

**MINUTES  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
REVIEW MEETING  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
AUGUST 11, 2022  
5:30 P.M.**

**1. ROLL CALL**

Board Members

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

Staff

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

Jeremy Smith was absent.

**2. APPROVE THE MINUTES OF THE JULY 14, 2022 MEETING**

A motion was made by Mr. Maniet, seconded by Mr. Grambort. All the members voting yea, the motion passed.

**3. OPENING REMARKS**

Staff read the Opening Remarks into record.

**OLD BUSINESS**

The following items, 4 and 5 are taken together.

**ARCHITECTURAL BOARD OF REVIEW**

**4. Docket No. 07-41-22**

**14519 Detroit Ave.  
Downtown Development**

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

Griffin Caldwell  
CASTO  
250 Civic Center Dr.  
Columbus, OH 43215

Applicant proposes a planned development. (Page 5)

**5. Docket No. 07-42-22**

**14501-09 Detroit Ave.  
Curtis Block Building**

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

Griffin Caldwell  
CASTO  
250 Civic Center Dr.  
Columbus, OH 43215

Applicant seeks a Certificate of Appropriateness for alterations to the Curtis Block Building. (Page 31)

Staff advised the members the applicant requested a deferral for both items.

A motion was made by Mr. Maniet, seconded by Mr. Donaldson to **DEFER Docket 07-41-22 and Docket No. 07-42-22**. All the members voting yea, the motion passed.

**A deferral is requested for Docket 07-35-22.**

**6. Docket No. 07-35-22\***

**17853 Lake Rd.**

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

David Hesse  
Payne & Payne Builders  
10750 Mayfield Rd.  
Chardon, Ohio 44024

Applicant proposes the demolition and rebuild of a single-family home. (Page 57)

Staff told the members the applicant requested a deferral as details are still being determined; staff recommended the item is tabled until the proposal is ready for presentation.

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

**7. Docket No. 07-36-22**

**14968 Delaware Ave.**

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

Zach Sword  
Claymore Construction Inc.  
14100 Gramatan Ave.  
Cleveland, OH 44111

Applicant proposes the rebuild of the first floor and second floor front porches. (Page 59)

Zach Sword, Claymore Construction Inc., applicant was present to explain the request. There was discussion about the column and pillar dimensions, first floor railing height, shadow box detail, cross braces/corbels, first and second floor band boards, lighting, lattice work, vinyl siding. The members said it will be a nice improvement. Staff was happy to see the porches returned to the original style. Public comment was closed as no one addressed the item. Staff do not receive any communication.

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

- **There will be no corbels (a Simpson bracing system will be investigated).**
- **The bases will be three feet high, and two-by-two feet wide.**
- **The six-inch-by-six-inch posts will be boxed to approximately 12 X 12 inch square columns.**
- **The lattice will be vertical, two-by-two style.**
- **Railings end into a solid trim board vertically where they connect to the house.**
- **Vinyl siding to match where removed for construction.**

All the members voting yea, the motion passed.

Docket No. 07-37-22 has been withdrawn.

8. Docket No. 07-37-22

1121 Wilbert Rd.

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

Jason Amato  
1121 Wilbert Rd.  
Lakewood, OH 44107

Applicant proposes modifications to an existing rear patio. (Page 69)

Staff informed the members that the applicant withdrew the request. No further action was required.

**NEW BUSINESS**  
**ARCHITECTURAL BOARD OF REVIEW**

9. Docket No. 08-49-22

1491 Spring Garden Ave.

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

Elias Karsheh  
Suburban West LLC  
24532 Lorain Rd.  
North Olmsted, Ohio 44070

Applicant proposes modifications to plans for a new home that was approved in 2020. (Page 79)

David Harala, DHA Architects Ltd., representative was present to explain the request for modifications. Staff said there were two paths: (1) the proposal could remain with what was approved in 2020 and shift into Housing and Building compliance or (2) approve the modifications. Staff reminded the members of the front porches' harmonious and integration development in the Spring Garden Ave. neighborhood; the materials were not commonly used in Lakewood and were not approved by ABR. The members did not like the modifications or the stone, the windows and lack of trim were disappointing, as was the omission of the door sidelight, and many other items. Public comment was closed as no one addressed the item. Staff do not receive any communication.

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

10. Docket No. 08-50-22

14429 Delaware Ave.

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

Thomas DeAlexandro  
Platform Masonry, LLC  
14837 Detroit Ave., #288  
Lakewood, OH 44107

Applicant proposes the rebuild of the front porch. (Page 91)

Nate Birch, Birch Construction, representative was present to explain the request. The members were sorry for the removal of the large porch, said the proposal was a good compromise, asked about shingle samples, discussed the columns (dimensions and color), the railings, shed roof overhang. Staff liked the design and said that the shingles to match the existing would not be found. Public comment was closed as no one addressed the item. Staff do not receive any communication.

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

- The post columns will be built into approximately 12-inch squares as shown.
- The front shed roof material will be administratively reviewed and approved.

All the members voting yea, the motion passed.

**11. Docket No. 08-51-22**

**1660 Lincoln Ave.**

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

Donna McNulty  
McNulty Construction, LLC  
832 Ford Rd.  
Highland Heights, OH 44143

Applicant proposes the demolition and rebuild of a front porch. (Page 111)

Bronson Yee, property owner was present to explain the request. Staff said the applicant had sent materials. The discussed the second-floor double windows and railing, the shutters were undersized, suggested referencing the city's front porch guidelines, and needed to understand the proportions and details. Staff would relay the concerns to the applicant. Public comment was closed as no one addressed the item. Staff do not receive any communication.

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

**12. Docket No. 08-52-22**

**13429 Cliff Dr.**

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

Benjamin Kanelos  
The Arcus Group, Inc.  
1244 Smith Ct.  
Rocky River, OH 44116

Applicant proposes the renovations of and addition to an existing home. (Page 125)

David Maddux, The Arcus Group, Inc., representative was present to explain the request. There was discussion about colors, painting/staining of brick, the proposed veranda (the members liked it), front entry (was lacking in substance), cable rail. Cutsheets were needed. Discussion continued about the standards for painting or covering masonry surfaces (the members discouraged it). Additional variances were required. Staff had received comment and relayed it to the members. Staff said that no front yard variance was required before the Board of Zoning Appeals, but one was needed for the second-floor porch. Public comment was taken. Staff do not receive any communication. The applicant said respect of the neighbors was the objective, mature landscaping existed already which also impacted the view. The members asked the applicant to survey the area and supply a site plan.

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

Items, 13 and 14 were taken together.

**13. Docket No. 08-53-22 - A**

**11801 Detroit Ave.**

**Studio West 117**

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

James "JP" Ptacek  
 Larsen Architects  
 12506 Edgewater Dr., Suite 10  
 Lakewood, OH 44107

Applicant proposes a parking lot plan. (Page 131)

**SIGN REVIEW**

**14. Docket No. 08-53-22 - S**

**11801 Detroit Ave.  
Studio West 117**

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

James "JP" Ptacek  
 Larsen Architects  
 12506 Edgewater Dr., Suite 10  
 Lakewood, OH 44107

Applicant proposes signage for a parking lot. (Page 142)

James "JP" Ptacek, Larsen Architects, architect and Daniel Budish, representative of Studio West 117 were present to explain the request (the commercial NTB building would be demolished). The members liked the proposal, asked about site lighting (a photometric study would be completed). Staff explained the sign ordinance portion. Discussion ensued about the repurposed file cabinet planter signage, the painted parking lot; the members liked them. Discussion continued about the lighting; staff cited the ordinances. If lighting were required, it would be a subsequent review. Staff suggested a board-on-board fence. Public comment was closed as no one addressed the item. Staff do not receive any communication.

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **APPROVE Docket No. 08-53-22 - A with the following condition:**

- **The privacy fencing is board-on board.**

All the members voting yea, the motion passed.

A motion was made by Mr. Maniet, seconded by Mr. Donaldson to **APPROVE Docket No. 05-53-22 – S with the following condition:**

**A variance on the size; is appropriate for overall district concept that holds a unique design solution.**

All the members voting yea, the motion passed.

**15. Docket No. 08-54-22**

**18204 Detroit Ave.  
Kenilworth Tavern**

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

Shawn Warren  
 Erie Design Co. Inc.  
 1249 Virginia Ave.  
 Lakewood, OH 44107

Applicant proposes new signage for an existing business. (Page 145)

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

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

**16. Docket No. 08-55-22**

**13701 Lake Ave.  
Lakewood City Schools**

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

Laura Higgins-Wyoma  
Brilliant Electric Sign Company  
4811 Van Epps Rd.  
Cleveland, OH 44131

Applicant proposes monument signage for Lakewood Schools. (Page 150)

Laura Higgins-Wyoma, Brilliant Electric Sign Company, applicant and Chris Donahoe, Lakewood City Schools were present to explain the request. Discussion began about brick (would match the building as closely as possible); the vertical column/pier would face the street (members suggested it to face the building); the font (color might be changed to "Lakewood" purple), the monument sign would match the one at the High School. Public comment was closed as no one addressed the item. Staff do not receive any communication.

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

- **The brick masonry pier will be oriented toward the building.**
- **The font color will match Lakewood City Schools purple.**
- **The font will match the one at the Lakewood Hight School monument sign.**

All the members voting yea, the motion passed.

**17. Docket No. 08-56-22**

**18425 Detroit Ave.  
Sgt. Clean Lakewood**

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

Dean Schramm  
Schramm Signs  
41431 Schadden Rd.  
Elyria, OH 44035

Applicant proposes signage for an updated business. (Page 155)

Dean Schramm, Schramm Signs, applicant, and Brian Krusz, business owner, were present to explain the request. Discussion ensued about the lack of "Sgt. Clean" words on the building mounted signs, the existing pole sign (remove it because it was non-permitted per city code), the replacement of a monument sign was permitted, "CAR WASH" was part of the brand. Public comment was closed as no one addressed the item. Staff do not receive any communication.

A motion was made by Mr. Maniet, seconded by Mr. Donaldson to **APPROVE the request as presented.**

All the members voting yea, the motion passed.

**18. Docket No. 08-57-22**

**13433 Detroit Ave.  
Bahan Natural Health Center**

- ( ) Approve

Steven Foster

- ( ) Deny
- ( ) Defer

The Sign & Graphics Firm, LLC  
14837 Detroit Ave., Ste. 195  
Lakewood, OH 44107

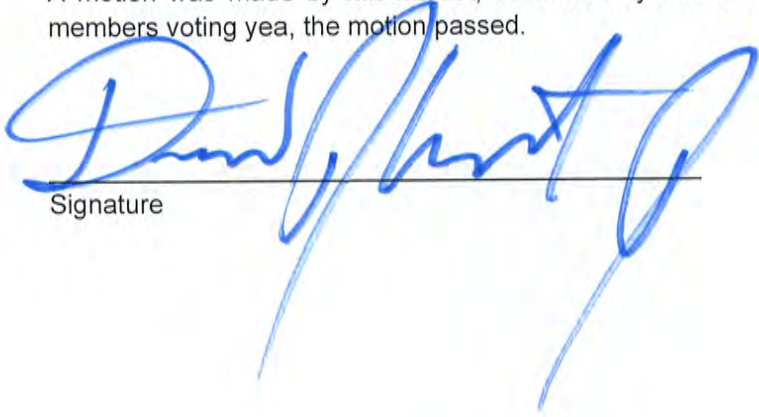
Applicant proposes signage on an existing awning and white vinyl lettering in the windows. (Page 160)

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

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

**ADJOURN**

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **ADJOURN** the meeting at 8:45 p.m. All the members voting yea, the motion passed.



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

Signature

09-08-2022

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. Zach Sworel
- 2. DAVID HARALA
- 3. Nate Birch
- 4. Bowson Yee
- 5. Chris Johnson
- 6. Jane Johnson
- 7. Jim JP Fizek
- 8. Laura Higgins Wayne
- 9. CHRIS DONATO
- 10. Dean Schuman
- 11. Brian Kussarski

- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]

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, August 11, 2022

page 1 of 1

## Johanna Schwarz

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**From:** Brian Powers <bpowers.cle@gmail.com>  
**Sent:** Monday, July 11, 2022 7:37 AM  
**To:** Planning Dept  
**Subject:** Project at 17853 Lake Road

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

Dear Architectural Board of Review/Board of Building Standards:

I am writing in regards to Docket No. 07-35-22, the project at 17853 Lake Road to tear down and rebuild a single family home. We live immediately adjacent to the property at 17855 Lake Road.

We welcome our new neighbors and have no objection to the project in general. We assume of course that all set-backs will be enforced according to code and that the architecture/design will be appropriate to the historic nature of the neighborhood.

Thanks,

Brian and Maureen Powers  
17855 Lake Road  
(216) 496-3238  
[bpowers.cle@gmail.com](mailto:bpowers.cle@gmail.com)

## Johanna Schwarz

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**From:** tim elistons.com <tim@elistons.com>  
**Sent:** Friday, July 8, 2022 3:34 PM  
**To:** Planning Dept  
**Cc:** David Baas; dawn elistons.com  
**Subject:** Re: 17853 Lake Road demo and rebuild...

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OK thanks for the information. I will be around on Aug 11 and will attend. Thanks again....

Tim Liston  
1101 Forest  
Lakewood, OH

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**From:** Planning Dept <Planning@lakewoodoh.net>  
**Sent:** Friday, July 8, 2022 3:29 PM  
**To:** tim [elistons.com](mailto:tim@elistons.com) <tim@elistons.com>  
**Cc:** David Baas <David.Baas@lakewoodoh.net>  
**Subject:** RE: 17853 Lake Road demo and rebuild....

Good afternoon,

The applicant has requested a deferral. The proposal will be heard on Thursday, August 11, 2022, and the meeting will begin at 5:30 p.m.

If you have questions or comments, you may direct them to David Baas (copied). Thank you for your interest.

Sincerely,



Administrative Assistant II

City of Lakewood  
Department of Planning and Development  
12650 Detroit Avenue  
Lakewood, Ohio 44107

(216)529-6630 main  
(216)529-6631 office

[www.lakewoodoh.gov](http://www.lakewoodoh.gov)

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**From:** tim [elistons.com](mailto:tim@elistons.com) <tim@elistons.com>  
**Sent:** Friday, July 8, 2022 3:15 PM  
**To:** Planning Dept <Planning@lakewoodoh.net>  
**Subject:** 17853 Lake Road demo and rebuild....

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

It sure would be nice if neighbors got more notice of such things. My wife and I are going to be on vacation on July 14<sup>th</sup> when the Architectural Review Board meeting is to take place regarding the demo and rebuild of 17853 Lake. My wife and I are practically across the street at 1101 Forest but we'll be out-of-town and unable to attend. But obviously we have an interest is what will be built there....

Tim and Dawn Liston  
1101 Forest Road  
Lakewood, OH  
216-408-8974

## Johanna Schwarz

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**From:** David Baas  
**Sent:** Friday, August 5, 2022 8:53 AM  
**To:** Johanna Schwarz  
**Subject:** FW: City of Lakewood (ABR) - 1121 Wilbert (Rear Porch)

Withdrawal for 1121 Wilbert (07-37-21) on ABR docket...

**Dave Baas, AICP**  
Senior Planner  
LtCol, USMC (Retired)  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107  
[david.baas@lakewoodoh.net](mailto:david.baas@lakewoodoh.net)  
(216) 529-6637 (work)  
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**From:** Jason Amato <jamat86@gmail.com>  
**Sent:** Thursday, August 4, 2022 9:02 PM  
**To:** David Baas <David.Baas@lakewoodoh.net>  
**Subject:** Re: City of Lakewood (ABR) - 1121 Wilbert (Rear Porch)

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David,  
You can withdrawal me from the docket. I will not be partaking in this meeting.

Thanks,  
Jason Amato

Sent from my iPhone

On Aug 4, 2022, at 7:16 PM, David Baas <David.Baas@lakewoodoh.net> wrote:

Jason,

No change to the comments/recommendations for your proposal from last month. You should be prepared to address these at the Public Meeting next Thursday:

- **Recommend considering other roof or wall options that better integrate with and compliment the overarching elements of the existing home design. The discussion covered several recommendations including gable/ridge roof, trellis, fireplace/wall design options.**

For next week – any updates must be received by 12:00pm (noon) on Wednesday to be included in the presentation. Please upload to your CitizenServe case application – and provide me a quick email notification so I know the updates need to be pulled and placed in the presentation.

The ABR public meeting next Thursday will be in person at the City Hall Auditorium. Because of the number of applications on the docket, please look for a reminder email from me on Wednesday with details/additional guidance on timing.

If you have any questions – please reach out.

Sincerely,  
Dave Baas

**Dave Baas, AICP**  
Senior Planner  
LtCol, USMC (Retired)  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107  
[david.baas@lakewoodoh.net](mailto:david.baas@lakewoodoh.net)  
(216) 529-6637 (work)  
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**From:** David Baas <David.Baas@lakewoodoh.net>  
**Sent:** Friday, July 22, 2022 1:04 PM  
**To:** Jason Amato <jamat86@gmail.com>  
**Subject:** RE: City of Lakewood (ABR) - 1121 Wilbert (Rear Porch)

Jason,  
Just a reminder for the August ABR review meetings coming up for **1121 Wilbert (Rear Porch)**

Next Thursday (8/4) the Board will hold its Pre-Review meeting. There is no need for you to be at this meeting in person since the application is straightforward. I will present your application to the Board and be in contact with you on Friday with any questions or suggested revisions to resolve before the Public Meeting on 8/11.

**You should be prepared to address the Boards recommendations from last month:**

- **Recommend considering other roof or wall options that better integrate with and compliment the overarching elements of the existing home design. The discussion covered several recommendations including gable/ridge roof, trellis, fireplace/wall design options.**

**If you have updated documents/materials, please update your CitizenServe application (instructions attached) and provide me a courtesy email notice so I can go in and download before the meeting(s).**

**You or another representative of the project will need to plan to be at the Public Meeting at 5:30pm on Thursday, 8/11 for the Board to vote on the item.** The public meeting will be held in-person at the City Hall Auditorium. Please look for additional details about the public meeting as it gets closer.

Please don't hesitate to reach out to me with any questions you may have.

Thank you –

Sincerely,  
Dave Baas

**Dave Baas, AICP**  
Senior Planner  
LtCol, USMC (Retired)  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107  
[david.baas@lakewoodoh.net](mailto:david.baas@lakewoodoh.net)  
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**From:** Jason Amato <jamat86@gmail.com>  
**Sent:** Thursday, July 14, 2022 11:23 AM  
**To:** David Baas <David.Baas@lakewoodoh.net>  
**Subject:** Re: City of Lakewood (ABR) - 1121 Wilbert (Rear Porch)

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

David,

I considered the boards comments, most which were already considered and explored prior to last weeks meeting. After much deliberation including discussions with neighbors we decided this to be the best path forward.

As the owner, builder, and designer of the this house and project, I know this to be the best design/approach to accomplish our goal while maintaining and not taking away from the existing elements of the existing structure. It's my hope you can help the board to understand this. As you mentioned we still need BZA approval later this month as well, so I feel like there is no use deferring this, because should we not get their approval we would have to go in a different direction anyways.

Thank You,  
Jason Amato

Sent from my iPhone

On Jul 14, 2022, at 9:07 AM, David Baas <Davida.Baas@lakewoodoh.net> wrote:

Jason/David,

Wanted to reach out and get an indication on your intentions for tonight's ABR meeting. We have not seen any updates from you on this rear porch proposal.

If you need more time to consider the Board's comments, you can request a deferral until the August Board...this may make sense since you are also still pending approval of a variance from the Board of Zoning Appeals (BZA) later this month.

Please let me know –

Sincerely,  
Dave Baas

**Dave Baas, AICP**  
Senior Planner  
LtCol, USMC (Retired)  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107  
[david.baas@lakewoodoh.net](mailto:david.baas@lakewoodoh.net)  
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**From:** David Baas <David.Baas@lakewoodoh.net>  
**Sent:** Thursday, July 7, 2022 7:54 PM  
**To:** David Maddux <arcusgrouparchitects@gmail.com>; jamat86@gmail.com  
**Subject:** RE: City of Lakewood (ABR) - 1121 Wilbert (Rear Porch)

Jason,

Thank you very much for attending today's pre-review session with the Board. I wanted to ensure you received a summary of the comments/recommendations for your proposal. You should be prepared to address these at the Public Meeting next Thursday:

- Recommend considering other roof or wall options that better integrate with and compliment the overarching elements of the existing home design. The discussion covered several recommendations including gable/ridge roof, trellis, fireplace/wall design options.

For next week – any updates must be received by 1200 on Wednesday to be included in the presentation. Please upload to your CitizenServe case application – and provide me a quick email notification so I know the updates need to be pulled and placed in the presentation.

The ABR public meeting next Thursday will be **in person at the City Hall Auditorium**. Because of the number of applications on the docket, please look for a reminder email from me on Wednesday with details/additional guidance on timing.

If you have any questions – please reach out.

Sincerely,  
Dave Baas

**Dave Baas, AICP**  
Senior Planner  
LtCol, USMC (Retired)  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107  
[david.baas@lakewoodoh.net](mailto:david.baas@lakewoodoh.net)  
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(216) 372-8996 (cell)

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**From:** David Baas <David.Baas@lakewoodoh.net>  
**Sent:** Tuesday, June 28, 2022 12:46 PM  
**To:** dmaddox@arcus-group.com; jamat86@gmail.com  
**Subject:** City of Lakewood (ABR) - 1121 Wilbert (Rear Porch)

Thank you for your application to Lakewood's Architectural Board of Review (ABR) for **1121 Wilbert (Rear Porch)**

We would like to invite you to come to the Pre-Review meeting next Thursday, 7/7 to discuss the proposal. The pre-review is an optional work-session type meeting that is intended to allow feedback from the Board with time to make final revisions to the plan/proposal prior to the public meeting on Thursday, 7/14, if necessary.

If you could please join us at **4:20pm next Thursday**, that would be very helpful. The **pre-review meeting will be held remotely over the Zoom platform**. Meeting login information will be provided the day before the meeting.

If you have any updated documents/materials they should be uploaded to your Citizenserve application (instructions attached).

If you are unable to attend Pre-Review, I will still share your application materials with the Board and be in contact with you on Friday with any suggested revisions. You or another representative of the project must attend the Public Meeting (will be held in City Hall Auditorium) for the Board to vote on the item. Please look for additional details about that meeting as it gets closer, and we see how the docket is shaping up – I should be able to give you a better estimate of when your item will be heard.

Please let me know if you plan to attend Pre-Review or if you have any questions between now and then.

Thank you –

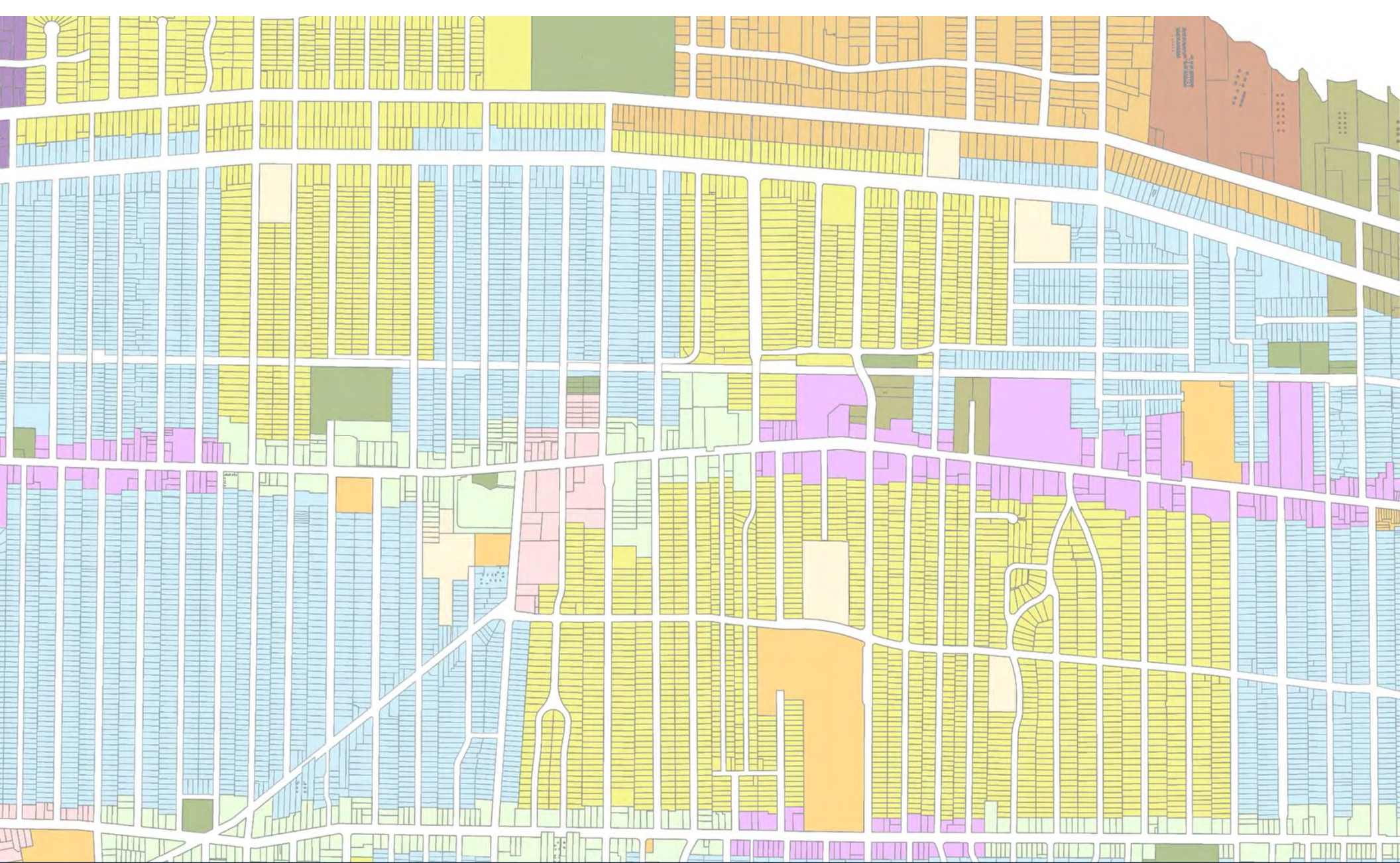
Sincerely,  
Dave Baas

**Dave Baas, AICP**  
Senior Planner  
LtCol, USMC (Retired)  
City of Lakewood  
12650 Detroit Avenue  
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# Architectural Board of Review

August 2022



## **Architectural Board of Review**

Pre-Review Meeting: 4 August, 4pm (Remote)

Regular Meeting: 11 August, 5:30 pm (Auditorium)

### **Members**

*2022 Chair:* David Maniet

*2022 Vice Chair:* Brian Grambort

Rob Donaldson

Jeremy Smith

Hanna Cohan Plessner

### **Staff**

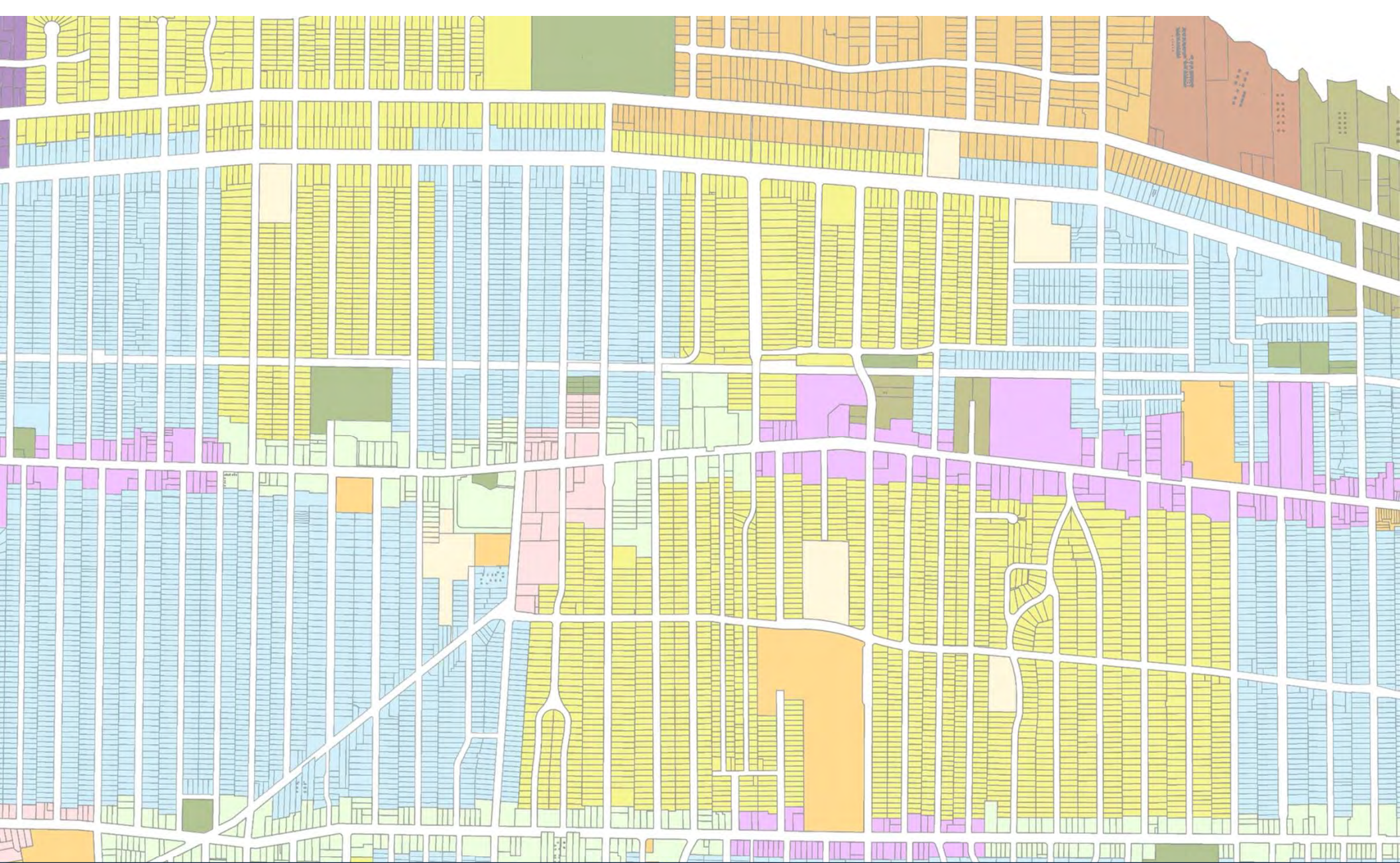
*Board Secretary:* David Baas

*Building Commissioner:* Chris Parmelee



**Architectural Board of Review**  
**August Agenda**

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



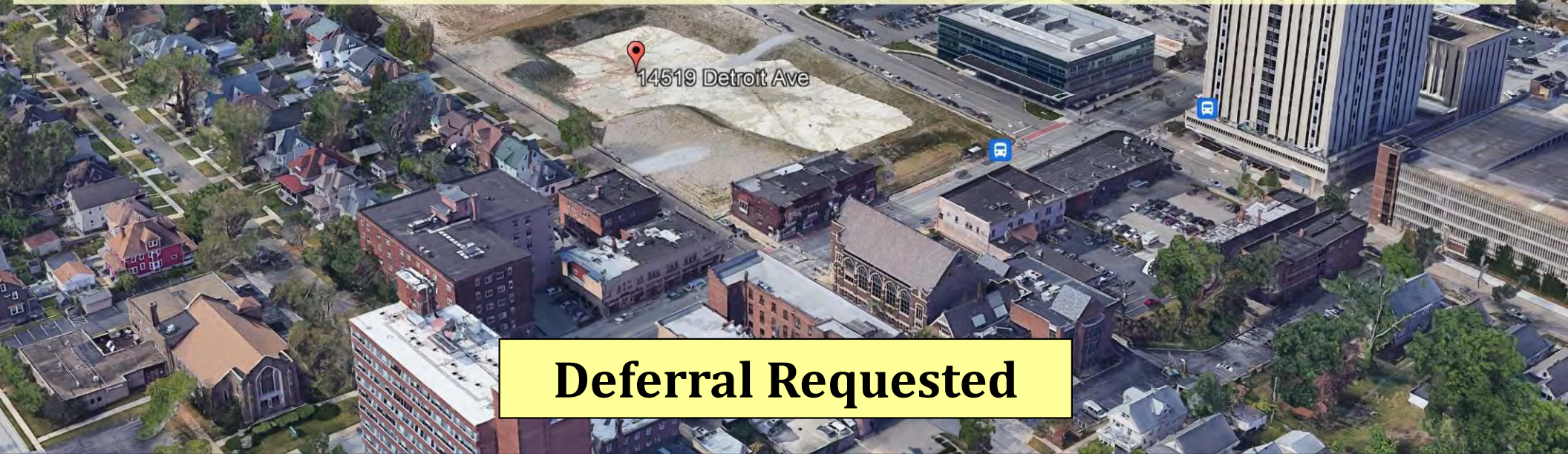
# Architectural Board of Review

## Downtown Development – August 2022

## **Applicant proposes a planned development.**

### **City Notes:**

- PC granted preliminary approval at the 29 June meeting.
- Preliminary Review under Chapter 1156 (Planned Development)
- Recommended Agenda (11 August) – both items called together:**
  - 1. Update from City on Downtown Development (07-41-22) & Curtis Block COA (07-42-22).**
  - 2. CASTO Presentation.**
  - 3. Public Comment.**
  - 4. Board discussion, questions, recommendations.**



**Deferral Requested**



**Docket No. 07-41-22 (14519 Detroit)**  
Downtown Development  
CASTO

## COMMUNITY PLANNING PROCESS

This is the beginning of a process with the Architectural Board of Review.

- Examples of upcoming meetings:
  - **Planning Commission and Architectural Board of Review meetings**
  - Meetings with the Neighborhood (July 21)
  - Meetings with organizations like LakewoodAlive, Downtown Business Alliance, Chamber of Commerce, and Lakewood Heritage Advisory Board (July 21 & 28)

## PLANNED DEVELOPMENT APPROVAL

1. ~~Planning Commission reviews and approves plan for preliminary approval~~
2. **Architectural Board of Review begins review (Site Plan/Elevations)**
3. Planning Commission approves final development
4. Architectural Board of Review approves site plan, elevations and materials
5. City Council approves Final Planned Development



**Docket No. 07-41-22 (14519 Detroit)**  
Downtown Development

## 1156.01 PURPOSE [OF PLANNED DEVELOPMENT].

- Promote development that is
  - **Innovative;**
  - **Integrated with surrounding uses; and**
  - **Shows sensitivity to cultural, environmental, and economic considerations**
  
- Development which is consistent with the Community Vision including:
  - **More compact development**
  - **Pedestrian-friendly site design**
  - **Urban street character**
  - **Energy-efficient design**
  - **Industry best practices**



## DEVELOPMENT OBJECTIVES

- A **mixed-use development that meets community** employment, shopping, and service **needs**, including opportunities for existing Lakewood businesses to grow.
- **Creatively integrate visionary architecture sympathetic to surrounding character and quality of Lakewood's building stock**, including design elements of the original Hospital building.
- Relate to and **activate the streetscape** to generate street level activity and provide for a safe and inviting pedestrian experience.
- Be a **catalytic economic development project** for Lakewood.
- Incorporate a **multi-functional outdoor community gathering space**.
- Position the development to **respond to shifting market conditions**.
- **Sensitivity to the directly adjacent single-family neighborhood**.
- Support **environmentally sustainable development practices**, including innovative storm water management techniques and energy efficient building practices that go beyond code requirements.
- **Promote creative partnership structures** to achieve a catalyst development project that builds upon the real estate development momentum in Downtown Lakewood.
- **Attract diverse businesses** that provide residents with a wide range of options and services.
- Provide a **variety of housing types** that compliment available community housing options.
- Business terms that deliver **tangible returns on public investments**, including job creation, tax revenue, and property values.
- **Recognize and restate the historical significance of the site** for our community in built form.



**Docket No. 07-41-22 (14519 Detroit)**  
Downtown Development

## **DRAFT MINUTES**

### **PLANNING COMMISSION (29 Jun) – Preliminary Approval w/Conditions.**

A motion was made by Mr. Krewson, seconded by Mr. Reisz to APPROVE the request with the following conditions:

- Setbacks, heights, and uses are approved as depicted, subject to modification based on final development plan.
- The number of parking spaces shall be between the minimum and maximum set by code.
- Plat must include the private road as an easement or separate lot.
- Alterations to the Curtis Block building will be determined in accordance with Chapter 1134.
- The front porches facing any street must be a minimum of six (6) feet of clear space from the building.
- Buildings A, 1, 2, and the garage, shall be at least the minimum height as presented.
- There must be a dedicated pedestrian access along the southern product edge.

## **DRAFT MINUTES**



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**Docket No. 07-41-22 (14519 Detroit)**  
Downtown Development

**Meeting #1 (14 July) – Initial Review (Site Plan/Building Elevations, Curtis Block COA)****Site Plan – Intended Flow (Connections and Pathways)**

- Provide more detail on the connections and pathways that allow/promote successful pedestrian and vehicular flow throughout the entire site design...vertical flow (N to S, S to N), horizontal flow (E to W, W to E). More illustration/cut views from pedestrian level that highlight the connections and pathways through the site, including garage pedestrian access points.
  - Include service/delivery paths and points across the site to the various buildings.
  - If there are internal/covered pathways (within buildings, garage, etc.) please include/highlight.
- Provide more detail on the intended use and potential for the strip/corridor between Building 2 and the garage.

**Site Plan – Building Alignment (Detroit Streetscape)**

- Provide more information on how the building alignment/massing along the northern edge of the site (Detroit streetscape)...east to west, west to east...is appropriate to the area context, respects the historic character of the Marlowe/Detroit intersection, and promotes the successful use of the public space.

**Building A**

- Provide more detail on how Building A will be successful/appropriate to the area context (i.e., how does the design belong/fit in Lakewood?).
- Recommend exploring other locations for the terrace on Building A (current position overlooks the service area to the south of the building).

**Parking Garage/Liner Units**

- Recommend being more creative with the garage and liner units. As depicted, the liner units feel “slapped on” – could be better integrated with the design of the garage – including the corner towers. Liner units might be more successful with similar height (3-stories) and rhythm across the entire garage façade.



# APPROVED PRELIMINARY PLAN

DOWNTOWN DEVELOPMENT  
PRELIMINARY PLAN PACKET  
6/29/2022



Site Summary		
<b>Building A: Mixed Use Commercial Building</b>		<b>79,578 Total GSF</b>
Retail Space (vl 1)		12,000 GSF
Office Lease Space (vls 2-4)		65,504 GSF
<b>Building 1: Mixed Use Residential Building</b>	<b>82 Units</b>	<b>87,645 Total GSF</b>
Commercial Space (vl 1)		17,000 GSF
Residential Apartments (vl 2-5)		70,645 GSF
11 Studios, 64 1-Bed, 7 2-Bed		
<b>Building 2: 4 Story Apartment Building</b>	<b>78 Units</b>	<b>61,428 GSF</b>
Residential Apartments (vl 1-4)		61,428 GSF
8 Studios, 56 1-Bed, 14 2-Bed		
<b>Garden Apartments (Rental Apartments)</b>	<b>68 Units</b>	<b>62,846 GSF</b>
0 Studios, 44 1-Bed, 24 2-Bed		
<b>Parking Garage: 3-1/2 Story</b>	<b>540 Spaces</b>	<b>172,900 GSF</b>
<b>Garage Liner Units: 2-3 Stories</b>	<b>5 Units</b>	<b>7,230 GSF</b>
2 2-Bed, 2 3-Bed		
<b>For Sale Single Family Townhomes:</b>	<b>7 Units</b>	<b>+/-2000 GSF / Unit</b>
<b>TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:</b>		<b>233 UNITS</b>
<b>TOTAL OFFICE LEASE SPACE:</b>		<b>65,504 GSF</b>
<b>TOTAL RETAIL LEASE SPACE:</b>		<b>12,000 GSF</b>
<b>COMMERCIAL LEASE SPACE:</b>		<b>17,400 GSF</b>
Site Parking Summary		
Structured Garage Parking:		540 Spaces
Street Parking:		56 Spaces
<b>Total Parking Spaces:</b>		<b>596 Spaces</b>

Site Plan

# APPROVED PRELIMINARY PLAN



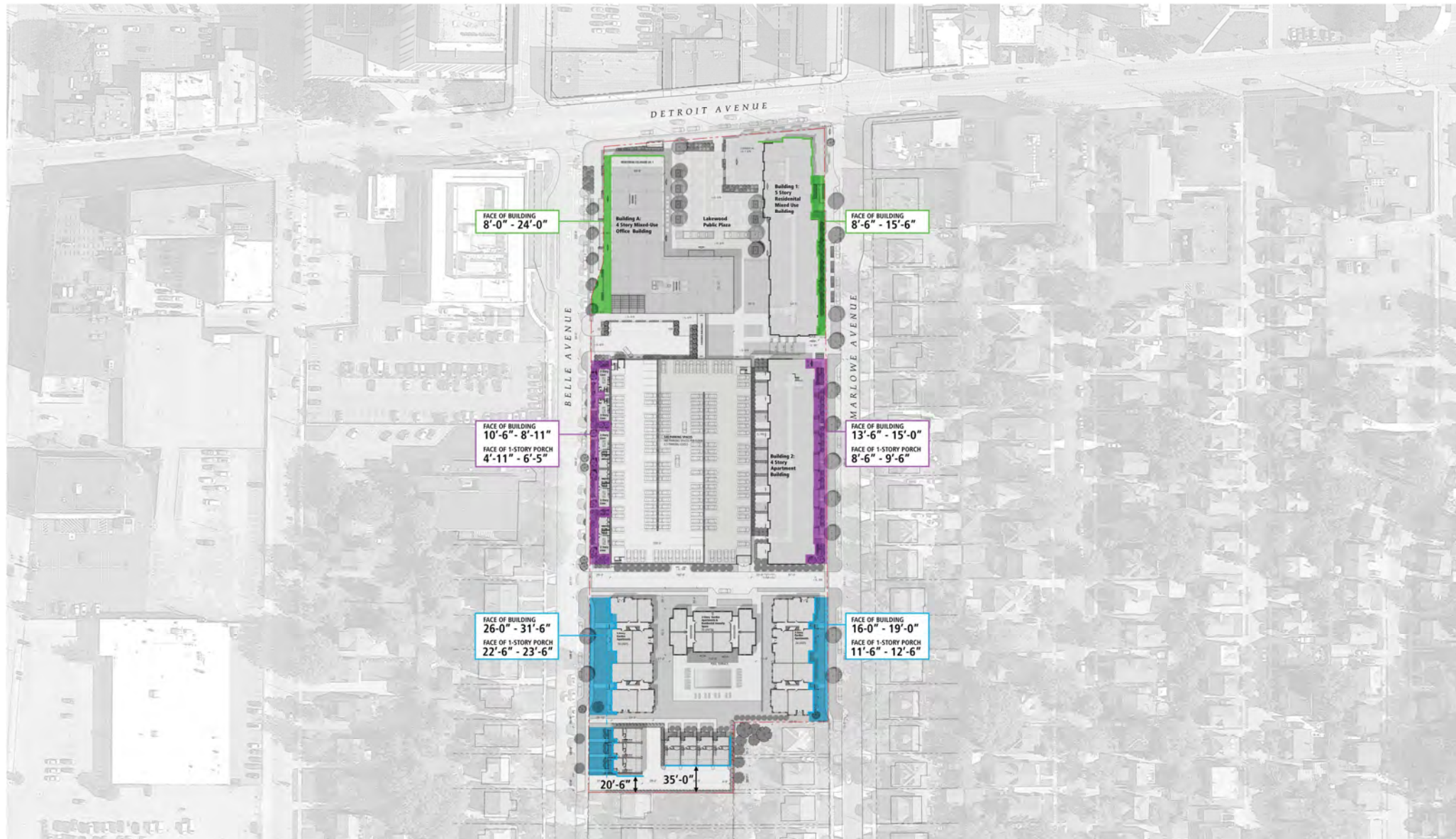
## SITE SUMMARY

- BUILDING A: 4 Story Office
- BUILDING 1: 5 Story Mixed Use - 82 Units
- BUILDING 2: 4 Story Residential - 78 Units
- GARDEN APTS: 3 Story Residential - 68 Units
- GARAGE LINER APTS: - 5 Units
- 7 or Sale to no es
- TOTAL UNITS: +/- 239
- PARKING GARAGE: 3-1/2 Story, 540 Spaces



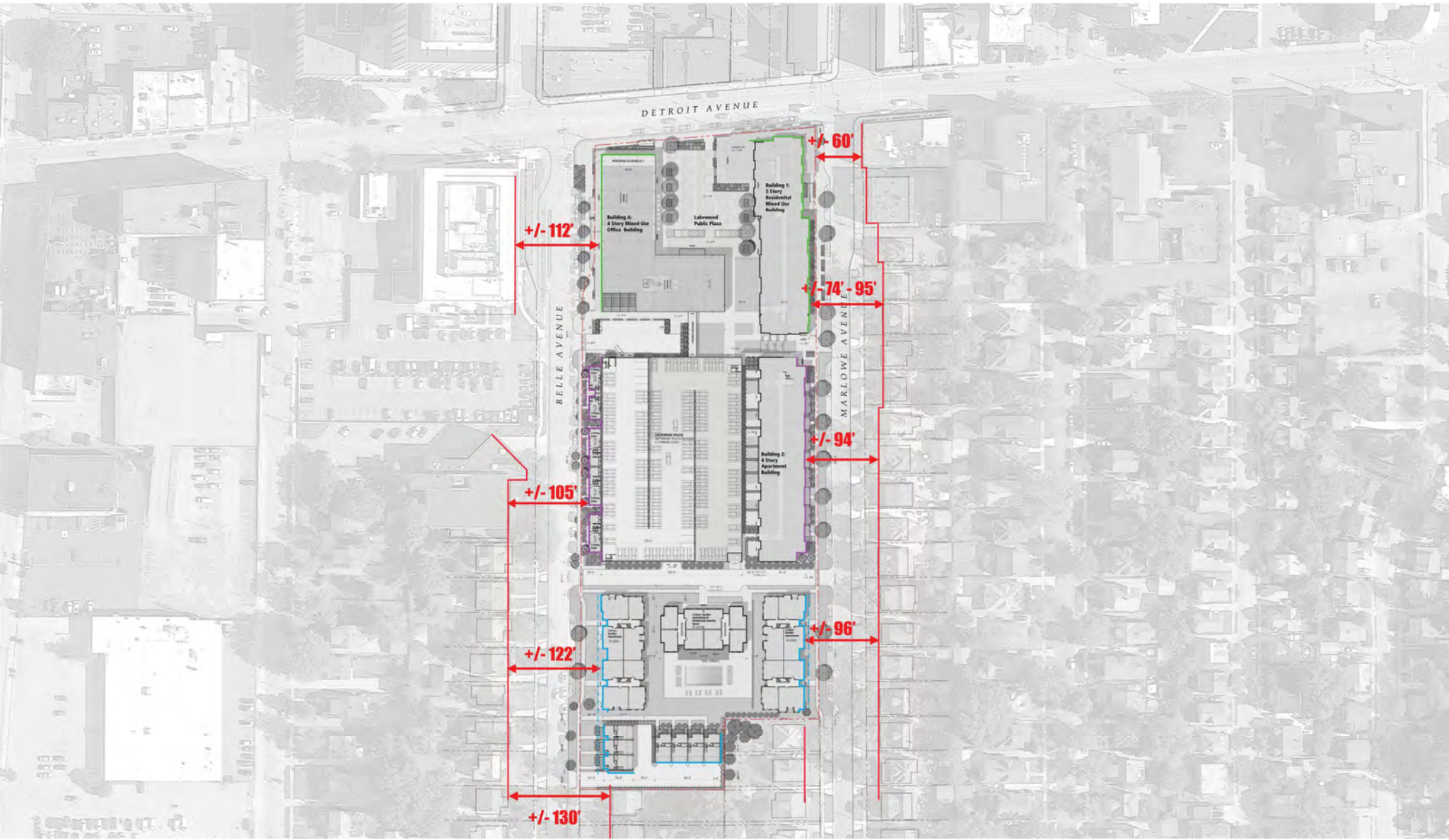
Site Massing

# APPROVED PRELIMINARY PLAN



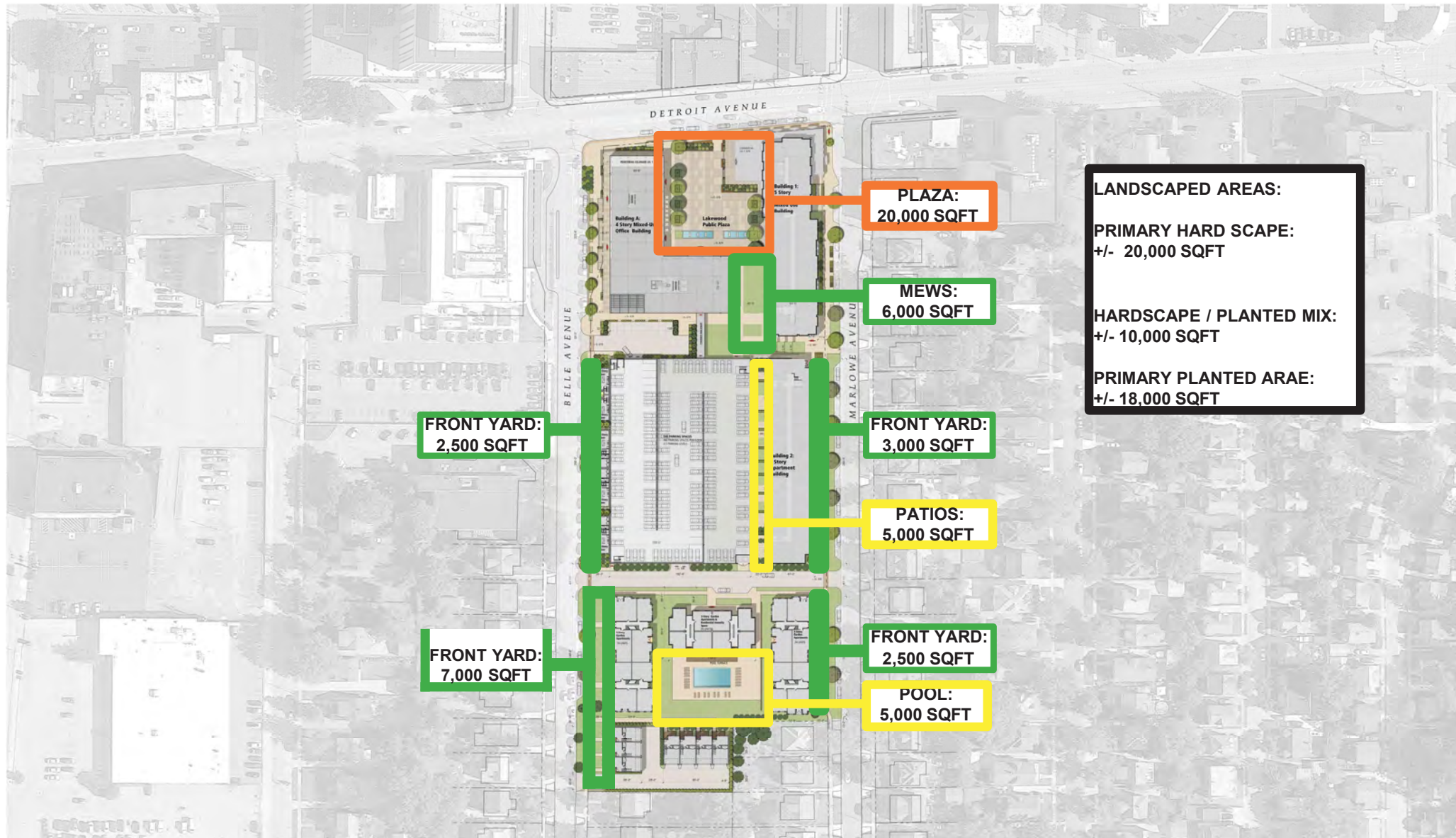
Setback Plan

# APPROVED PRELIMINARY PLAN



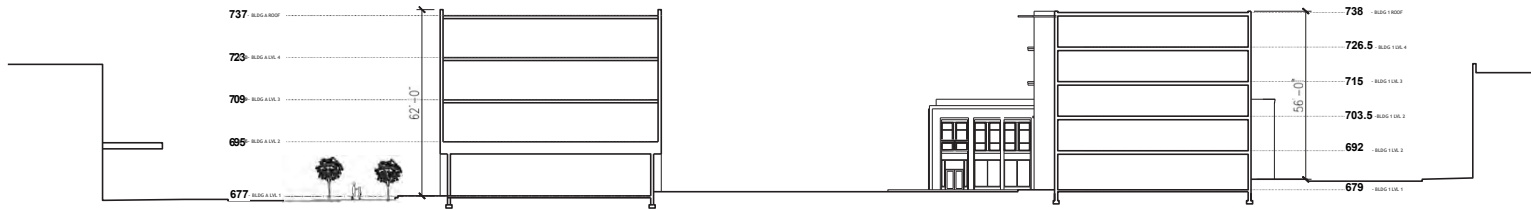
Separation Width Plan

# APPROVED PRELIMINARY PLAN

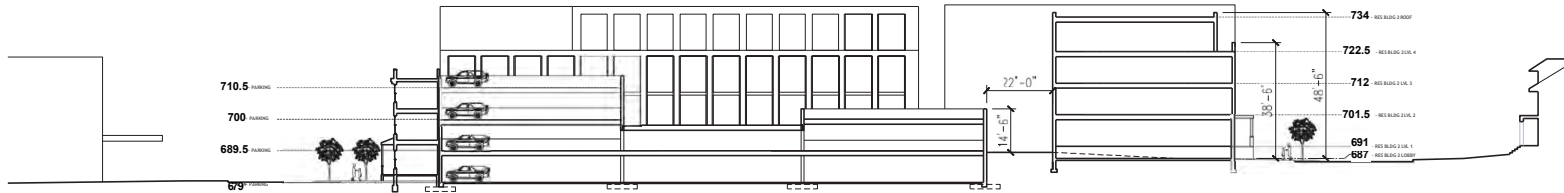


Landscape Elements

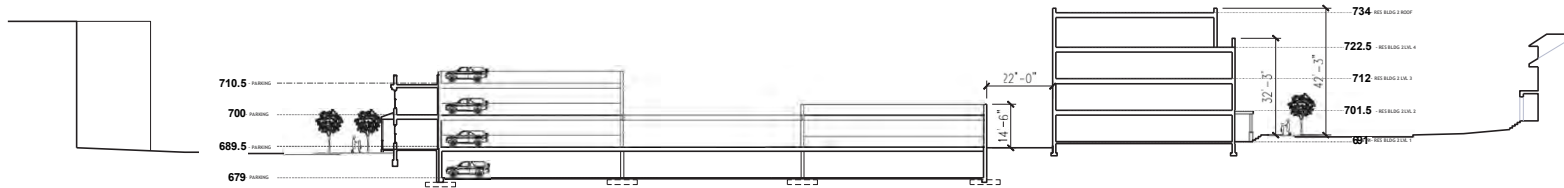
# APPROVED PRELIMINARY PLAN



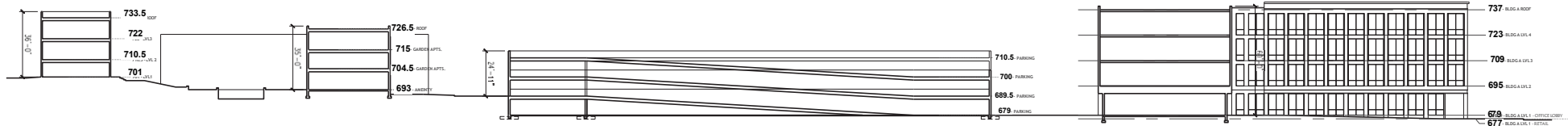
Site Section 4: East / West Looking North



Site Section 3: East / West Looking North



Site Section 2: East / West Looking North



Site Section 1: North / South looking West  
Site Sections

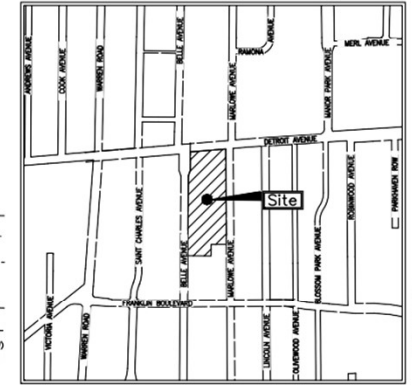
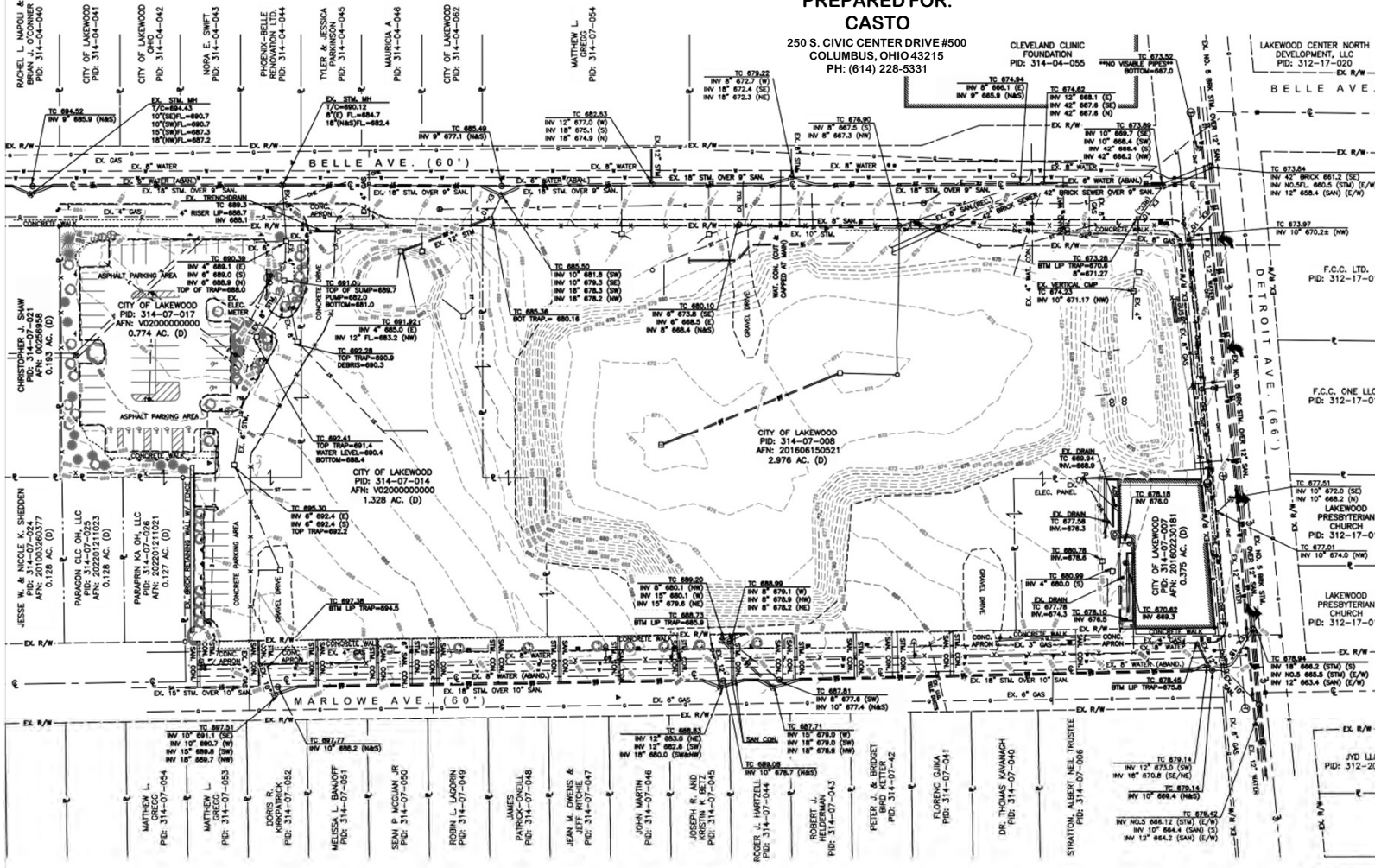
**SHEET INDEX**

TITLE SHEET/EXISTING CONDITIONS PLAN 1  
 PRELIMINARY PLAT 2

## PRELIMINARY PLAT LAKEWOOD DOWNTOWN REDEVELOPMENT SITE STATE OF OHIO, COUNTY OF CUYAHOGA, CITY OF LAKEWOOD

**PREPARED FOR:  
 CASTO**

250 S. CIVIC CENTER DRIVE #500  
 COLUMBUS, OHIO 43215  
 PH: (614) 228-5331



**LOCATION MAP**  
 NOT TO SCALE

- LEGEND**
- Water Valve
  - Fire Hydrant
  - Fire Department Connection
  - Water Service Valve
  - Gas Meter
  - Gas Valve
  - Gas Marker Post
  - Curb & Gutter Inlet
  - Catch Basin
  - Storm Manhole
  - Chasout
  - Yore Bnd
  - Combined Sewer Manhole
  - Power Pole
  - Power Pole w/ Light
  - Telephone/Power Pole
  - Light Pole
  - Guy Wire Anchor
  - Electric Box
  - Pull Box
  - Electric Manhole
  - Electric Meter
  - Electric Transformer
  - Electric Marker Post
  - Telephone Pedestal
  - Fiber Optic Marker Post
  - Traffic Signal Pole
  - Traffic Controller Cabinet
  - Traffic Pedestal
  - Traffic Manhole
  - Flag
  - Sign
  - Bollard
  - Handicap Parking
  - Iron Pin/Pipe Found
  - MAG Nail Found
  - benchmarks
  - Evergreen Tree
  - Deciduous Tree
  - Water Line
  - Gas Line
  - Storm Sewer
  - Sanitary Sewer
  - Combined Sewer
  - Underground Electric
  - Underground Electric Lighting
  - Fiber Optic
  - Overhead Electric
  - Overhead Electric & Comm.
  - Fence
  - Guard Rail
  - Land Hook

**NOTE:**  
 THE TOPOGRAPHIC SURVEY WAS COMPLETED BY STEPHEN HOWANCSSEK & ASSOCIATES, INC. AND IS SHOWN FOR REFERENCE ONLY AS PART OF THIS PLAN SET. E.P. FERRIS & ASSOCIATES, INC. TAKES NO RESPONSIBILITY FOR THE INFORMATION PROVIDED WITHIN THE SURVEY SHOWN.

**EXISTING CONDITIONS PLAN**  
 SCALE: 1" = 40'



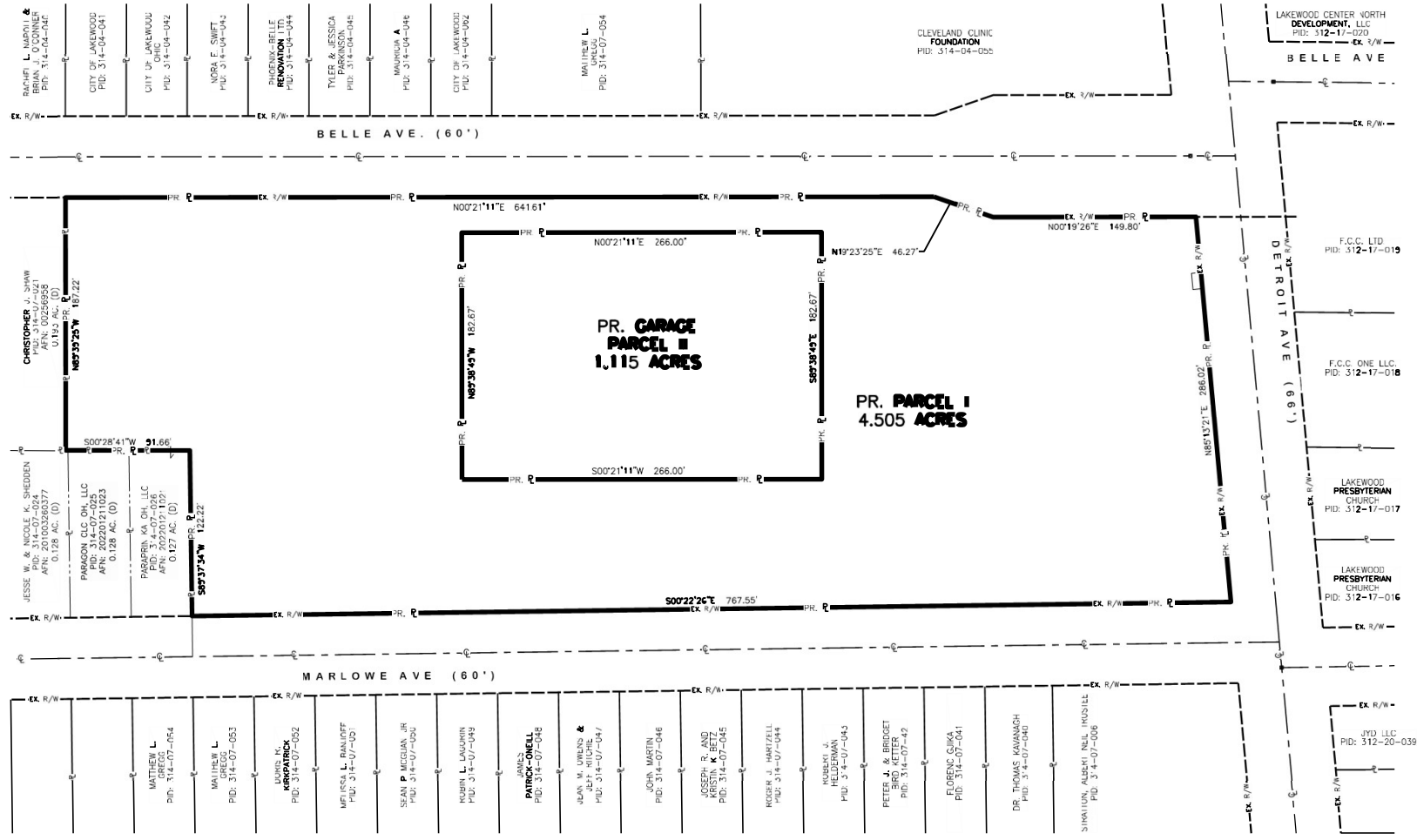
**REVISIONS**

NO.	DATE	DESCRIPTION	BY

**E. P. FERRIS ASSOCIATES INC.**  
 Consulting Civil Engineers and Surveyors

**CONTACT:**  
 880 KING AVENUE  
 COLUMBUS, OHIO 43212  
 (614) 299-2999  
 (614) 299-2992 (Fax)  
 www.EPFERRIS.com

# APPROVED PRELIMINARY PLAN



M:\30801\Lakewood\DWG\Production Drawings\Preliminary Plan\30801\_Preliminary\_Plan.dwg - preliminary Plot LAST EDITED: DWGNAMEBRET ON 6/23/22

REVISIONS	DATE	BY	CHK

**E. P. FERRIS & ASSOCIATES INC.**  
Consulting Civil Engineers and Surveyors

880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2388  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

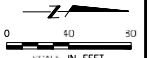
**CITY OF LAKEWOOD, OHIO**  
**LAKEWOOD DOWNTOWN REDEVELOPMENT SITE**  
CASTO

JOB NO.	0558.013
DESIGNED BY:	WBU
DRAWN BY:	WBU
CHECKED BY:	KCP
APPROVED BY:	KCP
DATE:	06/23/22

**PRELIMINARY PLAT**

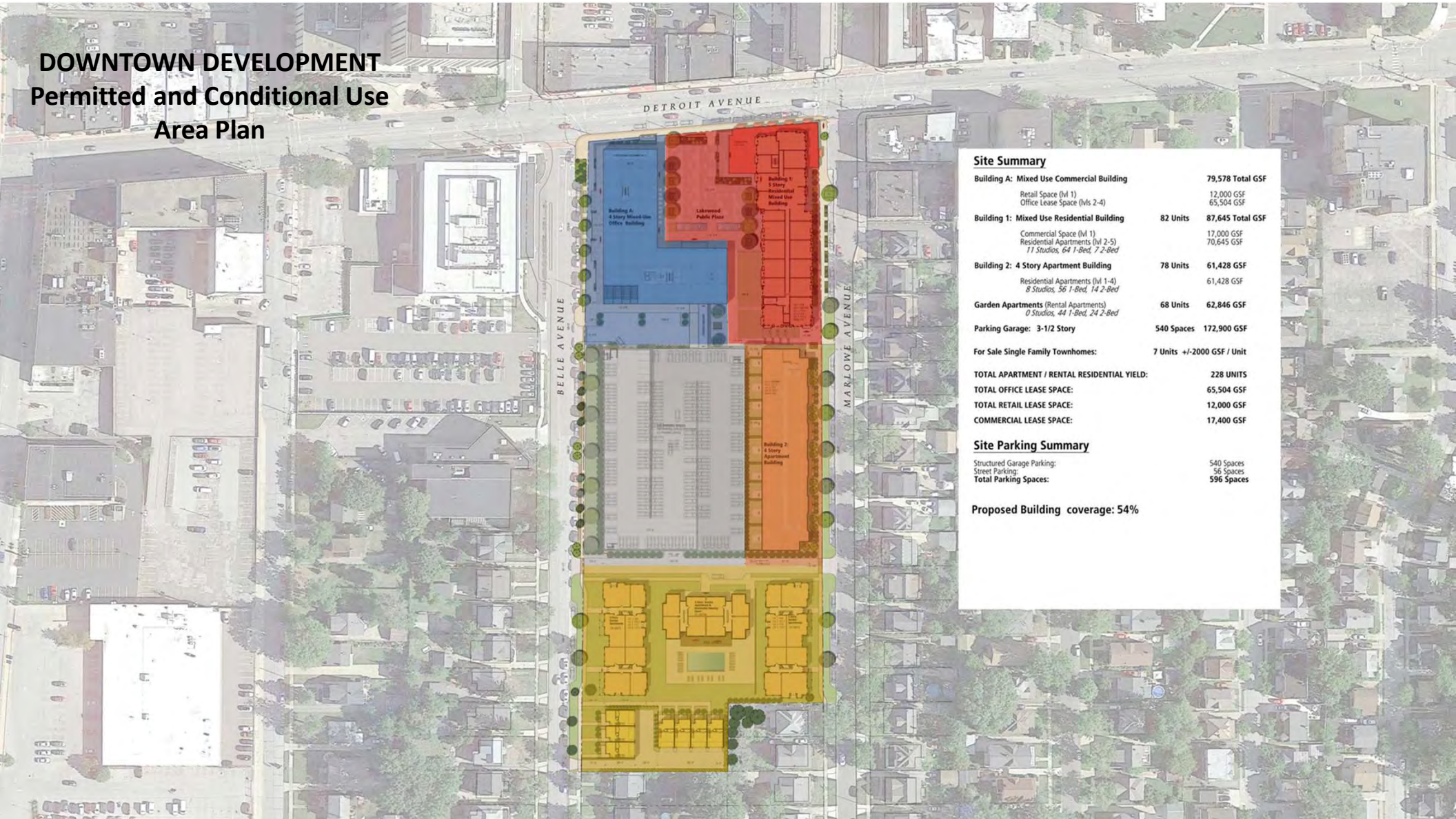
SCALE: IN FEET  
1" = 40'

SHEET NO.	OF
2	2



# APPROVED PRELIMINARY PLAN

## DOWNTOWN DEVELOPMENT Permitted and Conditional Use Area Plan



### Site Summary

<b>Building A: Mixed Use Commercial Building</b>		<b>79,578 Total GSF</b>
Retail Space (lvl 1)		12,000 GSF
Office Lease Space (lvs 2-4)		65,504 GSF
<b>Building 1: Mixed Use Residential Building</b>	<b>82 Units</b>	<b>87,645 Total GSF</b>
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<b>Building 2: 4 Story Apartment Building</b>	<b>78 Units</b>	<b>61,428 GSF</b>
Residential Apartments (lvs 1-4)		61,428 GSF
8 Studios, 36 1-Bed, 14 2-Bed		
<b>Garden Apartments (Rental Apartments)</b>	<b>68 Units</b>	<b>62,846 GSF</b>
0 Studios, 44 1-Bed, 24 2-Bed		
<b>Parking Garage: 3-1/2 Story</b>	<b>540 Spaces</b>	<b>172,900 GSF</b>
<b>For Sale Single Family Townhomes:</b>	<b>7 Units +/-2000 GSF / Unit</b>	
<b>TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:</b>	<b>228 UNITS</b>	
<b>TOTAL OFFICE LEASE SPACE:</b>	<b>65,504 GSF</b>	
<b>TOTAL RETAIL LEASE SPACE:</b>	<b>12,000 GSF</b>	
<b>COMMERCIAL LEASE SPACE:</b>	<b>17,400 GSF</b>	

### Site Parking Summary

Structured Garage Parking:	540 Spaces
Street Parking:	56 Spaces
<b>Total Parking Spaces:</b>	<b>596 Spaces</b>

Proposed Building coverage: 54%

# APPROVED PRELIMINARY PLAN

## DOWNTOWN DEVELOPMENT PLANNED DEVELOPMENT

### PERMITTED & CONDITIONAL USE TABLE

	USE AREA				
	A	B	C	D	E
<b>RESIDENTIAL</b>					
Multi-Family Dwellings			P	P	P
Mixed Use Structure		P			P
Single-, Two-Family Residential				P	
<b>INSTITUTIONAL</b>					
Trade/Vocational Schools	P*	P			P
Colleges	P*	P			P
Community Space / Public and/or Private Open Space		P			P
Parking Facility as a Principal Use					P
<b>ENTERTAINMENT</b>					
Indoor Commercial Recreation	P*	P	P		
Theaters, Banquet Hall, Party Center	P*	P			P
Studios for Instruction	P*	P			
Museum/Art Gallery	P*	P			
<b>FOOD AND BEVERAGE SERVICES</b>					
Restaurant	P*	P			P
Bar, Tavern, Nightclub	P*	P			P
Outdoor/Seasonal Dining Facility	C	C			C
<b>PROFESSIONAL SERVICES</b>					
<i>Offices Including:</i>					
Business, Medical, and Government	P	P			P
Medical Clinics/Urgent Care Facility	P	P			P
Media Production	P	P			P
<b>RETAIL/SERVICE USES</b>					
<i>General Retail Including:</i>					
Book and Stationery Stores,	P*	P			
Apparel Stores,	P*	P			
Florists,	P*	P			
Antique Stores,	P*	P			
Sporting Good Stores (excluding firearm and ammo sales),	P*	P			
Jewelry Stores,	P*	P			
Second Hand and Resale Stores,	P*	P			
Specialty Gift Stores,	P*	P			
Retail Variety Stores,	P*	P			
Floor Coverings, and	P*	P			
Media Stores,	P*	P			
<i>Service Retail, Including:</i>					
Printing Services,	P*	P			
Shoe Repair,	P*	P			
Photographic and Digital Studios,	P*	P			
Tailoring, Dress Making, and Upholstery	P*	P			
<i>Convenience Retail, Including:</i>					
Bakeries, Grocery,	P*	P			
Supermarkets, and	P*	P			
Beverage Stores (including liquor and drug stores),	P*	P			
<i>Hard Goods Retail Including:</i>					
Furniture Sales,	P*	P			
Hardware and Locksmith Services,	P*	P			
Garden Supplies, Nurseries,	P*	P			
Lumber and Building Supplies,	P*	P			
Appliance Repair and Sales, and	P*	P			
Display and Showrooms for any Building Product,	P*	P			

# APPROVED PRELIMINARY PLAN

## DOWNTOWN DEVELOPMENT PLANNED DEVELOPMENT

### PERMITTED & CONDITIONAL USE TABLE

	USE AREA				
	A	B	C	D	E
Building Product.	P*	P			
<b>Personal Care Services Including:</b>					
Barber and Beauty Shops.	P*	P			
Cosmetology and Cosmetic Salons.	P*	P			
Diet Counseling Centers.	P*	P			
Electrolysis Services.	P*	P			
Fingernail and Tanning Salons, and	P*	P			
Massotherapy Services.	P*	P			
<b>Other Retail / Services Including:</b>					
Animal Clinics/Hospitals.	P*	P			
Veterinarian Offices, and	P*	P			
Grooming Services.	P*	P			
<b>OTHER USES</b>					
Hotel	C	P			
Groups/Convalescent/Nursing/Assisted Living		P	P	P	
Day-Care Centers (6+ children)	P*	P			
Leasing Office	P*	P	P	P	
Roof Top Gathering Space	P	P	P	P	P
Private Amenities Supportive of the Principal Use	P	P	P	P	
Accessory Uses Incidental to the Principal Use	P	P	P	P	P

\* Limited to the first floor of the building. Any Outdoor/Seasonal Dining Facility shall meet all requirements of the City of Lakewood at the time of application for such use.

## **1156.05 DESIGN PRINCIPLES.**

The following Design Principles provide certain guidelines and requirements, as noted, in the design preparation of a Preliminary PD Plan.

- (a) **Building and Site Design.**
- (b) Building Materials.
- (c) **Vehicular Circulation and Access.**
- (d) **Pedestrian Access and Circulation.**
- (e) **Parking.**
- (f) Landscaping and Screening.
- (g) Streetscape Improvements.
- (h) Service Area and Mechanical Screening.
- (i) Signage.
- (j) Lighting.
- (k) Fences.
- (l) **Urban Open Space.**
- (m) **Amenities.**



## 1156.05 DESIGN PRINCIPLES.

### **(a) Building and Site Design.**

- (1) Wherever feasible, buildings shall be designed to provide **massing configurations with a variety of different wall planes**. Plain, monolithic structures with long walls and roof plane surfaces are discouraged.
- (2) **Building facades should incorporate design elements** such as changes in color or texture; projections, recesses, and reveals; arcades or pergolas providing pedestrian interest; or equivalent elements that subdivide the wall into human scale proportions. Blank facades are highly discouraged, especially on walls facing streets or pedestrian ways.
- (3) **Commercial Building facades shall have highly visible customer entrances** that feature canopies, overhangs, arcades, distinctive roof forms, arches, display windows, or landscaped features. Primary entrances should face streets on which they are located.
- (4) Buildings shall have **well defined rooflines** with attention to architectural detail. Consideration should be given to the prevailing pattern of roofs in the area surrounding and within the PD.
- (5) Sloping roofs, where used, shall have one (1) or more of the following architectural features: gables, hips, horizontal or vertical breaks, or other similar techniques that are to be integrated into the building architecture.



## 1156.05 DESIGN PRINCIPLES.

### **(c) Vehicular Circulation and Access.**

- (1) Circulation systems shall be designed to **efficiently facilitate traffic flow**, yet designed to discourage speeds and volumes that impede pedestrian activity and safety.
- (2) Street designs are encouraged to **incorporate traffic calming devices** and techniques.
- (3) Common or **shared access points** are encouraged.
- (4) To the maximum extent feasible, common or **shared service and delivery access** shall be provided between adjacent parcels or buildings, and provided to the rear of buildings.
- (5) Safe and **adequate site distances** shall be provided at all intersections.
- (6) **Transit stops** should be incorporated into site plans, where feasible.
- (7) The developer as part of the site plan review process shall provide **traffic impact studies**.



## **1156.05 DESIGN PRINCIPLES.**

### **(d) Pedestrian Access and Circulation.**

- (1) A **coordinated pedestrian system** shall be provided throughout the PD, including connections between uses on the site, and between the site and adjacent properties and rights-of-way. Pedestrian connections shall be provided to properties across streets wherever feasible.
- (2) The site shall be **connected to adjacent properties and pedestrian facilities** to the maximum extent feasible.
- (3) **Continuous sidewalks or other pedestrian facilities shall be provided** between the primary entrances to buildings, all parking areas that serve the buildings, pedestrian facilities on adjacent properties that extend to the boundaries shared with the PD, any public sidewalk along perimeter streets, or other community amenities or gathering spaces.
- (4) **Decorative sidewalks**, such as brick pavers, are encouraged at key intersections or streets.
- (5) **Street furniture or other amenities** are encouraged, such as plazas, benches, and decorative pedestrian light fixtures.
- (6) **Open and public areas should be provided** as a mixture of green space landscaping and hardscape pedestrian areas with a goal of twenty (20) percent of the site area.



## **1156.05 DESIGN PRINCIPLES.**

### **(e) Parking.**

(1) **Adequate parking shall be provided, but excessive parking is discouraged.** The standards contained in Chapter [1143](#) shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations as determined by the Commission, and a finding by the Commission that the modified parking standards would comply with the provisions of the Code and the intent of the PD.

(2) The **visual impact of parking shall be minimized** through the use of interior landscaped islands and through dividing parking spaces into groupings.

(3) The **edges of parking lots shall be screened** through landscaping or other methods such as decorative fences.

(4) A minimum of one (1) off-street parking space shall be required behind each residential unit or garage. **No garage openings shall be permitted onto public streets.**



## **1156.05 DESIGN PRINCIPLES.**

### **(l) Urban Open Space.**

(1) **Common open space** (whether dedicated to public use or owned and maintained in common by the owner or owners) **shall be reserved** for the leisure and recreational use of all the project's occupants and readily accessible thereto.

(2) The guideline for PD open space is twenty percent (20%) of the project area.

(3) Landscaping requirements can be incorporated into the open space requirement pursuant to subsection (f).

(4) The Commission in making this determination may consider the availability and nature of adjacent or nearby public open space and parkland.

(5) Common open space is land area of which at least fifty percent (50%) is not covered by buildings, structures or the building's parking spaces.

(6) **Common open space shall be guaranteed by a restrictive covenant** in the deed describing the open space and its uses, and requirements regarding maintenance, and improvement that run with the land for the benefit of occupants or the public.

**(m) Amenities.** All PD's with **residential uses should provide on-site amenities within the site which contribute to the open space.** These amenities may include but are not limited to: courtyards, a swimming pool, spa, clubhouse, tot lot with play equipment, picnic shelter/barbecue area, court game facilities such as tennis, basketball, or racquetball, or child day care facilities.



# Applicant seeks a Certificate of Appropriateness for alterations to the Curtis Block Building.

## City Notes:

- Locally-designated Historic Property (2016) within a National Historic District (2020).
- Local HP designation requires COA for any alteration, demolition, new construction (Section 1134.06)
- Preliminary COA review concurrent with Planned Development.



**Deferral Requested**



**Docket No. 07-42-22 (14501-09 Detroit)**  
Certificate of Appropriateness – Curtis Block Building  
CASTO



**CHAPTER 1134 - Historic Preservation Districts (HPD) and Historic Properties (HP)**

**1134.06 PROCEDURES FOR THE REVIEW OF PROPOSED ALTERATIONS, DEMOLITION AND NEW CONSTRUCTION AND FOR ISSUANCE OF APPROVAL TO PROCEED WITH WORK (CERTIFICATE OF APPROPRIATENESS).**

(a) **No person shall make any alteration or demolition with respect to any property designated historic...unless a certificate of appropriateness has been previously issued....**

(b) ...the Architectural Board of Review...**shall determine whether the proposed construction, reconstruction, alteration or demolition is appropriate and shall refer to the Secretary of the Interior's Standards for Rehabilitation...**

(Ord. 15-14. Passed 3-17-2014.)



---

**Docket No. 07-42-22 (14501-09 Detroit)**  
Certificate of Appropriateness – Curtis Block Building

## **“Standards for Rehabilitation” adopted by the U.S. Secretary of the Interior**

The Standards will be applied taking into consideration the economic and technical feasibility of each project.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(THE SECRETARY OF THE INTERIOR’S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS; 2017)

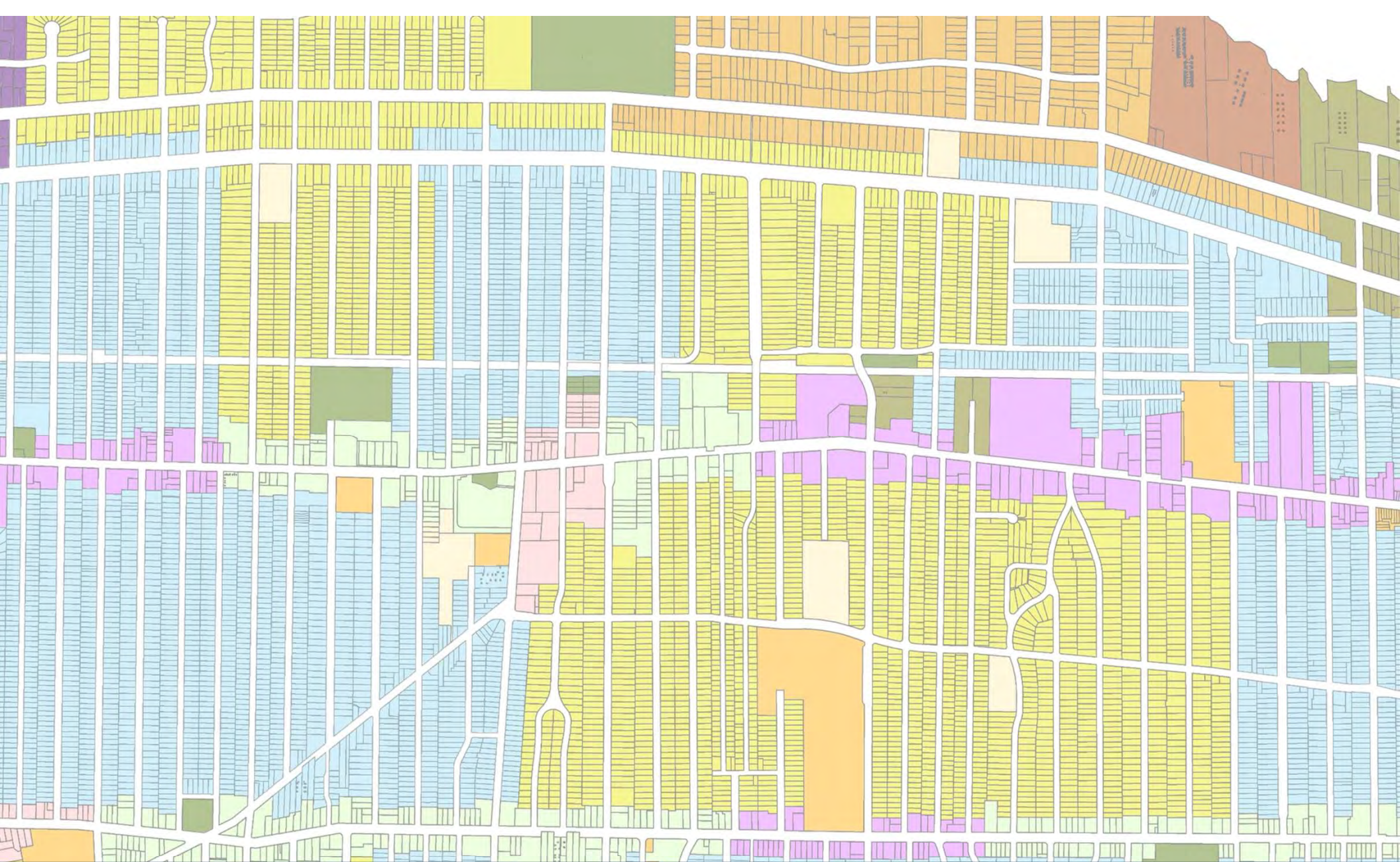


**Docket No. 07-42-22 (14501-09 Detroit)**  
**Certificate of Appropriateness – Curtis Block Building**

Curtis Block/Certificate of Appropriateness

- The presentation on the Curtis Block Certificate of Appropriateness should be organized around – and directly reference – the Standards for Rehabilitation. By specifically citing/highlighting the standards, the applicant can provide their justification on why they believe their proposal is appropriate using the same criteria that the Board is required by code to reference in providing their determination.
- Recommend revising the extent to which Building 1 extends over the Curtis Block – this is related to the Detroit Streetscape comment above. Board noted that the two buildings need to be compatible/integrated – understanding the importance of Building 1 to activating the public space to the west, but also indicating that Building 1 appeared to extend over the roof too far...potentially needs a consistent set-back from the Curtis Block parapet on both the Marlowe and Detroit sides.
- How are the design and architectural features of Building 1 appropriate in relation to its integration with the Curtis Block – how do they relate to (or differentiate from) each other?





# Architectural Board of Review

Old Business – August 2022

**Applicant proposes the demolition and rebuild of a single-family home.**

**City Notes:**

- Existing home contributes to Clifton Park HD but not locally designated, Chapter 1134 does not apply.
- 1133.09 (Demolition of Residential Structures): *"The proposed principal structure is consistent with any historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood."*
- 1325.03 (ABR): Design promotes the *"harmonious and integrated development."*



**Deferral Requested (Recommend Table)**



**Docket No. 07-35-22 (17853 Lake)**

**Demolition/New Construction**  
David Hesse

**Applicant proposes the rebuild of a first and second floor front porch.**

**City Notes:**

N/A.

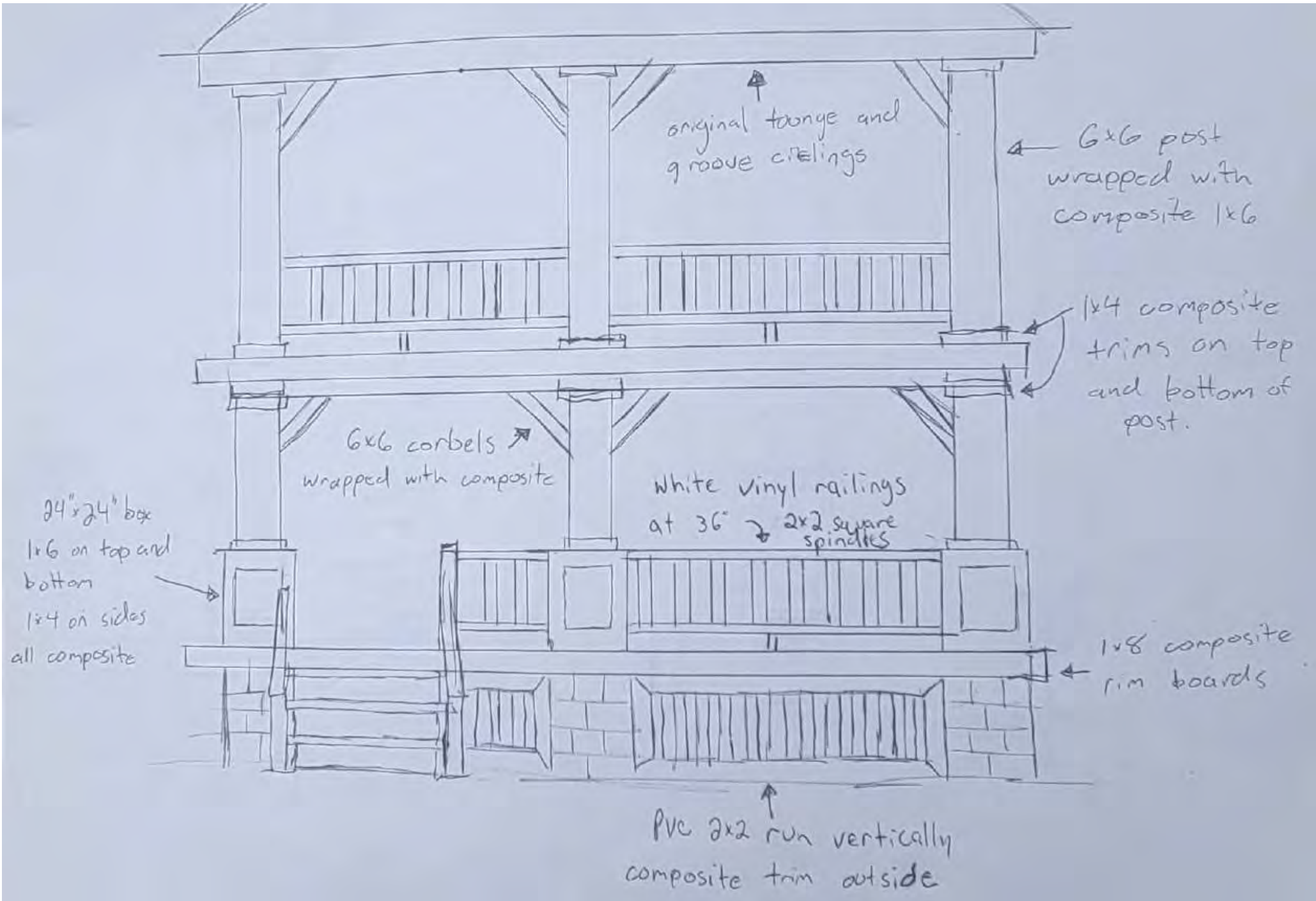


**Docket No. 07-36-22 (14968 Delaware)**

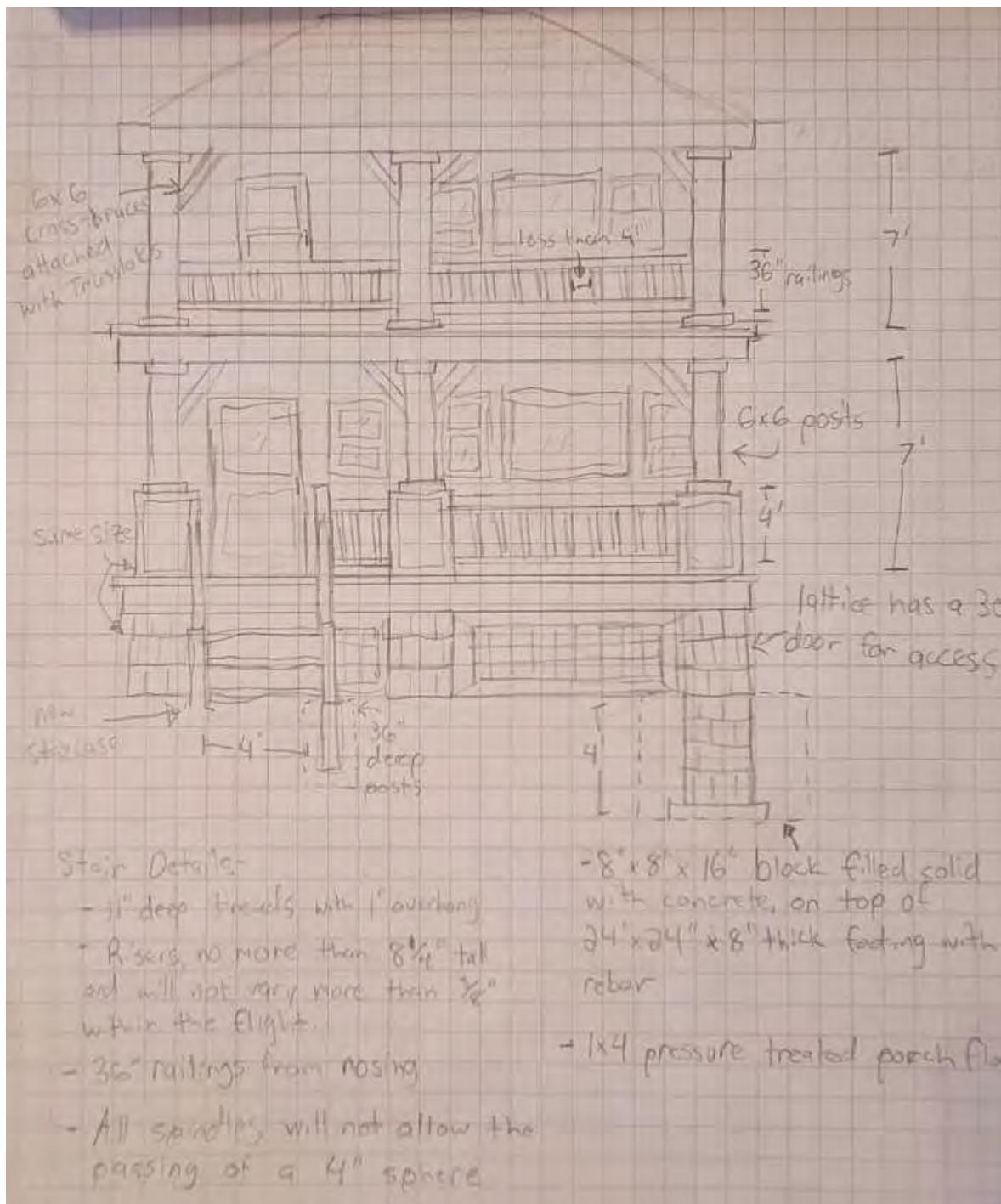
**Front Porch Rebuild**  
**Zach Sword**



**Docket No. 07-36-22 (14968 Delaware)**  
Front Porch Rebuild



**Docket No. 07-36-22 (14968 Delaware)**  
 Front Porch Rebuild



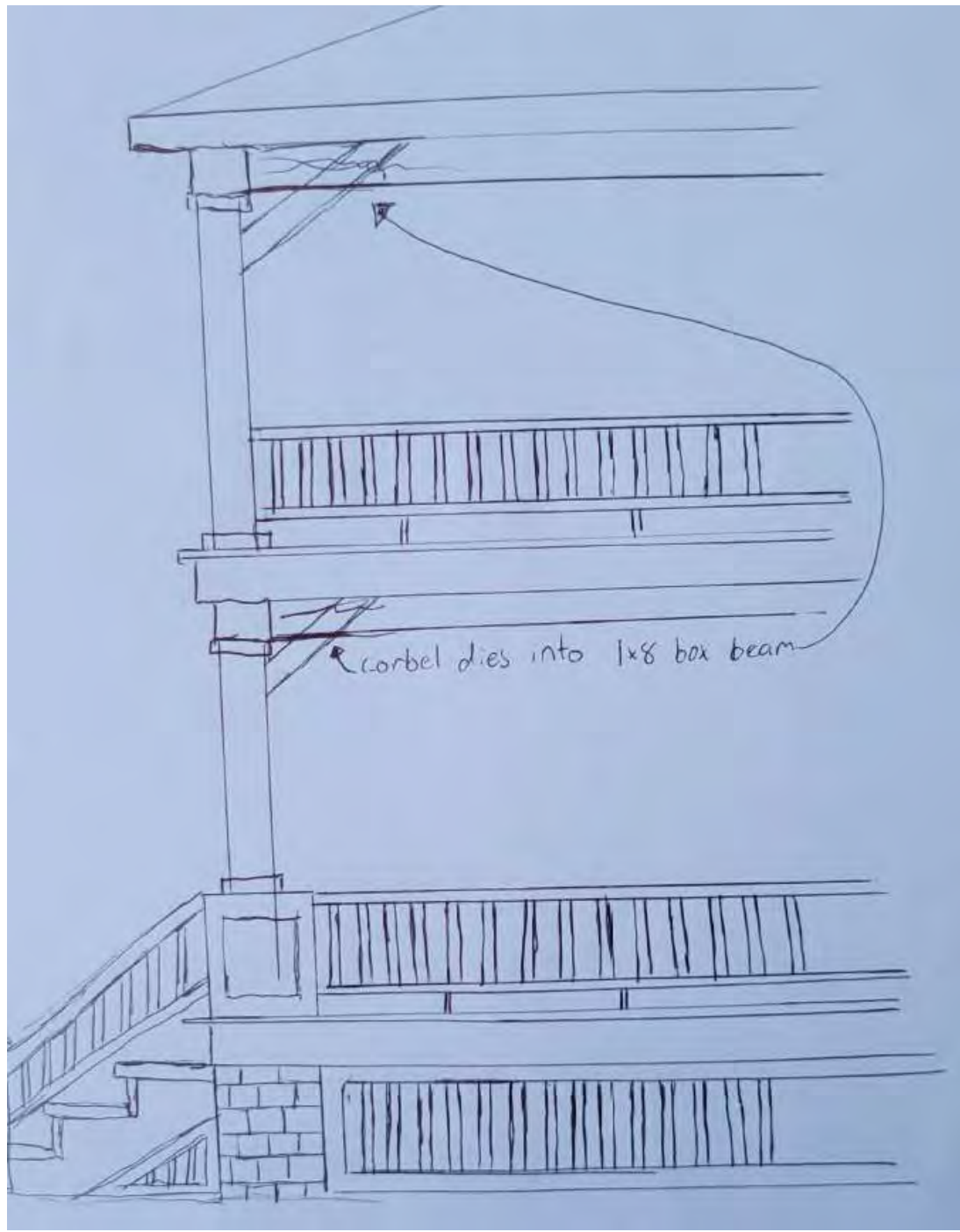
**Docket No. 07-36-22 (14968 Delaware)**  
**Front Porch Rebuild**





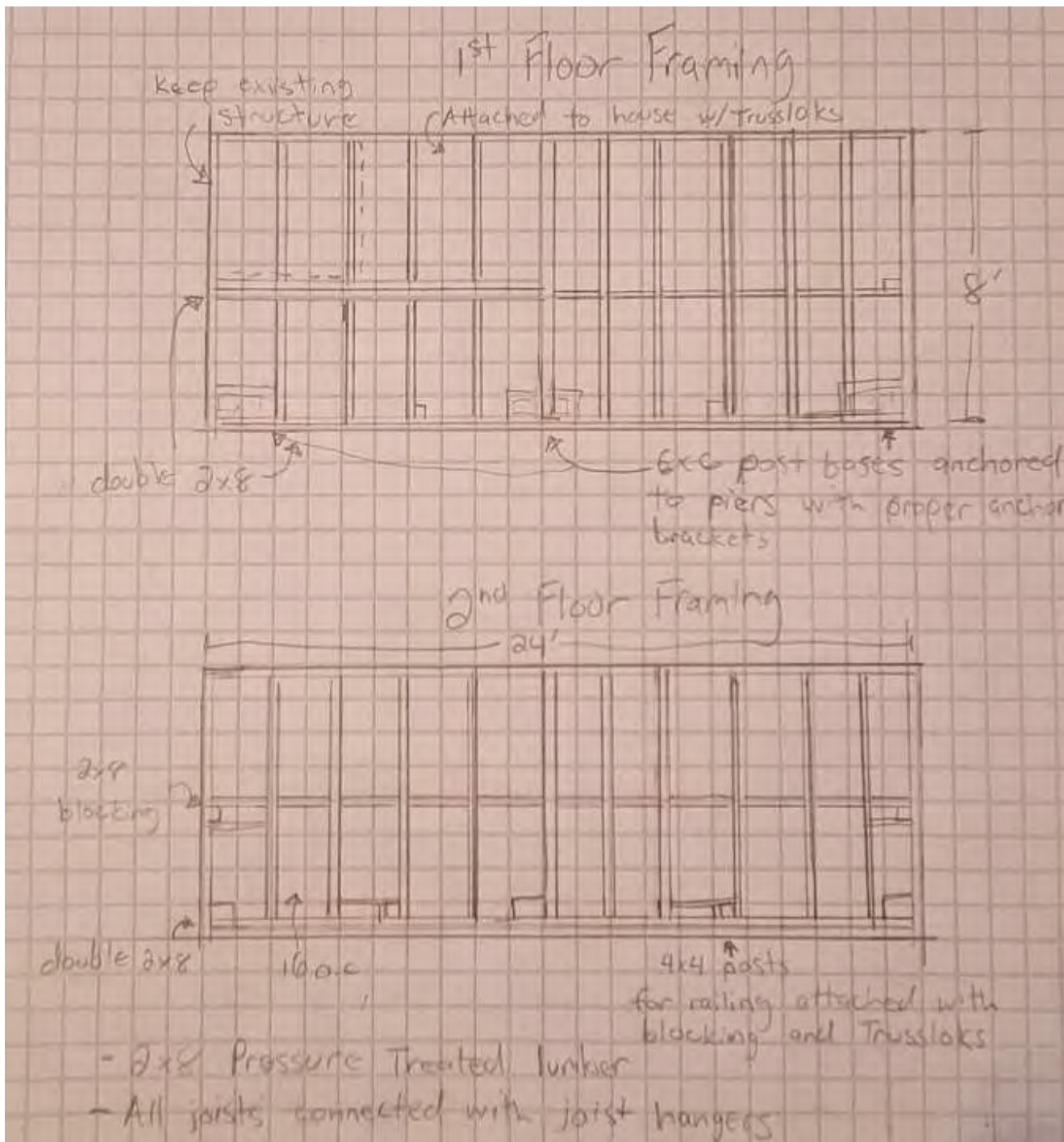
**Docket No. 07-36-22 (14968 Delaware)**  
 Front Porch Rebuild





**Docket No. 07-36-22 (14968 Delaware)**  
Front Porch Rebuild

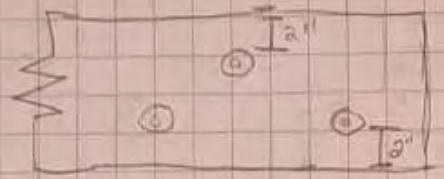




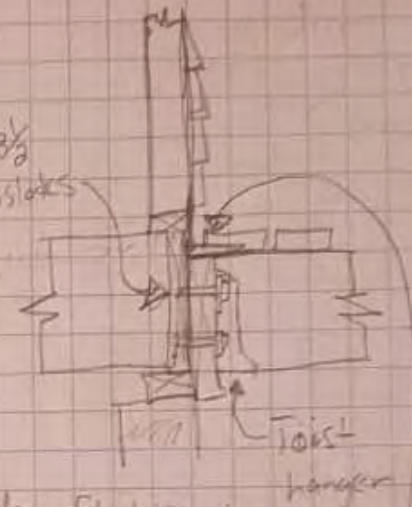
**Docket No. 07-36-22 (14968 Delaware)**  
 Front Porch Rebuild

# Details

## - Connection To House



1/2" x 3/8"  
Truss slots



- All joists to have  
joist tape on top

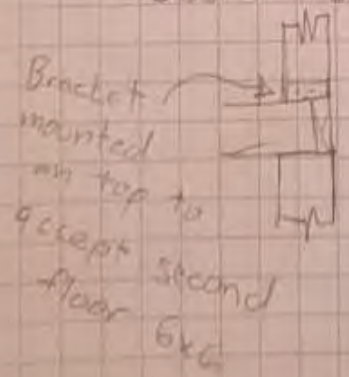
- window flashing to go  
above 1<sup>st</sup> row of siding and  
past joist hanger on framing

## - Post To Beam At Roof

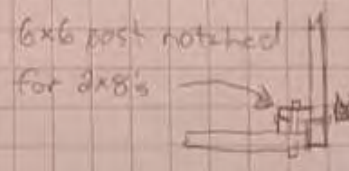


Structural screws  
with nut and washer

## - Second Floor Post Connections



Bracket  
mounted  
on top to  
except second  
floor 6x6



6x6 post notched  
for 2x8's



## MiraTEC® 1 x 6 x 8' Engineered Reversible Composite Trim Board

(Actual Size 3/4" x 5-1/2" x 8')



Everyday Low Price  
**11% Mail-In Rebate**  
Good Through 5/21/22

**Final Price**

\$14.43  
**\$1.59**

**\$12.84** each

## Fypon® QuickRail® Premium 36" x 6' White Synthetic Rail Kit with Square Spindles

(Actual Size 36" x 72")



Everyday Low Price  
Sale Price Good Through 5/21/22

**11% Mail-In Rebate**  
Good Through 5/21/22

**Final Price**

\$89.88  
\$88.75

**\$9.76**

**\$78.99** each

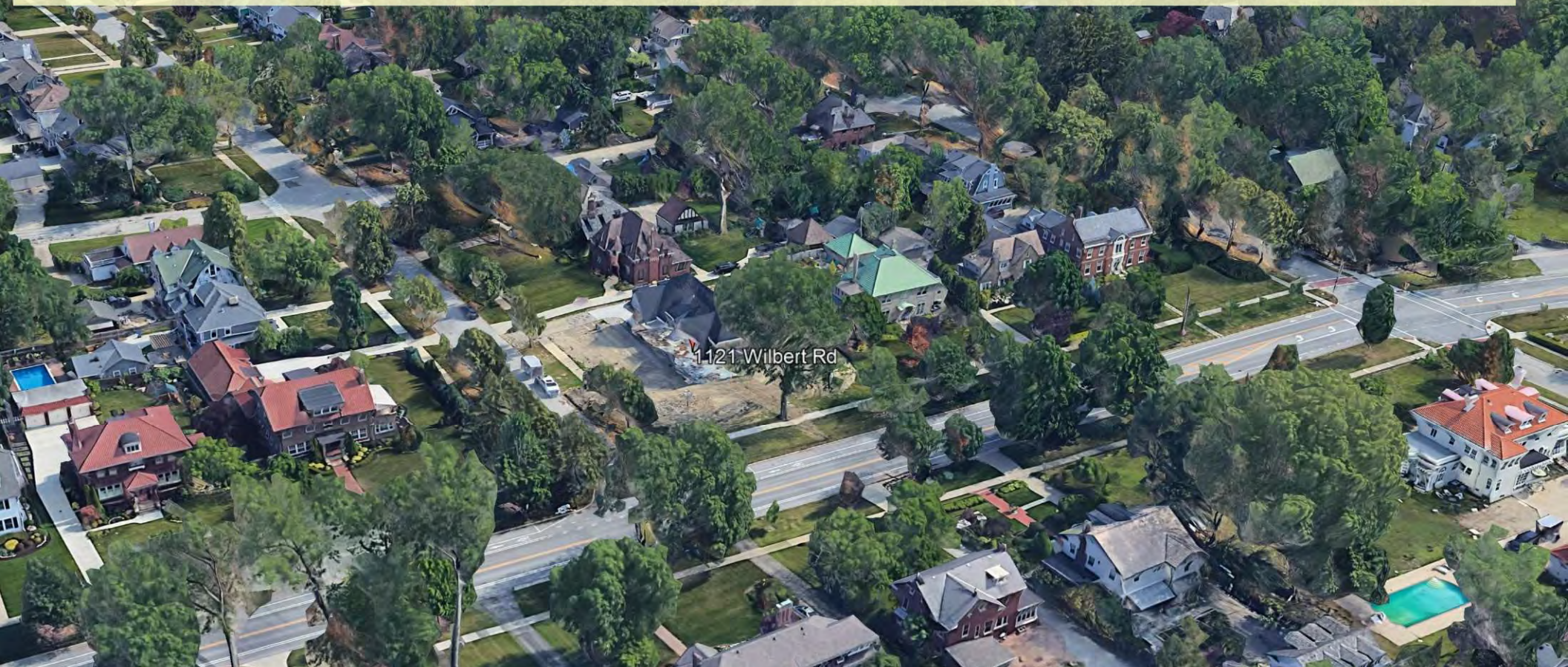


**Docket No. 07-36-22 (14968 Delaware)**  
Front Porch Rebuild

**Applicant proposes modifications to an existing rear patio.**

**City Notes:**

- Variance approved by BZA (July)



**Withdrawn by Applicant**



**Docket No. 07-37-22 (1121 Wilbert)**  
Modifications to Rear Patio/Porch  
Jason Amato

**Applicant proposes modification to previous approval.**

**City Notes:**

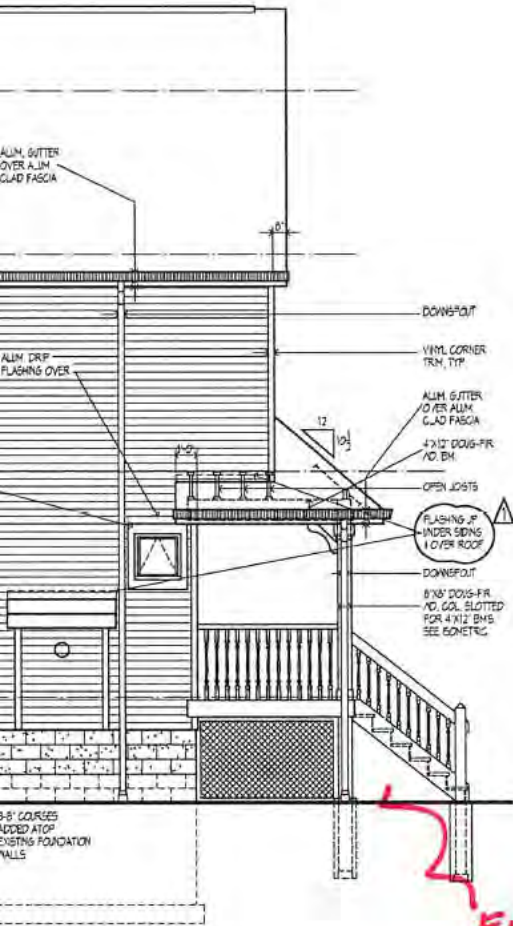
- Materials used on new home do not match what was proposed/approved (Aug 2020).



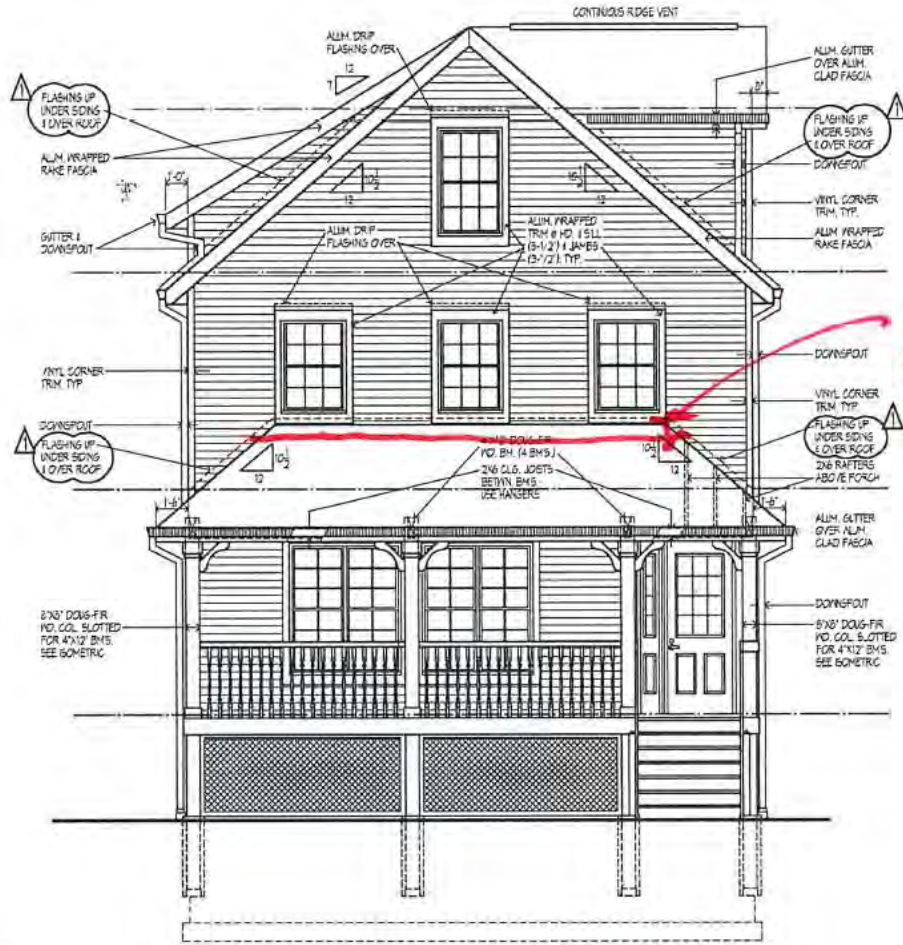
**Docket No. 08-49-22 (1491 Spring Garden)**

**Return for Modification**  
**Elias Karsheh**

# ABR Approval - August 2020



NORTH ELEVATION  
SCALE 1/4" = 1'-0"



WEST ELEVATION  
SCALE 1/4" = 1'-0"

**DROP GIG. ROOF AT LEAST 8" BELOW WINDOWS.**

**ENCLOSE W/ LATTICE**

**CHAIR**  
of  
City  
Arcl  
App

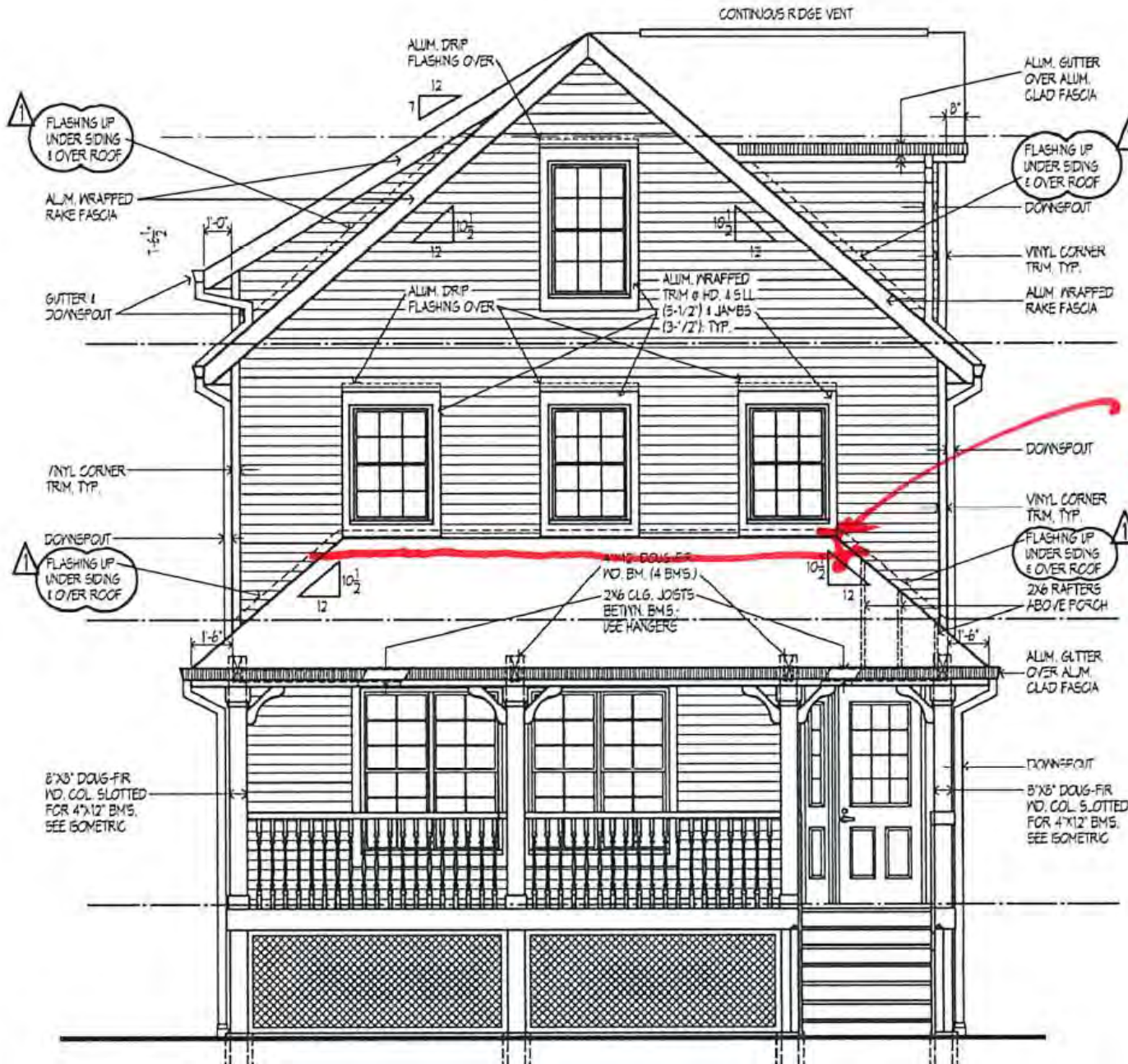
ALTERATIONS IN & ADDITIONS TO  
1491 SPRING GARDEN  
LAKEWOOD, OHIO 44107

EXTERIOR ELEVATIONS



**Docket No. 08-49-22 (1491 Spring Garden)**  
Return for Modification

# ABR Approval – August 2020



**DROP E.G.  
ROOF AT LEAST  
8" BELOW  
WINDOWS.**

ALTERATIONS IN & ADDITIONS TO  
1491 SPRING GARDEN

LAKWOOD, OHIO 44107



## Docket No. 08-49-22 (1491 Spring Garden)

Return for Modification

# ABR Approval – August 2020

**From:** David Harala <dharala@sbcglobal.net>  
**Sent:** Wednesday, August 12, 2020 4:08 PM  
**To:** David Baas  
**Subject:** Fw: 1491 Spring Garden Colors  
**Attachments:** IMG\_2170.JPG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Colors for 1491 Spring Garden

Siding: Medium Gray, Dbl. 4" dutch lap to match existing Garage  
Windows: White, Vinyl  
Roof: Charcoal Gray  
Trim: White Vinyl  
Exposed Masonry Foundation.: Painted White

See attached Photo

----- Forwarded Message -----

**From:** David Harala <dharala@sbcglobal.net>  
**To:** "dharala@sbcglobal.net" <dharala@sbcglobal.net>  
**Sent:** Wednesday, August 12, 2020, 03:56:57 PM EDT  
**Subject:** 1491 Spring Garden Colors

CHAIRMAN  
of  
AUG 13 2020  
meeting  
City of Lakewood  
Architectural Board of Review  
Approved as set forth in the minutes

Sent from my iPhone



**Docket No. 08-49-22 (1491 Spring Garden)**  
Return for Modification

May 2022



**Docket No. 08-49-22 (1491 Spring Garden)**  
Return for Modification

Update (11 Aug)



STREET ELEVATION



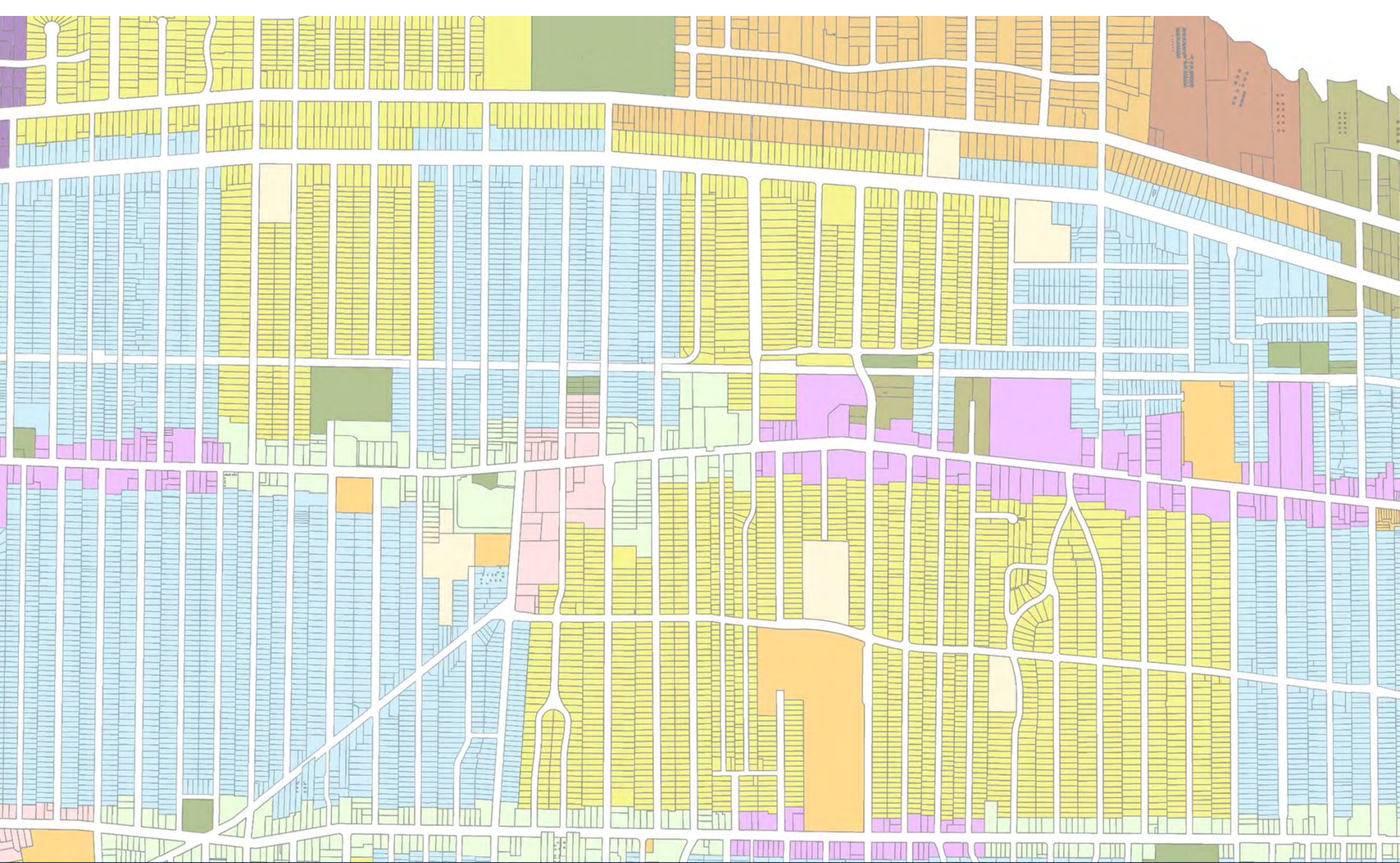
**Docket No. 08-49-22 (1491 Spring Garden)**  
Return for Modification



STREET ELEVATION

**Docket No. 08-49-22 (1491 Spring Garden)**  
Return for Modification





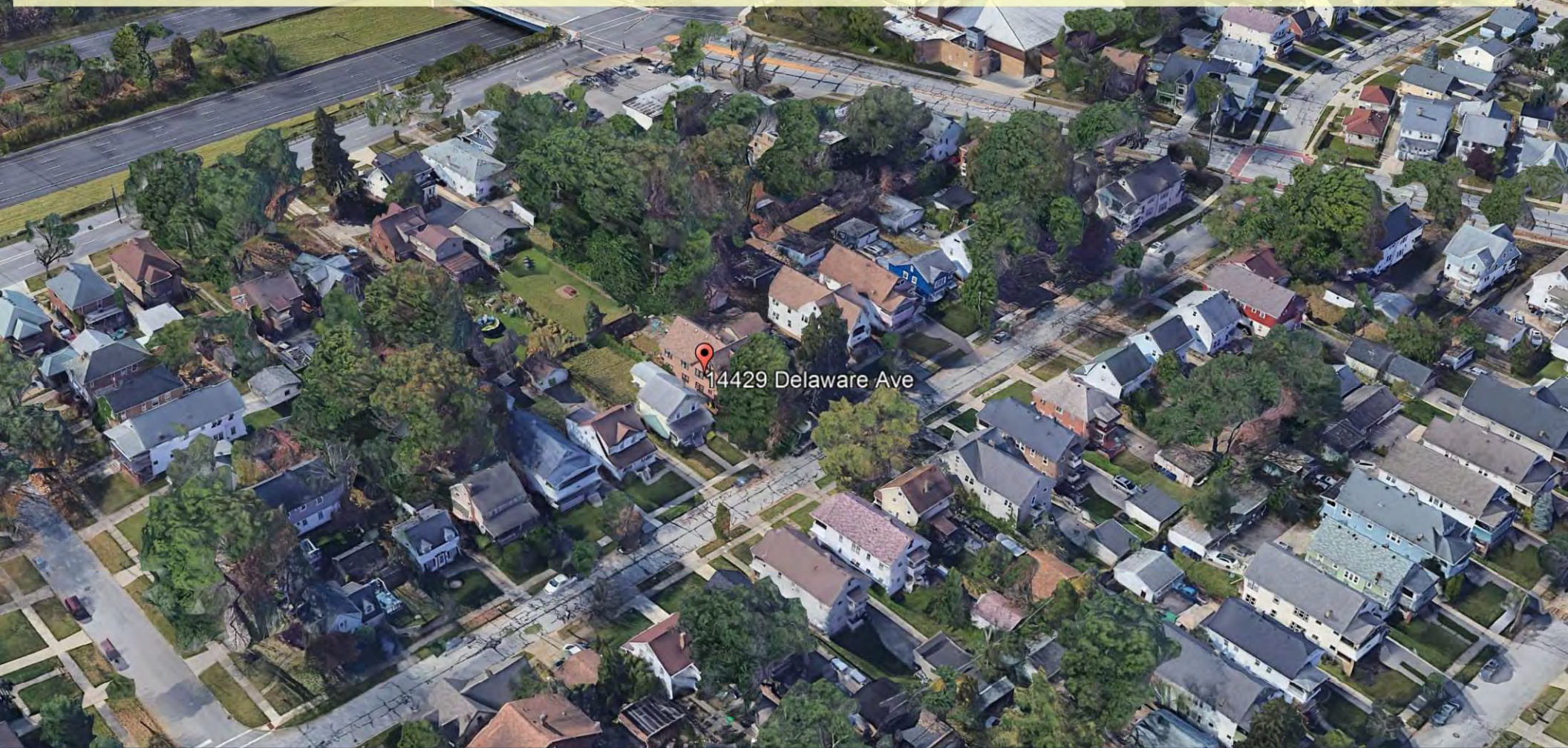
# Architectural Board of Review

New Business – August 2022

**Applicant proposes rebuild of existing front porch.**

**City Notes:**

- Request details on extent/integration of new shed roof element with remaining portion of the front porch.
- Provide manufacturers cut sheets or photo examples of any new finish materials.



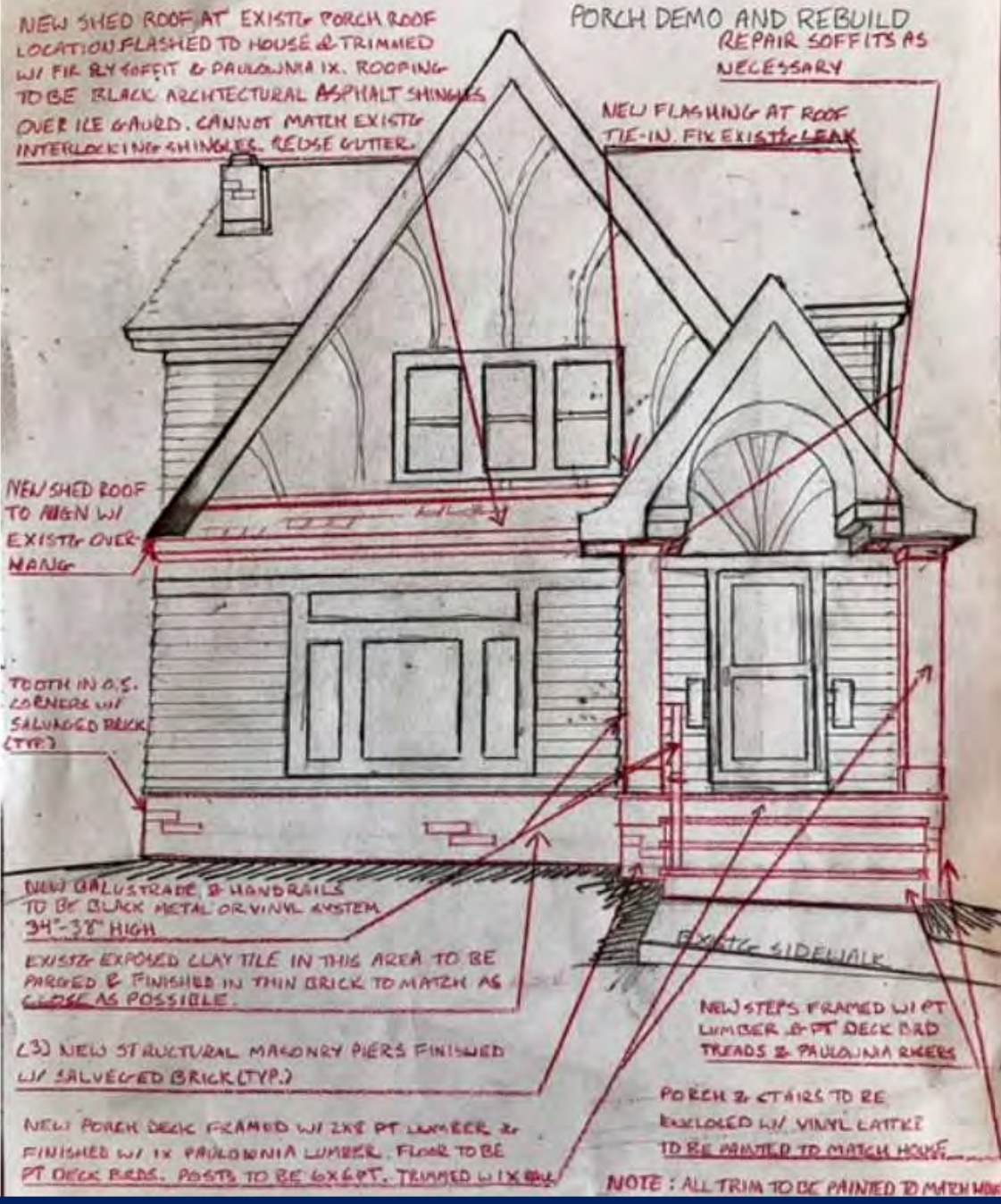
**Docket No. 08-50-22 (14429 Delaware)**

**Front Porch Rebuild  
Thomas DeAlexandro**



**Docket No. 08-50-22 (14429 Delaware)**  
Front Porch Rebuild

# BIRCH CONSTRUCTION 14429 Delaware, Lakewood



**Docket No. 08-50-22 (14429 Delaware)**  
Front Porch Rebuild



**Docket No. 08-50-22 (14429 Delaware)**  
Front Porch Rebuild



**Docket No. 08-50-22 (14429 Delaware)**  
Front Porch Rebuild



**Docket No. 08-50-22 (14429 Delaware)**  
Front Porch Rebuild



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Front Porch Rebuild



**Docket No. 08-50-22 (14429 Delaware)**  
Front Porch Rebuild



**Docket No. 08-50-22 (14429 Delaware)**  
Front Porch Rebuild

### Working Properties

Paulownia is easy to work using hand or machine tools. It is easy to plane, sand, saw, rip, route, and carve, and even during quick processing there is no danger of splitting or chipping. It easily absorbs glue, paint and stains.

#### Wood Utilization/Uses

- Exterior/Interior Trim Boards
- Exterior/Interior Pattern Stock
- Paneling/Siding
- Box Columns
- Extension Jamb/Flat Jamb
- Millwork

#### Summary of Benefits

- Mostly Plantation Grown
- Dimensionally Stable
- Low Shrinkage Coefficient
- Light Physical Weight
- High Strength to Weight Ratio
- High Insulation Properties
- High Fire and Ignition Resistance
- Low Thermal Conductivity
- Contains No Measurable Tannins, Resin or Pitch
- Easy to Nail, Screw or Staple
- Light Color
- Straight Grain
- Easy to Work with All Tools
- Easy to Handle
- Easy to Glue, Stain and Paint
- Naturally Rot, Decay and Insect Resistant
- Glossy, Lustrous Finish

#### Information Sources:

Forest Products Laboratory, Madison, Wisconsin  
Puls-Tec Technologies, Pomona, Arizona  
Global Tree Technologies, Vancouver, British Columbia, Canada  
International Development Research Centre, Ottawa, Canada

### Products Offered

Asia Building Materials offers a wide range of primed products made of Paulownia under the brand name Kiri-Trim. Sherwin-Williams Primer Optional.  
All Paulownia products are standard 16' Lengths. 18' & 20' & custom lengths available.

#### Boards & Dimension

- Kiln Dried
- S4S or S1S2E
- Square or Eased Edge
- FJ and or FJ/EG
- Exterior Waterproof Glue
- Exterior Oil Base Spray Primed 4 Sides & Both Ends
- 180 Grit Sanded 4 Sides After Priming
- One or Two Coat Primed
- Standard ALS Widths-Custom Thickness & Widths Available
- Fully Reversible



#### Standard Product Line:

- 4/4 (1 1/16") - 1 x 2, 1 x 3, 1 x 4, 1 x 5, 1 x 6, 1 x 8, 1 x 10 & 1 x 12
- 4/4 (3/4") - 1 x 2, 1 x 3, 1 x 4, 1 x 5, 1 x 6, 1 x 8, 1 x 10 & 1 x 12
- 5/4 (1 1/8") - 5/4 x 3, 5/4 x 4, 5/4 x 5, 5/4 x 6, 5/4 x 8, 5/4 x 10 & 5/4 x 12
- 8/4 (1 1/2") - 2 x 2, 2 x 4, 2 x 6, 2 x 8, 2 x 10 & 2 x 12



## DECKORATORS

6-ft x 2.25-in x 36-in Matte Black Aluminum Deck Stair Rail Kit Square Balusters Included (Assembled)



## GAF

Timberline HDZ  
33.33-sq ft  
Charcoal Laminated  
Architectural Roof  
Shingles



**Docket No. 08-50-22 (14429 Delaware)**  
Front Porch Rebuild

- Includes 1 pre-assembled panel, 4 stair brackets, 1 rail support and hardware
- Use with Deckorators 39-in upper (model #346968) and 48-in lower (model #346969) aluminum post kits and 2.5-in x 2.5-in aluminum post caps
- Actual measurements are 68.5-in wide and 35-in tall
- Easy to install with included hardware
- Matte black powder-coated aluminum rail is durable and keeps its color
- Extra brackets are model #351133
- Backed by a lifetime manufacturing defects and powder coating limited warranty
- This 6-ft long pre-assembled stair rail has a 36-in stair rail height

Common Length (Feet)	6
Orientation	Vertical
Package Quantity	1
Type	Stair rail kit
Manufacturer Color/Finish	Matte black
Corresponding Hardware Item Number	278626, 278632, 351133
Actual Length (Feet)	5.27
Series Name	N/A
Common Width (Inches)	3

Rails Included	Yes
Post Sleeves Included	No
Warranty	Limited lifetime
CA Residents: Prop 65 Warning(s)	Yes
Post Caps Included	No
Common Height (Inches)	36
Baluster Material	Aluminum
Actual Width (Inches)	2.25
Assembly	Assembled
Material	Aluminum



# Docket No. 08-50-22 (14429 Delaware)

## Front Porch Rebuild

**Applicant proposes rebuild of existing front porch.**

**City Notes:**

N/A.



**Docket No. 08-51-22 (1660 Lincoln)**

**Front Porch Rebuild**  
**Scott McNulty**



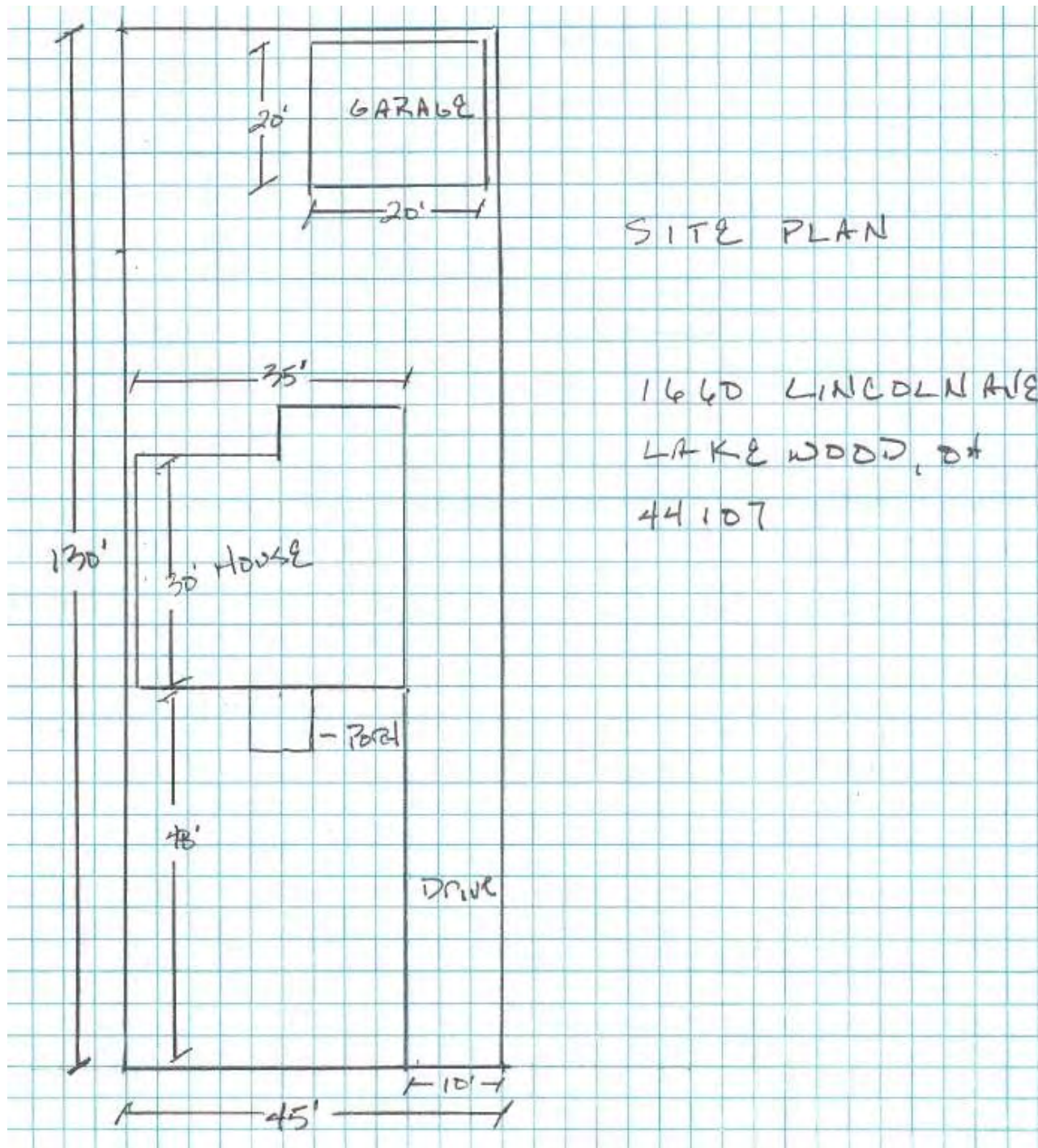
**Docket No. 08-51-22 (1660 Lincoln)**  
Front Porch Rebuild



**Docket No. 08-51-22 (1660 Lincoln)**  
Front Porch Rebuild



**Docket No. 08-51-22 (1660 Lincoln)**  
Front Porch Rebuild



SITE PLAN

1660 LINCOLN AVE  
LAKEWOOD, OH  
44107



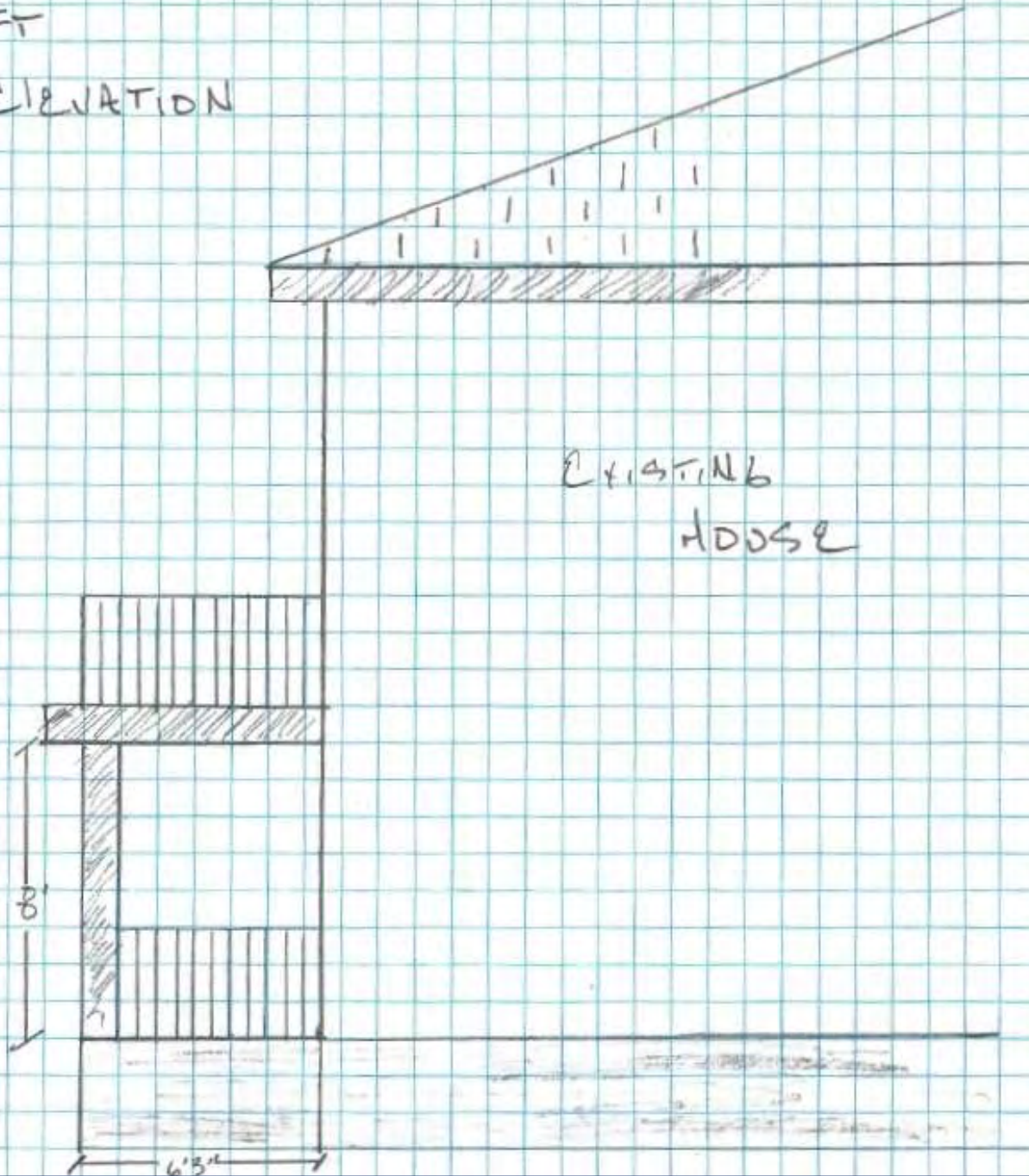
**Docket No. 08-51-22 (1660 Lincoln)**  
Front Porch Rebuild



**Docket No. 08-51-22 (1660 Lincoln)**  
Front Porch Rebuild

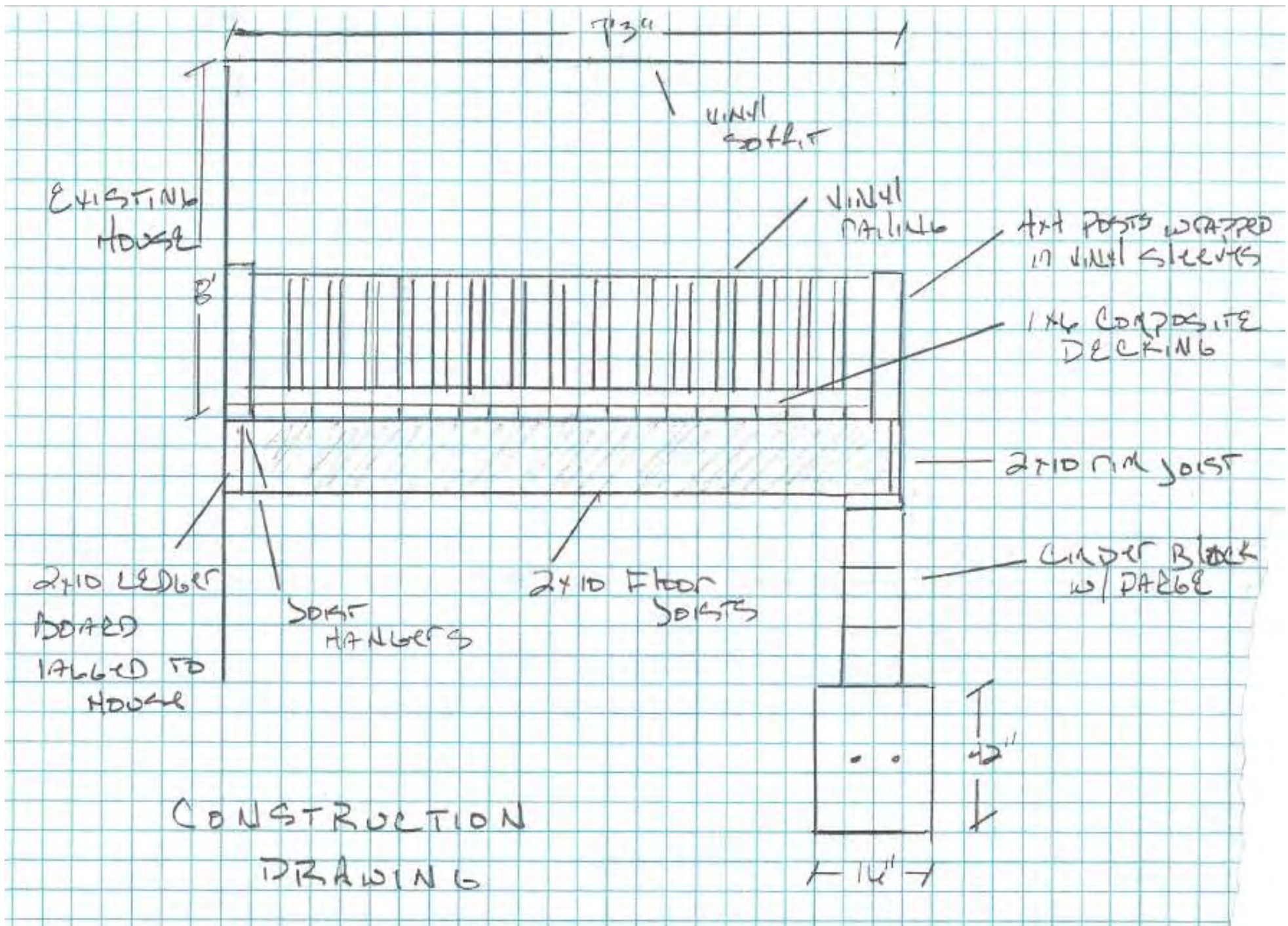


LEFT  
ELEVATION



**Docket No. 08-51-22 (1660 Lincoln)**  
Front Porch Rebuild

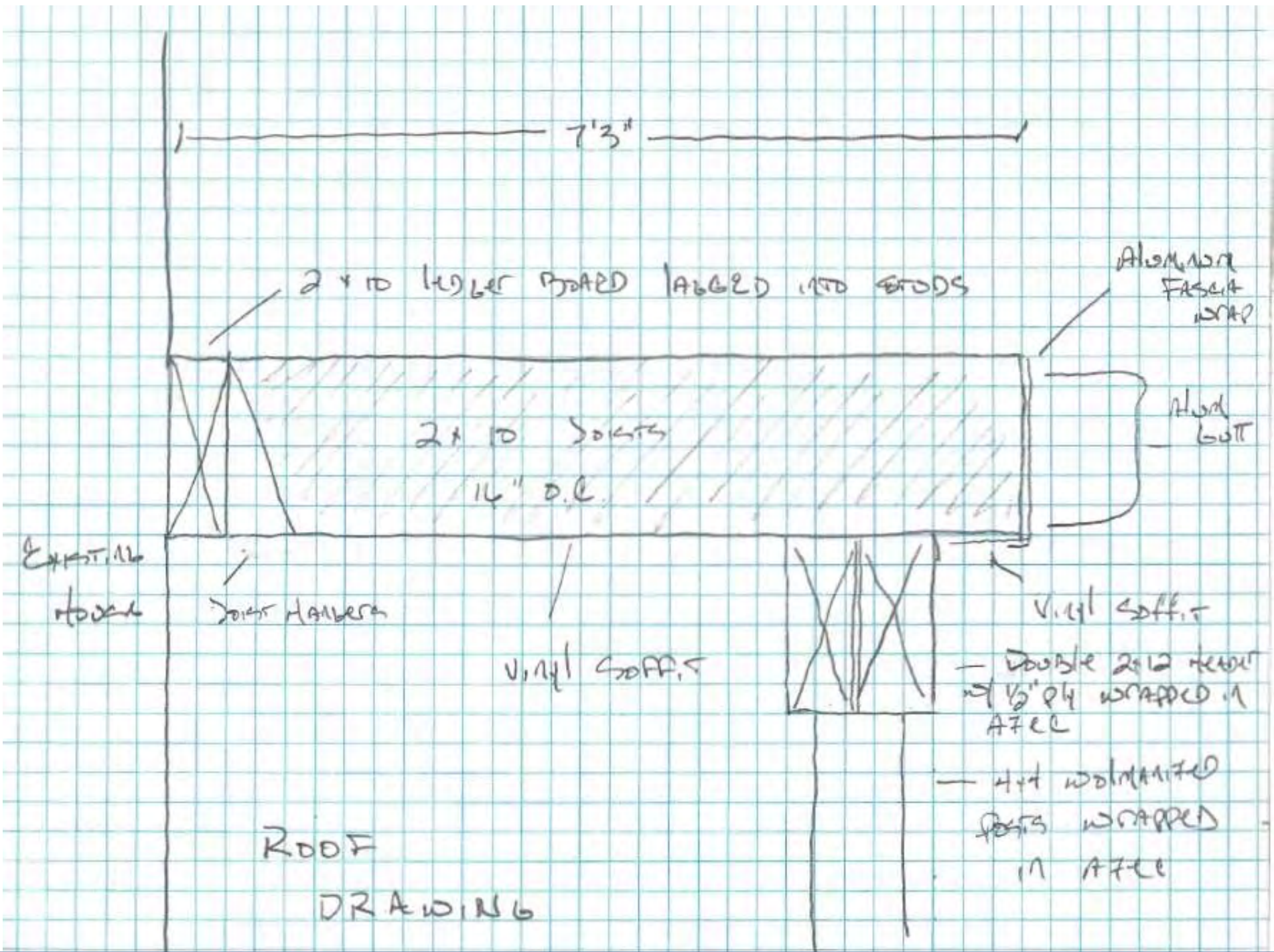




CONSTRUCTION  
DRAWING



**Docket No. 08-51-22 (1660 Lincoln)**  
Front Porch Rebuild



**Docket No. 08-51-22 (1660 Lincoln)**  
Front Porch Rebuild



Vinyl railing with 2x2 spindles



**Docket No. 08-51-22 (1660 Lincoln)**  
Front Porch Rebuild



4x4 post  
wrapped in  
Azec



**Docket No. 08-51-22 (1660 Lincoln)**  
Front Porch Rebuild



Window wrapped in aluminum

**Docket No. 08-51-22 (1660 Lincoln)**  
Front Porch Rebuild





Composite deck flooring for  
porch floor and steps



**Docket No. 08-51-22 (1660 Lincoln)**  
Front Porch Rebuild

**Mastercraft® Morrison 36"W x 80"H Navy Blue Steel Mission  
Lite Composite Frame Exterior Door System - Right Inswing**

Model Number: 4145414 | Menards® SKU: 4145414



**Docket No. 08-51-22 (1660 Lincoln)**  
Front Porch Rebuild



# Larson® Lake Breeze 36"W x 80"H White Aluminum WearTuff™ Screen Door

Model Number: 36048032M | Menards® SKU: 4192091



**Docket No. 08-51-22 (1660 Lincoln)**  
Front Porch Rebuild

---

# 1 Light Outdoor Light Finished In Black

Model Number: MEN-ZTL17684



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**Docket No. 08-51-22 (1660 Lincoln)**  
Front Porch Rebuild



## **Applicant proposes home addition.**

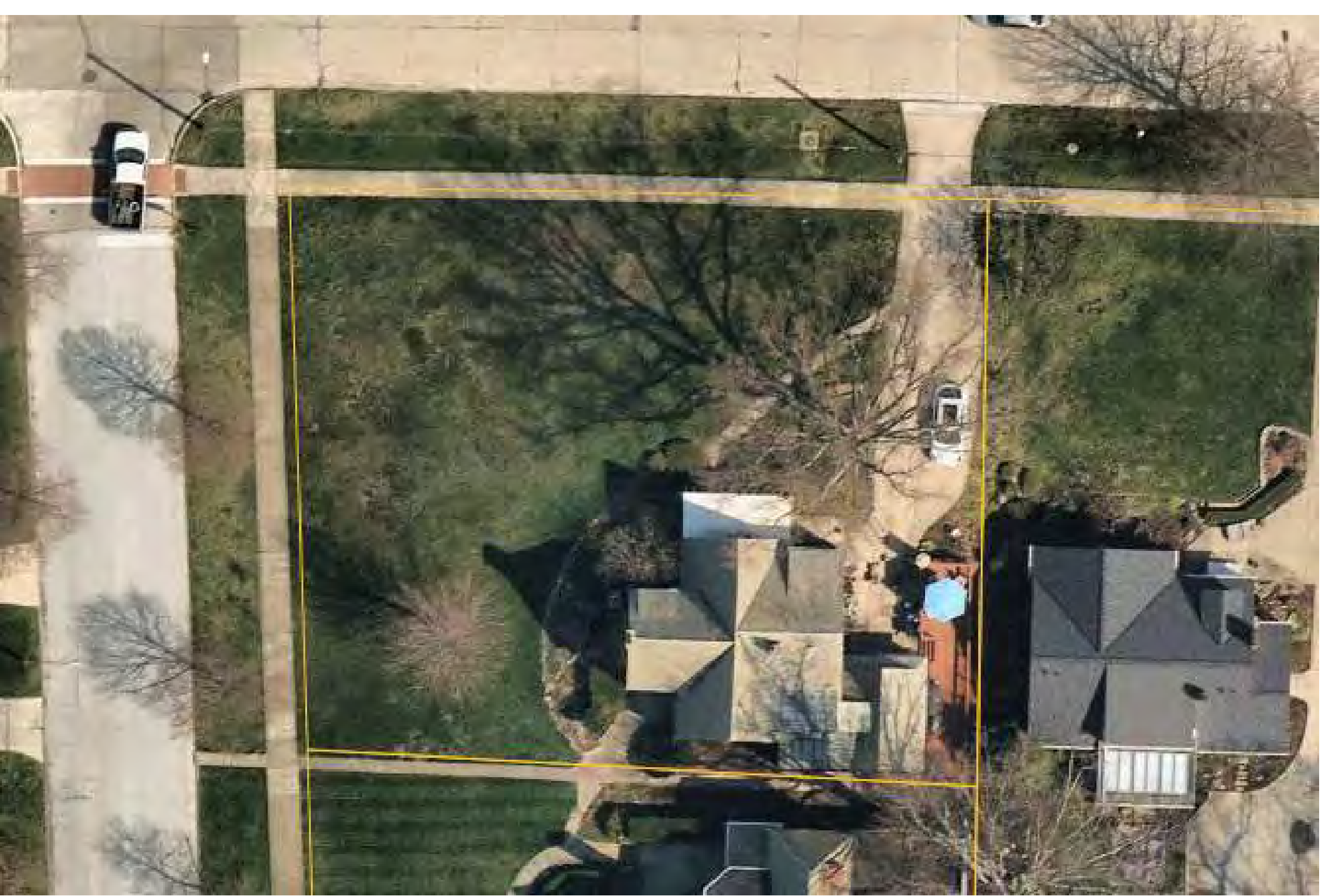
### **City Notes:**

- Pending BZA consideration for uncovered patio deck height.
- Applicant proposes to paint/treat existing uncovered masonry on home (standards provided)



**Docket No. 08-52-22 (13429 Cliff)**

**Porch Addition**  
**Benjamin Kanelos**



**Docket No. 08-52-22 (13429 Cliff)**  
Porch Addition

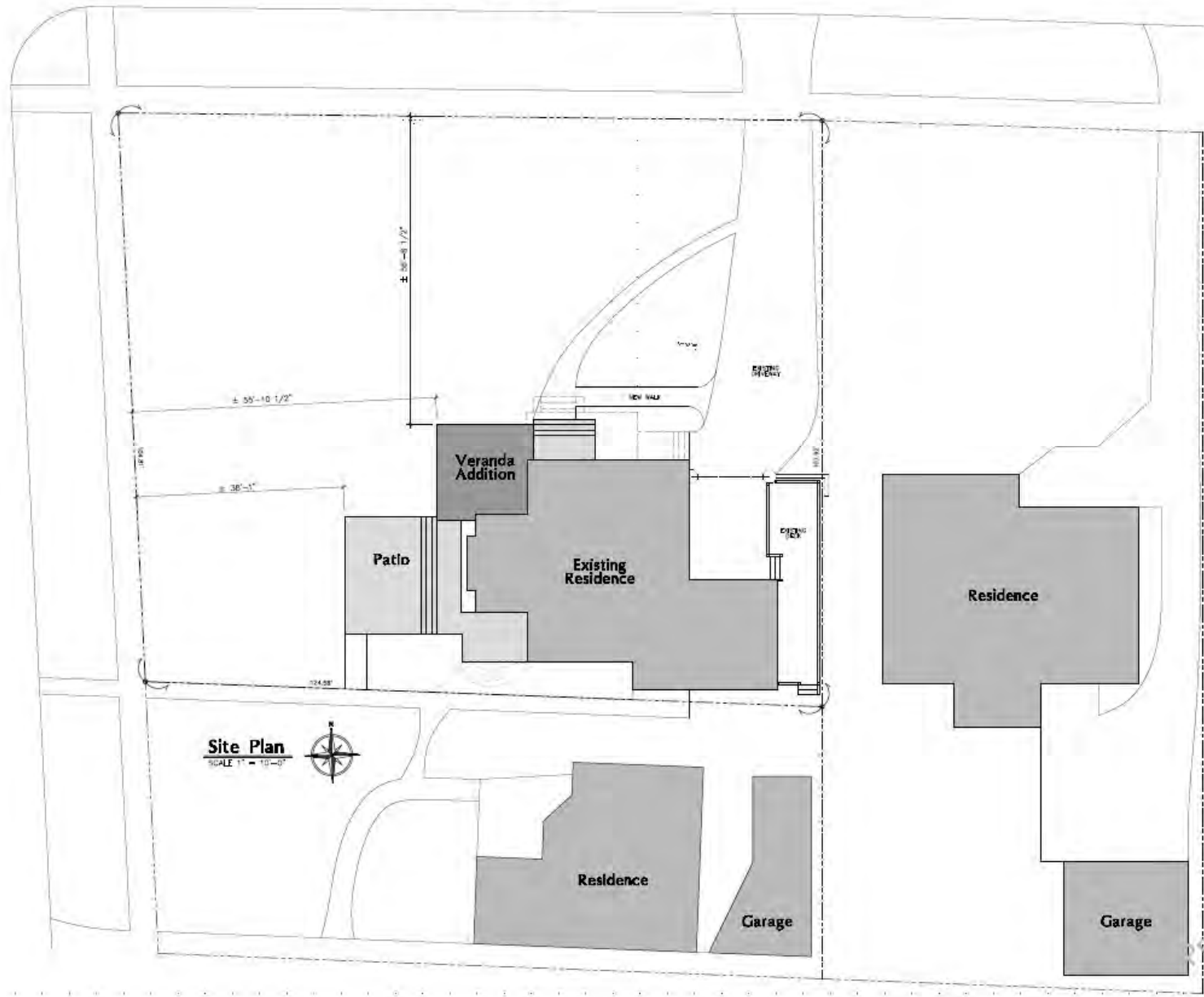
# Addition & Renovation for the Tomallo Residence

13429 Cliff Drive

Lakewood, Ohio

Cliff Drive

Wilbert Avenue



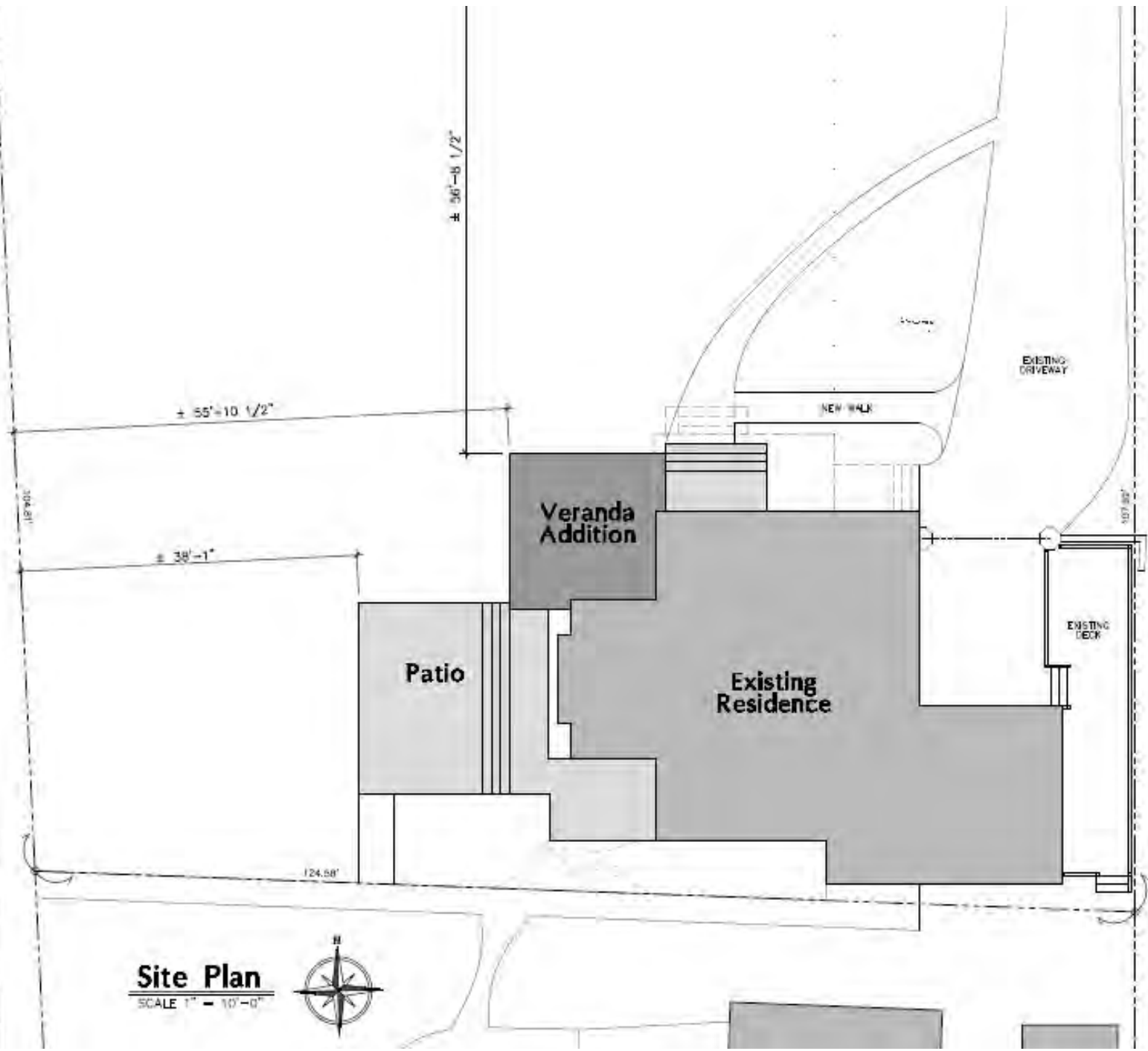
Site Plan  
SCALE 1" = 10'-0"



Preliminary  
Not For  
Construction



**Docket No. 08-52-22 (13429 Cliff)**  
Porch Addition



**Site Plan**

SCALE 1" = 10'-0"



**Docket No. 08-52-22 (13429 Cliff)**  
Porch Addition





View from Corner of Cliff Drive & Wilber Avenue



**Docket No. 08-52-22 (13429 Cliff)**  
Porch Addition



View from Cliff Drive



**Docket No. 08-52-22 (13429 Cliff)**  
Porch Addition



View from Wilbert Avenue

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**Docket No. 08-52-22 (13429 Cliff)**  
Porch Addition



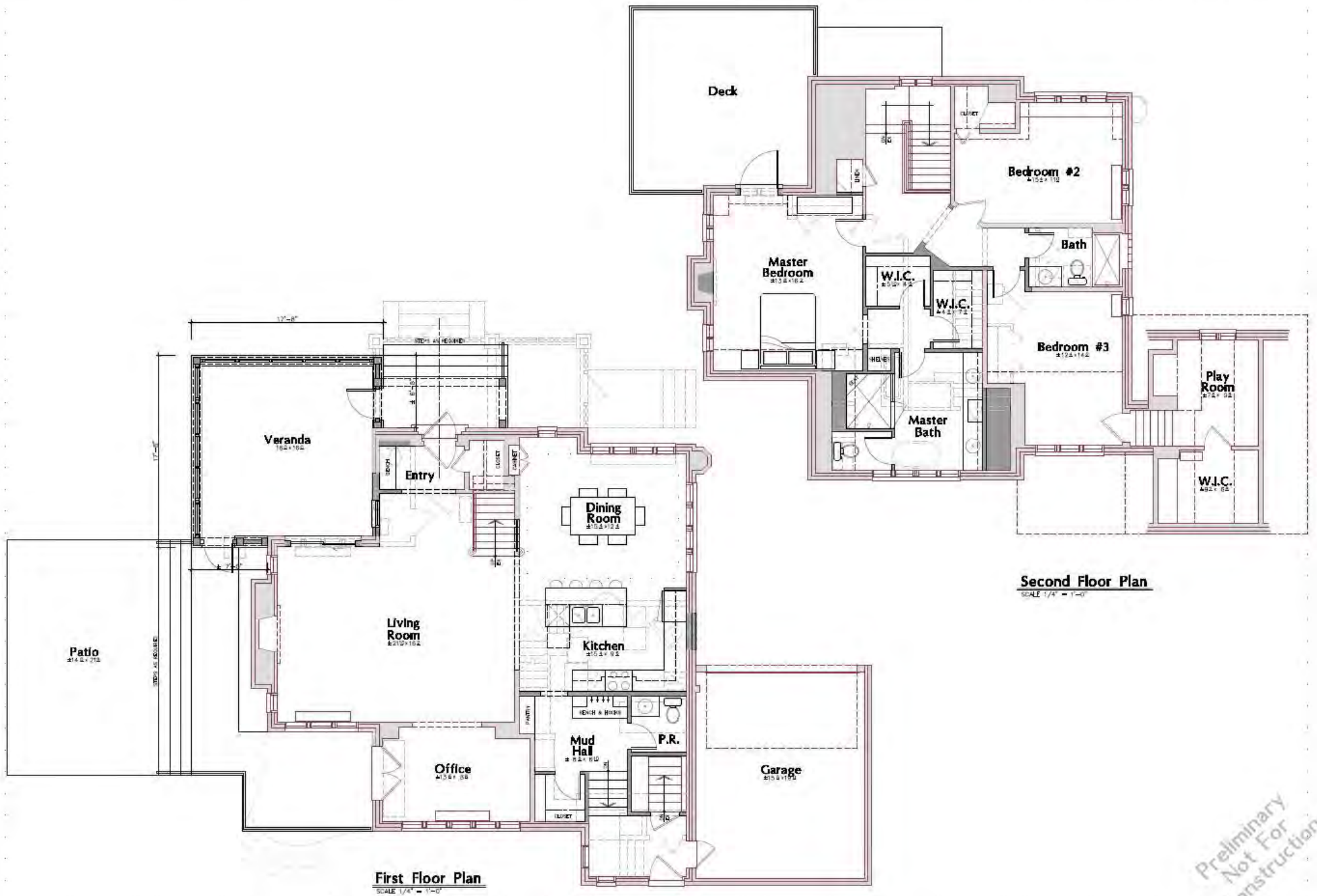
**Front Porch Close-up**



**Corner Close-up**



**Docket No. 08-52-22 (13429 Cliff)**  
Porch Addition

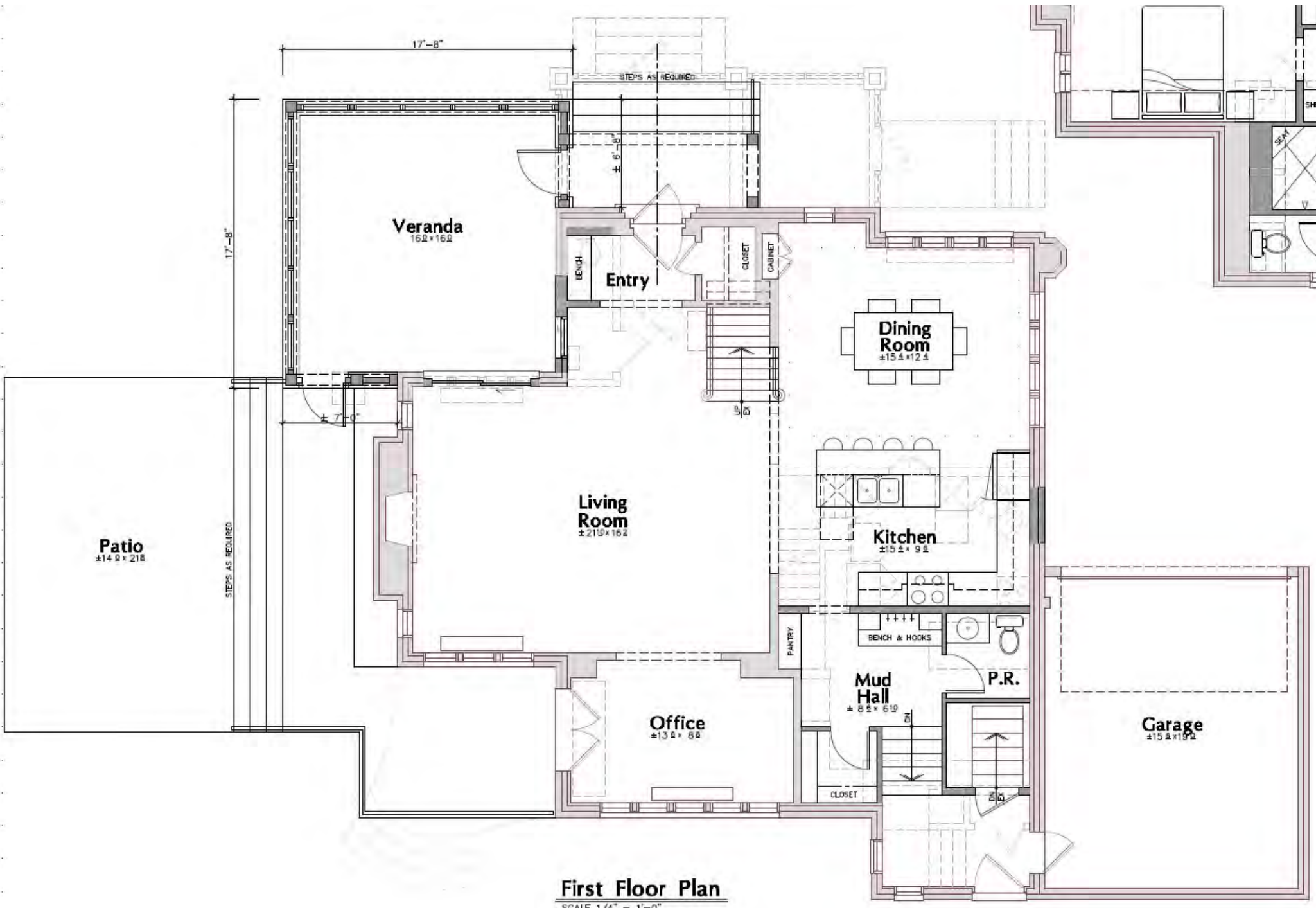


Preliminary  
Not For  
Construction



# Docket No. 08-52-22 (13429 Cliff)

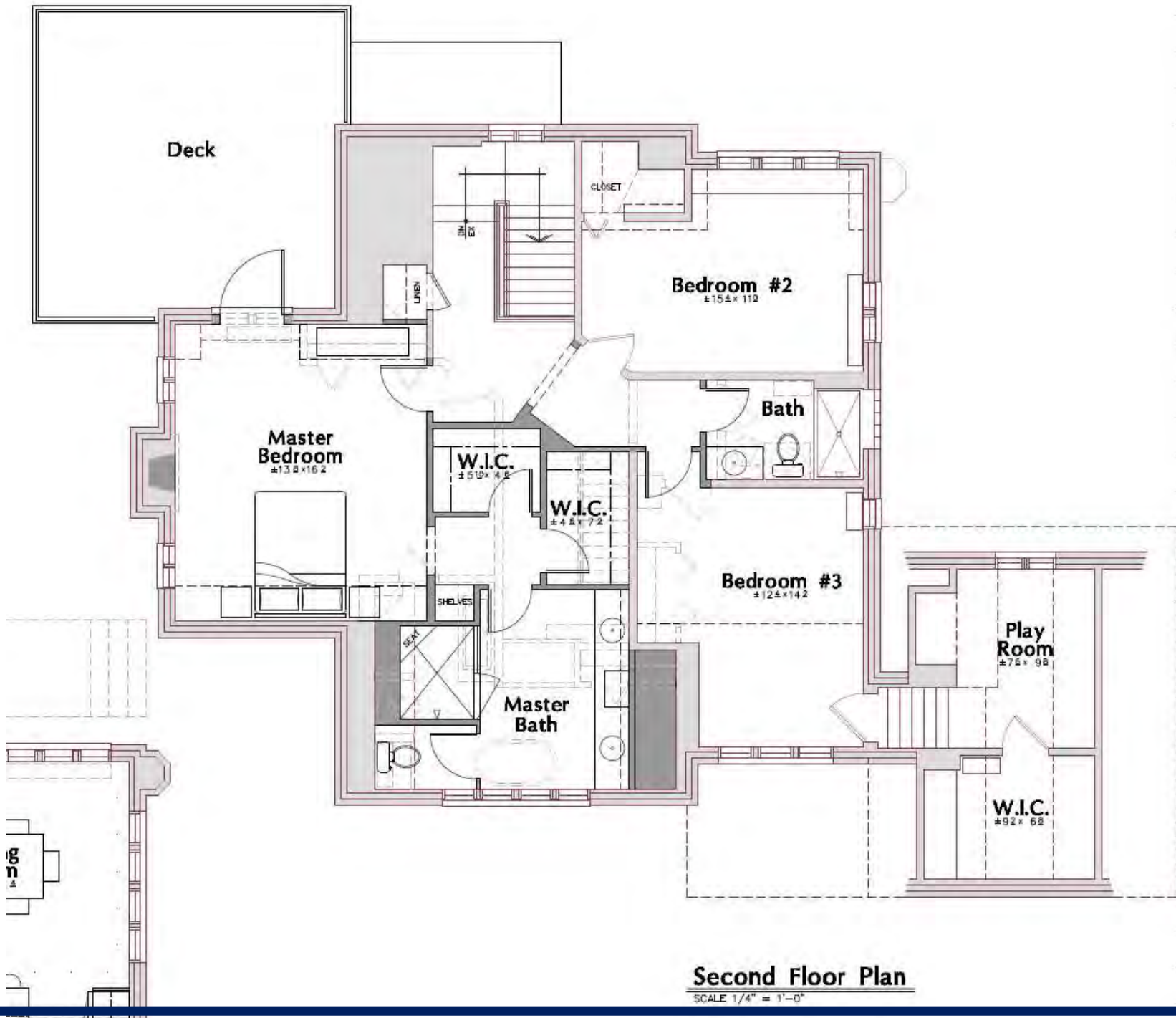
## Porch Addition



**First Floor Plan**  
 SCALE 1/4" = 1'-0"

**Docket No. 08-52-22 (13429 Cliff)**  
 Porch Addition





**Second Floor Plan**

SCALE 1/4" = 1'-0"

**Docket No. 08-52-22 (13429 Cliff)**  
 Porch Addition





Front Elevation

---

**Docket No. 08-52-22 (13429 Cliff)**  
Porch Addition





View from Corner of Cliff Drive & Wilbert Avenue



**Docket No. 08-52-22 (13429 Cliff)**  
Porch Addition



Rear Elevation View

---

**Docket No. 08-52-22 (13429 Cliff)**  
Porch Addition





Aerial View

inary



**Docket No. 08-52-22 (13429 Cliff)**  
Porch Addition

# **CITY OF LAKEWOOD - STANDARDS FOR PAINTING OR COVERING OF MASONRY SURFACES**

**The following standards shall be met for the painting of any masonry surface:**

**1. Painting, staining, or covering, such as but not limited to stucco, of previously unpainted or uncovered masonry surfaces is not supported or recommended. There are several reasons for the basis of this recommendation and generally include:**

- a. Painting masonry results in regular, costly maintenance whereas natural masonry is low in maintenance work and cost;
- b. Painting masonry can result in moisture being trapped in the wall system causing unintended damage to the masonry itself and the building;
- c. For historic buildings or those located in a historic district, painting of masonry is not recommended by the Secretary of Interior's Standards for Historic Rehabilitation and such action may result in the loss of the historic designation of the building or district – including possibly preventing a building or district from being nominated; and
- d. There are other alternatives to the painting of masonry.

**2. However, in the event such painting, staining, or covering is found to be necessary, at a minimum:**

- a. The application of such paint, stain, or covering must use a system compatible with the surface on which it is being applied. A mineral paint system is preferred.
- b. The paint, stain, or covering must be durable, easy to apply and have good adhesive characteristics.
- c. The paint, stain, or covering must be porous, thereby permitting the wall to breathe and preventing the trapping of free moisture behind the paint or stain film or covering.
- d. All manufacturer and industry standard specifications must be followed.
- e. A maintenance plan must be provided and developed in accordance with manufacturer and industry standards and strictly implemented.

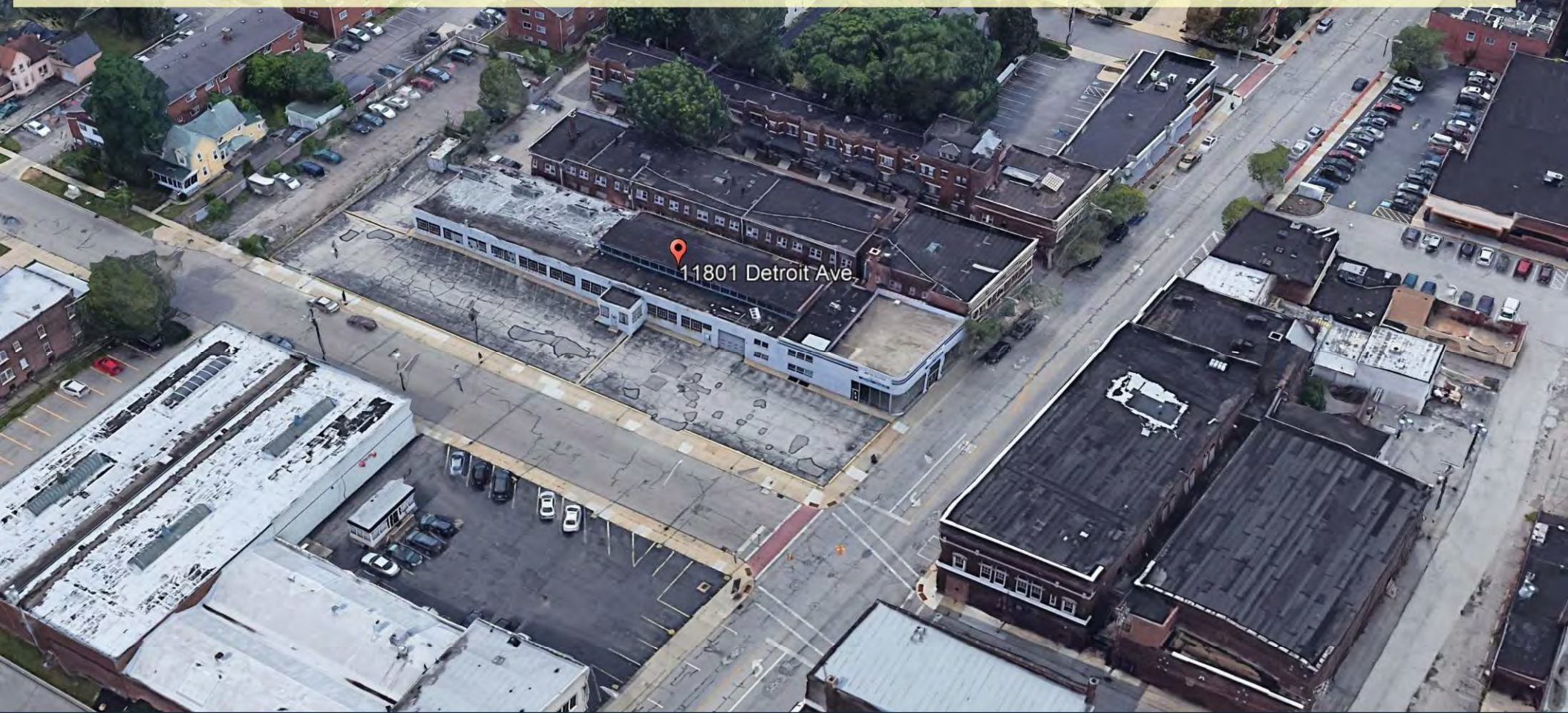


**Docket No. 08-52-22 (13429 Cliff)**  
Porch Addition

**Applicant proposes demolition of commercial building, expansion of existing parking lot.**

**City Notes:**

- Parking as a principal use is permitted in C3 District under Chapter 1129 (Commercial Districts)
- Section 1133.08 regulates demolition of commercial structures.
- GCRTA will be installing a new bus shelter at the corner of Detroit/Coutant (Aug – Sept timeframe).



**Docket No. 08-53-22-A (11801 Detroit)**

**Commercial Demo/Parking Lot**  
**James Ptacek**



**Docket No. 08-53-22 (11801 Detroit)**  
Commercial Demo/Parking Lot



**Docket No. 08-53-22 (11801 Detroit)**  
Commercial Demo/Parking Lot




**Docket No. 08-53-22 (11801 Detroit)**  
Commercial Demo/Parking Lot



**Docket No. 08-53-22 (11801 Detroit)**  
Commercial Demo/Parking Lot

**Detroit & Coutant Parking Lot**  
Existing Site & Images



 Existing Building & Lot-Detroit & Coutant  
Scale: Not to scale



Detroit & Coutant Looking South West



Detroit & Coutant Looking West

 LARSEN ARCHITECTS

SW STUDIO WEST 117




**Docket No. 08-53-22 (11801 Detroit)**  
Commercial Demo/Parking Lot

**Detroit & Coutant Parking Lot**  
Proposed Parking Lot



- EXPOSED SIDE OF HIGHLAND MANOR BUILDING AFTER NTB DEMOLITION. POTENTIAL MURAL APPLICATION
- APPROXIMATE LOCATION OF BUS SHELTER (BY OTHERS)

 Proposed Area Plan  
Scale: Not to scale


















 LARSEN ARCHITECTS

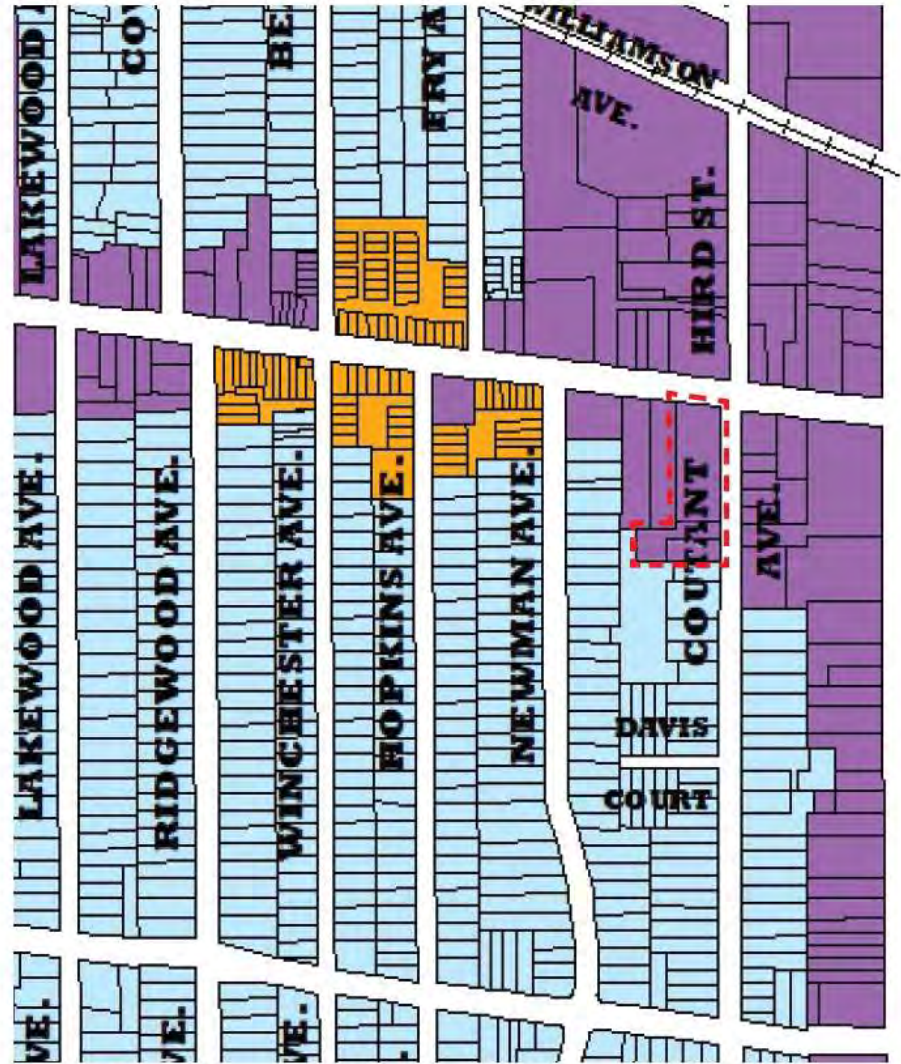
SW STUDIO WEST 117



**Docket No. 08-53-22 (11801 Detroit)**  
Commercial Demo/Parking Lot

**Detroit & Coutant Parking Lot**  
Zoning Classification

-  Mixed Use Overlay
-  Historic Designation - National
-  Historic Designation - Local
-  C1 - Commercial, Office
-  C2 - Commercial, Retail
-  C3 - Commercial, General
-  C4 - Commercial, Public School
-  I - Industrial
-  L - Lagoon
-  MH - Residential, Multi-Family (High Density)
-  ML - Residential, Multi-Family (Low Density)
-  PD - Planned Development
-  PARK
-  R1H - Residential, Single Family (High Density)
-  R1M - Residential, Single Family (Medium Density)
-  R1L - Residential, Single Family (Low Density)
-  R2 - Residential, Single and Two Family



City of Lakewood Zoning Plan  
Scale: Not to scale  
NORTH



**Detroit & Coutant Parking Lot**  
Proposed Parking Lot



Proposed Parking Lot-Detroit & Coutant  
Scale: 1/32" = 1'-0"



**Detroit & Coutant Parking Lot**  
Proposed Parking Lot & Site Elements



Proposed Parking Lift



Proposed Control Arm



Proposed Parking Lift Gate



Studio West 117 Painted Identifier  
Painted white with reflective glass beads



Existing 7'-0" Masonry Wall



Proposed Privacy Fence (Exterior)



Proposed Privacy Fence (Interior)





Re-purposed File Cabinet Planters



Re-purposed File Cabinet Planter

Re-purposed File Cabinet Planter

File cabinets with paint and drawers removed.  
Steel chemically patinaed for an industrial look. SW 117 logo added to front.

Provides visual and physical barrier between sidewalk and parking lot while allowing ADA compliant access.



Pride Custom Bike Rack Basis of Design



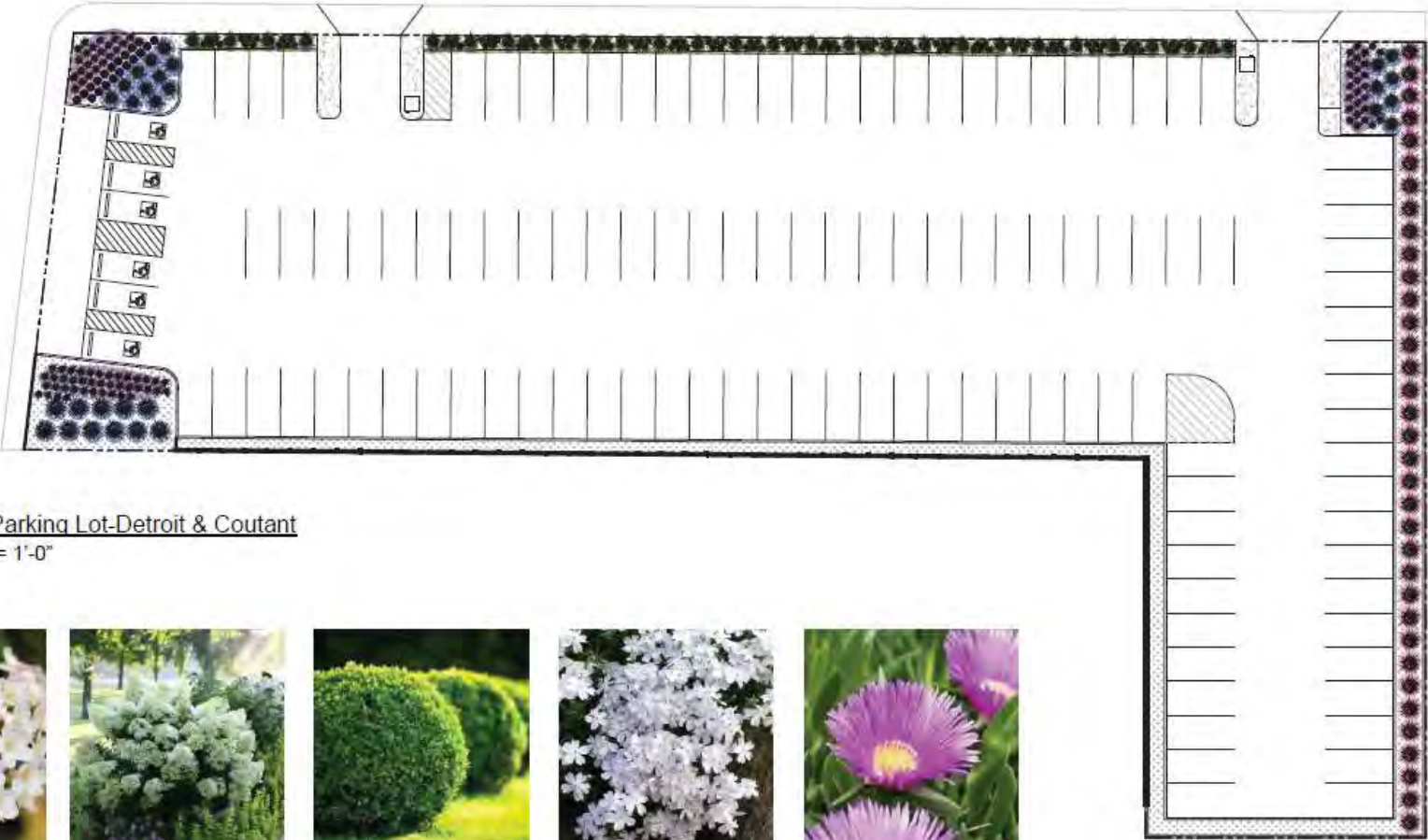
Pride Custom Bike Rack Basis of Design

Custom Bike Rack

Bike rack composed of 11 recycled bike frames.  
Each reclaimed bike frame to coordinate with each color of the progress pride flag.



**Detroit & Coutant Parking Lot**  
 Planting Summer - Fall



Proposed Parking Lot-Detroit & Coutant

Scale: 1/32" = 1'-0"



 Burkwood viburnum



 Bobo Pinnacle Hydrangea




 Dwarf English Boxwood



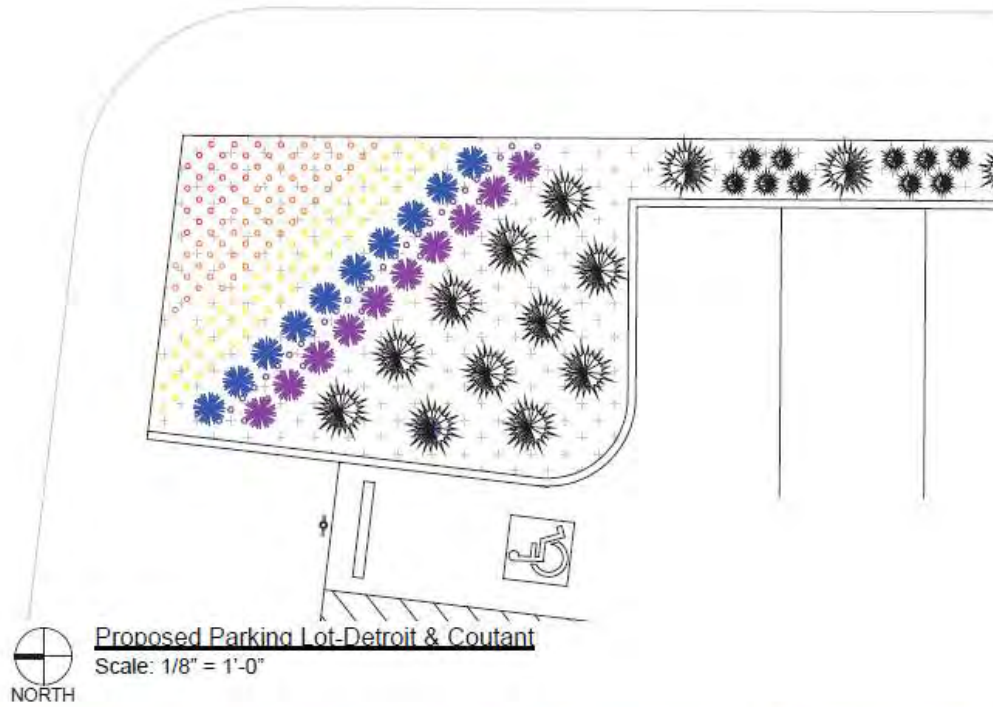
 Creeping Phlox



 Ice Plant



**Detroit & Coutant Parking Lot**  
Planting - Spring



Red Emperor Tulip



Orange Bestseller Tulip



Gold Fever Tulip



Spanish Bluebell



Purple Sensation Allium



Imperator Dutch Iris



# Detroit & Coutant Parking Lot Survey

### LEGAL DESCRIPTION

Survey Title Agency, Inc.  
Certificate No. 21-2540, Effective July 20, 2021

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, And known to being part of 11801 (Airport Township Section No. 21, and bounded and described as follows:

Beginning on the Southern line of Orange Avenue (80 feet wide), or its extension with the Westerly line of Coutant Avenue;

Thence Westerly along the Southern line of Detroit Avenue, about 110.75 feet to its intersection with the Westerly line of land conveyed to State of Ohio by deed dated September 12, 1973, and recorded in Volume 533, Page 441 of Cuyahoga County Records;

Thence Southwesterly along the Westerly line of land so conveyed to the Southwesterly corner of land conveyed to Henry Hess by deed dated July 26, 1934 and recorded in Volume 924, Page 165 of Cuyahoga County Records;

Thence Westerly along the Northern line of land so conveyed and along the Northern line of land conveyed to Henry Hess by deed dated November 5, 1931 and recorded in Volume 765, Page 321 of Cuyahoga County Records, 210 feet to the Southwesterly corner of land so conveyed to West Side Properties, Inc.;

Thence Southwesterly along the Westerly line of land so conveyed to West Side Properties, Inc., 74 feet to the Southwesterly corner thereof;

Thence Southwesterly along the Southern line of land so conveyed, and along the Southern line of land conveyed to Louis Rotundo by deed dated November 5, 1931 and recorded in Volume 765, Page 321 of Cuyahoga County Records, 210 feet to the Westerly line of Orange Avenue;

Thence Northwesterly along the Westerly line of Coutant Avenue, 207 feet to the place of beginning, to be the same place of beginning.

### DEED OF RECORD

Land described to Hill Building, LP 888 and 8248 Stanley, LLC 128, by deed dated December 27, 2016 and recorded in APN: 201612270441 of Cuyahoga County Deed Records.

### VICINITY MAP



NOT TO SCALE

### SCHEDULE B, PART II ITEMS

Title of Company  
Surety Title Agency, Inc.  
Certificate No. 21-2540, Effective July 20, 2021

Restrictions, Covenants and Conditions contained in instrument recorded in Volume 578, Page 244, of Cuyahoga County Records but containing any covenant, condition or restriction, if any based on race, color, religion, sex, handicap, marital status, or national origin shall apply only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicaps, but does not discriminate against handicapped persons. (NADA AFFECTS 20%+ OF PART OF SUBJECT PROPERTY. SUBJECT TO A 10 FOOT SETBACK LINE SHOWN HEREON AND OTHER RESTRICTIONS THAT ARE NOT A SURVEY MATTER.)

Enclosure the right of way for pipeline from Lake L. Levels in The East Side Gas Company, recorded in Volume 229, Page 1246 of Cuyahoga County Records. (GAS SERVICE AND COMPANY RIGHT OF WAY IS A PLANNED EASEMENT AND NOT NEIGHBORHOOD AND THE RIGHT OF WAY IS ADJACENT PART OF SUBJECT PROPERTY AND IS SHOWN HEREON.)

Agreement and Consent recorded September 17, 1947, in Volume 649, Page 225 of Cuyahoga County Records. (UTILITY EASEMENT RECORDING EASEMENT ALSO ADJACENT TO DETROIT AVENUE RIGHT OF WAY IS SHOWN HEREON.)

Restrictions, Covenants and Conditions contained in instrument recorded in Volume 784, Page 221 of Cuyahoga County Records but containing any covenant, condition or restriction, if any based on race, color, religion, sex, handicap, marital status, or national origin shall apply only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicaps, but does not discriminate against handicapped persons. (NADA AFFECTS 20%+ OF PART OF SUBJECT PROPERTY. SUBJECT TO A 10 FOOT SETBACK LINE AND 80 FEET OF THE SOUTHWESTERLY PROPERTY LINE AS SHOWN HEREON.)

Intentionally omitted

### UTILITY PROVIDERS

DUPS Reference No. A11520316  
Date: September 8, 2017

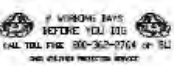
AT&T  
1330 Lorain Road, Room 4000  
Cleveland, OH 44111  
Phone: (216) 478-9140  
Fax: Not located

City of Lakewood  
City - Gas records  
Not located

(OO) The Benchmark Company  
8885 Miller Road, Suite 101  
Brockville, OH 44711  
Phone: (740) 589-9930  
Fax: Not located

DCX Communications  
Not located

City of Cleveland Division of Water  
2nd Floor, Engineering / Mapping Unit  
1225 Lakeside Avenue  
Cleveland, OH 44114  
Phone: (216) 524-4444 Ext. 5558  
Fax: Not located



City of Cleveland Division of Water  
12202 Ritty Avenue  
Cleveland, OH 44130  
Phone: (216) 344-1740  
Fax: Not located

Comcast Gas Ohio Gas  
1321 East 94th Street  
Cleveland, OH 44107  
Phone: (877) 543-9630  
Fax: Not located

AGI Communications Services, Inc.  
2400 North Cleveland  
Richardson, TX 75082  
Phone: Not located

### UTILITY NOTE

Utility Provider notice alternative, from plans provided by the client, the site company and the utility provider and on ground utility markings will be provided with observed evidence of utility to identify a view of utility underground utility. However, lacking markings, the exact location of underground utilities cannot be accurately, completely and reliably depicted. The markings of known utility lines shown herein do not represent the true state of the utility lines.

### FLOOD NOTE

The subject property appears to be situated in Zone X1, a Federal Flood zone, and is not in a Special Flood Hazard Area as shown on the Federal Flood map Control Number 2017L and Community Panel No. 39320C-0107, effective August 16, 2016.

FLOOD ZONE SHOWN HEREON IS BASED ON HISTORICAL FEMA FLOOD PLANS. ALWAYS TO DETERMINE ACTUAL LOCATION WITH FLOOD ZONE A TOPOGRAPHIC SURVEY IS NEEDED.

### PROPERTY AREA

1/889 Area 41,166 Sq.Ft.

### ZONING INFORMATION AND NOTES

City of Lakewood  
12500 Denon Avenue  
Lakewood, OH 44130  
216-522-7845

GENERAL INFORMATION  
02 - Commercial, General

EASEMENT INFORMATION  
02 - Commercial, General  
R2 - Residential, Single and Two Family

LIENS AND ENCUMBRANCES  
NONE TO DATE 01/11/20

ADDITIONAL AREA  
NONE TO DATE 01/11/20

ADDITIONAL INFORMATION  
NONE TO DATE 01/11/20

ADDITIONAL INFORMATION  
NONE TO DATE 01/11/20

ADDITIONAL INFORMATION  
NONE TO DATE 01/11/20

ADDITIONAL INFORMATION  
NONE TO DATE 01/11/20

### SURVEYORS NOTES

- All of the utility survey measurements shown on this survey on ground and/or used are in good condition, undisturbed, unless otherwise noted. 5/17/20 and pins were found in one lot as set upon zoning (Table A, Item 1)
- The Benchmark Company was not provided a plat and/or survey (PDR) at the time of the survey. (Table A, Item 6)
- At the time of survey the Benchmark Company did not provide any measurements for determining the location of party walls or if the walls were placed. (Table A, Item 10)
- At the time of this field surveying there was no observable evidence of earth moving work, building construction or building additions within subject properties. (Table A, Item 16)
- At the time of this field surveying there was no observable evidence of changes in corner right of way lines. (Table A, Item 17)
- At the time of this field surveying there was no observable evidence of recent allowed construction or repairs. (Table A, Item 17)
- At the time of this field surveying there was no observed evidence of any use on a road name lamp, stumps or markers located.
- At the time of this field surveying there was no observable evidence of construction or build grounds.
- Ownership of houses are unknown unless otherwise noted.
- Dimensions on the plat are expressed in feet and decimal parts thereof unless otherwise noted.
- The plat was prepared from a field survey, analysis of recorded plans, recorded deeds and other survey records. Horizontal control markers are not or unlocated markers and are intended to indicate angles only. Corrections are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this plat in accordance with the provisions of the Ohio Administrative Code.
- The corner deed to land described to Hill Building, LP 888 and 8248 Stanley, LLC 128 by deed dated December 27, 2016 and recorded in APN: 201612270441 of Cuyahoga County Deed Records contains P.P.N. 315-13-009, -085 and -088 and are one described block of land.

## ALTA / NSPS LAND TITLE SURVEY

OF  
11801 DETROIT AVENUE  
P.P.N. 315-13-009  
P.P.N. 315-13-085  
P.P.N. 315-13-086  
CITY OF LAKEWOOD  
COUNTY OF CUYAHOGA  
STATE OF OHIO

FOR  
WEST 117 DEVELOPMENT  
FLAGSHIP, LLC  
NIKI BASELINE, LP  
6245 STANLEY, LLD  
SURETY TITLE AGENCY, INC.  
COMMONWEALTH LAND  
TITLE INSURANCE COMPANY

### 2021 ALTA/NSPS CERTIFICATION

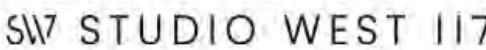
To West 117 Development Flagship, LLC, Niki Baseline, LP, 6245 Stanley, LLC, Surety Title Agency, Inc. and Commonwealth Land Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 American Standard Code Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and include Items 1, 2, 3, 4, 5, 10, 10a, 10b, 10c, 6, 8, 11, 12, 14, 16, 17a, 16 and 18 of Table A thereof. The address was completed on October 21, 2021.

*Carol S. Taylor*  
Carol S. Taylor, S  
November 10, 2021  
Date

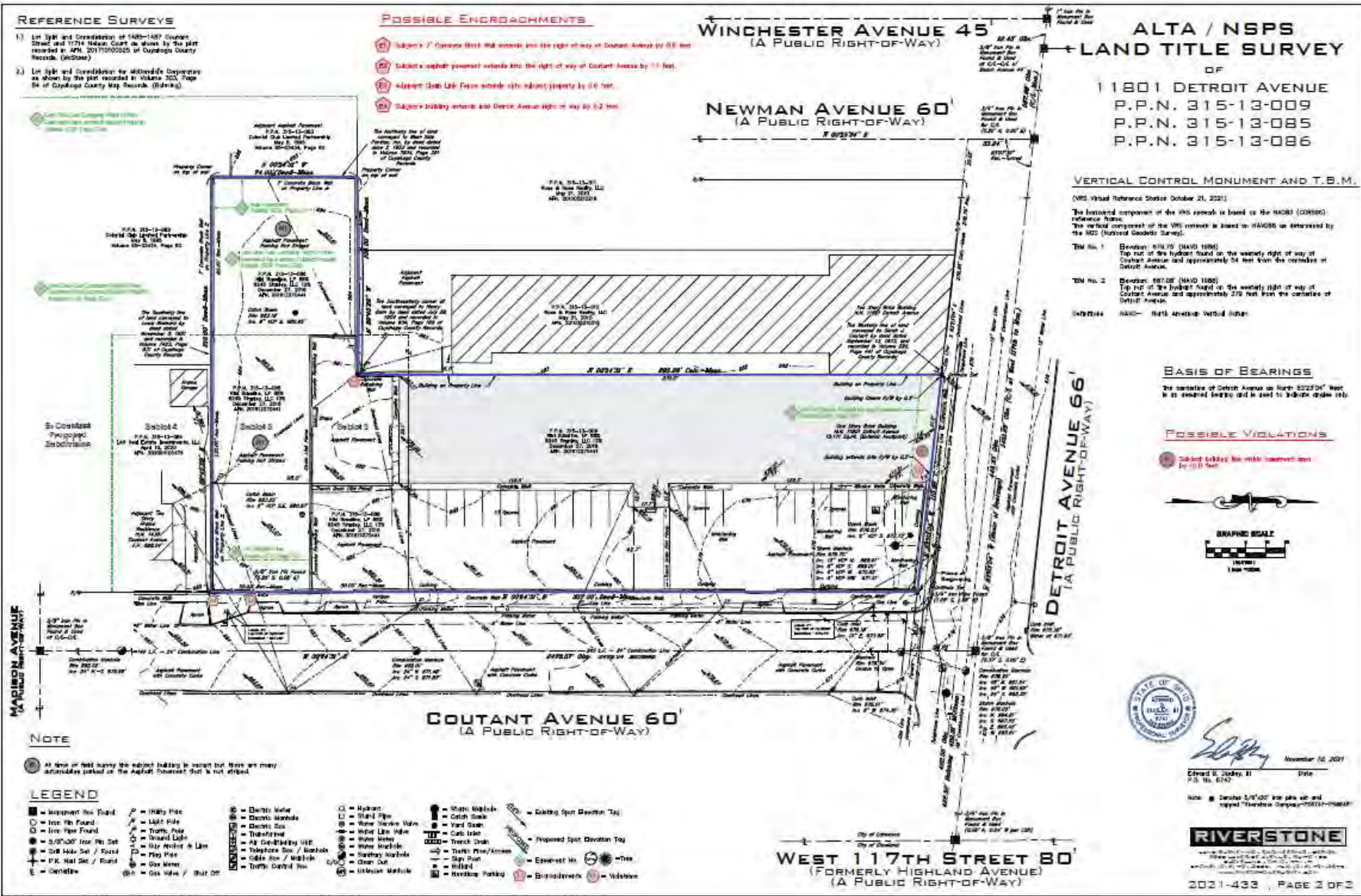


DRAWN BY  
20W, 05  
SURVEYORS  
APPROVED  
RIVERSTONE  
2021-433, PAGE 1 OF 2



# Docket No. 08-53-22 (11801 Detroit) Commercial Demo/Parking Lot

**Detroit & Coutant Parking Lot Survey**



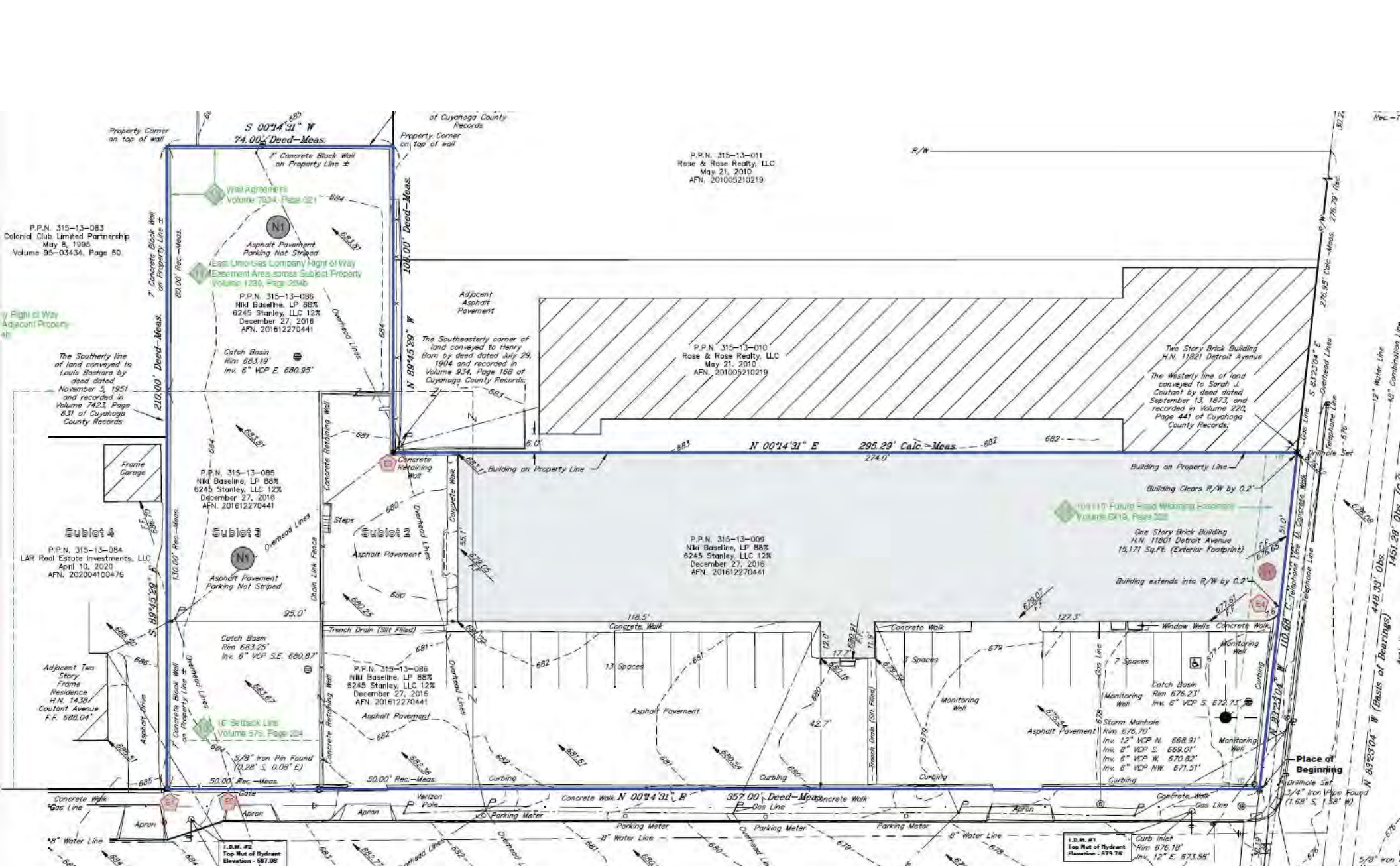
**LARSEN ARCHITECTS**

**SW STUDIO WEST 117**



**Docket No. 08-53-22 (11801 Detroit)  
Commercial Demo/Parking Lot**

STATE OF OHIO  
COUNTY OF CUYAHOGA  
November 10, 2021  
Edward S. Jolley, II  
P.S. No. 01747  
Riverstone  
2031-433, PAGE 3 OF 3



# Docket No. 08-53-22 (11801 Detroit)

## Commercial Demo/Parking Lot



## **1133.08 DEMOLITION OR REMOVAL OF PRINCIPAL STRUCTURES ON COMMERCIAL OR INDUSTRIAL PROPERTIES.**

(a) ...No demolition or removal of a principal structure in a C1 Office, C2 Retail, C3 General Business, C4 Public School District and the Industrial District shall be permitted unless and until one (1) of the following conditions is satisfied:

(1) The Safety Director of the City authorizes the Commissioner to grant a demolition or removal permit...

(2) The passage of 180 days following application to the Commissioner for a demolition permit...

(3) The proposed new building(s) and/or structure(s) at the location of such property **conforms to the design requirements set forth in Chapter 1325 of the Building Code and has been approved by the Architectural Board of Review, and by any other required boards and commissions of the City**, in order to proceed with new development plans. In addition, notwithstanding any other requirements, all approvals for such new development plans shall be based on the following factors:

A. The new development plans are consistent with the Code, the Lakewood Community Vision and the “Standards for Rehabilitation” adopted by the U.S. Secretary of the Interior...

B. The new development plans are consistent with any historic or aesthetic features of the commercial or industrial property being replaced and/or the nature and appearance of the surrounding neighborhood.

C. The Secretary of all such required boards and commissions of the City shall immediately notify the Commissioner of compliance with the provisions of this sub-section...



**Docket No. 08-53-22 (11801 Detroit)**  
Commercial Demo/Parking Lot



**11801 Detroit Avenue Shelter Location**



Date Created: 6/28/2021  
Legend





**Example - Aluminum, Barrel Roof w/White Glazing**

QTY	ITEM	DESCRIPTION
1	SL-0309-C-0-BA-PC-TG-0-0-0 "Extra Small Shelter"	3' x 9' Skimline Series Aluminum Structure with GCRTA Sizing and Layout Cantilever-Style; Full Rear Wall; Partial Side Walls with Overhanging Roof Clear Anodized Aluminum Finish Barrel Vault Roof with White Structured Polycarbonate Glazing and 2.5" Fascia with Integral Gutter 3/8" Clear Tempered Safety Glass Wall Panels (31.5"x71.5" )
	BE-WM-6-H-2-0-1	6' Wall-Mount HDPE Bench with Backrest

100 0 50

Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

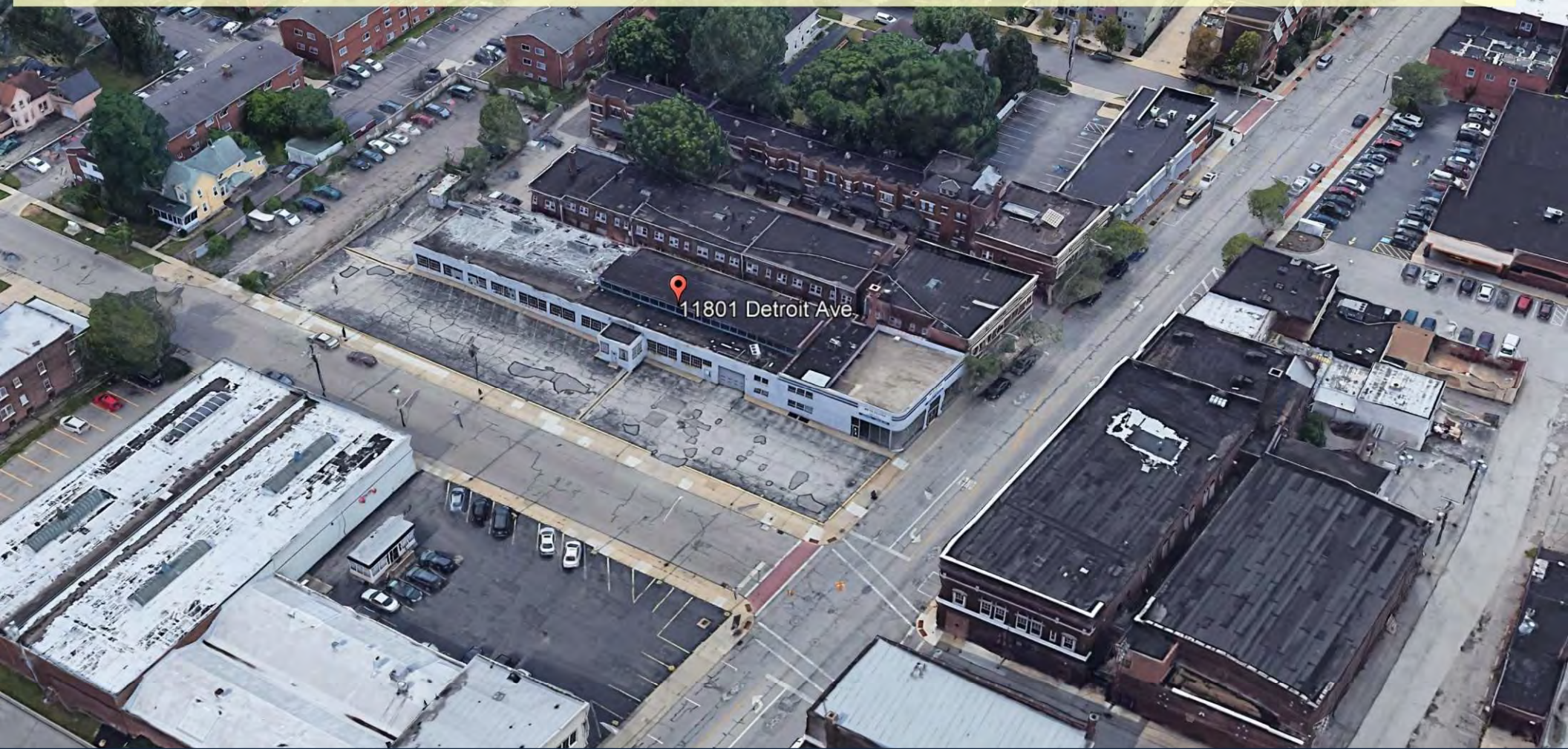


**Docket No. 08-53-22 (11801 Detroit)**  
Commercial Demo/Parking Lot

**Applicant proposes signage as part of demolition/expansion of existing parking lot.**

**City Notes:**

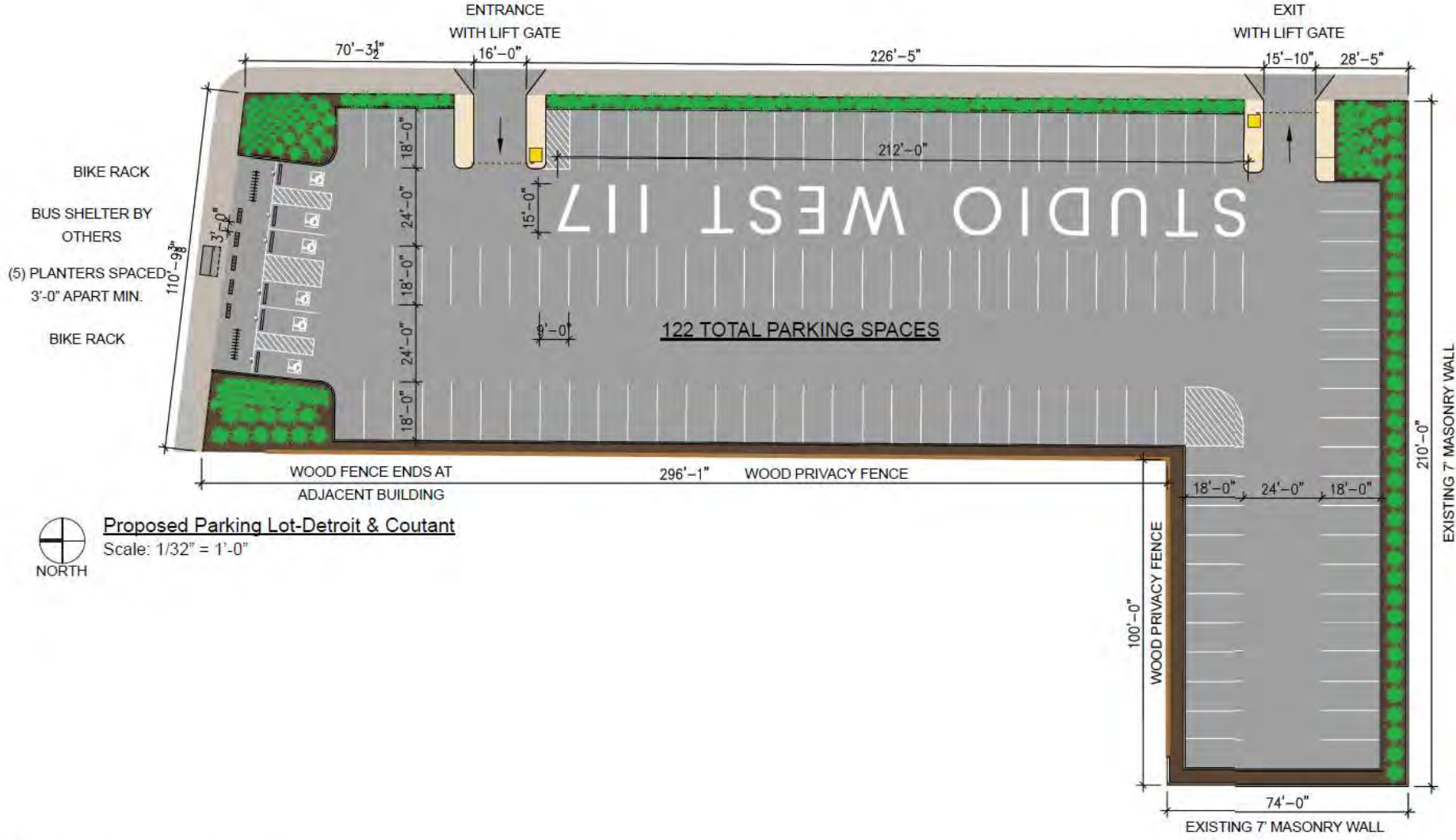
- Section 1329.05 (Design Standards) – considering continuity, style/color, lettering, and materials.
- A variance from the strict application of the provisions of this chapter may be granted (1329.17)...



**Docket No. 08-53-22-S (11801 Detroit)**

**Sign - Commercial Demo/Parking Lot**  
**James Ptacek**

**Detroit & Coutant Parking Lot**  
Proposed Parking Lot Signage



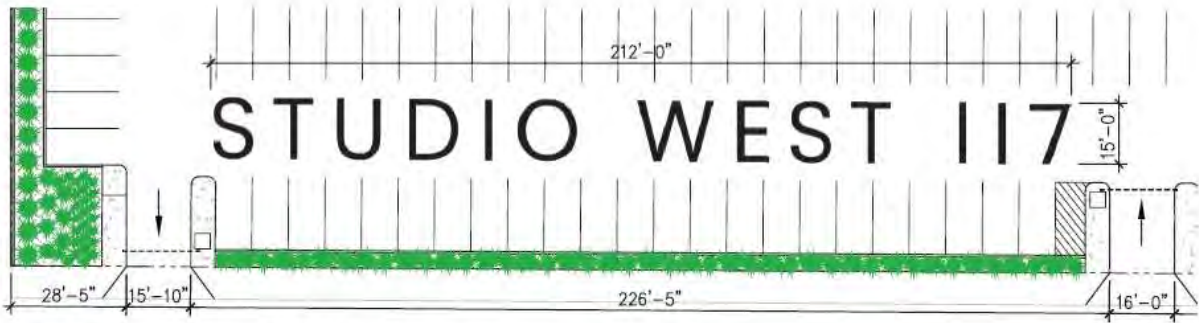
**LARSEN ARCHITECTS**

SW STUDIO WEST 117



**Docket No. 08-53-22 (11801 Detroit)**  
Commercial Demo/Parking Lot

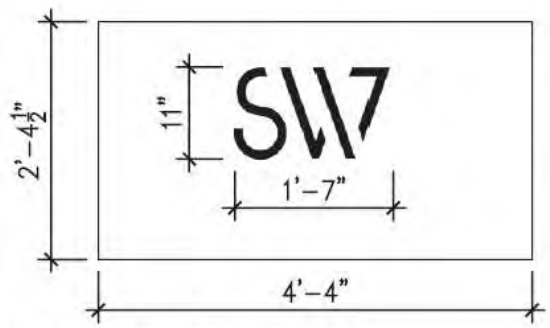
**Detroit & Coutant Parking Lot**  
 Proposed Parking Lot & Site Signage



Studio West 117 Painted Parking Lot Signage  
 Painted white with reflective glass beads

Reflective Glass Signage

White paint with reflective glass beads.  
 Visible from sky and Hird Avenue.  
 $15'-0" \times 212'-0" = 3,180 \text{ sf}$



Re-purposed File Cabinet Planters

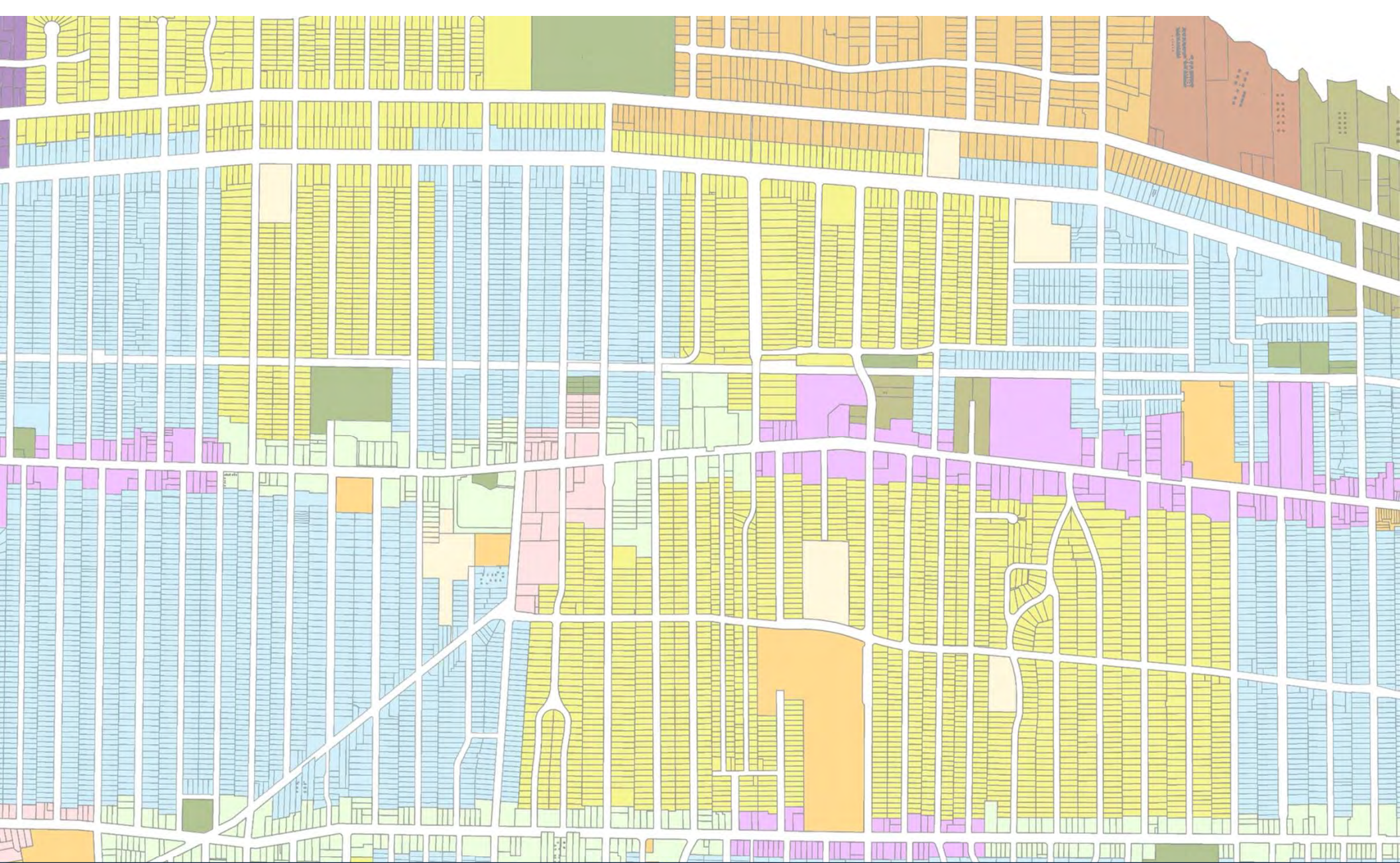


Re-purposed File Cabinet Planter

Re-purposed File Cabinet Planter

File cabinets with paint and drawers removed.  
 Chemically patinaed .  
 Provides visual and physical barrier between sidewalk and parking lot while allowing ADA compliant access.  
 $11" \times 1'-7" = 1.5 \text{ sf} \times (5) \text{ planters} = 7.5 \text{ sf}$





# Architectural Board of Review

Sign Review – August 2022

## Applicant proposes signage in C2 district.

### City Notes:

- ❑ Storefront ~50 ft...maximum allowable sign area of ~75 ft<sup>2</sup>
- ❑ Proposal to replace existing wall signs (~49 ft<sup>2</sup>) and awnings (~4 ft<sup>2</sup> of lettering).



**Docket No. 08-54-22 (18204 Detroit)**

**Sign – Kenilworth Tavern**  
**Shawn Warren**



**Docket No. 08-54-22 (18204 Detroit)**  
Sign – Kenilworth Tavern



TOTAL TEXT 49 SQ. FT.	2 front) 32" x 240" 53.3 sq text 12.75" x 210" 18.5 sq.
TOTAL SIGN AREA 127.9 SQ. FT.	1 side) 32" x 96" 21.3 sq. text 7" = 4" total 22" x 78" 11.95 sq. ft



**Docket No. 08-54-22 (18204 Detroit)**  
Sign – Kenilworth Tavern



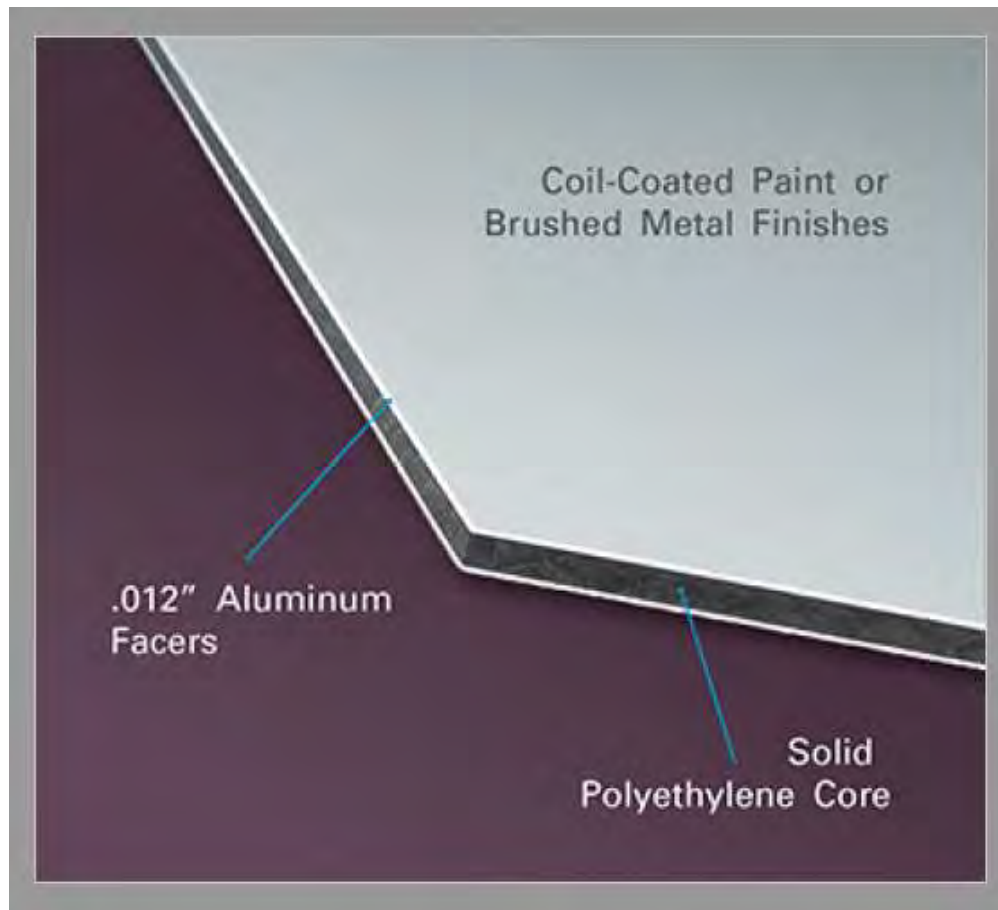
**Docket No. 08-54-22 (18204 Detroit)**  
Sign – Kenilworth Tavern



TOTAL TEXT 49 SQ. FT.	2 front) 32" x 240" 53.3 sq text 12.75" x 210" 18.5 sq.
TOTAL SIGN AREA 127.9 SQ. FT.	1 side) 32" x 96" 21.3 sq. text 7" = 4" total 22" x 78" 11.95 sq. ft



**Docket No. 08-54-22 (18204 Detroit)**  
Sign – Kenilworth Tavern

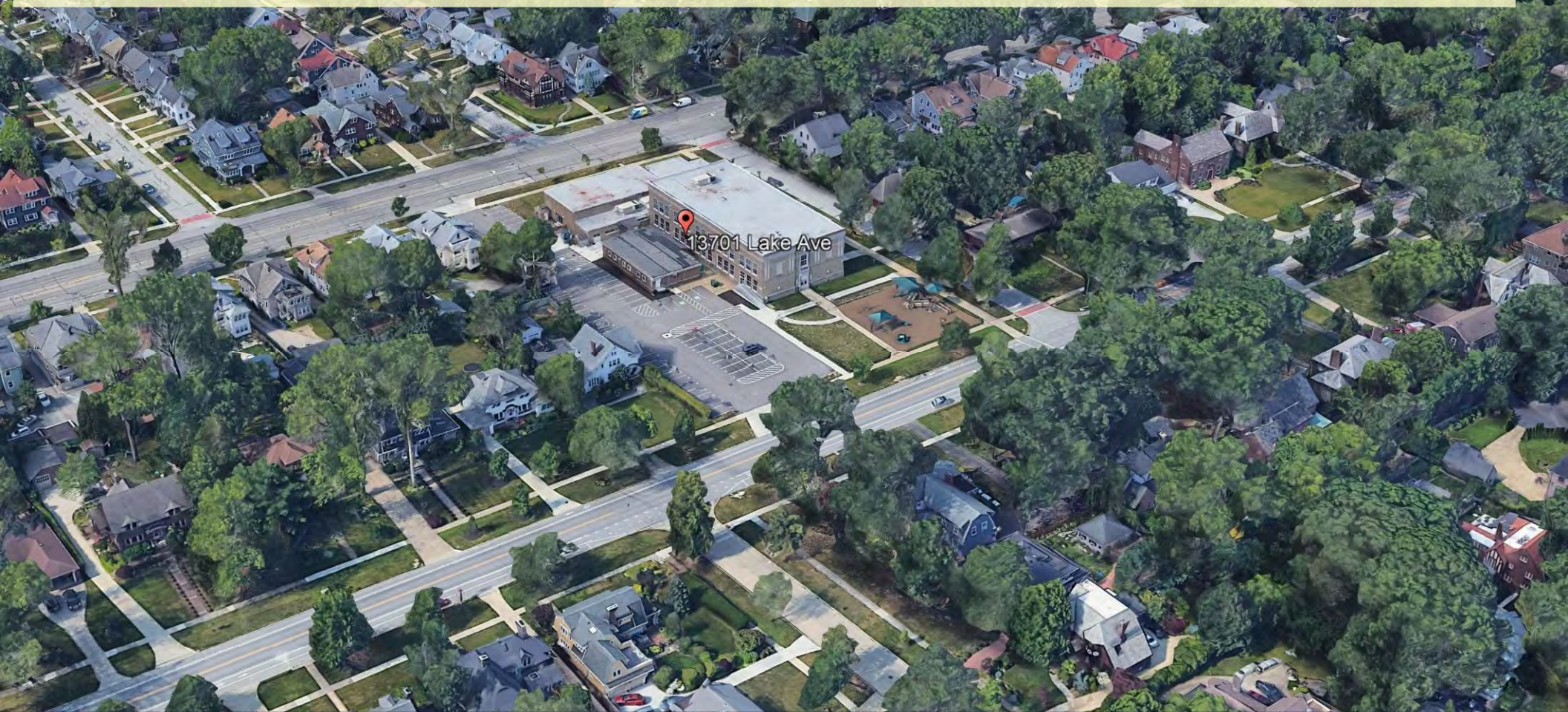


**Docket No. 08-54-22 (18204 Detroit)**  
Sign – Kenilworth Tavern

**Applicant proposes new signage (electronic reader board) in C4 district.**

**City Notes:**

- Maximum allowable sign area of 100 ft<sup>2</sup>
- Earlier approval (Nov 2020) for wall lettering (~22 ft<sup>2</sup>).
- Proposal to add one ground/electronic reader board sign (~32 ft<sup>2</sup>)



**Docket No. 08-55-22 (13701 Lake)**

**Sign – Lakewood City Schools  
Laura Higgins - Woyma**



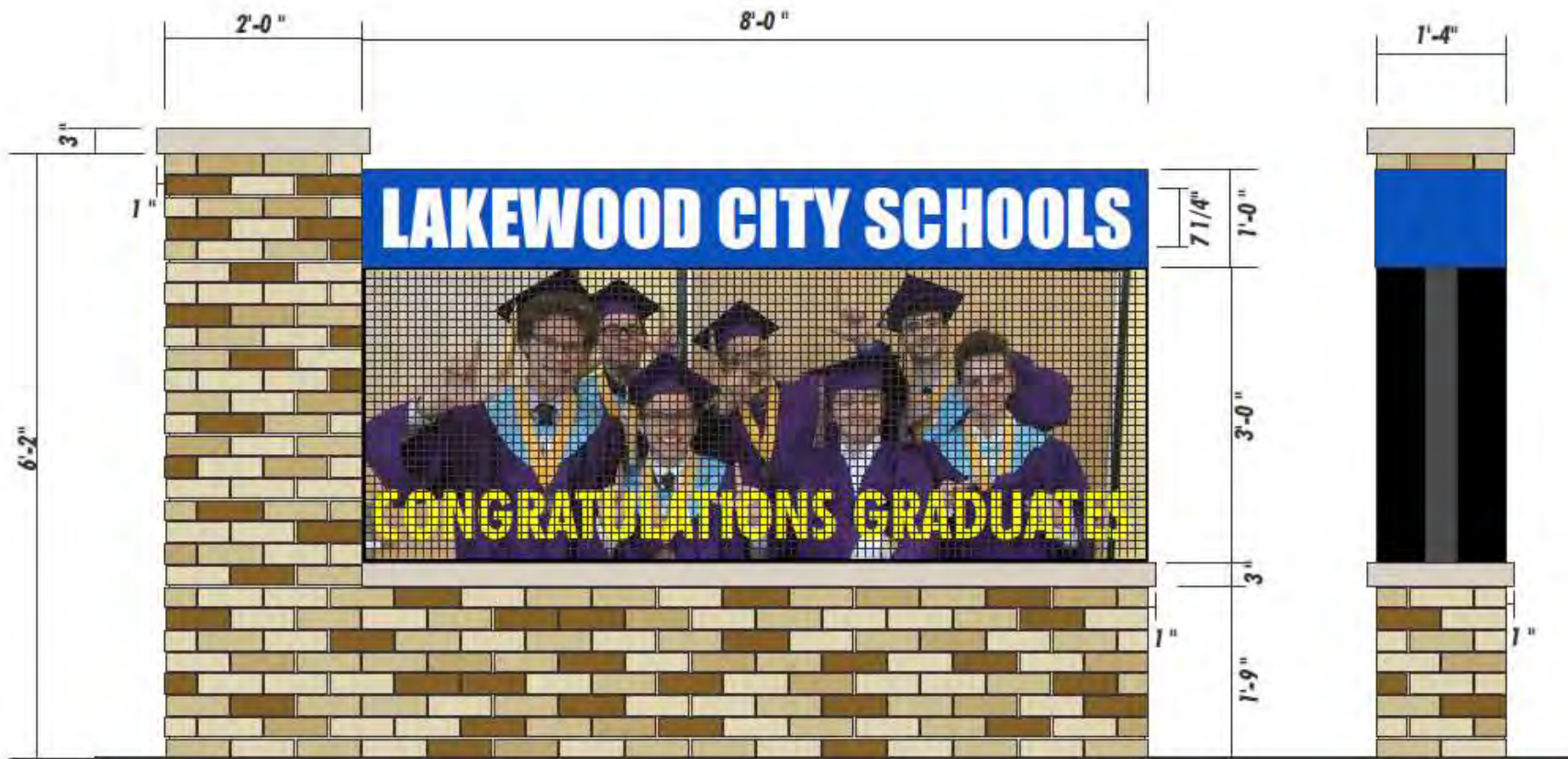
NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



**Docket No. 08-55-22 (13701 Lake)**  
Sign – Lakewood City Schools



**Docket No. 08-55-22 (13701 Lake)**  
Sign – Lakewood City Schools



**NOTES:**

*Double-face, internally illuminated, fabricated aluminum ground sign with LED internal lighting, two (2) single-face full color electronic message centers mounted back to back, and with brick base with stone caps.*

*Header face to have copy routed out, with openings backed up with white 7328 acrylic. Face backgrounds and cabinet to be painted dark blue PMS 294C.*

*Message centers to be full color RGB, with 9mm pixel pitch, and with cabinets painted black and with cellular communication.*

*Brick base to match building as closely as possible.*

**RATED 120 VOLTS**



**Docket No. 08-55-22 (13701 Lake)**  
 Sign – Lakewood City Schools

### 1329.05 DESIGN STANDARDS.

(g) Ground Signs. Shall not extend higher than ten feet above the finished grade. Ground signs shall not be located within the required front and side yards unless approved by the Board of Building Standards. The base of ground sign shall be required to have landscaping as approved by the Board of Building Standards.

(p) Electronic Reader Boards. Shall only be permitted as a part of Comprehensive Sign Plan as defined in Section 1329.05(q). Shall comply with all other regulations of this chapter including the design standards in this section, and the provisions for application for permits in Section 1329.12. **When reviewing the proposed sign, the Board of Building Standards shall consider and establish the standards applicable for the electronic reader boards which may include, but are not limited to:**

- **...determining the portion of the sign permitted for electronic reader boards;**
- **...determining the suitable material/method for making changes and manner for fastening new copy;**
- **...and establishing the color and design criteria.**

**Electronic reader board signs cannot flash, blink, scroll or strobe and are permitted to change copy once per hour. The electronic reader board portion of signage must be a subordinate portion of proposed signage.** These standards shall be set forth in the sign permit and shall apply for the life of the sign unless otherwise amended by the Board according to Section 1329.12.

### 1329.06 ILLUMINATION OF SIGNS.

(a) Light sources to illuminate signs shall be shielded from all adjacent buildings and streets and shall not be of such brightness so as to cause glare hazardous to pedestrians or motorists or so as to cause reasonable objection from adjacent residential districts pursuant to Section 1306.311. (Ord. 2-18. Passed 4-1-2019.)

(b) All signs in commercial, industrial, and apartment ML and MH residential districts may be illuminated.

(c) Flashing or moving illumination shall not be permitted in any district within the City.  
(Ord. 2-16. Passed 4-18-2016.)



**Docket No. 08-55-22 (13701 Lake)**  
Sign – Lakewood City Schools



### 2-SIDED SITE MONUMENT SIGN

SCALE: 1/2" = 1'-0"

#### **NEW BUSINESS SIGN REVIEW**

8. Docket No. 01-03-22

**12920 Berea Rd.  
Refuse & Recycling Center and Animal  
Shelter**

Matt Ebersole, representative was present to explain the request for monument/directional signage. Concerning the monument signs, the members liked the brick face, asked about the dimensions of the monument messaging sign/base, thanked the applicant for submitting two options (Option A and Option B) and preferred Option B, adding tertiary signs in the future, angling the directional arrows on the monument signs for clearer direction, ground illumination onto the signs, color of the font. Staff reaffirmed the recommended conditions for electronic reader boards ("ERB") and thanked the applicant and team for responding to the pre-review comments. Discussion continued about possible approval conditions. Public comment was closed as no one addressed the item. There was no one waiting in the chat function nor were there any e-mails.

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

- The electronic reader board ("ERB") message sign will:
  - Not blink, flash, scroll or strobe.
  - Be limited to a single color on a dark background with copy changing at an appropriate interval as to provide sufficient turnover of information, but not present a hazard to pedestrians or motorists.
- The ERB message sign is used for a government function and display information to the public.
- The monument sign cabinet containing the ERB will be between 10 and 12 inches in width with length as proposed. The width and length of the supporting brick base will extend uniformly on all sides of the cabinet as shown in Option B.
- All directional and building signage is approved as presented.

All the members voting yea, the motion passed.



**Docket No. 08-55-22 (13701 Lake)**  
Sign – Lakewood City Schools



### Lakewood High School

- Installed prior to 2007, prior to code



### Beck Center

- Installed 2010 – 2011, prior to code

## 1329.05 (p) - Electronic Reader Boards (Ord. 2-16. Passed 4-18-2016.)

...Shall only be permitted as a part of Comprehensive Sign Plan as defined in Section 1329.05(q)\*. Shall comply with all other regulations of this chapter including the design standards in this section, and the provisions for application for permits in Section 1329.12. When reviewing the proposed sign, the Board of Building Standards shall consider and establish the standards applicable for the electronic reader boards which may include, but are not limited to: determining the portion of the sign permitted for electronic reader boards; determining the suitable material and method for making changes and the manner for fastening the new copy; and establishing the color and design criteria. **Electronic reader board signs cannot flash, blink, scroll or strobe and are permitted to change copy once per hour. The electronic reader board portion of signage must be a subordinate portion of proposed signage.** These standards shall be set forth in the sign permit and shall apply for the life of the sign unless otherwise amended by the Board according to Section 1329.12.

\*1325.05(q) - ...as part of a comprehensive rehabilitation or redevelopment of a commercially zoned site or building...

### Example ABR Cases



#### August 2013 (Approval – Before 2016 Code):

- Docket 05-41-13
- 13030 Madison Avenue
- Grace Lutheran Church
- "...the City was beginning to enforce the code requirements regarding flashing and color displays of the LED signs (single color, no flashing, no scrolling and no blinking) at other locations."



#### March 2019 (Approval – After 2016 Code):

- Docket No. 07-87-18
- 15700 Detroit Avenue
- Lakewood United Methodist Church
- Condition of approval "...LED display will be a single color."

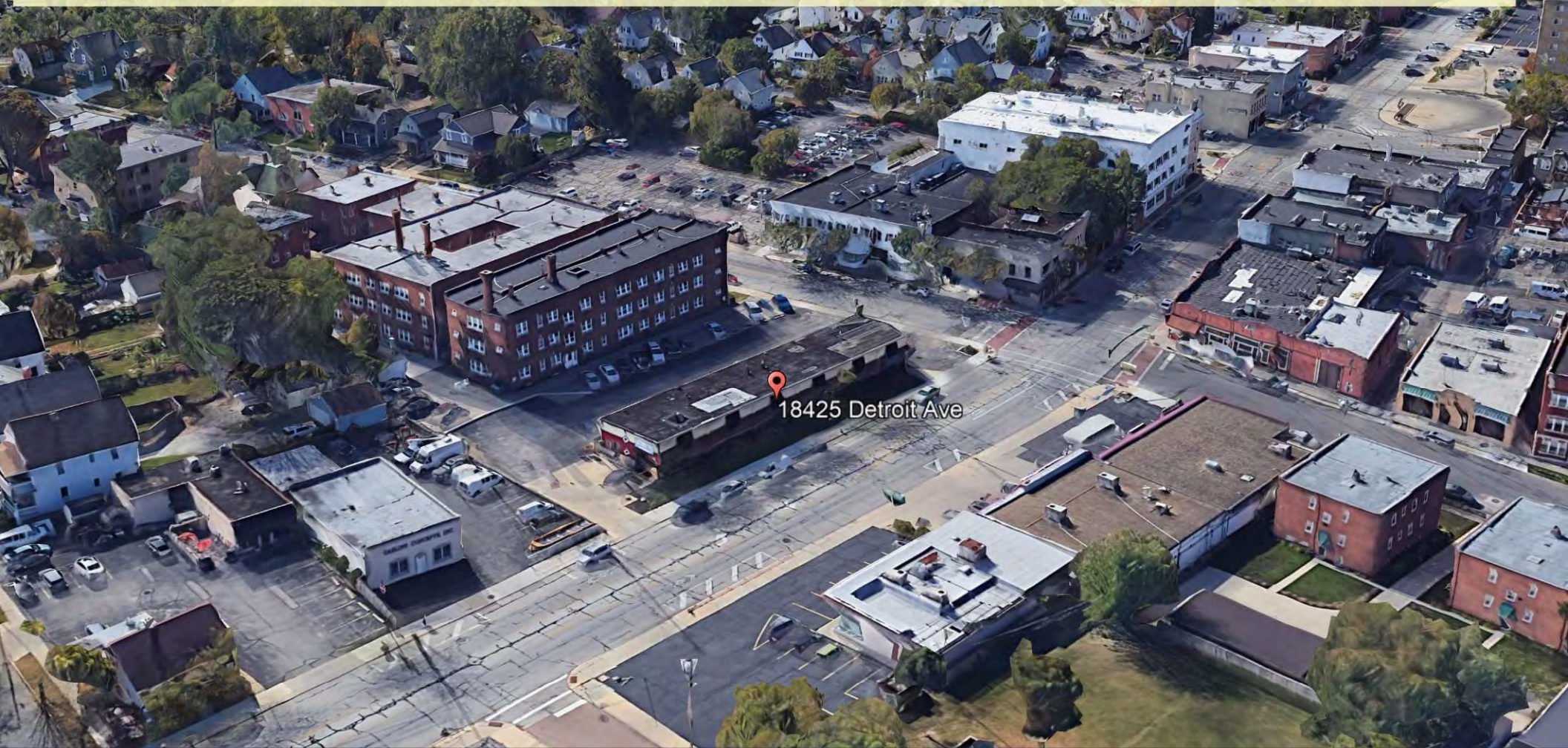


**Docket No. 08-55-22 (13701 Lake)**  
Sign – Lakewood City Schools

## Applicant proposes new signage in C2 district.

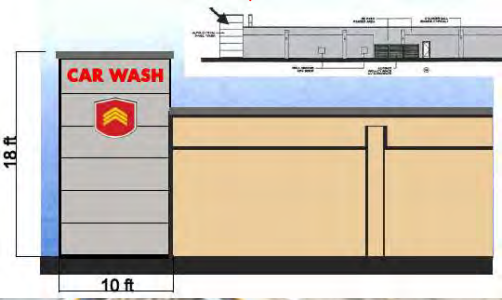
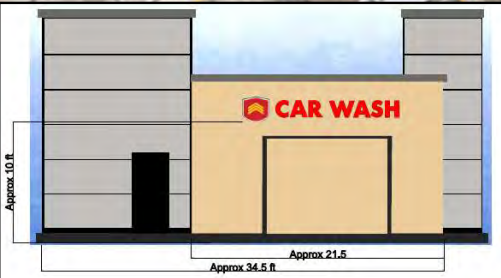
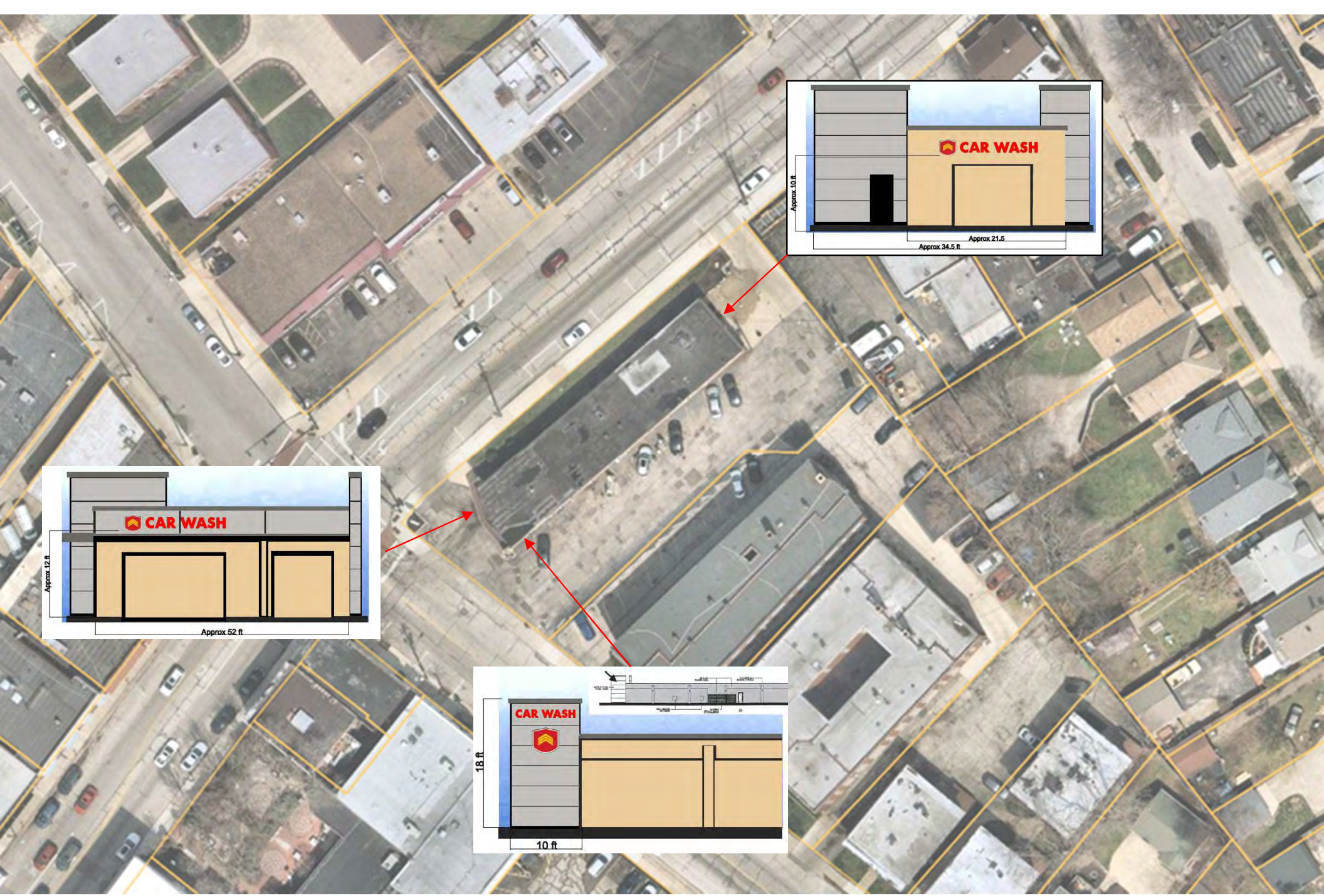
### City Notes:

- ❑ Maximum allowable sign area of ~100 ft<sup>2</sup>
- ❑ Proposal is for internally-illuminated wall logos/lettering (~70 ft<sup>2</sup>) on entry, exit, and tower.

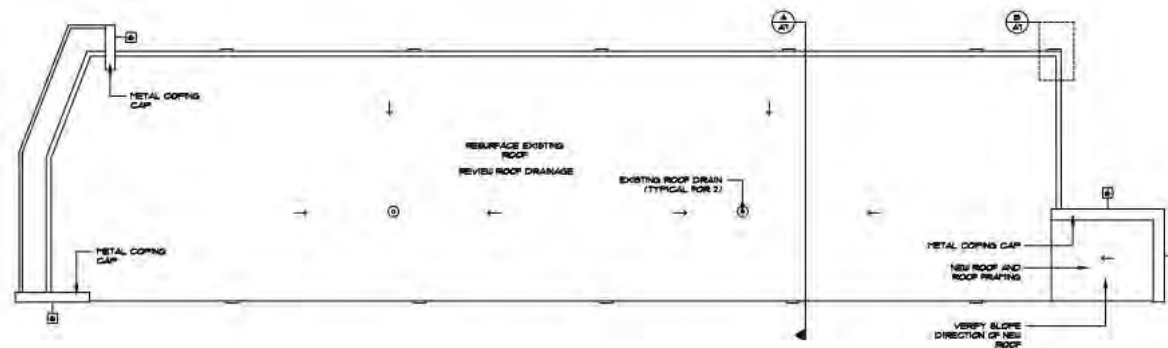


**Docket No. 08-56-22 (18425 Detroit)**

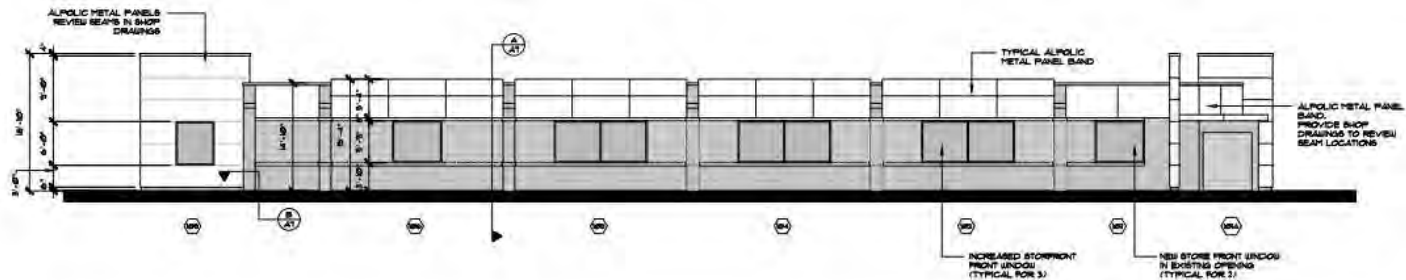
**Sign – Sgt Clean Car Wash**  
**Dean Schramm**



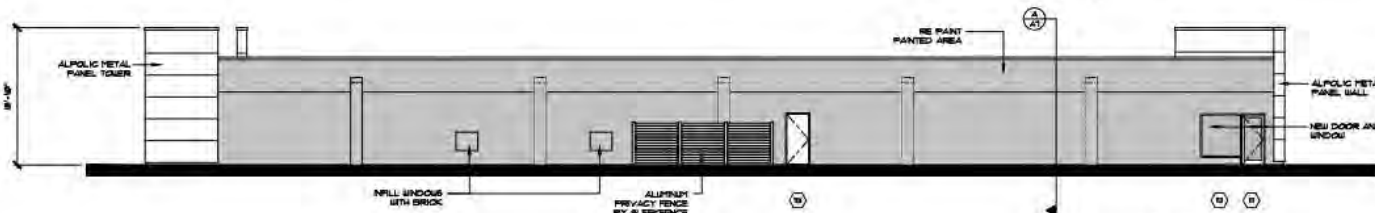
**Docket No. 08-56-22 (18425 Detroit)**  
Sign – Sgt Clean Car Wash



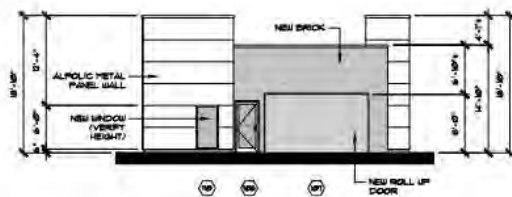
Proposed Roof Plan  
1/8" = 1'-0"



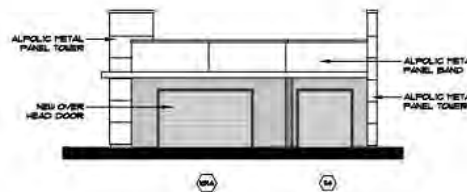
Proposed Street Elevation  
1/8" = 1'-0"



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



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



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

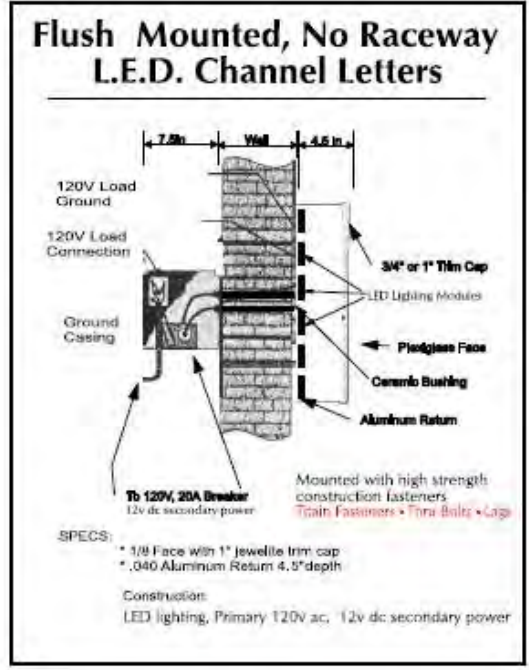
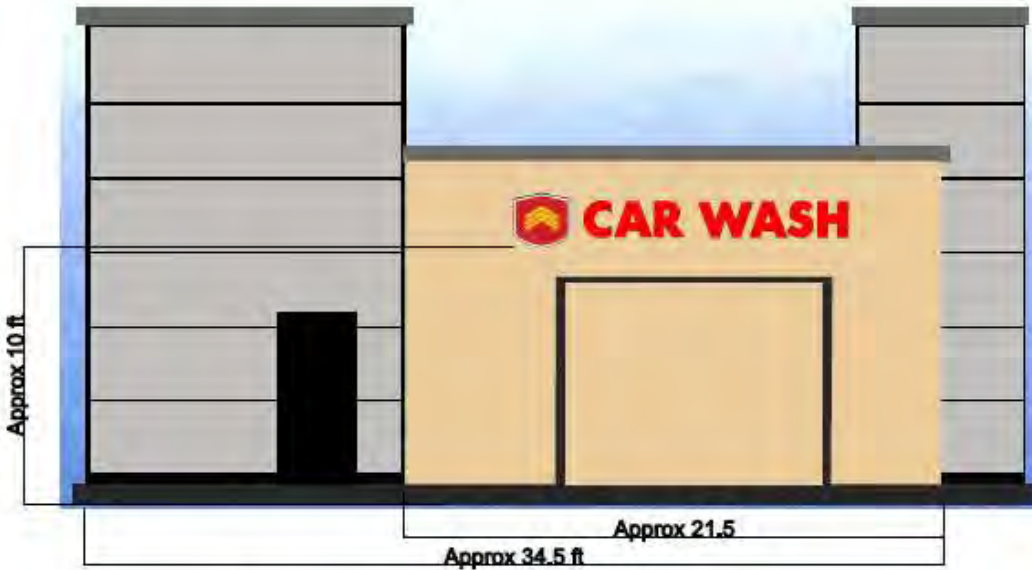
EXTERIOR COLOR SCHEDULE - VERIFY WITH CLIENT	
METAL PANEL	ALPOLIC METAL COMPOSITE ALUMINUM PANEL COLOR- TEX SILVER
METAL COPING	COLOR TO BE VINTAGE BY SHEFFIELD METALS INT.
NEW BRICK	BILDEN BRICK- NORMAN (1-3/8"X10-3/8") COLOR- RED MORTAR- MATCH EXISTING (PROVIDE SAMPLE)
STOREFRONT SYSTEM WITH DOORS	KAMBER CLEAR ANODIZED STOREFRONT SYSTEM ALUMINUM TRIM PA
PAINT	COLOR TO MATCH EXISTING BRICK PROVIDE SAMPLE (PAINT ON 4"X4" SECTION OF PAINTED BRICK WALL)



# Docket No. 08-56-22 (18425 Detroit)

## Sign - Sgt Clean Car Wash

1. Sgt. Clean - Front Entry - Lakewood



Car Wash -Aluminum Construction, Red Acrylic Faces, Red LED illumination Black Trim Cap and Black Retirns



**CAR WASH**

Car Wash Sq Ft = 16  
127 in Flush Mount

Sgt Clean Logo amp Load would be 3 amps - Car Wash Sign amp Load will be 2 amps



**Sgt. Clean Car Wash**  
Business  
18425 Detroit Rd., Lakewood, Ohio 44107  
Location

July 18th, 2022  
Date  
Nicholas Rodia  
Contact

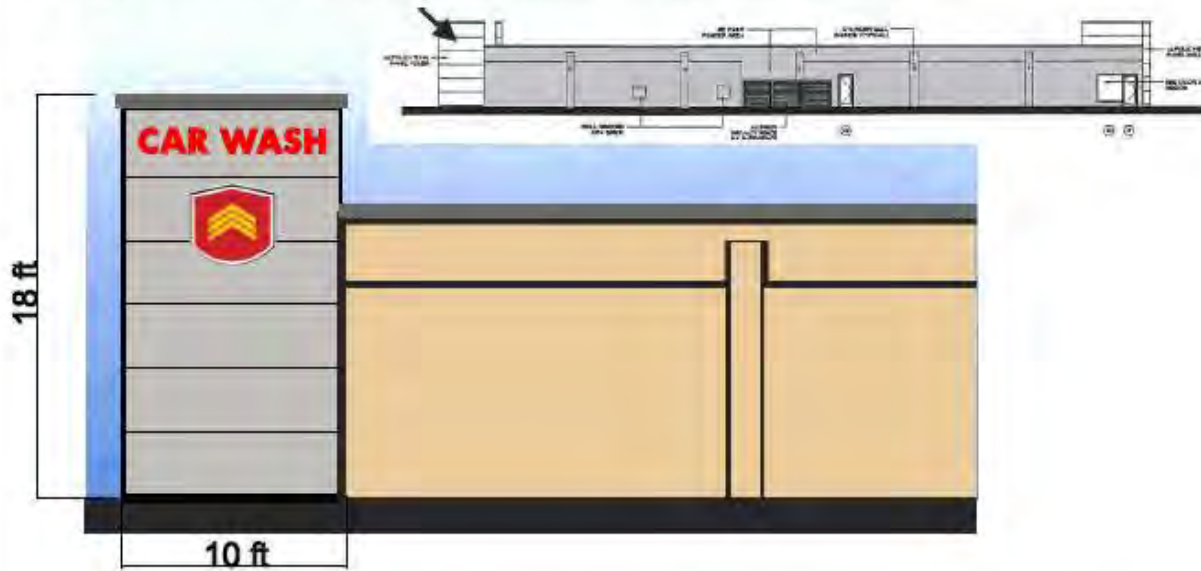
330-414-1907  
Phone

**NOTICE: ALL DRAWINGS AND CONCEPTS ARE THE PROPERTY OF SCHRAMM SIGNS UNTIL PAID FOR, UNAUTHORIZED DISTRIBUTION OR USE WILL INCUR A \$500.00 DOLLAR CHARGE.**

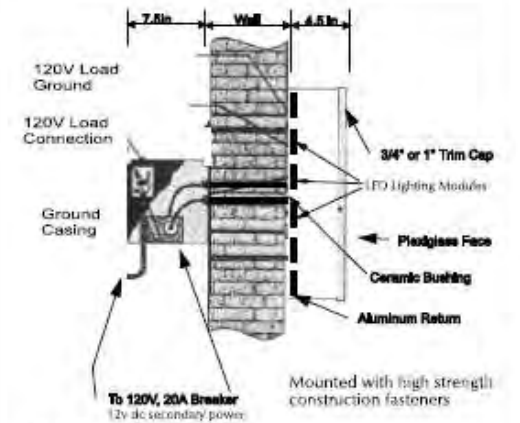


**Docket No. 08-56-22 (18425 Detroit)**  
Sign – Sgt Clean Car Wash

## 2. Sgt. Clean - Back Elevation - Lakewood



### Flush Mounted, No Raceway L.E.D. Channel Letters



**SPECS:**

- \* 1/8 Face with 1\"/>
- \* .040 Aluminum Return 4.5\"/>

**Construction:**

LED lighting, Primary 120v ac, 12v dc secondary power



Badge = 15.5 Sq Ft.

Car Wash Sq Ft = 11.1

Car Wash - Aluminum Construction, Red Acrylic Faces,  
Red LED illumination  
Black Trim Cap and Black Returns

# CAR WASH

U.L Label & Manufacture Label

106 in Flush Mount

Sgt Clean Logo amp Load would be 2 amps - Car Wash Sign amp Load will be 2 amps



Sgt. Clean Car Wash

Business  
18425 Detroit Rd., Lakewood, Ohio 44107  
Location

July 18th, 2022

Date  
Nicholas Rodia

Contact

330-414-1907

Phone

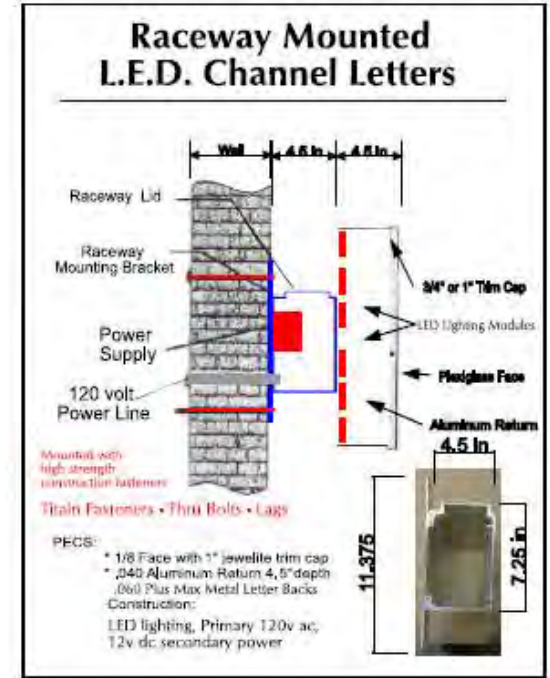
NOTICE: ALL DRAWINGS AND CONCEPTS ARE THE PROPERTY OF SCHRAMM SIGNS UNTIL PAID FOR, UNAUTHORIZED DISTRIBUTION OR USE WILL INCUR A \$500.00 DOLLAR CHARGE.



## Docket No. 08-56-22 (18425 Detroit)

### Sign - Sgt Clean Car Wash

### 3. Sgt. Clean - Exit - Lakewood



Car Wash -Aluminum Construction, Red Acrylic Faces,  
 Red LED illumination  
 Black Trim Cap and Black Retirns



# CAR WASH

Car Wash Sq Ft = 16  
 127 in  
 18 in  
 Sgt Clean Logo amp Load would be 3 amps - Car Wash Sign amp Load will be 2 amps



Sgt. Clean Car Wash  
 Business  
 18425 Detroit Rd., Lakewood, Ohio 44107  
 Location

July 18th, 2022  
 Date  
 Nicholas Rodia  
 Contact  
 330-414-1907  
 Phone

NOTICE: ALL DRAWINGS AND CONCEPTS ARE THE PROPERTY OF SCHRAMM SIGNS UNTIL PAID FOR. UNAUTHORIZED DISTRIBUTION OR USE WILL INCUR A \$500.00 DOLLAR CHARGE.



## Docket No. 08-56-22 (18425 Detroit)

### Sign – Sgt Clean Car Wash

**Example - Existing Branding**



**Docket No. 08-56-22 (18425 Detroit)**  
Sign – Sgt Clean Car Wash

## Applicant proposes new signage in C3 district.

### City Notes:

- ❑ Storefront ~18 ft...maximum allowable sign area of ~27 ft<sup>2</sup>
- ❑ Updated awning lettering (~11 ft<sup>2</sup>) and window graphics (~ 10 ft<sup>2</sup>, <15% of window area).



**Docket No. 08-57-22 (13433 Detroit)**

**Sign – Bahan Natural Health Care**  
**Steve Foster**

**BEFORE**

**PROPOSED**



**Docket No. 08-57-22 (13433 Detroit)**

Sign – Bahan Natural Health Care

**BEFORE**

**PROPOSED**

**ROCKPORT BRIDALS**

**BAHAN NATURAL HEALTH CENTER**

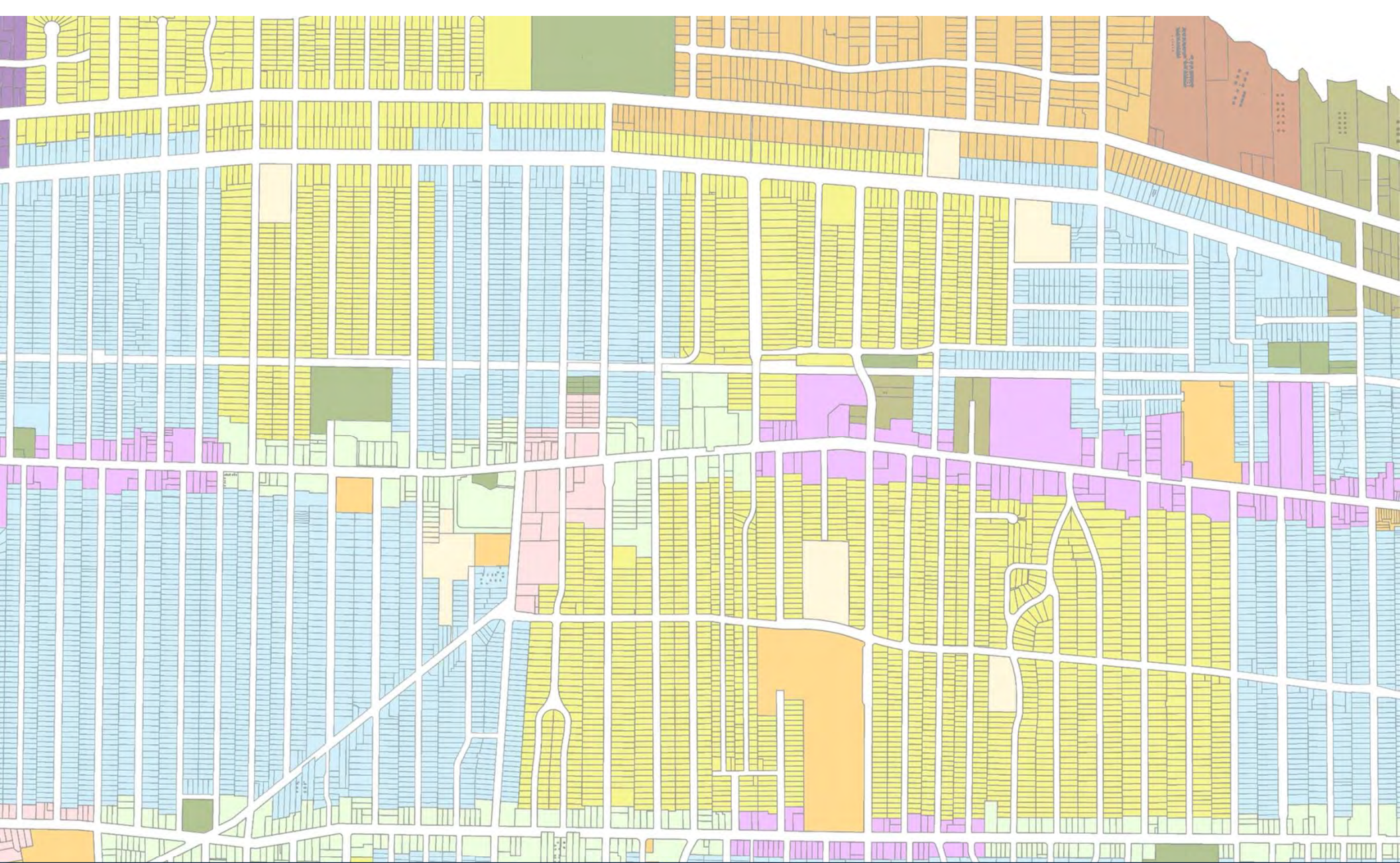
Chiropractic  
Dry Needling  
Nutrition Response Testing  
Functional Nutrition

Neuro-Emotional Care  
Massage Therapy  
Lifestyle counseling

**SGF**  
SIGN &  
GRAPHICS  
FIRM  
216-390-0198



**Docket No. 08-57-22 (13433 Detroit)**  
Sign – Bahan Natural Health Care



# Architectural Board of Review

August 2022