

MINUTES
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**
REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
NOVEMBER 14, 2024
5:30 P.M.

1. ROLL CALL

Board Members

Hanna Cohan Plessner, Vice Chair
Chris Egervary
David Maniet, Chair
Nick Slaughterbeck
Jeremy Smith

Staff

Amanda Cramer, Board Secretary, City Planner
William Wagner, Assistant Building Commissioner
Jeff Crossman, First Assistant Law Director

2. APPROVE THE MINUTES OF THE OCTOBER 10, 2024 MEETING

A motion was made by Mr. Maniet, seconded by Ms. Cohan Plessner to **APPROVE the October 10, 2024 meeting minutes**. All of the members voted yea; the motion passed.

3. OPENING REMARKS

Ms. Cramer read the Opening Remarks into record.

SUMMARY APPROVED

At the pre-review meeting three items were Summary Approved (conditions are noted). A motion and a second is needed for approval of Docket No. 11-99-24, Docket No. 11-100-24, and Docket No. 11-101-24.

SIGN REVIEW

4. Docket No. 11-99-24

**15020 Detroit Ave.
Potbelly Sandwich Works**

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

Tonia Watkins
Watkins Lighting & Sign Mtc, Inc.
300 Karl St.
Berea, OH 44017

Applicant proposes internally illuminated blade signs, internally illuminated wall sign, and updated awnings.
(Page 69)

*Condition: any window signage needs to come to the Board before installation.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the request with the condition that any window signage needs to come to the Board before installation**. All of the members voted yea; the motion passed.

5. Docket No. 11-100-24

18228 Sloane Ave.

HELP Foundation

- Approve
- Deny
- Defer

Ed Gonzales
 Fastsigns
 2755 Medina Rd.
 Medina, OH 44256

Applicant proposes a wall sign. (Page 76)

*Condition: any window signage needs to come to the Board before installation.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the request with the condition that any window signage needs to come to the Board before installation.** All of the members voted yea; the motion passed.

6. Docket No. 11-101-24

**18215 Detroit Ave.
 Ab & Flow Pilates Studio**

- Approve
- Deny
- Defer

Raymond Doyle
 Fastsigns of North Olmsted
 24181 Lorain Rd.
 North Olmsted, OH 44070

Applicant proposes a non-illuminated wall sign and vinyl door/window graphics. (Page 92)

*No conditions.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the request as proposed.** All of the members voted yea; the motion passed.

OLD BUSINESS

SIGN REVIEW

7. Docket No. 10-87-24

**14587 Madison Ave.
 VCA Lakewood Animal Hospital**

- Approve
- Deny
- Defer

Ambyr Shannon
 Sign Vision Co.
 1021 Claycraft Rd.
 Gahanna, OH 43230

Applicant proposes reface and retrofit of existing monument sign, replacement/re-skinning of existing awning, and replacement of two non-illuminated reverse pan signs. (Page 5)

Kathy Clarke, representative was present to explain the request. There was discussion about the total square footage being at twice the allowable. The members liked the arched building sign and asked about retention of the original sign for historic purposes (would not count toward the square footage), omitting the awning. The representative requested that the item was deferred until next month. Public comment was closed as no one addressed the item.

A motion was made by Mr. Maniet, seconded by Ms. Cohan Plessner to **DEFER** the request. All of the members voted yea; the motion passed.

ARCHITECTURAL BOARD OF REVIEW

8. Docket No. 10-96-24 (R) 892 Beach Rd. (Rear)

() Approve Stephen M. Schill
() Deny Schill Architecture
() Defer 1650 Crossing Pkwy., Ste. E
Westlake, OH 44145

Applicant proposes the demolition and construction of a new residence. (Page 22)

Stephen M. Schill, applicant was present to explain the updated request. The members liked the simplified changes from the previous submission, said fit with the integrity of the neighborhood, and reviewed the samples. Staff had said the revisions eliminated any need for BZA approval and said there was a letter of support received prior to the meeting. Public comment was taken.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the request as proposed**. All of the members voted yea; the motion passed.

**9. Docket No. 10-98-24 (C) Irene & Donald Ave.
Thoreau & Donald Development**

() Approve Susan Broadwater
() Deny Beegan Architectural Design
() Defer 15703 Madison Ave.
Lakewood, OH 44107

Applicant proposes final designs for a planned development consisting of ten townhouse units and one single-family house. (Page 43)

Paul Beegan, Beegan Architectural Design, applicant was present to explain the updated request. The proposal was approved by the Planning Commission, and once approved by ABR, it would go for approval by City Council. Discussion ensued about the west side curve of the roadway, landscaping, and buffers. Public comment was closed as no one addressed the item. Previously submitted comments were reviewed and addressed. Staff had no comments.

Members Questions/Comments

Site Plan:

- The changes met with the intent and were appropriate.
- Confirmed the bollards would be removed for safety forces and refuse disposal trucks.
- Liked the proposal.
- Discussed the landscaping/buffer materials.

Architecture:

- The stand alone house was a typical Lakewood home.
- Setback treatment was good.

- The transition from the single-family house to townhouses was appropriate.
- Material/color samples were provided.
- Asked about the foundation, said it should have some texture.
- Liked the rear balconies.
- Would have liked differentiation in roof heights.
- Appreciated the applicant's hard work and patience.

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

- **The building foundation material is brick textured.**
- **Provide an updated site plan for review and approval by Mr. Maniet and administrative staff.**

Mr. Egervary, Mr. Maniet, Mr. Slaughterbeck and Mr. Smith voted yea, and Ms. Cohan Plessner abstained; the motion passed.

NEW BUSINESS

SIGN REVIEW

10. Docket No. 11-102-24

**13000 Athens Ave.
The Screw Factory**

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

James Ptacek
Larsen Architects
12815 Detroit Ave.
Lakewood, OH 44107

Applicant proposes a Comprehensive Sign Package. (Page 100)

James Ptacek, Larsen Architects, applicant was present to explain the request. Discussion ensued about the dimensions/details of the channel letters. The members liked the proposal and would enhance the property. Staff had no comments. Public comment was closed as no one addressed the item.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the request as proposed.** All of the members voted yea; the motion passed.

APPEAL TO THE BOARD OF BUILDING STANDARDS

11. Docket No. 11-103-24

(R)

1425 Elmwood Ave.

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

RaeLynn Kirk Laboy
1425 Elmwood Ave
Lakewood, OH 44107

Applicant is appealing the issuance of a permit for 1429 Elmwood to enter the property at 1425 Elmwood to perform work on the fence – pursuant to LCO 1311.02. Property is in a C2 - Commercial, Retail District. (Page 113)

RaeLynn Kirk Laboy, applicant was present to explain the request. Mr. Wagner provided background information that lead to the item. The adjoining neighbor, Kevin Greeney, 1429 Elmwood Avenue explained his position. The

members stated Mr. Greeney did the right thing by applying for a permit, discussed scheduled maintenance, preventing accidental damage to property, time allowed/restrictions to perform the work, the potential for allowing a third party to perform the work. Mr. Crossman clarified the purview of the Board regarding the appeal. Public comment was taken.

A motion was made by Mr. Maniet, seconded by Ms. Cohan Plessner to **DENY the request**. Ms. Cohan Plessner, Mr. Egervary, and Mr. Maniet voted yea, and Mr. Slaughter and Mr. Smith voted nay; the motion passed.

Mr. Crossman clarified for the record that the Board was allowing Mr. Greeney access to Ms. Laboy's property for fence maintenance of the fence.

ARCHITECTURAL BOARD OF REVIEW

**12. Docket No. 11-104-24 (C) 16424 16422 Madison Ave.
Coffee Shop**

- () Approve
 - () Deny
 - () Defer
- Adil Altaei
EA Construction Inc.
15118 Lanning Ave.
Lakewood, OH 44107

Applicant proposes clear story front windows. (Page 117)

Chris Murphy, business owner of Brewella's (currently at 16806 Madison Ave.) and Adil Altier, EA Construction Inc. were present to explain the request. It was confirmed there were windows behind the existing panels, the business sign at the current address would be moved to the new space, the members liked the restoration of the storefront to its original condition. Public comment was closed as no one addressed the item.

A motion was made by Mr. Maniet, seconded by Mr. Smith to **APPROVE the request as proposed**. All of the members voted yea; the motion passed.

13. Docket No. 11-106-24 (R) 2248 Emily Ave.

- () Approve
 - () Deny
 - () Defer
- Jaime Fuentes
2248 Emily Ave.
Lakewood, OH 44107

Applicant proposes an uncovered front deck. (Page 128)

Jaime Fuentes, applicant was present to explain the request. The members liked the proposal, asked for confirmation of the dimensions, and clarified that the project would be for a stoop and not a deck. Public comment was closed a no one addressed the item.

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

- **Provide an updated site plan for administrative approval.**

All of the members voted yea; the motion passed.

14. Docket No. 11-107-24 (R) 17866 Lake Rd.

- Approve
- Deny
- Defer

Kyle Beachy
S. Flynn Design + Build
4693 US 62
Millersburg, OH 44654

Applicant proposes a front porch modification. (Page 146)

Kyle Bachy, S. Flynn Design + Build, applicant was present to explain the request. Discussion began about the changes, said the columns were not substantial enough, needed to finalize the design with the owner, the relocation of the proposed front door/entrance needed thought, the dormer/gutter line was too low, the design did not enhance the home. Staff said the lot was not typical in the respect that there were three front yards and suggested the reinstallation of a breezeway would solve the problem. Public comment was closed as no one addressed the item.

A motion was made by Mr. Maniet, seconded by Ms. Cohan Plessner to **DEFER** the request. All of the members voted yea; the motion passed.

15. Docket No. 11-108-24 (R) 12984 Lake Ave.

- Approve
- Deny
- Defer

Kayela Arrotta
12984 Lake Ave.
Lakewood, OH 44107

Applicant proposes a gate/fence, repairs, and modifications to a historic home. (Page 162)

Property owners Stephen Pursey and Kayela Arrotta, applicant, were present to explain the request. Staff said this was formerly owned by the City of Lakewood and the structure was designated as historical. Discussion ensued about the gate and fence, their placement and height, the rock/stone wall, the front pine trees. Public comment was taken. Staff had no comments.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the request as presented**. All of the members voted yea; the motion passed.

16. Docket No. 11-109-24 (R) 1557 Waterbury Rd.

- Approve
- Deny
- Defer

Joseph Wiseman
1557 Waterbury Rd.
Lakewood, OH 44107

Applicant proposes the relocation of the side front porch steps to the front of the porch (brick stairs with sandstone steps). (Page172)

Cynthia Wiseman, property owner was present to explain the request. Discussion began with dimensions of the planter boxes in lieu of a front railing, windowsill height, roof and column detail. Staff had no comments. Public comment was closed as no one addressed the item. Mr. Wagner wanted confirmation that the Board was approving the planter boxes in lieu of railings.

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

- Provide an updated drawing understanding the column capital and roof joining detail to the Division of Housing and Building for review.
- Provide an updated drawing with dimensions of the planter boxes for administrative review and approval.

All of the members voted yea; the motion passed.

17. Docket No. 11-110-24 (R) 1616 Grace Ave.

- | | |
|----------------------------------|--------------------|
| <input type="checkbox"/> Approve | Courtney Smith |
| <input type="checkbox"/> Deny | 1616 Grace Ave. |
| <input type="checkbox"/> Defer | Lakewood, OH 44107 |

Applicant proposes restoration of front porch railings to the original home using lap siding in place of balusters. (Page 189)

Ms. Cramer advised the Board that the applicant withdrew the request for review and approval. No further action was required.

18. Docket No. 11-111-24 (R) 17892 Clifton Park Ln.

- | | |
|----------------------------------|---|
| <input type="checkbox"/> Approve | Jill Brandt |
| <input type="checkbox"/> Deny | Brandt Architecture |
| <input type="checkbox"/> Defer | 19440 Riverwood Ave.
Rocky River, OH 44116 |

Applicant proposes an addition and renovation to an existing house. (Page 203)

Jill Brandt, Brandt Architecture, applicant, and Tim Broadbent, property owner, were present to explain the request, materials would match the existing. The members liked the proposal. Staff had no comments. Public comment was closed as no one addressed the item.

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **APPROVE the request as presented**. All of the members voted yea; the motion passed.

**19. Docket No. 11-105-24 (C) 15320 Detroit Ave.
Tapster Cleveland**

- | | |
|----------------------------------|--|
| <input type="checkbox"/> Approve | Jordan Kay |
| <input type="checkbox"/> Deny | Tapster Cleveland |
| <input type="checkbox"/> Defer | 15320 Detroit Ave.
Lakewood, OH 44107 |

Applicant proposes a shade system on west side of patio. (Page 125)

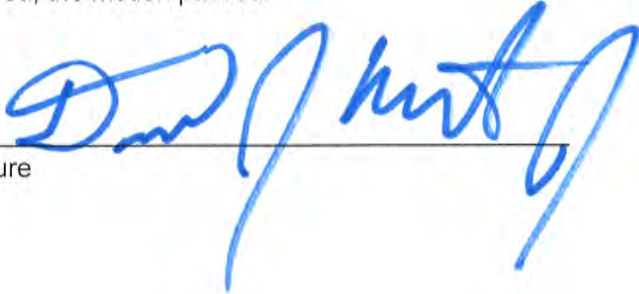
Jordan Kay, Tapster Cleveland, applicant was present to explain the request. Discussion ensued about mounting/framing of the shade system, power for the weather-proof television, sign review would be next month, color of the shade (beige). The members liked the proposal. Staff had no comments. Public comment was closed as no one addressed the item.

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

All of the members voted yea; the motion passed.

ADJOURN

A motion was made by Mr. Maniet, seconded by Mr. Slaughterbeck to **ADJOURN at 8:26 p.m.** All the members voted yea; the motion passed.

A handwritten signature in blue ink, appearing to read "D. Maniet", written over a horizontal line.

Signature

A handwritten date in blue ink, "12-12-2024", written over a horizontal line.

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. Kathy Clark
- 2. Stephen Schul
- 3. Kathy Weiss
- 4. PAUL BEEGAN
- 5. Jim "JP" Ptacek
- 6. Raelynn Kirk
- 7. Kevin Greeney
- 8. Liri Kittle
- 9. Debbie Greeney
- 10. CHRIS MURPHY
- 11. Adil Altaev

- Kathy Clark
- [Signature]
- 860 Beach Rd
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
- Debbie Greeney
- Chris Murphy
- [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 14, 2024



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. Jamie Fuentes

[Signature]

2. Kyle Beachy

[Signature]

3. Kayla Anzola

[Signature]

4. Steven Perry

[Signature]

5. Mike Hoerl

[Signature]

6. Cynthia Wiseman

Cynthia O-Wiseman

7. Jill Brandt

[Signature]

8. Tim Broadbent

[Signature]

9. Jordan Ky

[Signature]

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 14, 2024

Johanna Schwarz

From: K H <kholmes427@gmail.com>
Sent: Thursday, November 14, 2024 10:07 AM
To: Planning Dept
Subject: Fwd: 892 Beach Road

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

Members of the Planning Commission,

We would like to offer our support for the demolition and construction of the proposed new residence at 892 Beach Road. The proposed new home is located immediately to the south of our home at 894 Beach Road. In our opinion, the home's design is consistent with the various types of homes currently constructed within the Lagoon community. They range in date from 1932 to the new modern construction currently taking place along the river. The Martins were very mindful to design a structure that nods to traditional architecture while creating a nice lower transition in elevation between our homes. They also increased the setback to 5' between our homes which is a great benefit to both parties for construction, future maintenance, and fire safety.

The Martins are greatly enhancing the property which is currently in disrepair and the proposed new construction will be a great new addition to the community. The Martin family has been an integral part of the Cleveland area community for generations which further emphasizes their choice in the Clifton Lagoon as their home. As an avid boating and water sports family, their desire to live in the Lagoon and be a part of a boating community is what this area has always been known for.

As a twelve year trustee of the Clifton Lagoon, I would recommend the removal of the current home which has been in great need of attention for many years and past the point of preservation. Provided that the home is not constructed on any property belonging to the Clifton Lagoon Trust, which I'm being told it will not, I see no issue in approving this project. The construction of a new residence allows for progress, and investment in this great city.

Sincerely,
Keith & Natalie Holmes

Johanna Schwarz

From: Kathleen Weiss <weisslaw@hotmail.com>
Sent: Thursday, November 14, 2024 5:03 PM
To: Planning Dept
Cc: Keith Holmes
Subject: Home Construction at 892 Beach Road

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Dear members of the Planning Commission.

I am writing to you as a Clifton Lagoon resident who is also a Clifton Lagoon Trustee. My husband, Lenny, and I want to express our wholehearted support for the construction project about to undertaken by the Martin's.

The house and boat well currently located at 892 Beach Road to be taken down is blighted, and the design proposed will make a lovely new addition to the Clifton Lagoon. To my knowledge, as a Trustee, there is no encroachment of the project upon any Trust property, so the Clifton Lagoon Trustees have no concerns.

We appreciate you approving their plans and allowing the project to move forward.

All my best.

Kathleen Weiss, Esq.
Weiss Law, LLC
860 Beach Road
Lakewood, Ohio 44107
(216) 536-1399
Weisslaw@hotmail.com

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Johanna Schwarz

From: Abby Tarnai <abbyetarnai@gmail.com>
Sent: Wednesday, November 6, 2024 12:53 PM
To: Planning Dept
Subject: Concerns re: Thoreau development

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Hi -

I just want to comment on the Thoreau Rd development. I am not against development. I would like to make sure that the sidewalk is considered public. This will allow community members from the Donald side easier access to Cove Park.

And I would like to make sure the street is open to both Donald and Thoreau. This would lessen the traffic load on Thoreau which I think is especially important since it is often used as a thoroughfare for emergency vehicles.

I do have concern about the grade of the Thoreau street approaching the railroad crossing from the south. The large "dip" before the tracks may impair visibility for the new vehicle and foot traffic access. People often use the western side of the street to avoid the "dip." I think this should be reviewed for safety and addressed if needed.

I also am concerned about water retention and drainage. During a heavy rainstorm, the area for proposed development may retain water for several days, and with the space being developed and paved, I'm wondering where the water might go and question if the sewers in the area are sufficient.

I appreciate your thoughtful review of my concerns.

Thank you, Abby Tarnai
1267 Thoreau

Sent from my iPhone

Johanna Schwarz

From: Benjamin Kroeck <kroeckbw@gmail.com>
Sent: Wednesday, November 6, 2024 8:36 PM
To: Planning Dept; Amanda L. Cramer
Cc: Cindy A. Marx; Tom Bullock
Subject: Re: 06-58-24 - Irene/Donald Development

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Planning Commission and Amanda,

Unfortunately, I am headed on a family trip to Pittsburgh tomorrow evening and will be unable to attend the entire meeting. However, I am able to make the pre-reviewal meeting at 5:30PM if this is open to the public. Please confirm?

After seeing the updated plans, I'm still concerned that there are issues that were left unresolved from the previous Planning Commission meeting.

The landscape screening continues to be inadequate. Not entirely sure that the 6' fence follows PD zoning code...Was this screening decision made in coordination with the adjacent neighbors?

Continue to believe that the proposed design would be better for the existing neighborhood if the trail and private driveway were swapped. It's encouraging to see what I believe it states is now a public easement for the multipurpose trail. Hopeful that costs of maintaining this do not fall on the city, but would have liked to see it widened to 10 feet. I recall at the last Planning Commission Meeting that the applicant was also asked to show how the trail from Cove Park would be addressed with utility wires that will have to be moved. Will this be paid for by the Developer and has it been addressed? It's unclear from the current designs.

Re-zoning from residential to planned development in an area that is completely residential should meet a threshold of assisting the public while caring for existing neighbors. I do not believe that this reaches the threshold and the bias to allowing the rezoning should be borne entirely by the developer. I firmly believe that no public funding should be used in offsetting the multipurpose trail, the connection to Cove Park, and/or any part of this project.

I continue to be opposed to rezoning this parcel from residential to planned development and would much prefer to see single family homes on the lots.

Thank you for allowing these comments to be entered into the public record.

Kind Regards,

Ben Kroeck
1237 Thoreau Road

Lakewood, Ohio 44107

On Mon, Aug 5, 2024 at 5:57 PM Benjamin Kroeck <kroeckbw@gmail.com> wrote:

I'm writing to submit a comment for Docket No. 06-58-24 for the upcoming ABR meeting. My name is Ben Kroeck, homeowner and resident at 1237 Thoreau Rd, Lakewood, OH 44107, along with my wife and two children under the age of five. We have lived here since 2015.

Our concern with the plans as proposed are simple, we feel the building zone as it stands at R-2 is why we moved into this neighborhood and specifically this street. We see no reason for this property to be rezoned to Planned Development. We chose to live in our residential neighborhood and expect that the zoning code will be enforced.

We walk everyday to Cove Park entering across the street at the proposed exit. Traffic on this street is already a safety concern. After meeting with Councilwoman Marx to discuss this project, I understand if rezoned then the Planned Development would also have to hire their own refuse removal and snow removal leading to additional traffic since it will be a private drive. Ten units total would likely mean a minimum of an additional twenty cars, plus all of the additional traffic of deliveries, visitors, etc. Our street is already a busy thoroughfare for fire/rescue with the Fire Department behind us on Clifton and Police reporting to their station on Detroit. We do not need additional traffic as there are many young families that live here like us and walk everyday to Cove Park entering off Thoreau.

I understand that this parcel has every right to be developed, but I think it should be done within our existing code. Please do not rezone these parcels. Allow as many single family homes as can reasonably fit, but building townhomes in this residential community does not take into consideration us as existing neighbors.

Perhaps the private drive should also run along the railroad tracks to take into account the existing neighbors? Look forward to additional engagement as this process continues.

Sincerely,
Ben Kroeck
1237 Thoreau Road
Lakewood, Ohio 44107

Johanna Schwarz

From: Donny Davis <donny.davis4@gmail.com>
Sent: Wednesday, November 6, 2024 9:12 PM
To: planning@lakewoodohio.gov; Planning Dept
Cc: Cindy A. Marx; Tom Bullock
Subject: Docket No 10-37-24 - Donald & Jacquelyn Davis - 11.7.24
Attachments: Docket No 10-37-24 - Donald & Jacquelyn Davis - 11.7.24_Combined.pdf

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

Good evening:

Please find my letter attached for inclusion in the development process regarding the proposed project near my residence at 1280 Thoreau Road.

Thank you,
Donny Davis
330-807-3046

Donny & Jackie Davis
1280 Thoreau Road
Lakewood, OH 44107

November 6, 2024

City of Lakewood Planning Commission
12650 Detroit Avenue
Lakewood, OH 44107

Re: Docket No: 10-37-24

Members of the Planning Commission:

We are residents at 1280 Thoreau. Our property is contiguous with adjacent yard owned by Mr. Kermode and within viewshed of the site from various angles. Thank you for your consideration of my previous letters and in-person attendance/comments to the prior meetings on this proposed development. As a neighboring property owner, I also share similar concerns as my neighbor with a contiguous yard who has also submitted a host of other concerns. The concessions have not been substantive nor satisfactory. These recent renderings were recently provided as not part of the original submittal, which would have been insightful and informative before a conditional approval. They are only being provided as part of subsequent submittals but are quite consequential to overall outcomes. This should be cause for concern and further evaluation by both the Planning Department and City of Lakewood Planning Commission in terms of preparedness and qualifications of the proposing developer. Accordingly, and as previously indicated, this developer has not provided any prior examples of portfolio work not only in the City of Lakewood, but in the Northeast Ohio region as well. Please find prior and additional concerns regarding Hilane Realty's credentials threaded in this document as additional context. In terms of this third re-visit at Planning Commission, I would like to submit the following new comment for the record.

This is an insular part of the neighborhood and therefore, while a re-zone could be warranted to achieve this density on a major arterial, I do not believe this passes the requirements for a Planned Unit Development (PUD) at its core. Nor is it characteristic of the surrounding neighborhood while protecting values and sense-of-place. My primary question now, is whether or not the following rendering/design is appropriate for a development of such obtrusive scale. I kindly ask the Planning Commission to reconsider the unit count and heights of such dwellings. The design creates a significant wall effect, which will be exacerbated by lighting, HVAC, garages, and the continuous traffic patterns for a new cut through along a garden-style property. Again, this is in an insular part of the neighborhood near an established single and two-family community next to a city park. Please defer to prior comments that I have submitted for further concerns in conjunction with. In closing, as a master's degree from University of Akron in Urban Planning & GIS, I do support the public right-of-away along the tracks for pedestrian continuity, however I believe this can be achieved regardless of this density or development.



I welcome members of Commission to a site visit for further discussion. Thank you for your thoughtful consideration of this outcome.

Regards,
Donny Davis

330.807.3046

Donny & Jackie Davis
1280 Thoreau Road
Lakewood, OH 44107

October 2, 2024

City of Lakewood Planning Commission
12650 Detroit Avenue
Lakewood, OH 44107

Re: Docket No: 10-37-24

Members of the Planning Commission:

We are residents at 1280 Thoreau. Our property is contiguous with adjacent yard owned by Mr. Kermode and within viewshed of the site from various angles. That said, we are writing to express our opposition regarding the proposed townhome development at Donald/Thoreau on the Norfolk Southern property. Though there are many, here are the key concerns below:

The proposed re-zoning of the R-2 parcel to PD creates significantly more density, traffic, light and noise pollution, and introduces housing product that is not characteristic of the surrounding neighborhood. Additionally, with the proposed heights, the housing towers over the surrounding and insular part of the neighborhood - versus being on a main arterial like Detroit or Clifton. The rear balconies will also infringe upon the privacy that neighbors currently enjoy. The consensus among neighbors is that detached single-family residential housing could exist under current R-2, however the sheer density of this re-zone and proposal has too many ancillary negative impacts.

Rezoning a parcel of this size should be tabled until the 2024 Lakewood Zoning Refresh is complete, as the outcomes and recommendations could have impacts on current proposal based on any new guidelines/processes.

Additionally, despite attending meetings with applicant and ARB, there have been no design or orientation concessions/alterations to proposed plan throughout the process. We understand the Planning Commission/ARB does appreciate the trail introduced for connectivity to Cove Park from Donald to Thoreau, however this is only one small section of the railroad tracks that runs through the entire city and could be achieved without the development along with longer-term mobility visioning.

Finally, we would like for City Council/Planning Commission to help residents understand more about the out-of-state developer, Hilane Realty, and their credentials/ability to build the proposed product that is of lasting quality. Observationally, the company's website (www.hilanerealty.com) is generic and shows no previous development portfolio work to indicate its proven track record. Instead, the company website shows only that it owns one multi-family property in Shaker Heights.

Thank you for your consideration.

Donny & Jackie Davis
1280 Thoreau Road
330-807-3046

Re: Docket 06-21-24

Members of Planning Commission and Architectural Review Board:

I am a resident at 1280 Thoreau. I am writing to express my concerns and opposition regarding the proposed townhome development at Donald/Thoreau (Docket 06-21-24). Though there are many, the primary concern is the overall requirement to re-zone the parcel for the purpose of density in a historically low-density neighborhood with predominantly single-family homes.

Additionally, I would like for council/commission to help residents understand more about Hilane Realty, the developer's credentials and ability to build the proposed product that is of lasting quality. The company's website (www.hilanerealty.com) is fairly generic and shows no previous development portfolio work to indicate its proven track record. Instead, the company website shows only that it owns one multi-family property in Shaker Heights, which was only acquired in July 2024 under a different LLC formed in 2017. Beyond that, the out-of-state developer appears to have more interest in return on investment rather than community development, which is evidenced by an overly dense proposal with architectural features that are uncharacteristic of the surrounding neighborhood. This is further exemplified with their website tagline of "Opportunistic Real Estate Investors." The website also reads their model is "Seeking value-add multifamily, stabilized multifamily with strong cash on cash returns, covered land / short term sale-leasebacks, and development land throughout Chicago, Cleveland, Wisconsin, Salt Lake City, and other midwestern markets."

More importantly, I echo the thoughtful critique of this project's design, density, and required site modifications provided by Mr. Kermode on June 3rd. Since, I also don't believe the second iteration of the development has significantly improved with the addition of the pedestrian path. Rather, it has shifted the driveway to my neighbor and I's shared viewshed/experiential livability including resident and service-vehicle traffic, trash cans, air conditioning noises, and general aesthetic. In closing, my primary concern and goal with this formal submission is to reinforce that the general consensus among my neighbors is not such that no development shall occur, rather it should be complementary to the surrounding neighborhood character. This proposed project is an overreach and undermines current zoning of the parcel in order to provide the density/scale the developer needs to satisfy their proforma/returns.

Thank you for your consideration.

Donny Davis

1280 Thoreau Road

330-807-3046

Johanna Schwarz

From: Dave Kermode <dwkermode@gmail.com>
Sent: Thursday, November 7, 2024 9:19 AM
To: Planning Dept
Subject: 10-37-24 - 1286 Thoreau Road Feedback
Attachments: Docket No. 10-37-24 - Kermode Adjacent Property Comment (11-7-2024 Meeting).pdf

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

Good Morning,

I'm writing to submit comment for Docket No. 10-37-24 for the upcoming meeting of the Lakewood Planning Commission. My comments and concerns regarding the updated proposal can be found in the attached pdf.

Please let me know if you have any questions.

Thanks,
Dave Kermode
1286 Thoreau Road
Lakewood, OH

Dave Kermode
1286 Thoreau Road
Lakewood, OH 44107

November 7, 2024

City of Lakewood Planning Commission
12650 Detroit Avenue
Lakewood, OH 44107

Re: Docket No: 10-37-24

Members of the Planning Commission:

I am writing in response to the upcoming final review of the proposed development intended for parcel 312-26-102. Based on the submitted plans, I have remaining concerns regarding the updated plan for the proposed development. As such, I remain strongly opposed to the plans as presented as they present specific and unique detrimental impacts to my property and existing investments made to date.

I reside at 1286 Thoreau Road in Lakewood and am the owner of the adjacent parcels immediately and contiguous to the north of the proposed development, 312-26-122 and 312-26-123, which are among, if not the most directly impacted by the decision before the commission.

The deferral granted at the October 3, 2024 meeting had the specific ask by the commission to work on a number of issues (quality of canopy trees, establishing a buffer responsive to the feedback at the meeting, etc.). In response, the applicant has now submitted revised plans that make no serious or meaningful effort to respond to these requests or overall neighborhood feedback.

I was anticipating at least a 10' buffer with landscape screening that would eclipse the height of the proposed balconies, specifically discussed during the prior meeting. The revised plans propose a 5' landscape strip with at best juniper trees that reach no more than 12' in height, not even meeting the height of the bottom support beams of the balconies at maturity. My concerns on this were also not a mystery to the applicant, as my prior submitted feedback regarding the project in August referred to a 5' strip as "wholly inadequate".

The following rendering I believe appropriately illustrates the impact of the applicants proposal, which is again, would not be legally permissible as is. The onus is on the applicant to illustrate how the project can be accomplished without specific downside harm to adjoining properties. The proposed landscaping is more akin to what one would see within a parking lot, not for any meaningful screening from adjacent residential uses.



As a potential starting point for a workable change, I suggest the following:

- Shift units #2 through #9 to the south in alignment with units #10 and #11. As shown, the limited undulation does very little to stagger the massing of the design and the land used for the setback could then be allocated to an effective buffer of at least 10' to the north
- Increased planting density with at least 80% of plantings having a maximum height of 25' or greater
- Downward facing lightning on upper balconies and light shields on the garage lights (acknowledge those are more of an ABR item)

My hope is that the commission can push the applicant/developer to answer to why requests of the commission and neighborhood feedback seem to have had no serious consideration in the revised proposal. The zoning request and near doubling of permitted density is being proposed by the applicant, not the other way around. This is the most intra-neighborhood, residential-adjacent request for a PD I believe in Lakewood to date. All other approvals had primary frontage on major roads and were either prior commercial sites, schools, or other institutional uses. This is an irregular R-2-zoned parcel bracketed by two neighborhood streets surrounded by one and two-family residential uses.

The applicant is pursuing the requested change, and the need for explanation on why the requested PD zoning change doesn't create detrimental impact, or why they should be exempt from mitigating the impacts caused by the change should fall largely to them. The begrudging nature with which the applicant has approached basic code requirements and asks of the commission, along with making few, if any changes, in light of 100 percent neighborhood opposition, has become a point of frustration. The continued bad faith and arrogance

toward project feedback by the applicant has only cost all of us additional time that we've needed to commit to consideration of the proposal.

For the previous reasons I remain strongly opposed to the final approval for the proposed development as presented and would hope for continued engagement and discussion prior to any forthcoming votes.

Thank you for your time and consideration. Please feel free to contact me with any questions.

Sincerely,
Dave Kermode

Johanna Schwarz

From: Brian Meng <bmeng@bialsosky.com>
Sent: Wednesday, November 13, 2024 4:40 PM
To: Johanna Schwarz; Amanda L. Cramer; David Baas
Cc: Ian Andrews; amyjhaney@gmail.com; Adam Branscomb
Subject: Agenda: BBS/ABR/Sign Review - 11/14

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

Johanna, Amanda, and Dave,

On behalf of LakewoodAlive we wanted to provide comments and observations to the projects on the current Lakewood ABR agenda for the 11/14/2024 meeting.

Comments to Lakewood ABR agenda for the 11/14/2024 meeting:

- **Docket 10-87-24 VAC Lakewood Animal Hospital**
 - No additional comments to the updates made from the prior ARB meeting submittals.
- **Docket 10-96-24 892 Beach Rd (rear).**
 - No additional comments to the updates made from the prior ARB meeting submittals.
- **Docket 10-98-24 Donald Thoreau Development.**
 - We appreciate the sidewalk connections to Donald and Thoreau avenues and the uniqueness of the site.
 - No additional comments to the updates made from the prior ARB meeting submittals.
- **Docket 11-99-24 Potbelly Sandwich Works.**
 - We are glad to see a new business in this space.
 - At the location of the single face display above the entry doors, it appears the new sign will straddle the field brick and sign panel. Will the existing sign panel be infilled to create a uniform background?
 - Will the lights remain above the new awnings on the 3 northern windows on the Gladys's façade?
- **Docket 11-100-24 Help Foundation.**
 - No comments
- **Docket 11-101-24 Ab & Flow Pilates Studio.**
 - No comments
- **Docket 11-102-24 Screw Factory**
 - Will the existing tenant signage directory panel facing remain as is or will it be updated to based on the proposed sign package.
 - Does the address need to be integrated into the signage?
- **Docket 11-103-25 1425 Elmwood**
 - No Comments
- **Docket 11-104-24 Coffee Shop**
 - We are glad to see a new business in this space.

- We appreciate the applicant's proposal to restore the storefront clerestory windows.
- **Docket 11-105-24 Tapster Cleveland**
 - Will the proposed new steel frame be attached to the existing drink rail/fencing? If it is independent and needs to be ground mounted will it impede the adjacent pedestrian circulation and handrail?
- **Docket 11-106-24 2248 Emily Ave**
 - The proposed porch will provide the resident with an outdoor area they currently do not have.
 - Will the finishes (colors) match those shown in the precedent photo?
 - Will lattice be used to conceal the area below the porch, similar to the precedent photo?
- **Docket 11-107-24 17866 Lake Rd.**
 - The proposed porch will provide direct access from the driveway to the front door that otherwise does not exist and provides the resident with a larger usable porch area.
- **Docket 11-108-24 12984 Lake Ave.**
 - We are glad to see the property close to being purchased and appreciate the proposed updates.
- **Docket 11-109-24 1557 Waterbury**
 - The proposed porch modification appears to provide better access to the porch and enhances the street presence.
- **Docket 11-110-24 1616 Grace Ave.**
 - No comment.
- **Docket 11-111-24 17892 Clifton Park Ln.**
 - No comment.

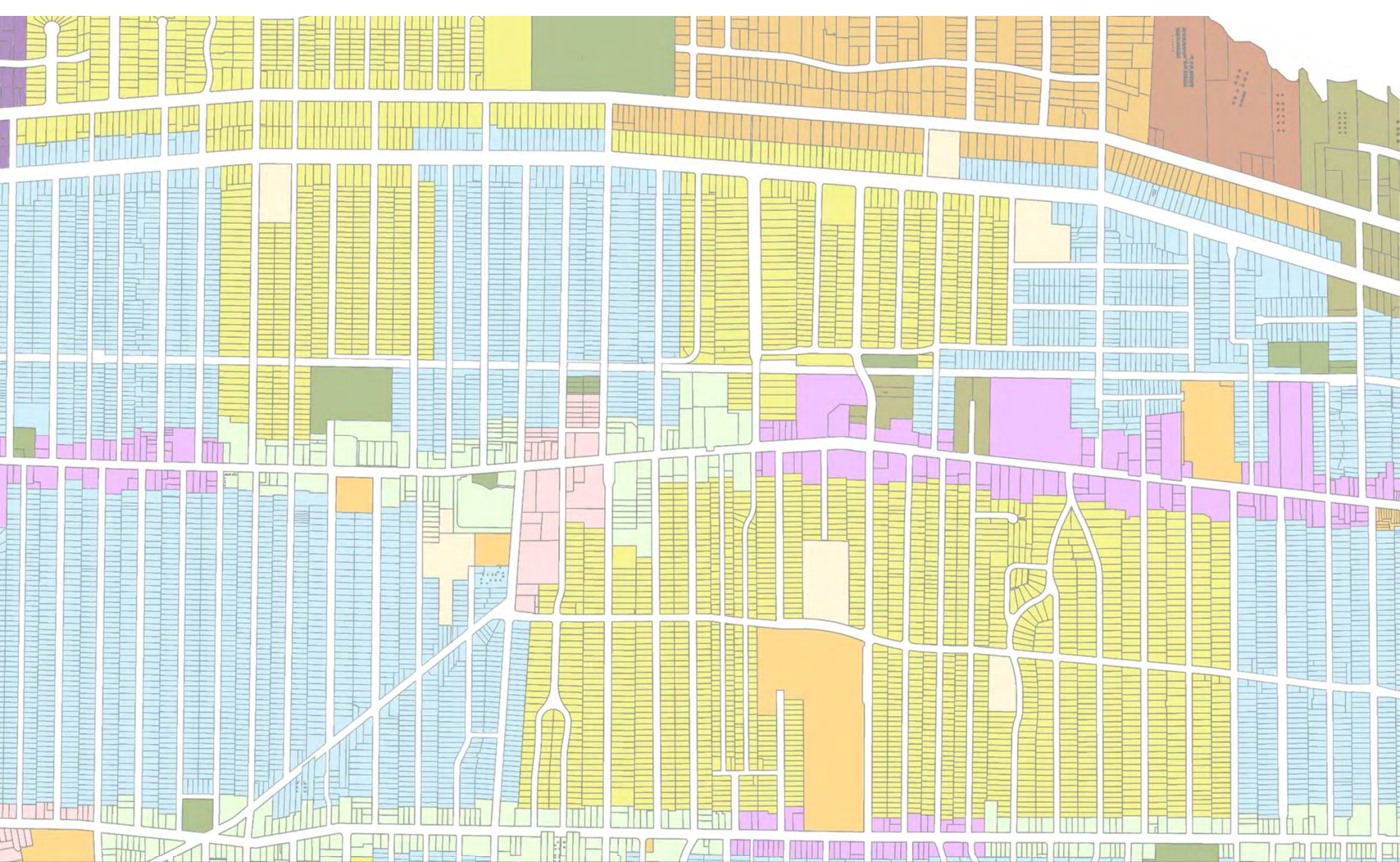
We truly appreciate the opportunity to share our thoughts with you on these applications. If you have any questions on our comments, please let us know and we would be happy to discuss further. It is exciting to see so many developments occurring in Lakewood.

Thank you,

BRIAN MENG RA, LEED AP
Principal | Architect

BIALOSKY Always By Design.

P 216-767-2023



Architectural Board of Review

November 2024



Architectural Board of Review

Pre-Review Meeting: November 7th, 4 pm (East Conf Rm)

Regular Meeting: November 14th, 5:30 pm (Auditorium)

Members

David Maniet (2024 Chair)

Hanna Cohan Plessner (2024 Vice-Chair)

Jeremy Smith

Chris Egervary

Nick Slaughterbeck

Staff

Board Secretary: Amanda Cramer, Sophia Jones

Assistant Building Commissioner: William Wagner



Architectural Board of Review **November Agenda**

1. Roll call
2. Approve minutes – October 2024 meeting
3. Opening Remarks
4. Old Business
5. Sign Review
6. New Business
7. Adjourn

Applicant proposes new signage and updated awnings.

City Notes:

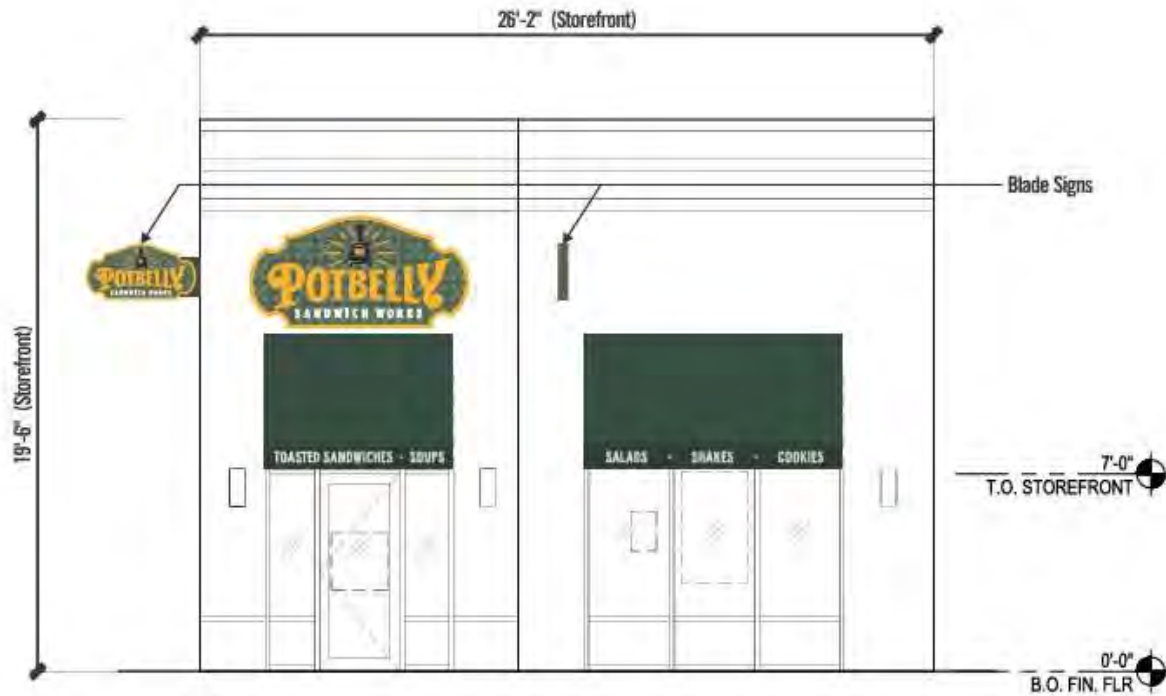
- Applicant proposes new wall sign (29 sq ft), blade sign (8 sq ft), and updated awning signs (31.8 sq ft)
- Allowed square footage 100 sq ft
- Total proposed square footage: 68.8 sq ft Applicant mailed materials to Planning Department (10/22)

**SUMMARY APPROVAL WITH CONDITION THAT
ANY WINDOW SIGNAGE MUST COME TO THE
BOARD BEFORE INSTALLATION**



Docket No. 11-99-24 (15020 Detroit)

**Signage and Awnings
Potbelly – Tonia Watkins**



Building Elevation - Front

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

City Code: Maximum sign face area = (W x 1.5) square feet, except that the total in all cases shall not exceed 100 square feet.



Design No.: 24-0189r2
 Date: July 29, 2024
 Sheet: 1 of 5
 Location: 15020 Detroit Ave
 City/State: Lakewood, OH 44107

Contact Information:
 Salesman: Todd Hefner
 Designer: Trent Schultz
 P817.625.4323 F817.625.2123
 www.awningandsign.com

Revisions:

This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of sign.

National Awning & Sign, LLC, does not accept responsibility for obtaining accurate code information for sign size allowance. This document is the property of National Awning & Sign, LLC and may not be copied or distributed w/o expressed written consent.

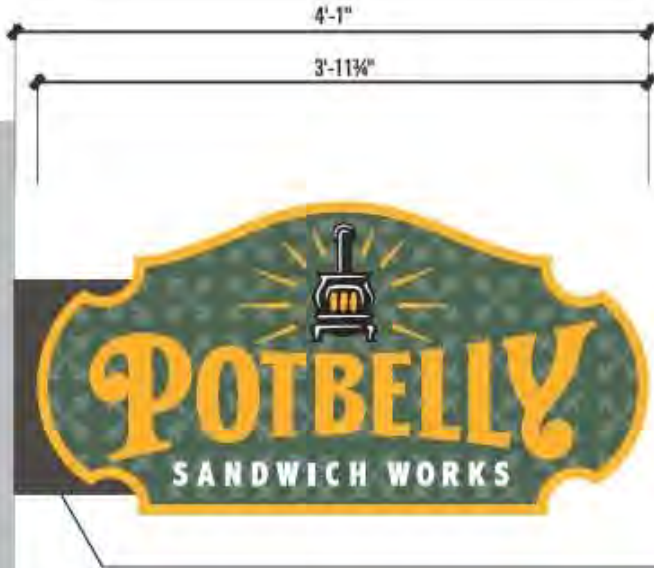


Docket No. 11-99-24 (15020 Detroit)

3" 1/2" Retainers



2'-0"



4" deep Fabricated aluminum filler painted to match PMS 1545C Brown

White Plexiglas with first surface applied translucent Vinyl Film "Stove" & "Heat rays" to be 3M 230-22 Black with show thru white highlight and 3M Translucent Sunflower yellow

Internally illuminated with White LED's

Fabricated 3" deep .125 sheet aluminum support cover sand, prime and paint Painted Brand Gray 2336 C (2" square aluminum support tubes top and bottom plated at wall mounted as required hardware concealed behind cover)

4"



End View

D/F Exterior Display Elevation

Section

Scale: 1"=1'-0"



Design No.:	24-0189r2
Date:	July 29, 2024
Sheet:	2 of 5
Location:	15020 Detroit Ave
City/State:	Lakewood, OH 44107

Contact Information:	
Salesman:	Todd Hefner
Designer:	Trent Schultz
	F817.625.4323 F817.625.2123
	www.awningandsign.com

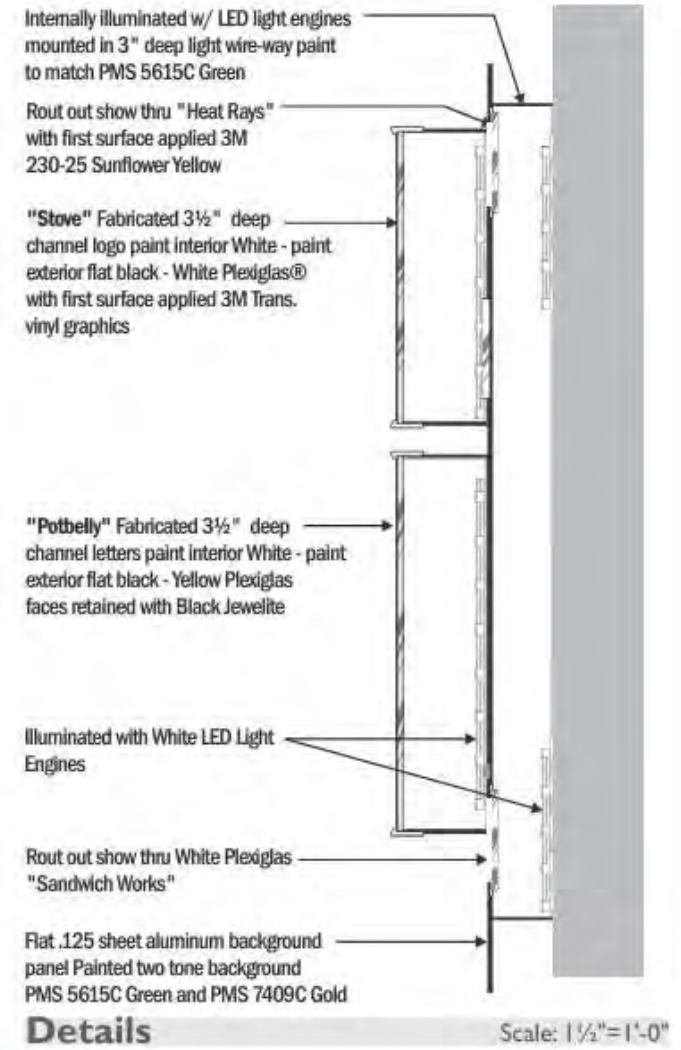
Revisions:

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Docket No. 11-99-24 (15020 Detroit)



Design No.: 24-0189r2
 Date: July 29, 2024
 Sheet: 3 of 5
 Location: 5020 Detroit Ave
 City/State: Lakewood, OH 44107

Contact Information:
 Salesman: Todd Hefner
 Designer: Trent Schultz
 P:817.625.4323 F:817.625.2123
 www.awningandsign.com

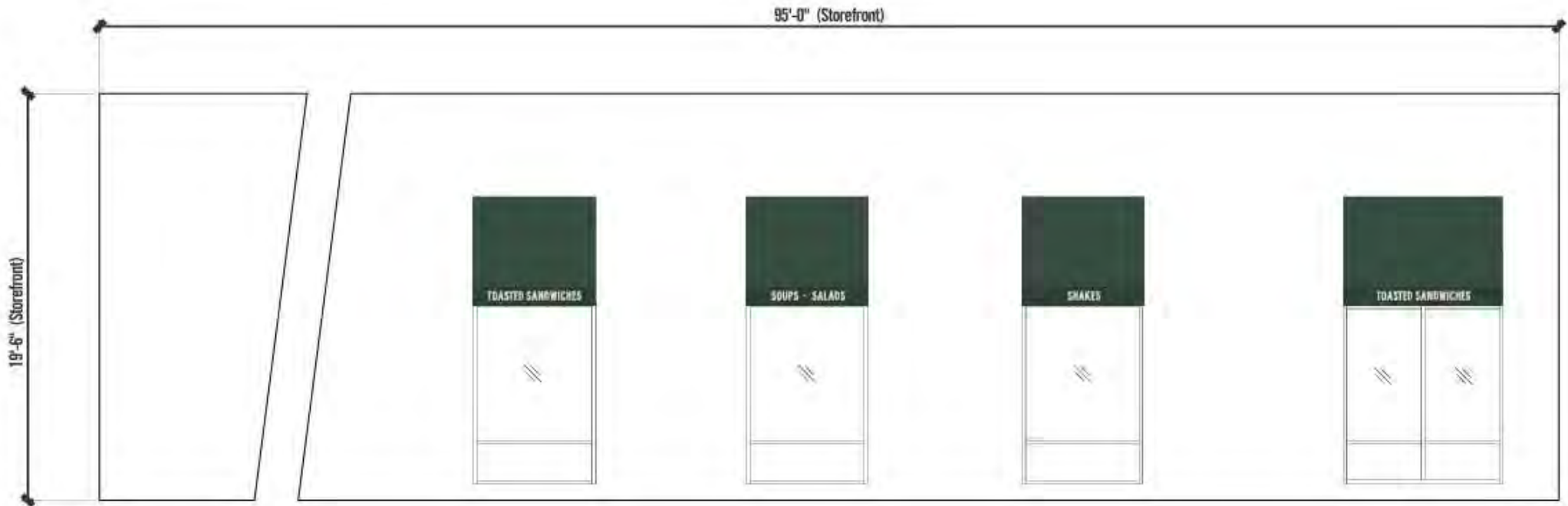
Revisions:

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Docket No. 11-99-24 (15020 Detroit)



Building Elevation - Side

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

City Code: Maximum sign face area = (W x 1.5) square feet, except that the total in all cases shall not exceed 100 square feet.



Design No.: 24-0189r2
 Date: July 29, 2024
 Sheet: 4 of 5
 Location: 5020 Detroit Ave
 City/State: Lakewood, OH 44107

Contact Information:
 Salesman: Todd Hefner
 Designer: Trent Schultz
 P:817.625.4323 F:817.625.2123
 www.awningandesign.com

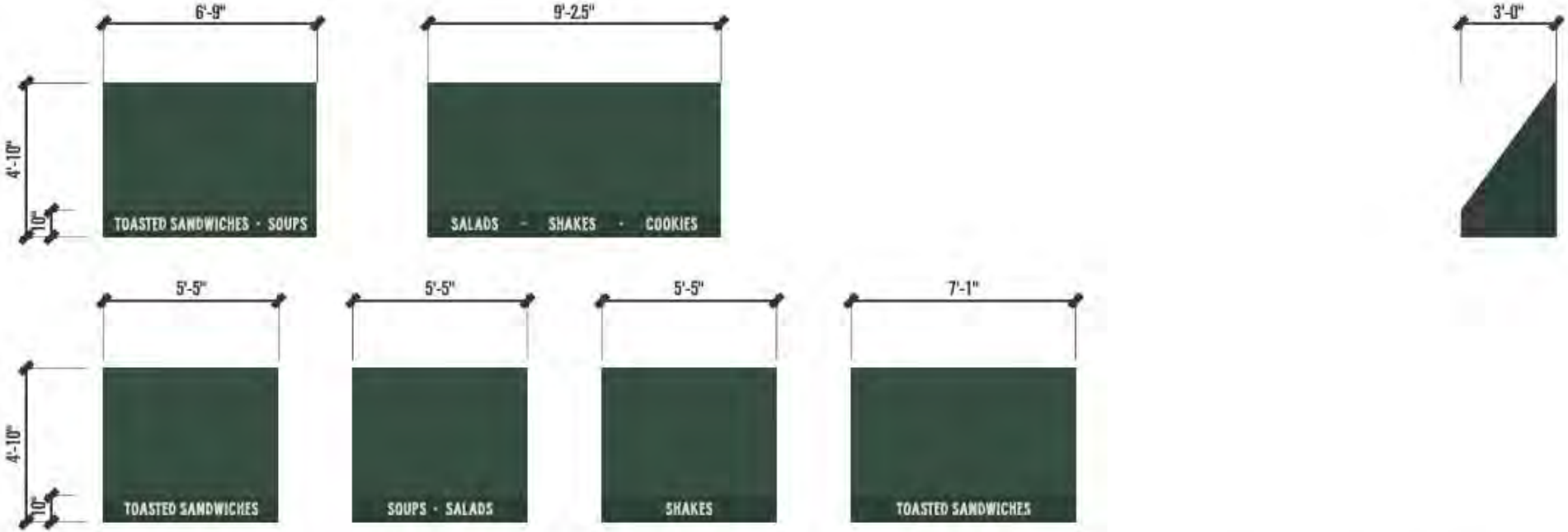
Revisions:

This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of sign.

National Awning & Sign, LLC, does not accept responsibility for obtaining accurate code information for sign size allowance. This document is the property of National Awning & Sign, LLC and may not be copied or distributed w/o expressed written consent.



Docket No. 11-99-24 (15020 Detroit)



Awning Elevations

End View Scale: 1/4"=1'-0"

Manufacture and install new awnings 1" square aluminum awning framing with natural finish



Recasens R-248 Hunter Green 47" - Copy to be hand painted 7527C Cream



Design No.:	24-0189r2	Contact Information:	
Date:	July 29, 2024	Salesman:	Todd Hefner
Sheet:	5 of 5	Designer:	Trent Schultz
Location:	5020 Detroit Ave	Phone:	P817.625.4323 F817.625.2123
City/State:	Lakewood, OH 44107	Website:	www.awningandsign.com

Revisions:

This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of sign.

National Awning & Sign, LLC, does not accept responsibility for obtaining accurate code information for sign size allowance. This document is the property of National Awning & Sign, LLC and may not be copied or distributed w/o expressed written consent.



Docket No. 11-99-24 (15020 Detroit)

Applicant proposes new signage.

City Notes:

- Applicant proposes new acrylic wall sign (17 sq ft)
- Allowed square footage 75 sq ft
- Total proposed square footage: 17 sq ft

**SUMMARY APPROVAL WITH CONDITION THAT
ANY WINDOW SIGNAGE MUST COME TO THE
BOARD BEFORE INSTALLATION**

18228 Sloane Ave



Docket No. 11-100-24 (18228 Sloane)

**Signage
HELP – Ed Gonzales**



Exterior Foam Insulation Installed



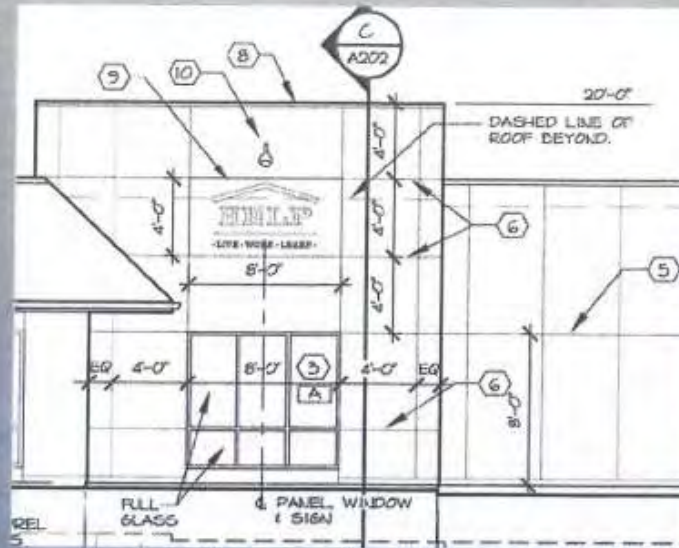
Docket No. 11-100-24 (18228 Sloane)



DESCRIPTION: Mfg & Install 3/8" White Acrylic Letters & Bars-3.25" Top Bar; 12"HELP; 2" Rule Line; 3.5" LIVE*WORK*LEARN* Flush stud mount install.

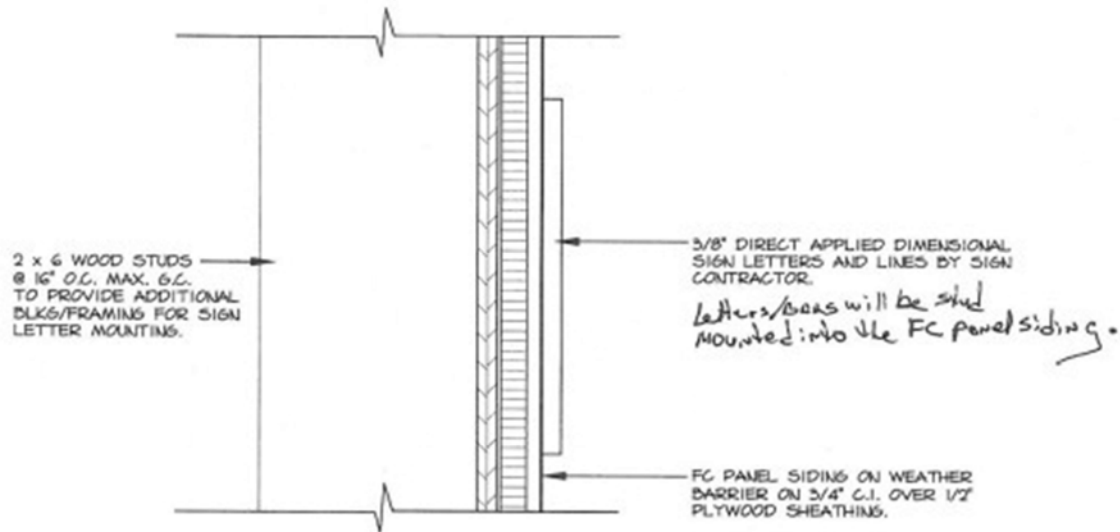
Sq. Ft. of Sign: 18.33
Building Front: 125 Ft.





DESCRIPTION: Mfg & Install 3/8" White Acrylic Letters & Bars-3.25" Top Bar; 12"HELP; 2" Rule Line; 3.5" LIVE*WORK*LEARN"





NOTES:

1. G.C. TO COORDINATE SIGN ANCHORING CRITERIA/LOADING WITH SIGN PROVIDER PRIOR TO FRAMING FRONT ACCENT WALL. PROVIDE ADDITIONAL FRAMING/BLOCKING AS REQ'D.

B SIGN LETTER MOUNTING DETAIL
3" = 1'-0"



Stud Mount

Backs of letters and logos include hardware to receive threaded studs via drill or tap for mounting. Optional alignment for brick, blocks, or rails.



Applicant proposes new signage.

City Notes:

- Applicant proposes 1 wall sign (18 sq ft) and 2 vinyl window signs (3 sq ft and 32 sq ft)
- Allowed square footage 90 sq ft
- Total proposed square footage: 53 sq ft

SUMMARY APPROVAL

18215 Detroit Ave



Docket No. 11-101-24 (18215 Detroit)

Signage

Ab & Flow – Redmond Doyle



Docket No. 11-101-24 (18215 Detroit)



6900 - 10/17/24 - SB - SAVE-2
SUBSTRATE: MP 1105 CAST VINYL
EPSON & PLOTTER
Finished Size W21" x H21.2" - Q=1
PRODUCTION: CAST MATTE LAMINATE & CONTOUR CUT
FINISHING: WEED & TAPE FOR INSTALL
PMS#: 333C | FONTS: NONE

Follow Up	PROOF		
	Designer	Date	Time
SB			
Proof Sent			
Proof Approved			

PRODUCT 1

DARK BACKGROUND INDICATES GLASS DOOR PANEL



Docket No. 11-101-24 (18215 Detroit)

6900 - 10/15/24 - SB - SAVE-1

SUBSTRATE: 3MM ACM - MPI 1105 CAST VINYL

EPSON

Finished Size W96" x H48" - Q=1

PRODUCTION: CAST MATTE LAMINATE & VINYL OVERLAY

3/16" MOUNTING HOLES

FINISHING: INSTALL TO BUILDING

PMS#: 333C | FONTS: NONE

Follow Up	PROOF		
	Designer	Date	Time
	SB		
	Proof Sent		
	Proof Approved		

PRODUCT 3

LOAD INSTRUCTIONS



Docket No. 11-101-24 (18215 Detroit)

6900 - 10/15/24 - SB - SAVE-1

SUBSTRATE: ASLON 302

PLOTTER

2ND SURFACE

Finished Size W96" x H27" - Q=1

FINISHING: REVERSE WEED & TAPE FOR INSTALL

PMS#:NONE SPECIFIED | FONTS: NONE

Follow Up	PROOF		
	Designer	Date	Time
	SB		
	Proof Sent		
	Proof Approved		

PRODUCT 6

LOAD INSTRUCTIONS

BLUE INDICATES GLASS



Docket No. 11-101-24 (18215 Detroit)

FRONT ELEVATION

ADDRESS:
18215 DETROIT AVE.
LAKEWOOD, OHIO, 44107

FRONTAGE: 56 FEET

DARK BLUE BACKGROUND INDICATES GLASS

(SIGN 1 @ W:21" X H:21.2")



(SIGN 2 @ W:96" X H:27")



(SIGN 3 @ W:96" X H:48")



Description: Sign 1: Custom printed graphics, and contour cut to be ready to apply door vinyl. This is to be applied directly on the glass pane of the door.
Sign 2: Cut and weeded frosted vinyl. Which is not 100% opaque, and is applied directly to the glass pane of the window.
Sign 3: Custom printed graphics that are overlaid to a panel of 3MM aluminum composite material. Which will be screw mounted to the exterior brick wall.

Please review this proof carefully. It details every aspect of the sign construction and installation.
Following proof approval any alterations will constitute a change order and may be subject to additional charges.
Thank you. Production begins with permit approval from the governing jurisdiction.

PG 1 OF 3



Docket No. 11-101-24 (18215 Detroit)

SPECIFICATIONS | MOUNTING

ADDRESS:
18215 DETROIT AVE.
LAKEWOOD, OHIO, 44107

SIGN 1:

- OVERALL SIZE OF THE SIGN:
 - W: 21" X H:21.2"
- CUSTOM PRINTED & CUT GRAPHICS
- APPLIED DIRECTLY TO GLASS DOOR

SIGN 2:

- OVERALL SIZE OF THE SIGN:
 - W:96" X H:27"
- CUT & REVERSE WEEDED GRAPHICS OF FROSTED VINYL
- VINYL APPLIED DIRECTLY TO THE WINDOW (ON INSIDE)
- 2ND SURFACE WINDOW GRAPHIC

SIGN 3:

- OVERALL SIZE OF THE SIGN:
 - W:96" X H:48"
- 3MM ALUMINUM COMPOSITE WITH CUSTOM PRINTED VINYL OVERLAY
- SCREW MOUNTED TO EXTERIOR BRICK

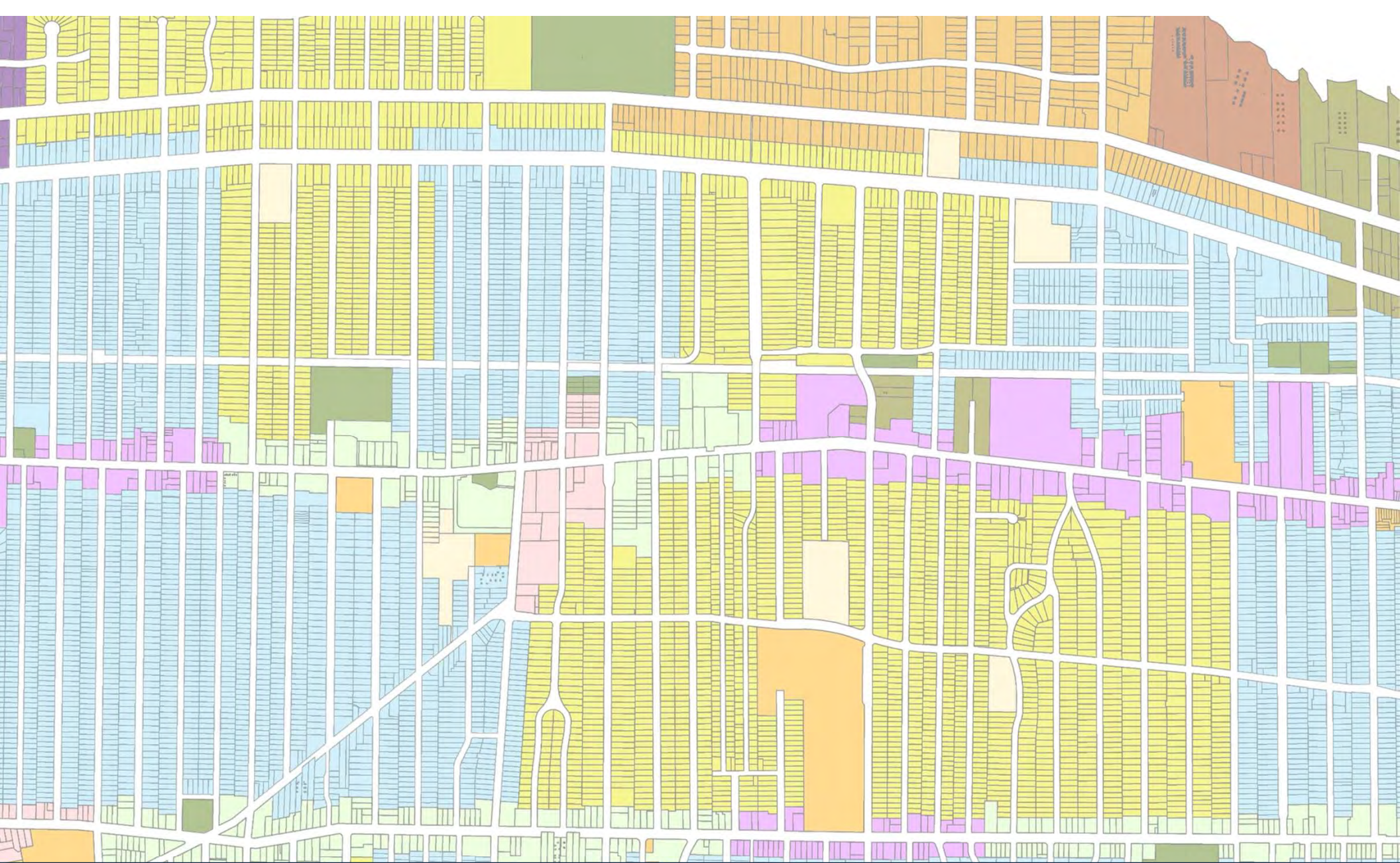
**SIGN SHOWN AT 50% OPACITY
TO SHOW MOUNTING**



PG 2 OF 3



Docket No. 11-101-24 (18215 Detroit)



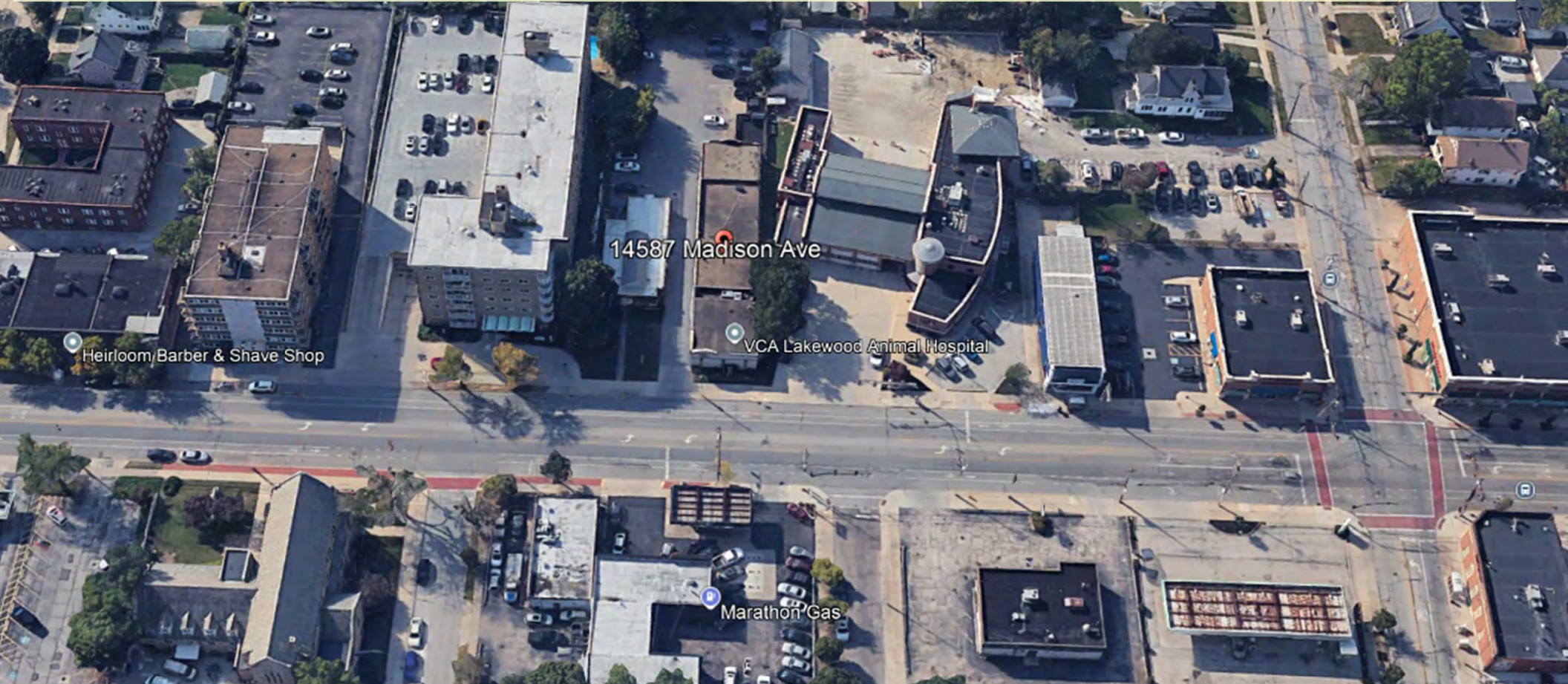
Architectural Board of Review

Old Business – November 2024

Applicant proposes sign replacements.

City Notes:

- Applicant proposes replacement of monument sign (28 sq ft), 2 wall signs (27.5 sq ft x2), awning sign (45 sq ft) and, parking signs (3 sq ft x3, not included in measurements)
- Allowed square footage 55.5 sq ft
- Total proposed square footage: 128 sq ft**



Docket No. 10-87-24 (14587 Madison)
Sign Replacements – VCA Lakewood Animal Hospital
Ambyr Shannon



Lakewood animal hospital

14587 Madison Ave., Lakewood, OH 44107



Project:
VCA#4059 Lakewood
Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

Scale: I.A.:
AS NOTED 3.50

Design No.:
22-06-8521-03

Reg. No.: **232136**

Revision History:
R0 6/06/22 FMS standing Update
R1 7/21/22 pt rev plan (1.00)
R02 9/1/24 pt update Sign B
Option 1 & 2 release for engineering (4.00)
R03 10/22/24 cv Rev building signs
85 sq. ft. total; Add nat. curve to top (1.00)



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes, but is not limited to, the following:

• CONSTRUCTION APPROVALS •

Arch. Mfg. Date:

Design Date:

Mfg./CC Date:

Page: 1 of 13

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240230-01



Docket No. 10-87-24 (14587 Madison)



SIGN SCHEDULE		
ID	DESCRIPTION	SQ FT
A	MONUMENT SIGN	28.33
B	WALL SIGNS (2)	27.5
C	AWNING SIGN	20.56
D	PARKING SIGNS	3.00

superior
electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
**14587 Madison Ave
Lakewood, OH 44107**

Account Manager:
Patti Skoglund

Scale: T.A.:
AS NOTED 3.50

Design No.:
22-06-8-521-03

Reg. No.: **232136**

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev plan (1.50)
R02 9/12/24 pl update Sign B (4.00)
Option 1 & 2, release for engineering (4.00)
R03 10/22/24 cv Rev building sign 55 sq. ft. total; Add rad. curve to top (3.00)

UL ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding other sign.

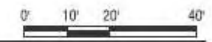
CONSTRUCTION APPROVALS

Acct. Mgr. _____ Date: _____
Design _____ Date: _____
Mtg/CC: _____ Date: _____

Page: **2** of **13**

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1 PLOT PLAN
APPROX. SCALE: 1" = 30'-0"



Docket No. 10-87-24 (14587 Madison)

- INSTALLATION (SCOPE OF WORK)**
1. REMOVE EXISTING MONUMENT SIGN FACES AND REPLACE WITH NEW.
 2. PAINT CABINET, RETAINER, & BASE WHITE. RETROFIT TO WHITE LED ILLUMINATION.
 3. INSTALL 1/2" DEEP FCO ADDRESS NUMERALS TO STREET END OF MONUMENT.



3 PROPOSED REFACE & RETROFIT OF EXISTING DOUBLE-FACED MONUMENT SIGN
APPROX. SCALE: 3/4" = 1'-0"



1 EXISTING MONUMENT SIGN
SCALE: NTS



2 PROPOSED MONUMENT SIGN
APPROX. SCALE: 3/8" = 1'-0"

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www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
14587 Madison Ave
Lakewood, OH 44107

Account Manager:
Patti Skoglund

Scale: T.A.
AS NOTED 3.50

Design No.:
22-06-8521-03

Reg. No.: **232136**

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev. plan (1.50)
R02 9/12/24 pl update Sign B
Option 1 & 2, release for engineering (4.00)
R03 10/22/24 cv Rev building sign 55 sq. ft. total; Add rad. curve to top (3.00)

ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding/bonding of the sign.

CONSTRUCTION APPROVALS
Acct. Mgr. Date:

Design: Date:

Mfg/QC: Date:

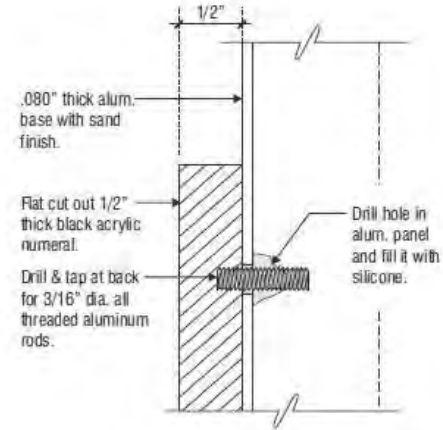
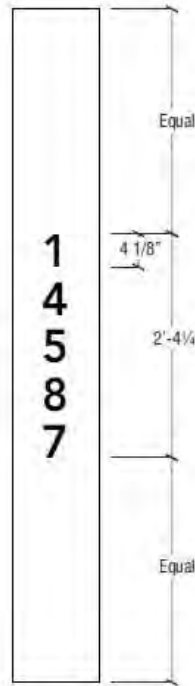
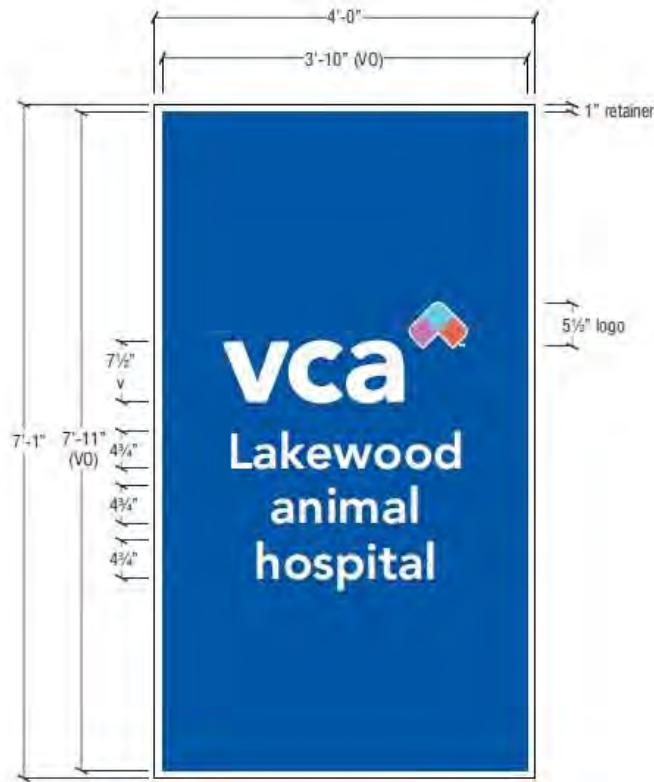
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Docket No. 10-87-24 (14587 Madison)



2 LETTER / ADDRESS SECTION DETAIL
SCALE: 1:2 (HALF SIZE)

COLOR SCHEDULE	
	WHITE LEXAN FACE & PAINT
	3M 3630-167 BRIGHT BLUE VINYL TO MATCH PMS 2945C BLUE
	3M 3630-7382 VCA LIGHT BLUE VINYL TO MATCH PMS 637C (DW36487382X)
	3M 3630-9529 VCA LIGHT PURPLE VINYL TO MATCH PMS 2351C (DW36489529X)
	3M 3630-3107 VCA PEACH VINYL TO MATCH PMS 7416C (DW36483107X)

A REFACE AND RETROFIT EXISTING MONUMENT 28.33 SQ FT
QUANTITY: TWO (2) FACES SCALE: 3/4" = 1'-0"

1 STREET END VIEW
SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

- CABINET:** EXISTING ALUMINUM CABINET TO BE PAINTED WHITE
FACES: WHITE LEXAN WITH FIRST SURFACE 3M VINYL GRAPHICS
COPY: 3M 3630-167 BRIGHT BLUE VINYL OVERLAY, WEEDED OUT TO SHOW THRU WHITE WITH 3M CLEAR PROTECTIVE LAMINATE OVER ENTIRE FACE
LOGO: 3M 3630-7382, 3630-9529, & 3630-3107 VINYL WITH CLEAR 3M PROTECTIVE LAMINATE
RETAINERS: EXISTING 1" ALUMINUM TO BE PAINTED WHITE
ILLUMINATION: RETROFIT WITH PRINCIPAL LED TAP OUT STIKS & USE EXISTING SOCKETS WITH NEW POWER SUPPLIES
ADDRESS #S: 1/2" BLACK ACRYLIC, DRILL & TAPPED FOR STUD MOUNT
BASE: EXISTING TO BE PAINTED WHITE
NOTE: DIMENSIONS OKAY PER JOB CHECK



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Address:
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Lakewood, OH 44107**

Account Manager:
Patti Skoglund

Scale: T.A.:
AS NOTED 3.50

Design No.:
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Revision History:
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R1 7/2/22 pl rev. plan (1.50)
R02 9/12/24 pl update Sign B
Option 1 & 2, release for engineering (4.00)
R03 10/22/24 cv Rev building signs
55 sq. ft. total; Add rad. curve to top (3.00)



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS

Acct. Mgr. Date:
Design Date:
Mfg/QC Date:

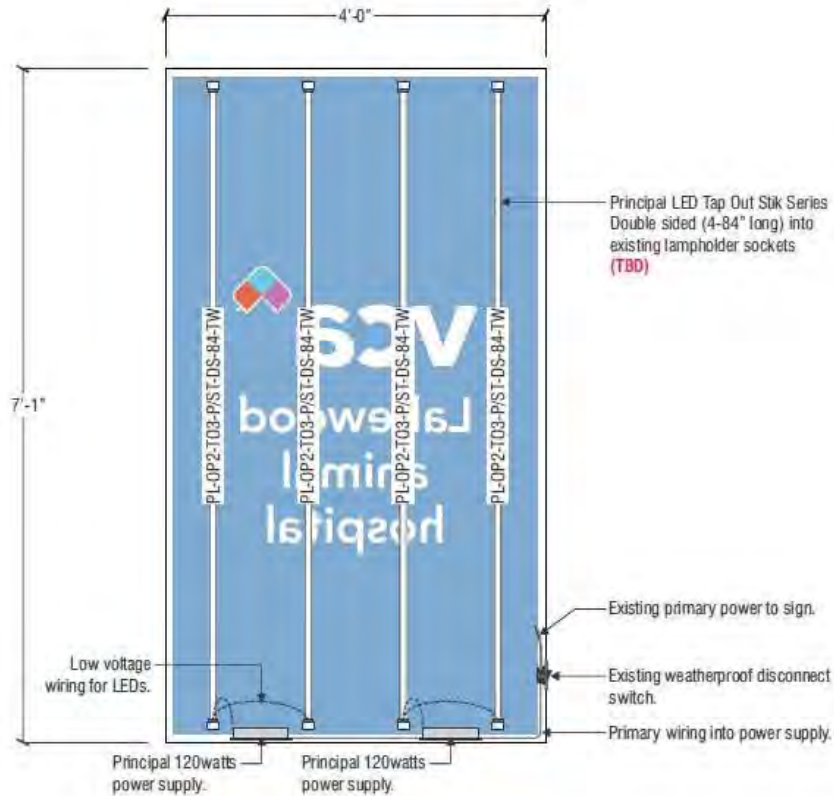
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Docket No. 10-87-24 (14587 Madison)



4 RETROFIT DETAIL
SCALE: 3/4" = 1'-0"

Note: The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL listed silicone sealant.

PARTS REMOVED

- (4) FLUORESCENT LAMPS
- (2) LAMP BALLAST

ELECTRICAL LOADING INFORMATION

- (4) PRINCIPAL LED 84" DOUBLE SIDED TAP OUT STIK @ 42.24 WATT EA (168.96 WATTS TOTAL)
 - (2) PRINCIPAL 120W POWER SUPPLY @ 2.2 AMPS EACH
- TOTAL LOAD: 4.4 AMPS AT 120 VOLTS**
ONE (1) 20 AMP-120V DEDICATED CIRCUIT REQUIRED

KIT PARTS

- (4) PRINCIPAL LED STIKS (UL #E341517)
PL-OP2-T03-P/ST-DS-84-TW
- (2) PRINCIPAL 120W POWER SUPPLY
P-OH120-12-PL (UL #E341517)
- (8) CLASS II WIRING

Markings for installation instructions

WARNINGS

Risk of fire or electrical shock. LED Retrofit Kit Installation requires knowledge of sign electrical systems. If not qualified, do not attempt installation. Contact a qualified electrician.

Risk of fire or electrical shock. Install this kit only in host signs that have been identified in the installation instructions and where the input rating of the retrofit kit does not exceed the input rating of the sign.

Risk of fire or electrical shock. Installation of this LED retrofit kit may involve drilling or punching of holes into the structure of the sign. Check for enclosed wiring and components to avoid damage to wiring and electrical parts.

Installer should examine all parts that are not intended to be replaced by the retrofit kit for damage and replace any damaged parts prior to installation of the retrofit kit.

To prevent wiring damage or abrasion, do not expose wiring to edges of sheet metal or other sharp objects.

Installers should not disconnect existing wires from lampholder terminals to make new connections at lampholder terminals. Instead installers should cut existing lampholder leads away from the lampholder and make new electrical connections to lampholder lead wires by employing applicable connectors.

Note: Do not make or alter any open holes in an enclosure of wiring or electrical components during kit installation.

Repair and seal any unused openings in the electrical enclosure. Openings greater than 1/2 inch (12.7 mm) diameter require a metal patch secured by screws or rivets and caulked with non-hardening caulk. Smaller openings may be sealed with non-hardening caulk.

Warning: To avoid potential fire or shock hazard, do not use this retrofit kit with existing shunted bi-pin lampholders in the host sign. Note: Shunted lampholders are found only in fluorescent signs with Instant-Start ballasts. Instant-start ballasts can be identified by the words "Instant Start" or "I.S." marked on the ballast. This designation may be in the form of a statement pertaining to the ballast itself, or may be combined with the marking for the lamps with which the ballast is intended to be used, for example F40T12/IS. For more information, contact the LED retrofit kit manufacturer.

"This sign has been modified to operate LED lamps. Do not attempt to install or operate "lamps in this sign" shall be marked on the retrofitted sign where readily visible by the user during normal maintenance including relamping." ""shall be replaced by the original illumination type such as "fluorescent," "HD," etc. This marking shall be provided on a separate permanent label that is intended to remain in the applied position for the lifetime of the sign under conditions of normal use.

EASY RETROFIT ASSEMBLY

Note: Do not insert Stik into existing sockets until ballast has been disconnected from mains and removed.



1. Turn off power from main lines.



2. Cut power and secondary lines to the existing ballast and remove.



3. Remove old fluorescent lamps from existing lamp sockets.



4. Insert Stik into lamp socket. See depth chart to determine LED direction. Depth Chart can be found at P-LED.com



5. Using UL listed 12-18 gauge hook-up wire, connect gray wire (+) and white wire (-) to the 12V power unit using wire nuts.



6. Connect hook-up wire to the secondary output of the 12VDC Power Supply.

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Lakewood, OH 44107**

Account Manager:
Patti Skoglund

Scale: T.A.:
AS NOTED 3.50

Design No.:
22-06-8521-03

Reg. No.: **232136**

Revision History:
R0 6/6/22 FM Branding Update
R1 7/2/22 pl rev. plan (1.50)
R02 9/12/24 pl update Sign B (4.00)
Option 1 & 2 release for engineering (4.00)
R03 10/22/24 cv Rev building signs to 55 sq. ft. total; Add rad. curve to top (3.00)

RETROFIT SIGN CONVERSION LED KIT

UL CERTIFIED
FOR USE ONLY IN ACCORDANCE WITH KIT INSTRUCTIONS
SEE INSTALLATION INSTRUCTIONS FOR LIST OF PARTS THAT FORM THE COMPLETE KIT

CONSTRUCTION APPROVALS

Acct. Mgr: _____ Date: _____

Design: _____ Date: _____

Mfg/OC: _____ Date: _____

Page: **5** of **13**

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Docket No. 10-87-24 (14587 Madison)



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Account Manager:
Patti Skoglund

Scale: T.A.:
AS NOTED 3.50


Design No.:
22-06-8-521-03

Reg. No.: **232136**

Revision History:

R0 6/6/22 FM Branding Update
R1 7/2/22 pl rev plan (1.50)
R2 9/12/24 pl update Sign B (4.00)
 Option 1 & 2, release for engineering (4.00)

R03 10/22/24 cv Rev building signs to 55 sq. ft. total; Add rad. curve to top (3.00)

 **ELECTRIC SIGN**

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS
 Acc. Mgr: _____ Date: _____

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1 EXISTING WALL SIGN
 SCALE: NTS

INSTALLATION (SCOPE OF WORK)
 REMOVE EXISTING WALL SIGN AND REPLACE WITH NEW
 NON-ILLUMINATED REVERSE PAN SIGN



2 PROPOSED NEW NON-ILLUMINATED REVERSE PAN SIGN
 SCALE: 3/16" = 1'-0"

B1



Docket No. 10-87-24 (14587 Madison)

INSTALLATION (SCOPE OF WORK)
 REMOVE EXISTING WALL SIGN AND REPLACE WITH NEW
 NON-ILLUMINATED REVERSE PAN SIGN



2 PROPOSED NEW NON-ILLUMINATED REVERSE PAN SIGN
 SCALE: 1/4" = 1'-0"

B2



1 EXISTING WALL SIGN
 SCALE: NTS

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 Animal Hospital**
 Address:
**14587 Madison Ave
 Lakewood, OH 44107**
 Account Manager:
Patti Skoglund
 Scale: T.A.:
AS NOTED 3.50
 Design No.:
22-06-8521-03
 Reg. No.: **232136**

Revision History:
 R0 6/6/22 FM Branding Update
 R1 7/21/22 pl rev. plan (1.50)
 R02 9/12/24 pl update Sign B
 Option 1 & 2, release for engineering (4.00)
 R03 10/22/24 cv Rev building signs to 55 sq. ft. total; Add rad. curve to top (3.00)

UL ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

*** CONSTRUCTION APPROVALS ***

Acct. Mgr: _____ Date: _____
 Design: _____ Date: _____
 Mfg/OC: _____ Date: _____

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Docket No. 10-87-24 (14587 Madison)

Project:
**VCA#4080 Lakewood
Animal Hospital**

Address:
**14587 Madison Ave
Lakewood, OH 44107**

Account Manager:
Patti Skoglund

Scale: T.A.
AS NOTED 3.50

Design No.:
22-06-8521-03

Reg. No.: **232136**

Revision History:

R0 6/9/22 FM Branding Update

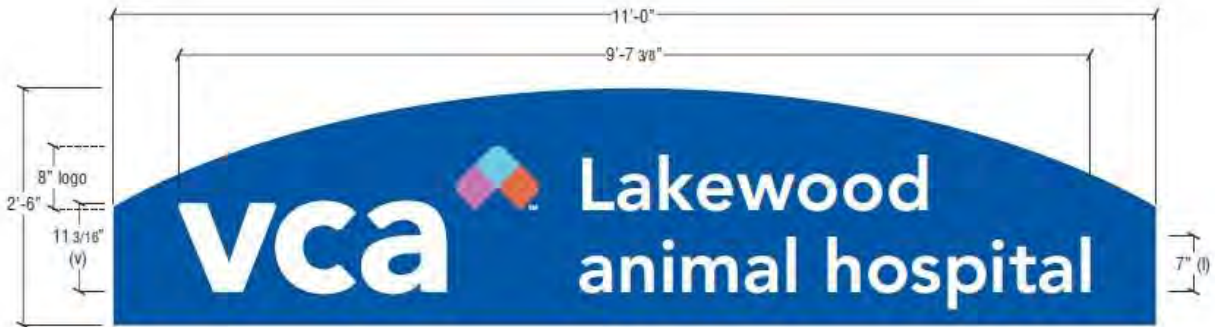
R1 7/21/22 pl rev plan (1.50)

R02 9/12/24 pl update Sign B

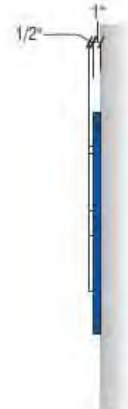
Option 1 & 2, release for engineering (4.00)

R03 10/22/24 cv Rev building signs to

55 sq. ft. total; Add rad. curve to top (3.00)



NON-STANDARD LAYOUT



B1	SINGLE FACE NON-ILLUMINATED REVERSE PAN SIGN	27.5 SQ FT
B2	QUANTITY: TWO (2) NEW SIGNS REQUIRED	SCALE: 3/4" = 1'-0"

1	RIGHT SIDE VIEW
	SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

- BACKGROUND:** 1" DEEP ALUMINUM WITH WELDED RETURNS PAINTED TO MATCH PMS 2945 C BLUE WITH CLEAR COAT
- COPY:** 1/2" THICK WHITE ACRYLIC, DRILL & TAPPED FOR STUD MOUNT
- LOGO:** 1/2" THICK WHITE ACRYLIC WITH 3M 3630-7382, 3630-9529, & 3630-3107 VINYL WITH 3M CLEAR PROTECTIVE LAMINATE; DRILL & TAPPED FOR STUD MOUNT
- RETURNS:** 1" DEEP ALUMINUM PAINTED TO MATCH PMS 2945 C WITH CLEAR COAT
- ILLUMINATION:** NON-ILLUMINATED
- NOTE:** DIMENSIONS OK PER JOB CHECK

COLOR SCHEDULE	
	WHITE ACRYLIC
	3M 3630-167 BRIGHT BLUE VINYL TO MATCH PMS 2945C BLUE
	3M 3630-7382 VCA LIGHT BLUE VINYL TO MATCH PMS 637C (DW36487382X)
	3M 3630-9529 VCA LIGHT PURPLE VINYL TO MATCH PMS 2351C (DW36489529X)
	3M 3630-3107 VCA PEACH VINYL TO MATCH PMS 7418C (DW36483107X)

ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS

Acct. Mgr. _____ Date: _____
 Design: _____ Date: _____
 Mfg/QC: _____ Date: _____

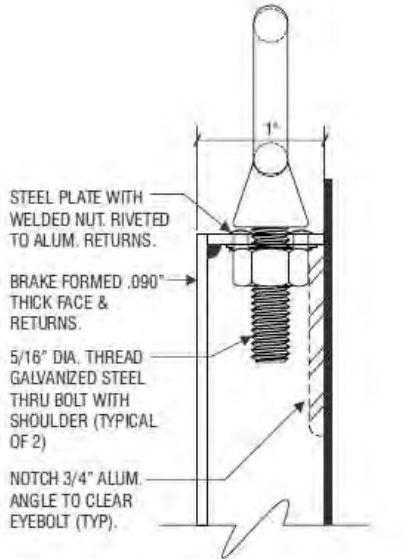
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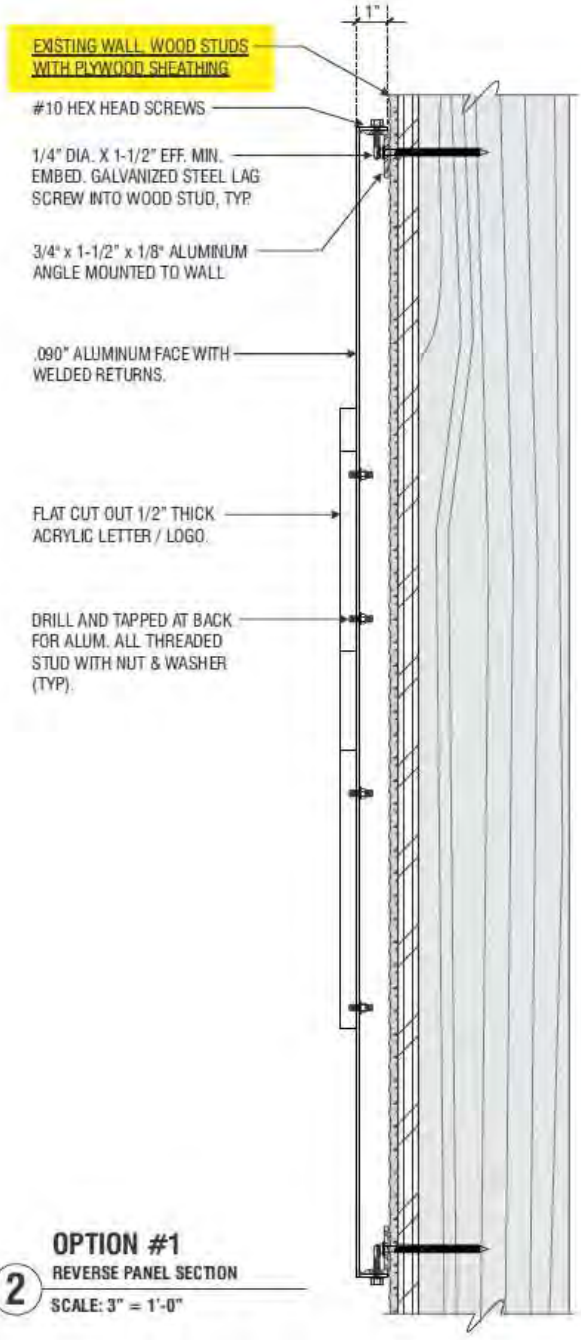
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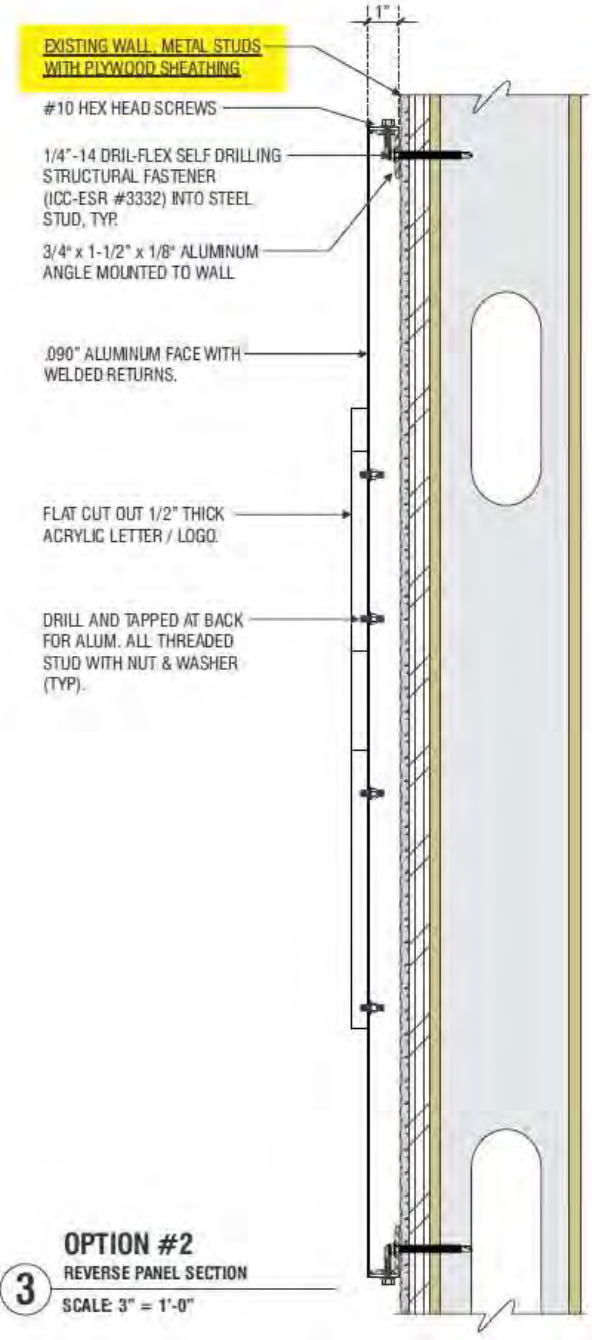
Docket No. 10-87-24 (14587 Madison)



4 PICK SECTION DETAIL
SCALE: HALF SIZE



2 OPTION #1
REVERSE PANEL SECTION
SCALE: 3" = 1'-0"



3 OPTION #2
REVERSE PANEL SECTION
SCALE: 3" = 1'-0"

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AS NOTED 3.50

Design No.:
22-06-8521-03

Reg. No.: **232136**

Revision History:
R0 6/6/22 FM Branding Update
R1 7/2/22 pl rev plan (1.50)
R02 9/12/24 pl update Sign B
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R03 10/22/24 cv Rev building signs 55 sq. ft. total; Add rad. curve to top (3.00)

ELECTRIC SIGN

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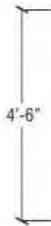
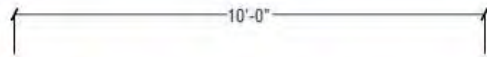
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Docket No. 10-87-24 (14587 Madison)

INSTALLATION (SCOPE OF WORK)

1. REMOVE EXISTING AWNING.
2. RE-SKIN TO SUNBRELLA PACIFIC BLUE AWNING MATERIAL



2 PROPOSED AWNING RECOVER
APPROX. SCALE: 3/8" = 1'-0"



1 EXISTING AWNING SIGN
SCALE: NTS



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R1 7/21/22 pl rev. plan (1.50)

R02 9/12/24 pl update Sign B

Option 1 & 2. release for engineering (4.00)

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UL ELECTRIC SIGN

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Page: 10 of 13

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R02 9/12/24 pl update Sign B Option 1 & 2. release for engineering (4.00)
R03 10/22/24 cv Rev building signs 55 sq. ft. total; Add rad. curve to top (3.00)

C **AWNING RECOVERING** 20.56 SQ FT
QUANTITY: ONE (1) NEW AWNING COVERING SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

FRAME: EXISTING TO REMAIN AS IS
 AWNING: RE-SKIN WITH SUNBRELLA PACIFIC BLUE AWNING MATERIAL
 COPY: WHITE VINYL
 LOGO: 3M 3630-7382, 3630-9529, & 3630-3107 VINYL WITH 3M CLEAR PROTECTIVE LAMINATE
 FRAMEWORK: EXISTING FRAMEWORK TO REMAIN AS IS
 ILLUMINATION: NON-ILLUMINATED

NOTE: DIMENSIONS OKAY PER JOB CHECK

1 **SIDE VIEW**
SCALE: 3/4" = 1'-0"

COLOR SCHEDULE	
	WHITE VINYL
	SUNBRELLA PACIFIC BLUE TO MATCH PMS 2945 C
	3M 3630-7382 VCA LIGHT BLUE VINYL TO MATCH PMS 637C (DW36487382X)
	3M 3630-9529 VCA LIGHT PURPLE VINYL TO MATCH PMS 2351C (DW36489529X)
	3M 3630-3107 VCA PEACH VINYL TO MATCH PMS 7416C (DW36483107X)

UL **ELECTRIC SIGN**

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS

Acct. Mgr. _____ Date: _____
 Design: _____ Date: _____
 Mfg/QC: _____ Date: _____

Page: **11** of **13**

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Docket No. 10-87-24 (14587 Madison)

INSTALLATION (SCOPE OF WORK)

1. REMOVE EXISTING FENCE MOUNTED PARKING SIGN.
2. MANUFACTURE AND INSTALL (3) NEW S/F NON-ILLUMINATED PARKING SIGNS



2 PROPOSED PARKING SIGNS
APPROX. SCALE: 3" = 1'-0"

D1 | D2 | D3



1 EXISTING PARKING SIGNS
SCALE: NTS



superior
electrical advertising

1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1807
www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
**14587 Madison Ave
Lakewood, OH 44107**


Account Manager:
Patti Skoglund

Scale: T.A.:
AS NOTED 3.50

Design No.:
22-06-8521-03

Reg. No.: **232136**

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev plan (1.50)
R029/12/24 pl update Sign B (4.00)
Option 1 & 2, release for engineering (4.00)
R0310/22/24 cv Rev building signs 65 sq. ft. total; Add rad. curve to top (3.00)



ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS

Acct. Mgr. _____ Date: _____

Design _____ Date: _____

Mfg/QC _____ Date: _____

Page: **12** of **13**

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Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



Docket No. 10-87-24 (14587 Madison)



1/4" DIA. GALV. STEEL THRU BOLT (TYP).
2"X 16"X 1/8" ALUM. FLAT BAR

EXISTING CHAIN LINK FENCE.

1 SIDE VIEW
SCALE: 3" = 1'-0"

COLOR SCHEDULE	
	ALUM PAINT WHITE
	3M 3630-167 BRIGHT BLUE VINYL TO MATCH PMS 2945C BLUE
	DIGITAL PRINT TO MATCH PMS 637C (DW36487382X)
	DIGITAL PRINT TO MATCH PMS 2351C (DW36489529X)
	DIGITAL PRINT TO MATCH PMS 7416C (DW36483107X)

D1 D2 D3 SINGLE FACE PANEL MOUNTED ON CHAIN LINK FENCE **3 SQ FT**
QUANTITY: THREE (3) NEW SIGN PANELS SCALE: 3" = 1'-0"

SPECIFICATIONS:

FACES: PRE-FINISHED WHITE .080 ALUMINUM WITH 3M # 3630-167 BRIGHT BLUE VINYL & 3M CLEAR PROTECTIVE LAMINATE
COPY: WEDED OUT TO SHOW THRU WHITE
LOGO COLORS: VINYL WITH DIGITAL PRINT TO MATCH WITH 3M CLEAR PROTECTIVE LAMINATE
ILLUMINATION: NON-ILLUMINATED
MOUNTING: GALVANIZED STEEL THRU BOLT WITH ALUMINUM FLAT BARS BEHIND CHAIN LINK FENCE

NOTE: DIMENSIONS OKAY PER JOB CHECK

superior
electrical advertising
1700 West Anselm Street
Long Beach, California
90813-1195
Phone: 562.495.3908
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
VCA#4080 Lakewood Animal Hospital

Address:
**14587 Madison Ave
Lakewood, OH 44107**

Account Manager:
Patti Skoglund

Scale: T.A.:
AS NOTED 3.50

Design No.:
22-06-8521-03

Reg. No.: **232136**

Revision History:
R0 6/06/22 FM Branding Update
R1 7/21/22 pl rev plan (1.50)
R02 9/12/24 pl update Sign B
Option 1 & 2. release for engineering (4.00)
R03 10/22/24 cv Rev building signs to 55 sq. ft. total; Add rad. curve to top (3.00)

ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. The installer must ensure proper grounding and bonding of the sign.

+CONSTRUCTION APPROVALS+

Acct. Mgr: _____ Date: _____

Design: _____ Date: _____

Mfg/QC: _____ Date: _____

Page: **13 of 13**

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Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



Docket No. 10-87-24 (14587 Madison)

Applicant proposes demolition and new construction of a single-family residence in the Lagoon district.

City Notes:

N/A



Docket No. 10-96-24 (892 Beach)
Demolition and New Construction
Residence – Stephen Schill

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.





SCHILL ARCHITECTURE, LLC
1650 CROSSINGS PKWY.
SUITE E
WESTLAKE, OH 44145
440-808-3483
<http://www.schillarchitecture.com/>

PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXISTING SITE
IMAGES

DRAWING SCALE
NTS

DATE:
09/18/24

DRAWING NUMBER:
EM-2

EXISTING SITE IMAGES

SCALE: NTS

NOTE: 3-D RENDERINGS ARE FOR AESTHETIC REFERENCE ONLY; REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR CONSTRUCTION DETAILS AND BASE ANY MATERIAL SELECTIONS OFF OF PHYSICAL SAMPLES.



Docket No. 10-96-24 (892 Beach)



EXISTING ARCHITECTURAL STYLES IN THE CLIFTON LAGOONS

SCALE: NT6

NOTE: 3-D RENDERINGS ARE FOR AESTHETIC REFERENCE ONLY; REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR CONSTRUCTION DETAILS AND BASE ANY MATERIAL SELECTIONS OFF OF PHYSICAL SAMPLES.



SCHILL ARCHITECTURE, LLC
1650 CROSSINGS FWY.,
SUITE E
WESTLAKE, OH 44145
440-808-3483
<http://www.schillarchitecture.com/>

PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXISTING
ARCHITECTURAL
STYLES IN THE
CLIFTON LAGOONS

DRAWING SCALE
NT6

DATE:
10/08/24

DRAWING NUMBER:

EM-3



Docket No. 10-96-24 (892 Beach)



SCHILL ARCHITECTURE, LLC
1650 CROSSINGS PKWY.
SUITE E
WESTLAKE, OH 44145
440-808-3483
<http://www.schillarchitecture.com/>

PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXTERIOR
PERSPECTIVES

DRAWING SCALE
NTS

DATE:
10/23/24

DRAWING NUMBER:
EP-1



EXTERIOR PERSPECTIVES

SCALE: NTS

NOTE: 3-D RENDERINGS ARE FOR AESTHETIC REFERENCE ONLY; REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR CONSTRUCTION DETAILS AND BASE ANY MATERIAL SELECTIONS OFF OF PHYSICAL SAMPLES.



Docket No. 10-96-24 (892 Beach)



SCHILL ARCHITECTURE, LLC
1650 CROSSINGS PKWY.
SUITE E
WESTLAKE, OH 44145
440-808-3483
<http://www.schillarchitecture.com/>

PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXTERIOR
PERSPECTIVES

DRAWING SCALE:
NTS

DATE:
10/23/24

DRAWING NUMBER:

EP-2



EXTERIOR PERSPECTIVES

SCALE: NTS

NOTE: 3-D RENDERINGS ARE FOR AESTHETIC REFERENCE ONLY; REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR CONSTRUCTION DETAILS AND BASE ANY MATERIAL SELECTIONS OFF OF PHYSICAL SAMPLES.



Docket No. 10-96-24 (892 Beach)



SCHILL ARCHITECTURE, LLC
1650 CROSSINGS PKWY.
SUITE E
WESTLAKE, OH 44145
440-808-3483
<http://www.schillarchitecture.com/>

PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXTERIOR
PERSPECTIVES

DRAWING SCALE:
NTS

DATE:
10/23/24

DRAWING NUMBER:
EP-3



EXTERIOR PERSPECTIVES

SCALE: NTS

NOTE: 3-D RENDERINGS ARE FOR AESTHETIC REFERENCE ONLY; REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR CONSTRUCTION DETAILS AND BASE ANY MATERIAL SELECTIONS OFF OF PHYSICAL SAMPLES.



Docket No. 10-96-24 (892 Beach)



SCHILL ARCHITECTURE, LLC
1650 CROSSINGS PKWY.
SUITE E
WESTLAKE, OH 44145
440-808-3483
<http://www.schillarchitecture.com/>

PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXTERIOR
PERSPECTIVES

DRAWING SCALE
NTS

DATE:
10/23/24

DRAWING NUMBER:

EP-4



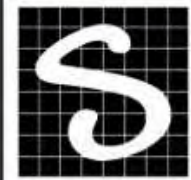
EXTERIOR PERSPECTIVES

SCALE: NTS

NOTE: 3-D RENDERINGS ARE FOR AESTHETIC REFERENCE ONLY; REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR CONSTRUCTION DETAILS AND BASE ANY MATERIAL SELECTIONS OFF OF PHYSICAL SAMPLES.



Docket No. 10-96-24 (892 Beach)



SCHILL ARCHITECTURE, LLC
1650 CROSSINGS PKWY.
SUITE E
WESTLAKE, OH 44145
440-808-3483
<http://www.schillarchitecture.com/>

PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXTERIOR
PERSPECTIVES

DRAWING SCALE:
NTS

DATE:
10/23/24

DRAWING NUMBER:

EP-5



EXTERIOR PERSPECTIVES

SCALE: NTS

NOTE: 3-D RENDERINGS ARE FOR AESTHETIC REFERENCE ONLY; REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR CONSTRUCTION DETAILS AND BASE ANY MATERIAL SELECTIONS OFF OF PHYSICAL SAMPLES.



Docket No. 10-96-24 (892 Beach)



SCHILL ARCHITECTURE, LLC
1650 CROSSINGS PKWY.
SUITE E
WESTLAKE, OH 44148
440-808-3483
<http://www.schillarchitecture.com/>

PROJECT:
PRIVATE
RESIDENCE

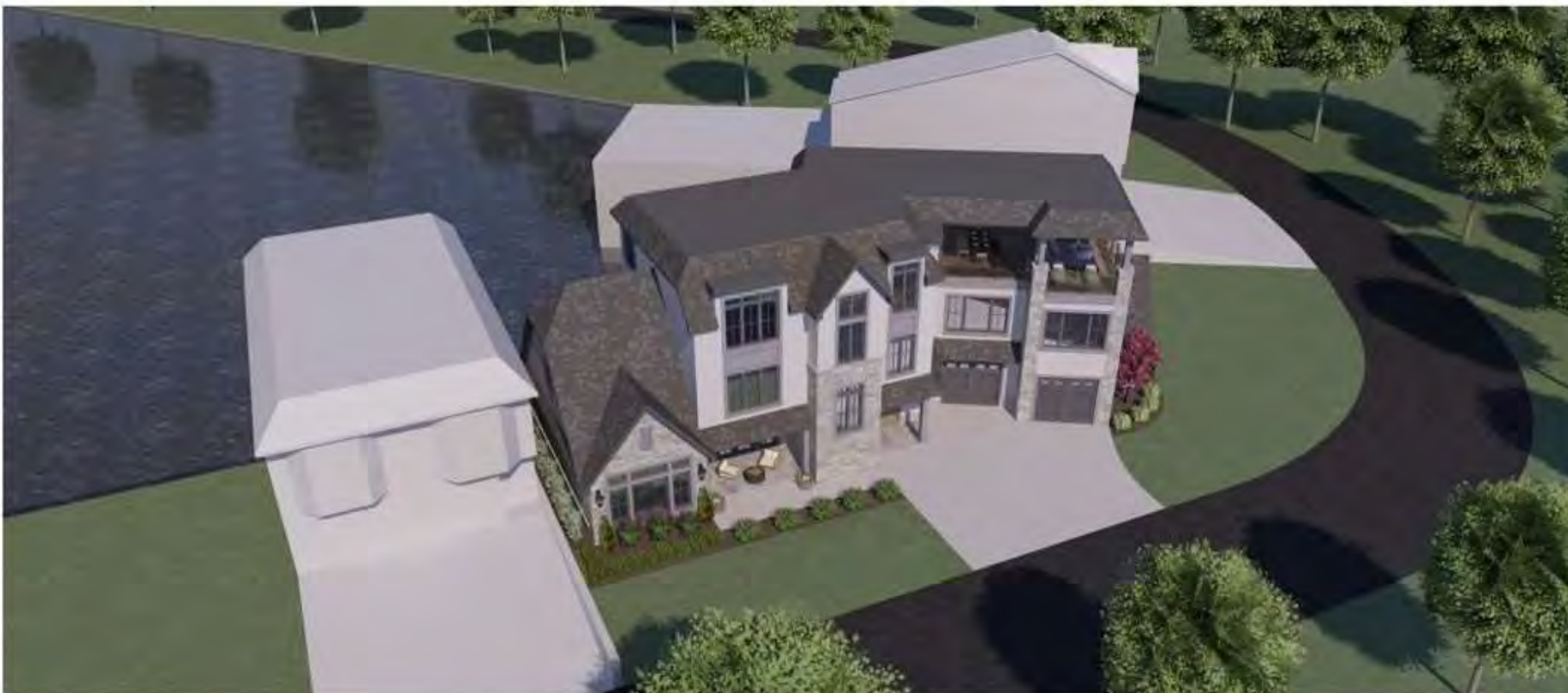
DRAWING TITLE:
EXTERIOR
PERSPECTIVES

DRAWING SCALE:
NTS

DATE:
10/23/24

DRAWING NUMBER:

EP-6



EXTERIOR PERSPECTIVES

SCALE: NTS

NOTE: 3-D RENDERINGS ARE FOR AESTHETIC REFERENCE ONLY; REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR CONSTRUCTION DETAILS AND BASE ANY MATERIAL SELECTIONS OFF OF PHYSICAL SAMPLES.



Docket No. 10-96-24 (892 Beach)



EIFS OVERALL FIELD
STO COLOR ARCHITECTURAL
STO 16286



EIFS WINDOW TRIM/ACCENT PANELS
STO COLOR ARCHITECTURAL
STO 16196



RAKE/FASCIA BOARD
JAMES HARDIE TRIM
SMOOTH PRIMED FOR PAINT
COLOR MATCH TO STO 16196



WINDOWS
MARVIN ELEVATE
GUNMETAL



STONE
HALQUIST
BILTMORE DIMENSIONAL



ROOFING
CERTAINTEED GRAND MANOR
GATEHOUSE SLATE



FRONT ENTRY DOOR
JELD-WEN FIBERGLASS DOORS
WARM TOFFEE



GARAGE DOORS
HAAS DOOR AMERICAN TRADITION
921 CHARCOAL

EXTERIOR MATERIAL SELECTIONS

SCALE: NT8



SCHILL ARCHITECTURE, LLC
1650 CROSSINGS PKWY,
SUITE E
WESTLAKE, OH 44145
440-808-3483
<http://www.schillarchitecture.com/>

PROJECT:
PRIVATE
RESIDENCE

DRAWING TITLE:
EXTERIOR
MATERIAL
SELECTIONS

DRAWING SCALE
NT8

DATE:
10/23/24

DRAWING NUMBER:

EM-1



Docket No. 10-96-24 (892 Beach)



ANCHORAGE

LARGE WALL MOUNT LANTERN

1855DZ

Anchorage is an early American lantern design crafted of solid aluminum to reflect a bold yet refined silhouette. The Aged Zinc finish and clear glass complement the long clean lines, elegant arched carriage handle and sturdy knobs, resulting in a vintage style with classic charisma.

FINISH: Aged Zinc

GLASS: Clear

WIDTH: 11"

HEIGHT: 21.3"

DEPTH: 0

LIGHT SOURCE: Socketed

WATTAGE: 3-5w Cand. LED, 60w Equiv.

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

Docket No. 10-96-24 (892 Beach)



GRADING PLAN

OF
P.P.N. 311-02-027

#892 BEACH ROAD

PART OF

BLOCK "E" IN THE CLIFTON PARK LAND
AND IMPROVEMENT COMPANYS

ALLOTMENT NO. 2

RECORDED IN VOL. 48, PG. 3

PART OF

ORIGINAL ROCKPORT TOWNSHIP SEC. NO. 23

NOW IN

THE CITY OF LAKEWOOD

CUYAHOGA COUNTY, OHIO

FOR

SCHILL ARCHITECTURE

1650 CROSSINGS PARKWAY, SUITE E

WESTLAKE, OH 44145

PHONE: 440-808-3483

BY

THE HENRY G. REITZ ENGINEERING CO.

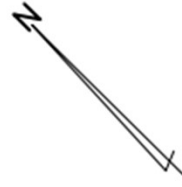
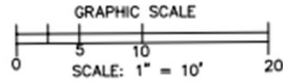
#4214 ROCKY RIVER DRIVE, CLEVELAND, OHIO 44135

PH: (216) 251-3033, EMAIL: REITZ@REITZENG.COM

BY: _____ PRES.

JAMES T. SAYLER, REG. SURVEYOR NO. S-7425

SCALE 1" = 10' JULY, 2024



L A G O O N

P.P.N.
311-02-027

BETTY V. & GEORGE W. ROZAKIS
AFN. #200308261047

6,011 SF. 0.1380 AC

P.P.N. 311-02-026
SUSAN M. LUTZ

P.P.N. 311-02-029
NATALIE M. & KEITH M. HOLMES

EXISTING DWELLING

BLDG.
ON LINE

EX. WOOD DOCK

EXISTING DWELLING

OVERHANG

BEACH ROAD

NOTES:

- UNDERGROUND INFORMATION REGARDING STORM & SANITARY CONNECTION, FOR TYPE, SIZE & ELEVATION TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION. EXISTING CONNECTIONS MUST BE INSPECTED AND APPROVED BY THEIR RESPECTIVE UTILITY COMPANY FOR USE.
- NO CLEAN OUTS WERE FOUND.
- PRIOR TO CONSTRUCTION, BASEMENT AND FOOTER ELEVATIONS ARE TO BE VERIFIED BY THE BUILDER/CONTRACTOR AND IF A DISCREPANCY EXISTS BETWEEN THE HOUSE PLANS AND THIS PLOT PLAN, THE CITY OF ROCKY RIVER AND THE HENRY G. REITZ ENGINEERING CO. SHALL BE NOTIFIED.
- ALL BACKFILL WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PREMIUM COMPACTED BACKFILL.

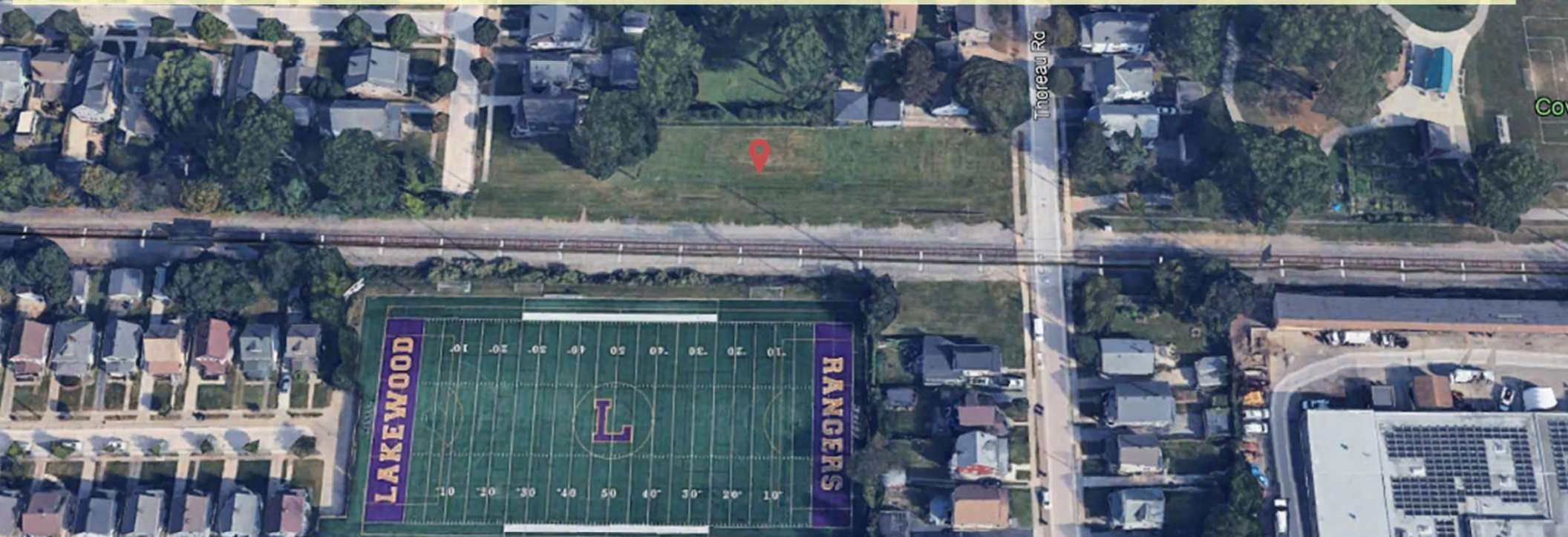


Docket No. 10-96-24 (892 Beach)

Applicant proposes a planned development.

City Notes:

- Preliminary plan approval at August ABR meeting.
- Fire issue: removable bollards could slow response
- The Donald and Thoreau Planned Development was approved by Planning Commission with the following conditions:
 - The plat is reviewed and approved by the City Engineer.
 - The landscaping, curves, and buffer between the drive and fence area are discussed as part of ABR review.



Docket No. 10-98-24 (Irene & Donald Ave)
Planned Development
Susan Broadwater

Roles & Responsibilities

Planning Commission

Land Use/Zoning:

- ❑ Standards for Preliminary Review set forth in 1156.03
 - ...sensitive to the abutting land uses...mixed use is encouraged (use table and area map).
 - ...comply with the subdivision requirements as set forth in Chapter 1155 (final plat).
 - Adverse impacts on adjacent properties, including but not limited to increased traffic or noise...(traffic impact)
- ❑ (1156.05) PD Design Principles:
 - Building (Structure Height, FAR) and Site (Lot Size, Setbacks)
 - Pedestrian Access and Circulation
 - Vehicular Circulation and Access (Traffic Impact Study)
 - Parking (quantity)
 - Streetscape improvements + Landscaping.

Architectural Board of Review

Building Orientation/Design/Materials:

- ❑ Standards for review set forth in 1156.05 and Chapter 1325 of the building code.
 - (1325)...by regulating, according to accepted and recognized architectural principles, the design, use of materials, finished grade lines, dimensions, orientation and location of all...buildings to be erected...(including Commercial District and other guidelines)
 - (1156.05) PD Design Principles
 - Building and Site (Massing/Design)
 - Pedestrian Access and Circulation
 - Vehicular Circulation and Access
 - Parking (Visual impact, 1325.08/Design)
 - Streetscape improvements + Landscaping.
 - Building Materials
 - (Finalize) Landscaping
 - (Finalize) Streetscape improvements
 - Service Area and Mechanical Screening
 - Signage (Master sign plan required)
 - Lighting (...including photometric illustration)

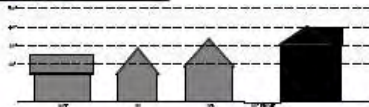


Docket No. 10-98-24 (Irene & Donald Ave)



ENLARGED AERIAL

NTS



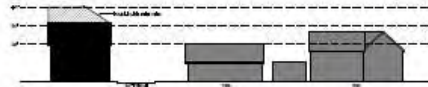
CONTEXT ELEVATIONS - DONALD AVENUE

NTS



THOREAU TO SOUTH

NTS



CONTEXT ELEVATIONS - THOREAU AVENUE

NTS



THOREAU FROM NORTH

NTS



VIEW TO WEST

NTS



THOREAU TO NORTH

NTS



ACROSS THOREAU

NTS

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	09.18.24	abr & planning review
4	10.23.24	abr & planning review



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE 216.521.9000 PHONE
LAKEWOOD, OHIO 44107 216.916.4591 FAX
WWW.BEEGAN-AD.COM PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Site Context

A0

© BEEGAN ARCHITECTURAL DESIGN LLC



Docket No. 10-98-24 (Irene & Donald Ave)



ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	08.07.24	abr revisions
4	09.18.24	abr & planning review
5	10.23.24	abr & planning revisions



PAUL R. BEEGAN LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

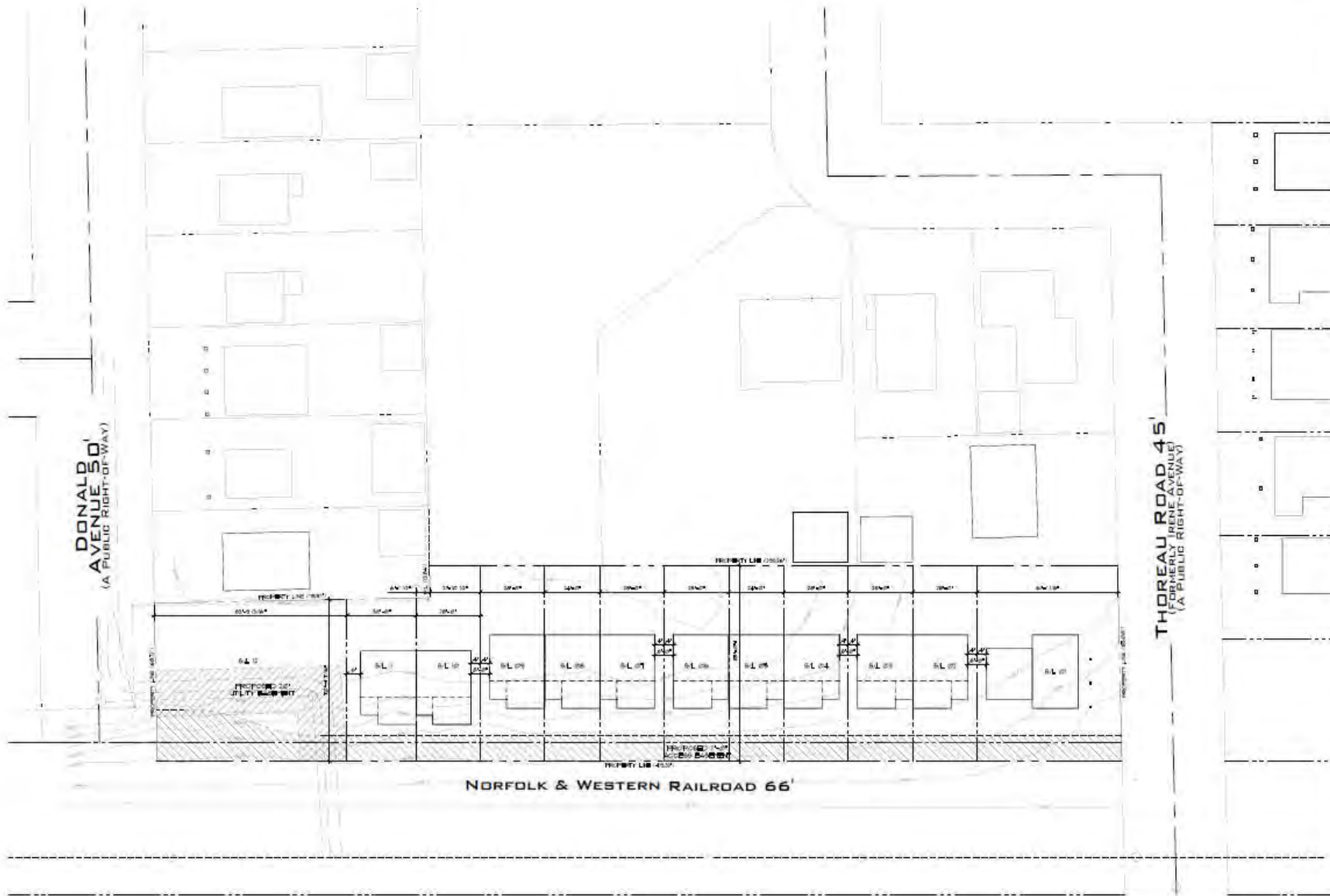
Architectural Site Plan

A1

© BEEGAN ARCHITECTURAL DESIGN LLC



Docket No. 10-98-24 (Irene & Donald Ave)



ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	zbr & planning review
3	08.07.24	zbr revisions
4	09.18.24	zbr & planning review
5	10.23.24	zbr & planning review



PAUL R. BEEGAN LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15703 WILSON AVENUE
LAKWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Preliminary Lot Split Plan

A2

© BEEGAN ARCHITECTURAL DESIGN LLC



Docket No. 10-98-24 (Irene & Donald Ave)



KEY: RED CEDAR



BLUE ARBOUR JUNIPER



LIGHT HYDRANGEA

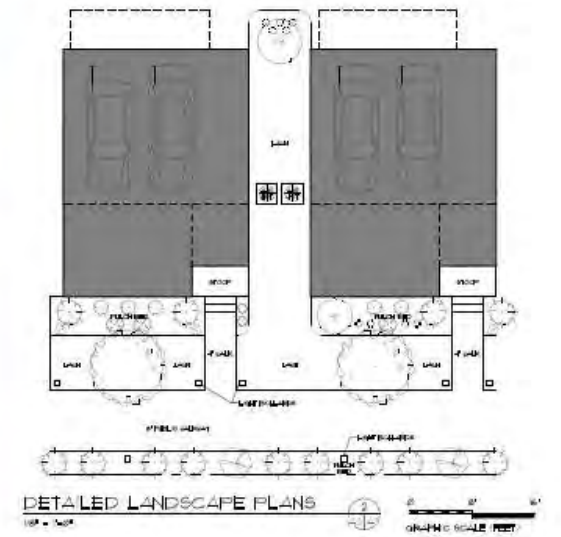
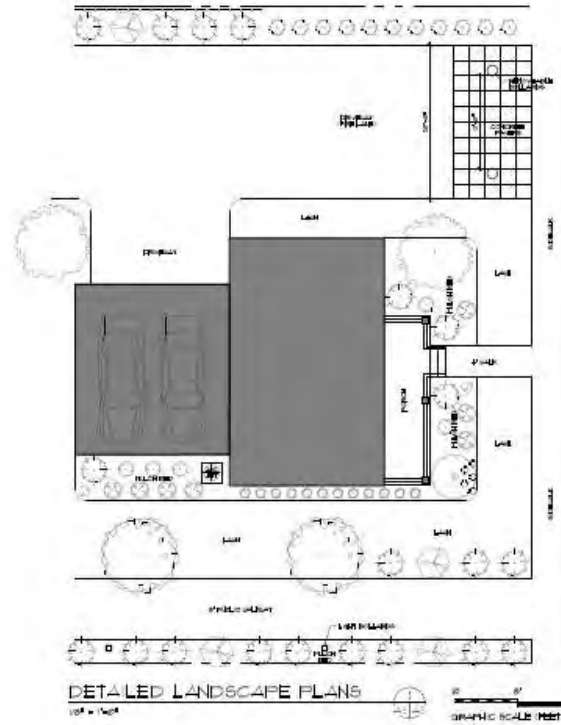


BOLLARDS

LANDSCAPE TREE LEGEND				
SYMBOL	COMMON NAME	SIZE	BOTANICAL NAME	SPACING
	RED CEDAR	12'-14'	RED CEDAR	10'
	RED CEDAR	12'-14'	RED CEDAR	10'
	RED CEDAR	12'-14'	RED CEDAR	10'

LANDSCAPE PLANT LEGEND				
SYMBOL	COMMON NAME	SIZE	BOTANICAL NAME	SPACING
	BLUE ARBOUR JUNIPER	12'-14'	BLUE ARBOUR JUNIPER	10'
	RED CEDAR	12'-14'	RED CEDAR	10'
	RED CEDAR	12'-14'	RED CEDAR	10'
	RED CEDAR	12'-14'	RED CEDAR	10'
	RED CEDAR	12'-14'	RED CEDAR	10'
	RED CEDAR	12'-14'	RED CEDAR	10'
	RED CEDAR	12'-14'	RED CEDAR	10'
	RED CEDAR	12'-14'	RED CEDAR	10'

ALL PLANTS TO BE PLANTED BY THE CONTRACTOR.



ISSUE	DATE	DESCRIPTION
1	09.18.24	abr & planning review
2	10.23.24	abr & planning review



PAUL R. BEEGAN LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.516.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

pgn 312-26-102
lakewood, oh 44107

Architectural Site Plan

A3

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RED CEDAR - FALL



RED CEDAR - SUMMER



RED CEDAR



RED CEDAR - FALL



GREEN BURNING BUSH



RED BURNING BUSH



ENGLISH LAVENDER



ORNAMENTAL GRASS



Docket No. 10-98-24 (Irene & Donald Ave)



VIEW AT EAST END

HTA



VIEW TO WEST

HTA



VIEW AT WEST END

HTA



VIEW TO EAST

HTA

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	09.18.24	abr & planning review
4	10.23.24	abr & planning review



PAUL R. BEEGAN, LICENSE # 12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

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project no. 23-075

Hilane Realty
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Development

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lakewood, oh 44107

Townhouses
Project Renderings

A4

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Docket No. 10-98-24 (Irene & Donald Ave)



VIEW ACROSS CENTER

HT6



VIEW ACROSS BACK CENTER

HT6

ISSUE	DATE	DESCRIPTION
1	06.20.24	schematic design
2	07.18.24	abr & planning review
3	09.18.24	abr & planning review
4	10.23.24	abr & planning review



PAUL R. BEEGAN, LICENSE # 12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

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project no. 23-075

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Development

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lakewood, oh 44107

Townhouses
Project Renderings

A5

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Docket No. 10-98-24 (Irene & Donald Ave)

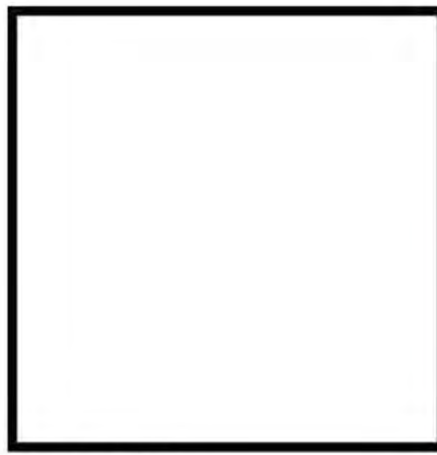
ISSUE	DATE	DESCRIPTION
1	08.07.24	abr revisions
2	09.18.24	abr & planning review



VINYL SIDING



BOARD AND BATTEN



TRIM AND GARAGE DOOR

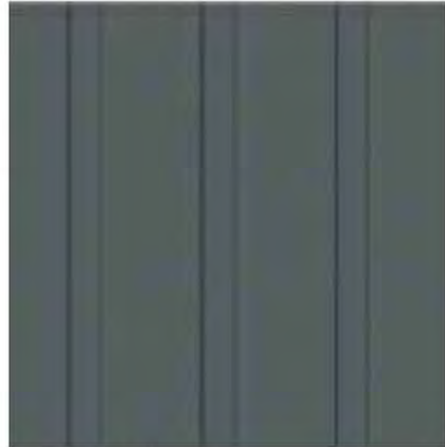


FRONT DOOR

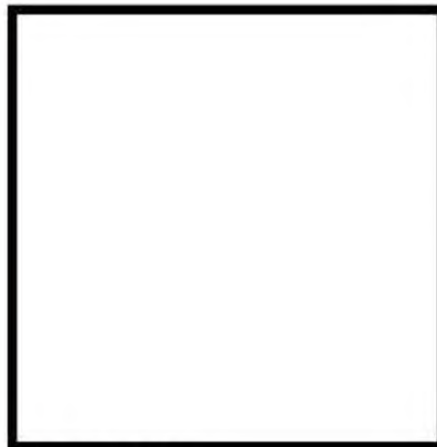
COMBINATION A
HTA



VINYL SIDING



BOARD AND BATTEN



TRIM AND GARAGE DOOR

COMBINATION B
HTA



FRONT AND BACK DOOR SCENE



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE 216.921.9000 PHONE
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project no. 23-075

Hilane Realty
Donald & Thoreau
Development

pgn 312-26-102
lakewood, oh 44107

Exterior Finishes

A6

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Docket No. 10-98-24 (Irene & Donald Ave)

ISSUE	DATE	DESCRIPTION
1	06.20.24	schematic design
2	07.18.24	zbr & planning review
3	08.07.24	zbr revisions
4	09.18.24	zbr & planning review
5	10.23.24	zbr & planning review



PAUL R. BEEGAN LICENSE # 10274
EXPIRATION DATE: 12.31.2028

BEEGAN
ARCHITECTURAL DESIGN

1733 WASHINGTON AVENUE
LAKewood, OHIO 44107
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216.721.5086 PHONE
216.916.4891 FAX
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project no. 23-076

Hilane Realty
Donald & Thoreau
Development

open 312-36-102
lakewood, oh 44107

Townhouses
Exterior Elevations

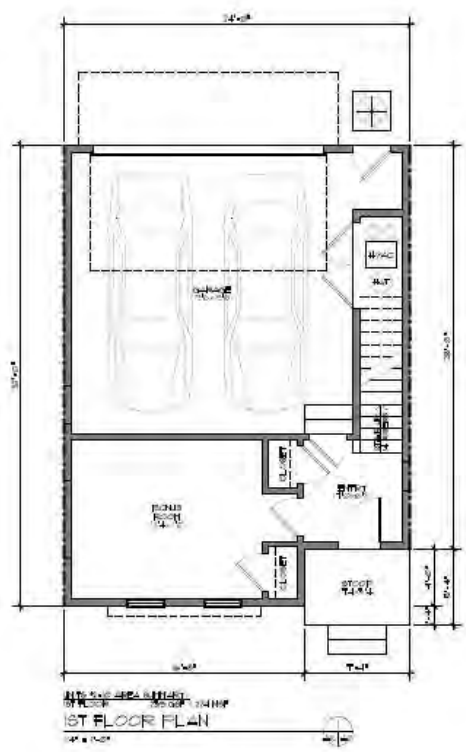
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Docket No. 10-98-24 (Irene & Donald Ave)

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	air & planning review
3	09.18.24	air & planning review
4	10.23.24	air & planning review



PAUL R. BEEGAN LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15700 MADISON AVENUE
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project no. 23-075

Hilene Realty
Donald & Thoreau
Development
ppn 312-26-102
lakewood, oh 44107

Townhouses
Floor Plans

A8

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Docket No. 10-98-24 (Irene & Donald Ave)

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	09.18.24	abr & planning review
4	10.23.24	abr & planning review



FRONT ELEVATION
37' x 48'

- TOP OF ROOF ELEV. 10'-0"
- MEDIAN ROOF ELEV. 20'-0"
- ROOF BASE ELEV. 20'-0"
- 2ND FLOOR ELEV. 30'-0"
- 1ST FLOOR ELEV. 7'-0"
- GRADE ELEV. 0'-0"



RIGHT SIDE ELEVATION
47' x 48'



LEFT SIDE ELEVATION
37' x 48'

- TOP OF ROOF ELEV. 10'-0"
- MEDIAN ROOF ELEV. 20'-0"
- ROOF BASE ELEV. 20'-0"
- 2ND FLOOR ELEV. 30'-0"
- 1ST FLOOR ELEV. 7'-0"
- GRADE ELEV. 0'-0"



REAR ELEVATION
47' x 48'



PAUL R. BEEGAN LICENSE # 10374
EXPIRATION DATE 12/31/2026

BEEGAN
ARCHITECTURAL DESIGN

15701 MADISON AVENUE 216.521.9000 PHONE
LAKWOOD, OHIO 44107 216.516.4591 FAX
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project no: 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Single-Family House East
Exterior Elevations

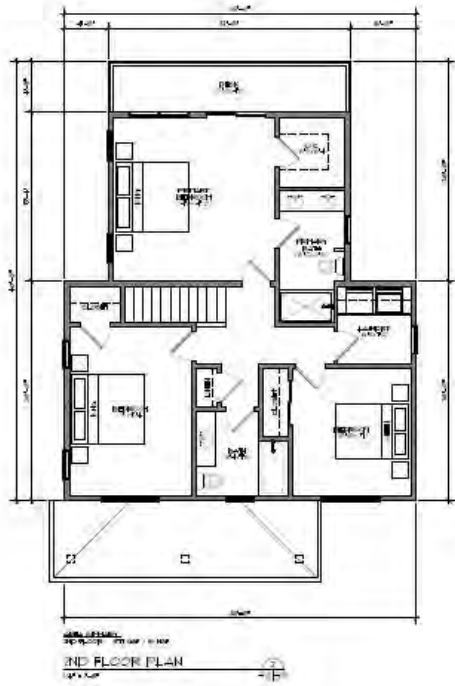
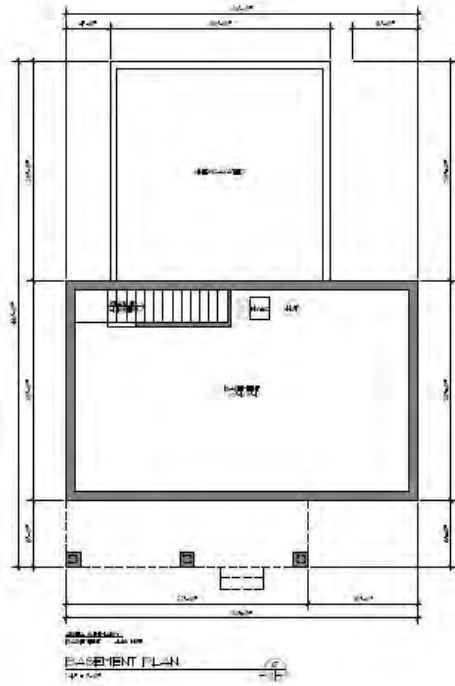
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Docket No. 10-98-24 (Irene & Donald Ave)

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	09.18.24	abr & planning review
4	10.23.24	abr & planning review



PAUL R. BEEGAN LICENSE # 12574
EXPIRATION DATE: 12/31/2025

BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE 216.521.9000 PHONE
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WWW.BEEGAN-AD.COM PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
**Donald & Thoreau
Development**

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Single-Family House
Floor Plans

A10

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Docket No. 10-98-24 (Irene & Donald Ave)

Public Comment Received (October - Summary)

☐ Katherine Herten (1347 Thoreau)

- Concerns over safety and increased traffic/potential for accidents
- Concerns over developing the existing green space, loss of wildlife habitat

☐ Benjamin Kroeck (1237 Thoreau)

- Requested that housing & road be switched (so road runs along railway)
- Clarification over access road (one-way/two-way?), use of private refuse/snow removal?
- Concerns over increased traffic
- Lack of consideration to existing neighbors through this process.

☐ Alexis Kunsak (1237 Thoreau)

- Traffic, safety/visibility of all pedestrians entering Cove Park
- Traffic study conducted during school year?
- Consideration of speed table?

☐ Dave Kermode (1286 Thoreau)

- Missing elements in application...no detail on individual structures, topographic indications on site plan to access height impact by building.
- Bad faith engagement with adjacent owners.
- Width of northern buffer a significant concern...reduced to 3' with only a 6' fence (no screening of building lighting, impact of road salting on neighboring landscaping)
- PD Code guidelines provides "owners of residential property directly abutting... shall be contacted and offered masonry screening and/or appropriately design alternatives."

☐ David Griffiths (1311 Donald)

- Property owned by Railroad...agreement between RR and the proposing entity?
- Concern privacy of adjacent homes will be reduced based on height of proposed townhomes.
- Donald Avenue needs to be repaved – badly.

☐ Donny & Jackie Davis (1280 Thoreau)

- Concerns over increase in density, traffic, light and noise pollution
- Introduces housing product not characteristic of the surrounding neighborhood.
- Rear balconies infringe on privacy of neighbors
- No orientation concessions/alterations to proposed plan throughout process.
- Help residents understand more about Hilane Realty

☐ Katie Gallagher (1288 Thoreau)

- Opposed to project.

☐ Anna & Kevin Gartland (12593 Clifton Blvd)

- Project will remove a good deal of green space from neighborhood.
- Increase in population density in area where parking/navigation is often challenging.
- Grave concerns over safety implications – given children frequently ride bikes, play in Cove park, and cross the street near the RR tracks.

☐ Cindy Marx (Ward 4 Council Representative)



Docket No. 10-98-24 (Irene & Donald Ave)

Public Comment Received (November - Summary)

☐ Kitty O'Shea (1296 Donald)

- Concerns over increased parking, traffic issues, snow removal.

☐ Debbie Marshall (1281 Thoreau)

- Concerns over increased traffic, proximity to railroad tracks

☐ Abby Tarnai (1267 Thoreau)

- Sidewalk should be public.
- Drive should be open to both Donald and Thoreau.
- Concerned about grade at railroad crossing & water retention/drainage.

☐ Katherine Herten (1347 Thoreau)

- Concerns over safety and increased traffic/potential for accidents
- Concerns over developing the existing green space, loss of wildlife habitat

☐ Benjamin Kroeck (1237 Thoreau)

- Landscaping/screening inadequate.
- Swap trail and driveway, widen trail to 10'
- Connection to Cove Park?

☐ Donny & Jackie Davis (1280 Thoreau)

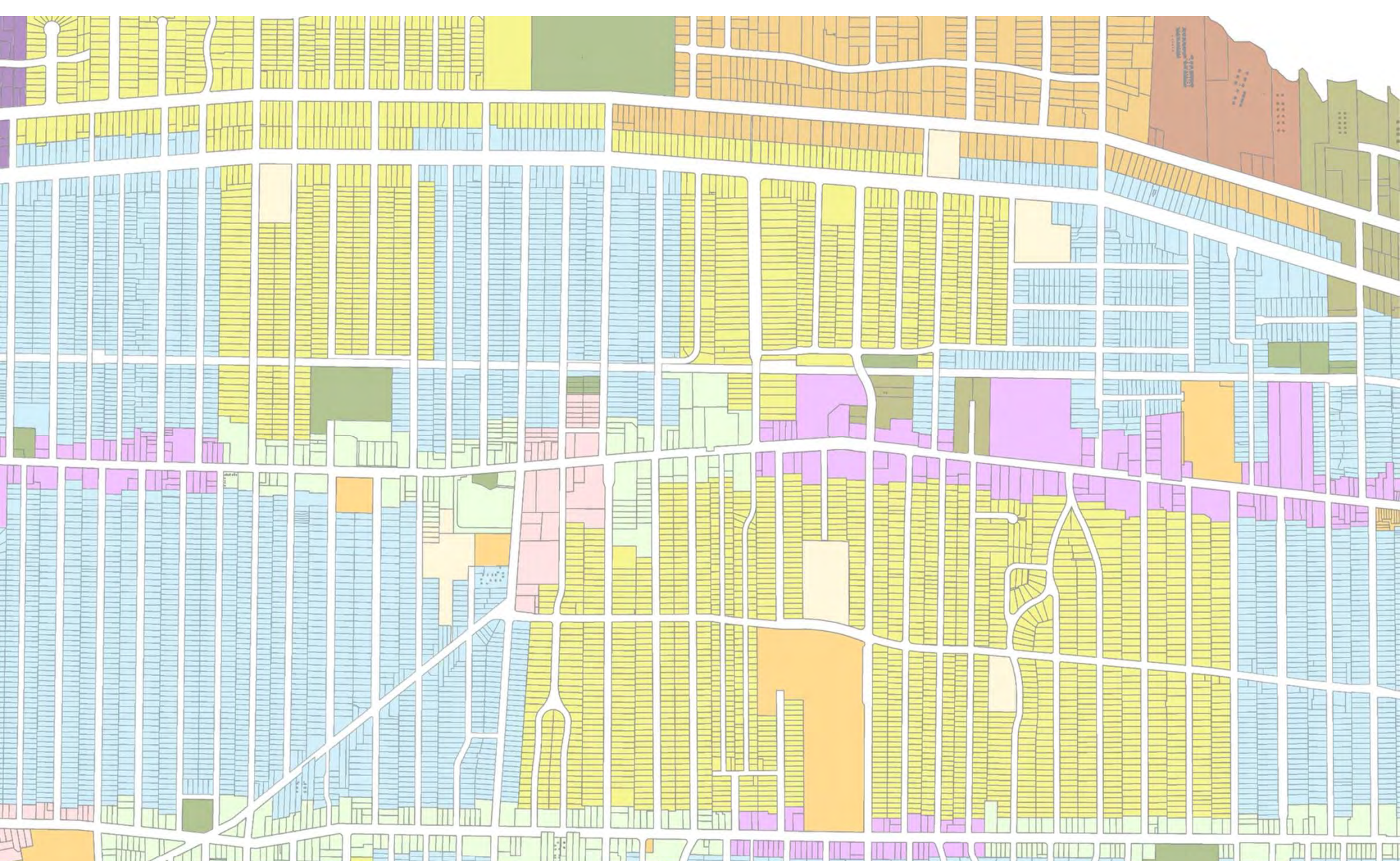
- Concerns over increase in density, traffic, light and noise pollution
- Introduces housing product not characteristic of the surrounding neighborhood.
- Reconsider unit count and heights of dwellings.

☐ Dave Kermode (1286 Thoreau)

- 10' landscape buffer with screening to height of balconies.
- Shift units #2 – 9 to south (align w/Units 10/11, increase buffer/landscaping)



Docket No. 10-98-24 (Irene & Donald Ave)



Architectural Board of Review

Sign Review – November 2024

Applicant proposes comprehensive sign package.

City Notes:

- Applicant proposes a sign package consisting of 24 total signs, including illuminated channel letter signs, ground signs, and non-illuminated wall signs
- Allowed square footage: 100 sq ft
- Total proposed square footage: 403 sq ft**
- Recommend review under 1329.05 (q) – *Comprehensive Sign Plan...rehabilitation or redevelopment of a commercially zoned site or building, the Board...may approve special sign standards.*
- All proposed types are permitted under 1329.09 (Commercial Regulations)



Docket No. 11-102-24 (13000 Athens)

Comprehensive Sign Package Screw Factory – James Ptacek

THE SCREW FACTORY
Exterior Signage Package

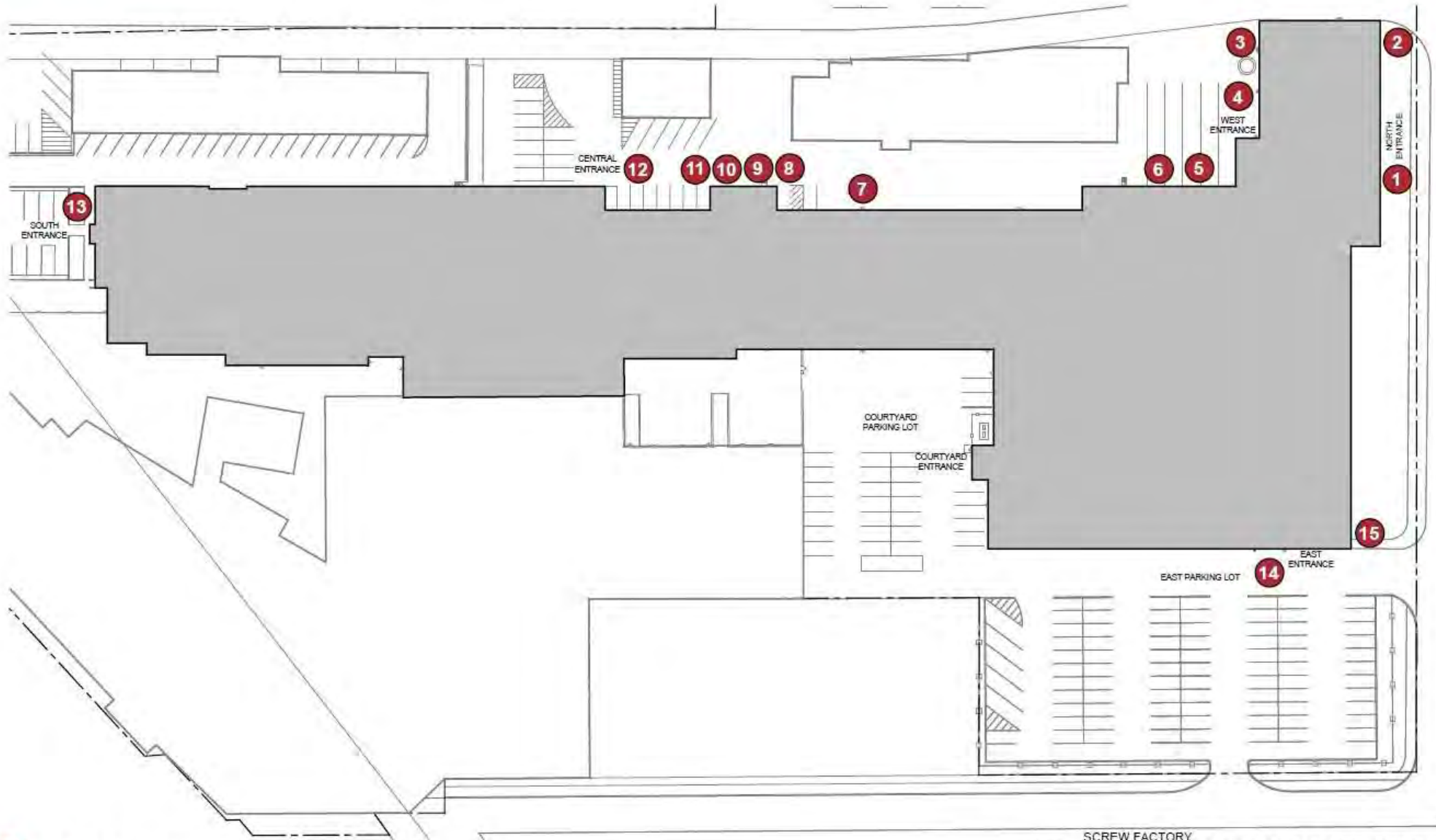


 LARSEN ARCHITECTS



Docket No. 11-102-24 (13000 Athens)

THE SCREW FACTORY
Exterior Signage Package



 LARSEN ARCHITECTS

A SCREW FACTORY
SIGNAGE DEMOLITION PLAN
SCALE: 1/64 = 1'-0"



Docket No. 11-102-24 (13000 Athens)

THE SCREW FACTORY
Exterior Signage Package



1 Remove existing applied lettering. Patch/ repair masonry as required.



2 Remove existing West Drive tenant signage.



3 Remove existing Maintenance Parking Sign.



4 5 6 Remove existing Choctaw-Kaul, Tenant Dock, and Dock Area 1 signage. Patch/ repair masonry as required.



7 Remove existing Central Stair Signage and screw graphic.



8 9 10 11 Remove existing Central Stair, Tenant, Dock Area 4, and Hawthorne Wire signage.

LARSEN ARCHITECTS



Docket No. 11-102-24 (13000 Athens)

THE SCREW FACTORY
Exterior Signage Package



12 Remove existing Central Elevator signage.



13 Remove existing 13000 & 13300 lettering. patch/ repair wood as required.



14 Remove existing screw graphic above East Stairwell door. patch/ repair masonry as required.

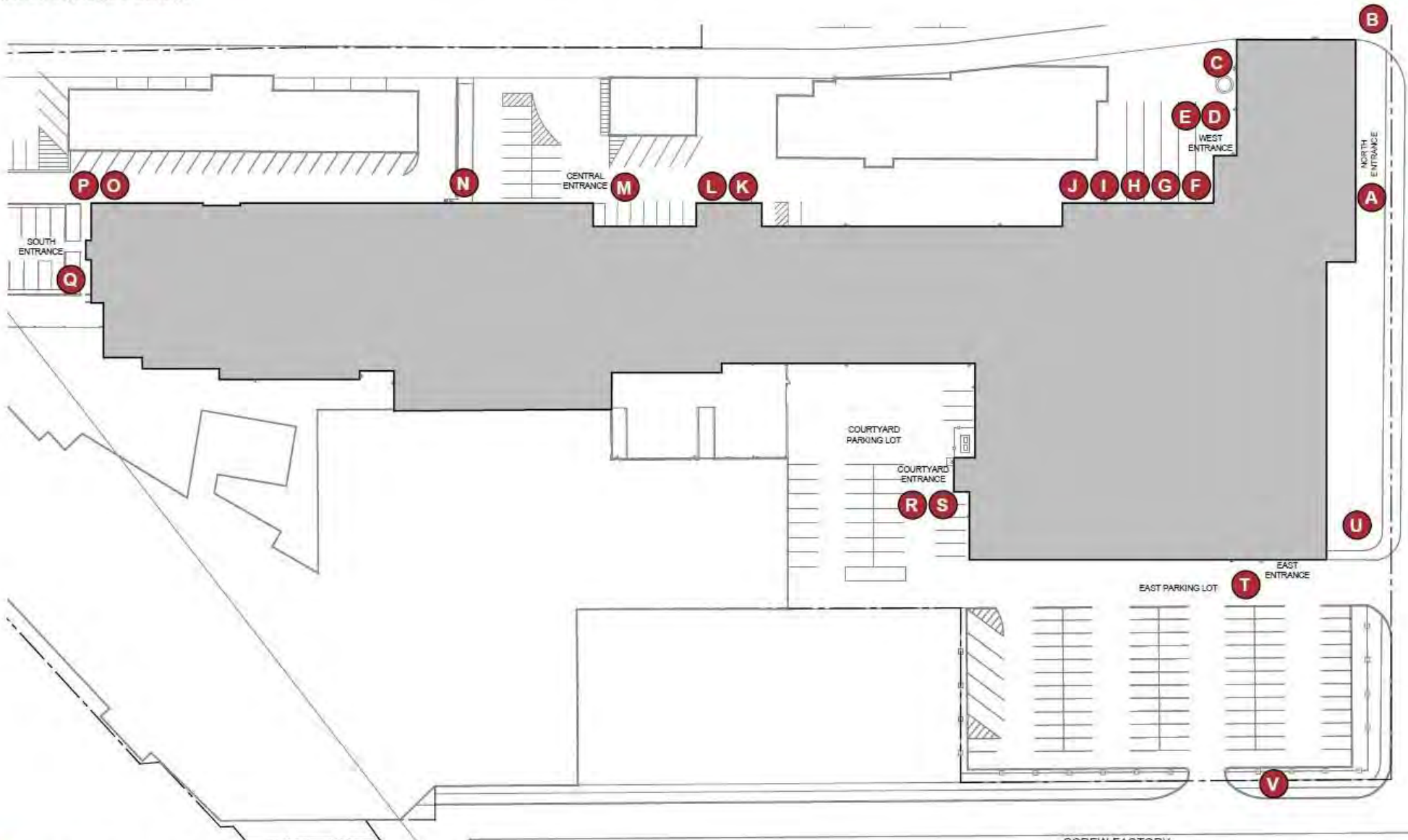


15 Remove existing East Drive tenant signage.



Docket No. 11-102-24 (13000 Athens)

THE SCREW FACTORY
Exterior Signage Package



 **LARSEN ARCHITECTS**

SCREW FACTORY
SIGNAGE LOCATION PLAN
SCALE: 1/64 = 1'-0"

A



Docket No. 11-102-24 (13000 Athens)

THE SCREW FACTORY
Exterior Signage Package



 LARSEN ARCHITECTS



Docket No. 11-102-24 (13000 Athens)

THE SCREW FACTORY
Exterior Signage Package



 LARSEN ARCHITECTS



Docket No. 11-102-24 (13000 Athens)

THE SCREW FACTORY
Exterior Signage Package



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Docket No. 11-102-24 (13000 Athens)

THE SCREW FACTORY
Exterior Signage Package



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Docket No. 11-102-24 (13000 Athens)

THE SCREW FACTORY
Exterior Signage Package



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Docket No. 11-102-24 (13000 Athens)



THE SCREW FACTORY
Exterior Signage Package



A North Entrance sign



B West Parking sign



C West Entrance sign



D E Maintenance & West Entrance signs



F G H I J Dock 1 through Dock 5 signs



K L Dock 6 & Dock 7 signs



Docket No. 11-102-24 (13000 Athens)

THE SCREW FACTORY
Exterior Signage Package



M Central Entrance sign



O P Screw & Factory signs



Q South Entrance sign



R S Courtyard Entrance signs



S East Entrance sign



U East Entrance sign


 **LARSEN ARCHITECTS**



Docket No. 11-102-24 (13000 Athens)

THE SCREW FACTORY
Exterior Signage Package




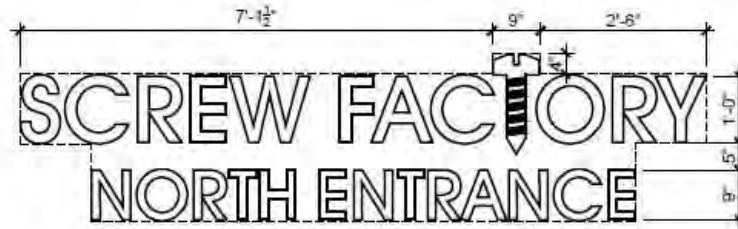
 East Parking sign

Studio West 117 Comparison



- Color Legend**
- A** Blade Sign
 - B** Primary Complex Sign
 - C** Primary Directory Sign
 - D** Pizza Blade Sign
 - E** Primary Entrance Sign
 - F** Primary Courtyard Sign
 - G** Secondary Entrance Sign
 - H** Primary Gymnasium Sign
 - I** Secondary Entrance Sign

 The Fieldhouse @ Studio West 117
Scale: Not to scale

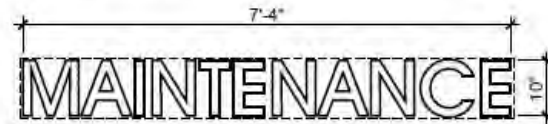


ILLUMINATED LED CHANNEL LETTERS
3" DEPTH, HEIGHT VARIES AS SHOWN
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

CUSTOM SCREW LOGO
1" DEEP, 1'-6" HIGH, 9" WIDE
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE / BLACK ACRYLIC FACE

20.6 SQUARE FEET

A SCREW FACTORY EXTERIOR SIGNAGE
NORTH ENTRANCE SIGN
SCALE: 1/2 = 1'-0"



CUT OUT LETTERS
25" DEPTH, 10" HIGH
AVANTGARDE FONT
WHITE ACRYLIC OR PAINTED METAL FACE

20.6 SQUARE FEET

D SCREW FACTORY EXTERIOR SIGNAGE
MAINTENANCE SIGN
SCALE: 1/2 = 1'-0"

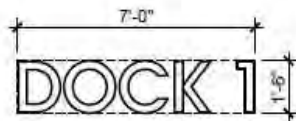


ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

23.5 SQUARE FEET

E SCREW FACTORY EXTERIOR SIGNAGE
WEST ENTRANCE SIGN
SCALE: 1/2 = 1'-0"

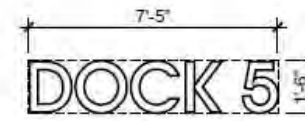
THE SCREW FACTORY
Exterior Signage Package



ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

11 SQUARE FEET

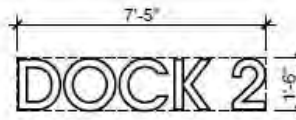
SCREW FACTORY EXTERIOR SIGNAGE
F DOCK 1 SIGN
SCALE: 1/4 = 1'-0"



ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

11.7 SQUARE FEET

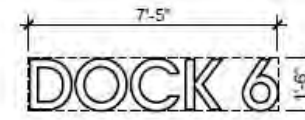
SCREW FACTORY EXTERIOR SIGNAGE
J DOCK 5 SIGN
SCALE: 1/4 = 1'-0"



ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

11.6 SQUARE FEET

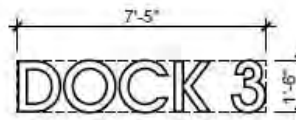
SCREW FACTORY EXTERIOR SIGNAGE
G DOCK 2 SIGN
SCALE: 1/4 = 1'-0"



ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

11.7 SQUARE FEET

SCREW FACTORY EXTERIOR SIGNAGE
K DOCK 6 SIGN
SCALE: 1/4 = 1'-0"



ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

11.6 SQUARE FEET

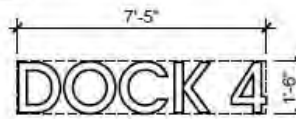
SCREW FACTORY EXTERIOR SIGNAGE
H DOCK 3 SIGN
SCALE: 1/4 = 1'-0"



ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

11.6 SQUARE FEET

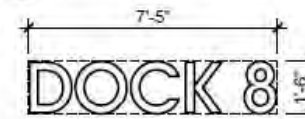
SCREW FACTORY EXTERIOR SIGNAGE
L DOCK 7 SIGN
SCALE: 1/4 = 1'-0"



ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

11.6 SQUARE FEET

SCREW FACTORY EXTERIOR SIGNAGE
I DOCK 4 SIGN
SCALE: 1/4 = 1'-0"



ILLUMINATED LED CHANNEL LETTERS
1" DEPTH, 1'-0" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

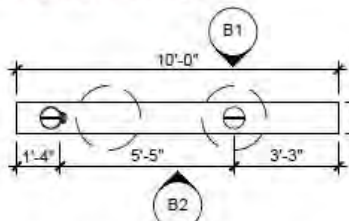
11.6 SQUARE FEET

SCREW FACTORY EXTERIOR SIGNAGE
N DOCK 8 SIGN
SCALE: 1/4 = 1'-0"



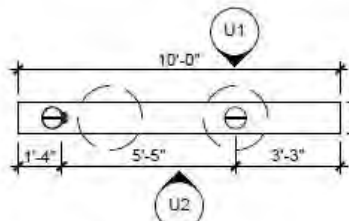
Docket No. 11-102-24 (13000 Athens)

THE SCREW FACTORY
Exterior Signage Package



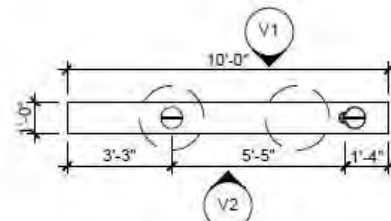
**ILLUMINATED LED
PARKING LOT SIGN**
BACKLIT WHITE LED
LETTERS
AVANTGARDE FONT
BLACK SIGN BODY
OVERSIZED "SCREWS"
CONSTRUCTED FROM 3"
TUBULAR STEEL- SILVER

26.7 SQUARE FEET
(PER SIDE)



**ILLUMINATED LED
PARKING LOT SIGN**
BACKLIT WHITE LED
LETTERS
AVANTGARDE FONT
BLACK SIGN BODY
OVERSIZED "SCREWS"
CONSTRUCTED FROM 3"
TUBULAR STEEL- SILVER

26.7 SQUARE FEET
(PER SIDE)



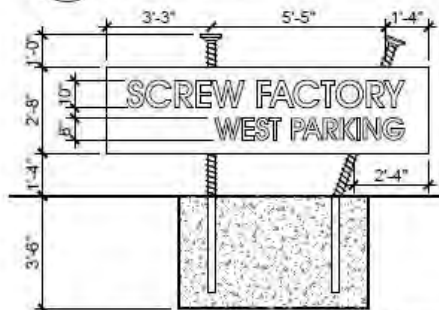
**ILLUMINATED LED
PARKING LOT SIGN**
BACKLIT WHITE LED
LETTERS
AVANTGARDE FONT
BLACK SIGN BODY
OVERSIZED "SCREWS"
CONSTRUCTED FROM 3"
TUBULAR STEEL- SILVER

26.7 SQUARE FEET
(PER SIDE)

B SCREW FACTORY WEST
WEST PARKING SIGN PLAN
SCALE: 1/4 = 1'-0"

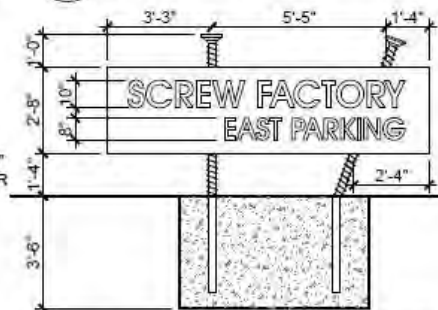
U SCREW FACTORY WEST
EAST PARKING SIGN PLAN
SCALE: 1/4 = 1'-0"

V SCREW FACTORY WEST
WEST PARKING SIGN PLAN
SCALE: 1/4 = 1'-0"



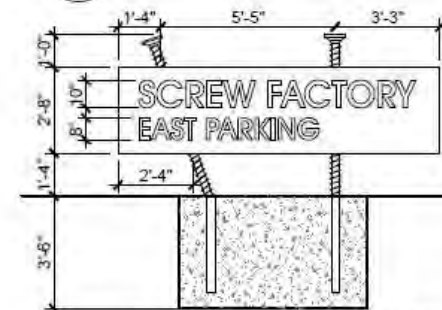
**ILLUMINATED LED
PARKING LOT SIGN**
BACKLIT WHITE LED
LETTERS
AVANTGARDE FONT
BLACK SIGN BODY
OVERSIZED "SCREWS"
CONSTRUCTED FROM 3"
TUBULAR STEEL- SILVER

26.7 SQUARE FEET
(PER SIDE)



**ILLUMINATED LED
PARKING LOT SIGN**
BACKLIT WHITE LED
LETTERS
AVANTGARDE FONT
BLACK SIGN BODY
OVERSIZED "SCREWS"
CONSTRUCTED FROM 3"
TUBULAR STEEL- SILVER

26.7 SQUARE FEET
(PER SIDE)



**ILLUMINATED LED
PARKING LOT SIGN**
BACKLIT WHITE LED
LETTERS
AVANTGARDE FONT
BLACK SIGN BODY
OVERSIZED "SCREWS"
CONSTRUCTED FROM 3"
TUBULAR STEEL- SILVER

26.7 SQUARE FEET
(PER SIDE)

B1 SCREW FACTORY WEST PARKING SIGN
WEST ELEVATION
SCALE: 1/4 = 1'-0"

U1 SCREW FACTORY WEST PARKING SIGN
WEST ELEVATION
SCALE: 1/4 = 1'-0"

V1 SCREW FACTORY WEST PARKING SIGN
EAST ELEVATION
SCALE: 1/4 = 1'-0"



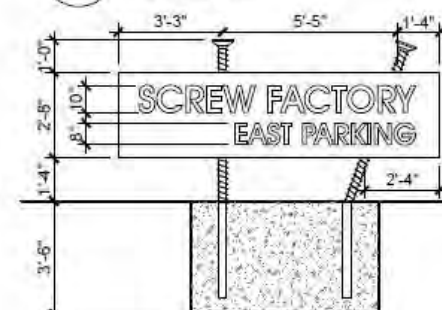
**ILLUMINATED LED
PARKING LOT SIGN**
BACKLIT WHITE LED
LETTERS
AVANTGARDE FONT
BLACK SIGN BODY
OVERSIZED "SCREWS"
CONSTRUCTED FROM 3"
TUBULAR STEEL- SILVER

26.7 SQUARE FEET
(PER SIDE)



**ILLUMINATED LED
PARKING LOT SIGN**
BACKLIT WHITE LED
LETTERS
AVANTGARDE FONT
BLACK SIGN BODY
OVERSIZED "SCREWS"
CONSTRUCTED FROM 3"
TUBULAR STEEL- SILVER

26.7 SQUARE FEET
(PER SIDE)



**ILLUMINATED LED
PARKING LOT SIGN**
BACKLIT WHITE LED
LETTERS
AVANTGARDE FONT
BLACK SIGN BODY
OVERSIZED "SCREWS"
CONSTRUCTED FROM 3"
TUBULAR STEEL- SILVER

26.7 SQUARE FEET
(PER SIDE)

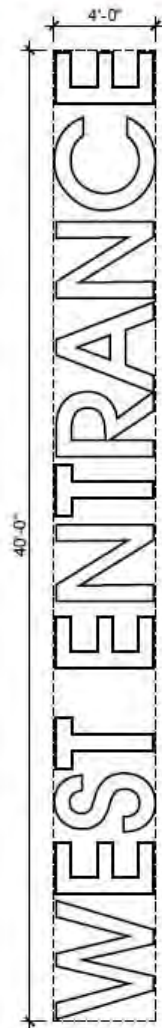
B2 SCREW FACTORY WEST PARKING SIGN
EAST ELEVATION
SCALE: 1/4 = 1'-0"

B2 SCREW FACTORY WEST PARKING SIGN
EAST ELEVATION
SCALE: 1/4 = 1'-0"

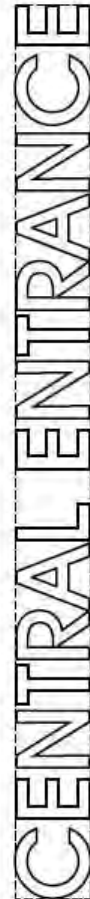
V2 SCREW FACTORY WEST PARKING SIGN
EAST ELEVATION
SCALE: 1/4 = 1'-0"



Docket No. 11-102-24 (13000 Athens)



ILLUMINATED LED CHANNEL LETTERS
4" DEPTH, 4" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE



ILLUMINATED LED CHANNEL LETTERS
4" DEPTH, 3" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE



ILLUMINATED LED CHANNEL LETTERS
4" DEPTH, 4" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE



ILLUMINATED LED CHANNEL LETTERS
4" DEPTH, 3'-2" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

SCREW FACTORY EXTERIOR SIGNAGE
WEST ENTRANCE SIGN
SCALE: 1/4" = 1'-0"

SCREW FACTORY EXTERIOR SIGNAGE
CENTRAL ENTRANCE SIGN
SCALE: 1/4" = 1'-0"

SCREW FACTORY EXTERIOR SIGNAGE
SCREW SIGN
SCALE: 1/4" = 1'-0"

SCREW FACTORY EXTERIOR SIGNAGE
FACTORY SIGN
SCALE: 1/4" = 1'-0"



COURTYARD ENTRANCE

ILLUMINATED LED CHANNEL LETTERS
4" DEPTH, 2'-4" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

84 SF

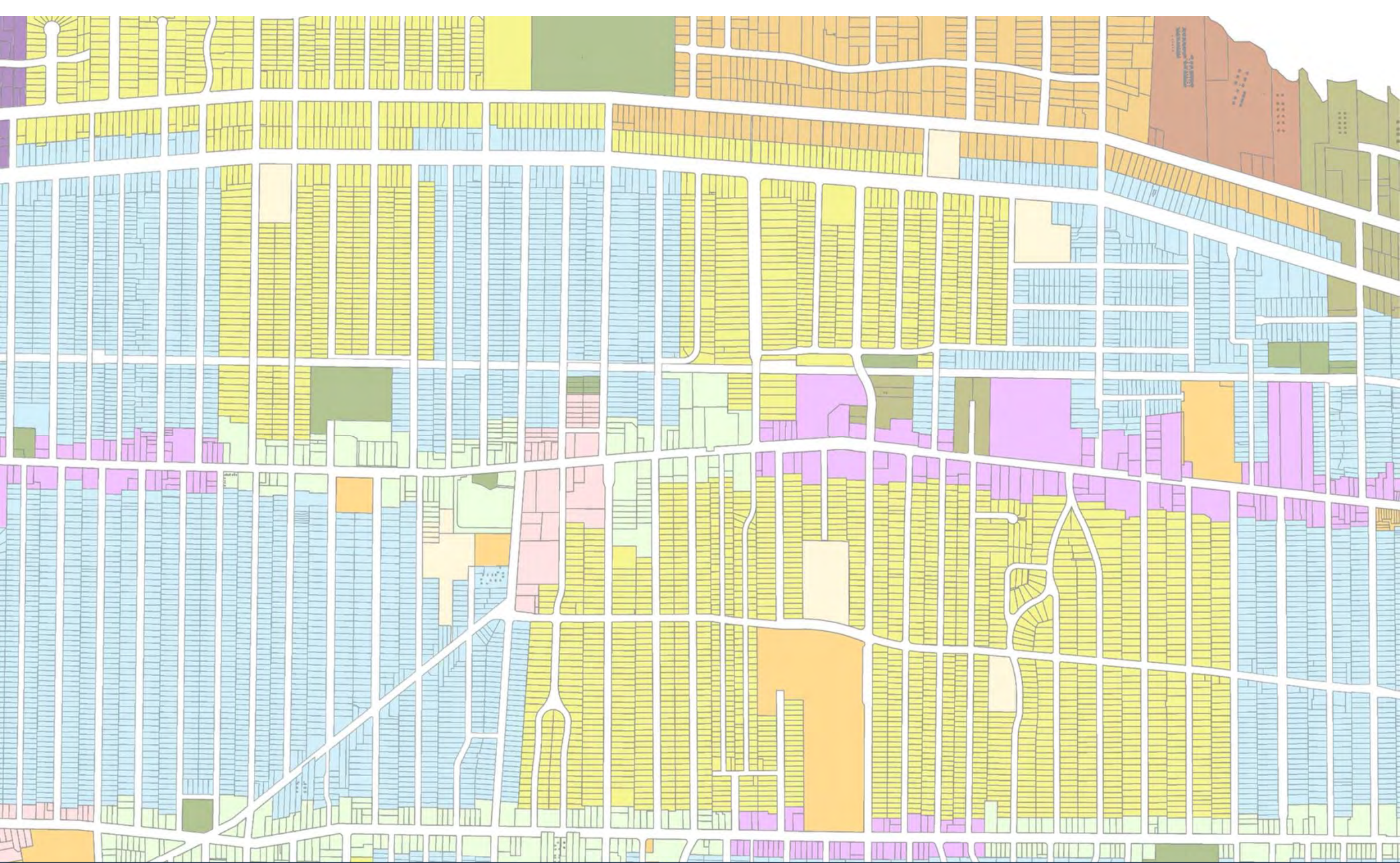
R SCREW FACTORY EXTERIOR SIGNAGE
COURTYARD ENTRANCE SIGN
SCALE: 1/4" = 1'-0"

COURTYARD ENTRANCE

ILLUMINATED LED CHANNEL LETTERS
4" DEPTH, 2'-4" HIGH
AVANTGARDE FONT
BLACK METAL RETURN
BLACK LOW PROFILE TRIMCAP
WHITE ACRYLIC FACE

S SCREW FACTORY EXTERIOR SIGNAGE
COURTYARD ENTRANCE SIGN
SCALE: 1/4" = 1'-0"





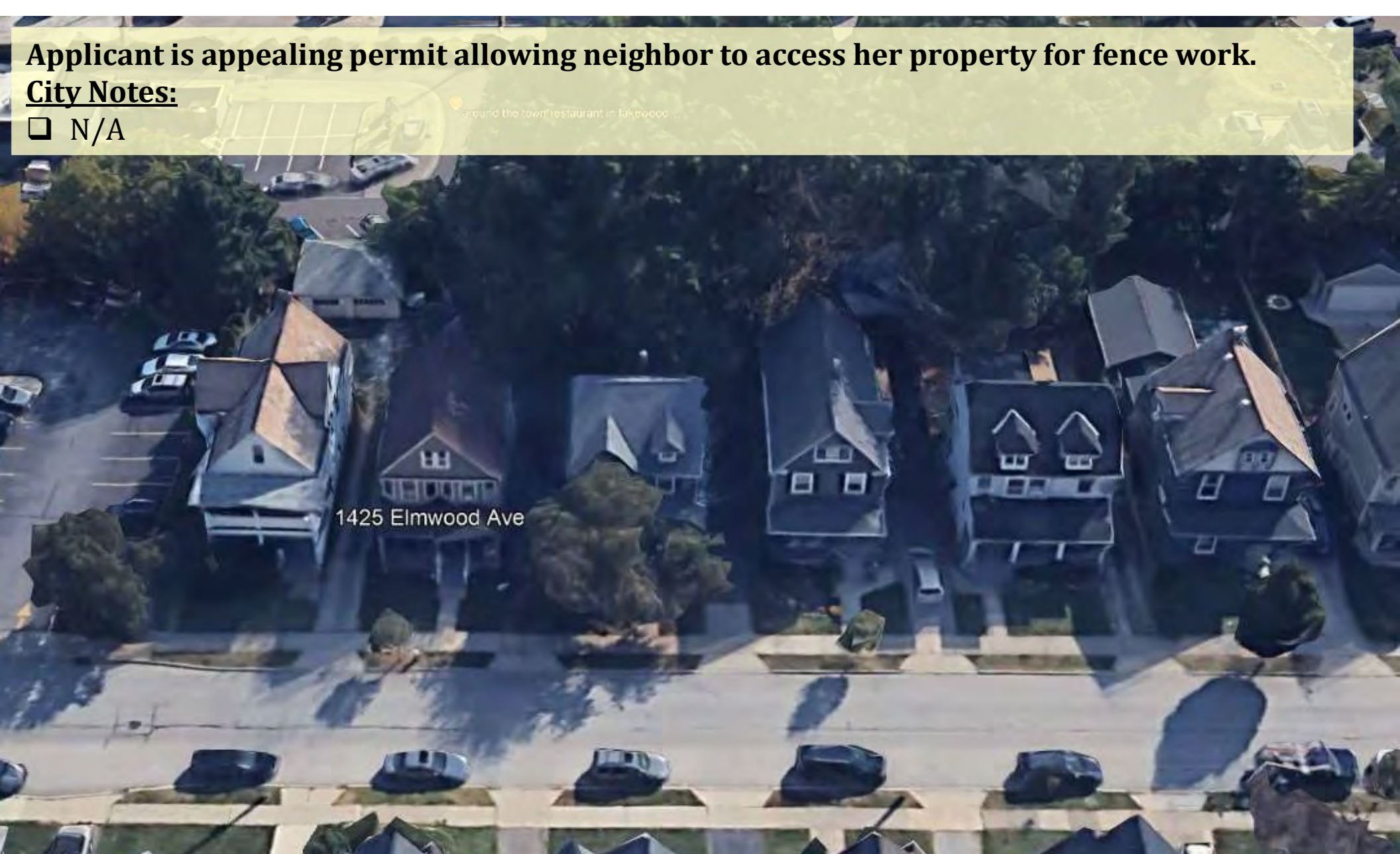
Architectural Board of Review

Board of Building Standards - November 2024

Applicant is appealing permit allowing neighbor to access her property for fence work.

City Notes:

N/A



1425 Elmwood Ave



Docket No. 11-103-24 (1425 Elmwood)

Permit Appeal

Residence – RaeLynn Kirk Laboy



Docket No. 11-103-24 (1425 Elmwood)

September 25, 2024

To whom it may concern,

My name is RaeLynn Kirk Laboy. I am the homeowner of 1425 Elmwood Ave where my neighbor Kevin Greeney at 1429 Elmwood Ave would like to obtain access to my back yard property to spray his fence.

He had sent a certified letter informing me of his intentions, and then had approached me to give me a date when I had refused his access.

Let me start off by saying, I am not unaware of his entitlement to access his fence, but I am also aware of my entitlement to my safety of my mental health, my property and myself. There are countless examples of a level of being bullied, harassed and made to be very uncomfortable by Mr. and Mrs. Greeney over the last 12 years of living here. I inherited the home in 2012, in which I lived for one year prior to owning it fully. My elderly great grandmother lived here for 70 years; my grandfather was raised here. The issue at hand started way before I took ownership and unfortunately due to the vendetta the Greeney's had towards my family, it carried down to me. Petty, unnecessary things over the last 10 years, at least, have caused me a great deal of anxiety and have made me and my children (17 and 9) very uncomfortable. About 8 years ago, in front of my children, Mr. Greeney threatened to take my head off with a baseball bat and laugh as he watched it roll down the street, and then his wife called me a C***. I was just getting home, unloading kids out of the car, I can't recall what caused them to be so irate, but the words he said to me will forever remain in my head. It has caused me severe anxiety so, yes, every time they approach me about something I get nervous and my fight or flight kicks in, and immediately become on edge.

Over the last few years, it has been one petty thing after another. They planted prickler bushes on the property line, which is my driveway side, so we can no longer get in and out of the passenger side of the vehicle at the bottom of the driveway. They don't maintain those shrubs unless we complain to the city, and he has threatened my husband not to touch them. They have 2 bird feeders on pully systems, one in the front and one in the back, exactly on the edge of the property line so the birds defecate all over our vehicles. Irrelevant to anyone else, but my husband has a 2009 Corvette we spent about \$500 getting ceramic coated so, you can imagine our frustration with the feeders right where we park. Leading into also making mention that Mr. Greeney sprayed his property side of his fence with weatherproof sealant and got it all over my husband's Corvette, and we did file a police report, as this is the second time he has sprayed some sort of chemical on the car. In regard to the prickler bushes, Mr. Greeney had laid down some pretty big rocks, and they were so big, that they took up a lot of our property, the grass space to try to get out the passenger side. We had gotten approval to move them, as we had called the city and inquired about if we were allowed to move them. So, we did. My husband pushed them back a tad, so they weren't taking up too much of our grass, so we had room to get out of the car. Mr. Greeney came out and moved them back. We then moved again and put up little garden fencing instead, keeping it on our side. Mrs. Greeney then came off her porch, onto my property and got in my face, yelling and pointing in my

face. I told her to get out of my face and she said she didn't have to. The next day, the building inspector, Jessie Braun had showed up, as they had called her to complain we moved their rocks. This time, as I was standing outside with Jessie and Mrs. Greeney, Mr. Greeney then charged at me with what I thought was the intention to hit me. Jessie just stood there and said she wasn't here to be a mediator. I wanted to call the cops and have her as a witness, but she said she wasn't involved. We were originally in the process of agreeing to leave the rocks and there's more to life than to argue about rocks, but after that situation, I had asked if it was allowed for me to move them, as I was sick of them intimidating and bullying me. They have slandered my name to neighbors, talk about me loud enough to where parents walking to get their kids from Grant can hear, have told the neighborhood I'm the worst mother, they have refused to trim back any of their trees, bushes, etc and when we do it ourselves, they yell at us. My brother-in-law was murdered in 2021, Sean Acierno, we had a memorial cook out for him at my home. The morning of the cookout, as they saw us setting up our backyard for the gathering, Mr. Greeney ran out and sprayed the whole perimeter of the property, right where our stuff was set up, with the most foul-smelling spray. I had knocked on their door, because at first, I didn't know he sprayed anything, to tell him that I thought something had died under the porch, and she laughed at me and said no my husband sprayed deer repellent.

These are just a FEW examples of the things, petty things, Mr. and Mrs. Greeney have done over the years to make living next door to each other less than enjoyable. They both have bullied and intimidated me for years, because they didn't like my grandfather? The stress, anxiety, depression and level of discomfort they have caused, is wrong.

My reason for explaining all these incidents, this is just a portion of what has happened, is to express my concerns about having him on my property. He and his wife have made me feel like I cannot trust them, they have caused me so much anxiety, the thought of them being in my yard makes me feel very uncomfortable. Mrs. Greeney took her frustration of me not allowing them on my property to social media on a public Lakewood site, where she has accused my grandfather of being the catalyst to the divide. My grandfather, Ray Cheiky, has been gone for 8 years, so basically admitting all these things they do, is to cause me grief because they didn't like my family?

Please take into consideration all my feelings, thoughts, what they have done to make this an unhappy living situation and my mental health and the way they have treated me for years, when giving him rights to my property.

Thank you for giving me the opportunity to express my concerns.

Respectfully,

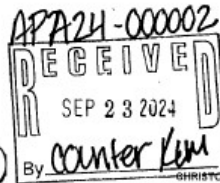
RaeLynn Kirk Laboy



Docket No. 11-103-24 (1425 Elmwood)



DIVISION OF HOUSING AND BUILDING
12660 DETROIT AVENUE • LAKEWOOD, OHIO 44107 • 216/629-6270 • FAX 216/629-5930
Website: www.lakewoodoh.gov



CHRISTOPHER S. PARMELEE
BUILDING COMMISSIONER
216/629-4258

WILLIAM WAGNER
ASSISTANT BUILDING COMMISSIONER/IRBO
216/629-4284

MARK D. JEWITT
PROPERTY MAINTENANCE SUPERVISOR
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ENTERING ADJOINING PROPERTIES

APPLICATION FOR PERMIT TO ENTER ADJOINING PROPERTY

Pursuant to LCO 1311.02: No person, being the owner of any real property in the City, or his or her lessee, tenant or manager, or any person acting for or on his, her or their behalf, shall prohibit, prevent, hinder or obstruct the owner of any adjoining real property, or his or her lessee, tenant or manager, or any person acting for or on his, her or their behalf, from entering upon such real property between the hours of 9:00 a.m. and 5:00 p.m. Monday through Saturday, excluding federal holidays and Saturdays in weekends immediately preceding or following federal holidays, to work therefrom or to erect ladders, scaffolding or other similar equipment for the purpose of performing construction upon or providing maintenance or repairs to such adjoining real property, provided, however, that consent is first obtained by the owner of such adjoining real property, or his or her representative, from the owner of the premises to be entered upon, or his or her representative; or in lieu of such consent, a permit is first obtained from the Building Commissioner as provided in this chapter. All ladders, scaffolding and all equipment of every kind and nature shall be removed from the property entered upon between the hours of 5:00 p.m. and 9:00 a.m. of each day such maintenance or repair work is being performed. (Ord. 39-16. Passed 12-5-16.)

APPLICANT NAME: <i>Kevin Greeney</i>	APPLICATION DATE: <i>9/21/24</i>
ADDRESS OF PROPERTY TO BE MAINTAINED AND/OR REPAIRED: <i>1429 Elmwood Ave.</i>	ADDRESS OF PROPERTY TO BE ENTERED: <i>1425 Elmwood Ave.</i>
APPLICANT PHONE NUMBER AND/OR EMAIL: <i>216-789-3256</i>	NAME OF ADJOINING PROPERTY OWNER: <i>Raelynn Kirk LaBoy</i>
SCOPE OF MAINTENANCE AND/OR REPAIRS: <i>We need to apply water sealer to the wooden privacy fence we had installed</i>	
CONTRACTOR NAME (IF APPLICABLE):	DATES WORK TO BE PERFORMED (3 DAYS MAX): <i>9/26/24 - 9/27/24</i> <i>10/7/24 - 10/9/24</i>
TYPE OF EQUIPMENT TO BE USED: <i>paint sprayer/paint brush</i>	<i>weather dependent</i>

I hereby apply for a permit to enter the adjoining property described above in order to perform the maintenance and repairs the property described. I assume any and all liability for physical damages to the real property entered upon, to any personal property or fixtures located thereon, including trees, shrubbery, flowers, grass or other vegetation and for any personal injuries suffered by any one as the result of entering upon such property and performing the work, and that I will indemnify and hold harmless the City, its officers and employees from any and all damage to person or property or from cost that may in any manner arise through the granting of this permit or the performance of any work done under it.

SIGNATURE OF APPLICANT: <i>Kevin Greeney</i>	DATE: <i>10/24/24</i>
---	--------------------------

OFFICE USE ONLY
Fee: \$25.00 Date Paid: Method:

1. Application for Permit Requirements

- The true name and address of the owner of the real property upon which the work is to be performed.
- The nature and scope of the work to be performed.
- The nature and scope of any equipment to be used in performing such work.
- The dates of the period of time in which such work is to be performed, which period of time shall not exceed three days. Monday through Saturday, excluding federal holidays and Saturdays in weekends immediately preceding or following federal holidays between the hours of 9 am through 5 pm.

2. Statement

- A statement by the applicant that he or she will assume any and all liability for physical damages to the real property entered upon, to any personal property or fixtures located thereon, including trees, shrubbery, flowers, grass or other vegetation and for any personal injuries suffered by any one as the result of entering upon such property and performing the work, and that he or she will indemnify and hold harmless the City, its officers and employees from any and all damage to person or property or from cost that may in any manner arise through the granting of this permit or the performance of any work done under it.

3. Affidavit

- The affidavit must contain both a description of the efforts undertaken by the applicant to obtain consent; a statement explaining when the permit is necessary in order for the work to be performed; and, if a renewal permit is being sought, a statement explaining the efforts undertaken by the applicant to complete the work within the original permit period.

4. Permit Issuance

- All permit applications shall be submitted to the Building Commissioner.
- All permit applications are subject to a 10 day period for appeal if the neighboring property owner wants to exercise his/her right.
- The Building Commissioner may have up to 72 hours to review the application.
- Each permit shall expire upon the earlier of the completion of the work to be performed or 5pm on the third day.
- No more than three permits for the same premises shall be issued during a calendar year.
- The building Commissioner will put in writing a letter to notify the neighboring property owner of his/her right to appeal.

5. Appeal

- Within the 10 day appeal process a written notice of appeal shall be provided to the building official, and shall be heard by the local Board of Building Standards and final decision will be made

6. Penalty

- Whoever violates any of the provisions of section 1311.02 shall be guilty of a minor misdemeanor, and each day the offense continues shall be considered a separate offense.



STATE OF OHIO }
 } ss.
COUNTY OF CUYAHOGA }

Kevin Greeney, being first duly sworn on oath, hereby deposes and says as follows:

1. I am over the age of eighteen, am competent, and have personal knowledge of the information contained herein.

2. I am the owner of or the agent of the owner of the real property located at 1429 Elmwood Ave, Lakewood, Ohio.

3. I am making application to the City of Lakewood, Division of Housing and Building for a permit to enter adjoining property located at

1425 Elmwood Ave, Lakewood, Ohio in accordance with LCO Ch. 1311.

4. In accordance with LCO 1311.02, I have taken the following good faith measures to obtain consent to enter the adjoining property from the property owner :

- 1.) Sent a letter via registered mail to R. Laboy on 8/27/24 which was delivered 8/29/24 informing her of the need to enter her property in order to do this job.
- 2.) Verbally spoke with R. Laboy on 9/21/24 at which time she refused access.

To water-seal the wood fence, as was recommended by the builder, in order to extend the life of the wood + protect it from moisture

Kevin Greeney

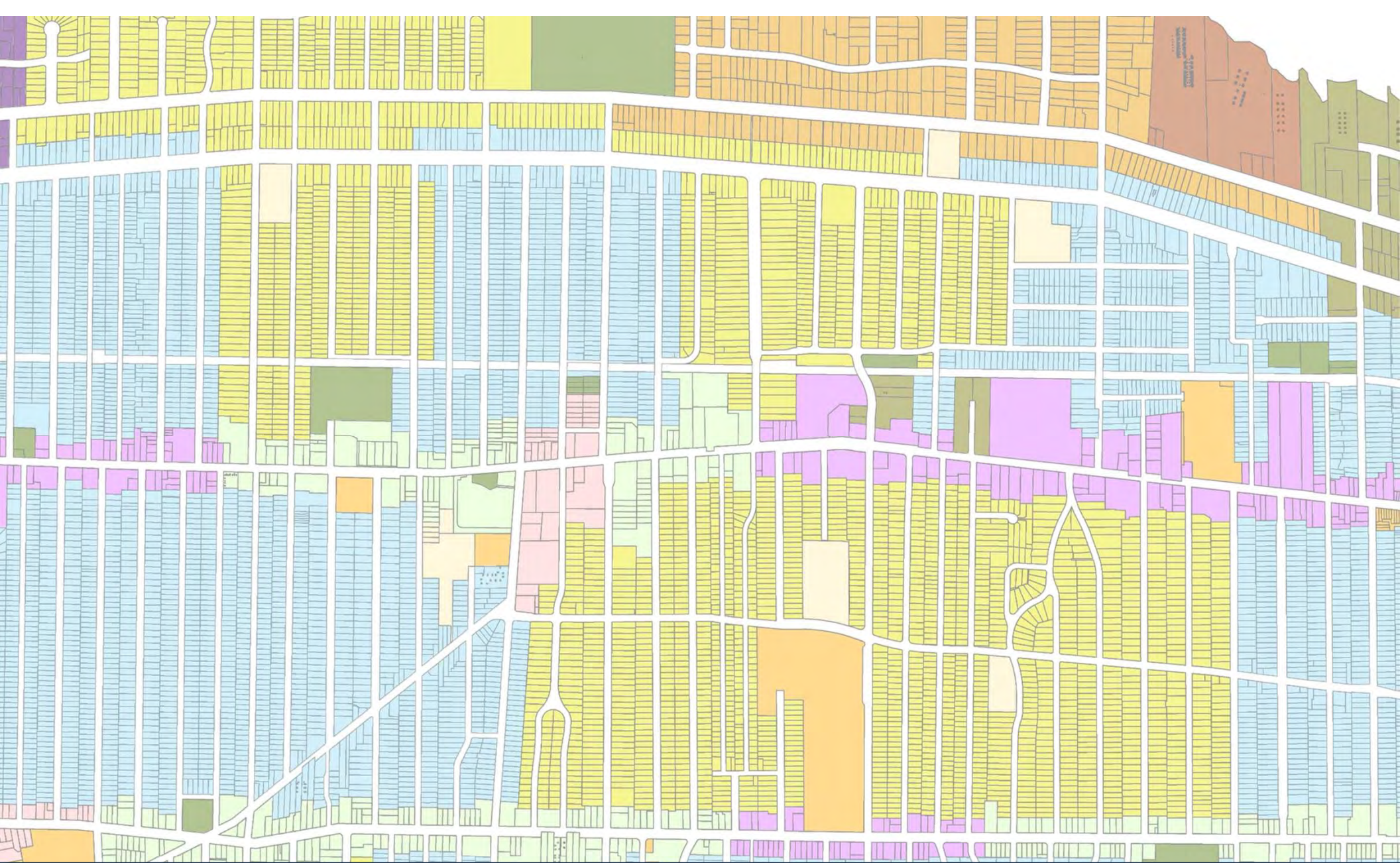
Sworn to and subscribed before me by Kevin Greeney this 23rd day of September, 2024.



Tabatha L. Pribe
Notary Public



Docket No. 11-103-24 (1425 Elmwood)



Architectural Board of Review

November 2024

Applicant proposes exterior renovations.

City Notes:

Proposed changes include:

- Restore former clerestory windows currently covered with plywood
- Raise the interior floor in the west section of the building to create a consistent, ADA-accessible floor level
- Add a new stair and raised entrance door at the southwest entrance to match the new floor level, including handrails to meet egress code requirements
- Regrade the sidewalk outside the south entrance doors to maintain ADA access along the storefront as well as provide ADA access to the proposed auditorium



Docket No. 11-104-24 (16422 Madison)

**Exterior Renovations
Commercial Business – Adil Altaei**



16424 Madison Avenue, Lakewood, Ohio 44107

Docket No. 11-104-24 (16424 Madison)





VIEW FROM MADISON AVE



VIEW FROM WAGAR AVE

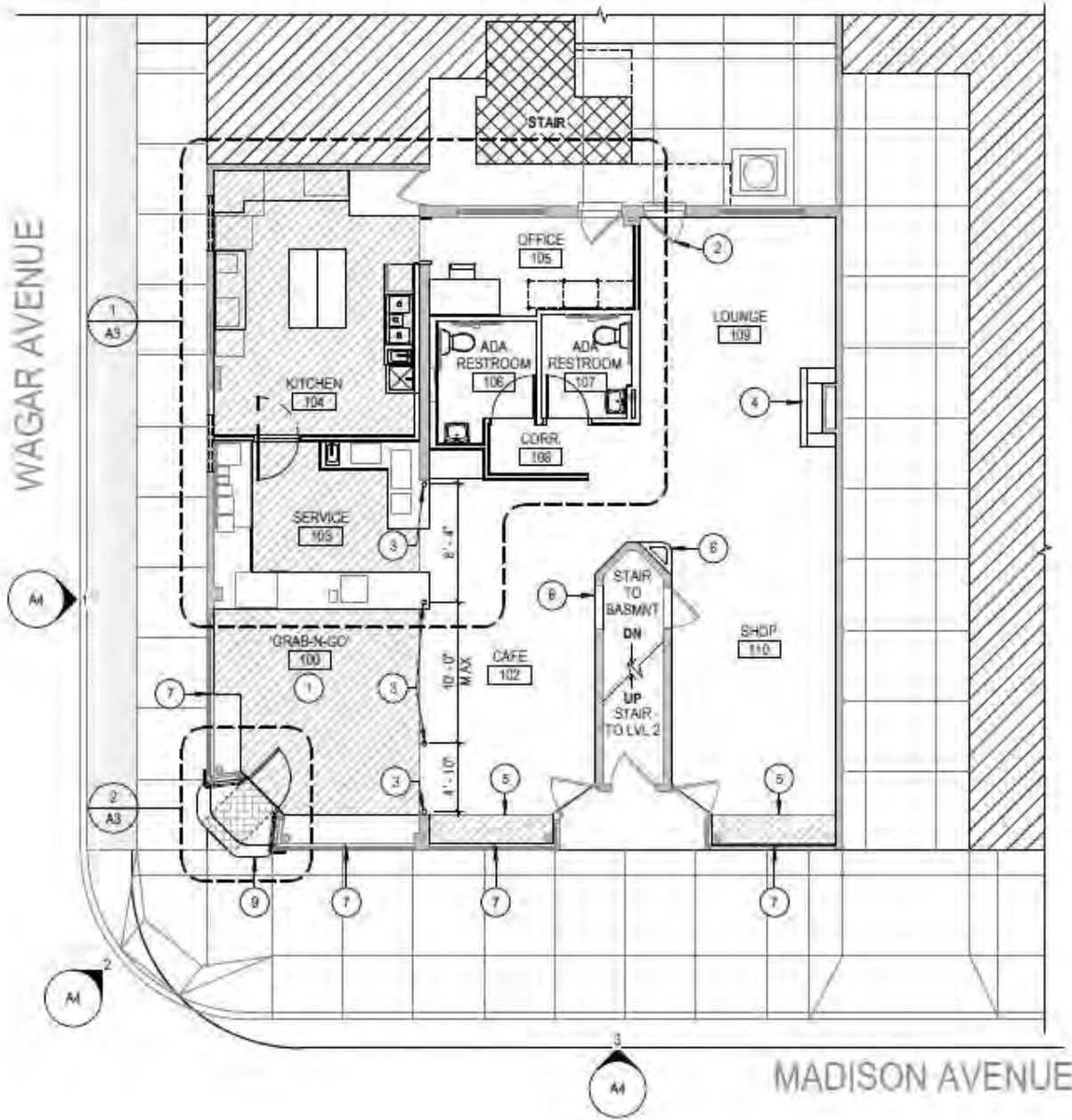


VIEW FROM MADISON AVE & WAGAR AVE INTERSECTION

EXISTING CONDITIONS PHOTOS

Docket No. 11-104-24 (16424 Madison)





GENERAL NOTES

- 1 UNLESS NOTED OTHERWISE: CONSTRUCT ALL INTERIOR PARTITIONS TO FULL HEIGHT USING 2X FRAMING. ATTACH ONE LAYER OF 5/8" GYPSUM WALLBOARD TO EACH SIDE. OR TO ONE SIDE IN CASE OF FURRING WALLS. STANDARD STUD SIZE TO BE 2X4, SPACED AT 16 INCHES ON-CENTER. FOR WALLS CONTAINING PLUMBING, USE 2X6 STUDS INSTEAD. FILL ALL WALL CAVITIES WITH ACOUSTIC INSULATION.
- 2 FURNISH AND INSTALL FIRE-TREATED WOOD BLOCKING OR METAL BACKING PLATE IN PARTITIONS FOR THE PROPER ANCHORAGE OF ALL WALL ATTACHED ITEMS; I.E. TOILET ACCESSORIES, CASEWORK, MILLWORK, WALL-MOUNTED FIXTURES, AND OTHER WALL ATTACHED ITEMS.
- 3 SCRIBE GYPSUM WALL BOARD OF WALLS AND PARTITIONS TO IRREGULARITIES OF DECK ABOVE. SEAL TIGHTLY AROUND ALL PENETRATIONS.
- 4 ALL WALLS IN KITCHEN AREA TO RECEIVE FIBER REINFORCED PLASTIC.

SHEET NOTES

- 1 OVER-BUILD EXISTING FLOOR (WITHIN HATCHED REGION) +45 INCHES TO MATCH HEIGHT OF ADJACENT FLOOR STRUCTURE. PROVIDE 2X LUMBER SPACED 12" O.C. WITH 3/4" PLYWOOD SUBFLOOR. CONTRACTOR AND/OR CONTRACTOR'S STRUCTURAL ENGINEER TO CONFIRM THAT NEW FLOOR ASSEMBLY AND FINISHES DO NOT EXCEED THE ALLOWABLE DEAD LOAD CAPACITY OF EXISTING STRUCTURE PRIOR TO INSTALLATION.
- 2 -ALL DOORS EXISTING TO REMAIN UNLESS NOTED OTHERWISE
- 3 COLUMN TO SUPPORT NEW STEEL LINTEL. CONTRACTOR TO ENGAGE A LICENSED STRUCTURAL ENGINEER TO DESIGN AND PROVIDE DETAILS FOR THE NEW STEEL LINTEL AT THE BRICK WALL OPENING. STRUCTURAL ENGINEER'S DESIGN TO INCLUDE ALL NECESSARY CALCULATIONS, MATERIALS, AND INSTALLATION REQUIREMENTS TO ENSURE STRUCTURAL INTEGRITY.
- 4 WATER VAPOR FIREPLACE INSERT AND CUSTOM MILLWORK SURROUND. PROVIDE WATER LINE AS REQ'D PER MANUF RECOMMENDATIONS
- 5 INFILL FLOOR AS REQUIRED TO MATCH ADJACENT FLOORING
- 6 MILLWORK WASTE RECEPTACLES
- 7 RESTOR CLERESTORY WINDOW TO LIKE NEW CONDITION
- 8 INFILL OPENING AS REQUIRED. PATCH, REPAIR AND PAINT SURFACE TO PROVIDE SMOOTH FINISH
- 9 CONCRETE STEP ENCLOSES INTO THE PUBLIC RIGHT-OF-WAY. ENCROACHMENT PERMIT APPROVAL REQUIRED FROM THE CITY BEFORE CONSTRUCTION

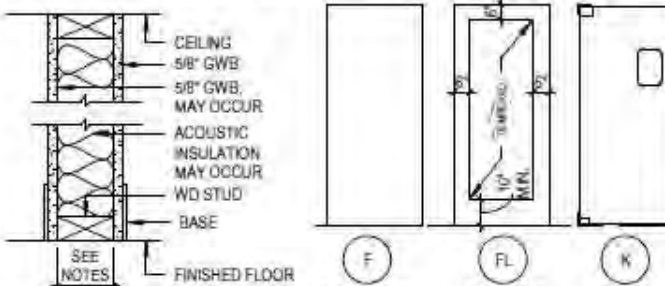
02 NOV 2024



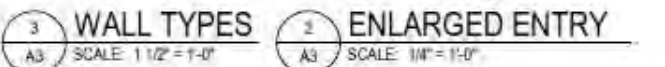
Docket No. 11-104-24 (16424 Madison)

A1

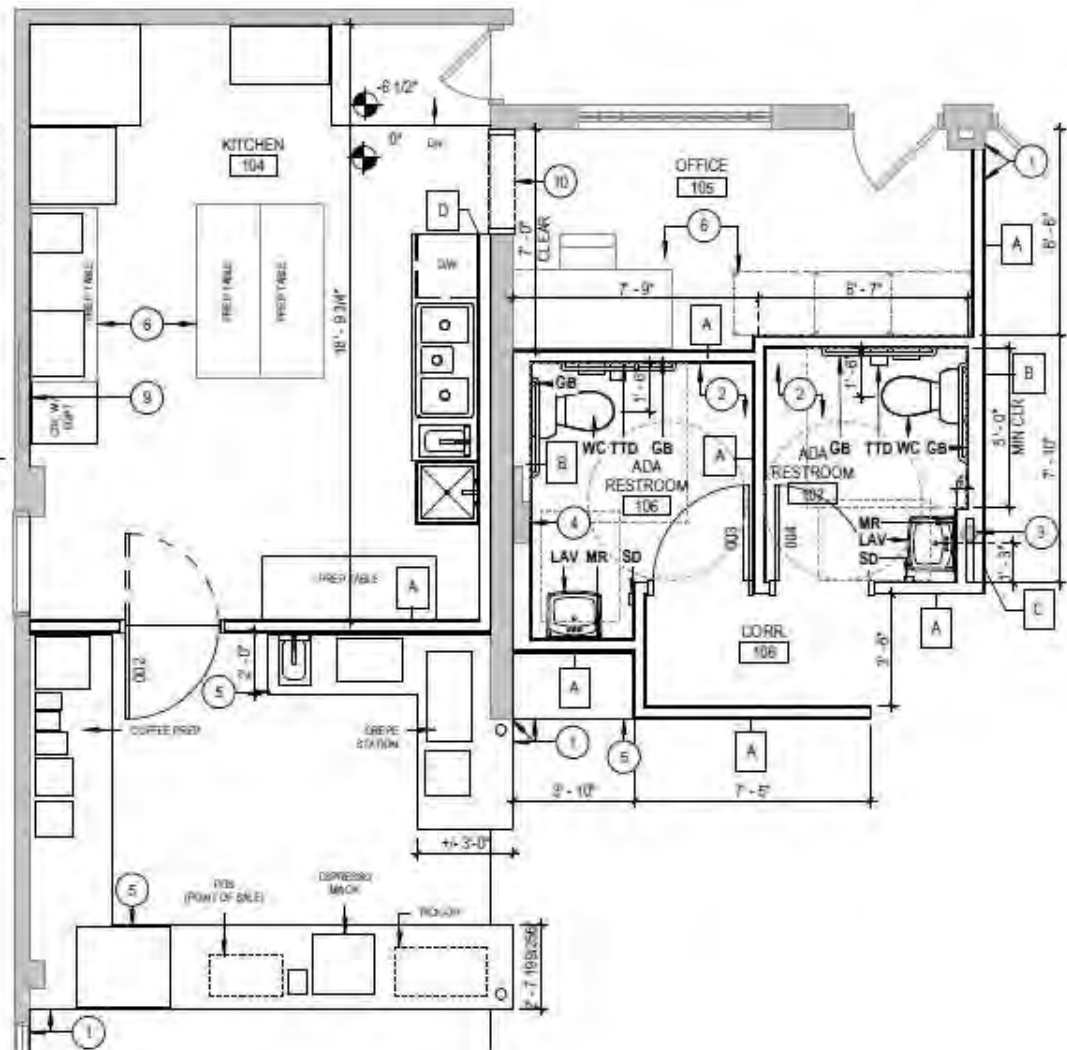
DOOR SCHEDULE				
#	PANEL			HARDWARE SET
	WIDTH	HEIGHT	TYPE	
001	3'-0"	7'-0"	FL	COMMERCIAL DOOR HARDWARE SET
002	3'-0"	7'-0"	R	NON-LOCKING DOUBLE ACTING SWING DOOR SET
003	3'-0"	7'-0"	F	PRIVACY SET W/O CLOSER
004	3'-0"	7'-0"	F	PRIVACY SET W/O CLOSER



- A** FULL HEIGHT PARTITION, 2X4 WD STUDS W/ ACOUSTIC INSULATION AND GWB BOTH SIDES
- B** FULL HEIGHT PARTITION, 2X6 WD STUDS W/ ACOUSTIC INSULATION AND GWB BOTH SIDES
- C** FULL HEIGHT PARTITION, 2X4 WD STUDS W/ GWB ONE SIDE AND ACOUSTIC INSULATION
- D** FULL HEIGHT PARTITION, 2X4 WD STUDS W/ GWB ONE SIDE



- Ⓢ SHEET NOTES**
- 1 ALIGN
 - 2 SEE SHEET C1 FOR ACCESSIBLE CLEARANCES AND MOUNTING HEIGHTS
 - 3 EXISTING COLUMN
 - 4 PROVIDE FURRING OVER EXISTING WALL
 - 5 96" HIGH (MAX.) SERVERY / COUNTER
 - 6 FURNITURE SHOWN FOR REFERENCE ONLY
 - 7 CAST-IN-PLACE CONCRETE STEPS AND LANDING. (2) EQUAL STEPS AT 7" RISE, MAX.
 - 8 INFILL SIDEWALK TO MATCH ADJACENT
 - 9 EXISTING DOOR TO REMAIN CLOSED AND LOCKED IN EXISTING POSITION. FURR OVER DOOR TO PROVIDE FLUSH SURFACE ON INTERIOR FACE OF KITCHEN WALL
 - 10 LINTEL TO OCCUR ABOVE NEW MASONRY OPENING. SEE STRUCT DOCS. BY CONTRACTOR'S ENGINEER
 - 12 1-1/2" DIA. METAL HANDRAIL, PAINTED TO MATCH PAINTED STOREFRONT SYSTEM



1 ENLARGED BACK-OF-HOUSE
SCALE: 1/4" = 1'-0"

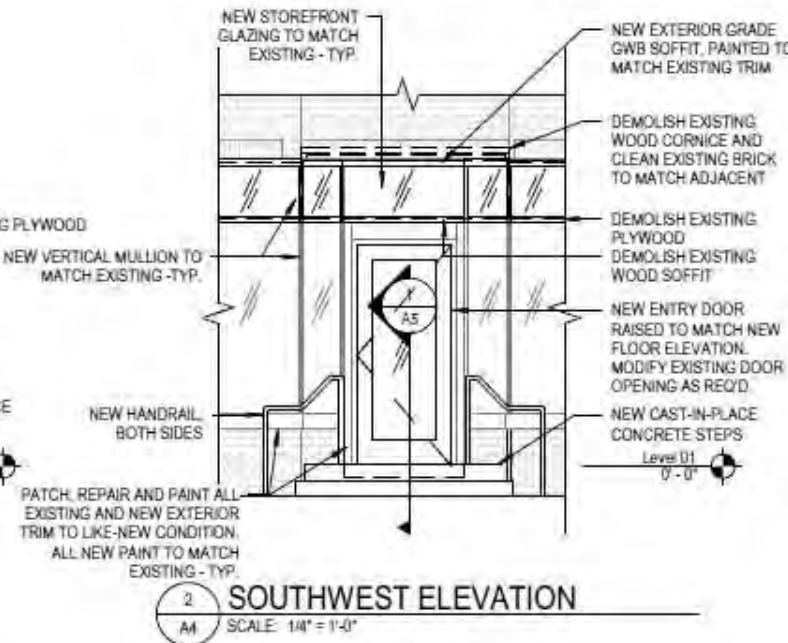
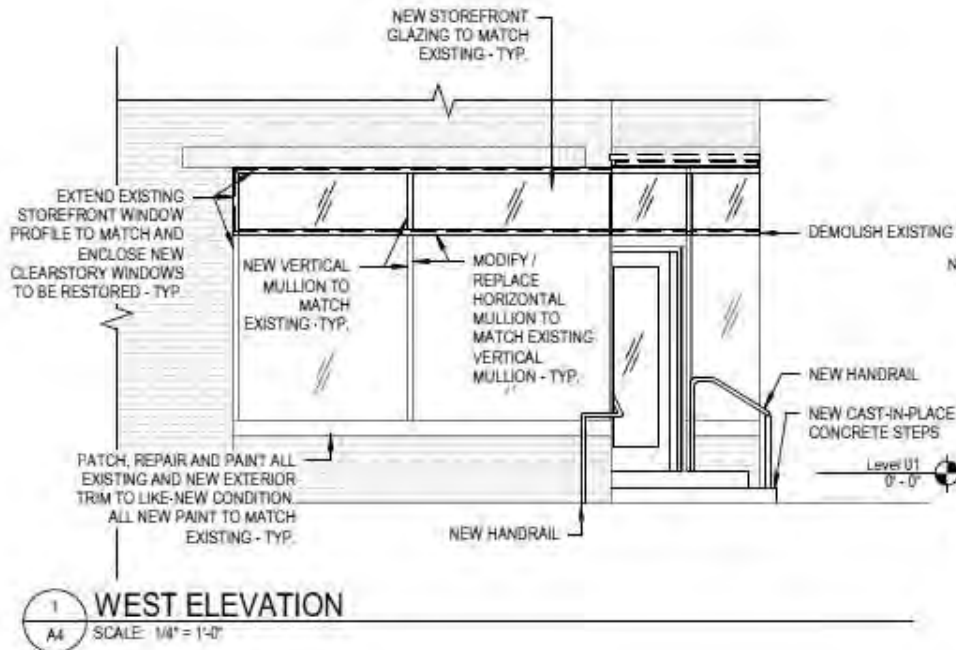


A3

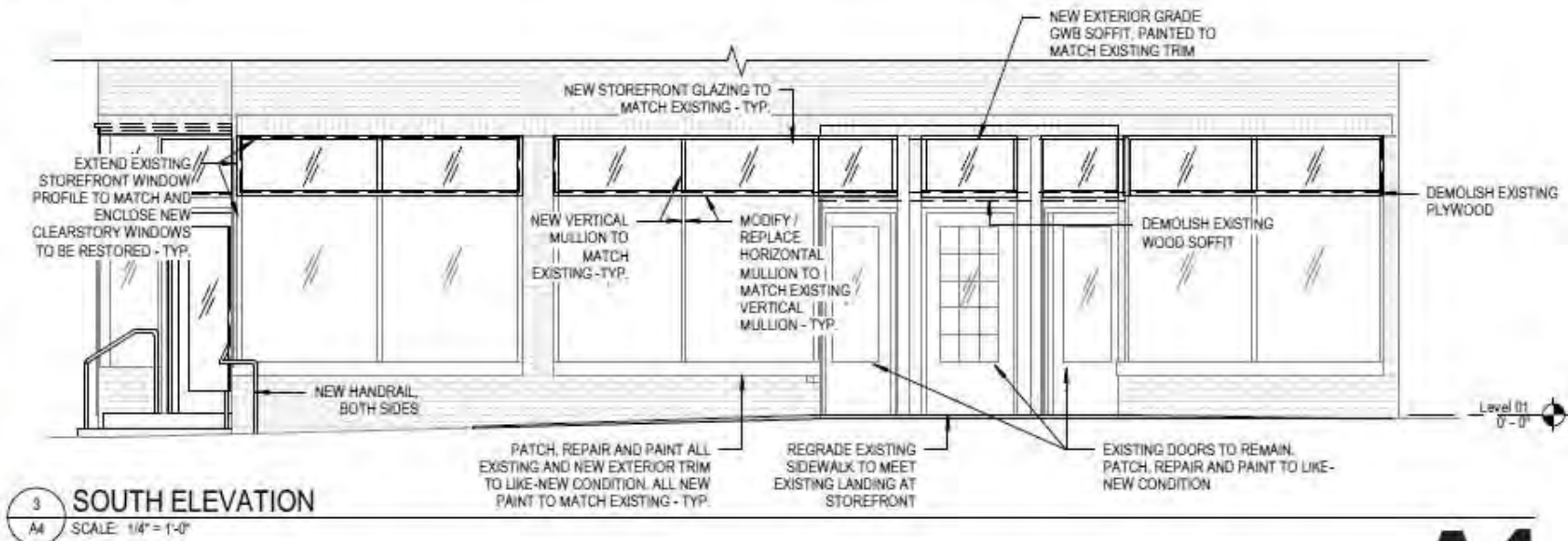
02 NOV 2024



Docket No. 11-104-24 (16424 Madison)



EXISTING STOREFRONT REFERENCE PHOTO



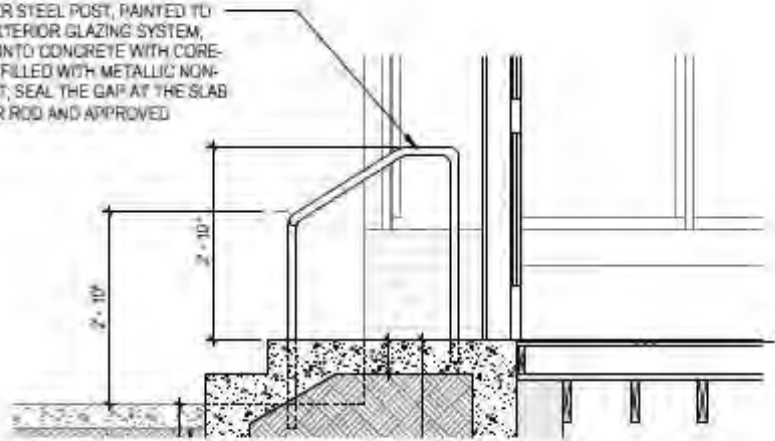
02 NOV 2024



A4

Docket No. 11-104-24 (16424 Madison)

1-1/2" DIAMETER STEEL POST, PAINTED TO MATCH THE EXTERIOR GLAZING SYSTEM, EMBEDDED 4" INTO CONCRETE WITH CORE-DRILLED SLAB FILLED WITH METALLIC NON-SHRINK GROUT; SEAL THE GAP AT THE SLAB USING BACKER ROD AND APPROVED SEALER.



**NEW DOOR IN
HEIGHTENED OPENING**

Pella® Reserve – Traditional
Out-Swing French Door
Aluminum EnduraClad®
Exterior
(PAINT TO MATCH EXISTING)

A5

Commercial Electric

5/6 in. Integrated LED Recessed Retrofit Light Trim with
Selectable Color Temperature, (4-Pack)

★★★★★ (1342) Questions & Answers (138)



Docket No. 11-104-24 (16424 Madison)

Applicant proposes installation of patio screen.

City Notes:

- Signage not approved in this application



Docket No. 11-105-24 (15320 Detroit)
Exterior Improvements
Tapster – Jordan Kay



VERTICAL SIGN LOCATION



EXISTING CONCRETE



VERTICAL SIGN LOCATION

OUTDOOR MONITOR

ROLLER SHADE SYSTEM

STEEL FRAME STRUCTURE

HOLDING MONITOR &

ROLL-DOWN SHADING SYSTEM



OUTDOOR MONITOR

STEEL FRAME STRUCTURE

HOLDING MONITOR &

ROLLER SHADE SYSTEM



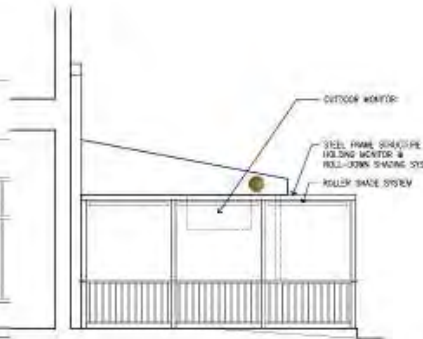
FABRIC AWNING WITH STEEL FRAME

STEEL FRAME FOR MONITOR W/ SHADES BEHIND

TAPSTER

BACKLIT VERTICAL SIGN

2 SOUTH ELEVATION
A210 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
A210 SCALE: 1/4" = 1'-0"

DATE: 08.24.24
 APPROVAL #1: 08.24.24
 REVISED: 08.24.24

PRINTS FULL SCALE
 ON 24"x36" SHEET

STATE OF OHIO
 JEFFERY R. HUGER
 11330
 REGISTERED ARCHITECT

JEFFERY HUGER, LICENSE 13639
 EXPIRATION DATE: 12/31/25

TAPSTER - LAKEWOOD
 BAR & LOUNGE TENANT IMPROVEMENTS
 15320 DETROIT AVENUE
 LAKEWOOD, OH 44107

PATIO Architects
 402 BRADLEY BUILDING, 1530 WEST 86TH STREET, CLEVELAND, OHIO 44113
 PHONE: (216) 241-2808
 WWW.PATIOARCHITECTS.COM

EXTERIOR ELEVATION
 & RENDERED VIEW

PROJECT NO: 2023-12
 CLIENT DATE: 05.24.24

A210



Docket No. 11-105-24 (15320 Detroit)

Home > Outdoor TV Enclosure >
DeerTV.Pro 50"-55" Metal Outdoor TV
Enclosure Cabinet Waterproof TV Cover



-53%



Docket No. 11-105-24 (15320 Detroit)

Applicant proposes to replace steps to front entrance.

City Notes:

- Proposes using wood as replacement instead of brick



Docket No. 11-106-24 (2248 Emily)

**Front Steps Replacement
Residence – Jaime Fuentes**



Docket No. 11-106-24 (2248 Emily)



Docket No. 11-106-24 (2248 Emily)





Docket No. 11-106-24 (2248 Emily)





Docket No. 11-106-24 (2248 Emily)





Docket No. 11-106-24 (2248 Emily)





VERANDA
COMPOSITE RAILING



Veranda Railing System

Veranda railing systems are designed to work with a number of different decking materials and surfaces. Before initiating any project, obtain a copy of your local building codes and understand them thoroughly. Local building code requirements will always supersede any and all suggested procedures and measurements in the following installation guideline.

Post sleeve over wood post

Use the Post Sleeve method to install railing directly to a wooden 4x4 deck post. This is ideal for new deck construction methods that attach the rim joist directly to the 4x4 deck support posts, where wood 4x4 deck support posts extend through the deck serving as rail posts, or in those code compliant applications where the use of existing 4x4 wooden rail posts is desired.

1. Ensure 4x4 wooden posts are code compliant and, where possible, spaced equally for the best looking applications. Wood 4x4 dimensions should be 3.5" x 3.5".
2. Determine the desired height of post sleeve. Typically, the height is no less than 2" above top of the finished railing system. This ensures the proper placement of post caps that slide down over the top of the post sleeve.
3. Cut the post sleeve to the desired height.
4. The wood post should be approximately 1" shorter than the height of the post sleeve. Cut wood post as necessary.
5. After decking is installed, slide post sleeve over the wood 4x4 (Fig. 1).

RAILING INSTALLATION

The following instructions describe the installation of three types of railing sections: Line, Stair, and Angled

Note: Once posts and/or post sleeves are installed, ensure they are plumb and level. Prior to fastening any sections to the posts, install Base Cove Moulding for a finished look (Fig. 1); Base Cove Moulding may not be installed after sections are attached to posts.

Line Rail Installation

1. Measure the inside distance between properly installed, plumb posts.
2. Mark the rails for the inside distance between the posts. The distance from the end of the rail to the first baluster hole should be equal on both ends of the rail. Ensure that all screws will fasten into the rail and none fall into the routed baluster holes (Fig. 2,3).

Note: Minimum distance from post to first baluster hole 1 9/16".

3. Cut the top and bottom rail to fit tightly between the posts. The bottom rail is identified by the white "BOTTOM" sticker inside the profile.
4. Center the "L" bracket on the underside of the bottom rail (Fig. 2). Inset the "L" bracket 1/16" from the end of the rail. Mark the three hole locations on the rail. Pre-drill 1/8" hole at desired locations. Repeat for opposite end.
5. Secure the "L" bracket to the bottom rail using three #10 x 3/4" long screws. Repeat for opposite end. **DO NOT OVERTIGHTEN SCREWS.**
6. Center the "L" wing bracket on the underside of the top rail (Fig. 3). Inset the "L" wing bracket 1/16" from the end of the rail. Mark the three hole locations on the rail. Pre-drill 1/8" hole at desired locations. Repeat for opposite end.
8. Secure the "L" wing bracket to the top rail using three # 10 x 3/4" long screws. Repeat for opposite end. **DO NOT OVERTIGHTEN SCREWS.**
9. Ensure that the base cove moulding is in place at the bottom of the posts (Fig. 5).
10. Cut a crush block from an extra baluster to your desired length (min. 3" required length/height). Place the crush block on the deck surface midway between the posts (Fig. 5)
11. Place the bottom rail on the crush block between the posts. The baluster holes should be facing upward (Fig. 4). Level the bottom rail and center the rail ends on each post.
12. Mark the two "L" bracket hole locations on post. Pre-drill 1/8" holes at the desired locations. Repeat for opposite end.
13. Secure the bottom rail to the post using two #10 x 2" long screws. Repeat for opposite end. **DO NOT OVERTIGHTEN SCREWS.**

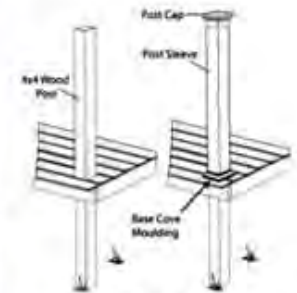


Figure 1

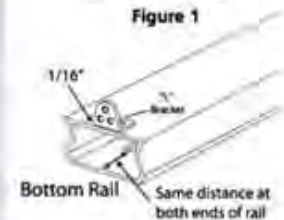


Figure 2

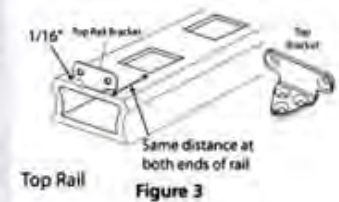


Figure 3

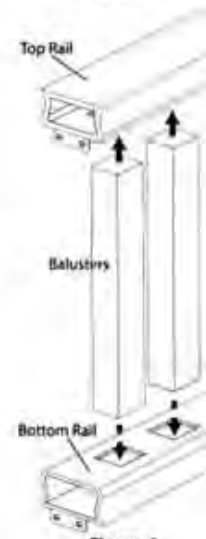


Figure 4

Docket No. 11-106-24 (2248 Emily)





Figure 5

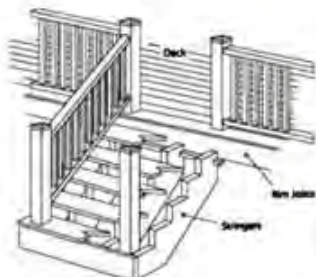


Figure 6

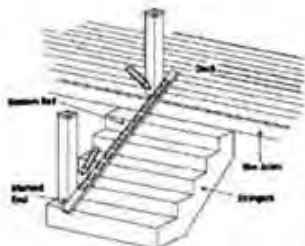


Figure 7

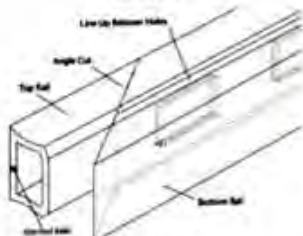


Figure 8

- Note: A flexible shaft bit holder (not included) is helpful during this step.*
14. Fully insert a baluster into each pre-routed hole in the bottom rail.
 15. Position the top rail onto balusters and between the posts. The pre-routed holes in the top rail should be facing downward (Fig. 4).
 16. Individually insert each baluster into the corresponding pre-routed hole in the top rail. Maintain the engagement of the baluster in the bottom rail.
 17. Once all balusters are inserted in the top rail, gently push downward on top rail to ensure full engagement of balusters in top and bottom rail. (Fig. 5).
 18. Center the ends of the top rail on the post. Mark the two "L" wing bracket hole locations on each post. Slightly pull the section toward the deck. Pre-drill 1/8" holes at the desired locations.
 19. Reposition top rail between posts. Secure the top rail to the post using two #12 x 2" long screws. Repeat for the opposite end. **DO NOT OVERTIGHTEN SCREWS.**
- Note: A flexible shaft bit holder (not included) is helpful during this step.*
20. Using PVC cement, glue crush block to underside of bottom rail midway between the posts.
 21. Mount and glue post caps on posts after all rail sections are installed.

Stair Rail Installation

Note: The stair systems are designed for the typical angles created by an approximate 7" rise/11" run with allowance for accepted variation in components. Building codes are very specific on allowable angles and widths. It is very important to consult with your local building code officials and plan your stair layout accordingly. Ensure that you leave adequate space for graspable hand rail if applicable. "Dry fitting" intermediate post placement will result in easier and better looking installations and may avoid placement of post mounting brackets in areas where screws cannot attach to the guardrail.

1. Position two line posts at top of stairway with the desired spacing and secure each post with the appropriate bracket (Fig. 6).
2. Install the outside stair stringers just wider than the posts' location. The posts mounted at the bottom of the stairs will be on the inside of the stringer and will line up directly with the posts at the top of the stairs.
3. Install each post at the bottom of each stair, using a wooden 4" x 4" or Surface Post Sleeve Mount.

Note: For stairs longer than six feet, it will be necessary to use multiple stair sections. The distance between posts, measured at an angle should not exceed 70 inches. Ensure all posts are plumb prior to final mounting.

Note: When installing the bottom post sleeves inside the stringers, additional support may be required for stair treads that butt into the post.

4. Identify the bottom rail by locating the white "BOTTOM" sticker inside the profile.
5. Lay bottom rail on stair with marked end (Fig. 8) at lower post. Center the rail between the posts so that the distance from the post to the first baluster hole is equal on both ends (Fig. 7).

Note: Minimum distance from post to first stair baluster hole is 2 1/4".

6. Mark angles on rail.
7. Cut the bottom rail to length. Ensure that the rail fits tightly between the posts.
8. Using bottom rail as a guide, line up top rail baluster holes with bottom rail baluster holes and with the "marked" ends together (Fig. 8). Mark the cut lines on the top rail.
9. Cut top rail to length.
10. Center the hinged bracket on the underside of the bottom rail (refer to Fig. 2). Inset the hinged bracket 1/16" from the end of the rail. Mark the three hole locations on the rail. Pre-drill 1/8" hole at desired locations. Repeat for opposite end.

11. Secure the hinged bracket to the bottom rail using three #12 x 3/4" long screws. Repeat for opposite end. **DO NOT OVERTIGHTEN SCREWS.**
12. Center the hinged bracket on the underside of the top rail (refer to Fig. 3). Inset the hinged bracket 1/16" from the end of the rail. Mark the three hole locations on the rail. Pre-drill 1/8" hole at desired locations. Repeat for opposite end. Secure the Hinged bracket to the top rail using three #12 x 3/4" long screws. Repeat for opposite end. **DO NOT OVERTIGHTEN SCREWS.**
13. Lay the bottom rail with baluster holes upward, onto a 1/4" wood spacer located between the posts (Fig. 9). This provides the rail spacing between the rail and stair treads and helps to stabilize the setup.
14. Using the hinged bracket as a template, swing the unsecured leg of the bracket downward so it touches the post. Mark the two hole locations at each end of rail on post.
15. Remove the bottom rail and pre-drill marked holes using a 1/8" drill bit.
16. Ensure that the base cove moulding is in place at the base of the posts (Fig. 9).
17. Replace the bottom rail on the 1/4 inch wood spacer located between posts.
18. Fully secure bottom rail to post using two #12 x 2" long screws. Repeat at opposite end. **DO NOT OVERTIGHTEN SCREWS.**
19. Fully insert ends of balusters into pre-routed holes on bottom rail.
20. Place top rail onto top end of balusters and between posts. Individually insert top end of each baluster into pre-routed holes of top rail (maintain baluster's engagement in bottom rail).
21. Once all balusters are inserted in the top rail, gently push downward on the top rail to ensure full engagement of balusters in top and bottom rail.
22. Center the top rail on each post and swing unsecured leg of hinged bracket downward so it touches the post.
23. Using the hinged bracket as a template, mark the two hole locations on each post.
24. Slightly pull assembled section toward staircase to gain access to holes. Pre-drill 1/8" holes at desired locations in each post.
25. Re-center the top rail on post. Secure top rail to post with two #12 x 2" long screws. Repeat for opposite end. **DO NOT OVERTIGHTEN SCREWS.**
26. Remove wooden spacer between bottom rail and stair treads.
27. Mount and glue post caps using PVC cement after all rail sections are installed.

Angle Rail Installation (Available by Special Order)
Rails up to 30 degrees may be mounted to the post face by using the In Line "L" Bracket. Rails should be cut at the appropriate angle to fit tight against post. Cutting rails greater than 30 degrees will result in a rail that does not fully fit on post. Angles greater than 30 degrees require the use of the Angle Mount Bracket (Sold Separately).

1. Determine the angle of your installation by using the supplied template (located on the back page of this booklet).
2. Cut the template out along the appropriate marked lines. (You may want to photocopy the template as a backup prior to cutting).
3. Identify the bottom rail by locating the white "BOTTOM" sticker inside the profile.
4. Position the template on the non-routed flat side of the top rail. Mark the proper cutting angle (Fig. 10).
5. Flip the template over and place the template on the non-routed flat side of the bottom rail (Fig. 10). Mark the proper cutting angle.
6. Prior to cutting, ensure baluster holes are equidistant from the end of rail to ensure proper vertical alignment.

Note: Minimum distance from post to first baluster hole is 1 9/16".

7. Make angle cuts in top and bottom rails.
8. Align the angled brackets with the 90 degree cut in the railing. Inset the bracket 1/16" from rails end. Mark the three screw hole locations on both rails. Repeat at opposite end.
9. After fitting angles to posts, follow the Line Rail instructions (Steps 5 through 20) to complete the rail section installation.



Figure 9

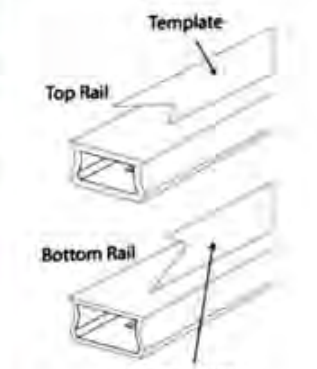


Figure 10
Flip template over prior to marking surface of bottom rail

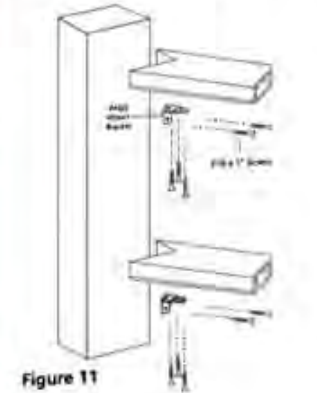
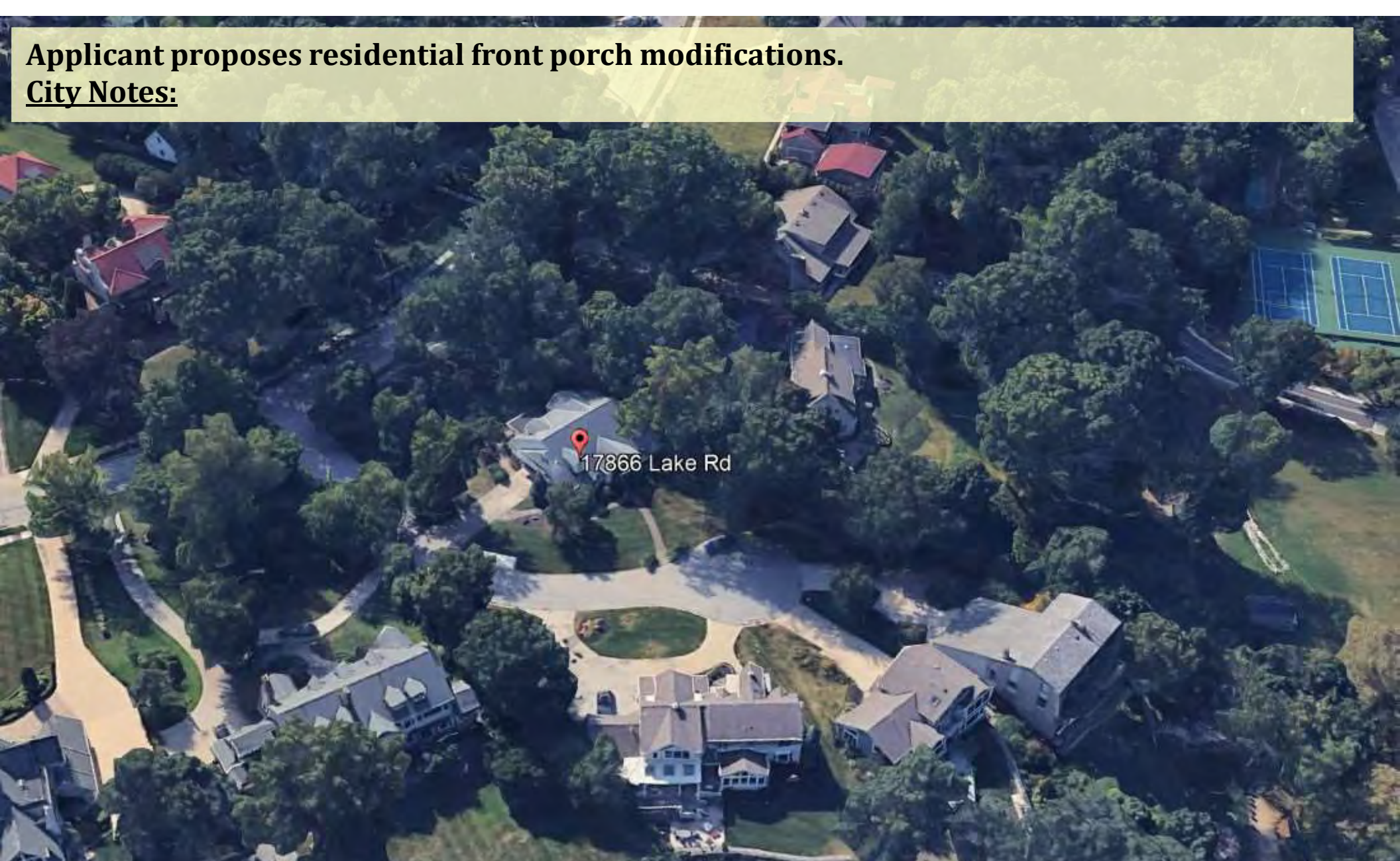


Figure 11



Applicant proposes residential front porch modifications.

City Notes:



Docket No. 11-107-24 (17866 Lake Rd)
Front Porch Modification
Residence – Kyle Beachy

Existing Exterior



Proposed Exterior



the finer details:

- The roof is entirely covered in a standing seam roof in black metal
- White Azek material is on front windows, door trim, and post & beam wrap.
- Installing Andersen door and windows
- Leave existing curb cut for sidewalk and reroute new sidewalk to front door
- Install new sidewalk to driveway

REVISED DESIGN PRESENTATION // hello@stflynn.com

the finer details:

- We are adding 3' to the front gable and adding staggered shakes in antique white & extended the roof with an additional soffit out the front and over toward your garage
- This gives you a 42 foot by 8 foot covered porch

PROPOSED EXTERIOR / PAGE 04



Docket No. 11-107-24 (17866 Lake Rd)

Proposed Exterior



Proposed Exterior



Proposed Exterior



the finer details-

- This drawing shows your concrete extending out 2 feet more than your roof which makes it 10 feet of concrete out from the house.
- Total concrete space would roughly be a 44 foot by 10 foot slab



Proposed Exterior



Proposed Exterior



Docket No. 11-107-24 (17866 Lake Rd)



GENERAL NOTES

THESE PLANS PROVIDE DETAILS FOR THIS RESIDENTIAL PROJECT. THE GENERAL CONTRACTOR SHALL VERIFY THAT THE SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED IN ACCORDANCE TO NATIONAL AND LOCAL BUILDING CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES FOR CODE, ORDINANCE REGULATION, OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS OR METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED WITH THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF DESIGNER PRIOR TO PROCEEDING WORK. REASONABLE TIME ALLOWED TO CORRECT DEFECTS SHALL PLACE BURDEN OF COST AND LIABILITY FROM SUCH DEFECTS UPON THE CONTRACTOR.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNERS SHALL BE CONSULTED FOR CLARIFICATIONS IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS.

GENERAL CONTRACTOR SHALL FULLY COMPLY WITH ALL NATIONAL (IRC 2021), STATE, AND LOCAL CODES.

CONCRETE:

ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH A MIN. BEARING CAPACITY OF 1,500 PSF AND 3" MIN. BELOW FINISHED GRADE.
ALL STRUCTURAL CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI @ 28 DAYS. ALL REINFORCING STEEL SHALL BE GRADE 60.

FRAMING:

ALL FRAMING IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED LUMBER.
ALL FASTENERS IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

PLAN SIZE: 24x36/ARCH D

PAGE INDEX:

- A-1 COVER PAGE
- A-2 MAIN FLOOR-AS BUILT
- A-3 MAIN FLOOR-PROPOSED
- A-4 ELEVATIONS
- A-5 SECTION CUTS

740-504-5285
271 North Clay Street
Millsburg, Ohio 44654
illuminedrafting@gmail.com
illumine drafting

-DRAWN FOR
S. FLYNN
DESIGN + BUILD
330-403-3301
4883 US-62
MILLSBURG, OHIO 44654

-PROJECT-
GEIGER
17866 LAKE RD.
LAKEWOOD OHIO 44107

DRAWN BY: JH
DATE ISSUED
11/13/2024
REVISION
SCHEDULE

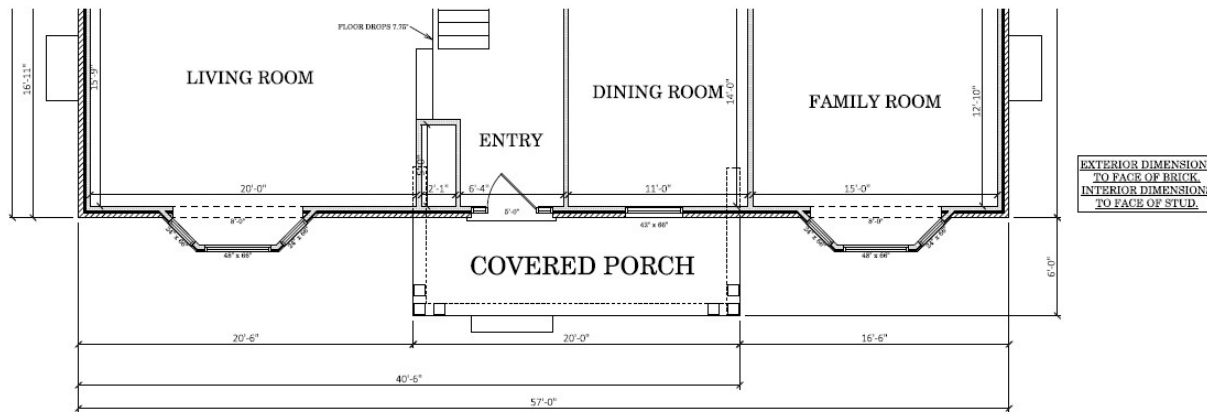
A-1

SCALE
3/8" = 1'-0"

COVER SHEET



Docket No. 11-107-24 (17866 Lake Rd)



MAIN FLOOR-AS BUILT

GEIGER 17866 LAKE RD. LAKESIDE, OHIO 44107	
DRAWN BY: JH	
DATE ISSUED	
11/13/2024	
REVISION	
SCHEDULE	
A-2	

SCALE
 3/8" = 1'-0"



Docket No. 11-107-24 (17866 Lake Rd)



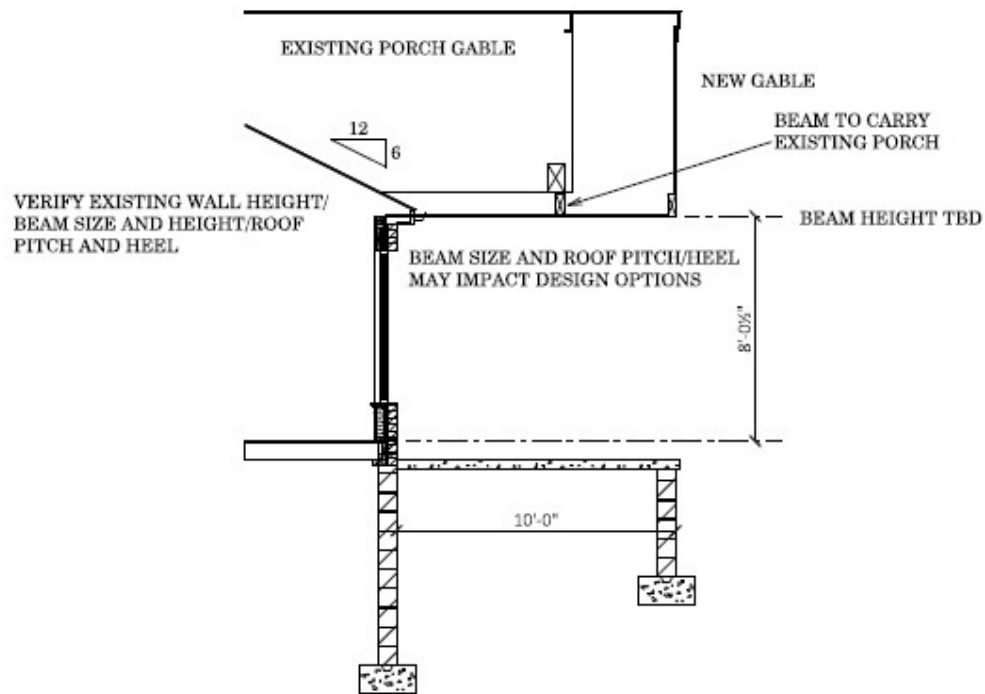
LEFT ELEVATION

RIGHT ELEVATION



FRONT ELEVATION





SECTION CUT A



Docket No. 11-107-24 (17866 Lake Rd)

Roof

Standing seam roof in black metal

*Extending roof

Soffit

Add additional soffit



See folder for cut sheets

Door

Anderson door style 194

Windows

Anderson 400 series casment window
Anderson 400 series casment window



[Link to door specs](#)



[Link to window specs](#)

Siding

Harbor Mill 8" staggered shakes
Color: Antique White

Material



[Link to cut sheet](#)

Material Color



White Azek trim boards

Front Windows

Azek
Color: Antique White

Door Trim

Azek
Color: Antique White

Posts & Beam Wrap

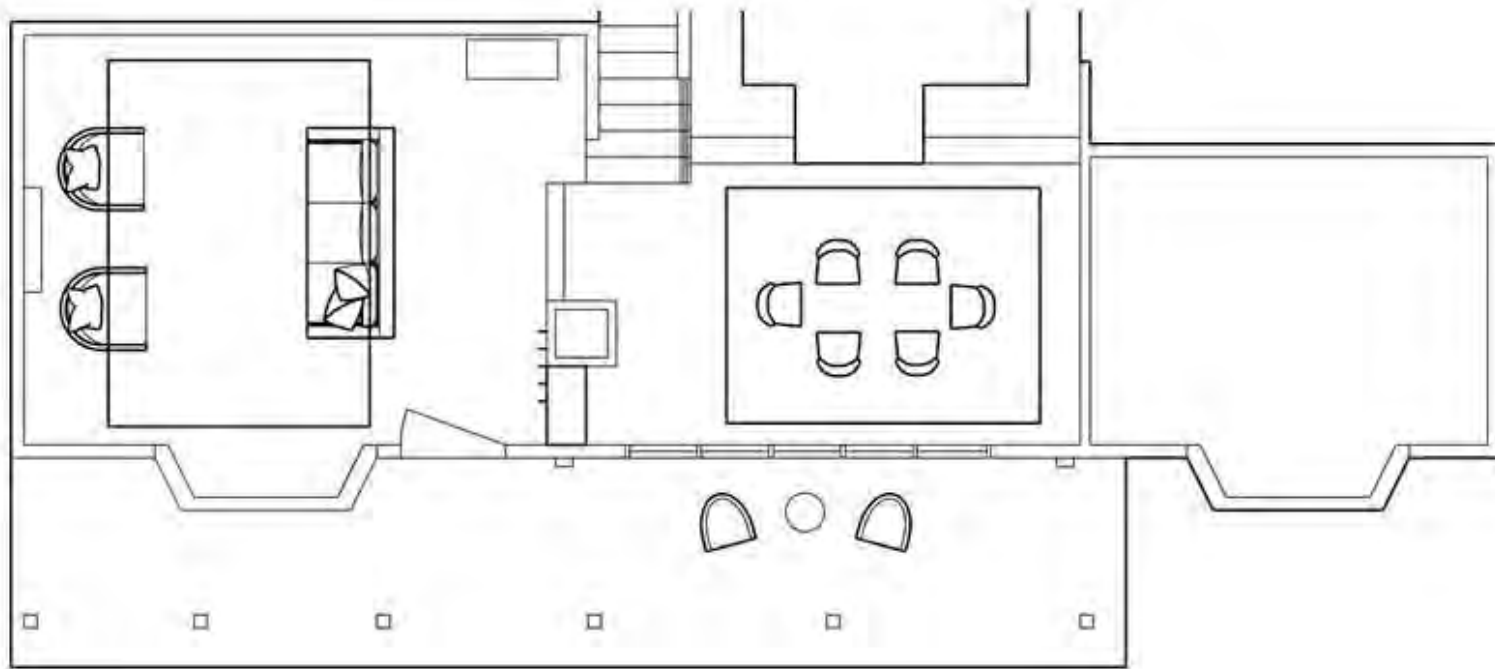
Azek
Color: Antique White



[Link to cut sheets](#)



Proposed Interior Space Plan



Applicant proposes residential exterior repairs and modifications.

City Notes:

- Applicant proposes porch and roof repairs, new lighting, tree removal, and installation of new gate and fence
- BZA approval needed for front gate
- Locally designated historic property



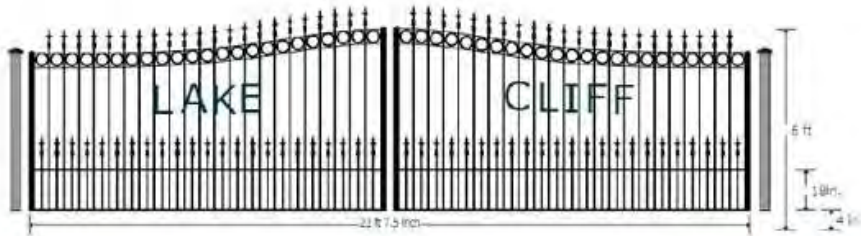
Docket No. 11-108-24 (12984 Lake Ave)

**Repairs and Modifications
Residence – Kayela Arrotta**

Lake Cliff Repairs & Modifications

Driveway Gate: 6-foot black decorative metal driveway gate with "Lake Cliff" written in the middle (pictured below) to be added. Gate will be affixed to poles positioned behind the two opening columns of the rock wall at driveway entry. There will not be any part of the gate affixed to the historic rock wall.

Gate Mockup (final version will center lettering):



Approximate location of driveway gate indicated via transparent outline:



Fence: 4-foot black decorative metal fence that matches general aesthetic of driveway gate. Sample material pictured below, but exact fencing not selected as it may vary between fencing companies. Fence will outline entirety of both parcels, as depicted below, pending City of Lakewood approval.

Sample fencing material:



Border of two parcels where fence will be installed:



Docket No. 11-108-24 (12984 Lake Ave)

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 that is situated in a determined HPD or has been determined an HP unless a certificate of appropriateness has been previously issued with respect to such property. With respect to any such alteration or demolition, the owner of the property to be altered or demolished shall first apply for and secure a certificate of appropriateness from the Architectural Board of Review. In addition, any improvements or changes undertaken within public rights-of-way within an HPD also require a certificate of appropriateness from the Architectural Board of Review.

(b) Unless the Commission has previously approved unique historic guidelines, the Architectural Board of Review when considering an application for a certificate of appropriateness 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, as amended from time to time, and which on the date of the adoption of this chapter are as follows:

- (1) A property shall be used for its historic purpose or placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize an HP shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to the historic materials and structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and environment would be unimpaired.

(c) In the case of archeological properties, the Architectural Board of Review shall refer to the Advisory Council on Historic Preservation's Treatment of Archeological Properties: A Handbook or successor publication(s).



Docket No. 11-108-24 (12984 Lake Ave)

(j) Alternative Summary Procedures Not Requiring Board or Commission Action. The Director, or his/her designee, may administratively approve an application for a certificate of appropriateness for the following activities:

- (1) Repair or replacement of gutters and downspouts, provided there is no change in material or location.
- (2) Exterior wall insulation provided the exterior holes are repaired with a matching material. For vinyl or aluminum siding, the necessary siding shall be removed prior to the work and then reinstalled. Insulation work that requires venting of any type that appears on the exterior of a structure requires a certificate of appropriateness.
- (3) Re-roofing, only with like material and if the original style and shape of the roof is not altered.
- (4) Storm windows and storm doors, provided that the item(s) installed:
 - A. Does/do not significantly alter the visual effect of the opening;
 - B. Is/are compatible with the character of the building;
 - C. Does/do not require the removal of original windows and/or doors.
- (5) Repair of the surface of driveways, parking or loading areas or walkways with like material.



Docket No. 11-108-24 (12984 Lake Ave)

Every owner, operator, or agent of any property which has been determined HPD or HP shall keep in good repair all of the exterior portions and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portion or public interior portion of such area, place, building, or structure, work of art or other object to deteriorate, decay or become damaged or otherwise fall into a state of disrepair. Every owner, operator or agent of any property which has been determined HPD or HP shall further keep in good repair all portions of any area, place, building, public interior portion of a building, structure, work of art or other object which, if not so maintained, may cause or tend to cause such portions to deteriorate, decay, or become damaged or otherwise fall into a state of disrepair. The repair and maintenance required by this section includes, without limitation:

- (a) Adhering to the minimum standards of compliance with Part Thirteen of the Codified Ordinances; and
- (b) Structurally stabilizing each building or structure by taking all steps necessary to ensure:
 - (1) The roof is watertight;
 - (2) Gutters are properly pitched and cleared of debris;
 - (3) Downspout joints are intact;
 - (4) Drains are unobstructed;
 - (5) Windows and door frames and wood siding are in good condition;
 - (6) Masonry walls are properly tuck pointed to keep out moisture;
 - (7) The property is graded for proper water run-off;
 - (8) Vegetation is cleared from around each property; and
 - (9) Trash, debris and hazardous materials such as inflammable liquids, poisons and paints are removed from the interior of each one (1) of any area, place, building, public interior portion of any building, structure, work of art or other object on a continuous basis.
- (c) Exterminating or controlling pests, including termites and rodents.
- (d) Protecting any area, place, building, public interior portion of a building, structure, work of art or other object from moisture penetration.
- (e) Securing each vacant area, place, building, public interior portion of a building, structure, work of art or other object from vandalism and break-ins including, without limitation:
 - (1) First floor windows and doors must be secured;
 - (2) Plywood must be painted black or if the structure is composed of brick, a color compatible with the color of the brick;
 - (3) The method used to install the plywood may not result in the destruction of the opening covered and all sashes, doors and frames must be protected or stored for future use;
 - (4) Battery-operated intrusion alarms must be installed on the first floor of each portion of any area, place, building, public interior portion of a building, structure, work of art or other object;
 - (5) Battery-operated smoke alarms must be installed on all floors of any area, place, building, public interior portion of a building, structure, work of art or other object;
 - (6) Adequate security lighting or fencing must be installed on each portion of any area, place, building, structure, work of art or other object where deemed necessary by the Commissioner.
- (f) Providing adequate ventilation to the interior of each vacant portion of any area, place, building, public interior portion of a building, structure, work of art or other object.
- (g) Securing or modifying utilities and mechanical systems for each portion of any area, place, building, public interior portion of a building, structure, work of art or other object.
- (h) Taking such other steps deemed necessary by the Commissioner.

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



Docket No. 11-108-24 (12984 Lake Ave)

Porch ceiling repair: Porch ceiling is damaged and needs complete replacement. Will replace with similar knotty pine shiplap material. The ceiling will be finished with a clear sealant to preserve original wood tone aesthetic. Ambient porch lighting will be added via soft-glow light strips that will trace the entire perimeter of the new ceiling.

Current Porch Damage:



Planned replacement material:



Outside Wall Sconces: Two outside wall sconces will be added to the sides of the front parlor window.

Exact Wall Sconce (x2):



Approximate location of wall sconces to be added (red boxes):



Docket No. 11-108-24 (12984 Lake Ave)

Cameras: For security reasons, we plan to add two outside security cameras. These cameras will be placed in inconspicuous spots on the ceiling of the front porch. The cameras will be no larger than ~4 inches in diameter and will be similar to the picture below.



Tree Removal: Three large pine trees identified below will be removed to reduce potential damage to the house. Based on historical photographs, these trees are not original to the property and significantly obscure the view of the house.

Three trees outlined in red will be removed:



Slate Roof Repair: Roof flashings will be repaired and/or replaced, where necessary. Roof will be examined for any missing tiles and roof tiles will be replaced with similar shaped slate tiles in keeping with the original aesthetic of the roof.



Docket No. 11-108-24 (12984 Lake Ave)

Applicant proposes replacement of front porch steps on side of porch with steps to front of porch.

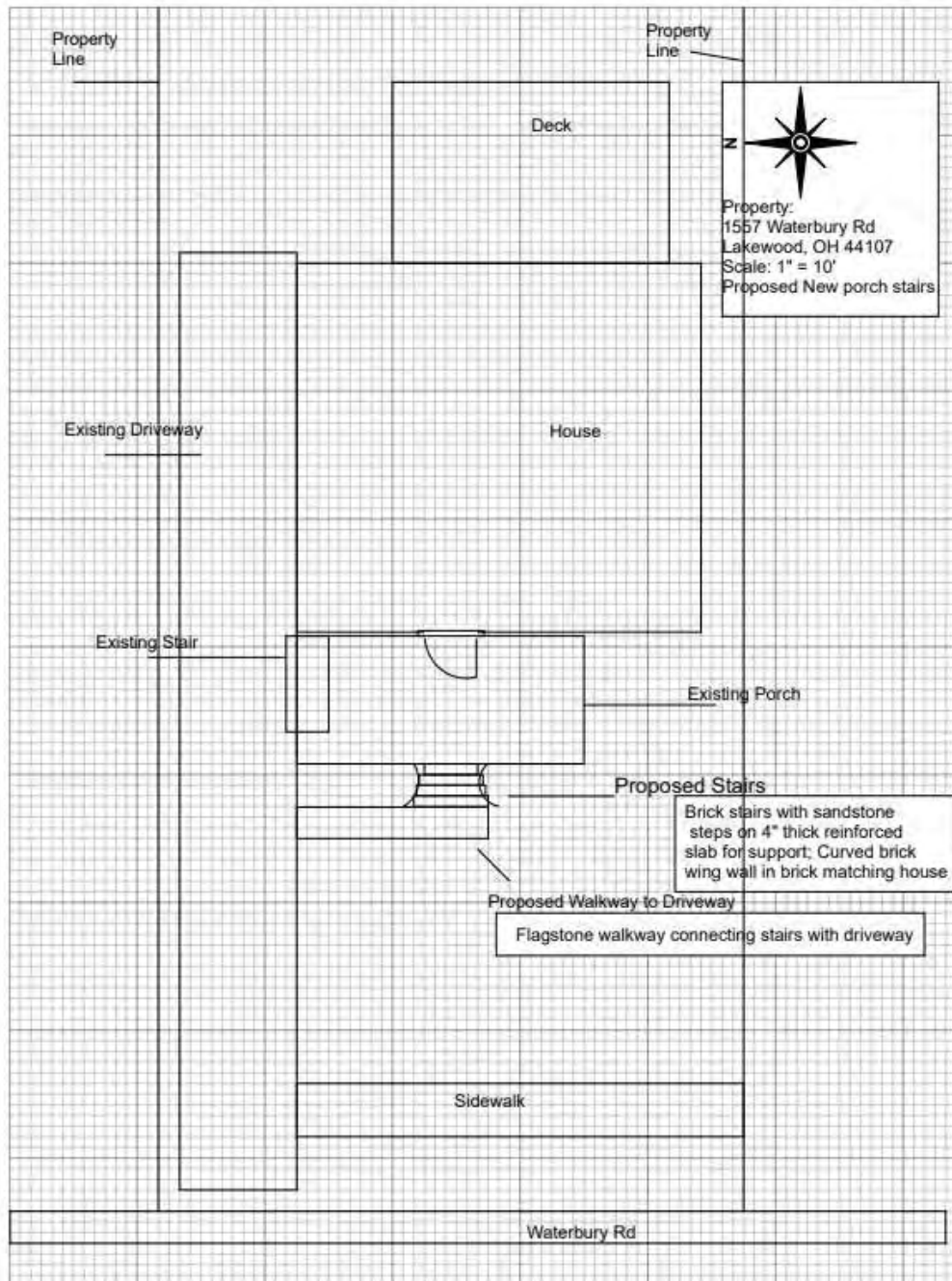
City Notes:

N/A

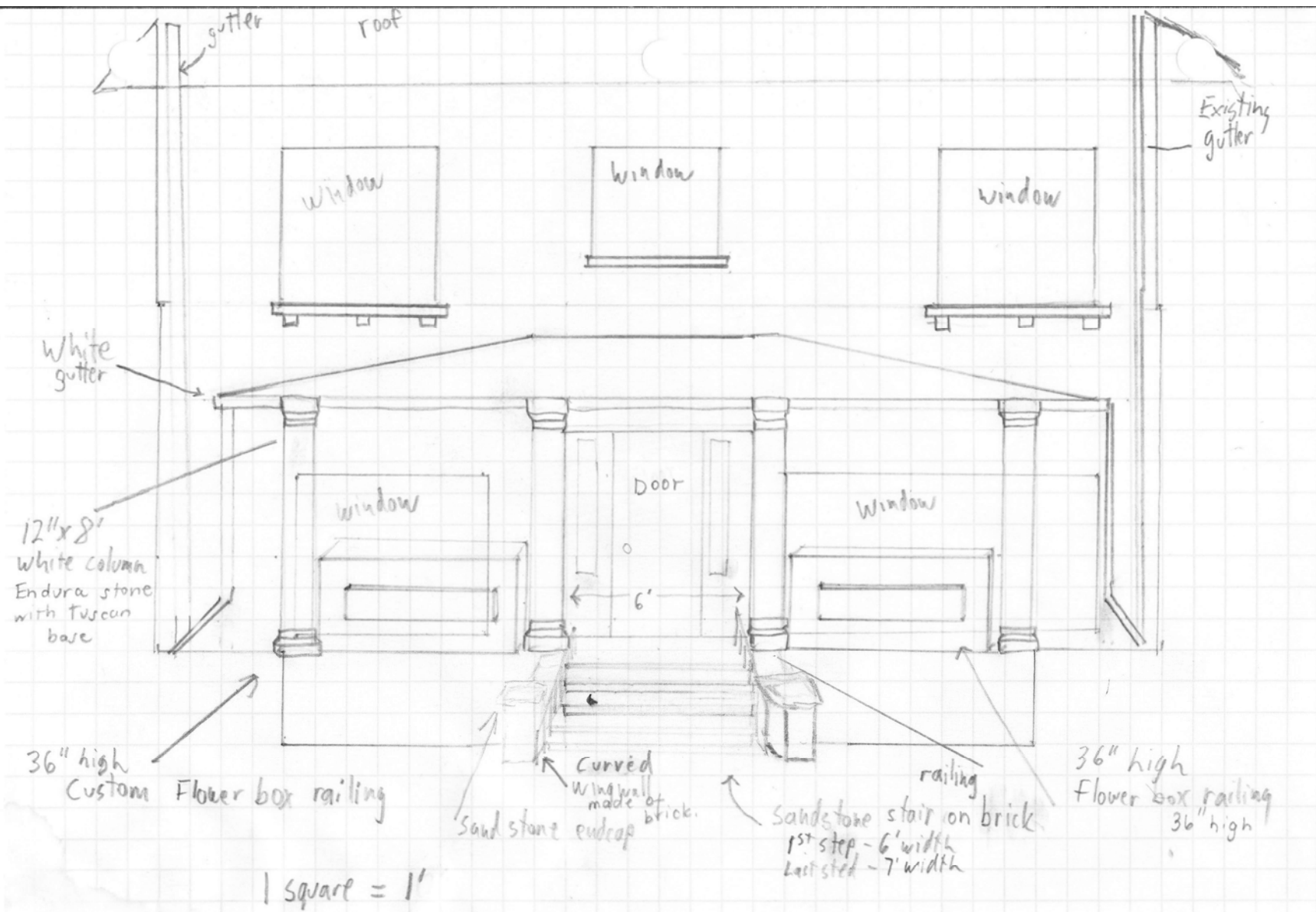


Docket No. 11-109-24 (1557 Waterbury)

**Front Porch Modification
Residence – Joseph Wiseman**

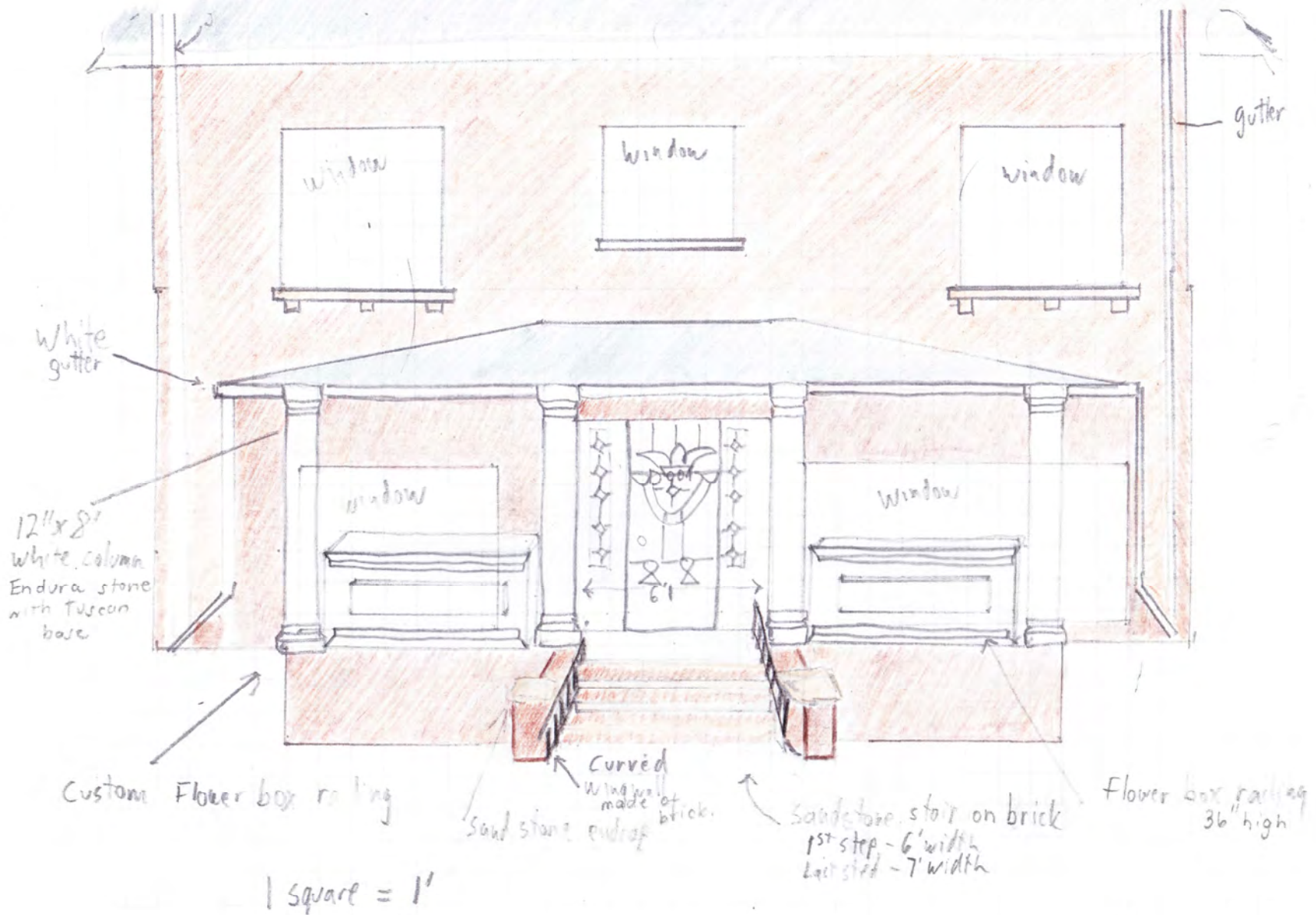


Docket No. 11-109-24 (1557 Waterbury)



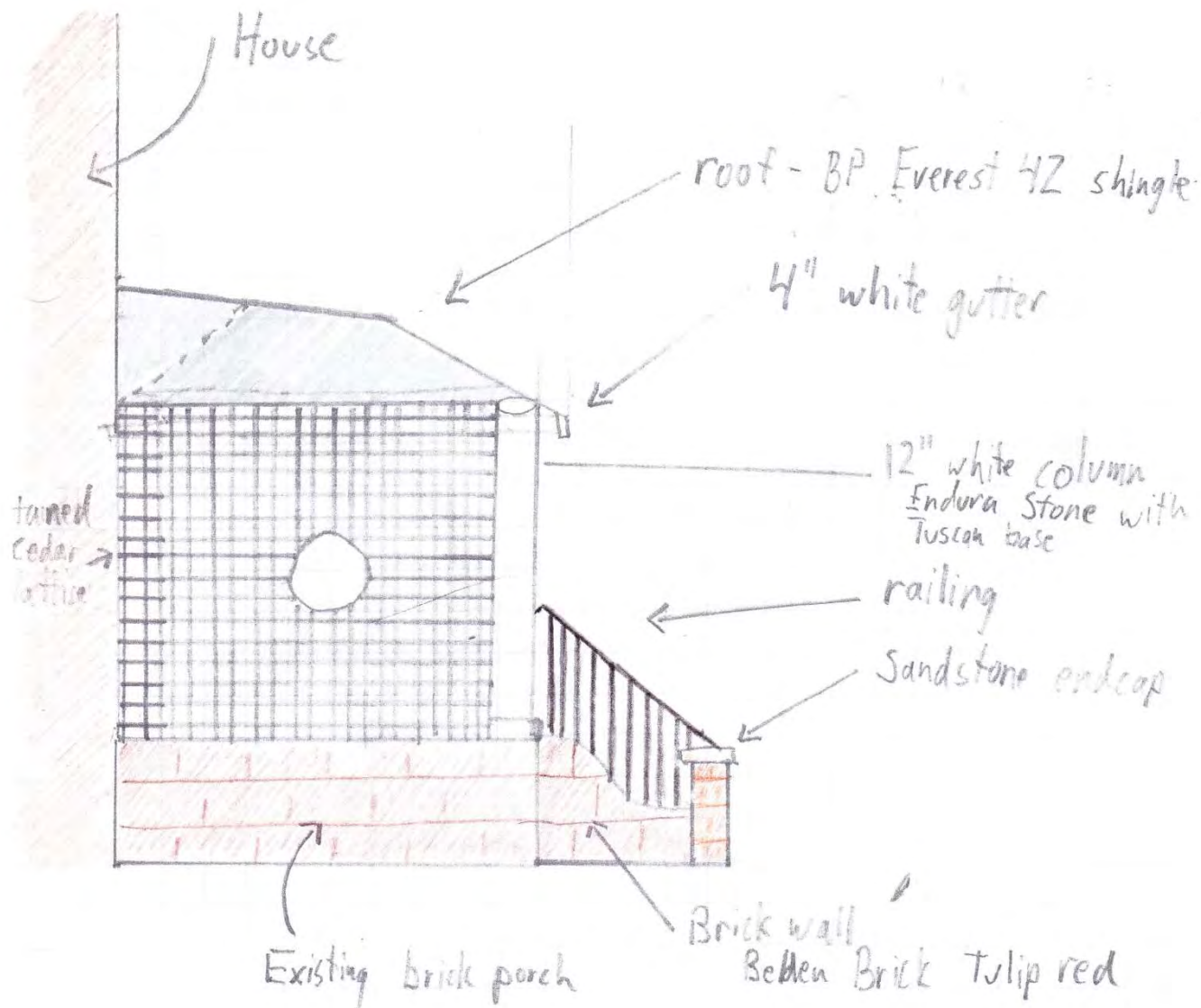
Docket No. 11-109-24 (1557 Waterbury)





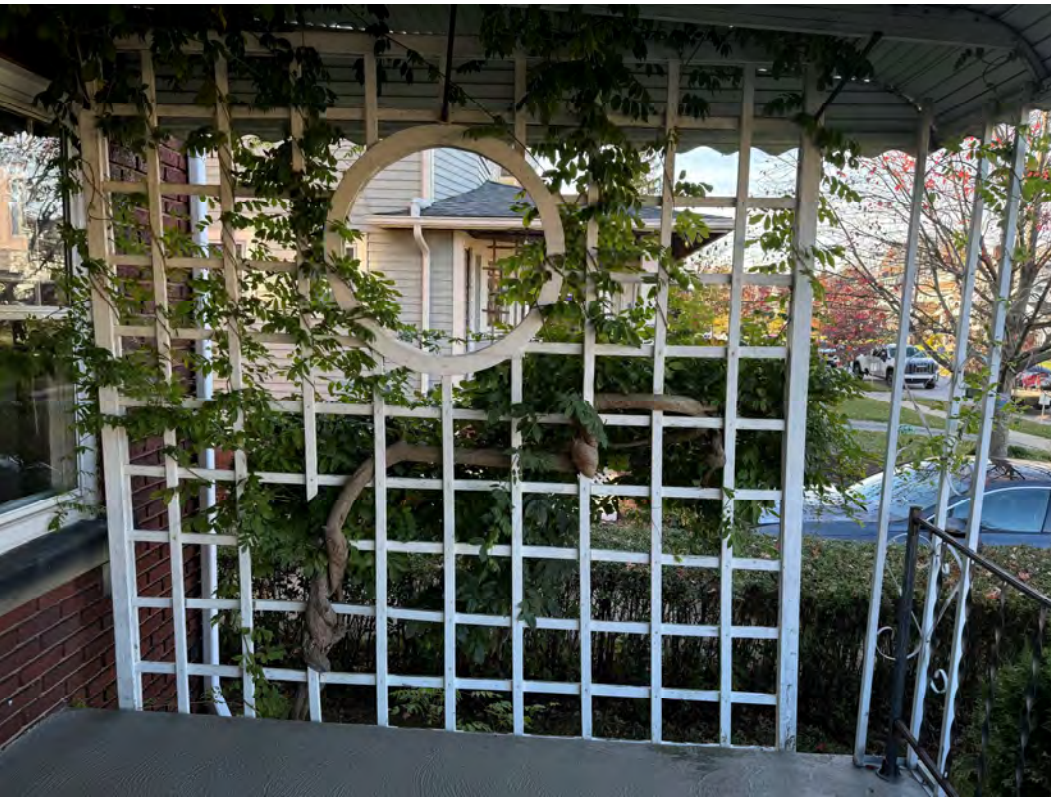
Docket No. 11-109-24 (1557 Waterbury)





Docket No. 11-109-24 (1557 Waterbury)





* Diameter x B' Overall Height - Round Tapered Smooth (FRP), Smooth Finish - Ready to Painted, with Tuscan Capital and Tuscan Base

(Number: ES1208ATPSATUTU)

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 Created on: November 13, 2024



FLAME GUARD
 EnduraShield FRP Columns with Flame Guard set a new industry standard!
 Flame Spread Index (FSI) Smoke Developed Index (SDI)
 Industry Standard for FRP Columns 70-85 800-1026
 EnduraShield Columns 15" 330"
 *Class I Flame Spread classification under 1907 confirms fire resis.
 **Well below the allowable SDI index of 400.

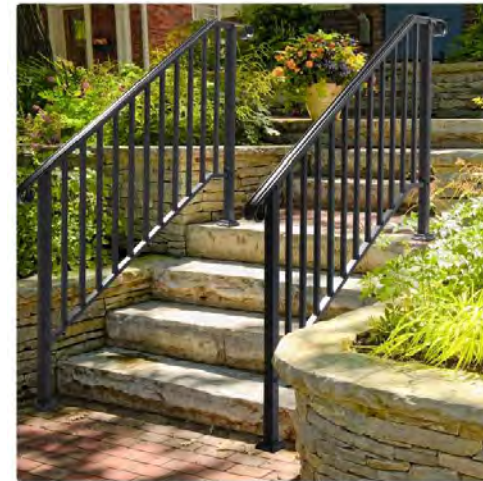
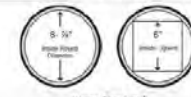
TUSCAN BASE					TUSCAN CAPITAL		
Pleth	Torus		Total Height		Echinus	Abacus	Total Height
A	B	C	D	B-D	E	F	G
6'-10"	2'-1/2"	2'-1/4"	1/4"	5"	1'-1/2"	2"	14'-1/2"



COLUMN SPECIFICATIONS					
Plan Type A ¹		Trimming from bottom of shaft ²			
Unruff / Whole	Column Height	w/o Interfering w/Taper	w/o Interfering w/Panels	Load Bearing Capacity ³	
A	B	w/base	E	w/base	
96"	32'-1/2"	29'-1/4"	96"	90"	18,000 lbs.

SHAFT SPECIFICATIONS					
Shaft Bottom		Shaft Top			
Outside	Inside	Outside	Inside	Astragal	Neck Height
C*	D**	H*	I**	F	G.
12"	10'-1/4"	10"	9'-1/4"	1/4"	2"

¹Actual outside diameters are approximately 3/16" to 1/2" less than shown.
²Actual inside diameters may vary by .01"



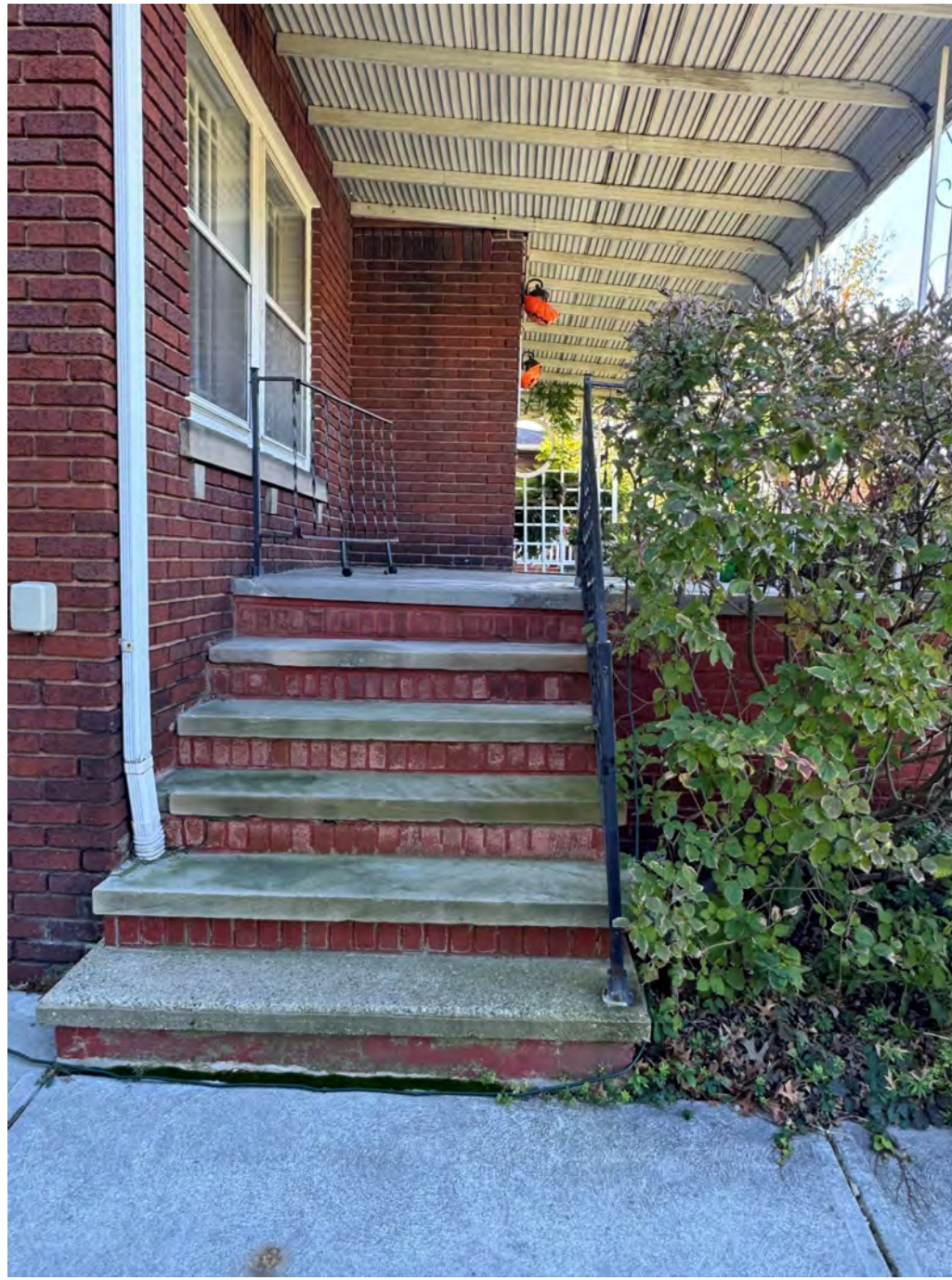
Docket No. 11-109-24 (1557 Waterbury)



Docket No. 11-109-24 (1557 Waterbury)



Docket No. 11-109-24 (1557 Waterbury)



Docket No. 11-109-24 (1557 Waterbury)



Hello,

We would like to propose adding brick steps to the front of our existing porch. Our home currently has stairs leading from the porch directly into the driveway. The stairs are very steep, with inconsistent rise and run that causes difficulty walking on them. We believe that removing those and adding stairs to the front of our porch will enhance the street appearance of our house and keep with Lakewood designs. We will be constructing the stairs from Belden Brick Tulip Reds Bark brick. This matches the brick our house is constructed from. We will be using sandstone treads on the stairs. We will also be installing a wing wall on the stairs made from the same brick. The stairs will be built on a 4" reinforced slab. A flagstone walkway will also be installed from the new stairs to the driveway.

Our house currently has an aluminum porch covering. As part of a separately submitted permit, we have a contractor that will be replacing the porch covering with a more traditional Lakewood-style porch that includes a new wood rooftop, columns and railings. Railings for the new brick stairs will be installed as part of that project, along with demolition of the old stairs leading to the driveway. The railing on the front of the house will also be replaced as part of the new porch top. We believe that these two projects combined will give our house a more traditional Lakewood look.

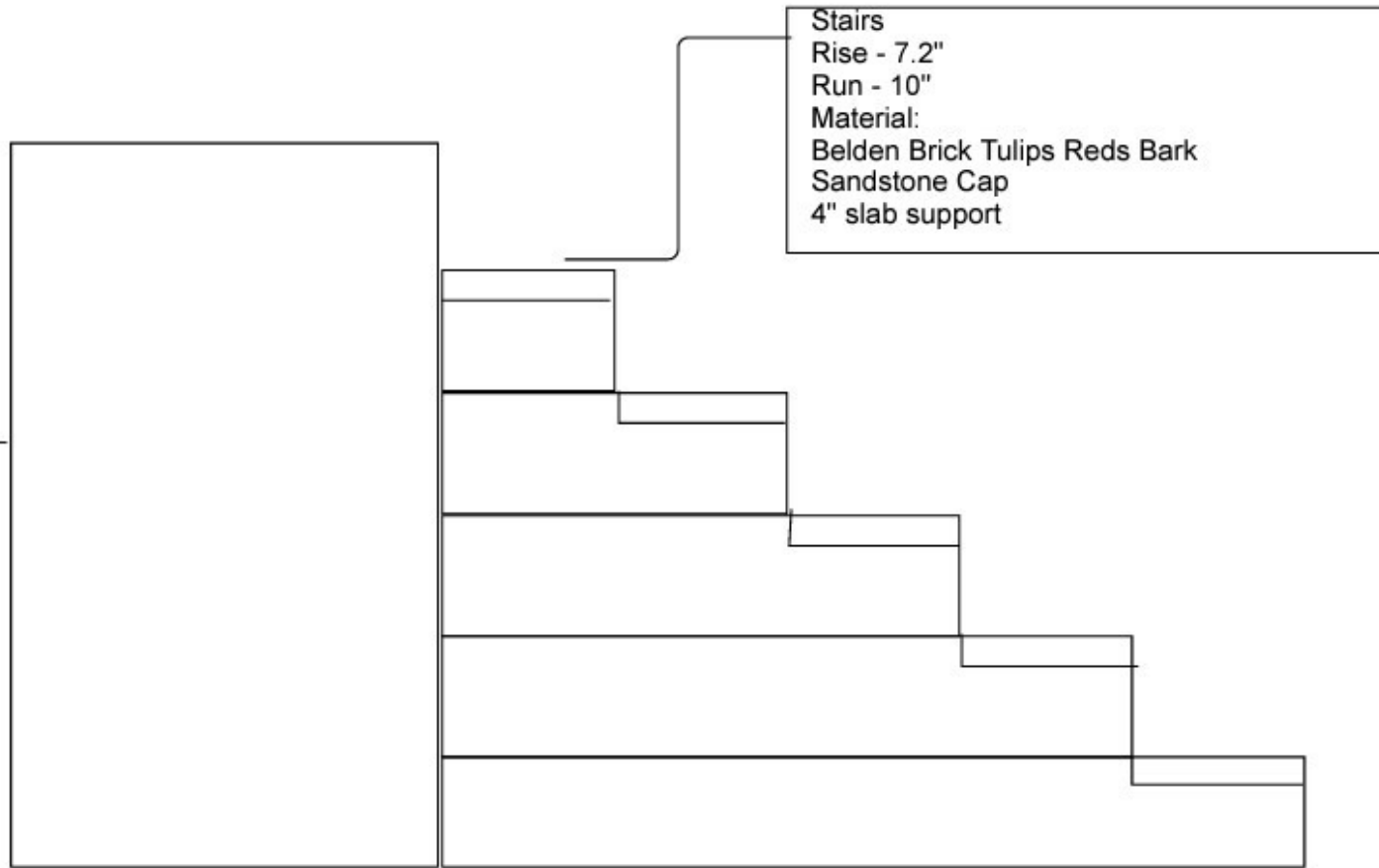
Thank you,

Joseph and Cynthia Wiseman



Docket No. 11-109-24 (1557 Waterbury)

Existing Porch
36" Height

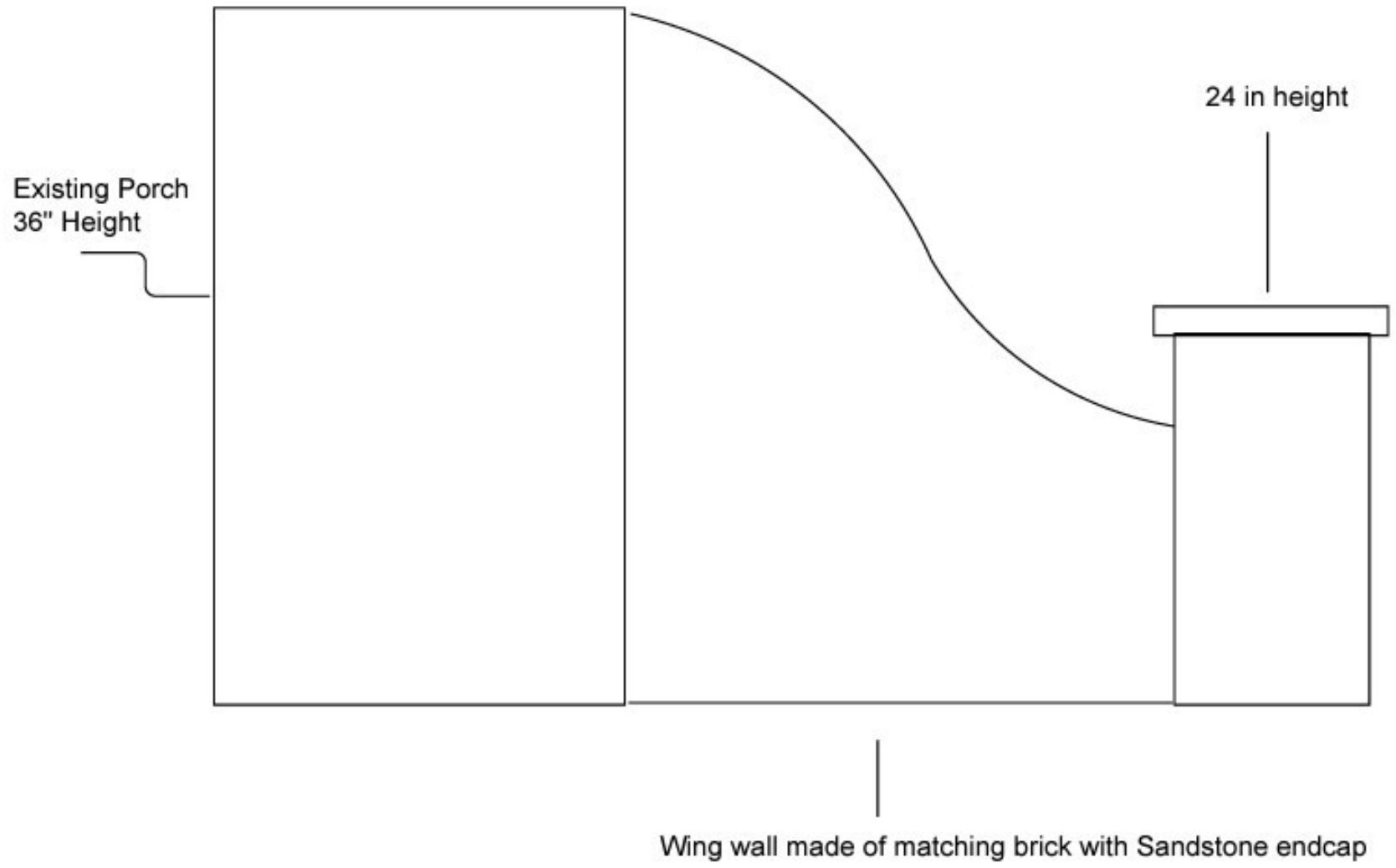


50"

Scale:
1" = 1'



Docket No. 11-109-24 (1557 Waterbury)

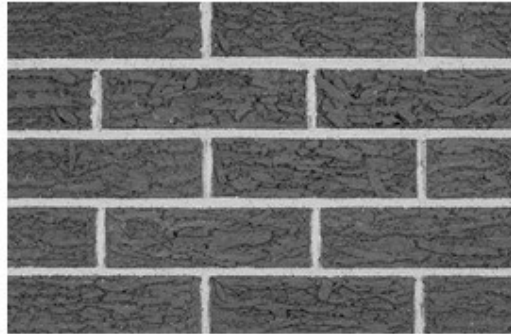


Scale:
1" = 1'



Docket No. 11-109-24 (1557 Waterbury)

Tulip Reds Bark



Type	Face
Color	Red
Texture	Bark
Plant	Plant 8
Manufacturing Method	Extruded

Sizes

Size	Width	Height	Length	Unit/Sq Ft
Modular	3 5/8" 92mm	2 1/4" 57mm	7 5/8" 194mm	6.86
Norman	3 5/8" 92mm	2 1/4" 57mm	11 5/8" 295mm	4.57
Econo Modular	3 5/8" 92mm	3 5/8" 92mm	7 5/8" 194mm	4.50

Specs

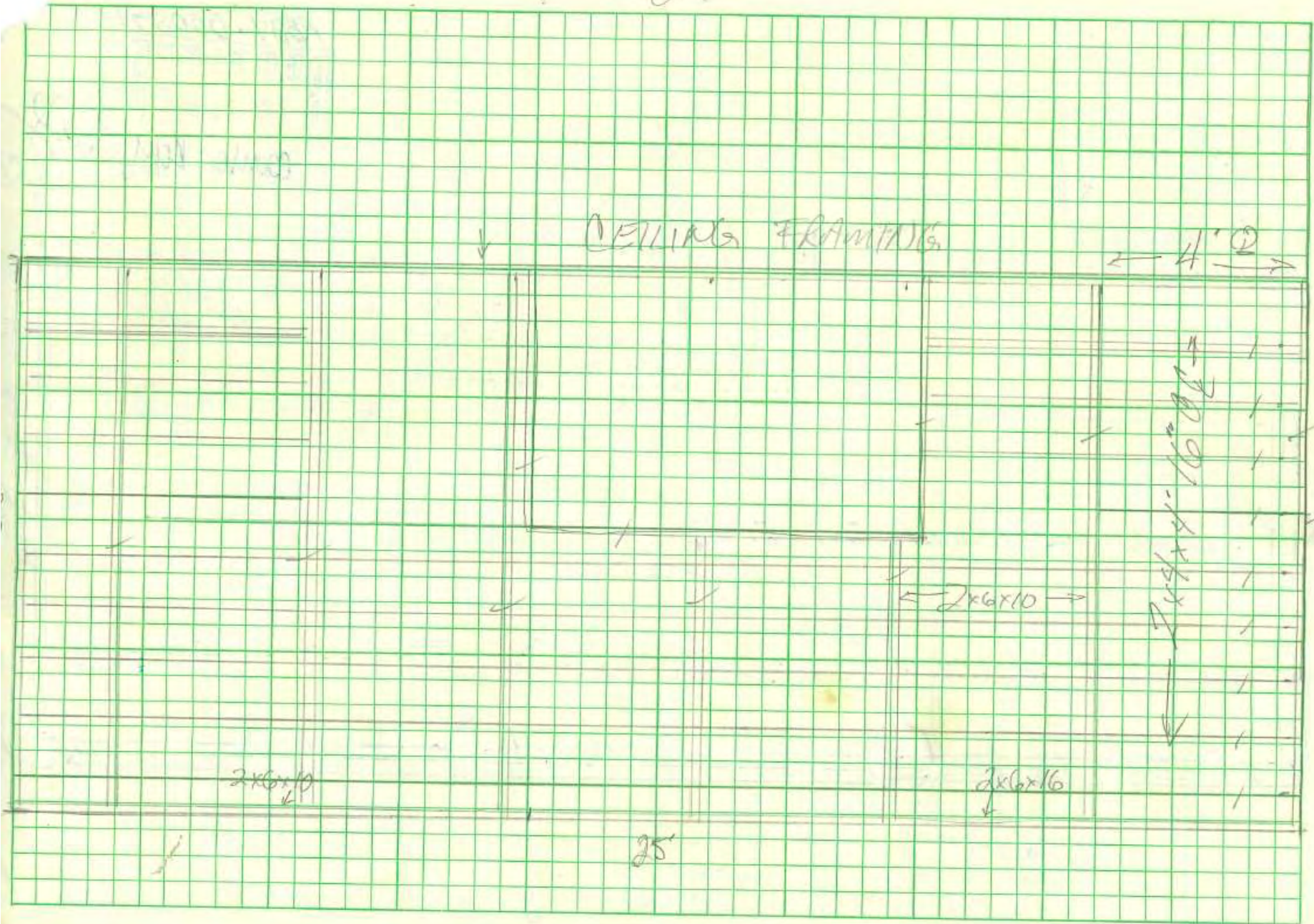
Standards / Value	FACE BRICK C216	FBS
Size		
Avg. Comp. (PSI)	15,300	
Avg. 24 Hr. Cold Water Absor.	3.70	
Avg. 5 Hr. Boil Absor.	5.30	
Avg. Saturation Coeff.	0.69	
Avg. Initial Rate Absor.	4.60	
Test Report	Download	
Cleaning Recommendation	Belden Brick recommends using 101 Lime Solvent® to clean this product. Alternatively, EsCo Chem NMD 80® can be used to clean any of our brick.	



Docket No. 11-109-24 (1557 Waterbury)

27

CELLING FRAMING



2x6x10

25'

2x6x10

2x6x16

2x6
x
10'



Docket No. 11-109-24 (1557 Waterbury)

Applicant proposes to repair porch railing.

City Notes:

- Plans to use lap siding in place of balusters

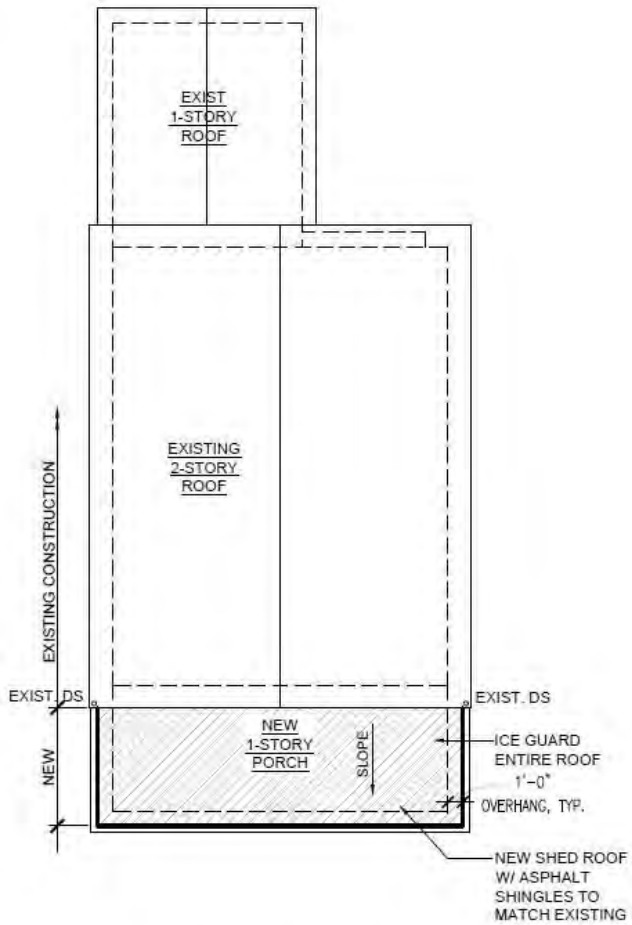
Application Withdrawn

1616 Grace Ave



Docket No. 11-110-24 (1616 Grace)

Front Porch Modification
Residence – Courtney Smith

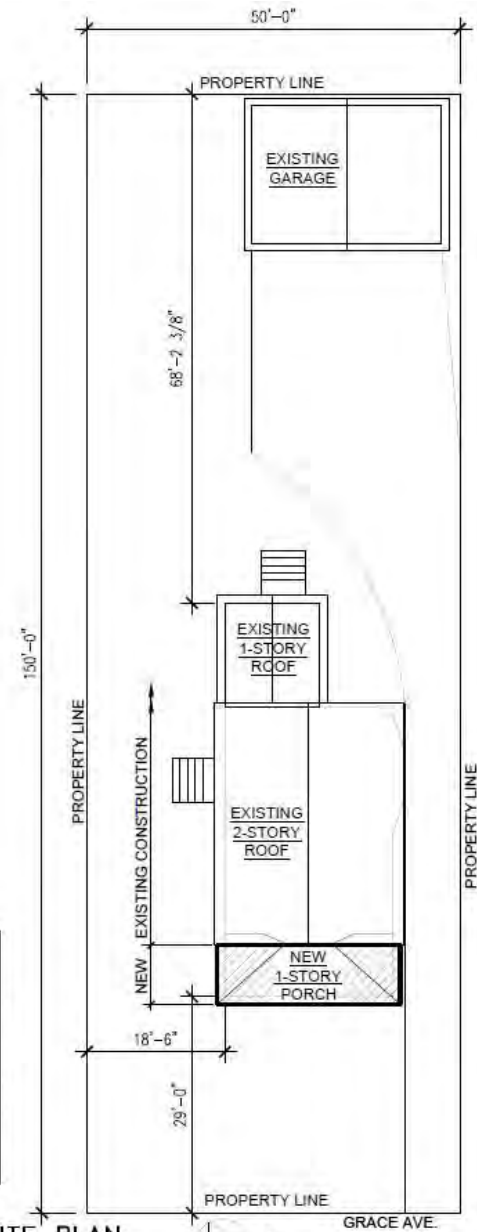


2 ROOF PLAN
SCALE 1/8" = 1'-0" N

% OF HOUSE TO YARD:	
SITE =	7,500.0 S.F.
EXISTING GARAGE =	468.7 S.F.
EXISTING HOUSE =	891.2 S.F.
TOTAL S.F. =	1,359.9 S.F.
	= 18%

NOTE: EXISTING FOOTPRINT IS NOT CHANGING

1 SITE PLAN
SCALE 1/16" = 1'-0" N



THE SMITH RESIDENCE
1616 GRACE AVE.
LAKEWOOD, OH 44107

SITE PLAN & ROOF PLAN

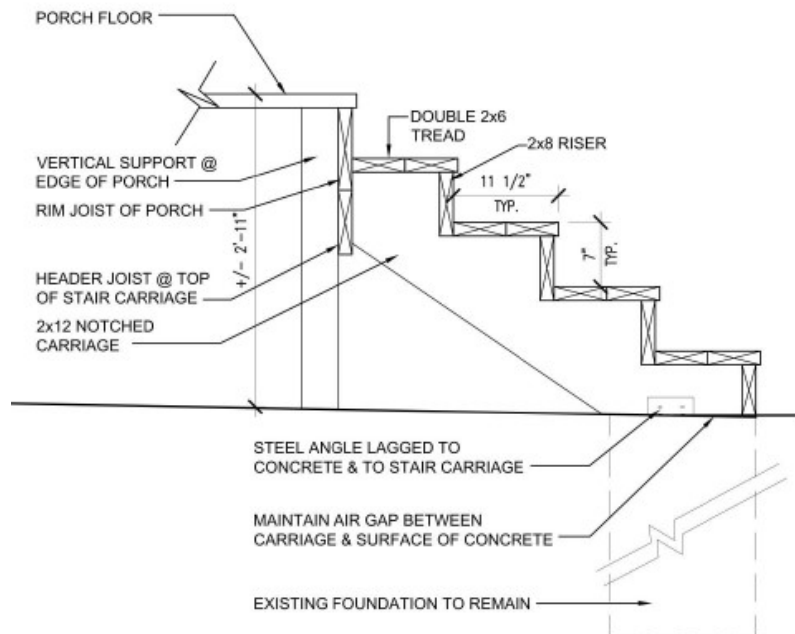
SMITH-02
VARIES

16 JULY 2024 PERM 1
21 OCT 2024 ADD 1

A1

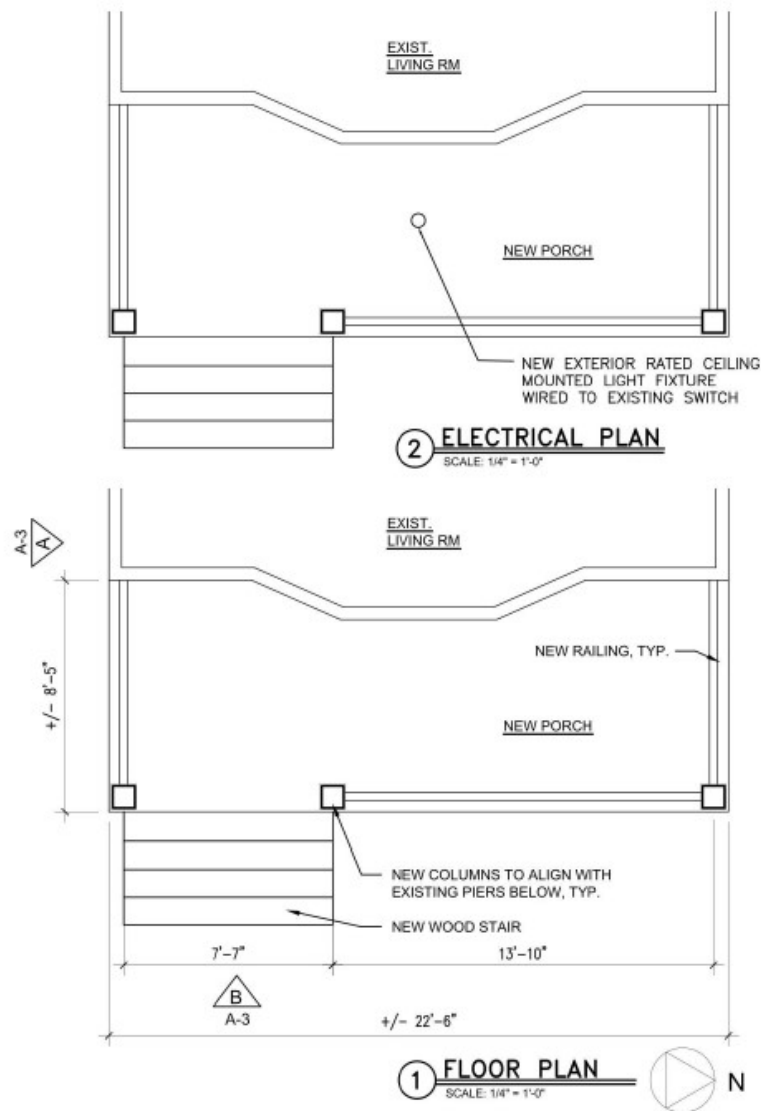


Docket No. 11-110-24 (1616 Grace)

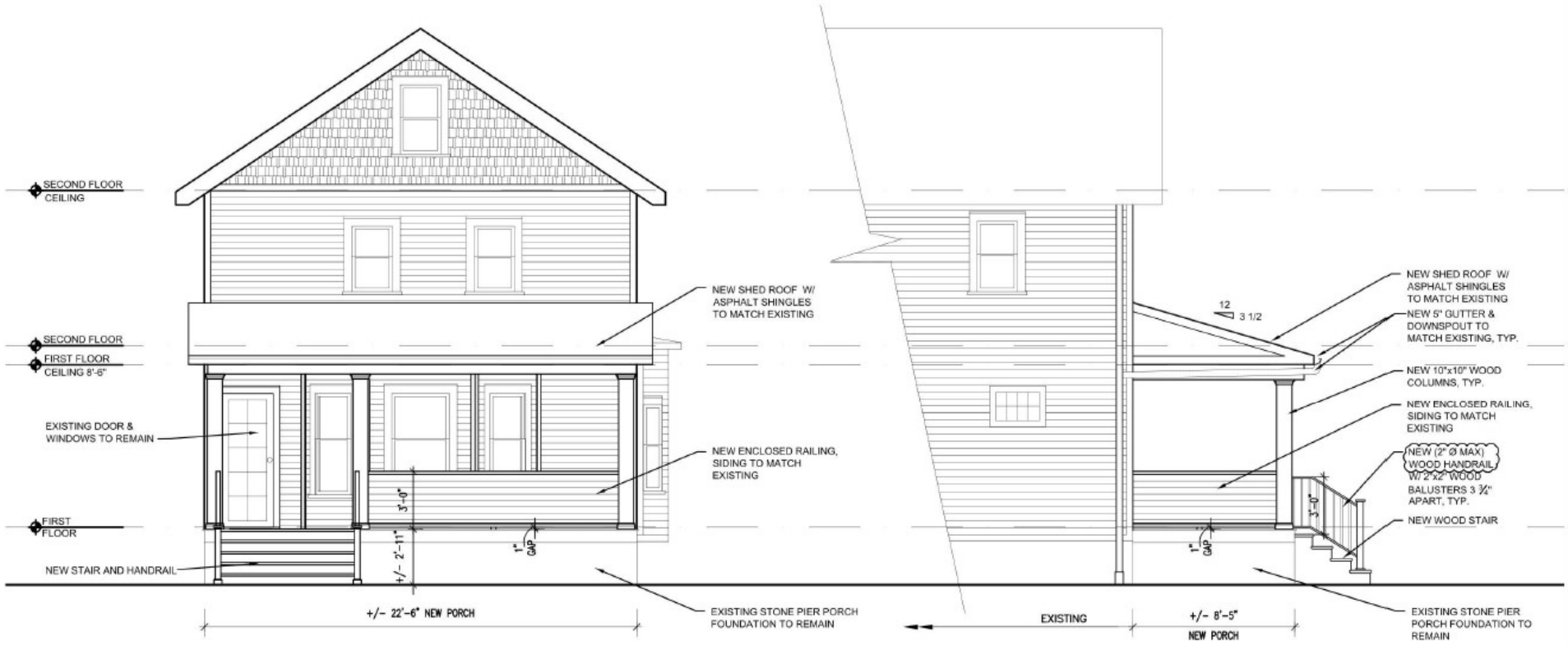


A STAIR DETAIL (TYP.)
SCALE: 1" = 1'-0"

DETAIL MOVED TO SHEET A2 FROM SHEET A4



PROJECT	SMITH02
SCALE	3/16" = 1'-0"
DATE	
19 JULY 2024	PERMIT
23 OCT 2024	ADD 1
SHEET #	



(A) EAST ELEVATION

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

(B) SOUTH ELEVATION

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



Docket No. 11-110-24 (1616 Grace)

Applicant proposes home addition with dormers.

City Notes:

P



Docket No. 11-111-24 (17892 Clifton Park Ln)

**Dormers
Residence – Jill Brandt**

EXISTING PHOTOS



CITY OF LAKEWOOD
ARCHITECTURAL REVIEW BOARD
11/12/24

BROADBENT RESIDENCE
17892 CLIFTON PARK LN.
LAKEWOOD, OHIO



PAGE 1



Docket No. 11-111-24 (17892 Clifton Park Ln)



CITY OF LAKEWOOD
ARCHITECTURAL REVIEW BOARD
11/12/24

BROADBENT RESIDENCE
17892 CLIFTON PARK LN.
LAKEWOOD, OHIO



PAGE 2



Docket No. 11-111-24 (17892 Clifton Park Ln)

SYMBOL	DESCRIPTION
(Symbol)	1. EXISTING
(Symbol)	2. NEW
(Symbol)	3. TO BE REMOVED
(Symbol)	4. FINISH
(Symbol)	5. EGRESS
(Symbol)	6. MECHANICAL
(Symbol)	7. ELECTRICAL
(Symbol)	8. PLUMBING
(Symbol)	9. HAZARDOUS WASTE
(Symbol)	10. FLOOR FINISH
(Symbol)	11. WALL FINISH
(Symbol)	12. CEILING FINISH
(Symbol)	13. ROOF FINISH
(Symbol)	14. EXTERIOR FINISH
(Symbol)	15. LANDSCAPE
(Symbol)	16. SITE
(Symbol)	17. UTILITY
(Symbol)	18. MECHANICAL
(Symbol)	19. ELECTRICAL
(Symbol)	20. PLUMBING
(Symbol)	21. HAZARDOUS WASTE
(Symbol)	22. FLOOR FINISH
(Symbol)	23. WALL FINISH
(Symbol)	24. CEILING FINISH
(Symbol)	25. ROOF FINISH
(Symbol)	26. EXTERIOR FINISH
(Symbol)	27. LANDSCAPE
(Symbol)	28. SITE
(Symbol)	29. UTILITY
(Symbol)	30. MECHANICAL
(Symbol)	31. ELECTRICAL
(Symbol)	32. PLUMBING
(Symbol)	33. HAZARDOUS WASTE
(Symbol)	34. FLOOR FINISH
(Symbol)	35. WALL FINISH
(Symbol)	36. CEILING FINISH
(Symbol)	37. ROOF FINISH
(Symbol)	38. EXTERIOR FINISH
(Symbol)	39. LANDSCAPE
(Symbol)	40. SITE
(Symbol)	41. UTILITY
(Symbol)	42. MECHANICAL
(Symbol)	43. ELECTRICAL
(Symbol)	44. PLUMBING
(Symbol)	45. HAZARDOUS WASTE
(Symbol)	46. FLOOR FINISH
(Symbol)	47. WALL FINISH
(Symbol)	48. CEILING FINISH
(Symbol)	49. ROOF FINISH
(Symbol)	50. EXTERIOR FINISH
(Symbol)	51. LANDSCAPE
(Symbol)	52. SITE
(Symbol)	53. UTILITY
(Symbol)	54. MECHANICAL
(Symbol)	55. ELECTRICAL
(Symbol)	56. PLUMBING
(Symbol)	57. HAZARDOUS WASTE
(Symbol)	58. FLOOR FINISH
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(Symbol)	60. CEILING FINISH
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(Symbol)	62. EXTERIOR FINISH
(Symbol)	63. LANDSCAPE
(Symbol)	64. SITE
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(Symbol)	66. MECHANICAL
(Symbol)	67. ELECTRICAL
(Symbol)	68. PLUMBING
(Symbol)	69. HAZARDOUS WASTE
(Symbol)	70. FLOOR FINISH
(Symbol)	71. WALL FINISH
(Symbol)	72. CEILING FINISH
(Symbol)	73. ROOF FINISH
(Symbol)	74. EXTERIOR FINISH
(Symbol)	75. LANDSCAPE
(Symbol)	76. SITE
(Symbol)	77. UTILITY
(Symbol)	78. MECHANICAL
(Symbol)	79. ELECTRICAL
(Symbol)	80. PLUMBING
(Symbol)	81. HAZARDOUS WASTE
(Symbol)	82. FLOOR FINISH
(Symbol)	83. WALL FINISH
(Symbol)	84. CEILING FINISH
(Symbol)	85. ROOF FINISH
(Symbol)	86. EXTERIOR FINISH
(Symbol)	87. LANDSCAPE
(Symbol)	88. SITE
(Symbol)	89. UTILITY
(Symbol)	90. MECHANICAL
(Symbol)	91. ELECTRICAL
(Symbol)	92. PLUMBING
(Symbol)	93. HAZARDOUS WASTE
(Symbol)	94. FLOOR FINISH
(Symbol)	95. WALL FINISH
(Symbol)	96. CEILING FINISH
(Symbol)	97. ROOF FINISH
(Symbol)	98. EXTERIOR FINISH
(Symbol)	99. LANDSCAPE
(Symbol)	100. SITE

GENERAL NOTES:
 1. EXISTING CONDITIONS ARE TO REMAIN UNLESS INDICATED OTHERWISE.
 2. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODES (IMC, NEC, and UPC).
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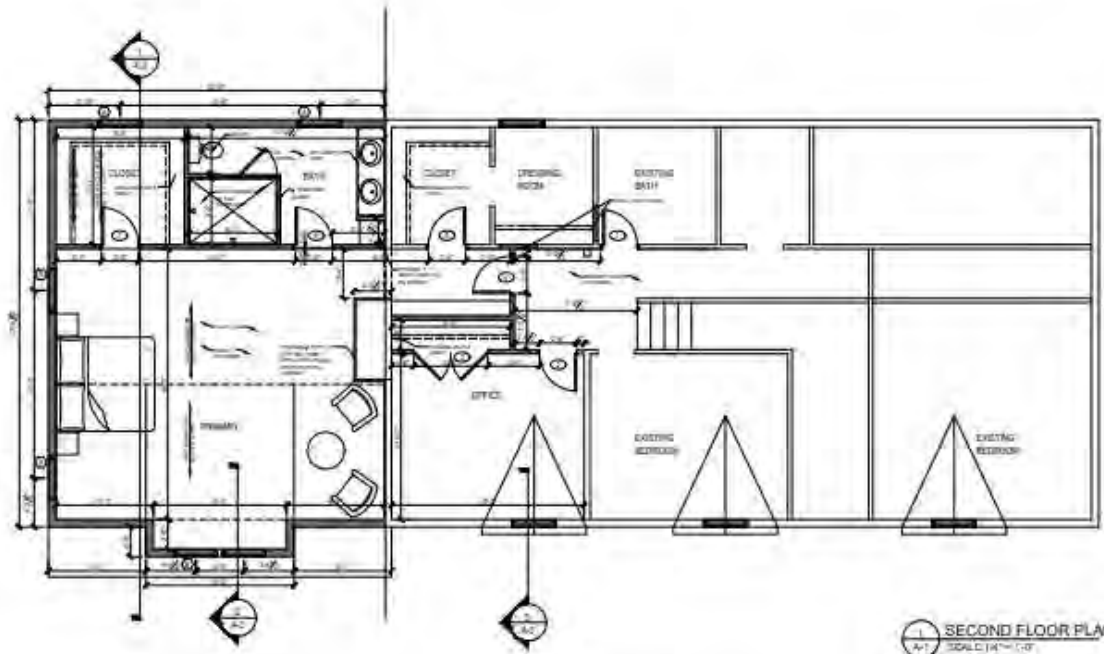
DOOR SCHEDULE

NO.	TYPE	SIZE	FINISH	GLASS	OPERATION	SWING	MARKING	REMARKS
1	PRE-FAB	3'0" x 7'0"	WOOD	GLASS	SWING	INT	101	EXISTING
2	PRE-FAB	3'0" x 7'0"	WOOD	GLASS	SWING	INT	102	EXISTING
3	PRE-FAB	3'0" x 7'0"	WOOD	GLASS	SWING	INT	103	EXISTING
4	PRE-FAB	3'0" x 7'0"	WOOD	GLASS	SWING	INT	104	EXISTING
5	PRE-FAB	3'0" x 7'0"	WOOD	GLASS	SWING	INT	105	EXISTING
6	PRE-FAB	3'0" x 7'0"	WOOD	GLASS	SWING	INT	106	EXISTING
7	PRE-FAB	3'0" x 7'0"	WOOD	GLASS	SWING	INT	107	EXISTING
8	PRE-FAB	3'0" x 7'0"	WOOD	GLASS	SWING	INT	108	EXISTING
9	PRE-FAB	3'0" x 7'0"	WOOD	GLASS	SWING	INT	109	EXISTING
10	PRE-FAB	3'0" x 7'0"	WOOD	GLASS	SWING	INT	110	EXISTING

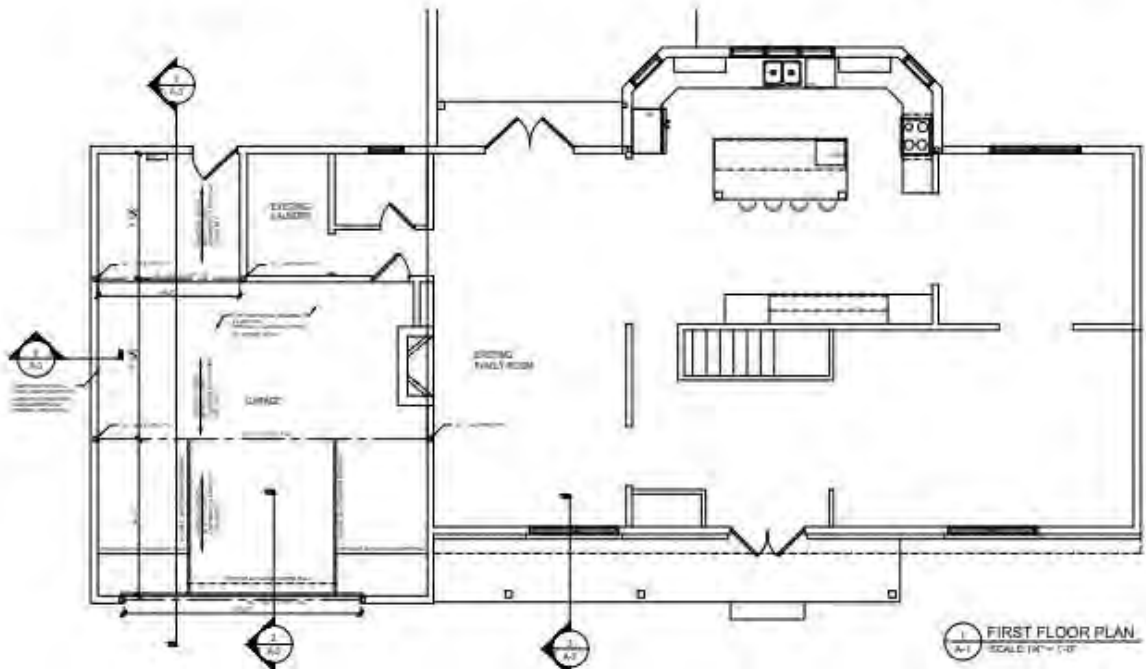
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 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELLNESS AND PERFORMANCE CODE (IWPC) AND ALL APPLICABLE LOCAL ORDINANCES.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELLNESS AND PERFORMANCE CODE (IWPC) AND ALL APPLICABLE LOCAL ORDINANCES.

WINDOW SCHEDULE

NO.	TYPE	SIZE	FINISH	MARKING	REMARKS
1	PRE-FAB	3'0" x 7'0"	WOOD	101	EXISTING
2	PRE-FAB	3'0" x 7'0"	WOOD	102	EXISTING
3	PRE-FAB	3'0" x 7'0"	WOOD	103	EXISTING



1 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



1 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

BRAND ARCHITECTURE INC.
 2221 W. 12th St.
 Rocky River, OH 44116
 440-885-1111
 WWW.BRANDARCHITECTURE.COM

ARCHITECT
 1/23/2011

ALL BRAND ARCHITECTURE INC. PROJECTS ARE DESIGNED BY BRAND ARCHITECTURE INC.

BROADBENT RESIDENCE
 17892 CLIFTON PARK LN
 ROCKY RIVER, OH 44110

PLAN
A-1



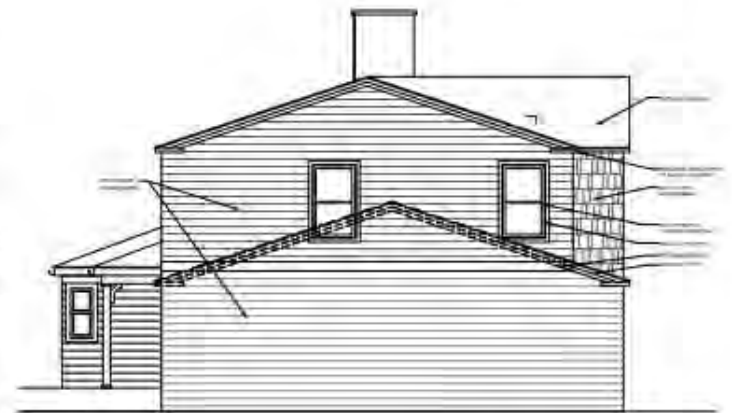
Docket No. 11-111-24 (17892 Clifton Park Ln)



1 NORTH ELEVATION
SCALE 3/4" = 1'-0"



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



3 EAST ELEVATION
SCALE 1/4" = 1'-0"

STRAND ARCHITECTURE, LLC
2225 WOODBURN
PO BOX 10481
AKRON OH
33002844000

100% COMPLETE
2024 PROJECT

BROADGENT RESIDENCE NO. 2
17892 CLIFTON PARK LN
ROCKY RIVER, OH 44107

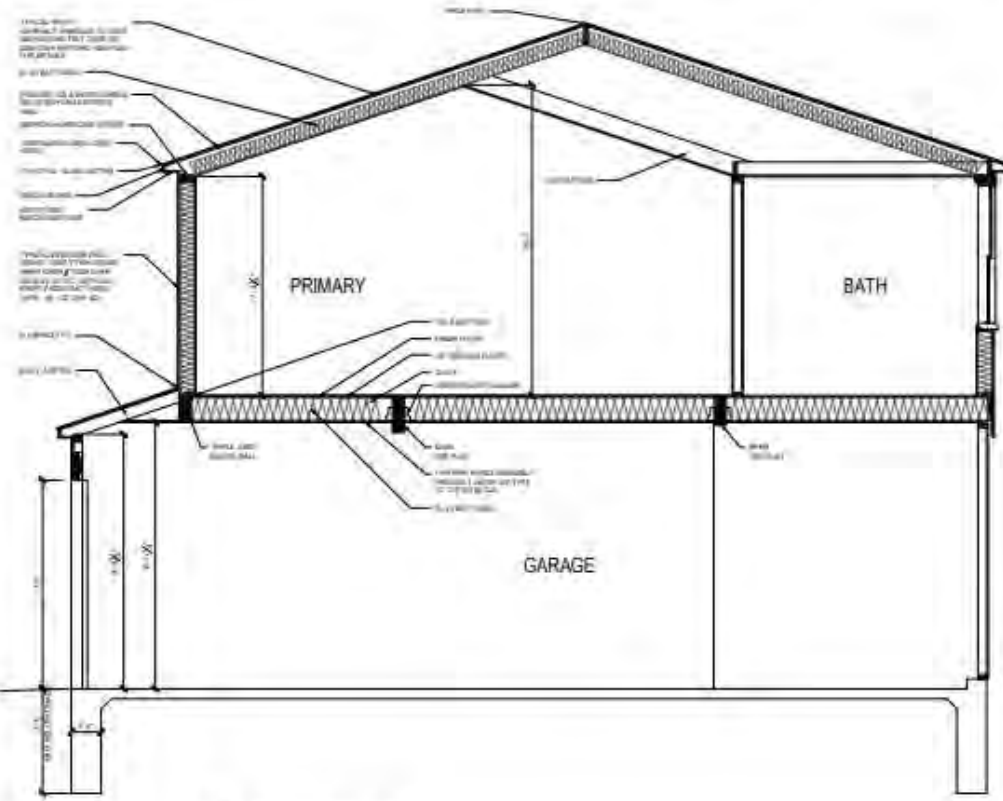
ELEVATIONS
A-2



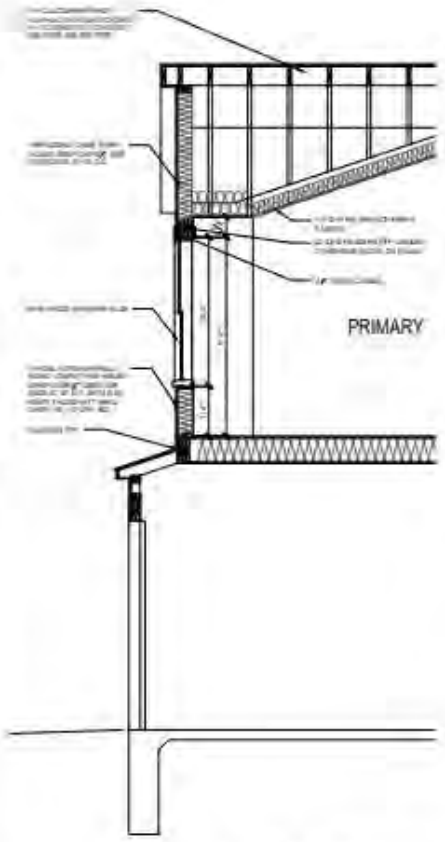
Docket No. 11-111-24 (17892 Clifton Park Ln)



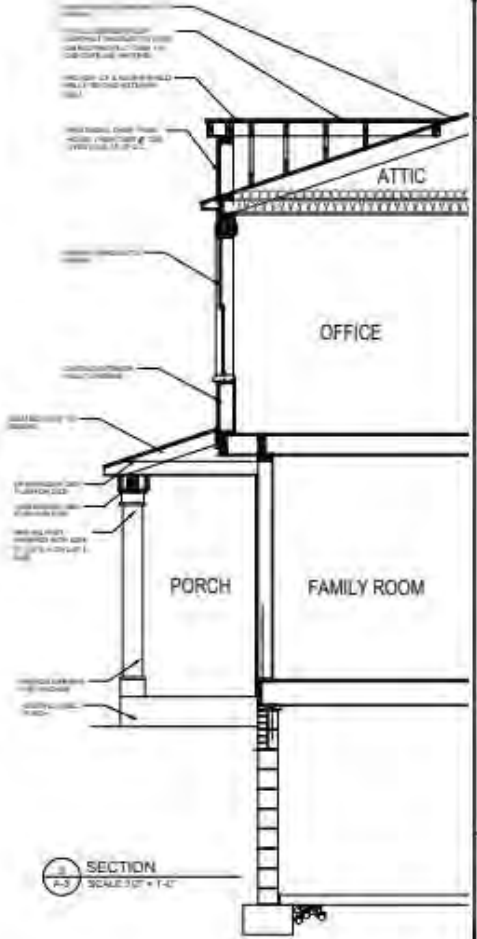
4 UNDERPIN DETAIL
SCALE: 1/2" = 1'-0"



1 BUILDING SECTION
SCALE: 1/2" = 1'-0"



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



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

BRANDY ARCHITECTURE LLC
 2227 W. 14th St.
 Rocky River, OH 44153
 (440) 885-1100
 brandyarchitect.com

10/24/2011
 10/24/2011

STATE OF OHIO
 BRUANDY ARCHITECTURE LLC
 10/24/2011

JILL BAKER
 OH REG.#
 734713212

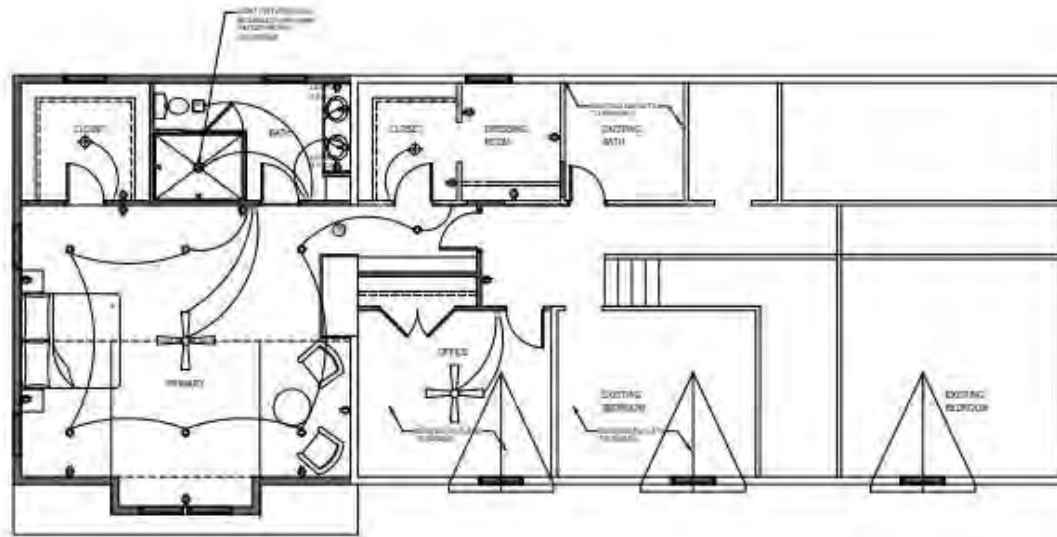
BROADBENT RESIDENCE
 17892 CLIFTON PARK LN
 ROCKY RIVER, OH 44107

SECTIONS
A-3

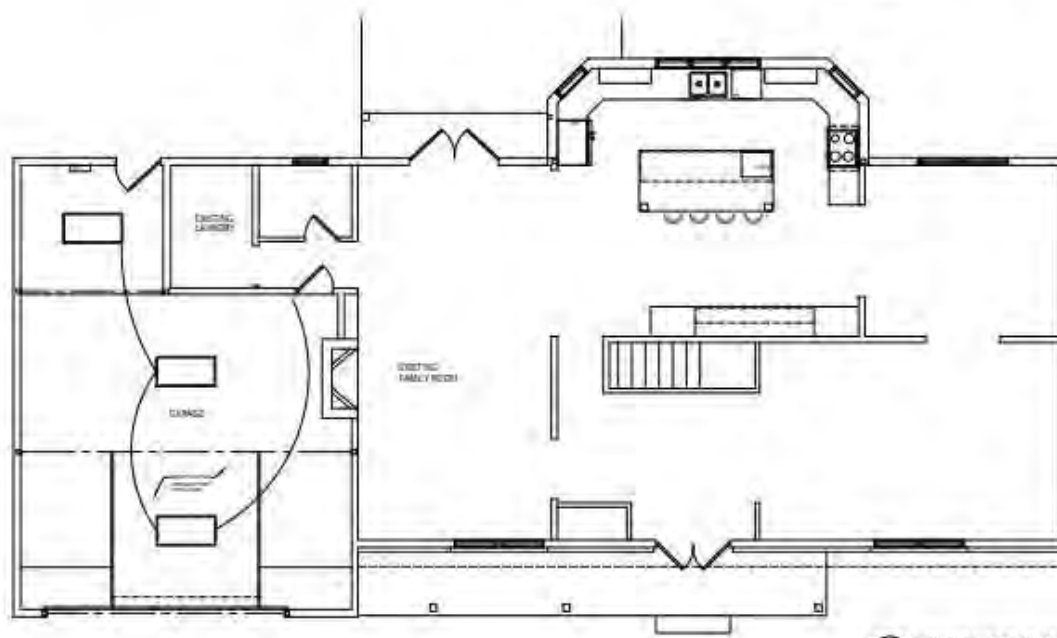


Docket No. 11-111-24 (17892 Clifton Park Ln)

SYMBOL	DESCRIPTION
○	20 AMP CIRCUIT BREAKER
●	40 AMP CIRCUIT BREAKER
⊕	30 AMP CIRCUIT BREAKER
⊖	15 AMP CIRCUIT BREAKER
⊙	20 AMP CIRCUIT BREAKER
⊘	30 AMP CIRCUIT BREAKER
⊚	40 AMP CIRCUIT BREAKER
⊛	50 AMP CIRCUIT BREAKER
⊜	60 AMP CIRCUIT BREAKER
⊝	75 AMP CIRCUIT BREAKER
⊞	100 AMP CIRCUIT BREAKER
⊠	125 AMP CIRCUIT BREAKER
⊡	150 AMP CIRCUIT BREAKER
⊣	200 AMP CIRCUIT BREAKER
⊥	250 AMP CIRCUIT BREAKER
⊦	300 AMP CIRCUIT BREAKER
⊧	350 AMP CIRCUIT BREAKER
⊨	400 AMP CIRCUIT BREAKER
⊩	450 AMP CIRCUIT BREAKER
⊪	500 AMP CIRCUIT BREAKER
⊫	600 AMP CIRCUIT BREAKER
⊬	700 AMP CIRCUIT BREAKER
⊭	800 AMP CIRCUIT BREAKER
⊮	900 AMP CIRCUIT BREAKER
⊯	1000 AMP CIRCUIT BREAKER



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

EVANDY ARCHITECTURE LLC
 22275 W. 13th St., Suite 100
 Aurora, OH 44202
 (330) 471-1111
 www.evandy.com

NEW CHECK SET
 NEW TYPING

STATE OF OHIO
 ARCHITECT
 1987

181 Area
 21 F1027
 EXP 12/2016

BROADBENT RESIDENCE
 17892 CLIFTON PARK LN
 ROCKY RIVER, OH 44110

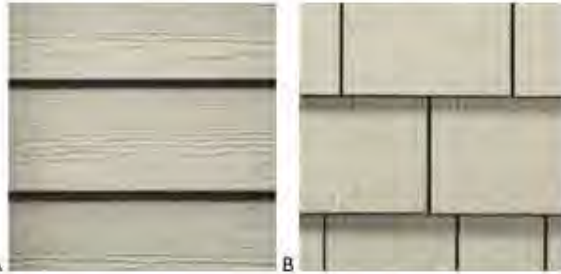
ELECTRICAL
 PLANS
E-1

Docket No. 11-111-24 (17892 Clifton Park Ln)



Broadbent Residence
PROPOSED EXTERIOR MATERIAL PALETTE

SIDING



(A) James Hardie Panel | Fiber Cement Horizontal Siding 7" | Cobble Stone
(B) James Hardie Shingle | Fiber Cement Straight Hardie Shingle | Cobble Stone

TRIM

James Hardie smooth trim, white

SHINGLES



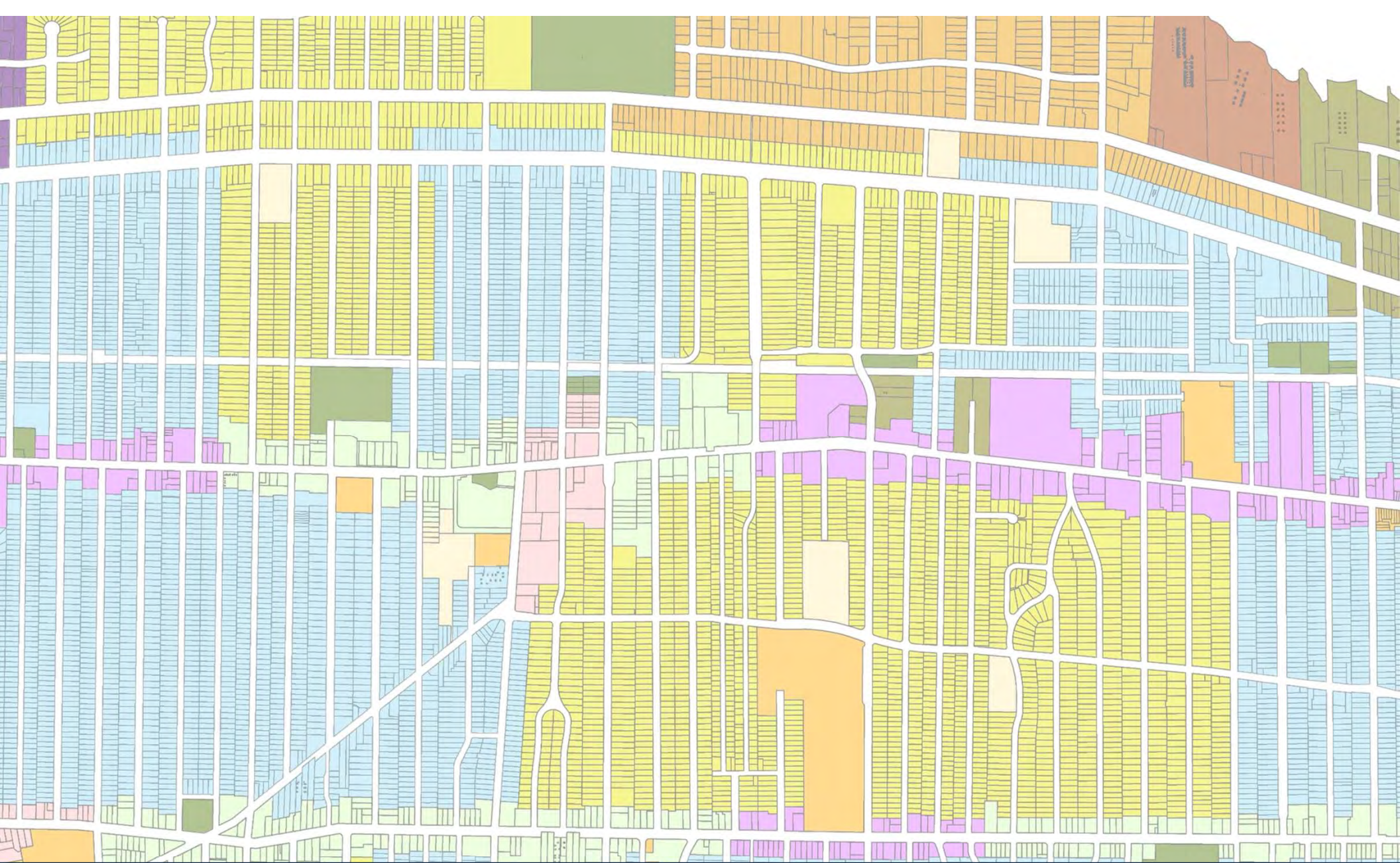
(A) CertainTeed Landmark Pro Shingles | Cobblestone Grey

WINDOWS



(A) Andersen 400 series double hung | white





Architectural Board of Review

October 2024