

**MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
NOVEMBER 10, 2022
5:30 P.M.
<https://www.lakewoodoh.gov/videos-2/>**

1. ROLL CALL

Board Members

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

Staff

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

2. APPROVE THE MINUTES OF THE OCTOBER 13, 2022 MEETING

A motion was made by Mr. Maniet, seconded by Mr. Grambort to APPROVE the October 13, 2022 meeting minutes. All the members voting yea, the motion passed.

3. APPROVE THE MINUTES OF THE OCTOBER 26, 2022 SPECIAL MEETING

A motion was made by Mr. Maniet, seconded by Mr. Grambort to APPROVE the October 26, 2022 special meeting minutes. All the members voting yea, the motion passed.

4. OPENING REMARKS

Staff read the opening remarks into record.

**SUMMARY APPROVED
SIGN REVIEW**

At the November 3, 2022 pre-review meeting, item 19 was Summary Approved (any conditions will be noted). A motion and a second are needed for approval.

**19. Docket No. 11-83-22
13731 Madison Ave.
Doki Doki**

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

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

Applicant proposes a blade sign and signage in the sign band. (Page 192)

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

Applicant proposes the demolition and rebuild of a single-family home. (Page 37)

Staff recommended the members table the application until the applicant is ready.

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

8. Docket No. 09-61-22

1474 Riverside Dr.

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

David Harala
DHA Architects, Ltd.
7835 Oakhurst Cir.
Brecksville OH 44141-1123

Applicant proposes an unroofed second floor deck on the rear of the home (west facing). (Page 44)

David Harala, DHA Architects, Ltd, applicant was present to explain the request. The members liked the revisions. Staff had no comments. Public comment was closed as no addressed the item.

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

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

9. Docket No. 11-73-22

1464 Riverside Dr.

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

Linda Fredrickson
Everything Recovery
3300 Wooster Rd.
Rocky River, Ohio 44116

Applicant requests approval of a demolition and rebuild of a single-family home. (Page 46)

Linda Frederickson, Everything Recovery, applicant was present to explain the request. Staff said the project was approved previously, but now the applicant wanted to demolish the property and rebuild. The plans and materials would remain as approved for the renovation. There was discussion about the historical nature of the structure, replacement materials to match the existing, windows, shutters, foundation. Staff had no comments other than the project might need to be heard by the Board of Zoning Appeals. Public comment was taken.

Comments/Responses:

- Why are there two garages remaining?
 - Overage of lot coverage required the applicant to go before the Board of Zoning Appeals ("BZA") to retain two garages. Approval of demolition was dependent upon BZA approval.
- The windows were very important.
- The cost of a demolition was very expensive.
- Asked if an appraisal of the property had been performed to see if it was salvageable.
- Although not historically designated, it would be nice to rehabilitate it.
- The property has been left to deteriorate.
- Siding should not be vertical.
- Proposed windows are not reflective of a historical home.

For the record Chris Parmelee said the structure was unsafe. The red "X" on the front house indicated that safety forces/ first responders would not enter in the event of a fire. The property was declared a nuisance, and he worked with Ms. Fredrickson since late 2018. There was no hope for preservation. Discussion continued about the siding.

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

- **Approval is contingent upon BZA.**
- **The foundation finish material to match the existing.**

All the members voting yea, the motion passed.

**10. Docket No. 11-74-22
1485 Parkwood Rd.**

- | | |
|----------------------------------|--------------------|
| <input type="checkbox"/> Approve | Frank Gritti |
| <input type="checkbox"/> Deny | 1485 Parkwood Rd. |
| <input type="checkbox"/> Defer | Lakewood, OH 44107 |

Applicant proposes a front porch addition. (Page 71)

Staff said the applicant was deferring the proposal.

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

REQUEST FOR MODIFICATIONS

**11. Docket No. 11-75-22
17788 Edgewater Dr.**

- | | |
|----------------------------------|--|
| <input type="checkbox"/> Approve | Elizabeth Sheehan |
| <input type="checkbox"/> Deny | Mancuso Homes |
| <input type="checkbox"/> Defer | 20006 Detroit Rd.
Rocky River, OH 44116 |

Applicant requests modifications to plans that were approved in 2021 for addition and renovation of an existing home. (Page 83)

Darren Mancuso, Mancuso Homes, representative was present to explain the modifications. The members said they preferred Option A, confirmed the materials. Public comment was closed as no one addressed the item. Staff had no comments.

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

NEW BUSINESS

**12. Docket No. 11-76-22
1655 Roosevelt Ave.**

- | | |
|----------------------------------|----------------------|
| <input type="checkbox"/> Approve | Christopher Walling |
| <input type="checkbox"/> Deny | 14225 Cedarwood Ave. |

() Defer

Lakewood, OH 44107

Applicant proposes the construction of a new garage. (Page 139)

The applicant sent revised renderings. Staff advised him the new proposal required BZA approval. The applicant requested a deferral.

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

**13. Docket No. ~~10-77-22-11-77-22~~
1374 Manor Park Ave.
Lakewood New Life Church**

() Approve
() Deny
() Defer

Gregory Ernst
A°DK Inc.
14394 Detroit Ave.
Lakewood, OH 44107

Applicant proposes construction of an addition on the east and south sides of the existing church. (Page 145)

Staff said the lot split was approved by the Planning Commission, and revisions were received for this evening's meeting. Michael O'Neill, A°DK Inc., representative, and Robert Kistemaker, Senior Pastor of Lakewood New Life Church were present to explain the request. The members said it would be a nice addition respecting the original structure, discussed the materials, entry, was a contributing structure, the terrace should be repositioned in respect to the buttress, etc. The proposal was yet to be presented to the congregation. The members advised the applicant to pay attention to the details. Public comment was closed as no one present addressed the item. Staff relayed e-mails to the members (made part of record).

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

SIGN REVIEW

Items 14 and 15 are called together – same applicant

**14. Docket No. 11-78-22
1474 W. 117th St.
Take 5 117th Way**

() Approve
() Deny
() Defer

Damiane' Handa
4MC
8040 Jordan Rd.
Argenta, IL 62501

Applicant proposes updated signage for an existing business. (Page 166)

**15. Docket No. 11-79-22
16910 Detroit Ave.
Take 5 Detroit Ave.**

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

Damiane' Handa
4MC
8040 Jordan Rd.
Argenta, IL 62501

Applicant proposes updated signage for an existing business. (Page 170)

Staff said the applicant was not present to explain the request.

A motion by Mr. Maniet, seconded by Mr. Donaldson was made to **DEFER Docket No. 11-78-22 and Docket No. 11-79-22**. All the members voting yea, the motion passed.

16. Docket No. 11-80-22*
1450 Belle Ave.
Lakewood Community Health Center

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

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

Applicant proposes ground signs. (Page 175)

***This item is WITHDRAWN by the applicant.**

The application was withdrawn. No further action was required by the members.

17. Docket No. 11-81-22
14601 Detroit Ave.
Cleveland Clinic

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

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

Applicant proposes wall and two double face ground signs. (Page 181)

Laura Higgins-Woyma, Brilliant Electric Sign Company, applicant, and Tom Federico, representative from Cleveland Clinic, were present to explain the request. Staff said the wall sign was too brightly illuminated; the light would encroach on the residential properties. Discussion ensued about code 1329.06 – illumination of signs, proper location of the wall sign, light encroachment, light operation hours, square foot allowance for signage. The members said the ground sign was more appropriate; the wall sign did not relate to the business entrance or solve the problem. Solutions were debated. Staff recommended adding a condition to the approval. Public comment was closed as no one addressed the item.

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

- **Approval is for the ground signs as presented.**
- **Applicant is to return for review of a wall sign.**

All the members voting yea, the motion passed.

18. Docket No. 11-82-22
14526 Detroit Ave.
Blossom Cleveland

- Approve
- Deny
- Defer

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

Applicant proposes signage in the sign band and updated awnings. (Page 190)

Steven Foster, The Sign & Graphics Firm, LLC, applicant was present to explain the revised request. The awning would run as one continuous awning across both storefronts, and the center pillar that divided the two storefronts would not be painted. The members liked it. Public comment was closed as no one addressed the item.

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

COMMUNICATION
PUBLIC ART

20. Docket No. 11-84-22
16019 Hilliard Rd.
Foxy's Salon

- Approve
- Deny
- Defer

Matthew Szaraz
MJM Building Standards
2193 Carabel Ave.
Lakewood, OH 44107

Applicant proposes public art (mural) on the west side of the building. (Page 194)

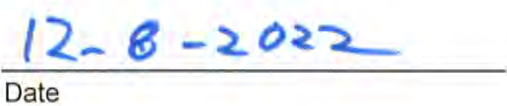
Matthew Szaraz, MJM Building Standards, applicant was present to deliver the communication. The store name was removed from the glasses. The members liked the mural. Staff provided background on the entire project. Public comment was closed as no one addressed the item. The members decided to **RECEIVE and FILE** the communication.

ADJOURN

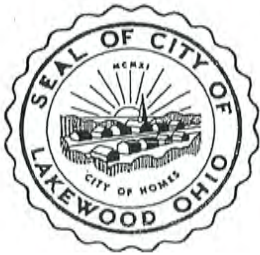
A motion was made by Mr. Maniet, seconded by Mr. Smith to **ADJOURN** the meeting at 7:51 p.m. All the members voting yea, the motion passed.



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. Dana Paul
- 2. Linda Barbero
- 3. David Harala
- 4. LINDA Frederica
- 5. Marie-Françoise Schreiber
- 6. JIM ROBINSON
- 7. JEANNE MACKAY
- 8. Ann Bisch
- 9. Dawn Mancuso
- 10. Michael Orlew
- 11. Robert Kistner

- Laura Woyma ^{Thomas Frederica}
- Linda Barbero
- DAVID HARALA
- [Signature]
- Jeanne Mackay
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, November 10, 2022



Oath

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

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

PRINT NAME:

SIGN NAME:

1. Steve Foster

Steve Foster

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, November 10, 2022

Johanna Schwarz

From: Michelle Nochta
Sent: Thursday, November 10, 2022 2:56 PM
To: Johanna Schwarz
Subject: FW: 1655 garage revised drawing

Expires: Thursday, November 24, 2022 12:00 AM

From: Chris Walling <realtorwalling@gmail.com>
Sent: Thursday, November 10, 2022 2:45 PM
To: David Baas <David.Baas@lakewoodoh.net>
Cc: Christopher Walling <1655roosevelt@gmail.com>; Mike Dow <mike.dow@lakewoodcityschools.org>; Michelle Nochta <Michelle.Nochta@lakewoodoh.net>; Christopher Parmelee <Christopher.Parmelee@lakewoodoh.net>
Subject: Re: 1655 garage revised drawing

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

David,
I will be deferring my meeting with the Architectural Board this evening and applying to the Board of Zoning Appeals to see if they might approve the 4' height variance.

On Thu, Nov 10, 2022 at 1:20 PM Chris Walling <realtorwalling@gmail.com> wrote:

Hey David,

If I compromise on the height based on what is code for a typical plot in Lakewood, I'd be wasting my money building something I don't want by losing the head room on the second floor.

Do you suggest I cancel with the meeting tonight to move forward with the 4' variance with the Board of Zoning Appeals (BZA)?

This is a unique parcel because it's 1. A corner lot 2. It's a multifamily home 3. It's elevated from the street level by at least 3'

Touching on, "*consider and take cognizance of the development of adjacent, contiguous and neighboring buildings and properties for the purpose of achieving safe, harmonious and integrated development of related properties.*"

When comparing this parcel's layout of buildings, yard space, and home, it is unique from the other multifamily properties. It has more room for something larger and I'm simply taking advantage of this fact.

There are no impeding power lines, it wouldn't be impeding any of my neighbor's views of anything scenic except a view of my backyard, and overall I think this will add value for the subject property and increase the value of the surrounding properties.

The other multifamily properties simply do not have space for a larger garage on their parcels, but I don't believe that should limit maximizing the value of this parcel.

This is why I'm prepared to go through the motions of getting this variance approved however long that may take.

Neighbors have stopped and talked to me continuously throughout the summer, sometimes even from their vehicle as they drove by, while I was having my 2 large trees cut down, knocking down my fence and retaining wall, tuck pointing

my foundation, repairing my brick and sandstone stairs, and sanding and painting my porch, giving me praise and encouragement to keep at it because this place looked terrible when I bought it.

I believe adding this size of a garage will only fuel that encouragement and praised approval of what I'm trying to do here.

The previous garage was about 18-19 feet tall and was ready to tip over, which is why I'm on this path today, rather than simply painting it, per the city's request. This garage will be a staple site of the neighborhood to view as neighbors walk their dogs/kids around. In the end, I believe neighbors will see this structure as a symbol of a community coming together that the high schoolers built and the city approved of.

I've uploaded additional documents in the Citizen Portal including both neighboring properties signing off and the schematics for electrical and floor plans for the first and second floor (attached below as well).

Please let me know if my meeting with the Architectural board is cancelled and we can move forward with a variance approval request from the Board of Zoning Appeals (BZA) for the 4'.

Thank you.

On Thu, Nov 10, 2022 at 11:21 AM David Baas <David.Baas@lakewoodoh.net> wrote:

Chris,

Just for your awareness – given that the updated height (due to the proposed size/scale of the second floor) for this garage is not something allowed by code, this item may be deferred by the ABR tonight until your height variance case is resolved with the Board of Zoning Appeals (BZA). With the number of docket items on the ABR slate that must be considered, it is often not productive for ABR (and everyone else) to spend time reviewing a proposal that may change based on the potential outcome(s) of variance request(s) – especially when there is a substantial variance request pending.

Additionally – to better prepare your case for review by both Boards, two things:

- It would be helpful if you could please provide basic first and second floor plans for the proposed structure. These will be required for subsequent Building Department review – and would help fully illustrate your proposal for the Boards.
- When reviewing proposals, ABR is tasked by code to *“consider and take cognizance of the development of adjacent, contiguous and neighboring buildings and properties for the purpose of achieving safe, harmonious and integrated development of related properties.”* In presenting your case, the Board will want to know how you feel the design, size, and scale of this garage relates to the home and neighborhood/adjacent properties to achieve the required *“harmonious and integrated”* characteristic noted by the City Code. This is highlighted because, given its prominent location at the intersection of Blossom Park/Cedarwood, the size/appearance of this proposed garage is not something commonly found in the neighborhood or similar areas of Lakewood.

Thank you –

Sincerely,

Dave

Dave Baas, AICP

Senior Planner

LtCol, USMC (Retired)

City of Lakewood

12650 Detroit Avenue

Lakewood, Ohio 44107

(216) 529-6637 (work)

(216) 372-8996 (cell)

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From: Chris Walling <realtorwalling@gmail.com>

Sent: Wednesday, November 9, 2022 9:20 AM

To: David Baas <David.Baas@lakewoodoh.net>

Cc: Christopher Walling <1655roosevelt@gmail.com>; Mike Dow <mike.dow@lakewoodcityschools.org>

Subject: Re: 1655 garage revised drawing

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Hi David,

This is basically the build I'm going for (pics below). This cuts down on roofing material by not having the eave height sloping

all the way down to the top of the first floor and it also keeps the head room in the second floor spacious.

Also considering material and using 8' 2x4 for the walls, it just made sense to keep the whole board for both the first and second floor.

Should I upload these photos to my portal to help depict my plans?

I'd like to continue with this style, so if that means getting additional approvals then I can do that.

The way I did the math on this is 8' per floor, plus the roof height at a 3:12 pitch (24' wide garage x 3" per 1' pitch = 6').

Given I get the 4' variance approved, would it help to just show these photos to the board so they can see the exact style?

I don't have time to hire an architect and did my best with the new drawings to convey my plans.

Considering the neighbors around me and factors like blocking sunlight and how it will look, I think it's not obstructing anything from any of the neighbors and this style will look pretty great in that location.



On Wed, Nov 9, 2022 at 8:18 AM David Baas <David.Baas@lakewoodoh.net> wrote:

Chris,

We appreciate the updated elevation – however, the mean height of this gable-roofed garage (22' peak, 16' eave height) would be calculated at 19'. Since the maximum allowable height (per 1121.05) is 15', this proposal would require a 4' variance to be approved from the Board of Zoning Appeals (BZA), which would be a substantial request.

In reviewing your last proposal (with a peak height of ~16', eave height of ~8'), the Board had just asked to see an updated elevation with an accurate depiction of the roof pitch and resulting window size. By now significantly increasing both the eave (added 8') and peak height (added 6') in this update, the proposal is moving in a direction that makes it difficult to conform to the code.

Two options to consider at this point:

- Continue with this proposal – which would require (1) additional discussion/justification to the Architectural Review Board since the resulting design/appearance of the garage is atypical/not common due to the proposed roof type/height; and (2) an additional application/approval by BZA for the 4' height variance.
- Adjust the proposal – bring the mean height down to 15' to conform with code, adjusting the roof type/pitch to best accommodate the desired interior height. If this is not possible and you feel justified in proposing a taller mean height, a variance of 10% (~1.5') would likely be a less substantial ask for BZA to consider.

Additionally – since the Board has purview over materials, it would be good to think through/provide examples of the proposed siding, trim, roofing materials as well (can be indicated as to match home – but you need to be prepared to walk the Board through what that will look like).

To give you some additional time to consider/work this proposal – you can send me any updates up to 1pm tomorrow.

Thank you –

Sincerely,

Dave

Dave Baas, AICP

Senior Planner

LtCol, USMC (Retired)

City of Lakewood

12650 Detroit Avenue

Lakewood, Ohio 44107

david.baas@lakewoodoh.net

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From: Christopher Walling <1655roosevelt@gmail.com>

Sent: Tuesday, November 8, 2022 4:38 PM

To: Chris Walling <realtorwalling@gmail.com>; Christopher Walling <1655roosevelt@gmail.com>; Mike Dow <mike.dow@lakewoodcityschools.org>; David Baas <David.Baas@lakewoodoh.net>

Subject: 1655 garage revised drawing

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I'll be adding this sketch into my citizen portal. If height is an issue, I can compromise to whatever the city requires or what makes sense to build. Any suggestions are welcome.

Thanks.



REDONE
R E A L T Y

Chris Walling | Realtor® | 216.870.9204

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"The terms contained in this message shall not be deemed an offer, counteroffer, or acceptance."

Johanna Schwarz

From: byoung@youngdesignstudiollc.com
Sent: Wednesday, November 9, 2022 6:15 PM
To: Planning Dept
Subject: ABR Docket No. 07-35-22 17853 Lake Rd.

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

Good evening,

In regards to Docket No. 07-35-22 17853 Lake Rd. I would like to voice my opposition to the demolition of the historic home at 17853 Lake Rd.

I do not find the inspection report to justify the need for the demolition of this home. Being in the industry for quite some time, and having worked on historic homes of this nature, I can assure you that all home this old need new HVAC, have lead paint, and do not have energy efficient windows, etc. The goal of the ABR committee is to keep the historic character of the neighborhood and if and when new homes get built, they preserve that historic character. I do not believe that the new proposed home achieves this for the following reasons:

- The small section of the home, near the foundation, being Brampton brick. This is not a quality product and is known to degrade over time.
- There is little if any of the boral cultured stone. It is only shown on the chimneys. The stone veneer is not consistent and would look out of place.
- The asphalt shingles are not of high quality and the fieldstone look looks tacky.
- James hardie cement board siding is too prominent on the house. Will the trim band, fascia trim and soffit trim also be out of hardie board? Are there samples provided for these areas?
- The railing design is more of a cottage look and would be foreign to the neighborhood.
- Overall, architecturally speaking there are a mix of architectural styles and motives that do not make the home feel cohesive.

I would recommend the board deny the proposal to demolish the existing home for the reasons mentioned above.

Thanks,

Brandon E. Young, RA

Young Design Studio LLC

1458 Clarence Ave.

Lakewood, OH 44107

330-620-3536

www.youngdesignstudiollc.com

Johanna Schwarz

From: Planning Dept
Sent: Tuesday, November 8, 2022 10:36 AM
To: David Baas
Subject: FW: Docket No 11-77-22

Johanna Schwarz

Administrative Assistant II

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

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(216)529-6631 office

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From: Brenda Pongracz <brendawepfer@hotmail.com>
Sent: Tuesday, November 8, 2022 10:24 AM
To: Planning Dept <Planning@lakewoodoh.net>
Cc: visual_1@ameritech.net; Andrew Pongracz <andrewpongacz@hotmail.com>; Cathe Step <ryancathe@yahoo.com>; Ann Koz <rkoz52157@aol.com>; John Litten <John.Litten@lakewoodoh.net>; Karen Forte <kforte@ameritech.net>
Subject: Docket No 11-77-22

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Dear Architectural Board of Review Members

While I already sent comments regarding Docket 11-29-22 to the Planning Commission for their meeting last week, I wanted to reiterate my concerns regarding the proposed construction and addition to New Life Church in advance of your meeting this Thursday, November 10, 2022.

First, I am concerned that the project location is listed as, "1374 Manor Park Avenue, Lakewood New Life Church." While the church does currently own this residence and rents it out, this is not the address for the

church. The church has requested permission to separate this property from the main church building in order to sell it, which was the subject of Docket 11-29-22 reviewed by the Planning Commission. Per their website, the church's address is 14224 Detroit Avenue. This front address, which is zoned commercial, should be the main entrance to their location and should be the handicap accessible entrance. Detroit Avenue already has the necessary crosswalk and handicap drop-off location for those attending the church. Manor Park is not the correct location for this activity.

With the state removal of the traffic light at Manor Park and Detroit, and the Architectural Boards approval of the shopping plaza across from New Life Church that includes Dominos and Orange Theory, turning off Manor Park in any direction is already very difficult. The church does not have activity on Sundays alone, but consistently has events and activities throughout the week, adding to the traffic issues. Without a light at the end of the street, patrons from both the Dominos ignore the "No Right Turn" law that was enacted for the location, creating traffic issues for all residents of Manor Park.

In addition to these issues, New Life Church creates additional traffic issues for the residents of Manor Park Avenue. Since they do not have a parking lot, the members frequently block the West side of the street, where there is no parking, as they drop off people and items to the side entrance of the church. Those who park in the driveway block the sidewalk, and those that park on the east side of the street block driveways and other access. We frequently have to call on the police as cars block our driveway. In one instance, a church member parked her car on the west side of the street (no parking side) and "forgot" to turn on the emergency brake. Her car rolled down the street into my yard, causing damage to my lot. In another instance, we had to call the police as those attending a funeral at the church all parked on the west side of the street during the ceremony. While parking is provided across the street at PNC bank and the front entrance on Detroit, members do not use this entrance. Building a new, larger entrance on the East side of the church will only increase these issues and invite additional traffic violations and need for police intervention.

The church is also next door to the Westerly, which houses many residents who have mobility issues. These residents often risk their lives getting to Giant Eagle and other locations as church traffic has no regard for the cross-walk or sidewalk access. These residents should all be consulted before any addition is allowed that could further influence their safety.

I would like to formally state that my husband and I are vehemently opposed any addition to the current structure on the east or north sides of the church as these are the areas that already cause problems for residents on the street with access and parking and disregard for traffic laws and safety. If this church feels they need additional space, they should find a non-residential location with ample parking that is not land-locked by residential lots. Any construction activity at this location will effectively eliminate our ability to travel south on Manor Park Avenue, as I am sure construction vehicles will block most of the street.

If an ADA entrance is needed, it should be placed at the front of the church on Detroit Avenue, which should be used as the main entrance and is the primary address for the building. This would alleviate disruption to the residents of Manor Park. If the proposed addition is allowed to proceed by this board, despite resident objections, I would suggest that construction activity must be relegated to the church property only, with no vehicles parked on Manor Park. I would also request that Manor Park be designated as resident with permit parking only 24/7, rather than the current 8am-4pm weekdays.

If you require clarification or additional information regarding my concerns, I would be happy to provide them.

Thank you for your time and attention.

Brenda & Andrew Pongracz
1377 Manor Park Avenue

Johanna Schwarz

From: rkoz52157@aol.com
Sent: Thursday, October 27, 2022 2:40 PM
To: Planning Dept
Subject: Docket No. 11-29-22 Lakewood New Life Church

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

I am writing in regard to the above approval of lot split. As a resident on Manor Park, I do not like the idea of the northeast house being taken down for the church to add an addition. I realize we are zoned somewhat commercial having the church and the building on the northwest corner. As it stands our street is pretty much lined up with residential houses across from each other, the apartment building which sits across from the church is building to building, with the house next to it basically across from the house the church owns. Having that church extend more into the residential line is out of line. We value our properties and feel this will take away from the beauty of the street along with the value of OUR properties. As it goes now there is no parking for functions at the church. On Sundays and activity times the street is filled with cars attending whatever is going on in the church. The cars park many times into our driveways making it difficult to enter and exit. I have never complained about this, it's a great church and the people, for whatever reason they are there are very pleasant. But to take away more residential property and add more congestion to the area is ridiculous. I have lived on Manor Park for 35 years and have never complained about the commercial property at the top of our street, but to extend commercial property more into the neighborhood does not seem like something Lakewood would do years ago. Our street is known for its beauty and that would without doubt put a damper on all of us south of the tracks and to Manor Park itself. Once again, I feel it will also depreciate our property values. Although I knew I purchased in a commercial/residential zone, I never thought you would take down houses on Manor Park for extend commercial property into a beautiful residential area.

Thank you,
Ann Koz
1361 Manor Park

Johanna Schwarz

From: Katelyn Milius
Sent: Thursday, October 27, 2022 3:51 PM
To: Brenda Pongracz
Cc: Planning Dept; John Litten
Subject: RE: PPN 312-20-052

Brenda,

Thank you for your note. I apologize for the mistake on the meeting date. Planning Commission meetings are always the first Thursday of the month, so the letter should read "November 3, 2022". We have reissued the letters.

Your email will be shared with Planning Commission. The item before Planning Commission is the lot split. There will be a separate application to Architectural Board of Review for the addition. The addition adds ADA access to the building and provides a gathering space for people before/after church with classrooms downstairs. It does not increase the worship space. The ABR agenda will be added to the [website](#) by next Wednesday.

The church would have to comply with our noise ordinance like any other business, so if it is an issue for you the police would be the ones to enforce this law.

Thank you again for providing your feedback.

Katelyn

Katelyn Milius, PE
Assistant Director

City of Lakewood, Department of Planning & Development
12650 Detroit Avenue, Lakewood, OH 44107
216-529-6634 (Direct), 216-529-6630 (P&D Main)

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www.LakewoodOH.gov



From: Brenda Pongracz <brendawepfer@hotmail.com>
Sent: Thursday, October 27, 2022 9:59 AM
To: Planning Dept <Planning@lakewoodoh.net>; John Litten <John.Litten@lakewoodoh.net>
Cc: Andrew Pongracz <andrewpongacrz@hotmail.com>
Subject: PPN 312-20-052

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

Dear Ms. Milius

Yesterday, I received a letter postmarked October 25, 2022 for a public hearing regarding PPN312-20-052 that occurred on October 6, 2022. It is very difficult to attend a meeting or provide input to a proposal for my neighborhood when the notice is not sent prior to the hearing.

In any case, I would like to request more details on this issue. New Life Church is already a significant nuisance to the residents of Manor Park Avenue. Since they do not have a parking lot, the members frequently block the West side of the street, where there is no parking, as they drop off people and items to the side entrance of the church. Those who park in the driveway block the sidewalk, and those that park on the east side of the street block driveways and other access. In one instance, a church member parked her car on the west side of the street (no parking side) and "forgot" to turn on the emergency brake. Her car rolled down the street into my yard, causing damage to my lot. In another instance, we had to call the police as those attending a funeral at the church all parked on the west side of the street during the ceremony. While parking is provided across the street at PNC bank and the front entrance on Detroit is handicap accessible, members do not use this entrance. In addition to parking, the church has hosted outdoor events with live music that is very loud and inconsiderate of those who live nearby.

While I understand this hearing was in regards to selling the residential property, which I do not object to, it also mentions, "to support an addition on the east and north sides of the existing church," I would like to formally state that I am vehemently opposed to any addition to the current structure on the east or north sides of the church as these are the areas that already cause problems for residents on the street with access and parking. If this church feels they need additional space, they should find a non-residential location with ample parking that is not land-locked by residential lots.

The church is also next door to the Westerly, which houses many residents who have mobility issues. These residents often risk their lives getting to Giant Eagle and other locations as church traffic has no regard for the cross-walk or sidewalk access. These residents should all be consulted before any addition is allowed that could further influence their safety.

I would be happy to attend future public hearings on this matter, provided I receive the information in advance of the meeting. I would like additional information on what type of addition the church is proposing and when this will be up for public hearing and approval.

Thank you.

Brenda Pongracz

1377 Manor Park Avenue

Johanna Schwarz

From: ryancathe <ryancathe@yahoo.com>
Sent: Tuesday, November 1, 2022 5:07 PM
To: Planning Dept
Subject: Project location: 14224 Detroit Avenue Lakewood New Life Church

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

Good afternoon, I am writing to express my displeasure in the plan for the church. I live on Manor Park and even though the church address is listed on the main road of Detroit most of it's activity occurs on my street and in front of my home. I am not happy about a construction project that will further aggravate an already busy intersection. Church folks park poorly (overlapping my apron) on the street spaces on every day of the week not just Sunday. Their grounds crew regularly parks their large trailer across my driveway blocking me in. I've had to ask more than once for them to move so I can leave. One parishioner lost control of their car on Manor Park up my driveway and into my neighbors' shrubs. Parishioners regularly stop their cars on the non parking side of the street pointing south on Manor Park with blinkers on causing potential accidents and actual ones. It's bad enough the drive across the street for Domino's turns right illegally onto Manor Park. Do we really want to add construction trailers to this already tenuous situation? A traffic study concluded a traffic light was not needed at Manor Park and Detroit but this plan will clearly render that a bad decision. Morning rush hour is very difficult at that intersection with our proximity to the high school, the Orange Theory members entering and exiting, Domino's delivery trucks and general Lakewood traffic. Please consider the homeowners and property tax payers that live on Manor Park before you allow an tax exempt organization have free reign on our neighborhood.

Sincerely, Catherine Step
1373 Manor Park Avenue
216-534-3930

Johanna Schwarz

From: visual_1@ameritech.net
Sent: Thursday, November 3, 2022 11:36 AM
To: Planning Dept
Subject: Reference - Docket No. 11-29-22; 14224 Detroit Ave - New Life Church

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,

This email is in reference to Item #5 on the Planning Commission Agenda for November 3, 2022.

My wife, Karen and I live at 1355 Manor Park Ave. We are uncertain if we can attend this meeting in person, hence, we wanted to let our voices be heard thru this email.

Proposal: Approval of a lot split (PPN 312-20-052).

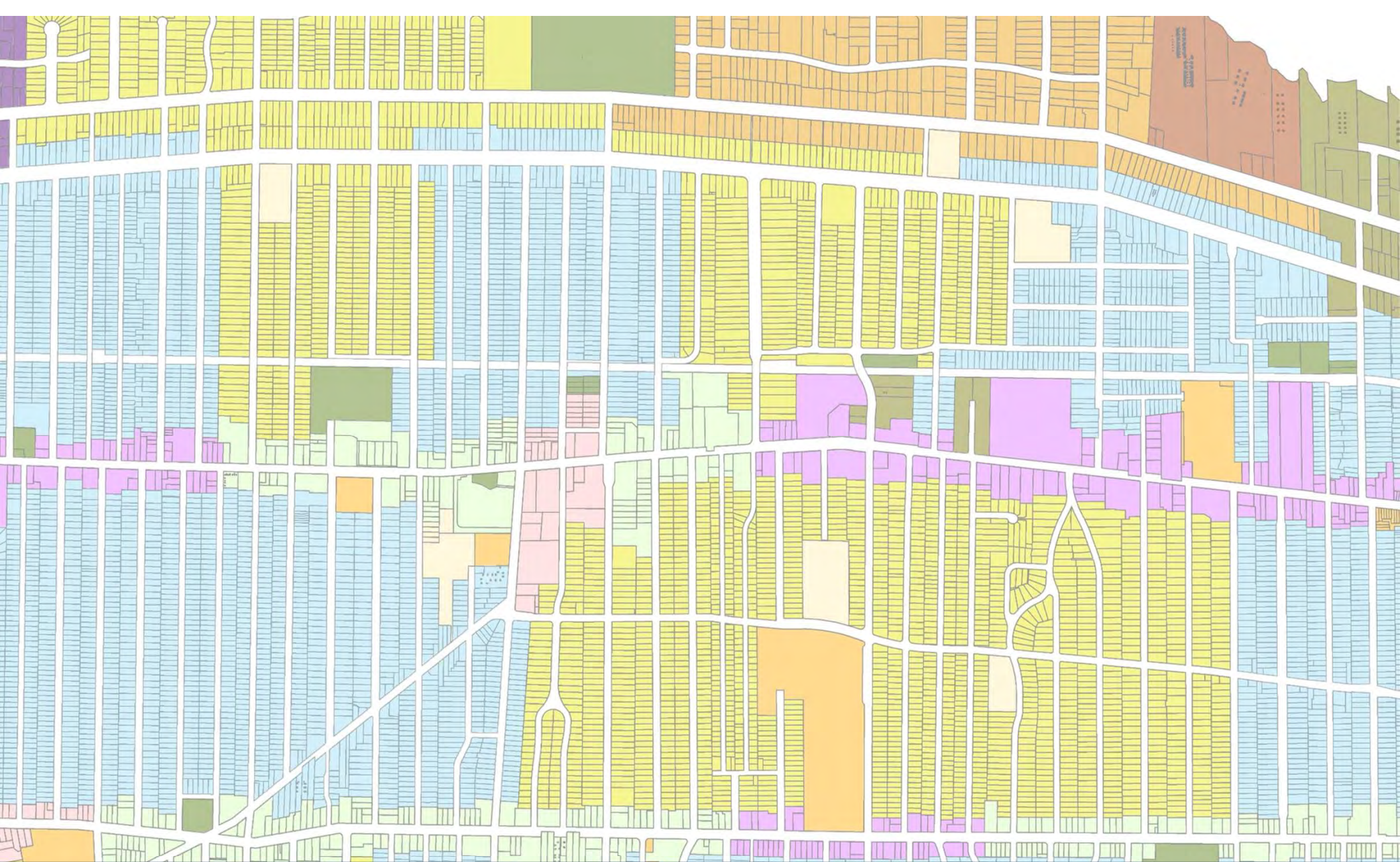
This proposal is an attempt to accomplish two (2) things:

1. Split the lot, so the residential house has it's own parcel and could be sold separately.
 - a. **We vote YES on this issue.**
2. "Support an addition on the east and north sides of the existing church" or per the proposed site plan; create an ADA entrance and add an addition to the Manor Park side of the church.
 - a. **We vote NO on this issue, for many reasons.**
 - i. We feel the addition and ADA entrance does not conform to the architectural feeling of the existing church.
 - ii. An ADA entrance already exists at the front Detroit Road main entrance of the church.
 - iii. An ADA side entrance does not need to be so large, if needed at all.
 - iv. The church already cause MANY Manor Park traffic and sidewalk threats to the community, adding an additional side entrance and addition will only aggravate and increase that.
 - v. Isn't the church over 100 years old? Aren't there rules about changing historical buildings?
 - vi. The current driveway causes many nuisances by blocking the sidewalk.
 - vii. The current use of the side entrance, already causes many traffic liabilities and dangers, an incident occurred with one of our neighbors.
 - viii. The church has hosted numerous excessively loud events.

We feel this Proposal should be split so each request can be voted on separately.

Lou Forte

1355 Manor Park resident
(216) 225-4177
visual_1@ameritech.net



Architectural Board of Review

November 2022



Architectural Board of Review

Pre-Review Meeting: 3 November, 4pm (East Conf Rm)

Regular Meeting: 10 November, 5:30 pm (Auditorium)

Members

2022 Chair: David Maniet

2022 Vice Chair: Brian Grambort

Rob Donaldson

Jeremy Smith

Hanna Cohan Plessner

Staff

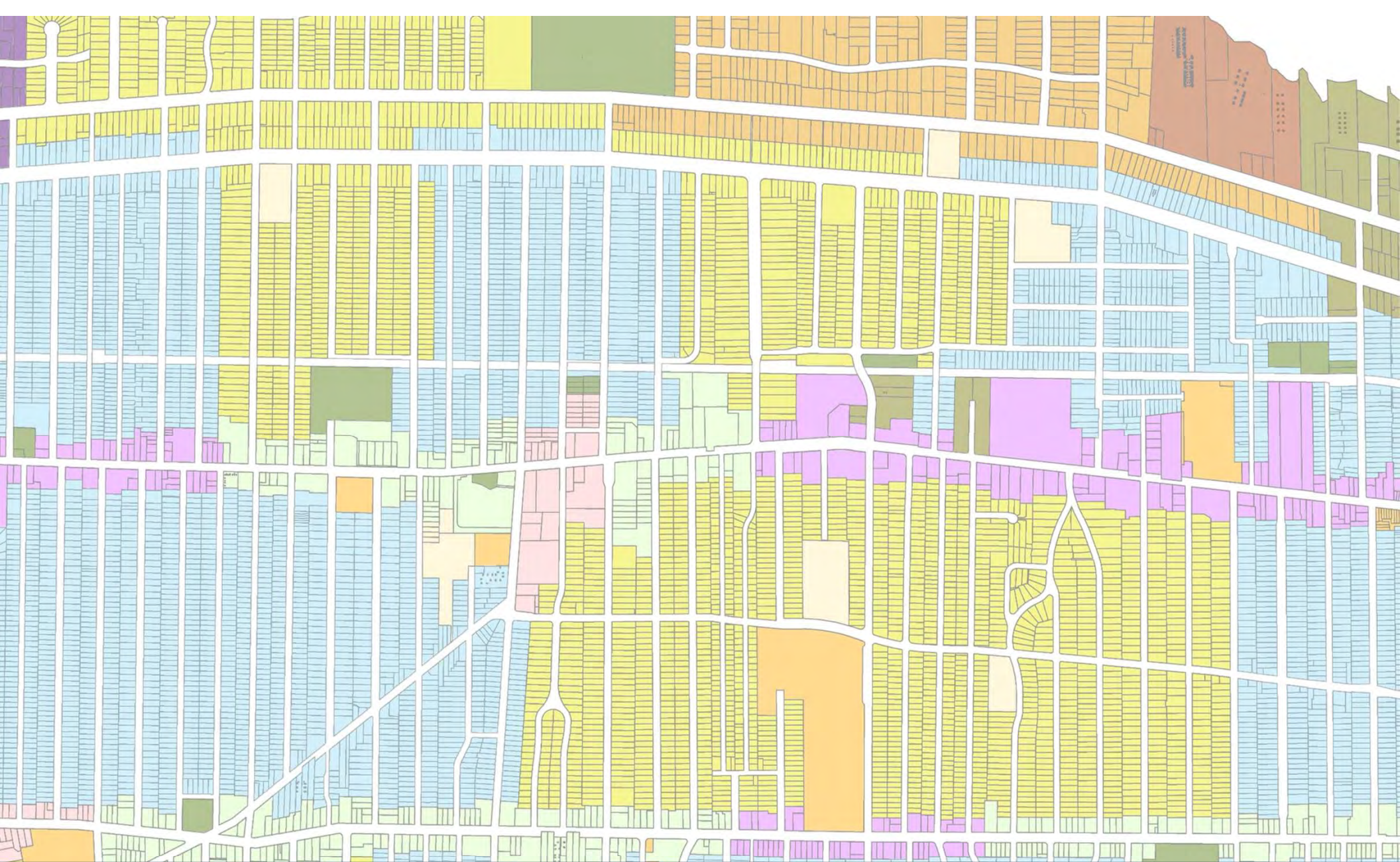
Board Secretary: David Baas

Building Commissioner: Chris Parmelee



Architectural Board of Review **November Agenda**

1. Roll call
2. Approve minutes – October 2022 meetings
3. Opening Remarks
4. Summary Approval - Sign
5. Downtown Development
6. Old Business
7. New Business
8. Sign Review
9. Communication
10. Adjourn



Architectural Board of Review

Summary Sign Review – November 2022

Applicant proposes new signage in C2 district.

City Notes:

- ❑ Storefront ~16 ft...maximum allowable sign area of ~24 ft²
- ❑ Proposed wall sign and projection/blade sign (~ 16 ft² total).

BEFORE
DANG GOOD FOODS

PROPOSED
DOKI DOKI

4" White filler
30" width
16" height
1" Painted Sq. Tube
3/16" Painted Steel Plate
UV-safe Printed Vinyl
Double-sided 3mm DiBond Blade Sign

176" width
13" height
UV-safe printed vinyl background graphics & shape faces
White Window Vinyl

176" width
21" height
1/2" Thick Dimensional Shapes
Painted 6mm DiBond Sheeting Sign Board

SSP SIGN & GRAPHICS FROM
Steven Foster
13731 Madison Ave
Lakewood, OH 44107
10-20-22



Summary Approved



Docket No. 11-83-22 (13731 Madison)

Sign – Doki Doki
Steven Foster

BEFORE



PROPOSED



This drawing is CONFIDENTIAL and PROPRIETARY. Use without written permission of The Sign & Graphics Firm is strictly prohibited.

NOTE: Renderings are approximate representations of final production.

1
10-20-22

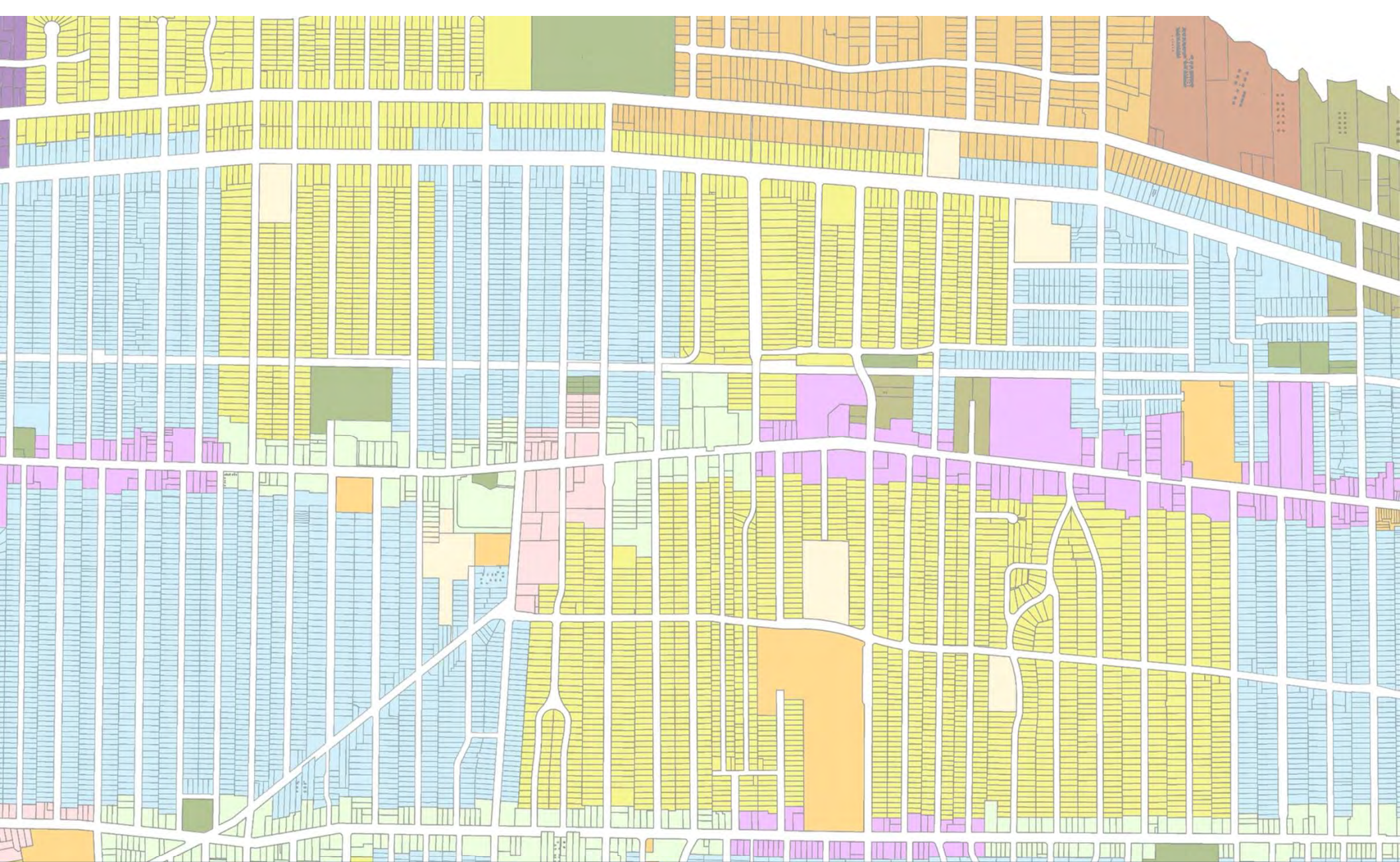
ADDRESS:
13737 Madison Ave.
Lakewood, OH 44107

BUSINESS NAME:
DOKI DOKI

Steven Foster
216.380.0198
sgfoster09@gmail.com



Docket No. 11-83-22 (13731 Madison)
Sign – Doki Doki



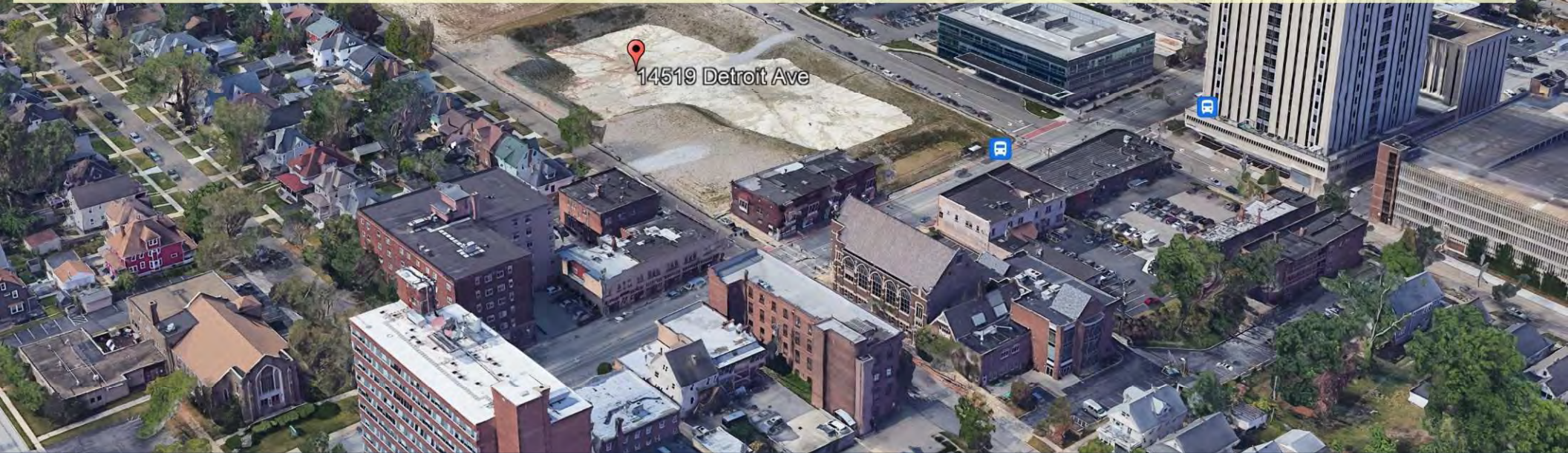
Architectural Board of Review

Downtown Development – November 2022

Applicant proposes a planned development.

City Notes:

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



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

COMMUNITY PLANNING PROCESS

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

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

PLANNED DEVELOPMENT APPROVAL

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



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

1156.01 PURPOSE [OF PLANNED DEVELOPMENT].

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

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



DEVELOPMENT OBJECTIVES

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



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

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

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

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



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

1156.05 DESIGN PRINCIPLES.

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

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



1156.05 DESIGN PRINCIPLES.

(a) Building and Site Design.

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



1156.05 DESIGN PRINCIPLES.

(c) Vehicular Circulation and Access.

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



1156.05 DESIGN PRINCIPLES.

(d) Pedestrian Access and Circulation.

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



1156.05 DESIGN PRINCIPLES.

(e) Parking.

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

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

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

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



1156.05 DESIGN PRINCIPLES.

(l) Urban Open Space.

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

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

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

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

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

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

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



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

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

Site Plan – Building Alignment (Detroit Streetscape)

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

Building A

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

Parking Garage/Liner Units

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



Curtis Block/Certificate of Appropriateness

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



Meeting (8 Sept) – Preliminary Review (Session 2)

Site Plan/Plaza

- Elaborate on how the site/plaza design supports use across all four seasons.
- Reconcile service/trash access and pedestrian flow between Buildings 1 & 2 (for final review).

Building A

- Roof Terrace – consider an option that achieves intended year-round use, but in a more prominent location that overlooks/interacts with the plaza space.
- Explore more effective integration/continuity between the front and rear masses of this building (could be expanded upon/resolved with material choices during final review).

Building 1/C-B

- New/upper portion of Building 1 should be subordinate in appearance to the historic features of the C-B.
- This building and Building A will be the predominant structures seen from Detroit and the Plaza...
 - Design of the buildings should be complimentary to some extent.
 - Precedent images of locally referenced design elements are valuable.
 - Show how both this building and Building A look:
 - Going down Detroit in both directions...
 - From the “four corners location”...
- Need to hear a compelling argument on the standards and why the alteration to the C-B is appropriate.

Building 2

- Illustrate how the specific design elements and their placement/rhythm relate to the homes in the adjacent residential neighborhood?

Parking Garage/Liner Units

- Show how the spaces in between these buildings (façade of garage) are treated/designed.
- Consider some variation in design elements across the units; so they complement each other but are not identical and better integrate with the adjacent residential neighborhood.



APPROVED PRELIMINARY PLAN

DOWNTOWN DEVELOPMENT
PRELIMINARY PLAN PACKET
6/29/2022



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

Site Plan

APPROVED PRELIMINARY PLAN



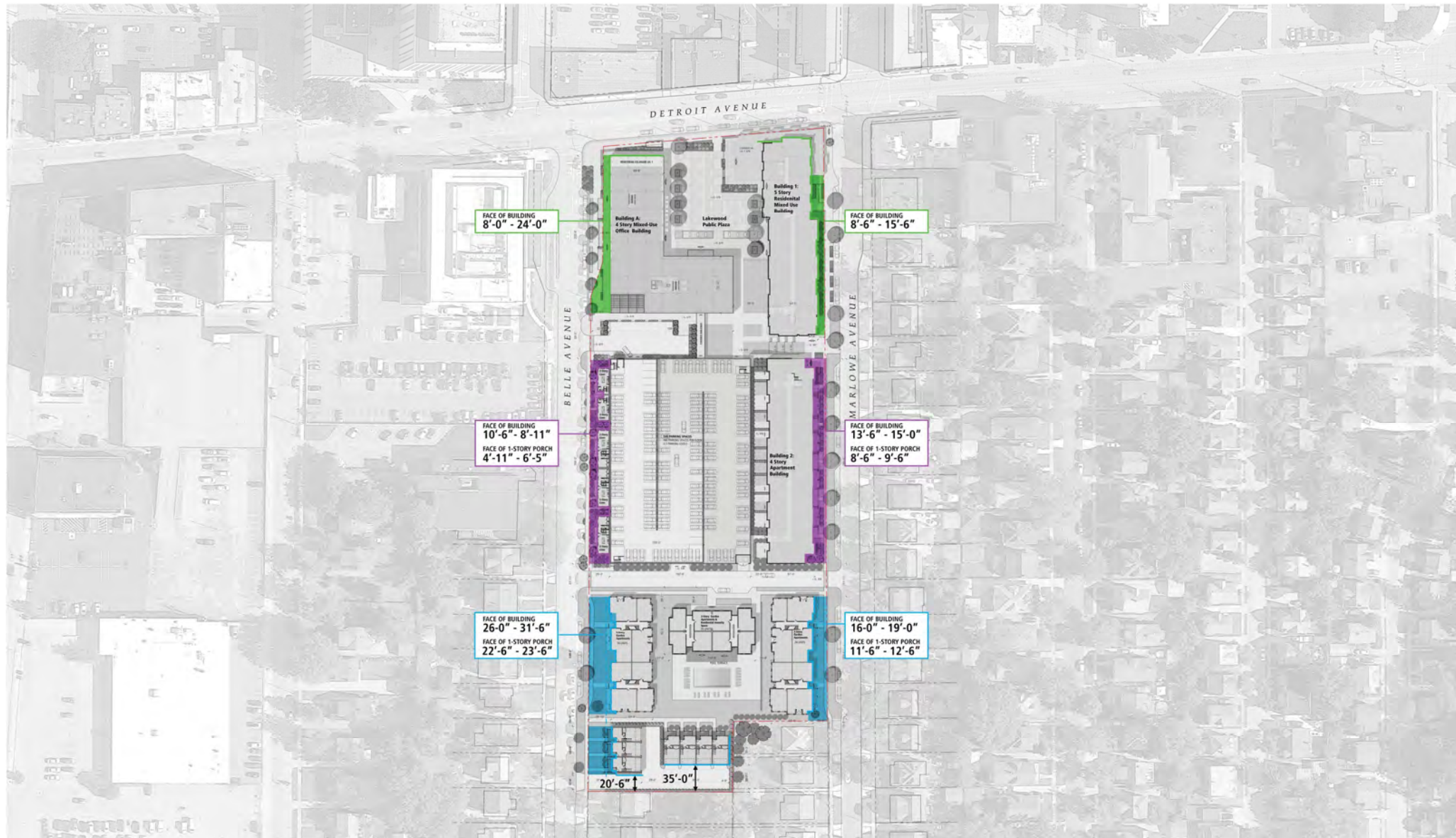
SITE SUMMARY

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



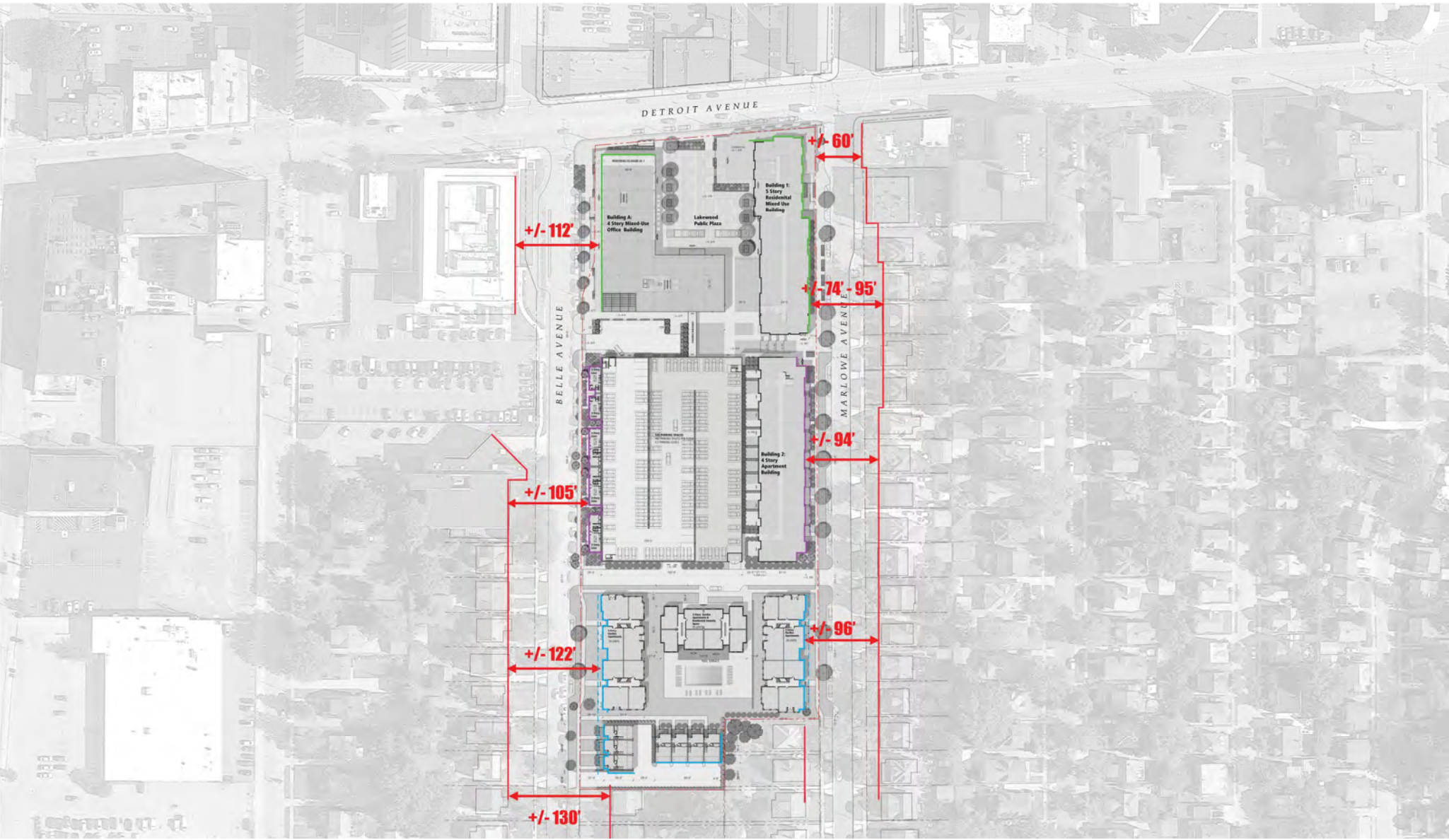
Site Massing

APPROVED PRELIMINARY PLAN



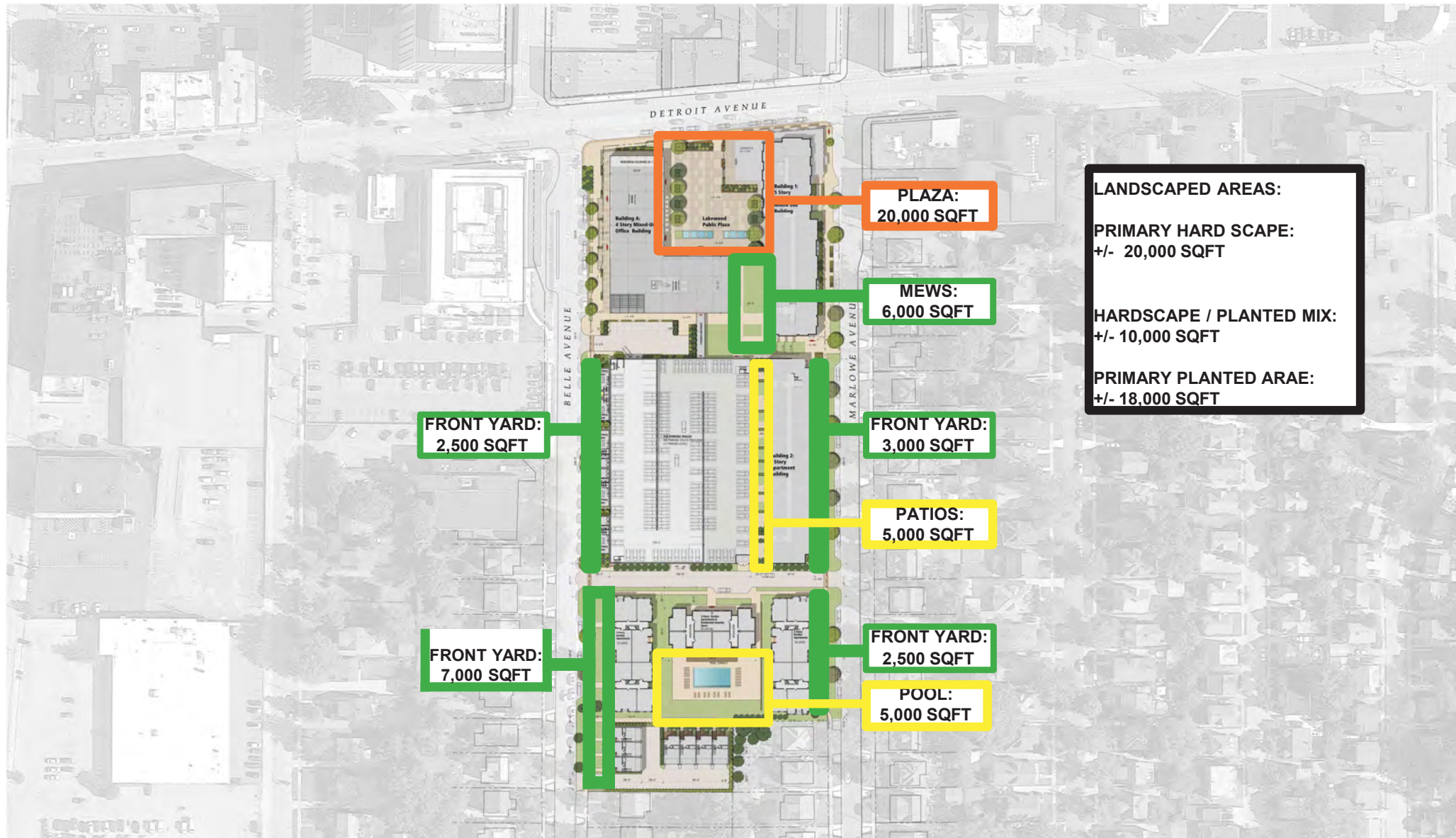
Setback Plan

APPROVED PRELIMINARY PLAN



Separation Width Plan

APPROVED PRELIMINARY PLAN

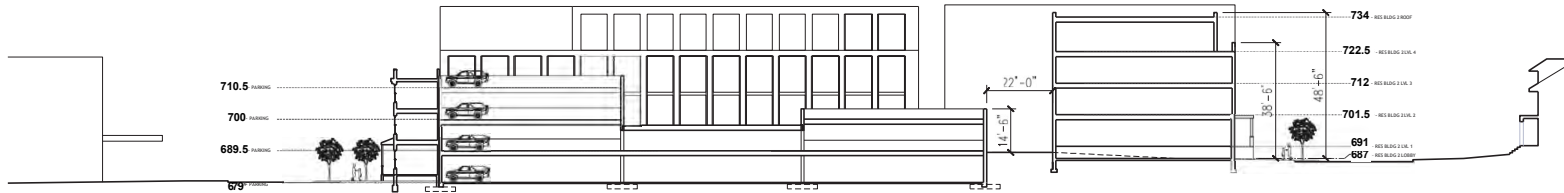


Landscape Elements

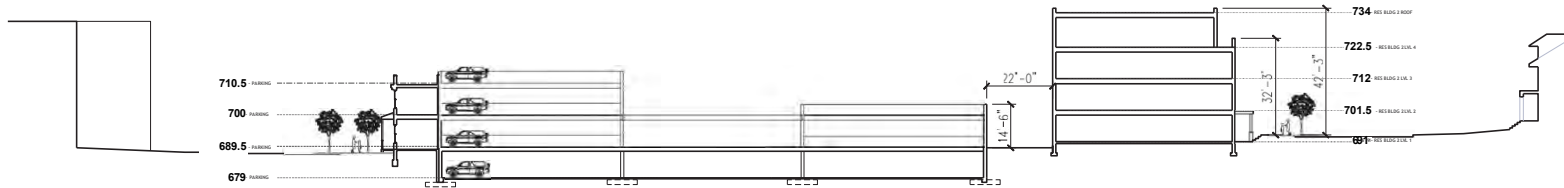
APPROVED PRELIMINARY PLAN



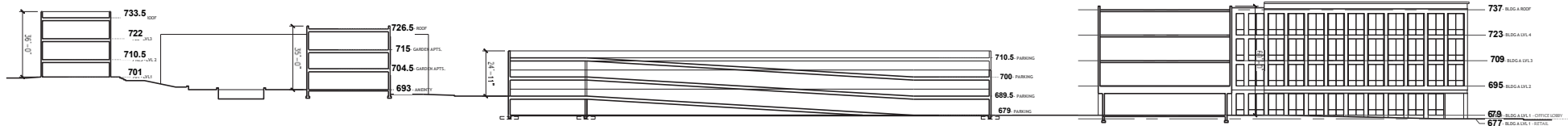
Site Section 4: East / West Looking North



Site Section 3: East / West Looking North



Site Section 2: East / West Looking North



Site Section 1: North / South looking West
Site Sections

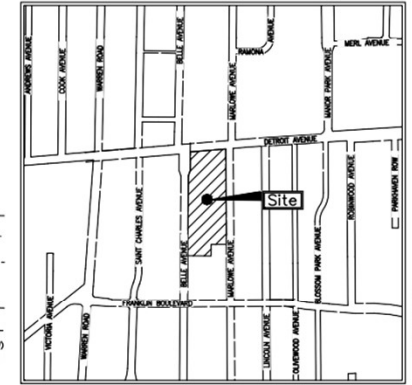
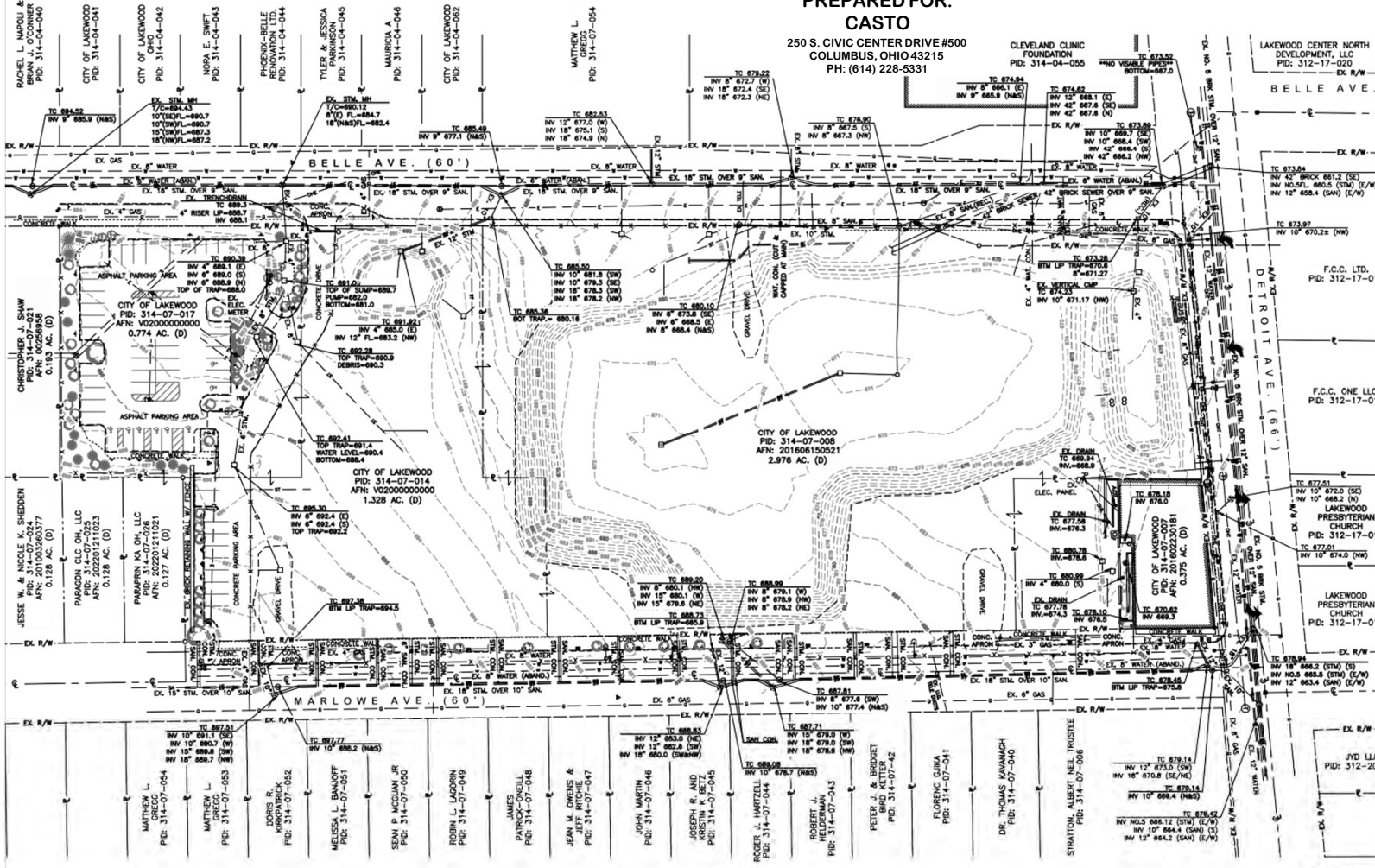
SHEET INDEX

TITLE SHEET/EXISTING CONDITIONS PLAN 1
 PRELIMINARY PLAT 2

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

**PREPARED FOR:
 CASTO**

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



LOCATION MAP
 NOT TO SCALE

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

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

EXISTING CONDITIONS PLAN
 SCALE: 1" = 40'



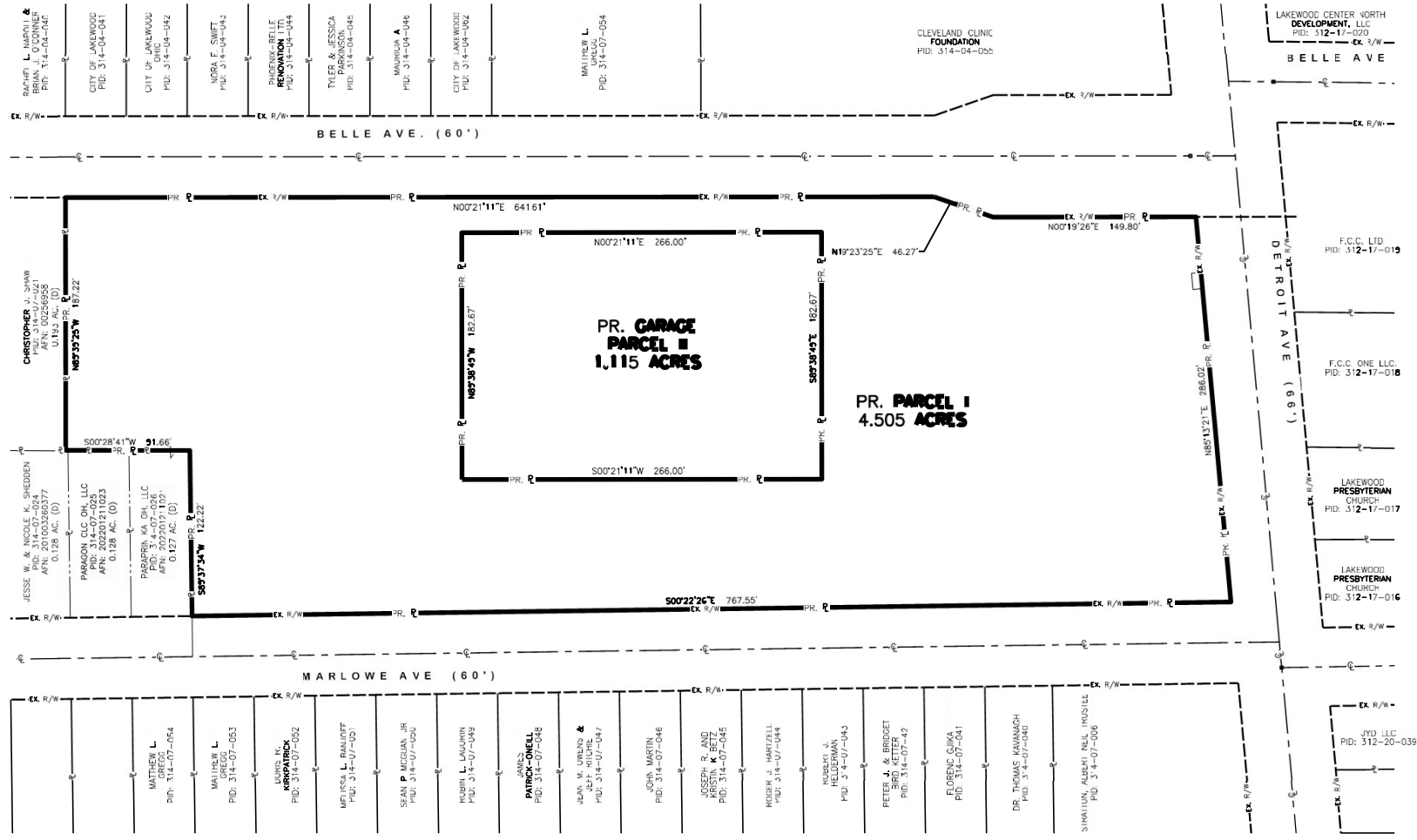
REVISIONS

NO.	DATE	DESCRIPTION	BY

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

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

APPROVED PRELIMINARY PLAN



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

REVISIONS	DATE	BY	CHK

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

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

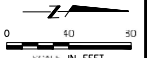
CITY OF LAKEWOOD, OHIO
LAKEWOOD DOWNTOWN REDEVELOPMENT SITE
CASTO

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

PRELIMINARY PLAT

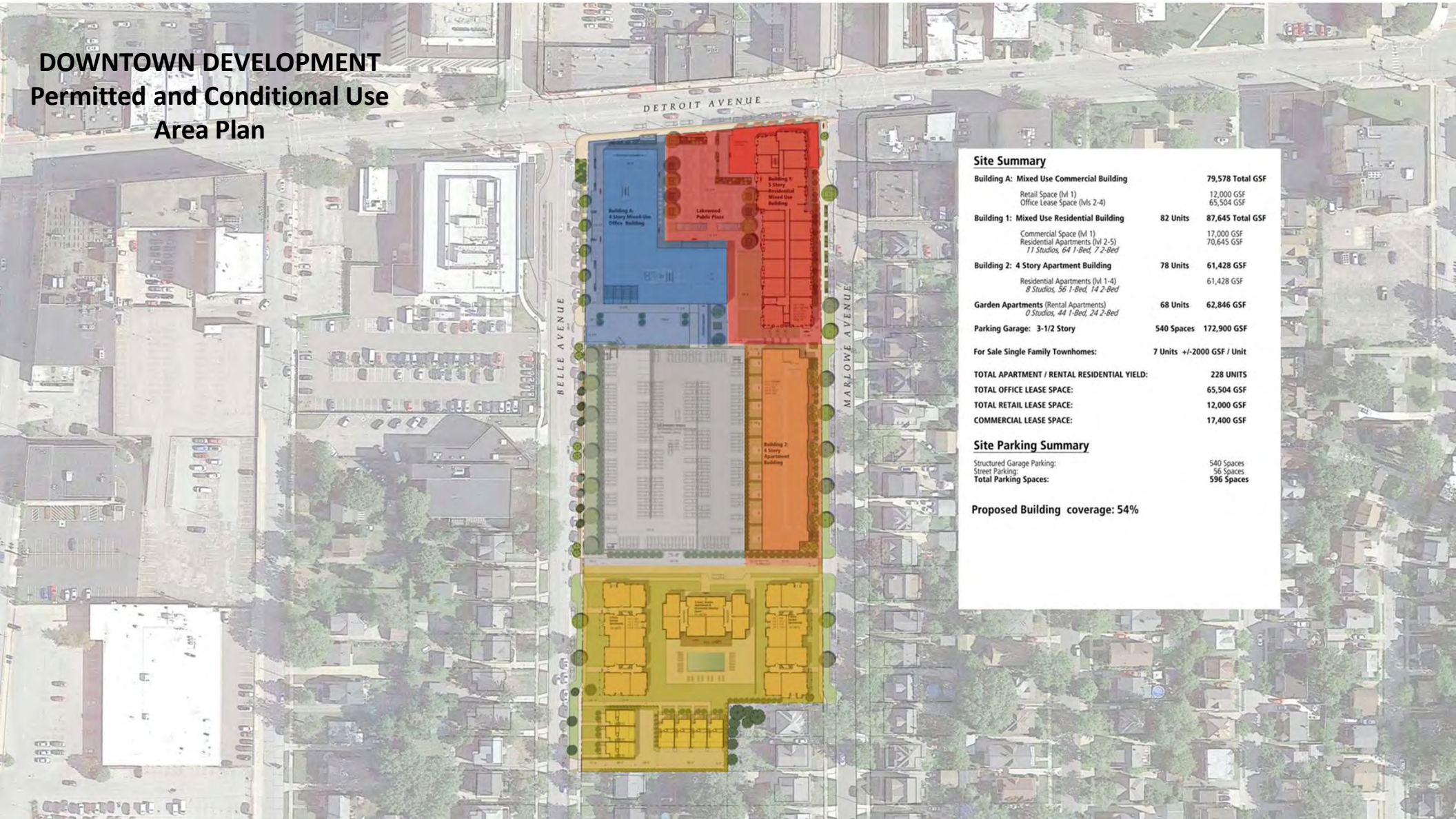
SCALE: IN FEET
1" = 40'

SHEET NO.	OF
2	2



APPROVED PRELIMINARY PLAN

DOWNTOWN DEVELOPMENT Permitted and Conditional Use Area Plan



Site Summary

Building A: Mixed Use Commercial Building		79,578 Total GSF
Retail Space (lvl 1)		12,000 GSF
Office Lease Space (lvs 2-4)		65,504 GSF
Building 1: Mixed Use Residential Building	82 Units	87,645 Total GSF
Commercial Space (lvl 1)		17,000 GSF
Residential Apartments (lvl 2-5)		70,645 GSF
11 Studios, 64 1-Bed, 7 2-Bed		
Building 2: 4 Story Apartment Building	78 Units	61,428 GSF
Residential Apartments (lvl 1-4)		61,428 GSF
8 Studios, 36 1-Bed, 14 2-Bed		
Garden Apartments (Rental Apartments)	68 Units	62,846 GSF
0 Studios, 44 1-Bed, 24 2-Bed		
Parking Garage: 3-1/2 Story	540 Spaces	172,900 GSF
For Sale Single Family Townhomes:	7 Units +/-2000 GSF / Unit	
TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:	228 UNITS	
TOTAL OFFICE LEASE SPACE:	65,504 GSF	
TOTAL RETAIL LEASE SPACE:	12,000 GSF	
COMMERCIAL LEASE SPACE:	17,400 GSF	

Site Parking Summary

Structured Garage Parking:	540 Spaces
Street Parking:	56 Spaces
Total Parking Spaces:	596 Spaces

Proposed Building coverage: 54%

APPROVED PRELIMINARY PLAN

DOWNTOWN DEVELOPMENT PLANNED DEVELOPMENT

PERMITTED & CONDITIONAL USE TABLE

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

APPROVED PRELIMINARY PLAN

DOWNTOWN DEVELOPMENT PLANNED DEVELOPMENT

PERMITTED & CONDITIONAL USE TABLE

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

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

Previous Mixed-Use Approval (May 2021) – 13901 Detroit

(~1700' east of Downtown Site)

ABR Submittal
May 12, 2021



Street View
Not to Scale

ABR Submittal
May 12, 2021



Street View
Not to Scale

The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11



The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11



ABR Submittal
May 12, 2021



EAST AND WEST BUILDINGS NORTH ELEVATION – ALONG DETROIT AVE.



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

Downtown Development

Previous Commercial Approval (July 2022) – 14615 Detroit (~250' west of Downtown Site)



NORTH ELEVATION



CHASE 
LAKWOOD
 14615 Detroit Ave.
 Lakewood, OH 44107

ARCHITECTURAL ELEVATIONS
 07.13.2022

Architect/Designer
 The Architects Partnership, Ltd.
 200 South Michigan Avenue
 Chicago, IL 60604
 t: 312.583.9800
 f: 312.583.9890
 TAP Project Number: 21032

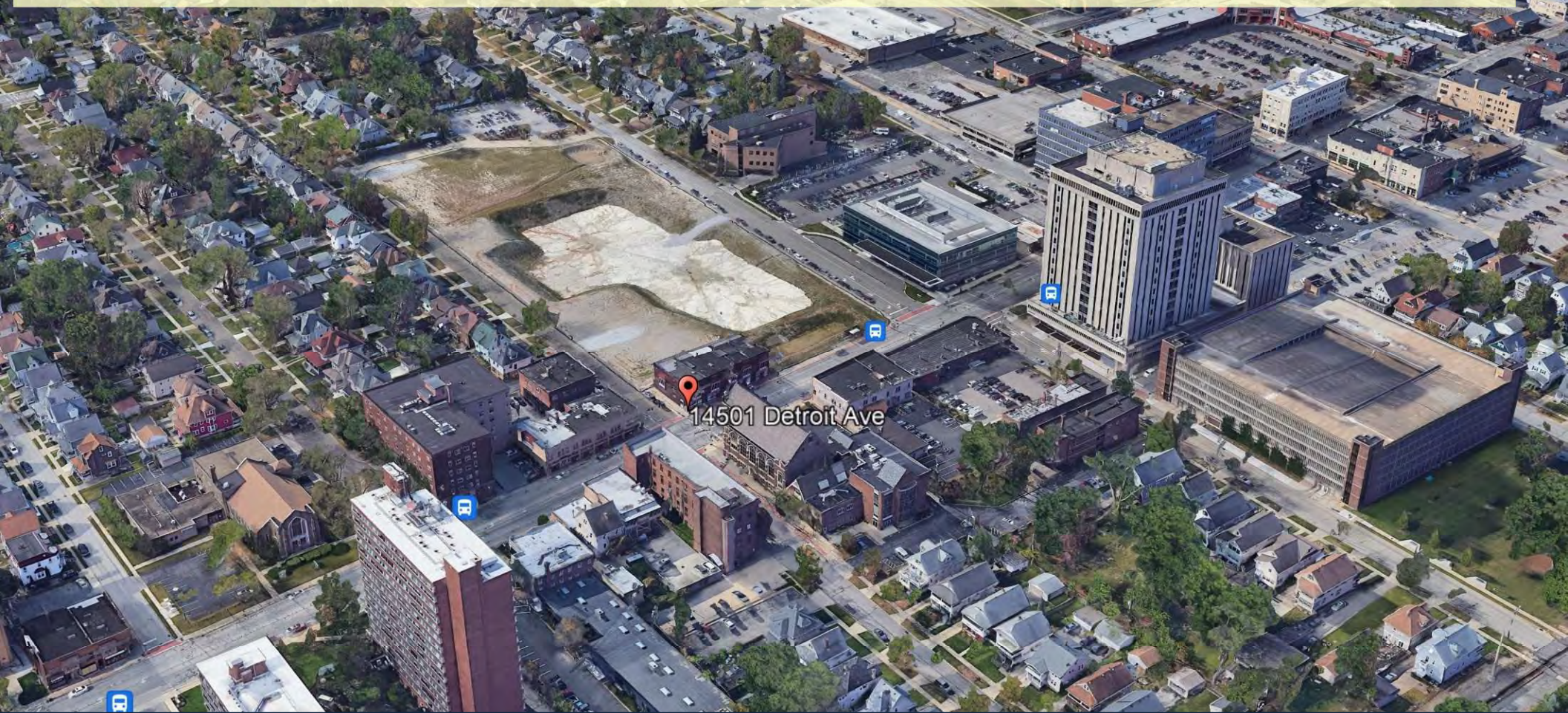


Docket No. 07-41-22 (14519 Detroit)
 Downtown Development

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

City Notes:

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



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

Local Designation/National District Documents

Local Designation (Approved by PC Feb 2016)

Reference No. PL15-001679
Docket No. 11-40-15

CITY OF LAKEWOOD
Department of Planning and Development
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Property Being Nominated:

Historic Name (if applicable) _____
Property Address _____
Property Owner(s) _____
Owner Address _____
Phone 216-529-7200
 Private Ownership
Description of Property _____
Residential (check all that apply)
 House
 Other: _____
of Contributing Properties _____
Commercial
 Office/Retail
 Other: _____
of Contributing Properties _____
Historic District
 Residential
of Contributing Properties _____
Other
 Site Street
of Contributing Properties _____
Verbal Boundary Description
The Curtis Block is located on the east side of the block. The elevation abuts the site. The elevation sits on the west side of the block. Marlowe to the west of the block is a non-contributing building. The building was formerly housed the building that was demolished before the building was built.

Historic Designation of _____
Lakewood Heritage Area _____

MINUTES
(Audio recording is available)
PLANNING COMMISSION
FEBRUARY 4, 2016
LAKEWOOD CITY HALL

PRE-REVIEW MEETING
6:30 P.M.
LOWER CONFERENCE ROOM

Review docket items

REGULAR MEETING
7:00 P.M.
AUDITORIUM

The meeting was called to order at 7:00 p.m.

- Roll Call
MEMBERS PRESENT _____ **OTHERS PRESENT** _____
Kyle Baker
Hannah Belsito
Glenn Coyne
William Gaydos, Vice Chairman
Louis McMahon, Chairman
Mark Papke
Bryce Sylvester, City Planner and Board Secretary
Michelle Nochta, Planning and Development
Jennifer Swallow, Assistant Law Director

A motion was made by Mr. Gaydos, seconded by Mr. Baker to **EXCUSE** the absence of Mr. Metzger. All of the members voting yea, the motion passed.

- Approve the Minutes of the January 7, 2016 meeting
A motion was made by Mr. Coyne, seconded by Mr. Gaydos to **APPROVE** the minutes of the January 7, 2016 meeting. All of the members voting yea, the motion passed.
- Opening Remarks
Ms. Nochta read the Opening Remarks.

NEW BUSINESS
LOT SPLIT AND CONSOLIDATION

- Docket No. 01-02-16
14601 Detroit Avenue and 1422 Belle Avenue
City of Lakewood

Page 1 of 4

Lakewood Downtown District (2020)

NPS Form 10-500
United States Department of the Interior
National Park Service
OMB No. 1024-0018

National Register of Historic Places Registration Form

This form is for use in documenting or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

Name of Property
Historic name: Lakewood Downtown Historic District
Other names/site number: n/a
Name of related multiple property listing: n/a
(Enter "N/A" if property is not part of a multiple property listing)

Location
Street & number: Detroit Ave. roughly bounded by Bunts Rd. (east) and Hall Ave. (west), plus Warren Rd. roughly bounded by Detroit Ave. (south) and Franklin Blvd. (south)
City or town: Lakewood State: Ohio County: Cuyahoga
Not For Publication: n/a city: n/a

State/Federal Agency Certification
As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
national statewide X local
Applicable National Register Criteria: X A — B X C — D

<i>Barbara Powers</i>	
DSHPO Inventory & Registration	July 23, 2020
Signature of certifying official/Title:	Date
<u>Ohio Historic Preservation Office, Ohio History Connection</u>	
State or Federal agency/bureau or Tribal Government	
In my opinion, the property <u>—</u> meets <u>—</u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title:	State or Federal agency/bureau or Tribal Government

1



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

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

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

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

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

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



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

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

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

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

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



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

Curtis Block/Certificate of Appropriateness

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



Meeting (8 Sept) – Preliminary Review (Session 2)

Site Plan/Plaza

- Elaborate on how the site/plaza design supports use across all four seasons.
- Reconcile service/trash access and pedestrian flow between Buildings 1 & 2 (for final review).

Building A

- Roof Terrace – consider an option that achieves intended year-round use, but in a more prominent location that overlooks/interacts with the plaza space.
- Explore more effective integration/continuity between the front and rear masses of this building (could be expanded upon/resolved with material choices during final review).

Building 1/C-B

- New/upper portion of Building 1 should be subordinate in appearance to the historic features of the C-B.
- This building and Building A will be the predominant structures seen from Detroit and the Plaza...
 - Design of the buildings should be complimentary to some extent.
 - Precedent images of locally referenced design elements are valuable.
 - Show how both this building and Building A look:
 - Going down Detroit in both directions...
 - From the “four corners location”...
- Need to hear a compelling argument on the standards and why the alteration to the C-B is appropriate.

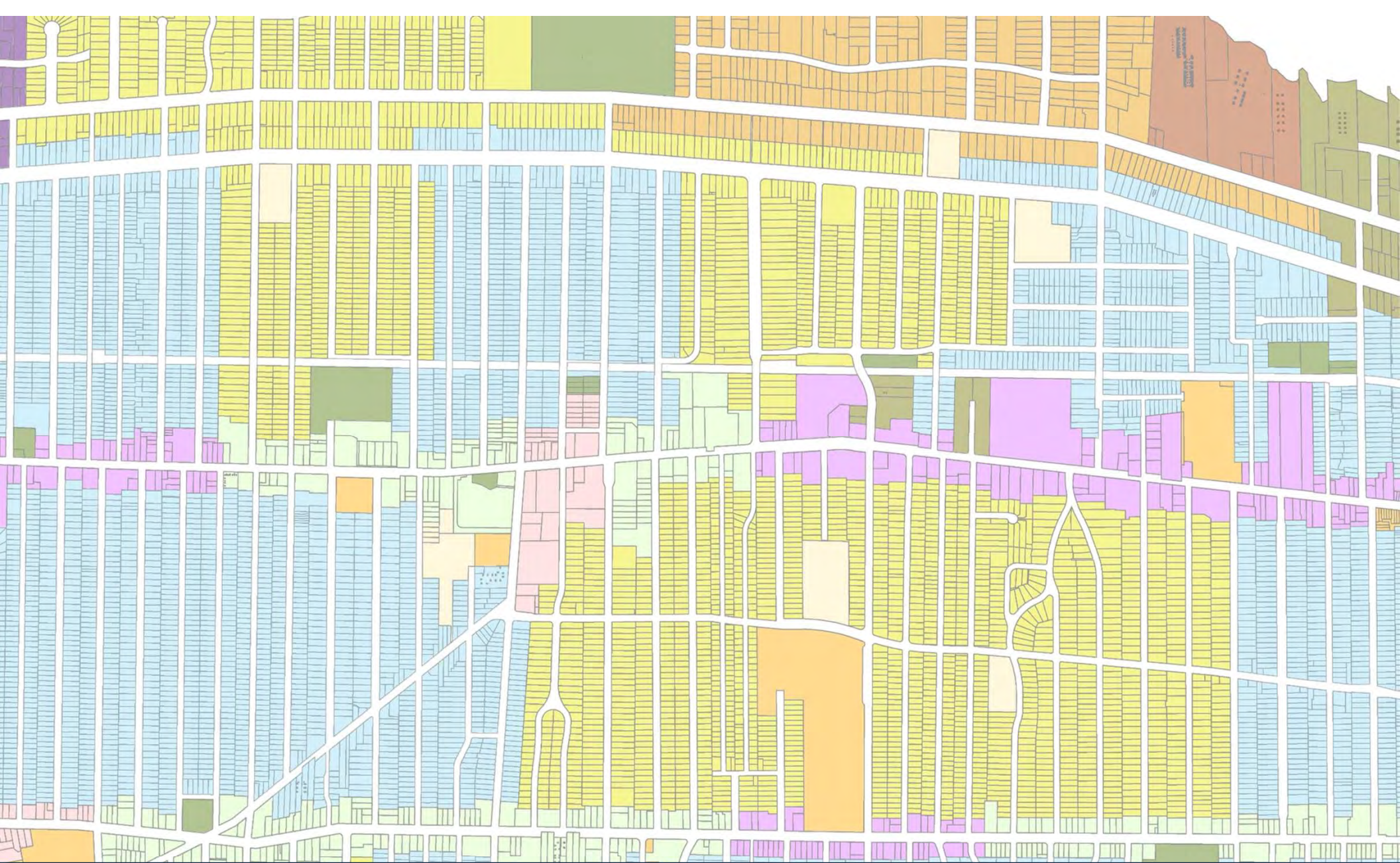
Building 2

- Illustrate how the specific design elements and their placement/rhythm relate to the homes in the adjacent residential neighborhood?

Parking Garage/Liner Units

- Show how the spaces in between these buildings (façade of garage) are treated/designed.
- Consider some variation in design elements across the units; so they complement each other but are not identical and better integrate with the adjacent residential neighborhood.





Architectural Board of Review

Old Business – November 2022

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

City Notes:

- Within Clifton Park Lakefront District (1974), Section 1133.09 applies (not locally-designated HP).
- Illustrate how proposed design represents the *“historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood”* referenced in 1133.09.
- Pending zoning variance – October BZA



Recommend Table



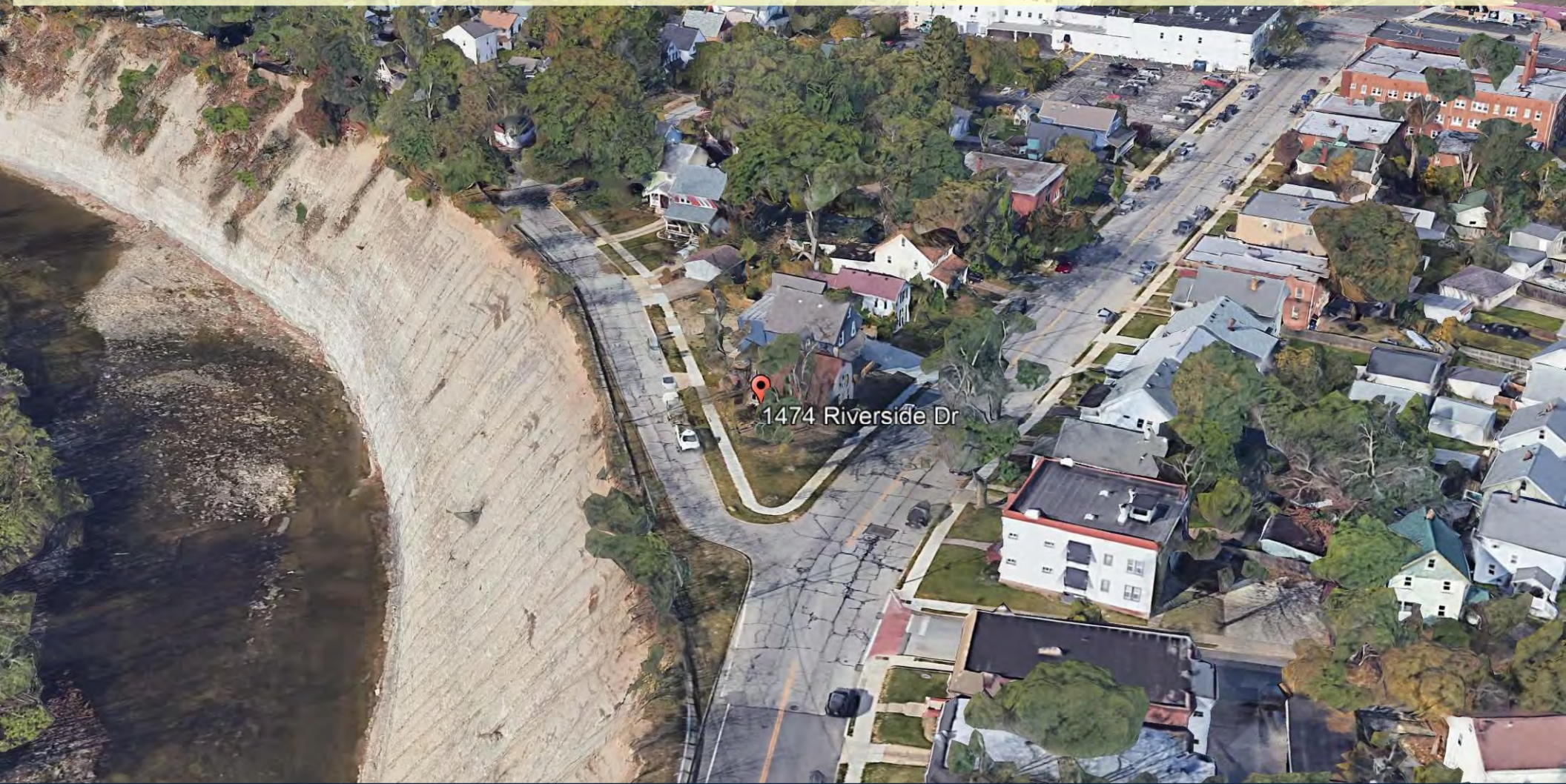
Docket No. 07-35-22 (17853 Lake)

Demolition/New Construction
David Hesse

Applicant proposes new garage and second-floor porch addition.

City Notes:

Granted BZA approval (Sept).



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

Residential – Second Floor Porch Addition

David Harala



Docket No. 09-61-22 (1474 Riverside)
Residential – Second Floor Porch Addition



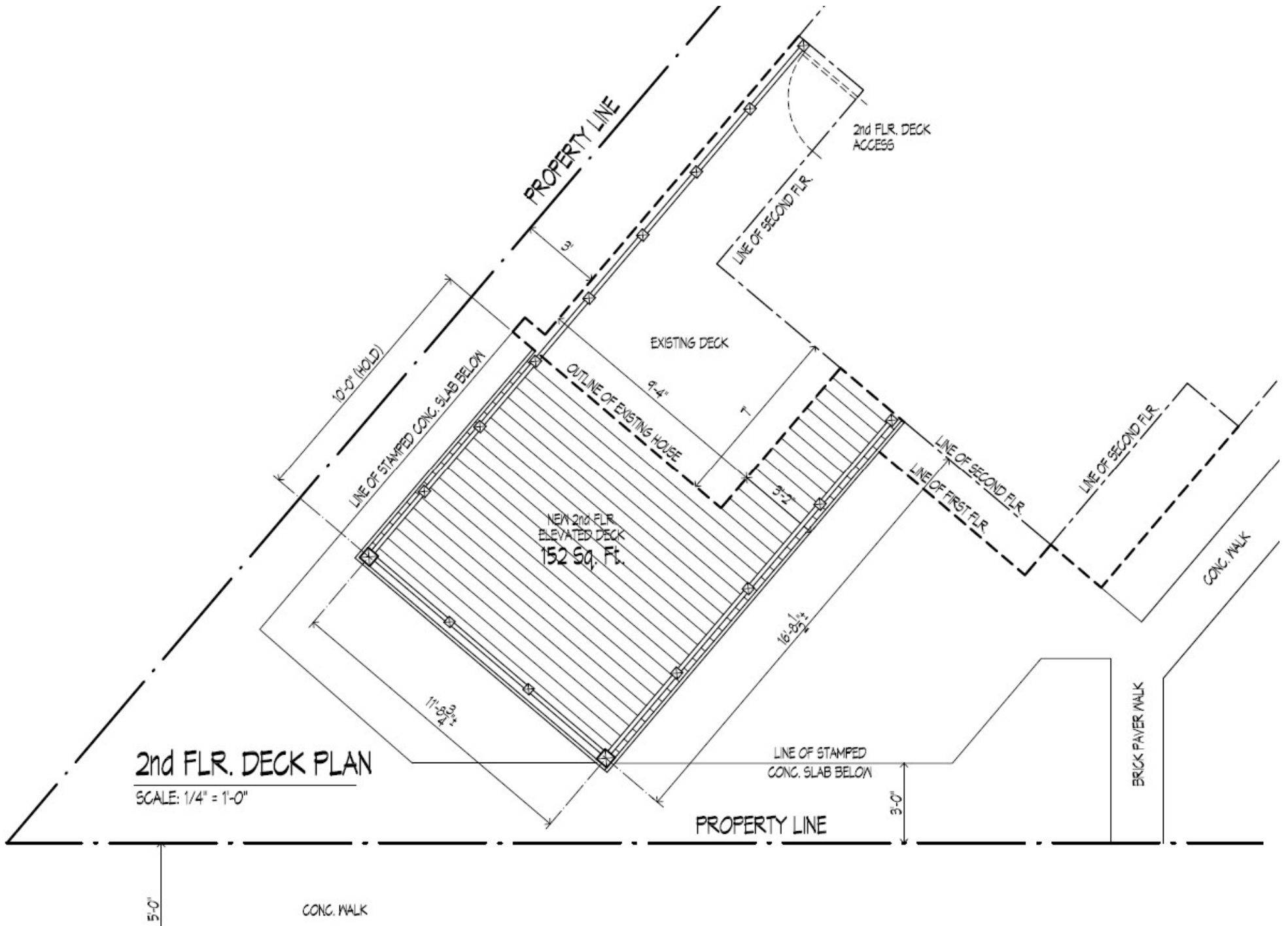
Docket No. 09-61-22 (1474 Riverside)
Residential – Second Floor Porch Addition



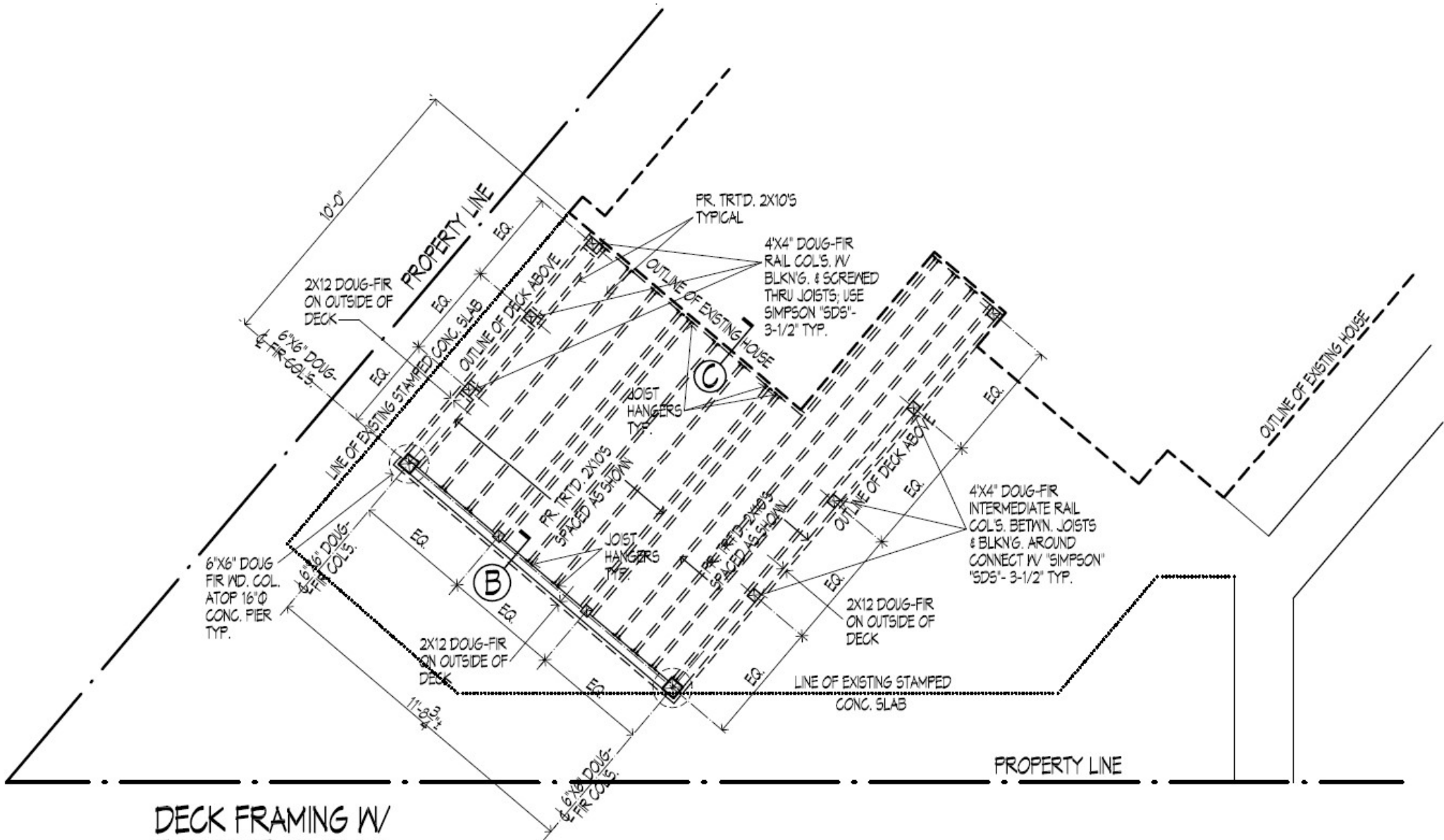
Docket No. 09-61-22 (1474 Riverside)
Residential – Second Floor Porch Addition



Docket No. 09-61-22 (1474 Riverside)
Residential – Second Floor Porch Addition



Docket No. 09-61-22 (1474 Riverside)
Residential – Second Floor Porch Addition



**DECK FRAMING W/
 FOUNDATION PLAN**
 SCALE: 1/4" = 1'-0"



Docket No. 09-61-22 (1474 Riverside)
 Residential – Second Floor Porch Addition

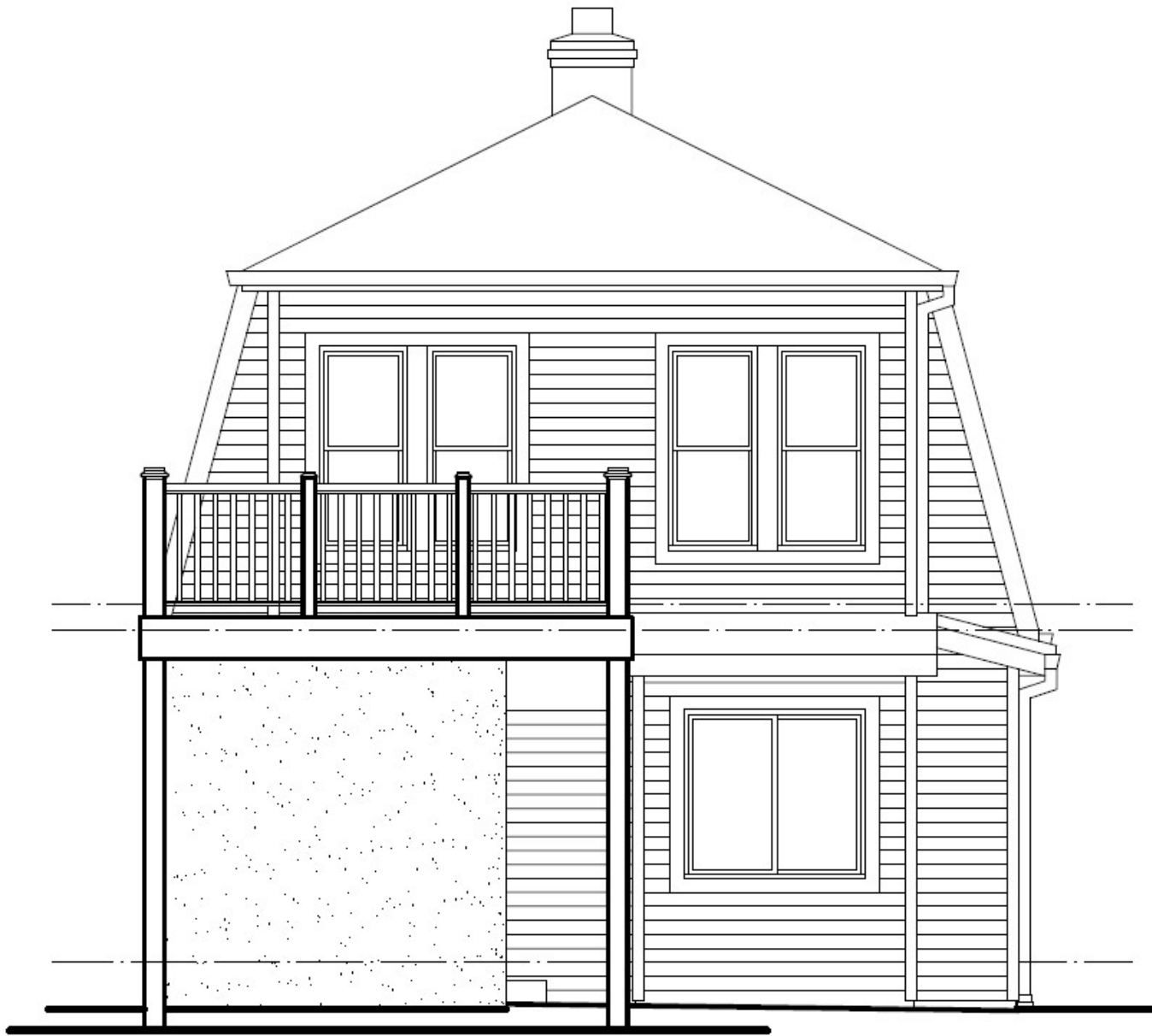


DECK (EAST) ELEVATION

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



Docket No. 09-61-22 (1474 Riverside)
Residential – Second Floor Porch Addition



DECK (SOUTH) ELEVATION

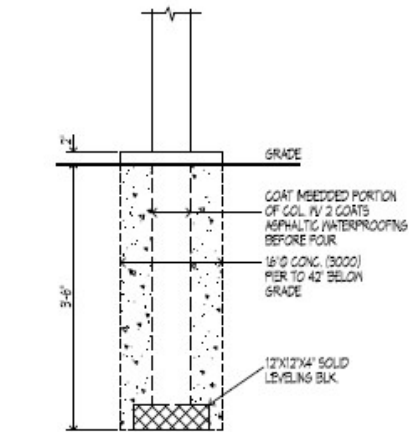
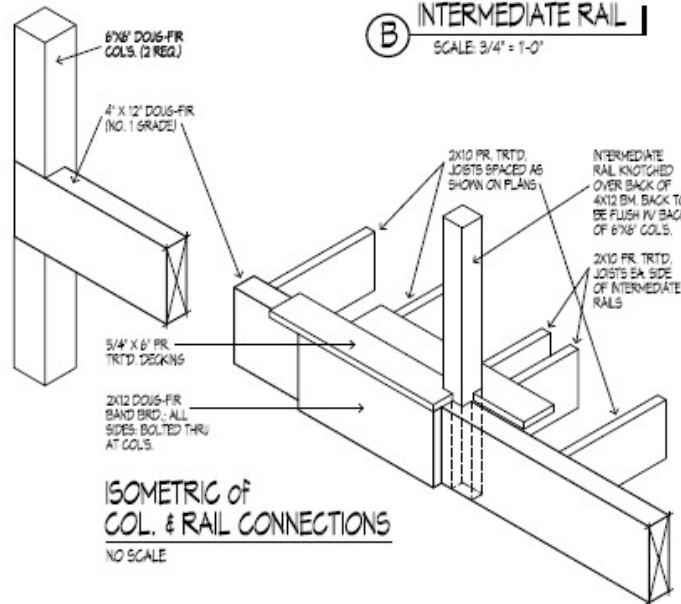
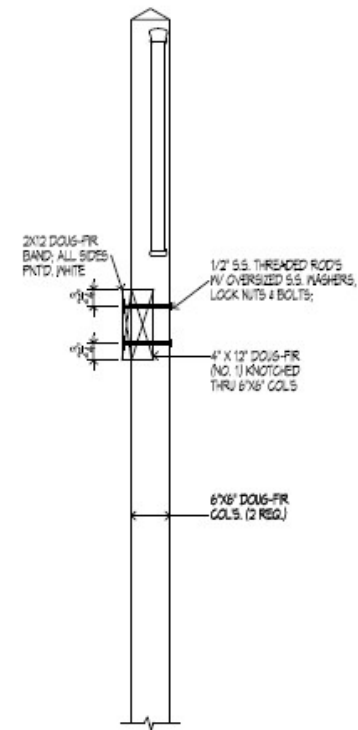
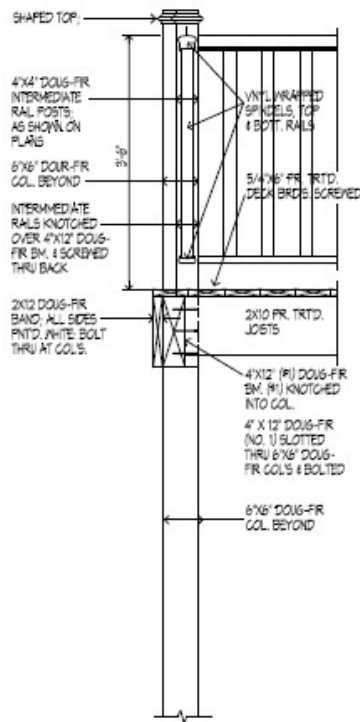
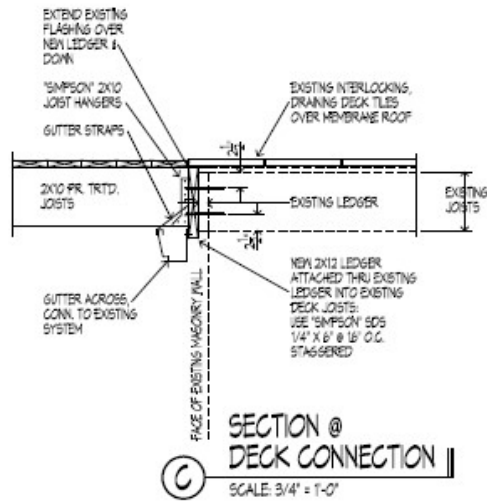
SCALE: 1/4" = 1'-0"



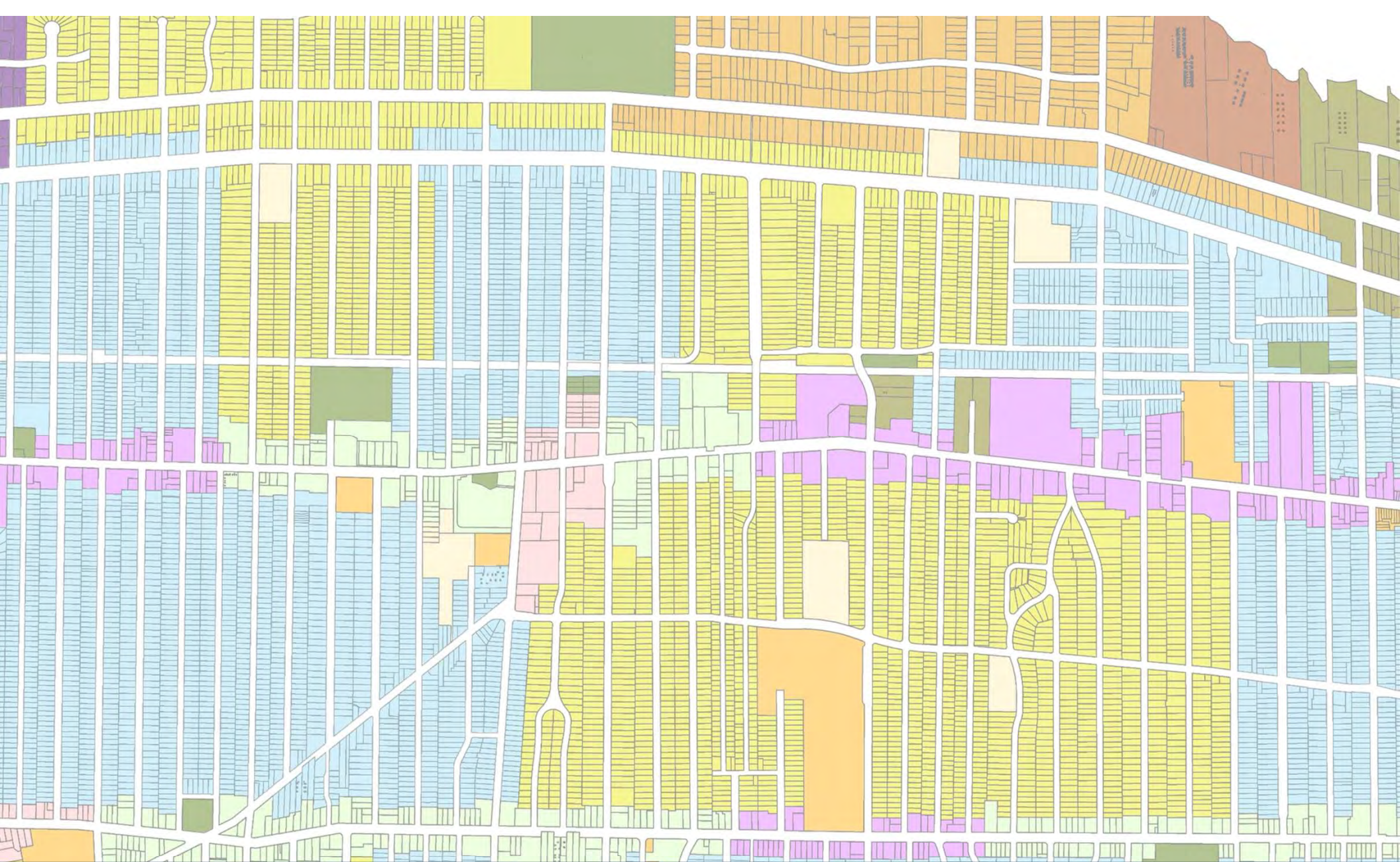
Docket No. 09-61-22 (1474 Riverside)
Residential – Second Floor Porch Addition



Docket No. 09-61-22 (1474 Riverside)
Residential – Second Floor Porch Addition



Docket No. 09-61-22 (1474 Riverside)
Residential – Second Floor Porch Addition



Architectural Board of Review

New Business – November 2022

Applicant proposes demolition of existing home, new construction.

City Notes:

- Change to project scope (demo/new construction vs. rehab); no change to design from May 2022 approval.
- Demolition regulated by Section 1133.09



Docket No. 11-73-22 (1464 Riverside)

Residential – Demo/New Construction

Linda Fredrickson

1133.09 DEMOLITION OR REMOVAL OF RESIDENTIAL STRUCTURES.

(b) Requirements Before Demolition or Removal of Principal Structures on Residential Properties. No demolition or removal of a principal structure, built in 1945 or earlier...shall be permitted unless and until one (1) of the following conditions is satisfied:

(1) The Safety Director of the *City* authorizes the Commissioner to grant a demolition or removal permit, based on causes such as fire or other source of property damage or loss, in order to remedy conditions immediately dangerous to life, health or property, or to remedy a nuisance, as jointly determined and recommended by the Commissioner, the Fire Chief, and the *City* Engineer; or (Ord. 24-2016. Passed 5-2-2016.)

(2) The passage of 180 days following application to the Commissioner for a demolition permit or permit to move a principal structure, during which time the applicant has further made good faith application to all required boards and commissions of the *City* for approval of a new principal structure at the location of such property; or

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

A. The **proposed principal structure is consistent with the Code, the Vision and the “Standards for Rehabilitation”** adopted by the U.S. Secretary of the Interior, as stated in Title 36 of the Code of Federal Regulations, Part 1208 (Formerly of Part 67); and

B. The **proposed principal structure is consistent with any historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.**

C. The Secretary of all such required boards and commissions of the *City* shall immediately notify the Commissioner of compliance with the provisions of this section by any applicant that would allow and provide for the issuance of a demolition permit or a removal permit by the Commissioner.



Docket No. 11-73-22 (1464 Riverside)
Residential – Demo/New Construction



Docket No. 11-73-22 (1464 Riverside)
Residential – Demo/New Construction



Docket No. 11-73-22 (1464 Riverside)
Residential – Demo/New Construction



Docket No. 11-73-22 (1464 Riverside)
Residential – Demo/New Construction



Docket No. 11-73-22 (1464 Riverside)
Residential – Demo/New Construction



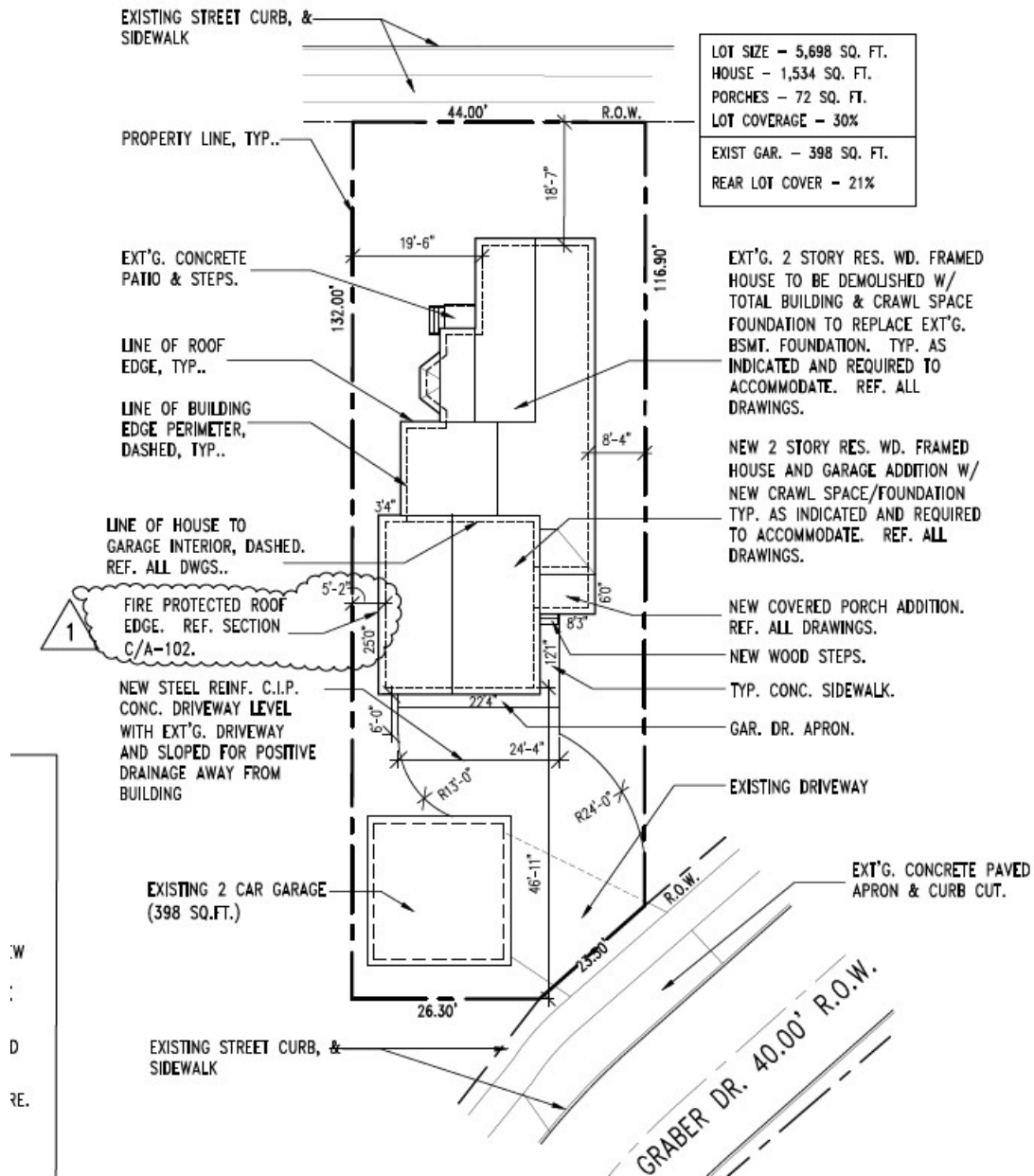
Docket No. 11-73-22 (1464 Riverside)
Residential – Demo/New Construction



Docket No. 11-73-22 (1464 Riverside)
Residential – Demo/New Construction



Docket No. 11-73-22 (1464 Riverside)
Residential – Demo/New Construction



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Docket No. 11-73-22 (1464 Riverside)

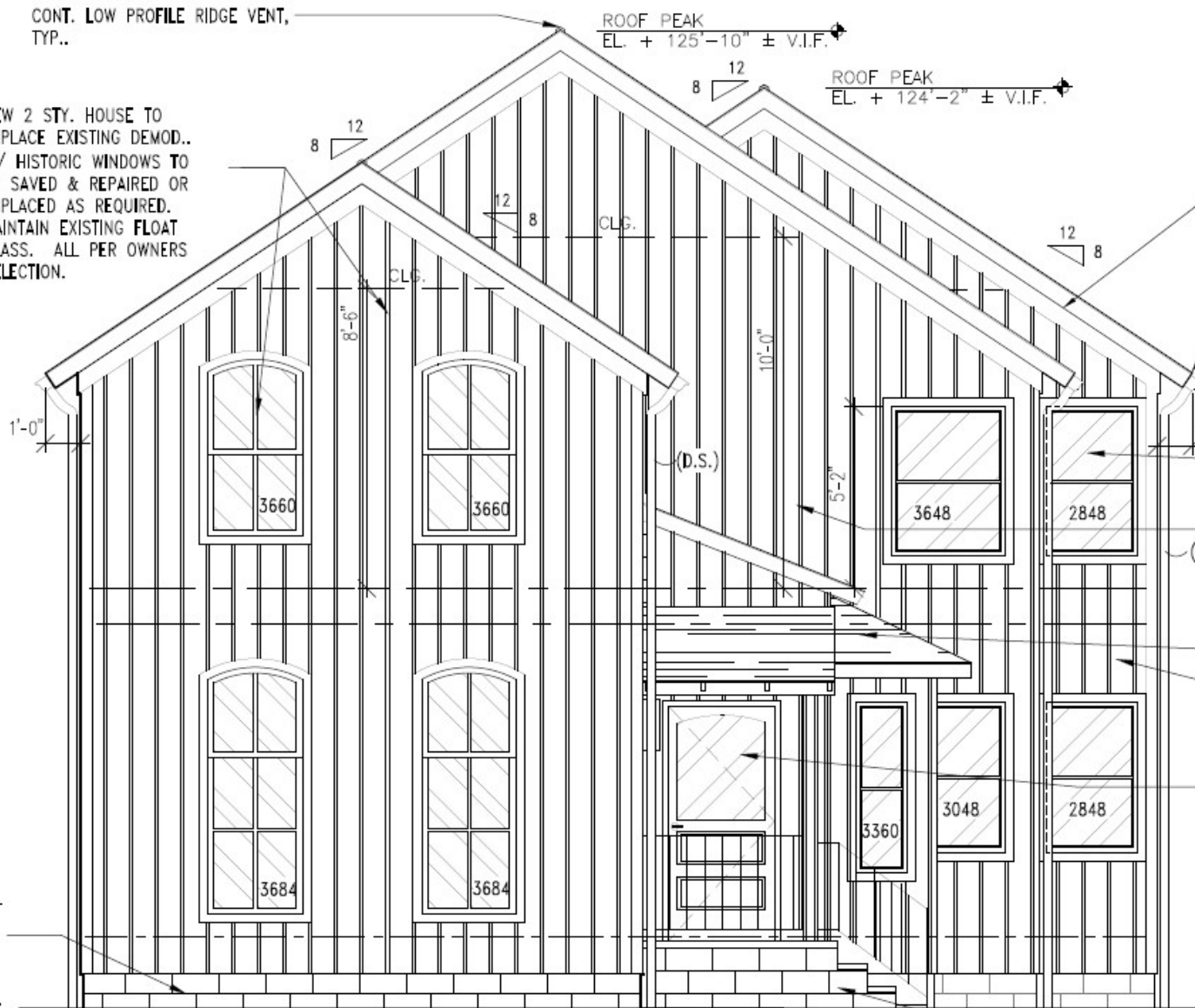
Residential - Demo/New Construction

CONT. LOW PROFILE RIDGE VENT,
TYP..

ROOF PEAK
EL. + 125'-10" ± V.I.F.

ROOF PEAK
EL. + 124'-2" ± V.I.F.

NEW 2 STY. HOUSE TO
REPLACE EXISTING DEMOD..
W/ HISTORIC WINDOWS TO
BE SAVED & REPAIRED OR
REPLACED AS REQUIRED.
MAINTAIN EXISTING FLOAT
GLASS. ALL PER OWNERS
SELECTION.



RAKE & SIDING TRIM, REF.
DETAIL #3/A-102, TYP..

TYP. EAVE DETAIL W/ 4"
GUTTER & DOWN SPOUT
(D.S.) T.M.E., TYP..

ROOF STRUCT. BRG.
EL. + 108'-6" ± V.I.F.

DOUBLE HUNG VINYL CLAD WD. WINDOWS
W/ TRIM T.M.E. OR SEL. BY OWNER.
TYP. ALL NEW WINDOWS U.O.N..

NEW FIRST & SECOND FLOOR
BLDG. TO REPLACE EXISTING
BEYOND AS INDICATED.

2ND. FLR..
EL. + 109'-11" ± V.I.F.

ROOFING TYP..

NEW 2 STORY ADDITION TO
REPLACE EXT'G. BEYOND AS
INDICATED.

SAFETY GLAZING HALF
GLASS FIBERGLAS
DOOR & TRIM.

1ST. FLR. BEYOND..
EL. + 100'-0" V.I.F.

GRADE
EL. + 98'-0" ± V.I.F.

EXISTING CONC. STOOP AND STEPS
W/ METAL RAILINGS. MODIFY OR
REPLACE PER OWNERS SELECTION.

B.O.F.
EL. + 94'-6" MIN. 3'-6" BELOW GRADE

EXPOSED
C.F.M. CRAWL
SPACE FNDN.
WALL
REPLACING
EXT'G.
DEMOD. BSMT.
TYP..

FOUNDATION &
FOOTING
BELOW GRADE,
DASHED, TYP..

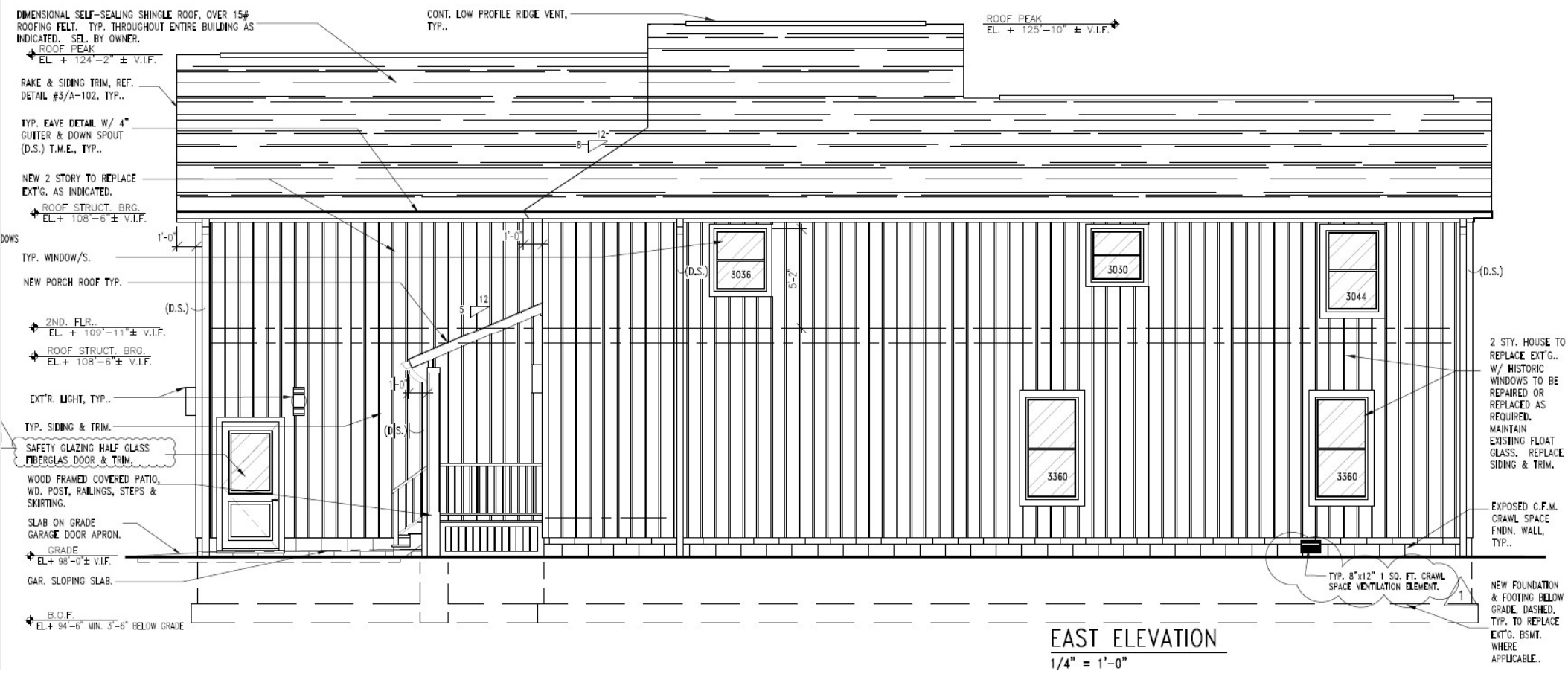
NORTH ELEVATION

1/4" = 1'-0"



Docket No. 11-73-22 (1464 Riverside)

Residential - Demo/New Construction



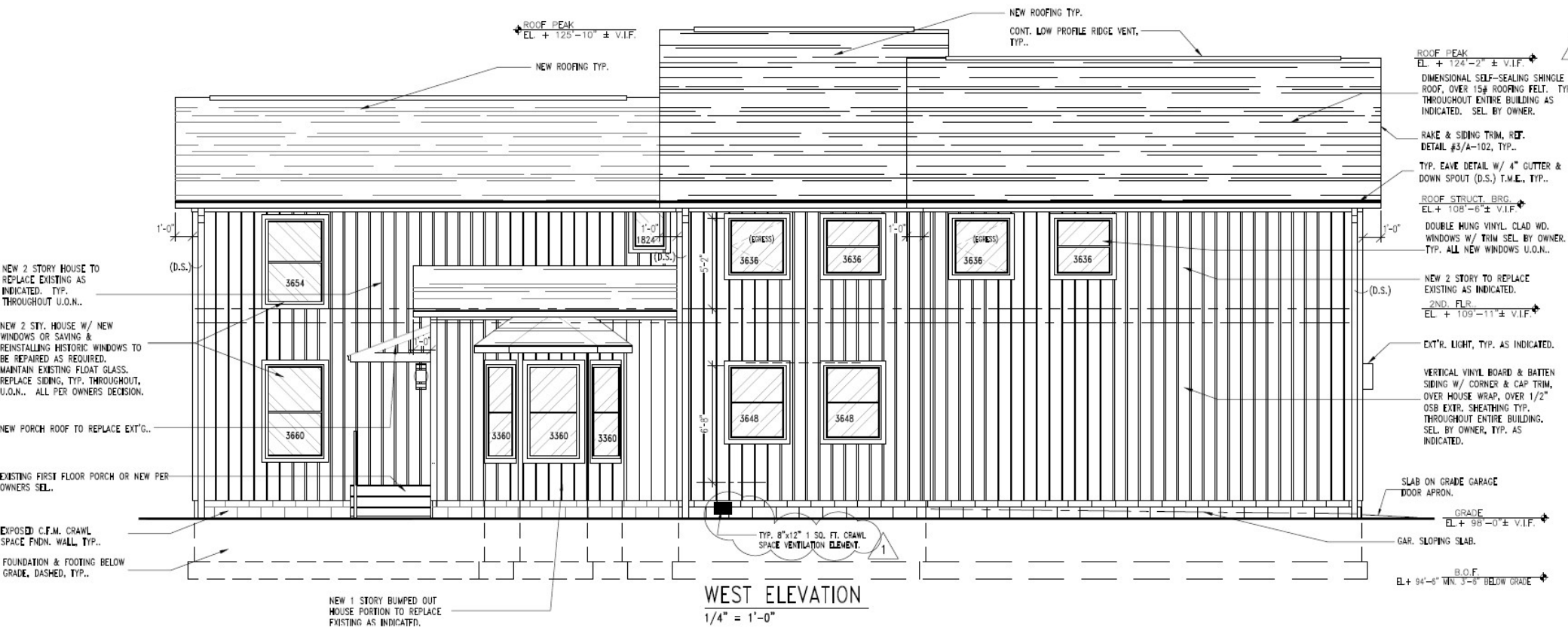
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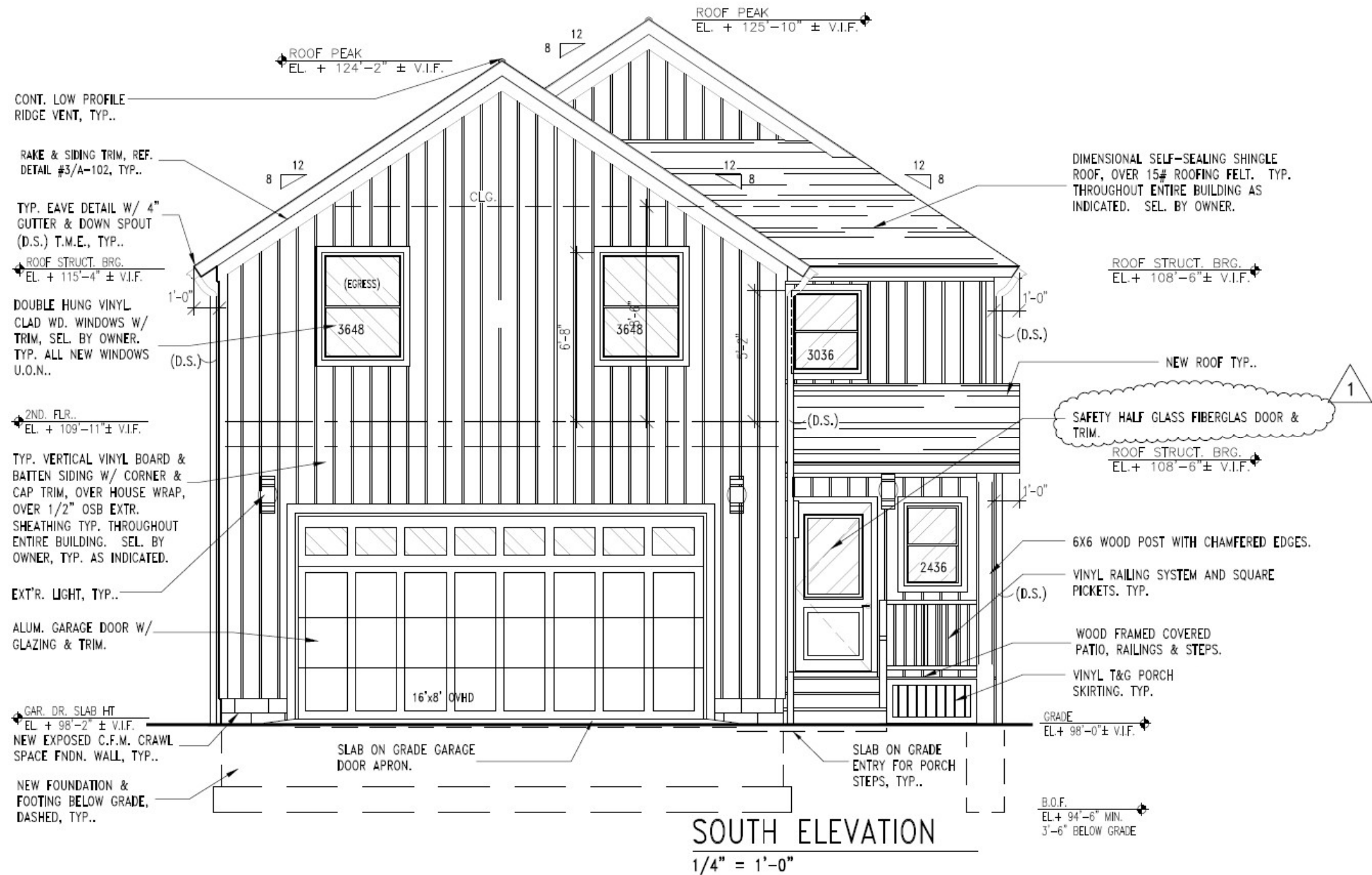
Residential – Demo/New Construction



Docket No. 11-73-22 (1464 Riverside)

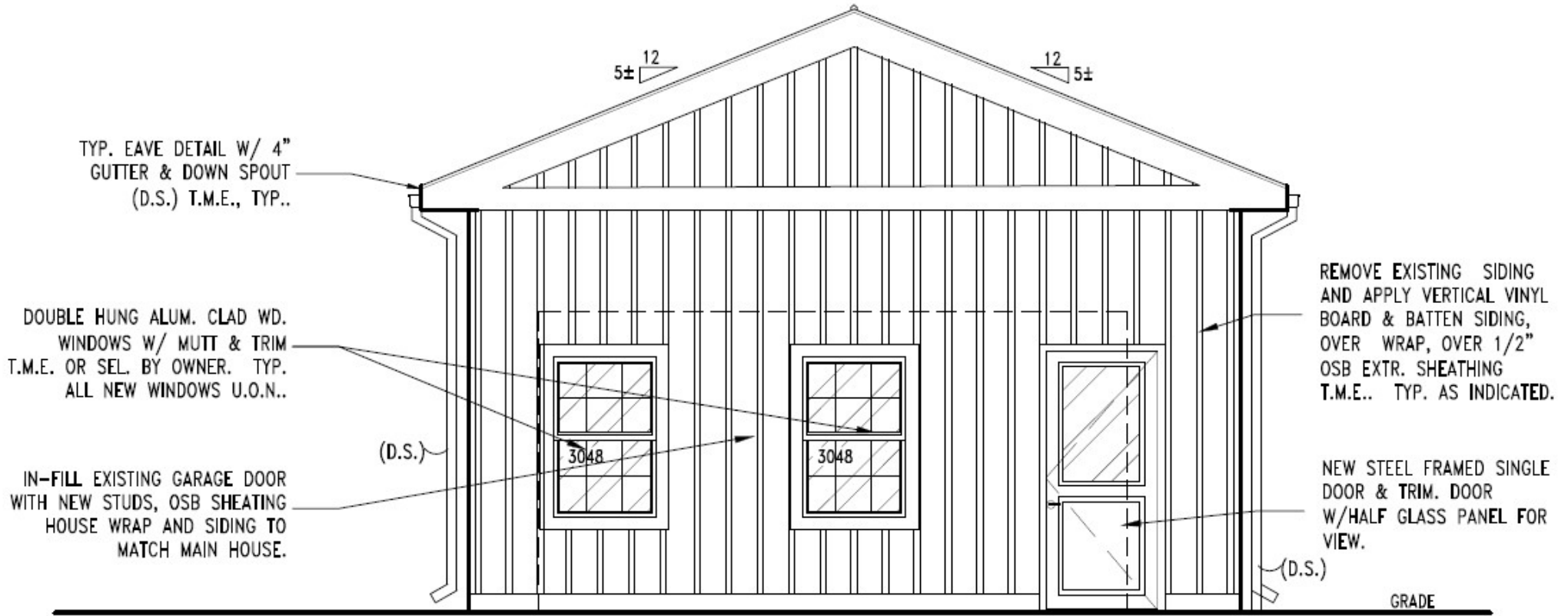
Residential – Demo/New Construction





Docket No. 11-73-22 (1464 Riverside)

Residential - Demo/New Construction



GARAGE ELEVATION

1/4" = 1'-0"



Docket No. 11-73-22 (1464 Riverside)
Residential – Demo/New Construction

From Previous Approval



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



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



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

ARCHITECTS INC.

554 West Ninth Street
Lorain, Ohio 44052
Tel: (440) 315-2300
E mail: andrea@fisherarch.com

Fischer & Associates	© 202
ISSUE	DATE
PRELIM	05/12/21
PROGRESS	12/07/21
FINAL REVIEW	12/30/21
FINAL REVIEW/CLIENT REV.-PERMIT	04/01/22

Client Name/Project Name/Address

1464 Riverside Drive
(Alterations & ADDITIONS)
1464 Riverside Drive 44107
Lakewood, Ohio

Drawing Name
ELEVATIONS

Fischer Project Number
21-046A
S-EE #

A-103

Scale



Docket No. 11-73-22 (1464 Riverside)

Residential – Demo/New Construction

From Previous Approval



NORTH ELEVATION

1/4" = 1'-0"



Docket No. 11-73-22 (1464 Riverside)
Residential – Demo/New Construction



Docket No. 11-73-22 (1464 Riverside)
Residential – Demo/New Construction

From Previous Approval



Docket No. 11-73-22 (1464 Riverside)
Residential – Demo/New Construction

From Previous Approval

Castlebrook – Black Shadow Shingle



Vinyl Vertical Siding



Double Hung Window



Exterior Door

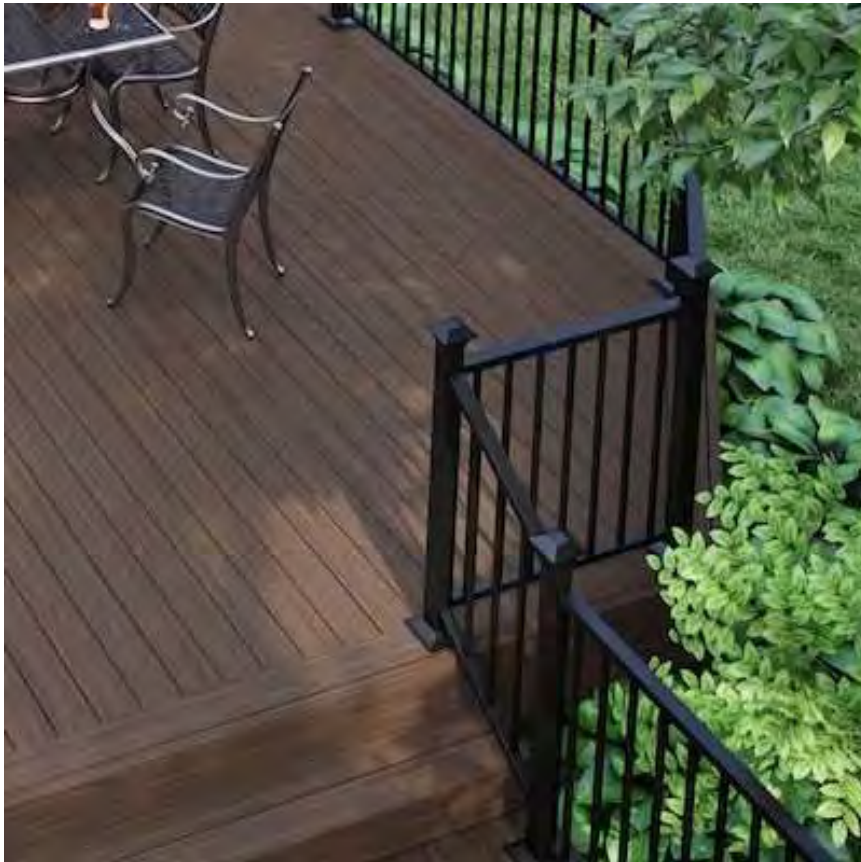


Docket No. 11-73-22 (1464 Riverside)
Residential – Demo/New Construction

Exterior Lighting



Example Decking



Garage Door

From Previous Approval



Railing System



Docket No. 11-73-22 (1464 Riverside)
Residential – Demo/New Construction

Applicant proposes addition of a front porch.

City Notes:

- Provide more information on how the proposed roof integrates with the existing home – especially in how the new roof will meet with the existing gable and dormer.



Deferral Requested



Docket No. 11-74-22 (1485 Parkwood)

**Residential – Front Porch Addition
Frank Gritti**

Applicant proposes modification (materials) to previous approval.

City Notes:

N/A.



Docket No. 11-75-22 (17788 Edgewater)

Residential – Modification (Materials)

Elizabeth Sheehan



Original Approval Slides (Nov 2021)

Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)



Current Conditions



Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)

Current Conditions



Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)



Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)



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Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)



Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)



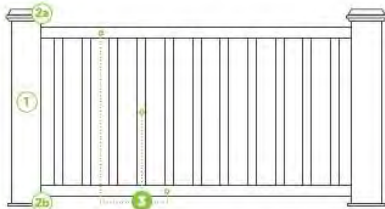
Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)



Trex Transcend®
RAILING

X Look A:
Rail Kit

Available in our most popular composite hues,
a Transcend kit simplifies decision making.



- 1 POST SLEEVE
- 2a POST SLEEVE CAP
- 2b POST SLEEVE SKIRT
- 3 RAIL KIT: TOP RAIL, BOTTOM RAIL, INFILL

3 RAIL & ROUND ALUMINUM BALUSTER KIT

Use for simplified, pre-designed rail applications.



Heights
36", 42"

Lengths
6', 8'
(67.5", 91.5")

Applications
Horizontal, Stair

WT BK VL

3a CROWN TOP RAIL



Lengths
6', 8'
(67.5", 91.5")

WT BK GP RS TH VL

4 ROUND ALUMINUM BALUSTERS



Heights
36", 42"

WT BZ BK

5 ROUND ALUMINUM BALUSTER INFILL KIT

Use this hardware to assemble a railing section consisting of round aluminum balusters.



Lengths
6', 8'

Applications
Horizontal, Stair

WT BK GP RS TH VL



Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)



SUMMIT
BRICK COMPANY

Inspiring Architectural Elegance...
summitbrick.com

Pueblo Plant
376GB
DAKOTA

Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)



MANCUSO HOMES HALL RES-BRONZE W/ BLACK INT

Quote #: 56PG5PL

A Proposal for Window and Door Products prepared for:
Job Site:
HALL RESIDENCE
17788 EDGEWATER DRIVE
LAKEWOOD, OH 44107

Shipping Address:
PROGRESSIVE BUILDING SUPPLY
9911 WASHINGTON ST
CHAGRIN FALLS, OH 44023-5483

Featuring products from:



MIKE ZEMBOWER
PROGRESSIVE BUILDING SUPPLY
9911 WASHINGTON ST
CHAGRIN FALLS, OH 44023-5483
Phone: (440) 543-1060

Email: mikez@pbsbuild.com

This report was generated on 6/1/2022 9:54:13 AM using the Marvin Order Management System, version 0003.14.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

OMS Ver. 0003.14.00 (Current)
Product availability and pricing subject to change.

MANCUSO HOMES
HALL RES-BRONZE W/ BLACK INT
Quote Number: 56PG5PL

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



Elevate Specification - Advanced Options	Advanced Options
Exterior/Interior Colors/Finishes - Exterior Color	Bronze
Exterior/Interior Colors/Finishes - Interior Finish	Painted Interior Finish - Designer Black
Window Glass Type - Glazing	IG
Window Glass Type - Glazing Configuration	Standard Glazing
Window Glass Type - Glass Types	Low E2 w/Argon
Window Glass Type - Capillary Tube	False
Window Glass Type - Perimeter Bar Color	Stainless
Divided Lites - Divided Lite Type	None
Window Hardware - Window Handle/Lock Color	Matte Black
Window Hardware - Coastal Hardware	False
Window Hardware - Window Control Device	False
Window Hardware - Sash Limiter	None
Window Screens - Screen Type	Aluminum Screen
Window Screens - Interior Screen Surround Color	Ebony
Window Screens - Exterior Screen Surround Color	Ebony
Window Screens - Mesh Type	Bright View Mesh
Jamb - Jamb Depth	6 9/16"
Casing/Subsill - Top Casing Type	None
Casing/Subsill - Side Casing Type	None
Installation Method - Installation Options	Nailing Fin
Miscellaneous Options - Interior Weather Strip Color	Black
Miscellaneous Options - Sash Exterior Color	Ebony
Miscellaneous Options - Sash Interior Finish	Painted Interior Finish - Designer Black
Ship Loose Options - Screen/Combo Ship Loose	True
Unit Multiplier - Unit Multiplier	False
Finish / Species Multiplier - Finish / Species Multiplier	False
Glass Multiplier - Glass Multiplier	False
Divided Lite Multiplier - Divided Lites Multiplier	False
Hardware Multiplier - Hardware Multiplier	False
Screen Multiplier - Screen Multiplier	False
Casing Multiplier - Exterior Casing Multiplier	False
Jamb Extension Multiplier - Jamb Extension Multiplier	False

OMS Ver. 0003.14.00 (Current)

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Page 2 of 28



Docket No. 11-75-22 (17788 Edgewater) Residential - Modification (Materials)

Custom Door

DESCRIPTION: CUSTOM 42 X 96 1/2" ENTRY DOOR

WITH SIDELIGHT

DOOR SIZE: 42" X 96"

ROUGH OPENING: 58" X 99-1/2"

OUTSIDE BM: 99-3/4" X 100"

FRAME SIZE: 57-1/4" X 98-3/4"

MATERIAL: MAHOAGANY

DOOR THICKNESS: 1-3/4"

JAMB SIZE: 6-9/16"

THRESHOLD AND HINGES: BLACK

BRICKMOULD: STANDARD, ATTACHED

GLASS: FLEMISH

HANDLESET PREPARATION: DOUBLE BORE, 2-3/8"

BACKSET FOR HANDLESET & DEADBOLT

DOOR HANDING/SWING: LEFT-HAND IN-SWING

Shipping: Ships in 14-16 weeks



Important Note On Delivery: Our doors are shipped ground via common carrier (LTL) on a secure crate system designed to protect them during shipment. Doors and other large items will be shipped to a local delivery terminal. The carrier will contact you when the unit arrives at their delivery terminal to schedule a delivery appointment. Deliveries are generally made between the hours of 8:00 AM and 5:00 PM Monday through Friday. When your door ships we will provide you with the carrier's name, contact information, and tracking number.

Our carriers provide a curbside delivery with lift-gate and pallet jack service. Curbside delivery service provides delivery of your door(s) to the curb at the end of your driveway. This service does not include set up or assembly of items or removal of packaging materials.

In most cases the delivery truck will pull up to the curb outside of your job site within your appointment window. From there, you will be responsible for unloading the item(s) from the truck and any further transport beyond that point. Our door units are heavy and therefore we recommend at least 2 people be present at time of delivery.

A lift-gate and pallet jack are included with every delivery. However, large doors might exceed the capacity of the truck's lift-gate. In this case, it is the customer's responsibility to unload the doors from the back of the truck. The driver will sometimes assist in removing the product from the truck, but they are not required to do so.

- If you want to make changes to your quote please reply to this email with the requested changes and we'll get a revised quote sent asap.
- Pricing is subject to change at any time.
- We may add additional taxes in some states.
- Feel free to contact us at sales@grandentrydoors.com or call us at [888-811-DOOR](tel:888-811-DOOR).

Quotes By [B2B Altra](#)

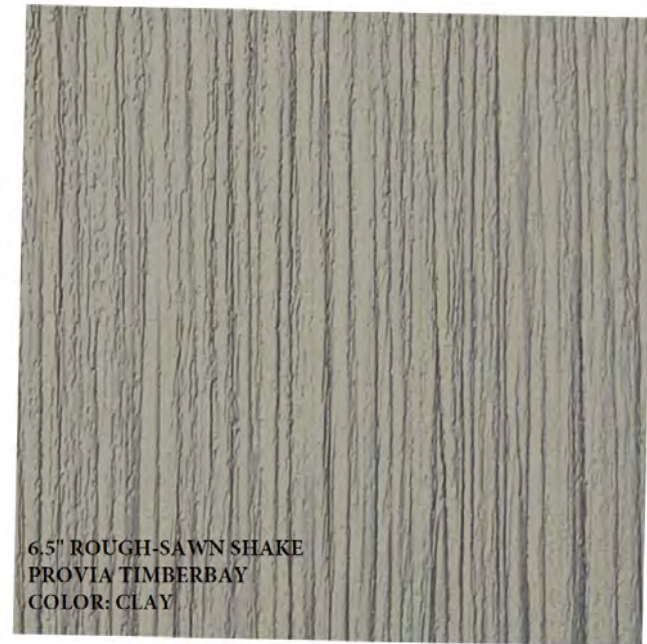
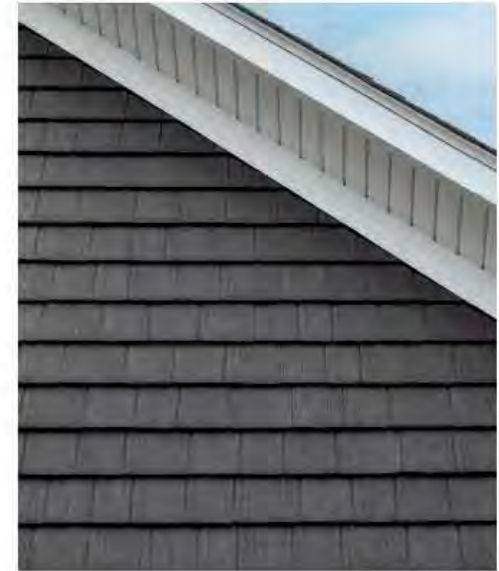
TIMBERBAY™
VINYL SHAKE SIDING

Inspired by the timeless influence of nature

Add texture, dimension and a touch of rustic charm to your home's exterior by featuring Timberbay shake siding, which captures the look of authentic cedar without the continual upkeep of wood.

ProVia is proud to partner with Novik® to create this unique collection of shake products that offer a perfect balance of realistic beauty and unparalleled performance. They require no painting, caulking or staining and can be cleaned with a simple rinse from your garden hose, giving you time to relax and enjoy what matters most to you.

The rustic feel of Timberbay faux cedar shake siding also makes it a great finishing touch for outbuildings like tool or garden sheds, creating a complementary extension of your home's beautiful exterior design.



6.5" ROUGH-SAWN SHAKE
PROVIA TIMBERBAY
COLOR: CLAY

Timberbay™ Shakes In Clay



Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)

CEDARMAX® INSULATED VINYL SIDING

[verge3d id="3

Outstanding performance inside and out

CedarMAX insulated vinyl siding combines rigid foam EPS insulation¹ with our Super Polymer vinyl siding, providing an impressive combination of beauty, durability and energy efficiency.

Showcasing an authentic cedar woodgrain texture, CedarMAX siding offers a wide array of color options and four unique profiles so that you can easily choose colors that coordinate with your home's exterior.

CedarMAX traditional lap siding and dutch lap siding profiles (Single 7", Double 6" and Triple 4" Dutch Lap) can be used to clad an entire house. Or, they can be combined with CedarMAX Board and Batten vertical siding for a contrasting look. Any of the CedarMAX profiles pair well with ProVia's manufactured stone or Timberbay™ shakes.

¹Progressive Foam Technologies, Inc's Fullback Insulation



7" CEDARMAX SINGLE PROFILE SIDING
COLOR: PRAIRIE

BENEFITS OF INSULATED SIDING

Take a closer look at what makes CedarMax outstanding



CedarMAX® Pueblo



Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)



DAKOTA

Pueblo Color: 376GB (Dakota)

Production Plant: Pueblo

Color Classification: Gray

Size Availability: Modular, queen, other sizes special order

Texture Availability: Antique



Summit Brick Company



Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)



Biscayne

Dynasty®

SHINGLE COLOR:

Biscayne

Laid-back, welcoming, carefree.

PERFECT PAIRING:

Stone, wood, brick siding
(especially white or various pastels)



COORDINATING ACCESSORIES See Architectural Specifications for color availability



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

ZURI
PREMIER SCREENING BY PHIFER

Build



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

October Review

BetterVue
BY PHIFER

Water Shed Technology™

Water Shed Technology™ keeps the screen cleaner longer and clear of water for maximum viewing clarity.

PhiferGlass® Standards Insect Screen

BetterVue® Improved Visibility Insect Screen

Visit PhiferWaterShed.com to see how it works.

SCREEN WITHOUT Water Shed Technology

SCREEN WITH Water Shed Technology



Docket No. 11-75-22 (17788 Edgewater)
Residential - Modification (Materials)

Item # bci3407677
Troy Lighting Mission Beach Single Light 23" Tall Outdoor Wall Sconce with Opal Glass Tapered Shade
Model: B6353
[Write a Review](#)



Glazed 3-Pane



Model 9220/9620

AMERICAN TRADITION™ SERIES

We've taken the elegance of the original handcrafted wooden carriage house doors and the detail of the wrought iron hardware to produce a classic style made with modern technology and materials. Backed by a Lifetime Limited Warranty, American Tradition™ doors are the ideal choice to add the classic look of a genuine carriage house door.

- 9200 Models - 2-5/8" Thick with Full Thermal Break (2" Base & 5/8" Overlay)
- 9600 Models - 2" Thick with Full Thermal Break (1-3/8" Base & 5/8" Overlay)
- 17.66 or 13.45 Calculated R-Values
- Environmentally Compliant Polyurethane Insulation
- Air Infiltration Seal (9200 Models)
- 26-Gauge Galvanized Steel
- Polyurethane Overlay Boards
- 13 Base & Overlay Colors
- 12 Door Designs
- 10 Window Options available in top 2 sections
- 4 Impact Polycarbonate Glazing Options
- 15 Insulated Glass Options
- 9 Non-Insulated Glass Options
- Available with Wind Load and Impact Options
- Industry Leading Warranty
- Lifetime Rust-Through & Delamination
- 10-Year Finish
- 6-Year Hardware
- 5-Year Overlay Delamination
- 3-Year Spring

CREATE YOUR DOOR



9200 Models



9600 Models



SINGLE DOOR MODELS

Models are shown with solid top sections



Model 9220/9620 Model 9230/9630 Model 9221/9621 Model 9231/9631



Model 9222/9622 Model 9232/9632 Model 9240/9640 Model 9250/9650



Model 9241/9641 Model 9251/9651 Model 9242/9642 Model 9252/9652

PREMIUM WOOD GRAIN COLORS



Ash Mahogany American Walnut



English Oak Graywood

STANDARD BASE COLORS



Almond Polar White Sandstone



Gray Bronze Brown



Docket No. 11-75-22 (17788 Edgewater)

Residential – Modification (Materials)

Current Conditions



Original Approval Slides (Nov 2021)

Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)



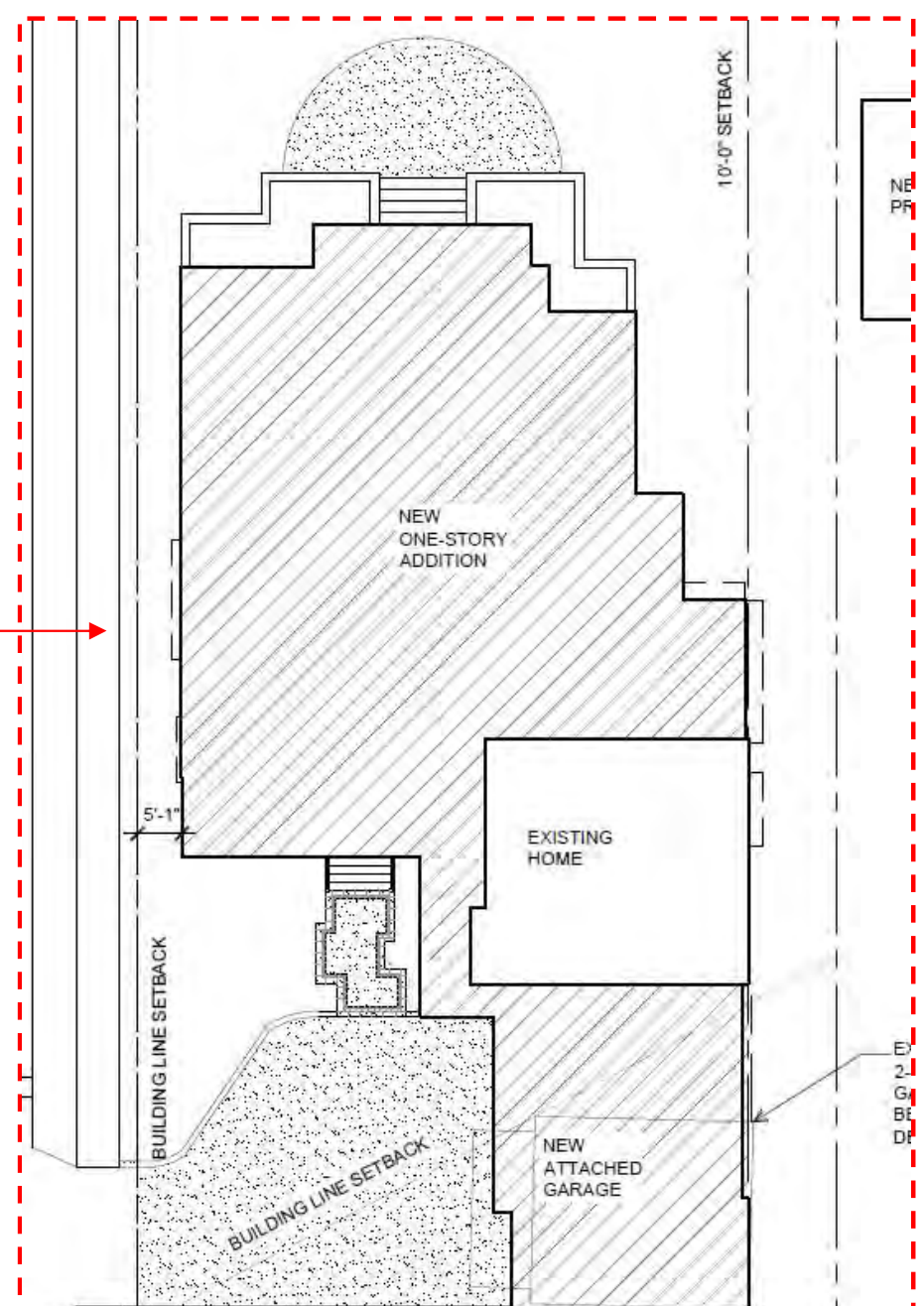
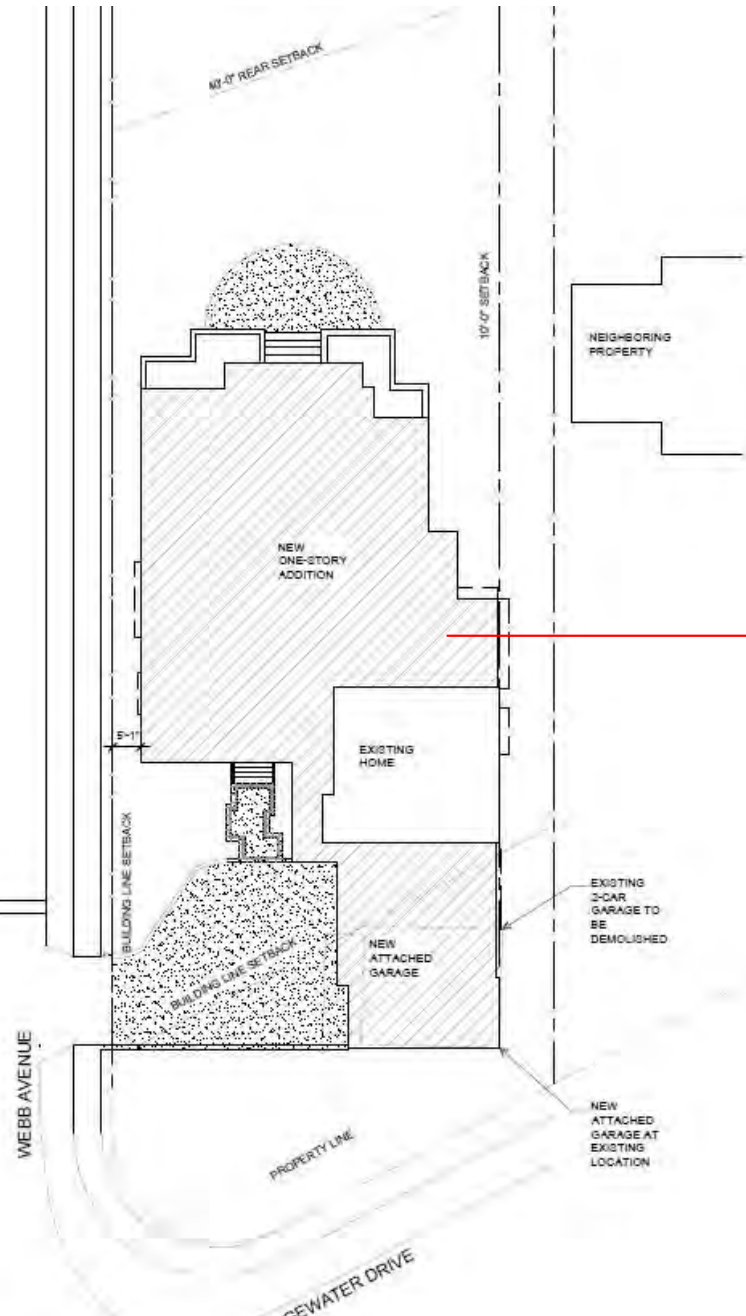
Current Conditions



Original Approval Slides (Nov 2021)

Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)

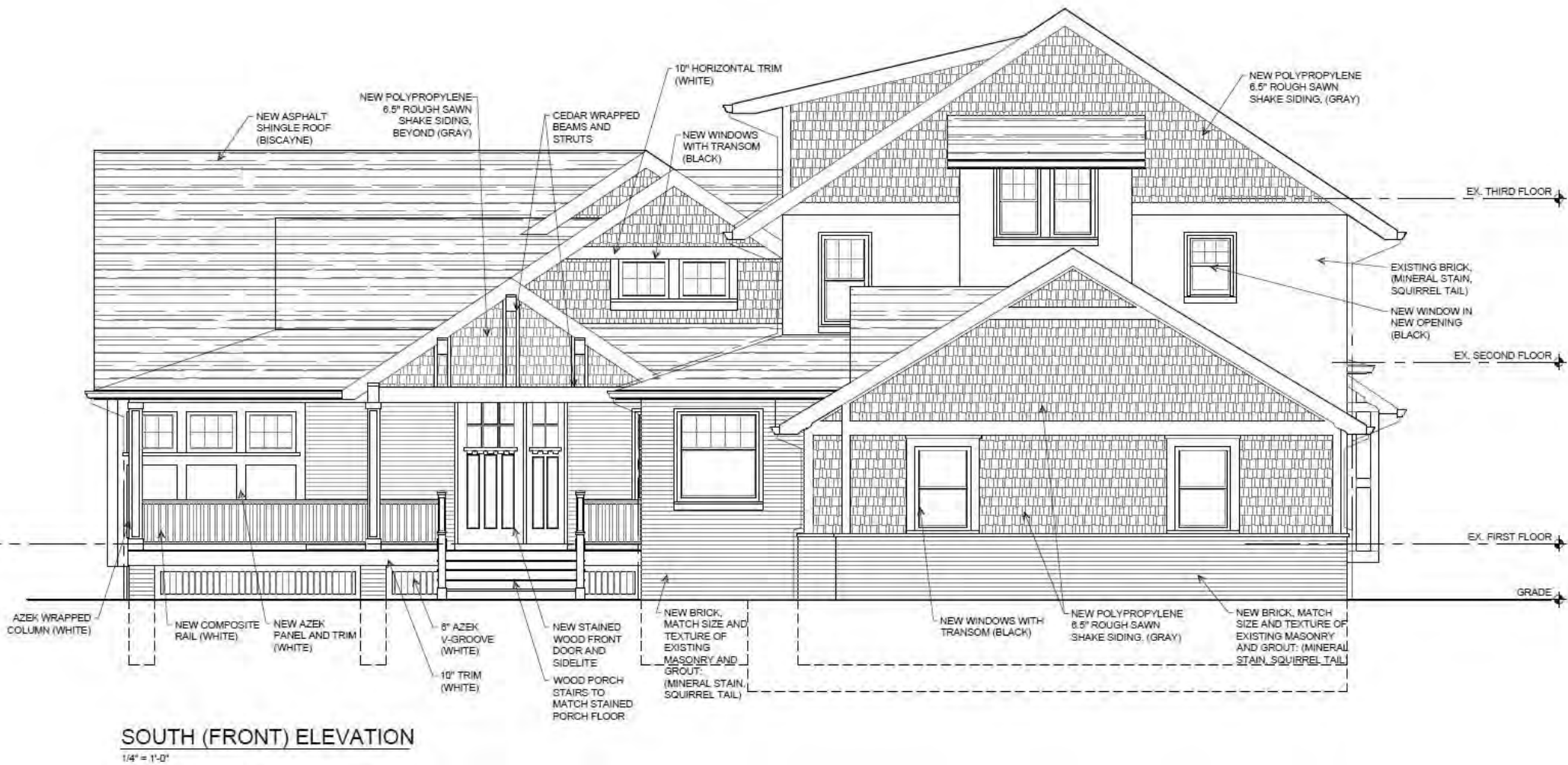




Original Approval Slides (Nov 2021)

Docket No. 11-75-22 (17788 Edgewater)
 Residential – Modification (Materials)

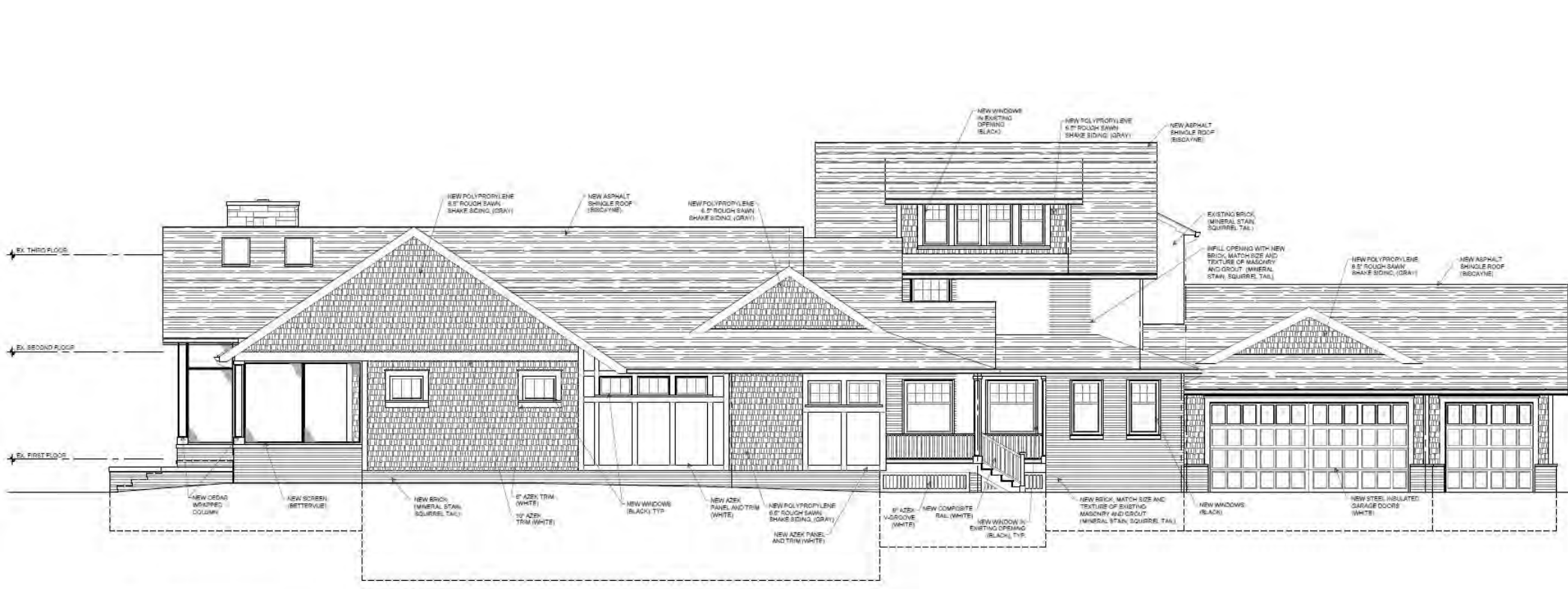




Original Approval Slides (Nov 2021)

Docket No. 11-75-22 (17788 Edgewater)
 Residential – Modification (Materials)



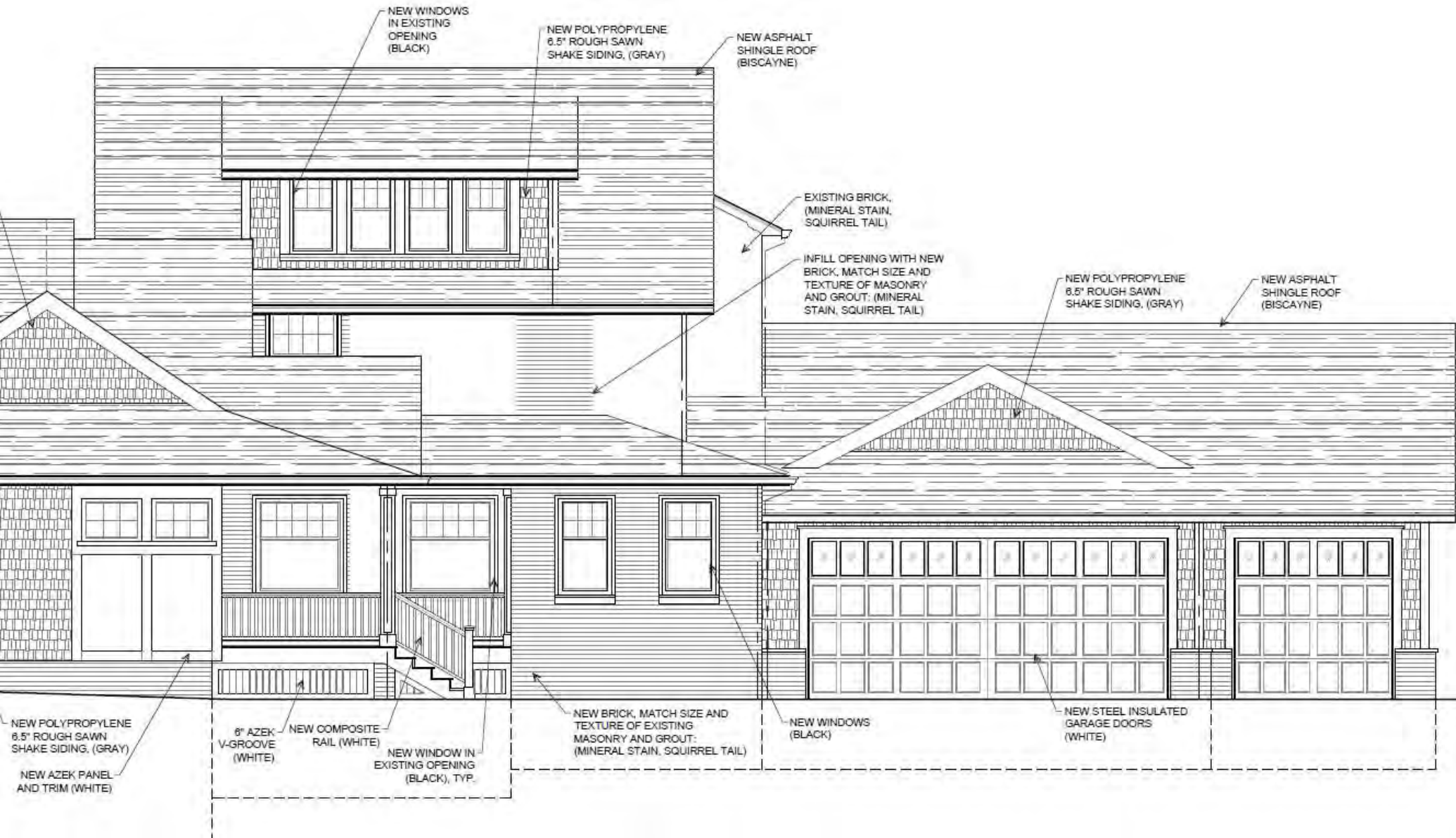


WEST (SIDE) ELEVATION
1/8" = 1'-0"

Original Approval Slides (Nov 2021)

Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)

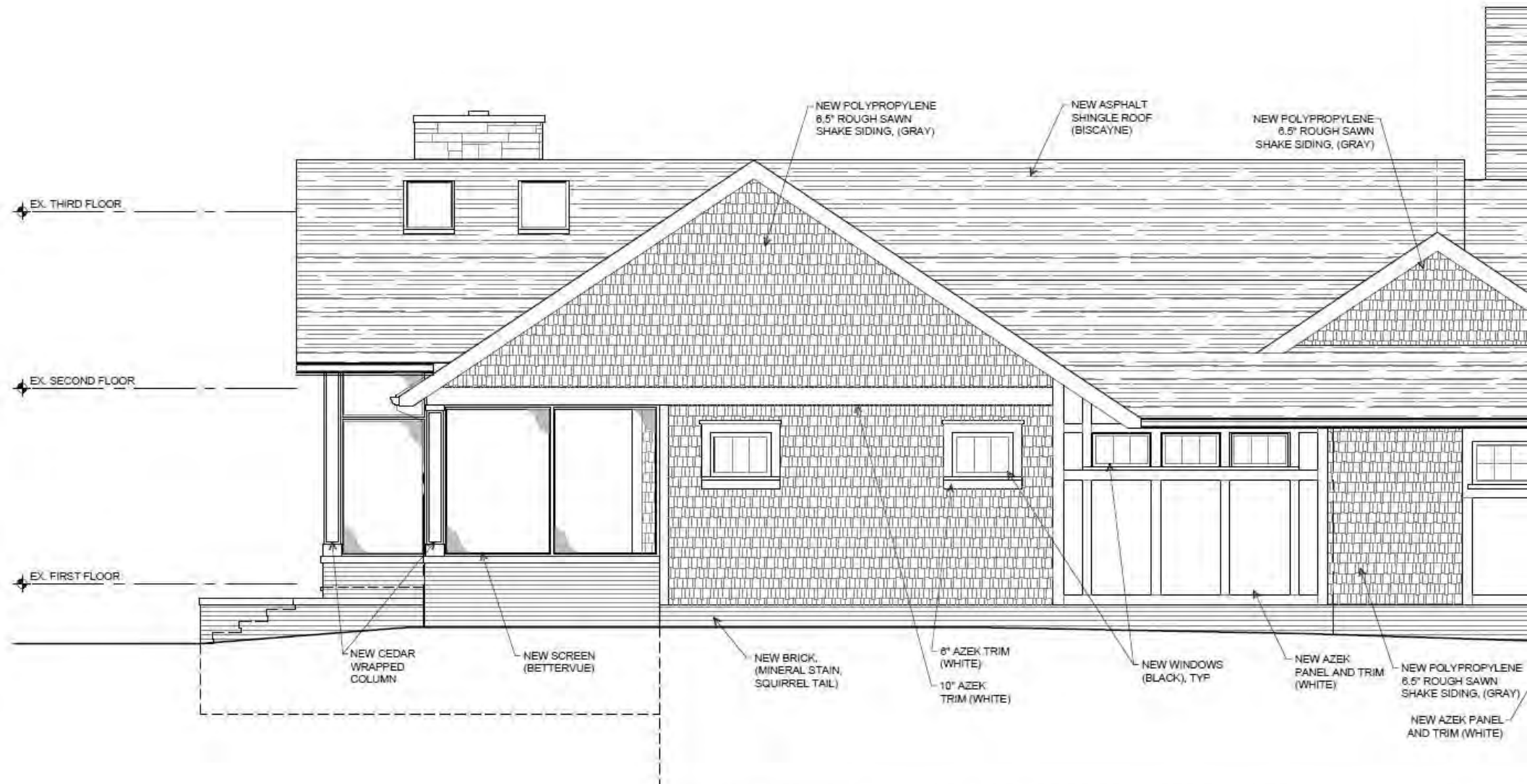




Original Approval Slides (Nov 2021)



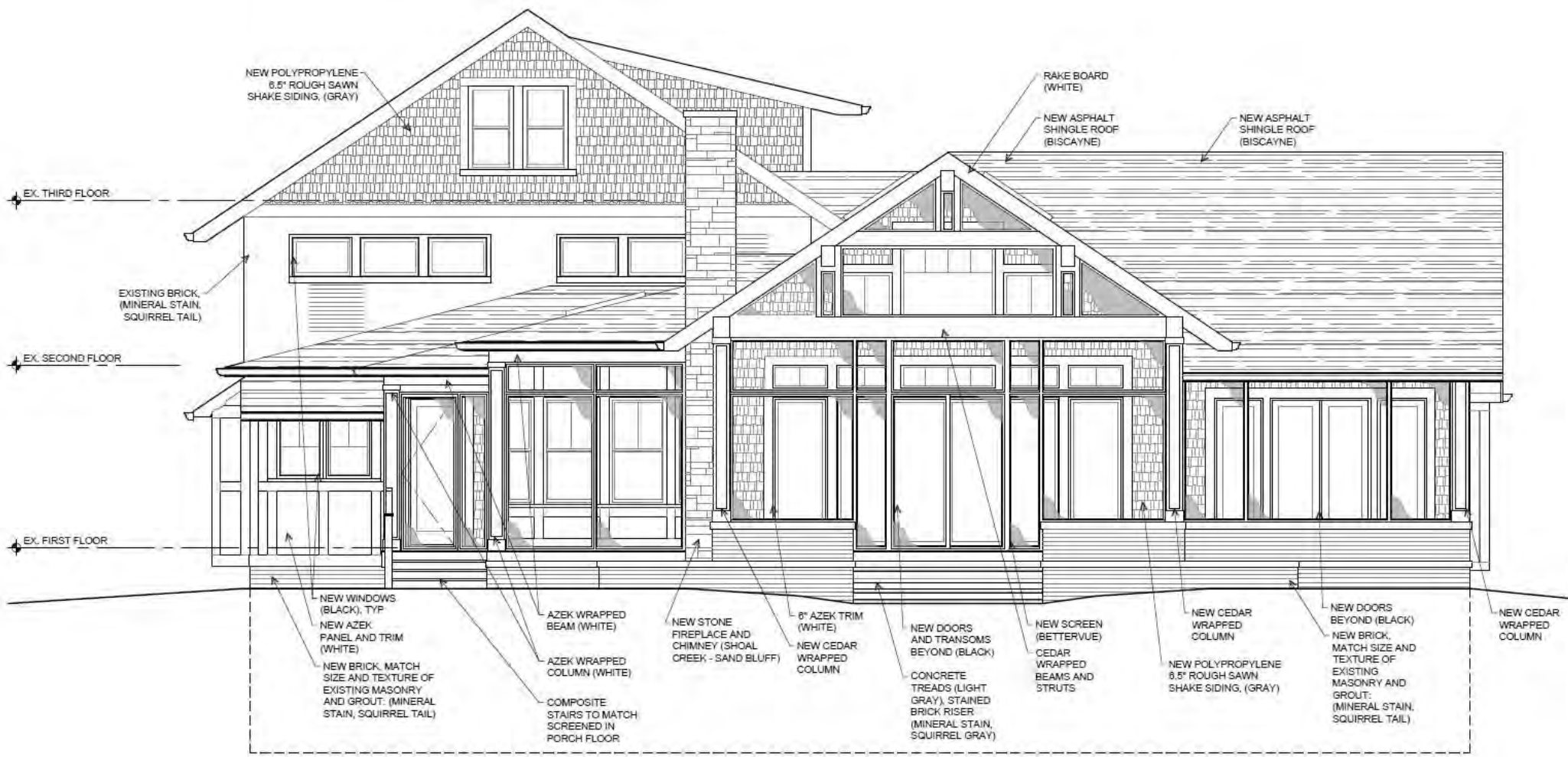
Docket No. 11-75-22 (17788 Edgewater)
 Residential – Modification (Materials)



Original Approval Slides (Nov 2021)

Docket No. 11-75-22 (17788 Edgewater)
 Residential – Modification (Materials)



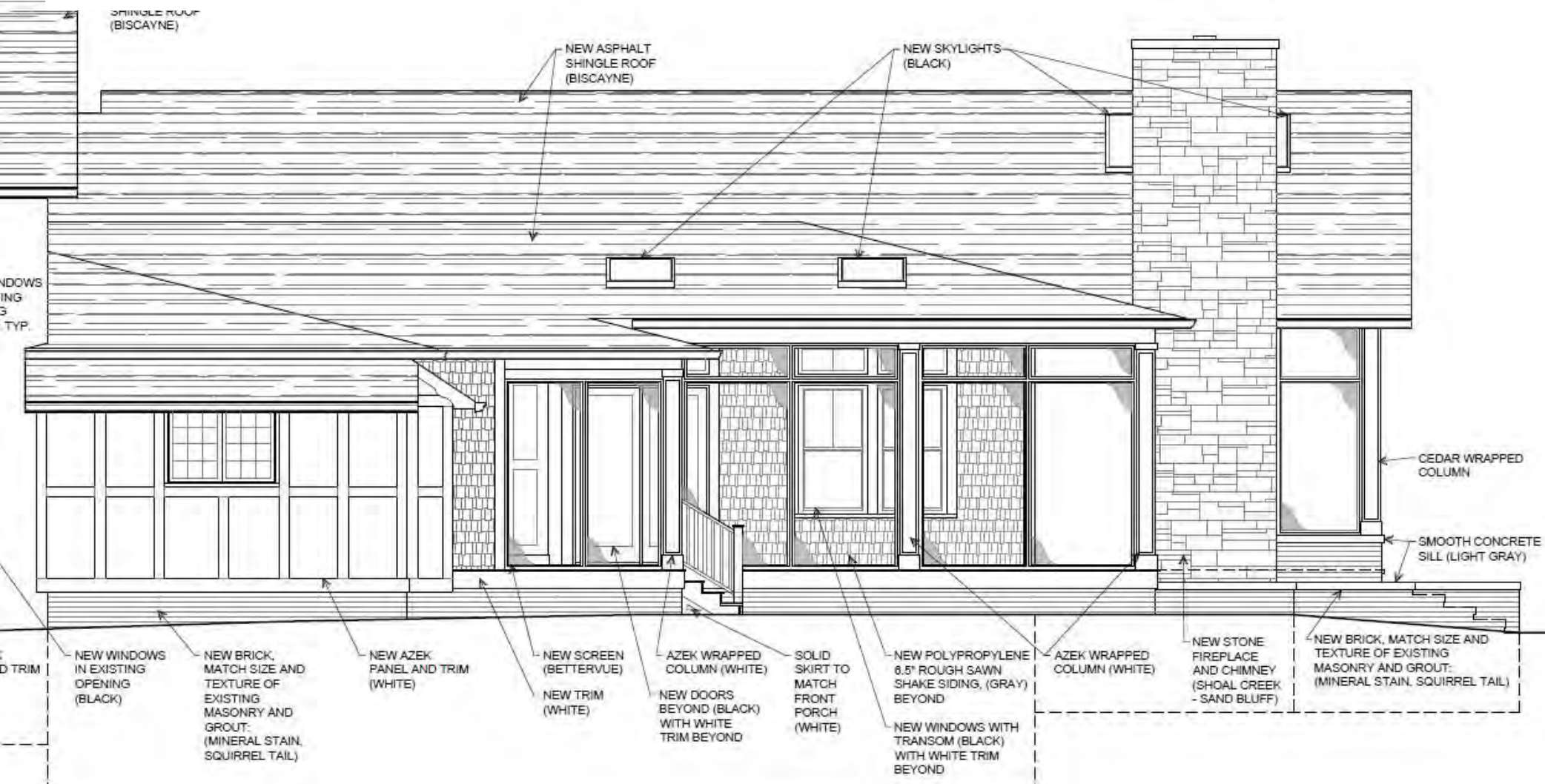


NORTH (REAR) ELEVATION
 1/4" = 1'-0"

Original Approval Slides (Nov 2021)



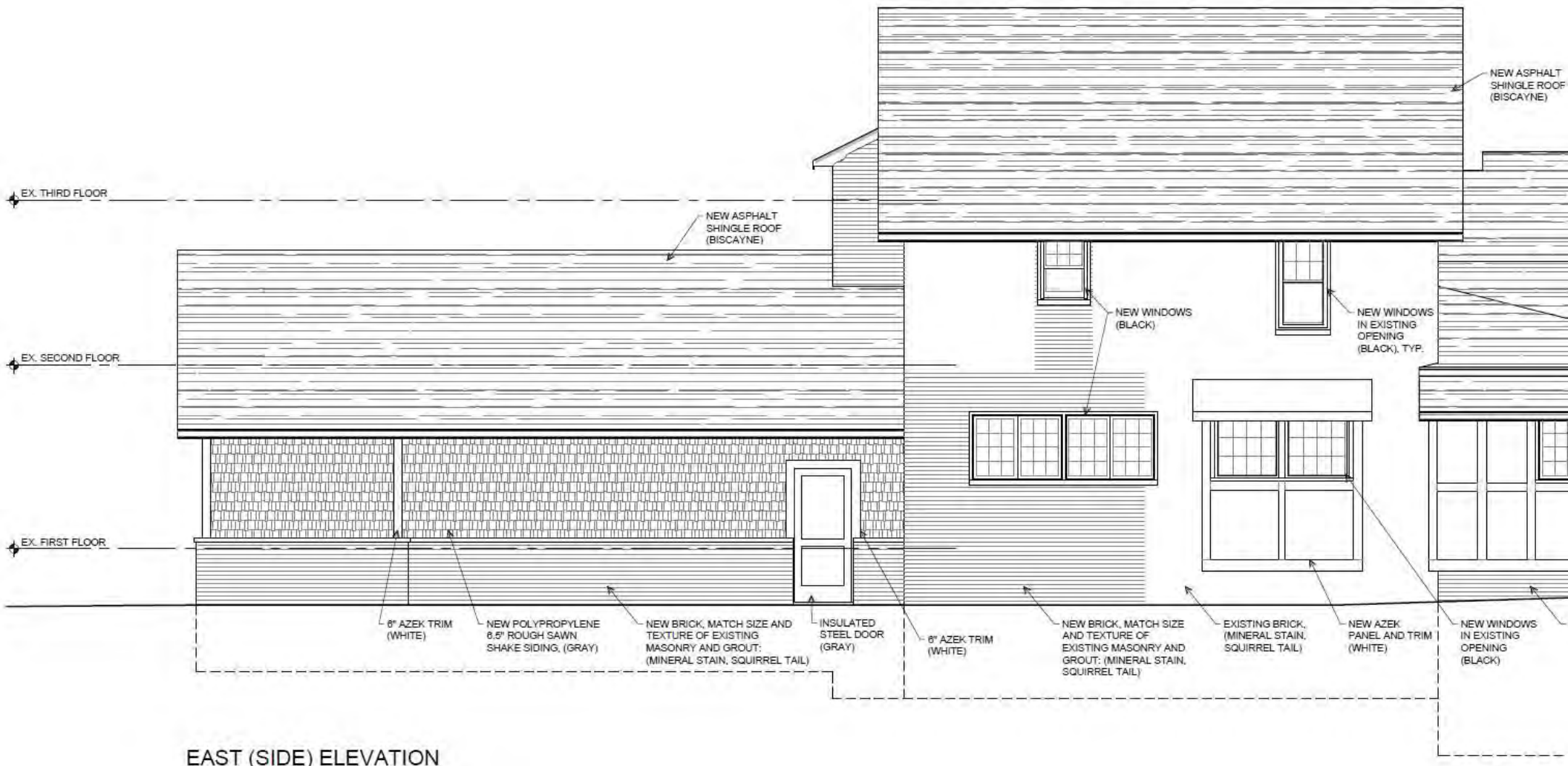
Docket No. 11-75-22 (17788 Edgewater)
 Residential – Modification (Materials)



Original Approval Slides (Nov 2021)

Docket No. 11-75-22 (17788 Edgewater)
 Residential – Modification (Materials)





Original Approval Slides (Nov 2021)

Docket No. 11-75-22 (17788 Edgewater)
 Residential – Modification (Materials)





Original Approval Slides (Nov 2021)

Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)





Original Approval Slides (Nov 2021)

Docket No. 11-75-22 (17788 Edgewater)
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Original Approval Slides (Nov 2021)

Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)





MOST POPULAR

Arrington 13" Mystic Black - Gold Outdoor Lights Set of 2

★★★★★ 2 Reviews

\$199.99

Comparable Value \$299.99
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SHIPS TODAY if ordered in the next 5 Hr. 24 Min.

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▼ MORE OPTIONS



Product Summary

Model 2518

Size
Width: 16' 0" x Height: 8' 0" ..
Products
Timeless Collection , Stamped Shaker ..
Thermal Requirements / Construction
R-16.65 / 2" , Heavy Duty , 2-Sided Steel Sandwich , Polyurethane Insulation - 1-7/8" Thick ..
..
Color
Solid Colors , White ..
Windows
Position , FIRST ROW ..
Window Inserts , Madison ..
Glass
Plain ..
Exterior Hardware
Omit Decorative Handles And Hinges ..
Optional Upgrades
No Upgrades ..

Please Note: These woodtones, colors, and door panels are to be used as an indication only. Some sizes not available in all models and configurations. Refer to your local C.H.I. Dealer for the exact look of your garage door and availability.

Original Approval Slides (Nov 2021)

Docket No. 11-75-22 (17788 Edgewater) Residential – Modification (Materials)



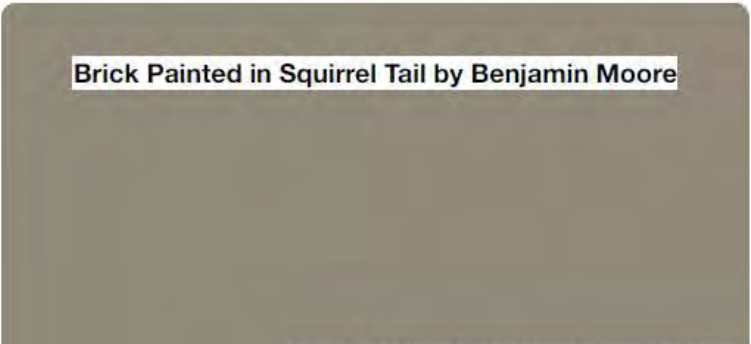


Original Approval Slides (Nov 2021)

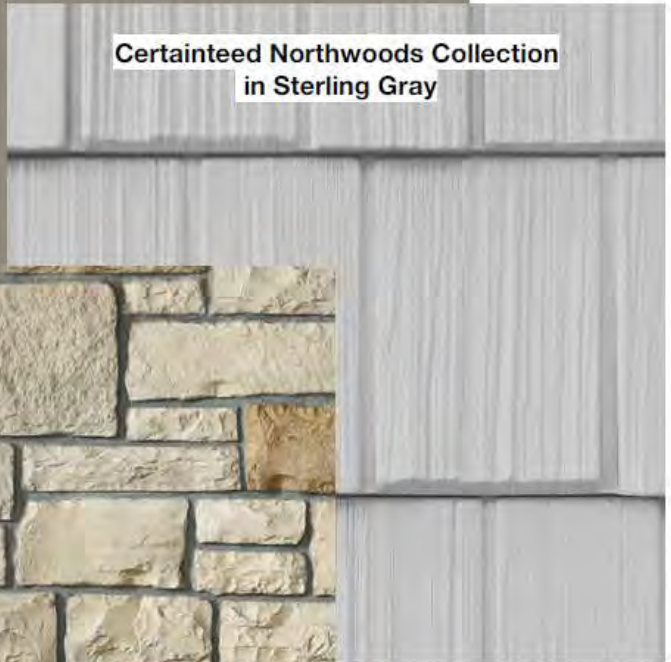
Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)



**Note: "Squirrel Tail" color below is for reference only.
Beeck mineral treatment will be used (color-matched)**



Brick Painted in Squirrel Tail by Benjamin Moore



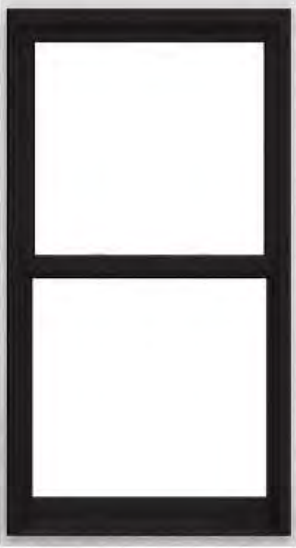
Certainteed Northwoods Collection
in Sterling Gray



Shoal Creek - Field Rubble Collection
in Sand Bluff



Iko Performance Asphalt Roof Shingle in
Biscyane



Trimline Aluminum Clad Double Hung
Windows in Black

Original Approval Slides (Nov 2021)



Docket No. 11-75-22 (17788 Edgewater)
Residential – Modification (Materials)

Applicant proposes new garage on corner lot.

City Notes:

- Applicant pursuing height variance from BZA (December).



Deferral Requested

Docket No. 11-76-22 (1655 Roosevelt)

**Residential – New Garage
Christopher Walling**



Applicant proposes addition to existing Church.

City Notes:

- Pending Planning Commission (Lot Split)
- Provide more detail on material selections.
- Property is listed as a contributing structure in the Lakewood Downtown Historic District.



Docket No. 11-77-22 (1374 Manor Park)

Commercial – Addition to Church
Gregory Ernst



Docket No. 11-77-22 (1374 Manor Park)
Commercial – Addition to Church





Docket No. 11-77-22 (1374 Manor Park)
Commercial – Addition to Church



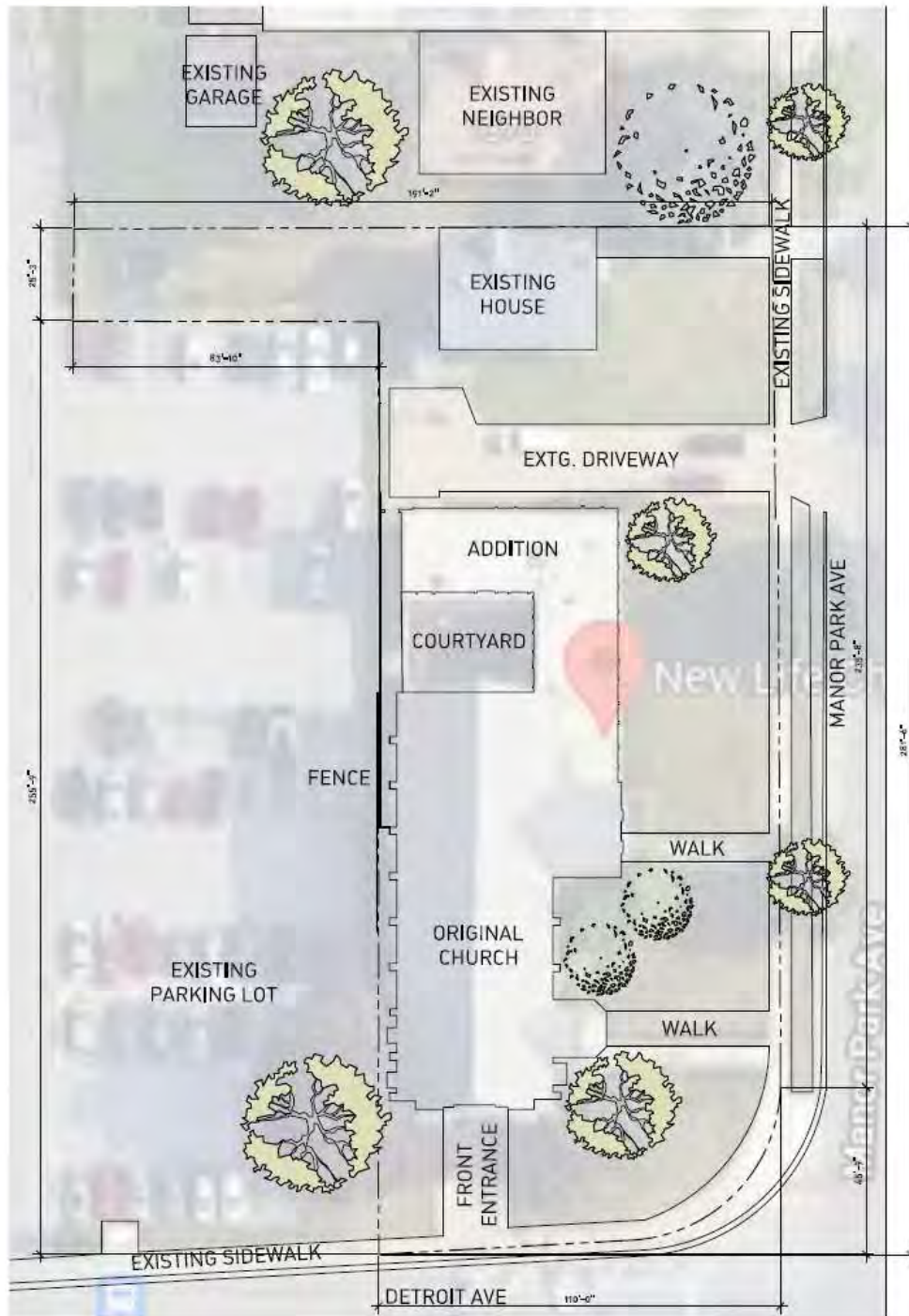
Docket No. 11-77-22 (1374 Manor Park)
Commercial – Addition to Church



Docket No. 11-77-22 (1374 Manor Park)
Commercial – Addition to Church



Docket No. 11-77-22 (1374 Manor Park)
Commercial – Addition to Church

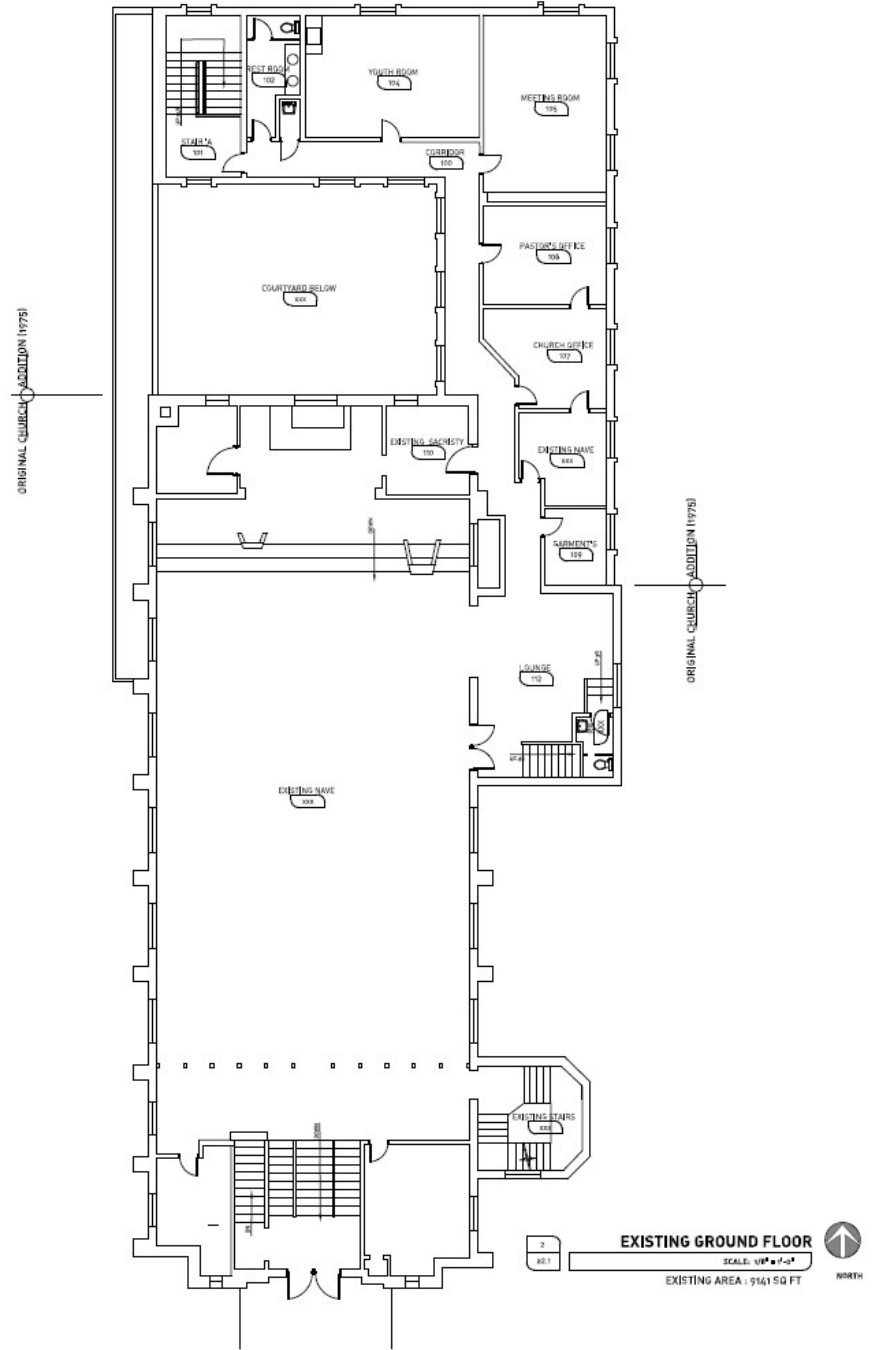
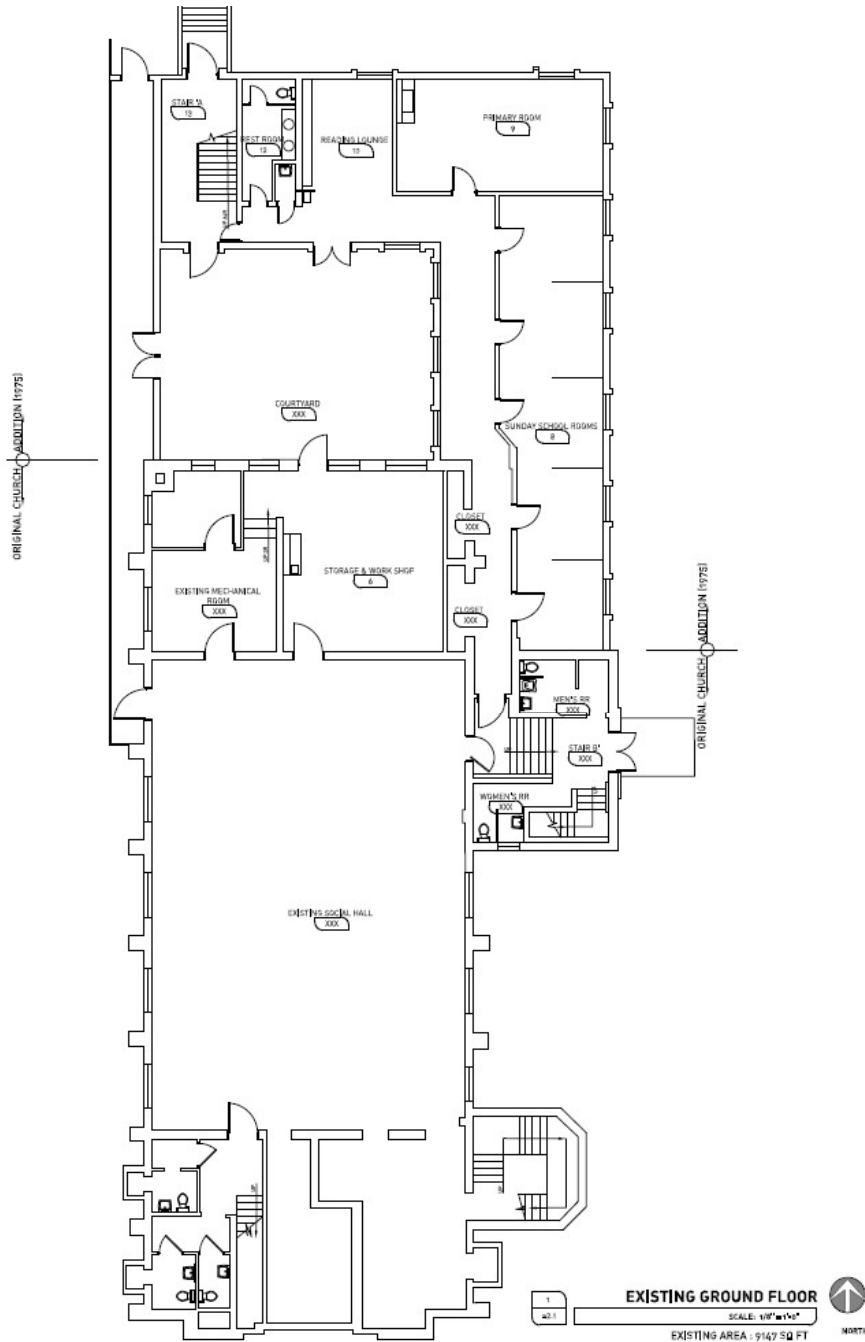


EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"
 NORTH



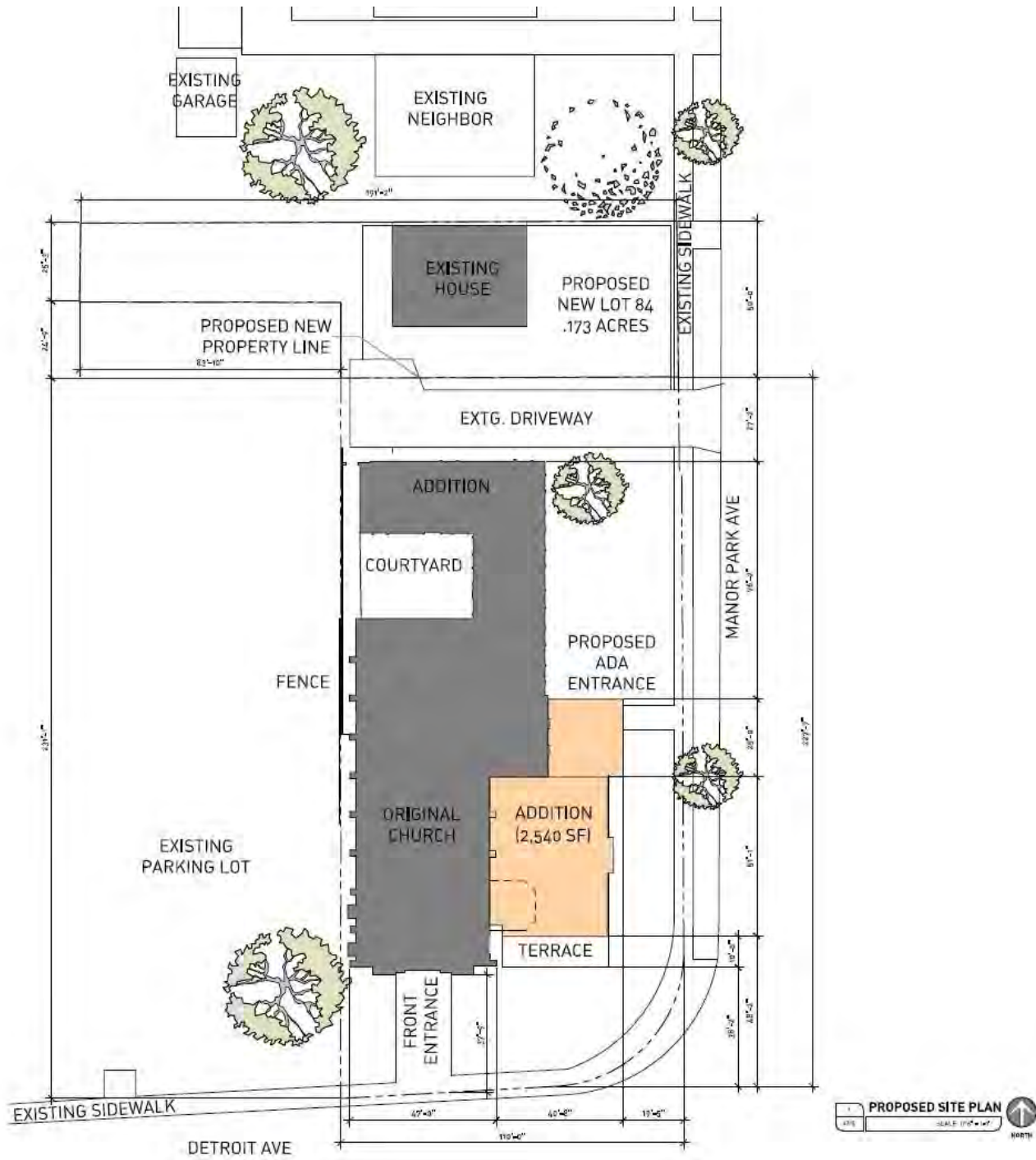
Docket No. 11-77-22 (1374 Manor Park)

Commercial – Addition to Church



Docket No. 11-77-22 (1374 Manor Park)

Commercial – Addition to Church



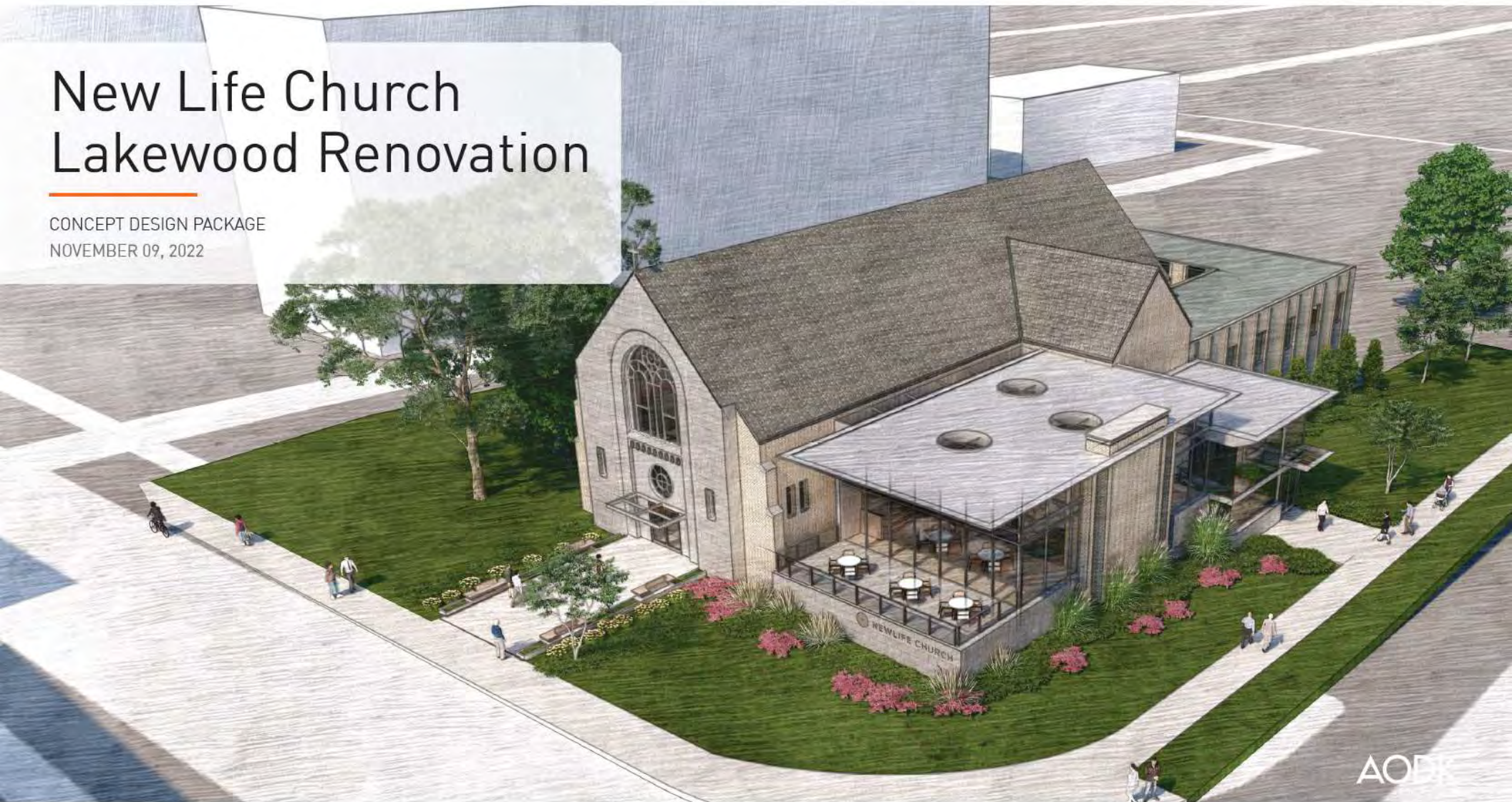
Docket No. 11-77-22 (1374 Manor Park)

Commercial – Addition to Church



New Life Church Lakewood Renovation

CONCEPT DESIGN PACKAGE
NOVEMBER 09, 2022



Docket No. 11-77-22 (1374 Manor Park)
Commercial – Addition to Church

PROPOSED MASSING



NOVEMBER 09, 2022



Docket No. 11-77-22 (1374 Manor Park)
Commercial – Addition to Church

NEW LIFE CHURCH RENOVATION

PROPOSED MASSING



NOVEMBER 09, 2022



Docket No. 11-77-22 (1374 Manor Park)
Commercial – Addition to Church

NEW LIFE CHURCH RENOVATION

PROPOSED MASSING



NOVEMBER 09, 2022



Docket No. 11-77-22 (1374 Manor Park)
Commercial – Addition to Church

NEW LIFE CHURCH RENOVATION

PROPOSED MASSING

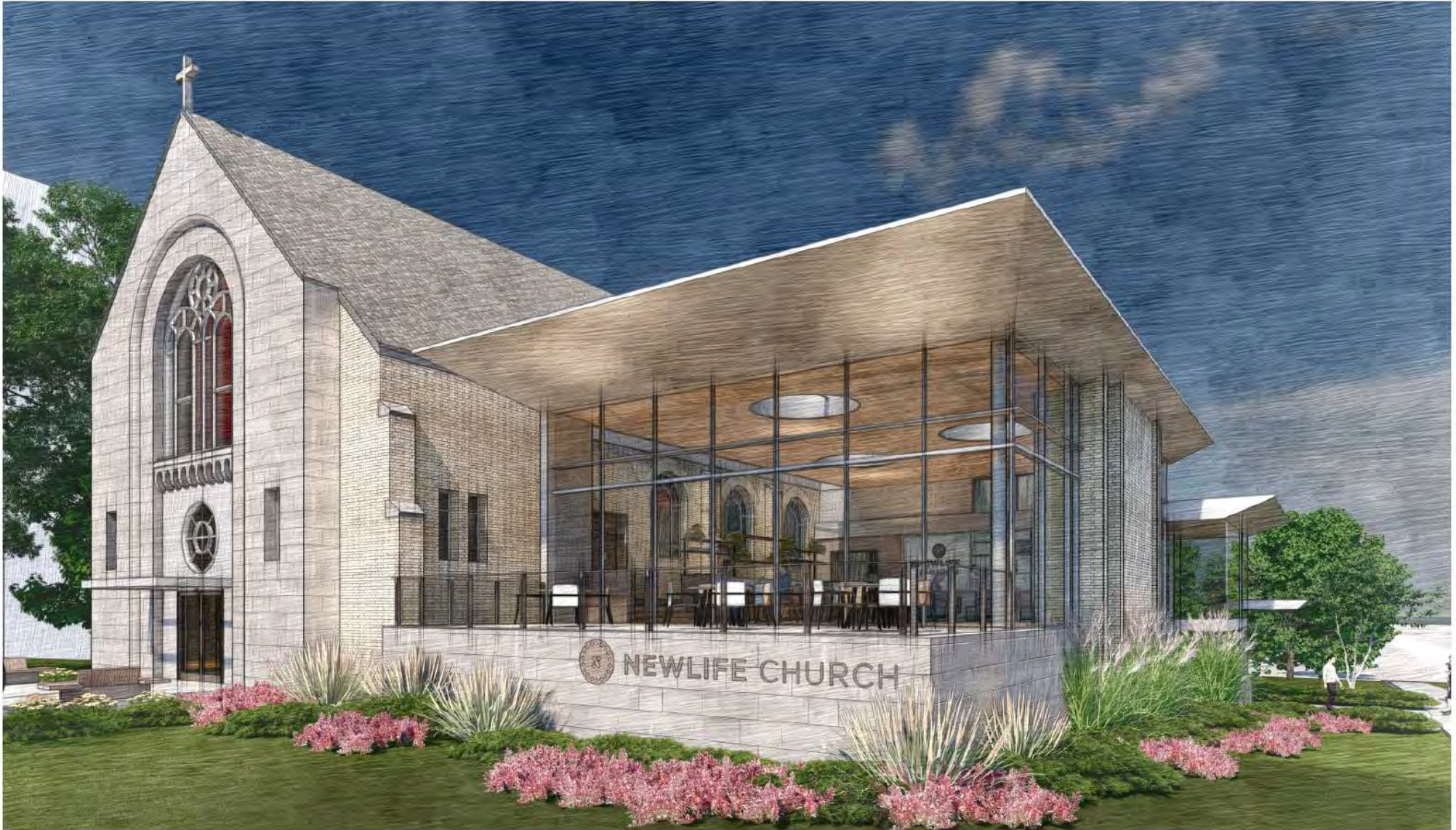


NOVEMBER 09, 2022



Docket No. 11-77-22 (1374 Manor Park)
Commercial – Addition to Church

PROPOSED MASSING



NOVEMBER 09, 2022



Docket No. 11-77-22 (1374 Manor Park)
Commercial – Addition to Church

PROPOSED MASSING



NOVEMBER 09, 2022



Docket No. 11-77-22 (1374 Manor Park)
Commercial – Addition to Church

PROPOSED MASSING



NOVEMBER 09, 2022



Docket No. 11-77-22 (1374 Manor Park)
Commercial – Addition to Church

NEW LIFE CHURCH RENOVATION
PROPOSED INTERIOR



NOVEMBER 09, 2022



Docket No. 11-77-22 (1374 Manor Park)
Commercial – Addition to Church

PROPOSED INTERIOR



NOVEMBER 09, 2022



Docket No. 11-77-22 (1374 Manor Park)
Commercial – Addition to Church

NEW LIFE CHURCH RENOVATION
PROPOSED INTERIOR

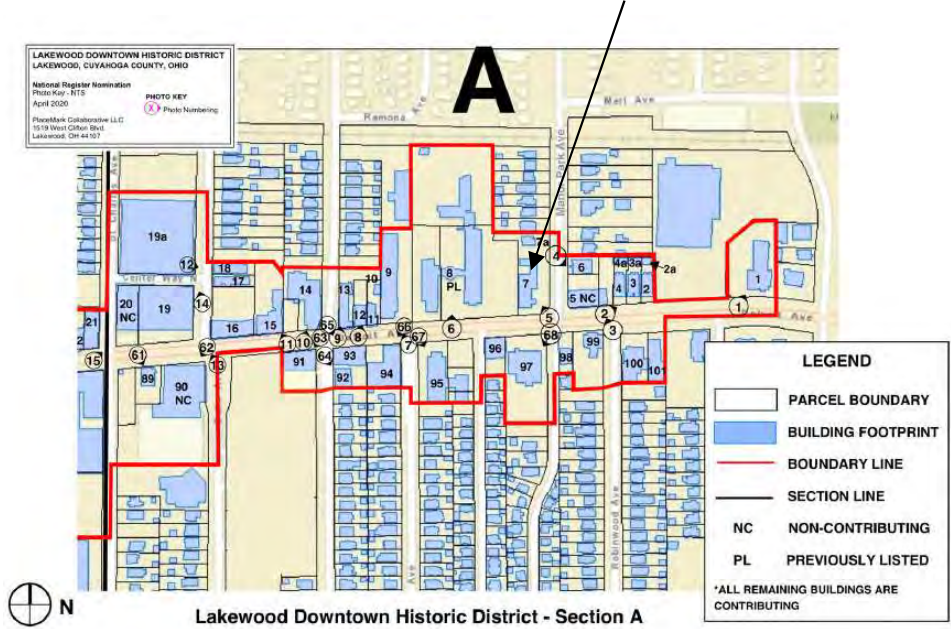


NOVEMBER 09, 2022



Docket No. 11-77-22 (1374 Manor Park)
Commercial – Addition to Church

LAKEWOOD DOWNTOWN HISTORIC DISTRICT
LAKEWOOD, CUYAHOGA COUNTY, OHIO
National Register Nomination
Photo Key - NTS
April 2020
Heritage Collaborative LLC
1519 West Coker Blvd.
Lakewood, OH 44107



Lakewood Downtown Historic District - Section A

7. Pilgrim Evangelical Lutheran Church
14224 Detroit Avenue
Built: 1915, 1921, 1951, ca. 1975
Architect: Charles S. Pennington
Builder: A. S. Derhammer

Contributing
Contributing Minister's House (#7a)
Built: 1918
1374 Manor Park Avenue
Photo: 5

The foundation and basement were constructed in 1915, where the congregation met until the building was constructed in 1921. This Romanesque Revival church has Flemish bond brick walls and a slate roof with the gable facing the street. The facade is ashlar sandstone, flanked by brick buttresses with stone trim. On the facade, a pair of round-arched windows, topped by a small round window, are enclosed in two concentric recessed arches. The side walls consist of round-arched windows alternating with brick buttresses with stone trim. Due to the sloping site, a minor intersecting gable at the northeast corner of the building contains an entrance providing basement level access. In 1951, the original square entrance tower with a pyramidal roof located at the southeast corner of the building, reached by a flight of stone stairs,⁴ was removed. The existing polished russet granite entranceway and wood double doors were

⁴ "New Church for Lakewood Now Under Construction," *Cleveland Plain Dealer*, April 7, 1915, p. 14 (with image).
installed on the facade at ground level, and a polygonal ashlar sandstone tower was built on the east elevation as a ground level secondary entrance.

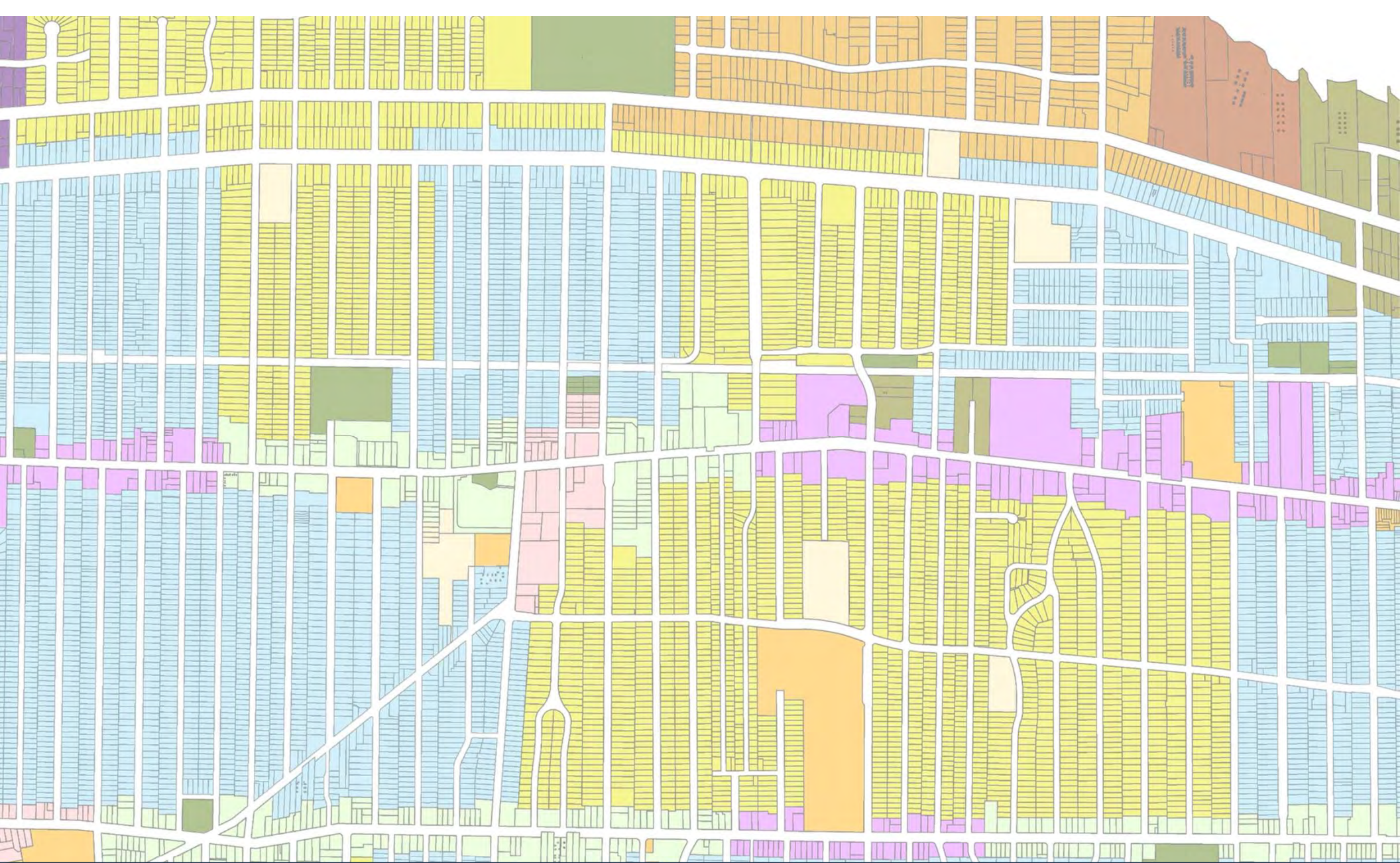
The ca. 1975 taupe brick rear addition for administrative services contains a repeating series of tall window features. A two-story sandstone surround topped by an elliptical arch encloses metal-frame casement windows on both floors, separated by a sandstone spandrel.

The Minister's House was built as a one-family house. It is a two-story gable-roofed house with asphalt shingles. It has a three-quarter width, low pitch, gable-roof, asphalt shingle front porch with paired, square columns. A brick and stone stair assembly is located at the front corner of the porch. The porch and house gables have matching decorative vergeboards. The house has vinyl siding and replacement windows.

The same architect was responsible for Resources 91, 93



Docket No. 11-77-22 (1374 Manor Park)
Commercial – Addition to Church



Architectural Board of Review

Sign Review – November 2022

Applicant proposes refacing existing pole sign in C3 district.

City Notes:

- Recommend internal opaque shielding to limit nighttime illumination to just lettering/logo.



Docket No. 11-78-22 (1474 W117)

Sign – Take 5
Damiane' Handa



Docket No. 11-78-22 (1474 W117)
Sign – Take 5

ELEVATIONS



National Headquarters: 1077 West Blue Heron Blvd.
 West Palm Beach, Florida 33404
 800.772.7932
 www.atlasbtw.com

Revisions:	

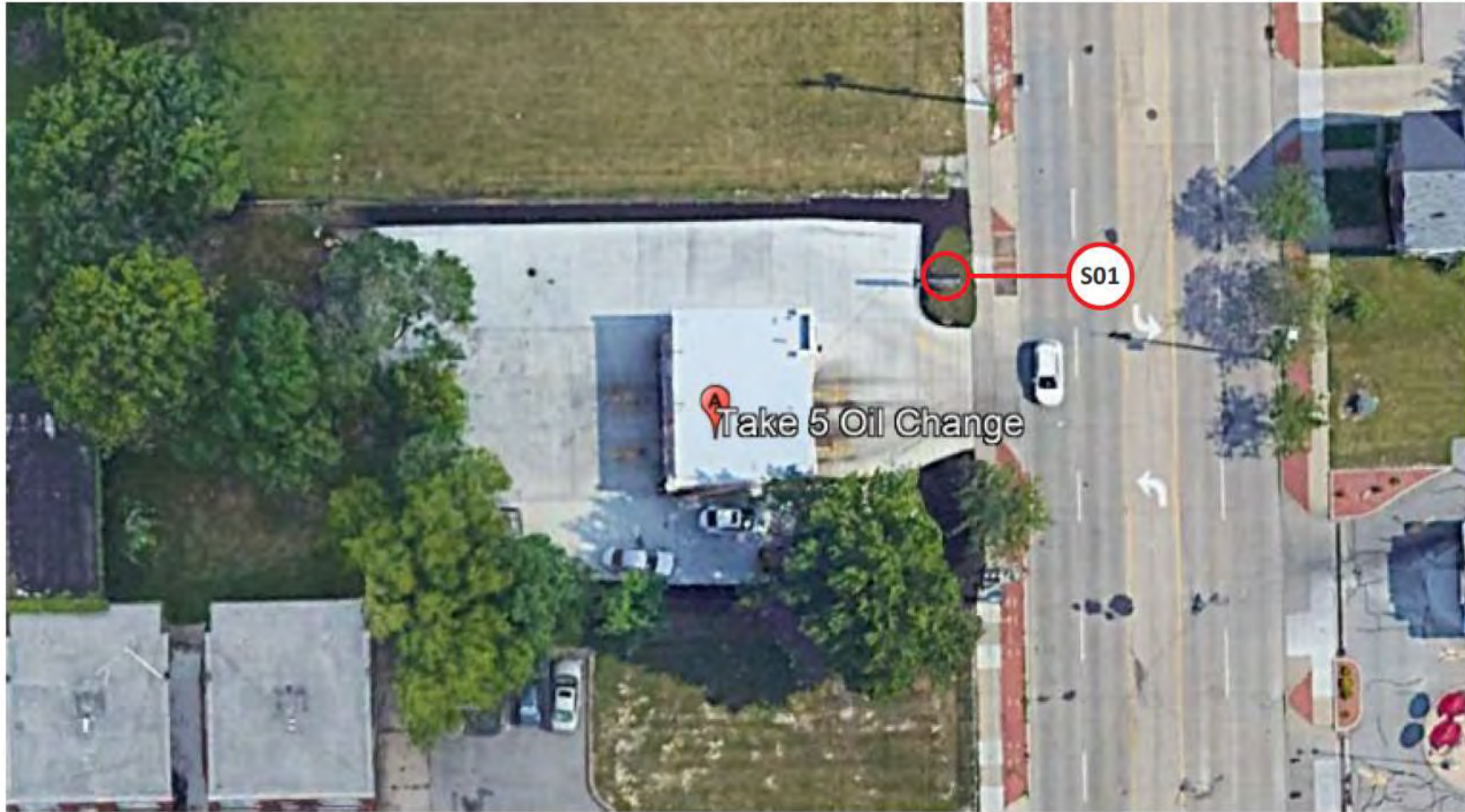
ELV

PM: JAMES	Address: 1476 W 117th St.,
Drawn By: RD	City State: Lakewood OH 44107
Date: 07.11.2022	Drawing Number: 140344



Docket No. 11-78-22 (1474 W117)
 Sign – Take 5

SITE PLAN



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Revisions:	

SP

PM: JAMES	Address: 1476 W 117th St.,
Drawn By: RD	City State: Lakewood OH 44107
Date: 07.11.2022	Drawing Number: 140344

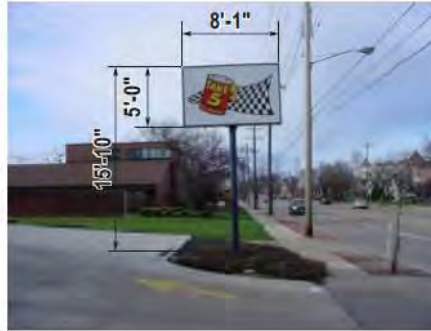


Docket No. 11-78-22 (1474 W117)
 Sign – Take 5

Replacement Faces

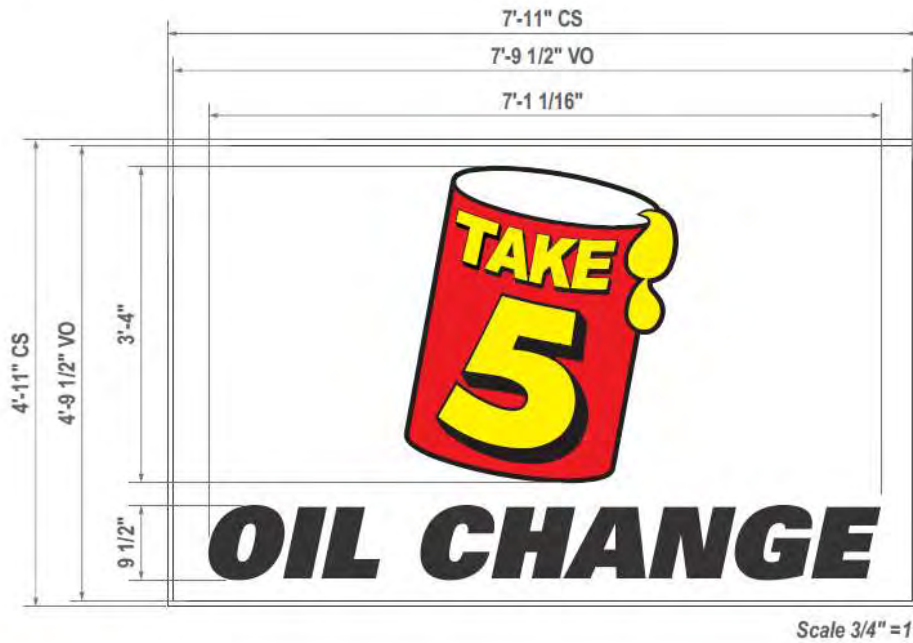
Action:

- Remove (2) faces from existing double faced pylon sign.
- Install (2) new replacement faces as shown.



Material & Color:

- Vinyl - 3M 3630-235 Autumn Yellow
- Vinyl - 3630-93 Fire Engine Red
- Vinyl - 3M 3630-22 Black
- Substrate - White Polycarbonate



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Revisions:	

S01

PM: JAMES	Address: 1476 W 117th St.,
Drawn By: RD	City State: Lakewood OH 44107
Date: 07.11.2022	Drawing Number: 140344



Docket No. 11-78-22 (1474 W117)
 Sign – Take 5

Applicant proposes replacement signage in C3 district.

City Notes:

- ❑ **1329.05 (o) Changeable Copy Signs.** ...the Board...shall consider and establish the standards applicable for the changeable copy which may include, but are not limited to:
 - ...determining the **portion of the sign permitted for changeable copy;**
 - ...determining the **suitable material and method for making changes and the manner for fastening the new copy;**
 - ...and establishing **the color and design criteria.**

Changeable copy shall be text only and of a single color. Changeable copy signs may be digital for the purposes of displaying price, time, and/ or temperature. The digital copy may not flash or change other than to reflect a change in status.



Docket No. 11-79-22 (16910 Detroit)

Sign – Take 5
Damiane' Handa



Docket No. 11-79-22 (16910 Detroit)
Sign – Take 5

ELEVATIONS



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Revisions:	

ELV

PM: WY	Address: 16910 Detroit Ave
Drawn By: CC	City State: Lakewood, OH
Date: 07.11.2022	Drawing Number: 140343



Docket No. 11-79-22 (16910 Detroit)
 Sign – Take 5

SITE PLAN



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Revisions:	

SP

PM: WY	Address: 16910 Detroit Ave
Drawn By: CC	City State: Lakewood, OH
Date: 07.11.2022	Drawing Number: 140343

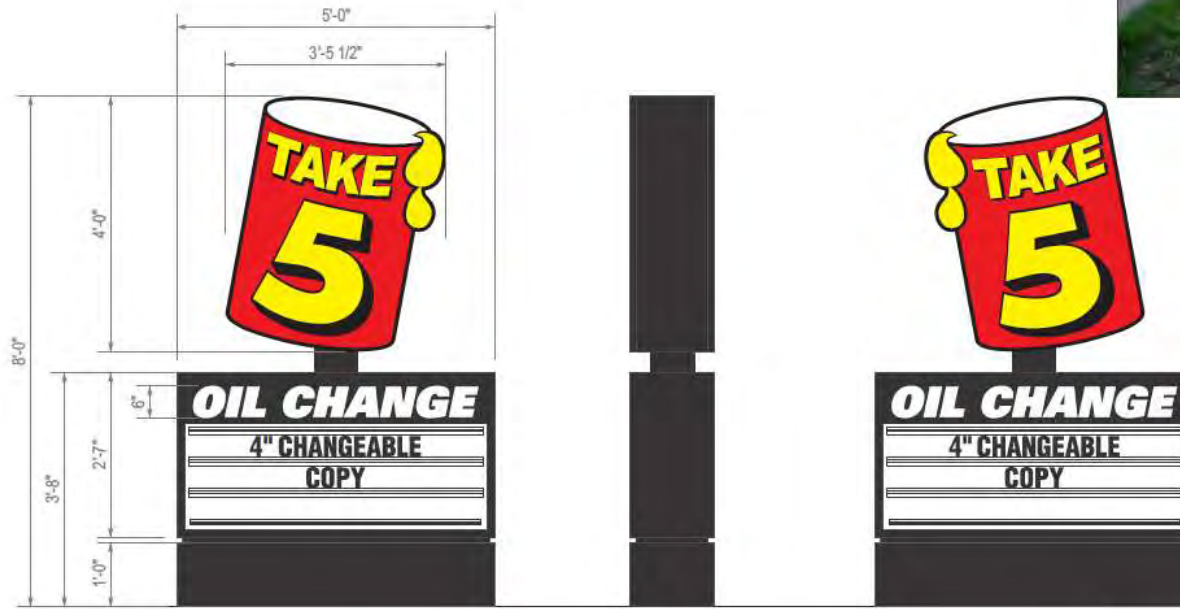
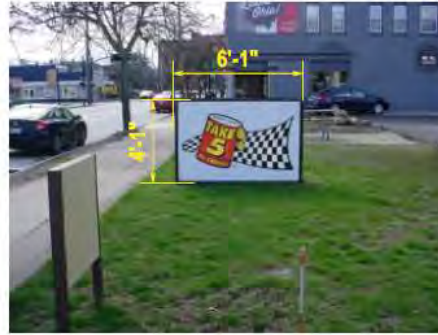


Docket No. 11-79-22 (16910 Detroit)
 Sign – Take 5

Replacement Monument

Action:

- Remove existing cabinet.
- Manufacture and install new cabinet and pole cover. Header cabinet to be of aluminum construction with flat polycarbonate faces with vinyl applied. Sign to be internally illuminated with white LEDs. Mount to existing support pole. Manufacture and install (2) Single sided cabinets.
- Cabinets to be of aluminum construction with .080 aluminum skin and retainers painted black. Faces to white polycarbonate with changeable copy tracks and vinyl applied. Internally illuminated with white LEDs. Signs to be mounted back to back to existing round pole with aluminum filler panels. Cabinets, retainers, pole cover to be painted black.



Scale 1/2" = 1'
26.7 Sq Ft

Material & Color:

- Vinyl - 3M 3630-235 Autumn Yellow
- Vinyl - 3630-93 Fire Engine Red
- Vinyl - 3M 3630-22 Black
- Substrate - White Polycarbonate
- Cabinet and Retainers - Painted Black

Code:

10' Max OAH. 40 sq ft max sign area.

Revisions:	

S01

PM: WY	Address: 16910 Detroit Ave
Drawn By: CC	City State: Lakewood, OH
Date: 07.11.2022	Drawing Number: 140343



National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
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Docket No. 11-79-22 (16910 Detroit) Sign – Take 5

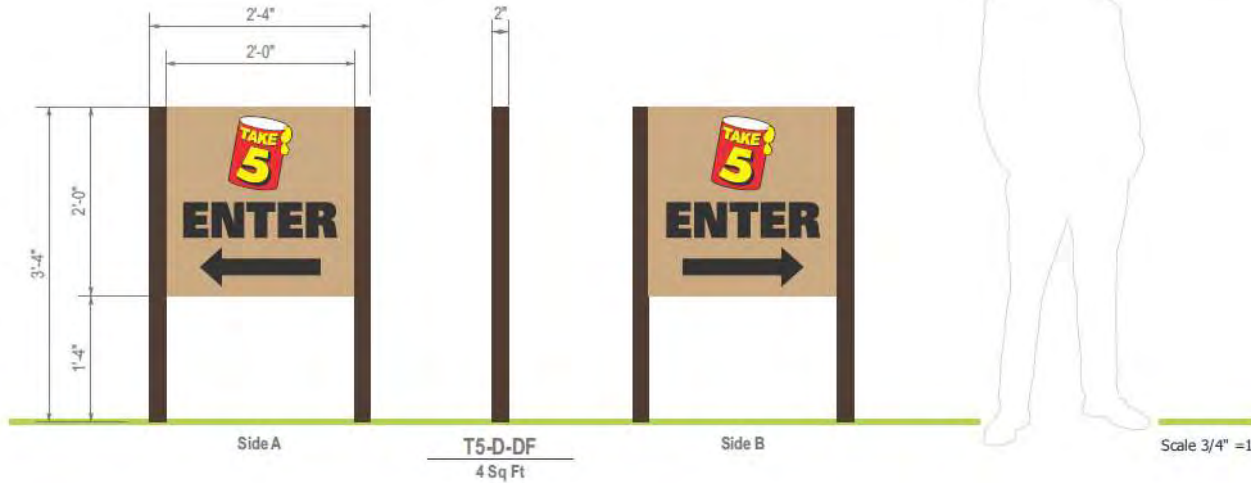
Directional Sign

Action:

- Remove existing sign.
- Manufacture and install (1) double sided directional sign. Sign to have .080 Aluminum face.. Faces to be painted SW7693 with vinyl applied. Sign to have 2x2 square aluminum posts painted SW 6076 direct set in foundation.

Material & Color:

- Vinyl - 3M 3630-235 Autumn Yellow
- Vinyl - 3630-93 Fire Engine Red
- Vinyl - 3M 3630-22 Black
- Paint - SW7693 Stonebriar
- Paint - SW6076 Turkish Coffee



Revisions:	

S02

PM: WY	Address: 16910 Detroit Ave
Drawn By: CC	City State: Lakewood, OH
Date: 07.11.2022	Drawing Number: 140343



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Docket No. 11-79-22 (16910 Detroit)
Sign – Take 5

Existing Area Changeable Copy Signs



Docket No. 11-79-22 (16910 Detroit)

Sign – Take 5

Applicant proposes replacement signage in C1 district.

City Notes:

N/A.



Docket No. 11-80-22 (1450 Belle)
Sign – Lakewood Community Health Center
Laura Higgins-Woyma

Applicant proposes replacement signage in C1 district.

City Notes:

- Proposed illuminated wall lettering on rear of building should be considered against Chapter 1329 code.



Docket No. 11-81-22 (14601 Detroit)

**Sign – Cleveland Clinic
Laura Higgins-Woyma**



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



Brilliant Electric Sign Co., Ltd.
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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COMPANY NAME	CLEVELAND CLINIC (LAKEWOOD FHC)	SALESMAN	JM	DATE	10/18/22	REVISION		DESIGN NO.	B22-1726
LOCATION	14601 DETROIT AVE., LAKEWOOD, OH	DESIGNER	CP	SCALE	SHOWN			COPYRIGHT ©	2022

FILE NAME: cleveland c new/ lakewood FHC (sp.1)



Docket No. 11-81-22 (14601 Detroit)

Sign – Cleveland Clinic



Docket No. 11-81-22 (14601 Detroit)
Sign – Cleveland Clinic



Docket No. 11-81-22 (14601 Detroit)
Sign – Cleveland Clinic



Docket No. 11-81-22 (14601 Detroit)
Sign – Cleveland Clinic

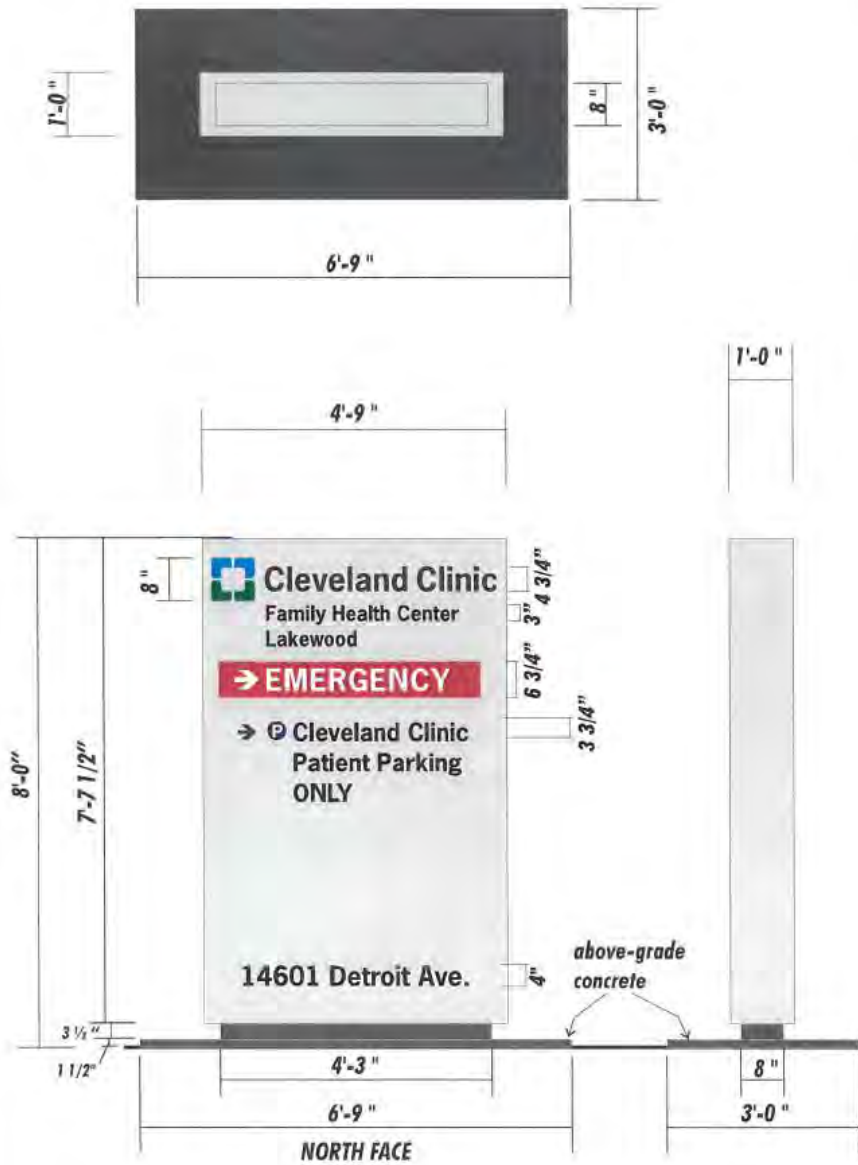


Docket No. 11-81-22 (14601 Detroit)
Sign – Cleveland Clinic



Docket No. 11-81-22 (14601 Detroit)
Sign – Cleveland Clinic





SIGN A (1) BELLE AVE

SIGN ELEVATION: 1/2" = 1'-0"

Notes

- Manufacture & install one (1) double face, non-illuminated, aluminum, ground sign with no visible fasteners & above grade painted concrete base
- Face backgrounds & cabinets to be painted matthews brushed aluminum 41-342
 - Logo/copy/arrows to be routed out & backed up by plastic; logo/copy/arrows to be backed up by white 2447 plexiglass with first surface, translucent vinyls; logo top two (2) leaves to be blue A9561-T; bottom two (2) leaves to be green A9641-T; all remaining to be black perforated duo-film
 - "EMERGENCY," bar & "P," symbol to be routed out & backed with white 7328 plexiglass with first surface, translucent vinyls; the bar to be red 3630-33 reversed so the copy & arrow would be white; the circle for "P," to be plum purple 3630-128 reversed so the outline & "P," in the middle to be white
 - Concrete base to be painted black

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

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COMPANY NAME	CLEVELAND CLINIC (LAKEWOOD FHC)	SALESMAN	JIM	DATE	10/12/22	REVISION	10/13/22cp	DESIGN NO.	B22-1681
LOCATION	14601 DETROIT AVE., LAKEWOOD, OH	DESIGNER	CP	SCALE	SHOWN		10/17/22cp	COPYRIGHT ©	2022
FILE NAME: c:\new\lakedwood fhc (2022)\sign A									



Docket No. 11-81-22 (14601 Detroit)
 Sign – Cleveland Clinic

SIGN A (2) ST. CHARLES AVE

SIGN ELEVATION: 1/2" = 1'-0"

Notes

- Manufacture & install one (1) double face, non-illuminated, aluminum, ground sign with no visible fasteners & above grade painted concrete base
- Face backgrounds & cabinets to be painted matthews brushed aluminum 41-342
- Logo/copy/arrows to be routed out & backed up by plastic; logo/copy/arrows to be backed up by white 2447 plexiglass with first surface, translucent vinyls; logo top two (2) leaves to be blue A9561-T; bottom two (2) leaves to be green A9641-T; all remaining to be black perforated duo-film
- "EMERGENCY," bar & "P," symbol to be routed out & backed with white 7328 plexiglass with first surface, translucent vinyls; the bar to be red 3630-33 reversed so the copy & arrow would be white; the circle for "P," to be plum purple 3630-128 reversed so the outline & "P," in the middle to be white
- Concrete base to be painted black



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

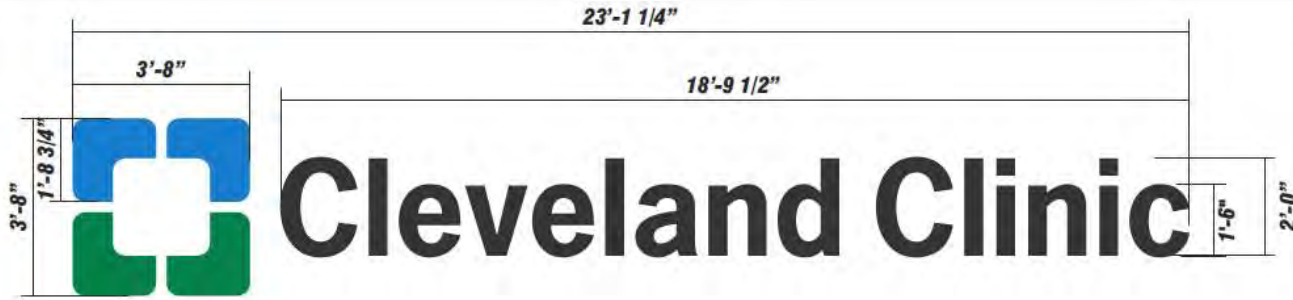


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COMPANY NAME	CLEVELAND CLINIC (LAKEWOOD FHC)	SALESMAN	JM	DATE	10/13/22	REVISION	10/17/22cp	DESIGN NO.	B22-1688
LOCATION	14601 DETROIT AVE., LAKEWOOD, OH	DESIGNER	CP	SCALE	SHOWN			COPYRIGHT ©	2022
FILE NAME: c:\new\lakewood FHC (2022)\SIGN A (2)									



Docket No. 11-81-22 (14601 Detroit)
Sign – Cleveland Clinic



SIGN B

SIGN ELEVATION: 3/8" = 1'-0"

Notes

Manufacture & install one (1) set of internally illuminated, trimless, LED channel logo segments/copy to be flush mounted to the building; remote power supplies

- Logo segments/copy to have white 2406 plexiglass faces with first surface, translucent vinyls
- Logo top two (2) leaves to be blue A9561-T; bottom two (2) leaves to be green A9641-T
- Copy to the right to have black perforated duo-film
- Returns to be painted Dark grey Alumet

RATED 120 VOLTS



PHOTO RENDERING NTS

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COMPANY NAME	CLEVELAND CLINIC (LAKEWOOD FHC)	SALESMAN	JM	DATE	10/12/22	REVISION	10/13/22cp	DESIGN NO.	B22-1682
LOCATION	14601 DETROIT AVE., LAKEWOOD, OH	DESIGNER	CP	SCALE	SHOWN		10/17/22cp	COPYRIGHT ©	2022
								FILE NAME	
								cleve c new/ Lakewood FHC (2022) / sign B	



Docket No. 11-81-22 (14601 Detroit)
Sign – Cleveland Clinic



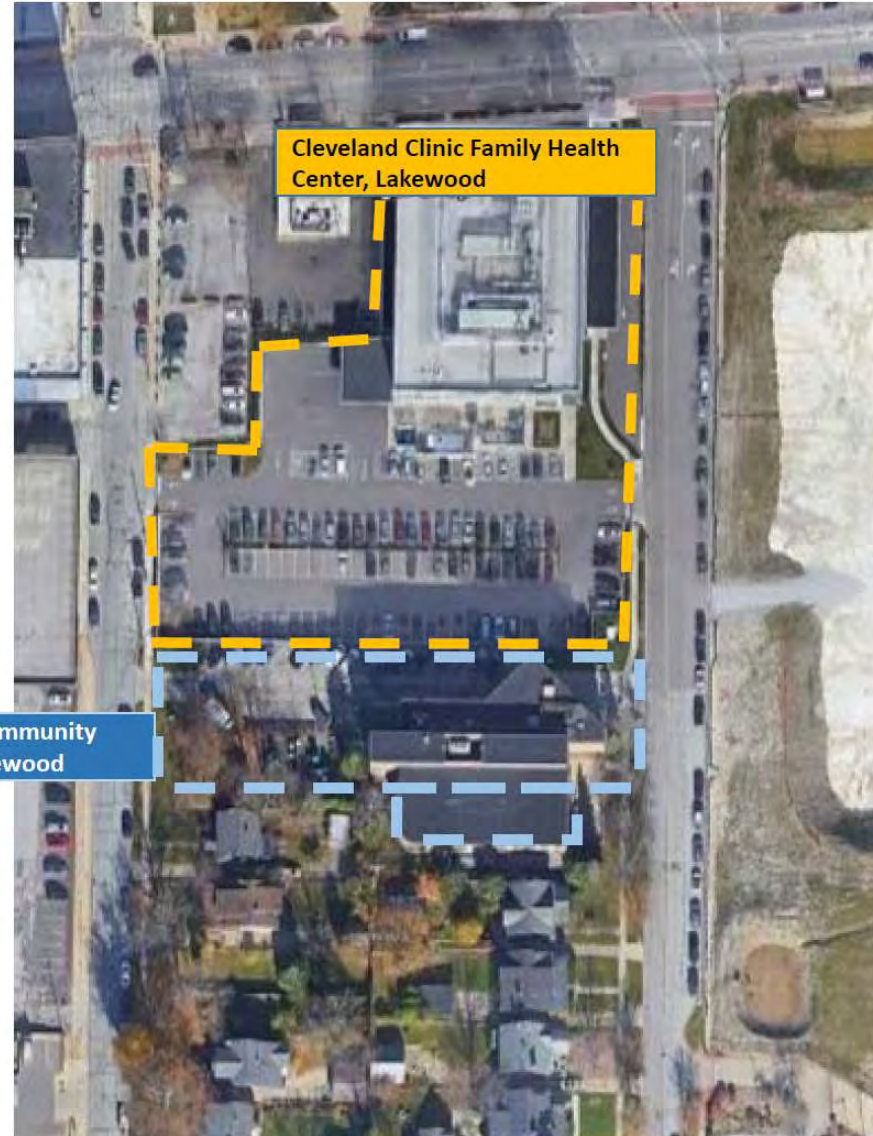
Lakewood Family Health Center
14601 Detroit Avenue
Lakewood, Ohio

Signage upgrade

December 2021
November 2022



Docket No. 11-81-22 (14601 Detroit)
Sign – Cleveland Clinic



Cleveland Clinic Community Health Center, Lakewood

Cleveland Clinic Family Health Center, Lakewood



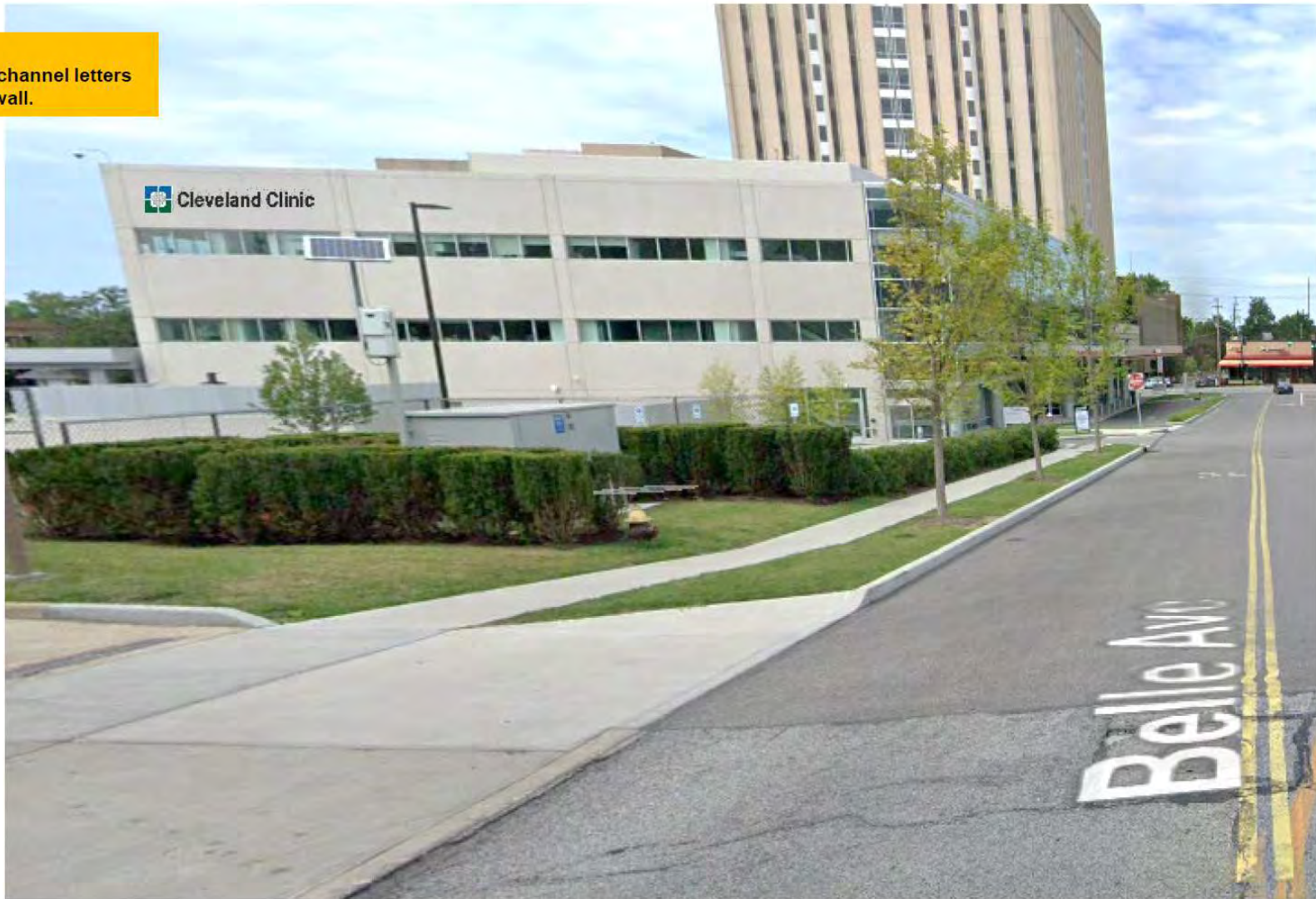
Docket No. 11-81-22 (14601 Detroit)
Sign – Cleveland Clinic

Family Health Center south elevation, facing the Lakewood Community Health Center

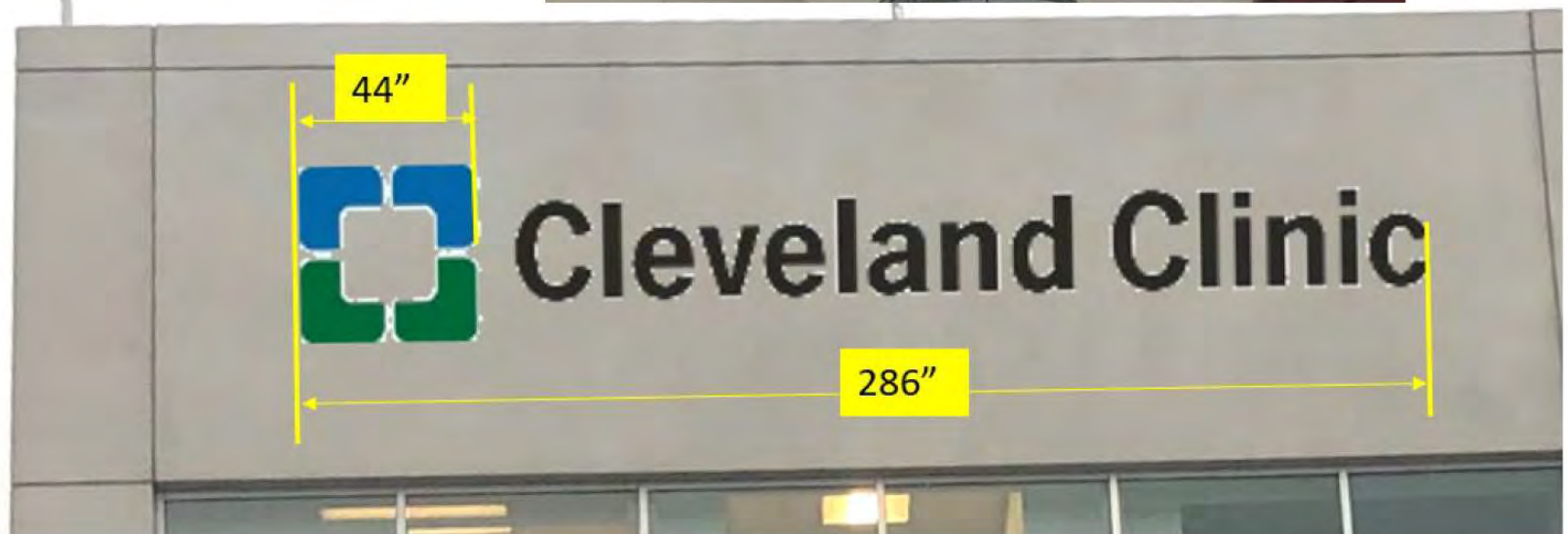


Docket No. 11-81-22 (14601 Detroit)
Sign – Cleveland Clinic

Proposed:
1 set of illuminated channel letters
on south elevation wall.



Docket No. 11-81-22 (14601 Detroit)
Sign – Cleveland Clinic



Docket No. 11-81-22 (14601 Detroit)
Sign – Cleveland Clinic



SIGN B

SIGN ELEVATION: 3/8" = 1'-0"

Notes

Manufacture & install one (1) set of internally illuminated, trimless, LED channel logo segments/copy to be flush mounted to the building; remote power supplies

- Logo segments/copy to have white 2406 plexiglass faces with first surface, translucent vinyls
- Logo top two (2) leaves to be blue A9561-T; bottom two (2) leaves to be green A9641-T
- Copy to the right to have black perforated duo-film
- Returns to be painted Dark grey Alumet

RATED 120 VOLTS



PHOTO RENDERING NTS

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

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Brilliant Electric Sign Co., Ltd.
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800



COMPANY NAME	CLEVELAND CLINIC (LAKEWOOD FHC)	SALESMAN	JM	DATE	10/12/22	REVISION	10/13/22cp	DESIGN NO.	B22-1682
LOCATION	1450 BELLE AVE., LAKEWOOD, OH	DESIGNER	CP	SCALE	SHOWN				COPYRIGHT © 2022
FILE NAME	cleveland clinic / Lakewood FHC (2022) / sign B								



Docket No. 11-81-22 (14601 Detroit)
 Sign – Cleveland Clinic



Docket No. 11-81-22 (14601 Detroit)
Sign – Cleveland Clinic

1329.06 ILLUMINATION OF SIGNS.

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

1329.09 SIGNS: COMMERCIAL DISTRICTS.

(d) Supplementary Area and Location Standards.

(1) 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. 11-81-22 (14601 Detroit)
Sign – Cleveland Clinic

2018 Approval

SIGN REVIEW

15. Docket No. 04-44-18

- Approve
- Deny
- Defer

14601 Detroit Avenue
Cleveland Clinic Lakewood Hospital

Bob Kunzen
Brilliant Electric Sign Co.
4811 Van Epps Road
Brooklyn Heights, Ohio 44131

Applicant proposes the installation of one new internally illuminated ground sign and three non-illuminated directional signs. (Page 117)

Bryan Wahl, Brilliant Electric Sign Co., applicant was present to explain the request.

The Board inquired about color of the metal, sign illumination, if there was a need to add "Cleveland Clinic" to the directional signs, position of the signs in relationship to the building.

Public comment was closed. City administration felt it was a nice design; however, it was noted that two of the signs were within the public right-of-way. Applicant was advised that this encroachment would have to be approved by the Administration.

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



Docket No. 11-81-22 (14601 Detroit)
Sign – Cleveland Clinic



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

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COMPANY NAME CLEVELAND CLINIC (LAKEWOOD FAMILY HEALTH CENTER)		SALESMAN JM	DATE 2/27/18	REVISION 2/28/18cp	DESIGN NO. B18-236
LOCATION 14601 DETROIT AVE., LAKEWOOD, OH		DESIGNER CP	SCALE SHOWN	COPYRIGHT © 2018	
FILE NAME <i>clous c new/ Lakewood FHC/ sp</i>					

SITE PLAN
LAKEWOOD FAMILY HEALTH CENTER Cleveland Clinic

SCALE: 1" = 20'-0"
 12/11/2017



GROUND SIGN 1

SIGN ELEVATION: 1/2" = 1'-0"

Notes

Manufacture & install one (1) double face, internally illuminated, fabricated aluminum, ground sign with no visible fasteners & above grade pole cover & concrete base painted

- Graphics on faces to be cut out of aluminum
- "EMERGENCY," bar & parking symbol to be backed up by white 7328 plexiglass with translucent vinyls applied on first surface; "EMERGENCY," & arrow to be reversed out of the translucent red 3630-33 so they would be white; the "P," to be reversed out of translucent plum purple 3630-128; also to have white outline
- Logo & the remaining copy to be backed up by white 2447 plexiglass with translucent vinyls applied on first surface; logo top two (2) leaves to be blue A9561-T; bottom two (2) leaves to be green A9641-T; remaining copy, dots & arrows to be black perforated duo-film
- Face backgrounds & cabinet to be painted matthews brushed aluminum 41-342
- Pole cover & concrete base to be painted black

RATED 120 VOLTS



EAST FACE



WEST FACE

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

BES Brilliant Electric Sign Co., Ltd.
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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COMPANY NAME BRILLIANT ELECTRIC SIGN CO., LTD.	SALESMAN JM	DATE 2/27/18	DESIGN NO. B18-232
LOCATION CLEVELAND CLINIC (LAKEWOOD FAMILY HEALTH CENTER)	DESIGNER CP	SCALE SHOWN	COPYRIGHT © 2018
FILE NAME c:\eve c new\ Lakewood FHC\ 9s-1			



Applicant proposes new signage in C1 district.

City Notes:

- ❑ Storefront ~34 ft...maximum allowable sign area of ~51 ft²
- ❑ Proposed wall sign (~ 25 ft² total).



Docket No. 11-82-22 (14538 Detroit)

**Sign – Blossom
Steven Foster**



Docket No. 11-82-22 (14538 Detroit)

Sign – Blossom



Portion of dark pillar
above awning painted to
match building color
behind sign

Single Awning carried
across entire storefront



Docket No. 11-82-22 (14538 Detroit)
Sign – Blossom



Docket No. 11-82-22 (14538 Detroit)
Sign – Blossom



Docket No. 11-82-22 (14538 Detroit)

Sign – Blossom

BEFORE



PROPOSED



Sunbrella Durable Fabric Awning



This drawing is CONFIDENTIAL and PROPRIETARY. Use without written permission of The Sign & Graphics Firm is strictly prohibited.

NOTE: Renderings are approximate representations of final production.

1
11-4-22

ADDRESS:
14526 Detroit Avenue
Lakewood, OH 44107

BUSINESS NAME:
Blossom Cleveland

Steven Foster
216.390.0198
sgfoster09@gmail.com

THE SIGN & GRAPHICS FIRM



11-4-22: a.) Revised awning to connect the two separate awnings as one unit across entire store front; b.) Revised intermediate pillar color to maintain existing dark brown color.



Docket No. 11-82-22 (14538 Detroit)
Sign - Blossom

BEFORE



Docket No. 11-82-22 (14538 Detroit)
Sign – Blossom

PROPOSED

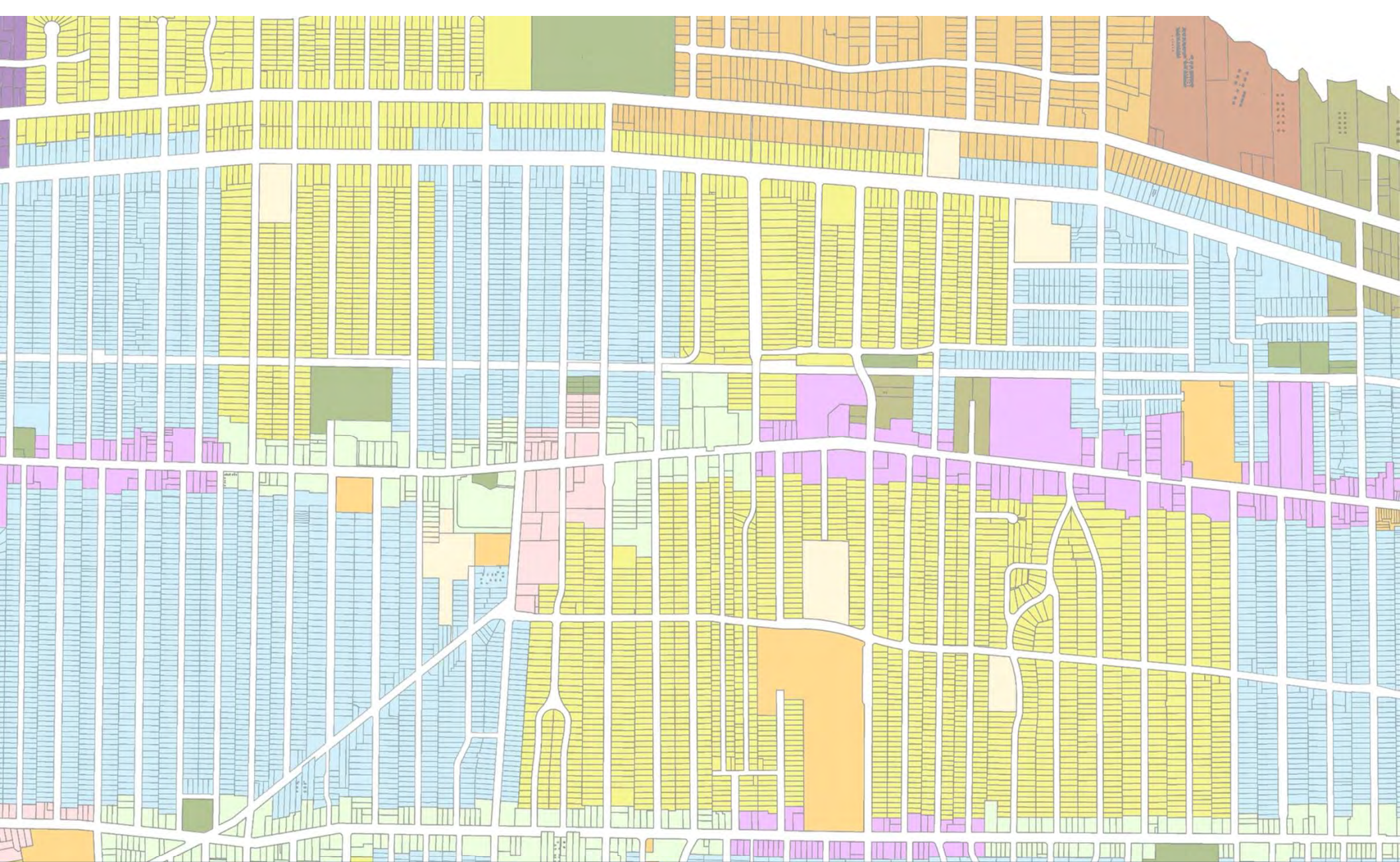


Sunbrella Durable Fabric Awning

Docket No. 11-82-22 (14538 Detroit)

Sign – Blossom





Architectural Board of Review

Communication – November 2022

Applicant proposes public art mural.

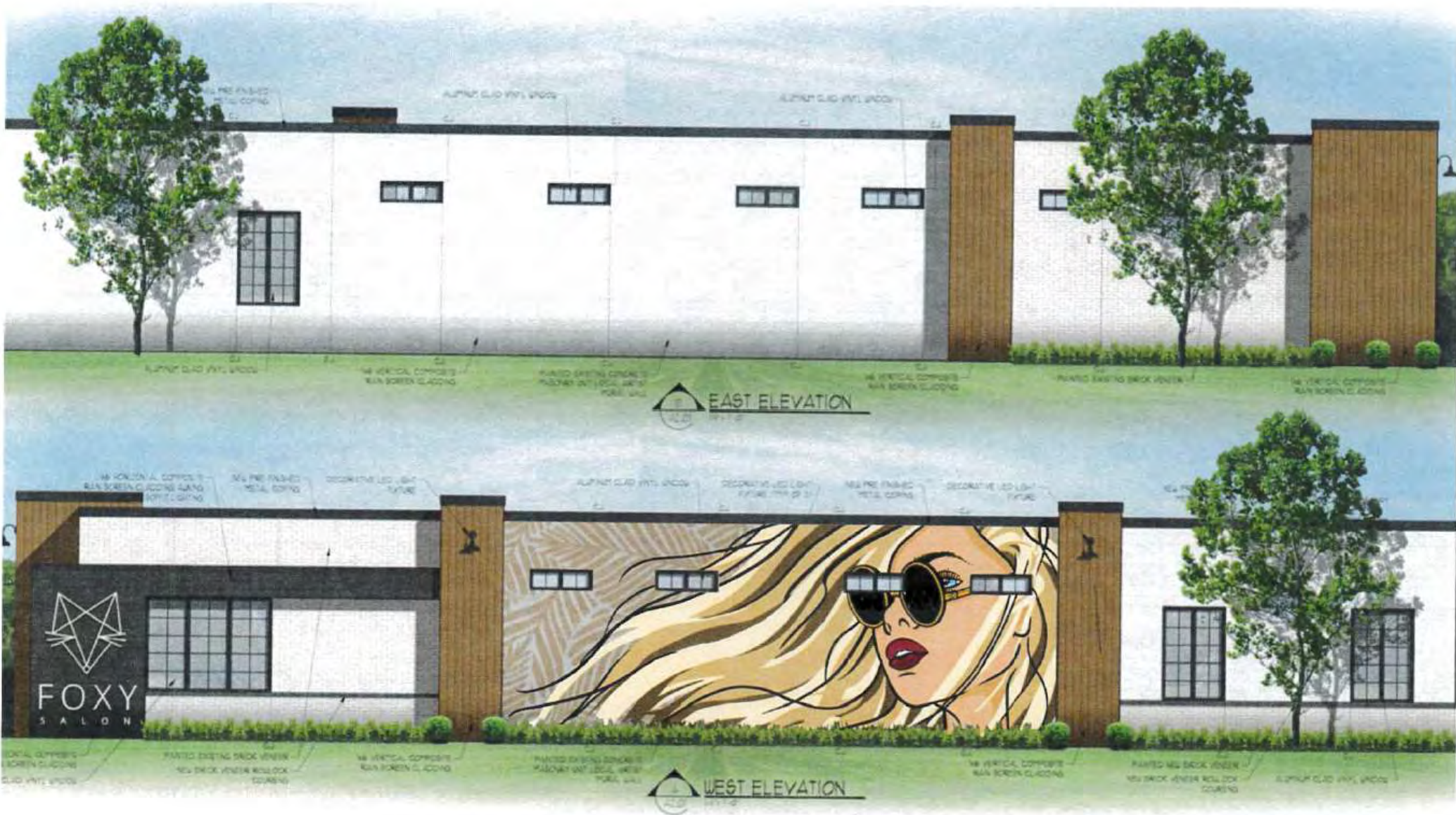
City Notes:

- Proposed mural for existing painted masonry surface on west side of building.

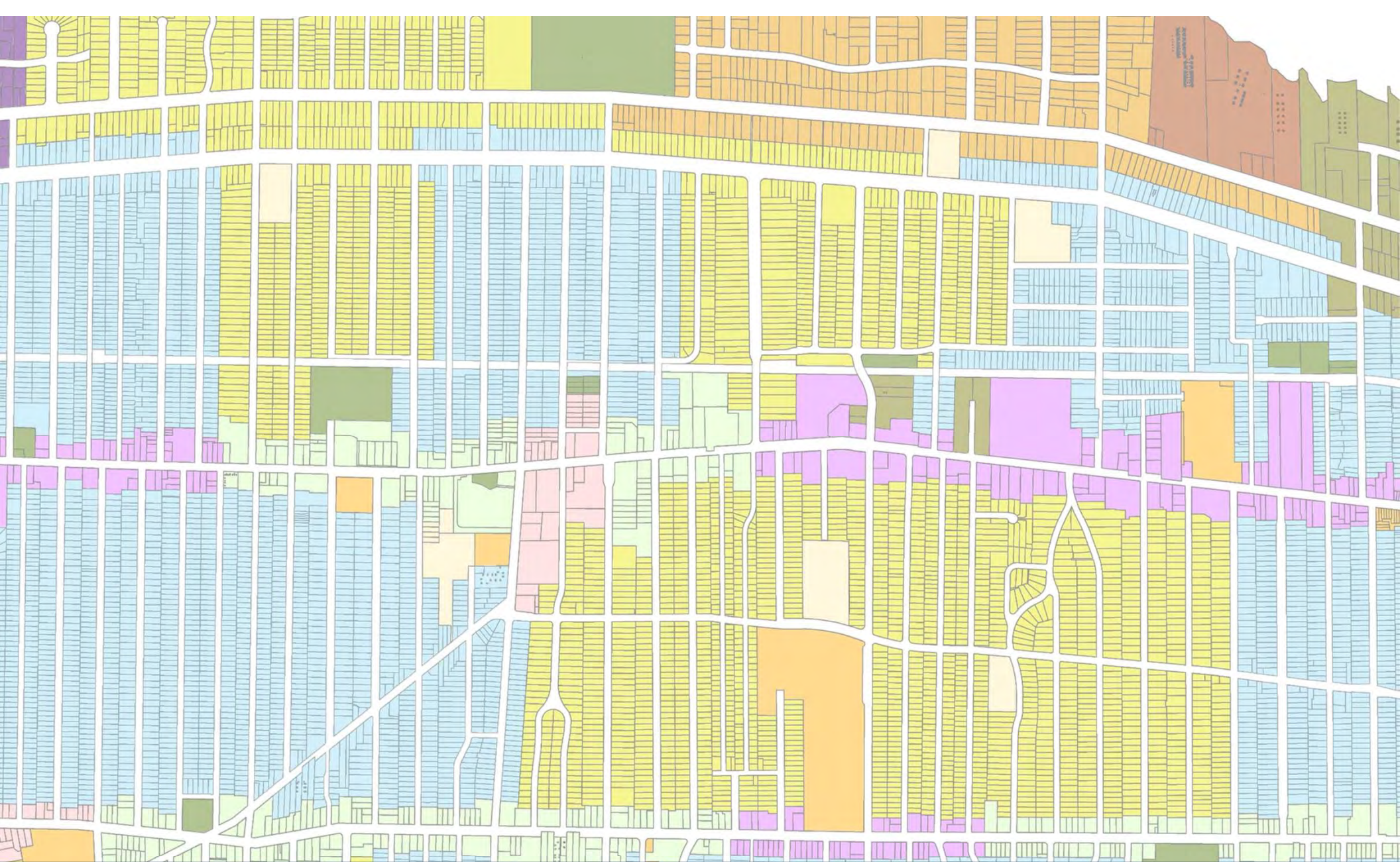


Docket No. 11-84-22 (16019 Hilliard)

**Public Art Mural – Foxy Salon
Matt Szaraz**



Docket No. 11-84-22 (16019 Hilliard)
 Public Art Mural – Foxy Salon



Architectural Board of Review

November 2022