

MINUTES
CITY OF LAKEWOOD
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**
REVIEW MEETING
MARCH 10, 2022 at 5:30 P.M.
AUDITORIUM
12650 DETROIT AVE.
5:30 P.M.
<https://www.lakewoodoh.gov/videos-2/>

1. **ROLL CALL**

Board Members

Rob Donaldson
Brian Grambort, Vice Chair
David Maniet, Chair

Staff

David Baas, Board Secretary, Senior Planner
Shawn Leininger, Director, Planning & Development
Christopher Parmelee, Building Commissioner

Jeremy Smith was absent. No action was taken by the members.

2. **APPROVE THE MINUTES OF THE FEBRUARY 10, 2022 MEETING**

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE** the minutes of the February 10, 2022 meeting. All the members voting yea, the motion passed.

3. **OPENING REMARKS**

Staff read the Opening Remarks into record.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

4. **Docket No. 03-08-22**

1474 Riverside Dr.

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

Gary Fischer
Fischer & Associates Architects Inc.
554 W. 9th St.
Lorain, OH 44052

Applicant proposes design review of addition and renovation of an existing home. (Page 3)

Staff advised the members that the applicant requested a deferral until the meeting on April 14, 2022.

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

5. **Docket No. 03-09-22**

1464 Riverside Dr.

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

Gary Fischer
Fischer & Associates Architects Inc.
554 W. 9th St.
Lorain, OH 44052

Applicant proposes design review of addition and renovation of an existing historic home. (Page 16)

Staff advised the members that the applicant requested a deferral until the meeting on April 14, 2022.

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

6. Docket No. 03-10-22 16500 Kenneth Dr.

- | | |
|----------------------------------|--------------------|
| <input type="checkbox"/> Approve | John Schaefer |
| <input type="checkbox"/> Deny | 16500 Kenneth Dr. |
| <input type="checkbox"/> Defer | Lakewood, OH 44107 |

Applicant proposes renovations of an existing home. (Page 27)

John Schaefer, applicant was present to explain the request. The members liked the front porch, metal roof. Discussion continued about the shed rooflines/slope/flashing, corner wrap. Staff had no comments or questions. Public comment was closed as no one addressed the issue. Staff had not received comments or questions.

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

- Gable front metal roof to wrap corner, to be approved administratively.

All the members voting yea, the motion passed.

7. Docket No. 03-11-22 17840 Lake Rd.

- | | |
|----------------------------------|--------------------|
| <input type="checkbox"/> Approve | Mark Reinhold |
| <input type="checkbox"/> Deny | Architect |
| <input type="checkbox"/> Defer | 1120 Forest Rd. |
| | Lakewood, OH 44107 |

Applicant proposes an addition/renovation of an existing garage. (Page 41)

Mark Reinhold, Architect, applicant was present to explain the request. The members asked for clarification about the siding and lighting. Staff had no comments or questions. Public comment was closed as no one addressed the issue. Staff had not received comments or questions.

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

**8. Docket No. 03-12-22 16100 Detroit Ave.
Sweet Designs Chocolatier**

- | | |
|----------------------------------|---------------------------|
| <input type="checkbox"/> Approve | Ines Rehner |
| <input type="checkbox"/> Deny | Sweet Designs Chocolatier |
| <input type="checkbox"/> Defer | 16100 Detroit Ave. |
| | Lakewood, OH 44107 |

Applicant proposes replacement of an existing storefront window for one that opens to accommodate express pick-up of pre-ordered product. (Page 48)

The members were advised that the applicant withdrew the application. No further action was taken.

ADJOURN

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **ADJOURN** the meeting at 5:57 p.m. All the members voting yea, the motion passed.

Signature

David Kutz

Date

04-14-2022



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. John Schaefer
- 2. MARK REINHOLD
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____

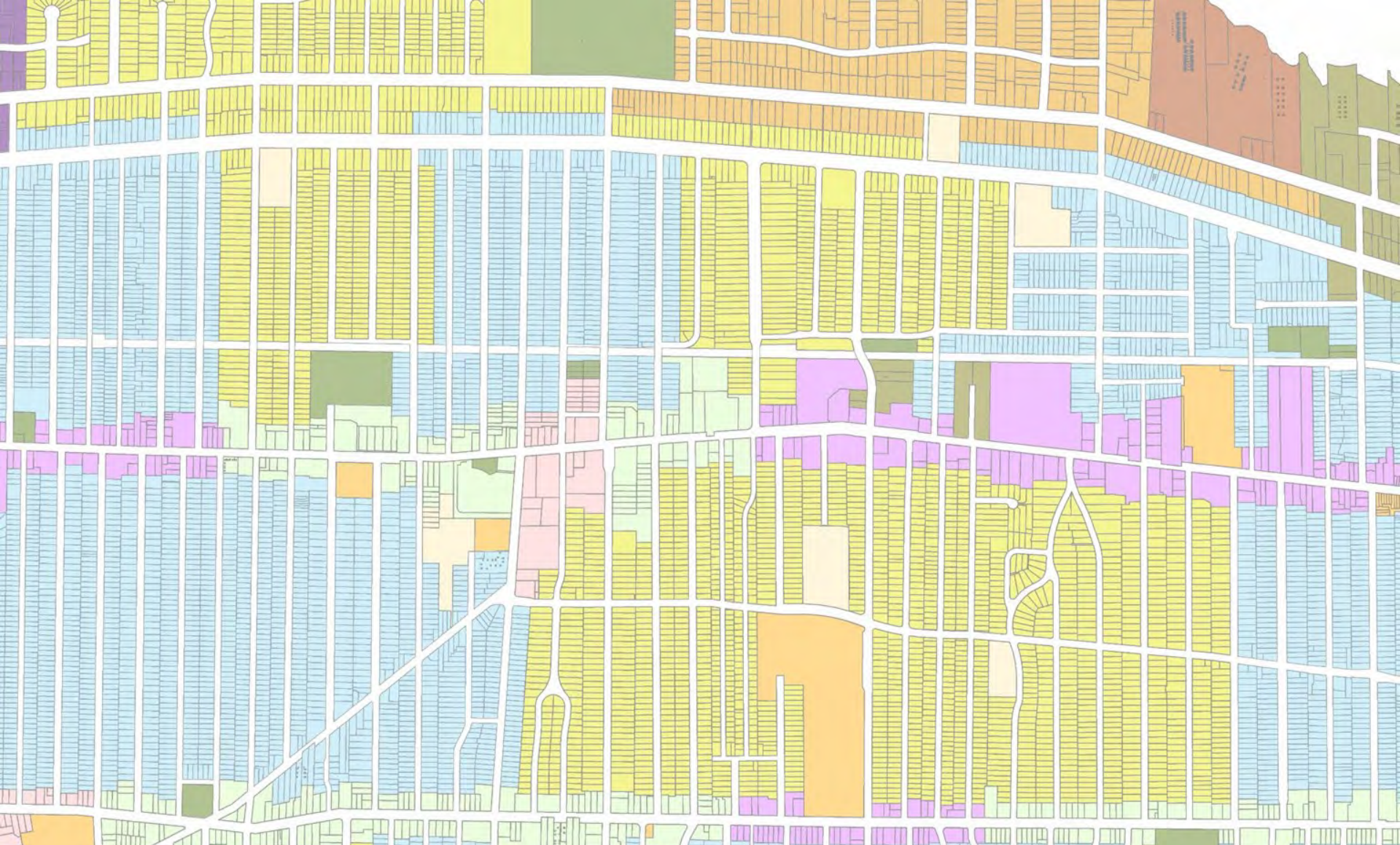
- [Signature]
- [Signature]
- _____
- _____
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- _____
- _____
- _____

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, March 10, 2022



Architectural Board of Review

March 2022



Architectural Board of Review

Pre-Review Meeting: 3 March, 4pm (Remote)

Regular Meeting: 10 March, 5:30 pm (Auditorium)

Members

2021 Chair: David Maniet

2021 Vice Chair: Brian Grambort

Rob Donaldson

Jeremy Smith

Staff

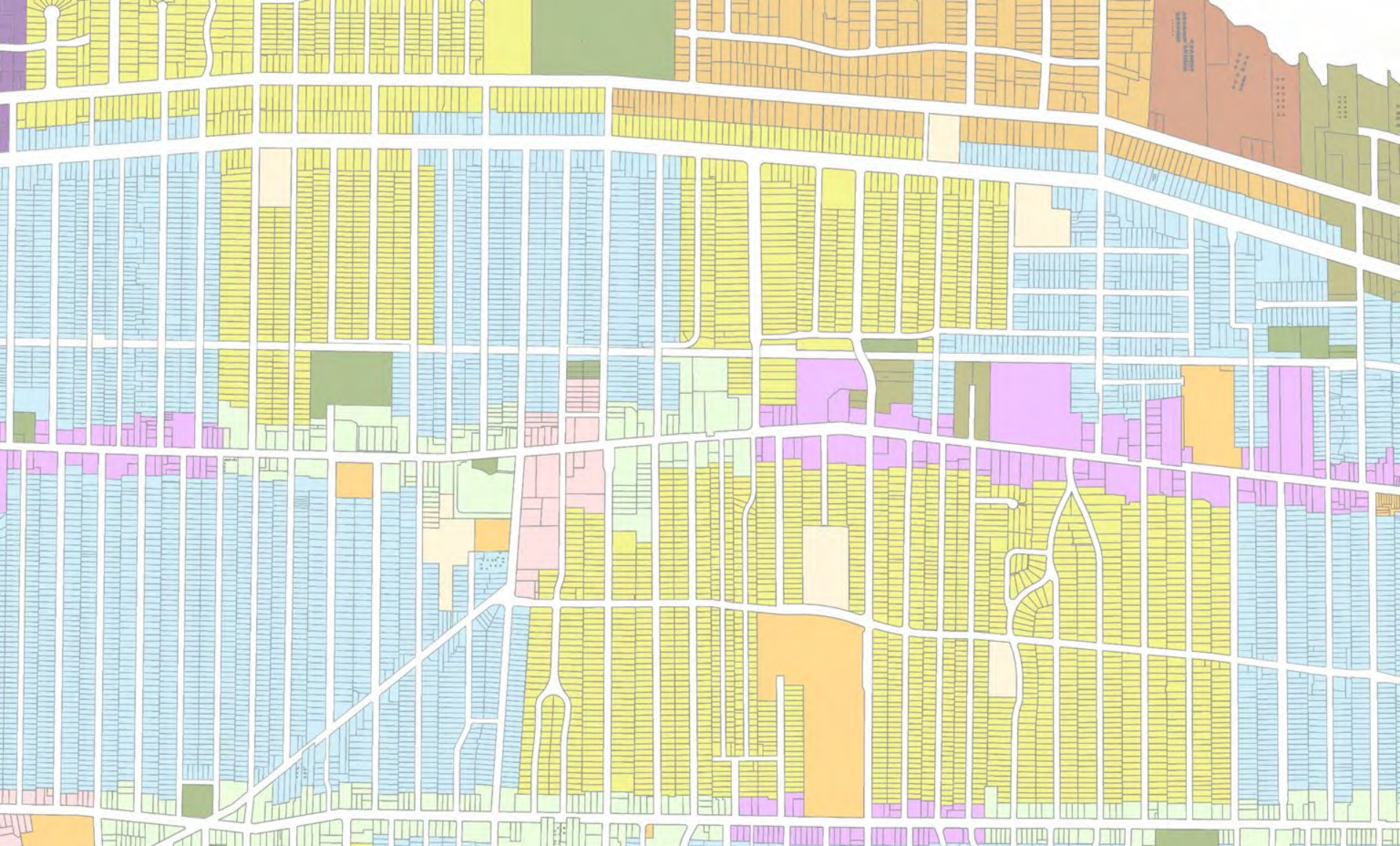
Board Secretary: David Baas

Building Commissioner: Chris Parmelee



Architectural Board of Review
March Agenda

1. Roll call
2. Approve minutes – February 2022
3. Opening Remarks
4. New Business
5. Adjourn



Architectural Board of Review

New Business – March 2022

Applicant proposes addition to and renovation of existing home.

City Notes:

- ❑ Proposal received three variances from the Board of Zoning Appeals (09-28-21):
 - Lot Coverage
 - Unroofed Patio Deck
 - Structure placement in front of building line (Graber frontage) – includes condition that *“A window to be added on the side of the garage that is closest to Graber Ave. that affords a sufficient line of visibility to the sidewalk and traffic.”* (See site plan detail)



1474 Riverside Dr

Deferral Requested

Docket No. 03-08-22 (1474 Riverside)

Residential Addition/Renovation
Gary Fischer



Applicant proposes addition to and renovation of existing home.

City Notes:

- Proposal received three variances from the Board of Zoning Appeals (09-28-21):
 - Lot Coverage
 - Unroofed Patio Deck (No longer included in plans)
 - Combined side yard



Deferral Requested



Docket No. 03-09-22 (1464 Riverside)
Residential Addition/Renovation
Gary Fischer

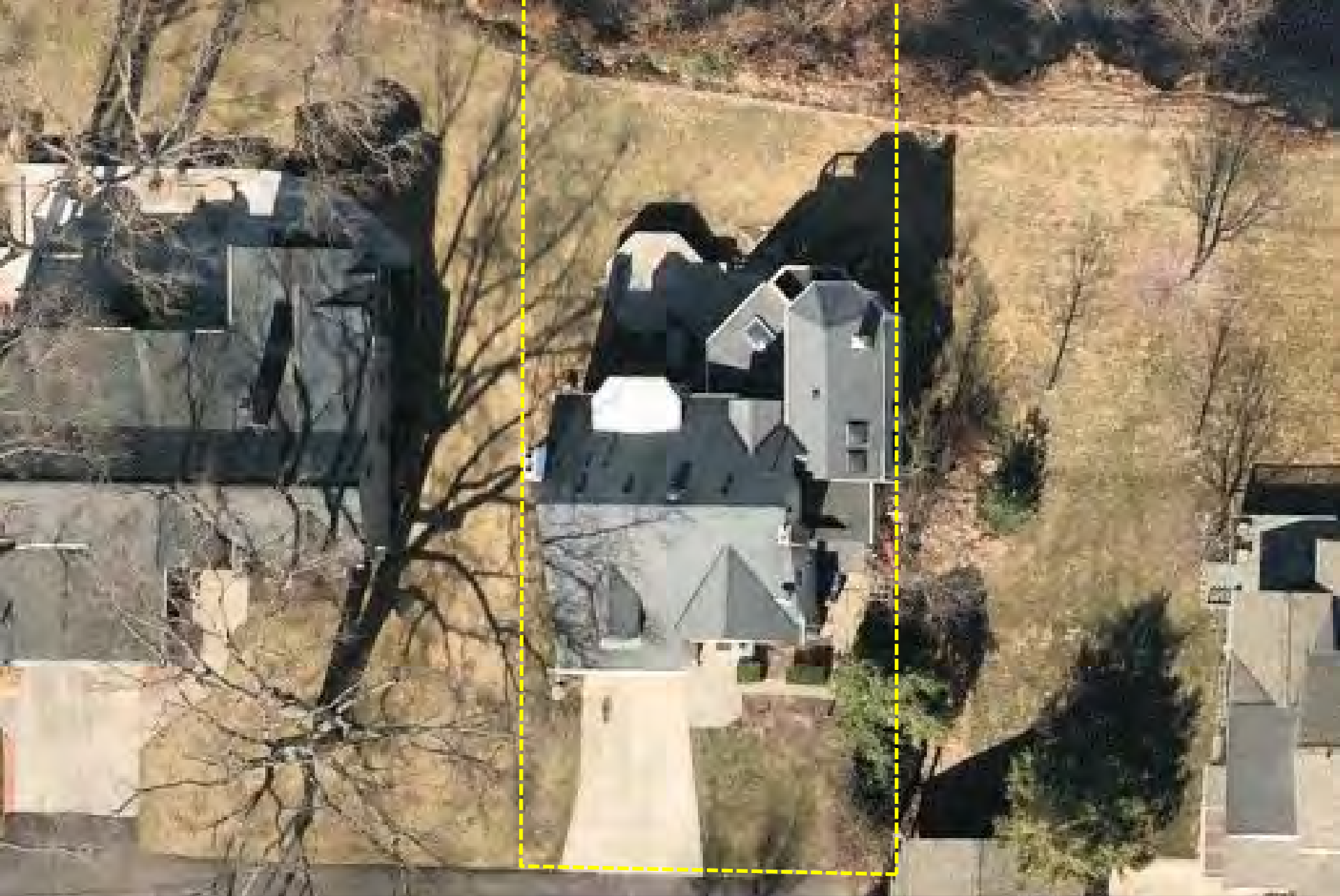
Applicant proposes renovation of existing home.

City Notes:

N/A



Docket No. 03-10-22 (16500 Kenneth)
Residential Renovation
John Schaefer



Docket No. 03-10-22 (16500 Kenneth)
Residential Renovation



Docket No. 03-10-22 (16500 Kenneth)
Residential Renovation



Existing Conditions



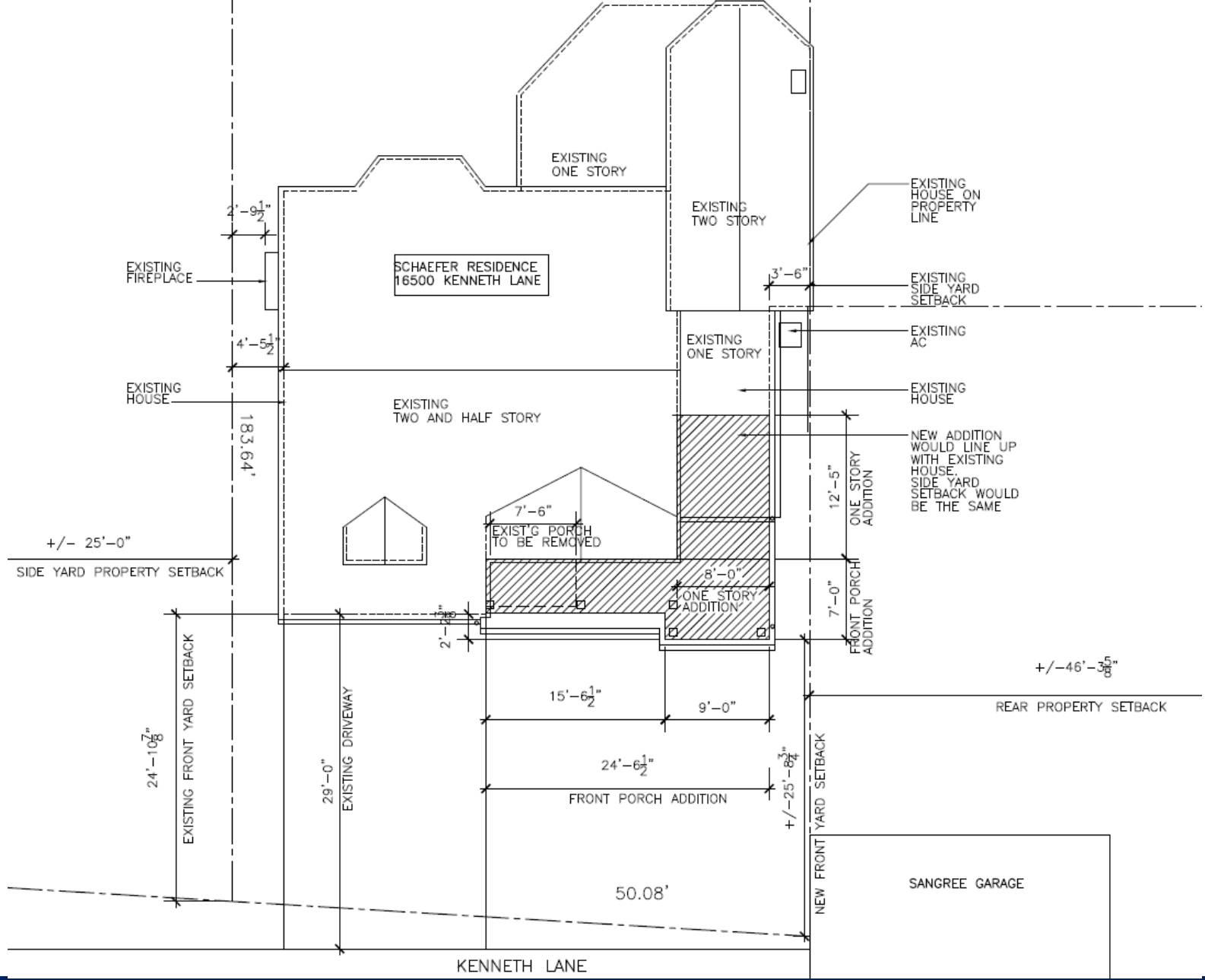
Docket No. 03-10-22 (16500 Kenneth)
Residential Renovation



Existing Conditions

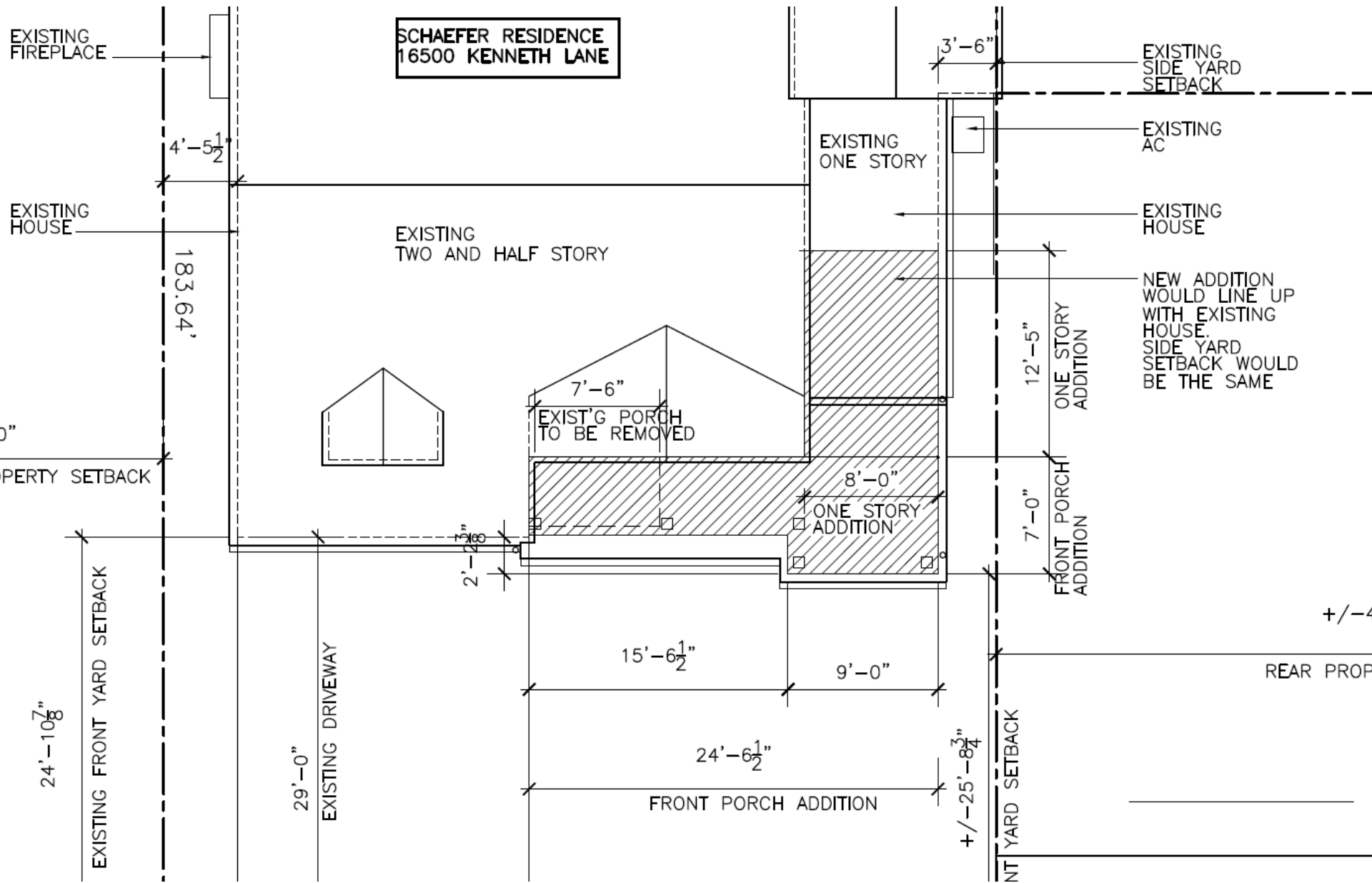


Docket No. 03-10-22 (16500 Kenneth)
Residential Renovation

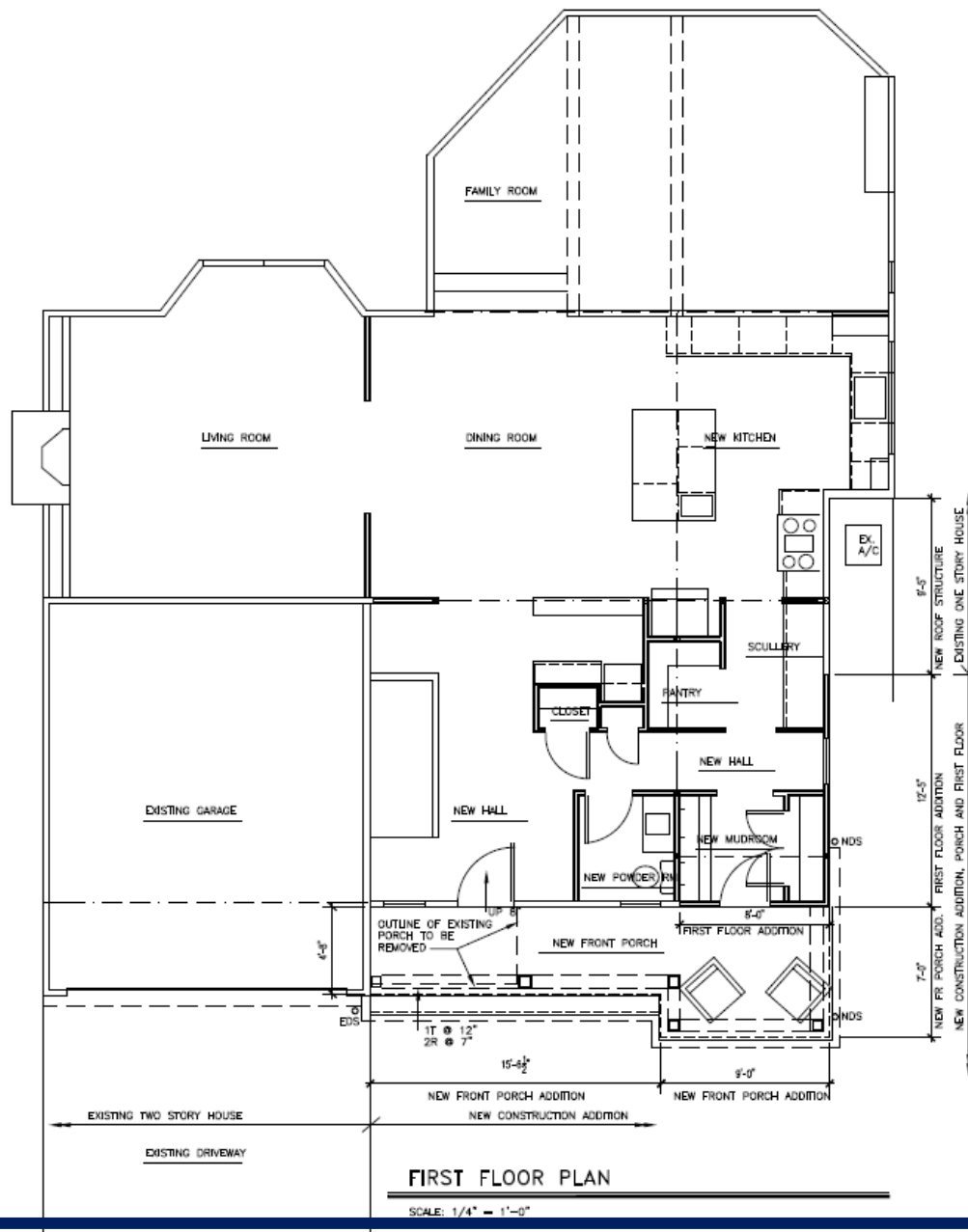


Docket No. 03-10-22 (16500 Kenneth)

Residential Renovation



Docket No. 03-10-22 (16500 Kenneth)
Residential Renovation



Docket No. 03-10-22 (16500 Kenneth)

Residential Renovation



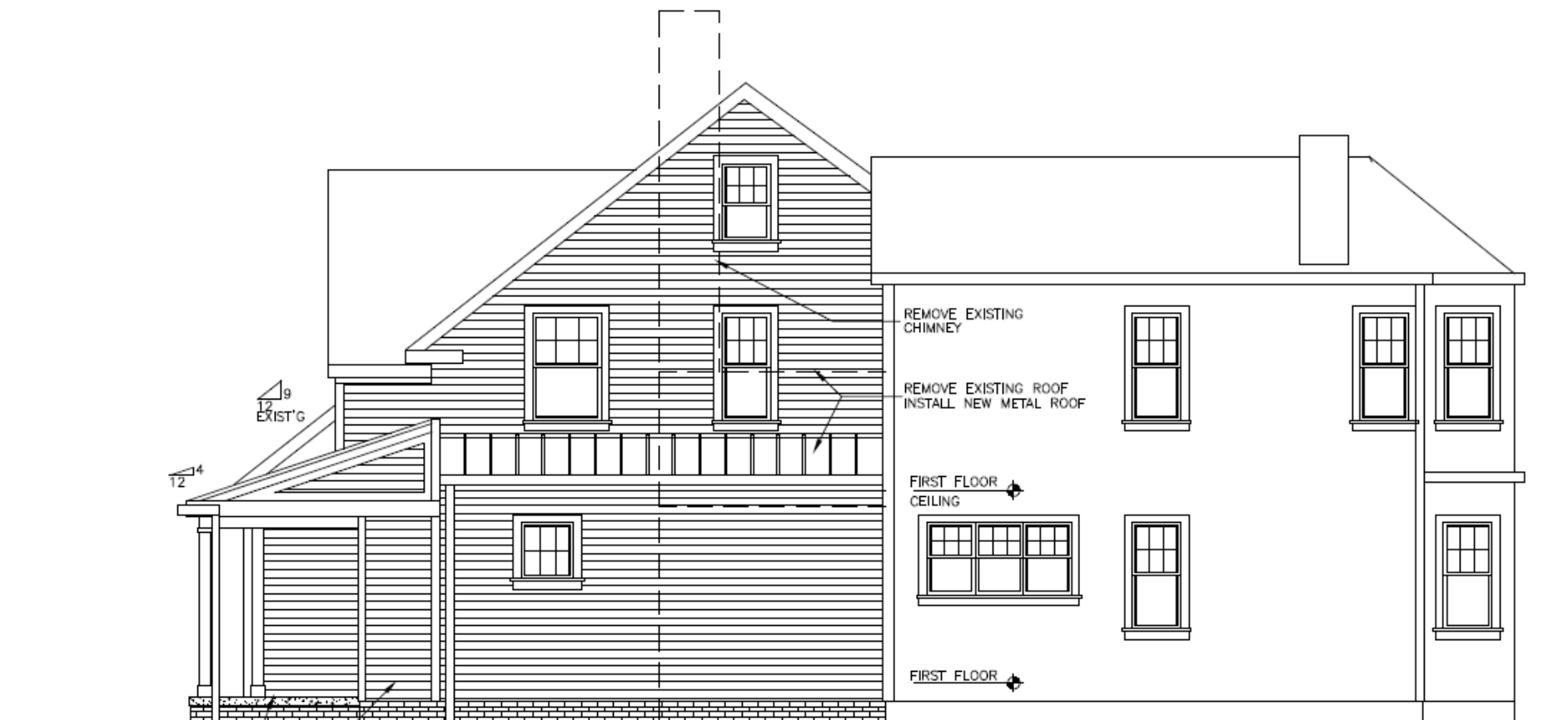
FRONT ELEVATION SOUTH ELEVATION

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

ALL NEW WINOWS TO BE TRIMED OUT WITH SILLS AND APRONS.



Docket No. 03-10-22 (16500 Kenneth)
Residential Renovation



W OPEN FRONT PORCH ADDITION
 TCH BRICK TO HOUSE
 W METAL ROOF

W FRONT ADDITION
 GN WITH EXISTING
 USE

NEW CONSTRUCTION ADDITION
 EXISTING ONE STORY HOUSE
 REMOVE EXISTING SHED ROOF
 INSTALL METAL ROOF

REMOVE EXISTING
 CHIMNEY
 REMOVE EXISTING ROOF
 INSTALL NEW METAL ROOF

FIRST FLOOR
 CEILING

FIRST FLOOR

SIDE ELEVATION EAST ELEVATION

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

EXTERIOR MATERIALS

- SIDING – MFG. CERTAINTEED, STYLE VINYL SHAKE, COLOR STERLING GRAY
- ROOF – MFG. PREMIERMETALS, STYLE STANDING SEAM METAL ROOF, COLOR, ANTIQUE BRONZE
- GARAGE DOORS – MFG. CLOPAY, STYLE CANYON RIDGE CARRIAGE HOUSE, COLOR, WALNUT MEDIUM, W/UPPER WINDOWS
- MAN DOORS – MFG. CLOPAY, STYLE CRAFTSMAN COLLECTION, COLOR, WALNUT MEDIUM
- EXTERIOR SCONCE – CARRIAGE STYLE, COLOR BRONZE
- WINDOWS – MFG. PELLA, STYLE DOUBLE-HUNG WITH GRILLES UPPER SASH ONLY, COLOR WHITE



Docket No. 03-10-22 (16500 Kenneth)

Residential Renovation



PRODUCTS AVAILABLE NEAR ZIP CODE:

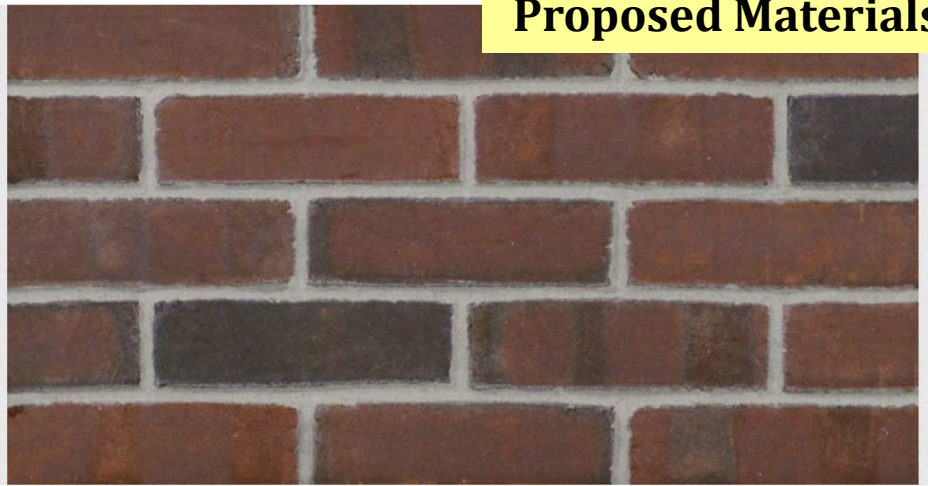
44107

Some colors unavailable due to COVID-19 disruption, check with a local contractor for current options.





Proposed Materials



51-DDX



♡ Save Product



Compare Brick

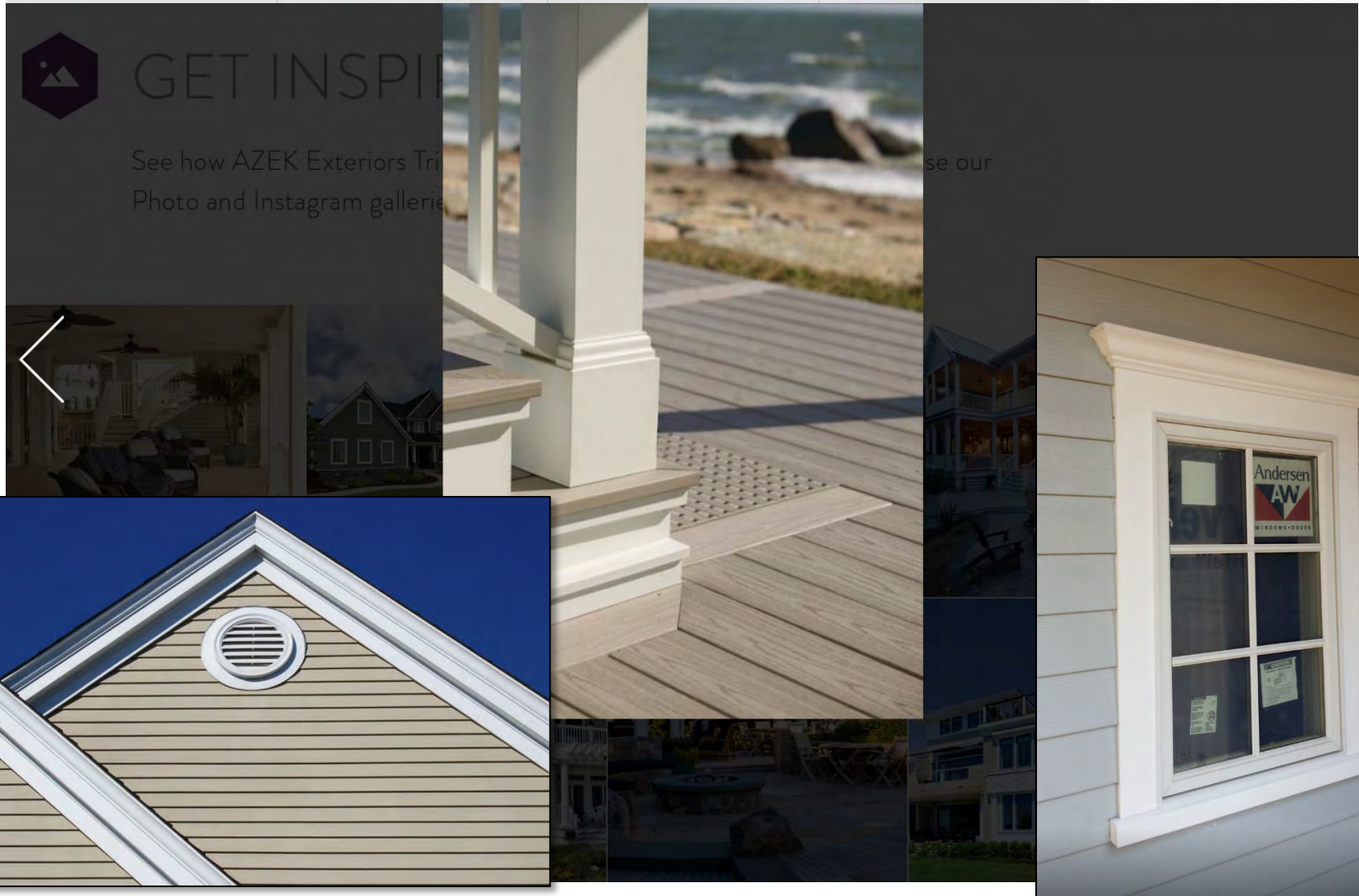
[See this on your house](#)



Docket No. 03-10-22 (16500 Kenneth)
Residential Renovation

Proposed Materials

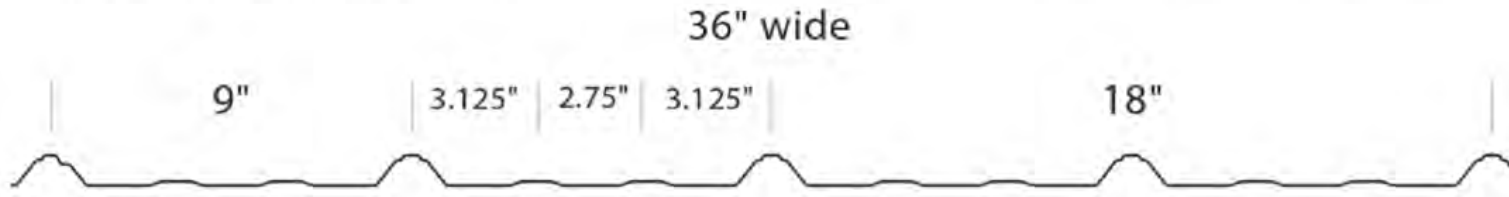
AA azekeexteriors.com folders for mac - Go... Can you use AZEK tr... MOULDINGS - Versa... The Dead of Night T... Inspiration | AZEK E...



Docket No. 03-10-22 (16500 Kenneth)
Residential Renovation

Premier Rib Metal Roofing & Siding Specs

Premier Rib Metal is a low profile metal that is customizable for roofing and siding applications. With a coverage width of 36 inches, it is custom made for each job up to 46 feet long.



Premier Rib Metal Roofing & Siding Colors

Weather XL® (Siliconized Modified Polyester)





America's Favorite Doors™

ARBOR GROVE RUSTIC CRAFTSMAN SMOOTH FIBERGLASS STEEL

HOME / ENTRY DOOR COLLECTIONS / CRAFTSMAN COLLECTION

CRAFTSMAN-STYLE FIBERGLASS ENTRY DOORS



CRAFTSMAN COLLECTION

a clean simple design and warm fir graining emphasize handcrafted originality.

This distinctive Craftsman-style fiberglass entry door design offers the look and feel of wood with the lasting durability and energy efficiency benefits of fiberglass. These fiberglass entry doors are the perfect design for Mission, Bungalow or Transitional-style architecture.



Docket No. 03-10-22 (16500 Kenneth)
Residential Renovation



Search products, advice



Shop / Windows / Pella® Reserve™ / Reserve Traditional / Pella® Reserve™ - Traditional Double-Hung

Pella® Reserve™ - Traditional Wood Double-Hung Window



3.87 ★★★★★ (Based on 231 Reviews)

Proposed Materials



Traditional



RESERVE - TRADITIONAL DOUBLE-HUNG WINDOW SPECS & INSTALL DETAILS

- Exudes the tenets of traditional design with putty profiles, through-stile construction and Integral Light Technology® grilles
- Performance rating of CW40-CW50 and STC of 28-35
- Available in sizes up to 48" x 96" in 1/8" increments, with equal, cottage and custom splits
- Optional self-storing Integrated Rolscreen appears when the double-hung window is opened and rolls away when it is closed
- Fold-out Fin, Block Frame, EnduraClad Exterior Trim and Brickmould installation and frame options



Docket No. 03-10-22 (16500 Kenneth) Residential Renovation



CANYON RIDGE® CARRIAGE HOUSE (5-LAYER)

★★★★★ 4.8 (19) Write a review

insulated carriage house garage doors with faux wood-look composite overlays.



America's Favorite Doors™

RESERVE ▾ CLASSIC WOOD

HOME / GARAGE DOORS

Garage Doors

imagine loving your garage



WHERE TO BUY

SEARCH MENU

BY STYLE:

CANYON RIDGE® CARRIAGE HOUSE (5-LAYER)

INSULATED CARRIAGE HOUSE GARAGE DOORS WITH FAUX WOOD-LOOK COMPOSITE OVERLAYS.

Add character and charm to your home with Clopay's Canyon Ridge® Carriage House (5-Layer) garage door. Enjoy the authentic look of swing-out coach house doors paired with the modern-day functionality of upward operation. Not only beautiful, these doors provide quiet operation and energy efficiency for years to come.



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IN STOCK - [Ships in 3 to 5 Days](#)

ADD TO CART

SAVE



Docket No. 03-10-22 (16500 Kenneth)
Residential Renovation

Applicant proposes addition to existing home.

City Notes:

- Applicant was approved for front yard setback variance (January BZA; Docket 01-02-22)
- Applicant confirms all proposed new materials are to match existing.



Docket No. 03-11-22 (17840 Lake)
Residential Addition
Mark Reinhold



Docket No. 03-11-22 (17840 Lake)
Residential Addition



Docket No. 03-11-22 (17840 Lake)
Residential Addition



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Residential Addition



Docket No. 03-11-22 (17840 Lake)
Residential Addition

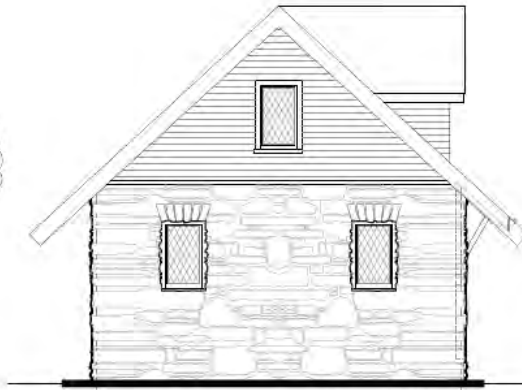


Docket No. 03-11-22 (17840 Lake)
Residential Addition

LIST OF DRAWINGS

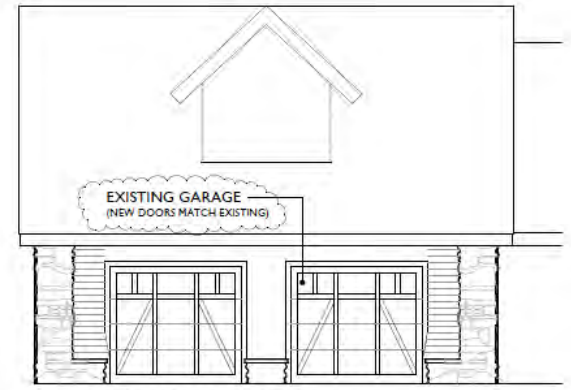
ROBERT McCABE RESIDENCE
17840 LAKE ROAD, LAKEWOOD, OHIO

- EXTERIOR ELEVATIONS A-1
- PLANS, SECTION AND ELEVATIONS A-2
- PROPOSED SITE PLAN A-3
- PROPOSED BUILDING DETAILS A-4
- DEMO NOTES ON ELEVATIONS A-5



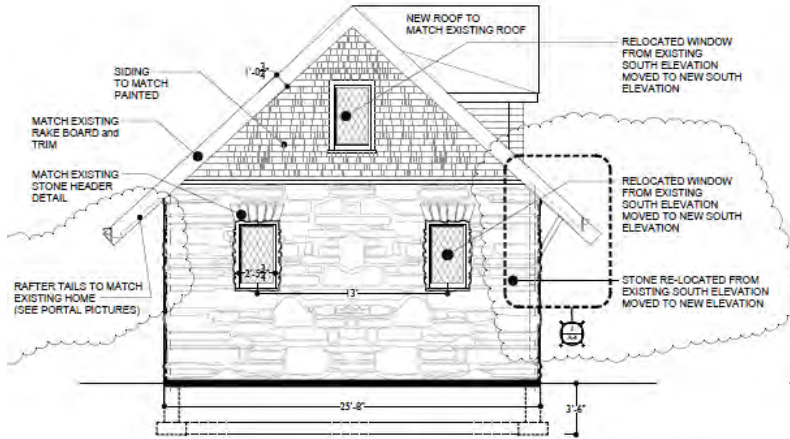
ROBERT McCABE RESIDENCE
17840 LAKE ROAD, LAKEWOOD, OHIO 44107
TERRY OSTER CONTRACTOR
CONTACT: (216)-570-2082

EXISTING SOUTH ELEVATION
1/4" EQUALS 1'-0"



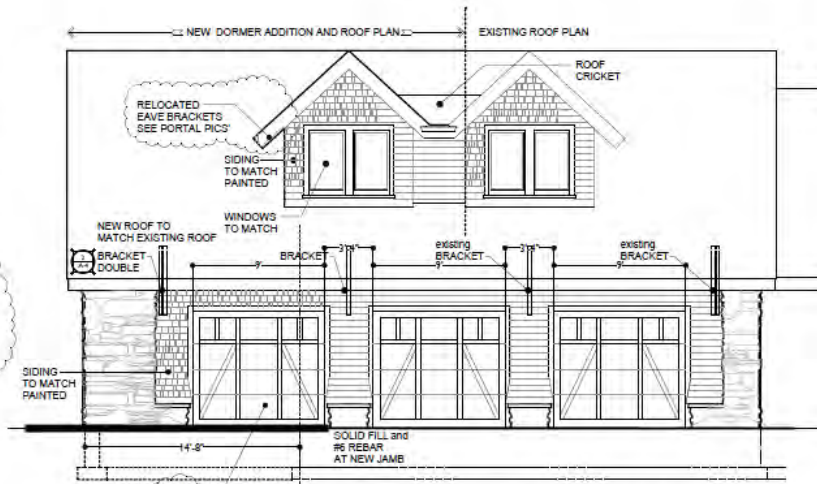
ROBERT McCABE RESIDENCE
17840 LAKE ROAD, LAKEWOOD, OHIO 44107
TERRY OSTER CONTRACTOR
CONTACT: (216)-570-2082

EXISTING EAST ELEVATION
1/4" EQUALS 1'-0"



ROBERT McCABE RESIDENCE
17840 LAKE ROAD, LAKEWOOD, OHIO 44107
TERRY OSTER CONTRACTOR
CONTACT: (216)-570-2082

PROPOSED SOUTH ELEVATION
1/4" EQUALS 1'-0"



ROBERT McCABE RESIDENCE
17840 LAKE ROAD, LAKEWOOD, OHIO 44107
TERRY OSTER CONTRACTOR
CONTACT: (216)-570-2082

PROPOSED EAST ELEVATION
1/4" EQUALS 1'-0"

PLEASE NOTE:
THE GENERAL CONTRACTOR THAT BUILT THE EXISTING DOORS WILL BUILD THE NEW DOORS THAT MATCH



Docket No. 03-11-22 (17840 Lake)
Residential Addition



ROBERT McCABE RESIDENCE

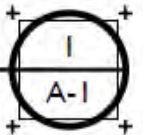
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TERRY OSTER CONTRACTOR

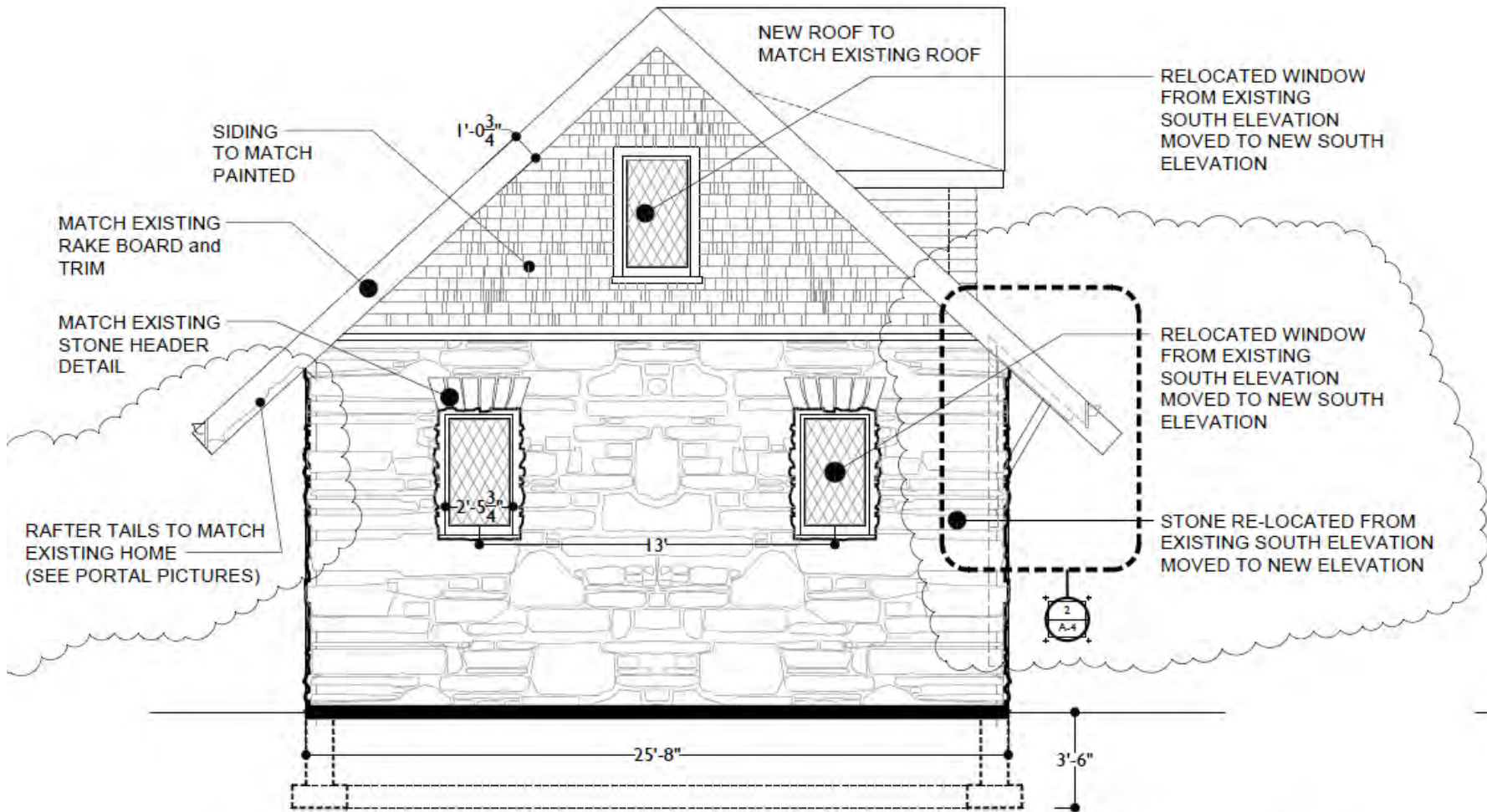
CONTACT: (216)-570-2082

EXISTING SOUTH ELEVATION

1/4" EQUALS 1'-0"

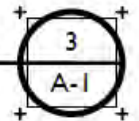


Docket No. 03-11-22 (17840 Lake)
Residential Addition

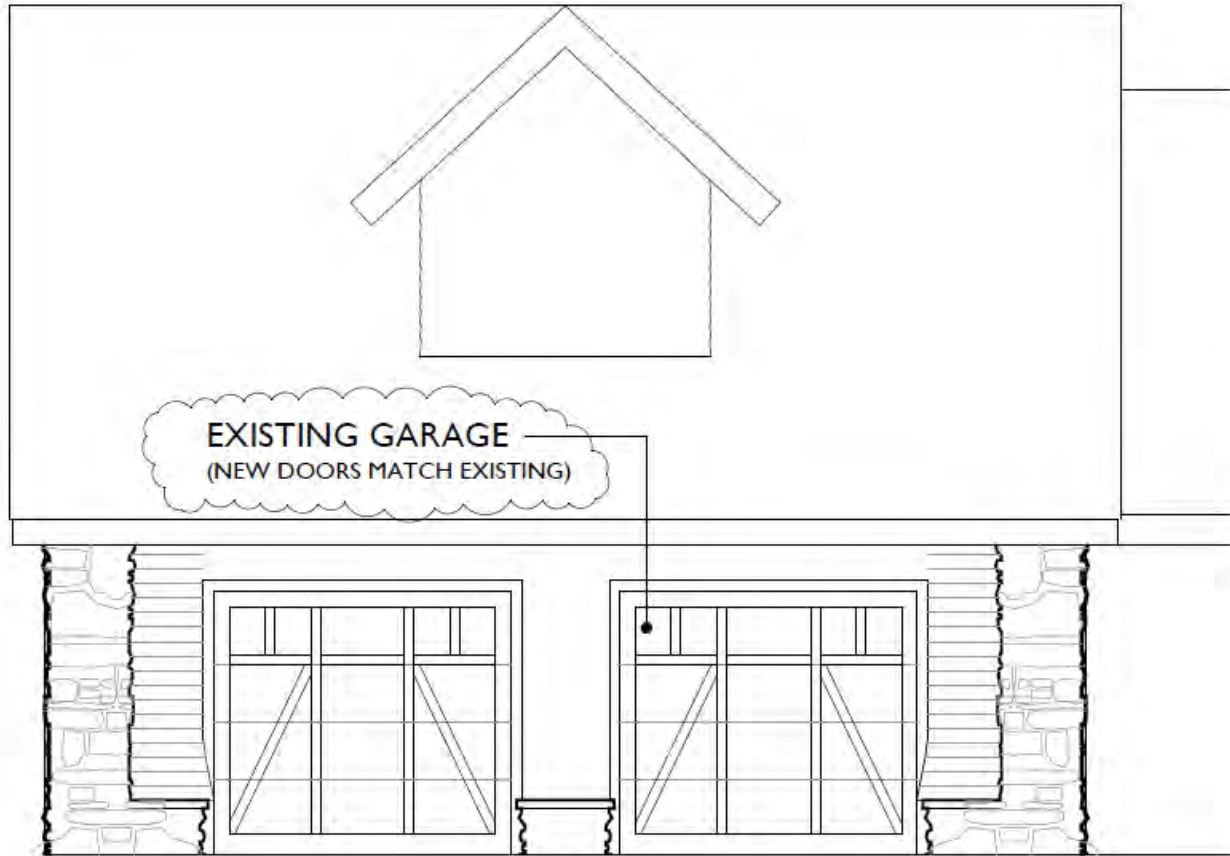


ROBERT McCABE RESIDENCE
 17840 LAKE ROAD, LAKEWOOD, OHIO 44107
 TERRY OSTER CONTRACTOR
 CONTACT: (216)-570-2082

PROPOSED SOUTH ELEVATION
 1/4" EQUALS 1'-0"



Docket No. 03-11-22 (17840 Lake)
 Residential Addition



ROBERT McCABE RESIDENCE

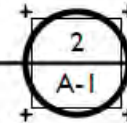
17840 LAKE ROAD, LAKEWOOD, OHIO 44107

TERRY OSTER CONTRACTOR

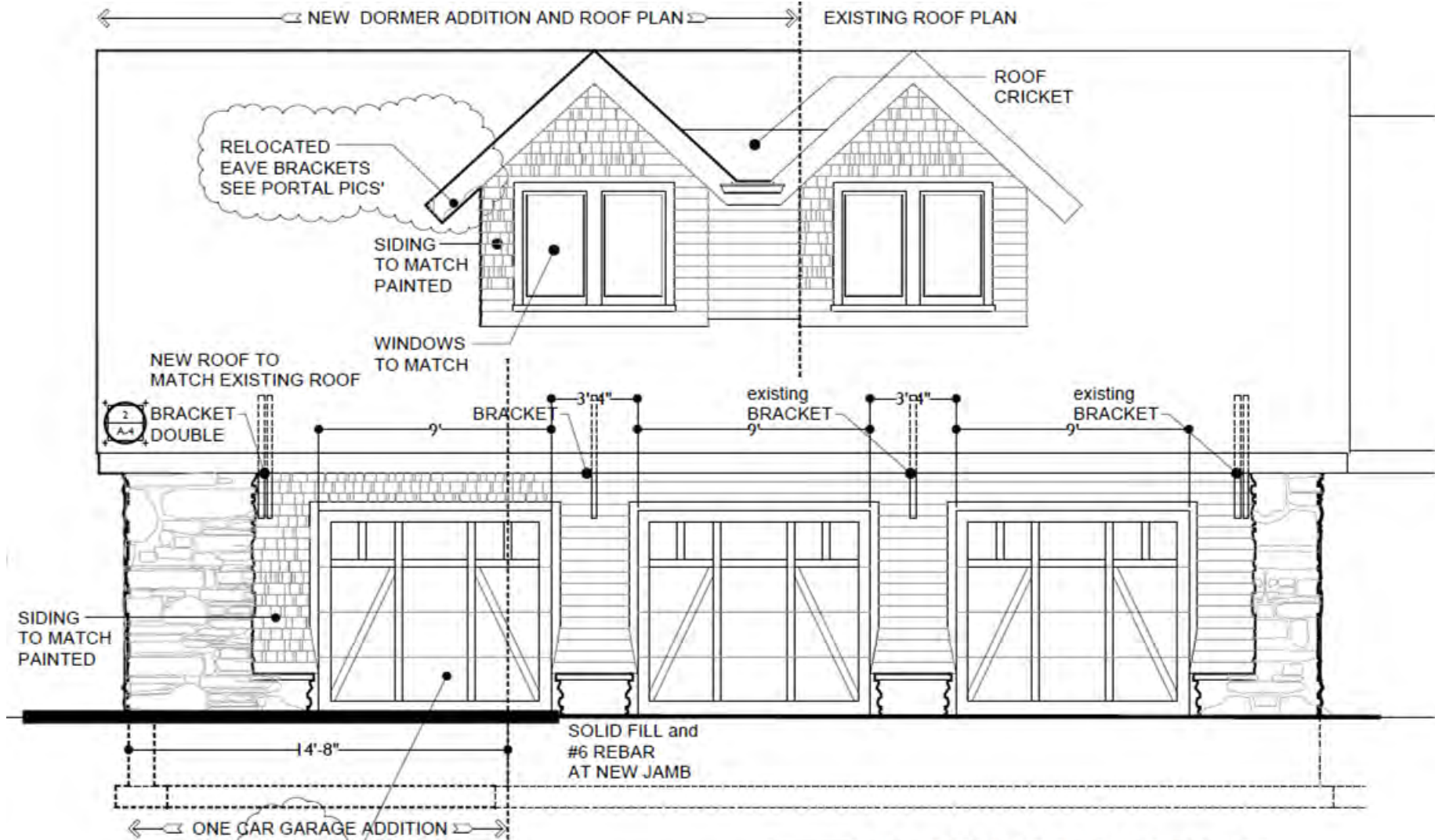
CONTACT: (216)-570-2082

EXISTING EAST ELEVATION

1/4" EQUALS 1'-0"



Docket No. 03-11-22 (17840 Lake)
Residential Addition



PLEASE NOTE:
 THE GENERAL CONTRACTOR THAT BUILT THE EXISTING DOORS WILL BUILD THE NEW DOORS THAT MATCH

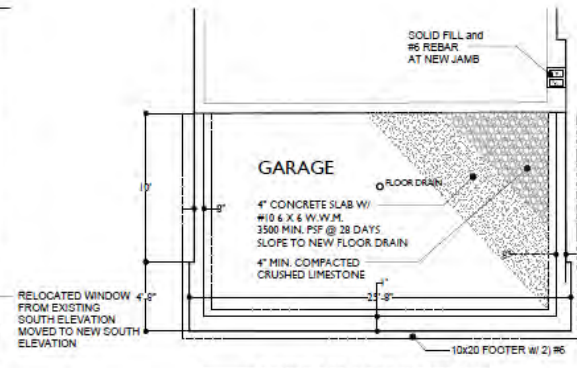
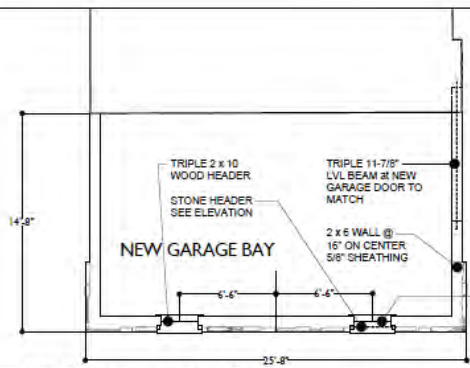
ROBERT McCABE RESIDENCE
 17840 LAKE ROAD, LAKEWOOD, OHIO 44107
TERRY OSTER CONTRACTOR
 CONTACT: (216)-570-2082

PROPOSED EAST ELEVATION
 1/4" EQUALS 1'-0"



Docket No. 03-11-22 (17840 Lake)

Residential Addition



ROBERT McCABE RESIDENCE
17940 LAKE ROAD, LAKEWOOD, OHIO 44107
TERRY OSTER CONTRACTOR
CONTACT: (216)-570-2082

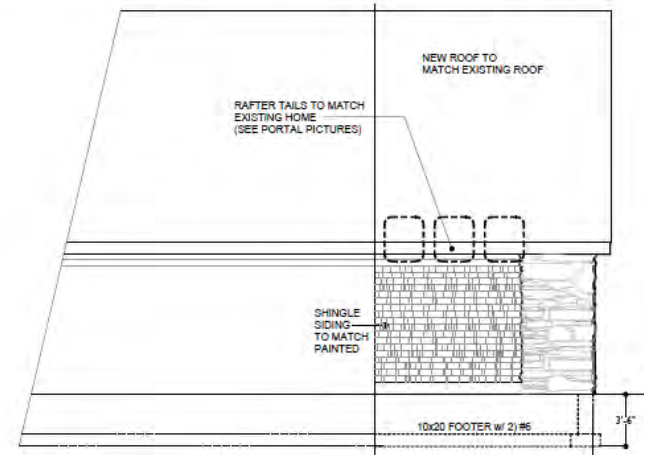
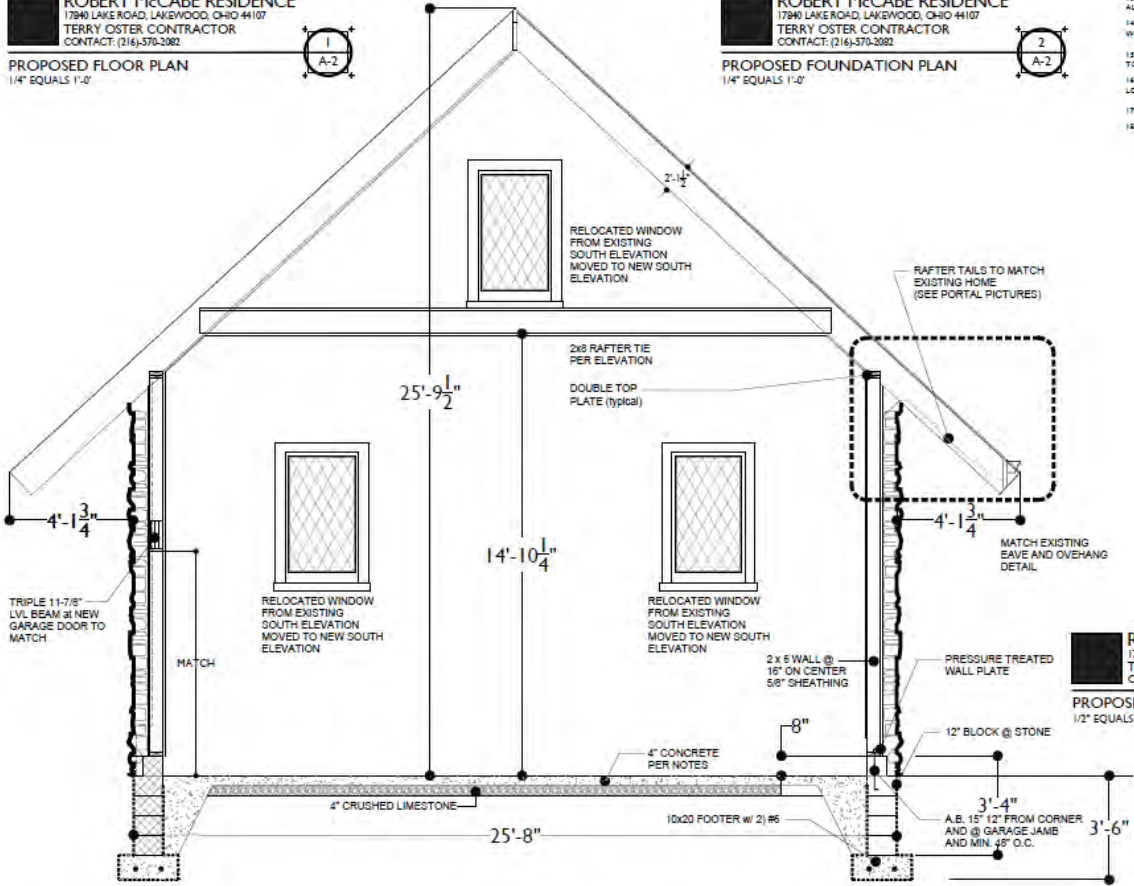
PROPOSED FLOOR PLAN
1/4" EQUALS 1'-0"

ROBERT McCABE RESIDENCE
17940 LAKE ROAD, LAKEWOOD, OHIO 44107
TERRY OSTER CONTRACTOR
CONTACT: (216)-570-2082

PROPOSED FOUNDATION PLAN
1/4" EQUALS 1'-0"

TYPICAL CONSTRUCTION NOTES

- GENERAL CONTRACTOR TO REPORT ALL DISCREPANCIES OF THE FOLLOWING NOTES WITH ANY CONFLICT IN THE CONTRACT DOCUMENTS.
- ROOFING TO BE 1/2" X 3/8" MIN UNLESS NOTED (SEE DWG'S)
- ALL CHAIRSPICES FOUNDATIONS TO BE #4 THICK
- VENT ALL CHAIRSPICES PER CODE
- ANCHOR ALL PLATE TO FOUNDATION @ 4" O.C.
- PROVIDE SILL SEAL PER CODE
- SILL PLATE TO BE 2 X 6 MIN. (PRESSURE TREATED)
- BIDGE ALL JOIST SPANS AT MID-SPAN MINIMUM
- WALL PLATE TO MATCH WALL THICKNESS TYP. NAIL TO XRF JOIST AT 4" O.C.
- JOIST SPANS ARE AS NOTED ON DRAWINGS
- SUB-FLOOR TO BE 3/4" PLYWOOD TYPICAL
- FINISH FLOOR PER DRAWINGS
- WALL STUDS TO BE @ 16" ON CENTER. ALIGN ALL JOIST STUDS AND CEILING JOIST WHERE POSSIBLE
- TIE ALL TOP WALL PLATE TO STUDS AT CORNER WITH 1/2" SHEET MIN. PLYWOOD CONTINUOUS DIAGONAL BRACING
- DOUBLE TOP PLATE TYP. TIE ALL TOP WALL PLATES TO PERPENDICULAR WALLS BY OVERLAPPING ALTERNATE PLATES
- PROVIDE SHOCK DETECTORS PER LOCAL CODE. LOCATION: _____ QTY: _____ DOES NOT APPLY
- WALL INSULATION TO BE R-41, 2 1/2" MIN UNLESS NOTED
- ROOF INSULATION TO BE R-38, 11 1/4" MIN UNLESS NOTED
- FOR ROOF RAFTER USING 12E PLANS
- G.C. TO PROVIDE CONTINUOUS IDENT VENT AT ALL ROFFS G.C. TO PROVIDE CONTINUOUS RIDGE VENT
- ROOF SHEATHING IS TYPICALLY 1/2" PLYWOOD TYPICAL CONSTRUCTION NOTE (CONTINUED)
- ROOF SHINGLES ARE 300 POUND ASPHALT SHINGLES TO MATCH EXISTING ON 10 LB. BUILDERS FELT PROVIDE ICE AND WATER SHIELD @ GUTTER
- AT ROOF CONNECTION TO EXISTING SIDE WALLS G.C. TO PROVIDE ALUMINUM STEEL FLASHING TYP. AT ALL VALLEYS PLANNED AT ROOF G.C. TO PROVIDE ALUMINUM FLASHING TYP.
- G.C. TO SCHEDULE DIE TEST FOR PERIMETER STORM DRAIN CONNECTION PER LAKEWOOD CODES ONLY ALL SCHEDULED PERIMETER DRAINS TO BE CONNECTED TO EXISTING DRAIN AND TO SLOPE TO EXISTING CITY STORM DRAIN TYPICAL IF THIS CONDITION DOES NOT EXIST G.C. TO SCHEDULE ARCHITECT AND CITY OF CUYAHOGA
- G.C. TO PROVIDE GUTTERS AND DOWNSPOUTS PER OWNER AND TO CONNECT TO PERIMETER DRAIN
- SHINGLES PER ELEVATIONS G.C. TO PROVIDE TYPICAL HOUSE W/KNAP
- SEE PLANS FOR LIGHT AND VENTILATION REQUIREMENTS
- NEW CEILING HEIGHT 8'-0" MIN.
- LIGHTING CIRCUIT TYPICAL 1/1" PER CODE IS AMP CIRCUIT LIGHTING ON THIS PROJECT NOT TO EXCEED 1400W TOTAL WATTS TYPICAL LIGHTING WIRING TO MEET LOCAL ELECTRICAL CODES MINIMUM WIRING FOR LIGHTING CIRCUIT TO BE 140 GAUGE CIRCUIT
- POWER CIRCUITS TYPICAL PER CODE IS AMP CIRCUIT ON THIS PROJECT NOT TO EXCEED 1400W TOTAL WATTS TYPICAL POWER WIRING TO MEET LOCAL ELECTRICAL CODES MINIMUM WIRING FOR POWER CIRCUIT 1 GAUGE CIRCUIT



ROBERT McCABE RESIDENCE
17940 LAKE ROAD, LAKEWOOD, OHIO 44107
TERRY OSTER CONTRACTOR
CONTACT: (216)-570-2082

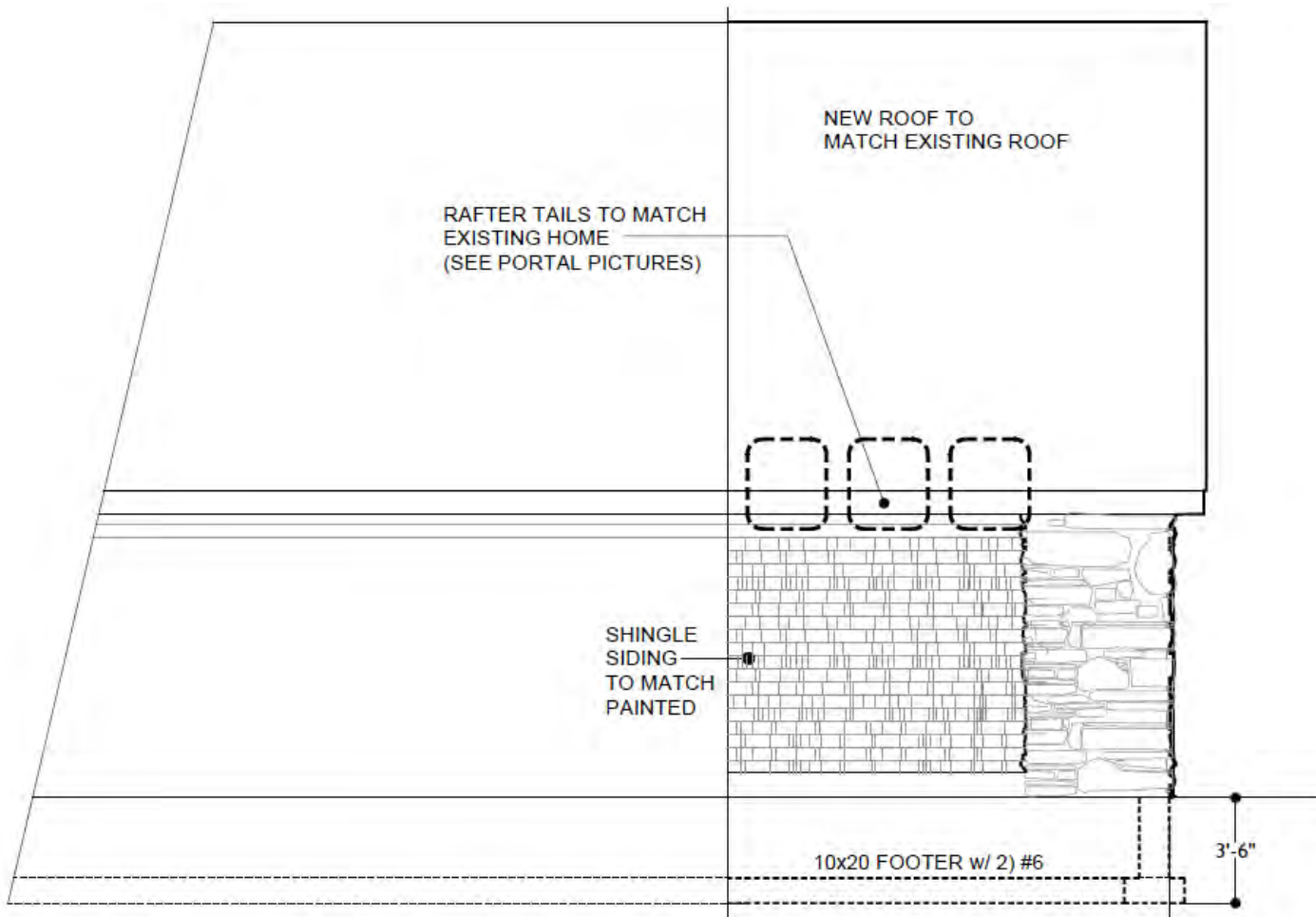
PROPOSED SECTION
1/2" EQUALS 1'-0"

ROBERT McCABE RESIDENCE
17940 LAKE ROAD, LAKEWOOD, OHIO 44107
TERRY OSTER CONTRACTOR
CONTACT: (216)-570-2082

PROPOSED WEST ELEVATION
1/4" EQUALS 1'-0"

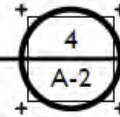


Docket No. 03-11-22 (17840 Lake) Residential Addition

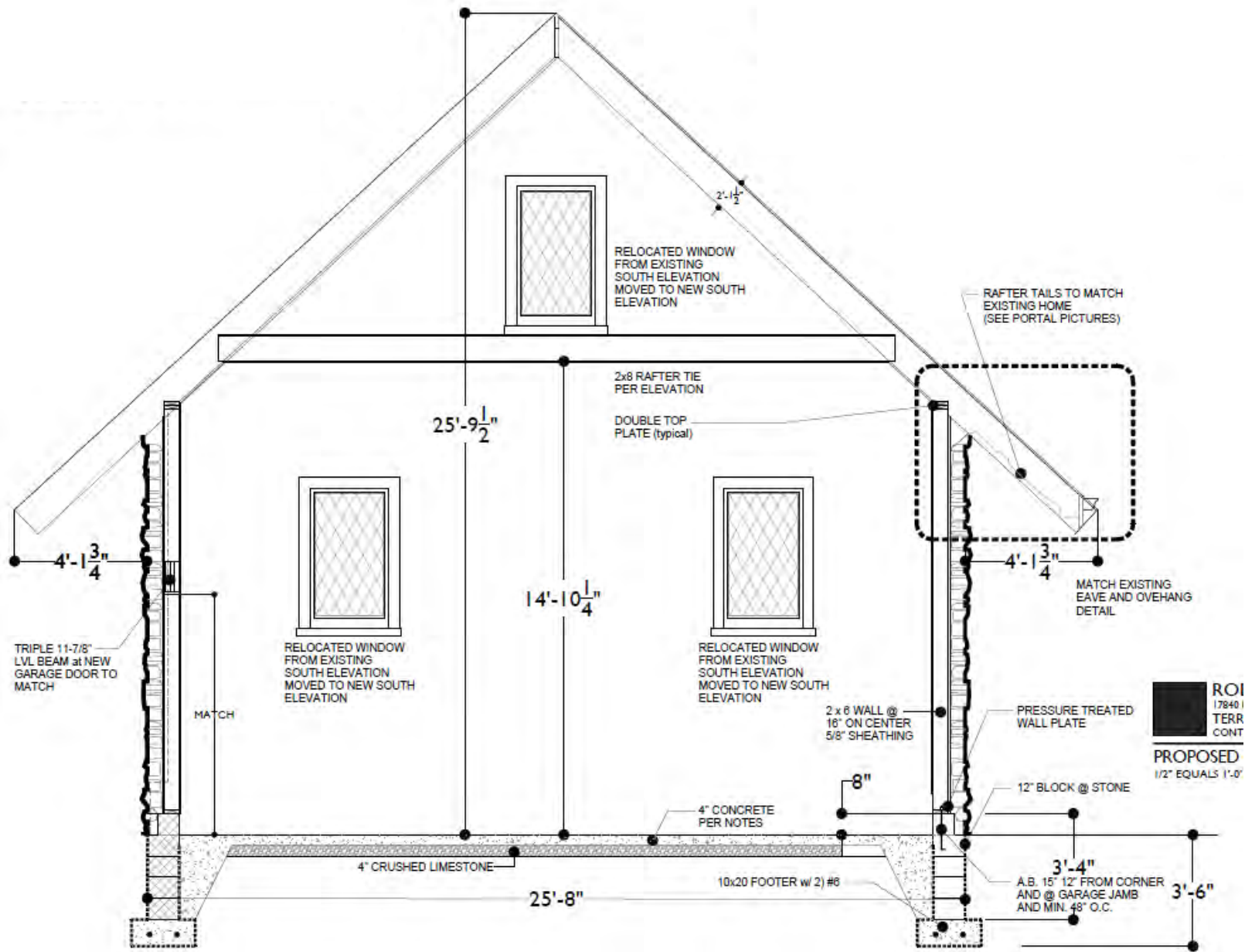



ROBERT McCABE RESIDENCE
 17840 LAKE ROAD, LAKEWOOD, OHIO 44107
TERRY OSTER CONTRACTOR
 CONTACT: (216)-570-2082

PROPOSED WEST ELEVATION
 1/4" EQUALS 1'-0"



Docket No. 03-11-22 (17840 Lake)
 Residential Addition

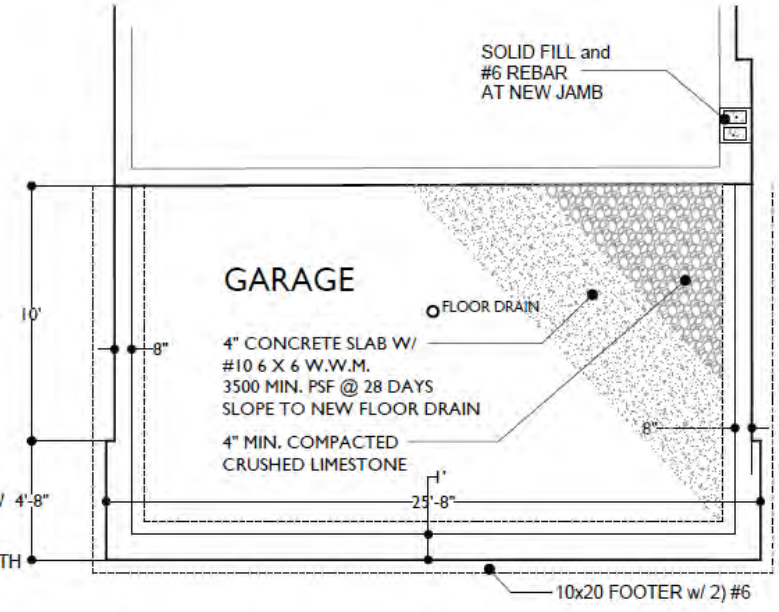
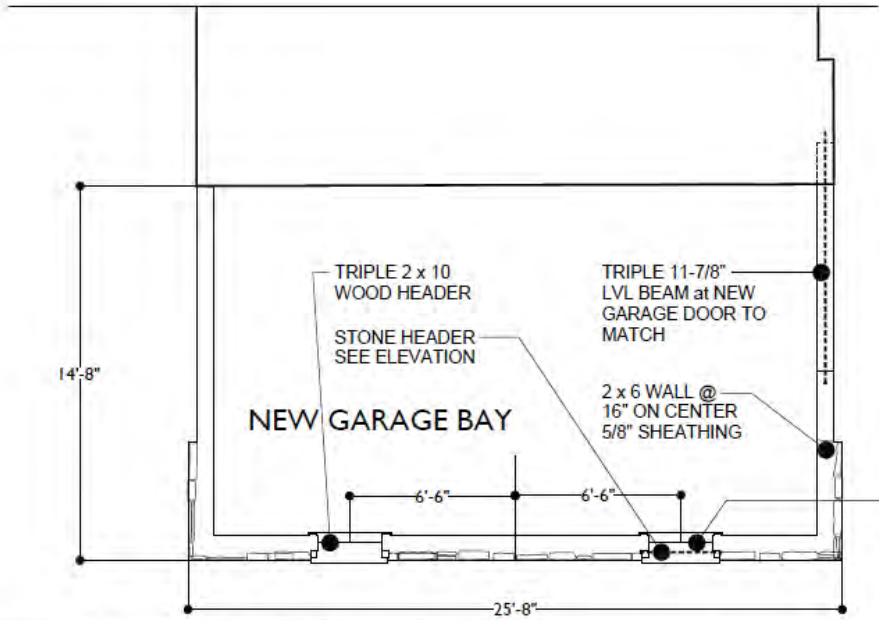


ROI
 17840 |
 TERR
 CONT
 PROPOSED
 1/2" EQUALS 1'-0"

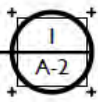


Docket No. 03-11-22 (17840 Lake)

Residential Addition

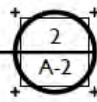


ROBERT McCABE RESIDENCE
 17840 LAKE ROAD, LAKEWOOD, OHIO 44107
 TERRY OSTER CONTRACTOR
 CONTACT: (216)-570-2082



PROPOSED FLOOR PLAN
 1/4" EQUALS 1'-0"

ROBERT McCABE RESIDENCE
 17840 LAKE ROAD, LAKEWOOD, OHIO 44107
 TERRY OSTER CONTRACTOR
 CONTACT: (216)-570-2082



PROPOSED FOUNDATION PLAN
 1/4" EQUALS 1'-0"



Docket No. 03-11-22 (17840 Lake)

Residential Addition

1 x () TRIM OVERLAY
APPLIED TO FLAT
PANEL (INSULATED)
GARAGE DOOR

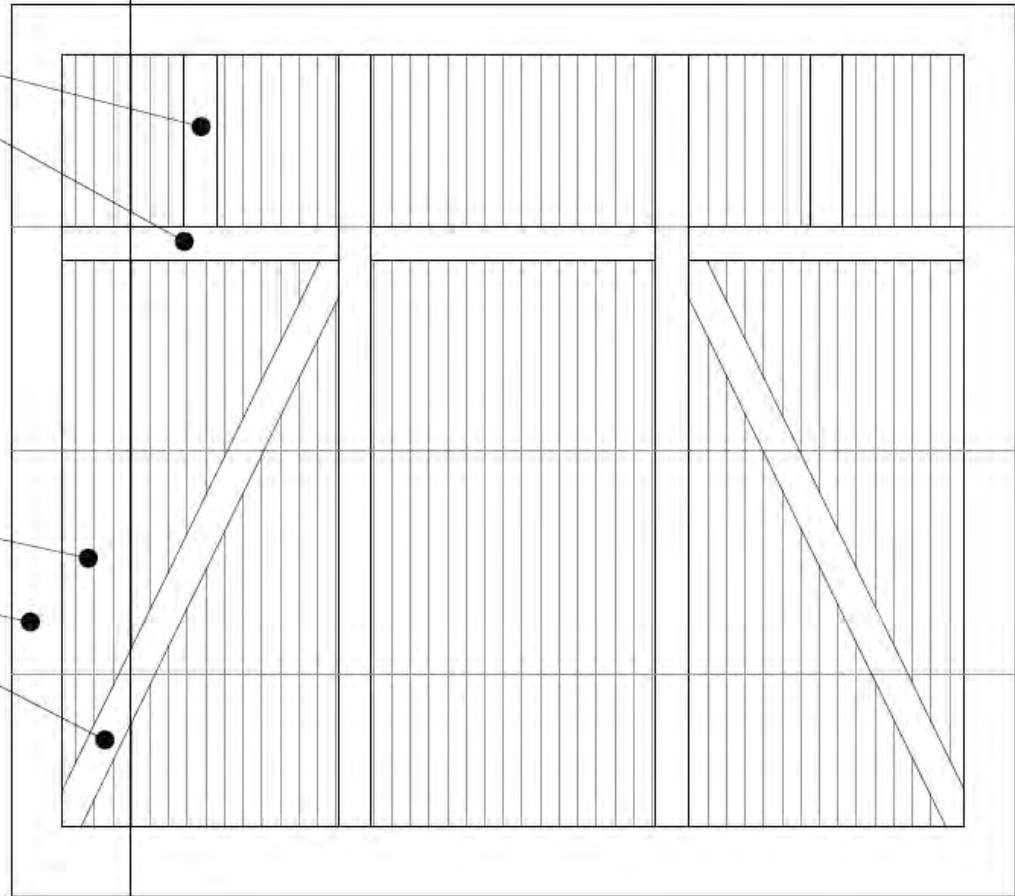
BEADED 1/4" PANEL

FLAT / FLUSH
PANEL (INSULATED)
GARAGE DOOR

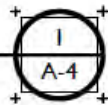
BEADED 1/4" PANEL
GARAGE DOOR PAINTED

GARAGE DOOR TRIM
ACCENT PAINTED

PLEASE NOTE:
THE GENERAL
CONTRACTOR THAT BUILT
THE EXISTING DOORS
WILL BUILD THE NEW
DOORS THAT
MATCH



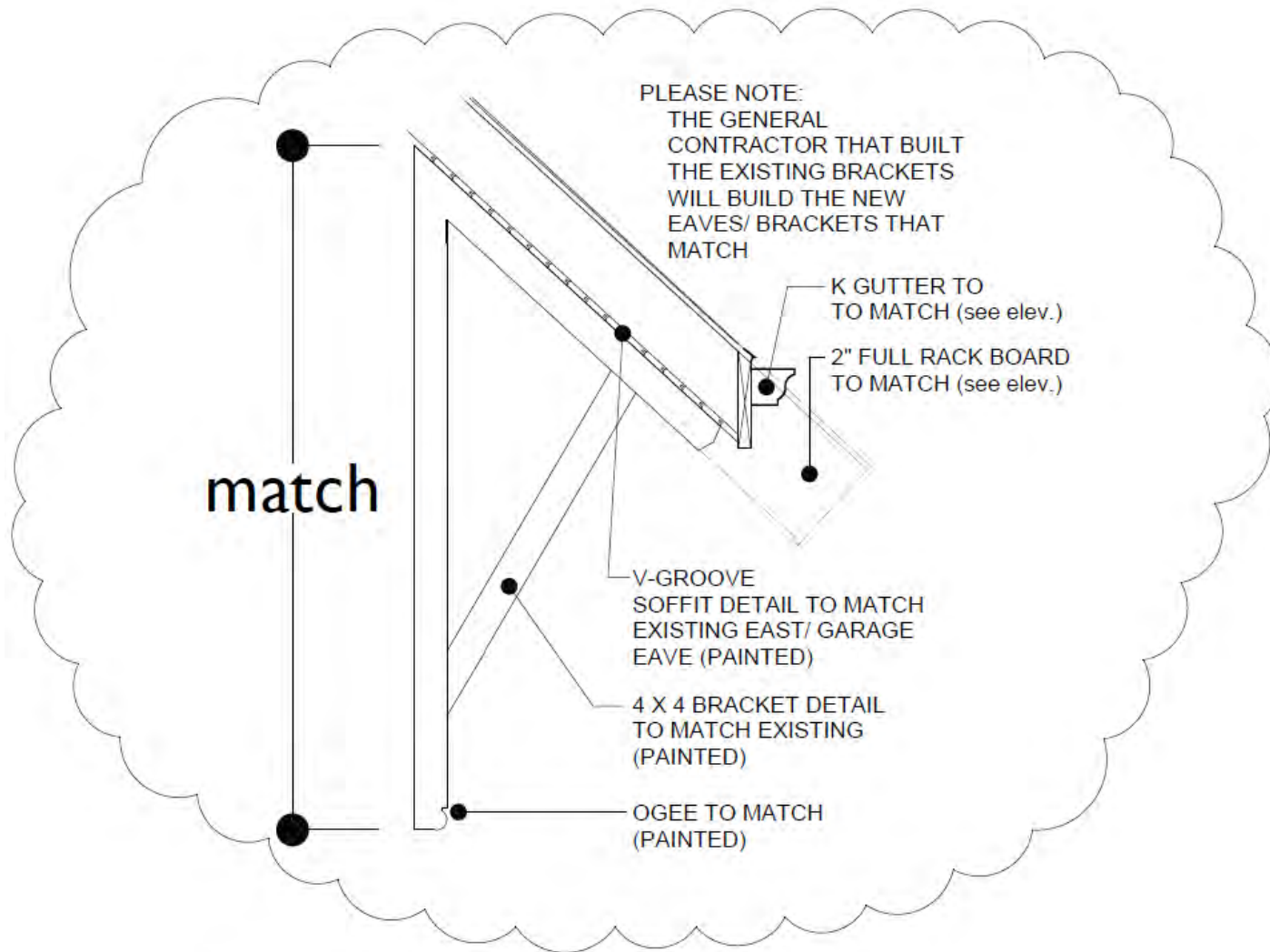
ROBERT McCABE RESIDENCE
17840 LAKE ROAD, LAKEWOOD, OHIO 44107
TERRY OSTER CONTRACTOR
CONTACT: (216)-570-2082



GARAGE DETAILS
1" EQUALS 1'-0"

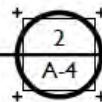


Docket No. 03-11-22 (17840 Lake)
Residential Addition



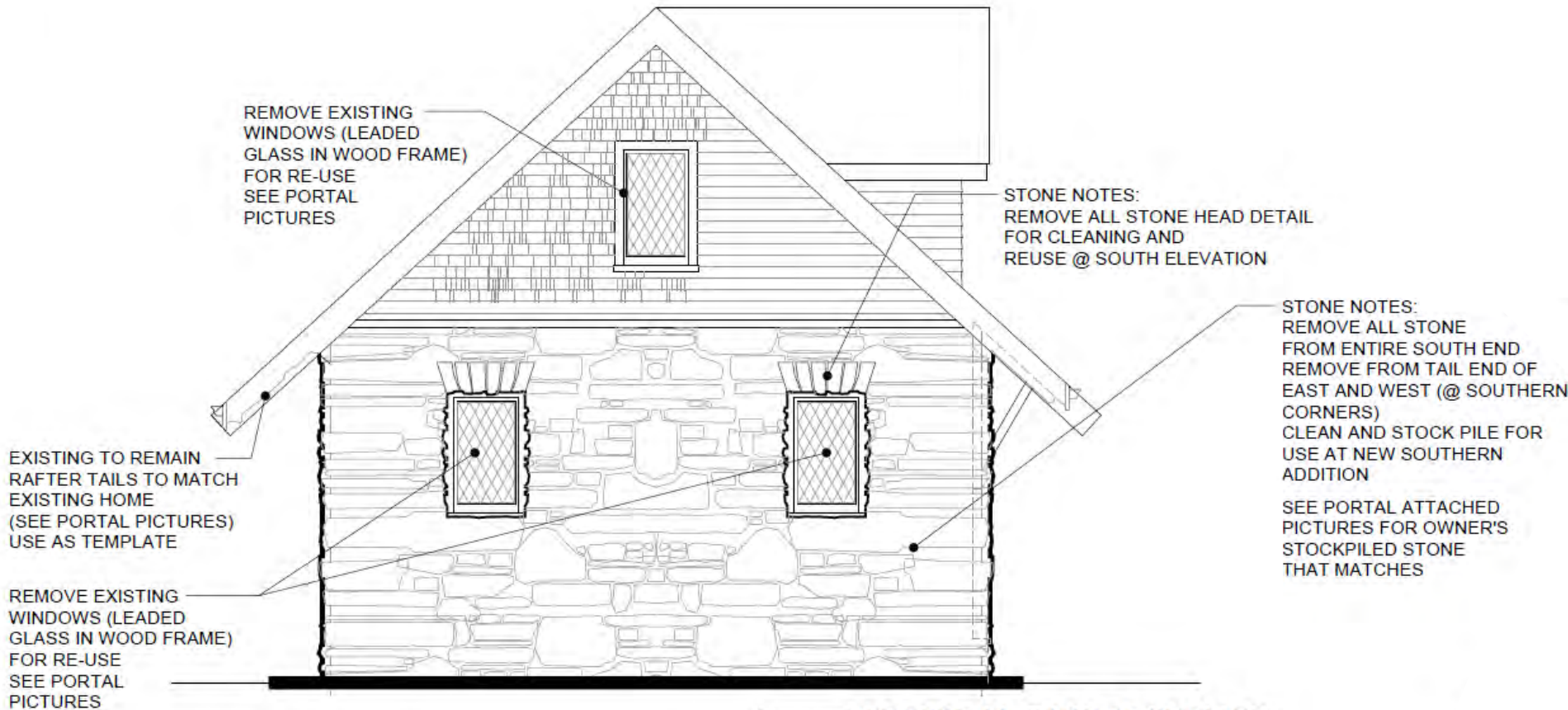
ROBERT McCABE RESIDENCE
 17840 LAKE ROAD, LAKEWOOD, OHIO 44107
 TERRY OSTER CONTRACTOR
 CONTACT: (216)-570-2082

BRACKET/ EAVE DETAILS
 1" EQUALS 1'-0"



Docket No. 03-11-22 (17840 Lake)
 Residential Addition





ROBERT McCABE RESIDENCE
 17840 LAKE ROAD, LAKEWOOD, OHIO 44107
 TERRY OSTER CONTRACTOR
 CONTACT: (216)-570-2082

EXISTING SOUTH ELEVATION
 1/4" EQUALS 1'-0"

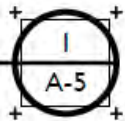
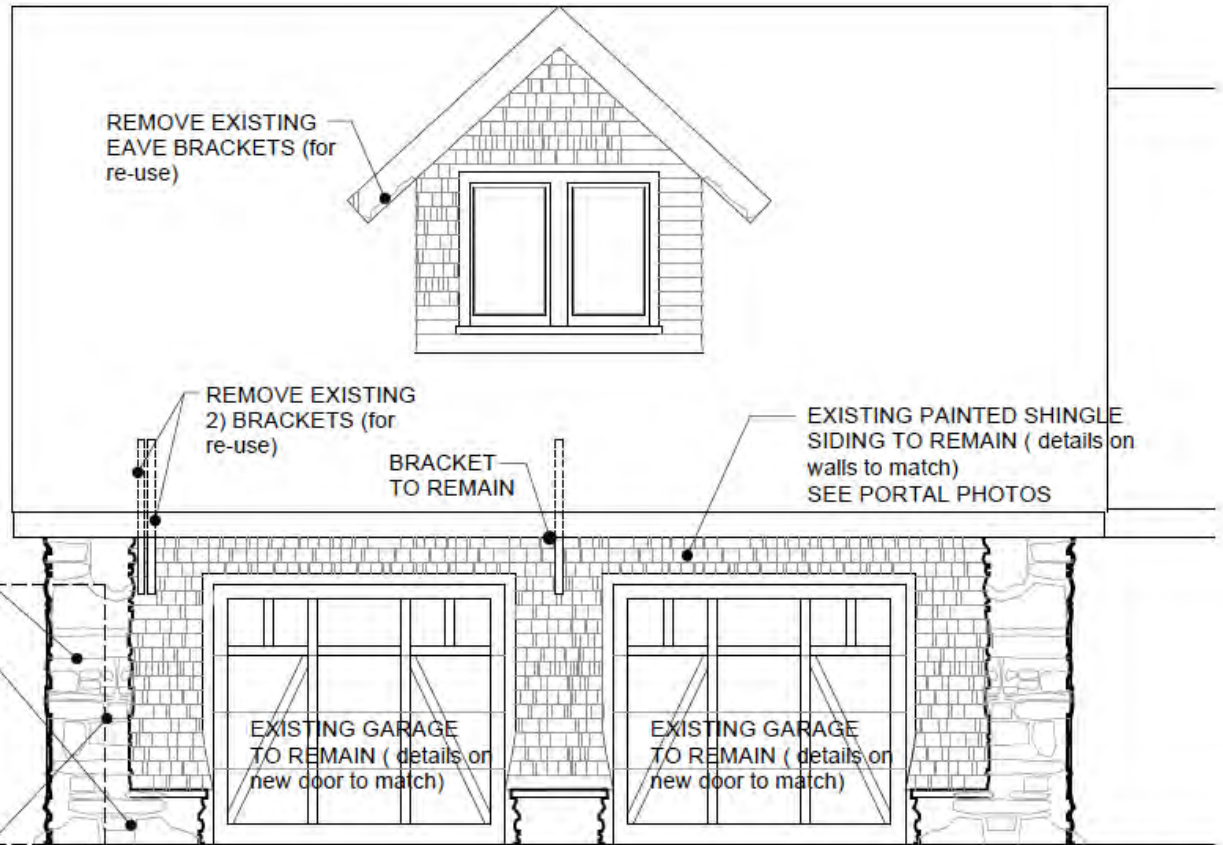


Docket No. 03-11-22 (17840 Lake)
 Residential Addition

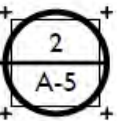
STONE NOTES:
 REMOVE ALL STONE
 FROM ENTIRE SOUTH END
 REMOVE FROM TAIL END OF
 EAST AND WEST (@ SOUTHERN
 CORNERS)
 CLEAN AND STOCK PILE FOR
 USE AT NEW SOUTHERN
 ADDITION

SEE PORTAL ATTACHED
 PICTURES FOR OWNER'S
 STOCKPILED STONE
 THAT MATCHES

NEW DOUBLE JACK
 DOUBLE KING @ DOOR
 SOLID GROUT
 @ EXISTING FOUNDATION



ROBERT McCABE RESIDENCE
 17840 LAKE ROAD, LAKEWOOD, OHIO 44107
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EXISTING EAST ELEVATION
 1/4" EQUALS 1'-0"



Docket No. 03-11-22 (17840 Lake)
 Residential Addition

Docket No. 01-02-22
17840 Lake Ave.

Applicant Mark Reinhold, architect for the property owner Robert McCabe, proposes a garage addition adding a single bay and a second dormer window to the existing double bay garage which is attached to the front of the primary structure. One corner of the proposed garage crosses the building line by 2.7 feet. The building line is at 50 feet. One variance is required as proposed. Property is located in the R1L Single-Family Low-Density district. (Page 62)

- Variance Request 1: Request a variance to reduce the front yard setback to place new garage addition 2.7 feet over the front building line as proposed in the drawing submitted by Mark Reinhold on January 3, 2022. Minimum front yard setback is 50 feet. Pursuant to Schedule 1121.07 Minimum Yard Requirements (Ord. 91-95. Passed 10-7-1996.)

Mark Reinhold, Architect, applicant was present to explain the request. The members said the proposal was appropriate in size and architecture. Staff provided administrative comments. Staff received no public comments via e-mail, letter, or telephone. Public comment was closed as no one addressed the item. The members said the request was modest.

A motion was made by Mr. Mahoney, seconded by Mr. Alexander to **APPROVE** the request for one variance. Mr. Alexander, Mr. Bindel, Ms. Bolino, Mr. Mahoney, and Ms. Otter voting yea, the motion passed.



Applicant proposes Express pick-up window installation at existing commercial business.

City Notes:

- ❑ Standard wall section requested to depict full details of installation with building façade.
- ❑ Requested consideration for shifting express window to Cranford side of building to:
 - Ensure accessible & unobstructed pathway along the main sidewalk in front of business.
 - More effectively deconflict walk-up/pick-up patrons from patrons using store entrance.
 - Uphold consistency of main (Detroit-facing) building façade.



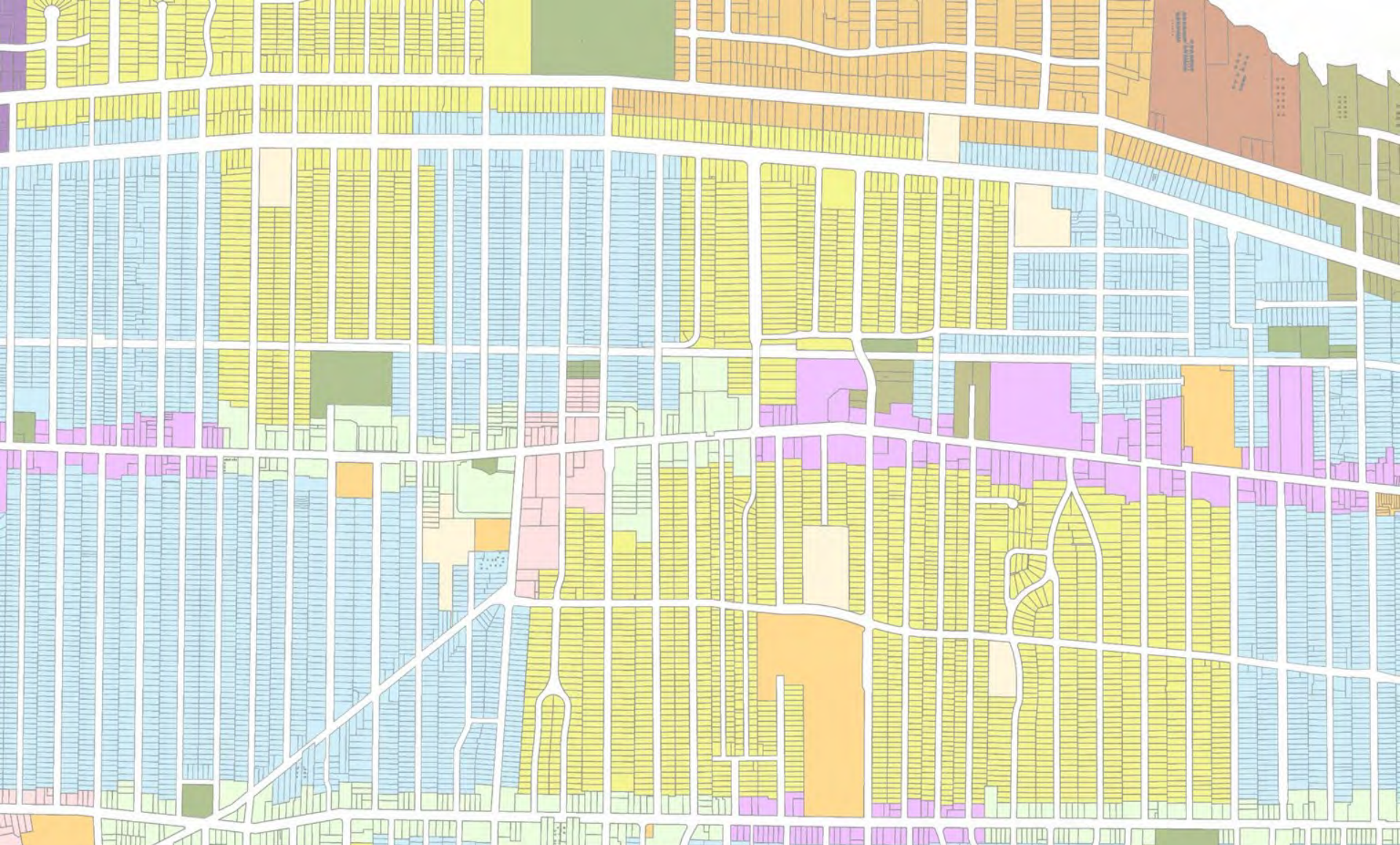
Withdrawn



Docket No. 03-12-22 (16100 Detroit)

Commercial – Addition of Express Pick-Up Window

Ines Rehner



Architectural Board of Review

March 2022