

**MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
SEPTEMBER 9, 2021 at 5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM
MEETING RECORDED
<https://www.lakewoodoh.gov/videos-2/>**

1. Roll Call

Board Members

Rob Donaldson, Chair
Brian Grambort
David Maniet, Vice Chair
John Waddell

Others

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

Jeremy Smith was absent. No action was taken by the members.

2. Approve the minutes of the August 12, 2021 Meeting

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** the August 12, 2021 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

Administrative staff ("staff") read the opening remarks into record.

At the September 2, 2021 pre-review meeting, items 18, 19, 20, and 22 were Summary Approved (any conditions are noted). A motion and a second are needed for approval.

SUMMARY APPROVED

SIGN REVIEW

18. Docket No. 09-131-21

**13430 Madison Ave.
Allstate**

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

Paul Magee
LetterGraphics Inc.
400 W. Market St.
Orrville, OH 44667

Applicant proposes signage on front of portico. (Page 138)

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

19. Docket No. 09-132-21

**14835 Detroit Ave.
LK Nail Spa**

- () Approve
- () Deny

Brad Smith
Direct Image Signs Inc

() Defer

7820 Maddock Rd.
North Ridgeville, Ohio 44039

Applicant proposes a rail mount illuminated channel letter sign on front of building. (Page 140)

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

20. Docket No. 09-133-21

**13339 Madison Ave.
Salty not Sweet**

() Approve
() Deny
() Defer

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

Applicant proposes signage in sign band and window. (Page 144)

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

22. Docket No. 09-135-21

**13433 Madison Ave.
Frosty's Cake and Ice Cream**

() Approve
() Deny
() Defer

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

Applicant proposes window graphics and blade sign. (Page 153)

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

REQUEST FOR MODIFICATIONS

ARCHITECTURAL BOARD OF REVIEW

4. Docket No. 05-39-21

C

**17609 Detroit Ave
Dunkin'**

() Approve
() Deny
() Defer

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

Applicant requests modifications to an existing business site upgrades as approved at the May 13, 2021 meeting. (Page 6)

Heidi DeMark, Phillips/Sekanick Architects was present to explain the request. There were no comments or questions from the members or staff. Public comment was closed as no one addressed the item.

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

SIGN REVIEW

5. Docket No. 08-120-21

1628 W. 117th St.
Subway

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

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

Applicant requests modifications for an illuminated channel letter sign on front of the building as approved at the August 12, 2021 meeting. (Page 10)

John Tarach, representative was present to explain the request. Dimensions were confirmed; the members had no additional comments or questions. Staff asked if electricity was provided already and had no additional comment or questions. Public comment was closed as no one addressed the item.

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

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

6. Docket No. 07-92-21

R

1577 Cordova Ave.

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

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

Applicant proposes front porch renovations. (Page 13)

***Administration recommends to TABLE the proposal.**

Staff stated the applicant was no longer contracted with the homeowner. The homeowner was actively working with a new contractor, the Division of Housing and Building ("H&B") and the Department of Planning and Development ("P&D"). it was recommended to administratively table the request.

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

7. Docket No. 08-108-21

R

1334 Park Row Ave.

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

Matthew Gallagher
1334 Park Row Ave.
Lakewood, OH 44107

Applicant proposes renovation of a front porch. (Page 24)

Staff informed the members that the applicant was unable to attend the meeting.

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

8. Docket No. 08-111-21 R 1440 Riverside Dr.

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

Nazeer Lotfi-Fard
1440 Riverside Dr.
Lakewood, OH 44107

Applicant proposes the rebuild of a front porch. (Page 30)

Nazeer Lotfi-Fard was present to explain the request. Staff provided an overview. Discussion ensued about the railings, returns, and columns. Staff said some items could be approved administratively. Public comment was closed as no one addressed the item.

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

- Stair railing shall match porch railing.
- Finish off top of column trim.
- Railing shall be stained to match deck.

All the members voting yea, the motion passed.

9. Docket No. 08-116-21 R 17473 Clifton Blvd.

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

Andrew Erker
ACE Design LLC
1361 Gladys Ave.
Lakewood, OH 44107

Applicant proposes an addition visible from the right-of-way. (Page 41)

Andrew Erker, ACE Design LLC was present to explain the request. The members like the proposal. Staff had no comments. An e-mail regarding public comment was read into record. It was confirmed the proposal was to be heard at the Board of Zoning Appeals ("BZA") meeting on September 16, 2021. Public comment was closed as no one addressed the item.

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

- There is approval by the Board of Zoning Appeals.

All the members voting yea, the motion passed.

10. Docket No. 08-117-21 R 1636 Hopkins Ave.

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

Tom Sokolowski
Sokolowski Management Group, LLC
6484 Glenn Dr.
Parma, OH 44134

Applicant proposes renovation of two front porches. (Page 51)

***Applicant has withdrawn the proposal.**

Staff said the applicant withdrew the request.

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

11. Docket No. 08-118-21* C 15901 Hilliard Rd.
Cle Smiles

() Approve Steven Smrdel
() Deny Vocon
() Defer 3142 Prospect Ave.
Cleveland, OH 44115

Applicant proposes the replacement of an existing garage. (Page 60)

***Applicant has withdrawn the proposal.**

Staff said the applicant withdrew the request.

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

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

12. Docket No. 09-125-21 R 1236 Granger Ave.

() Approve Brian Kauffman
() Deny AoDK Inc.
() Defer 14394 Detroit Ave.
Lakewood, OH 44107

Applicant proposes an addition and covered patio that are visible from the right-of-way. (Page 62)

Brian Kauffman, AoDK Inc. was present to explain the request. The members liked the concept and asked for cut sheets, description of the door and sidelight. Discussion continued about the foundation, materials, return, etc. The members said it would look nice; staff had no additional comments or questions. Public comment was closed as no one addressed the item.

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

- Window to match existing.
- Cut sheet for door and sidelight to be provided for administrative review and approval.

All the members voting yea, the motion passed.

13. Docket No. 09-126-21 R 15429 Edgewater Dr.

() Approve Frank Scalish
() Deny Scalish Construction LLC
() Defer 13316 Madison Ave.
Lakewood, OH 44107

Applicant proposes glass windows to create a three-season room that is visible from the right-of-way. (Page 69)

Thomas Meyer, Scalish Construction LLC was present to explain the request. There was discussion about steps required with doors, windows fitting in existing openings, knee wall. Staff had no additional comments or questions. Public comment was closed as no one addressed the item.

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

- Stairs to be provided as presented.

All the members voting yea, the motion passed.

14. Docket No. 09-127-21 R 13441 Emerson Ave.

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

John Faile
John Faile Architectural Consulting, LLC
31413 Drake Dr.
Bay Village, OH 44140

Applicant proposes an addition and garage. (Page 85)

John Faile, John Faile Architectural Consulting, LLC and Conor O'Malley, property owner were present to explain the request. The members liked the proposal and wanted the stair rails to match the porch. Staff had no additional comments or questions. Public comment was closed as no one addressed the item.

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

- Provide cut sheets of windows for administrative approval.
- If door is replaced, provide cut sheet for administrative approval.
- Railing at stairs shall match patio/front porch.

15. Docket No. 09-128-21 R 17788 Edgewater Rd.

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

Andrew Erker
ACE Design LLC
1361 Gladys Ave.
Lakewood, OH 44107

Applicant proposes an addition and renovation of an existing home. (Page 90)

***Applicant has requested a deferral.**

Staff informed the members that the applicant requested a deferral.

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

**16. Docket No. 09-129-21 C 12928 Berea Rd.
Lakewood Refuse and Recycling Center**

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

David Watkins
Osborn Engineering Company
1100 Superior Ave., Suite 300
Cleveland, OH 44114

Applicant proposes site and building improvements to the City of Lakewood's Refuse and Recycling Facility. (Page 92)

Staff provided a brief summary of the project. David Watkins, Osborn Engineering and Matthew Ebersole, Architect were present to explain the request. Discussion ensued about the brick colors, texture, and the need for the buildings to complement with each other. The members told the applicant to strongly consider the public when deciding the signage for wayfinding. Discussion continued with the on-site lighting. Staff said that the brick selection would be revisited. Public comment was closed as no one addressed the item.

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

SIGN REVIEW

17. Docket No. 09-130-21

**15012 Detroit Ave.
Dave's Hot Chicken**

- Approve
- Deny
- Defer

Skip Collins
Allsigns & Designs
5101 W. 161st St.
Brook Park, OH 44142

Applicant proposes replacement awning, signage in sign board, and blade sign. (Page 131)

Staff provided an update to the proposal. Skip Collins, Allsigns & Designs was present to explain the request. The members liked the proposal and wanted to be sure the new awnings would match the existing. The members and staff had no additional comments or questions. Public comment was closed as no one addressed the item.

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

- City to verify if new awnings are being installed to match adjacent storefronts.

All the members voting yea, the motion passed.

21. Docket No. 09-134-21

**1458 W. 117th St.
Roberts and Wendt Animal Hospital**

- Approve
- Deny
- Defer

Steven Saley
L3 Sign & Image
8059 Lewis Rd., Suite 308
Berea, OH 44017

Applicant proposes a monument sign. (Page 148)

The applicant was not available due to COVID-19 quarantine; no one from the animal hospital was there. Updated plans were submitted which incorporated the changes recommended at pre-review. Staff consulted with City counsel as to procedure. The members liked the revision, asked about the landscaping, and recommended low shrubs. Public comment was closed as no one addressed the item.

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

23. Docket No. 09-136-21

**14100 Detroit Ave.
Giant Eagle**

- Approve
- Deny

Steve Bres
Scout Services

() Defer

490 Quail Ridge Dr.
Westmont, IL 60559

Applicant proposes replacement signage. (Page 155)

No representative was present; approval from corporate headquarters for changes was not received in time.

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

ADJOURN

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **ADJOURN** the meeting at 7:23 p.m. All the members voting yea, the motion passed.



Signature



Date



Oath

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

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

PRINT NAME:

SIGN NAME:

- 1. HEIDI DEMARE
- 2. Nazeeh Latif-Fard
- 3. ANDY ERBE
- 4. John Tarach
- 5. BRIAN KAUFFMAN
- 6. Mike Jelenc
- 7. JOHN FINE
- 8. GANDY J. MALIN
- 9. DAVID WATKINS
- 10. MATTHIAS EBERSOLE
- 11. Thomas Meyer

- 1. *[Handwritten Signature]*
- 2. *[Handwritten Signature]*
- 3. *[Handwritten Signature]*
- 4. John Tarach
- 5. *[Handwritten Signature]*
- 6. *[Handwritten Signature]*
- 7. *[Handwritten Signature]*
- 8. *[Handwritten Signature]*
- 9. *[Handwritten Signature]*
- 10. *[Handwritten Signature]*
- 11. *[Handwritten 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 9, 2021



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. Skylar Collins

[Handwritten Signature]

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, September 9, 2021

Johanna Schwarz

From: SMG LLC <smgllc@yahoo.com>
Sent: Friday, September 3, 2021 2:34 PM
To: David Baas
Cc: Johanna Schwarz
Subject: Re: City of Lakewood (ABR) - 1636 Hopkins (Front Porch)

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

Thank you

Thomas Sokolowski
SMG,LLC
216-741-7777

www.sokolowskimanagementgroup.com

On Sep 3, 2021, at 2:24 PM, David Baas <David.Baas@lakewoodoh.net> wrote:

Thank you – I will have the application for review withdrawn.

Sincerely,
Dave Baas

Dave Baas, AICP
City Planner
LtCol, USMC (Retired)
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
(216) 529-6637 (work)
(216) 372-8996 (cell)
david.baas@lakewoodoh.net

From: SMG LLC <smgllc@yahoo.com>
Sent: Friday, September 3, 2021 2:19 PM
To: David Baas <David.Baas@lakewoodoh.net>
Subject: Re: City of Lakewood (ABR) - 1636 Hopkins (Front Porch)

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

Yes so we will not be doing the porch as of now. Will need to get drawing made up and I will not be able to give them by the due date

Thomas Sokolowski

Johanna Schwarz

From: David Baas
Sent: Thursday, September 9, 2021 8:26 AM
To: Steve Brescia
Cc: Johanna Schwarz
Subject: RE: City of Lakewood (ABR/Sign Review) - 14100 Detroit (Giant Eagle)

Steve,
Based on the below - I will defer the application until October.

Thank you –

Sincerely,
Dave

Dave Baas, AICP
City Planner
LtCol, USMC (Retired)
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
(216) 529-6637 (work)
(216) 372-8996 (cell)
david.baas@lakewoodoh.net

From: Steve Brescia <sbrescia@scoutservices.com>
Sent: Wednesday, September 8, 2021 4:28 PM
To: David Baas <David.Baas@lakewoodoh.net>
Subject: Re: City of Lakewood (ABR/Sign Review) - 14100 Detroit (Giant Eagle)

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

Hi David,

We couldn't get approval on the two suggested changes fast enough.

We will need to postpone. Please add to the next meeting.

Steve

From: David Baas <David.Baas@lakewoodoh.net>
Sent: Wednesday, September 8, 2021 11:34 AM
To: Steve Brescia <sbrescia@scoutservices.com>
Subject: RE: City of Lakewood (ABR/Sign Review) - 14100 Detroit (Giant Eagle)

Johanna Schwarz

From: Community Relations
Sent: Wednesday, September 8, 2021 11:15 AM
To: Planning Dept
Subject: FW: New submission from Report a Problem

From: Lakewood Ohio <noreply@lakewoodoh.gov>
Sent: Tuesday, September 7, 2021 5:01 PM
To: Community Relations <CommRel@lakewoodoh.net>
Subject: New submission from Report a Problem

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

Please Select a Problem Type
Other Problem / Concern
Your Contact Information
First Name
George
Last Name
Ault
Address
17469 Clifton Blvd LAKEWOOD, Ohio 44107 United States Map It
Phone
(216) 521-0646
Email
spike6368@gmail.com
Issue Information
Location Type
Specific Address
Street Name
17473 Clifton Blvd.I
Description of Problem

I am trying to vote on Docket no.08-116-21 for construction approval.
I vote no! for this construction
If the two windows facing my house was not made I would approve the construction.

Have you reported this issue before?

No

How should we contact you regarding the resolution?

Email

Johanna Schwarz

From: Planning Dept
Sent: Monday, September 13, 2021 1:13 PM
To: David Baas; Nochta, Michelle (Michelle.Nochta@lakewoodoh.net)
Subject: FW: Docket No. 08-116-21 17473 Clifton Blvd Lakewood OH 44107

Hello,
Dave- received too late for BBSmeeting.
Michelle – including you since this property is before BZA this Thursday.

Johanna Schwarz

Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax

From: marissa burke <mhburke1824@yahoo.com>
Sent: Monday, September 13, 2021 12:01 PM
To: Planning Dept <Planning@lakewoodoh.net>
Subject: Docket No. 08-116-21 17473 Clifton Blvd Lakewood OH 44107

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

Dear Mr. Baas,

I'm writing in response to the letter my husband, Michael Lewis, and I received regarding Docket No. 08-116-21 17473 Clifton Blvd Lakewood OH 44107. We live two houses down, at 17463 Clifton Blvd.

I am *against* the newly proposed plans; an addition to the front of the house (North (Front) Facing) which connects the back of the house to a new family room and connects the garage to the whole house. And, what has not been considered - the side of the house (East (Side) facing).

The North (Front) Facing addition is unsightly. It changes the visual appeal of the house, which I'm sure was built in the early 1900's; like ours. The addition will distract from the original house and take away from it's curb-appeal.

The addition runs down the length of the house, East Facing, and what you have not considered is that if the addition is built what I will see, as a homeowner, is an entire dwelling, rather than a home with a backyard. My visuals will be the side of a house rather than trees and a backyard. It will be like living next to a townhouse or an apartment building. There will be a lack of privacy with the windows East Facing - the new dwelling will place the homeowners eye to eye with the immediate next-door neighbors, 17469, and because the new addition will be built up (rather than ground level) 17473 will

be looking down into the backyard of 17469 and my home, 17463. The current home ends, there is backdoor and you step down into the backyard - giving privacy. With this new addition my privacy will be taken away.

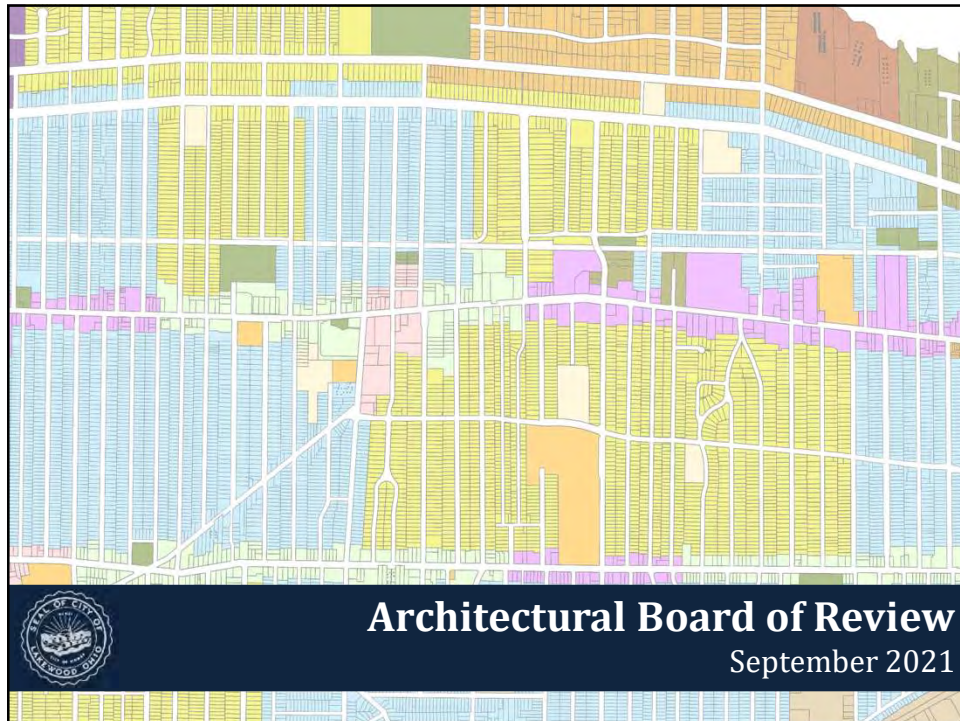
One of the highlights of living on Clifton Blvd is the big backyard and sense of privacy. Having this addition built at 17473 will make my backyard feel like apartment living with no privacy. I believe it will take away from the the value of my home.

Also I believe the new addition planned is 7in from the lot-line and building code states it should be 10 feet from the lot-line. So that's also something to consider.

I do not think this addition planned for 17473 Clifton Blvd should go forward with these drawings.

Thanks You ~

Marissa H Burke



1



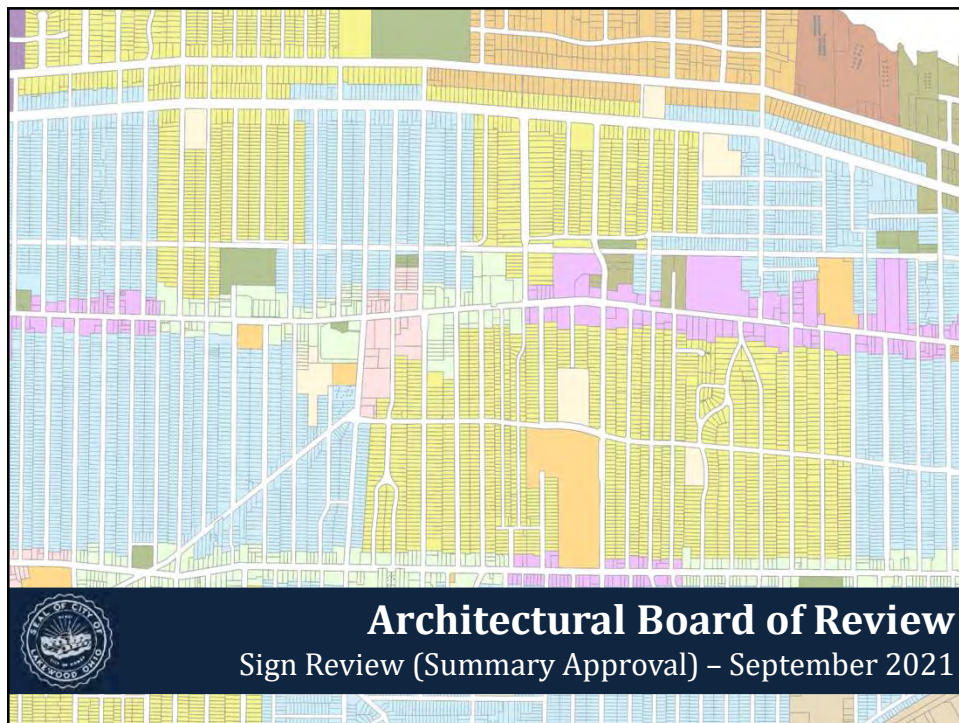
2




Architectural Board of Review
September Agenda

1. Roll call
2. Vote to approve minutes – August 2021
3. Opening Remarks
4. Summary Approval – Signs
5. Request for Modifications
6. Old Business
7. New Business
8. Adjourn

3



 **Architectural Board of Review**
Sign Review (Summary Approval) – September 2021


4

Applicant proposes installation of one internally-illuminated sign in C2 District.


City Notes:

- Storefront 30 ft...maximum allowable sign area of 45 ft²
- Proposal includes one wall sign (12 ft² of signage on 21 ft² area)
- Work to infill window underway; matching surrounding material/appearance for sign installation


Existing



Proposed



Illuminated channel letters




Proposed sign is 21 SF
30' of frontage
45 SF permissible
Zoned C-4

Job No. _____
Signature _____
Date _____

OK as is
 OK with change
 Show revise

© Copyright 2013 Lettergraphics Inc. Orrville, OH
This drawing is the property of Lettergraphics Inc. Sign
Contractors to use this on work is an acknowledgment
for this. All drawings with this understanding that it
will be returned upon request, and that no one shall
reproduce, copy, or use the drawings or work
product represented on this drawing of Lettergraphics Inc.

Summary Approval



Docket No. 9-131-21 (13430 Madison)
Sign - Allstate Lakewood
Paul Magee

5

Existing



Proposed



Illuminated channel letters



Proposed sign is 21 SF
30' of frontage
45 SF permissible
Zoned C-4

Job No. _____
Signature _____
Date _____

OK as is
 OK with change
 Show revise

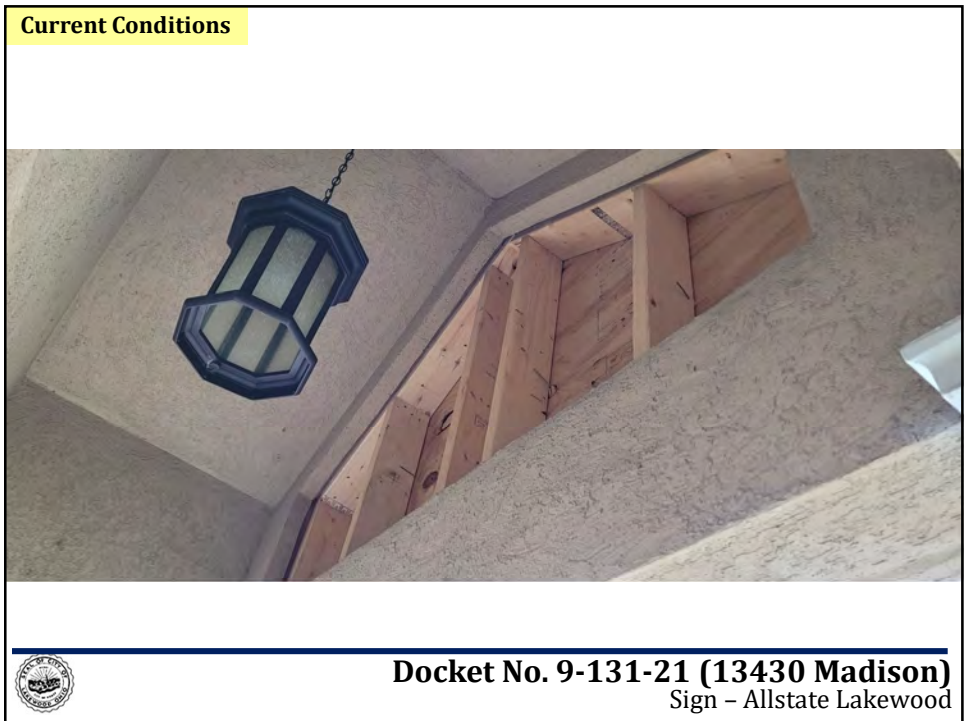
© Copyright 2013 Lettergraphics Inc. Orrville, OH
This drawing is the property of Lettergraphics Inc. Sign
Contractors to use this on work is an acknowledgment
for this. All drawings with this understanding that it
will be returned upon request, and that no one shall
reproduce, copy, or use the drawings or work
product represented on this drawing of Lettergraphics Inc.

Docket No. 9-131-21 (13430 Madison)
Sign - Allstate Lakewood

6



7



8

FRONT VIEW
SCALE 1/2" = 1'-0"
12 SQ FT

SECTION
NOT TO SCALE

NOTES

MANUFACTURER DATA
SIGNS WILL BE MARKED WITH MANUFACTURER'S NAME OR TRADEMARK AND INPUT VOLTAGE AND CURRENT RATING (AFFIX LABEL TO TOP OF LETTERS)

U.L. LISTING
SIGN WILL BE U.L. LISTED AND THEREFORE WILL COMPLY WITH ALL REQUIREMENTS

STRUCTURAL DESIGN DATA

SECTION 1603.1.4 WIND DESIGN DATA
ULTIMATE DESIGN WIND SPEED: 115 MPH
RISK CATEGORY: II
WIND EXPOSURE: B
INTERNAL PRESSURE COEFFICIENT: ±0.0
DESIGN WIND PRESSURES (STRENGTH LEVEL): SIGN (NET): 22 psf

SECTION 3107.5.3 WORKING STRESSES
THE WORKING STRESSES OF SUPPORTS AND THEIR FASTENINGS SHALL NOT EXCEED 25 PER CENT OF THEIR ULTIMATE STRENGTH.

SIGN CONNECTION TO BUILDING
NON-CORROSIVE SELF TAPPING SCREWS

ELECTRICAL REQUIREMENTS
(1) 110 V, 20 AMP DEDICATED CIRCUIT REQUIRED

ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH ARTICLES 250 AND 600 OF THE 2017 NATIONAL ELECTRIC CODE AND ALL WORK TO BE PERFORMED BY LICENSED ELECTRICIAN UNDER "PERMIT"

WIRE TO BE 12 AWG, TYPE MTW, THINW, THIN OR AMN

Docket No. 9-131-21 (13430 Madison)
Sign - Allstate Lakewood

9

Applicant proposes installation of one internally-illuminated sign in C2 District.

City Notes:

- Storefront 17 ft...maximum allowable sign area of 26 ft²
- Proposal includes one wall sign (~26 ft² - using smallest rectangle measurement)

Summary Approval

Docket No. 9-132-21 (14835 Detroit)
Sign - LK Nail/Salon
Brett Smith

10

14835 DETROIT AVE., LAKEWOOD, OHIO **SITE PLAN**

Docket No. 9-132-21 (14835 Detroit)
Sign - LK Nail/Salon

11

RAIL MOUNT ILLUMINATED CHANNEL LETTER SIGN **14835 DETROIT AVE., LAKEWOOD, OHIO**

SIGN BAND AREA 8.5'X17' = 144.5 SQ FT
X 7.9' = 108.4 SQ FT ALLOWABLE

17' STORE FRONT

CHARLEY'S
CHEESE STEAKS - WINGS

LK Nail Spa

The UPS Store

SIGN 33.6 SQ FT

12'

2.8'

LK Nail Spa

ROOF DECK

EXISTING 120 VOLT 20 AMP CIRCUIT

38" lap-conns mounted into brick, total of 8

12volt low voltage secondary

ELECTRICAL
120 V 15 AMP total draw

Docket No. 9-132-21 (14835 Detroit)
Sign - LK Nail/Salon

12

RAIL MOUNT ILLUMINATED CHANNEL LETTER SIGN 14835 DETROIT AVE., LAKEWOOD, OHIO

CHARLEY'S
CHEESESTEAKS-WINGS

lk Nail Spa

The UPS Store

SIGN BAND AREA 8'x17'=144.5 SQ FT
X79=1084 SQ FT ALLOWABLE

17 STORE FRONT

ROOF DECK

EXISTING 120 VOLT 20 AMP CIRCUIT

38" lap-cones mounted into brick, total of 8

12volt low voltage secondary

ELECTRICAL 120 V 20 AMP total draw

SIGN 33.6 SQ FT

lk Nail Spa

Docket No. 9-132-21 (14835 Detroit)
Sign - LK Nail/Salon

13

EXISTING SIGNAGE

The UPS Store

GROOMING

DOG WASH

PET SUPPLIES "PLUS"

Docket No. 9-132-21 (14835 Detroit)
Sign - LK Nail/Salon

14

Applicant proposes installation of non-illuminated signs in C2 District.

City Notes:

- Storefront 14.5 ft...maximum allowable sign area of 22 ft²
- Proposal includes one wall sign (6.5 ft² each) and window graphics (13.7 ft²)...total of 20.2 ft²
- Window graphics < 15% of window area





Letters 1/2" pvc
9' x 105' w total 6.5 sq. ft.
sign face 27' x 14'-6"
trim face 18' x 13'-4"

logo 46" h x 43" w 13.73 sq ft total
windows 57' x 88" h x 2
store frontage 13'h x 14'-6" w 188 sq. total
20 % would be 37.6
total sign area 20.23 sq. ft

Summary Approval


Docket No. 9-133-21 (13339 Madison)
Sign – Salty not Sweet
Shawn Warren

15



Letters 1/2" pvc
9' x 105' w total 6.5 sq. ft.
sign face 27' x 14'-6"
trim face 18' x 13'-4"

logo 46" h x 43" w 13.73 sq ft total
windows 57' x 88" h x 2
store frontage 13'h x 14'-6" w 188 sq. total
20 % would be 37.6
total sign area 20.23 sq. ft



Docket No. 9-133-21 (13339 Madison)
Sign – Salty not Sweet

16

Applicant proposes installation of non-illuminated signs in C2 District.

City Notes:

- ☐ Storefront 14.5 ft...maximum allowable sign area of 22 ft²
- ☐ Proposal includes refacing one existing projection sign (~6 ft²) and window graphics (~5 ft²)
- ☐ Window graphics < 15% of window area



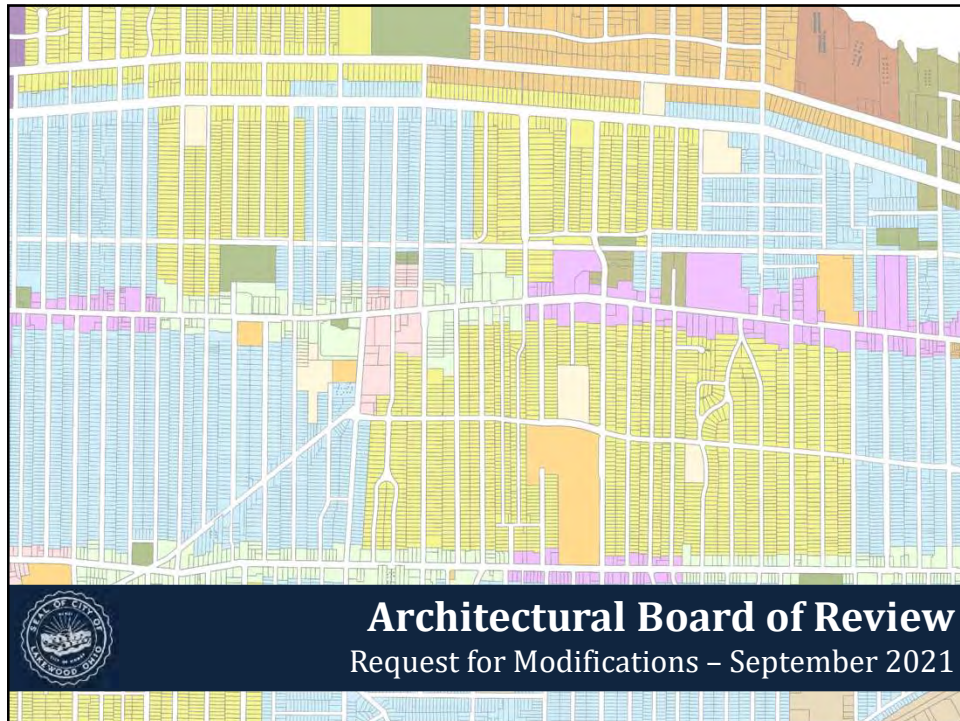
Summary Approval

Docket No. 9-135-21 (13343 Madison)
Sign – Frosty's
Steve Foster

17

Docket No. 9-135-21 (13343 Madison)
Sign – Frosty's

18



19





20



21



22

BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12950 Detroit Avenue • 44103 • (216) 529-6638 • FAX: (216) 529-2967
www.lakewood.com

05/20/2021

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

**Docket No. 05-39-21
17609 Detroit Avenue
Dunkin'**

Dear Ms. DeMark:

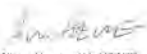
At the 5/13/2021 meeting, the Board of Building Standards/Architectural Board of Review/Sign Review considered site upgrades to an existing business.

The Board **APPROVED** the request with the following conditions:

- Rendering as presented, received via e-mail by the City for basic color and design.
- Fiber cement siding shall be provided for administrative review.
- On the Spring Garden Avenue side, lower the sign with fiber cement above (as marked on the drawing).


As your next step, please contact the Division of Housing and Building at (216) 529-6270 to find out what elements of this plan require construction drawings and their specific requirements for submitting those plans.

Sincerely,



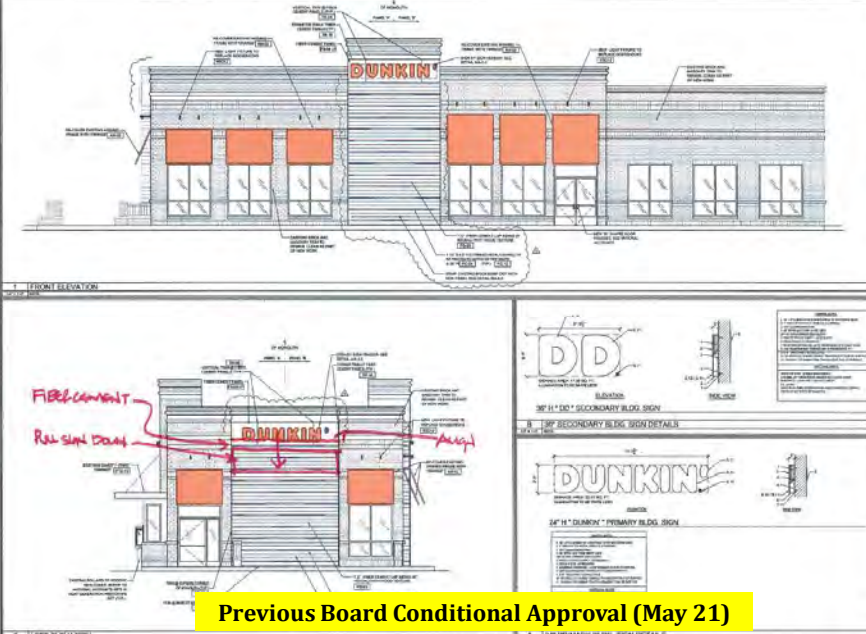
Allison Herovic, AIA, NCARB



Previous Board Conditional Approval (May 21)



Docket No. 5-39-21 (17609 Detroit)
Request for Modification – Commercial (Dunkin Donuts)

23




DUNKIN' DONUTS
ARCHITECTURAL
RENDERING
FOR PERMITS

DATE	DESCRIPTION

PROJECT: 17609 DETROIT AVENUE
SHEET: EXTERIOR ELEVATIONS
A-5.0



Docket No. 5-39-21 (17609 Detroit)
Request for Modification – Commercial (Dunkin Donuts)

24

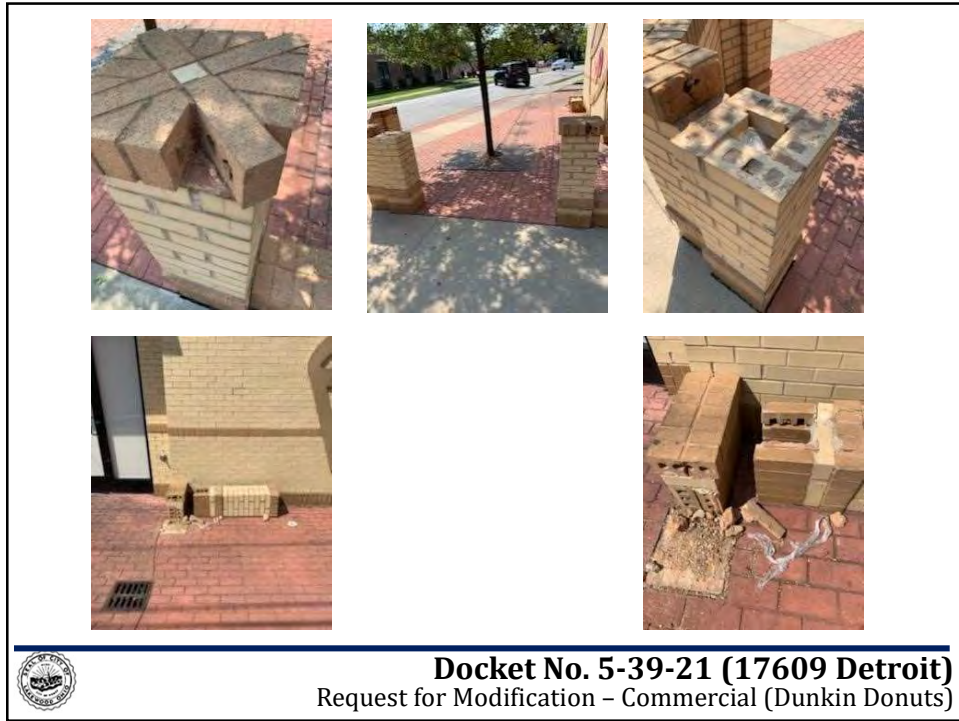
Previous Board Conditional Approval (May 21)

Docket No. 5-39-21 (17609 Detroit)
Request for Modification - Commercial (Dunkin Donuts)

25

Docket No. 5-39-21 (17609 Detroit)
Request for Modification - Commercial (Dunkin Donuts)

26



27



28

Modification - Alternate

1 FRONT ELEVATION - DEMOLITION
2 LEFT ELEVATION - DEMOLITION

DUNKIN'

PROJECT: 802-2020
A-5.0

Docket No. 5-39-21 (17609 Detroit)
Request for Modification - Commercial (Dunkin Donuts)

29

Applicant proposes modification to previous conditional approval (Aug 2021).

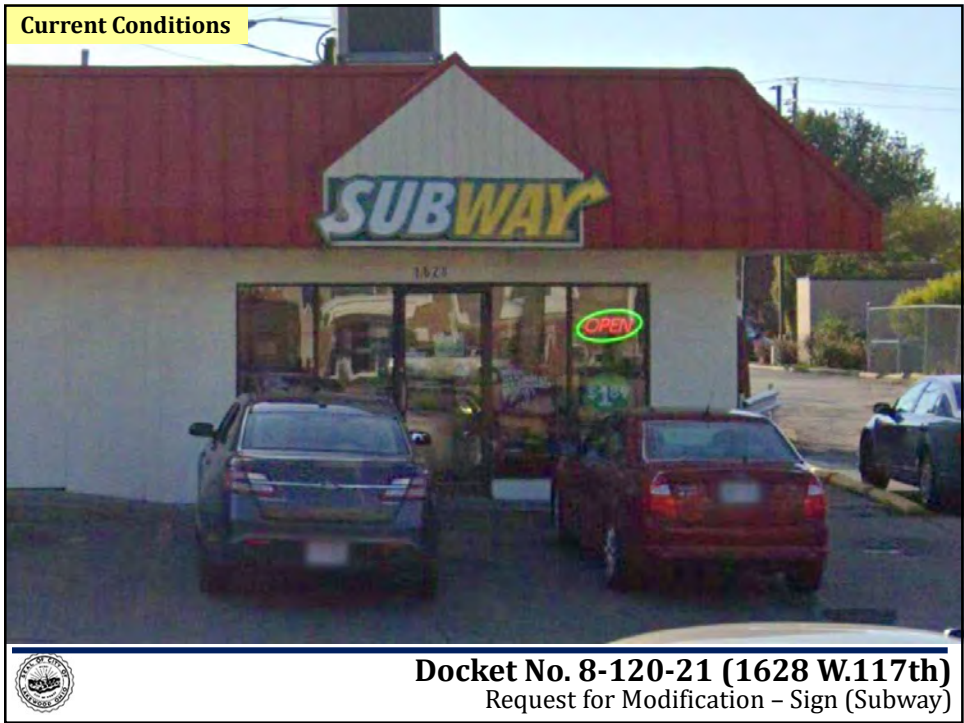
City Notes:

- Storefront in C3 District with 21 ft frontage...maximum allowable sign area of 32 ft²
- Modification is branding update to one existing wall sign at (12 ft²) versus conditional approval (7 ft²)
- Replacement with modified proposal allows for 6" clearance on both sides (vs. 18" as previously approved)

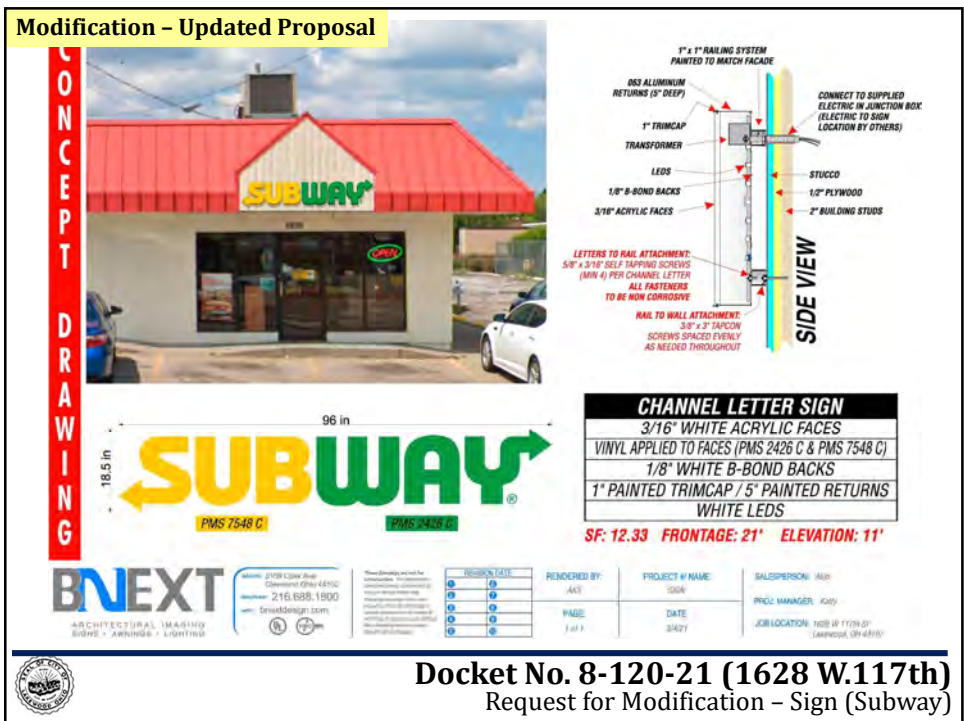
1628 W 117th St

Docket No. 8-120-21 (1628 W.117th)
Request for Modification - Sign (Subway)
Aldo Dure

30



31



32

Docket No. 8-120-21 (1628 W.117th)
Request for Modification – Sign (Subway)

Proposal:

City Notes: Approved with conditions

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

City of Chicago

Docket No.: 08-120-21 1628 W 117
Subway

Previous Board Conditional Approval (Aug 21)

City of Chicago

Docket No. 8-120-21 (1628 W.117th)
Request for Modification – Sign (Subway)

33

CONCEPT DRAWING

CHANNEL LETTER SIGN

3/16" WHITE ACRYLIC FACES
VINYL APPLIED TO FACES (PMS 2426 C & PMS 7548 C)
1/8" WHITE B-BOND BACKS
1" PAINTED TRIMCAP / 5" PAINTED RETURNS
WHITE LEDS

SP: 7 FRONTAGE: 21" ELEVATION: 11"

City of Chicago

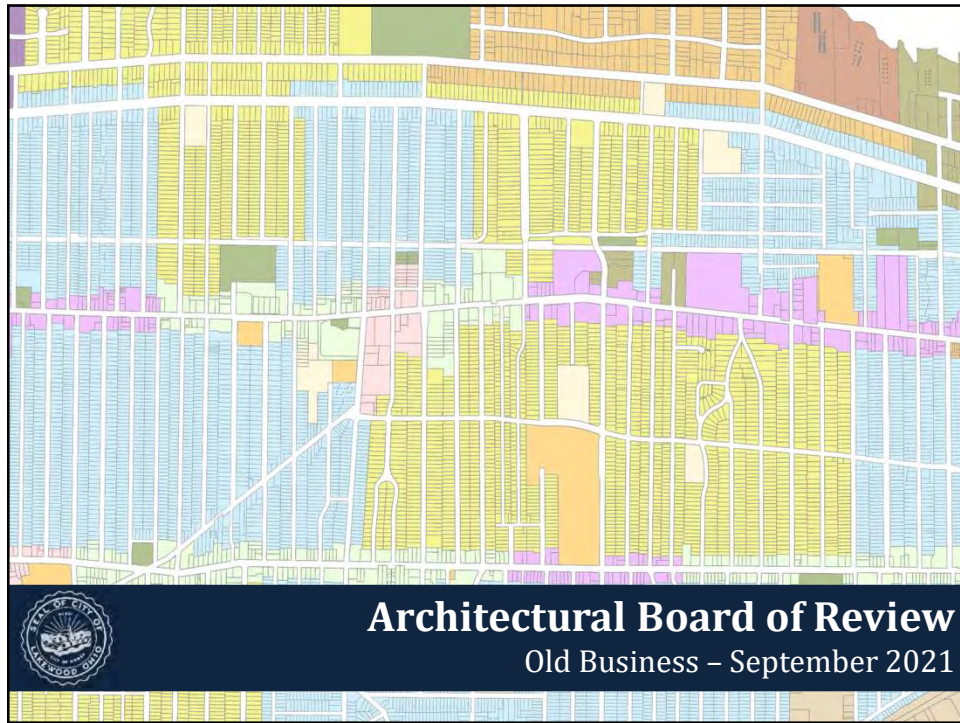
Docket No.: 08-120-21 1628 W 117
Subway

Previous Board Conditional Approval (Aug 21)

City of Chicago

Docket No. 8-120-21 (1628 W.117th)
Request for Modification – Sign (Subway)

34



Architectural Board of Review
Old Business – September 2021

35

Applicant proposes renovation of front porch.

City Notes:

- Homeowner is actively working to update with new contractor – recommend table until ready to return.



Recommend Table

Docket No. 7-92-21 (1577 Cordova)
Residential – Front Porch
Darryl Brown

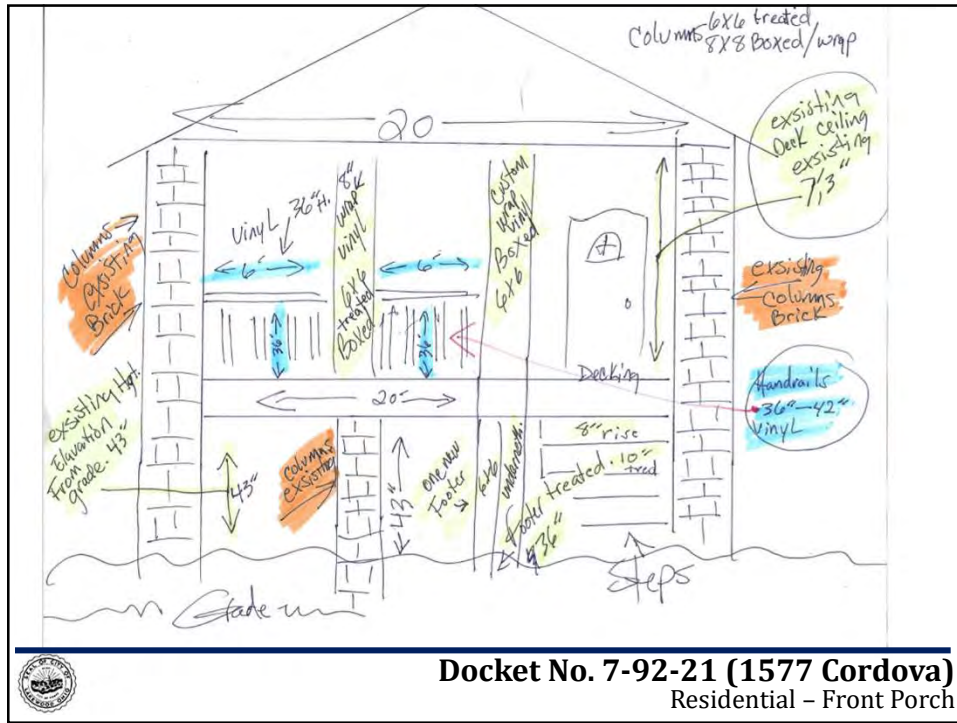
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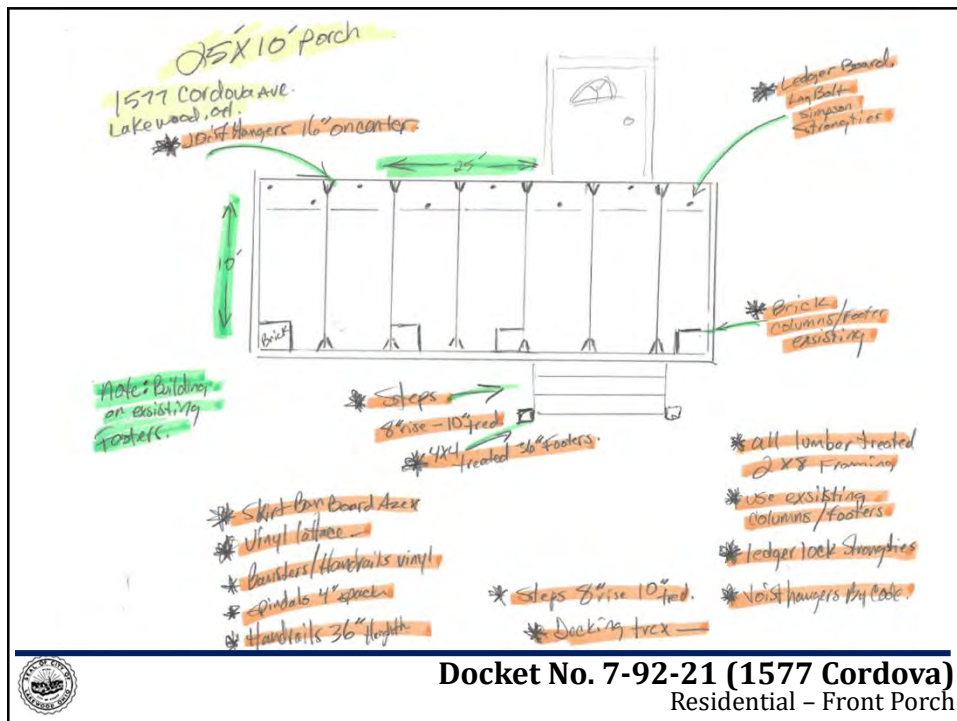
37



38




39



40

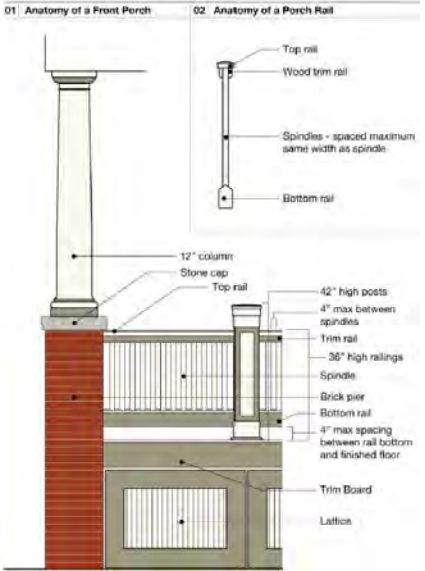
Material Examples



Docket No. 7-92-21 (1577 Cordova)
Residential – Front Porch

41

Front Porch Guidelines



01 Anatomy of a Front Porch

- 12" column
- Stone cap
- Top rail
- 42" high posts
- 4" max between spindles
- Trim rail
- 36" high railings
- Spindle
- Brick pier
- Bottom rail
- 4" max spacing between rail bottom and finished floor
- Trim Board
- Lattice

02 Anatomy of a Porch Rail

- Top rail
- Wood trim rail
- Spindles - spaced maximum permit width as spindles
- Bottom rail

Docket No. 7-92-21 (1577 Cordova)
Residential – Front Porch

42

Applicant proposes renovation of front porch.


City Notes:

- Correction notice issued June 2021 – work completed without permit.
- Permit application received July 2021 – on hold pending ABR approval.
- Applicant (property owner) present in August, deferred.



Deferral Requested

Docket No. 8-108-21 (1334 Park Row)
Residential – Front Porch
Mark Gallagher



43

July 2019



Docket No. 8-108-21 (1334 Park Row)
Residential – Front Porch



44



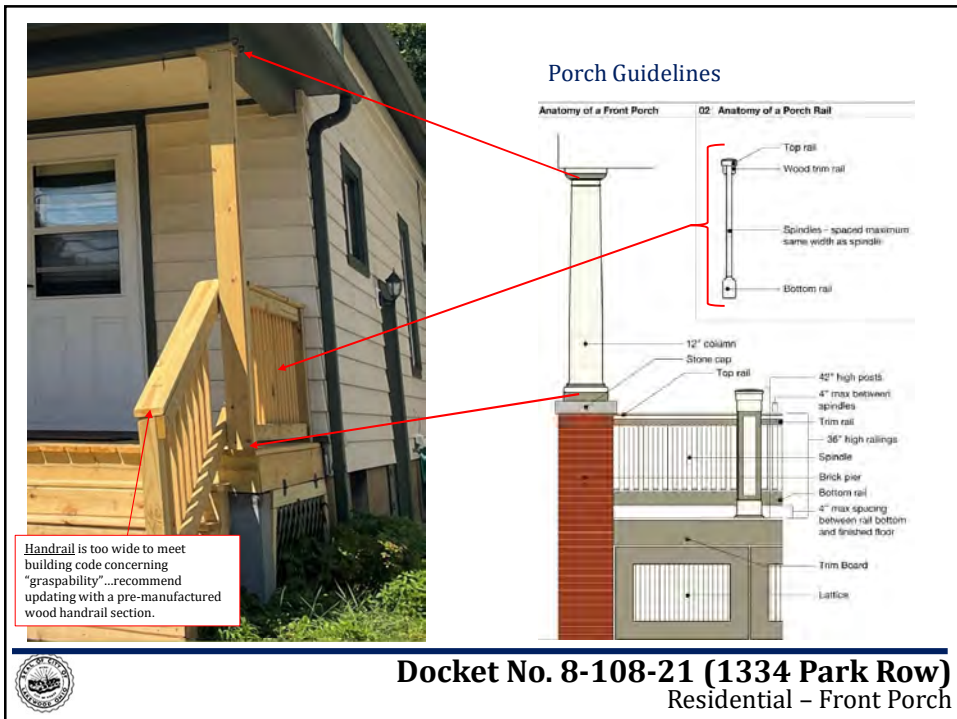
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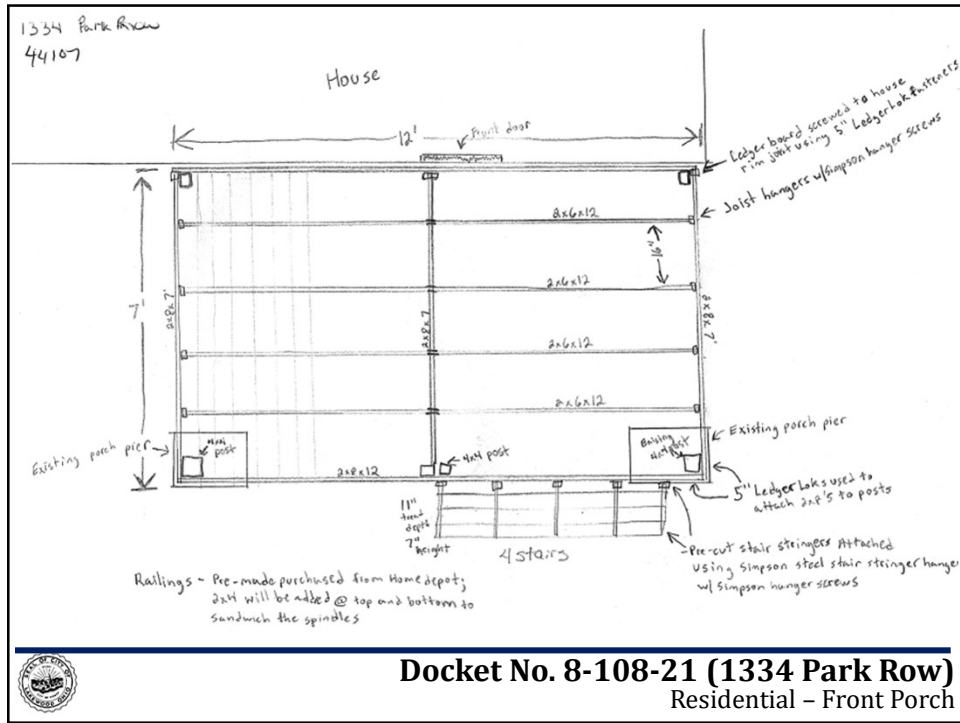
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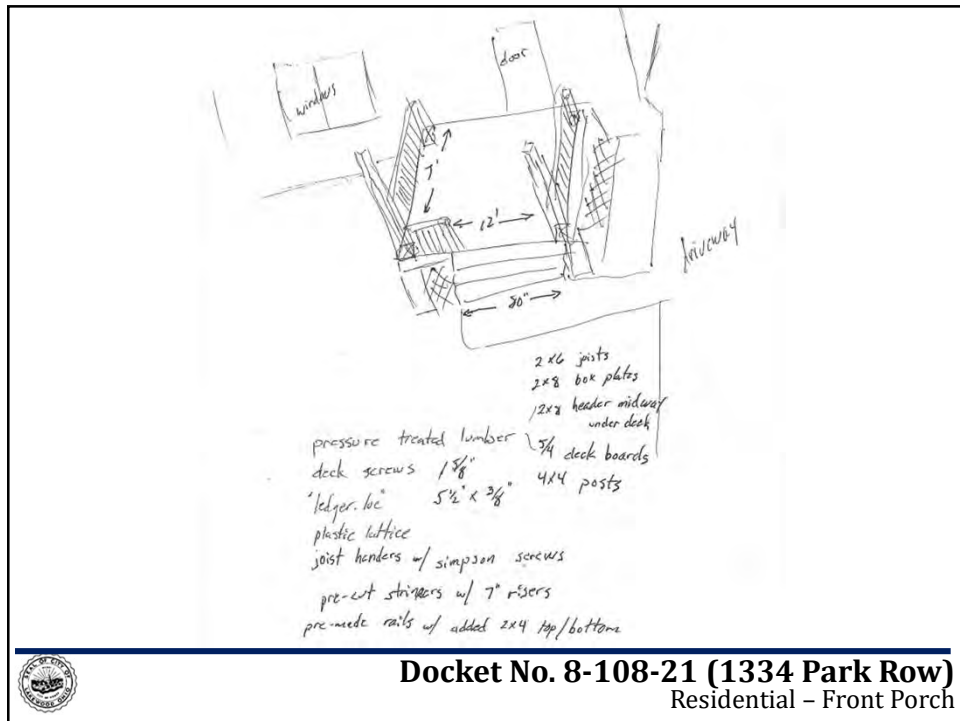
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48



49

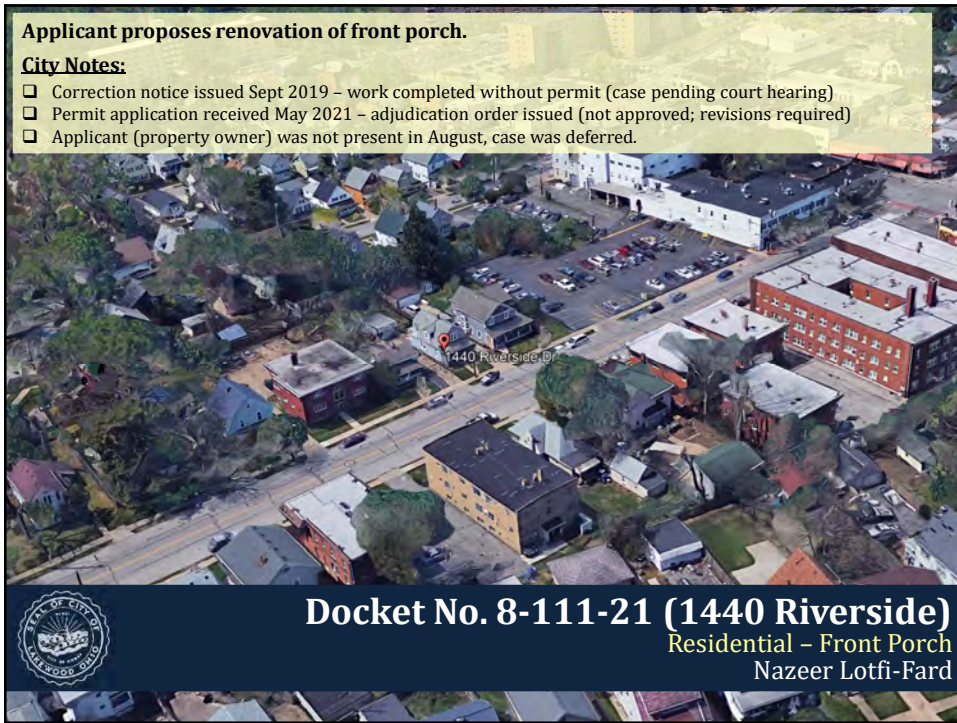


50

Applicant proposes renovation of front porch.

City Notes:

- Correction notice issued Sept 2019 – work completed without permit (case pending court hearing)
- Permit application received May 2021 – adjudication order issued (not approved; revisions required)
- Applicant (property owner) was not present in August, case was deferred.



Docket No. 8-111-21 (1440 Riverside)
Residential – Front Porch
Nazeer Lotfi-Fard

51

July 2019



Docket No. 8-111-21 (1440 Riverside)
Residential – Front Porch

52



Docket No. 8-111-21 (1440 Riverside)
Residential – Front Porch

53



Docket No. 8-111-21 (1440 Riverside)
Residential – Front Porch

54



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Current Conditions (July 21)



Docket No. 8-111-21 (1440 Riverside)
Residential – Front Porch

59

Current Conditions (July 21)



Docket No. 8-111-21 (1440 Riverside)
Residential – Front Porch

60

ITEM NO.	QTY	DESCRIPTION	LENGTH
1	4	4 x 4 Lumber	14'
2	8	2 x 10 Lumber	65"
3	4	2 x 10 Lumber	66"
4	2	2 x 10 Lumber	510"
5	2	2 x 10 Lumber	7' 1/2"
6	2	2 x 10 Lumber	84 3/4"
7	2	2 x 10 Lumber	85 1/4"
8	2	2 x 10 Lumber	58 1/2"
9	4	2 x 4 Lumber	52 3/4"
10	8	2 x 4 Lumber	1'11 3/4"
11	4	2 x 4 Lumber	510"
12	16	1 x 8 Lumber	7'1"
13	4	2 x 4 Lumber	52 1/2"
14	2	5-4 x 6 Decking	6' 3/4"
15	2	5-4 x 6 Decking	6' 1/4"
16	1	5-4 x 6 Decking	7'4"
17	39	5-4 x 6 Decking	57 1/4"
18	1	5-4 x 6 Decking	57 1/4"
19	4	2 x 4 Lumber	65"
20	68	1 x 4 Lumber	1'11 3/4"
21	2	1 x 10 Lumber	5'11 1/2"
22	1	1 x 10 Lumber	7'
23	2	1 x 10 Lumber	65 3/4"
24	68	BALLUSTER	

PROPERTY: 1440 RIVERSIDE DR
 DESCRIPTION: FRONT PORCH
 SHEET: A SCALE: 1:40 REV: 0

Docket No. 8-111-21 (1440 Riverside)
 Residential – Front Porch

61

#	QTY	Cut List Name	Nominal Size	Actual Size	LENGTH	ANGLE1	ANGLE2
1	6	STRINGER	2 x 12	1 1/2" x 11 1/4"	38"		
2	3	RISER	1 x 8	3/4" x 7 1/8"	81 1/2"		
3	2	RAILING POST	4 x 4	3.5 x 3.5	44 1/8"	39.1	0.0
4	5	STAIR TREAD		1" x 5 1/2"	83 1/2"		
5	1	STAIR TREAD 2		1" x 5 1/2"	83 1/2"		
6	4	RAILING	2 x 4	1.5 x 3.5	42 1/8"	39.1	39.1
7	2	HAND RAIL	2 x 4	1.5 x 3.5	46 13/16"	39.1	0.0
8	6	BALLUSTER RIGHT	2 x 2	1.5 x 1.5	27 9/16"	45.0	39.1
9	6	BALLUSTER LEFT	2 x 2	1.5 x 1.5	27 9/16"	45.0	39.1

PROPERTY: 1440 RIVERSIDE DR
 DESCRIPTION: FRONT PORCH STAIRS
 SHEET: A SCALE: 1:32 REV: 0

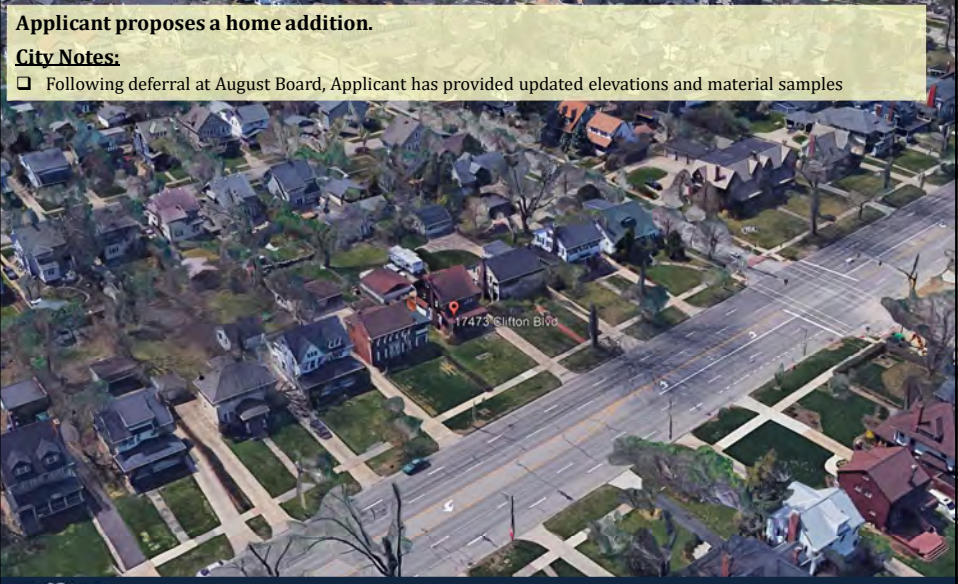
Docket No. 8-111-21 (1440 Riverside)
 Residential – Front Porch


62

Applicant proposes a home addition.

City Notes:

- Following deferral at August Board, Applicant has provided updated elevations and material samples



 **Docket No. 8-116-21 (17473 Clifton)**
Residential – Home Addition
Andy Erker

65

Current Conditions



 **Docket No. 8-116-21 (17473 Clifton)**
Residential – Home Addition

66

Current Conditions



 **Docket No. 8-116-21 (17473 Clifton)**
Residential - Home Addition

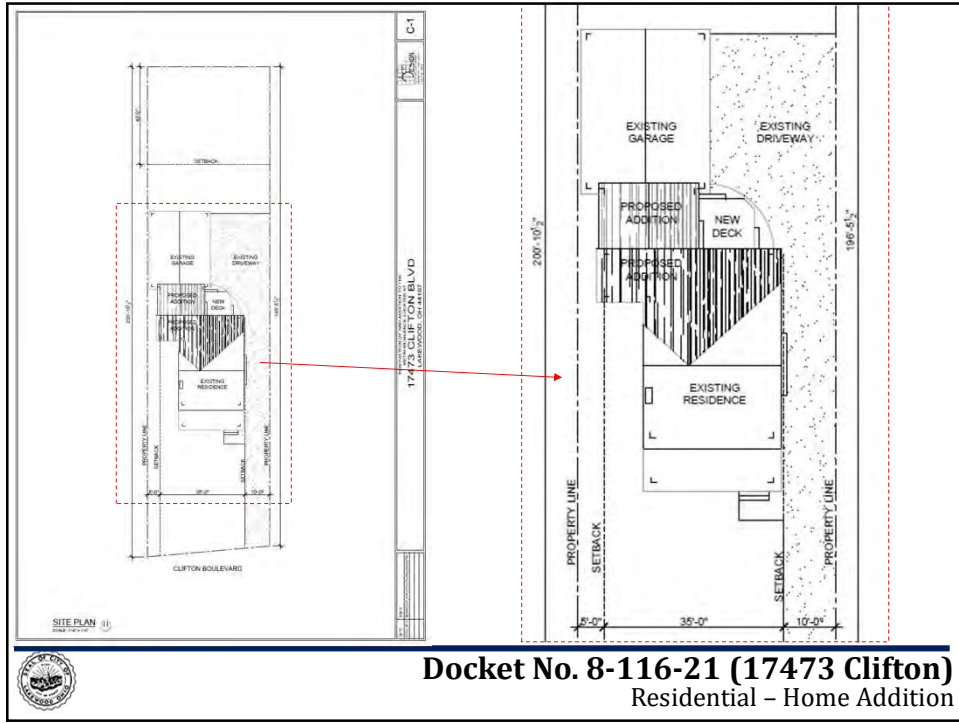
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Current Conditions

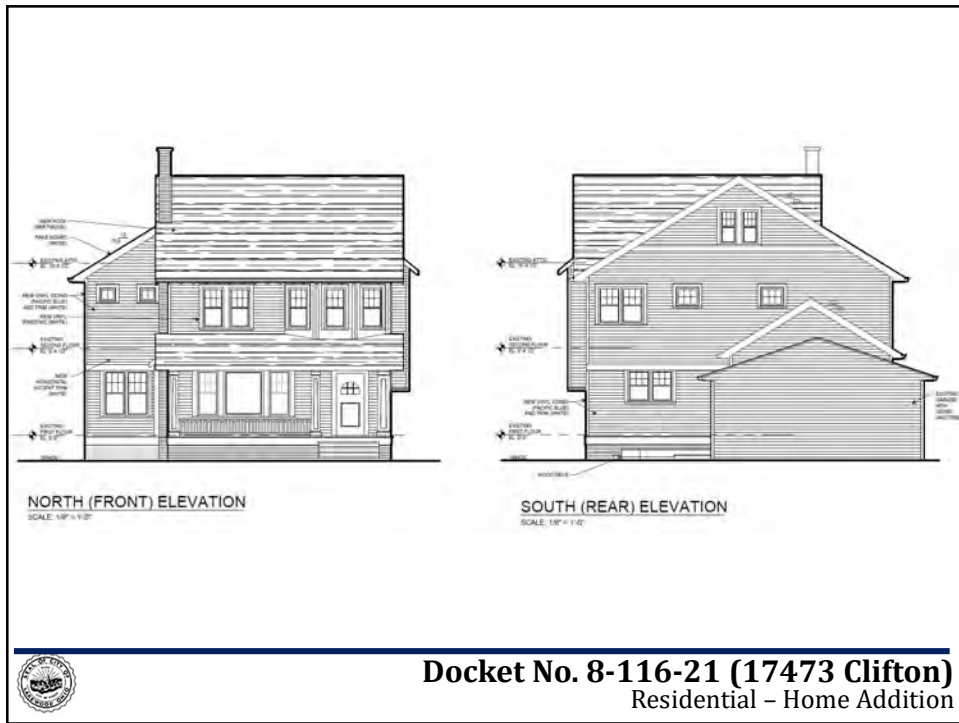


 **Docket No. 8-116-21 (17473 Clifton)**
Residential - Home Addition

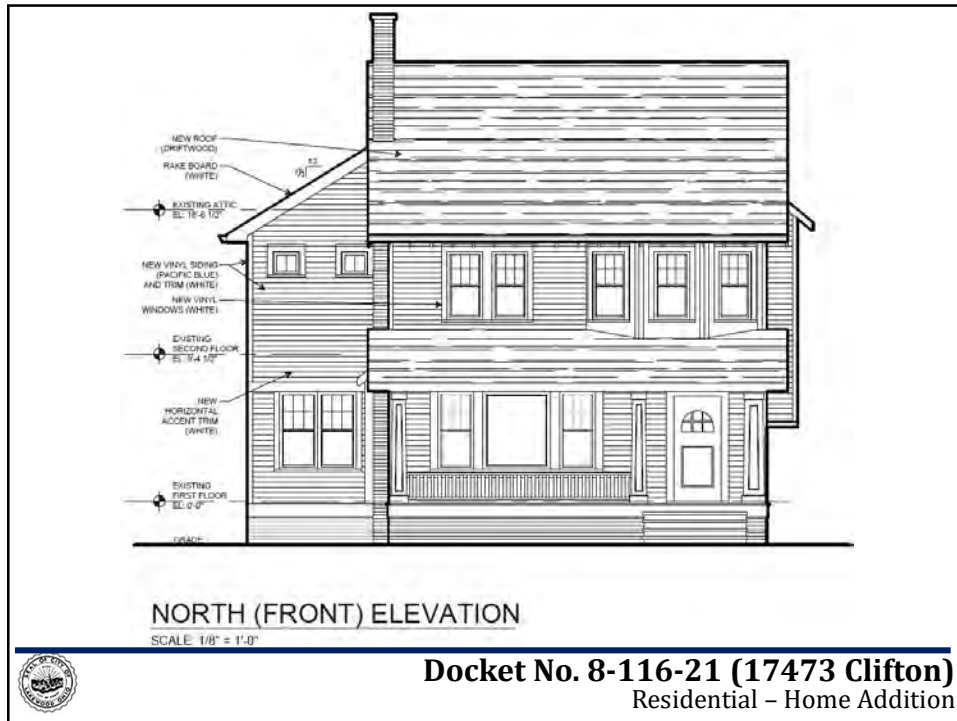
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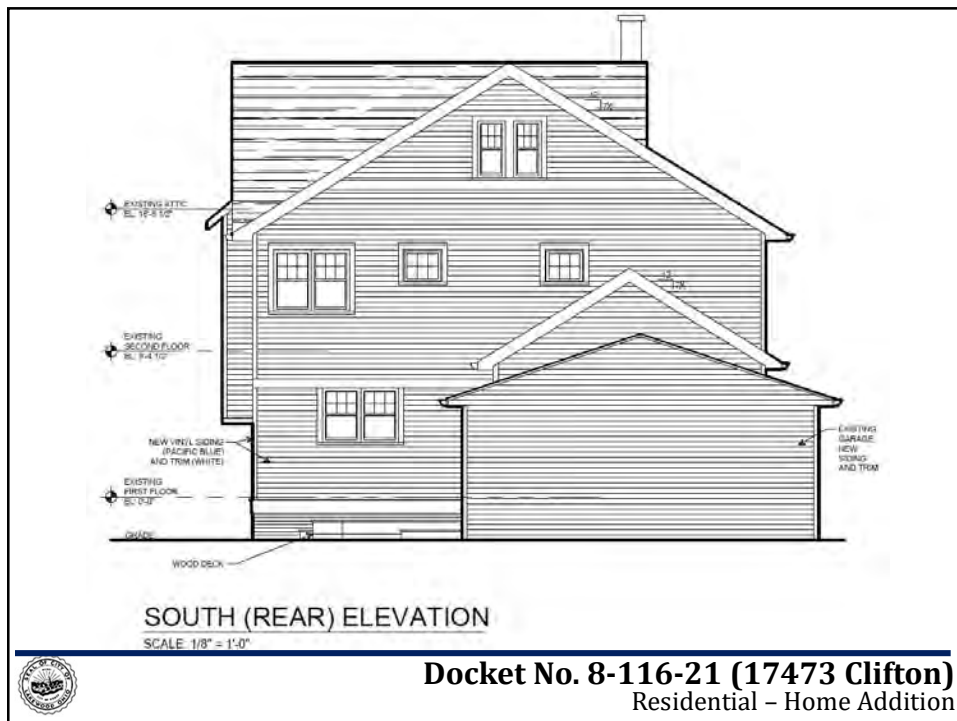
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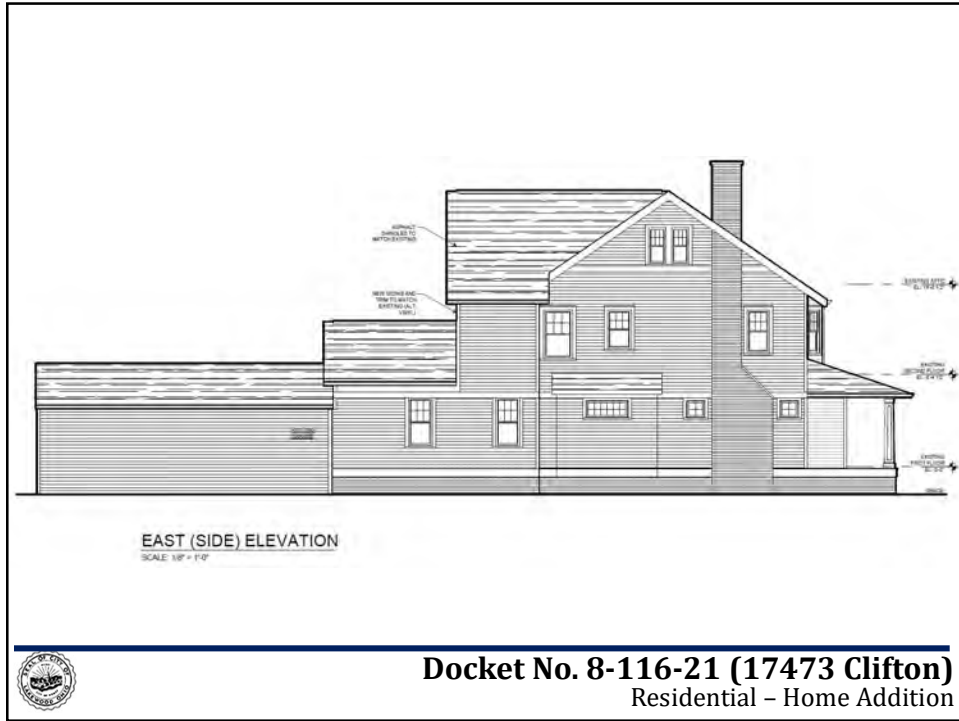
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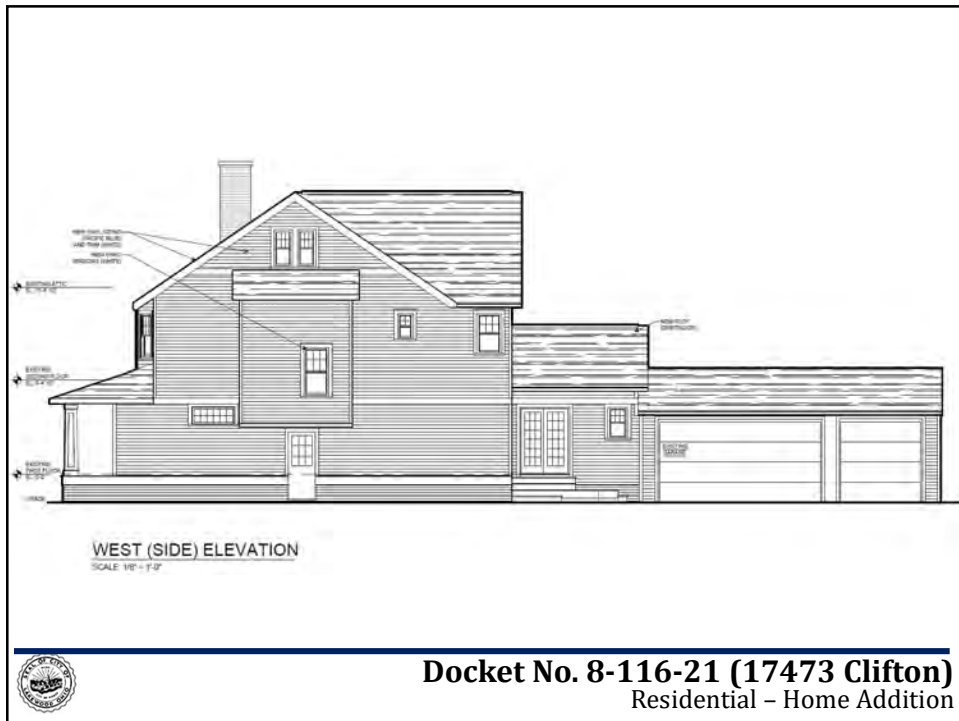
71



72



73



74

replacement windows and doors

standard window features

- Fusion-welded Frame & Sash
- Beveled Exterior Sill
- 3/4" Insulating Glass Unit
- MFG Maximum Performance Glass™
- Warm-edge Non-metal Spacer Systems
- Interlocking Meeting Rail (DH & SH only)
- Multiple Lines of Weatherstripping
- Integral Hand Rails / Pull Rails
- Low-profile Tilt Latches (DH & SH only)
- Extruded Screen Frames
- Fiberglass Screen Mesh
- Strong and Resilient Locks
- Wide Style Variety

replacement windows and doors

glass upgrades decorative glass options why color choices

grid choices grid patterns

SPROUSE

window styles

Docket No. 8-116-21 (17473 Clifton)
Residential – Home Addition

75

Monogram®
Siding

Life happens here.™

CertaPro

39 Colors.

With CertaPro's color leadership, Monogram has the widest color spectrum in the vinyl siding industry. Choose from subtle tones, deep shades or rich blends, all of them with the highest color fade protection available anywhere. Color it your way. If you need help, check out page 10 for color tools to guide your decision making.

Docket No. 8-116-21 (17473 Clifton)
Residential – Home Addition

76

Now including NorthGate® ClimateFlex® Impact Resistant Shingles

LANDMARK® SERIES

Designer Roofing Shingles



CertainTeed

LANDMARK® COLOR PALETTE




Silver Birch
Cobblestone Gray
Weathered Wood
Zirconium



Docket No. 8-116-21 (17473 Clifton)
Residential - Home Addition


77

August Review



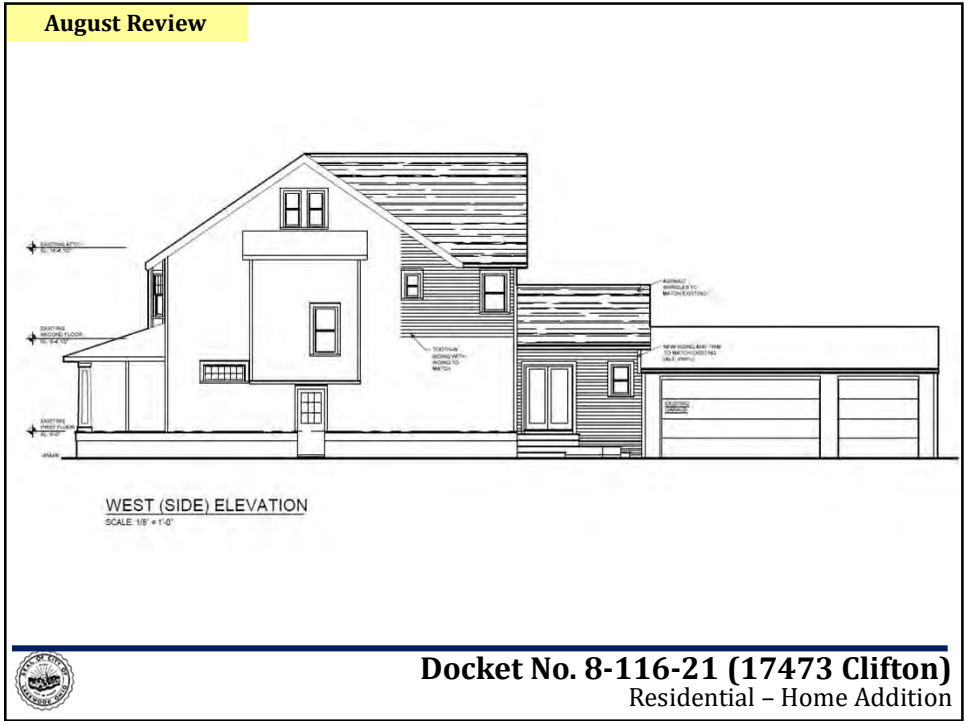
NORTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH (REAR) ELEVATION
SCALE: 1/8" = 1'-0"

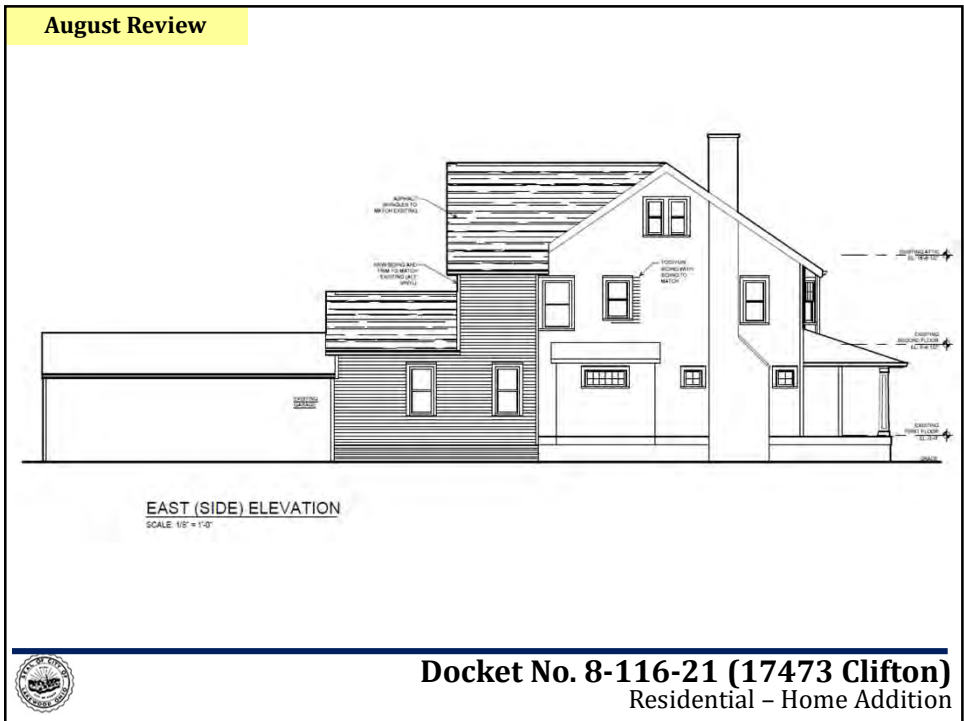


Docket No. 8-116-21 (17473 Clifton)
Residential - Home Addition

78



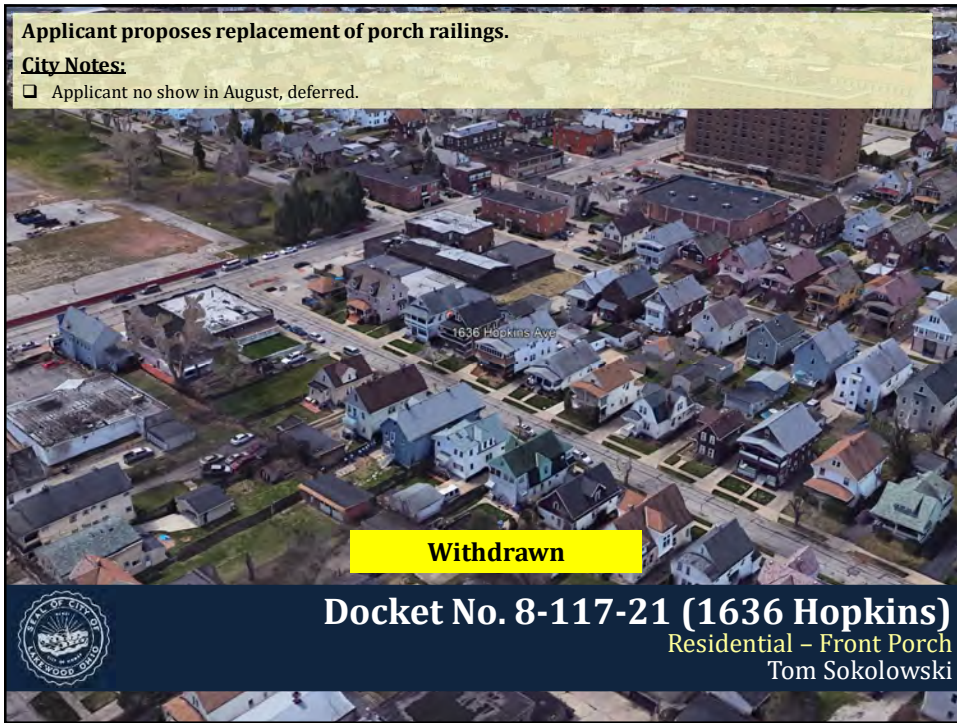
79



80


Applicant proposes replacement of porch railings.

City Notes:
 Applicant no show in August, deferred.



Withdrawn

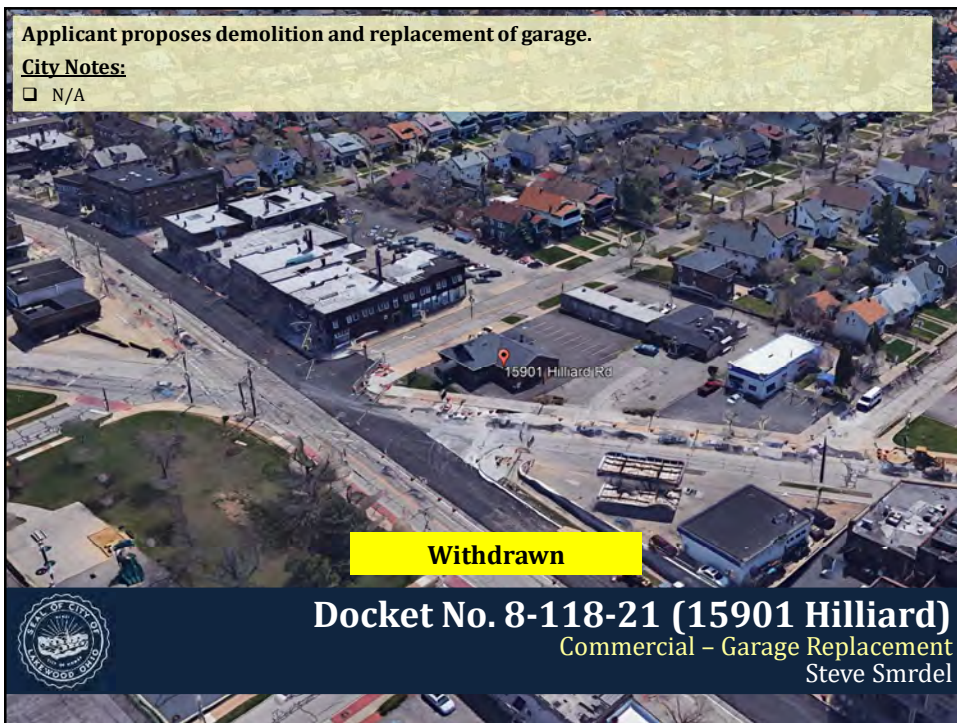
Docket No. 8-117-21 (1636 Hopkins)
Residential – Front Porch
Tom Sokolowski



81


Applicant proposes demolition and replacement of garage.

City Notes:
 N/A




Withdrawn


Docket No. 8-118-21 (15901 Hilliard)
Commercial – Garage Replacement
Steve Smrdel



82




Architectural Board of Review
New Business – September 2021




83

Applicant proposes a home addition.

City Notes:
 N/A



Docket No. 9-125-21 (1236 Granger)
Residential – Home Addition
Brian Kauffman



84



85



86

Current Conditions



 **Docket No. 9-125-21 (1236 Granger)**
Residential - Home Addition

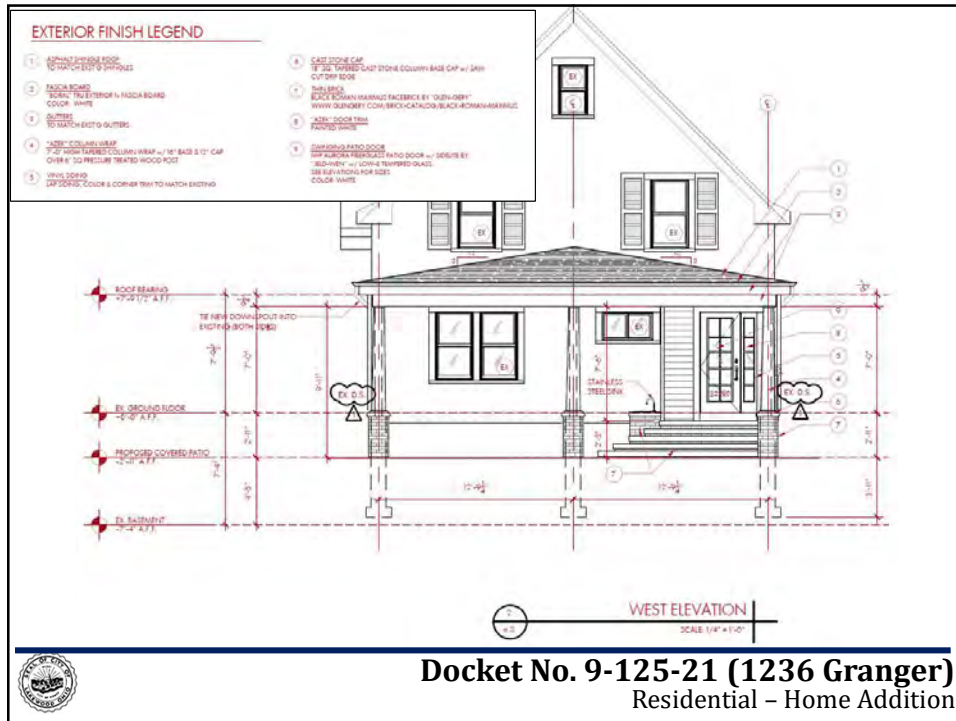
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Current Conditions



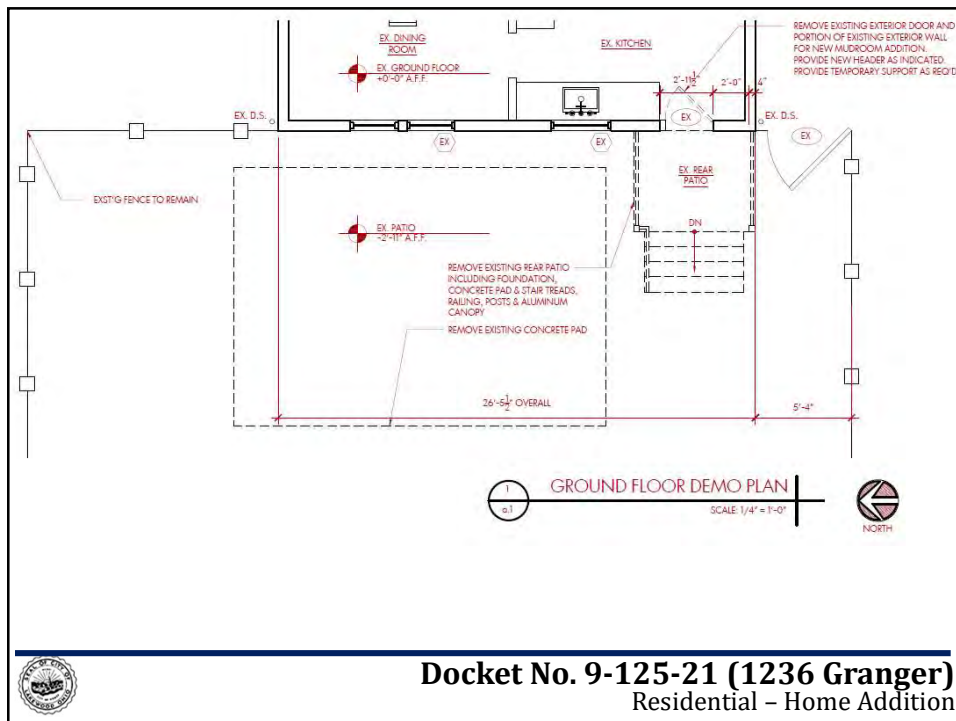
 **Docket No. 9-125-21 (1236 Granger)**
Residential - Home Addition

88



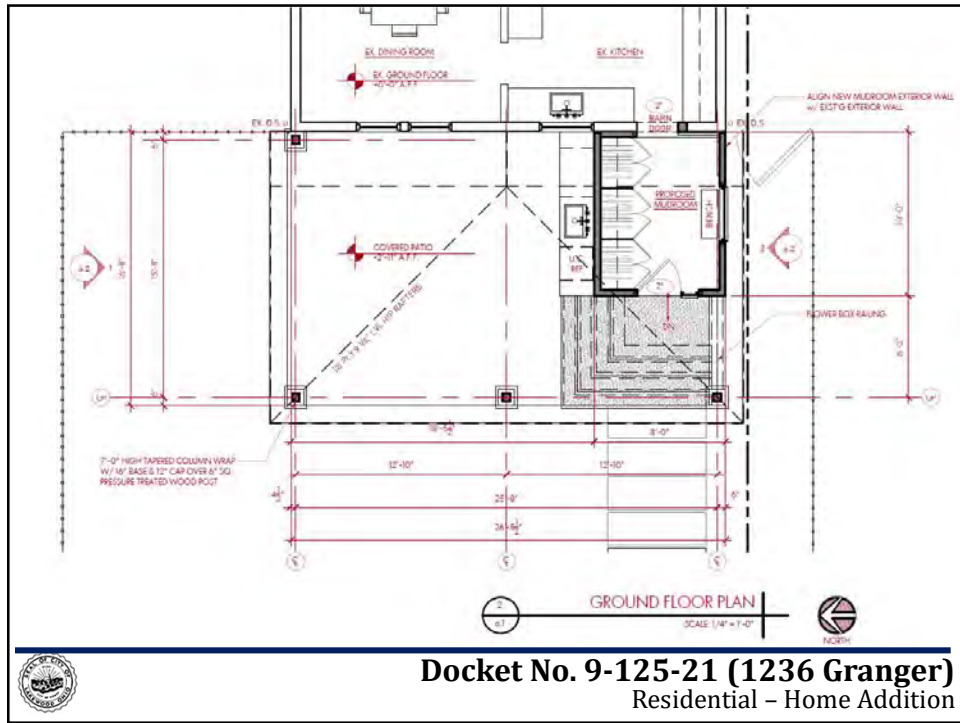
Docket No. 9-125-21 (1236 Granger)
Residential - Home Addition

91

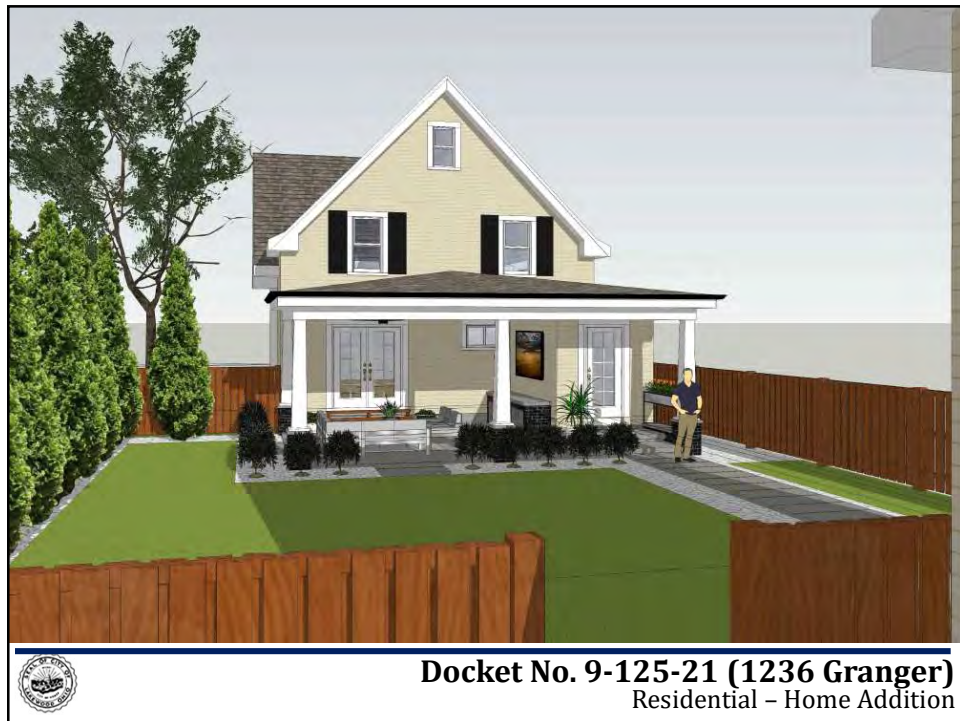


Docket No. 9-125-21 (1236 Granger)
Residential - Home Addition

92



93



94



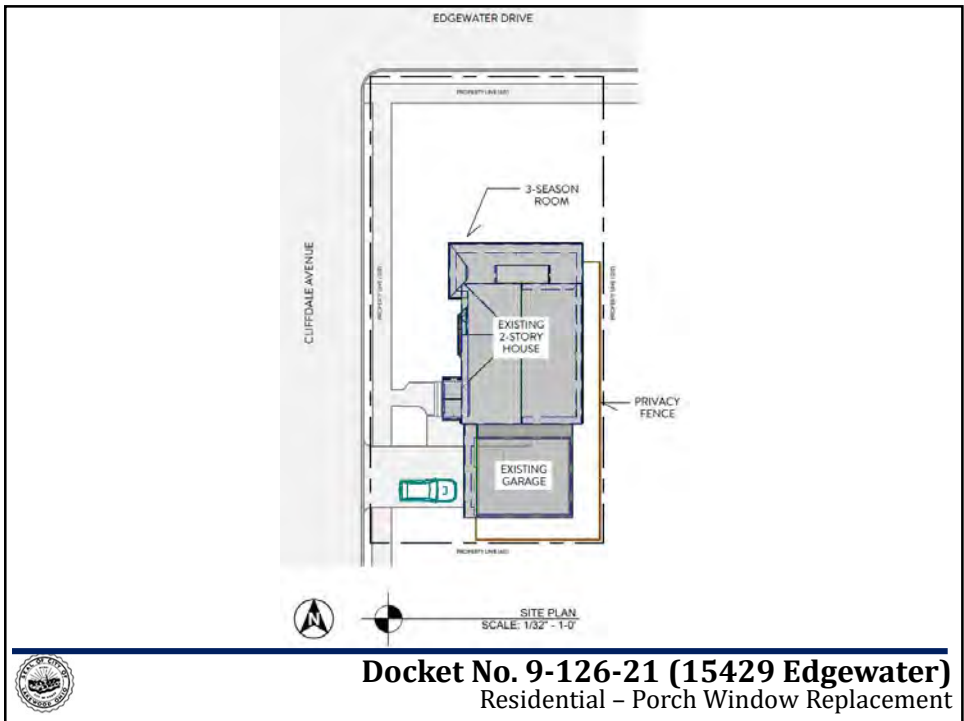
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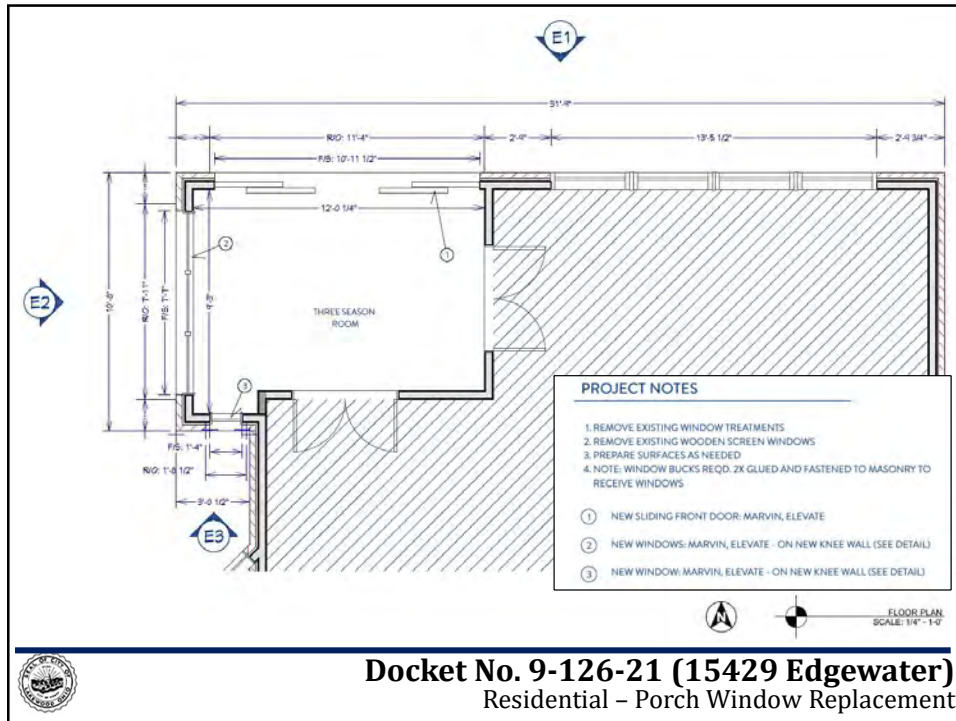
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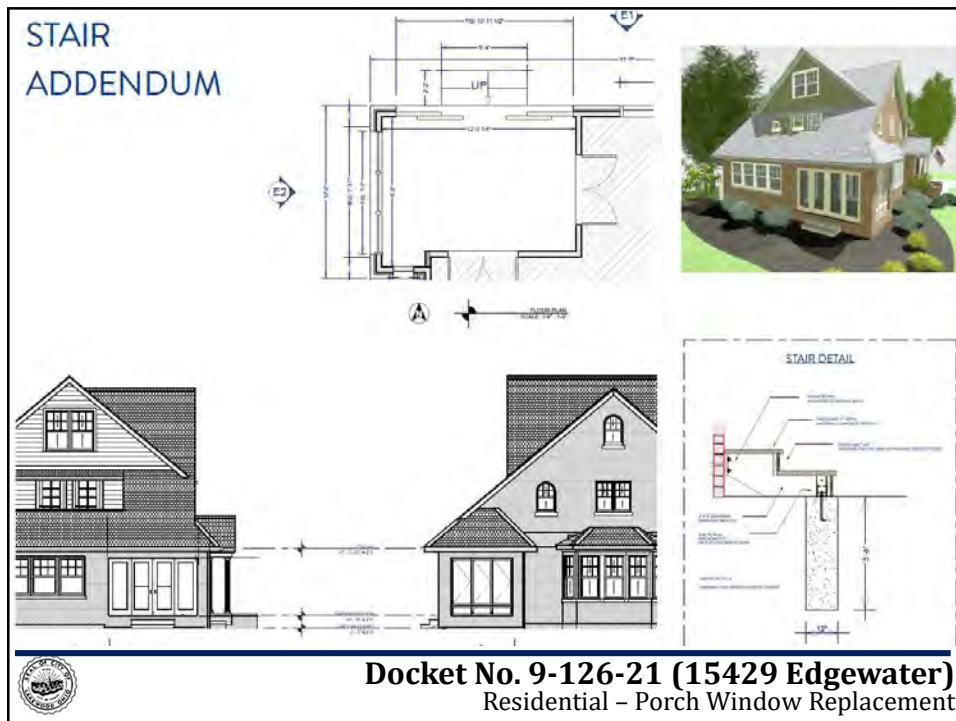
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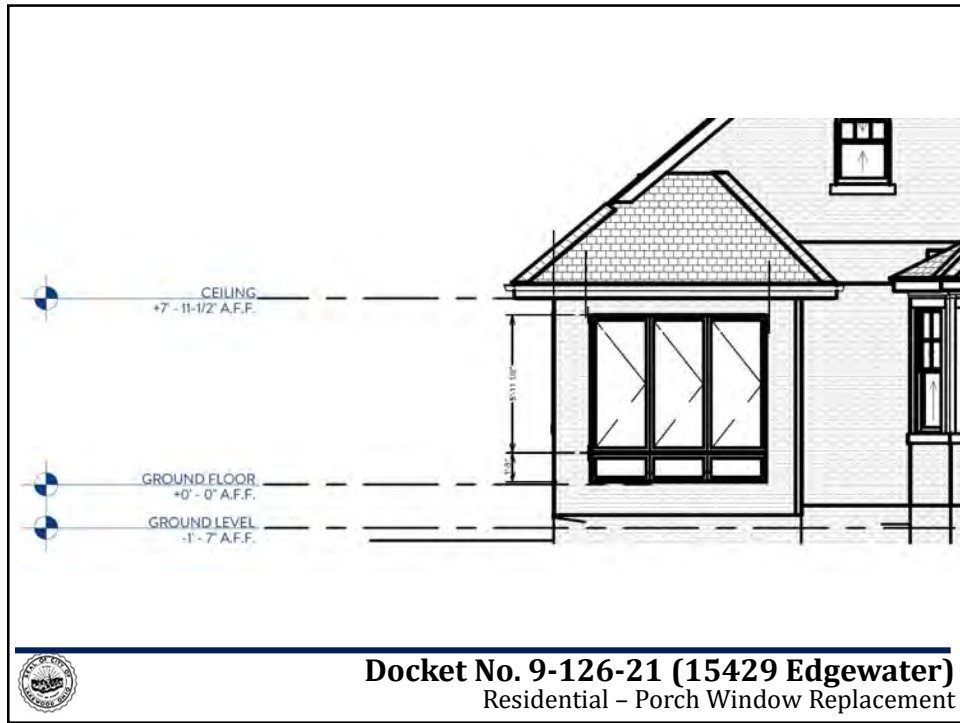
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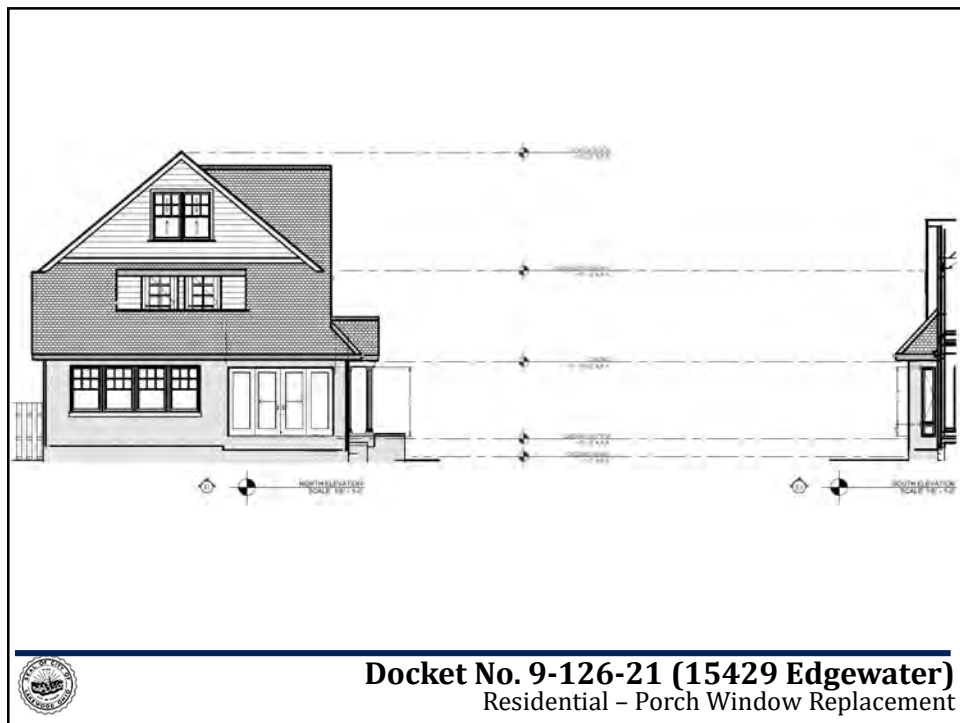
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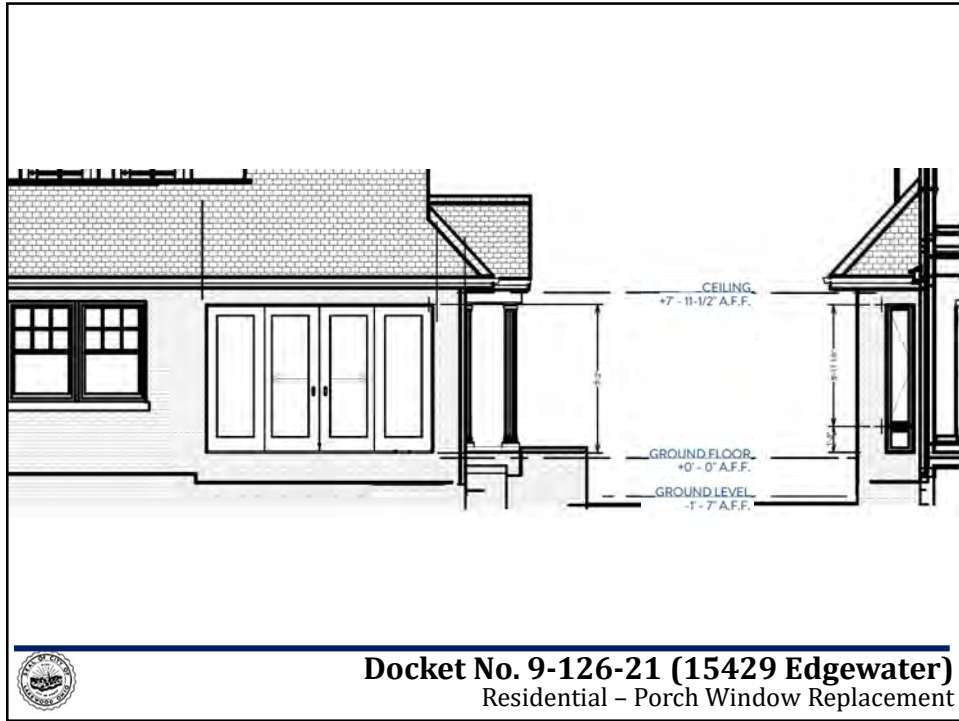
100



103



104



105



106



Docket No. 9-126-21 (15429 Edgewater)
Residential - Porch Window Replacement

107



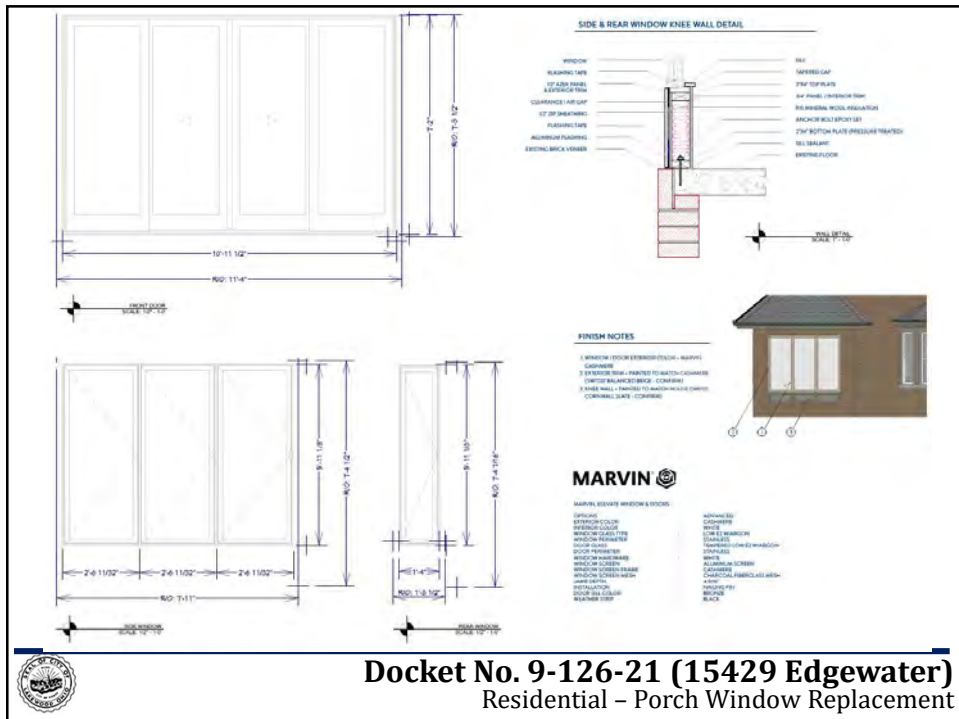
Docket No. 9-126-21 (15429 Edgewater)
Residential - Porch Window Replacement

108



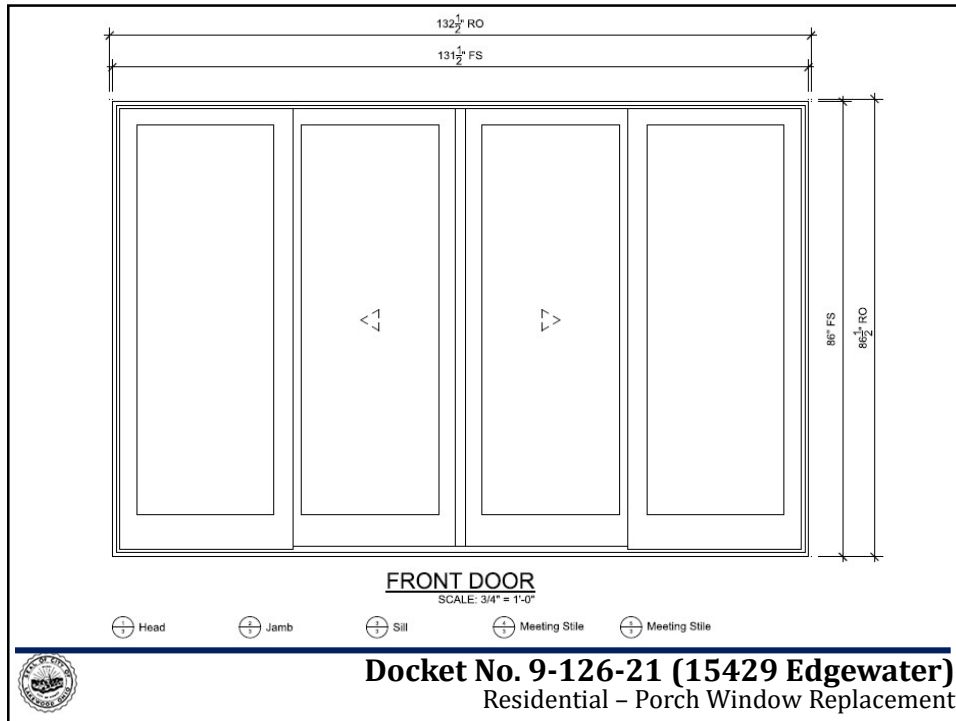
Docket No. 9-126-21 (15429 Edgewater)
Residential – Porch Window Replacement

109



Docket No. 9-126-21 (15429 Edgewater)
Residential – Porch Window Replacement

110



111

GLOBAL SPECS


The following product and option choices were designated as part of this project's Global Spec. Global Specs can be over-ridden on a line item basis. Exceptions to the specification are outlined in Line Item Quotes. Please proof all units thoroughly to ensure accuracy.

Elevate Spec **MARVIN**

Elevate Specification - Advanced Options	Advanced Options
Exterior/Interior Colors/Finishes - Exterior Color	Stone White
Exterior/Interior Colors/Finishes - Interior Finish	White
Window Glass Type - Glass Types	Tempered Low E2 w/Argon
Window Glass Type - Perimeter Bar Color	Stainless
Door Glass Type - Glass Types	Tempered Low E2 w/Argon
Door Glass Type - Perimeter Bar Color	Stainless
Divided Lites - Divided Lite Type	None
Divided Lites - With Spacer	True
Window Hardware - Window Handle/Lock Color	White
Door Hardware - Door Handle Type	Cambridge
Door Hardware - Exterior Door Handle Color	Matte Black
Door Hardware - Interior Door Handle Color	Matte Black
Window Screens - Screen Type	Aluminum Screen
Window Screens - Interior Screen Surround Color	White
Window Screens - Mesh Type	Charcoal Fiberglass Mesh
Door Screens - Screen Type	Sliding Screen
Door Screens - Screen Surround Color	Stone White
Door Screens - Mesh Type	Charcoal Fiberglass Mesh
Jamb - Jamb Depth	4 9/16"
Installation Method - Installation Options	Nailing Fin
Miscellaneous Options - Door Sill Color	Bronze
Miscellaneous Options - Interior Weather Strip Color	Black
Ship Loose Options - Screen/Combo Ship Loose	True

Docket No. 9-126-21 (15429 Edgewater)
Residential - Porch Window Replacement


112




4/4 NT3[®] SMOOTH
Arctic White

Thickness	.75 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	312	208	156	104	104

Available Colors




[View all HardieTrim Boards](#)



Docket No. 9-126-21 (15429 Edgewater)
Residential – Porch Window Replacement


113




NON-VENTED SMOOTH
Cobble Stone

Thickness	1/4 in.			
Length	12 ft.	12 ft.	8 ft.	8 ft.**
Width	12 in.	16 in.	24 in.	48 in.
ColorPlus Pcs./Pallet	216	156	108	
Prime Pcs./Pallet	200	150	100	50

Available Colors



[View all HardieSoffit Products](#)



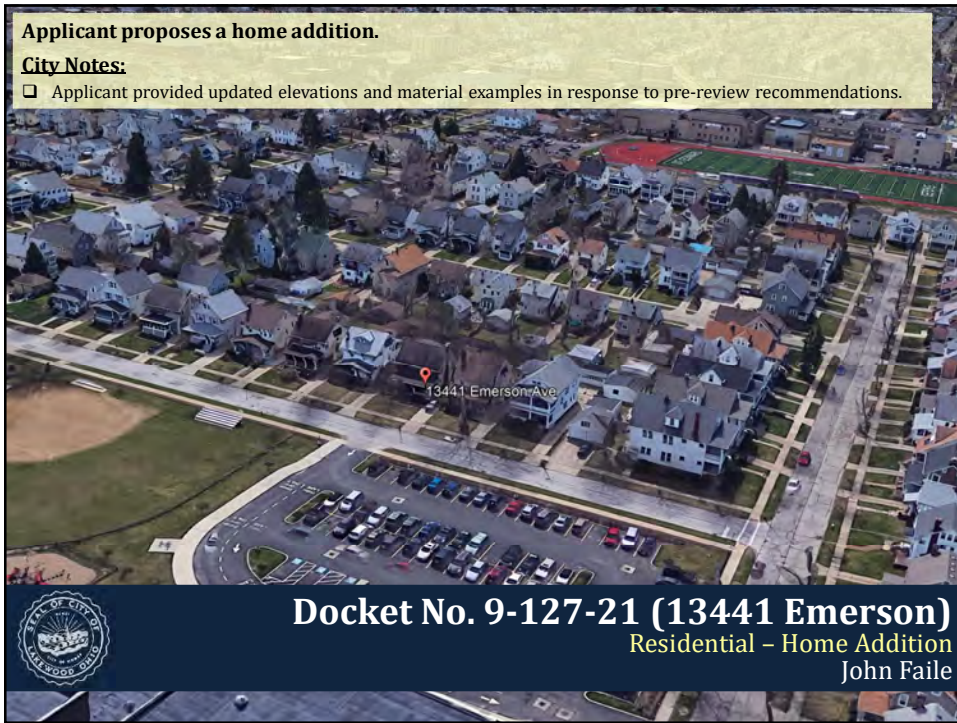
Docket No. 9-126-21 (15429 Edgewater)
Residential – Porch Window Replacement

114

Applicant proposes a home addition.

City Notes:

- Applicant provided updated elevations and material examples in response to pre-review recommendations.



Docket No. 9-127-21 (13441 Emerson)
Residential – Home Addition
John Faile

115

Current Conditions



Docket No. 9-127-21 (13441 Emerson)
Residential – Home Addition

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117



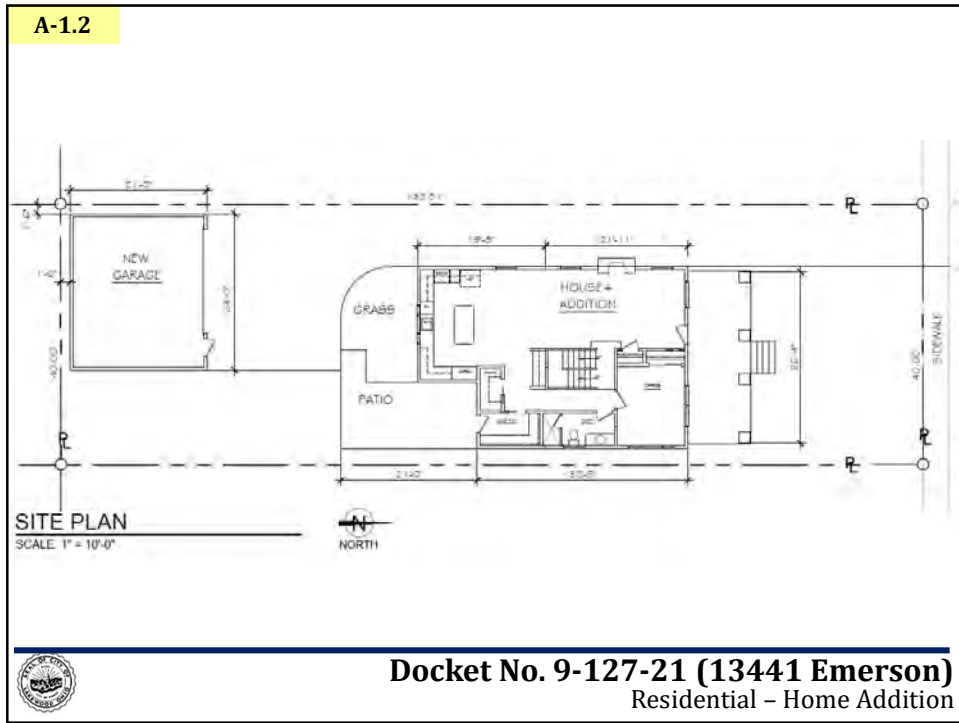
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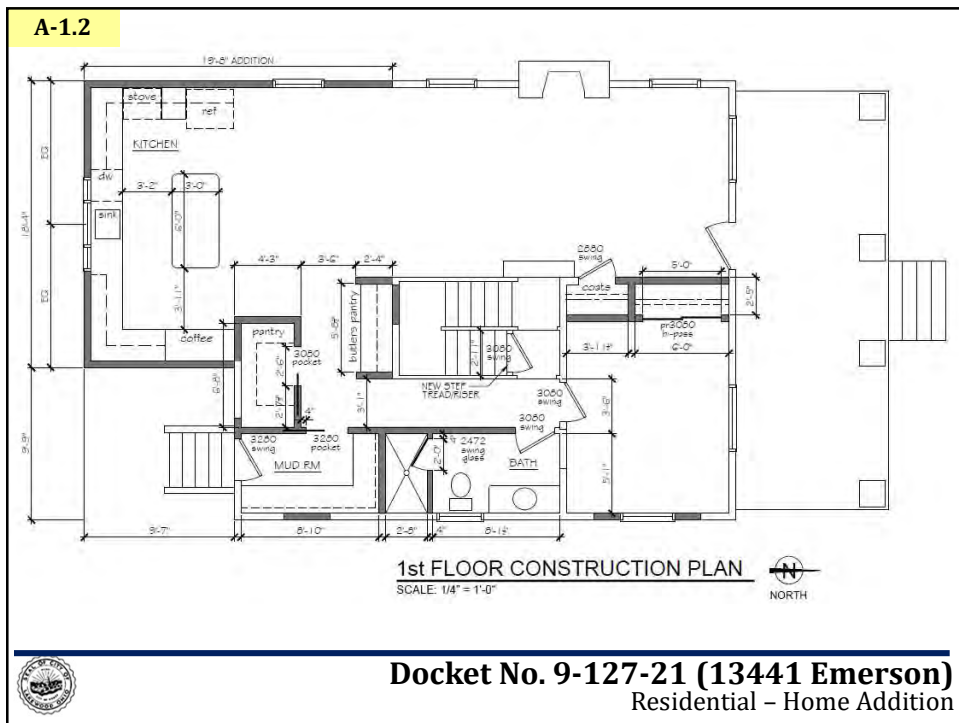
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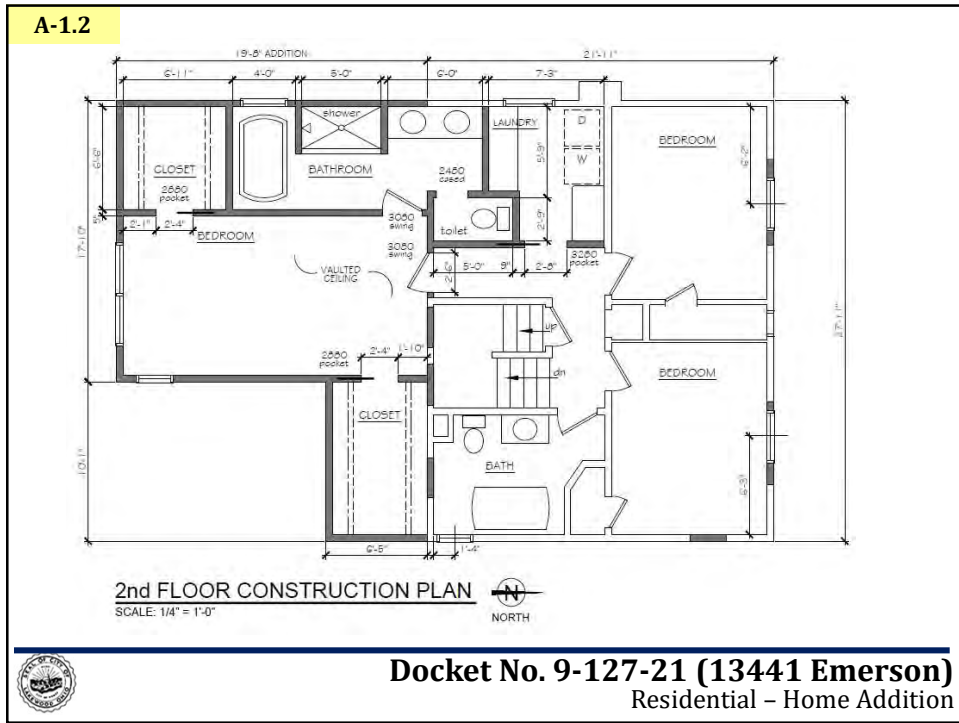
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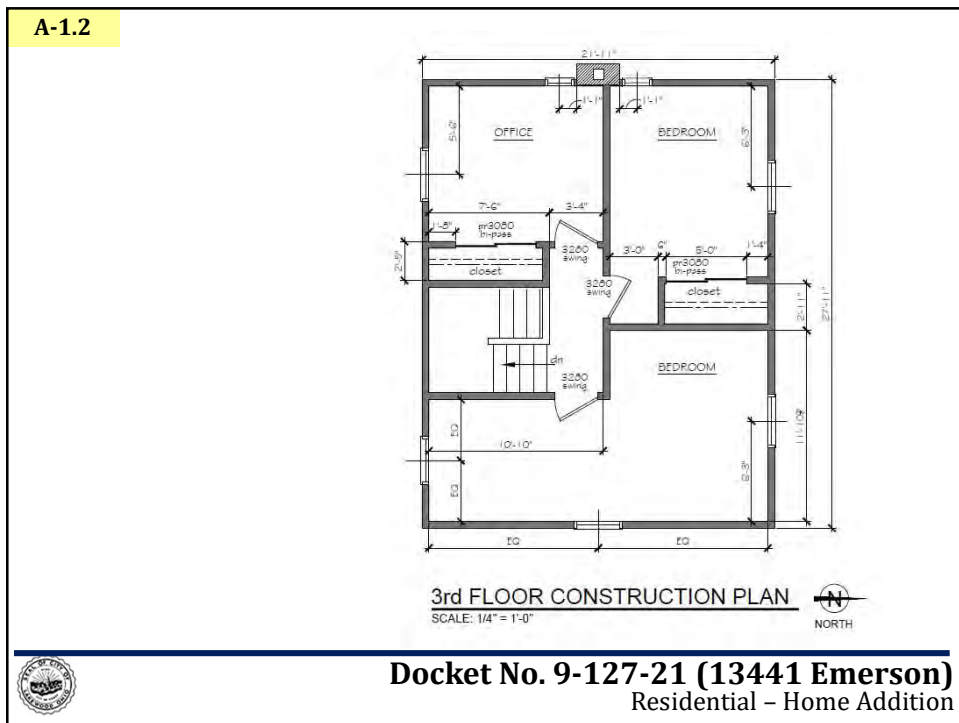
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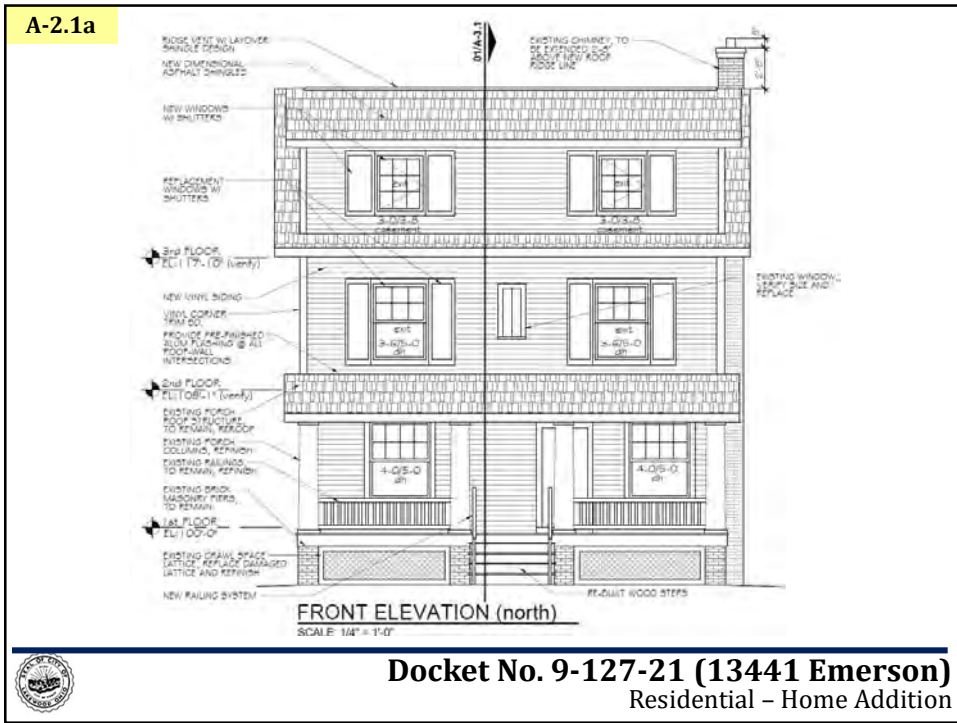
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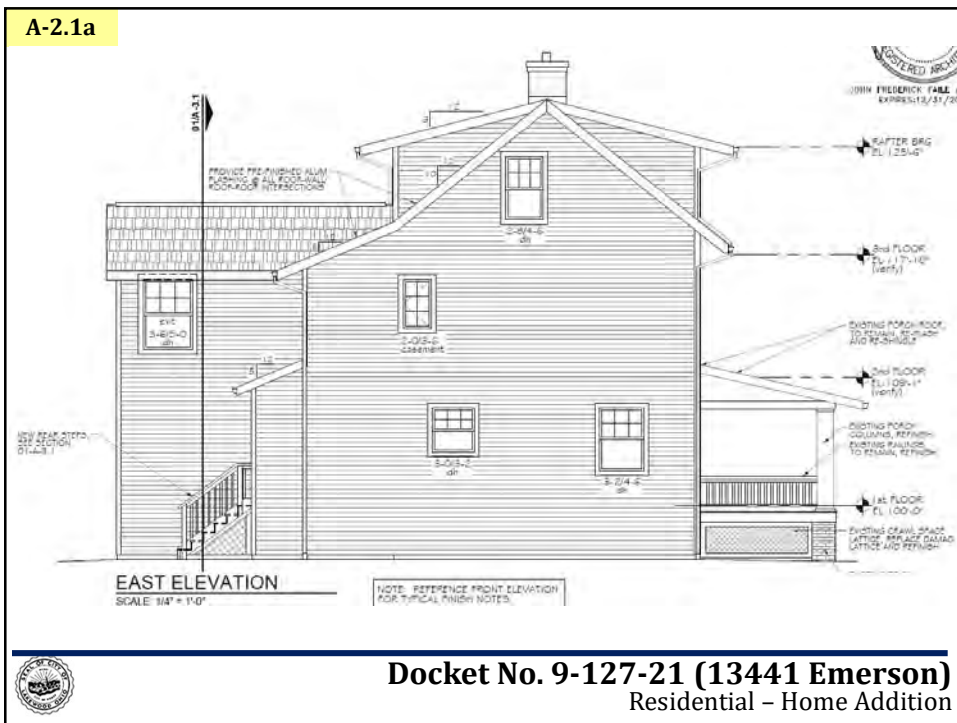
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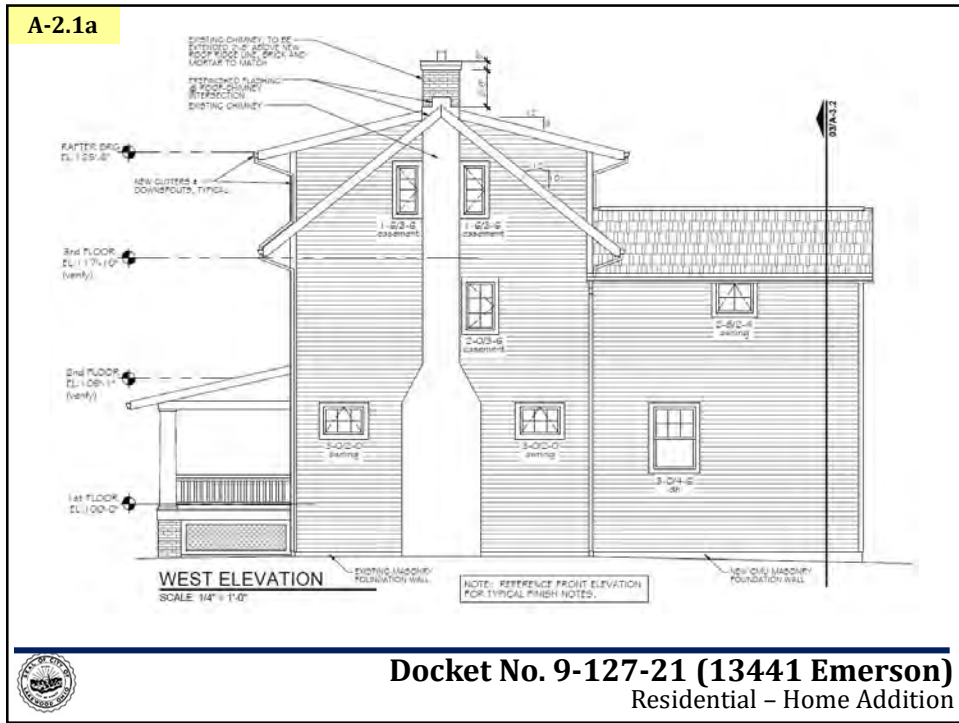
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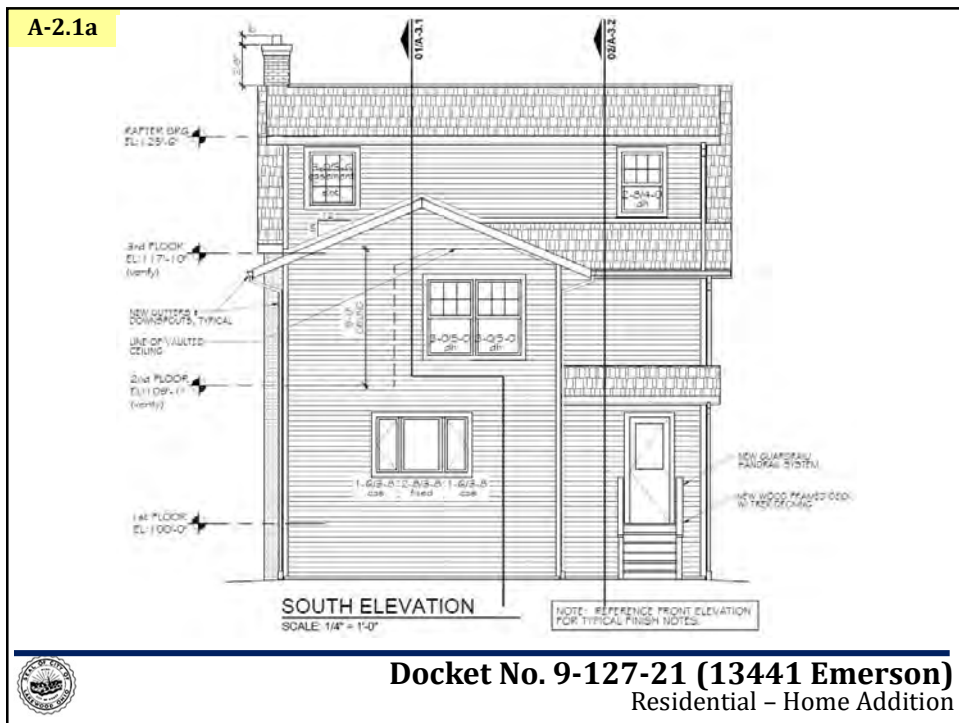
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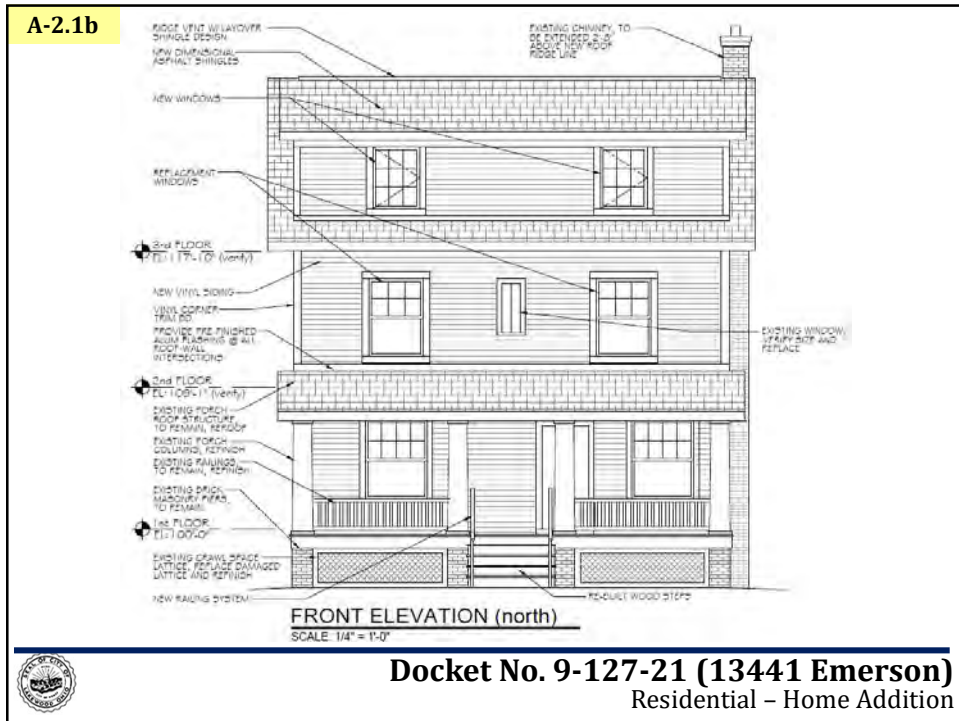
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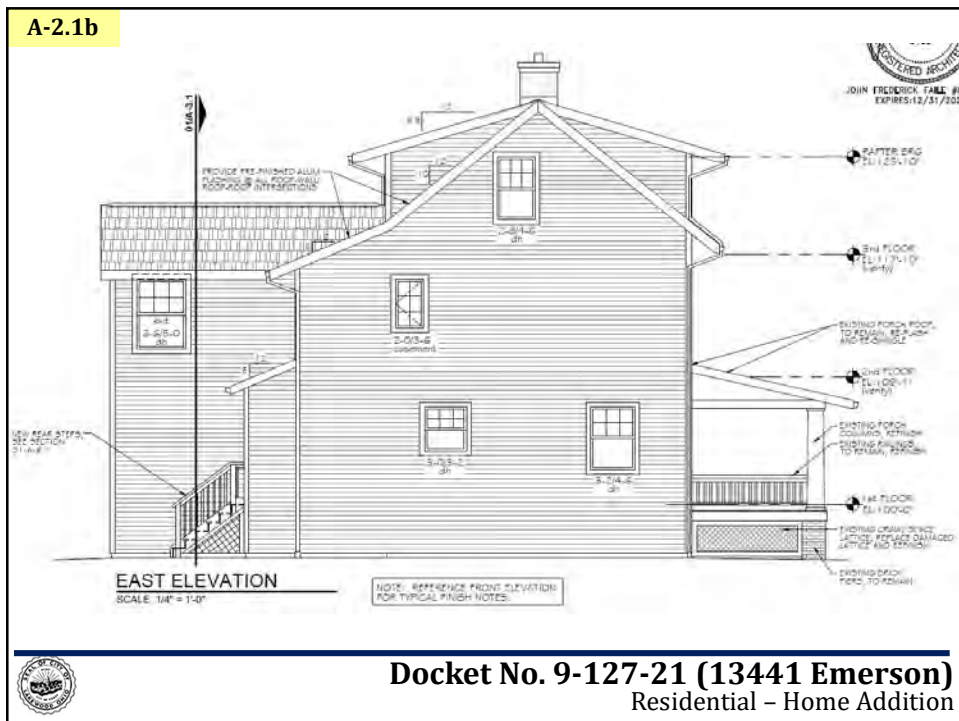
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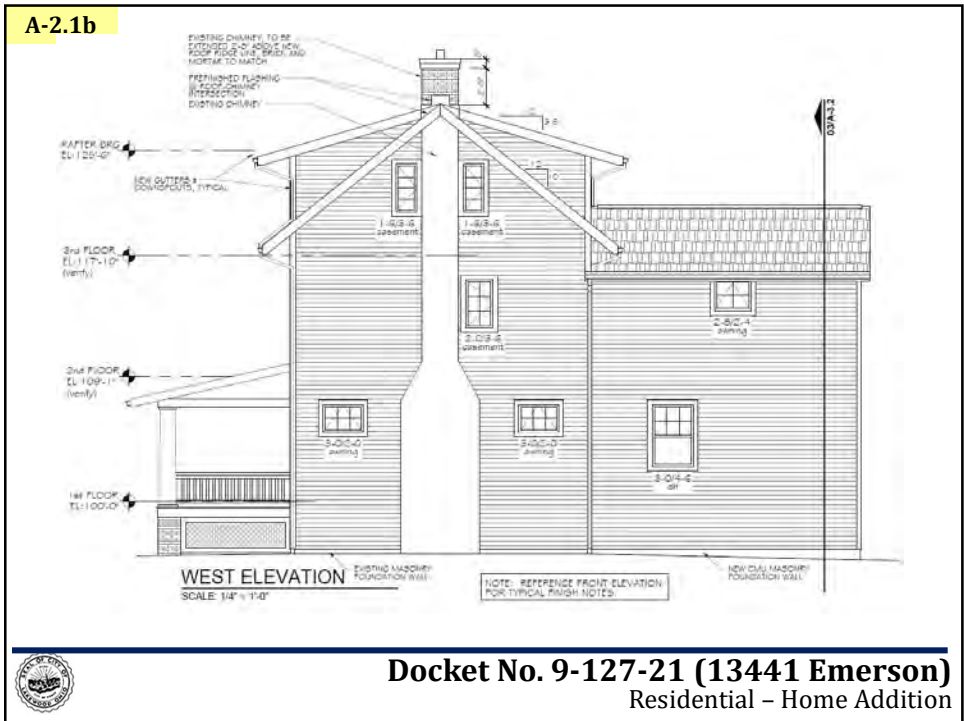
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129

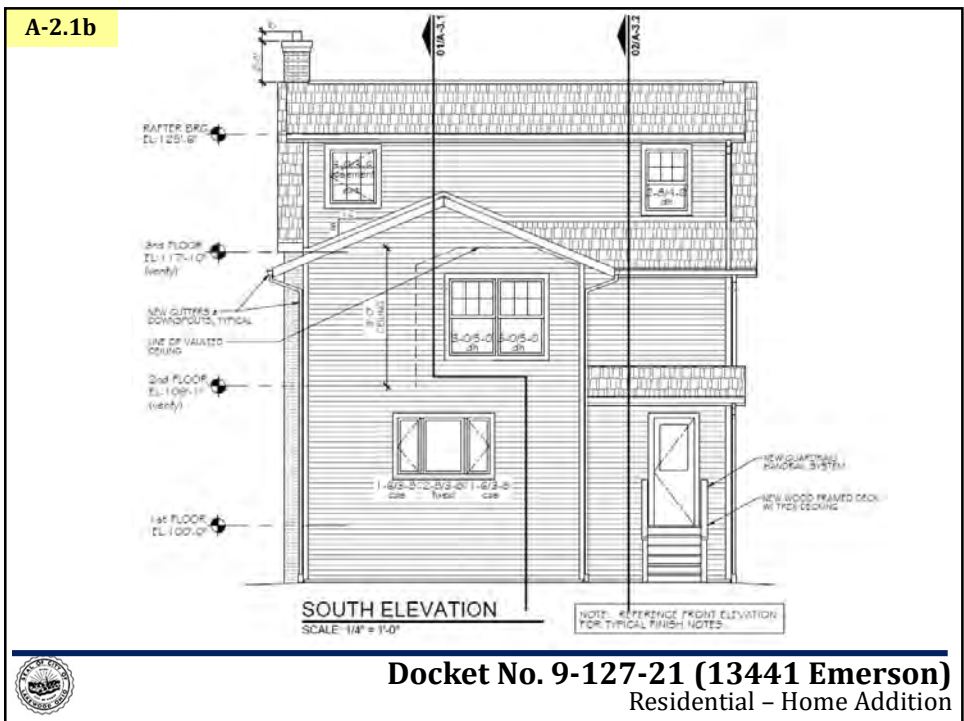


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Docket No. 9-127-21 (13441 Emerson)
Residential - Home Addition

131



Docket No. 9-127-21 (13441 Emerson)
Residential - Home Addition

132

Update



RELIEF PROPERTIES - Design Scheme
17852 Cannon Avenue
Lakewood, Ohio



SIDING **CertainTeed**
MasterSeries®
Double Stitch Vinyl Siding



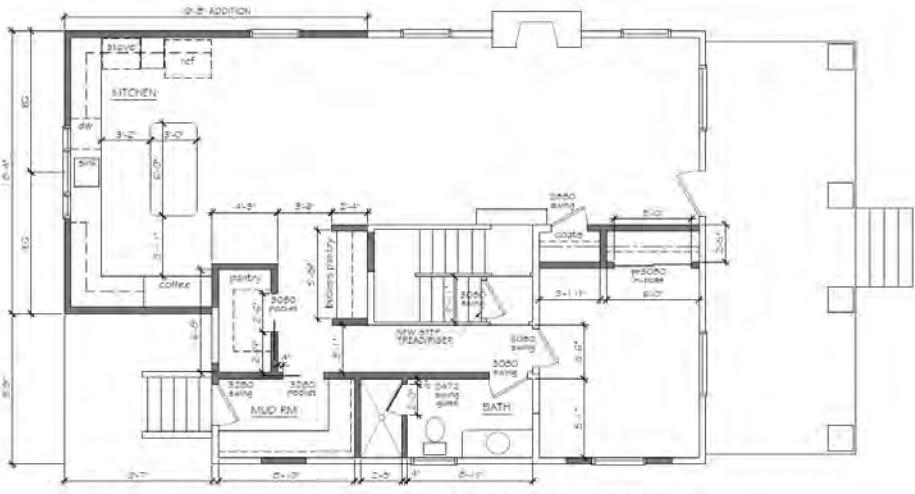
STAIR RAILING **CertainTeed**
Everline
Vinyl Stair Railing
with square spindles




Docket No. 9-127-21 (13441 Emerson)
Residential - Home Addition

133

Initial Proposal

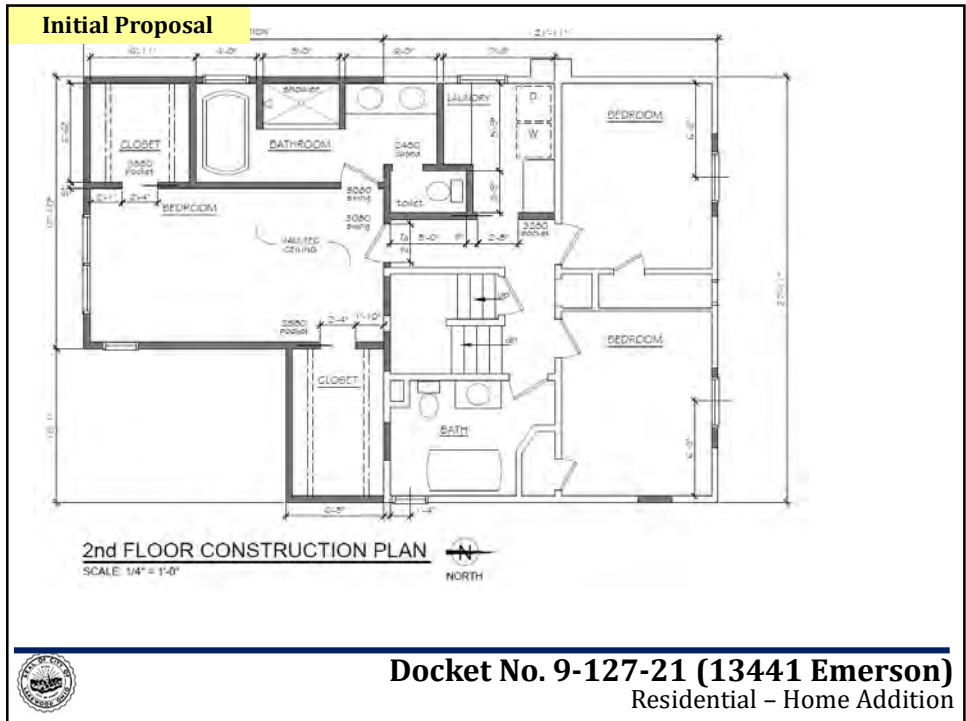


1st FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

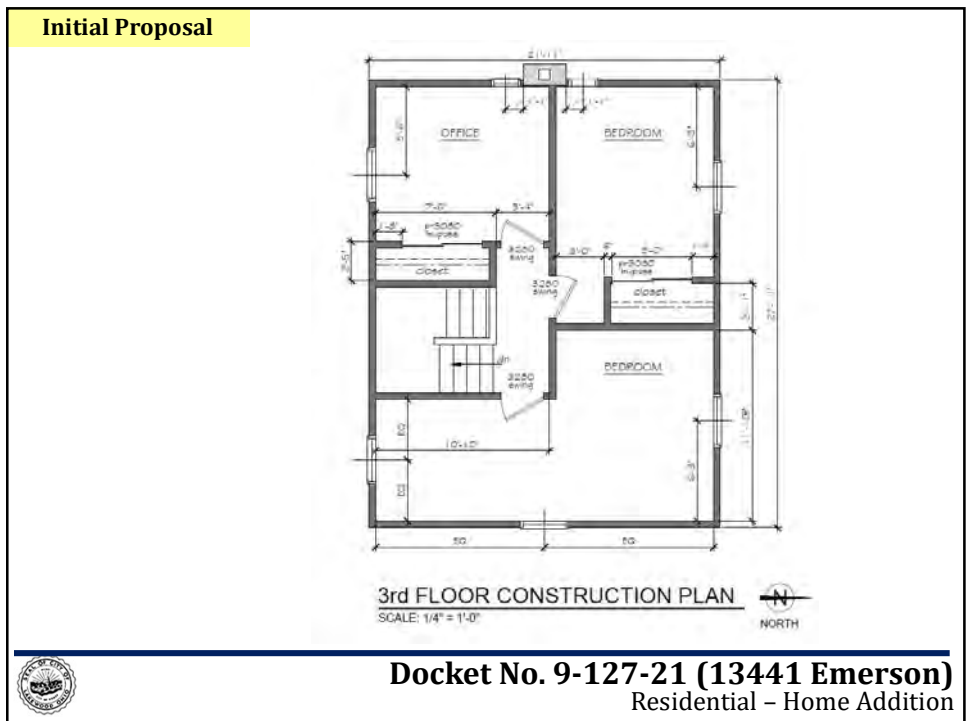


Docket No. 9-127-21 (13441 Emerson)
Residential - Home Addition

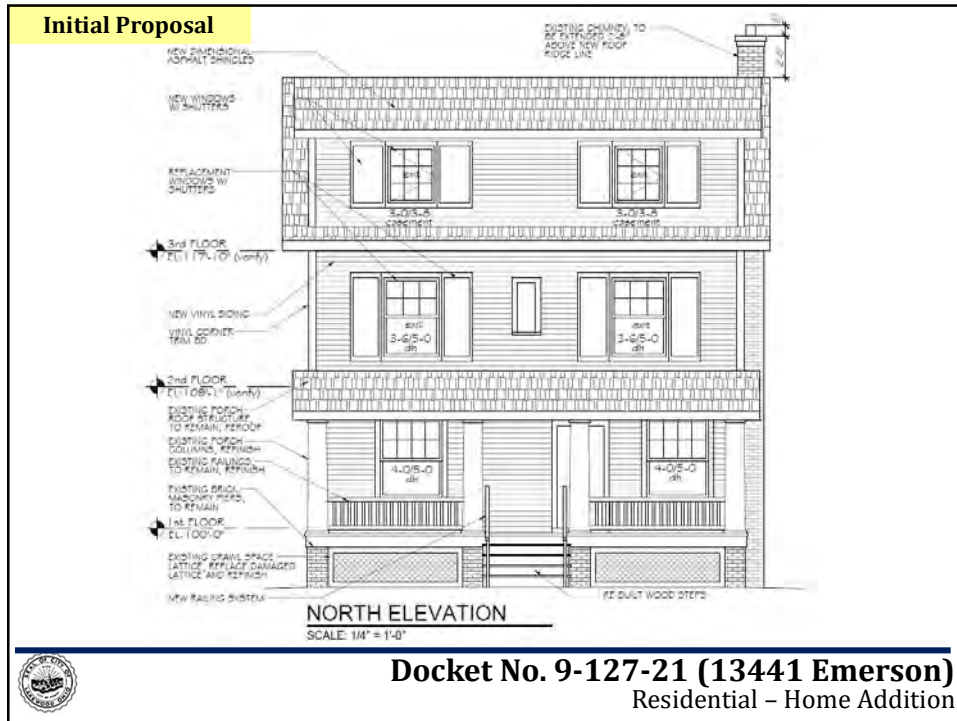
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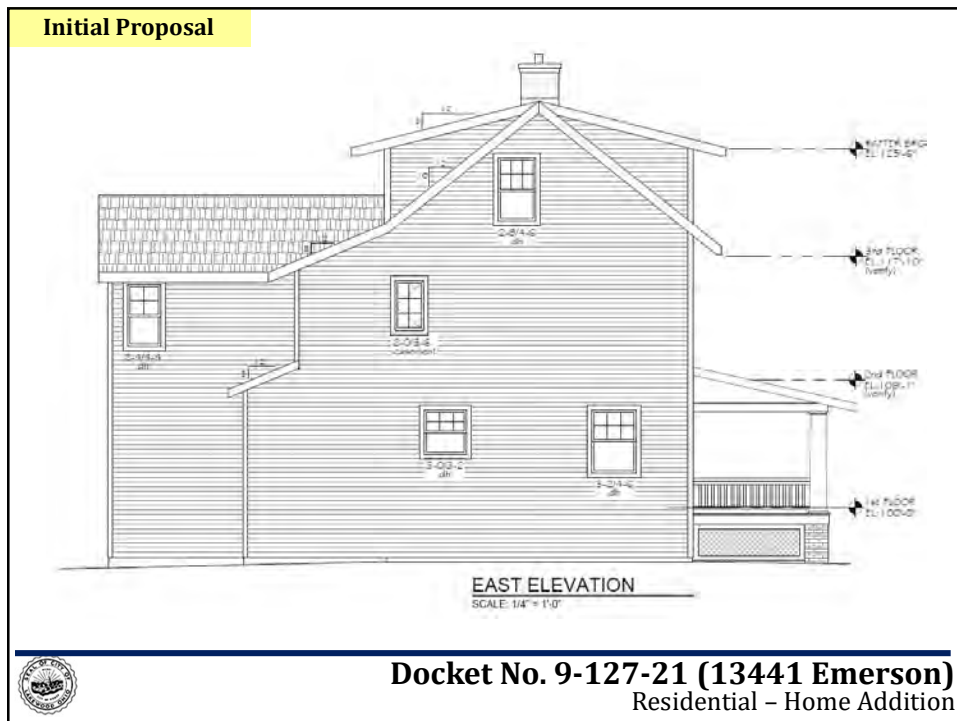
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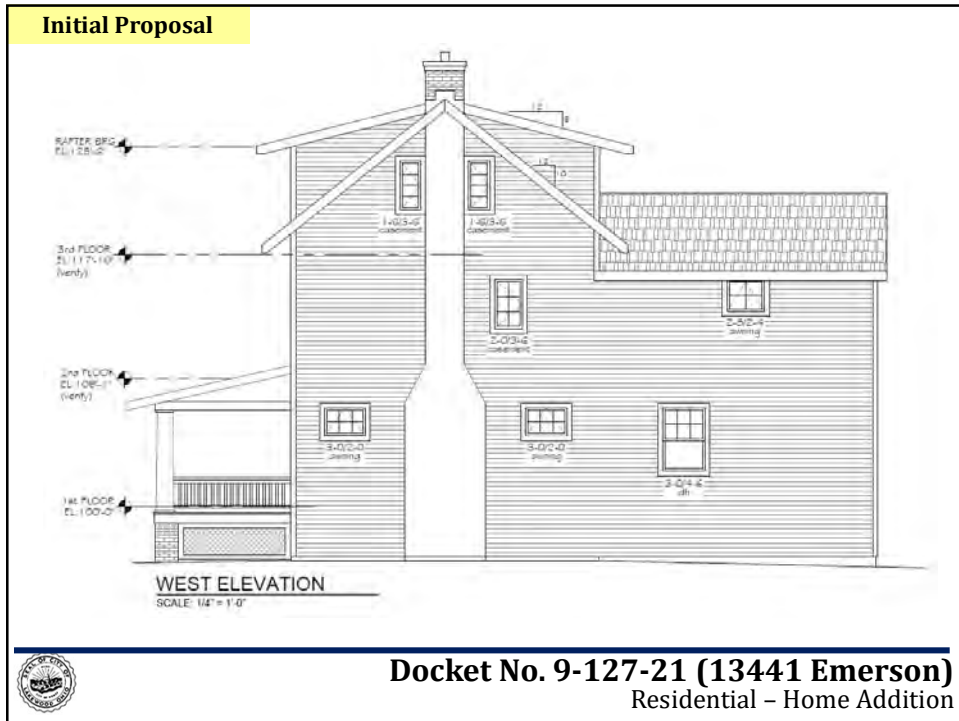
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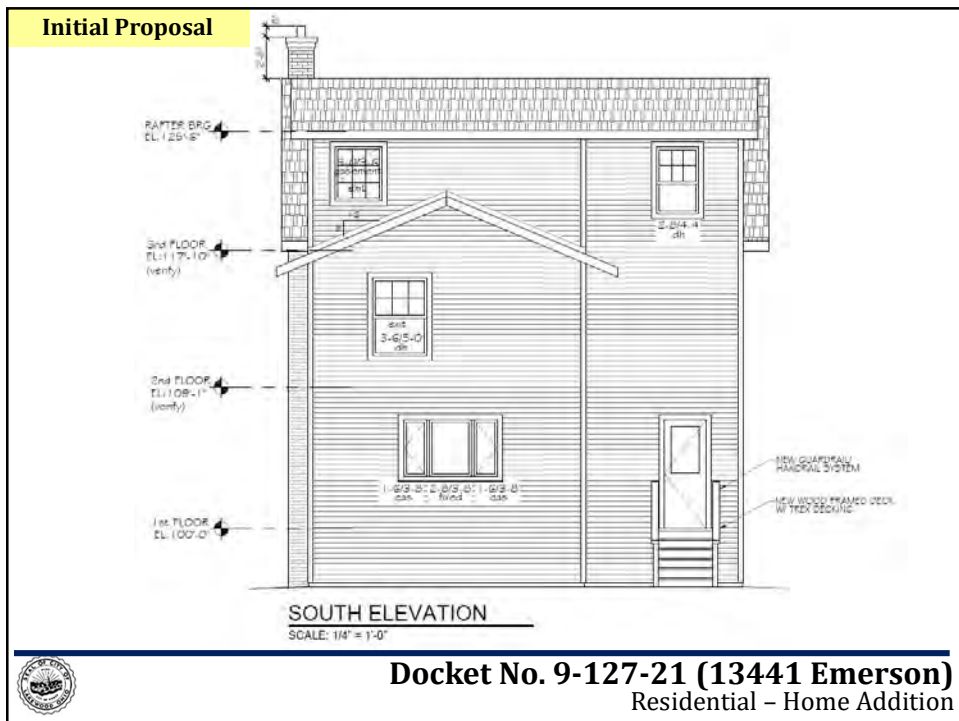
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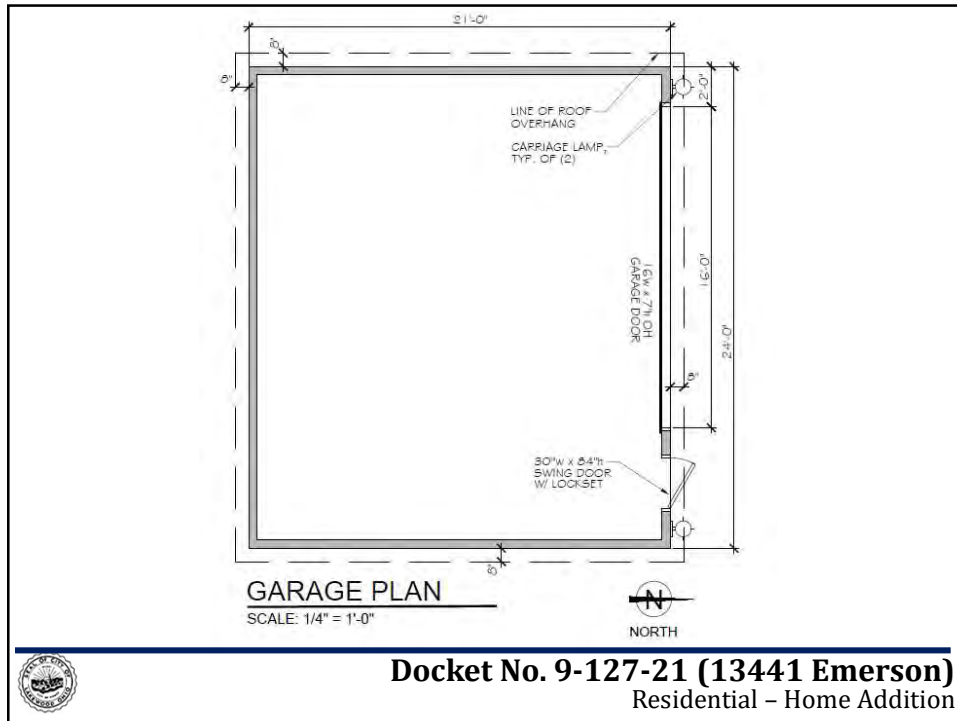
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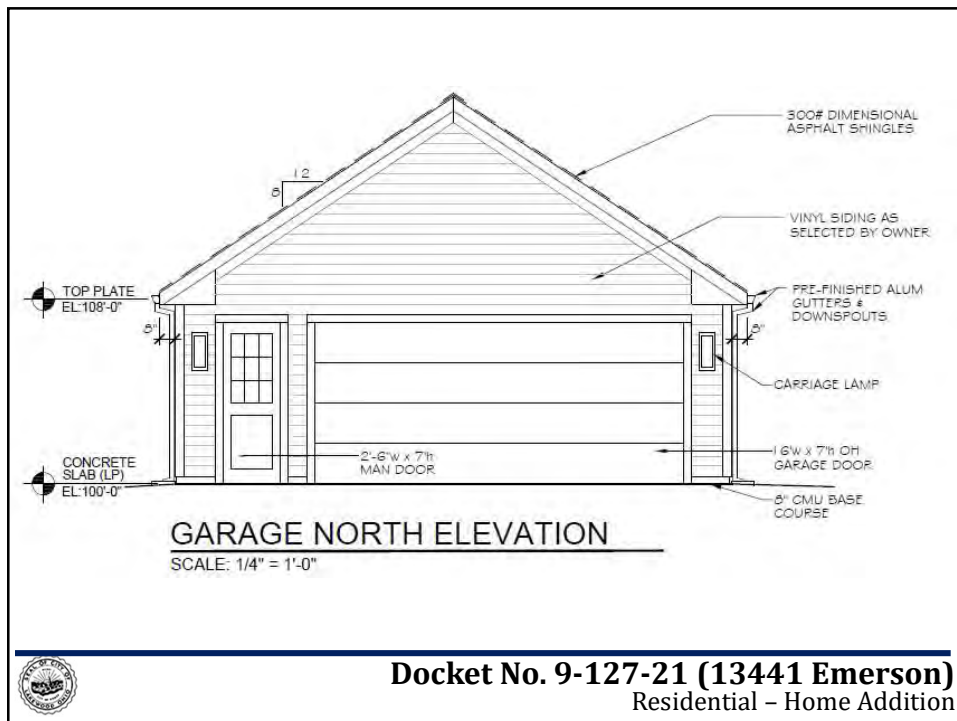
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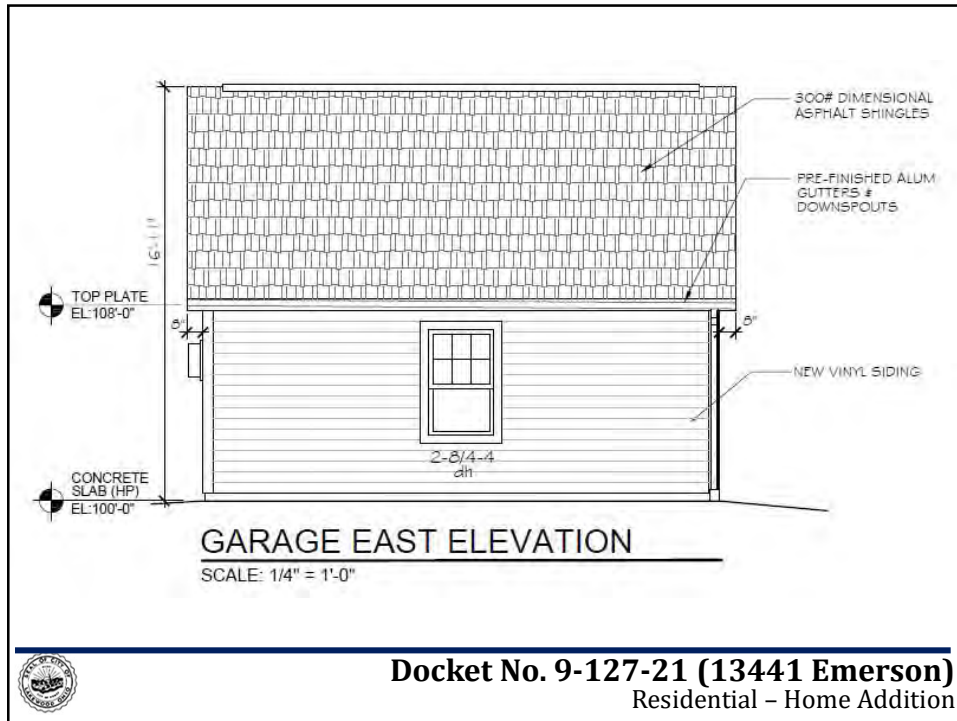
140



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143

Applicant proposes a home addition.

City Notes:

N/A

Deferral Requested


Docket No. 9-128-21 (17788 Edgewater)
Residential - Home Addition
Andy Erker

144

Applicant proposes additions to existing refuse & recycling facility.

City Notes:

- Applicant provided updated site plan, landscaping, lighting, and material documents
- Will apply for specific sign approval at a later Board meeting



Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center
David Watkins

145

Current Conditions

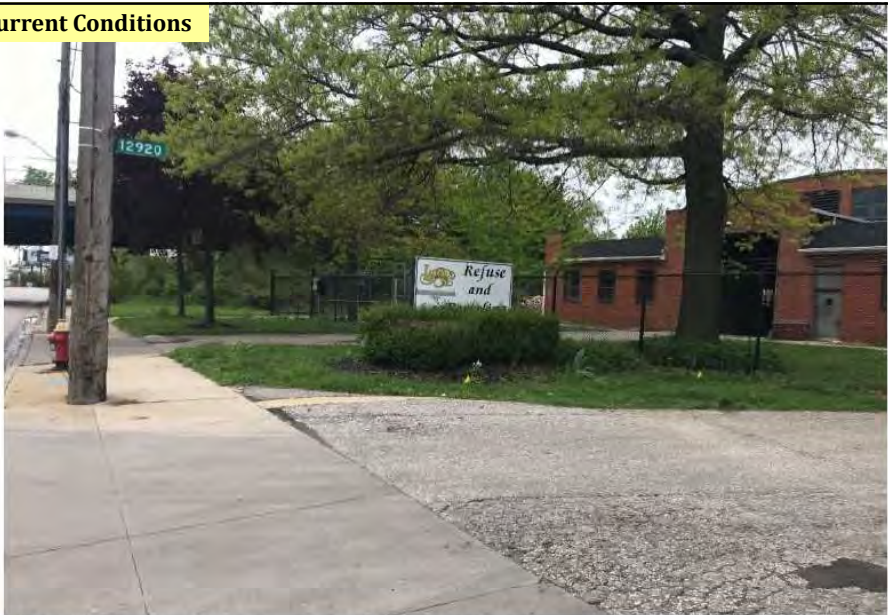


Picture 1: Existing Refuse Garage looking north from Berea Road entrance


Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center

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Current Conditions



Picture 2: Existing Refuse Garage and Monument Sign along Berea Road looking west

 **Docket No. 9-129-21 (12928 Berea)**
Commercial/Municipal – City Refuse & Recycling Center

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Current Conditions



Picture 3: Existing recycling check-in building (to be removed) looking north

 **Docket No. 9-129-21 (12928 Berea)**
Commercial/Municipal – City Refuse & Recycling Center

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Current Conditions



Picture 4: Existing recycling check-in building (to be removed)

 **Docket No. 9-129-21 (12928 Berea)**
Commercial/Municipal – City Refuse & Recycling Center

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Current Conditions



Picture 5: Existing Recycling Center (old incinerator bldg.) to be removed. Looking north

 **Docket No. 9-129-21 (12928 Berea)**
Commercial/Municipal – City Refuse & Recycling Center

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Current Conditions



Picture 6: Existing Refuse Garage west side looking north from Berea Road



Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center

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Current Conditions




Picture 7: Lakewood Hts. Blvd. overpass west of property




Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center

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Current Conditions



Picture 8: Existing Refuse Garage and Monument Sign along Berea Road looking east

 **Docket No. 9-129-21 (12928 Berea)**
Commercial/Municipal – City Refuse & Recycling Center

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Current Conditions



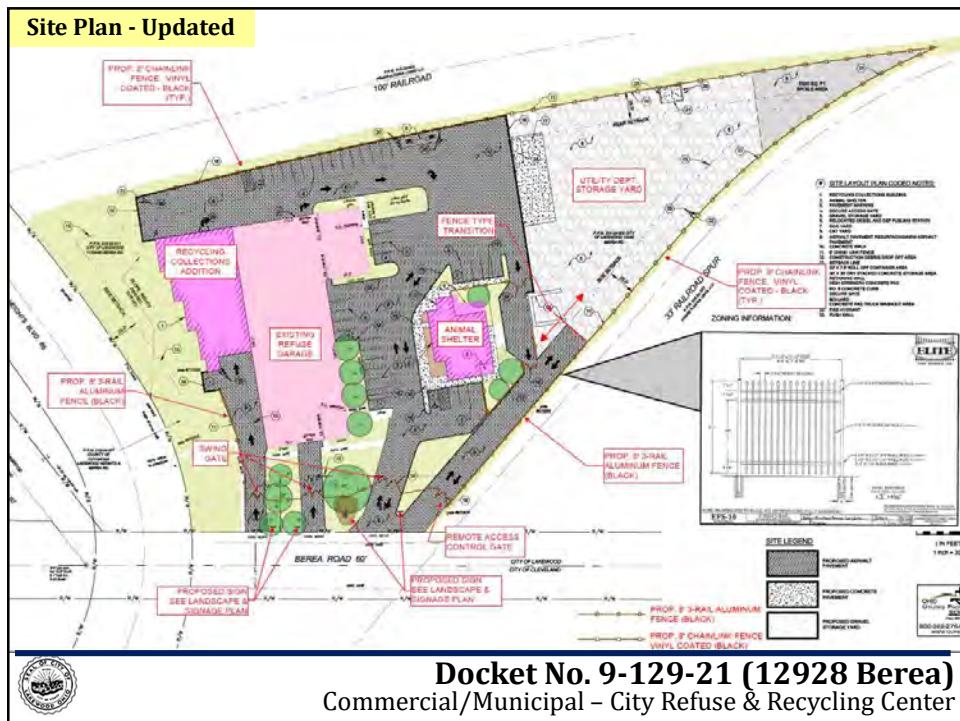
Picture 9: Railroad spur & industrial property to the east from Berea Road

 **Docket No. 9-129-21 (12928 Berea)**
Commercial/Municipal – City Refuse & Recycling Center

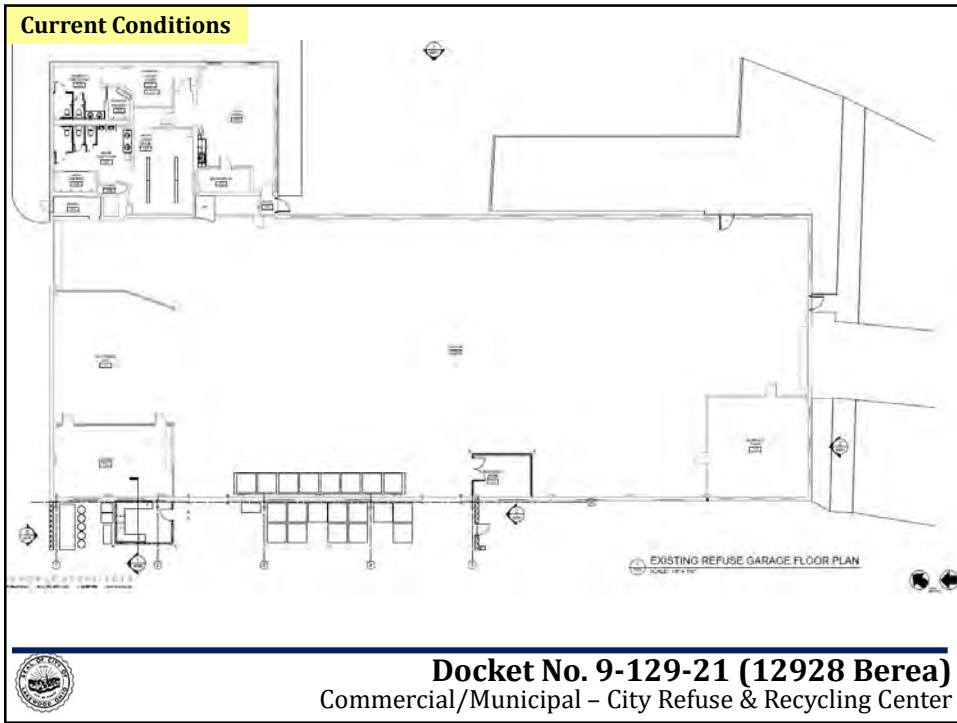
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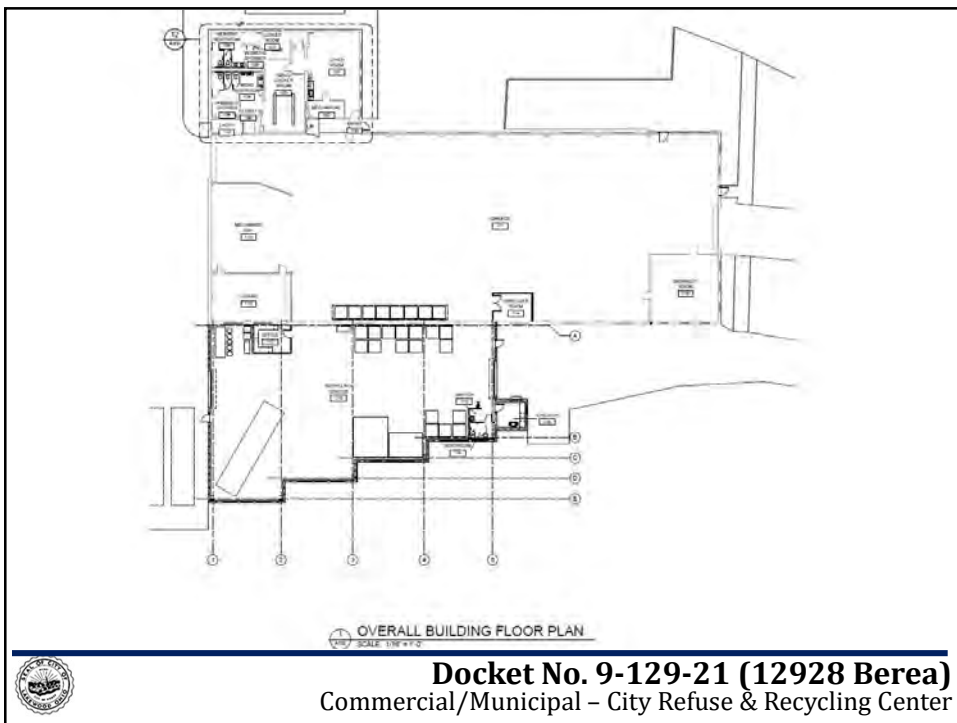
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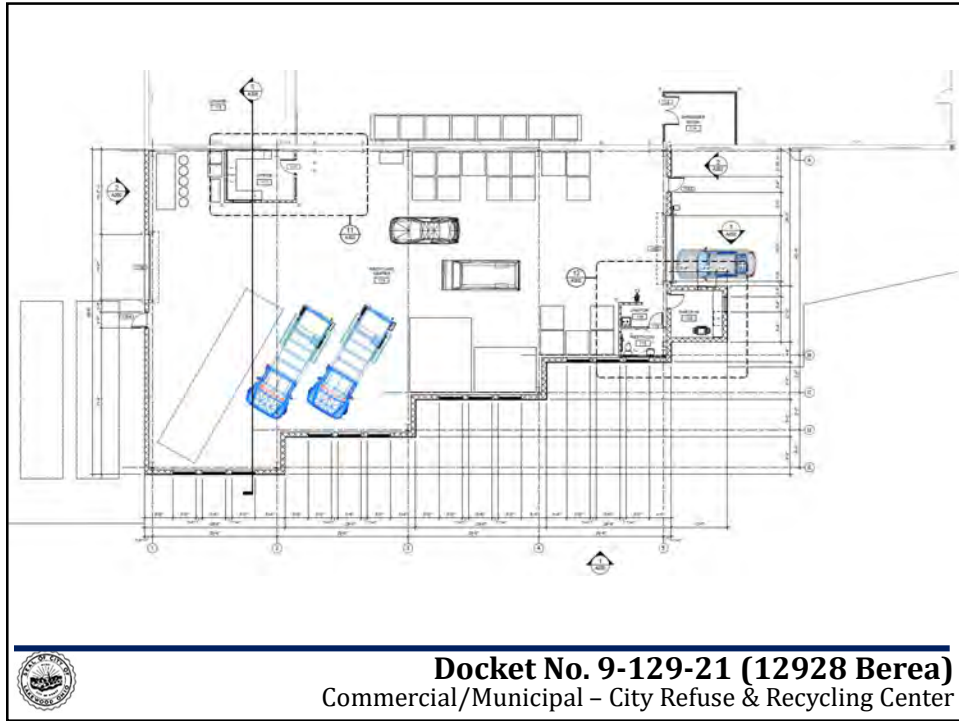
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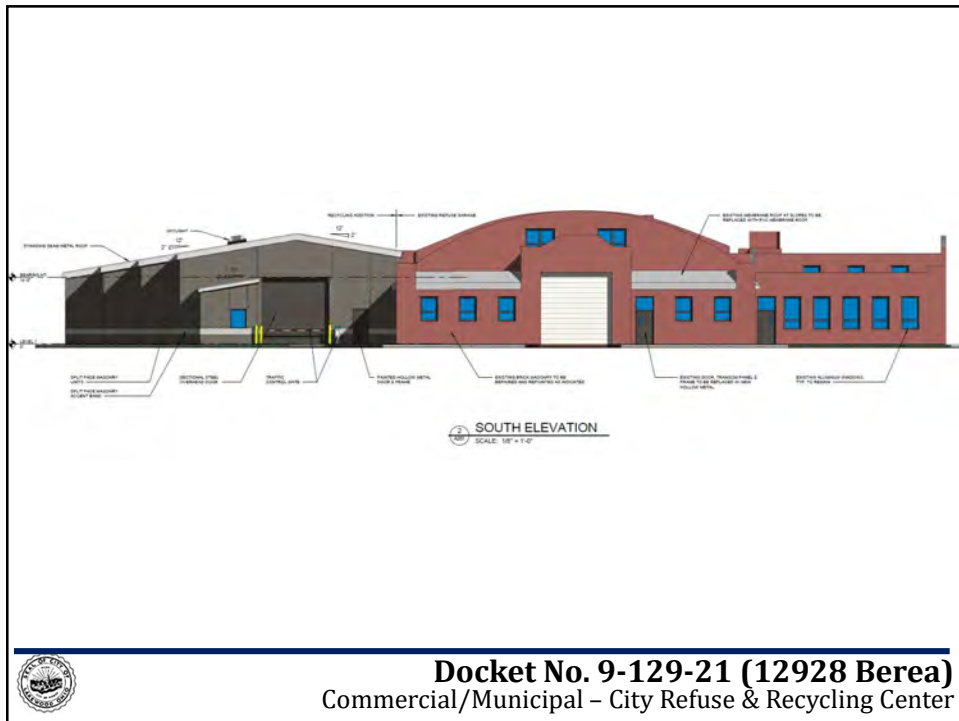
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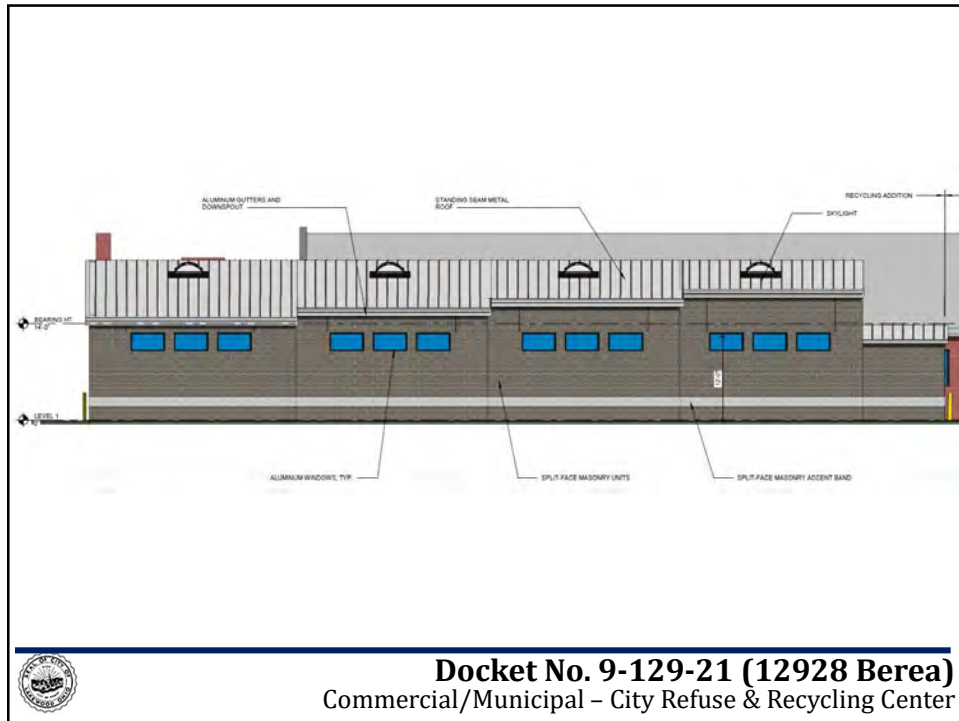
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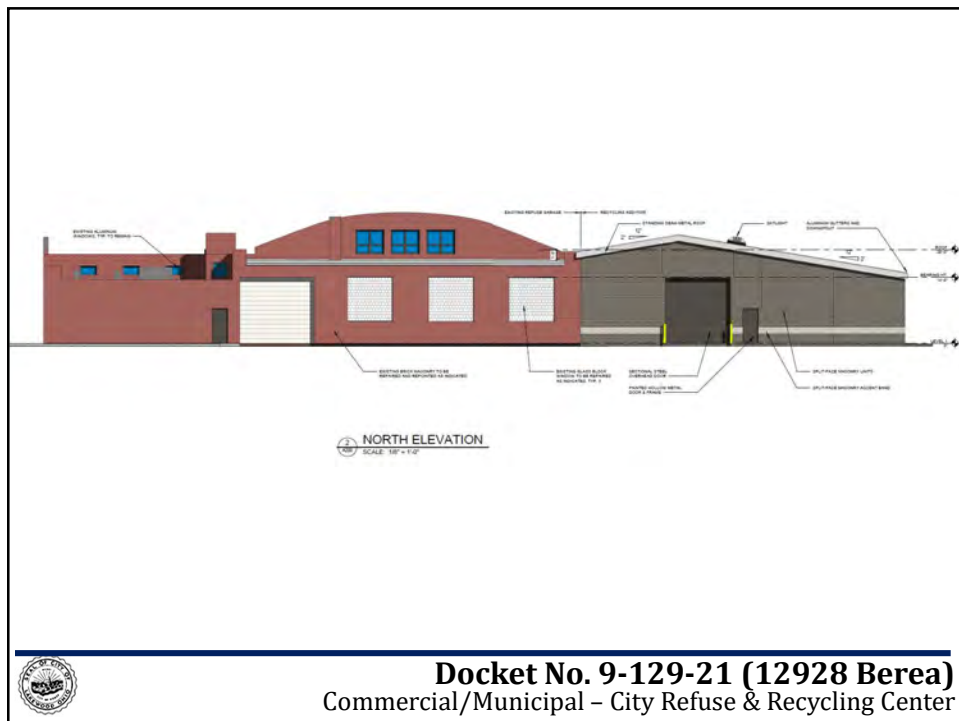


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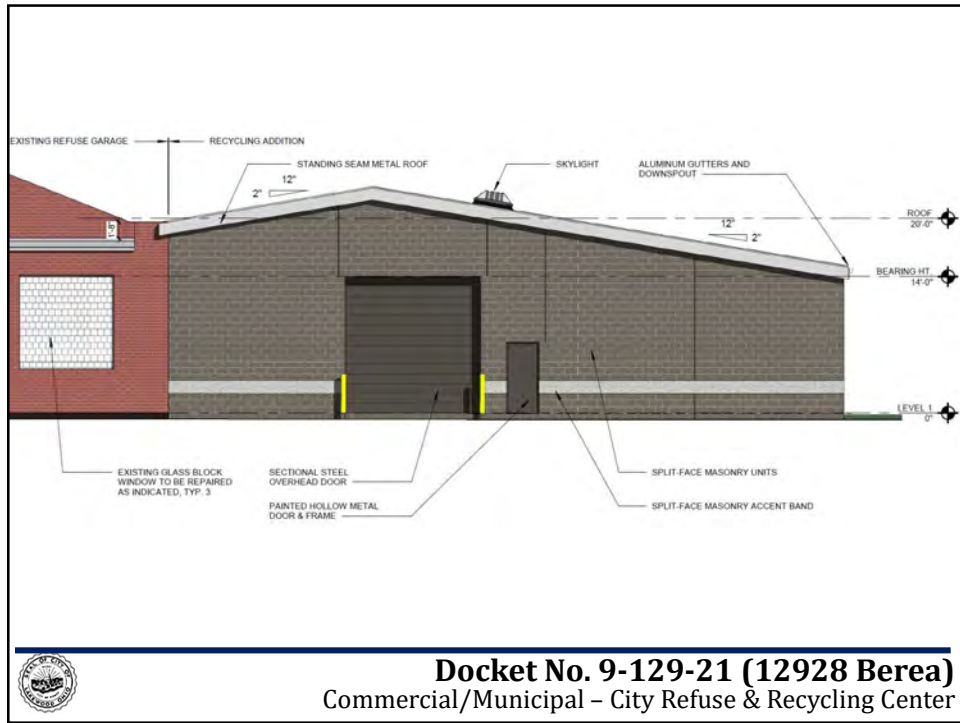
Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center

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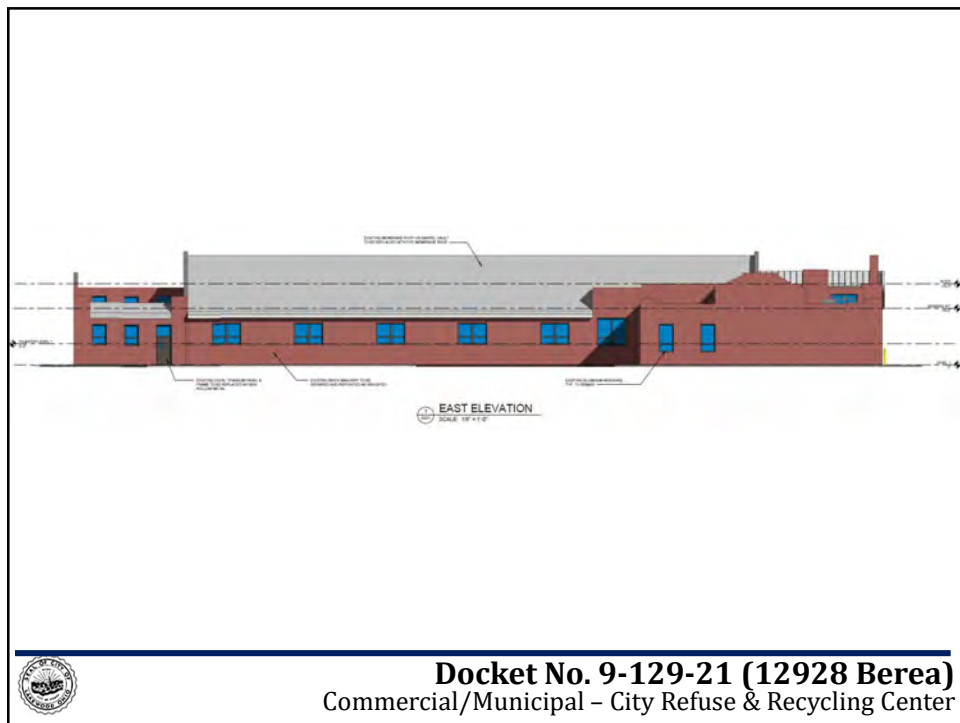


Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center

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**EXISTING REFUSE GARAGE
EXISTING BRICK**

REPLACEMENT BRICK

REPLACEMENT ROOF

**NEW RECYCLING CENTER
SPLITFACE MASONRY**

SPLITFACE ACCENTS

DOORS/WINDOWS

ROOF

RENDER

NEW VIEW

Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center

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EXISTING BRICK

PROPOSED ACCENT BLOCK - "EARTHSTONE"

PROPOSED FIELD BLOCK - "BLOOMFIELD"

Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center

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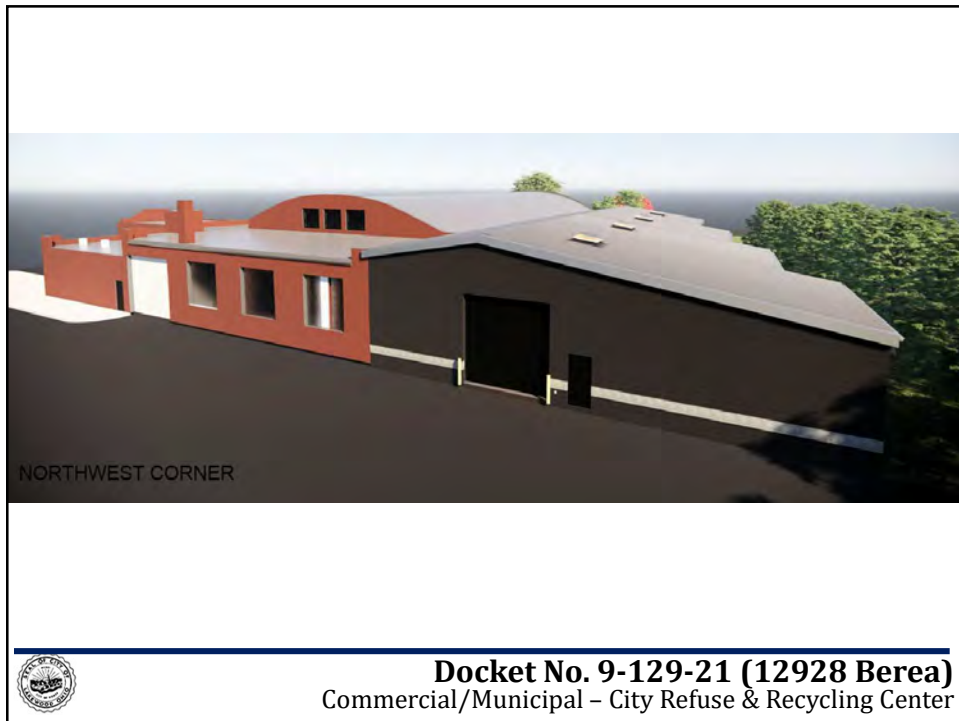
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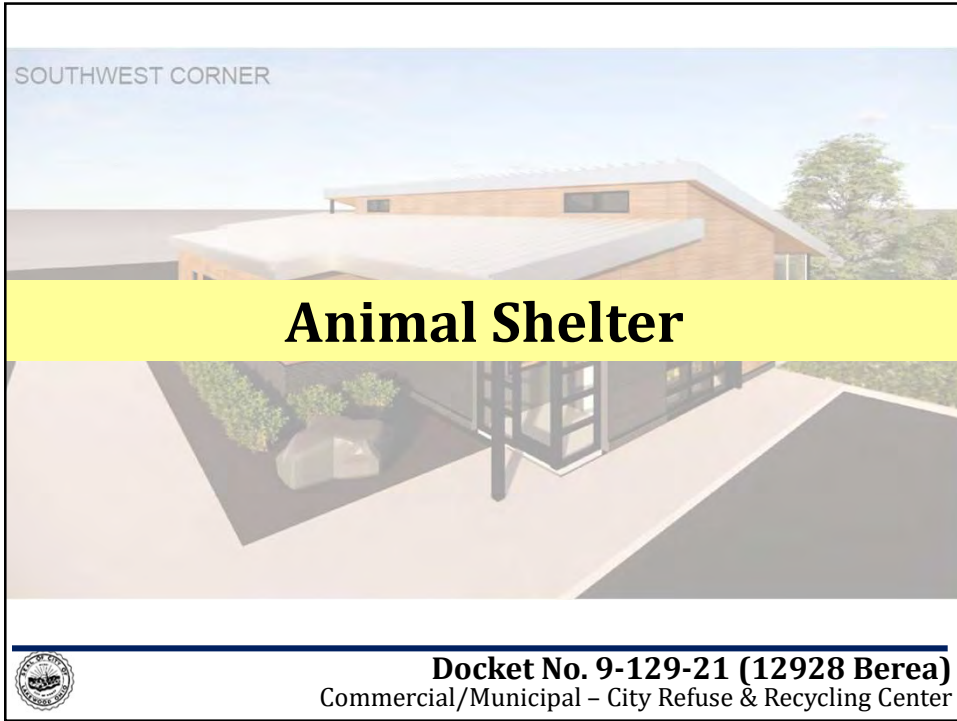
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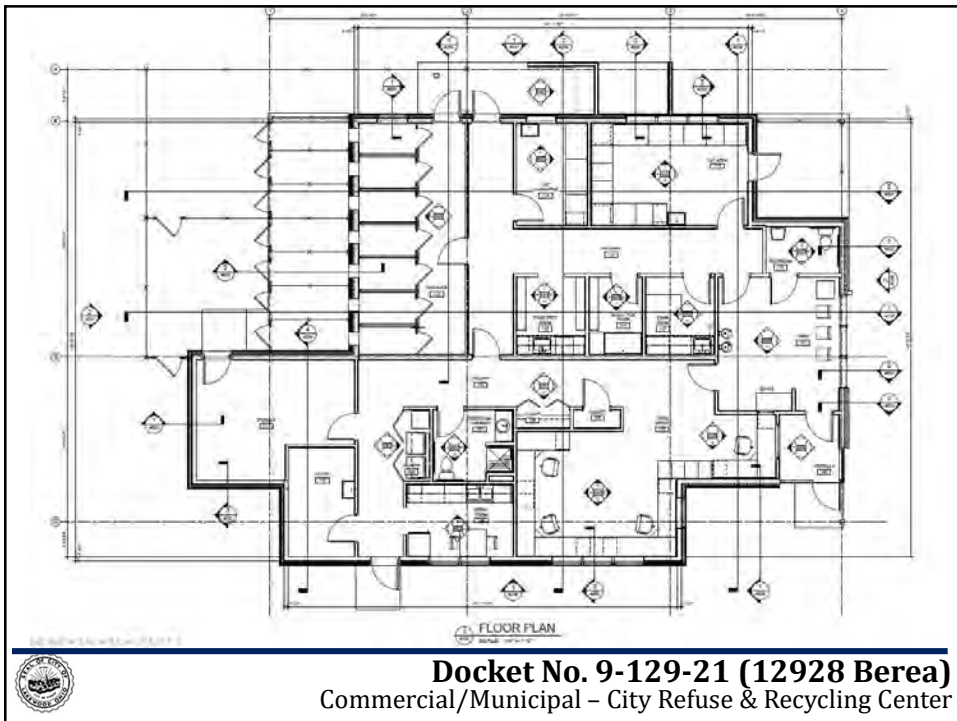
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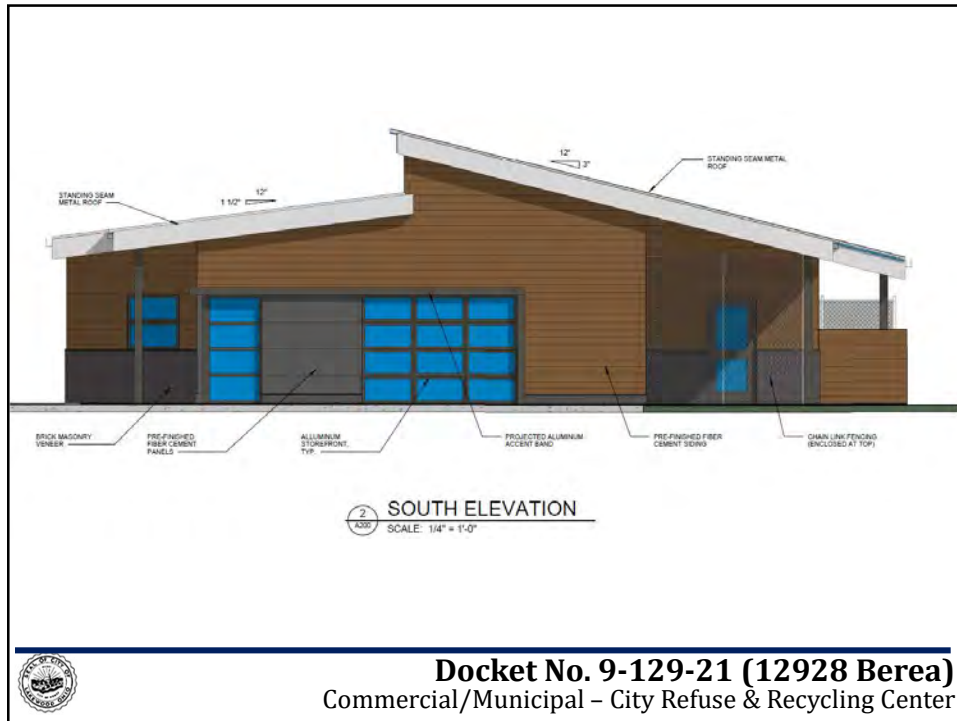
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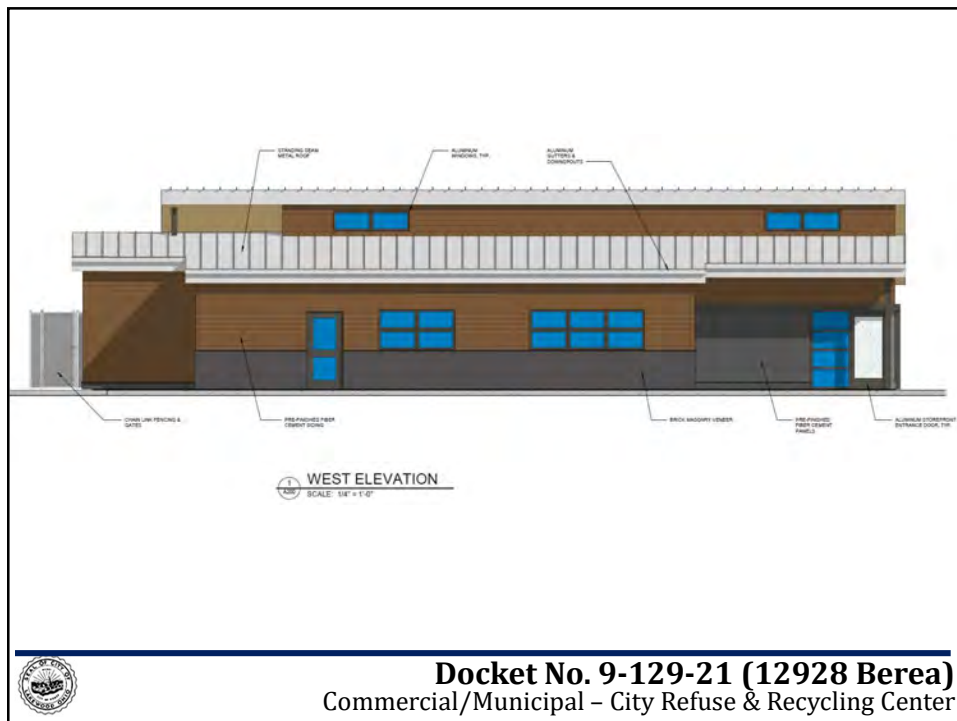
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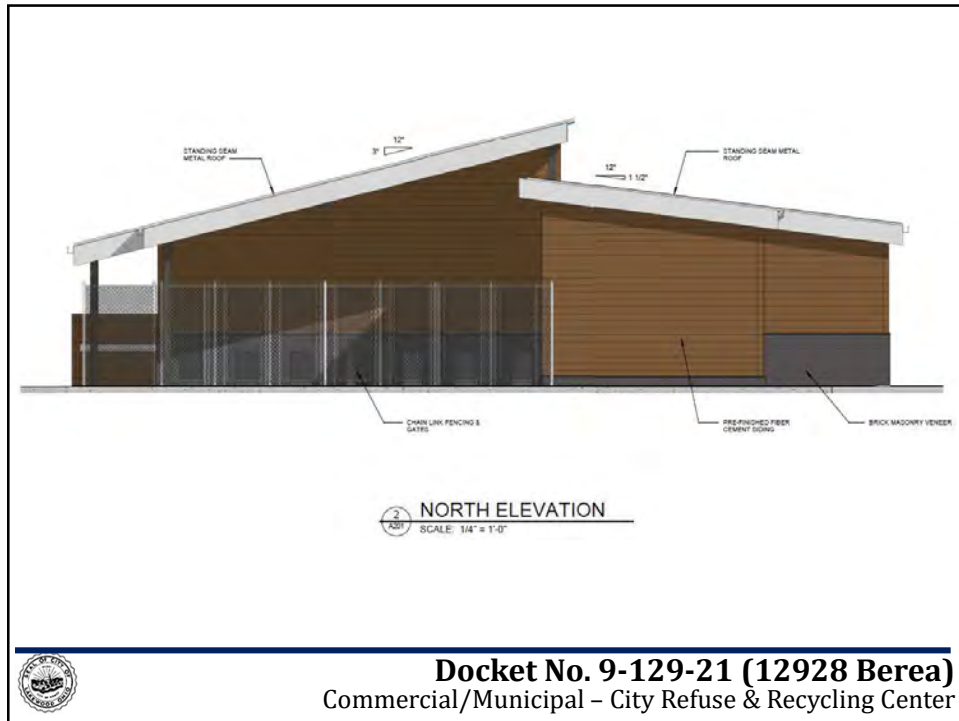
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Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center

Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center



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Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center

Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center

The image displays a detailed architectural floor plan of a building, including rooms such as Cat Quarantine, Cat Area, Hallway, Restroom, Food Prep, Wash, Rinse, Band, Room, Locker, Open Office, Entry, Utility, Storage, Laundry, and Break Room. Below the plan is a 3D architectural rendering of the building's front corner, showing a modern design with wood siding and a dark metal frame. To the right, under the heading "EXTERIOR WALL FINISHES", are three material samples: "INDICOT, DARK BRONZE/PT SMOOTH MODULAR" for exterior wall face, "NICHIA, STOCK ILLUMINATION GRANITE" for exterior wall finish, and "NICHIA, VINTAGEWOOD CEDAR" for exterior wall panel/ceiling. Below these are two more samples: "ALUMINUM WINDOWS & STOREFRONTS" for doors/windows and "STANDING SEAM METAL ROOF" for the roof.

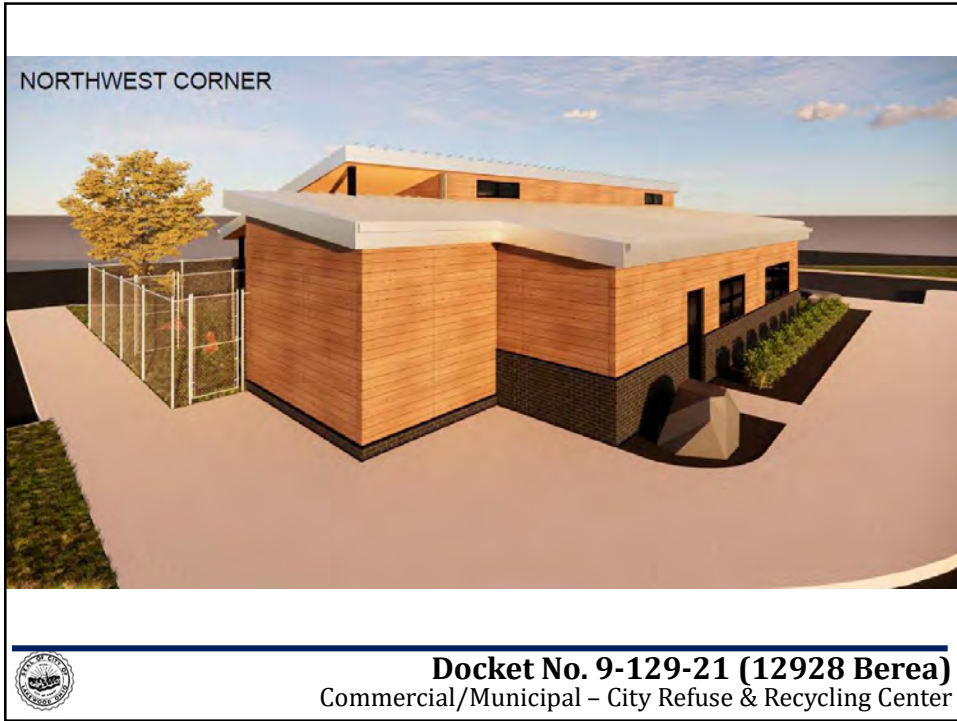
Docket No. 9-129-21 (12928 Berea)
 Commercial/Municipal – City Refuse & Recycling Center

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A 3D architectural rendering showing the southwest corner of the building. The structure features a combination of light-colored wood siding and dark metal framing around the windows and entrance. The roof is a light-colored standing seam metal. The building is set on a landscaped site with a paved area, some greenery, and a clear blue sky in the background.

Docket No. 9-129-21 (12928 Berea)
 Commercial/Municipal – City Refuse & Recycling Center

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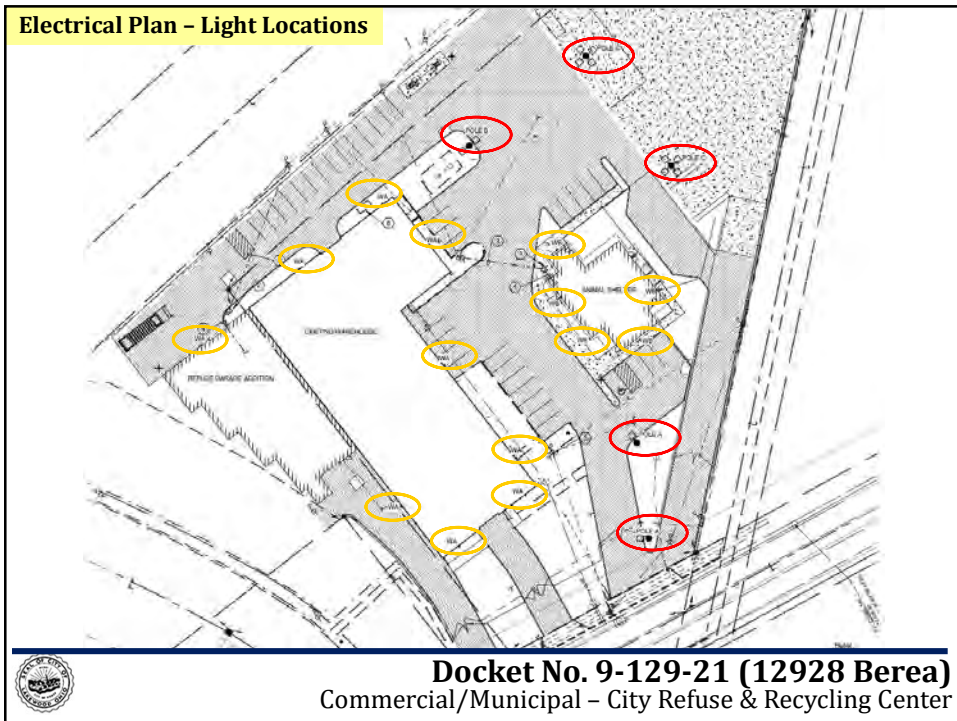
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Pole A, B, C



McGraw-Edison
GLEON Galleon
Area / Site Luminaire

Typical Applications
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

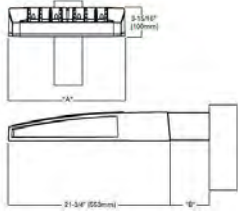
Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 4](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)


Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt


Dimensional Details



Product Certifications



Product Features




Connected Systems

- WaveLinx
- Enlighted

Number of Light Sources	1" Width	3" Downward Arm Length	3" Unobstructed Arm Length	3" OM Arm Length	3" OML Length	3" OMLA Length
1-4	15-1/2"	7"	10"	10-5/8"	-	16-9/16"
5-8	21-5/8"	7"	10"	10-5/8"	-	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	-
9-10	33-5/8"	7"	16"	-	10-5/16"	-


NOTE: For all installation requirements and additional flow art, see Mounting Detail section.



Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center

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WA, WB



McGraw-Edison
GWC Galleon Wall
Wall Mount Luminaire

Typical Applications
Exterior Wall • Walkway

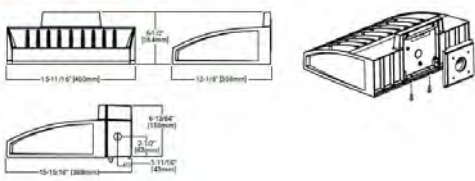
Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Optical Configurations [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)


Quick Facts

- Choice of thirteen high-efficiency patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Dimensional Details




Product Certifications



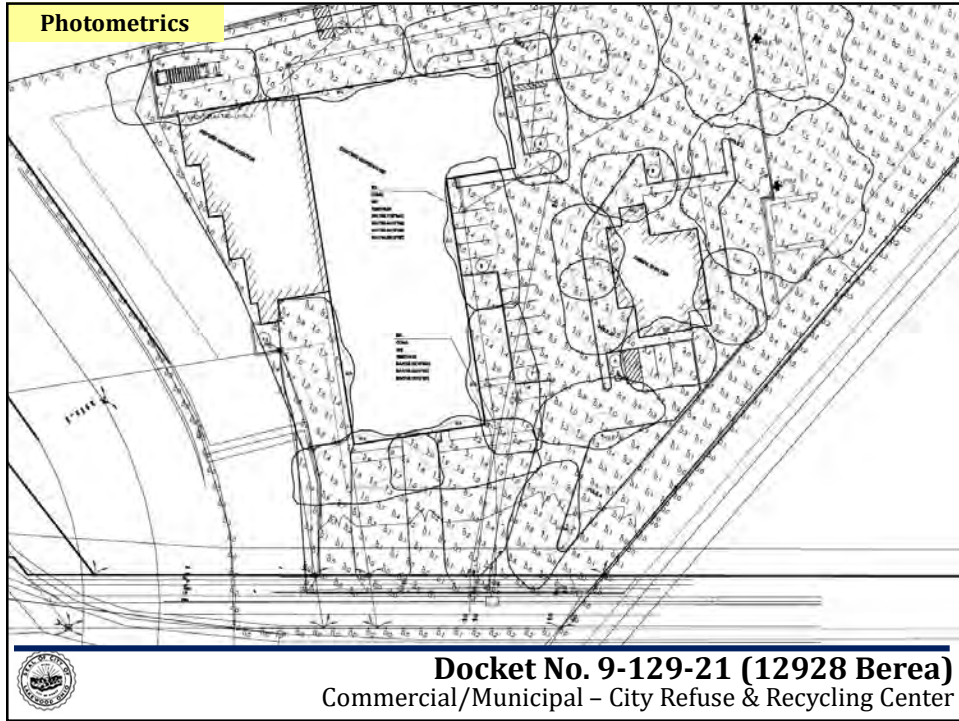
Connected Systems

- WaveLinx
- Enlighted

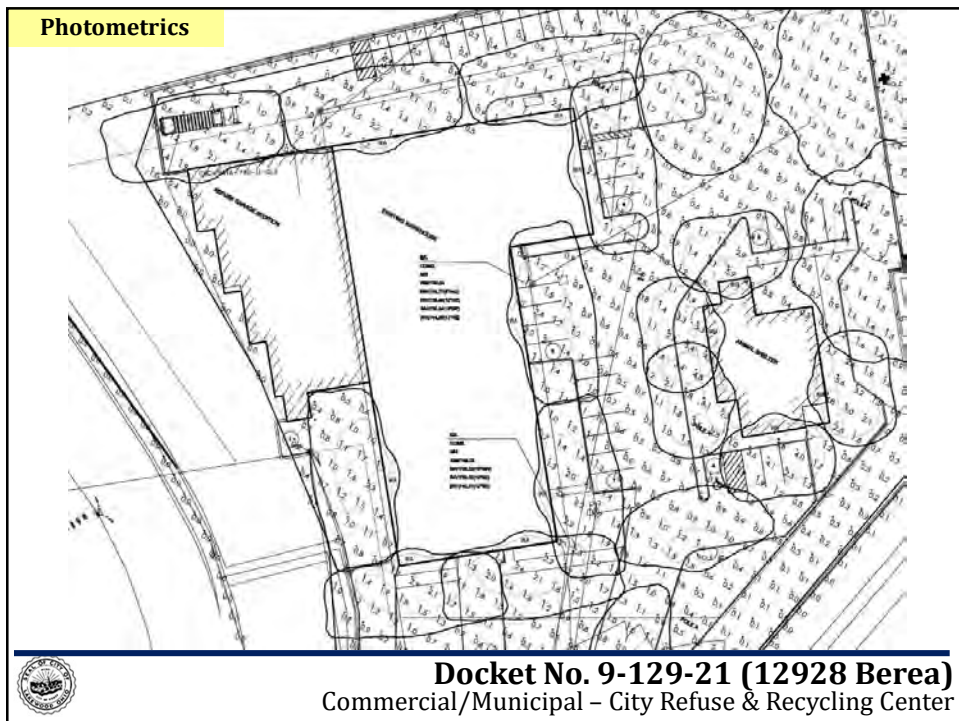


Docket No. 9-129-21 (12928 Berea)
Commercial/Municipal – City Refuse & Recycling Center

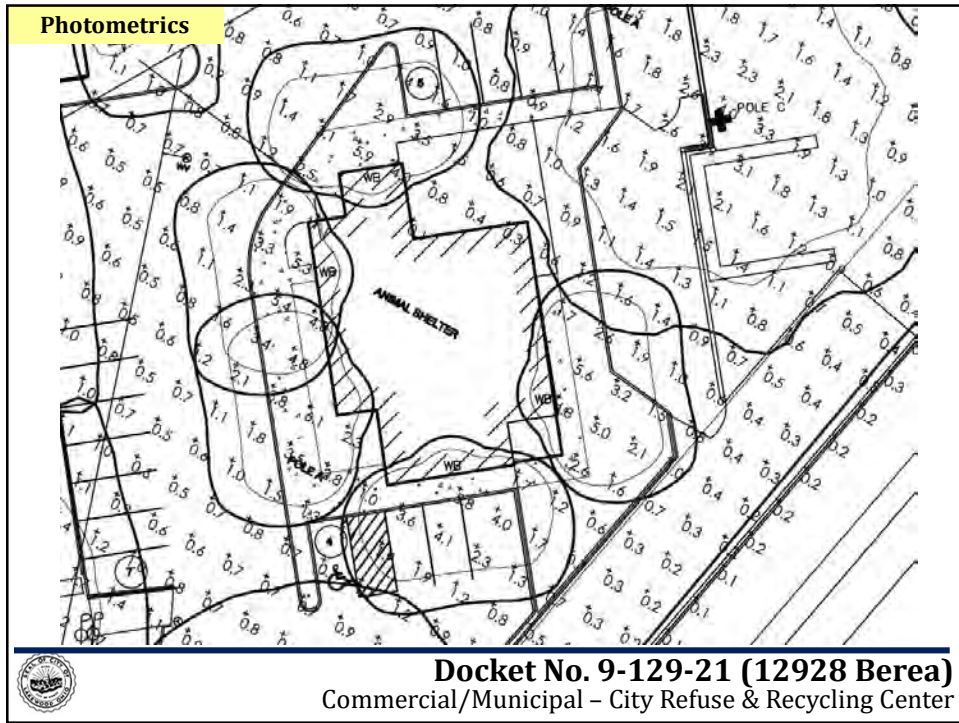
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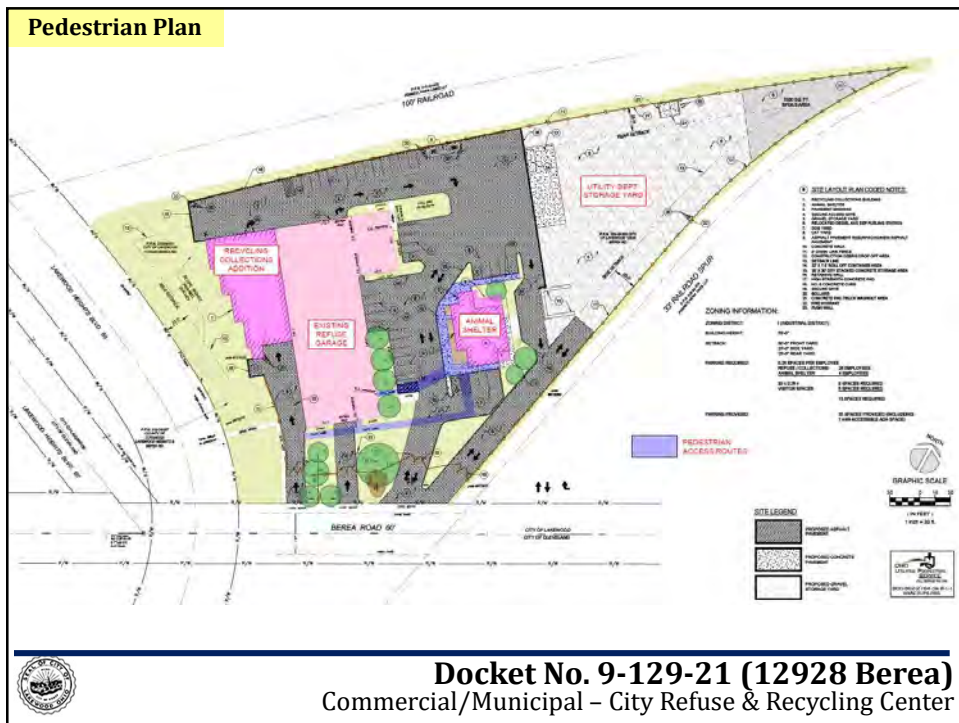
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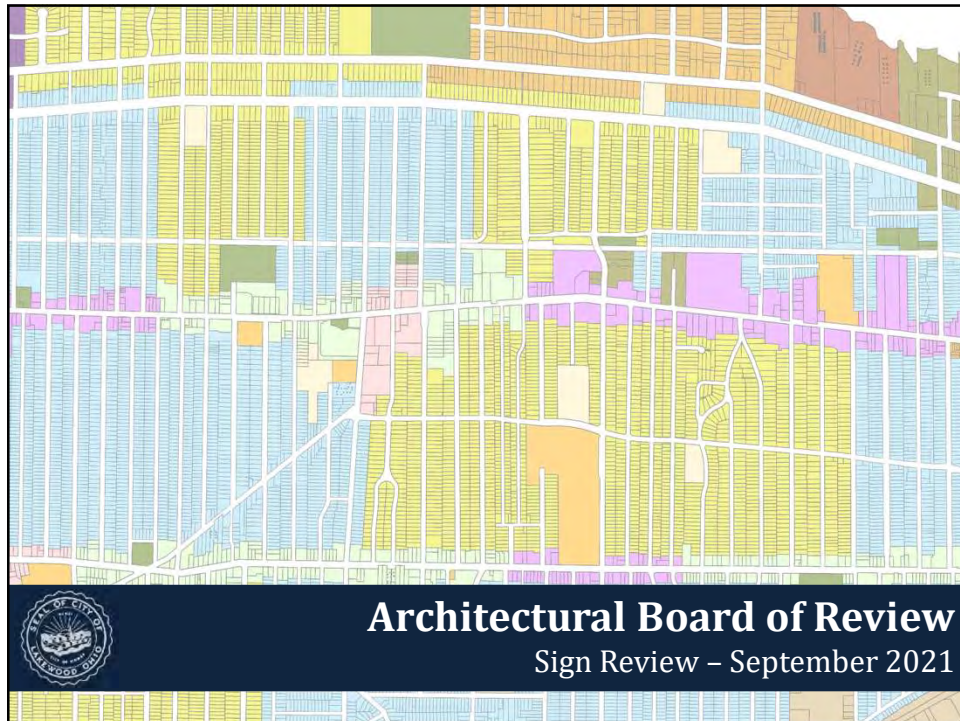
190



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Applicant proposes installation of three (two internally-illuminated) signs in C2 District.

City Notes:

- Storefront 35.25 ft...maximum allowable sign area of 53 ft²
- Front façade: one wall (46.2 ft²) and one projection sign (4.9 ft² each) with update to existing awnings
- Proposal also includes one wall sign (12.5 ft²) on rear of building, visible only from Municipal Lot "C"

Docket No. 9-130-21 (15012 Detroit)
Sign - Dave's Hot Chicken
Skip Collins

194


1329.05 DESIGN STANDARDS
 ...designed to be compatible in character and style with regard to materials, color and size of the building, other signs designed or located on the same building, and other signs adjoining buildings in order to produce an overall unified effect, and in accordance with the standards set forth in this section...

- **Continuity.** Signs shall be considered in relationship to their surrounding environment and, if seen in series, should have a continuity of design.
- **Style and Color.** The style of a sign shall be generally consistent throughout the particular building or block involved; the color of signs shall be a component of the color of the building facade and the total number of colors on a sign shall be limited to four unless otherwise permitted by the Board of Building Standards.
- **Lettering.** The lettering on a sign shall be large enough to be easily read, but not overly large or out of scale with the building upon which it is placed. An excessive amount of information on signs, where visual clutter could create a potential safety hazard to motorists or pedestrians, shall not be permitted.
- **Materials.** Signs shall be fabricated on and of materials which are of high quality, high durability and complementary to the building of which they become a part.

1329.06 ILLUMINATION OF SIGNS
 ...shall be shielded from all adjacent buildings and streets and shall not be of such brightness so as to cause glare hazardous to pedestrians or motorists or so as to cause reasonable objection from adjacent residential districts...

1329.09 SIGNS: COMMERCIAL


- **Projecting signs.** May be permitted in cases where innovative design is demonstrated and where no potential safety hazard to motorists or pedestrians is created...
- **Window signs.** ...shall be equal to or less than 15% of the total storefront window area square footage.
- **Side and rear entrances.** In cases where the office or business building has an entrance from the side street of a corner lot or has a back entrance from a parking lot open to the public, additional sign area equal to twenty-five percent (25%) of that permitted on the front of the building may be used over such entrance.




Docket No. 9-130-21 (15012 Detroit)
 Sign – Dave’s Hot Chicken

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Current Conditions



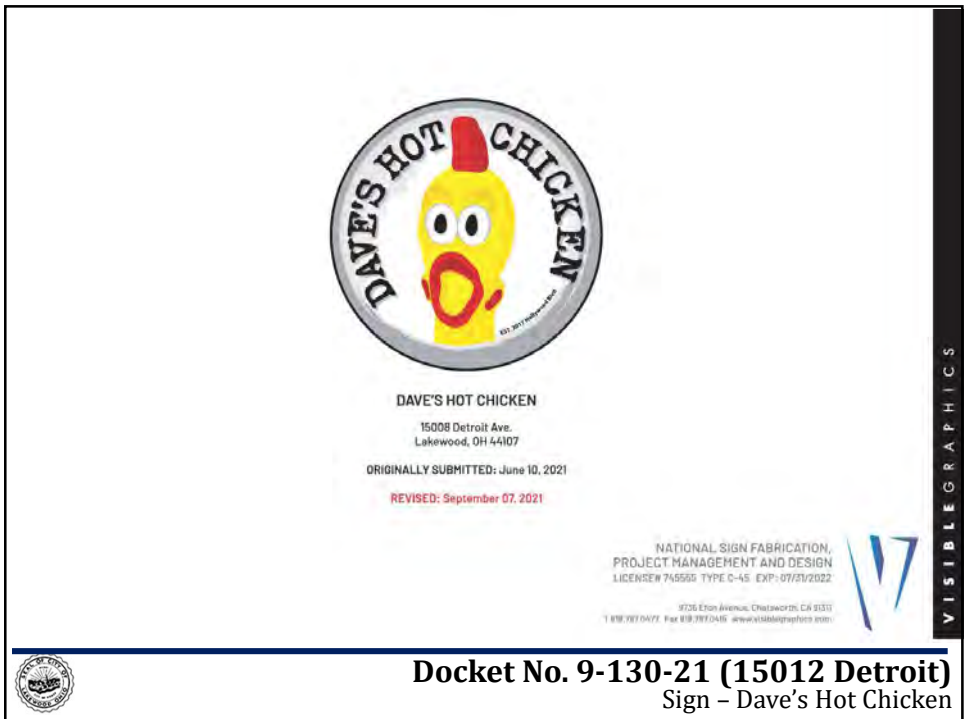


Docket No. 9-130-21 (15012 Detroit)
 Sign – Dave’s Hot Chicken

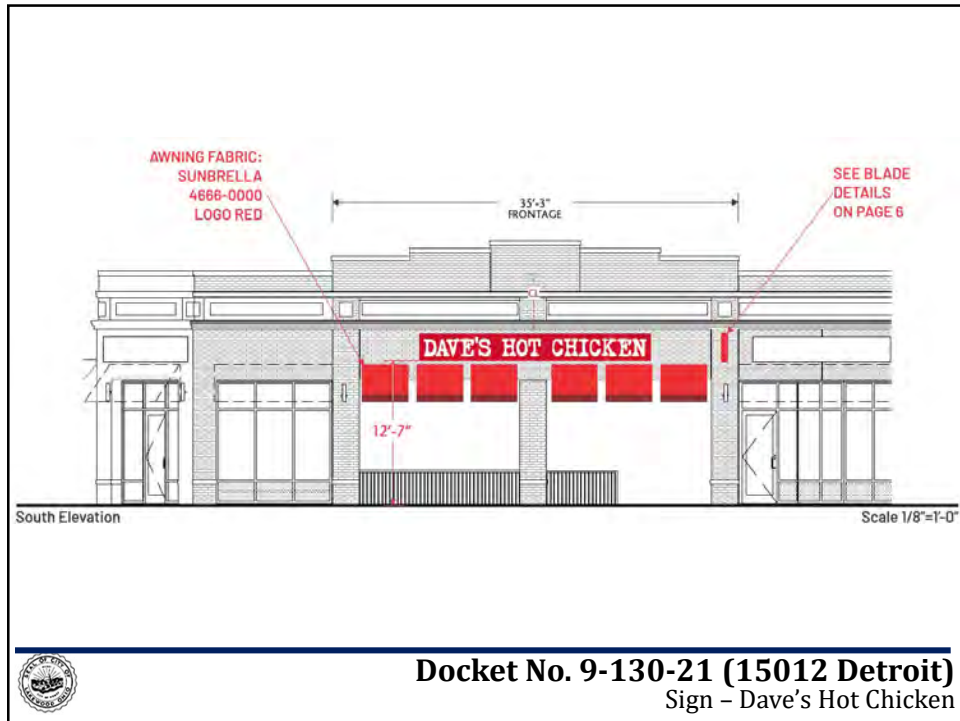
196



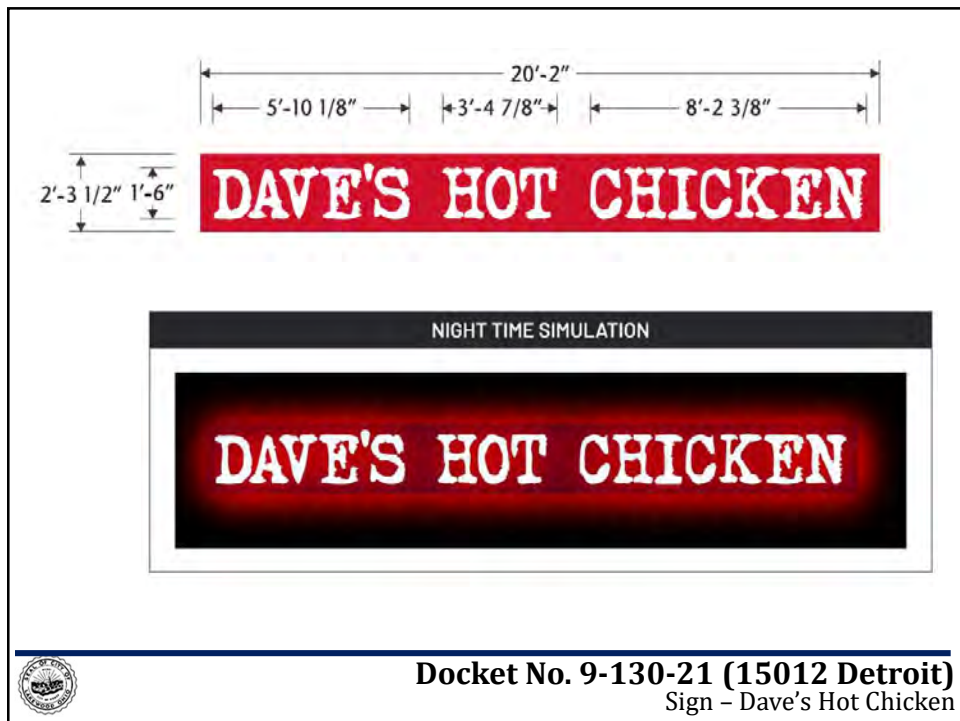
197



198



201



202

BLADE
Measurements

Proposed Circular Footage = 4.31 Sq. Ft.

COLOR KEY
 WHITE
 PMS 186-C
 BLACK
 DIGITALLY PRINTED VINYL

SIDE VIEW DETAIL
 COUNTERSINK SCREWS, PIM RETAINERS
 1" TRIM CAP, PAINTED TO MATCH RETURNS
 LOW VOLTAGE PRINCIPAL 6000K WHITE LEDS
 5/8" TOGGLEAS
 .095 ALUMINUM RETURNS, PAINTED PMS 186 C
 6" X 6" X 1/4" ALUMINUM PLATE, PAINTED BLACK
 3" SQ. ALUMINUM TUBE SUPPORT, PAINTED BLACK
 20A CIRCUIT AT 120 V POWER FEED (PROVIDED BY OTHERS)
 1/2" THICK 47328 WHITE ACRYLIC WITH DIGITALLY PRINTED VINYL
 12V DC LED POWER TRANSFORMER W/ DISCONNECT SWITCH AS REQUIRED
 1/4" DRAIN/WEEP HOLE WITH LIGHT BAFFLE
 DOUBLE-FACED INTERNALLY ILLUMINATED BLADE

Night Time Simulation

Docket No. 9-130-21 (15012 Detroit)
Sign – Dave's Hot Chicken

203

COLOR KEY
 WHITE
 PMS 186-C
 DIGITALLY PRINTED VINYL

SIDE VIEW DETAILS (NITS)
 WALL
 #8 SCREW, PAINTED TO MATCH TRIM CAP
 1/4" BOLTS WITH ALLEGATOR ANCHORS
 BOLTS SEALED WITH SILICONE
 ALUMINUM BACK
 3/16" WHITE ACRYLIC FACE
 .063 ALUMINUM RETURNS, PAINTED PMS 186 C
 1" TRIM CAP, PAINTED TO MATCH RETURNS
 NON ILLUMINATED ROUND CHANNEL LOGO

Scale 3/32"=1'-0"

Docket No. 9-130-21 (15012 Detroit)
Sign – Dave's Hot Chicken

204

Other Locations - Example



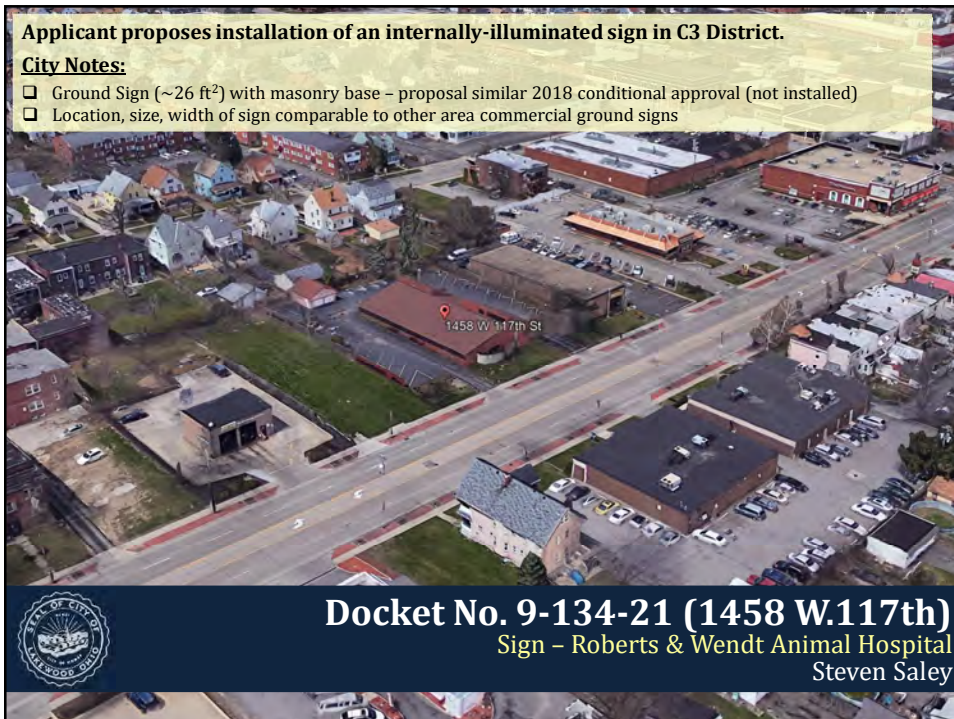
Docket No. 9-130-21 (15012 Detroit)
Sign - Dave's Hot Chicken

205

Applicant proposes installation of an internally-illuminated sign in C3 District.

City Notes:

- Ground Sign (~26 ft²) with masonry base – proposal similar 2018 conditional approval (not installed)
- Location, size, width of sign comparable to other area commercial ground signs



Docket No. 9-134-21 (1458 W.117th)
Sign - Roberts & Wendt Animal Hospital
Steven Saley

206

1329.05 DESIGN STANDARDS

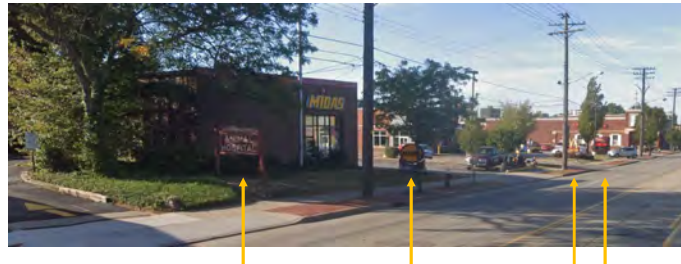
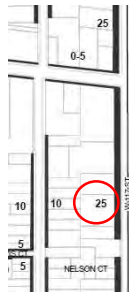
- Ground Signs.
 - Shall not extend higher than ten feet above the finished grade.
 - Ground signs shall not be located within the required front and side yards unless approved by BBS...
 - Base of ground sign shall be required to have landscaping as approved by BBS...

1329.06 ILLUMINATION OF SIGNS

...shall be shielded from all adjacent buildings and streets and shall not be of such brightness so as to cause glare hazardous to pedestrians or motorists or so as to cause reasonable objection from adjacent residential districts...

1329.09 SIGNS: COMMERCIAL

- Ground signs. One ground sign **not to exceed forty square feet in area** and the top of the sign shall **not exceed ten feet in height above the sidewalk grade** and shall not be located within required front and side yard setbacks unless approved by the Board of Building Standards.



Docket No. 9-134-21 (1458 W.117th)
Sign – Roberts & Wendt Animal Hospital

207

Current Conditions



Docket No. 9-134-21 (1458 W.117th)
Sign – Roberts & Wendt Animal Hospital

208

80"x48"x12" double faced contoured cabinet with routed aluminum face backed with polycarbonate that has translucent vinyl applied

W 117th St W 117th St W 117th St

N S

66' (7.92')

108'

389'

389'

124'

26' (3.12')

Roberts & Wendt Animal Hospital

Project: Robert & Wendts Animal Hospital Project location: 1458 W 117th Street Contact person: A. Faulkner

Sign & Image

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Docket No. 9-134-21 (1458 W.117th)
Sign – Roberts & Wendt Animal Hospital

209

80"x48"x12" double faced contoured cabinet with routed aluminum face backed with polycarbonate that has translucent vinyl applied

ROBERTS & WENDT
ANIMAL HOSPITAL

Project: Robert & Wendts Animal Hospital Project location: 1458 W 117th Street Contact person: A. Faulkner

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Docket No. 9-134-21 (1458 W.117th)
Sign – Roberts & Wendt Animal Hospital

210

80"x48"x12" double faced contoured cabinet with routed aluminum face backed with polycarbonate that has translucent vinyl applied

Project: Robert & Wendts Animal Hospital Project location: 1458 W 117th Street Contact person: A. Faulkner

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Docket No. 9-134-21 (1458 W.117th)
Sign - Roberts & Wendt Animal Hospital

211

80"x48"x12" double faced contoured cabinet with routed aluminum face backed with polycarbonate that has translucent vinyl applied

Project: Robert & Wendts Animal Hospital Project location: 1458 W 117th Street Contact person: A. Faulkner

Sign & Image

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Docket No. 9-134-21 (1458 W.117th)
Sign - Roberts & Wendt Animal Hospital

212

80"x48"x12" double faced contoured cabinet with routed aluminum face backed with polycarbonate that has translucent vinyl applied

Project: Robert & Wendts Animal Hospital Project location: 1458 W 117th Street Contact person: A. Faulkner

Sign & Image

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Docket No. 9-134-21 (1458 W.117th)
Sign – Roberts & Wendt Animal Hospital

213

80"x48"x12" double faced contoured cabinet with routed aluminum face backed with polycarbonate that has translucent vinyl applied

Project: Robert & Wendts Animal Hospital Project location: 1458 W 117th Street Contact person: A. Faulkner

Sign & Image

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Docket No. 9-134-21 (1458 W.117th)
Sign – Roberts & Wendt Animal Hospital

214

Past Approval

10. Docket No. 09-102-18 1458 West 117th Street
Roberts & Wendt Animal Hospital

() Approve Mark Balin
 () Deny Diamond Signs & Graphics
 () Defer 4516 Renaissance Parkway
Cleveland, Ohio 44128

Applicant proposes the installation of a new posts and sign panel. This item was deferred from the September meeting.

Mike Hem, Practice Manager for Roberts & Wendt was present to explain the revisions.


The members said the columns and sign were too large. It was suggested to use a brick base in lieu of columns and add white below the green base of the sign.

Public comment was closed. Administrative staff suggested conditional approval.

A motion was made by Mr. Robar, seconded by Mr. Maniet to **APPROVE** with the following condition(s):

- 24" base brick masonry with 2" stone/masonry cap.
- 4' high sign panel.
- White band at base of the sign.
- Maximum height is 78" (six feet, four inches).
- Panel width is 96".

All of the members voting yes, the motion passed.



Docket No. 9-134-21 (1458 W.117th)
Sign – Roberts & Wendt Animal Hospital

215

Applicant proposes installation of three internally-illuminated signs in C3 District.

City Notes:

- Branding update to existing signage; net reduction in signage area
- Proposal includes two wall signs and refacing of existing cabinet/pole sign.




Deferral Requested




Docket No. 9-136-21 (14100 Detroit)
Sign – Giant Eagle
Steve Bres


216



SITE PLAN



SCHEDULE	
S2	48" GIANT EAGLE LETTERS 1.8000
S2a	48" GIANT EAGLE STACKED LETTERS 1.8000
S5	PYLON 3.8000




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Allentown, PA 18601
P: 814.949.8297
F: 814.949.8293
blairimage.com

PROJECT INFORMATION


CLIENT: Giant Eagle
ADDRESS: 14100 Detroit Ave., Lakewood, OH 44137
PROJECT NO: 219-001
SHEET: 01
DATE: 02-04-2020
APP: AD-00000000-000
STATUS: APPROVAL

REVISION

 **CUSTOMER INITIALS**

Initials: _____

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Docket No. 9-136-21 (14100 Detroit)
Sign - Giant Eagle

217



S2a

48" GIANT EAGLE CHANNEL LETTERS - STACKED - PHOTO OVERLAY



EXISTING SIGNAGE
DIMENSIONS - 8'-6" H x 23'-4" W
EXISTING SIGN SQ FT: 198.3



PROPOSED SIGNAGE
DIMENSIONS - 12'-4 7/16" H x 13'-6 11/16" W
PROPOSED SIGN SQ FT: 88



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Allentown, PA 18601
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F: 814.949.8293
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PROJECT INFORMATION

CLIENT: Giant Eagle
ADDRESS: 14100 Detroit Ave., Lakewood, OH 44137
PROJECT NO: 219-001
SHEET: 01
DATE: 02-04-2020
APP: AD-00000000-000
STATUS: APPROVAL

REVISION

 **CUSTOMER INITIALS**

Initials: _____

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Docket No. 9-136-21 (14100 Detroit)
Sign - Giant Eagle

218

S2a 48" GIANT EAGLE CHANNEL LETTERS - STACKED - PHOTO OVERLAY

EXISTING SQ FOOTAGE (EKAFT) 000.00 PROPOSED SQ FOOTAGE (EKAFT) 88

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Allentown, PA 18601
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F: 814.949.8293
blairimage.com

PROJECT INFORMATION
CLIENT: Giant Eagle
PROJECT: 14100 Daniel Ave, Lakewood, OH 44137
SHEET: 001
DATE: 2/19/2021
DRAWN BY: AD-AMPROS/MB
CHECKED BY: TAC/2021
APPROVAL:

REVISION

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STACKED GIANT EAGLE LOGO - CHANNEL LETTERS

LEAF SECTION DETAIL

GIANT EAGLE SECTION DETAIL

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Docket No. 9-136-21 (14100 Detroit)
Sign - Giant Eagle

219

S2 48" GIANT EAGLE CHANNEL LETTERS - PHOTO OVERLAY

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PROJECT INFORMATION
CLIENT: Giant Eagle
PROJECT: 14100 Daniel Ave, Lakewood, OH 44137
SHEET: 001
DATE: 2/19/2021
DRAWN BY: AD-AMPROS/MB
CHECKED BY: TAC/2021
APPROVAL:

REVISION

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Page 9 of 14

EXISTING SIGNAGE
DIMENSIONS - 4'-0" H x 49'-0" W
EXISTING SIGN SQ FT: 199

PROPOSED SIGNAGE
DIMENSIONS - 9'-10 13/16" H x 28'-9 7/16" W
PROPOSED SIGN SQ FT: 78.9

Docket No. 9-136-21 (14100 Detroit)
Sign - Giant Eagle

220

S5 GIANT EAGLE PYLON - DETAIL
QTY: 2

EXISTING SQ FOOTAGE (BON)	PROPOSED SQ FOOTAGE (BON)
33.7	33.7
EXISTING SQ FOOTAGE (EXACT)	PROPOSED SQ FOOTAGE (EXACT)
000.00	000.00

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Altoona, PA 16601
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PROJECT INFORMATION
 CLIENT: Giant Eagle
 ADDRESS: 14100 Detroit Ave., Lakewood, OH 44137
 CITY: Lakewood
 STATE: OH
 ZIP: 44137
 COUNTY: Cuyahoga
 PROJECT NO: 14100DET01001
 APPROVAL: APPROVAL

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CUSTOMER INITIALS

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10'-0 1/2" VISUAL OPENING

3'-4 1/4" VISUAL OPENING

giant eagle
pharmacy

FRONT ELEVATION
NOT TO SCALE

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Docket No. 9-136-21 (14100 Detroit)
Sign - Giant Eagle

223

blair GIANT EAGLE - ADDITIONAL SITE PHOTOS

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Altoona, PA 16601
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F: 814.949.8293
blairimage.com

PROJECT INFORMATION
 CLIENT: Giant Eagle
 ADDRESS: 14100 Detroit Ave., Lakewood, OH 44137
 CITY: Lakewood
 STATE: OH
 ZIP: 44137
 COUNTY: Cuyahoga
 PROJECT NO: 14100DET01001
 APPROVAL: APPROVAL

REVISION

CUSTOMER INITIALS

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EXISTING SIGNAGE: GIANT EAGLE
DIMENSIONS - 8'-6" H x 23'-4" W
EXISTING SIGN SQ FT: 196.3

EXISTING SIGNAGE: CURBSIDE EXPRESS
DIMENSIONS - 1'-1 1/2" H x 17'-2 1/2" W
EXISTING SIGN SQ FT: 19.4

EXISTING SIGNAGE: PHARMACY
DIMENSIONS - 1'-6 1/2" H x 12'-7 5/8" W
EXISTING SIGN SQ FT: 19.5

EXISTING SIGNAGE: Kmart
DIMENSIONS - 2'-5" H x 12'-4" W
EXISTING SIGN SQ FT: 29.8

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Docket No. 9-136-21 (14100 Detroit)
Sign - Giant Eagle

224

blair GIANT EAGLE - ADDITIONAL SITE PHOTOS

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F: 814.949.8293
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PROJECT INFORMATION

CLIENT: Giant Eagle
ADDRESS: 14100 Grand Ave, Lakewood, OH 44122
PROJECT NUMBER: 9-136-21
DATE: 2-15-2021
DRAWN BY: AAA
CHECKED BY: AD-0802000-AR
APPROVED: [Signature]

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CUSTOMER INITIALS

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Page 14 of 14

EXISTING SIGNAGE
DIMENSIONS - 4'-0" H x 3'-0" W
EXISTING SIGN SQ FT: 12

EXISTING SIGNAGE
DIMENSIONS - 4'-0" H x 3'-0" W
EXISTING SIGN SQ FT: 12

EXISTING SIGNAGE
DIMENSIONS - 3'-0" H x 2'-0" W
EXISTING SIGN SQ FT: 6

EXISTING SIGNAGE
DIMENSIONS - 1'-11 3/4" H x 1'-11 3/4" W
EXISTING SIGN SQ FT: 4

EXISTING SIGNAGE
DIMENSIONS - 2'-0" H x 2'-0" W
EXISTING SIGN SQ FT: 4

EXISTING SIGNAGE
DIMENSIONS - 1'-0" H x 1'-0" W
EXISTING SIGN SQ FT: 1.5

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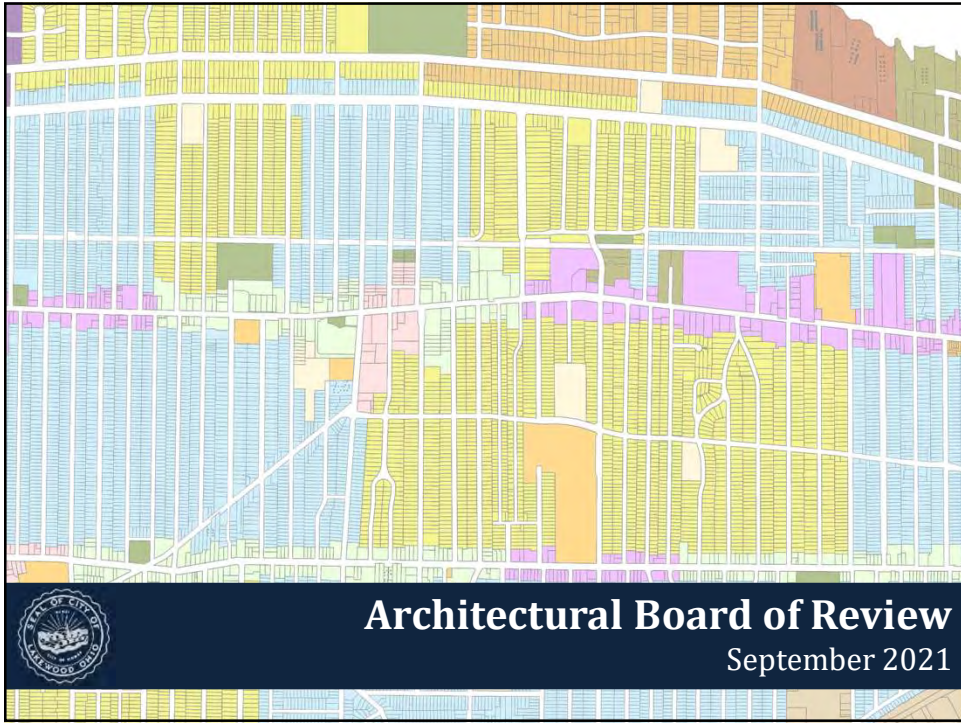
Docket No. 9-136-21 (14100 Detroit)
Sign - Giant Eagle

225

1329.06 ILLUMINATION OF SIGNS
...shall be shielded from all adjacent buildings and streets and shall not be of such brightness so as to cause glare hazardous to pedestrians or motorists or so as to cause reasonable objection from adjacent residential districts...

Docket No. 9-136-21 (14100 Detroit)
Sign - Giant Eagle

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