

**MINUTES  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
REVIEW MEETING  
DECEMBER 10, 2020  
5:30 P.M.  
VIRTUAL MEETING**

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

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

1. Roll Call

Board Members

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

Others

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

2. Approve the minutes of the November 12, 2020 Meeting

A motion was made by Ms. Haney, seconded by Mr. Donaldson to APPROVE the November 12, 2020 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

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

Item 14 was Summary Approved at the December 3, 2020 pre-review meeting. A motion and a second are needed for approval.

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**SUMMARY APPROVED**

14. **Docket No. 12-138-20**

**14500 Madison Avenue  
Hippler Family Dentistry**

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

Joe Palecek  
Advanced Installation & Sign Service  
28 Elevator Avenue  
Painesville, Ohio 44077

Applicant proposes building signage and face replacement on an existing pole sign. (Page 180)

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

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**OLD BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

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

- |                                  |                              |
|----------------------------------|------------------------------|
| <input type="checkbox"/> Approve | Linda Fredrickson, President |
| <input type="checkbox"/> Deny    | Judehome LLC                 |
| <input type="checkbox"/> Defer   | 2234 Warren Road             |
|                                  | Lakewood, Ohio 44107         |

Applicant proposes the demolition of a single-family home in order to construct of a new home. This item was tabled at the October 8, 2020 meeting. (Page 5)

After the December 3, 2020 pre-review, the applicant and staff had discussions about the project. The applicant decided to not proceed with the project but to offer the property for sale.

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

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

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

Applicant returns for a hearing with detailed drawings of the railing system, cut sheet of the front door, and materials of the vestibule for the renovation of a front porch. (Page 24)

Staff stated the property owner was unable to get designs and recommended to defer the request.

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

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

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

Applicant proposes the enclosure of a front porch. (Page 27)

Staff stated the City's Law Department received a Reasonable Accommodation request after the December 3, 2020 pre-review meeting. Upon review of the document, the law department determined the item be **WITHDRAWN ADMINISTRATIVELY**. No action from the members was required.

7. **Docket No. 11-120-20** **C** **16300-16400 Detroit Avenue**

**Trinity Church Properties**

- Approve
- Deny
- Defer

John Holtz  
 Dimit Architects  
 14414 Detroit Avenue, Suite 206  
 Lakewood, Ohio 44107

Applicant proposes renovation of the church and commercial storefronts, the transformation of the classrooms to eight apartments, and the construction of a nine-unit residential carriage house. (Page 39)

Staff provided commentary and suggested a deferral.

John Holtz and Scott Dimit, Dimit Architects provided an overview of the entire project. There was discussion about a landscaping plan, light fixtures and bike racks, carriage house windows, OHPO's requirements, rooftop access, parapet height, parking buffers, parking spaces, Westlake Avenue pedestrian safety. There were no further comments or questions from the members. Staff stated no e-mail comments were received for this month's review and there were no chats. Public comment was closed as no one addressed the item. Staff had no further comments.

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

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

- Approve
- Deny
- Defer

Joshua Cerreta  
 Cerreta Interiors  
 3286 Stockholm Road  
 Shaker Heights, Ohio 44120

Applicant requests approval of additional parking and fence. (Page 67)

\*This docket item has been withdrawn at the request of the applicant.

Staff conveyed the applicant's directive to withdraw the item. No action was required from the members.

**NEW BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

9. **Docket No. 12-133-20** **R** **1197 Marlowe Avenue**

- Approve
- Deny
- Defer

Michael Larkey  
 1197 Marlowe Avenue  
 Lakewood, Ohio 44107

Applicant proposes vinyl railing around perimeter of home's second story porch roof. (Page 68)

Michael Larkey was present to explain the request. Staff reviewed the current building code height requirements. The members discussed posts placement. Public comment was closed as no one addressed the item. Staff received no e-mail comments or chats.

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

10. **Docket No. 12-134-20** **R** **2203 Lewis Drive**

( ) Approve Denise Singer  
( ) Deny 2203 Lewis Drive  
( ) Defer Lakewood, Ohio 44107

Applicant proposes the replacement of a front porch. (Page 86)

Staff provided a brief summary. Denise Singer was present to explain the request. The members asked about skirting under the deck and stairs. Staff received no e-mail comments or chats. Public comment was closed as no one addressed the item.

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

- There are two skirt panels under the front of the deck.

All the members voting yea, the motion passed.

11. **Docket No. 12-135-20** **R** **2096 Lincoln Avenue**

( ) Approve Charles Reinwald  
( ) Deny 2096 Lincoln Avenue  
( ) Defer Lakewood, Ohio 44107

Applicant proposes the addition of a front porch. (Page 112)

Staff provided a brief summary. Charles Reinwald was present to explain the request. There was discussion about trim returns on the gables, ramp and porch railing material and design. There members and staff had no further comments. Staff received no e-mail comments or chats. Public comment was closed as no one addressed the item.

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

- Trim is added to the front gable and wraps to the side to match the existing condition on the existing house.
- A porch railing is installed on the north side of the porch and wrapped south connecting to the ramp railing. This could be approved administratively

All the members voting yea, the motion passed.

12. **Docket No. 12-136-20** **R** **1301 Granger Avenue**

( ) Approve Blake Jardonek

- Deny
- Defer

BRJ Interior and Exterior Solutions LLC  
8415 Greenlawn Avenue  
Parma, Ohio 44129

Applicant proposes a front porch rebuild. (Page 165)

Staff provided a brief summary. Blake Jardonek of BRJ Interior and Exterior Solutions LLC was present to explain the request. The members agreed that a height railing of thirty inches was acceptable. Staff had no further comments. Staff received e-mail comments were received or chats. Public comment was closed as no one addressed the item.

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

- The railing height is thirty inches (30”).

All the members voting yea, the motion passed.

**SIGN REVIEW**

13. **Docket No. 12-137-20**

**18625 Detroit Avenue  
Cilantro Taqueria**

- Approve
- Deny
- Defer

Aldo Dure  
BNext Awnings & Graphics Inc.  
5109 Clark Avenue  
Cleveland, Ohio 44102

Applicant proposes new cabinet sign on an existing sign pole. (Page 176)

Staff said the applicant requested a deferral.

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

15. **Docket No. 12-139-20**

**15602 Detroit Avenue  
Mishi Lifestyle**

- Approve
- Deny
- Defer

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

Applicant proposes a projecting sign. (Page 191)

Staff provided a brief summary. Steven Foster, The Sign & Graphics Firm was present to explain the request. The members agreed a reduction of 30% for the window graphics would be acceptable, discussed the floral wreath which surrounded the business name. Staff received no e-mail comments or chats. Public comment was closed as no one addressed the item.

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

- The size of the vinyl graphics are reduced about 30% for code compliance.
- The logo is edited with a thinner wreath to allow for better visibility of the business name.

All the members voting yea, the motion passed.

#### COMMUNICATION


16. **Docket No. 12-140-20**  
**15625 Detroit Avenue**  
**Public Art**

At the December meeting, applicant proposes to paint a "Let Lakewood Lift You" mural on the western facing façade of Lindey's Lake House Restaurant. (Page 193)

Staff stated the applicant was rethinking the project/concept and would return later. The item was withdrawn administratively. No action was required from the members.

#### ADJOURN

A motion was made by Ms. Haney, seconded by Mr. Waddell to **ADJOURN** the meeting at 7:11 P.M. All the members voting yea, the motion passed.

  
Signature Johanna Schaefer  
*Signed on behalf of Chairman*

01-14-2021  
Date

## REASONABLE ACCOMMODATION REQUEST

The *Fair Housing Amendments Act of 1988* (hereafter "the Act") prohibits local governments from making housing opportunities unavailable to people with disabilities through discriminatory land use and zoning decisions. The Act creates an affirmative duty to "make reasonable accommodations in rules, policies, practices, or services when accommodation may be necessary to afford such person[s] equal opportunity to use and enjoy a dwelling."

When the jurisdiction considers an application or proposal for the siting, funding, development or use of housing in which people with disabilities are likely to reside or when the jurisdiction applies existing codes, regulations, or other standards to such housing, the jurisdiction must comply with all applicable fair housing laws and administer local policies, procedures and practices in a manner that affirmatively furthers those laws.

(1)\*

1. Name of applicant: Brian Vinicky Phone number: 216-392-5271

2. Address of dwelling at which accommodation is requested: 16908 Fischer RD, Lakewood, Ohio 44107

3. Accommodation being requested pertains to a need for a change or variance to existing Set-back rules, policies, practices, etc., as required for the attached plan which addresses the installation of the following:

**Minor Home Modification** (Please check all that apply)

Temp. Hospice Ramp  Temp. Nursing Home Transition Ramp  Permanent Wooden Ramp

Other: Enclosure of front porch, pursuant to plans submitted to Planning Dept. on Dec. 3, 2020

Reasonable Accommodation is requested under the: **Fair Housing Amendments Act of 1988**, specifically, 42 U.S.C. 3604(f)(3)(A) & (B), **Americans with Disabilities Act of 1990**, Title II, 42 U.S.C. §§ 12131-12165, **Section 504 of the Rehabilitation Act of 1973** and **O.R.C. 4112.02(H)(18)(a) & (19)**.

4. Reason the reasonable accommodation is necessary is for you to use and enjoy the dwelling.

**Note:** You do not need to tell the name or extent of your disability.

I am a qualified individual with a disability seeking a minor home modification that will allow me continued use and enjoyment of my dwelling.

(Please check all that apply)

The accommodation will provide me safe ingress and egress to and from my home.

The accommodation assist in ensuring that I am able to make it to medical appointments.

The accommodation being sought will allow me to maintain Independent Living.

Other: The accommodation will assist me in combating the effects of my disability by enabling me to enjoy porch sunlight throughout the year, which has been recommended by my doctor.

I hereby give my permission to the Zoning/Building Inspection Professional and my attorney, Kevin Butler, (Assisting Agency) to discuss my reasonable accommodation request. Please accept the attached information as verification of my limitation that has necessitated this accommodation request.

Signature of Applicant  Date 12/7/2020

(1) [http://housingrights.com/pdfs/rarequest\\_zoning.pdf](http://housingrights.com/pdfs/rarequest_zoning.pdf) \*In addition, please see Joint Statement from The Department of Housing and Urban Development and The Department of Justice "Reasonable Accommodations under the Fair Housing Act", specifically page -3-.

## Johanna Schwarz

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**From:** David Baas  
**Sent:** Thursday, December 10, 2020 1:19 PM  
**To:** adelle@bnextdesign.com  
**Cc:** Allison Hennie; Michelle Nochta; Johanna Schwarz  
**Subject:** RE: City of Lakewood (ABR) - 18260 Detroit (Sign)

Adelle,  
Thank you – I will relay the deferral request to the Board, no need to attend tonight.

Sincerely,  
Dave

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

**From:** adelle@bnextdesign.com <adelle@bnextdesign.com>  
**Sent:** Thursday, December 10, 2020 1:17 PM  
**To:** David Baas <David.Baas@lakewoodoh.net>  
**Subject:** RE: City of Lakewood (ABR) - 18260 Detroit (Sign)

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

Hi David,

Yes, I believe we will have to defer until next month. I apologize, we weren't able to get in touch with the customer on how he'd like to proceed. So, once I know what the plan is we will send it over to be on the next meeting.

Thank you.

ADELLE WINCEK  
LEAD-ESTIMATOR



**BNEXT DESIGN**





## Architectural Board of Review

December 2020

1

**Agenda:**

Summary Approval

1. 14500 Madison (Sign - Hippler Family Dentistry)

Old Business

2. 1464 Riverside (Demo/New Construction) – Request to Table
3. 1382 Gladys (Front Porch) – Deferral Recommended, No Update
4. 16908 Fischer (Porch Enclosure) – Administratively Withdrawn
5. 16300 – 16400 Detroit (Trinity Church)
6. 1669 Winton (Parking Addition) - Withdrawn

New Business

7. 1197 Marlowe (Railing Installation)
8. 2203 Lewis (Front Porch)
9. 2096 Lincoln (Front Porch Expansion)
10. 1301 Granger (Front Porch)

Sign Review

11. 18260 Detroit (Sign - Cilantro Taqueria) – Deferral Requested
12. 15602 Detroit (Sign - Mishi Lifestyle)

Communication

13. 15625 Detroit (Public Art/Lindey's) – Administratively Withdrawn



## Architectural Board of Review

December 2020

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### Remote Meeting Procedures

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



## Architectural Board of Review

*December 2020*

3




## Architectural Board of Review Sign Review (Summary Approval) - December 2020

4

**Applicant proposes installation of three internally-illuminated signs in C2 District.**


**City Notes:**

- Storefront 59 ft with secondary frontage...maximum allowable sign area of 100 ft<sup>2</sup>
- Proposal includes two projection sides (17 ft<sup>2</sup> each) and refacing of existing cabinet/pole sign (12.5 ft<sup>2</sup>)
- Proposal total of 46.5 ft<sup>2</sup>



**Summary Approval**

**Docket No. 12-138-20 (14500 Madison)**  
**Hippler Family Dentistry - Sign Review - December 2020**



5



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



6

**Applicant proposes demolition of existing home, new construction.**

**City Notes:**

- Existing home built in 1854, Garage added in 1987 (County Property Records)
- Not a locally-designated historic property
- Initially submitted to Building Dept as renovation (July – Sept 2019), not approved
- Applicant met with staff twice (Jan – Feb 2020); presented to ABR (June pre-review)
- Correction notice (9 Nov) issued after warrant-authorized complaint inspection; property pending nuisance determination (Building Department)
- **Request to table: Applicant intends to place property up for sale.**



**Request to Table**



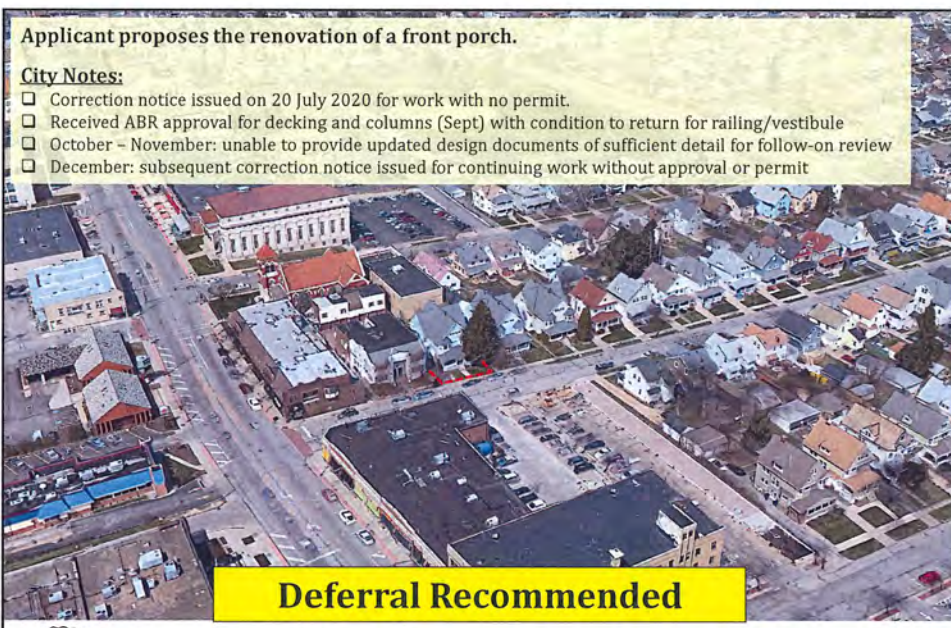
**Docket No. 01-02-20 (1464 Riverside Drive)  
Demolition/New Construction – ABR – December 2020**

7


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

**City Notes:**

- Correction notice issued on 20 July 2020 for work with no permit.
- Received ABR approval for decking and columns (Sept) with condition to return for railing/vestibule
- October – November: unable to provide updated design documents of sufficient detail for follow-on review
- December: subsequent correction notice issued for continuing work without approval or permit



**Deferral Recommended**



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

8



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

9



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

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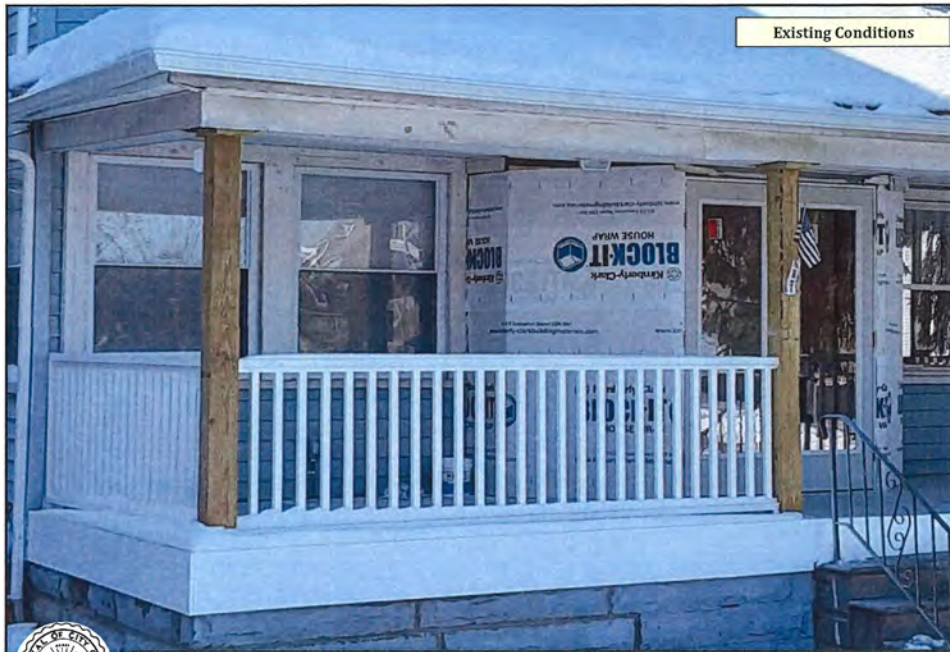
Docket No. 09-87-20 (1382 Gladys)  
Front Porch Renovation - ABR - December 2020

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

12



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

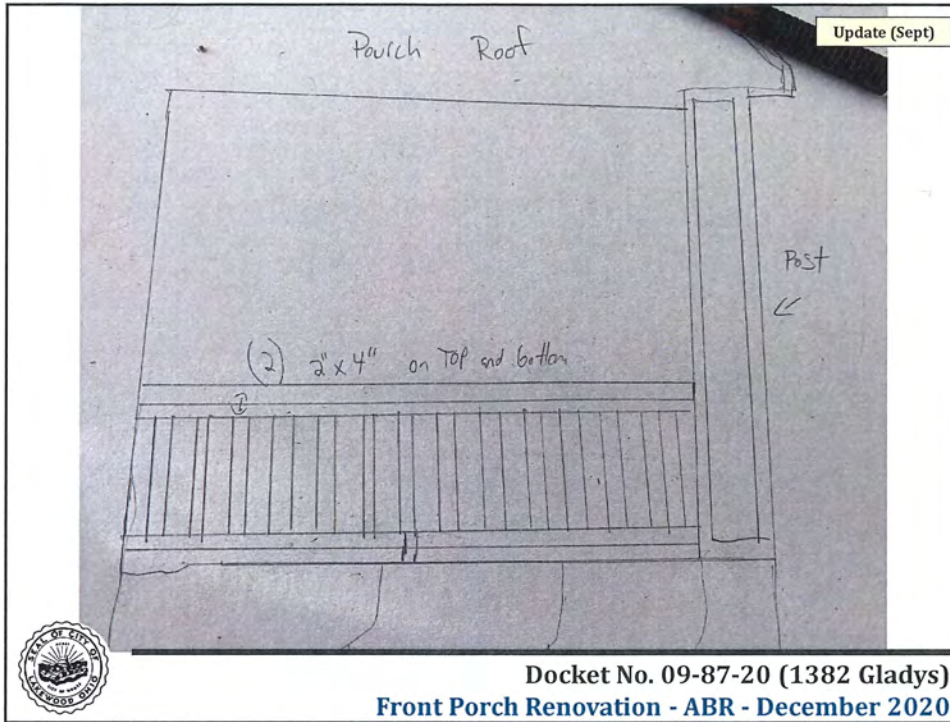
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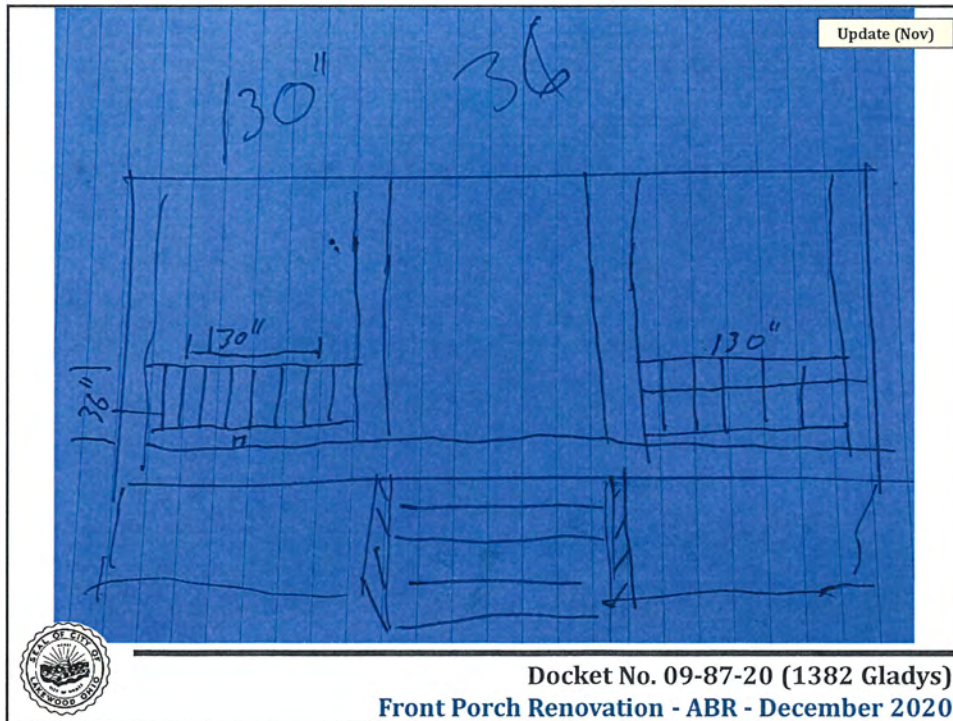
Docket No. 09-87-20 (1382 Gladys)  
Front Porch Renovation - ABR - December 2020

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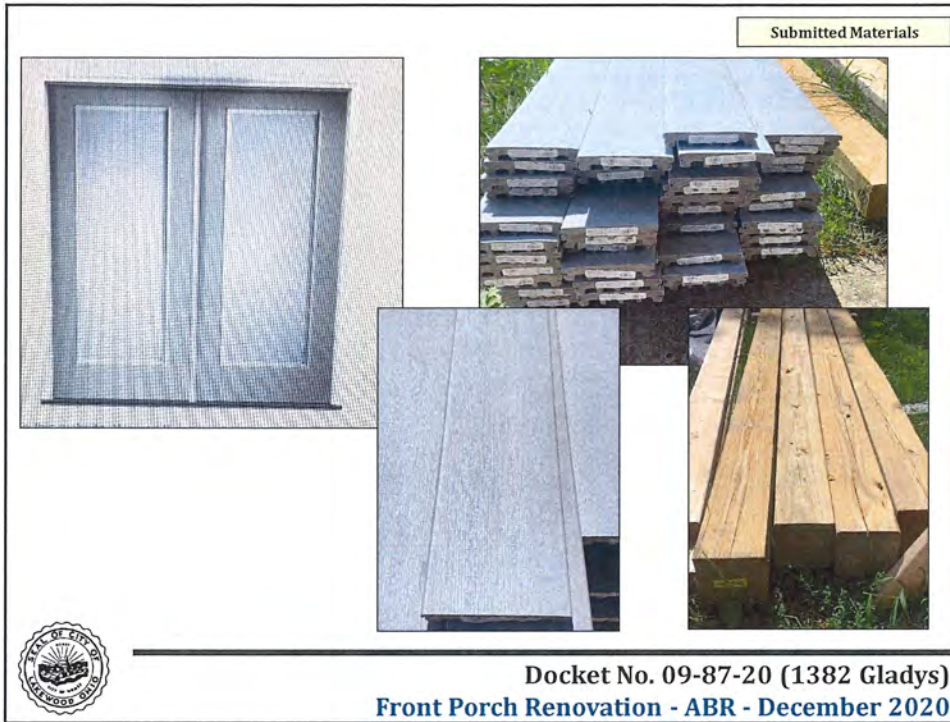




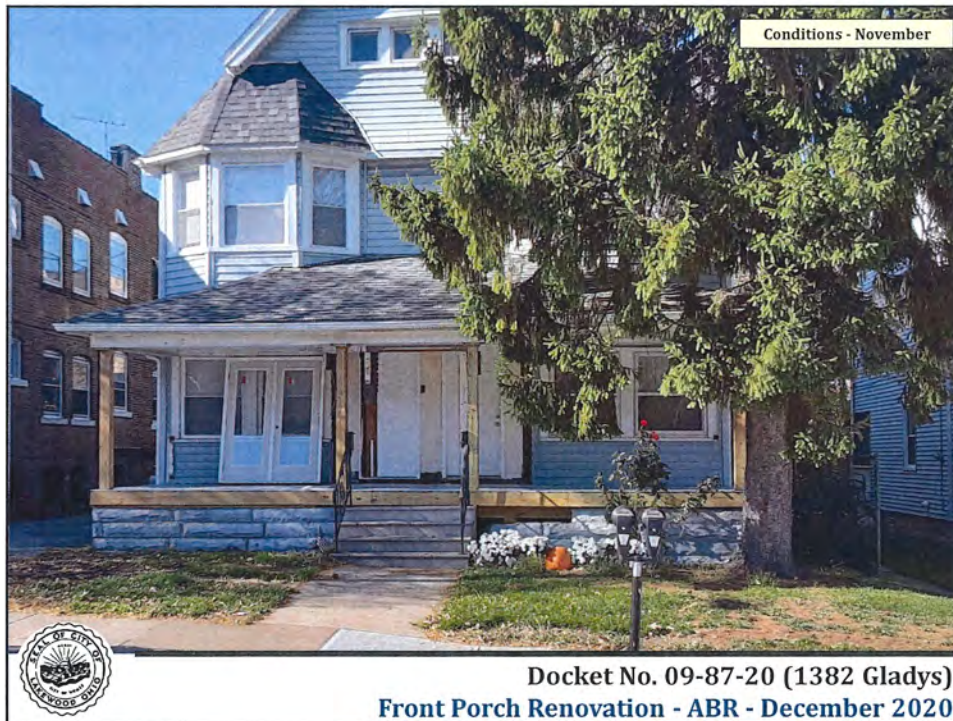
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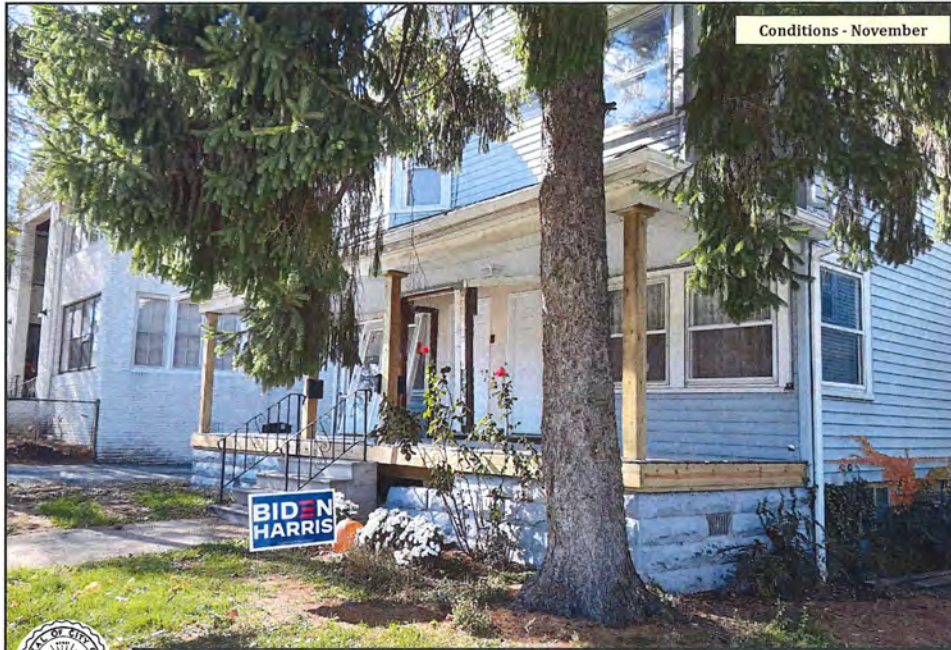
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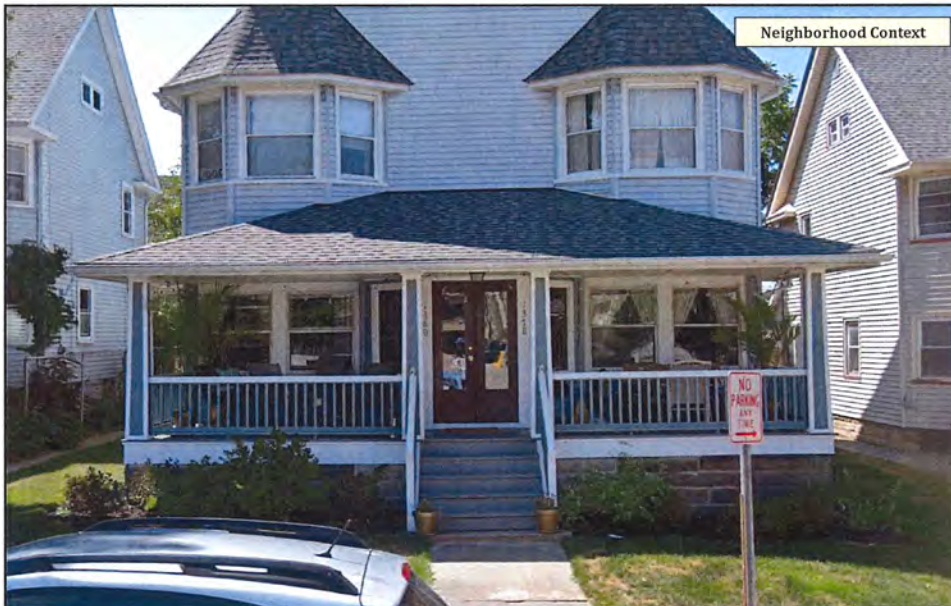


Conditions - November



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

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Neighborhood Context



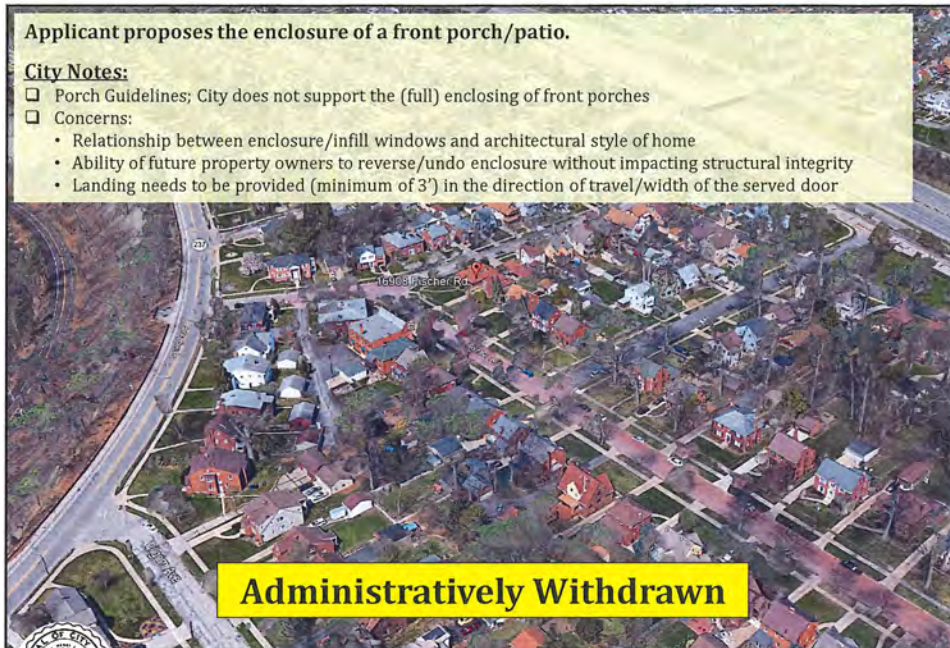
Docket No. 09-87-20 (1382 Gladys)  
Front Porch Renovation - ABR - December 2020

22


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

**City Notes:**

- Porch Guidelines; City does not support the (full) enclosing of front porches
- Concerns:
  - Relationship between enclosure/infill windows and architectural style of home
  - Ability of future property owners to reverse/undo enclosure without impacting structural integrity
  - Landing needs to be provided (minimum of 3') in the direction of travel/width of the served door



**Administratively Withdrawn**




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

23


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

**City Notes:**

- Received Planning Commission approval for Conditional Use/Mixed-Use Overlay (December)
- No new public comment (email) received this month.
- Recommending deferral; Applicant to address Board recommendations



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



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

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### Considerations:

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

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

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

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

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



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

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### DRAFT NOTES: Planning Commission (December 2020):

**Docket No. 11-49-20**  
16300-16400 Detroit Avenue  
Trinity Church Properties

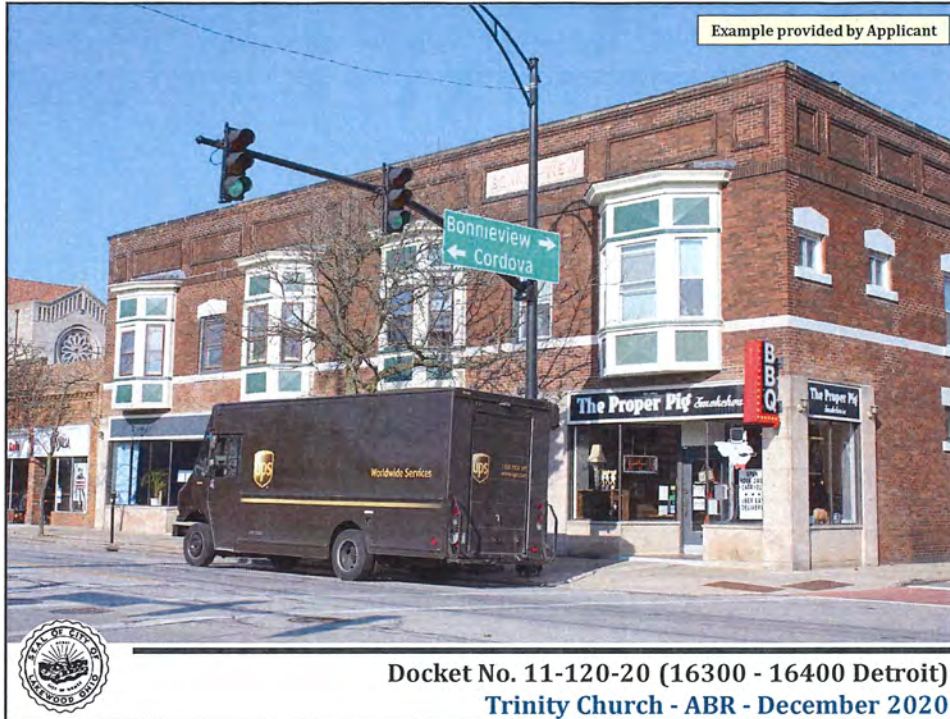
The members...APPROVE the request with the following conditions:

- Multifamily in the carriage house structure and church classroom addition permitted with the conditional use (Maximum 14 units, minimum 407 sq. ft.)
- Modification of development standards (modification shall be permitted on the authority of the Commission as part of the Conditional Use review)
  - Rear yard setback to match existing condition (0-ft). Include landscaped islands next to sidewalk as indicated on the plans.
  - Setback of Carriage House (at least 1'-9" not including second floor bump outs)
- Approval of the parking and traffic management proposal.
  - Maintain parking space minimum per the code.
  - Work with ABR to consider pedestrian protections at Westlake Avenue parking lot exit.
- Encourage installation of charging stations.

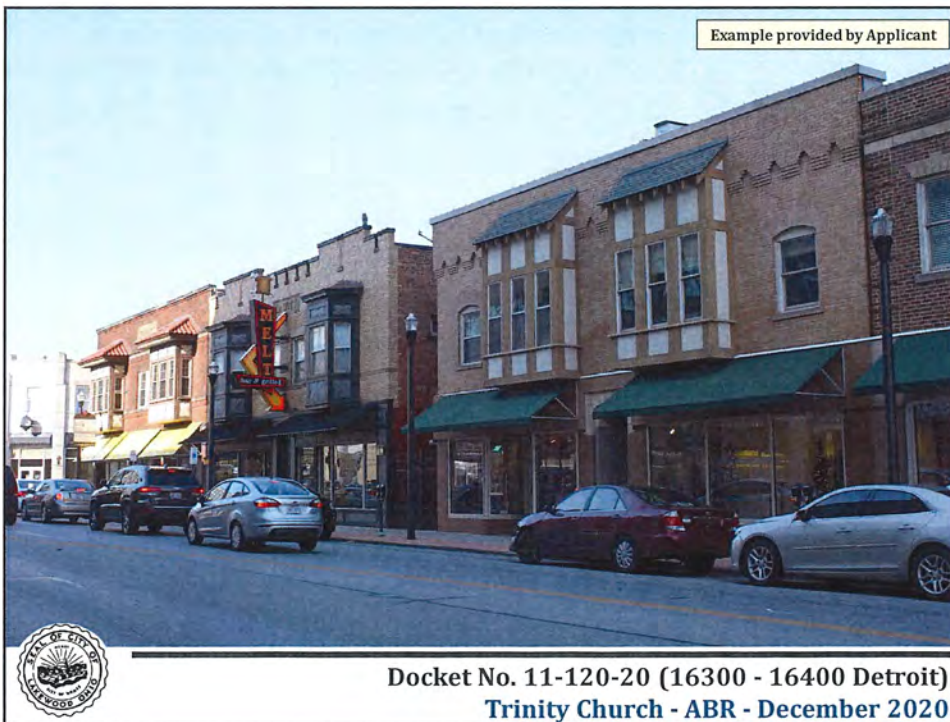


Docket No. 11-120-20 (16300 - 16400 Detroit)  
Trinity Church - ABR - December 2020

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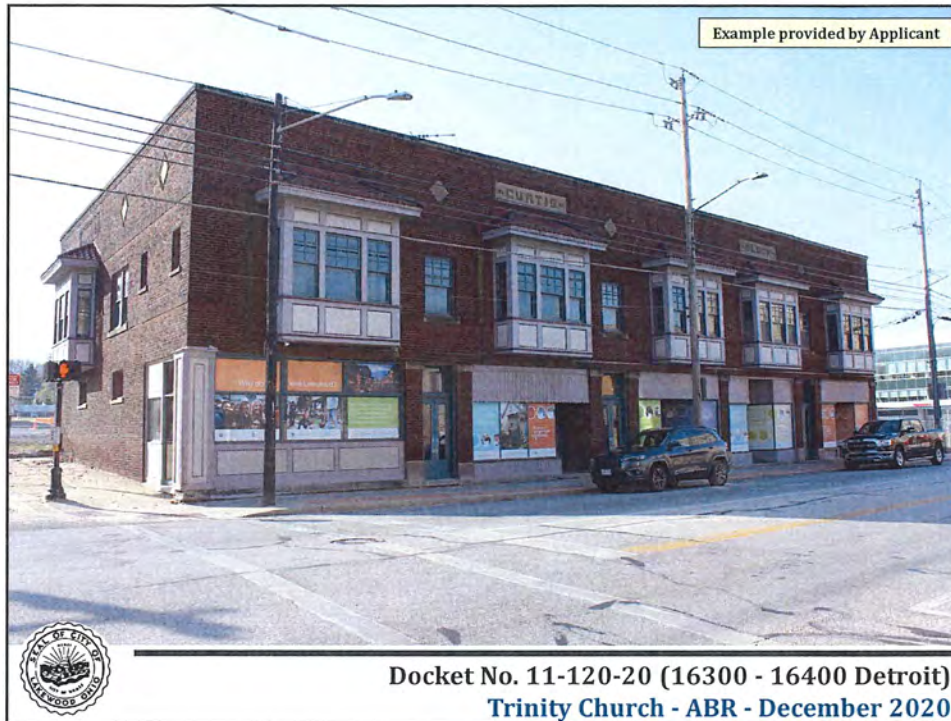
Docket No. 11-120-20 (16300 - 16400 Detroit)  
Trinity Church - ABR - December 2020

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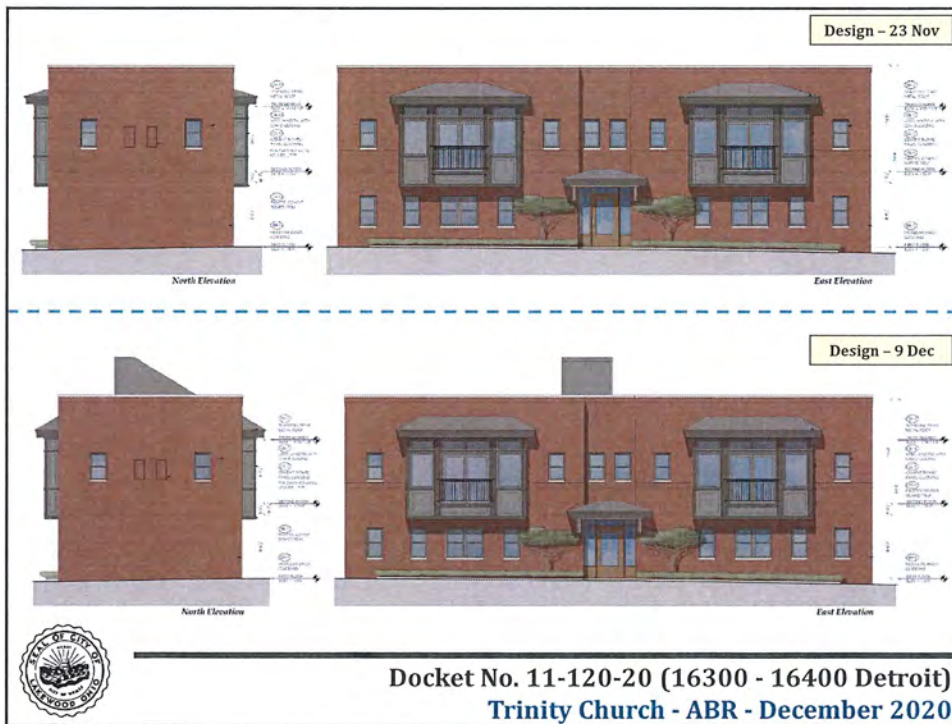


Docket No. 11-120-20 (16300 - 16400 Detroit)  
Trinity Church - ABR - December 2020

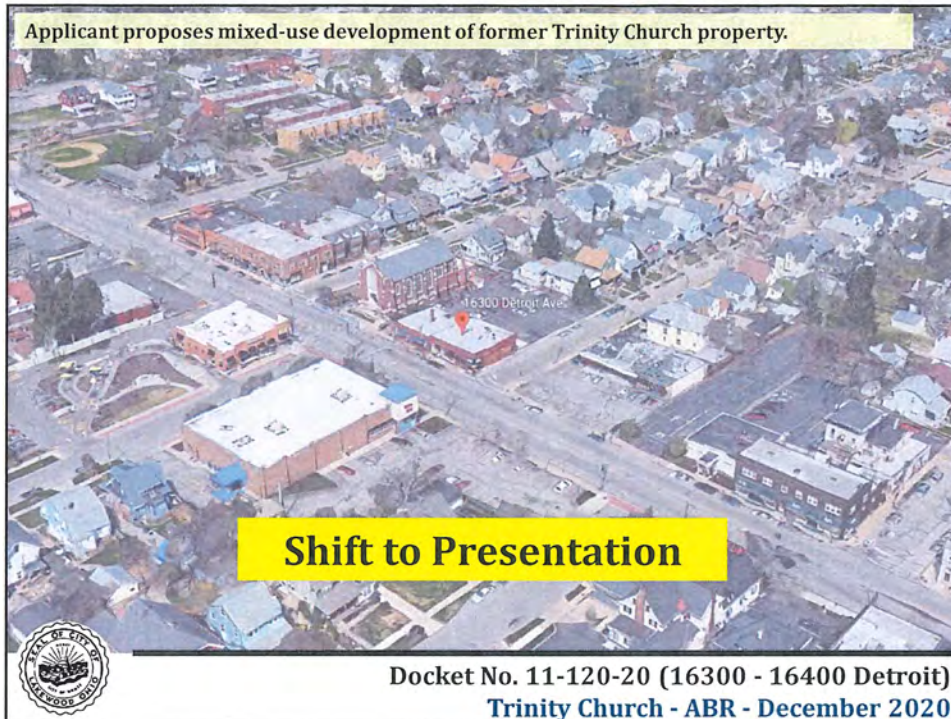
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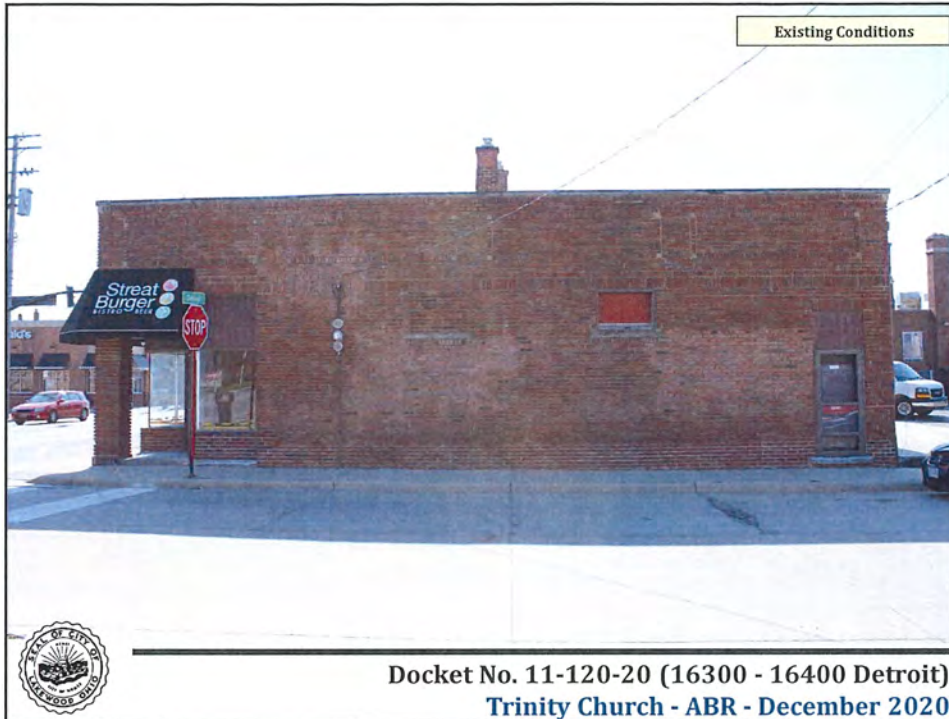
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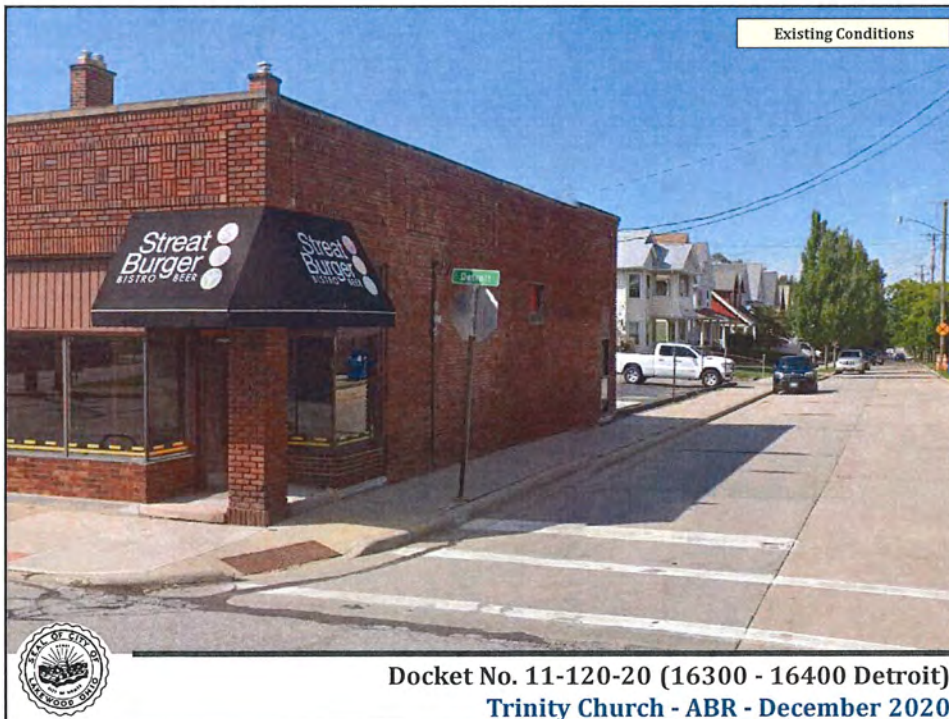
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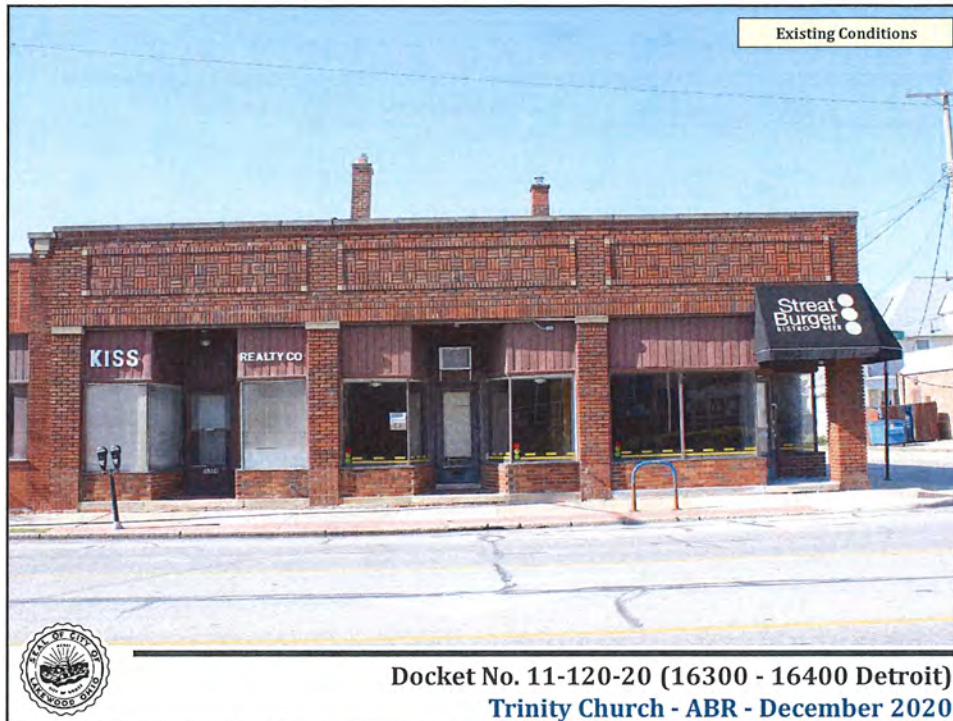
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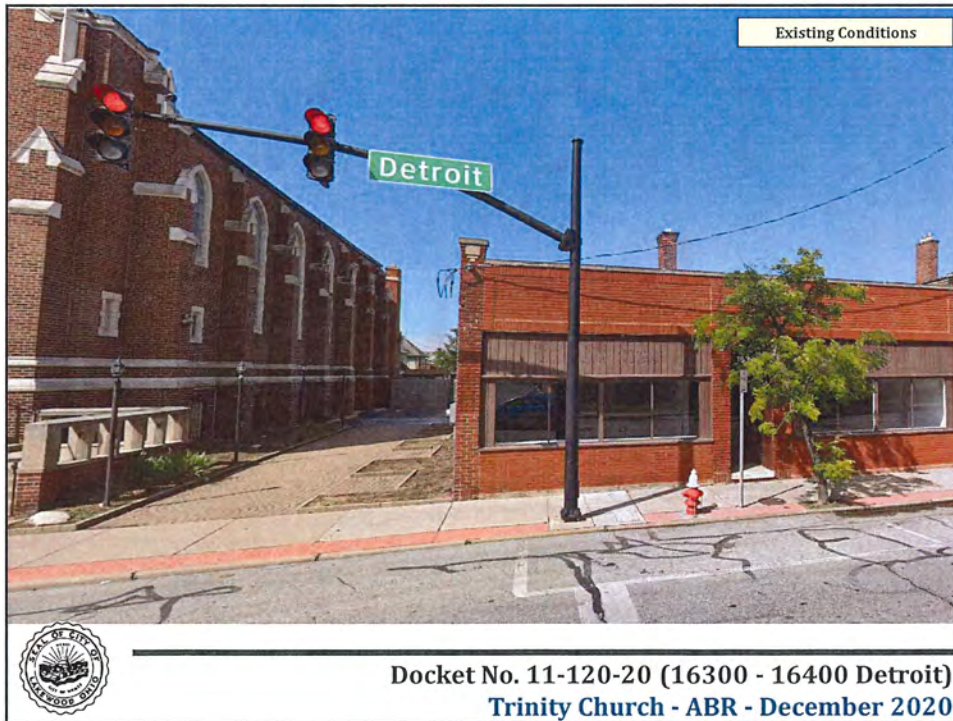
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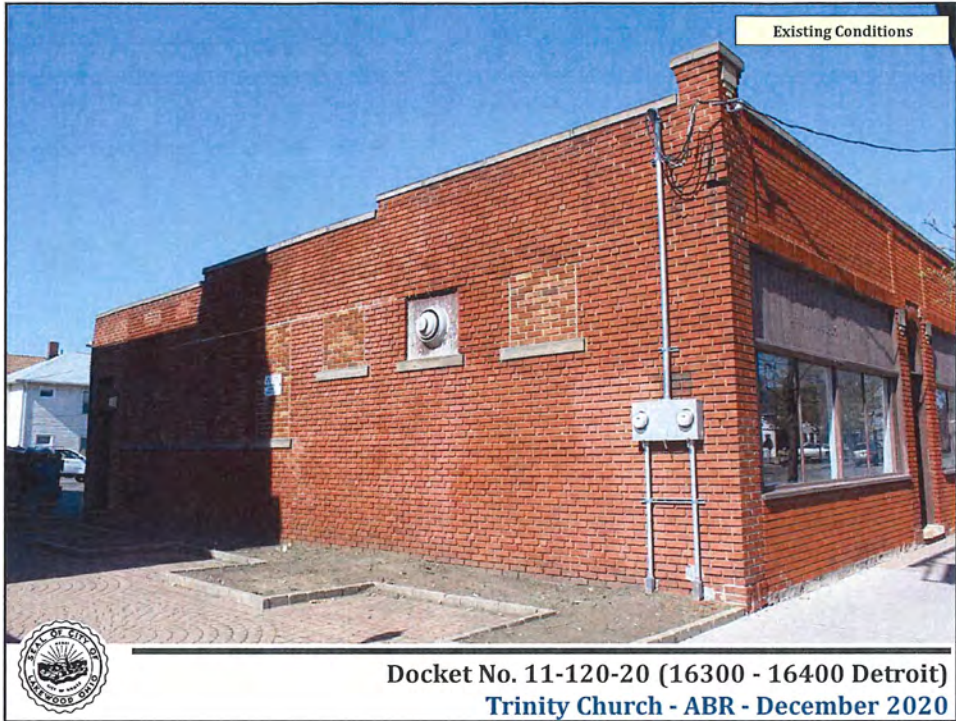
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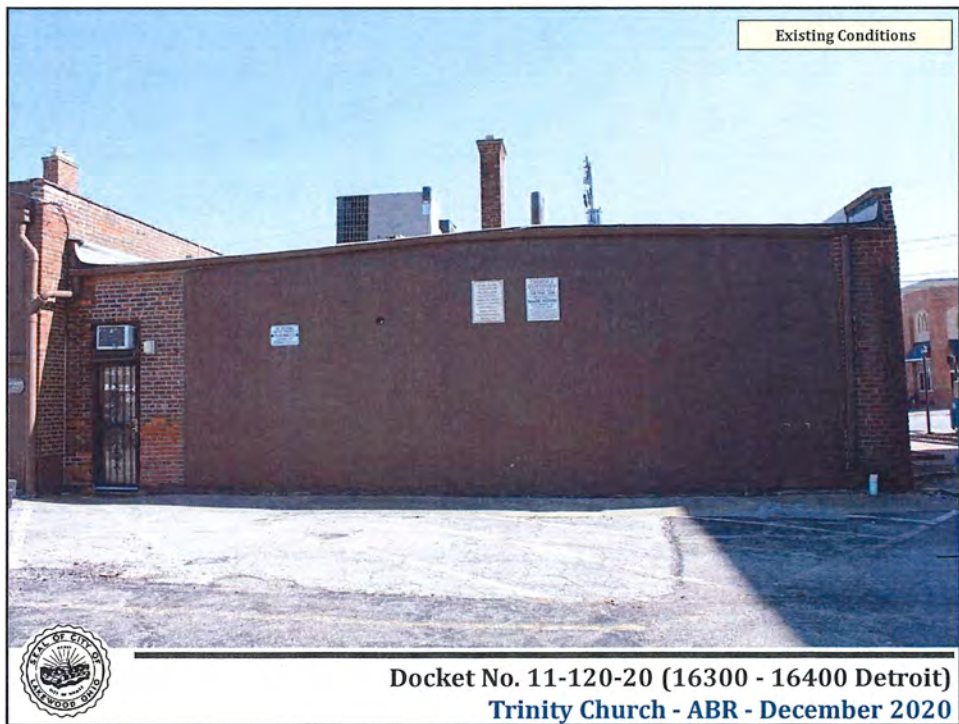
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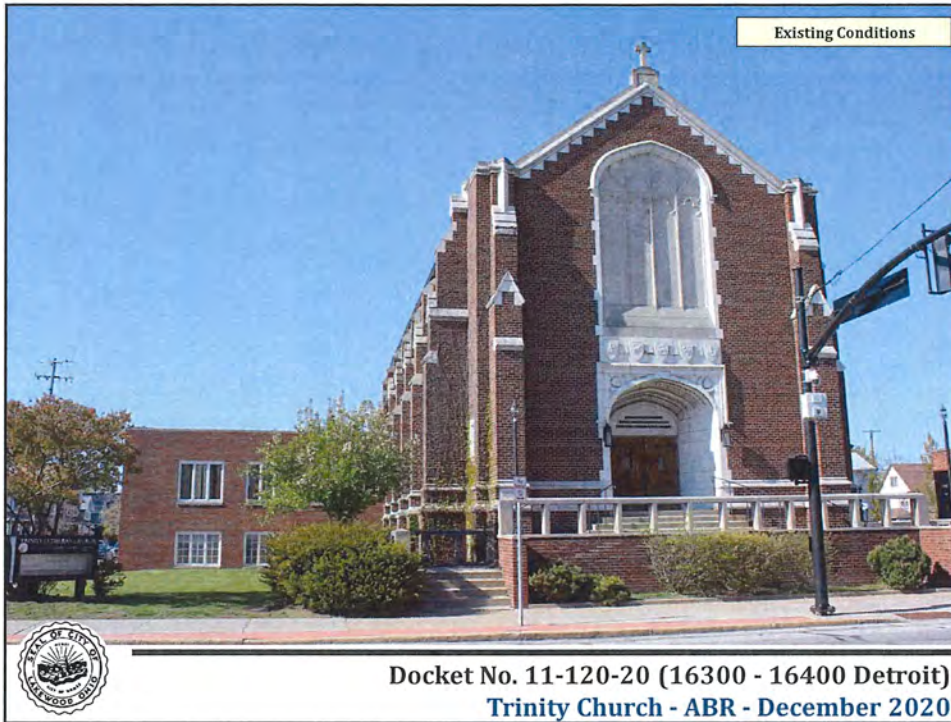
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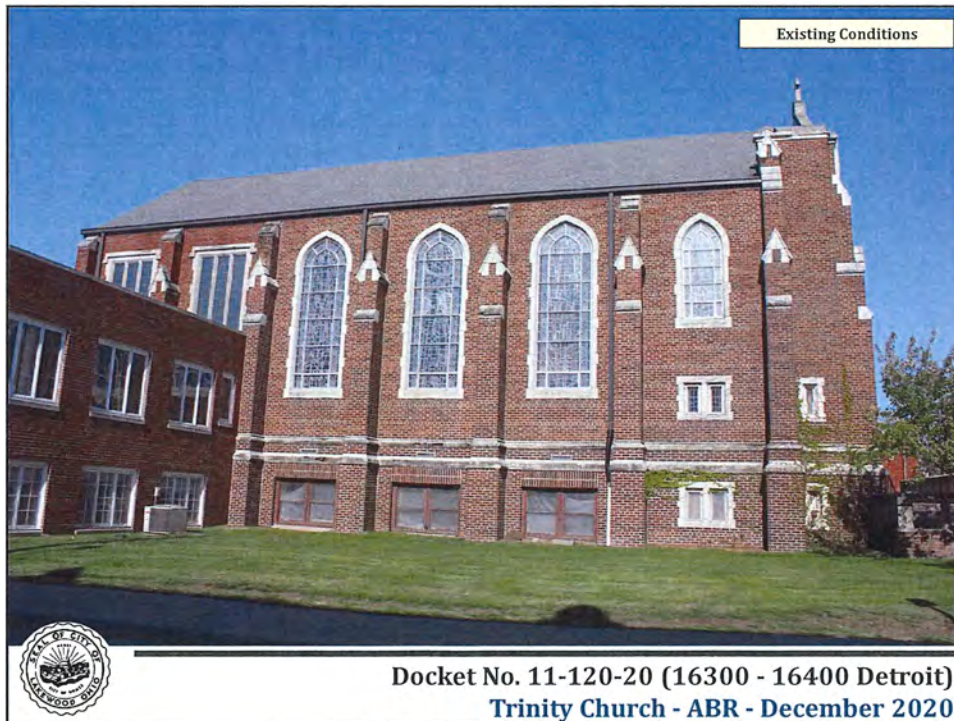
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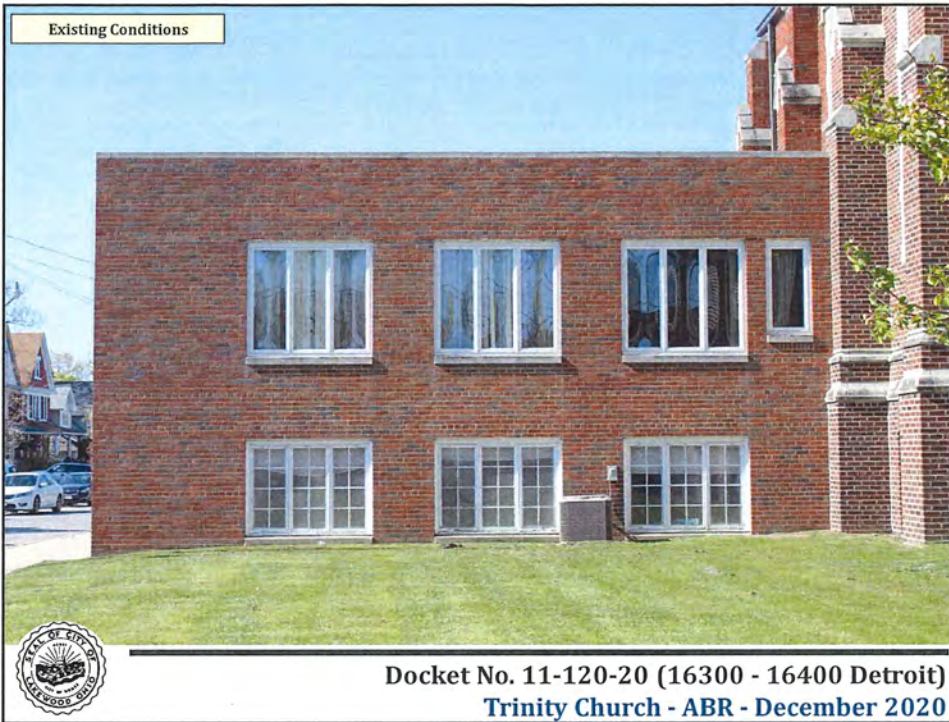
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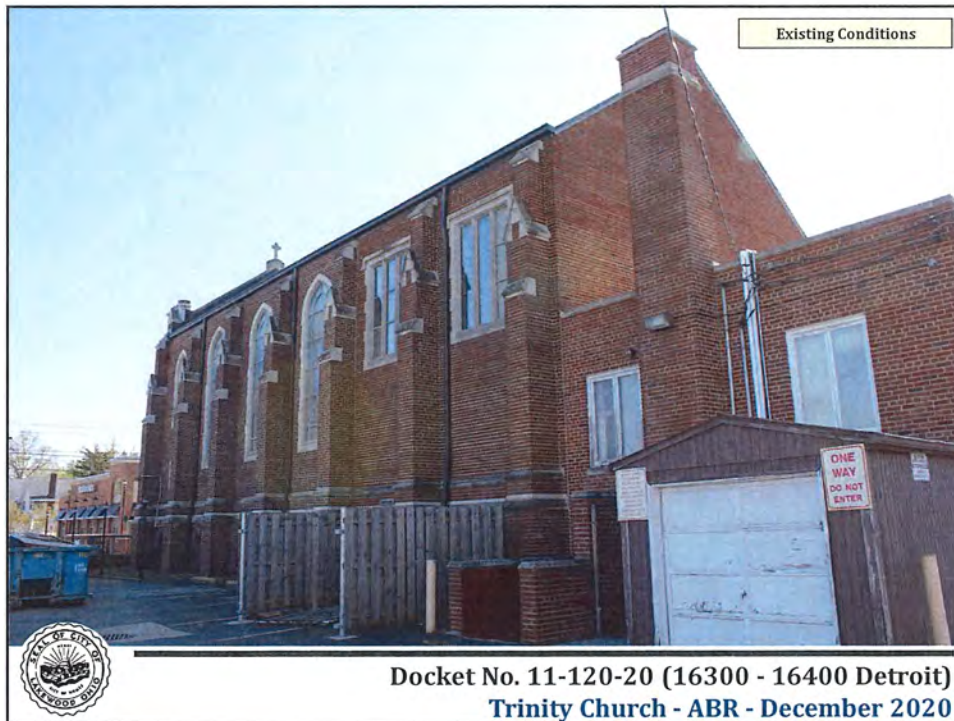
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42



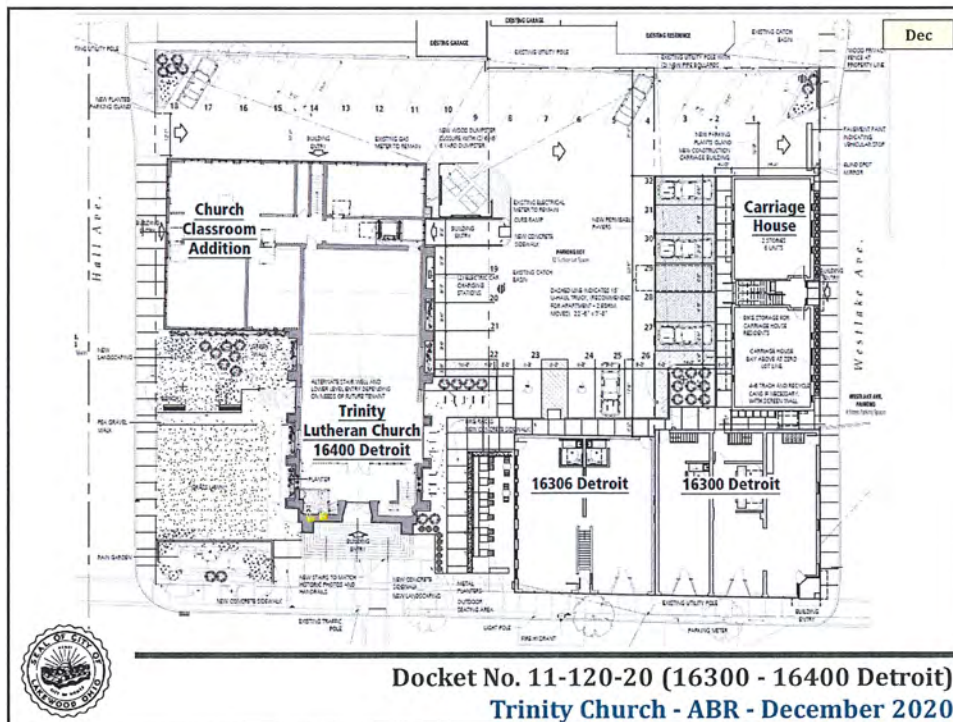
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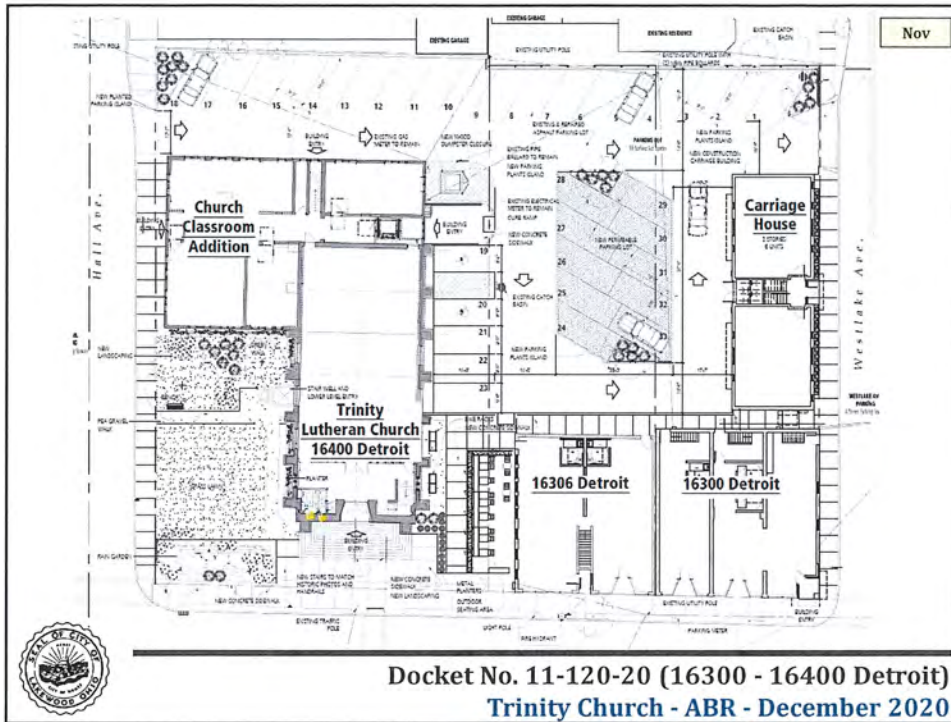
44



45



46



47

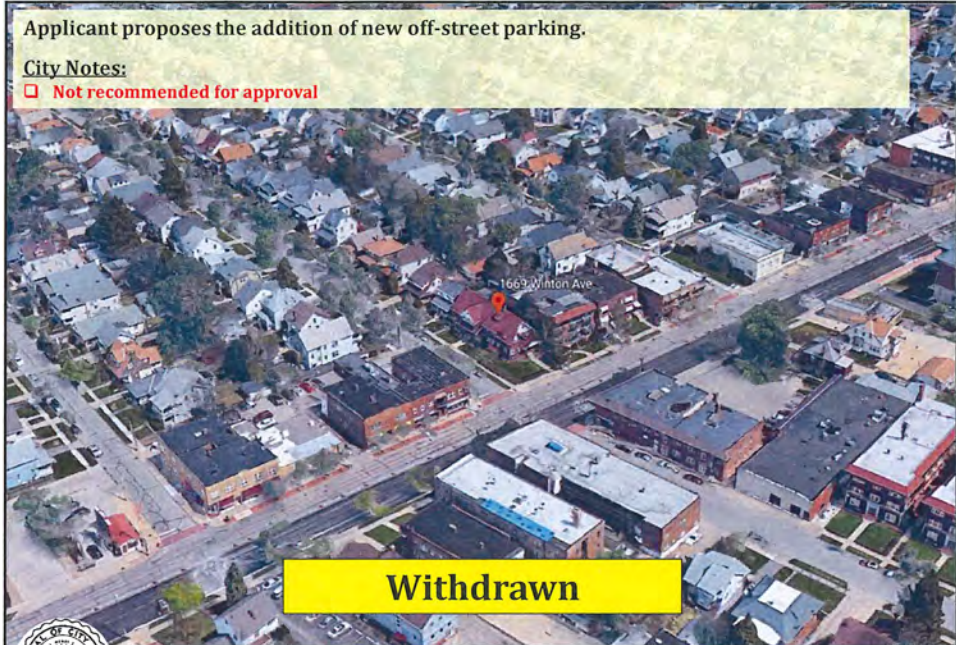


48




Applicant proposes the addition of new off-street parking.

**City Notes:**  
 **Not recommended for approval**



**Withdrawn**



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

51

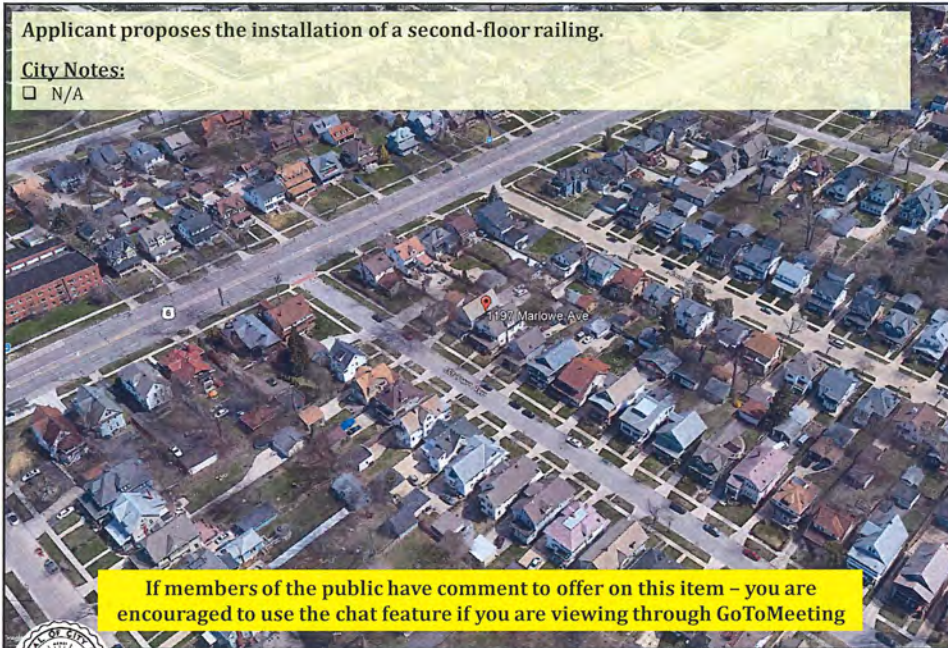



**Architectural Board of Review  
 New Business - December 2020**


52

**Applicant proposes the installation of a second-floor railing.**

**City Notes:**  
 N/A



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



**Docket No. 12-133-20 (1197 Marlowe)  
 Railing Installation - ABR - December 2020**

53



**Existing Conditions**



**Docket No. 12-133-20 (1197 Marlowe)  
 Railing Installation - ABR - December 2020**

54



55



56

Prior Conditions - Second Floor Railing



Docket No. 12-133-20 (1197 Marlowe)  
Railing Installation - ABR - December 2020

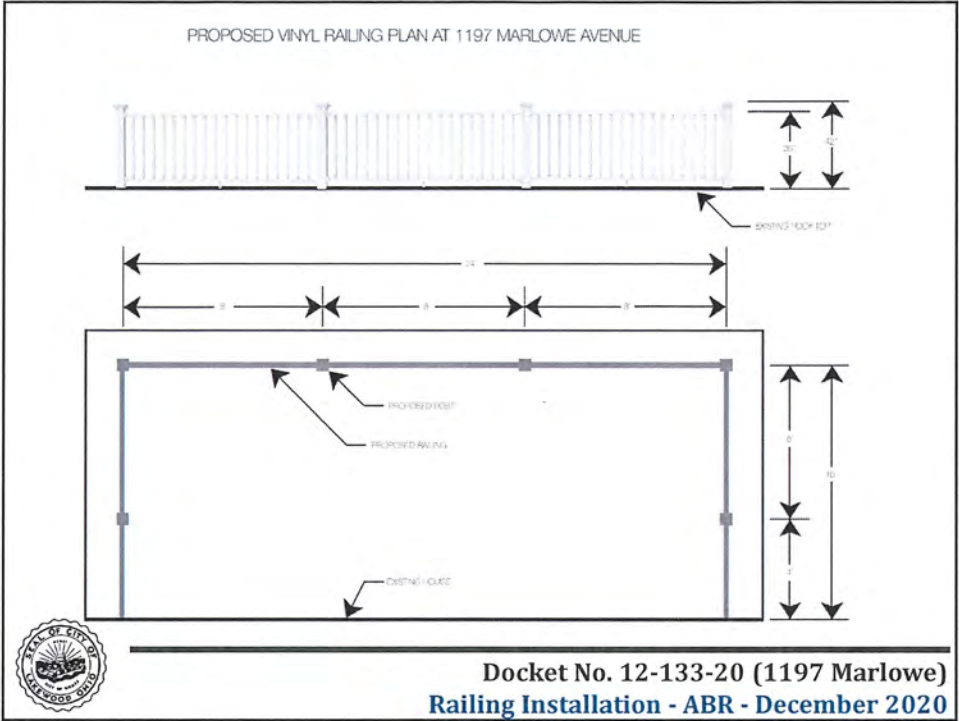
57

Neighborhood Context - other homes w/similar second-floor railings on same block of Marlowe



Docket No. 12-133-20 (1197 Marlowe)  
Railing Installation - ABR - December 2020

58



59

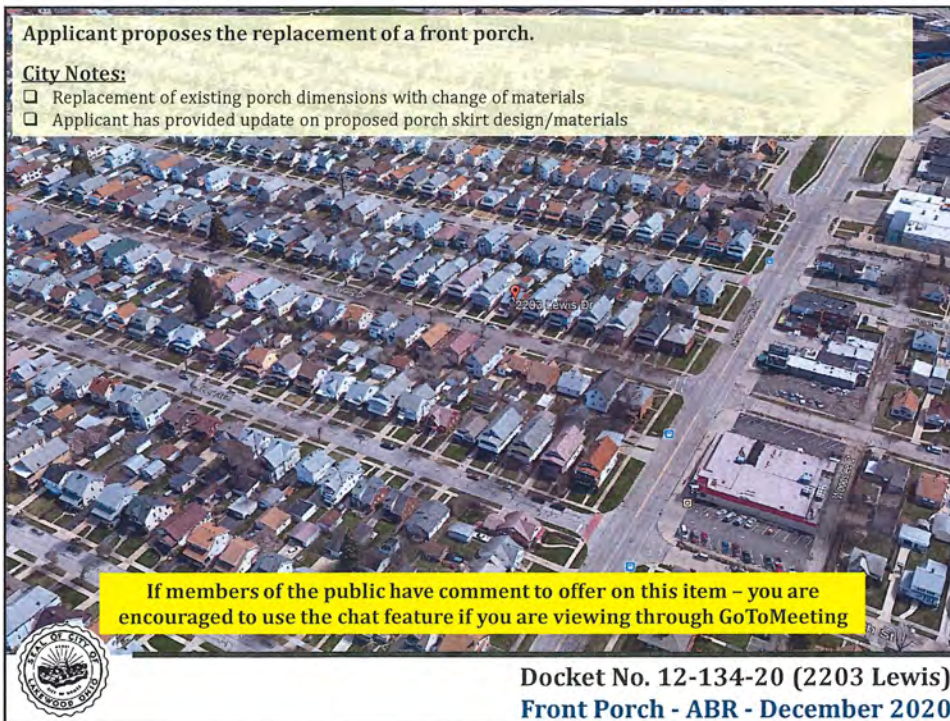


60



**Docket No. 12-133-20 (1197 Marlowe)  
Railing Installation - ABR - December 2020**

61



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

**City Notes:**

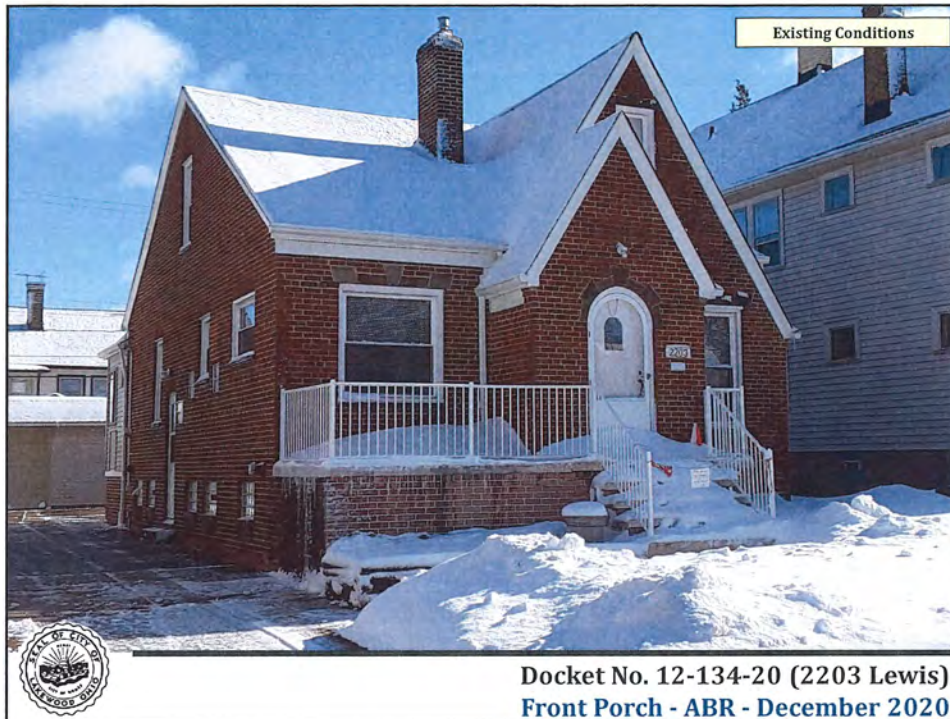
- Replacement of existing porch dimensions with change of materials
- Applicant has provided update on proposed porch skirt design/materials

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



**Docket No. 12-134-20 (2203 Lewis)  
Front Porch - ABR - December 2020**

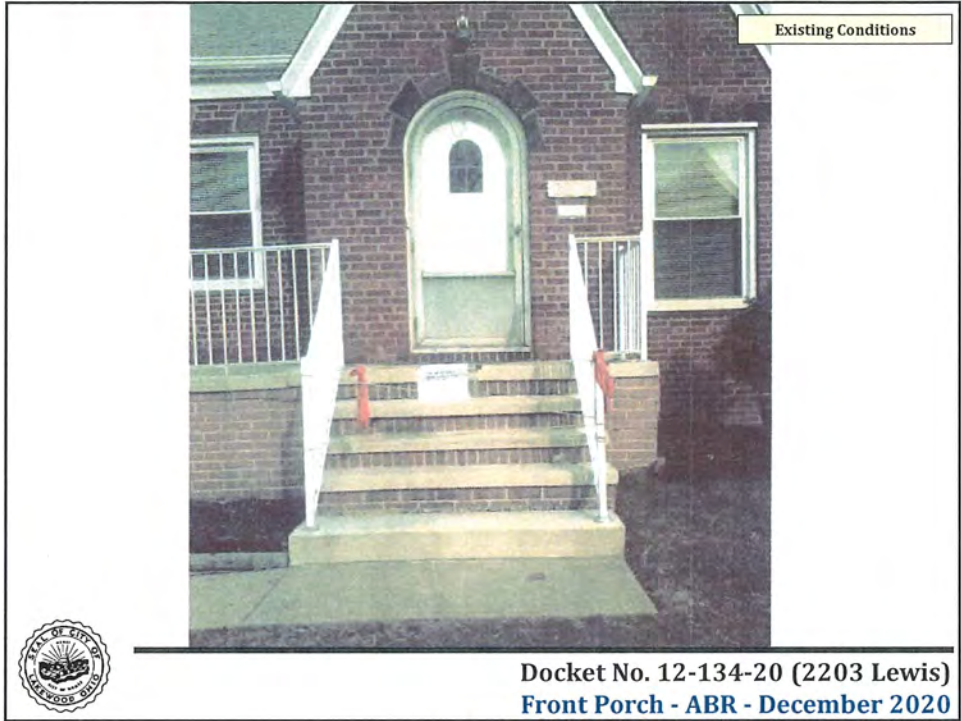
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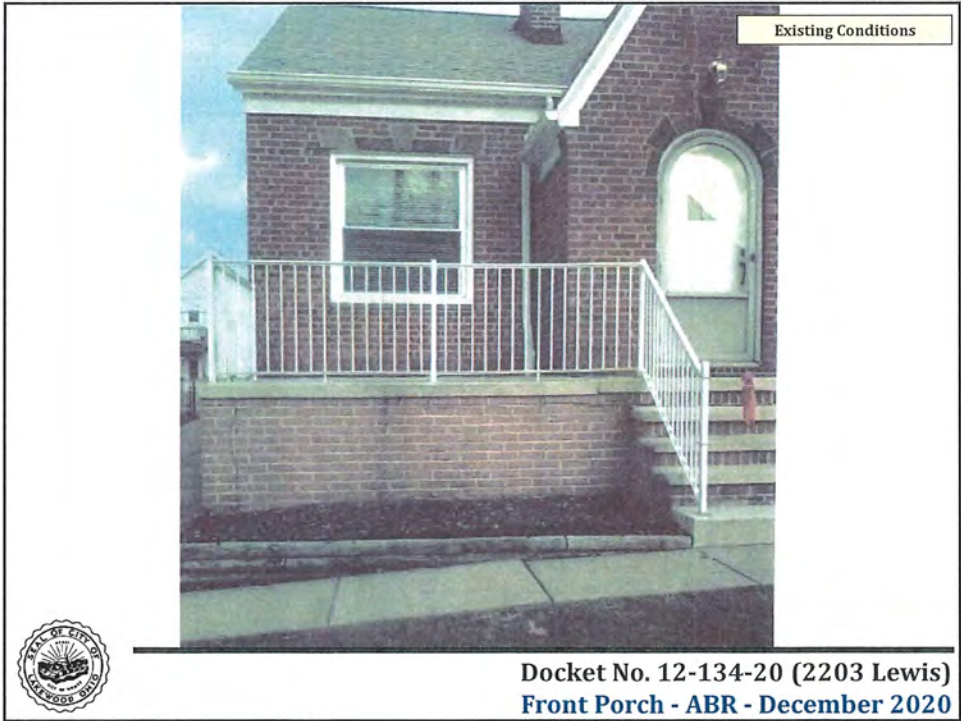
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64



65



66



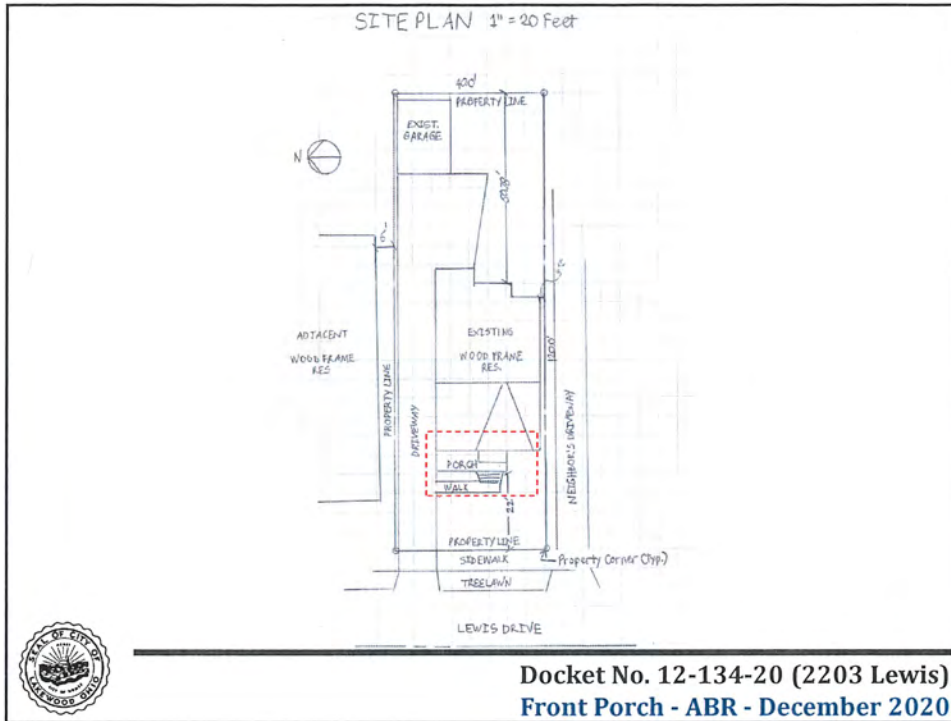
Docket No. 12-134-20 (2203 Lewis)  
Front Porch - ABR - December 2020

67

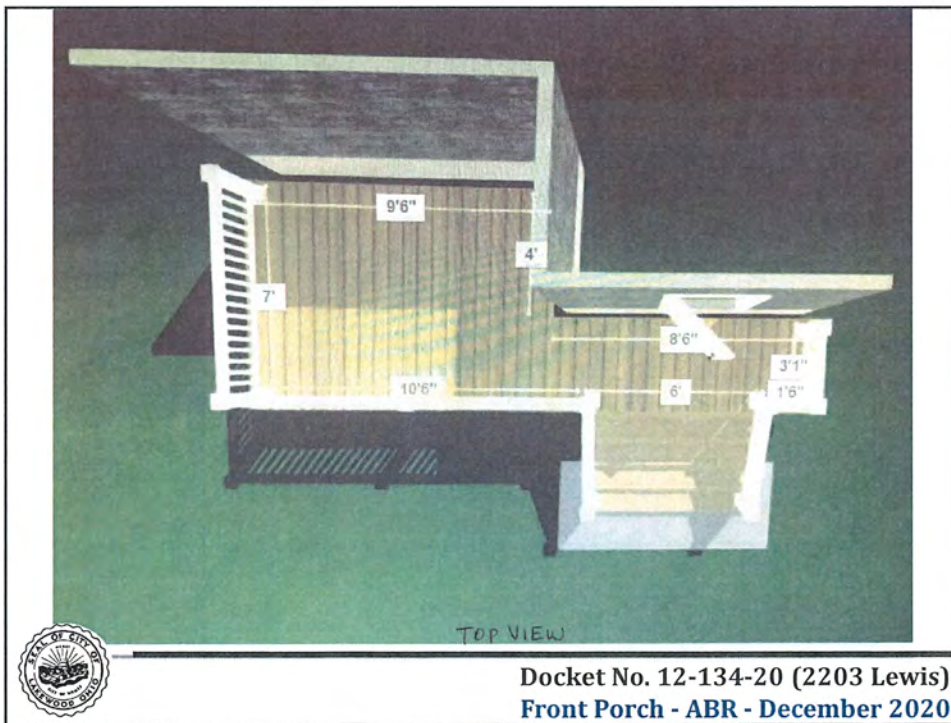


Docket No. 12-134-20 (2203 Lewis)  
Front Porch - ABR - December 2020

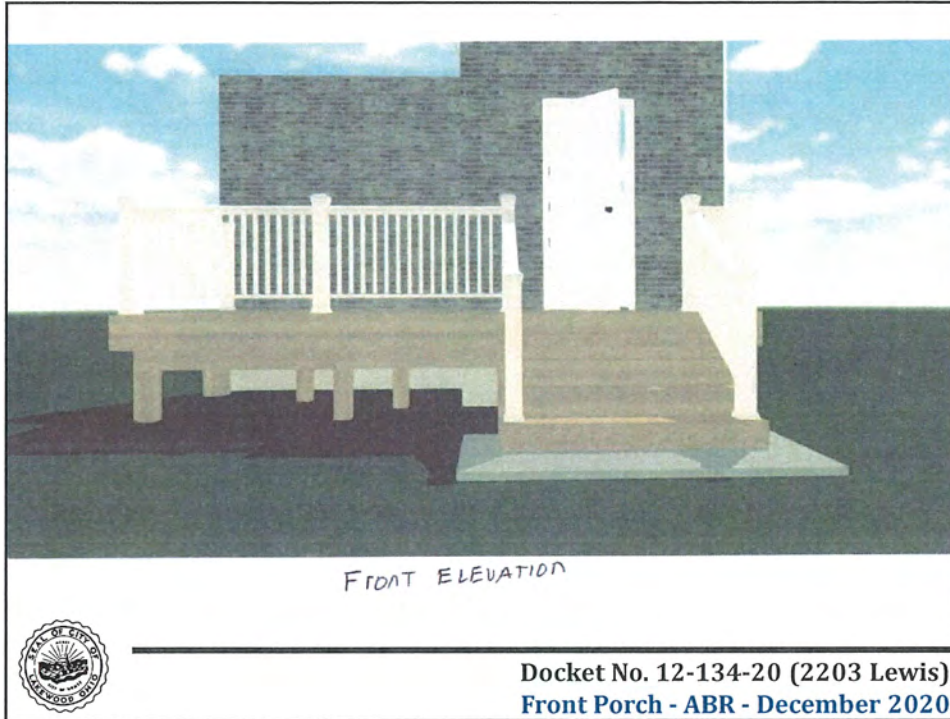
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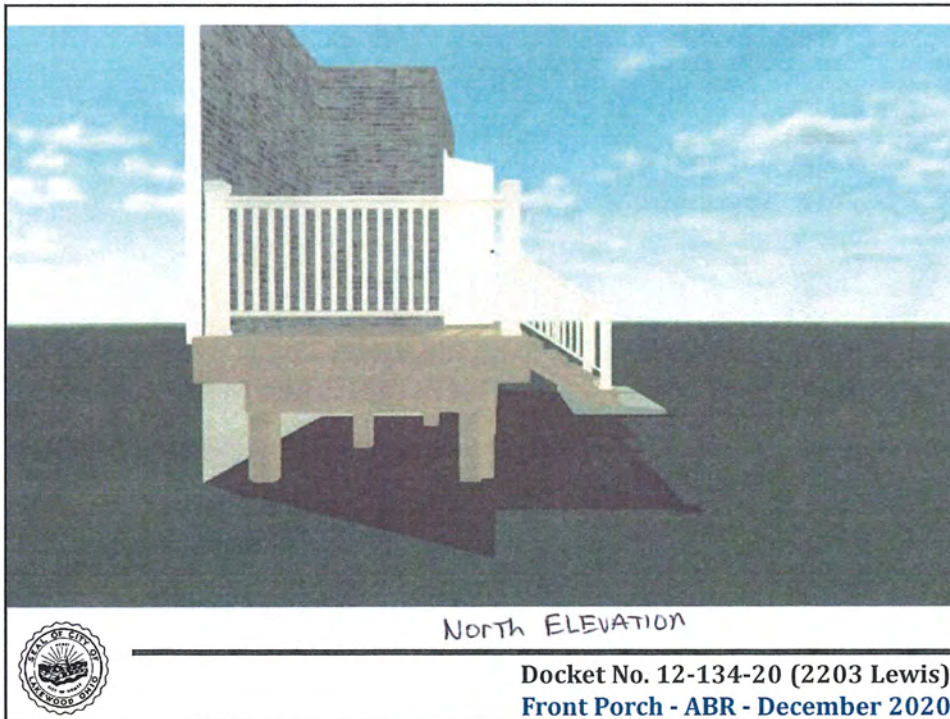
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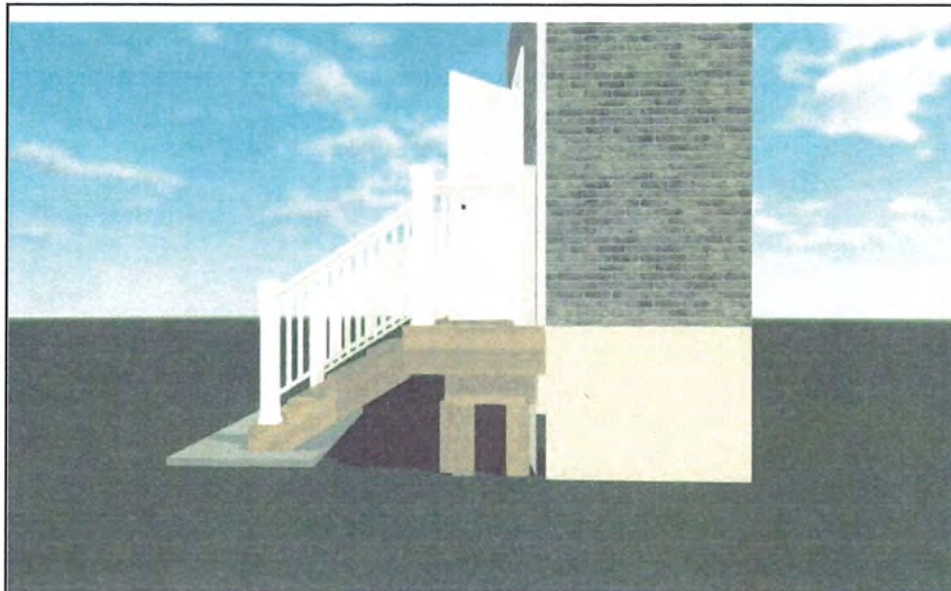
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71



72

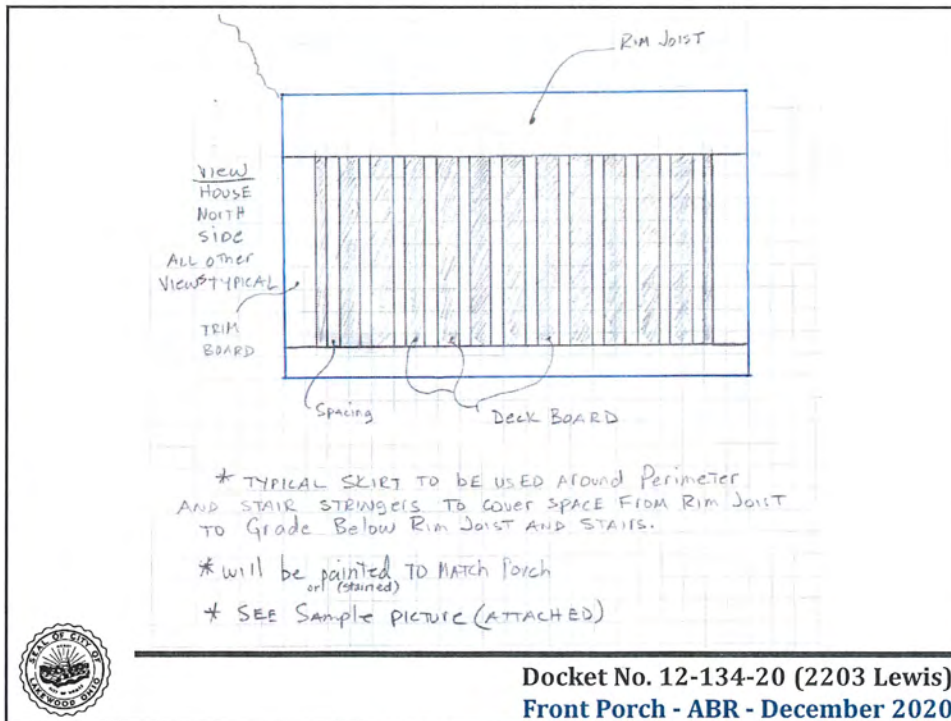


SOUTH ELEVATION



Docket No. 12-134-20 (2203 Lewis)  
Front Porch - ABR - December 2020

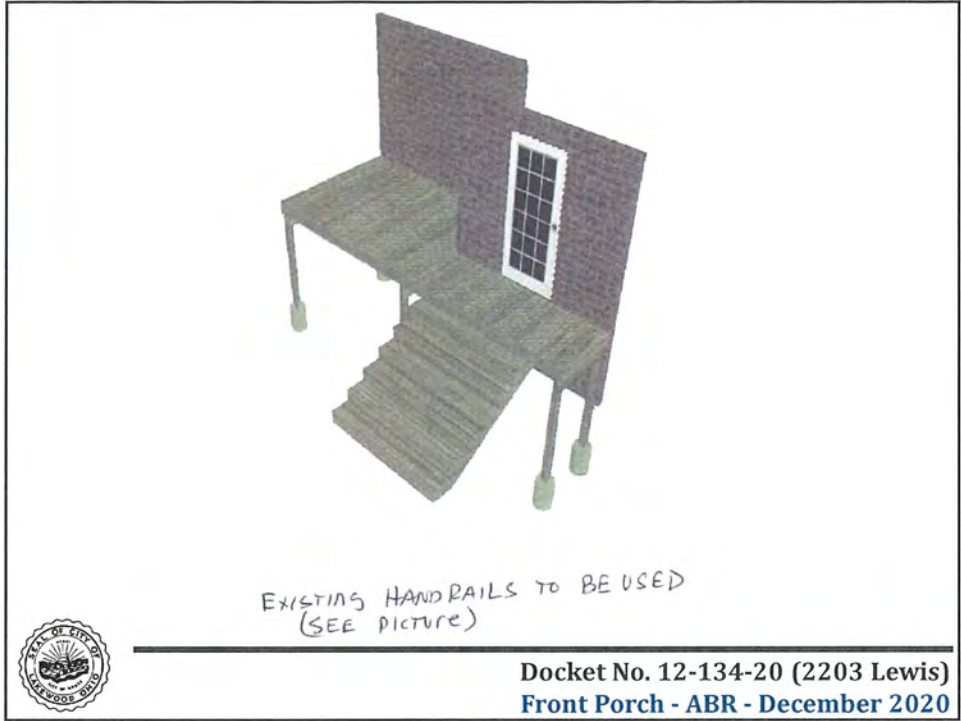
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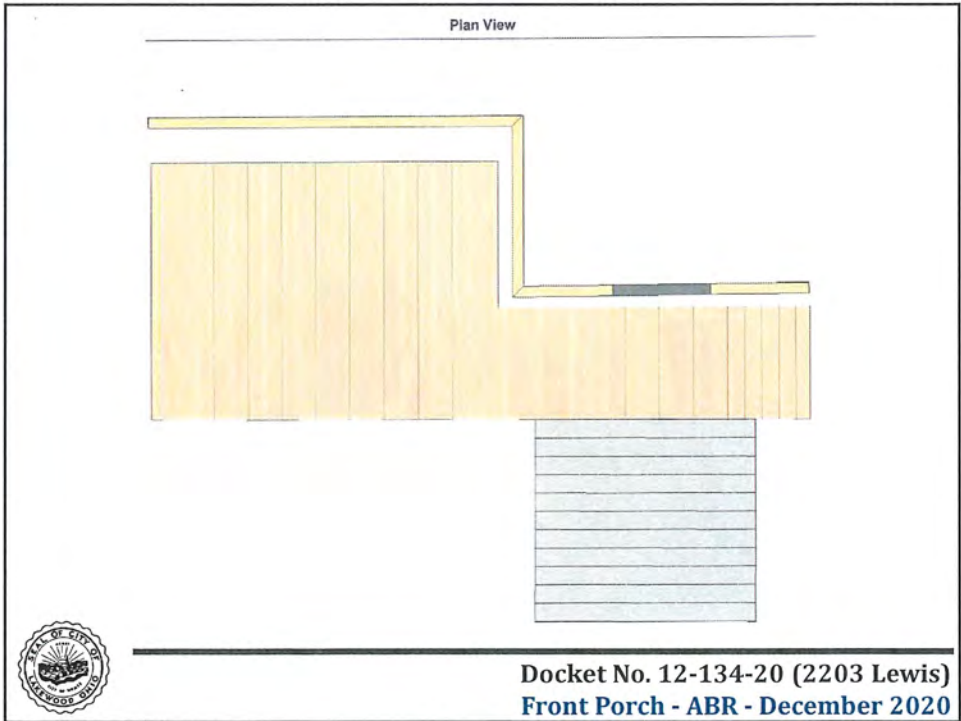
Docket No. 12-134-20 (2203 Lewis)  
Front Porch - ABR - December 2020

74

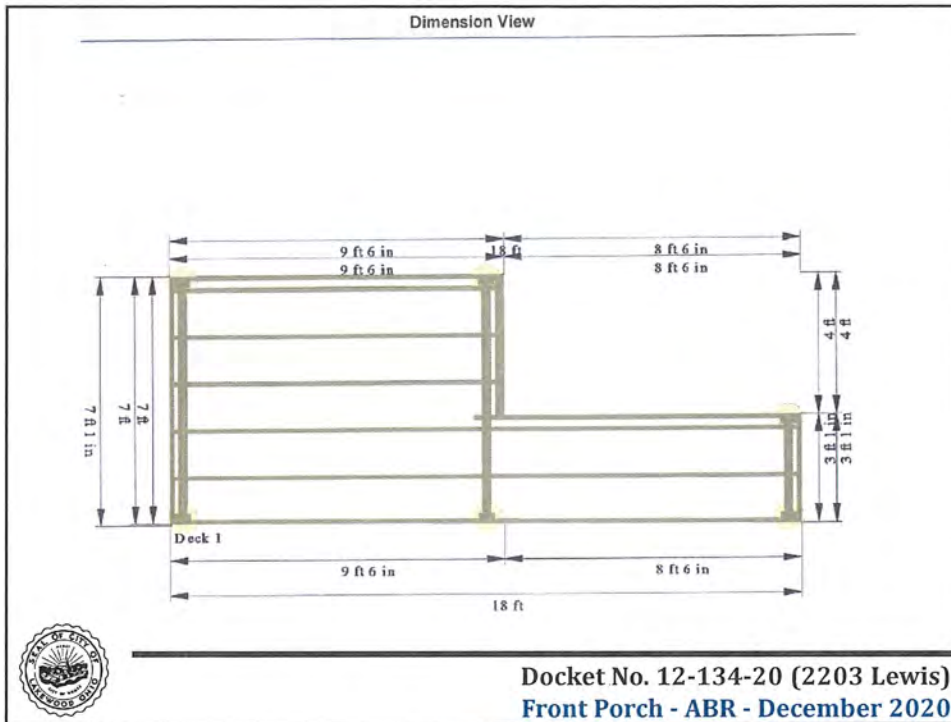




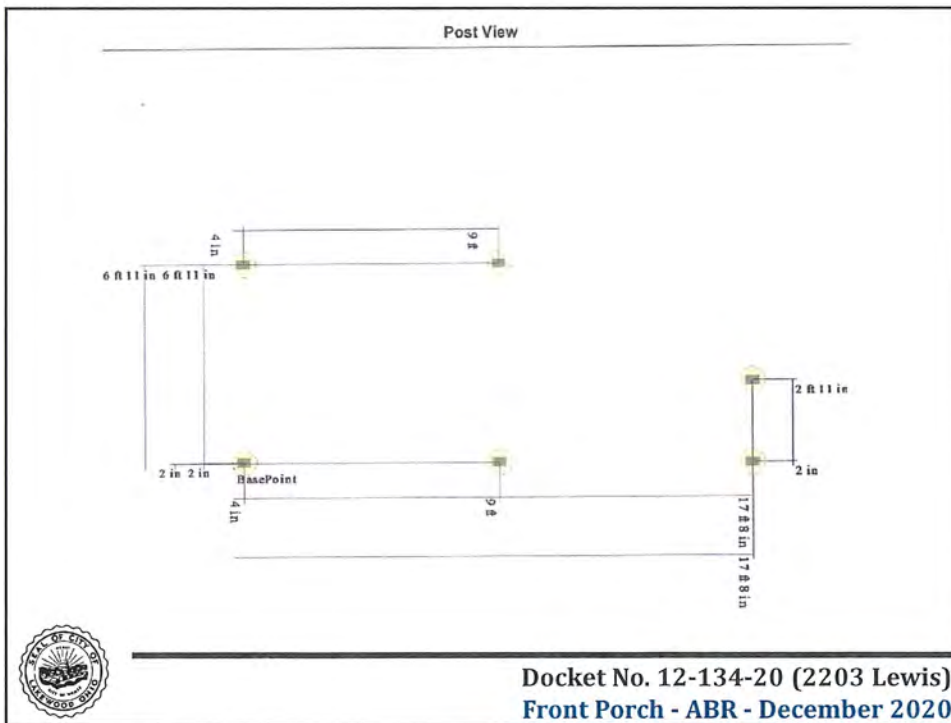
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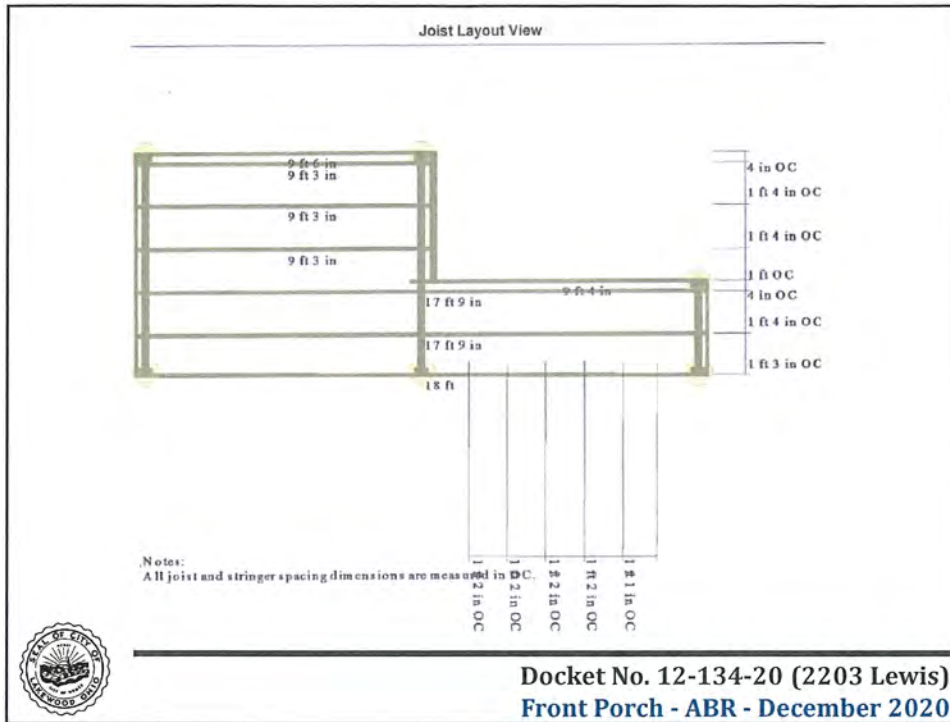
78



79



80



81

Applicant proposes the renovation (expansion) of a front porch.

**City Notes:**

Existing front setback at 33', proposed expansion of does not require BZA/variance.

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

**Docket No. 12-135-20 (2096 Lincoln)**  
**Front Porch - ABR - December 2020**

82

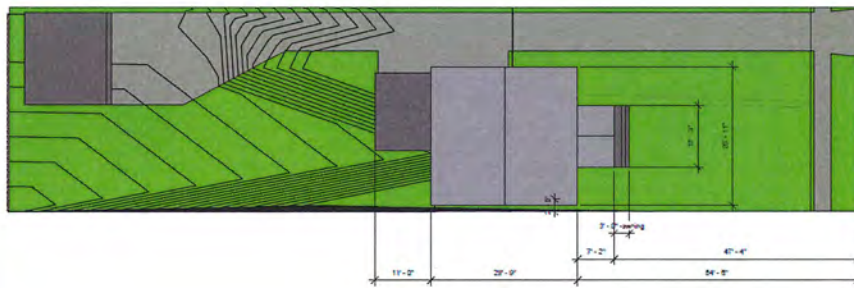
Existing Conditions



Docket No. 12-135-20 (2096 Lincoln)  
**Front Porch - ABR - December 2020**

83

↑  
N



2096 Lincoln Ave.  
 Front Porch Expansion

No.	Description	Date

Site Plan - Preexisting

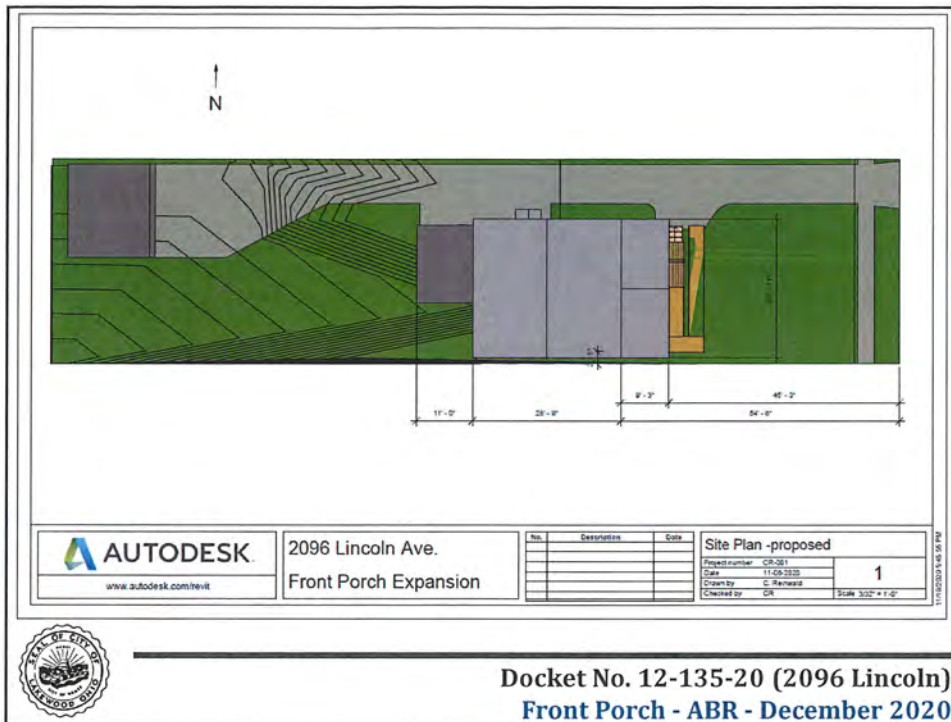
Project number	CR-21
Date	12-29-2020
Drawn by	C. Reinhardt
Checked by	CR
Scale	3/32" = 1'-0"
Sheet Number	2

11/17/2020 1:53:55 PM



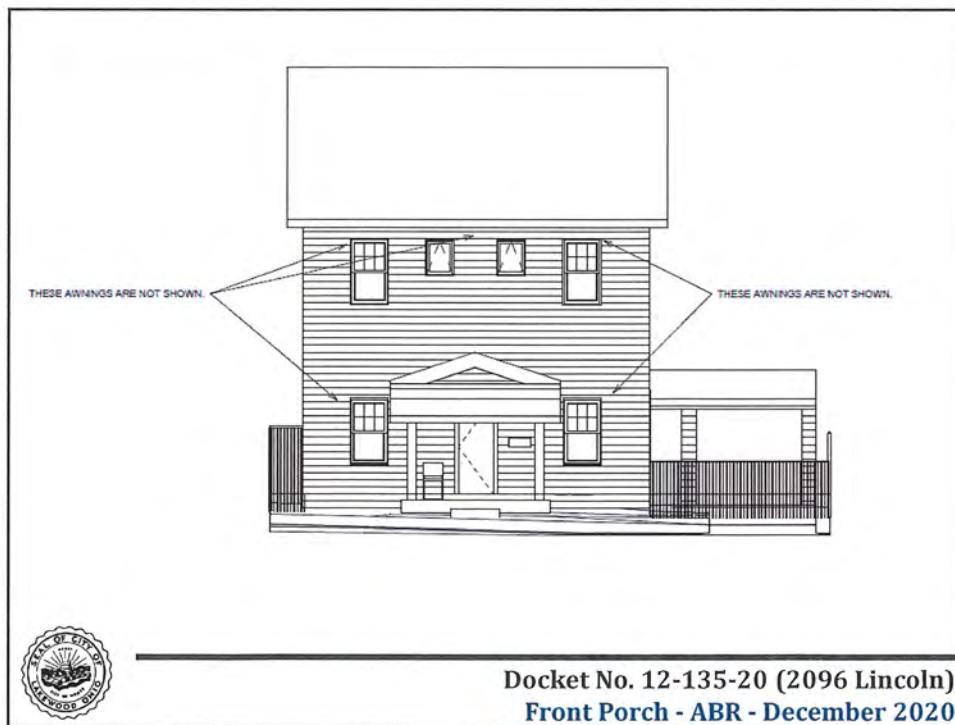
Docket No. 12-135-20 (2096 Lincoln)  
**Front Porch - ABR - December 2020**

84



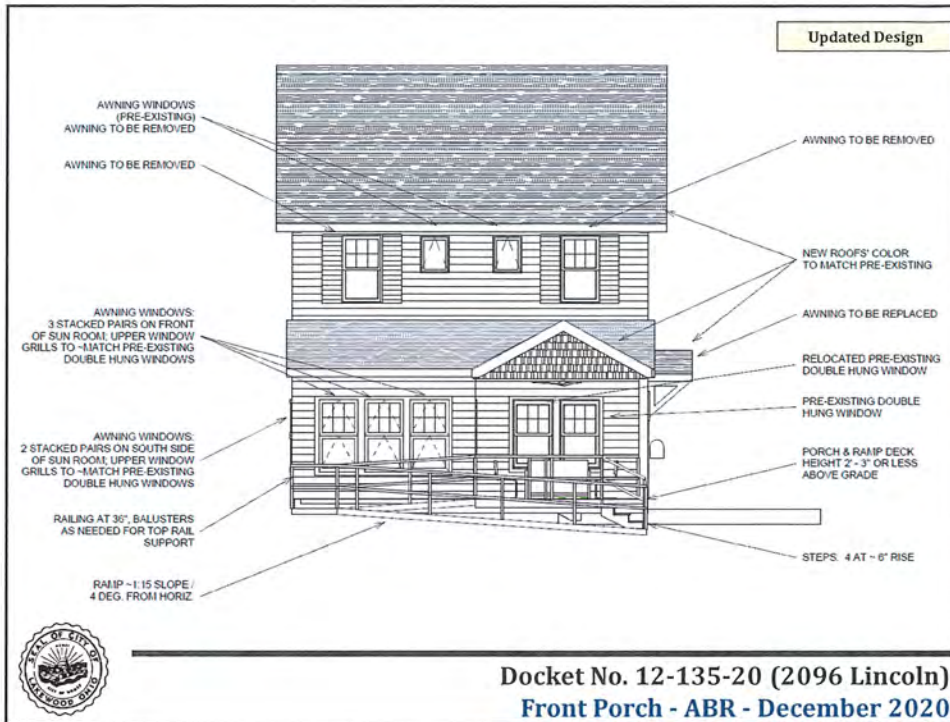
Docket No. 12-135-20 (2096 Lincoln)  
**Front Porch - ABR - December 2020**

85

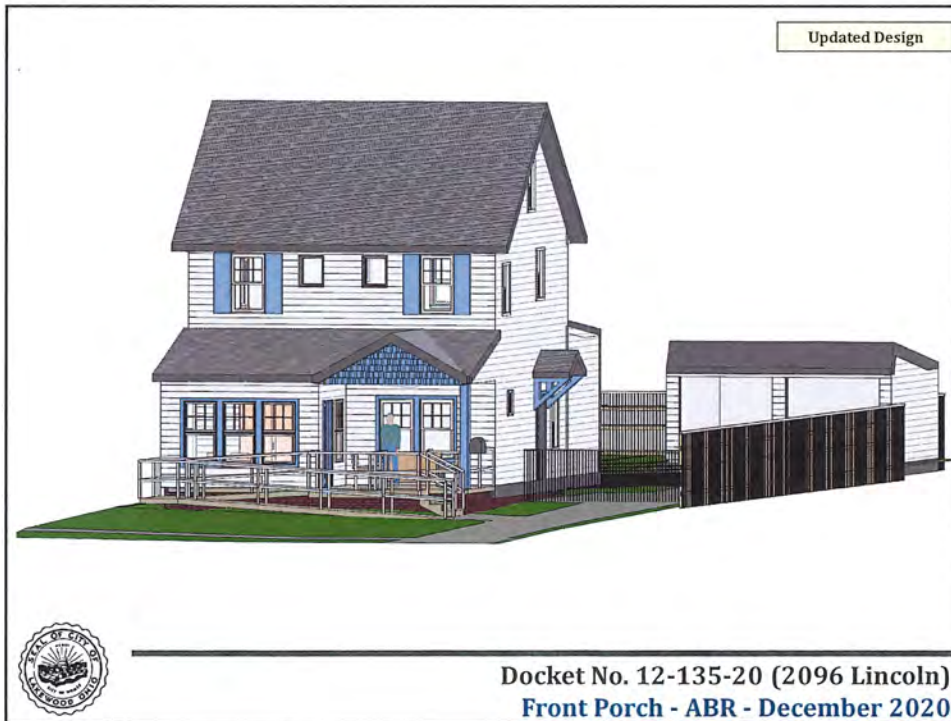


Docket No. 12-135-20 (2096 Lincoln)  
**Front Porch - ABR - December 2020**

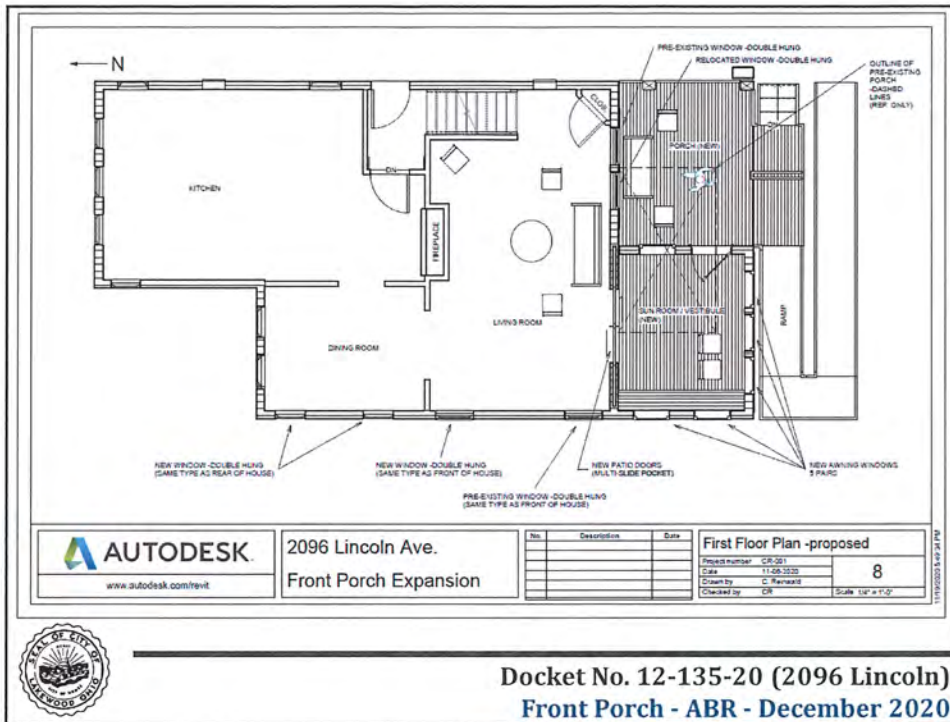
86



87



88




89



90

Material Examples provided





**Replacement Awning Windows**

Maximize light in your home with the safety, awning. Choose an InStyle Awning for a light, sleek and modern look. Or choose a white or dark finish with other window to add architectural interest and artful to your home.

**Replacement Awning Window Features**


- Wiped on top of the frame to open outdoors with a smooth, quiet operation.
- Smoothly open the InStyle Awning with our finishing handle that looks out of the way of most window treatments for a clean, finished look.
- Features multi-point locking system for a sense of security.
- Choose the optional EverShield™ tempered screen for a seamless look that can be done to match your interior trim.





**Pella® Impervia® Awning With Grilles**

Powerfully strong Pella® Impervia® fiberglass awning windows are made from Pella's patented five-layer fiberglass composite, and provide exceptional energy efficiency. Enjoy the look of painted wood windows with a low maintenance powder coated finish.



**Docket No. 12-135-20 (2096 Lincoln)  
Front Porch - ABR - December 2020**


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Material Examples provided



**FOUNDRY**  
Specialty Siding

Bring your design to life™



**Standing Seam Vertical Metal**  
traditional, yet modern roof building

MEDIUM MONZY



**Docket No. 12-135-20 (2096 Lincoln)  
Front Porch - ABR - December 2020**

92



### MULTIGLIDE™ DOORS

Architectural Collection

Material Examples provided



**WALK THROUGH WALLS**

The MultiGlide™ door not only connects a home to the outdoors, it can be customized to fit any home's design. Beyond offering ultimate design freedom, it's engineered for smooth, easy operation with seamless transitions.

**KEY FEATURES**

- Fits openings up to 50" wide and 10' tall
- Panel width 28" to 40" wide and 47" to 116" (3' tall) (67" to 117" for flush sill opening)
- Rated for air, water and structural performance
- Thermally separated option is available for increased performance with clad wood panels only
- Available with all standard Andersen glass options including triple-pane glass
- Aluminum framed bottom gliding mechanism available featuring 2 1/2" even sight lines and synthetic rollers

**SILL OPTIONS**

On-Meet Descent Sill Options



Flush Sill



**CONTEMPORARY & TRADITIONAL STYLES**

Contemporary panels are available in an all aluminum design or aluminum-clad wood design and feature a 2 1/2" profile. Traditional panels are available in an aluminum-clad wood design and feature a 1 1/2" stile and a 1 1/2", 8" or 12" button rail height.

**DOOR CONFIGURATIONS**

One-directional and two-directional stacking and propping configurations available.



**ROLLERS**

Continuously adjustable synthetic rollers are cycle tested 25,000 for proven operation. Feature modulus steel ball-bearings and are constructed perfectly to match the track to increase ease of operation.

**AUTOMATED OPEN/CLOSE SYSTEM\*\***

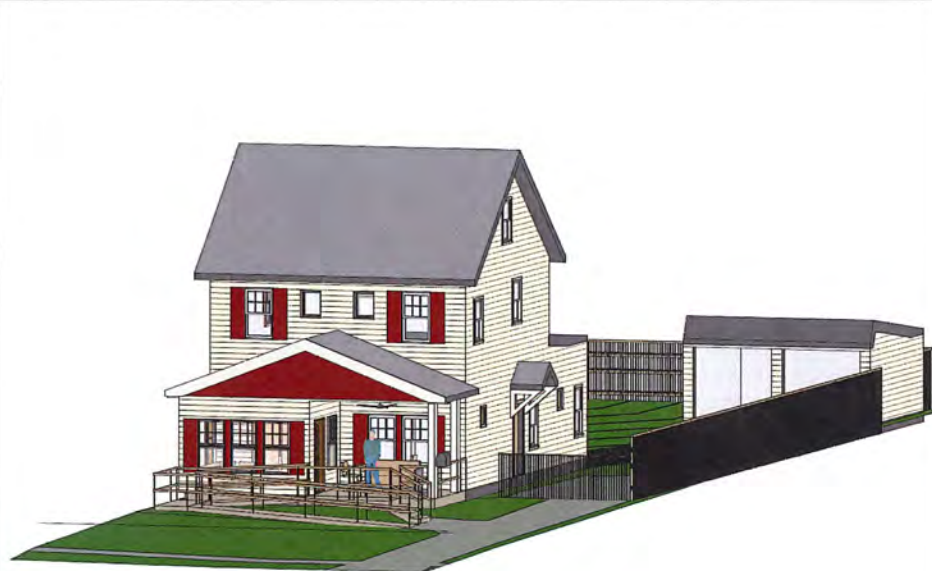
Automated open/close system is available on both marking and recessing door configurations and is operated using an interior touchpad and weatherproof remote stored keypad. It can also be connected with a home automation system.






**Docket No. 12-135-20 (2096 Lincoln)**  
**Front Porch - ABR - December 2020**

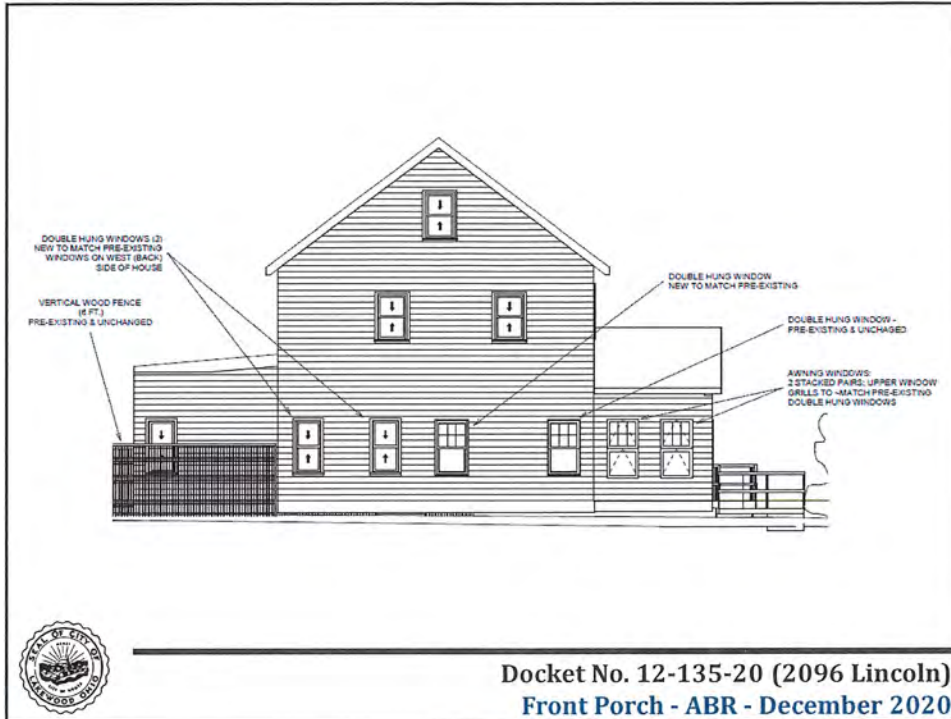
93





**Docket No. 12-135-20 (2096 Lincoln)**  
**Front Porch - ABR - December 2020**

94



95

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

**City Notes:**

No change in footprint from existing porch foundation, proposes change in roof.

1301 Granger Ave

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

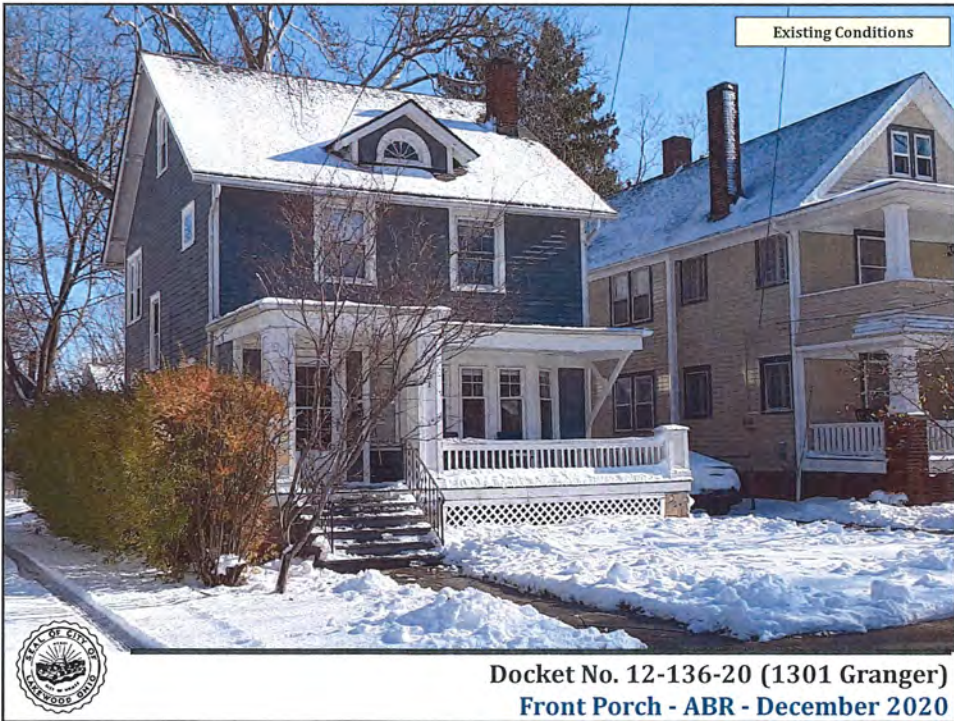
City of Lincoln Seal

**Docket No. 12-136-20 (1301 Granger)**  
**Front Porch - ABR - December 2020**

96



97



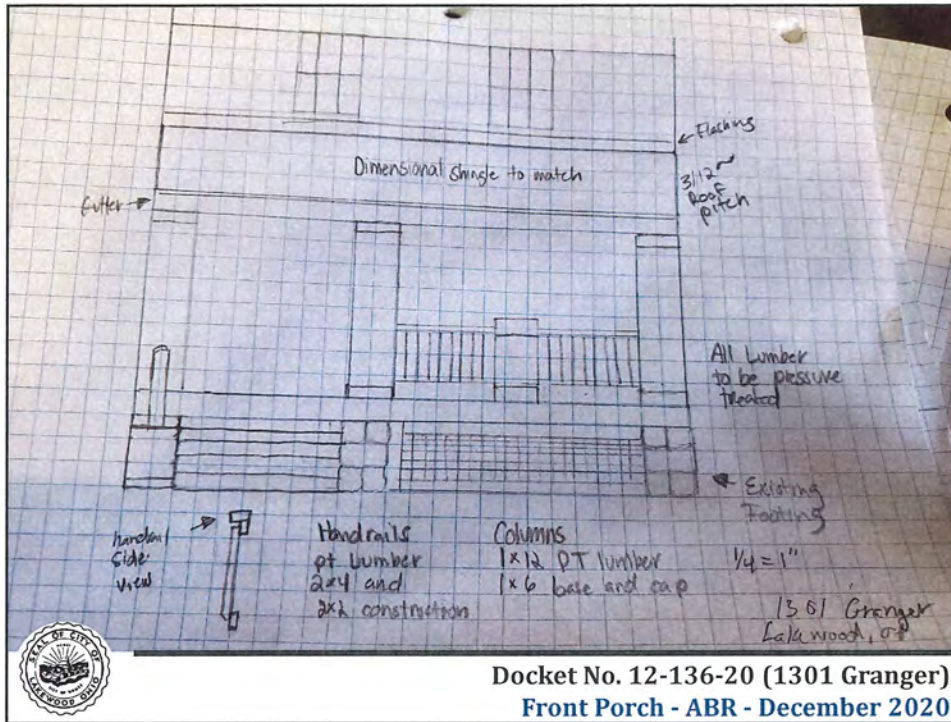
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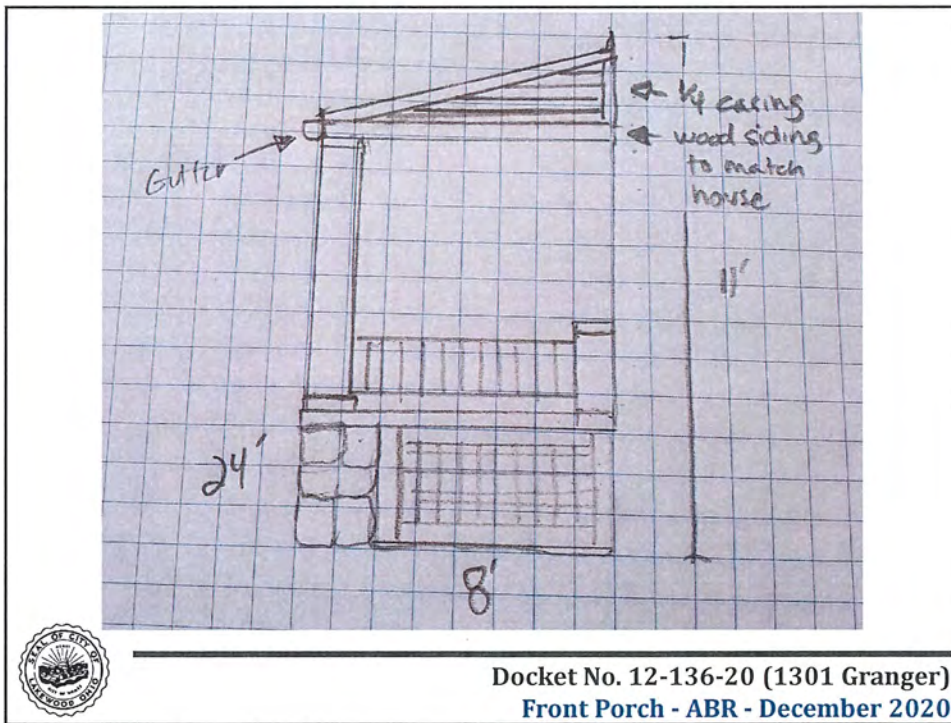
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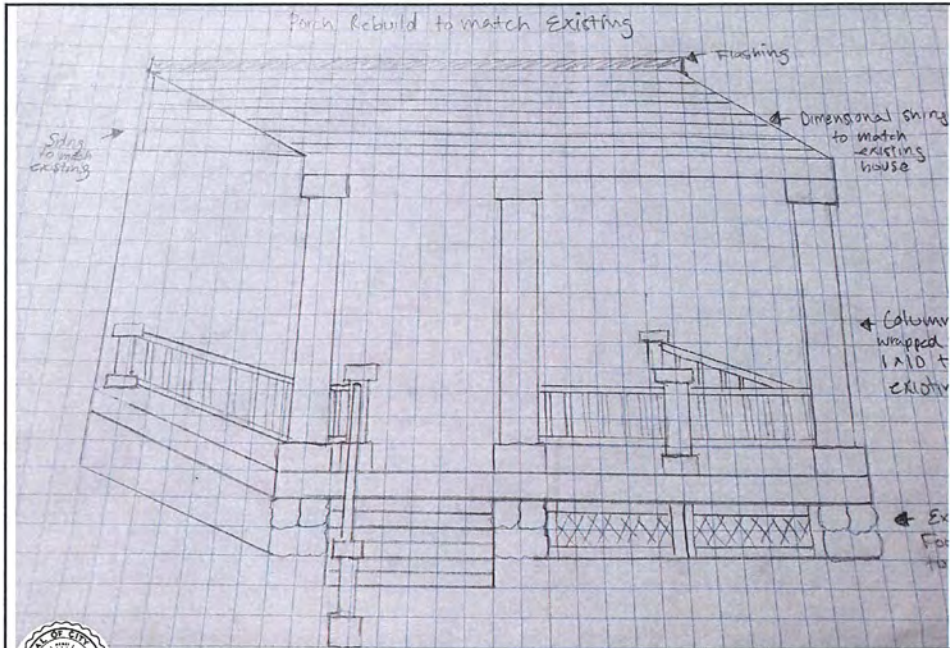
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101

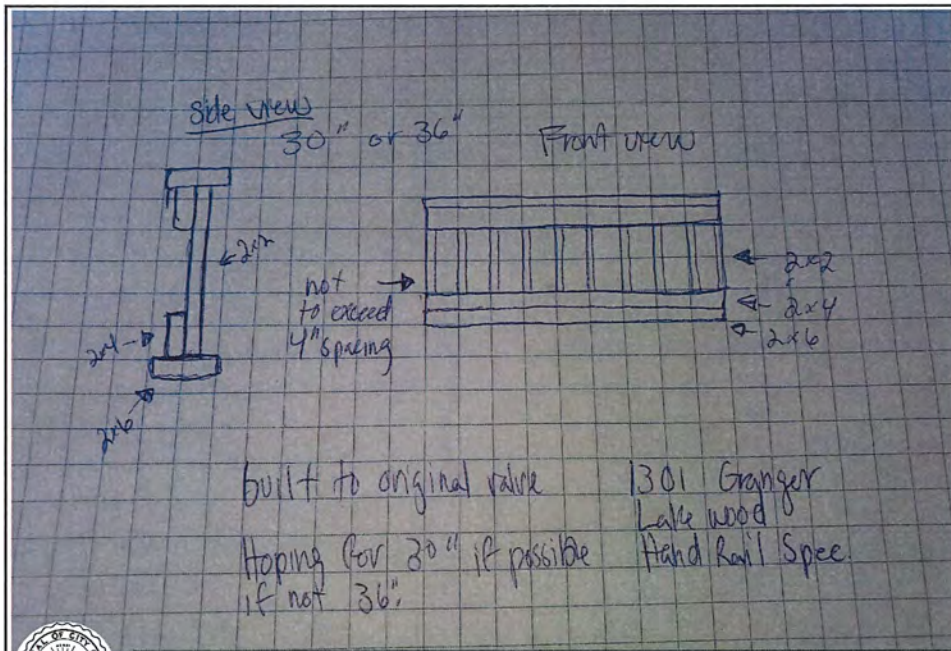


102



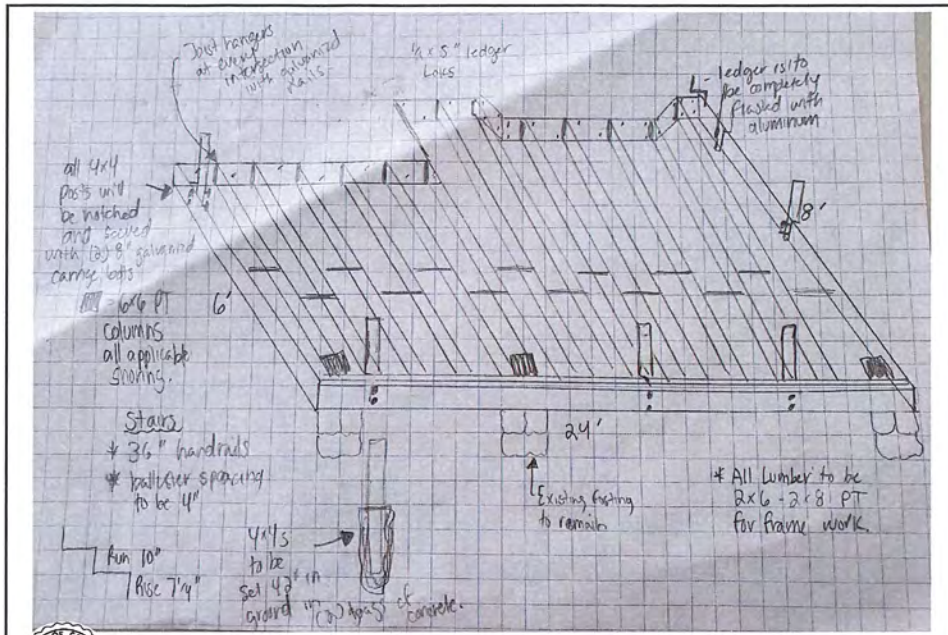
Docket No. 12-136-20 (1301 Granger)  
Front Porch - ABR - December 2020

103



Docket No. 12-136-20 (1301 Granger)  
Front Porch - ABR - December 2020

104



**Docket No. 12-136-20 (1301 Granger)  
Front Porch - ABR - December 2020**

105



**Architectural Board of Review  
Sign Review - December 2020**

106

Applicant proposes refacing of an existing internally-illuminated cabinet sign in C2 District.

**City Notes:**

- Storefront 82 ft, maximum allowable sign area of 100 ft<sup>2</sup>
- Proposal replaces existing cabinet/pole sign (~18ft<sup>2</sup>) with new, smaller cabinet sign (16 ft<sup>2</sup>) at same height
- Not Recommended for Approval:**
  - 1329.09 (Sign Design Standards): Pole Sign. Existing pole signs may be refaced as long as the cabinet, pole or structure is not modified in anyway. Any such modification other than refacing the cabinet requires removal of the pole sign.
- Recommend deferral so applicant can return with comprehensive plan for all proposed signage.



Docket No. 12-137-20 (18260 Detroit)  
Cilantro Taqueria - Sign Review - December 2020

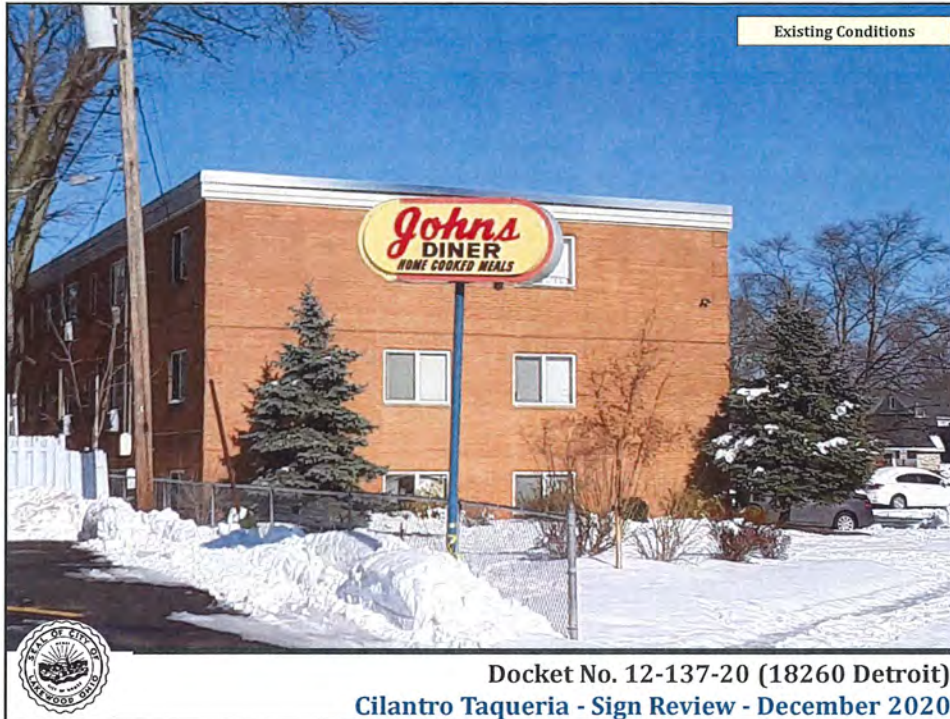
107

Existing Conditions



Docket No. 12-137-20 (18260 Detroit)  
Cilantro Taqueria - Sign Review - December 2020

108



109

CONCEPT DRAWING

**SITE PLAN**  
18260 Detroit Ave  
Lakewood, Ohio

1 SIGN LOCATION

**THIS DRAWING IS NOT SUITABLE FOR PRODUCTION PURPOSES**

<p><b>BNEXT</b> ARCHITECTURAL IMAGING SIGNS • AWARDS • LIGHTING</p> <p>Address: 5108 Clark Ave Cleveland Ohio 44182 Phone: 216.638.1800 www.bnnextdesign.com</p>	<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION	DATE										<p><b>RENDERED BY:</b> 462</p> <p><b>PAGE:</b> 1 of 1</p>	<p><b>PROJECT # NAME:</b> 5128</p> <p><b>DATE:</b> 11/8/20</p>	<p><b>SALESPERSON:</b> Aise</p> <p><b>PROJ. MANAGER:</b> Kity</p> <p><b>JOB LOCATION:</b> 18260 Detroit Ave Lakewood, Ohio</p>
NO.	DESCRIPTION	DATE														

**Docket No. 12-137-20 (18260 Detroit)  
Cilantro Taqueria - Sign Review - December 2020**

110

**CONCEPT DRAWING**



**D/S CABINET SIGN**  
 3/16" WHITE POLYCARBONATE FACES  
 DIE CUT 8500-068 & PRINT LOGO  
 1" x 1" x 8-10" CAN SHEETED w/ 063  
 WHITE LEDS  
 MOUNTED TO EXISTING POLE (PAINTED BLACK)

**SF: 16**  
**FRONTAGE: 82'**  
**ELEVATION: 10'**



48 in

48 in

WIREFRAME

WHITE LEDS

DISCONNECT SWITCH

POWER SUPPLY

EXISTING POLE

2" x 4" STEEL MATCH PLATES FINISHED TOGETHER w/ TYPED 1009 WASHERS & NUTS (1 PLATE WELDED TO INSIDE OF CABINET 1 PLATE WELDED TO POLE OF EXISTING POLE)

1" x 1" STEEL FRAME WELDS

REMOVED EXISTING CABINET FROM POLE & MOUNT NEW SIGN TO SAME POLE

**BNEXT**  
 ARCHITECTURAL IMAGING  
 ONE - SERVICES - LIGHTING

2120 DOWN AVE  
 CLEVELAND OHIO 44132  
 216.686.1800  
 bnextdesign.com

\* THIS DRAWING IS NOT SUITABLE FOR PRODUCTION PURPOSES \*

DESIGNED BY	PROJECT # NAME	DATE	SALESPERSON
RENDERED BY	SIGN	(12/2)	PROJ MANAGER: GJD
PAGE	DATE		JOB LOCATION: 15602 Detroit Ave L160002.DWG
1 of 1			


**Docket No. 12-137-20 (18260 Detroit)**  
**Cilantro Taqueria - Sign Review - December 2020**

111

**Applicant proposes installation of one projection sign + window graphics in C2 District.**

**City Notes:**

- Storefront 22 ft with secondary frontage...maximum allowable sign area of 41 ft<sup>2</sup>
- Proposal totals ~60 ft<sup>2</sup> (5.9 ft<sup>2</sup> projection sign + 54.6 ft<sup>2</sup> of window graphics)
  - Exceeds total allowable square footage and allowable % of window graphics
- Recommend graphics reduction: (1) from 3 to 2 windows; or (2) size to ≤46" diameter (~12 ft<sup>2</sup> each)



15602 Detroit Ave

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

**Docket No. 12-139-20 (15602 Detroit)**  
**Mishi Lifestyle - Sign Review - December 2020**

112

**BEFORE**                      **AFTER**

**PROPOSED WINDOW VINYL**

**PROPOSED BLADE SIGN**

Revisions:  
11/30/20 Updated blade, added window vinyl  
12/2/20 Revised design of blade face and window vinyl, removed flange/sticker option

**Docket No. 12-139-20 (15602 Detroit)**  
**Mishi Lifestyle - Sign Review - December 2020**

113

**Projection Sign (2.75' Diameter = 5.9 ft<sup>2</sup>)**

Approved - April 2014

30" dia  
max metal w/  
Vinyl print graphics  
text 3.5" x22

**Docket No. 12-139-20 (15602 Detroit)**  
**Mishi Lifestyle - Sign Review - December 2020**

114

Window Graphic Area  
(4.8' Diameter = 18.2 ft<sup>2</sup>)

60" n.t.s.

58" n.t.s.

SEAL OF THE CITY OF DETROIT

Docket No. 12-139-20 (15602 Detroit)  
Mishi Lifestyle - Sign Review - December 2020

115

SEAL OF THE CITY OF DETROIT

Architectural Board of Review  
Communication - December 2020

116

**Applicant proposes "Let Lakewood Lift You" mural on western facing façade.**

**City Notes:**

- This is a privately funded (not a City program), non-commercial mural (not a sign).
- Request ABR's guidance on implementation and any public comment.
- Communications are "Received and Filed," a vote is not taken.
- Recommend public art "best practices:"
  - Provide manufacturer's specifications for paint compatible with surface.
  - Follow manufacturer's standards for implementation, i.e. cleaning surface, weather conditions.
  - Provide a maintenance plan (regulated by Building Code/Chapter 13)



**Administratively Withdrawn**



**Docket No. 12-140-20 (Public Art - Lindsey's Lake House)  
Communication - ABR - December 2020**

117



**Architectural Board of Review**  
*December 2020*

118