

**MINUTES**  
**CITY OF LAKEWOOD**  
**BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**  
**REVIEW MEETING**  
**AUGUST 12, 2021 at 5:30 P.M.**  
**LAKEWOOD CITY HALL**  
**AUDITORIUM**  
**MEETING RECORDED**  
*<https://www.lakewoodoh.gov/videos-2/>*

1. **Roll Call**

Board Members

Rob Donaldson, Chair  
David Maniet, Vice Chair  
Jeremy Smith  
John Waddell

Others

Allison Hennie, City Architect  
Shawn Leininger, Director, Planning & Development  
Christopher Parmelee, Building Commissioner

Brian Grambort was absent. No action was taken by the members.

2. **Approve the minutes of the July 8, 2021 Meeting**

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** the July 8, 2021 meeting minutes. All the members voting yea, the motion passed.

3. **Opening Remarks**

Administrative staff read the opening remarks into record.

---

**SUMMARY APPROVED**

**SIGN REVIEW**

**24. Docket No. 08-119-21**

**12401 Detroit Ave.  
Peppers Italian Restaurant**

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

Steven Foster  
The Sign & Graphics Firm, LLC  
1593 Wyandotte Ave.  
Lakewood, OH 44107

Applicant proposes door and window signage. (Page 371)

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

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

**15210 Madison Ave.  
Lakewood AF**

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

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

Applicant proposes vinyl window logo and blade sign. (Page 373)

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

- Blade sign to match shape of adjacent sign (rounded bottom edge, flat top edge).
- Portion of the sign that does not have the logo shall be painted white.

All the members voting yea, the motion passed.

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

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

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

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

Applicant proposes an illuminated channel letter sign. (Page 387)

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

- The square footage calculations provided do not include the area of the blade sign; total square footage exceeds the allowable and the blade sign will not be visible – remove the blade sign from the proposal.
- The proposal shows the halo at “Beyond” only. Recommend the halo to occur at both “Beyond” and “Juicery + Eatery”.
- Awnings to be black to match adjacent storefront; no signage or branding to be on the awning.
- The current window graphics must be removed prior to opening and installation of new signage; no window graphics are approved.

All the members voting yea, the motion passed.

**27. Docket No. 08-120-21**

**1628 W. 117<sup>th</sup> St.  
Subway**

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

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

Applicant proposes an illuminated channel letter sign on front of building. (Page 391)

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

- Reduce the length of the sign to 72” total and reduce the height proportionally.

All the members voting yea, the motion passed.

**28. Docket No. 08-121-21**

**17305 Madison Ave.  
Bowed String Shop LLC**

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

Christopher DeMarco  
Bowed String Shop LLC  
17305 Madison Ave.  
Lakewood, OH 44107

Applicant proposes band board signage. (Page 395)

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

**29. Docket No. 08-122-21**

**1384 Hird Ave.  
Studio West 117**

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

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

Applicant proposes fence signage for duration of construction. (Page 401)

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

- The construction fencing signage may be up for a maximum of 12 months.
- The construction fencing signage must be maintained.
- If the construction fence moves to accommodate construction, and the sign size and location changes, the signage must be reviewed and approved by Building, Public Works, and Public Safety Departments.

All the members voting yea, the motion passed.

**30. Docket No. 08-123-21**

**14203 Madison Ave.  
Tabby's Nail Cabby**

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

Steven Foster  
The Sign & Graphics Firm, LLC  
1593 Wyandotte Ave.  
Lakewood, OH 44107

Applicant proposes band board signage. (Page 409)

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

---

**COMMUNICATION**

**4. Docket No. 08-124-21  
18122 Detroit Ave  
Public Art**

Scott Goss, Scott Goss Studios will present a Public Art Design communication regarding an art installation on the new addition of Lakewood Fire Station 2. (Page 7)

Scott Goss, Scott Goss Studios was present to explain the project. There was discussion about materials, lighting. The members liked the proposal, and staff supported it. Completion date was for the end of December 2021. Public comment was closed as no one addressed the item.

A motion was made by Mr. Donaldson, seconded by Mr. Smith to **RECEIVE AND FILE** the communication as presented. All the members voting yea, the motion passed.

**REQUEST FOR MODIFICATIONS  
ARCHITECTURAL BOARD OF REVIEW  
ADD-ON**

5.. Docket No. 07-91-21 A

C

**16019 Hilliard Rd.  
Foxy Salon**

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

Tyler Garrett  
TGarrett Designers and Planners  
259 Crestwood Dr.  
Avon Lake, OH 44012

Applicant proposes renovations of an existing building. At the Planning Commission August 5, 2021 meeting, it was determined the project was to return to ABR for modifications to approvals formerly granted on July 8, 2021 and to include landscape buffers. (Page 413)

Tyler Garrett, TGarrett Designers and Planners was present to explain the request. The members liked the design, and staff supported the proposal. Public comment was closed as no one addressed the item.

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

**REQUEST FOR MODIFICATIONS  
ARCHITECTURAL BOARD OF REVIEW**

6. Docket No. 05-39-21

C

**17609 Detroit Ave  
Dunkin'**

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

Heidi DeMark  
Phillips/Sekanick Architects  
142 East Market  
Warren, Ohio 44481

Applicant requests modifications to an existing business site upgrades as approved at the May 13, 2021 meeting. (Page 17)

Staff advised the members of the applicant's request for a deferral.

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

**OLD BUSINESS  
ARCHITECTURAL BOARD OF REVIEW**

7. Docket No. 05-58-21

C

**15509 Madison Ave  
Dollar Bank Hudec-Dental**

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

Leon S. Sampat  
LS Architects  
22082 Lorain Rd.  
Fairview Park, OH 44126

Applicant proposed the exterior painting of commercial building. Conditional approval was granted at the May 13, 2021 meeting, subject to administrative approval upon review of the product information; the brick was painted without approval. (Page 43)

Leon Sampat, applicant was present. Discussion ensued among the applicant, members, and staff regarding the appropriateness of the product and failure of the stain system due to rain occurring a few hours after application. The members said the drying time should be at least 48 hours. The applicant was advised of strict adherence to the manufacturer's product instructions. Public comment was closed as no one addressed the item.

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

- At least one additional coat must be applied to create a consistent, finished appearance to the satisfaction of the City. The applicant must give notice to the City of when the additional coat will be applied and ensure that the application occurs in accordance with Sherwin Williams requirements for rain events and masonry moisture content, as well as temperature range. In the event these requirements are not met, or the additional coat does not result in a consistent, uniform appearance, an additional coat of stain will be required by the City, and this process will repeat until the consistent, uniform appearance is achieved per Sherwin Williams application instructions for multiple coats.
- The surface must be cleaned in accordance with the specifications of Sherwin Williams prior to any additional staining occurring. At the time of notice required above, the applicant will state how and when the surface was prepped and made clean prior to application of additional coats.
- The project is to be completed appropriately within the 2021 calendar year.
- The City will confirm the data sheet.

Mr. Maniet, Mr. Smith, Mr. Waddell voting yea, and Mr. Donaldson voting nay, the motion passed.

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

- Approve
- Deny
- Defer

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

Applicant proposes renovation of a front porch. (Page 52)

Tony Sapienza, representative was present to explain the request. Staff recommended approval as the railing system adhered to the City's guidelines. Railing height was discussed among the members, staff, and representative. Public comment was closed as no one addressed the item.

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

- The pressure treated railings to be stained.

All the members voting yea, the motion passed.

**9. Docket No. 07-88-21 R 1229 Summit Ave.**

- Approve
- Deny
- Defer

Jennifer Sedlak  
1229 Summit Ave  
Lakewood, OH 44107

Applicant proposes renovation of a front porch. (Page 84)

Mike Gerak, property owner was present to explain the request. Discussion ensued about the project proceeding without reviews and approvals. Inspections by the Division of Housing and Building ("H&B") were yet to be done because building permits could not be issued without ABR approval; H&B did not anticipate any problems. Railing details were discussed. The members emphasized the need to consult H&B personnel before proceeding with any project. Conversation continued about colors of the split brick and house, footers, landscaping. Staff reiterated that

if any additional work was to be done, contact with the city was required prior to proceeding with the work. Public comment was closed as no one addressed the item.

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

- Applicant to provide final drawing as presented to ABR at meeting to the City for record.
- Lattice to be installed properly and neatly on either side of the porch.

All the members voting yea, the motion passed.

**10. Docket No. 07-89-21 C 16000 Madison Ave. Imperial Home Center**

- Approve
- Deny
- Defer

Paul Hodge  
Imperial Home Center  
16000 Madison Ave.  
Lakewood, OH 44107

Applicant proposes storefront renovation. (Page 104)

Paul Hodge, Imperial Home Center was present to explain the request. Discussion ensued about the elevations, columns, water leakage, sign board, beam replacement, sign placement, Section 106 review. The members liked the modifications. Public comment was closed as no one addressed the item.

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

- Recommendation to drop bottom of sign board to cover new "Junior Beam" – follow storefront guidelines.
- Signage and awning not reviewed or approved.

All the members voting yea, the motion passed.

**11. Docket No. 07-92-21 R 1577 Cordova Ave.**

- Approve
- Deny
- Defer

Darryl Brown  
World Builders and Contractors LLC  
14318 Rockfern Ave.  
Cleveland, OH 44111

Applicant proposes front porch renovations. (Page 116)

Staff advised the members of the applicant's request for a deferral.

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

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

- Approve
- Deny
- Defer

Mark Reinhold  
Architect  
1120 Forest Rd.  
Lakewood, OH 44107

Applicant proposes a front porch addition. (Page 127)

Mark Reinhold, Architect was present to explain the request. The members liked the proposal. Staff supported the project and stated the variances had been approved by the Board of Zoning Appeals ("BZA"). Public comment was closed as no one addressed the item.

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

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

**13. Docket No. 08-108-21 R 1334 Park Row Ave.**

- |                                  |                    |
|----------------------------------|--------------------|
| <input type="checkbox"/> Approve | Matthew Gallagher  |
| <input type="checkbox"/> Deny    | 1334 Park Row Ave. |
| <input type="checkbox"/> Defer   | Lakewood, OH 44107 |

Applicant proposes renovation of a front porch. (Page 150)

Matthew Gallagher, applicant was present to explain the request. Staff said work was completed without getting approval: the members said the columns, deck railing system, and bottom step were incorrect. The applicant was encouraged to work with H&B personnel to remedy the situation. Public comment was closed as no one addressed the item.

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **DEFER** the request. The members recommended the applicant work closely with H&B and P&D to rectify the issues. All the members voting yea, the motion passed.

**14. Docket No. 08-109-21 R 1345 Warren Rd.**

- |                                  |                          |
|----------------------------------|--------------------------|
| <input type="checkbox"/> Approve | Brandin Schmidt          |
| <input type="checkbox"/> Deny    | Liberty Home Contractors |
| <input type="checkbox"/> Defer   | 13936 Enterprise Ave.    |
|                                  | Cleveland, OH 44135      |

Applicant proposes second floor railing replacement and removal of awning. (Page 157)

Brandin Schmidt, Liberty Home Contractors was present to explain the request. Discussion ensued about the railing and siding, color and style. Staff said there was personnel change with the vendor, and specific product information was forthcoming. Staff said the railing system will be reviewed administratively. Public comment was closed as no one addressed the item.

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

- Review is only for the second floor; the first floor railing is not being reviewed.
- Upon removal of the canopy, the replaced siding is to match the existing.

All the members voting yea, the motion passed.

**15. Docket No. 08-110-21 R 2060 Reveley Ave.**

- |                                  |                    |
|----------------------------------|--------------------|
| <input type="checkbox"/> Approve | Ernest Vagi        |
| <input type="checkbox"/> Deny    | 2060 Reveley Ave   |
| <input type="checkbox"/> Defer   | Lakewood, OH 44107 |

Applicant proposes rebuild of a front porch. (Page 179)

Ernest Vagi, applicant was present to explain the request. Discussion ensued about the brick specifications and connection to the existing, railing, columns and trim, footers. The members and staff liked the project. Public comment was closed as no one addressed the item.

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

- Grand Chenier Brick selected; Grand River is acceptable.
- If neither is available, applicant to receive administrative approval from the City for substitute brick.

All the members voting yea, the motion passed.

<b>16.</b>	<b>Docket No. 08-111-21</b>	<b>R</b>	<b>1440 Riverside Dr.</b>
	( ) Approve		Nazeer Lotfi-Fard
	( ) Deny		1440 Riverside Dr.
	( ) Defer		Lakewood, OH 44107

Applicant proposes the rebuild of a front porch. (Page 232)

The applicant was not present.

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

**BOARD OF BUILDING STANDARDS  
REQUEST FOR APPEAL**

<b>17.</b>	<b>Docket No. 08-112-21</b>	<b>R</b>	<b>1081 Rosalie Ave.</b>
	( ) Approve		Brendan Dancik
	( ) Deny		1080 Rosalie Ave.
	( ) Defer		Lakewood, OH 44107

Applicant requests an appeal to Adjudication Order 2021-73 in order to build an garage. Pursuant to RCO 107.6.1. The property is located in an R1H - Single, High Density district. (Page 242)

Brendan Dancik was present to explain the request. Staff said minor modifications were received prior to the meeting; there was no level of hazard increase as per the codes. The members told the applicant to make it as fireproof and safe as possible. A letter of opposition was read into record. Public comment was closed as no one addressed the item.

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

**ARCHITECTURAL BOARD OF REVIEW**

<b>18.</b>	<b>Docket No. 08-113-21</b>	<b>R</b>	<b>1455 Parkwood Dr.</b>
	( ) Approve		Nathan Dreimiller
	( ) Deny		1455 Parkwood Dr.
	( ) Defer		Lakewood, OH 44107

Applicant proposes front porch alteration. (Page 256)

Nathan Dreimiller, applicant was present to explain the request. Discussion ensued about materials, colors, underside of the porch roof addition, roof shingles, existing porch foundation, concrete wrapped with cedar, composite deck specifications. Staff had no comments. Public comment was closed as no one addressed the item.

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

- Composite decking color to be approved administratively.
- Roofing to match the existing.

All the members voting yea, the motion passed.

<b>19.</b>	<b>Docket No. 08-114-21</b>	<b>R</b>	<b>17221 Edgewater Dr.</b>
	( ) Approve		Chris Kontur
	( ) Deny		CPK Construction, Inc.
	( ) Defer		8051 Vesta Ave., Suite 3
			Northfield, OH 44067

Applicant proposes the addition of dormers for expansion of the third floor. (Page 267)

Evan Kontur, representative was present to explain the request. The members liked the proposal and had no additional comments. Staff said the project was nice. Public comment was closed as no one addressed the item.

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

<b>20.</b>	<b>Docket No. 08-115-21</b>	<b>R</b>	<b>14531 Lake Ave.</b>
	( ) Approve		Amy Armour
	( ) Deny		Beegan Architectural Design
	( ) Defer		15703 Madison Ave.
			Lakewood, Ohio 44107

Applicant proposes the replacement of an existing garage. (Page 290)

Paul Beegan, Beegan Architectural Design was present to explain the request. Discussion ensued about the fibre cement board color, the doors, and windows. The members said it was a nice proposal. Staff had no concerns. Public comment was closed as no one addressed the item.

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

<b>21.</b>	<b>Docket No. 08-116-21</b>	<b>R</b>	<b>17473 Clifton Blvd.</b>
	( ) Approve		Andrew Erker
	( ) Deny		1361 Gladys, LLC
	( ) Defer		2076 Lincoln Ave.
			Lakewood, Ohio 44107

Applicant proposes an addition that is visible from the right-of-way. (Page 338)

Andrew Erker, applicant was present to explain the request. Discussion ensued about the color, siding, window grids (cutsheets were not provided), the proposal had to appear before BZA for variance approval. Staff recommended a deferral and were concerned about the loss of Tudor detailing. The members and staff had no additional comments. Public comment was closed as no one addressed the item.

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

<b>22.</b>	<b>Docket No. 08-117-21</b>	<b>R</b>	<b>1636 Hopkins Ave.</b>
	<input type="checkbox"/> Approve		Tom Sokolowski
	<input type="checkbox"/> Deny		Sokolowski Management Group, LLC
	<input type="checkbox"/> Defer		6484 Glenn Dr.
			Parma, OH 44134

Applicant proposes renovation of two front porches. (Page 349)

Tom Sokolowski, applicant was not present.

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

<b>23.</b>	<b>Docket No. 08-118-21</b>	<b>C</b>	<b>15901 Hilliard Rd.</b>
	<input type="checkbox"/> Approve		Steven Smrdel
	<input type="checkbox"/> Deny		Vocon
	<input type="checkbox"/> Defer		3142 Prospect Ave.
			Cleveland, OH 44115

Applicant proposes the replacement of an existing garage. (Page 358)

Staff advised the members of the applicant's request for a deferral.

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

**ADJOURN**

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **ADJOURN** the meeting at 7:53 p.m. All the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date



**Oath**

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

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

PRINT NAME:

SIGN NAME:

1. Alex Ecker

[Handwritten Signature]

2. \_\_\_\_\_

\_\_\_\_\_

3. \_\_\_\_\_

\_\_\_\_\_

4. \_\_\_\_\_

\_\_\_\_\_

5. \_\_\_\_\_

\_\_\_\_\_

6. \_\_\_\_\_

\_\_\_\_\_

7. \_\_\_\_\_

\_\_\_\_\_

8. \_\_\_\_\_

\_\_\_\_\_

9. \_\_\_\_\_

\_\_\_\_\_

10. \_\_\_\_\_

\_\_\_\_\_

11. \_\_\_\_\_

\_\_\_\_\_

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

FOR CITY USE ONLY

Lakewood Administrative Procedure:  ABR/BBS  Citizens Advisory  Civil Svc.  Dangerous Dog  Income Tax Appeals  Loan Approval  Nuisance Abatement Appeals  Parking  Planning  Zoning Appeals  Other:

Date of Proceeding: Thursday, August 12, 2021

page 1 of 1

## Johanna Schwarz

---

**From:** Allison Hennie  
**Sent:** Tuesday, August 10, 2021 11:21 AM  
**To:** Johanna Schwarz  
**Cc:** Heidi DeMark; David Baas  
**Subject:** ABR - 17609 Detroit Dunkin'

Hi Johanna,

The applicant is deferring this month for 17609 Detroit – Dunkin' and plans to return next month.

Thanks,  
Allison

Allison Hennie, AIA, NCARB  
City Architect  
Department of Planning and Development  
City of Lakewood OH

## Johanna Schwarz

---

**From:** Michele Pomerantz <michelepomerantz@gmail.com>  
**Sent:** Sunday, August 8, 2021 9:30 AM  
**To:** Planning Dept  
**Subject:** 1229 Summit Avenue

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

Good afternoon,

This email is being sent to support the residents of 1229 Summit Ave. and their pursuit of the proposed renovation of their front porch. We strongly support this renovation and our pleased with the progress thus far. We encourage the members of the planning commission to support this request to complete this project as soon as possible. Please don't hesitate to reach out with any questions.

Sincerely,

Michele and Michael Pomerantz  
1235 Summit Ave.  
216-258-8921

Sent from my iPhone

August 11, 2021

Architectural Board of Review/Board of Building Standards  
Docket No. 08-112-21  
Project Location: 1081 Rosalie Ave.

Allison Hennie, AIA NCARB  
City Architect, Board Secretary  
Department of Planning and Development

Hearing on Thursday, 8/12/2021 at the Auditorium of Lakewood City Hall

Concerns: **Water:** The city of Lakewood supports “splash and run” regarding downspouts. However, where does water run, not necessarily down driveway, but on neighbors property. This is happening at my house. I want a garage, I can afford one. I used to have a nice garage, but it had to be torn down because it was undermined by water run off from neighbor’s yards.

Secondly, I have an evergreen tree in east corner leaning over because of excess water from his backyard. Also his plans come close to telephone pole in that corner where he plans to expand.

Thirdly my neighbors to north have two car garage, it to is starting to lean.

What I and my husband did to alleviate problem was to pull up the topsoil and then put in limestone in yard so it is pervious for my two giant oak trees and then he put in PVC pipe to circumvent the yard to take care of the water. Cost \$20,000.

The underground aquifer is a valuable water resource and should be protected from pollution. Ohio recognizes our unconsolidated aquifers. The city water bill recognizes pervious and unpervious land and basis some of tax revenue on unpervious land of homeowners.

**Electricity:** A retired electric inspector looked in my yard and said. existing garage is too close to wires right now. Also the telephone pole would be affected because it would be harder to access. As well become a safety hazard.

My yard has no overhead wires, as they are all underground. My neighbor to the north has sixteen wires overhead.

**Ecology:** This is a branch of biology dealing with relations and interactions between organisms and their environment, including spacing and interdependence of people and surroundings.

The two oak trees I have support wildlife. To make this area denser in an already dense area does not have my **vote**. Note: the other day I saw a yearling doe trotting north in the middle of Abbieshire Ave headed for the lake and also elderly walkers, skate boarders, dog walkers, cars, and trucks . My point, we are dense enough. I **vote No** on the expansion.

Sharon Schubert  
1080 Abbieshire Ave  
Lakewood, OH 44107

216 702 1128

On another note, roof over porch has a door on the house. People walk on the porch, why has the building inspector not insisted they have a railing, or remove the door.





ARTIST: RYAN JAENKE

**Public Meeting 08-12-2021**  
**Architectural Board of Review**  
*August 2021*




1

**MEETING PROCEDURES**

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

---

 **Architectural Board of Review**  
*August 2021*

2

**August - DOCKET/AGENDA**

- Roll Call
- Approval of Minutes - 07/2021 Meeting
- Opening Remarks
- Summary Approvals / Sign Review
  - 12401 Detroit - Pepper's
  - 15210 Madison - Lakewood AF
  - 15008 Detroit - Beyond Juice
  - 1628 W117 - Subway
  - 17305 Madison - Bowed String
  - 1384 Hird - Construction fencing
  - 14203 - Tabby Nail Cabby
- Communication
  - Public Art - 18122 Detroit LFD Station #2
- Old Business
  - 17609 Detroit - Dunkin' - DEFERRED
  - 15509 Madison
  - 1289 Hall
  - 1229 Summit
  - 16000 Madison
  - 1577 Cordova - DEFERRED
  - 17111 Lakewood Hts Blvd



*August 2021*

3

**August - DOCKET/AGENDA**

- New Business
  - 1334 Park Row
  - 1345 Warren
  - 2060 Reveley
  - 1440 Riverside
  - 1081 Rosalie - BBS Case
  - 1455 Parkwood
  - 17221 Edgewater
  - 14531 Lake
  - 17473 Clifton
  - 1636 Hopkins
  - 15901 Hilliard - DEFERRED
- Public Art Preview
  - Spectacular Vernacular 2021



---

**Architectural Board of Review**

*August 2021*

4



## Sign Review - Summary Approval

August 2021

5

**Proposal:** Applicant proposes door and window signage.

**City Notes**

- Approved as proposed



**Docket No.:** 08-119-21 12401 Detroit  
Pepper's Signage - June 2021



6





3.63 Sq. Ft.



4.07 Sq. Ft.



Docket No.: 08-119-21 12401 Detroit  
Pepper's Signage - June 2021

**Proposal:** Applicant proposes vinyl window logo and blade sign

**City Notes:** Approved with conditions

- Blade sign to match shape of adjacent sign (rounded bottom edge, flat top edge)
- Portion of the sign that does not have the logo shall be painted white



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



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



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



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

13



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

14

**Proposal: Applicant proposes an illuminated channel letter sign.**

**City Notes:**

- **Approved with conditions**
- The square footage calculations provided do not include the area of the blade sign; total square footage exceeds allowable and the blade sign will not be visible – remove the blade sign from the proposal
- The proposal shows the halo at “Beyond” only. Recommend the halo to occur at both “Beyond” and “Juicery + Eatery”
- Awnings to be black to match adjacent storefront; no signage or branding to be on the awning
- The current window graphics must be removed prior to opening and installation of new signage; no window graphics are approved



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

15

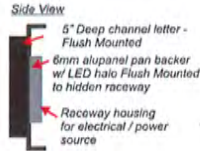


**Docket No.: xx-xx-xx      15008 Madison  
Beyond Juice - July 2021**

16



Linear Frontage of Building  
 31' linear foot  
 Height Of Facade 40'  
 Total Square Footage of Sign  
 44.5' square foot  
 Overall size of sign  
 28" x 229"  
 White LED's consisting of  
 bright white day light  
 4,000 lumens.

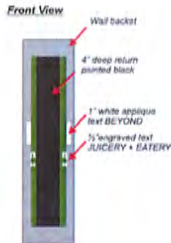


Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Attention Clients! Please review this proof diligently. Once a signature of approval is received on this proof, Perfect Impressions Graphic Solution is no longer responsible for any mistakes including spelling, placement, layout, quantity, stock order, finishing. If you notice something to be missing from this proof, please have changes made prior to signing. This proof will be used for production.



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



Projecting Internally Illuminated Blade Sign

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Attention Clients! Please review this proof diligently. Once a signature of approval is received on this proof, Perfect Impressions Graphic Solution is no longer responsible for any mistakes including spelling, placement, layout, quantity, stock order, finishing. If you notice something to be missing from this proof, please have changes made prior to signing. This proof will be used for production.



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



CONCEPT DRAWING



SUBWAY

SUBWAY



SIDE VIEW

**CHANNEL LETTER SIGN**

3/16" WHITE ACRYLIC FACES

VINYL APPLIED TO FACES (PMS 2426 C & PMS 7548 C)

1/8" WHITE B-BOND BACKS

1" PAINTED TRIMCAP / 5" PAINTED RETURNS

WHITE LEDS

SF: 7 FRONTAGE: 21' ELEVATION: 11'

B|NEXT

1100 Clark Ave  
Channahon, IL 61018  
218-658-1800  
bnextdesign.com

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PREPARED BY: ANS

PROJECT & NAME: SUB

DATE: 3-21

SALES/PERM: ANS

PERM. NUMBER: 4277

JOB LOCATION: 1628 W 117th St  
LAWRENCE, OH 44507



Docket No.: 08-120-21

1628 W 117  
Subway

21

**Proposal: Applicant proposed band board signage**

**City Notes: Approved as proposed**





Docket No.: 08-121-21

17305 Madison  
Bowed String

22

17305 Madison- Existing Conditions



Docket No.: 08-121-21

17305 Madison  
Bowed String

23



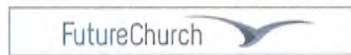
Docket No.: 08-121-21

17305 Madison  
Bowed String

24



Storefronts in same building as 17305 Bowed Strings Shop formerly Future Church which also had a white background 17301 - 17309 Madison



Existing sign face from recently closed Future Church (17305).



Docket No.: 08-121-21

17305 Madison  
Bowed String

**Proposal: Fence signage**

**City Notes:**

- The construction fencing signage may be up for a maximum of 12 months
- The construction fencing signage must be maintained
- If the construction fence moves to accommodate construction, and the sign size and location changes, the signage must be reviewed and approved by Building, Public Works and Public Safety Departments



Docket No.: 08-122-21

1384 Hird  
Field House Construction Signage



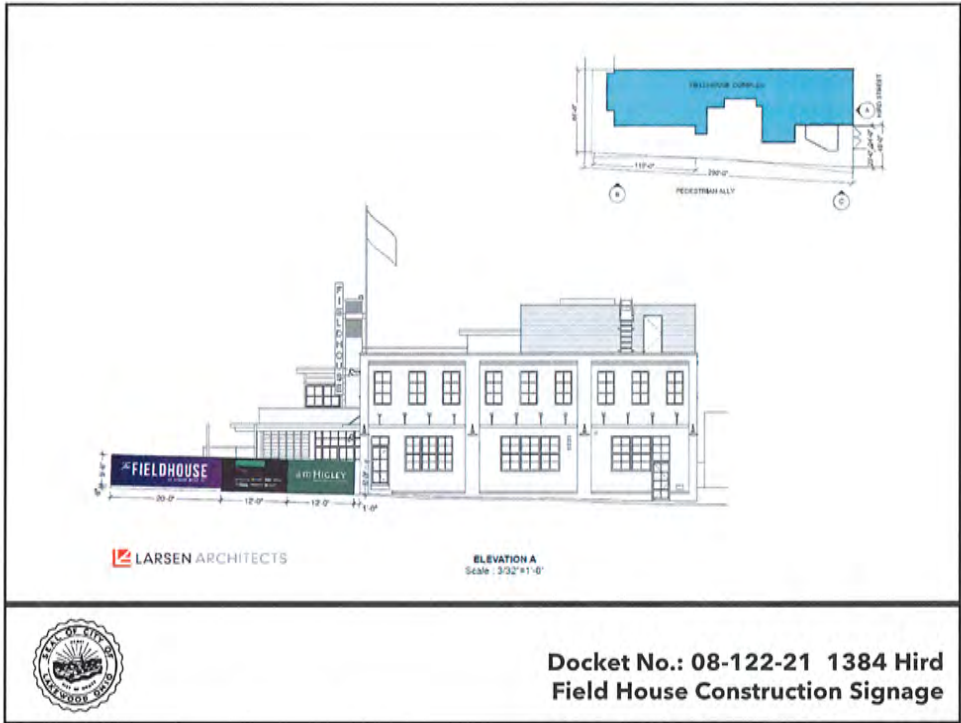
Docket No.: 08-122-21     1384 Hird  
Field House Construction Signage

27

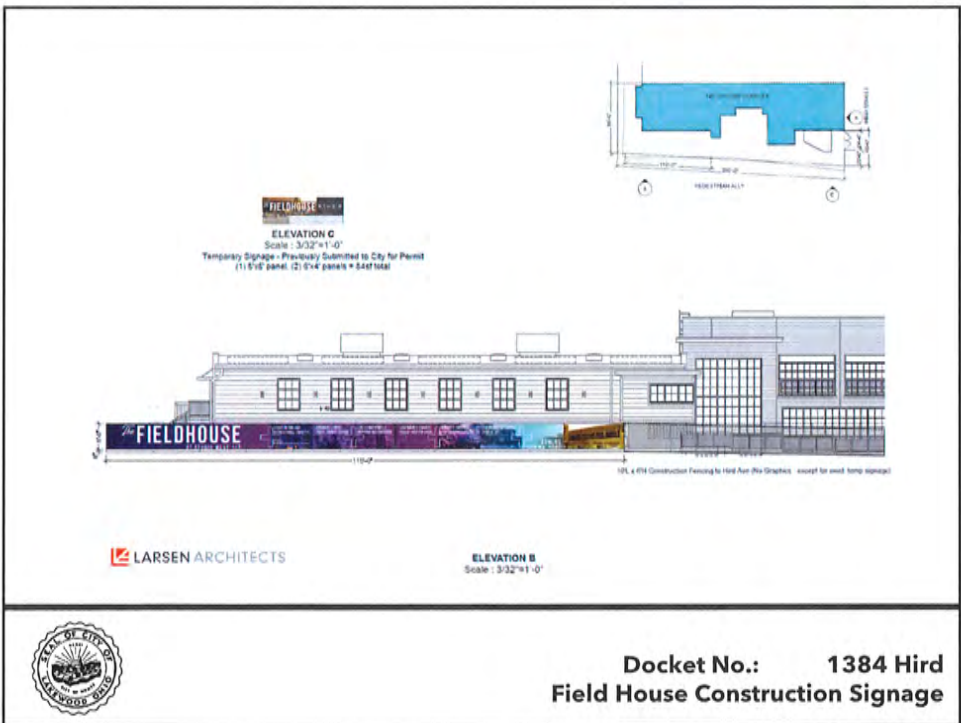


Docket No.: 08-122-21     1384 Hird  
Field House Construction Signage

28



29



30





## Communications

August 2021

33

### Proposal: Public Art Installation By Scott Goss

#### City Notes:



Docket No.: 18122 Detroit LFD Station #2  
August 2021

34

## SHIELDED TOGETHER



This design proposal showcases a silhouette of two firefighters working in unison in front of a patterned background. This silhouette characterizes the teamwork required when responding to an emergency. The patterned background includes six different repeating tiles that create an abstract backdrop to the fire fighter silhouette. The pattern system is based on a simple grid, with the profile of the Maltese cross repeating on every other tile. The remaining tiles include a more randomized placement of the serif #2 emblazoned on the fire trucks at the station, a ladder pulled from the Maltese Cross on Captain Harp's uniform, the profile of the star of life found on the EMS bags within the station, a pair of crossed axes, and a fire hydrant seen on the RIT logo of the fire truck. This revised composition from my original proposal incorporates many of the comments from the review committee that will ultimately create a contemporary public art sculpture that will be both reflective of the fire department and blend in well with Lakewood's growing contemporary public art collection.



Docket No.: 18122 Detroit LFD Station #2  
August 2021

35

## LIGHTING DESIGN & CONCEPT



The silhouettes of the two firefighters working in unison will be backlit with waterproof LED lighting in the evening hours creating a vibrant glow, as the light will reflect off the patterned background and illuminate all components of the sculpture. Additionally, two LED strips will be placed on the two side posts, allowing the mural to be further illuminated.



Docket No.: 18122 Detroit LFD Station #2  
August 2021

36

### PROJECT SCALE

15'6" (mural is 18')

10'4"

6'9"

3'9"

9" deep


7g laser cut Corten steel

12 g laser cut stainless-steel

Powder-coated for longterm durability

3" square stainless-steel tube, .120" wall thickness

SCOTT GOSS STUDIO  
216.224.8049 | scottgoss.com

 Docket No.: 18122 Detroit LFD Station #2  
August 2021

37

### LASER CUT DESIGNS


Background Layer

Middleground Layer 1

Middleground Layer 2

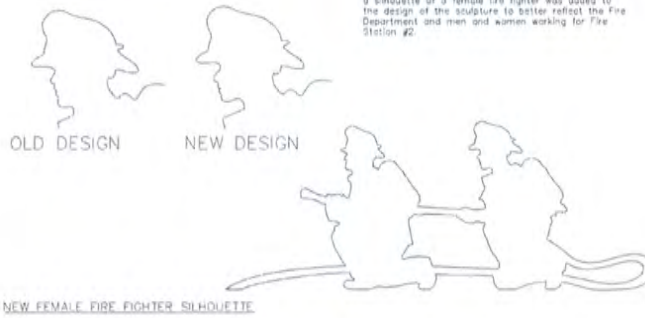
Foreground Layer

SCOTT GOSS STUDIO  
216.224.8049 | scottgoss.com

 Docket No.: 18122 Detroit LFD Station #2  
August 2021

38

## ADDENDUM



Docket No.: 18122 Detroit LFD Station #2  
August 2021

39

## MATERIALS



Laser cut silhouettes will be constructed out of 12 g. stainless-steel that will be powder-coated a dark grey color. This powder coat provides a distinctive color to the design and an additional layer of protection against the natural elements. The powder-coat surface is low maintenance. All powder-coating in this project will include an additional coat of an anti-graffiti layer to protect against vandalism.



The Corten steel used for the background pattern will corrode naturally, providing a rich color palette of oranges, reds, and browns. This material is very low maintenance and provides a unique color and material palette emblematic of the fire station, Lakewood, and Greater Cleveland.



The structural components of this project will be made of stainless-steel, to provide durability and strength. This includes the posts and crossbeams, angle brackets, and all hardware.



Docket No.: 18122 Detroit LFD Station #2  
August 2021

40

## LIGHTING DESIGN

The LED fixture that has been selected for this project was chosen for its durability, color, brightness, ease of use, and ease of install/ replacement. The LED strip is designed to follow the contour of the figures to produce a vibrant glow at night. The LED lighting is low voltage, waterproof, and outdoor rated. Installation will include mounting LED's onto the rear of the figures and running the wires in unison to the 1-3 junction boxes connecting to the main building power.

### DATASHEET



### HOLECTRON

#### ATLANTIS SIDE

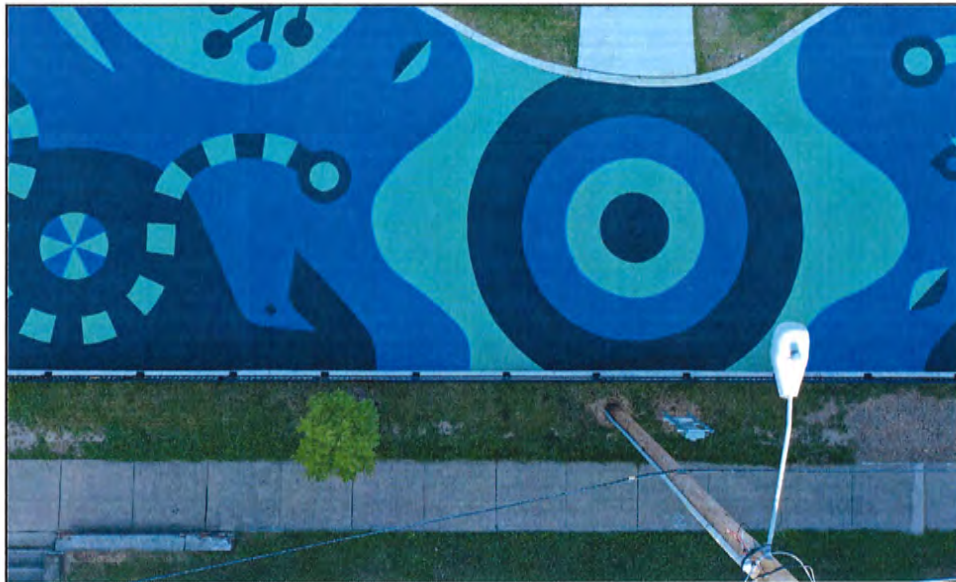
Model: 800000000

TYPE	LED
SIZE	100mm
POWER CONSUMPTION	1.5W/m (1.5W/m)
OPERATING VOLTAGE	12V DC (12V DC)
OPERATING CURRENT	125mA/m (125mA/m)
OPERATING TEMPERATURE	-20°C to 40°C (-4°F to 104°F)
OPERATING HUMIDITY	10% to 90% RH (10% to 90% RH)
OPERATING ALTITUDE	0 to 10000m (0 to 32800ft)
OPERATING LIFE	50,000 hours (50,000 hours)
OPERATING VOLTAGE	12V DC (12V DC)
OPERATING CURRENT	125mA/m (125mA/m)
OPERATING TEMPERATURE	-20°C to 40°C (-4°F to 104°F)
OPERATING HUMIDITY	10% to 90% RH (10% to 90% RH)
OPERATING ALTITUDE	0 to 10000m (0 to 32800ft)
OPERATING LIFE	50,000 hours (50,000 hours)



Docket No.: 18122 Detroit LFD Station #2  
August 2021

41



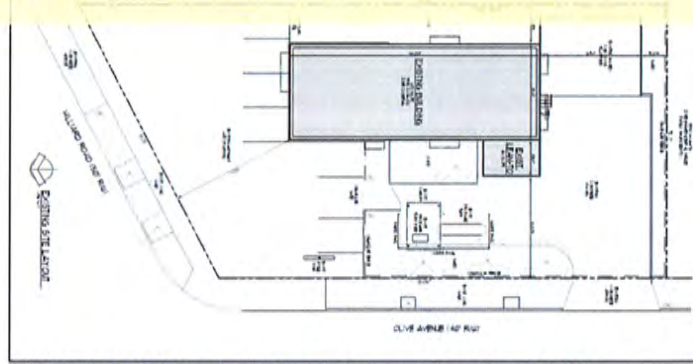
Architectural Board of Review  
OLD BUSINESS - August 2021

42

**Proposal: At the Planning Commission August 5, 2021 meeting, it was determined the project was to return to ABR**

**City Notes:**

- Approval for parking layout

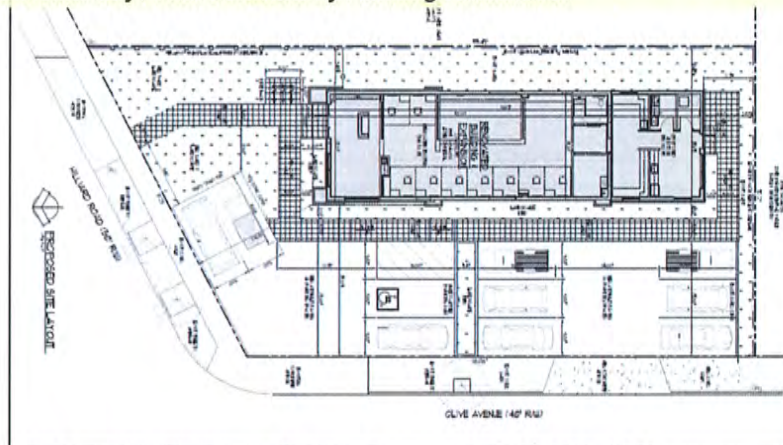


Existing



**Docket No.: 07-91-21 16019 Hilliard - Foxy Salon August 2021**

**ABR Review July / Prior to review by Planning Commission**



PROPOSED SITE LAYOUT		1:10		DATE: 07-15-21		
F OXY SALON		16019 HILLIARD ROAD		LAKEWOOD, OHIO 44116		



**Docket No.: 07-91-21 16019 Hilliard - Foxy Salon August 2021**



Architectural elevation drawing of a Dunkin' Donuts building facade. The drawing shows a long, single-story building with a central entrance and several large windows. The facade is primarily light-colored with orange accents around the windows and doors. A prominent 'DUNKIN'' sign is visible above the entrance. The drawing includes technical annotations and a title block on the right side.

**City of Detroit Seal**

**Docket No.: 05-39-21 17609 Detroit - Dunkin'**  
**August 2021**

47

Architectural elevation drawing of a Dunkin' Donuts building facade, showing a different view of the building. This view features a prominent brick section on the left side of the facade. The building has large windows and a central entrance with a 'DUNKIN'' sign. The drawing includes technical annotations and a title block on the right side.

**City of Detroit Seal**

**Docket No.: 05-39-21 17609 Detroit - Dunkin'**  
**August 2021**

48

**Docket No.: 05-39-21 17609 Detroit - Dunkin'**  
**August 2021**

49

**Proposal:** Applicant proposed painting of exterior of commercial building (May)

**City Notes:**

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

- 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...

**Docket No.: 15509 Madison**  
**August 2021**

50



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.
3. Clear: Transparent and porous waterproofing in a matte or flat finish allowing the wall to breathe is permissible with the application of a system compatible with the surface on which it is being applied. All manufacturer and industry standard specifications must be followed.
4. The U.S. Secretary of Interior Standards for Rehabilitation of Historic Structures shall be complied with for any building:
  - a. Designated by the City of Lakewood as a historic property or landmark or located in historic property district; or
  - b. Individually listed or located within a listed district of the National Register of Historic Places.
5. All contractors must be registered with the City prior to the commencement of any approved work subject to these standards.

Planning Commission

February 4, 2021

Docket No.: 15509 Madison  
August 2021

**Proposal: Applicant proposed painting of exterior of commercial building (May)**

**City Notes:**

The City Administration recommends conditional approval of the H&C Colortop Water-Based Solid Color Concrete Stain based on verbal guidance provided to the Administration by Sherwin Williams Technical Product Support stating that such product is appropriate for masonry wall systems that require breathability. The recommended conditions of approval are to satisfy additional product use requirements provided by Sherwin Williams Technical Product Support.

These conditions are as follows on the next slide:



Docket No.: 15509 Madison  
August 2021

**Proposal: Applicant proposed painting of exterior of commercial building (May)**

**City Notes:**

These conditions are as follows:

1. Rain occurred within 24 hours of the first coat being applied. Additional painting then occurred within 24-48 hours of the rain event ending. Sherwin Williams requires that no rainfall can occur within 24-48 hours (depending on temperature and humidity conditions) before and after application. As a result, the product washed away resulting in the inconsistent appearance. Therefore, at least one additional coat must be applied to create a consistent, finished appearance to the satisfaction of the City. The applicant must give notice to the City of when the additional coat will be applied and ensure that the application occurs in accordance with Sherwin Williams requirements for rain events and masonry moisture content, as well as temperature range. In the event these requirements are not met, or the additional coat does not result in a consistent, uniform appearance, an additional coat of stain will be required by the City and this process will repeat until the consistent, uniform appearance is achieved per Sherwin Williams application instructions for multiple coats.

(Continues on next slide)



**Docket No.: 15509 Madison  
August 2021**

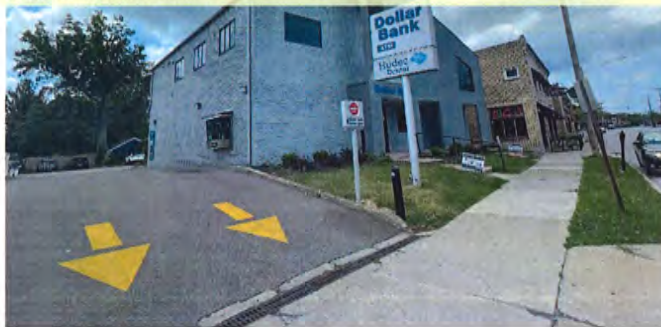
53

**Proposal: Applicant proposed painting of exterior of commercial building (May)**

**City Notes:**

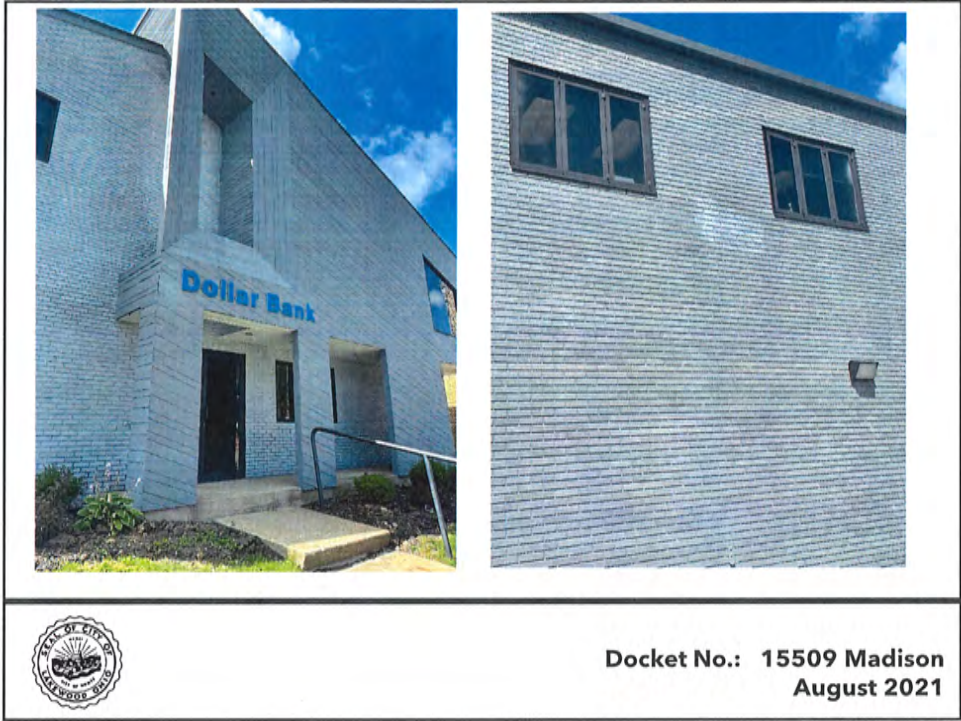
2. These conditions are as follows:

The surface must be cleaned in accordance with the specifications of Sherwin Williams prior to any additional staining occurring. At the time of notice required above, the applicant will state how and when the surface was prepped and made clean prior to application of additional coats.

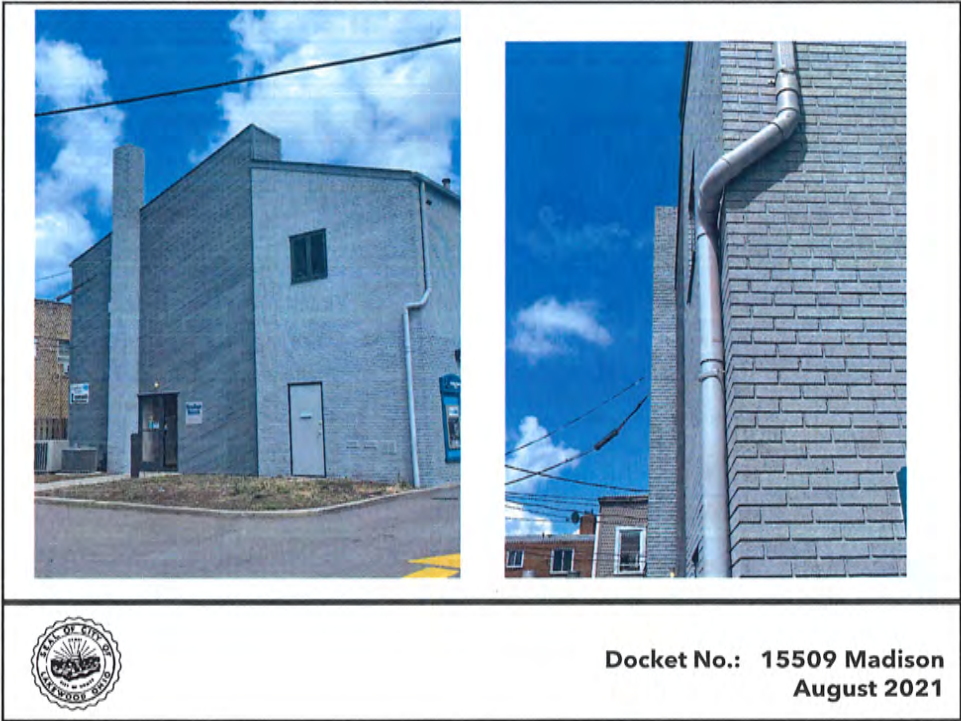


**Docket No.: 15509 Madison  
August 2021**

54



55



56



**Docket No.: 15509 Madison  
August 2021**

57



**Docket No.: 15509 Madison  
August 2021**

58



**MAINTENANCE**  
Surfaces treated with H&C CONCRETE® Water Based are easily cleaned using a scrubber to 1 part H&C CONCRETE® Cleaner Degreaser.

**ORDERING INFORMATION**

<b>Easy White</b>	<b>Part Number/QMS</b>
1 gallon	20.10214/9507-11850
5 gallons	20.10215/9507-11448
<b>Deep Blue</b>	<b>Part Number/QMS</b>
1 gallon	20.10214/9507-11851
5 gallons	20.10215/9507-11449
<b>Ultra Gray</b>	<b>Part Number/QMS</b>
1 gallon	20.10214/9507-11850
5 gallons	20.10215/9507-11700

**CAUTION**  
**CAUTION: CONTAINS CRYSTALLINE SILICA.** Use only with adequate ventilation. To avoid overexposure, avoid wetting and don't use on other topics to which a fresh air entry during application and drying. If you experience eye watering, redness, or irritation, move to fresh air, or wear respiratory protection (NIOSH approved) or best the eye. Adequate ventilation required when sanding or abrading the treated film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for reuse.

**FIRST AID** in case of eye contact: If with thoroughly wash large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE.** Absorption or inhalation of the dry film may induce crystalline silica which has been shown to cause lung damage and cancer under long term exposure.

**WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERIORS. KEEP OUT OF THE REACH OF CHILDREN.**

**WARRANTY**  
This warranty is only valid when the product is applied and maintained according to product application and maintenance instructions to a properly prepared surface. If the product fails to perform in accordance with applicable product literature H&C shall either replace an equivalent quantity of product free of charge or refund the original purchase price. For a replacement or a refund, return the product to the place of purchase accompanied by the original proof of purchase. This warranty shall not apply to any defect, damage or product failure resulting from improper surface preparation, structural defects, environmental damage, failure of a previous product, deterioration or defect in the underlying substrate, or improper application and maintenance of the product. Your exclusive remedy is the replacement of product or refund and does not include labor or costs associated with the application or removal of any product. **IN NO EVENT SHALL H&C BE LIABLE FOR ANY TYPE OF INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, PUNITIVE, OR INDIRECT DAMAGES WHETHER OR NOT FEASIBLE TO AVOID OR THE POSSIBILITY OF SUCH DAMAGES. ALL IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, SHALL HAVE THE SAME DURATION AS THE ABOVE EXPRESS WARRANTY.** Some states do not allow limitations on how long an implied warranty lasts or limitations on incidental or consequential damages, so portions of the limitations above might not apply to you. This warranty gives you specific legal rights, and you may have other rights, which vary from state to state.


**USE ONLY AS DIRECTED**  
The information and recommendations set forth in this product data sheet are based on tests conducted by or on behalf of H&C Products Group and the Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your H&C or Sherwin-Williams representative to obtain the most recent product data sheet.

For technical assistance, call 1-800-867-8248 or visit [www.hcproducts.com](http://www.hcproducts.com)

H&C Products Group  
5110 W. Progress Road  
Cincinnati, Ohio 45242

Technical Service 1-800-867-8248  
[www.hcproducts.com](http://www.hcproducts.com)

Page 4 of 8  
Rev. 5/17




**Docket No.: 15509 Madison**  
**August 2021**


61

**Proposal: Applicant proposes renovation of a front porch**

**City Notes:**

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





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

62

**INSURED**  
**Cleveland Home Improvement**  
22714 Center Ridge Road, Rocky River, OH 44116  
BOOKS OFFERS SIBING EMERGENCY REPAIRS  
THREE ESTIMATES QUOTE OR WORK **SAM SAPIENZA, L.L.C.**  
**(440) 871-5780**

Job No: **07-87-21 1289 HALL** Phone: **216) 221-9134**  
Address: **1289 HALL AVE** City: **CLEVELAND OH**  
Contract Description: **LANDSCAPE** Date: **5-16-21**


**Design**  
Site Plan  
Foundation  
Sizing  
Steps

Make checks payable only to:  
**Sam Sapienza, L.L.C.**  
11600 BROADWAY #1000  
CLEVELAND, OH 44104

TOOK AT  
1289 HALL AVE  
LANDSCAPE ON  
MARK SAPIENZA  
216) 221-9134

FRONT PORCH

SECURE LIGHTS  
OR RING LIGHT  
ON STEPS




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

63

TOOK AT  
1289 HALL AVE  
LANDSCAPE ON  
MARK SAPIENZA  
216) 221-9134

TOOK AT  
1289 HALL AVE  
LANDSCAPE ON  
MARK SAPIENZA  
216) 221-9134



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


64

**Lakewood Design Brief: Porch Railings**

Before you start any work on your porch, please contact the City of Lakewood Building Department for permit and zoning requirements. (303) 218-5250 ext. 30

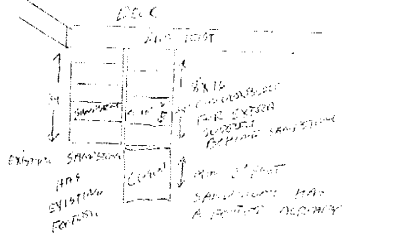
**Porch Railings are important!**  
The porch railing is the most prominent part of the front of a house and is a good indicator of the occupant's taste and quality.


**Repeating an Original Railing**  
If you have an existing porch railing that you would like to repeat, you must provide a drawing of the railing and a photograph of the railing. The railing must be made of a material that is durable and weather-resistant. The railing must be made of a material that is consistent with the original railing. The railing must be made of a material that is consistent with the original railing.



1289 HALL AVE  
LAKESIDE, CO 80101  
PH: 303-271-7737

LEAVING THE EXISTING RAILING IN PLACE AND ADDING A NEW COMPOSITE RAILING. SHOWING FINISH FOR EXISTING RAILING. DECISION IS UP TO YOU REGARDING THE EXISTING RAILING. YOU MAY REMOVE IT OR LEAVE IT IN PLACE.





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

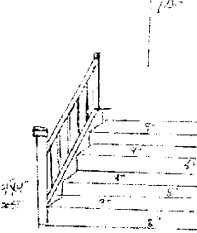
65

**Lakewood Design Brief: Porch Railings**

Before you start any work on your porch, please contact the City of Lakewood Building Department for permit and zoning requirements. (303) 218-5250 ext. 30


**Porch Railings are important!**  
The porch railing is the most prominent part of the front of a house and is a good indicator of the occupant's taste and quality.

**Repeating an Original Railing**  
If you have an existing porch railing that you would like to repeat, you must provide a drawing of the railing and a photograph of the railing. The railing must be made of a material that is durable and weather-resistant. The railing must be made of a material that is consistent with the original railing. The railing must be made of a material that is consistent with the original railing.



1289 HALL AVE  
LAKESIDE, CO 80101  
PH: 303-271-7737

FRONT PORCH  
REMOVING EXISTING RAILING  
INSTALLING NEW RAILING  
SPACING BETWEEN RAILS  
SHOULD BE 4" MAX  
RAILING SHOULD BE 36" HIGH  
RAILING SHOULD BE 1 1/2" THICK  
RAILING SHOULD BE 1 1/2" DIA



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

66

### 1" Routed Rail

Routed for consistent baluster spacing.

1289 HALL AVE  
LAKELAND ON 44107

30"

Image is intended to show balusters and does not represent actual work.

### 8" Moulded Cap Rail

Add to any 2" x 4" deck rail for a finished look.

1289 HALL AVE  
LAKELAND ON 44107

### 8" Fill-It Strip

Combine with 8" Moulded Cap Rail to install 2" x 2" square-end spindles, balusters and conceal fasteners. Can also be used as left for various projects.

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

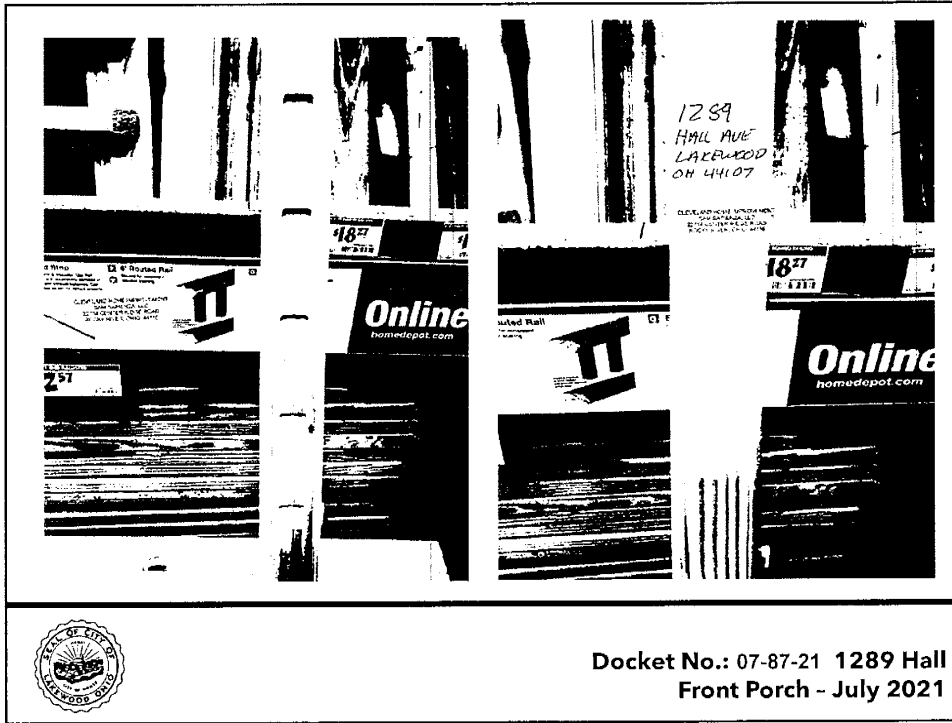
67

1289 HALL AVE LAKELAND ON 44107

1289 HALL AVE LAKELAND ON 44107

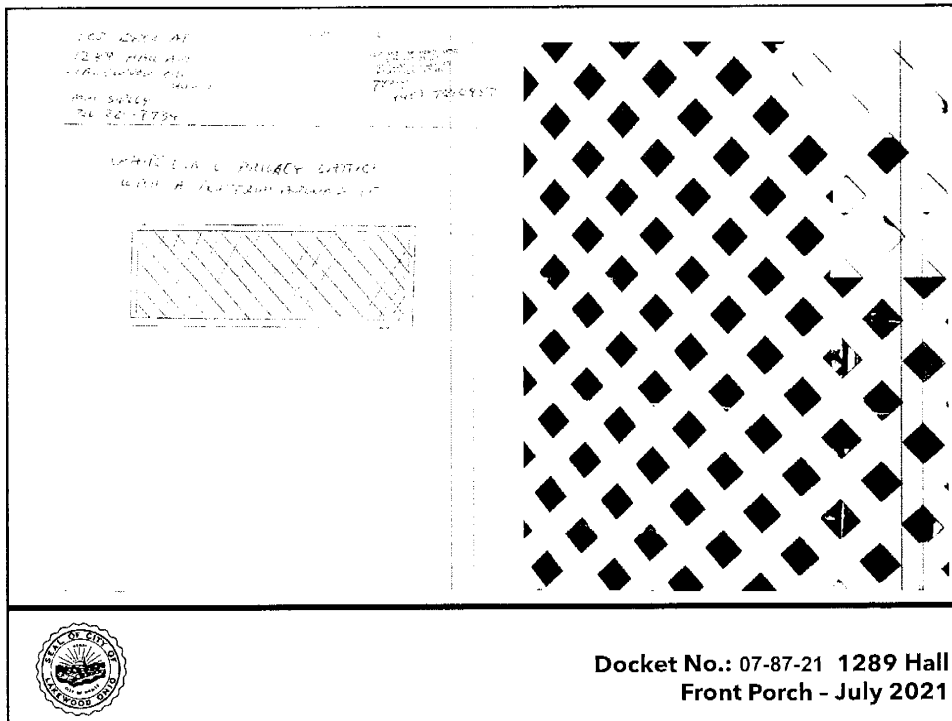
**Docket No.: 07-87-21 1289 Hall  
Front Porch - July 2021**

68




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

69



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

70



**Virtually Maintenance-Free**

**12 Vibrant Colors**  
2 Sizes - 4'x6', 2'x8'

**Easy to Install - Use for a Variety of Applications**

**UV-Stabilized / Fade Resistant**

**Durable One-Piece Construction**

**Resistant to Weather, Insects, Mold, Rot and Decay**


**Never Needs Painting**

Enhances the appearance of installed lattice

Available in at least 12 colors

Easy to install

Leads to: Privacy, Privacy Square



**DO NOT STRETCH**

**DO NOT USE SOLVENTS**

**DO NOT USE PAINTS**

**DO NOT USE GLUE**

**DO NOT USE NAIL GUNS**

**DO NOT USE POWER TOOLS**

**DO NOT USE DRILL BITS**

**DO NOT USE SCREWS**

**DO NOT USE STAPLES**

**DO NOT USE WOOD PRESERVATIVE**

**DO NOT USE ANTI-MOLD TREATMENT**

**DO NOT USE STAIN**

**DO NOT USE SEALANT**

**DO NOT USE FINISHES**

**DO NOT USE ADHESIVES**

**DO NOT USE PAINTS**

**DO NOT USE SOLVENTS**

**DO NOT USE GLUE**

**DO NOT USE NAIL GUNS**

**DO NOT USE POWER TOOLS**

**DO NOT USE DRILL BITS**

**DO NOT USE SCREWS**

**DO NOT USE STAPLES**

**DO NOT USE WOOD PRESERVATIVE**

**DO NOT USE ANTI-MOLD TREATMENT**

**DO NOT USE STAIN**

**DO NOT USE SEALANT**

**DO NOT USE FINISHES**

**DO NOT USE ADHESIVES**

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

71

**SAFETY DATA SHEET**

*PolyOne*

**WHITE**

Version Number: 1.1  
Revision Date: 03/21/2012

Page 1 of 1  
Print Date: 07/22/21

**SAFETY DATA SHEET**

**WHITE**

**Section 1. Identification**

Chemical Name: PolyOne  
Other Name: PolyOne  
Product Code: 1000000000

**Section 2. Hazards Identification**

Classification of the substance or mixture: SKIN IRRITANT (S2.2)

**SAFETY DATA SHEET**

*PolyOne*

**WHITE**

Version Number: 1.1  
Revision Date: 03/21/2012

Page 1 of 1  
Print Date: 07/22/21

**SAFETY DATA SHEET**

**WHITE**

**Section 4. First aid measures**

**Inhalation:** If inhaled, move to fresh air. If breathing is difficult, seek medical attention.

**Eye Contact:** If in contact with eyes, rinse thoroughly with water for at least 15 minutes. Seek medical attention if irritation persists.

**Skin Contact:** Wash with soap and water. If irritation persists, seek medical attention.

**Ingestion:** Do not induce vomiting. Seek medical attention if symptoms persist.

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

72

**Proposal: Applicant proposes renovation of a front porch**

**City Notes:**

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



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

73

**Google Maps**



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

74

**City Photos**



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

75

**City Photos**

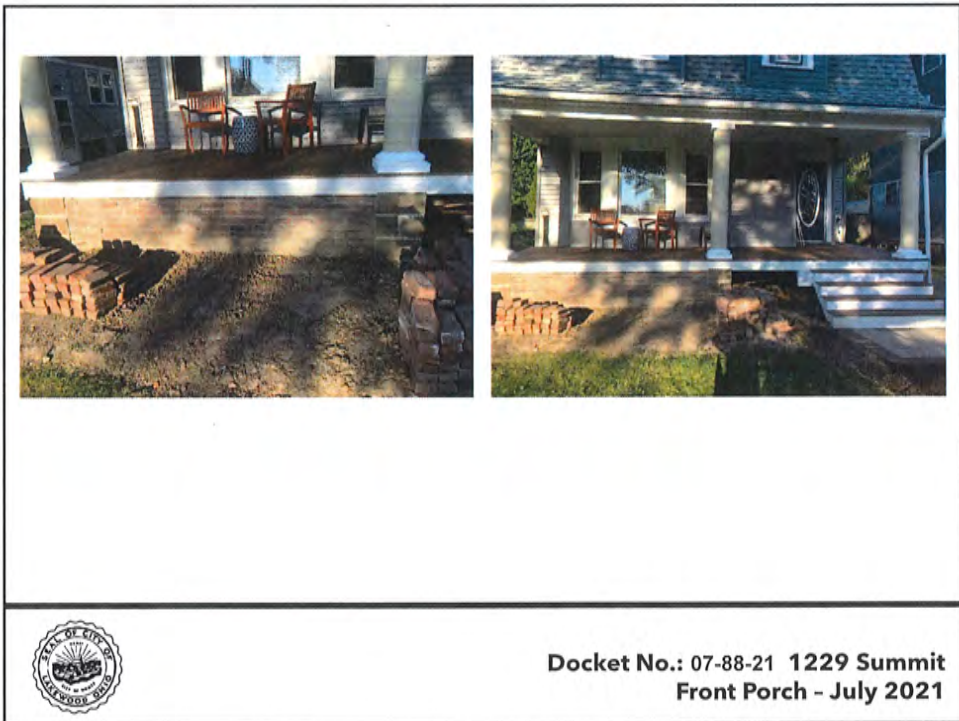


**Docket No.: 07-88-21 1229 Summit  
Front Porch - July 2021**

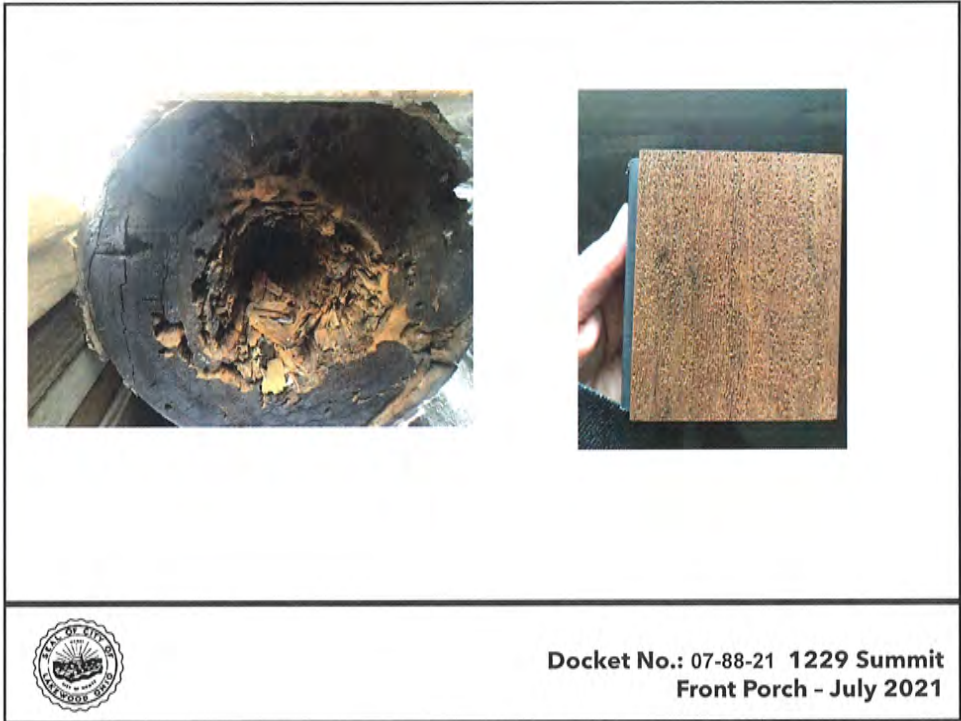
76



77

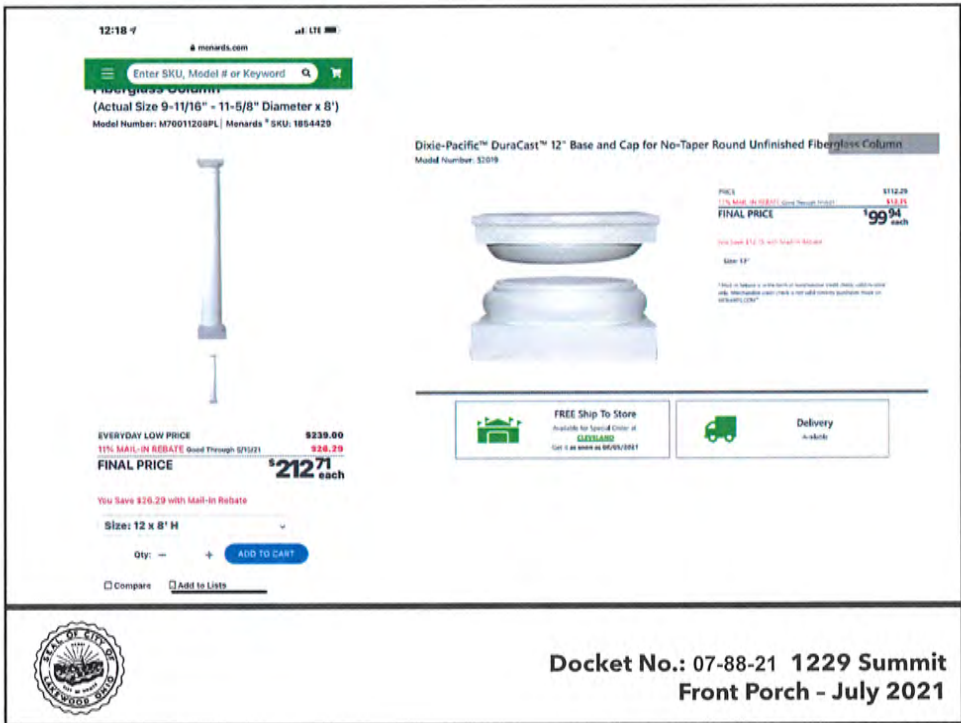


78



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

79



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

80



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

81



**TimberTech**  
Go Against the Grain

Get Started | Where to Buy | Order Samples

Color Options

WHITE | BLACK | MATTE WHITE

**Step 2: Select Infill**



Composite Balusters



Cable Infill

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



Aluminum Round or Square Balusters (Black Only)



Glass Channel Kit (Glass not included)



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


82



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

83

**8 x 8 x 16 Split Face Corner Block**  
(Actual Size 7.5/8" x 7.5/8" x 15.5/8")  
Model Number: 190212 (Measure 7' x 6' x 190212)



**FINAL PRICE** \$1.32

**FREE Ship To Store**  
Get it as soon as 06/14/2021 at 02:00:00 PM  
Quick Order/Check Inventory

**Delivery**  
Lubbock

**Description & Documents**

Meets structural needs in your residential project with this Split Face Block. The rugged texture on one long end and smooth side of the block will give your project a classic look and feel. This block is designed to be used with a 2" x 4" with the smooth face against the 2" x 4" with the design texture on your project. For best results, use a 2" x 4" with the design texture on your project.

**Features**

- Ideal for foundations and walls
- Available in color
- Strong and durable
- Strong and long-lasting
- Strong and long-lasting
- Available in color
- Available in color


**Shipping Information:** 1440 W. 112th St. | Lubbock, TX 79424  
**Shipping Weight:** 35 lbs.

**Brand Name:** Mosaic Manufacturing

**Product Details:** Split Face  
Material: Polypropylene

**Specifications**

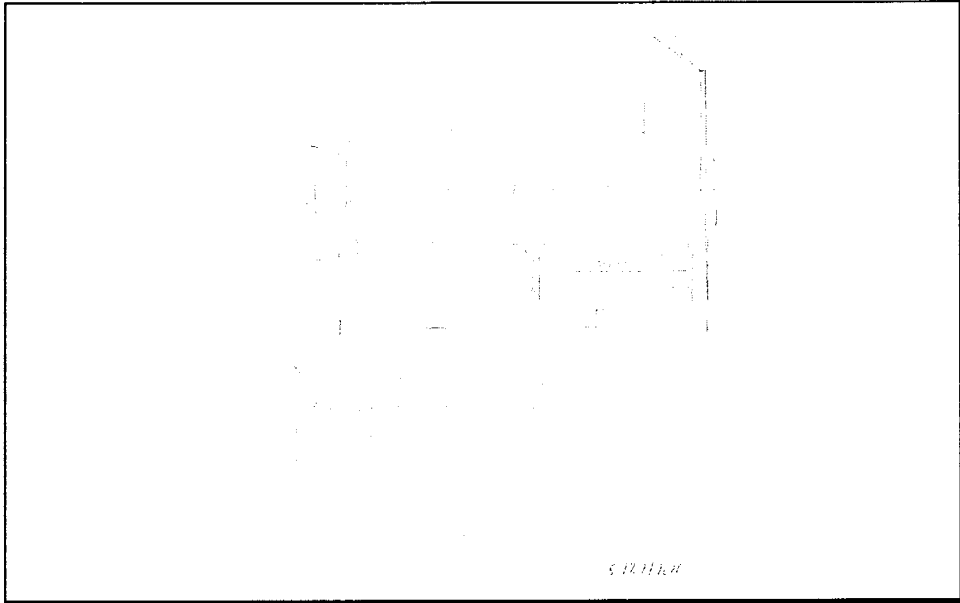
Product Type	Split Face Corner Block	Material	Finish
Color	White	Color	White
Actual Width	7.5/8"	Actual Width	7.5/8"
Actual Height	15.5/8"	Actual Height	15.5/8"
Actual Length	7.5/8"	Actual Length	7.5/8"
Surface Texture	Split Face	Weight	35 lbs.
Compression Strength	2000 PSI	Brand Name	Mosaic Manufacturing





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

84

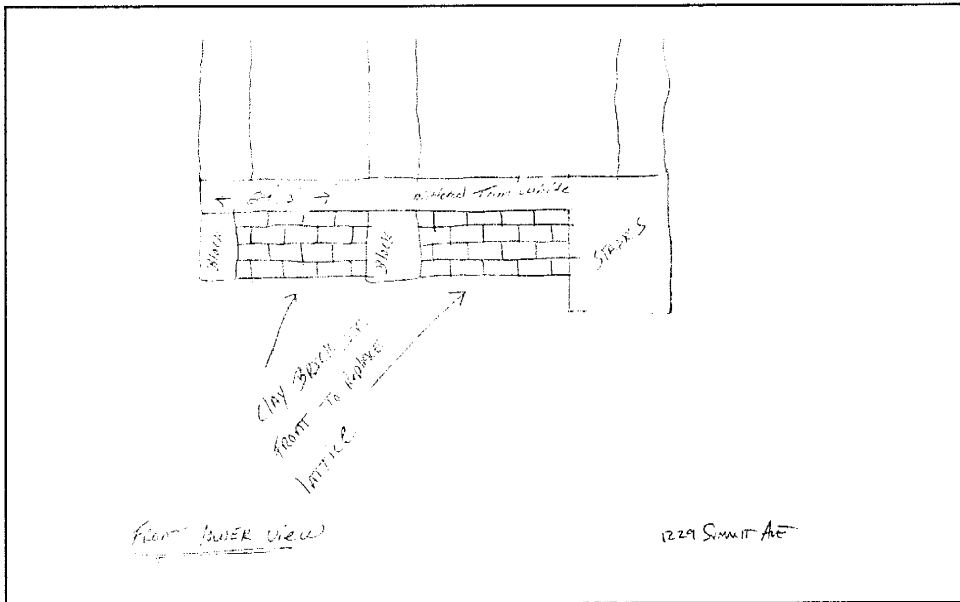


5.17.17.17



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

85



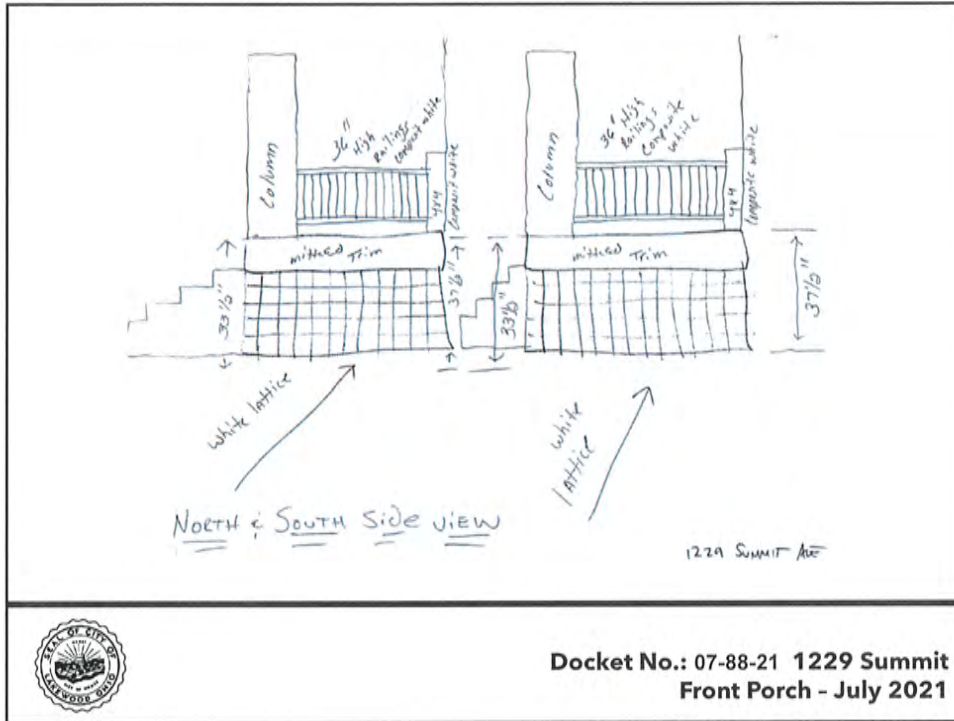
Front Lower View

1229 Summit Ave



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

86



87

**Proposal: Applicant proposes storefront renovation.**

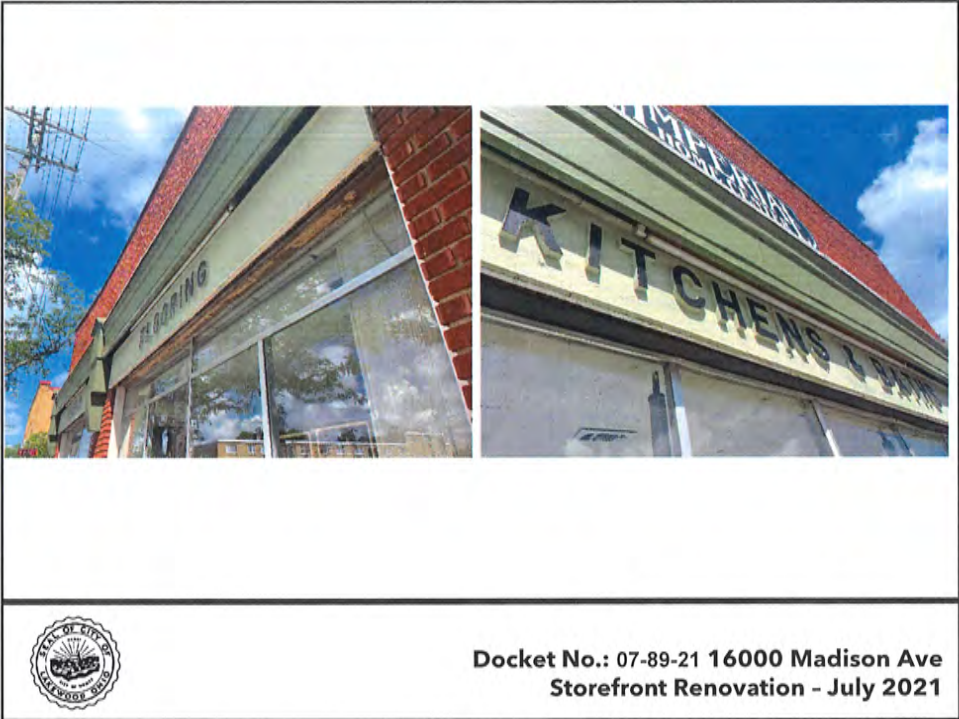
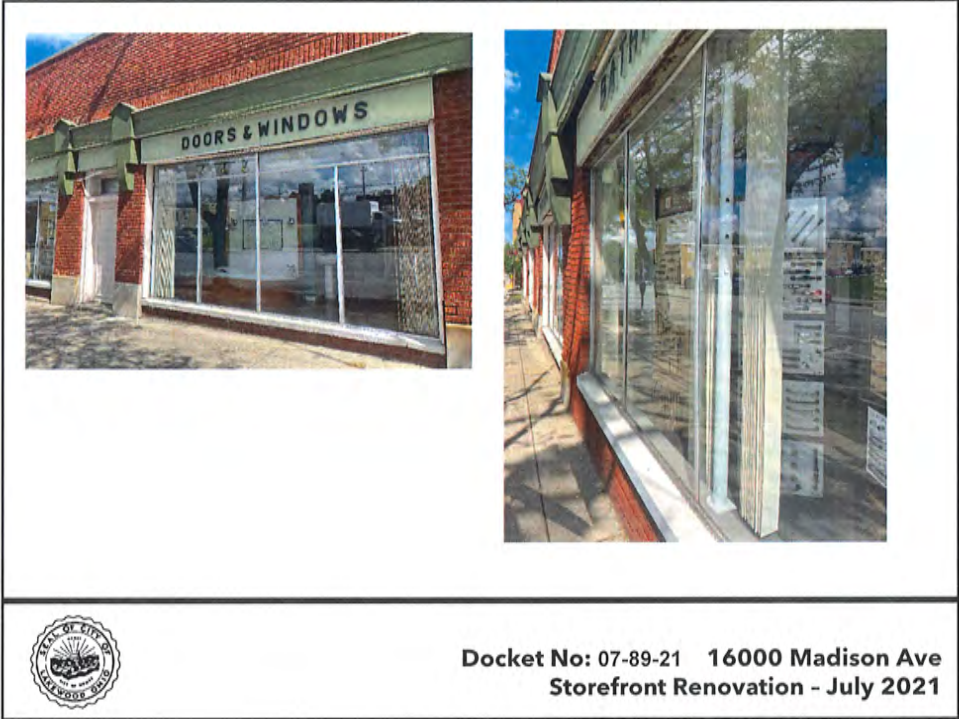
**City Notes:**

- Section 106 Review by outside review - found to have no adverse affect
- New signage will need be submitted at a later date under separate application

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

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

88





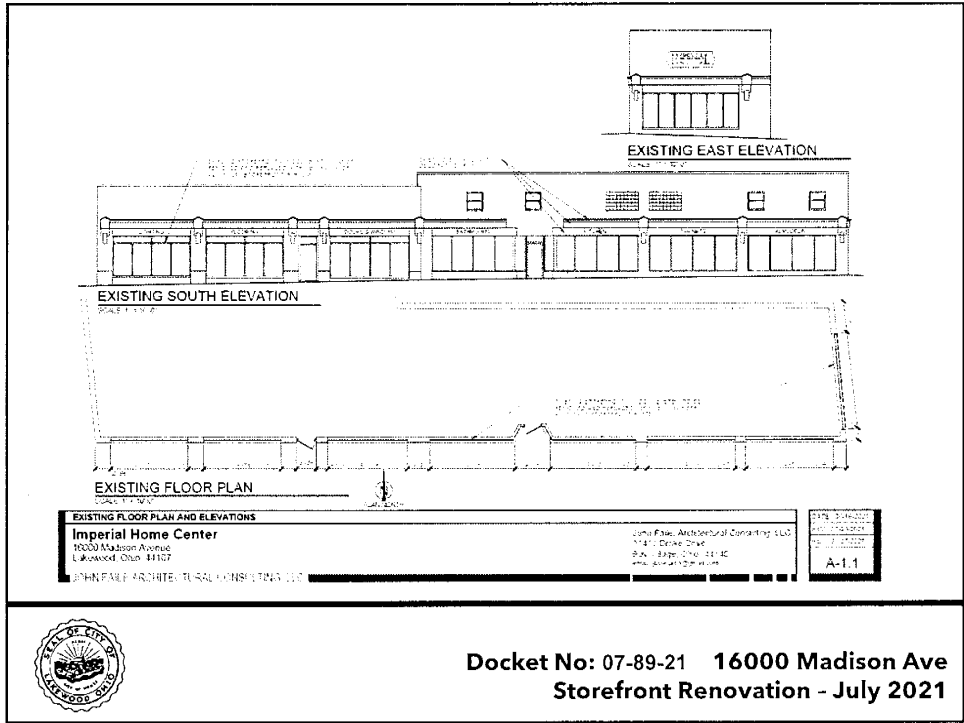
Docket No.: 07-89-21 16000 Madison Ave  
Storefront Renovation - July 2021

91

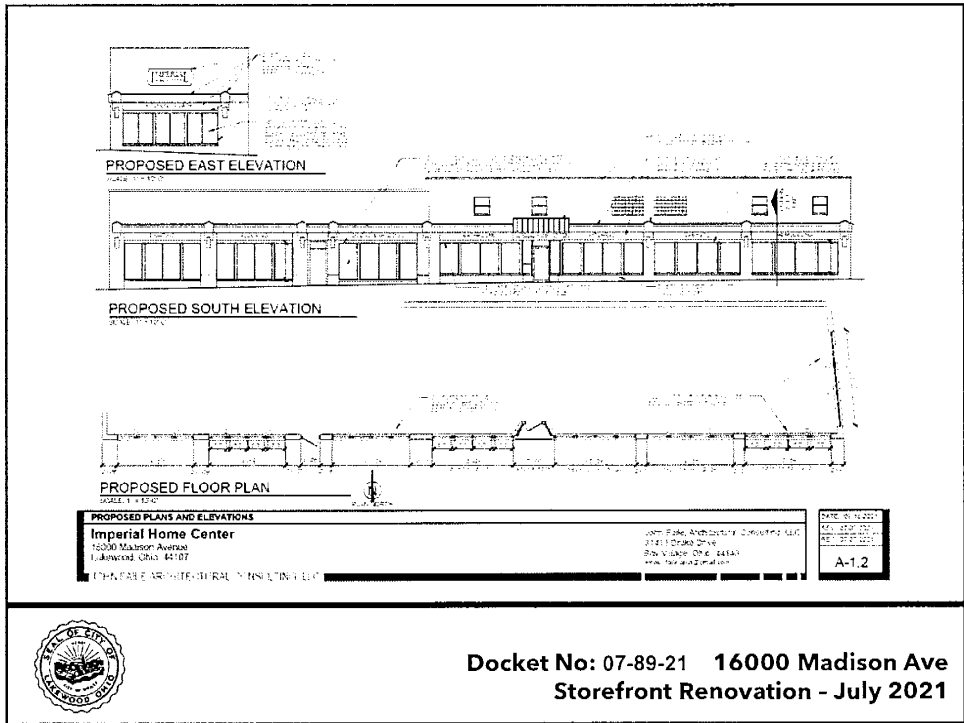


Docket No.: 07-89-21 16000 Madison Ave  
Storefront Renovation - July 2021

92




93



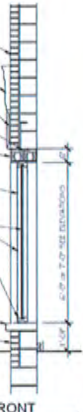
94




**EXISTING EAST BUILDING ELEVATION**



**EXISTING SOUTH BUILDING ELEVATION**



**SECTION @ RENOVATED STOREFRONT**  
SCALE: 3/4" = 1'-0"



**SELECTED COLORS**  
SCALE: NONE

**ELEVATIONS, COLORS AND DETAILS**

**Imperial Home Center**  
16000 Madison Avenue  
Lakewood, Ohio 44107


JOHN FAILE ARCHITECTURAL CONSULTING, LLC

John Faile Architectural Consulting, LLC  
31413 Drake Drive  
Bay Village, Ohio 44140  
www.jfaile.com

DATE: 06-15-2021  
REV: 07-09-2021  
REV: 07-27-2021

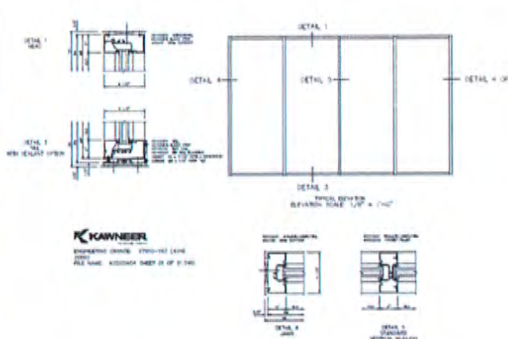
**A-1.3**

95



**KAWNEER**

Design + Performance  
Versatility with Unmatched  
Fabrication Flexibility



**DETAIL 1**

**DETAIL 2**

**DETAIL 3**

**DETAIL 4**

**DETAIL 5**

**KAWNEER STOREFRONT SYSTEM**

**Imperial Home Center**  
16000 Madison Avenue  
Lakewood, Ohio 44107

JOHN FAILE ARCHITECTURAL CONSULTING, LLC

John Faile, Architectural Consulting, LLC  
31413 Drake Drive  
Bay Village, Ohio 44140  
www.jfaile.com

DATE: 07-29-2021  
DATE: 07-27-2021

**PRODUCTS**

96

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

**Proposal: Applicant proposes front porch renovation.**

**City Notes:**

- Scaled/accurate elevations are required



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



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



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

99



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

100



**Proposal: Applicant proposes a front porch addition.**

**City Notes:**

- BZA Approvals on next slide



**Docket No.: 07-96-21**

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

103

**BZA Approvals 04-16-2021**

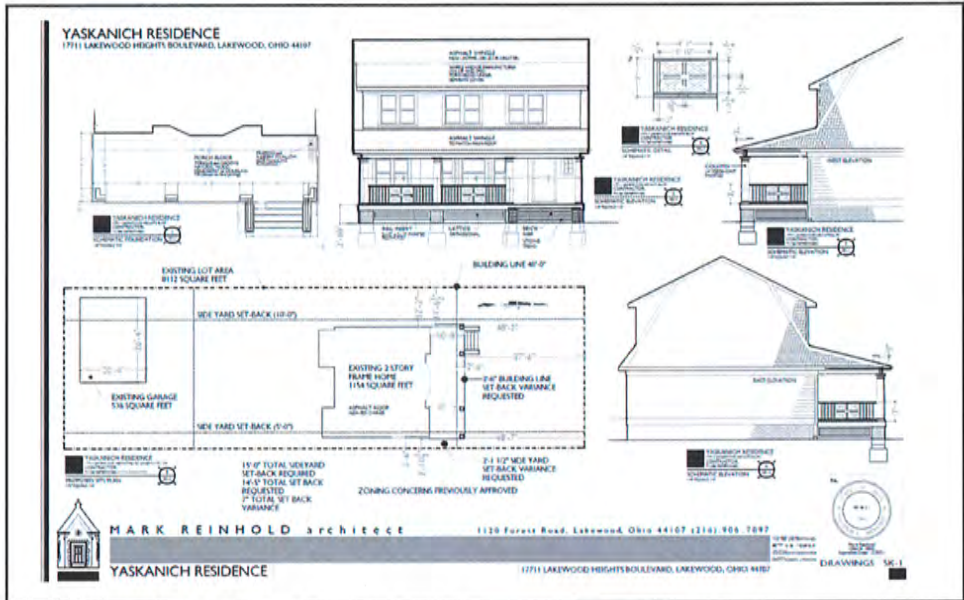
At the 4/15/2021 meeting, the Board of Zoning Appeals considered the construction of a front porch addition. Property is located in an R1H, Single-Family, High Density district.

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



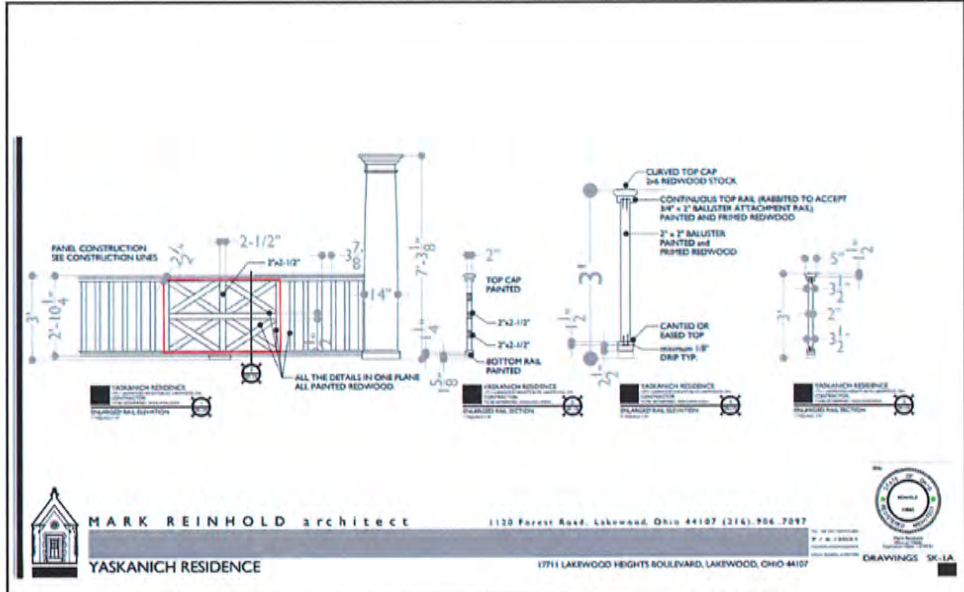
**Docket No.: xx-xx-xx 17711 Lakewood Hts Blvd  
Front Porch - July 2021**

104



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

105





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

106

How WICKADURA NorthGate® ClimatePro™ Impact Resistant Shingles

**LANDMARK® SERIES**  
Designer Roofing Shingles



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

107



 **Architectural Board of Review**  
**NEW BUSINESS - August 2021**

108

**Proposal: Front porch renovation**

**City Notes**

- No approvals received prior to work being completed
- Does not appear to be a 1-for-1 replacement
- No updates or communication from applicant



**Docket No.: 08-108-21 1334 Park Row  
August 2021**

109



**Docket No.: 08-108-21 1334 Park Row  
August 2021**

110



**Proposal: Second floor railing replacement and removal of awning**

**City Notes**

- Clarification on railing system

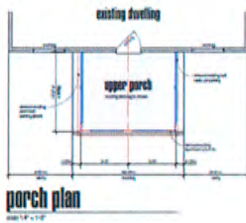


**Docket No.: 08-109-21 1345 Warren  
August 2021**

113



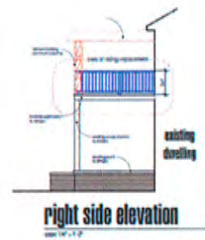
**reference photographs**



**porch plan**



**rear elevation**




**right side elevation**




**Docket No.: 08-109-21 1345 Warren  
August 2021**

114




**Freedom 4-in x 4-in White PVC Deck Post Cap**



Freedom Lincoln 10-ft x 3-in x 4 White PVC Deck Rail Kit  
quero Bobsters Included...



**Freedom 4-in x 4-in White PVC Deck Post Base Trim**




**Freedom 4-in x 4-in White PVC Deck Post Sleeve**




**Freedom 4-in x 4-in White PVC Deck Post Cap**

*RAILING KIT*  
10' x 3'




**FREEDOM-OUTDOOR LIVING**

**PVC Composite Railing & Stair Kit**  
INSTALLATION INSTRUCTIONS




**Docket No.: 08-109-21 1345 Warren**  
**August 2021**

115



**ADI**  
Absolute Distribution Inc.

Installation Guide For:



**ASD**  
RAILING SYSTEMS®


**This Packet MUST Accompany Materials To Job Site**

Call 1-800-335-5909 for Installation Support


**Drawing Enclosed**

**ASD** AS&D® Aluminum Railing and Cable System  
Quick Guide for Series 200 Top Rail Installation


**Series 200 Top Rail for Level Applications**




**Attaching to End Post**  
Rail slides over top of post and attached with 2 set screws. One on each side. Top rail end plate can be attached before or after installation.




**Attaching End Plate**  
End plate goes on rear end of top rail where rail ends. Use 2 set screws to attach to top rail.




**Attaching to Intermediate Post**  
Rail slides over top of post and attached with 2 set screws. One on Each side.




**Series 200 Level Splice**  
Level splice slides into each end of the rail. Splice must be secured into place with 2 screws from the underside of the top rail.




**Secure Splice into Rail**  
Use 2 screws to secure splice into rail from the underside.




**Splice Over a Post**  
Splice must be installed into rail and then rail must be glued.




**Splice Between Posts**  
Use splices to connect rails together where the rails meet between posts.



**Series 200 - 90 Degree Splice**  
Splice slides into each end of the rail. Splice must be secured into place with 2 screws from underside. (Top rail must be removed).



**90 Degree Splice - Application**  
Fronted back using 90 degree splice to connect rails.



**Docket No.: 08-109-21 1345 Warren**  
**August 2021**

116

**Proposal: Applicant proposes rebuild of a front porch**

**City Notes**

- City has been working with applicant to find a solution



**Docket No.: 08-110-21 2060 Reveley  
August 2021**

117



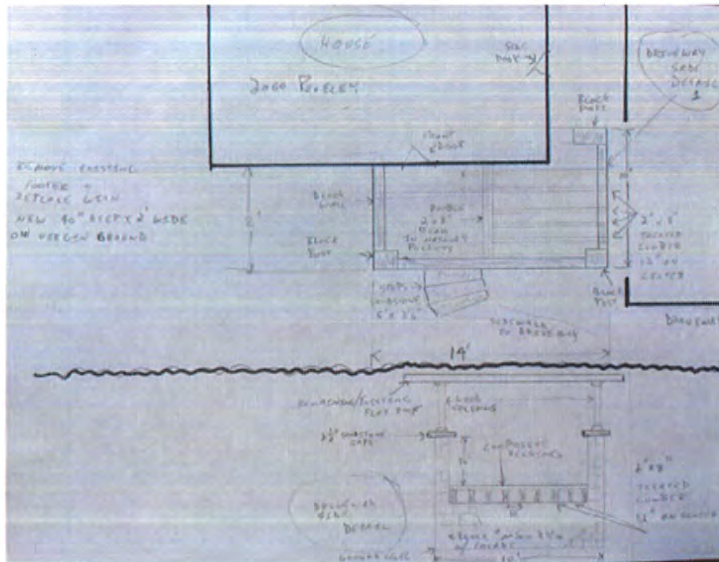
**Docket No.: 08-110-21 2060 Reveley  
August 2021**

118



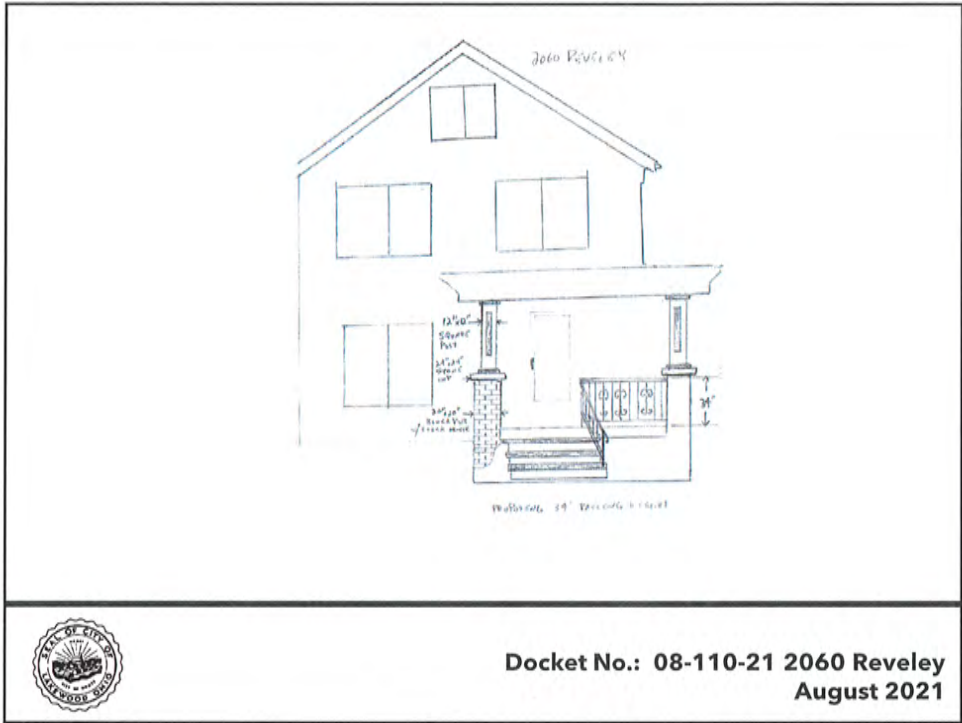
Docket No.: 08-110-21 2060 Reveley  
August 2021

119



Docket No.: 08-110-21 2060 Reveley  
August 2021

120



121

**Porch**  
**EXTRA! STYLISH DURABLE.**  
 The great look appeal... of all deck porch options...  
 Porch Deck...  
 The great look appeal... of all deck porch options...  
 Porch Deck...  
 The great look appeal... of all deck porch options...  
 Porch Deck...

Product Name	Color	Material
1 x 4 Deck Boards	White	Composite
1 x 4 Deck Boards	Grey	Composite
1 x 4 Deck Boards	Black	Composite
1 x 4 Deck Boards	Red	Composite
1 x 4 Deck Boards	Blue	Composite
1 x 4 Deck Boards	Green	Composite
1 x 4 Deck Boards	Yellow	Composite
1 x 4 Deck Boards	Orange	Composite
1 x 4 Deck Boards	Purple	Composite
1 x 4 Deck Boards	Pink	Composite
1 x 4 Deck Boards	Light Blue	Composite
1 x 4 Deck Boards	Light Green	Composite
1 x 4 Deck Boards	Light Yellow	Composite
1 x 4 Deck Boards	Light Purple	Composite
1 x 4 Deck Boards	Light Pink	Composite
1 x 4 Deck Boards	Light Blue-Grey	Composite
1 x 4 Deck Boards	Light Green-Grey	Composite
1 x 4 Deck Boards	Light Yellow-Grey	Composite
1 x 4 Deck Boards	Light Purple-Grey	Composite
1 x 4 Deck Boards	Light Pink-Grey	Composite
1 x 4 Deck Boards	Light Blue-Black	Composite
1 x 4 Deck Boards	Light Green-Black	Composite
1 x 4 Deck Boards	Light Yellow-Black	Composite
1 x 4 Deck Boards	Light Purple-Black	Composite
1 x 4 Deck Boards	Light Pink-Black	Composite
1 x 4 Deck Boards	Light Blue-White	Composite
1 x 4 Deck Boards	Light Green-White	Composite
1 x 4 Deck Boards	Light Yellow-White	Composite
1 x 4 Deck Boards	Light Purple-White	Composite
1 x 4 Deck Boards	Light Pink-White	Composite
1 x 4 Deck Boards	Light Blue-Grey	Composite
1 x 4 Deck Boards	Light Green-Grey	Composite
1 x 4 Deck Boards	Light Yellow-Grey	Composite
1 x 4 Deck Boards	Light Purple-Grey	Composite
1 x 4 Deck Boards	Light Pink-Grey	Composite
1 x 4 Deck Boards	Light Blue-Black	Composite
1 x 4 Deck Boards	Light Green-Black	Composite
1 x 4 Deck Boards	Light Yellow-Black	Composite
1 x 4 Deck Boards	Light Purple-Black	Composite
1 x 4 Deck Boards	Light Pink-Black	Composite
1 x 4 Deck Boards	Light Blue-White	Composite
1 x 4 Deck Boards	Light Green-White	Composite
1 x 4 Deck Boards	Light Yellow-White	Composite
1 x 4 Deck Boards	Light Purple-White	Composite
1 x 4 Deck Boards	Light Pink-White	Composite

122

**authentic brick**

**GRAND CHENIER**  
matching with: Page 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**authentic brick**

**GRAND RIVER**  
matching with: Number 101, 102, 103, 104, 105

**Docket No.: 08-110-21 2060 Reveley**  
**August 2021**

123

**Docket No.: 08-110-21 2060 Reveley**  
**August 2021**

124

**Proposal: Applicant proposes the rebuild of a front porch**

**City Notes**

- Worked completed without approvals



**Docket No.: 08-111-21 1440 Riverside  
August 2021**

125



**Docket No.: 08-111-21 1440 Riverside  
August 2021**

126



**Docket No.: 08-111-21 1440 Riverside  
August 2021**

127



**Docket No.: 08-111-21 1440 Riverside  
August 2021**

128

Architectural drawing of a wooden deck with railings. The drawing includes a perspective view of the deck, a side elevation, and a detailed table of materials and dimensions. The table lists various materials and their quantities, such as 2x4s, 2x6s, and 4x4s. The drawing is labeled with 'A' and '0'.

NO.	DESCRIPTION	QUANTITY	UNIT
1	2x4 SIPS	20	PS
2	2x6 SIPS	10	PS
3	4x4 SIPS	4	PS
4	2x2 SIPS	10	PS
5	2x4 SIPS	10	PS
6	2x6 SIPS	10	PS
7	4x4 SIPS	4	PS
8	2x2 SIPS	10	PS
9	2x4 SIPS	10	PS
10	2x6 SIPS	10	PS
11	4x4 SIPS	4	PS
12	2x2 SIPS	10	PS
13	2x4 SIPS	10	PS
14	2x6 SIPS	10	PS
15	4x4 SIPS	4	PS
16	2x2 SIPS	10	PS
17	2x4 SIPS	10	PS
18	2x6 SIPS	10	PS
19	4x4 SIPS	4	PS
20	2x2 SIPS	10	PS
21	2x4 SIPS	10	PS
22	2x6 SIPS	10	PS
23	4x4 SIPS	4	PS
24	2x2 SIPS	10	PS
25	2x4 SIPS	10	PS
26	2x6 SIPS	10	PS
27	4x4 SIPS	4	PS
28	2x2 SIPS	10	PS
29	2x4 SIPS	10	PS
30	2x6 SIPS	10	PS
31	4x4 SIPS	4	PS
32	2x2 SIPS	10	PS
33	2x4 SIPS	10	PS
34	2x6 SIPS	10	PS
35	4x4 SIPS	4	PS
36	2x2 SIPS	10	PS
37	2x4 SIPS	10	PS
38	2x6 SIPS	10	PS
39	4x4 SIPS	4	PS
40	2x2 SIPS	10	PS
41	2x4 SIPS	10	PS
42	2x6 SIPS	10	PS
43	4x4 SIPS	4	PS
44	2x2 SIPS	10	PS
45	2x4 SIPS	10	PS
46	2x6 SIPS	10	PS
47	4x4 SIPS	4	PS
48	2x2 SIPS	10	PS
49	2x4 SIPS	10	PS
50	2x6 SIPS	10	PS
51	4x4 SIPS	4	PS
52	2x2 SIPS	10	PS
53	2x4 SIPS	10	PS
54	2x6 SIPS	10	PS
55	4x4 SIPS	4	PS
56	2x2 SIPS	10	PS
57	2x4 SIPS	10	PS
58	2x6 SIPS	10	PS
59	4x4 SIPS	4	PS
60	2x2 SIPS	10	PS
61	2x4 SIPS	10	PS
62	2x6 SIPS	10	PS
63	4x4 SIPS	4	PS
64	2x2 SIPS	10	PS
65	2x4 SIPS	10	PS
66	2x6 SIPS	10	PS
67	4x4 SIPS	4	PS
68	2x2 SIPS	10	PS
69	2x4 SIPS	10	PS
70	2x6 SIPS	10	PS
71	4x4 SIPS	4	PS
72	2x2 SIPS	10	PS
73	2x4 SIPS	10	PS
74	2x6 SIPS	10	PS
75	4x4 SIPS	4	PS
76	2x2 SIPS	10	PS
77	2x4 SIPS	10	PS
78	2x6 SIPS	10	PS
79	4x4 SIPS	4	PS
80	2x2 SIPS	10	PS
81	2x4 SIPS	10	PS
82	2x6 SIPS	10	PS
83	4x4 SIPS	4	PS
84	2x2 SIPS	10	PS
85	2x4 SIPS	10	PS
86	2x6 SIPS	10	PS
87	4x4 SIPS	4	PS
88	2x2 SIPS	10	PS
89	2x4 SIPS	10	PS
90	2x6 SIPS	10	PS
91	4x4 SIPS	4	PS
92	2x2 SIPS	10	PS
93	2x4 SIPS	10	PS
94	2x6 SIPS	10	PS
95	4x4 SIPS	4	PS
96	2x2 SIPS	10	PS
97	2x4 SIPS	10	PS
98	2x6 SIPS	10	PS
99	4x4 SIPS	4	PS
100	2x2 SIPS	10	PS

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

129

Architectural drawing of a wooden deck with railings. The drawing includes a perspective view of the deck, a side elevation, and a detailed table of materials and dimensions. The table lists various materials and their quantities, such as 2x4s, 2x6s, and 4x4s. The drawing is labeled with 'A' and '0'.

NO.	DESCRIPTION	QUANTITY	UNIT
1	2x4 SIPS	20	PS
2	2x6 SIPS	10	PS
3	4x4 SIPS	4	PS
4	2x2 SIPS	10	PS
5	2x4 SIPS	10	PS
6	2x6 SIPS	10	PS
7	4x4 SIPS	4	PS
8	2x2 SIPS	10	PS
9	2x4 SIPS	10	PS
10	2x6 SIPS	10	PS
11	4x4 SIPS	4	PS
12	2x2 SIPS	10	PS
13	2x4 SIPS	10	PS
14	2x6 SIPS	10	PS
15	4x4 SIPS	4	PS
16	2x2 SIPS	10	PS
17	2x4 SIPS	10	PS
18	2x6 SIPS	10	PS
19	4x4 SIPS	4	PS
20	2x2 SIPS	10	PS
21	2x4 SIPS	10	PS
22	2x6 SIPS	10	PS
23	4x4 SIPS	4	PS
24	2x2 SIPS	10	PS
25	2x4 SIPS	10	PS
26	2x6 SIPS	10	PS
27	4x4 SIPS	4	PS
28	2x2 SIPS	10	PS
29	2x4 SIPS	10	PS
30	2x6 SIPS	10	PS
31	4x4 SIPS	4	PS
32	2x2 SIPS	10	PS
33	2x4 SIPS	10	PS
34	2x6 SIPS	10	PS
35	4x4 SIPS	4	PS
36	2x2 SIPS	10	PS
37	2x4 SIPS	10	PS
38	2x6 SIPS	10	PS
39	4x4 SIPS	4	PS
40	2x2 SIPS	10	PS
41	2x4 SIPS	10	PS
42	2x6 SIPS	10	PS
43	4x4 SIPS	4	PS
44	2x2 SIPS	10	PS
45	2x4 SIPS	10	PS
46	2x6 SIPS	10	PS
47	4x4 SIPS	4	PS
48	2x2 SIPS	10	PS
49	2x4 SIPS	10	PS
50	2x6 SIPS	10	PS
51	4x4 SIPS	4	PS
52	2x2 SIPS	10	PS
53	2x4 SIPS	10	PS
54	2x6 SIPS	10	PS
55	4x4 SIPS	4	PS
56	2x2 SIPS	10	PS
57	2x4 SIPS	10	PS
58	2x6 SIPS	10	PS
59	4x4 SIPS	4	PS
60	2x2 SIPS	10	PS
61	2x4 SIPS	10	PS
62	2x6 SIPS	10	PS
63	4x4 SIPS	4	PS
64	2x2 SIPS	10	PS
65	2x4 SIPS	10	PS
66	2x6 SIPS	10	PS
67	4x4 SIPS	4	PS
68	2x2 SIPS	10	PS
69	2x4 SIPS	10	PS
70	2x6 SIPS	10	PS
71	4x4 SIPS	4	PS
72	2x2 SIPS	10	PS
73	2x4 SIPS	10	PS
74	2x6 SIPS	10	PS
75	4x4 SIPS	4	PS
76	2x2 SIPS	10	PS
77	2x4 SIPS	10	PS
78	2x6 SIPS	10	PS
79	4x4 SIPS	4	PS
80	2x2 SIPS	10	PS
81	2x4 SIPS	10	PS
82	2x6 SIPS	10	PS
83	4x4 SIPS	4	PS
84	2x2 SIPS	10	PS
85	2x4 SIPS	10	PS
86	2x6 SIPS	10	PS
87	4x4 SIPS	4	PS
88	2x2 SIPS	10	PS
89	2x4 SIPS	10	PS
90	2x6 SIPS	10	PS
91	4x4 SIPS	4	PS
92	2x2 SIPS	10	PS
93	2x4 SIPS	10	PS
94	2x6 SIPS	10	PS
95	4x4 SIPS	4	PS
96	2x2 SIPS	10	PS
97	2x4 SIPS	10	PS
98	2x6 SIPS	10	PS
99	4x4 SIPS	4	PS
100	2x2 SIPS	10	PS

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

130

**Proposal:** Applicant requests an appeal to Adjudication Order 2021-73 in order to build a garage. Pursuant to RCO 107.6.1. The property is located in an R1H - Single, High Density district.

**City Notes**

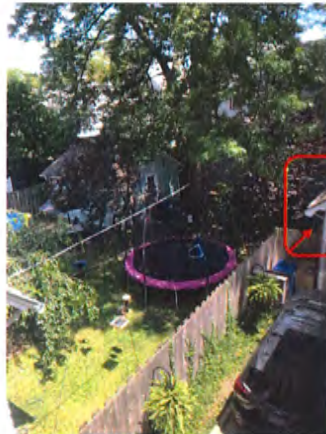
*1.Dwellings, or accessory structures located 3'-0" or closer to a property line are not permitted to have any overhangs or projections. (RCO Table 302.1)*

- Applicant also needed to make minor design modifications based on constructability



**Docket No.: 08-112-21 1081 Rosalie  
August 2021**

131



**Docket No.: 08-112-21 1081 Rosalie  
August 2021**

132

# New Garage Addition

FOR:  
**The Dancik Residence**  
 1081 Rosalie Avenue  
 Lakewood, OH 44107

**Project Description**

Utilizing as much of the existing garage structure, the plan is to add a small addition to the south side of the garage which will contain a stair to the second floor. The second floor will be added to create additional storage, as the present garage is only large enough for one car and with minimal storage.

The design of the exterior reflects the design of the existing home.

**INDEX OF DRAWINGS**

NO.	DESCRIPTION	DATE	BY	CHKD.
1.01	Site	8-22-21	WJ	WJ
1.02	Garage	8-22-21	WJ	WJ
1.03	Garage Addition	8-22-21	WJ	WJ
1.04	Garage Addition	8-22-21	WJ	WJ
1.05	Garage Addition	8-22-21	WJ	WJ
1.06	Garage Addition	8-22-21	WJ	WJ
1.07	Garage Addition	8-22-21	WJ	WJ
1.08	Garage Addition	8-22-21	WJ	WJ
1.09	Garage Addition	8-22-21	WJ	WJ
1.10	Garage Addition	8-22-21	WJ	WJ

Date	Issued For
8-22-21	zoning
8-23-21	Architectural Board of Review
8-23-21	Permit

**WEBER ARCHITECTURE**

1081 Rosalie Avenue  
 Lakewood, OH 44107  
 440.321.1111

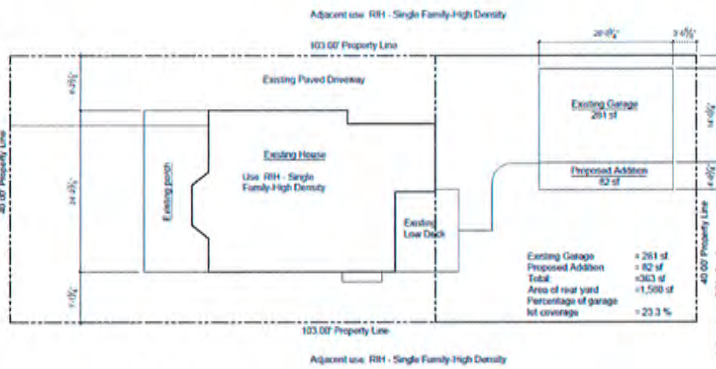
**Project:**  
**Dancik Residence**  
**Garage Addition**

**1081 Rosalie Avenue**  
 Lakewood, OH 44107

**Project No.:** 2021  
**Sheet No.:** T1.1



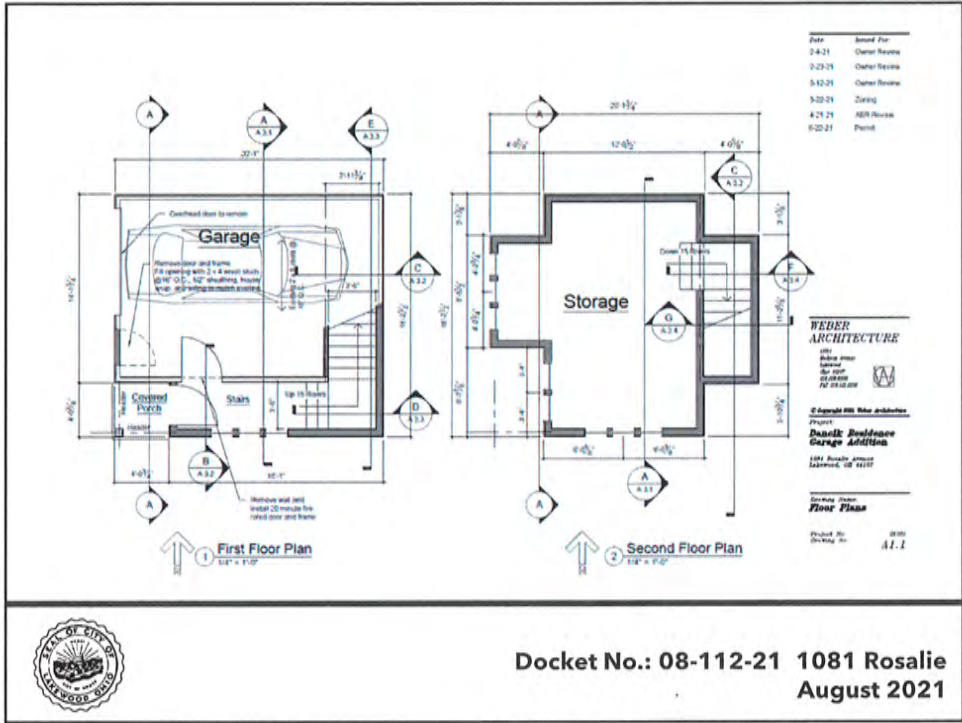
**Docket No.: 08-112-21 1081 Rosalie**  
**August 2021**



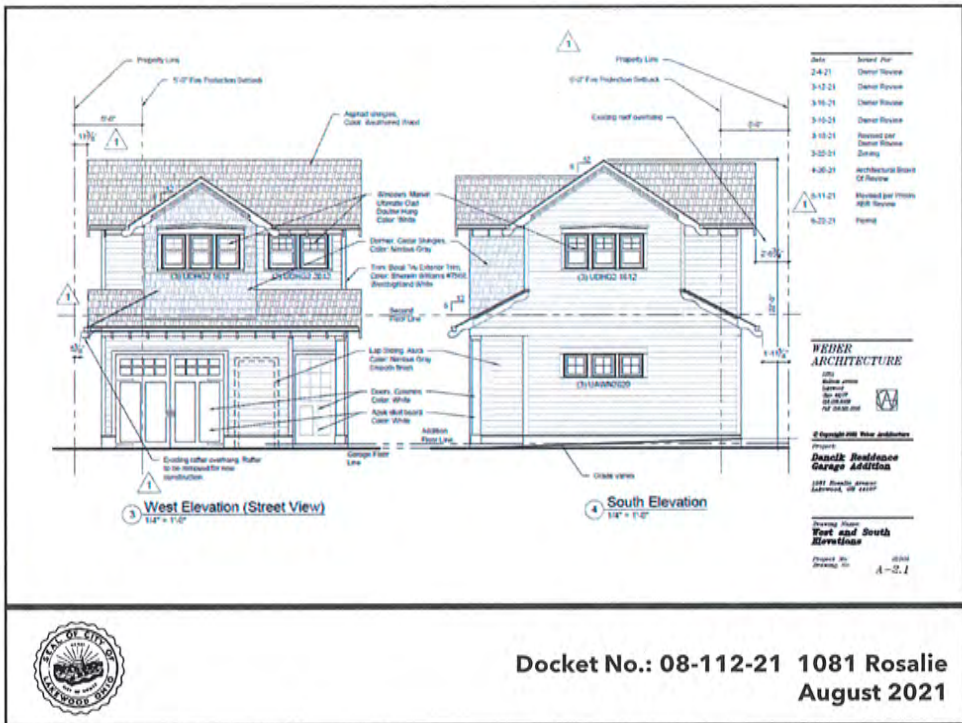
**Site Plan**  
 1/8" = 1'-0"



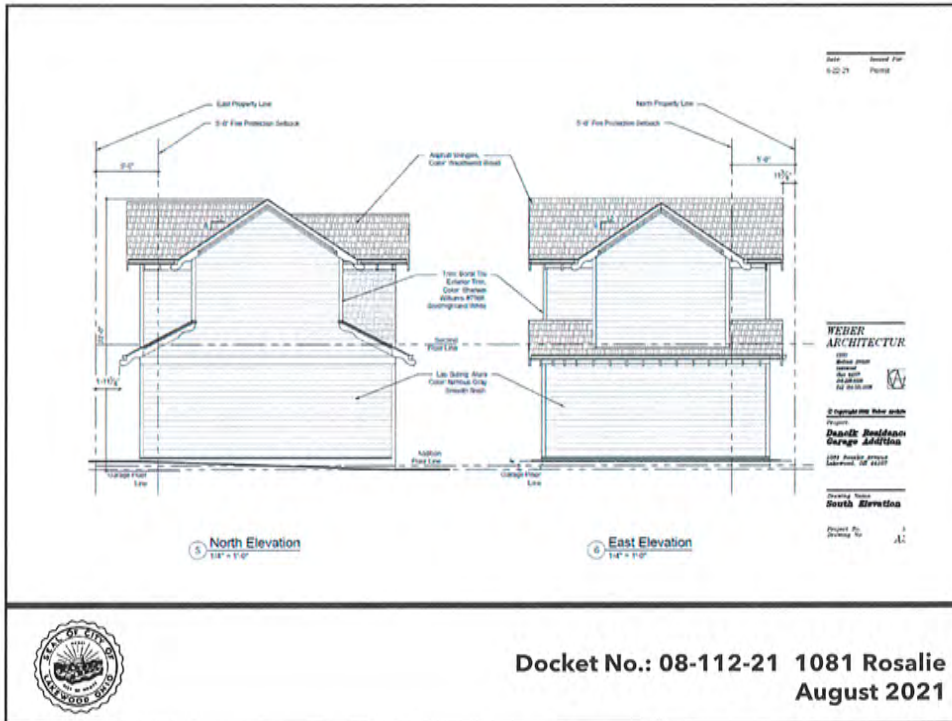
**Docket No.: 08-112-21 1081 Rosalie**  
**August 2021**



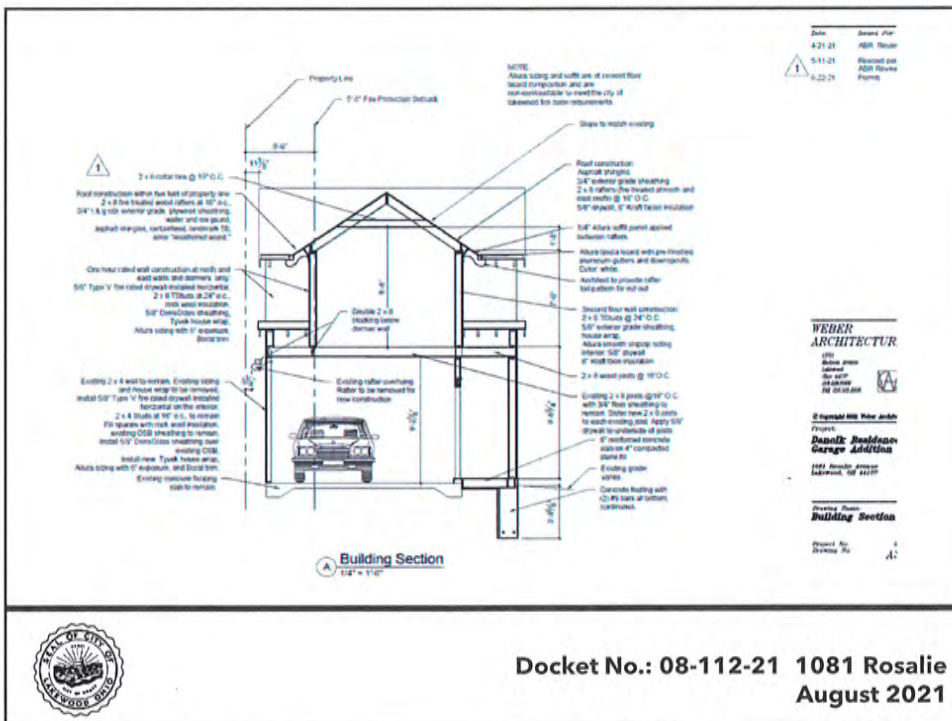
135



136



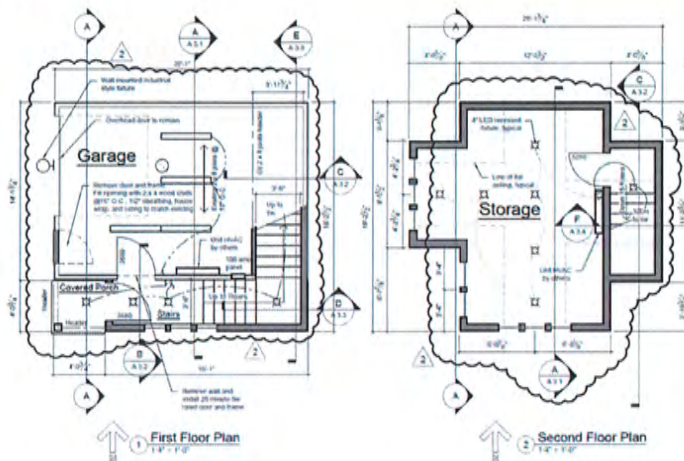
137



138



**Design Modifications**



2.25.21	Client Review
3.12.21	Client Review
3.30.21	Design
4.17.21	Arch Review
5.22.21	Permit
6.11.21	Revised per City Review

**WEBER ARCHITECTURE**  
1015  
1015  
1015  
1015

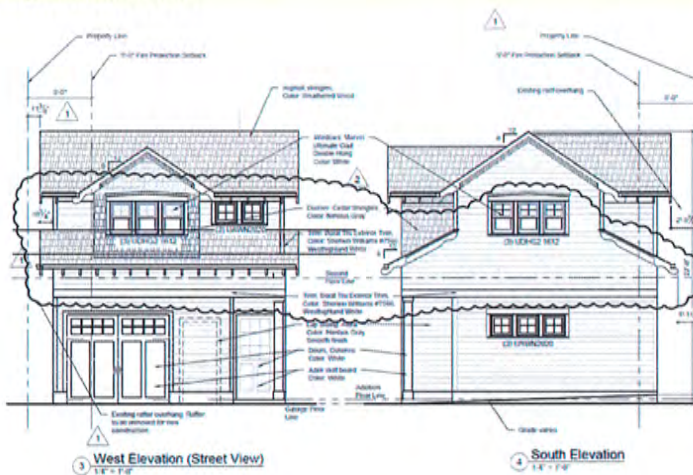
**5. Upgrade the Main Addition**  
Project:  
**Danish Residence Garage Addition**  
1015  
1015  
1015

**Floor Plans**  
Sheet No. 0101  
Drawing No. A1.1



**Docket No.: 08-112-21 1081 Rosalie August 2021**

**Design Modifications**



2.4.21	Client Review
3.12.21	Client Review
3.16.21	Client Review
3.16.21	Client Review
3.16.21	Client Review
3.16.21	Client Review
3.22.21	Permit
4.20.21	Architectural Board CP Review
5.11.21	Revised per Permit
5.20.21	Permit
6.11.21	Revised per City Review

**WEBER ARCHITECTURE**  
1015  
1015  
1015  
1015

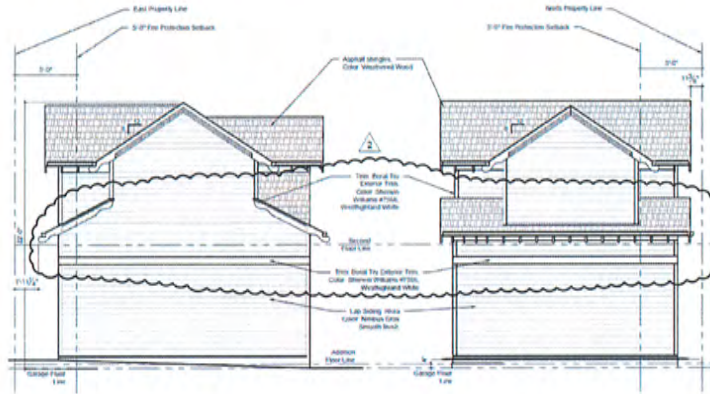
**5. Upgrade the Main Addition**  
Project:  
**Danish Residence Garage Addition**  
1015  
1015  
1015

**East and South Elevations**  
Sheet No. 0102  
Drawing No. A-2.1



**Docket No.: 08-112-21 1081 Rosalie August 2021**

## Design Modifications



Date: Revised For  
6-23-21 Permit  
6-11-21 Revised per  
City Review

**WEBER**  
**ARCHITECTUR**

1011  
1011  
1011  
1011

1011  
1011  
1011  
1011

1011  
1011  
1011  
1011

1011  
1011  
1011  
1011

1011  
1011  
1011  
1011

1011  
1011  
1011  
1011

1011  
1011  
1011  
1011

North Elevation  
1/4" = 1'-0"

East Elevation  
1/4" = 1'-0"



Docket No.: 08-112-21 1081 Rosalie  
August 2021

Proposal: Applicant proposes front porch alteration

### City Notes

- Google Maps image - August 2019



Docket No.: 08-113-21 1455 Parkwood  
August 2021



**Docket No.: 08-113-21 1455 Parkwood  
August 2021**

145



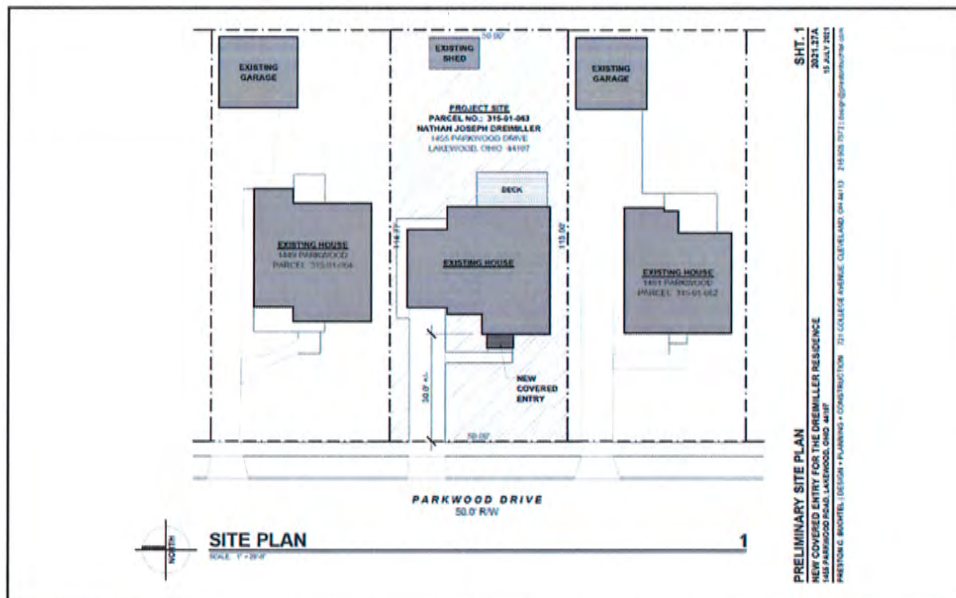
**Docket No.: 08-113-21 1455 Parkwood  
August 2021**

146



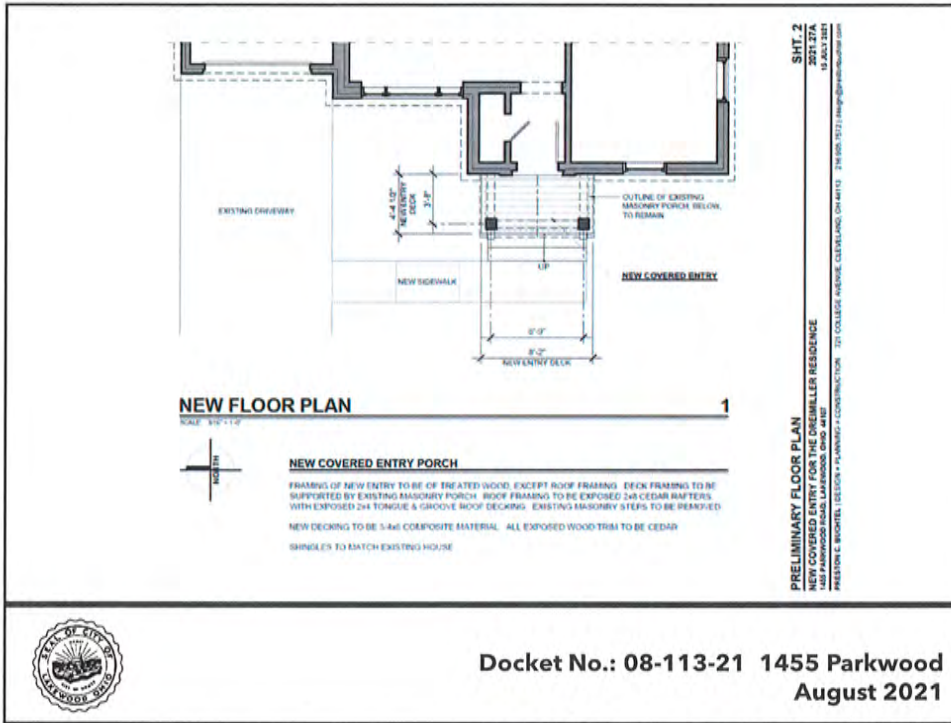
Docket No.: 08-113-21 1455 Parkwood  
August 2021

147



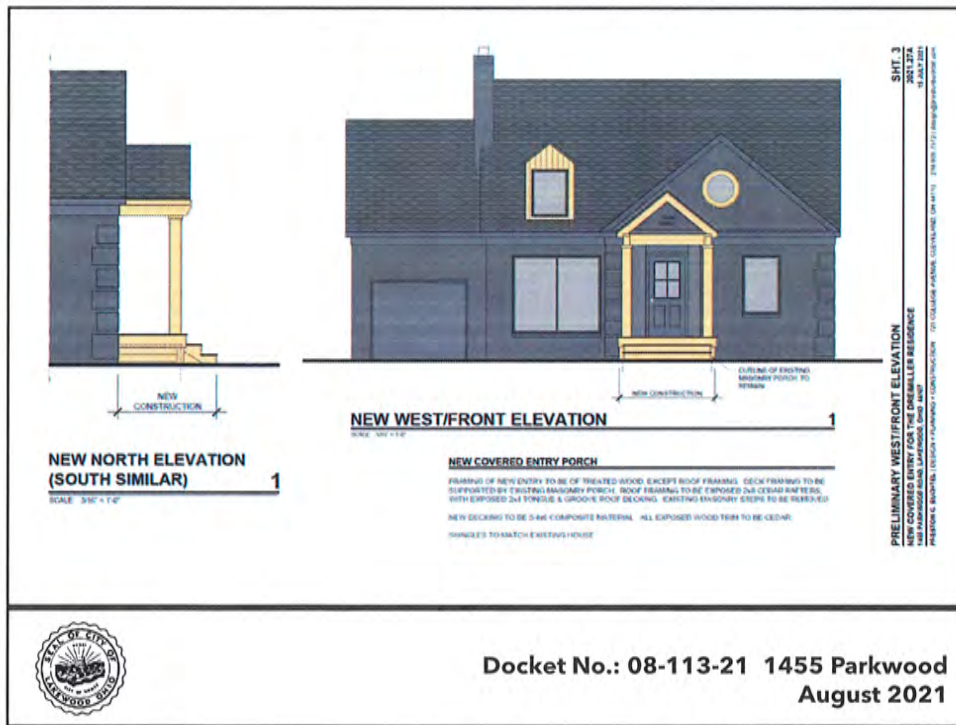
Docket No.: 08-113-21 1455 Parkwood  
August 2021

148



Docket No.: 08-113-21 1455 Parkwood  
August 2021

149



Docket No.: 08-113-21 1455 Parkwood  
August 2021

150

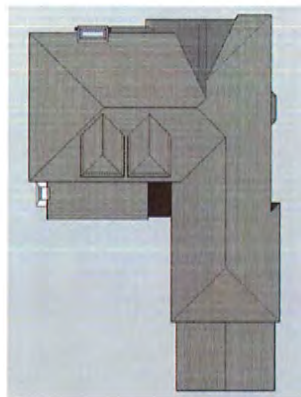
**Proposal: Applicant proposes the addition of dormers for expansion of the third floor**

**City Notes**



**Docket No.: 08-114-21 17221 Edgewater  
August 2021**

151



8051 Vesta Ave  
Suite 3  
Northfield OH  
44067

Robert Svelle  
Interior & Exterior  
Renovation  
17221 Edgewater Drive  
Lakewood OH, 44107

July 26, 2021

Existing Roof Plan




**A1**

Scale: NS






**Docket No.: 08-114-21 17221 Edgewater  
August 2021**




152

	 8051 Vesta Ave Suite 3 Northfield OH 44067
	Robert Swellie Interior & Exterior Renovation 17221 Edgewater Drive Lakewood OH, 44107
	July 26, 2021
	Existing North Elevation <h1>A2</h1> Scale: NS
 <p style="text-align: right;"><b>Docket No.: 08-114-21 17221 Edgewater August 2021</b></p>	

153

	 8051 Vesta Ave Suite 3 Northfield OH 44067
	Robert Swellie Interior & Exterior Renovation 17221 Edgewater Drive Lakewood OH, 44107
	July 26, 2021
	Existing South Elevation <h1>A3</h1> Scale: NS
 <p style="text-align: right;"><b>Docket No.: 08-114-21 17221 Edgewater August 2021</b></p>	

154

  	<p><b>CPK</b> CONSTRUCTION</p> <p>8051 Vesta Ave Suite 3 Northfield OH 44067</p> <p>Robert Swelle Interior &amp; Exterior Renovation 17221 Edgewater Drive Lakewood OH, 44107</p> <p>July 26, 2021</p> <p>Existing West Elevation</p> <p><b>A4</b></p> <p>Scale: NS</p>
	<p><b>Docket No.: 08-114-21 17221 Edgewater August 2021</b></p>

155

 	<p><b>CPK</b> CONSTRUCTION</p> <p>8051 Vesta Ave Suite 3 Northfield OH 44067</p> <p>Robert Swelle Interior &amp; Exterior Renovation 17221 Edgewater Drive Lakewood OH, 44107</p> <p>July 26, 2021</p> <p>Existing East Elevation</p> <p><b>A5</b></p> <p>Scale: NS</p>
	<p><b>Docket No.: 08-114-21 17221 Edgewater August 2021</b></p>

156




**CPK CONSTRUCTION**

8051 Vesta Ave  
Suite 3  
Northfield OH  
44067

---

**Robert Swellie  
Interior & Exterior  
Renovation**

17221 Edgewater Drive  
Lakewood OH, 44107

---

July 26, 2021

---

Existing East  
Elevation

A5

Scale: NS



**Docket No.: 08-114-21 17221 Edgewater**  
**August 2021**

157


Third Floor Improvements to:  
**Swellie Residence**  
17221 Edgewater Drive  
Lakewood, Ohio 44107

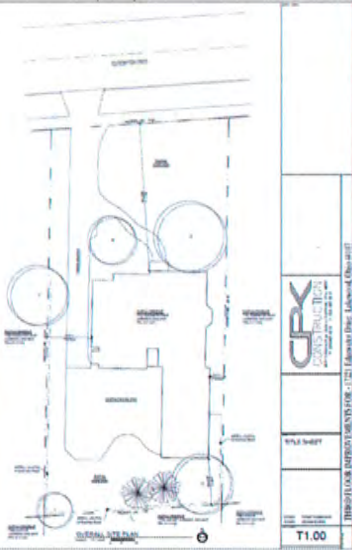
CPK Construction      PWB Technical Drafting

PROJECT DESCRIPTION	INDEX TO DRAWINGS	CODE REVIEW

ABBREVIATIONS	SYMBOLS LEGEND	ZONING REVIEW

LOCATION MAP






**CPK CONSTRUCTION**

8051 Vesta Ave  
Suite 3  
Northfield OH 44067

17221 Edgewater Drive, Lakewood, Ohio 44107

T1.00



**Docket No.: 08-114-21 17221 Edgewater**  
**August 2021**

158

ATD: THIRD FLOOR RENOVATION PLAN

CPX CONSTRUCTION  
17221 Edgewater Drive, Lakewood, Colorado

THIRD FLOOR RENOVATION FOR 17221 Edgewater Drive, Lakewood, Colorado

A2.00

**Docket No.: 08-114-21 17221 Edgewater  
August 2021**

159

CPX CONSTRUCTION  
17221 Edgewater Drive, Lakewood, Colorado

THIRD FLOOR RENOVATION FOR 17221 Edgewater Drive, Lakewood, Colorado

A2.20

**Docket No.: 08-114-21 17221 Edgewater  
August 2021**

160

Architectural drawings showing exterior elevations of a house. The drawings include a front elevation, a side elevation, and a rear elevation. The house features a gabled roof, multiple windows, and a chimney. A title block on the right side of the page contains the 'CPY' logo and the text 'CITY OF PORTLAND'.

**Docket No.: 08-114-21 17221 Edgewater  
August 2021**

161

Architectural drawings showing structural details of a house. The drawings include a cross-section of a roof truss, a side elevation, and a rear elevation. The truss section shows the internal structure of the roof, including rafters and a ridge beam. A title block on the right side of the page contains the 'CPY' logo and the text 'CITY OF PORTLAND'.

**Docket No.: 08-114-21 17221 Edgewater  
August 2021**

162

**Pella® Lifestyle Series Casement  
Aluminum EnduraClad® Exterior  
Detailed Product Descriptions**

**CertainFeed** Smart Solution **Technical Data Sheet**

Grand Manor® Shingles

**PRODUCT INFORMATION**

The grand is the latest breakthrough of laminated shingles. The difference is in the size and quality built in by design. An 11" tab area, complete with two full-sized composite base shingles with random tabs and accented by shaker lines, gives an authentic natural look with true depth and dimension. These two most noticeable appearing when used on slopes of 1/2" per foot or greater. When applied with endshake, Grand Manor produces at least five layers of roof protection and the quality is reminiscent of handcrafted craftsmanship. It is designed to hold fast in high wind conditions up to 110 mph with normal installation and 130 mph with special installation.



Grand Manor shingles are algae-resistant (AR), commonly called long-life, and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae.

**Colors:** Please refer to the product brochure or CertainFeed website for the colors available in your region.

**Installation:** Use on roofs with slopes 2" per foot or greater. However, slopes greater than 1/2" per foot built down the product slope. Low slope applications (2:12 to 4:12) require additional underlayment. In areas where snow may collect, snow can cause the back up of water. Apply CertainFeed WaterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

On slopes greater than 2" per foot, apply three spots of roofing cement under the shingle and an additional between each fastener tab according to applicable instructions provided on the shingle package.

**Finish:** Grand Manor shingles are composed of a fiber glass mat base. Ceramic coated mineral granules are lightly embedded in carefully refined, water resistant asphalt. The mineral tabs are finely embedded in a special tough acrylic cement. These fiber glass based shingles have self-sealing adhesion applied.

**Specification Sheet**



**Northwoods®**

- Single 7" Perfection Shingles
- Single 7" Straight Edge Rough Split Shakes
- Single 9" Staggered Rough Split Shakes

**General Description:** Northwoods® 7" Perfection Shingles, 7" Straight Edge Rough Split Shakes and 9" Staggered Rough Split Shakes provide the look of wood shakes and shingles, but do not require the ongoing expense to wood. Northwoods siding is manufactured with TrueTerra™ finish milled directly from natural wood shakes and shingles. It is appropriate for use in new construction for single family homes, multi-family projects and light commercial developments. Northwoods is also an ideal product for reroofing.

**Shingles**

Profile	Finish	Panel Dimensions	Panel Projection	Wall Thickness (Minimum)	Lock Design	Colors	Accessories
7" Perfection Shingle	Color	7" x 12"	Single Curve	1/2"	90°	Full Panel Lock	20 3/4"
7" Straight Edge Rough Split Shakes	Color	7" x 12"	Single Curve	1"	90°	Full Panel Lock	13 1/2"
9" Staggered Rough Split Shakes	Color	9" x 12"	Single Curve	1"	90°	Full Panel Lock	16 1/2"

**Colors:** Northwoods siding profiles are available in the industry's widest selection of colors. All colors are sun-reflective, non-faded and color-true.

Colonial White (01)	Charcoal Grey (80)*	Espresso (97)	Natural Oak (88)	Savannah White (98)
Autumn Red (12)	Cypress (14)	Greige Grey (34)*	Powder Blue (27)	Sagebrush (30)*
Black Oak (41)	Dark Taupe (97)	Hammerstone (19)*	Sable Brown (29)	Slate (44)*
Cerulean Blue (37)*	Espresso (12)*	Midnight Blue (45)*	Sandstone Beige (15)	Stonewall Grey (71)

**Accessories:** CertainFeed manufactures a wide range of roofing accessories that are compatible with Northwoods siding styles and colors. Accessory products include stainless-steel, self-sealing and down-hill, corner ladders, corner systems and decorative moldings. Northwoods Rough Split Shakes products require F' pocket accessories. Northwoods Perfection Shingles use 1/2" pocket accessories.

**Composition:** Northwoods siding is produced using PVC resin.

**Technical Data:** Northwoods siding is in compliance with ASTM specifications for Rapid Polymer Chloride (PVC) Siding D1678, and the requirements of the 2013, 2015 and 2021 International Residential Code and International Building Code, the 2020 Florida Residential Code and Florida Building Code, and the 2019 California Residential Code and California Building Code. Northwoods siding meets or exceeds the properties noted in Table 1.



**Docket No.: 08-114-21 17221 Edgewater  
August 2021**

**Proposal: Applicant proposes the replacement of an existing garage**

**City Notes**



**Docket No.: 08-115-21 14531 Lake  
August 2021**



**Docket No.: 08-115-21 14531 Lake  
August 2021**

165



**Docket No.: 08-115-21 14531 Lake  
August 2021**

166



Docket No.: 08-115-21 14531 Lake  
August 2021

167

Architectural Site Plan & Project Rendering

**BEEGAN**  
ARCHITECTURAL DESIGN

Sam Hamada  
New Garage

**A0**



Docket No.: 08-115-21 14531 Lake  
August 2021

168

**SARAGE PLAN**  
2112

**FRONT ELEVATION**  
2112

**STREET ELEVATION**  
2112

**SIDE ELEVATION**  
2112

**BACK ELEVATION**  
2112

**MATERIAL SAMPLES**  
FIBER CEMENT SIDING

**BEEGAN ARCHITECTURAL DESIGN**  
ARCHITECTS INC.  
1100 W. 10TH AVE. SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.BEEGANARCHITECTS.COM

**PROJECT NO. 2112**  
**Sam Hamadah**  
**New Garage**  
1100 W. 10TH AVE. SUITE 100  
DENVER, CO 80202  
**Plans and Elevations**

**A1**



Docket No.: 08-115-21 14531 Lake  
August 2021

**EnduraClad® Exterior Trim**  
Both decorative architectural detail for your project and set-off the White vinyl windows and patio doors with style. Our trim is non-stain, aluminum-clad over a 1/8" urethane factory applied on windows and patio doors to save installation time and costs.

**Exterior Finish Colors**  
Our low-maintenance, aluminum EnduraClad® exterior finish means shading and fading. **Custom colors are also available.**

Black	White	Dark Green	Light Green
Dark Blue	Medium Blue	Light Blue	Dark Red
Dark Grey	Medium Grey	Light Grey	Dark Green
Dark Brown	Medium Brown	Light Brown	Dark Green

**Exterior Trim Styles**  
EnduraClad exterior aluminum trim is available in five standard profiles. Or choose a custom design.

**Installation Methods**  
Pella makes installing windows and doors easy. Multiple installation methods and exclusive features save time and help reduce costly callbacks. For complete installation instructions and videos, visit [pella.com](http://pella.com).

**Additional Solutions**  
See your project as nothing but with exterior solutions from Pella.

**Ally® Entry Door**  
An award-winning door of wood. Hangs on a tight door entry. Offers additional benefits: performance and sound ratings.

**Storm Door**  
Customize your entry with a storm door that makes the most of your space.



Docket No.: 08-115-21 14531 Lake  
August 2021

7/30/2021

Miseno M15254-FE2 17" Tall Outdoor Wall Sconce | Build.com

**build.com**  
FERGUSON


Account Projects Call

What are you shopping for?


Shipping to Lakewood, OH

COVID-19 Update: Service & Delivery info

Item # M15254-FE2  
**Miseno 17" Tall Outdoor Wall Sconce**  
 Model#M15254-FE2  
 (0) Write a Review



08-115-21



**Docket No.: 08-115-21 14531 Lake  
August 2021**

171

**allura**  
by the garage door

**FULL-LINE PRODUCT COLLECTION**




**IDEALDoor**  
GARAGE DOORS

WE HELP PEOPLE  
**TRANSFORM**  
 THE LOOK OF THEIR HOME




TRADITIONAL DESIGNER RECESSED MODERN ALUMINUM PREMIUM  
 STEEL PANEL STEEL PANEL STEEL PANEL STEEL PANEL GLASS PANEL HANDCRAFTED



**Docket No.: 08-115-21 14531 Lake  
August 2021**

172

**Proposal: Applicant proposes an addition visible from the right-of-way**

**City Notes**

The proposed addition at 17473 Clifton will need to request at least two variances per 1123.07 (Minimum Yard Requirements):

- Side yard (east) less than 5'
- Combination of both side yards less than 15'

The increased footprint still appears to remain under/at the 25% maximum



**Docket No.: 08-116-21 17473 Clifton  
August 2021**



**Docket No.: 08-116-21 17473 Clifton  
August 2021**



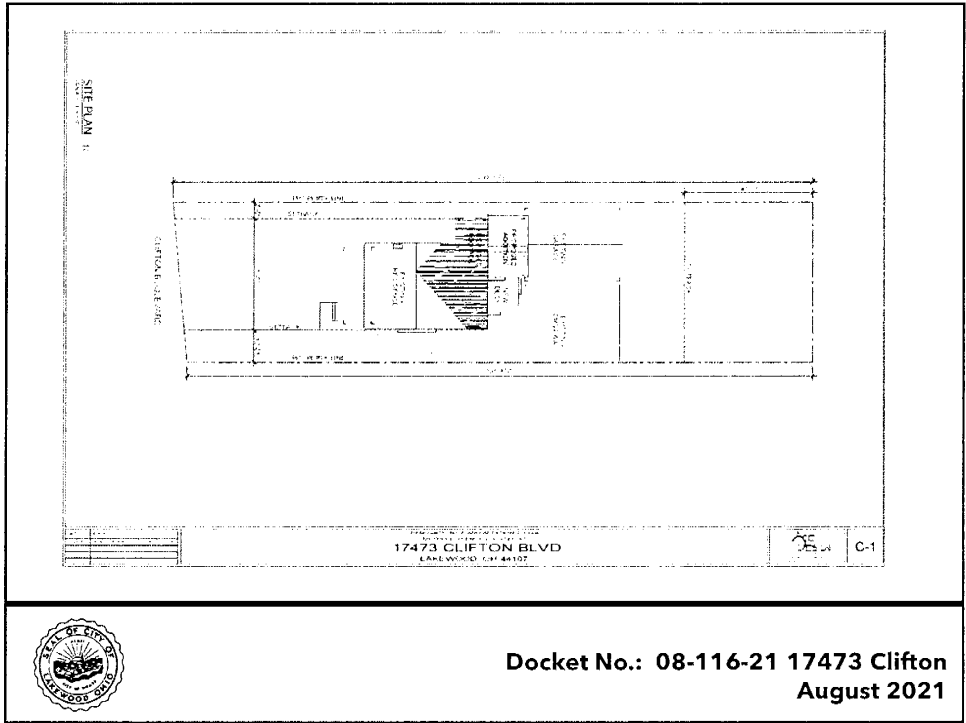
Docket No.: 08-116-21 17473 Clifton  
August 2021

175

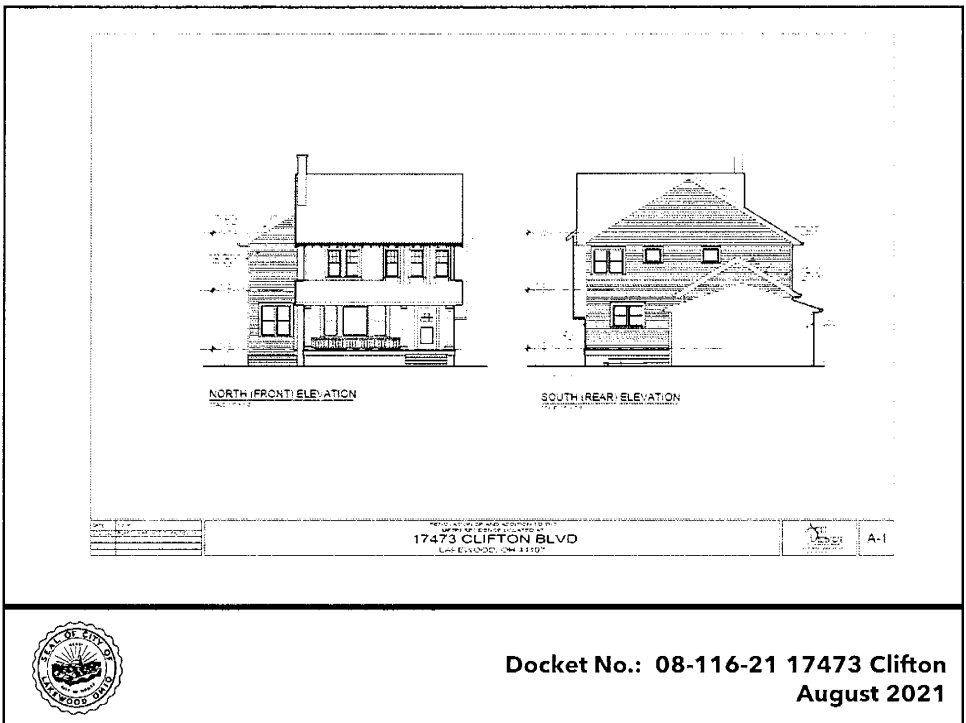


Docket No.: 08-116-21 17473 Clifton  
August 2021

176



177



178

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

DATE: 08/11/21  
 DRAWN BY: J. J. JENSEN  
 CHECKED BY: J. J. JENSEN

PERMISSION OF THE BOARD OF THE  
 CITY OF LAKEWOOD  
**17473 CLIFTON BLVD**  
LAKEWOOD, OH 44107

**A-2**

**Docket No.: 08-116-21 17473 Clifton**  
**August 2021**

179

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

DATE: 08/11/21  
 DRAWN BY: J. J. JENSEN  
 CHECKED BY: J. J. JENSEN

PERMISSION OF THE BOARD OF THE  
 CITY OF LAKEWOOD  
**17473 CLIFTON BLVD**  
LAKEWOOD, OH 44107

**A-3**

**Docket No.: 08-116-21 17473 Clifton**  
**August 2021**

180

**Proposal: Applicant proposes renovation of two front porches**

**City Notes:**

- No updates provided on scope of work or elevation drawings



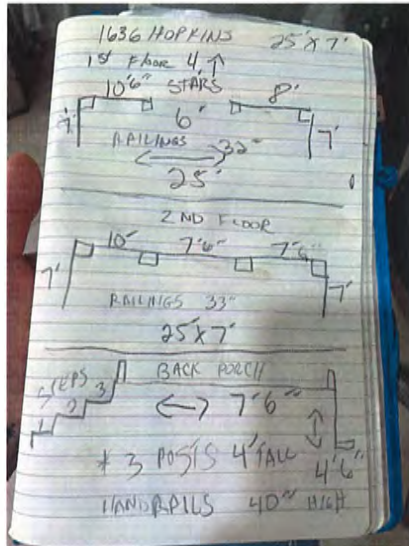
**Docket No.: 08-117-21 1636 Hopkins  
August 2021**

181



**Docket No.: 08-117-21 1636 Hopkins  
August 2021**

182



Docket No.: 08-117-21 1636 Hopkins  
August 2021

183



Docket No.: 08-117-21 1636 Hopkins  
August 2021

184

**Proposal: Applicant proposes the replacement of an existing garage**

**City Notes:**



**APPLICANT DEFERRED**



PHOTO - FRONT SIDE LOOKING WEST

PHOTO - BACK SIDE LOOKING WEST

PHOTO - FRONT SIDE LOOKING EAST

15901 Hilliard Rd.  
Lakewood, OH 44107

EXISTING PHOTOS  
-JBB Review

8/24/21 10:11 AM



**Docket No.: 08-118-21 15901 Hilliard  
August 2021**

Aerial view of a public art project with a large mural on a wall. The mural features abstract blue and green shapes. A white light pole is visible in the foreground.

**PREVIEW OF UPCOMING  
SPECTACULAR VERNACULAR PUBLIC ART PROJECTS**



**Communications**  
*August 2021*