

**MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
JULY 8, 2021 at 5:30 P.M.
AUDITORIUM
MEETING RECORDED
<https://www.lakewoodoh.gov/videos-2/>**

City of Lakewood
Architectural Board of Review
Approved as set forth in the minutes

of **AUG 12 2021** meeting.


CHAIRMAN

1. Roll Call

Board Members

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

Others

Allison Hennie, City Architect
Christopher Parmelee, Building Commissioner

John Waddell was absent from the meeting. No action was taken by the members.

2. Approve the minutes of the June 10, 2021 Meeting

A motion was by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** the June 10, 2021 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

At the July 1, 2021 pre-review meeting, items 25, 28, 30, 32, and 33 were Summary Approved (any conditions are noted). A motion and a second are needed for approval.

**SUMMARY APPROVED
SIGN REVIEW**

25. **Docket No. 06-79-21**

**18260 Detroit Ave.
Cilantro Taqueria**

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

Jessica Ruff
Ruff Neon Sign
295 W. Prospect St.
Painesville, OH 44077

Applicant proposes wall signage. (Page 295)

- **Condition:** All temporary signage to be removed prior to installation.

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

- All temporary signage to be removed prior to installation.

All the members voting yea, the motion passed.

28. **Docket No. 07-100-21**

**1385 Andrews Ave.
United Latvian Church**

- () Approve

Andy Celcherts

- () Deny
- () Defer

Blatchford Architects LLC
12429 Cedar Rd., Studio 10
Cleveland Heights, OH 44106

Applicant proposes the installation of a new canopy for the patio. (Page 18)
*The application has been withdrawn.

Staff relayed the applicant's request to withdraw the application. No action was required from the members.

7. **Docket No. 06-66-21** **R** **17703 Lakewood Heights Blvd.**

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

Ryan Bell
Great Day Improvements
700 E. Highland Rd.
Macedonia, OH 44056

Applicant proposes enclosing a front porch. (Page 20)

Staff stated that upon further review, the application was withdrawn administratively. No action was required from the members.

8. **Docket No. 06-65-21** **R** **1503 Lincoln Avenue**

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

Neil Stallard
8619 Courtland Dr.
Strongsville, OH 44149

Applicant proposes second floor repairs: fascia and gutters. (Page 34)

Staff said there had not been communication from the applicant, nor was the applicant present. The item was **TABLED** administratively. No action was taken by the members.

9. **Docket No. 06-70-21** **R** **1644 Grace Ave.**

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

Mukhammad Farman
1642-44 Grace Ave.
Lakewood, OH 44107

Applicant proposes the demolition and rebuild of a front porch. (Page 39)

Mukhammad Farman, applicant was present to explain the request. discussion ensued regarding the paint colors, lattice, steps handrail. Staff had no comments. Public comment was closed as no one addressed the item.

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

- Deck color and handrails to match what had been there.
- Lattice to be provided to enclose side/stairs.
- Railing shall be provided on one side of the stairs.

All the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

10. **Docket No. 07-85-21** **R** **1350 Giel Avenue**

- Approve
- Deny
- Defer

Greg Ernst
Gregory Ernst Architect
26609 Midland Rd.
Bay Village, OH 44140

Applicant proposes front porch renovation. (Page 42)

Greg Ernst, Gregory Ernst Architect, applicant was present to explain the request. The members said it was a nice modern rendition, asked about lighting, front door color, encouraged miter-cutting the band boards. Staff had no comments. Public comment was closed as no one addressed the item.

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

11. **Docket No. 07-86-21** **R** **1357 Mathews Ave.**

- Approve
- Deny
- Defer

Stacy and Mike Careccia
1357 Mathews Ave.
Lakewood, OH 44107

Applicant proposes change of front porch window design. (Page 44)

Mike Careccia, applicant was present to explain the request. The members would have liked to see a lower sill height; the work was completed without approval. Staff had received the late submission and could not get on the June docket, the applicant was told repeatedly to stop work, the design did not fit in the vernacular of Lakewood, the window was off-center and was not in line with the upstairs bay window, and said more projects were being done without ABR approvals. Discussion ensued as to if anything could be done to remedy the situation. Chris Parmelee was to meet with the Law Department on Friday and see if codified language can be amended. Public comment was closed as no one addressed the item.

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

12. **Docket No. 07-87-21** **R** **1289 Hall Ave.**

- Approve
- Deny
- Defer

Joyce Sapienza
Cleveland Home Improvement LLC
22714 Center Ridge Rd.
Rocky River, OH 44116

Applicant proposes renovation of a front porch. (Page 60)

Tony Sapienza, representative of the applicant was present to explain the request. There was discussion about sill height, railing height, column load on the sandstone pillars with the proposed addition of cinderblocks, the existing enclosed pillars, stairs, and stair railings. The members needed to see elevations and a detailed rendering of the full proposal before granting approval. Staff emphasized the submissions were to be directed to the correct parties (ABR representative is Allison Hennie, and Permits representative is William Wagner). Public comment was closed as no one addressed the item.

Applicant proposes front porch renovations. (Page 123)

Neither the applicant nor a representative was present to explain the request.

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

18.	Docket No. 07-93-21	R	14229 Bayes Ave.
	<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		David Kramer Landscape Solutions LLC 13364 Hale Rd. Oberlin, Ohio 44074

Applicant proposes the rebuild of a front porch. (Page 134)

Patrick Theobald, property owner was present to explain the request. Discussion ensued about the foundation repair, concrete front steps and railing, porch, increase the porch elevation, existing door and windows will remain, railing profile was needed for administrative review. The members said it was a nice proposal. The members and staff wanted clarification about the columns, steps, shake choice/color. The applicant was thanked for removing the enclosure and opening the porch. Public comment was closed as no one addressed the item.

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

- Eight inch columns (8") shall be provided per the section.
- The shake as presented.
- All concrete stairs.
- Railings submitted for administrative review and approval.
- Railings as per the city's front porch guidelines.

All the members voting yea, the motion passed.

19.	Docket No. 07-94-21	R	1286 Thoreau Rd.
	<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		Stephen Jouriles Makovich & Pusti Architects 111 Front St. Berea, OH 44017

Applicant proposes front porch canopy renovation and rear addition. (Page 153)

Stephen Jouriles, applicant, Kiernan Weiss, Makovich & Pusti Architects, and David Kermode, property owner were present to explain the request. there was discussion about the standing seam roof color, column specifications. The members liked the contrasting design of the additions and simple design of the front. Staff said it was a very nice renovation. Public comment was closed as no one addressed the item.

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

- Eight inch columns (8") at the front.
- Front columns are to be white to match the trim.

All the members voting yea, the motion passed.

20. **Docket No. 07-95-21** **R** **1270 Arlington Rd.**

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

Stephen Jouriles
Makovich & Pusti Architects
111 Front St.
Berea, OH 44017

Applicant proposes a rear porch addition visible from the right-of-way. (Page 191)

Stephen Jouriles, applicant was present to explain the request. There was discussion about the porch height, materials, foundation, light fixture, window, door. The members said it was a good proposal. Staff had no comments. Public comment was closed as no one addressed the item.

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

21. **Docket No. 07-96-21** **R** **17711 Lakewood Heights Blvd.**

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

Mark Reinhold
Architect
1120 Forest Rd.
Lakewood, OH 44107

Applicant proposes a front porch addition. (Page 198)

Staff advised the members the applicant was unable to attend the meeting.

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

22. **Docket No. 07-97-21** **C** **14588 Madison Ave.**
Knapp Madison Automotive

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

Michael Molinski
Lineworks
1480 Clarence Ave.
Lakewood, OH 44107

Applicant proposes façade modifications to a commercial building. (Page 233)

Michael Molinski, applicant, and Tony Cachia (spelling), the project contractor were present to explain the request. Discussion ensued about paint colors, phenolic panel rain screen system, pump roof, the non-functioning site light pole, storefront window system, office building specifications, existing light fixtures. The members said the proposal was a good one. Staff liked the renovation; signage would be presented later. Public comment was closed as no one addressed the item.

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

- Remove the existing non-operating light pole.

() Defer

1593 Wyandotte Ave.
Lakewood, OH 44107

Applicant proposes interior neon window signage. (Page 316)

Steven Foster, applicant was present to explain the request. The members had comments or questions. Staff said the sign had been installed already without approval, wanted to know the hours of business operation and illumination. Public comment was closed as no one addressed the item.

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

- Provide to the City the hours the sign will be illuminated.

All the members voting yea, the motion passed

27. **Docket No. 06-84-21**

**12401 Detroit Ave.
Peppers Italian Restaurant**

() Approve
() Deny
() Defer

Joe Pinzone
Peppers Italian Restaurant
12401 Detroit Ave.
Lakewood, OH 44107

Applicant proposes door and window signage. (Page 318)

Joe Pinzone, applicant, and Ken Boyd, Peppers Italian Restaurant co-owner were present to explain the request. Staff had not received updates, the design might have changed, and dimensions had not been provided. The members said there was inconsistency with the font size, scale, window coverage, material specifications. Public comment was closed as no one addressed the item.

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

29. **Docket No. 07-101-21**

**15210 Madison Ave.
Lakewood AF**

() Approve
() Deny
() Defer

Cassandra Fear
Lakewood AF
15208 Madison Ave.
Lakewood, OH 44107

Applicant proposes vinyl window logo and blade sign. (Page 326)

Staff stated the applicant asked for a deferral.

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

31. **Docket No. 07-103-21**

**15008 Detroit Ave.
Beyond Juicery + Eatery**

() Approve

Rachit Pasricha

- () Deny
- () Defer

Perfect Impressions Inc.
24580 North Industrial
Farmington Hills, MI 48335

Applicant proposes an illuminated channel letter sign. (Page 344)

Jennifer Hoskins, (inaudible) Construction Juice Group was present to explain the request. The submission was summary approved with conditions at the July 1, 2021 meeting. The submission was amended by the applicant after the fact. There was discussion about lighting, window graphics, reskinned awnings, excessive square foot coverage, signage placement, more. Staff was not comfortable with the proposal as there were too many unknowns. The members urged the applicant to resubmit what had been summary approved. Public comment was closed as no one addressed the item.

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

ADJOURN

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **ADJOURN** the meeting at 9:45 p.m. All the members voting yea, the motion passed.

Signature

Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
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: July 8, 2021 page 1 of 3 page 1 of 1

Johanna Schwarz

From: drippingcolors <drippingcolors@aol.com>
Sent: Tuesday, July 6, 2021 2:02 PM
To: Planning Dept
Subject: 1229 Summit Ave.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am in favor of renovations being made to the front porch of 1229 Summit Ave and think it will enhance the appearance and property values of our street.

Michael Pomerantz
1235 Summit Ave.
Lakewood, Oh 44107

216.280.4920

Sent via the Samsung Galaxy, an AT&T 4G LTE smartphone



ARTIST: RYAN JAENKE

Public Meeting 07-08-2021
Architectural Board of Review
July 2021




1

MEETING PROCEDURES

- **Public Comment:**
 - Public notices encouraged comment submission in advance via email
 - Public is highly encouraged to use the **chat feature** to submit comment
 - During public comment portion of each application:
 - Review email comments submitted in advance
 - Review comments submitted in chat
 - Call for any remaining comments (name, address, 3 min rule)
- **If applicant is not present, we will move on to next item, checking back periodically as needed.**
- **We will pause to deal with technical issues as they arise.**
- **Option for break at ~8pm if needed.**

Architectural Board of Review
July 2021



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July - DOCKET/AGENDA

- Roll Call
- Approval of Minutes - 06/2021 Meeting
- Opening Remarks
- Summary Approvals
 - 18260 Detroit - Cilantro Taqueria
 - 1385 Andrews - United Latvian Church
 - 17314 Madison - Gold Dust Studio
 - 15715 Madison - The Blue Café
 - 13367 Madison - Neighborhood Drummer Real Estate
- Communications
 - Madison Park - Service-Learning Project with H2O/Human Services
 - Madison Park - WRDSMTH/Graffiti HeArt Mural
- Old Business
 - 18401 Detroit - Molto Bene Outdoor Dining
 - WITHDRAWN BY APPLICANT
 - 17703 Lakewood Heights Blvd - Screened in Porch Replacement -
 - ADMINISTRATIVELY WITHDRAWN
 - 1503 Lincoln - Front porch - ADMINISTRATIVELY TABLED
 - 1642/44 Grace - Front porch



Architectural Board of Review

July 2021

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July - DOCKET/AGENDA

- New Business
 - 1350 Giel - Front Porch
 - 1357 Mathews - First floor façade
 - 1289 Hall
 - 1229 Summit
 - 16000 Madison
 - 13200 Madison
 - 16019 Hilliard
 - 1577 Cordova
 - 14229 Bayes
 - 1286 Thoreau
 - 1270 Arlington
 - 17711 Lakewood Hts Blvd - DEFERRED BY APPLICANT
 - 14588 Madison
 - 17504 Fries
 - 13028 Madison



Architectural Board of Review

July 2021

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July - DOCKET/AGENDA

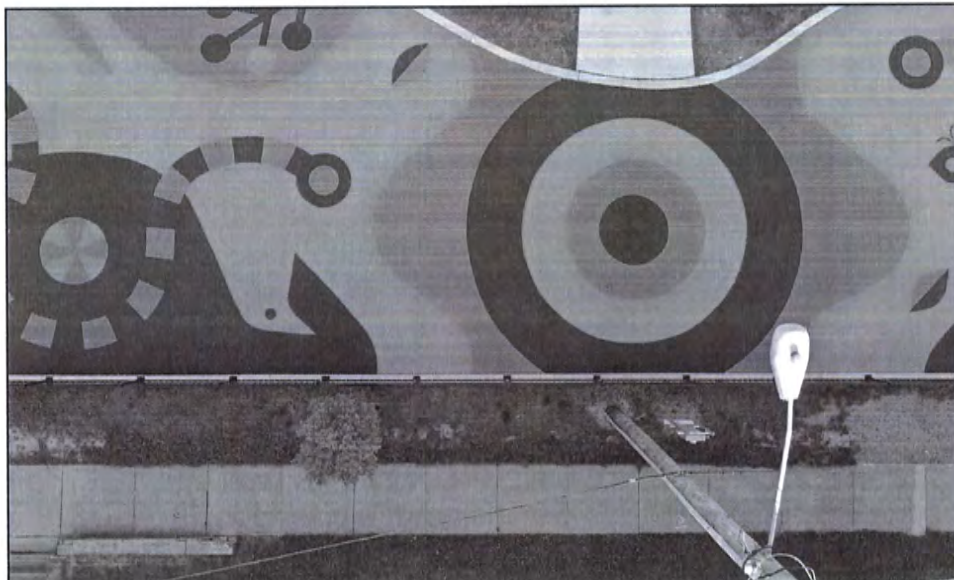
- Sign Review
 - 13401 Madison - Iggy's
 - 12401 Detroit - Pepper's
 - 15210 Madison - Lakewood AF - DEFERRED BY APPLICANT
 - 15008 Detroit - Beyond Juice



Architectural Board of Review

July 2021

5



Sign Review - Summary Approval

July 2021

6

Proposal: Applicant proposes wall signage.

City Notes:

- Have not met conditions of approval from 02/16/2021
- Current conditions of Approval - All temporary signage must be removed prior to installation



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



**Docket No.: 06-79-21 18260 Detroit
Cilantro Taqueria Signage - May 2021**

7

City Notes:

- Temporary signage



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



**Docket No.: 06-79-21 18260 Detroit
Cilantro Taqueria Signage - May 2021**

8



Docket No.: 06-79-21 18260 Detroit
Cilantro Taqueria Signage - May 2021

9

SITE PLAN (PAGE 1 OF 2)

107'-1.87"
104' SIGN

SIGN 1F

PROPOSED ELEVATION
SCALE 1/8" = 1'-0"

87' 4" (87%) FRONTAGE

EXISTING ELEVATION
SCALE 1/8" = 1'-0"

2F

PLUFFYBROOK
SIGN AND GRAPHIC DESIGNERS INC.
24 HR EMERGENCY SERVICE

600 WEST FREDERICK
BARRINGTON, IL 60015
TEL: (840) 250 6267
VISIT US AT PLUFFYBROOK.COM

Cilantro Taqueria

Address: 18260 Detroit

Client: Cilantro Taqueria

Project: Signage

DATE	REVISION	BY

I have reviewed the plans and approve the signage as 100% correct and give my permission to move forward with the project.

LANDLORD SIGNATURE: _____

DATE: _____

I have reviewed the plans and approve the signage as 100% correct and give my permission to move forward with the project.

CLIENT SIGNATURE: _____

DATE: _____



Docket No.: 06-79-21 18260 Detroit
Cilantro Taqueria Signage - May 2021

10

SITE PLAN (PAGE 1 OF 2)

SURVEY NEEDED TO DETERMINE CABINET, RETAINER, FLANGE, PAN AND CUT SIZE PATTERN NEEDED TO DUPLICATE SHAPE

3

PLUPFERRON
SIGN AND GRAPHIC CORPORATION LLC
24 HR EMERGENCY SERVICE
355 WEST PROSPECT
PARKEVILLE, OHIO 44077
TEL: (440) 350 6267
VISIT US AT PLUPFERRON.COM

Cilantro Taqueria
Mexican Restaurant

DATE: _____

CLIENT SIGNATURE: _____

**Docket No.: 06-79-21 18260 Detroit
Cilantro Taqueria Signage - May 2021**

11

NON-ILLUMINATED ACM SIGN (SIGN 1F)

4F

PLUPFERRON
SIGN AND GRAPHIC CORPORATION LLC
24 HR EMERGENCY SERVICE
355 WEST PROSPECT
PARKEVILLE, OHIO 44077
TEL: (440) 350 6267
VISIT US AT PLUPFERRON.COM

Cilantro Taqueria
Mexican Restaurant

DATE: _____

CLIENT SIGNATURE: _____

**Docket No.: 06-79-21 18260 Detroit
Cilantro Taqueria Signage - May 2021**

12

POLYCARBONATE PAN FORMED FACES (SIGN 2)

**SURVEY NEEDED TO DETERMINE CABINET, RETAINER, FLANGE, PAN AND CUT SIZE
PATTERN NEEDED TO DUPLICATE SHAPE**

84" CABINET

36" CABINET

6"

Cilantro Taqueria
Mexican Restaurant

(QUANTITY 2)

FACES FIT INTO A 36" X 84" AND 6" DEEP CABINET WITH 2" RETAINERS
CABINET IS ATTACHED TO A SINGLE POLE
CABINET AND POLE TO BE PAINTED BLACK

SCALE 1" = 1'-0"

ALL SIZES NEED VERIFICATION

SIGNAGE REPRESENTS 21 50/77 - TO BE VERIFIED

PAN FACES

Materials: (2) 25-3/4" X 63-3/8" CLEAR polycarbonate pan face with 2" smooth pan and 2-1/2" flanges back painted with translucent paint to match PANTONE 3425C GREEN, PANTONE 1795C RED, BLACK opaque paint & WHITE translucent paint.

Graphics: Digitally printed graphics on translucent vinyl.

Mounting: Fit into existing cabinet that has 2" retainers. Cabinet and pole to be painted BLACK.

COLOR SPECIFICATIONS

Customer initials to approve colors

ALUMINUM SIGN
205 WEST PROSPECT PARKWAY, OHIO 44077
TEL: (440) 250-6387
WWW.ALUMINUMSIGN.COM

Cilantro Taqueria
Mexican Restaurant

NAME: _____
ADDRESS: _____
CITY: _____
STATE: _____
ZIP: _____

DATE: _____

CLIENT SIGNATURE: _____

DATE: _____

5

13

Proposal: Applicant proposes new monument signage

City Notes:

- Approved option #2
- Provide material cut sheets/specs for proposed lighting for administrative staff review and approval

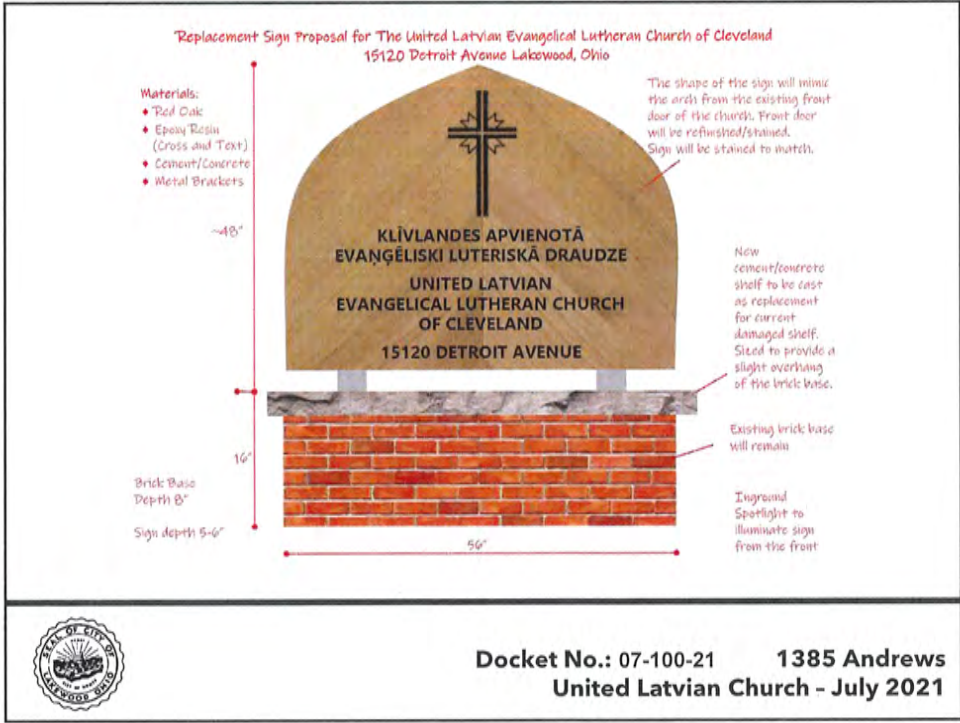
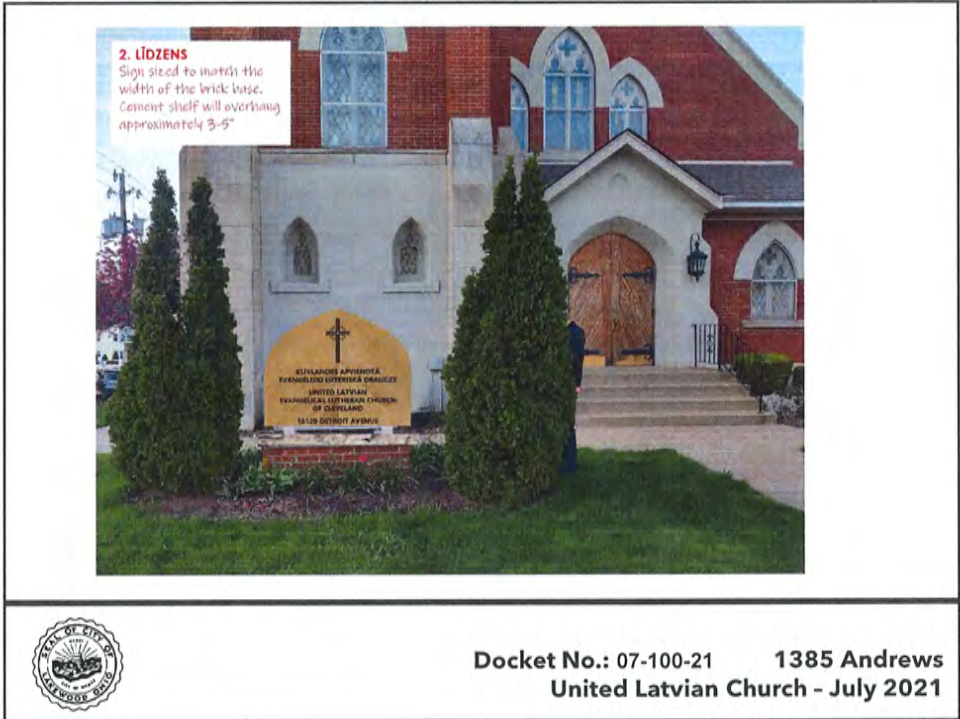
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ALUMINUM SIGN
205 WEST PROSPECT PARKWAY, OHIO 44077
TEL: (440) 250-6387
WWW.ALUMINUMSIGN.COM

United Latvian Church

Docket No.: 07-100-21 1385 Andrews
United Latvian Church - July 2021

14



Proposal: Applicant proposes a metal blade sign mounted to building.

**City Notes:
Approved as submitted**



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



**Docket No.: 07-102-21 17314 Madison
Gold Dust Studio - July 2021**

17



Door text 3.5" x 19"



blade sign on metal pipe mount

sign 9" h x 19" w and base 11.25" h x 19" w base 21.17" x 9" w



mounted with 4 1/2" hex nuts



**Docket No.: 07-102-21 17314 Madison
Gold Dust Studio - July 2021**

18

Proposal: Applicant proposes signage

City Notes:

- **Conditions of Approval - Reclaimed wood material to be framed/aligned with the same brown band as the adjacent storefront**
- **Existing storefront colors to remain**



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



**Docket No.: 07-104-21 15715 Madison
The Blue Café - July 2021**

19



**Docket No.: 07-104-21 15715 Madison
The Blue Café - July 2021**

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Docket No.: 07-104-21 15715 Madison
The Blue Café - July 2021

EXISTING ELEVATION

PROPOSED SIGNAGE

EXISTING WOOD SIGNAGE

NO.	DATE	DESCRIPTION
1	06.23.21	ISSUE FOR PERMIT
2	06.23.21	ISSUE FOR CONSTRUCTION

EXISTING SIGNAGE

PROPOSED SIGNAGE

BEEGAN
ARCHITECTURAL DESIGN

1000 N. WASHINGTON ST., SUITE 100
GREENWOOD, IN 46143
TEL: 317.434.1111
WWW.BEEGANARCH.COM

Project: 2103
The Blue Cafe
Storefront Sign

©2021 BEEGAN ARCHITECTURAL DESIGN
All Rights Reserved

A1



Docket No.: 07-104-21 15715 Madison
The Blue Café - July 2021



**Docket No.: 07-104-21 15715 Madison
The Blue Café - July 2021**

23

Proposal: Applicant proposes a blade sign

City Notes:
Conditions of Approval - Window graphic is 12" in diameter



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



**Docket No.: 07-105-21 13367 Madison
Neighborhood Drummer Real Estate Developer - July 2021**

24



Docket No.: 07-105-21 13367 Madison
 Neighborhood Drummer Real Estate Developer - July 2021

25

l-Neighborhood Drummer - 6/8/21 - AR - SAVE-1
 SUBSTRATE: Blade Sign
 DOUBLE SIDED
 2 layers of black metal over opaque white acrylic
 Finished Size H24" x W24" - Q=2

PROOF			
Color	Material	Size	Notes
AR			

SIDE VIEW

FRONT VIEW



Docket No.: 07-105-21 13367 Madison
 Neighborhood Drummer Real Estate Developer - July 2021

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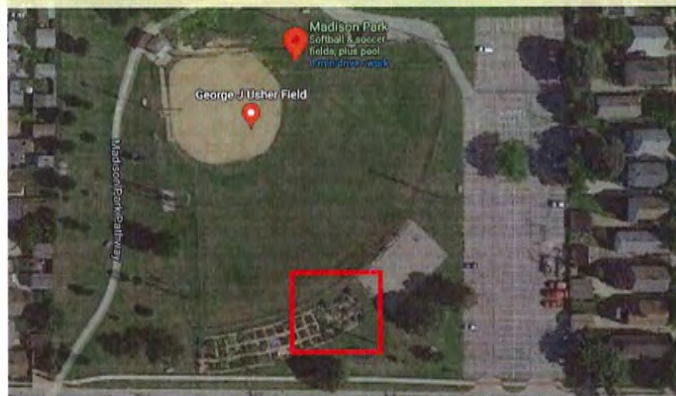
Communications

July 2021

27

Proposal: Help to Others (H2O) Service-Learning project at Madison Park

Temporary installation to be removed 09/10/2021 or earlier depending on conditions.



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



Docket No.: 07-106-21 13029 Madison Ave
Madison Park - July 2021

28

Toni Gelsomino, Director of Human Services, will be presenting the design of the H2O service-learning project as part of the summer camp's 2021 theme, "When We Feel Heard." The project will be temporarily placed adjacent to the pollinator garden at Madison Park.



Docket No.: 07-106-21 13029 Madison Ave
Madison Park - July2021

Proposal: Help to Others (H2O) Service-Learning project

Other String Art Examples



Docket No.: 07-106-21 13029 Madison Ave
Madison Park - July2021

Proposal: Help to Others (H2O) Service-Learning project

**Help to Others (H2O)
Proposed Chain Link Fence String Art Project**



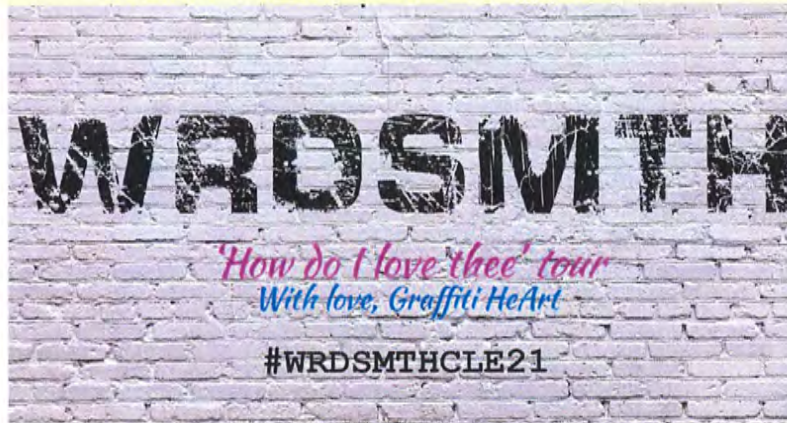
Designs to be approximately 12 chain link "diamonds" high



**Docket No.: 07-106-21 13029 Madison Ave
Madison Park - July2021**

31

Proposal: Graffiti HeArt brings WRDSMTH to Cleveland for the "How do I love thee" tour. Mural to be installed at the Madison Park scorer box.



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



**Docket No.: 07-107-21 13029 Madison Ave
Madison Park - July2021**

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About WRDSMTH

WRDSMTH

From Wikipedia, the free encyclopedia

WRDSMTH is a Los Angeles-based street artist known for his iconic image of a vintage typewriter featuring different sheets of inspirational text.^[1]

Spraypainting and wheatpasting outdoor walls with thousands of works since 2013, WRDSMTH can be found in cities throughout the world, including: London, Paris, New York City, Philadelphia and New Orleans.^{[2][3][4][5]} In 2017, he installed eight large-scale art pieces at The Bloc in Downtown Los Angeles as part of their permanent collection.

CLE BORN & RAISED



Docket No.: 07-107-21 13029 Madison Ave
Madison Park - July2021

33

About WRDSMTH

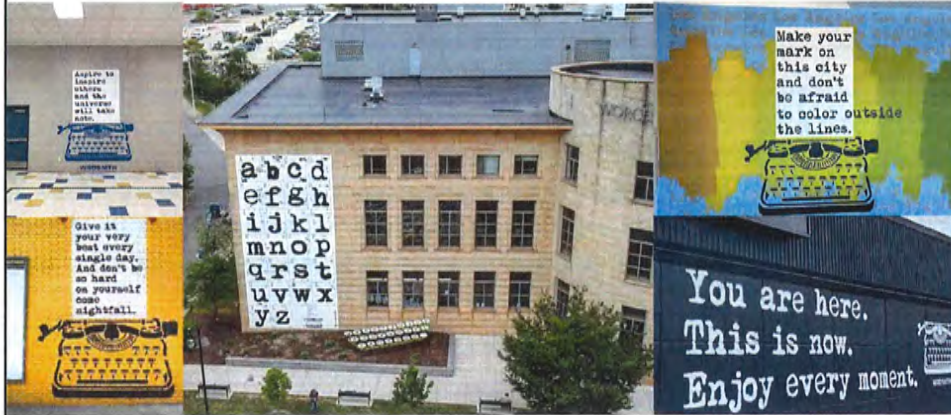
WRDSMTH was born and raised in Cleveland, OH. He attended Miami University (Oxford, OH) and moved to his career in advertising. Soon after, WRDSMTH moved to Los Angeles where he began experimenting in street art, venturing out early mornings to put up his (what has become his insignia) typewriters with the page, inspirational and romantic piece. His work instantly became sought after and went viral, now can be seen around the world. WRDSMTH now resides in London, England and looks forward to making his mark in Cleveland, OH this August as part of the Graffiti HeArt "how do I love thee" tour!



Docket No.: 07-107-21 13029 Madison Ave
Madison Park - July2021

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WRDSMTH Art



Docket No.: 07-107-21 13029 Madison Ave
Madison Park - July2021

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WRDSMTH Art



Docket No.: 07-107-21 13029 Madison Ave
Madison Park - July2021

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'How do I love thee' Tour

- A Graffiti HeArt production
- A 'gift' to CLE and the community from Graffiti HeArt
- A series of 15+ small to medium tour pieces, and 2 WRDSMTH staple large pieces (Greater Collinwood, Midtown) throughout Cleveland and Northeast Ohio
- Tour will become a placemaking opportunity, encouraging the community, street art enthusiasts, and visitors to explore the city and seek out the murals, becoming a tour experience and creating street art DESTINATION!
- A mix of original inspirational pieces, a few staple pieces (eg. "Dream Bigger", "Aspire to Inspire others."), and the debut of some new work by WRDSMTH!
- Tour is inspired by Sylvia Paul, first-generation Greek American, that grew up in Cleveland, who gave the poem "how do I love thee" to her husband, Harry, in a love letter in the 1940's; Sylvia died in 1991 and her love for her husband, family, and Cleveland lives on through this curated mural tour.
- Funded by Graffiti HeArt and Cuyahoga Arts & Culture grant funding



Docket No.: 07-107-21 13029 Madison Ave
Madison Park - July2021

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'How do I love thee' Tour Locations

The 'Staple' pieces of the tour:

- ★ (1) Midtown - Michael Stanley tribute - "...white lines on the highway"
- ★ (2) Greater Collinwood - Five Points - 25'H x 15'W - "Aspire to Inspire..."

'How do I love thee tour' Series:

3. Lakewood - Madison Park Scorekeeper Box
4. Platform Brewery - Happy Hour 9'
5. Cleveland Metro Park - Redline Greenway Trail (2) 9'
6. RTA - Tower City (3 inside spaces)
7. Warehouse - Johnny's (Move to approval)
8. Gateway District - Stone Fruit Coffee 11'
9. Campus District - Campus International School
10. St. Clair Superior - Fischer & Jirouch - 11'
12. DayGlo - Pending
13. Uptown - Cleveland Institute of Art - 7'W x 10'H
14. RTA - 12000 Euclid
15. Cleveland Hts - Coventry P.E.A.C.E. bld - 6'



Docket No.: 07-107-21 13029 Madison Ave
Madison Park - July2021

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Tour Wall #3: Madison Park - Scorer Box

13201 Madison Avenue, Lakewood



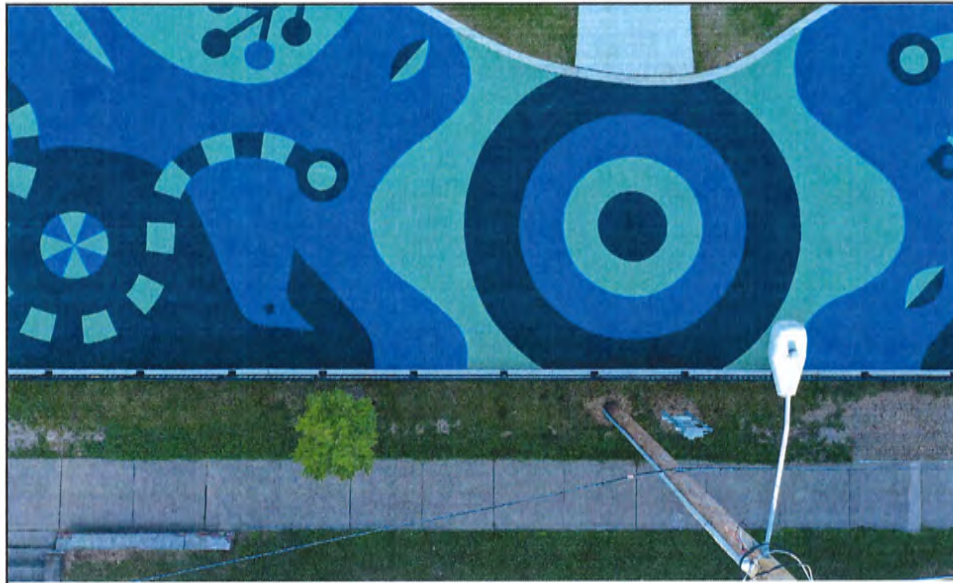
Docket No.: 07-107-21 13029 Madison Ave
Madison Park - July2021

Tour Wall #3: Madison Park - Scorer Box

Scorer Box, approx. 15'H x 18'W - [inspiration, [Birdtown](#)]



Docket No.: 07-107-21 13029 Madison Ave
Madison Park - July2021



Architectural Board of Review
OLD BUSINESS - July 2021

41

Proposal: Applicant proposes the installation of a new canopy for the patio

City Notes:



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



Docket No.: 06-78-21 18401-05 Detroit
Molto Bene - June 2021

42

Proposal: Applicant proposes enclosing a front porch

City Notes:



ADMINISTRATIVELY WITHDRAWN

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



**Docket No.: 06-66-21 17703 Lakewood Heights Blvd
Front Porch Enclosure - July 2021**

43

Proposal: Applicant proposes second floor repairs: fascia and gutters

City Notes:

- Clarify the full scope of work being proposed



ADMINISTRATIVELY TABLED

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



**Docket No.: 06-65-21 1503 Lincoln
Residential alteration - July 2021**

44



Docket No.: 06-65-21 1503 Lincoln
Residential alteration - July 2021

45



Docket No.: 06-65-21 1503 Lincoln
Residential alteration - July 2021

46

Proposal: Applicant proposes the demolition and rebuild of a front porch

City Notes:

- Provide proof/drawings/material specs that the work is a 1-for-1 restoration project
- Building Department requested additional information for structural framing



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



**Docket No.: 06-70-21 1642 / 44 Grace
Residential - June 2021**

47



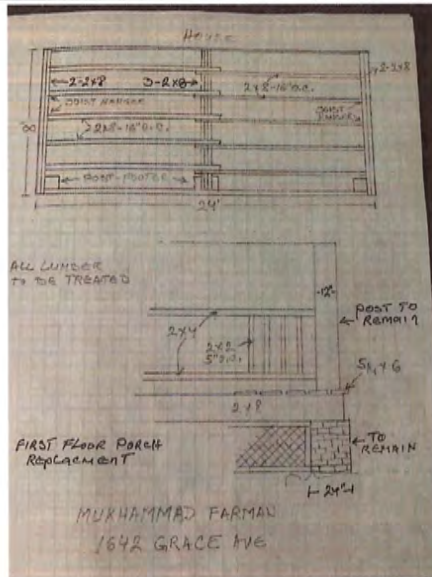
**Docket No.: 06-70-21 1644 Grace
Residential - June 2021**

48



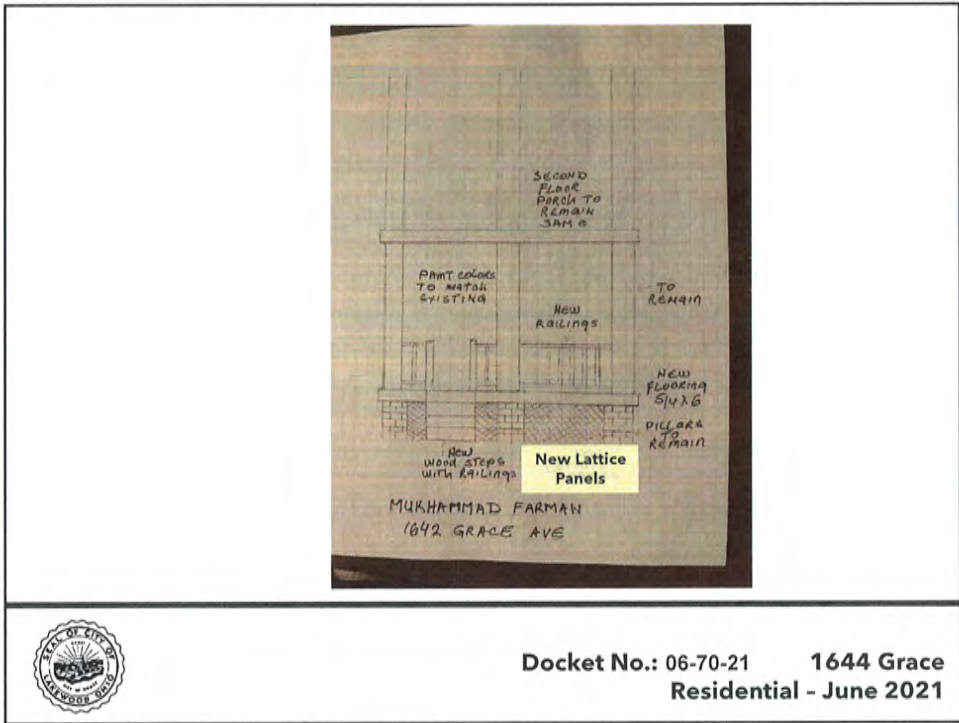
Docket No.: 06-70-21 1644 Grace
Residential - June 2021

49



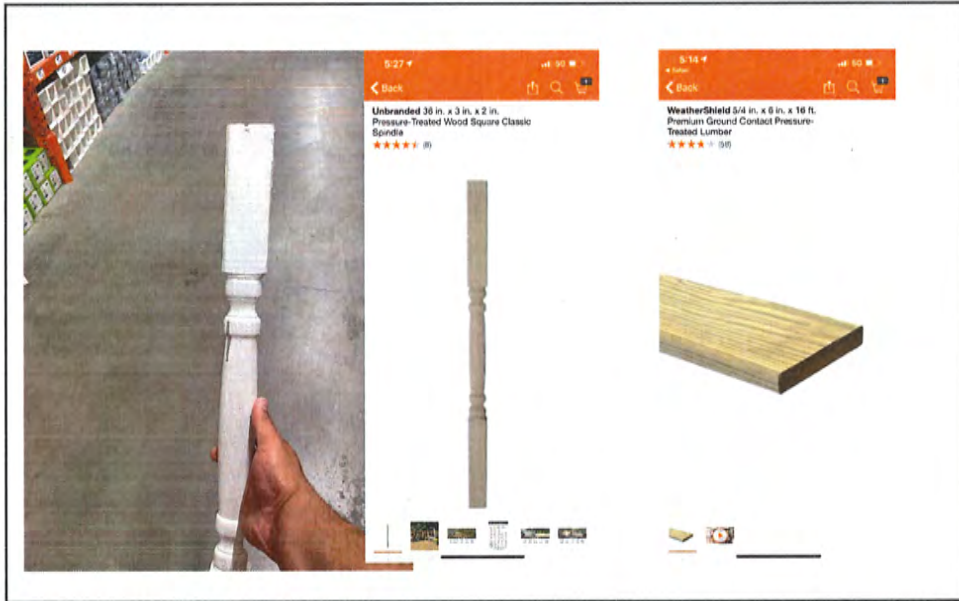
Docket No.: 06-70-21 1644 Grace
Residential - June 2021

50



Docket No.: 06-70-21 1644 Grace
Residential - June 2021

51



Docket No.: 06-70-21 1644 Grace
Residential - June 2021

52



Architectural Board of Review

NEW BUSINESS - July 2021

53

Proposal: Applicant proposes front porch renovation.



Project Name	
Project Address	
Project Description	
Project Status	
Project Contact	
Project Date	
Project Budget	
Project Location	
Project Type	
Project Phase	
Project Team	
Project History	
Project Notes	

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



Docket No.: 07-85-21 1350 Giel
Front Porch - July 2021

54

Proposal: Applicant proposes change of front porch window design

City Notes:

- Renovating a vernacular double into a single-family home
- Modifications to first floor elevation
- No information provided for re-siding
- Work performed without approvals by ABR or Building
- City told owner to stop work until approvals were received
- City would have recommended longer windows to align with the vernacular of Lakewood and to consider the window placement based on column location



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



**Docket No.: 07-86-21 1357 Mathews
Front Porch - July 2021**

55



**Docket No.: 07-86-21 1357 Mathews
Front Porch - July 2021**

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**Docket No.: 07-86-21 1357 Mathews
Front Porch - July 2021**

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**Docket No.: 07-86-21 1357 Mathews
Front Porch - July 2021**

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**Docket No.: 07-86-21 1357 Mathews
Front Porch - July 2021**

59



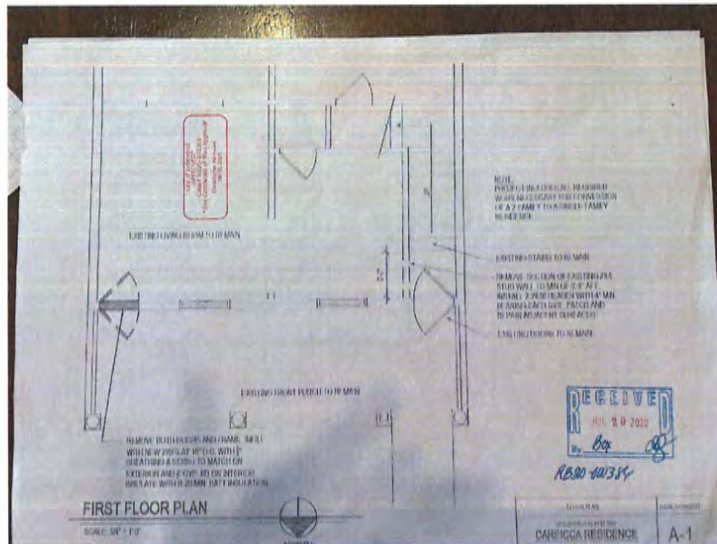
**Docket No.: 07-86-21 1357 Mathews
Front Porch - July 2021**

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Docket No.: 07-86-21 1357 Mathews
Front Porch - July 2021

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Docket No.: 07-86-21 1357 Mathews
Front Porch - July 2021

62

Abbreviated Quote Report

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
	Unassigned Project	65436		

ORDER NOTES:
DELIVERY NOTES:

Item	Qty	Description	Location
200	1	Fixed	None Assigned

RO Size = 59 13/16" x 48 7/8" Unit Size = 59 5/16" x 48 7/8"

DHP410310, Unit, 400 Series Picture Window-Dbl, Installation Flange, White Exterior Frame, Pine White - Painted Interior
 Frame: Fixed, Dual Pane Low-E32 Argon Fll
 Wrapping: Pine / White - Painted 2564

DHP Trim RIL, DHP410310 White - Painted PN-9102447
 Snot Option, DHP410310 4 3/8" Wall Thickness Pine White - Painted PN 1017772 Comments:

Unit #	U-Factor	SHGC
A1	0.29	0.33

CUSTOMER SIGNATURE _____ DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps
 Quote #: 65436 Print Date: 5/18/2021 12:59:22 PM UTC Page 2 of 3
 All images Viewed from Exterior



**Docket No.: 07-86-21 1357 Mathews
 Front Porch - July 2021**

65

Proposal: Applicant proposes renovation of a front porch

City Notes:

- Material specs for lighting, handrails at porch and stairs, decking
- Clarify if columns and lattice work being replaced
- Recommend matching existing porch railing height to match Lakewood vernacular
- Building Department - Under Review



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



**Docket No.: 07-87-21 1289 Hall
 Front Porch - July 2021**

66

INSURED
Cleveland Home Improvement
 12114 Green Ridge Blvd., Rocky River, OH 44151
 PHONE: (440) 871-5780
 CUSTOMER: SAM SAPIENZA, L.L.C.

Job No: 07-87-21-1289 Hall
 Address: 1289 Hall Ave
 City: Lakewood, OH
 State: OH
 Zip: 44122

Contract Description: PORCH
 Estimate No: 1289 Hall
 Date: 7-12-21

Client: Max Sapienza
 Phone: (440) 221-9737

Contractor: Tony 440-780-0887

Make checks payable only to: **Sam Sapienza, L.L.C.**

Project Complete: 7/16/21

Balance on Completion: \$0.00

67

Job No: 07-87-21-1289 Hall
 Address: 1289 Hall Ave
 City: Lakewood, OH
 State: OH
 Zip: 44122

Contract Description: PORCH
 Estimate No: 1289 Hall
 Date: 7-12-21


Client: Max Sapienza
 Phone: (440) 221-9737

Contractor: Tony 440-780-0887

Project Complete: 7/16/21

Balance on Completion: \$0.00

68



Virtually Maintenance-Free

12 Vibrant Colors
2 Sizes - 4'x8', 2'x8'

Easy to Install - Use for a Variety of Applications

UV-Stabilized / Fade Resistant

Durable One-Piece Construction

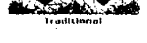
Resistant to Weather, Insects, Mold, Rot and Decay

Never Needs Painting


Enhances the appearance of installed lattice

Available in all 12 colors

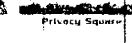
Easy to Install



Traditional

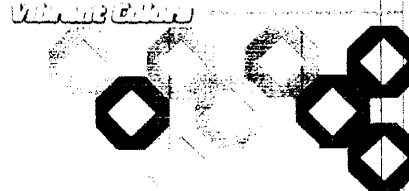


Privacy



Privacy Square

POLYONE LATTICE
2000 E. 10TH AVE.
DENVER, CO 80202
800-955-5555 • WWW.POLYONE.COM



Vibrant Colors

12 Vibrant Colors
2 Sizes - 4'x8', 2'x8'

UV-Stabilized / Fade Resistant

Durable One-Piece Construction

Resistant to Weather, Insects, Mold, Rot and Decay

Never Needs Painting

Enhances the appearance of installed lattice

Available in all 12 colors

Easy to Install

**Docket No.: 07-87-21 1289 Hall
Front Porch - July 2021**

71

SAFETY DATA SHEET

PolyOne

WHITE
Version Number: 1.1
Revision Date: 03/21/2019

Page: 1 of 1
Print Date: 04/14/2021

SAFETY DATA SHEET

WHITE

Section 1. Identification

Chemical name: **WHITE**
CAS number: **26004**
Other name of identification: **100% Polypropylene**
Product type: **Sheet**

Supplier's details: **POLYONE CORPORATION**
600 North Broadway Street, Denver, CO 80202, USA
Tel: +1 303 733 1000

Emergency telephone number (work hours of supplier): **800-955-5555**

Section 2. Hazards Identification

Classification of the substance or mixture: **SKIN IRRITANT (2)**

Substance name: **WHITE**

SAFETY DATA SHEET

PolyOne

WHITE
Version Number: 1.1
Revision Date: 03/21/2019

Page: 1 of 1
Print Date: 04/14/2021

Section 4. First aid measures

Eye contact: Flush with water for at least 15 minutes. Remove contact lenses if available and continue flushing. Seek medical attention if irritation persists.

Inhalation: Move to fresh air. If breathing is difficult, administer oxygen. If symptoms persist, seek medical attention.

Skin contact: Wash with soap and water. Remove contaminated clothing. Seek medical attention if irritation persists.

Ingestion: Do not induce vomiting. Rinse mouth with water. Seek medical attention if symptoms persist.

**Docket No.: 07-87-21 1289 Hall
Front Porch - July 2021**

72

Proposal: Applicant proposes renovation of a front porch

City Notes:

- City requested Front and Side elevations
- Building Department - Adjudication Order



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



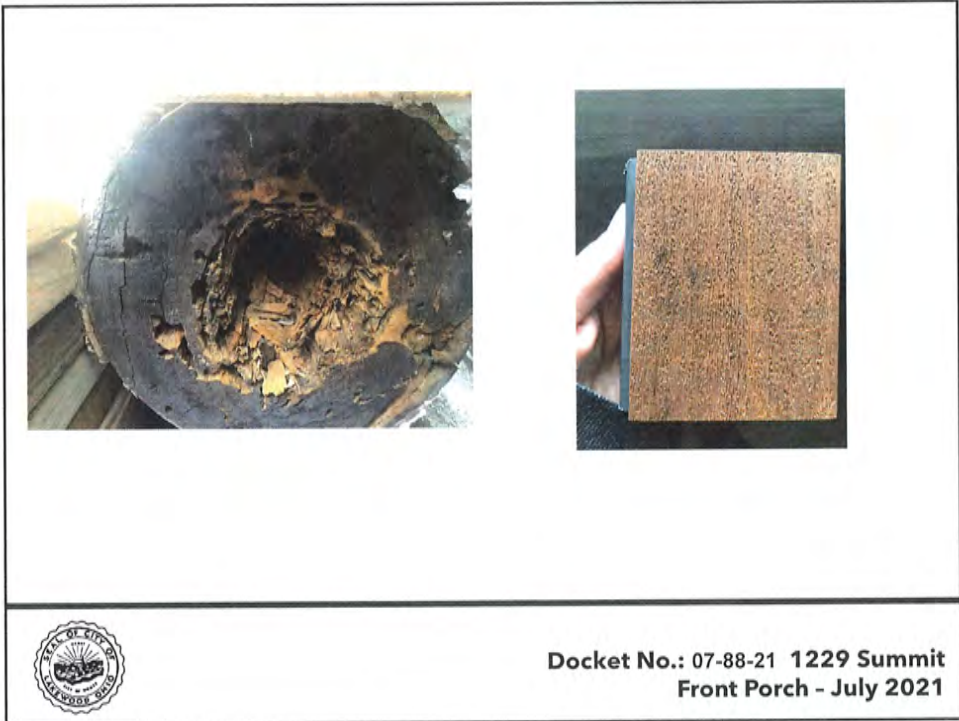
**Docket No.: 07-88-21 1229 Summit
Front Porch - July 2021**

73



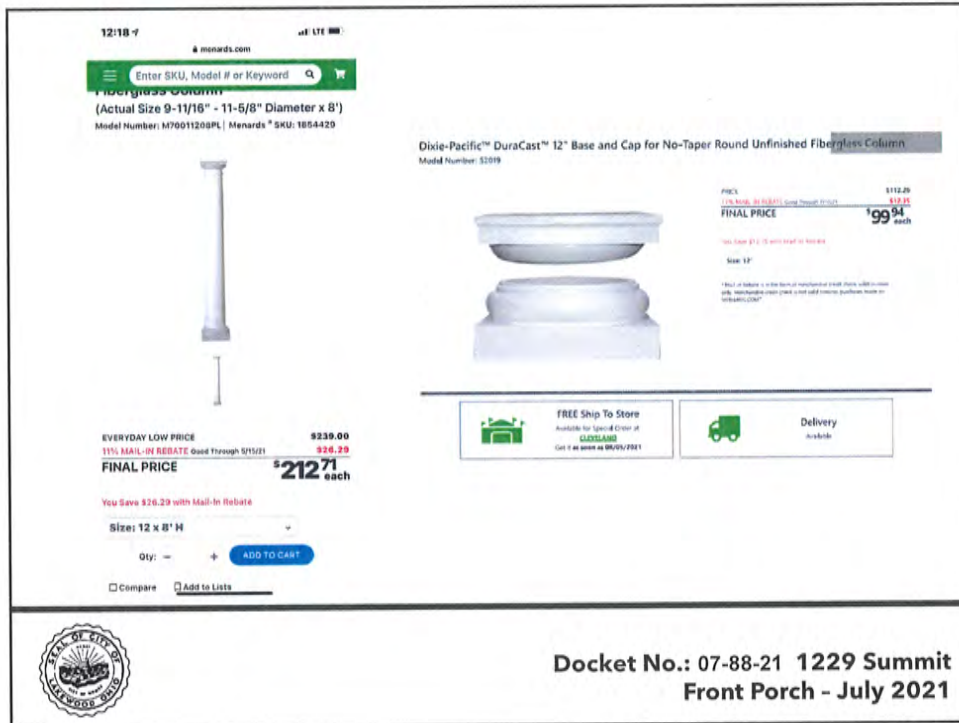
**Docket No.: 07-88-21 1229 Summit
Front Porch - July 2021**

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Docket No.: 07-88-21 1229 Summit
Front Porch - July 2021

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Docket No.: 07-88-21 1229 Summit
Front Porch - July 2021

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Docket No.: 07-88-21 1229 Summit
Front Porch - July 2021

77



TimberTech
Go Against the Grain

Get Started | Where to Buy | Order Samples
[Techwood Make](#)

Color Options
 WHITE | BLACK | NATL WHITE

Step 2: Select Infill

Composite Balusters | Cable

Step 3: To complete your rail look add on caps, skirts, and lighting

Aluminum Round or Square Balusters (Black Only) | Glass Channel Kit (Glass not included)



Docket No.: 07-88-21 1229 Summit
Front Porch - July 2021

78

TimberTech

Classic Composite Series

For more information on this product, please visit our website at www.timbertech.com or call 1-800-875-2535. For more information on our products, please visit our website at www.timbertech.com or call 1-800-875-2535.

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**Docket No.: 07-88-21 1229 Summit
Front Porch - July 2021**

79

5/12/21

**Docket No.: 07-88-21 1229 Summit
Front Porch - July 2021**

80

Proposal: Applicant proposes storefront renovation.

City Notes:

- Section 106 Review
- New signage will need be submitted at a later date under separate application
- Side elevations of proposed awnings
- Materials specs for all products
- Color samples



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



**Docket No.: 07-89-21 16000 Madison Ave
Storefront Renovation - July 2021**

81

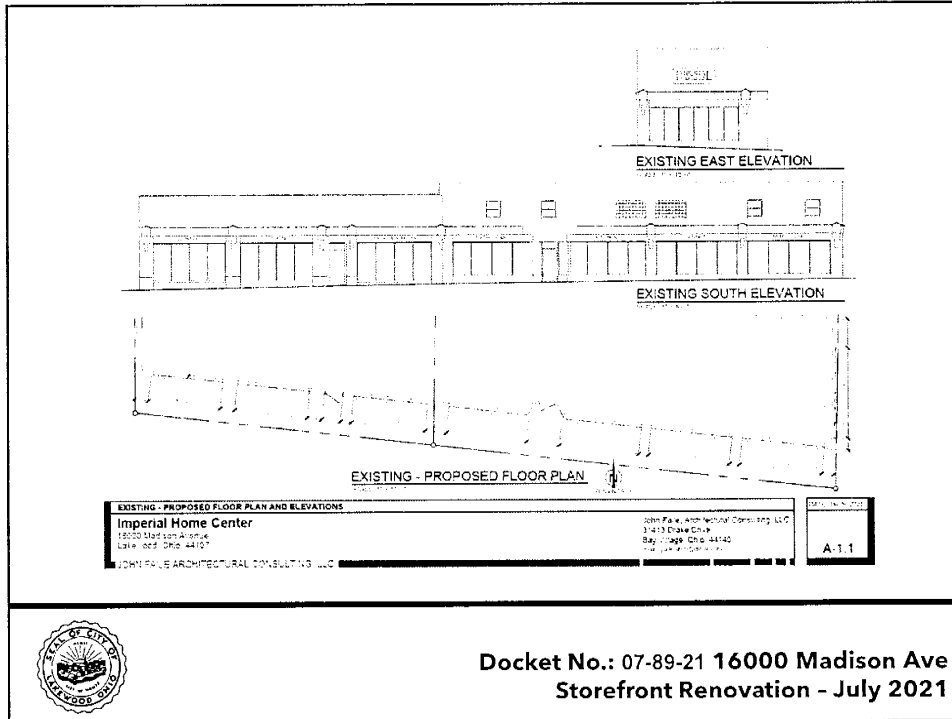
Info requested by the City:

- Material cut sheets of all new proposed building materials
- MDF is not known to be an exterior grade material, please research other materials
- Details of proposed standing seam metal roof
- Proposed paint colors, if not matching existing
- Please clarify is signage is part of the proposal or will be submitted at a later date

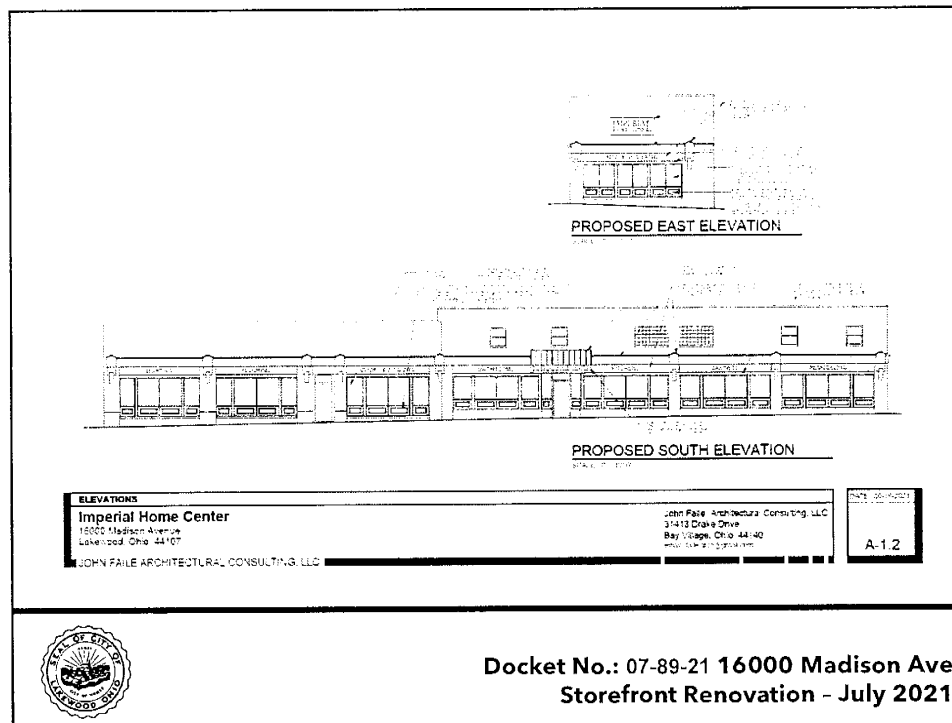


**Docket No.: 07-89-21 16000 Madison Ave
Storefront Renovation - July 2021**


82




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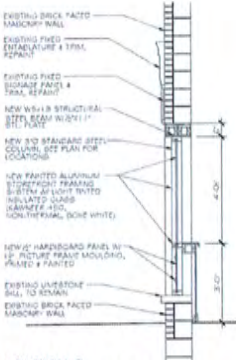
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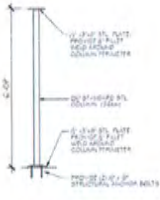
EXISTING EAST BUILDING ELEVATION



EXISTING SOUTH BUILDING ELEVATION



SECTION @ RENOVATED STOREFRONT
SCALE: 1/2" = 1'-0"



ELEVATION-SECTION @ COLUMN
SCALE: 1/2" = 1'-0"

ELEVATIONS/ COLORS AND DETAILS

<p>Imperial Home Center 16000 Madison Avenue Lakewood, Ohio 44107</p> <p>JOHN FAILE ARCHITECTURAL CONSULTING, LLC</p>	<p>John Faile Architectural Consulting, LLC 31413 Drake Drive Bay Village, Ohio 44140 email: john_faile@icm.com</p>
--	---

DATE: 08-16-2021

A-1.3



Docket No: 07-89-21 16000 Madison Ave
Storefront Renovation - July 2021

85



SAMPLE MADISON STOREFRONT BLDG



SAMPLE MADISON STOREFRONT BLDG



SAMPLE MADISON STOREFRONT BLDG

SAMPLE STOREFRONT ELEVATIONS

<p>Imperial Home Center 16000 Madison Avenue Lakewood, Ohio 44107</p> <p>JOHN FAILE ARCHITECTURAL CONSULTING, LLC</p>	<p>John Faile Architectural Consulting, LLC 31413 Drake Drive Bay Village, Ohio 44140 email: john_faile@icm.com</p>
--	---

DATE: 06-16-2021

A-1.4



Docket No: 07-89-21 16000 Madison Ave
Storefront Renovation - July 2021

86

Proposal: Applicant proposes installation of a privacy fence

City Notes:

- Received conditional approval 2020 for temporary outdoor dining through Planning Commission
- Fence as proposed is a permanent change to temporary dining
- Concerns about maintenance of an all black fence
- Chapter 1153 Fences - next slide

- Verify the outdoor dining area will not be modified; the area was not approved for both parking and dining



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



Docket No.: 07-90-21 13200 Madison Ave
Permanent outdoor dining enclosure / Fence - July 2021

87

Proposal:

City Notes: Current fence code. (Updates to occur 08.01.2021)

1153.02

(c) Fences are permitted along a rear or side property line or portion of a rear or side property line provided that:

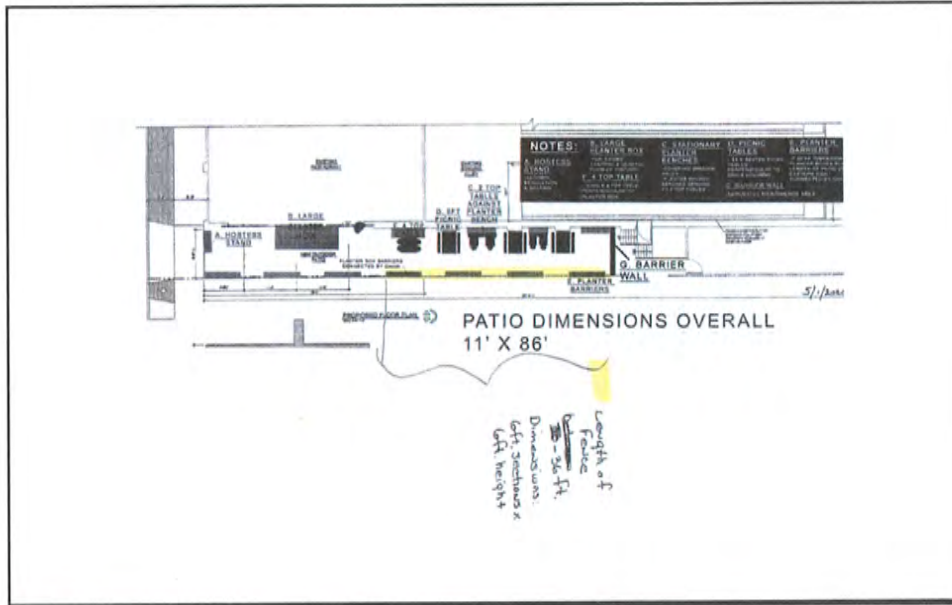
- (1) Fences less than or equal to seventy-two (72) inches above grade may be of any type, subject to subsection (g);
- (2) Fences greater than seventy-two (72) inches above grade but less than or equal to ninety-six (96) inches above grade shall be constructed such that at least fifty percent (50%) of any lineal foot of such fence is open for the through passage of light and air;
- (3) No fence shall exceed ninety-six (96) inches above grade.

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

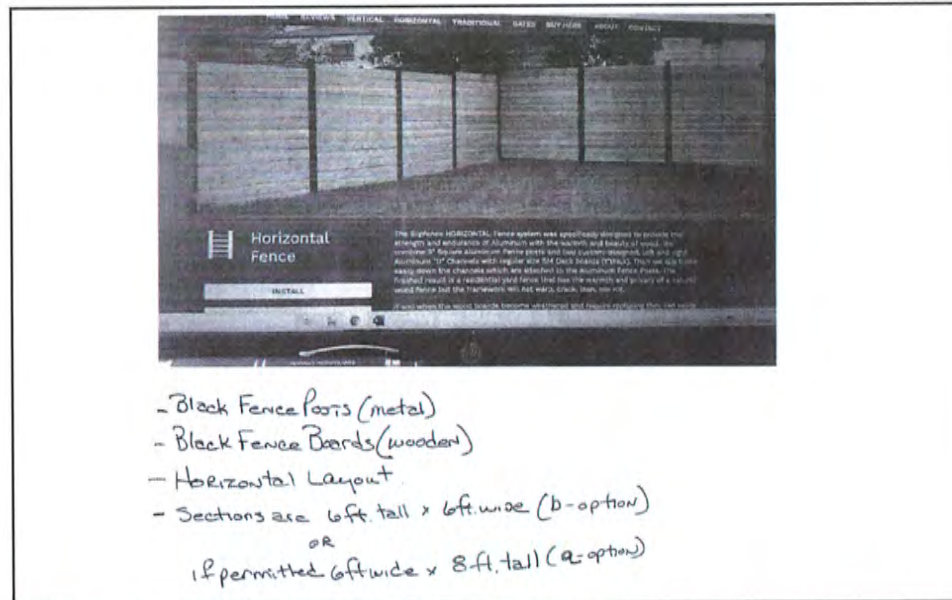


Docket No.: 07-90-21 13200 Madison Ave
Permanent outdoor dining enclosure / Fence - July 2021

88



Docket No.: 07-90-21 13200 Madison Ave
 Permanent outdoor dining enclosure / Fence - July 2021



Docket No.: 07-90-21 13200 Madison Ave
 Permanent outdoor dining enclosure / Fence - July 2021

ITEM NO.	PART	MATERIAL	QTY.
1	POST = 3" X 3" X 112" L	8005A ALUMINUM 1 1/2" WALL POWDER COATED BLACK	3
2	HORIZONTAL CHANNELS INSIDE DIMENSION = 1.125" BACK X 1.250" SIDES X 70" LONG	8005A ALUMINUM 1 1/2" WALL POWDER COATED BLACK	4
3	1" X 6 1/2" X 7 1/2"	BOARD, WOOD OR COMPOSITE	44
4	410 STAINLESS STEEL WOOD SCREW COATED BLACK (MAGW) 48 X 3/4" PAN HEAD WITH #2 PHILLIPS DRIVE	410 STAINLESS STEEL	76
5	410 STAINLESS STEEL SELF DRILLING SCREW #12 X 3/4" FLAT HEAD WITH #2 PHILLIPS DRIVE HEAD	410 STAINLESS STEEL	20

DETAIL A
SCALE 1:8

SLIPFENCE

10'-24" RIS HORZ SPEC

**Docket No.: 07-90-21 13200 Madison Ave
Permanent outdoor dining enclosure / Fence - July 2021**

91

Proposal: Applicant proposes renovations of an existing building.

City Notes:

- Commercial renovation and sign review
- Approval of parking lot design may be conditional upon approval of parking count by Planning Commission and review by Public Works for relocating curb cut

SEPARATE PDF DOCUMENT

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

**Docket No.: 07-91-21 A and S 16019 Hilliard
Commercial Renovation and Signage - July 2021**

92

Proposal: Applicant proposes front porch renovations.

City Notes:

• **Requested information by the City**

- Scaled plans, front elevations and side elevations; drawn to an actual scale and representative of the proposed detailing; while the city accepts hand drawings, we ask they are drawn to a scale
- Trim details at the columns
- Cut sheets or drawings of proposed lattice work
- Dimensions/trim details at skirt board
- Proposed veneer at new exposed 6x6 column support shown below the porch
- Stair handrail location, plan, elevation



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



**Docket No.: 07-92-21 1577 Cordova
Front Porch - July 2021**

93

Existing location does not match proposed elevation drawing



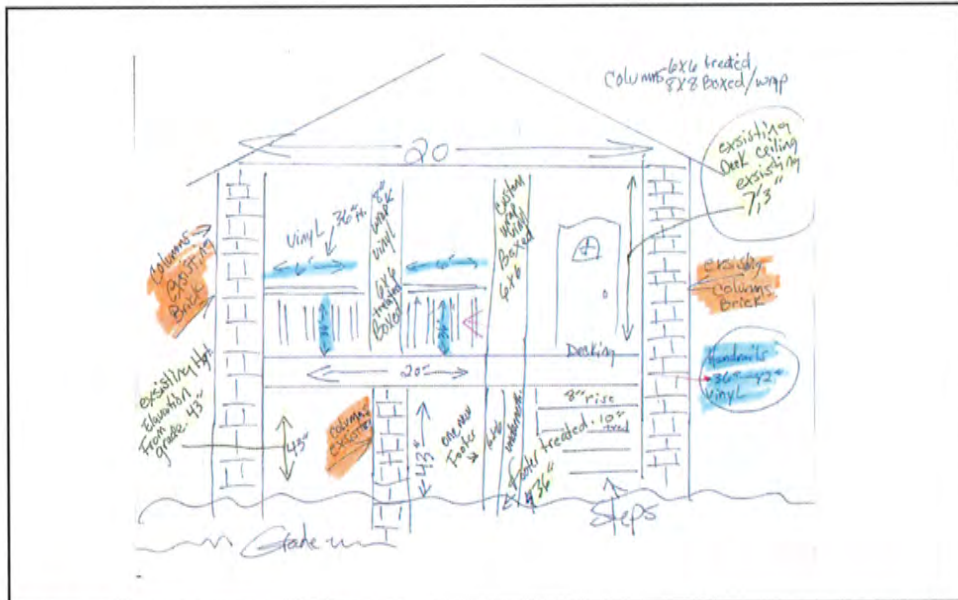
**Docket No.: 07-92-21 1577 Cordova
Front Porch - July 2021**

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Docket No.: 07-92-21 1577 Cordova
Front Porch - July 2021

95



Docket No.: 07-92-21 1577 Cordova
Front Porch - July 2021

96

Proposal: Applicant proposes the rebuild of a front porch.

City Notes:

- Verify columns to be used
- Verify stair location/materials
- Verify railings will not be deck style
- Variance not needed



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



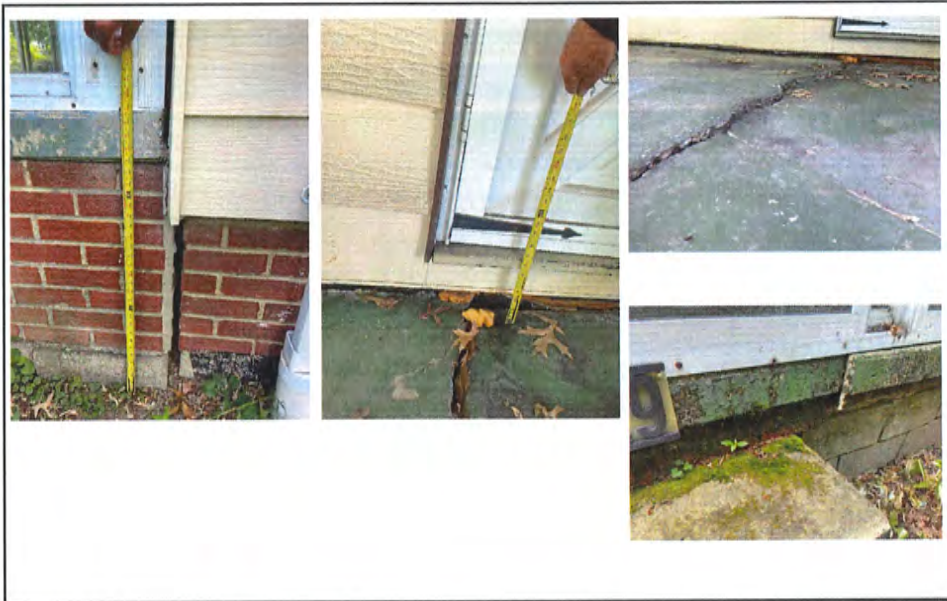
**Docket No.: 07-93-21 14229 Bayes
Front Porch - July 2021**

99



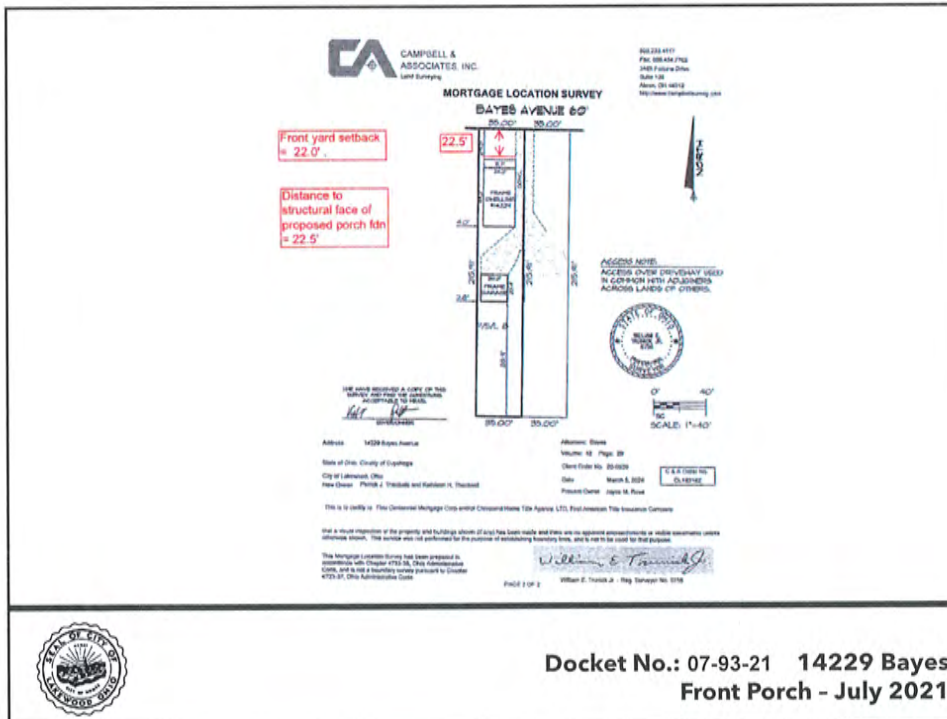
**Docket No.: 07-93-21 14229 Bayes
Front Porch - July 2021**

100



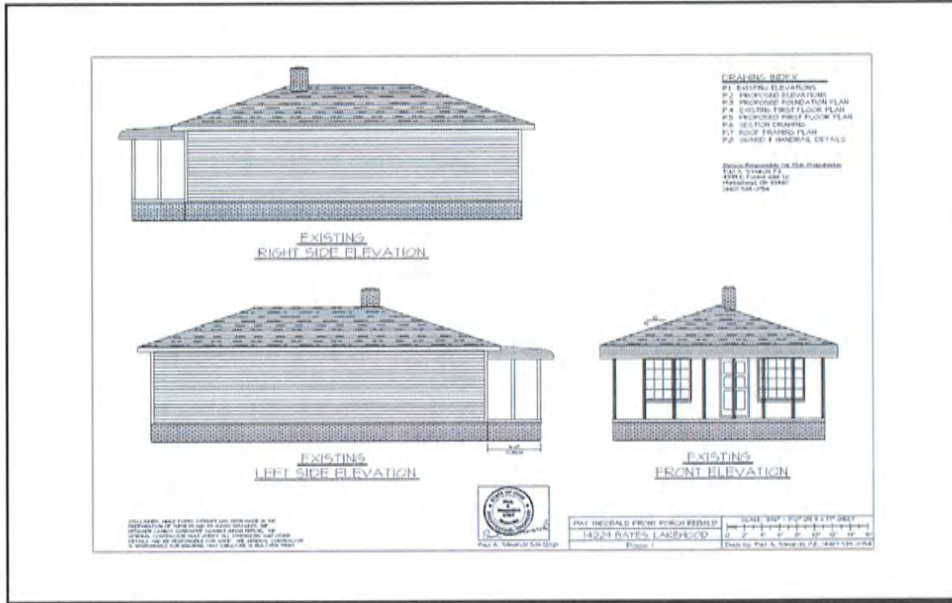
Docket No.: 07-93-21 14229 Bayes
Front Porch - July 2021

101



Docket No.: 07-93-21 14229 Bayes
Front Porch - July 2021

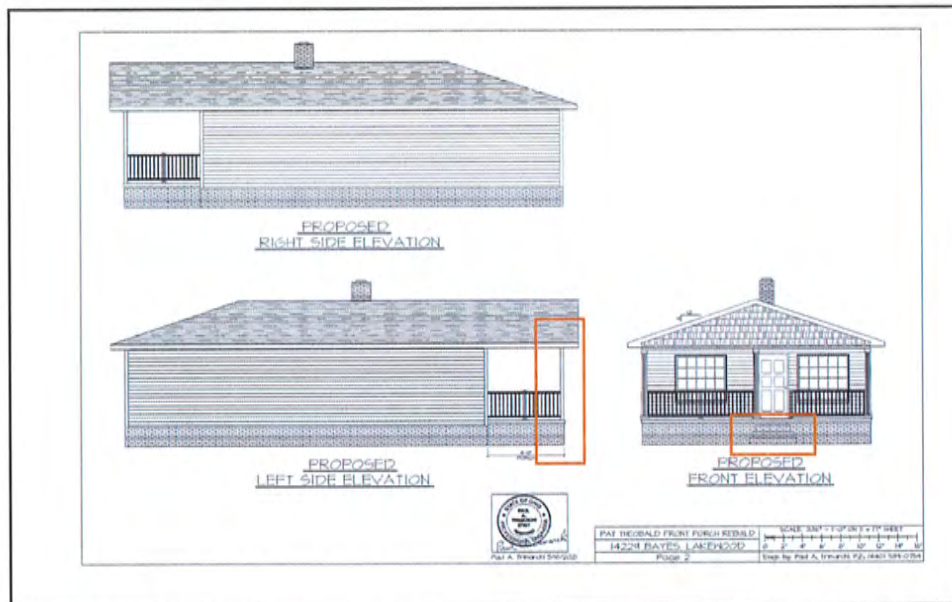
102





Docket No.: 07-93-21 14229 Bayes
Front Porch - July 2021

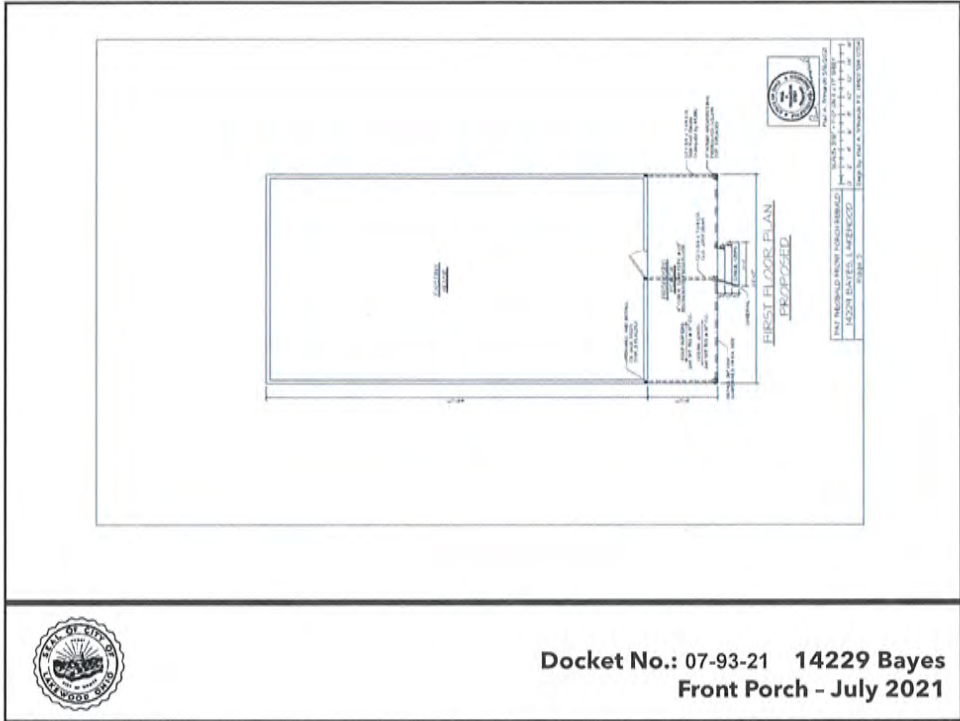
103





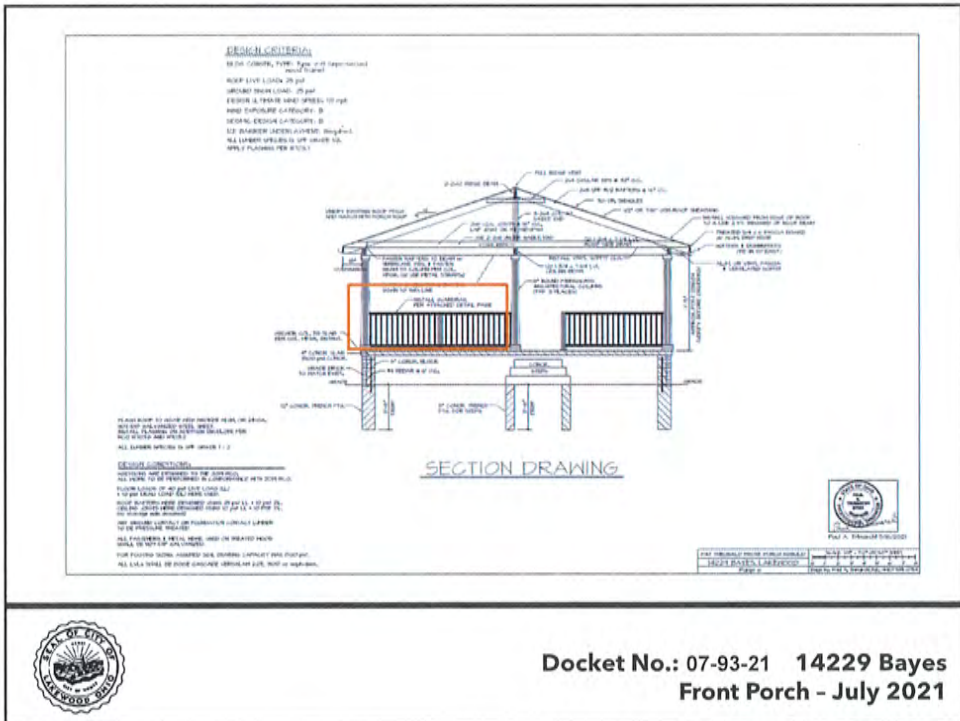
Docket No.: 07-93-21 14229 Bayes
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Docket No.: 07-93-21 14229 Bayes
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Figure 24. Example Guard Detail

Figure 25. Guard Post to Outboard-Joint Example

Figure 26. Guard Post to Rim-Joint Example

Figure 28. Size Guard Requirements

Figure 29A. Handrail Mounting Examples

Figure 29B. Miscellaneous Stair Requirements

SHEET 3 - GUARDS, HANDRAILS

107

Existing Garage

- Cut sheets/specs of the proposed shakes and roof materials
 Note: The shingles will be GAF Timberline HDZ, Color Hickory, to match recent garage roof. Shakes will be CertainTeed Cedar Impressions Perfection Shingles Color Cedar Blend. I will have the samples at the meeting for review.
- Picture of garage that we will match the shingles
- There will be no lighting installed in the project.

Timberline® HDZ™ Specs

SECTION 07464
VINYL and Polymer Siding

For best results, display hidden notes to specifier.

**Docket No.: 07-93-21 14229 Bayes
Front Porch - July 2021**

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Proposal: Applicant proposes front porch canopy renovation and rear addition.

City Notes:



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Docket No.: 07-94-21 **1286 Thoreau**
Front Porch - July 2021

109



SEPARATE PDF DOCUMENT



Docket No.: 07-94-21 **1286 Thoreau**
Front Porch - July 2021

110

Proposal: Applicant proposes a rear porch addition visible from the right-of-way.

City Notes:

- Corner lot - multiple front-facing facades; no rear



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**Docket No.: 07-95-21 1270 Arlington
Front Porch - July 2021**

111

SEPARATE PDF DOCUMENT



**Docket No.: 07-95-21 1270 Arlington
Front Porch - July 2021**

112

Proposal: Applicant proposes a front porch addition.

City Notes:

- BZA Approvals on next slide



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Docket No.: 07-96-21

**17711 Lakewood Hts Blvd
Front Porch - July 2021**

113

BZA Approvals 04-16-2021

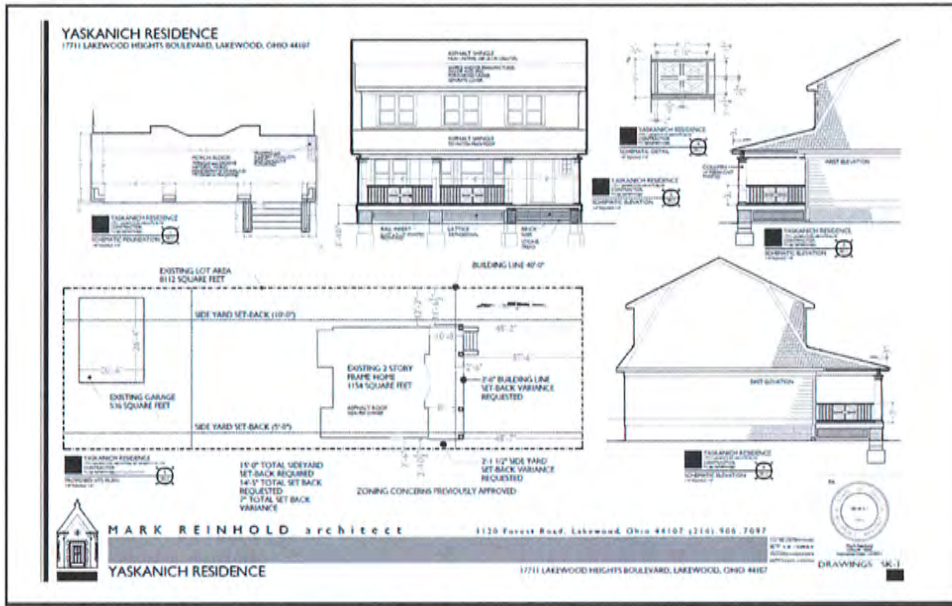
At the 4/15/2021 meeting, the Board of Zoning Appeals considered the construction of a front porch addition. Property is located in an R1H, Single-Family, High Density district.

- **First Variance:** The minimum front yard (building line) for this parcel is 40 feet. The addition of the new front porch reduces that front yard to 37 feet, 6 inches. A variance (2 feet, 6 inches) is requested pursuant to Section 1121.07 – Minimum Yard Requirements (Ord. 91-95. Passed 10-7-1996).
- **Second Variance:** The minimum side yard for the R1H district is 5 feet, or no closer than the existing wall of the primary structure. The addition of the new front porch reduces the side yard further than the existing wall of the primary structure to a new distance of 2 feet, 10.5 inches. A variance (7.5 inches, as proposed) is requested pursuant to Section 1121.07 – Minimum Yard Requirements (Ord. 91-95. Passed 10-7-1996).
- **Third Variance:** The minimum total for both side yards within the R1H district is 15 feet. The addition of the new front porch reduces the combined total of both side yards to 14 feet, 5 inches. A variance (7 inches, as proposed) is requested pursuant to Section 1121.07 – Minimum Yard Requirements (Ord. 91-95. Passed 10-7-1996).



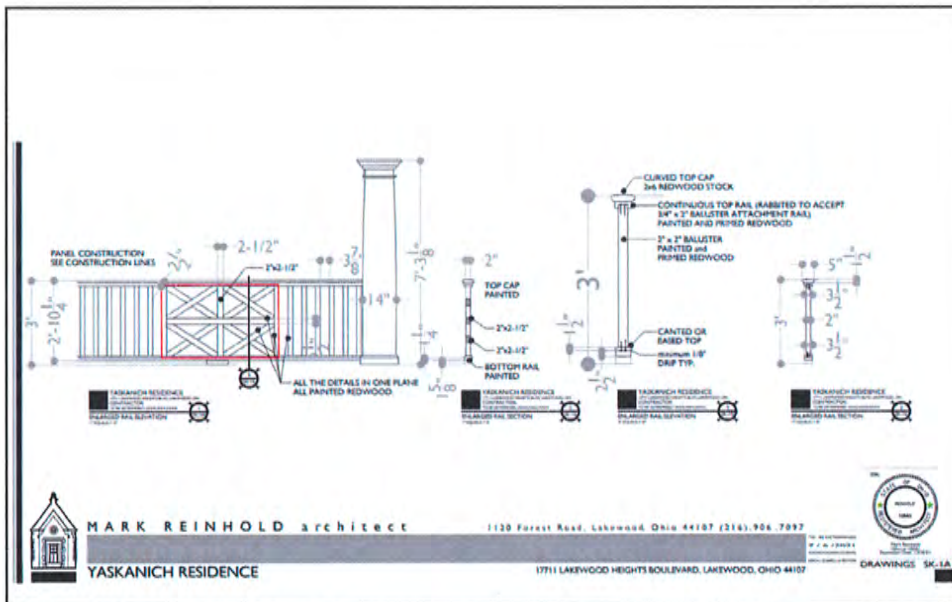
**Docket No.: xx-xx-xx 17711 Lakewood Hts Blvd
Front Porch - July 2021**


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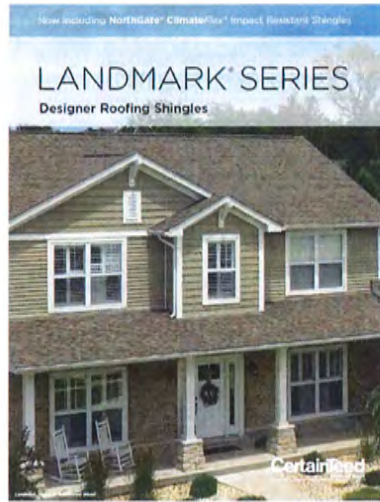
 **Docket No.: 07-96-21** **17711 Lakewood Hts Blvd**
Front Porch - July 2021

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 **Docket No.: 07-96-21** **17711 Lakewood Hts Blvd**
Front Porch - July 2021

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Docket No.: 07-96-21

17711 Lakewood Hts Blvd
Front Porch - July 2021

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Proposal: Applicant proposes façade modifications to a commercial building.

City Notes:

- Signage will be submitted at a later date



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Docket No.: 07-97-21 14588 Madison
Commercial Renovation - July 2021

118

SEPARATE PDF DOCUMENT



Docket No.: 07-97-21 14588 Madison
Commercial Renovation - July 2021

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Proposal: Applicant proposes front porch repair

City Notes:

- Clarify railing selection



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Docket No.: 07-98-21 17504 Fries
Front Porch - July 2021

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**Docket No.: 07-98-21 17504 Fries
Front Porch - July 2021**

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**Docket No.: 07-98-21 17504 Fries
Front Porch - July 2021**

122

Digger by Architectural Woodwork, Inc.® Aluminum Railing-Relax Series

Styles C30R* & C30R


Adding rings to the 3-rail design gives it a sophisticated appearance. With an option of Style C30R 3/4" square or Style C30R 3/4" round balusters, you can create your own design to fit your lifestyle.



3/4" square baluster - height 30"
C30R Black Fine Texture

Styles C31* & C31

You can create a high quality appearance with the design of Style C31 or C311. Style C31 utilizes a 3-rail design including 3/4" square balusters while Style C311 is comprised of the 3-rail design along with 3/4" round balusters.



SPECIFICATIONS

- Railing Height: 36", 42"
- Railing Length: 4, 5, 6, 7, 8
- Post Rail Length: 4, 5, 6, 7, 8
- C30R Baluster: 3/4" x 3/4" x 1.000" (SQ)
- C30R Baluster: 3/4" Round (RO)
- Square Top Rail: 1.500" x 1.500" x 1.000" (SQ)
- Round Top Rail: 1.500" x 1.500" x 1.000" (RO)
- Solid Hardwood Balusters (Oak, Maple and Redwood Bal.)
- Baluster Rail Spacing: 3, 4, 5, 6, 7, 8
- Adjustable Gates: 36", 42", 48", 54" and 60" W Openings

*SQ: Square and RO: Round top rail lengths are available in 1/2" increments.

SPECIFICATIONS

- Railing Height: 36", 42"
- Railing Length: 4, 5, 6, 7, 8
- Post Rail Length: 4, 5, 6, 7, 8
- C31 Baluster: 3/4" x 3/4" x 1.000" (SQ)
- C31 Baluster: 3/4" Round (RO)
- Baluster Spacing: 3, 4, 5, 6, 7, 8
- Square Top Rail: 1.500" x 1.500" x 1.000" (SQ)
- Round Top Rail: 1.500" x 1.500" x 1.000" (RO)
- Solid Hardwood Balusters (Oak, Maple and Redwood Bal.)
- Baluster Rail Spacing: 3, 4, 5, 6, 7, 8
- Adjustable Gates: 36", 42", 48", 54" and 60" W Openings

*SQ: Square and RO: Round top rail lengths are available in 1/2" increments.

Top Rail Profile

Mid Rail Profile

Bottom Rail Profile

Top Rail Profile

Mid Rail Profile

Bottom Rail Profile

A Style C30R
3/4" Square Baluster

B Style C30R
3/4" Round Baluster

C Style C30R
3/4" Square Baluster - height 30"

A Style C31
3/4" Square Baluster


B Style C31
3/4" Round Baluster

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**Docket No.: 07-98-21 17504 Fries
Front Porch - July 2021**

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Styles C10* & C101




Top Rail Profile

Mid Rail Profile

Bottom Rail Profile

stock



Top Rail Profile

Mid Rail Profile



Bottom Rail Profile

SPECIFICATIONS

- Railing Height: 36", 42"
- Railing Length: 4, 5, 6, 7, 8
- Post Rail Length: 4, 5, 6, 7, 8
- C10 Baluster: 3/4" x 3/4" x 1.000" (SQ)
- C10 Baluster: 3/4" Round (RO)
- Baluster Spacing: 3, 4, 5, 6, 7, 8
- Square Top Rail: 1.500" x 1.500" x 1.000" (SQ)
- Round Top Rail: 1.500" x 1.500" x 1.000" (RO)
- Solid Hardwood Balusters (Oak, Maple and Redwood Bal.)
- Baluster Rail Spacing: 3, 4, 5, 6, 7, 8
- Adjustable Gates: 36", 42", 48", 54" and 60" W Openings

*SQ: Square and RO: Round top rail lengths are available in 1/2" increments.

Recommended during Pre-Review

A Style C10R
3/4" Square Baluster

B Style C10R
3/4" Round Baluster

A Style C10
3/4" Square Baluster

B Style C10
3/4" Round Baluster

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**Docket No.: 07-98-21 17504 Fries
Front Porch - July 2021**

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Tuscany & Montego
 (Style C10, C101 and C20)
 Installation Instructions

Standard (Level) Railing

1. Cut the rails to length for railing with appropriate brace. Position the brace so that the brace is located against the rail at the top of the rail. Work with others to lift the rail into place. Make sure rail is not twisted on either end to allow for install. Cut notch (Example 1).

Corner Railing - Cut notch per notes to allow for top cut, install and square evenly. (Example 2)

Post-to-Post - A rubber mallet can be used to tap the rail into place on the bottom rail.

Standard (Level) Railing Cont'd

2. Place bottom rail on clean flat surface. Using a rubber mallet, the bottom rail should be raised from existing concrete base to level of the top rail.
3. Install rail on an angle above the bottom rail. Working on one end first, measure into rail and lay string with a rubber mallet.
4. Feed remaining balusters into rail, leaving string with a rubber mallet on the inside to the other end. Check all balusters are properly seated in rail with rubber mallet using full length of rail making sure all balusters are seated on the top of the rail.
5. Rubber mallet against bottom side of bottom rail by inserting a rubber mallet and tapping across horizontal center of the rail to provide support. This applies to all balusters on the rail.
6. Place tension into rail. Rubber mallet on both ends through side of rail with full hand tapping pressure. Compression system for rail is pressure indicator with post head system provided.
7. Check to make sure rail is square to existing railing system. String and mallet to make sure into place. (Mount Clamps can be changed if the above process is not followed).
8. Mount 2 piece bars to all posts.
 - Separate two piece bar
 - Use rubber mallet to tap bar together

Angle (Overhead) Mount

1. Position bottom rail on clean flat surface. Using a rubber mallet, the bottom rail should be raised from existing concrete base to level of the top rail. Work with others to lift the rail into place. Make sure rail is not twisted on either end to allow for install. Cut notch (Example 1).
2. Measure up 32" (8") from top of bottom rail to top of rail. Mark the top of bottom rail to top of rail.
3. Place base of post on clean flat surface. Measure base to post with a rubber mallet using full length of rail making sure all balusters are seated on the top of the rail. Use a rubber mallet to tap the rail into place on the bottom rail.
4. Assemble bottom rail to post (Standard Level) using notes 4-8.

For more information visit aggregates.com 06/2020

Riviera Series
 (Style C30, C301, C302, C303, C304, C305, C306, C307, C308, C309, C310, C311, C32, C321, C33, C331, C34, C341)
 Installation Instructions

Standard (Level) Railing

1. Cut the rails to length for railing with appropriate brace. Position the brace so that the brace is located against the rail at the top of the rail. Work with others to lift the rail into place. Make sure rail is not twisted on either end to allow for install. Cut notch (Example 1).

Corner Railing - Cut notch per notes to allow for top cut, install and square evenly. (Example 2)

Post-to-Post - A rubber mallet can be used to tap the rail into place on the bottom rail.

Standard (Level) Railing Cont'd

2. Place bottom rail on clean flat surface. Using a rubber mallet, the bottom rail should be raised from existing concrete base to level of the top rail.
3. Install rail on an angle above the bottom rail. Working on one end first, measure into rail and lay string with a rubber mallet.
4. Feed remaining balusters into rail, leaving string with a rubber mallet on the inside to the other end. Check all balusters are properly seated in rail with rubber mallet using full length of rail making sure all balusters are seated on the top of the rail.
5. Rubber mallet against bottom side of bottom rail by inserting a rubber mallet and tapping across horizontal center of the rail to provide support. This applies to all balusters on the rail.
6. Place tension into rail. Rubber mallet on both ends through side of rail with full hand tapping pressure. Compression system for rail is pressure indicator with post head system provided.
7. Check to make sure rail is square to existing railing system. String and mallet to make sure into place. (Mount Clamps can be changed if the above process is not followed).
8. Mount 2 piece bars to all posts.
 - Separate two piece bar
 - Use rubber mallet to tap bar together

Angle (Overhead) Mount

1. Position bottom rail on clean flat surface. Using a rubber mallet, the bottom rail should be raised from existing concrete base to level of the top rail. Work with others to lift the rail into place. Make sure rail is not twisted on either end to allow for install. Cut notch (Example 1).
2. Measure up 32" (8") from top of bottom rail to top of rail. Mark the top of bottom rail to top of rail.
3. Place base of post on clean flat surface. Measure base to post with a rubber mallet using full length of rail making sure all balusters are seated on the top of the rail. Use a rubber mallet to tap the rail into place on the bottom rail.
4. Assemble bottom rail to post (Standard Level) using notes 4-8.

For more information visit aggregates.com 06/2020

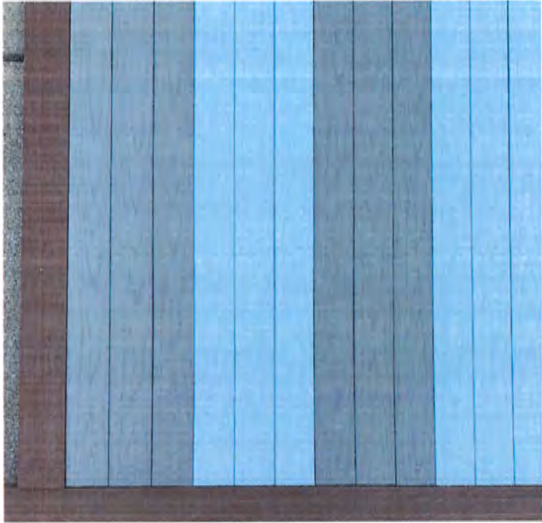
Docket No.: 07-98-21 17504 Fries
Front Porch - July 2021


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Docket No.: 07-98-21 17504 Fries
Front Porch - July 2021

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Docket No.: 07-98-21 17504 Fries
Front Porch - July 2021

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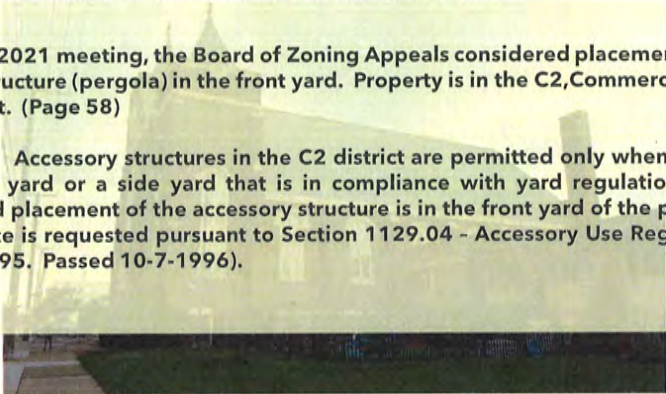
Proposal: Applicant proposes a pergola in the preschool front play yard.

City Notes:


- Received variance from BZA to install with the front yard

At the 6/17/2021 meeting, the Board of Zoning Appeals considered placement of an accessory structure (pergola) in the front yard. Property is in the C2, Commercial, Retail district. (Page 58)

- **Variance:** Accessory structures in the C2 district are permitted only when located in a rear yard or a side yard that is in compliance with yard regulations. The proposed placement of the accessory structure is in the front yard of the property. A variance is requested pursuant to Section 1129.04 - Accessory Use Regulations (Ord. 91-95. Passed 10-7-1996).



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Docket No.: 07-99-21 13208 Madison
Pergola- July 2021

130



131



132

Proposal: Applicant proposes door and window signage.
City Notes -



Docket No.: 06-84-21 12401 Detroit
Pepper's Signage - June 2021

135

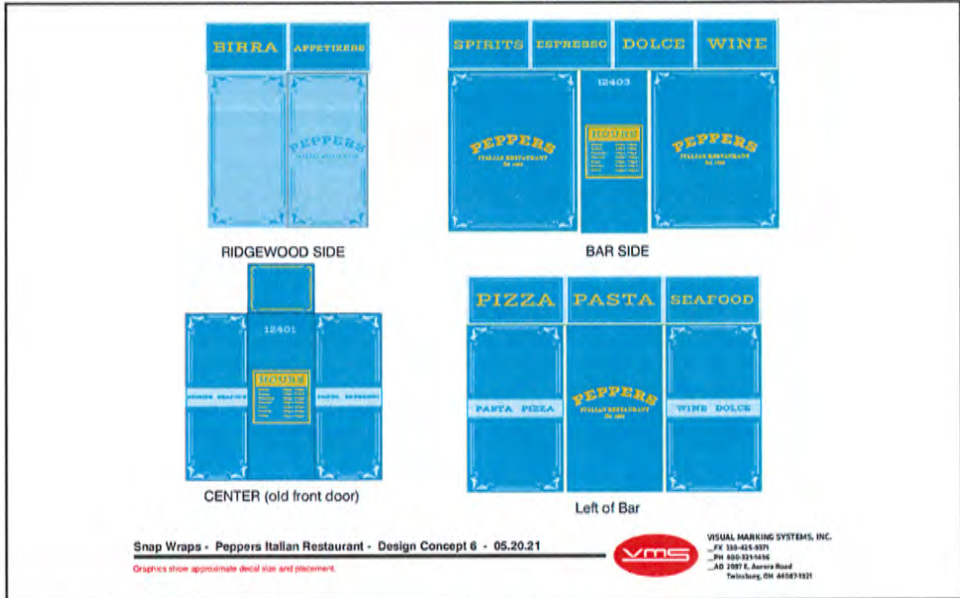
Proposal: Applicant proposes door and window signage.
City Notes - no updates provided by applicant:

- **Proposals for window signage must include the dimensions of the windows and the surface area of the signage**
 - 1329.04 MEASUREMENT STANDARDS.
 - The size of signs is regulated in this chapter by relating the gross area of signs to the building or use of a lot, or the size of the building unit to which the sign is accessory.
 - (a) The gross area of signs for a building or use shall include all permanent surfaces visible from a public way and shall be measured for all signs except projecting or pole signs as follows:
 - (1) The area of the surface, or surfaces of an opaque or translucent panel used or intended for displaying a message; plus
 - (2) The area within the smallest rectangle enclosing a sign composed of letters or characters which are individually attached to a building wall or other structural element not designed as a panel; plus
 - (3) The area of permanent window and door signs.
- **Per 1329.09 (c) (6) Window signs. All window signage shall be equal to or less than 15% of the total storefront window area square footage.**
- *Confirm is the intended main color of the signage is yellow*
- *Recommend removing the hours of operation as any revisions made to the hours may be subject to a new ABR proposal and review*
- *Recommend consistency with color selection and not including a third (blue print) option*
- *All words should be consistent in height rather scaling up and down depending on the length of the word*
- *Recommend removing signage referring to food within the white band on the main windows*



Docket No.: 06-84-21 12401 Detroit
Pepper's Signage - June 2021

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Docket No.: 06-84-21 12401 Detroit
Pepper's Signage - June 2021

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Docket No.: 06-84-21 12401 Detroit
Pepper's Signage - June 2021

138


CENTER (old front door)

RIDGEWOOD SIDE



Docket No.: 06-84-21 12401 Detroit
Pepper's Signage - June 2021

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Proposal: Applicant proposes vinyl window logo and blade sign

City Notes:

- Congratulations on the grand opening



DEFERRED BY APPLICANT

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Docket No.: . 07-101-21 15210 Madison
Lakewood AF - July 2021

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are
Meeting



Docket No.: . 07-101-21 15210 Madison
Lakewood AF - July 2021

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Docket No.: . 07-101-21 15210 Madison
Lakewood AF - July 2021

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Docket No.: 07-101-21 15210 Madison
Lakewood AF - July 2021

143

Proposal: Applicant proposes an illuminated channel letter sign.

City Notes:

- Allowable 46.5 sf
- Proposed Awnings: 55sf
- Proposed Windows: Appears to be 100% coverage
 - Per 1329.09 (c) (6) Window signs. All window signage shall be equal to or less than 15% of the total storefront window area square footage.
- No information provided for light fixtures/façade renovation
- Provide information for maintenance where previous sign
- 1329.13 Maintenance
 - *Signs which no longer serve the purpose for which they were intended, or which have been abandoned or are not maintained in accordance with this chapter and other applicable regulations of the City shall be removed by the latest permit holder or by the City at the expense of such permit holder.*

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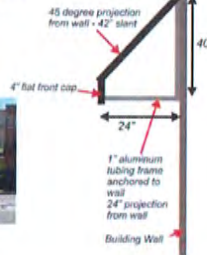
Docket No.: 07-103-21 15008 Madison
Beyond Juice - July 2021

144



Projection Awning
 1" aluminum tubing frame
 Black Umbrella wrap
 To match fit and finish of
 existing neighboring awnings
 Gooseneck Lighting - installed by others
 4 lights per awning
 Applique Vinyl Text

Existing Awning
 For Visual Reference



Cost/Size 36" x 110" Logo
 BEYOND - 22.5" height - JUICERY + EATERY - 9" height



Approved By: _____ Date: _____

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**Docket No.: xx-xx-xx 15008 Madison
 Beyond Juice - July 2021**

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**Proposed Windows: Appears to be 100% coverage
 Clarify if white background shown is transparent/clear glass
 Square Foot Calculations do not include all graphics or additional signage**



Non-illuminated awning
 45 degree pitch
 Black opaque Umbrella skin
 White Applique Graphics

First Surface Graphics
 Window Graphics installed
 from exterior of glass
 Die Cut Vinyl
 Matte Finish
 10" tall letters for
 SMOOTHIES, etc.
 Total of 15 sq ft of
 window graphics



Approved By: _____

Date: _____

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**Docket No.: 07-103-21 15008 Madison
 Beyond Juice - July 2021**

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