

**MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
SEPTEMBER 10, 2020 at 5:30 P.M.
REMOTE MEETING
RECORDED**

Under the orders of the Governor and Director of Health of Ohio, the Board of Building Standards / Architectural Board of Review / Sign Review will meet remotely until further notice.

The September 10, 2020 remote meeting information will be posted by 3:30 PM the day of the meeting at <http://www.onelakewood.com/accordions/architectural-board-of-review-board-of-building-standards-sign-review-board/>

1. Roll Call

Board Members

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

Others

David Baas, City Planner, Board Secretary
Allison Hennie, Urban Designer
Shawn Leininger, Director, Planning & Development
Christopher Parmelee, Asst. Building Comm.
Mark Papke, City Engineer

2. Approve the minutes of the August 13, 2020 Meeting

A motion was made by Rob Donaldson, seconded by Mr. Waddell to **APPROVE** the August 13, 2020 meeting minutes. Mr. Donaldson, Mr. Grambort, Mr. Maniet, Mr. Waddell voting yea, and Ms. Haney abstaining, the motion passed.

3. Opening Remarks

Administrative staff ("staff") read Opening Remarks and Remote Meeting Procedures into record.

Items 16, 17, 18, 19, 20, 21, *23 and *24 were Summary Approved at the pre-review meeting on September 3, 2020. A motion and a second are needed for approval.

**SUMMARY APPROVED
SIGN REVIEW**

16. **Docket No. 09-90-20**

**12504 Detroit Avenue
T-Mobile**

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

Sam Costiuc
Signarama - Mayfield
731 Beta Drive
Mayfield, Ohio 44143

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

of OCT 08 2020 meeting.


CHAIRMAN

Applicant proposes replacement of face lit channel letters and existing pole sign. (Page 109)

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

17. **Docket No. 09-91-20** **16207 Detroit Avenue**
Rite Aid

Approve
 Deny
 Defer

Taylor Strobl
SignArt, Inc.
5757 E. Cork St.
Kalamazoo, MI 49048

Applicant proposes the installation of replacement signage. (Page 116)

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

18. **Docket No. 09-92-20** **14423 Detroit Avenue**
Vintage India

Approve
 Deny
 Defer

Shawn Warren
Erie Design
16504 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes the installation of one double faced projecting sign suspended from an existing pole. (Page 141)

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

19. **Docket No. 09-93-20** **14398 Detroit Avenue**
Avenue Home

Approve
 Deny
 Defer

Mark Hannah
L3 Sign & Image/Dynamic Sign Co.
8059 Lewis Road, #308
Berea, Ohio 44017

Applicant proposes the removal of existing signage and the installation of an internally lit cabinet sign. (Page 144)

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

20. **Docket No. 09-94-20** **15006 Detroit Avenue**
Cycle Fly

- Approve
- Deny
- Defer

Mark Hannah
L3 Sign & Image/Dynamic Sign Co.
8059 Lewis Road, #308
Berea, Ohio 44017

Applicant proposes to remove an existing sign and the installation of an internally lit cabinet sign.
(Page 146)

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

21. **Docket No. 09-95-20** **17106 Detroit Avenue**
Blue Ridge Media Co.

- Approve
- Deny
- Defer

Mark Hannah
L3 Sign & Image/Dynamic Sign Co.
8059 Lewis Road, #308
Berea, Ohio 44017

Applicant proposes signage in the sign board for a new business. (Page 150)

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

23. **Docket No. 09-97-20** **13609 Detroit Avenue**
WIZE GUYZ

- Approve
- Deny
- Defer

Jeries Eadeh
1291 Cook Avenue
Lakewood, Ohio 44107

Applicant proposes signage for a barber shop. (Page 157)

*Condition: Limit window graphics to just business name (on left side) and phone number (on right side) to reduce duplicity and better conform with existing adjacent storefronts.

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

- Limit window graphics to just business name (on left side) and phone number (on right side) to reduce duplicity and better conform with existing adjacent storefronts.

All the members voting, the motion passed.

24. **Docket No. 09-98-20** **15612 Detroit Avenue**
Lakewood Plant Co.

- Approve
- Deny

Dan Gifford
Lakewood Plant Co.

() Defer

15612 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes signage for an existing business. (Page 159)

*Condition 1: Center blade sign in the open bay/panel above door, at similar height to existing/adjacent Beat Cycles sign.

*Condition 2: Submit mounting bracket for administrative review/approval.

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

- Center blade sign in the open bay/panel above door, at similar height to existing/adjacent Beat Cycles sign.
- Submit mounting bracket for administrative review/approval.

All the members voting, the motion passed.

COMMUNICATION

**4. Docket No. 09-101-20
Detroit-Sloane Corridor Gateway Project**

Boulevard Studios and Osborn Engineering, will present the streetscape improvements as part of the Detroit-Sloane Corridor Gateway project. (Page 7)

Shawn Leininger, P&D Director, provided a brief summary. Chris Meske, PLA, LEED AP, Boulevard Studios LLC, Osborn Team member Bonnie Teeuwen, PE Project Manager, Sean McDermott, Chief Design Officer, Cleveland MetroParks were present to explain the details of the project such as landscaping material, planters, benches, paver crosswalks, areas for public art, bike path, much more. The ABR members (“members”) suggested low maintenance grasses, asked for specificity regarding the public art, the gateway concept at present was underwhelming, needed integration of existing pavers and surrounding area into the new concept. Administrative staff (“staff”) relayed e-mails that had been received prior to the meeting, in addition to chat comment comments and questions. Public comment was taken. There majority of the public’s concern was about the cut-through traffic onto Mathews Avenue. No motion was made by the members.

**REQUEST FOR MODIFICATIONS
ARCHITECTURAL BOARD OF REVIEW**

5. Docket No. 07-61-20 R 1193 Ethel Avenue

- () Approve Marcus Effner
- () Deny 1193 Ethel Avenue
- () Defer Lakewood, Ohio 44107

Applicant requests modifications to a front porch rebuild; the proposal was approved at the July 10, 2020 meeting. (Page 24)

Staff provided a brief introduction. The members liked the proposal, asked for details about the foundation, retaining wall, plantings. Public comment was taken, there were no chat or e-mails.

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

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

6. **Docket No. 01-02-20*** **R** **1464 Riverside Drive**

- Approve
- Deny
- Defer

Linda Fredrickson, President
Judehome LLC
2234 Warren Road
Lakewood, Ohio 44107

Applicant proposes the demolition of a single-family home in order to construct of a new home.
(Page 37)

Staff advised the members the applicant requested a deferral.

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

7. **Docket No. 08-75-20** **R** **1622 Victoria Avenue**

- Approve
- Deny
- Defer

Bob Bloomer
Better Homes Construction
4115 W. 210th Street
Fairview Park, Ohio 44126

Applicant proposes the removal of front and rear, upper and lower level porches and replace with enclosed ones. (Page 38)

Staff advised the members the applicant requested a deferral.

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

8. **Docket No. 08-78-20*** **C** **13428 Madison Avenue**
United Reader Services

- Approve
- Deny
- Defer

James Ptacek
Larsen Architects
12506 Edgewater Drive, Suite 10
Lakewood, Ohio 44107

Applicant proposes the removal of front lobby of funeral home and construction of a new retail storefront addition to existing funeral home. (Page 39)

Staff advised the members that the applicant requested a deferral originally and then decided to withdraw the request.

No motion was required from the members.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

9. **Docket No. 09-84-20** **R** **1313 Giel Avenue**

<input type="checkbox"/> Approve	Jeffrey Foster
<input type="checkbox"/> Deny	Payto Architects
<input type="checkbox"/> Defer	1220 W. 6 th Street, Suite 405
	Cleveland, Ohio 44113

Applicant proposes an addition to the north side of an existing home. (Page 41)

Staff provided a brief introduction. Jeffrey Foster, Payto Architects and Jeff Sierputowski, applicant were present to explain the request. The members liked the addition but questioned why there were no windows on the north elevation; Mr. Sierputowski stated the neighbor to the north did not oppose the proposal. It was confirmed the windows sills would be black. Public comment was closed as no one addressed the item, there were no chats or e-mails.

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

10. **Docket No. 09-85-20** **R** **2253 Warren Road**

<input type="checkbox"/> Approve	Tyler Lombardo
<input type="checkbox"/> Deny	20202 Center Ridge Road
<input type="checkbox"/> Defer	Rocky River, Ohio 44116

Applicant proposes to replace a brick front porch. (Page 44)

Staff provided a brief introduction. Tyler Lombardo, applicant was present to explain the request. the members liked the amended proposal and said the applicant was not to side the brick columns. There were no chats or e-mails. Public comment was closed as no one addressed the item.

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

- The columns above the brick piers are wood, not sided.

All the members voting yea, the motion passed.

11. **Docket No. 09-86-20** **R** **17450 Shaw Avenue**

<input type="checkbox"/> Approve	Charles McGettrick
<input type="checkbox"/> Deny	C.A. McGettrick, LLC
<input type="checkbox"/> Defer	14551 Madison Avenue

Applicant proposes the construction of a new single-family residence on a city-owned lot. (Page 58)

Staff provided a brief introduction. Charles McGettrick, applicant was present to explain the request. The members liked the proposal, appreciated the ADA style, asked about the trim of the side windows. Staff relayed the comments of an e-mail. Public comment was taken. The members asked about the tree complaint; it had been referred to the Law Department. The applicant said the lack of a large front porch and lack of a basement were within ADA requirements; there was a variety of architectural home styles on the street. There were no further comments from the members, staff supported the proposal.

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

12.	Docket No. 09-87-20	R	1384 Gladys Avenue
	<input type="checkbox"/> Approve		Samuel Januszewski
	<input type="checkbox"/> Deny		4202 Ellison Road
	<input type="checkbox"/> Defer		South Euclid, Ohio 44121

Applicant proposes the renovation of a front porch and mudroom. (Page 74)

Staff provided a brief introduction. Samuel Januszewski, applicant was present to explain the request. The members asked if the columns would be tapered, the members wanted more detailed and precise renderings – a number of items were missing. Discussion ensued between the members and staff about plans submissions. The metal railings would remain and be painted white. The members wanted tapered columns trimmed, double 2x4s on top and bottom of the porch railing, a 10" PVC board to cover under the porch deck, asked about the materials of the vestibule/mudroom (same windows, French door with frosted glass – custom built, same size as original door). There was discussion about approving the proposal for the decking and tapered columns with column capitals to match that of the neighboring house; the applicant would return with detailed renderings: railing proposal along with a cut sheet of the front door and materials. There were no chats or e-mails. Public comment was closed as no one addressed the item.

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

- Approve the deck as presented.
- Tapered columns are trimmed with capitals to match the neighboring home.
- Return with detailed drawings of the railing system, cut sheet of the front door, materials of the vestibule.

All the members voting yea, the motion passed.

13.	Docket No. 09-88-20	R	15710 Lake Avenue
	<input type="checkbox"/> Approve		Marcus Graham
	<input type="checkbox"/> Deny		15710 Lake Avenue
	<input type="checkbox"/> Defer		Lakewood, Ohio 44107

Applicant proposes the rebuild of a front porch, retaining its historical integrity. (Page 76)

Staff provided a brief introduction. Marcus Graham, applicant was present to explain the request. The members liked the proposal; it exhibited was a lot of detail and research. There were no chats or e-mails. Public comment was closed as no one addressed the item.

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

14. **Docket No. 09-102-20** **R** **16908 Fischer Road**
- () Approve Robert E. Round
() Deny Patio Rooms Corp
() Defer 1690 E. Waterloo Road
Akron, Ohio 44306

Applicant proposes the enclosure of a front porch. (Page 89)

Staff advised the members the applicant requested a deferral.

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

SIGN REVIEW

15. **Docket No. 09-89-20** **12500 Edgewater Drive**
Waterford Condominiums
- () Approve Sam Costiuc
() Deny Signarama - Mayfield
() Defer 731 Beta Drive
Mayfield, Ohio 44143

Applicant proposes a monument sign. (Page 105)

Staff provided a brief introduction. Sam Costiuc, applicant, and Brian (last name inaudible), Vice President of the Board of Directors for the Waterford Condominium Association, were present to explain the request. The members asked if the stone would be anywhere else on the property, asked for location of the entrance bay in relationship to the sign; the members had no objections. There were no chats or e-mails. Public comment was closed as no one addressed the item.

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

22. **Docket No. 09-96-20** **12511 Detroit Avenue**
Polar Market
- () Approve Shadi Almikdad
() Deny Neon Signs
() Defer 10505 Berea Road
Cleveland, Ohio 44102

Applicant proposes an led channel letter sign on roof of building, and a cabinet box mounted on an existing pole for a new business. (Page 152)

Staff provided a brief introduction; staff supported the wall sign but not the cabinet sign (exceeded the maximum allowable). Shadi Almikdad, applicant was present to explain the request. The members agreed with the staff, said the building sign looked good but not the cabinet sign. Public comment was closed as no one addressed the item. There were no chats or e-mails.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE the wall sign only** as submitted (not the cabinet sign). All the members voting yea, the motion passed.

COMMUNICATION

25. **Docket No. 09-99-20**
Warren Road / Madison Avenue Intersection Public Art

LakewoodAlive, in partnership with the City of Lakewood, will present the utility box street art at the southeast corner of Warren and Madison. (Page 161)

26. **Docket No. 09-100-20**
Spectacular Vernacular

Select projects from the 2020 Spectacular Vernacular applications (a public art grant program) will be presented by the artists. (Page 164)

Rob Donaldson, LakewoodAlive and Allison Hennie, Urban Designer provided specifics about Docket No 09-99-20 and Docket No. 09-100-20. The members liked the concepts/presentations.

ADJOURN

A motion was made by Ms. Haney, seconded by Mr. Waddell to **ADJOURN** the meeting at 7:56 P.M. All the members voting yea, the motion passed.

Signature

Date

Johanna Schwarz

From: David Baas
Sent: Thursday, September 10, 2020 3:39 PM
To: Johanna Schwarz
Subject: FW: 13428 Madison Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Withdrawal of the 13428 Madison ABR item – commercial storefront addition.

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

From: James Ptacek <jptacek@larsenarchitects.com>
Sent: Thursday, September 10, 2020 3:34 PM
To: David Baas <David.Baas@lakewoodoh.net>
Subject: re: 13428 Madison Avenue

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Dave –

Based on current conversations with the ownership – we would respectfully request withdrawing the submittal for consideration by the ABR for their previously proposed new retail building along Madison Avenue.

Thanks to you and the board for your help, consideration and assistance.

JP

Jim “JP” Ptacek – AIA / LEED AP
Principal

 **LARSEN ARCHITECTS**
12506 Edgewater Drive - Suite 10
Lakewood, Ohio 44107
216.221.2350 t 216.221.5670 f

Johanna Schwarz

From: Jara Anton <jaraanton@gmail.com>
Sent: Wednesday, September 9, 2020 6:32 PM
To: Planning Dept
Subject: 1622 Victoria Hearing on Thursday...again

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

What to say about the people at 1622 that I haven't said in the last Public Notice or that I haven't emailed complaints about? Or that the homeowner hasn't spoken to the inspector about? Or that the neighbors have been asked to NOT DO and are DOING ANYWAY because they don't care?

The progress seems to be stalled, (or maybe this is just life now) as they are not addressing the giant holes or trenched up earth with all manner of pipes sticking out of it. They've chosen to "not concentrate" (their words) on the destroyed state of our driveway, as its piled with rocks, dirt, filthy water, ragged pipes sticking out at every turn. They CONTINUE to be in our driveway with their GIANT construction equipment---leaving long white scratches up and down the concrete, leaving black tread marks on the BRAND NEW APRON the City of Lakewood installed last summer. They have chosen to focus ONLY on the parts of the project that will benefit the family's convenience directly---like pouring the concrete so they don't have to park on the street. Why am I surprised. Your house is held up by two 2x4's so DEFINITELY focus on not being inconvenienced. Leave that for your neighbors. Also, please thank them for the COMPLETE TRASH HEAP that is their backyard. I'd send pics but it didn't matter last time, so I'll save myself the effort. It would be super cool to live next door to a home that didn't look like a haunted trap house with transient hobos squatting in it--but looks like Im not getting what I want today. It would be pretty rad to live next door to a home that didn't completely OVERTAKE YOUR DRIVEWAY in order to get their own vapid, pointless and outlandish construction done. Its been the roof, its been the foundation, its been this, its been that. And NOW, yes, please do make everyone's life a nightmare because you have convinced yourself that you ALL OF THE SUDDEN need a screened in porch and patio. AWESOME.

Our homeowner went down to the Building Office, spoke with the inspector and said **absolutely no more construction equipment in our driveway**---however it is clear that no one over there cares that the inspector confirmed no more equipment. Well. They were in our driveway today, leaving a fresh new batch of scratches and tired stains. So not only do I have a giant mud hole with ragged pipes sticking out, I have to back out over rocks, pipe shrapnel, debris of all manner. (Should I mention AGAIN that I had to buy two new tires because of their ill-fated roofing disaster?) We are NO closer to any type of progress on this home. It was torn apart with no real plan or permission from anyone. I honestly am unclear on why these public notices keep going out as its pretty clear that no one cares about what is happening over here. As referenced by the LITERAL 2x4's that are bolted together so the roof doesn't collapse, my confidence is low in whatever "safety" rules are in place. This family has AGAIN made summer unbearable, this time with **more** loud construction sounds and visible dust in the air. Cant open doors and windows when there's nothing but grinding, pounding, crushing, scraping. Just living inside of a terrible dust cloud.

So, I guess I did my part. Again. I'm telling the City about the janky, corner-cutting chaos that is happening next door. Just howling into the void, I suppose. But yes, please definitely keep allowing a group of people who are so happy to take all kinds of money from governmental programs to ruin everyone's lives because they suddenly need a CLOSED IN FRONT AND BACK PORCH. Cool, not only are our tax dollars paying for it, we paid for it with our summer and beyond. Because aint no way this will be done before the snow. There is NO way. So, maybe....the Spring? 2021? Will that be the end of it? Rhetorical, it will not be the end of it. Because there is literally no end in sight.

I have lived here for 4 years, I've never considered moving until these people have been non-stop ripping things down and leaving them destroyed. I have lived in Lakewood at varying times of my life for longer stretches. At this point, Im

wondering why. I am truly baffled at what I am witnessing. Perhaps Lakewood has grown too big to be beautiful anymore? Maybe just anything goes and the people who care about keeping things nice or respectable can just leave? If that is the message---LOUD AND CLEAR, Lakewood. It wouldn't be hard to find a comparable spot with much cheaper taxes. There used to be a cache about this city, living next door to these selfish, entitled, working the system jerk offs who think they know more than the City and the contractors---the bloom seems to be off that rose.

REALLY hoping anyone can help or even cares about this one.

Thanks again.

Jara Anton

Johanna Schwarz

From: Stacy Careccia <s.rawlings@sbcglobal.net>
Sent: Thursday, September 10, 2020 8:28 AM
To: Planning Dept
Subject: Detroit / Sloane Avenue Intersection

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I would like to ask/address 2 concerns about the project:

1. I live on Mathews Avenue in the short section from Detroit to Riverside. When we purchased this home back in 2001...we did so as they were at the time talking about the "Westend Project" and there was strong consideration of making our section of Mathews Avenue a dead end street at Detroit. We get so much speeding traffic especially on the weekend evenings from all the bars. Cars will zigzag off of Detroit to bypass those lights at Riverside or the light on Detroit by Harry Buffalo. Cars also circle our block several times to find parking for the current business establishments and use our first driveway as a turn-around. My concern now that Detroit is going down to one lane is going to make traffic even more congested and allow for more Cut-through traffic on our street. When people are coming from Rocky River and the light is red by Harry Buffalo and they don't want to sit in traffic they make a left down our street to cut through. It's also very dangerous as when we try exiting our street onto Detroit to go towards Rocky River and cars whip around that corner there's been several close calls. I am assuming a traffic study has already been done for this area and was wondering if they could or will consider making our street a dead end street at Detroit & Mathews. I really think this would cut down on the amount of traffic we get from the bars, the speeding from the parking lot down to Riverside every Friday & Saturday evening. It would quiet our street down I think tremendously from all of the local business. I would love to discuss my concerns with someone.

2. Hope to see the "green" structures that were put up on the corner of Detroit & Sloane (in front of Blackbird) leave this project. I have heard nothing but negative feedback on these since they were in stalled.

Thank you,
Stacy Careccia

Forbici Salon
15618 Detroit Avenue
Lakewood, Ohio 44107

216.227.0077

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.forbicisalon.net&c=E,1,EQ5EVizP7pnskMC4XJCgy9WJj3CjMw8iJoyvVoP0uCLJAOqY5TEvrtqCJNea74iAjRqbp3hLSRp4u6NvKtDSPkGxq2ns4rD9I6gwPce56FmOpaloQQ,,&typo=1>

Johanna Schwarz

From: Kate Barr <kblakewood1@gmail.com>
Sent: Thursday, September 10, 2020 11:22 AM
To: Planning Dept
Subject: Sloane Rd project

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

To whom it may concern,
I would like to ask/address my concerns about the Detroit-Sloane intersection project:

I have lived on Mathews Avenue, in the short section from Detroit to Riverside, for 3 years. I have two children (11 and 14). They enjoy playing outside with their friends, riding their bikes and scooters and having a lemonade and hot chocolate stand. My next door neighbors and their three young children have lived on the street since 2001. At the time that they bought their house, they did so as the city of Lakewood at that time, was talking about the "Westend Project" and there was strong consideration of making our section of **Mathews Avenue a dead end street at Detroit**. We get so much speeding traffic especially on the weekend evenings (Thursday-Sunday) from all the bars. Cars will zigzag off of Detroit to bypass the lights at Riverside or the light on Detroit by Harry Buffalo. Cars also circle our block several times to find parking for the current business establishments and use both of our driveways as a turn-around. My concern now that Detroit is going down to one lane, is that it is going to make traffic even more congested and allow for more Cut-through traffic on our street. When people are coming from Rocky River and the light is red by Harry Buffalo and they don't want to sit in traffic, they make a left down our street to cut through. It's also very dangerous as when we try exiting our street onto Detroit to go towards Rocky River and cars whip around that corner, there have been several close calls. I am assuming a traffic study has already been done for this area and was wondering if they **could or will consider making our street a dead end street at Detroit & Mathews**. I really think this would cut down on the amount of traffic we get from the bars, the speeding from the parking lot down to Riverside every weekend evening. It would quiet our street down as well as help tremendously for all of the local businesses. Safety is our number one concern. Especially for our children. I hope that the City of Lakewood will strongly consider this as part of the planning for the Detroit-Sloane Rd. Intersection. Thank you for your time.

Sincerely,
Kate Barr

Johanna Schwarz

From: Robert Niederriter <jsrc813@att.net>
Sent: Thursday, September 10, 2020 11:51 AM
To: Planning Dept
Subject: Detroit Sloane intersection project.

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My name is Bob Niederriter and I live at 1367, Mathews Av., Lakewood OHIO 44107.
I would like to voice my concern about making Mathews Av a dead end street at Mathews and Detroit.
I would be greatly in favor of making my street a dead end.
We have a lot of children on our street and I believe this to be a safety concern.
It would also help with the noise and congestion in the evening.
I hope you give this subject serious consideration.
Thank you,
Bob Niederriter, 25 year resident.
Sent from my iPhone

Johanna Schwarz

From: Joan Kne <joankne21@gmail.com>
Sent: Thursday, September 10, 2020 10:55 AM
To: Planning Dept
Subject: Docket No. 08-75-20 1622 Victoria Avenue

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

I will start out by saying "I oppose this project". I own the property next door - 1616-1618 Victoria and my husband and I have already received numerous complaints from our tenants. There have been work vehicles on our property, in our driveway, doing damage to and leaving debris on our driveway. There have been various projects at 1622 over the past year, always with vehicles and debris in our yard. Our tenants are very upset and do not want to go through this again. There has been discussion about them moving because of the noise, mess and inconvenience. I expect that you have heard from other neighbors as well. Please do not approve this project.

Thank you,
Joan M. Kne
Thomas F. Kne



1911 - Nelson Colabish home, 13105 Detroit Ave. (originally 2325 Detroit) on the southeast corner of Cohasset Ave.



Architectural Board of Review

September 2020

1

Remote Meeting Procedures

- Applicants have been provided login/link and timeframe
- Meeting will follow normal agenda and procedures as closely as possible
- Please mute microphones unless speaking
- Public Comment:**
 - Public notices encouraged comment submission in advance via email
 - Public is highly encouraged to use the **chat feature** to submit comment
 - During public comment portion of each application:
 1. Review email comments submitted in advance
 2. Review comments submitted in chat
 3. Call for any remaining comments (name, address, 3 min rule)
- If applicant is not present, we will move on to next item, checking back periodically as needed.
- We will pause to deal with technical issues as they arise.
- Option for break at ~8pm if needed.

1911 - Nelson Colabish home, 13105 Detroit Ave. (originally 2325 Detroit) on the southeast corner of Cohasset Ave.



Architectural Board of Review

September 2020

2



**Architectural Board of Review
Old Business - August 2020**

3

Applicant proposes demolition of existing home and new construction.

City Notes:

- Existing home built in 1854, Garage added in 1987 (County Records), Not a locally-designated historic property
- Current site plan would require variances for side yard, lot coverage (R-2)
- Recommend maintaining a front façade along Riverside and garage to remain at rear of home
- Request confirmation of rear yard set back, intended materials, lighting, landscaping

Deferral Requested

**Docket No. 01-02-20 (1464 Riverside Drive)
Demolition/New Construction - ABR - August 2020**

4

Administratively Tabled

Docket No. 02-09-19 & 06-48-19 (13701/13901 Detroit)
Market Rate Apartments - ABR - August 2020

5

Administratively Tabled

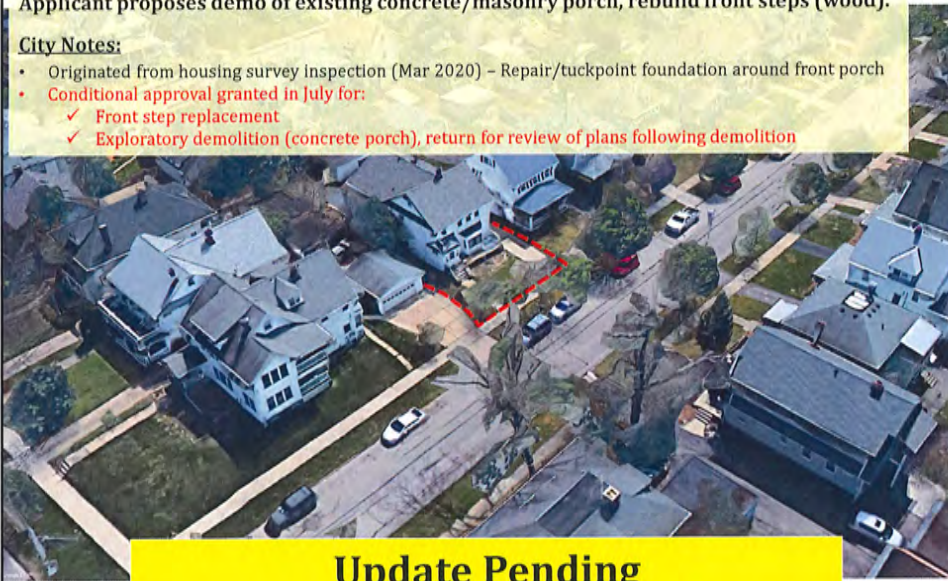
Docket No. 03-25-20 (12102 Madison)
Hola Tacos - ABR - August 2020

6

Applicant proposes demo of existing concrete/masonry porch, rebuild front steps (wood).

City Notes:

- Originated from housing survey inspection (Mar 2020) - Repair/tuckpoint foundation around front porch
- **Conditional approval granted in July for:**
 - ✓ Front step replacement
 - ✓ Exploratory demolition (concrete porch), return for review of plans following demolition



Update Pending



Docket No. 07-61-20 (1193 Ethel)
Front Porch - ABR - July 2020

7



Docket No. 07-61-20 (1193 Ethel)
Front Porch - ABR - July 2020

8



Housing Inspection Photo (March 2020)



Docket No. 07-61-20 (1193 Ethel)
Front Porch - ABR - July 2020

9



Housing Inspection Photo (March 2020)



Docket No. 07-61-20 (1193 Ethel)
Front Porch - ABR - July 2020

10

Housing Inspection Photo (March 2020)


Docket No. 07-61-20 (1193 Ethel)
Front Porch - ABR - July 2020

11

Applicant proposes to remove existing front porch and replace with an enclosed porch.

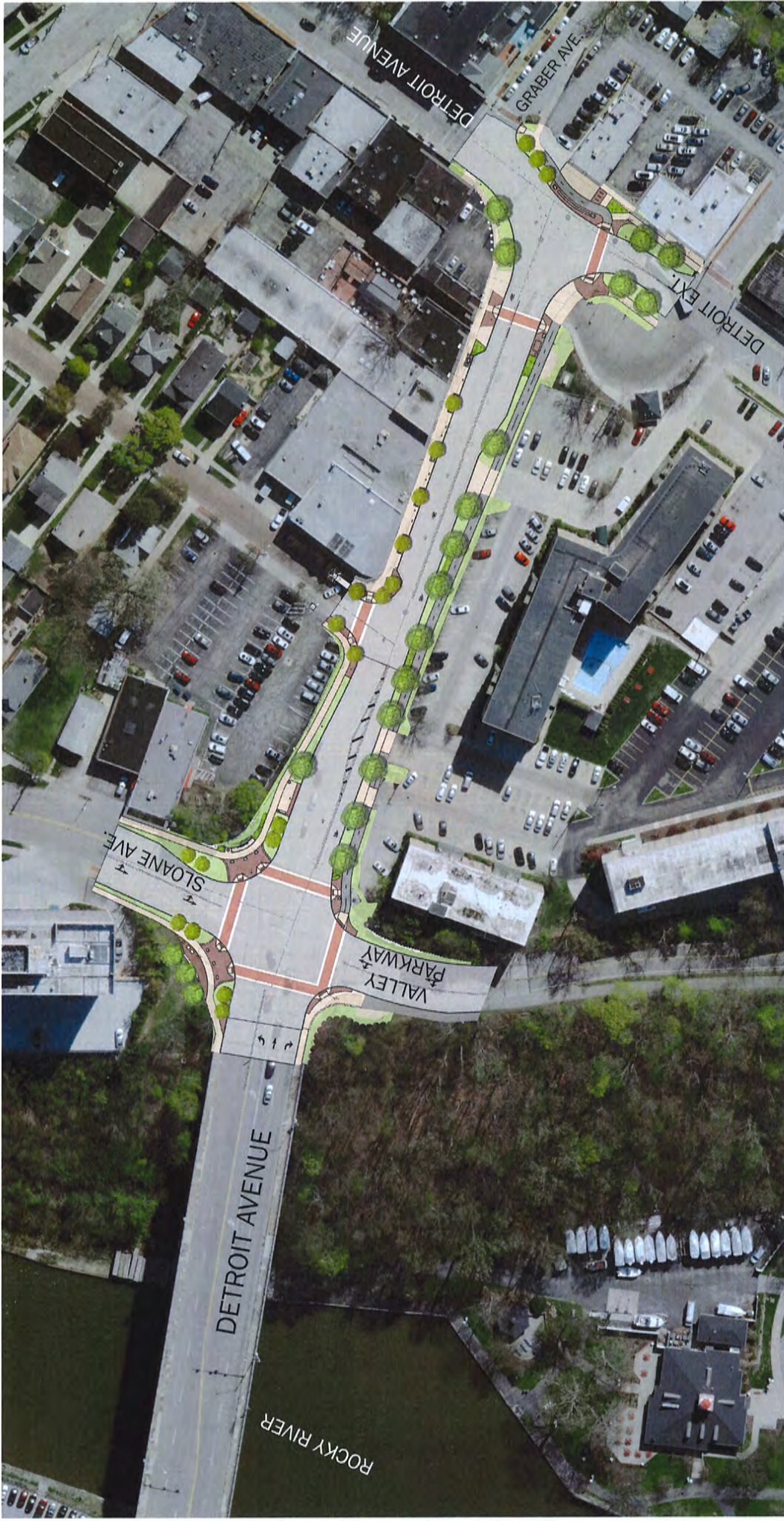
City Notes:

- Granted phased approval (demo/footers) by Building Department (24 July)
- Recommend retaining open first-floor porch**

Update Pending


Docket No. 08-75-20 (1622 Victoria)
Front Porch Enclosure - ABR - August 2020

12

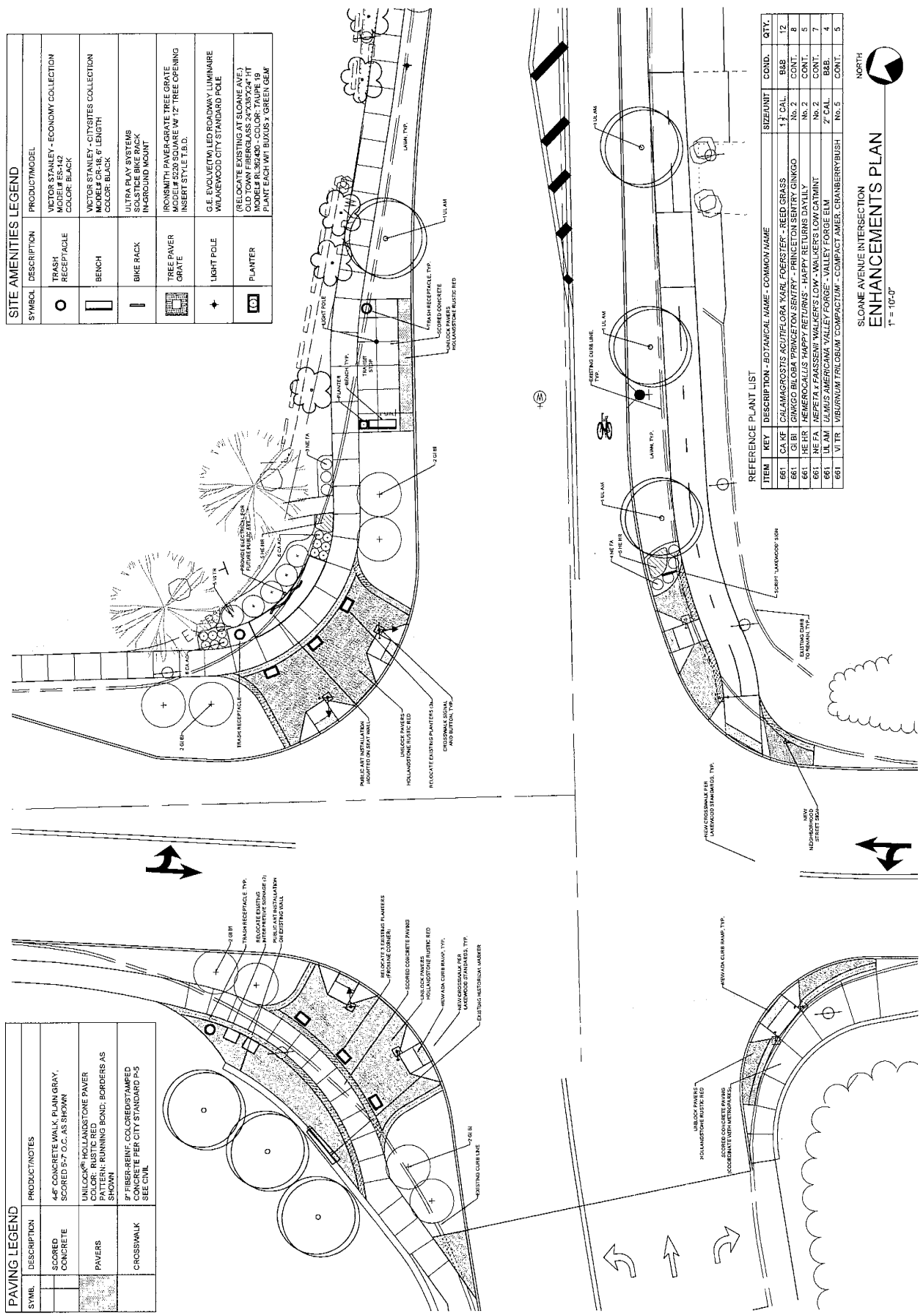


Detroit Avenue Improvements Sloane Avenue to Graber Avenue



PAVING LEGEND		
SYMB.	DESCRIPTION	PRODUCT/NOTES
[Symbol]	SCORED CONCRETE	4.5" CONCRETE WALK, PLAIN GRAY, SCORED 5-7" O.C. AS SHOWN
[Symbol]	PAVERS	UNILOCK® HOLLANDSTONE PAVES COLOR: RUSTIC RED PATTERN: RUNNING BOND; BORDERS AS SHOWN
[Symbol]	CROSSWALK	9" FIBER-REINF. COLORED/STAMPED CONCRETE PER CITY STANDARD P-5 SEE CIVIL

SITE AMENITIES LEGEND		
SYMBOL	DESCRIPTION	PRODUCT/MODEL
[Symbol]	TRASH RECEPTACLE	VICTOR STANLEY - ECONOMY COLLECTION MODEL# ES-142 COLOR: BLACK
[Symbol]	BENCH	VICTOR STANLEY - CITYSITES COLLECTION MODEL# ES-142 COLOR: BLACK
[Symbol]	BIKE RACK	ULTRA PLAY SYSTEMS SOLUSICE BIKE RACK IN-GROUND MOUNT
[Symbol]	TREE PAVER GRATE	IRONSMTIH PAVENGRATE TREE GRATE MODEL# S22A SQUARE W/ 12" TREE OPENING INSERT STYLE T.B.D.
[Symbol]	LIGHT POLE	G.E. EVOLVE(W) LED ROADWAY LUMINAIRE WILANEWOOD CITY STANDARD POLE
[Symbol]	PLANTER	(SELOCATE EXISTING AT SLOANE AVE.) OLD TOWN FIBERGLASS 24"X32X24" TIT MODEL# RL362400 - COLOR: TAUPE 19 PLANT EACH W/ BUXUS & GREEN GEM



ITEM	KEY	DESCRIPTION - BOTANICAL NAME - COMMON NAME	SIZE/UNIT	COND.	QTY.
661	CA KF	CALAMAGROSTIS ACUTIFLORA KARL FROESTER - REED GRASS	1 1/2 GAL	B&B	12
661	GI BI	GINKGO BILOBA PRINCEPTON SENTRY - PRINCEPTON SENTRY GINKGO	No. 2	CONT.	8
661	HE HR	HEPEROCALLIS HAPPY RETURNS - HAPPY RETURNS DAYLILY	No. 2	CONT.	5
661	HE FA	HEPETA X PARSSENI WALKERS LOW - WALKERS LOW CATWINT	No. 2	CONT.	7
661	UL AM	ULMUS AMERICANA VALLEY FORGE - VALLEY FORGE ELM	2 GAL	B&B	4
661	VI TR	VIBURNUM FALLOBUM COMPACTUM - COMPACT AMER. CRANBERRY BUSH	No. 5	CONT.	3

SLOANE AVENUE INTERSECTION
ENHANCEMENTS PLAN
1" = 10'-0"



DETROIT AVENUE PEDESTRIAN
SAFETY IMPROVEMENTS
City of Lakewood, Ohio



BOULEVARD STUDIOS LLC
500 VALLEY HOLLOW, AVE
WALCEDON, OH 44262
TEL: 440.621.7174
www.boulevardstudios.com

ARCHITECT'S PROJECT NO.
CLIENT'S PROJECT NO.
20-008
SHEET NO.

L1.1
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ISSUE
2020-06-10 CIV. AIR RIGHT MARKING

DETROIT AVENUE PEDESTRIAN SAFETY IMPROVEMENTS

City of Lakewood, Ohio



ARCHITECT'S PROJECT NO.
#####
CLIENT PROJECT NO.
20-009
SHEET NO.

L1.2

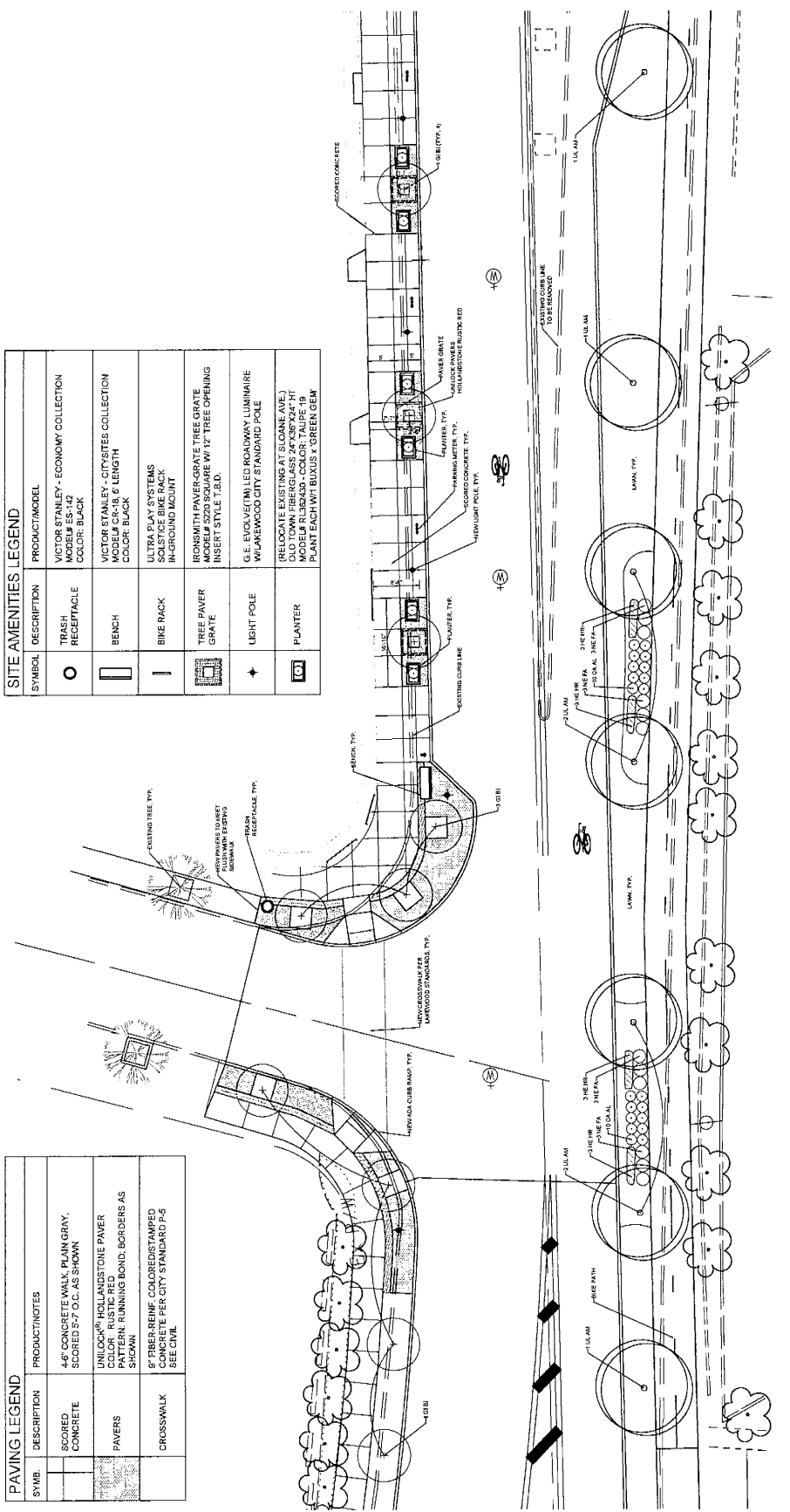
Copyright © 2017

SITE AMENITIES LEGEND

SYMBOL	DESCRIPTION	PRODUCT/MODEL
○	TRASH RECEPTACLE	VICTOR STANLEY - ECONOMY COLLECTION MODEL# ES-142 COLOR: BLACK
▭	BENCH	VICTOR STANLEY - CITYSITES COLLECTION MODEL# C-8 LENGTH COLOR: BLACK
▮	BIKE RACK	ULTRA PLAY SYSTEMS SOLSTICE BIKE RACK IN-GROUND MOUNT
▭	TREE PAVER GRATE	IRONSMITH PAVEMENTS MOD. 5220 SQUARE 1/2" TREE OPENING INSERT STYLE T.I.B.D.
+	LIGHT POLE	G.E. EVOLVER (M) LED ROADWAY LUMINAIRE WILKESWOOD CITY STANDARD POLE
□	PLANTER	RELOCATE EXISTING AT (SLOANE AVE.) OLD TOWN FIBERGLASS 24" X 52" X 24" HT MODEL# RL38249 - COLOR: TAURE 19 PLANT EACH W/1 BUXUS & GREEN GEM

PAVING LEGEND

SYMB.	DESCRIPTION	PRODUCT/NOTES
□	SCORED CONCRETE	4-6" CONCRETE WALK, PLAIN GRAY, SCORED 5-7" O.C. AS SHOWN
▨	PAVERS	UNLOCK SM HOLLANDSTONE PAVES COLOR: RUSTIC RED PATTERN: RUNNING BOND, BORDERS AS SHOWN
▫	CROSSWALK	5" FIBER-REINFC. COLORED/STAMPED CONCRETE PER CITY STANDARD P-5 SEE CIVIL



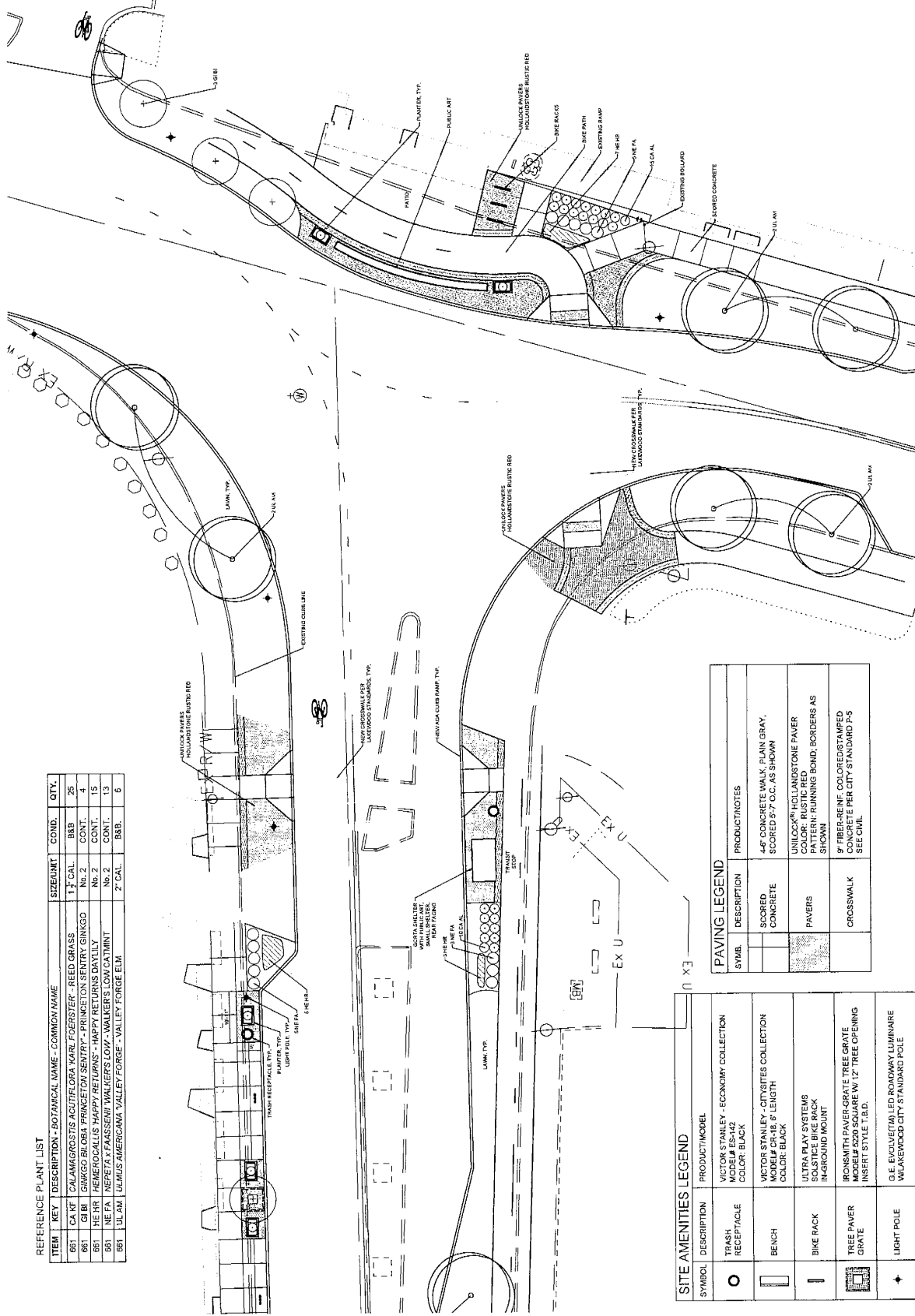
REFERENCE PLANT LIST

ITEM	KEY	DESCRIPTION - BOTANICAL NAME - COMMON NAME	SIZE/UNIT	COND.	QTY.
681	CA NF	CALAMAGROSTIS ACUTIFLORA KARL FOGELSTEIN - REED GRASS	1 1/2" CAL.	B&B	20
681	GI BI	GINKGO BILOBA PRINCETON SENTRY - PRINCETON SENTRY GINKGO	NO. 2	CONT.	10
681	HE RR	HEMEROCALLIS HAPPY RETURNS - HAPPY RETURNS DAYLILY	NO. 2	CONT.	12
681	HE FA	HEPETA X PARSIFERI WALKER'S LOV - WALKER'S LOW CHRYSLER	NO. 2	CONT.	12
681	UL AM	ULMUS AMERICANUS VALLEY FORGE - VALLEY FORGE ELM	2" CAL.	B&B	7

MATHEWS AVENUE INTERSECTION
ENHANCEMENTS PLAN
1" = 10'-0"
NORTH

REFERENCE PLANT LIST

ITEM	KEY	DESCRIPTION - BOTANICAL NAME - COMMON NAME	SIZE/UNIT	COND.	QTY.
681	CA.VT	CALAMAGROSTIS AGRIFFIDA VAR. FOSTERII - REED GRASS	1" CAL.	B&B	26
681	GI.BI	GINKGO BILOBA PRINCEITON SENTRY - PRINCEITON SENRY GINKGO	No. 2	CONT.	4
681	HE.HR	HEMEROCALLIS HAPPY RETURNS - HAPPY RETURNS DAYLILY	No. 2	CONT.	15
681	NE.FA	NEPETA X FAISSINI WALKER'S LOW - WALKER'S LOW CATMINT	No. 2	CONT.	13
681	UL.AM	ULMUS AMERICANA VALLEY FORGE - VALLEY FORGE ELM	2" CAL.	B&B	6



SYMBOL	DESCRIPTION	PRODUCT/MODEL
○	TRASH RECEPTACLE	VICTOR STANLEY - ECONOMY COLLECTION MODEL# CR-18 5' LENGTH COLOR: BLACK
▭	BENCH	VICTOR STANLEY - CITYRITES COLLECTION MODEL# CR-18 5' LENGTH COLOR: BLACK
▭	BIKE RACK	ULTRA PLAY SYSTEMS SOLUSTICE BIKE RACK IN-GROUND MOUNT
▭	TREE PAVEMENT GRATE	IRONMANTH PAVED GRATE TREE GRATE MODEL# RD30 SQUARE W/ 12\"/>

SYMBOL	DESCRIPTION	PRODUCT/NOTES
▭	SCORED CONCRETE	4'-6\"/>

DETROIT AVENUE PEDESTRIAN SAFETY IMPROVEMENTS

City of Lakewood, Ohio



ARCHITECT'S PROJECT NO. CLIENT'S PROJECT NO. 20-009 SHEET NO. L1.3



DETROIT EXTENSION INTERSECTION ENHANCEMENTS PLAN

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PLANT PALETTE



ULMUS x VALLEY FORGE
VALLEY FORGE ELM



CALAMAGROSTIS x AC. KARL FOERSTER
KARL FOERSTER REED GRASS



NEPETA FASSENII 'WALKER'S LOW'
WALKER'S LOW CATMINT



HEMOCALLIS 'HAPPY RETURNS'
HAPPY RETURNS DAY LILY



GINCGO BILOBA 'PRINCETON SENTRY'
PRINCETON SENTRY GINKGO

TRASH RECEPTACLE



Economy Collection

- 30-gallon capacity
- 30-gallon capacity
- 30-gallon capacity
- 30-gallon capacity
- 30-gallon capacity
- 30-gallon capacity
- 30-gallon capacity

PLANTERS

fiberglass
Specialty Package

Model	Length	Depth	Height	Weight
1000000	36"	18"	18"	15 lbs
1000001	48"	18"	18"	25 lbs
1000002	60"	18"	18"	35 lbs



MEDIUM GRAY



GREEN GEM BOXWOOD

BENCHES



Cylinder Collection

• 30-gallon capacity
• 30-gallon capacity
• 30-gallon capacity
• 30-gallon capacity
• 30-gallon capacity
• 30-gallon capacity
• 30-gallon capacity

BIKE RACKS



Colorbond Steel

Model: []
Type: []
Capacity: []
Finish: []
Height: []
Width: []
Depth: []

PAVER GRATES

• 30-gallon capacity
• 30-gallon capacity
• 30-gallon capacity
• 30-gallon capacity
• 30-gallon capacity
• 30-gallon capacity
• 30-gallon capacity



PAVERS



UNILOCK HOLLANDSTONE
RUSTIC RED

DETROIT AVENUE PEDESTRIAN SAFETY IMPROVEMENTS

City of Lakewood, Ohio

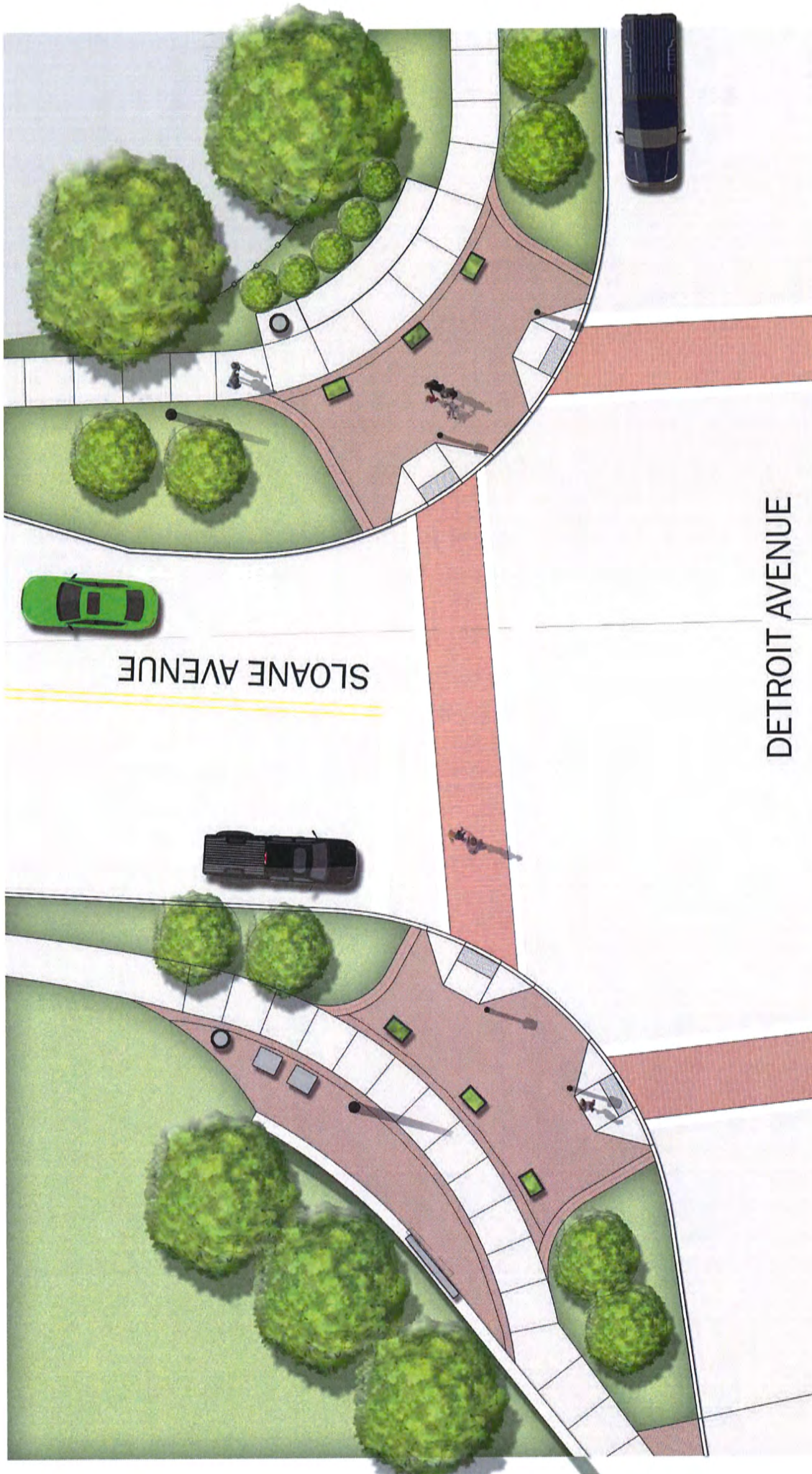
BOULEVARD STUDIOS LLC
LANDSCAPE ARCHITECTURE • LAND PLANNING
503 VALLEY BROOK LANE
MACEDONIA, OH 43055
TEL: 614.887.7170
www.boulevardstudios.com

ARCHITECT'S PROJECT NO.
20-009
SHEET NO.
L1.4

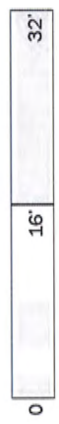
PRODUCTS AND MATERIALS

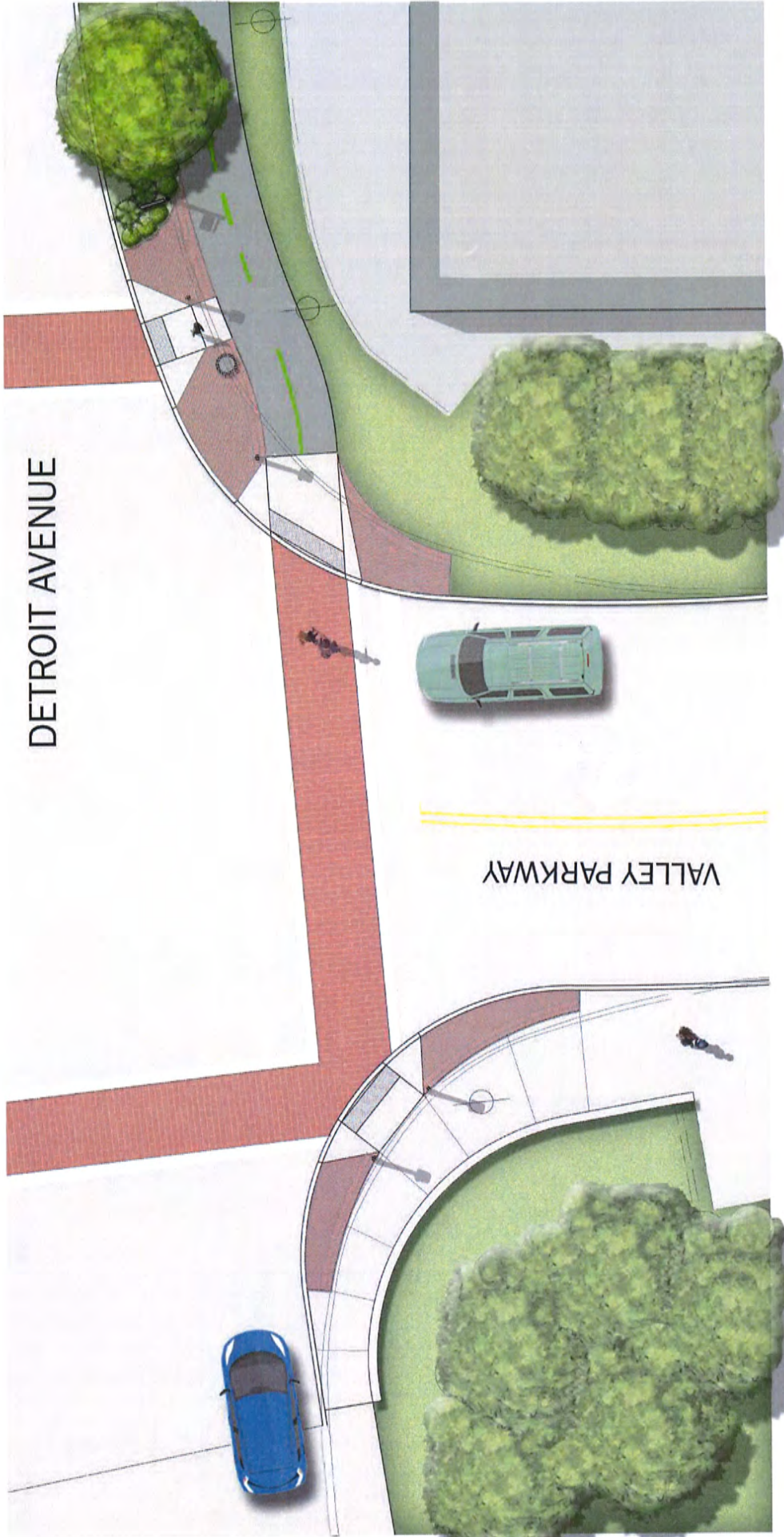
NTS

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SLOANE AVENUE INTERSECTION
ENHANCEMENTS PLAN
1/8" = 1'-0"



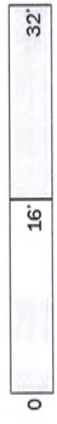


DETROIT AVENUE

VALLEY PARKWAY



VALLEY PARKWAY INTERSECTION
ENHANCEMENTS PLAN
1/8" = 1'-0"





SLOANE AVENUE INTERSECTION - WEST
CURRENT CONDITION
NTS



STREET TREES

SHADE TREES

RELOCATE
INTERPRETIVE SIGNS

STREET TREES

PAVERS

ADA CURB RAMP

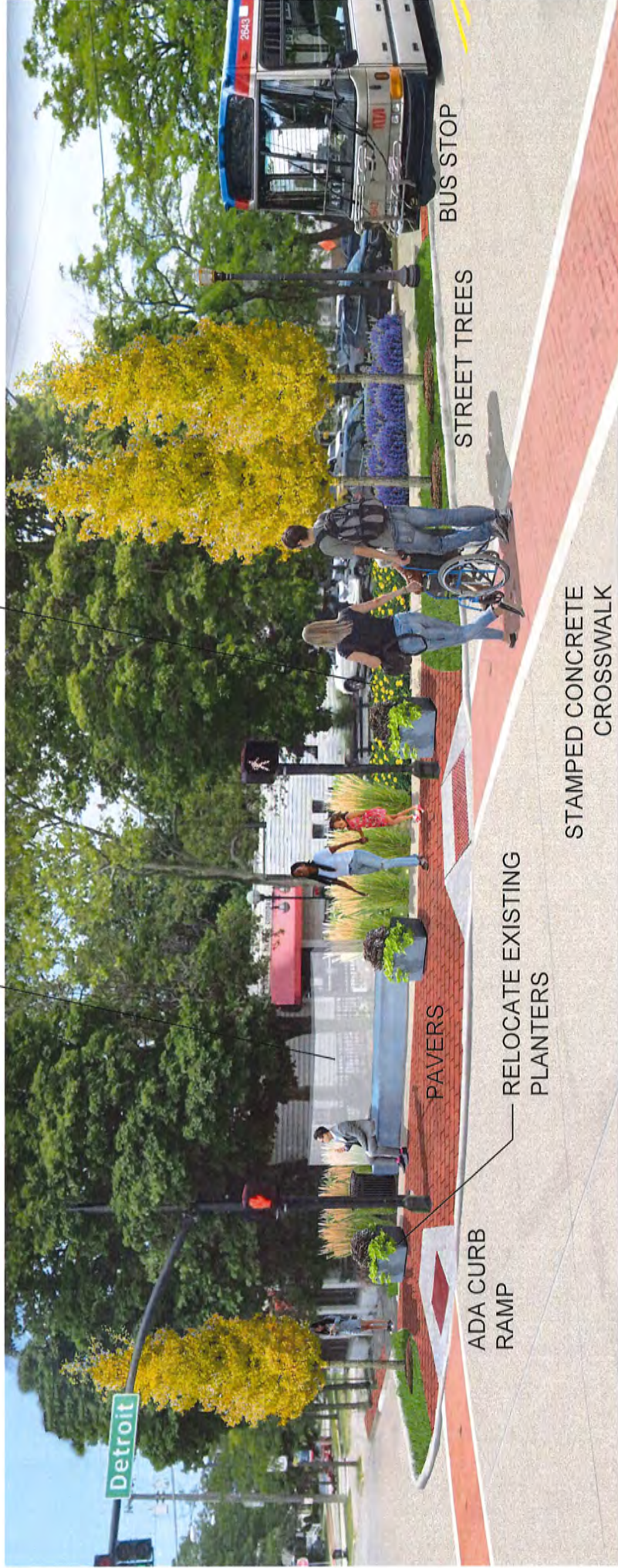
NEW PLANTERS

STAMPED CONCRETE
CROSSWALK

FUTURE PUBLIC ART
(ON FACE OF WALL)



SLOANE AVENUE INTERSECTION - EAST
CURRENT CONDITION
NTS



FUTURE PUBLIC ART INSTALLATION

NEW LANDSCAPING

Detroit

PAVERS

ADA CURB RAMP

RELOCATE EXISTING PLANTERS

STREET TREES

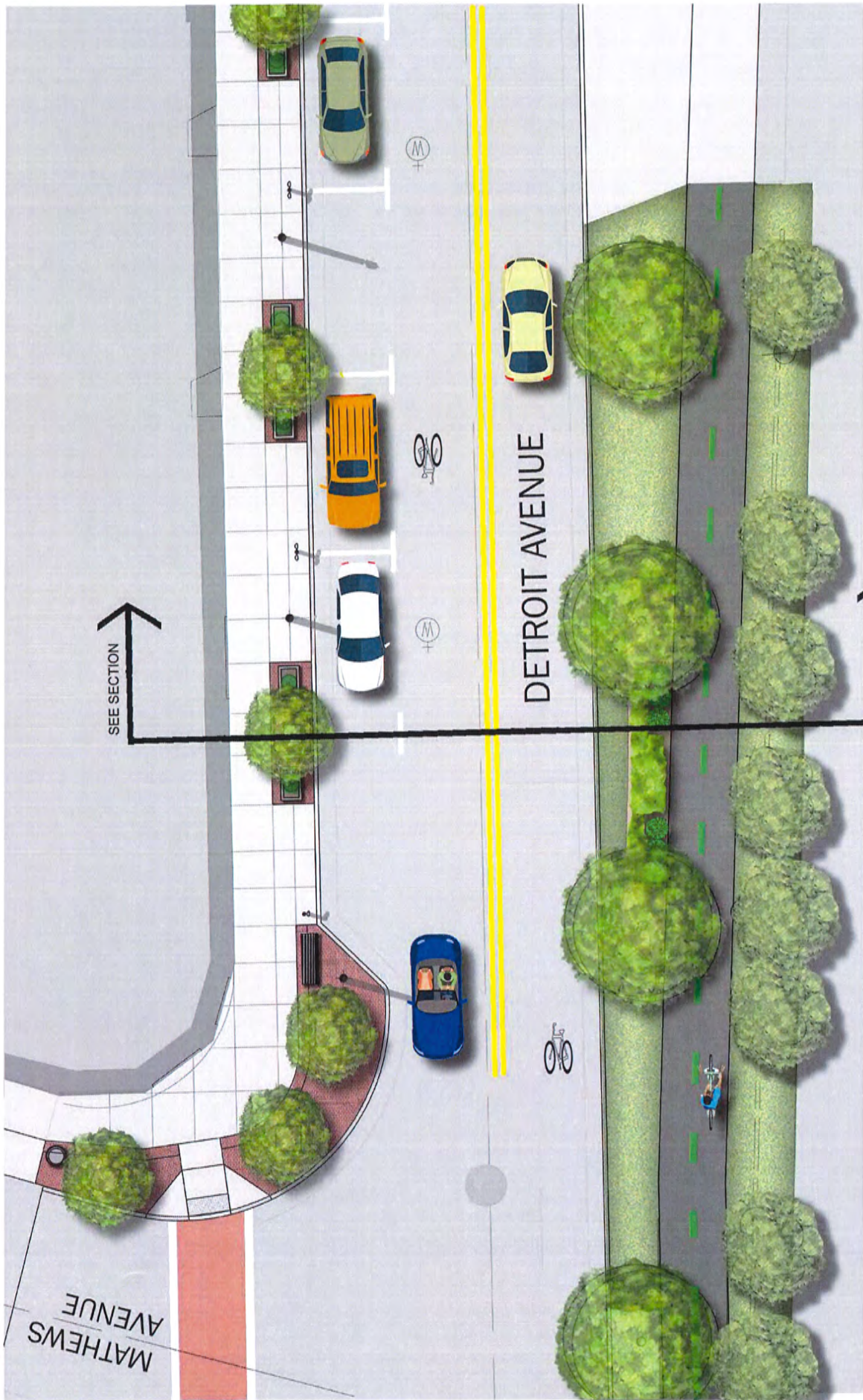
BUS STOP

STAMPED CONCRETE CROSSWALK

SLOANE AVENUE INTERSECTION - EAST

PROPOSED IMPROVEMENTS

NTS



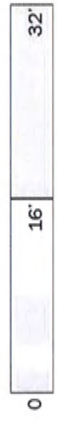
MATHEWS AVENUE

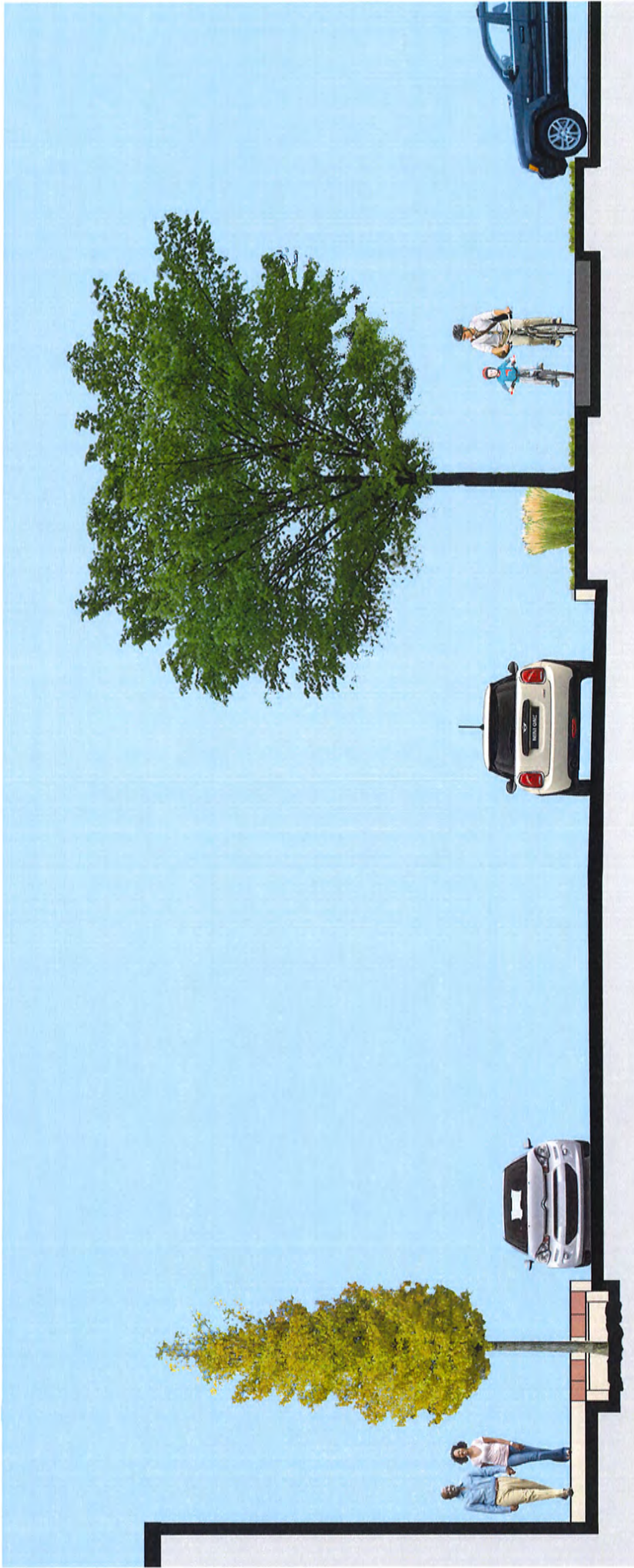
DETROIT AVENUE

SEE SECTION



MATHEWS AVENUE INTERSECTION
ENHANCEMENTS PLAN
 1/8" = 1'-0"





10' BUILDING TO CURB

8' ON-STREET PARKING

25' DETROIT AVENUE

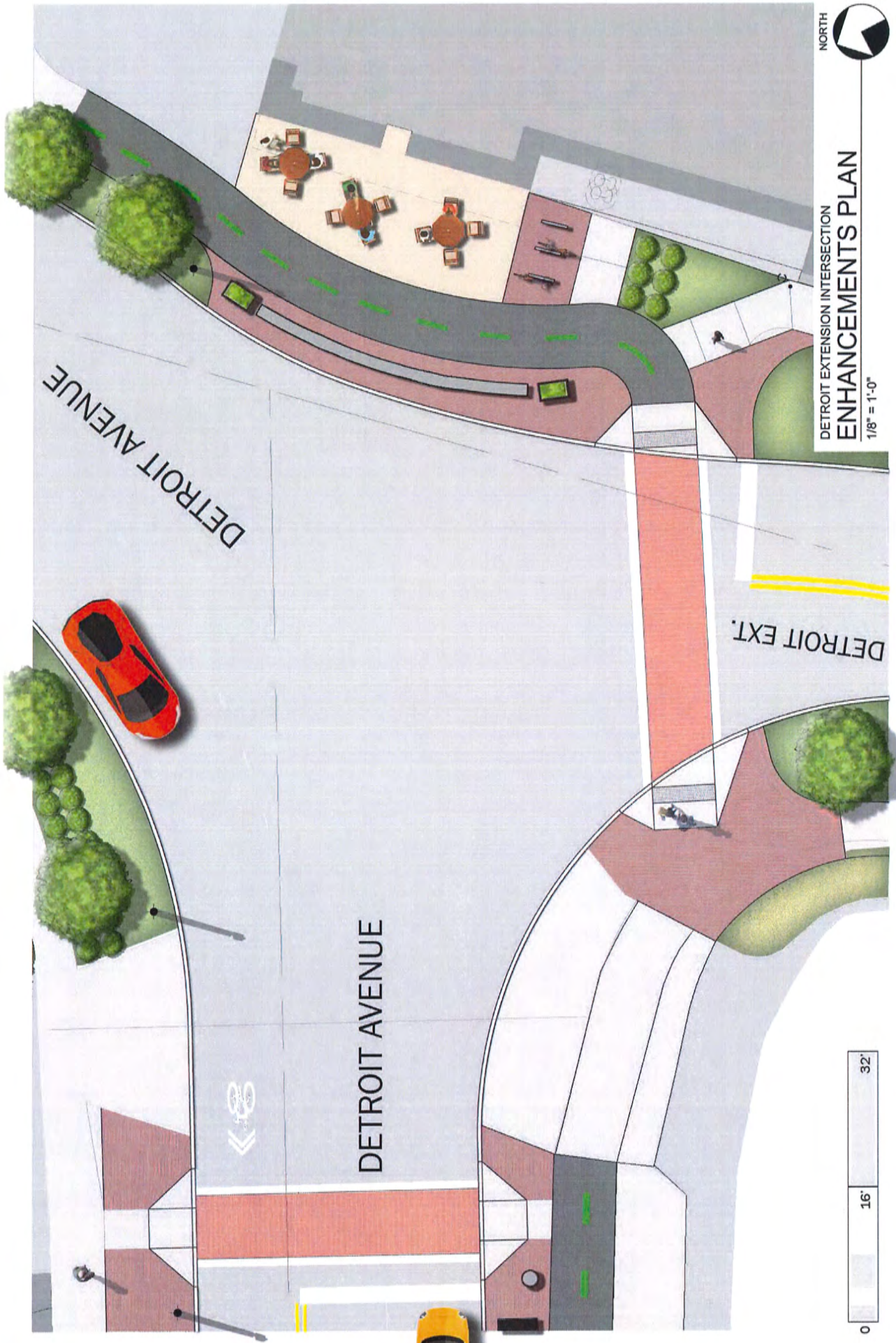
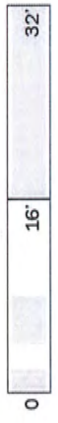
8' BUFFER 8' BIKE PATH

DETROIT AVENUE
TYPICAL SECTION
NTS



DETROIT EXTENSION INTERSECTION
ENHANCEMENTS PLAN

1/8" = 1'-0"



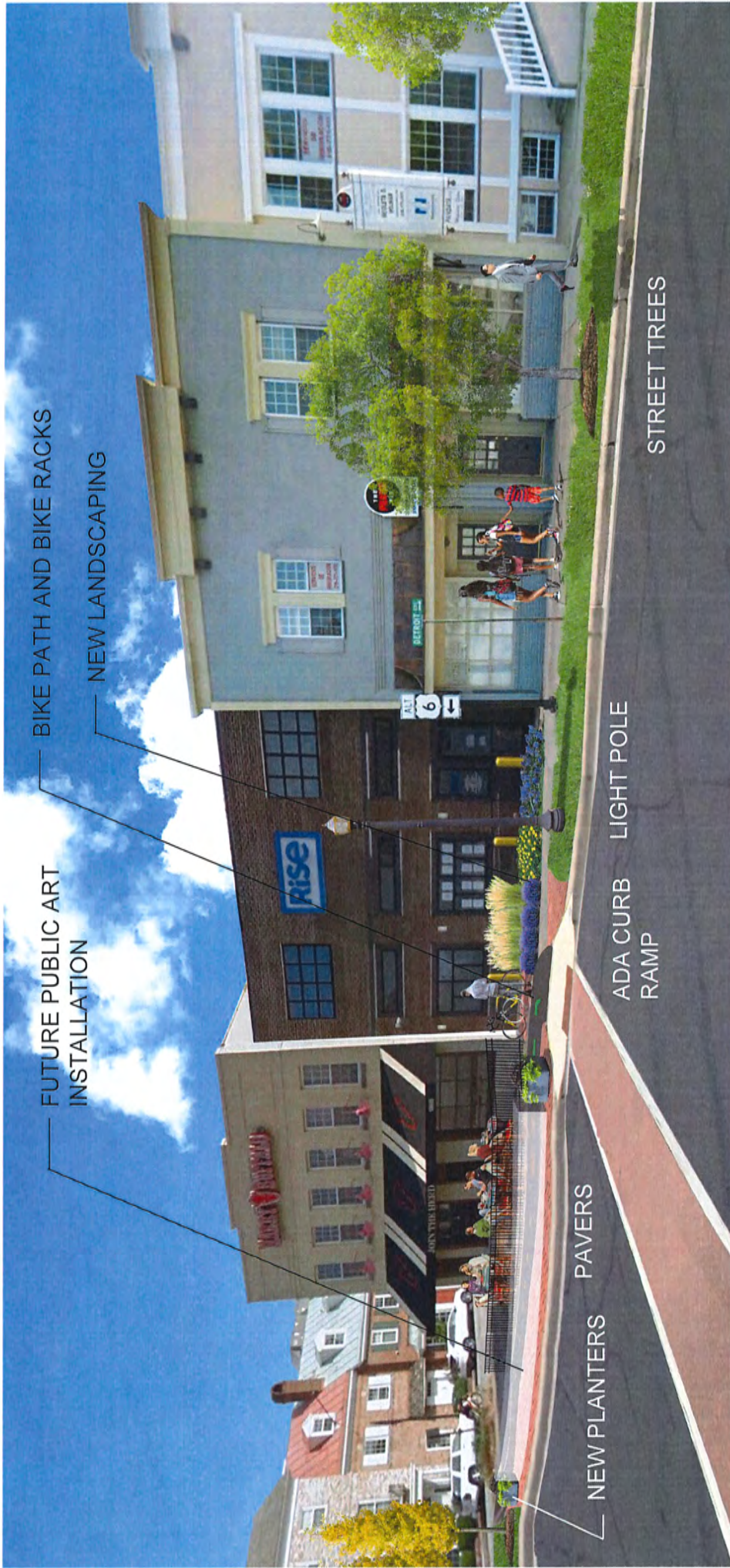
DETROIT AVENUE

DETROIT EXT.

DETROIT AVENUE



DETROIT EXTENSION INTERSECTION
CURRENT CONDITION
NTS



BIKE PATH AND BIKE RACKS

NEW LANDSCAPING

FUTURE PUBLIC ART
INSTALLATION

NEW PLANTERS

PAVERS

ADA CURB
RAMP

LIGHT POLE

STREET TREES

STAMPED CONCRETE
CROSSWALK

DETROIT EXTENSION INTERSECTION
PROPOSED IMPROVEMENTS
NTS



Existing Conditions



Docket No. 08-75-20 (1622 Victoria)
Front Porch Enclosure - ABR - August 2020

13



Existing Conditions



Docket No. 08-75-20 (1622 Victoria)
Front Porch Enclosure - ABR - August 2020

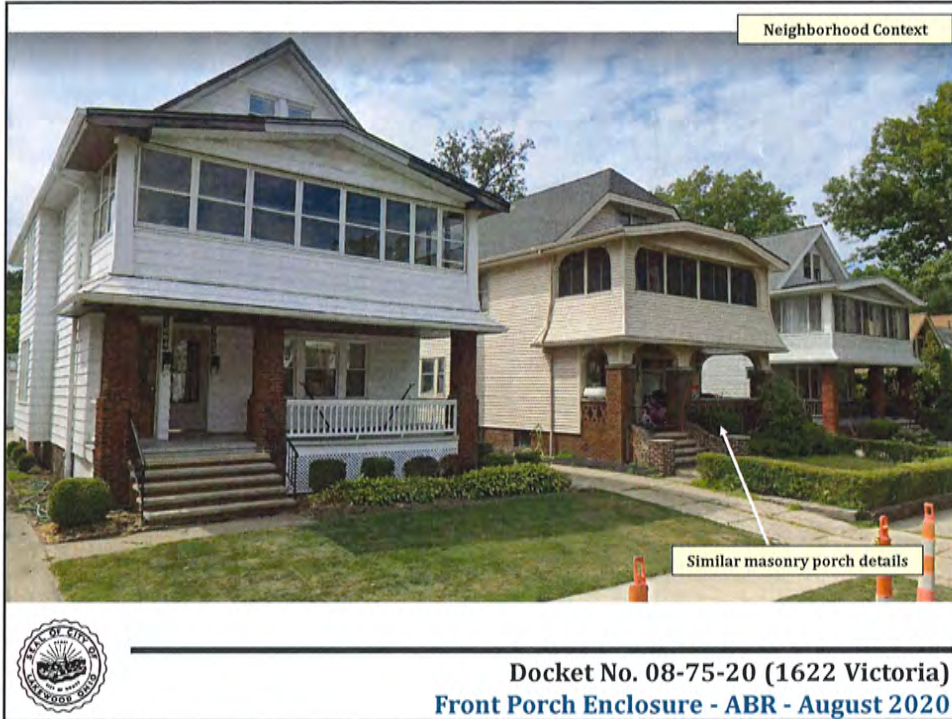
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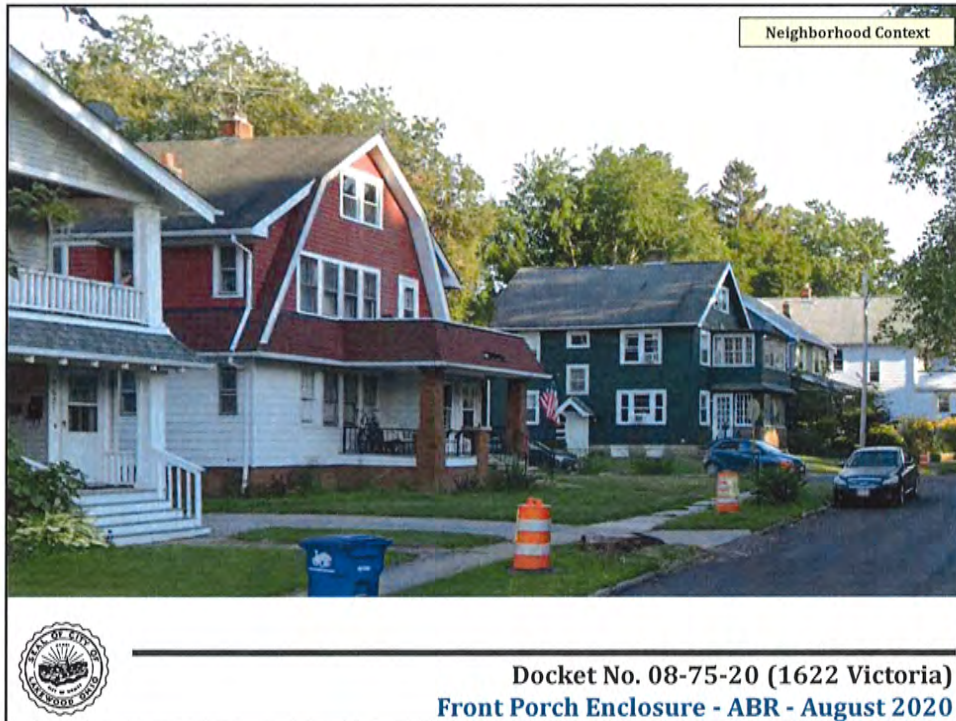
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16



17



18



Docket No. 08-75-20 (1622 Victoria)
Front Porch Enclosure - ABR - August 2020

19

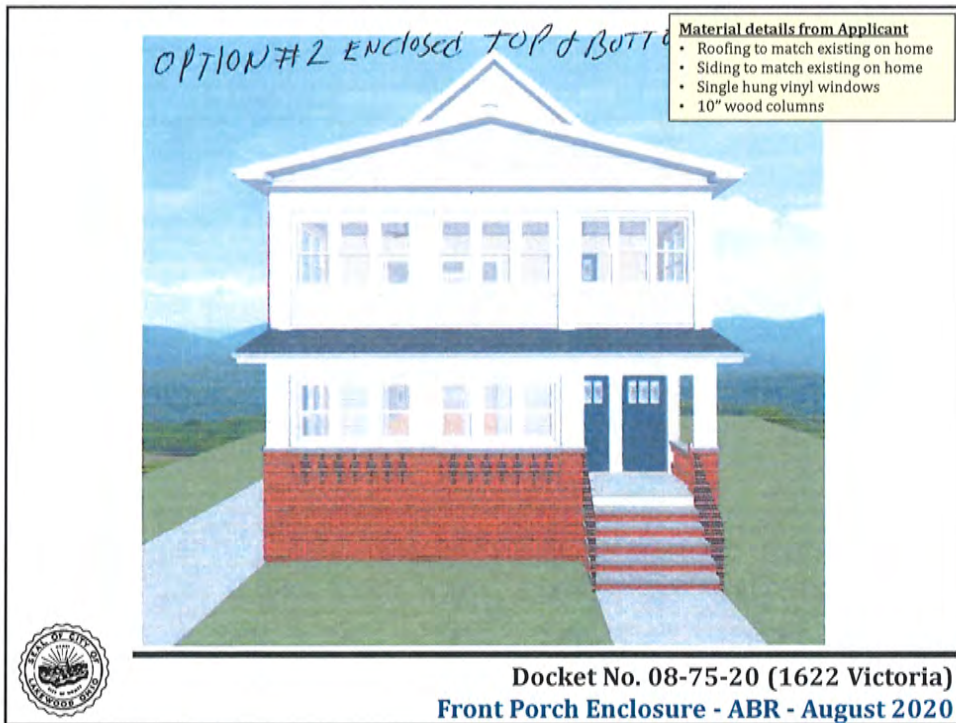


Docket No. 08-75-20 (1622 Victoria)
Front Porch Enclosure - ABR - August 2020

20



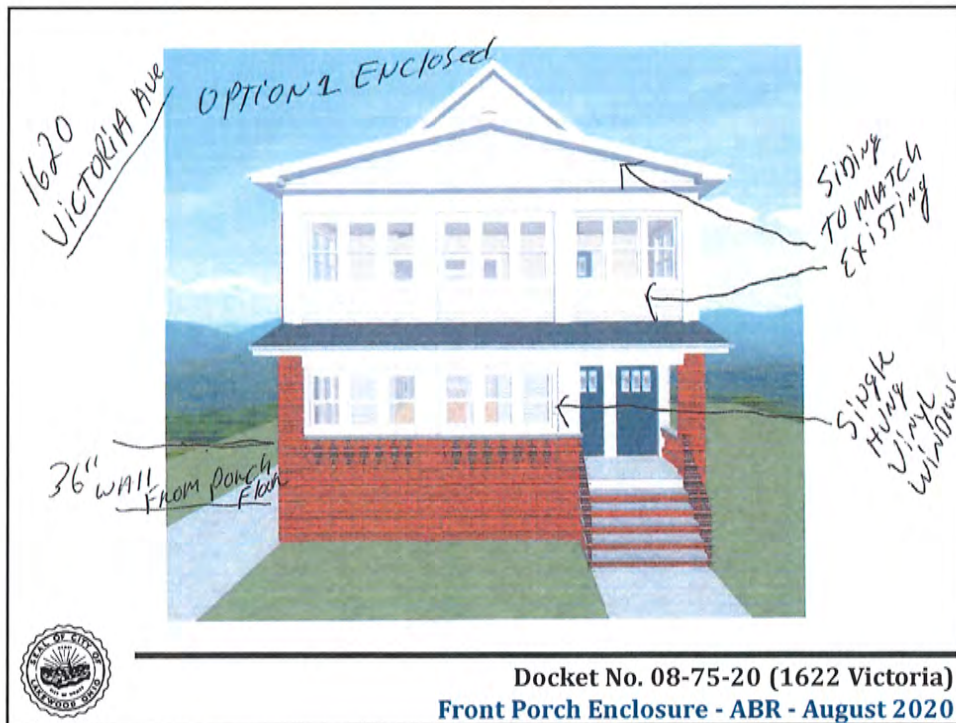
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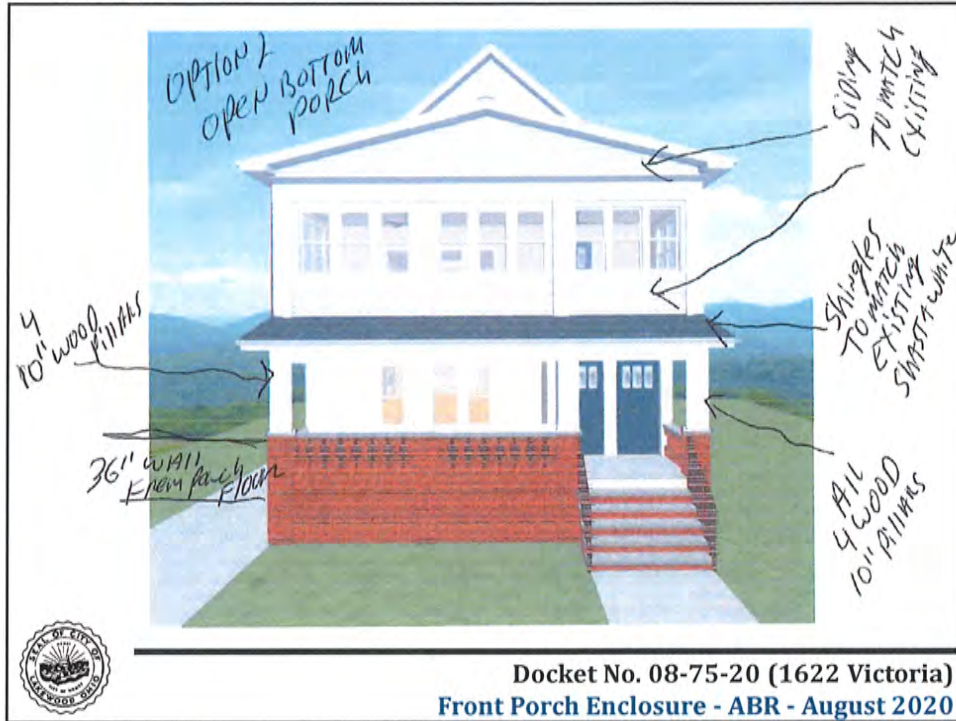
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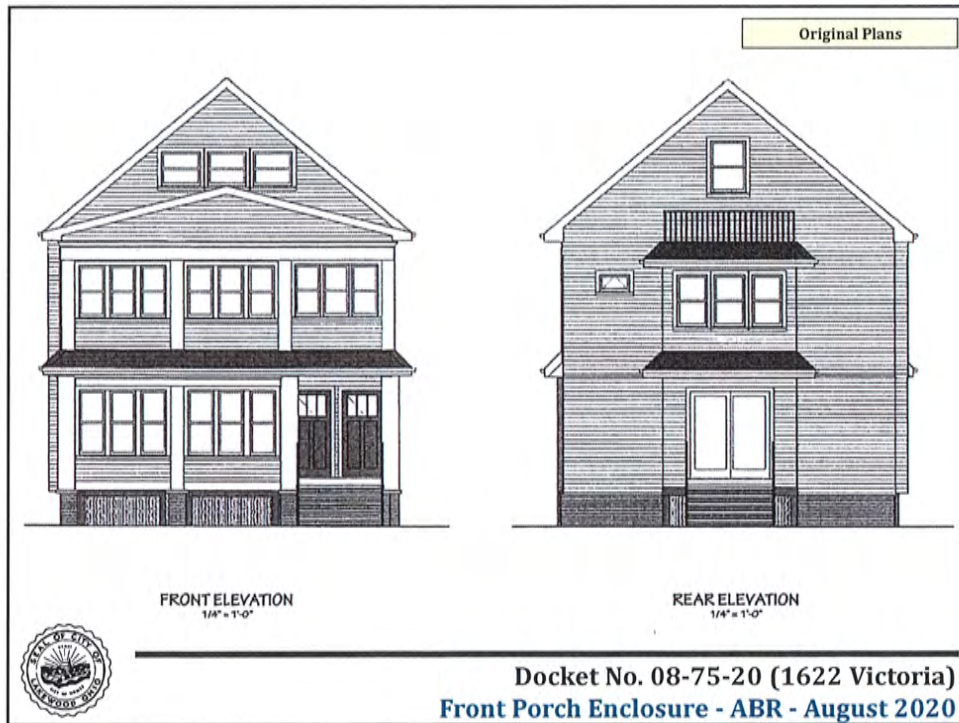
23



24



25



26

Original Plans

1ST FLOOR PLAN
18'4" x 11'0"

2ND FLOOR PLAN
18'4" x 11'0"

A2

Docket No. 08-75-20 (1622 Victoria)
Front Porch Enclosure - ABR - August 2020

27

Original Plans

A3

Docket No. 08-75-20 (1622 Victoria)
Front Porch Enclosure - ABR - August 2020

28

Applicant proposes the addition of a new storefront



Docket No. 08-78-20 (13428 Madison)
Storefront Addition - ABR - August 2020

29



1911 - Nelson Cottalish home, 13105 Detroit Ave. (originally 2325 Detroit) on the southeast corner of Cohasset Ave.




Architectural Board of Review
New Business - August 2020


30

Applicant proposes a living and bathroom addition.

City Notes:


- Received plan approval from Building Department on 5 Aug 2020
- Materials (Siding, Windows, Gutters/Fascia) – all indicated to match existing of home




 Docket No. 09-XX-20 (1313 Giel)
Living Room/Bath Addition - ABR - September 2020

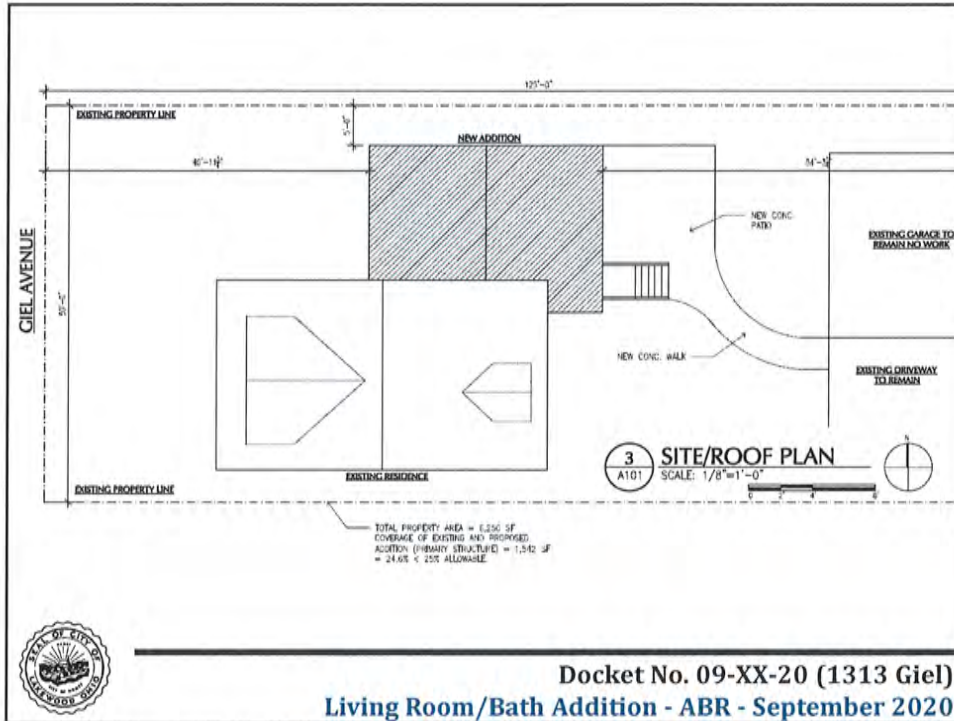
31

Existing Conditions

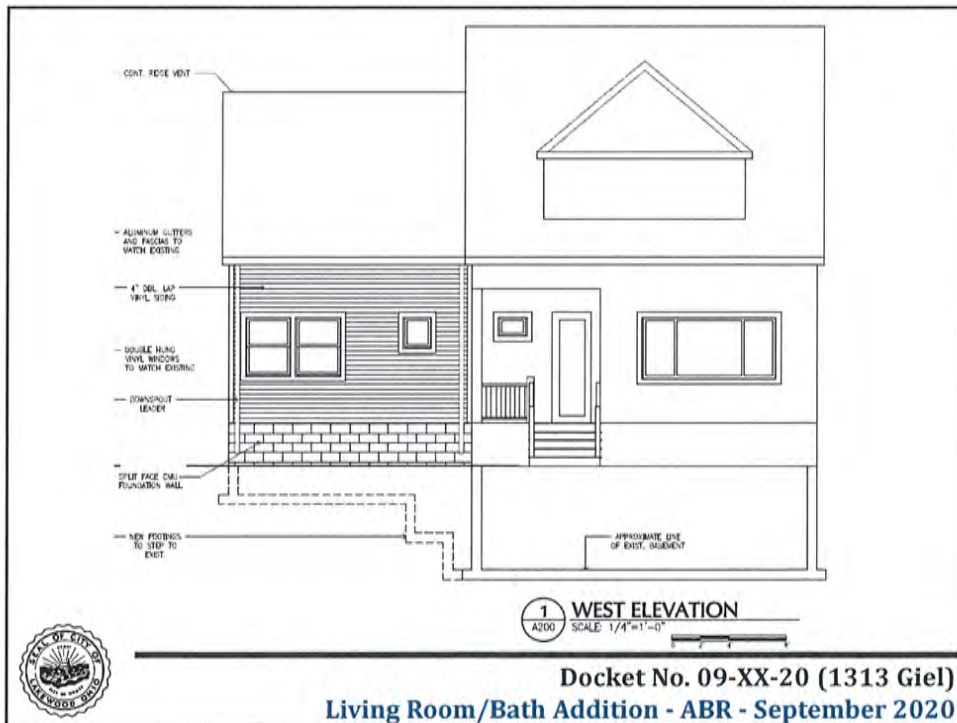


 Docket No. 09-XX-20 (1313 Giel)
Living Room/Bath Addition - ABR - September 2020

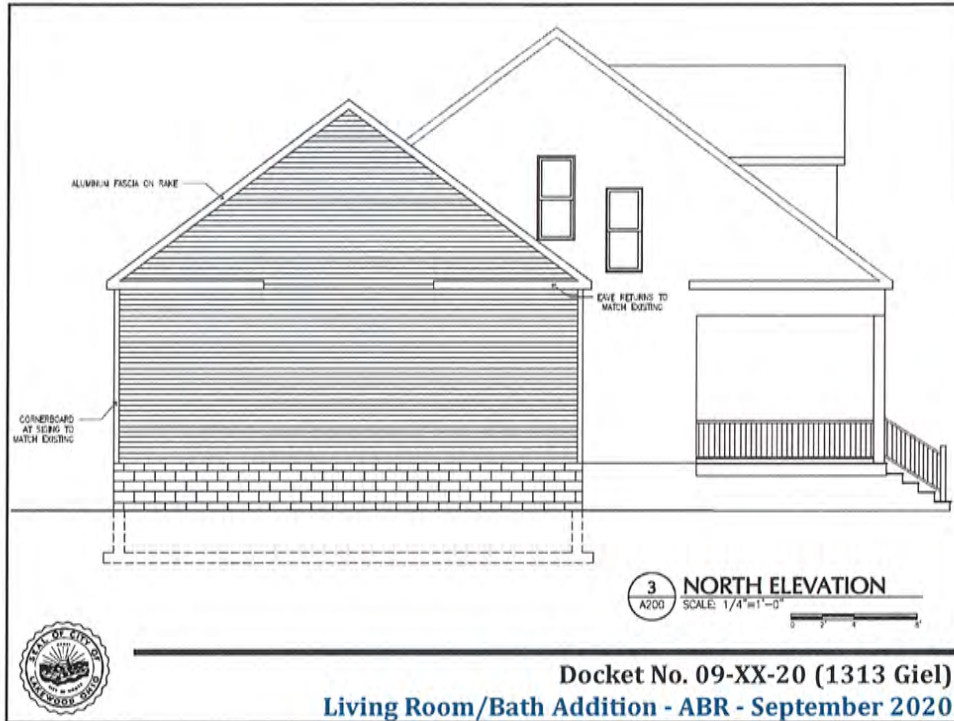
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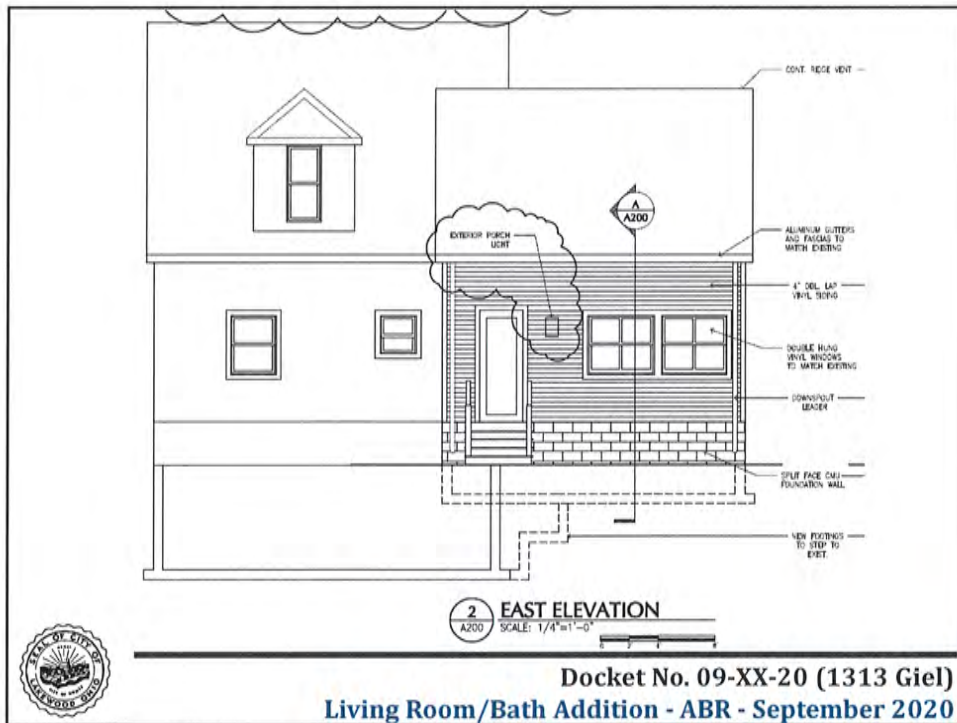
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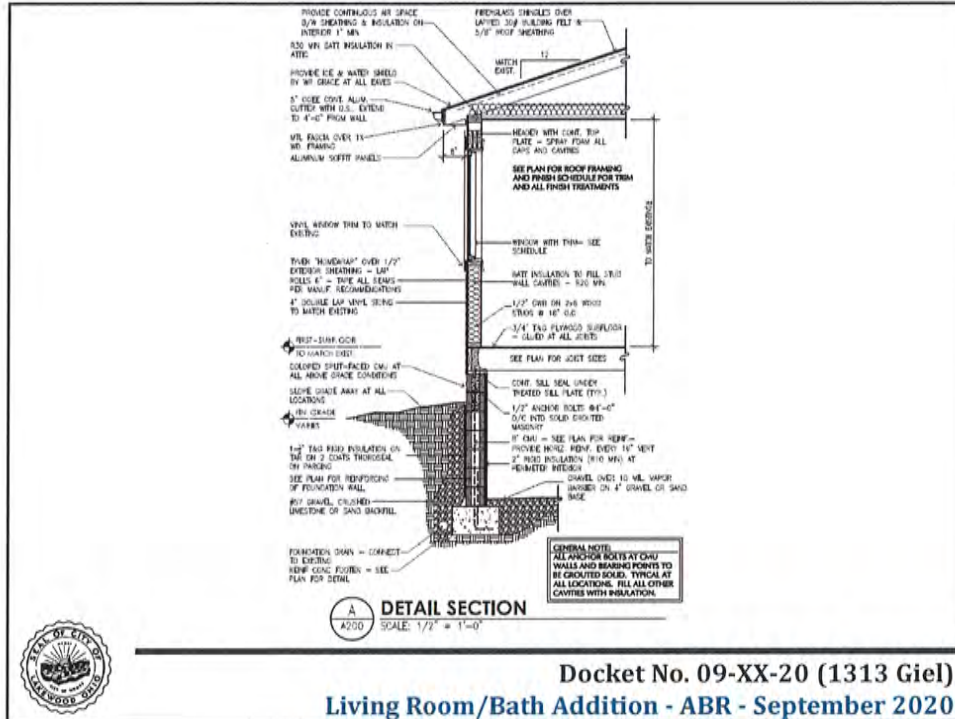
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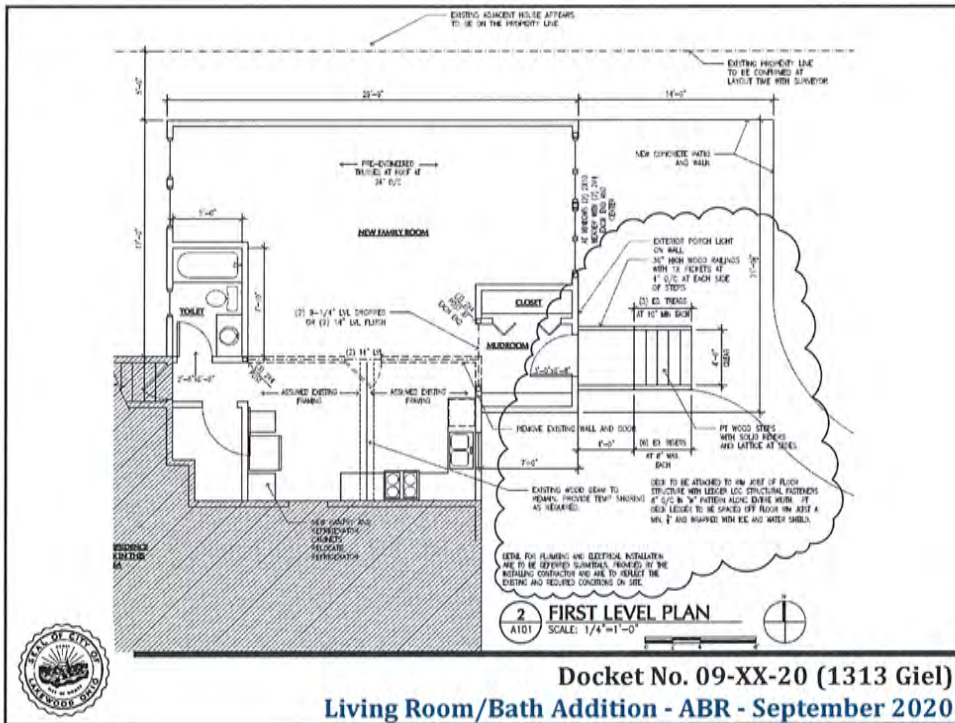
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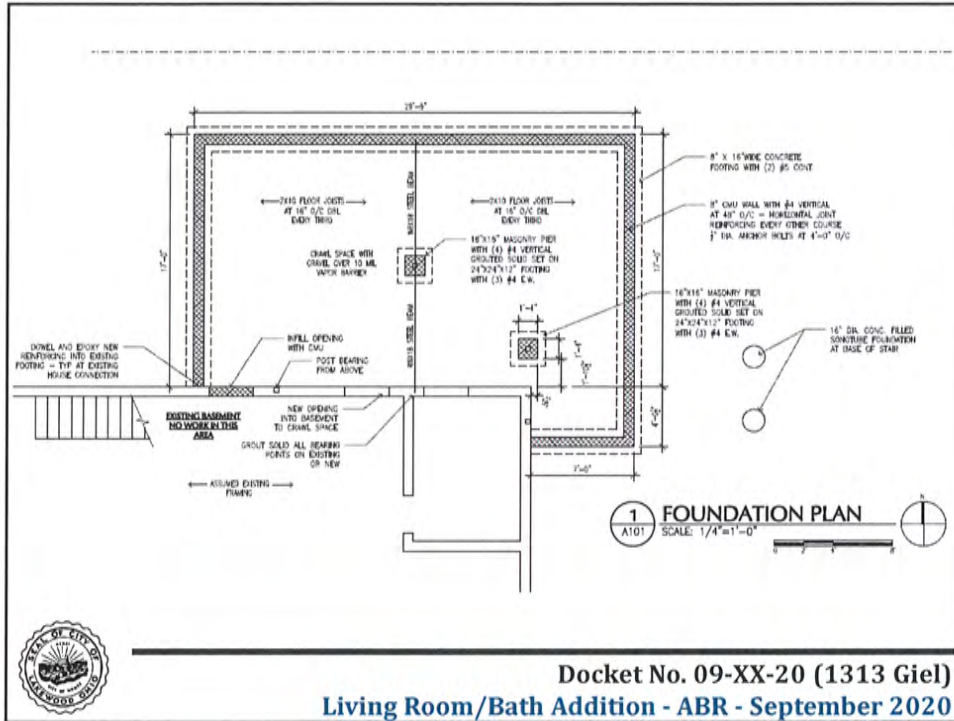
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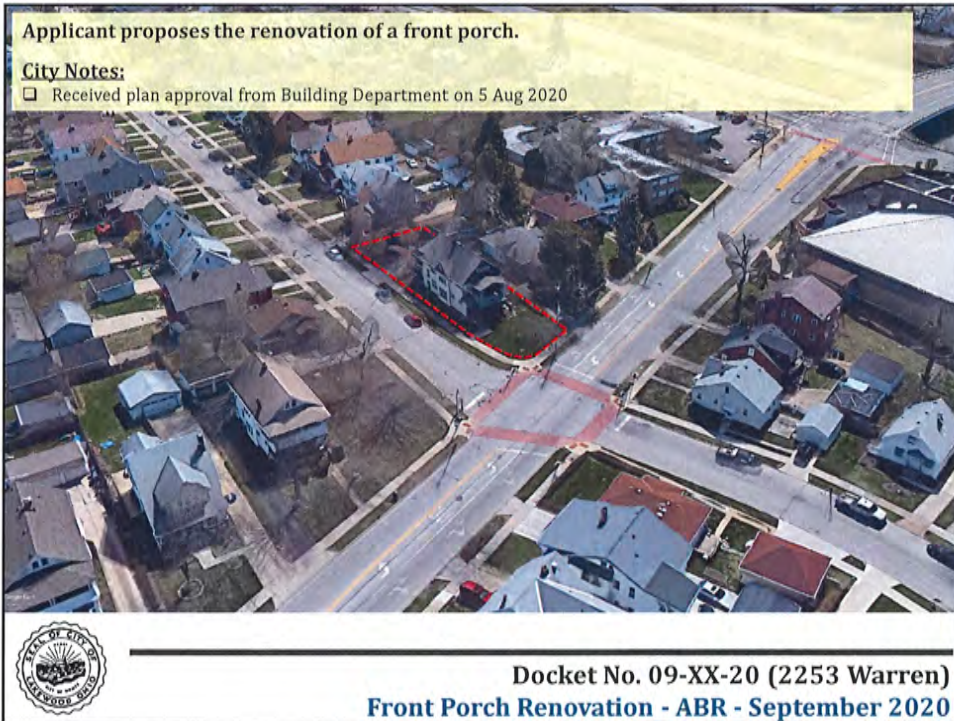
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38



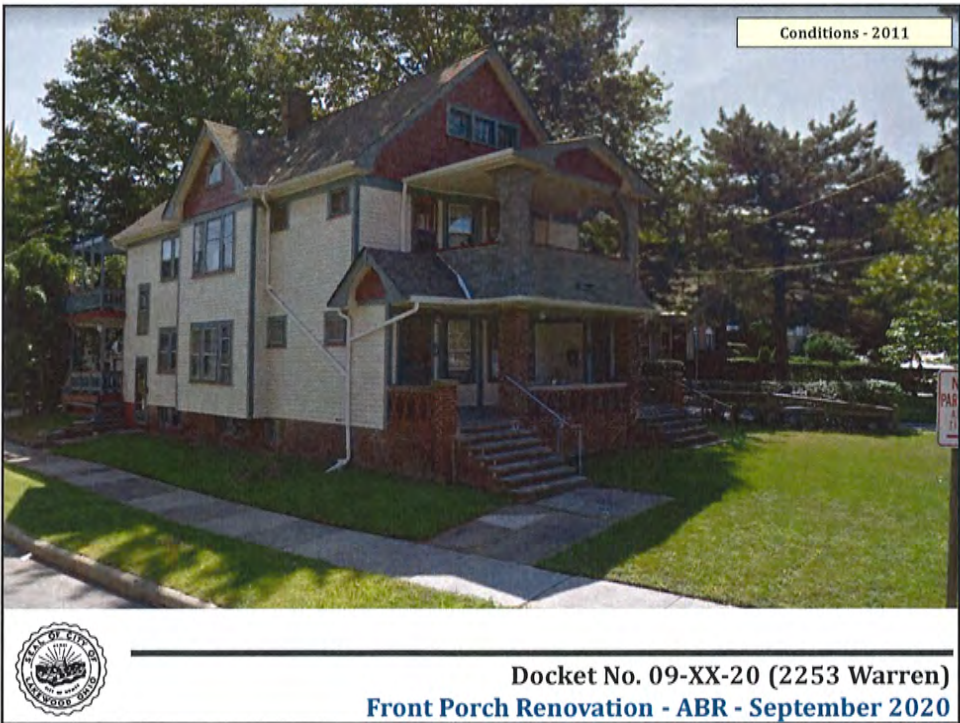
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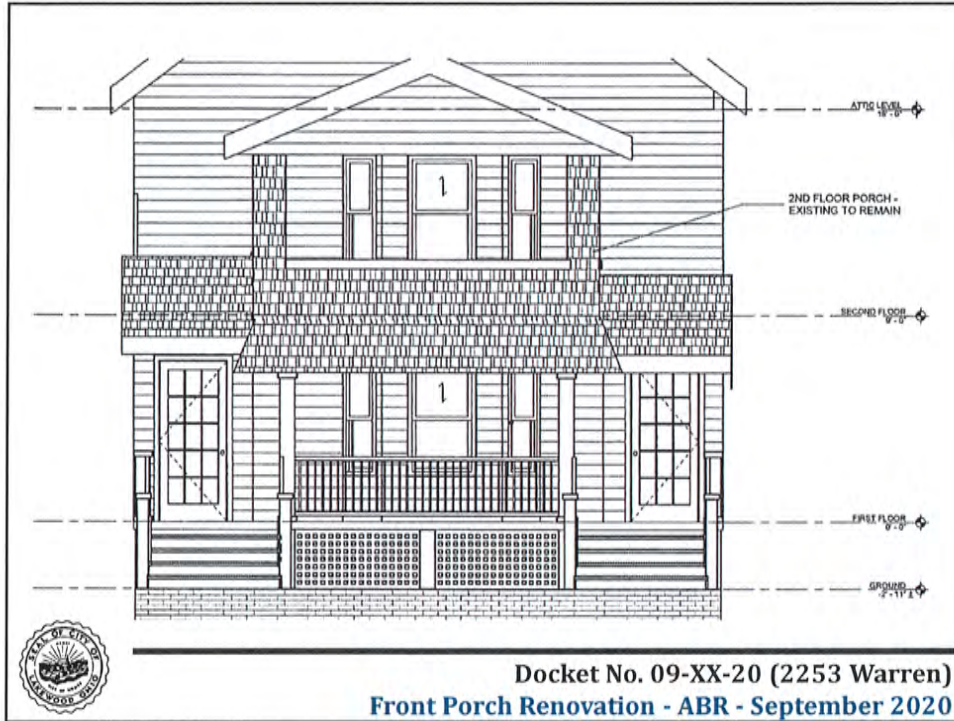
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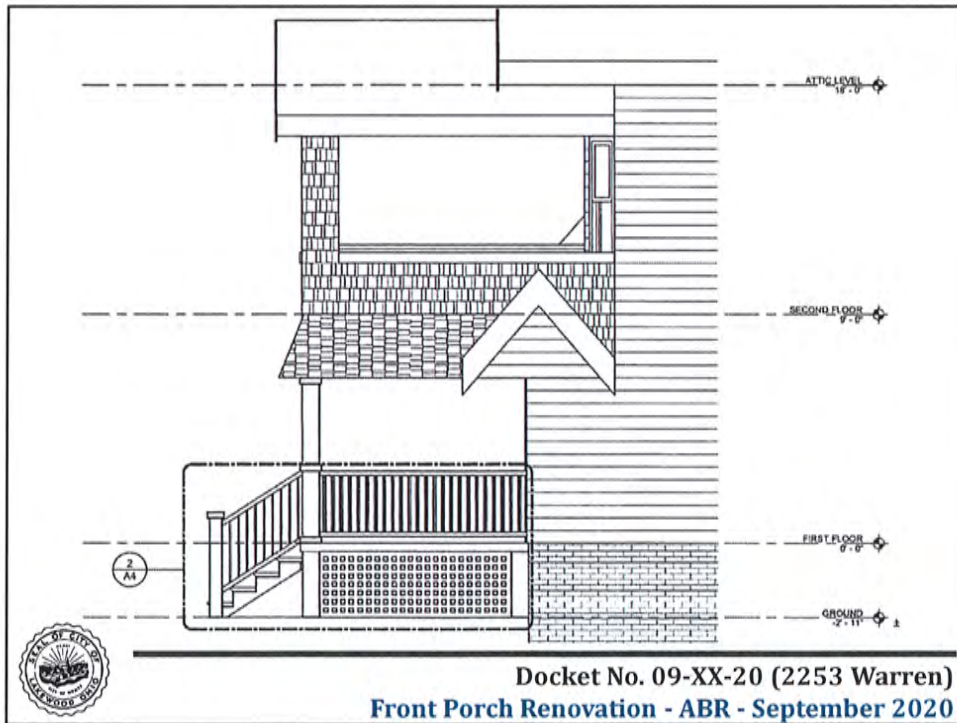
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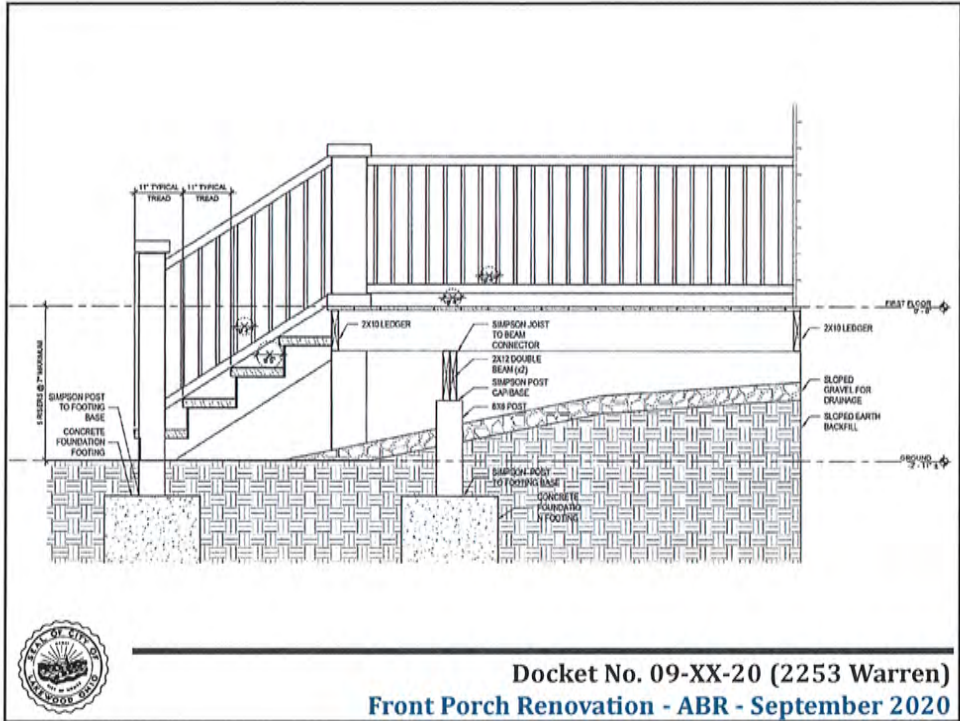
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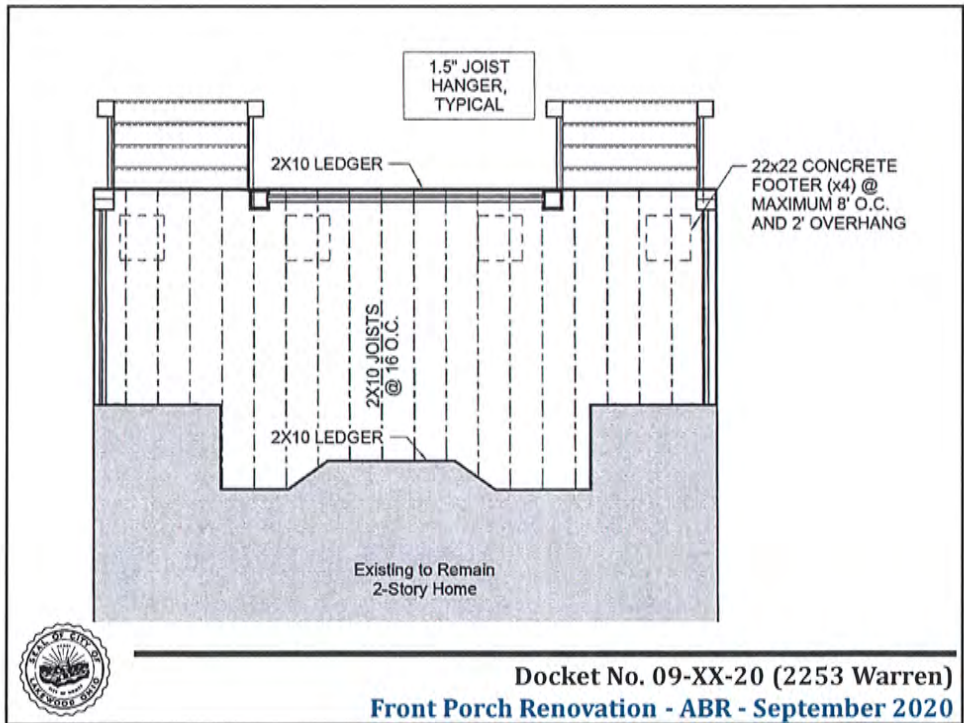
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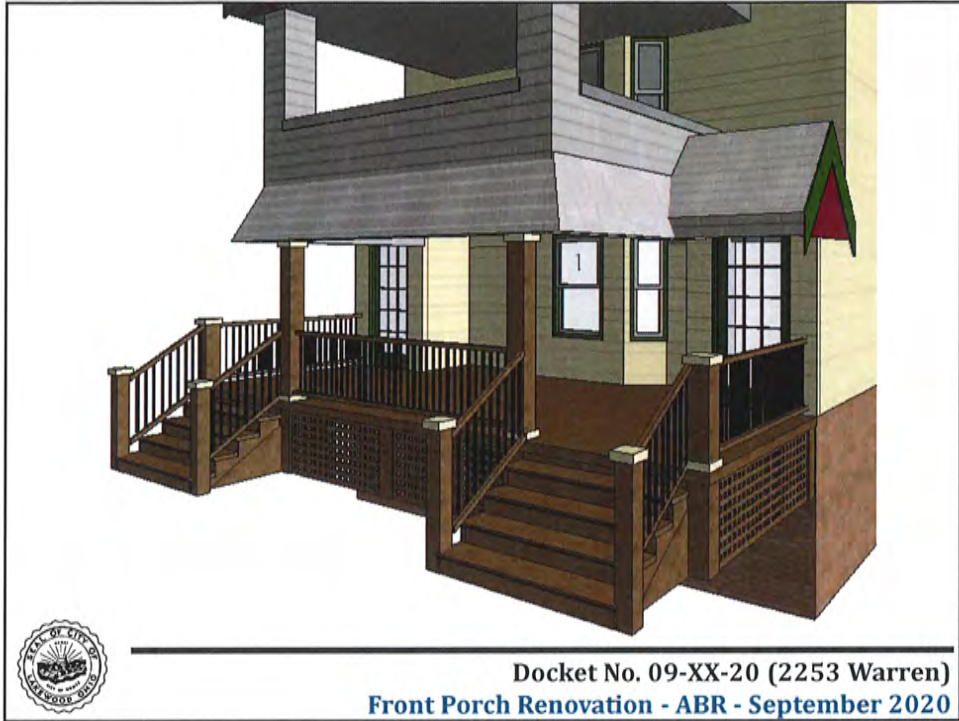
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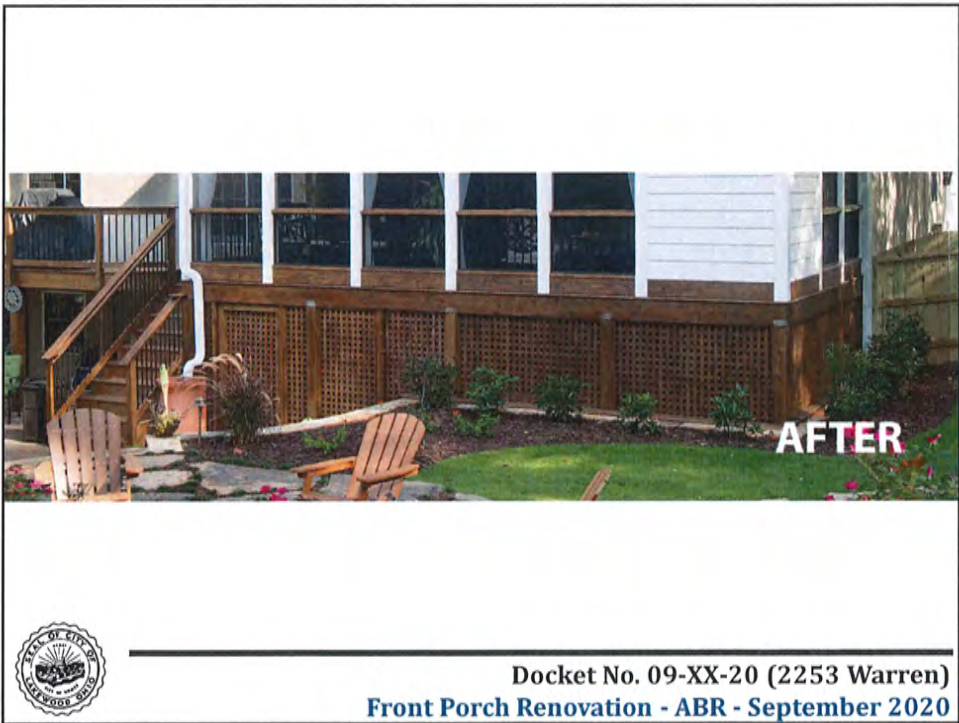
45



46



47



48

Pegatha Aluminum Baluster

Installation Instructions 2015 V1.0

Check all local building codes before you begin!

Step #1 - Measure and Cut Railings

- Measure the distance between your posts and note the length.
- Use your measurement and mark your top and bottom rails.
- Use a miter saw to cut your rails to the determined length.



Step #2 - Determine Baluster Locations

- Lay your top and bottom rail next to each other and mark the center of your rails.
- Mark the baluster locations 4 1/2" on center along both railings. This will allow for 3/4" spacing between the balusters.
- Apply stain paint or other finish to the railings and posts.



Step #3 - Install Baluster Connectors

- Locate the previously made marks on your railings and begin installing the Pegatha baluster connectors.
- Be sure not to overtighten your baluster connectors which could cause the screw to become loose over time.
- Double check that your spacing meets local build.



Step #4 - Install Balusters & Rails

- Install your bottom rail between your posts.
- Install each baluster by lightly tapping them into place (use a block of wood to support the rail while tapping balusters into place).
- Install your top railing onto the balusters. Use pipe clamps if necessary to separate the two rails together.







Docket No. 09-XX-20 (2253 Warren)
Front Porch Renovation - ABR - September 2020

49

Decking Naturel(Hollow) Technical Sheet

Model	Photo	Dimension
UH2		138 x 32.5 mm (5.5 x 1.3 in)

NO.	Property	Test Method	Test results	Remark
1	Abrasion resistance	ASTM D4060-10	35mg/1000cycles	
2	Brinell hardness	EN15534	8.3N/mm ²	
3	Boiling test	EN15534	Water absorption in weight: 130%	
4	Bond Strength	EN319	Average Bond Strength: 0.3MPa No obvious abrasion and damage after test.	
5	Coefficient Linear Thermal Expansion	ASTM D696 EN15534	19.9 x 10 ⁻⁶ mm/mK 32.2 x 10 ⁻⁶ K ⁻¹	
6	Creep behaviour	EN15534	Δ: 0.475mm, Δ: 0.38mm	Span: 350mm
7	Content of pentachlorophenol (EN14245:2004)	CE	2.99ppm	
8	Creep Recovery	ASTM D7032	Creep Recovery after 24h: 93%	
9	Degree of chalking	EN15534	Rating 0, no chalking.	
10	Fire Resistance	ASTM E84	Flame Spread Index(FSI): 85 Smoke Developed Index(SDI): 300	
11	Falling mass impact resistance	EN15534	Max Crack length(mm): no crack. Max Residual indentation(mm): 0.34	
12	Formaldehyde Content	EN717-1 ASTM D6007-14	Non Detectable Non Detectable	




Decking Naturel(Hollow) Technical Sheet | 10052019

Docket No. 09-XX-20 (2253 Warren)
Front Porch Renovation - ABR - September 2020


50

Applicant proposes new construction on a vacant lot

City Notes:
 XXXX



The aerial photograph shows a dense residential neighborhood with various house styles and colors. A specific lot is outlined in red, indicating the site of the proposed new construction. The surrounding area includes streets, sidewalks, and mature trees.



Docket No. 09-XX-20 (17450 Shaw)
New Construction - ABR - September 2020

51

Existing Conditions

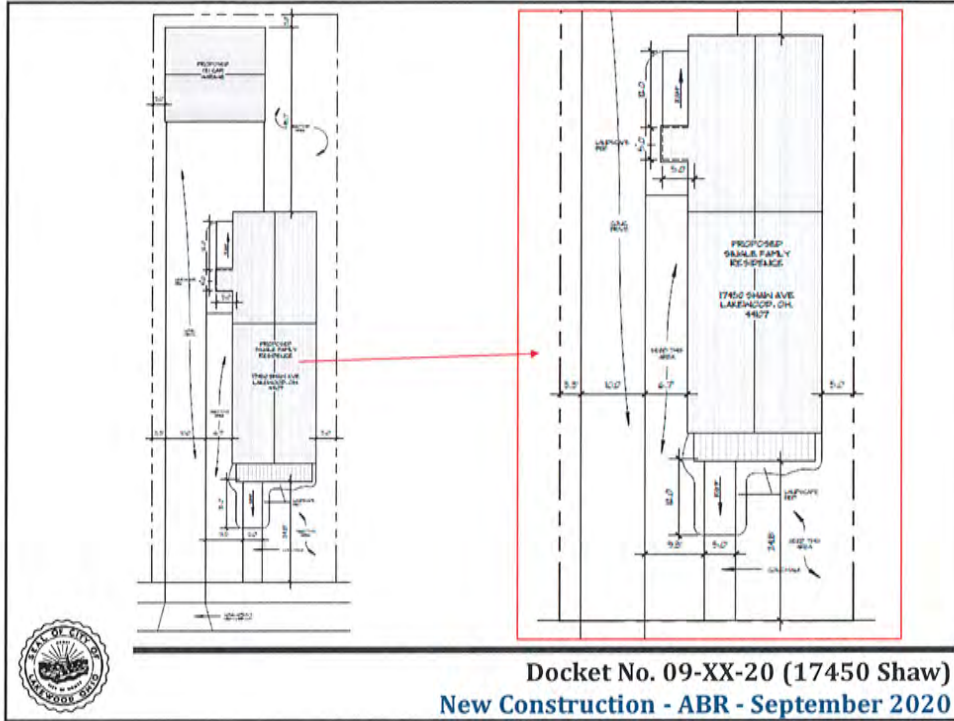


The street-level photograph shows a two-story white house with a prominent front porch and a large, well-maintained green lawn. A concrete sidewalk runs along the front of the property. The sky is clear and blue, and there are trees in the background.



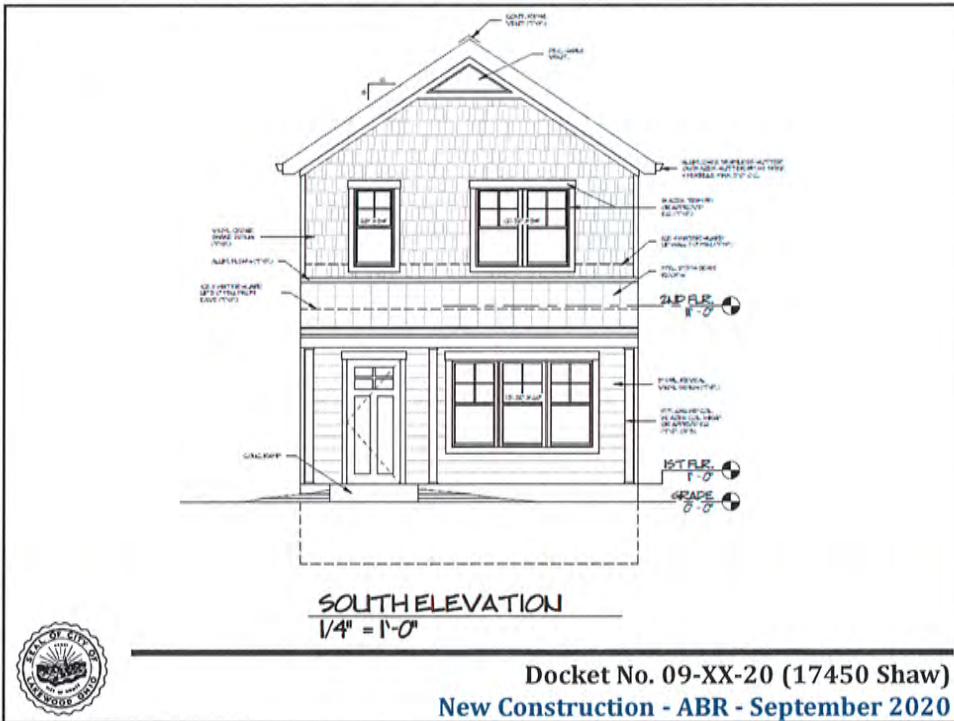
Docket No. 09-XX-20 (17450 Shaw)
New Construction - ABR - September 2020

52



Docket No. 09-XX-20 (17450 Shaw)
 New Construction - ABR - September 2020

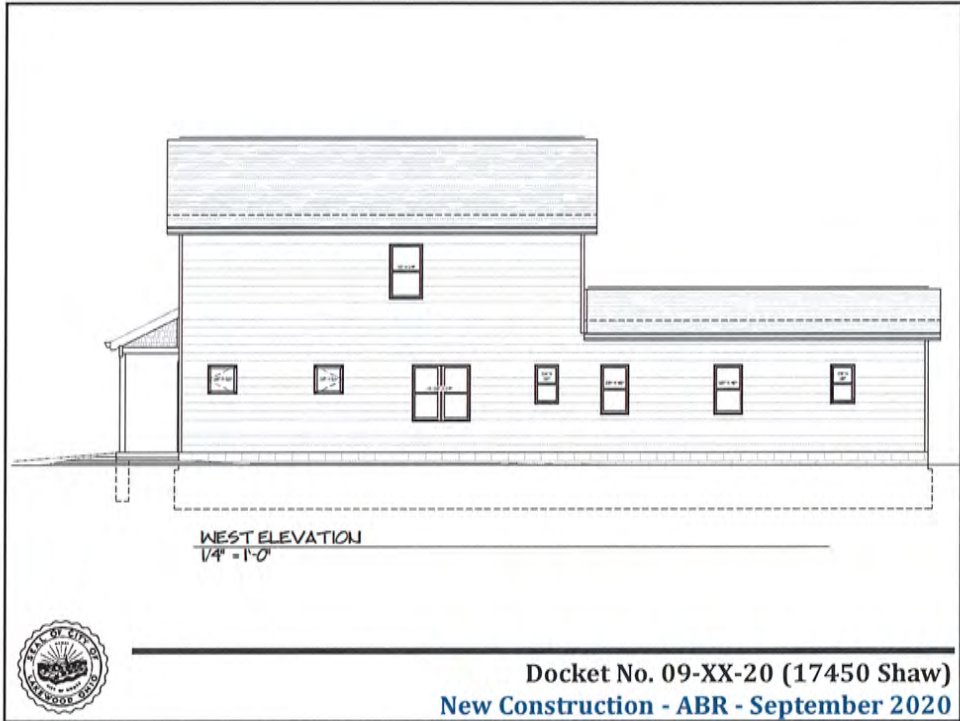
53



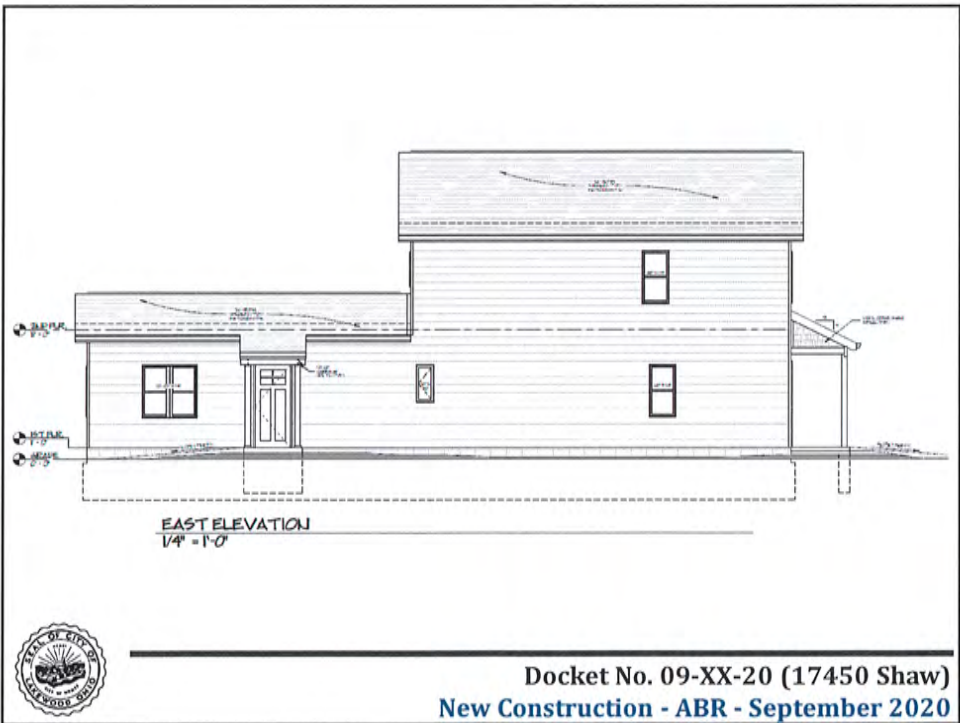
SOUTH ELEVATION
 1/4" = 1'-0"

Docket No. 09-XX-20 (17450 Shaw)
 New Construction - ABR - September 2020

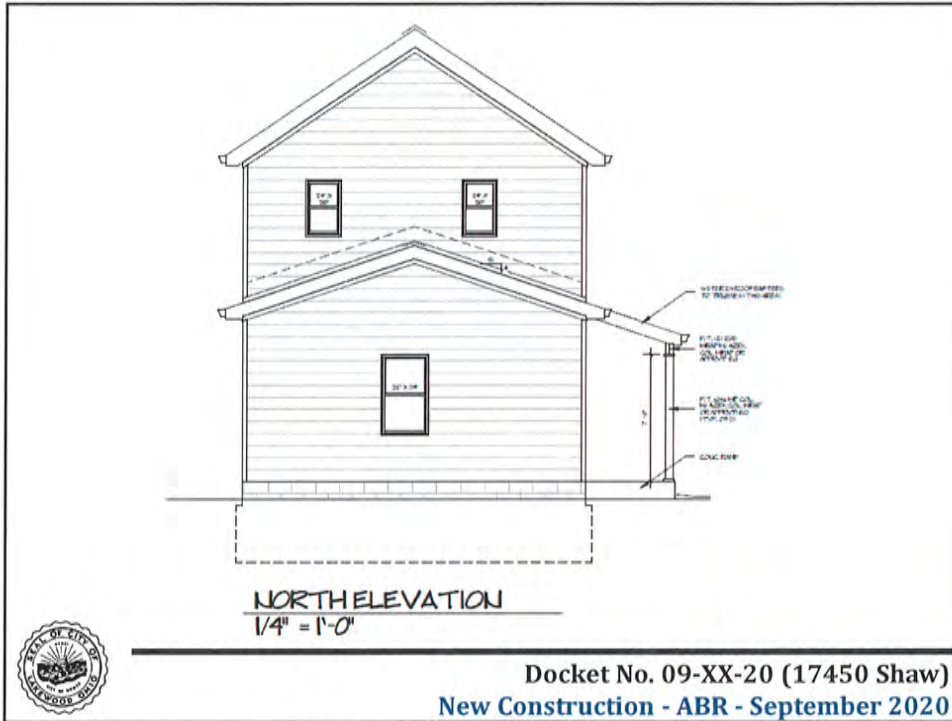
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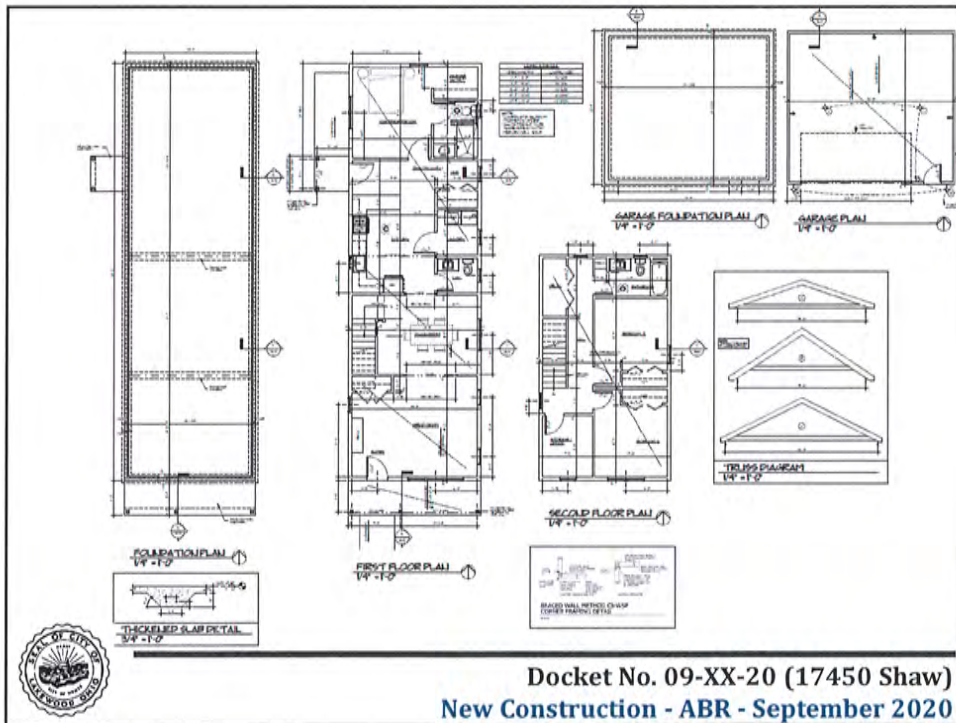
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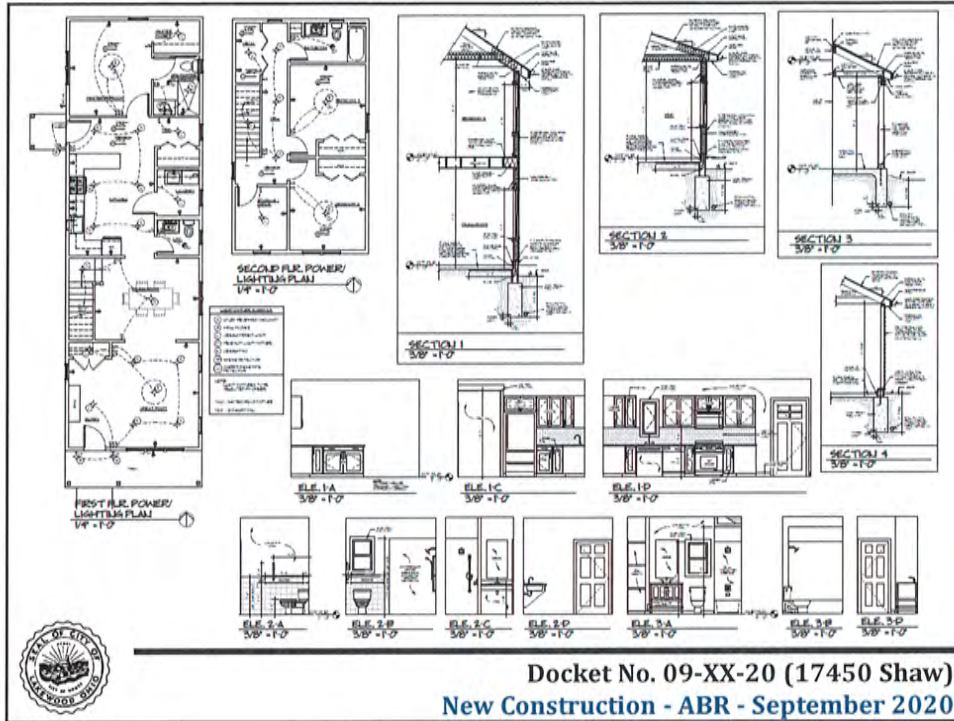
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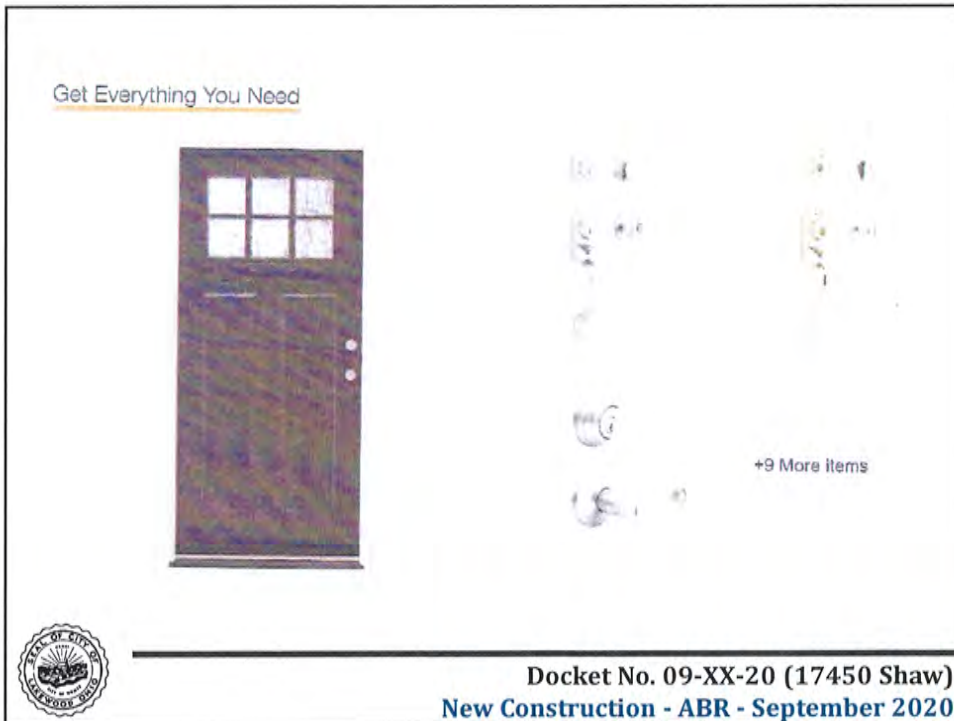
57



58



59



60

Trim Reinvented **AZEK**

Over the past year, AZEK Building Products has continued to reinvent the trim category with products that speed installation, save time and money, and stand with major manufacturers alike. These new products were developed based on research and field construction to meet the 80% functional, successful, green products that save time, money and create performance.

Field's Grade Trim

- Field's Grade Trim is a new trim product that is designed to be installed on-site, eliminating the need for a separate trim installation crew.
- It is designed to be installed on-site, eliminating the need for a separate trim installation crew.
- It is designed to be installed on-site, eliminating the need for a separate trim installation crew.

UPVULNER Soft Board

- UPVULNER Soft Board is a new trim product that is designed to be installed on-site, eliminating the need for a separate trim installation crew.
- It is designed to be installed on-site, eliminating the need for a separate trim installation crew.
- It is designed to be installed on-site, eliminating the need for a separate trim installation crew.

Integrated Drip Edge

- Integrated Drip Edge is a new trim product that is designed to be installed on-site, eliminating the need for a separate trim installation crew.
- It is designed to be installed on-site, eliminating the need for a separate trim installation crew.
- It is designed to be installed on-site, eliminating the need for a separate trim installation crew.

SEAL OF CITY OF WILSON 2008

Docket No. 09-XX-20 (17450 Shaw)
New Construction - ABR - September 2020

61

COLORS AVAILABLE NEAR ZIP CODE:

ENTER ZIP CODE

PLEASE ENTER YOUR ZIP CODE TO VIEW COLORS AVAILABLE IN YOUR AREA

Swatch 1	Swatch 2	Swatch 3	Swatch 4	Swatch 5	Swatch 6
Swatch 7	Swatch 8	Swatch 9	Swatch 10	Swatch 11	Swatch 12
Swatch 13	Swatch 14	Swatch 15	Swatch 16	Swatch 17	Swatch 18
Swatch 19	Swatch 20	Swatch 21	Swatch 22	Swatch 23	Swatch 24

WOLVERINE AMERICAN LEGEND™

[OVERVIEW](#) [TECHNICAL INFO](#) [INSTALLATION](#) [WARRANTY](#) [SUSTAINABILITY](#) [FIND A PRO](#)

Versatile Looks and Performance Over Time

SEAL OF CITY OF WILSON 2008

Docket No. 09-XX-20 (17450 Shaw)
New Construction - ABR - September 2020

62

JELD WEN
 WINDOW COLOR TECHNOLOGY

Brickmould Vinyl Window, Double-Hung

Model Overview

PROJECT TYPE
New construction and replacement

WARRANTY
Lifetime Warranty

FRAME OPTIONS
J-Channel

MAINTENANCE LEVEL
Minimal

COLORS & FINISHES
2 Interior Colors
4 Exterior Colors
1 Window Color Technology

GLASS
Energy efficient, tinted, textured and protective.


PRICING
Many options will influence the price of your window. To get an estimate, contact your JELD-WEN dealer.

WINDOW COLOR TECHNOLOGY

FinishShield™
Our vinyl window and patio doors lines are now available with FinishShield™, a new finish that's superior to paint in appearance, quality, and longevity. This new finish technology provides improved durability for the builder and peace of mind for homeowners.

GLASS

ENERGY EFFICIENT GLASS
Our optional high-performance Low-E insulating glass lowers energy costs, helps homes stay cooler in the summer and warmer in the winter, reducing the fading of interior furnishings and condensation. It also delivers greater visible light transmittance than tinted glass. Clear glass consists of two panes of glass, sealed with an airspace and the perimeter of the unit is sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates. With Low-E glass, ENERGY STAR® qualified versions of this product are likely available. This means they meet or exceed the minimum energy efficiency criteria for your climate region. For more information, ask your dealer how to order JELD-WEN ENERGY STAR qualified products specific to your area.



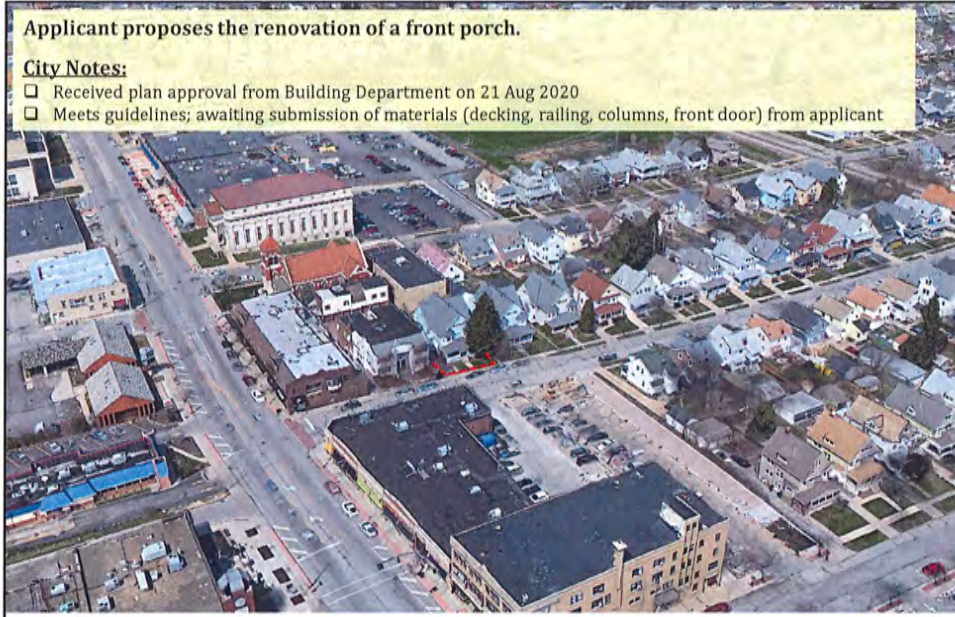

Docket No. 09-XX-20 (17450 Shaw)
New Construction - ABR - September 2020

63

Applicant proposes the renovation of a front porch.

City Notes:

- Received plan approval from Building Department on 21 Aug 2020
- Meets guidelines; awaiting submission of materials (decking, railing, columns, front door) from applicant

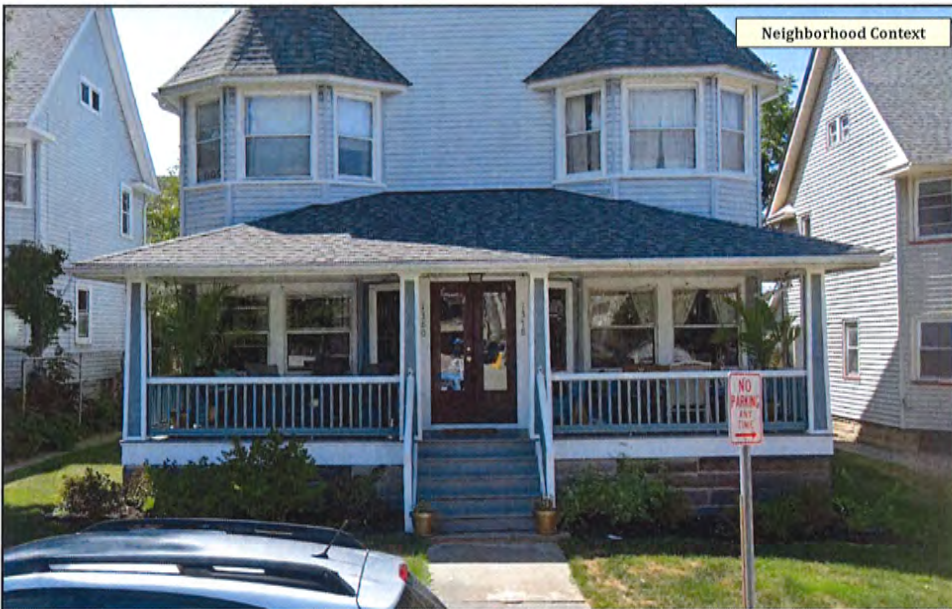
Docket No. 09-XX-20 (1382 Gladys)
Front Porch Renovation - ABR - September 2020

64



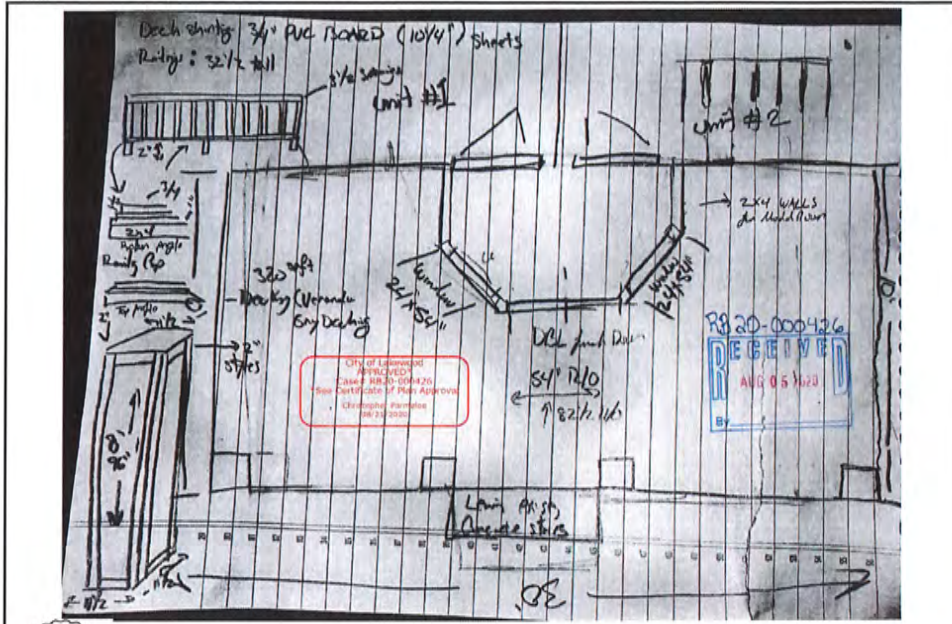
Docket No. 09-XX-20 (1382 Gladys)
Front Porch Renovation - ABR - September 2020

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Docket No. 09-XX-20 (1382 Gladys)
Front Porch Renovation - ABR - September 2020

66



Docket No. 09-XX-20 (1382 Gladys)
Front Porch Renovation - ABR - September 2020

67

Applicant proposes the rebuild of a front porch.

City Notes:
 XXXX



Docket No. 09-XX-20 (15710 Lake)
Front Porch Rebuild - ABR - September 2020

68



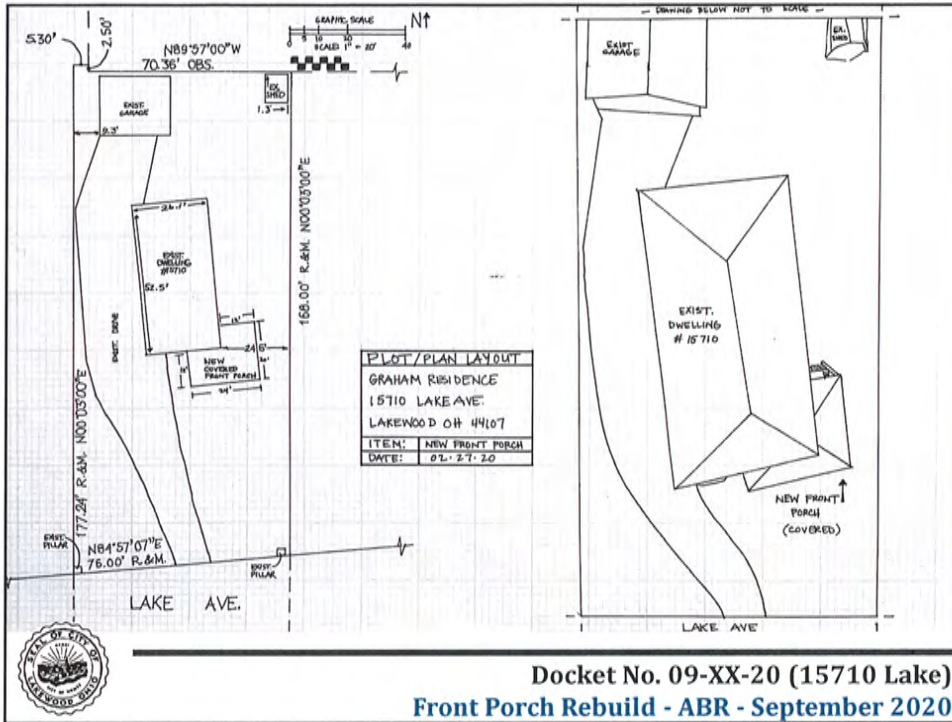
Docket No. 09-XX-20 (15710 Lake)
Front Porch Rebuild - ABR - September 2020

69

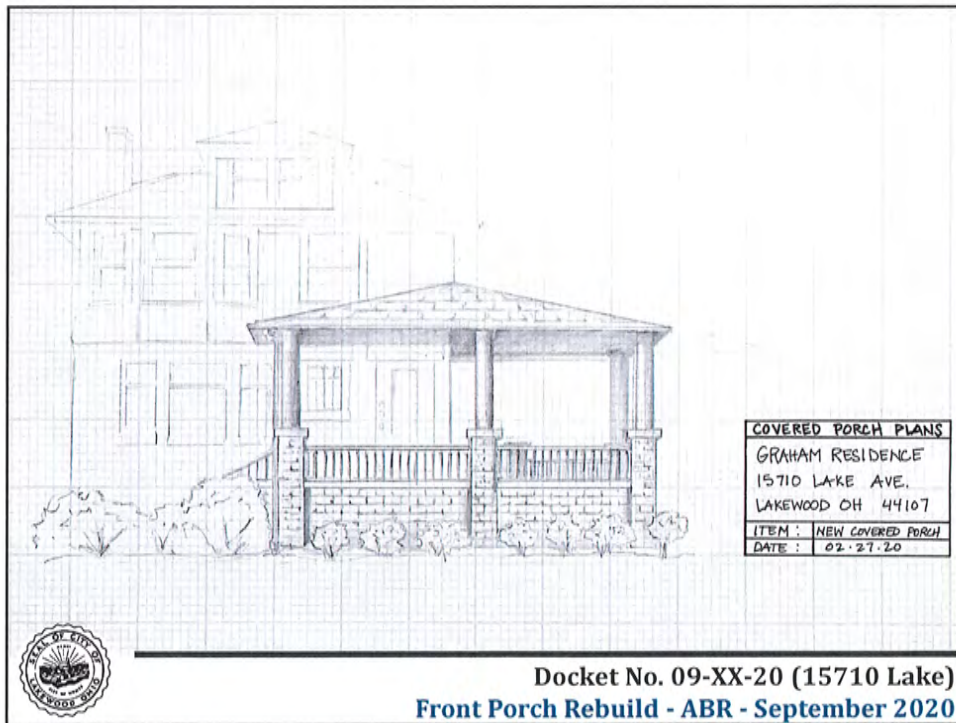


Docket No. 09-XX-20 (15710 Lake)
Front Porch Rebuild - ABR - September 2020

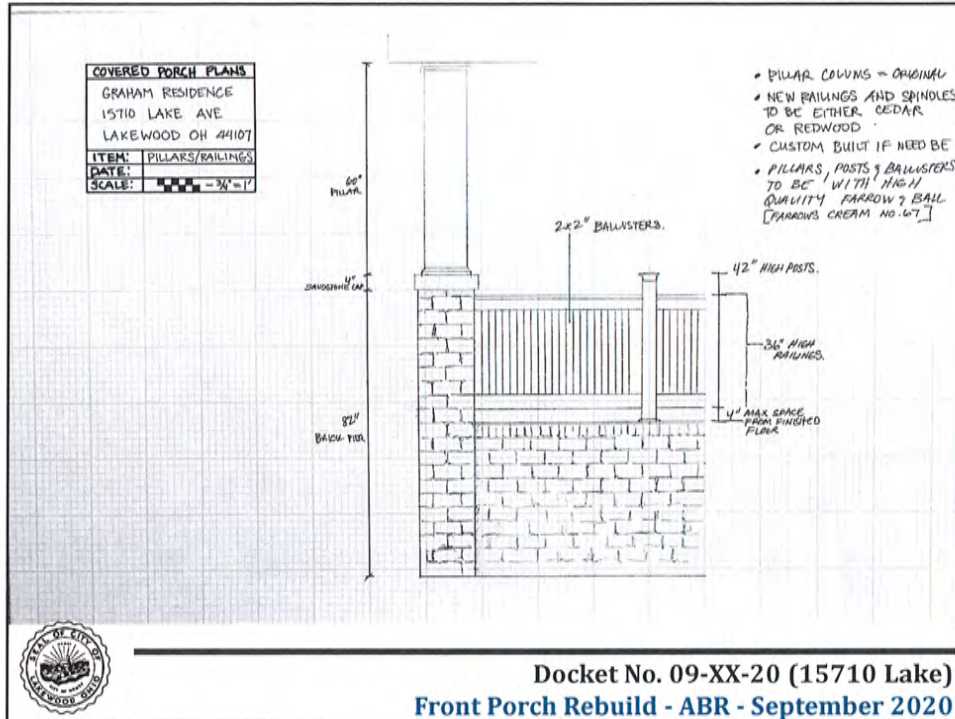
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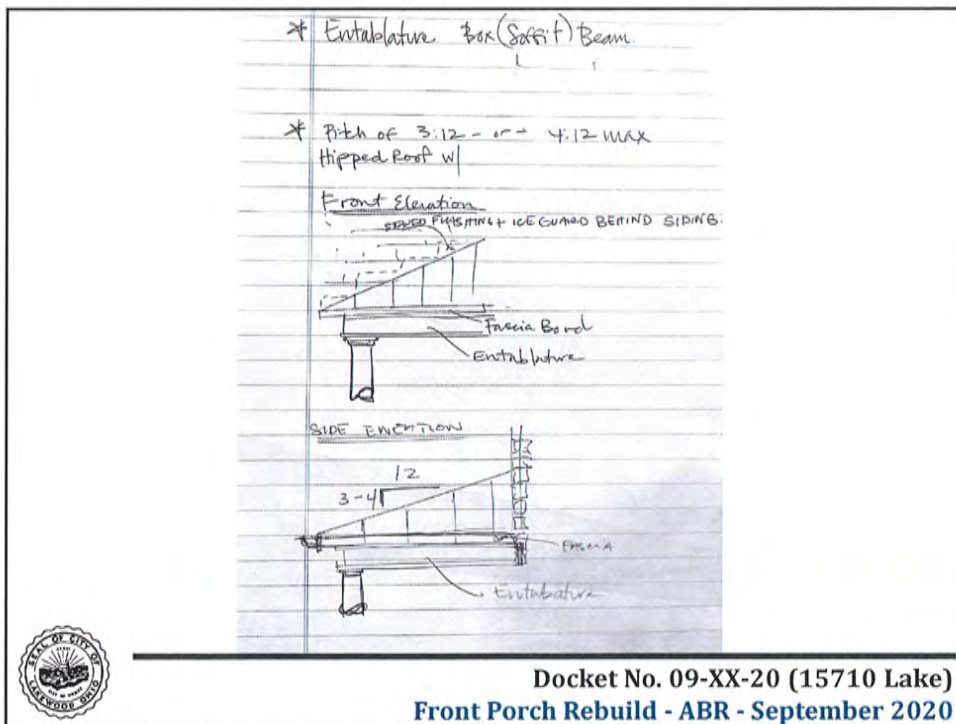
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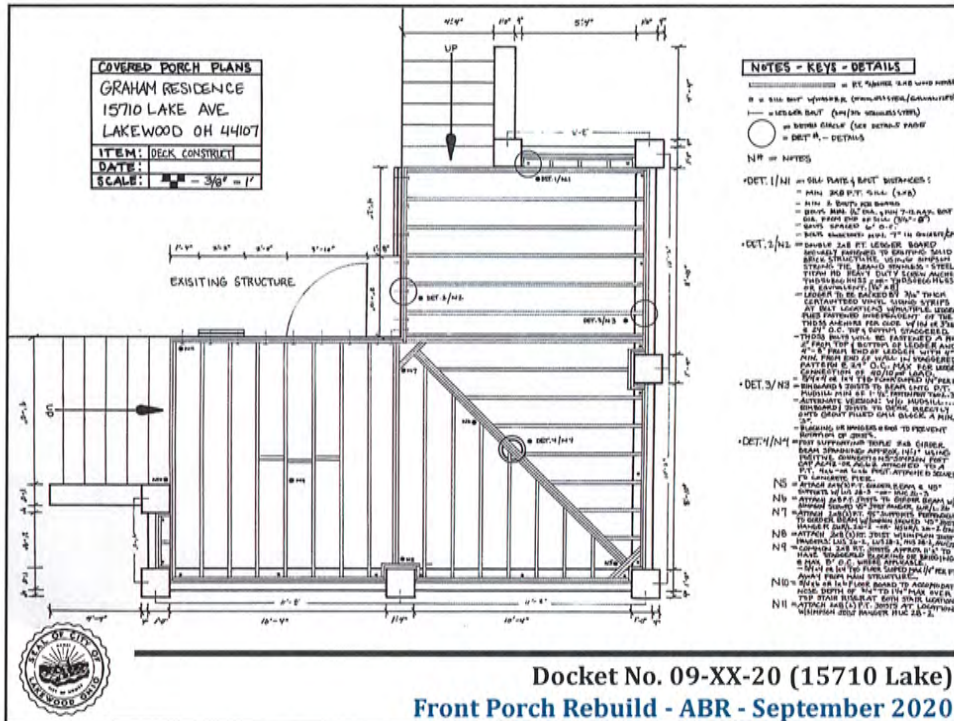
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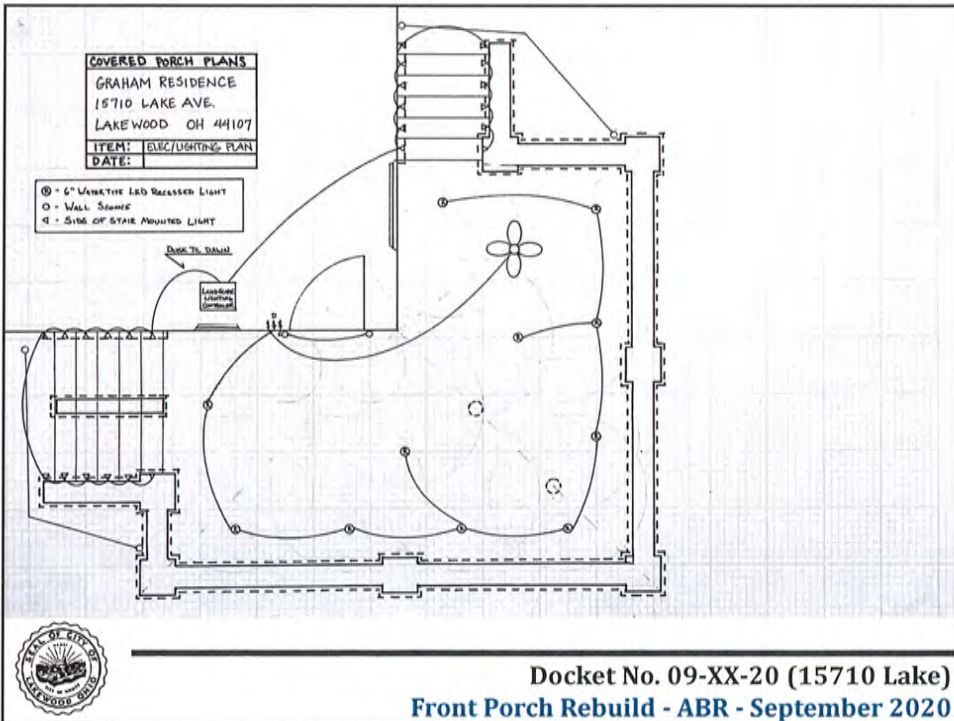
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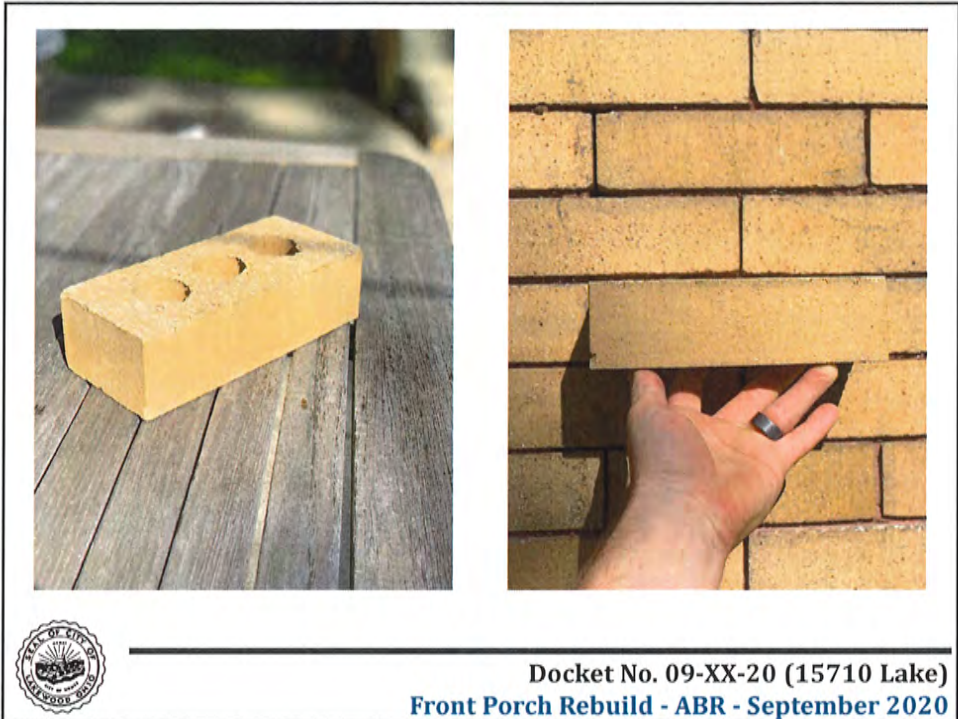
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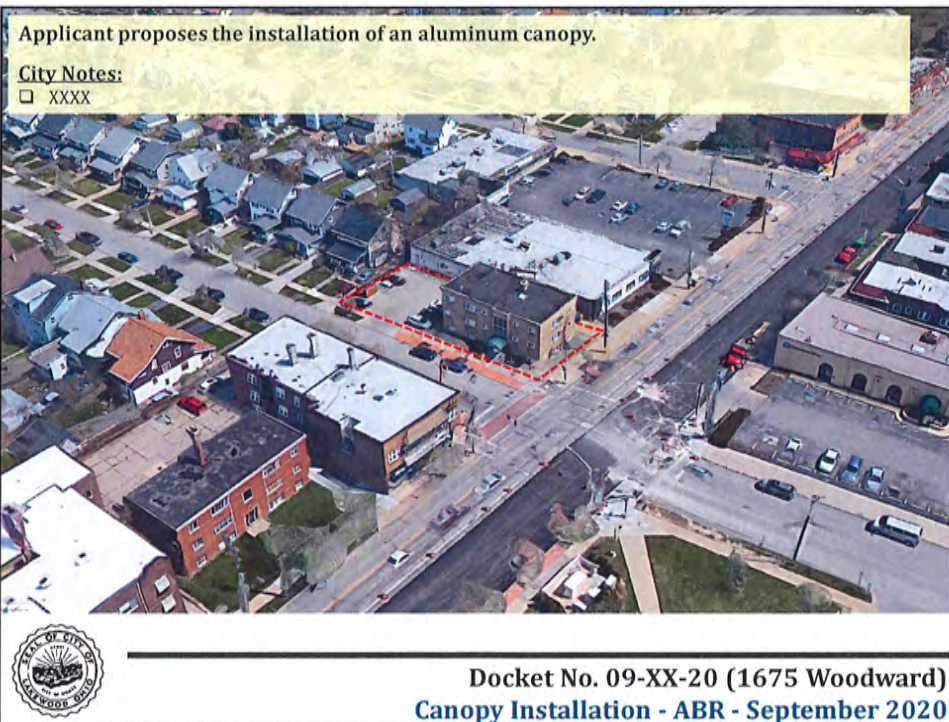


78



Docket No. 09-XX-20 (15710 Lake)
 Front Porch Rebuild - ABR - September 2020

79

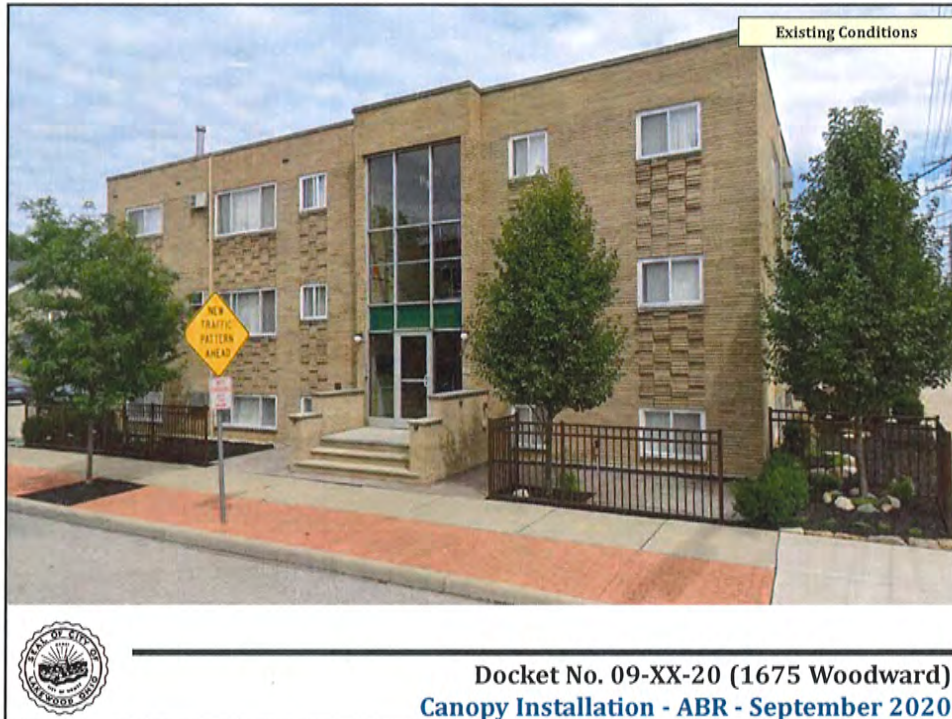


Applicant proposes the installation of an aluminum canopy.
 City Notes:
 XXXX



Docket No. 09-XX-20 (1675 Woodward)
 Canopy Installation - ABR - September 2020

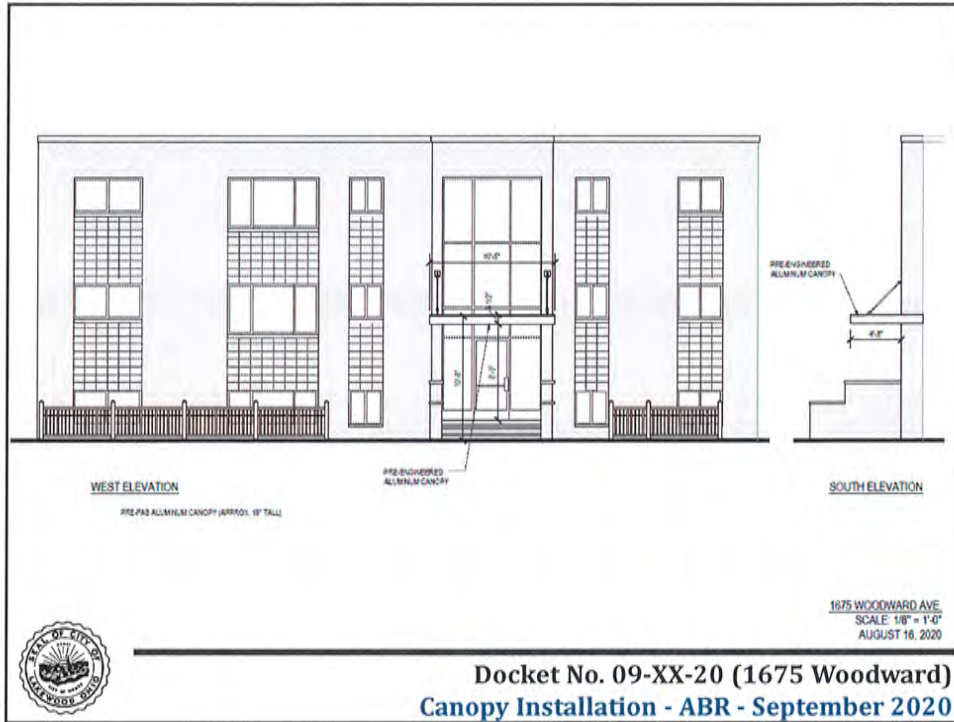
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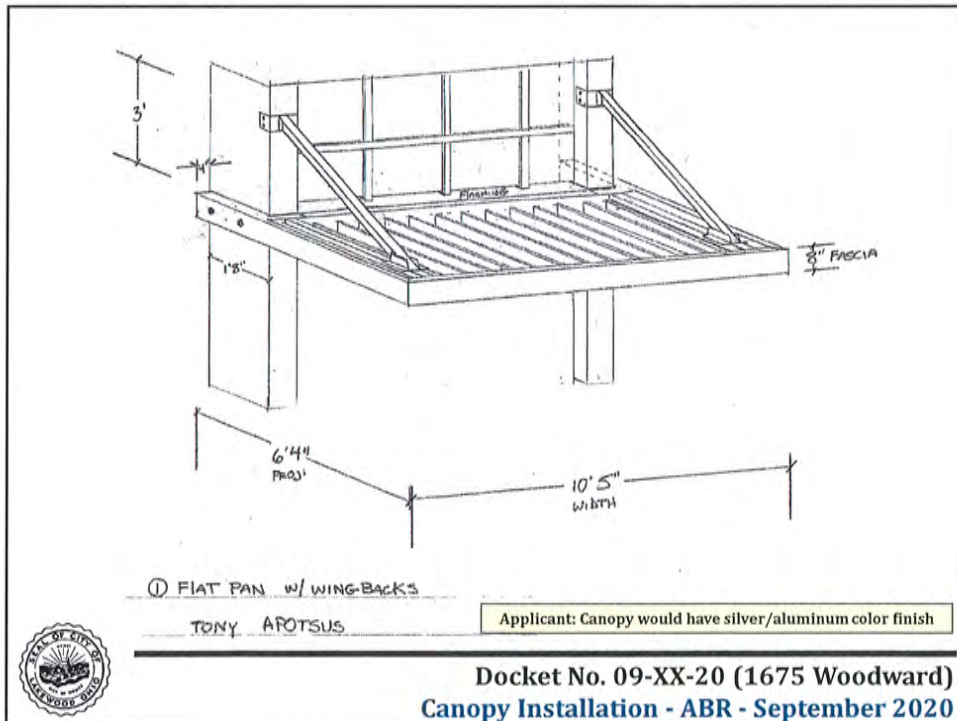
81



82



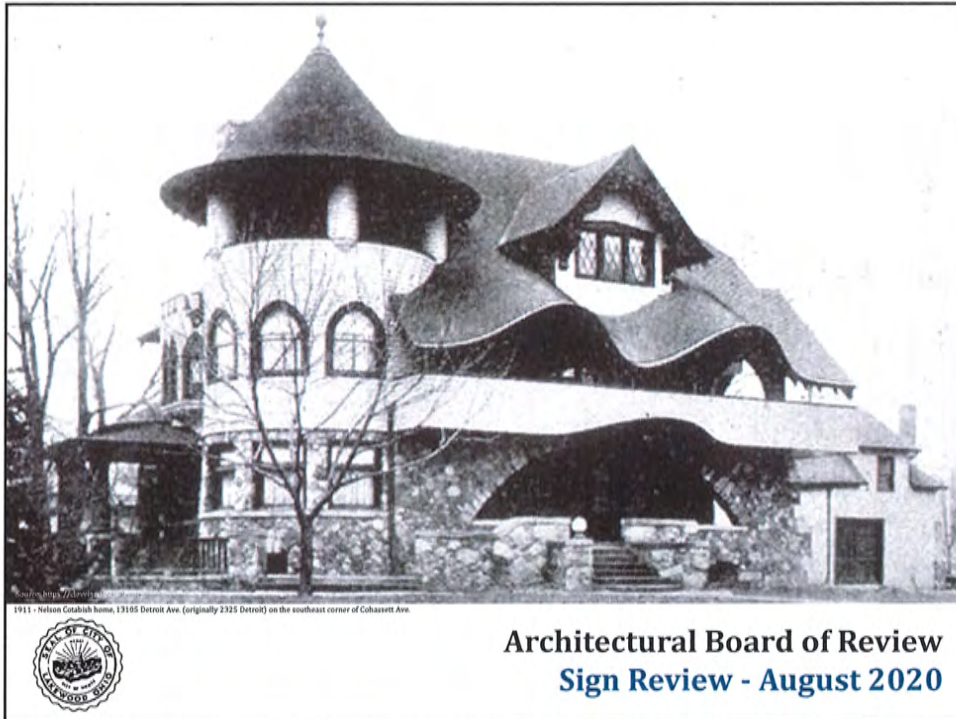
83



84



85



86

Applicant proposes installation of one ground sign in MH District.

City Notes:

- Granted plan approval by Building Department on 23 July 2020
- MH Districts: Ground Sign – Maximum of 40 ft², no more than 10' in height
- Proposal is 5.4' in height, ~48 ft²



Docket No. 09-XX-20 (12500 Edgewater)
Waterford - Sign Review - September 2020

87



Docket No. 09-XX-20 (12500 Edgewater)
Waterford - Sign Review - September 2020

88

Location Address: 12500 Edge Water Dr, Lakewood OH 44107

MONUMENT SIGN
 STONE VENEER BASE AND COLUMN WITH INTERNALLY ILLUMINATED
 SIGN CABINET WITH ROUTED FACE AND PUSH-THROUGH LETTERS
 DOUBLE SIDED
 INTERNALLY ILLUMINATED WITH LED LIGHTS

LEGEND:
 - LIGHT GREY: Stone
 - DARK GREY: Stone
 - BLACK: Sign Cabinet

City of Lakewood
 APPROVED
 Case # 20-00014
 *See Certificate of Plan Approval
 Christopher Elmstedt
 67-23-2020

Docket No. 09-XX-20 (12500 Edgewater)
Waterford - Sign Review - September 2020

89

Applicant proposes replacement of wall sign and pole sign (face) in C3 District.

City Notes:

- C3 District - 1329.03: "...the total in all cases shall not exceed 100 square feet"
- No concerns with square footage - one for one replacement of existing signage

Docket No. 09-XX-20 (12504 Detroit)
T-Mobile - Sign Review - September 2020

90



Docket No. 09-XX-20 (12504 Detroit)
T-Mobile - Sign Review - September 2020

91

STOREFRONT ELEVATION Scale: 1/2" = 1'-0"

A MBTM-CLP-15-L

15'-0" CL

14'-12"

3'-8-1/2"

10'-0"

EXISTING CONDITIONS

EXISTING SIGN (11' x 7') TO BE REMOVED
SIGN BAND PATCHED & PAINTED SEAM TO SEAM

centering specs:
metro by T-Mobile

CUSTOMER APPROVAL

Customer Signature: _____ Date: _____

MC group Building Better Brands

SEVEN (7) BUILDING
MOTOR CITY 48202
440.209.6200
800.627.4460
theMCgroup.com

CLIENT: **metro by T-Mobile**

PROJECT NO.: 875-02 DATE: 08-27-20
PROJECT MANAGER: STEVEN SPILLANE DESIGNER: ME

ADDRESS: 7204 EASTWOOD AVENUE
JACKSON MI 48217-1211

PAGE NO.: 3

ELECTRONIC FILE NAME:
7204 EASTWOOD AVENUE - 08-27-20-03.dwg

PLEASE USE THE FOLLOWING FILE NAME FOR ALL DELIVERABLES ON APPROVALS/REVISIONS WITHOUT THE HOUR MASTER/CONSULTANT OF RECORD.

CITY OF DETROIT MICHIGAN 1820

Docket No. 09-XX-20 (12504 Detroit)
T-Mobile - Sign Review - September 2020

92

FACE REPLACEMENT Scale: 3/4" = 1'-0" 45 square feet

B CUSTOM 7'-9-1/2" face trim

5'-8-1/2" face trim 3'-3" 7'-5/8" 8" +/- 20"

CABINET: Existing cabinet w/ 2" x 1/4" x 1/4" trim

FACES: 187 flat white polycarbonate. Glass to sign cabinet protected by seal on right.

GRAPHICS: Surface applied brass. Blue vinyl w/ reverse wended copy to show thru white

QUANTITY: (2) Two face replacements required for D T pylons

COLOR PALETTE

BACKGROUND

COPY

EXISTING CONDITIONS

PROPOSED PYLON

CUSTOMER APPROVAL

Customer: Signatures _____ Date _____

MC group 3750 Tully Boulevard Metro, OH 45424 440.209.6200 800.627.4480 theMCgroup.com

metro by T-Mobile

PROJECT MANAGER _____

CITY PROJECT _____

EXISTING FILE NAME _____

PROJECT NO. 16207 (16207) (16207) (16207)

REVISIONS

DATE

APPROVED BY

DATE

STATE OF OHIO

Docket No. 09-XX-20 (12504 Detroit)

T-Mobile - Sign Review - September 2020

93

Applicant proposes replacement of existing signage (rebranding) in C3 District.

City Notes:

- C3 District - 1329.03: "...the total in all cases shall not exceed 100 square feet"
- No issues with square footage - one for one replacement of existing signage.

STATE OF OHIO

Docket No. 09-XX-20 (16207 Detroit)

Rite Aid - Sign Review - September 2020

94



Docket No. 09-XX-20 (16207 Detroit)
Rite Aid - Sign Review - September 2020

95

SignArt Signs with craftsmanship.
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Site Overview


Sign Type	Sign Size
E1: Abide ID	1'-1" x 5'-10"
E2: Zip Change Cabinet	2'-0" x 7'-3"
E3: East Only Directional Sign	1'-6" x 1'-6"
E4: RITE AID Channel Letters	2'-11" x 17'-8"
E5: Pharmacy Channel Letters	1'-8" x 13'-7"
E6: RITE AID Channel Letters	2'-11" x 17'-8"
E7: Pharmacy Channel Letters	1'-8" x 13'-7"
E8: DDF Fish Lip/Drop Oil Canopy Sign	2'-0" x 10'-4"

Site #04278 — 16207 Detroit Ave., Lakewood, OH
AG 7/7/20

Docket No. 09-XX-20 (16207 Detroit)
Rite Aid - Sign Review - September 2020

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Existing Elevation

Proposed Elevation

East Elevation	
Sign Type	Sign Size
E4 RITE AID Channel Letters	2' 11" x 17' 4" x
E5 Pharmacy Channel Letters	1' 4" x 13' 7" x

Proposed Signage	Square Footage
E4 1'-4" x 13'-7" new sign, phar.	86.90 Sq.Ft.
E5 To be removed	0.00 Sq.Ft.

Total Existing Square Footage	71.37 Sq.Ft.
Total Proposed Square Footage	86.90 Sq.Ft.
Total Allowed Square Footage	128.00 Sq.Ft.


Aid #04278 — 16207 Detroit Ave., Lakewood, OH AG 7/7/20

City of Lakewood, OH

Docket No. 09-XX-20 (16207 Detroit)
Rite Aid - Sign Review - September 2020

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East Elevation

Fastener Schedule	
1" Dia. Stainless Steel Hex Bolt with Washer and Nut Use 304/316 Stainless Steel Min. Thickness: 1/2"	1/2" Dia. Stainless Steel Hex Bolt with Washer and Nut Use 304/316 Stainless Steel Min. Thickness: 1/2"
1/2" Dia. Stainless Steel Hex Bolt with Washer and Nut Use 304/316 Stainless Steel Min. Thickness: 1/2"	1/2" Dia. Stainless Steel Hex Bolt with Washer and Nut Use 304/316 Stainless Steel Min. Thickness: 1/2"
1/2" Dia. Stainless Steel Hex Bolt with Washer and Nut Use 304/316 Stainless Steel Min. Thickness: 1/2"	1/2" Dia. Stainless Steel Hex Bolt with Washer and Nut Use 304/316 Stainless Steel Min. Thickness: 1/2"

Aid #04278 — 16207 Detroit Ave., Lakewood, OH AG 7/7/20

City of Lakewood, OH

Docket No. 09-XX-20 (16207 Detroit)
Rite Aid - Sign Review - September 2020

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North Elevation

Existing Elevation

Proposed Elevation

Sign Type	Sign Size
E6 RITE AID Channel Letters	2'-11 1/2" x 17'-0 1/2"
E7 Pharmacy Channel Letters	1'-0 1/2" x 13'-7 1/2"

Proposed Signage	Square Footage
B6 66'-0 1/2" x 13'-0 1/2" two spec. pages	86.95 Sq Ft
E7 To be removed	0.00 Sq Ft

Total Existing Square Footage	7.117 Sq Ft
Total Proposed Square Footage	86.95 Sq Ft
Total Allowed Square Footage	1,200.00 Sq Ft

Rite Aid #04278 — 16207 Detroit Ave., Lakewood, OH AG 7/7/20

Docket No. 09-XX-20 (16207 Detroit)
Rite Aid - Sign Review - September 2020

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East Elevation

RA-STKD-3

Illuminated Channel Letters/Shield Flush Mounted	
F1 3/4" Depth 7/32" ID Acrylic Shield Acrylic 240° LED Acrylic Shield	
F2 1/2" Depth 1/8" ID Acrylic Shield Acrylic 240° LED Acrylic Shield	
F3 1/2" Depth 1/8" ID Acrylic Shield Acrylic 240° LED Acrylic Shield	
F4 1/2" Depth 1/8" ID Acrylic Shield Acrylic 240° LED Acrylic Shield	
F5 1/2" Depth 1/8" ID Acrylic Shield Acrylic 240° LED Acrylic Shield	
F6 1/2" Depth 1/8" ID Acrylic Shield Acrylic 240° LED Acrylic Shield	
F7 1/2" Depth 1/8" ID Acrylic Shield Acrylic 240° LED Acrylic Shield	
F8 1/2" Depth 1/8" ID Acrylic Shield Acrylic 240° LED Acrylic Shield	

Fastener Schedule	
1/4" Dia. x 1 1/2" Long Stainless Steel Hex Bolt with Washer and Nut	1/4" Dia. x 1 1/2" Long Stainless Steel Hex Bolt with Washer and Nut
1/4" Dia. x 1 1/2" Long Stainless Steel Hex Bolt with Washer and Nut	1/4" Dia. x 1 1/2" Long Stainless Steel Hex Bolt with Washer and Nut
1/4" Dia. x 1 1/2" Long Stainless Steel Hex Bolt with Washer and Nut	1/4" Dia. x 1 1/2" Long Stainless Steel Hex Bolt with Washer and Nut
1/4" Dia. x 1 1/2" Long Stainless Steel Hex Bolt with Washer and Nut	1/4" Dia. x 1 1/2" Long Stainless Steel Hex Bolt with Washer and Nut
1/4" Dia. x 1 1/2" Long Stainless Steel Hex Bolt with Washer and Nut	1/4" Dia. x 1 1/2" Long Stainless Steel Hex Bolt with Washer and Nut
1/4" Dia. x 1 1/2" Long Stainless Steel Hex Bolt with Washer and Nut	1/4" Dia. x 1 1/2" Long Stainless Steel Hex Bolt with Washer and Nut


Rite Aid #04278 — 16207 Detroit Ave., Lakewood, OH AG 7/7/20

Docket No. 09-XX-20 (16207 Detroit)
Rite Aid - Sign Review - September 2020


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South Elevation



Existing Elevation



Proposed Elevation

Sign Type	Sign Size
EA	DTFPA8 Light/Drop Off Garage Sign 247.6 x 104.0"±

Proposed Signage	Square Footage
RBA 8' x 2'-0"	2.25 sq ft
RBB 8' x 4'-0"	5.00 sq ft
RBC 8' x 2'-0"	2.25 sq ft

Total Existing Square Footage	20.79 sq ft
Total Proposed Square Footage	9.50 sq ft
Total Allowed Square Footage	N/A


Rite Aid #04278 — 16207 Detroit Ave., Lakewood, OH AG 7/7/20

Docket No. 09-XX-20 (16207 Detroit)
Rite Aid - Sign Review - September 2020


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South Elevation



LANE 1
RBA RA-DT-IN-1



LANE 2
RBC RA-DT-IN-2



CLEARANCE 11'-6"
RBB RA-DT-CL

RA-DT-IN-1/RA-DT-IN-2/RA-DT-CL	
2020 Manufacturer applied process sensitive vinyl. Printed with EnvyGuard® Technology.	
Fastener Schedule	

Rite Aid #04278 — 16207 Detroit Ave., Lakewood, OH AG 7/7/20

Docket No. 09-XX-20 (16207 Detroit)
Rite Aid - Sign Review - September 2020

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Main Identity

Sign Type	Sign Size
E1 Main Sign	1-11'6" x 2-8'0"
E2 Sign Change Cabinet	2-6'0" x 2-7'0"

Proposed Signage	Square Footage
E1 1-11'6" x 2-8'0" (see spec. pages)	8.78 sq.ft.
E2 2-6'0" x 2-7'0"	14.00 sq.ft.

Total Existing Square Footage:	20.02 sq.ft.
Total Proposed Square Footage:	22.78 sq.ft.
Total Allowed Square Footage:	40.00 sq.ft.

Rite Aid #04278 — 16207 Detroit Ave., Lakewood, OH AG 7/7/20

Docket No. 09-XX-20 (16207 Detroit)
Rite Aid - Sign Review - September 2020

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Main Identity

Eliminated Channel Letters/Sheet Flash Mounted

E1 1-11'6" x 2-8'0" LED Acrylic Letters/Sheet Flash Mounted	Acrylic Letters
E2 2-6'0" x 2-7'0" LED Acrylic Letters/Sheet Flash Mounted	Acrylic Letters
E3 2-6'0" x 2-7'0" LED Acrylic Letters/Sheet Flash Mounted	Acrylic Letters
E4 2-6'0" x 2-7'0" LED Acrylic Letters/Sheet Flash Mounted	Acrylic Letters
E5 2-6'0" x 2-7'0" LED Acrylic Letters/Sheet Flash Mounted	Acrylic Letters
E6 2-6'0" x 2-7'0" LED Acrylic Letters/Sheet Flash Mounted	Acrylic Letters
E7 2-6'0" x 2-7'0" LED Acrylic Letters/Sheet Flash Mounted	Acrylic Letters
E8 2-6'0" x 2-7'0" LED Acrylic Letters/Sheet Flash Mounted	Acrylic Letters

Fastener Schedule

1/2" x 3" x 1/8" Flat Head Screws	1/2" x 3" x 1/8" Flat Head Screws
1/2" x 3" x 1/8" Flat Head Screws	1/2" x 3" x 1/8" Flat Head Screws
1/2" x 3" x 1/8" Flat Head Screws	1/2" x 3" x 1/8" Flat Head Screws
1/2" x 3" x 1/8" Flat Head Screws	1/2" x 3" x 1/8" Flat Head Screws
1/2" x 3" x 1/8" Flat Head Screws	1/2" x 3" x 1/8" Flat Head Screws
1/2" x 3" x 1/8" Flat Head Screws	1/2" x 3" x 1/8" Flat Head Screws
1/2" x 3" x 1/8" Flat Head Screws	1/2" x 3" x 1/8" Flat Head Screws
1/2" x 3" x 1/8" Flat Head Screws	1/2" x 3" x 1/8" Flat Head Screws

Rite Aid #04278 — 16207 Detroit Ave., Lakewood, OH AG 7/7/20

Docket No. 09-XX-20 (16207 Detroit)
Rite Aid - Sign Review - September 2020

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SignArt Signs with craftsmanship. signartinc.com • 269.381.3012 • 5757 E. Cork St., Kalamazoo, MI 49048

Directional Sign

Sign Type	Sign Size
E3 Exit Only Directional Sign	1'4" x 1'4"

Proposed Signage	Square Footage
R3a 1'4" x 1'4"	2.25 Sq.Ft.
R3b 1'4" x 2'4"	2.00 Sq.Ft.

Total Existing Square Footage	2.25 Sq.Ft.
Total Proposed Square Footage	4.25 Sq.Ft.
Total Allowed Square Footage	2.00 Sq.Ft.

Existing Elevation Proposed Elevation

Existing Elevation Proposed Elevation

Rite Aid #04278 — 16207 Detroit Ave., Lakewood, OH AG 7/7/20

Docket No. 09-XX-20 (16207 Detroit)
Rite Aid - Sign Review - September 2020

105

SignArt Signs with craftsmanship. signartinc.com • 269.381.3012 • 5757 E. Cork St., Kalamazoo, MI 49048

Directional Sign

R3a S.E. Non-Illuminated Directional Sign

- 110 Aluminum face.
- 2" x 2" x .125 Aluminum support pole.
- Face with weather glass coated.
- Applied scratch-free primer - weather proof.
- 2" x 2.40" Deep anodized aluminum backing.

Grade

R3a BA-DRECT (S.E.)

Rite Aid #04278 — 16207 Detroit Ave., Lakewood, OH AG 7/7/20

Docket No. 09-XX-20 (16207 Detroit)
Rite Aid - Sign Review - September 2020

106

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R30 D.F. Non-Illuminated Directional Sign

- 100 Aluminum faces.
- 2" x 2" x .125 Aluminum support tubes.
- Paint with semi-gloss enamel.
- Applied with 3M pressure sensitive vinyl.
- 8" x 2-1/2" Deep support concrete footing.

Rite Aid #0427B — 16207 Detroit Ave., Lakewood, OH AG 7/7/20

City of Detroit
LAKWOOD 2020

Docket No. 09-XX-20 (16207 Detroit)
Rite Aid - Sign Review - September 2020

107

Applicant proposes installation of one projecting/blade sign in C2 District.

City Notes:

- C2 District - 1329.03: "...the total in all cases shall not exceed 100 square feet"
- Sign to be placed on existing bracket; proposal is for 10.5 ft²

City of Detroit
LAKWOOD 2020

Docket No. 09-XX-20 (14423 Detroit)
Vintage India - Sign Review - September 2020

108



Docket No. 09-XX-20 (14423 Detroit)
Vintage India - Sign Review - September 2020

109



Docket No. 09-XX-20 (14423 Detroit)
Vintage India - Sign Review - September 2020

110

Applicant proposes replacement of one wall sign in C3 District.

City Notes:

- C3 District - 1329.03: "...the total in all cases shall not exceed 100 square feet"
- One for one replacement of existing ~24 ft² sign



Docket No. 09-XX-20 (14398 Detroit)
Avenue Home - Sign Review - September 2020

111



Docket No. 09-XX-20 (14398 Detroit)
Avenue Home - Sign Review - September 2020

112

6'x4' internally lit single face cabinet with vinyl graphics

Project: Avenue Home Project location: 14398 Detroit Contact person: David Stein

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Docket No. 09-XX-20 (14398 Detroit)
Avenue Home - Sign Review - September 2020

113

Applicant proposes replacement of one wall sign in C2 District.

City Notes:

- C2 District - 1329.03: "...the total in all cases shall not exceed 100 square feet"
- Replacing existing wall sign; new proposal is ~22 ft²

Docket No. 09-XX-20 (15006 Detroit)
Cycle Fly - Sign Review - September 2020

114



Docket No. 09-XX-20 (15006 Detroit)
 Cycle Fly - Sign Review - September 2020

115

Routed aluminum cabinet with 1/2" push thru letters

26" 15" 36" 120"

Push thru letter

SECTION @ SINGLE FACE LED CABINET

Project: Cycle Fly Project location: 15006 Detroit Rd, Lakewood Contact person: Melina Poling

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Docket No. 09-XX-20 (15006 Detroit)
 Cycle Fly - Sign Review - September 2020

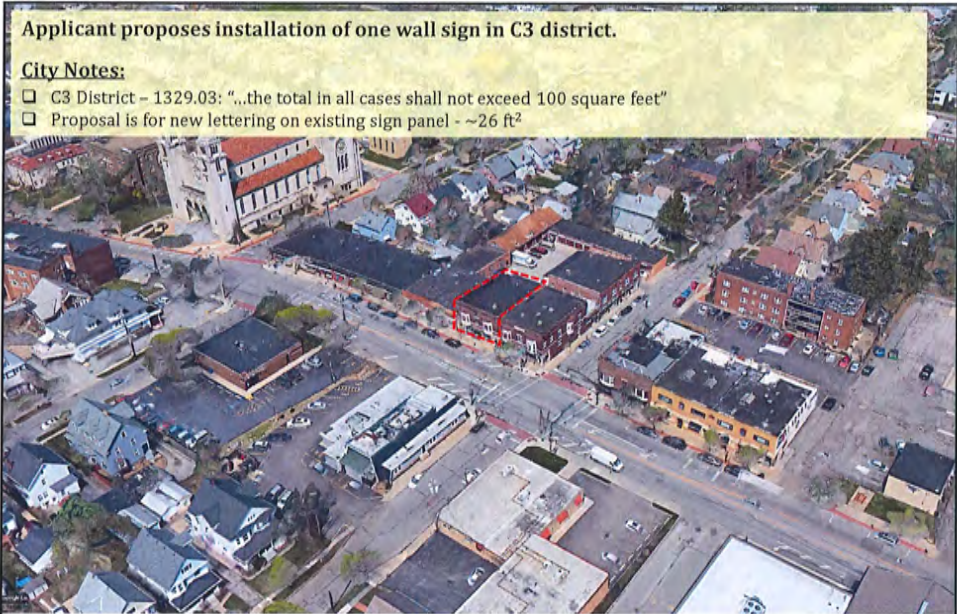



116

Applicant proposes installation of one wall sign in C3 district.

City Notes:

- C3 District - 1329.03: "...the total in all cases shall not exceed 100 square feet"
- Proposal is for new lettering on existing sign panel - ~26 ft²

Docket No. 09-XX-20 (17106 Detroit)
Blue Ridge Media - Sign Review - September 2020

117




Docket No. 09-XX-20 (17106 Detroit)
Blue Ridge Media - Sign Review - September 2020

118

3/8" White, Laser-Cut Acrylic Letters, Stud Flush Mount



384"

25"



227"

17"

lettering 26.7 sf
59% frontage
40% of usable sign area

Project: Blue Ridge Media Company Project location: 17106 Detroit Ave. Lakewood, OH Contact person: Mario Aldayuz

Sign & Image

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Docket No. 09-XX-20 (17106 Detroit)
Blue Ridge Media - Sign Review - September 2020

119

Applicant proposes installation of one wall sign and one cabinet box in C3 District.

City Notes:

- C3 District – 1329.03: "...the total in all cases shall not exceed 100 square feet"
- Awaiting dimensions, materials




Docket No. 09-XX-20 (12511 Detroit)
Polar Market & Gas - Sign Review - September 2020

120



Docket No. 09-XX-20 (12511 Detroit)
Polar Market & Gas - Sign Review - September 2020

121



Docket No. 09-XX-20 (12511 Detroit)
Polar Market & Gas - Sign Review - September 2020

122



123



124

Applicant proposes installation of one wall sign and one projecting/blade sign.

City Notes:
 XXX





Update Pending



Docket No. 09-XX-20 (13609 Detroit)
 Wize Guyz - Sign Review - September 2020

125

Docket No. 09-XX-20 (13609 Detroit)
 Wize Guyz - Sign Review - September 2020

126

Applicant proposes installation of one wall sign and one projecting/blade sign.

City Notes:
 XXX



Update Pending



Docket No. 09-XX-20 (15612 Detroit)
 Lakewood Plant Co. - Sign Review - September 2020

127




Docket No. 09-XX-20 (15612 Detroit)
 Lakewood Plant Co. - Sign Review - September 2020

128



Source: https://ohiohistorycentral.org/w/Nelson_Cotabish_home
1911 - Nelson Cotabish home, 13105 Detroit Ave. (originally 2325 Detroit) on the southeast corner of Cohasset Ave.



**Architectural Board of Review
Communication - August 2020**

129

Applicant proposes the demolition and rebuild of a front porch.

City Notes:

- Updated plans/materials provided following July deferral



**Docket No. 09-XX-20 (Public Art)
Communication - September 2020**

130

Applicant proposes the demolition and rebuild of a front porch.

City Notes:

- Updated plans/materials provided following July deferral



**Docket No. 09-XX-20 (Detroit-Sloane)
Communication - September 2020**

131



1911 - Nelson Canabish home, 13105 Detroit Ave. (originally 2325 Detroit) on the southeast corner of Cohasset Ave.



Architectural Board of Review

August 2020

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