

**MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
JUNE 8, 2023
5:30 P.M.
RECORDED
<https://www.lakewoodoh.gov/videos-2/>**

1. ROLL CALL

Board Members

Chris Egervary
Brian Grambort, Vice Chair
David Maniet, Chair
Hanna Cohan Plessner
Jeremy Smith

Staff

Amanda Cramer, Acting Board Secretary, City Planner
William Wagner, Assistant Building Commissioner

2. APPROVE THE MINUTES OF THE MAY 11, 2023 MEETING

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE the May 11, 2023 minutes**. All the members voted yea; the motion passed.

3. OPENING REMARKS

Staff read the Opening Remarks into the record.

**SUMMARY APPROVED
SIGN REVIEW**

At the June 1, 2023 pre-review meeting, Docket No. 06-54-23, 06-55-23, 06-56-23, 06-57-23 and 06-58-23 were Summary Approved (any conditions will be noted). A motion and a second are needed for approval.

4. Docket No. 06-54-23

**12525 Lake Ave.
Cove Community Center**

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

Joan Palumbo
HELP Foundation
26900 Euclid Ave.
Euclid, OH 44132

Applicant proposes additional signage to existing sign. (Page 48)

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

- **The white letters will be made to color match (as closely as possible) the existing lettering on the sign.**

All the members voted yea; the motion passed.

5. Docket No. 06-55-23

**1411-1413 Lauderdale Ave.
Advance Glass**

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

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

Applicant proposes signage for a new business. (Page 58)

A motion was made by Mr. Maniet, seconded by Ms. Cohan Plessner to **APPROVE the request with the following condition:**

- **Screw heads are hidden and covered with vinyl tabs matching the sign face print.**

All the members voted yea; the motion passed.

6. Docket No. 06-56-23

**12601 Lake Ave.
Lakewood Counseling & Ray Bielto &
Associates**

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

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

Applicant proposes new business signage. (Page 62)

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

- **Mounting brackets are black.**
- **Confirmed at 1" (one inch) width.**
- **Includes variance (+4 ft² on maximum awning sign size).**

All the members voted yea; the motion passed.

7. Docket No. 06-57-23

**14800 Madison Ave.
UH Urgent Care**

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

Iliana Kazandziev
Agile Sign & Lighting Maintenance Inc.
35280 Lakeland Blvd.
Eastlake, OH 44095

Applicant proposes signage for a new business. (Page 66)

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

- **Dimensions as provided on sheets 3, 5, 7, and 8.**
- **Includes minimal variance (+5 ft² of total sign area).**

All the members voted yea; the motion passed.

8. Docket No. 06-58-23

**14865 Detroit Ave.
Advanced Dental Care**

- Approve
- Deny
- Defer

Taylor Hannah
L3 Sign & Image
212 Warden Ave.
Elyria, OH 44035

Applicant proposes replacement signage. (Page 75)

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

- **Appropriately align the size vertically with adjacent signs, using center line as best as possible.**
- **Includes variance (+4 ft² on maximum awning sign size).**

All the members voted yea; the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

9. Docket No. 05-43-23

(R)

1464 Riverside Dr.

- Approve
- Deny
- Defer

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

Applicant proposes the construction of a new home. (Page 22)

Staff stated the project had to be approved by the Board of Zoning Appeals ("BZA") and recommended tabling the item.

A motion was made by Mr. Maniet, seconded by Ms. Cohan Plessner to **TABLE** the request. All the members voted yea; the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

10. Docket No. 06-48-23

(R)

2106 Mars Ave.

- Approve
- Deny
- Defer

Susan Broadwater
Beegan Architectural Design
15703 Madison Ave.
Lakewood, OH 44107

Applicant proposes the addition on the rear of a house on a corner lot. (Page 14)

Paul Beegan, Beegan Architectural Design, applicant, and Troy Bratz, property owner, were present to explain the request. The members liked the proposal. Discussion began about windows/replacements, foundation materials, shutters, window muttons, light fixture. Staff had no comments. Public comment was closed as no one addressed the item. No comments were submitted to staff prior to the meeting.

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

- **The foundation brick for the new addition is to match the existing foundation as much as possible.**
- **A cutsheet will be submitted for the selected window.**
- **All of the replacement windows will have mutton patterns to match the existing muttons (as seen by the photos of the home).**
- **A cutsheet will be submitted for the rear door light fixture.**
- **The roof material will match the existing roof.**
- **A cutsheet will be submitted for the shutters going on the front and side elevations of the home in either a traditional colonial style to match or with a photo of the existing front door to align with that style that is existing on the home for administrative approval.**

All the members voted yea; the motion passed.

Docket No. 06-49-23 (R) 2083 Wyandotte Ave

- | | |
|----------------------------------|-----------------------|
| <input type="checkbox"/> Approve | Kevin Sargent |
| <input type="checkbox"/> Deny | 30840 Timber Ln. |
| <input type="checkbox"/> Defer | Bay Village, OH 44140 |

Applicant proposes front porch reconstruction/renovation. (Page 20)

Jileen Sargent, applicant, was present to explain the request. The members liked the revisions. Brackets, railings, shake shingles, light fixtures were discussed. Staff had no comments. Public comment was closed as no one addressed the item. No comments were submitted to staff prior to the meeting.

A motion was made by Mr. Maniet, seconded by Ms. Cohan Plessner to **APPROVE the request as submitted.** All the members voted yea; the motion passed.

**11. Docket No. 06-50-23 (C) 18501 Detroit Ave.
Folicle (a salon)**

- | | |
|----------------------------------|--|
| <input type="checkbox"/> Approve | Elizabeth Vega |
| <input type="checkbox"/> Deny | Folicle (a salon) |
| <input type="checkbox"/> Defer | 18501 Detroit Ave.
Lakewood, OH 44107 |

Applicant proposes storefront window replacement. (Page 25)

Staff advised the members that the applicant withdrew the request. No action was required from the members.

Docket No. 06-51-26-A and Docket No. 06-51-23 -S were called together.

12. Docket No. 06-51-23-A (C) 13222 Madison Ave.

Mahall's/Roxy

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

Joseph Pavlik
 1665 LLC
 13200 Madison Ave
 Lakewood, OH 44107

Applicant proposes new awnings. (Page 33)

The request for awnings was not applicable as they were approved April 2022.

SIGN REVIEW

13. Docket No. 06-51-23-S

**13222 Madison Ave.
 Mahall's/Roxy**

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

Joseph Pavlik
 1665 LLC
 13200 Madison Ave
 Lakewood, OH 44107

Applicant proposes new signage. (Page 33)

Cory Hajde, Mahall's owner/operator was present to explain the request. Discussion ensued about the second floor balcony door, location of the grease hood vents, maintenance of the sign, allowable square footage, location of the "Roxy" sign. Public comment was closed as no one addressed the item. No comments were submitted to staff prior to the meeting. Staff had no additional comments.

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE Docket 06-51-23-S with the following conditions:**

- **The "Roxy" lettering, primary signage is to be sized to fit between the existing brick structure and gas line as shown and rescaled and is to be submitted to Housing and Building for administrative approval.**
- **Administrative staff will verify the square footage numbers to reconfirm with the new dimensions that it meets requirements of the sign code, allowable sign area.**
- **Any significant changes would have to be reviewed again by the members.**

All the members voted yea; the motion passed.

ARCHITECTURAL BOARD OF REVIEW

14. Docket No. 06-52-23 (C)

**13749 Madison Ave.
 McGinty's Pub**

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

Patrick McGinty
 McGinty's Pub
 13749 Madison Ave.
 Lakewood, OH 44107

Applicant proposes awning renovations. (Page 36)

Patrick McGinty, owner and applicant was present to explain the request. The members appreciated the clarification, liked the design. Discussion commenced about the bottom of the east side garage door, existing awnings were to remain, whether the fence was permanent or temporary, light fixtures, color of the upstairs windows. Staff said the project would go through the city's storefront renovation program and would be heard by the Planning Commission for outdoor dining approval. Public comment was closed as no one addressed the item. No comments were submitted to staff prior to the meeting.

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

- **The window(s) being replaced where the brick infill location of the Bunts Rd. side, existed will be a different product to match dark brown the storefront color that is going in, and a cutsheet will be provided for administrative approval of this product.**

All the members voted yea; the motion passed.

15. Docket No. 06-53-23

(C)

**18123 Sloane Ave.
Raw Esthetics**

- Approve
- Deny
- Defer

Kristen Parken
Raw Esthetics
18123 Sloane Ave.
Lakewood, OH 44107

Applicant proposes new awning. (Page 50)

Rob Parken, applicant representative was present to explain the request. Discussion began with the awning extension on the northeast corner, ADA access, fence and its gate, awning return, frame, color/finish, light fixture. Staff had no additional comments. Public comment was closed as no one addressed the item. No comments were submitted to staff prior to the meeting.

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

- **The awning will be either 24 foot, one inch width to match the wood façade detail or to turn the corner and return to the building a minimum of four feet.**
- **Drawing to be updated and submitted for administrative approval.**
- **The awning material is black matte Sunbrella.**

All the members voted yea; the motion passed.

SIGN REVIEW

16. Docket No. 06-59-23

**12501 Madison Ave.
Heyday Collective**

- Approve
- Deny
- Defer

Dean Guernsey
Dynamic Sign Co.
1202 Rowley Ave.
Cleveland, OH 44109

Applicant proposes signage for a new business. (Page 79)

Dean Guernsey, applicant, and Tim Frazee, Heyday Collective, were present to explain the request. Discussion ensued about the non-illuminated sign, fasteners, colors, dimensions and location. Staff had no additional comments. Public comment was closed as no one addressed the item. No comments were submitted to staff prior to the meeting.

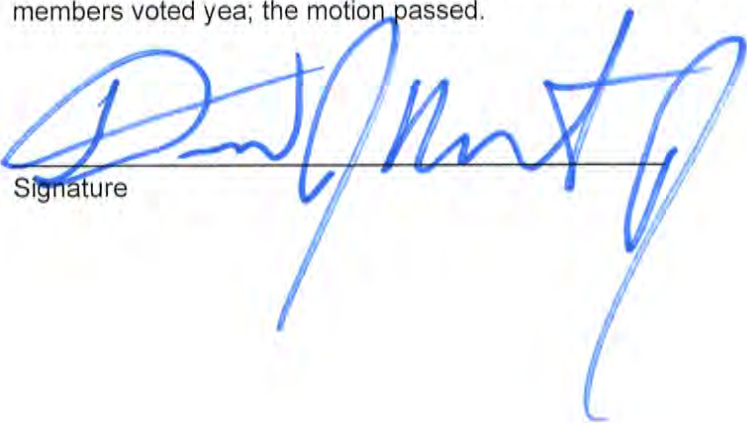
A motion was made by Mr. Maniet, seconded by Mr. Egervary to **APPROVE the request with the following conditions:**

- **The top of the sign will line with the center sash of the third floor window and the bottom of the sign will line with the center sash of the second floor window.**
- **A drawing will be submitted with the revised dimensions for administrative approval of the actual square footage.**

All the members voted yea; the motion passed.

ADJOURN

A motion was made by Mr. Maniet, seconded by Mr. Egervary to **ADJOURN the meeting at 7:57 p.m.** All the members voted yea; the motion passed.

A large, stylized handwritten signature in blue ink, written over a horizontal line. The signature is cursive and appears to read 'D. Maniet'.

Signature

07-13-2023

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. PAUL BOEGAN
- 2. TROY BRATZ
- 3. JILEEN SARGENT
- 4. CORY HAJD
- 5. PATRICK MCGINTY
- 6. ROB PARKER
- 7. TIM CRANE
- 8. DEAN GUERNSEY
- 9. _____
- 10. _____
- 11. _____

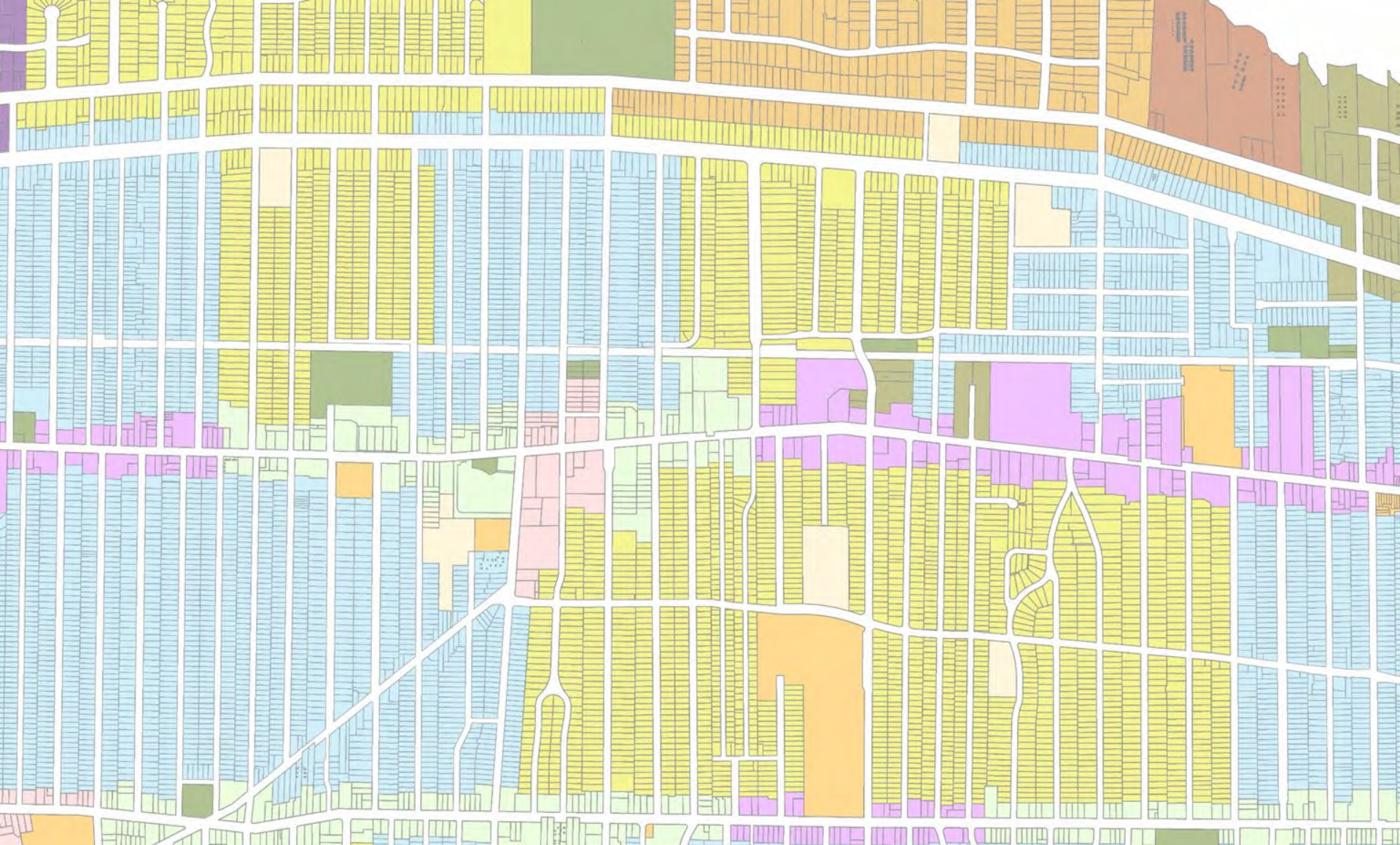
- 1. *[Signature]*
- 2. *[Signature]*
- 3. *[Signature]*
- 4. *[Signature]*
- 5. *[Signature]*
- 6. *[Signature]*
- 7. *[Signature]*
- 8. *[Signature]*
- 9. _____
- 10. _____
- 11. _____

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, June 8, 2023



Architectural Board of Review

June 2023



Architectural Board of Review

Pre-Review Meeting: 1 June, 4pm (East Conf Rm)

Regular Meeting: 8 June, 5:30 pm (Auditorium)

Members

David Maniet (2023 Chair)

Brian Grambort (2023 Vice Chair)

Jeremy Smith

Hanna Cohan Plessner

Chris Egervary

Staff

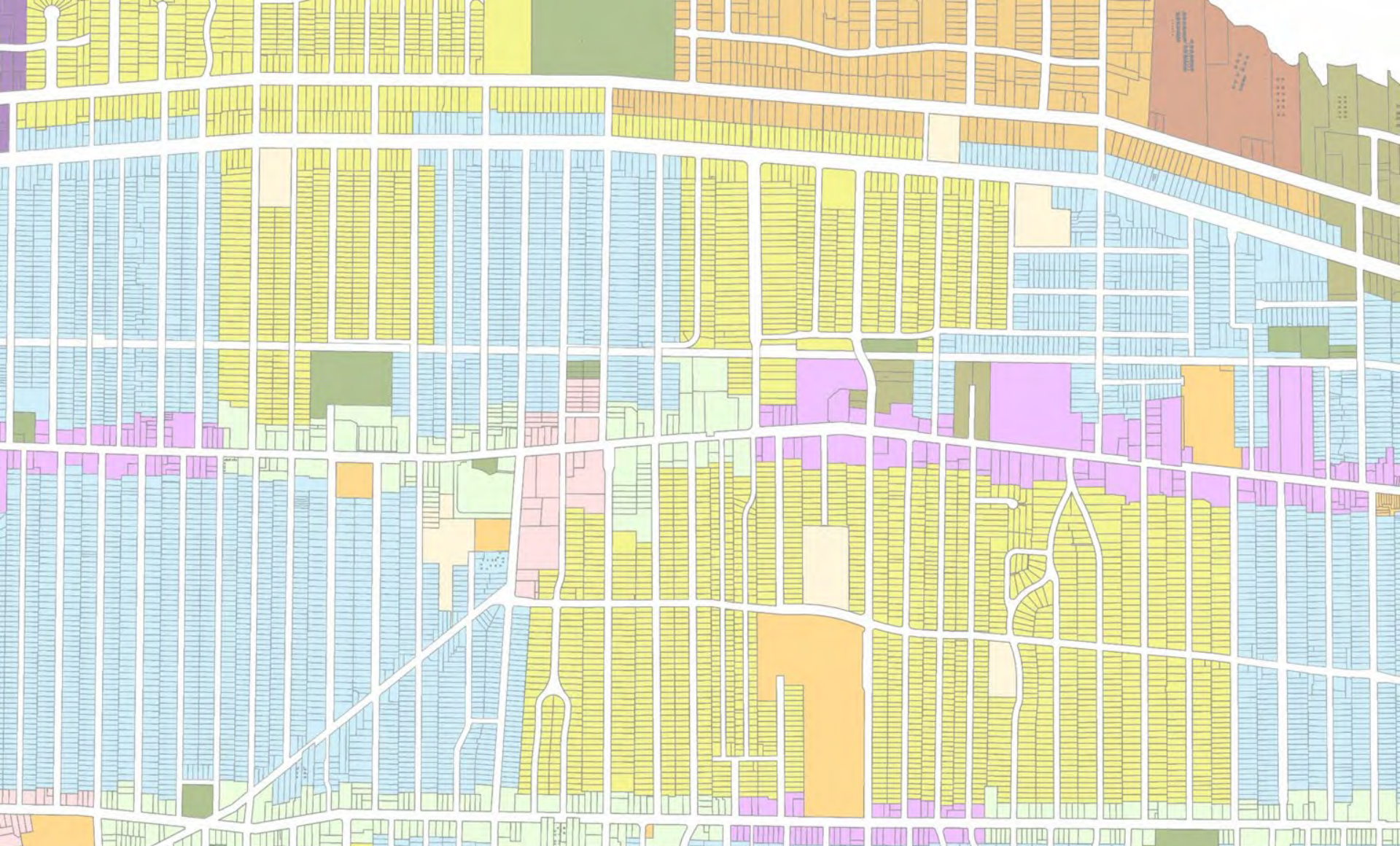
Board Secretary: David Baas

Building Commissioner: Chris Parmelee



Architectural Board of Review **June Agenda**

1. Roll call
2. Approve minutes – May 2023 meeting
3. Opening Remarks
4. New Business
5. Sign Review
6. Adjourn



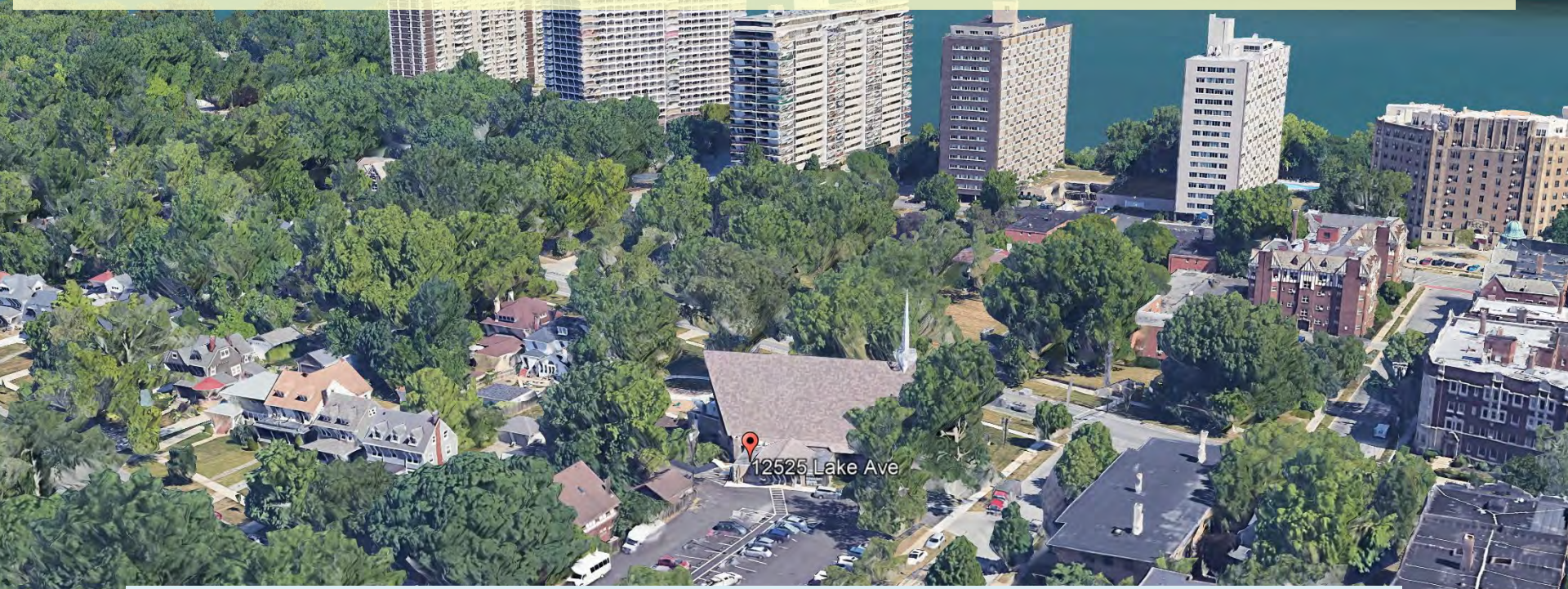
Architectural Board of Review

Summary Approval - Sign Review – June 2023

Applicant proposes additional signage to existing sign in MH District.

City Notes:

- Addition of new element to existing sign(s) at Cove Community Center.



Summary Approval – Condition Accepted:

“The white letters will be made to color match (as closely as possible) the existing lettering on the sign”



Docket No. 06-54-23 (12525 Lake)

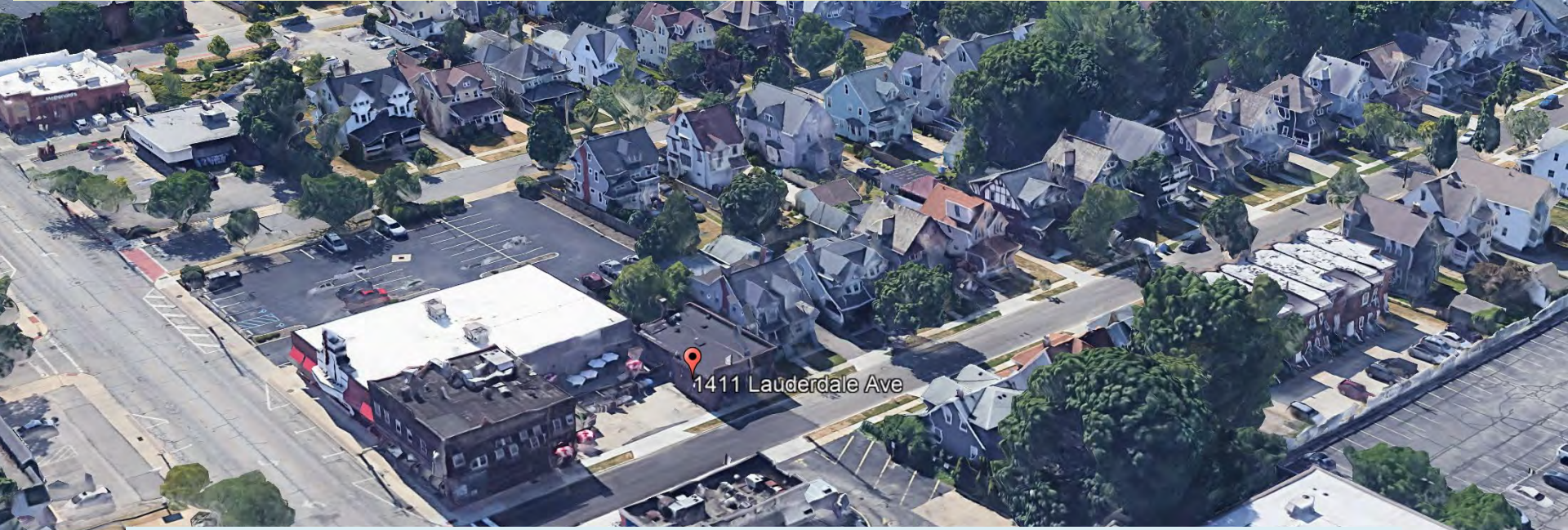
Sign - Cove Community Center/HELP Foundation

Joan Palumbo

Applicant proposes signage for new business in C3 District.

City Notes:

- ❑ Commercial property with ~30' frontage (~45 ft² total sign area)
- ❑ Proposing ~28 ft² wall sign.



Summary Approval – Condition Accepted:

“Screw heads are hidden and covered with vinyl tabs matching the sign face print”

Docket No. 06-55-23 (1411-1413 Lauderdale)

Sign – Advance Glass
Shawn Warren



Applicant proposes new signage in MH District.

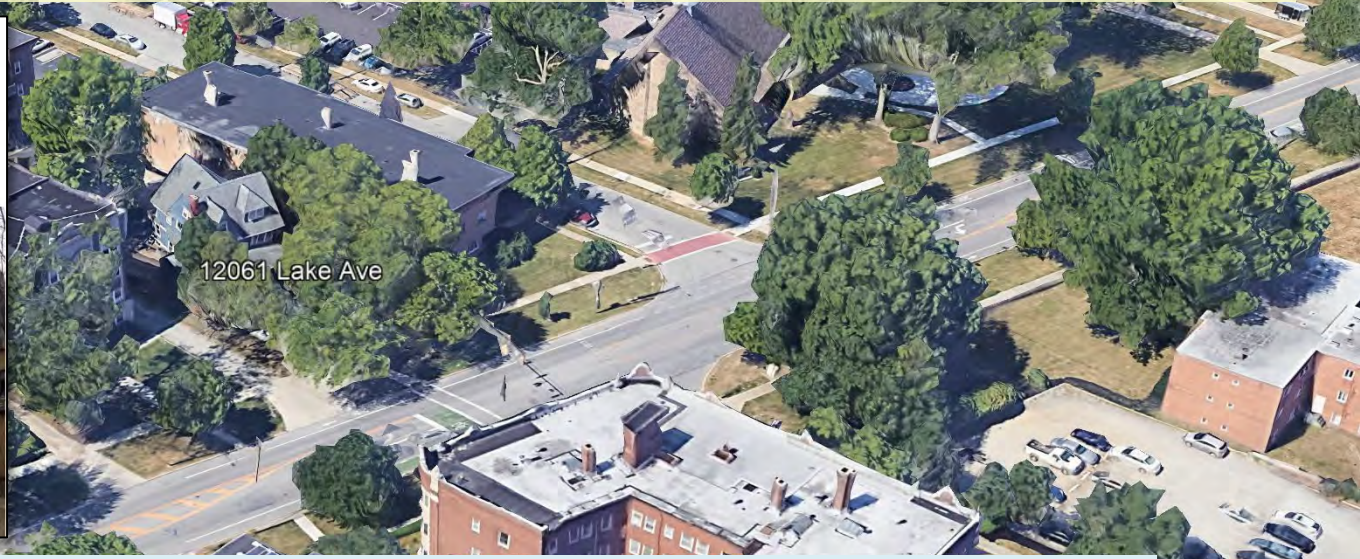
City Notes:

- ❑ Commercial property with ~40' frontage (Porch; ~60 ft² total sign area)
- ❑ Proposing ~10 ft² awning sign (20" H x 6' W)
- ❑ **Requires variance (4 ft²): 1329.08 (Signs – ML/MH District) - (b) Awning Signs. The total area of one face of the sign shall not exceed six square feet and the vertical dimension of the sign shall not exceed twelve inches.**

LAKEWOOD COUNSELING



RAY P. BELLO & Associates
Certified Public Accountant



12061 Lake Ave

Summary Approval – Condition Accepted:

“Mounting Brackets are Black and confirmed at 1” width”

*includes variance (+4ft² on max awning sign size)

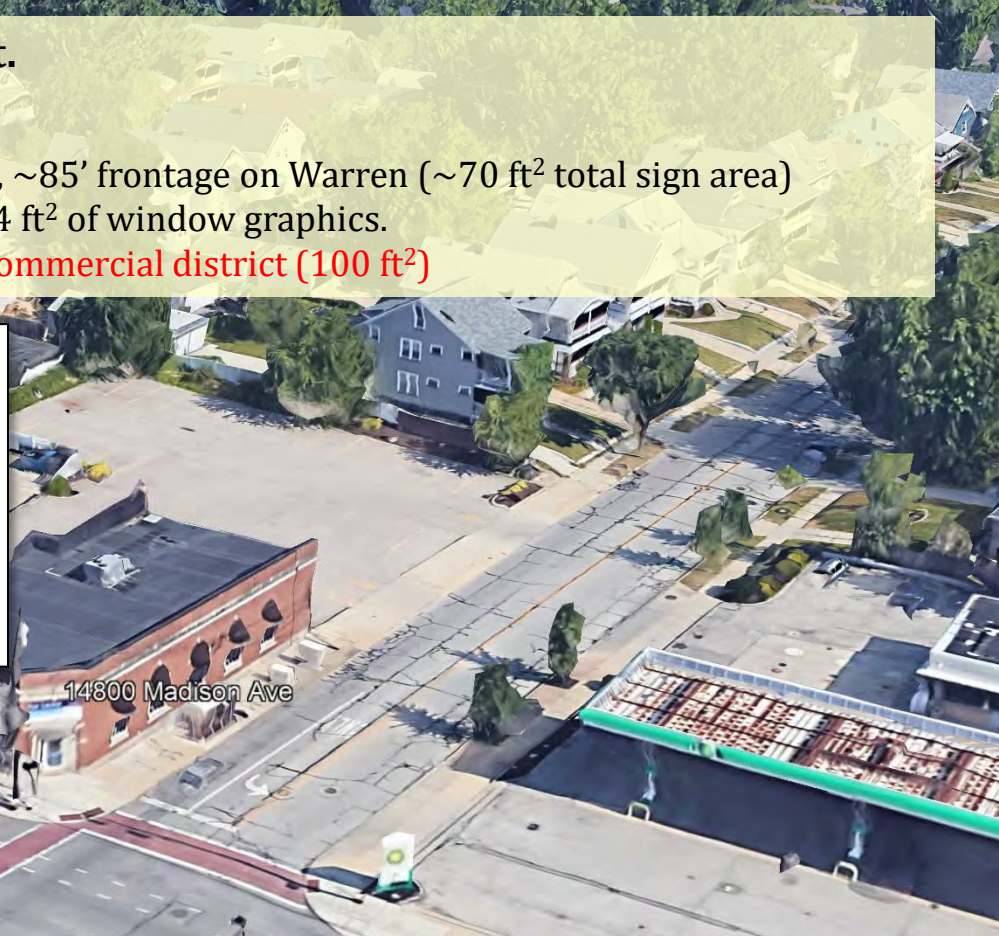
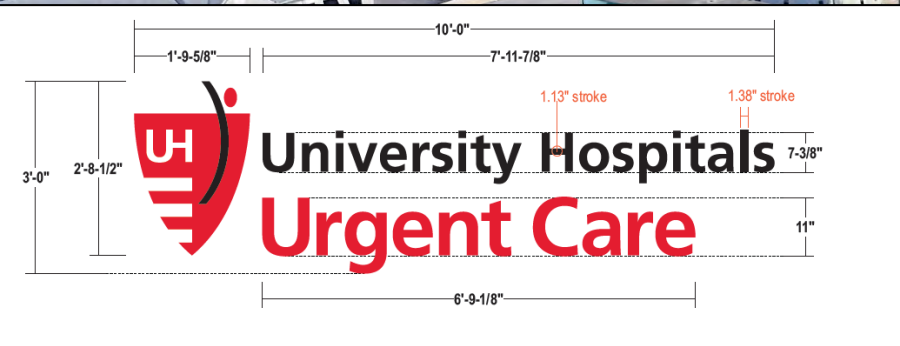


Docket No. 06-56-23 (12061 Lake)
Sign – Lakewood Counseling & Ray Bielto & Associates
Shawn Warren

Applicant proposes new signage in C2 District.

City Notes:

- ❑ Commercial property with ~45' frontage (Madison), ~85' frontage on Warren (~70 ft² total sign area)
- ❑ Proposing ~27 + 37 + 37 = 101 ft² wall signs and ~4 ft² of window graphics.
- ❑ **Variance: exceeds maximum allowable signage for commercial district (100 ft²)**



Summary Approval-Conditions Accepted

“Dimensions as provided on sheets 3,5,7,8”

Includes minimal variance (+5 ft² of total sign area)

Docket No. 06-57-23 (14800 Madison)

Sign – UH Urgent Care

Iliana Kazandziev



Applicant proposes new sign in C2 District.

City Notes:

- Commercial property with ~16' frontage (~24 ft² total sign area)
- Replacement (reduction in size) of existing sign with ~23 ft² wall sign.
- Recommend vertical alignment (bottom edge) with adjacent signs (~7 brick courses up).**

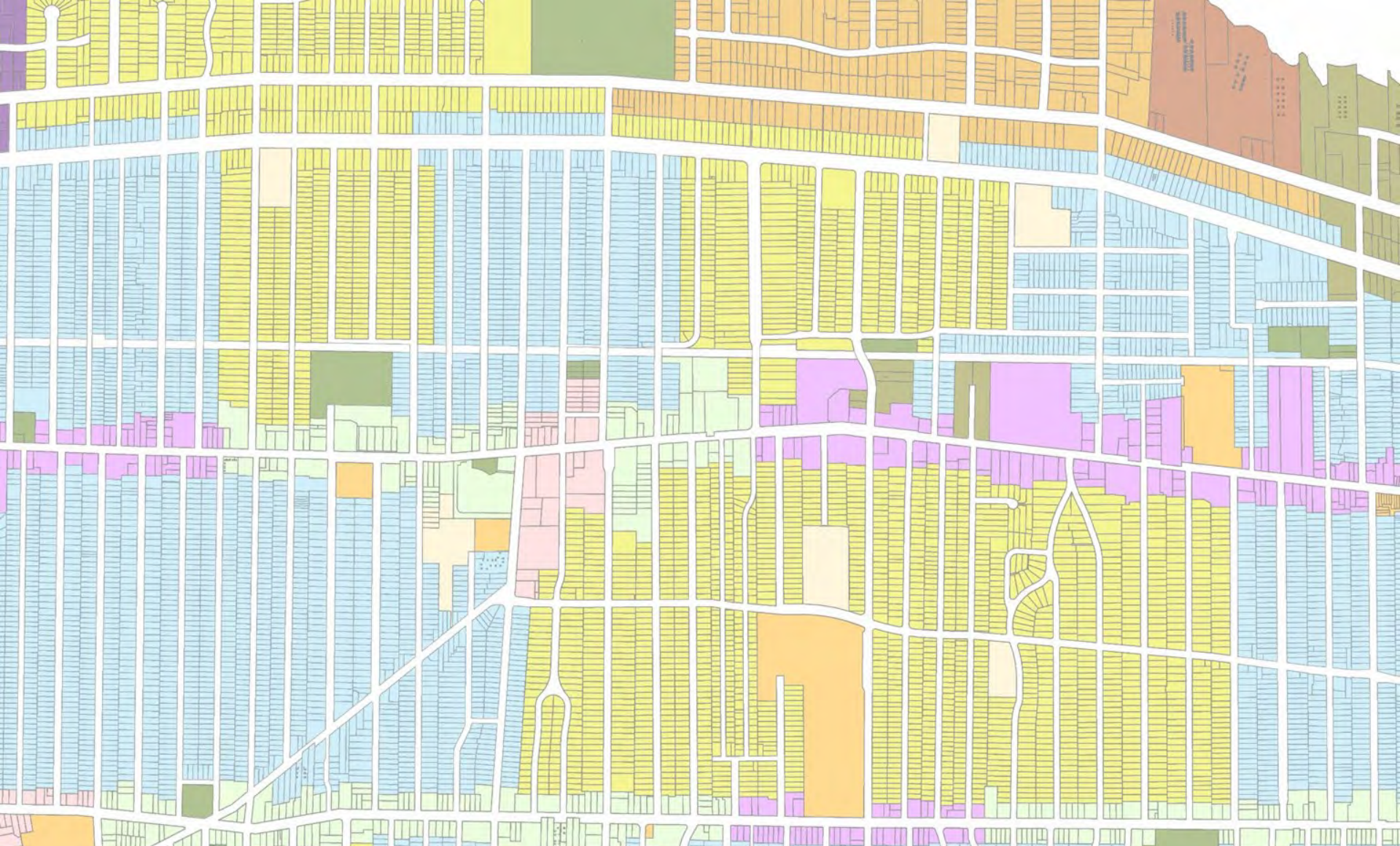
14833 Detroit Ave

Summary Approval – Condition Accepted:
“Appropriately align the size vertically with adjacent signs, using center line as best as possible”
*includes variance (+4ft² on max awning sign size)

Docket No. 06-58-23 (14833-15009 Detroit)

Sign – Advanced Dental Care
Taylor Hannah





Architectural Board of Review

Old Business – June 2023

Applicant proposes demolition of existing home/new construction.

City Notes:

- Section 1133.09 applies (not locally-designated HP).
- Illustrate how proposed design represents the *“historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood”* referenced in 1133.09.
- Recommend considering neighborhood/area context home entries/porches to increase the prominence of the front entry on the proposed design.**
- Please provide some additional detail on the neighborhood/area context in relation to the proposed finish materials (vertical siding, etc.).**
- Please provide basic landscaping plan for new proposed home.**
- Pending BZA review of multiple variances.**

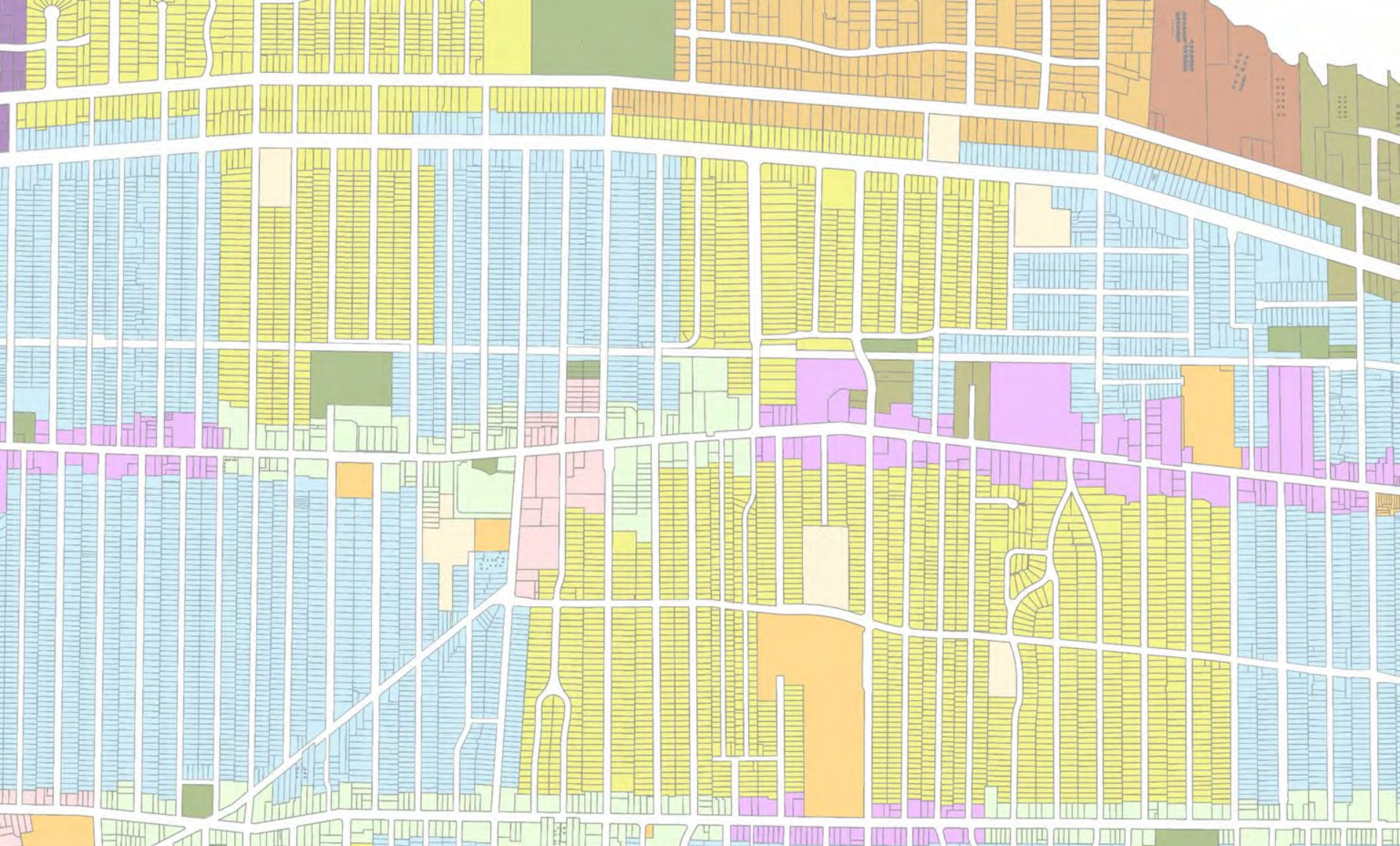
Recommend Table until BZA review complete



Docket No. 05-43-23 (1464 Riverside)

Residential Demo/New Construction

Gary Fisher



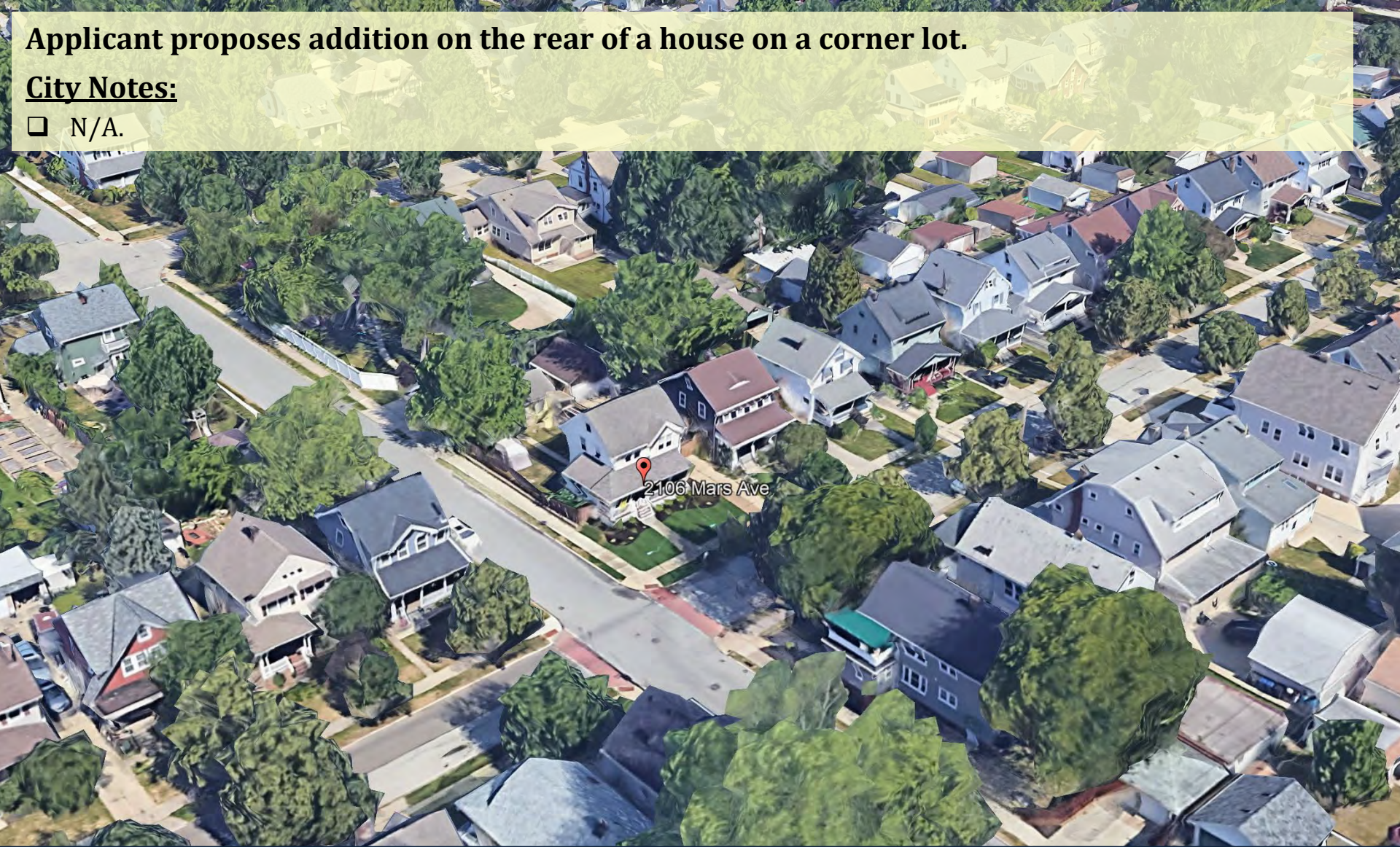
Architectural Board of Review

New Business – June 2023

Applicant proposes addition on the rear of a house on a corner lot.

City Notes:

N/A.



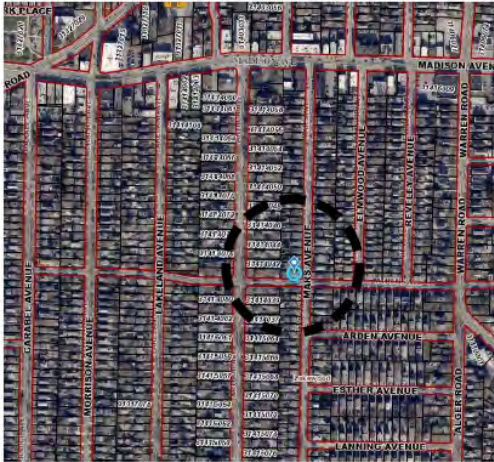
Docket No. 06-48-23 (2106 Mars)

Home Addition
Susan Broadwater



Docket No. 06-48-23 (2106 Mars)
Home Addition

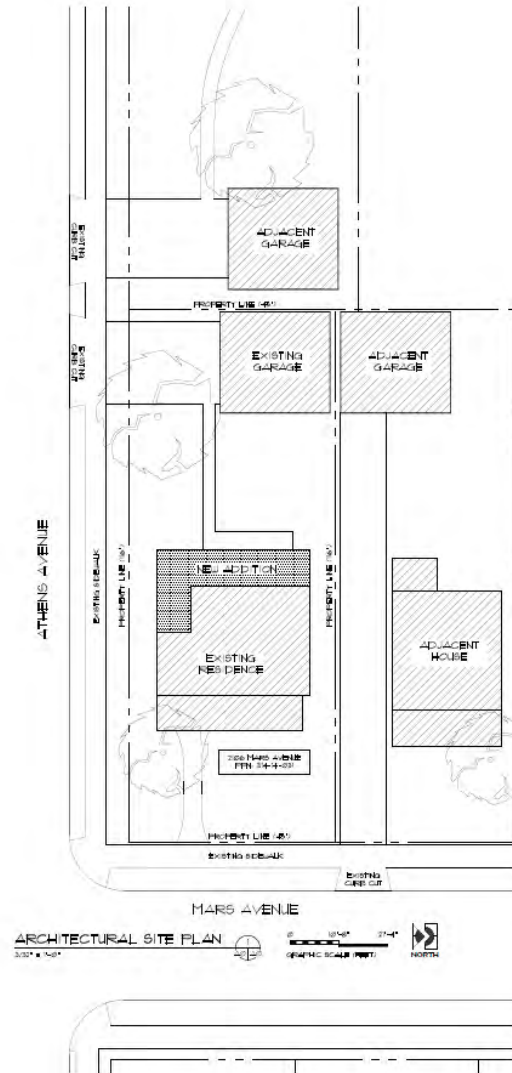
2106 Mars Avenue



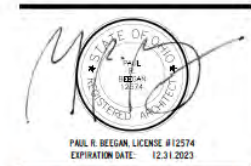
SITE LOCATION MAP
NTS



EXISTING HOUSE
NTS



ISSUE	DATE	DESCRIPTION
1	02.20.23	architectural board of review



BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE, LAKWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.516.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-009

2106 Mars Avenue
Residential Renovations

2106 mars avenue
lakewood, ohio 44107

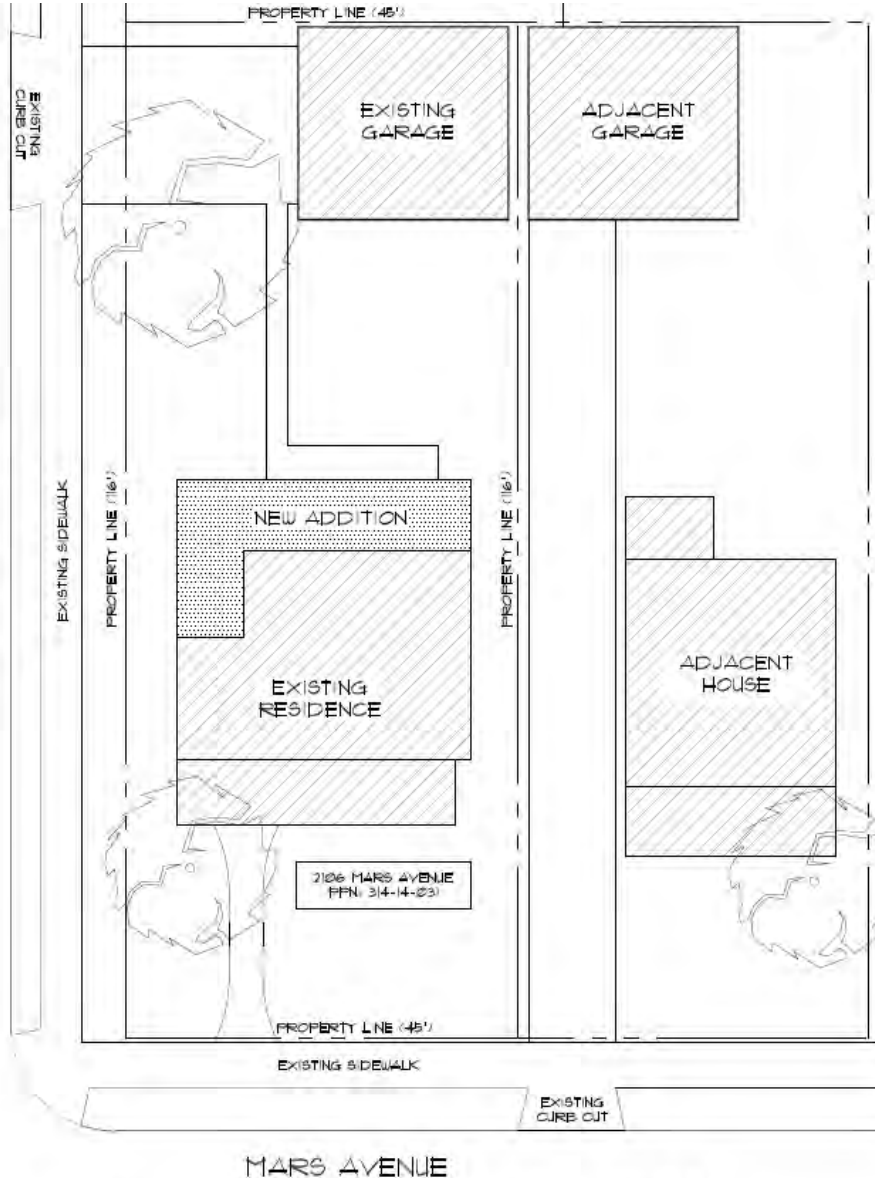
Architectural Site Plan
Existing House

A0

© BEEGAN ARCHITECTURAL DESIGN LLC

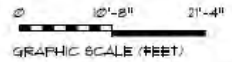


Docket No. 06-48-23 (2106 Mars) Home Addition



ARCHITECTURAL SITE PLAN

3/32" = 1'-0"



Docket No. 06-48-23 (2106 Mars)

Home Addition



2106 Mars Avenue



PROPOSED ADDITION
HTS:



Cape Cod Gray

ALSIDES VINYL SIDING
HTS:



EXISTING SOUTH SIDE OF HOUSE
HTS:

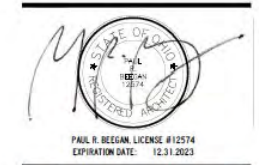


EXISTING BACKYARD
HTS:



STREETVIEW
HTS:

ISSUE	DATE	DESCRIPTION
1	05.10.23	architectural board of review



BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL.BEEGAN-AD.COM

project no. 23-009

2106 Mars Avenue
Residential Renovations

2106 mars avenue
lakewood, ohio 44107

Proposed Rendering
& Existing Conditions

A1

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Docket No. 06-48-23 (2106 Mars) Home Addition



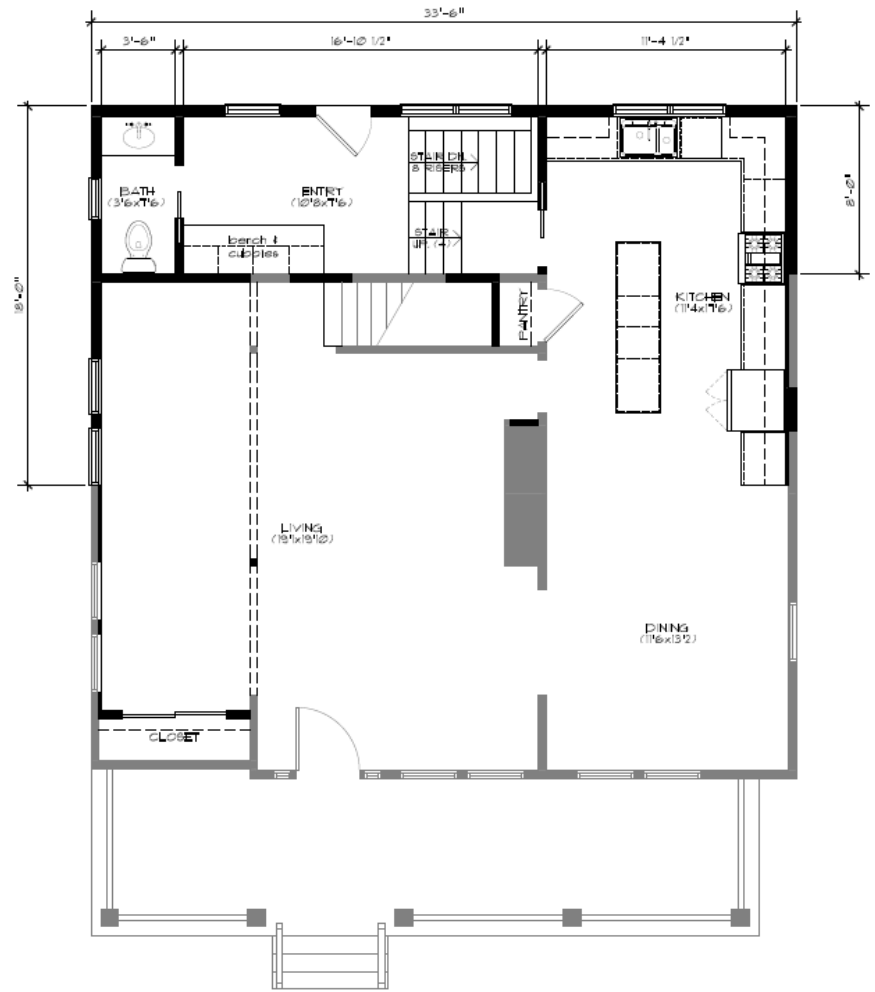
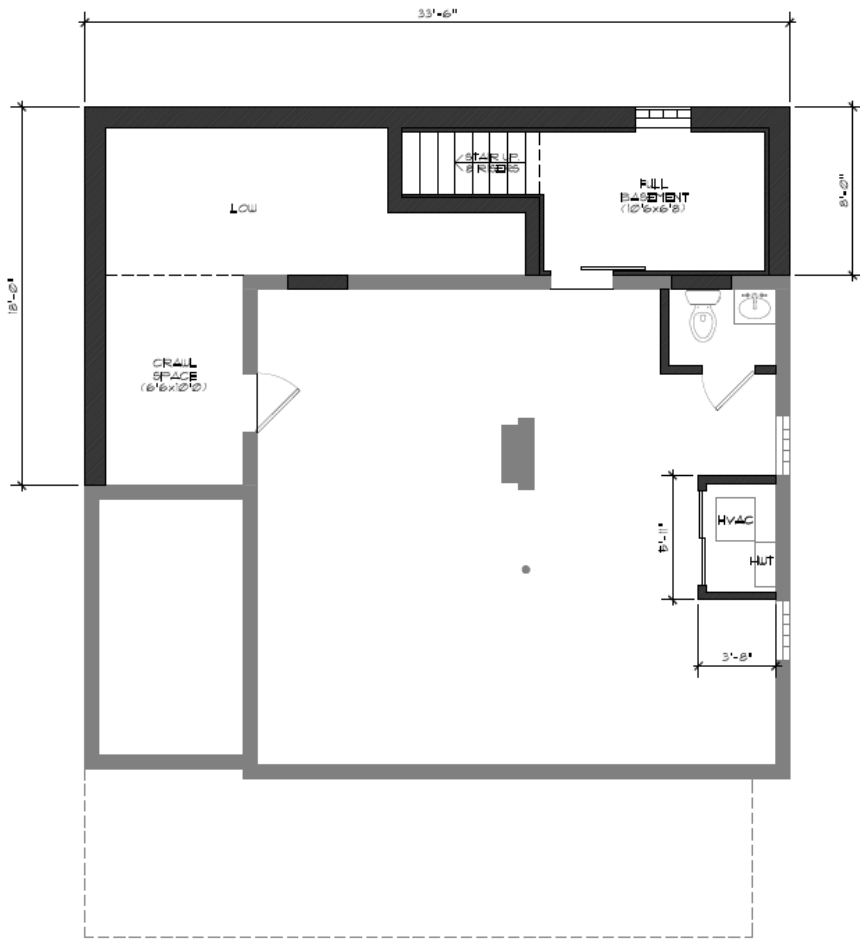
Docket No. 06-48-23 (2106 Mars)
Home Addition



Docket No. 06-48-23 (2106 Mars)
Home Addition



Docket No. 06-48-23 (2106 Mars)
Home Addition



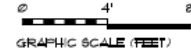
BASEMENT BEAM PLAN

1/4" = 1'-0"



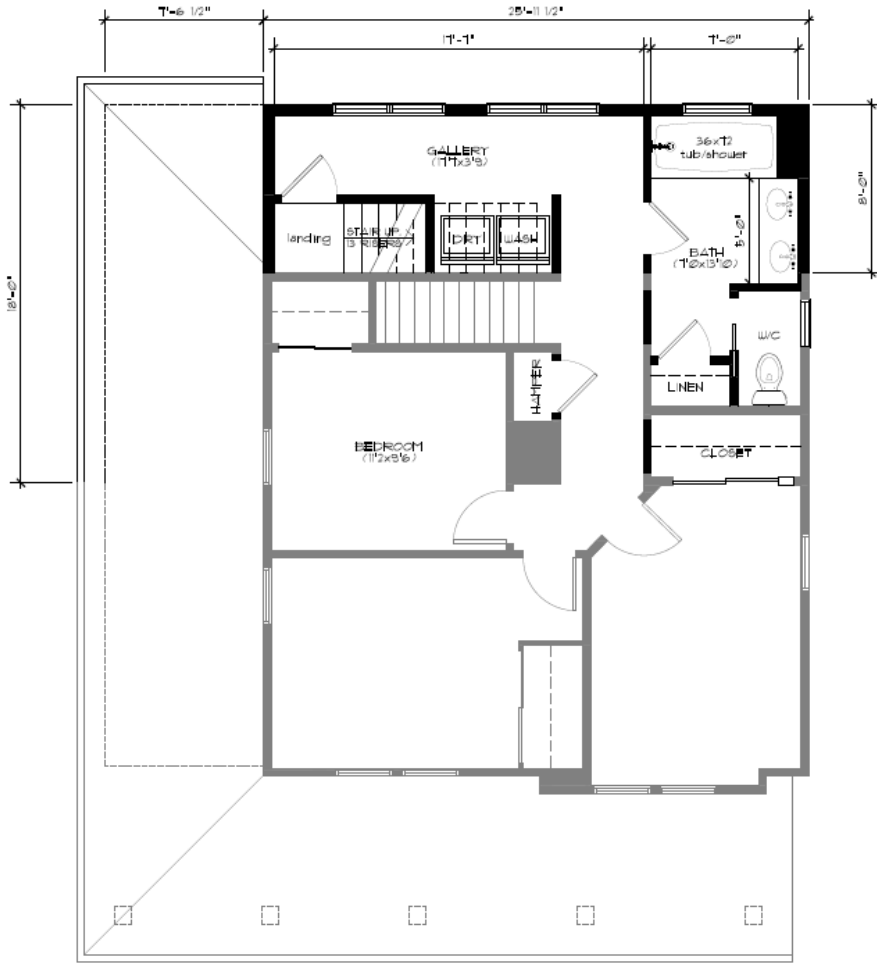
1ST FLOOR BEAM PLAN

1/4" = 1'-0"

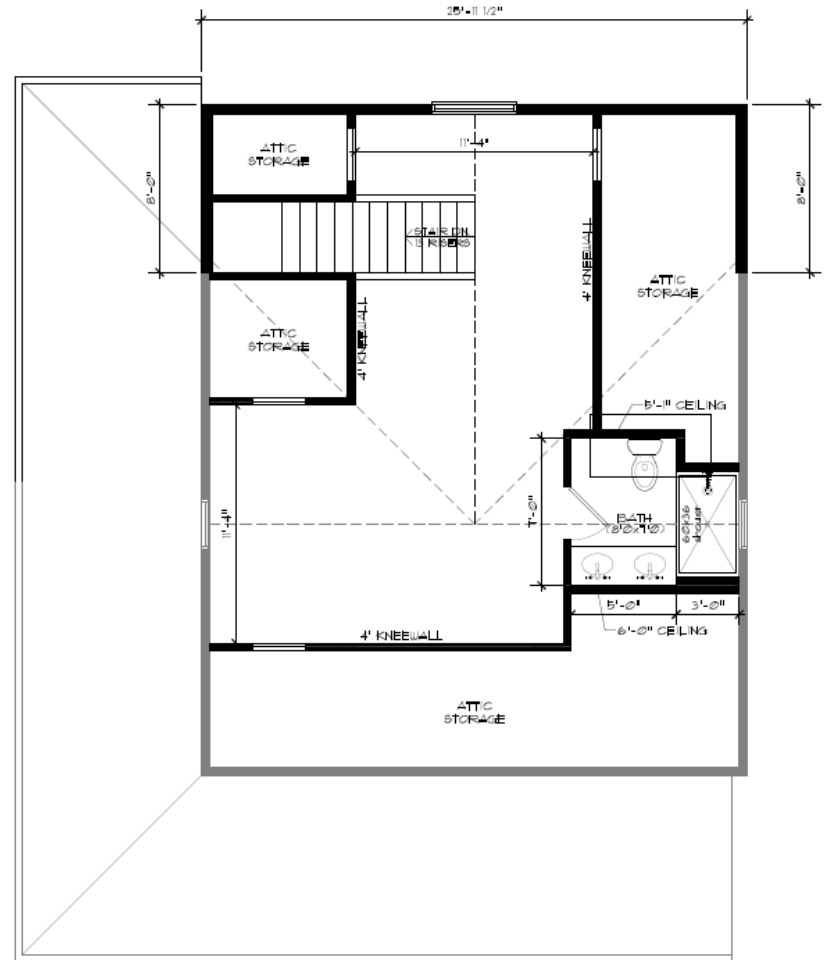


Docket No. 06-48-23 (2106 Mars)

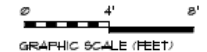
Home Addition



2ND FLOOR BEAM PLAN
1/4" = 1'-0"



ATTIC BEAM PLAN
1/4" = 1'-0"



Docket No. 06-48-23 (2106 Mars)
Home Addition

ISSUE	DATE	DESCRIPTION
1	05.10.23 08.05.23	architectural board of review revisions



BEEGAN
ARCHITECTURAL DESIGN

15700 MADISON AVENUE
LAKESIDE, OHIO 44130
WWW.BEEGAN-AD.COM

216.521.9636 PHONE
216.521.4511 FAX
P.O. BOX 56800-0138

project no. 23-000

2106 Mars Avenue
Residential Renovations

2106 mars avenue
Lakeswood, Ohio 44107

Exterior Elevations

A4

© BEEGAN ARCHITECTURAL DESIGN, LLC



Docket No. 06-48-23 (2106 Mars)
Home Addition

- TOP OF ROOF
ELEV. 29'-6"¹/₄
(MATCH EXIST)

- MEAN HEIGHT
ELEV. 24'-3"¹/₄
(MATCH EXIST)

- TOP PLATE
ELEV. 20'-1"¹/₄
(MATCH EXIST)

- 2ND FLOOR
ELEV. 12'-1¹/₂"¹/₄
(MATCH EXIST)

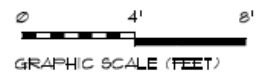
- 1ST FLOOR
ELEV. 2'-11"¹/₄
(MATCH EXIST)

- GRADE
0'-0"



BACK ELEVATION

1/4" = 1'-0"



Docket No. 06-48-23 (2106 Mars)
Home Addition

- TOP OF ROOF
ELEV. 29'-6" \pm
(MATCH EXIST)

- MEAN HEIGHT
ELEV. 24'-3" \pm
(MATCH EXIST)

- TOP PLATE
ELEV. 20'-11" \pm
(MATCH EXIST)

- 2ND FLOOR
ELEV. 12'-1 $\frac{1}{2}$ " \pm
(MATCH EXIST)

- 1ST FLOOR
ELEV. 2'-11" \pm
(MATCH EXIST)

- GRADE
0'-0"



SIDE ELEVATION

1/4" = 1'-0"



Docket No. 06-48-23 (2106 Mars)
Home Addition



SIDE ELEVATION

1/4" = 1'-0"



Docket No. 06-48-23 (2106 Mars)
Home Addition

Applicant proposes front porch reconstruction/renovation.

City Notes:

N/A.



Docket No. 06-49-23 (2083 Wyandotte)

Front Porch Reconstruction/Renovation

Michael Tomsik



Docket No. 06-49-23 (2083 Wyandotte)
Front Porch Reconstruction/Renovation



Docket No. 06-49-23 (2083 Wyandotte)
Front Porch Reconstruction/Renovation



Docket No. 06-49-23 (2083 Wyandotte)
Front Porch Reconstruction/Renovation



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Front Porch Reconstruction/Renovation



Docket No. 06-49-23 (2083 Wyandotte)
Front Porch Reconstruction/Renovation



Docket No. 06-49-23 (2083 Wyandotte)
Front Porch Reconstruction/Renovation



Project: 06-49-23 (2083 Wyandotte)
Expiry Date: 12/27/2023

ISSUED FOR: DATE:
REVISION: 05/17/2023
REVISION: 03/27/2023
REVISION: 09/25/2023

PORCH REPAIR
DWELLING
2083 WYANDOTTE AVE
LAKEWOOD, OH 44107

301 LITERARY BLVD
CLEVELAND, OHIO 44113-4440
216/781-7300 FAX 216/781-7087



ELEVATION & DETAILS

A-1

PROJECT NO. 2023-08



WEST ELEVATION
SCALE: 1/4\"/>



NORTH ELEVATION
SCALE: 1/4\"/>



SOUTH ELEVATION
SCALE: 1/4\"/>

-GABLE SHINGLE: CHARCOAL CMOKE
-LAP SIDING: AGELESS SLATE
-TRIMS: WHITE



Docket No. 06-49-23 (2083 Wyandotte)

Front Porch Reconstruction/Renovation



WEST ELEVATION

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



Docket No. 06-49-23 (2083 Wyandotte)
Front Porch Reconstruction/Renovation



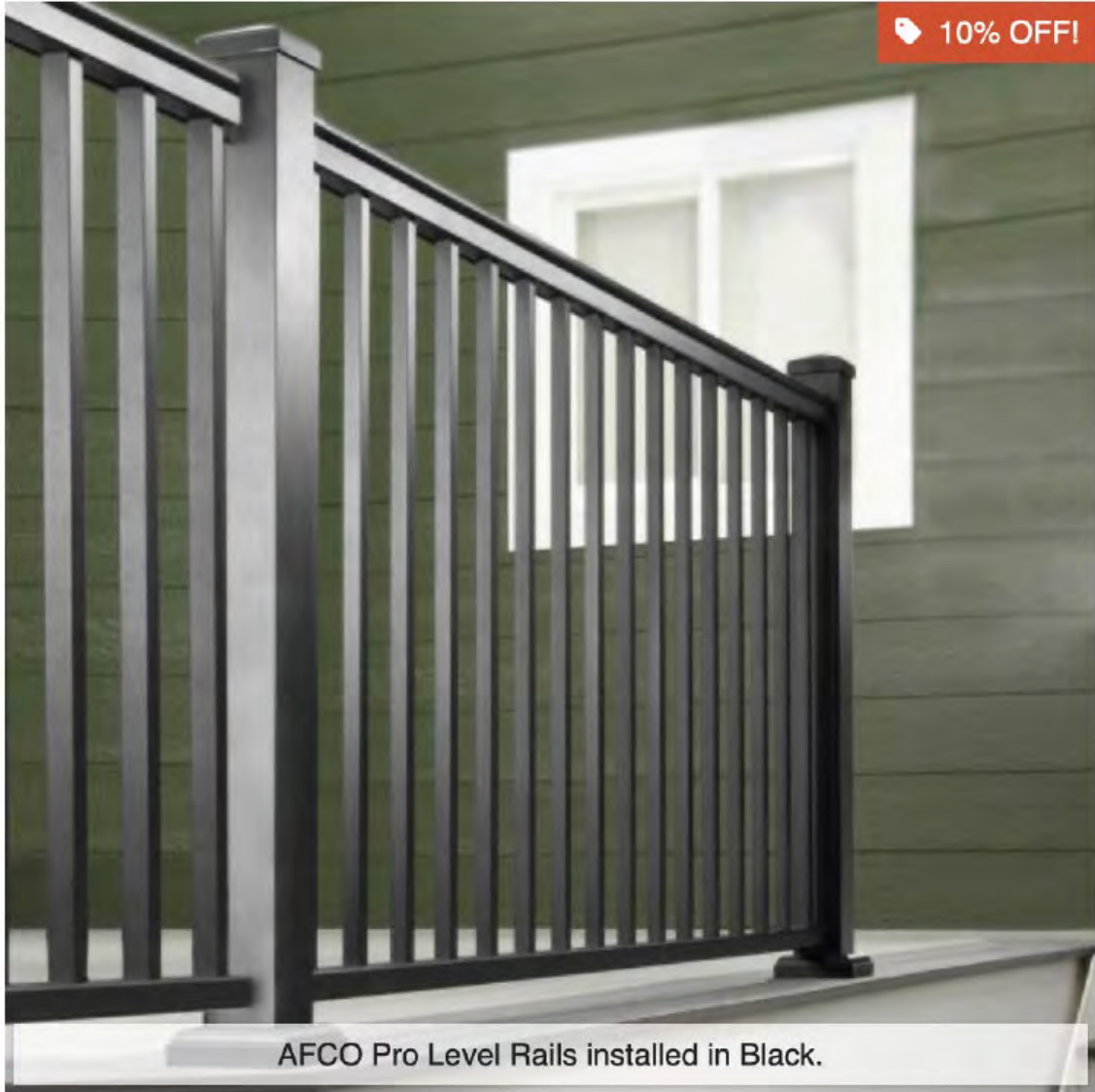
- GABLE SHINGLE: CHARCOAL SMOKE
- LAP SIDING: AGELESS SLATE
- TRIMS: WHITE

SOUTH ELEVATION

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




Docket No. 06-49-23 (2083 Wyandotte)
 Front Porch Reconstruction/Renovation



Docket No. 06-49-23 (2083 Wyandotte)
Front Porch Reconstruction/Renovation

SPECIFICATIONS

DecksDirect #	7074	Baluster Size and Shape	3/4 inch Square
Brand		Dimensions (height x width)	Top Rail: 2 in x 2-1/4 in Bottom Rail: 1-1/4 x 1-1/2 in Top Bracket: 1-5/16 in x 1-9/16 in Bottom Bracket: 2-1/16 in x 2-9/16 in
Documentation	AFCO Warranty (237 KB) AFCO Cleaning Instructions (229 KB) AFCO Post Installation Instructions (801 KB) AFCO Pro Level Railing Installation Instructions (581 KB) AFCO Pro Stair Railing Installation Instructions (522 KB) AFCO Installation Tool Instructions (4.76 MB) <i>8ft AFCO Railing is pre-cut to 93 inches</i>	Package Contents	4 ft (48 in): (10) balusters, (1) top rail, (1) bottom rail, (2) top mounting brackets, (2) bottom mounting brackets, bottom rail supports and installation hardware 6 ft (72 in): (16) balusters, (1) top rail, (1) bottom rail, (2) top mounting brackets, (2) bottom mounting brackets, bottom rail supports and installation hardware 8 ft (93 in) : (21) balusters, (1) top rail, (1) bottom rail, (2) top mounting brackets, (2) bottom mounting brackets, bottom rail supports and installation hardware
Finish	Textured Black, Textured Bronze, and Textured White	Warranty	View AFCO Warranty Information
Rail Height	36 in and 42 in		
Rail Length	4 ft (48 in), 6 ft (72 in), 8 ft (93 in)		
Material Type	Aluminum		



Docket No. 06-49-23 (2083 Wyandotte)
 Front Porch Reconstruction/Renovation



Docket No. 06-49-23 (2083 Wyandotte)
Front Porch Reconstruction/Renovation

Neighborhood Railing Examples



Docket No. 06-49-23 (2083 Wyandotte)
Front Porch Reconstruction/Renovation

Neighborhood Railing Examples



Docket No. 06-49-23 (2083 Wyandotte)
Front Porch Reconstruction/Renovation



Neighborhood Railing Examples



Docket No. 06-49-23 (2083 Wyandotte)
Front Porch Reconstruction/Renovation

Neighborhood Railing Examples



Docket No. 06-49-23 (2083 Wyandotte)
Front Porch Reconstruction/Renovation

Neighborhood Railing Examples



Docket No. 06-49-23 (2083 Wyandotte)
Front Porch Reconstruction/Renovation

Applicant proposes replacement of storefront window.

City Notes:

WITHDRAWN BY APPLICANT



Docket No. 06-50-23 (18501 Detroit)
Storefront Window Replacement – Folicle (a salon)
Elizabeth Vega

Applicant proposes storefront renovation and outdoor dining.

City Notes:

- ❑ Outdoor Dining requires a conditional approval from Planning Commission.
- ❑ Pursuing storefront renovation funding (Section 106 review completed).



Docket No. 06-52-23 (13749 Madison)
Storefront Renovation/Outdoor Dining – McGinty's
Patrick McGinty



Docket No. 06-52-23 (13749 Madison)
Storefront Renovation/Outdoor Dining – McGinty's



Docket No. 06-52-23 (13749 Madison)
Storefront Renovation/Outdoor Dining – McGinty's



Docket No. 06-52-23 (13749 Madison)
Storefront Renovation/Outdoor Dining – McGinty's



Docket No. 06-52-23 (13749 Madison)
Storefront Renovation/Outdoor Dining – McGinty's



Docket No. 06-52-23 (13749 Madison)
Storefront Renovation/Outdoor Dining – McGinty's



Docket No. 06-52-23 (13749 Madison)
Storefront Renovation/Outdoor Dining – McGinty's

SUMMARY

Proposal

MMRC Properties is proposing **two garage doors** on the front, North facing windows of Madison Avenue. The initial plan also proposes a **stacking window** on the West facing side of the building (Bunts Avenue).

MMRC Properties is also proposing a **sidewalk patio**, and **covered terrace area** recessed into the building, located on the North side facing Madison Avenue. The covered terrace will be located in the East room of McGinty's Pub. There will be no structural changes to the building.

Purpose

McGinty's Pub exists in a neighborhood where the biggest portion of our clientele lives within walking distance. Our customers aren't just customers, they're our neighbors, local business owners, family, and most importantly- our friends. It's no secret that McGinty's Pub thrives in the fall and winter seasons. We are known to be cozy and dimly lit, with a warm fireplace and candlelit tables, perfect for the chillier days. By adding the proposed garage doors, new windows and sidewalk patios, McGinty's Pub hopes to bring a new vibe for our summer months. Airy and open, while still catering to our neighborly (cozy) reputation. We believe this renovation will enhance the curb appeal and overall atmosphere of McGinty's Pub.

Intended Materials

Garage Doors

- CLOPAY Commercial Insulated Aluminum Overhead Door with Solid Bottom Panel and Full View Glass Panels.
- CLOPAY Commercial Vertistack Clear Vertical Stacking Window
- Wood Framing
- Insulation (recessed terrace area)
- Commercial Grade Aluminum and Glass Door and Frame with Black Finish

Sidewalk Patios and Terrace Area

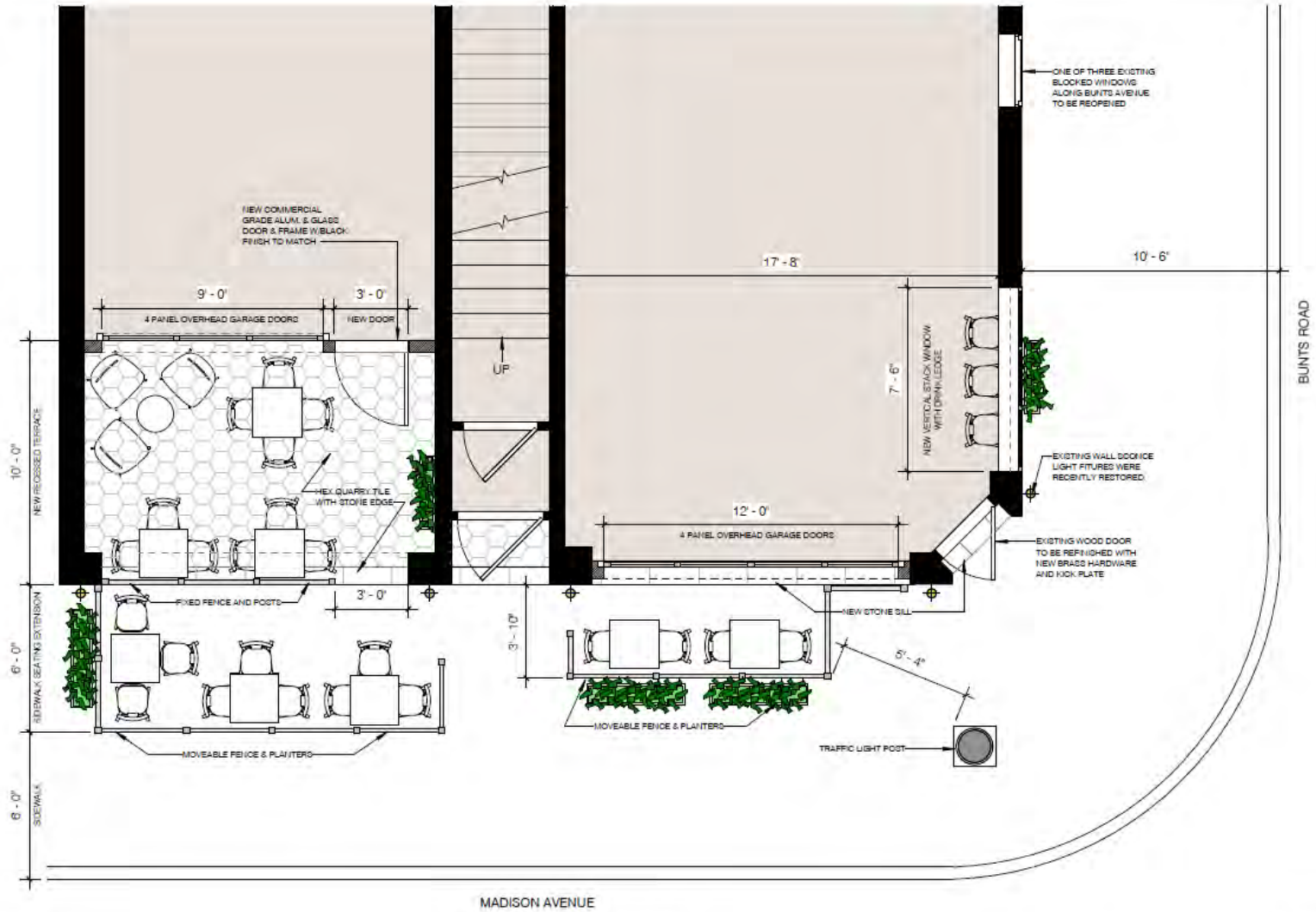
- TREX Signature Railing and Rod Rail Panel in Charcoal Finish
- 9" Hex Quarry Tile Floor with Stone Edge (at recessed terrace and door alcoves)
- Lancaster Dining Height Outdoor Table and Seating Alloy Series in Black Finish
- Matte Black Tall Aluminum Planted



Docket No. 06-52-23 (13749 Madison)
Storefront Renovation/Outdoor Dining – McGinty's



Docket No. 06-52-23 (13749 Madison)
Storefront Renovation/Outdoor Dining – McGinty's



MMRC PROPERTIES, LLC
 13749 MADISON AVENUE
 LAKEWOOD, OH 44107

MCGINTY'S PUB
 TITLE: FLOOR PLAN
 ISSUE: STOREFRONT RENOVATION DESIGN REVIEW

06/06/23

1/4" = 1'-0"

A-101



Docket No. 06-52-23 (13749 Madison)

Storefront Renovation/Outdoor Dining – McGinty's



MADISON AVENUE ELEVATION



BUNTS ROAD ELEVATION

MMRC PROPERTIES, LLC
13749 MADISON AVENUE
LAKEWOOD, OH 44107

MCGINTY'S PUB
TITLE PROPOSED ELEVATIONS
ISSUE STOREFRONT RENOVATION DESIGN REVIEW

06/06/23

1/8" = 1'-0"

A-103



Docket No. 06-52-23 (13749 Madison)

Storefront Renovation/Outdoor Dining – McGinty's

BLACK METAL WALL SCONCE



CLOPAY COMMERCIAL INSULATED ALUMINUM OVERHEAD DOOR WITH SOLID BOTTOM PANEL AND FULL VIEW GLASS PANELS ABOVE FOR MADISON AVE. FACADE.

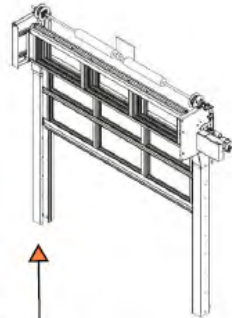


NEW RECESSED TERRACE TO HAVE STAINED BEADBOARD "PORCH" CEILING

GRAY BRICK VENEER ON TERRACE INTERIOR WALLS TO COMPLIMENT EXISTING STONE & BRICK ON FACADE



TREX SIGNATURE RAILING - ROD RAIL PANEL, FINISH: CHARCOAL BLACK WITH ALUMINUM PLANTER



CLOPAY COMMERCIAL VERTISTACK CLEAR VETICAL STACKING WINDOW ON BUNTS ROAD FACADE.



LANCASTER DINING HEIGHT OUTDOOR TABLE & SEATING ALLOY SERIES, FINISH: BLACK,



9" HEX QUARRY TILE FLOOR W/ STONE EDGE AT TERRACE & DOOR ACLOVES

MMRC PROPERTIES, LLC
13749 MADISON AVENUE
LAKEWOOD, OH 44107

MCGINTYS PUB RECESSED TERRACE & OPERABLE OPENINGS
TITLE: MATERIALS & FIXTURES
ISSUE: STOREFRONT RENOVATION DESIGN REVIEW

06.06.23

A-102



Docket No. 06-52-23 (13749 Madison)
Storefront Renovation/Outdoor Dining – McGinty’s

CLOPAY COMMERCIAL – MODELS 904, 904U
architectural series



ALUMINUM FULL-VIEW DOORS

Clopay's Model 904 showcases a sleek design with fewer lines and angles to its appearance. With equal stile spacing, rail and stile profiles are more proportional to each other. This design provides an aesthetically pleasing appearance making it ideal in applications such as restaurants, auto dealerships and fire stations. In addition to these features, Model 904U features Intellicore® polyurethane insulated rails and stiles.

clopaycommercial.com



Frame Detail



Section Joint Seal



Reinforcing Fin (where applicable)



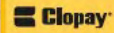
Model 904U*

Model 904

*Model 904U R-value 3.8 with clear insulated glass.

CLOPAY COMMERCIAL – MODEL VS904

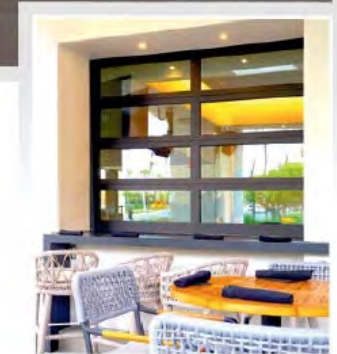
STACKING SERIES



VERTISTACK™ CLEAR DOOR

The VertiStack Clear door utilizes unique, compact stacking sections that take up minimal ceiling space, so it won't interfere with mechanical, electrical or plumbing fixtures. Vertically stacked sections with minimal projection on the wall allow for a clear and open ceiling. The sections can even be recessed into the ceiling if desired. Designed to operate smoothly and quietly, the door will not disturb patrons when operating.

clopaycommercial.com



Docket No. 06-52-23 (13749 Madison)
Storefront Renovation/Outdoor Dining – McGinty's



Project _____

Item 164CMCAFEBLK Quantity _____

Approval _____ Date _____

Lancaster Table & Seating Alloy Series Black Outdoor Cafe Chair

Item #164CMCAFEBLK

Special Features

- Rust-resistant steel construction with e-coat sealant and black powder coat
- Ample 400 lb. weight capacity
- Reinforced frame with under-seat cross bracing enhances strength and stability
- Designed for use indoors and outdoors
- Stackable with other Lancaster Table & Seating Alloy cafe chairs for space-saving storage

Technical Data

Width	17 Inches
Depth	17 1/4 Inches
Height	33 1/2 Inches
Seat Width	14 1/8 Inches
Seat Depth	14 1/2 Inches
Back Height	17 Inches
Height Style	Standard Height
Seat Height	17 3/4 Inches
Arms	Without Arms
Assembled	Fully Assembled
Back	With Back
Back Color	Black
Capacity	400 lb.
Color	Black
Features	E-Coat Sealant Powder Coated Stackable
Frame Material	Steel
Installation Type	Freestanding
Seat Color	Black
Seat Material	Steel
Seat Type	Drain Hole
Style	Cafe Side Chair
Type	Chairs
Usage	Indoor Outdoor



Certifications



Fully Assembled



Stackable



Docket No. 06-52-23 (13749 Madison)
Storefront Renovation/Outdoor Dining – McGinty's

Applicant proposes awning installed over existing public art.

City Notes:

- Awning is constructed of ridged aluminum frame with sunbrella acrylic.
- Awning will extend 4'4" past the northeast corner of the building.



Docket No. 06-53-23 (18123-18125 Sloane)

**Awning Installation – Raw Esthetics
Kristen Parken**



PRIVATE
TOW AWAY ZONE
NO PARKING
EXCEPT FOR
EMERGENCY
VEHICLES
SUPER TOWING
716-529-3320

RAW
ESTHETICS
SKIN CARE & TREATMENTS

What's In Season?

Raw Esthetics

Raw Esthetics

Raw Esthetics

Raw Esthetics

Raw Esthetics

Raw Esthetics

Raw Esthetics

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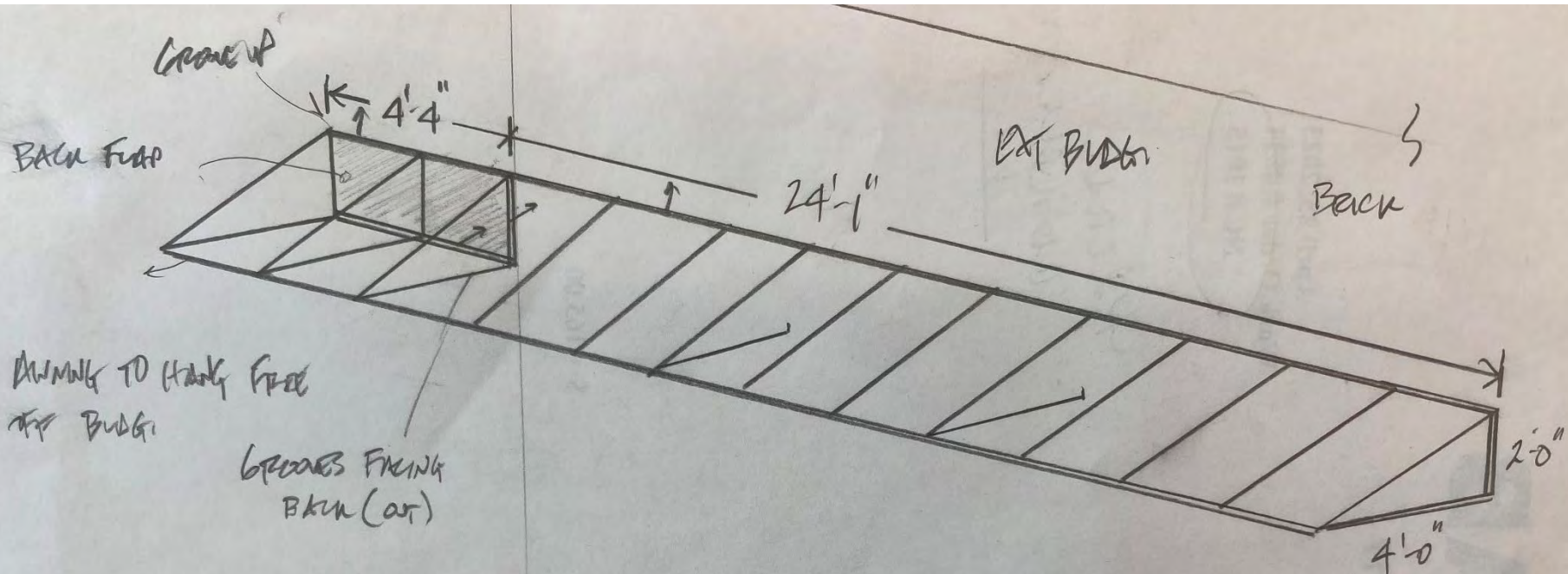
Raw Esthetics

Raw Esthetics

Raw Esthetics



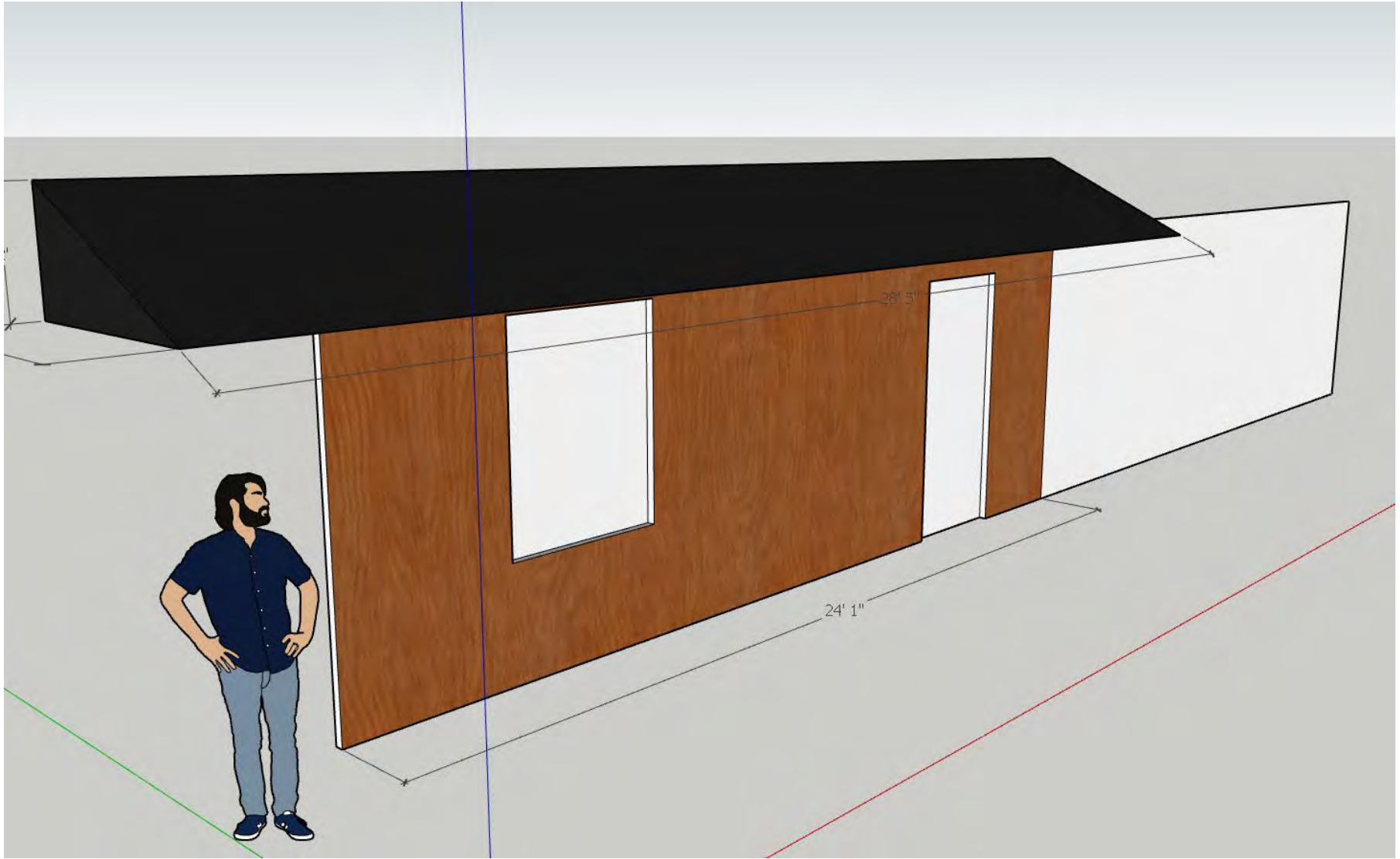
Docket No. 06-53-23 (18123-18125 Sloane)
Awning Installation – Raw Esthetics



Docket No. 06-53-23 (18123-18125 Sloane)
 Awning Installation – Raw Esthetics



Docket No. 06-53-23 (18123-18125 Sloane)
Awning Installation – Raw Esthetics

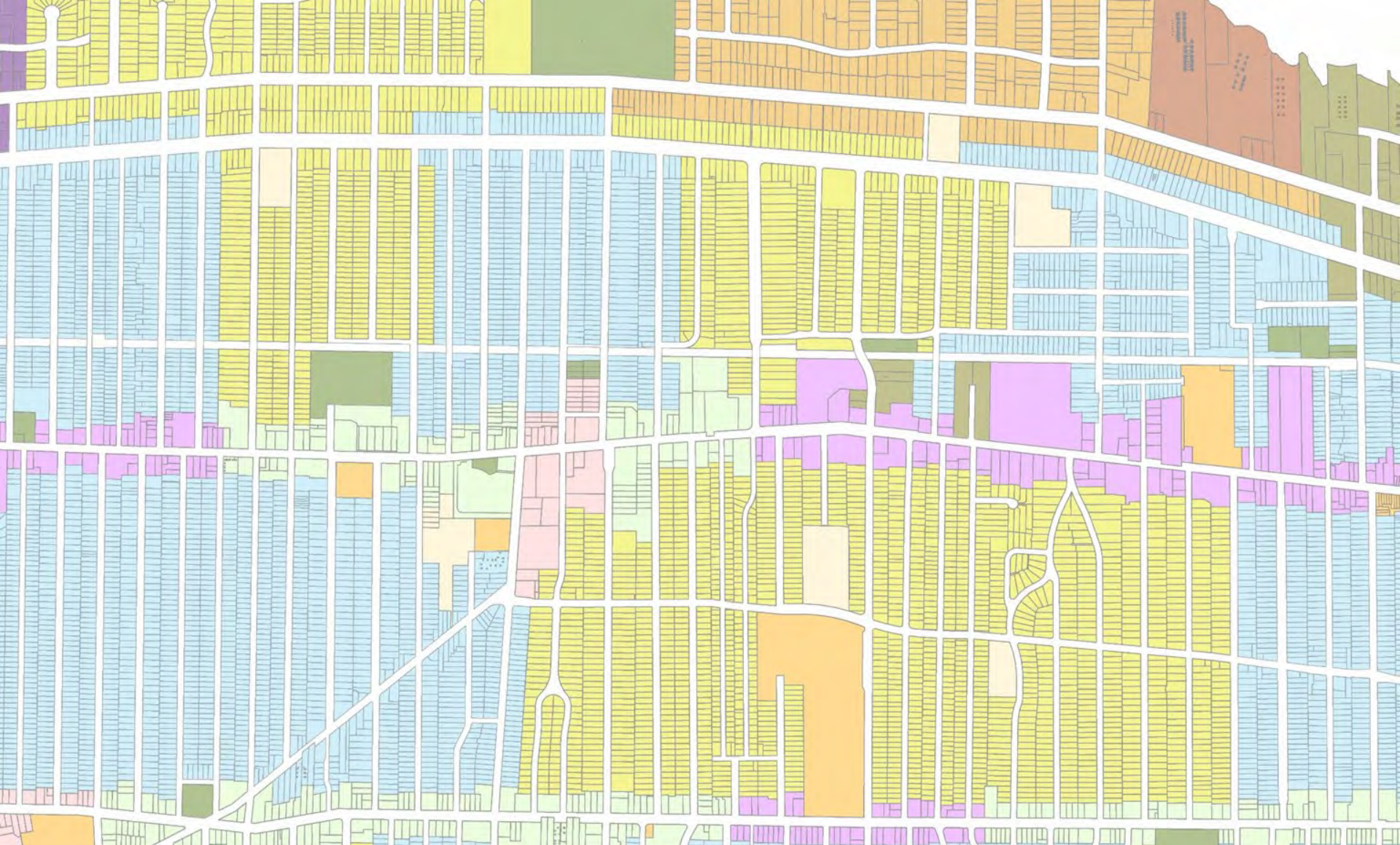


Docket No. 06-53-23 (18123-18125 Sloane)
Awning Installation – Raw Esthetics

- Durable Sunbrella fibers are saturated to the core with color and UV stabilized pigments, ensuring our fabrics won't fade or become damaged due to the sun's harsh rays or normal wear. Sunbrella fabrics, unlike ordinary fabrics, are solution-dyed with rich colors that stay brilliant over time no matter the environment.
- Sunbrella fabrics are engineered with built-in stain moisture resistance. With a protective finish that won't wash away, even after daily use, Sunbrella fabrics stands up to life's toughest messes.



Docket No. 06-53-23 (18123-18125 Sloane)
Awning Installation – Raw Esthetics



Architectural Board of Review

Sign Review – June 2023

Applicant proposes new awnings/signage.

City Notes:

- Awnings, railings approved during previous review (April 2022).



Docket No. 06-51-23 (13222 Madison)

**Sign – Mahall's/Roxy
Joseph Pavlik**



Docket No. 06-51-23 (13222 Madison)
Sign - Mahall's/Roxy



Docket No. 06-51-23 (13222 Madison)
Sign - Mahall's/Roxy



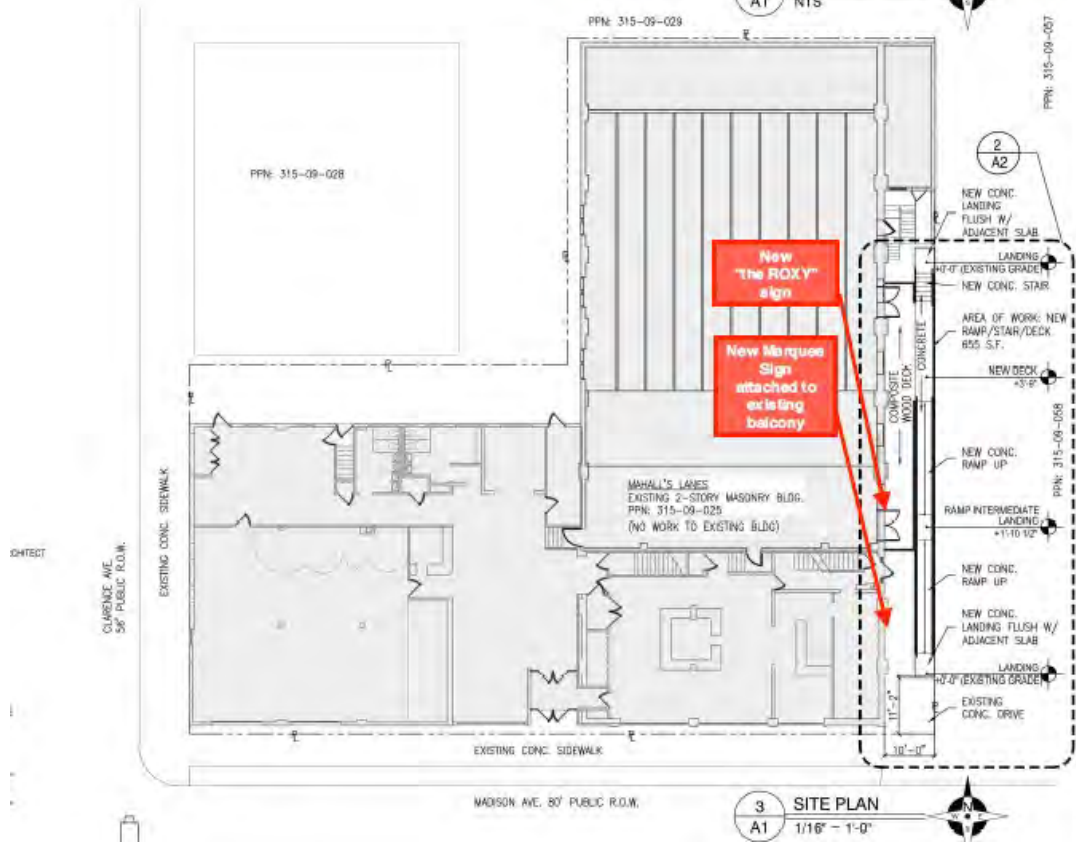
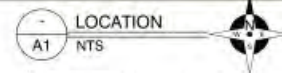
Docket No. 06-51-23 (13222 Madison)
Sign - Mahall's/Roxy



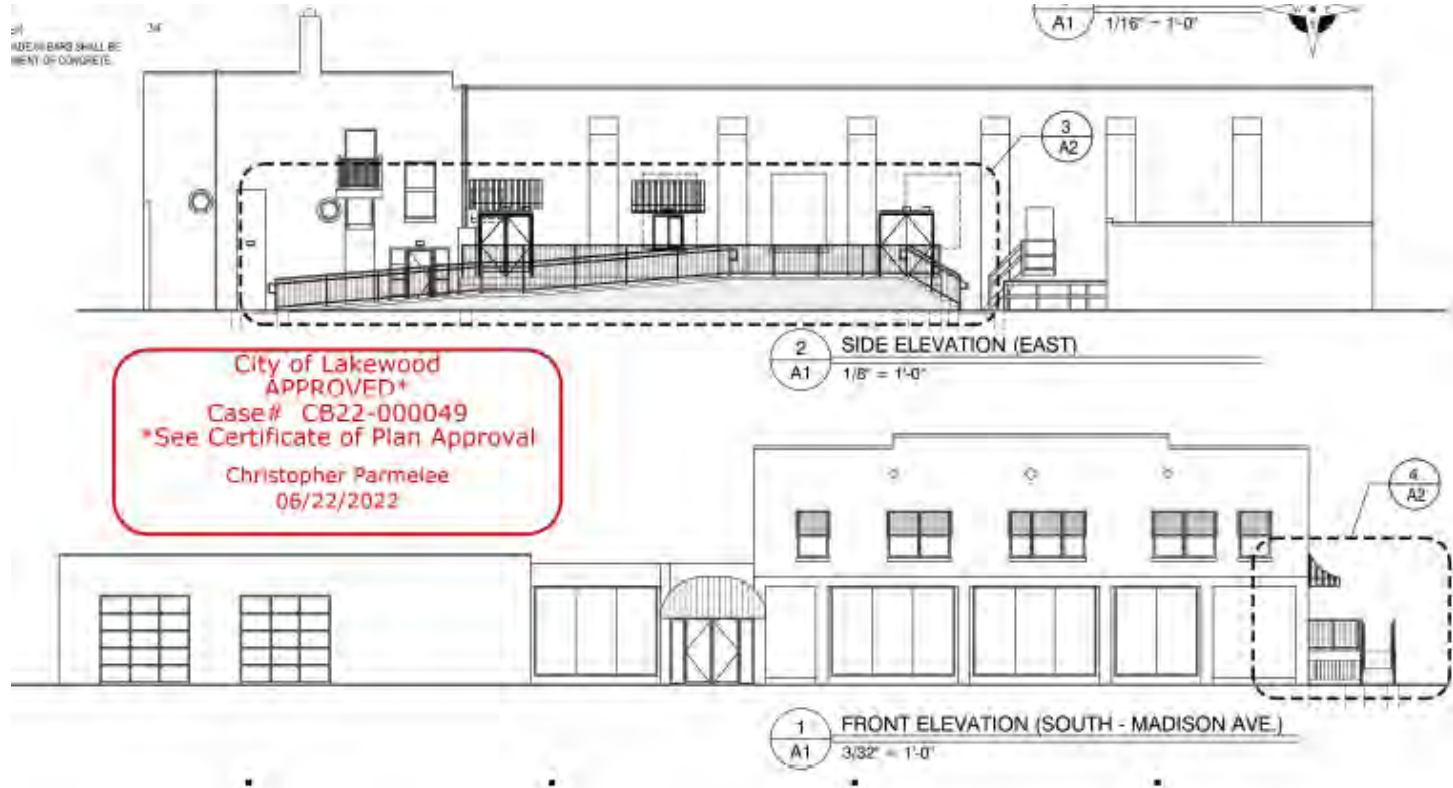
Docket No. 06-51-23 (13222 Madison)
Sign – Mahall's/Roxy

REVIEWED
By Mike Reilly at 8:35 am, Jun 08, 2022

1st Revised Plans
CB22-000049



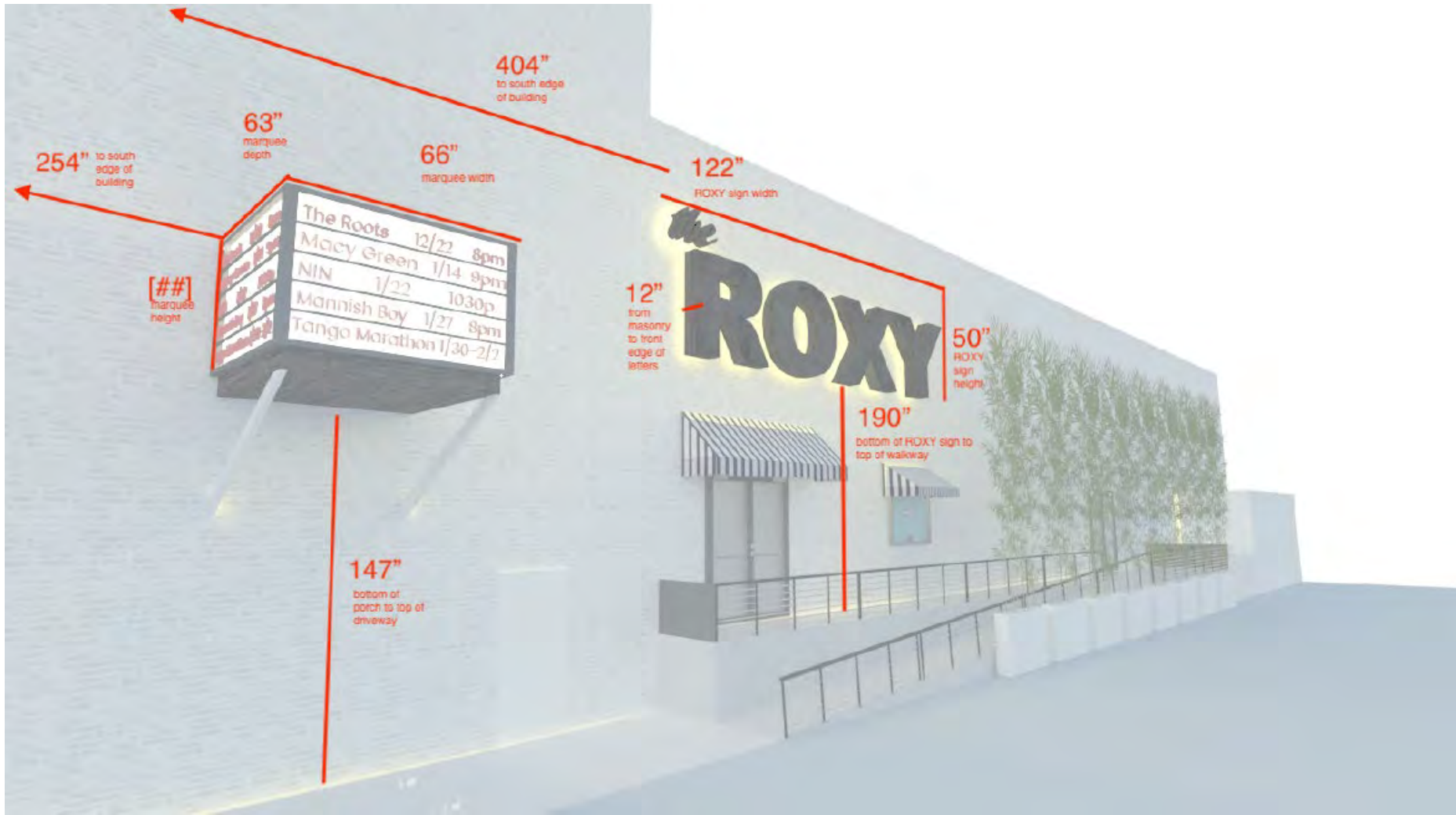
Docket No. 06-51-23 (13222 Madison)
Sign - Mahall's/Roxy



City of Lakewood
 APPROVED*
 Case# CB22-000049
 *See Certificate of Plan Approval
 Christopher Parmelee
 06/22/2022



Docket No. 06-51-23 (13222 Madison)
 Sign - Mahall's/Roxy



Docket No. 06-51-23 (13222 Madison)
 Sign – Mahall’s/Roxy



The Roots	12/22	8pm
Macy Green	1/14	9pm
NIN	1/22	1030p
Mannish Boy	1/27	8pm
Tango Marathon	1/30-2/2	

ROXY

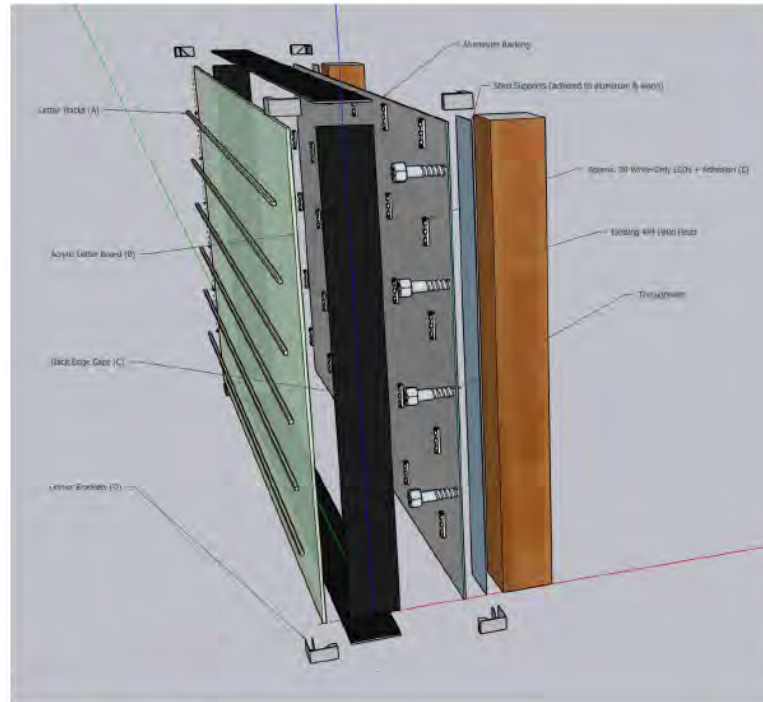
Docket No. 06-51-23 (13222 Madison)
Sign – Mahall’s/Roxy



MARQUEE DETAILS

Description: 3-Sided illuminated marquee affixed to existing porch/patio on the second floor of the building's east side. Two sides will be 63" wide x 36" tall; Front will be 66" wide x 36" tall; Each of the three signs will weigh less than 50 lbs

Diagram: Shown below is a sample diagram for the front (east facing panel); The other two panels will be identical except, in each case, 3" narrower



Materials: annotated on diagram

- A. Letter System:
 - Track: www.nglantz.com/67830/Category/Changeable-Letter-Track
 - Letters: www.nglantz.com/2255002/Product/Gemini_P08ADM100B&R
- B. Acrylic Letter Board: www.acrylite.co/products/our-brands/acrylite-led/optimized-letter-block
- C. Edge Caps: www.nglantz.com/2258741/Product/Vidon_Plastics_NV62R03
- D. Mounting
 - Brackets: www.nglantz.com/2232445/Product/Glantz-Preferred-Supplier-LB53
 - Various Hardware: <https://sendoutsend.com/>
- E. LEDs
 - Lights: www.nglantz.com/2242427/Product/Principal_LED_M-SFCX3-3C
 - Controller: www.nglantz.com/2291892/Product/Principal_LED_PS-C1009
 - Adhesive: www.nglantz.com/2229030/Product/Parker_Lord_3Q2049D
 - Power: www.nglantz.com/2259773/Product/Principal_LED_B-QBSS1P-06012
 - Channel Coil: www.nglantz.com/2232207/Product/Glantz_PREFERRED_Supplier_LW62MF



Docket No. 06-51-23 (13222 Madison)
Sign – Mahall's/Roxy

Description: 3-D Glowing Letter "the ROXY" sign centered over main entrance to venue

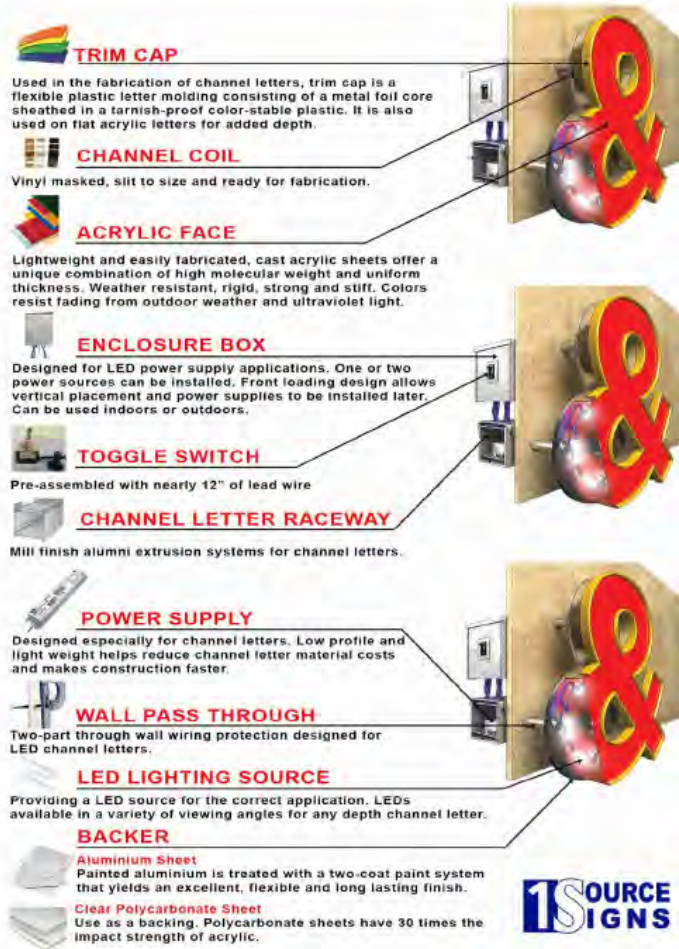
Diagram: Shown below is a sample diagram for the letter sign and installation; Letters to be constructed using Black LED Acrylic with LED interior lighting;

Materials:

Letter Acrylic: <https://www.acrylite.co/products/our-brands/acrylite-led>

Various Mounting Hardware: <https://sendcutsend.com/>

Edge Caps: www.nglantz.com/2258741/Product/Vidon_Plastics_NV62R03



Docket No. 06-51-23 (13222 Madison)
Sign – Mahall's/Roxy

Applicant proposes new sign in C2 District.

City Notes:

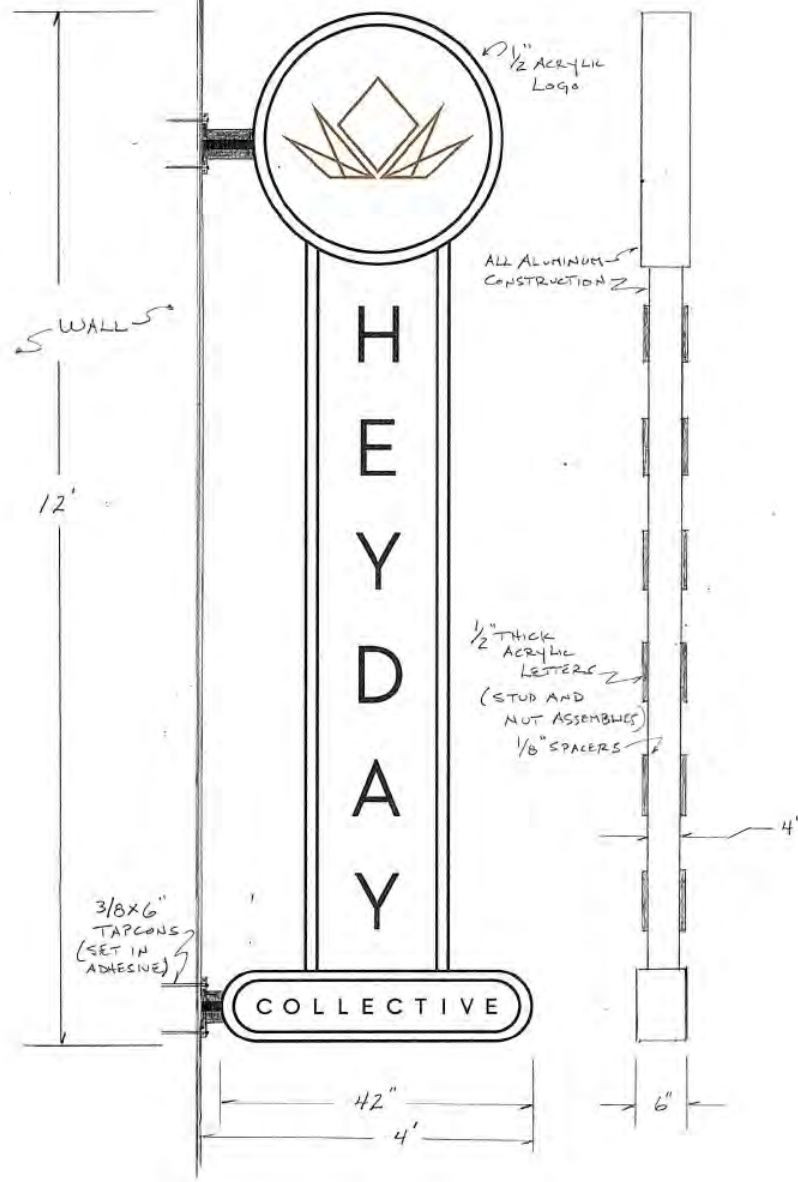
- Commercial property with ~65' frontage (~100 ft² allowable sign area)
- Proposing ~20 ft² projection sign.
- Required to maintain 8' clearance from bottom of sign to sidewalk grade.



Docket No. 06-59-23 (12501 Madison)

**Sign – Heydey Collective
Dean Guernsey**

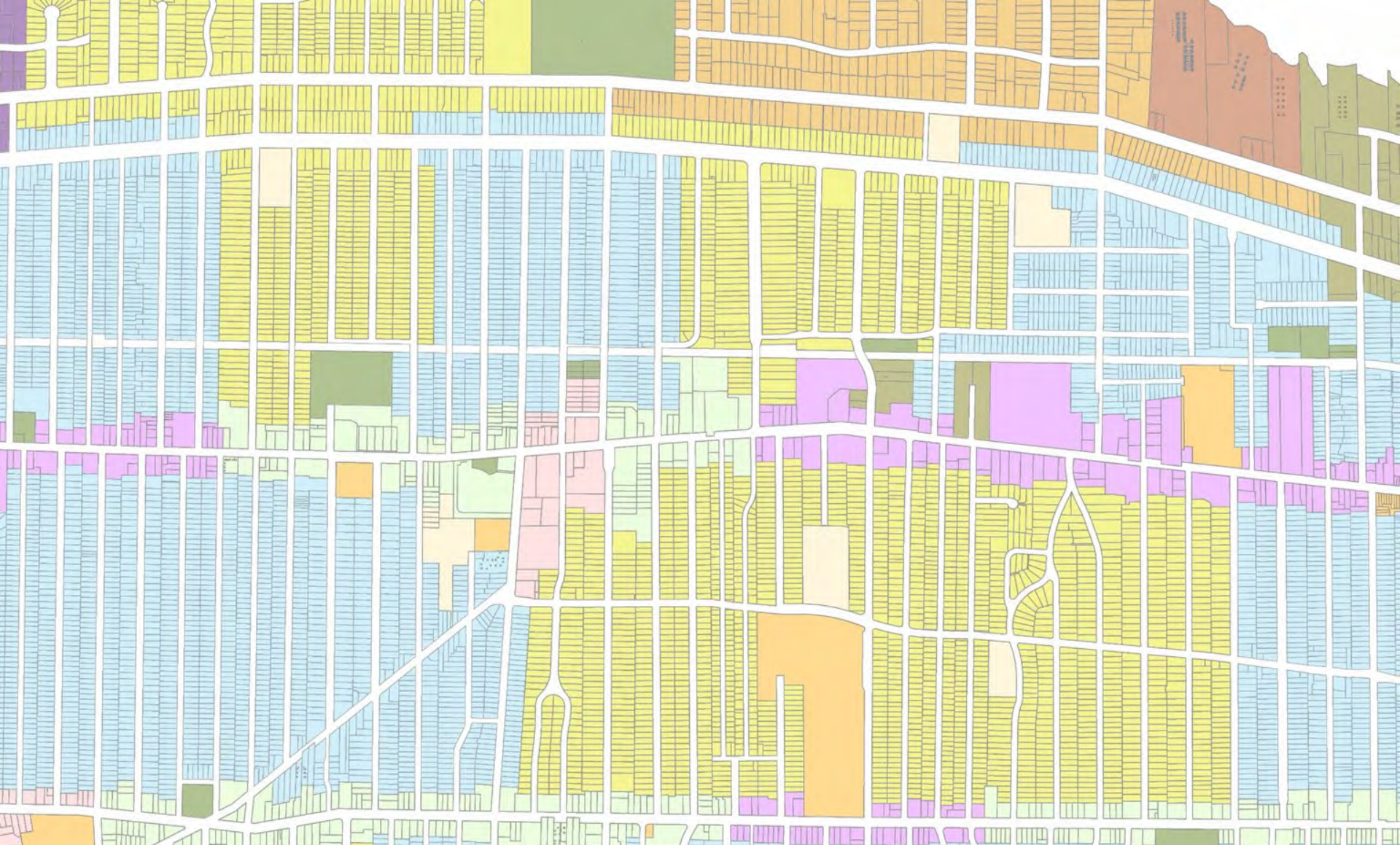
Heyday Collective
Signage: The Nest



Docket No. 06-59-23 (12501 Madison)
Sign - Heyday Collective



Docket No. 06-59-23 (12501 Madison)
Sign – Heydey Collective



Architectural Board of Review

June 2023