

MINUTES
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
SEPTEMBER 8, 2022
5:30 P.M.
PARTIALLY RECORDED MEETING
<https://www.lakewoodoh.gov/videos-2/>

1. ROLL CALL

Board Members

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

Staff

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

2. APPROVE THE MINUTES OF THE AUGUST 11, 2022 MEETING

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

3. OPENING REMARKS

Staff read the Opening Remarks into record.

SUMMARY APPROVED

At the September 1, 2022 pre-review meeting, items 15, 16, and 17 were Summary Approved (any conditions will be noted). A motion and a second are needed for approval.

15. Docket No. 09-62-22

**14200 Detroit Ave.
Crumbi Cookie**

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

Jim Briola
North Coast Sign and Lighting Services
310 N. Broadway St.
Medina, OH 44256

Applicant proposes illuminated letters and logo on the building. (Page 173)

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

16. Docket No. 09-63-22

**13706 Madison Ave.
T Styles Barber Shop**

- () Approve
- () Deny

Shawn Warren
Erie Design Co. Inc.

Defer

1249 Virginia Ave.
Lakewood, OH 44107

Applicant proposes a sign in the band board and vinyl window graphics. (Page 177)

*Condition: background of window graphic is clear. The applicant accepted the condition.

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

17. Docket No. 09-64-22

**14800 Detroit Ave.
Lakewood Tailoring**

Approve
 Deny
 Defer

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

Applicant proposes a sign in the band board and white vinyl lettering in the window. (Page 183)

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

OLD BUSINESS

The following items, 4 and 5 are taken together.

ARCHITECTURAL BOARD OF REVIEW

4. Docket No. 07-41-22

**14519 Detroit Ave.
Downtown Development**

Approve
 Deny
 Defer

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

Applicant proposes a planned development. (Page 6)

5. Docket No. 07-42-22

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

Approve
 Deny
 Defer

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

Applicant seeks a Certificate of Appropriateness for alterations to the Curtis Block Building. (Page 72)

Shawn Leininger, Director presented a recap of the project. Ted Singer, Dimit Architects; Tedd Hardesty, Edge Landscape Architecture; and Kolby Turnock, CASTO were present to explain both of the requests. Staff stated the developer met with the Lakewood Heritage Advisory Board ("LHAB") in July to discuss the Curtis Block Building; LHAB formulated their recommendations (letter made part of record). The members appreciated seeing examples of historic properties interacting with new buildings; they needed to understand the context of the proposal and

materials; there was not enough contact between the old and new; the raised porches; proportions of old to new were lacking; a lot of work had been done over the past months, but more was needed. Discussion continued with the site: trees on the east side of the buildings would be in shadow; placement of the plaza on the northwest side; and the need to work with LakewoodAlive and the Chamber of Commerce. Next discussed were Building 2 and the garage: the front porches, vehicular circulation and stacking (a traffic study was suggested), pedestrian activity, refuse containers locations, service and pedestrian access areas. Building A: roof terrace sun study, massing and connectivity of the rear building. The Curtis Block Building proposal required work; the members suggested an elevation study. The relationship between the new buildings and the existing neighborhood homes needed to be studied. Public comment was taken.

Comments/concerns:

- Requests the members review the LHAB letter carefully.
 - Members are aware of the communication.
- Important the rehabilitation is sympathetic to the historical landmark.
- Consider the overall appearance of Lakewood.
- Referenced the 2017 RFP: be cognizant of the building, not a side or sides of the Curtis Block Building.
 - The 2022 Curtis Block Building condition is different than in 2017.
- The 2017 RFQ link of the resources section does not work.
 - The link cannot be fixed. The documents can be viewed by clicking on Project Resources & Background Information.
- Within the RFP is a quote referencing the former Lakewood Hospital building.
 - This is not a hospital site but a development site, and was meant to be flexible
- Main concern is the developer's cavalier response to LHAB's requests.
 - The developers thought they were achieving and maintaining LHAB's requests, work was still being done.

The members recalled the Law Department stated the Board's interpretation of the code and purview was to reference the standards and did not have to strictly abide by them. Presentation of the hardship was for the applicant to explain. Staff said that a special meeting could be necessary.

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

**REQUEST FOR REHEARING
ARCHITECTURAL BOARD OF REVIEW**

6. Docket No. 08-49-22

1491 Spring Garden Ave.

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

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

Applicant requests a rehearing for a project that was denied at the August 11, 2022 meeting. The applicant had proposed modifications to plans for a new home that was approved in 2020. (Page 90)

David Harala, DHA Architects Ltd. and Hani Nader, Suburban West LLC were present to explain the request. The members discussed various elements of the proposal (board band, siding, shutters, windows, door, railings, etc.). The members asked to see cutsheet/material samples. The members said it was disappointing that the contractor did not pay attention to the prior approval. There was confusion about the proposed door, colors, and other elements. Staff suggested that time was required to finalize the full plan, and the members wanted to see cutsheets and material samples. Public comment was closed as no one addressed the item. Staff said the application needed to be consistent along with the presentation of materials.

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

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

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

1660 Lincoln Ave.

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

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

Applicant proposes the demolition and rebuild of a front porch. (Page 93)

Scott McNulty, representative was present to explain the request. There was discussion about the materials. The members liked the revisions and said it would be a nice porch (sans shutters). Staff said it was a much nicer submission. Public comment was closed as no one addressed the item.

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

- **There are no shutters.**
- **There is siding between the doors and upper windows.**

All the members voting yea, the motion passed.

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

13429 Cliff Dr.

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

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

Applicant proposes the renovations of and addition to an existing home. (Page 114)

Dave Maddux, The Arcus Group, representative was present to explain the request. The members appreciated the work that addressed their comments from the last meeting and the consideration of the neighbors' concerns. Discussion ensued about the side terrace, the members liked the addition and materials. It was noted there was very little backyard for this parcel. Referencing the site plan, they discussed the view corridor, setbacks, building lines, and dimensions. Staff was not aware of any deed restrictions. Public comment was taken. Letters received by the Department of Planning and Development prior to the meeting had been reviewed by the members and staff (made part of record).

Comments/concerns:

- Multi-generational occupants on Wilbert Rd.
- There was a deed restriction in effect for the street (curb to side of home was 60 feet).
- The picture was inaccurate; landscaping was not being maintained.
- The veranda was an inaccurate term as it was an enclosed room.
- The second-floor deck would obstruct views with additional furniture and railings.
 - Staff clarified the uncovered second-floor deck required approval from the Board of Zoning Appeals ("BZA") for a variance.
- The A/C unit would likely be moved closer to Wilbert Rd.

- The new homeowner was inconsiderate of her neighbors.
- The heat into the veranda would be excessive (due to the western exposure).
- The view of the lake was the best in Lakewood and was enjoyed by all the residents on Wilbert Rd.
- The view of the lake was jeopardized by the proposal; approval would set a precedent.
 - The veranda was within the allowable setback; variances were approved by BZA not ABR.
- The patio and veranda designs should be in the front yard (to the north facing Cliff Dr.)
- All the photographs grossly misrepresented the neighborhood.
- Wilbert Rd. was a community.
- Why would someone move into a neighborhood and immediately want to degrade it?
- Consider the good of all instead of the interest of one.
- Communities have been left with legacies of bad decision making.
- The new owner had not lived in the house.
- Absence of a backyard was understood when the property was purchased.
- The view corridor had been respected by all residents of Wilbert Rd.
- The addition of the patio and side porch increased the dimensions to 24 feet toward Wilbert Rd.
- Urged the members to defer approval of the patio.
 - The applicant said the patio was a placeholder and was not seeking approval for it. Discussion continued about placement of the patio and relocation of the veranda. Staff reminded the members of their purview/authority.

The members said it was a thoughtful design, and the property owner was exercising her rights. Staff was compelled to adhere to the code, standards, and guidelines. Staff reiterated the uncovered patio required approval from BZA. The applicant pulled the at-grade patio and steps from consideration.

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

- **There is no patio and no walkway on the west side of the home.**

All the members voting yea, the motion passed.

SIGN REVIEW

9. Docket No. 08-54-22

**18204 Detroit Ave.
Kenilworth Tavern**

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

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

Applicant proposes new signage for an existing business. (Page 120)

Sam Diaquila, representative was present to explain the request (a revised rendering was presented to the members at the meeting). The members used the rendering for stamping of approval. Staff said it could be conditionally approved. Public comment was closed as no one addressed the item. The word Entrance would be allowed to remain as there were two entrances.

A motion was made by Mr. Maniet, seconded by Mr. Donaldson to **APPROVE** the request as amended (the word Kenilworth above the west awning, the word Tavern above the east awning, and the word Kenilworth positioned above the word Tavern on the east facing side of the building). All the members voting yea, the motion passed.

10. Docket No. 08-57-22

13433 Detroit Ave.
Baham Natural Health Center

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

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

Applicant proposes signage on an existing awning and white vinyl lettering in the windows. (Page 125)

Dr. Sam, Holistic Physician and Chiropractor, was present to explain the request. The members suggested moving the window graphics to the return window. Discussion continued about font height. All the services were offered equally. The members liked the revisions. Staff had no further comments. Public comment was closed as no one addressed the item.

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

NEW BUSINESS

SIGN REVIEW

18. Docket No. 09-65-22

15027 Madison Ave.
Pachamama Kitchen and Garden

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

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

Applicant proposes a blade sign. (Page 189)

Mr. Maniet recused himself in order to explain the request as the applicant was not present. The members asked that the bottom of the sign is raised in line with the bottom of the lintel and suggested the use of another bracket. There would be no lighting. Staff had no further comments. Public comment was closed as no one addressed the item.

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

- **Revise the bracket to allow the bottom of the sign to match the existing lintel.**

All the members voting yea, the motion passed.

19. Docket No. 09-66-22

15023 Madison Ave.
Jessica Constantine Photography

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

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

Applicant proposes white vinyl lettering in the windows. (Page 194)

Steven Foster, The Sign & Graphics Firm, LLC, applicant was present to explain the request. The members liked the submission as amended. Staff had no further comments. Public comment was closed as no one addressed the item.

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

ARCHITECTURAL BOARD OF REVIEW

11. Docket No. 09-59-22 1229 Manor Park Ave.

- () Approve Samuel Diaquila, AIA
- () Deny AMSR LLC
- () Defer 1039 Forest Drive
Lakewood, OH 44107

Applicant proposes a covered front porch addition. (Page 127)

Samuel Diaquila, AMSR LLC, applicant was present to explain the request. The members liked the revisions. Staff had no further comments. Public comment was closed as no one addressed the item.

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

12. Docket No. 09-60-22 1277 French Ave.

- () Approve Charles McGettrick
- () Deny Architects, C.A. McGettrick
- () Defer 14551 Madison Ave.
Lakewood, OH 44107

Applicant proposes first floor renovation and second floor addition above kitchen. (Page 137)

Charles McGettrick, Architects, C.A. McGettrick, applicant was present to explain the request. The members said it was an appropriate solution. Staff said the proposal would be heard before BZA. Two written communications were received about lot coverage and would be forwarded to BZA (made part of file). Public comment was closed as no one addressed the item.

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

- **The rim board will be extended to rest on the column capitals.**

All the members voting yea, the motion passed.

13. Docket No. 09-61-22 1474 Riverside Dr.

- () Approve Tim Akhadov
- () Deny Platinum Construction
- () Defer 26381 Cannon Rd.
Bedford Heights, OH 44146

Applicant proposes the construction of a garage. (Page 149)

*The recording ended at four hours, forty-six minutes, thirty-six seconds into the meeting.

Nilsa Carren, Platinum Construction, representative was present to explain the request. The members said the rear elevation window was too small, the change to a Graber Dr. driveway entrance was better, the addition of corner boards, 24" gable returns on both sides (front and rear elevations). David Harala, Architect, was present to explain the request for an upper deck that was added to the proposal after the pre-review meeting. Staff stated the project would be heard by the Board of Zoning Appeals ("BZA") for approval of nine variances at its September 15, 2022 meeting. There was discussion about the irregularly shaped lot, the property line in relation to the sidewalk. The rendering was insufficient for the members to approve. (The recording ended here).

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

- **The proposed garage is approved subject to the following:**
 - **The addition of a window above the garage door on the front (west) elevation.**
 - **The size of both windows on the garage (both east & west elevations) should be enlarged to match the scale/size of the windows on the existing home.**
 - **The 24-inch gable returns will be present on both the front (west) and rear (east) elevation.**
 - **The garage will have similar trim detailing (corner boards, etc.) to match the existing home.**
- **The proposed second floor deck is not approved and will return for review with the following recommendations:**
 - **Provide standard front/side elevations illustrating greater detail on how the deck integrates with the existing home and site/lot lines.**
 - **Provide more detail on proposed materials – including railing and trim details.**

All the members voting yea, the motion passed.

14. Docket No. 09-58-22

11900 Madison Ave.
City of Lakewood

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

Shawn Leininger, Director of P&D
City of Lakewood
12650 Detroit Ave.
Lakewood, OH 44107

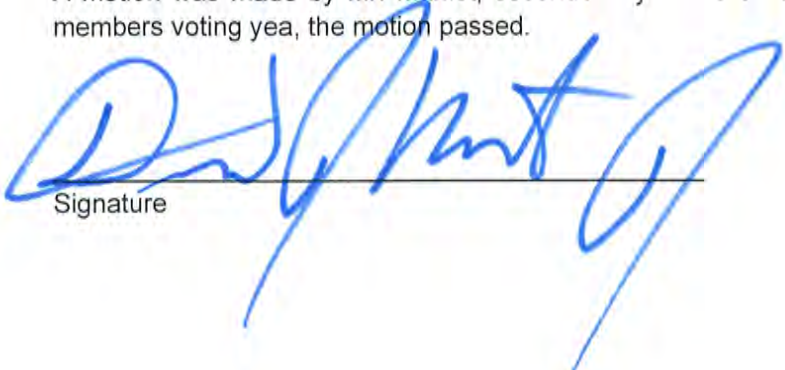
Applicant proposes a parking lot improvements at the corner of Madison Ave. and Newman Ave. (Page 161)

Mr. Leininger explained the proposal.

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

ADJOURN

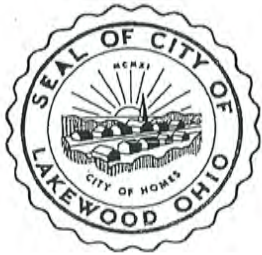
A motion was made by Mr. Maniet, seconded by Mr. Grambort to **ADJOURN** the meeting at 10:51 p.m. All the members voting yea, the motion passed.



Signature

10-13-2022

Date



Oath

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

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

PRINT NAME:

SIGN NAME:

- 1. TED SINGER
- 2. Linda Barbero
- 3. JEANNE MACKAY
- 4. Heather Rudge
- 5. David Harala
- 6. HANI NASER
- 7. SCOTT McOLINE
- 8. Bowson Yee
- 9. Emma Cheryl
- 10. [Signature]
- 11. Dave Whitman

- [Signature]
- [Signature]
- [Signature]
- [Signature]
- DAVID HARALA
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, September 8, 2022



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. Lori Petti
- 2. Iva Krizanovic
- 3. SAM DIAMANT
- 4. Sam Baker
- 5. Steve Foster
- 6. DAVID MANTER
- 7. Milisa Carren
- 8. _____
- 9. _____
- 10. _____
- 11. _____

- 1. [Signature]
- 2. [Signature]
- 3. [Signature]
- 4. [Signature]
- 5. [Signature]
- 6. [Signature]
- 7. [Signature]
- 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, September 8, 2022

Board of Building Standards
Architectural Review Board
Attn: David Bass, Senior Planner
Board Secretary, Department of Planning and Development

Response to Public Notice
Re: public hearing September 8, 2022

Docket No.: 09-60-22
Permit No.: BBS22-000075
Applicant Name: Charles McGettrick; Architects, C.A. McGettrick
Project Address: 1277 French Ave.

Request denial of proposal because of excessive size and the impact this addition would have on the character of the street.

Too much square footage proposed for size of yard.

Negative visual impact encroaching on neighborhood sight lines and negative overall impact and sense of overcrowding the neighboring homes.

David Baas

From: Planning Dept
Sent: Thursday, September 8, 2022 1:16 PM
To: David Baas; Shawn Leininger
Subject: 1277 French Ave. - FW: Docket 09-60-22

Johanna Schwarz
Administrative Assistant II

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

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

www.lakewoodoh.gov

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-----Original Message-----

From: Doc EFS <docefs@yahoo.com>
Sent: Thursday, September 8, 2022 11:59 AM
To: Planning Dept <Planning@lakewoodoh.net>
Subject: Docket 09-60-22

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

I received a notice about a proposed addition facing public right of way to a home on French Avenue. I request the committee deny proposal due to the impact on street and neighborhood. Too much space for size of yards and neighboring houses.

David and Julia Huffman
1032 Wilbert Road
Lakewood, Ohio 44107
Email: dfhuffman@gmail.com
Cell: 216-544-2583



August 19, 2022

Architectural Review Board
City of Lakewood
Division of Housing & Building
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: 13429 Cliff Drive – Proposed Property Modifications

We have now had an opportunity to review the proposed property modifications to the above property and, as a neighboring property owner for 35+ years at the above Wilbert Road address, would like to offer our thoughts.

Wilbert is one of only two streets in Lakewood that have an open view of the lake from most front yards, and certainly from the six to seven houses south of Cliff Drive on each side of the street. The existence of this "lake view" is often cited as a major attribute of the neighborhood, by current and prospective residents, visitors to each of our homes, and the many walkers who travel through the neighborhood. The appreciation of this open lake view is visually evident by the number of houses on the street that have Adirondack chairs in their front yards -- each one directed toward the lake. Any proposal that may threaten that attribute, like elements of this one, should be cautiously reviewed.

In this instance, the proposed movement of the house line closer to Wilbert and the construction of a large patio (raised or not) will restrict that view for others on the street.

- To begin with, the proposed veranda, projected to extend approximately 7 ft from the existing house will immediately impact the view of the several houses directly to its south. The proposed deck on top of the veranda will do the same. One must also discuss the likely future addition of a privacy screen, or some such obstruction on the deck, further impacting each neighbor's view.
- Secondly, the very large proposed patio, extending an approximate 24 ft from the existing house will significantly impact the immediate neighbors' views, particularly if it is raised above current ground level closer to the street. Coming out 24 ft from the house will put the western most edge of the patio closer to Wilbert and the sidewalk used by many walkers. Walkers will have a clear view of the patio and neighbors to the south will be looking at the "back of their heads" on the patio. Therefore, even if the patio is not raised, one has to anticipate that an owner of this property will eventually

add a privacy screen of some sort, either a structure or a hedge, further obstructing the view.

- Should the new patio be built as proposed, and given the positioning of the yard, the house and the afternoon summer sun, the new owner will find the afternoon and early evening summer sun on the west side of the house, and on the proposed patio, to be intense. Residents on the east side of Wilbert whose front yards are in the afternoon summer sunshine routinely find themselves seeking shade. This observation is relevant because of the likelihood that once such a patio (raised or not) and deck are built, by this owner, or some future owner, they will seek to add some sort of sun protection, perhaps a structure or shade trees – each of which will further adversely impact neighbors all the way up the street.

We encourage the new owner and his/her architect to revise their plans in an effort to avoid breaking with the long tradition on Wilbert of protecting the lake view for all of its residents. As long-time residents of Wilbert, we are concerned that if these current plans are approved and completed as proposed, it will announce the end of the longtime practice on Wilbert of sharing and protecting the lake view, so that it can be enjoyed by the many, now and in the future, as opposed to the few, as is the case elsewhere.

Respectfully,


David Huffman


Julia Huffman

Mr. & Mrs. David Huffman
1832 Wilbert Road
Lakewood, Ohio 44107

CLEVELAND OH 440

22 AUG 2022 PM 1:1



Architectural Review Board

City of Lakewood
Division of Housing & Building
12650 Detroit Avenue
Lakewood, Ohio 44107

44107-283250



Johanna Schwarz

From: Christopher Johnson <chrisojohnson1@gmail.com>
Sent: Monday, August 29, 2022 2:37 PM
To: Planning Dept
Subject: 13429 Cliff Drive Concerns regarding property additions
Attachments: City of Lakewood, 13429 Cliff concerns 8-29-22 Johnson.docx; 13429 Cliff Expansion Contextual Photos.pptx

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

Dear Shawn and David,

Attached is a letter reiterating the views Jane and I expressed at the August 11th ARB meeting regarding 13429 Cliff Drive. We continue to be hopeful that additional design work, by the current home owner and their architect, will mitigate the concerns we share with our neighbors. We hope that in the end the changes positively impact the great Lakewood community and the owner. However we want to be clear and on the record with our concerns regarding the plans as currently submitted. We have attached contextual photos to provide additional background.

We intend, with others, to be at the meeting on September 8th to understand any revisions and to express any remaining concerns. Thank you for your continued vigilance to the quality of the Lakewood community.

Best regards, Chris and Jane Johnson
1037 Wilbert Road

chrisojohnson1@gmail.com

Christopher O. Johnson

216/272-2696

Chris and Jane Johnson
1037 Wilbert Road
Lakewood, Ohio 44107
Email: chrisjohnson1@gmail.com
Cell: 216/272-2696

August 29, 2022

Shawn Leininger
Planning Director
City of Lakewood
Dept. of Planning and Development
12650 Detroit Avenue
Lakewood, Ohio 44107

David Bass, Senior Planner
ARB, Board Secretary
City of Lakewood
Division of Housing & Building
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: 13429 Cliff Drive – Proposed Property Renovations and Additions

Jane and I wanted to reiterate our concerns we shared at the public meeting portion of the Architectural Review Board on August 11, 2022. These are concerns shared by other neighbors impacted by the proposed extension and modifications of the property at 13429 Cliff Drive. We have lived at 1037 Wilbert Road for over 25 years, the second house south of the subject property. Prior to Wilbert we lived on Arthur Avenue for nine years and I was raised on West Clifton. We understand the unique nature that each Lakewood street brings to the community. We are concerned that the additional construction and the proposed changes will impact negatively the strength and beauty of Wilbert. Over the years neighbors have respected this line of sight (a view of a Google Map will demonstrate). It has made Wilbert a community within a community, as is true with many streets in Lakewood.

Over 100 years ago Wilbert Road was planned, deliberately, to allow all residents of the street to have a visa to Lake Erie. This plan was executed with precision and has been respected and adhered to for over 100 years. The proposed expansion at 13429 Cliff Drive impacts the view corridor and sets a dangerous precedent that will lead to additional expansion into the view corridor. The proposed seven-foot extension of the home (referred to as the veranda in the drawings), and deck above, will negatively impact the Wilbert neighborhood view corridor. Wilbert is unique in that it is one of the few streets to have a lake view for all its pedestrians and residents. Any impairment of this visa, no matter how an individual property owner or architect considers insignificant, is a violation of the design integrity of the street and a disrespect to the history/future of the street and Wilbert neighbors. Over the years property owners have restrained from making any changes negatively impacting sight lines for their neighbors to the south. One change, while seemingly minor, will set in place a precedent that will forever change the nature of the street and Lakewood.

This home, 13429 Cliff Drive, is unique in that it fronts on two streets Cliff and Wilbert. While the address is Cliff Drive, it also has a major frontage on Wilbert. The original architect must have understood and designed as such, respecting both main addresses. Both fronts impact the integrity of each street. Attention to both is necessary to avoid negatively impact either street. Two front yards does present a design challenge, but there are ways to navigate the home owners needs and not negatively impact neighbors on either Cliff or Wilbert. The current design creates a patio that will extend 24 feet from the house on the Wilbert front. Even at grade it will require extensive landscaping to create privacy and shade further impacting the view corridor for all Wilbert neighbors. Patio furniture will further obstruct the view corridor. The entire street will be looking at the back of the patio.

We hope that the current owner and her design team will take the time necessary to navigate the view corridor design issues to create improvements that enhance the traditions and future of this vibrant Lakewood

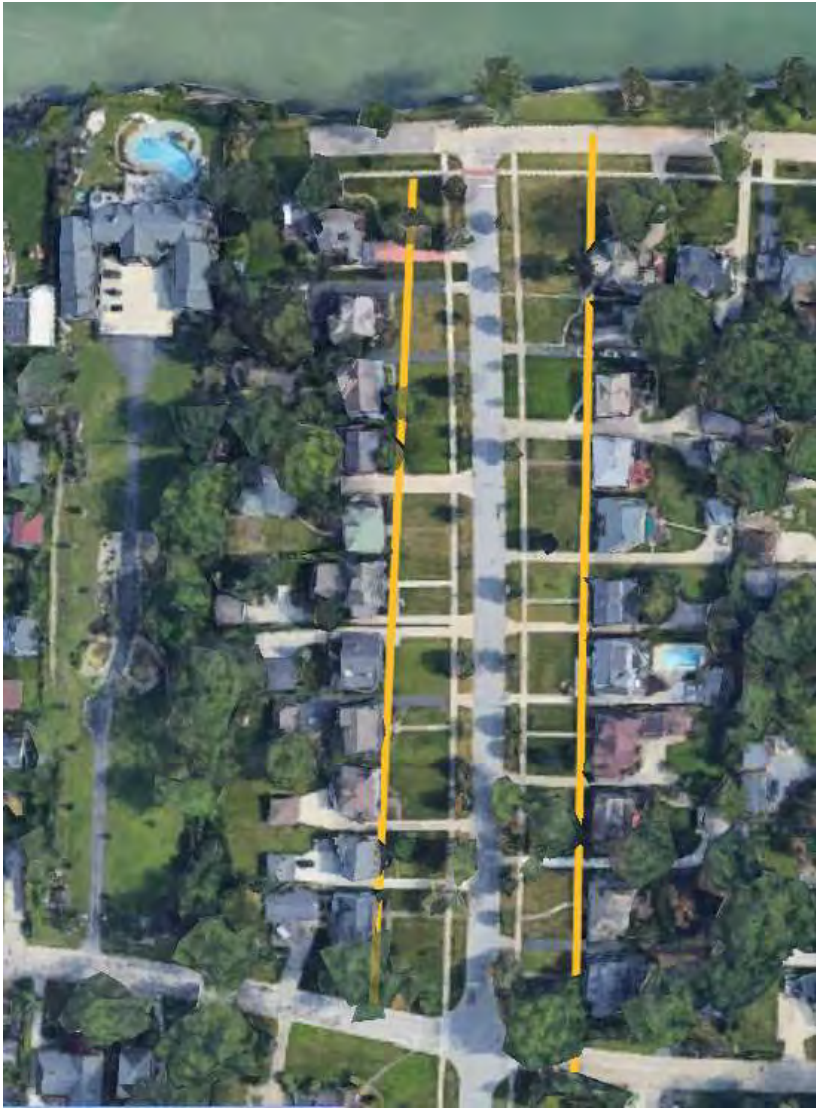
community. We encourage the City of Lakewood to carefully weigh the community impact, verse the individual preference, and not to break this long-standing neighborhood imperative. The neighbors of Wilbert, and Lakewood residents, many who enjoy walking on this street to enjoy the views, will be impacted. Preservation of the unique nature of Wilbert Road will make Lakewood a stronger community.

We encourage you to visit to the site. We have attached photos to provide a perspective. We appreciate your careful consideration to this important matter.

Best regards,

Chris and Jane Johnson

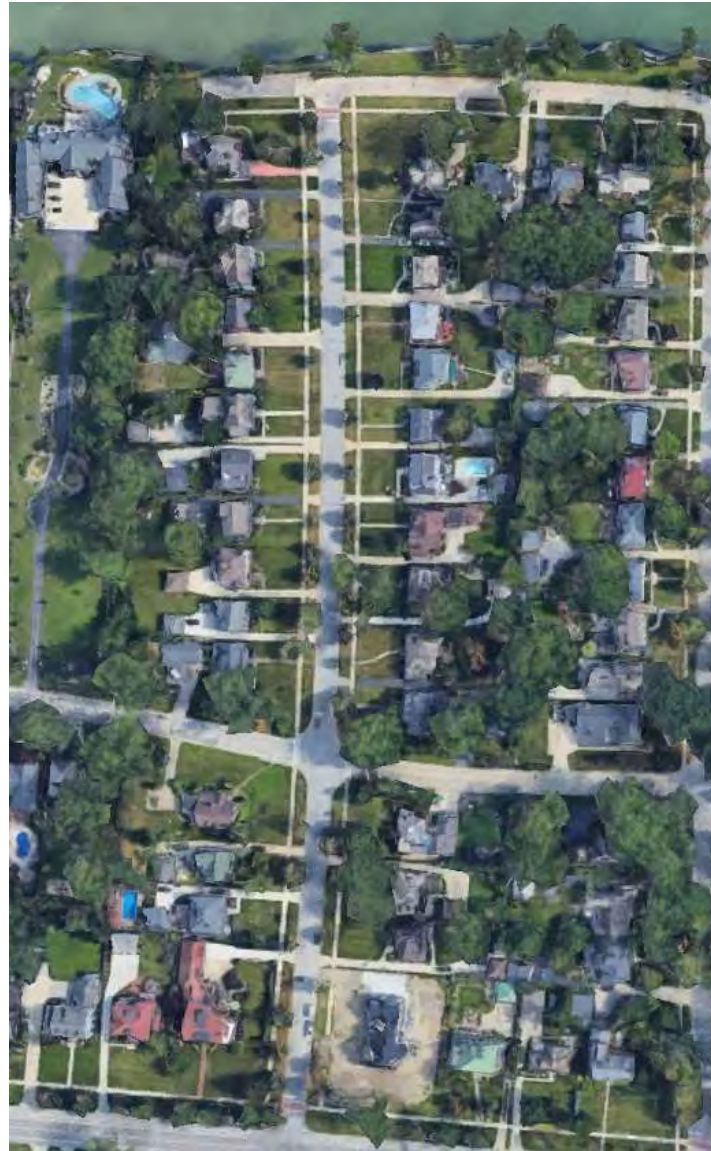
CC: John Litten, City of Lakewood Ward 3



Wilbert Road
(Edgewater to Lake Erie)



Wilbert Road
Lake Avenue to Lake Erie





View From Edgewater Drive



View from Edgewater Drive



View Mid Block Wilbert



View From 1037 Wilbert





View from 1037 Wilbert

Johanna Schwarz

From: Coffey, Craig <CraigCoffey@eaton.com>
Sent: Tuesday, August 30, 2022 11:04 AM
To: Shawn Leininger; David Baas; Planning Dept
Cc: John Litten; Jessica Dunn; craig@coffeemaker.com
Subject: 13429 Cliff Drive – Proposed Property Modifications

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

Dear Lakewood Planning:

We have had an opportunity to review the proposed property modifications to the above property and, as a neighboring property owner for nearly 15 years at 1085 Wilbert Road, and we believe that approving the plans as submitted ***will have a lasting and negative impact on our neighborhood, our views of Lake Erie and ultimately our home's value.***

Wilbert is one of only two streets in Lakewood that have an open view of the lake from most front yards, and certainly from the six to seven houses south of Cliff Drive on each side of the street. The existence of this “lake view” is often cited as a major attribute of the neighborhood, by current and prospective residents, visitors to each of our homes, and the many walkers who travel through the neighborhood. The appreciation of this open lake view is visually evident by the number of houses on the street that have Adirondack chairs in their front yards -- each one directed toward the lake. Any proposal that may threaten that attribute, like elements of this one, should be cautiously reviewed.

In this instance, the proposed movement of the house line closer to Wilbert and the construction of a large patio (raised or not) will restrict that view for others on the street.

- To begin with, the proposed veranda, projected to extend approximately 7 ft from the existing house will immediately impact the view of the several houses directly to its south. The proposed deck on top of the veranda will do the same. One must also discuss the likely future addition of a privacy screen, or some such obstruction on the deck, further impacting each neighbor's view.
- Secondly, the very large, proposed patio, extending an approximate 24 ft from the existing house will significantly impact the immediate neighbors' views, particularly if it is raised above current ground level closer to the street. Coming out 24 ft from the house will put the western most edge of the patio closer to Wilbert and the sidewalk used by many walkers. Walkers will have a clear view of the patio and neighbors to the south will be looking at the “back of their heads” on the patio. Therefore, even if the patio is not raised, one has to anticipate that an owner of this property will eventually add a privacy screen of some sort, either a structure or a hedge, further obstructing the view.
- Should the new patio be built as proposed, and given the positioning of the yard, the house and the afternoon summer sun, the new owner will find the afternoon and early evening summer sun on the west side of the house, and on the proposed patio, to be intense. Residents on the east side of Wilbert whose front yards are in the afternoon summer sunshine routinely find themselves seeking shade. This observation is relevant because of the likelihood that once such a patio (raised or not) and deck are built, by this owner, or some future owner, they will seek to add some sort of sun protection, perhaps a structure or shade trees – each of which will further adversely impact neighbors all the way up the street.

With our neighbors, we encourage the new owner and his/her architect to revise their plans in an effort to avoid breaking with the long tradition on Wilbert of protecting the lake view for all of its residents. As a residents of Wilbert Rd., we are concerned that if these current plans are approved and completed as proposed, it will announce the end of the longtime practice on Wilbert of sharing and protecting the lake view, so that it can be enjoyed by the many, now and in the future, as opposed to the few, as is the case elsewhere.

Craig and Jessica Coffey
1085 Wilbert

Johanna Schwarz

From: Lori F Petti <Lori.F.Petti@sherwin.com>
Sent: Tuesday, August 30, 2022 4:29 PM
To: Planning Dept
Cc: John Litten; mpetti34@gmail.com
Subject: 13429 Cliff Drive – Proposed Property Modifications

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

To the City of Lakewood Architectural Review Board

We have had an opportunity to review the proposed property modifications to the above property and, as a neighboring property owner for 14 years at 1040 Wilbert we would offer the following comments.

Wilbert is one of only two streets in Lakewood that have an open view of the lake from most front yards, and certainly from the six to seven houses south of Cliff Drive on each side of the street. The existence of this “lake view” is often cited as a major attribute of the neighborhood, by current and prospective residents, visitors to each of our homes, and the many walkers who travel through the neighborhood. The appreciation of this open lake view is visually evident by the number of houses on the street that have Adirondack chairs in their front yards -- each one directed toward the lake. Any proposal that may threaten that attribute, like elements of this one, should be cautiously reviewed.

In this instance, the proposed movement of the house line closer to Wilbert and the construction of a large patio (raised or not) will restrict that view for others on the street.

- To begin with, the proposed veranda, projected to extend approximately 7 ft from the existing house will immediately impact the view of the several houses directly to its south. The proposed deck on top of the veranda will do the same. One must also discuss the likely future addition of a privacy screen, or some such obstruction on the deck, further impacting each neighbor’s view.
- Secondly, the very large proposed patio, extending an approximate 24 ft from the existing house will significantly impact the immediate neighbors’ views, particularly if it is raised above current ground level closer to the street. Coming out 24 ft from the house will put the western most edge of the patio closer to Wilbert and the sidewalk used by many walkers. Walkers will have a clear view of the patio and neighbors to the south will be looking at the “back of their heads” on the patio. Therefore, even if the patio is not raised, one has to anticipate that an owner of this property will eventually add a privacy screen of some sort, either a structure or a hedge, further obstructing the view.
- Should the new patio be built as proposed, and given the positioning of the yard, the house and the afternoon summer sun, the new owner will find the afternoon and early evening summer sun on the west side of the house, and on the proposed patio, to be intense. Residents on the east side of Wilbert whose front yards are in the afternoon summer sunshine routinely find themselves seeking shade. This observation is relevant because of the likelihood that once such a patio (raised or not) and deck are built, by this owner, or some future owner, they will seek to add some sort of sun protection, perhaps a structure or shade trees – each of which will further adversely impact neighbors all the way up the street.

With our neighbors, we encourage the new owner and his/her architect to revise their plans in an effort to avoid breaking with the long tradition on Wilbert of protecting the lake view for all of its residents. As a residents of Wilbert, we are concerned that if these current plans are approved and completed as proposed, it will announce the end of the longtime practice on Wilbert of sharing and protecting the lake view, so that it can be enjoyed by the many, now and in the future, as opposed to the few, as is the case elsewhere.

Sincerely-

Lori F Petti

Lori F Petti
Vice President-Management & Organizational Development
The Sherwin-Williams Company
216-849-7730

SHERWIN
WILLIAMS | LET YOUR
COLORS
SHOW



Johanna Schwarz

From: Jane Johnson <janejohnson1037@gmail.com>
Sent: Tuesday, August 30, 2022 11:55 PM
To: Planning Dept; John Litten
Cc: Sara Cheheyl
Subject: 13429 Cliff Drive
Attachments: Sara Cheheyl.docx

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

Dear Shawn Leinger and David Bass,

Please see the attached letter that I am sending on behalf of Sara Cheheyl who is traveling.

Thank you,

Jane Johnson
216-308-9016

Sara Cheheyl
1070 Wilbert Road
Lakewood, Ohio 44107

August 29, 2022

Architectural Review Board
City of Lakewood
Division of Housing & Building
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: 13429 Cliff Drive – Proposed Property Modifications

My name is Sara Cheheyl. My grandparents built the house at 1040 Wilbert and lived there for 50 years. My parents bought 1070 Wilbert in 1949, the year I was born; 1070 Wilbert is where I still live today. I am currently out-of-town, with limited computer access, so I asked Jane Johnson to write this letter on my behalf.

As the one person with the longest historical ties to Wilbert, I strongly object to any housing addition that would obstruct the views of the Lake for any neighbor on Wilbert. The original deeds to our homes on Wilbert have clauses in them prohibiting such behaviors. Our forefathers were logical, respectful thinking individuals that knew the views of the Lake were a natural gem for all residents and guests of Wilbert to enjoy and should not be blocked by individuals without such thoughtfulness and consideration.

In this instance, the proposed seven foot bump out of the house, towards Wilbert, the bumped out of the upper deck with its handrails, and the handrails along the large proposed patio would be permanent obstructions.

Along with my neighbors, I encourage Michelle Tomallo and her architect to revise their plans in an effort to avoid breaking the long tradition on Wilbert of protecting the lake views for all of its residents. As a longtime resident of Wilbert, I want to protect the 100 year practice of preserving everyone's Lake Erie views.

When purchasing her home at 13429 Cliff Drive, Michelle knew she did not have a backyard but make no mistake, she has one spectacular front yard and a lovely side yard on Wilbert. Her neighbor across the street on Cliff Drive is Lake Erie! Michelle has an unobstructed view of the Lake, as well as views of sunsets to the west and views of downtown to the east - right from her front steps. Once Michelle actually moves into her home and gets a feel of the community that the Wilbert and Cliff people share, I hope that she too will come to understand why we should all be considerate and protectors of our cherished views.

If memory serves me correctly, former residents of 13429 Cliff Drive have previously asked and gained variances inching the house close to neighbor's property lines. The first was for a kitchen expansion that needed approval from the former residents of 1017 Wilbert Road. Most recently the house needed approval from the former resident of 13425

Cliff Drive for a large deck expansion to the east of the house. The difference is none of these expansions blocked anyone's else view.

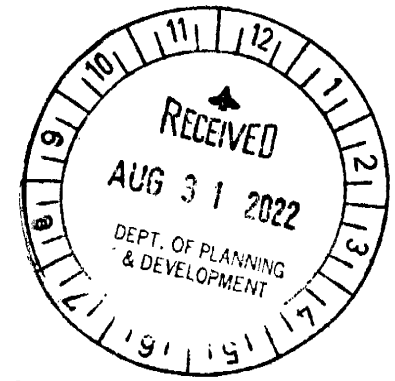
Please do not approve any plans that would restrict the views of an entire street and pave the path for future inconsiderations such as housing additions or porch enlargements that would block views on Wilbert. Our forefather's intensional curb of the 26 house placements and their sight lines should be respected, now and for another 100 years. The Lakewood Architectural Board of Review helps protects the quality and character of our residential streets. Thank you! Your diligence helps keep Lakewood strong, beautiful and considerate.

Respectfully,

Sara Cheheyl
1070 Wilbert Road
Lakewood, Ohio 44107
s.cheheyl@sbcglobal.net

CC: John Litten, Lakewood City Council, Ward 3

Timothy & Patricia Laskey
1045 Wilbert Road
Lakewood, Ohio 44107



August 31, 2022

Architectural Review Board
City of Lakewood
Division of Housing & Building
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: 13429 Cliff Drive – Proposed Property Modifications

We have had an opportunity to review the proposed property modifications to the above property and, as a neighboring property owner for 38 years at the 1045 Wilbert Road address we would offer the following comments.

Wilbert is one of only two streets in Lakewood that have an open view of the lake from most front yards, and certainly from the six to seven houses south of Cliff Drive on each side of the street. The existence of this “lake view” is often cited as a major attribute of the neighborhood, by current and prospective residents, visitors to each of our homes, and the many walkers who travel through the neighborhood. The appreciation of this open lake view is visually evident by the number of houses on the street that have Adirondack chairs in their front yards -- each one directed toward the lake. Any proposal that may threaten that attribute, like elements of this one, should be cautiously reviewed.

In this instance, the proposed movement of the house line closer to Wilbert and the construction of a large patio (raised or not) will restrict that view for others on the street.

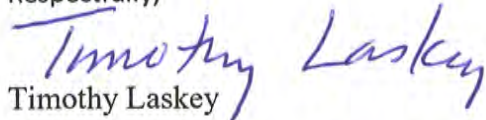
- To begin with, the proposed veranda, projected to extend approximately 7 ft from the existing house will immediately impact the view of the several houses directly to its south. The proposed deck on top of the veranda will do the same. One must also discuss the likely future addition of a privacy screen, or some such obstruction on the deck, further impacting each neighbor’s view.
- Secondly, the very large proposed patio, extending an approximate 24 ft from the existing house will significantly impact the immediate neighbors’ views, particularly if it is raised above current ground level closer to the street. Coming out 24 ft from the house will put the western most edge of the patio closer to Wilbert and the sidewalk used by many walkers. Walkers will have a clear view of the patio and neighbors to the south will be looking at the “back of their heads” on the patio. Therefore, even if the patio is not raised, one has to anticipate that an owner of this property will eventually

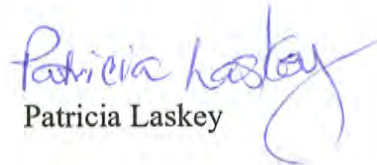
add a privacy screen of some sort, either a structure or a hedge, further obstructing the view.

- Should the new patio be built as proposed, and given the positioning of the yard, the house and the afternoon summer sun, the new owner will find the afternoon and early evening summer sun on the west side of the house, and on the proposed patio, to be intense. Residents on the east side of Wilbert whose front yards are in the afternoon summer sunshine routinely find themselves seeking shade. This observation is relevant because of the likelihood that once such a patio (raised or not) and deck are built, by this owner, or some future owner, they will seek to add some sort of sun protection, perhaps a structure or shade trees – each of which will further adversely impact neighbors all the way up the street.

With our neighbors, we encourage the new owner and his/her architect to revise their plans in an effort to avoid breaking with the long tradition on Wilbert of protecting the lake view for all of its residents. As a residents of Wilbert, we are concerned that if these current plans are approved and completed as proposed, it will announce the end of the longtime practice on Wilbert of sharing and protecting the lake view, so that it can be enjoyed by the many, now and in the future, as opposed to the few, as is the case elsewhere.

Respectfully,


Timothy Laskey


Patricia Laskey

CC: John Litten, Lakewood City Council, Ward 3

T

Timothy Laskey
1045 Wilbet Rd.
Lakewood, OH 44107

FIRST CLASS POSTAGE

Shawn Keininger
City of Lakewood
Division of Housing + Building

* Urgent *

Johanna Schwarz

From: Wendy Jarchow <WJarchow@RiverCapital.com>
Sent: Tuesday, September 6, 2022 11:12 AM
To: Planning Dept
Cc: John Litten
Subject: 13429 Cliff Drive – concerns regarding potential addition
Attachments: Wilbert Neighbor letter re 13429 Cliff.docx

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

This email is intended for Shawn Leininger and David Bass.

Dear Sirs.

I am writing regarding the proposed addition to 13429 Cliff Drive and attached is a letter that I submit for your consideration. I believe you have also received letters from some of our neighbors regarding the property that was recently purchased. While I hope for a resolution, I want to be on record to formally voice my and my family's concerns over the current proposal submitted to the City. I oppose any plans that do not fit within the current site lines of the house. Wilbert Road is a unique location and the plans as I have seen will completely block our view as we have come to know and love since moving to Wilbert in 2017.

I plan to attend the meeting on Thursday, September 8th as well. I appreciate your time and attention to this matter.

Respectfully,

Wendy Jarchow



Wendy Jarchow
Chief Investment Officer

phone: 440.348.9695
mobile: 312.515.9033
email: wjarchow@rivercapital.com
Web: www.riversaascapital.com



Wendy Jarchow
1055 Wilbert Road
Lakewood, Ohio 44107

August 29, 2022

Architectural Review Board
City of Lakewood
Division of Housing & Building
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: 13429 Cliff Drive – Proposed Property Modifications

We have had an opportunity to review the proposed property modifications to the above property and, as a neighboring property owner for five years at the 1055 Wilbert Road address we would offer the following comments.

Wilbert is one of only two streets in Lakewood that have an open view of the lake from most front yards, and certainly from the six to seven houses south of Cliff Drive on each side of the street. The existence of this “lake view” is often cited as a major attribute of the neighborhood, by current and prospective residents, visitors to each of our homes, and the many walkers who travel through the neighborhood. The appreciation of this open lake view is visually evident by the number of houses on the street that have Adirondack chairs in their front yards -- each one directed toward the lake. Any proposal that may threaten that attribute, like elements of this one, should be cautiously reviewed.

In this instance, the proposed movement of the house line closer to Wilbert and the construction of a large patio (raised or not) will restrict that view for others on the street.

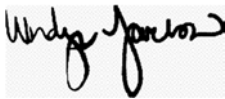
- To begin with, the proposed veranda, projected to extend approximately 7 ft from the existing house will immediately impact the view of the several houses directly to its south. The proposed deck on top of the veranda will do the same. One must also discuss the likely future addition of a privacy screen, or some such obstruction on the deck, further impacting each neighbor’s view.
- Secondly, the very large proposed patio, extending an approximate 24 ft from the existing house will significantly impact the immediate neighbors’ views, particularly if it is raised above current ground level closer to the street. Coming out 24 ft from the house will put the western most edge of the patio closer to Wilbert and the sidewalk used by many walkers. Walkers will have a clear view of the patio and neighbors to the south will be looking at the “back of their heads” on the patio. Therefore, even if the patio is not raised, one has to anticipate that an owner of this property will eventually

add a privacy screen of some sort, either a structure or a hedge, further obstructing the view.

- Should the new patio be built as proposed, and given the positioning of the yard, the house and the afternoon summer sun, the new owner will find the afternoon and early evening summer sun on the west side of the house, and on the proposed patio, to be intense. Residents on the east side of Wilbert whose front yards are in the afternoon summer sunshine routinely find themselves seeking shade. This observation is relevant because of the likelihood that once such a patio (raised or not) and deck are built, by this owner, or some future owner, they will seek to add some sort of sun protection, perhaps a structure or shade trees – each of which will further adversely impact neighbors all the way up the street.

With our neighbors, we encourage the new owner and his/her architect to revise their plans in an effort to avoid breaking with the long tradition on Wilbert of protecting the lake view for all of its residents. As a residents of Wilbert, we are concerned that if these current plans are approved and completed as proposed, it will announce the end of the longtime practice on Wilbert of sharing and protecting the lake view, so that it can be enjoyed by the many, now and in the future, as opposed to the few, as is the case elsewhere.

Respectfully,



Wendy Jarchow
1055 Wilbert Road
Lakewood, OH 44107

CC: John Litten, Lakewood City Council, Ward 3

Johanna Schwarz

From: Jack Filak <jackfilak@sbcglobal.net>
Sent: Monday, September 5, 2022 12:49 AM
To: Planning Dept; John Litten
Subject: property modification at 13429 Cliff Drive
Attachments: letter to Architectural Review Board.pdf

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

Dear Messrs. Leininger, Bass, and Litten:

As discussed in the attached letter, we join other neighbors on Wilbert Rd. in opposing the plans modifying the property at 13429 Cliff Drive.

Thank you for your consideration.

John and Christy Filak
1051 Wilbert Road
Lakewood, Ohio 44107

September 4, 2022

Architectural Review Board
City of Lakewood
Division of Housing & Building
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: 13429 Cliff Drive – Proposed Property Modifications

My family has lived at the above address since my grandfather had the house built in 1924. We are the second owners and have lived there for 25 years. We have had an opportunity to review the proposed property modifications to the above property, and we would offer the following comments:

Wilbert is one of only two streets in Lakewood that have an open view of the lake from most front yards, and certainly from the six to seven houses south of Cliff Drive on each side of the street. Although we live six properties from the lake, we can see it clearly from the northwest corner windows in our living room and master bedroom. The existence of this “lake view” is often cited as a major attribute of the neighborhood, by current and prospective residents, visitors to each of our homes, and the many walkers who travel through the neighborhood. The appreciation of this open lake view is visually evident by the number of houses on the street that have Adirondack chairs in their front yards – each one directed toward the lake. Any proposal that may threaten that attribute, like elements of this one, should be cautiously reviewed, especially as it is likely to reduce the property values of the homes affected.

In this instance, the proposed movement of the house line closer to Wilbert and the construction of a large patio (raised or not) will restrict that view for others on the street.

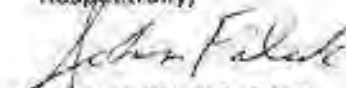
- To begin with, the proposed veranda, projected to extend approximately 7 ft from the existing house will immediately impact the view of the several houses directly to its south. The proposed deck on top of the veranda will do the same. One must also discuss the likely future addition of a privacy screen, or some such obstruction on the deck, further impacting each neighbor’s view.
- Secondly, the very large proposed patio, extending an approximate 24 ft from the existing house will significantly impact the immediate neighbors’ views, particularly if it is raised above current ground level closer to the street. Coming out 24 ft from the house will put the western most edge of the patio closer to Wilbert and the sidewalk

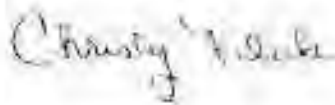
used by many walkers. Walkers will have a clear view of the patio and neighbors to the south will be looking at the "back of their heads" on the patio. Therefore, even if the patio is not raised, one has to anticipate that an owner of this property will eventually add a privacy screen of some sort, either a structure or a hedge, further obstructing the view.

- Should the new patio be built as proposed, and given the positioning of the yard, the house and the afternoon summer sun, the new owner will find the afternoon and early evening summer sun on the west side of the house, and on the proposed patio, to be intense. Residents on the east side of Wilbert whose front yards are in the afternoon summer sunshine routinely find themselves seeking shade. This observation is relevant because of the likelihood that once such a patio (raised or not) and deck are built, by this owner, or some future owner, they will seek to add some sort of sun protection, perhaps a structure or shade trees – each of which will further adversely impact neighbors all the way up the street.

With our neighbors, we encourage the new owner and his/her architect to revise their plans in an effort to avoid breaking with the long tradition on Wilbert of protecting the lake view for all of its residents. As residents of Wilbert, we are concerned that if these current plans are approved and completed as proposed, it will announce the end of the longtime practice on Wilbert of sharing and protecting the lake view, so that it can be enjoyed by the many, now and in the future, as opposed to the few, as is the case elsewhere.

Respectfully,


John and Christy Filak
1051 Wilbert Rd.



CC: John Litten, Lakewood City Council, Ward 3

**Heritage Advisory Board Report to Architectural Board of Review
Regarding the Application for a Certificate of Appropriateness to Alter the Curtis Block**

The Lakewood Heritage Advisory Board (“LHAB”) serves in an advisory capacity for the purpose of educating, informing and making recommendations to City officials, departments, boards and commissions and the community on matters relating to historic preservation (Section 1337.01 of the Codified Ordinances of Lakewood).

The Curtis Block is located at Detroit and Marlowe Avenues and was designated as an historic property in 2016 under Lakewood’s preservation ordinance, Chapter 1134 of the Codified Ordinances of Lakewood. That designation applies to the exterior of the building and not the interior. The Curtis Block is also a contributing resource in the Downtown Historic District listed on the National Register of Historic Places. And it is part of the “four-corner streetcar façade”, comprised of buildings on the four corners of the Detroit and Marlowe intersection built during Lakewood’s streetcar era and still remarkably intact.

LHAB has reviewed the proposed concept plans for the Downtown Development Site submitted by CASTO/Dimit Architects in connection with their oral application for a Certificate of Appropriateness presented to the Architectural Board of Review on July 14, 2022. In particular, LHAB met with CASTO/Dimit and Planning Director Leininger on July 29, 2022, for an extended discussion of the proposal.

In brief, CASTO/Dimit proposes to retain and preserve the eastern and northern facades of the Curtis Block, repurpose the western façade and eliminate the southern façade. In addition, CASTO/Dimit proposes to position the northern end of a five-story commercial/residential building in the middle of the Curtis Block footprint.

Section 1134.06 of Lakewood’s preservation ordinance requires that the Architectural Board of Review (“ABR”) consider the CASTO/Dimit application for a certificate of appropriateness with reference to the Secretary of the Interior’s Standards for Rehabilitation.

LHAB Conclusions and Recommendations

LHAB recommends to the Architectural Board of Review that it apply the Secretary of the Interior’s Standards for Rehabilitation (Section 1134.06 (b)), to the application for a Certificate of Appropriateness, and recommends the following findings under each of those sections:

Standard 1: “A property shall be used for its historic purpose or placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.”

***LHAB’s recommendation:* Proposal does not meet Standard 1.**

The character defining features of the property being retained by the proposed design concept are as follows:

- The structure's primary facades along Detroit and Marlowe,
- The location of the building to the city sidewalks, and
- The retention of both retail and residential uses.

However, the design is causing an adverse effect to the massing of the original two-story structure. This negates the building's historic relationship to its site and environment.

Standard 2: "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."

LHAB's recommendation: **Proposal does not meet Standard 2.**

The western former party wall and southern service wall can be repurposed without altering the historic character of the building. The historic character of two remaining façade walls is being retained and preserved.

However, the historic character of the overall exterior of the property is also defined by its massing and relationship to its surroundings. This character is significantly and adversely effected by the proposed construction (scale and massing) on the top of the building.

The rhythm and accessibility of the retail store frontage that currently exists along Detroit and Marlowe not only contributes to the historic character of the building, but also to the Lakewood streetcar retail corridor. Altering the operations along this façade would be an adverse effect. LHAB recommends the retention and operability of the existing storefront entry ways/configuration even if they are not utilized by future tenants.

Standard 3: "Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."

LHAB's recommendation: **Proposal only partially meets standard 3.**

The proposed roof top addition to the Curtis Block overwhelms the existing scale of building, causing it to lose its relationship to its time, place and original use.

Standard 4: "Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved."

LHAB's recommendation: **Proposal meets standard 4.**

Standard 5: “Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.”

LHAB’s recommendation: It is unclear to LHAB how the developer proposes to meet this standard given the conceptual nature of the proposal. Additional information is required to assess this standard and should be provided prior to final ABR decision.

Standard 6: “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.”

LHAB’s recommendation: It is unclear to LHAB how the developer proposes to meet this standard given the conceptual nature of the proposal. Additional information is required to assess this standard and should be provided prior to final ABR decision.

Standard 7: “Chemical or physical treatments, such as sandblasting, that cause damage to the historic materials and structures, if appropriate, shall be undertaken using the gentlest means possible.”

LHAB’s recommendation: It is unclear to LHAB how the developer proposes to meet this standard given the conceptual nature of the proposal. Additional information is required to assess this standard and should be provided prior to final ABR decision. Please note that sandblasting or painting of brick is not acceptable.

Standard 8: “Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.”

LHAB’s recommendation: Standard is not applicable.

Standard 9: “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

LHAB’s recommendation: It is unclear to LHAB how the developer proposes to meet the first part of this standard given the conceptual nature of the proposal. The proposal does not meet the second half of this standard.

Although new work is differentiated from old, the new proposed addition is not compatible with the existing building in massing, size, scale, and architectural features. As a result, the addition will cause an adverse effect to the historic integrity of the property and its environment.

Standard 10: “New additions and adjacent to related new construction shall be undertaken in a such a manner that if removed in the future, the essential form and environment would be unimpaired.”

LHAB’s recommendation: Proposal does not meet Standard 10.

Removal of the proposed new construction would devastate the historic building’s essential form and environment.

In summary, LHAB objects to the scale and massing of the five-story building in the midst of the Curtis Block. The building’s proposed five-story design and exterior materials are incompatible with the original historic structure. LHAB agrees that the western and southern façades of the Curtis Block can be repurposed and the interiors of the Curtis Block, which are not protected by the historic property designation, can be reconfigured.

LHAB recommends that the Architectural Board of Review respect the history and architecture of the Curtis Block by requesting that CASTO/Dimit refine their design, amend, and resubmit the application for a certificate of appropriateness in accordance with LHAB’s recommendations and the Secretary of the Interior’s Standards. LHAB also recommends that the amended application be in writing and address how their proposal addresses the applicable Secretary of the Interior’s Standards.

Dated: August 31, 2022

Respectfully submitted,

Lakewood Heritage Advisory Board

Note: Peter Ketter recused himself from consideration and discussion of the CASTO/Dimit proposal and did not attend the LHAB July 25, 2022 meeting.

Copy to Director Leininger

Johanna Schwarz

From: Shawn Leininger
Sent: Wednesday, August 31, 2022 12:13 PM
To: Johanna Schwarz; David Baas
Subject: FW: LHAB CASTO/Dimit proposal response to ABR
Attachments: LHAB to ABR - August 31 2022 Letter CASTO Dimit Proposal.docx

LHAB public comment regarding Downtown project for ABR meeting.

Shawn Leininger, AICP
Director of Planning & Development

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

(216) 529-6630 main
(216) 529-6635 office

www.lakewoodoh.gov

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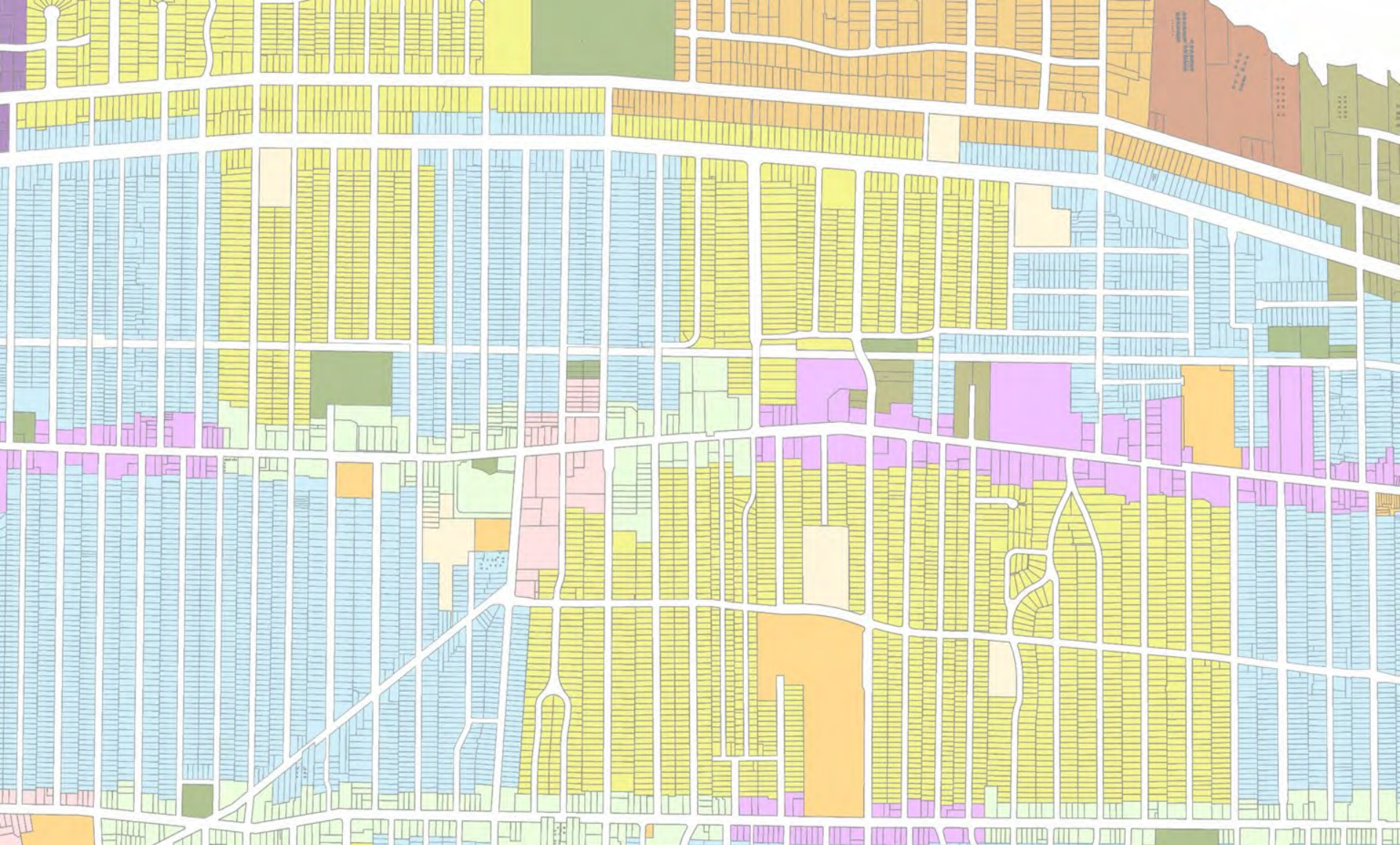


From: Mariah McGunigle <mcguniglemc@gmail.com>
Sent: Wednesday, August 31, 2022 12:07 PM
To: Shawn Leininger <Shawn.Leininger@lakewoodoh.net>
Cc: Hilary Schickler <hilaryschickler@gmail.com>; John Pyke <johnpyke@att.net>; Mark Stockman <mstockman@frantzward.com>; Linda Barbero <lbarbero03@gmail.com>; Dawn Ellis <dellis592@gmail.com>; Peter Ketter <pketter@sandvickarchitects.com>
Subject: LHAB CASTO/Dimit proposal response to ABR

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

Hi Shawn,
Please see attached for LHAB's letter to ABR addressing the CASTO/Dimit proposal. Please let me know if you have any questions. Thank you very much.

Sincerely,
Mariah McGunigle
Preservation Architect



Architectural Board of Review

September 2022



Architectural Board of Review

Pre-Review Meeting: 1 September, 4pm (Remote)

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

Members

2022 Chair: David Maniet

2022 Vice Chair: Brian Grambort

Rob Donaldson

Jeremy Smith

Hanna Cohan Plessner

Staff

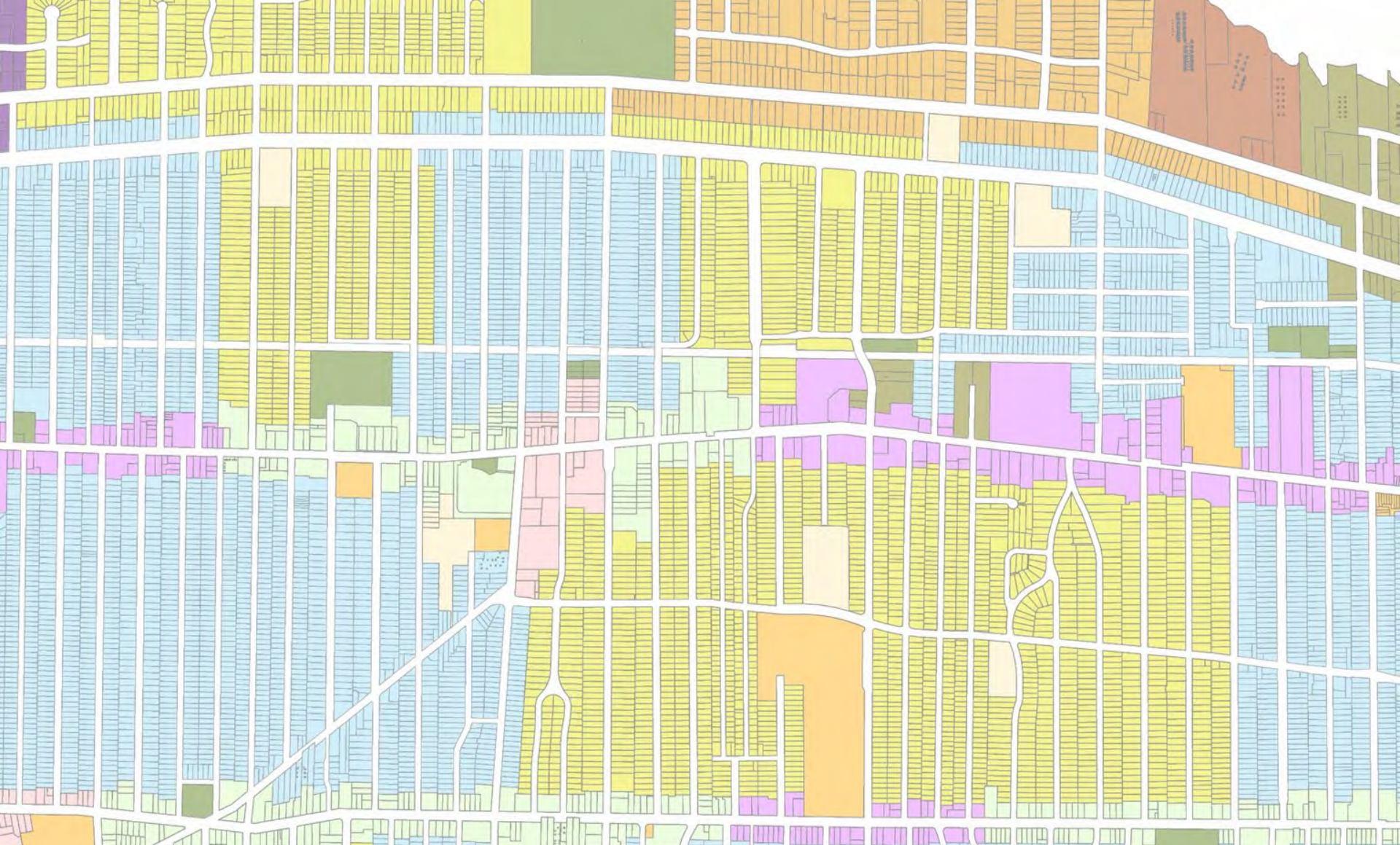
Board Secretary: David Baas

Building Commissioner: Chris Parmelee



Architectural Board of Review **September Agenda**

1. Roll call
2. Approve minutes – August 2022
3. Opening Remarks
4. Downtown Development
5. Request for Rehearing
6. Old Business
7. Sign Review
8. New Business
9. Adjourn



Architectural Board of Review

Sign Review (Summary Approvals) – September 2022

Applicant proposes new signage in C3 district.

City Notes:

- ❑ Storefront ~30 ft...maximum allowable sign area of ~45 ft²
- ❑ Proposal includes internally-illuminated circular logo (~5.5 ft²) and channel lettering (~ 19.9 ft²).

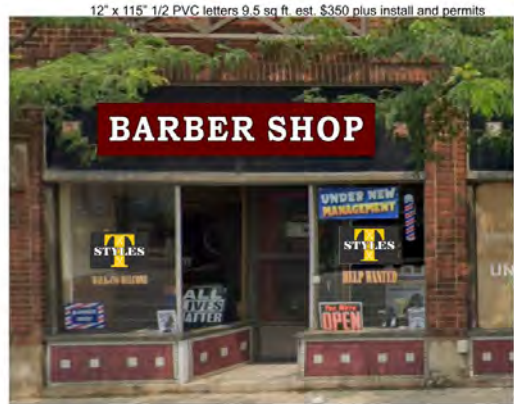


Docket No. 09-62-22 (14200 Detroit)
Sign – Crumbl Cookie
Jim Briola

Applicant proposes new signage in C3 district.

City Notes:

- ❑ Storefront ~17 ft...maximum allowable sign area of ~25 ft²
- ❑ Proposed wall lettering (~9.5 ft²) and window graphics (~ 6 ft², <15% of window area).
- ❑ **Confirmed - window graphic background is clear**



12" x 115" 1/2 PVC letters 9.5 sq ft. est. \$350 plus install and permits



Window logos
25" w x 16" h 3 sq ft x 2

New logo option \$40 each

13706 Madison Ave

Docket No. 09-63-22 (13706 Madison)

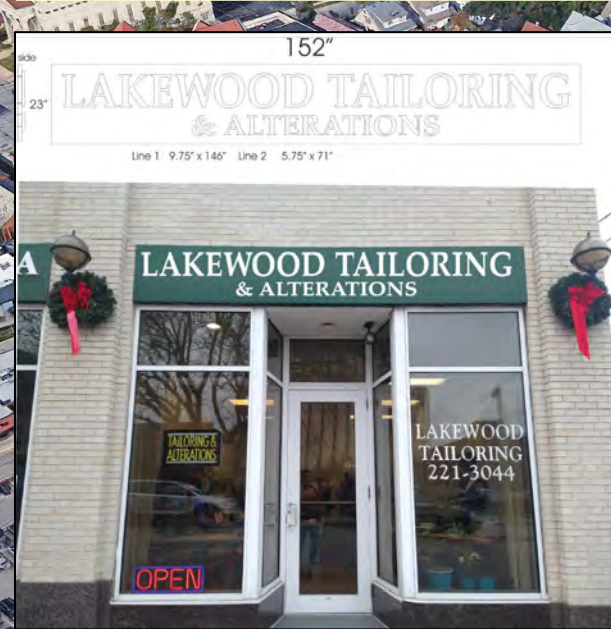
Sign - T-Styles Barber Shop
Shawn Warren



Applicant proposes new signage in C2 district.

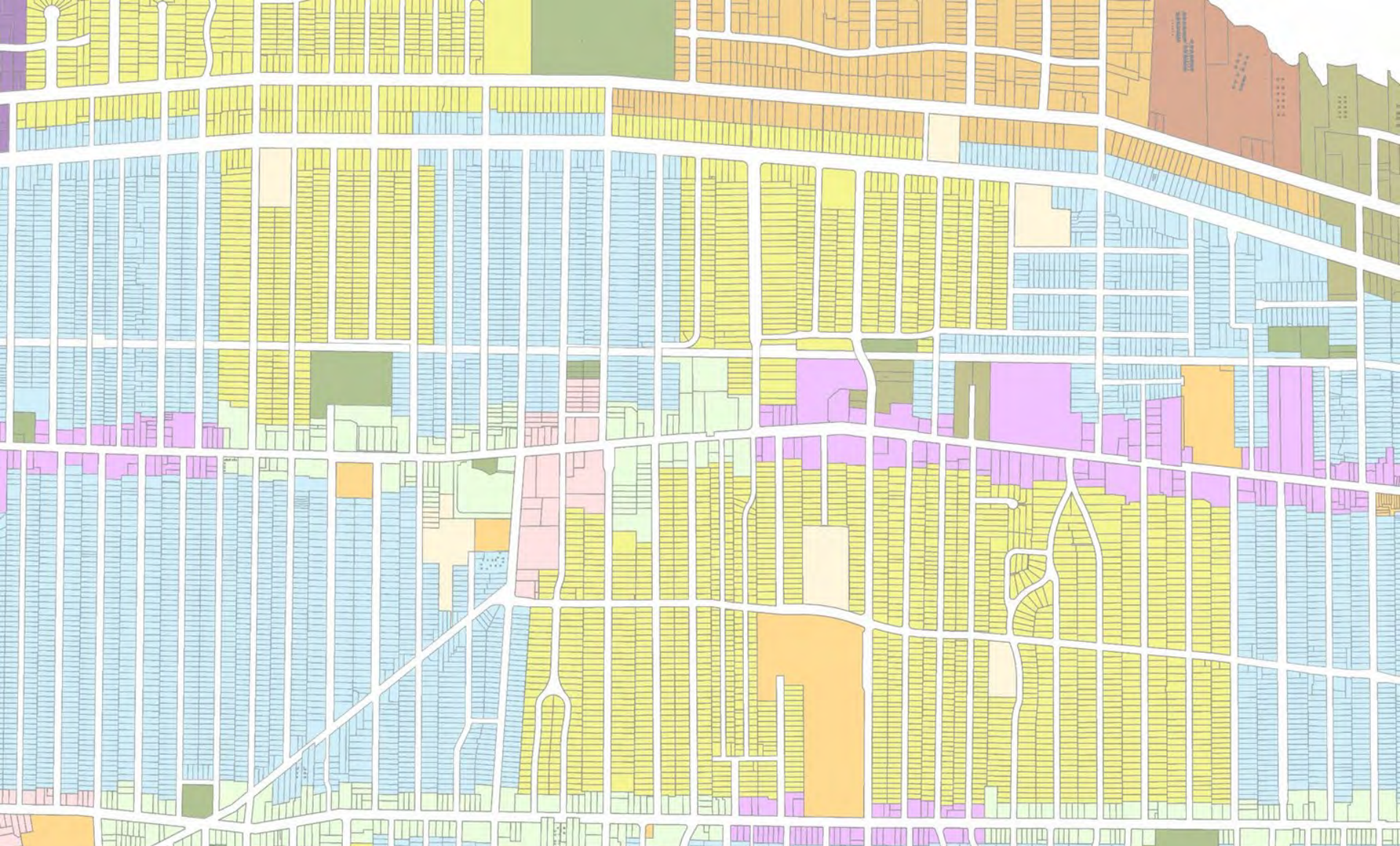
City Notes:

- ❑ Storefront ~15 ft...maximum allowable sign area of ~23 ft²
- ❑ Proposed wall lettering (~12.5 ft²).



Docket No. 09-64-22 (14800 Detroit)

**Sign – Lakewood Tailoring
Shawn Warren**



Architectural Board of Review

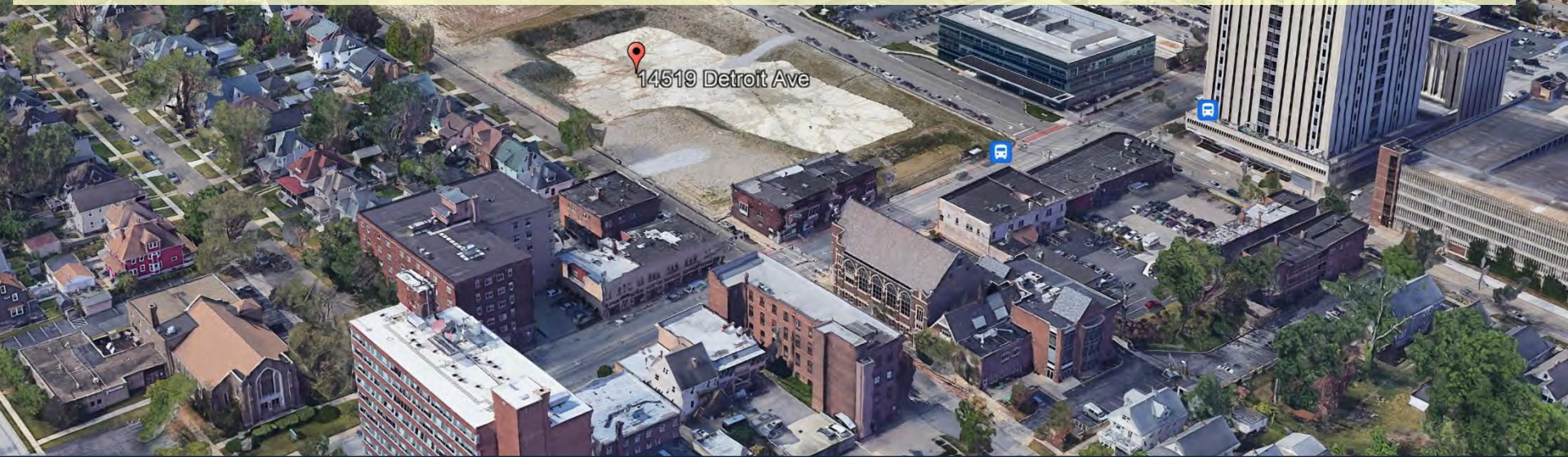
Downtown Development – September 2022

Applicant proposes a planned development.

City Notes:

- PC granted preliminary approval at the 29 June meeting.
- Preliminary Review under Chapter 1156 (Planned Development)

- Recommended Agenda – both items called together:**
 1. **Update from City on Downtown Development (07-41-22) & Curtis Block COA (07-42-22).**
 2. **CASTO Presentation.**
 3. **Public Comment.**
 4. **Board discussion, questions, recommendations.**



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

COMMUNITY PLANNING PROCESS

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

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

PLANNED DEVELOPMENT APPROVAL

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



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

1156.01 PURPOSE [OF PLANNED DEVELOPMENT].

- Promote development that is
 - **Innovative;**
 - **Integrated with surrounding uses; and**
 - **Shows sensitivity to cultural, environmental, and economic considerations**

- Development which is consistent with the Community Vision including:
 - **More compact development**
 - **Pedestrian-friendly site design**
 - **Urban street character**
 - **Energy-efficient design**
 - **Industry best practices**



DEVELOPMENT OBJECTIVES

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



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

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

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

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



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

Site Plan – Intended Flow (Connections and Pathways)

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

Site Plan – Building Alignment (Detroit Streetscape)

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

Building A

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

Parking Garage/Liner Units

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



1156.05 DESIGN PRINCIPLES.

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

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



1156.05 DESIGN PRINCIPLES.

(a) Building and Site Design.

(1) Wherever feasible, buildings shall be designed to provide **massing configurations with a variety of different wall planes**. Plain, monolithic structures with long walls and roof plane surfaces are discouraged.

(2) **Building facades should incorporate design elements** such as changes in color or texture; projections, recesses, and reveals; arcades or pergolas providing pedestrian interest; or equivalent elements that subdivide the wall into human scale proportions. Blank facades are highly discouraged, especially on walls facing streets or pedestrian ways.

(3) **Commercial Building facades shall have highly visible customer entrances** that feature canopies, overhangs, arcades, distinctive roof forms, arches, display windows, or landscaped features. Primary entrances should face streets on which they are located.

(4) Buildings shall have **well defined rooflines** with attention to architectural detail. Consideration should be given to the prevailing pattern of roofs in the area surrounding and within the PD.

(5) Sloping roofs, where used, shall have one (1) or more of the following architectural features: gables, hips, horizontal or vertical breaks, or other similar techniques that are to be integrated into the building architecture.



1156.05 DESIGN PRINCIPLES.

(c) Vehicular Circulation and Access.

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



1156.05 DESIGN PRINCIPLES.

(d) Pedestrian Access and Circulation.

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



1156.05 DESIGN PRINCIPLES.

(e) Parking.

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

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

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

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



1156.05 DESIGN PRINCIPLES.

(l) Urban Open Space.

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

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

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

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

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

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

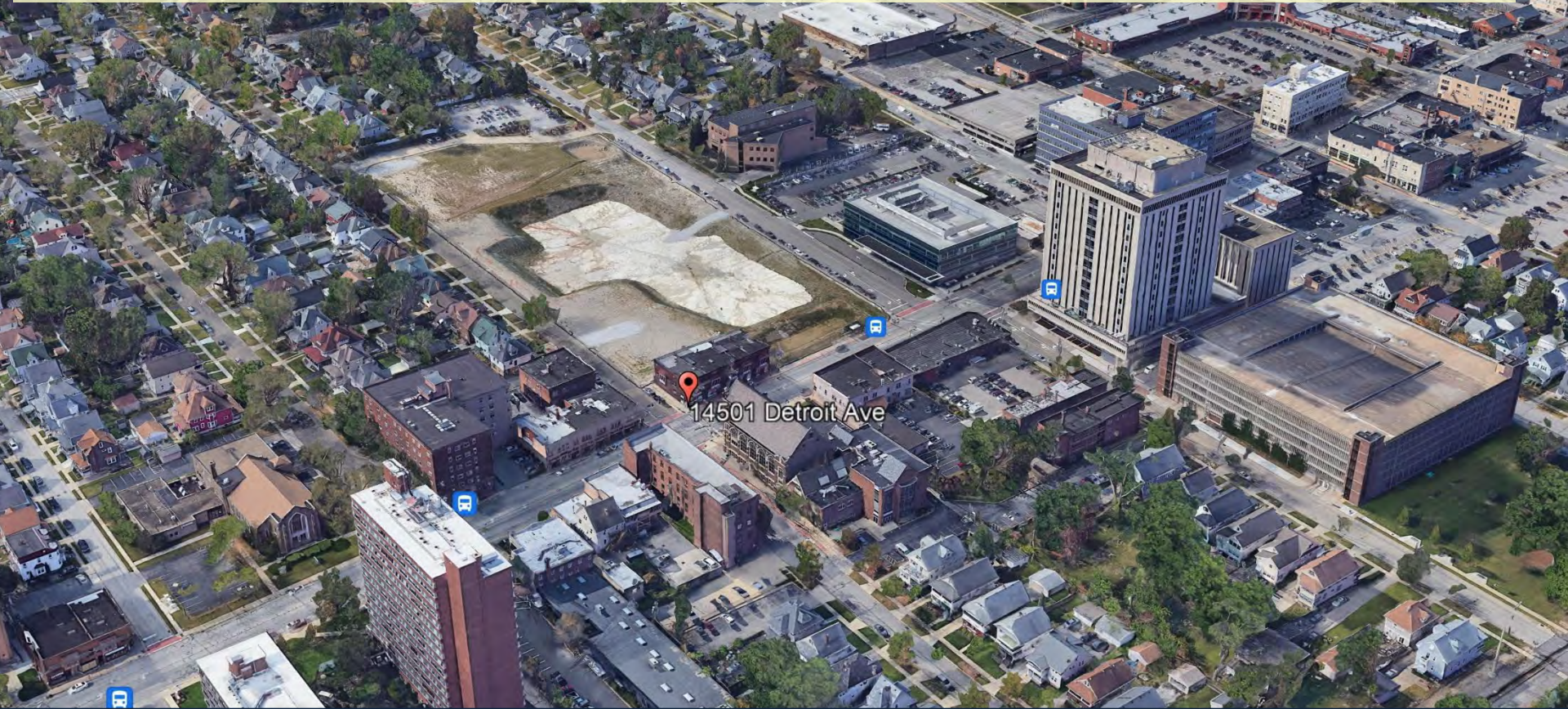
(m) Amenities. All PD's with **residential uses should provide on-site amenities within the site which contribute to the open space.** These amenities may include but are not limited to: courtyards, a swimming pool, spa, clubhouse, tot lot with play equipment, picnic shelter/barbecue area, court game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



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

City Notes:

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



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

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

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

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

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

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



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

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

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

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

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

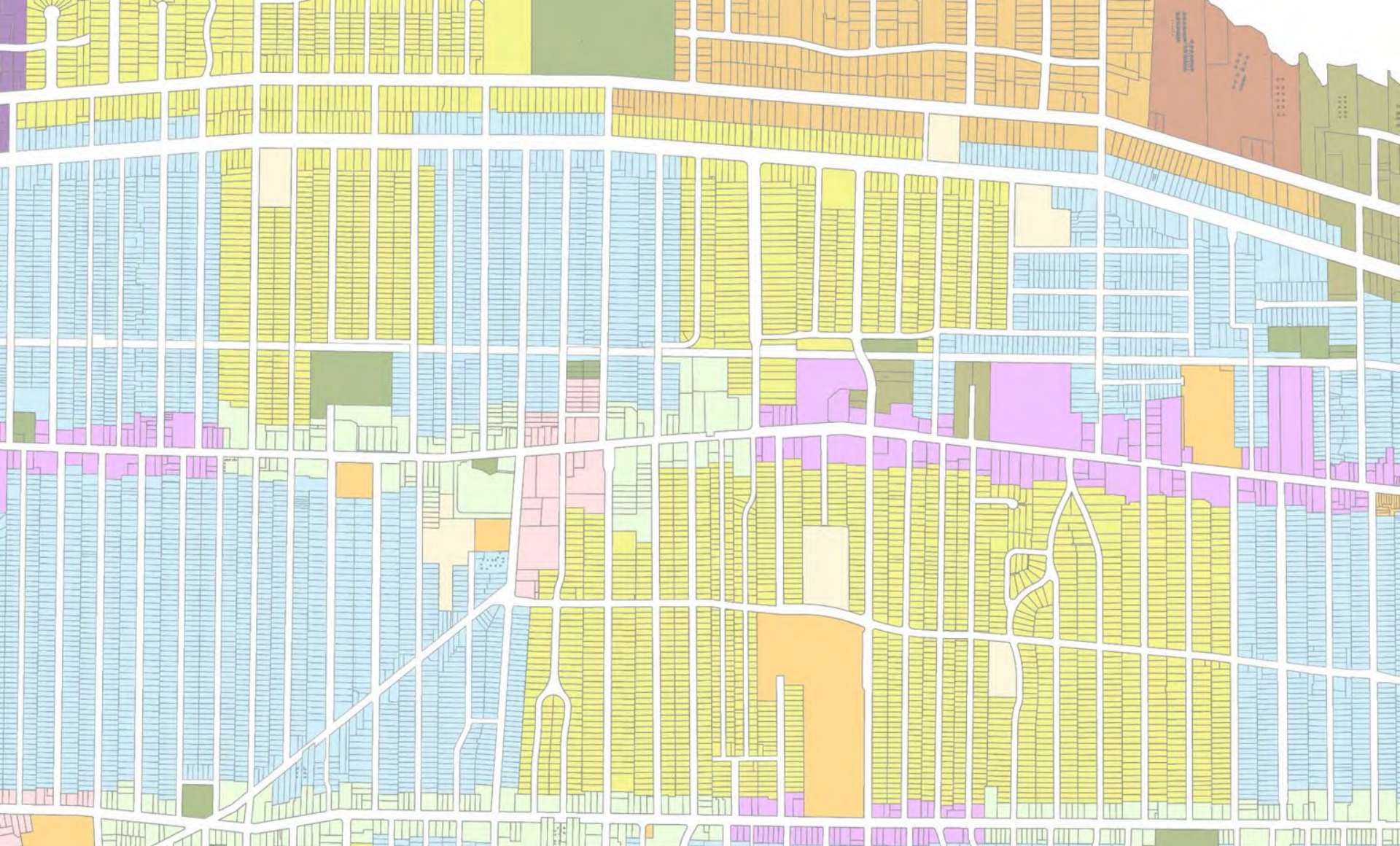


Docket No. 07-42-22 (14501-09 Detroit)
Certificate of Appropriateness – Curtis Block Building

Curtis Block/Certificate of Appropriateness

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





Architectural Board of Review

Request for Rehearing – September 2022

Applicant requests rehearing of proposed modification to previous approval.

City Notes:

- Materials used on new home do not match what was proposed/approved (Aug 2020).
- Board denied request for modification to previous approval (Aug 2022).

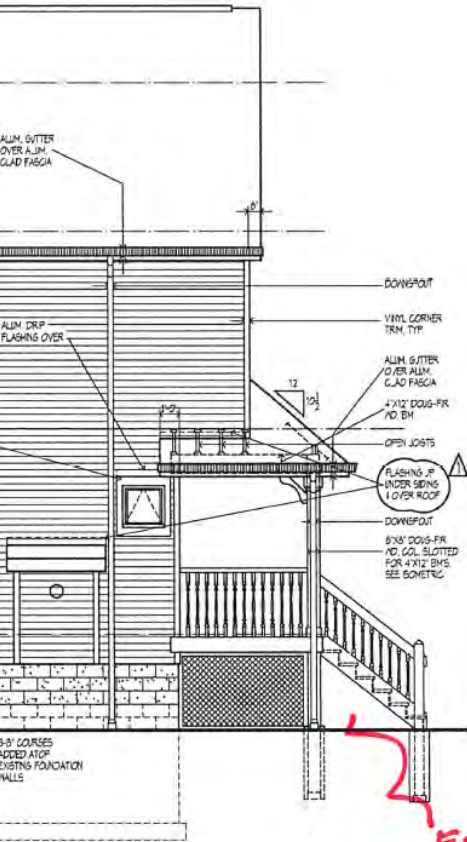


Docket No. 08-49-22 (1491 Spring Garden)

Rehearing - Return for Modification

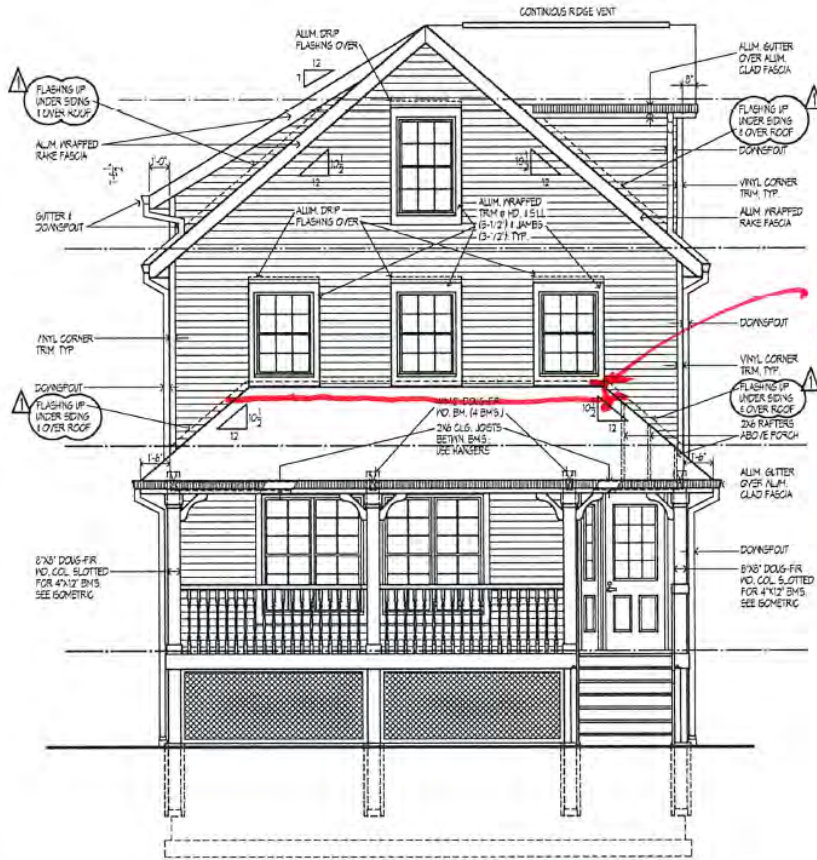
Elias Karsheh

ABR Approval – August 2020



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

*ENCLOSE W/
LATTICE*



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

CHAIR of City Arcl App

DROP 4\"/>

ALTERATIONS IN & ADDITIONS TO
1491 SPRING GARDEN

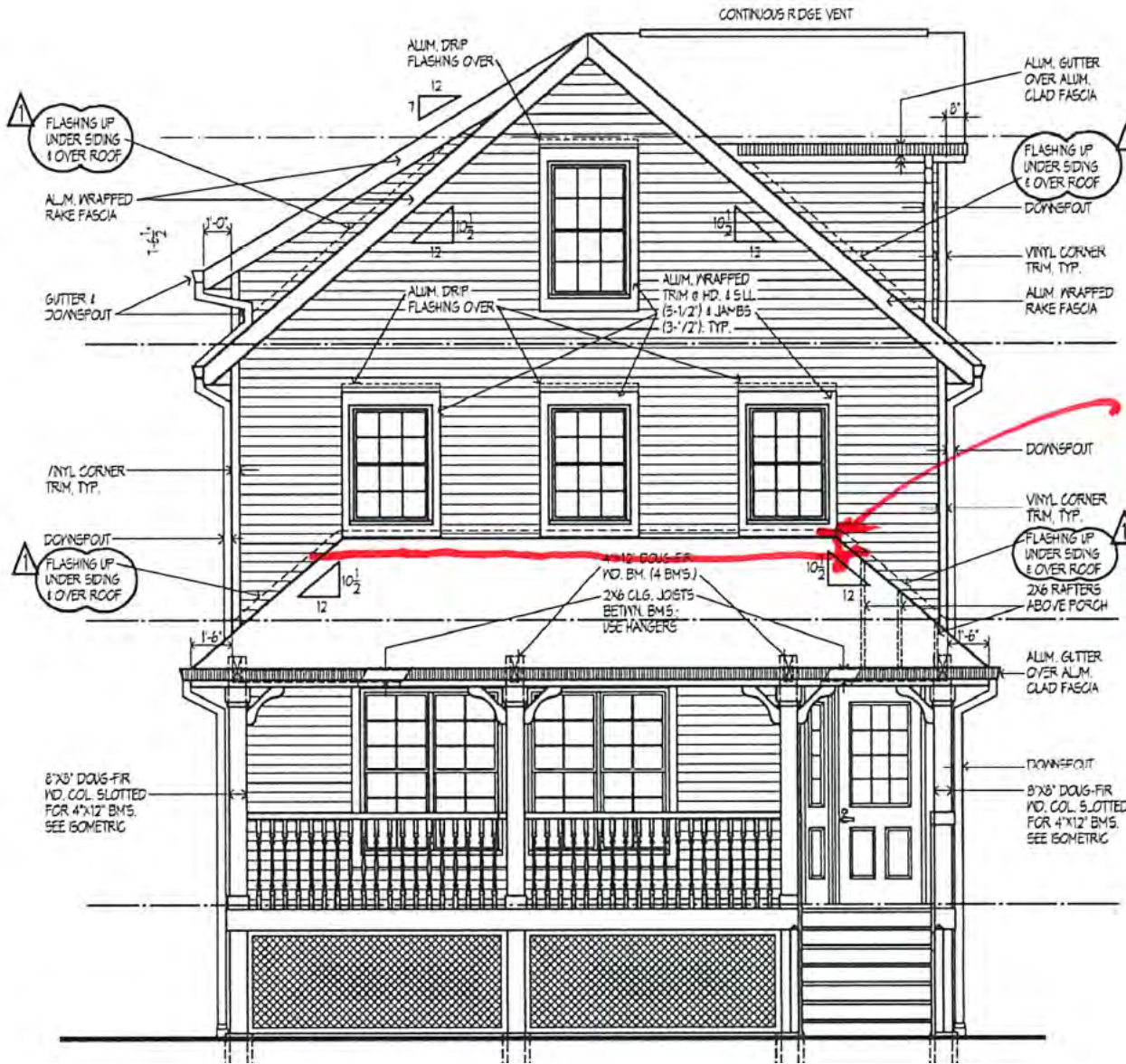
LAKESWOOD, OHIO 44107

EXTERIOR ELEVATIONS



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

ABR Approval – August 2020



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

ALTERATIONS IN & ADDITIONS TO
1491 SPRING GARDEN

LAKESWOOD, OHIO 44107



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

ABR Approval – August 2020

From: David Harala <dharala@sbcglobal.net>
Sent: Wednesday, August 12, 2020 4:08 PM
To: David Baas
Subject: Fw: 1491 Spring Garden Colors
Attachments: IMG_2170.JPG

Follow Up Flag: Follow up
Flag Status: Flagged

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

Colors for 1491 Spring Garden

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

See attached Photo

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

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

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

Sent from my iPhone



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

May 2022



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



STREET ELEVATION



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

Update (23 Aug)

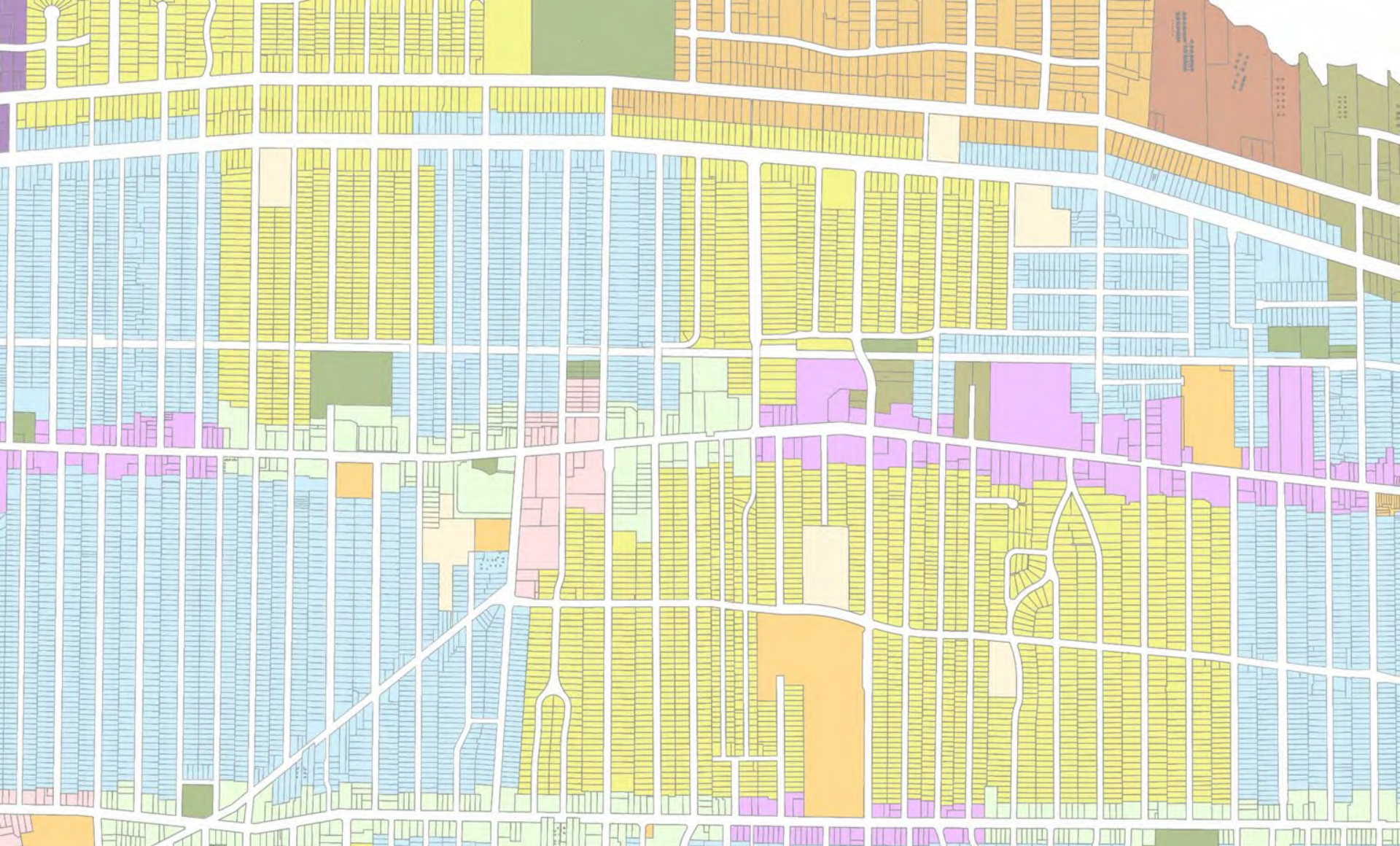


STREET ELEVATION



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

Return for Modification



Architectural Board of Review

Old Business – September 2022

Applicant proposes rebuild of existing front porch.

City Notes:

No update received since August Board.



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



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



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



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

Update (1 Sept)



EXISTING ASPH. ROOFING

EXISTING ALUM. GUTTER & DS

EXISTING DBL HUNG WDW
W/ GRILLES T&B

NEW VINYL SHUTTERS

NEW DBL 5 VINYL SIDING

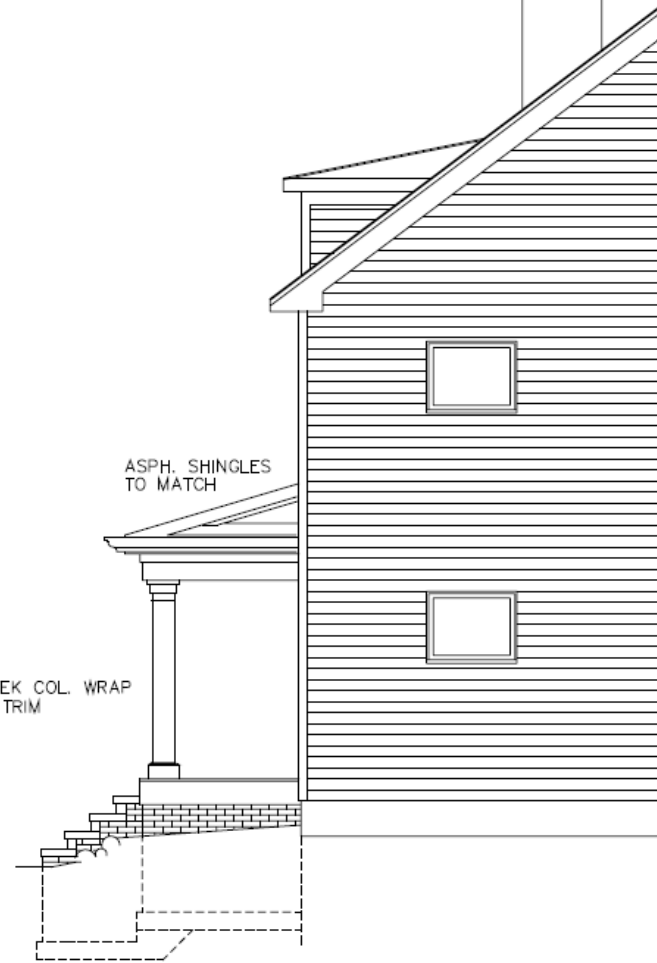
EXISTING DBL HUNG WDW
W/ GRILLES T&B

NEW VINYL SHUTTERS

FACE BRICK

EAST ELEVATION

SCALE: 3/16" = 1'-0



ASPH. SHINGLES
TO MATCH

AZEK COL. WRAP
& TRIM

NORTH ELEVATION

SCALE: 3/16" = 1'-0



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

Update (1 Sept)



EXISTING ASPH. ROOFING

EXISTING ALUM. GUTTER & DS

EXISTING DBL HUNG WDW
W/ GRILLES T&B

NEW VINYL SHUTTERS

NEW DBL 5 VINYL SIDING

EXISTING DBL HUNG WDW
W/ GRILLES T&B

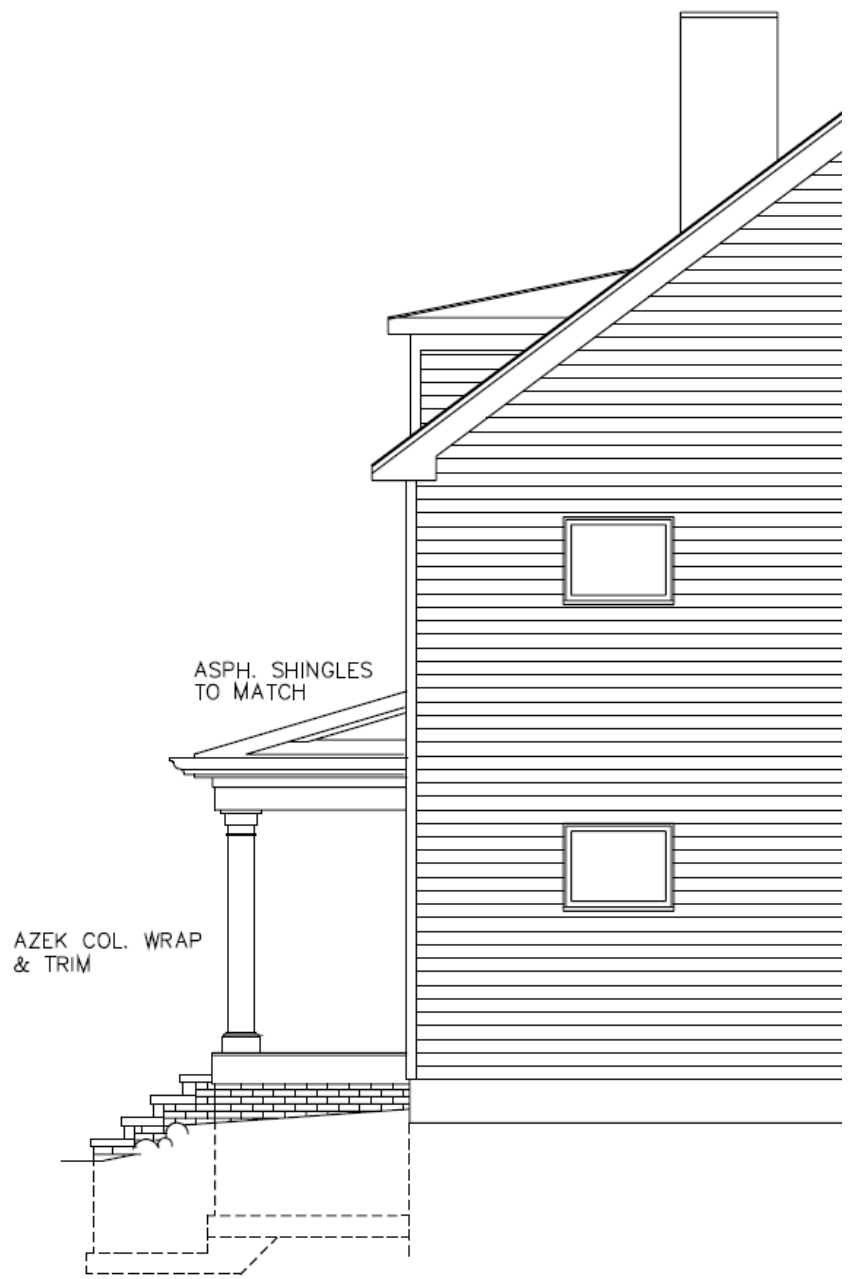
NEW VINYL SHUTTERS

FACE BRICK

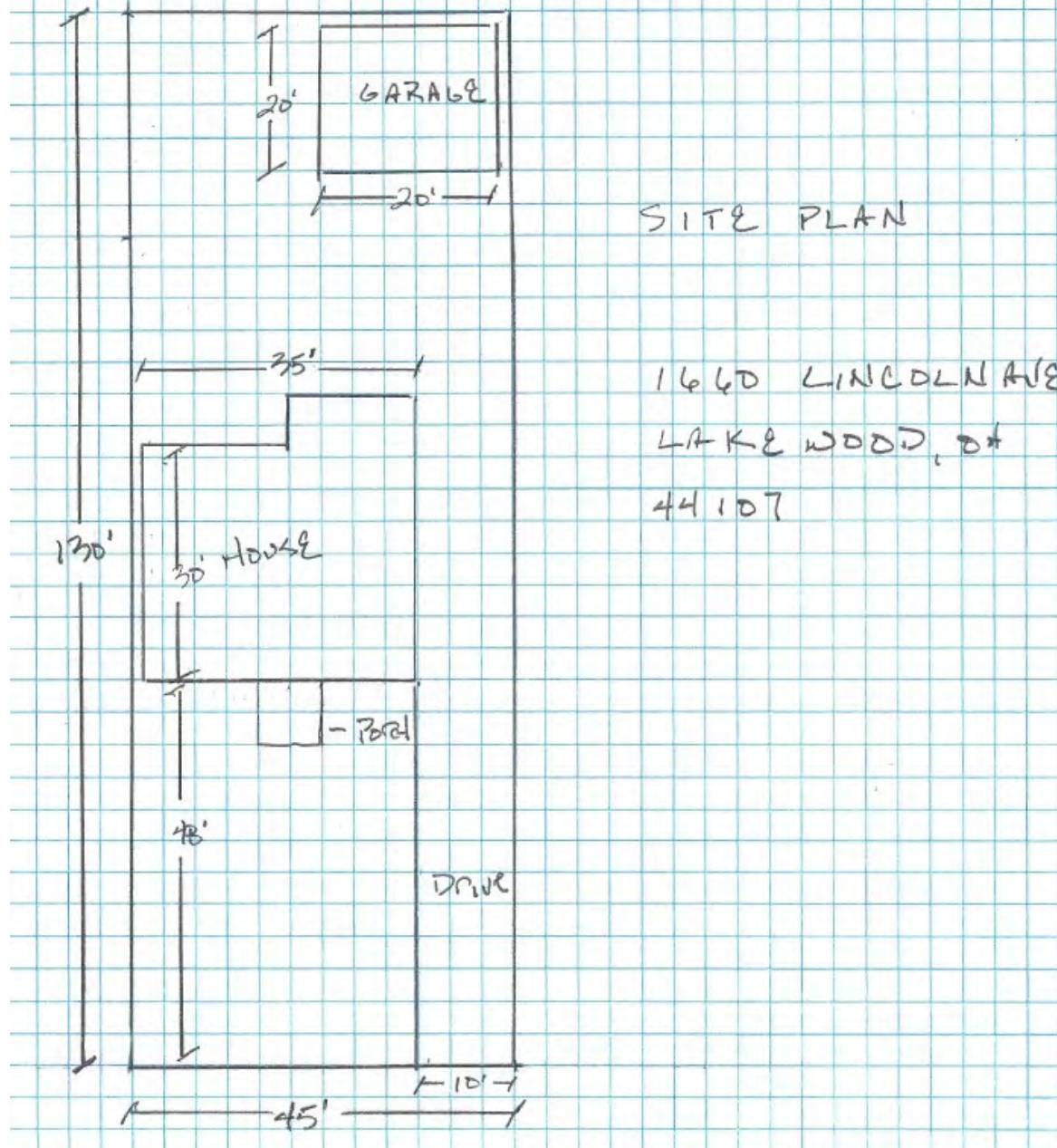


Docket No. 08-51-22 (1660 Lincoln)
Front Porch Rebuild

Update (1 Sept)



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



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



4x4 post
wrapped in
Aztec



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



Window wrapped in aluminum



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



Composite deck flooring for
porch floor and steps



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

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

Model Number: 4145414 | Menards® SKU: 4145414



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



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

Model Number: 36048032M | Menards® SKU: 4192091



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

1 Light Outdoor Light Finished In Black

Model Number: MEN-ZTL17684



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





Vinyl railing with 2x2 spindles



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

Applicant proposes home addition.

City Notes:

- Requires BZA consideration for uncovered patio deck height.



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

Porch Addition
Benjamin Kanelos



Front Elevation



View from Corner of Cliff Drive & Wilbert Avenue



Rear Elevation View



Planter View



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

Preliminary
Not For
Construction



Front Elevation

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





Planter View

inary
or



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



View from Corner of Cliff Drive & Wilbert Avenue



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



Rear Elevation View

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





View from Neighboring Lawn



Existing View



Addition View



View from Neighboring Patio



Existing View



Addition View

Preliminary
Not For
Construction



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



View from Neighboring Lawn

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





Existing View



Addition View



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



View from Neighboring Patio

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





Existing View



Addition View



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



Views Along Wilbert Rd.



Wilbert Rd. View



Street Dimensions



Street Dimensions



View from Neighboring Lawn

Preliminary
Not



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



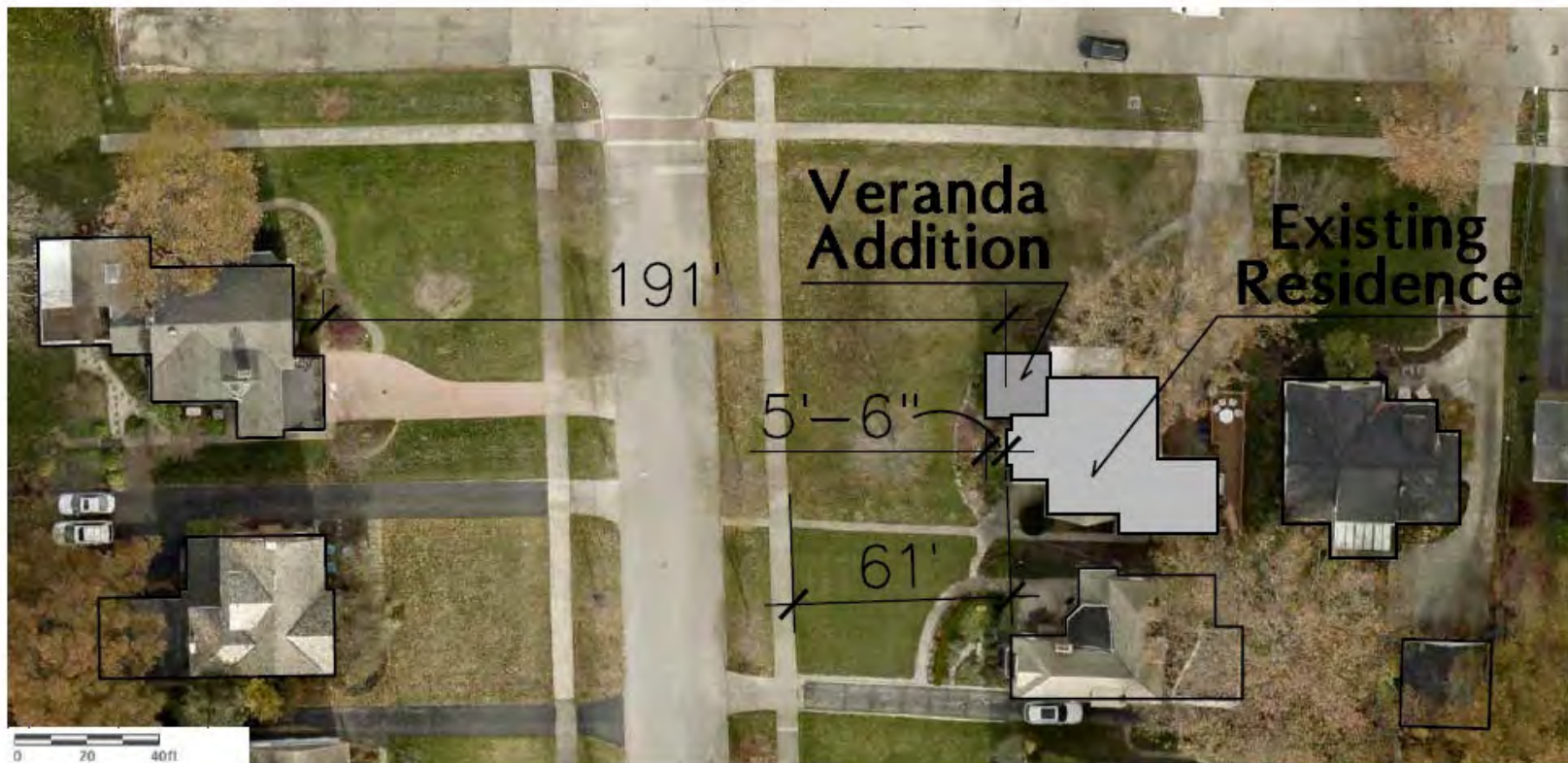
Street Dimensions



View from Neighboring Lawn



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



Street Dimensions

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



Addition & Renovation for the Tomallo Residence

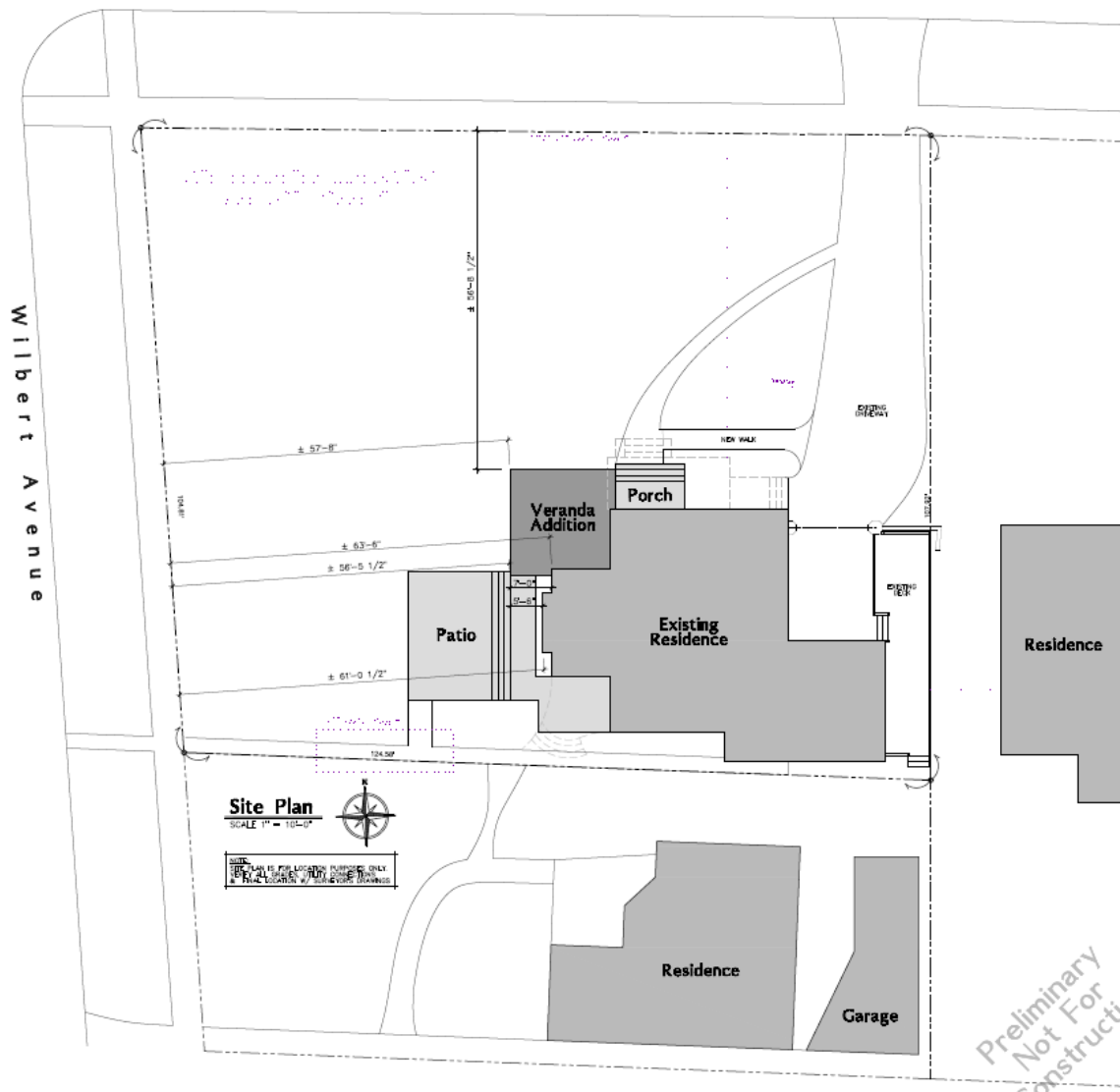
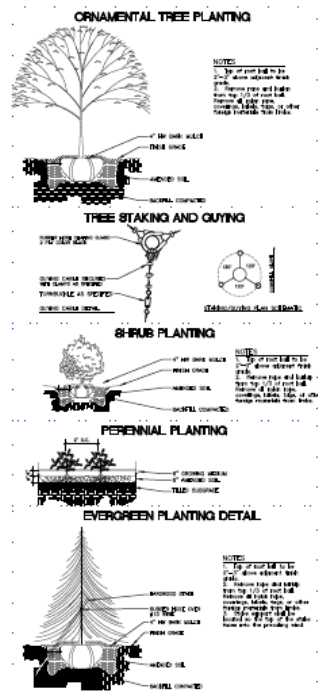
13429 Cliff Drive

Lakewood, Ohio

Cliff Drive

Drawing Index:

- T-1 Title Sheet, Notes & Site Plan
- A-1 Lower Level / Foundation Plan
- A-2 First Floor Plan
- A-3 Second Floor Plan
- A-4 Elevations
- A-5 Elevations
- A-6 Building Section & General Notes

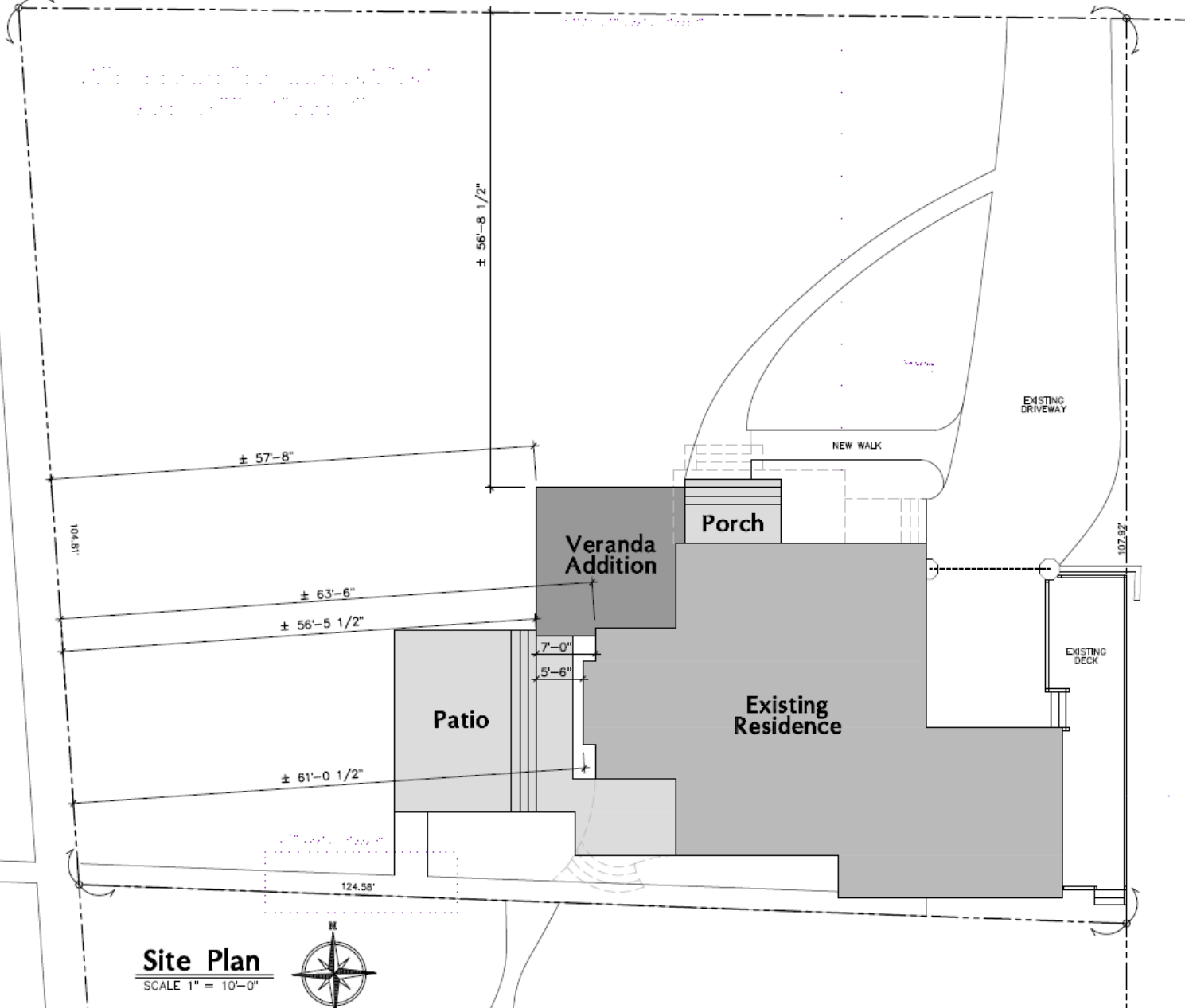


Preliminary
 Not For
 Construction



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

Wilbert Avenue

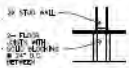


Site Plan
SCALE 1" = 10'-0"

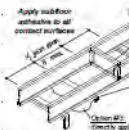


Docket No. 08-52-22 (13429 Cliff)
Porch Addition

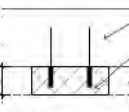




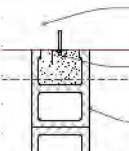
Floor Joist Detail
 Plumbing & Mechanical Walls
 SCALE 1/2" = 1'-0"



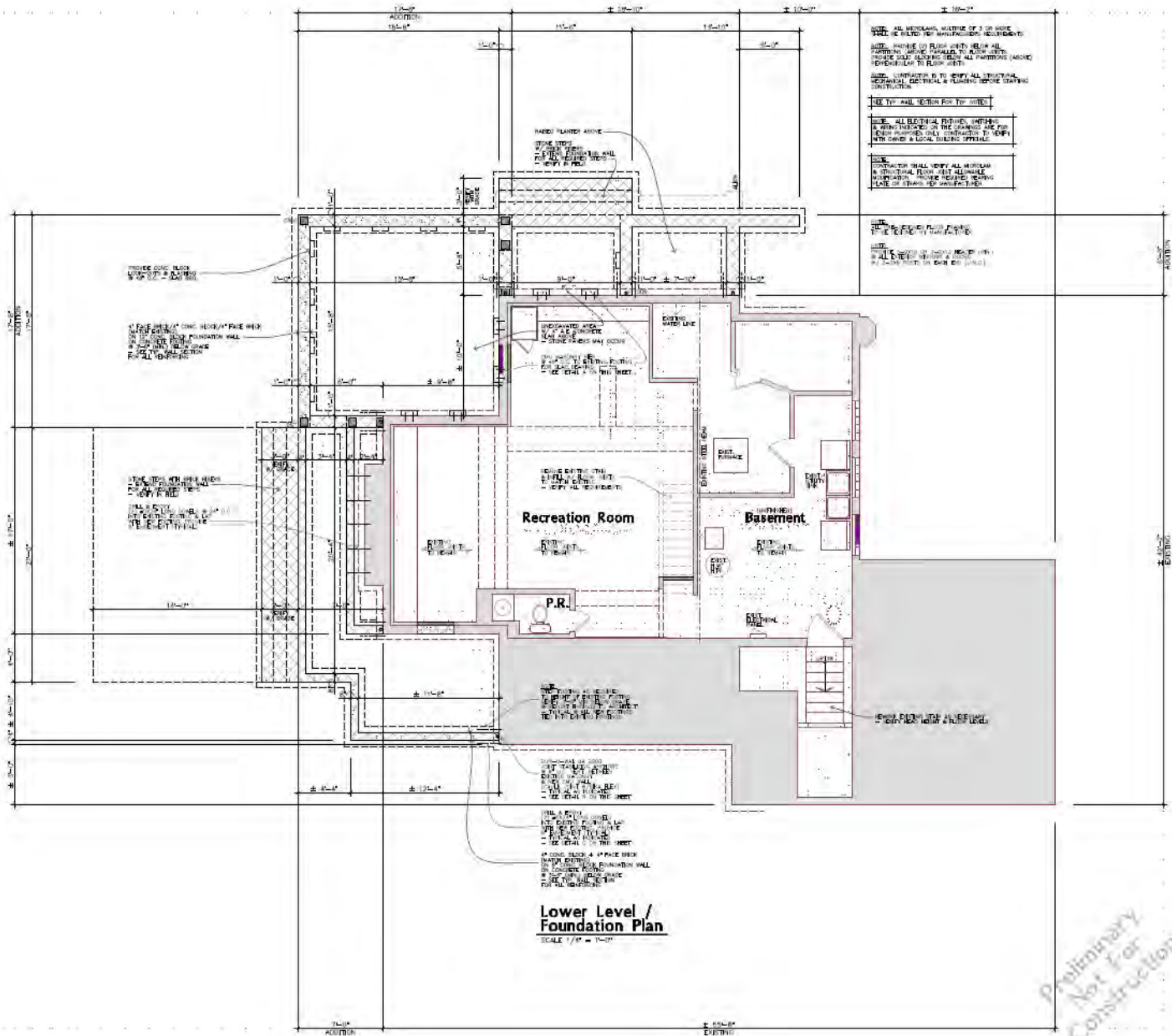
Slab Support Detail
 SCALE 1/2" = 1'-0"



Lateral Angle Support Detail
 SCALE 1/2" = 1'-0"



Footing Support Detail
 SCALE 1/2" = 1'-0"



Lower Level / Foundation Plan
 SCALE 1/4" = 1'-0"

Preliminary
 Not For
 Construction



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

Porch Addition

- CEILING FAN WITH BLADE
- CEILING FAN
- STEP LIGHTING
- CONDUIT FAN WITH BLADE
- CONDUIT FAN
- RECREATIONAL BATHING
- RECREATIONAL LIGHT
- WALL SOURCE
- SUBMERGED HANGING LIGHT
- RECREATIONAL LIGHT
- ROOFER OUTLET
- WATER HEATER
- WATER (TYPE INDICATED)
- WATER
- WATER (TYPE INDICATED)
- WATER
- WATER (TYPE INDICATED)
- WATER
- WATER

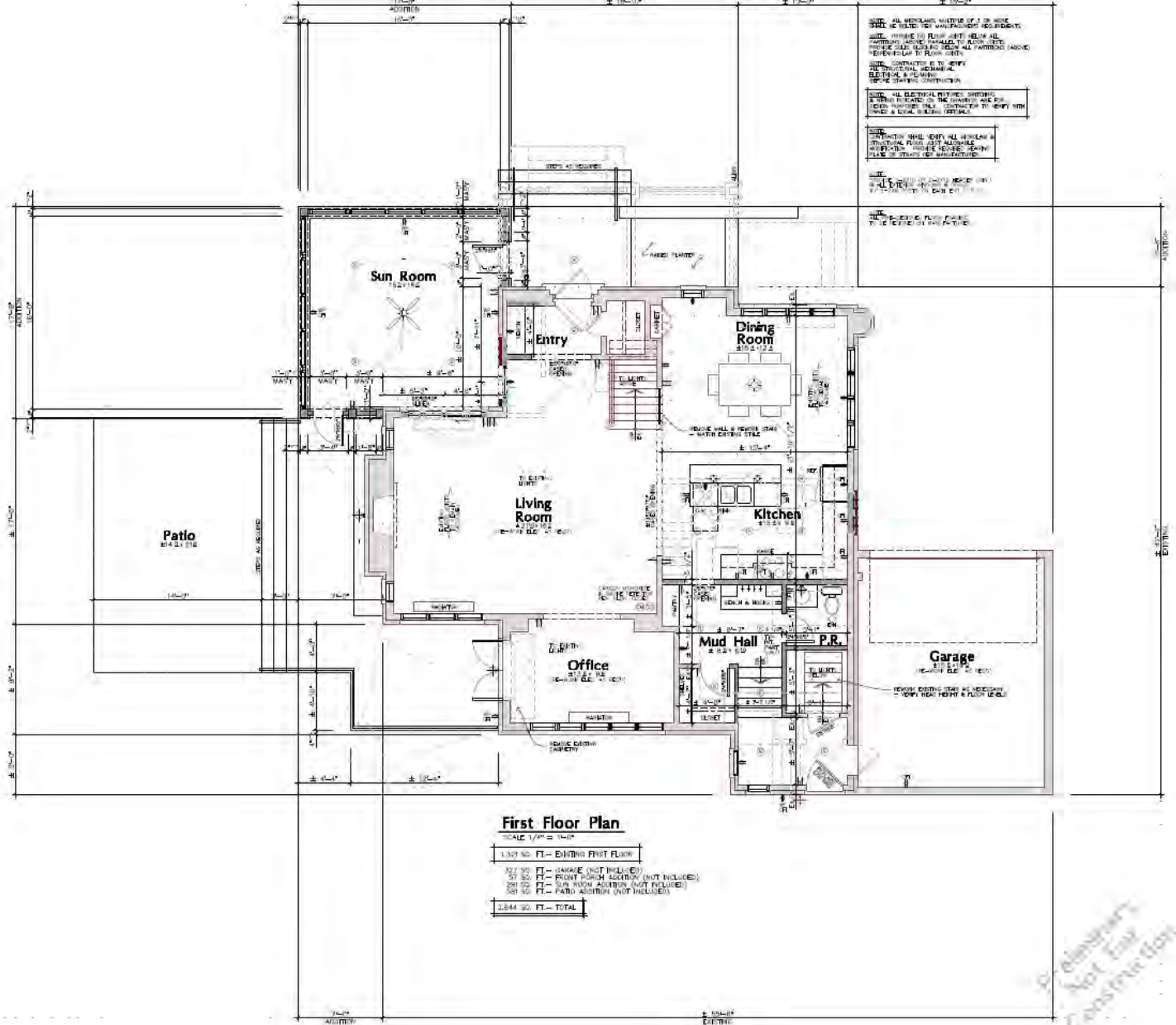
Electrical Legend

DEMOLITION NOTES

1. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
2. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
3. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
4. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
5. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
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7. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
8. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
9. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
10. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
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12. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
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14. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
15. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
16. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
17. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
18. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
19. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
20. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING

CUTTING AND PATCHING NOTES

1. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
2. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
3. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
4. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
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18. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
19. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING
20. REMOVE EXISTING CONCRETE PATIOS, STAIRS AND BUILDING



First Floor Plan

SCALE 1/8" = 1'-0"

1,327.90	FT - EXISTING FIRST FLOOR
827.90	FT - GARAGE (NOT INCLUDED)
57.30	FT - FRONT PORCH ADDITION (NOT INCLUDED)
288.22	FT - SUN ROOM ADDITION (NOT INCLUDED)
589.30	FT - PATIO ADDITION (NOT INCLUDED)
2,844.30	FT - TOTAL

Construction
 Not Final



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

Porch Addition

NOTE:
 ALL WINDOWS TO BE ALUMINUM CLAD
 WINDOWS AS MANUFACTURED BY MARVIN WINDOW & DOORS'
 ULTIMATE SERIES OR APPROVED EQUAL
 (WINDOW MANUFACTURER/SUPPLIER TO VERIFY
 ALL WINDOW EGRESS & SAFETY GLASS REQUIREMENTS)



MATCH EXISTING CEILING

RAILING SYSTEM
 - VERIFY ALL REQUIREMENTS
 - VERIFY STYLE W/ OWNER

BORAL TRIM BOARDS
 - PAINTED

MATCH EXISTING SECOND FLOOR

DECK LEVEL

TOP OF PLATE @ SUN ROOM

BOX ALUMINUM GUTTERS & DOWN SPOUTS

6X6 BOXED COLUMNS

STONE CAP W/ FLASHING

MATCH EXISTING FIRST FLOOR

NEW PORCH LEVEL

STONE STEPS W/ BRICK RISERS

VERIFY ALL GRADING W/ CIVIL DRAWINGS

CONCRETE BLOCK FOUNDATION WALL

CONCRETE FOOTING STEP AS REQUIRED

FACE BRICK - MATCH EXISTING

MATCH EXISTING CEILING

MATCH EXISTING SECOND FLOOR

MATCH EXISTING CEILING

REPLACE EXISTING WINDOWS - PATCH, REPAIR, OR REPLACE TRIM & SURROUND AS NECESSARY

MATCH EXISTING FIRST FLOOR

MATCH EXISTING ENTRY LEVEL

EXISTING LOWER LEVEL

Right Side Elevation
 SCALE 1/4" = 1'-0"

Preliminary
 Not For
 Construction



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



Rear Elevation

SCALE 1/4" = 1'-0"



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



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



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



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



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



View from Corner of Cliff Drive & Wilber Avenue



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



View from Cliff Drive



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



View from Wilbert Avenue

inary



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



Front Porch Close-up



Corner Close-up



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

SCHEDULE 1121.07: MINIMUM YARD REQUIREMENTS

	R1L SINGLE- FAMILY	R1M SINGLE- FAMILY	RIH SINGLE- FAMILY
Front Yard Depth (feet)	As established on the <u>Building Line Map</u> or the <u>average of the existing front yard depths</u> on the abutting properties as measured from the front foundation wall.		
Rear Yard Depth (feet)	40	40	40
Side Yard Depth (feet)	10	10	5
Minimum Sum of Both Side Yards (feet)	25	20	15



Building Line Map City of Lakewood 2010

(Ord. 91-95. Passed 10-7-1996.)



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

Applicant proposes signage in C2 district.

City Notes:

- ❑ Storefront ~50 ft...maximum allowable sign area of ~75 ft²
- ❑ Proposal to replace existing wall signs (~49 ft²) and awnings (~4 ft² of lettering).



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

Sign – Kenilworth Tavern

Shawn Warren



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



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



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



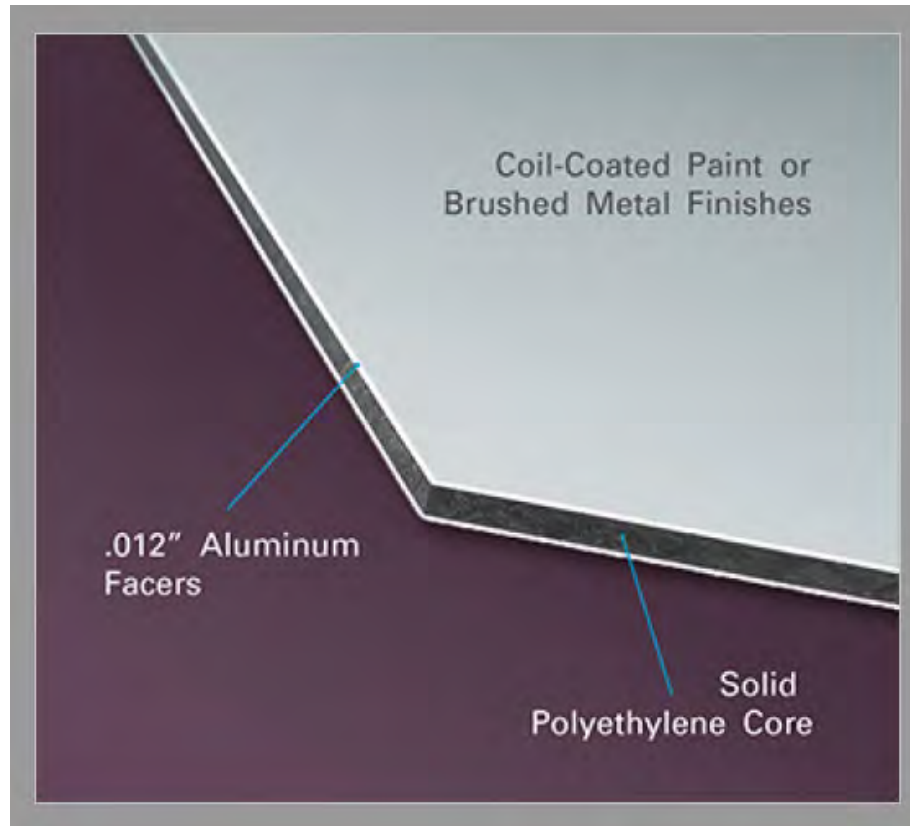
Docket No. 08-54-22 (18204 Detroit)
Sign – Kenilworth Tavern



	2 front) 32" x 240" 53.3 sq text 12.75" x 210" 18 5 sq.
TOTAL TEXT 49 SQ. FT.	1 side) 32" x 96" 21.3 sq. text 7"= 4" total 22" x 78" 11.95 sq. ft
TOTAL SIGN AREA 127.9 SQ. FT.	



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



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

Applicant proposes new signage in C3 district.

City Notes:

- ❑ Storefront ~18 ft...maximum allowable sign area of ~27 ft²
- ❑ Updated awning lettering (~11 ft²) and window graphics (~ 10 ft², <15% of window area).



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

Sign – Bahan Natural Health Care

Steve Foster

BEFORE

PROPOSED



- NATURAL FOCUSED CARE:
- Chiropractic
 - Functional Medicine
 - Nutrition Response Testing
 - Dry Needling
 - Neuro-Emotional Care
 - Massage Therapy
 - Lifestyle Counseling

SGF
THE SIGN &
GRAPHICS
FIRM
216-390-0198



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

BEFORE

PROPOSED

ROCKPORT BRIDALS

BAHAN NATURAL HEALTH CENTER

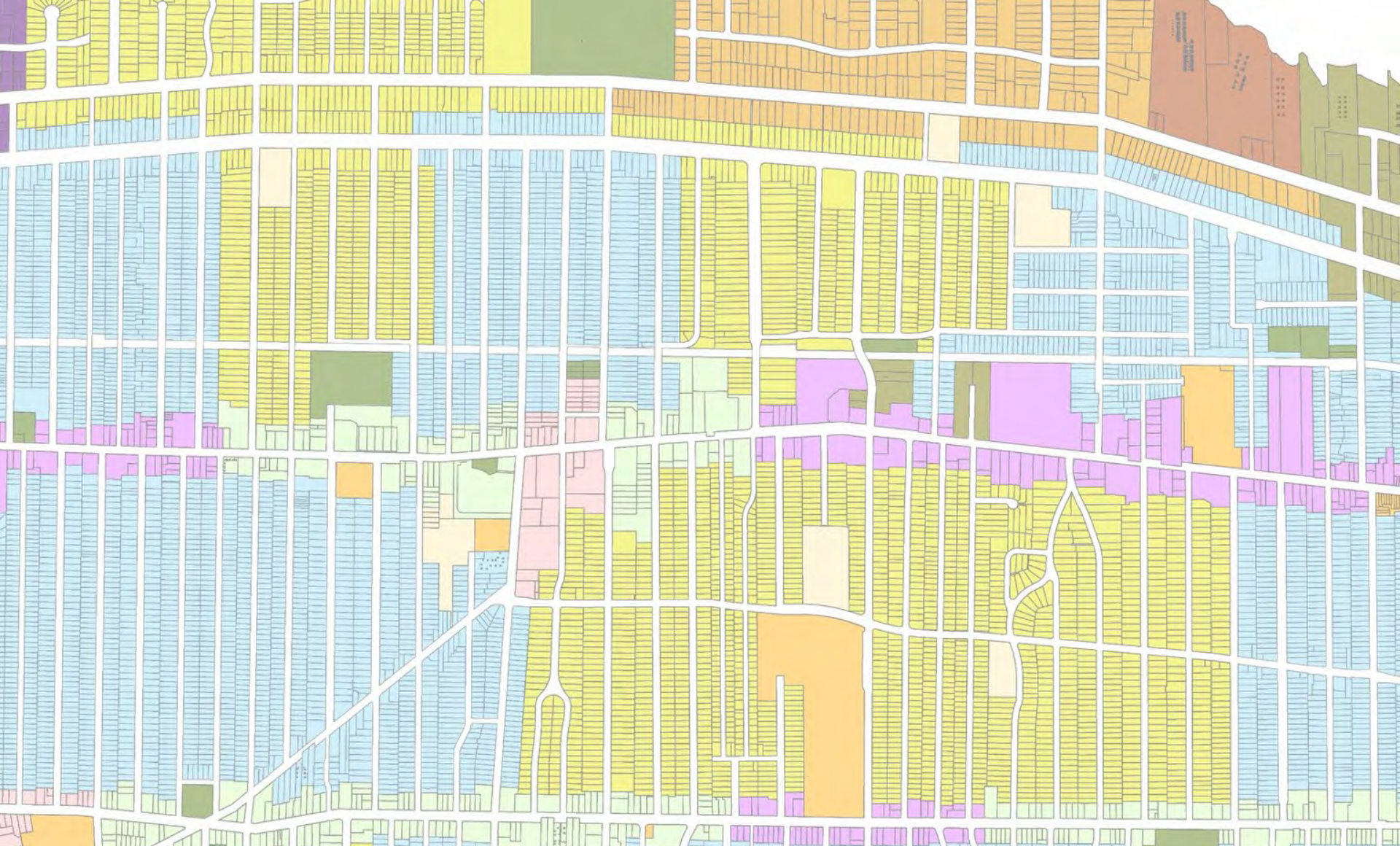
Chiropractic
Dry Needling
Nutrition Response Testing
Functional Nutrition

Neuro-Emotional Care
Massage Therapy
Lifestyle counseling

SGF
SIGN & GRAPHICS FIRM
216-390-0198



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



Architectural Board of Review

Sign Review – September 2022

Applicant proposes new signage in C2 district.

City Notes:

- ❑ Storefront ~20 ft...maximum allowable sign area of ~30 ft²
- ❑ Proposed blade/projecting sign (~9 ft²)
- ❑ NOTE: Must ensure 8' clearance from bottom edge to finished grade of sidewalk – per 1329.05(I)



Docket No. 09-65-22 (15027 Madison)

**Sign – Pachamama
Shawn Warren**



Docket No. 09-65-22 (15027 Madison)
Sign – Pachamama



9 sq ft 2 sides



DOOR GRAPHIC (SAME AS SIGN WHITE ONLY ON CLEAR DOOR) 1' SQ. FT.



Docket No. 09-65-22 (15027 Madison)
Sign – Pachamama



Case #: _____

City of Lakewood Division of Housing and Building
 12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930
 Building.permits@lakewoodoh.net

Building Permit Application

PROJECT ADDRESS: 15027 Madison Ave, Lakewood, OH 44107 Suite/Unit # _____

or **PERMANENT PARCEL NUMBER:** Parcel # 314-16-004

PROPERTY CLASSIFICATION: 1, 2 or 3 Family OR Commercial (includes multifamily and condominiums)

USE DESCRIPTION: (1-Family, Retail, Restaurant, etc.) Change of Use?

PERMIT TYPE: Building *Plumbing *Mechanical *Electrical ***(complete reverse side)**

RELATED CASES: Correction Notice Plan Review A.B.R. Approval Case Number: _____

SCOPE OF PERMIT (Check all that apply):

- New Primary Structure Addition Alteration Repair Equip. Replacement Commercial Sign
- Tent or Temporary Rear Deck Shed Pool Water Controlling Waterproofing
- Commercial Hood Fire Suppression Fire Alarm HVAC Refrigeration
- Demolition Paving Storm Sewer Other (Please specify): Scroll / Blade Sign

***VALUATION: (cost of the work) \$** \$600 **PROJECT SIZE: (in square feet)** 16 sq

BRIEF DESCRIPTION OF WORK: (Include scope, dimension, location) **DRAIN** **NO DRAIN**

35" x 35" 1/4" thick Dibond (PVC Alum) with white vinyl letters 9. sq ft 2 sided 18
 Mounted to brick surface with scroll bracket 42"
 using 4 lag and shields 2.5"
 window cut vinyl graphics 2sq ft door logo and hours



Docket No. 09-65-22 (15027 Madison)
Sign – Pachamama

Applicant proposes new signage in C2 district.

City Notes:

- ❑ Storefront ~20 ft...maximum allowable sign area of ~30 ft²
- ❑ Proposed window graphics (~ 10 ft², <15% of window area).



Docket No. 09-66-22 (15023 Madison)

Sign – Jessica Constantine Photography
Steve Foster

BEFORE



Elmwood

PROPOSED



Elmwood

white vinyl

JESSICA CONSTANTINE PHOTOGRAPHY

white vinyl

jessica constantine

white vinyl

JESSICA CONSTANTINE PHOTOGRAPHY



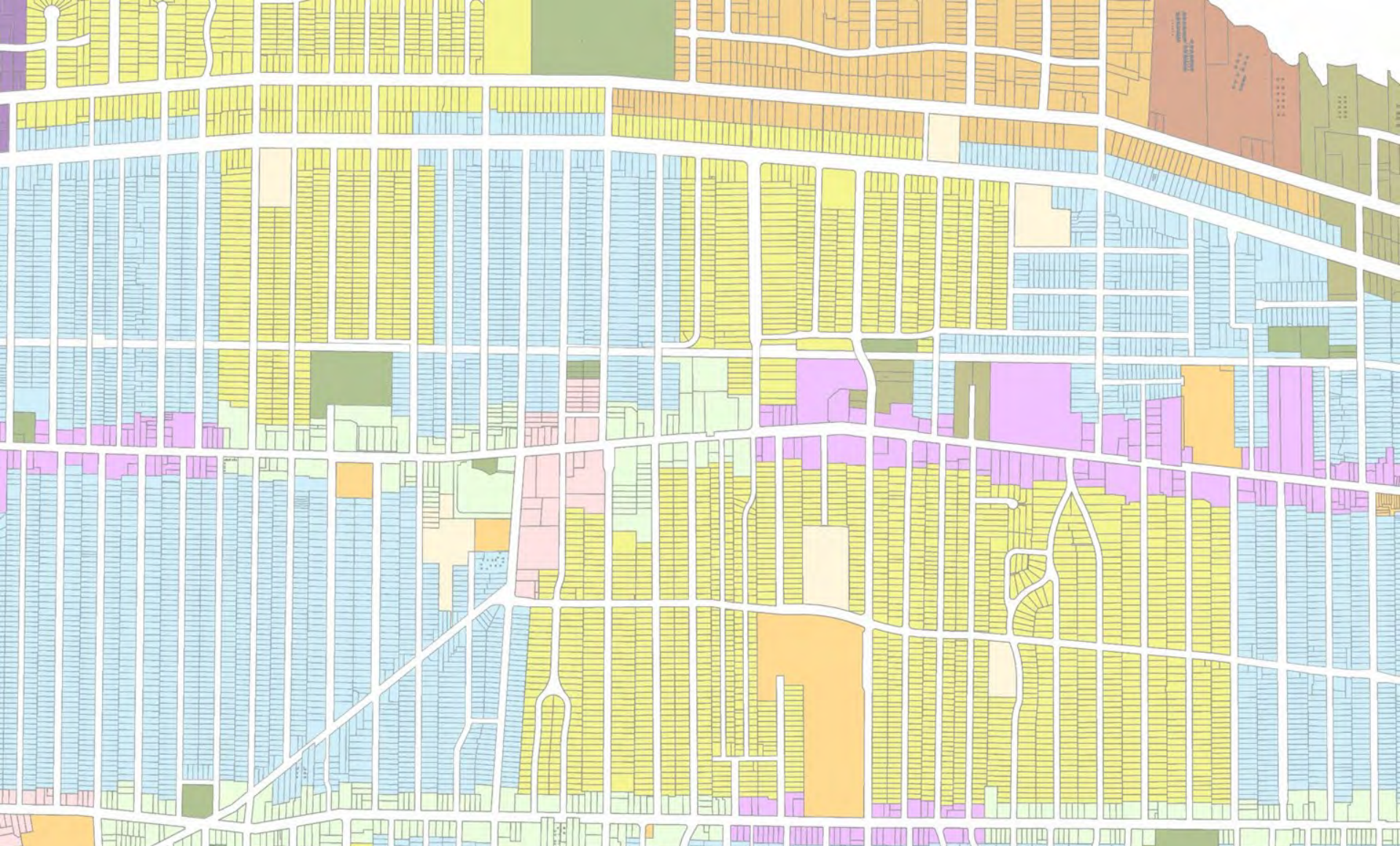
Madison



Madison



Docket No. 09-66-22 (15023 Madison)
Sign – Jessica Constantine Photography



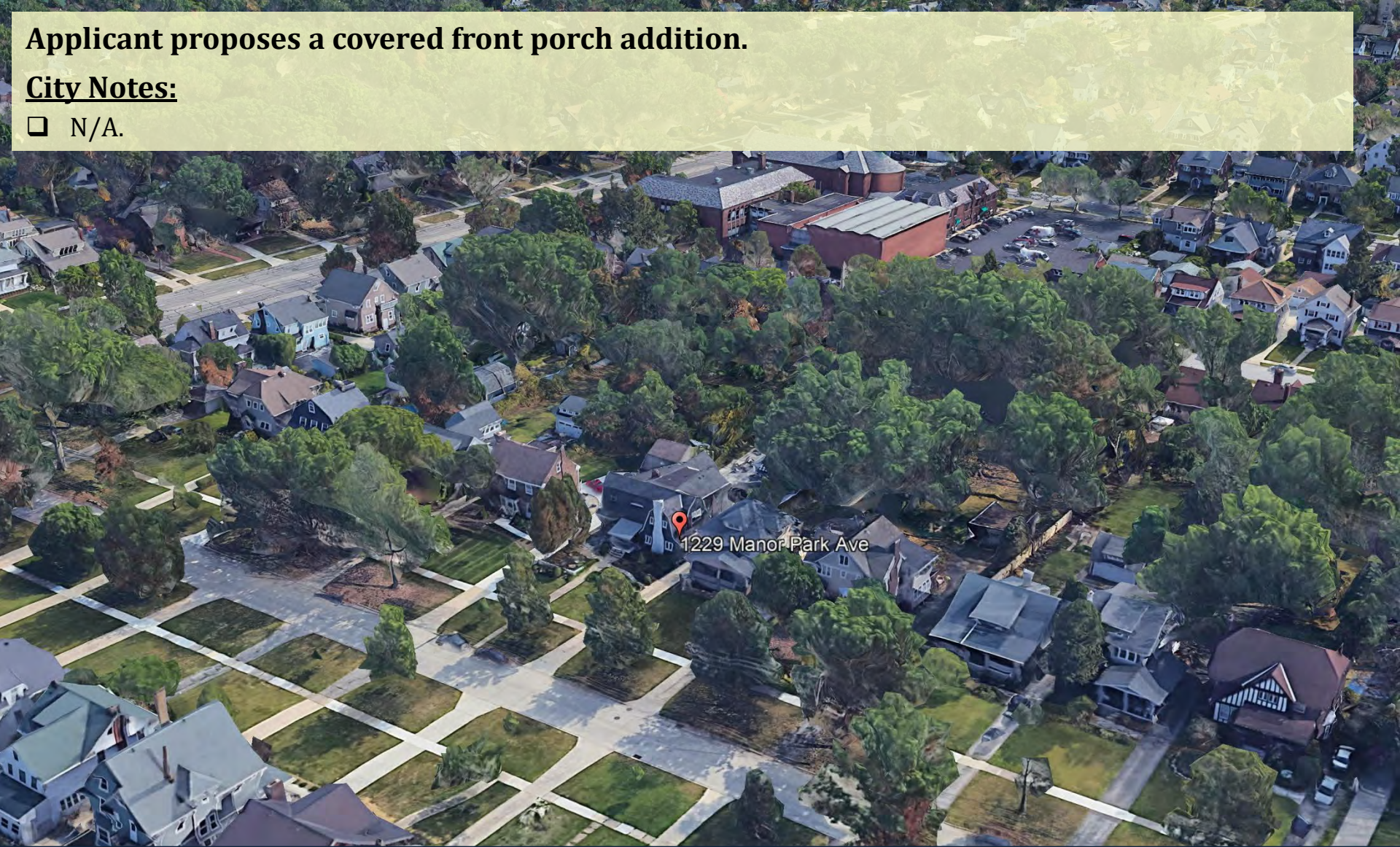
Architectural Board of Review

New Business – September 2022

Applicant proposes a covered front porch addition.

City Notes:

N/A.



Docket No. 09-59-22 (1229 Manor Park)

Residential – Front Porch Addition

Samuel Diaquila, AIA



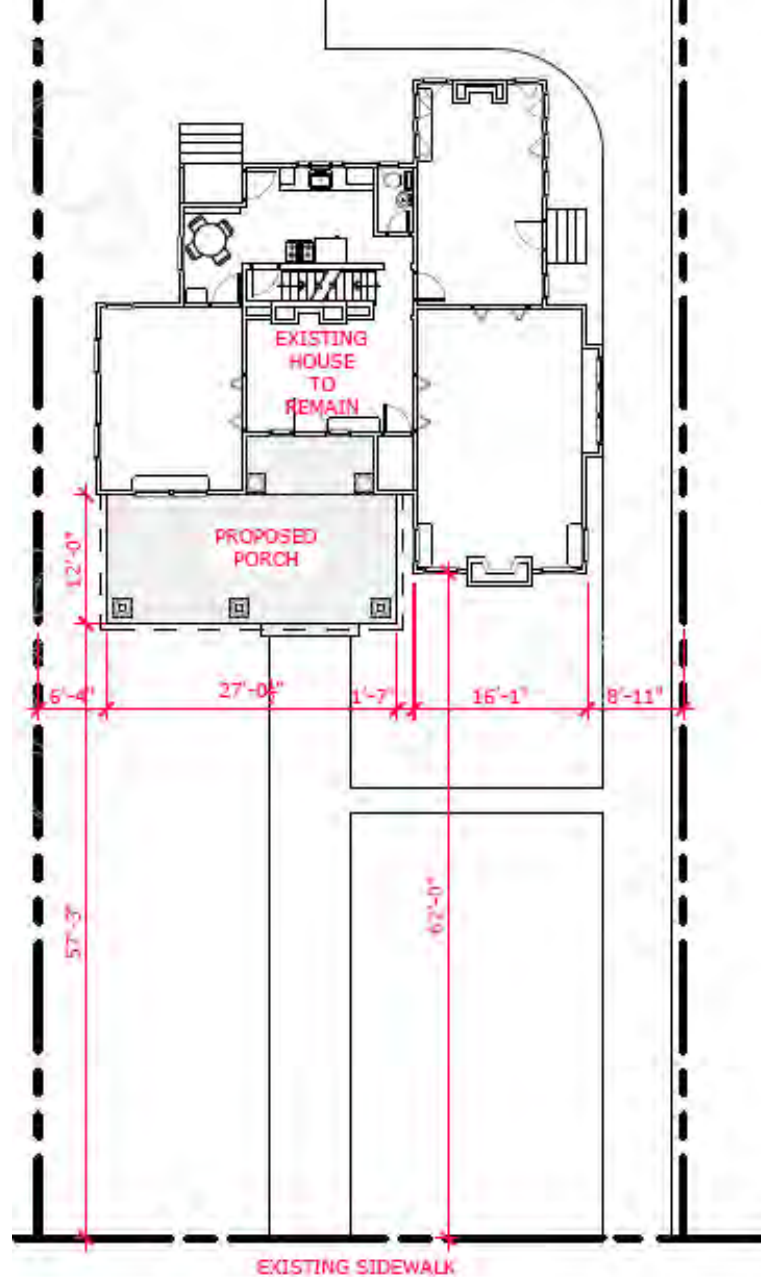
Docket No. 09-59-22 (1229 Manor Park)
Residential – Front Porch Addition



Docket No. 09-59-22 (1229 Manor Park)
Residential – Front Porch Addition

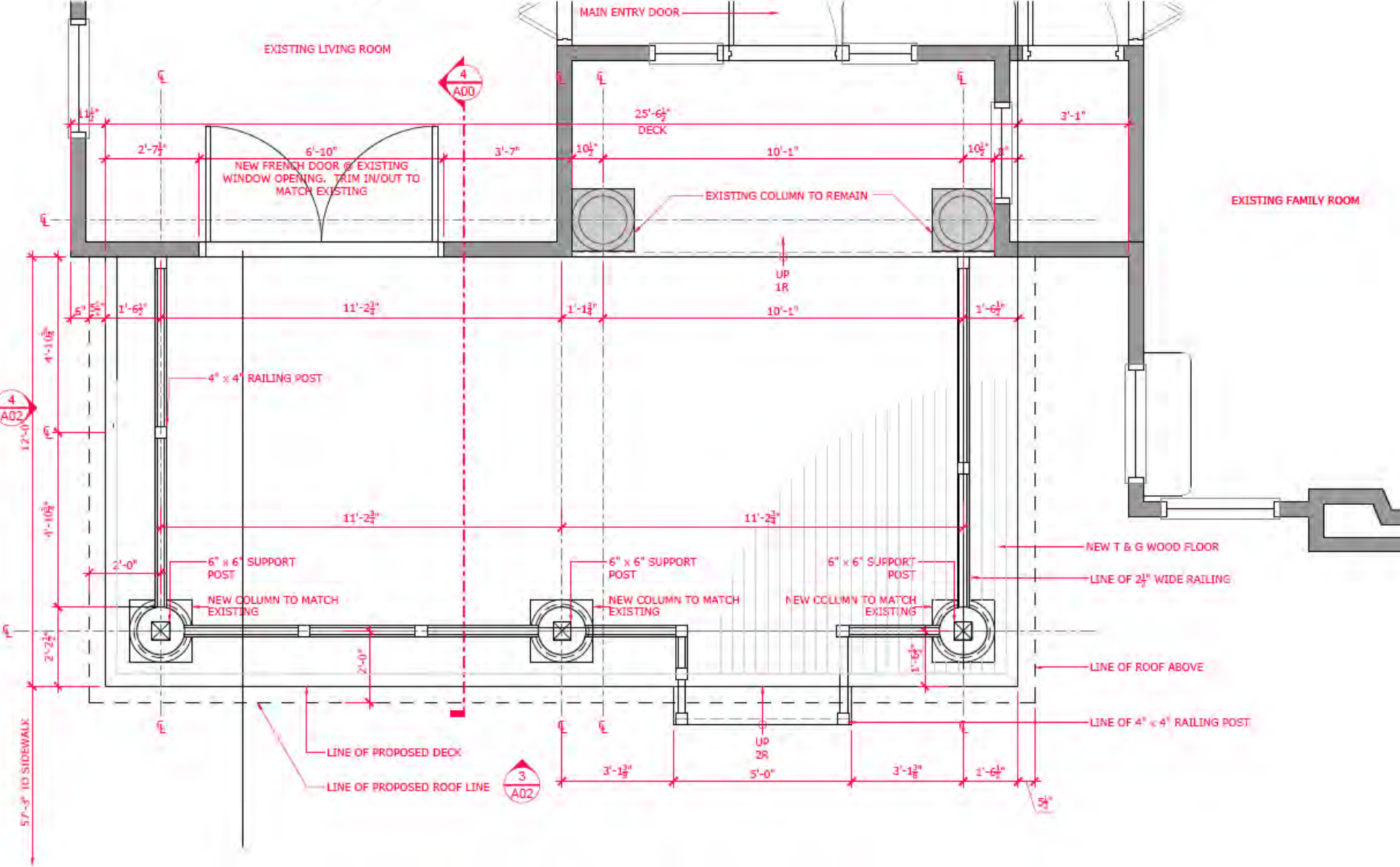


Docket No. 09-59-22 (1229 Manor Park)
Residential – Front Porch Addition



Docket No. 09-59-22 (1229 Manor Park)
 Residential – Front Porch Addition



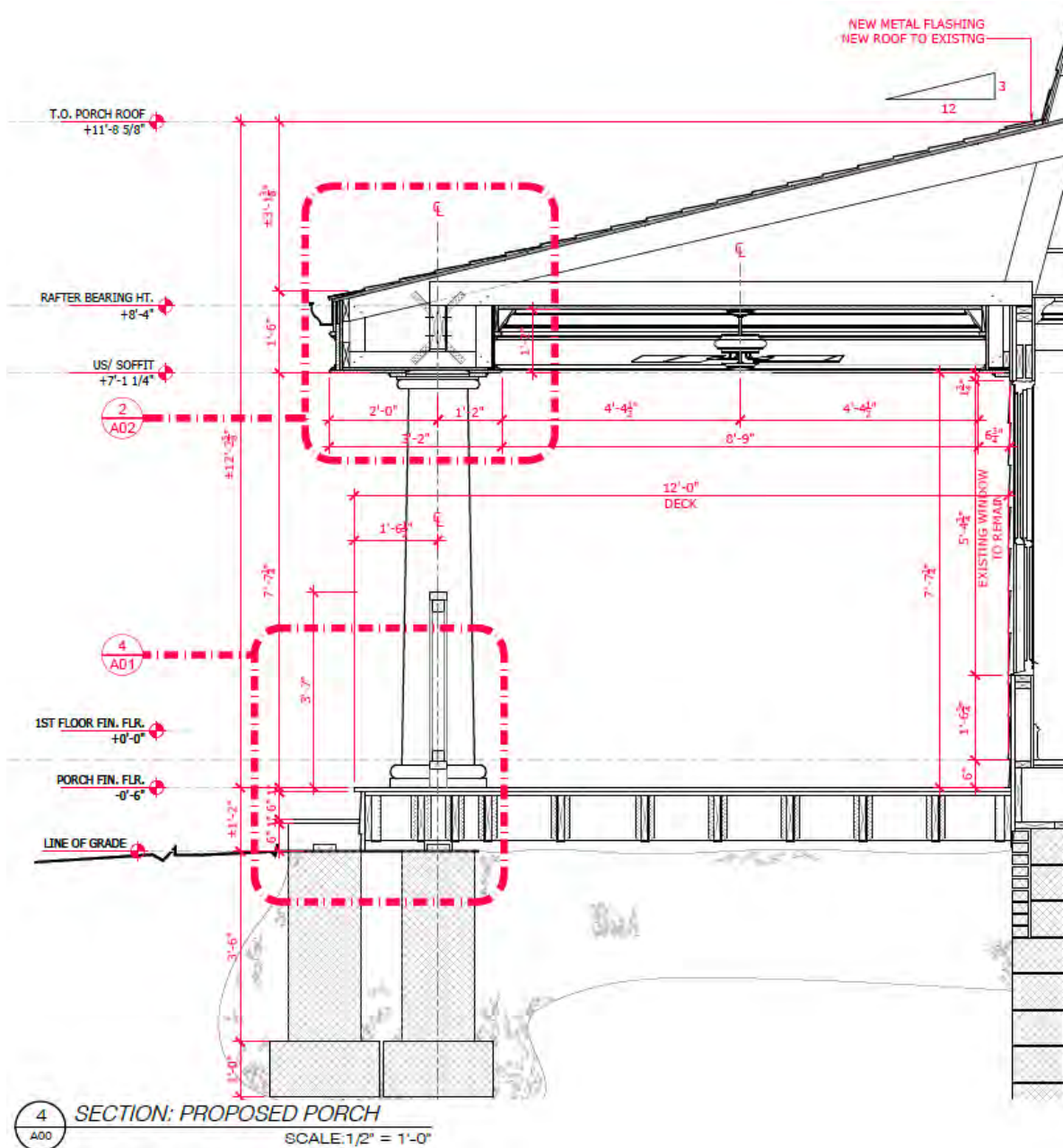


3 PLAN: PROPOSED PORCH
 A00 SCALE: 3/8" = 1'-0"



Docket No. 09-59-22 (1229 Manor Park)

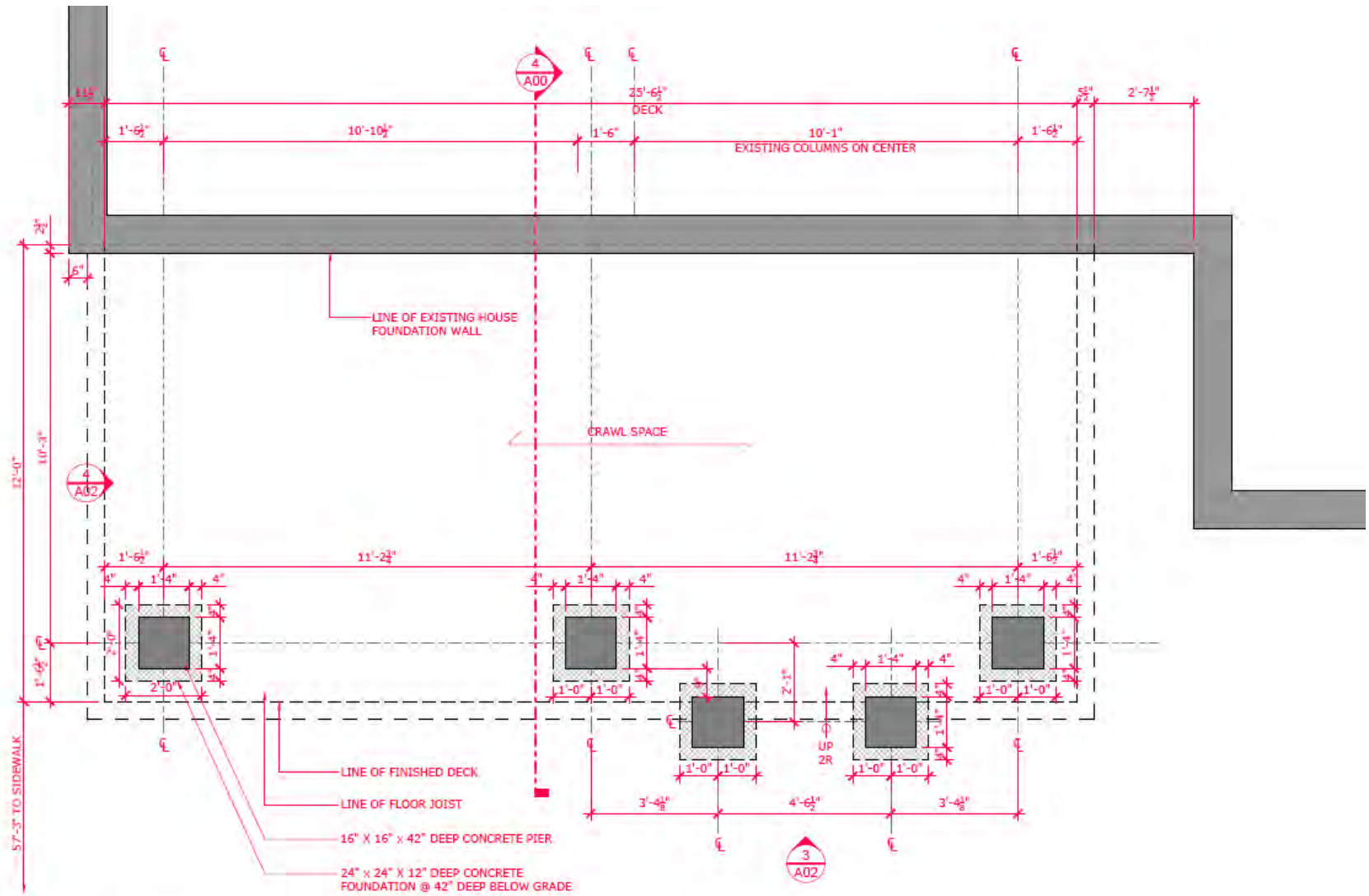
Residential – Front Porch Addition



Docket No. 09-59-22 (1229 Manor Park)

Residential – Front Porch Addition



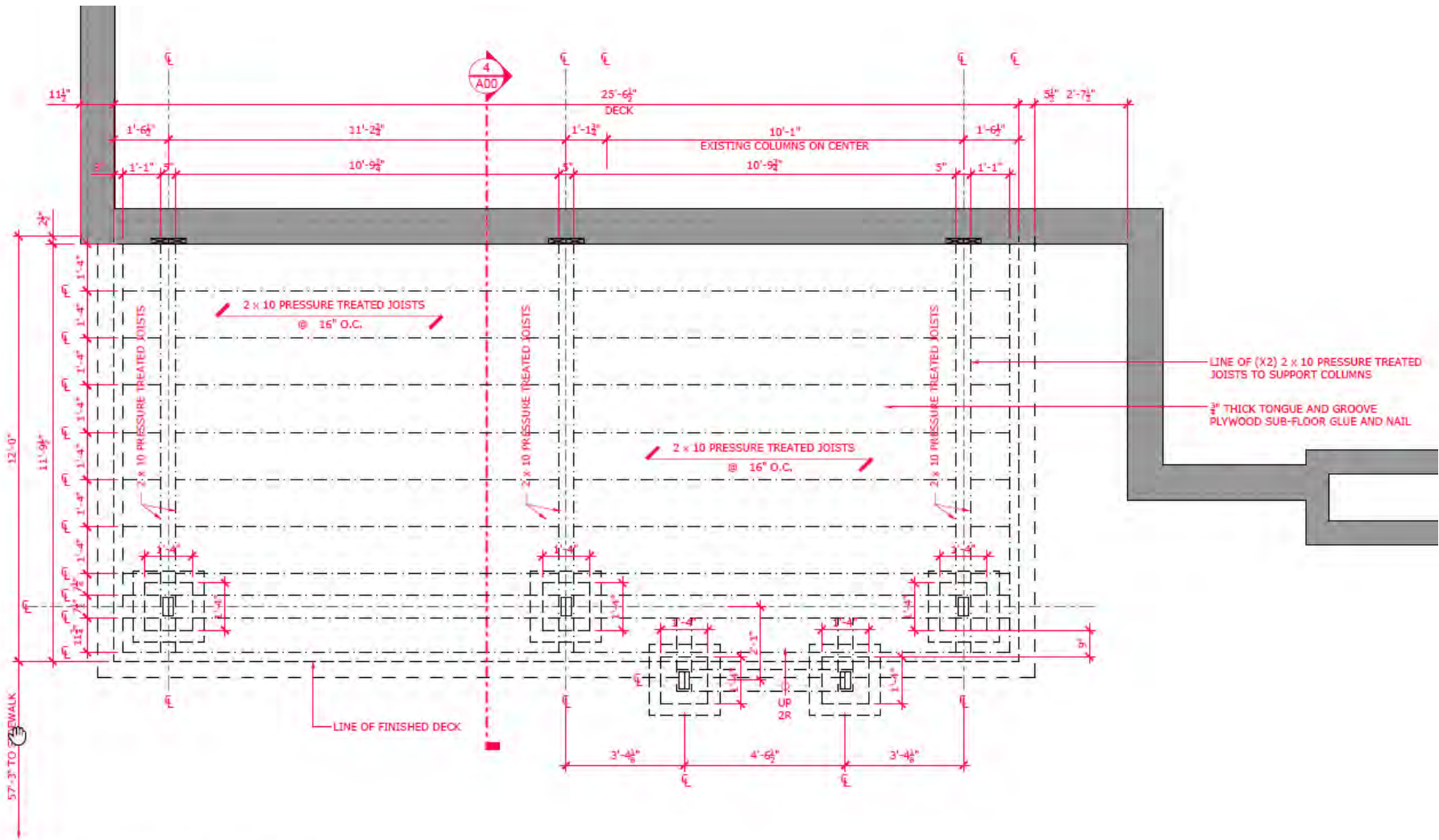


1 PLAN: FOUNDATION
 A01 SCALE: 3/8" = 1'-0"



Docket No. 09-59-22 (1229 Manor Park)

Residential – Front Porch Addition

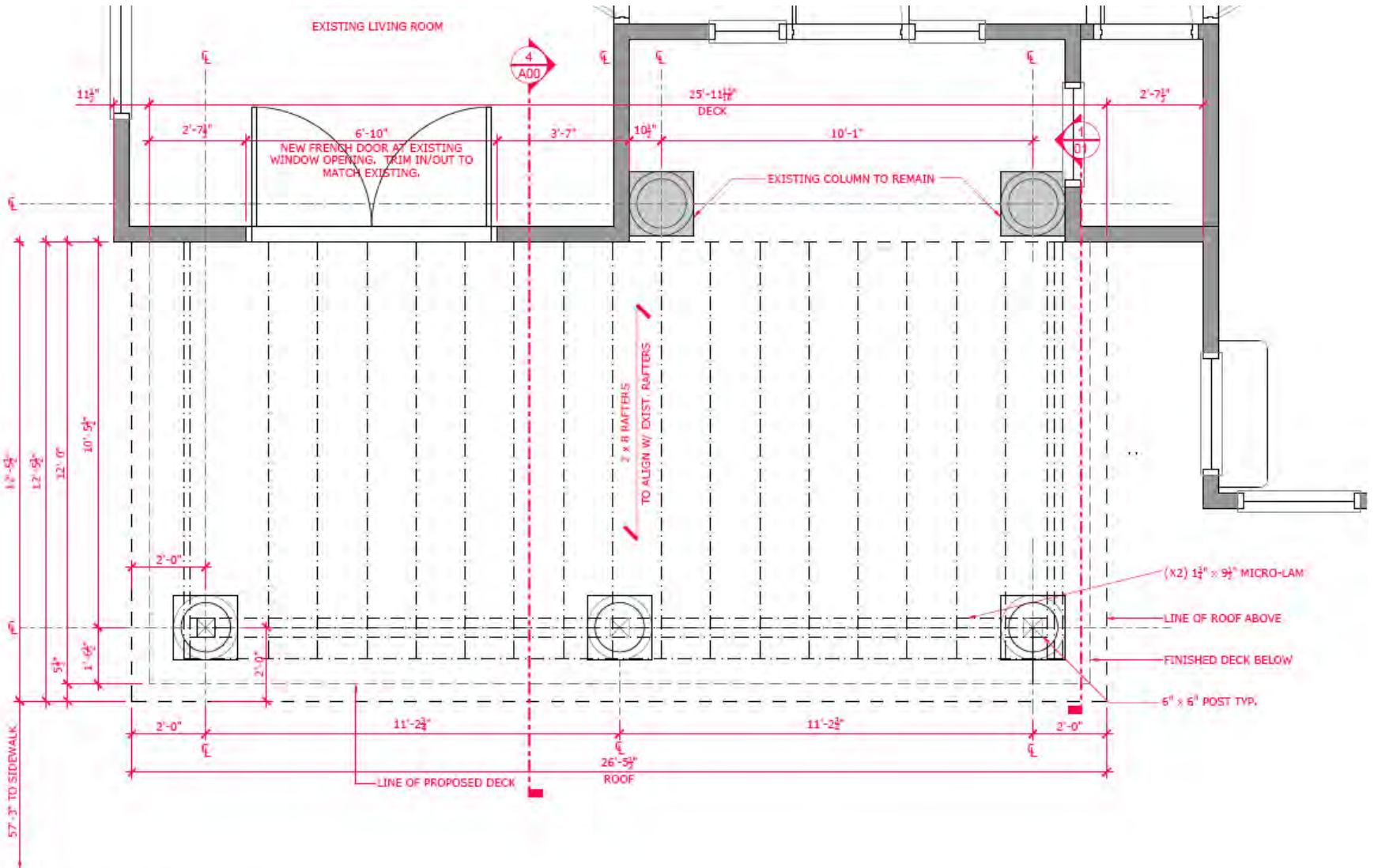


2
A01
PLAN: FLOOR JOIST FRAMING
 SCALE: 3/8" = 1'-0"



Docket No. 09-59-22 (1229 Manor Park)

Residential – Front Porch Addition

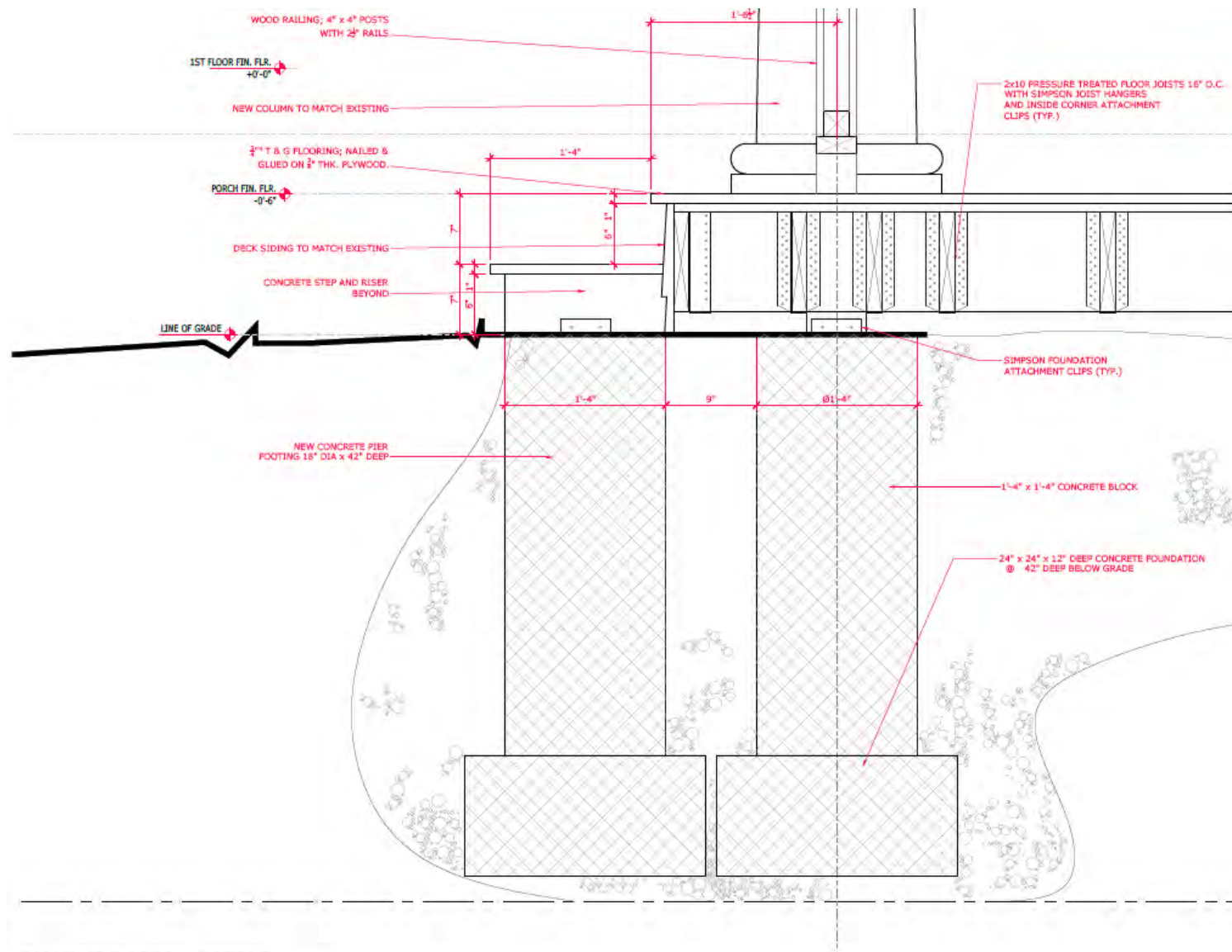


3 PLAN: ROOF FRAMING
 A01 SCALE: 3/8" = 1'-0"



Docket No. 09-59-22 (1229 Manor Park)

Residential – Front Porch Addition

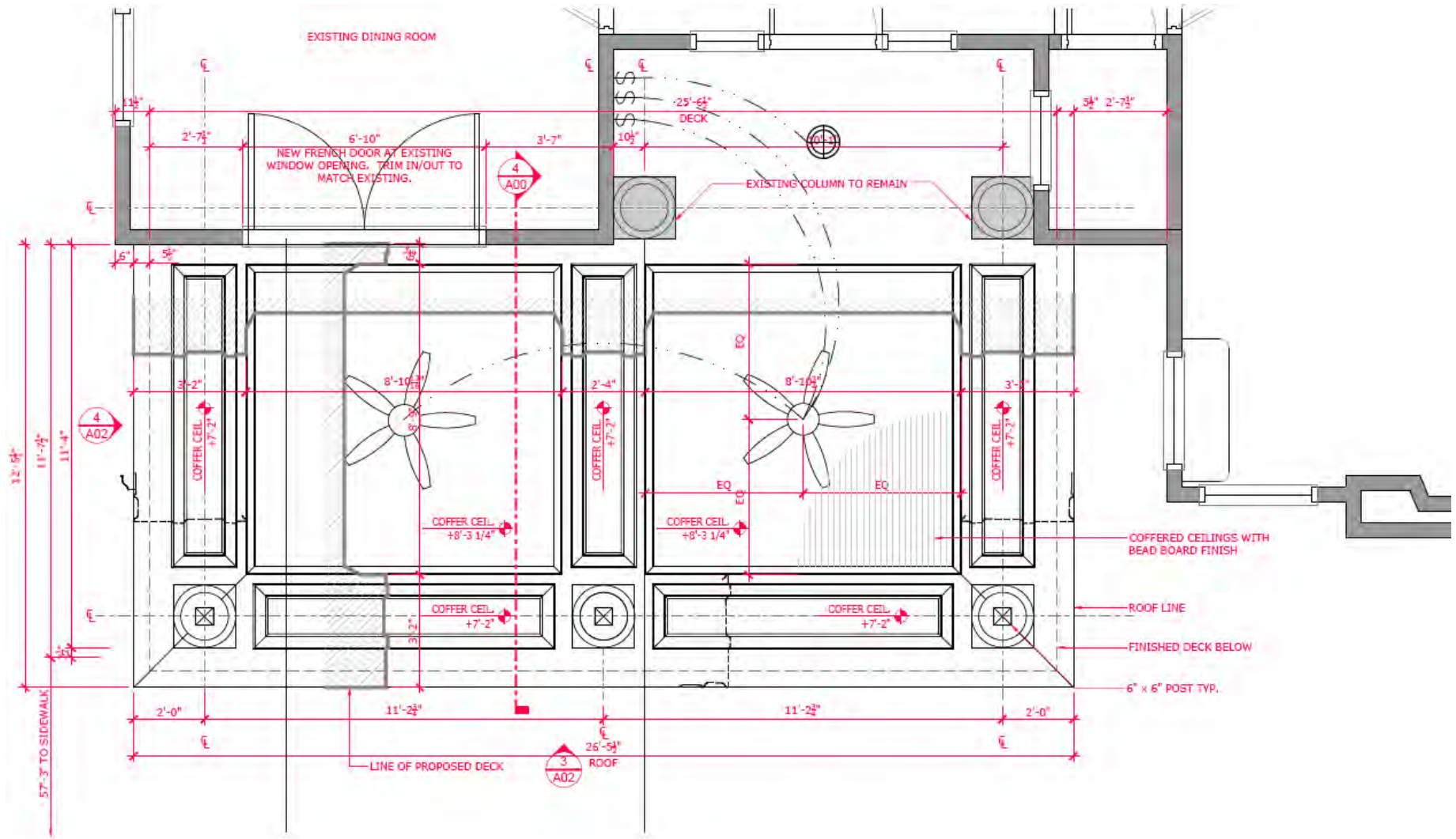


4 SECTION: PORCH FOOTING
 401 SCALE: 1 1/2" = 1'-0"



Docket No. 09-59-22 (1229 Manor Park)

Residential – Front Porch Addition

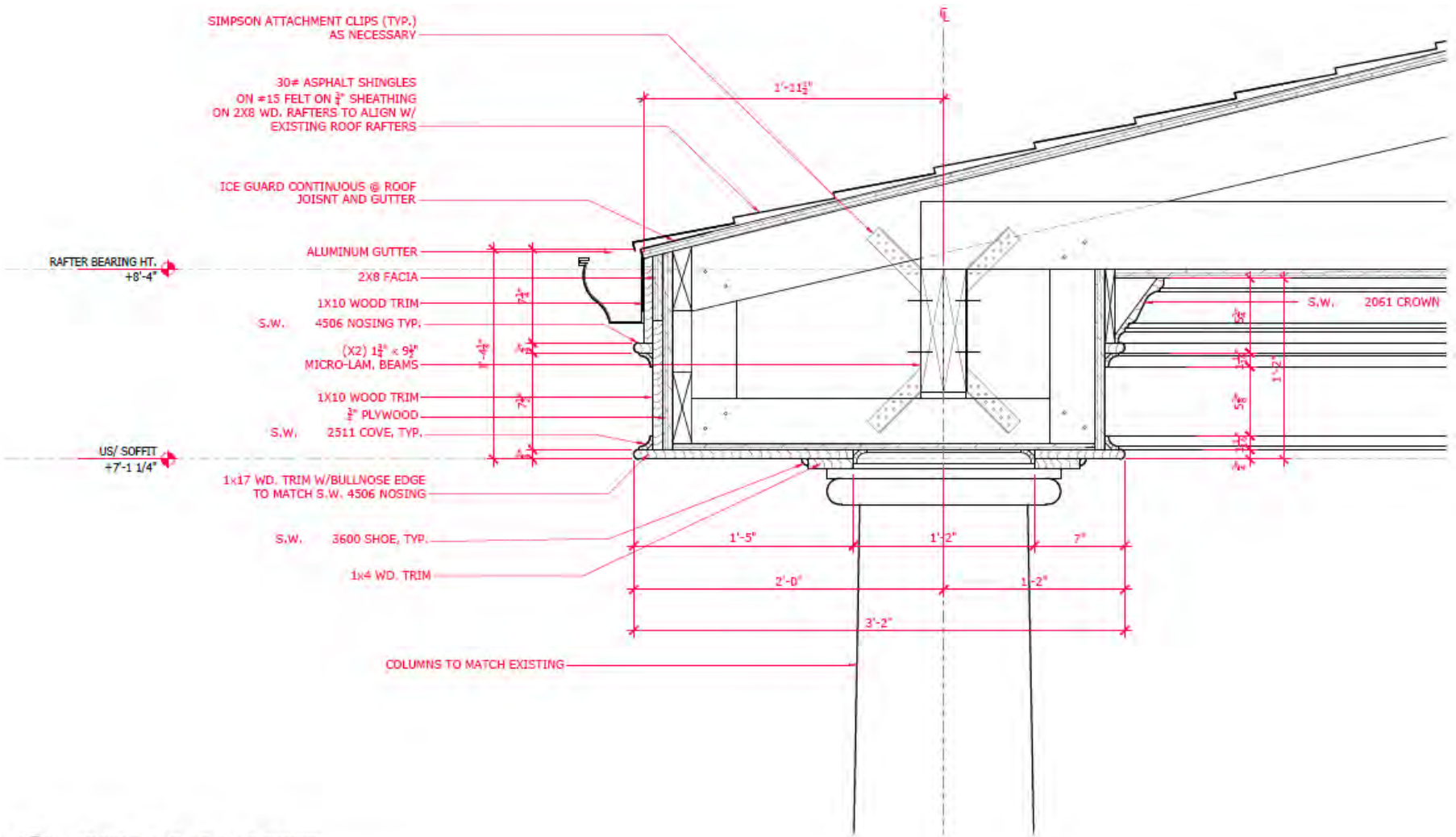


1 REFLECTED CEILING PLAN
 A02 SCALE: 3/8" = 1'-0"



Docket No. 09-59-22 (1229 Manor Park)

Residential – Front Porch Addition



2 SECTION: PORCH SOFFIT
 A02
 SCALE: 1 1/2" = 1'-0"



Docket No. 09-59-22 (1229 Manor Park)

Residential – Front Porch Addition

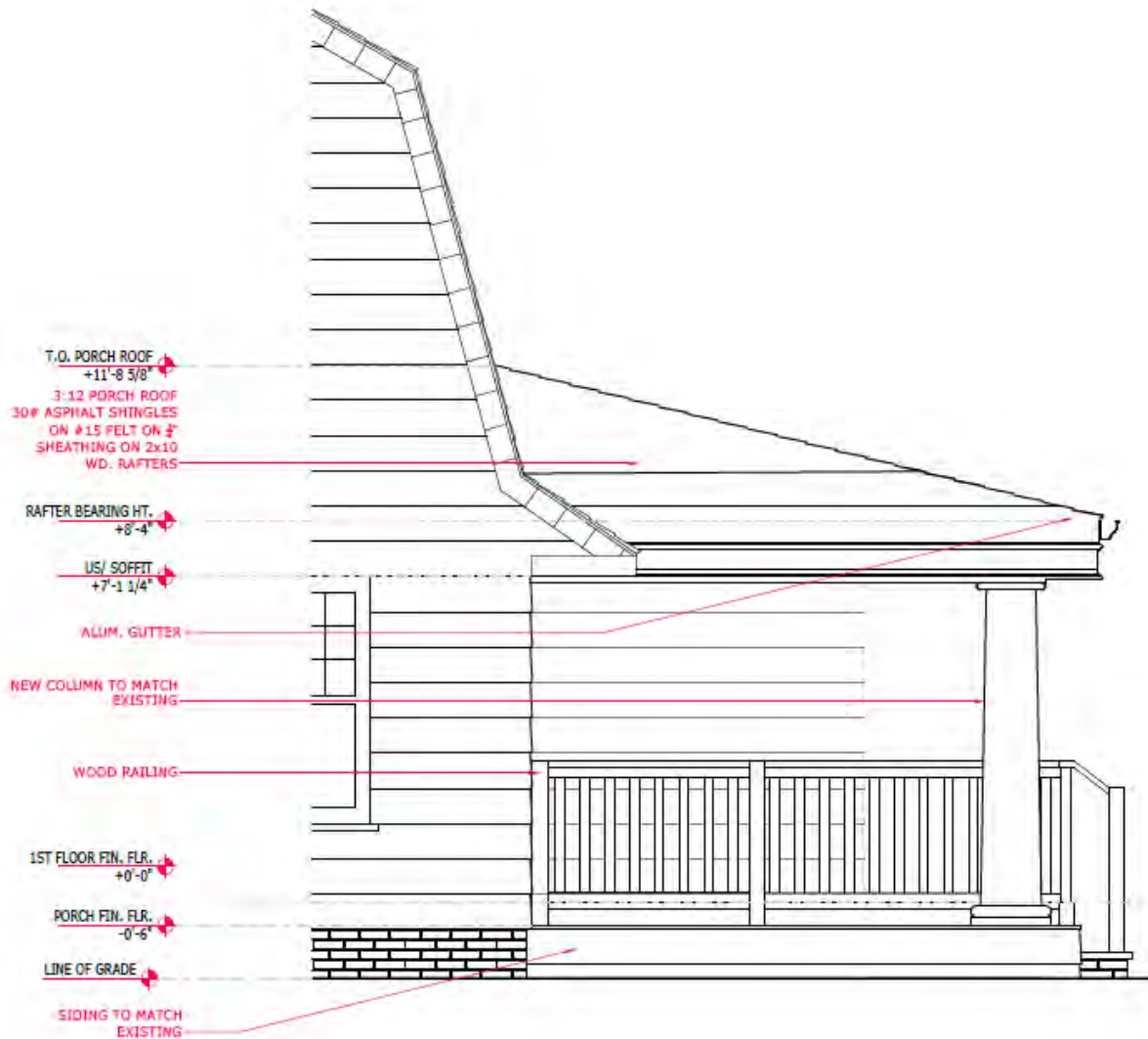


3 FRONT ELEVATION SCALE: 3/8" = 1'-0"



Docket No. 09-59-22 (1229 Manor Park)

Residential – Front Porch Addition



4
ADD

SIDE ELEVATION

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



Docket No. 09-59-22 (1229 Manor Park)
 Residential – Front Porch Addition

3 New Columns to Match Existing – Painted White:



 **SPECTIS**
MOULDERS INC.
Custom Polyurethane Products

SMOOTH TAPERED

CLM100-16-10

- 16" Diameter
- 120" Length
- Hollow Inside
- 7-3/4" ID Center

HOLLOW

Top Size is 2" Smaller than Base Dimension

SHAFT SIZE

16" x 10'

(Cap and Base not included)

- Primed White
- Ready to Paint
- Easy to Install

PLP100 MUST BE USED ON ALL BEDDING/BUTT JOINTS

WWW.SPECTIS.US

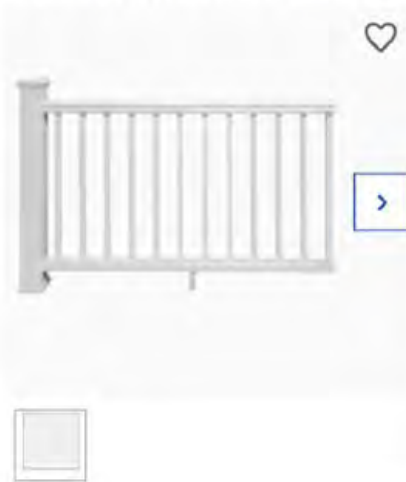


Docket No. 09-59-22 (1229 Manor Park)
Residential – Front Porch Addition

Wood Shake Siding Painted to Match Existing:



New Handrail at Front Porch – Color Matte White:



TimberTech

RadianceRail Express Smart Set White
Composite Deck Rail Kit Square Balusters
Included (Assembly Required)

[Shop the Collection](#)

★★★★★ 1

Multiple Sizes Available

- Includes Top and Bottom Rail, 4x4 Post Sleeve, 4-in Post Cap, 4-in Post Skirt, Hardware, Footblocks, 1...
- Colors Available: White Only
- Easy-to-install rail set includes everything you need in one box



Docket No. 09-59-22 (1229 Manor Park)
Residential – Front Porch Addition

New Porch Ceiling Material Painted White:



TimberTech

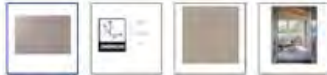
Azek Porch Slate Gray Tongue and Groove P
Porch Board Deck Board

★★★★☆ 8



Multiple Sizes Available

- Featuring tongue and groove technology for a fastener-free tighter-fit between boards, giving yo
- No costly and time-consuming sanding, sealing, c staining required to maintain the color and integri
- The Lifetime Limited Warranty and 50-Year Fade Stain Warranty provide peace of mind that new...



Dimensional Roof Shingles to Match Existing:



Docket No. 09-59-22 (1229 Manor Park)
Residential – Front Porch Addition

Trim, Facia and Gutter Boards Painted White to Match Existing:



AZEK

0.75-in x 7.25-in x 12-ft PVC Trim Board

Model #ART10008144

★★★★☆ 130



- Stands up to harsh weather
- Resists stains, scratches, and fading
- Quick and easy installation

Porch Ceiling Material - Painted White:



5.5-in 8-ft White Tongue and Groove Wall Plank
(Coverage Area: 3.67-sq ft)

Model #125596



★★★★☆ 4

- Easy to install
- PVC will not rot, dry, decay, splinter or split
- Impervious to moisture, mold, mildew, termites and insects



Docket No. 09-59-22 (1229 Manor Park)
Residential – Front Porch Addition

Ceiling Fans (2):



Kensgrove 72 in. Integrated LED Indoor/Outdoor Brushed Nickel Ceiling Fan with Light and Remote Control

New French Door (Existing Dining Room to Front Porch):



Jeld Wen 6' wide by 6'- 8" high Pre-Hung Exterior Fiberglass Door with 10 lites each to match existing . Paint to match existing.



Applicant proposes renovation and addition of front porch.

City Notes:

Pending BZA Approval (Sept)



Docket No. 09-60-22 (1277 French)

Residential – Renovation/Front Porch Addition

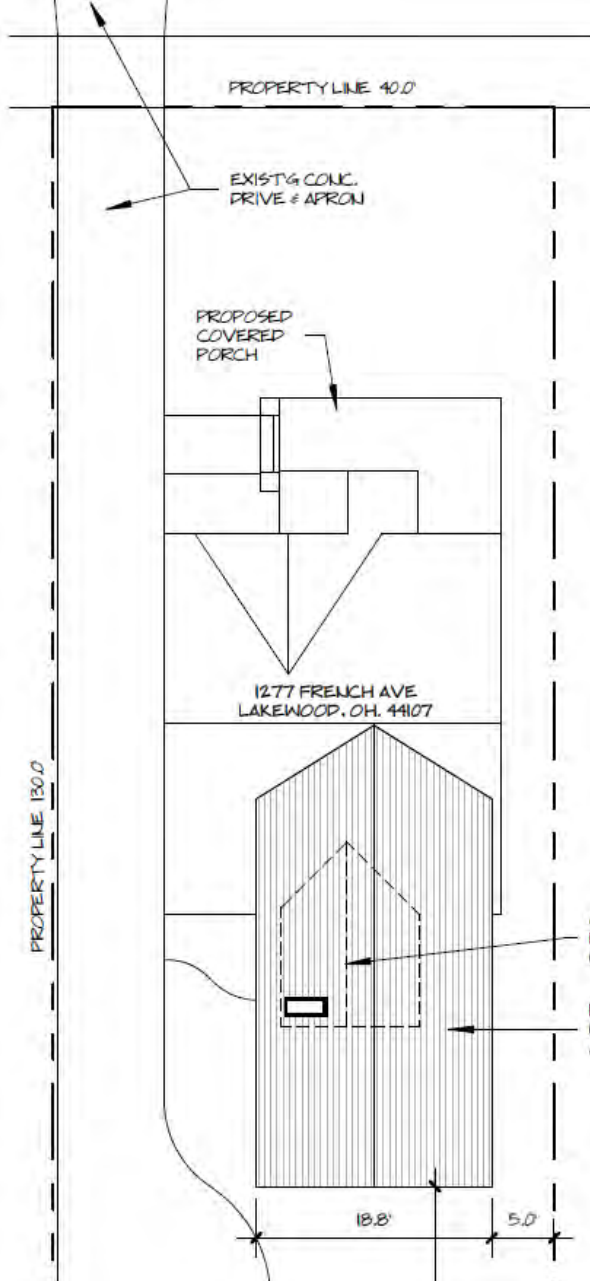
Charles McGettrick



Docket No. 09-60-22 (1277 French)
Residential – Renovation/Front Porch Addition



Docket No. 09-60-22 (1277 French)
Residential – Renovation/Front Porch Addition



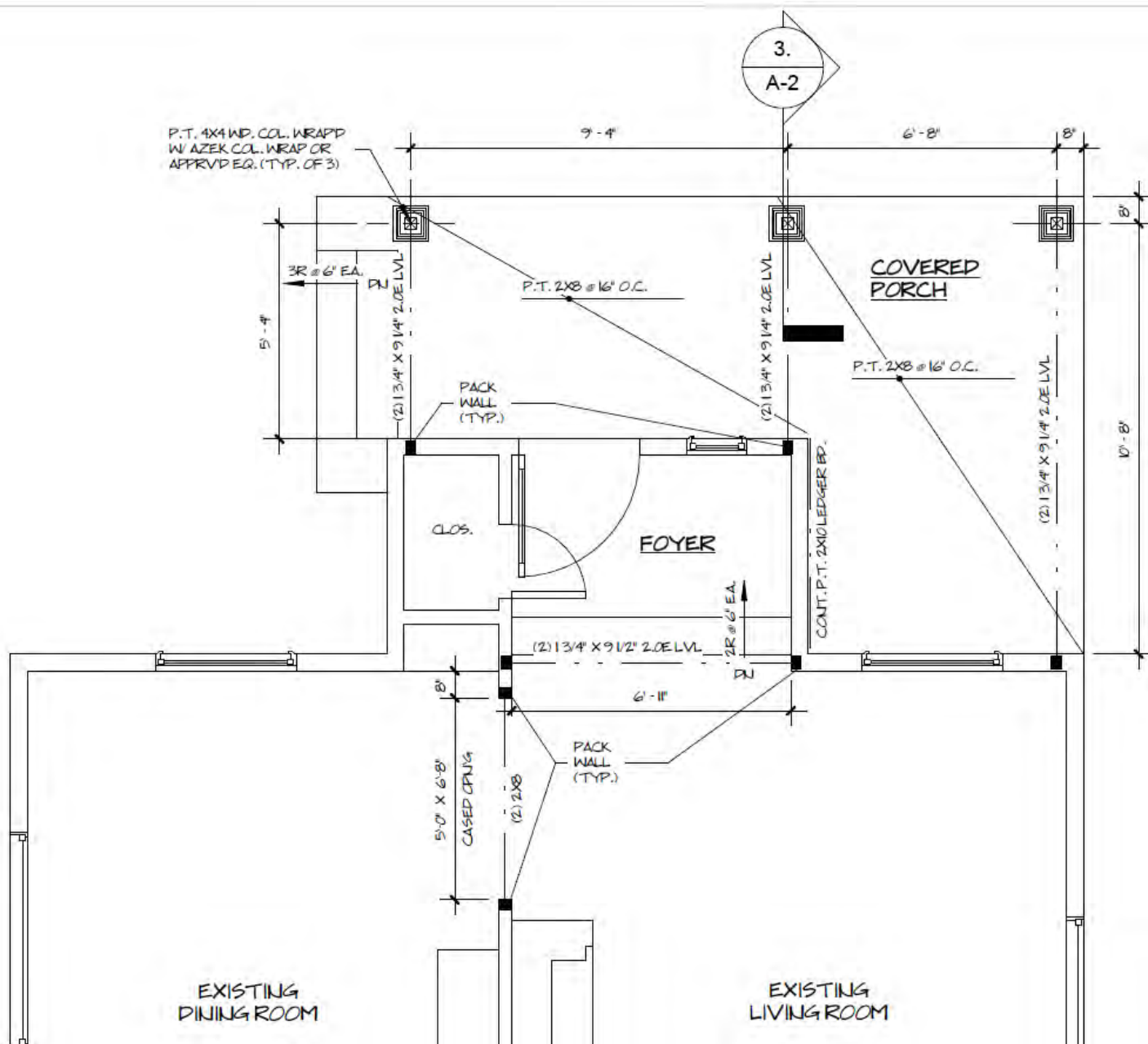
SITE DATA:

- AREA OF EXIST'G LOT = 5,200 SQFT.
- ALLOWABLE GROSS FLOOR AREA :
5,200 X .25 = 1,300 SQFT
- EXISTING GROSS FLOOR AREA = 1,349 SQFT.
(INCLUDING EXISTING GARAGE)
- PROPOSED GROSS FLOOR AREA = 1,702 SQFT.
(INCLUDING ADDITION & COVERED PORCH)
- TOTAL LOT COVERAGE: 1,702/5,200 X 100 = 33%



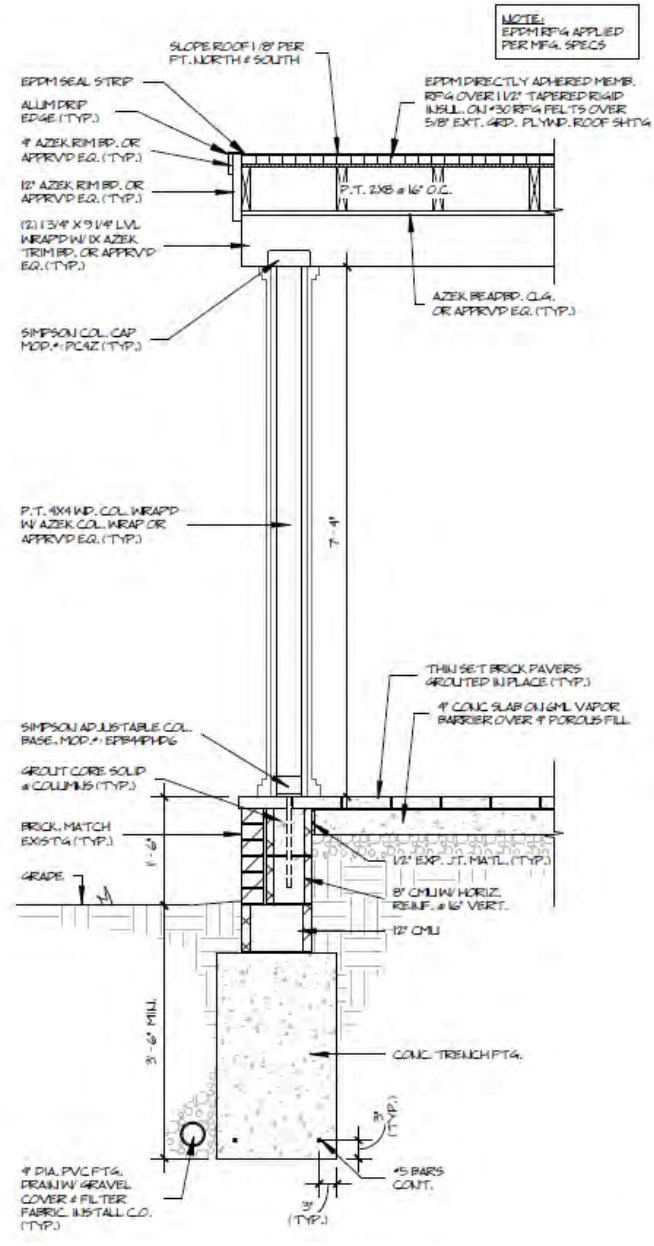
Docket No. 09-60-22 (1277 French)

Residential – Renovation/Front Porch Addition



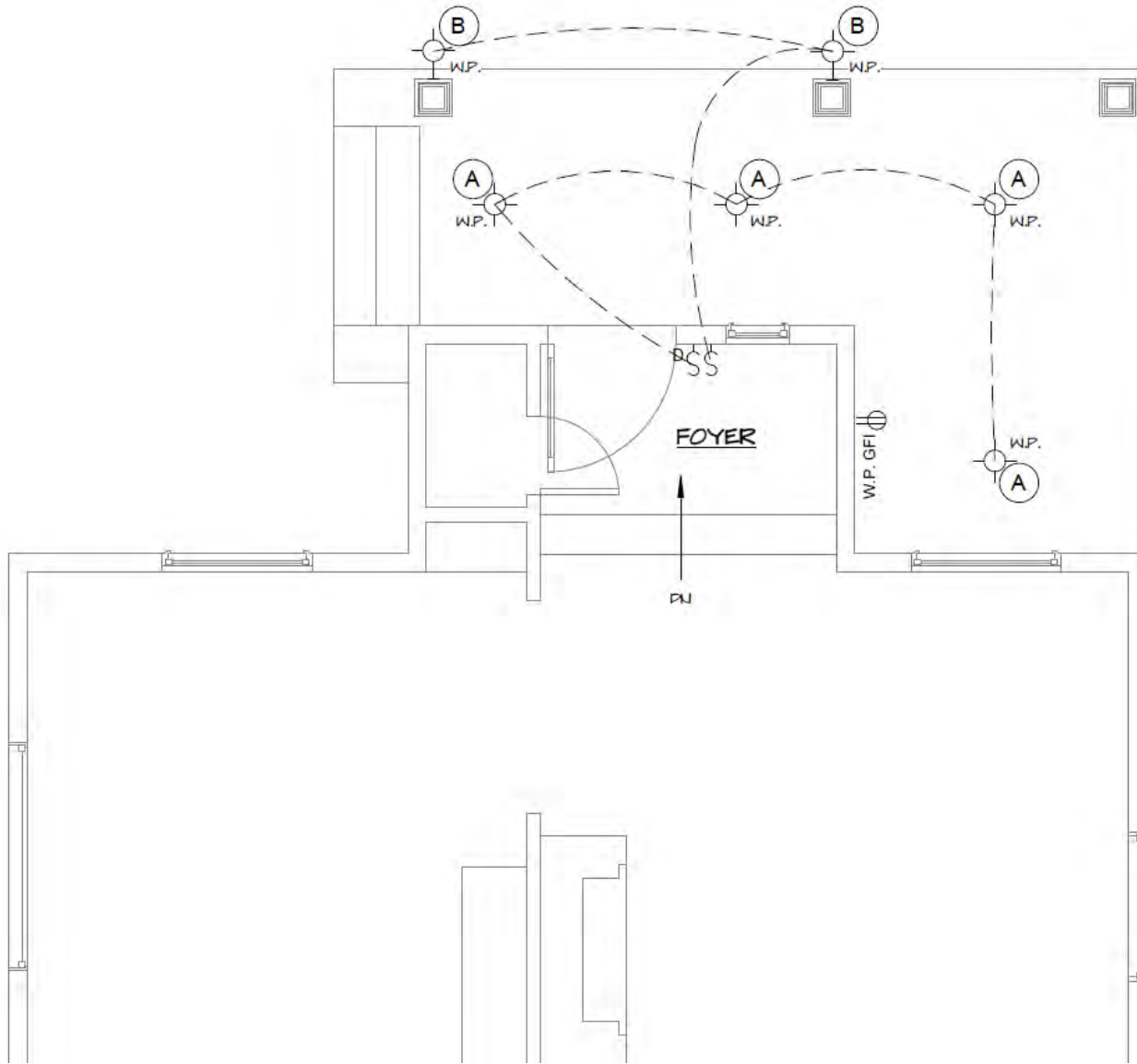
Docket No. 09-60-22 (1277 French)
 Residential – Renovation/Front Porch Addition





Docket No. 09-60-22 (1277 French)

Residential – Renovation/Front Porch Addition



LIGHT FIXTURE SCHEDULE:

- (A) 4" LED RECESSED CANLIGHT
- (B) WALL SCONCE
- (C) CEILING MOUNT LIGHT
- (D) PENDANT LIGHT FIXTURE
- (E) CEILING FAN
- (F) CHANDELIER
- (G) 4" LED ADJUSTABLE RECESSED GIMBAL CANLIGHT
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR



Docket No. 09-60-22 (1277 French)
 Residential – Renovation/Front Porch Addition

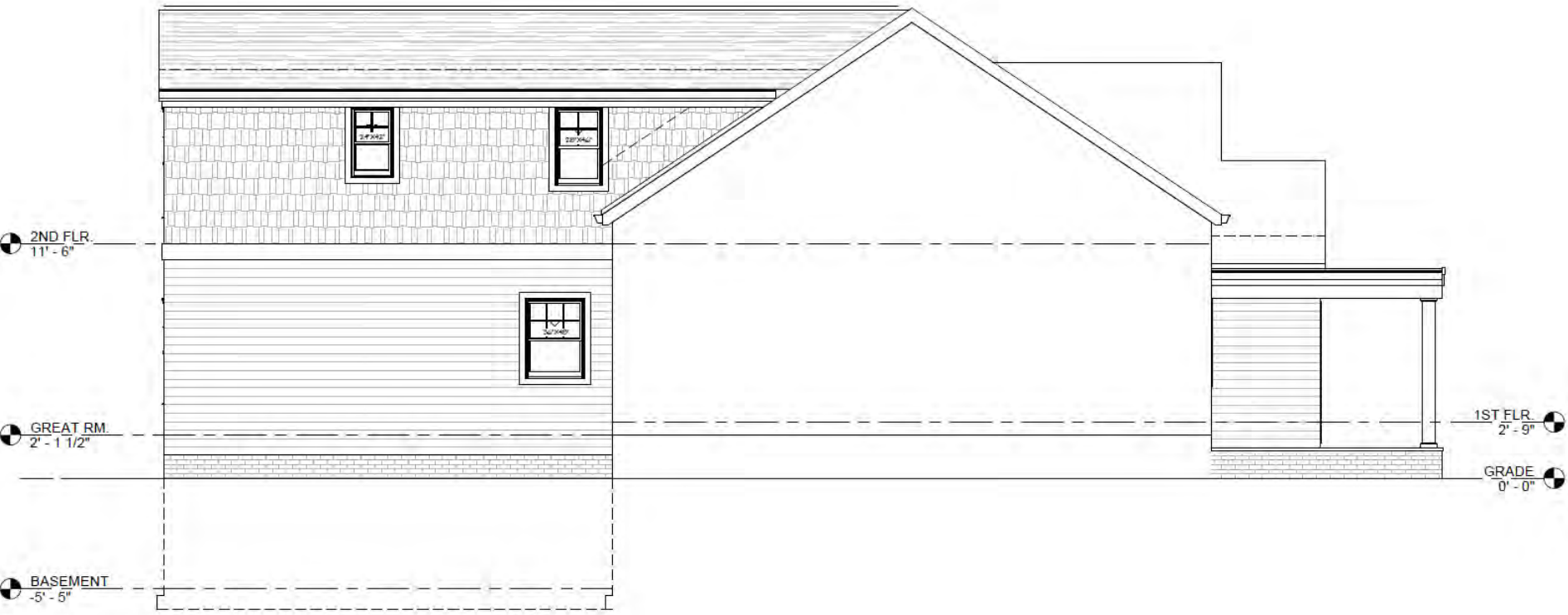


WEST ELEVATION

1/4" = 1'-0"



Docket No. 09-60-22 (1277 French)
 Residential – Renovation/Front Porch Addition



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



Docket No. 09-60-22 (1277 French)
 Residential – Renovation/Front Porch Addition

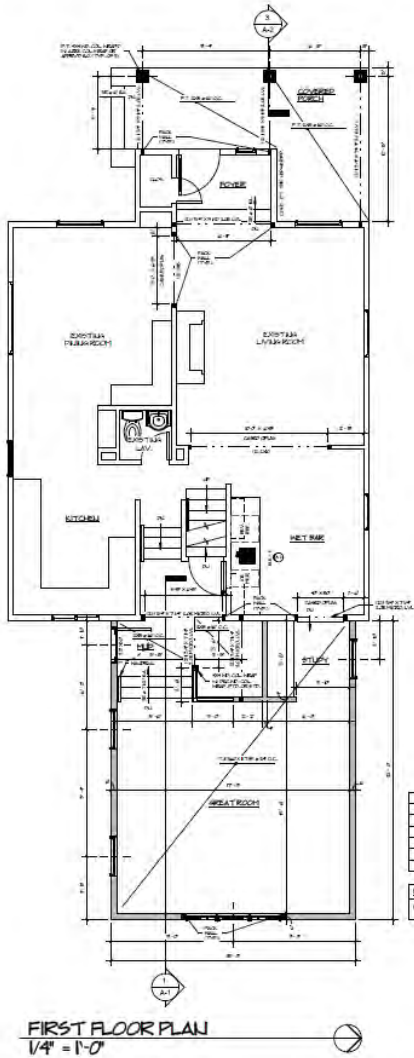


EAST ELEVATION

1/4" = 1'-0"

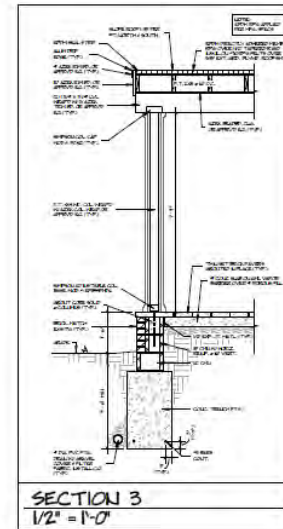
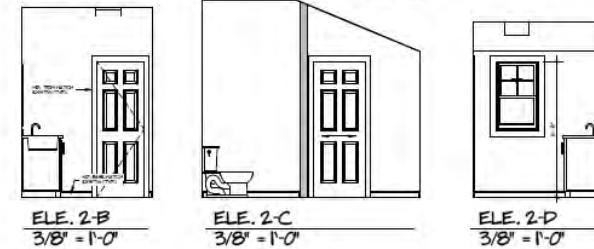
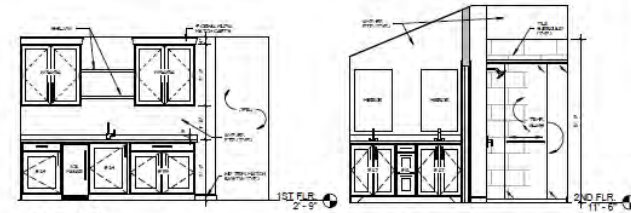
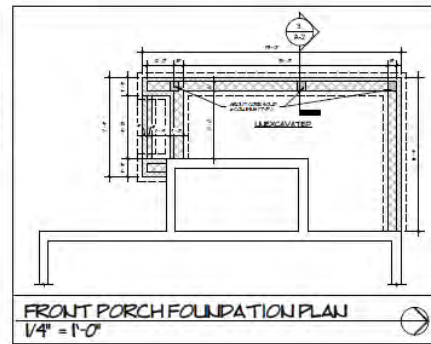
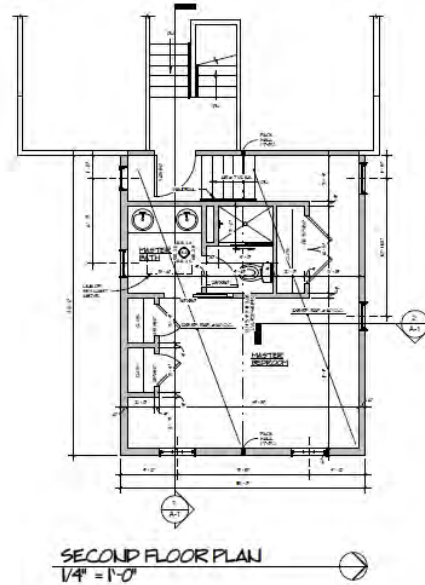


Docket No. 09-60-22 (1277 French)
 Residential – Renovation/Front Porch Addition



WALL SCHEDULE	
0'-0" - 0'-0"	(1) CMU
0'-0" - 0'-0"	(1) CMU
0'-0" - 0'-0"	(1) CMU
0'-0" - 0'-0"	(1) CMU
0'-0" - 0'-0"	(1) CMU

DOOR	
0'-0" - 0'-0"	(1) CMU
0'-0" - 0'-0"	(1) CMU
0'-0" - 0'-0"	(1) CMU
0'-0" - 0'-0"	(1) CMU



DATE	REVISION
5/6/22	

HOUSE ADDITION
1277 French Ave. Lakewood, Ohio 44147
ARCHITECTS, C.A. MCGETTRICK, LLC
14551 Madras Ave. Lakewood, Ohio 44147 | 216-227-6700 | FAX: 216-227-4712

COMPILED BY
C.A. MCGETTRICK, P.E.
DATE: 5/6/22

A-2

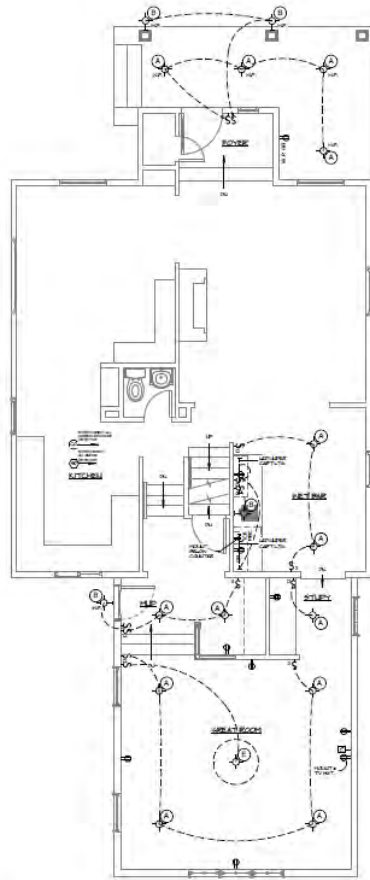


Docket No. 09-60-22 (1277 French)

Residential - Renovation/Front Porch Addition

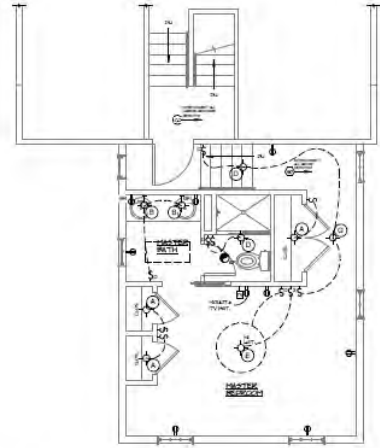


DATE: 08/22
 REVISIONS:



- ABBREVIATION SCHEDULE**
- Ⓜ FLOOR RECEIVED CALL LIGHT
 - Ⓜ WALL NICKER
 - Ⓜ POLYHEDR LIGHT
 - Ⓜ POLYHEDR LIGHT FIXTURE
 - Ⓜ WALL SWICH
 - Ⓜ SWITCHELCK
 - Ⓜ FLOOR ADJUSTABLE RECEIVED SIGNAL CALL LIGHT
 - Ⓜ SMOKE DETECTOR
 - Ⓜ CARBON MONOXIDE DETECTOR
- NOTE: LIGHT FIXTURES TO BE INSTALLED BY OWNER**
- ALL ELECTRICAL IS SHOWN IN ALLIED LETTER CASE/UP
- *IND. WATERPROOF FIXTURE
- *E.P. EQUIPMENT SHALL PROTECT ELECTRICAL FIXTURE

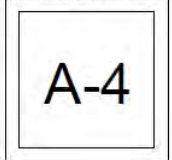
FIRST FLOOR POWERLIGHTING PLAN
 1/4" = 1'-0"



SECOND FLOOR POWERLIGHTING PLAN
 1/4" = 1'-0"

HOUSE ADDITION
 1277 French Ave., Lakewood, Ohio 44107
ARCHITECTS, C.A. McGETTRICK, LLC
 1455 H. Madhoom Ave., Lakewood, Ohio 44107 | 216-227-6790 | FAX: 216-227-6712


COMPILED BY:
 C.A. McGETTRICK, LLC
 ELECTRICAL ENGINEER



Docket No. 09-60-22 (1277 French)

Residential – Renovation/Front Porch Addition

TRIM MOULDING



AZEK
Building Products
Designed to last beautifully™



DuraLite™ Fiberglass Columns

Sometimes, an application calls for a column with a little edge. Which is where Dixie-Pacific's DuraLite™ Square Fiberglass Columns come in. Not only do they offer strength, beauty and versatility, they are cost effective, as well. Available in a wide array of styles, they are easy to install because of their lightweight shaft and synthetic cap, bead and base/plinth. They require very little maintenance, are extremely durable and are load bearing.

Choosing the Right DuraLite™ Column

1. Choose the column style:
plain, fluted or recessed panel
2. Choose the appropriate column size.
See Smart Size Ordering information on page 3 to determine the correct size for your application
3. Select the appropriate cap and base/plinth,
and determine if you want a beautifully detailed Decorative Capital

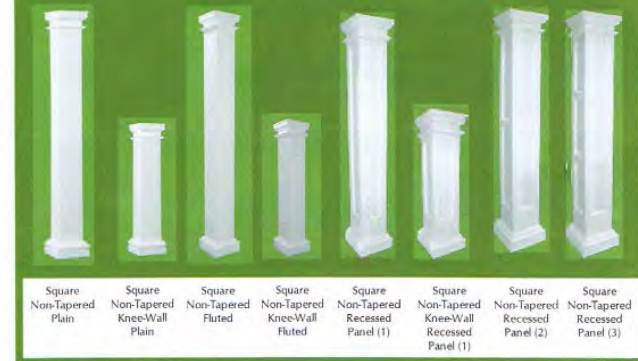
Choose from a plain shaft, fluted shaft or three styles of recessed panels – a single panel, two-panel or three-panel option. Any of the DuraLite™ styles offer traditional elegance and an intriguing artistic touch. Because these columns are can be trimmed to any height, they offer maximum flexibility – easily adapted for pedestal applications or room dividers.



DuraLite™ Column Features:

- Square
- Plain, Fluted or Recessed Panel Designs
- Lightweight
- Low Maintenance
- Can be Trimmed to Any Height
- Durable
- Decay Resistant
- Load Bearing
- Decorative Capitals Available
- Limited Lifetime Warranty

DuraLite™ Fiberglass Column Styles



Square Non-Tapered Plain	Square Non-Tapered Knee-Wall Plain	Square Non-Tapered Fluted	Square Non-Tapered Knee-Wall Fluted	Square Non-Tapered Recessed Panel (1)	Square Non-Tapered Knee-Wall Recessed Panel (1)	Square Non-Tapered Recessed Panel (2)	Square Non-Tapered Recessed Panel (3)
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[14]

www.dixiepacific.com

1.800.468.5993

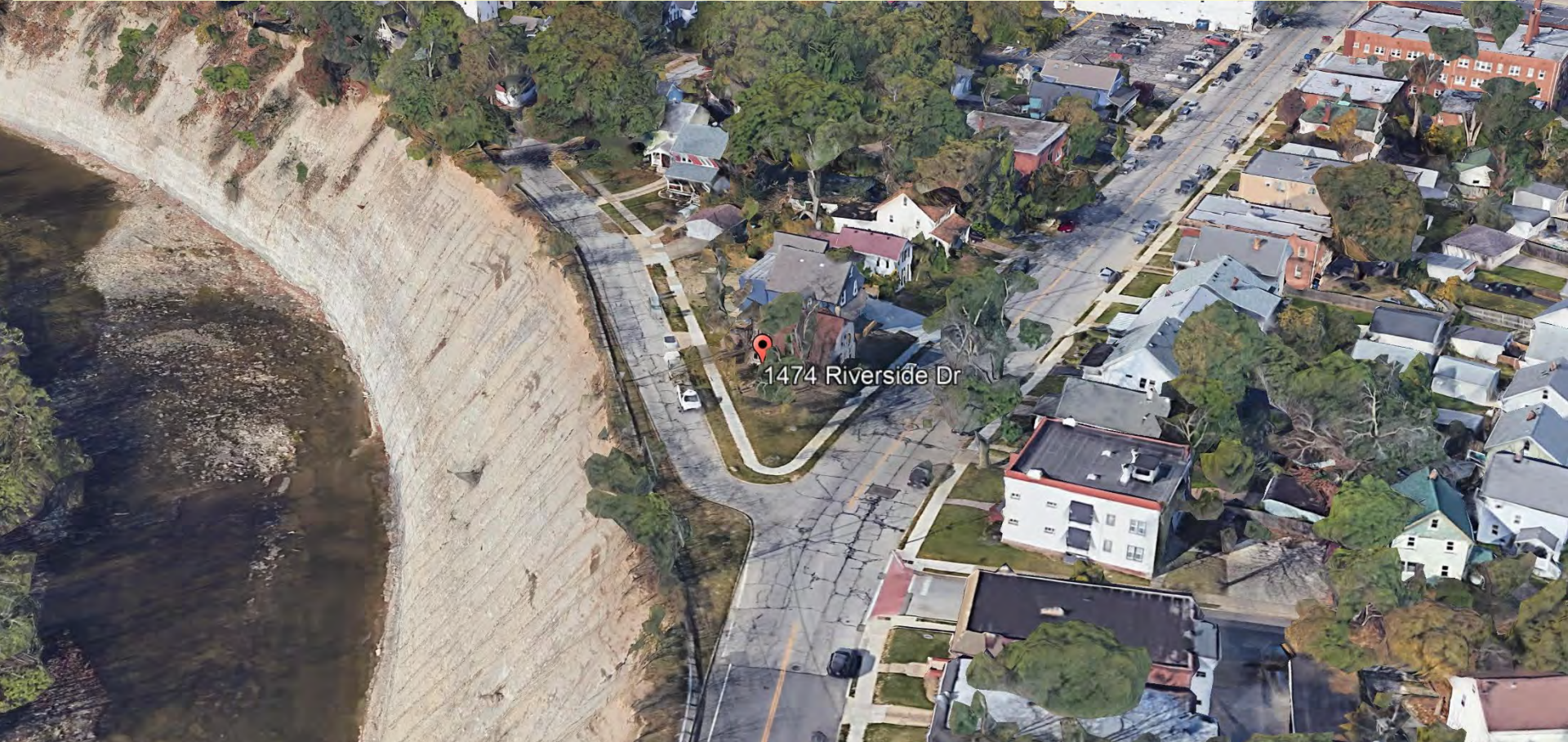


Docket No. 09-60-22 (1277 French)
Residential – Renovation/Front Porch Addition

Applicant proposes new garage and second-floor porch addition.

City Notes:

- Proposed second-floor porch addition was intended to be included, but was not covered during pre-review.
- Pending BZA approval (Sept) – variances for both proposed porch and garage.



Docket No. 09-61-22 (1474 Riverside)

Residential – New Garage + Porch Addition

Tim Akhadov

PROJECT: BUILD 20'X20' DETACHED GARAGE

OWNER: HELPING HAND PM. LLC

ADDRESS: 1474 RIVERSIDE DR. LAKEWOOD, OH 44107

COLORS & MATERIALS

SIDING COLOR: Smoky Grey
TRIM COLOR: White
ROOFING COLOR: Charcoal Grey

DRAWING INDEX

- 1 TITLE SHEET
- 2 SITE PLAN
- 3 FRONT & REAR ELEVATIONS
- 4 RIGHT & LEFT ELEVATIONS
- 5 FLOOR PLAN
- 6 WALL SECTION
- 7 ELECTRICAL PLAN

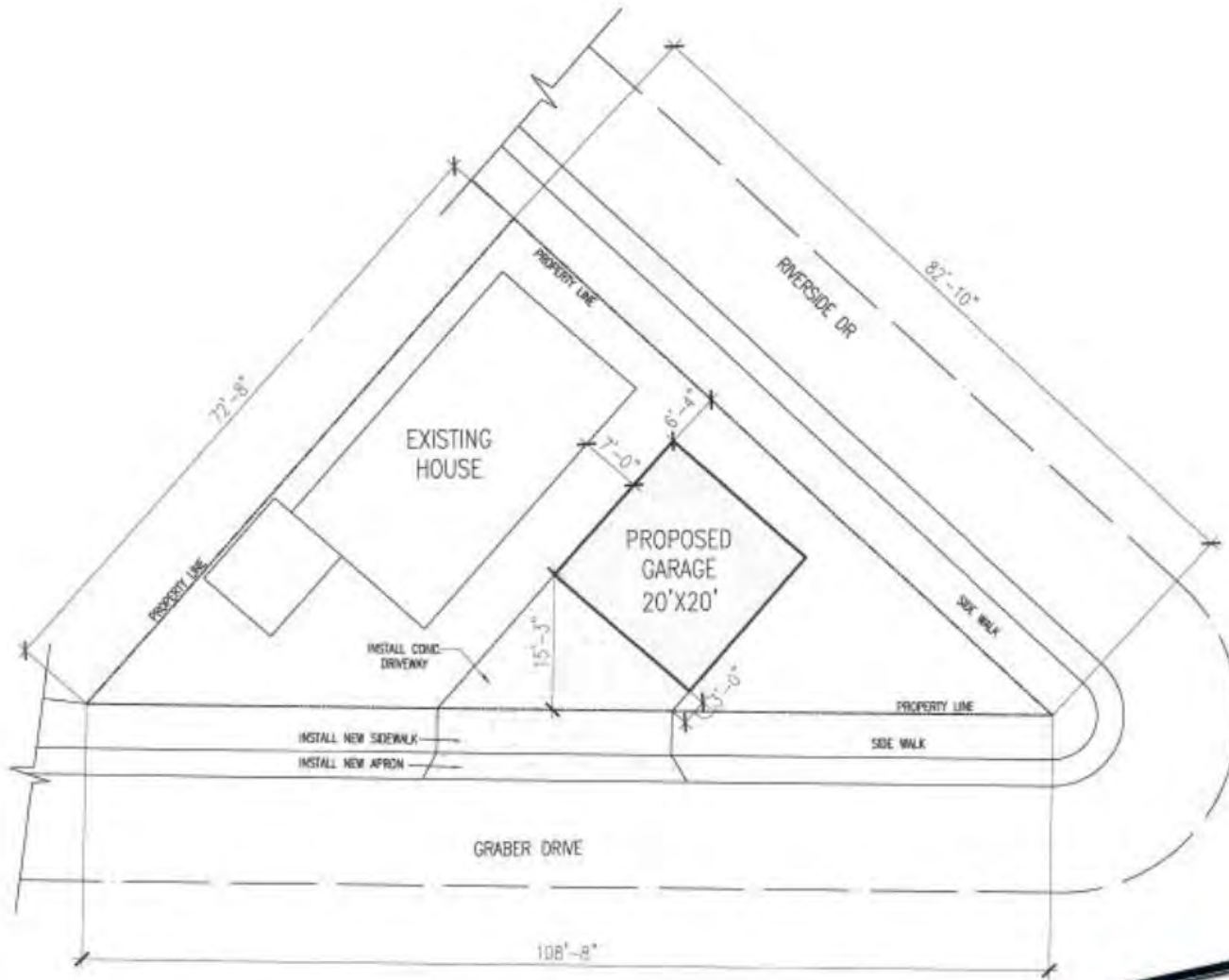
CODE DATA

2019 OHIO RESIDENTIAL CODE
ROOF LIVE LOAD 30 PSF
GROUND SNOW LOAD 20 PSF
WIND SPEED 115 MPH
LUMBER GRADE #2 SPF



WWW.PLATINUMGARAGES.COM
216-459-0000





SITE PLAN

Scale: 1/16"=1'-0"

2



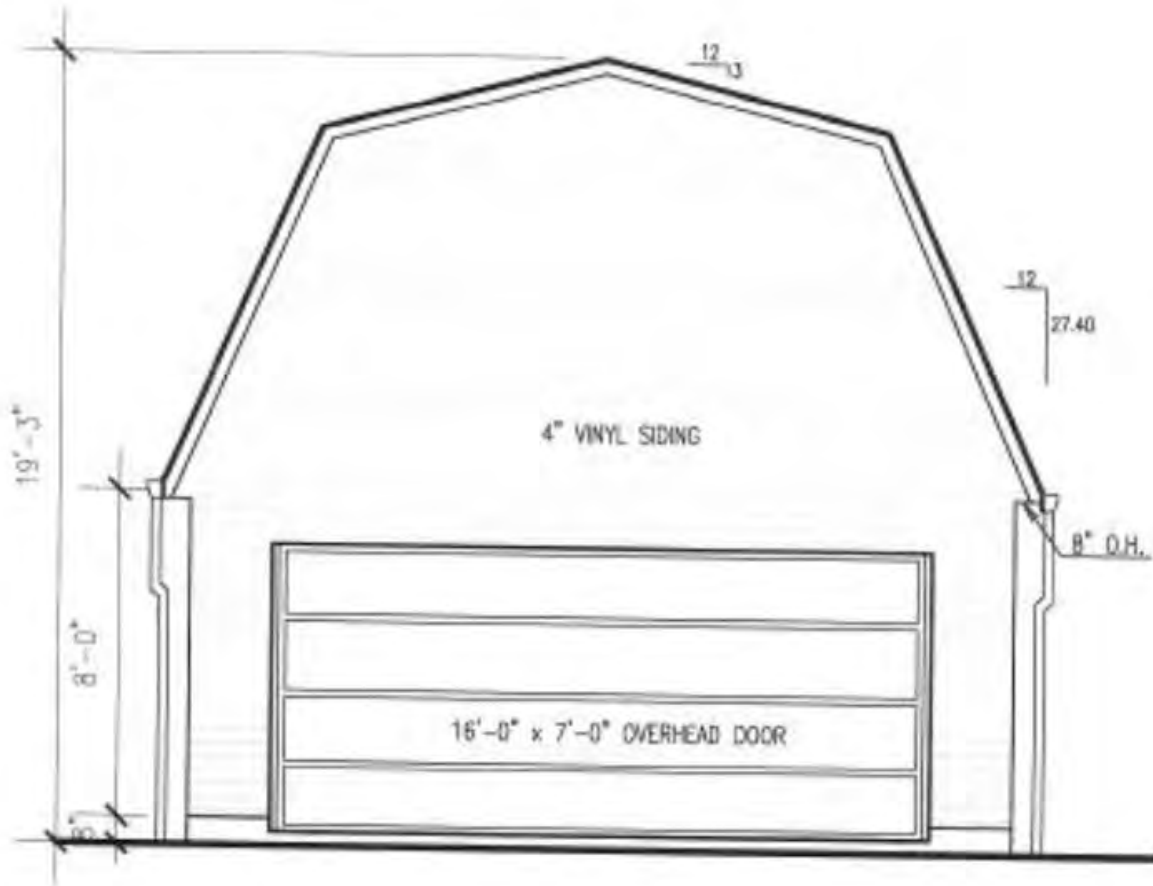
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216-459-0000



Docket No. 09-61-22 (1474 Riverside)

Residential – New Garage + Porch Addition

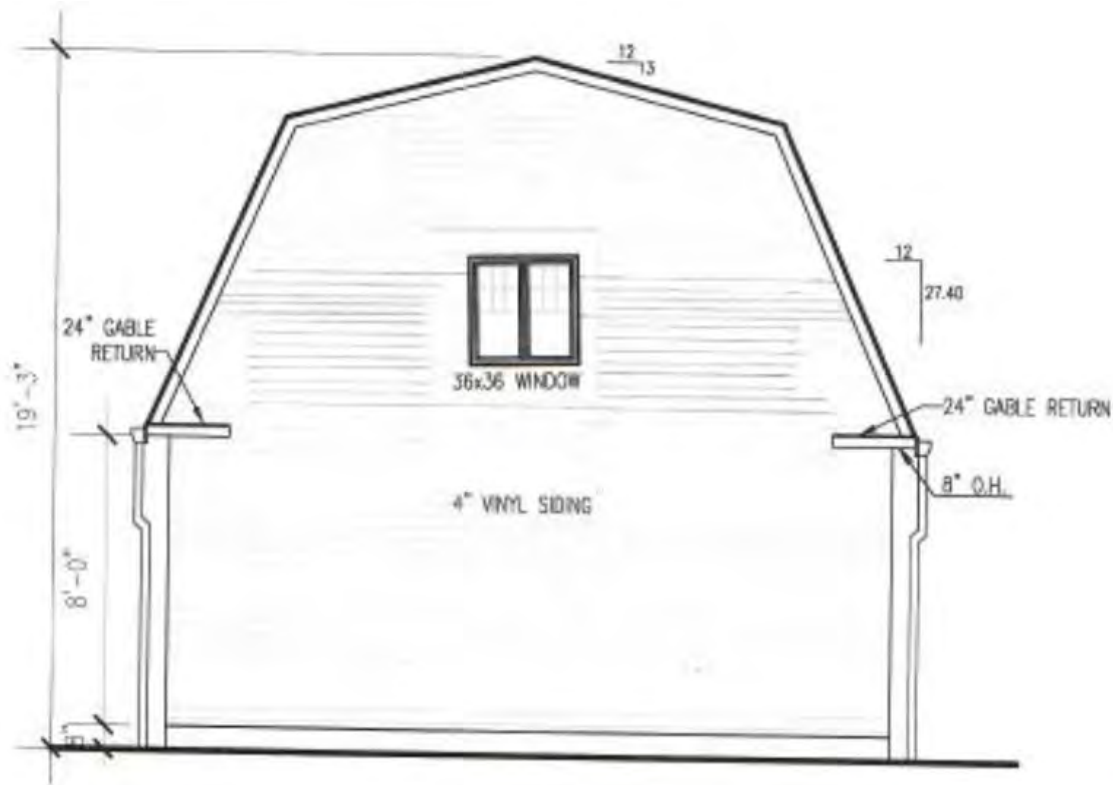


FRONT ELEVATION

Scale: 3/16"=1'-0"



Docket No. 09-61-22 (1474 Riverside)
 Residential – New Garage + Porch Addition



REAR ELEVATION

Scale: 3/16" = 1'-0"

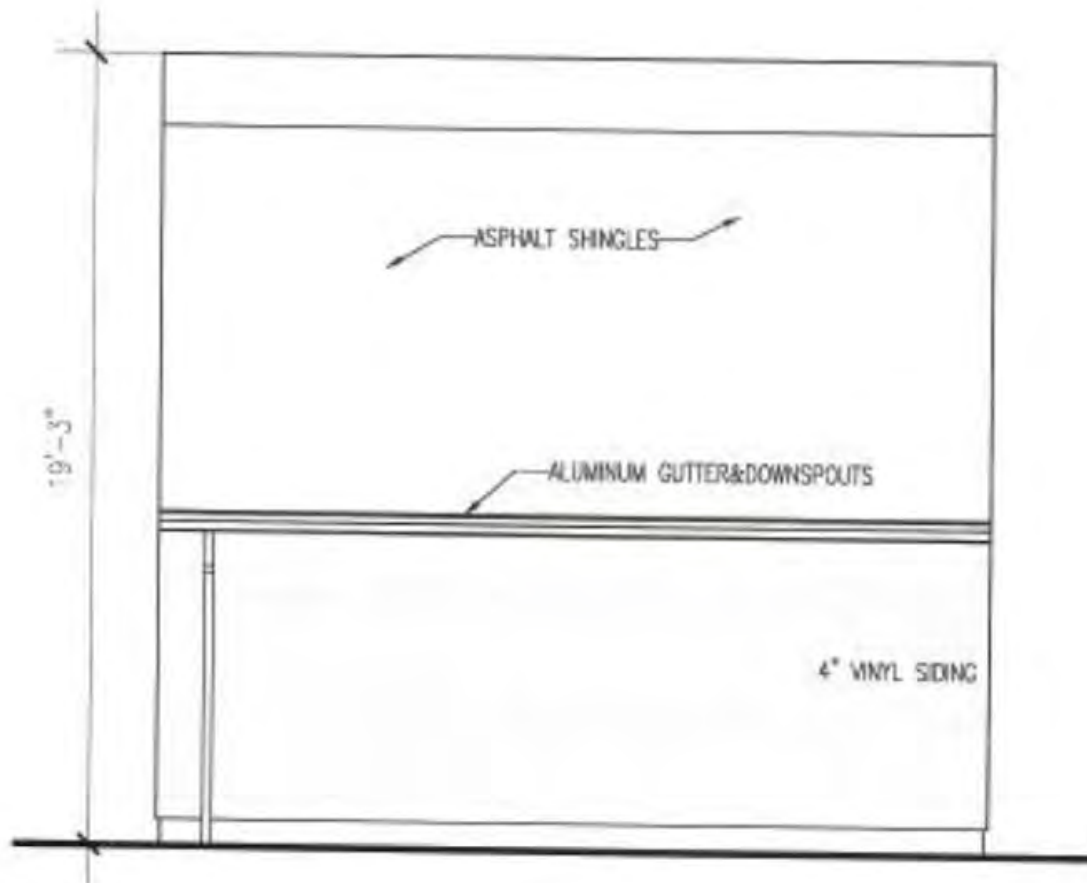


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216-459-0000

3



Docket No. 09-61-22 (1474 Riverside)
Residential – New Garage + Porch Addition

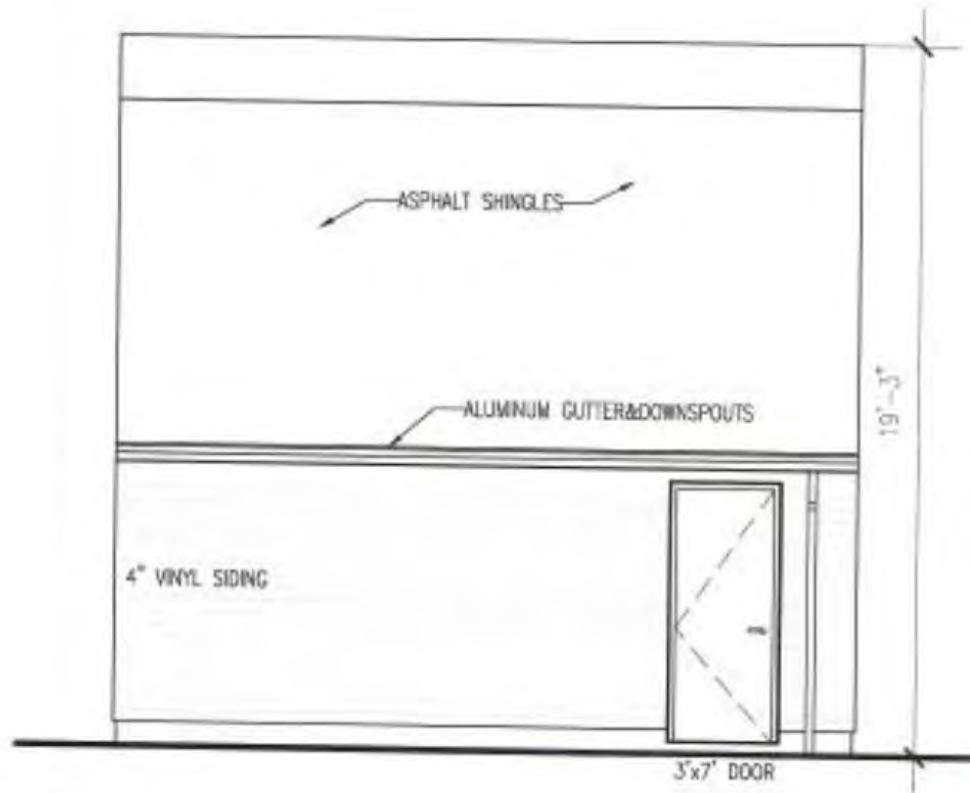


RIGHT ELEVATION

Scale: 3/16"=1'-0"



Docket No. 09-61-22 (1474 Riverside)
Residential – New Garage + Porch Addition



LEFT ELEVATION

Scale: 3/16" = 1'-0"

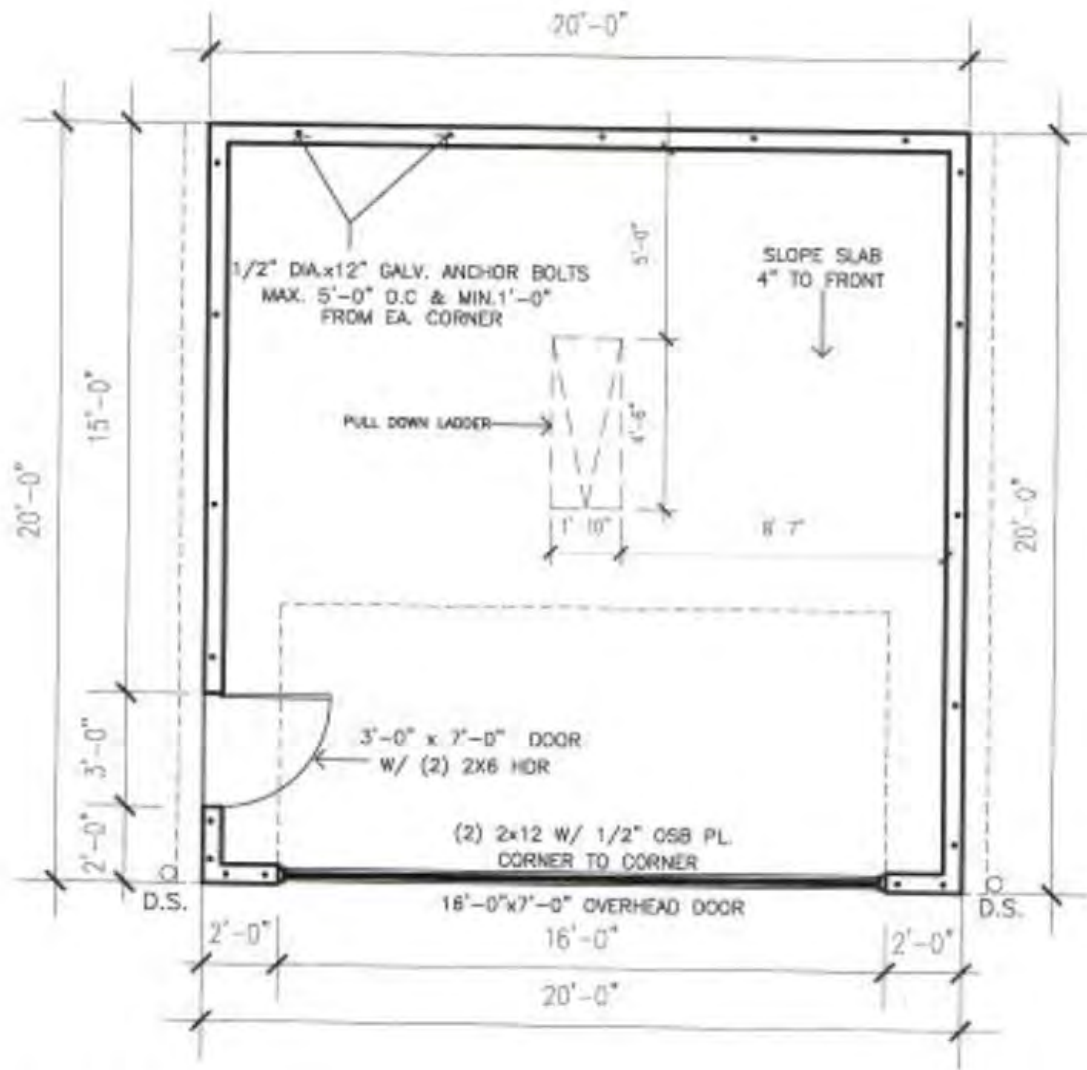


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216-459-0000

4



Docket No. 09-61-22 (1474 Riverside)
Residential – New Garage + Porch Addition

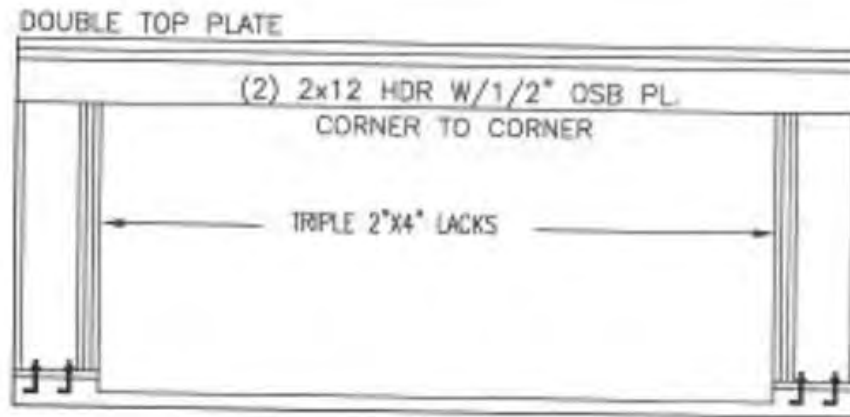


FLOOR PLAN

Scale: 3/16" = 1'-0"



Docket No. 09-61-22 (1474 Riverside)
Residential - New Garage + Porch Addition



FRONT WALL CONSTRUCTION

Scale: 3/16"=1'-0"



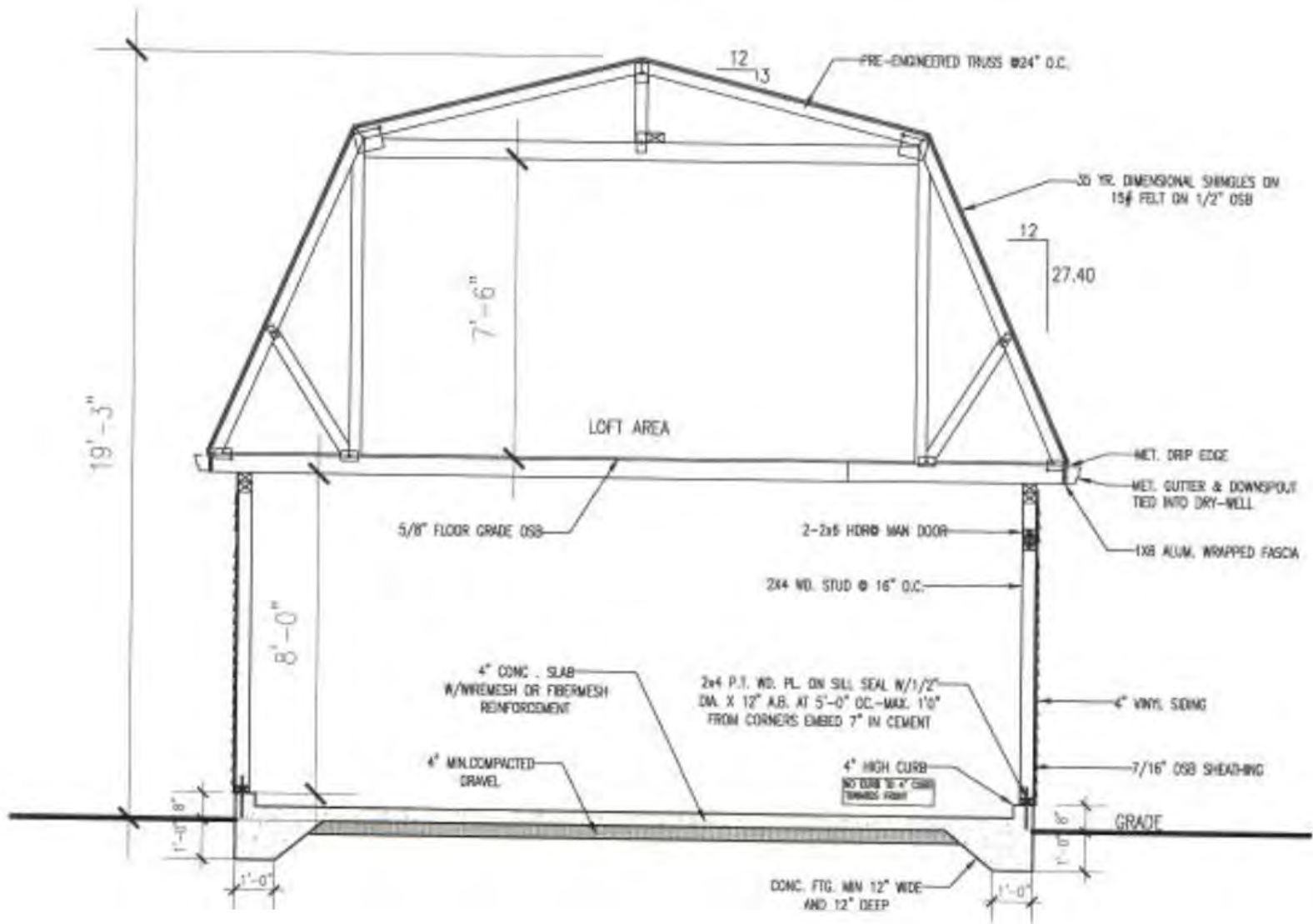
WWW.PLATINUMGARAGES.COM

216-459-0000

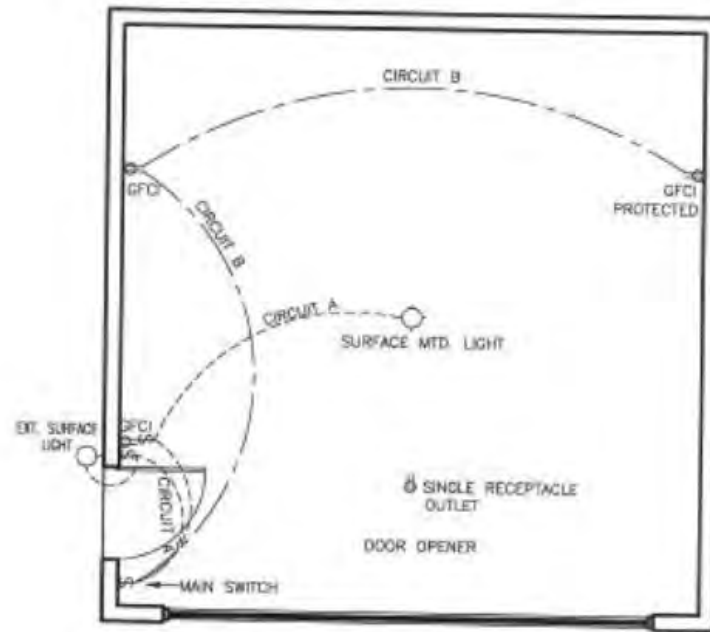
5



Docket No. 09-61-22 (1474 Riverside)
Residential – New Garage + Porch Addition



Docket No. 09-61-22 (1474 Riverside)
 Residential – New Garage + Porch Addition



The wiring for the garage will be installed in $\frac{3}{4}$ " rigid metal conduit (RMC installed to comply with NEC 300.5J)

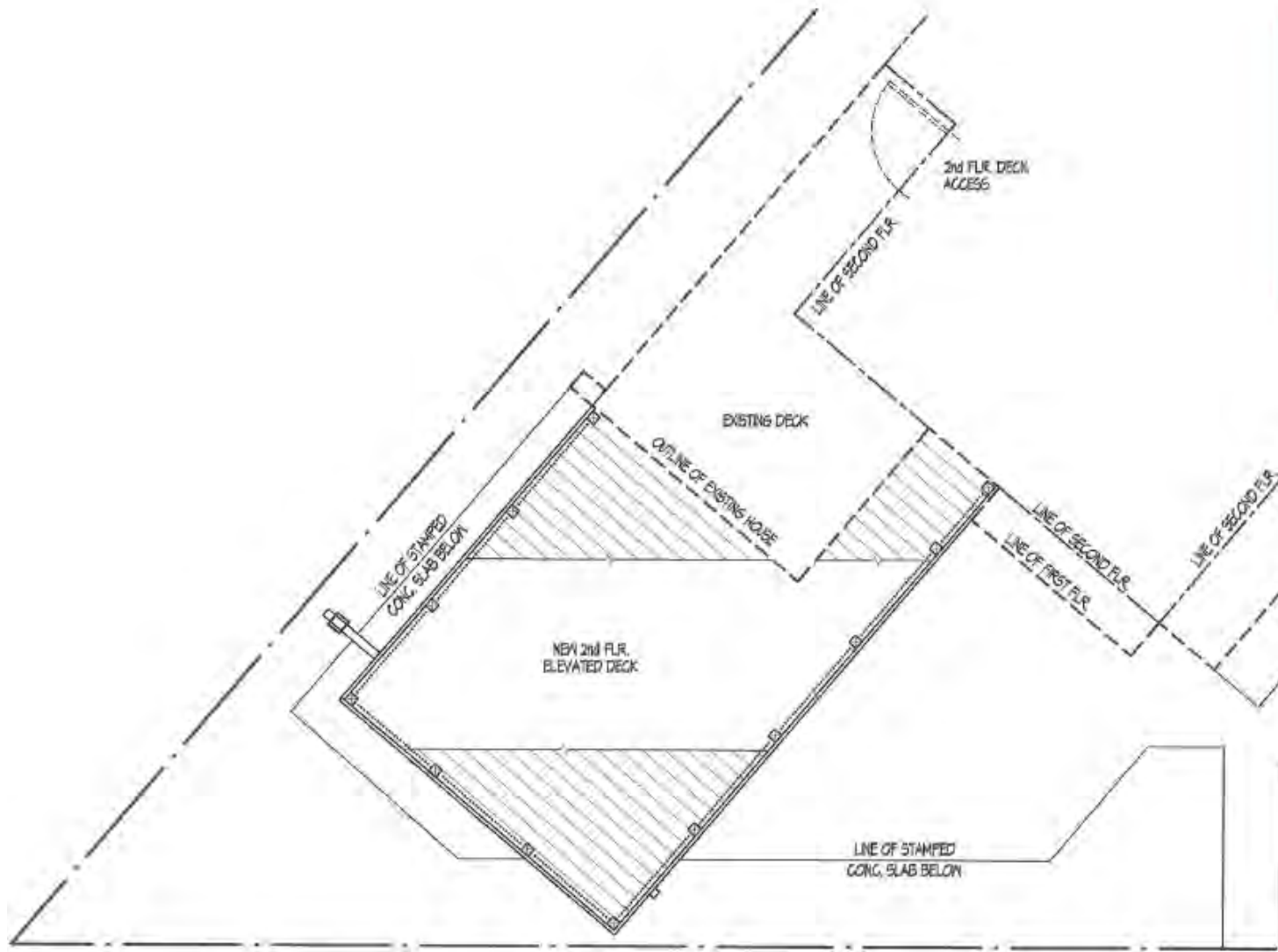
(2) Two 20 AMP – 120 Volt circuits. Garage GFCI receptacles to be installed on dedicated circuit.

ELECTRICAL PLAN

Scale: $\frac{3}{16}$ " = 1' - 0"



Docket No. 09-61-22 (1474 Riverside)
Residential – New Garage + Porch Addition

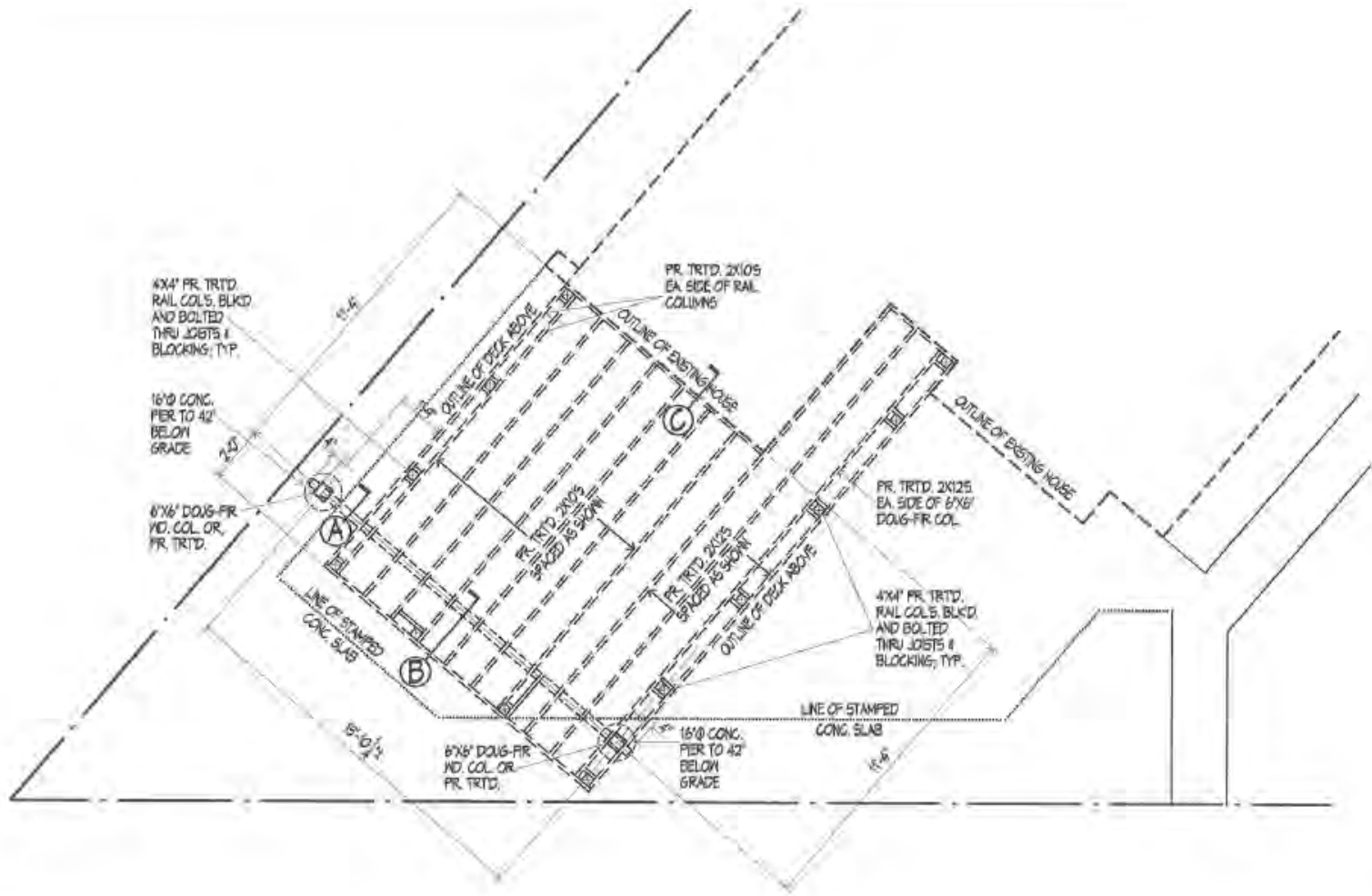


2nd FLR. DECK PLAN

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



Docket No. 09-61-22 (1474 Riverside)
 Residential – New Garage + Porch Addition

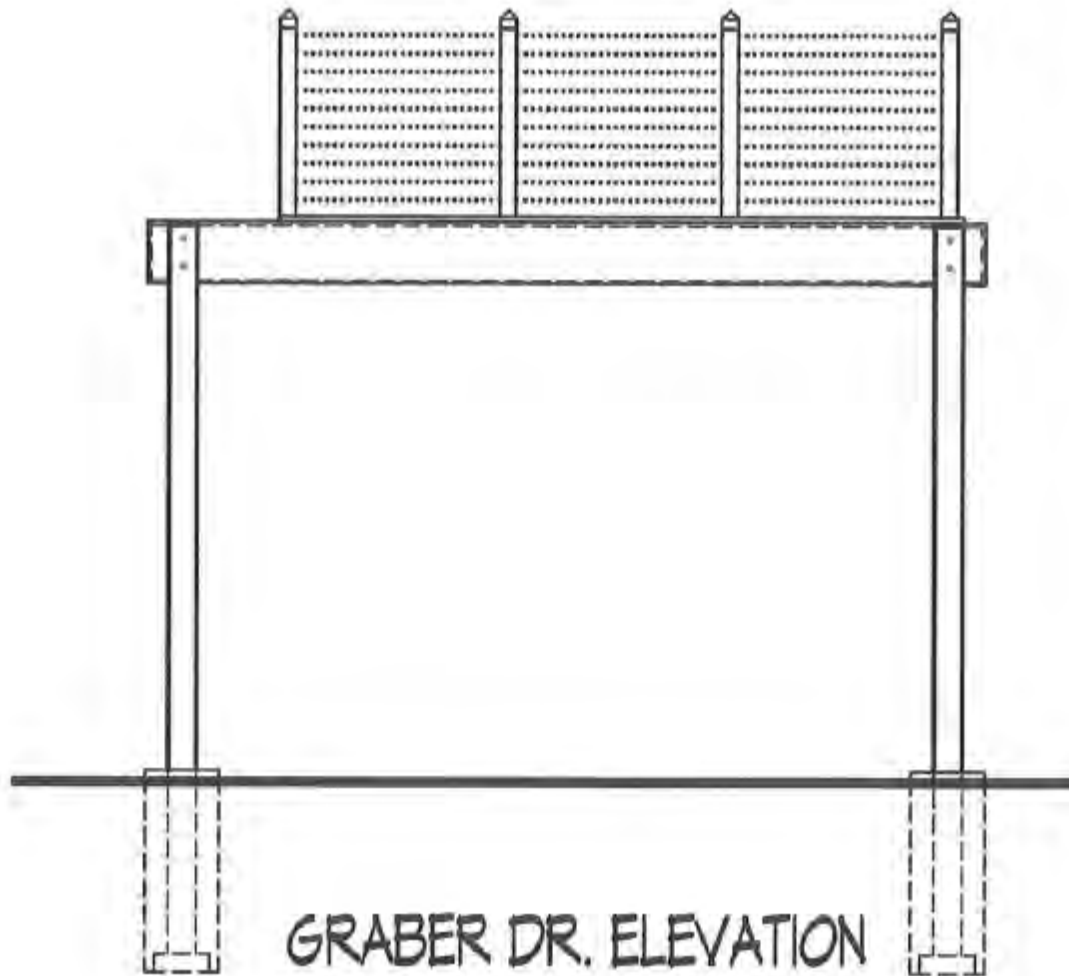


DECK FRAMING & FOUNDATION PLAN

SCALE 1/4" = 1'-0"



Docket No. 09-61-22 (1474 Riverside)
 Residential – New Garage + Porch Addition



GRABER DR. ELEVATION



Docket No. 09-61-22 (1474 Riverside)
Residential – New Garage + Porch Addition



Docket No. 09-61-22 (1474 Riverside)
Residential – New Garage + Porch Addition

City proposes new municipal lot.

City Notes:

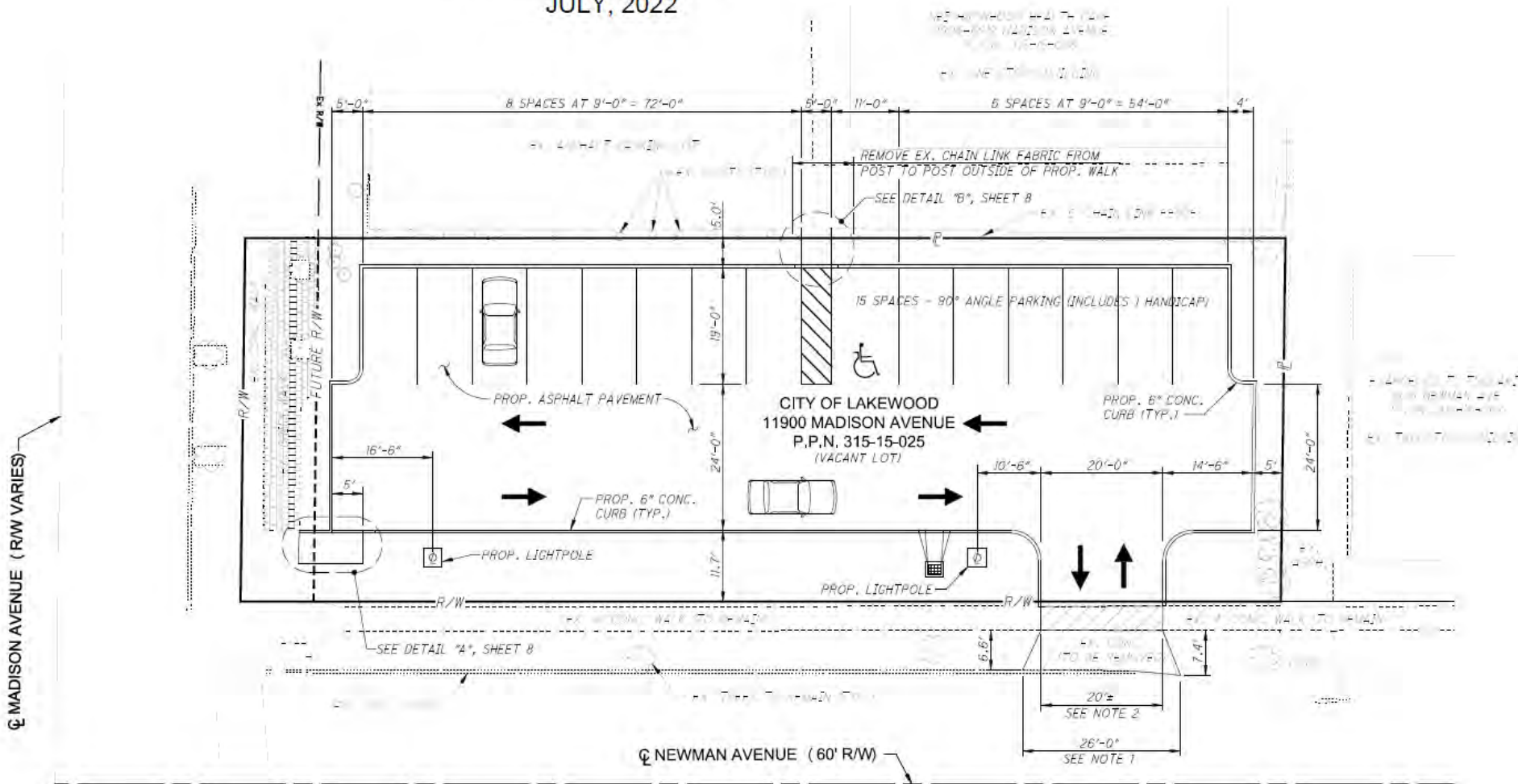
- Solar lighting



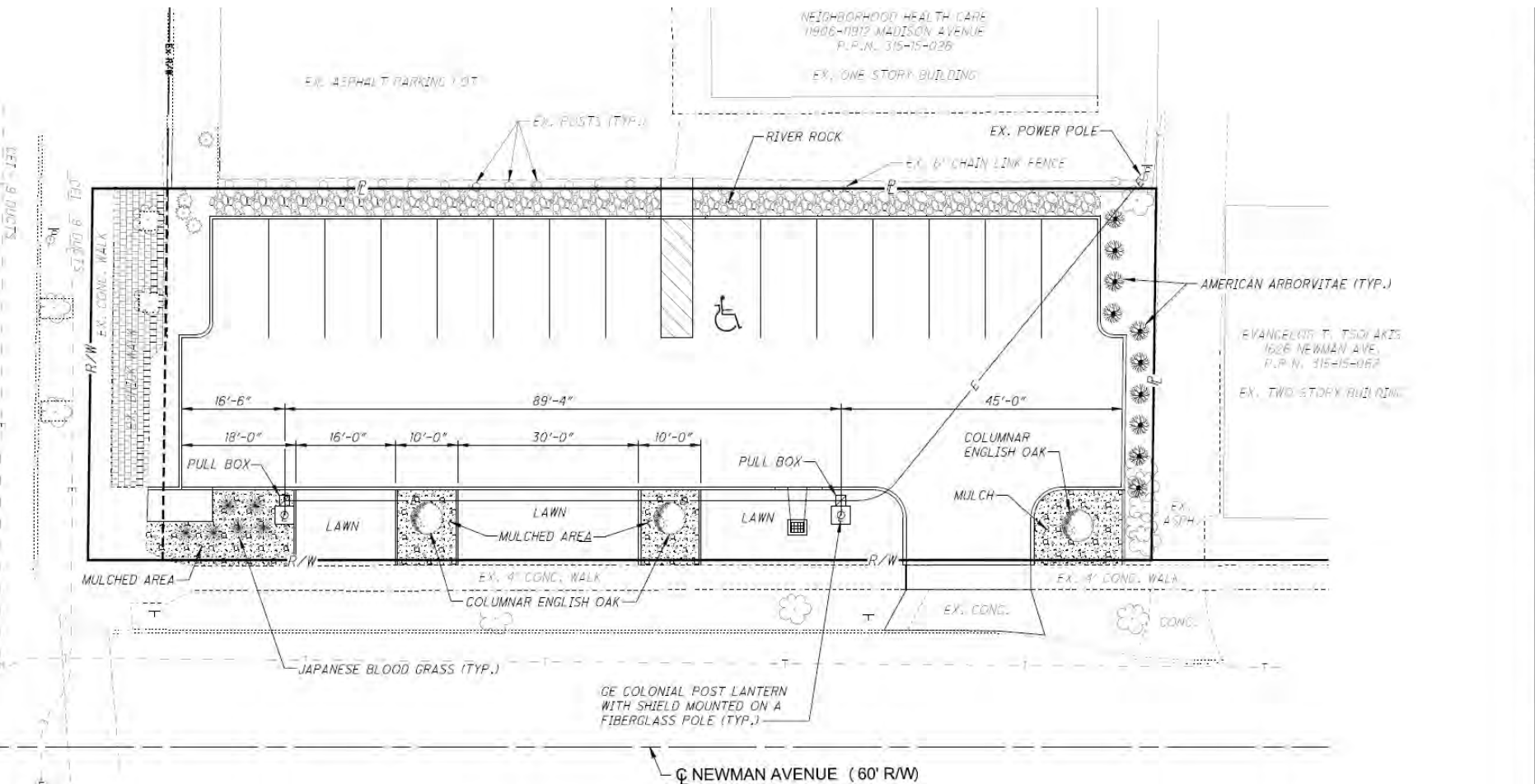
Docket No. 09-58-22 (11900 Madison)

Commercial – Municipal Lot
City of Lakewood

P.P.N. 315-15-025
PROPOSED PARKING LOT - SITE PLAN
 CITY OF LAKEWOOD
 CUYAHOGA COUNTY, OHIO
 JULY, 2022



Docket No. 09-58-22 (11900 Madison)
 Commercial - Municipal Lot

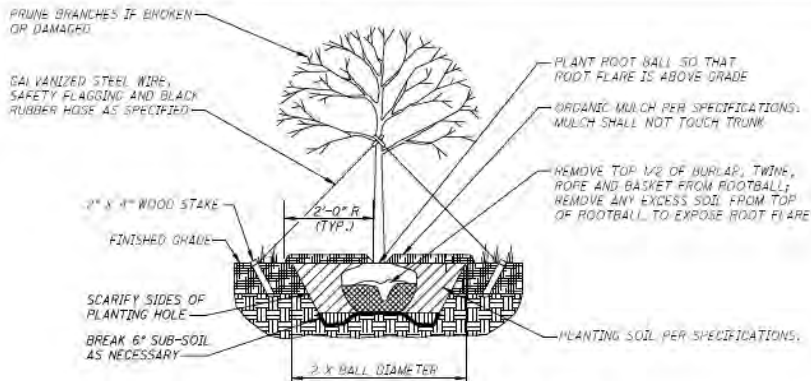


SCALE
1" = 10'
HORIZONTAL
VERTICAL

LANDSCAPING AND LIGHTING PLAN

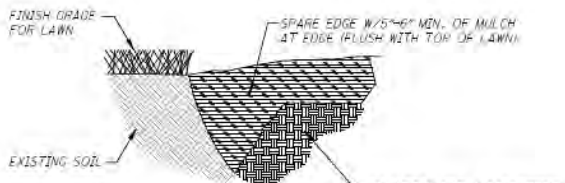


Docket No. 09-58-22 (11900 Madison)
Commercial – Municipal Lot



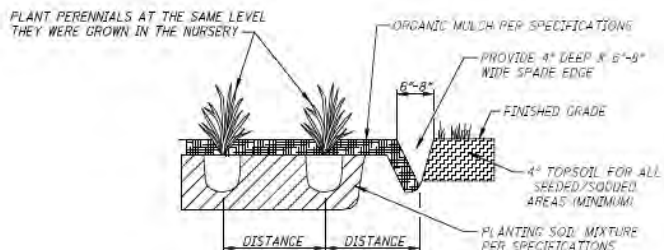
GENERAL NOTES:
IF ROOTBALL IS WRAPPED IN NON-Biodegradable BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDGE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND CONTINUE TO PUDGE 4 AND FILL AS NECESSARY.

PLANTING DETAIL: TREE



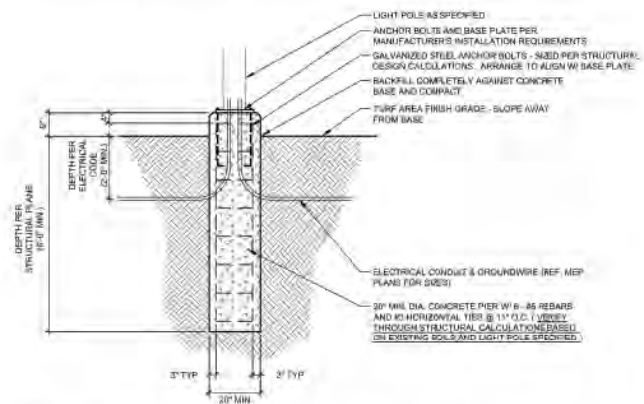
GENERAL NOTES:
USE WHEREVER MULCHED PLANTINGS TRANSITION TO TURF AREAS, INCLUDING ALL TREE MULCH RINGS, SHRUB BEDS, MASS PLANTING BEDS, ETC.

EARTH/SPADE EDGE DETAIL



PLANTING BED: SHRUB/PERENNIAL BEDS

STRUCTURAL NOTE:
THIS DRAWING IS NOT INTENDED AS A FOUNDATION DESIGN. IT IS PRESENTED AS A REFERENCE FOR MINIMUM DIMENSIONS AND GENERAL STEEL REINFORCEMENT PARAMETERS. DESIGN OF FOUNDATION TO BE PERFORMED BY A STRUCTURAL ENGINEER LICENSED.



AREA LIGHT STANDARD BASE SECTION - TURF AREA



Docket No. 09-58-22 (11900 Madison)
Commercial - Municipal Lot

1325.08 PARKING AND VACANT LOT DESIGN.

- (a) Each required parking space shall have an unobstructed access to a public street.
- (b) Each required parking space shall have a minimum dimension of 9 feet wide by 18 foot long - 162 square feet exclusive of driveways, aisles, ramps or columns, except that the Board in its consideration of the design of a parking lot may allow a maximum percent of required spaces for compact and subcompact cars not less than 8 feet wide and 15 feet long.
- (c) Depth of rows or parking spaces shall be 20 feet, except as provided in subsection (b).
 - Aisle width when row of spaces is at 90 degrees to aisle: minimum of 20 feet.
- (d) All parking areas, and access driveways shall be improved with concrete, asphalt, or other material approved by the Board, and shall be graded to drain all storm water into a storm sewer or other on-site storm water management device. There shall be no free flow of water onto either adjacent properties or sidewalk.
- (e) Spaces shall be so arranged and marked to provide for orderly and safe parking and shall be improved with bumper or wheel stops to define parking spaces. Concrete curbs at least six inches above the finished surface of the parking area shall be provided to contain the edge of the parking surface and control surface water drainage. Wheel stops shall be placed so that bumpers shall not protrude beyond the curbs.
- (f) Lighting may be required for parking lots to be used after sunset. The light fixtures shall be arranged to reflect light away from adjacent residential property to reduce any annoyance the lights may cause pursuant to Section [1306.311](#).
- (g) Screening of parking lots. Parking lots abutting a residential lot or projecting into a residential district by a special exception shall have a solid visual barrier at least four feet high on the common parking lot, residential lot line by one or a combination of the following methods:
 - (1) Solid decorative masonry wall.
 - (2) Landscape earth mound not less than 2 to 1 slope.
 - (3) Treated wood fence.
 - (4) Evergreen hedge chain link fence.
- (h) The Director of Public Works shall approve the location of all driveways from or to a public thoroughfare.
- (i) "Handicapped parking" shall conform to the requirements as set forth in the Americans with Disabilities Act (ADA).





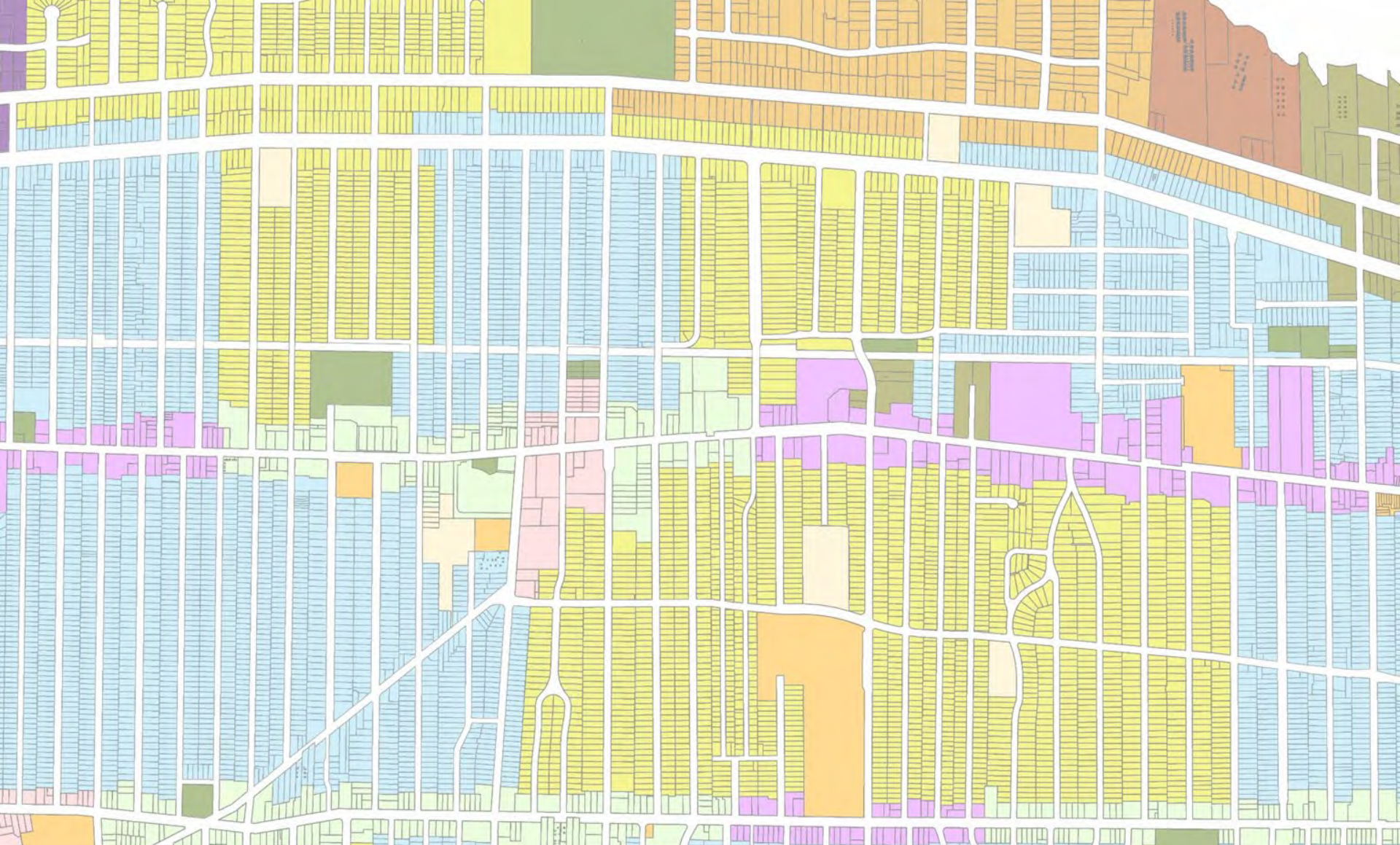
Right – A GE Acorn Post lantern mounted on a fiberglass pole.



Acorn Post Top



Docket No. 09-58-22 (11900 Madison)
Commercial – Municipal Lot



Architectural Board of Review

September 2022