

MINUTES
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
APRIL 14, 2022
5:30 P.M.
RECORDING IS AVAILABLE
<https://www.lakewoodoh.gov/videos-2/>

1. INTRODUCTION AND OATH OF NEW BOARD MEMBER: HANNA COHAN PLESSNER

The Oath was administered by staff.

2. ROLL CALL

Board Members

Rob Donaldson
Brian Grambort, Vice Chair
David Maniet, Chair
Hanna Cohan Plessner
Jeremy Smith

Staff

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

3. APPROVE THE MINUTES OF THE MARCH 10, 2022 MEETING

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

4. OPENING REMARKS

Staff read the Opening Remarks into record.

SUMMARY APPROVED

At the April 7, 2022 pre-review meeting, items 13 and 15 were Summary Approved (any conditions will be noted). A motion and a second are needed for approval.

13. Docket No. 04-18-22

**17010 Madison Ave.
David Schwartz Photography**

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

Steven Foster
The Sign & Graphic Firm, LLC
14837 Detroit Ave., Ste. 195
Lakewood, OH 44107

Applicant proposes a dimensional letter sign flush-mounted to the sign board. (Page 106)

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

15. Docket No. 04-20-22

**15528 Madison Ave.
Plum Hill Creative**

- () Approve
- () Deny

Steven Foster
The Sign & Graphic Firm, LLC

() Defer

14837 Detroit Ave., Ste. 195
Lakewood, OH 44107

Applicant proposes a blade sign. (Page 110)

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

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

4. Docket No. 03-08-22

1474 Riverside Dr.

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

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

Applicant proposes design review of addition and renovation of an existing home. (Page 5)

Gary Fischer, applicant, was not present – however, Linda Fredrickson, property owner, was present to explain the request. The Board reiterated their request to see more detail regarding a detailed roof plan, proposed materials, and consistency across all trim detailing for the project. No members of the public offered comments.

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

5. Docket No. 03-09-22

1464 Riverside Dr.

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

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

Applicant proposes Design review of addition and renovation of an existing historic home. (Page 18)

Gary Fischer, applicant, was not present – however, Linda Fredrickson, property owner, was present to explain the request. Like the comments for Docket No. 03-08-22, the Board again reiterated their request to see more detail regarding a detailed roof plan, proposed materials, and consistency across all trim detailing for the project. No members of the public offered comments.

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

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

7. Docket No. 04-13-22

**18425 Detroit Ave.
Sgt. Clean Car Wash**

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

Greg Seifert
Sgt. Clean Car Wash
3673 Massillon Rd.
Uniontown, OH 44685

Applicant proposes renovation of an existing commercial building. (Page 47)

Greg Seifert, Sgt. Clean Car Wash, applicant was present to explain the request. Written public comment was relayed (made part of record), additional comment was taken from the current property owner in support of the project.

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

- The Dumpster enclosure is brick to match the building.
- Photometric study (external lighting) is to be submitted to the City for administrative approval.
- Fence is continuous on the South property line.
- Signage is submitted for future review.

All the members voting yea, the motion passed.

8. Docket No. 04-14-22

**13222 Madison Ave.
Mahall's 20 Lanes**

- Approve
- Deny
- Defer

Joseph Pavlick
Mahall's 20 Lanes
13200 Madison Ave.
Lakewood, OH 44107

Applicant proposes renovation of an existing commercial building. (Page 59)

Joseph Pavlick, Mahall's 20 Lanes, applicant was present to explain the request. No members of the public offered comments.

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

- Recommend a Civil Engineer Review to ensure proper water drainage in/around project area.
- There is administrative review and approval of external lighting.

All the members voting yea, the motion passed.

9. Docket No. 04-15-22

**14615 Detroit Ave.
CHASE Bank**

- Approve
- Deny
- Defer

Terron Wright
The Architects Partnership, LTD
200 S. Michigan Ave., #1020
Chicago, IL 60604

Applicant proposes demolition of an existing commercial building and the construction of a new one. (Page 64)

Terron Wright, The Architects Partnership, LTD, applicant, had requested a deferral prior to the meeting and was not present. Written public comment was relayed (made part of record). No members of the public in attendance offered any further comments.

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

Items 10 and 11 are called together.

10. Docket No. 04-16-22-A

**1520 W. 117th St.
Dunkin' GO**

- Approve
- Deny
- Defer

Heidi DeMark
Phillips|Sekanick Architects
142 East Market
Warren, OH 44481

Applicant proposes renovation of an existing commercial building. (Page 85)

Heidi DeMark, Phillips|Sekanick Architects, applicant was present to explain the request. No members of the public offered comments.

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

SIGN REVIEW

11. Docket No. 04-16-22-S

**1520 W. 117th St.
Dunkin' GO**

- Approve
- Deny
- Defer

Heidi DeMark
Phillips|Sekanick Architects
142 East Market
Warren, OH 44481

Applicant proposes signage for an existing business. (Page 92)

Heidi DeMark, Phillips|Sekanick Architects, applicant was present to explain the request. No members of the public offered comments.

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

- All window signage depicted in elevations is representational only and not part of this review.
- Any proposed window signage is to be submitted separately for approval – either by Board (permanent signage) or by the Division of Housing and Building (temporary signage).

All the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

6. Docket No. 04-12-22

17852 Lake Rd.

- Approve
- Deny
- Defer

David Maddux
The Arcus Group Inc.
1244 Smith Ct.
Rocky River, OH 44116

Applicant proposes renovation of and addition to an existing home. (Page 29)

David Maddux, The Arcus Group Inc., applicant was present to explain the request. Written public comment was relayed (made part of record). No members of the public offered comments.

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

SIGN REVIEW

12. Docket No. 04-17-22

**13396 Madison Ave.
Hippie House**

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

Aldo Dure
BNext Awnings & Graphics, LLC
5109 Clark Ave.
Cleveland, OH 44102

Applicant proposes signage for a new business. (Page 99)

Adelle Wincek, BNext Awnings & Graphics, LLC, applicant was present to explain the request. Public comment was taken regarding the current condition of the building/roof where the sign is proposed to be installed.

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

- Remove the "&" (ampersand symbol) and replace with large, centered dot (to be the same as between the words "SMOKE" and "VAPE").
- The non-conforming ground sign is deferred until applicant finalizes proposal to either remove the sign or modify/replace with a conforming ground sign.
- Architectural changes to the building façade are to be submitted for review by the City administrative staff.

All the members voting yea, the motion passed.

14. Docket No. 04-19-22

**15319 Detroit Ave.
Muddy Waters Ethnobotanical Teas**

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

Steven Foster
The Sign & Graphic Firm, LLC
14837 Detroit Ave., Ste. 195
Lakewood, OH 44107

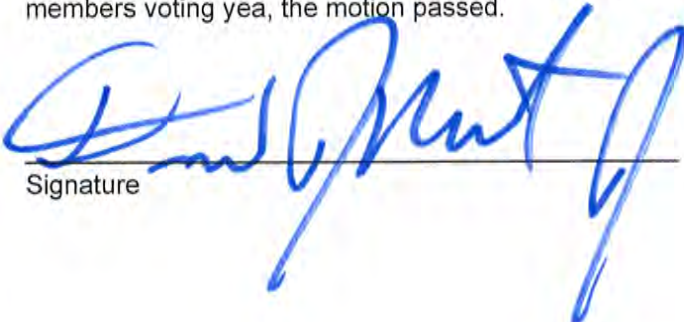
Applicant proposes a flush-mounted LED-lit letter/cloud side view sign. (Page 108)

Steven Foster, The Sign & Graphic Firm, LLC, applicant was present to explain the request. The Board requested more consideration/refinement towards the scale of the business name text on the main sign to ensure readability and similarity to adjacent business text scale. Additionally, there was discussion regarding shifting all subordinate text to window graphics and confirming the materials used in the main wall sign. Written public comment was relayed (made part of record), no one in attendance to the meeting offered any further comment.

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

ADJOURN

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




Signature

05-12-2022
Date

OATH OF OFFICE

I, Hanna Cohan Plessner, being first duly sworn according to law, upon my oath depose and say:

That I will support the Constitution of the United States and the State of Ohio, and the Charter and Ordinances of the City of Lakewood and will faithfully discharge the duties of the Board of Building Standards/Architectural Board of Review/ Sign Review Board of the City of Lakewood, Ohio so help me God.

 4/14/22

Signature and 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. WPA Fredrickson
- 2. CAROL SEITERT
- 3. _____
- 4. Jenny Weiss
- 5. Cory Hajde
- 6. Michelle Schwartz
- 7. Michelle Womack
- 8. Steve Foster
- 9. _____
- 10. _____
- 11. _____

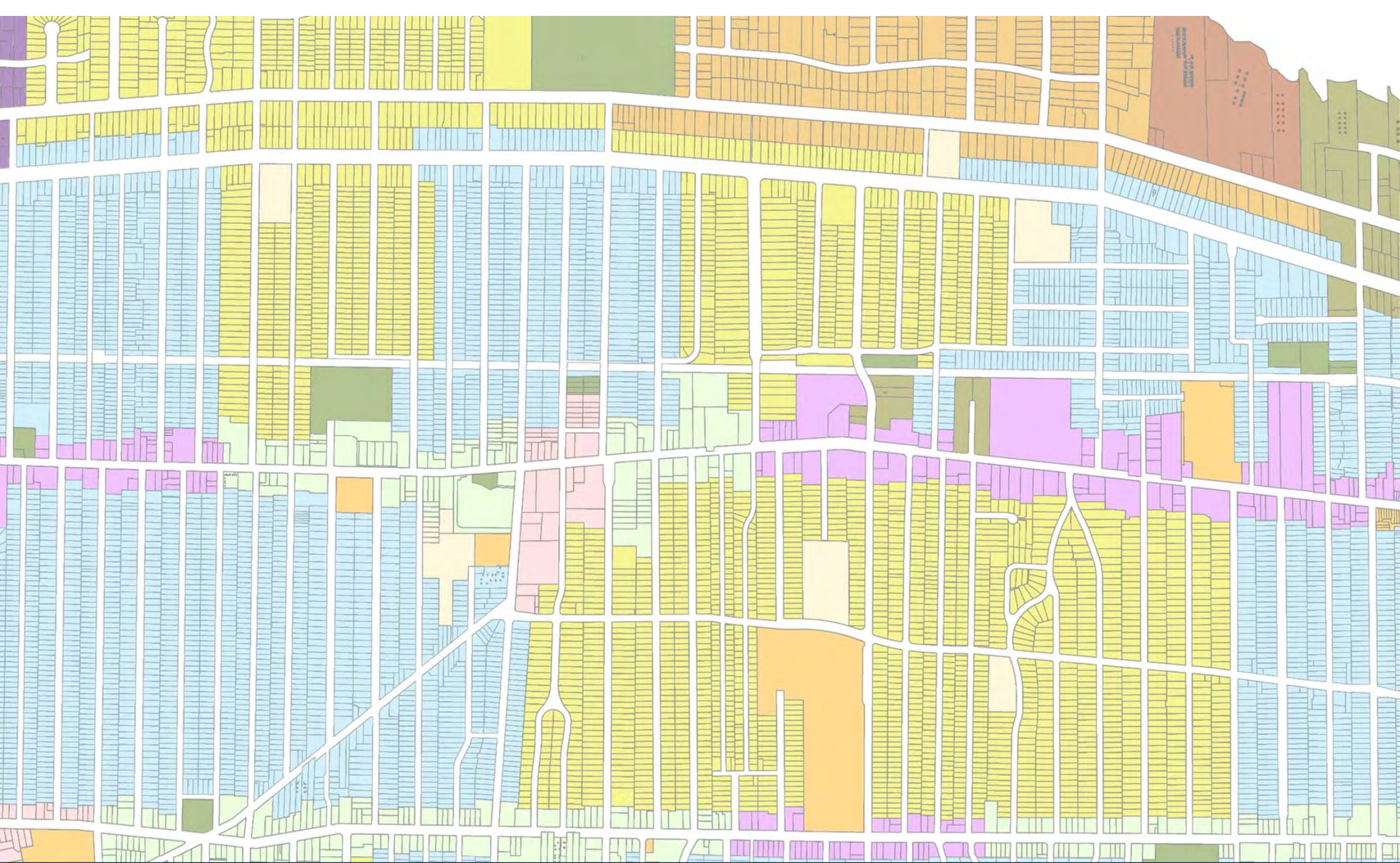
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- 7. [Signature]
- 8. [Signature]
- 9. _____
- 10. _____
- 11. _____

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 14, 2022



Architectural Board of Review

April 2022



Architectural Board of Review

Pre-Review Meeting: 7 April, 4pm (Remote)

Regular Meeting: 14 April, 5:30 pm (Auditorium)

Members

2021 Chair: David Maniet

2021 Vice Chair: Brian Grambort

Rob Donaldson

Jeremy Smith

Staff

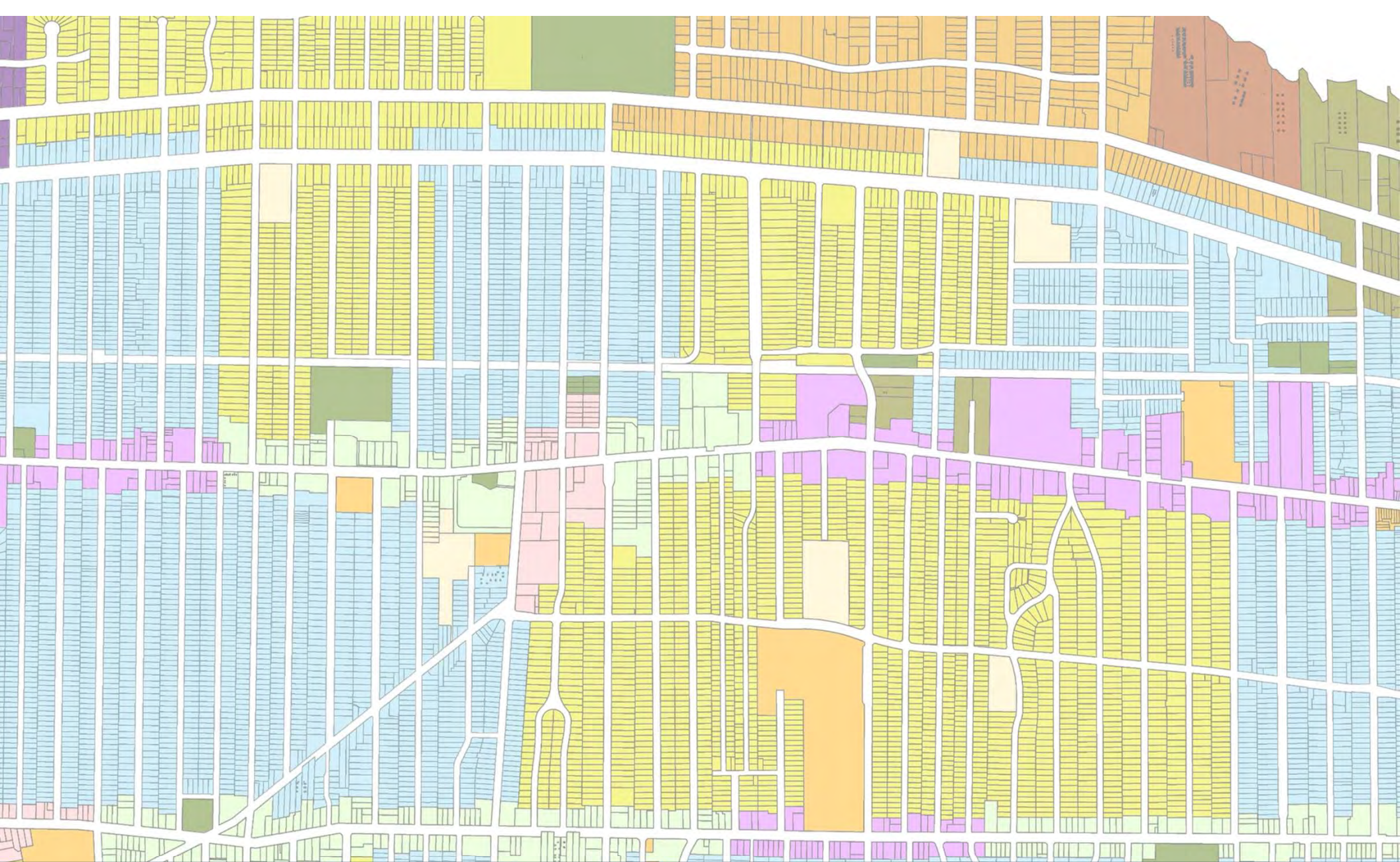
Board Secretary: David Baas

Building Commissioner: Chris Parmelee



Architectural Board of Review **April Agenda**

1. Roll call
2. Approve minutes – March 2022
3. Opening Remarks
4. Old Business
5. New Business
6. Sign Review
7. Adjourn



Architectural Board of Review

Old Business – April 2022

Applicant proposes addition to and renovation of existing home.

City Notes:

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



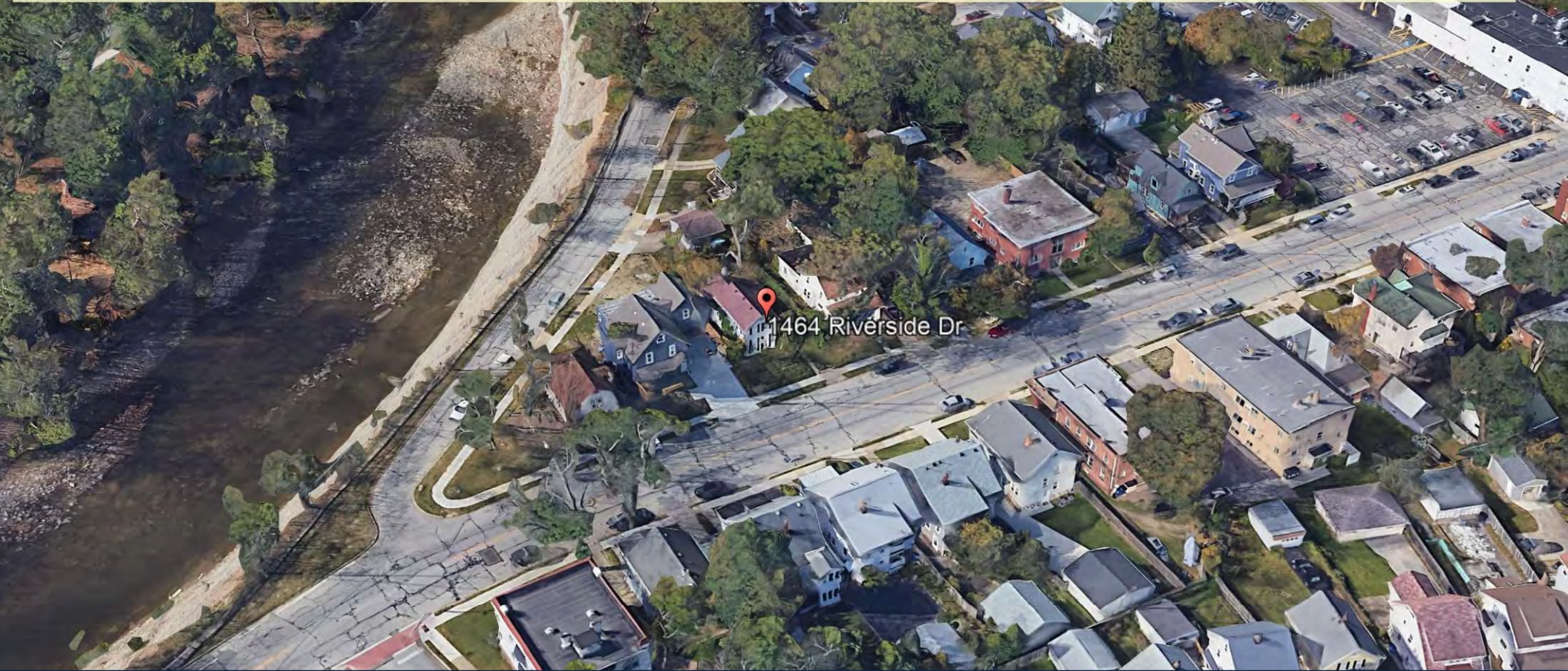
Docket No. 03-08-22 (1474 Riverside)

Residential Addition/Renovation
Gary Fischer

Applicant proposes addition to and renovation of existing home.

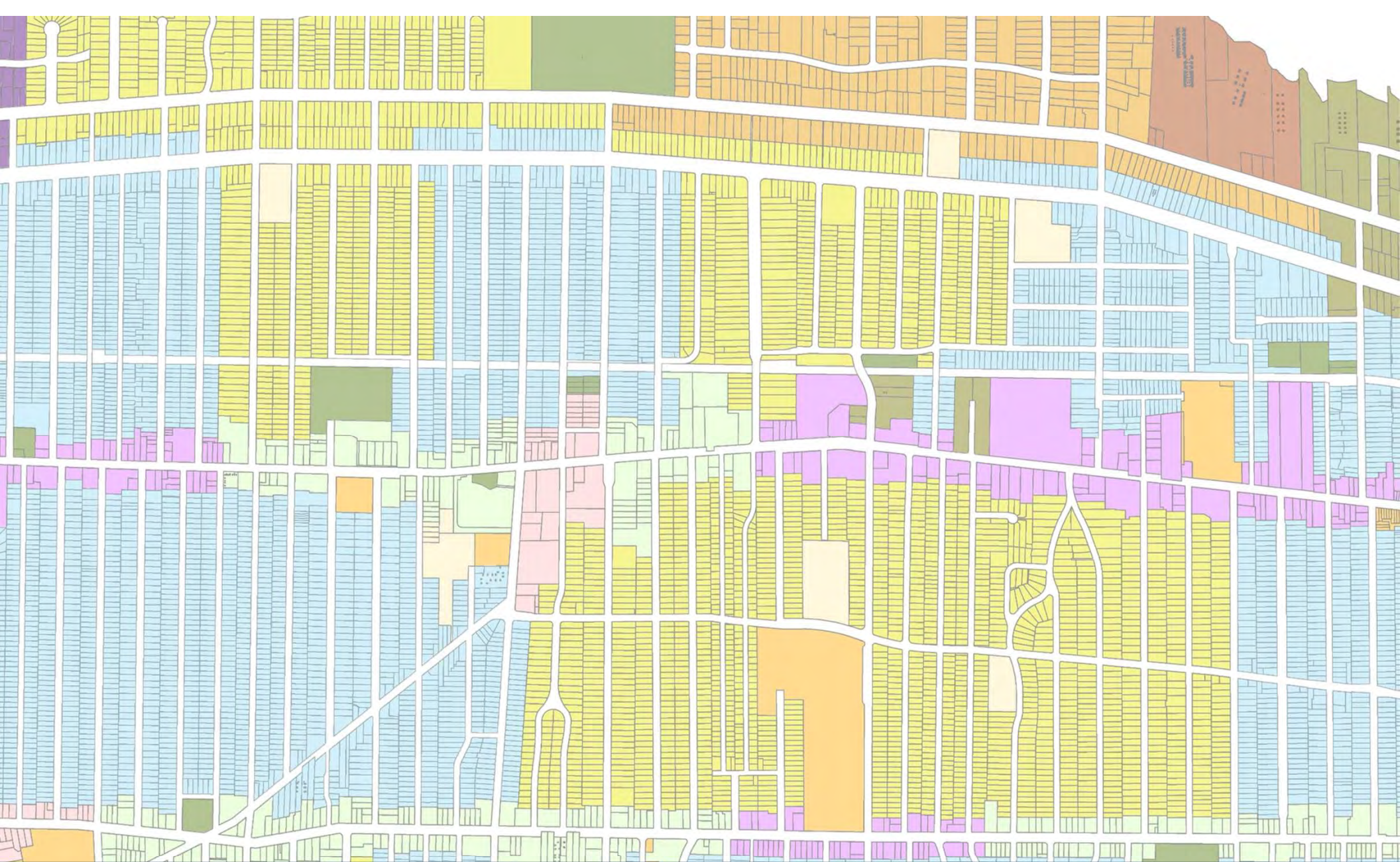
City Notes:

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



Docket No. 03-09-22 (1464 Riverside)

**Residential Addition/Renovation
Gary Fischer**



Architectural Board of Review

New Business – April 2022

Applicant proposes renovation of existing home.

City Notes:

N/A

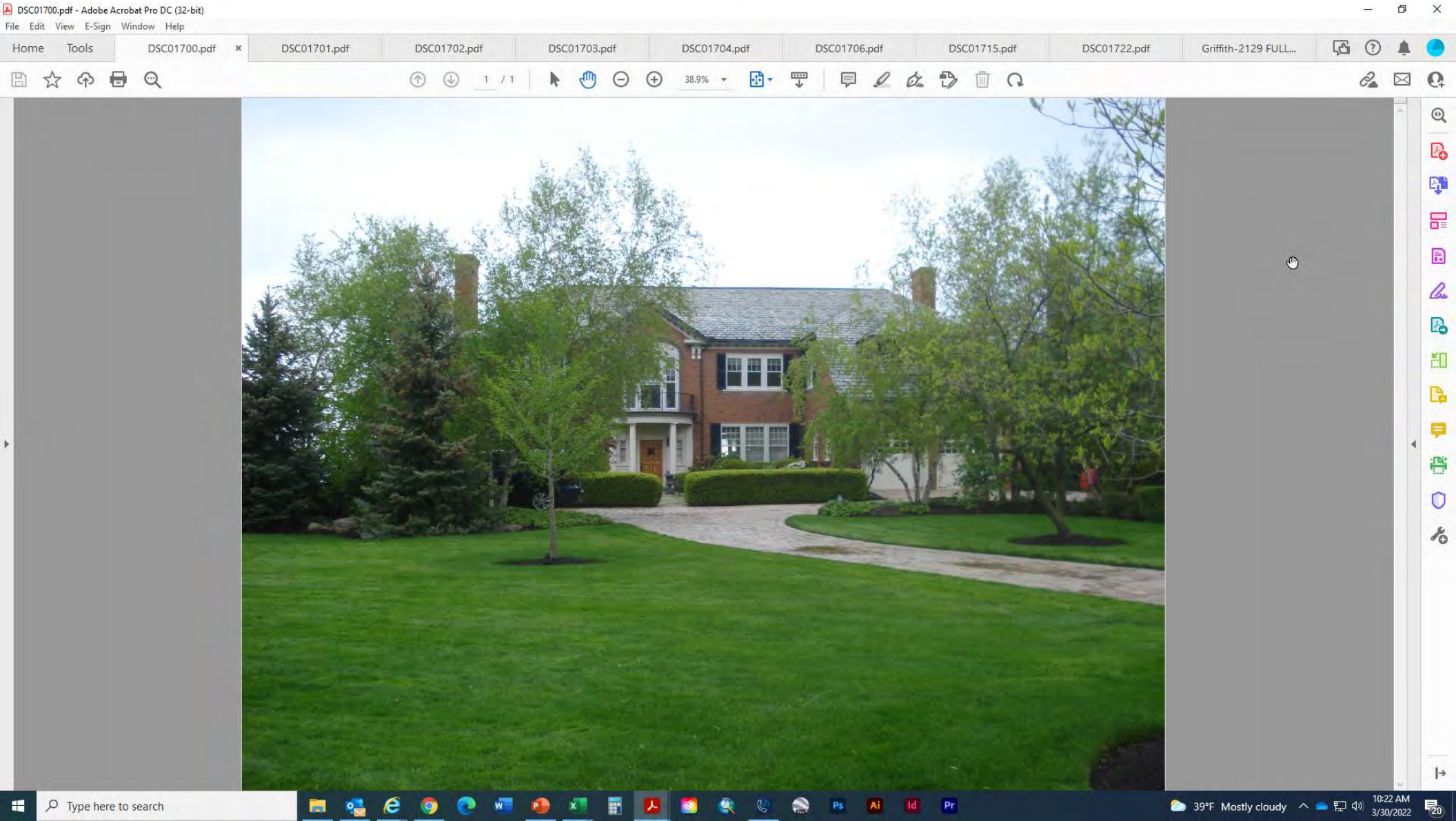


Docket No. 04-12-22 (17852 Lake)

Home Addition
David Maddux

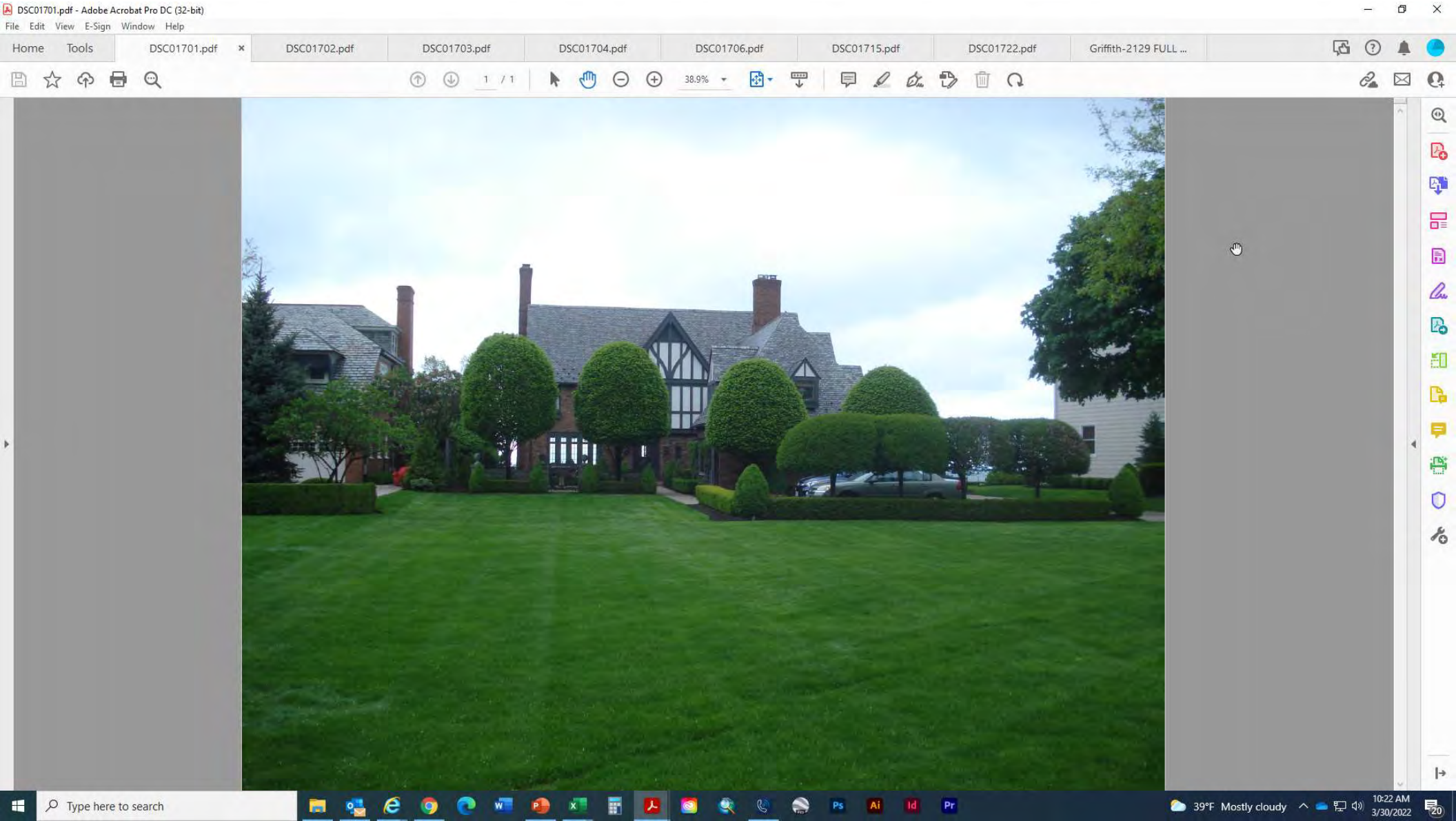


Docket No. 04-12-22 (17852 Lake)
Home Addition



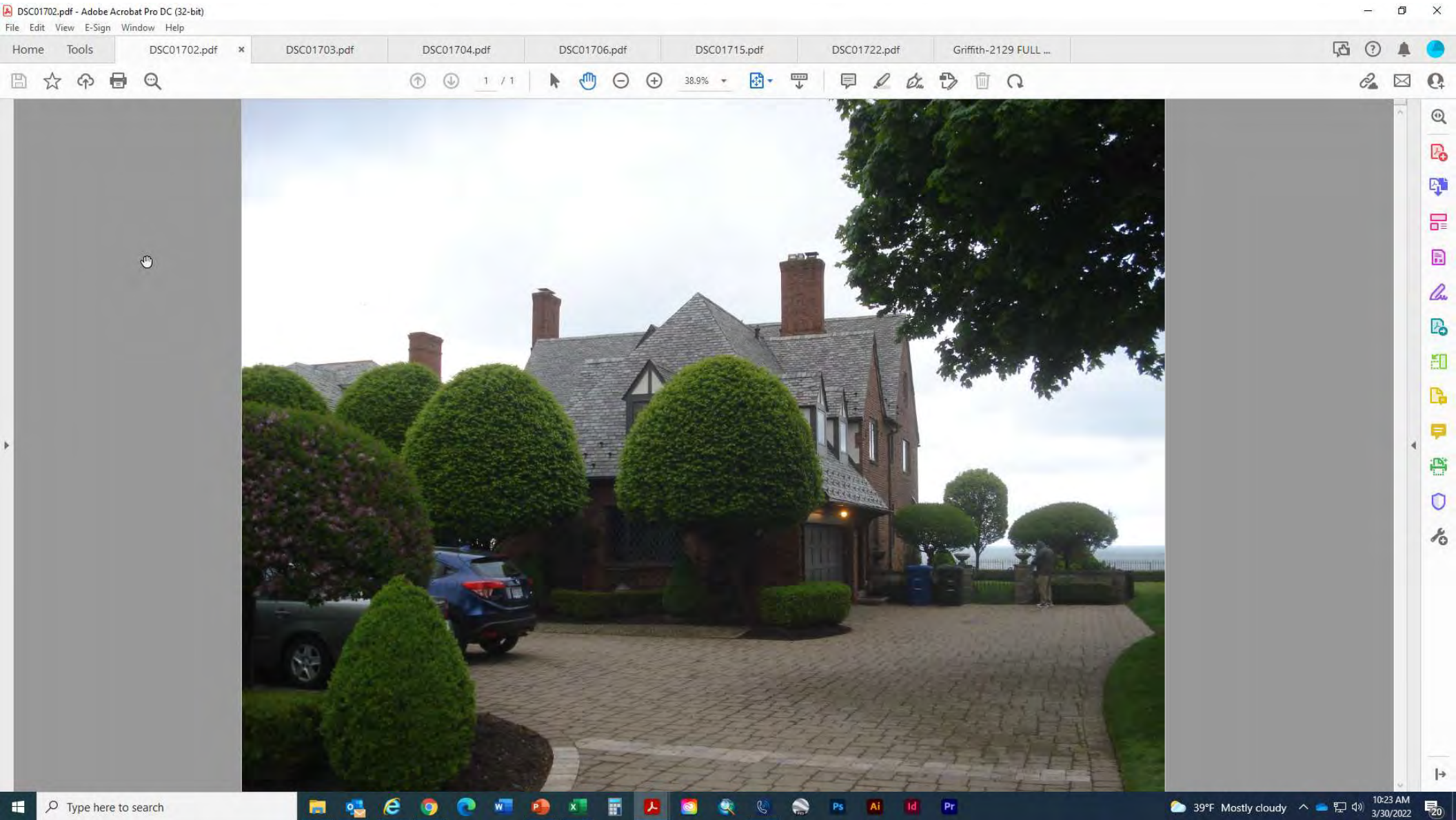
Docket No. 04-12-22 (17852 Lake)

Home Addition



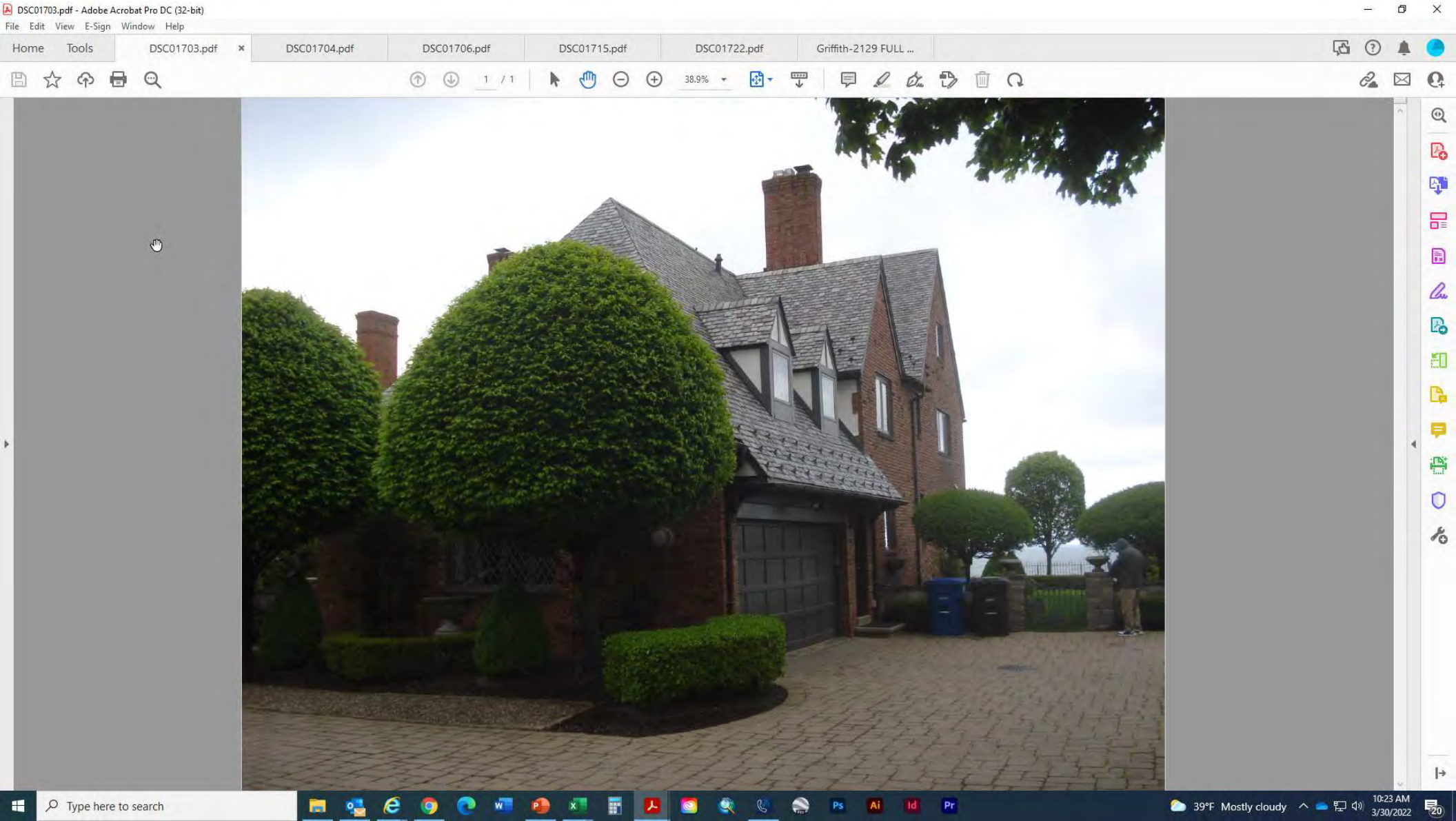
Docket No. 04-12-22 (17852 Lake)

Home Addition



Docket No. 04-12-22 (17852 Lake)

Home Addition



Docket No. 04-12-22 (17852 Lake)


Home Addition

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Docket No. 04-12-22 (17852 Lake)

Home Addition



Docket No. 04-12-22 (17852 Lake)
Home Addition



Docket No. 04-12-22 (17852 Lake)
Home Addition

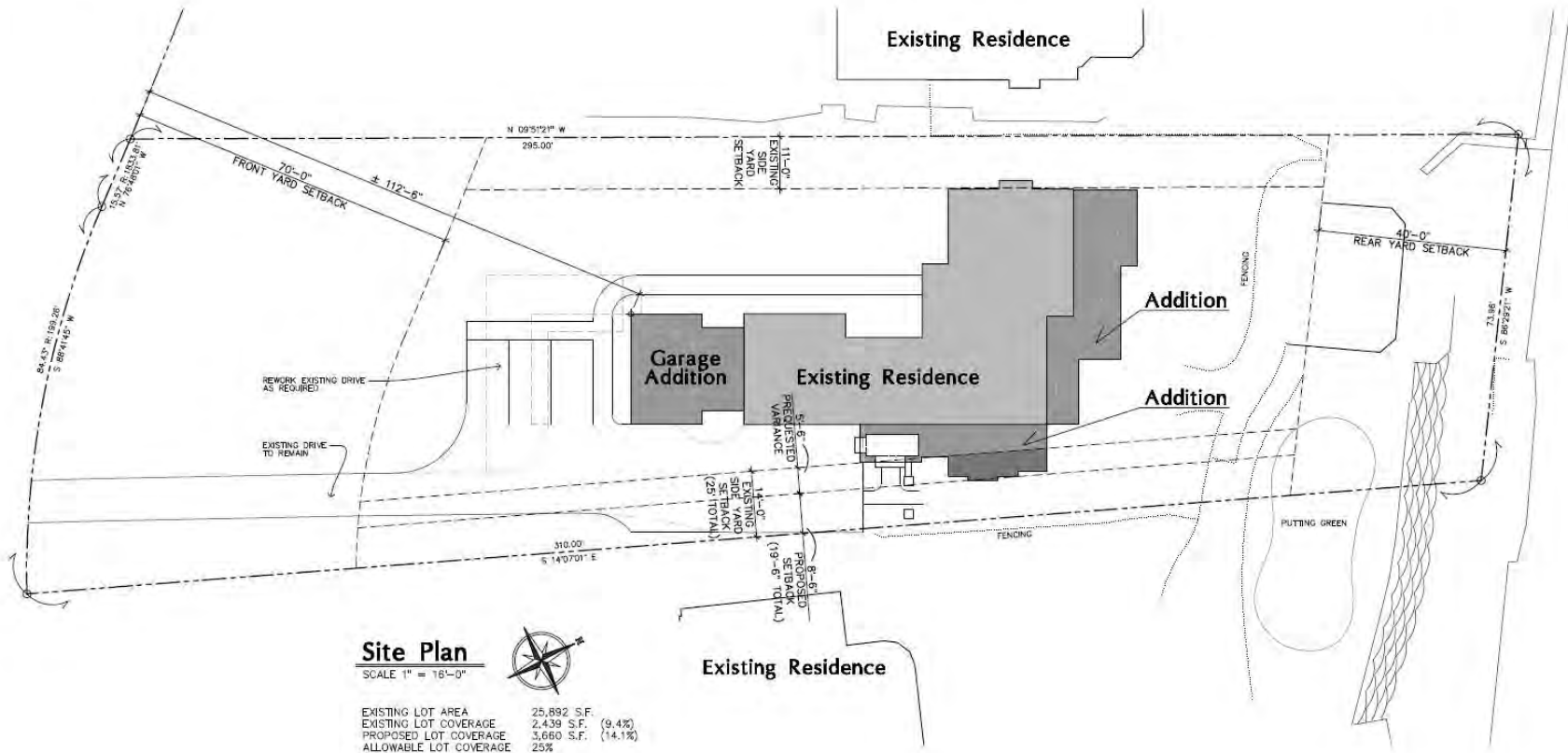


Docket No. 04-12-22 (17852 Lake)

Home Addition

3600 x 2400 in
Lake Road

Lakewood, Ohio



Site Plan

SCALE 1" = 16'-0"

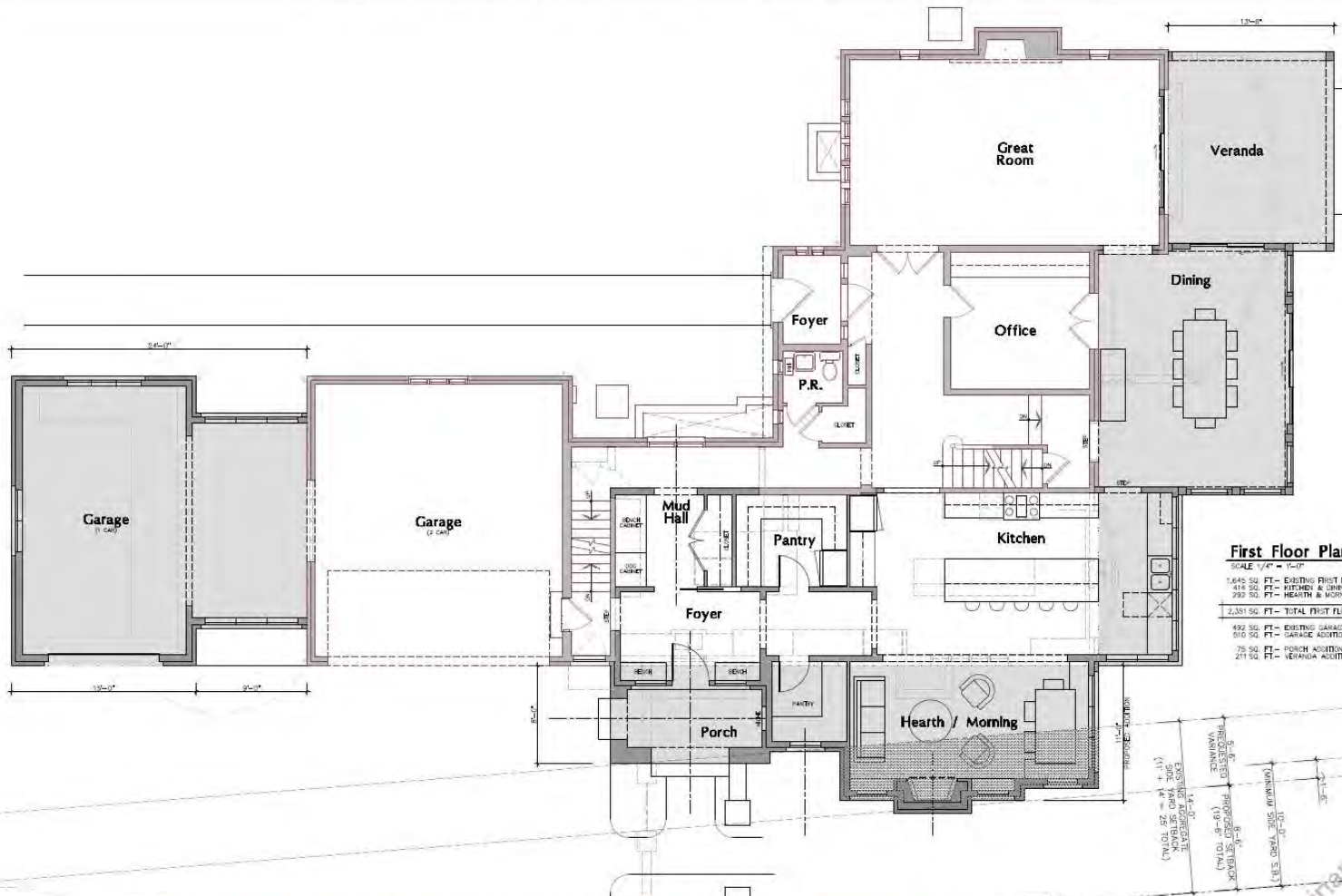


EXISTING LOT AREA	25,892 S.F.
EXISTING LOT COVERAGE	2,439 S.F. (9.4%)
PROPOSED LOT COVERAGE	3,660 S.F. (14.1%)
ALLOWABLE LOT COVERAGE	25%



Docket No. 04-12-22 (17852 Lake)

Home Addition



Addition & Renovation for The Griffiths Residence
17852 Lake Road
Lakewood, Ohio

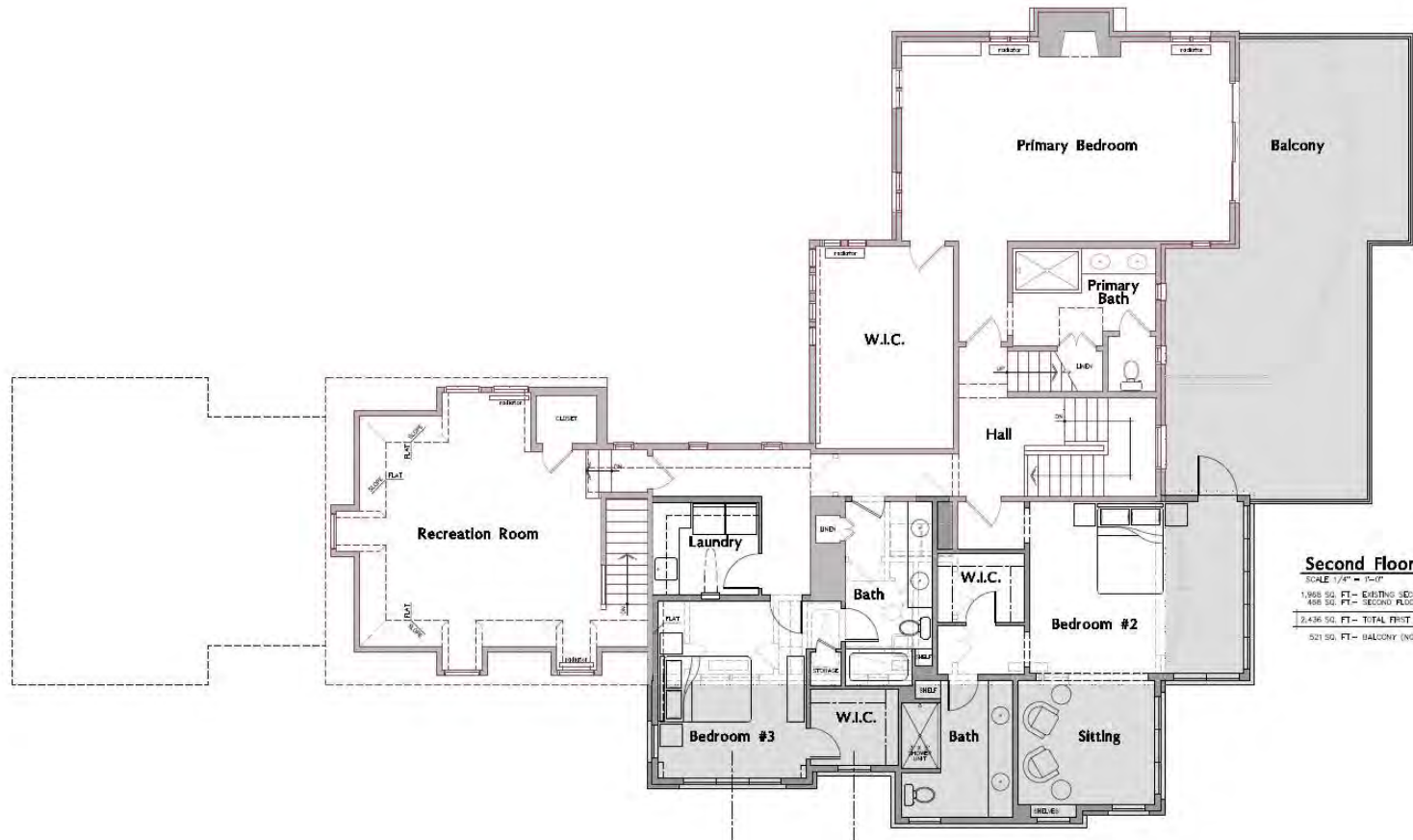
The Arcus Group, Inc.
ARCHITECTS
3000 W. 12th St., Suite 400
Lakewood, OH 44108
Tel: 440.585.5500

First Floor Plan

A-2



Docket No. 04-12-22 (17852 Lake) Home Addition



Second Floor Plan
 SCALE 1/4" = 1'-0"
 1,908 SQ. FT. - EXISTING SECOND FLOOR
 498 SQ. FT. - SECOND FLOOR ADDITION
 2,406 SQ. FT. - TOTAL FIRST FLOOR
 521 SQ. FT. - BALCONY (NOT INCLUDED)

CONSTRUCTION

DATE	3-21-22	REVISION
	4-18-22	REVISION
	7-20-22	REVISION
	9-22-22	REVISION
	3-30-22	ARB

Addition & Renovation for The Griffiths Residence
 17852 Lake Road
 Lakewood, Ohio

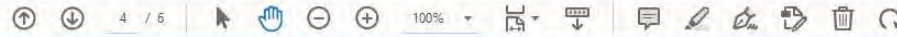
The Arcus Group, Inc.
 A R C U S G R O U P I N C
 8000 River Glen Circle
 Lakewood, Ohio 44122
 Tel: 440.333.8800 Fax: 440.333.8804

Second Floor Plan
 A-3



Docket No. 04-12-22 (17852 Lake)

Home Addition

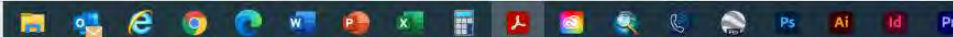


**Existing
Front Elevation**

SCALE 1/8" = 1'-0"

36.00 x 24.00 in

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Docket No. 04-12-22 (17852 Lake)
Home Addition



**Existing
Right Side Elevation**
SCALE 1/8" = 1'-0"



Docket No. 04-12-22 (17852 Lake)

Home Addition



**Existing
Left Side Elevation**

SCALE 1/8" = 1'-0"

elimina
+ R



Docket No. 04-12-22 (17852 Lake)

Home Addition



**Existing
Rear Elevation**

SCALE 1/8" = 1'-0"



Docket No. 04-12-22 (17852 Lake)

Home Addition



**Proposed
Front Elevation**

SCALE 1/8" = 1'-0"



Docket No. 04-12-22 (17852 Lake)
Home Addition



**Proposed
Right Side Elevation**

SCALE 1/8" = 1'-0"



Docket No. 04-12-22 (17852 Lake)
Home Addition



**Proposed
Left Side Elevation**

SCALE 1/8" = 1'-0"

liminary For



Docket No. 04-12-22 (17852 Lake)
Home Addition



**Proposed
Rear Elevation**
SCALE 1/8" = 1'-0"



Docket No. 04-12-22 (17852 Lake)

Home Addition

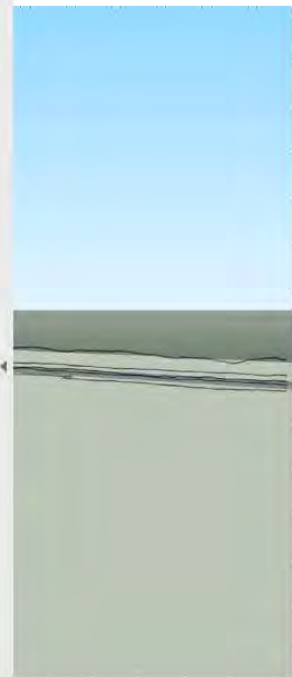


Street View
NOT TO SCALE



Docket No. 04-12-22 (17852 Lake)

Home Addition



Garage Entry Approach

NOT TO SCALE

NOT FOR CONSTRUCTION

ISSUE:
5-21-21 Review
6-18-21 Review
1-28-22 Review
1-31-22 Review
2-15-22 Review
2-21-22 BZA
3-18-22 ARB

**Addition & Renovation for
The Griffiths Residence**

17852 Lake Road

Ohio

Lakewood



Docket No. 04-12-22 (17852 Lake)

Home Addition



Veranda View

NOT TO SCALE



Renderings

A-

Sheet Number
Copyright © 2022

Project No: 2129

Drawn By: [Name]

Checked By: [Name]

36.00 x 24.00 in



Docket No. 04-12-22 (17852 Lake)

Home Addition



Rear View

NOT TO SCALE



Docket No. 04-12-22 (17852 Lake)

Home Addition

Applicant proposes renovation of existing home.

City Notes:

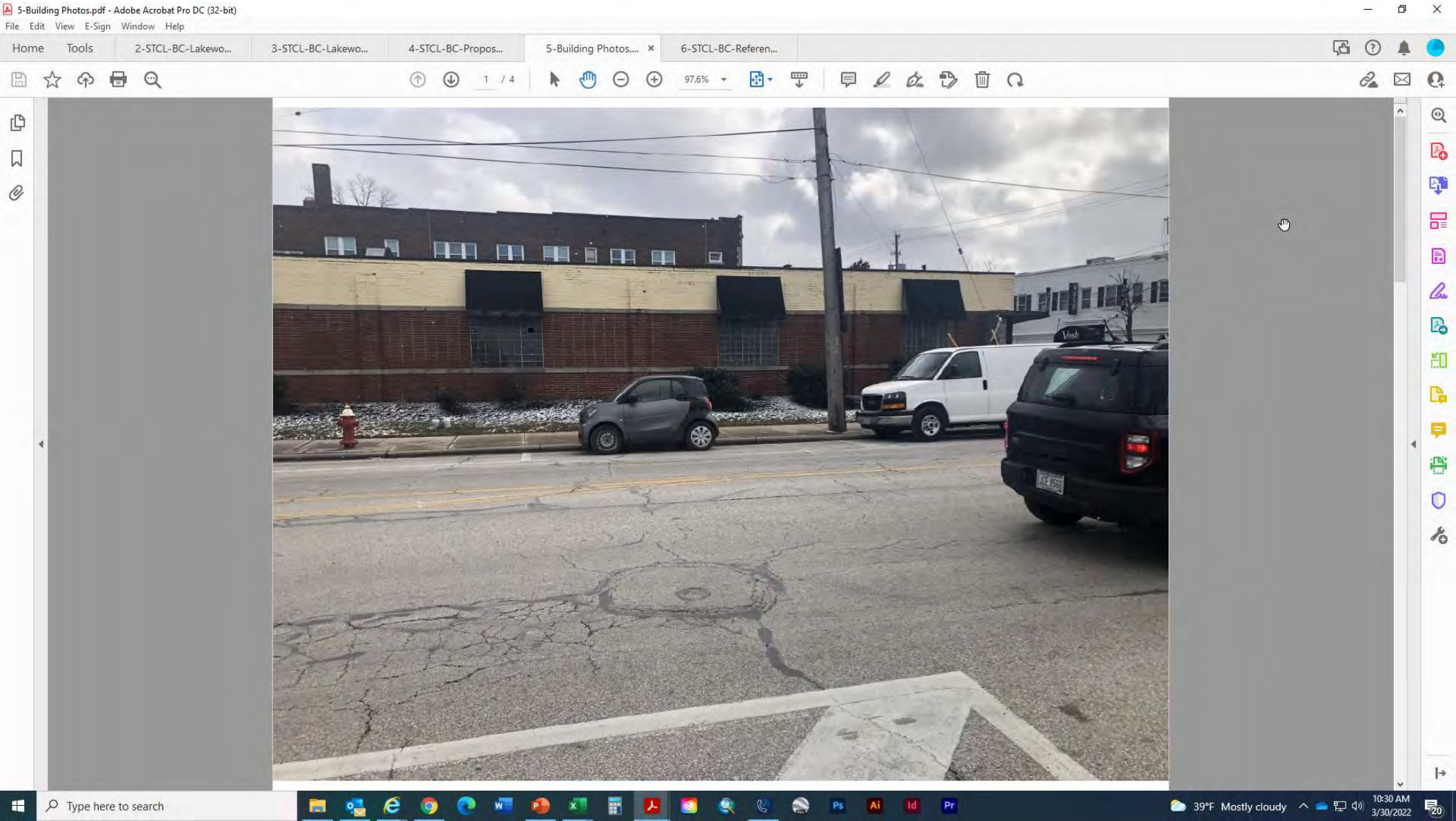
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Docket No. 04-13-22 (18425 Detroit)

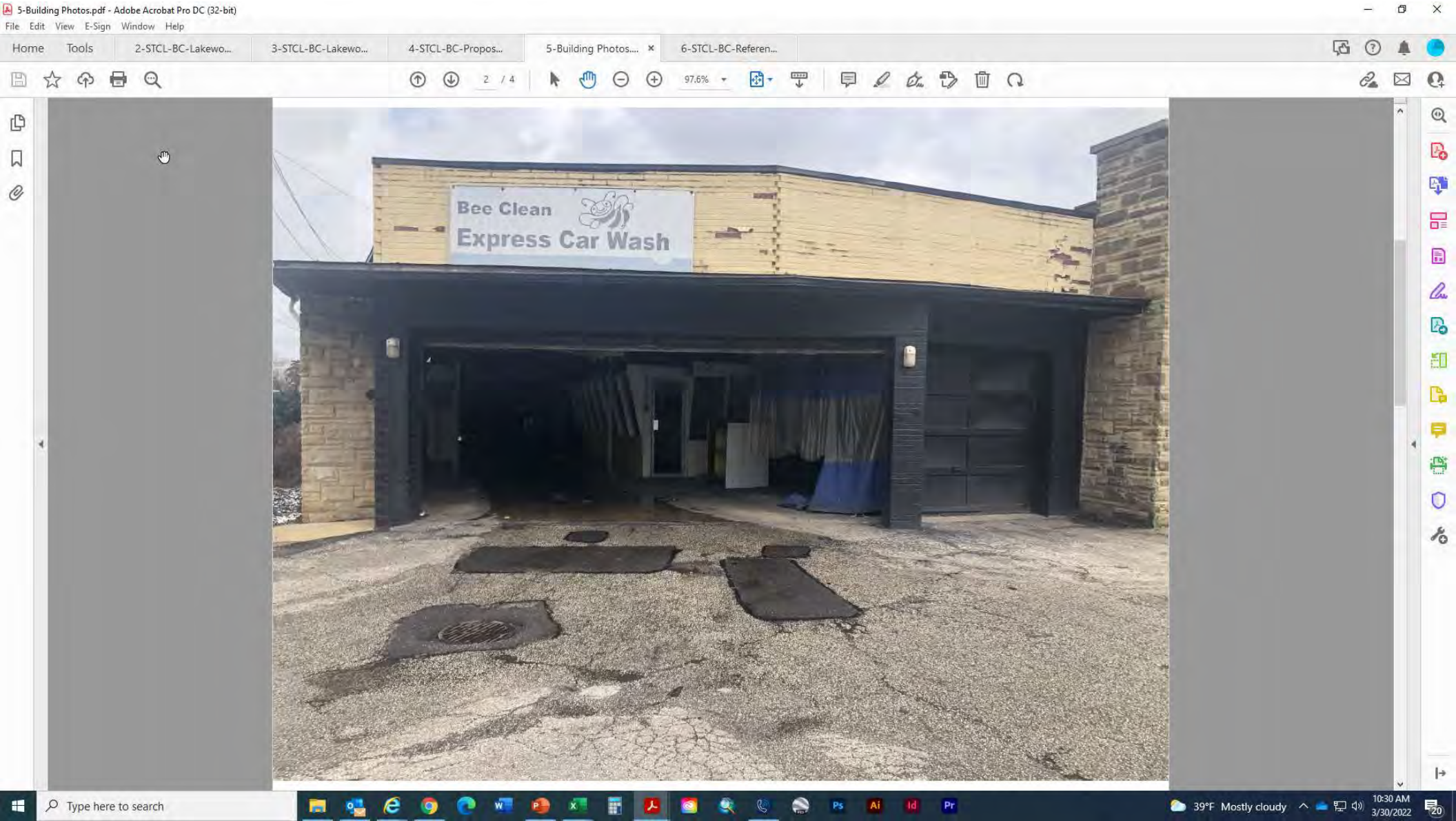
Commercial Renovation – Sgt Clean Car Wash

Greg Seifert



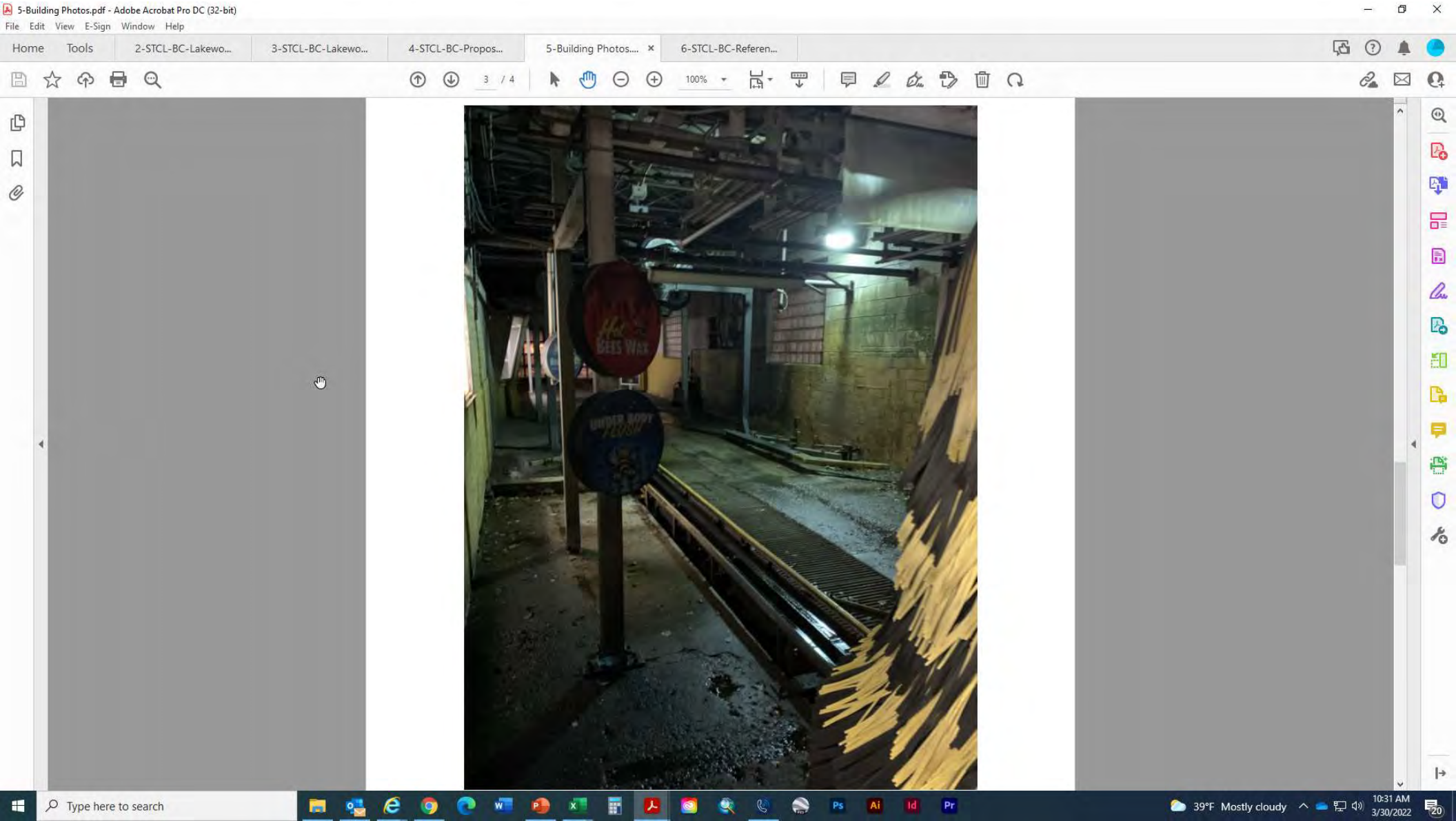
Docket No. 04-13-22 (18425 Detroit)

Commercial Renovation – Sgt Clean Car Wash



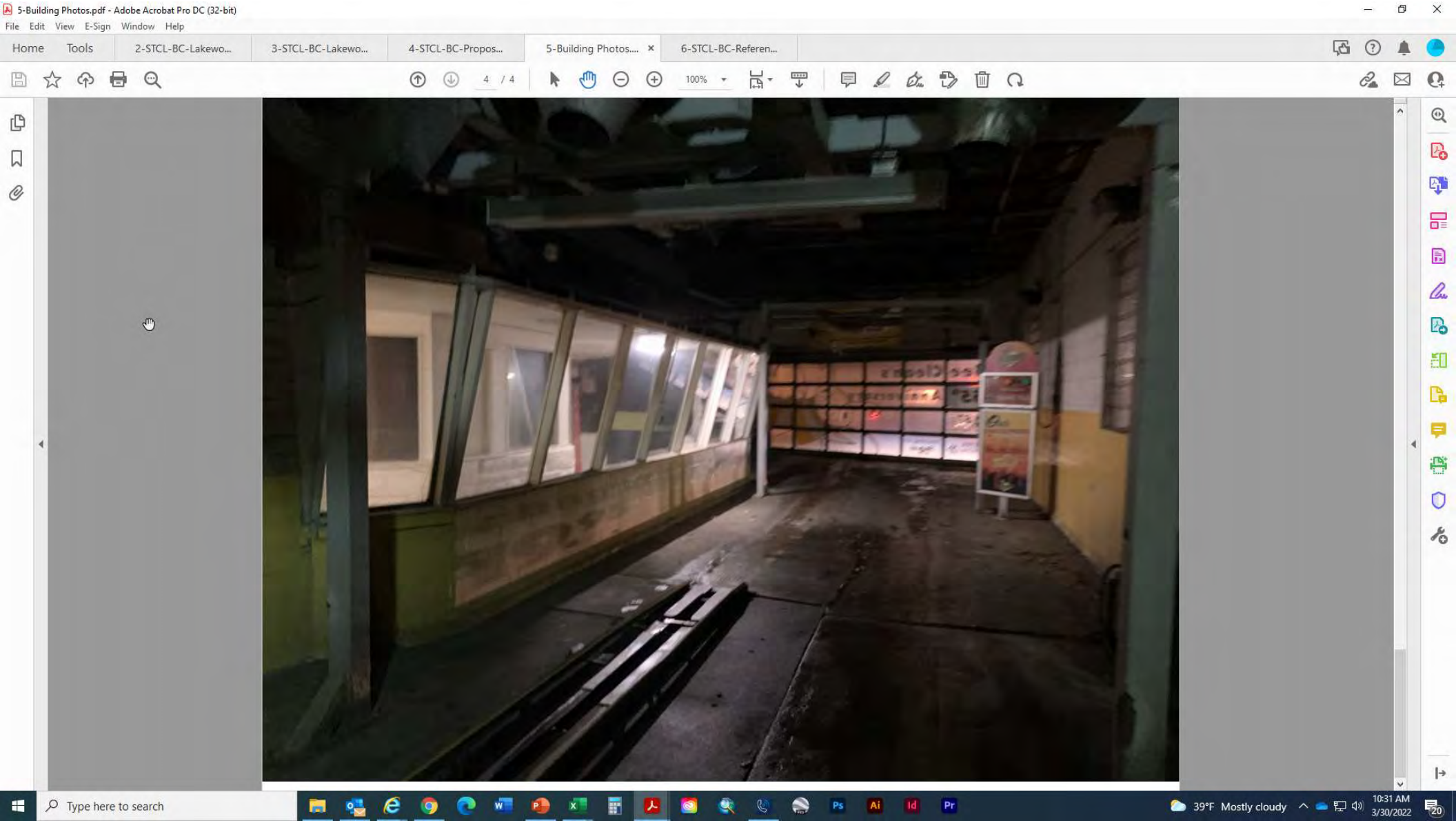
Docket No. 04-13-22 (18425 Detroit)

Commercial Renovation – Sgt Clean Car Wash



Docket No. 04-13-22 (18425 Detroit)

Commercial Renovation – Sgt Clean Car Wash



Docket No. 04-13-22 (18425 Detroit)

Commercial Renovation – Sgt Clean Car Wash



SITE PLAN-Existing Site



Sgt. Clean Car Wash
 3073 Massillon Road
 Uniontown, Ohio 44665

ISSUING DATE: 23 March 2022
 ending

PROJECT NUMBER:
 180401521

Sgt. Clean Car Wash
Site Study-Lakewood Site
 18425 Detroit Avenue, Lakewood, Ohio
 Cuyahoga County Ohio



TITLE SHEET

A.1.EX



Docket No. 04-13-22 (18425 Detroit)

Commercial Renovation – Sgt Clean Car Wash



SITE PLAN-Site Study

	Sgt. Clean Car Wash 3073 Massillon Road Uniontown, Ohio 44685
	Observing DATE: 29 March 2022 18425-BCR-001-001
PROJECT NUMBER: 18425-BCR-001-001	
Sgt. Clean Car Wash Site Study-Lakewood Site 18425 Detroit Avenue, Lakewood, Ohio Cuyahoga County Ohio	
REFERENCE NORTH	
TITLE SHEET	
A.1	



Docket No. 04-13-22 (18425 Detroit)

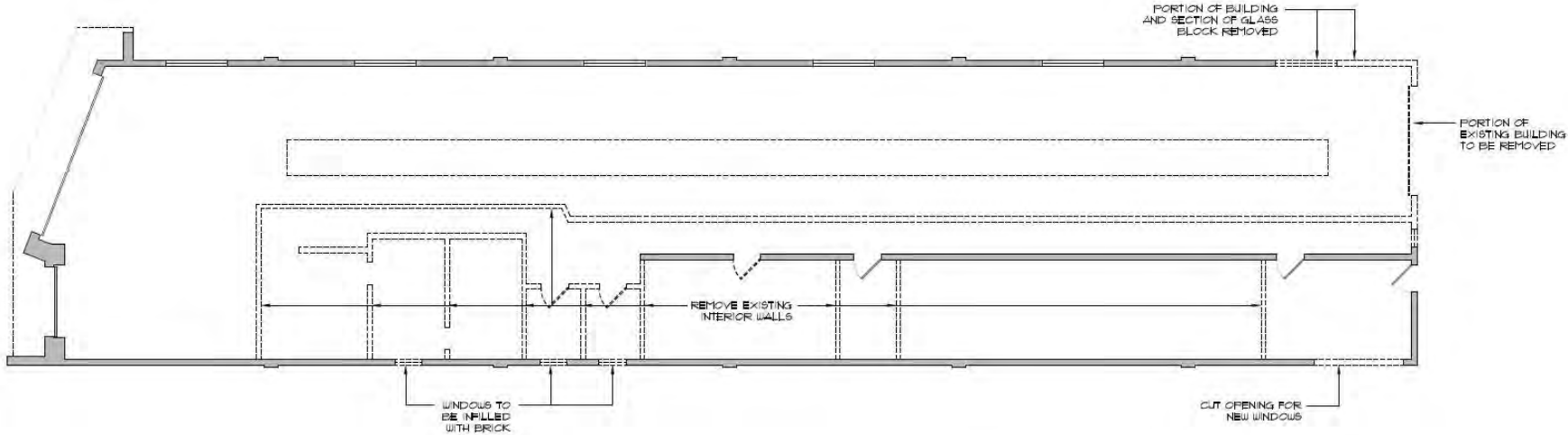
Commercial Renovation – Sgt Clean Car Wash

4-STCL-BC-Proposed Plan and Elevations.pdf - Adobe Acrobat Pro DC (32-bit)

File Edit View E-Sign Window Help

Home Tools 4-STCL-BC-Propos... 6-STCL-BC-Referen...

[1] Base Plan-Plan (1 of 3) 66.7%



PORTION OF BUILDING AND SECTION OF GLASS BLOCK REMOVED

PORTION OF EXISTING BUILDING TO BE REMOVED

REMOVE EXISTING INTERIOR WALLS

WINDOWS TO BE FILLED WITH BRICK

CUT OPENING FOR NEW WINDOW

Existing Plan with Demolition Notes
1/8" = 1'-0"

36.00 x 24.00 in

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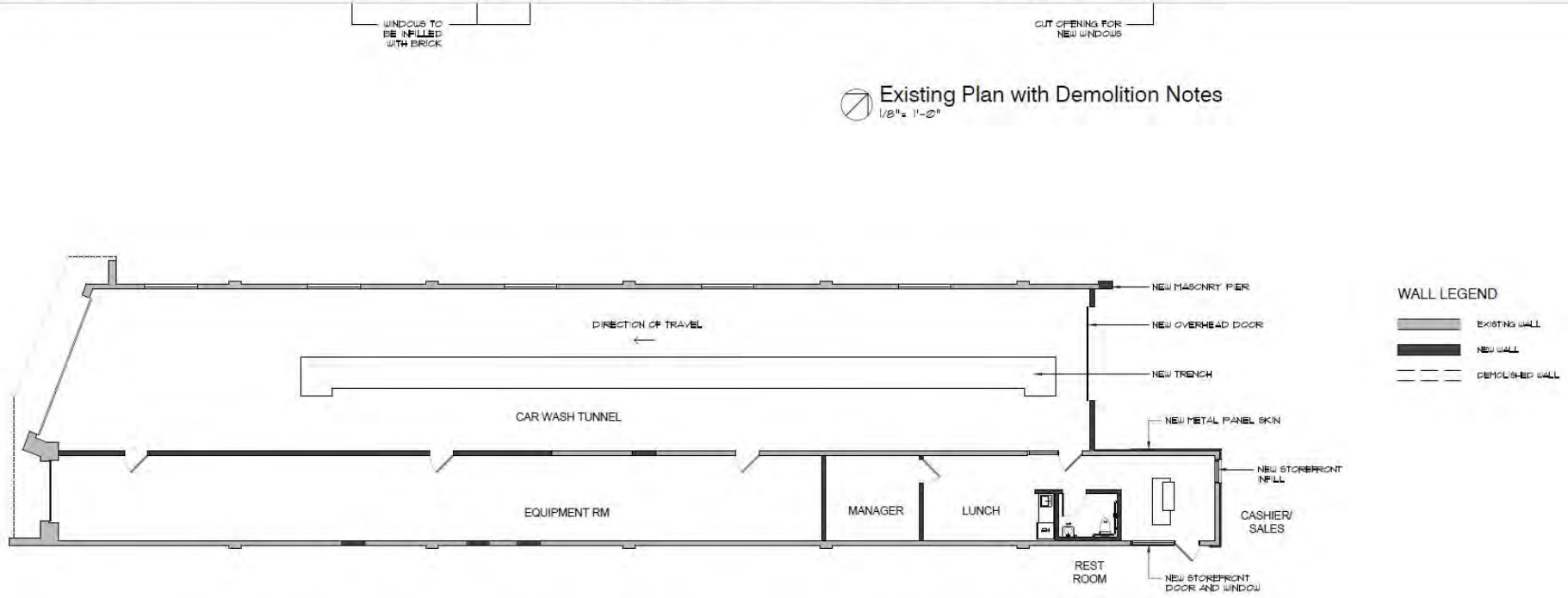
39°F Mostly cloudy 10:32 AM 3/30/2022



Docket No. 04-13-22 (18425 Detroit)

Commercial Renovation – Sgt Clean Car Wash

Existing Plan with Demolition Notes
1/8" = 1'-0"



Proposed Plan
1/8" = 1'-0"



Docket No. 04-13-22 (18425 Detroit)

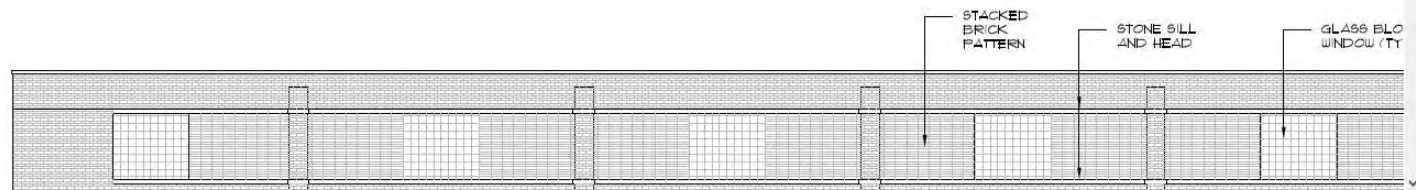
Commercial Renovation – Sgt Clean Car Wash



Existing Entry



Street Side



Docket No. 04-13-22 (18425 Detroit)

Commercial Renovation – Sgt Clean Car Wash

44106 216/421-2050 fax 216/421-5915 email baestudio-10.c



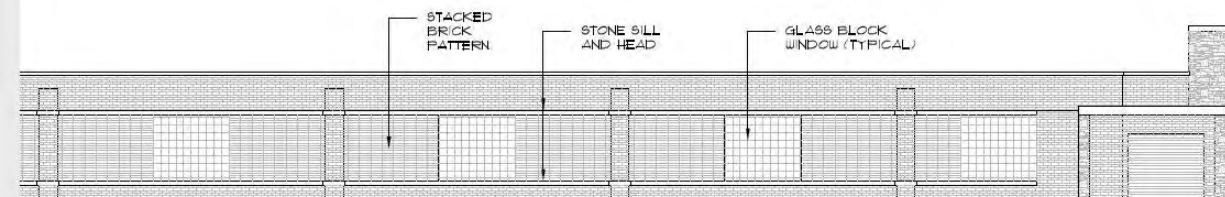
Street Side



Back Side



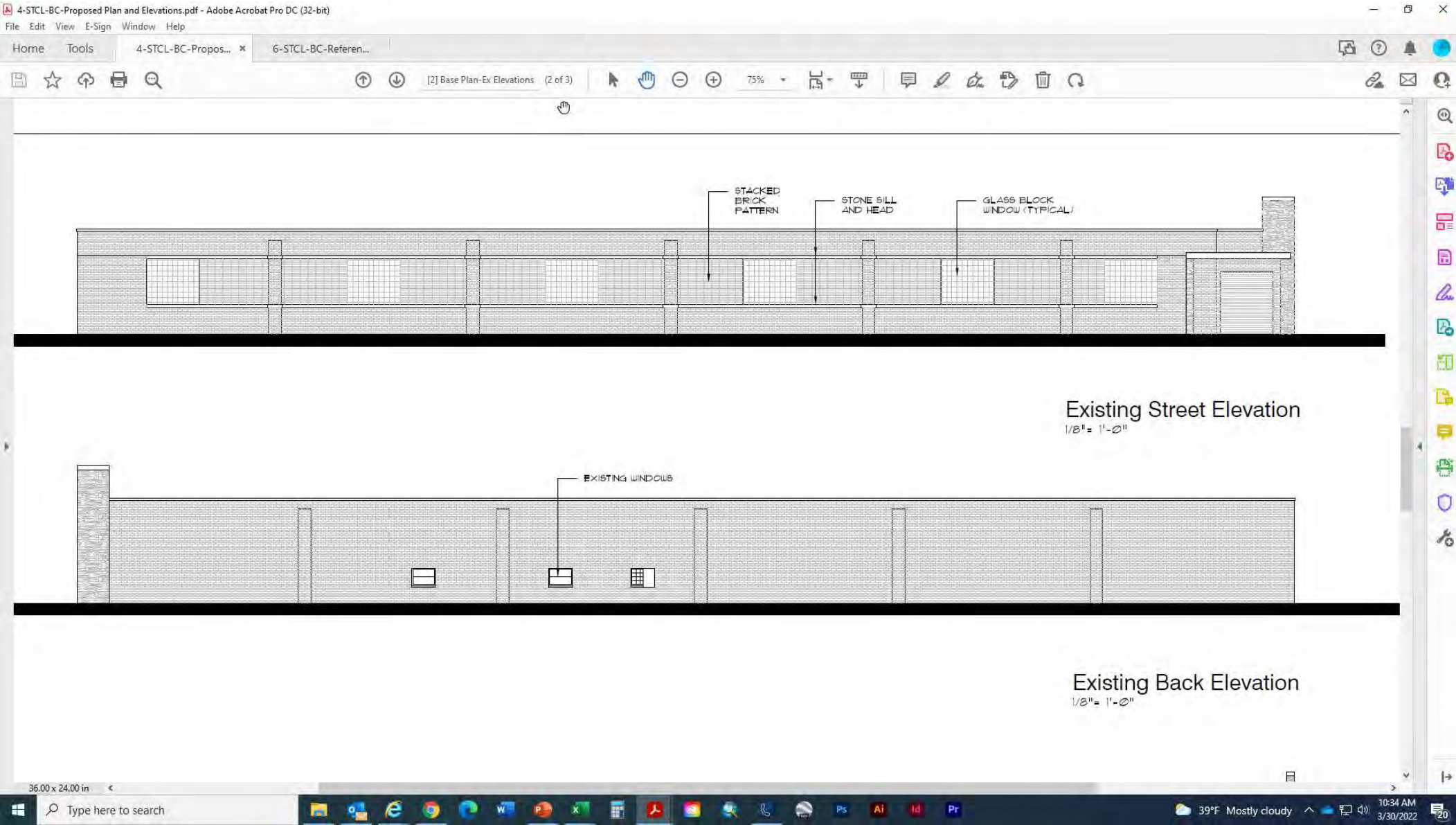
Existing Exit



36.00 x 24.00 in



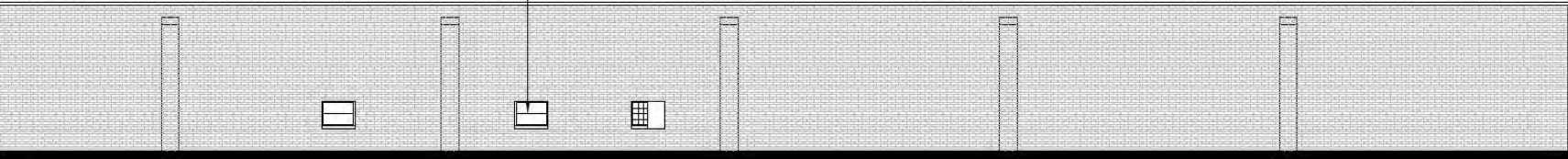
Docket No. 04-13-22 (18425 Detroit) Commercial Renovation – Sgt Clean Car Wash



Docket No. 04-13-22 (18425 Detroit)

Commercial Renovation – Sgt Clean Car Wash

EXISTING WINDOWS



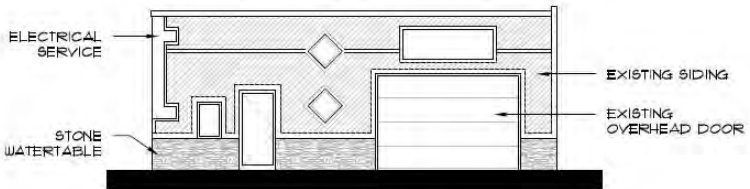
Existing Back Elevation

1/8" = 1'-0"



Existing Exit Elevation

1/8" = 1'-0"



Existing Entry Elevation

1/8" = 1'-0"

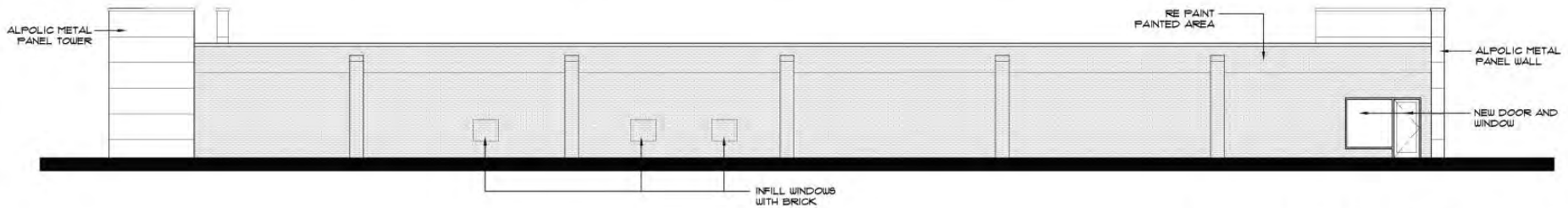


Docket No. 04-13-22 (18425 Detroit)

Commercial Renovation – Sgt Clean Car Wash



Proposed Street Elevation
1/8" = 1'-0"

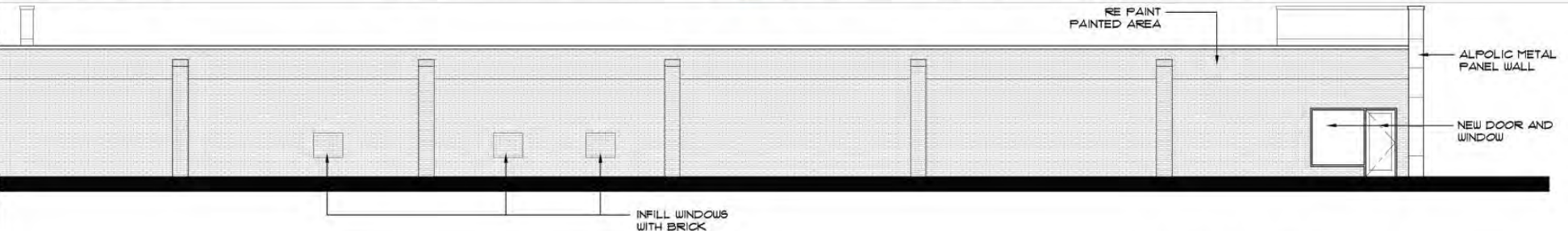


Proposed Back Elevation
1/8" = 1'-0"

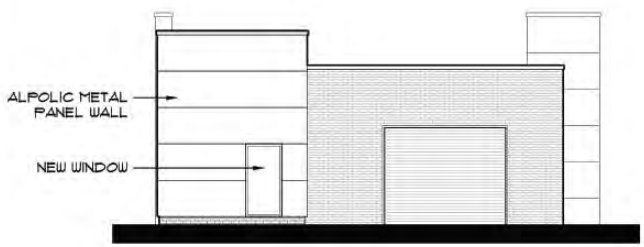


Docket No. 04-13-22 (18425 Detroit)

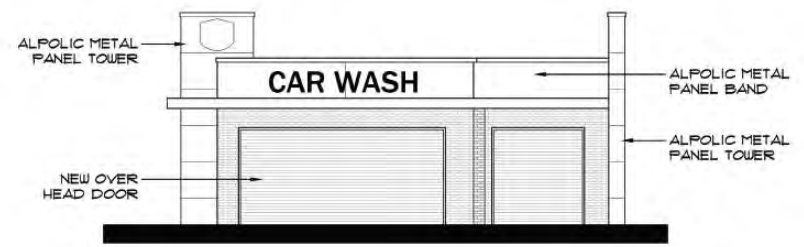
Commercial Renovation – Sgt Clean Car Wash



Proposed Back Elevation
1/8" = 1'-0"

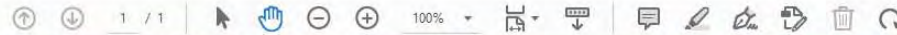


Proposed Entry Elevation
1/8" = 1'-0"



Proposed Exit Elevation
1/8" = 1'-0"





Docket No. 04-13-22 (18425 Detroit)

Commercial Renovation – Sgt Clean Car Wash

Applicant proposes renovation of existing home.

City Notes:

N/A



Docket No. 04-14-22 (13222 Madison)

**Commercial Renovation – Mahall's
Joseph Pavlick**



Docket No. 04-14-22 (13222 Madison)
Commercial Renovation – Mahall's

Applicant proposes renovation of existing home.

City Notes:

N/A



Docket No. 04-15-22 (14615 Detroit)

Commercial Demo/New Construction – Chase Bank

Terron Wright



Docket No. 04-15-22 (14615 Detroit)
Commercial Demo/New Construction – Chase Bank

Applicant proposes renovation of existing home.

City Notes:

N/A



Docket No. 04-16-22-A (1520 W. 117th)

Commercial Renovation – Dunkin' Go

Heidi DeMark



Docket No. 04-16-22-A (1520 W.117th)
Commercial Renovation – Dunkin' Go

Applicant proposes renovation of existing home.

City Notes:

N/A



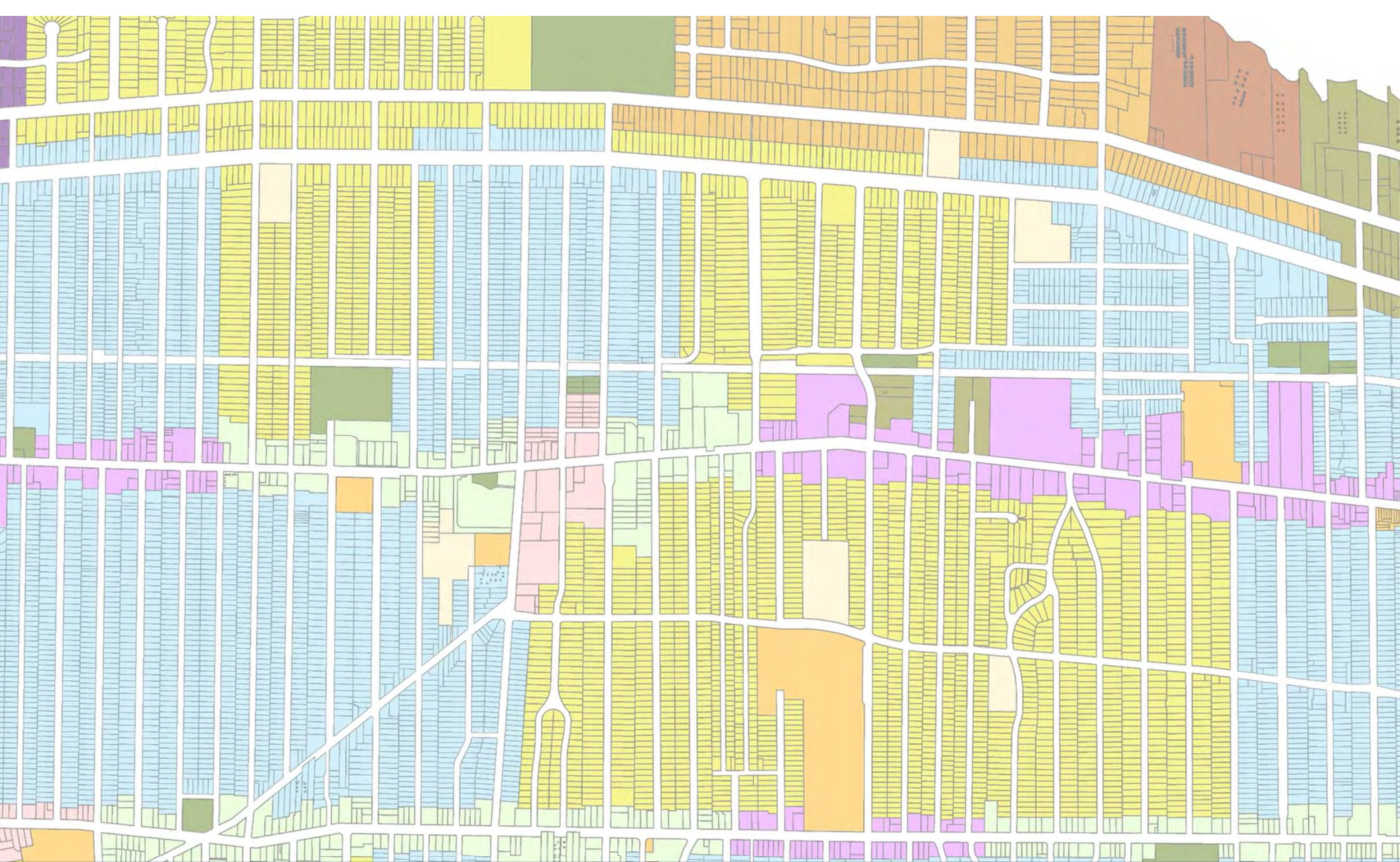
Docket No. 04-16-22-S (1520 W. 117th)

Commercial Renovation (Sign Review) – Dunkin' Go

Heidi DeMark



Docket No. 04-16-22-S (1520 W.117th)
Commercial Renovation (Sign Review) – Dunkin' Go



Architectural Board of Review

Sign Review – April 2022

Applicant proposes renovation of existing home.

City Notes:

N/A



Docket No. 04-17-22 (13396 Madison)

Sign – Hippie House
Aldo Dure



Docket No. 04-17-22 (13396 Madison)
Sign – Hippie House

Applicant proposes renovation of existing home.

City Notes:

N/A



Docket No. 04-18-22 (17010 Madison)

Sign – David Schwartz Photography

Steve Foster



Docket No. 04-18-22 (17010 Madison)
Sign – David Schwartz Photography

Applicant proposes renovation of existing home.

City Notes:

N/A



Docket No. 04-19-22 (15319 Detroit)

Sign – Muddy Waters
Steve Foster



Docket No. 04-19-22 (15319 Detroit)
Sign – Muddy Waters

Applicant proposes renovation of existing home.

City Notes:

N/A

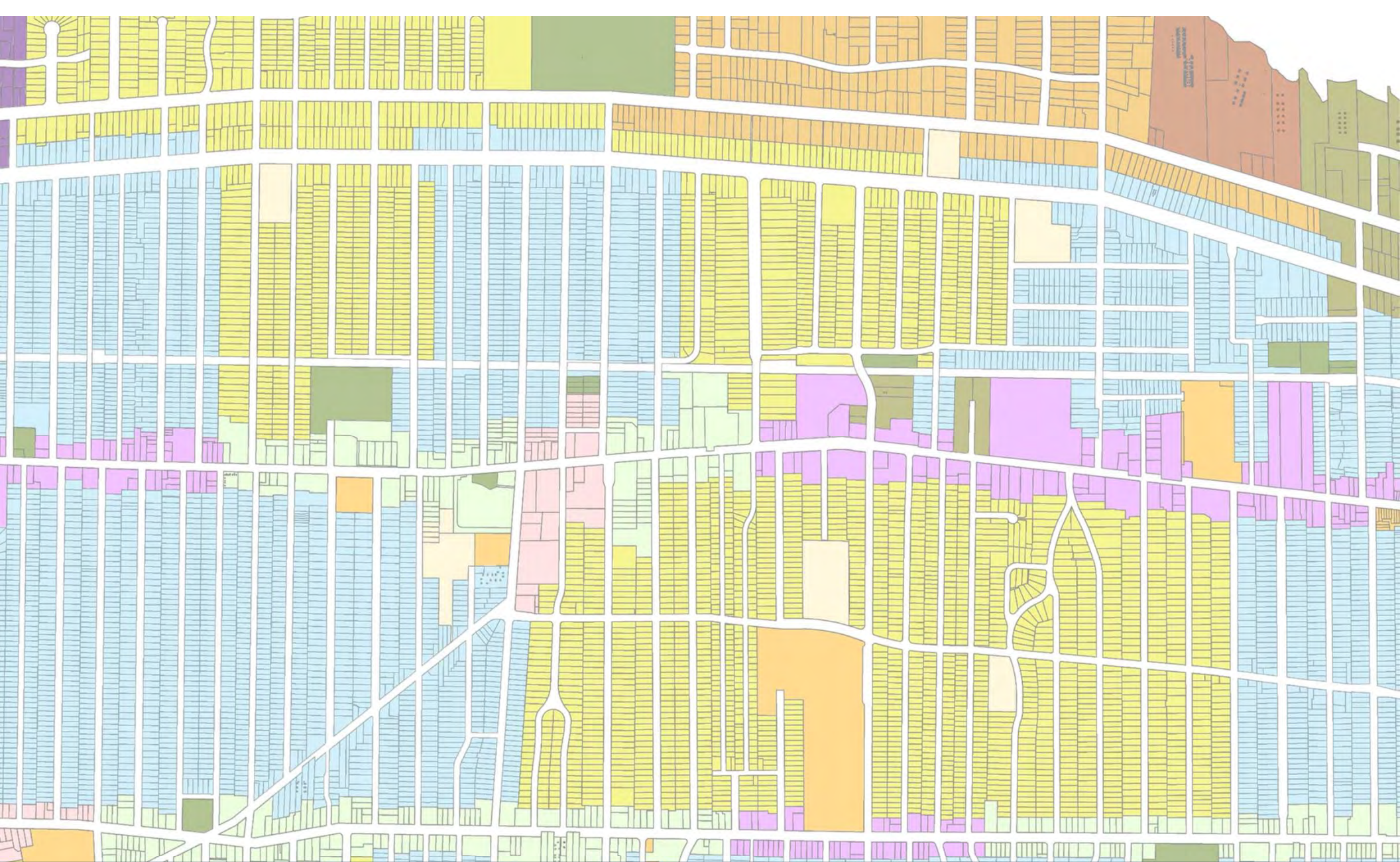


Docket No. 04-20-22 (15528 Madison)

Sign – Plum Hill Creative
Steve Foster



Docket No. 04-20-22 (15528 Madison)
Sign – Plum Hill Creative



Architectural Board of Review

March 2022