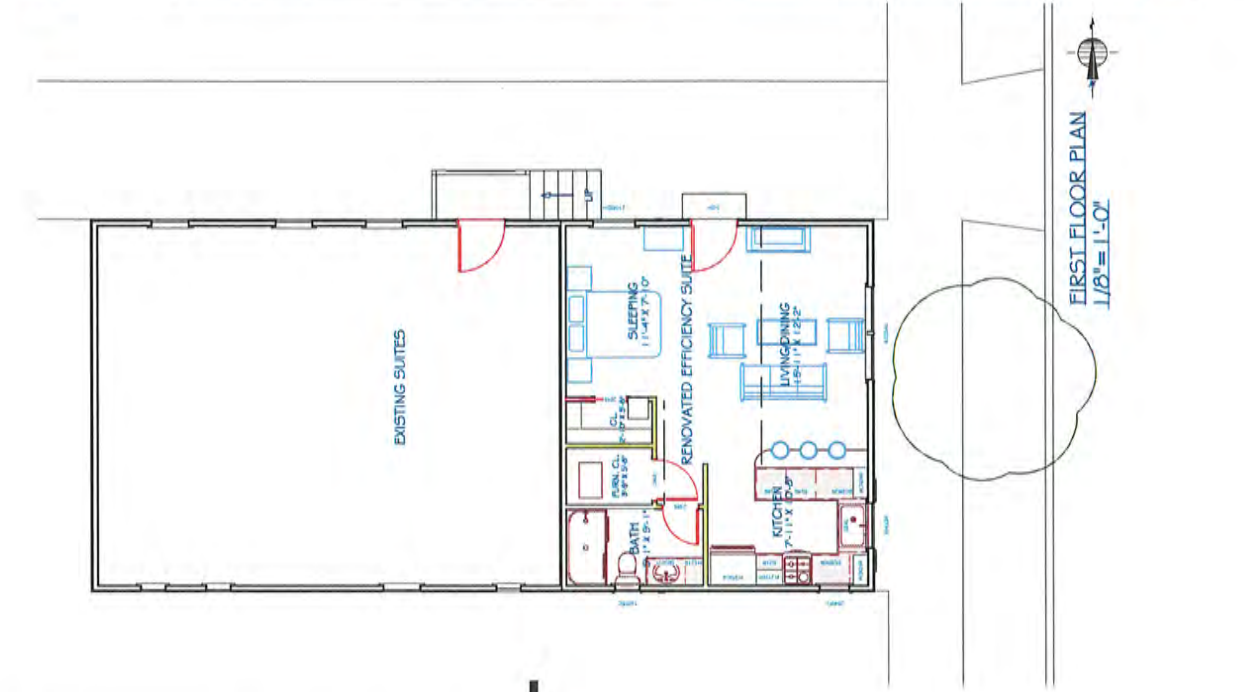
REV.  
 08.07.23 - DARK GREY  
 SUITING FOR 304 PZ  
 METAL CLADDING

DESIGN: DANIEL MARGULIES COMPANY INC.  
 1210 CHASE AVENUE  
 LAKEWOOD, OHIO 44107  
 TEL: 440.356.0888  
 EMAIL: daniel@dmcc.com; dmc.office@mail.com



EXISTING EFFICIENCY SUITE RENOVATION FOR:  
**THE McNAMARA RESIDENCE**  
 2094 DOWD AVE.  
 LAKEWOOD, OHIO 44107

SCALE DATE:  
 08.07.23 10:00 AM  
 LAMP: BSA.APT.  
 SHEET NO.:  
**2**



ONLY USE DIME GREAT  
RESULTS FOR DIME  
RENTAL CONDOS

DESIGN: DANIEL MARGULIES COMPANY INC.  
1210 CHASE AVENUE  
LAKEWOOD, OHIO 44107  
TEL: 440.356.0888  
EMAIL: danield@dmcc.com



EXISTING EFFICIENCY SUITE RENOVATION FOR:  
*THE McNAMARA RESIDENCE*  
2094 DOWD AVE.  
LAKEWOOD, OHIO 44107

ISSUE DATE:  
05/07/2014  
PROJECT NAME:  
LAKWOOD RES. APP.  
SHEET NO.:  
**3**



PERSPECTIVE OF PROPOSED RENOVATION VIEWING SOUTHWEST  
N.T.S.



PHOTOGRAPH OF EXISTING CONDITIONS VIEWING SOUTHWEST  
N.T.S.

DESIGN: DANIEL MARGULIES COMPANY INC.  
1210 CHASE AVENUE  
LAKEWOOD, OHIO 44107  
TEL: 440.356.0888  
EMAIL: danie@dmc.ohioemail.com

EXISTING EFFICIENCY SUITE RENOVATION for:  
**THE M C NAMARA RESIDENCE**  
2094 DOWD AVE.  
LAKEWOOD, OHIO 44107



EXISTING EFFICIENCY SUITE RENOVATION for:  
**THE M C NAMARA RESIDENCE**  
2094 DOWD AVE.  
LAKEWOOD, OHIO 44107

DATE: 02/27/2018  
PROJECT: 2094 DOWD AVE.  
SHEET NO. 4



PHOTOGRAPH OF EXISTING CONDITIONS VIEWING NORTHWEST  
N.T.S.

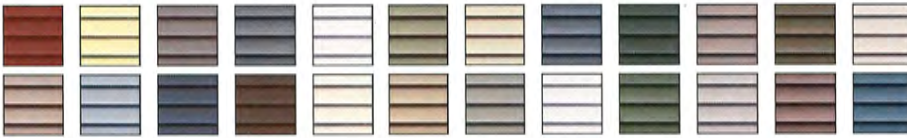


PERSPECTIVE OF PROPOSED RENOVATION VIEWING NORTHWEST  
N.T.S.



**PRODUCTS AVAILABLE NEAR ZIP CODE:**

44107



*Due to variation in computer monitors and printers, the color samples seen on your computer screen may not exactly match the corresponding color. To verify actual product color, ask to see the actual product, available through a CertainTeed contractor or distributor.*

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- Double 4" Woodgrain Clapboard
- Double 5" Woodgrain Clapboard
- Double 4" Woodgrain Dutchlap
- Double 5" Woodgrain Dutchlap
- Single 6 1/2" Brushed Beaded
- Single 8" Woodgrain Clapboard\*

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- Natural woodgrain or brushed appearance
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5 Interior Color Options



10 Exterior Color Options



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Roofing > Shingles >

44107 - English



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SHINGLES

FAVORITES (0)

FIND A CONTRACTOR

Colors Gallery Features Technical Inf



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**BOARD OF BUILDING STANDARDS  
ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD**

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**Communication Cover Page**

**Docket No.: 03-21-23**

**Permit No.: BBS23-000012**

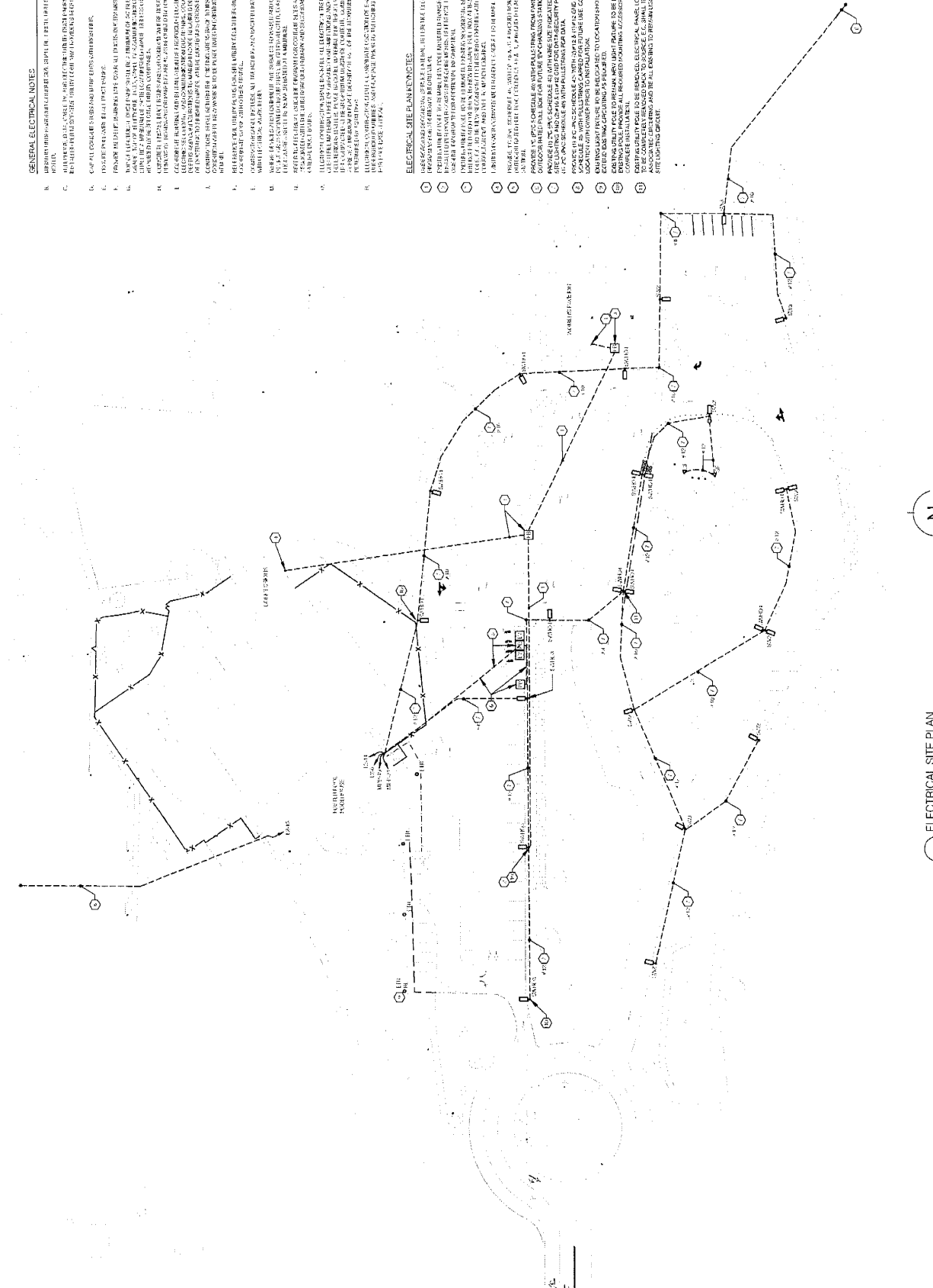
**Project: 14532 -14800 Lake Ave. – City staff and consultant will present final draft plans for expanded capacity and upgrades to the Parking Lot at Lakewood Park.**

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

et FEB 09 2023 meeting.  
  
**CHAIRMAN**

- GENERAL ELECTRICAL NOTES:**
1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.
  2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN OR UNDER HIS CLOSE SUPERVISION.
  3. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LAKEWOOD ELECTRICAL CODE.
  4. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LAKEWOOD ELECTRICAL CODE.
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- ELECTRICAL SITE PLAN NOTES:**
1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LAKEWOOD ELECTRICAL CODE.
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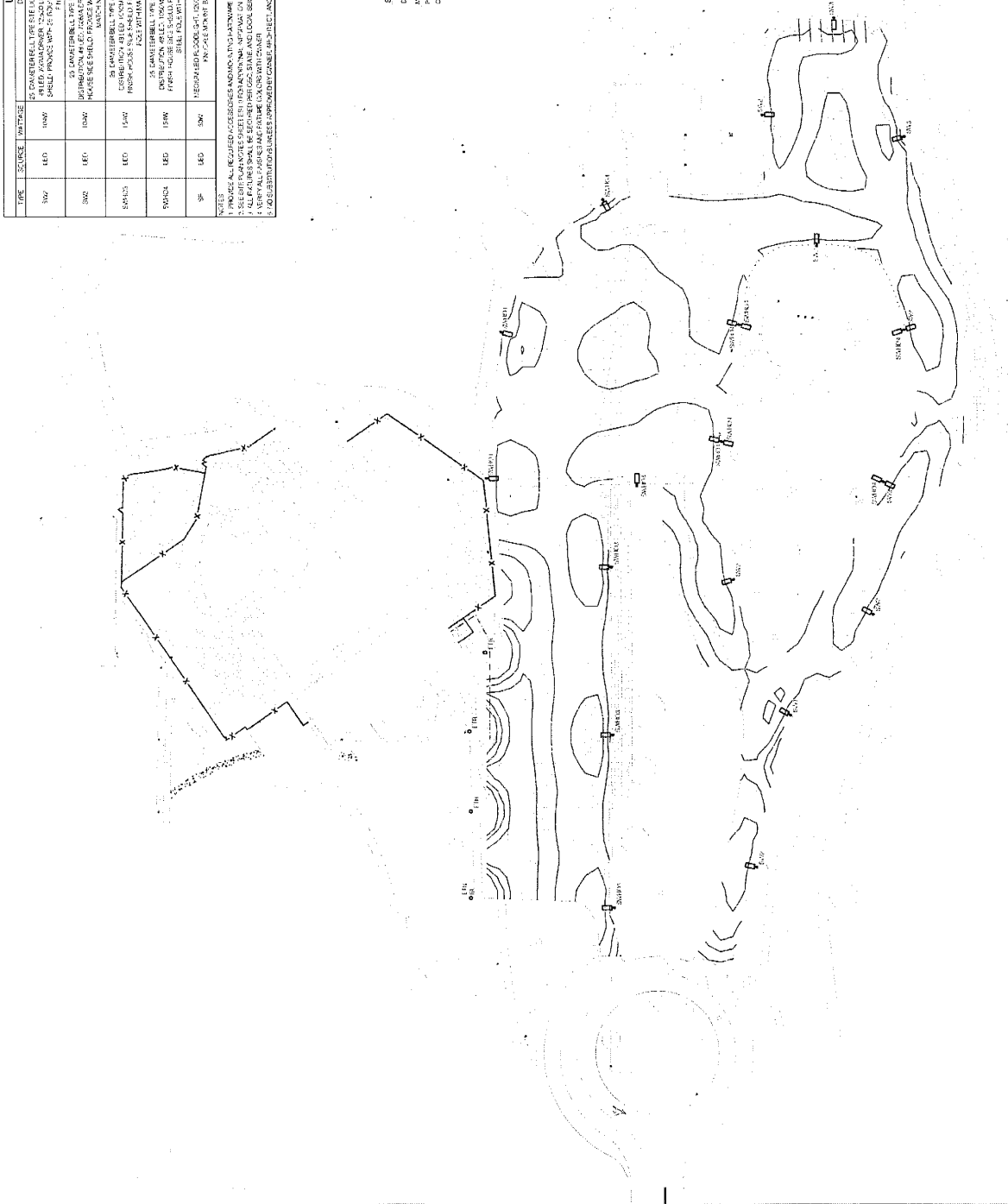


1 ELECTRICAL SITE PLAN  
 SCALE: 1" = 40'-0"

TYPE	SOURCE	WATTAGE	DESCRIPTION	MANUFACTURER	MANUFACTURE	QUANTITY	SCALE
SWL	LED	100W	24 CAMEL BELL TYPE REEL LIGHT WITH 1/2" CONDUIT 1/2" LED PARABOLIC CASUALS BLACK FINISH SHIELD PROTECTIVE SHIELD WITH BLACK FINISH	US APPROXIMATE US APPROXIMATE	US APPROXIMATE US APPROXIMATE	2779	2779
SWL	LED	100W	24 CAMEL BELL TYPE REEL LIGHT WITH 1/2" CONDUIT 1/2" LED PARABOLIC CASUALS BLACK FINISH SHIELD PROTECTIVE SHIELD WITH BLACK FINISH	US APPROXIMATE US APPROXIMATE	US APPROXIMATE US APPROXIMATE	2779	2779
SWL	LED	150W	24 CAMEL BELL TYPE REEL LIGHT WITH 1/2" CONDUIT 1/2" LED PARABOLIC CASUALS BLACK FINISH SHIELD PROTECTIVE SHIELD WITH BLACK FINISH	US APPROXIMATE US APPROXIMATE	US APPROXIMATE US APPROXIMATE	2779	2779
SWL	LED	150W	24 CAMEL BELL TYPE REEL LIGHT WITH 1/2" CONDUIT 1/2" LED PARABOLIC CASUALS BLACK FINISH SHIELD PROTECTIVE SHIELD WITH BLACK FINISH	US APPROXIMATE US APPROXIMATE	US APPROXIMATE US APPROXIMATE	2779	2779
SWL	LED	150W	24 CAMEL BELL TYPE REEL LIGHT WITH 1/2" CONDUIT 1/2" LED PARABOLIC CASUALS BLACK FINISH SHIELD PROTECTIVE SHIELD WITH BLACK FINISH	US APPROXIMATE US APPROXIMATE	US APPROXIMATE US APPROXIMATE	2779	2779
SWL	LED	150W	24 CAMEL BELL TYPE REEL LIGHT WITH 1/2" CONDUIT 1/2" LED PARABOLIC CASUALS BLACK FINISH SHIELD PROTECTIVE SHIELD WITH BLACK FINISH	US APPROXIMATE US APPROXIMATE	US APPROXIMATE US APPROXIMATE	2779	2779
SWL	LED	150W	24 CAMEL BELL TYPE REEL LIGHT WITH 1/2" CONDUIT 1/2" LED PARABOLIC CASUALS BLACK FINISH SHIELD PROTECTIVE SHIELD WITH BLACK FINISH	US APPROXIMATE US APPROXIMATE	US APPROXIMATE US APPROXIMATE	2779	2779
SWL	LED	150W	24 CAMEL BELL TYPE REEL LIGHT WITH 1/2" CONDUIT 1/2" LED PARABOLIC CASUALS BLACK FINISH SHIELD PROTECTIVE SHIELD WITH BLACK FINISH	US APPROXIMATE US APPROXIMATE	US APPROXIMATE US APPROXIMATE	2779	2779
SWL	LED	150W	24 CAMEL BELL TYPE REEL LIGHT WITH 1/2" CONDUIT 1/2" LED PARABOLIC CASUALS BLACK FINISH SHIELD PROTECTIVE SHIELD WITH BLACK FINISH	US APPROXIMATE US APPROXIMATE	US APPROXIMATE US APPROXIMATE	2779	2779
SWL	LED	150W	24 CAMEL BELL TYPE REEL LIGHT WITH 1/2" CONDUIT 1/2" LED PARABOLIC CASUALS BLACK FINISH SHIELD PROTECTIVE SHIELD WITH BLACK FINISH	US APPROXIMATE US APPROXIMATE	US APPROXIMATE US APPROXIMATE	2779	2779

NOTES:  
 1. PROVIDE ALL REQUIRED ACCESSORIES AND MOUNTING HARDWARE FROM MANUFACTURER'S INSTALLATION INSTRUCTIONS.  
 2. ALL FIXTURES SHALL BE SEVEN FEET OR GREATER FROM THE GROUND.  
 3. ALL FIXTURES SHALL BE SEVEN FEET OR GREATER FROM THE GROUND.  
 4. ALL FIXTURES SHALL BE SEVEN FEET OR GREATER FROM THE GROUND.  
 5. ALL FIXTURES SHALL BE SEVEN FEET OR GREATER FROM THE GROUND.  
 6. ALL FIXTURES SHALL BE SEVEN FEET OR GREATER FROM THE GROUND.  
 7. ALL FIXTURES SHALL BE SEVEN FEET OR GREATER FROM THE GROUND.  
 8. ALL FIXTURES SHALL BE SEVEN FEET OR GREATER FROM THE GROUND.  
 9. ALL FIXTURES SHALL BE SEVEN FEET OR GREATER FROM THE GROUND.  
 10. ALL FIXTURES SHALL BE SEVEN FEET OR GREATER FROM THE GROUND.

Statistic	Symbol	Avg	Max	Min	Max/Min	Height
Direction	Symbol	1.91	2.81	0.92	3.11	2.11
Absound	Symbol	1.71	2.81	0.92	3.11	2.11
Powerful	Symbol	1.71	2.81	0.92	3.11	2.11
Clearway	Symbol	1.91	2.81	0.92	3.11	2.11



1 PHOTOMETRIC LIGHTING PLAN  
 SCALE: 1" = 4'-0"











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ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD**

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## Application Cover Page

**Docket No.: 03-22-23**

**Permit No.: BBS23-000005**

**Applicant Name: Shawn Warren, Erie Design Co. Inc.**

**Project Address: 13349 Madison Ave.**

**Project Name: Magically Found**

**Project: Applicant proposes a business name in the sign band.**

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

of FEB 09 2023 meeting.

  
CHAIRMAN

Letters: PVC 1/2' thick 14 total 12" x 132" 11 sq. ft

magically found

Sign Face 18 x164



\*As is now

PVC Letters \$375  
installation and pattern \$125  
Lakewood City permits est. \$200

**ERIE**  
design  
Signs, Banners & Graphics  
216-227-0043  
www.eriedesign.com

CLIENT: magically found		JOB #:		DATE:	
ADDRESS: 13349 Madison Ave.		SALESPERSON/ DESIGNER:		DATE:	
REVISION HISTORY: DATE:		CHANGES MADE:			
				CLIENT SIGNATURE OF APPROVAL	
				DATE:	

Letters: PVC 1/2' thick 14 total 12" x 132" 11 sq. ft

# magically found

Sign Face 18 x164



Parcel Number: 31518012

Property Data

315-18-012  
 NORTHLAKE WATERBURY I LLC  
 13345 MADISON AVE  
 LAKEWOOD, OH. 44107

[Zoom to](#)

PVC Letters \$375  
 installation and pattern \$125  
 Lakewood City permits est. \$200

CLIENT: <b>magically found</b>		JOB #:	DATE:
ADDRESS: 13349 Madison Ave.		SALESPERSON/ DESIGNER:	DATE:
REVISION HISTORY: DATE:		CHANGES MADE:	
		CLIENT SIGNATURE OF APPROVAL	DATE:





Case #:

**City of Lakewood Division of Housing and Building**  
12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930  
[Building.permits@lakewoodoh.net](mailto:Building.permits@lakewoodoh.net)

## Building Permit Application

**PROJECT ADDRESS:** 13349 Madison Ave. Suite/Unit #

or **PERMANENT PARCEL NUMBER:** 31518012

**PROPERTY CLASSIFICATION:**  1, 2 or 3 Family OR  Commercial (includes multifamily and condominiums)

**USE DESCRIPTION:** (1-Family, Retail, Restaurant, etc.)  Change of Use?

**PERMIT TYPE:**  Building  \*Plumbing  \*Mechanical  \*Electrical **\*(complete reverse side)** 

**RELATED CASES:**  Correction Notice  Plan Review  A.B.R. Approval Case Number:

**SCOPE OF PERMIT** (Check all that apply):

- New Primary Structure  Addition  Alteration  Repair  Equip. Replacement  Commercial Sign
- Tent or Temporary  Rear Deck  Shed  Pool  Water Controlling  Waterproofing
- Commercial Hood  Fire Suppression  Fire Alarm  HVAC  Refrigeration
- Demolition  Paving  Storm Sewer  Other (Please specify): Sign

**\*VALUATION: (cost of the work) \$**

**PROJECT SIZE: (in square feet)**

**BRIEF DESCRIPTION OF WORK: (Include scope, dimension, location)** DRAIN NO DRAIN

1/2" Thick PVC 12'h x 132"w 11 sq. ft. white letters in sign area

**PROPERTY OWNER NAME:** Rebecca DoNoewer Phone: 440 479-7075

Business Name (if applicable) Magically Found Email: magicallyfoundcleveland@gmail.com

Mailing Address: 13349 Madison Ave. City: LAKEWOOD, State: OH Zip: 44107

**CONTRACTOR NAME:** Erie design Shawn Warren Phone: 216-227-0043

License/Reg. No.: on file Email: eriedesign@ameritech.net

Mailing Address: 16504 Detroit Ave City: LAKEWOOD, State: OH Zip: 44107

**ARCHITECT/ENGINEER:** Phone:

Mailing Address: City: State: Zip:

I hereby certify all information contained in this application is true, accurate and complete to the best of my knowledge. Furthermore, I am the property owner of record; or an authorized representative of the contractor registered with the city of Lakewood listed above and authorized by the property owner to perform the work described. I am primarily responsible for the work described and agree to abide by the applicable provisions of law and building codes adopted by the state of Ohio and the City of Lakewood. All subcontractors working under my direction shall be registered with the City of Lakewood. Perpetuation of fraud or misrepresentation including contractors or property owners obtaining permits on behalf of an unregistered contractor is a violation of LCO §1306.69 and punishable by fines, jail time and revocation of contractor registration.

  
**SIGNATURE OF CONTRACTOR / OWNER**

1-15-23  
**DATE**

Anticipated Completion Date: 1-15-23



DIVISION OF HOUSING AND BUILDING  
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107

MAIN (216) 529-6270  
FAX (216) 529-5930

[building.permits@lakewoodoh.net](mailto:building.permits@lakewoodoh.net)  
[www.lakewoodoh.gov](http://www.lakewoodoh.gov)

## APPLICATION FOR COMMERCIAL PLAN APPROVAL

(For projects subject to the provisions of the Ohio Building Code Section 107.2)  
**ALL INFORMATION MUST BE PROVIDED AND LEGIBLE**

<b>Project Location [OBC 107.2-2]:</b>	<b>Applicant Information [OBC 107.2-5]</b> (Building Owner or Representative)
Street Address: <u>13349 Madison Ave.</u> <u>31518012</u> Floor Number: _____ Suite: _____ Is this building in the floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	Name: <u>Rebecca DoNoewer</u> Business Name: <u>Magically Found</u> Mailing Address: <u>13349 Madison Ave.</u> City/State/Zip Code: <u>LAKEWOOD, OH 44107</u> Phone Number: <u>440 479-7075</u> For Best Service Provide Email Address: <u>magicallyfoundcleveland@gmail.com</u>
<b>Project Information [OBC 107.2-1]:</b> (Project Use and Occupancy [OBC 107.2-3])	<b>Registered Design Professional [OBC 106.2.1]</b>
<b>Project Type (check all that apply):</b> <input type="checkbox"/> New Building <input type="checkbox"/> Alteration <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Fence, pool, paving, landscaping, shed, tent, other <input checked="" type="checkbox"/> Sign  <b>Project Scope (check all that apply):</b> <input type="checkbox"/> Demolition <input type="checkbox"/> General Building <input type="checkbox"/> Mechanical (HVAC) <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Fire Protection (see below) <input type="checkbox"/> Site Work over 8,000 sq. ft.  Describe the (proposed) use (e.g.: Restaurant, boutique, office, etc.): <u>RE- FACE EXISTING ACRYLIC SIGN FACE ON MONUMENT SIGN</u>	<input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Certified Fire Protection System Designer <input type="checkbox"/> NA  Name: <u>Shawn Warren</u> Firm or Business: <u>Erie design</u> Certificate or Registration Number: <u>on file</u>  Mailing Address: <u>16504 detroit Ave</u> City/State/Zip Code: <u>Lakewood Oh 44107</u> Contact Name: <u>Shawn Warren</u> Contact Phone: <u>216-227-0043</u> For Best Service Provide Email Address: <u>eriedesign@ameritech.net</u>
Occupancy class [OBC Chapter 3]: _____ If Mixed Use [OBC 508.1] check one: <input type="checkbox"/> Separated <input type="checkbox"/> Non-separated <input type="checkbox"/> Accessory only  Construction Type [OBC Chapter 6]: _____  Total Project Work Area: <u>11 sq. ft.</u> Sq. Ft.  Total cost of construction (valuation): \$ <u>500</u>  Describe the project: <u>1/2" Thick PVC 12'h x 132"w</u> <u>11 sq. ft. white letters in sign area</u>	<b>Certification [OBC 107.2.5]</b>
<b>Fire Protection Systems [OBC 106.1.1.1]</b> (Indicate all that apply as "E" for Existing, "N" for New, or NA if none)	I certify that I am the building <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Owner's Authorized Agent  All information provided on this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the mailing address above. I consent to these plans being reviewed in the order of plans examination determined by the building official.  Signature: <u>[Signature]</u> Printed Name: <u>Shawn Warren</u> Date of Application: <u>9-15-22</u>
Building Sprinkler System _____ Limited Area Sprinkler System _____ In-Rack Sprinkler System _____ Demand at Riser Base _____ psi Kitchen Hood Suppression _____ Fire Alarm System _____ Fire Detection System _____ Smoke Detection System _____	<b>For Building Department Use</b> Case Number: _____ Date Received: _____ Received By: _____  Other Approvals Required (prior to permit issuance): Fire Marshal: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA Engineering <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA ABR/Planning/Zoning: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA  Plan Review Fees Outside Plans Examiner: \$ _____ Stormwater Review: \$ _____
<b>Required Construction Documents [OBC Section 106]</b> 3 sets required for Building Department plus 1 set for Fire Department Review (if applicable) 1 (Civil) set for Engineering Review (if applicable) Date on Plans: <u>1-15-23</u>	



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ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD

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## Application Cover Page

**Docket No.:** 03-23-23

**Permit No.:** BBS23-000007

**Applicant Name:** Steven Foster, The Sign & Graphics Firm, LLC

**Project Address:** 12405 Detroit Ave.

**Project Name:** Peppers Italian Restaurant

**Project:** Applicant proposes a face-lit blade sign.

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

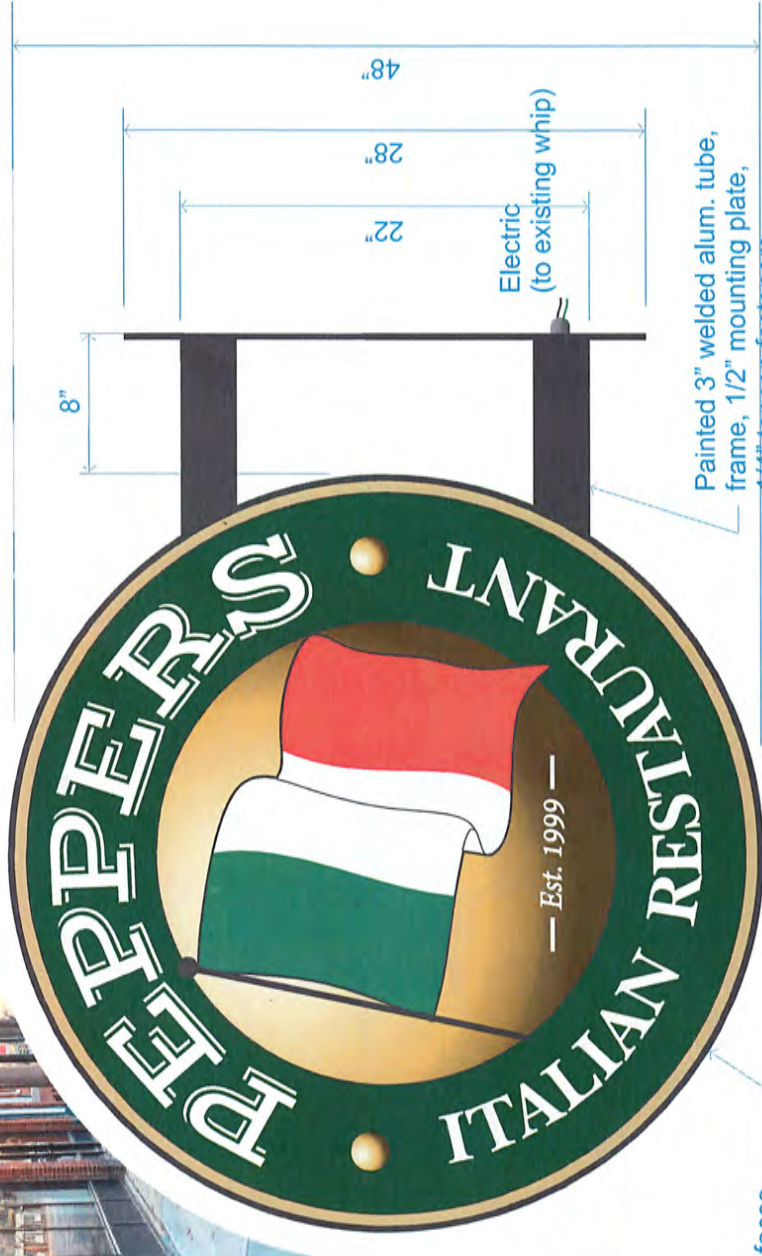
of FEB 09 2023 meeting.

  
CHAIRMAN

FACING WEST



FACING EAST



Painted aluminum cabinet, polycarb / translucent vinyl faces, bright white LEDs

Double-sided Blade Sign  
(LED-illuminated)

02-13-23

ADDRESS:  
12401 Detroit Ave.  
Lakewood, OH 44107

BUSINESS NAME:  
Peppers Italian Restaurant

Steven Foster  
216.390.0198  
sfoster09@gmail.com

The SIGN & GRAPHICS FIRM



NOTE: Renderings are approximate representations of final production. written permission of The Sign & Graphics Firm is strictly prohibited. This drawing is CONFIDENTIAL and PROPRIETARY. Use without



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**Application Cover Page**

**Docket No.: 03-24-23**

**Permit No.: BBS23-000008**

**Applicant Name: Laura Higgins-Woyma, Brilliant Electric Sign Company**

**Project Address: 17801 Detroit Ave.**

**Project Name: Beck Center for the Arts**

**Project: Applicant proposes multiple signs for the theatre complex.**

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

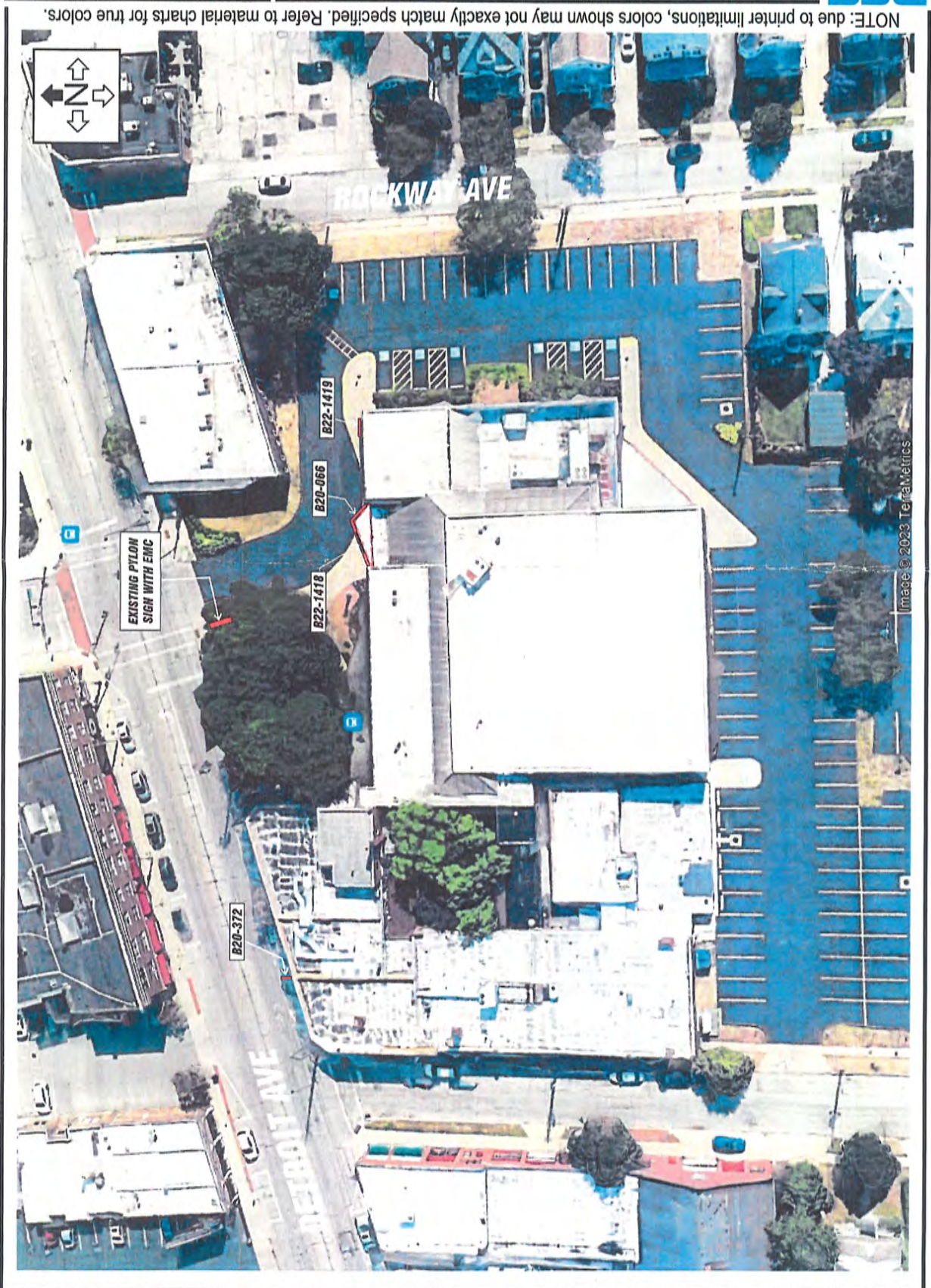
**of FEB 08 2023 meeting.**

**CHAIRMAN**

FILE NAME charlotte/beck (sp)		DESIGNER CP	LOCATION 17801 DETROIT AVE., LAKEWOOD, OH
REVISION	DATE	SALESMAN	COMPANY NAME
B23-105	1/27/23	JRM	BECK CENTER
COPYRIGHT © 2023	SCALE SHOWN		

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NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

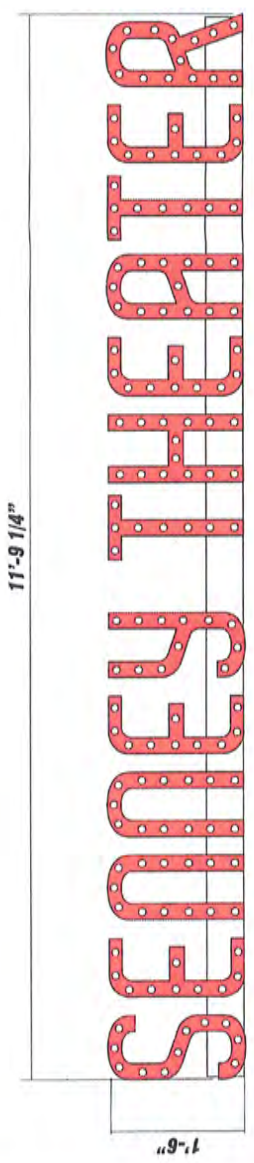
Image © 2023 TerraMetrics

COMPANY NAME <b>BECK CENTER FOR ARTS</b>		SALESMAN <b>JM</b>	DATE <b>8/25/22</b>	REVISION <b>9/12/22cp</b>	DESIGN NO. <b>B22-1418</b>
LOCATION <b>17801 DETROIT AVE., CLEVELAND, OH</b>		DESIGNER <b>CP</b>	SCALE <b>SHOWN</b>	2/13/23cp	COPYRIGHT © <b>2022</b>
FILE NAME <i>charlotte/beck center (A)</i>					

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**SIGN ELEVATION: 3/4" = 1'-0"**

**Notes**

- Manufacture & install one (1) set of internally illuminated, aluminum, channel letters to have 1" jewelfite trim; to be mounted on top of canopy using raceway; raceway to contain power supplies
- Faces to be white 7328 plexiglass with first surface, opaque red vinyl; circles to be reversed out of the vinyl faces to appear to be marquee lights
- Trim & returns to be painted red (to match the faces as close as possible)
- Raceway to be painted to match building fascia

**RATED 120 VOLTS**

\*Specific colors to be determined

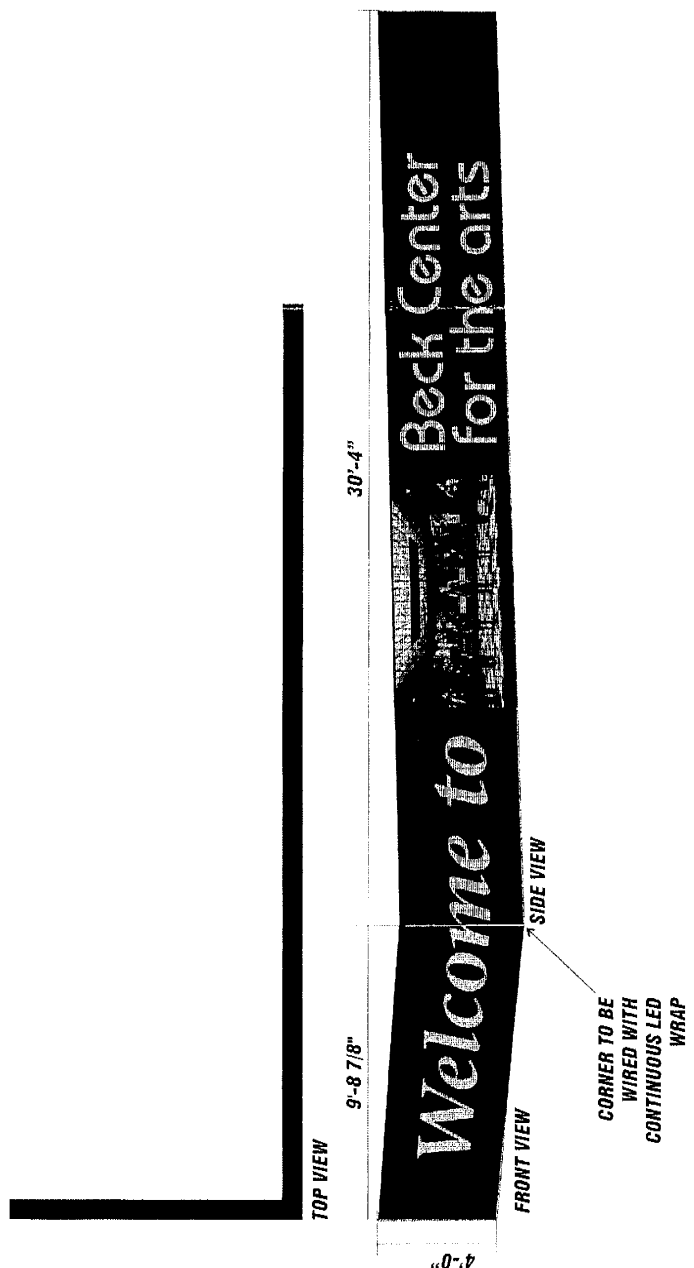
FILE NAME charlotte/beck (cmc) 2	DESIGNER CP	LOCATION 17801 DETROIT AVE., CLEVELAND, OH
REVISION	SCALE SHOWN	COMPANY NAME BECK CENTER FOR ARTS
DESIGN NO. B23-066	DATE 1/17/23	SALESMAN JRM
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**Brilliant Electric Sign Co., Ltd.**

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



**SIGN ELEVATION: 1/4" = 1'-0'**

**Notes**  
 Manufacture & install one (1) single face, internally illuminated, message center with continuous LED wired wrapped around the front & side of the building  
 - Message center; 6.67mm; full-color; 180x1824 matrix; cabinets to be painted black

**RATED 120 VOLTS**

FILE NAME charlotte/beck center (B)		DESIGNER CP	LOCATION 17801 DETROIT AVE., CLEVELAND, OH
DESIGN NO. B22-1419	REVISION 9/12/22CP	DATE 8/25/22	SCALE SHOWN
COPYRIGHT © 2022		SALESMAN JM	COMPANY NAME BECK CENTER FOR ARTS

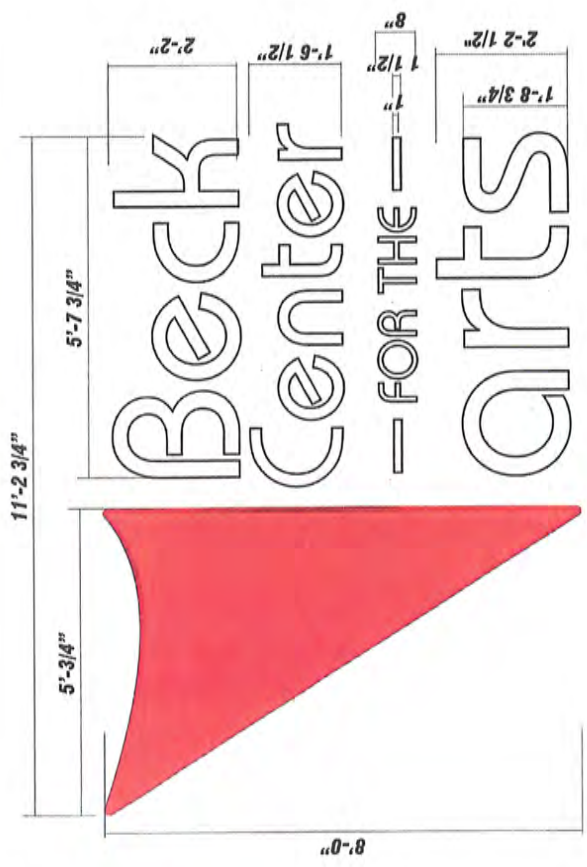
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# Brilliant Electric Sign Co., Ltd.

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



SIGN ELEVATION: 1/2" = 1'-0"

**Notes**

- Manufacture & install one (1) set of internally illuminated, LED channel, irregular logo with one (1) set of trimless LED channel letters/rule lines; to be flush mounted to the brick building; remote power supplies
- LED channel logo to have white polycarbonate face with first surface, translucent red vinyl; trim & returns to be painted black
- LED channel letters to the right & rule lines to have white 7328 plexiglass faces so the copy & rule lines would be white; returns to be painted black

RATED 120 VOLTS

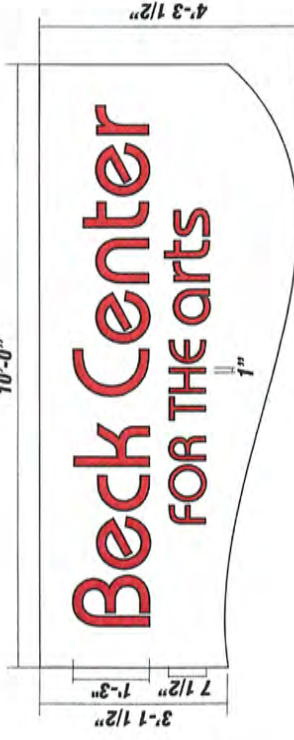
\*Specific colors to be determined

COMPANY NAME	BECK CENTER	DESIGNER	CP	LOCATION	17801 DETROIT AVE., LAKEWOOD, OH
SALESMAN	JRM	DATE	3/3/23	SCALE	SHOWN
REVISION		DESIGN NO.	B23-377	COPYRIGHT	© 2023
FILE NAME	charlotte/beck pole sign				

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**Brilliant Electric Sign Co., Ltd.**  
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NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



**SIGN ELEVATION: 1/2"=1'-0"**

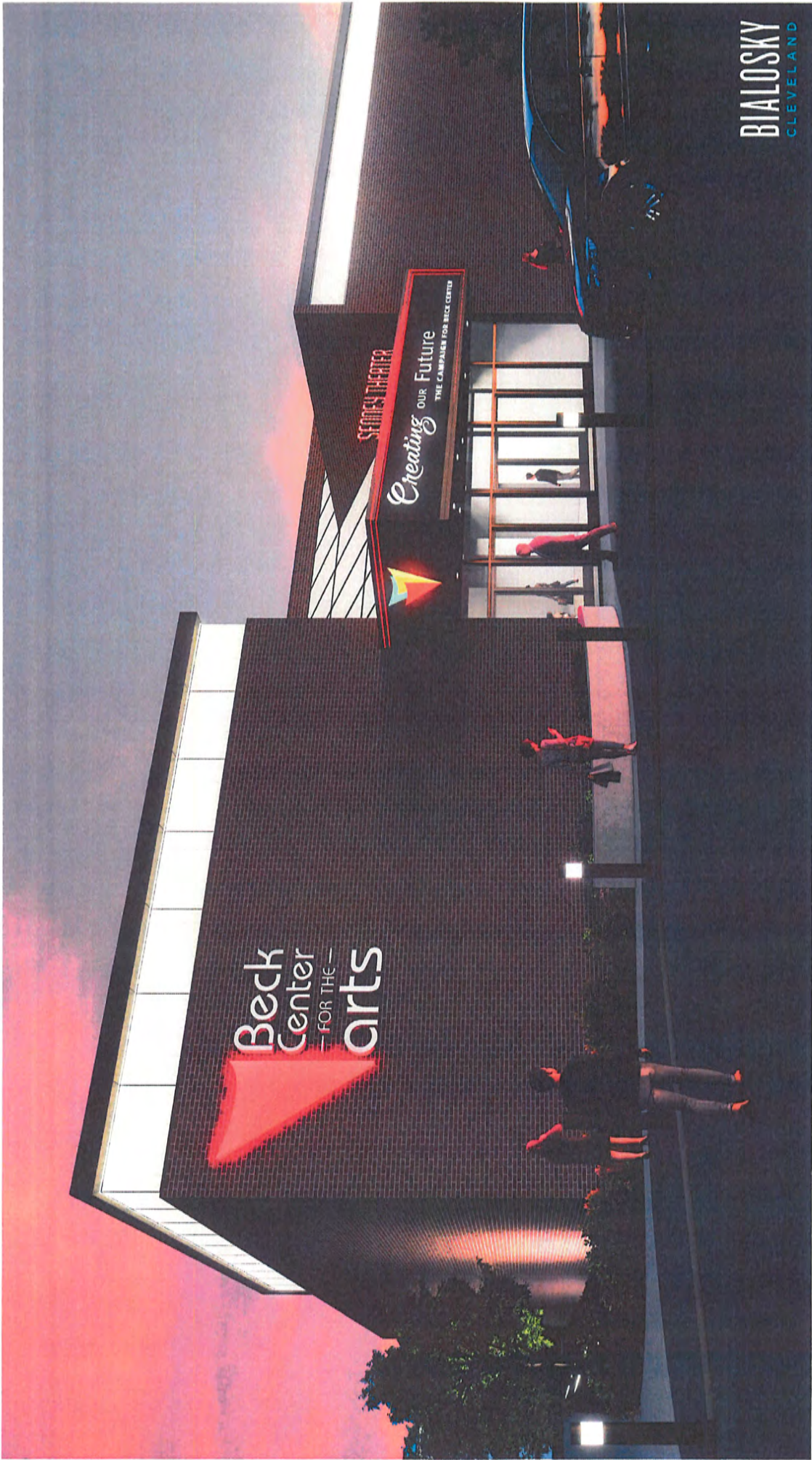
Notes  
 Manufacture & install two (2) single face, aluminum, irregular, shaped, replacement faces holding two (2) sets of internally illuminated, LED channel letters; one (1) set on either side of the faces; all to be installed in existing pole sign

- Aluminum, faces to be painted white
- LED channel letters to have white 2447 plexiglass with first surface, translucent red vinyl; trim & returns to be painted black

**RATED 120 VOLTS**

\*Specific colors to be determined





BIALOSKY  
CLEVELAND



BIALOSKY  
CLEVELAND



**BIALOSKY**  
CLEVELAND



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### Application Cover Page

Docket No.: 03-25-23

Permit No.: BBS23-000009

Applicant Name: Rhiannon Adkins, Heady Hips

Project Address: 12120 Madison Ave.

Project Name: Heady Hips

Project: Applicant proposes business name in two sign bands (corner storefront) and window graphics.

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

of FEB 09 2023 meeting

CHAIRMAN

- Admin Review

- MATCH ~~ADKINS~~ FONT FRONT & SIDE

- COLOR OF VINYL

READY TO GO



# SHADY AND SHERIFFS

GOOD KARMA ALTERNATIVES A

HELP  
CANNABANDIDS  
WELL BEING  
LOCAL ARTIST MADE GIFTS  
ALL THINGS HEADY & FESTY



PLANT MEDICINE EXPERIMENTS





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## Application Cover Page

**Docket No.:** 03-26-23

**Permit No.:** BBS23-000010

**Applicant Name:** Laura Higgins-Woyma, Brilliant Electric Sign Company

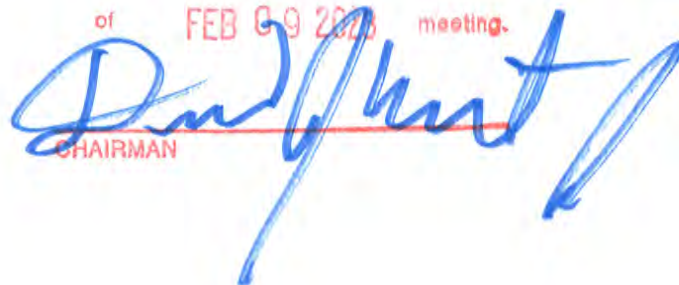
**Project Address:** 1450 Belle Ave.

**Project Name:** Lakewood Community Health Center

**Project:** Applicant proposes replacement faces on two double-faced monument signs.

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

of FEB 09 2023 meeting.

  
CHAIRMAN

FILE NAME cleveland c new/ lakewood FHC (sp) 2	DESIGNER CP	LOCATION 1450 BELLE AVE, LAKEWOOD, OH
DESIGN NO. B22-1727	DATE 10/18/22	COMPANY NAME CLEVELAND CLINIC (LAKEWOOD FHC)
REVISION	SCALE NTS	
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# Brilliant Electric Sign Co., Ltd.



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FILE NAME <i>cleve c new/Lakewood FHC (2022)/sign c</i>	SALES MAN <b>JM</b>	DATE <b>10/12/22</b>	REVISION	DESIGN NO. <b>B22-1683</b>	COPYRIGHT © <b>2022</b>
COMPANY NAME <b>CLEVELAND CLINIC (LAKEWOOD FHC)</b>	DESIGNER <b>CP</b>	SCALE <b>SHOWN</b>	LOCATION <b>1450 BELLE AVE, LAKEWOOD, OH</b>		

**Brilliant Electric Sign Co., Ltd.**  
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

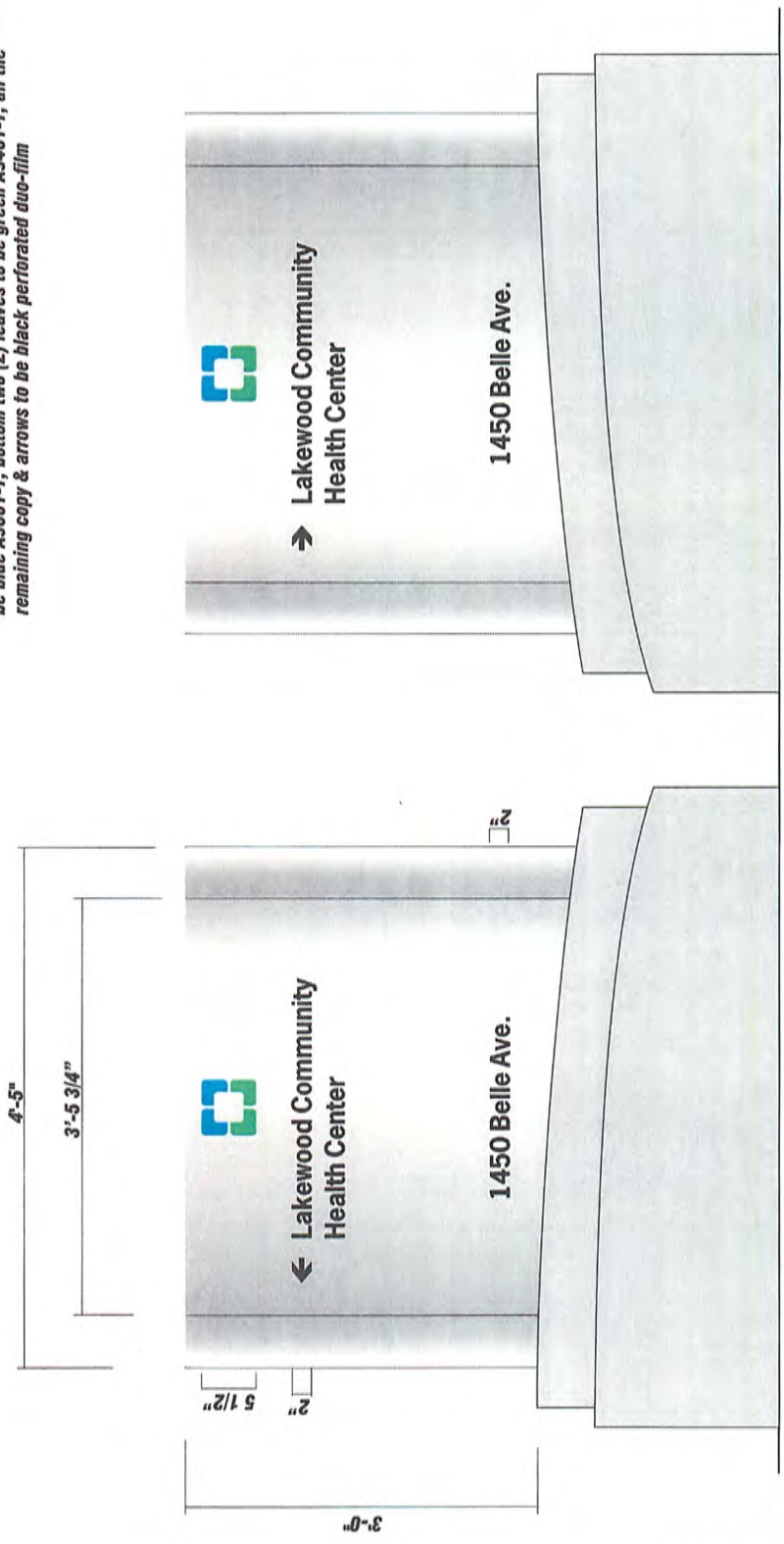
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### SIGN C1

SIGN ELEVATION: 1" = 1'-0"

**Notes**

- Remove & scrap two (2) faces of existing, double face, ground sign
- Manufacture & install two (2) single face, aluminum, replacement faces; with routed out logo/copy; to be installed in existing, internally illuminated ground sign
- Faces to be painted matthews brushed aluminum 41-342
- Logo segments & copy to be routed out & backed up by white 2447 plexiglass with first surface, translucent vinyls; top two (2) leaves to be blue A9561-T; bottom two (2) leaves to be green A9461-T; all the remaining copy & arrows to be black perforated duo-film



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

FILE NAME <i>cleve c new/Lakewood FHC (2022)/sign C</i>	DESIGNER <b>CP</b>	LOCATION <b>1450 BELLE AVE., LAKEWOOD, OH</b>
DESIGN NO. <b>B22-1684</b>	DATE <b>10/12/22</b>	SCALE <b>SHOWN</b>
REVISION	SALESMAN <b>JIM</b>	COMPANY NAME <b>CLEVELAND CLINIC (LAKEWOOD FHC)</b>

**Brilliant Electric Sign Co., Ltd.**  
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

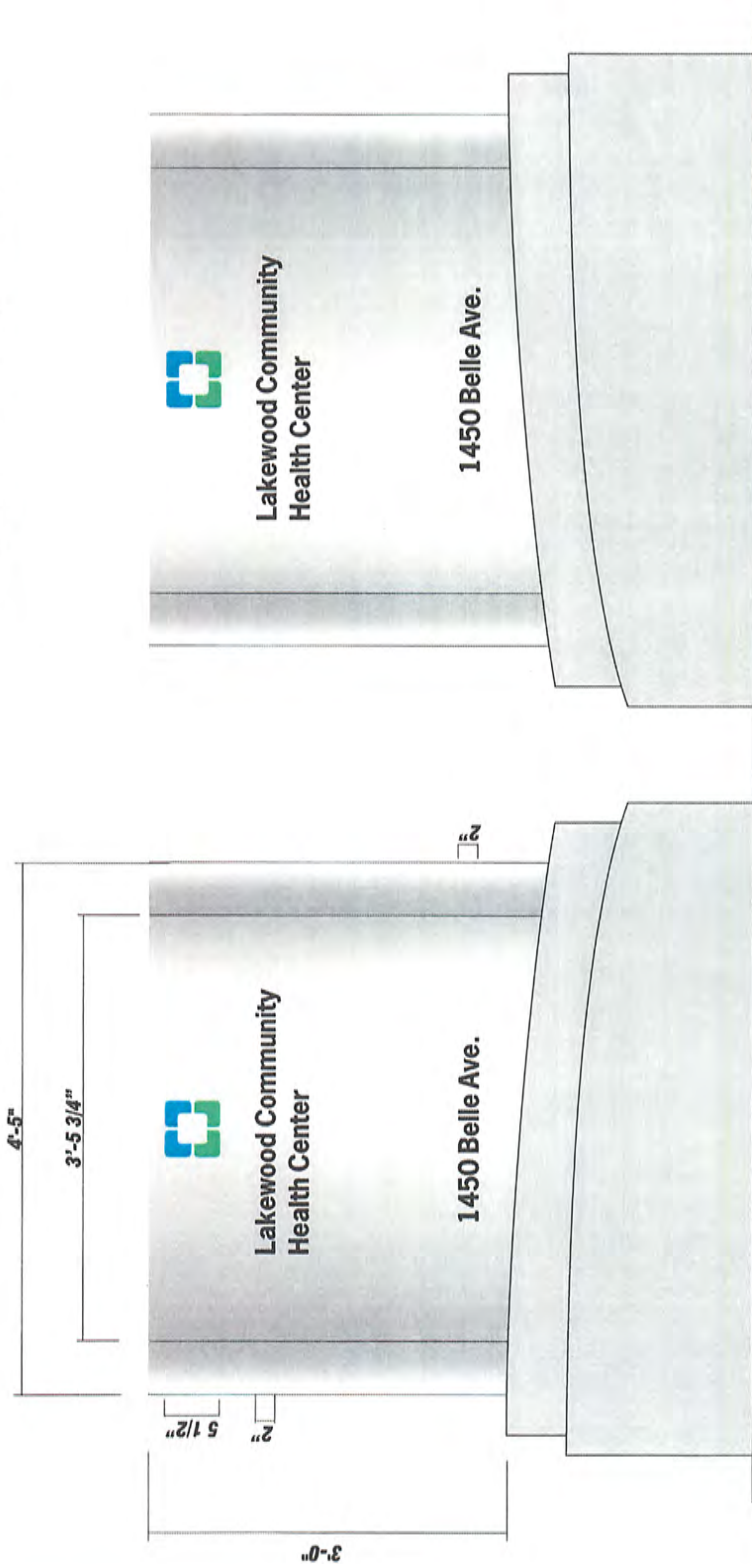
NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING. CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE. IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

**SIGN C2**

**SIGN ELEVATION: 1"=1'-0"**

**Notes**

- Remove & scrap two (2) faces of existing, double face, ground sign
- Manufacture & install two (2) single face, aluminum, replacement faces; with routed out logo/copy; to be installed in existing, internally illuminated ground sign
- Faces to be painted matthews brushed aluminum 41-342
- Logo segments & copy to be routed out & backed up by white 2447 plexiglass with first surface, translucent vinyls; top two (2) leaves to be blue A9561-T; bottom two (2) leaves to be green A9461-T; all the remaining copy & arrows to be black perforated duo-film



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**FILE COPY**



**BOARD OF BUILDING STANDARDS  
ARCHITECTURAL REVIEW BOARD  
SIGN REVIEW BOARD**

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • www.lakewoodoh.gov

**Application Cover Page**

**Docket No.: 03-27-23**

**Permit No.: BBS23-000011**

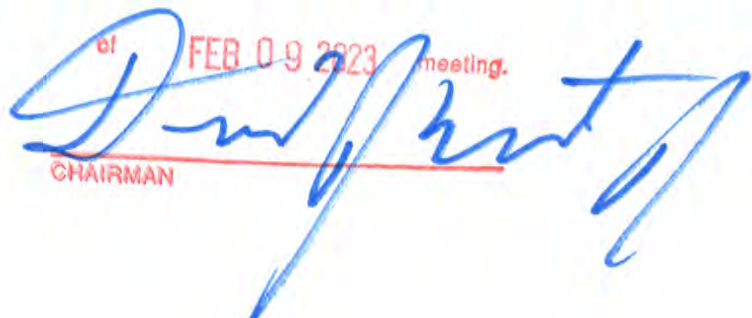
**Applicant Name: Steven Foster, The Sign & Graphics Firm, LLC**

**Project Address: 15001 Madison Ave.**

**Project Name: Looks By Nail Beauty Studio**

**Project: Applicant proposes a business name in the sign band.**

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

of FEB 09 2023 meeting.  
  
CHAIRMAN

BEFORE



PROPOSED



NOTE: Renderings are approximate representations of final production. This drawing is CONFIDENTIAL and PROPRIETARY. Use without written permission of The Sign & Graphics Firm is strictly prohibited.

**Steven Foster**  
216.390.0198  
sgfoster09@gmail.com

**BUSINESS NAME:**  
**LOOKS BY NALI BEAUTY STUDIO**

**ADDRESS:**  
15001 Madison Ave.  
Lakewood, OH 44107

2-10-23

**The SIGN & GRAPHICS FIRM**



144"

**LOOKS BY NALI BEAUTY STUDIO**

1" Painted PVC

LOOKS BY NALI BEAUTY STUDIO

1/8" galvanized threaded stud (glued into letter & sign board)



Side view of studs