

**MINUTES  
CITY OF LAKEWOOD  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
REVIEW MEETING  
NOVEMBER 12, 2020  
5:30 P.M.  
VIRTUAL MEETING**

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

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

1. Roll Call

Board Members

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

Others

David Baas, City Planner, Board Secretary  
Allison Hennie, Urban Designer  
Christopher Parmelee, Asst. Building Comm.

2. Approve the minutes of the October 8, 2020 Meeting

A motion was made by Ms. Haney, seconded by Mr. Grambort to **APPROVE** the October 8, 2020 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

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

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**Items 6, 7, 22, 23, 24, and 26 were Summary Approved at the pre-review meeting on November 5, 2020. A motion and a second are needed for approval.**

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**SUMMARY APPROVED**

6. **Docket No. 10-111-20 B**                      **C**                      **14875 Detroit Avenue**  
**Robek's Juice**

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

Albert Haddad  
Ellet Sign Company  
3041 E. Waterloo Road  
Akron, Ohio 44312

Applicant proposes signage that exceeds the allowable. (Page 22)

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

7. **Docket No. 10-111-20 S** **14875 Detroit Avenue**  
**Robek's Juice**

Approve  
 Deny  
 Defer

Albert Haddad  
Ellet Sign Company  
3041 E. Waterloo Road  
Akron, Ohio 44312

Applicant requests approval of signage: internally illuminated channel letters and module on raceway. (Page 22)

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

22. **Docket No. 11-127-20 B** **C** **14865 Detroit Avenue**  
**Lakewood City Center Dental**

Approve  
 Deny  
 Defer

James Groh  
Brilliant Electric Sign Company  
4811 Van Epps Road  
Cleveland, Ohio 44131

Applicant proposes signage that exceeds the allowable. (Page 214)

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

23. **Docket No. 11-127-20 S** **14865 Detroit Avenue**  
**Lakewood City Center Dental**

Approve  
 Deny  
 Defer

James Groh  
Brilliant Electric Sign Company  
4811 Van Epps Road  
Cleveland, Ohio 44131

Applicant requests approval the installation of one (1) internally illuminated wall sign. (Page 214)

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

24. **Docket No. 11-128-20** **13375 Madison Avenue**  
**Cleveland Curiosities**

Approve  
 Deny  
 Defer

Clement Kunkle  
3569 West 159<sup>th</sup> Street  
Cleveland, Ohio, 44111

Applicant requests approval of a blade sign. (Page 216)

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

26. **Docket No. 11-130-20** **13701 Edgewater Drive**  
**Lakewood Board of Education**

- ( ) Approve
  - ( ) Deny
  - ( ) Defer
- David Detar  
Sign Erectors, Inc.  
1959 West 112<sup>th</sup> Street  
Cleveland, Ohio 44102

Applicant requests approval of wall signs for the Taft Center for Innovation and Lakewood Board of Education. (Page 223)

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

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**COMMUNICATION**

27. **Docket No. 11-131-20**  
**Public Art at Madison/Reveley**

At the November meeting, Ian Andrews, LakewoodAlive and artist Stephanie Crossen, in partnership with the City of Lakewood, will present the utility box street art at the southeast corner of Madison and Reveley. This project is part of the ongoing streetscape improvements along the Warren/Madison corridor made possible by Cuyahoga County’s Community Development Supplemental Grant. (Page 231)

Staff delivered a preliminary introduction. Ian Andrews, LakewoodAlive and artist Stephanie Crossen were present to explain the project. The members liked the design. Rob Donaldson recused himself as he is a LakewoodAlive board member. Public comment was closed as no one addressed the item. Staff had not received any comments or chats. No action was made by the members.

The following Communication was added administratively to address items 18,19, 20, and 21.

**COMMUNICATION**

28. **Docket No. 11-132-20**  
**COVID Outdoor Dining Temporary Structures**

Staff provided an outline of the process in establishing guidelines for the administrative approval of COVID Outdoor Temporary Structures. There were seven conditions as displayed in the presentation (made part of record). The members concurred with the conditions. Public comment was opened for each of the four submissions.

18. **Docket No. 11-123-20** **C 18515 Detroit Avenue**  
**Georgetown**



There was no further discussion among the members and staff about the docket items. The members CONCURRED WITH THE CONDITIONS.

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**OLD BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

4. **Docket No. 09-87-20** **R** **1382-84 Gladys Avenue**

- |                                  |                          |
|----------------------------------|--------------------------|
| <input type="checkbox"/> Approve | Samuel Januszewski       |
| <input type="checkbox"/> Deny    | 4202 Ellison Road        |
| <input type="checkbox"/> Defer   | South Euclid, Ohio 44121 |

Applicant returns for a hearing with detailed drawings of the railing system, cut sheet of the front door, and materials of the vestibule for the renovation of a front porch. (Page 7)

Staff stated the applicant requested a deferral.

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

5. **Docket No. 09-102-20** **R** **16908 Fischer Road**

- |                                  |                      |
|----------------------------------|----------------------|
| <input type="checkbox"/> Approve | Brian G. Vinicky     |
| <input type="checkbox"/> Deny    | 16908 Fischer Road   |
| <input type="checkbox"/> Defer   | Lakewood, Ohio 44107 |

Applicant proposes the enclosure of a front porch. (Page 10)

Staff stated the applicant requested a deferral.

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

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**NEW BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

8. **Docket No. 11-113-20** **R** **2063 Belle Avenue**

- |                                  |                           |
|----------------------------------|---------------------------|
| <input type="checkbox"/> Approve | Jason Booth               |
| <input type="checkbox"/> Deny    | High Noon Remodeling      |
| <input type="checkbox"/> Defer   | 23664 Cottage Tr          |
|                                  | Olmsted Falls, Ohio 44138 |

Applicant proposes the demo and replacement of front porch/stoop, overhang, and gable roof. (Page 24)

Jason Booth, High Noon Remodeling, applicant and Chris Shaw, Designer were present to explain the request. Discussion ensued about where the peak of the gable would be in relationship to the second-floor windows. The members liked the design, asked if lattice would infill the space under the steps,

asked if the deck was deeper than the existing brick pier. Staff supported the submission. Staff advised the applicant that the plans would be approved by the Division of Housing and Building (“H&B”) on Friday, November 13<sup>th</sup>. Public comment was closed as no one addressed the item. Staff had not received any comments or chats.

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

- Lattice will infill the area under the stairs to the pier.

All the members voting yea, the motion passed.

9. **Docket No. 11-114-20** **R** **1455 Orchard Grove Avenue**

- ( ) Approve Yamneh Abdelhady
- ( ) Deny 1315 Cobblestone Chase
- ( ) Defer Westlake, Ohio 44145

Applicant proposes the replacement of an existing porch. (Page 30)

Staff provided a brief introduction. Yamneh Abdelhady, applicant and Mr. Rohost (spelling), carpenter were present to explain the request. The members asked if railings would be on both sides of the steps, confirmed the porch railings conformed to the guidelines, said the spindles should be on the inside, asked about the colors and piers. Staff had no further comments. Public comment was closed as no one addressed the item. Staff had not received any comments or chats.

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

- The spindles would be on the inside of the railings.

All the members voting yea, the motion passed.

10. **Docket No. 11-115-20** **R** **1315 Chase Avenue**

- ( ) Approve Noreen Kilbane
- ( ) Deny 1315 Chase Avenue
- ( ) Defer Lakewood, Ohio 44107

Applicant proposes the replacement of an existing porch. (Page 34)

Staff provided a brief introduction. Chuck Dobrzeniecki, representative for the applicant, was present to explain the request. The members had encouraged the applicant to pay attention to the wingwalls and railing. The members liked the proposal. Staff had no comments. Staff relayed communication of support (made part of record). Public comment was closed as no one addressed the item.

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

11. **Docket No. 11-116-20** **R** **1620 Grace Avenue**

- ( ) Approve John Faile

- Deny
- Defer

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

Applicant proposes the addition of a new front porch. (Page 42)

Staff provided a brief introduction. Darren Mancuso, Relief Properties, property owner was present to explain the request. It was confirmed the shingles color of the porch roof would match the existing roof, the porch foundation wall would remain, new steps would be in the same location, lattice work would infill under the steps, stair handrails would be on both sides of stairs, there would be two columns instead of three. The members liked the proposal. The members and staff confirmed that if there were minor changes to the handrails, they could be approved administratively. Staff had no additional comments. Public comment was closed as no one addressed the item. Staff had not received any comments or chats.

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

- Minor handrail changes will be approved administratively.

All the members voting yea, the motion passed.

12. **Docket No. 11-117-20** **R** **17820 Cannon Avenue**

- Approve
- Deny
- Defer

Greg Noeth  
Greg Noeth Architect  
1790 Saratoga Avenue  
Cleveland, Ohio 44109

Applicant proposes the replacement of an existing front porch. (Page 48)

Staff provided a brief introduction. Greg Noeth, Greg Noeth Architect, applicant was present to explain the request. The members liked the proposal. The members asked if the porch roof was sagging; the applicant said it was not a structural problem. Staff said the cause of the sag could not be confirmed without exposing the porch ceiling. The applicant stated he could fix the problem easily. Staff appreciated the detail and clarity of the drawing. Public comment was closed as no one addressed the item. Staff had not received any comments or chats.

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

- The applicant works with staff and homeowner for repair of the header to straighten the fascia of the porch roof.

All the members voting yea, the motion passed.

13. **Docket No. 11-118-20** **R** **1433 Maile Avenue**

- Approve
- Deny
- Defer

John Graham  
Graham Construction  
4042 Rocky River Drive  
Cleveland, Ohio 44135

Applicant proposes the repairs/rebuild of a front porch. (Page 57)

Staff provided a brief introduction. John Graham, Graham Construction, applicant was present to explain the request. The members confirmed colors and materials. The members liked the proposal and had no additional comments/questions. Staff had no comments or questions. Public comment was closed as no one addressed the item. Staff had not received any comments or chats.

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

14. **Docket No. 11-119-20** **C** **13369 Madison Avenue**  
**The Chesterland**

- Approve
- Deny
- Defer

David Maniet  
Maniet Architects  
1315 Bunts Road  
Lakewood, Ohio 44107

Applicant proposes storefront renovation. (Page 67)

David Maniet, Maniet Architects, applicant was present to explain the request. the members asked about paint colors, lighting, suggested painting the center door black, etc. The members liked the proposal. Staff asked if the brick would be painted. Public comment was closed as no one addressed the item. Staff had not received any comments or chats.

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

- The center door is painted black.

Mr. Donaldson, Mr. Grambort, Ms. Haney, Mr. Waddell voting yea, and Mr. Maniet abstaining, the motion passed.

15. **Docket No. 11-120-20** **C** **16300-16400 Detroit Avenue**  
**Trinity Church Properties**

- Approve
- Deny
- Defer

John Holtz  
Dimit Architects  
14414 Detroit Avenue, Suite 306  
Lakewood, Ohio 44107

Applicant proposes renovation of the church and commercial storefronts, the transformation of the classrooms to eight apartments, and the construction of a nine-unit residential carriage house. (Page 72)

Staff provided an introduction, expressed concerns, and stated additional information was required. John Holtz, Dimit Architects, applicant was present to explain the request. The members noted there were several issues with the parking lot/spaces/traffic flow. Discussion continued about the proposed carriage house. The members liked the all brick exterior, stated the bays were not in proportion to the other

elements, more detail was required. Public comment was closed as no one addressed the item. Staff received three written comments (made part of record), there were no chats.

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

16. **Docket No. 11-121-20** **C** **16817 Madison Avenue**  
**2<sup>nd</sup> Floor Apartments**

( ) Approve Gregory Schnupps  
( ) Deny 24068 Maple Ridge Road  
( ) Defer North Olmsted, Ohio 44070

Applicant requests approval to remove free standing wall and install 42-Inch high metal railing for apartment deck. (Page 105)

Staff provided an introduction, did not support painting of the masonry wall. Gregory Schnupps, applicant was present to explain the request. The members liked the railing and cap. The members said the wall was not to be painted; if any work were proposed for the wall, the applicant would have to return. Public comment was closed as no one addressed the item. Staff received three written comments (made part of record), there were no chats.

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

- Any work on the exterior wall would require the applicant to return to the Architectural Board of Review for approval.

All the members voting yea, the motion passed.

17. **Docket No. 11-122-20** **C** **1669 Winton Avenue**

( ) Approve Joshua Cerreta  
( ) Deny Cerreta Interiors  
( ) Defer 3286 Stockholm Road  
Shaker Heights, Ohio 44120

Applicant requests approval of additional parking and fence. (Page 133)

Staff provided a brief introduction and did not support the request as proposed. After discussion with the applicant, the applicant requested a deferral.

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

#### **SIGN REVIEW**

25. **Docket No. 11-129-20** **12906 Madison Avenue**  
**Barroco**

( ) Approve Steven Foster

- ( ) Deny
- ( ) Defer

The Sign & Graphics Firm  
1593 Wyandotte Avenue  
Lakewood, Ohio 44107

Applicant requests approval of a new face-lit channel letters sign. (Page 221)

Staff provided a brief introduction. Steven Foster, The Sign & Graphics Firm was present to explain the request. The members asked if the blade sign and awnings would remain, asked about the branding, and confirmed the illumination. The members liked the proposal. Public comment was closed as no one addressed the item. Staff had not received any comments or chats.

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

- The steel tube framing is painted to match the roof color.

All the members voting yea, the motion passed.

**ADJOURN**

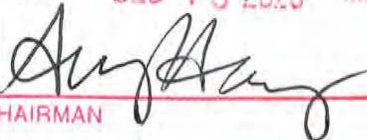
A motion was made by Ms. Haney, seconded by Mr. Donaldson to **ADJOURN** the meeting at 7:26 P.M. all the members voting, the motion passed.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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

of **DEC 10 2020** meeting.

  
\_\_\_\_\_  
CHAIRMAN

## Johanna Schwarz

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**From:** Stacy Careccia <s.rawlings@sbcglobal.net>  
**Sent:** Thursday, November 5, 2020 9:28 AM  
**To:** Planning Dept  
**Subject:** Project: 15625 Detroit

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

I am all for supporting local businesses as I am a local business owner myself. But parking in Lakewood is a nightmare on a daily basis. I have been at my location for 23 years and every day people that come into my business complain about the parking situation. Taking away parking for outdoor dining is also taking away parking for the other businesses surrounding. Also with the winter months coming and snow I think that it would make it very difficult and limit even more parking.

Lindey's Lake House has an area behind their restaurant in the parking lot that I feel could be used if needed.

I am opposed to taking away parking on Westwood Avenue or any parking spots in Lakewood to use for outdoor dining.

Stacy Careccia

Forbici Salon  
15618 Detroit Avenue  
Lakewood, Ohio 44107

216.227.0077

[https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.forbicisalon.net&c=E,1,kQZuSMqQIDVob5IK8NO4g8deD9VpQ-ge583gY6bjJcEv1HcWrrmoFe\\_161SOuxNhZdhQZ9hMDE7-Bz1I7ryoP6gmREpIXxa9M5CX6gHko0tgL8,&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.forbicisalon.net&c=E,1,kQZuSMqQIDVob5IK8NO4g8deD9VpQ-ge583gY6bjJcEv1HcWrrmoFe_161SOuxNhZdhQZ9hMDE7-Bz1I7ryoP6gmREpIXxa9M5CX6gHko0tgL8,&typo=1)

## Johanna Schwarz

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**From:** Debbie Bernacki <threehorses@sbcglobal.net>  
**Sent:** Wednesday, November 11, 2020 3:44 AM  
**To:** Planning Dept  
**Subject:** Docket No. 11-122-20 1669 Winton Ave

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

To the Architectural Review Board:

My name is Debra Bernacki and I live at 1665 Winton Ave.

I am writing with questions and concerns with the proposed changes to the property next to mine, 1669/ 1671 Winton/ 16820 Madison.

I have resided at my house for 23 years. In that time I have seen may tenants come and go on the property up for review including 2 of the previous owners. The property has been occupied consistently during that time.

In that time there have been families with small children and occupants with animals or both. The green space around the yards have been enjoyed by all. The property has small individual yards for each unit and a couple with raised beds for gardening. The front unit has a living fence around it for privacy. The two units on Winton have small patio areas. The green space has always been maintained.

Lakewood is a city that was not built with cars in mind, it's a walking community. This is why there are quite a few small apartment buildings with no parking lots. This particular building is 100 years old. On street parking has not really been an issue for the tenants in the past. There are many people in the area that rely on on-street parking.

While having guaranteed parking is a nice thing to have, this lot is very small and not enough for anyone who occupies this building. I've seen as many as 7 cars belonging to the tenants at one time.

### ***My questions are:***

1. According to the layout, 3/4 of the green space will be turned into a parking lot with only 3 spaces. Doesn't that go against the ratio of hard to green surface for rainwater runoff? All of this for 3 spots?????
2. The proposed driveway on Madison is a RTA bus stop. Will that be relocated?
3. The front steps of the Madison unit go directly into the proposed driveway. Doesn't that go against code? Is that legal? Should the steps be altered 90degrees as required for porch steps?
4. If someone pulls into the driveway, what will make them not drive into the porch/steps of the front unit?
5. What markers will be used to show that it's a driveway for the corner building and not a driveway for the apartment building next door?
6. What lighting requirements are needed for a parking lot?
7. With the proposed lot being so small and with many angles, will it be an issue for people who have these spots to get in and out with a 'normal' sized vehicle? What safeguards will be put in place?
8. In this drawing, it looks like the parking is only for the front unit.

Should there be a fence with a gate placed at the Winton end for the people who live in the other units to walk to their unit? This end looks open with only a cement curb to stop a vehicle. This will not stop someone from cutting through the property possibility damaging the cars.

9. Does each unit get one space with their rental, will it be marked? Or are the spots a "pay to park"? which in theory can mean that one unit can take all three spots.

10. Where will the snow be placed in the wintertime if someone does plow the area? What about ice melt onto the sidewalks? Will there be drainage for the new parking lot or will it be graded to run into the street? Which would then be the public sidewalk and bus stop.

11. With this proposal and possible build, What's stopping other property owners of a multiple rental building from turning their front yards into parking lots?

I understand that the owner of this property recently purchased it and is trying to give future tenants peace of mind with their own parking lot, but this idea is not fully thought out. Is is not needed. He is also dealing with a parking issue at the property directly behind me, 1666 Lauderdale.

I thank you for your time and consideration for my concerns.

Sincerely,

Debra Bernacki



Source: <https://www.facebook.com/2016/05/11/reactions-world-berwood/>



## Architectural Board of Review


November 2020

1

### Remote Meeting Procedures

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

Source: <https://www.facebook.com/2016/05/11/reactions-world-berwood/>



## Architectural Board of Review

November 2020

2



Source: <http://www.detroitnews.com/story/2016/05/11/reason-to-visit-the-beach/>



**Architectural Board of Review  
Sign Review (Summary Approval) - November 2020**

3

Applicant proposes installation of one internally-illuminated wall sign in C2 District and requests a variance to 1329.09 (c)(1) – maximum sign face area.

**City Notes:**

- Storefront 18 ft, maximum allowable sign area of 27 ft<sup>2</sup>
- Updated following October feedback (reduce size to fit within parapet lines)
- Using "smallest rectangle" method (1329.04, Measurement Standards), proposal measures ~23 ft<sup>2</sup>
- No longer requires a sign face area variance.



**Summary Approval (Variance + Sign)**



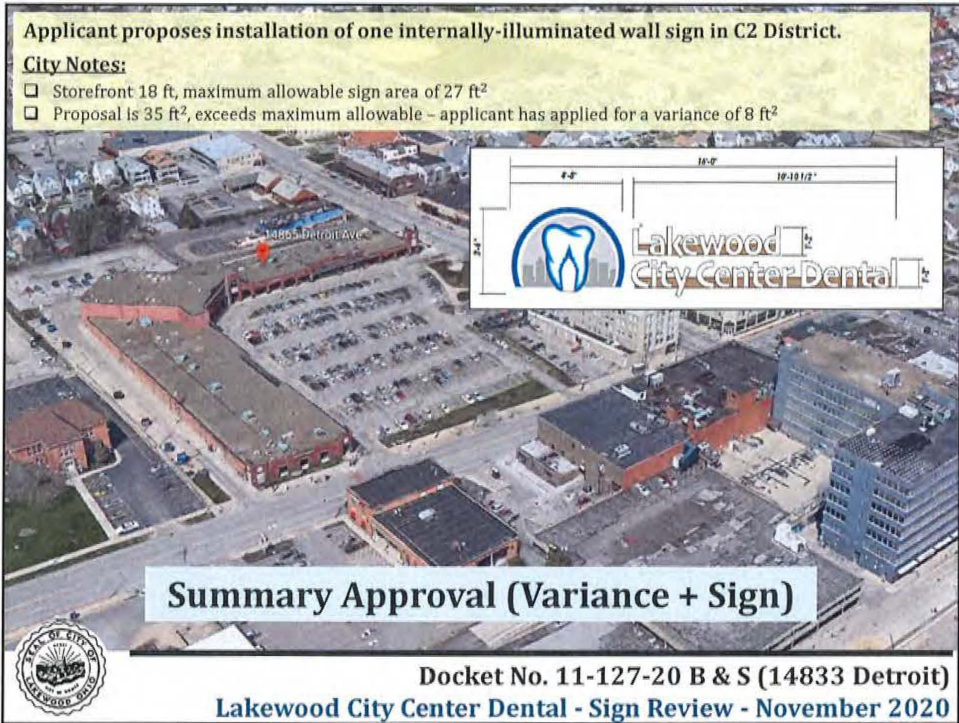
**Docket No. 10-111-20 B & S (14875 Detroit)  
Robeks Juice - Sign Review - November 2020**

4

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


**City Notes:**

- Storefront 18 ft, maximum allowable sign area of 27 ft<sup>2</sup>
- Proposal is 35 ft<sup>2</sup>, exceeds maximum allowable – applicant has applied for a variance of 8 ft<sup>2</sup>



**Summary Approval (Variance + Sign)**

**Docket No. 11-127-20 B & S (14833 Detroit)**  
**Lakewood City Center Dental - Sign Review - November 2020**



5

**Applicant proposes installation of non-illuminated projection sign in C2 District.**

**City Notes:**

- Storefront ~18 ft, maximum allowable sign area of 27 ft<sup>2</sup>
- Proposal adds ~6 ft<sup>2</sup> to existing window graphics (~20 ft<sup>2</sup>; approved March 2018)
- Summary Approval Conditions: (1) use of store name and (2) revised background



**Summary Approval**

**Docket No. 11-128-20 (13375 Madison)**  
**Cleveland Curiosities - Sign Review - November 2020**



6

**Applicant proposes replacement/installation of two wall signs in C4 District.**

**City Notes:**

- Maximum allowable sign area of 100 ft<sup>2</sup>
- Proposal total of ~30 ft<sup>2</sup>;
  - Replaces existing "Taft School" lettering on south side with "Taft Center for Innovation"
  - Adds "Board of Education" lettering on east side



**Summary Approval**

**Docket No. 11-130-20 (13701 Lake)**  
**Taft Center/Board of Education - Sign Review - November 2020**



7

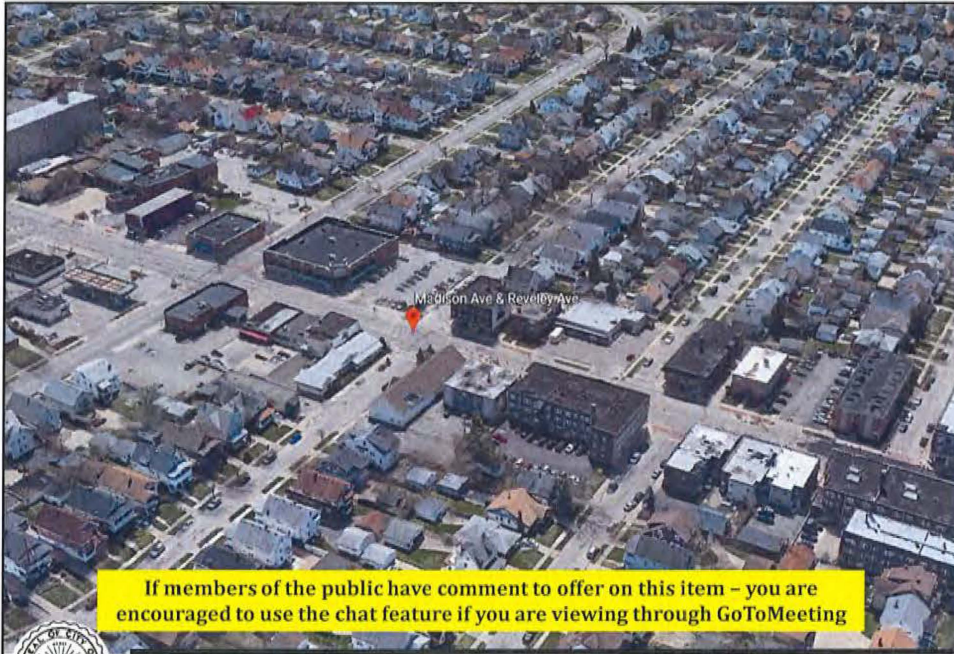


Source: <https://www.lakewoodcolorado.org/2016/05/11/new-entertainment-district/>

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



8



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



Docket No. 11-131-20 (Public Art - LakewoodAlive)  
Communication - ABR - November 2020

9

### CONCEPT MOCKUP



Docket No. 11-131-20 (Public Art - LakewoodAlive)  
Communication - ABR - November 2020

10


FILE IS AT 100%  
 • DO NOT CHANGE SCALE  
 • CONVERT ALL FONTS TO OUTLINES  
 • INCLUDE ANY PMS COLORS  
 • RASTER IMAGES MUST BE AT LEAST 50 DPI WHEN PLACED

FINISHED EDGE  
 BLEED

SIDE 1  
 43.5"H X 22.75"W

FRONT  
 43.5"H X 24"W

SIDE 2  
 43.5"H X 22.75"W

 Docket No. 11-131-20 (Public Art - LakewoodAlive)  
 Communication - ABR - November 2020


11

Proposed conditions to allow for administrative approval of current and future temporary structure requests related to outdoor dining during the COVID-19 pandemic.

**City Notes:**

- Gain Board concurrence with, and approval for use of, conditions for administrative approval of these temporary structures during the current COVID-19 state of emergency.
- Provide opportunity for public comment on any of the pending four applications prior to conducting administrative review.

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

 Docket No. 11-132-20 (COVID Outdoor Dining Temp. Structures)  
 Communication - ABR - November 2020

12

**COVID-19 Outdoor Dining Temporary Structures  
Conditions for Administrative Approval**

1. Temporary structures are only permitted from November 1 through March 31;
2. Shall comply with all other applicable requirements pertaining to outdoor dining;
3. All applicable Building Code and Fire Code requirements shall be met;
4. All Americans with Disabilities Act requirements shall be met;
5. Applications may be subject to additional reviews and requirements as determined by the Building Commissioner and/or Director of Planning & Development to protect the public health, life, safety, and welfare;
6. Any public health directives or guidance provided by the Centers for Disease Control & Prevention, State of Ohio Department of Health, Cuyahoga County Board of Health, or other regulatory agency having purview shall be met, including retroactively for any temporary structure erected prior to issuance of the directive or guidance; and
7. Consistent with Resolution 2020-31A authorizing the extension of the outdoor dining season, this administrative approval authority shall expire upon termination of the state of emergency declared by the State of Ohio or Cuyahoga County, whichever occurs first.



**Docket No. 11-132-20 (COVID Outdoor Dining Temp. Structures)  
Communication - ABR - November 2020**

**COVID-19 Outdoor Dining Temporary Structures  
Pending Applications:**

- 18515 Detroit (Georgetown)
- 18616 Detroit (Around the Corner)
- 16900 Detroit (Lakewood Truck Park)
- 15315 Madison (Buckeye Beer Engine)

**Gardenigloo**



**Structures will not be erected/installed until:**


- Apply/obtain Permit (Temporary Structure) approval from the Building Department
  - 18515 Detroit - pending
  - ✓ 18616 Detroit - permit approved
  - 16900 Detroit - pending
  - 15315 Madison - not yet applied
- Apply/obtain ABR administrative approval from Planning & Development Department




**Docket No. 11-132-20 (COVID Outdoor Dining Temp. Structures)  
Communication - ABR - November 2020**

Applicant proposes a temporary outdoor dining structure (five igloos)

**Gardenigloo**



**To Administrative Review**

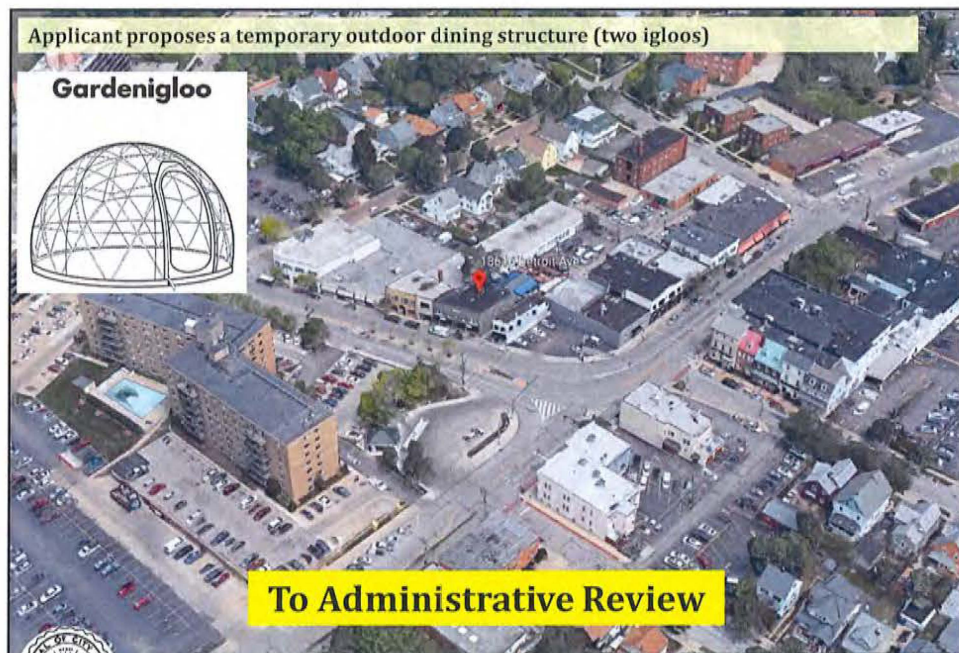


Docket No. 11-123-20 (18515 Detroit - Georgetown)  
Temporary Outdoor Dining Structure - ABR - November 2020


15

Applicant proposes a temporary outdoor dining structure (two igloos)

**Gardenigloo**



**To Administrative Review**

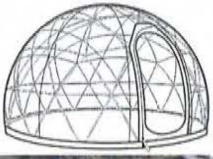
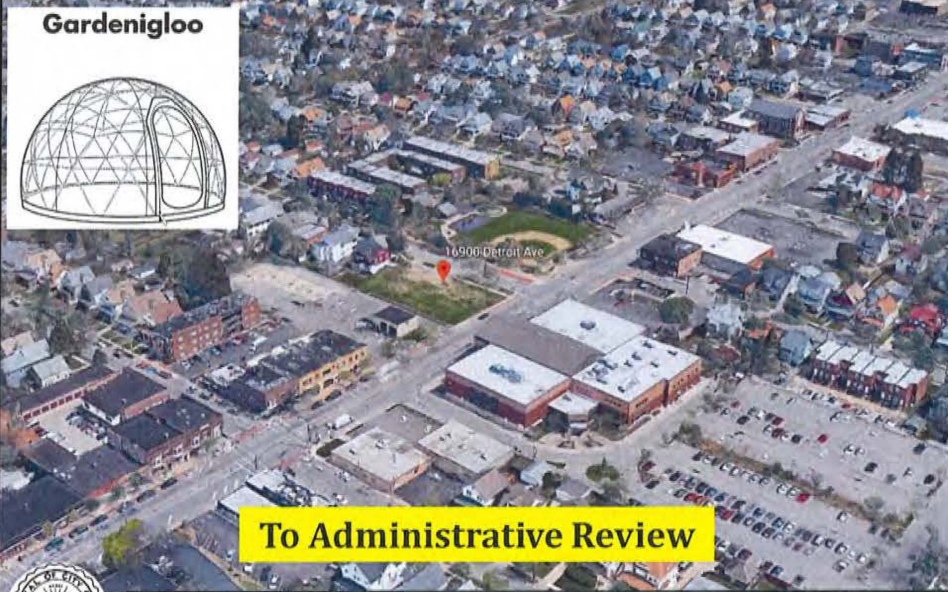


Docket No. 11-124-20 (18616 Detroit - Around the Corner)  
Temporary Outdoor Dining Structure - ABR - November 2020


16

Applicant proposes a temporary outdoor dining structure (five igloos)

**Gardenigloo**


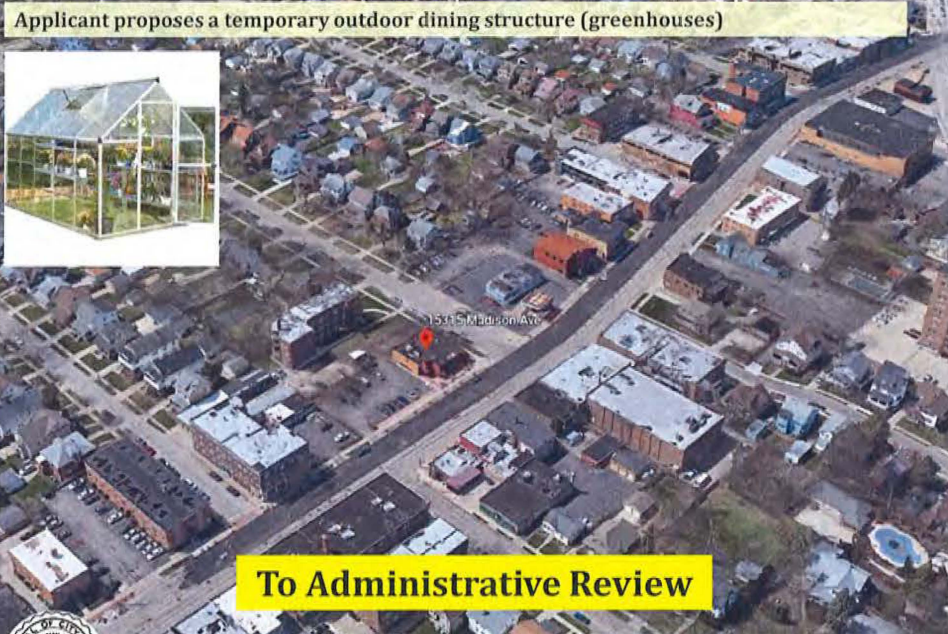
**To Administrative Review**




Docket No. 11-125-20 (16900 Detroit - LTP)  
 Temporary Outdoor Dining Structure - ABR - November 2020

17

Applicant proposes a temporary outdoor dining structure (greenhouses)

**To Administrative Review**



Docket No. 11-126-20 (15315 Madison - Buckeye Beer Engine)  
 Temporary Outdoor Dining Structure - ABR - November 2020

18



Source: <https://www.facebook.com/abc.org/2014/02/11/instagramworld-derived/>



## Architectural Board of Review Old Business - November 2020

19

**Applicant proposes the renovation of a front porch.**

**City Notes:**

- Correction notice issued on 20 July 2020 for work with no permit.
- Plans submitted 5 Aug - received plan approval from Building Department 21 Aug, conditional on ABR
- Renovation intended to match adjacent home porch (1378 Gladys)

**Deferral Requested**

**Docket No. 09-87-20 (1382 Gladys)  
Front Porch Renovation - ABR - November 2020**

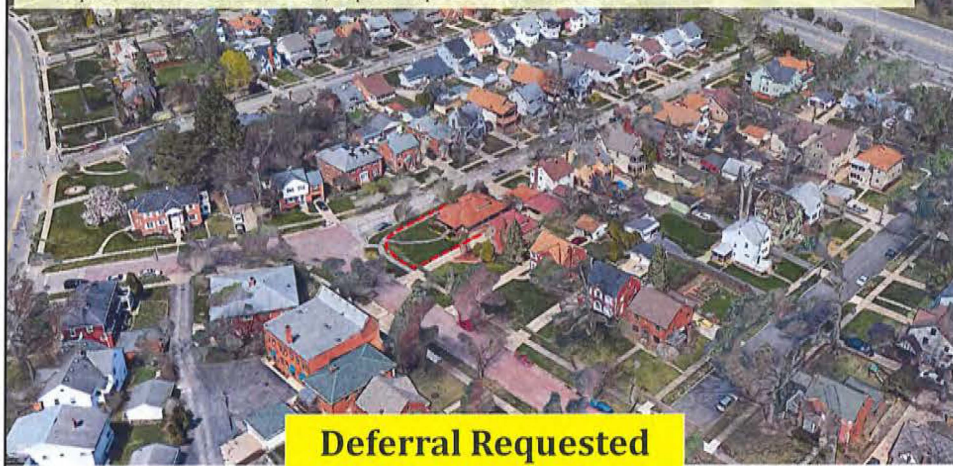


20


**Applicant proposes the extension/enclosure of a front porch.**

**City Notes:**

- City does not support the enclosing of front porches
- Deferred at September and October Boards.
- Required minor code modification, requested specifications on intended materials



**Deferral Requested**



**Docket No. 09-102-20 (16908 Fischer)**  
**Front Porch Renovation - ABR - November 2020**

21



Source: <https://www.libraryofcongress.org/2016/05/11/robertsonnewarkdelaware/>




**Architectural Board of Review**  
**New Business – November 2020**


22

Applicant proposes the renovation of a front portico.

**City Notes:**  
 N/A





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



**Docket No. 11-113-20 (2063 Belle)**  
**Front Portico Renovation - ABR - November 2020**

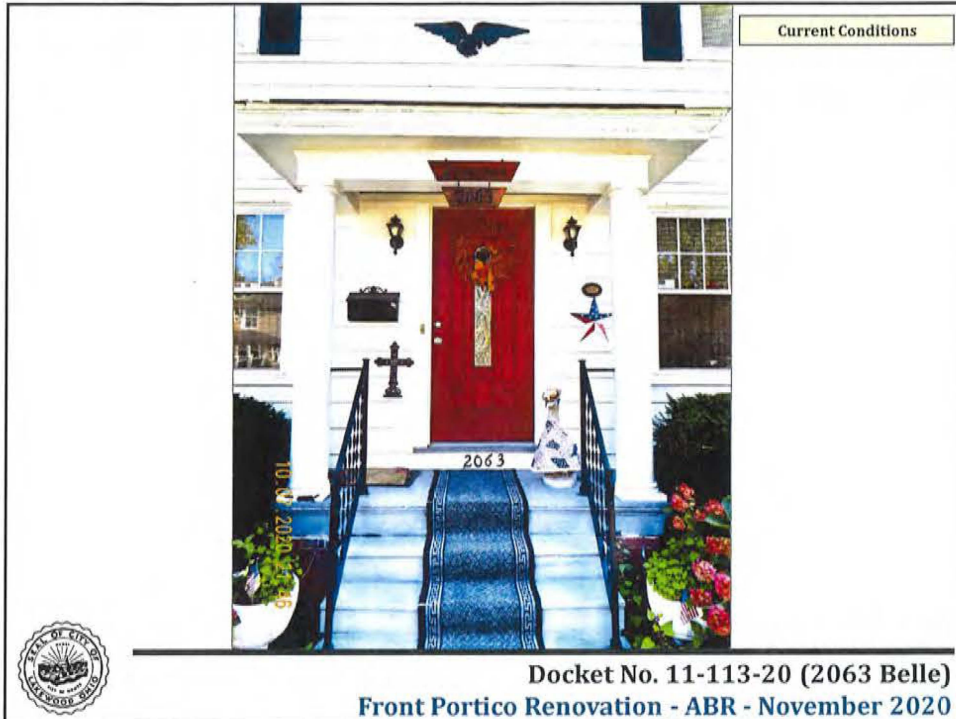
23

Current Conditions

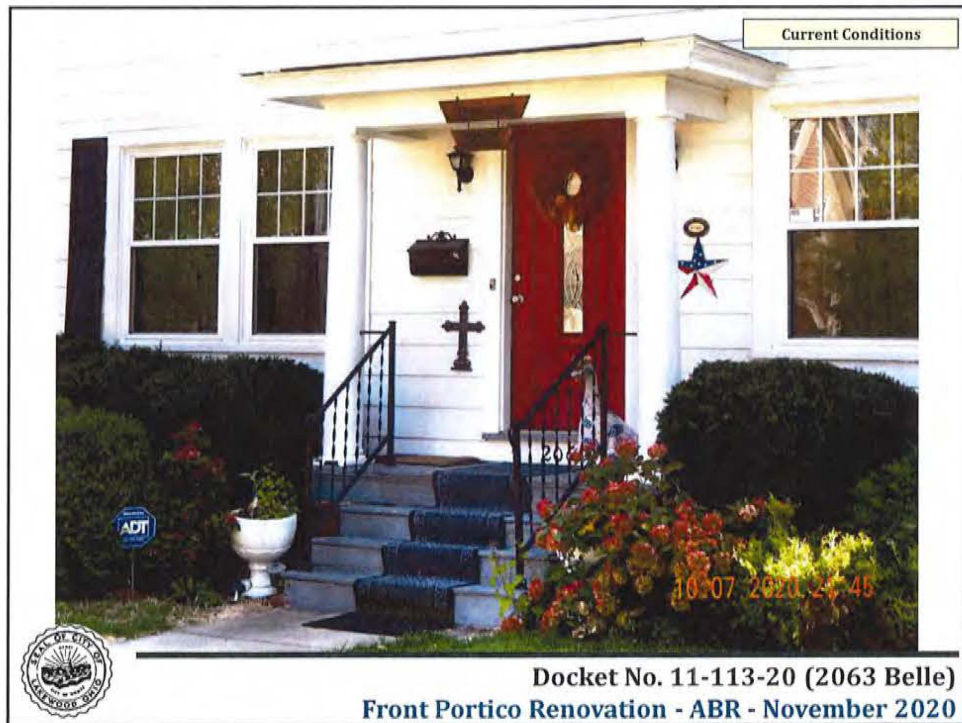



**Docket No. 11-113-20 (2063 Belle)**  
**Front Portico Renovation - ABR - November 2020**

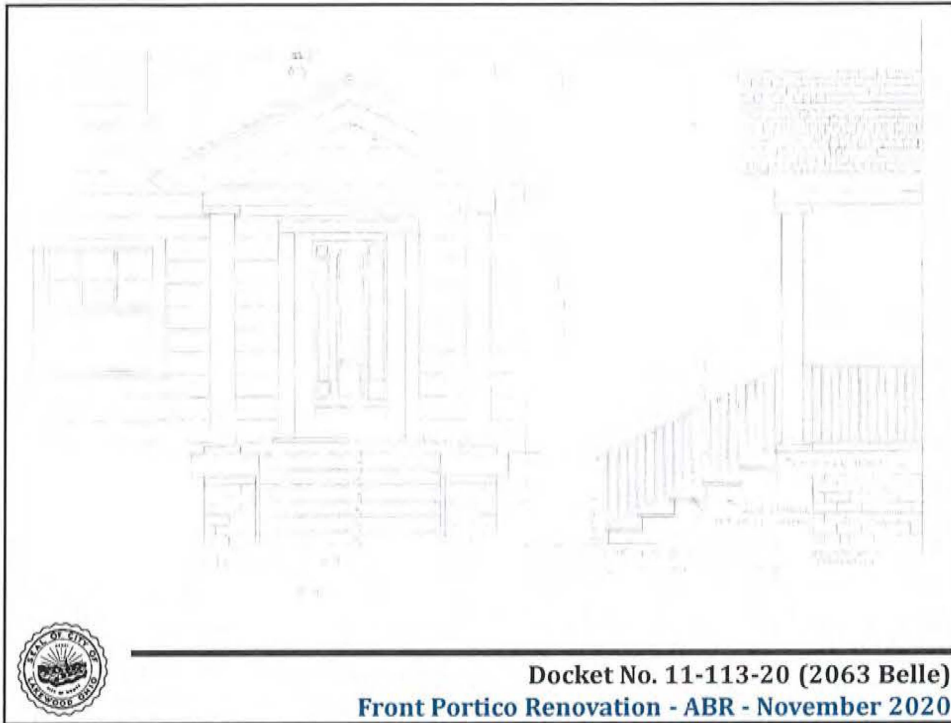
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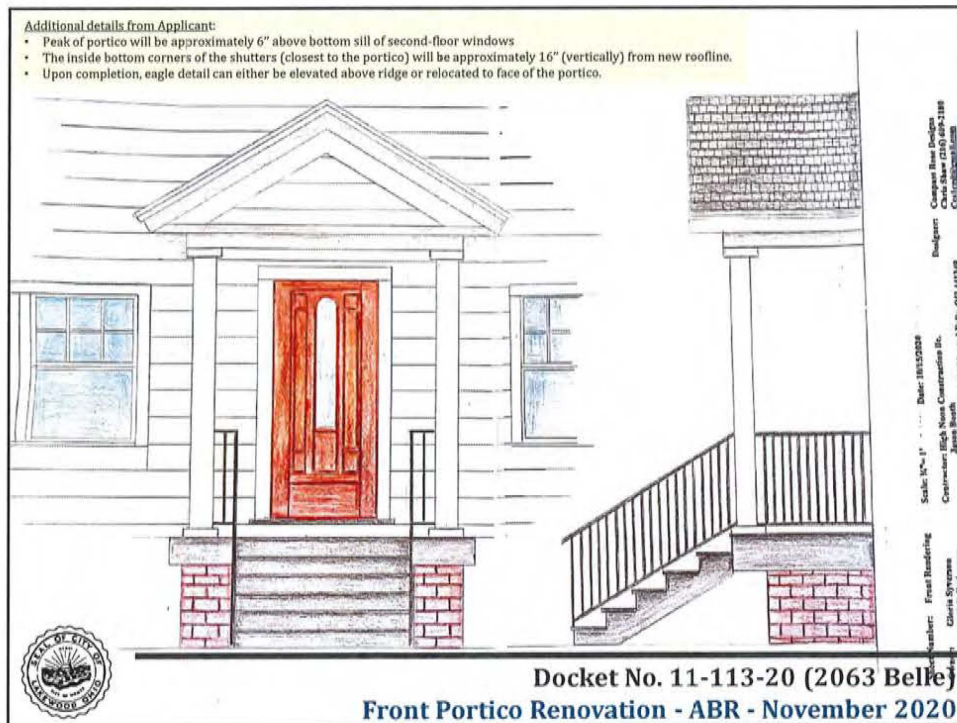
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26

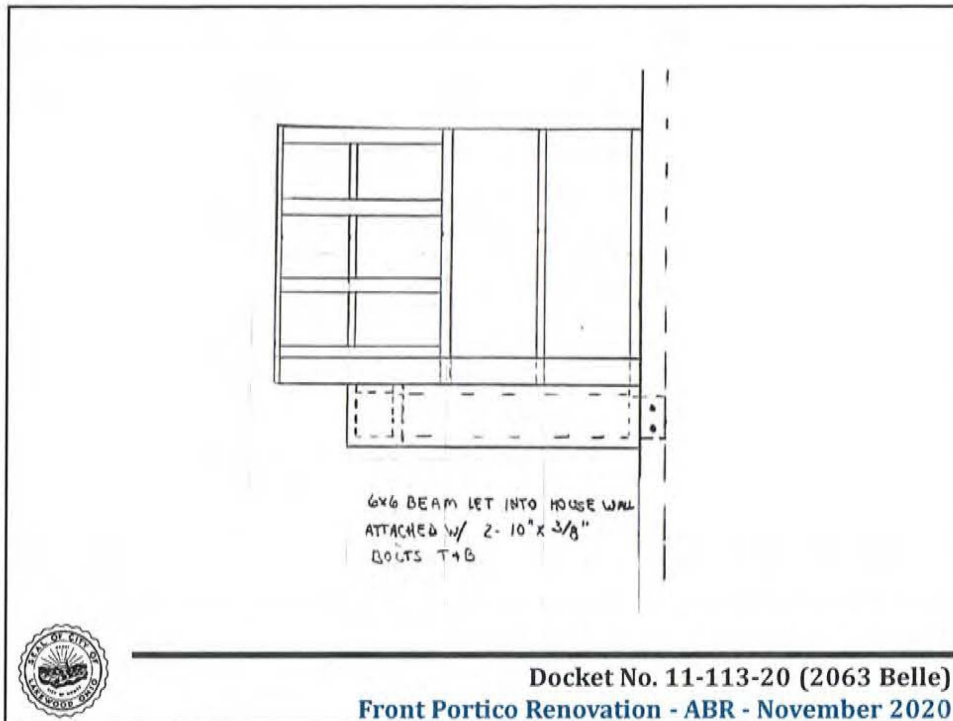


27



28





31

**Applicant proposes the rebuild of a front porch.**

**City Notes:**

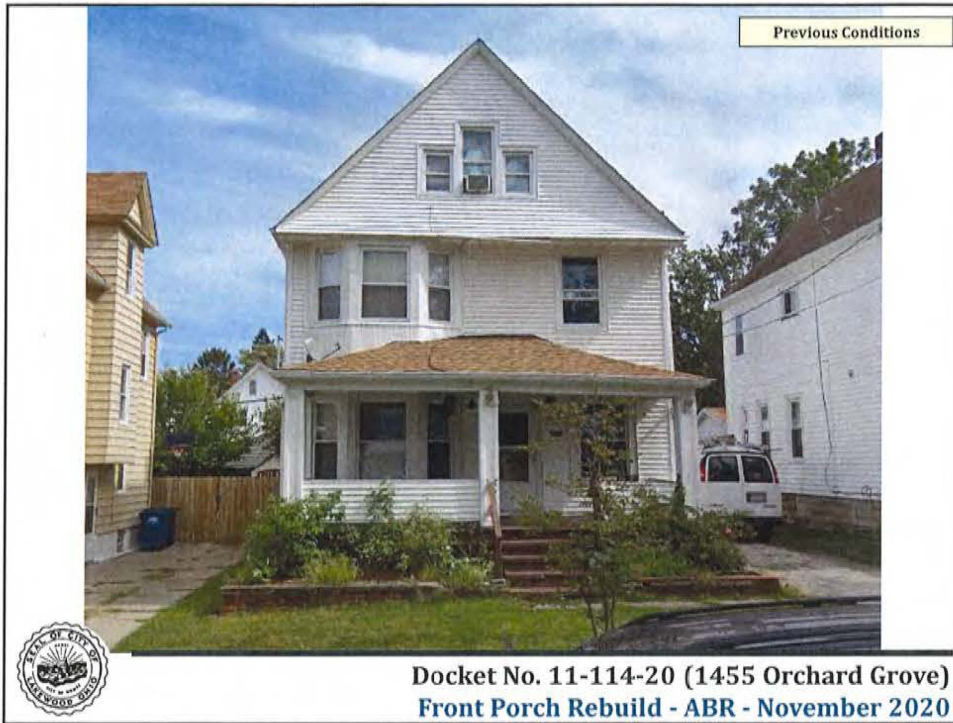
- Provided/discussed porch guidelines (railing detail)
- Confirm intended finish colors.

1455 Orchard Grove Ave

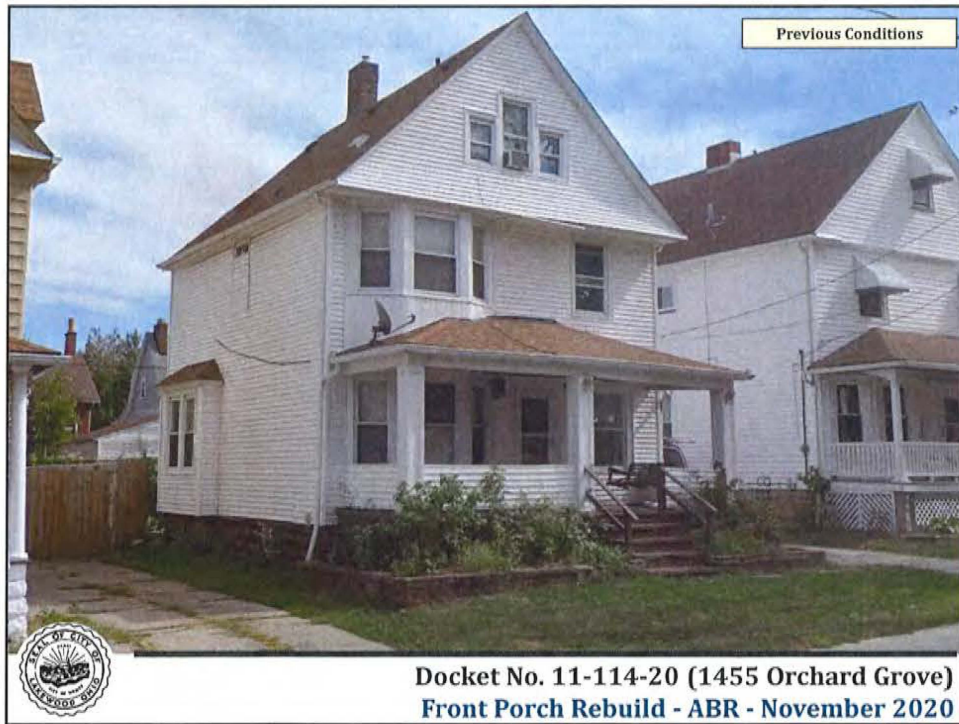
**If members of the public have comment to offer on this item – you are encouraged to use the chat feature if you are viewing through GoToMeeting**

**Docket No. 11-114-20 (1455 Orchard Grove)**  
**Front Porch Rebuild - ABR - November 2020**

32



33



34



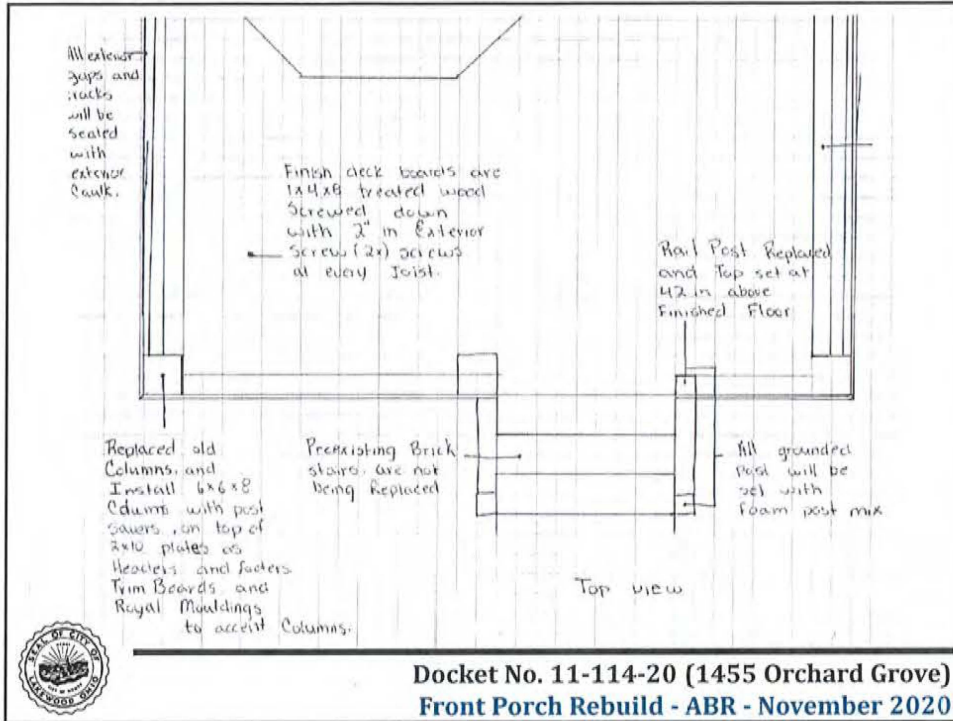
Docket No. 11-114-20 (1455 Orchard Grove)  
Front Porch Rebuild - ABR - November 2020

35

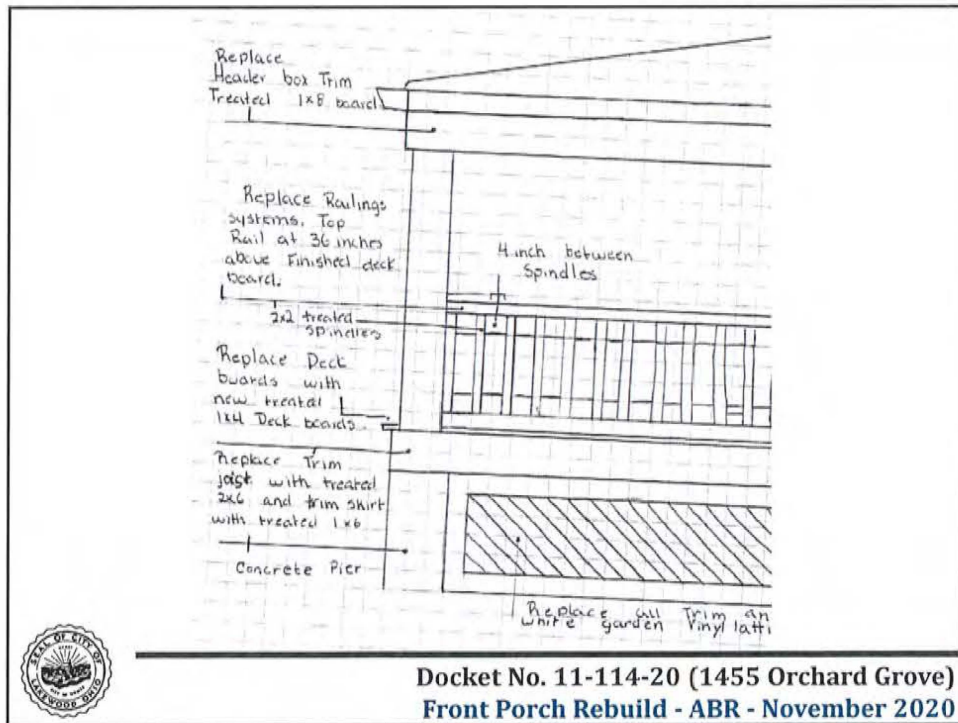


Docket No. 11-114-20 (1455 Orchard Grove)  
Front Porch Rebuild - ABR - November 2020

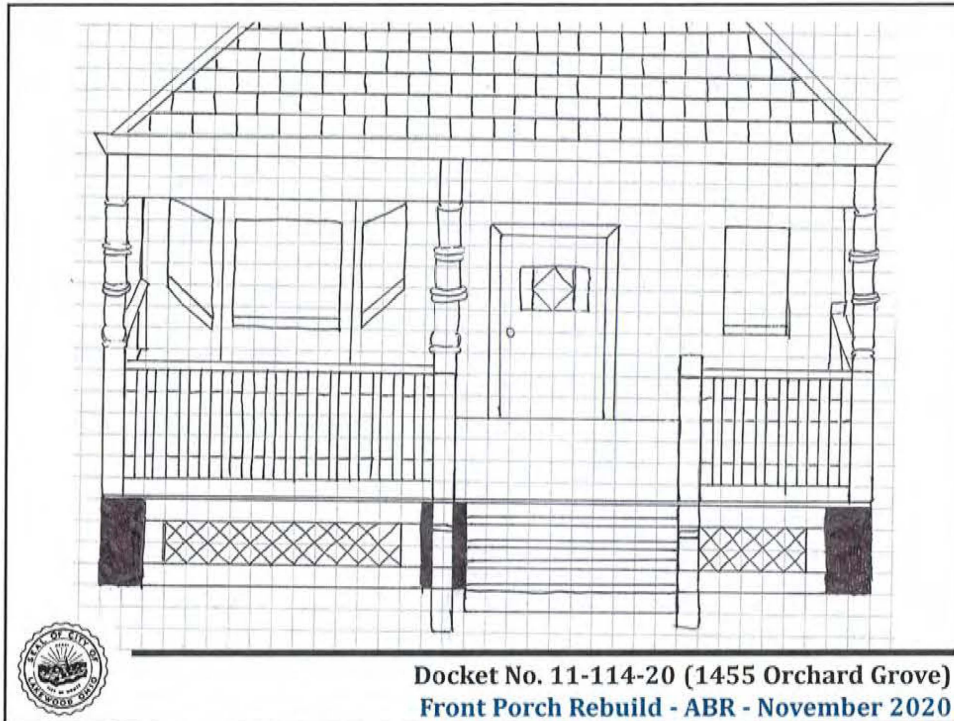
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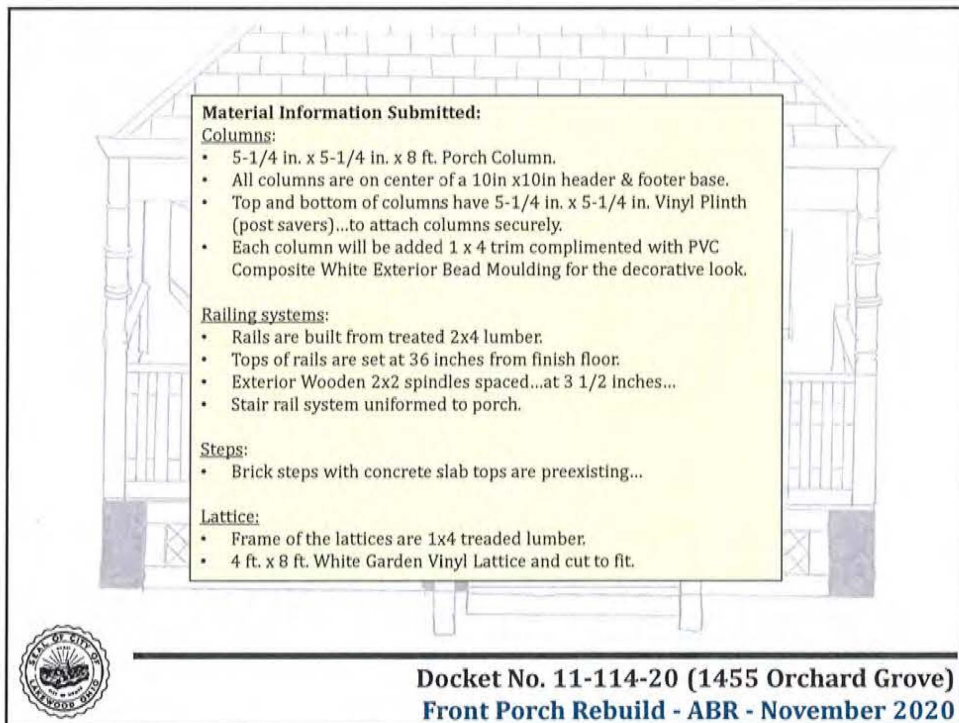
37



38



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**Material Information Submitted:**

**Columns:**

- 5-1/4 in. x 5-1/4 in. x 8 ft. Porch Column.
- All columns are on center of a 10in x10in header & footer base.
- Top and bottom of columns have 5-1/4 in. x 5-1/4 in. Vinyl Plinth (post savers)...to attach columns securely.
- Each column will be added 1 x 4 trim complimented with PVC Composite White Exterior Bead Moulding for the decorative look.

**Railing systems:**

- Rails are built from treated 2x4 lumber.
- Tops of rails are set at 36 inches from finish floor.
- Exterior Wooden 2x2 spindles spaced...at 3 1/2 inches...
- Stair rail system uniformed to porch.

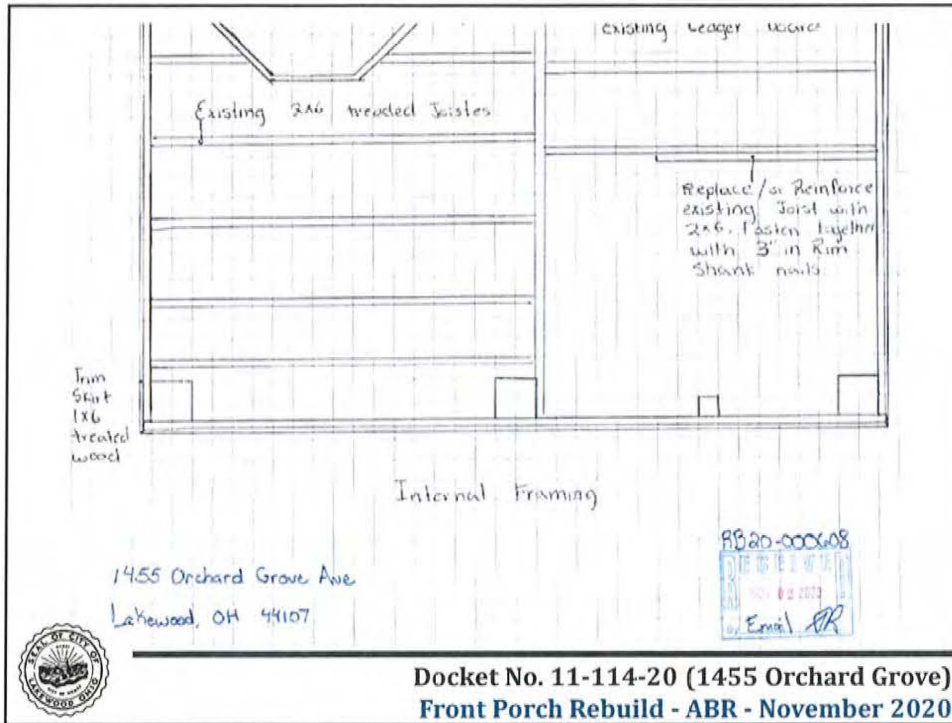
**Steps:**

- Brick steps with concrete slab tops are preexisting...

**Lattice:**

- Frame of the lattices are 1x4 treaded lumber.
- 4 ft. x 8 ft. White Garden Vinyl Lattice and cut to fit.

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Docket No. 11-114-20 (1455 Orchard Grove)  
Front Porch Rebuild - ABR - November 2020

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Docket No. 11-114-20 (1455 Orchard Grove)  
Front Porch Rebuild - ABR - November 2020

44

**Applicant proposes the rebuild of a front porch.**

**City Notes:**  
 Applicant provided updated front elevation sketch to reflect pre-review recommendations

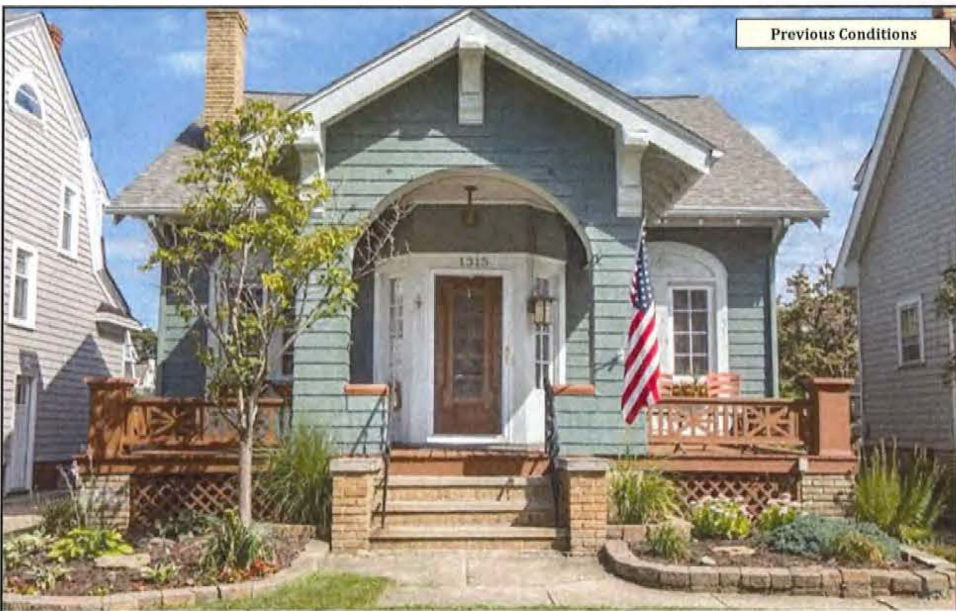


If members of the public have comment to offer on this item – you are encouraged to use the chat feature if you are viewing through GoToMeeting




**Docket No. 11-115-20 (1315 Chase)  
 Front Porch Rebuild - ABR - November 2020**

45



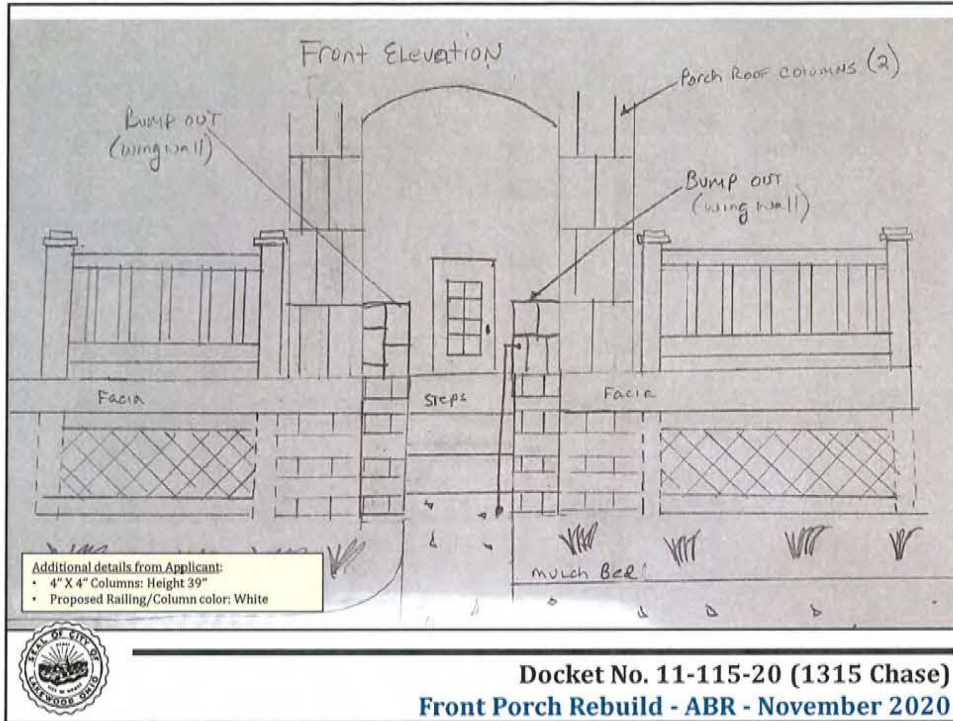
Previous Conditions



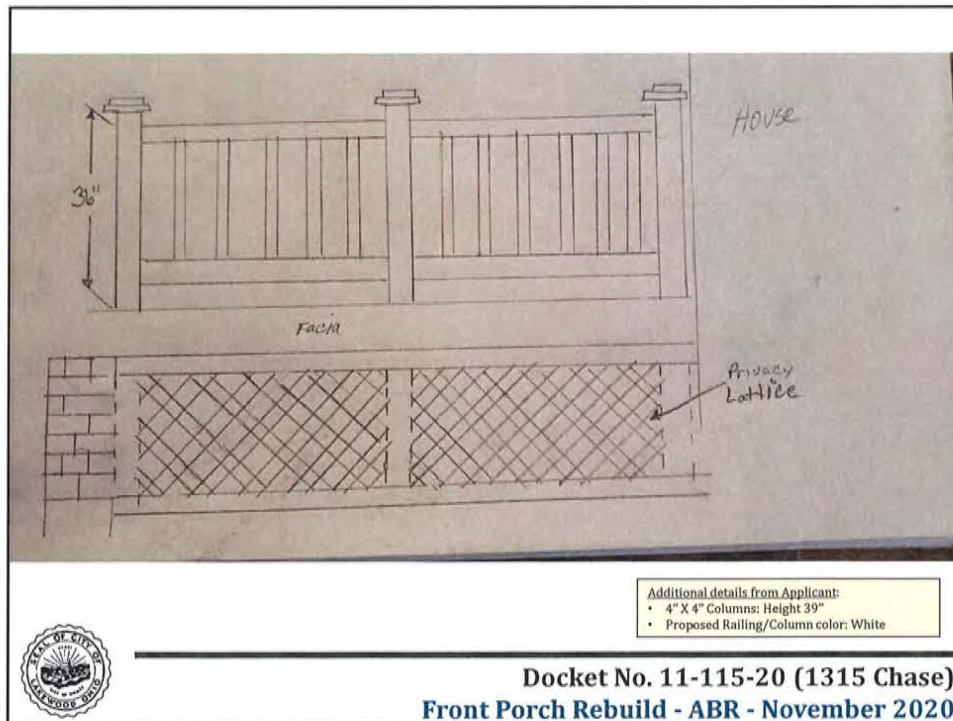
**Docket No. 11-115-20 (1315 Chase)  
 Front Porch Rebuild - ABR - November 2020**

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Made from PolyComposite

### POLYCOMPOSITE™ CORE

NO WOOD FIBER OR ORGANIC FILLERS  
WILL NOT MOLD OR MILDEW  
WILL NOT WARP OR SWELL

TOUGH PVC SURFACE CAP WITH UV PROTECTION



### Product Overview

The Traditional 6 ft. x 36 in. White Pre-Built Rail Kit with Square Balusters featuring PolyComposite technology offers the high quality, low maintenance solution you've been looking for. Our new PolyComposite technology is our strongest and most durable core ever. The PolyComposite core has no wood fiber or organic fillers, so it is not prone to warping or mold like other composites. The classic design and clean white finish complements any home. Supported by a transferable limited lifetime warranty.

- Kit comes pre-built
- Features PolyComposite technology - our strongest and most durable railing

### Specifications

Dimensions		Finish	
Finish (Square Bal.)	White	Finish (Depth Bal.)	White
Finish (Height Bal.)	White	Finish (Width Bal.)	White
Details		Material	
Material (Rail per Foot)	12	Material (Rail)	White
Material (Bal.)	12 (PolyComposite)	Material (Bal.)	White
Material (Cap)	White	Material (Cap)	White
Material (Post)	12	Material (Post)	White



6'x36" Traditional Rail



Docket No. 11-115-20 (1315 Chase)  
Front Porch Rebuild - ABR - November 2020

51



TREX: Composite Decking

Enhance Naturals 12-ft Foggy Wharf  
Square Composite Deck Board QTY  
Item #: 1288856 Model #: FW010616E2S01 41  
Size: 1" x 5.5" x 12 ft

TREX: Composite Decking

Enhance Naturals 16-ft Foggy Wharf  
Square Composite Deck Board QTY  
Item #: 1288856 Model #: FW010616E2S01 4  
Size: 1" x 5.5" x 16 ft

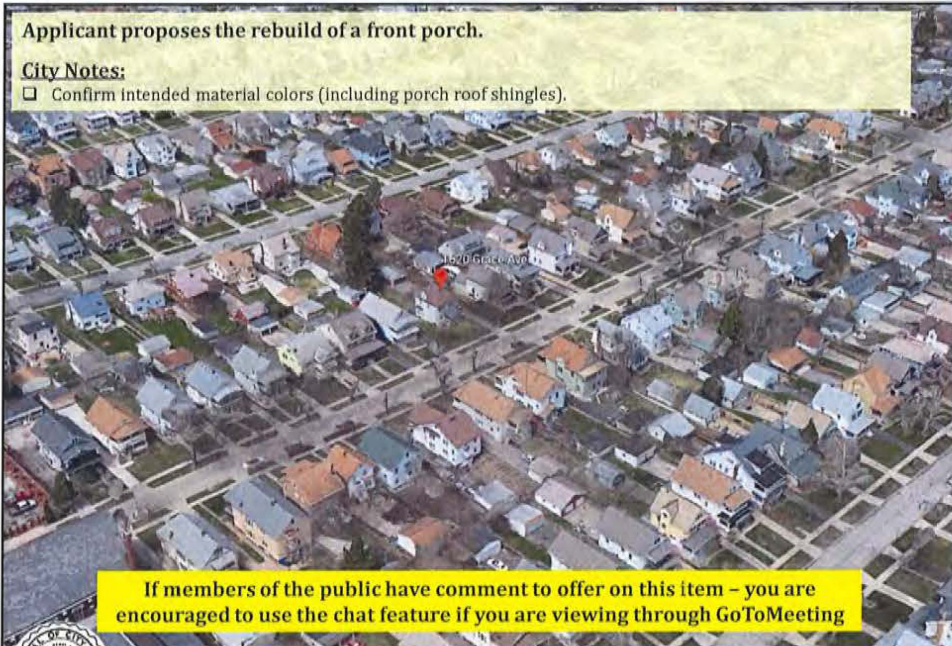


Docket No. 11-115-20 (1315 Chase)  
Front Porch Rebuild - ABR - November 2020


52

**Applicant proposes the rebuild of a front porch.**

**City Notes:**  
 Confirm intended material colors (including porch roof shingles).

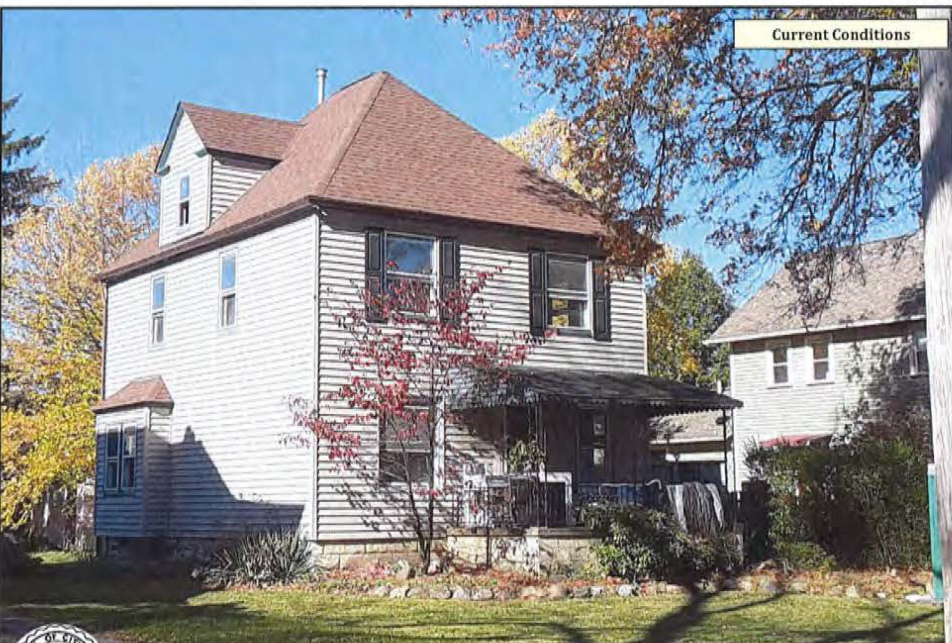


If members of the public have comment to offer on this item – you are encouraged to use the chat feature if you are viewing through GoToMeeting




**Docket No. 11-116-20 (1620 Grace)  
 Front Porch Renovation - ABR - November 2020**

53



**Current Conditions**



**Docket No. 11-116-20 (1620 Grace)  
 Front Porch Renovation - ABR - November 2020**

54



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Current Conditions



EXISTING FRONT PHOTO 1

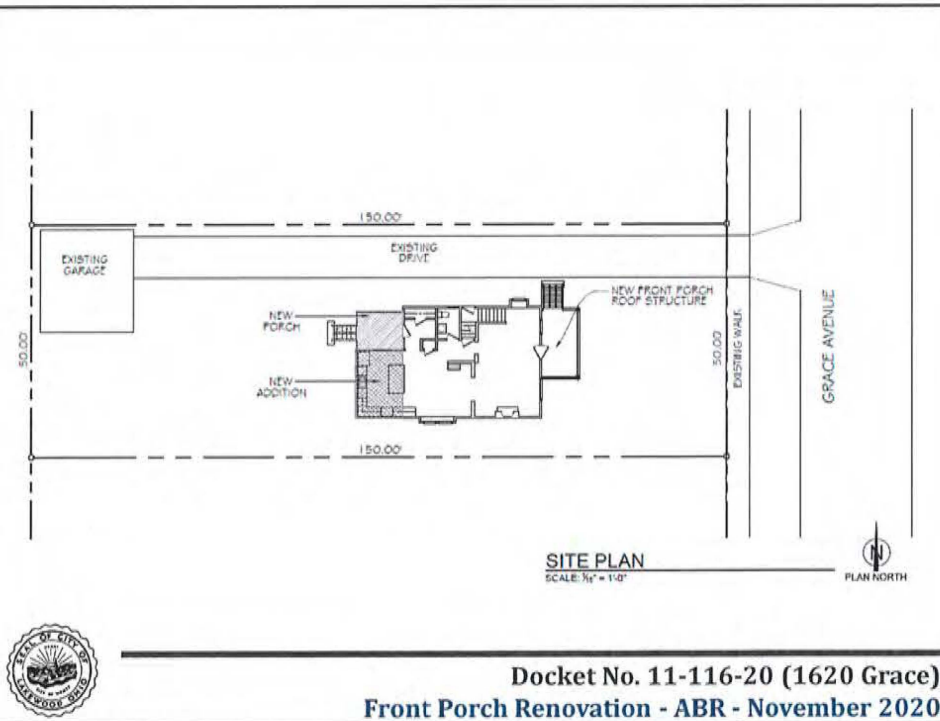


EXISTING FRONT PHOTO 2



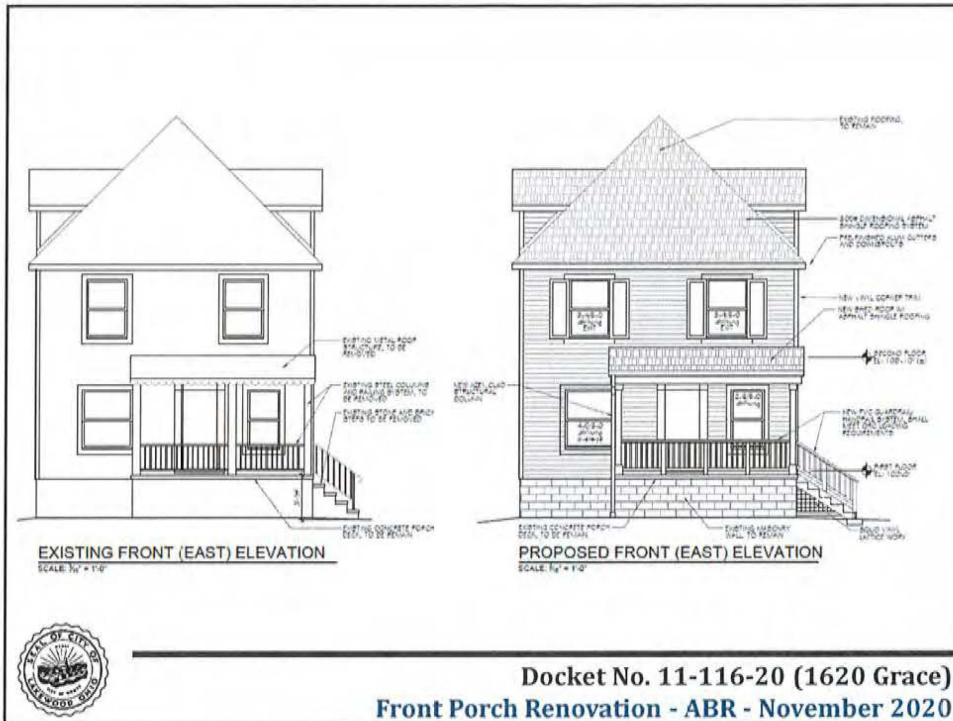
Docket No. 11-116-20 (1620 Grace)  
Front Porch Renovation - ABR - November 2020

57

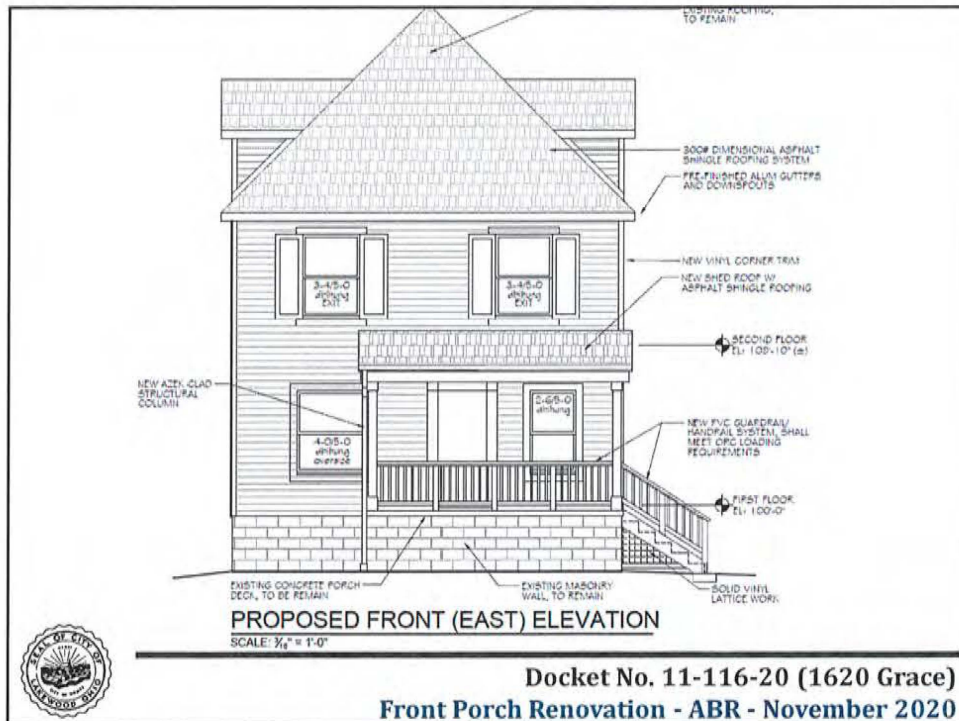


Docket No. 11-116-20 (1620 Grace)  
Front Porch Renovation - ABR - November 2020

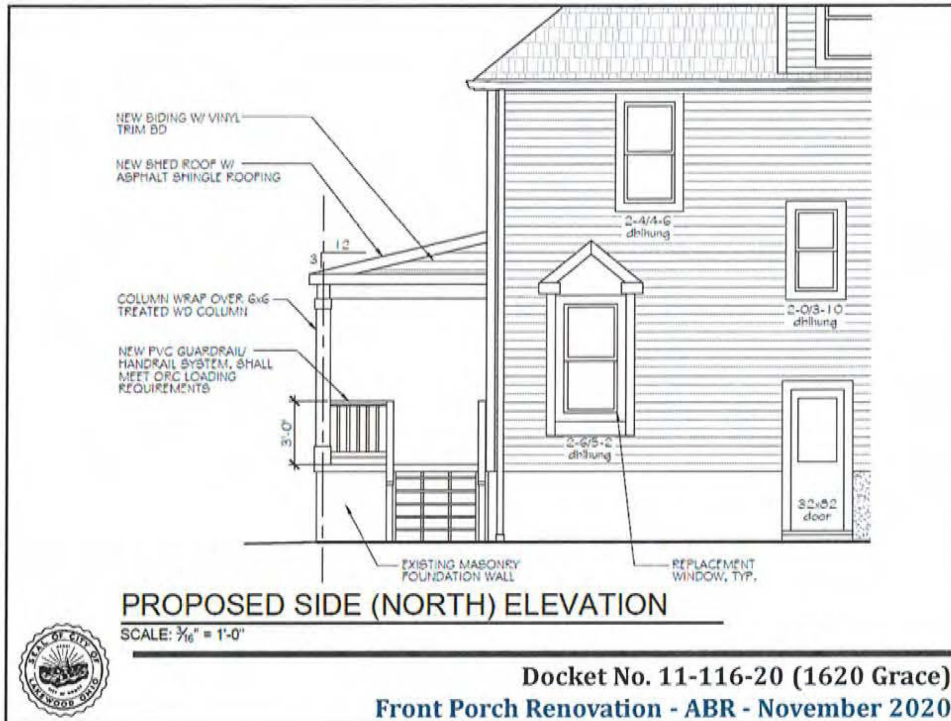
58



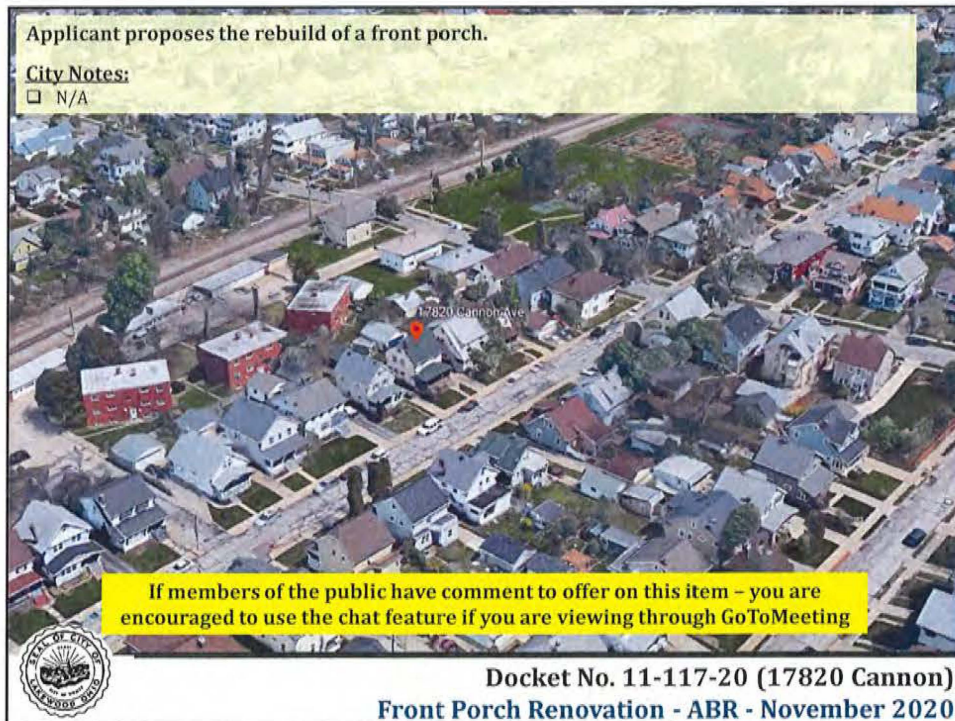
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60



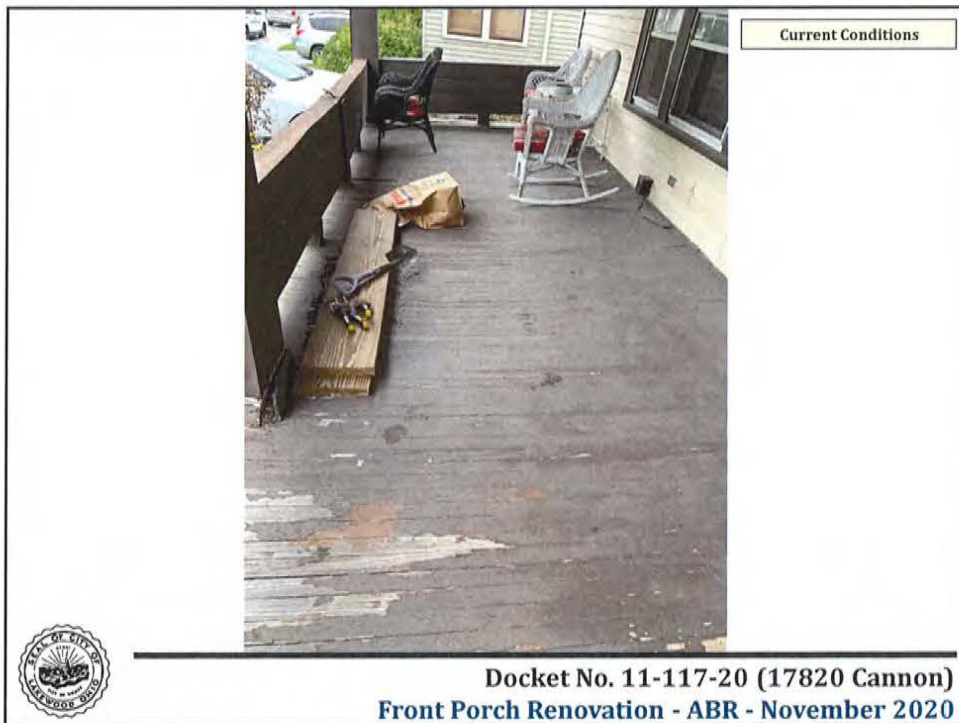
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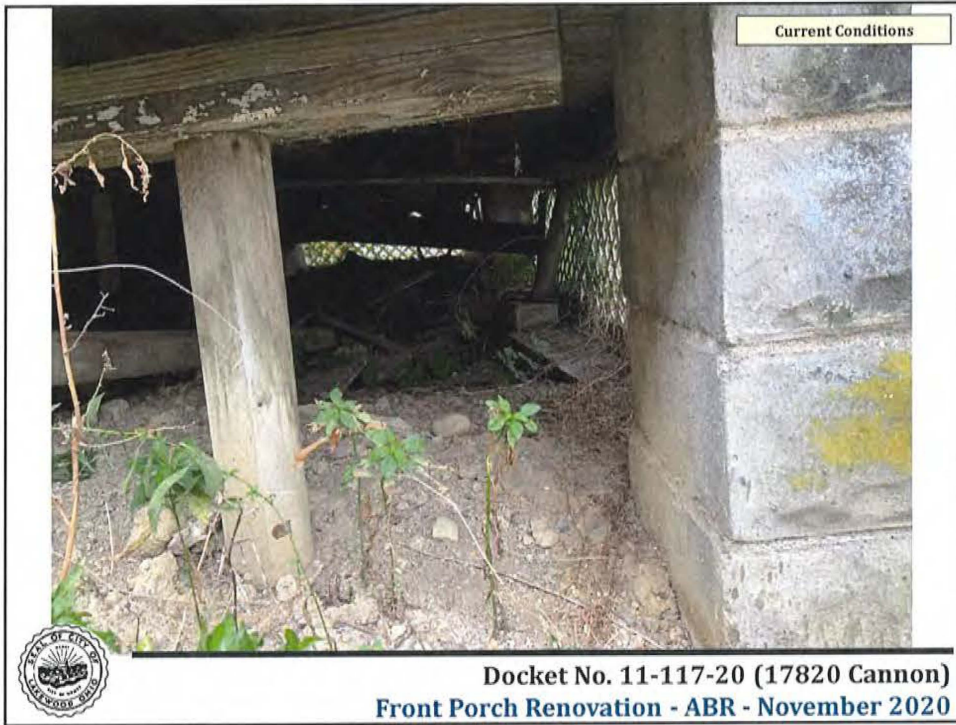
62



63



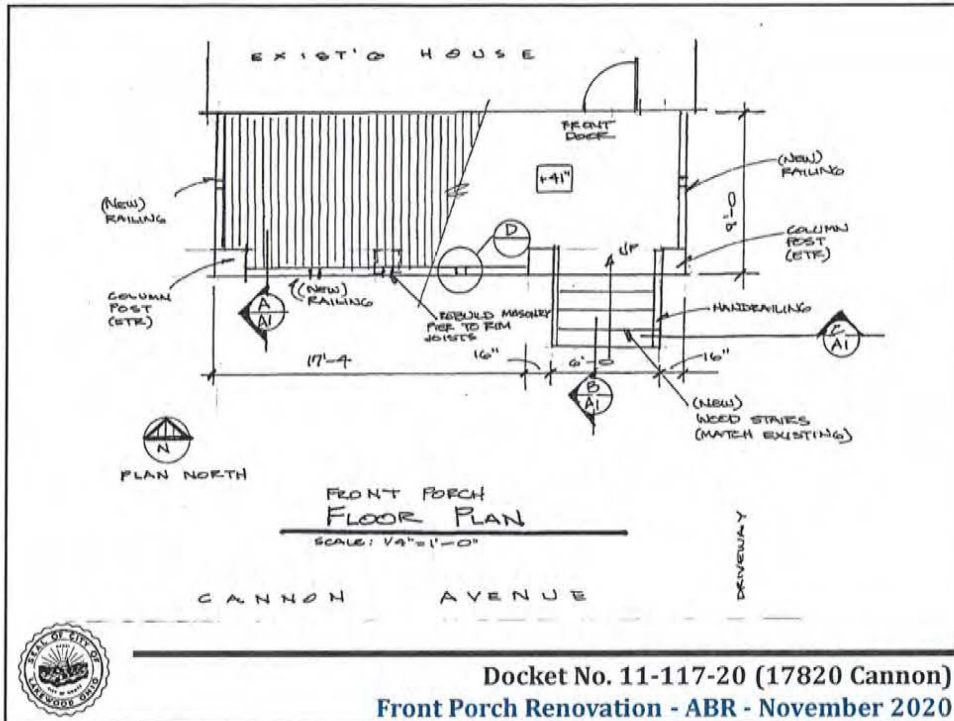
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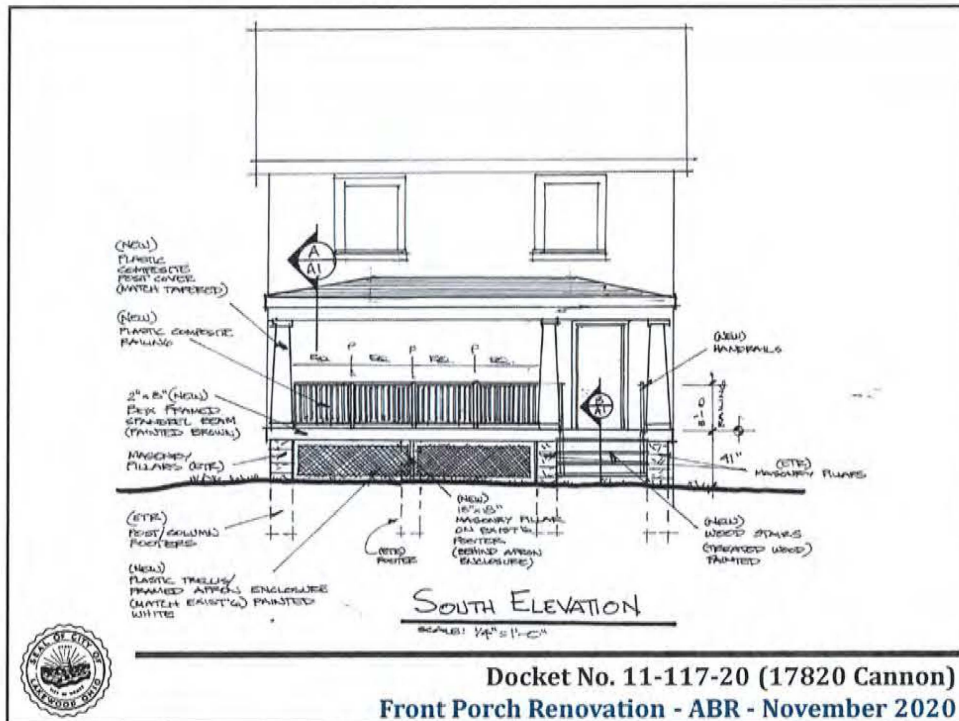
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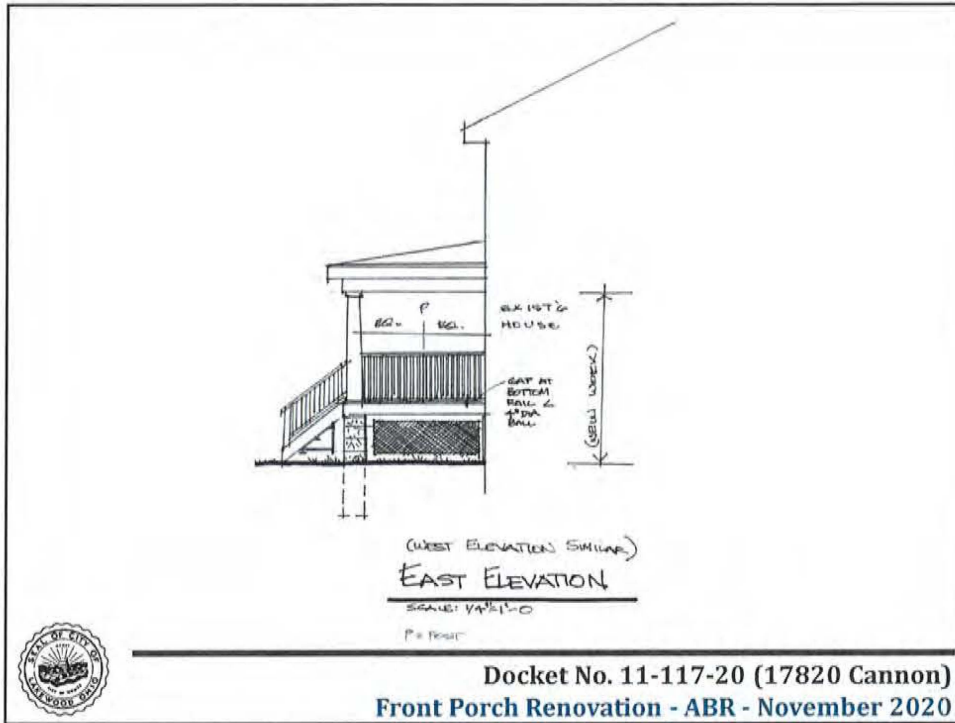
66



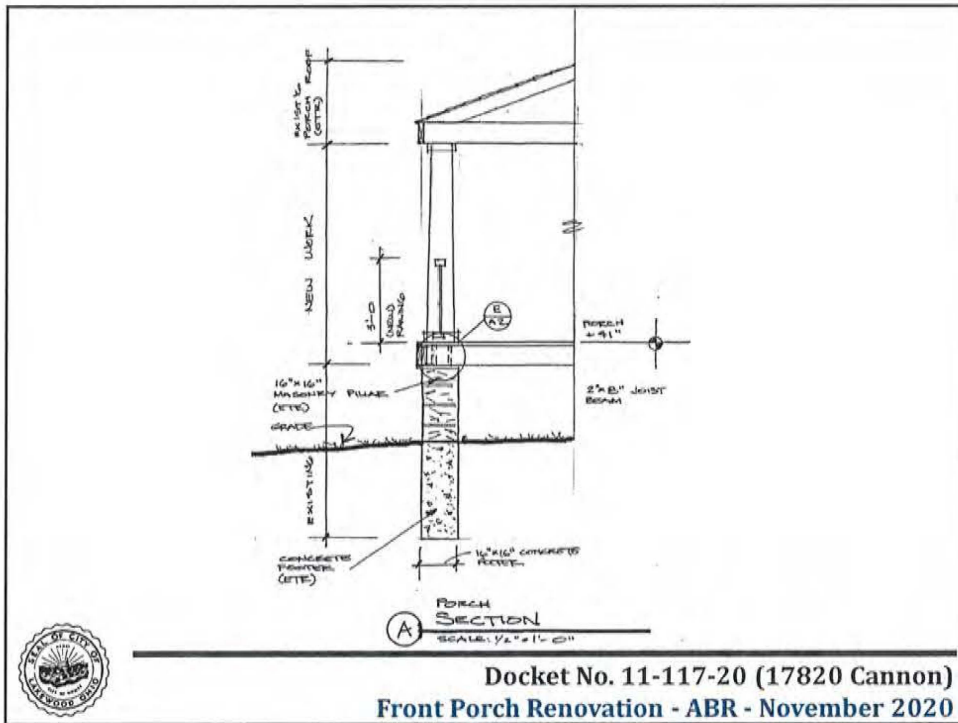
67



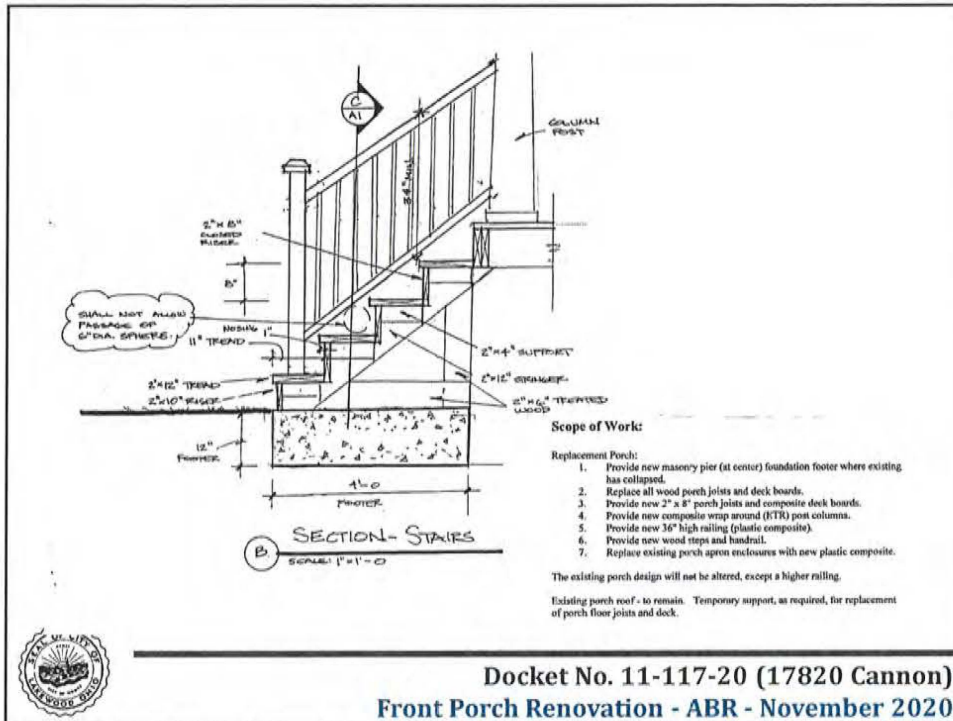
68



69

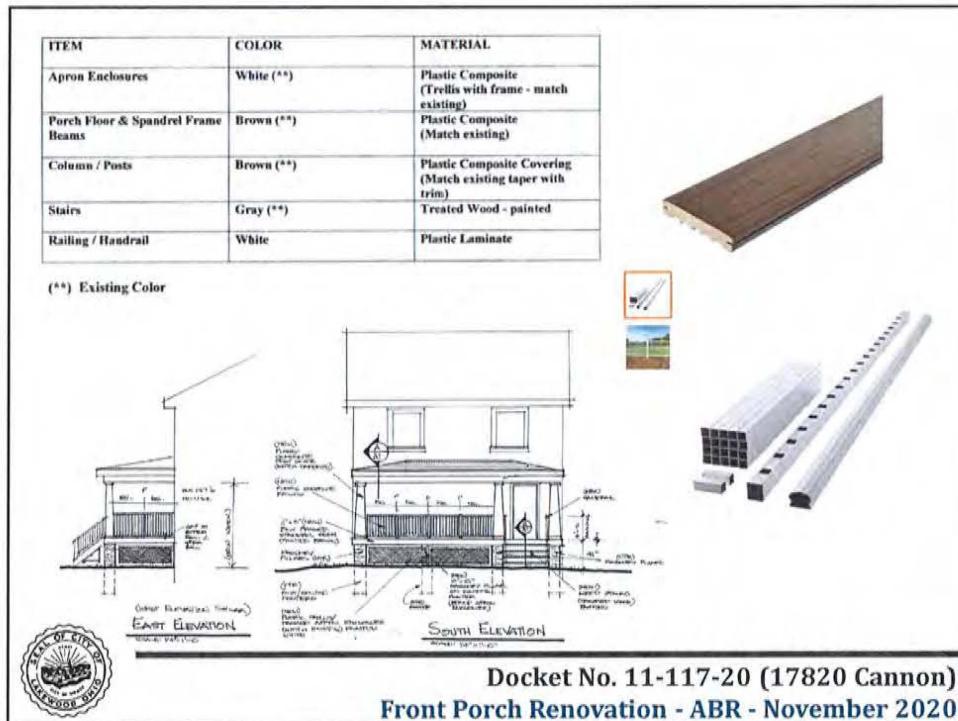


70

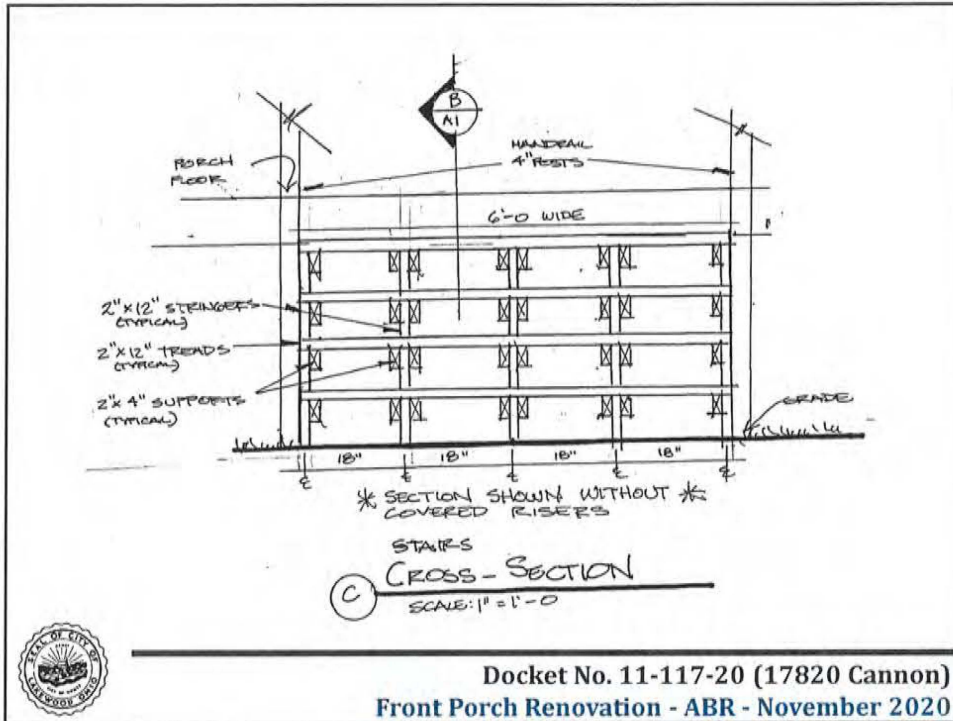


**Docket No. 11-117-20 (17820 Cannon)**  
**Front Porch Renovation - ABR - November 2020**

71

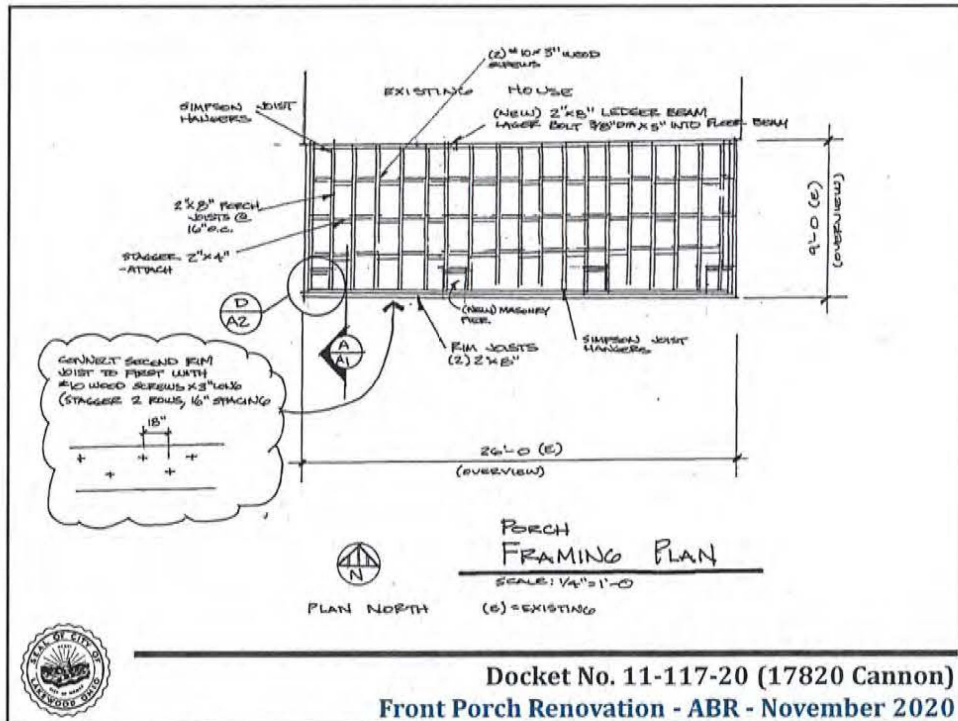


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Docket No. 11-117-20 (17820 Cannon)  
 Front Porch Renovation - ABR - November 2020

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Docket No. 11-117-20 (17820 Cannon)  
 Front Porch Renovation - ABR - November 2020

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**East Elevation**

**South Elevation**

**Colors:**

WOOD	02254	WOOD	02254
BRICKWORK	02010	BRICKWORK	02010
PAINT	02010	PAINT	02010
ROOFING	02010	ROOFING	02010
GLASS	02010	GLASS	02010
IRON	02010	IRON	02010
STEEL	02010	STEEL	02010
CONCRETE	02010	CONCRETE	02010

**Notes:**

1. BRICKWORK SHALL BE REPAIRED AND MATCHED TO EXISTING BRICKWORK.
2. PAINT SHALL BE REPAIRED AND MATCHED TO EXISTING PAINT.
3. ROOFING SHALL BE REPAIRED AND MATCHED TO EXISTING ROOFING.

**City of Cannon**

**Docket No. 11-117-20 (17820 Cannon)**  
**Front Porch Renovation - ABR - November 2020**

75

**Floor Plan**

**Cross-Section**

**Structural Section**

**Notes:**

1. FOUNDATION SHALL BE REPAIRED AND MATCHED TO EXISTING FOUNDATION.
2. FLOORING SHALL BE REPAIRED AND MATCHED TO EXISTING FLOORING.
3. ROOFING SHALL BE REPAIRED AND MATCHED TO EXISTING ROOFING.

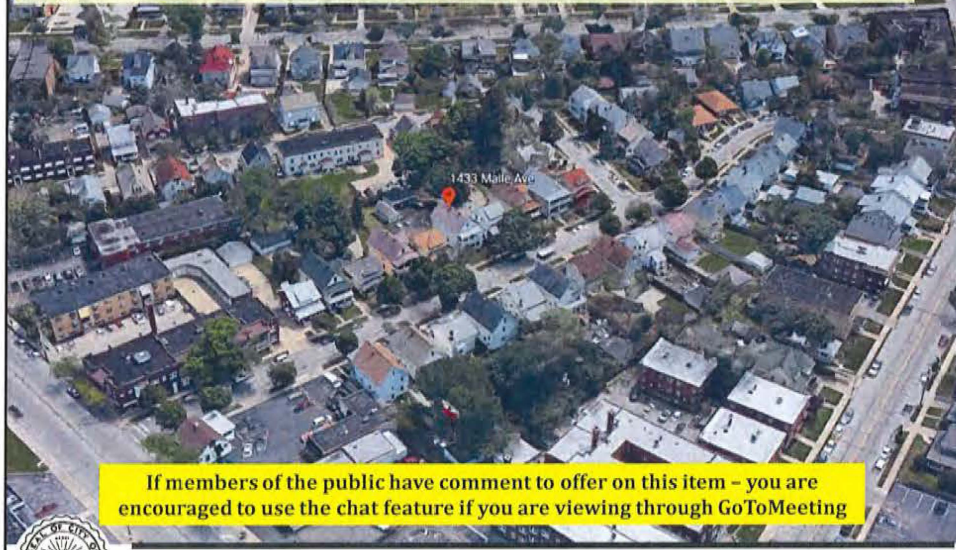
**City of Cannon**

**Docket No. 11-117-20 (17820 Cannon)**  
**Front Porch Renovation - ABR - November 2020**


76

Applicant proposes the rebuild of a front porch.

**City Notes:**  
 N/A





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



**Docket No. 11-118-20 (1433 Maile)**  
**Front Porch Renovation - ABR - November 2020**

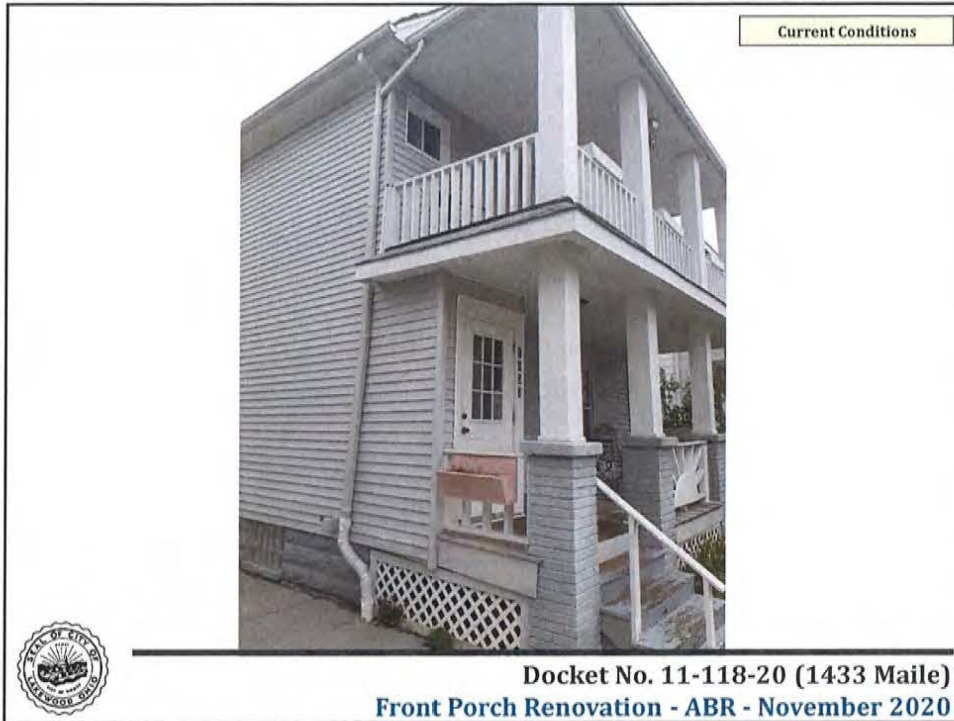
77

Current Conditions

**Docket No. 11-118-20 (1433 Maile)**  
**Front Porch Renovation - ABR - November 2020**

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ADD MOORE LANEWAY, ON  
PORCH REPAIR

GRAND  
CONSTRUCTION  
214 903-8483

SPR  
20/10/20

4'  
8'  
2'  
4'  
3'  
4'

EXPOSED ROOF REPAIR

EXPOSED 8"x8" 20' RAUNTS  
REPAIRS, UNPAINTED  
BRN ALUMINUM (W/SP)

BRN ALUMINUM 4"x4"  
180 YELLOW BROWN (W/SP)

EXPOSED PLANKS OF DECK  
TO BE REPAIRED

ASBESTOS STRIPS ON  
FLOORING

EXPOSED 8"x8" 20' RAUNTS  
REPAIRS, UNPAINTED  
BRN ALUMINUM (W/SP)

BRN ALUMINUM @ 30'

REPAIRS 3"x4" RAILS  
AND BRACKETS

Notes: EXPOSED BY DOWNTOWN PLANNING BOARD  
W/SP - MOUNTAIN SLOTTED AT TOP  
BOTTOM OF ALL COLUMNS TO CLASS  
BRN ALUMINUM

**Docket No. 11-118-20 (1433 Maile)**  
**Front Porch Renovation - ABR - November 2020**

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**Illusions**  
Vinyl Railing System

ILLUSIONS VINYL RAILING  
www.illusionsvinylrailing.com

SELECT DESIRED POST OR POSTS

- GONDOL V-WARD
- TENDRACAP V-WARD
- COACHMAN V-WARD
- BALL V-WARD
- PALACE SOLAR V-WARD
- SOLAR V-WARD
- NEW ENGLAND V-WARD
- FLAT V-WARD

SELECT DESIRED POST OPTIONS

- 4" X 4" (60 OR 66 IN. CERTIFIED POST)
- 4" X 4"
- 4" X 4" ALUMINUM
- 4" X 4" 40' METAL POSTS
- 4" X 4" 60' PORCH POST

2" x 2" AS TOP AND  
BOTTOM PALS

12" X 12" POSTS  
(12 IN.)

METAL 70' DIAMET. RESS TOP  
SAL FOR NEW OCCIDENT

NOTES:

1. 60 IN. 66 IN. 60 IN. 66 IN. CERTIFIED - ALL ILLUSIONS VINYL RAILINGS ARE ASTM F884-12 COMPLIANT
2. AVAILABLE IN CLASSIC SERIES, GONDOL COLOR SPECTRUM OR OCEANIC AND GRAND ILLUSIONS
3. INCLUDES METAL RAIL ORNAMENT TOP BAL

VRB-3  
FROM TRADITIONAL BALUSTRA @ 2 1/2" - 12"  
2 1/2" TOP AND BOTTOM PAL, 4" WIDE

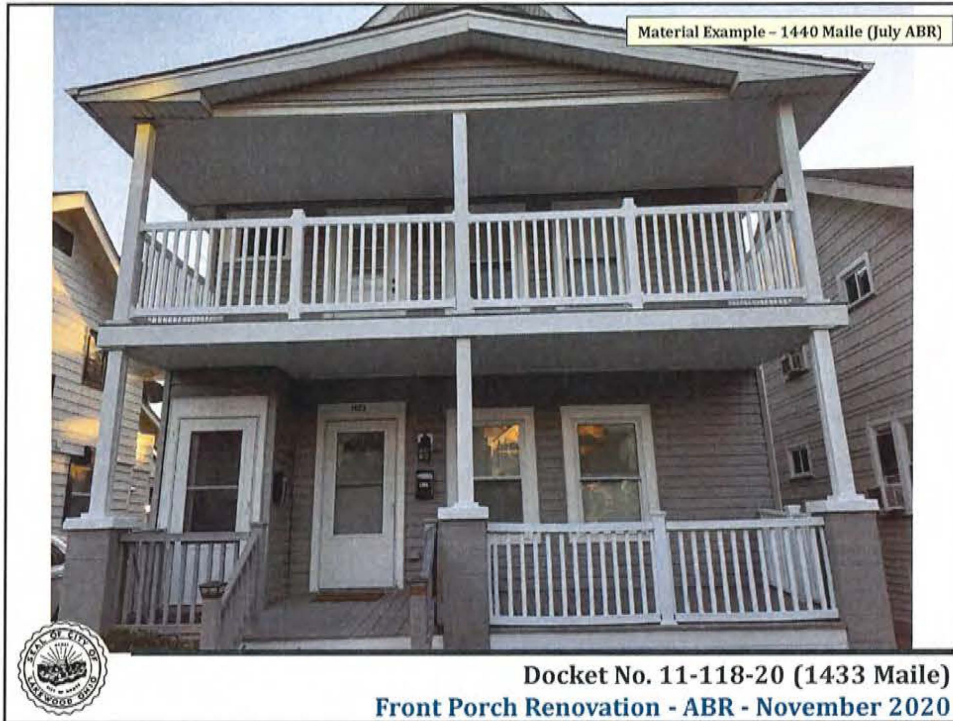
GRAND ILLUSIONS VINYL RAILING

PROTECTED BY COPYRIGHT © 2014 CANADIAN VINYL RAILING LTD.

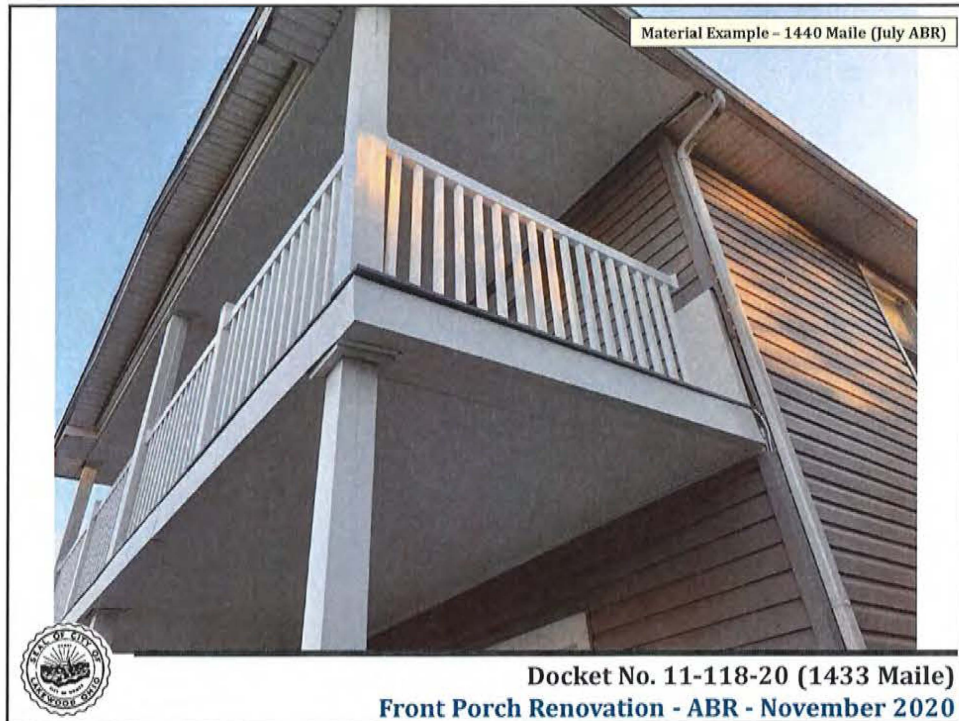
REVISED DATE: 03/2014  
www.CANVINYL.com

**Docket No. 11-118-20 (1433 Maile)**  
**Front Porch Renovation - ABR - November 2020**

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### Remote Meeting Procedures

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



## Architectural Board of Review

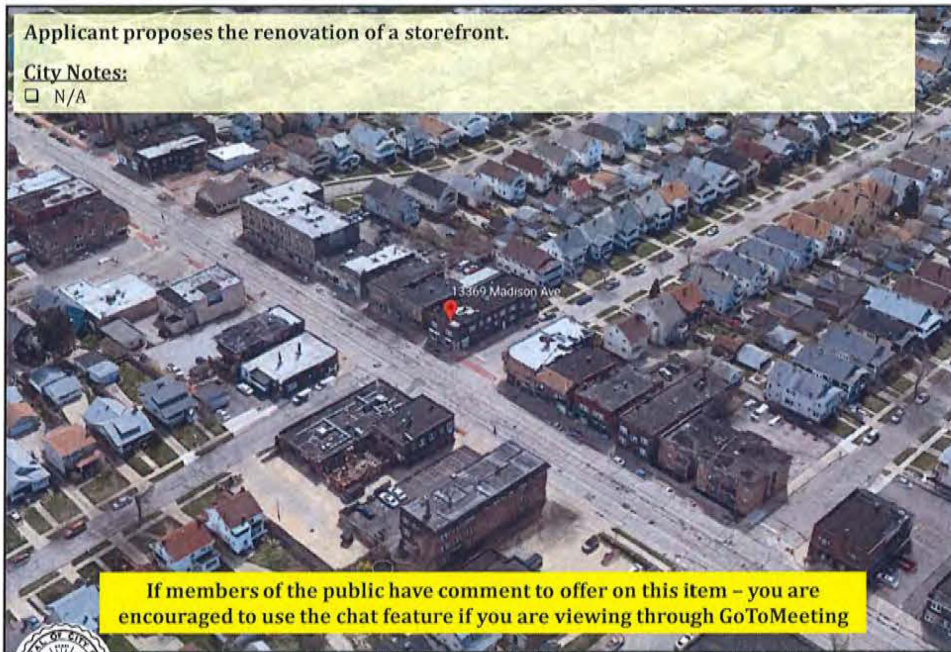
November 2020

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Applicant proposes the renovation of a storefront.

**City Notes:**

- N/A

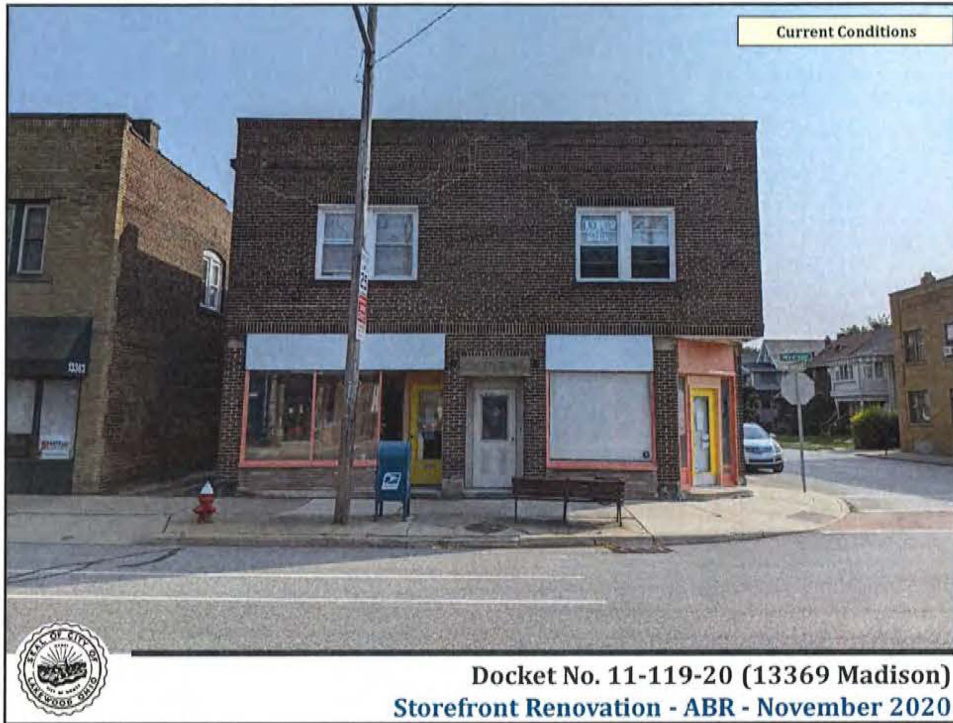


If members of the public have comment to offer on this item – you are encouraged to use the chat feature if you are viewing through GoToMeeting

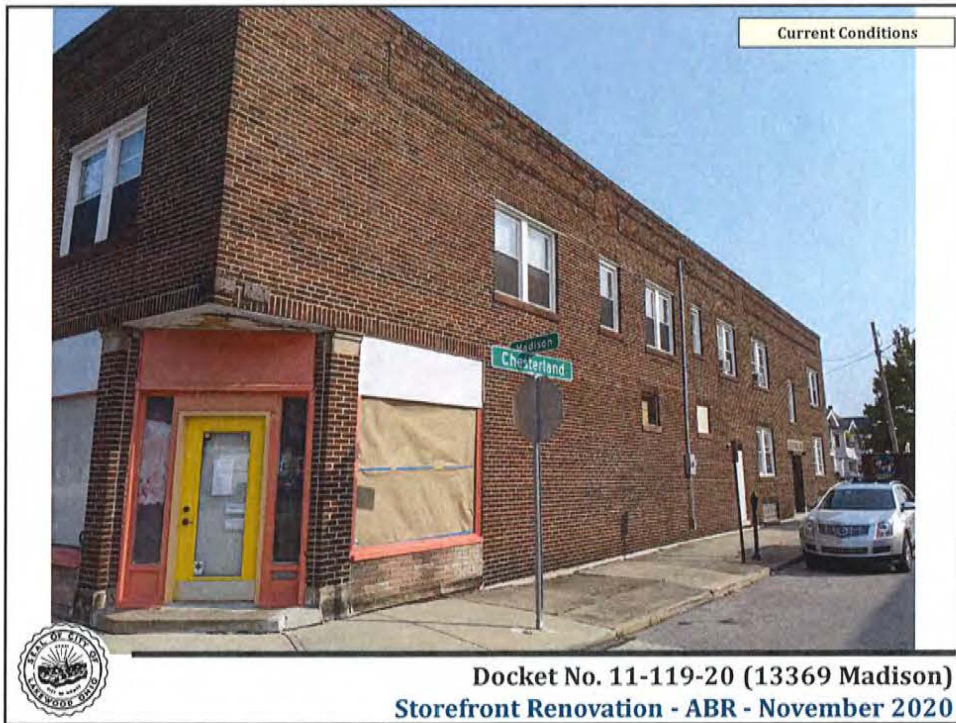


Docket No. 11-119-20 (13369 Madison)  
Storefront Renovation - ABR - November 2020

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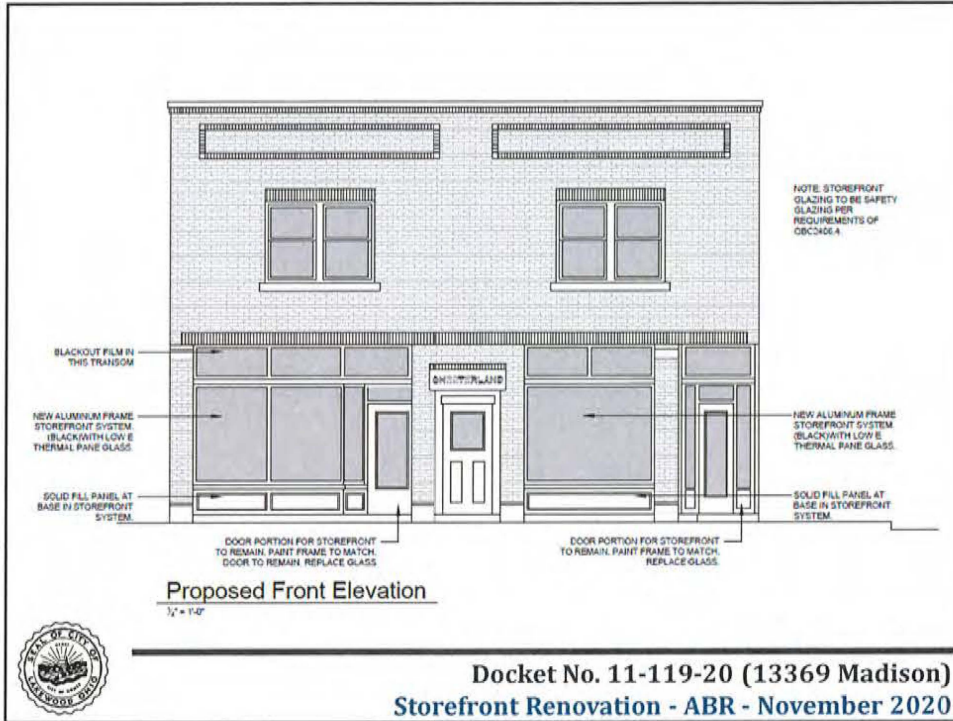


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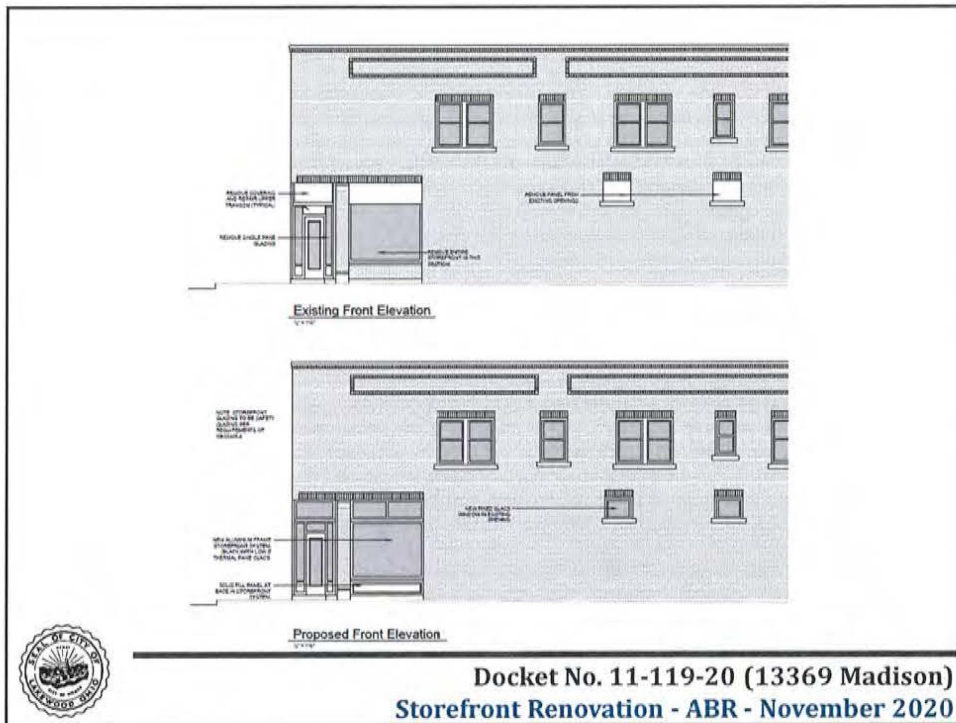


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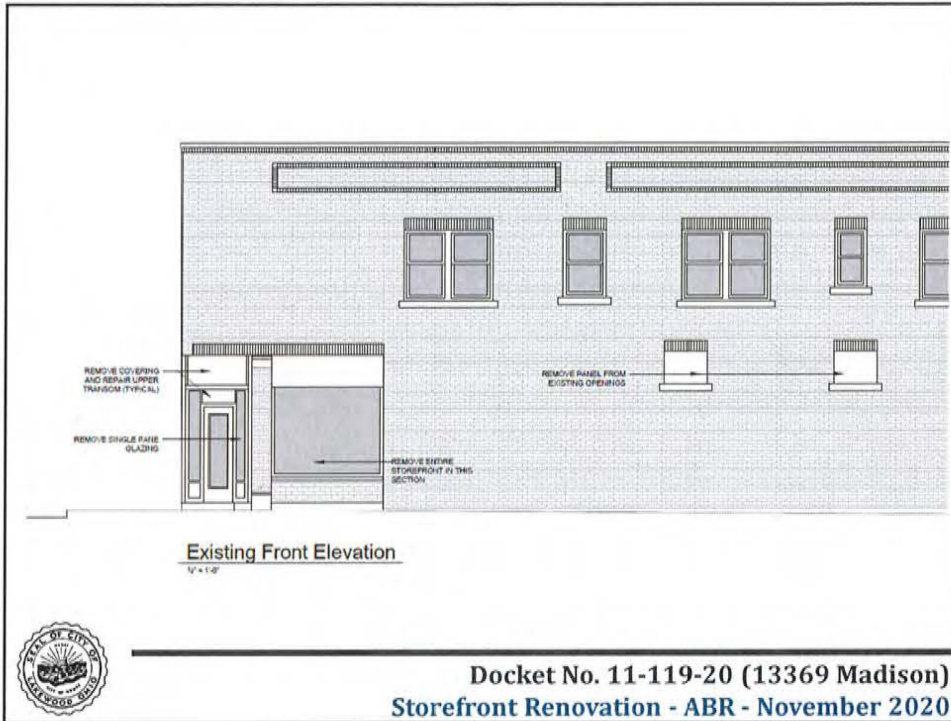




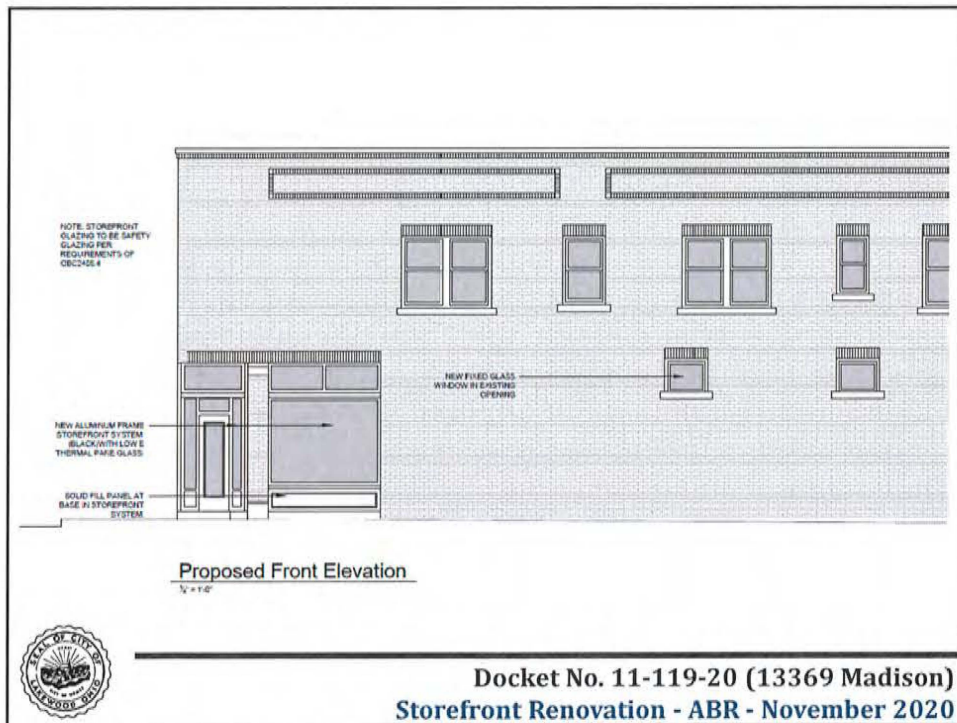
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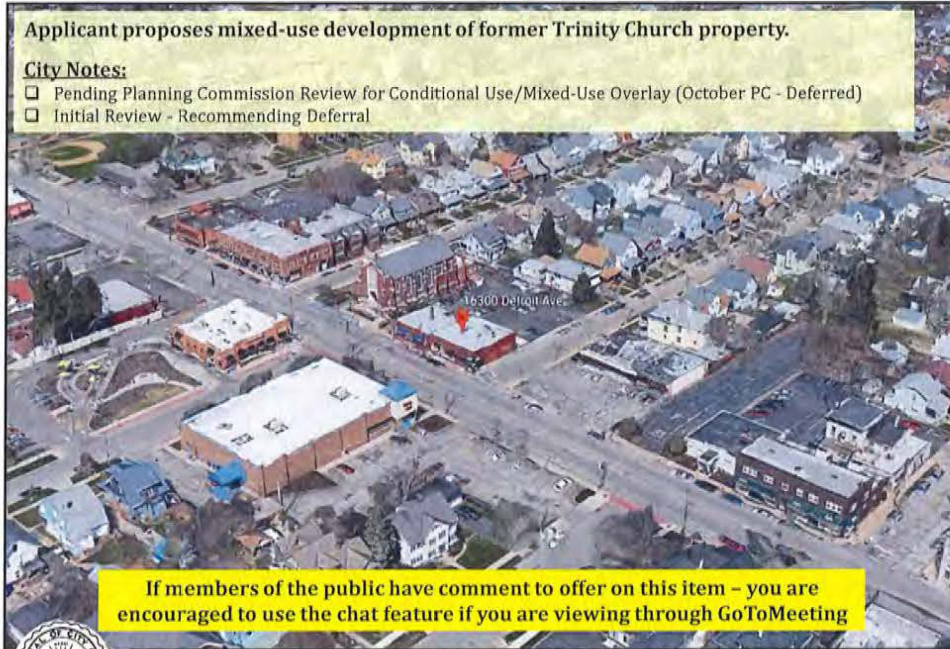


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**Applicant proposes mixed-use development of former Trinity Church property.**

**City Notes:**

- Pending Planning Commission Review for Conditional Use/Mixed-Use Overlay (October PC - Deferred)
- Initial Review - Recommending Deferral



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**Docket No. 11-120-20 (16300 - 16400 Detroit)  
Trinity Church - ABR - November 2020**

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**Considerations:**

**Commercial Design Guidelines:** The following five principles elaborate on the concepts, means and methods of development that will positively impact the physical realm of Lakewood's commercial districts.

- Think Pedestrian First
- Place Activity at the Street
- Minimize the Impact of Parking and Vehicles
- Compatibility with the Historic Context
- Quality of Design

**1135.01 Mixed-Use Overlay (Purpose):** Should offer one or more of the following advantages: Designs which...

- ...encourage **flexibility, innovation, and creativity in site and development design**...
- ...encourage a **mix of...activities to coexist in a manner that reflects human scale and emphasizes pedestrian orientation**, taking advantage of the vitality that mixed uses can bring to the community.
- ...provide substantial buffers & **transitions between areas of different land uses &** development densities.
- ...enhance the appearance of neighborhoods by conserving areas of natural beauty and natural green spaces.
- ...provide a choice in type of environment available to the public by allowing development that would not be possible under the strict application of other sections of this Code .

A creative approach to the use of land and related physical facilities that result in better urban design, higher quality construction and the provision of aesthetic amenities.

**1325.08 (Parking Lot Design)**

- (c) Aisle width...when row of spaces is at 90 degrees to aisle: minimum of 20 feet.

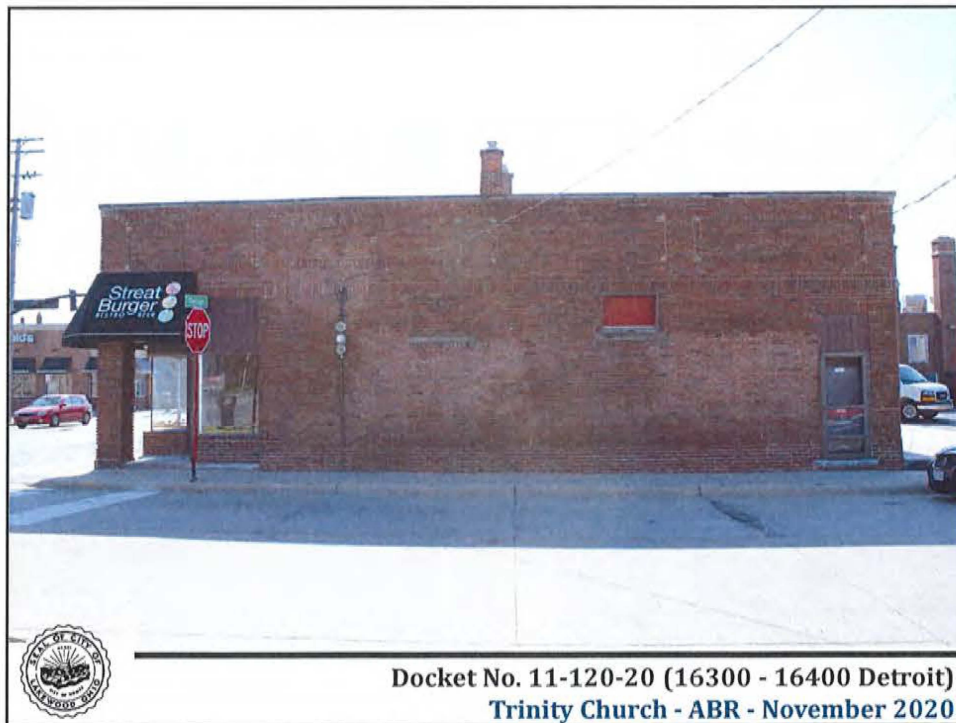


**Docket No. 11-120-20 (16300 - 16400 Detroit)  
Trinity Church - ABR - November 2020**

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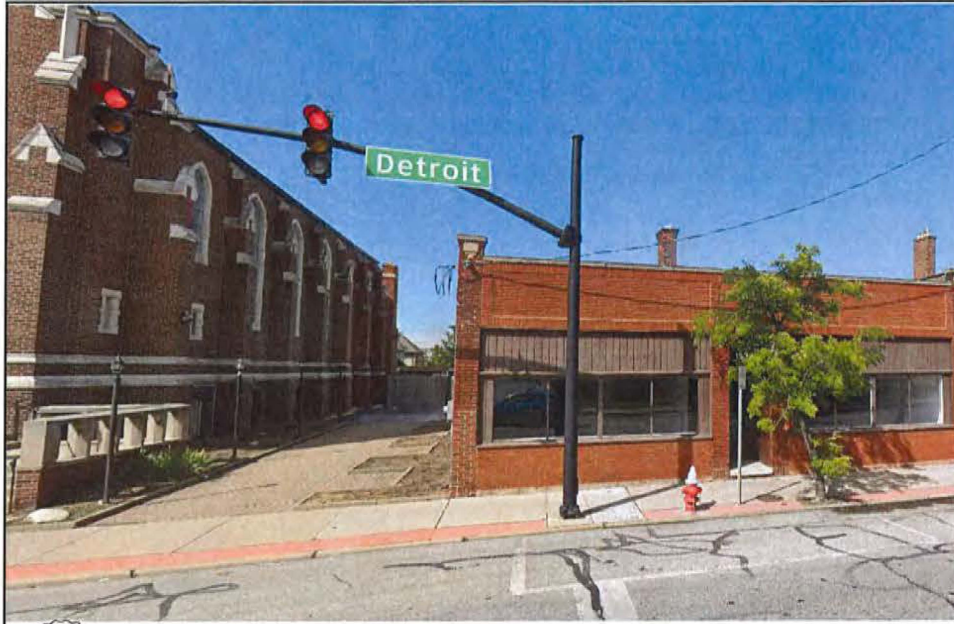
Docket No. 11-120-20 (16300 - 16400 Detroit)  
Trinity Church - ABR - November 2020

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Docket No. 11-120-20 (16300 - 16400 Detroit)  
Trinity Church - ABR - November 2020

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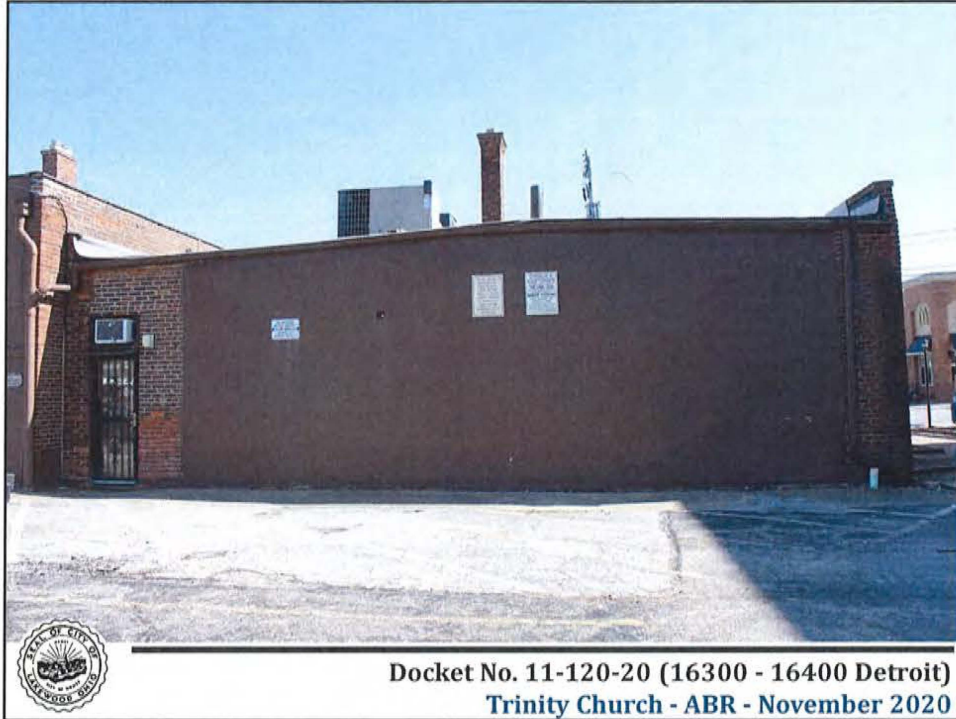
**Docket No. 11-120-20 (16300 - 16400 Detroit)**  
**Trinity Church - ABR - November 2020**

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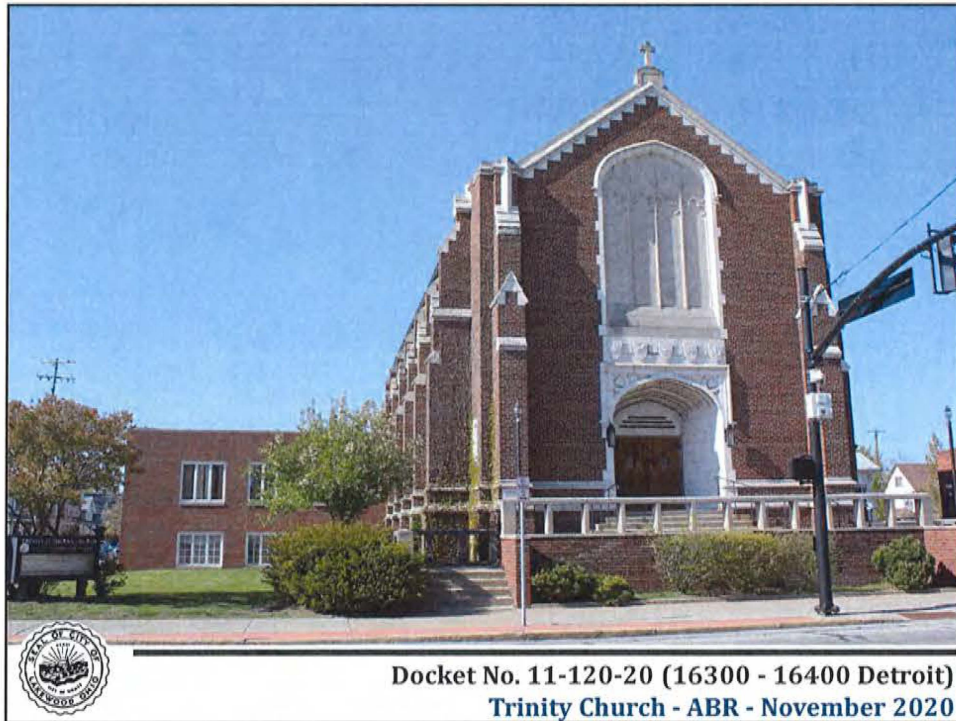


**Docket No. 11-120-20 (16300 - 16400 Detroit)**  
**Trinity Church - ABR - November 2020**

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**Trinity Church - ABR - November 2020**

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Docket No. 11-120-20 (16300 - 16400 Detroit)  
Trinity Church - ABR - November 2020

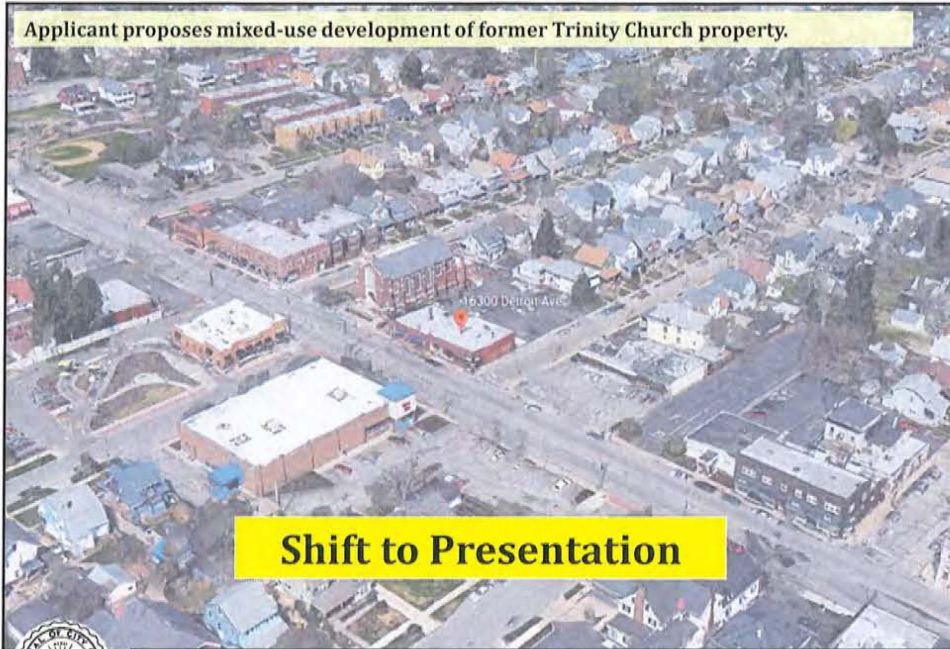
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Docket No. 11-120-20 (16300 - 16400 Detroit)  
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Applicant proposes mixed-use development of former Trinity Church property.



Docket No. 11-120-20 (16300 - 16400 Detroit)  
Trinity Church - ABR - November 2020

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Example - 1384 Lakeland



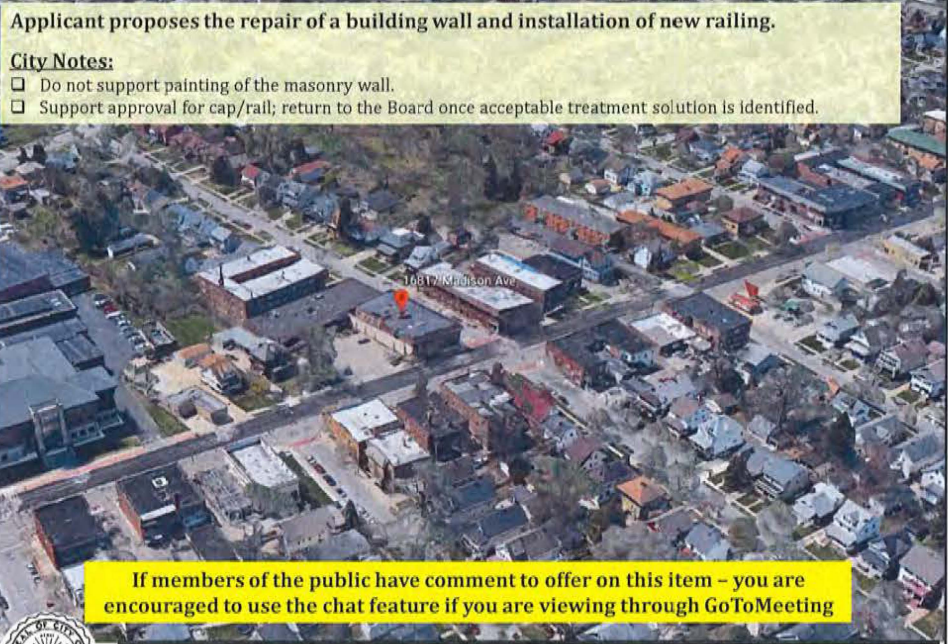
Docket No. 11-120-20 (16300 - 16400 Detroit)  
Trinity Church - ABR - November 2020

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**Applicant proposes the repair of a building wall and installation of new railing.**

**City Notes:**

- Do not support painting of the masonry wall.
- Support approval for cap/rail; return to the Board once acceptable treatment solution is identified.

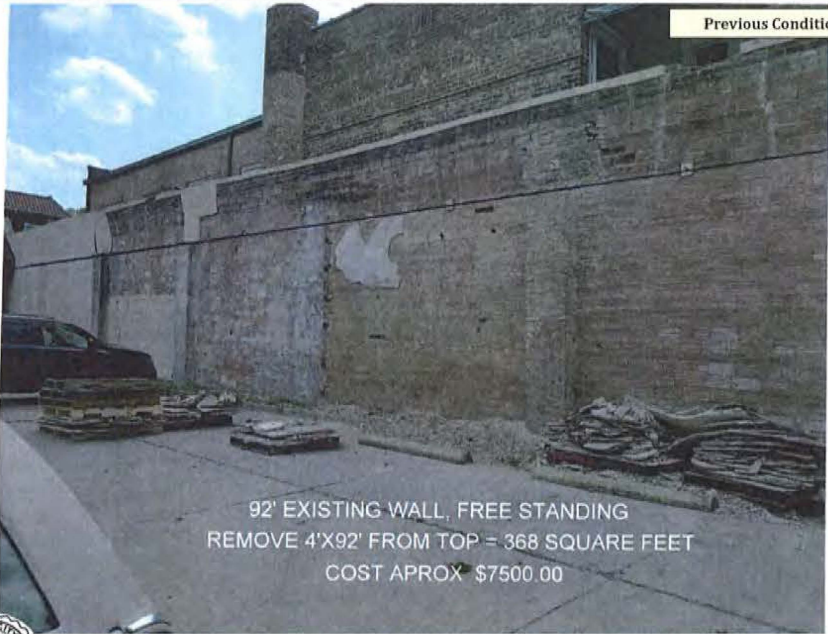


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**Docket No. 11-121-20 (16817 Madison)  
Wall Repair/Railing Installation - ABR - November 2020**

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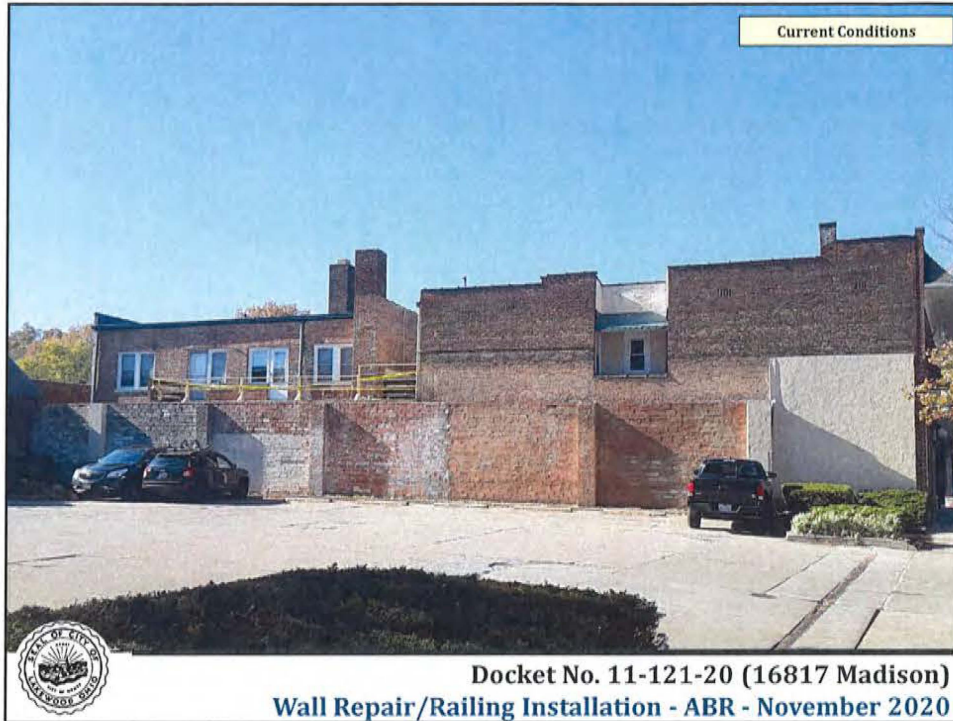


92' EXISTING WALL, FREE STANDING  
REMOVE 4'X92' FROM TOP = 368 SQUARE FEET  
COST APROX \$7500.00

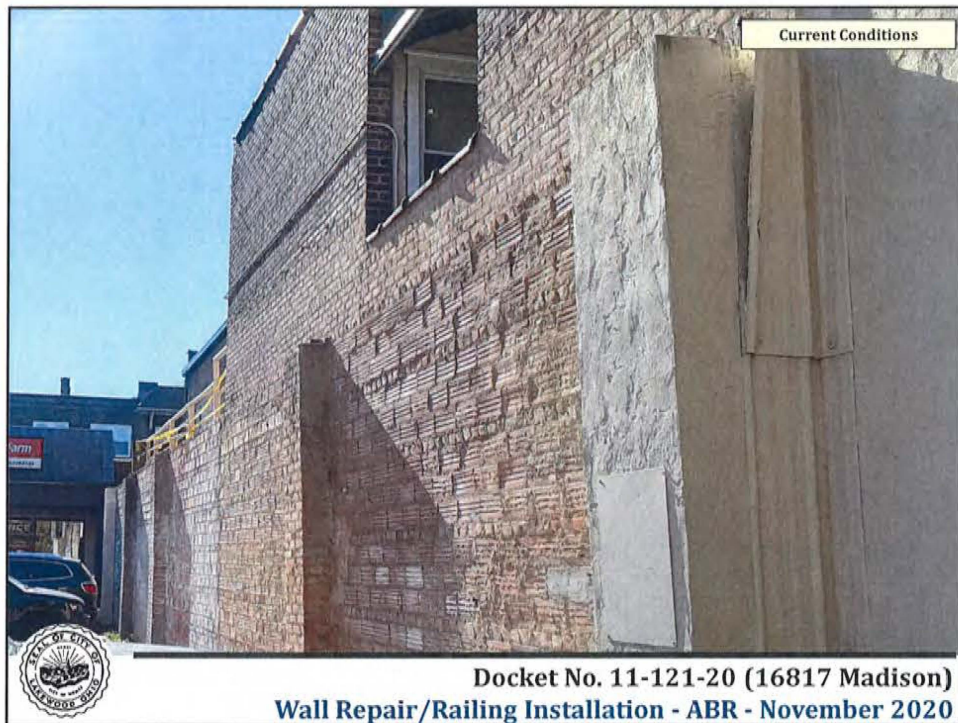


**Docket No. 11-121-20 (16817 Madison)  
Wall Repair/Railing Installation - ABR - November 2020**

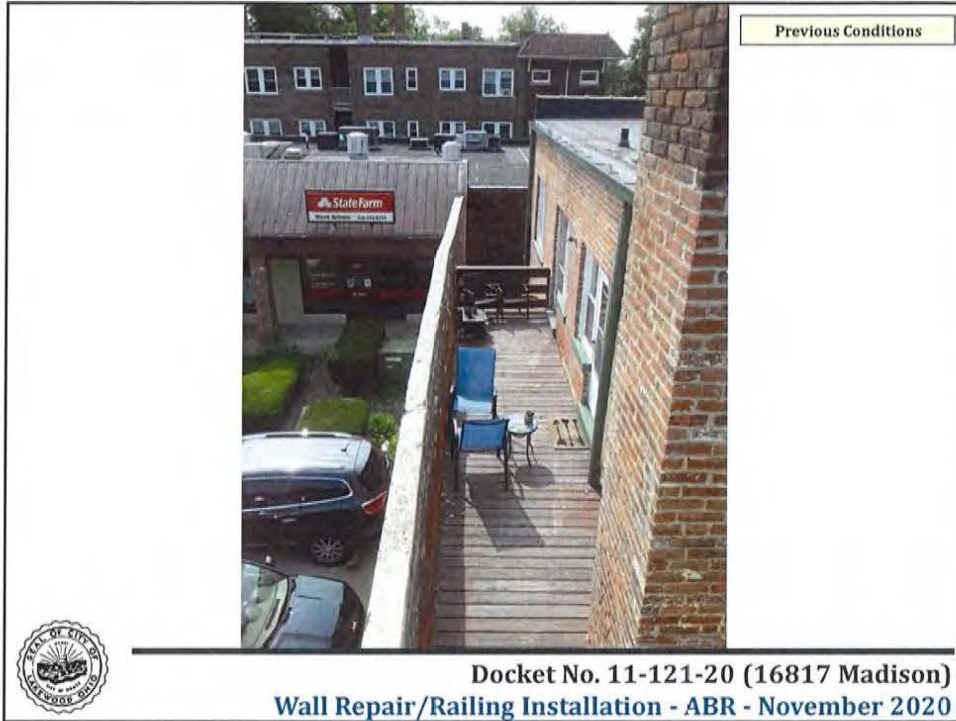
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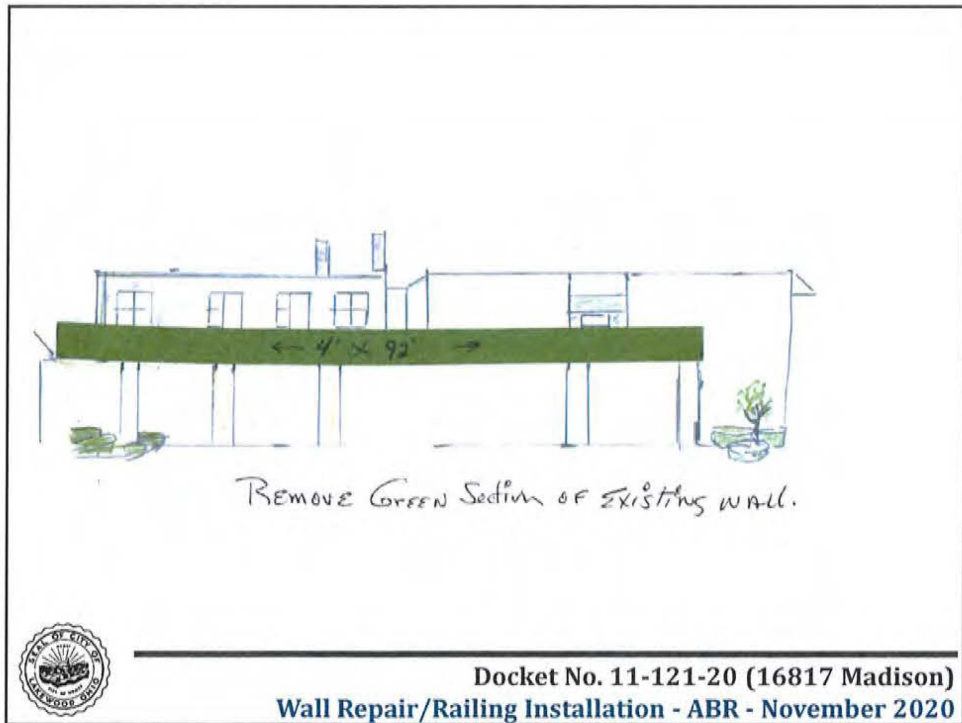
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**ALUMINUM STAIR RAILING DETAIL**

**ADA RAMP DETAIL**

**LEVEL GUARDRAIL DETAILS**

**POST DETAILS**

**RAILING EXTRUSIONS**

**RAILING MOUNTS**

**ALUMINUM RAILINGS AND HANDRAILS**  
Standard Drawing Page 1 -  
MADDEN MFG. CO.  
331 DOGWOOD ROAD, LAKE COZAR, MISSOURI 65549  
313.352.3750 30523451500

**SEAL OF CITY OF LEEWOOD, MO**

**Docket No. 11-121-20 (16817 Madison)**  
**Wall Repair/Railing Installation - ABR - November 2020**

121

**Applicant proposes the addition of new off-street parking.**

**City Notes:**

- Public works reviewing proposed location of new apron
- Not recommended for approval** - considerations (following slide)

1669 Winton Ave

**Deferral Requested**

**SEAL OF CITY OF LEEWOOD, MO**

**Docket No. 11-122-20 (1669 Winton)**  
**Parking Addition - ABR - November 2020**

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Source: <http://www.flickr.com/photos/2013/10/11/11716000000/>



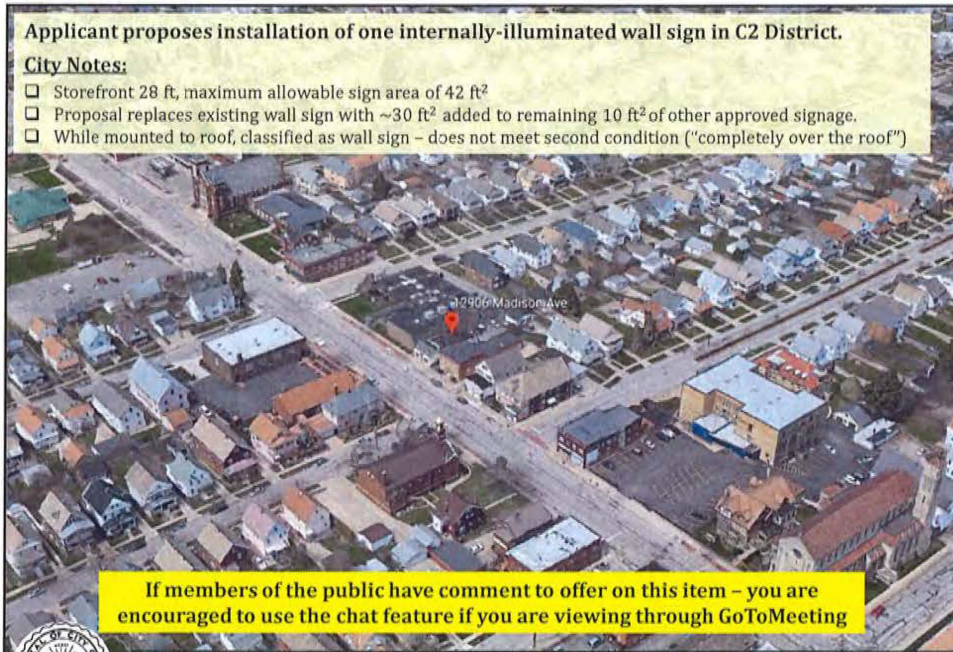
## Architectural Board of Review Sign Review - November 2020

123

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

**City Notes:**

- Storefront 28 ft, maximum allowable sign area of 42 ft<sup>2</sup>
- Proposal replaces existing wall sign with ~30 ft<sup>2</sup> added to remaining 10 ft<sup>2</sup> of other approved signage.
- While mounted to roof, classified as wall sign – does not meet second condition (“completely over the roof”)

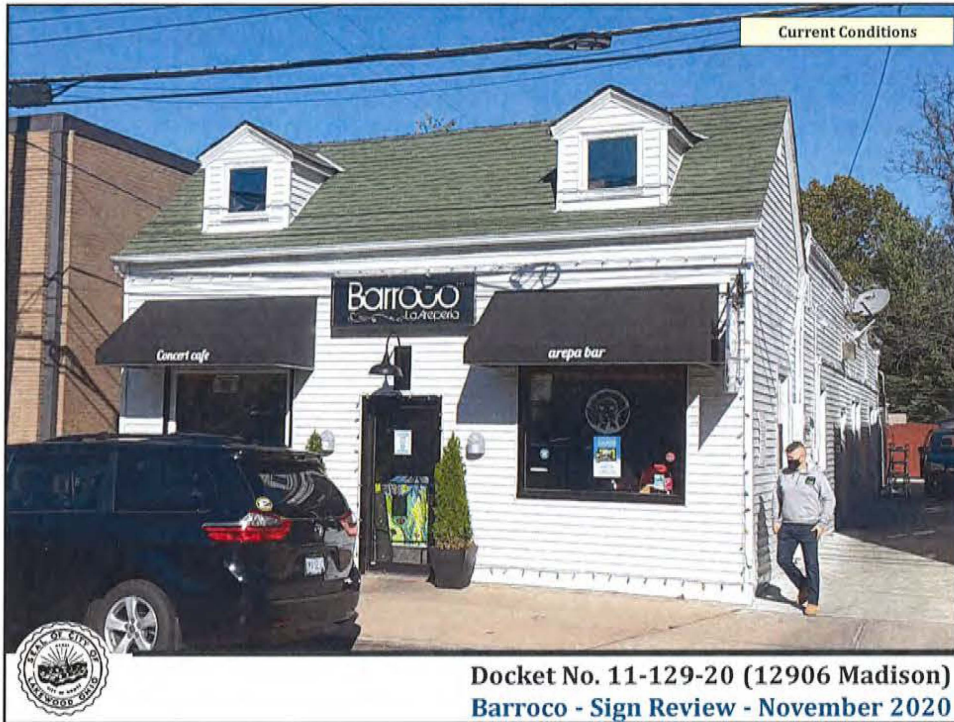


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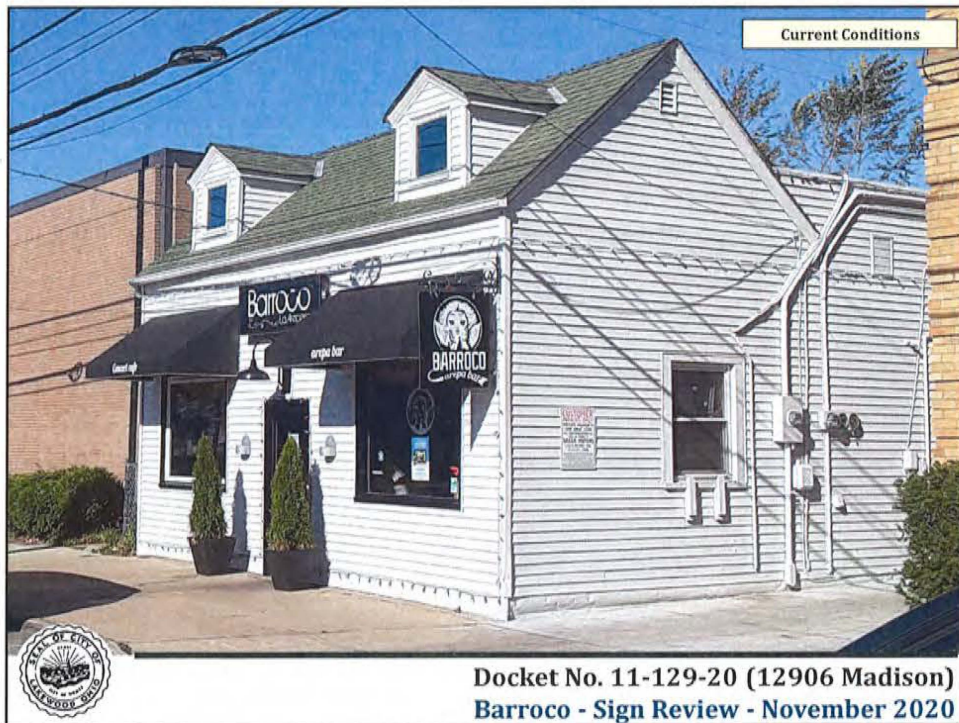


**Docket No. 11-129-20 (12906 Madison)  
Barroco - Sign Review - November 2020**

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125



126

**BEFORE**                      **AFTER**

**FACE-LIT CHANNEL LETTERS**

Welded 1" x 2" Steel Tube Frame  
(Painted charcoal grey)

Existing Roof/Rafter

1/4" Toggle anchors  
(x7 brackets)

**EXPLODED VIEW**  
Special Form of LED Channel Letter / Cloud Sign

LED Module

2" Polished Tube Steel Rail (Eye)

2" Polished Tube Steel Rail (Eye)

Electrical Wiring (Routing inside)

Welded Angle Bracket & Leg (with knockout eye)

Existing Facade

**RAIL MOUNTED LED-Lit LETTER / CLOUD SIDE VIEW**  
RATED 120 VOLTS

**PROPOSED SIGNAGE**

**Docket No. 11-129-20 (12906 Madison)**  
**Barroco - Sign Review - November 2020**

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Top (8' X 2.1' = 17 ft<sup>2</sup>)

Bottom (1.5' X 8.5' = 13 ft<sup>2</sup>)

**Docket No. 11-129-20 (12906 Madison)**  
**Barroco - Sign Review - November 2020**

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Source: <https://www.lakesideblues.org/2016/05/11/166-antennas-to-be-revised/>



# Architectural Board of Review

*November 2020*