

MINUTES  
CITY OF LAKEWOOD  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
REVIEW MEETING  
APRIL 8, 2021 at 5:30 P.M.  
LAKEWOOD CITY HALL  
VIRTUAL MEETING

of MAY 13 2021 meeting.

  
CHAIRMAN

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

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

1. Roll Call

Board Members

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

Others

Allison Hennie, City Architect, Secretary  
Shawn Leininger, Director, Planning & Development  
Christopher Parmelee, Asst. Building Comm.  
Zachary Schauer, Urban Planning Intern

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

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** the March 11, 2021 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

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

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At the April 1, 2021 pre-review meeting, item 19 was Summary Approved with a condition. A motion and a second are needed for approval.

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**SUMMARY APPROVED**

**SIGN REVIEW**

19. Docket No. 04-36-21

**17415 Detroit Avenue**  
**Simply Sugar**

- ( ) Approve  
( ) Deny  
( ) Defer

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

Applicant proposes replacement awning with signage for a new business. (Page 158)

**Condition:** The phone number is to be removed from the awning and relocated to the lower corner of the window in white vinyl, similar to the adjacent storefront.

A motion was made by Mr. Donaldson, seconded by Mr. Grambort to **APPROVE** the request with the condition that the phone number is removed from the awning. All the members voting yea, the motion passed.

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**NEW BUSINESS  
COMMUNICATION**

4. **Docket No. 04-24-21** **15788-15998 Madison Avenue**  
**Wagar Park**

Ryan Jaenke will present his public art proposal for the Street Mural at Wagar Park. (Page 5)

Ryan Jaenke, Artist was present to explain his proposal. Installation is expected to begin around May 10, weather permitting, taking two to three weeks. The members liked the design and selection of an appropriate product. Staff agreed. Public comment was closed as no one addressed the item.

A motion was made by Mr. Donaldson, seconded by Mr. Smith to **RECEIVE AND FILE** the communication. All the members voting yea, the motion passed.

5. **Docket No. 04-25-21** **15450 Detroit Avenue**  
**Kauffman Park**

The Department of Planning and Development staff will provide a communication regarding Kauffman Park Improvements. The improvements focus on the west side of the park and include ADA access and an improved entryway from the parking lot, new lighting and walking trail, new picnic shelter, and new play equipment. (Page 10)

Shawn Leininger introduced Richard Washington with CT Consultants who helped lead the renovation. Bids would be requested soon, construction would commence this summer, and completion this year. Mr. Washington recapped the process and described the amenities/features/improvements. Discussion ensued about shelter details, light pole fixtures, the project being an asset to the community, encouragement for installation of electricity at the picnic shelter, any additional site furniture, the playground area and its equipment, retention of the sledding hill. Staff was excited about the project. Public comment was taken.

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **RECEIVE AND FILE** the communication with the following recommendations:

- Provide power at Picnic Shelter.
- Public Comment
  - Provide access to Restrooms during Park Hours.
  - Picnic shelter to be of better materials compatible with Park and Lakewood.

All the members voting yea, the motion passed.

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**OLD BUSINESS  
ARCHITECTURAL BOARD OF REVIEW**

6. **Docket No. 06-48-19** **C** **13701/13901 Detroit Ave. & 1406 Wyandotte Ave.**  
**The View on Detroit East (VODE)**

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

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

Applicant proposes the construction of a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325. (Page 27)

Mark Green, Marous Brothers Construction and Alex Solove, JSDI were present to explain the updated proposal. There was discussion about first floor residential units, brick, design elements, historic context, scale of the building, transition into the residential district, other items yet to be addressed, materials, the pedestrian experience, and more. Staff provided the City's considerations for the Commercial Design Guidelines, the Planning Commission's prior conditions of approval, and the City Notes which were suggestions for approval (displayed in the presentation). Discussion then revolved around the aforementioned items. The hierarchy between the commercial and residential areas, banding, brick, and designation of entrances were discussed. There was a message in the chat function regarding the rear of the building: wanted to see the renderings and what the neighbors would see. There was an e-mail from the public that was displayed in the presentation and discussed. Public comment was closed.

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

7. **Docket No. 02-11-21A** **C** **1520 W. 117<sup>th</sup> Street Dunkin'**

- Approve
  - Deny
  - Defer
- Heidi DeMark  
Phillips/Sekanick Architects  
142 East Market  
Warren, Ohio 44481

Applicant proposes site upgrades to an existing business. (Page 59)

Heidi DeMark, Phillips/Sekanick Architects was present to explain the updated request. The members liked the elimination of the second drive-thru window, the addition of a walk-up window, placement of the ADA parking spot, and said it was pedestrian friendly. Staff asked if the outdoor furniture would remain, and if additional plantings could be added. Public comment was closed as not one addressed the proposal.

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

- Any landscape improvements shall be approved administratively.

All the members voting yea, the motion passed.

**SIGN REVIEW**

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

- Approve
  - Deny
  - Defer
- James Groh  
Brilliant Electric Sign Co LTD  
4811 Van Epps Road  
Cleveland, Ohio 44131

Applicant proposes the installation of one non-illuminated wall sign. (Page 69)

Staff advised the members the applicant requested a deferral.

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

**NEW BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

9. **Docket No. 04-26-21** **R** **1299 French Avenue**

- Approve
- Amy Armour

- ( ) Deny
- ( ) Defer

Beegan Architectural Design  
15703 Madison Avenue  
Lakewood, Ohio 44107

Applicant proposes the addition of a new covered porch, rear addition, and rear deck. (Page 70)

Paul Beegan, Beegan Architectural Design and John and Shelley Pippin, new property owners were present to explain the request. The front door would remain and painted black as would be the window frames. The members liked the gable light fixture, color scheme. Staff asked for clarification of the guardrail detail. Public comment was closed as no one addressed the project.

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

- The railing shall be typical of Sheet A3.

All the members voting yea, the motion passed.

10. **Docket No. 04-27-21** **R** **1575 Grace Avenue**

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

John Graham  
Graham Construction LLC  
4042 Rocky River Drive  
Cleveland, Ohio 44135

Applicant proposes replacing deteriorated masonry front steps and piers with wood. (Page 85)

John Graham, Graham Construction LLC was present to explain the request. The new wood would be painted white. The members asked if the under stairs would be enclosed; Mr. Graham said the brick piers would remain. The members thanked the applicant for his attention to detail. Staff had no additional comments. Public comment was closed as no one addressed the item.

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

- Wood shall be painted after drying.
- See sketch for handrail attachments in ABR Packet.

All the members voting yea, the motion passed.

11. **Docket No. 04-28-21** **R** **1463 Roycroft Avenue**

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

Edward Kwiecien  
Stunning Renovations LLC  
19436 Hunt Road  
Strongsville, Ohio 44136

Applicant proposes the rebuild of the front porch and above roof. (Page 89)

Edward Kwiecien, Stunning Renovations LLC was present to explain the request. In an attempt to replicate the previous porch, the colors would be the same except the lattice would be white, and the roof shingles would match. The members had no questions or concerns other than they wanted full elevations, and not make this submission a precedence. As long as a one-for-one was created, the staff had no concerns for this particular project. Public comment was closed as no one addressed the item.

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

- This is considered a one-to-one porch replacement.
- Asphalt shingles shall match existing.
- Lattice shall be white.

All the members voting yea, the motion passed.

12. **Docket No. 04-29-21** **R** **1216-18 Marlowe Avenue**

- |   |   |
|---|---|
| <input type="checkbox"/> Approve<br><input type="checkbox"/> Deny<br><input type="checkbox"/> Defer | Greg Noeth<br>Greg Noeth Architect<br>1790 Saratoga Avenue<br>Cleveland, Ohio 44109 |
|---|---|

Applicant proposes the rebuild of porches on a two-family home. (Page 94)

Greg Noeth, Greg Noeth Architect was present to explain the request. The members had no questions. Staff asked about the culture stone product, expressed concern about tapering of the columns, and asked which of the four examples of AZEK column wraps was being proposed. The applicant said a 6"x6" column would be used on the second floor, and an 8"x8" would be used on the first floor. Staff and members had no other questions. Public comment was closed as no one addressed the item.

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

- Tapered column, simple wrap selected.
- 8"x8" column on first floor, 6"x6" column on second floor.

All the members voting yea, the motion passed.

13. **Docket No. 04-30-21** **R** **18136 Clifton Road**

- |   |  |
|---|--|
| <input type="checkbox"/> Approve<br><input type="checkbox"/> Deny<br><input type="checkbox"/> Defer | Warren Coleman<br>18136 Clifton Road<br>Lakewood, Ohio 44107 |
|---|--|

Applicant proposes a garage addition. (Page 101)

Warren Coleman, property owner was present to explain the request. The members said the new addition looked as if it had been there a long time. Staff had no concerns, said the design and construction was exemplary. Public comment was closed as no one addressed the item.

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

14. **Docket No. 04-31-21** **R** **2176-78 Lewis Drive**

- |   |   |
|---|---|
| <input type="checkbox"/> Approve<br><input type="checkbox"/> Deny<br><input type="checkbox"/> Defer | John Graham<br>Graham Construction LLC<br>4042 Rocky River Drive<br>Cleveland, Ohio 44135 |
|---|---|

Applicant proposes to rebuild a first floor porch and replacement of deteriorated masonry steps and piers. (Page 112)

John Graham, Graham Construction LLC was present to explain the request. There was discussion about the size of the first floor porch columns in relationship to the second floor porch, how the new porch/railings would transition

into the existing brick sides, stain the wood to match the brick, the adjustment of the existing siding, vinyl, cross hatch lattice was proposed. The members wanted full elevations, and not make this submission precedence. Staff commented upon the framing and asked for railing and column details. Public comment was closed as no one addressed the item.

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

- Columns shall be 10" typical.
- Railings shall follow the Lakewood Front Porch Guidelines with design administratively approved.
- Top and Bottom column trim details shall be submitted for administrative approval.
- Applicant shall provide a more thorough application in future specifically denoting project context.

All the members voting yea, the motion passed.

15. **Docket No. 04-32-21** **R** **2160 Concord Drive**

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

Leon S. Sampat  
LS Architects  
22082 Lorain Road  
Fairview Park, Ohio 44126

Applicant proposes alteration to a two-family residence for a new third floor attic and new shared rear vestibule. (Page 129)

Ann Corbo, LS Architects was present to explain the request. Discussion ensued about the front elevation, material selection not matching, windows and door would be white, lack of side elevation, the returns and gutter, standing seam, cut sheets, colors. There were no further comments from the members or staff. Public comment was closed as no one addressed the item.

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

16. **Docket No. 04-33-21** **C** **14319 Madison Avenue**  
**Harlow's Pizza**

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

Leon S. Sampat  
LS Architects  
22082 Lorain Road  
Fairview Park, Ohio 44126

Applicant proposes a new front patio for Harlow's Pizza. (Page 143)

Ann Corbo, LS Architects was present and said the item was being deferred because the survey of the front patio property was not completed.

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

17. **Docket No. 04-34-21** **C** **1516 W.117<sup>th</sup> Street**  
**Rockport Enterprise**

- ( ) Approve
- ( ) Deny

Allen Chen  
Rockport Enterprises LLC

( ) Defer

1512 W. 117<sup>th</sup> Street  
Lakewood, Ohio 44107

Applicant proposes parking lot design and building addition. (Page 146)

Staff provided a brief overview of the proposal and recommendations. The building addition would be reviewed later. Allen Chen, Rockport Enterprises LLC was present to explain the request. Staff relayed previous discussions regarding the parking lot. The members outlined items that required more thought: vehicular circulation was critical, the aisle width, the location of the dining patio was not appropriate, ADA parking, W. 117th St. pedestrian traffic, the new building should not compromise the parking lot. Staff recommended having a group consultation with the designer/architect and the applicant. There were no further comments from the members or staff. Public comment was closed as no one addressed the item.

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**

18. **Docket No. 04-35-21**

**15623 Detroit Avenue  
Bar Italia (formerly Lindy’s Lake House)**

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

Patrick Granzier  
372 Kenilworth Road  
Bay Village, Ohio 44140

Applicant proposes awning signage. (Page 154)

The applicant was not present to explain the request.

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

**ADJOURN**

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **ADJOURN** the meeting at 9:28 p.m. All the members voting yea, the motion passed.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



## PUBLIC MEETING 04-08-2021



### Architectural Board of Review

April 2021

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#### REMOTE MEETING PROCEDURES

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



### Architectural Board of Review

April 2021

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## April - DRAFT DOCKET/AGENDA

- Roll Call
- Approval of Minutes - 03/11/21 Meeting
- Opening Remarks
- Summary Approvals
  - 17415 Detroit - Simply Sugar
- Communications
  - Wagar Park Street Mural - Ryan Jaenke
  - Kauffman Park Improvements - CT Consultants
- Old Business
  - 13701-13091 Detroit - Solove Mixed-Use Development
  - 1520 W117 Dunkin' - Site Improvements
  - 11851 Detroit - Cleveland Clinic - Signage - DEFERRED
- New Business
  - 1299 French Avenue - Front porch/addition
  - 1575 Grace - Step replacement
  - 1463 Roycroft - Front porch
  - 1216-18 Marlowe - Front porch
  - 18136 Clifton Rd - Garage addition
  - 2176-78 Lewis - Front Porch
  - 2164 Concord - Vestibule/Addition
  - 14319 Madison - Harlow's outdoor dining patio
  - 1516 W117 - Site improvements and building addition
- Sign Review

3

**Proposal: replacement awning with signage for a new business**

**City Notes:**

Remove existing temporary signage



Docket No.: 04-36-21 17415 Detroit  
Simply Sugar - April 2021

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**CONCEPT DRAWING**

**SITE PLAN**  
17415 Detroit Ave  
Lakewood Ohio

**1 AWNING RECOVERING**

Brown Pleasance Ave  
17415 Detroit Avenue  
19 ft  
Detroit Ave

**BNEXT**  
ARCHITECTURAL • INTERIOR  
DESIGN • ANIMATIONS • LIGHTING

1100 Glen Ave  
Suite 300 Lakewood, OH 44130  
Phone: 216.850.1800  
www.bnnextdesign.com

RENDERED BY: AOS  
PAGE: 1 of 1  
PROJECT # NAME: AWNING RECOVERING  
DATE: 07/2021  
JOB LOCATION: 17415 Detroit Ave, Lakewood, Ohio

**SEAL OF CITY OF LAKWOOD OHIO**

**Docket No.: 04-36-21 17415 Detroit  
Simply Sugar - April 2021**

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**CONCEPT DRAWING**

17415  
Simply Sugar  
17415  
216-205-3326

**AWNING RECOVERING & DECAL**  
REUSE EXISTING FRAME - 17'7" x 4'5" x 2"  
SUNBRELLA BLACK FABRIC  
PAINTED WHITE GRAPHICS & DECAL

**FRONTAGE: 19' ELEVATION: 8' SF: 28.29**

**Simply Sugar**  
17415

**BNEXT**  
ARCHITECTURAL • INTERIOR  
DESIGN • ANIMATIONS • LIGHTING

1100 Glen Ave  
Suite 300 Lakewood, OH 44130  
Phone: 216.850.1800  
www.bnnextdesign.com


RENDERED BY: AOS  
PAGE: 1 of 1  
PROJECT # NAME: AWNING RECOVERING  
DATE: 07/2021  
JOB LOCATION: 17415 Detroit Ave, Lakewood, Ohio

**SEAL OF CITY OF LAKWOOD OHIO**

**Docket No.: 04-36-21 17415 Detroit  
Simply Sugar - April 2021**

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**Communications**  
*April 2021*

7


**Proposal: Ryan Jaenke will present his public art proposal for the Street Mural at Wagar Park**

**City Notes:**


- Jaenke was selected from a robust group of applicants in a two-part process
- The public art project is the final piece of the Wagar Park masterplan improvements

**WAGAR PARK  
STREET MURAL**  
Revision 2

Prepared by Ryan Jaenke  
1271 Hall Avenue  
Lakewood, OH 44107  
rjaenke@gmail.com  
ryanjaenke.com



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**Docket No. 04-24-21 15788-15998 Madison  
Wagar Park Street Mural- April 2021**

8



Docket No. 04-24-21 15788-15998 Madison  
Wagar Park Street Mural- April 2021

9



**PAINT**  
Splat StreetBand

**COLOR**

- BLACK
- MINT GREEN
- SAFETY BLUE



Docket No. 04-24-21 15788-15998 Madison  
Wagar Park Street Mural- April 2021

10



Fast cure. Bold color.  
Durable protection.

StreetBond Pro is used to create long-lasting, long-lasting pavement color.

When the job of protecting asphalt and concrete surfaces comes with exceptional challenges, look to StreetBond Pro for the solution. StreetBond Pro Pavement Coating is a fast-curing, PMMA-based StreetBond Pro product that provides UV protection, color and anti-slip properties in a fast-curing formula. You can transform your pavement and create a truly unique look with StreetBond Pro.

When can you use StreetBond Pro?

- Walkways
- Sidewalks
- Driveways
- Parking lots
- Roadways
- Airport runways

StreetBond Pro is designed for application with the simple addition of water. StreetBond Pro is ready to use with water and will not need solvents or other additives. The amount of water added is dependent on the application. The result is a simple application process, and a factory-installed product.

StreetBond Pro is designed for application with the simple addition of water. StreetBond Pro is ready to use with water and will not need solvents or other additives. The amount of water added is dependent on the application. The result is a simple application process, and a factory-installed product.



Behind all the bold, fast-curing color, there's a tough, weather-resistant product providing serious protection against degradation and wear. PMMA technology allows StreetBond Pro to offer:

- **Superior Performance:** StreetBond Pro is formulated to help protect against damage and deterioration caused by fast, wind-blown, and driving objects.
- **Return to Service:** StreetBond Pro Pavement Coating takes a fast cure time, allowing quick return to service and minimizing disruption.

### StreetBond

**PMMA. Base is a day.**  
The performance advantages of StreetBond Pro's PMMA-based formulation are apparent. But perhaps the most noticeable advantage is PMMA's fast-curing nature. Typical StreetBond Pro applications are completed in 30 minutes, and often completed in 1 hour.



**The Right Color for Your Project**

StreetBond Pro is available in 250 and StreetBond Pro 220. StreetBond Pro is available in 250 and StreetBond Pro 220. StreetBond Pro is available in 250 and StreetBond Pro 220.

StreetBond Pro is available in 250 and StreetBond Pro 220. StreetBond Pro is available in 250 and StreetBond Pro 220. StreetBond Pro is available in 250 and StreetBond Pro 220.



Docket No. 04-24-21 15788-15998 Madison  
Wagar Park Street Mural- April 2021

### STREETBOND® PRO 220

Commercial Product Data Sheet

StreetBond Pro 220 Pavement Coating is a fast-curing, PMMA-based product designed for use on pavement surfaces such as roads, runways, airports, parking lots and more. It provides superior protection against degradation and wear. PMMA technology allows StreetBond Pro to offer superior performance. StreetBond Pro is formulated to help protect against damage and deterioration caused by fast, wind-blown, and driving objects. Return to Service: StreetBond Pro Pavement Coating takes a fast cure time, allowing quick return to service and minimizing disruption.

StreetBond Pro is available in 250 and StreetBond Pro 220. StreetBond Pro is available in 250 and StreetBond Pro 220.

### STREETBOND® PRO 220

Typical Application/Commercial Road & Airfield Use

Application Area	Application Thickness	Application Coverage per 50kg Bag
200 Light Traffic	0.4 mm (16 mil)	127 m <sup>2</sup> (13,800 sq ft)

Pro Colorful Pavement Marking Color / StreetBond Pro 220

Pro Colorful Pavement Marking Color / StreetBond Pro 220

Weight Class	Application Thickness (mm)	Application Coverage per 50kg Bag (m <sup>2</sup> )	Application Coverage per 50kg Bag (sq ft)
1 kg	2	14	151
10 kg	20	14	151
20 kg	40	7	75

**USA PMMA PAVEMENT COATINGS**

Volume / Weight	Unit Weight
1000 L (264.17 gal)	1.25 kg/L (8.345 lb/gal)
2000 L (528.34 gal)	2.50 kg/L (16.690 lb/gal)
5000 L (1320.85 gal)	6.25 kg/L (41.725 lb/gal)
10000 L (2641.71 gal)	12.50 kg/L (83.450 lb/gal)

**PRODUCT INFORMATION**

**Application:** Application and finish application will vary depending on the application. The product is intended for use on asphalt and concrete surfaces. It is not intended for use on other surfaces. It is not intended for use on other surfaces.

**Storage and Handling:** Store in a cool, dry place. Keep the container closed when not in use. Do not use if the product is past its shelf life. Do not use if the product is past its shelf life. Do not use if the product is past its shelf life.

**Packaging:** 50 kg (110.23 lb) bags. Net Weight: 50 kg (110.23 lb). Net Volume: 40 L (10.57 gal).

StreetBond Pro 220 Pavement Coating is a fast-curing, PMMA-based product designed for use on pavement surfaces such as roads, runways, airports, parking lots and more. It provides superior protection against degradation and wear. PMMA technology allows StreetBond Pro to offer superior performance. StreetBond Pro is formulated to help protect against damage and deterioration caused by fast, wind-blown, and driving objects. Return to Service: StreetBond Pro Pavement Coating takes a fast cure time, allowing quick return to service and minimizing disruption.

StreetBond Pro is available in 250 and StreetBond Pro 220. StreetBond Pro is available in 250 and StreetBond Pro 220.



Docket No. 04-24-21 15788-15998 Madison  
Wagar Park Street Mural- April 2021

**Proposal: Senior Planner Katelyn Milius and CT consultants will provide a communication regarding the city's Kauffman Park Improvements.**



**Docket No. 04-24-21 15450 Detroit  
Kauffman Park - April 2021**


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**SEPARATE PRESENTATION**




**Docket No. 04-24-21 15450 Detroit  
Kauffman Park - April 2021**

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## Architectural Board of Review

*OLD BUSINESS - March 2021*

15

**Proposal:**

**City Notes:**

- Received Planning Commission approval for Conditional Use/Mixed-Use Overlay (Month/Year)

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


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

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

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

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

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

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SEPARATE PDF DOCUMENT



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

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### Considerations:

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

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

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

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



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

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## Planning Commission:

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

**July 2020**

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

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



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

19

### **CITY NOTES (page 1 of 2):**

- 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.
- 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. (1325.08 (b) Minimum 9'x18')



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

20

**CITY NOTES** (page 2 of 2):

- Provide material cut sheets/product specs for all proposed materials, not images as shown on Exhibit C; required of all applicants
- Remove (4) light fixtures along the property line adjacent to residential; reconfigure layout if needed to comply
- Per the Commercial District Guidelines
  - I. No residential at street level
  - II. No street level dwelling units on main streets
  - Recommend per the purpose of Mixed-Use Overlay, along streetscape frontage provide substantial buffers & transitions between areas of different land uses & development densities
- Provide off-street parking for commercial space per 1143.05
- Show location of visitor parking location(s) on site plan
- Provide pedestrian overlay plan showing pedestrian circulation within parking lot and between buildings
- Column articulation shall carry from upper stories to ground floor on all elevations



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

21

**Proposal: Applicant proposes site upgrades to an existing business.**

**City Notes:**

**Proposal no longer includes two drive-thru lanes or landscaping improvements  
New pedestrian access from W117th and walk-up window**



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



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

22

This page displays a set of architectural drawings and photographs for the Dunkin' Donuts site improvements. On the left, there is a grid of eight photographs showing various views of the existing building and its surroundings. To the right of the photos are two detailed site plans: the left one is labeled 'PROPOSED IMPROVEMENTS PLAN' and the right one is 'EXISTING PLAN'. Below the plans are several tables and sections, including 'SITE CONDITIONS', 'TREE AND SHrub SCHEDULE', and 'GENERAL NOTES AND CONDITIONS'. A yellow box at the bottom right of the drawing area contains the text 'FEBRUARY 2021'. The Dunkin' Donuts logo is visible in the top right corner of the drawing area.

**FEBRUARY 2021**



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

23

This page displays a set of architectural drawings and photographs for the Dunkin' Donuts site improvements, labeled as a 'previous concept'. It features the same grid of eight photographs on the left as page 23. The site plans and tables are similar to those on page 23, but the yellow box at the bottom right of the drawing area contains the text 'PREVIOUS CONCEPT'. The Dunkin' Donuts logo is also present in the top right corner.

**PREVIOUS CONCEPT**




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

24



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## Architectural Board of Review

*NEW BUSINESS - March 2021*

27

**Proposal: addition of a new covered porch, rear addition, and rear deck**

**City Notes:**

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

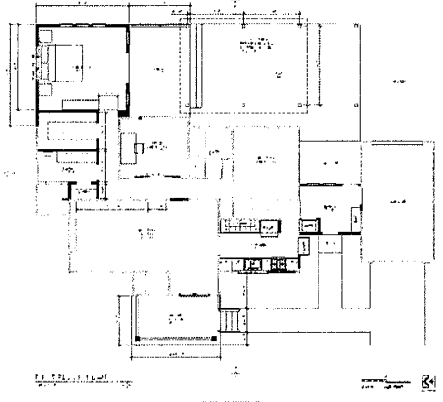
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**Docket No.: 04-26-21 1299 French Ave  
Front Porch and Rear Additions - April 2021**

28





DATE: 04/21/21  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



**BEEGAN**  
 ARCHITECTURAL DESIGN

PROJECT NO: 04-26-21  
 PROJECT NAME: 1299 FRENCH AVE  
 PROJECT TYPE: RESIDENTIAL RENOVATIONS

DATE: 04/21/21  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

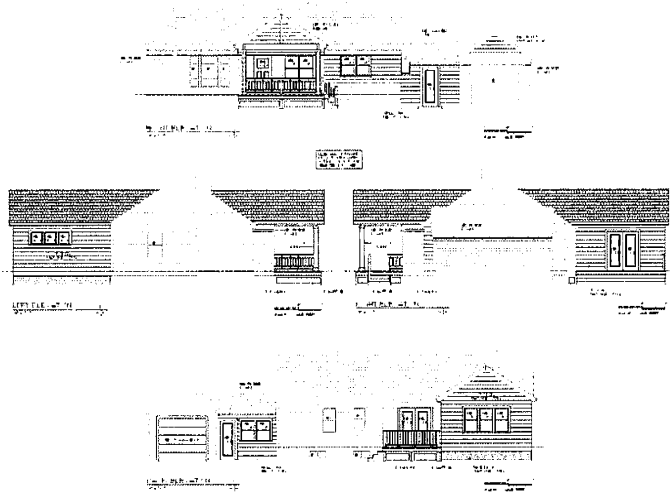
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 PROJECT NAME: 1299 FRENCH AVE  
 PROJECT TYPE: RESIDENTIAL RENOVATIONS

DATE: 04/21/21  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]


**A1**

**Docket No.: 04-26-21 1299 French Ave  
 Front Porch and Rear Additions - April 2021**

31



DATE: 04/21/21  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



**BEEGAN**  
 ARCHITECTURAL DESIGN

PROJECT NO: 04-26-21  
 PROJECT NAME: 1299 FRENCH AVE  
 PROJECT TYPE: RESIDENTIAL RENOVATIONS

DATE: 04/21/21  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

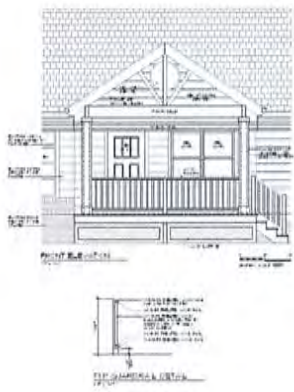


PROJECT NO: 04-26-21  
 PROJECT NAME: 1299 FRENCH AVE  
 PROJECT TYPE: RESIDENTIAL RENOVATIONS

DATE: 04/21/21  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**A2**

**Docket No.: 04-26-21 1299 French Ave  
 Front Porch and Rear Additions - April 2021**

32






**Docket No.: 04-26-21 1299 French Ave  
Front Porch and Rear Additions - April 2021**

33

**Proposal: replacing deteriorated masonry front steps and piers with wood**

**City Notes:**

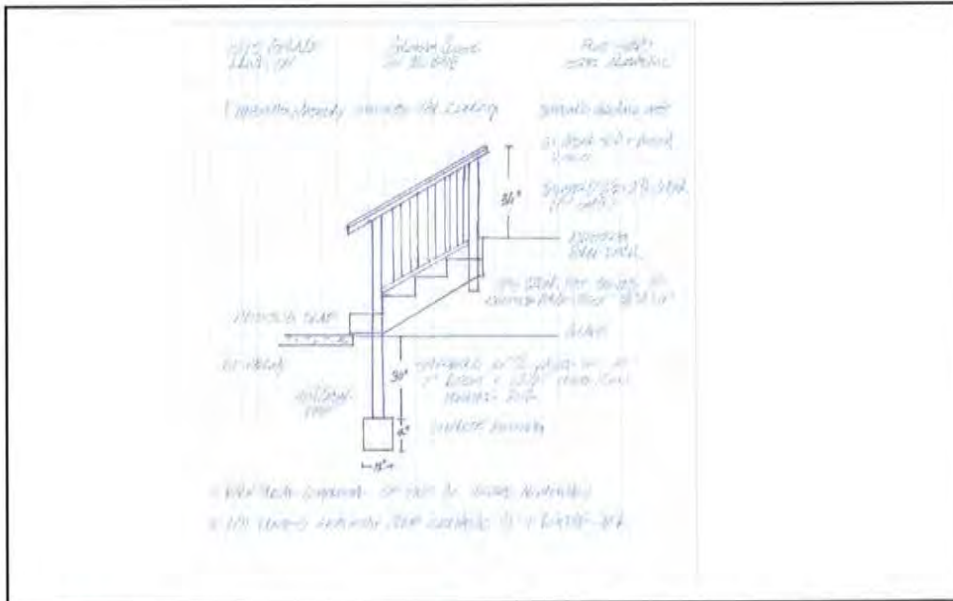


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**Docket No.: 04-27-21 1575 Grace Ave  
Front Steps - April 2021**

34





**Docket No.: 04-27-21 1575 Grace Ave  
Front Steps - April 2021**

37

**Proposal: rebuild of the front porch and above roof**

**City Notes:**

- Shared ABR checklist and front porch guidelines with applicant



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**Docket No.: 04-28-21 1463 Roycroft  
Front Porch Reconstruction - April 2021**

38



August 2017



August 2019



**Docket No.: 04-28-21 1463 Roycroft  
Front Porch Reconstruction - April 2021**



**Docket No.: 04-28-21 1463 Roycroft  
Front Porch Reconstruction - April 2021**



**Docket No.: 04-28-21 1463 Roycroft  
Front Porch Reconstruction - April 2021**

41

**FROM THE APPLICANT:**

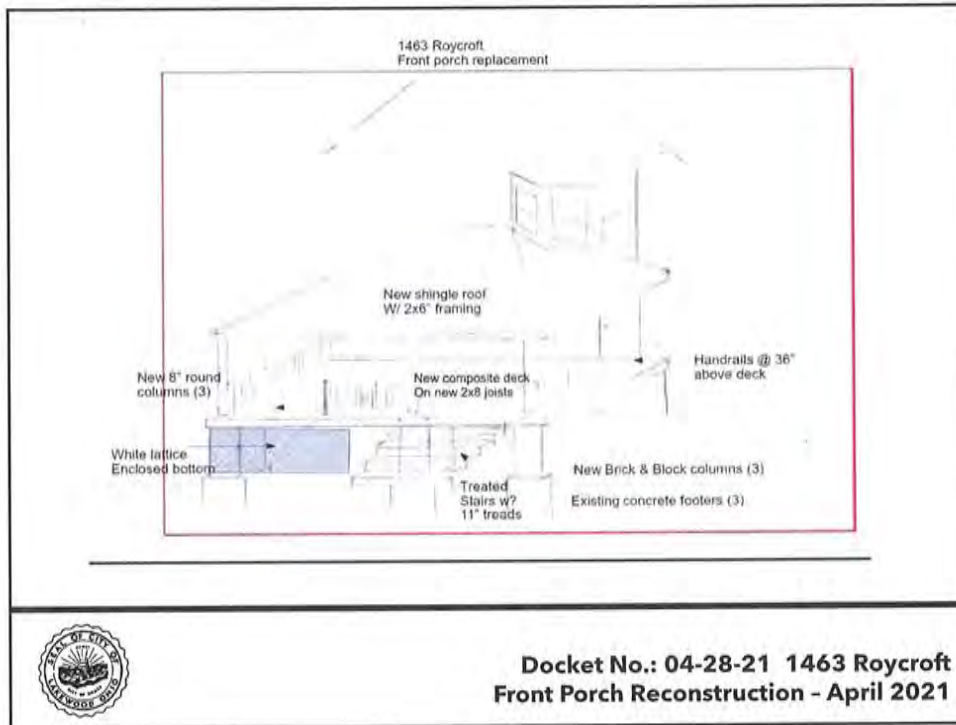
The following is an overview of the process and material to be used to replace the previous front porch at 1463 Roycroft Ave. Exact measurements will be verified and applied in the field. Accompanying this summary are pictures of the original porch and we intend to match in like style.

- The porch will be approximately 10ft x 21ft with a roof to match the previous roof line, to match the original design:
  - White hand and guard rails
  - White lattice around botto
  - White 8" round columns
  - All wood will be pressure treated lumber
  - Decorative fascia will be Azak trim
- There are three existing 2ft x 2ft footers which will be reused. In addition these will also be the foundation and location for the new columns.
- Rebuild block and brick columns atop existing footers to the height necessary to finish the porch at a level equal to the existing front door.
- The porch floor structure will be built with 2x8 pressure treated lumber @ 16" on center.
- The front plate will be a double 2x10 set atop the new brick columns. The 2x8 joist will be attached to this plate with standard joist hangers.
- Top of deck will be either hard wood or trex type material (finish to be selected by owner)
- Three precast columns to support the front of the new roof
  - The base of these columns will be double 2x10 under the deck with a 2x12x12 between the column and the deck.
  - A 2x12x12 will be at the top of the column to support the front of the roof
- The roof will be constructed with 2x6 framing, 1/2" OSB sheeting, vinyl soffit on underside of roof and standard shingles to match existing roof.
- New stair to match existing height of new porch and material of the deck.
- The finish of the porch will be with vinyl lattice and trimmed with white azak lumber.
- Guardrails and handrails will be white polymer style installed at ~36" in height and as necessary to match code.

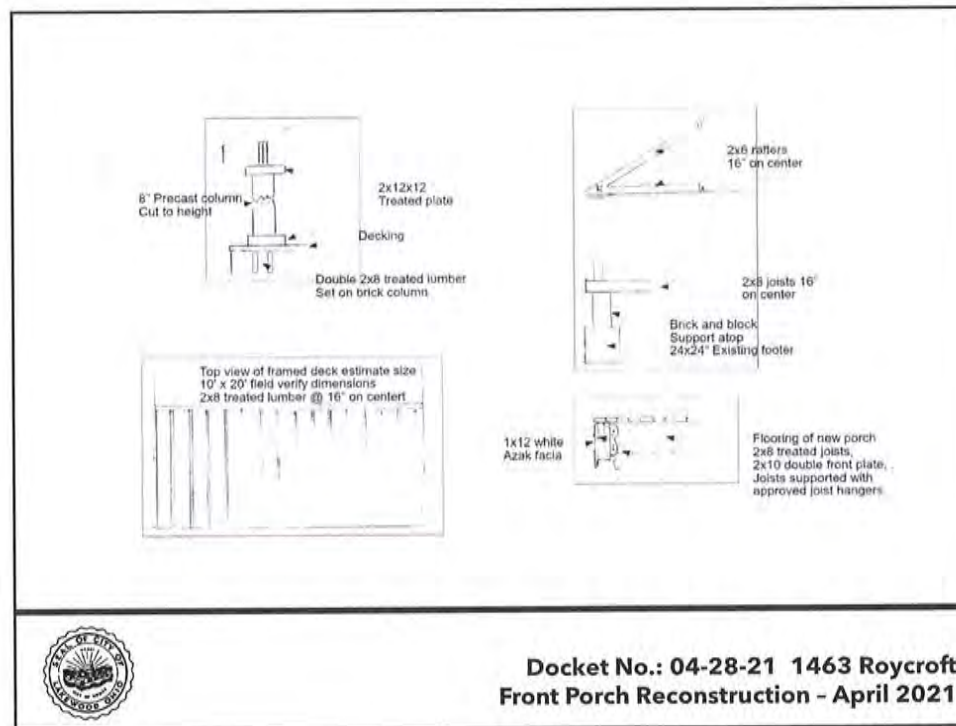


**Docket No.: 04-28-21 1463 Roycroft  
Front Porch Reconstruction - April 2021**

42



43

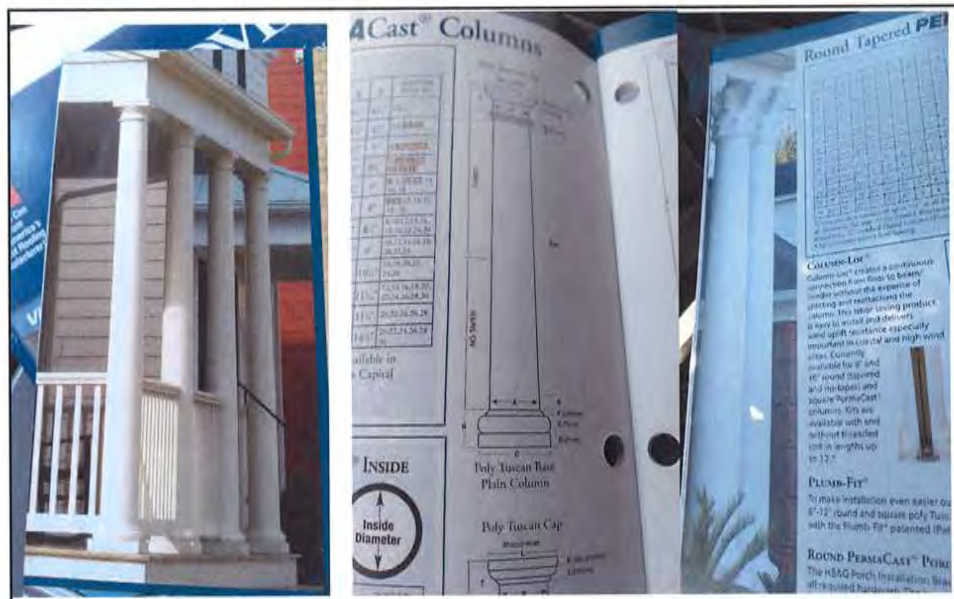


44



Docket No.: 04-28-21 1463 Roycroft  
Front Porch Reconstruction - April 2021

45



Docket No.: 04-28-21 1463 Roycroft  
Front Porch Reconstruction - April 2021

46

**Proposal: rebuild of porches on a two-family home**

**City Notes:**

**Concerns with proportions of replacement columns**

- 4x4 columns (2<sup>nd</sup> floor) and tapered 6x6 columns (1<sup>st</sup> floor)

**Selection for cap and base detail**

**Clarity on images submitted of materials**



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**Docket No.: 04-29-21 1216-18 Marlowe  
Front Porch Reconstruction - April 2021**



**Docket No.: 04-29-21 1216-18 Marlowe  
Front Porch Reconstruction - April 2021**

Architectural drawings for the front porch reconstruction. The drawings include a front elevation, a side elevation, a section through the porch, and a plan view. A photograph of the existing porch is included in the lower left. The drawings are labeled with 'North Elevation', 'Section', and 'Foundation Plan'. A legend is provided on the right side of the drawings. The drawings are dated 'April 2021'.

**Docket No.: 04-29-21 1216-18 Marlowe  
Front Porch Reconstruction - April 2021**

49

Detailed architectural drawings for the front porch reconstruction. The drawings include a section through the porch, a side elevation, and a foundation plan. The drawings are labeled with 'Section', 'Side Elevation', and 'Foundation Plan'. A legend is provided on the right side of the drawings. The drawings are dated 'April 2021'.

**Docket No.: 04-29-21 1216-18 Marlowe  
Front Porch Reconstruction - April 2021**

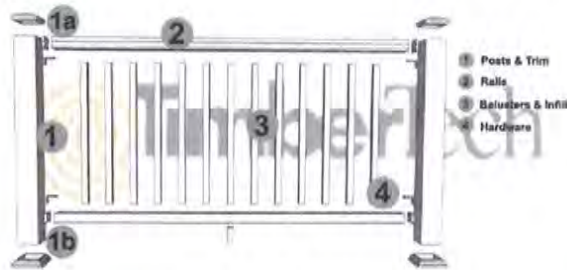
50

1. Cut Sheets: Railing, Deck, Simpson Hangers, Nails and Tapered column wrap (Attached).
2. Stair Railing @ columns: In keeping with the existing look, the first to second floor columns are off-set from the stairs, so we were planning on running the stairway railing up to a 4 x 4 post on the deck. The post would have a section of railing to the tapered column. See Detail 5/A-1. The 4" x 4" post would have a vinyl wrap.
3. Post Sizes: The existing house second floor columns are smaller and off-set, about 12" from the post below. The second floor posts rest on a LVL header connected to the top of the first floor posts. The second floor posts are 4" x 4" with a vinyl wrap. The first floor posts are 6" x 6" with a tapered wrap.
4. The first floor porch roof slope is a 10/12 pitch, ok for shingles.



**Docket No.: 04-29-21 1216-18 Marlowe  
Front Porch Reconstruction - April 2021**

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**Docket No.: 04-29-21 1216-18 Marlowe  
Front Porch Reconstruction - April 2021**

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Material 1



Material 2



Docket No.: 04-29-21 1216-18 Marlowe  
Front Porch Reconstruction - April 2021



The new AZEK® Tapered Column Wraps are designed to add timeless elegance to an old or small design. Experience the convenience and proper safety that AZEK® provides with our innovative gutter system for a tapered column. The design of the Tapered Column Wraps for an old or small design is made to be just like a tapered column. The design of the Tapered Column Wraps for an old or small design is made to be just like a tapered column. The design of the Tapered Column Wraps for an old or small design is made to be just like a tapered column.

**Tapered Column Wraps**

Size	Length
12" Round Cap	8'
12" Round Top	8'
12" Round Base	8'
12" Round Cap	8'

**Traditional Gray, Bright-White Finish**  
The classic exterior finish choice. AZEK® Tapered Column Wraps are available in a variety of finishes which do not require any painting. AZEK® Tapered Column Wraps are available in a variety of finishes which do not require any painting.



The AZEK® 3-Plus-1 Column Wraps are the best choice for your porch. They are made of durable and long-lasting material. The AZEK® 3-Plus-1 Column Wraps are the best choice for your porch. They are made of durable and long-lasting material.

**3-Plus-1 Column Wrap**

Standard Size	Actual Inside Dimension	Outside Dimension
12" x 12" x 8'	11" x 11" x 8'	13" x 13" x 8'
12" x 12" x 8'	11" x 11" x 8'	13" x 13" x 8'
12" x 12" x 8'	11" x 11" x 8'	13" x 13" x 8'
12" x 12" x 8'	11" x 11" x 8'	13" x 13" x 8'
12" x 12" x 8'	11" x 11" x 8'	13" x 13" x 8'

**Traditional Gray, Bright-White Finish**  
The classic exterior finish choice. AZEK® 3-Plus-1 Column Wraps are available in a variety of finishes which do not require any painting. AZEK® 3-Plus-1 Column Wraps are available in a variety of finishes which do not require any painting.



Docket No.: 04-29-21 1216-18 Marlowe  
Front Porch Reconstruction - April 2021



AZEK Column Wraps  
Column Wrap Accessories

Go Beyond the Simple Column

Exterior 3 plus 1 Column Wraps with Moulding Kits and Accent Wraps. Accessory kit per column provided to enhance the appearance and give you the finished look you desire.

Moulding Kits For 4" & 6" 3-plus-1 Column Wraps

Model No. Crown Kit Base Kit

41 41-100 41 41-100

- All Moulding Kits are pre-cut to length, sanded and left to dry in an AZEK Thermal Chamber for easy assembly and designed to fit snugly around the outside dimensions of your AZEK column.
- All Base Moulding and Crown Moulding Kits are pre-cut to length to fit around the outside dimensions of Accent Wraps.
- All Base Moulding Kits are pre-cut to length to fit around the outside dimensions of 4" Crown Moulding Kits and 6" Crown Moulding Kits.

Accent Wraps for 3-Plus-1 Column Wraps

Standard Size Actual Inside Dimension

4.4 x 4.4" 3.4" x 3.4" x 3.4" x 3.4"

- Base kits are pre-cut to fit AZEK Crown Kit 1" to allow for an additional 1/2" to allow for the finished appearance.



Model No.	Material Qty	Unit	Qty	Material Qty	Unit	Qty	Material Qty	Unit	Qty	Material Qty	Unit	Qty
41	41	Kit	1	41-100	Kit	1	41	Kit	1	41-100	Kit	1
41-100	41-100	Kit	1	41	Kit	1	41-100	Kit	1	41	Kit	1
41	41	Kit	1	41-100	Kit	1	41	Kit	1	41-100	Kit	1
41-100	41-100	Kit	1	41	Kit	1	41-100	Kit	1	41	Kit	1

AZEK Cellular PVC Cement

Clear, non-toxic adhesive bonds with PVC in a bonding time that is 10 times longer than standard epoxies and is easy to use without the need for mixing or curing.

- 24-hour bonding time
- Dries in 48 hours for full strength
- Water soluble for easy cleanup when surface is still wet
- Consistent application throughout
- The AZEK Adhesive is solvent-free with a high tensile strength and is easy to use in a variety of applications.



Docket No.: 04-29-21 1216-18 Marlowe  
Front Porch Reconstruction - April 2021



AZEK Column Wraps  
Column Wrap Accessories

Go Beyond the Simple Column

Exterior 3 plus 1 Column Wraps with Moulding Kits and Accent Wraps. Accessory kit per column provided to enhance the appearance and give you the finished look you desire.

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41	41	Kit	1	41-100	Kit	1	41	Kit	1	41-100	Kit	1
41-100	41-100	Kit	1	41	Kit	1	41-100	Kit	1	41	Kit	1
41	41	Kit	1	41-100	Kit	1	41	Kit	1	41-100	Kit	1
41-100	41-100	Kit	1	41	Kit	1	41-100	Kit	1	41	Kit	1

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- Consistent application throughout
- The AZEK Adhesive is solvent-free with a high tensile strength and is easy to use in a variety of applications.



Docket No.: 04-29-21 1216-18 Marlowe  
Front Porch Reconstruction - April 2021

**Proposal: garage addition**

**City Notes:**

- Visible from Clifton extension



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



**Docket No.: 04-30-21 18136 Clifton Rd  
Garage Addition - April 2021**

57



**Docket No.: 04-30-21 18136 Clifton Rd  
Garage Addition - April 2021**

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**Docket No.: 04-30-21 18136 Clifton Rd  
Garage Addition - April 2021**

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**Docket No.: 04-30-21 18136 Clifton Rd  
Garage Addition - April 2021**

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CLIFTON BLVD. EXTENSION

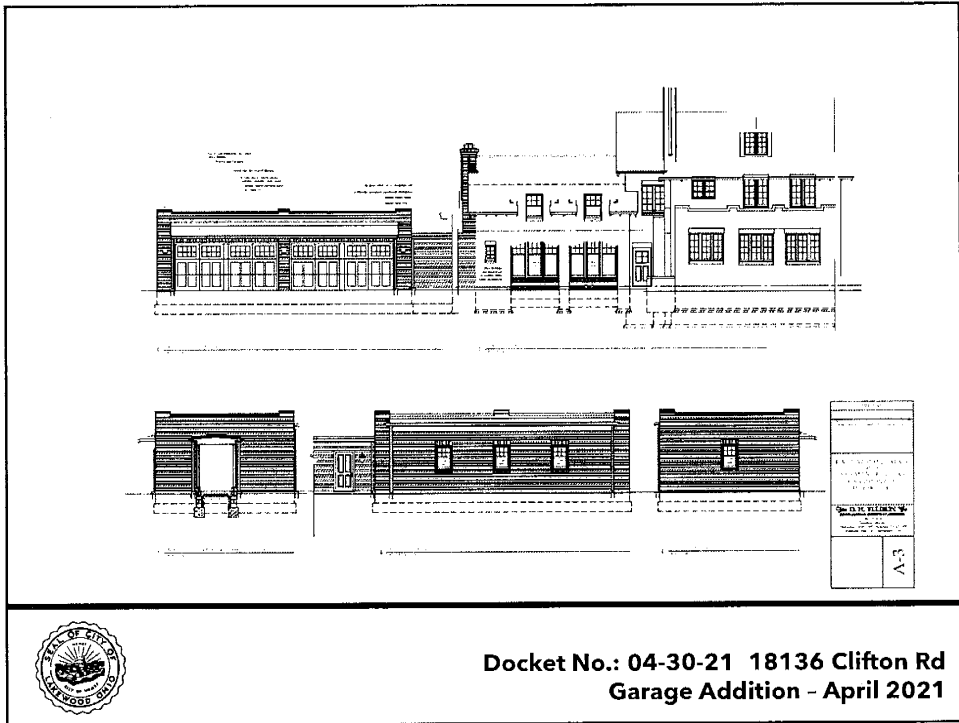
CLIFTON ROAD

**Docket No.: 04-30-21 18136 Clifton Rd  
Garage Addition - April 2021**

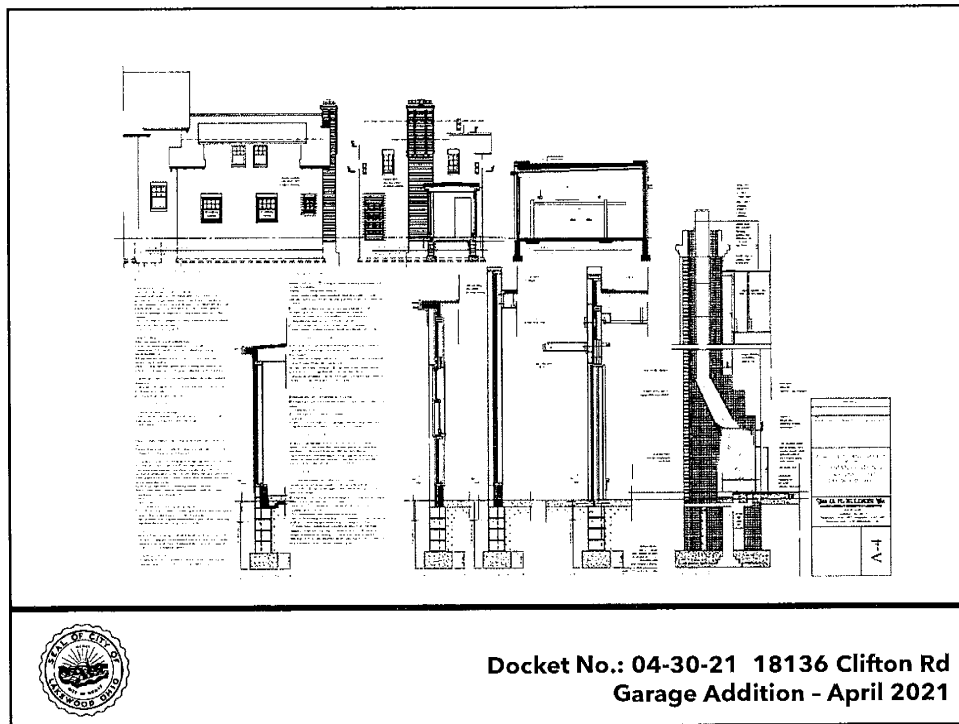
61

**Docket No.: 04-30-21 18136 Clifton Rd  
Garage Addition - April 2021**

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63



64



Existing Brick



Proposed Brick




Docket No.: 04-30-21 18136 Clifton Rd  
Garage Addition - April 2021

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Docket No.: 04-30-21 18136 Clifton Rd  
Garage Addition - April 2021

66

**Proposal: rebuild a first floor porch and replacement of deteriorated masonry steps and piers**

**City Notes:**

- Concerns with alterations of masonry to all wood construction
- Recommend porch railing system instead of deck railing as proposed
- Recommend increasing column size
- Additional information for porch columns needed



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



**Docket No.: 04-31-21 2176-78 Lewis Drive  
Front Porch - April 2021**

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**Docket No.: 04-31-21 2176-78 Lewis Drive  
Front Porch - April 2021**

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Docket No.: 04-31-21 2176-78 Lewis Drive  
Front Porch - April 2021

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Docket No.: 04-31-21 2176-78 Lewis Drive  
Front Porch - April 2021

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2176 LEWIS DRIVE (FRONT) (REAR) LEWIS DRIVE  
 2176-78 LEWIS DRIVE  
 ALL INFORMATION IS SUBJECT TO THE CITY OF LEWISVILLE

**Docket No.: 04-31-21 2176-78 Lewis Drive  
 Front Porch - April 2021**

73

2176 LEWIS DRIVE (FRONT) (REAR) LEWIS DRIVE  
 2176-78 LEWIS DRIVE  
 ALL INFORMATION IS SUBJECT TO THE CITY OF LEWISVILLE


**Docket No.: 04-31-21 2176-78 Lewis Drive  
 Front Porch - April 2021**

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2176 LEWIS DR  
LAND, OH      (POND) SULLIVAN COURT  
740 SW 89th      2176 LEWIS DR  
REVERSED SIDEWALK  
FRONT PORCH

24

■ 2x4 BRACKETS AT 24" INTERVALS ON EXISTING WALLS  
 ■ 2x4 BRACKETS BEHIND ON FRAMES LOCATIONS OF NEW BRACKETS 2x4 BRACKETS OF EXISTING STRUCTURE W/ NEW-AGE BRACKETS  
 ■ 2x4 LVL BRK



**Docket No.: 04-31-21 2176-78 Lewis Drive**  
**Front Porch - April 2021**

75

2176 LEWIS DR  
LAND, OH      (POND) SULLIVAN COURT  
740 SW 89th      2176 LEWIS DR  
REVERSED SIDEWALK  
FRONT PORCH

24

■ 2x4 BRACKETS AT 24" INTERVALS ON EXISTING WALLS  
 ■ 2x4 BRACKETS BEHIND ON FRAMES LOCATIONS OF NEW BRACKETS 2x4 BRACKETS OF EXISTING STRUCTURE W/ NEW-AGE BRACKETS  
 ■ 2x4 LVL BRK


**Docket No.: 04-31-21 2176-78 Lewis Drive**  
**Front Porch - April 2021**

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**Docket No.: 04-32-21 2164 Concord  
April 2021**

81

**Docket No.: 04-32-21 2164 Concord  
April 2021**

82



**Proposal: a new front patio for Harlow's Pizza**

**City Notes:**

- Applying for *temporary* outdoor dining application - extends through 2022
  - Allows for greater number of outdoor seating
- Making *permanent* alterations requiring ABR and Building Department review
- Requires survey and coordination with city



**APPLICANT DEFERRED**



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



**Docket No.: 04-33-21 14319 Madison  
Harlow's Pizza Front Patio - April 2021**

85



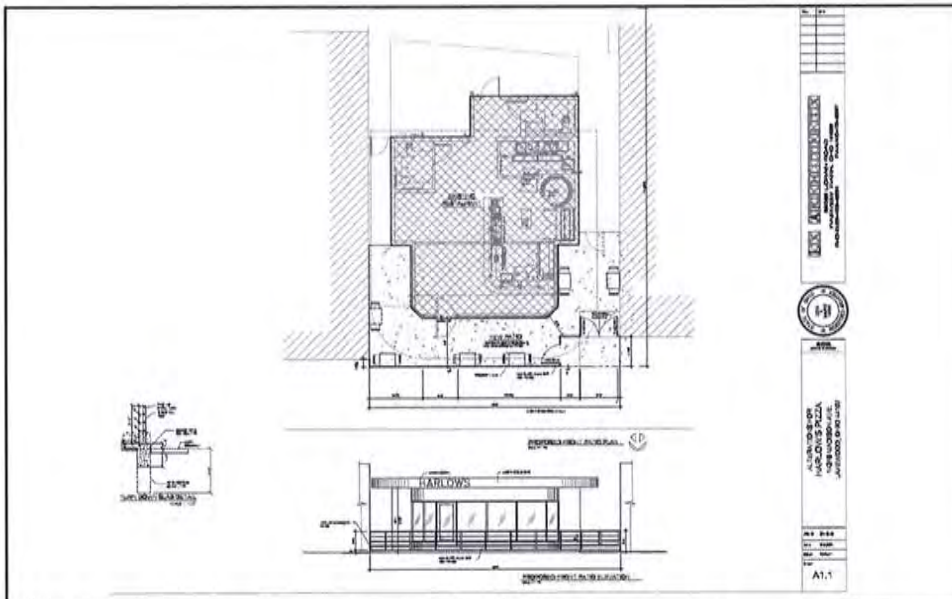
**Docket No.: 04-33-21 14319 Madison  
Harlow's Pizza Front Patio - April 2021**

86



Docket No.: 04-33-21 14319 Madison  
Harlow's Pizza Front Patio - April 2021

87



Docket No.: 04-33-21 14319 Madison  
Harlow's Pizza Front Patio - April 2021

88

**Proposal: parking lot design and building addition**

**City Notes:**

- Administrative deferral
- Parking lot design requires approval to demolish the existing residence
- Building addition does not meet minimum application requirements
- Parking space count may require Planning Commission approval



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



**Docket No.: 04-34-21 1516 W117**  
**Site Improvements and Building Addition - April 2021**

89

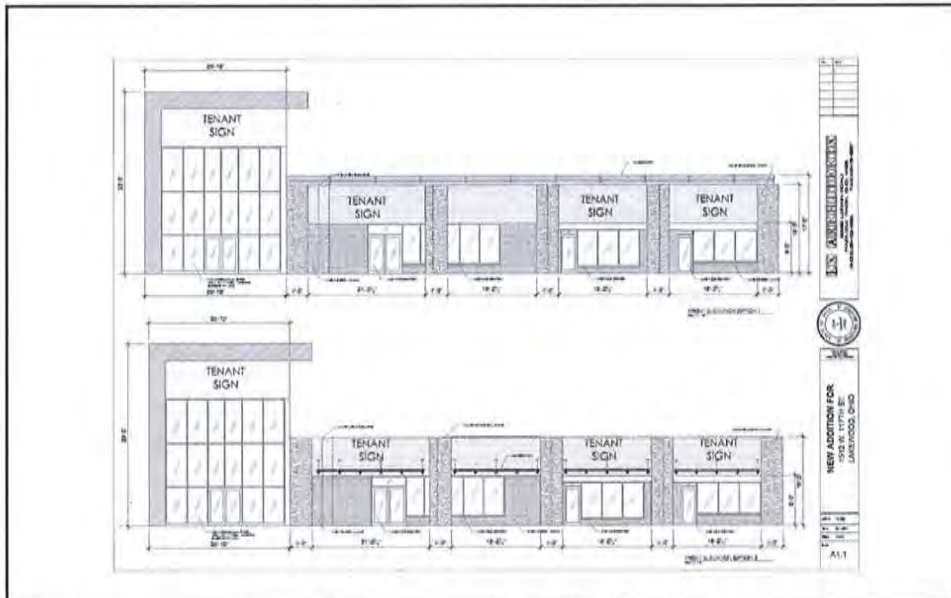


**Docket No.: 04-34-21 1516 W117**  
**Site Improvements and Building Addition - April 2021**

90







Docket No.: 04-34-21 1516 W117  
 Site Improvements and Building Addition - April 2021

95



Sign Review  
 April 2021

96

**Proposal: awning signage**

**City Notes:**

- Does not meet standards for public art
- Per code, defined as mural signs
- Exceeds allowable square footage for all (4) awning signs and existing blade signs
  - Allowable = 87.5 sf
  - Existing = 49 SF
  - Remaining allowable = 38.5 sf
  - Proposed = 273 sf



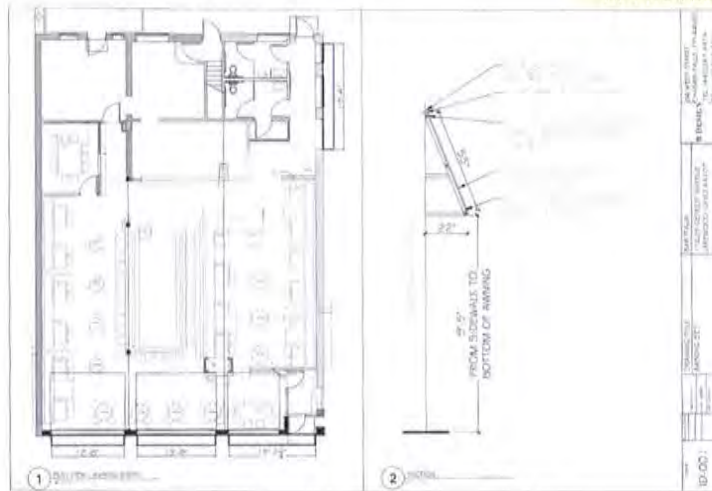
If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting



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