



MINUTES
 BOARD OF BUILDING STANDARDS/
 ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
 REVIEW MEETING
 CITY OF LAKEWOOD
 12650 DETROIT AVENUE
 AUDITORIUM
 APRIL 9, 2026
 5:30 P.M.
 MEETING RECORDED
<https://www.lakewoodoh.gov/videos-2/>

*City of Lakewood
 Architectural Board of Review
 Approved as set forth in the minutes
 of
 MAY 14 2026
 meeting
 CHAIRMAN*

1. ROLL CALL

Board Members

Chris Egervary
 Nick Slaughterbeck
 Hanna Cohen Plessner-absent
 Matthew Stevenson
 Ashley Matonis

Staff

Michelle Nochta for Board Secretary Amanda Cramer
 William Wagner, Assistant Building Commissioner
 Jeffrey Crossman, First Assistant Law Director

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to **EXCUSE** Ms. Plessner from the meeting. All the members voted yea; the motion passed. Mr. Stevenson joined the meeting as 5:42pm.

2. APPROVE THE MINUTES OF THE MARCH 12, 2026 MEETING

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to **APPROVE** the March 12, 2026 meeting minutes. All the members voted yea; the motion passed.

3. OPENING REMARKS

Ms. Nochta read the Opening Remarks into record.

SUMMARY APPROVED

At the pre-review meeting, seven items were Summary Approved (conditions are noted). A motion and a second is needed for approval of Docket No. 04-30-26, Docket No. 04-33-26, Docket No. 04-35-26, Docket No. 04-36-26, Docket No. 04-37-26, Docket No. 04-38-26, and Docket No. 04-39-26.

4. Docket No. 04-30-26

(C)

12703 Madison Ave.
Golden Mae Salon

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

Preston Blankeship
Special Vinyl's Unit
17108 Lorain Ave..
Cleveland, OH 44111

Applicant proposes new vinyl window signage.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to **APPROVE** Docket No. 04-30-26 with the following condition:

- Condition 1: Signage background is clear.

All the members voted yea; the motion passed.

5. Docket No. 04-33-26

(C)

15016 Madison Ave.
LKWD Painting

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

Jason Epperson
LKWD Painting & Contracting LLC
1526 Roycroft Ave.
Lakewood, OH 44107

Applicant proposes new signage.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to **APPROVE** Docket No. 04-33-26 with the following conditions:

- Condition 1: Send an updated elevation to Board Secretary.
- Condition 2: Any additional future window signage be submitted to the Board before installation.

All the members voted yea; the motion passed.

6. Docket No. 04-35-26

(C)

15701 Madison Ave.
The Blue Café

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

Shawn Warren
Erie Design Co, Inc.
16504 Detroit Ave..
Lakewood, OH 44107

Applicant proposes new signage.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to **APPROVE** Docket No. 04-35-26 with the following condition:

- Condition 1: Applicant clarified the proposal is only for Blue Cafe.

All the members voted yea; the motion passed.

7. Docket No. 04-36-26

(C)

1384 Bonnieview Ave.
The Velvet Tail

- Approve
- Deny
- Defer

Shawn Warren
Erie Design Co, Inc.
16504 Detroit Ave..
Lakewood, OH 44107

Applicant proposes new signage.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to **APPROVE** Docket No. 04-36-26 with the following condition:

- Condition 1: Window square footage will be sent to the Board Secretary, to determine allowance for window signage.

All the members voted yea; the motion passed.

8. Docket No. 04-37-26

(C)

14234 Madison Ave.
CandyDish Confections

- Approve
- Deny
- Defer

Shawn Warren
Erie Design Co, Inc.
16504 Detroit Ave..
Lakewood, OH 44107

Applicant proposes new signage.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to **APPROVE** Docket No. 04-37-26 with the following condition:

- Condition 1: The existing "Lakewood" sign be removed.

All the members voted yea; the motion passed.

9. Docket No. 04-38-26

(C)

1590 Coutant Ave.
FASTSIGNS

- Approve
- Deny
- Defer

Dave Wenninger
FASTSIGNS
516 Glen Park Dr.
Bay Village, OH 44140

Applicant proposes new awning.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to **APPROVE** Docket No. 04-38-26 with the following conditions:

- Condition 1: Any window signage be submitted to the Board before installation.
- Condition 2: The text measurement is permitted at 7.5".

All the members voted yea; the motion passed.

10. Docket No. 04-39-26

(C)

16426 Madison Ave.
Brewella's

- Approve
- Deny
- Defer

Chris Murphy
1272 W. Clifton Blvd.
Lakewood, OH 44107

Applicant proposes new signage.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to **APPROVE** Docket No. 04-39-26 with the following condition:

- Condition 1: Any additional hours of operation window signage will be submitted to the Board Secretary for administrative review.

All the members voted yea; the motion passed.

OLD BUSINESS

SIGN REVIEW

11. Docket No. 03-21-26

(C)

13381 Madison Ave.
Cleveland Curiosities

- Approve
- Deny
- Defer

Shawn Warren
Erie Design Co, Inc.
16504 Detroit Ave.
Lakewood, OH 44107

Applicant proposes new signage

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to **APPROVE** Docket No. 03-21-26 with the following conditions:

- Condition 1: Any additional hours of operation window signage will be submitted to the Board Secretary for administrative review.

All the members voted yea; the motion passed.

NEW BUSINESS
COMMUNICATION

12. Docket No. 09-80-24 (C) (R) 14501-14519 Detroit Ave,
Downtown Development

CASTO Communities
Kolby Turnock VP
250 Civic Center, STE 500
Columbus, OH 43215

Applicant proposes a comprehensive sign plan.
*This is for discussion only; no ruling will be made, design feedback only.
Discussion was made at pre-review.

RETURN FOR MODIFICATIONS

13. Docket No. 11-102-25 (R) 1321 Bunts Rd.

() Approve Brian Limkemann
() Deny House to Home Cleveland, LLC
() Defer 34909 Timberview Dr.
Avon, OH 44011

Applicant proposes alterations to previously approved rear addition, covered patio, and new garage, BBS25-000113.

Brian Limkemann, House to Home Cleveland was present to discuss the proposed modification. Proposal removed a breezeway connecting the house to the garage and replaced it with a small roof to cover a short set of steps and a landing. Alex Westerh, homeowner, was present with his family to discuss the reasons for making the change. He stated that they reviewed the plans and decided to remove the breezeway due to high cost and overall functionality. Mr. Westerh emphasized how much he and his family love Lakewood and they are making a significant investment in the house because they plan on staying in the home for a long time.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to **APPROVE** Docket No. 11-102-25 as presented. All the members voted yea; the motion passed

NEW BUSINESS

SIGN REVIEW

14. Docket No. 04-31-26

(C)

13000 Athens Ave.
Game Show Duels

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

Jill Brandt
Brandt Architecture
19440 Riverwood Ave.
Rocky River, OH 44116

Applicant proposes new signage.

Jill Brandt, Brandt Architecture, was present representing Game Show Duels. Ms. Brandt stated that the owner of the building and the tenant (Game Show Duels) are working together to design the signage. Ms. Brandt stated she was not involved before but was recently brought in on the project and given the building's approved comprehensive sign package to review. There is an issue with signage on the entry doors and interior doors from either the owner or the board. Ms. Brandt stated that the owner is encouraging the tenant to use the proposed sign as they think it serves its purpose. The tenants are planning to occupy the entire second floor of the building they are currently in on that side, so no other tenants will be there to require signage. The Board explained there is already a comprehensive sign package for the building, and when that package was approved it exceeded the permitted area. Additionally, the "Game Show Duels" signage is larger than the signage for the whole building. The Board prefers to look at a building holistically and have tenant signage meet the approved parameters for the whole building. Ms. Brandt questioned how the sign package deals with the tenant signage, and stated she was unable to locate any tenant signage guidance in the package. Ms. Brandt also questioned if the proper course was for the owner to modify the comprehensive sign package. The Board explained that the owner would have to request a modification to the approved existing sign package. The Board also suggested to Ms. Brandt to take a look at other tenants, Nosotros and their current signage and the Marlowe Building as they would both be good examples for her to follow. Ms. Matonis suggested that Ms. Brandt take a look at the scale of her proposed signage as it compares to the other tenant signage currently being used in the building. Ms. Nochta recommended deferring this item.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to DEFER Docket No. 04-31-26. All the members voted yea; the motion passed.

15. Docket No. 04-32-26

(C)

15027 Madison Ave.
Sunday Bird

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

Tim Frazee
Sunday Bird
12501 Madison Ave.
Lakewood, OH 44107

Applicant proposes new signage and window vinyl.

Tim Frazee, representative from Sunday Bird was on hand to discuss the plans. He stated that the main sign had been reduced in size by one foot as requested by the Board at pre-review. Mr. Frazee described the window signs and how they will be hand painted. The Board commented that the signs exceed the allowed coverage. Discussion by the members on how to reduce the request. The Board requested that the door signage be removed and the side window signage be scaled down 30%.each. Mr. Frazee agreed to the requests. NO public comments were taken.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to APPROVE Docket No. 04-32-26 with the following conditions:

- Window signage is scaled down 30%
- Door signage be removed
- UPDATE plan for the windows to be submitted to Board secretary for approval

All the members voted yea; the motion passed.

16. Docket No. 04-34-26	(C)	14532 Detroit Ave. Spiritual Journey
() Approve		Chanel Ely
() Deny		Spiritual Journey
() Defer		12976 Clifton Blvd. Lakewood, OH 44107

Applicant proposes new signage.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to TABLE Docket No. 04-34-26, as no supporting documents were provided. All the members voted yea; the motion passed.

ARCHITECTURAL BOARD OF REVIEW

17. Docket No. 04-40-26	(C)	14321 Detroit Ave.
() Approve		Nick Musarra
() Deny		North Coast Design Build
() Defer		4205 E. Lake Rd. Sheffield Lake, OH 44054

Applicant proposes pocket park improvements.

Nick Musarra, North Coast Design Build and Greg Dinicola, MCM, tax credit consultant were present. Mr. Musarra stated that the proposal meets the criteria for state historic tax credits and has been approved by the State Historic Preservation Office and by the city of Lakewood Section 106 review for a

storefront renovation grant. The applicant explained that the tenant is a Lakewood Daycare business that was explained, and additionally the proposal removed an unnecessary parking lot and replaced it with the playground and landscaping. The applicant showed in the renderings that the aluminum fence comes around and turns back toward the building and meets the wall. The Board asked about the material being used on the play areas and if it would be exclusive to those areas; Mr. Musarra stated that the play areas only would have rubber material and the beds will have river rock. The Board also asked about the gazebo/pavilion structure, if it was prefabricated, the roof color and the wood tone, if it would be stained or allowed to just weather. Mr. Musarra stated that it is prefabricated and the roof is the color that is shown in the photo. He last stated that the wood is cedar and it will be treated but not stained, to have a natural cedar color. Discussion was made on some window repairs and Mr. Musarra mentioned that there are improvements inside the building and some minor exterior improvements and all a permitted. There will be new signage but that will be a separate application. The plan is for there to be a new monument sign very similar to the existing one. The Board asked about the dumpster enclosure and the discussion was made that the dumpster has brick that matches the building and the gates are wood slats. The Board is pleased with the enclosure. Ms. Nochtta stated that the City of Lakewood is supportive of the project, which preserves, adapts and improves a historic structure, and allows a Lakewood Daycare to expand and stay within the city, especially remembering that just a few years ago there was a proposal to tear the building down.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to **APPROVE** Docket No. 04-40-26, as presented.

All the members voted yea; the motion passed.

A motion was made by Mr. Egervary, seconded by Mr. Slaughterbeck to **ADJOURN** the meeting at 6:28pm. All the members voted yea; the motion passed.

ADJOURN

"Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochtta at (216) 529-5906 michelle.nochtta@lakewoodoh.gov."

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. BRIAN LIMKEMANN

[Signature]

2. Alex Westreit

[Signature]

3. Jill Baudt

[Signature]

4. Tim Frazier

[Signature]

5. PAUL BEEGAN

[Signature]

6. KAREN BEEGAN

[Signature]

7. GREG DENICOLA

[Signature]

8. Nick Musarra

[Signature]

9. _____

10. _____

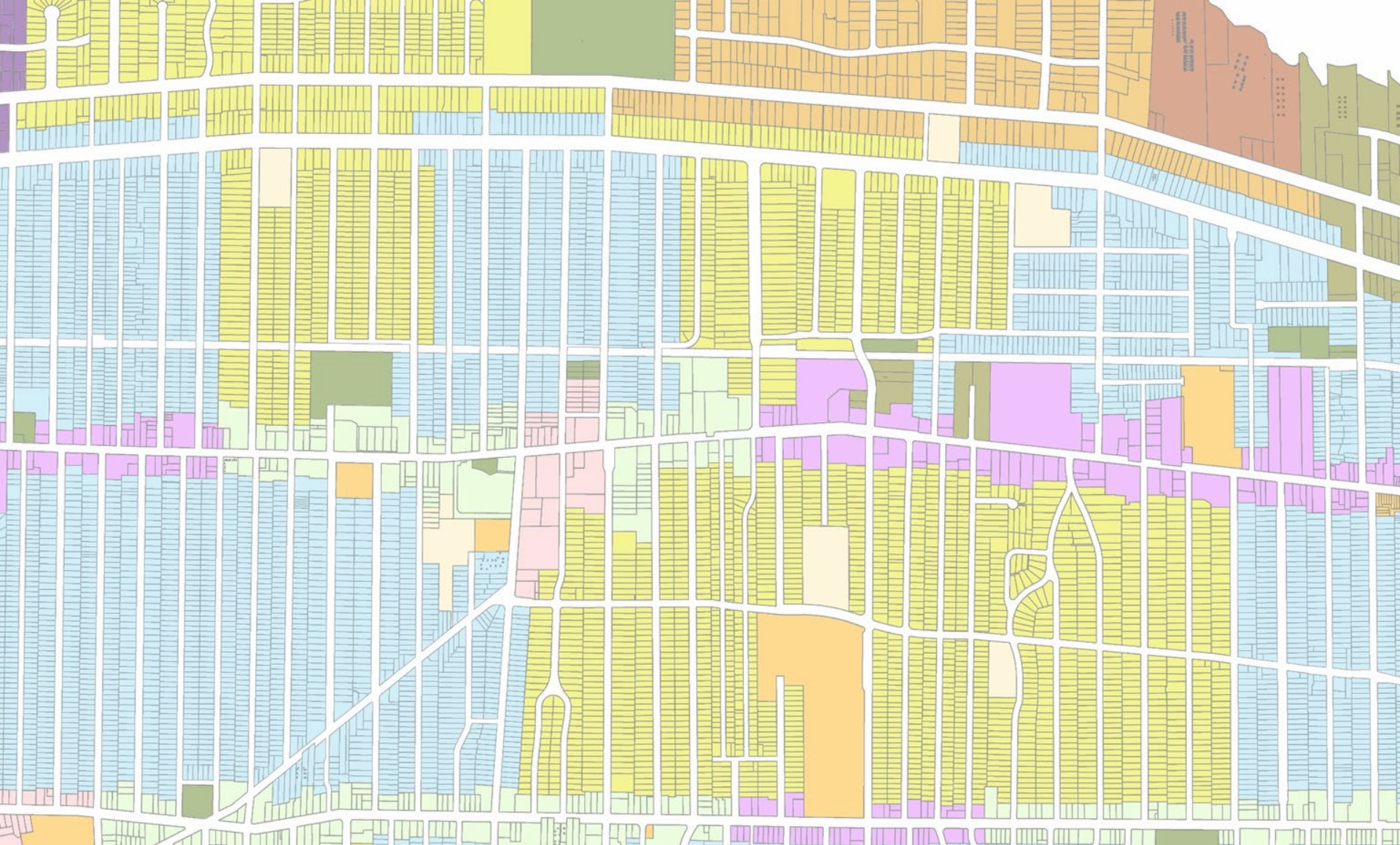
11. _____

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

FOR CITY USE ONLY

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

Date of Proceeding: THURSDAY, APRIL 9, 2026



Architectural Board of Review

April 2026



Architectural Board of Review

Pre-Review Meeting: April 2nd, 4:00pm (Zoom)

Regular Meeting: April 9th, 5:30 pm (Auditorium)

Members

Hanna Cohan Plessner (2026 Chair)

Chris Egervary

Ashley Matonis

Nick Slaughterbeck

Matt Stevenson

Staff

Board Secretary: Michelle Nochta for Amanda Cramer

Assistant Building Commissioner: William Wagner

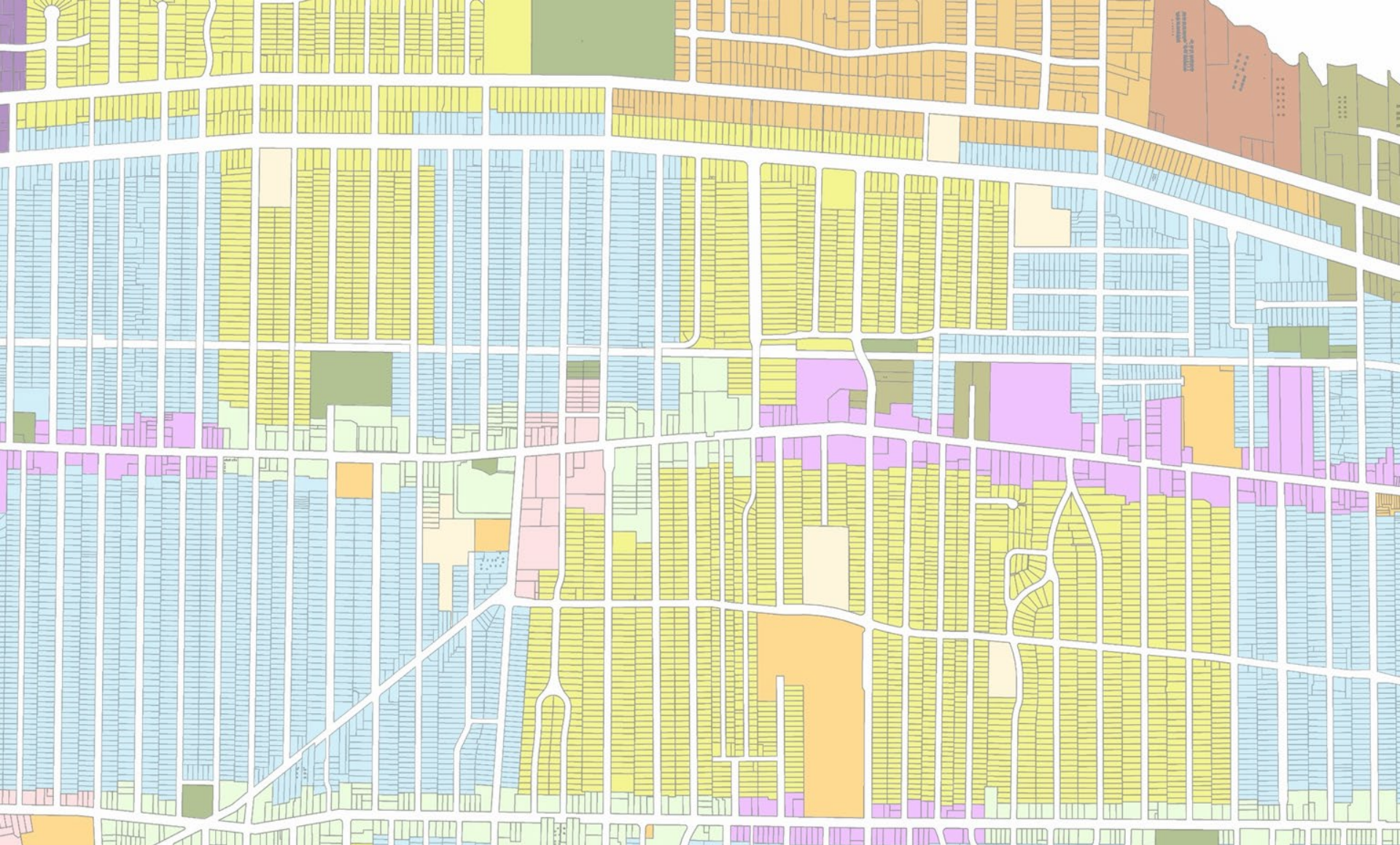


Architectural Board of Review
April Agenda

1. Roll call
2. Approve minutes – March 2026 meeting
3. Opening Remarks
4. Old Business
5. Sign Review
6. New Business
7. Adjourn

1325.03 of the Lakewood Codified Ordinances: Purpose of ABR/BBS/Sign Review Board

- The purposes of the Architectural Board of Review are to protect the value, appearance and use of property on which buildings are constructed or altered, to maintain a high character of community development, to protect the public health, safety, convenience and welfare and to protect real estate within the City from impairment or destruction of value.
- Such purposes shall be accomplished by the Board by regulating, according to accepted and recognized architectural principles, the design, use of materials, finished grade lines, dimensions, orientation and location of all main and accessory buildings to be erected, moved, altered, remodeled or repaired, subject to the provisions of the Zoning and Building Codes and other applicable ordinances of the City, and shall take into consideration the Architectural Standards Workbook and any other design guidelines or standards, as recommended by the Administration or City Council and adopted by the Planning Commission pursuant to Part One, Title Five, Chapter [154](#) of the Codified Ordinances of the City of Lakewood, for use by the Board.
- In reviewing, regulating and approving building plans, the Board shall consider and take cognizance of the development of adjacent, contiguous and neighboring buildings and properties for the purpose of achieving safe, harmonious and integrated development of related properties.



Architectural Board of Review

Summary Approvals – Signage

Applicant proposes signage.

City Notes:

- Applicant proposes window signs (9 SF)
- Max allowed square footage: 15 SF total (10' storefront), 8.4 SF window
- Total proposed square footage: 9 SF

Summary approved with condition that the background is clear

UPDATE: Applicant has confirmed the proposed background is clear.



Docket No. 04-30-26 (12703 Madison)

Window Sign – Golden Mae Salon
Preston Blankenship

Applicant proposes signage.

City Notes:

- Applicant proposes wall (8.25 SF) and window signs (14.33 SF)
- Max allowed square footage: 21 SF total (14' storefront), 11.9 SF window
- Total proposed square footage: 22.58 SF

15016 Madison Ave

Summary approved with the following conditions:

- Send and updated elevation to Board Secretary.
- Any additional future window signage comes back to Board for approval before installation.



Docket No. 04-33-26 (15016 Madison)

Signage – LKWD Painting
Jason Epperson

Applicant proposes signage.

City Notes:

No drawings submitted

**Suggest the Application be
tabled no drawings
submitted**

14532 Detroit Ave

Cleveland Clinic -
Lakewood Emergency



Docket No. 04-34-26 (14532 Detroit)

**Window Sign – Spiritual Journey
Chanel Ely**

Applicant proposes signage.

City Notes:

- ❑ Applicant proposes blade sign (10.6 SF) and window signs (6.35 SF)
- ❑ Max allowed square footage: 60 SF total (32' storefront, corner), 28 SF window
- ❑ Total proposed square footage: 17 SF

Summary approval with condition that Beegan Architecture needs to submit a separate signage application.

15701 Madison Ave

Fitness Edge

Cyrano's Place



Docket No. 04-35-26 (15701 Madison)

Signage – The Blue Café
Shawn Warren

Applicant proposes signage.

City Notes:

- Applicant proposes wall sign (12.5 SF) and window sign (3.14 SF)
- Max allowed square footage: 21 SF total (14' storefront), **unknown window SF**
- Total proposed square footage: 15.64 SF

Summary approval with condition that window square footage is sent to Board Secretary.

Bonnieview Ave

Docket No. 04-36-26 (1384 Bonnieview)

Signage – Velvet Tail
Shawn Warren



Applicant proposes signage.

City Notes:

- Applicant proposes window signs (11.2SF)
- Max allowed square footage: 37.5 SF total (20' storefront, corner), 14.63 SF windows
- Total proposed square footage: 11.2 SF

Summary approval
with condition that existing wall signage is removed

14234 Madison Ave



Docket No. 04-37-26 (14234 Madison)

Window Sign – CandyDish Confections
Shawn Warren

2000

Applicant proposes signage.

City Notes:

- Applicant proposes awning sign ()
- Max allowed square footage: 36 SF total (24' storefront)
- Total proposed square footage: SF

Summary approval with condition that any window signage be submitted to the Board before installation and the final measurement of the awning text be sent to the Board Secretary

UPDATED RESPONSE: The front panel face is 10" high, Applicant will make the logo smaller than 10".

-If my letters are 7.5" high, the logo will be 61.5" wide

If I make the letters 6" high, the logo will be 49" wide

Applicant prefers the 7.5 " letters, but agrees to reduce to 6.5" or 6" per the Board's determination.



Docket No. 04-38-26 (1590 Coutant)

Awning Sign – Fastsigns
Dave Wenninger







Hi Amanda,

Since that front panel face is 10" high, I will make the logo smaller than 10".

If my letters are 7.5" high, the logo will be 61.5" wide
If I make the letters 6" high, the logo will be 49" wide.

Personally, I would like the 7.5" high letters. But if we have to go down to 6", that would be fine.

Applicant proposes signage.

City Notes:

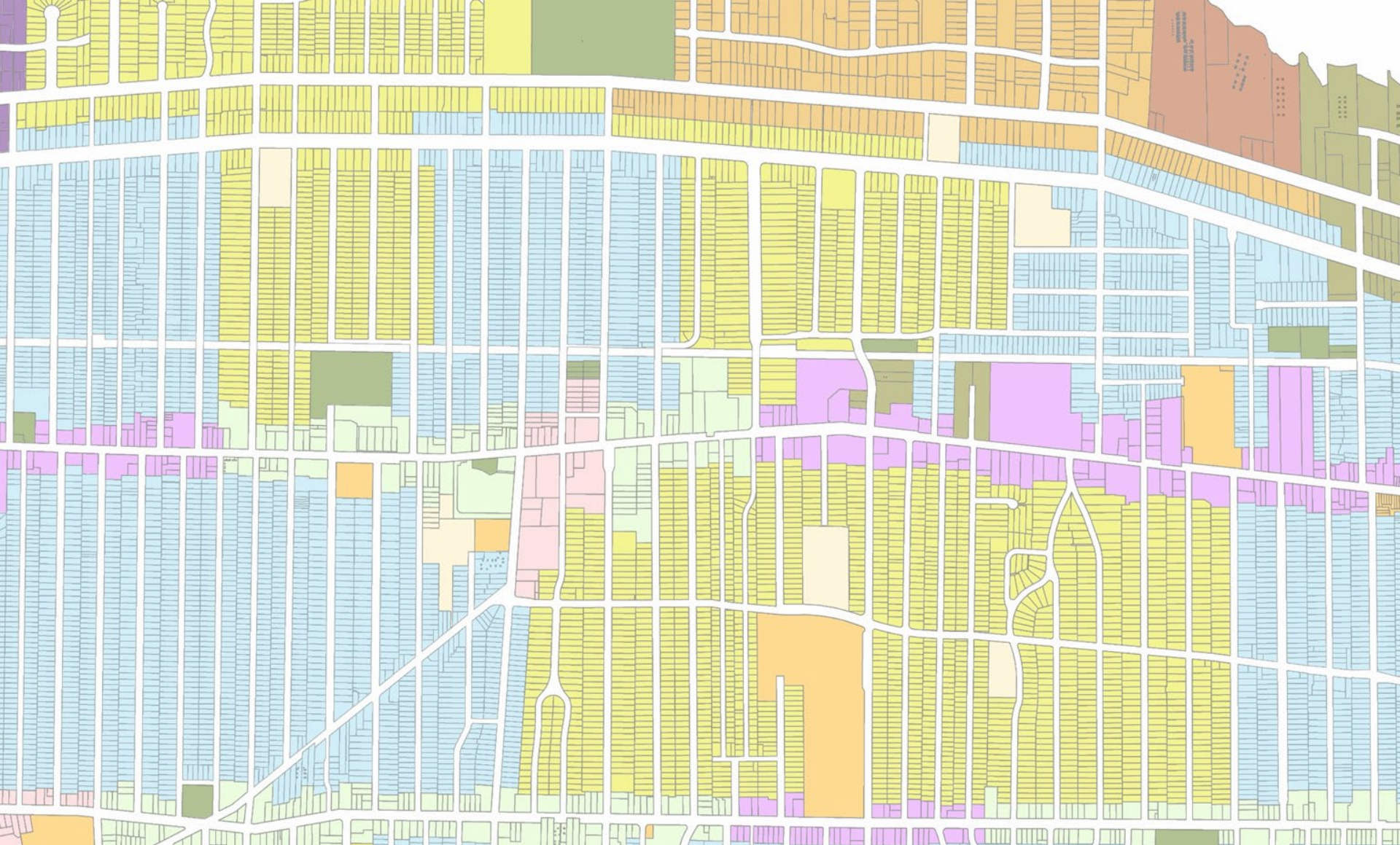
- Applicant proposes 2 wall signs (16.25 total)
- Max allowed square footage: 46.88 SF total (25' storefront, corner)
- Total proposed square footage: 16.25 SF

Summary approval with condition that any hours of operation window signage be submitted to the Board Secretary for administrative approval. Ave



Docket No. 04-39-26 (16426 Madison)

Wall Signs – Brewella's
Chris Murphy



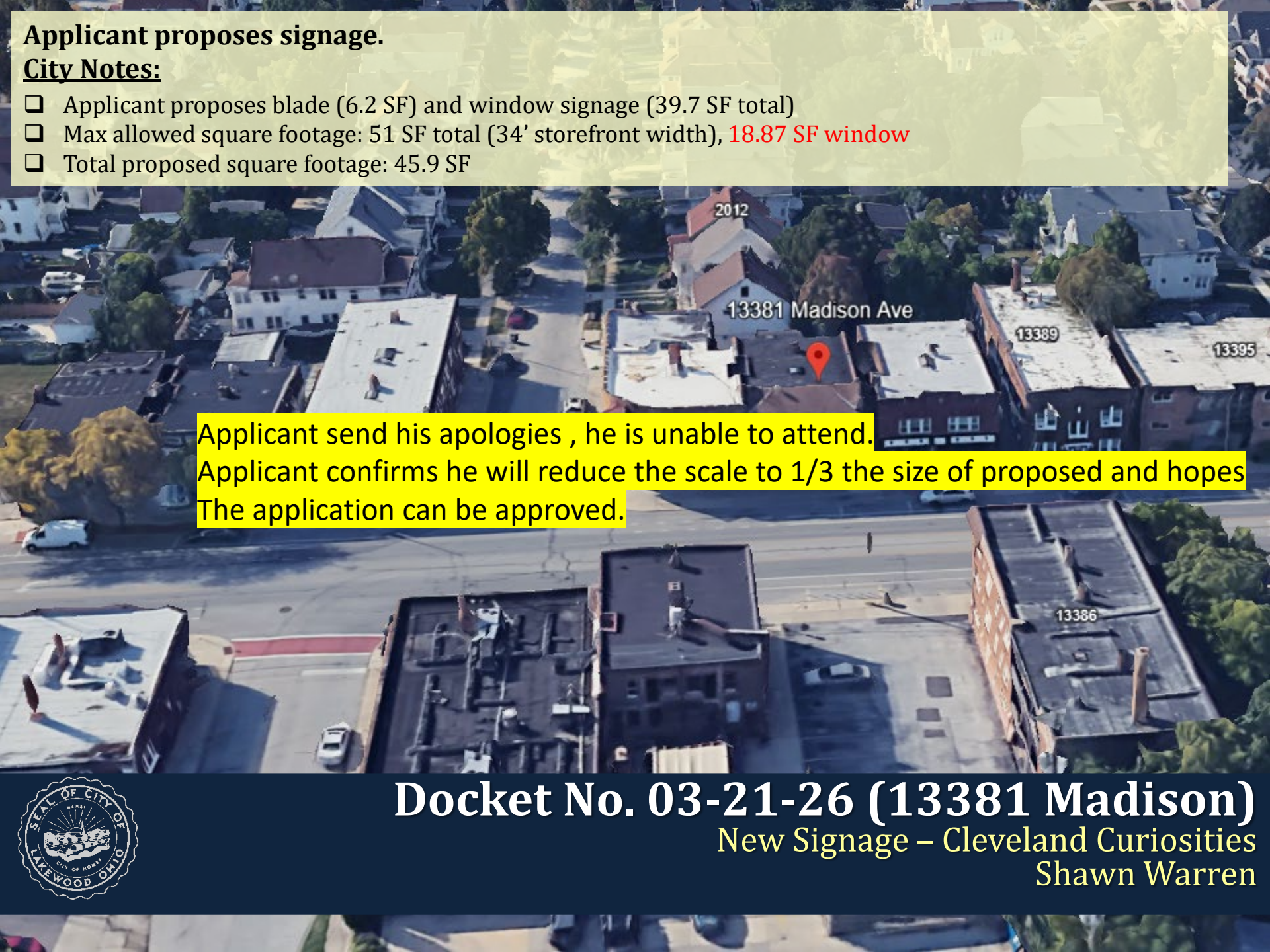
Architectural Board of Review

Old Business – Signage

Applicant proposes signage.

City Notes:

- ❑ Applicant proposes blade (6.2 SF) and window signage (39.7 SF total)
- ❑ Max allowed square footage: 51 SF total (34' storefront width), **18.87 SF window**
- ❑ Total proposed square footage: 45.9 SF



Applicant send his apologies , he is unable to attend.
Applicant confirms he will reduce the scale to 1/3 the size of proposed and hopes
The application can be approved.



Docket No. 03-21-26 (13381 Madison)

New Signage – Cleveland Curiosities
Shawn Warren



Current location / NEW LOCATION



Building as is



Docket No. 03-21-26 (13381 Madison)

NEW PROPERTY
13381 Madison Ave



Docket No. 03-21-26 (13381 Madison)



Docket No. 03-21-26 (13381 Madison)



Scroll sign 38' x 23.5' color print 2 sides on 1/4" Maxx Metal
12.4 total sq ft both sides

Store Front 13' x 34' 442 sq
Minus middle door to 2nd floor

1 cut vinyl graphic logo & hours
for door 16' x 16.5' 1.7 sq ft

2 cut vinyl graphic logos for windows 31" x 79" 17 sq each = 38 sq ft Total 39.7



door window 21" x 57" 8.3 sq x 2
16.6 total

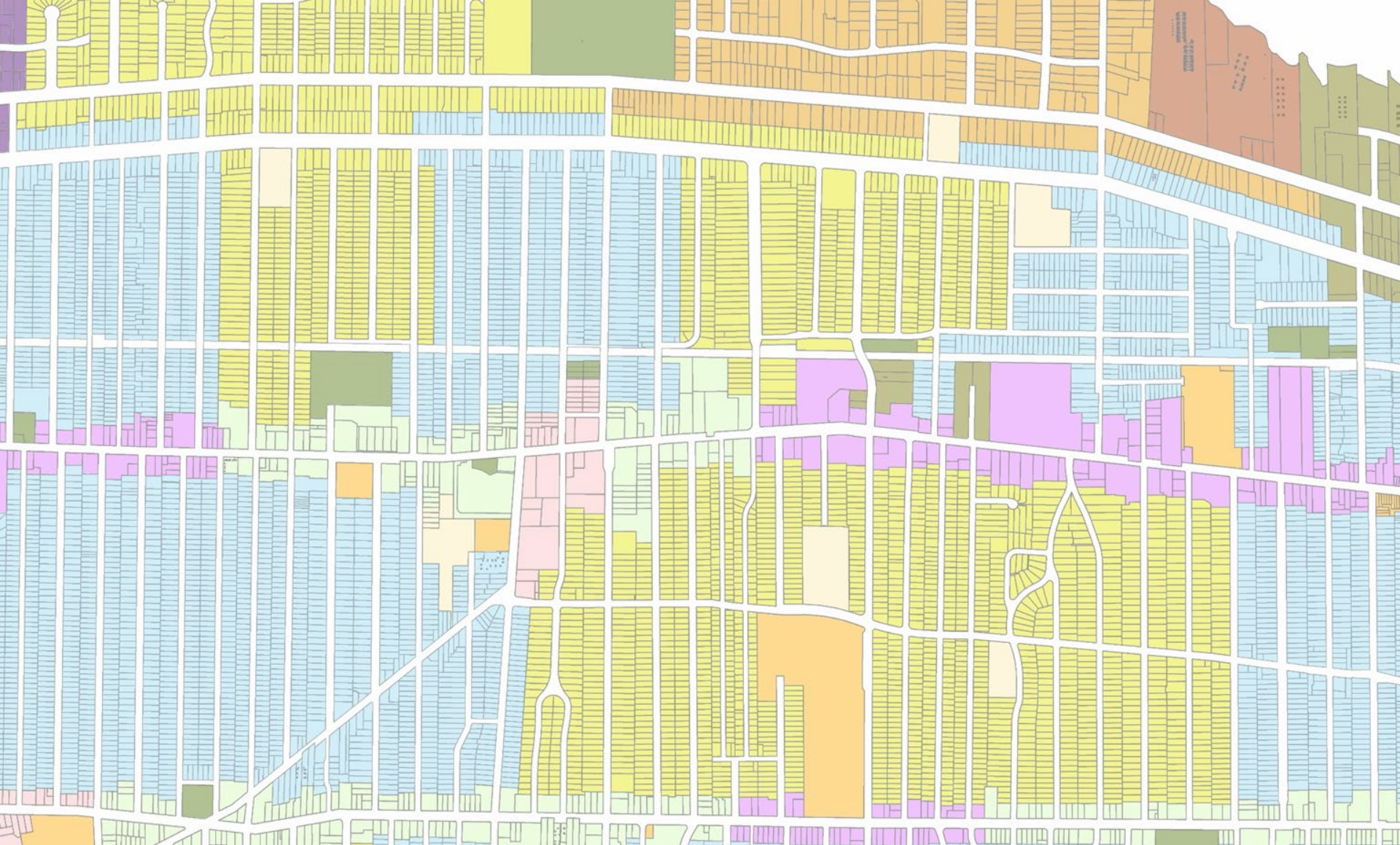


*Black is window area

windows 60" x 83" 34.6sq x 2 69.2 sq
48" x 60" 20 sq x 2 40 sq
door window 21" x 57" 8.3 sq x 2 16.6 sq
125.6 total sq ft



Docket No. 03-21-26 (13381 Madison)



Architectural Board of Review

Return for Modifications – April 2026

Applicant proposes alterations to previously approved BBS25-000113.

City Notes:



The addition was approved previously. The connecting roof between the house and the garage is no longer being proposed.

The substitution is a small roof proposed just to go over the rear steps,

The approved addition is unchanged



Docket No. 11-102-25 (1321 Bunts)

Return for Modifications – Addition
Brian Limkemann

Prior Approval



floor primary suite.

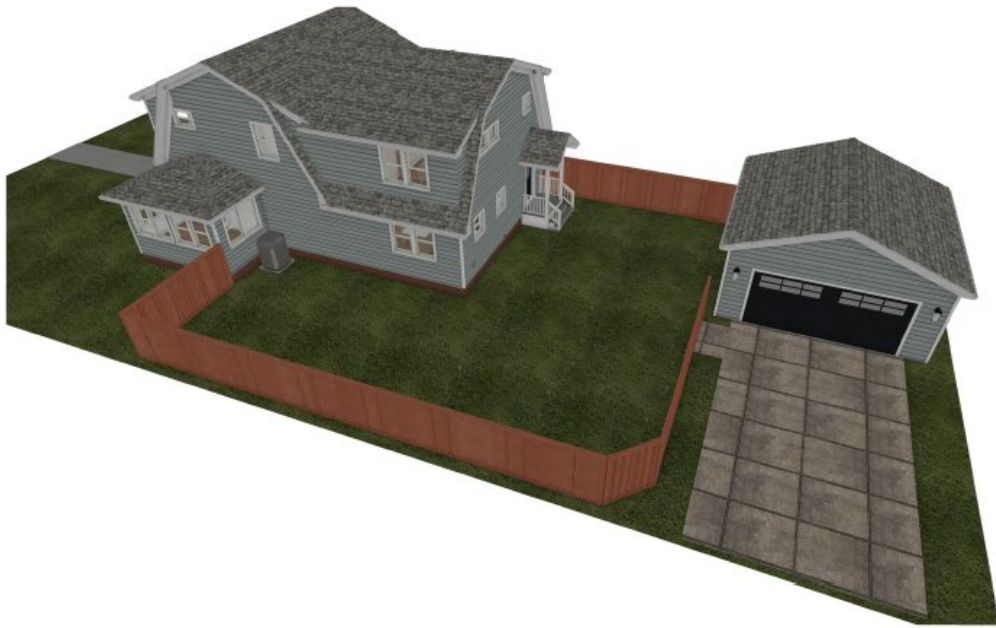
The existing garage has reached the end of its useful life, so that will be replaced as well. New electric service will be run to the garage to handle a future EV charger.

To cater to their outdoor living needs, a large patio will take space between the garage and house and a roof will be constructed to connect those two structures. This creates a breezeway for daily use as well as a wonderful covered outdoor living area. A hot tub is planned for the SE corner of the patio / house.

Exterior finishes will match the existing fiber cement siding / paint color and roofing shingles as closely as possible.



Docket No. 11-102-25 (1321 Bunts)



VIEW FROM SW



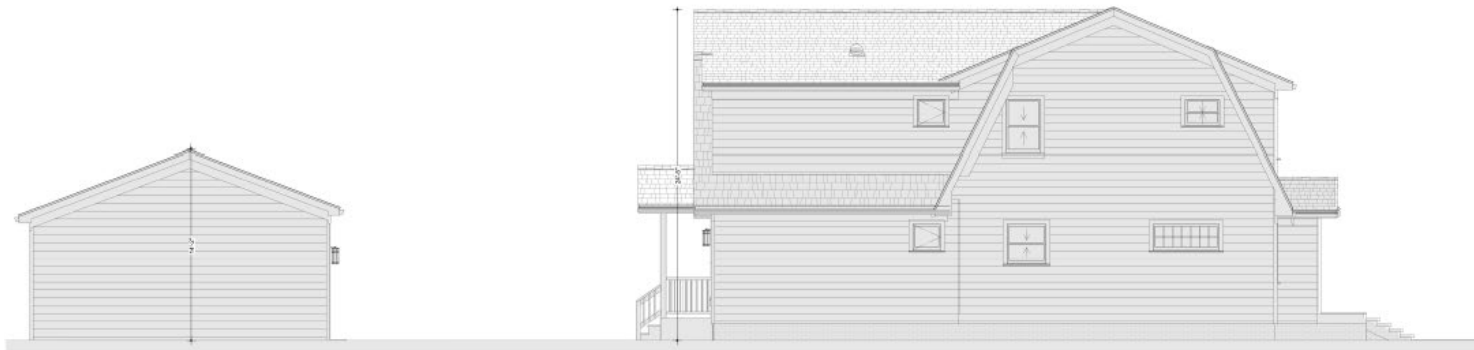
C11 NE RENDERING



Docket No. 11-102-25 (1321 Bunts)



E1 SOUTH ELEVATION
1/4 IN = 1 FT



E3 NORTH ELEVATION
1/4 IN = 1 FT



E5 EAST ELEVATION
1/4 IN = 1 FT



Docket No. 11-102-25 (1321 Bunts)



Proposed

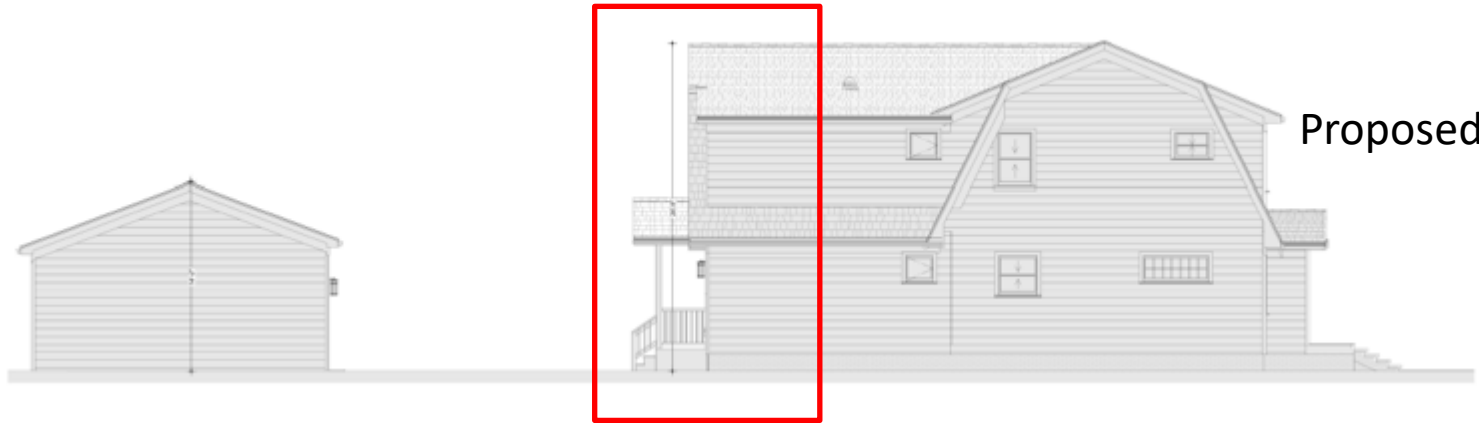


E1 SOUTH ELEVATION
1/4 IN = 1 FT



Approved 10-2025

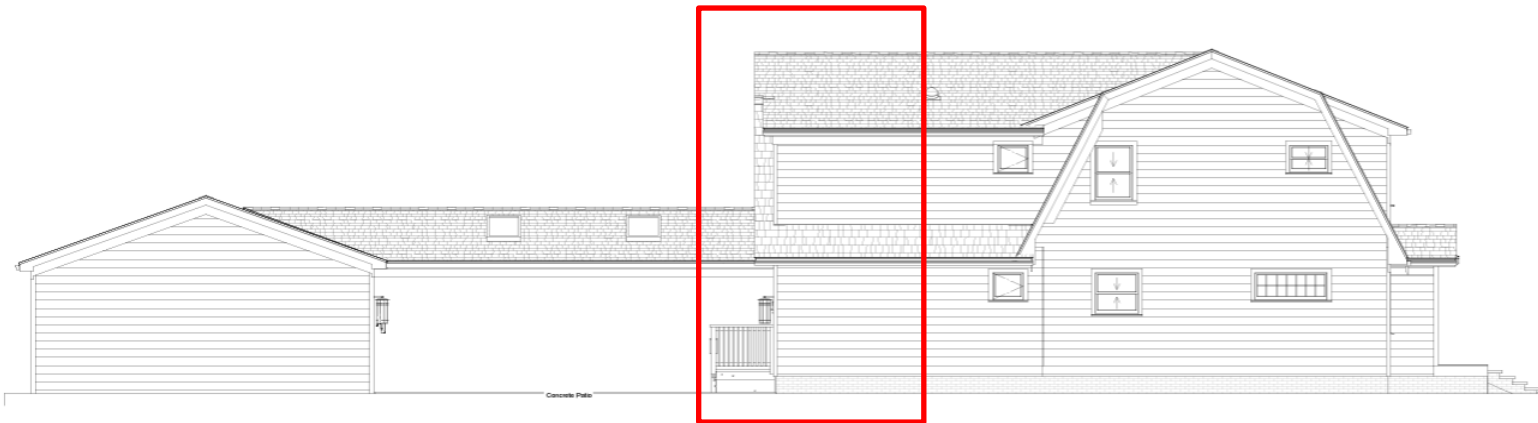
E1 SOUTH ELEVATION
1/4 IN = 1 FT



Proposed

E3 NORTH ELEVATION
1/4 IN = 1 FT

Approved 10-2025



E3 NORTH ELEVATION
1/4 IN = 1 FT

Proposed



E5 EAST ELEVATION
1/4 IN = 1 FT

Approved 10-2025



E5 EAST ELEVATION
1/4 IN = 1 FT

Here are exterior finish selections (for both the house and garage):

Lighting: <https://www.fergusonhome.com/kichler-49925/s1422278?uid=3867843>

Siding: Hardie smooth (TME) and painted same color as existing

Trim: Boral (which will match the existing Hardie trim when smooth side faces out):

<https://www.westlakeroyalbuildingproducts.com/siding-and-accessories/truexterior/trimboard?color=3972&title=Trimboard>

Roofing: new asphalt shingles to match existing roof.

Windows will be white and match as closely as possible the existing windows.

Man doors and garage door are still being solidified. We may have those for you tomorrow...



TRIMBOARD

TruExterior[®] offers you the versatility to create virtually any custom look that you want for your homes. With the ability to cut, miter, and route TruExterior Trim, you can shape your perfect profile and know your trim will outlast traditional wood.

- Reversible smooth/woodgrain finish
- Suitable for ground and masonry contact
- Can be used in moisture-prone areas
- Intended for non-load-bearing applications
- Available in 16' length

Disclaimer: Colors shown online and in printed materials may vary from actual colors. Please review color fan decks or real product samples before making a final color selection.



TRIMBOARD

TruExterior® offers you the versatility to create virtually any custom look that you want for your homes. With the ability to cut, miter, and route TruExterior Trim, you can shape your perfect profile and know your trim will outlast traditional wood.

- Reversible smooth/woodgrain finish
- Suitable for ground and masonry contact
- Can be used in moisture-prone areas
- Intended for non-load-bearing applications
- Available in 16' length

Disclaimer: Colors shown online and in printed materials may vary from actual colors. Please review color fan decks or real product samples before making a final color selection.

KICHLER



Kichler Capanna 13" Tall Outdoor Wall Sconce

Model: 49925OZ | Item: bci3867843

from the [Capanna Collection](#)

★★★★★ 41 Reviews

\$159.97

Finish: Olde Bronze - 526 In Stock



Height



10"
\$99.97



13"
\$159.97



16"
\$214.97

Free Shipping!

Leaves the Warehouse in 1 to 3 business days - [Shipping to 95928](#)



- 1 + [Add to Cart](#)

[Save to Project](#) [Compare](#)

[Return & Shipping Details](#)

KICHLER



Kichler Capanna 13" Tall Outdoor Wall Sconce

Model: 49925OZ | Item: bci3867843

from the [Capanna Collection](#)

★★★★★ 41 Reviews

\$159.97

Finish: Olde Bronze - 526 In Stock



Height

 10" \$99.97	 13" \$159.97
 16" \$214.97	

Free Shipping!

Leaves the Warehouse in 1 to 3 business days - [Shipping to 95928](#)



- 1 + [Add to Cart](#)

[Save to Project](#) [Compare](#)

[Return & Shipping Details](#)

Customers Also Viewed

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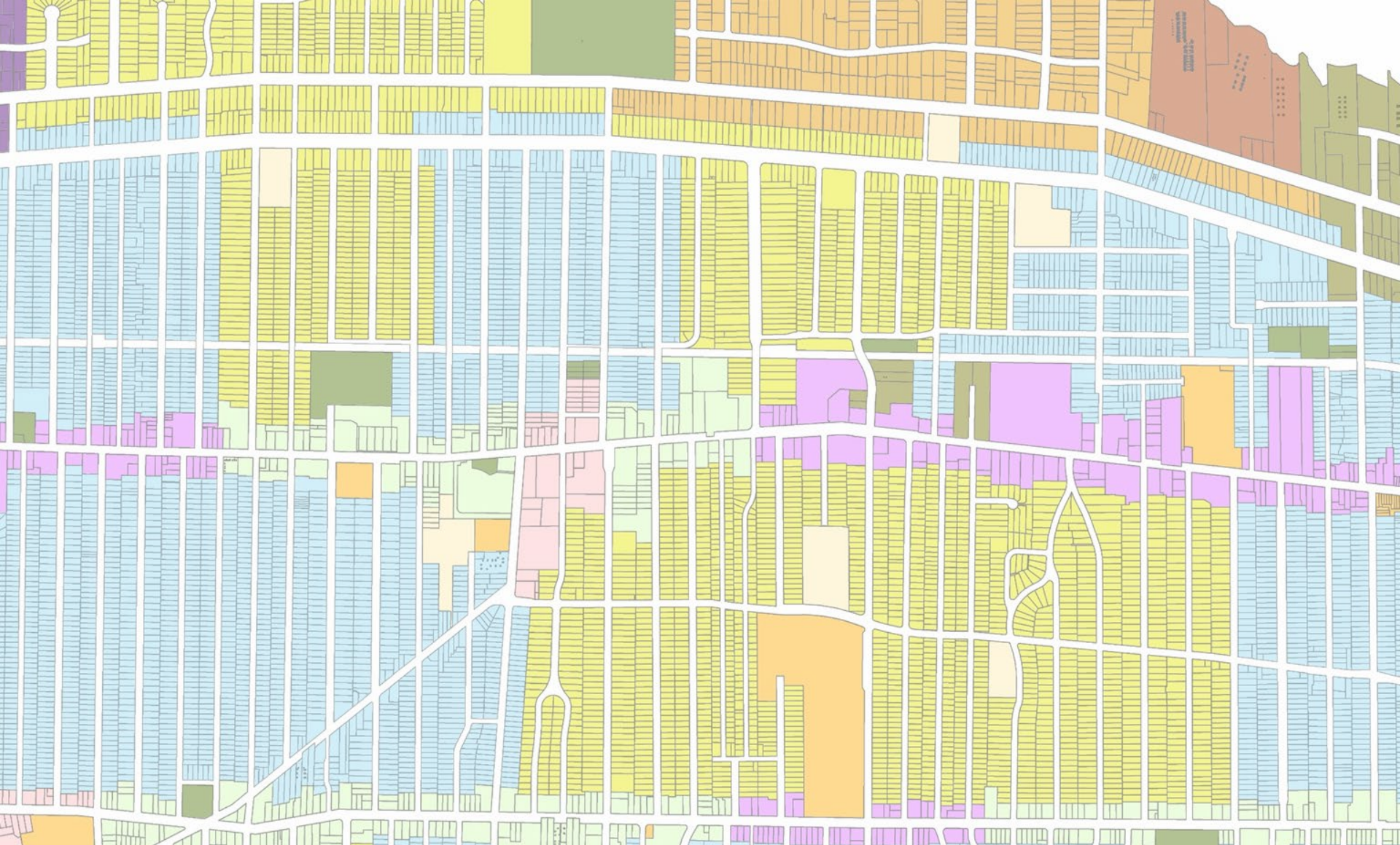


- 1 + [Add to Cart](#)

[Save to Project](#) [Compare](#)

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Customers Also Viewed



Architectural Board of Review

Sign Review – April 2026

Applicant proposes signage.

City Notes:

- Applicant proposes illuminated window sign (27.5 SF)
- Max allowed square footage: unknown storefront, 27.15 SF windows
- Total proposed square footage: 27.5 SF

13000 Athens Ave

Nosotros Climbing
+ Weights

Board had expressed concerns about the location choice and the aesthetics. Concerns about setting a precedent for the building



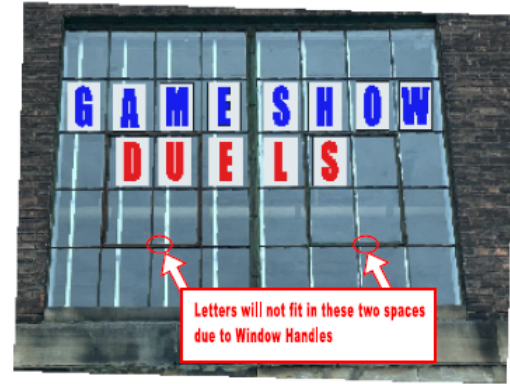
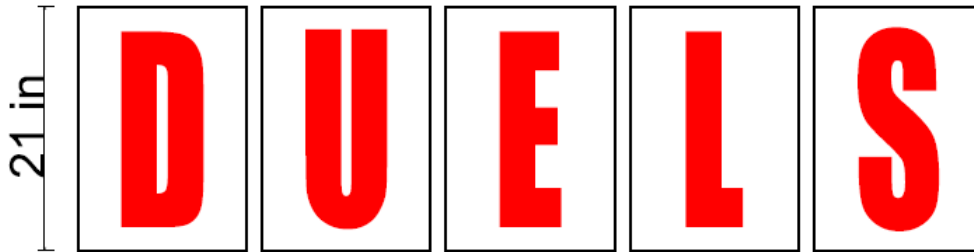
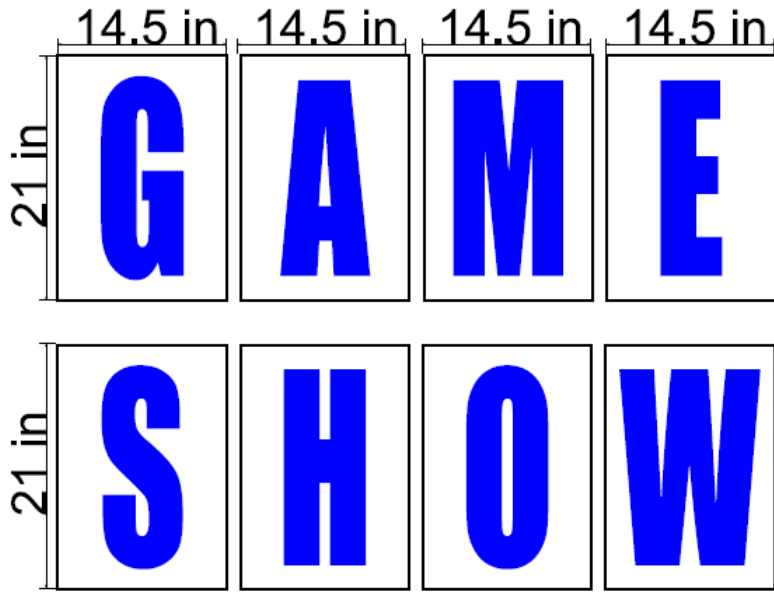
Docket No. 04-31-26 (13000 Athens)

Window Sign - Game Show Duels
Jill Brandt



Docket No. 04-31-26 (13000 Athens)





Simulated Nighttime



Cloud Letter signs
 White faces blue/red vinyl graphics
 White LED illumination. 12 volt power supply

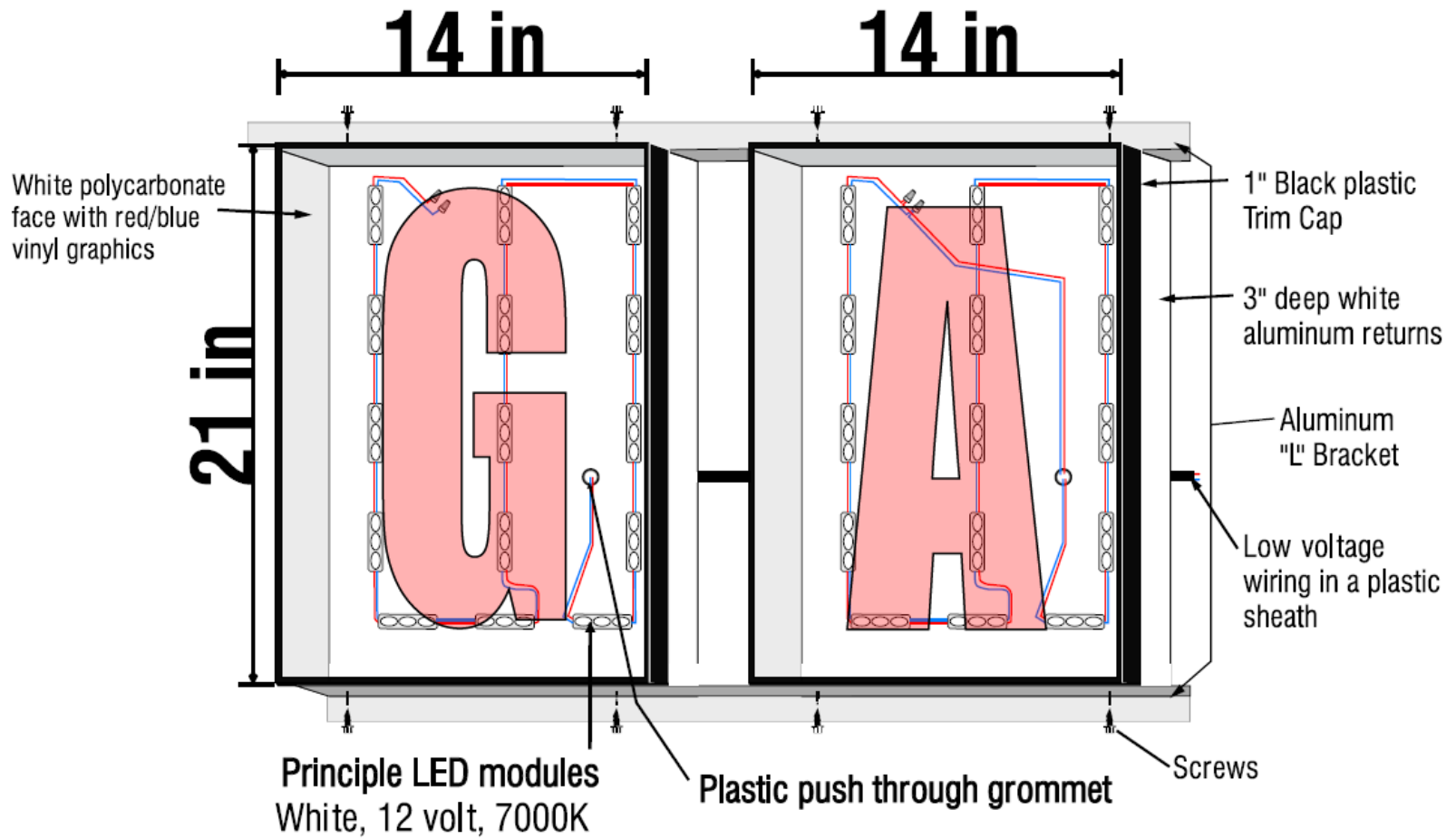
NOTE: Due to Limitations of the Printing Process, Printed Colors May Vary from Those of Final Production

	3450 West 140th Street Cleveland, OH 44111 P: 216-267-8588 C: 216-609-8992 email: allsignsdesigns@gmail.com	Project Name		Project Manager	Client Approval
		Game Show Duels		Maan Yousef	<small>This drawing is the property of Allsigns & Designs and its subsidiaries. It is not to be exhibited, reproduced or altered without permission. All trademarks and copyrighted materials are the property of their respective owners. It is the responsibility of the client to obtain all permissions for use and/or reproduction of said materials. Allsigns & Designs and its subsidiaries assume no responsibility for violation</small>
		Location		Designer	
		Cleveland, OH		Scott Hales	
		Project Date	12-15-2025		

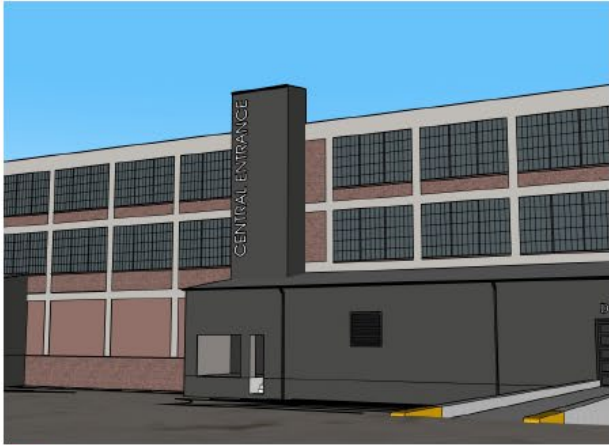
File Name:



Docket No. 04-31-26 (13000 Athens)



Docket No. 04-31-26 (13000 Athens)



M Central Entrance sign



O P Screw & Factory signs



Q South Entrance sign



R S Courtyard Entrance signs



T East Entrance sign



U East Entrance sign



Docket No. 04-31-26 (13000 Athens)

Applicant proposes signage.

City Notes:

- ❑ Applicant proposes wall sign (26.6 SF) and window signs?
- ❑ Max allowed square footage: 27 SF total (18' storefront)
- ❑ Total proposed square footage: Clarify window signage

15027 Madison Ave

An aerial photograph of a residential street. A red location pin is placed on a building in the center of the frame. The text "15027 Madison Ave" is overlaid on the image. The surrounding area consists of various houses and buildings, some with swimming pools.

Docket No. 04-32-26 (15207 Madison)

Signage – Sunday Bird
Tim Frazee



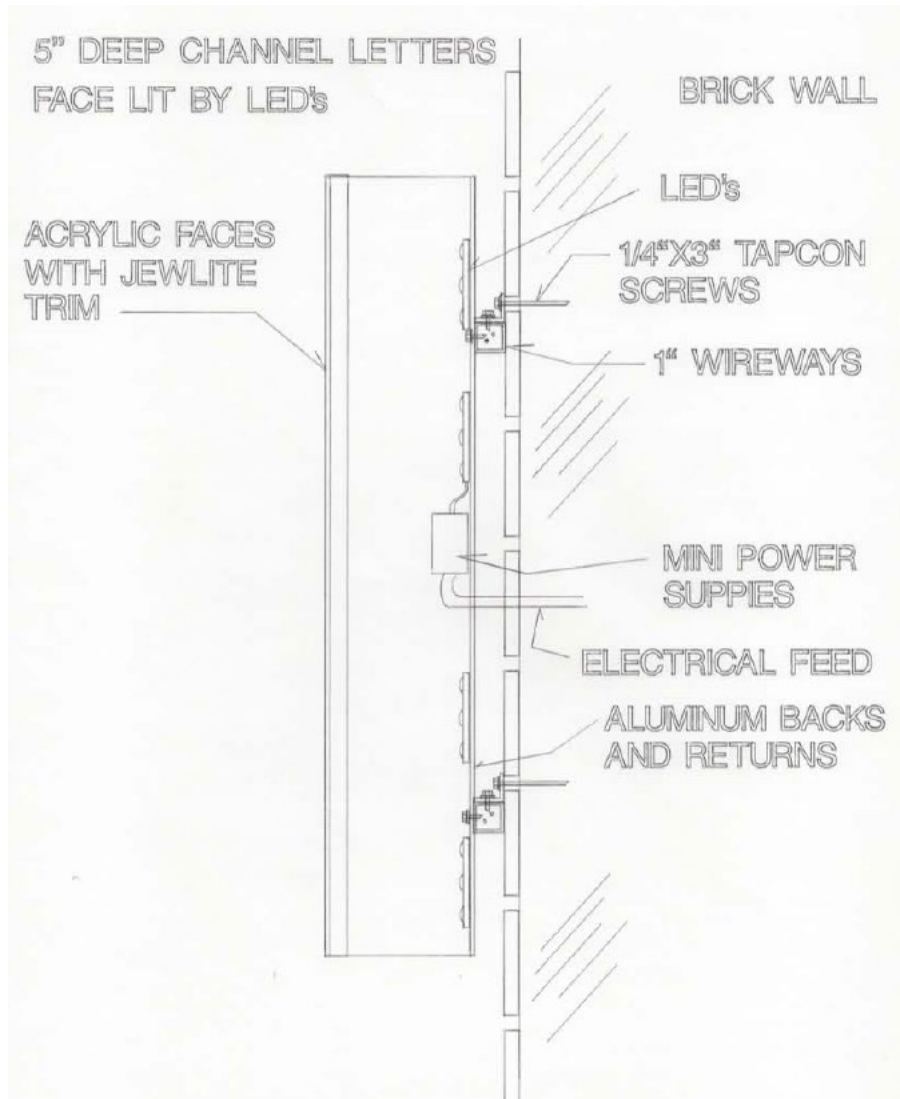


Docket No. 04-32-26 (15207 Madison)

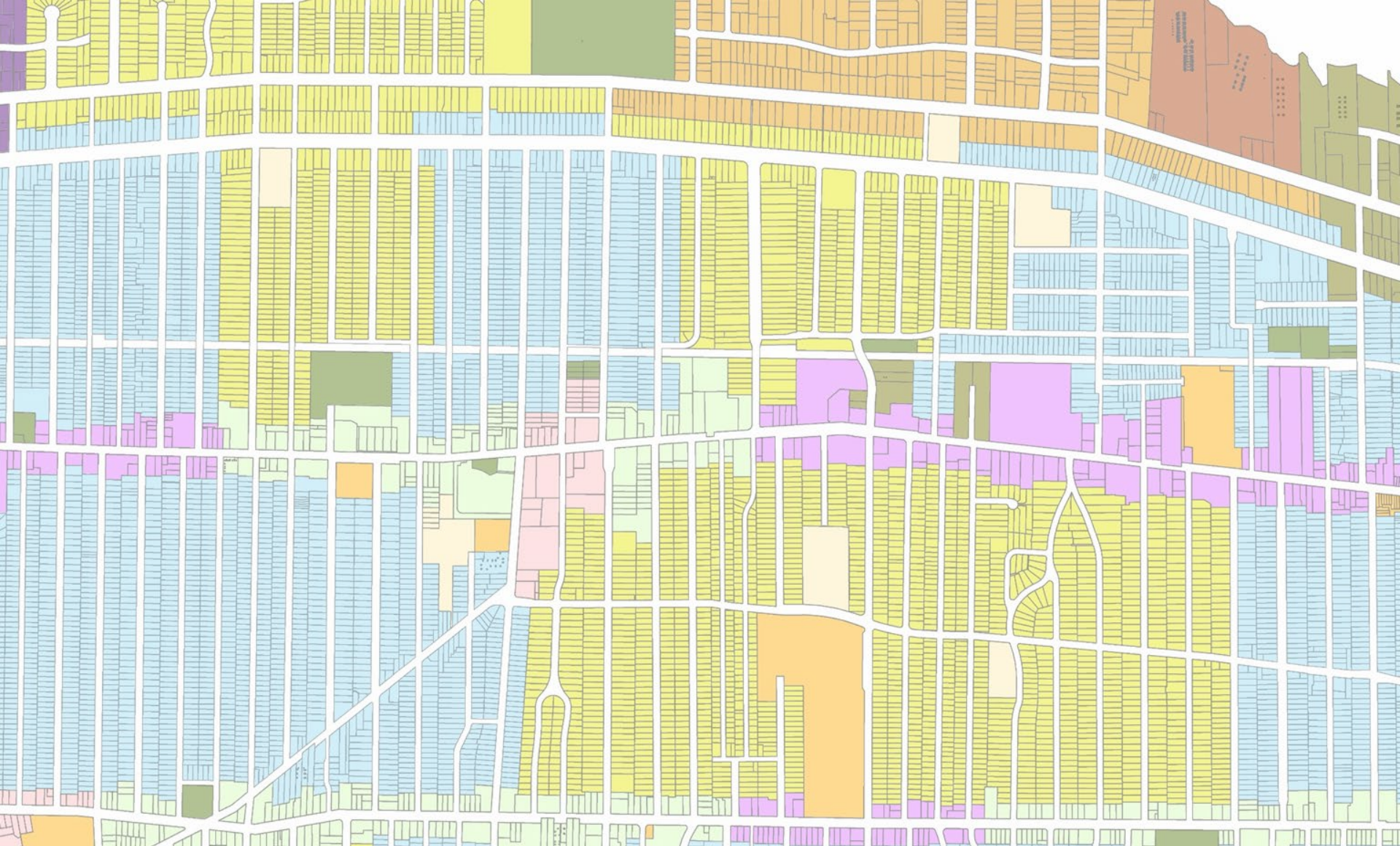




Docket No. 04-32-26 (15207 Madison)



Docket No. 04-32-26 (15207 Madison)



Architectural Board of Review

April 2026

Applicant proposes pocket park and playground area.


City Notes:



Docket No. 04-40-26 (14321 Detroit)

**Pocket Park – Horizon Education Center
Nick Musarra**




NORTH ELEVATION 

PROPOSED NEW
KALALAPA (11/17)

EXISTING WALL

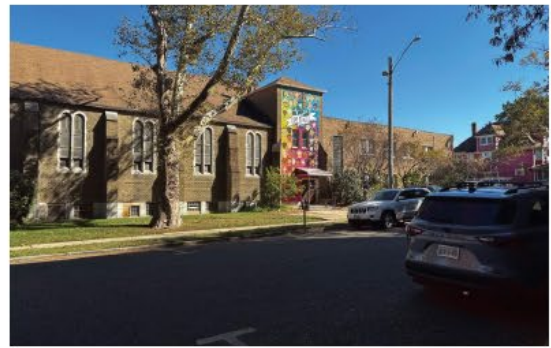
PROPOSED NEW
KALALAPA (11/17)



EAST ELEVATION 
13x01' 7 1/2" / 7' 11"

HORIZON CENTER
DEVELOPMENTAL CENTER (100)

PLAY EQUIPMENT



● BUSINESS
 ● CONTRACTORS
 ● EB&EPDS
 4025 E. LURE RD.
 PATERA, OH, OH
 H 464-463-5899

**NORTH
 COAST**
 DESIGN #BUILD

HORIZON EDUCATION CENTERS OF LAKEWOOD
 LAKEWOOD, OHIO 44107

14321 DETROIT AVENUE

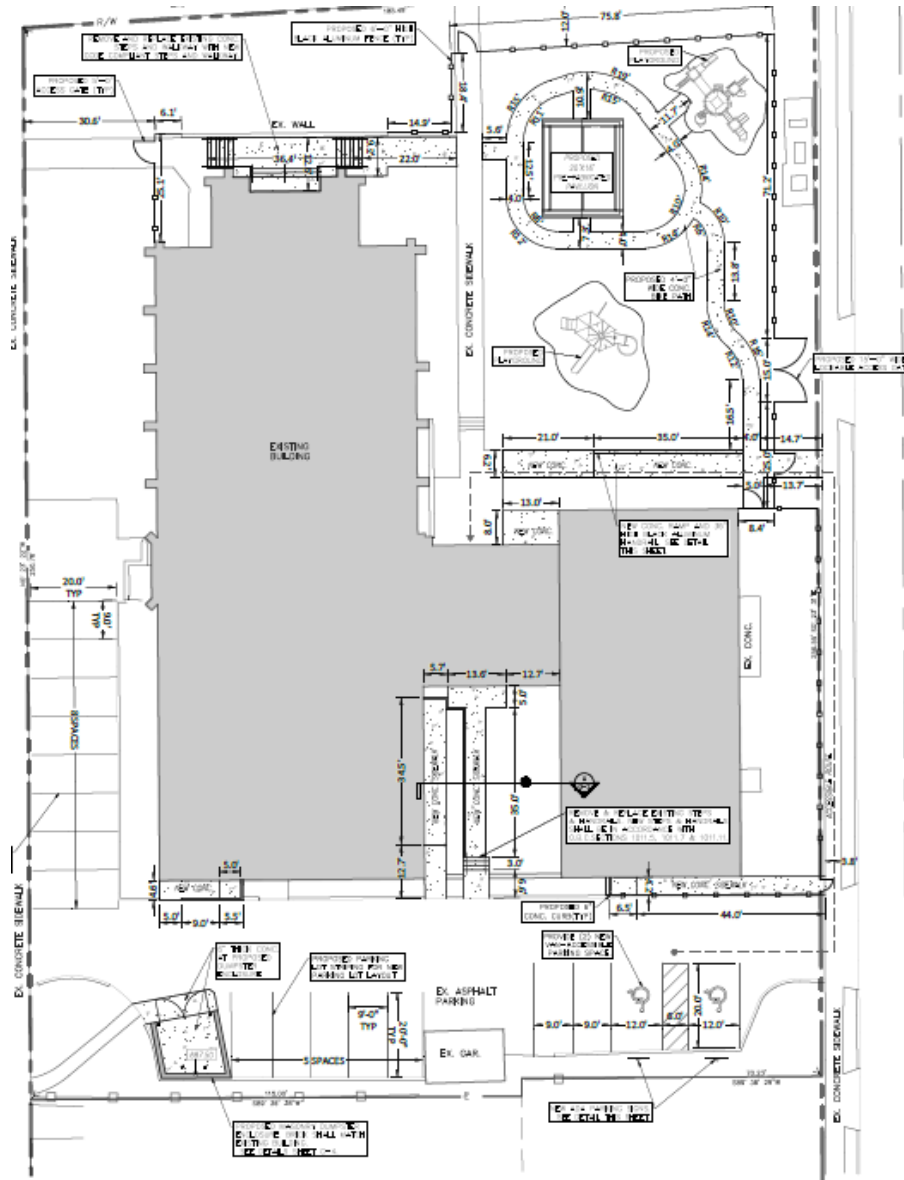
EXISTING CONDITIONS PHOTOS

DATE: _____
 DRAWN BY: _____

0000000000

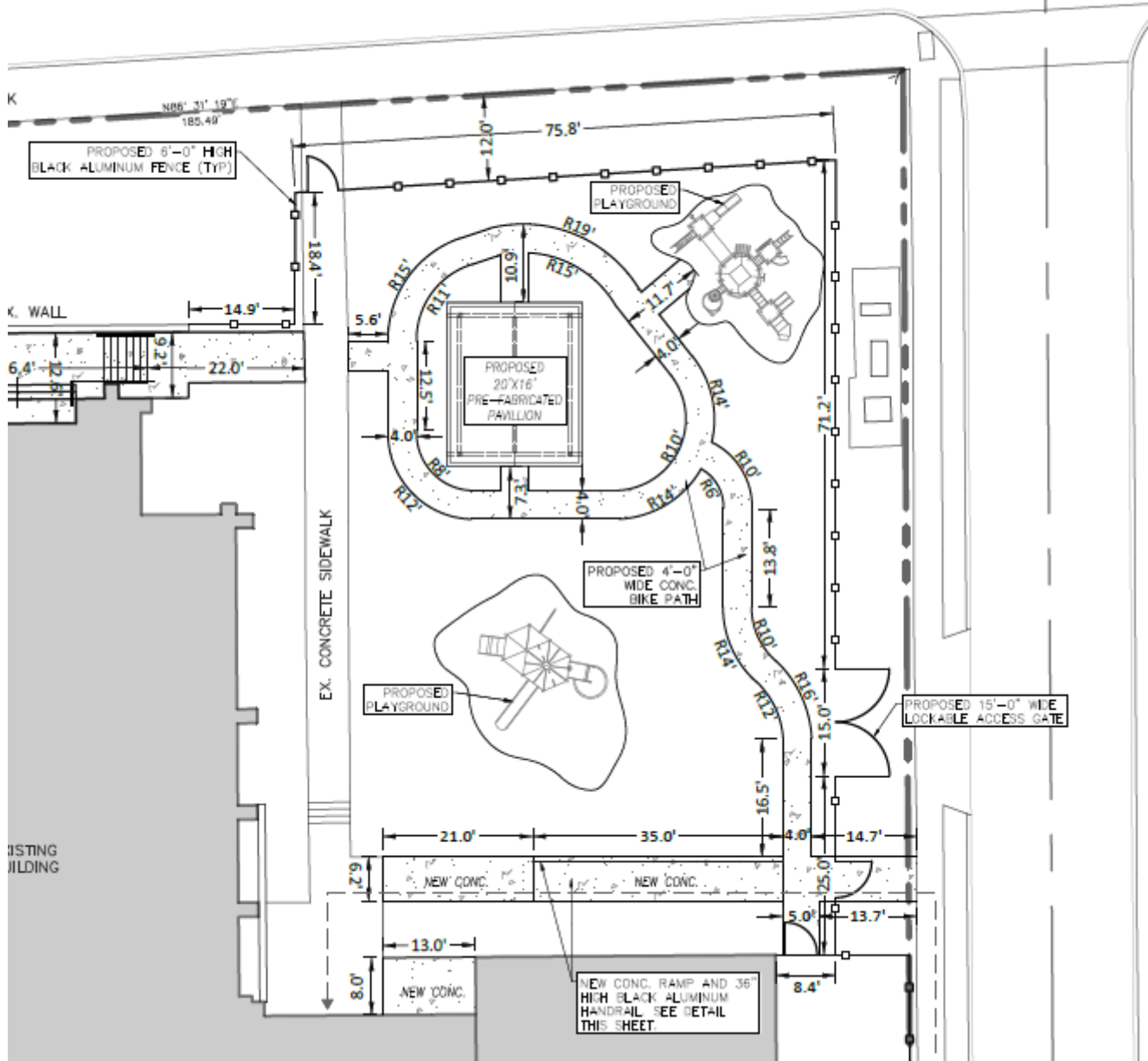


Docket No. 04-40-26 (14321 Detroit)

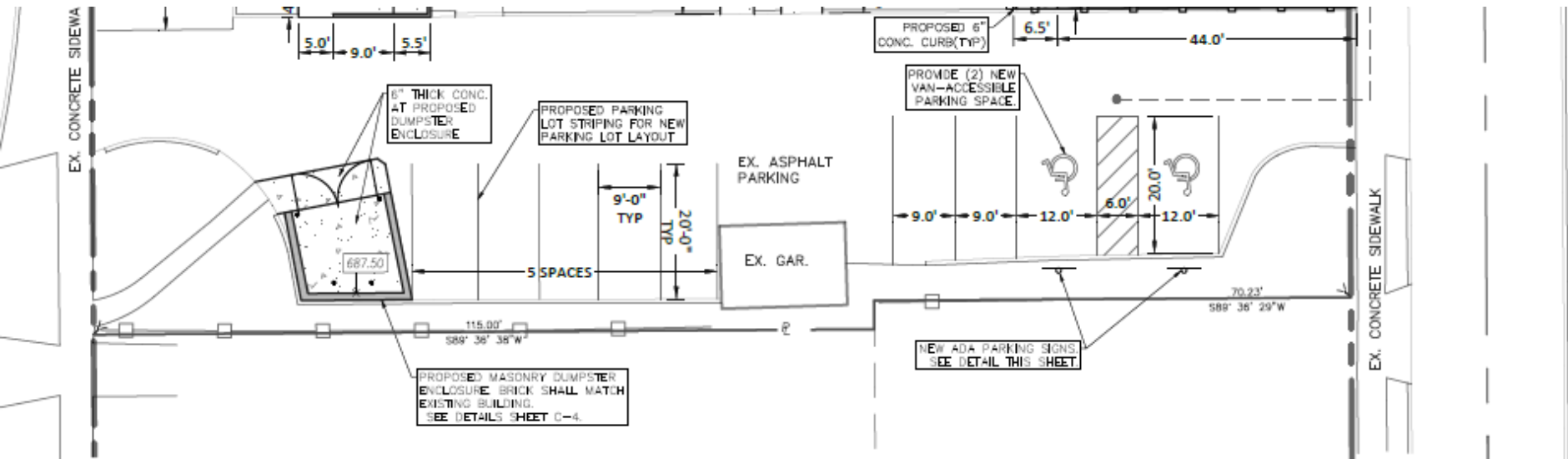


Docket No. 04-40-26 (14321 Detroit)



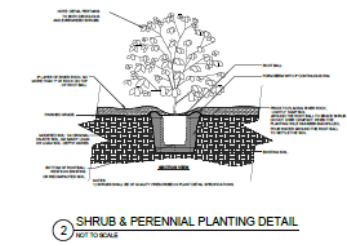
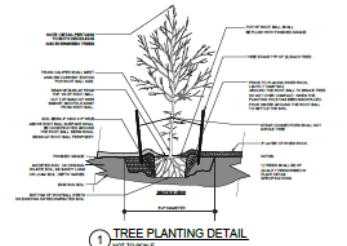


Docket No. 04-40-26 (14321 Detroit)



Docket No. 04-40-26 (14321 Detroit)

- GENERAL SPECIFICATIONS**
1. QUALITY AND SIZE OF PLANTS TO BE APPROXIMATE EQUIVANT OF HIGHEST QUALITY SPECIES.
 2. PLANTED BED PREPARATION (CONCRETE SIDEWALK, GOLF TONNEL) IN SUFFICIENT QUANTITY TO PROVIDE DRAINAGE AWAY FROM ALL BUILDINGS AND AVOID OR AVOID FROM NEEDED SIDE TO PREVENT FLOODING OF BEDS. EXISTING GRASS BEDS TO BE REMOVED. EXISTING GRASS TO BE MAINTAINED. EXISTING PLANTS TO BE MAINTAINED. EXISTING PLANTS TO BE MAINTAINED.
 3. PROVIDE WATER KICKER, 3" DEEP IN ALL PLANTING AREAS. PROVIDE LANDSCAPE FABRIC AND MULCH IN PLACE THROUGHOUT ALL WATER BUCKETS.
 4. ALL WOOD SIDING, TRUSS AND TRUSS SHALL BE REMOVED FROM PLANTING. ALL NON-TREATED MULCH AND/OR SOIL MUST BE REMOVED FROM TOP HALF OF BEDS. ALL TREATED MULCH TO BE COMPLETELY REMOVED FROM PLANTING AREA.
 5. BRICKLAP PERFORATED #8 (2") TO BE APPLIED TO ALL PLANTING AREAS PER MANUFACTURER APPLICATION INSTRUCTIONS. PERFORATED MULCH IS NOT REQUIRED IN PLANTING BEDS. TO BE MOVED AND COVERED WITH PERFORATED MULCH, BRICKS AND COVERED WITH STRAIN MATTING.
 6. 2" FOR ALL PLANTING BEDS.
 7. 4" TO 6" FOR ALL GRASSING FOR ALL GRASSING INFORMATION.
 8. LANDSCAPE INSTALLATION COMPANY TO MARK ALL UTILITIES BEFORE DIGGING. CALL 811 OR 888.846.8283.
 9. ALL INDIVIDUAL TREES OR PROPORTION TO RECEIVE A 4" QUARTER OF RADIUS, 1/4" RADIUS, 1/4" RADIUS.
 10. ALL TREES SHALL BE STAKED WITH 2x4 MATCHES 7" SQUARE OR 4x4 WITH APPROPRIATE STRAPS TO SUPPORT THE TREE.
 11. PLANTING BEDS TO BE BUILT WITH 4" MULCH. BROWN MULCH ONLY.

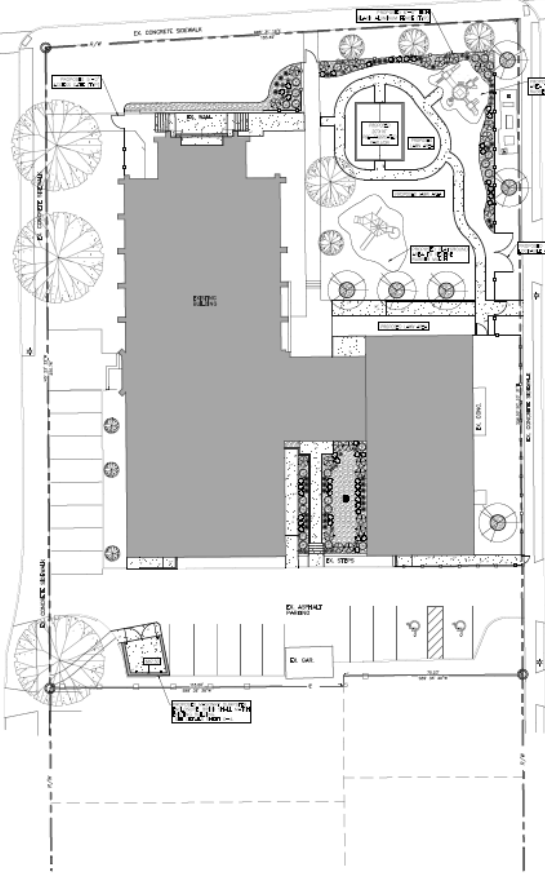


PAVILION INSPIRATION

DETROIT AVENUE 66' R/W

LINCOLN AVENUE 60' R/W

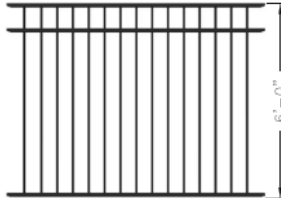
OLIVEWOOD AVENUE 40' R/W



LANDSCAPING LEGEND

SYM	COMMON NAME	NOTIONAL NAME	SIZE
TREES			
(Symbol)	BRANDY HODGKINS BLUE OAK (S) (S)	BRANDY HODGKINS BLUE OAK (S) (S)	1.5 GAL
(Symbol)	JANNEY BLUE PACIFIC	JANNEY BLUE PACIFIC	3 GAL
(Symbol)	BRANDY HODGKINS BLUE OAK (S) (S)	BRANDY HODGKINS BLUE OAK (S) (S)	1.5 GAL
(Symbol)	JANNEY BLUE PACIFIC	JANNEY BLUE PACIFIC	3 GAL
(Symbol)	BRANDY HODGKINS BLUE OAK (S) (S)	BRANDY HODGKINS BLUE OAK (S) (S)	1.5 GAL
(Symbol)	BRANDY HODGKINS BLUE OAK (S) (S)	BRANDY HODGKINS BLUE OAK (S) (S)	1.5 GAL
(Symbol)	BRANDY HODGKINS BLUE OAK (S) (S)	BRANDY HODGKINS BLUE OAK (S) (S)	1.5 GAL
(Symbol)	BRANDY HODGKINS BLUE OAK (S) (S)	BRANDY HODGKINS BLUE OAK (S) (S)	1.5 GAL
(Symbol)	BRANDY HODGKINS BLUE OAK (S) (S)	BRANDY HODGKINS BLUE OAK (S) (S)	1.5 GAL
(Symbol)	BRANDY HODGKINS BLUE OAK (S) (S)	BRANDY HODGKINS BLUE OAK (S) (S)	1.5 GAL

FENCE SHALL BE BLACK ALUMINUM



FENCE INSPIRATION



Blair & Blom
Contractors
Landscape Architects
4033 E. Lake Rd.
Jubilee Lake, MI
MI 48443-2398



HORIZON EDUCATION CENTERS OF LAKEWOOD
1421 DETROIT AVENUE
LAKEWOOD, OHIO 44107

SITE LANDSCAPE PLAN

DATE:
BY: BOB AHS

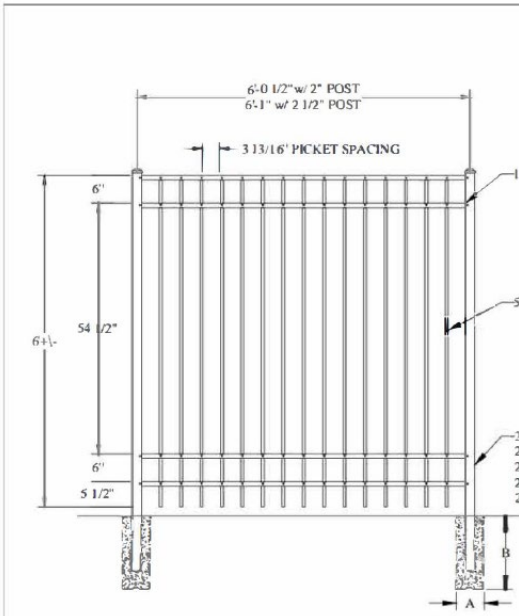


Docket No. 04-40-26 (14321 Detroit)



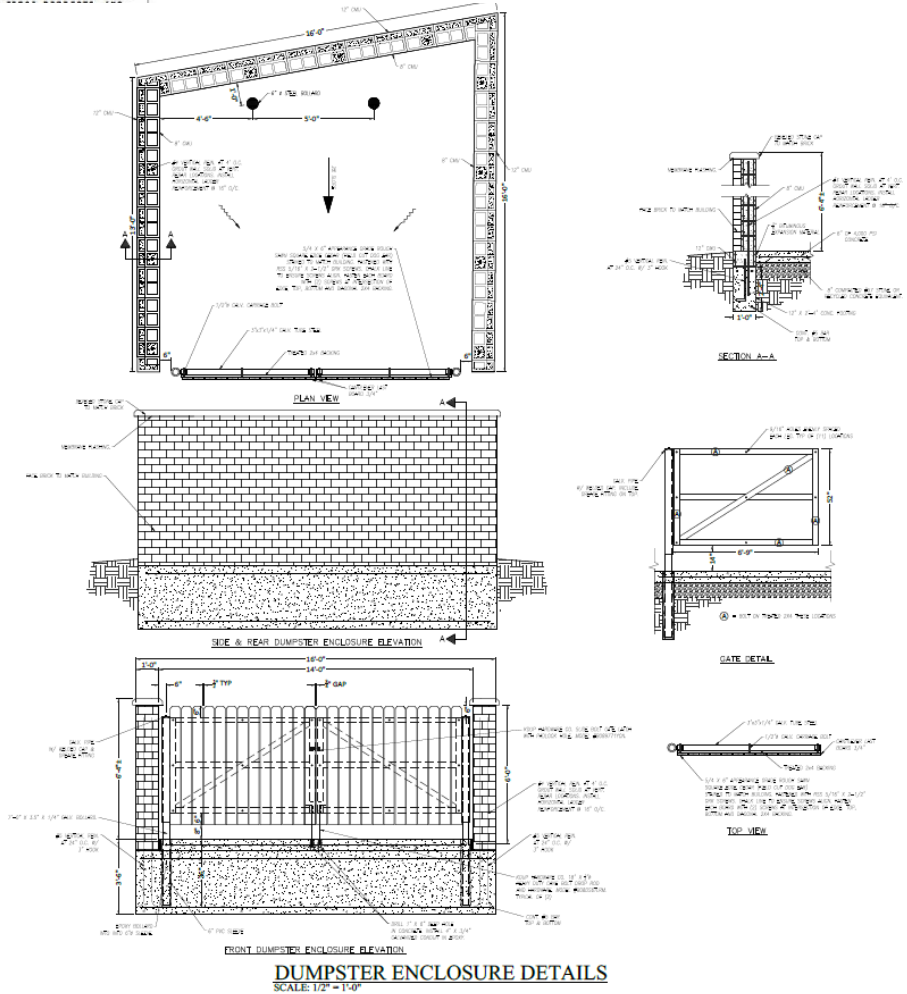
Docket No. 04-40-26 (14321 Detroit)





NOTE: DRAWING NOT TO SCALE. ALL SECTIONS COME FULLY ASSEMBLED.

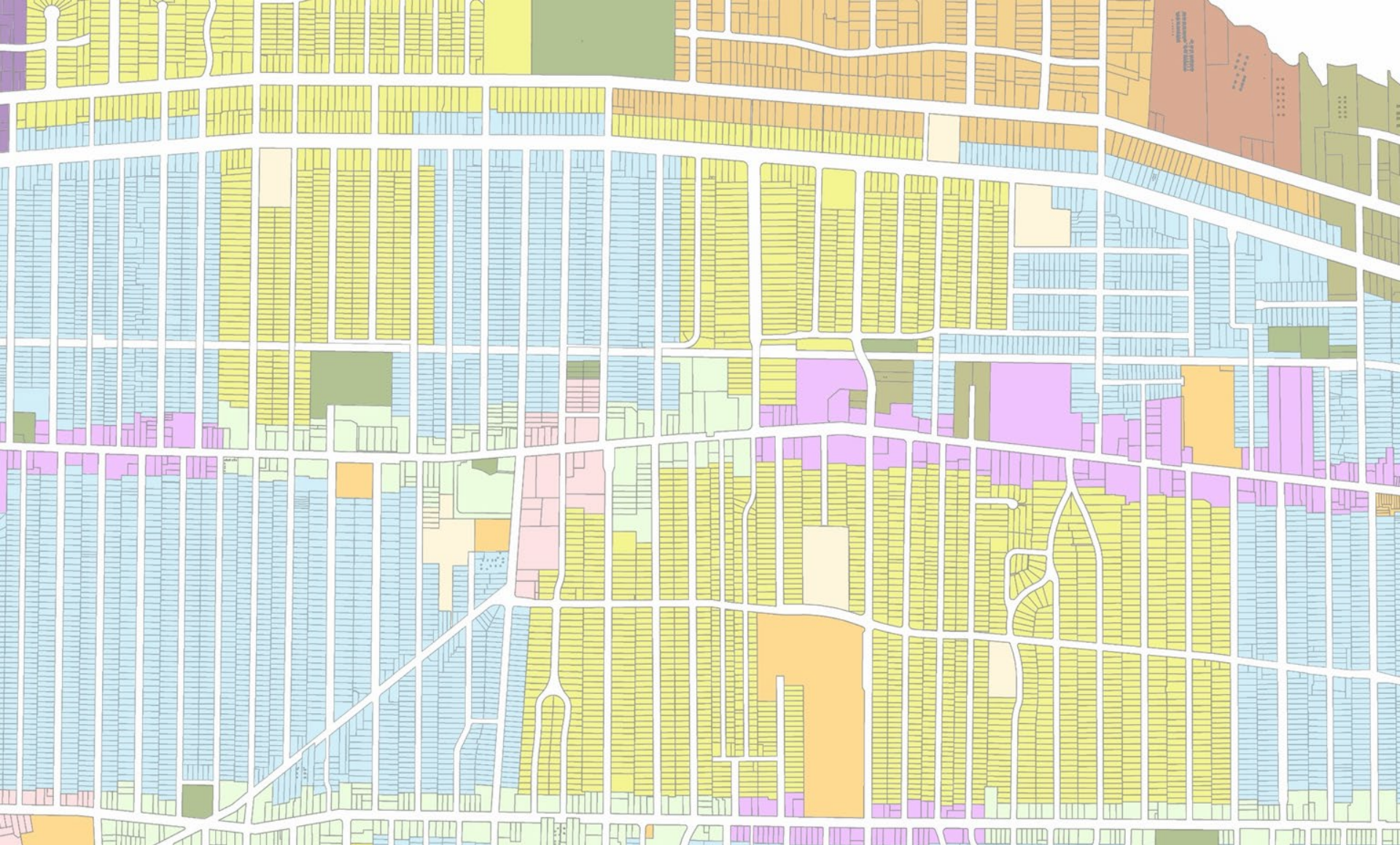
EFF-20	6' HIGH 4-RAIL	REVISED
RESIDENTIAL	ALUMINUM FENCE PANEL	DATE
	12-22-16 VLOT KST KST STD DRAWING	BY



DUMPSTER ENCLOSURE DETAILS
SCALE: 1/2" = 1'-0"



Docket No. 04-40-26 (14321 Detroit)



Architectural Board of Review

April 2026