


DRAFT

**MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
MARCH 12, 2020 at 5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM**

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

of MAY 14 2020 meeting.

CHAIRMAN

1. Roll Call

Board Members

Rob Donaldson, Vice Chair
Brian Grambort
David Maniet
John Waddell

Others

David Baas, City Planner, Board Secretary
Allison Hennie, Urban Designer
Christopher Parmelee, Assistant Building Commissioner
Bryce Sylvester, Director of Planning & Development

Amy Haney was not present at the meeting.

2. Approve the minutes of the February 13, 2020 Meeting

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** the February 13, 2020 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

Mr. Baas read the Opening Remarks into record.

4. Communication from Colleen Clark-Sutton, representing the Lakewood City School District, about the upcoming Issue 28 School Levy.

Neither Ms. Clark-Sutton nor a representative was present to explain the communication.

Items 20, 22, 23 and 24 were Summary Approved at the pre-review meeting on March 5, 2020. A motion and a second are needed for approval.

SUMMARY APPROVED

SIGN REVIEW

20. Docket No. 03-26-20

11706 Clifton Boulevard
CVS

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

Dan Bertke
Archer Sign Corporation
1917 Henry Avenue SW
Canton, Ohio 44706

Applicant proposes updates to existing signage on building and monument sign. (Page 64)

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

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

22. **Docket No. 03-28-20**

13361 Madison Avenue

Superscript

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

Nick Kratsas
2076 West 89th Street
Cleveland, Ohio 44102

Applicant proposes installation of new storefront signage. (Page 75)

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

23. **Docket No. 03-29-20** **13359 Madison Avenue**
Madison Take Out

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

Madelyn Kane
1367 Edwards Avenue
Lakewood, Ohio 44107

Applicant proposes installation of new storefront signage. (Page 77)

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

24. **Docket No. 03-30-20** **13523 Detroit Avenue**
Horizon

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

Bob Kunzen
Brilliant Electric Sign Co., Ltd.
4811 Van Epps Road
Cleveland, Ohio 44131

Applicant proposes installation of wall sign and replacement of existing monument sign. (Page 79)

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

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

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

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

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

Applicant proposes a mixed-use development consisting of approximately 150 market rate, three-story apartments and parking on approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues. (Page 6)

Administrative staff ("staff") provided an introduction of the project. Staff supported the request. Alex Solove and Bhakti Bania were present to explain the request. Discussion ensued about fencing, location and screening of the air conditioning units, shadow line for returns of the windows, brick (samples provide), the kind of and location of

light fixtures, fence surround for the remote parking and its landscaping, building materials, color of the window glass, details of the storefront windows, landscaping materials, public access to the fitness center, parking ratio and turning radii, traffic calming for pedestrians crossing Detroit Avenue, Staff stated the Fire Department had done a preliminary review. The Board members (“Board”) liked the progress of the proposal. The Board asked the developer to return once the storefront design had been finalized to ensure it meets with ABR’s guidelines. Discussion continued about the fencing and landscaping of the northwest parking lot. Public comment was taken. Two e-mails from the public disclosing their concerns were read into record by staff (made part of record).

Staff and Board listed conditions for approval:

- Thin brick will be put in place anywhere on the plans where it calls out for EFIS.
- Thin brick will be used on all four sides, floors one through four.
- Parking spaces will be striped at 8 feet x 18 feet.
- ABR’s support of this is related to Planning Commission’s approval of the parking plan as part of the mixed-use overlay district, creating a special circumstance giving ABR authority under Chapter 1325 to evaluate a different space.
- Fence option will be the one on the left as displayed in the slide presentation.
- Solove Development will provide a detailed section of the windows and how the brick interfaces with the windows, and Administration will share the details with the Board.
- Cut sheets for the lighting fixtures will be submitted as part of Housing and Building’s Plan Review package.
- Glazing system will be clear or aims to be clear and will be submitted as part of Housing and Building’s Plan Review package.
- Aluminum storefront will be used on the Detroit Avenue commercial portions of the project, and vinyl windows used on the first-floor residential section and on floors two through four.
- The City will do two things:
 - City will explore the transition between the north and south buildings for safe pedestrian travel between the buildings.
 - Upgrade the RTA stop.
- Developer to explore moving the A/C units to the back of the buildings, focusing on visibility along Detroit Avenue.
- Parking lots:
 - Southwest parking lot will have a decorative aluminum fence and black brick piers in front of the parking spaces on both Detroit and Orchard Grove Avenues. Fence will be in front of the parking spaces on the southwestern lot, and the details will be submitted as part of Housing and Building’s Plan Review package.
 - Northwest parking lot’s chain link fence will be replaced by a board-on-board fence, along Detroit Avenue there will brick piers with a decorative fence that will turn the corner on the western edge of the parking lot and ties into the six-foot board-on-board fence, and details will be submitted as part of Housing and Building’s Plan Review package.
- Maintain the street trees along the decorative fencing and piers.

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

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

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

Applicant proposes the construction of a new residential home. (Page 9)

Staff provided an introduction of the project. Derek Hanna, applicant and property owner, was present to explain the request. Discussion continued about siding materials (wood tone and grey), clad windows (black), covered front stoop with wire railing versus a porch (photographs were submitted by the applicant for the evening's meeting were made part of record), location of the wrought-iron style fence (middle of the western wall and by the front of the house on the east side), garage doors colors (grey with black), alignment of the windows, current structure rendering blends better with the neighborhood, front street landscaping trees would create a visual barrier. Staff had no additional comments. Public comment was taken. Three e-mails from the public disclosing their concerns were read into record by staff (made part of record). Staff thanked everyone for their comments and hard work in seeking a balance for the project, despite site plan limitations and existing City easement; staff supported the proposal. The Board echoed staff comments. Discussion continued about for height/elevations, recessed light cans, full light front door (t be reviewed/approved administratively), front plantings would be six-foot arborvitae

Conditions for approval:

- Doors to be reviewed/approved administratively.
- Trees on the southern edge are six-foot arborvitae.
- Clad windows are black in color.

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

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

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

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

Applicant proposes the demolition of a single-family home in order to construct of a new home. (Page 11)
*This item is deferred from the March meeting.

Staff communicated with the applicant, and a deferral was requested.

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

8. **Docket No. 02-08-20** **R** **12558 Clifton Boulevard**

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

Alexandria Rose
12558 Clifton Boulevard
Lakewood, Ohio 44107

Applicant proposes the addition of a front porch and deck. (Page 12)

Staff provided an overview of the project and stated the project needed approval from the Board of Zoning Appeals ("BZA"). Alexandria Rose, applicant was present to explain the request. Discussion ensued about materials of the columns, balusters, railings, flooring, lattice, vinyl siding, windows, front door, colors. The Board was impressed with the current proposal. Staff had no additional comments closed as no one addressed the issue.

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** the request contingent upon the project obtaining BZA approval. All the members voting yea, the motion passed.

9. **Docket No. 02-15-20** **R** **1210 West Clifton Boulevard**

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

Robert and Laura Dezort
1210 West Clifton Boulevard
Lakewood, Ohio 44107

Applicants propose an addition and garage to rear of home; a corner lot property. (Page 14)

Staff provided an overview of the project. Robert and Laura Dezort, applicant was present to explain the request. The Board observed the mudroom roof hit the windowsill but would be an easy fix. Discussion ensued about materials, windows, light fixtures, The Board liked the proposal. Staff had no additional comments. Public comment was closed as no one addressed the issue.

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

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

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

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

Applicant requests the review and approval of a planned development consisting of two mid-rise apartment buildings and one parking garage on 2.12 acres, pursuant to section 1156 – planned development. The property is in a C3, Commercial, General Business district. (Page 17)

*This item is deferred from the March meeting.

Staff communicated with the applicant, and a deferral was requested.

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

11. **Docket No. 06-48-19*** **C** **13701/13901 Detroit Ave. and 1406 Wyandotte Ave. Detroit and Bunts Market Rate Apartments**

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

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

Applicant proposes to build a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325. (Page 20)

*This item is deferred from the March meeting.

Staff communicated with the applicant, and a deferral was requested.

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

12. **Docket No. 02-16-20** **C** **17801 Detroit Avenue Beck Center for the Arts**

- Approve
- Deny
- Defer

Lucinda Einhouse
Beck Center for the Arts
17801 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes the demolition of an annex building on the corner of Detroit and Rockway Avenues to create a public "pocket park". (Page 23)

Staff communicated with the applicant, and a deferral was requested.

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

13. **Docket No. 02-17-20** **C** **18520-24 Detroit Avenue**
The Roy Building

- Approve
- Deny
- Defer

Michael J. Krivosh
17479 Clifton Boulevard
Lakewood, Ohio 44107

Applicant proposes storefront façade rehabilitation with new siding and trim. (Page 24)

Staff communicated with the applicant, and a deferral was requested.

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

SIGN REVIEW

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

- Approve
- Deny
- Defer

Daniel Deagan
12700 Lake Avenue, #3005
Lakewood, Ohio 44107

Applicant proposes signage for Lakewood Food Truck Park. (Page 25)

Staff communicated with the applicant, and a deferral was requested.

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

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

16. **Docket No. 03-22-20** **R** **2106 Mars Avenue**

- Approve
- Deny
- Defer

Charles McGettrick
C.A. McGettrick LLC
14551 Madison Avenue

Applicant proposes the addition of a front porch to the existing residence. (Page 36)

Troy Bratz, property owner, and Charles McGettrick, C.A. McGettrick LLC, applicant, were present to explain the request; porch skirting design had not been finalized. The Board asked about the porch in relation to the side bay window, lattice and corner bases below the porch, the exposed carrier beam, roof and return, column base, light fixtures. The Board liked the front porch. Staff had no comments. Public comment was closed as no one addressed the issue.

The Board listed conditions for approval:

- Lighting is to be approved administratively.
- Porch skirting is to be approved administratively in accordance with porch guidelines.

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

19.	Docket No. 03-25-20	C	12102 Madison Avenue Hola Tacos
	<input type="checkbox"/> Approve		Charles McGettrick
	<input type="checkbox"/> Deny		C.A. McGettrick, LLC
	<input type="checkbox"/> Defer		14551 Madison Avenue Lakewood, Ohio 44107

Applicant proposes site improvements and renovations to existing structures. (Page 57)

Staff provided an overview of the project. Charles McGettrick, C.A. McGettrick LLC, and Juan Vergara, applicant, were present to explain the request. The Board did not like the proposal. Discussion ensued about the pivoting wall panels and roll-up windows, possible outdoor seating under the pergola. Administrative departments were working collectively to address safety issues. The Board said details were required and issues resolved before approval was granted. Alternative options were discussed. Public comment was closed as no one addressed the issue.

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

15.	Docket No. 03-21-20	R	17717 Indianola Road
	<input type="checkbox"/> Approve		Stephen Jouriles
	<input type="checkbox"/> Deny		SNJ Design Studio
	<input type="checkbox"/> Defer		12518 Clifton Boulevard Lakewood, Ohio 44107

Applicant proposes removal of an existing screen porch and construction of a two-car attached garage.
(Page 27)

Stephen Jouriles, SNJ Design Studio, applicant, and Jeffrey Kreis, property owner, were present to explain the address. Discussion ensued regarding the need to retain the existing garage door since a new garage was proposed for the other side of the home, the addition of a second curb cut, extending the walkway. Staff stated the City would not support a second curb cut for a single-family residence. Public comment was closed as no one addressed the issue.

SIGN REVIEW

22. **Docket No. 03-27-20 S**

**15509 Madison Avenue
Hudec Dental**

- Approve
- Deny
- Defer

Ann Corbo
LS Architects
22082 Lorain Road
Fairview Park, Ohio 44126

Applicant proposes updated signage. (Page 70)

Ann Corbo, LS Architects, applicant was present to explain the requests. There was discussion about materials and colors, beveling/reveal of the proposed siding, stain, existing brick, color for the remaining windows, suggested recladding the oculus to keep it simple. The applicant stated the signage package would be presented later. Staff said details were lacking and suggested a deferral of both requests. Public comment was closed as no one addressed the issue.

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **DEFER Docket No. 03-27-20 A**. All the members voting yea, the motion passed.

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **DEFER Docket No. 03-27-20 S**. All the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Grambort, seconded by Mr. Waddell to **ADJOURN** at 9:11 P.M. All the members voting yea, the motion passed.

Signature

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. ALEX SOLOVE
2. BUAKTI BANIA
3. JASON SNACHNER
4. CHRIS GREENWALT
5. DEREK MANNAM
6. SUSANNA HUGHLEY
7. KATHLEEN BEECHER
8. STEVE OTT
9. REGIS GARRITY
10. ALEXANDRIA ROSE
11. ROBERT & LAURA DEZORT

*Due to public hearing guidance - APPLICANTS - PLEASE SIGN
BEFORE ASKING TO LIMIT COMMENT / NOT SIGN*

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 12, 2020



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. CHARLES McGETTRICK
2. JUAN VERGARA
3. STEPHEN JOURIES
4. JEFFREY KREIS
5. JON KEENEY
6. ELIZABETH SWAYEB
7. HAROLD SCMETROMPF
8. ANN CORBO
9. _____
10. _____
11. _____

DUE TO PUBLIC HEALTH GUIDANCE
 REGARDING COVID-19 VIRUS - APPLICANTS
 WERE ASKED TO LIMIT CONTACT / NOT SIGN
 PUBLIC COMMENT

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 12, 2020

David Baas

From: James O'Barsky <obarskyjames@gmail.com>
Sent: Thursday, March 12, 2020 3:22 PM
To: David Baas
Subject: Fwd: ABR - March 12th (5:30pm)
Attachments: Barry March 2020 ABR (reduced).pdf

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

Mr. Baas;
david.baas@lakewoodoh.net

My name is Jim O'Barsky and I'm writing this letter to air my grievances about City council, The Planning commission, Architectural Review board and the people responsible for allowing the extension of the Mixed use Overlay that was used on the Armed Forces building at Rosewood and Detroit. The Solove Development Co. has been most gracious in addressing our easy to remedy concerns, that being said the two main concerns (parking and traffic) have not been properly addressed or remedied to the satisfaction of the citizens, neighborhoods and directly affected neighbors. This is not rocket science the proposed parking is most definitely going to overflow the proposed parking spaces and back up traffic on Detroit more than it already is.

On Thu, Mar 12, 2020 at 11:43 AM David Baas <David.Baas@lakewoodoh.net> wrote:

Neighbors & Residents –

You are receiving this email because you previously contacted the city about the mixed-use development proposal at the former Barry Buick property. Following last month's return to the Architectural Board of Review (ABR), the review process is continuing as the Solove team will be presenting their updated proposal (attached) tonight at 5:30pm in the City Hall Auditorium.

Given the current concerns over avoiding unnecessary public gatherings – we are encouraging comments, concerns, and questions for the Board to be submitted via email. Each submission will be addressed on the record and given full consideration at tonight's meeting during the public comment time for this proposal. I highlight this as an option for those who may be concerned with attending public gatherings or for those who would be willing to help reduce the overall number of people present in the room.

I ask that all email questions, comments, or concerns are **submitted to me (this email) NLT 4:30pm today**, so I can organize them for presentation to the Board.

Please don't hesitate to reach out if you have any questions –

Sincerely,

Dave Baas

Dave Baas

City Planner

LtCol, USMC (Retired)

EcoDistricts AP

City of Lakewood

12650 Detroit Avenue

Lakewood, Ohio 44107

(216) 529-6637 (work)

(216) 372-8996 (cell)

david.baas@lakewoodoh.net

From: David Baas

Sent: Tuesday, February 11, 2020 2:55 PM

To: beth.heffner@yahoo.com; wdshie56@gmail.com; rswatkins8@netzero.net; Tom Bullock <Tom.Bullock@lakewoodoh.net>; obarskyjames@gmail.com; jeremyschwerdt@gmail.com; jennaleighdussault@gmail.com; elissakelly85@gmail.com; Joseph Kelly <jmkelly2166@yahoo.com>; mark.zody@hcsfpr.com; ebellempire@gmail.com; Colin Dussault <colindussault@gmail.com>; sheshehee@yahoo.com; jmitterholzer@gundfdn.org; maringail@live.com; wfeinn@sbcglobal.net

Cc: Allison Hennie <Allison.Hennie@lakewoodoh.net>; Bryce Sylvester <Bryce.Sylvester@lakewoodoh.net>; Jason Shachner <jason.shachner@lakewoodoh.net>

Subject: ABR - February 13th (5:30pm)

Neighbors & Residents –

You are receiving this email because you previously contacted the city about the mixed-use development proposal at the former Barry Buick property. Following the Planning Commission meeting last August, the review process is continuing. The Solove team will be presenting their updated proposal to the Architectural Board of Review (ABR) this Thursday (13th) at 5:30pm in the City Hall Auditorium.

David Baas

From: James O'Barsky <obarskyjames@gmail.com>
Sent: Thursday, March 12, 2020 3:29 PM
To: David Baas
Subject: photos of existing parking
Attachments: (no subject).eml

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

Mr. Baas,

I got your E-mail this morning so I decided to take a picture of Barrys parking lots ,as you can tell the overflow is already starting.



David Baas

From: william shie <wdshie56@gmail.com>
Sent: Thursday, March 12, 2020 4:04 PM
To: David Baas
Subject: Good Evening Mr Baas,

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

My name is William Shie, my wife and I own the house at 1368 Brockley immediately adjacent (north of) the Barry Buick site. I was unable to attend the last meeting due to illness but my wife informed me that the landscaper was discussing landscaping right up to the edge of our property which would leave us little or no access to work on the side of our home. As I was not there this is my concern as well as blocking available light to my property. If they are to be putting a wall of shrubs/trees/ fencing ect how are they going to be able to maintain these items with out coming on my property? And how am I going to be able to maintain my property if they are right up to the property line? Does the city require of them a setback along the property so that they are not right up against the property line? If so what would the setback be? I am also concerned that the parking be sufficiently screened so as to keep headlights out of my downstairs tenants windows.

Thank you for addressing our concerns.

William and Susan Shie

David Baas

From: Bryce Sylvester
Sent: Thursday, March 12, 2020 10:04 AM
To: David Baas; Allison Hennie
Subject: Fw: Thursday's Architecture Board agenda/docket
Attachments: IMG_4779.jpg; IMG_4780.jpg; IMG_4776.jpg; IMG_4777.jpg; IMG_4778.jpg; IMG_4781.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Bryce Sylvester
Director of Planning & Development
City of Lakewood
216-529-6635
bryce.sylvester@lakewoodoh.net

From: Marty and Gail Higgins <martingail@live.com>
Sent: Wednesday, March 11, 2020 6:00 PM
To: Bryce Sylvester <Bryce.Sylvester@lakewoodoh.net>
Subject: Fw: Thursday's Architecture Board agenda/docket

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

Dear Bryce,

These board meeting announcements have a way of creating motion.

We have been talking among the neighbors, as you requested, and it has led to this group of photos from recently built Nicholson Ave. homes. This ongoing construction was referenced during the last meeting, but it is especially pertinent to this issue. Here are examples of new homes that represent the kind of "harmonious"

design features that blend in with the surrounding neighborhood, as well as accomplish the message in the ABR's stated goals.

Features like sloping gabled roofs, front porches with columns, and windows or doors that can offer front-to-rear views, expanding the view of the lake, will help to enhance the graceful character, elegant charm and architectural detail of a traditional Lakewood home.

Materials such as brick, stone or natural wood for siding are more aesthetic than tacky contemporary vinyl. Some of the best, recent home designs along our lake shore, indeed as far west as Avon Lake, have succeeded in hiding the garage doors from the street view. Kudos to those architects.

This property should be the crowning glory to the turn-of-the-century homes on Erie Cliff Dr. It should stand equal to the other grand homes that line Lakewood's lake shore. It deserves better than a food truck garage.

Please share our concerns, again, with the board and your staff. Thank you.

Sincerely,

Marty and Gail Higgins

From: Steven Ott <steven.ott@ottesq.com>
Sent: Wednesday, March 11, 2020 12:35 PM
To: Marty and Gail Higgins <martingail@live.com>
Cc: Garrity, Regis <regis.garrity@proforma.com>; Rouse Bill <thud33@ameritech.net>
Subject: Re: Thursday's Architecture Board agenda/docket

Here are some pictures of the new construction on Nicholson - at least trying to show how new construction can be "harmonious" with the surrounding houses and neighborhood. Maybe this would help Bryce...

Let me know if you have trouble opening these...

Steve.

On Wed, Mar 11, 2020 at 11:40 AM Marty and Gail Higgins <martingail@live.com> wrote:

I couldn't find anything new on the website either.

I believe we should remain diligent.

Bryce of planning and development, requested after the last ABR meeting if Erie Cliff neighbors could make some constructive suggestions regarding how the Hannah's could make the design more acceptable to Erie Cliff.

If anyone wants to construct a letter I would add that a front porch, possibly with columns and a garage that faced east or west rather than south and less volume and a lower height on the roofline would be preferable. Stone or natural wood would also be far more acceptable than vinyl siding.

Should there be a meeting, it would have to be tonight.

Gail and Marty

Sent from [Mail](#) for Windows 10

From: Garrity, Regis <regis.garrity@proforma.com>
Sent: Tuesday, March 10, 2020 2:24:35 PM
To: Ott Steven <steven.ott@ottesq.com>; Higgins Gail and Marty <martingail@live.com>; Rouse Bill <thud33@ameritech.net>
Subject: Thursday's Architecture Board agenda/docket

The Erie Cliff vacant lot application is on the docket for Thursday's Architecture Review meeting BUT there are no new renderings or information included in the city's posted Agenda, as of today. Link: www.onelakewood.com/wp-content/uploads/2019/12/BBSARBAgenda_031220.pdf

I inquired yesterday to Dave Baas (City Planner) and he responded:

"The applicant is on the docket and in the process of updating their proposed design for the public meeting on Thursday.

As soon as I receive their final update for the public meeting, I will work to get a supplement posted to the agenda site."

Maybe they may not have their new proposed design ready for the agenda, but possibly be submitting it for the meeting right before the meeting?

If they are deferring again, no point in attending the meeting. But that is unknown until possibly Thursday morning apparently.
Anyone have any ideas/knowledge before we spread the word to others?

--
Steven M. Ott, Esq.
Ott & Associates Co., LPA
1300 East 9th Street
Suite 1520
Cleveland, Ohio 44114
PH 216.771.2600
FX 216.830.8939
steven.ott@ottesq.com
www.ottesq.com

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Please consider the environment before printing this e-mail!

David Baas

From: Bryce Sylvester
Sent: Thursday, March 12, 2020 10:04 AM
To: Allison Hennie; David Baas
Subject: Fw: Thursday's Architecture Board agenda

Follow Up Flag: Follow up
Flag Status: Flagged

Bryce Sylvester
Director of Planning & Development
City of Lakewood
216-529-6635
bryce.sylvester@lakewoodoh.net

From: Garrity, Regis <regis.garrity@proforma.com>
Sent: Wednesday, March 11, 2020 7:59 PM
To: Bryce Sylvester <Bryce.Sylvester@lakewoodoh.net>
Subject: fwd: Thursday's Architecture Board agenda

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

Hi Bryce,

I was copied on the Higgins's email that was composed to you. It was incomplete.

These attachments are the photos that should have been with that email. There are a few more photos outside of Nicholson, plus they are named to identify them slightly. You can delete the earlier batch please. Thank you.















David Baas

From: Garrity, Regis <regis.garrity@proforma.com>
Sent: Thursday, March 12, 2020 3:36 PM
To: David Baas
Subject: Fwd: Thursday's Architecture Board agenda/docket

Importance: High

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

Thank you for the extra maintenance on us, and some repetition. Please use the attached photos and kill those sent earlier. They went to Bryce too quickly from the Higgins's. The attached photos are a little bit more en pointe, and are street named, particularly the similar circumstance on Nicholson Ave. including a street view. Also a couple more photos of homes currently or recently being built in Lakewood. "Harmonious" is the key word, at least a little bit within reason. Gable roofs will help, not the slope retail style.

Also attached is a side-by-side image of the earlier and current drawing. It seems the small roofs above the door and garage are now even less "gabled". And now have metal framing and steel hanger rods. It's like we're going backwards. There is still no (or any) significant effort to be harmonious with Erie Cliff homes and all of Lakewood for that matter. To be frank, we are surprised the property owners are ignoring the residents and the ABR and continue to do so.

Two more points...the height limitations of the house and the easement situation are both undetermined as far as we know.





David Baas

From: Evan Parke <evan.parke@gmail.com>
Sent: Thursday, March 12, 2020 4:09 PM
To: David Baas
Cc: Regis; Higgins Gail and Marty; Maria Parke
Subject: Public concern - Vacant Lot - Erie Cliff Drive

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

David,

Per your email of earlier today (we received from Regis) we are submitting our concerns via email in an effort to support the City's request to reduce the number of people attending the meeting --

Concern 1 - The roofline has not changed, with a flat roofline (shed type). All of the existing homes on this street have a sloped roofline presentation.

Concern 2 - With a full 3 story front, this home is not harmonious with the street, and has a cold appearance due to no architectural detail and no front porch.

Concern 3 - It appears that the plan is to cut another apron off of the circle, which causes concern for rainwater management, as expressed at an earlier meeting. Is there a need to conduct a study to review the impact of this construction on lakefront erosion ?

Best regards,
Evan and Maria Parke
1091 Erie Cliff Drive

David Baas

From: gary.gerhardt@cox.net
Sent: Thursday, March 12, 2020 2:56 PM
To: David Baas
Cc: Win Gerhardt
Subject: 1090 Erie Cliff

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

Mr. Baas,

Today I received an email from a neighbor sharing your email address and reminding us of tonight's meeting. My wife and I attended a housing meeting a couple months ago. We found out at the start of that meeting that this case had been deferred. That was the only meeting we were able to attend as my job requires that I work evenings.

We have struggled with this issue. Whether this is a public issue or a private one.

As winter has waned and the sun has appeared, there have been many days that as I drive down Cranford and then Erie Cliff I've tried to imagine how the new house on the end of the street will impact my quality of life. I've imagined a house on the end of the street that resembles the majority of Lakewood dwellings, colonial frame, slopped roof and front porch. I've imagined turning onto Erie Cliff, seeing the new structure in it's planned form.

I love our street and it's row of colonials. I am proud of where my wife and I have lived for 31 years. Because this new structure in its current plans will affect my quality of life, I realize that this is a public issue. It does not resemble a traditional Lakewood home. Thus I am sharing my views with the committee.

Everything we have done to our home has been period renovations. The most major one being our front porch. We drove around Lakewood and put together our ideas, then had it designed and built. Our home turns 100 this year. One of many qualities that makes Lakewood special is it's lined streets of classic colonials. I am hoping that you will work with our new neighbors in designing a home that is consistent with a typical Lakewood home.

Thanks for your time,

Rodgers Gerhardt

1090 Erie Cliff Dr.

David Baas

From: Carol Gillespie <cgillespie7@cox.net>
Sent: Thursday, March 12, 2020 4:34 PM
To: David Baas
Cc: Carol Benko Gillespie
Subject: New House on Erie Cliff

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

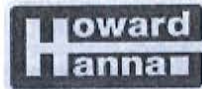
Dear Mr. Baas:

Please add me and my husband to the list of Erie Cliff residents concerned about the proposed new house on the vacant lot at the end of our street. We are almost 70-year residents of Lakewood and 33-year-long residents of Erie Cliff. The reasons we have stayed on Erie Cliff for so long are the neighbors, their camaraderie and helpfulness, and the charm of the traditional houses and yards. The architecture of the proposed new house is modern and jarring and totally out of place with the century homes on this street. We are concerned about the effect this will have on the property values of the homes on Erie Cliff. Why is it not possible to build a house with more traditional lines?

We are also concerned about the easement which gives all the residents access to the cliff. Will we continue to enjoy this access?

Just yesterday we received a letter from a realtor representing a family who would like to move into this area. I am attaching it to this email because it best represents the reasons why people want to move here. Please forgive the hyperbole of realtorspeak in the letter, but the reverence for "the traditional Lakewood home with all its turn of the century allure" and "the warm neighborhood feel" are all too true. The architecture of the proposed home is stark, cold, and unwelcoming.

When someone moves into a neighborhood, adjustments need to be made on both sides. Old residents need to be open to new ideas and ways of thinking. New residents need to be mindful and respectful of the sensibilities of those who have lived there for many decades. I hope we can come to a compromise that is satisfactory and respectful to all.



Dear friends and neighbors of Clifton Park.

It is so enjoyable to walk, run & drive past the marvelous homes in your absolutely fabulous neighborhood – right out of a Norman Rockwell scene, especially during the holidays. Thank you for your care, pride of ownership, & how beautifully you maintain and improve your gorgeous homes and their grounds.

I am currently working with a family who lives in Lakewood now and have outgrown their current home. They are hoping to find their new home in your idyllic neighborhood. The graceful character, elegant charm & architectural details both inside & out captivate this family who reveres the traditional Lakewood home with all its turn of the century allure including the amenities of the area such as The Clifton Club and the warm neighborhood feel. If you are considering a move, this family would love the opportunity to speak with you and see your gracious home at your convenience. I have included some past sales for your review and some relevant statistics.

I would love to help if you have questions or would like to arrange an appointment. I know I speak for many when I say your neighborhood and homes are certainly some of my personal favorites. It is easy to endorse the captivating ambiance of your neighborhood.

Most Sincerely & Appreciatively,

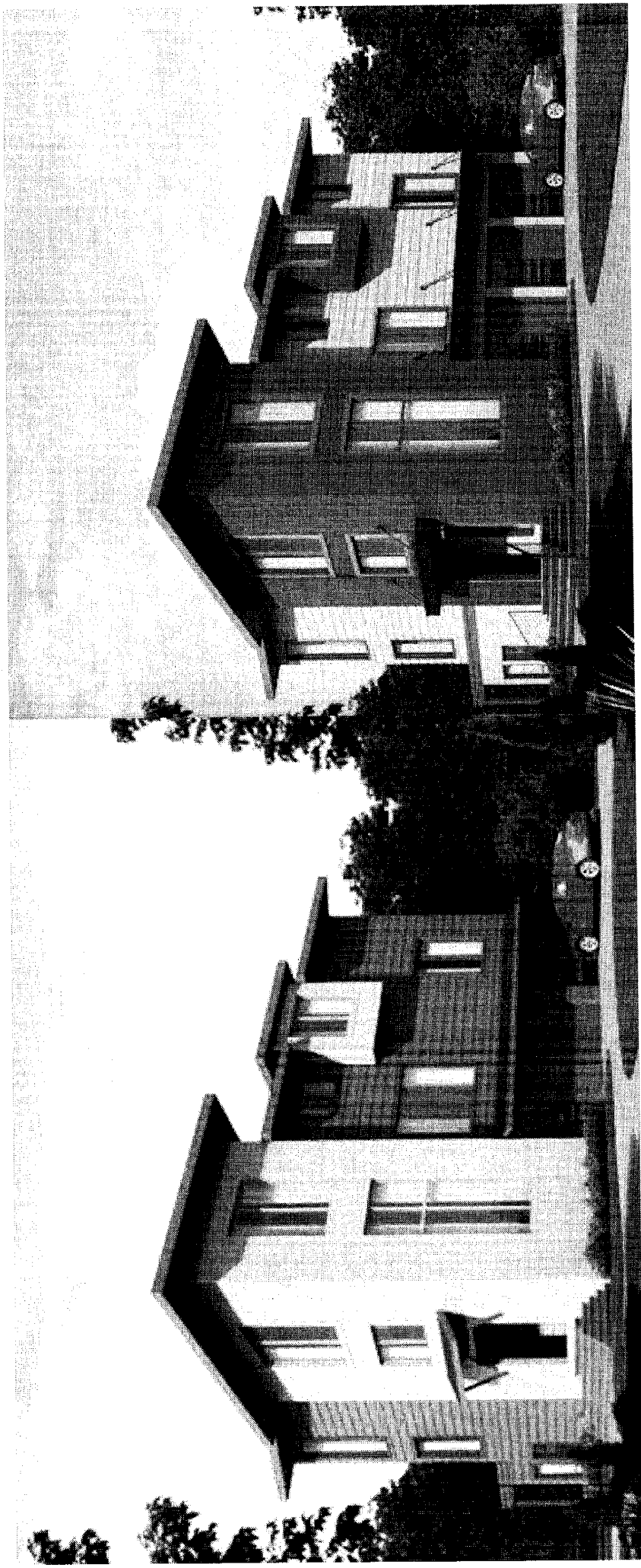
A handwritten signature in cursive script that reads 'Mary Beth'.

Mary Beth DeClerck

Sincerely,
Carol and Dan Gillespie

Those who do not remember the past are condemned to repeat it.

George Santayana
Carol Gillespie
cgillespie7@cox.net



Johanna Schwarz

From: David Baas
Sent: Thursday, March 12, 2020 12:44 PM
To: Johanna Schwarz; Allison Hennie
Subject: FW: Lakewood Truck Park

Late deferral for tonight...

Dave Baas
City Planner
LtCol, USMC (Retired)
EcoDistricts AP
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
(216) 529-6637 (work)
(216) 372-8996 (cell)
david.baas@lakewoodoh.net

From: Daniel Deagan <deagan33@yahoo.com>
Sent: Thursday, March 12, 2020 12:34 PM
To: David Baas <David.Baas@lakewoodoh.net>
Subject: Re: Lakewood Truck Park

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

I'll need to defer again. But we'll be ready next month.

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

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

On Thursday, March 12, 2020, 12:20:57 PM EDT, David Baas <david.baas@lakewoodoh.net> wrote:

Dan,

Just checking in... need an update for tonight, or confirmation that you'll need a deferral/more time.

Thanks -
Dave

Dave Baas

City Planner

LtCol, USMC (Retired)

EcoDistricts AP

City of Lakewood

12650 Detroit Avenue

Lakewood, Ohio 44107

(216) 529-6637 (work)

(216) 372-8996 (cell)

david.baas@lakewoodoh.net

From: Daniel Deagan <deagan33@yahoo.com>

Sent: Thursday, March 5, 2020 12:45 PM

To: David Baas <David.Baas@lakewoodoh.net>

Subject: Re: Lakewood Truck Park

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

That's my hope. I am having a hard time getting drawings for what I want. I am working on it today.

Daniel J Deagan

Deagan's Kitchen & Bar

14810 Detroit Ave. Lakewood, OH 44107

216-767-5775

www.deagans.com

Agenda

1. Roll Call
2. Approve minutes (Feb 2020)
3. Opening Remarks
4. Communication - Issue 28
5. Summary Approval - Signs
6. Old Business
7. New Business

Architectural Board of Review
March 12, 2020

1

Architectural Board of Review
Summary Approval (Signs) - March 2020

2

Summary Approval

Docket No. 03-26-20 (11706 Clifton)
CVS - Sign Review - March 2020

3

***1135.03 DESIGNATION OF A MIXED USE OVERLAY DISTRICT.**
(1) Signage
B. In a residential district base zone, the following additional signage regulations apply:

1. Signs must be non-illuminated.
2. Goose-neck fixtures or indirect spotlights...may be used to create illumination.
3. Only one sign per frontage, not to exceed 20 square feet per sign, shall be allowed.
4. Signs must be either projecting signs...or wall signs...

The Commission may relax such standards if a creative and innovative design is submitted and the sign does not adversely affect neighboring properties.

Mixed-Use Overlay (MH - Residential) Signage	
✓ Storefront =	Two frontages
✓ Max sign area =	*40 ft ²
✓ Replace wall sign 1 =	16 ft ²
✓ Replace wall sign 2 =	16 ft ²
✓ Replace existing ground sign =	20 ft ²
✓ Total proposed sign area =	52 ft ²

Docket No. 03-26-20 (11706 Clifton)
CVS - Sign Review - March 2020

4



2020 Health Hub

Existing Location Overview



This document contains images from Google Maps. Images were taken October 2018.

SIGNAGE SUMMARY

EXISTING		PROPOSED	
1	CVS pharmacy Letterset	1	II-22-CL-L
2	CVS pharmacy Letterset	2	II-22-CL-L
3	Monument	3	Face Change



Docket No. 03-26-20 (11706 Clifton)
CVS - Sign Review - March 2020

5

Page 3

1	Existing Sign
Size/Description:	32' Letterset
Square Footage:	--
SF or DF:	SF
Illuminated:	Yes
Mounting:	Flush

2 Face Lit Channel Letters

Colors & Materials

- Chemcast Red Acrylic #2730
- Jewelle True Red Trim Cap
- Pre-Finished Hunter Red Returns



TYPE	A	B	C	D	E	F	G	SQ.FT.
II-22-CL-L	22 1/2"	1'-1 9/16"	17'-7 11/16"	2'-4 9/16"	3'-1 7/8"	3'-5 1/16"	2'-4 3/8"	33.05



Proposed



Existing



Docket No. 03-26-20 (11706 Clifton)
CVS - Sign Review - March 2020

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Page 4

2 Existing Sign
Size/Description: 32' Letterset
Square Footage: —
SP or DP: SP
Illuminated: Yes
Mounting: Flush

Colors & Materials

- Chemcast Red Acrylic #2700
- Jewelle True Red Trim Cap
- Pre-Finished Hunter Red Returns



TYPE	A	B	C	D	E	F	G	SO FT
ILL-22-DL-E	22 1/2"	1'-1 9/16"	1'-7 11/16"	2'-4 9/16"	5'-1 7/8"	2'-9 11/16"	2'-4 3/8"	33.08



Proposed



Existing

Docket No. 03-26-20 (11706 Clifton)
CVS - Sign Review - March 2020

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Page 5

3 Existing Sign
Size/Description: 30" x 97" Cabinet
Square Footage: 20.20 sf
SP or DP: DP
Illuminated: Yes
Mounting: RA

NOTES:
Acrylic faces with applied vinyl graphics.
VO of 26" x 95" with 2" retainers.

3 Monument | Replacement Faces

Remove (2) faces from existing double sided monument.
Manufacture and install (2) new acrylic face replacements featuring Zip-Track for a removable insert panel. Retro fit sign with new LEDs.

Colors & Materials

- Face
- 3M 3630-53 Cardinal Red Translucent
 - 3/16" White (7328) Acrylic
- Insert
- 3M 3630-53 Cardinal Red Translucent
 - Clear Polycarbonate



Proposed




Existing

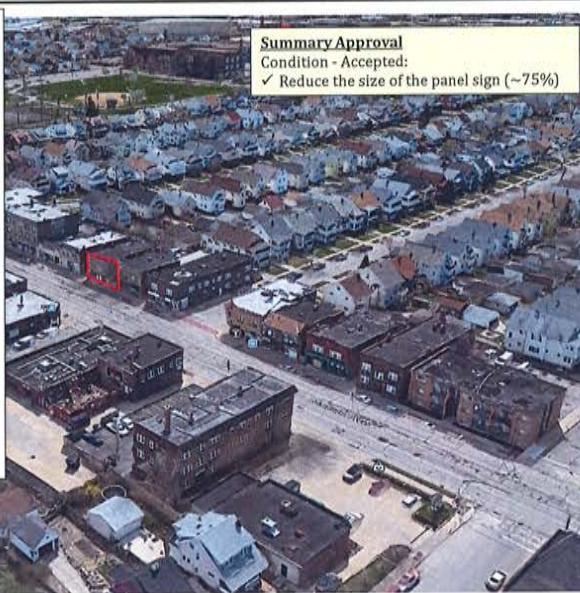
Docket No. 03-26-20 (11706 Clifton)
CVS - Sign Review - March 2020

8



sign face 17' x 2 1/2'
color print on Max Metal
screwed to existing face



Summary Approval
Condition - Accepted:
✓ Reduce the size of the panel sign (~75%)





Black sign 7' sides
25" x 35"
2' high mounted with
3" leg and shades

Docket No. 03-28-20 (13361 Madison)
Superscript - Sign Review - March 2020

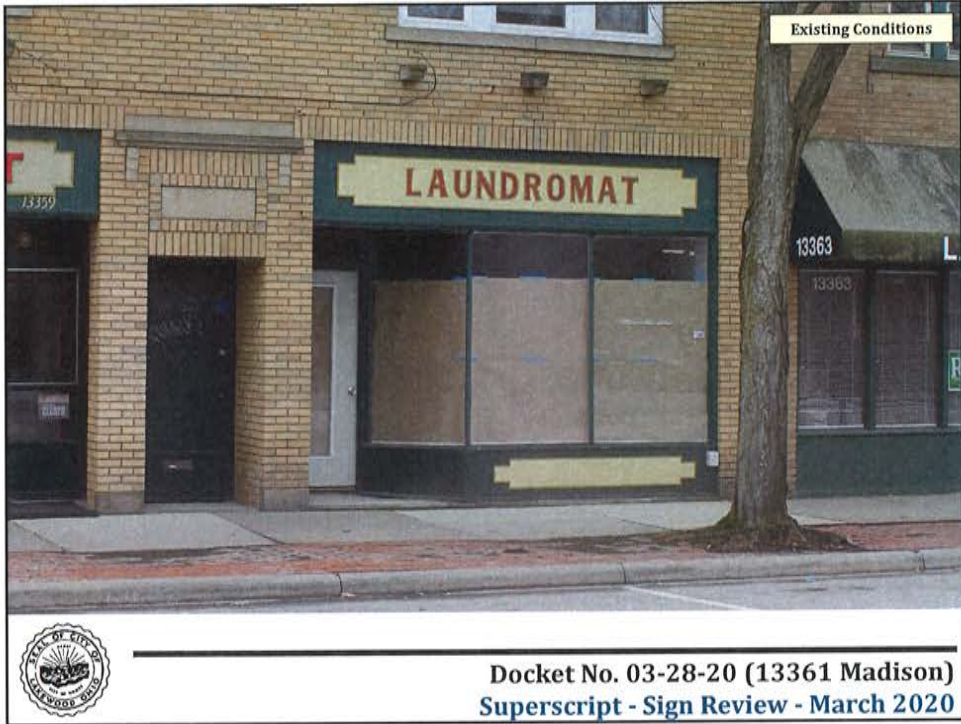
9

Existing Conditions

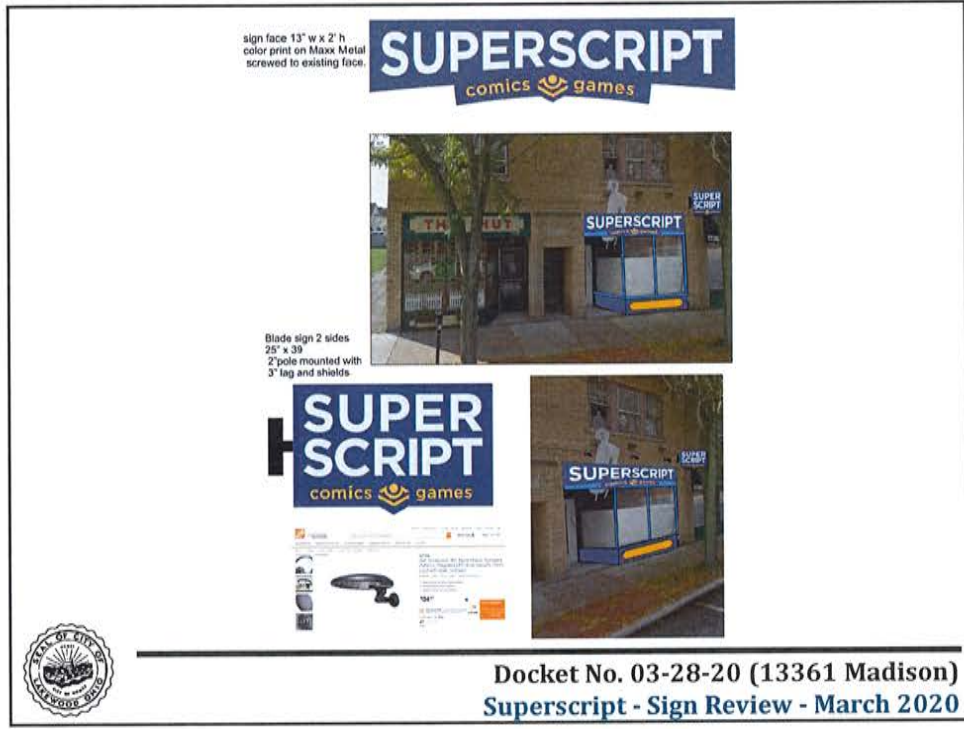



Docket No. 03-28-20 (13361 Madison)
Superscript - Sign Review - March 2020

10



11

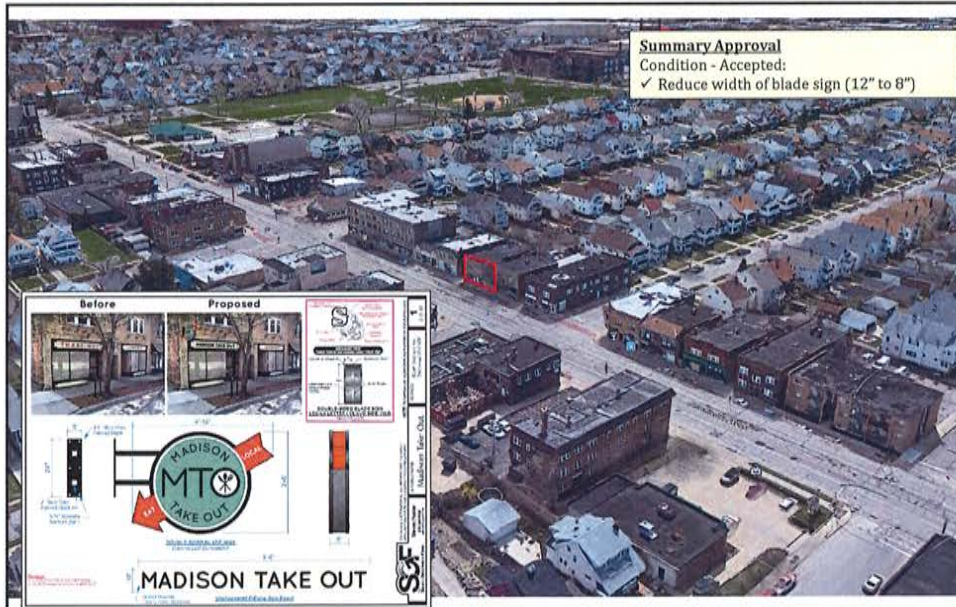


12



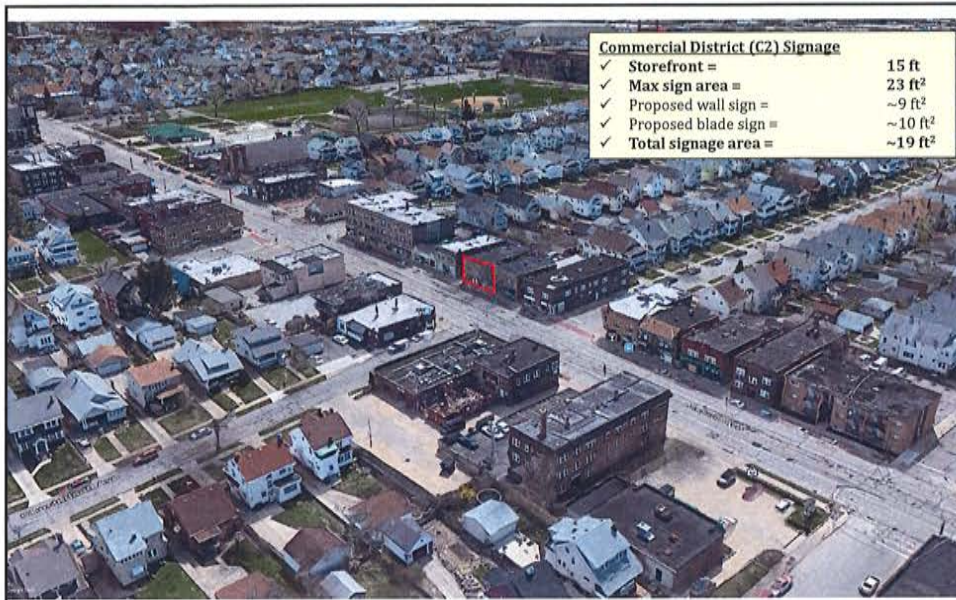
Docket No. 03-28-20 (13361 Madison)
Superscript - Sign Review - March 2020

13



Docket No. 03-29-20 (13359 Madison)
Madison Take Out - Sign Review - March 2020

14



Commercial District (C2) Signage	
✓ Storefront =	15 ft
✓ Max sign area =	23 ft ²
✓ Proposed wall sign =	~9 ft ²
✓ Proposed blade sign =	~10 ft ²
✓ Total signage area =	~19 ft ²



Docket No. 03-29-20 (13359 Madison)
 Madison Take Out - Sign Review - March 2020

15

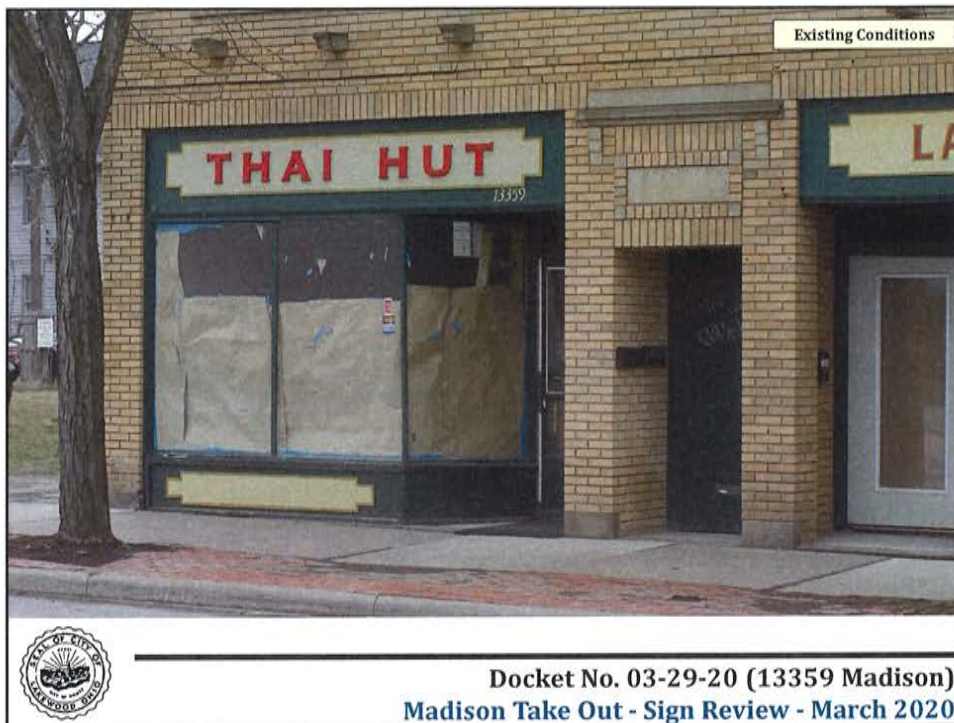


Existing Conditions



Docket No. 03-29-20 (13359 Madison)
 Madison Take Out - Sign Review - March 2020

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Docket No. 03-29-20 (13359 Madison)
Madison Take Out - Sign Review - March 2020

17

Before

Proposed

DOUBLE-SIDED BLADE SIGN
(Internal LED illumination)

DOUBLE-SIDED BLADE SIGN
LED-Lit LETTER / CLoud SIDE VIEW
PART# 02-10-02

DOUBLE-SIDED BLADE SIGN
LED-Lit LETTER / CLoud SIDE VIEW
PART# 02-10-02

Notes:

- 1) 1/2" Revised blade sign face design
- 2) 2" Revised sign face width to 11"
- Revised mounting plate width, & added extra post at top mark
- Revised from 1/2" hole to 1" square & added insulator

Specifications:

- 1) 1/4" Steel Plate Painted Black
- 2) 1" Steel Tube Painted Black
- 3) 5/16" Necessary Anchors (typ.)

Materials:

- 1) 1/4" Steel Plate Painted Black
- 2) 1" Steel Tube Painted Black
- 3) 5/16" Necessary Anchors (typ.)

Manufacturer:

1133P Madison, Inc.
1133P Madison, Inc.
Lafayette, CA 94501

Business Name: Madison Take Out

Address: 13359 Madison, Inc.
Lafayette, CA 94501

City of Madison

City of Madison

City of Madison

Docket No. 03-29-20 (13359 Madison)
Madison Take Out - Sign Review - March 2020

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Summary Approval

STATE OF MICHIGAN
CITY OF DETROIT
13523

STATE OF MICHIGAN
CITY OF DETROIT

Docket No. 03-30-20 (13523 Detroit)
Horizon - Sign Review - March 2020

19

Commercial District (C3) Signage	
✓ Storefront =	37 ft
✓ Max sign area =	56 ft ²
✓ Proposed wall sign =	~27 ft ²
✓ Ground sign replacement =	~19 ft ²
✓ Total signage area =	~46 ft ²

STATE OF MICHIGAN
CITY OF DETROIT

Docket No. 03-30-20 (13523 Detroit)
Horizon - Sign Review - March 2020

20



Docket No. 03-30-20 (13523 Detroit)
Horizon - Sign Review - March 2020

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Docket No. 03-30-20 (13523 Detroit)
Horizon - Sign Review - March 2020

22

8'-10 3/4" 22'-7 1/8" 19'-0 7/8"

HORIZON EDUCATION CENTERS



NOTES:
Manufacture and install one (1) set of 3/8" thick PVC letters, painted orange to match company colors as closely as possible. Letters to be mounted on rails, painted white to match building fascia.



Docket No. 03-30-20 (13523 Detroit)
Horizon - Sign Review - March 2020

23



NOTES:
Manufacture and install one (1) double-faced, non-illuminated, irregularly shaped aluminum ground sign. Cabinet and pole cover to be painted orange, to match company colors as closely as possible. Header cabinet to have digitally printed graphics applied first surface. Address numerals to be white die-cut vinyl applied first surface.

RATED 120 VOLTS



Docket No. 03-30-20 (13523 Detroit)
Horizon - Sign Review - March 2020

24



**Architectural Board of Review
Old Business - March 2020**

25



**Docket No. 03-20-19 (16000/15801 Detroit)
Market Rate Apartments - ABR - March 2020**

26

AUGUST 2019 – PLANNING COMMISSION - APPROVED WITH FOLLOWING CONDITIONS:

- Minimum amount of commercial space is 1,500 square feet
- Fitness center available to non-residents
- Innovative landscaping plan as approved by ABR, considered to be over/above landscaping typically required...
- Work with city to exceed amount of Water Quality Volume treated/stored on site above the minimum...
- Long-term maintenance plan for landscaping
- Include bicycle facilities...fix-it station/bike racks
- City is to contact RTA to discuss bus shelter at site

1325.03 PURPOSE OF THE BOARD

- ...design, use of materials, finished grade lines, dimensions, orientation, location...
- ...parking lot design...
- ...landscaping/fencing...

1135.01 - 03 MIXED-USE DISTRICT...designs that:

- ...reflect the City's development and planning policies as set forth...and that are consistent with the Vision.
- ...reflects human scale and emphasizes pedestrian orientation...
- **Signage** (commercial district base zone)...standards set by base zone (C3).
- **Primary design objective**...reflect the area's architectural significance/character, while promoting the pedestrian scale environment. The design must be compatible with the neighborhood.



**Docket No. 03-20-19 (16000/15801 Detroit)
Market Rate Apartments - ABR – March 2020**

27

POST PRE-REVIEW (5 MARCH) NOTES:

Building Design

- Address material transitions and corners
- Mimic recessed lobby entrance (north building) with the commercial space entrance...considering carrying the bump-out (dark brick) to/around the corner of that building.
- Clarify how fitness center is made available to non-residents.
- Provide specifications for glazing and balcony railings

Parking Lots/Landscaping

- Provide landscape plan for western-most parking lot to include appropriate fencing/screening
- Address light intrusion issues on abutting residential properties...consider pedestrian scale lighting along path (SE side of southern building) and alley (between northern building and existing adjacent building).
- Recommend benches and brick treatment on "inside corner" entrances from parking lots
- Recommend a short fence on northern edge of SW parking lot to screen headlights from right-of-way/sidewalk.
- Clarify parking lot design - dimensions and considerations for traffic flow (travel lanes, turning radius, etc.)



**Docket No. 03-20-19 (16000/15801 Detroit)
Market Rate Apartments - ABR – March 2020**

28

PARKING LOT CONSIDERATIONS

1143.09 Parking Plan Approval (Planning Commission; Aug 2019)

- Considered peak demand, total supply of spaces, and traffic impact analysis

1325.08 Parking Lot Design (ABR)

- Each...space...**minimum dimension of 9 feet wide by 18 feet long**...except that the Board in its consideration of the design...may allow a maximum percent of required spaces for compact/subcompact cars not less than 8 feet wide and 15 feet long...
- **Lighting**...fixtures arranged to reflect light away from adjacent residential property...
- **Parking lots abutting a residential lot**...shall have a solid visual barrier at least four feet high on the common parking lot, residential lot line by one or a combination of the following methods...
 - ✓ Solid decorative masonry wall
 - ✓ Landscape earth mound not less than 2 to 1 slope
 - ✓ Treated wood fence
 - ✓ Evergreen hedge chain link fence



**Docket No. 03-20-19 (16000/15801 Detroit)
Market Rate Apartments - ABR – March 2020**

29

BACKGROUND – BOARDS/COMMISSIONS

March 2019 - Planning Commission & ABR

- Proposal introduced
- Public comment taken
- Deferred to April

April 2019 - Planning Commission & ABR

- Updated design presented
- Traffic and shade studies completed
- Staff analysis of zoning, building height, parking, property lines and setbacks
- Public comment taken
- Deferred to May

May 2019 – January 2020 - Applicant requested deferral from ABR

August 2019 – Planning Commission - Approved with following conditions:

- Minimum amount of commercial space is 1,500 square feet
- Fitness center available to non-residents
- Innovative landscaping plan as approved by ABR, considered to be over/above landscaping typically required...
- Work with city to exceed amount of Water Quality Volume treated/stored on site above the minimum...
- Long-term maintenance plan for landscaping
- Include bicycle facilities...fix-it station/bike racks
- City is to contact RTA to discuss bus shelter at site



**Docket No. 03-20-19 (16000/15801 Detroit)
Market Rate Apartments - ABR – March 2020**

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1135.01 MIXED-USE DISTRICT - PURPOSE...should offer one or more of the following advantages:

Designs that...

- ...reflect the City's development and planning policies as set forth...and that are consistent with the Vision.
- ...are intended to encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted uses and/or modification or variation from otherwise applicable zone district and development standards.
- ...encourage a mix of retail, service, office, housing, live-work units, and public 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.

1135.03: DESIGNATION OF A MIXED-USE OVERLAY DISTRICT.

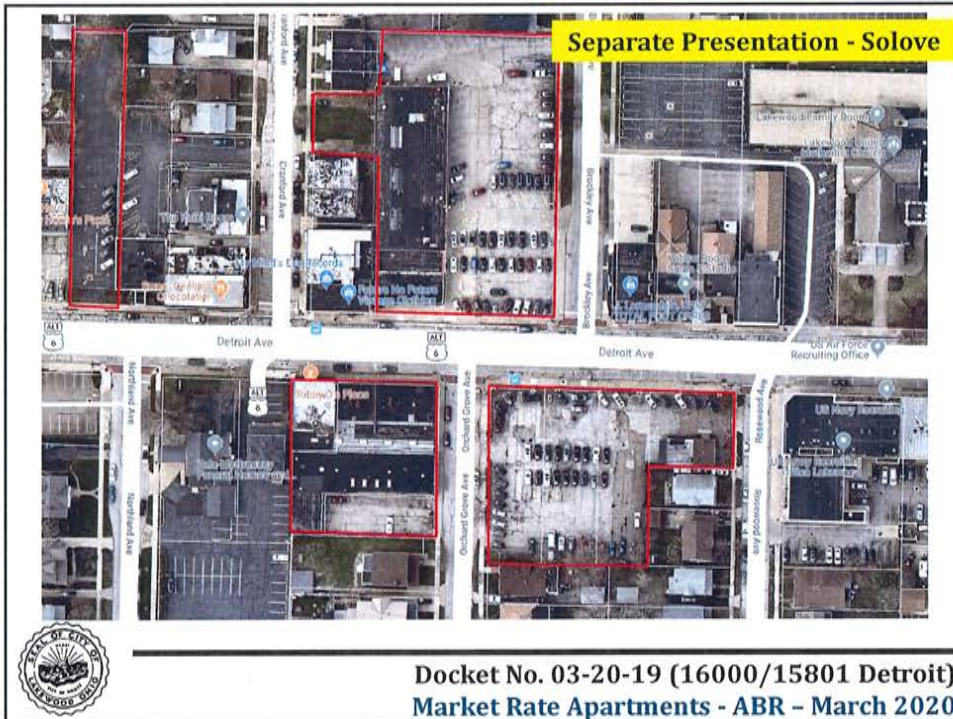
Development Standards...the following regulations shall be observed:

- **Signage** (commercial district base zone)...standards set by base zone (C3).
- **Parking**...submit a parking and traffic management proposal that does not adversely affect the neighborhood, identifies peak use times, and explores shared parking agreements.
- **Structural Requirements**...primary design objective...reflect the area's architectural significance/character, while promoting the pedestrian scale environment. The design must be compatible with the neighborhood.
 - ...principal or primary entrance to a non-residential structure must be located on the building front.



**Docket No. 03-20-19 (16000/15801 Detroit)
Market Rate Apartments - ABR - March 2020**

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**Docket No. 03-20-19 (16000/15801 Detroit)
Market Rate Apartments - ABR - March 2020**

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Parking Lot – Cranford Ave

Survey – May 2019

**Docket No. 03-20-19 (16000/15801 Detroit)
Market Rate Apartments - ABR – March 2020**

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Erie Cliff

- Background/Context
- Updated Proposal

**Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - March 2020**

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1325.03 Purposes of the Board

- ✓ ...design, use of materials, finished grade lines, dimensions, orientation, location, and landscaping/fencing...
- ✓ "Harmonious/integrated" – What elements from neighborhood can be incorporated/modernized...

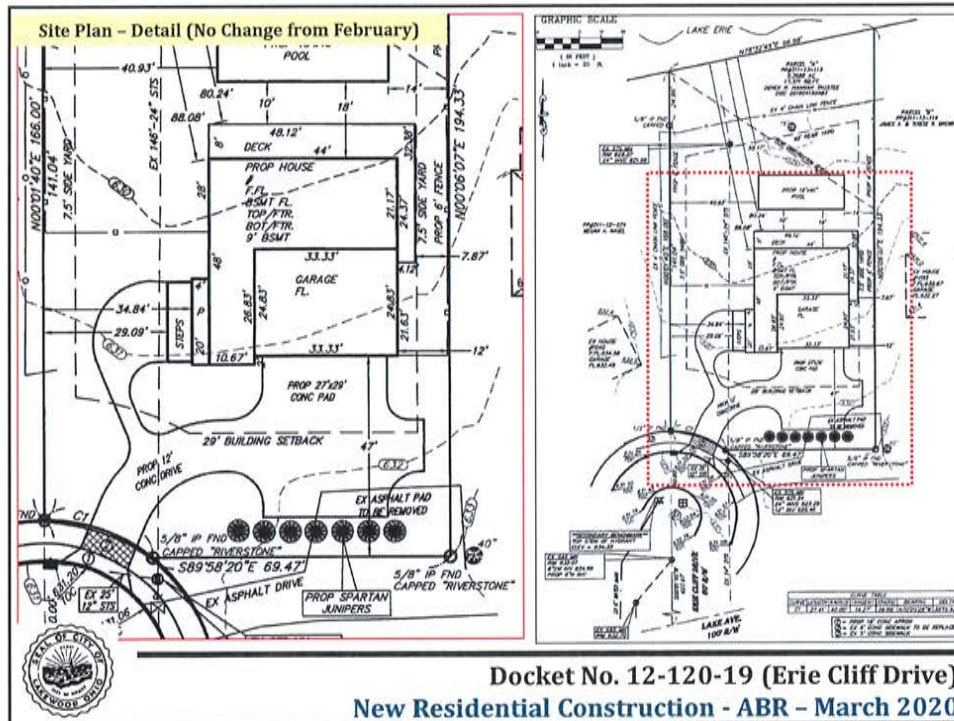
Post Pre-Review (5 March) Notes

- Consider extending front entry canopy along the west façade to break up massing and mimic a front porch.
- Confirm materials/colors – recommend panels on tower and siding on remainder of house, vertical siding below datum line established by extension of front-entry canopy along the western façade.
- Highlight proposed/modernized design elements in context of neighborhood/adjacent homes.
- Lighting plan – provide specifications on the desired fixtures and locations.
- Confirm fence location in relation to property lines.
- Provide other planned landscaping in addition to proposed trees already presented



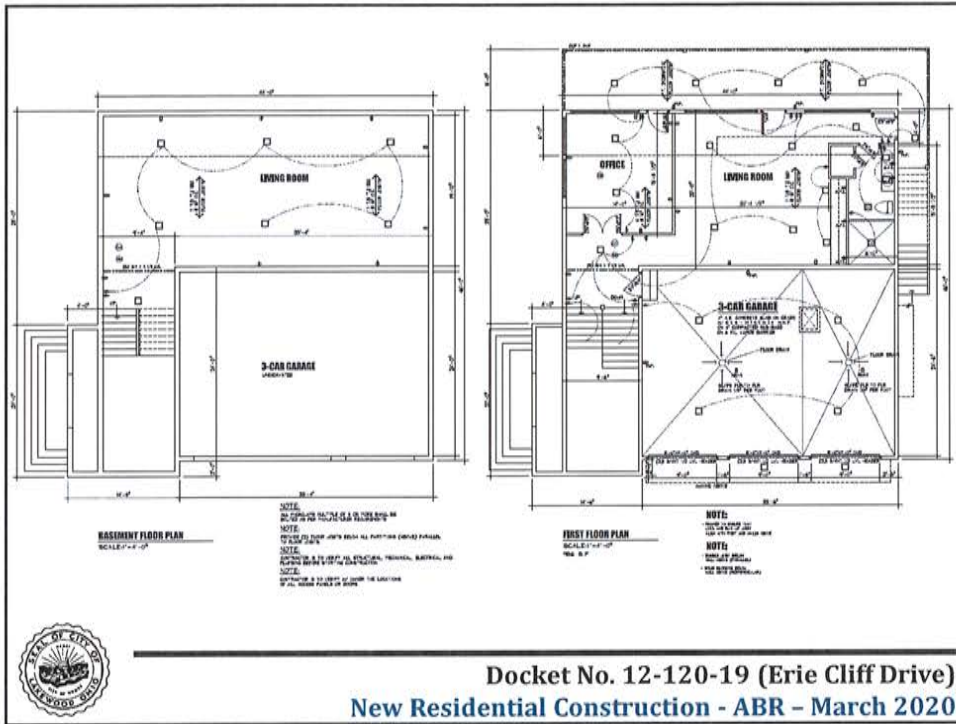
**Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - March 2020**

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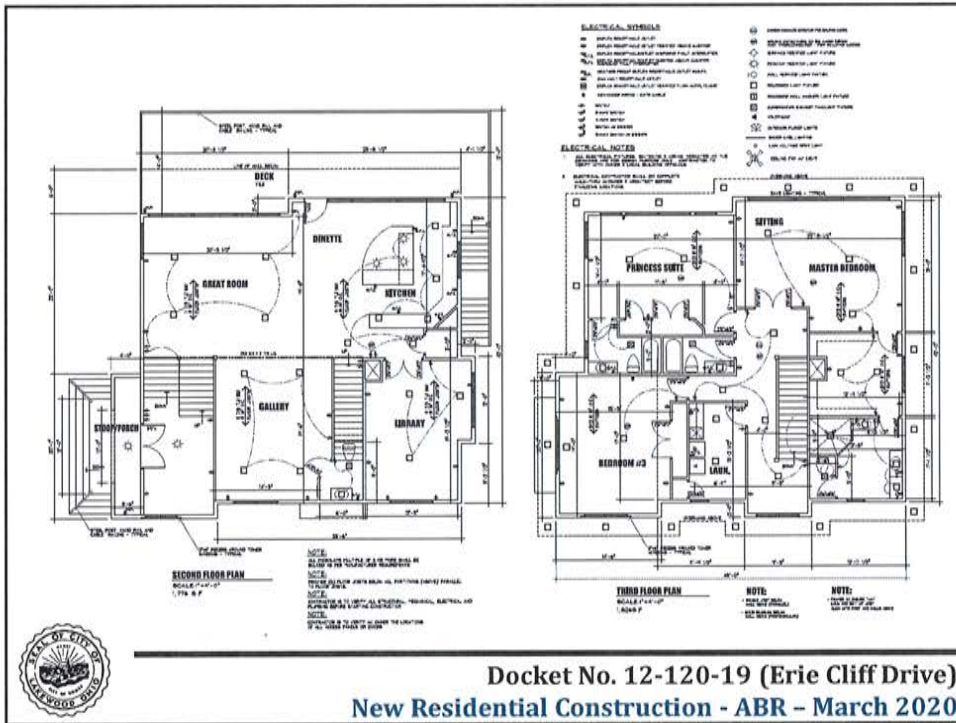
**Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - March 2020**

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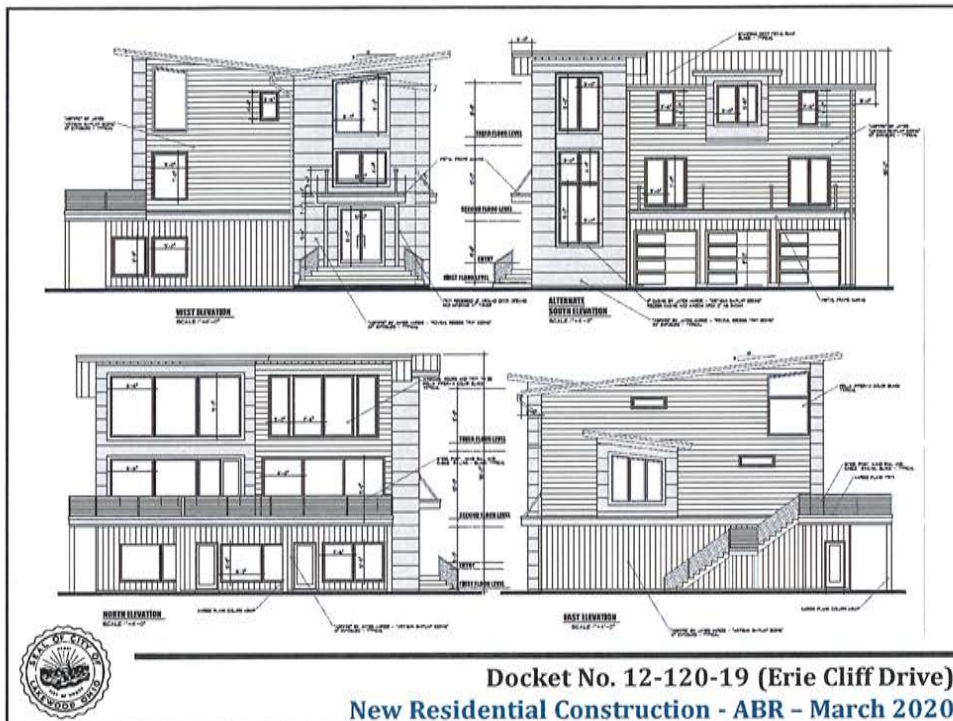
Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - March 2020

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Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - March 2020

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Site rendering (Version 2; Updated)



Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - March 2020

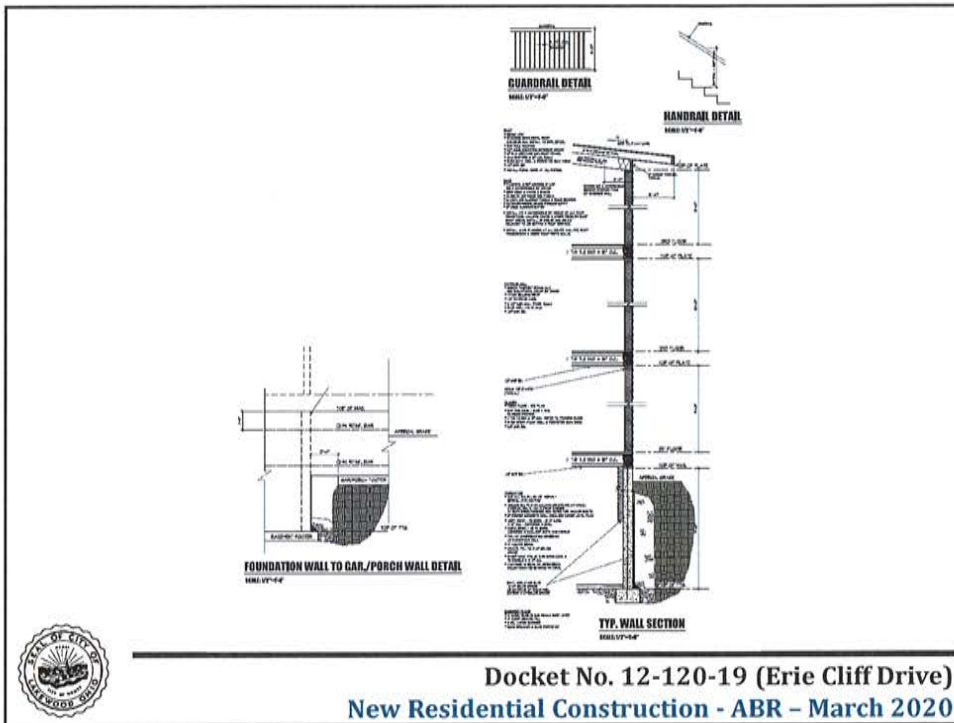
43

Porch Comparisons (Applicant Provided)



Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - March 2020

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

ALTERNATE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

24" Exposure

10" Exposure

Reveal Panel

Reveal Recess Trim

Artisan Shiplap

Provided materials - example siding

Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - March 2020

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

ALTERNATE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

24" Exposure

10" Exposure

Proposed colors

Reveal Panel

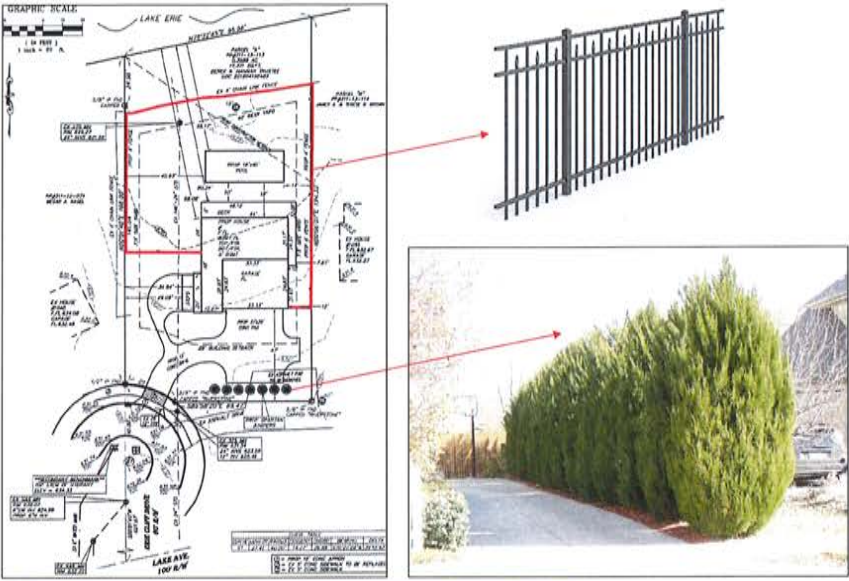
Reveal Recess Trim

Artisan Shiplap

Provided materials - example siding

Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - March 2020

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The site plan on the left shows a residential lot with various setbacks and dimensions. Red lines highlight specific areas. To the right, a black metal fence is shown with a red arrow pointing to a section of the site plan. Below that, a photograph of a large, rounded evergreen shrub is shown with a red arrow pointing to another section of the site plan.

Provided materials - example landscaping

Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - March 2020

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Provided materials - example side entry



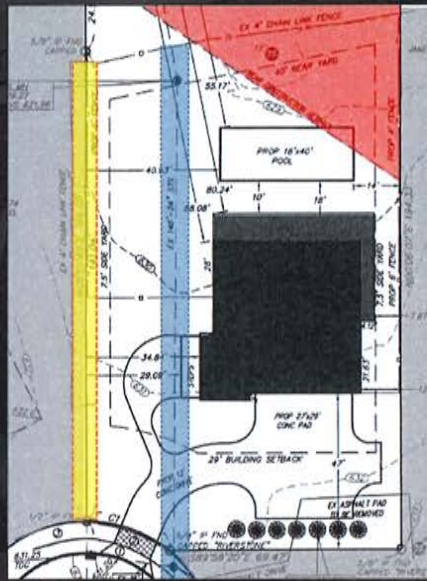
A photograph of a two-story house with a side entry. A large yellow banner with the word "UPDATE" in black capital letters is overlaid diagonally across the house.

Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - March 2020

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Since December ABR Review:

- Discussion of easement and other considerations with relation to site plan...
 - Access easement (■)...4' on either side of western property boundary...
 - Consideration of existing Stormwater out-fall (■)
 - Parcel building restrictions (■)



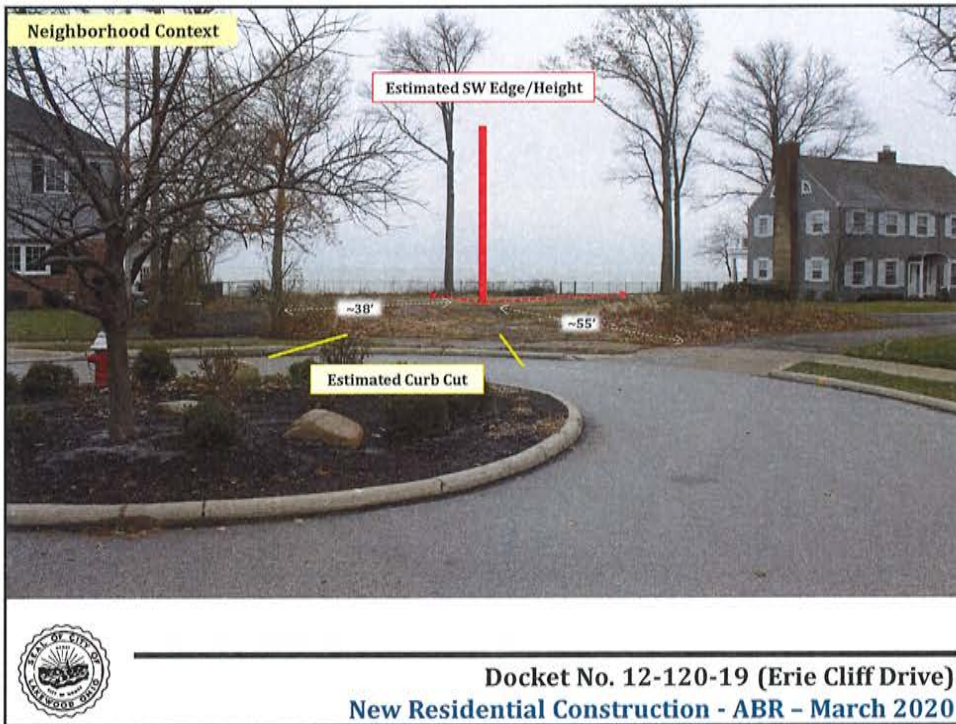
Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - March 2020

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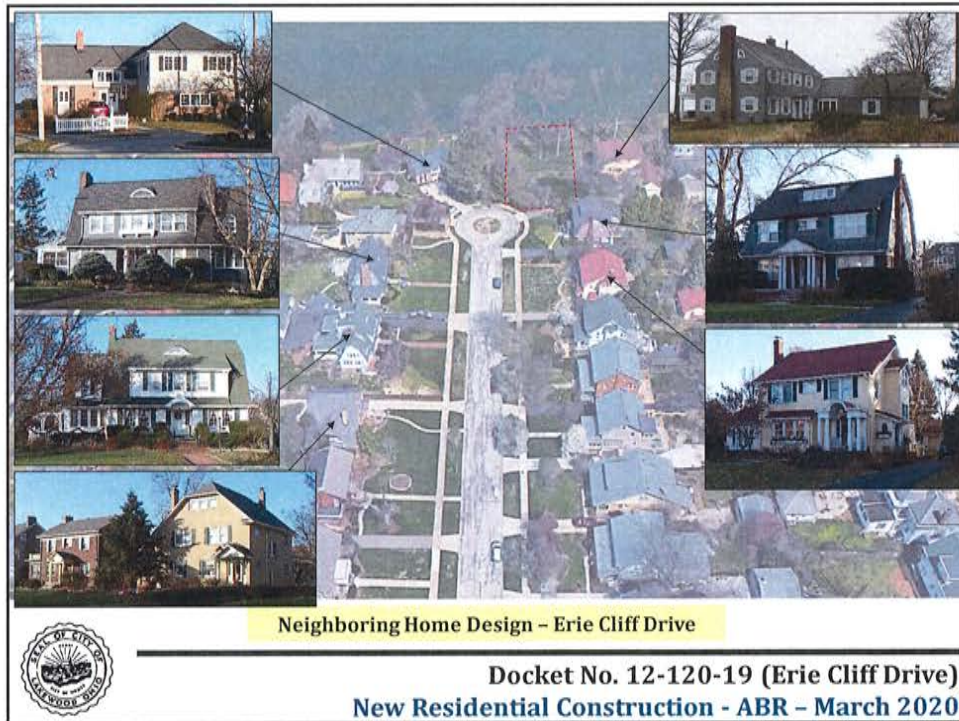


Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR - March 2020

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Neighboring Home Design – Erie Cliff Drive



Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR – March 2020

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Neighboring Home Design – Erie Cliff Drive



Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR – March 2020

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Neighboring Home Design – Erie Cliff Drive



Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR – March 2020

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Neighboring Home Design – Erie Cliff Drive



Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR – March 2020

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Neighboring Home Design – Erie Cliff Drive



Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR – March 2020

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Neighboring Home Design – Erie Cliff Drive



Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR – March 2020

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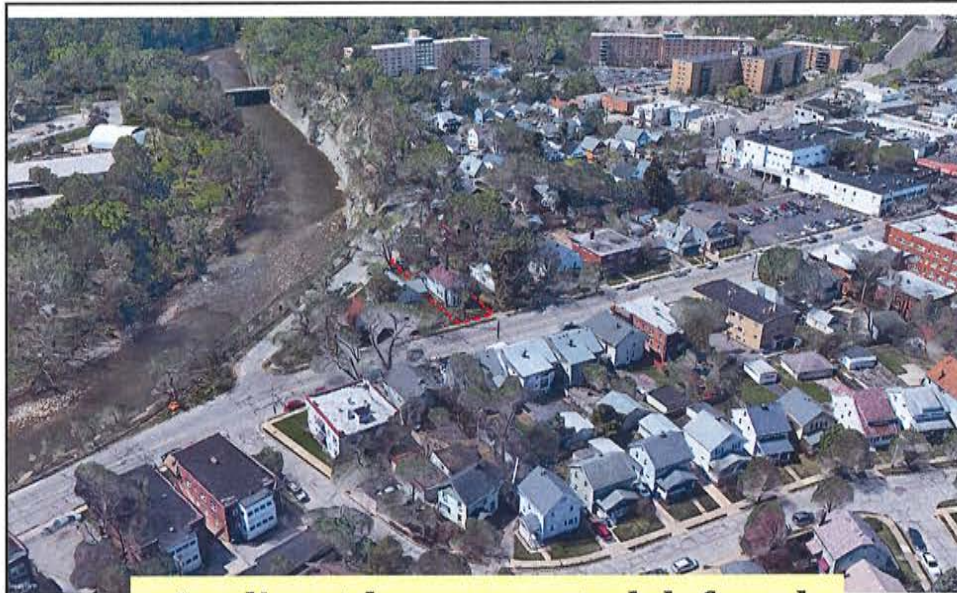


Neighboring Home Design – Erie Cliff Drive



Docket No. 12-120-19 (Erie Cliff Drive)
New Residential Construction - ABR – March 2020

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Applicant has requested deferral



Docket No. 01-02-20 (1464 Riverside Drive)
Demolition/New Construction – ABR – March 2020

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Docket No. 02-08-20 (12558 Clifton)
Front Porch/Deck - ABR - March 2020

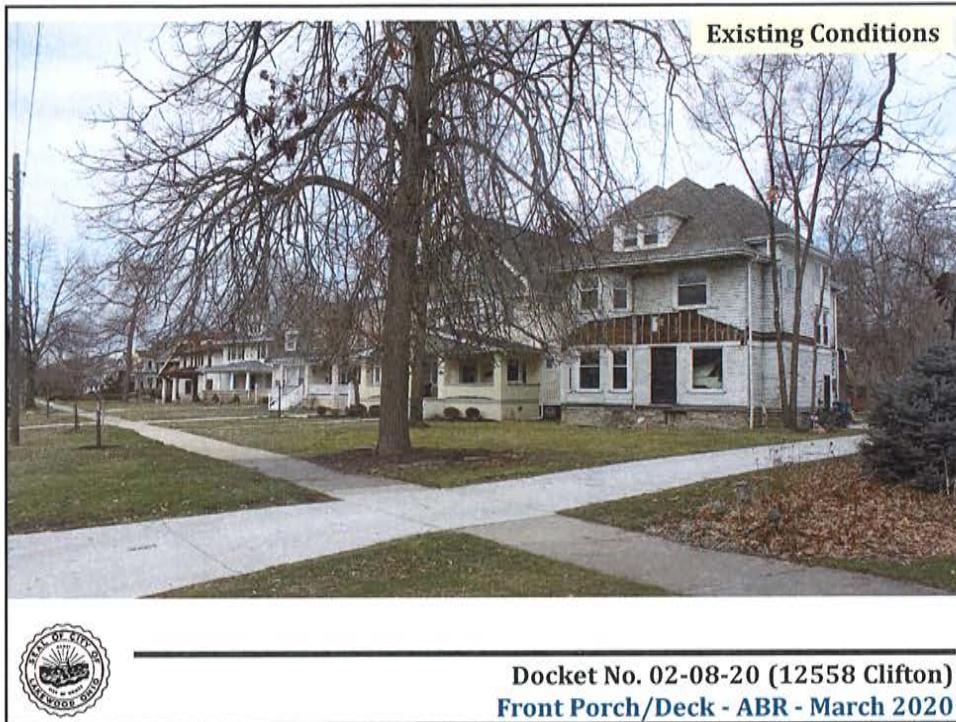
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Prior Design



Docket No. 02-08-20 (12558 Clifton)
Front Porch/Deck - ABR - March 2020

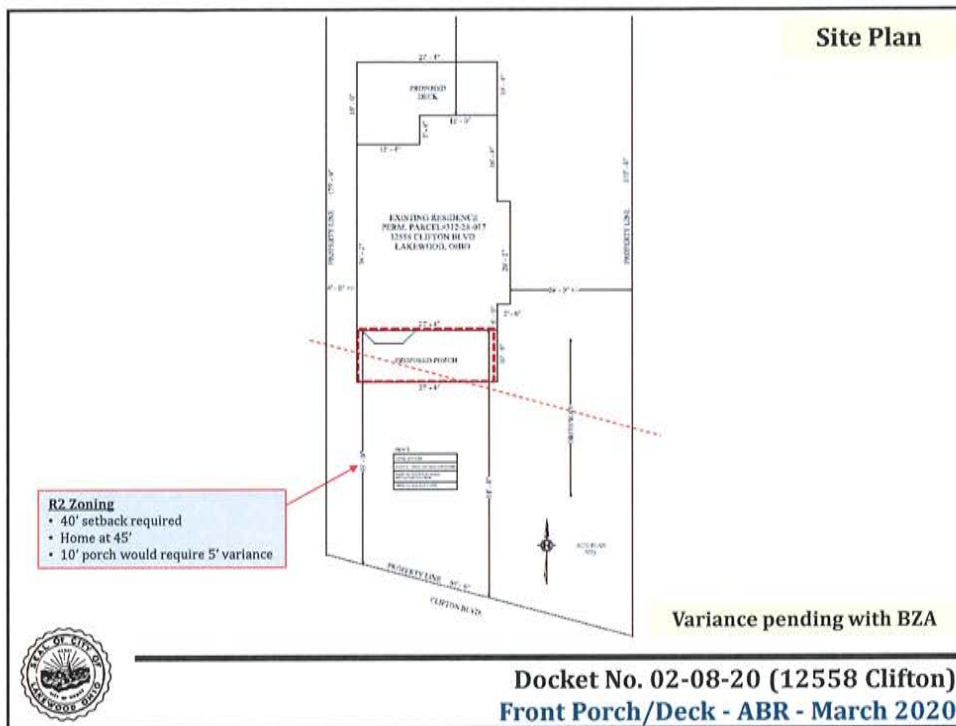
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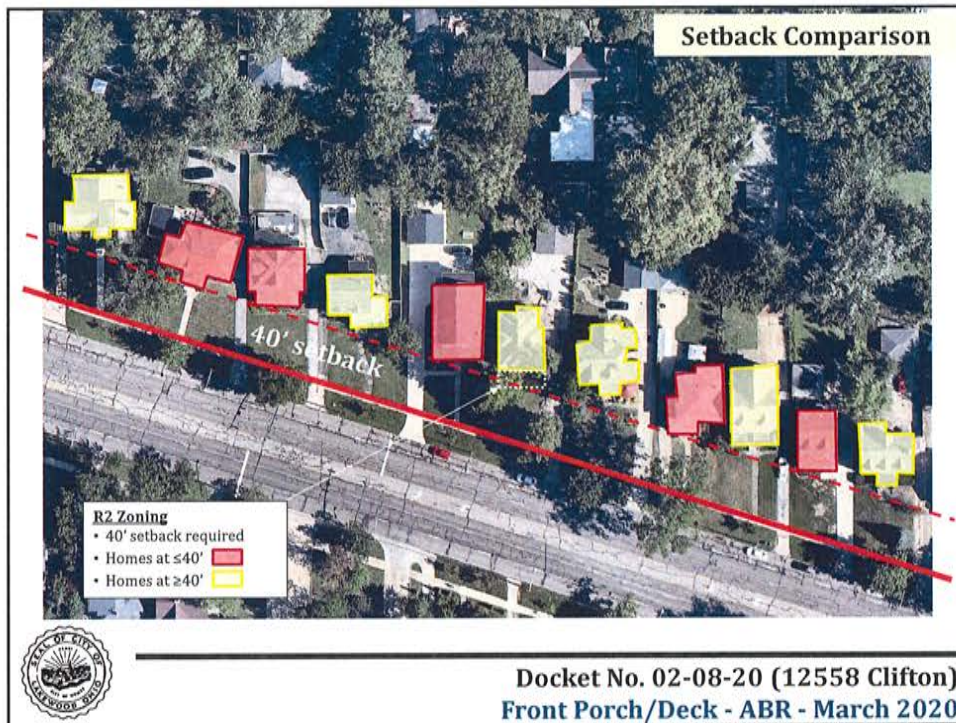
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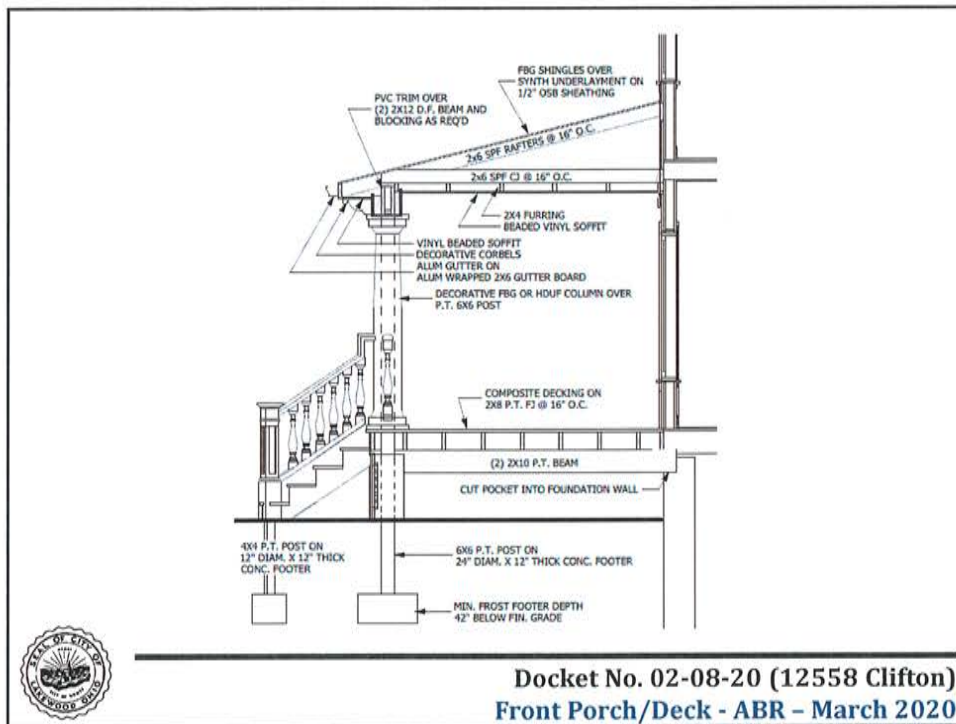
Docket No. 02-08-20 (12558 Clifton)
Front Porch/Deck - ABR - March 2020

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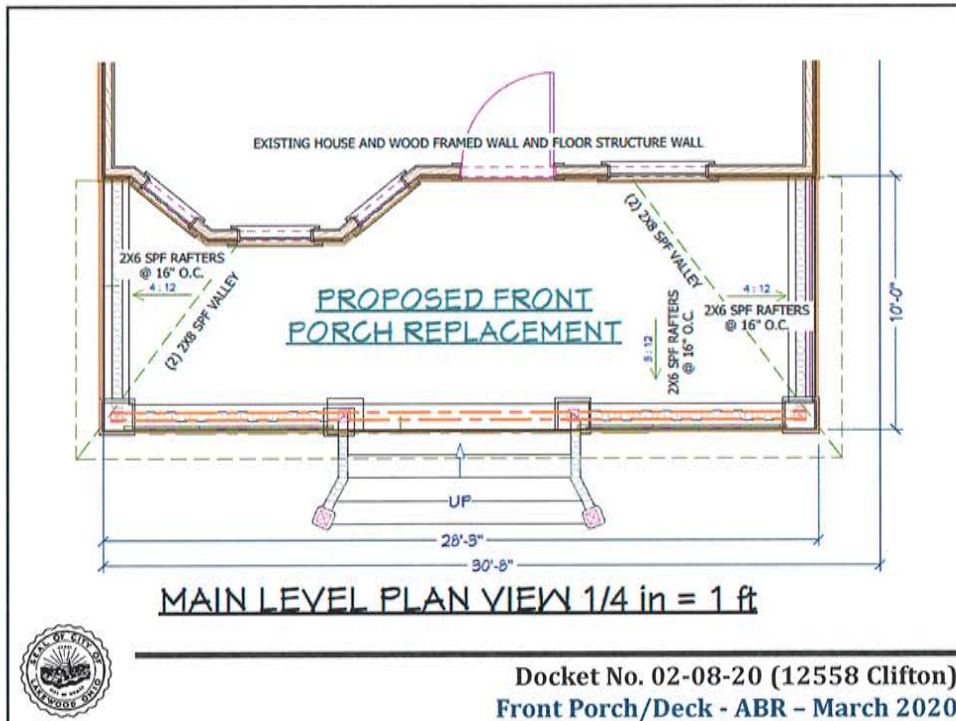


Docket No. 02-08-20 (12558 Clifton)
Front Porch/Deck - ABR - March 2020

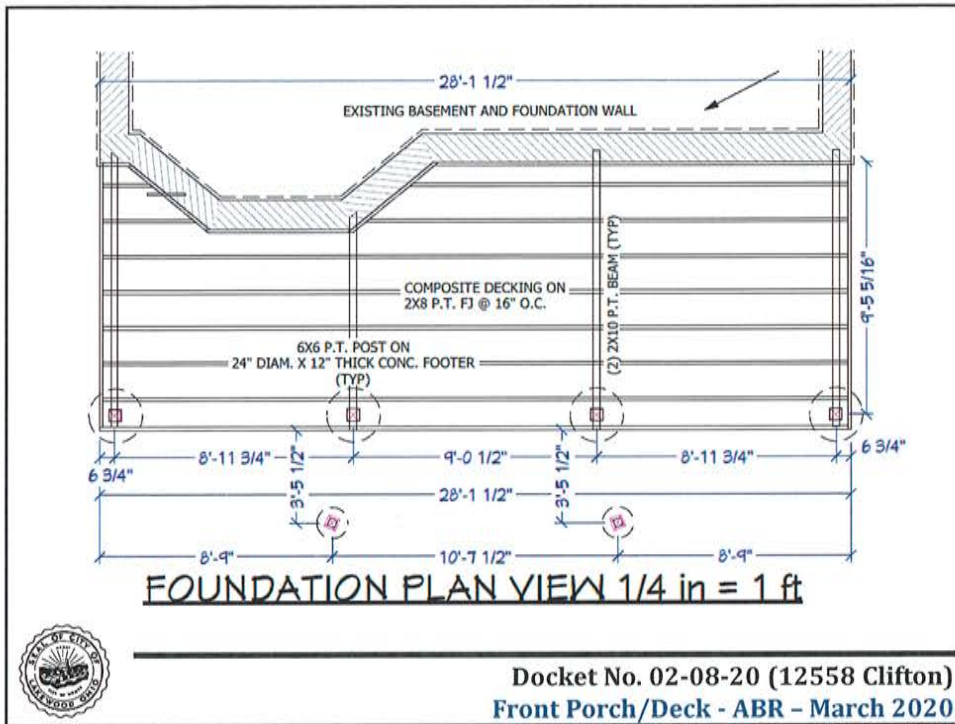
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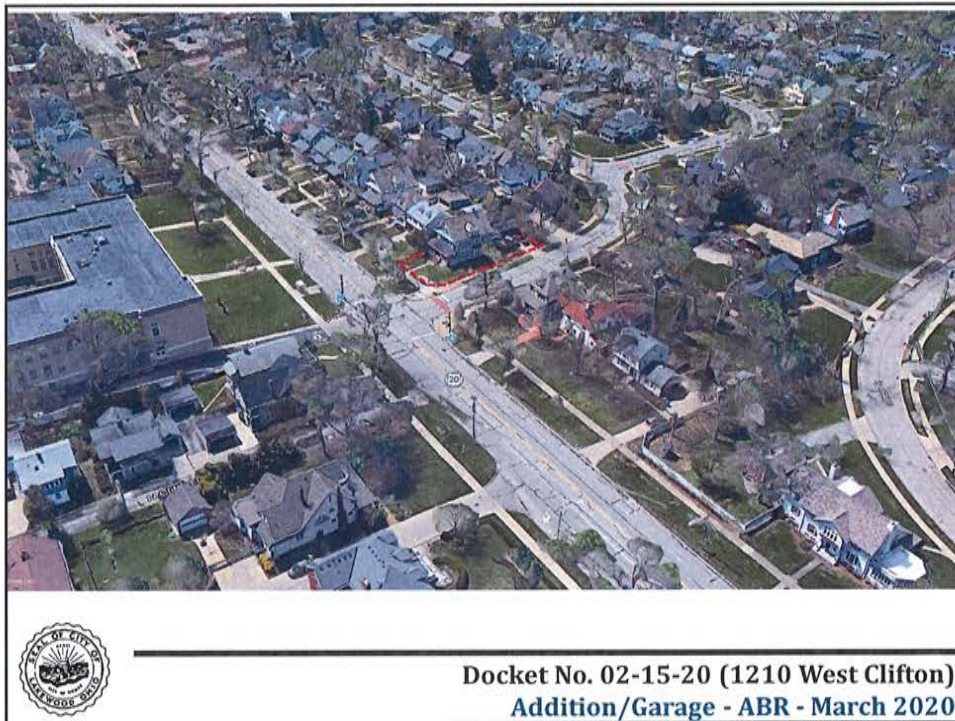
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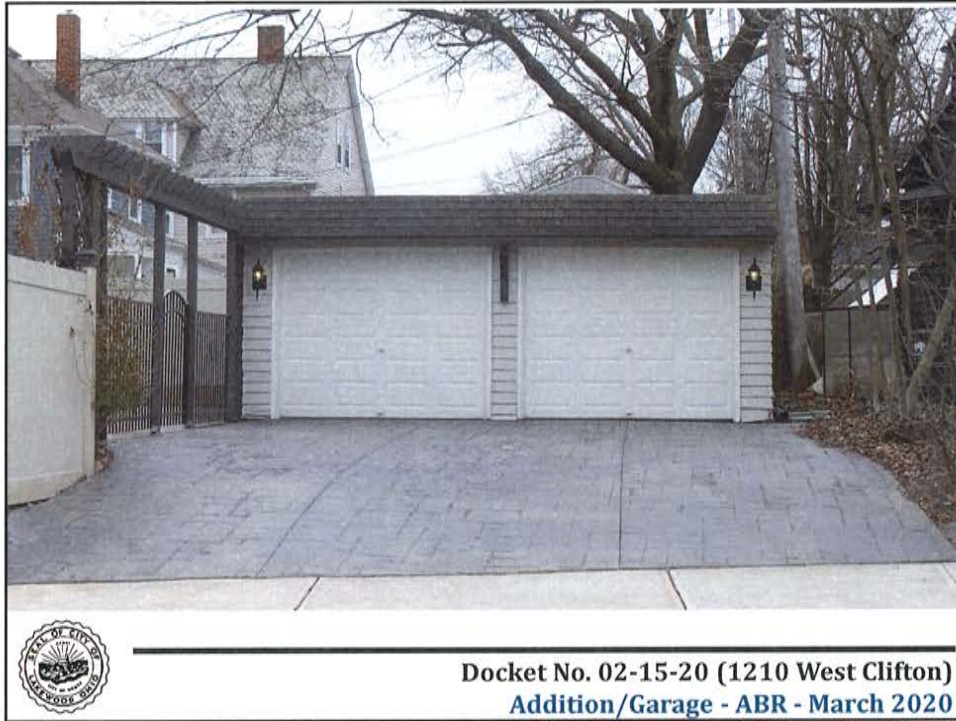
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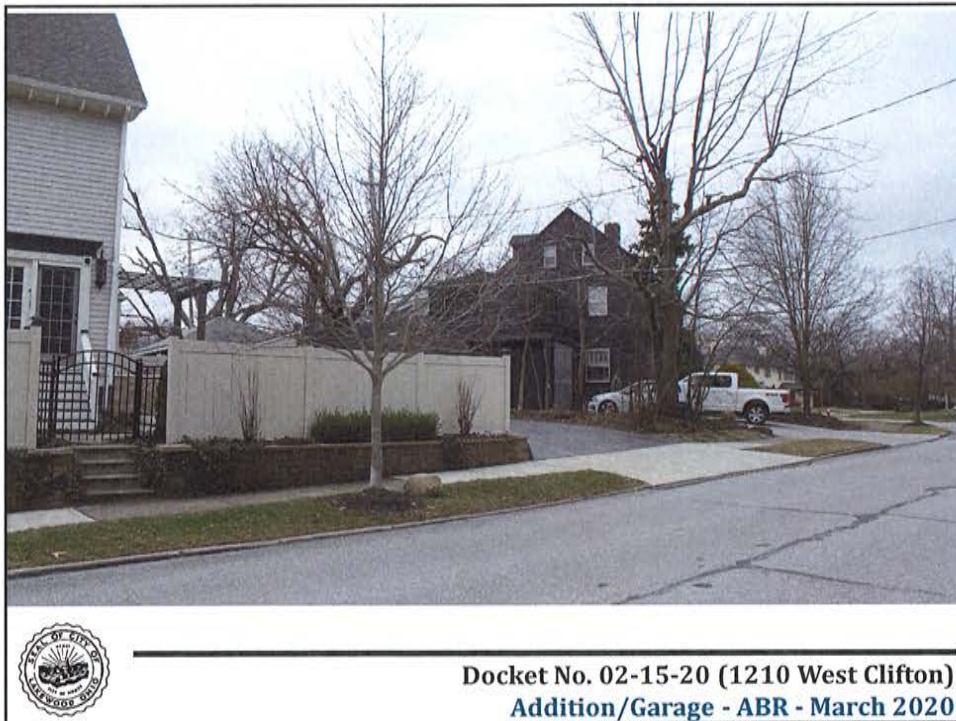
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80

PROPOSED ADDITION TO
DEZORT RESIDENCE
1210 W CLIFTON BLVD
LAKEWOOD, OHIO

DATE:
3-4-20

IDS CONSTRUCTION SOLUTIONS
1210 W Clifton Blvd
Lakewood, OHIO 44107 (716) 536-7322

DEZORT RESIDENCE
1210 W Clifton Blvd
Lakewood, OHIO 44107

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

COVER

Docket No. 02-15-20 (1210 West Clifton)
Addition/Garage - ABR - March 2020

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DATE:
3-4-20

IDS CONSTRUCTION SOLUTIONS
PO BOX 771666
LAKEWOOD, OHIO 44107 (716) 536-7322

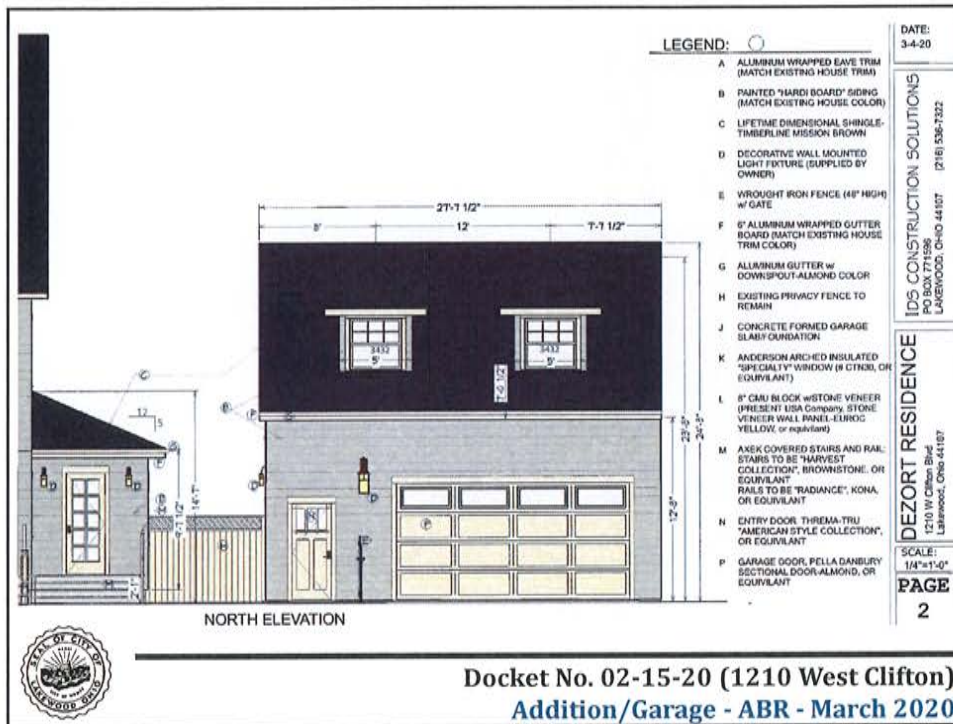
DEZORT RESIDENCE
1210 W Clifton Blvd
Lakewood, OHIO 44107

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

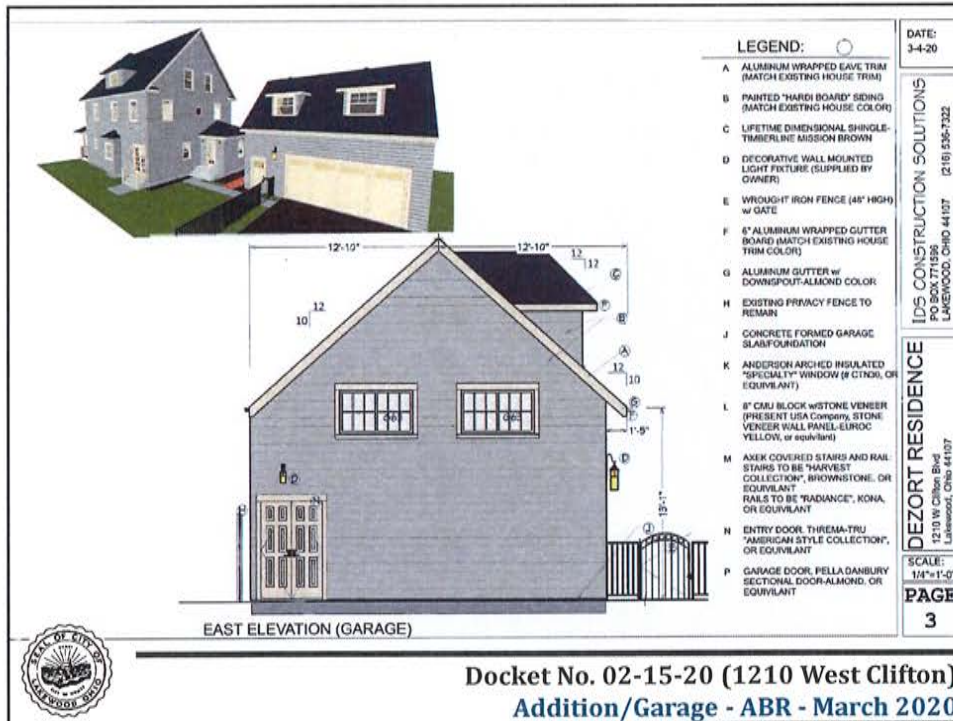
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Docket No. 02-15-20 (1210 West Clifton)
Addition/Garage - ABR - March 2020

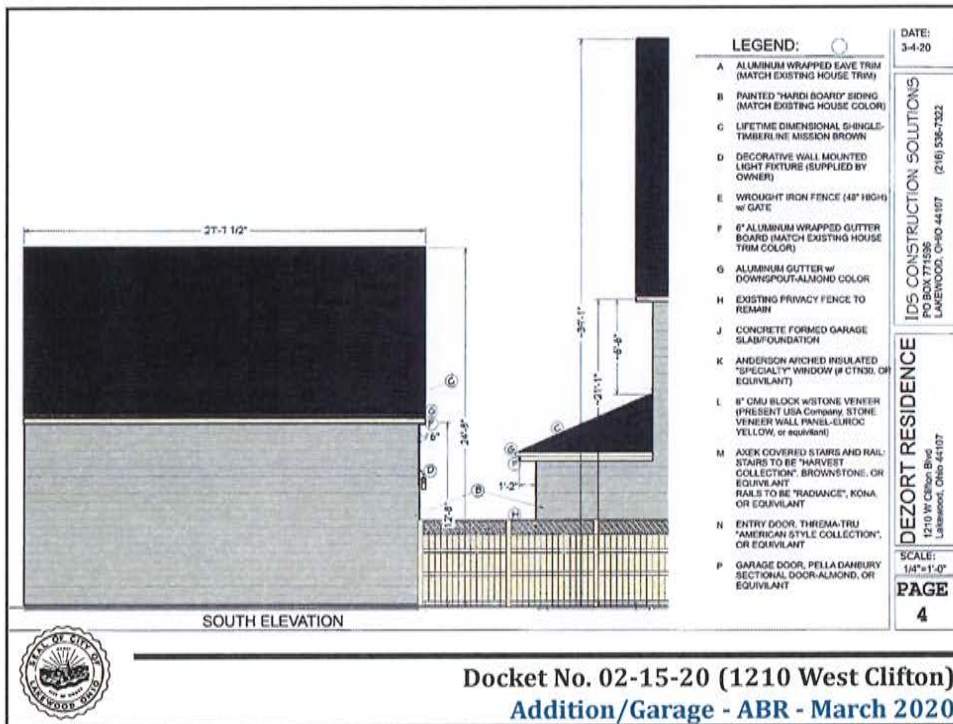
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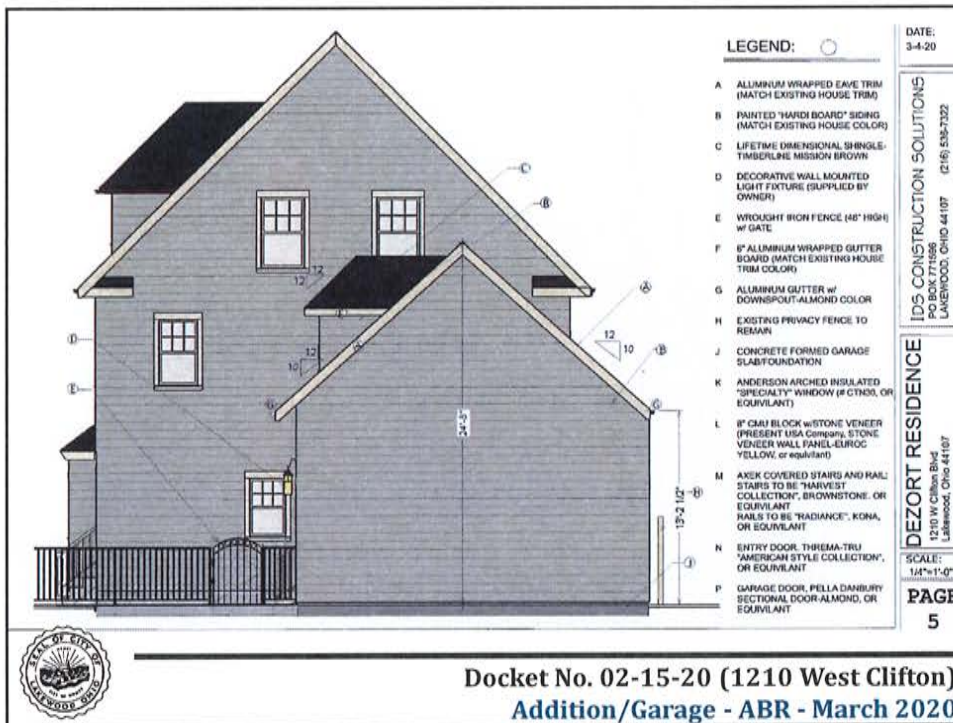
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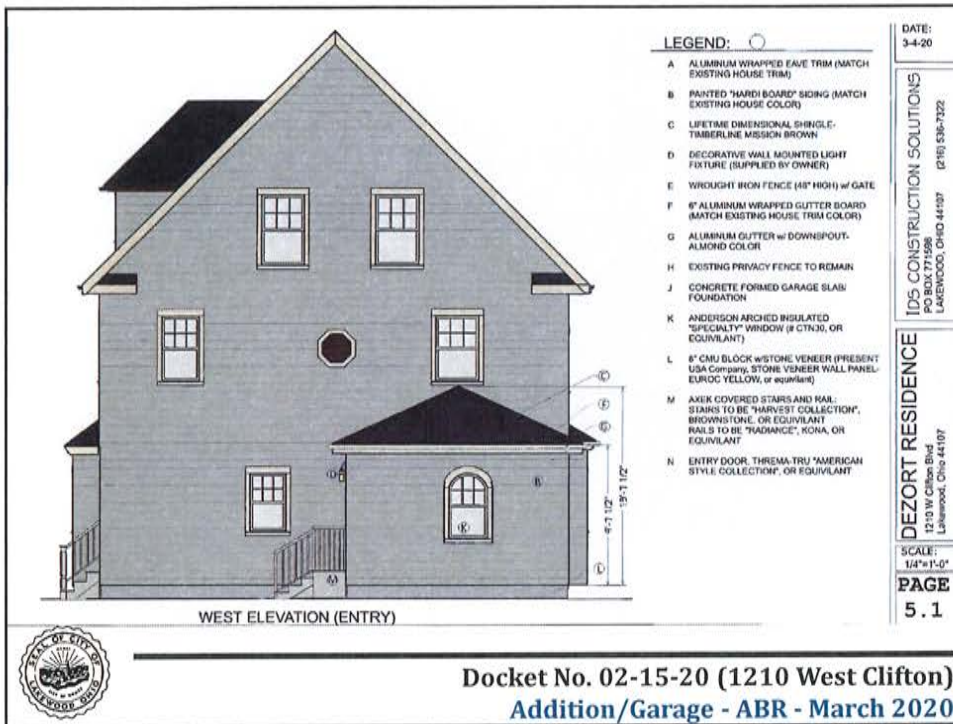
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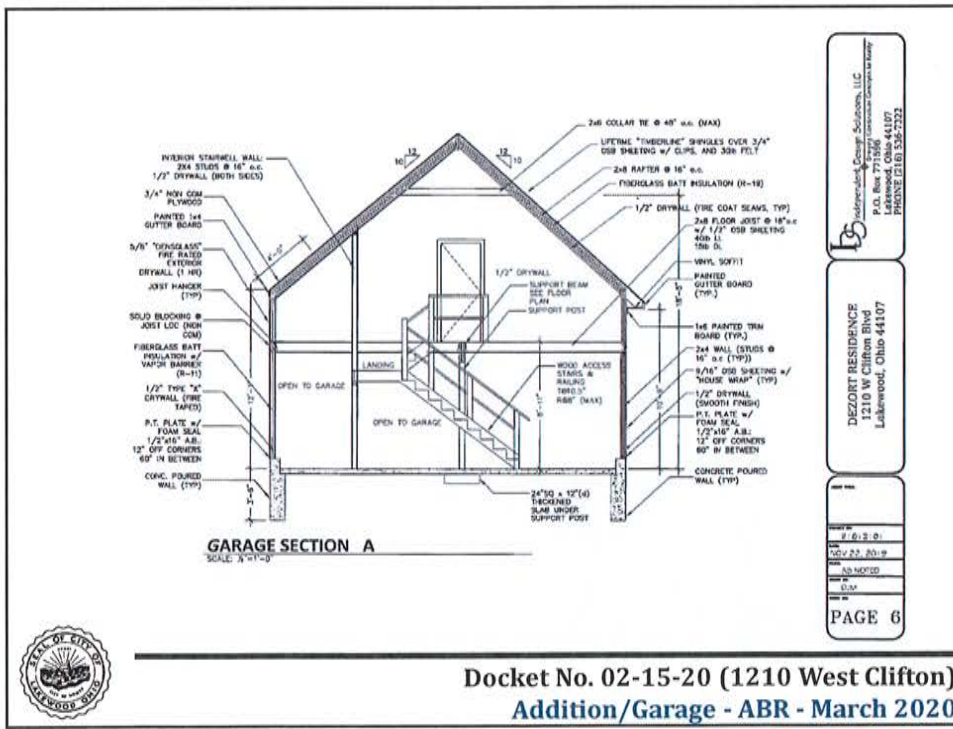
85



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LAUNDRY ROOM SECTION B
SCALE: 3/4"=1'-0"

Legend:
 1x4 TRIM (PAINTED) BOARD w/ GUTTER & D.S. (TYP.)
 1x6 TRIM PAINTED BOARD (TYP.)
 PAINTED "HARD" BOARD LAP SIDING (MATCH EXISTING HOUSE COLOR)
 STAIRS AND RAILING (BEYOND) SEE E.L.P. PARADES
 12" x 18" (min.) SPREAD FOOTER w/ #5 REBAR (CONFT.)

Roofing:
 LIFETIME "TIMBERLINE" SHINGLES OVER 3/4" OSB SHEETING w/ CLIPS AND 30# FELT
 2x6 RAFTERS @ 16" o.c. (MAX)
 2x8 RIDGE
 1.75" x 14" 3.0K LW CONCEALED HEADER ATTACH TO EXISTING TRIM JOIST w/ 3/8" x 8" LAG BOLTS w/ WASHERS (12" OFF END AND 24" IN BETWEEN)
 FIBERGLASS BATT INSULATION w/ VAPOR BARRIER (R-38)

Interior Wall:
 EXISTING CEILING JOIST TO REMAIN
 JOIST HANGER (TYP)
 2x6 CEILING JOIST @ 16" o.c.
 1/2" DRYWALL (MATCH EXISTING HEIGHT AND FINISH-F.V.)
 EXISTING WALL TO BE REMOVED (F.V.)
 2x4 STUD WALL
 2x4 STUDS @ 16" o.c.
 9/16" OSB SHEETING w/ HOUSE WRAP FIBERGLASS BATT INSULATION w/ VAPOR BARRIER (R-13)
 1/2" DRYWALL

Flooring:
 EXISTING FLOOR SYSTEM TO REMAIN
 JOIST HANGER (TYP)
 2x4" 1x8 FLOORING
 MATCH EXISTING SUB FLOOR FOR FINISH FLOOR (F.V.)
 2x8 F.L.S. @ 16" o.c.
 FIBERGLASS INSULATION (R-19)
 EXISTING BASEMENT WALL (BASEMENT) TO REMAIN
 P.E. PLATE w/FOAM SEAL (TYP)
 8" CMU WALL
 5/8" VINYL WALL PANEL-EUROD YELLOW, PRESENT USA Company, or equivalent
 2" RIGID BOARD INSULATION (POL FACING)

Professional Information:
 Independent Design Solutions, LLC
 Lakewood, Ohio 44107
 P.O. Box 771266
 PHONE (216) 526-2522

Project Information:
 DEBORAH RESIDENCE
 1210 W. CLIFTON PKG
 Lakewood, Ohio 44107

Revision Log:
 2/18/2018
 NOV 22, 2019
 AS NOTED
 D.M.

PAGE 7

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Applicant has requested deferral

Docket No. 02-09-19 & 06-48-19 (13701/13901 Detroit)
Market Rate Apartments - ABR - March 2020

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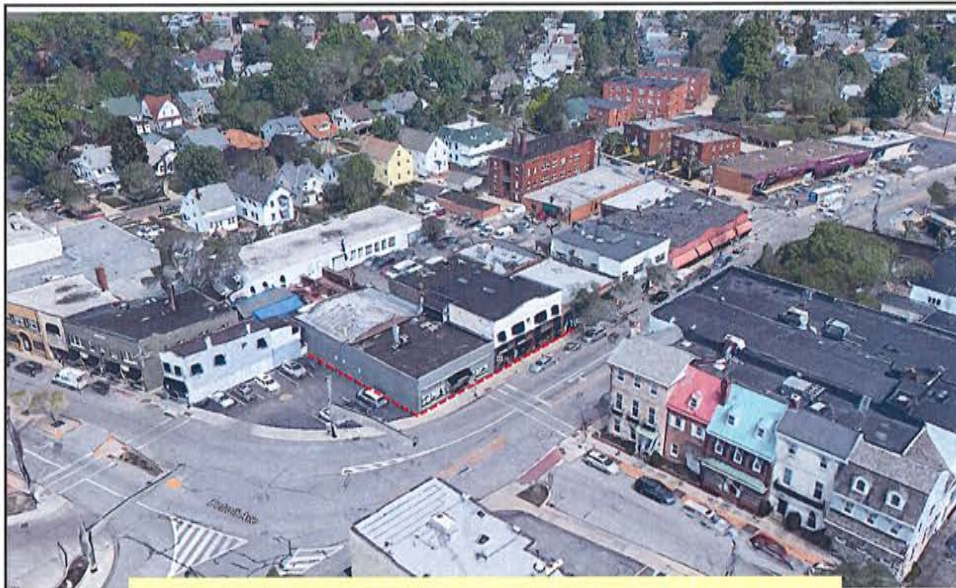


Applicant has requested deferral



Docket No. 02-16-20 (17801 Detroit)
Beck Center for the Arts – ABR – March 2020

91

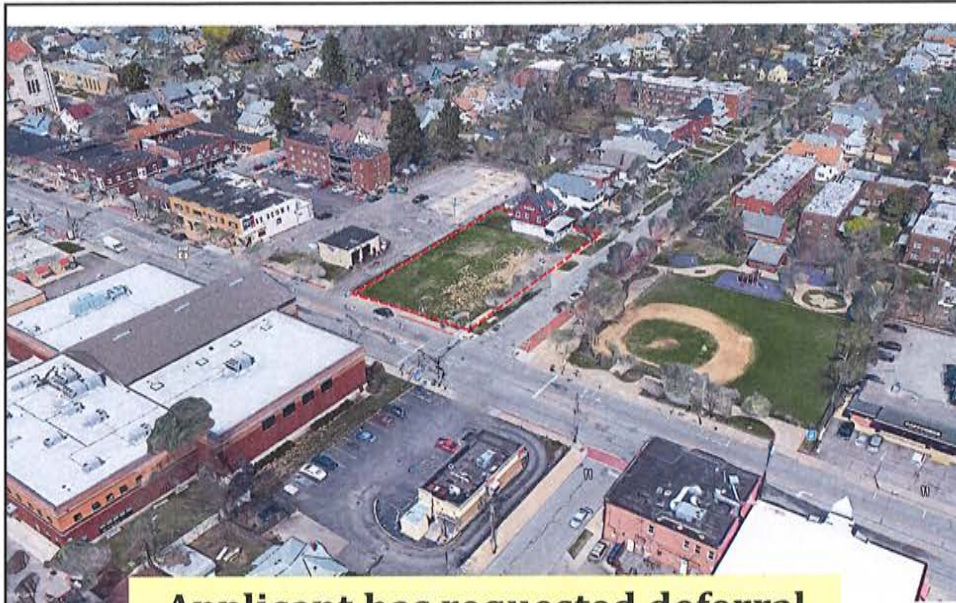


Applicant has requested deferral



Docket No. 02-17-20 (18520-24 Detroit)
The Roy Building – ABR – March 2020

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Applicant has requested deferral



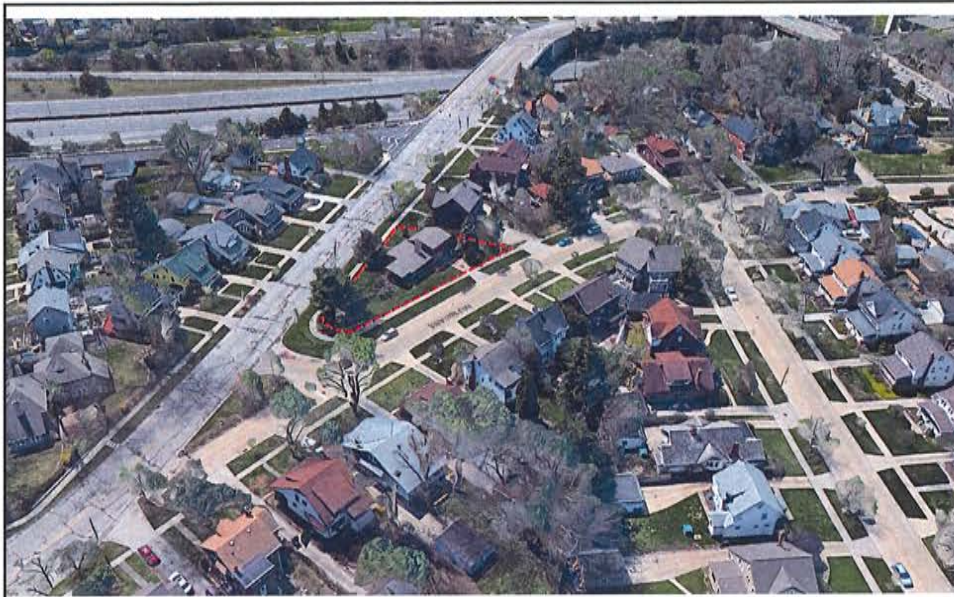
**Docket No. 12-123-19 (16900 Detroit Avenue)
Lakewood Truck Park - Sign Review - March 2020**

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

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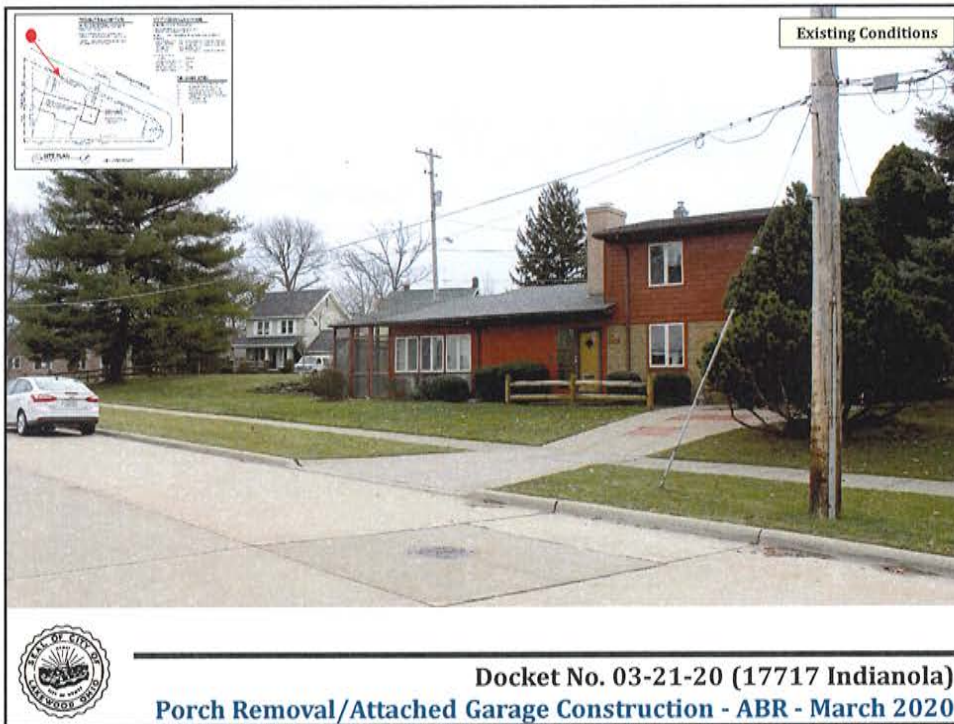
Docket No. 03-21-20 (17717 Indianola)
 Porch Removal/Attached Garage Construction - ABR - March 2020

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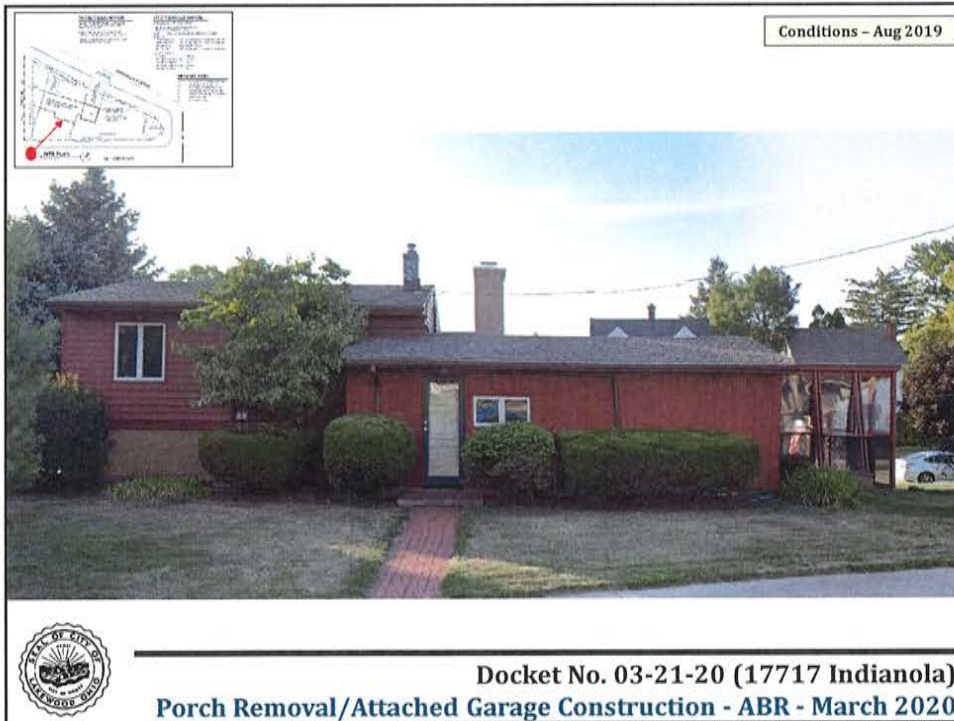


Docket No. 03-21-20 (17717 Indianola)
 Porch Removal/Attached Garage Construction - ABR - March 2020

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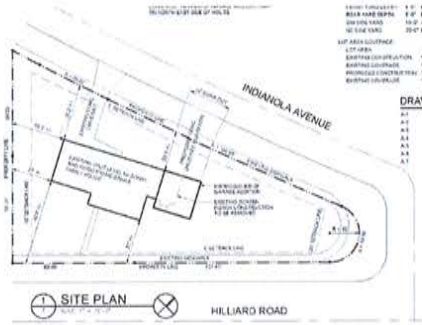


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SITE



Docket No. 03-21-20 (17717 Indianola)
Porch Removal/Attached Garage Construction - ABR - March 2020

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EXISTING SCREEN PORCH



SCREEN PORCH TO BE REMOVED FROM EAST SIDE OF HOUSE



Docket No. 03-21-20 (17717 Indianola)
Porch Removal/Attached Garage Construction - ABR - March 2020

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EXISTING CONDITIONS



TWO STORY PORTION OF HOUSE
HILLIARD RD.



TWO STORY PORTION OF HOUSE
INDIANOLA AVE.



Docket No. 03-21-20 (17717 Indianola)
Porch Removal/Attached Garage Construction - ABR - March 2020

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EXISTING CONDITIONS



SPLIT LEVEL PORTION OF HOUSE
HILLIARD RD.

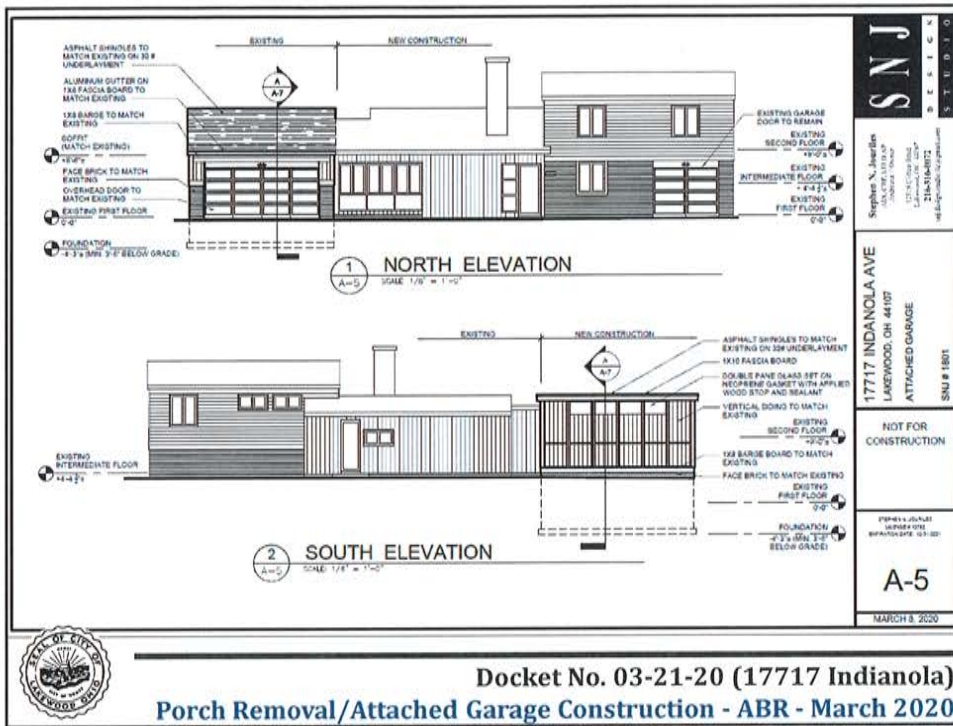


SPLIT LEVEL PORTION OF HOUSE
INDIANOLA AVE.

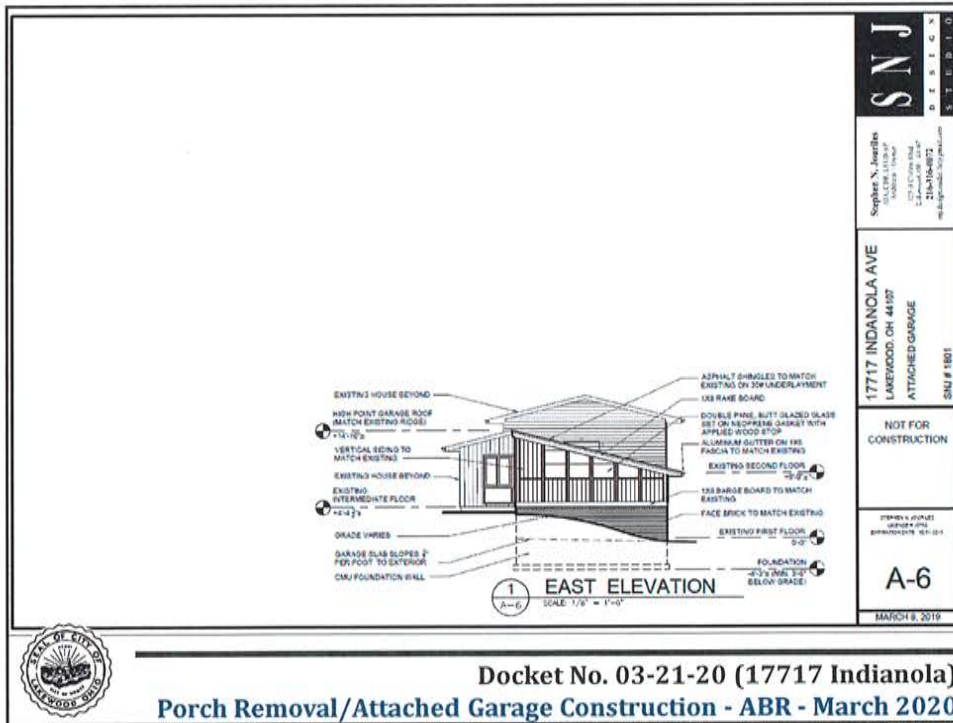


Docket No. 03-21-20 (17717 Indianola)
Porch Removal/Attached Garage Construction - ABR - March 2020

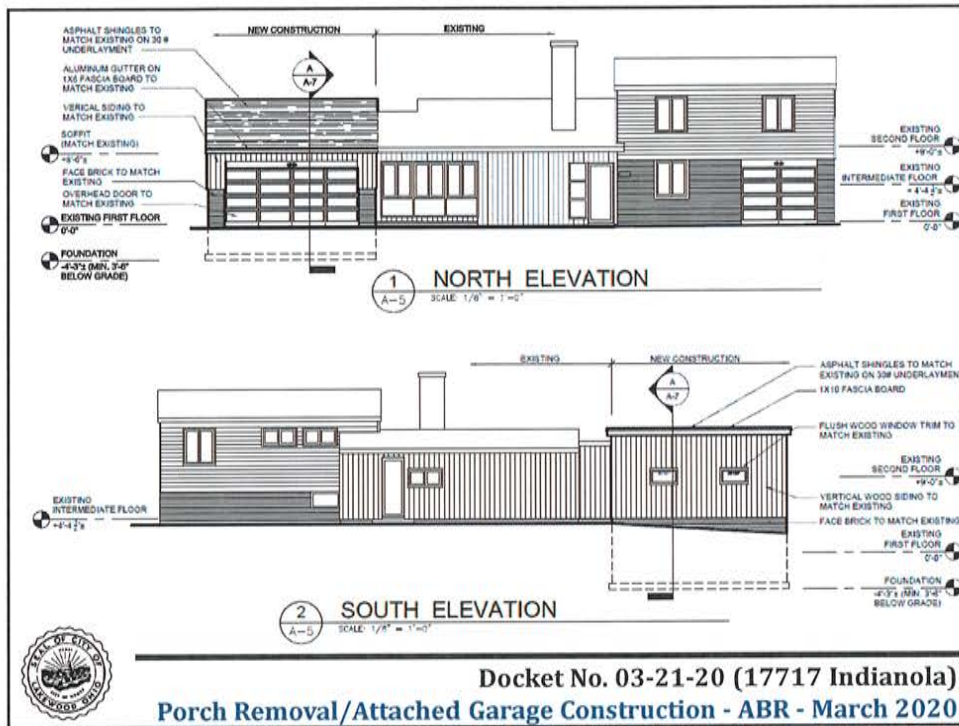
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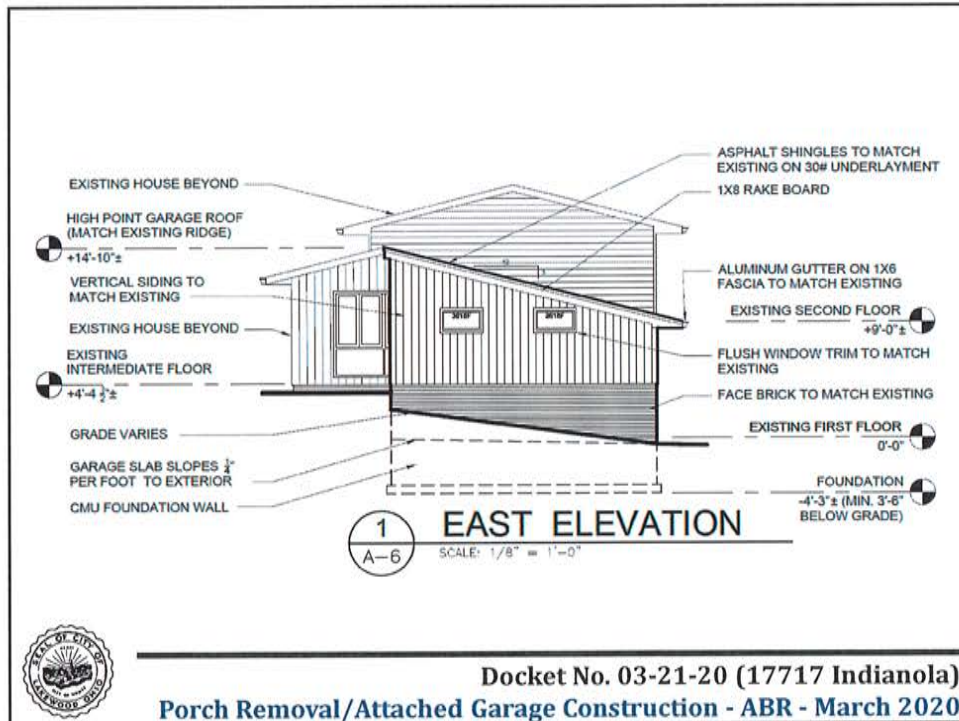
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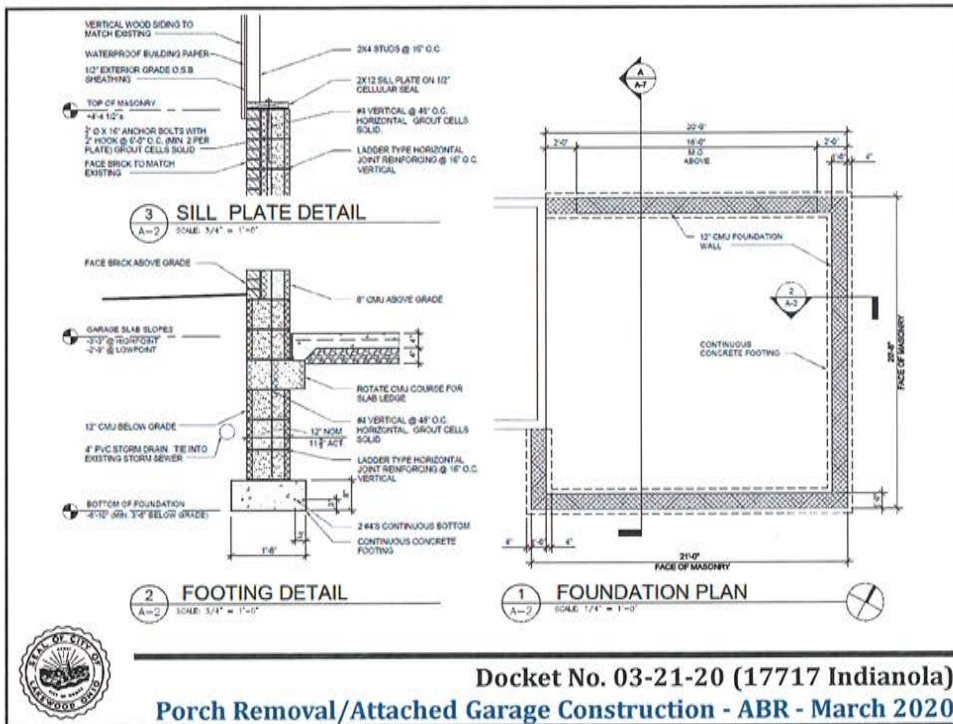
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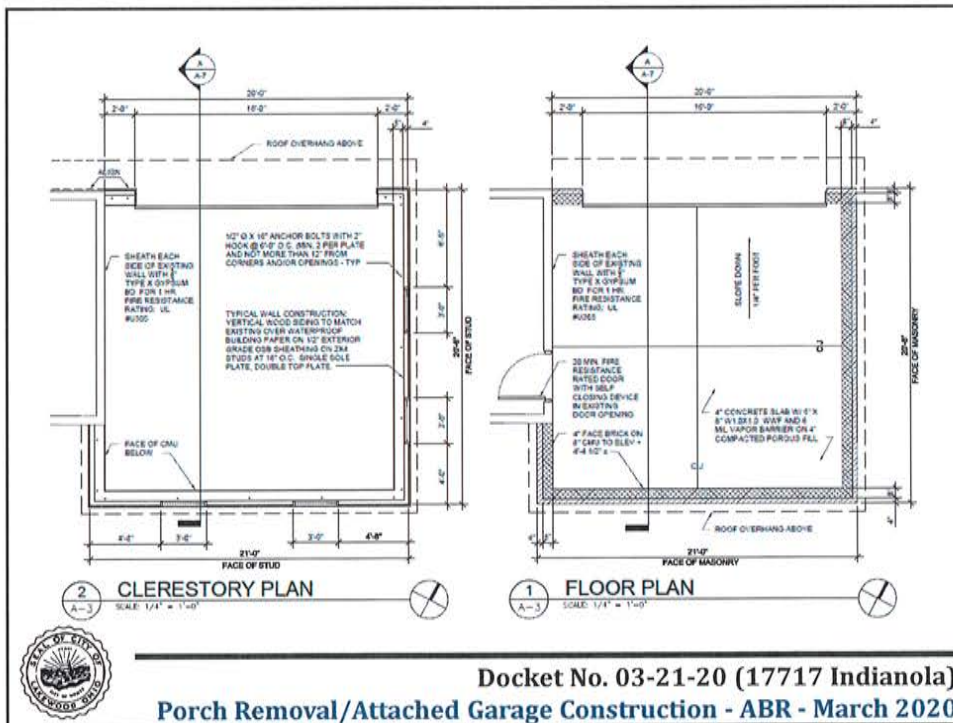
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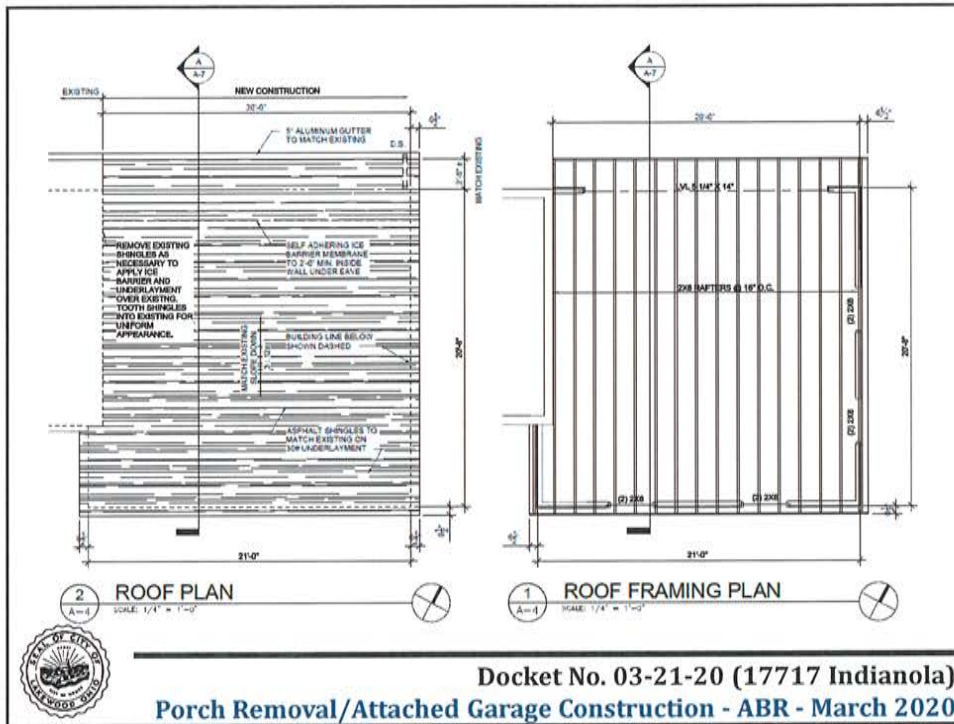
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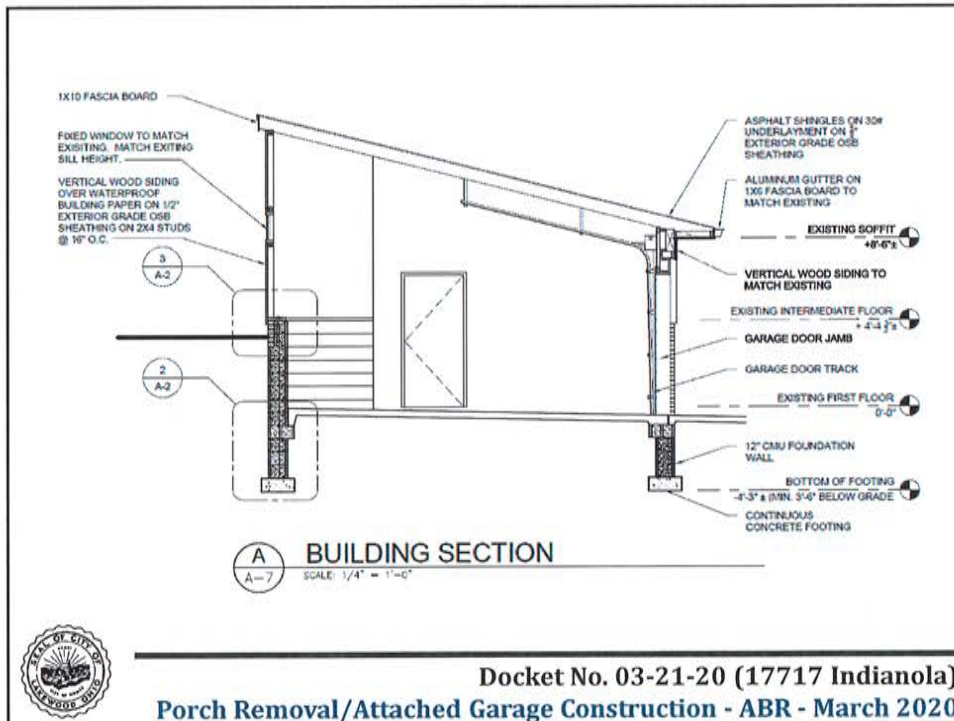
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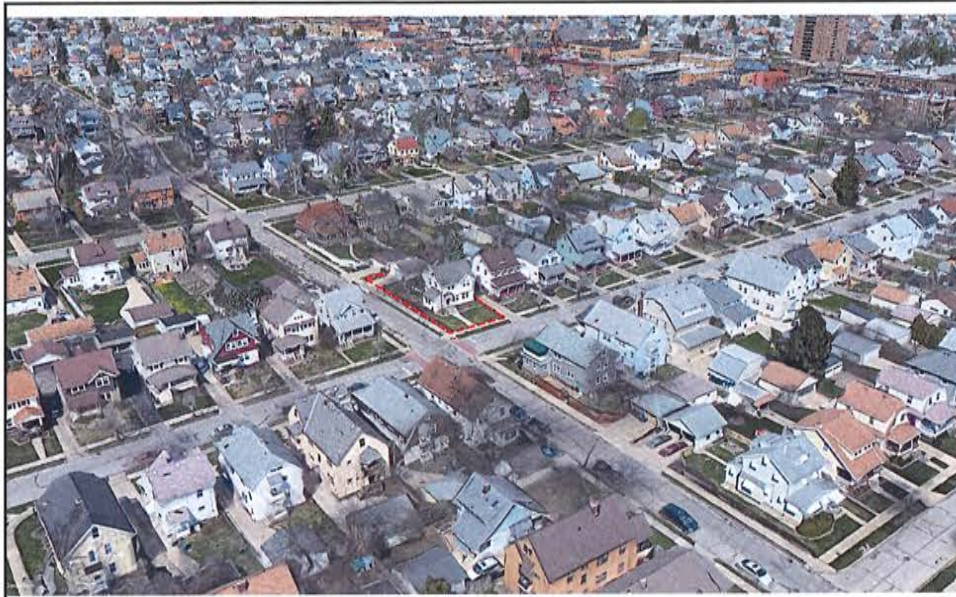
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Docket No. 03-22-20 (2106 Mars)
Front Porch Addition - ABR - March 2020

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Docket No. 03-22-20 (2106 Mars)
Front Porch Addition - ABR - March 2020

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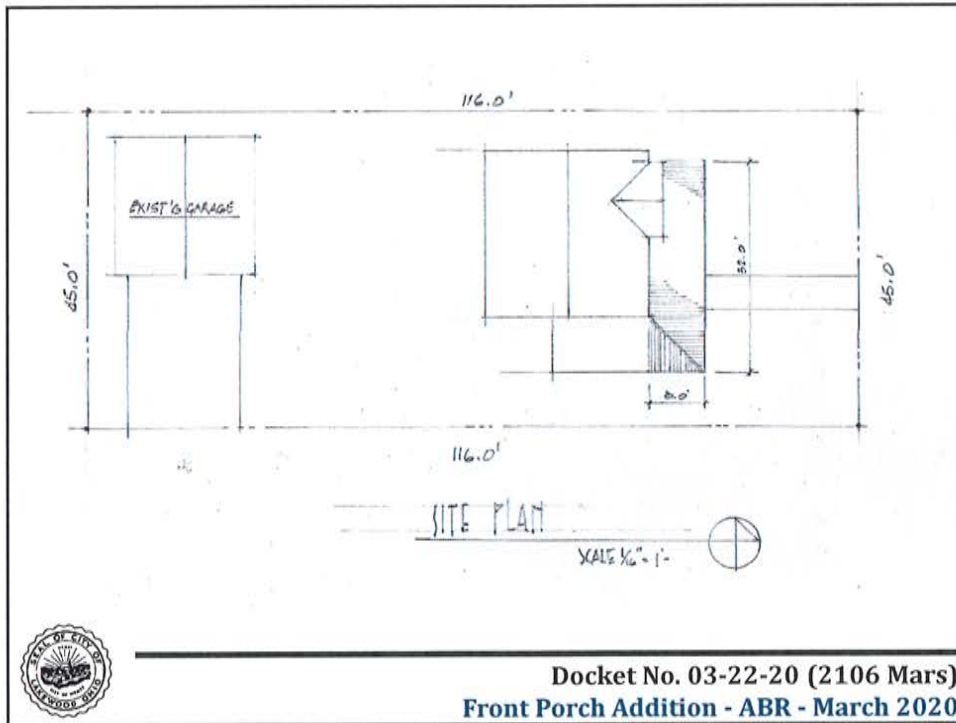


Existing Conditions



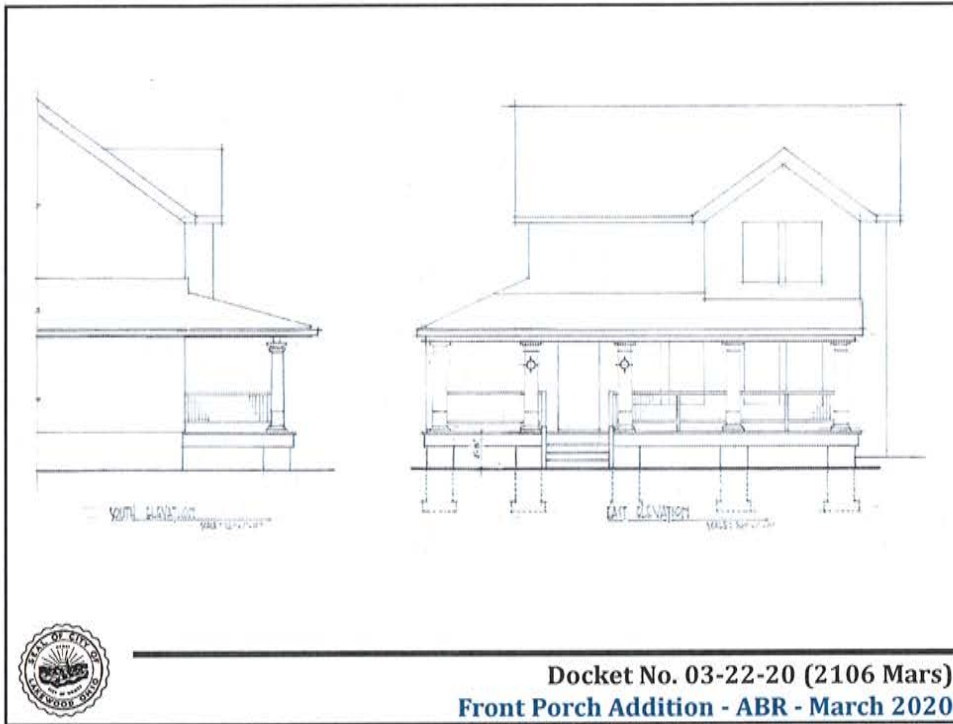
Docket No. 03-22-20 (2106 Mars)
Front Porch Addition - ABR - March 2020

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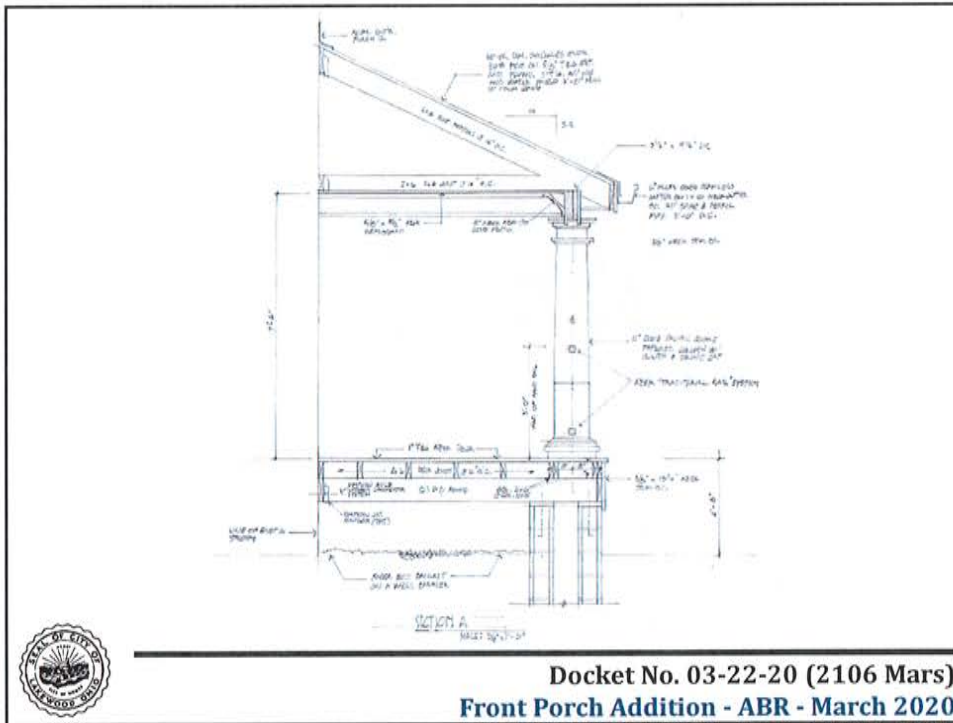


Docket No. 03-22-20 (2106 Mars)
Front Porch Addition - ABR - March 2020

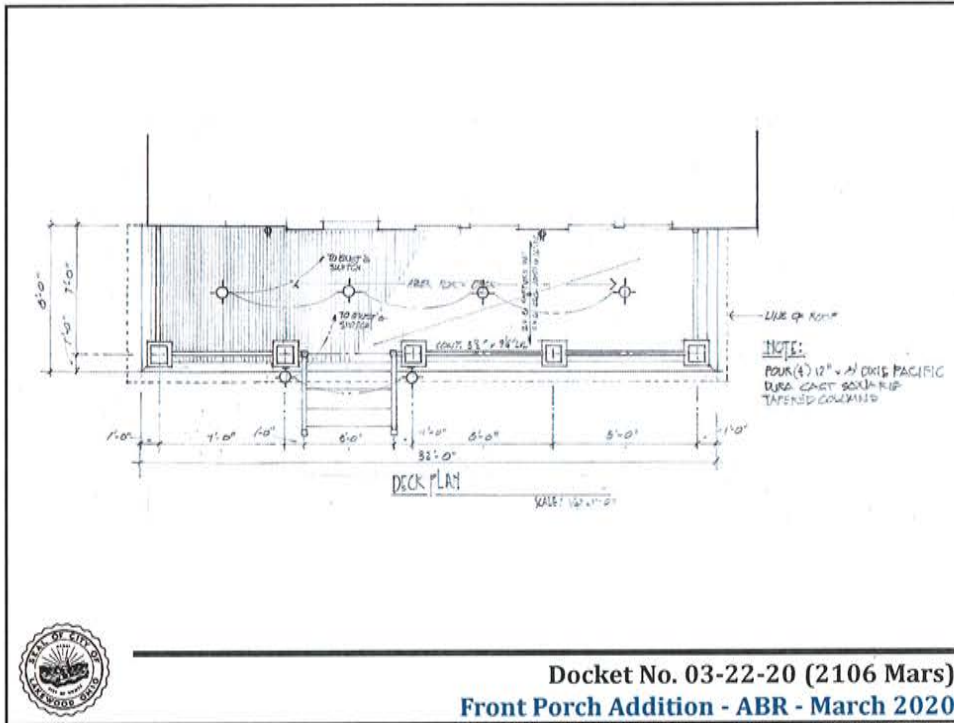
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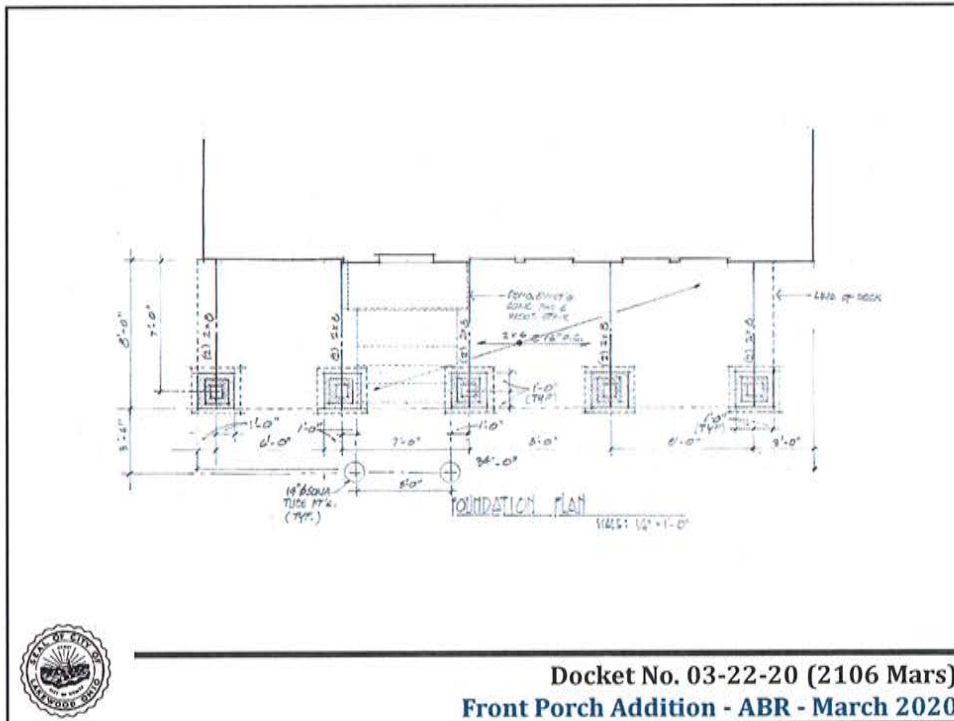


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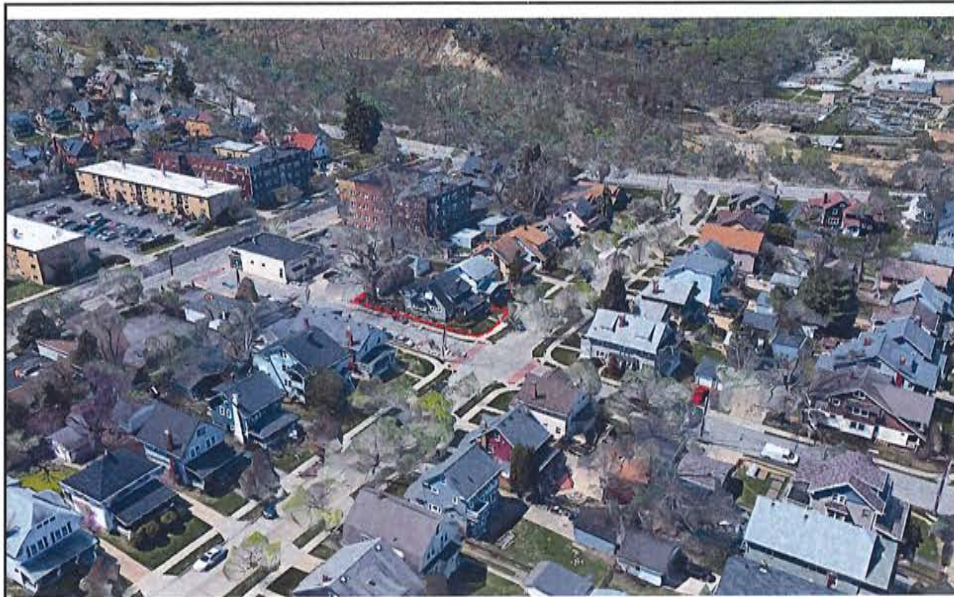
Docket No. 03-22-20 (2106 Mars)
Front Porch Addition - ABR - March 2020

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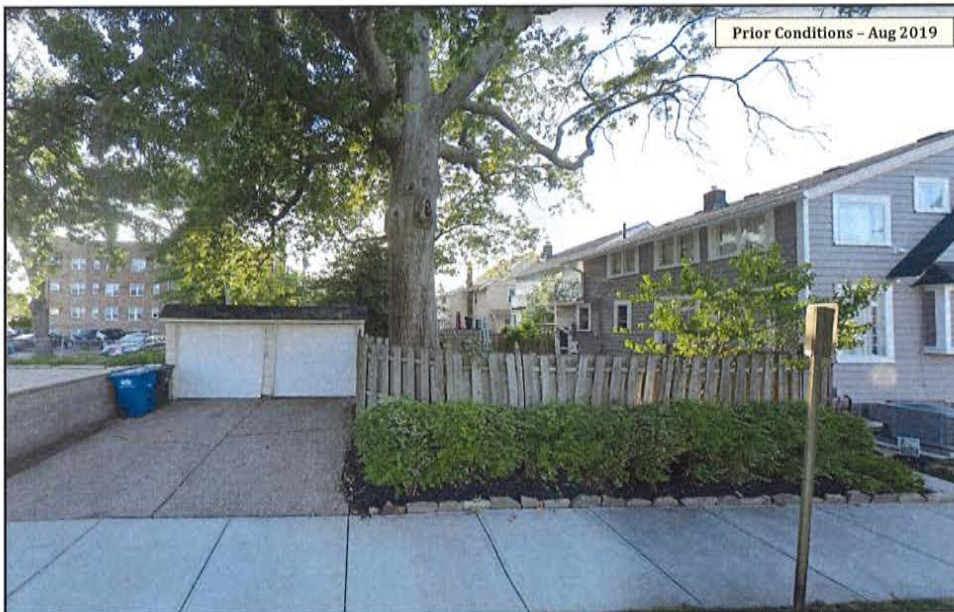
Docket No. 03-22-20 (2106 Mars)
Front Porch Addition - ABR - March 2020

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Docket No. 03-23-20 (17601 Fries)
Garage Replacement - ABR - March 2020

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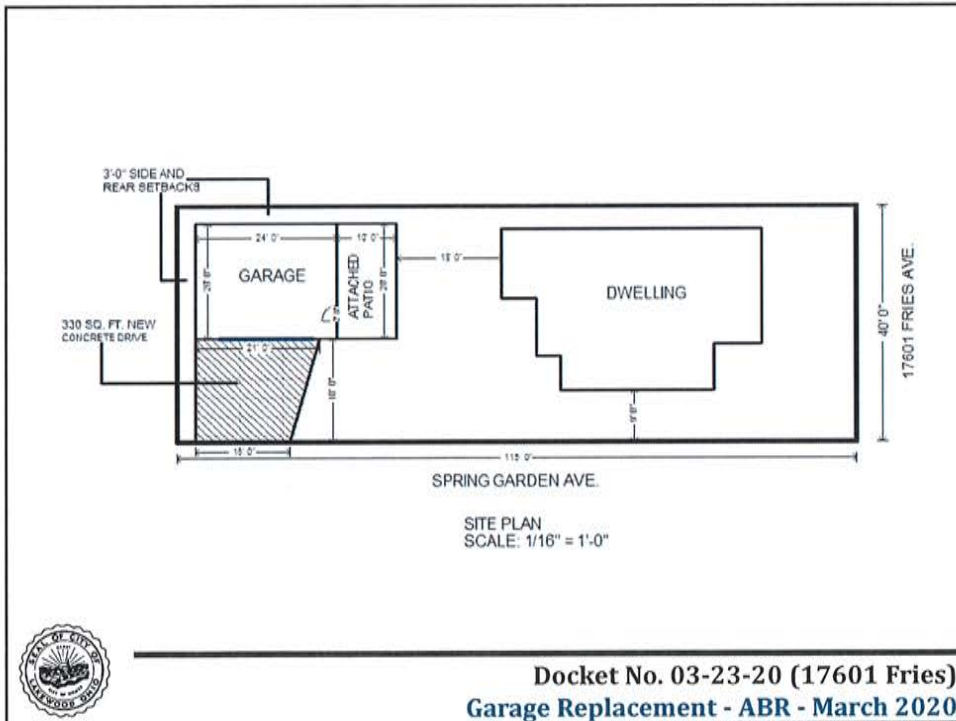
Docket No. 03-23-20 (17601 Fries)
Garage Replacement - ABR - March 2020

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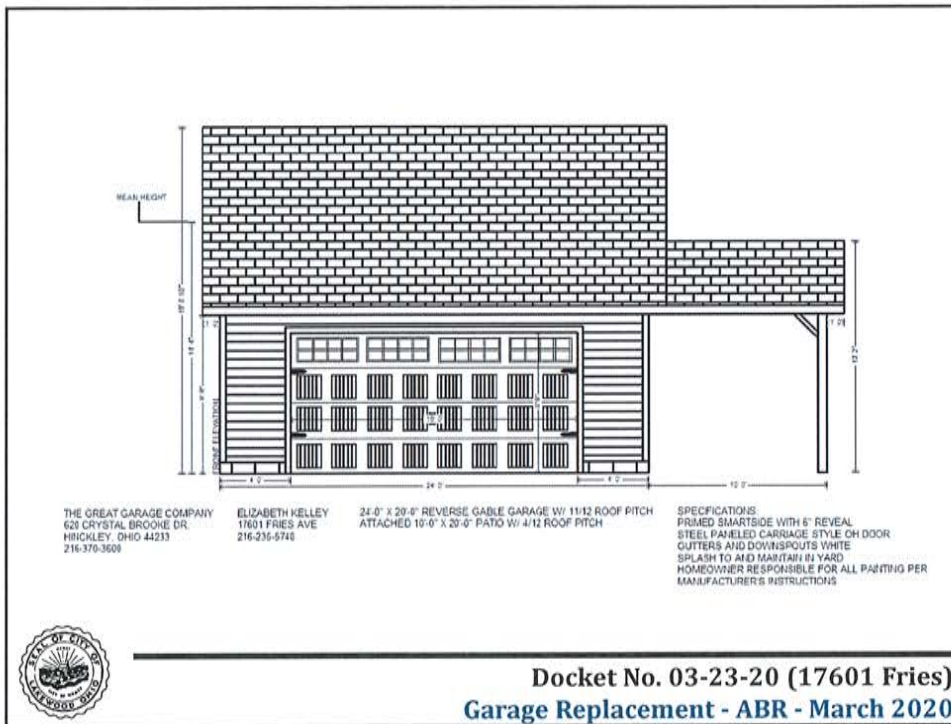
Docket No. 03-23-20 (17601 Fries)
Garage Replacement - ABR - March 2020

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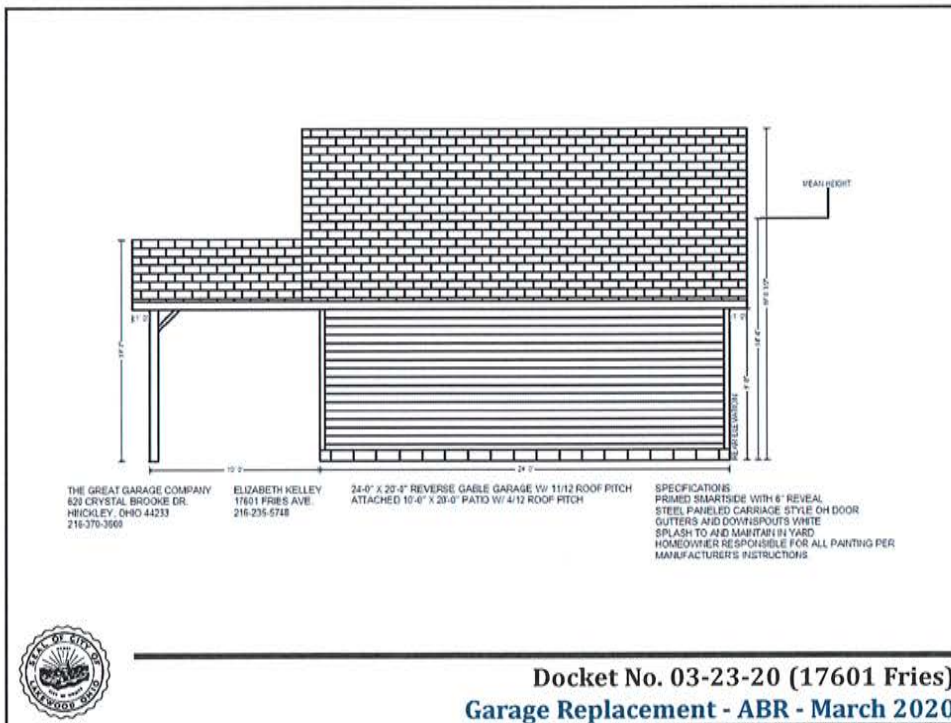


Docket No. 03-23-20 (17601 Fries)
Garage Replacement - ABR - March 2020

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THE GREAT GARAGE COMPANY
 628 CRYSTAL BROOKE DR
 HICKLEY, OHIO 44233
 216-370-3690

ELIZABETH KELLEY
 17691 FRIES AVE
 216-235-5748

24'-0" X 20'-0" REVERSE GABLE GARAGE W/ 11/12 ROOF PITCH
 ATTACHED 10'-0" X 20'-0" PATIO W/ 4/12 ROOF PITCH

SPECIFICATIONS:
 PRIMED SHARPTIDE WITH 6" REVEAL
 STEEL PANELED CARRIAGE STYLE OH DOOR
 GUTTERS AND DOWNSPOUTS WHITE
 SPLASH TO ALL MANIFEST IN YARD
 HOMEOWNER RESPONSIBLE FOR ALL PAINTING PER
 MANUFACTURER'S INSTRUCTIONS

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10" ANCHOR BOLTS
 12" FRESH CORNER @ 90° O.C.

12" X 42" CONCRETE FOOTER

8" BLOCK TO MAINTAIN
 MIN. 8" ABOVE GRADE

INSTALL FIXED STAIRCASE
 ON RIGHT SIDEWALL

4" CONCRETE FOUNDATION
 WITH #10 WIRE MESH

1% SLOPE
 REAR TO FRONT

UNDISTURBED EARTH

ILLUMINATE SERVICE DR.

2 EACH 1 3/4" X 8 1/4" MANUFACTURED BEAMS
 JOINED PER MANUFACTURER'S SPECIFICATIONS
 NOTCH BEAMS INTO 6"X6" POST AND SECURE WITH
 GALVANIZED LAG BOLTS

6"X6" POST

12" X 42" POURED CONCRETE FOOTER
 UNDER POSTS ONLY. ANCHOR BOLTS TO
 SHOWN ALONG STAIRWELL. SEE
 ATTACHED DOCUMENTATION.

INSTALL 2"X4" BRACING AT CORNER
 POSTS UTILIZING 4X4 MATERIAL
 SECURED WITH GALVANIZED
 LAG BOLTS

OVERHEAD DOOR HEADER
 2 EACH 1 3/4" X 11 7/8" LVL'S JOINED
 PER MANUFACTURER'S SPECIFICATIONS
 HEADER TO RUN FULL 24'

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

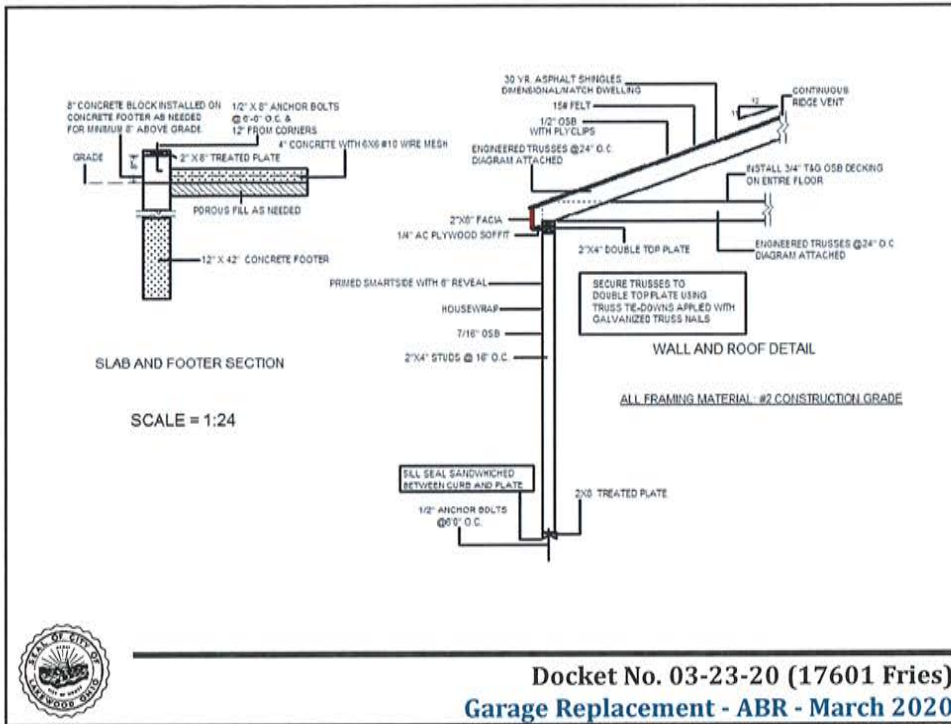
THE GREAT GARAGE COMPANY
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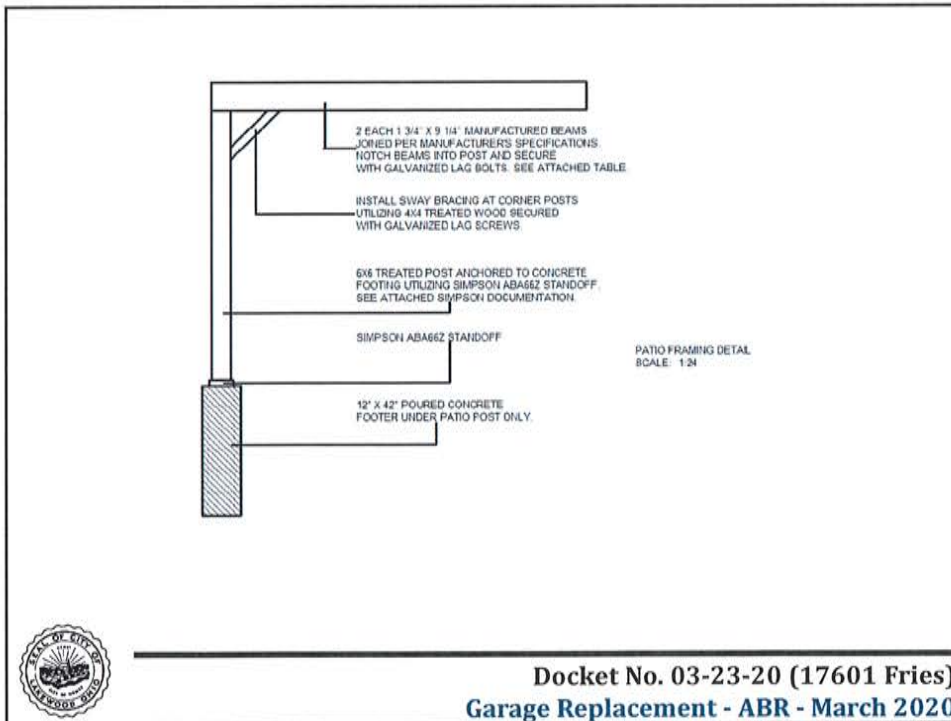
24'-0" X 20'-0" REVERSE GABLE GARAGE W/ 11/12 ROOF PITCH
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Docket No. 03-23-20 (17601 Fries)
Garage Replacement - ABR - March 2020

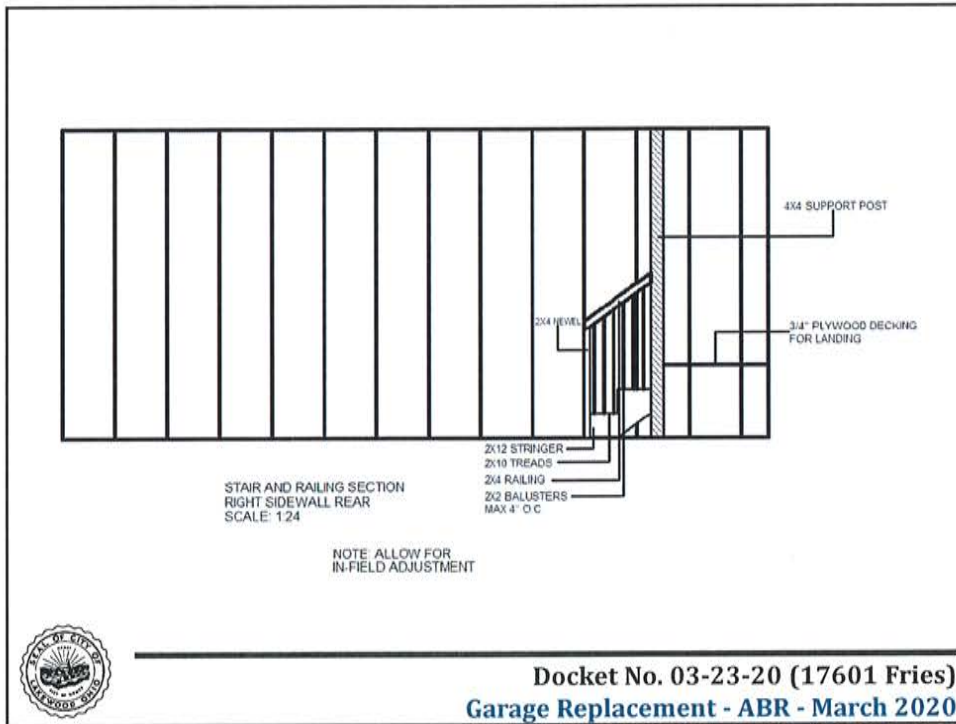
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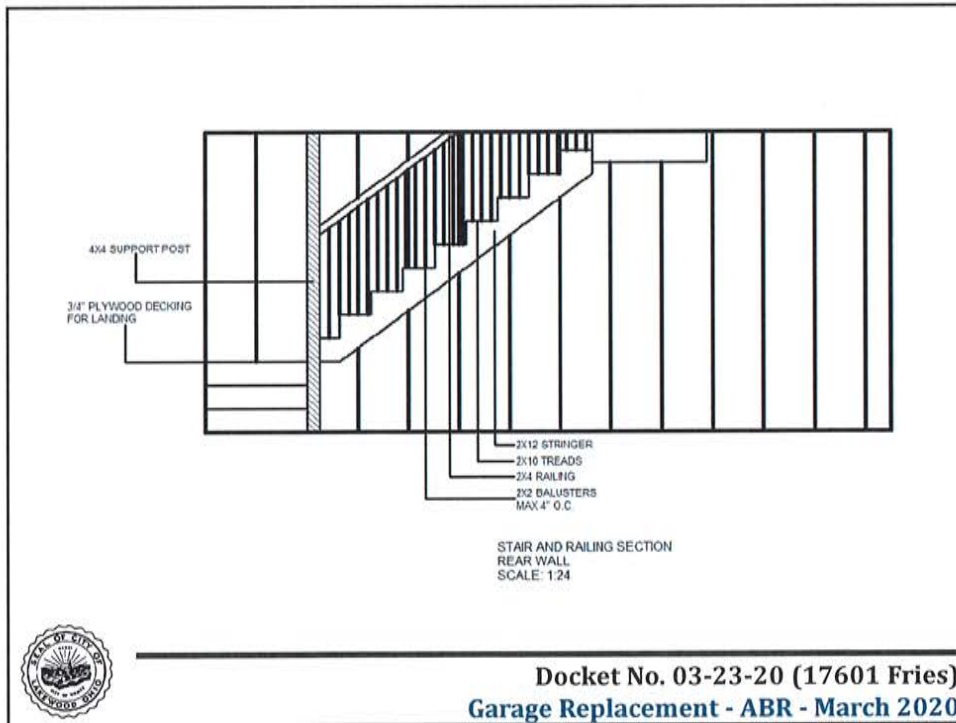
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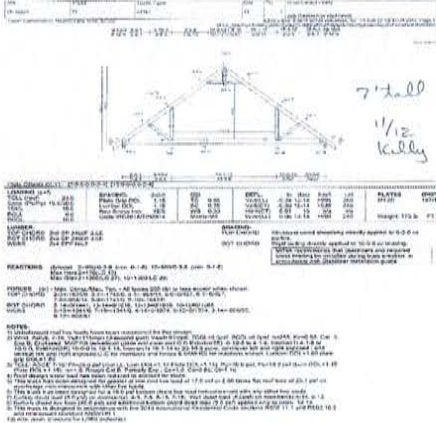
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Window, Door and Garage Door Headers Size Selection Tables

- The top line of each cell indicates the allowable number load for 1.0 inches of bearing depth.
- The bottom line of each cell indicates the allowable number load for 1.5 inches of bearing depth.



Roof Slope	Header Size	Span of Suspended Roof Framing						
		12'	14'	16'	18'	20'	22'	24'
Live	4x6	1000	1000	1000	1000	1000	1000	1000
	4x8	1200	1200	1200	1200	1200	1200	1200
Dead	4x6	1500	1500	1500	1500	1500	1500	1500
	4x8	1800	1800	1800	1800	1800	1800	1800



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Adjustable and Standoff Post Bases

ABA/ABU/ABW

ABA

ABU

ABW

Adjustable and Standoff Post Bases (cont.)

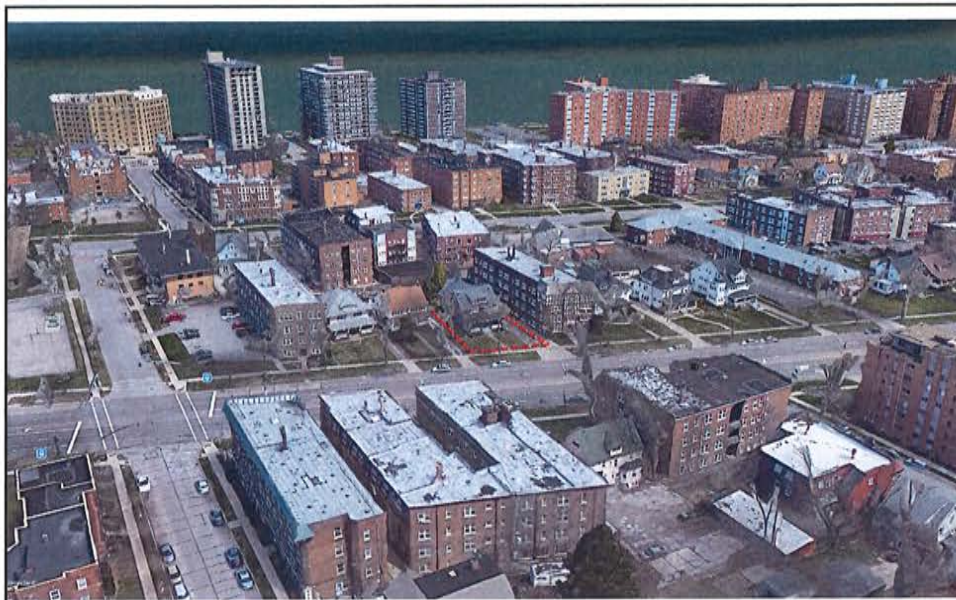
ABA/ABU/ABW

Model No.	Material	Height (in)	Width (in)	Depth (in)	Weight (lb)	Max. Load (lb)	Max. Wind (psf)	Max. Snow (psf)
ABA001	Aluminum	12	12	12	1.5	1000	15	20
ABA002	Aluminum	12	12	12	1.5	1000	15	20
ABA003	Aluminum	12	12	12	1.5	1000	15	20



Docket No. 03-23-20 (17601 Fries) Garage Replacement - ABR - March 2020

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Docket No. 03-24-20 (12216 Clifton)
Fence Installation - ABR - March 2020

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Docket No. 03-24-20 (12216 Clifton)
Fence Installation - ABR - March 2020

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12216 Clifton Blvd Lakewood, Ohio 44107

Pictures for Permit approval to install a black galvanized fence along the driveway Approximately 80 feet Yellow highlight for fence location.

The Fence would run along edge of driveway next to the existing pole for garage entrance (Nick the owner of 12206 Clifton Blvd asked me for approval to set the pole with FOB access to the garage door - into my driveway property when we both had our driveways replaced in October - November 2016) His driveway is the lower portion - I have shown pictures of the fence and asked Nick the owner of 12206 (my neighbor) for approval and he said yes.



**Docket No. 03-24-20 (12216 Clifton)
Fence Installation - ABR - March 2020**

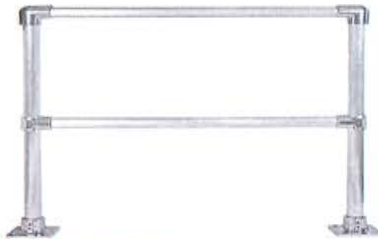
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Harald Schetrompf

12216 Clifton Blvd Lakewood, Ohio 44107

Driveway Fence pictures

*The below is a close up view on fence design (it will be the Black Galvanized piping seen in the other pictures)



Actual Black Fence I am seeking approval to install 84" tall



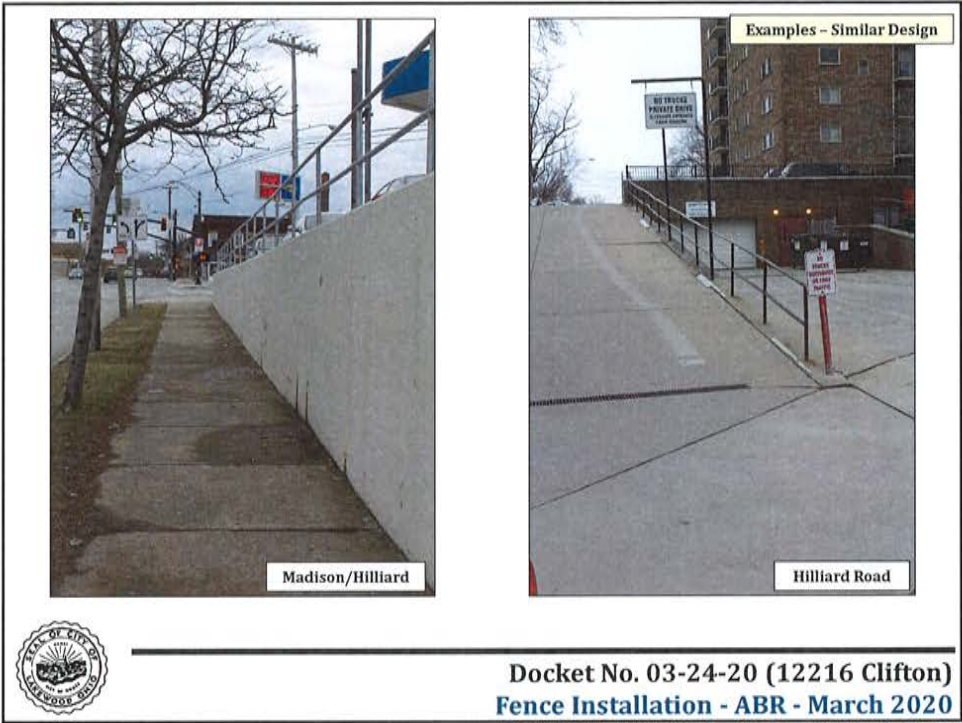
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Driveway Fence

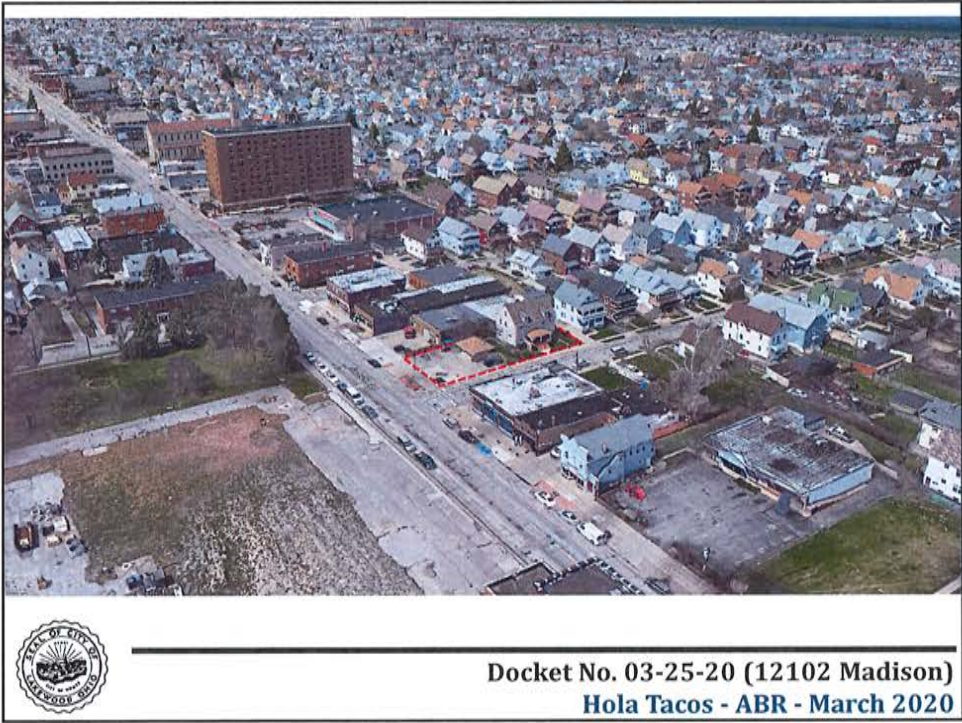


**Docket No. 03-24-20 (12216 Clifton)
Fence Installation - ABR - March 2020**

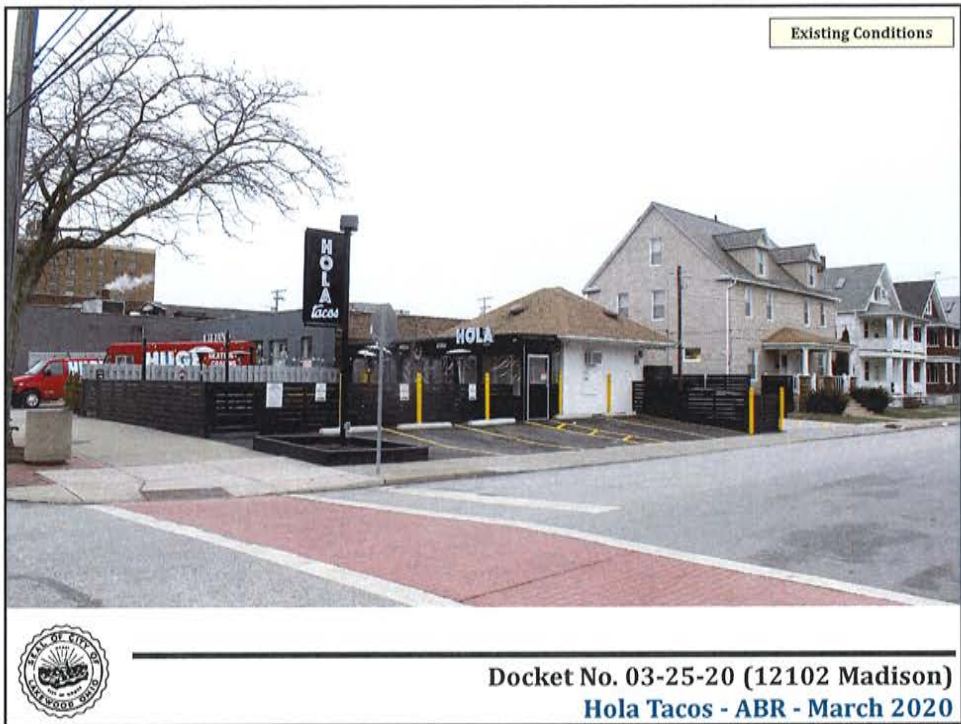
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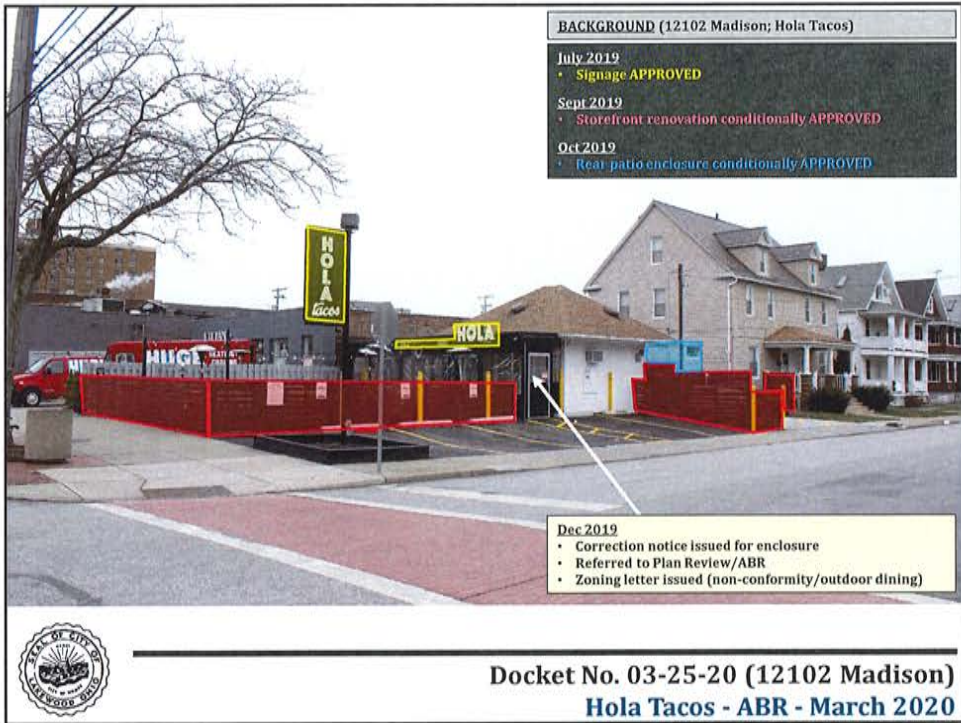
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BACKGROUND (12102 Madison; Hola Tacos)

July 2019

- Signage **APPROVED**

Sept 2019

- Storefront renovation conditionally **APPROVED**

Oct 2019

- Rest patio enclosure conditionally **APPROVED**

Dec 2019

- Correction notice issued for enclosure
- Referred to Plan Review/ABR
- Zoning letter issued (non-conformity/outdoor dining)

Docket No. 03-25-20 (12102 Madison)
Hola Tacos - ABR - March 2020

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Review Context

USE CONFIRMATION

- Property is an existing non-conformity for outdoor dining (prior to adoption of 1161.03)

PURPOSE OF REVIEW (1325.03)

- "...design, use of materials...dimensions, orientation, and location...for the purpose of achieving a safe, harmonious, and integrated development..."

RECENT OUTDOOR ENCLOSURE REVIEW EXAMPLES:

- May 2019 (05-39-19; Winking Lizard) - approved enclosure change from vinyl to panels

→

- Nov 2019 (11-113-19; Rood) - conditionally approved temporary entry panels (November to March)

→

Docket No. 03-25-20 (12102 Madison)
Hola Tacos - ABR - March 2020

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Recommended focus:
 1. Enclosure & alterations to existing pergola structure
 2. Alterations to exterior of rear structure



Building Department Considerations:

- If seating is intended, then the following would have to be addressed:
 - Table layout
 - An accessible bathroom is required that cannot pass through a kitchen or food prep area
 - Accessible egress on an accessible route
 - Accessible seating
- Exit signage
- Heater specifications and install instructions
- Manufacturer's name, product identification, approved use, and flame spread information (per UL723 or ASTM E84) on the slat wall materials and vinyl curtain.



Docket No. 03-25-20 (12102 Madison)
Hola Tacos - ABR - March 2020

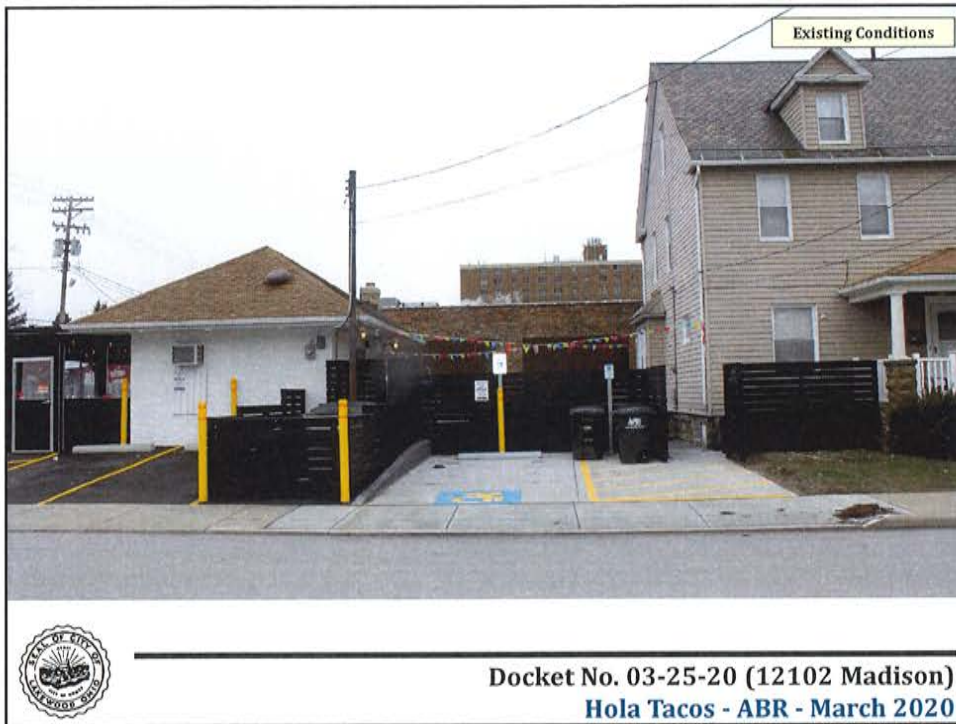
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Existing Conditions

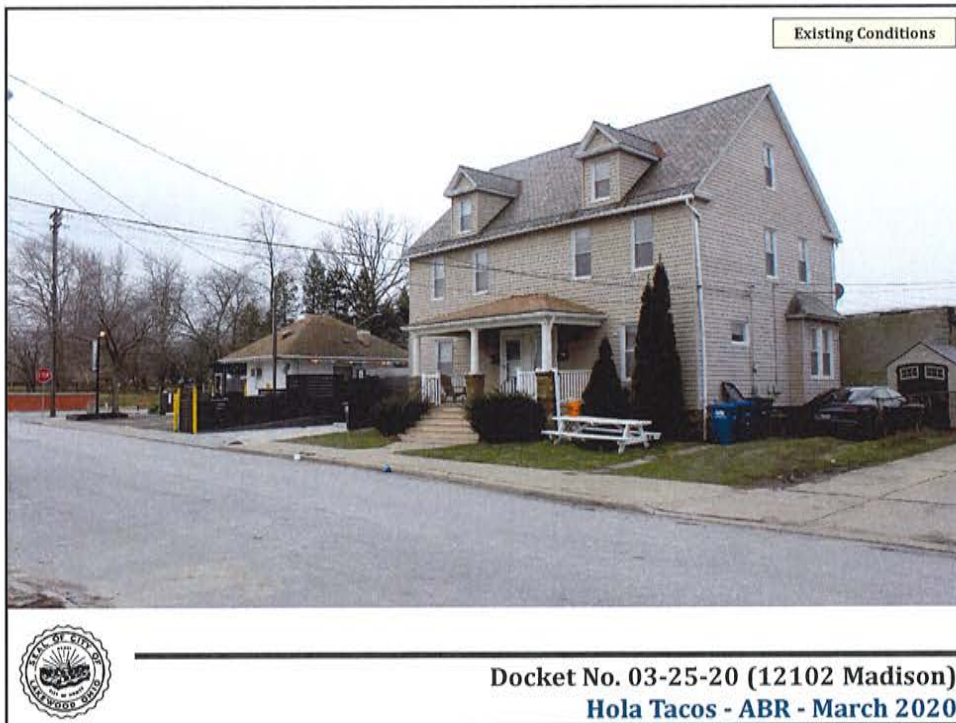


Docket No. 03-25-20 (12102 Madison)
Hola Tacos - ABR - March 2020

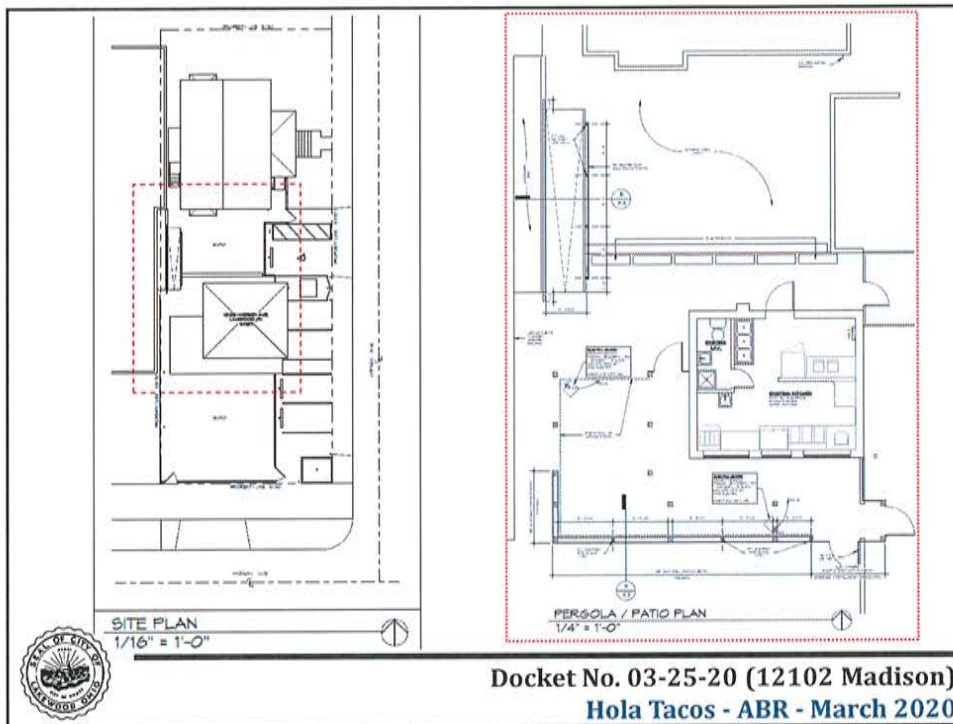
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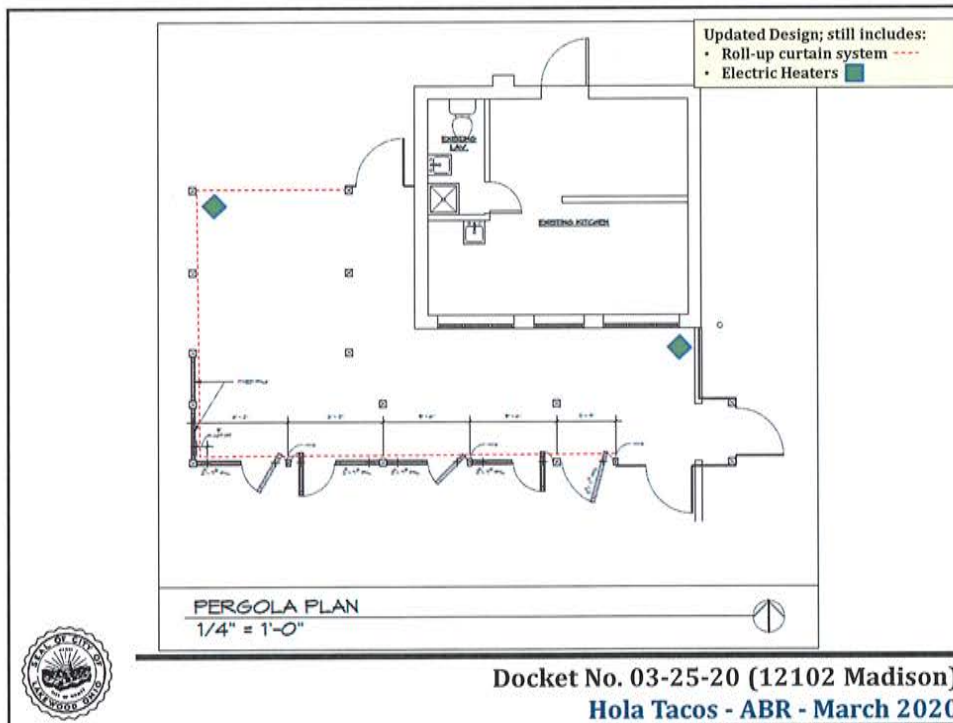
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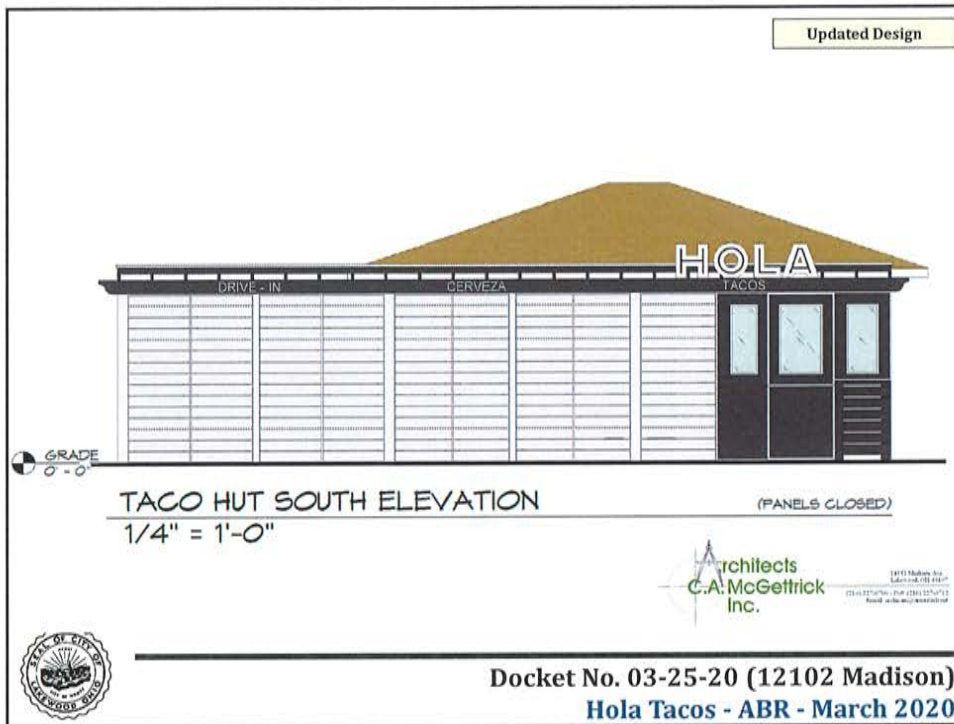
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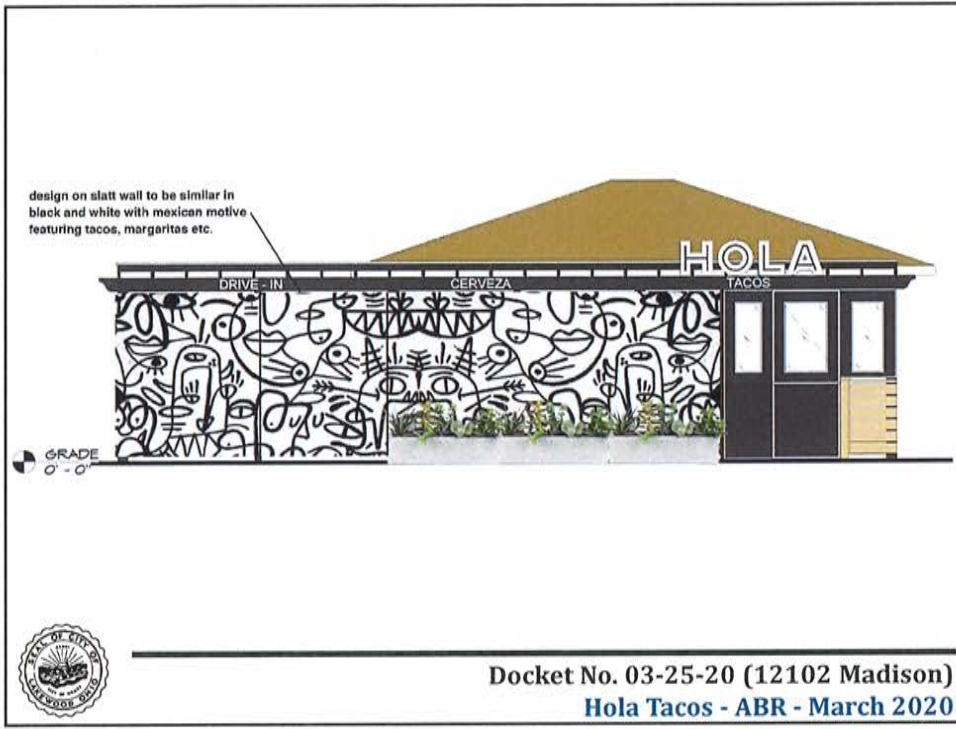
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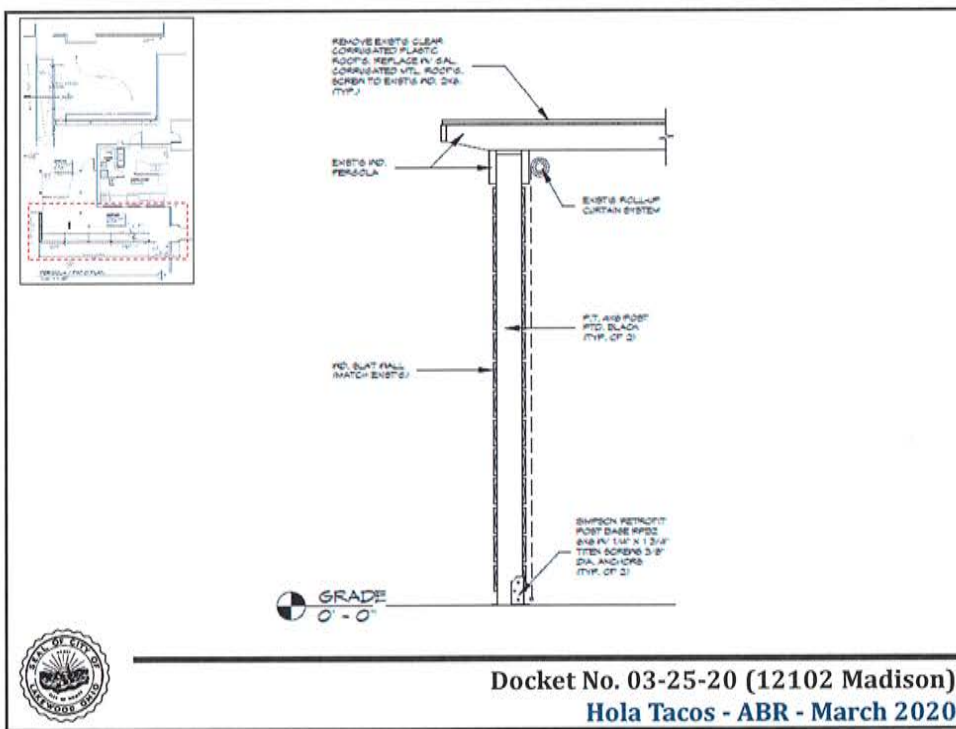
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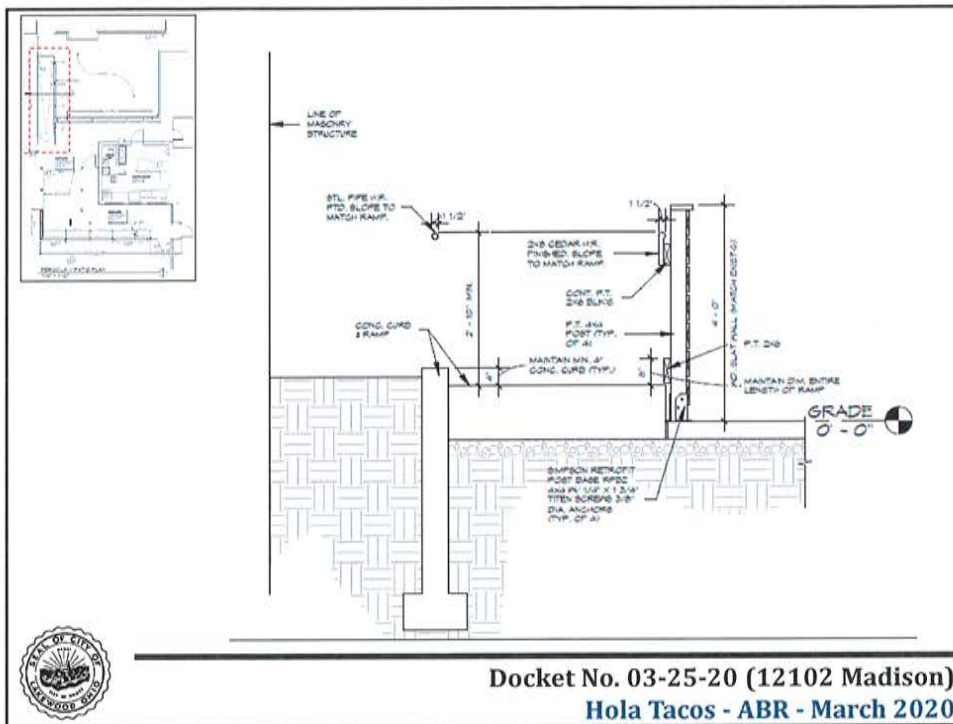
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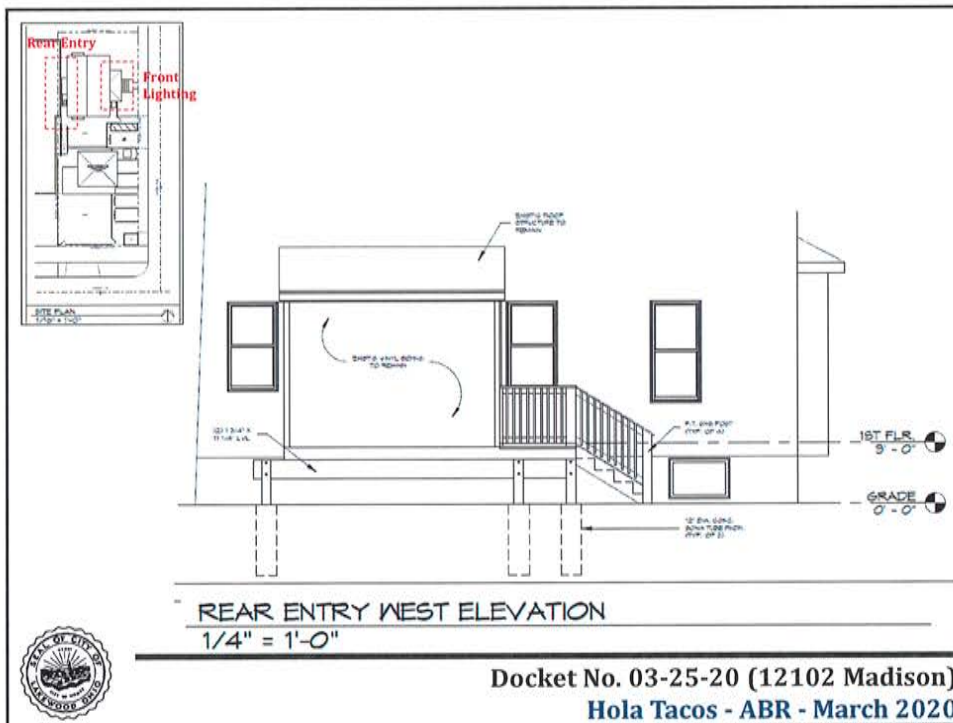
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BACKGROUND (12102 Madison; Hola Tacos)

July 2019

- Storefront renovation, patio enclosure, and signage proposal introduced
- Signage APPROVED
- Storefront renovation, patio enclosure DEFERRED

Aug 2019

- Storefront renovation, patio enclosure DEFERRED

Sept 2019

- Storefront renovation APPROVED with following conditions:
 - Move the ADA parking spot to the north of the dumpster enclosure and be a van accessible spot
 - The wall west of the van accessible spot will move inward to accommodate
 - Said wall will be at least 6' high
 - The awning structure would be pulled from submission and heard separately

Oct 2019

- Patio enclosure APPROVED with following conditions:
 - Hold-off dimensions with neighboring structures would be approved by H&B and the Fire Department.

Planning & Development, Building Departments

- December 2019 – January 2020
- Further discussion of intent/use...recommended submission with full scope of intended proposal



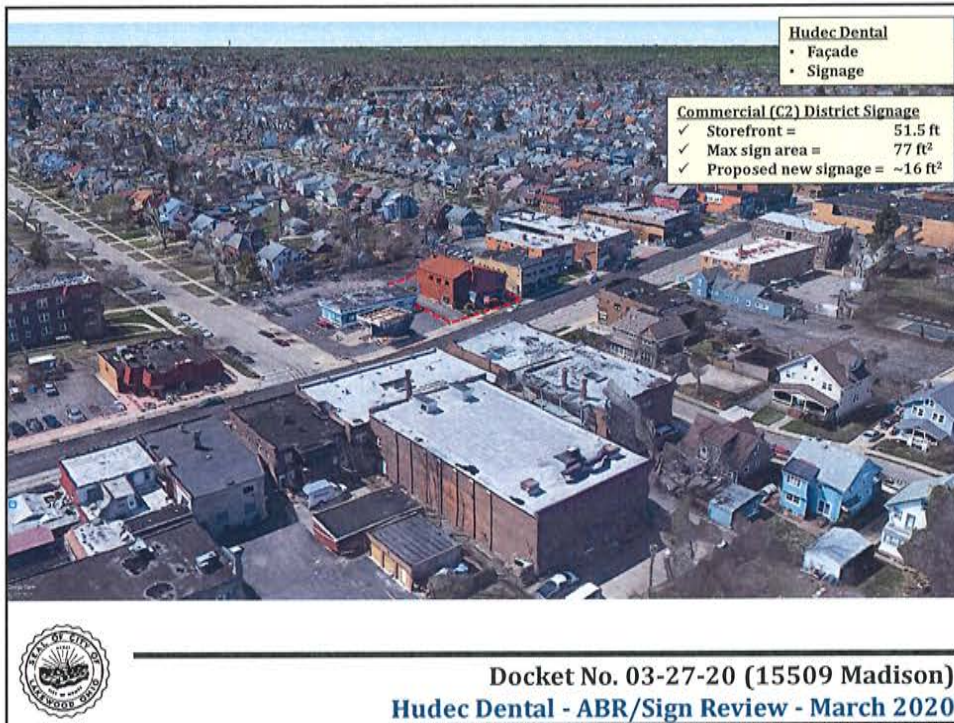
**Docket No. 03-25-20 (12102 Madison)
Hola Tacos - ABR - March 2020**

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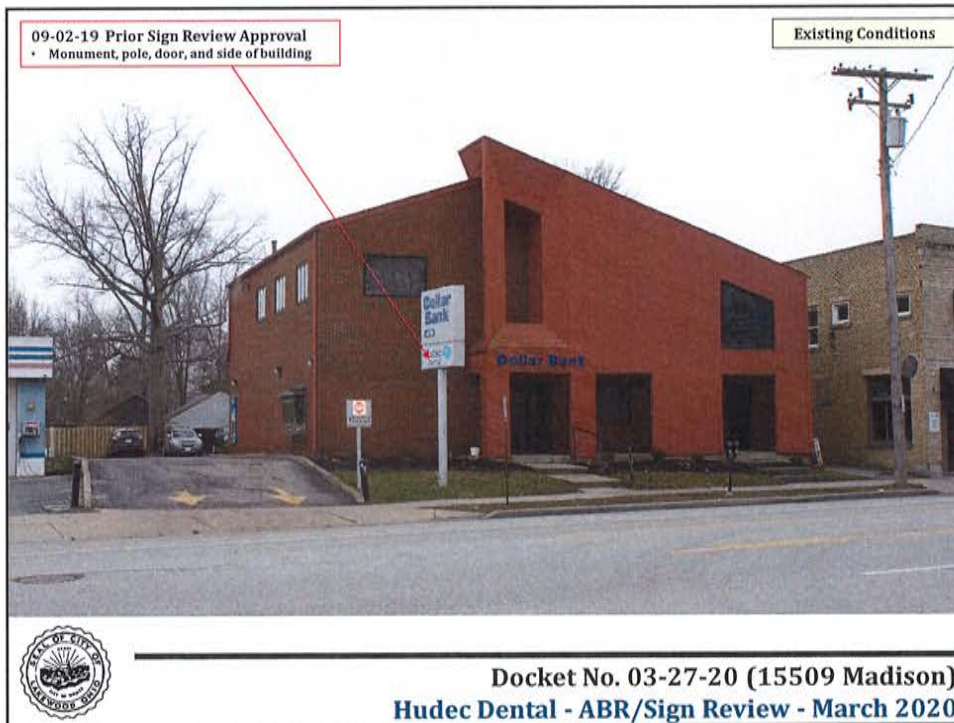


**Architectural Board of Review
Sign Review - March 2020**

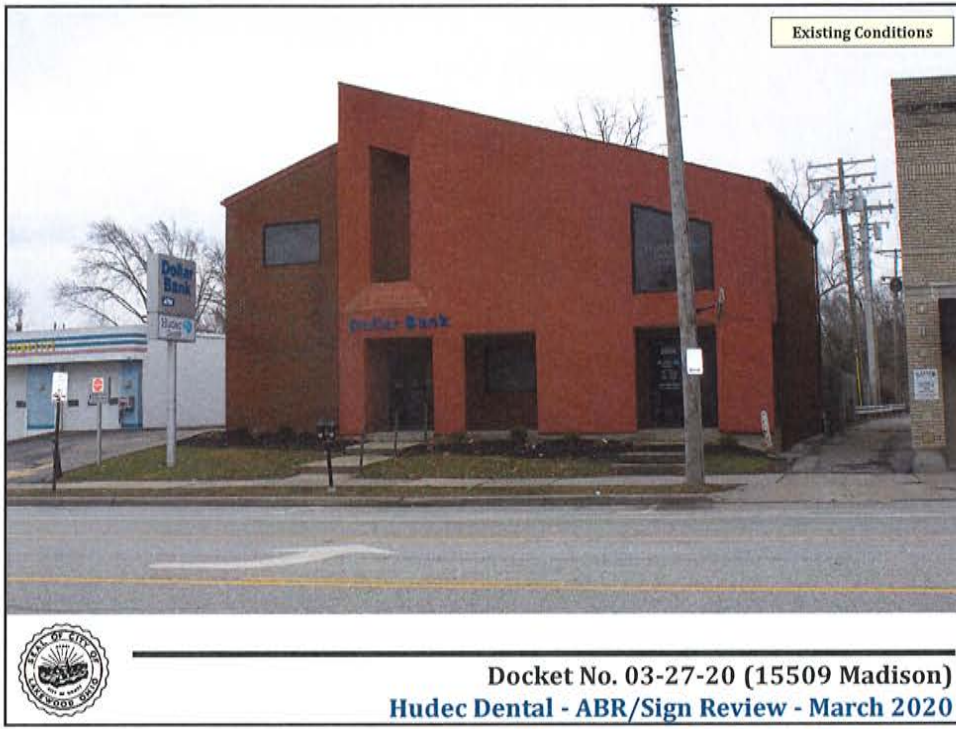
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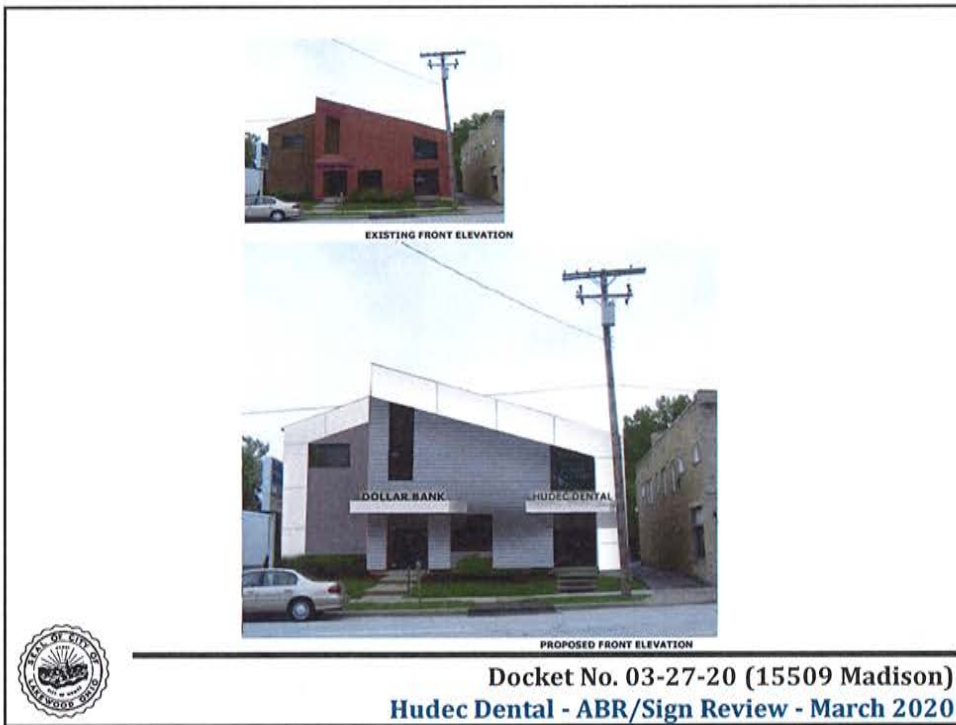
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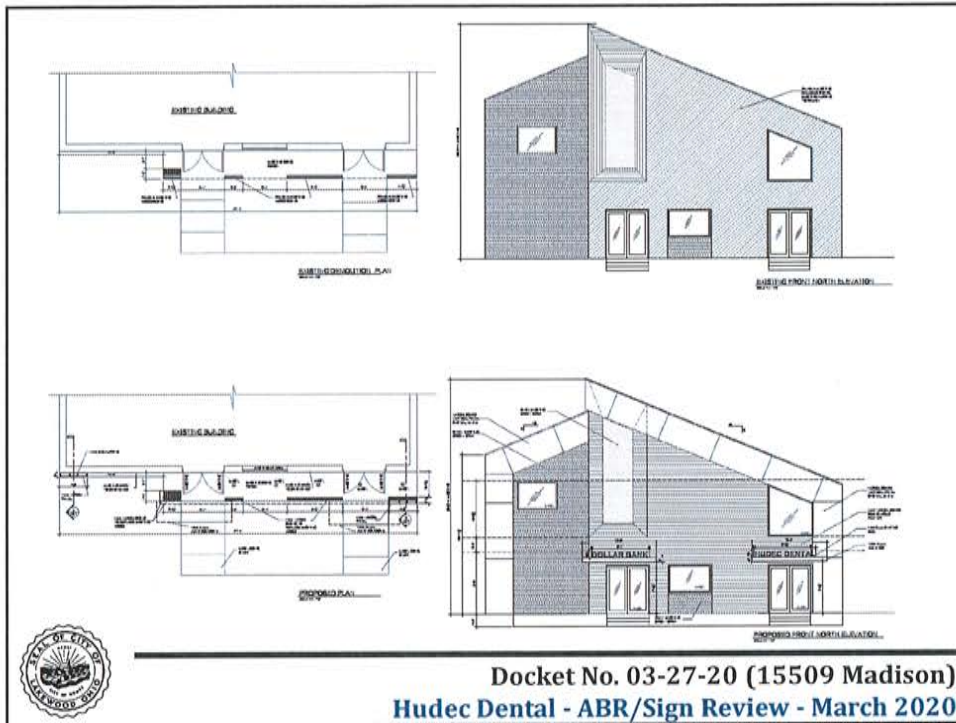
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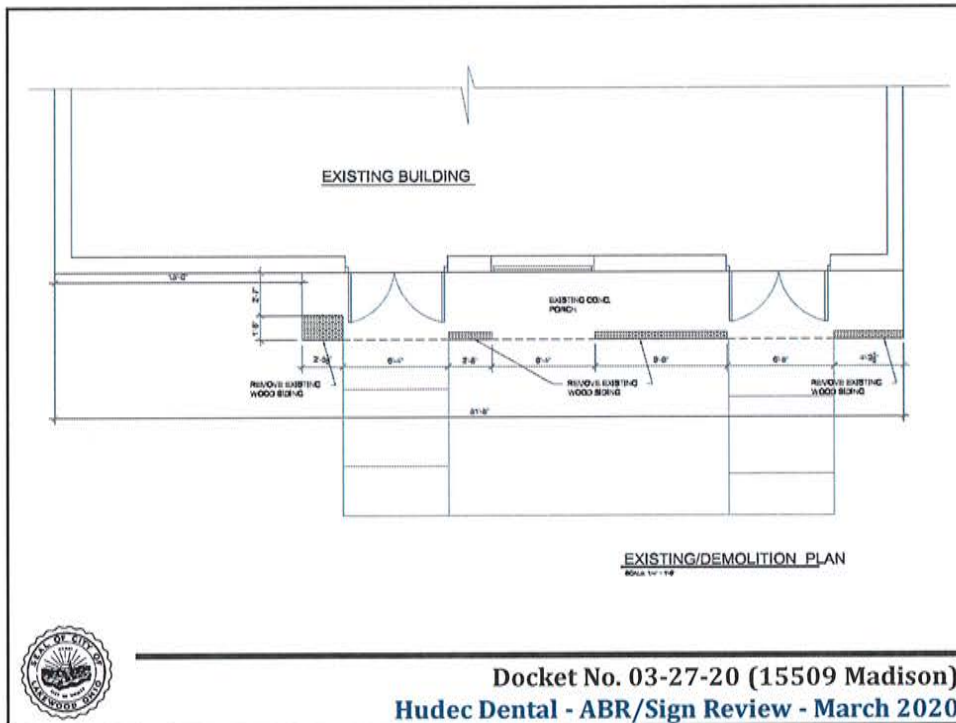
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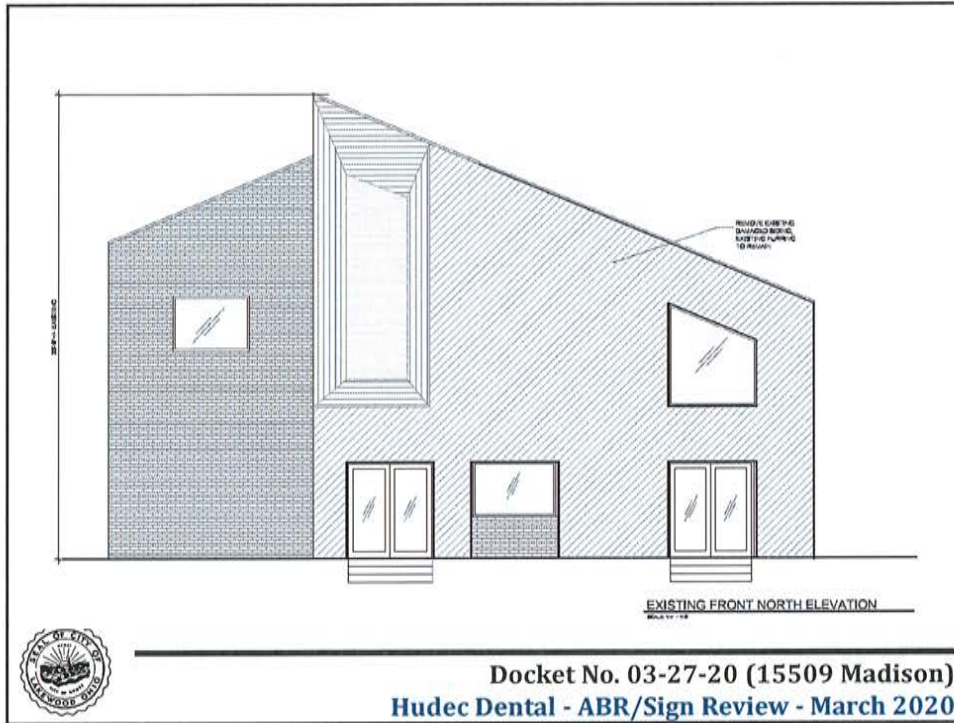
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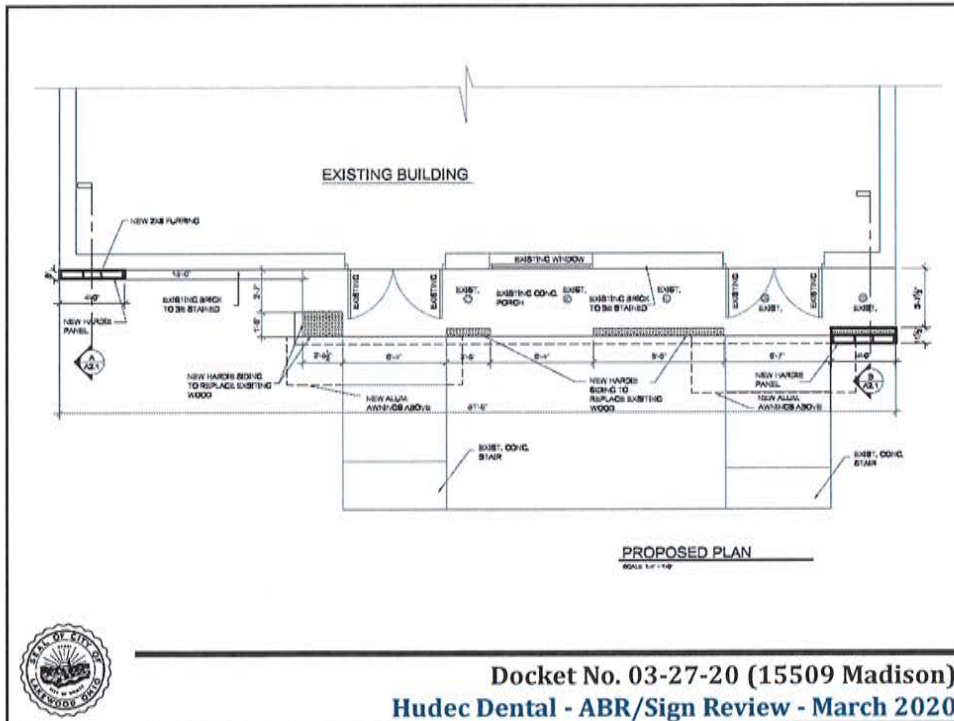
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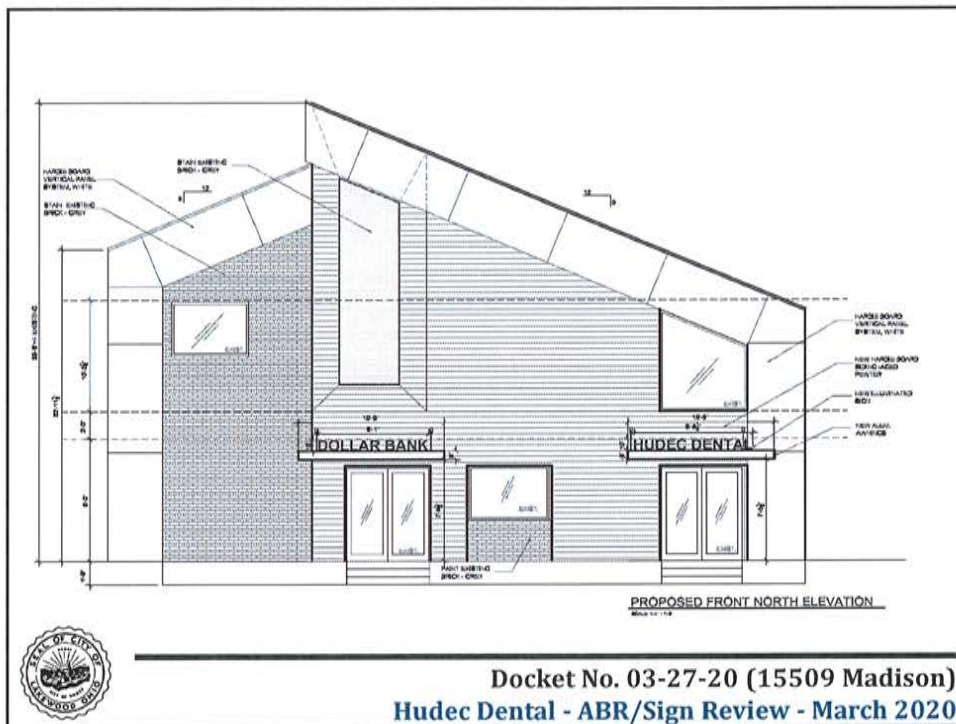
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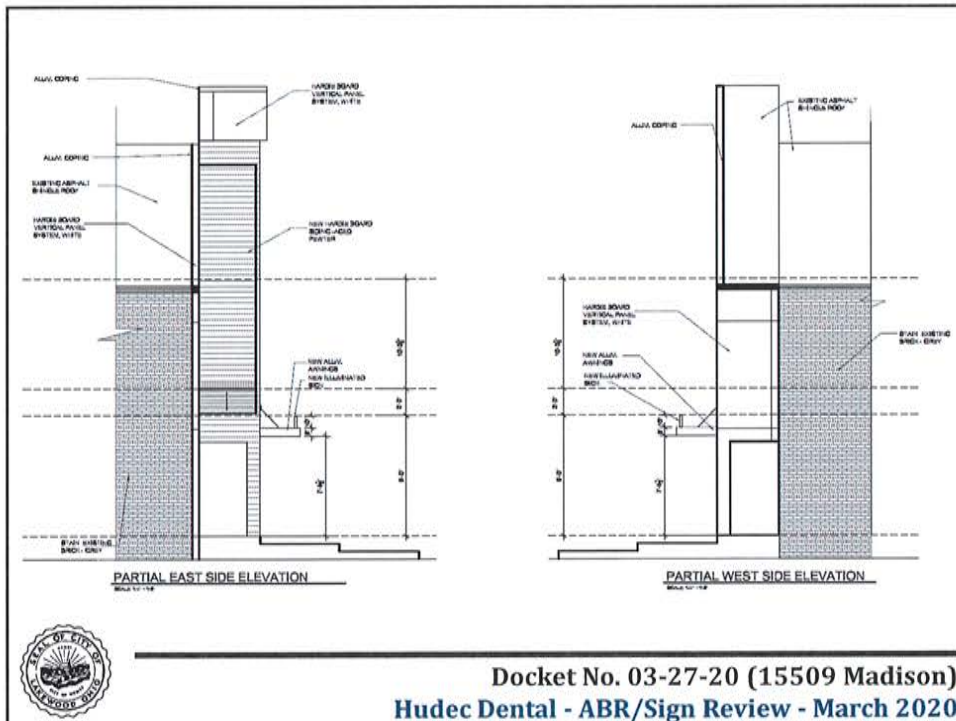


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Docket No. 03-27-20 (15509 Madison)
Hudec Dental - ABR/Sign Review - March 2020

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Docket No. 03-27-20 (15509 Madison)
Hudec Dental - ABR/Sign Review - March 2020

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Architectural Board of Review

March 12, 2020