

**MINUTES  
CITY OF LAKEWOOD  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**

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

**PRE-REVIEW MEETING  
MARCH 4, 2021 at 4:00 P.M.  
VIRTUAL MEETING**

of **APR 08 2021** meeting.

**REVIEW MEETING  
MARCH 11, 2021 at 5:30 P.M.  
LAKEWOOD CITY HALL  
VIRTUAL MEETING**

  
CHAIRMAN

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 PM the day of the meeting at <http://www.onelakewood.com/accordions/architectural-board-of-review-board-of-building-standards-sign-review-board/>

- |  |   |
|--|---|
| 1. Roll Call<br><u>Board Members</u><br>Rob Donaldson, Chair<br>Brian Grambort<br>David Maniet, Vice Chair<br>Jeremy Smith<br>John Waddell | <u>Others</u><br>Allison Hennie, City Architect, Secretary<br>Christopher Parmelee, Asst. Building Comm.<br>Shawn Leininger, Director, Planning & Development<br>Zachary Schauer, Urban Planning Intern |
|--|---|

2. Approve the minutes of the March 11, 2021 meeting.

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **APPROVE** the February 11, 2021 meeting 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.

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At the March 4, 2021 meeting, items 6, 10, and 11 were Summary Approved as proposed; items 12 and 13 were Summary Approved with conditions. A motion and a second are needed for approval.

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**SUMMARY APPROVED  
SIGN REVIEW  
REQUEST FOR MODIFICATIONS**

6. **Docket No. 12-139-20**

**15602 Detroit Avenue  
Mishi Lifestyle**

- ( ) Approve  
( ) Deny  
( ) Defer

Steven Foster  
The Sign & Graphics Firm, LLC  
1593 Wyandotte Avenue  
Lakewood, Ohio 44107

Applicant requests modifications to signage approved at the December 10, 2020 meeting. (Page 46)

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

**NEW BUSINESS**

10. **Docket No. 03-18-21** **17140 Madison Avenue, Unit A**  
**Illuminate Salon**

<input type="checkbox"/> Approve	Louis Leonette
<input type="checkbox"/> Deny	Illuminate Salon
<input type="checkbox"/> Defer	17140 Madison Avenue, Unit A
	Lakewood, Ohio 44107

Applicant proposes vinyl window signage. (Page 142)

A motion was made by Mr. Donaldson, seconded by Mr. Grambort to **APPROVE** the request. Mr. Maniet abstained.

11. **Docket No. 03-19-21** **17140 Madison Avenue, Unit B**  
**Glossy Nails**

<input type="checkbox"/> Approve	Megan Dougherty
<input type="checkbox"/> Deny	Glossy Nails
<input type="checkbox"/> Defer	17140 Madison Avenue, Unit B
	Lakewood, Ohio 44107

Applicant proposes vinyl window signage. (Page 145)

A motion was made by Mr. Donaldson, seconded by Mr. Smith to **APPROVE** the request. Mr. Maniet abstained.

12. **Docket No. 03-20-21** **18251-55 Detroit Avenue**  
**Stella & Shay Beauty Bar**

\*Conditions: The vertical columns framing the storefront, the corner base, and sign board on the side elevation are to be painted from grey to black to match the proposed black at the front sign board.

<input type="checkbox"/> Approve	Monica Fletcher
<input type="checkbox"/> Deny	Brady Sign Company
<input type="checkbox"/> Defer	1721 Hancock Street
	Sandusky, Ohio 44870

Applicant proposes an illuminated wall cabinet sign and blade sign. (Page 149)

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

- The vertical columns framing the storefront, the corner base, and sign board on the side elevation are to be painted from grey to black to match the proposed black at the front sign board.

13. **Docket No. 03-21-21** **15711 Madison Avenue, Suite 105**  
**NovaCare Rehabilitation**

\*Condition: The NovaCare window graphic along Madison Ave will be removed.

- |                                  |                        |
|----------------------------------|------------------------|
| <input type="checkbox"/> Approve | Andrew Langlois        |
| <input type="checkbox"/> Deny    | Graphic Illusions, LLC |
| <input type="checkbox"/> Defer   | 786 Olivia Way         |
|                                  | Pasadena, MD 21122     |

Applicant proposes an illuminated cabinet sign and window signage. (Page 153)

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

- The NovaCare window graphic along Madison Ave will be removed.

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**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)**

- |                                  |                                      |
|----------------------------------|--------------------------------------|
| <input type="checkbox"/> Approve | Jerome Solove                        |
| <input type="checkbox"/> Deny    | Jerome Solove Development, Inc.      |
| <input type="checkbox"/> Defer   | 470 Olde Worthington Road, Suite 200 |
|                                  | Westerville, Ohio 43082              |

Applicant proposes the construction of a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325. (Page 5)

Staff provided a summary. Alex Solove, JSDI and Mark Green, Marous Brothers Construction, were present to explain the design modifications and asked for feedback. The members listed items of concern: pedestrian crossing at Detroit and Parkwood, landscape buffers, site amenities, designated visitor parking, snow removal, turning radius, landscaping species and placement, pedestrian safety, obscured line-of-sight, lighting plan and spillage onto neighboring properties, safety of on-site residents traversing through the parking lots, elevations still need work in relating to neighboring commercial buildings, need to see rear elevations, transition from commercial to residential, materials, first floor residents need privacy, vertical breaks, parapets, horizontal banding, handrails product, recess first floor. The applicant would provide a bullet-point document for next month's meeting that outlined the members' concerns. Staff would work with the applicant to facilitate the pedestrian crossing(s) and asked that design/commercial guidelines were incorporated in the applicant's presentation. Public comment was closed as no one addressed the project. E-mails were read into record. No comments were in the chat box.

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

**NEW BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

5. **Docket No. 03-14-21** **C** **12600 Berea Road  
Summerhill Storage**

- |                                  |                               |
|----------------------------------|-------------------------------|
| <input type="checkbox"/> Approve | Bobby Rolan                   |
| <input type="checkbox"/> Deny    | Rolan Brothers Fence Co. Inc. |
| <input type="checkbox"/> Defer   | 3445 W. 86th Street           |
|                                  | Cleveland, Ohio 44102         |

Applicant proposes installation of approximately 240 feet of 6-foot high black industrial grade aluminum ornamental fencing. (Page 23)

Staff provided an overview of the project. Melissa Reynolds, Rolan Brothers Fence and Jim Jakubus, Construction Manager, Pagoda Companies were present to explain the request. The members asked about signage, access to the property, installation of a curb for the permeable pavers, stormwater run-off. There were no comments from staff. Public comment was closed as no one addressed the project. There were no e-mails or chats.

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

- Signage shall be provided at gate to state "No Public Entry".
- Concrete curb to be provided to hold permeable pavers at edge (graphic provided).

All the members voting yea, the motion passed.

## **NEW BUSINESS**

### **ARCHITECTURAL BOARD OF REVIEW**

7. **Docket No. 03-15-21** **R** **1183 Cook Avenue**

- |                                  |                               |
|----------------------------------|-------------------------------|
| <input type="checkbox"/> Approve | Carly Shenigo                 |
| <input type="checkbox"/> Deny    | 5461 Waterford Circle         |
| <input type="checkbox"/> Defer   | Sheffield Village, Ohio 44035 |

Applicant proposes the renovation of an enclosed first floor front porch to its original condition, the addition of an awning with metal roof; existing stairs, columns and railings remain. (Page 49)

Carly Shenigo, applicant was present to explain the request. the members said it was a nice addition to the home. The asked about the piers, awning detail, and base of the house. Staff asked for confirmation of the front door selection and liked the opening of the porch. Public comment was closed as no one addressed the project. There were no chats or e-mails.

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

- Door to be provided as marked on submittal (half lite at door and at side panels).
- Vinyl soffit to be provided on underside of new overhang.
- Treatment of piers to match base of house.

All the members voting yea, the motion passed.

8. **Docket No. 03-16-21** **R** **1553 Rockway Avenue**

- |                                  |                            |
|----------------------------------|----------------------------|
| <input type="checkbox"/> Approve | David Borowske             |
| <input type="checkbox"/> Deny    | Borowske Builders Inc.     |
| <input type="checkbox"/> Defer   | 10428 Abbey Road           |
|                                  | North Royalton, Ohio 44133 |

Applicant proposes renovation of a front porch. (Page 54)

Staff provided a brief summary of the project. David Borowske, Borowske Builders Inc. was present to explain the request. The members told the applicant to pay attention to the columns detail, and they liked the proposal. Public comment was closed as no one addressed the project. There were no chats or e-mails.

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

- Provide base trim at columns.

All the members voting yea, the motion passed.

9. **Docket No. 03-17-21** **R** **2055 Riverside Drive**

- |                                  |                      |
|----------------------------------|----------------------|
| <input type="checkbox"/> Approve | Christian Fedor      |
| <input type="checkbox"/> Deny    | 2055 Riverside Drive |
| <input type="checkbox"/> Defer   | Lakewood, Ohio 44107 |

Applicant proposes the addition of a front patio. (Page 76)

Staff provided a brief summary of the project. Christian Fedor, applicant was present to explain the request. The members asked about the finish on the pergola, said the project was appropriate. Public comment was closed as no one addressed the project. There were no chats or e-mails.

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

- Pergola shall be stained to match existing house trim.

All the members voting yea, the motion passed.

#### **SIGN REVIEW**

14. **Docket No. 03-22-21** **11851 Detroit Avenue**  
**Cleveland Clinic**

- |                                  |                                |
|----------------------------------|--------------------------------|
| <input type="checkbox"/> Approve | James Groh                     |
| <input type="checkbox"/> Deny    | Brilliant Electric Sign Co LTD |
| <input type="checkbox"/> Defer   | 4811 Van Epps Road             |
|                                  | Cleveland, Ohio 44131          |

Applicant proposes the installation of one non-illuminated wall sign. (Page 157)

Staff stated the applicant requested a deferral.

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

15. **Docket No. 03-23-21** **14235 Madison Avenue**  
**Valero**

- |                                  |                      |
|----------------------------------|----------------------|
| <input type="checkbox"/> Approve | David Peck           |
| <input type="checkbox"/> Deny    | Project CSI          |
| <input type="checkbox"/> Defer   | 11411 Overlook Drive |
|                                  | Fishers, IN 46037    |

Applicant proposes signage for a new business. (Page 161)

Staff provided a brief summary of the project. George Dragon, representative was present to explain the request. Regarding the base of the ground sign, the members were concerned about care/maintenance of the proposed arborvitae and suggested using river rock, asked about enlarging the size of the planter. Public comment was closed as no one addressed the project. There were no chats or e-mails.

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

- Provide river rock with fabric instead of mulch with planting.

All the members voting yea, the motion passed.

**ADJOURN**

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **ADJOURN** the meeting at 7:07 p.m. All the members voting yea, the motion passed.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**From:** Jeff Foster  
**To:** [Allison Hennie](#)  
**Subject:** RE: City of Lakewood ABR Public Meeting - 1313 Giel Ave  
**Date:** Thursday, February 11, 2021 6:15:25 PM

---

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

I know these are just comments from an observer but here's my 2 cents:

1. 8'-0" parking does not work. 8'-6" barely works.
2. With a building of this size, its sad to have a repeat of what is going up at the Barry Buick site. This should be unique and have its own character.
3. Its an entire city block long and with one design repeated, it takes away from the scale of Lakewood's commercial blocks.
4. There needs to be some relief along the length of the city block as well. Both in plan and in height.
5. The experience at the street level. How do canopies and signage fit into that façade with no space above the ground level. The same should go for the entrance to the apartments. Where is it? No sense of arrival.
6. The building has no character. For a building of this size, it needs a character. The City can't afford this to look cheap since its so large.

My 2 cents

Thanks

Jeff

Jeffery D. Foster, AIA, LEED AP  
President  
Payto Architects Inc.  
405 Bradley Building  
1220 West Sixth St.  
Cleveland, OH 44113  
P: 216-241-6800  
M: 216-789-7662



**Think Green! Before printing this e-mail ask the question, is it necessary?**

**From:** [Jeff Foster](#)  
**To:** [Allison Hennie](#)  
**Subject:** RE: City of Lakewood ABR Public Meeting - 1313 Giel Ave  
**Date:** Thursday, February 11, 2021 6:23:55 PM

---

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

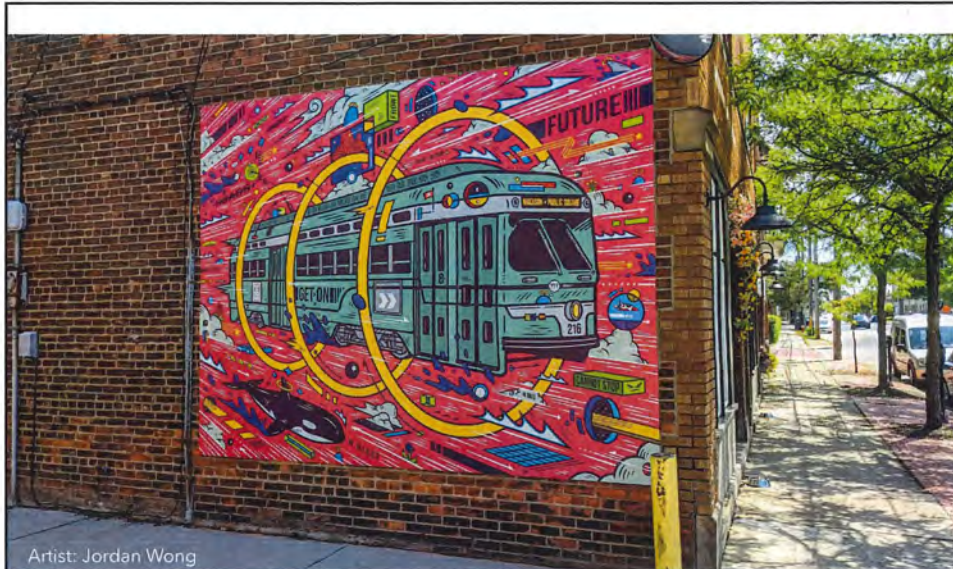
Thin brick is a bad choice. Look into your material standards for that as well. It looks flat and does a poor job in providing the detailing they are leaning towards.

Jeffery D. Foster, AIA, LEED AP  
President  
Payto Architects Inc.  
405 Bradley Building  
1220 West Sixth St.  
Cleveland, OH 44113  
P: 216-241-6800  
M: 216-789-7662



Think Green! Before printing this e-mail ask the question, is it necessary?

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Artist: Jordan Wong



## Architectural Board of Review

March 2021

1

### REMOTE MEETING PROCEDURES

- Applicants have been provided login/link and timeframe
- 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

March 2021

2

## **MARCH - DOCKET/AGENDA**

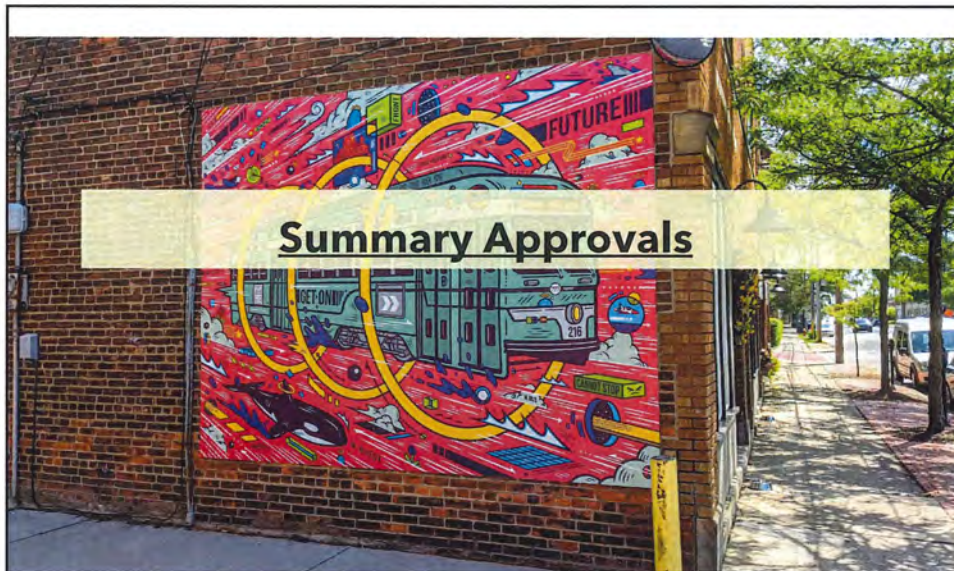
- Roll Call
- Approval of Minutes - 02/11/21 Meeting
- Opening Remarks
- Summary Approvals
  - 15602 Detroit - Mishi Signage - Modifications
  - 17140 Madison Unit A - Illuminate
  - 17140 Madison Unit B - Glossy
  - 18251-18255 Detroit - Stella and Shay
  - 15711 Madison Suite 105 - NovaCare Rehabilitation
- Old Business
  - 13701-13091 Detroit - Solove Mixed-Use Development
  - 12600-12508 Berea Rd - Fence Modifications
- New Business
  - 1183 Cook - Porch
  - 1553 Rockway - Porch
  - 2055 Riverside - Patio and Front Elevation
- Sign Review
  - 11851 Detroit - Cleveland Clinic - Applicant Deferred
  - 14235 Madison - Valero



## **Architectural Board of Review**

*March 2021*

3



## **Summary Approvals**



## **Sign Review**

*March 2021*

4






Customer: ILLUMINATE SALON	Date: 2/11/21	Sq. Ft. 5.74
Address: 17140 Madison Ave. Unit A Lakewood, Ohio 44107	Sign Type: Die cut vinyl	Signature:
<input type="checkbox"/> Approved <input type="checkbox"/> Approved With Changes <input type="checkbox"/> Revise And Resubmit <input type="checkbox"/> P		




**Docket No.: 03-18-21 17140 Madison Unit A**  
**Illuminate Signage - March 2021**

7

**Proposal: Vinyl window signage**

**City Notes: Signage to align with Unit A**





**Docket No.: 03-19-21 17140 Madison Unit B**  
**Glossy Signage - March 2021**

8

Customer:	Date:	Sq. Ft.
Glossy Nails	2/11/21	4
Address: 17140 Madison Ave. Unit B Lakewood, Ohio 44107	Sign Type: Die cut vinyl	Signature:
<input type="checkbox"/> Approved <input type="checkbox"/> Approved With Changes <input type="checkbox"/> Revise And Resubmit <input type="checkbox"/> Rejected		

**Docket No.: 03-19-21 17140 Madison Unit B  
Glossy Signage - March 2021**

9

**Proposal: Illuminated wall cabinet sign and blade sign.**

**\*Conditions:** The vertical columns framing the storefront, the corner base, and sign board on the side elevation are to be painted from grey to black to match the proposed black at the front sign board

**Docket No.: 03-20-21 18251-18255 Detroit  
Stella and Shay Signage - March 2021**

10

Scale: 3/4" = 1'

EXISTING PAINTED METAL PANELS WITH STUCCO BEHIND IT

**DETAILS**

- 3" Deep LED illuminated wall cabinet
- Stella & Shay to be routed with .75" push thru letters
- Beauty and Bar to be routed and backed with flat plastic
- Cabinet face and returns painted satin black
- Fastener free face
- Existing aluminum fascia sign hand panels to be painted black

PROPOSED SIGNAGE

Scale: 3/16" = 1'-0"

Blade Sign See Page 2 For Details

Main Entrance

STELLA & SHAY BEAUTY BAR

Night Time Sign View

This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2021 Brady Signs.

1721 Hancock Street, Sandusky, OH 44870  
Phone: 419-626-3112  
www.brady-signs.com

Customer: Stella & Shay  
Location: 18255 Detroit Ave., Lakewood OH  
Client Approval: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Drawn: 03/27/2021  
File Name: Dwg72737C

 **Docket No.: 03-20-21 18251-18255 Detroit  
Stella and Shay Signage - March 2021**

11

Scale: 1 1/2" = 1'-0"

**DOUBLE SIDED INTERNALLY ILLUMINATED BLADE SIGN**

Scale: 1 1/2" = 1'-0"

PROPOSED SIGNAGE

Scale: 1 1/2" = 1'-0"

Blade & Sign and Logo to be Routed Out of Face of Cabinet with .75" White Acrylic Push Thru

Blade Bar to be Routed Out of Face of Cabinet and Backed with White Acrylic

3" x 10" Aluminum Fabricated Cabinet 4 Deep Cabinet Face and Return Painted Black. Interior Illumination to be White LEDs

1" x 1" Aluminum Mounting Plate Painted Black

2" x 2" Aluminum Square Tube Painted Black

**SIDE VIEW**

This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2021 Brady Signs.

1721 Hancock Street, Sandusky, OH 44870  
Phone: 419-626-3112  
www.brady-signs.com

Customer: Stella & Shay  
Location: 18255 Detroit Ave., Lakewood OH  
Client Approval: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Drawn: 04/27/2021  
File Name: Dwg72737C

 **Docket No.: 03-20-21 18251-18255 Detroit  
Stella and Shay Signage - March 2021**

12

**Proposal: Signage for new tenant**

**\*Condition:** The NovaCare window graphic along Madison Ave will be removed.



From Digital To Dimensional Signs To Fit Your Needs!  
**443-790-2580**  
 www.graphicsolutions.com

**Survey**  
 Front Elevation  
 1. Transom light over front doors, Size?  
 2. On front door glass  
 3. 2 sign boards 18.5" X 30.25", Material Type?  
 Rear Elevation  
 1. Sign board to right of door  
 2. Door glass



Existing

<b>Front left</b> Lakewood Chiropractic Clinic Dr. Scott Van Dusen Dr. Mike Inguarida Maggie Petrus, Ph. D. PSYCHOLOGIST	<b>Front right</b> Lakewood Dental Associates ForPsych Psychology Practice
---	---

Proposed Modification

**Front left**

Lakewood Chiropractic Clinic Dr. Scott Van Dusen Dr. Mike Inguarida Maggie Petrus, Ph. D. PSYCHOLOGIST NovaCare REHABILITATION The Most Advanced Therapy
---



**Docket No.: 03-21-21 15711 Madison Suite 105  
 Nova Signage - March 2021**



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 www.graphicsolutions.com



22" White Vinyl logo

24" Multicolored Vinyl logo



Existing	Proposed Back
Lakewood Chiropractic Clinic Lakewood Dental Associates ForPsych Psychology Practice Maggie Petrus, Ph. D. PSYCHOLOGIST NovaCare REHABILITATION	Lakewood Chiropractic Clinic Lakewood Dental Associates ForPsych Psychology Practice Maggie Petrus, Ph. D. PSYCHOLOGIST NovaCare REHABILITATION



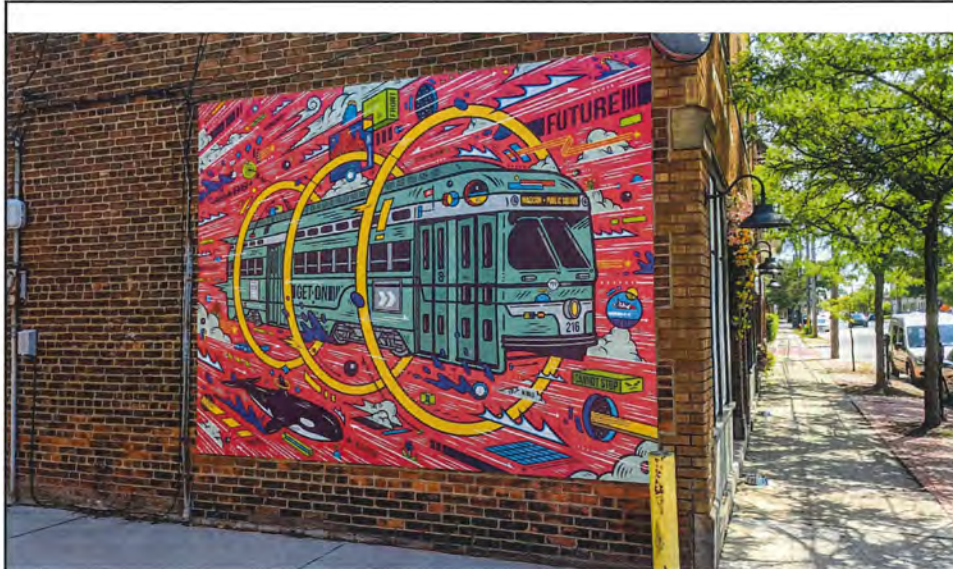
All interior doors are Yellow  
 Correct door TBD

<b>Customer Information</b>	
Name: NovaCare	Referred By:
Address: 15711 Madison Ave, Ste 105, Lakewood, OH 44107	
Phone/Fax/Email:	
Job Specifications:	

<b>Terms of Conditions</b>	
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Accepted & Approved By:	Date:



**Docket No.: 03-21-21 15711 Madison Suite 105  
 Nova Signage - March 2021**



## Architectural Board of Review

*OLD BUSINESS - March 2021*

15

**Proposal:** Applicant proposes the construction of 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 (Month/Year)

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 - March 2021**

16

**City Notes:**

The City has asked the Applicant to explain how the project adheres to the city's Commercial District Design Guidelines

Available under "City of Lakewood Design Standards" at <http://www.onelakewood.com/board-of-building-standards-architectural-board-of-review/>

**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

**Checklist for Applicants**

Available under "Before You Apply" at <http://www.onelakewood.com/board-of-building-standards-architectural-board-of-review/>



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

**Considerations:**

**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 - March 2021

**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 - March 2021**

**ABR and City Comments shared with Solove - 13701/13901 Detroit VODE  
Updated 03/05/2021**

**03/05/2021**

- At the next ABR Public Meeting, begin to address the ongoing comments provided; At a minimum begin to explain how the project adheres to the city's Commercial District Design Guidelines
- Select a termination point for the parapet; appears arbitrary
- Return the edge/leg of the parapet where there is a change in height toward the interior of the building
- Provide ceiling height at the first floor (residential and commercial) to understand relationship between window height and ceiling location
- Where will mechanical equipment be located? How will the mechanical equipment be screened?

**03/01/2021**

**Provided new standard ABR Application Checklist**

- Copy saved to ABR DropBox

**02/19/2021**

- Provide a boundary survey with an updated site plan that addresses the PC's conditions/recommendations for approval - we understand the site plan will continue to evolve based on ABR



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

**02/12/2021**

**Site/Parking/Streetscape**

1. Address the pedestrian traffic crossing across Parkwood at both Detroit and mid-block; further discuss with City
2. Provide a sense of the on-site parking for the future retail space; how will retail be accessed from parking separate from residential entrances? How will it be accessed from Detroit?
3. Provide landscape buffers along the streetscapes
4. How will the 3' buffer be designed along the Detroit streetscape and then turn the corner onto the side streets?
5. Recommend using city standards for required bike racks; consider additional site furnishings/amenities
6. Provide a pedestrian overlay plan showing pedestrian circulation within the parking lot and between buildings
7. Provide context on the site plan showing neighboring properties and on-street parking
8. Where will visitor parking occur?
9. Further study zones for moving in and impact of snow/snow removal on parking
10. An innovative landscaping plan is a condition of the approval
11. Verify parking dimensions meet required code standards
12. Provide Autoturn studies showing parking layout meets turning radii requirements



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

21

**Elevations**

1. Define the corners; study precedents within Lakewood to turn the corner and how elevations change as they approach residential neighborhoods
2. Study adjacent buildings to help define datum lines, especially at the first floor
3. Better define the Commercial space versus the Residential space
4. The ground floor residential should read differently than the ground floor commercial elevations
5. Consider increasing the floor height of the residential to provide a buffer between residential space and the commercial corridor; create a separation vertically/horizontally from the ground floor residential and adjacent commercial streetscapes/buildings to create privacy

**Details/Materials**

1. Create/better define articulations
2. Further explore material choices to help define/differentiate the massing
3. Recommend using full brick to create additional details
4. Explore additional material options for required fencing between the site and residential properties
5. Consider additional landscaping buffer at fences
6. Cable railings may not be effective in creating differentiation
7. How will first floor windows be treated to create privacy?
8. Consider additional details/articulation at parapet wall/coping



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

22

**General**

1. Recommend removing proximity slide of the View on West; there are different design influences for both sites
2. Provide elevations showing the neighborhood context; elevation studies should show adjacent building along Detroit and the side streets
3. Recommend creating a hierarchy between buildings; define the alpha and the beta
4. Provide provisions for delivery services both with loading areas and package deliveries within a common space; i.e. Amazon

**02/05/2021**

The Board had the following comments/concerns that we encourage you to address at the next public meeting:

- Appreciated the contextual photos of similar buildings and recommend picking up on similar details; also need to consider the adjacent property at 13605-21 Detroit between Elbur and Wyandotte and how the proposed elevations relate to this building
- Recommend increasing the first floor height to relate to the buildings found along Lakewood's commercial corridor
- Address each corner along the commercial corridor; the corners should be distinct from the front and side elevations
- Be prepared to speak to the proposed material palette
- Be prepared to address how the design adheres to the Commercial District Design Guidelines
- Break up the form, such as with a more pronounced articulation of the parapet and additional detailing at street level
- Be prepared to speak to the parking configuration and traffic circulation



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

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**02/05/2021**

The Board had additional detail related comments that we anticipate will help guide the design as you move forward after 02/11:

- Provide additional articulation and details; include a wall section to better understand the elevation; building appears flat
- Provide unit breakdowns indicating the number of units in the east and west buildings
- Location of the trash enclosure/dumpster area and how trash will be collected
- Pedestrian safety when crossing between buildings/parking lots
- Be prepared to address how the design meets the conditions of approval/recommendations by Planning Commission
- Differentiate the commercial space vs the amenity space

**01/27/2021**

- Explain how the project adheres to the city's Commercial District Design Guidelines (please see attached)
- Provide context photos of adjacent, contiguous and neighboring buildings for the purpose of achieving a harmonious and integrated development
- Please note that during prior ABR meetings, the Board and City Staff did not recommend "twinning" The View West at this location.
  - Building replicas is not an approach supported by the city's design guidelines and architectural standards, which are used to evaluate projects.
  - While common building elements may be appropriate, independent designs are encouraged.



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

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**SEPARATE PDF DOCUMENT**



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

25

**Proposal: Installation of approximately 240 feet of 6-foot high black industrial grade aluminum ornamental fencing**

**Previous ABR approval in October 2019**

**Previous approval did not include:**

- Gate
- Pavers
- Canadian Yew

**Previous approval included:**

- Cleveland Select Pear
- Simpler fence

**City Notes:**

- Received BZA approval on height of fence and location of new gate, as proposed
- Gate operations and potential for vehicles blocking Berea

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

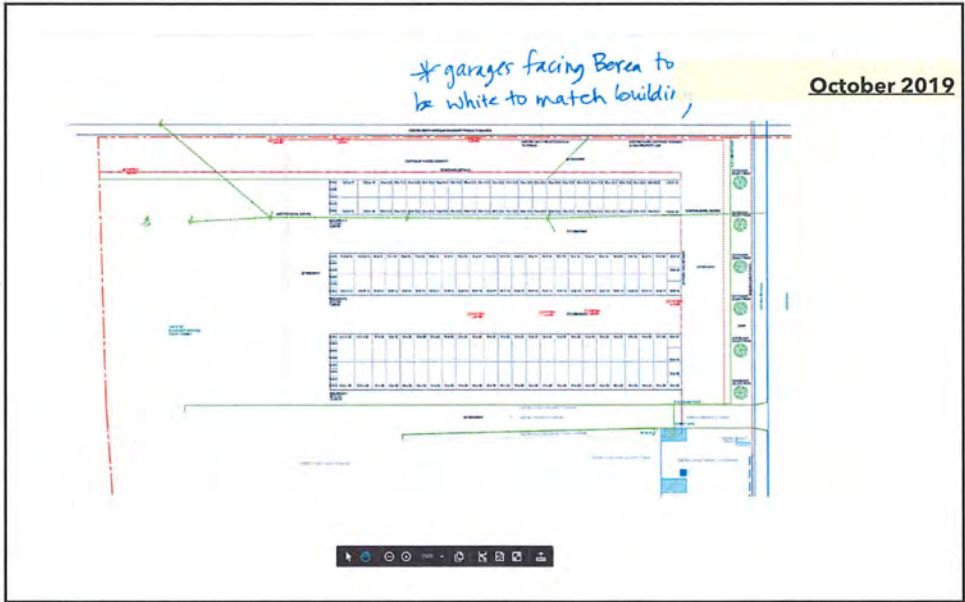


**Docket No. 03-14-20 12600/12508 Berea Road  
Site Improvements and Fence Modifications - March 2021**

26



Docket No. 03-14-20 12600/12508 Berea Road  
Site Improvements and Fence Modifications - March 2021



Docket No. 03-14-20 12600/12508 Berea Road  
Site Improvements and Fence Modifications - March 2021

October 2019



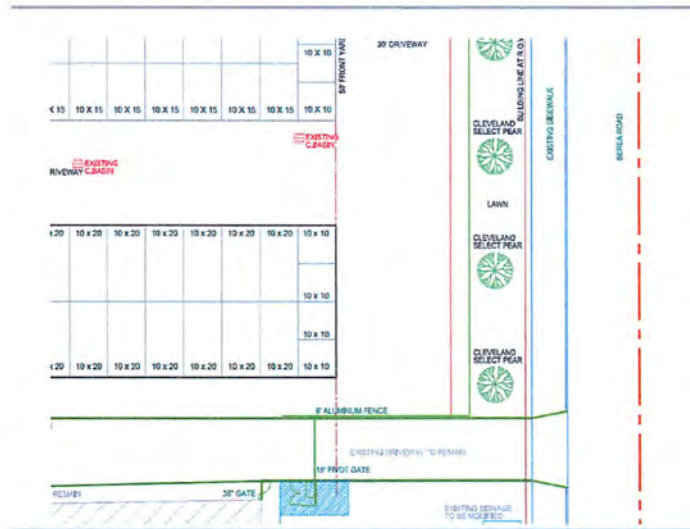
6' Aluminum Fence



Docket No. 03-14-20 12600/12508 Berea Road  
Site Improvements and Fence Modifications - March 2021

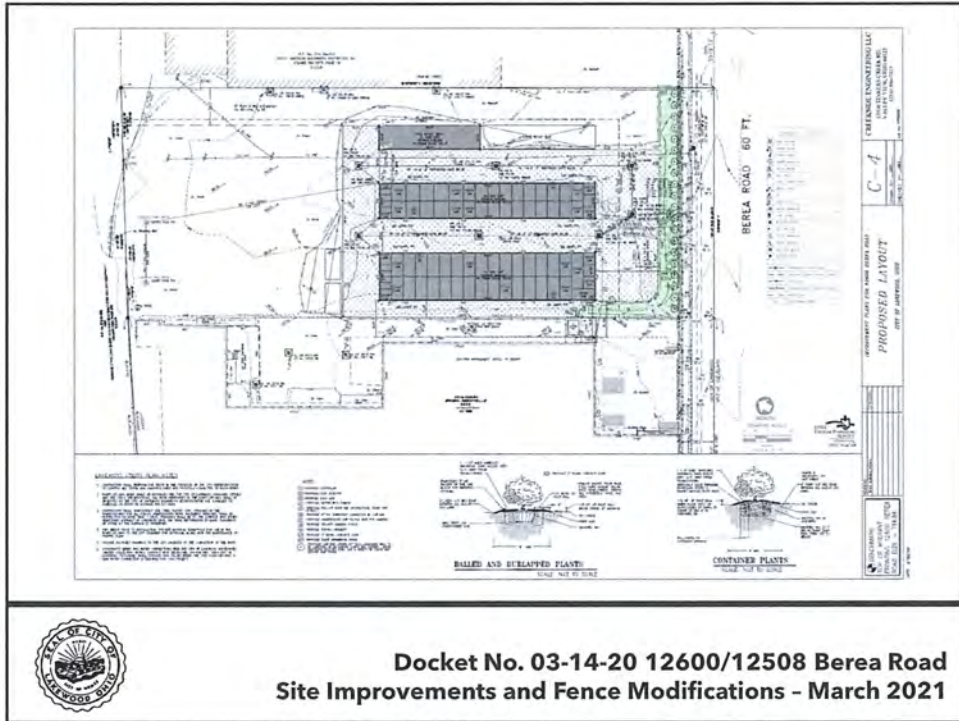
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October 2019

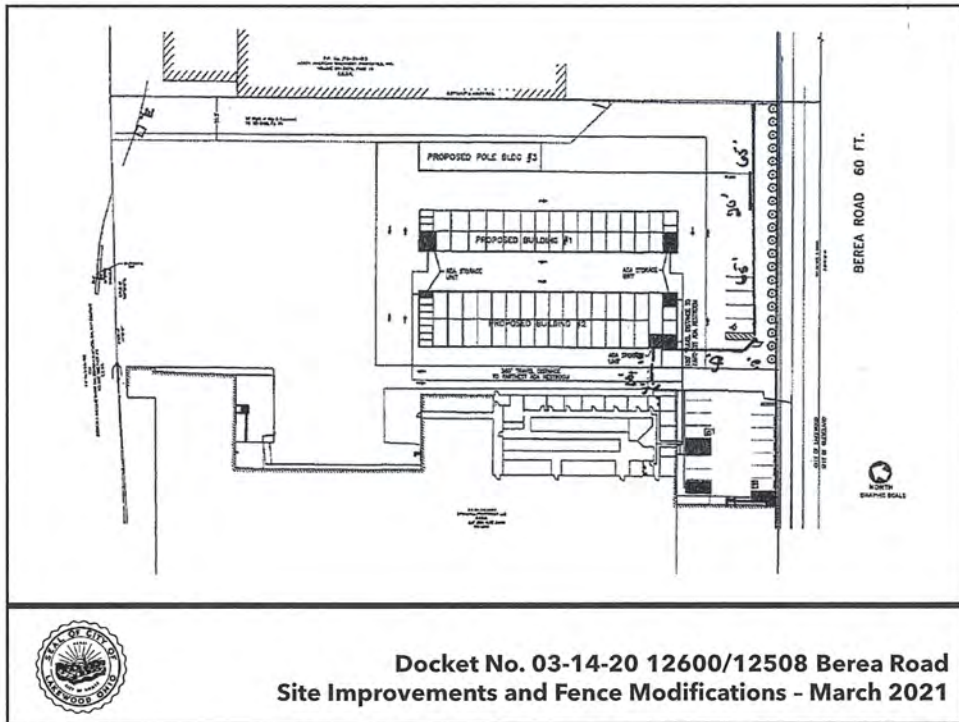


Docket No. 03-14-20 12600/12508 Berea Road  
Site Improvements and Fence Modifications - March 2021

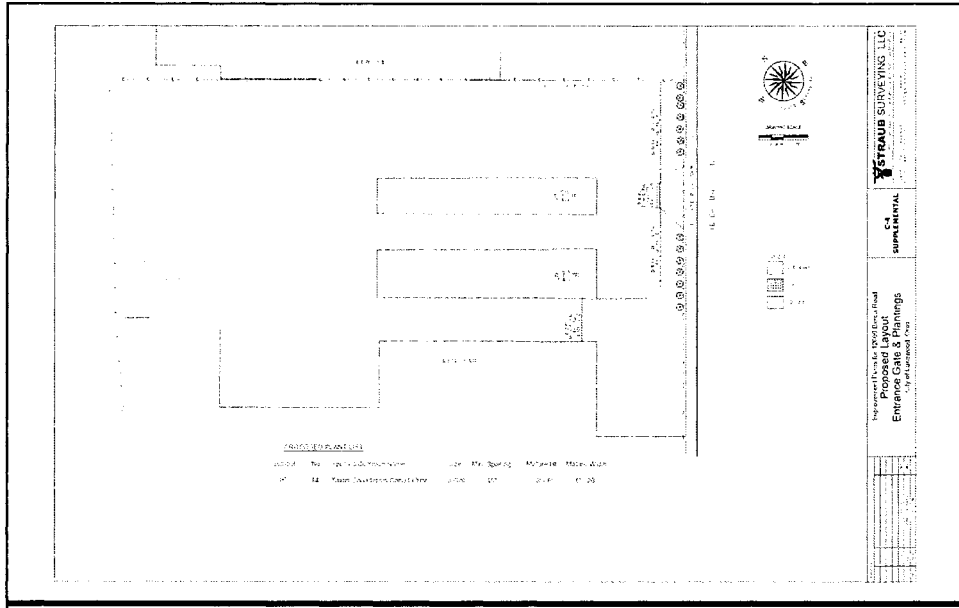
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31

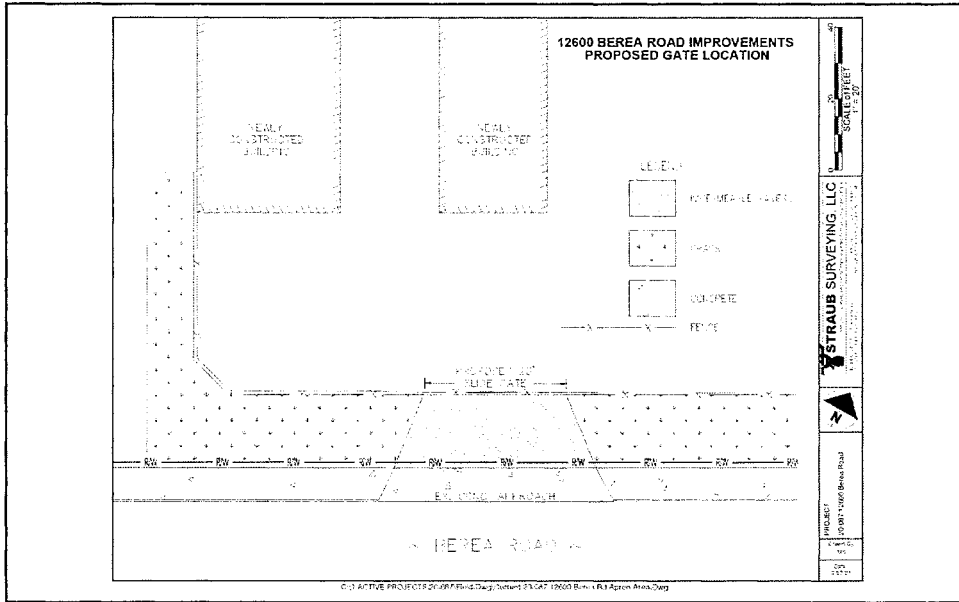


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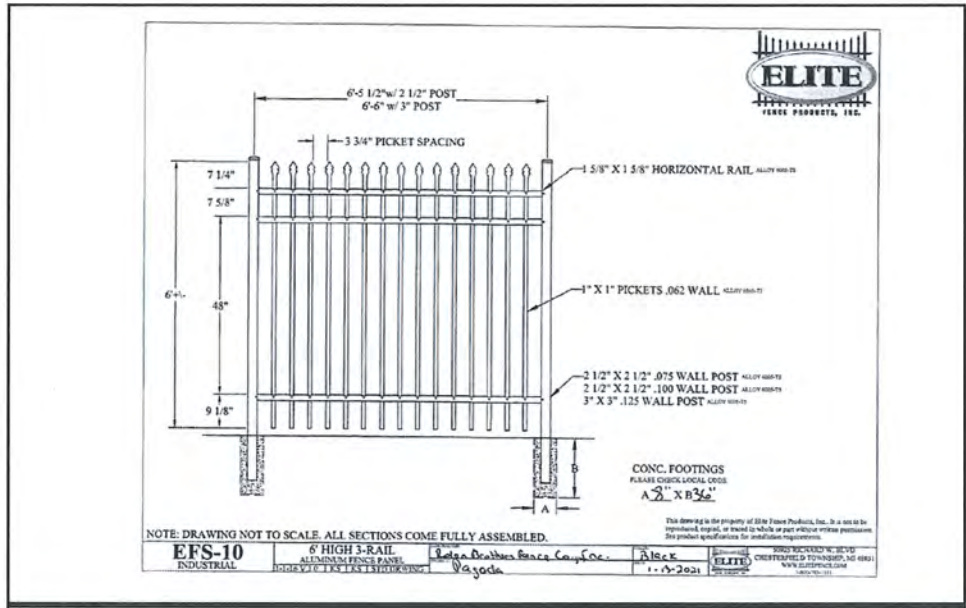
 **Docket No. 03-14-20 12600/12508 Bera Road Site Improvements and Fence Modifications - March 2021**

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 **Docket No. 03-14-20 12600/12508 Bera Road Site Improvements and Fence Modifications - March 2021**

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 Docket No. 03-14-20 12600/12508 Berea Road  
Site Improvements and Fence Modifications - March 2021




 Docket No. 03-14-20 12600/12508 Berea Road  
Site Improvements and Fence Modifications - March 2021

**BELGARD** PAVES THE WAY


1 Lilwood, OH • Belgard Commercial • Contact • Sales & Education

INSPIRATION PLAN AND DESIGN PRODUCTS PROFESSIONAL RESOURCES **FIND CONTRACTORS & DEALERS**

Products | Collectors | Permeable Pavers | Turfstone™



**TURFSTONE™**  
ENVIRONMENTAL


APPLICATIONS  


PRICING  
**\$\$\$**

The unique design of Turfstone™ allows rainwater to be gradually filtered back into the soil naturally, resulting in the control and stabilization of soil erosion. Its eco-friendly design reduces run-off and allows greenery to grow right through it, creating a highly unique hardscape design that works in harmony with nature.

**FIND CONTRACTORS AND DEALERS**

Not all our products are available in all areas. Please inquire for availability of your area of interest.



**Docket No. 03-14-20 12600/12508 Brea Road  
Site Improvements and Fence Modifications - March 2021**

37

**Height:** 4 feet  
**Spread:** 7 feet  
**Sunlight:** ☉ ☉ ☉  
**Hardiness Zone:** 2b  
**Other Names:** American Yew

**Description:**  
 An uncommon native evergreen shrub with a bushy and sprawling habit of growth. Dark green foliage tends to turn reddish-brown in winter; very hardy but requires winter shade and reliable snow cover. Makes a good large groundcover for shady parts.

**Ornamental Features:**  
 Canadian Yew has dark green foliage which emerges light green in spring. The ferny leaves turn brown in fall. Neither the flowers nor the fruit are ornamentally significant.

**Landscape Attributes:**  
 Canadian Yew is an open multi-stemmed evergreen shrub with a ground-nugging habit of growth. Its relatively fine texture sets it apart from other landscape plants with less refined foliage.

This is a high maintenance shrub that will require regular care and upkeep and can be pruned at anytime. Gardeners should be aware of the following characteristics that may warrant special consideration:

- Suckering

Canadian Yew is recommended for the following landscape applications:

- Mass Planting
- General Garden Use
- Naturalizing And Woodland Gardens

**Planting & Growing:**  
 Canadian Yew will grow to be about 4 feet tall at maturity, with a spread of 7 feet. It tends to fill out right to the ground and therefore doesn't necessarily require facing plants in front. It grows at a slow rate, and under ideal conditions can be expected to live for 60 years or more.

This shrub performs well in both full sun and full shade. It does best in average to evenly moist conditions, but will not tolerate standing water. It is not particular as to soil pH, but grows best in sandy soils. It is somewhat tolerant of urban pollution, and will benefit from being planted in a relatively sheltered location. Consider applying a thick mulch around the root zone in winter to protect it in exposed locations or colder microclimates. This species is native to parts of North America, and parts of it are known to be toxic to humans and animals, so care should be exercised in planting it around children and pets.



Canadian Yew  
 (Photo courtesy of [The UC Herbaria](#))

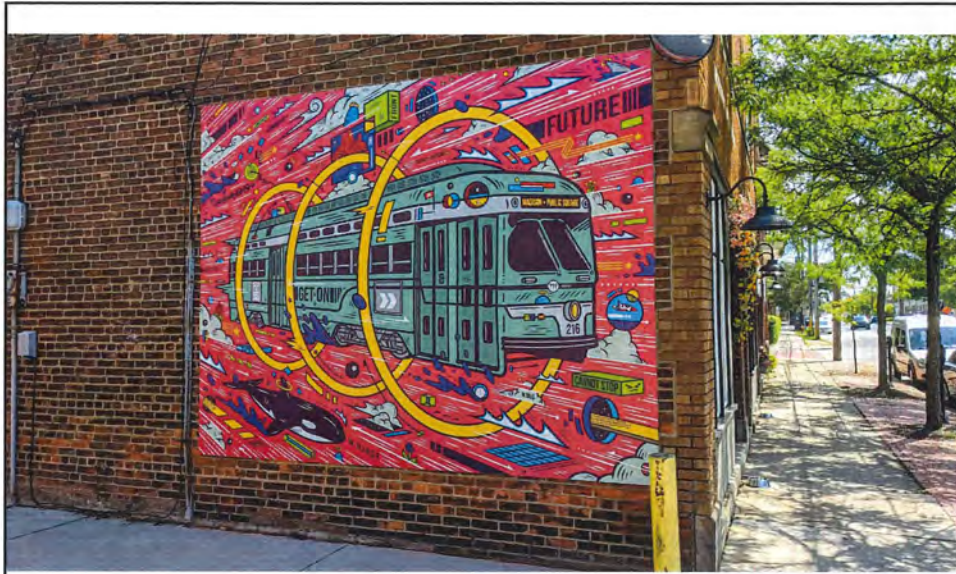


Canadian Yew  
 (Photo courtesy of [The UC Herbaria](#))



**Docket No. 03-14-20 12600/12508 Brea Road  
Site Improvements and Fence Modifications - March 2021**

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## Architectural Board of Review

*NEW BUSINESS - March 2021*

39

**Proposal: Renovation of an enclosed first floor front porch to its original condition, the addition of an awning with metal roof; existing stairs, columns and railings remain.**

**City Notes:**

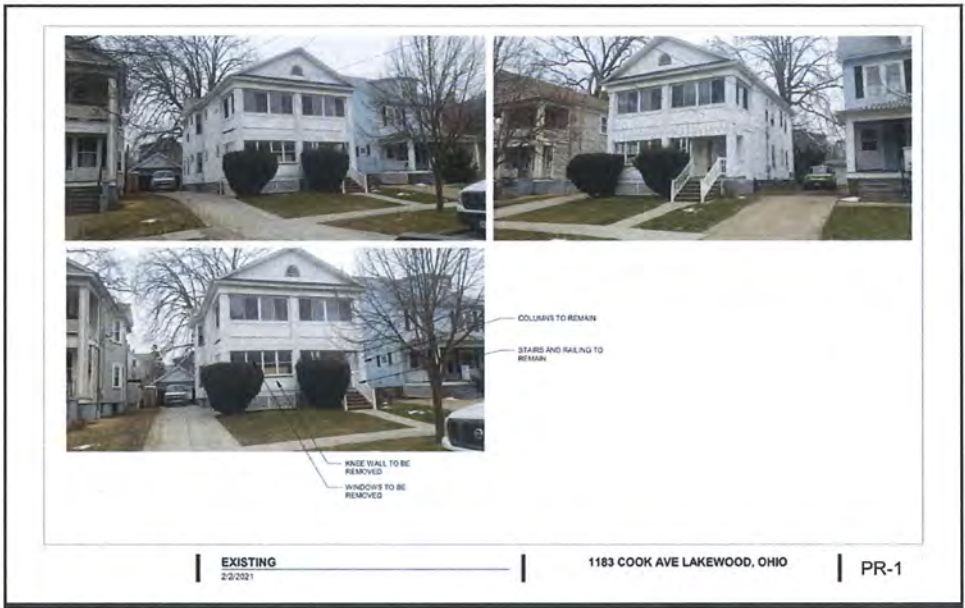


If members of the public have comment to offer on this item – you are encouraged to use the chat feature if you are viewing through GoToMeeting



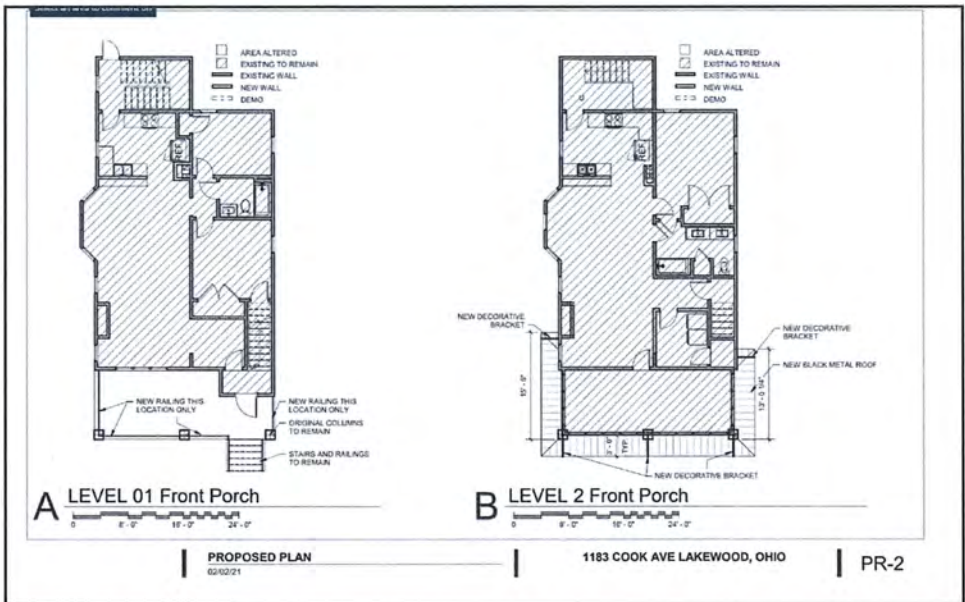
**Docket No.: 03-15-21 1183 Cook**  
**Front Porch - March 2021**

40



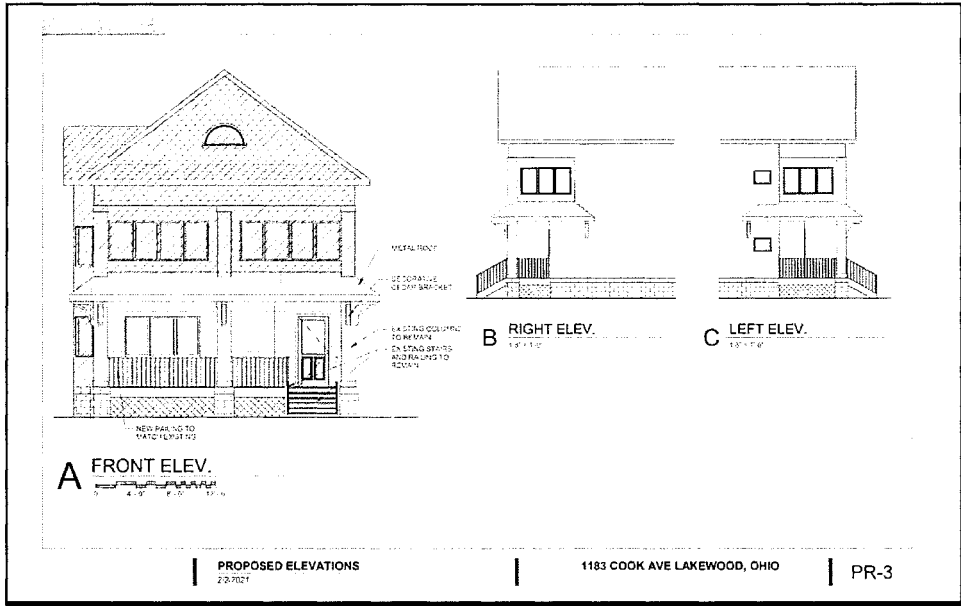

**Docket No.: 03-15-21 1183 Cook Front Porch - March 2021**

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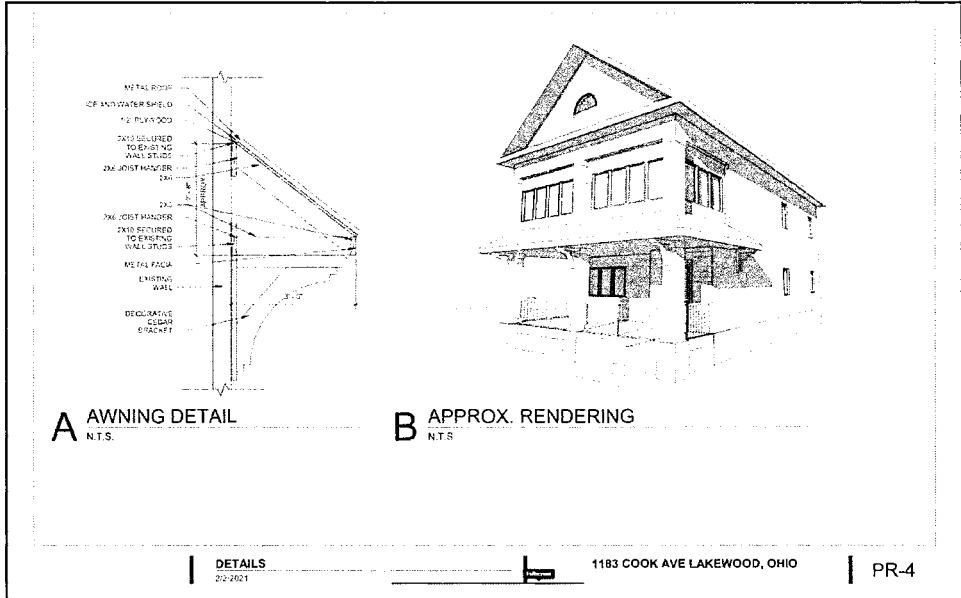

**Docket No.: 03-15-21 1183 Cook Front Porch - March 2021**

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**Docket No.: 03-15-21 1183 Cook  
Front Porch - March 2021**


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**Docket No.: 03-15-21 1183 Cook  
Front Porch - March 2021**

44

**36" Pro-Rib® Black Steel Panel**  
 Model Number: Black\_1558302-02 | Menards® SKU: 1558302



Online Price **\$13.42**  
 EVERYDAY LOW PRICE  
 11% MAIL-IN REBATE Good Through 3/8/21 **\$1.48**  
**FINAL PRICE \$11.94**

You Save \$1.48 After Mail-In Rebate

**Selected Configurations:**  
 • 1 - 4 ft, 1 in.


**Variation:** Black

36 People have purchased this product in the past 30 days

Qty: 1 **ADD TO CART**

Additional Packaging/Handling Charges May Apply.

**VIEW THIS PRODUCT ON YOUR HOME!**  
 LAUNCH VISUALIZER



**Docket No.: 03-15-21 1183 Cook  
 Front Porch - March 2021**

45

Installation Instructions  
**RUSTIC BRACKET/CORBEL**

**SAFETY INSTRUCTIONS**  
 Make sure you use the correct tools recommended for safety reasons.  
 Follow proper safety rules and practices and use proper safety equipment.  
 Use common sense and follow good installation practices.

**TOOL & MATERIAL CHECKLIST**

- Drill
- Level
- Shims
- 2x4
- 2x6
- 2x8
- 2x10
- 2x12
- 2x14
- 2x16
- 2x18
- 2x20
- 2x22
- 2x24
- 2x26
- 2x28
- 2x30
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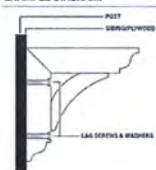
**IMPORTANT INFO**

- Drill pilot holes for fasteners and to anchor into brick. We recommend using a 1/2" diameter drill bit.
- When placing the bracket in place.
- Be sure to mark the placement of the bracket before fastening it. It is recommended that you fasten the bracket to a post or beam.

**INSTALL INSTRUCTIONS:**

1. Mark placement of post and bracket on wall.
2. Drill pilot holes into wall and anchor into brick.
3. Place post and bracket on wall and align with mark on wall.
4. Use level to confirm that bracket is level and square to wall.
5. Mark placement of post and bracket on wall.
6. Drill pilot holes into wall and anchor into brick.
7. Place post and bracket on wall and align with mark on wall.
8. Use level to confirm that bracket is level and square to wall.
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99. Place post and bracket on wall and align with mark on wall.
100. Use level to confirm that bracket is level and square to wall.

**EXAMPLE DIAGRAM:**



**THIS OPTION IS NOT A STANDARD SIZE OR OPTION. PLEASE CLICK ON "REQUEST A QUOTE" BUTTON BELOW TO REQUEST A FREE QUOTE. OR GIVE US A CALL AT 888-373-3763**

by **Menards**  
 4.5/5 (1 customer reviews) Not a Question


Item No. 18754222222222222222

**SIZE** HEIGHT WIDTH  
 3' 0" 24" 30"

**CHOOSE SIZES AND OPTIONS:**

- 3'0" x 24" x 30" Rustic Vaulet Bracket
- 2' 0" x 24" x 30" Rustic Vaulet Bracket
- 2' 6" x 24" x 30" Rustic Vaulet Bracket
- 2' 12" x 24" x 30" Rustic Vaulet Bracket
- 2' 18" x 24" x 30" Rustic Vaulet Bracket
- 2' 24" x 24" x 30" Rustic Vaulet Bracket
- 2' 30" x 24" x 30" Rustic Vaulet Bracket
- 2' 36" x 24" x 30" Rustic Vaulet Bracket
- 2' 42" x 24" x 30" Rustic Vaulet Bracket
- 2' 48" x 24" x 30" Rustic Vaulet Bracket
- 2' 54" x 24" x 30" Rustic Vaulet Bracket
- 2' 60" x 24" x 30" Rustic Vaulet Bracket
- 2' 66" x 24" x 30" Rustic Vaulet Bracket
- 2' 72" x 24" x 30" Rustic Vaulet Bracket
- 2' 78" x 24" x 30" Rustic Vaulet Bracket
- 2' 84" x 24" x 30" Rustic Vaulet Bracket
- 2' 90" x 24" x 30" Rustic Vaulet Bracket
- 2' 96" x 24" x 30" Rustic Vaulet Bracket
- 2' 102" x 24" x 30" Rustic Vaulet Bracket
- 2' 108" x 24" x 30" Rustic Vaulet Bracket
- 2' 114" x 24" x 30" Rustic Vaulet Bracket
- 2' 120" x 24" x 30" Rustic Vaulet Bracket

**QUICK OVERVIEW**  
 Our Rustic Collection is an ideal choice for your rustic woodwork. Mount this decorative bracket to your wall.



**Docket No.: 03-15-21 1183 Cook  
 Front Porch - March 2021**

46

<p>0005 Size = 68 1/2-in W X 81 5/8-in H</p>	<p><b>Manufacturer:</b> MMI DOOR Michigan Entry Doors  <b>Division:</b> Milbrook  <b>Product:</b> Doors  <b>Type:</b> Entry/Exterior  <b>Manufacturer:</b> MMI DOOR Michigan Entry Doors - 100-MI  <b>Material:</b> Fiberglass  <b>Transom Unit:</b> Unit Without Transom  <b>Product Configuration:</b> Single Door Unit with Sidelites  <b>Handing:</b> Left In-Swing  <b>Sidelite Width:</b> 14-in  <b>Fits Opening Width:</b> Standard 69-in Rough Opening  <b>Actual Width:</b> 68 1/2-in  <b>Fits Opening Width:</b> 69-in  <b>Actual Height:</b> 81 5/8-in  <b>Fits Opening Height:</b> 82 1/8-in  <b>Door Glass Insert:</b> Clear Glass  <b>Door Skin Type:</b> Smooth Skin  <b>Door Panel Layout:</b> 1/2 Lite 1-Panel  <b>Insert Size:</b> 22-in x 36-in  <b>Insert Design:</b> 1-Lite  <b>Glass Collection:</b> Clear  <b>Glass Glazing Type:</b> LG  <b>Glass Feature:</b> Clear  <b>Sidelite Insert Type:</b> Clear Glass</p>	<p>0011 Size = 68 1/2-in W x 81 5/8-in H</p>	<p><b>Manufacturer:</b> Pella (R) Entry  <b>Division:</b> Milbrook  <b>Product:</b> Doors  <b>Type:</b> Entry/Exterior  <b>Manufacturer:</b> Pella (R) Entry  <b>Quote Unit Type:</b> Configure Unit  <b>Energy Star (R) Qualified Products Only:</b> No - I would like to view all available product offering  <b>Room Location:</b> Other 1  <b>Brand:</b> Pella Entry Doors  <b>Panel Configuration:</b> Single Door With 2 Sidelites  <b>Operation / Venting:</b> Left Inswing  <b>Unit Type:</b> Complete Unit  <b>Sill Type:</b> Standard Sill  <b>Performance Options:</b> Standard  <b>Panel Fire Rating:</b> No Fire Rating  <b>Frame Fire Rating:</b> No Fire Rating  <b>Actual Call Width:</b> 36-in  <b>Actual Sidelite Call Width:</b> 14-in  <b>Actual Call Height:</b> 80-in  <b>Actual Sidelite Call Height:</b> 80-in  <b>Frame Width Verification:</b> Yes 68 1/2-in Frame Width is Correct  <b>Frame Height Verification:</b> Yes 81 5/8-in Frame Height is Correct  <b>Actual Frame Width:</b> 68 1/2-in  <b>Actual Frame Height:</b> 81 5/8-in  <b>Fits Opening Width:</b> 69 1/2-in</p>
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**Docket No.: 03-15-21 1183 Cook  
Front Porch - March 2021**

47

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**Docket No.: 03-15-21 1183 Cook  
Front Porch - March 2021**

48

**Proposal: Renovation of a front porch**

**City Notes:** Updates align with Front Porch Design Guidelines

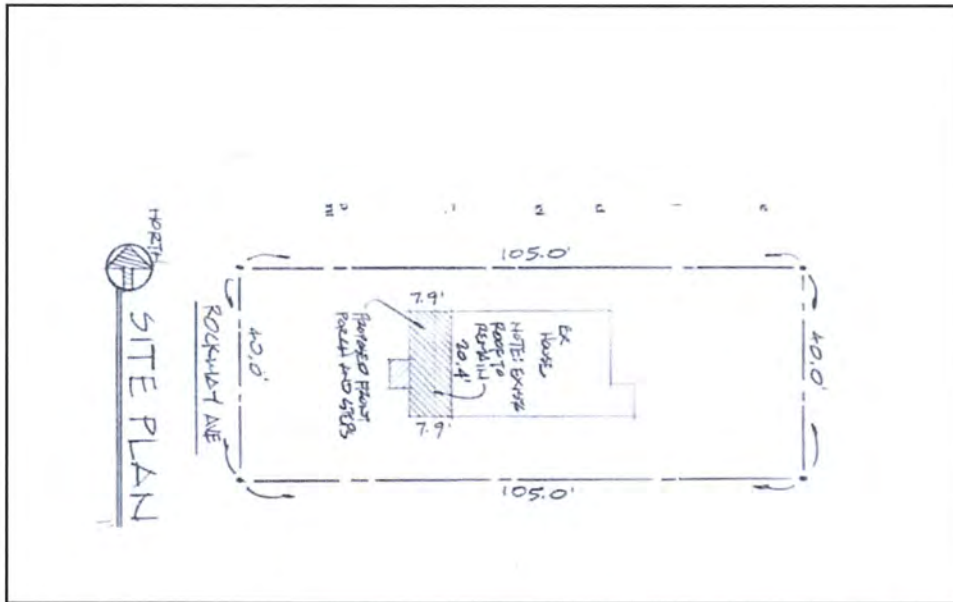


If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No.: 03-16-21 1553 Rockway  
Porch - March 2021**

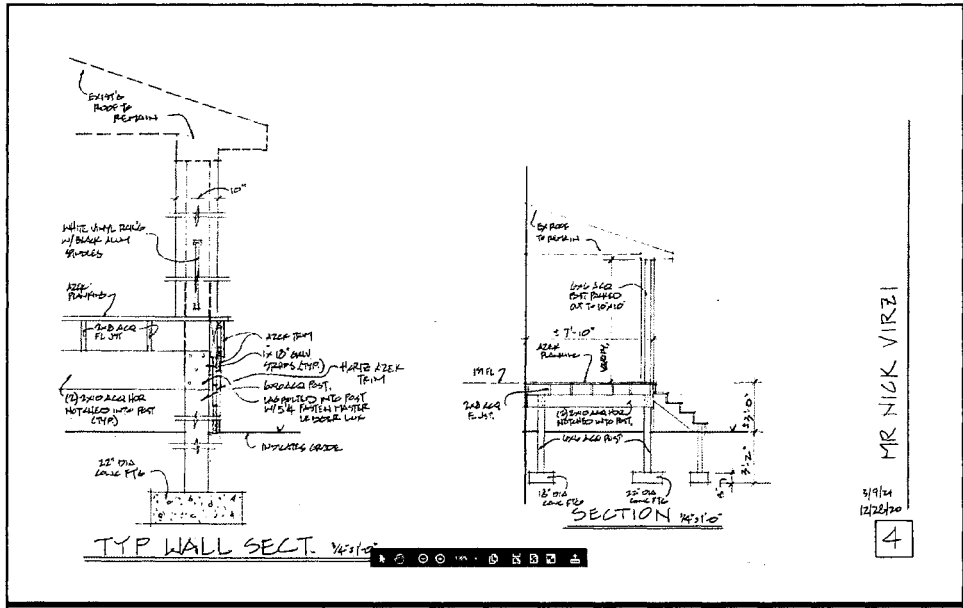
49



**Docket No.: 03-16-21 1553 Rockway  
Porch - March 2021**

50

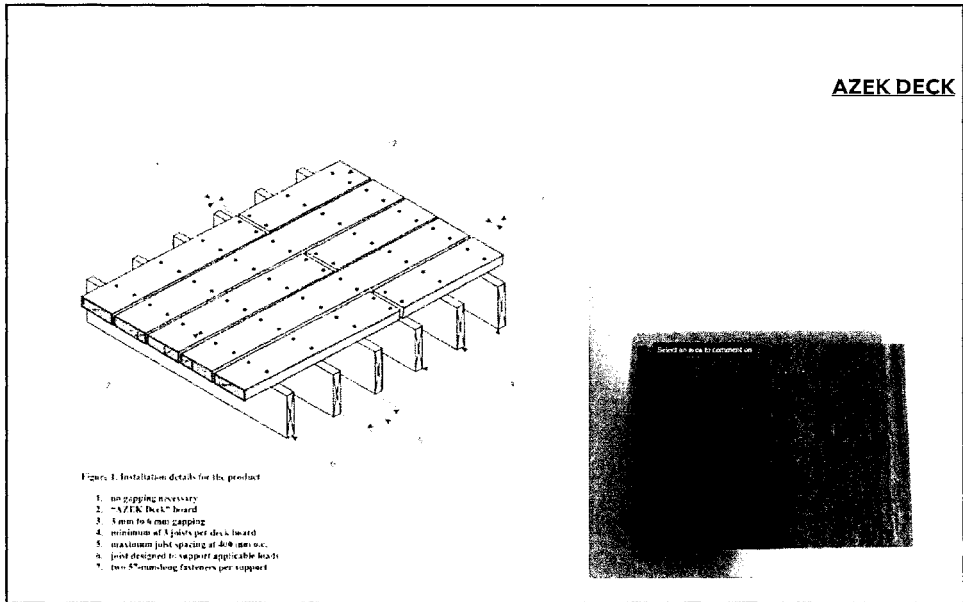




MR NICK VIRZI  
5/9/21  
12/28/20  
4



Docket No.: 03-16-21 1553 Rockway  
Porch - March 2021



Docket No.: 03-16-21 1553 Rockway  
Porch - March 2021



**Docket No.: 03-16-21 1553 Rockway  
Porch - March 2021**

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**Proposal: Addition of a front patio**

**City Notes:**



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.: 03-17-21 2055 Riverside  
Front Patio - March 2021**

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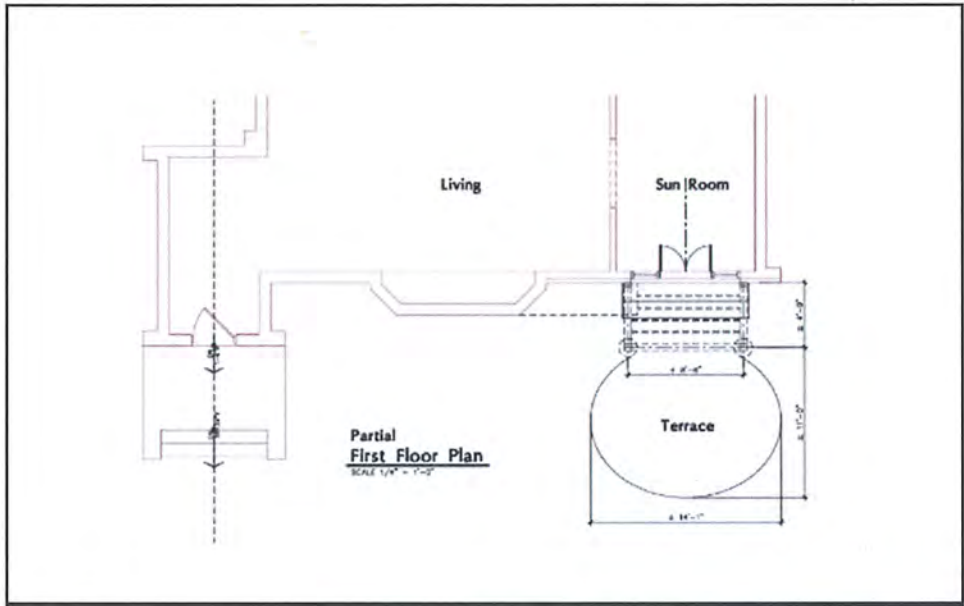
Docket No.: 03-17-21 2055 Riverside  
Front Patio - March 2021

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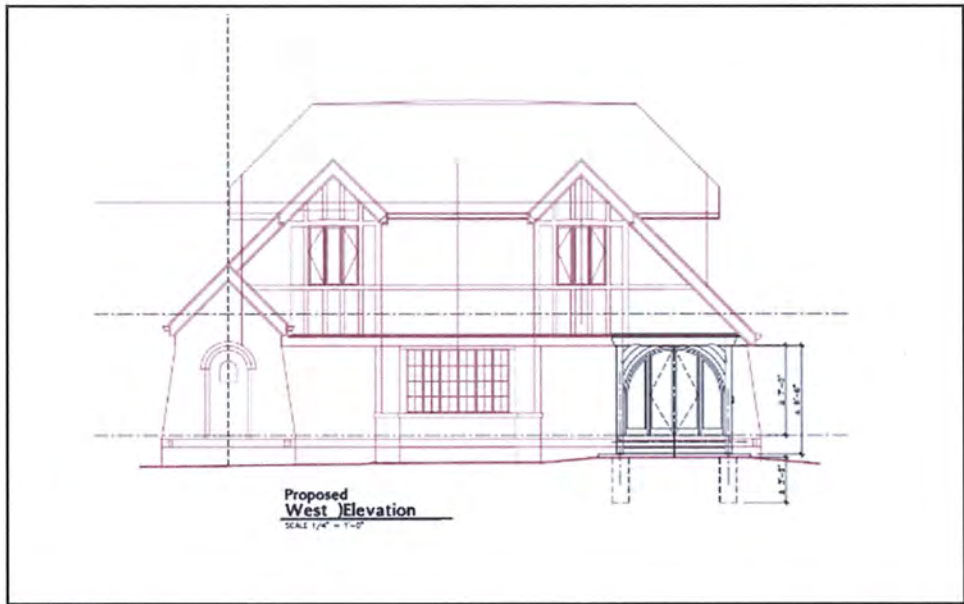
Docket No.: 03-17-21 2055 Riverside  
Front Patio - March 2021

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Docket No.: 03-17-21 2055 Riverside  
Front Patio - March 2021

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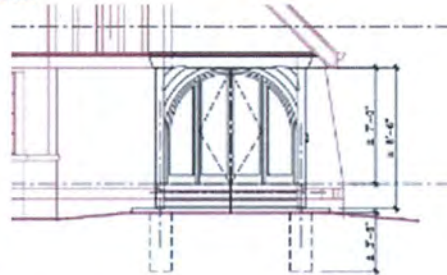


Docket No.: 03-17-21 2055 Riverside  
Front Patio - March 2021

60

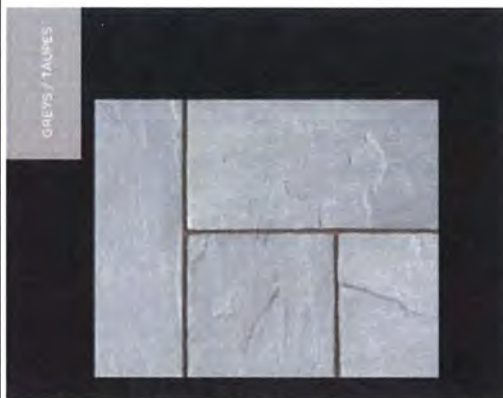
**FROM THE APPLICANT**

- The material and color of the proposed new door will be same as the existing window shown in the attached photograph.
- We will be cutting and re-using the existing window as the inside door.
- The storm door will be the same as the existing storm window in size and shape and color. It will simply be cut and hinged with a door handle.



Docket No.: 03-17-21 2055 Riverside  
Front Patio - March 2021

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2055 Riverside  
Front Patio - March 2021

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## Sign Review

March 2021

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Proposal: Installation of one non-illuminated wall sign

**City Notes/Questions:**

- Location of seams
- Semi-permanent
- Appearance of stone once fasteners are removed



Docket No.: 03-22-21 11851 Detroit  
Cleveland Clinic Signage - March 2021

64

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

**Brilliant Electric Sign Co., Ltd.**  
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216) 441-3800

COMPANY NAME	CLEVELAND CLINIC (FAMILY MEDICINE)	DATE	1/22/21
CONTACT	CP	NAME	SHAWN
LOCATION	11851 DETROIT AVE., LAKewood, OH	COORDINATE	821-608
			821

1/22/21 821-608 - 11851 Detroit Ave. - 2/2/21



Docket No.: 03-22-21 11851 Detroit  
 Cleveland Clinic Signage - March 2021

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*Remove/replace "Medical office building" letters*



Docket No.: 03-22-21 11851 Detroit  
 Cleveland Clinic Signage - March 2021

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**SIGN ELEVATION: 1/2" x 1/4"**  
 Notes:  
 - Remove & scrap out (1) set of letter reading "Medical Office Building," cause mounting holes to match color as close as possible  
 - Manufacture & install one (1) single face, non-illuminated, custom fabricated, 3MM ACM panel, constructed in two (2) pieces; all to be mounted using visible fasteners on the building in place of the removed letters  
 - Graphics to be first surface, digital print; background to be white; logo to be blue & green; remaining copy to be black

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

**CLEVELAND CLINIC FAMILY MEDICINE**  
 11851 DETROIT AVE., LAKEWOOD, OH

DATE: 1/17/21  
 DRAWN BY: JIM  
 CHECKED BY: CP  
 PROJECT: 3000HW  
 ESTIMATE NO: 8274-939  
 CONTRACT NO: 0000

**Docket No.: 03-22-21 11851 Detroit  
Cleveland Clinic Signage - March 2021**

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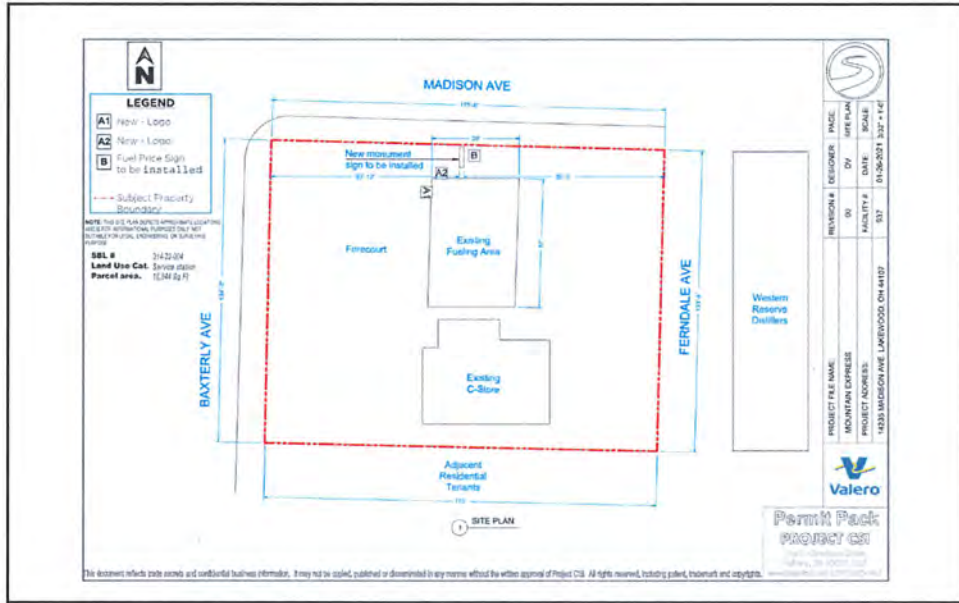
**Proposal: Signage for a new business.**

**City Notes:**

- Original submittal exceeded allowable square footage for signage
- Per 1329.05 (G) landscaping is required at monument sign
- No signage to be provided on building or windows

**Docket No.: 03-23-21 14235 Madison  
Valero Signage - March 2021**

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 **Docket No.: 03-23-21 14235 Madison**  
**Valero Signage - March 2021**

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**SEPARATE PDF DOCUMENT**

 **14235 Madison**  
**Valero Signage - March 2021**

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Docket No.: 03-23-21 14235 Madison  
Valero Signage - March 2021