



City of Lakewood  
Board of Building Standards •  
Architectural Board of Review •  
Sign Review Board

P: (216) 529-6630  
F: (216) 529-5907  
planning@lakewoodoh.gov

---

MINUTES  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
REVIEW MEETING  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
JUNE 12, 2025  
5:30 P.M.  
MEETING RECORDED  
<https://www.lakewoodoh.gov/videos-2/>

1. ROLL CALL

Board Members

Hanna Cohan Plessner, Chair  
Jeremy Smith, Vice Chair  
Nick Slaughterbeck  
Matthew Stevenson

Staff

Amanda Cramer, Co-Board Secretary, City Planner  
William Wagner, Assistant Building Commissioner  
Jeff Crossman, Law Department

2. APPROVE THE MINUTES OF THE MAY 8, 2025 MEETING

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE the May 8, 2025 meeting minutes. All the members voted yea; the motion passed.

3. OPENING REMARKS

Ms. Cramer read the Opening Remarks into record.

SUMMARY APPROVED

At the pre-review meeting, three items were Summary Approved (conditions are noted). A motion and a second is needed for approval of Docket No. 05-36-25, Docket No. 06-44-25 and Docket No. 06-45-25.

OLD BUSINESS

SIGN REVIEW

4. Docket No. 05-36-25

13200 Madison Ave.  
FP Madison LLC

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

Joseph Pavlick  
1665 LLC  
13200 Madison Ave.  
Lakewood, OH 44107

Applicant proposes vinyl signage on multiple windows and doors. (Page 5)

- Condition that the "Mahalls" and "Ohio" window signs be removed from the windows.

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

- That the "Mahalls" and "Ohio" window signs be removed from the windows.

All the members voted yea; the motion passed.

NEW BUSINESS

SIGN REVIEW

5. Docket No. 06-44-25

13535 Detroit Ave.  
Feels Good Yoga

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

Michelle Sileo  
Feels Good Yoga  
13535 Detroit Ave  
Lakewood, OH 44107

Applicant proposes signage on a monument sign. (Page 14)

- Condition that the lower box text fits on two lines instead of three.

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

- The lower box text fits on two lines instead of three.

All the members voted yea; the motion passed.

6. Docket No. 06-45-25

18001 Detroit Ave.  
St. Peter's Episcopal Church

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

David Tabar  
c/o St. Peter's Episcopal Church  
18001 Detroit Ave.  
Lakewood, OH 44107

Applicant proposes a new monument sign. (Page 18)

- Condition that a landscape bed be installed as outlined in the ground sign on Detroit side of the building.

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

- A landscape bed be installed as outlined in the ground sign on Detroit side of the building.

All the members voted yea; the motion passed.

## NEW BUSINESS

### SIGN REVIEW

7. Docket No. 06-46-25

17128 Detroit Ave.  
GV Art

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

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

Applicant proposes non-illuminated signage in the sign band area and a blade sign. (Page 31)

The applicant and business owner were both unable to attend, but Mr. Crossman approved of the Board making a decision in their absence. Discussion began about the location of the sign as it related to the entrance of the store. Administrative staff had no comments. Public comment was closed as no one addressed the item.

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

- Any storefront displays within 24" of the window will be treated as signage and will require approval.
- Any existing window signage is not included in this approval and must be removed until approval has been granted.

All the members voted yea; the motion passed.

ARCHITECTURAL BOARD OF REVIEW

- |                                  |  |                     |
|----------------------------------|--|---------------------|
| 8. Docket No. 06-47-25           |  | 1655 Roosevelt Ave. |
| <input type="checkbox"/> Approve |  | Christopher Walling |
| <input type="checkbox"/> Deny    |  | 1655 Roosevelt Ave. |
| <input type="checkbox"/> Defer   |  | Lakewood, OH 44107  |

Applicant proposes the construction of a new garage. (Page 37)

Ms. Cramer announced that the applicant requested a deferral from the evening's meeting.

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

- |                                  |     |   |
|----------------------------------|-----|---|
| 9. Docket No. 06-48-25           | (C) | 13345 Madison Ave.<br>Commercial Building |
| <input type="checkbox"/> Approve |     | Daniel Rothstein                          |
| <input type="checkbox"/> Deny    |     | Northlake Ridgewood 1 LLC                 |
| <input type="checkbox"/> Defer   |     | P.O. Box 773<br>Hudson, OH 44236          |

Applicant proposes a mural on the west side of the building. (Page 44)

Aaron Casey, co-applicant, was present to explain the request. Mr. Casey noted he was asked to complete a mural on the side of the building. Discussion ensued about the various considerations to be taken when painting a building. Administrative staff had no comment. Public comment was closed as no one addressed the item.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to DEFER the request to provide the Board with additional information about the brick and scale down the art. All the members voted yea; the motion passed.

- |                                  |     |   |
|----------------------------------|-----|---|
| 10. Docket No. 06-49-25          | (C) | 16024 Madison Ave.<br>Neighborhood Pediatrics LLC |
| <input type="checkbox"/> Approve |     | Michael Daso                                      |
| <input type="checkbox"/> Deny    |     | Daso Properties                                   |
| <input type="checkbox"/> Defer   |     | 17436 Edgewater Dr.<br>Lakewood, OH 44107         |

Applicant proposes exterior renovations. (Page 47)

Ms. Cramer announced that the applicant requested a deferral from the evening's meeting.

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

- |                                  |     |                       |
|----------------------------------|-----|-----------------------|
| 11. Docket No. 06-50-25          | (R) | 2106 Mars Ave.        |
| <input type="checkbox"/> Approve |     | Steve Mazzone         |
| <input type="checkbox"/> Deny    |     | Godfather Garages LLC |
| <input type="checkbox"/> Defer   |     | 3601 Clark Ave.       |
|                                  |     | Cleveland, OH 44109   |

Applicant proposes the construction of a new garage on a corner lot. (Page 51)

The applicant and property owner were both unable to attend, but Mr. Crossman approved of the Board making a decision in their absence. Administrative staff had no comments. Public comment was closed as no one addressed the item.

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

- |                                  |     |                     |
|----------------------------------|-----|---------------------|
| 12. Docket No. 06-52-25          | (R) | 1010 Parkside Dr.   |
| <input type="checkbox"/> Approve |     | Brandon Young       |
| <input type="checkbox"/> Deny    |     | Young Design Studio |
| <input type="checkbox"/> Defer   |     | 15614 Detroit Ave.  |
|                                  |     | Lakewood, OH 44107  |

Applicant proposes a kitchen addition on the south side and a one-story addition to the attached garage on the north side of an existing residence. (Page 72)

Ms. Cramer announced that this application would be seen before 1070 Rosalie.

Fred Wolfe, representative of the applicant, was present to explain the request. Mr. Wolfe noted that the material was going to match existing but didn't have a paint color selected for the shutters. Administrative staff had no comment. Public comment was closed as no one addressed the item.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to APPROVE the request with the following conditions:

- Paint color for the shutters would be submitted for administrative approval.

All the members voted yea; the motion passed.

13. Docket No. 06-51-25

(R)

1070 Rosalie Ave.

- Approve
- Deny
- Defer

Lee Pozek  
Architect  
5222 Coldbrook Dr.  
Mantua, OH 44255

Applicant proposes construction of an addition and attached garage on the north side of an existing residence. (Page 61)

Lee Kozak, applicant, was present to explain the request. Mr. Kozak stepped away from the microphone and presented an updated drawing to the Board for their review. Discussion ensued about alternatives to the front facing garage, vertical siding, driveway options, etc. Michael Alexander, property owner, also spoke on the project. Administrative staff had no comment. Public comment was taken.

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to DEFER the request.

All the members voted yea; the motion passed.

#### ADJOURN

A motion was made by Ms. Cohan Plessner, seconded by Mr. Slaughterbeck to ADJOURN at approximately 6:53p.m. All the members voted yea; the motion passed.

\_\_\_\_\_  
Signature



\_\_\_\_\_  
Date

7/10/25



**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. Aaron Casper
- 2. Fred Wolk
- 3. IER Fozall
- 4. Michael Alexander
- 5. Yanyan Alexander
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_
- 11. \_\_\_\_\_

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

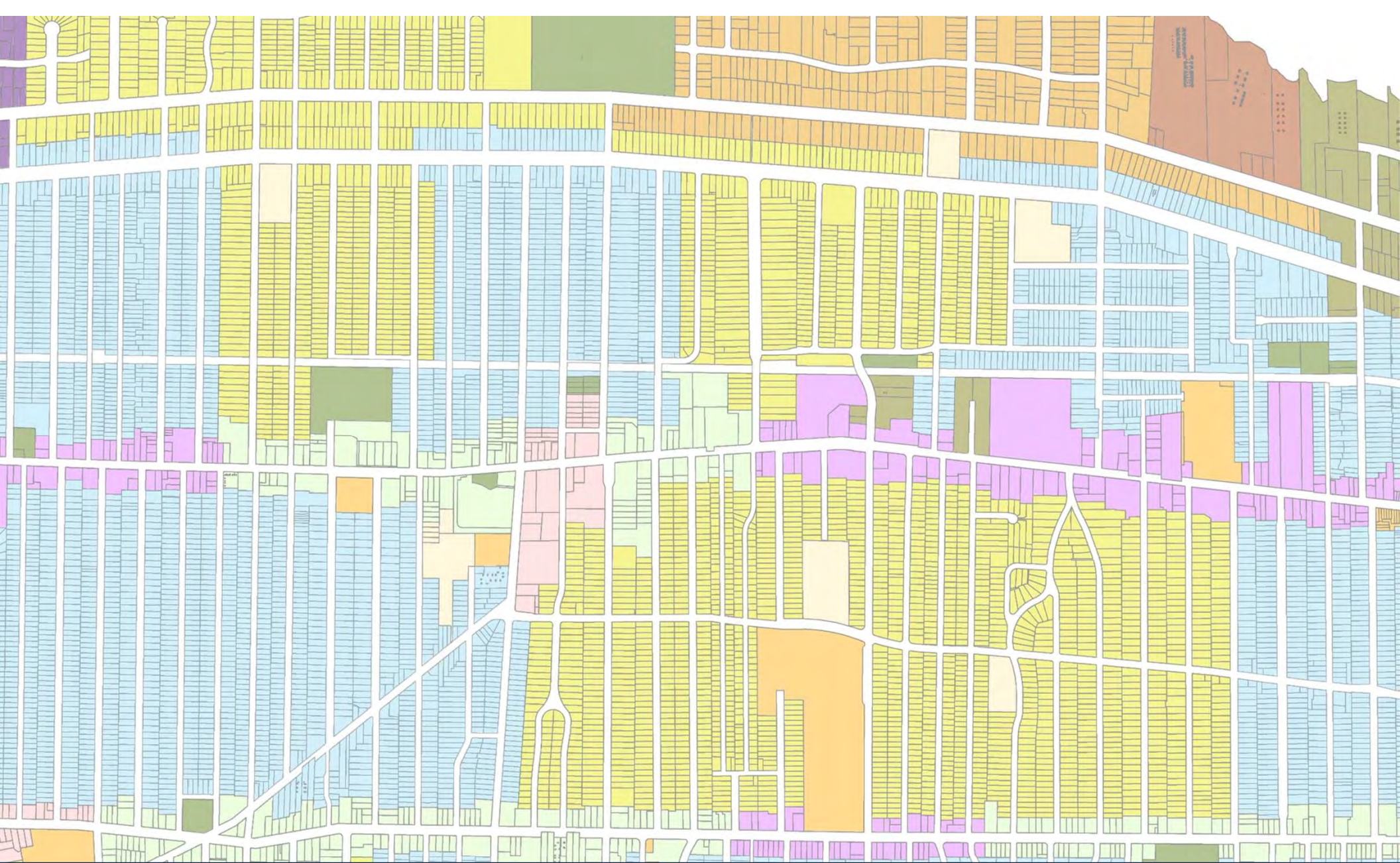
Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

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 12, 2025

Page 1 of 1



# Architectural Board of Review

June 2025



## **Architectural Board of Review**

Pre-Review Meeting: June 5th, 4 pm (East Conf Rm)

Regular Meeting: June 12th , 5:30 pm (Auditorium)

### **Members**

Hanna Cohan Plessner (2025 Chair)

Jeremy Smith (2025 Vice-Chair)

Chris Egervary

Nick Slaughterbeck

Matt Stevenson

### **Staff**

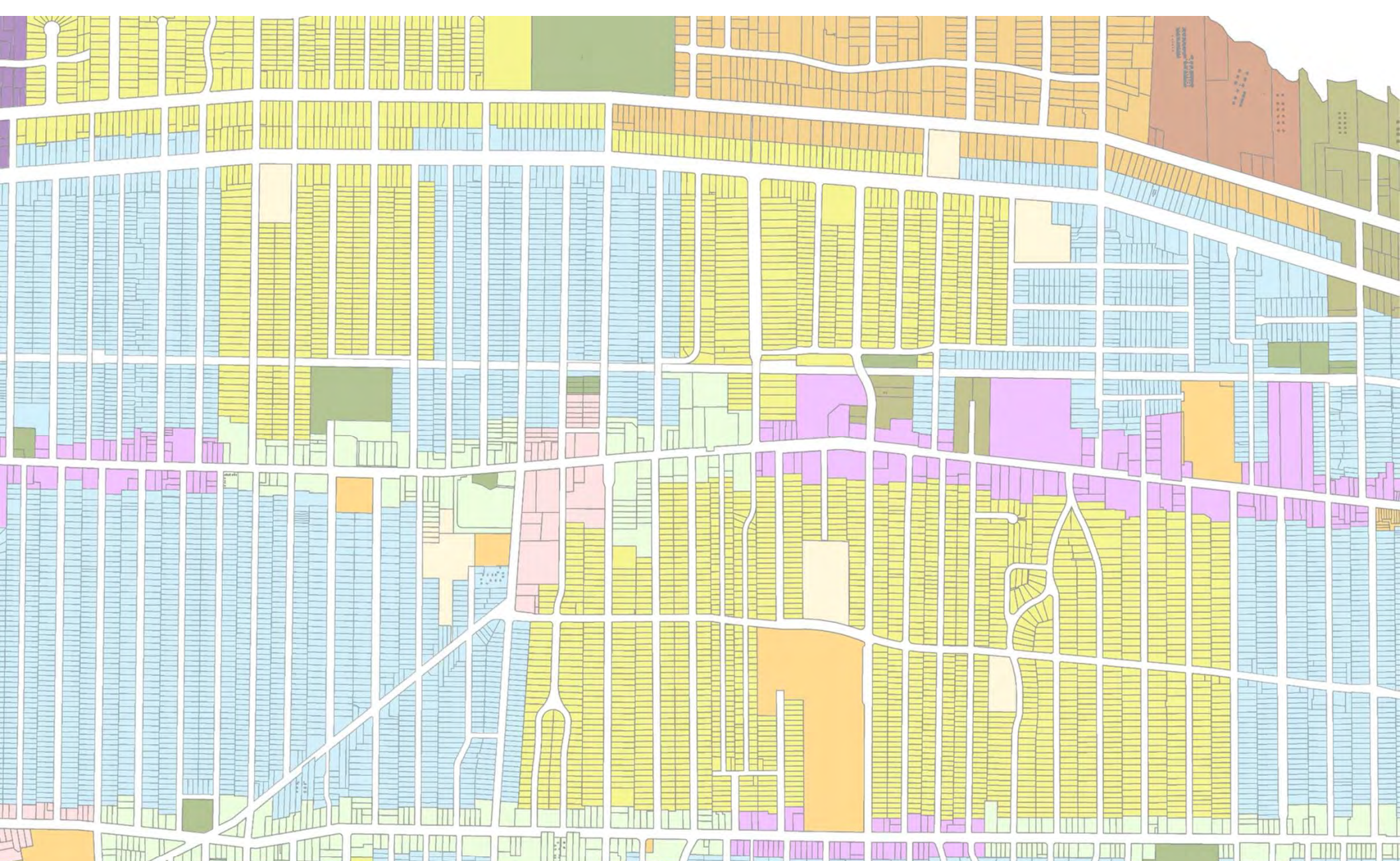
*Board Secretary:* Amanda Cramer, Sophia Szeles

*Assistant Building Commissioner:* William Wagner



**Architectural Board of Review**  
**June Agenda**

1. Roll call
2. Approve minutes – May 2025 meeting
3. Opening Remarks
4. Old Business
5. Sign Review
6. New Business
7. Adjourn



# Architectural Board of Review

Old Business – June 2025

## Applicant proposes new signage.

### City Notes:

- Applicant proposes vinyl window decals (80 sq ft)
- Max allowed square footage: 100 sq ft total
- Total proposed square footage: 287.5 sq ft
- Existing signage:
  - Bowling pin marquee 70 sq ft
  - Mahall's script 46 sq ft
  - Roxy marquee and sign 91.5 sq ft

13200 Madison Ave

Summary Approval with condition  
that "Mahalls" and "Ohio" vinyl is  
removed



**Docket No. 05-36-25 (13200 Madison)**

New Signage – FP Madison LLC  
Joseph Pavlick

MAKING  
SINCE  
1924  
OHIO



Docket No. 05-36-25 (13200 Madison)



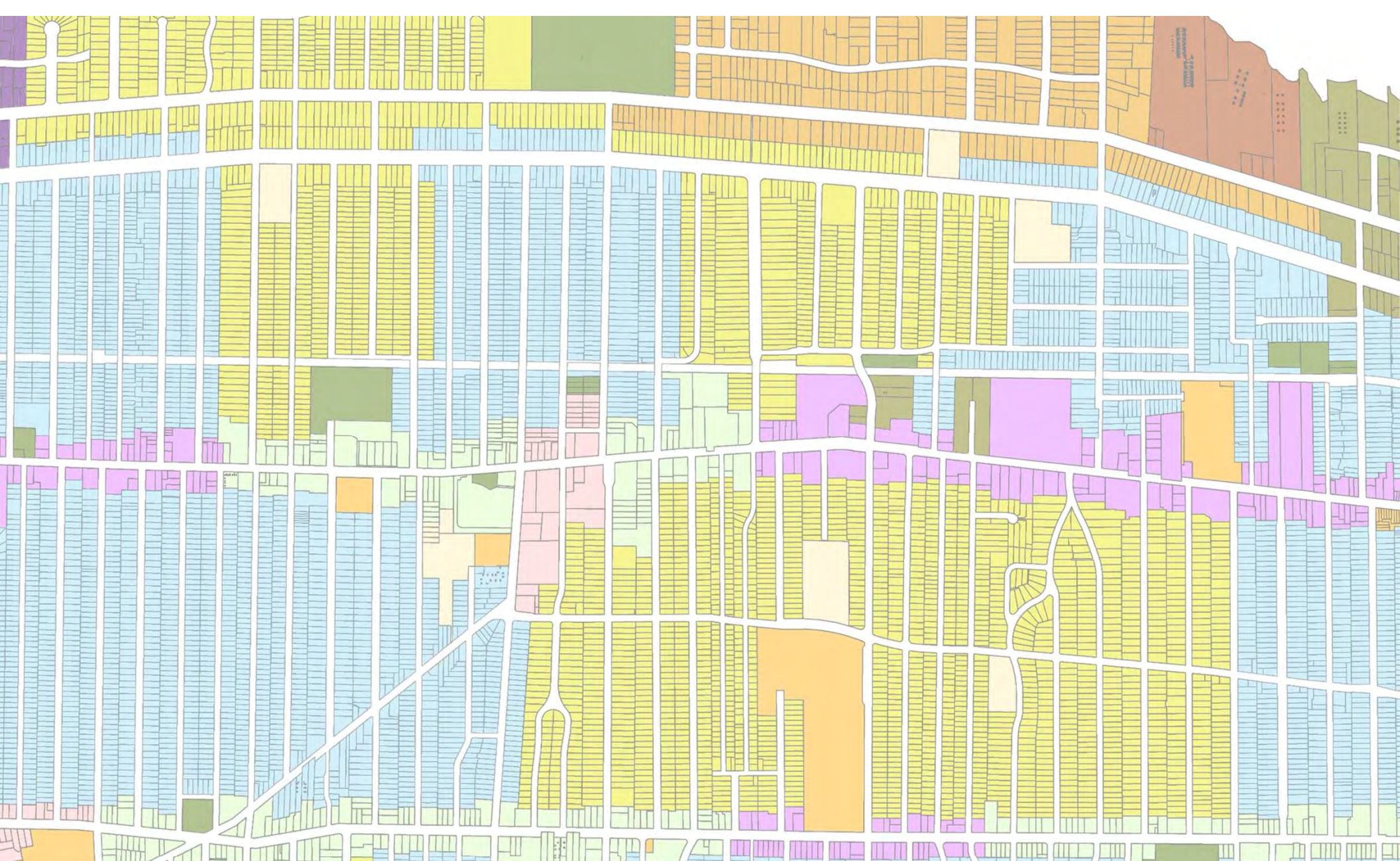
**Docket No. 05-36-25 (13200 Madison)**



**Docket No. 05-36-25 (13200 Madison)**



**Docket No. 05-36-25 (13200 Madison)**



# Architectural Board of Review

Sign Review – June 2025

**Applicant proposes new signage.**

**City Notes:**

- Applicant proposes added signage on monument sign ground signs – unknown size
- Max allowed square footage: unknown
- Total proposed square footage: unknown



Summary Approval with condition  
the lower box text fits on two lines



**Docket No. 06-44-25 (13535 Detroit)**

New Signage – Feels Good Yoga  
Michelle Sileo



# PIERSON MEDICAL & PROFESSIONAL BUILDING

Abco  Medical Center

 **FEELS GOOD YOGA**

Abdul M. Orra, D.O. Family Medicine

- Hot Power Yoga, Pilates, Sculpt
- Restorative, Gentle Yoga, Slow Flow Yoga

Mitchell L. Wax, Ph.D.  
Psychologist

**Premier Accounting Inc.**

**OFFICE SPACE AVAILABLE  
216-526-2437**

**13535 Detroit Ave.**




**Docket No. 06-44-25 (18001 Detroit)**

## **Applicant proposes new signage.**

### **City Notes:**

- Applicant proposes 2 ground signs – front (22 sq ft); rear (4.5 sq ft)
- Max allowed square footage: 100 sq ft
- Total proposed square footage: 26.5 sq ft
- Removal of old brick, railroad ties first, followed by new topsoil, grass, mulch & flower beds.



18001 Detroit Ave

**Summary Approval with condition  
that landscape bed will be installed**



**Docket No. 06-45-25 (18001 Detroit)**

**New Signage – St. Peters Episcopal Church  
David Tabor**



**Docket No. 06-45-25 (18001 Detroit)**



**Docket No. 06-45-25 (18001 Detroit)**



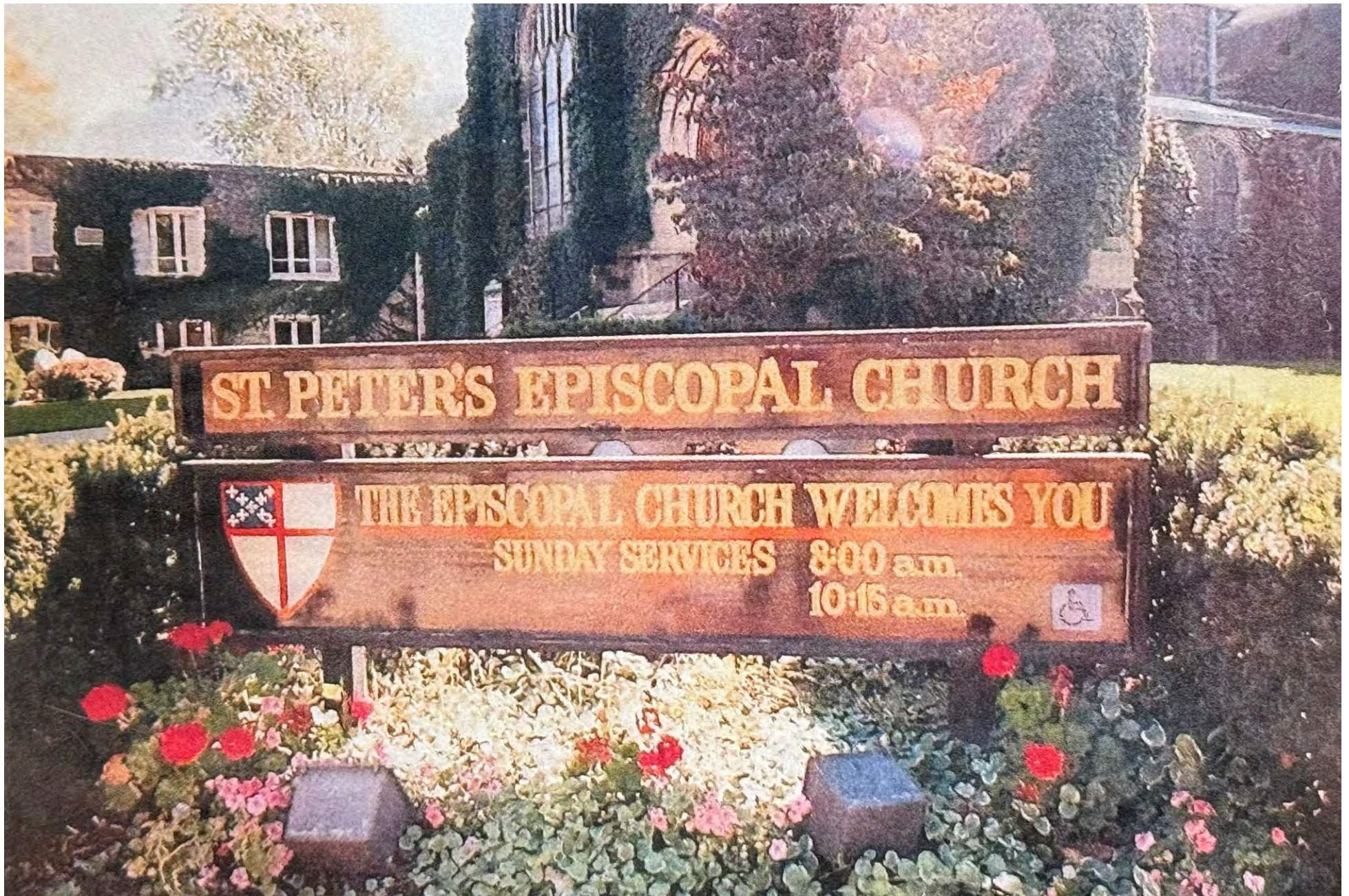
**Docket No. 06-45-25 (18001 Detroit)**





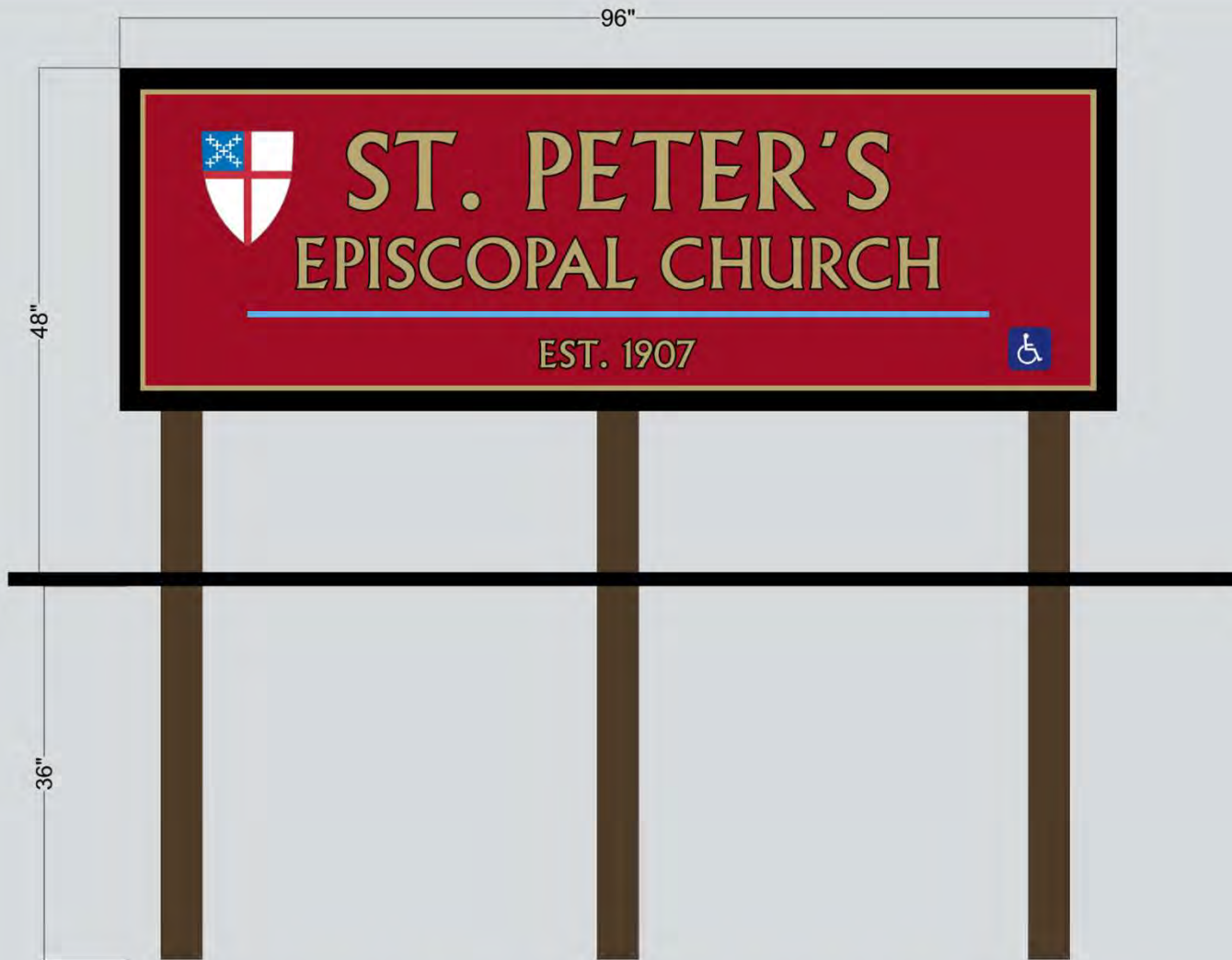
**Docket No. 06-45-25 (18001 Detroit)**





**Docket No. 06-45-25 (18001 Detroit)**

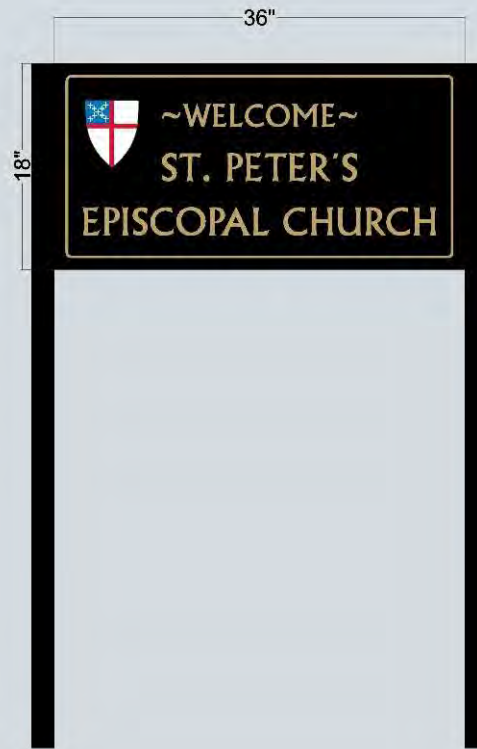




106L 1 shot Kool Crimson with 109L Metallic gold lettering  
or 352 Extra brilliant rich gold from crescent bronze



**Docket No. 06-45-25 (18001 Detroit)**

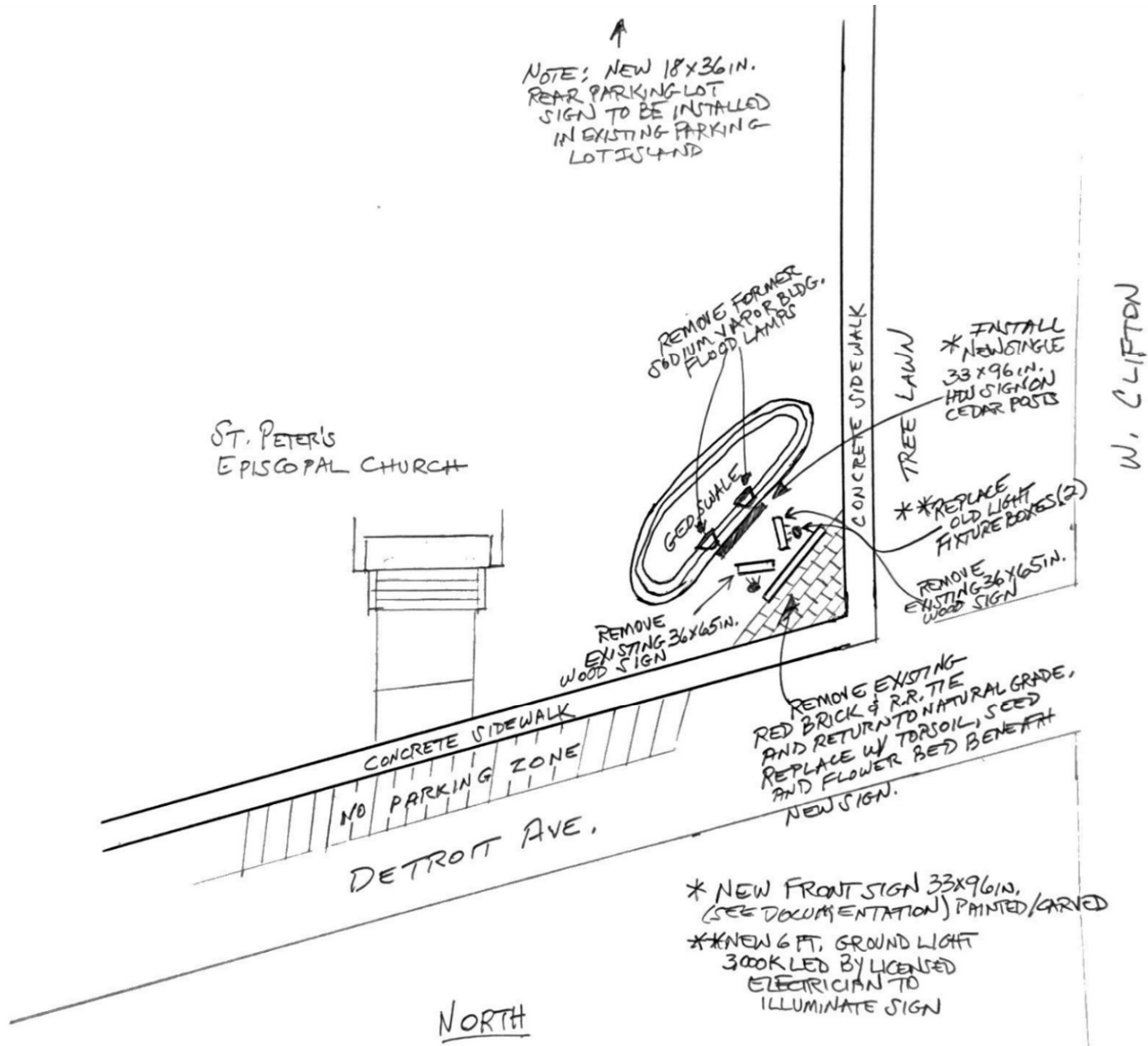


**PLEASE CHECK THE FOLLOWING. NO ORDERS WILL BE SENT TO PRODUCTION UNTIL FINAL APPROVAL IS RECEIVED.**

 <b>asa</b> a sign above 8982 Dutton Drive Twinsburg, Ohio 44087	<b>SIZE:</b>	<b>COLOR:</b>	<b>SPELLING:</b>	<b>CUSTOMER APPROVAL:</b>



**Docket No. 06-45-25 (18001 Detroit)**



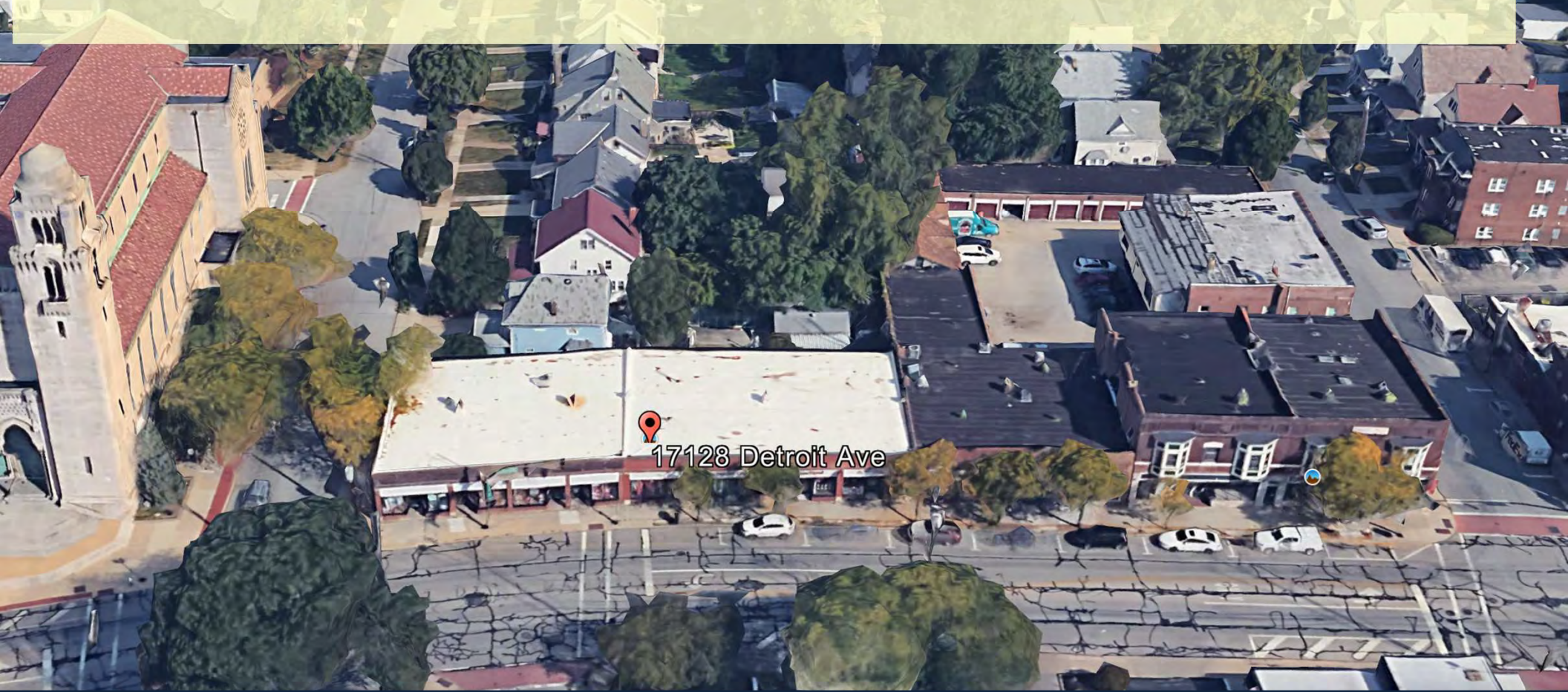
Docket No. 06-45-25 (18001 Detroit)



## **Applicant proposes new signage.**

### **City Notes:**

- Applicant proposes 1 wall sign (22.5 sq ft) and 1 blade sign (6 sq ft)
- Max allowed square footage: 100 sq ft
- Total proposed square footage: 28.5 sq ft
- Need window signage information



**Docket No. 06-46-25 (17128 Detroit)**

**New Signage – GV Art  
Shawn Warren**



logo 19.5" h x 144" w 1/2" ythick black cut PVC



32" dia 12 sq total 2 sides



MOUNTED WITH:  
3" LAG BOLTS WITH SLEEVES  
IN TO BRICK MORTAR ON CORNER PILLAR

**ERIE**  
design  
Signs, Banners & Graphics  
216-227-0043  
www.eriadesign.com

CLIENT:	GV ART & DESIGN	JOB #:	DATE:
ADDRESS:	17128 Detroit Ave		
REVISION HISTORY:	CHANGES MADE:		
DATE:		CLIENT SIGNATURE OF APPROVAL:	DATE:



**Docket No. 06-46-25 (17128 Detroit)**



logo 19.5" h x 144" w 1/2" ythick black cut PVC



32" dia 12 sq total 2 sides



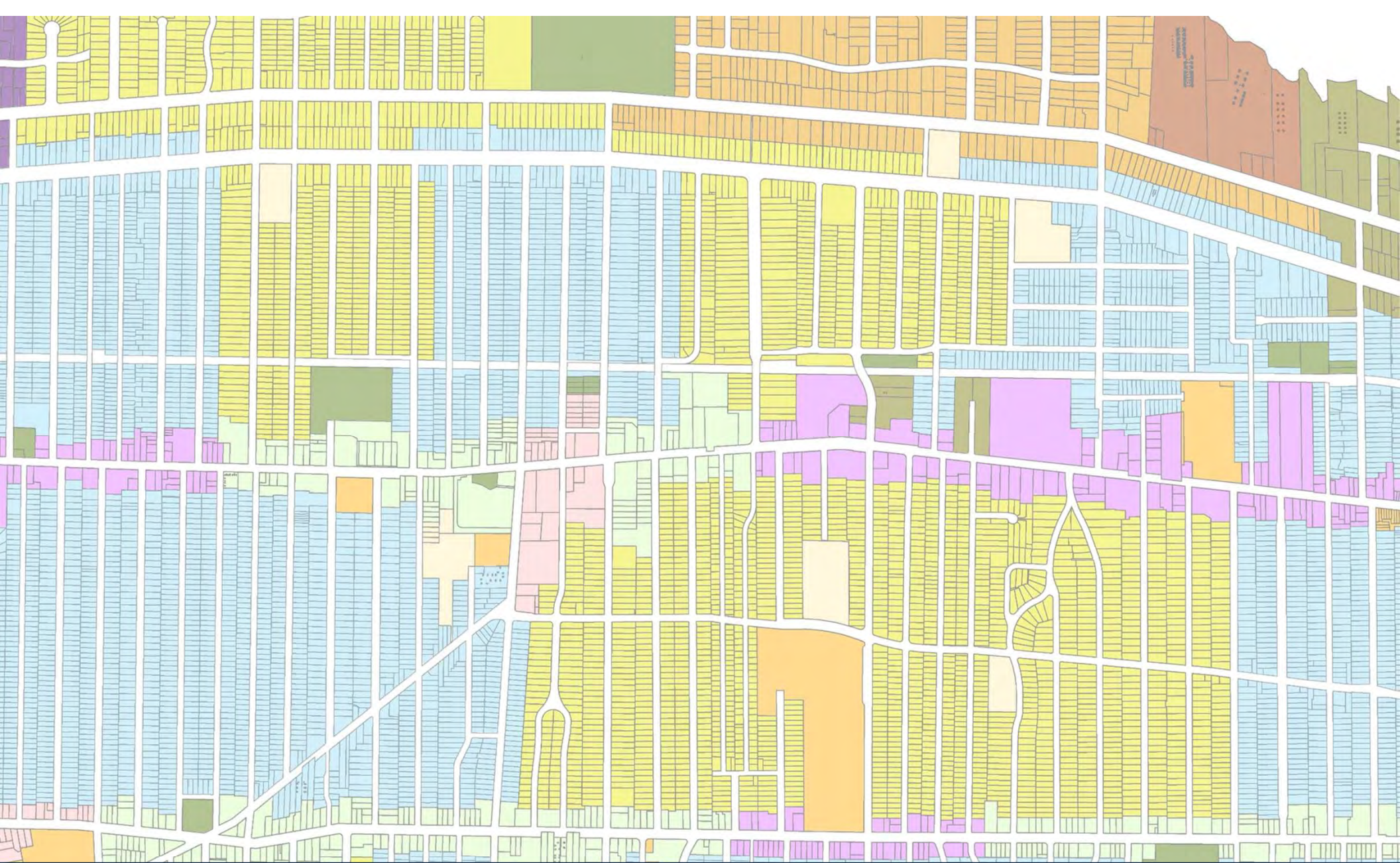
MOUNTED WITH:  
3" LAG BOLTS WITH SLEEVES  
IN TO BRICK MORTAR ON CORNER PILLAR



CLIENT:	GV ART & DESIGN	JOB #:	DATE:
ADDRESS:	17128 Detroit Ave		
REVISION HISTORY:	CHANGES MADE:		
DATE:		CLIENT SIGNATURE OF APPROVAL:	DATE:



**Docket No. 06-46-25 (17128 Detroit)**



# Architectural Board of Review

June 2025

**Applicant proposes construction of new garage.**

**City Notes:**

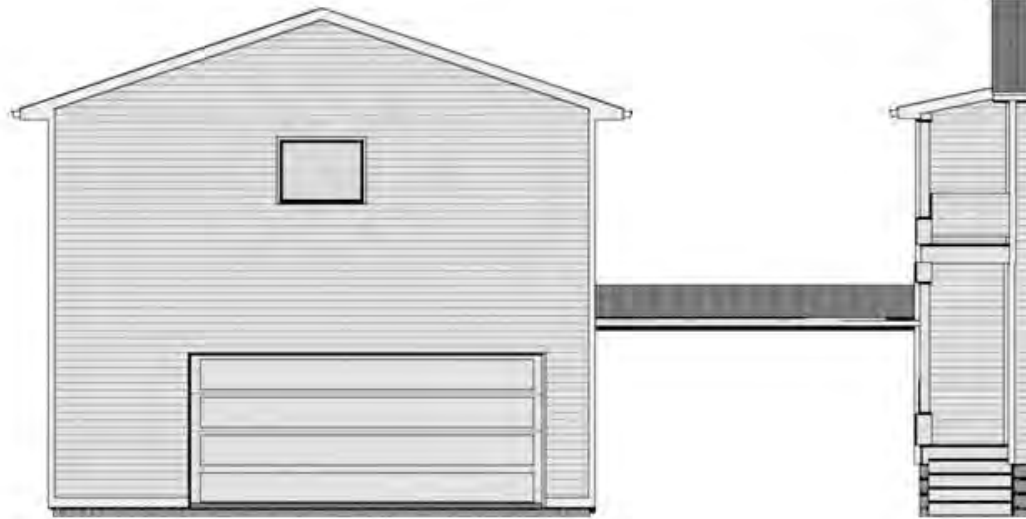
- Need elevation of existing house with proposed structure, as well as the adjacent house.
- Materials information, lighting proposed?
- Need site plan and floor plan
- Concerned with height: contextually out of character with the rest of the area.
- Relate window on 2<sup>nd</sup> floor to original house in some way
- Breezeway doesn't line up to doors.

**Deferral to July**

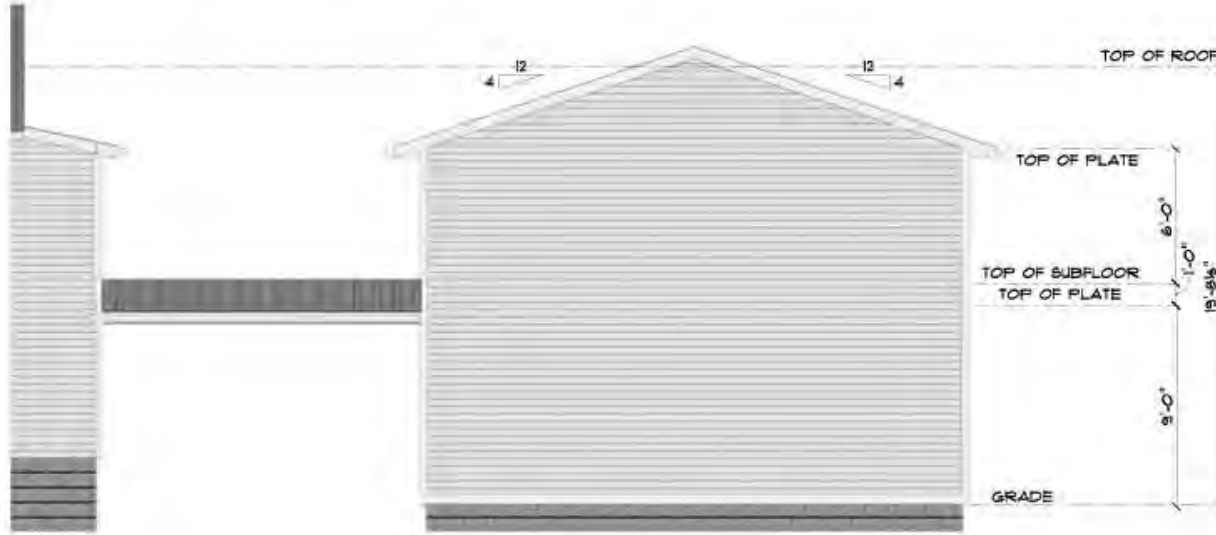


**Docket No. 06-47-25 (1655 Roosevelt)**

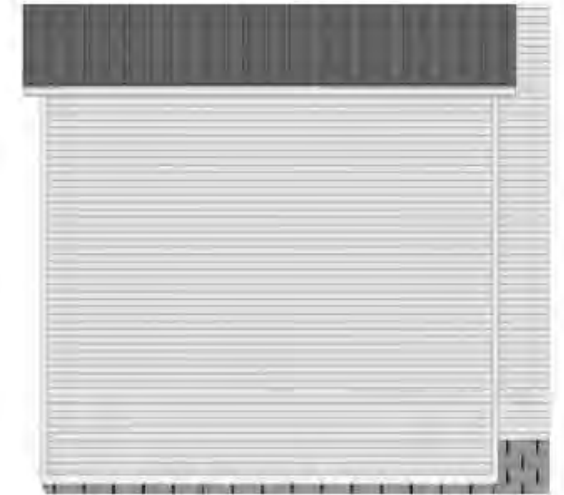
Residence – Garage  
Christopher Walling



North Elevation  
SCALE: 3/8" = 1'-0"



South Elevation  
SCALE: 3/8" = 1'-0"



East Elevation  
SCALE: 3/8" = 1'-0"

BR DRAFTING & DESIGN LLC  
164 SOUTH WOODRIDGE LANE SUITE #173  
LAKELWOOD, OH 44130  
OH 44130-8101 / (419) 332-6600  
info@brdesign.com / brdesign.com

GARAGE ADDITION  
1655 ROOSEVELT AVE  
LAKELWOOD, OH

CONTRACT NOTICE:  
ALL DRAFTING DEPICTED IN THESE DRAWINGS ARE DONE WITH THE EXPRESS PERMISSION OF THE CLIENT. IF A DRAFTING AND DESIGN FIRM HAS BEEN USED TO PREPARE THESE DRAWINGS OR CONTRACTS, PLEASE PREPARE CONTRACTIVE WORK AND PUBLISH/COPYRIGHT THE WORKS AS THEY SEE FIT.

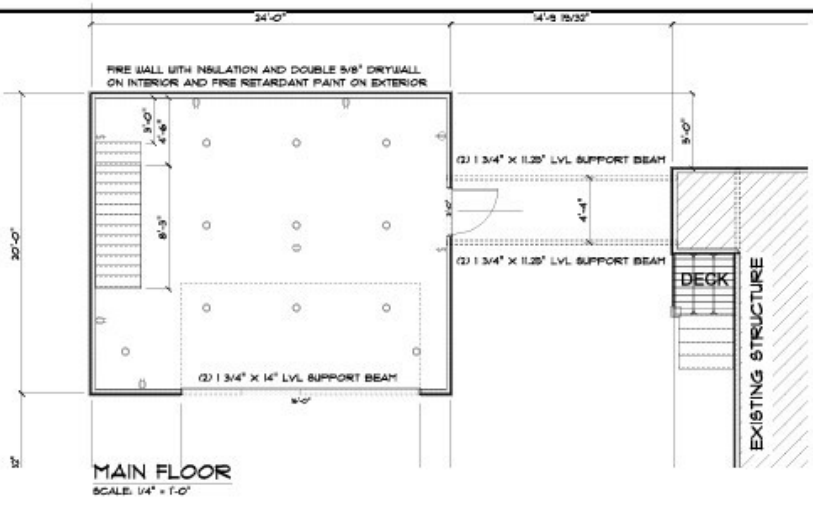
SCALE: 3/8" = 1'-0"  
DRAWN BY: BENJAMIN BOGLERS  
DATE: Thursday, April 17, 2025

BR DRAFTING & DESIGN  
DESIGN

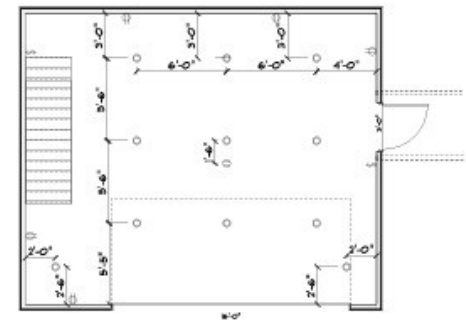
5  
ELEVATIONS



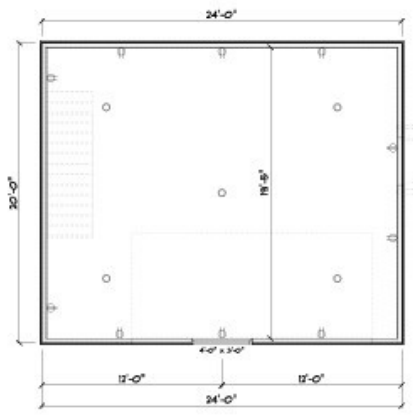
# Docket No. 06-47-25 (1655 Roosevelt)



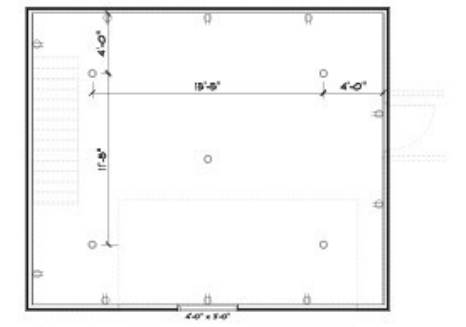
**MAIN FLOOR**  
SCALE: 1/4" = 1'-0"



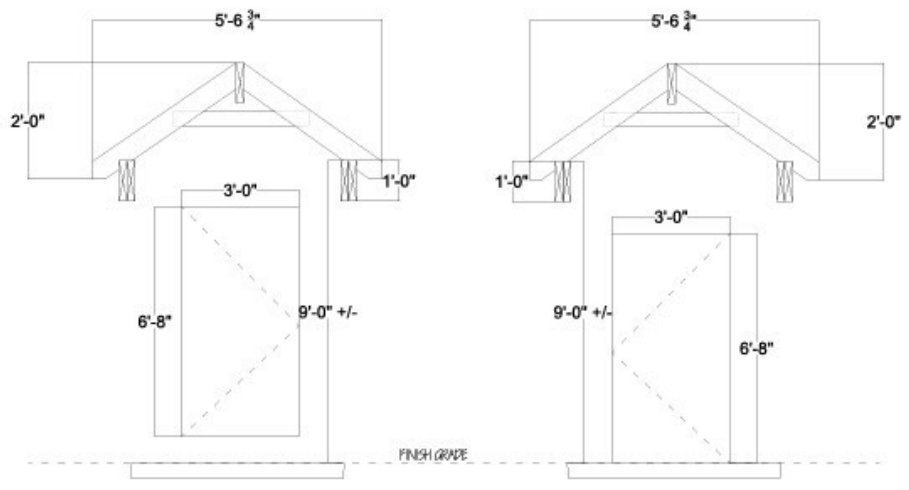
**MAIN FLOOR - ELECTRICAL**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR - ELECTRICAL**  
SCALE: 1/4" = 1'-0"



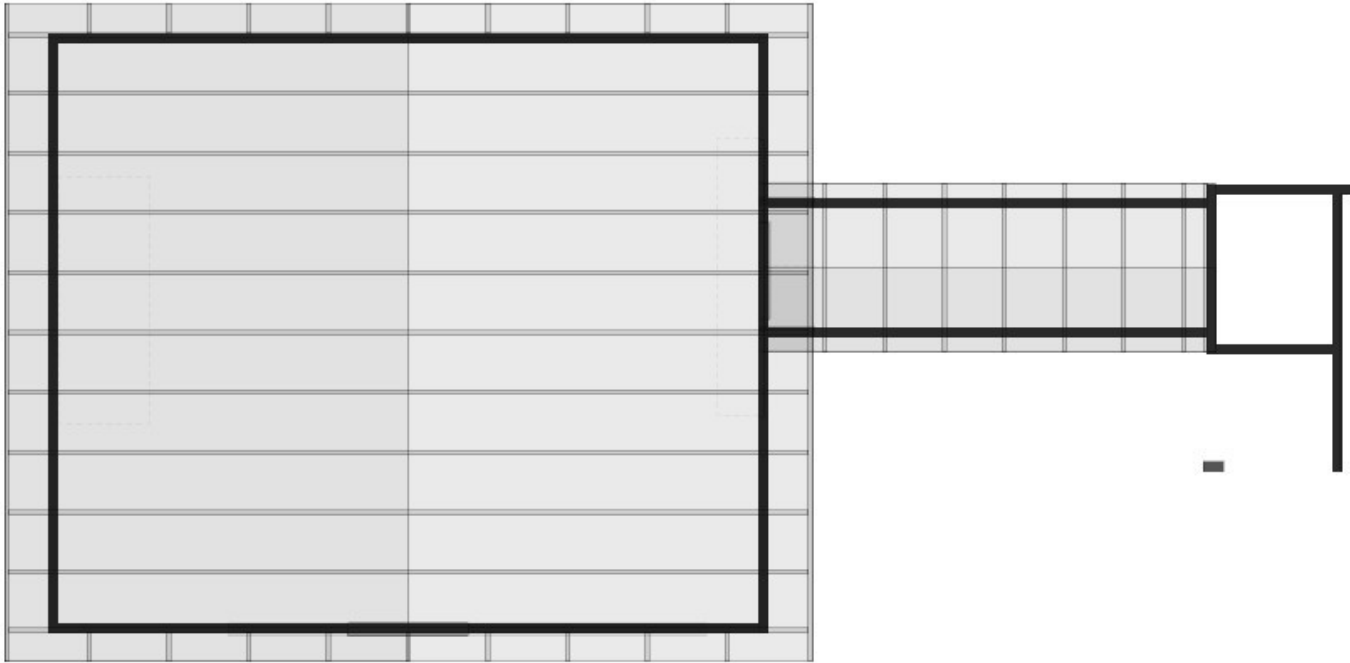
**BREEZEWAY CUTAWAY**  
SCALE: NOT TO SCALE

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 6inch	16	○
ceiling receptacle duplex	1	⊙
outlet	15	⊙
switch	2	⊙

ALL DRAFTING SERVICES  
 ALL DRAFTING DEPICTED IN THESE DRAWINGS ARE DONE WITH  
 THE EXPRESS PERMISSION OF THE CLIENT. B R DRAFTING AND  
 DESIGN LLC RECEIVED THE RIGHT TO MAKE COPIES, SELL OR  
 REPRODUCE ANY PART OF THESE DRAWINGS AND ANY  
 PRODUCT THEREON AT THE WORKS AND THEY SIZE FIT.  
 SCALE: AS NOTED  
 DRAWN BY: SENJALIN ROGERS  
 DATE: Thursday, April 17, 2025  
 GARAGE ADDITION  
 1655 ROOSEVELT AVE  
 LAKEWOOD, OH  
 B R DRAFTING & DESIGN LLC  
 114 SOUTHWEST STREET SUITE #710  
 OH 440 332-8010 / MO 914-622-6000  
 info@brdesign.com / brdesign.com

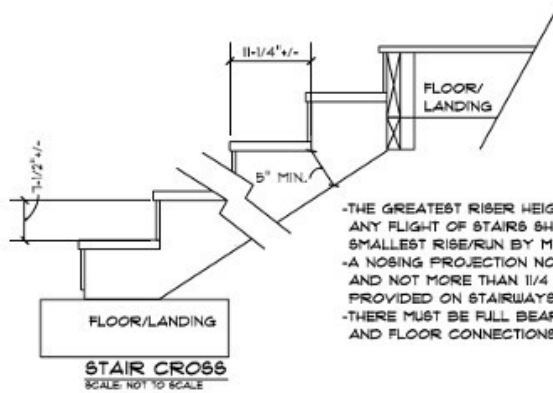


# Docket No. 06-47-25 (1655 Roosevelt)



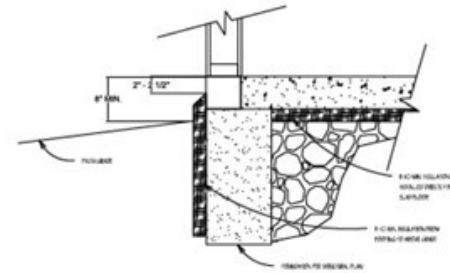
**ROOF OVERVIEW**  
SCALE: 1/2" = 1'-0"

PROPOSED ROOF STRUCTURES SHALL BE FRAMED USING ENGINEERED TRUSSES DESIGNED BY OTHERS.



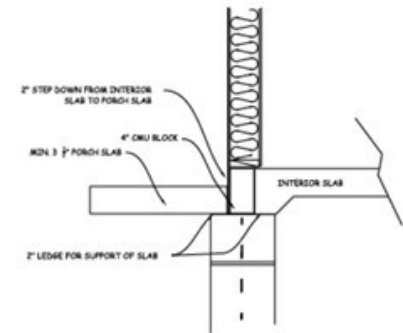
- THE GREATEST RISER HEIGHT OR TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST RISE/RUN BY MORE THAN 3/8".
- A NOSING PROJECTION NOT LESS THAN 3/4 INCH AND NOT MORE THAN 1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS
- THERE MUST BE FULL BEARING AT ALL LANDINGS AND FLOOR CONNECTIONS

**STAIR CROSS**  
SCALE: NOT TO SCALE

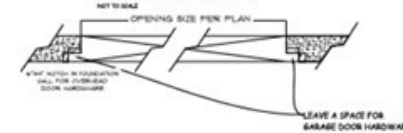


**SLAB INSULATION DETAIL**  
SCALE: NOT TO SCALE

**FRONT PORCH/GARAGE FLOOR SLAB DETAIL**  
NOT TO SCALE



**GARAGE DOOR DETAIL**  
NOT TO SCALE



BR DRAFTING & DESIGN LLC  
104 SOUTH WHITE STREET SUITE #10  
LAKESIDE, OH 44022-3600  
OH 440-325-8410 FAX 440-325-6600  
info@brdesign.com | brdesign.com

**BR**  
3 / 5  
OVERVIEW

**GARAGE ADDITION**  
1655 ROOSEVELT AVE  
LAKESIDE, OH

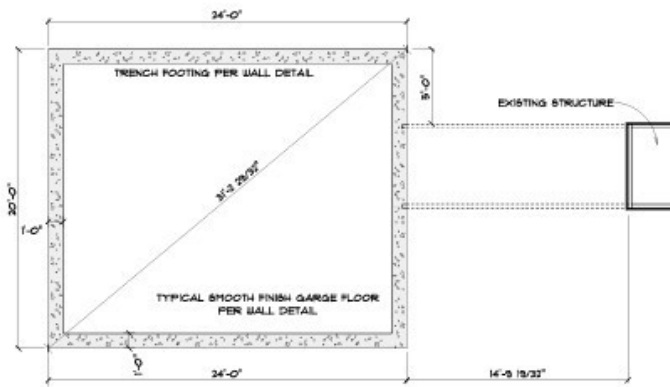
SCALE: 1/2" = 1'-0"  
DRAWN BY: BENJAMIN ROEDERS  
DATE: Thursday, April 17, 2015

DISCLAIMER NOTICE:  
COPY HEREON IS FOR THE USE OF THE CLIENT. BR DRAFTING AND DESIGN LLC RESERVES THE RIGHT TO MAKE COPIES, SELL OR OTHERWISE REPRODUCE ANY INFORMATION CONTAINED HEREON. BR DRAFTING AND DESIGN LLC SHALL NOT BE RESPONSIBLE FOR THE WORK OR THE RESULTS THEREOF.

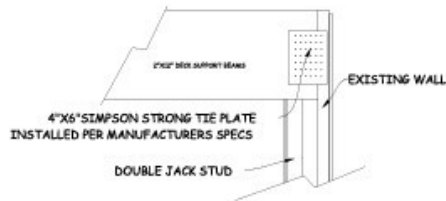
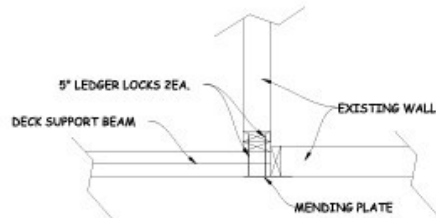


**Docket No. 06-47-25 (1655 Roosevelt)**

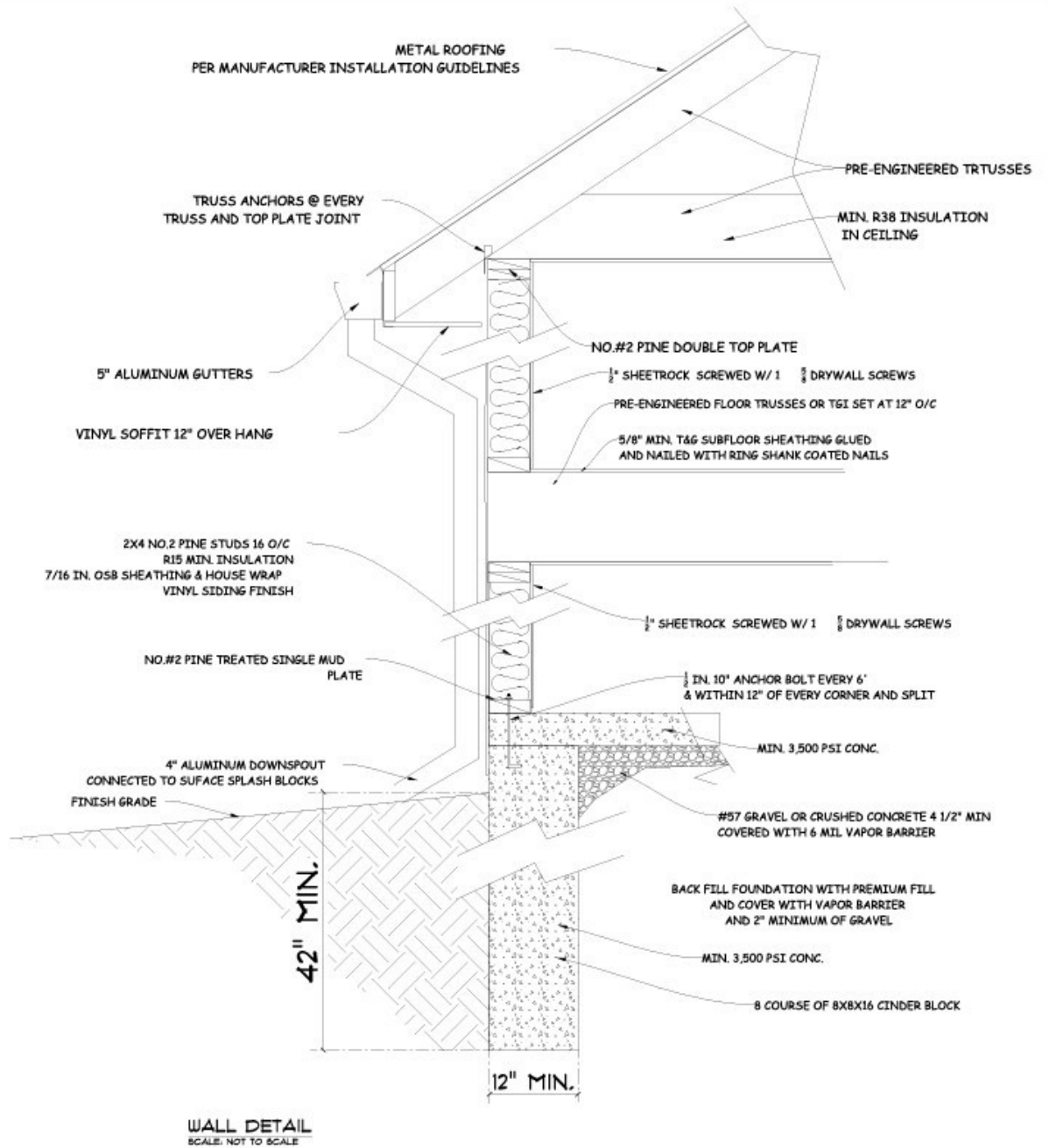




**FOUNDATION**  
SCALE: 1/4" = 1'-0"



**BEAM CONNECTION**  
SCALE: NOT TO SCALE



**WALL DETAIL**  
SCALE: NOT TO SCALE

CONTRACT NOTES:  
ALL DRAFTING DELETED IN THESE DRAWINGS ARE DONE WITH THE EXPRESS PERMISSION OF THE CLIENT. B R DRAFTING AND DESIGN LLC RESERVES THE RIGHT TO MAKE ANY CHANGES OR PUBLICLY DISPLAY THE WORK AS THEY SEE FIT.  
SCALE: AS NOTED  
DRAWN BY: SOLJAVIN ROGERS  
DATE: Thursday, April 17, 2025

**GARAGE ADDITION**  
1655 ROOSEVELT AVE  
LANEBLOCC, OH

**B R DRAFTING & DESIGN LLC**  
104 SOUTH WIRTH STREET SUITE #470  
OH 44733-8017 / 760.944.6600  
br@brdesign.com / brdesign.com

**BR** DRAFTING & DESIGN

5/5

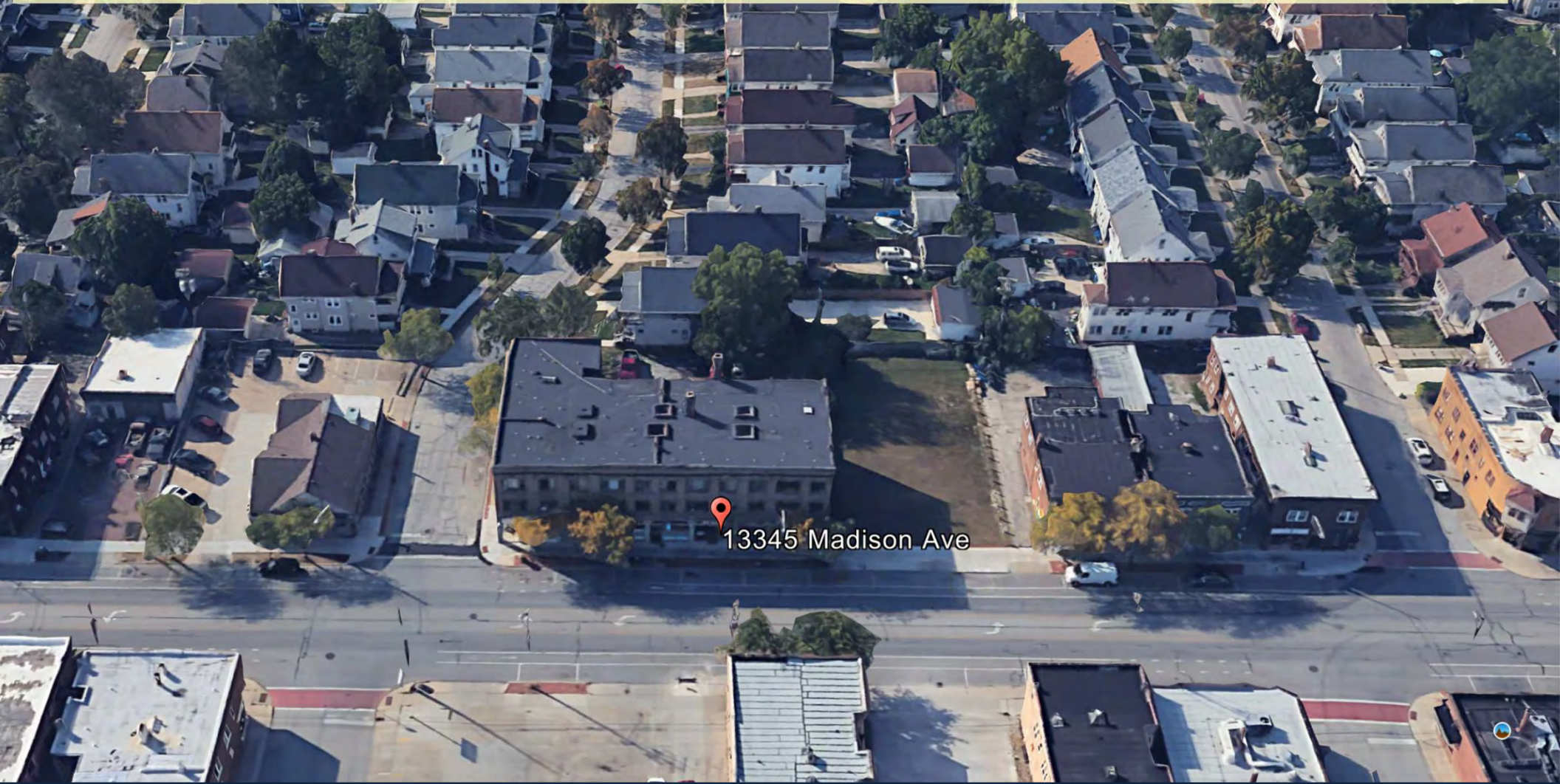


**Docket No. 06-47-25 (1655 Roosevelt)**

**Applicant proposes mural.**

**City Notes:**

N/A



13345 Madison Ave



**Docket No. 06-48-25 (13345 Madison)**

**Commercial – Mural  
Daniel Rothstein**



**Docket No. 06-48-25 (13345 Madison)**

The BEHR Masonry, Stucco and Brick Paint is a high-quality, satin acrylic latex paint with a 20-year customer satisfaction guarantee. This interior/exterior, self-priming, alkali and mildew resistant finish also provides excellent adhesion, coverage and water repellency and color retention. Ideal for use on properly prepared interior or exterior vertical surfaces such as stucco, masonry, concrete, concrete block and brick as well as adjacent wood and metal.



### Highlights

- Excellent hide, coverage, adhesion and water repellency
- Durable satin finish
- Alkali and mildew resistant finish (ideal for new or weathered stucco)
- Easy clean up with soap and water
- Self-priming, acrylic latex paint



**Docket No. 06-48-25 (13345 Madison)**

**Applicant proposes exterior renovation.**

**City Notes:**

- No parking lot included in this proposal
- Any signage will need separate approval



**Deferral to July**

16024 Madison Ave



**Docket No. 06-49-25 (16024 Madison)**  
Neighborhood Pediatrics – Exterior Renovation  
Michael Daso



1 SOUTH ELEVATION - MADISON AVENUE  
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION - NORTHLAND AVE  
SCALE: 3/16" = 1'-0"



Existing Brick



DARK BROWN BRONZE COMPOSITE PANEL  
Niche Architectural Block Modern Series - Mocha



FAUX STONE COMPOSITE PANEL  
Niche Architectural Block Modern Series - Autumn Brown



PROPOSED SCENCE  
Lumina Synca DY302 - Steel Gray

**ADA ARCHITECTS**  
16024 MADISON AVE  
LAKESWOOD, OH 44107  
Phone (216) 521-5114 Fax (216) 521-1424  
www.adaarchitects.com

**NEIGHBORHOOD PEDIATRICS, LLC**  
16024 MADISON AVE  
LAKESWOOD, OH 44107

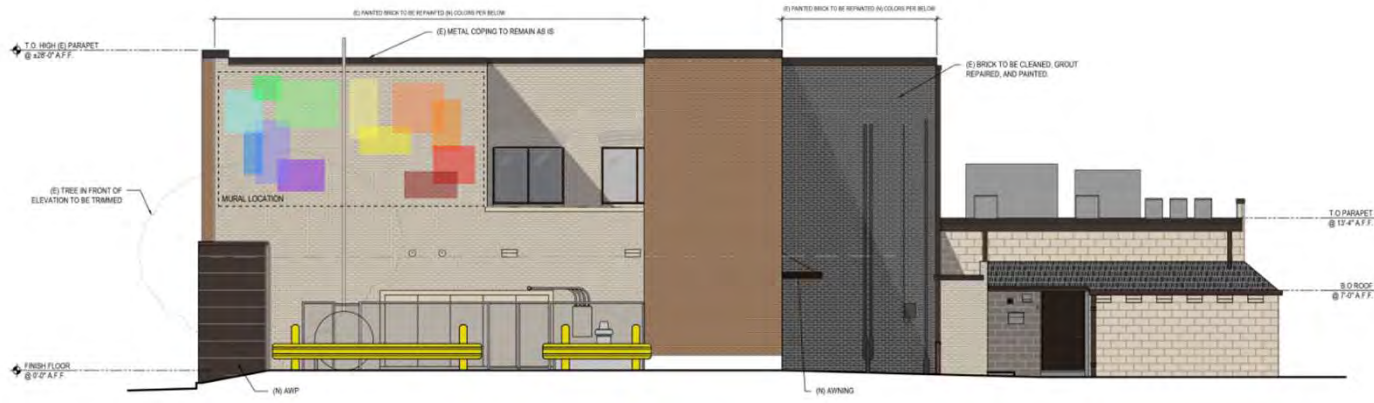
THESE DOCUMENTS CONTAIN INFORMATION PROPRIETARY TO ADA ARCHITECTS, INC. UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.

NO.	DATE	TYPE

PRELIMINARY EXTERIOR ELEVATIONS  
DATE: 4/29/25  
JOB NO.: 24472  
**EL-1**



**Docket No. 06-49-25 (13345 Madison)**



1 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

REVISIONS	
#	DATE / TYPE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PRELIMINARY  
EXTERIOR  
ELEVATIONS

DATE 4/29/25  
JOB NO. 24472



**Applicant proposes construction of garage on corner lot.**

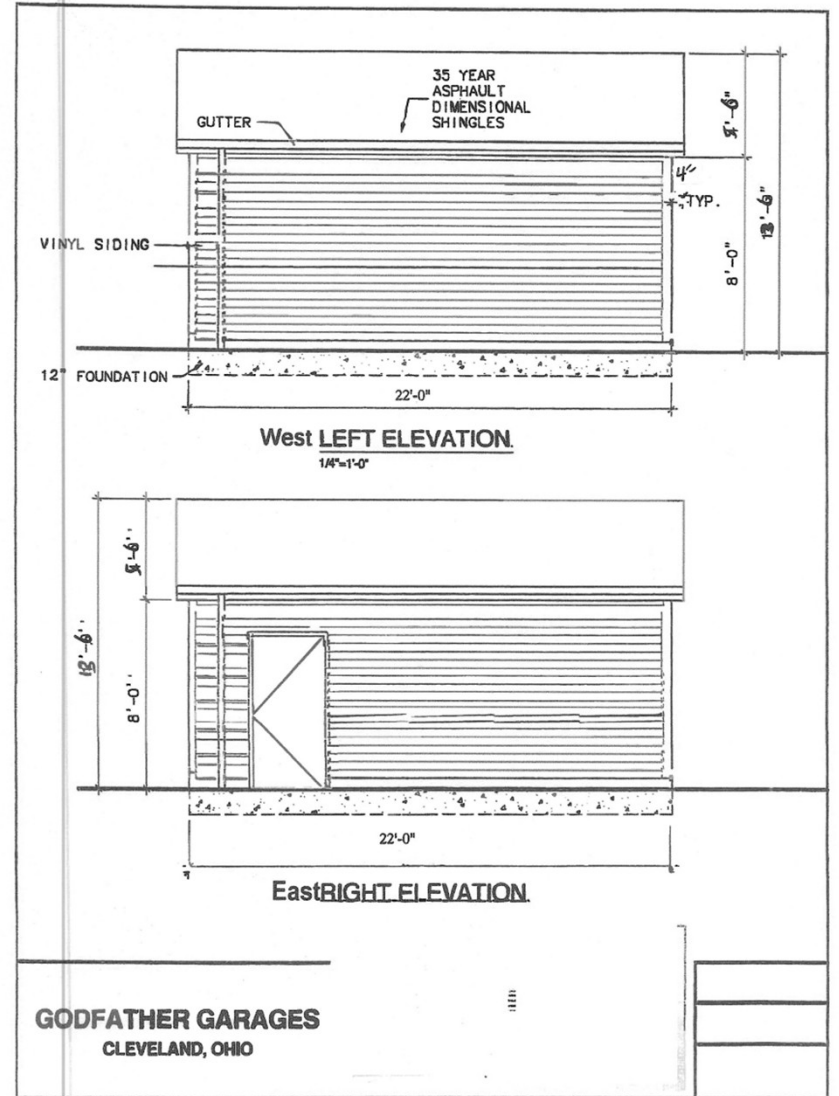
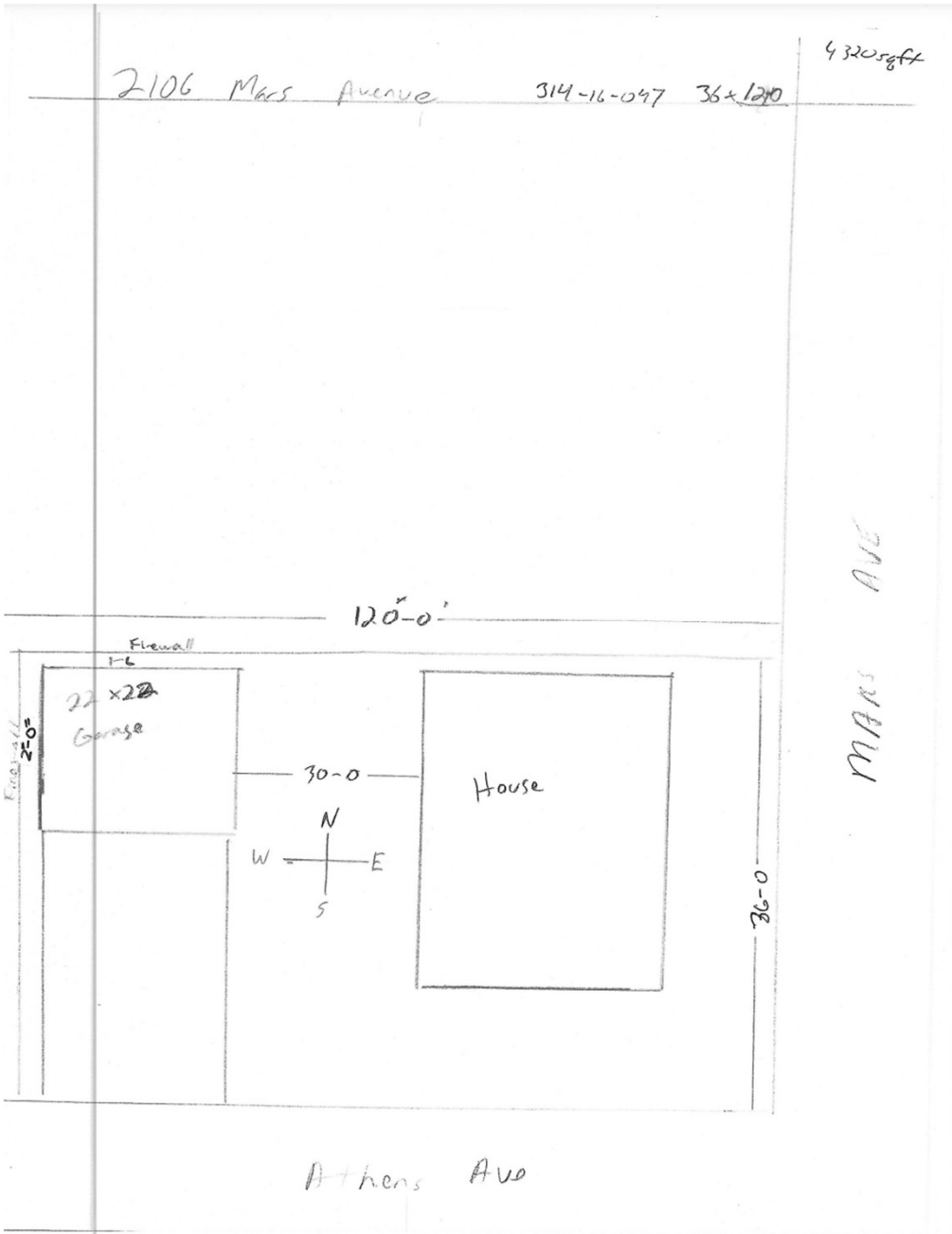
**City Notes:**

- To match existing house color
- New garage will be in former garage's site

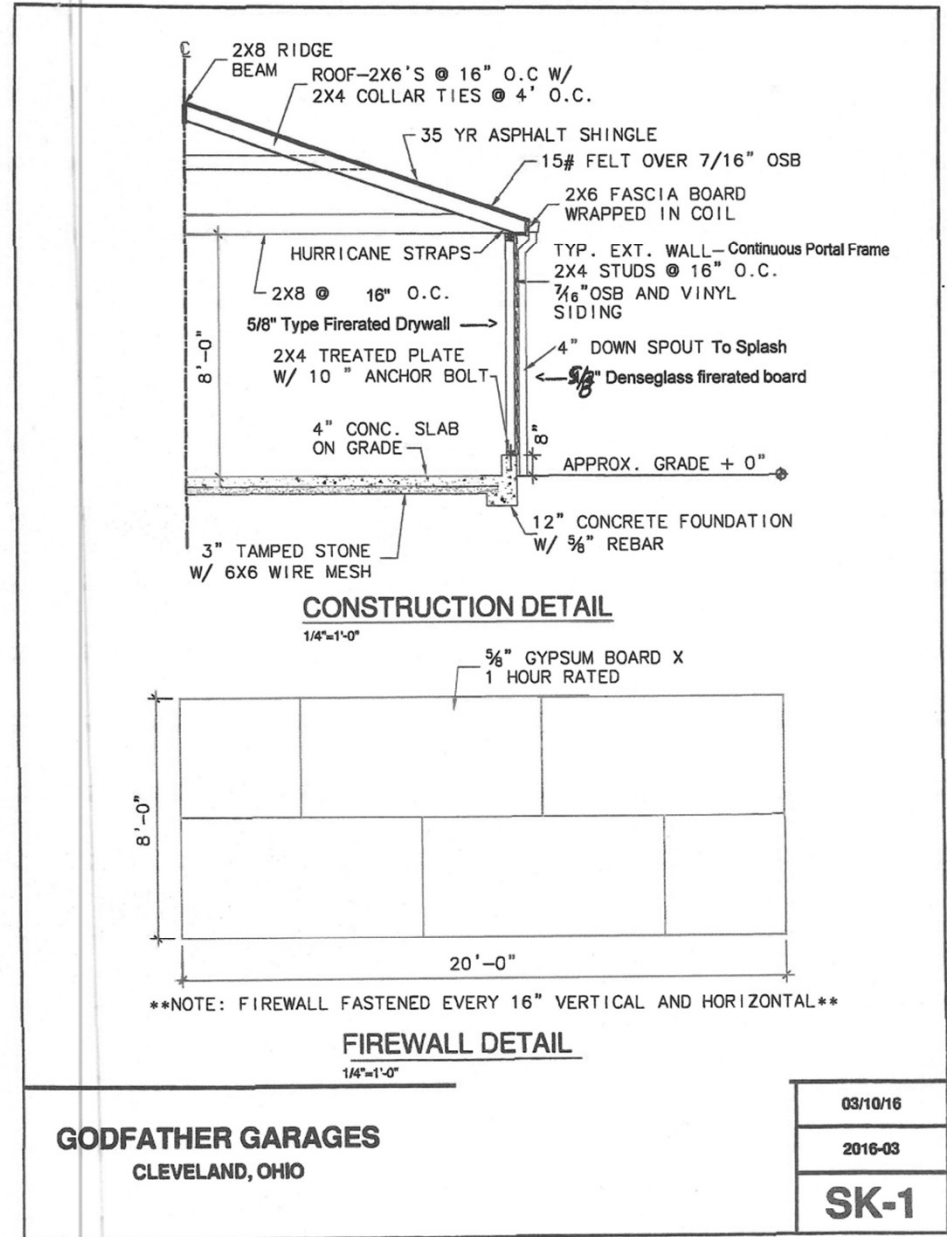
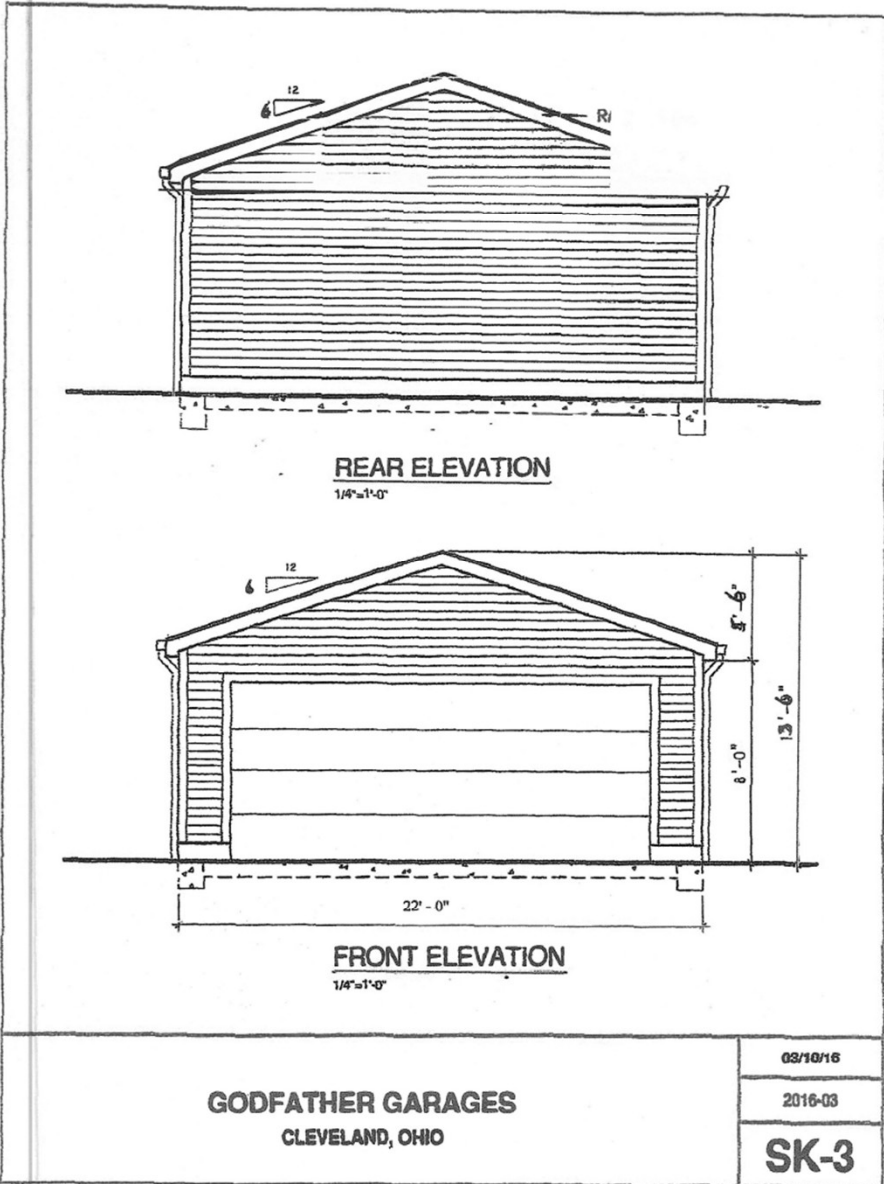


**Docket No. 06-50-25 (2106 Mars)**

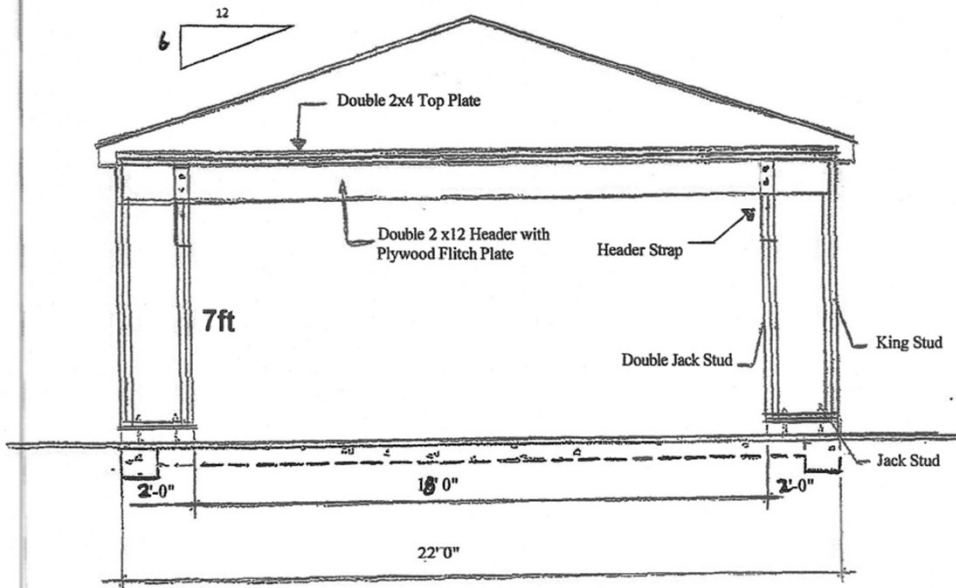
**Residence – Garage  
Steve Mazzone**



**Docket No. 06-50-25 (2106 Mars)**

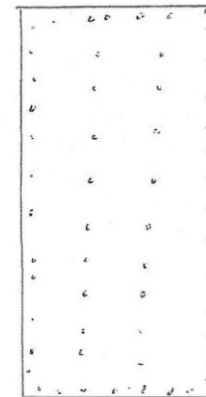


**Docket No. 06-50-25 (2106 Mars)**



Header Detail  
1/4" = 1'-0"

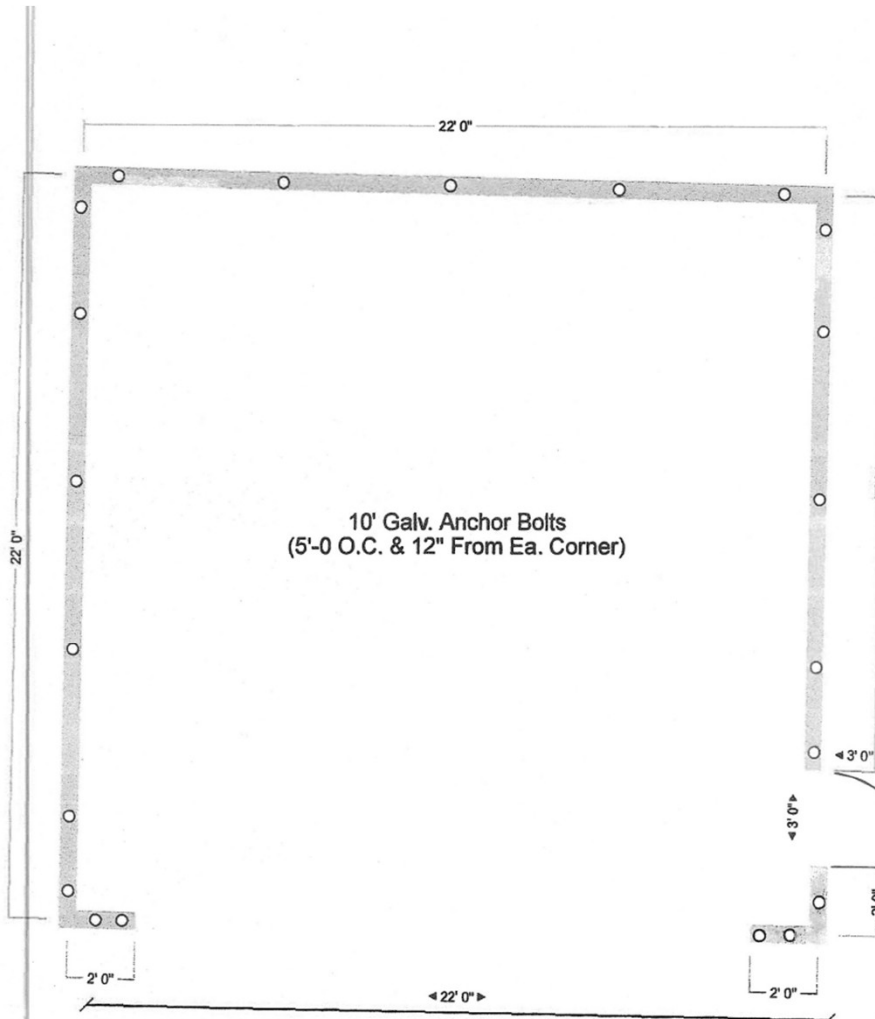
Partial Wall Nailing Pattern



8d common nails  
3" O.C. on perimeter  
6" O.C. field

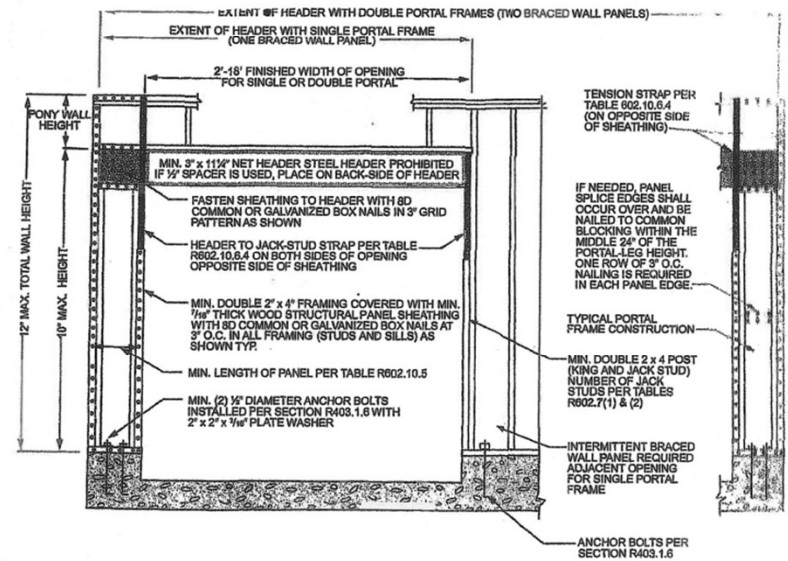


Docket No. 06-50-25 (2106 Mars)



10' Galv. Anchor Bolts  
(5'-0 O.C. & 12" From Ea. Corner)

**Anchor Bolt Plan**  
1/4" = 1' - 0



FRONT ELEVATION

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

**FIGURE R602.10.6.3**  
**METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORY I**

2015 INTERNATIONAL BUILDING CODE



**Applicant proposes addition.**

**City Notes:**

- Materials/cut sheets

**Deferral to July**

1070 Rosalie Ave



**Docket No. 06-51-25 (1070 Rosalie)**

Residence – Addition  
Lee Pozek

**GENERAL NOTES:**

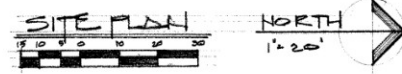
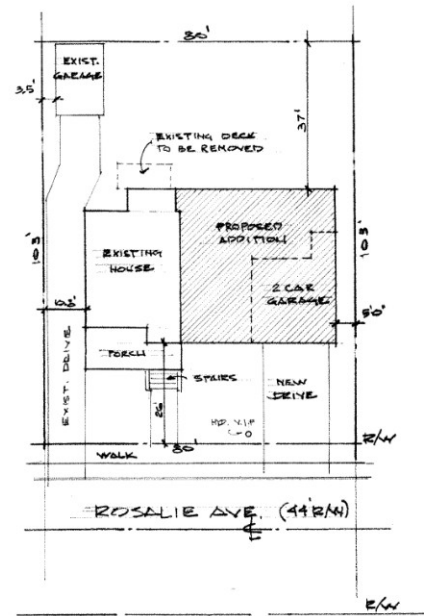
- All work to conform to local codes, building code, and codified ordinances of the village / city with jurisdiction.
- Contractor is responsible for obtaining all required permits and scheduling following inspections.
- Contractor to review the existing conditions and accept them as base bid. Review with the owners area of work; route of access; material storage location; limits of disruption and replacement of landscaping.
- Contractor to submit proposed schedule for start and completion of this project with his bid to the owner. Review hours of work, length of services interruption and areas of construction equipment storage.
- Contractor to remove all debris from site at completion of job and dispose of properly as required.
- All work to be completed in craftsmanlike manner using new first quality materials installed with the manufacturer's specifications. Contractor to provide all required fasteners, couplings, connectors to complete project in proper manner.
- Contractor to notify architect of any change, error or newly discovered condition which conflict with the design. The architect will review and offer a solution, any work under taken without the architect's approval will be the sole responsibility of the contractor and done at his risk and expense.
- Contractor will select method of construction and assumes all risks in bracing, shoring, blocking and fencing to keep construction area and the existing site safe during construction.
- Contractor to review with the owners the selection of finish materials. The installation of all finishes requires the installer to fully review and accept the base materials and structure as adequate prior to finish installation. The performance of the selected finishes is solely the installer's responsibility.

MEC ✓ PERSCRIPTIVE METHOD

CLIMATE ZONE B

GLAZING U 0.35 MAX  
 CEILING R-3.5 MIN  
 WALLS R-13 MIN  
 BASEMENT R-10 MIN

HOUSE DATA	EXIST.	ADDITION
BASEMENT	720 SF	990 SF
FIRST FLOOR	824 SF	990 SF
SECOND FLOOR	792 SF	-
GARAGE	-	500 SF



INFORMATION TAKE FROM SURVEY SUPPLIED BY OWN. ASSUMED CORRECT. CONTRACTOR TO VERIFY IN FIELD PRIOR TO START OF CONSTRUCTION.

DRAWING INDEX

- 1 TITLE SHEET SITE PLAN
- 2 EAST ELEVATION
- 3 NORTH ELEVATION
- 4 WEST ELEVATION CROSS SECTION
- 5 FOUNDATION PLAN
- 6 FLOOR PLAN
- 7 SECTIONS DETAIL
- 8 MECHANICAL PLANS

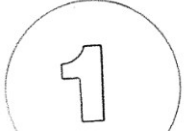
LEE J. POZEK ARCHITECT  
 5222 Colbrook Drive  
 Mantua, Ohio 44255  
 330-274-2889

PROPOSED ADDITION  
 ALEXANDER FAMILY  
 1070 ROSALIE AVE  
 LAKEWOOD, OHIO

5-18-25-200



29002



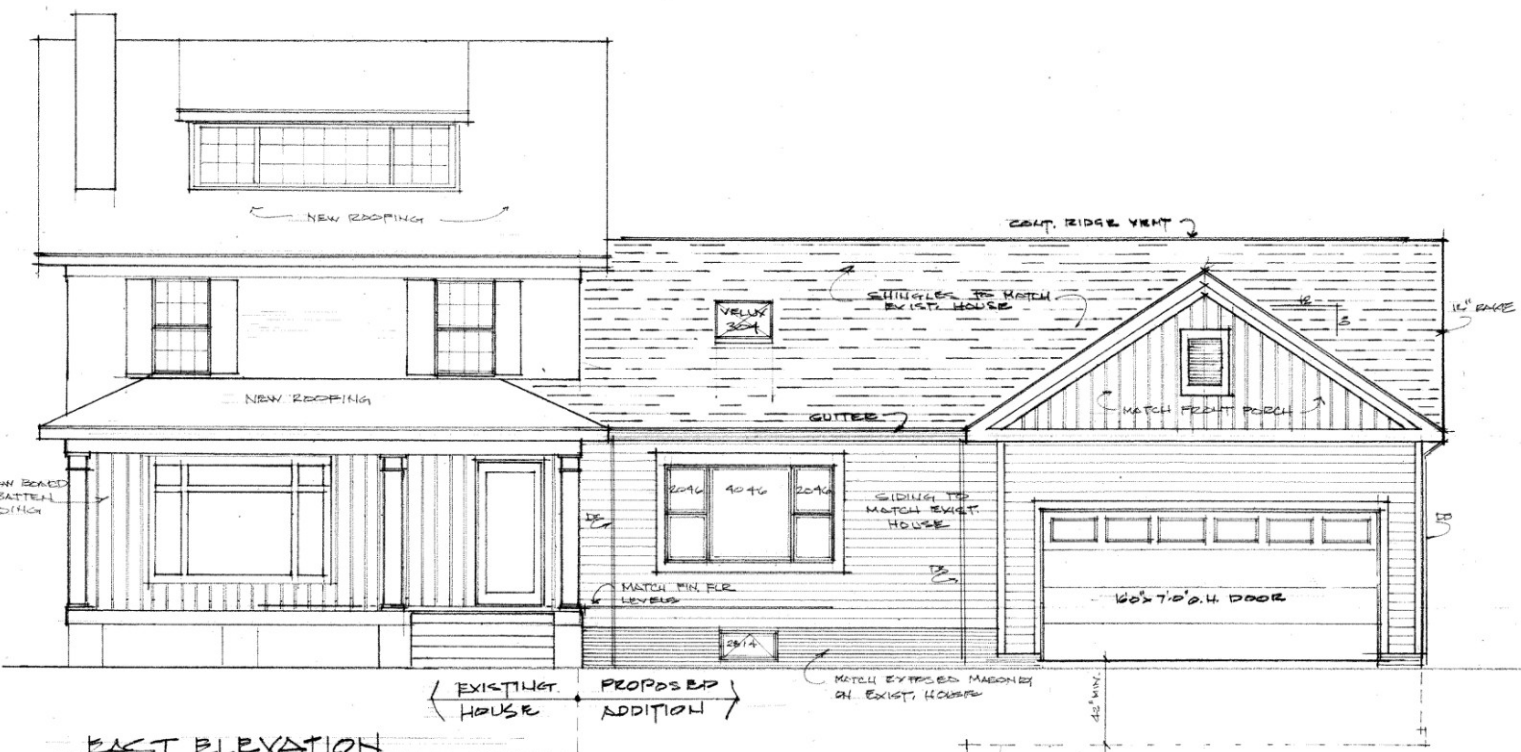
**Docket No. 06-51-25 (1070 Rosalie)**

PROPOSED ADDITION  
 ALEXANDER FAMILY  
 1070 ROSALIE AVE  
 LAKEWOOD, OHIO

5-18-25 ABB



25002



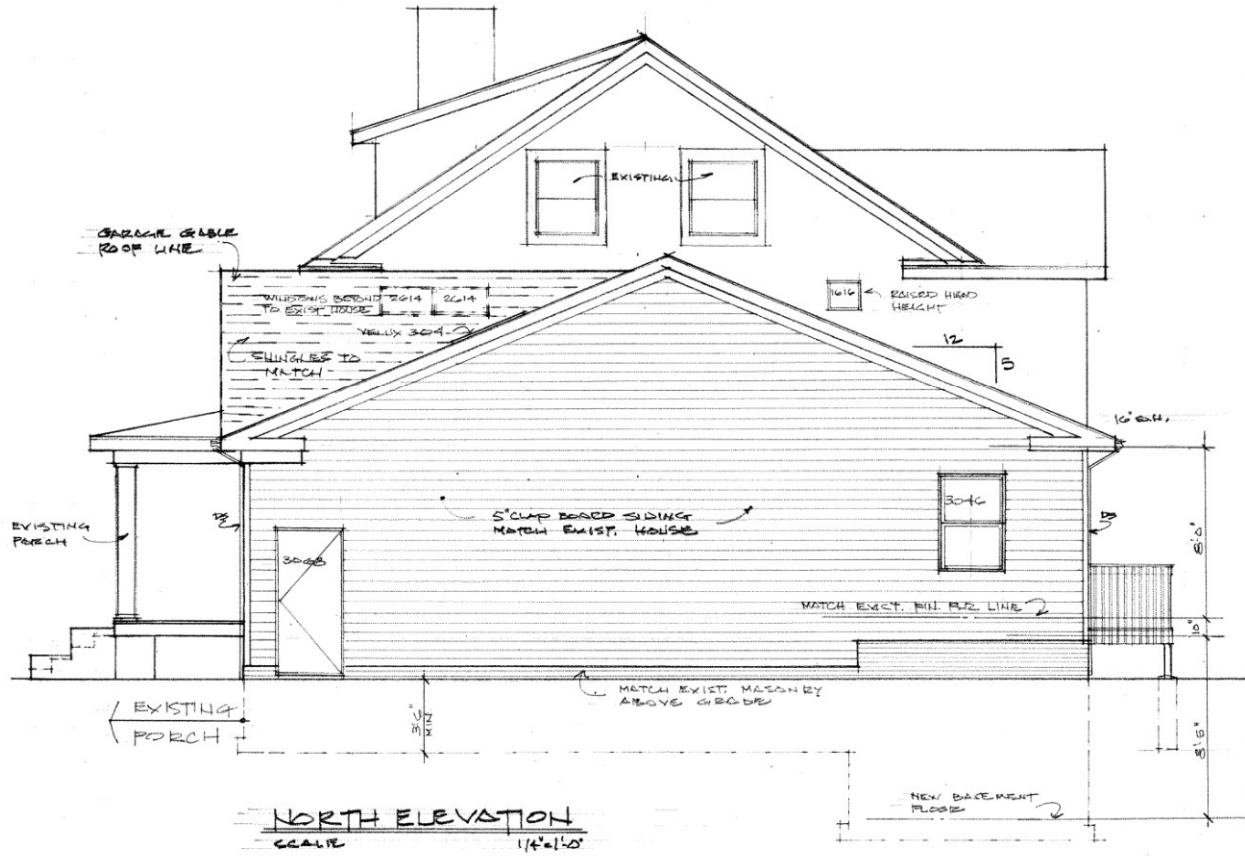
**EAST ELEVATION**  
 SCALE 1/4"=1'-0"

**COLOR SCHEDULE**

- BACK RED - MATCH EXIST.
- SIDING 5" CLAP BOARD OXFORD BLUE
- ACCENT SIDING 7" BOARD & BATTEN DEEP MINERAL
- WINDOWS PACIFIC BLUE
- TRIM PACIFIC BLUE
- GUTTER & DS PACIFIC BLUE
- DRAWING LADDERS UNICOL



**Docket No. 06-51-25 (1070 Rosalie)**



PROPOSED ADDITION  
 ALEXANDER FAMILY  
 1070 ROSALIE AVE  
 LAKEWOOD, OHIO

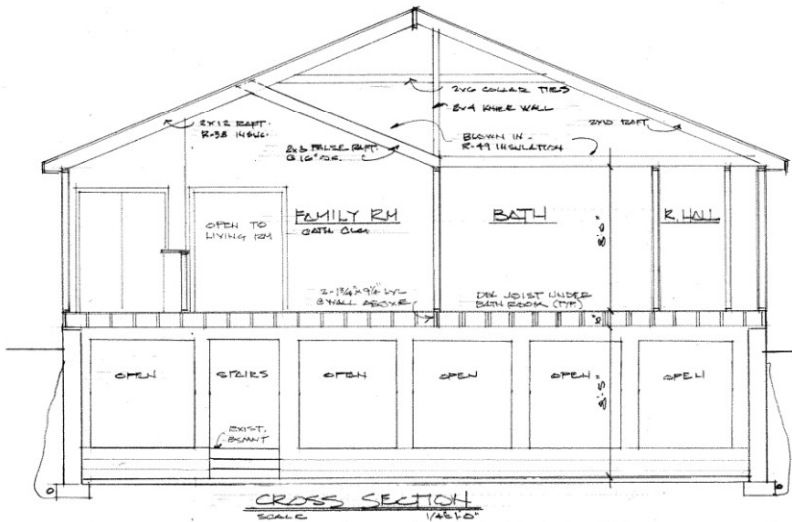
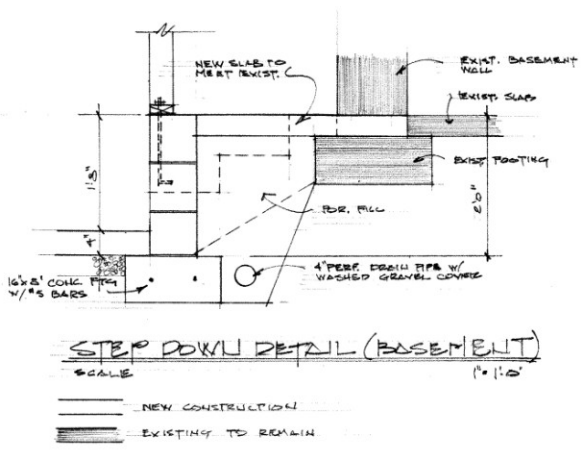
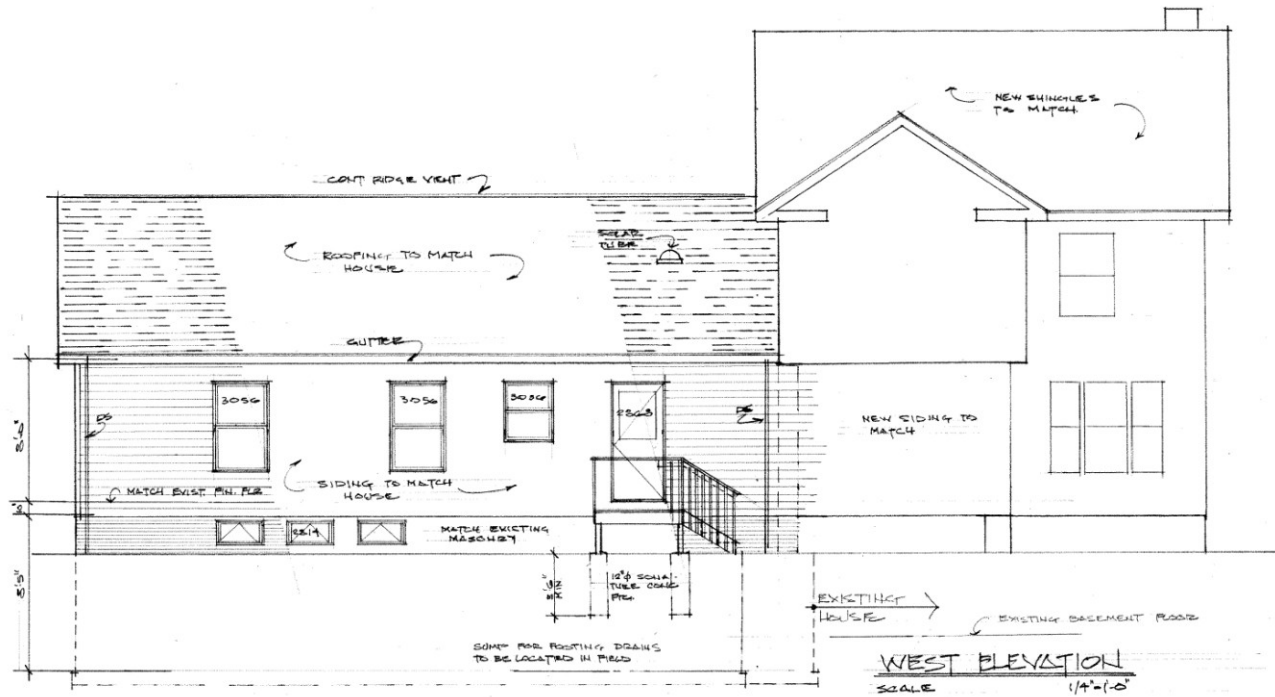
5-13-25 JED



25002



Docket No. 06-51-25 (1070 Rosalie)



LEE J. POZEK ARCHITECT  
 5222 Coldbrook Drive  
 Mansfield, Ohio 44255  
 330-274-2889

PROPOSED ADDITIONAL  
 ALEXANDER FAMILY  
 1070 ROSALIE AVE  
 LAKEWOOD, OHIO

5-18-25 ADP



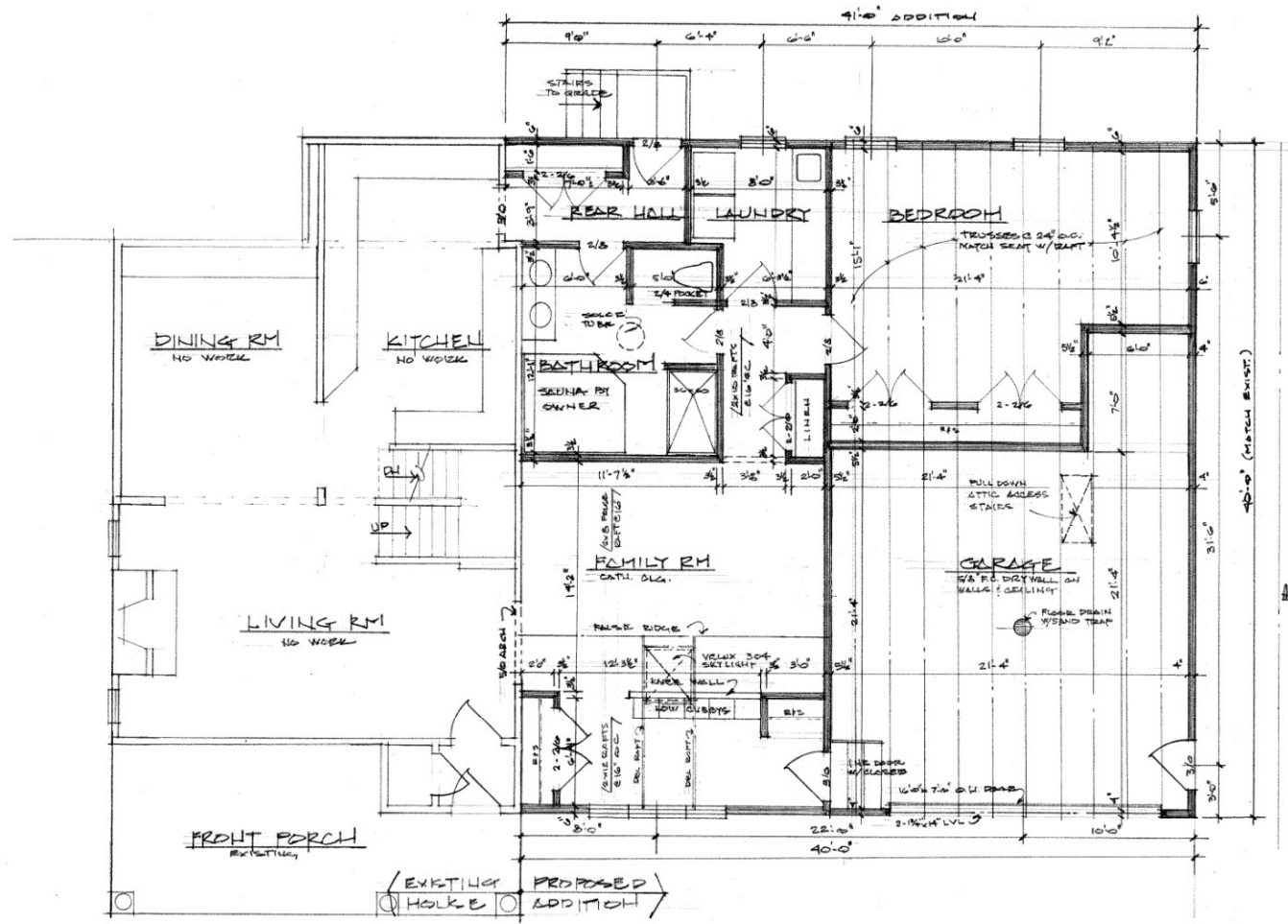
25002



Docket No. 06-51-25 (1070 Rosalie)



LEE J. POZEK ARCHITECT  
 5222 Coldbrook Drive  
 Mansfield, Ohio 44255  
 330-274-2888



PROPOSED ADDITION  
 ALEXANDER FAMILY  
 1070 ROSALIE AVE  
 LAKEWOOD, OHIO

5.18.25 APR  
 CAL 29, '25



25002



EXISTING FLOOR PLAN  
 SCALE 1/4"=1'-0"  
 ———— EXISTING TO REMAIN  
 ===== NEW CONSTRUCTION

ADDITION PLAN  
 SCALE 1/4"=1'-0"

**FRAMING NOTES:**  
 All framing material used for structural framing to be minimum Fb 1200 PSI, kiln dried and dimensionally stable.  
 All headers to be on edge with 1/2" plywood plate unless noted otherwise.  
 Double all joists under tubs, spas and parallel partitions and any area as noted.  
 Balloon frame all open wells over 8'-0" unless noted otherwise. 2 x 6 studs for any wall over 12'-0"



# Docket No. 06-51-25 (1070 Rosalie)

LEE J. POZEK ARCHITECT  
 5222 Goldbrook Drive  
 Mansfield, Ohio 44255  
 330-274-2888

PROPOSED ADDITION FAMILY  
 ALEXANDER FAMILY  
 1070 ROSALIE AVE  
 LAKEWOOD, OHIO

9-13-25 AEB

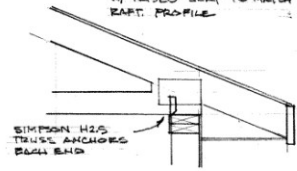


25002

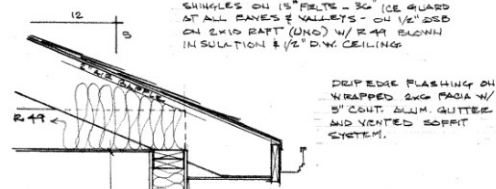


NOTE:

PRE-ENGINEERED TRUSS  
 W/ RAISED SEAT TO MATCH  
 RAFT PROFILE



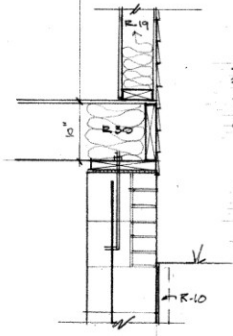
TRUSS OPTION  
 SCALE 1/4"=1'-0"



SINGLES ON 15" FELT - 30" ICE GUARD  
 AT ALL GABLES & VALLEYS - ON 1/2" OSB  
 ON EXIST RAFT (UND) W/ R-19 BATT  
 INSULATION & 1/2" D.W. CEILING

DRIP EDGE FLASHING ON  
 WRAPPED 2x6 FASCIA W/  
 5" CONT. D.W.M. GUTTER  
 AND VENTED SOFFIT  
 SYSTEM.

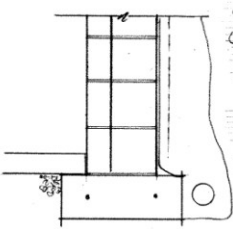
VINYL SIDING ON TYPICAL  
 WRAP ON 1/2" OSB ON 2x6  
 STUDS W/ R-19 INSULATION  
 1/2" DRYWALL



3/4" T&G STUDD FLOOR ON  
 EXIST JOIST W/ R-30 BOX END  
 INSULATION ON 2x12 MUD SILL  
 W/ 1/2\"/>

BRICK ABOVE GRADE  
 TO MATCH EXISTING BRICK

FINISH GRADE (TO REMAIN)



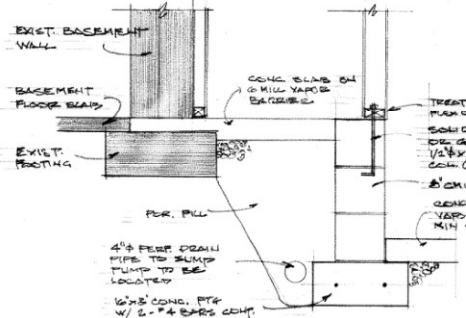
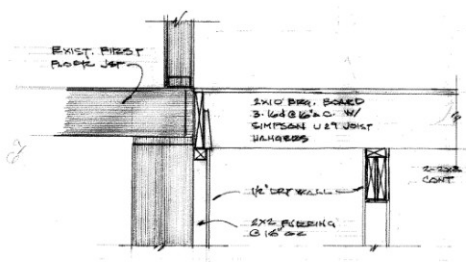
12\"/>

1\"/>

2x6\"/>

4\"/>

TYPICAL WALL SECTION  
 SCALE 1/4"=1'-0"



BASEMENT STEP DOWN  
 SCALE 1/2"=1'-0"

GARAGE WALL  
 SCALE 1/4"=1'-0"

INSULATING DRAIN  
 BOARD OR FOAM CORES  
 PROVIDE R-10 INSULATION  
 ON BASEMENT WALLS

R-10

R-10

R-10

R-10

1/2"=1'-0"

1/2"=1'-0"

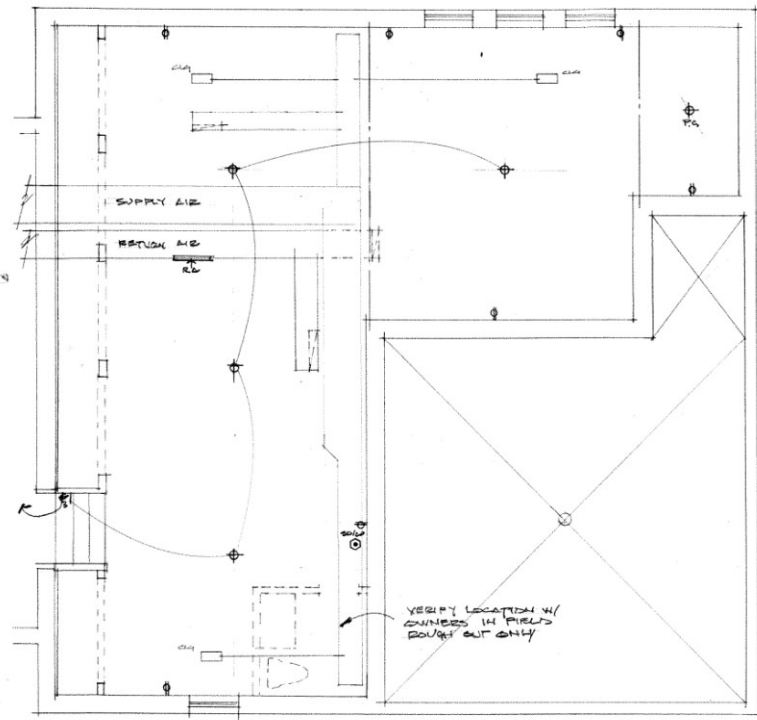
1/2"=1'-0"

1/2"=1'-0"

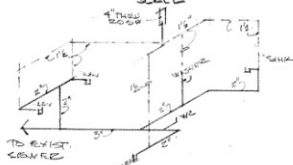
1/2"=1'-0"



Docket No. 06-51-25 (1070 Rosalie)



**BASMENT MECHANICALS**  
SCALE 1/4" = 1'-0"

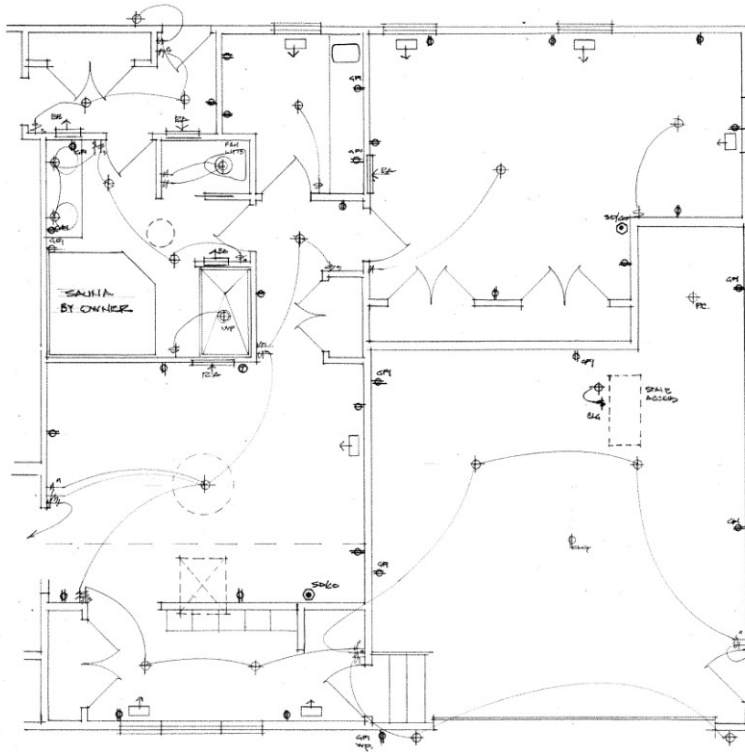


**PLUMBING 50**  
N.T.S.

**HVAC LEGEND**

- SUPPLY DIFFUSER (2" x 2" THROAT w/ DAMPER)
- RETURN AIR GRILL (SIZES VARY)
- ⊖ THERM STAT - AUTO SET BACK
- ⊙ SMOKE DETECTOR - CARBON MONOXIDE DETECTOR - HARD WIRED - INTERCONNECTED WITH BATTERY BACK UP
- ⊖ CEILING FIXTURE
- BB BASE BOARD FURNACE
- EF EXHAUST FAN - EXHAUST DIRECT TO EXTERIOR

**NOTE:** EXTEND EXISTING DUCT WORK HVAC UNIT SIZED FOR THIS ADDITION.



**FIRST FLOOR MECHANICAL**  
SCALE 1/4" = 1'-0"

**ELECTRICAL LEGEND**

- ⊖ SINGLE POLE SWITCH
  - ⊖ TRIPLEX W/4 SWITCH
  - ⊖ DUPLEX OUTLET (GFCI FAULT PROTECTED)
  - ⊖ LIGHT FIXTURE OUTLET
  - ⊖ GFI GROUND FAULT CIRCUIT INTERRUPTER
  - ⊖ W/P WEATHER PROTECTED
- ALL WORK TO CONFORM TO NATIONAL ELECTRIC CODE AS REV. CIRCUITS TO BE GFCI FAULT PROTECTED WHERE REQ. REVIEW EXISTING LOCATIONS WITH CONDUIT FIELDS TO PULLING WIRE.
- REVIEW EXISTING SERVICE & USE SPACES AS NEEDED. UP GRADE SERVICE IF REQ. FIELDS VERIFY AT BASE BID. INSTALL SW. PANEL IF REQ. N.Y.P.

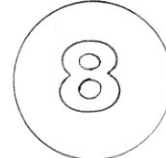
LEE J. POZEK ARCHITECT  
5222 Coldbrook Drive  
Mantua, Ohio 44255  
330-274-2889

PROPOSED ADDITION  
ALEXANDER FAMILY  
1070 ROSALIE AVE  
LAKEWOOD, OHIO

5-15-23 ARP



25002



**Applicant proposes residential addition.**

**City Notes:**

- If the existing shutters are in good shape the intent is to repaint them black, if not they would be replaced.
- painting existing trim, eaves, soffits, entry portico black as shown in the renderings

1010 Parkside Dr

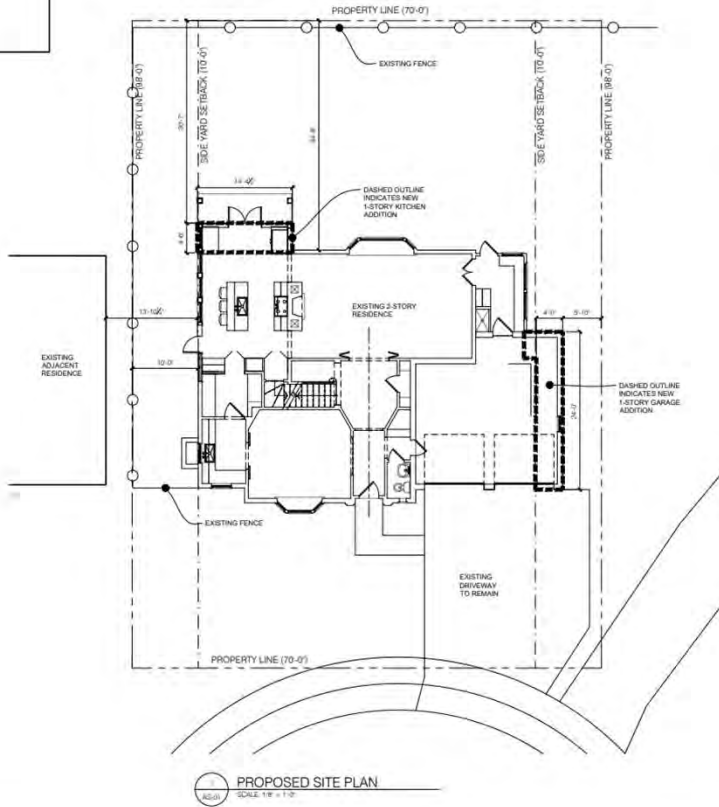


**Docket No. 06-52-25 (1010 Parkside)**

Residence – Addition  
Brandon Young

**SITE DATA**  
 LAND USE: (5100) R-1 ONE FAMILY  
 PARCEL #: 312-03-013  
 LAND AREA: 6,860 SF  
 EXISTING 1ST FLOOR AREA (INCLUDING GARAGE): 1,890 SF  
 EXISTING GARAGE AREA: 360 SF  
 EXISTING 2ND FLOOR AREA: 1,243 SF  
 TOTAL BUILDING AREA (EXISTING): 3,133 SF  
 1ST FLOOR ADDITION AREA: 160 SF  
 2ND FLOOR ADDITION AREA: 130 SF  
 TOTAL BUILDING AREA (PROPOSED): 3,423 SF  
 LOT COVERAGE: 29.88%

**PROJECT SUMMARY**  
 NEW 1-STORY GARAGE ADDITION AND REAR KITCHEN ADDITION. NEW ADDITION AT 2ND FLOOR PRIMARY SUITE ABOVE EXISTING REAR PORCH. NEW COVERED SECOND FLOOR PATIO DECK.



General Notes:

ISSUES:	DATE:
ARR	05-21-25

**YOUNG DESIGN STUDIO**  
 15614 Detroit Ave  
 Lakewood, OH 44107  
 www.youngdesignstudio.com  
 P: 216-936-9173  
 Architecture | Interiors | Urban Design

**Roberts Residence**  
 1010 Parkside Dr,  
 Lakewood, Ohio 44107

Drawing Title:  
**SITE PLAN**

Drawn by:	BEY	Date:	05-19-2025
Checked by:		Drawn by:	
Reviewed by:		Checked by:	
		Reviewed by:	

AS-01



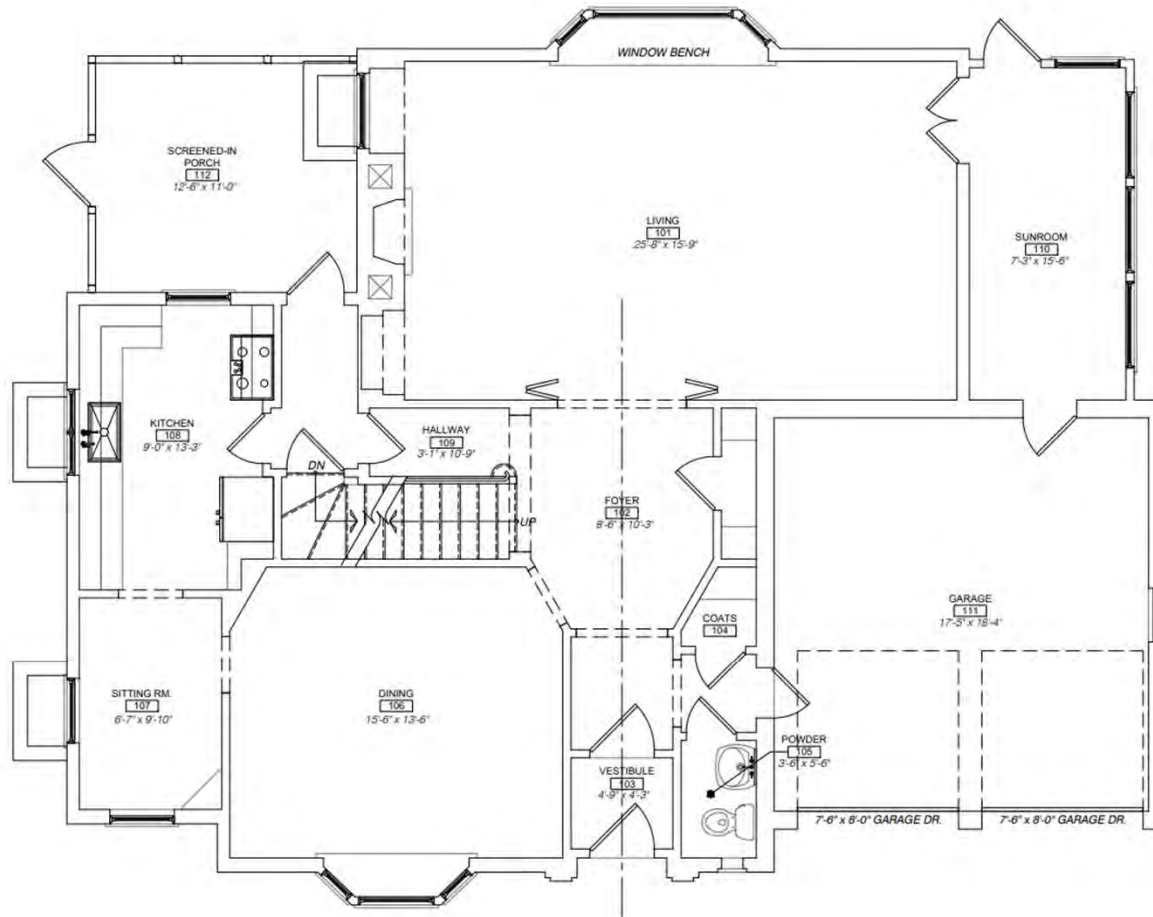
# Docket No. 06-52-25 (1010 Parkside)



**Docket No. 06-52-25 (1010 Parkside)**



**Docket No. 06-52-25 (1010 Parkside)**



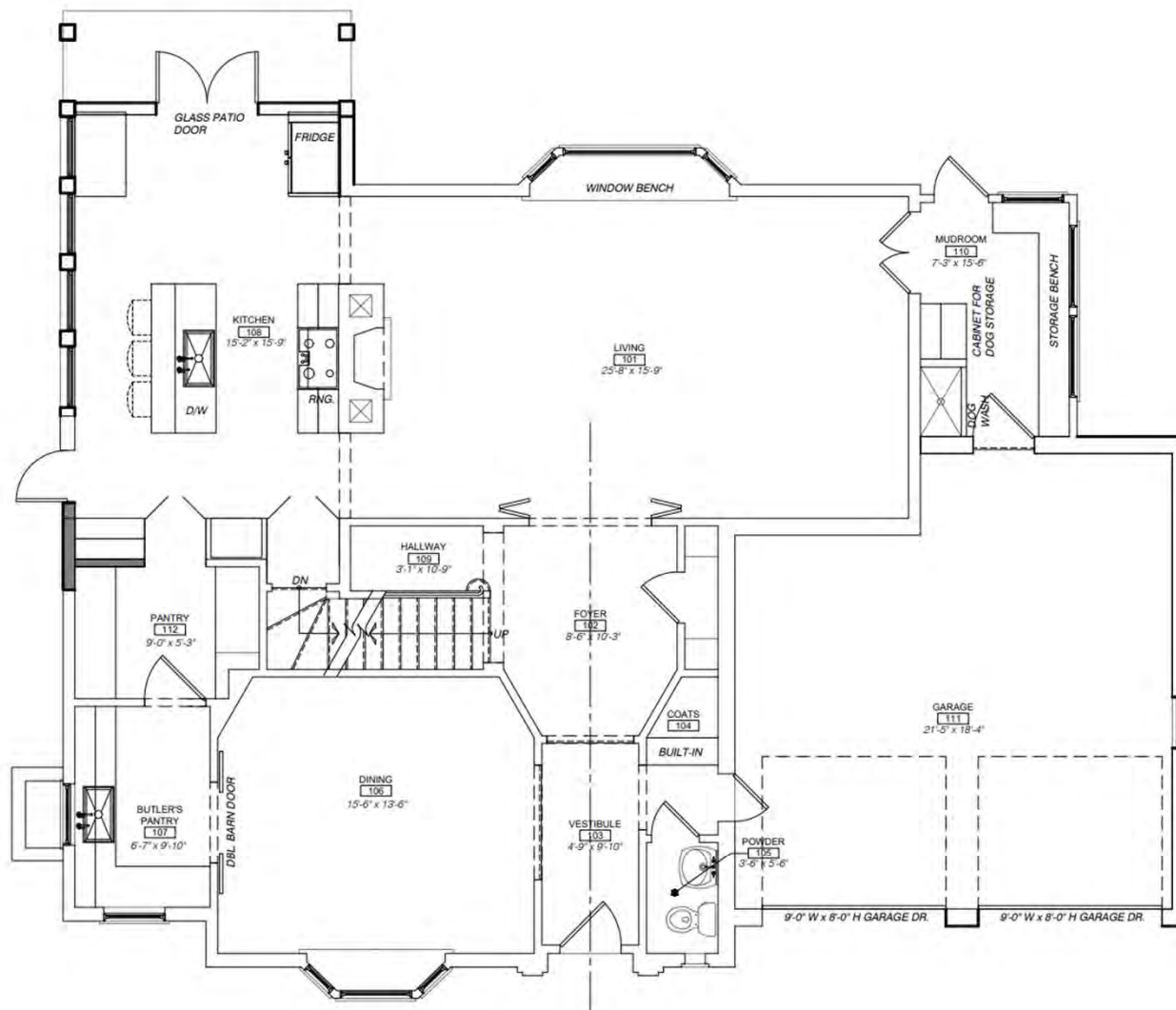
ROBERTS RESIDENCE

EXISTING 1ST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

02.25.25



# Docket No. 06-52-25 (1010 Parkside)



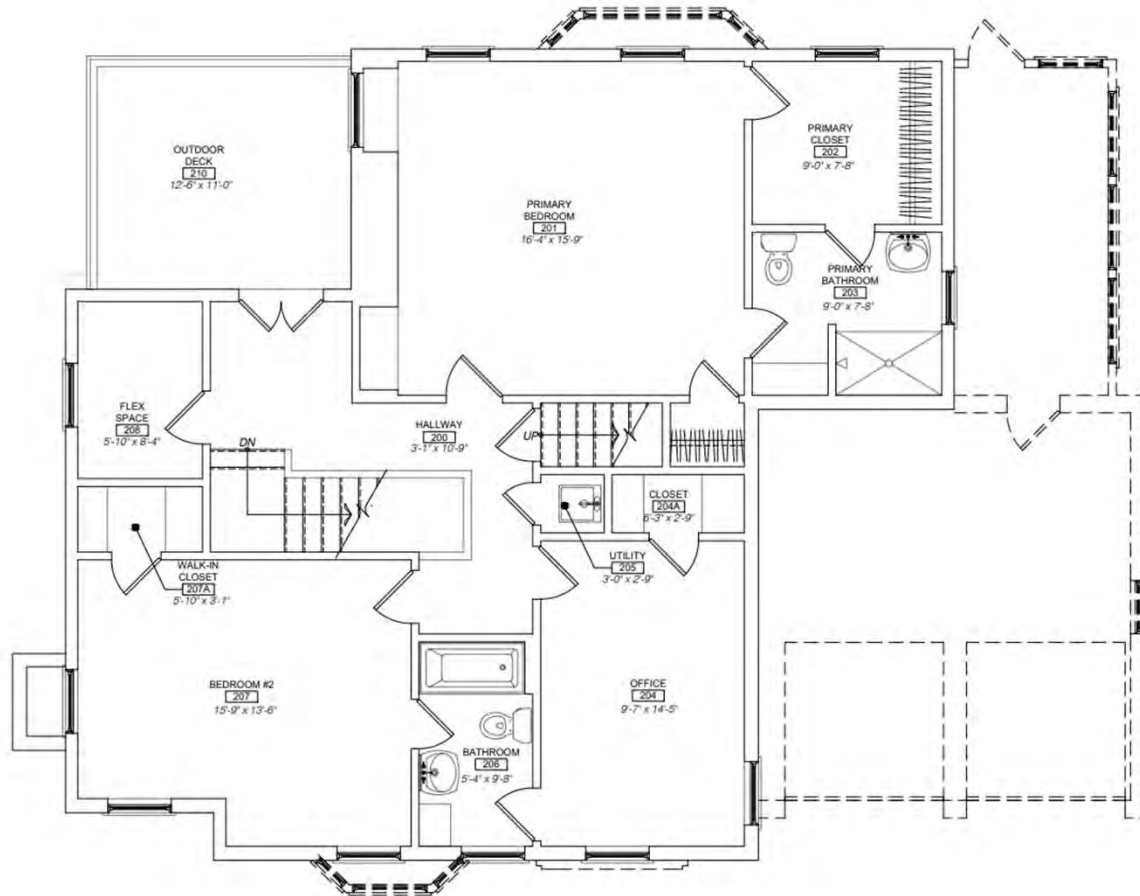
ROBERTS RESIDENCE

PROPOSED FIRST FLOORPLAN  
SCALE: 3/16" = 1'-0"

02.25.25



# Docket No. 06-52-25 (1010 Parkside)



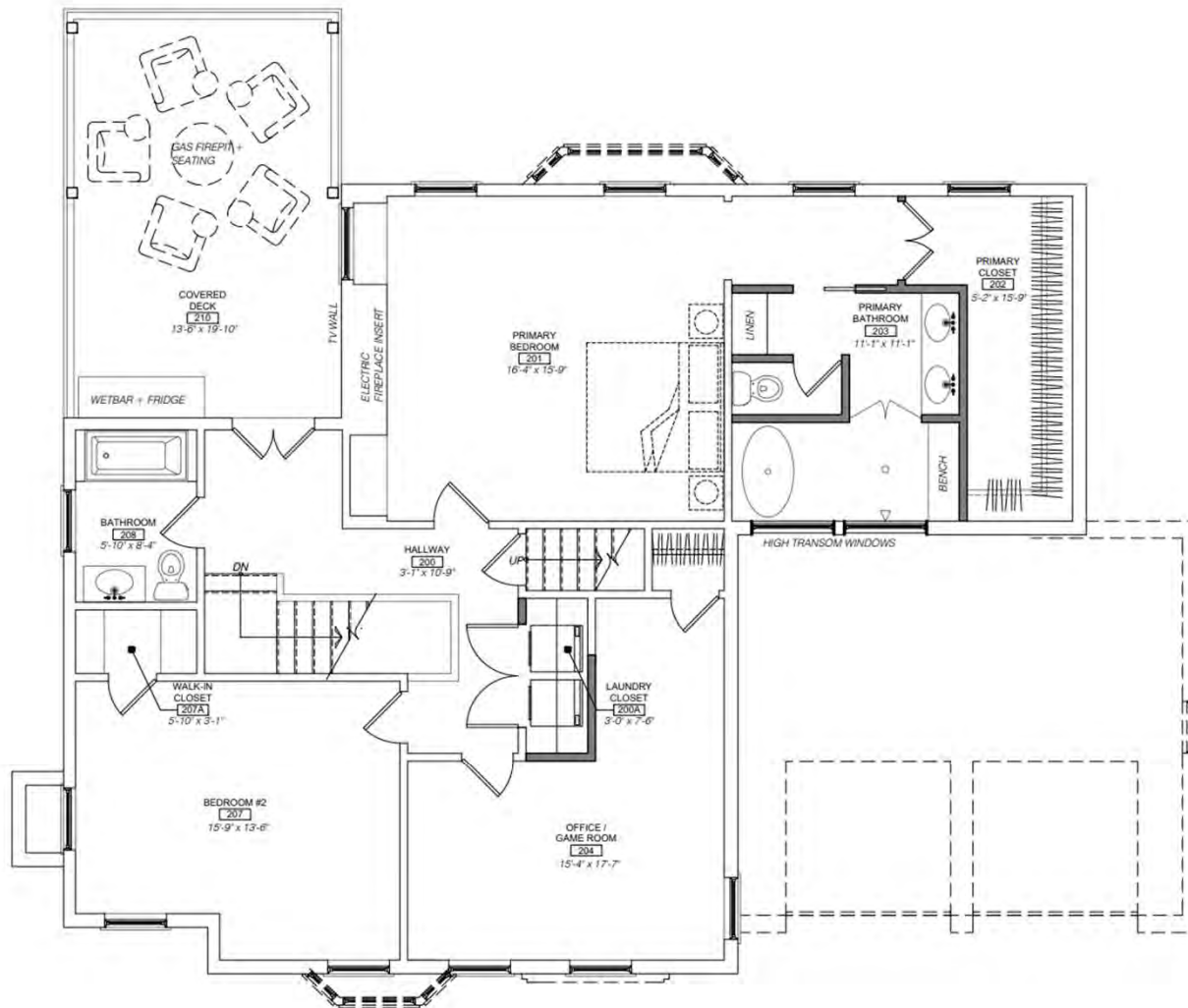
ROBERTS RESIDENCE

EXISTING 2ND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

02.25.25



**Docket No. 06-52-25 (1010 Parkside)**



ROBERTS RESIDENCE

PROPOSED 2ND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

02.25.25



# Docket No. 06-52-25 (1010 Parkside)

**ELEVATION KEYNOTES**

- |  |   |
|--|---|
| 1 NEW DIMENSIONAL ASPHALT SHINGLES TO MATCH EXISTING. COLOR TO BE SELECTED BY OWNER.                     | 10 NEW FRIEZE MOLDING TO MATCH EXISTING. PAINTED.   |
| 2 NEW INSULATED STEEL 4-PANEL GARAGE DOOR WITH VISION PANEL. SHORT PANEL. COLOR TO BE SELECTED BY OWNER. | 11 NEW PARAPET WALL WITH BRAKE METAL COPING SEE DETAIL.                                   |
| 3 NEW CEMENT BOARD LAP SIDING. COLOR TO BE SELECTED BY OWNER.  | 12 NEW EAVE CORNICE AND TRIM TO MATCH EXISTING. PAINTED.                                  |
| 4 NEW DOWNSPOUTS AND GUTTERS TO MATCH EXISTING. TIE INTO EXISTING STORM DRAIN.                           | 13 EXISTING BRICK VENEER TO REMAIN.   |
| 5 NEW BRICK VENEER TO MATCH EXISTING COLOR, STYLE AND SIZE.  | 14 BRICK CHEEK WALL WITH STONE CAP.   |
| 6 NEW WINDOW TRIM TO MATCH EXISTING.   | 15 NEW 6X6 POST WITH PVC COLUMN WRAP TO MATCH ADJACENT.                                   |
| 7 NEW BRICK VENEER FOUNDATION WALL. BRICK TO MATCH EXISTING.   | 16 NEW BLACK ALUMINUM PICKET RAIL. TOP OF HANDRAIL TO BE MINIMUM 30" FROM TOP OF DECKING. |
| 8 NEW DECORATIVE PVC COLUMN WRAP PAINTED.  |   |
| 9 NEW EXTERIOR SCENCE AS SELECTED BY OWNER.  |   |

**GENERAL NOTES:**

- GENERAL CONTRACTOR & ALL SUBCONTRACTORS TO FIELD VERIFY ALL EXISTING CONDITIONS. EXAMINE THE ENTIRE SITE AND THE CONSTRUCTION DOCUMENTS TO ENSURE THEIR KNOWLEDGE OF ALL RELEVANT EXISTING FIELD CONDITIONS AFFECTING THE SCOPE OF WORK PRIOR TO PRICING. ANY DISCREPANCIES OR CONFLICTS BETWEEN THE ARCHITECTURAL AND ENGINEERING DOCUMENTS AND FIELD CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT AND ENGINEER BEFORE INITIATING WORK.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN ACCURATE FIELD MEASUREMENTS AND VERIFY ALL DIMENSIONS AND TO PROVIDE SHOP DRAWINGS TO ENSURE AN ACCURATE FIT. NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED BASED ON FAILURE TO IDENTIFY EXISTING FIELD CONDITIONS.
- GENERAL CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS THEY MAY DISCOVER PRIOR TO THE COMMENCING OF WORK WITH THE REQUEST FOR INFORMATION (RFI) FORM.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. ALL DIMENSIONS ARE FROM FACE OF FINISH OF WALL (TYPICAL UNLESS OTHERWISE NOTED). - DO NOT SCALE.
- ALL DOOR ROUGH OPENINGS ARE TO BE LOCATED 1" FROM NEAREST WALL AT HINGE SIDE (TYPICAL UNLESS OTHERWISE NOTED).



2 WEST (SIDE) ELEVATION  
SCALE: 1/4" = 1'-0"



2 WEST (SIDE) ELEVATION  
SCALE: 1/4" = 1'-0"



1 SOUTH (FRONT) ELEVATION  
SCALE: 1/4" = 1'-0"



1 SOUTH (FRONT) ELEVATION  
SCALE: 1/4" = 1'-0"



**Docket No. 06-52-25 (1010 Parkside)**



**Docket No. 06-52-25 (1010 Parkside)**





**View 01**  
Roberts Residence  
1010 Parkside Dr. Lakewood, Oh 44107



**View 02**  
Roberts Residence  
1010 Parkside Dr. Lakewood, Oh 44107



YOUNG  
DESIGN  
STUDIO



# Docket No. 06-52-25 (1010 Parkside)



**View 03**  
Roberts Residence  
1010 Parkside Dr. Lakewood, Oh 44107



**View 04**  
Roberts Residence  
1010 Parkside Dr. Lakewood, Oh 44107



**Docket No. 06-52-25 (1010 Parkside)**

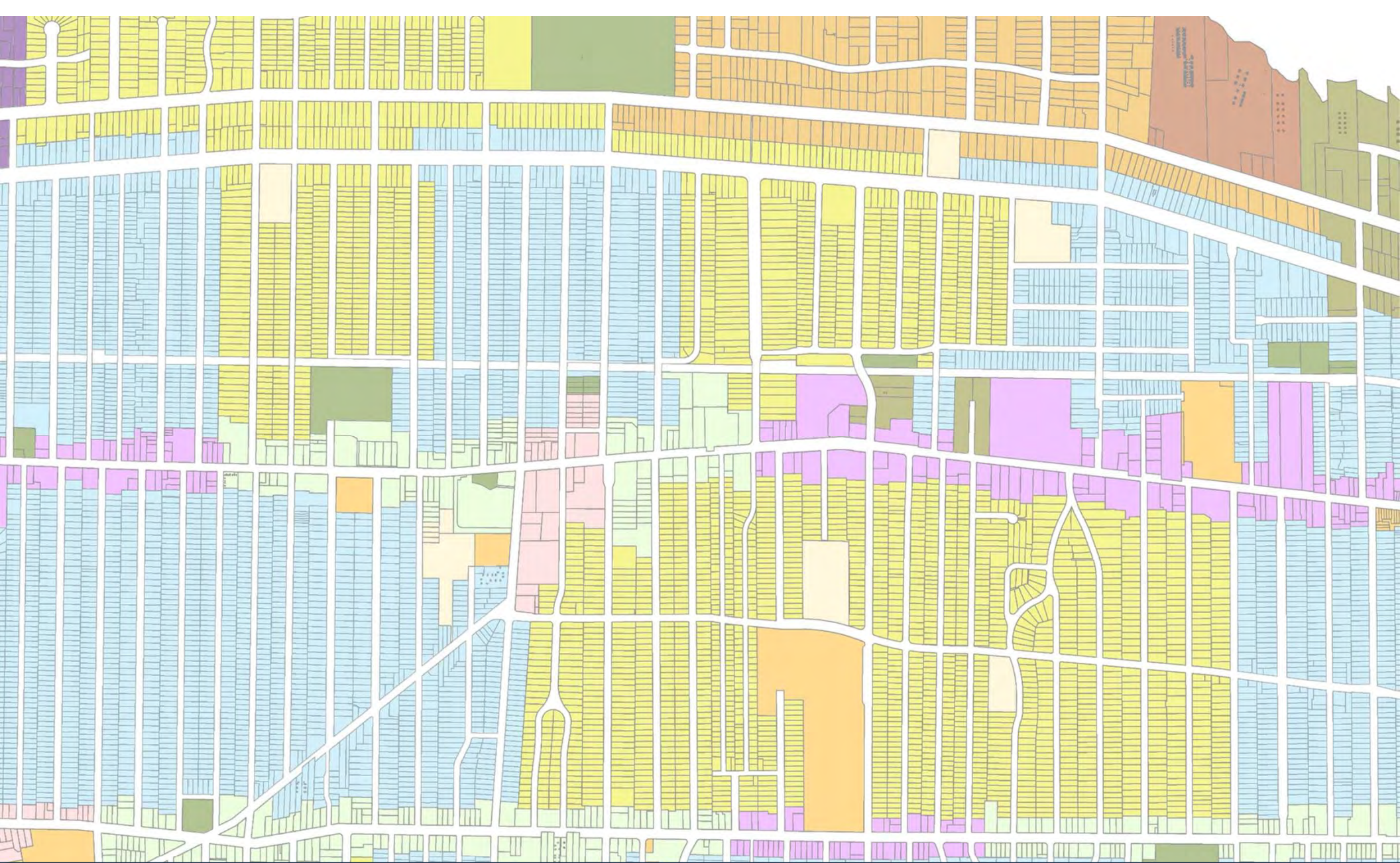


**View 05**

**Roberts Residence**  
1010 Parkside Dr. Lakewood, Oh 44107



**Docket No. 06-52-25 (1010 Parkside)**



# Architectural Board of Review

June 2025