



City of Lakewood  
Planning Commission

(216) 529-6630  
planning@lakewoodoh.gov

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MINUTES  
PLANNING COMMISSION  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
JUNE 5, 2025  
6:00 P.M.  
RECORDED

<https://www.lakewoodoh.gov/videos-2/>

1. ROLL CALL

Members Present

Hannah Gall  
Nicholas LaPointe, Vice Chair  
Sean McDermott, Chair  
Kyle Reisz  
William Sanderson

Staff Present

David Baas, Assistant Director, Planning and Development  
Angela Byington, Director, Planning and Development  
Jeff Crossman, Law Department  
Mark Papke, Engineer

2. APPROVE THE MINUTES OF THE THURSDAY, MAY 1, 2025 MEETING

A motion was made by Mr. LaPointe, seconded by Ms. Gall to APPROVE the May 1, 2025 meeting minutes. All the members voted yea; the motion passed.

3. OPENING REMARKS

Mr. Baas read the Opening Remarks into record.

NEW BUSINESS

LOT SPLIT/CONSOLIDATION

4. Docket No. 06-21-25  
11750 Madison Ave. and 1622 W. 117<sup>TH</sup> St.  
Strip Mall

Edward Hack, EGH Co. LPA, applicant requests the review and approval for a lot split and consolidation of PPN 315-15-102 and PPN 315-15-013, pursuant to Section 1155.06 – procedures for lot consolidations and resubdivision. The property is in the C3 – Commercial, General Business district. (Page 3)

Edward Hack, EGH Co. LPA, applicant was present to explain the request. Mr. Baas stated provided administrative comments and recommended approval. Public comment was closed as no one addressed the item. There was discussion between the commission members and applicant about the recorded easement.

A motion was made by Mr. McDermott, seconded by Mr. Reisz to **APPROVE** the request with the following condition:

- The cross-access easement benefitting PPN 315-15-106 is updated, if/as necessary.

All the members voted yea; the motion passed.

#### EXPANSION OF EXISTING NON-CONFORMITY

5. Docket No. 06-22-25  
2051 Quail St  
NorthCoast Baptist Church

Rich Bozic, Blatchford Architects LLC, applicant requests the review and approval of an expansion of non-conforming use, pursuant to Section 1149.03 – non-conforming use of structure or structures and land in combination. Property is located in the R2 - Single- and Two-Family district. (Page 10)

Travis Logsdon, Blatchford Architects LLC, and John Lutz, Pastor for NorthCoast Baptist Church, were present to explain the request. Mr. Baas provided history of the structure, administrative comments, and recommended approval. Public comment was closed as no one addressed the item. There were no comments or questions from the commission members.

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

#### PARKING PLAN

6. Docket No. 06-23-25  
1606 Woodward Ave.

Joseph Dzingeleski, property owner and applicant requests the review and approval of a parking plan by the replacement of a garage with a shed – pursuant to Chapter 1143.09 Parking Plan Review and 1143.10 Exceptions for Required Minimums. Property is in the R2 - Single- and Two-Family district. (Page 18)

Joseph Dzingeski, property owner and applicant was present to explain the request. Mr. Baas provided administrative comments and recommended approval. A letter of opposition was received prior to the meeting and made part of record. Public comment was closed as no one addressed the item.

#### Commissioners' Comments/Questions

- Agreed that every effort should be made to protect and save the tree.
- Could the structure be saved?
  - It is too deteriorated to save.
- Agreed with applicant, but it was not within code.
- Mr. Baas stated that required garages were being discussed for the Zoning Code Refresh.
- What is in the structure currently?
  - The lawnmower and an unused grill.
- Is there a driveway all the way to the garage?
  - Yes, a black topped one.
- Is there a slab under the garage?
  - Yes, one that is cracked.
- Do you have the shed yet?
  - No.
- Where would it be placed?
  - Planned to place it close to where the shed is currently.
- Concerned about the aesthetics of the shed.
- Would like ABR approval.
  - Not required for a shed/small structure.
- Mr. Baas stated there were no time requirements for completion as long as the project was progressing.

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

- Shed will be high-quality lumber construction and finished to match color scheme of home.
- Mature tree in rear yard (adjacent to existing garage structure) will be retained/protected during demolition and construction of new shed.

Ms. Gall, Mr. LaPointe, Mr. McDermott, Mr. Reisz voted yea, and Mr. Sanderson voted nay; the motion passed.

#### DESIGNATE AS ELIGIBLE FOR HISTORIC DESIGNATION

7. Docket No. 06-24-25  
13465 Franklin Blvd.  
Franklin School of Opportunity

The City of Lakewood requests the Franklin School of Opportunity (PPN 315-05-121) is reviewed and approved to Designate as Eligible to be nominated as a Historic Property (HP),

pursuant to Chapter 1134. Property is located in the C4 – Commercial, Public School district.  
(Page 25)

Peter Ketter, Lakewood Heritage Advisory Board, was present to explain the request. Mr. Baas provided administrative comments. Public comment was taken.

#### Public Comments/Questions

- The building was no longer used as a school and was put on the market for sale.
- Did not want the historic designation as it would hinder the sale.
- Appraisals were done (\$275,000.00 with the building and \$345,000.00 without the building).
- \$8,000,000 was the estimate for rehabbing to educational standards.
- Auction was scheduled for June 23, 2025 with a purchase agreement in place by June 30, 2025.
- Did not meet the requirements for designation.

#### Commissioners' Comments/Questions

- How many structures in Lakewood were designated as historic?
  - 14.
- Explain the timing for designation.
  - Did not know the auction and eligibility designation were occurring at the same time.
- Commissioners were willing to wait until there is a new owner.
- Most requests for historic designation were owner driven.
- The parking area and gymnasium were not included.
- What uses are allowed?
  - C4 zoning allowed for commercial use for only on Detroit and Madison Avenues.
  - PD zoning would be the most flexible.
- The commissioners could exercise their right to delay until there was a new owner.
- The property could benefit from use of historic tax credits.
- Did not see that it does not meet the criteria.
- What was LHAB's outreach to Board of Education regarding designation?
  - Only at the public meeting (letter sent on March 2025 to Mayor and Planning) and a Public Notice letter from the Planning Department.

Discussion continued about various options and meeting dates for public hearing.

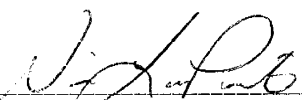
A motion was made by Mr. McDermott, seconded by Mr. Sanderson to **APPROVE** to designate as eligible for historic designation 13465 Franklin Blvd. Specifically, Section 1134.03d; 1, 3, and 4, Section 1134.03f; 1 and 2 have been met. A public hearing is scheduled at the first opportunity starting in August 2025 with the following two conditions:

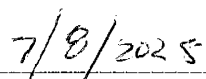
- The owner consent to designation (per the code) is attempted to be obtained.
- The application outlines those specific areas/architectural elements of the property that are the focus for the designation.

All the members voted yea; the motion passed.

ADJOURN

Mr. McDermott ADJOURNED the meeting at 8:38 p.m.

  
\_\_\_\_\_  
Signature VIKE Chouk

  
\_\_\_\_\_  
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. EDWARD HACK
- 2. Travis Logsdon
- 3. John Letz
- 4. JOSEPH DEINURSKI
- 5. Peter Ketter
- 6. Bob Shaughnessy
- 7. KEVIN ZEMER
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_
- 11. \_\_\_\_\_

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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, June 5, 2025

## Johanna Schwarz

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**From:** Brenda Haunty <brendainlakewood@gmail.com>  
**Sent:** Sunday, June 1, 2025 4:12 PM  
**To:** Planning@lakewoodoh.gov; Brendainlakewood@gmail.com; Brenda Haunty  
**Subject:** Docket No. 06-23-25

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

I do not approve of my neighbor at 1606 Woodward Avenue replacing their garage with a shed. If I wanted to live next to someone with a shed I would have moved to the country. The garage has been deteriorating for the past 15 years. Garage replacement is a planned expense. Waiting for the garage to be replaced has delayed me from moving forward with my own yard improvements. Unfortunately I am unable to attend the June 5th meeting since I am recuperating from recent back surgery.

Brenda Haunty

**From:** [Keating Anderson, Susan](#)  
**To:** [Planning Dept](#)  
**Subject:** Franklin School, Docket No. 06-24-25 - For consideration at the June 5, 2025 Planning Commission meeting  
**Date:** Wednesday, June 4, 2025 3:42:23 PM  
**Attachments:** [image002.png](#)  
**Importance:** High

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

Members of the City of Lakewood Planning Commission,

I and my firm represent the Lakewood City School District Board of Education (“Board”). The Board prides itself on operating an award-winning public school district with excellence in academics, the arts, sports, and community service. Vital to the District’s success is the Board’s focus on sound fiscal and strategic planning for the future, which includes responsible management by the Board of its school buildings and facilities. As part of the Board’s strategic plan for its facilities, the Board is pursuing the sale of Franklin school, a building the Board no longer needs for school programming or operations. Most recently, on May 19, 2025, the Board approved a resolution to initiate the sale of Franklin by public auction in accordance with its obligations under Ohio law for the disposal of real property by a board of education. The public auction is scheduled for 10:00 a.m. on June 23, 2025.

It is my understanding that at the City of Lakewood Planning Commission meeting on June 5, 2025, you will be asked to review and approve as eligible for historic designation the Franklin building. This is not a designation sought by the Board and, for the following reasons, the Board has significant concerns about this proposed action.

Designating the Franklin building as a historic property will place unnecessary restrictions on the ability of the Board to dispose of Franklin at the highest valuation possible. As you know, a historical designation brings with it certain restrictions to the potential future development of the property. These restrictions have a high likelihood of interfering with the Board’s ability to obtain the highest and best offer for the building and could deter buyers for the property altogether. Such a designation would have a negative fiscal impact on the District and could result in the Board being forced to own and maintain a property for which it no longer has use. Needless to say, a building sitting vacant for many years is not in the interest of District or the greater Lakewood community. This proposed action will significantly constrain the Board in being able to manage its own property in the manner the Board deems best for the school community and could result in a negative impact for the City as a whole.

As a result of these concerns, the Board requests that the Planning Commission not approve the Franklin building as eligible to be designated a historic property. Thank you for your consideration of this information.

Very truly yours,

/s/ Susan Keating Anderson

Susan Keating Anderson

Shareholder

1375 East Ninth Street

One Cleveland Center, 10<sup>th</sup> Floor

Cleveland, OH 44114

Direct Phone No.: 216-232-3595

Main Phone No: 216.623.0150

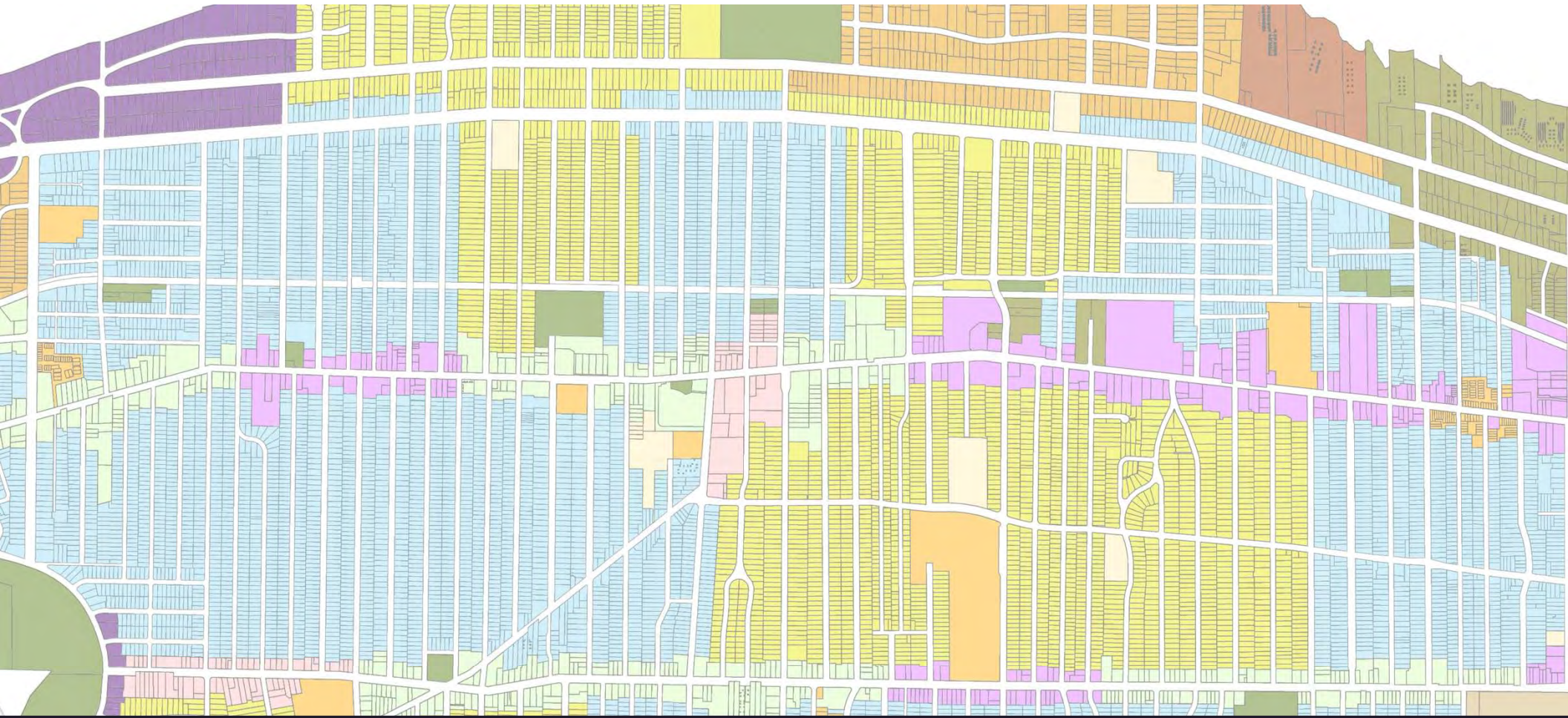
Fax No.: 216.623.0134

Email: [sanderson@ralaw.com](mailto:sanderson@ralaw.com)

[www.ralaw.com](http://www.ralaw.com)

Roetzel & Andress, A Legal Professional Association

*Both Susan Keating Anderson and Roetzel & Andress intend that this message be used exclusively by the addressee(s). This message may contain information that is privileged, confidential and exempt from disclosure under applicable law. Unauthorized disclosure or use of this information is strictly prohibited. If you have received this communication in error, please permanently dispose of the original message and notify Susan Keating Anderson immediately at 216-232-3595. Thank you.*



# Planning Commission

June 2025





**Planning Commission**  
**June 2025 Agenda**

1. Roll call
2. Adoption of minutes – May 2025 meeting
3. Opening Remarks
4. 06-21-25: 11750 Madison & 1622 W.117<sup>th</sup> (Lot Split/Consolidation)
5. 06-22-25: 2051 Quail – North Coast Baptist Church (Expansion of Existing Non-Conformity)
6. 06-23-25: 1606 Woodward (Parking Plan – Exception to Required Minimum)
7. 06-24-25: 13465 Franklin – Franklin School (Designate as Eligible for Historic Nomination)
8. Adjourn



**Docket 06-21-25 - 11750 Madison/1622 W.117**  
Lot Split/Consolidation



## **Request (06-21-25)**

The review of a **Lot Split/Consolidation** pursuant to:

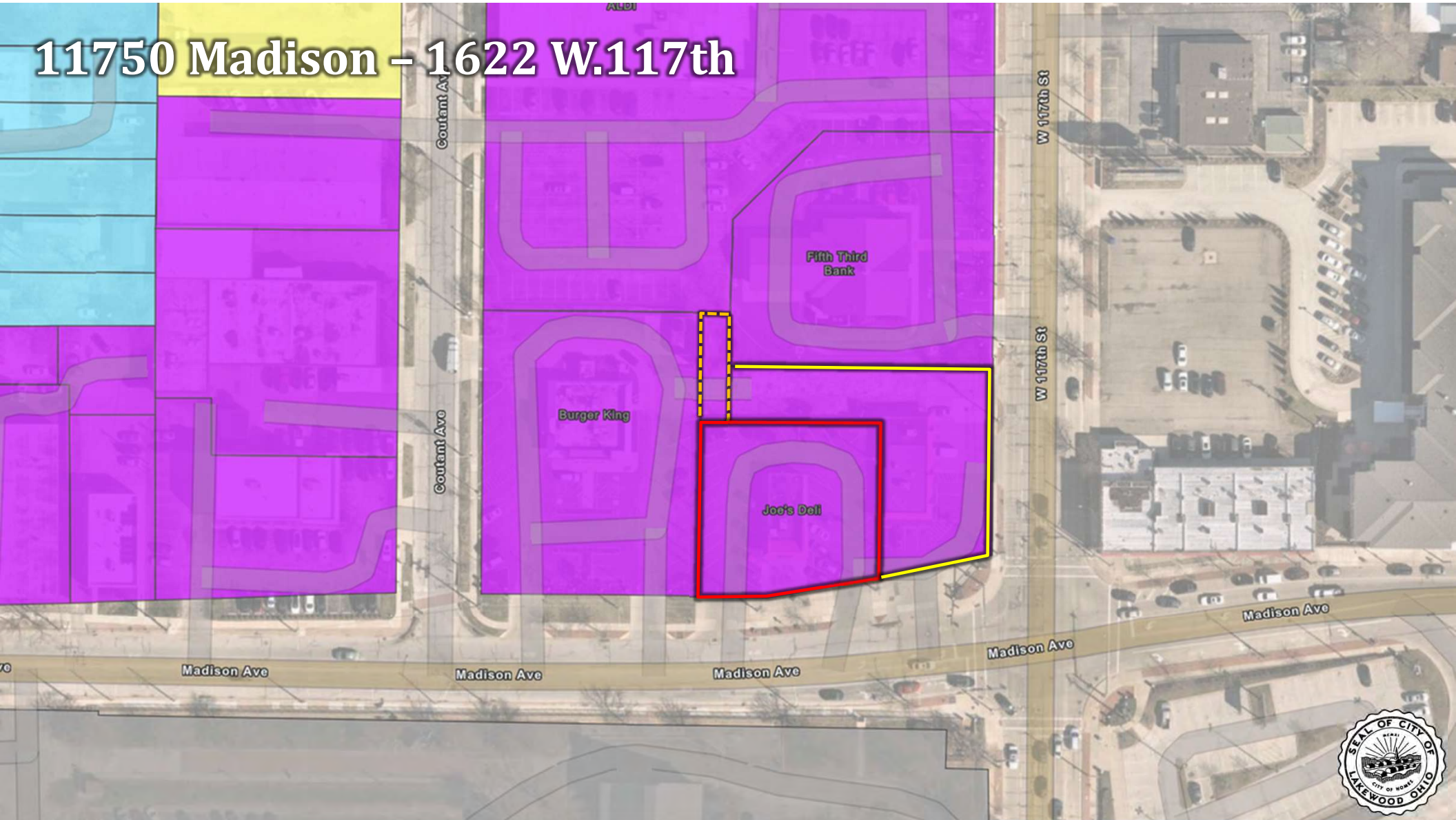
- Chapter 1155 (Subdivision Regulations)



# 11750 Madison - 1622 W.117th



# 11750 Madison - 1622 W.117th



# MADISON AVE. - W. 117TH ST. LOT SPLIT & CONSOLIDATION

BEING ALL OF PARCEL 2 AND PARCEL 3 IN THE SARUBAR RE-SUBDIVISION, RECORDED IN VOLUME 205, PAGE 51 OF CUYAHOGA COUNTY MAP RECORDS AND ALSO BEING ALL OF SUBLOT 20 AND THE NORTHERLY ONE FOOT OF SUBLOT 1 AND SUBLOT 2 IN THE THOMAS TAUB'S SUBDIVISION, RECORDED IN VOLUME 185, PAGE 8 OF CUYAHOGA COUNTY MAP RECORDS OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 21, NOW IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO.

**CERTIFICATE**  
THIS PLAT WAS PREPARED FROM A FIELD SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (OAC 4733-37). ALL IRON PINS SET BEAR CAPS INSCRIBED (REITZ ENG). BEARINGS SHOWN HEREON ARE BASED ON WEST 117TH ST. BEARING N00°04'04"E AND ARE USED TO DENOTE ANGLE ONLY ALL OF WHICH WE CERTIFY TO BE CORRECT.

THE HENRY G. REITZ ENGINEERING COMPANY  
4214 ROCKY RIVER DRIVE, CLEVELAND, OH 44135  
PH: (216) 251-3033 EMAIL: REITZ@REITZENG.COM

JAMES T. SAYLER, REG. SURVEYOR NO. 5-7425 DATE 2/13/25  
FEBRUARY, 2025



**NOTE:**  
THE PURPOSE OF THIS PLAT IS TO ADD P.P.N. 315-15-103 TO P.P.N. 315-15-013, P.P.N. 315-15-103 IS CURRENT INCLUDED IN THE DEED FOR P.P.N. 315-15-102.

### OWNER'S ACCEPTANCE:

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION OF THE SAME.

1622 W.117TH ST., LLC

BY SIGNATURE TITLE PRINT NAME  
BY EDDIE ABDALLAH

### NOTARY:

STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE 1622 W. 117TH STREET, LLC BY ITS ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL  
AT OHIO THIS DAY OF 20\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES

### NOTARY:

STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE EDDIE ABDALLAH, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR OWN FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL  
AT OHIO THIS DAY OF 20\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES

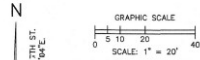
### APPROVALS:

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD, OHIO, FOR RECORDING PURPOSES ONLY, THIS DAY OF 20\_\_

CLERK OF PLANNING COMMISSION PRINT NAME

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF LAKEWOOD, OHIO, FOR RECORDING PURPOSES ONLY, THIS DAY OF 20\_\_

DIRECTOR OF ENGINEERING PRINT NAME



N  
BASED ON WEST 117TH ST.  
BEARING N00°04'04"E

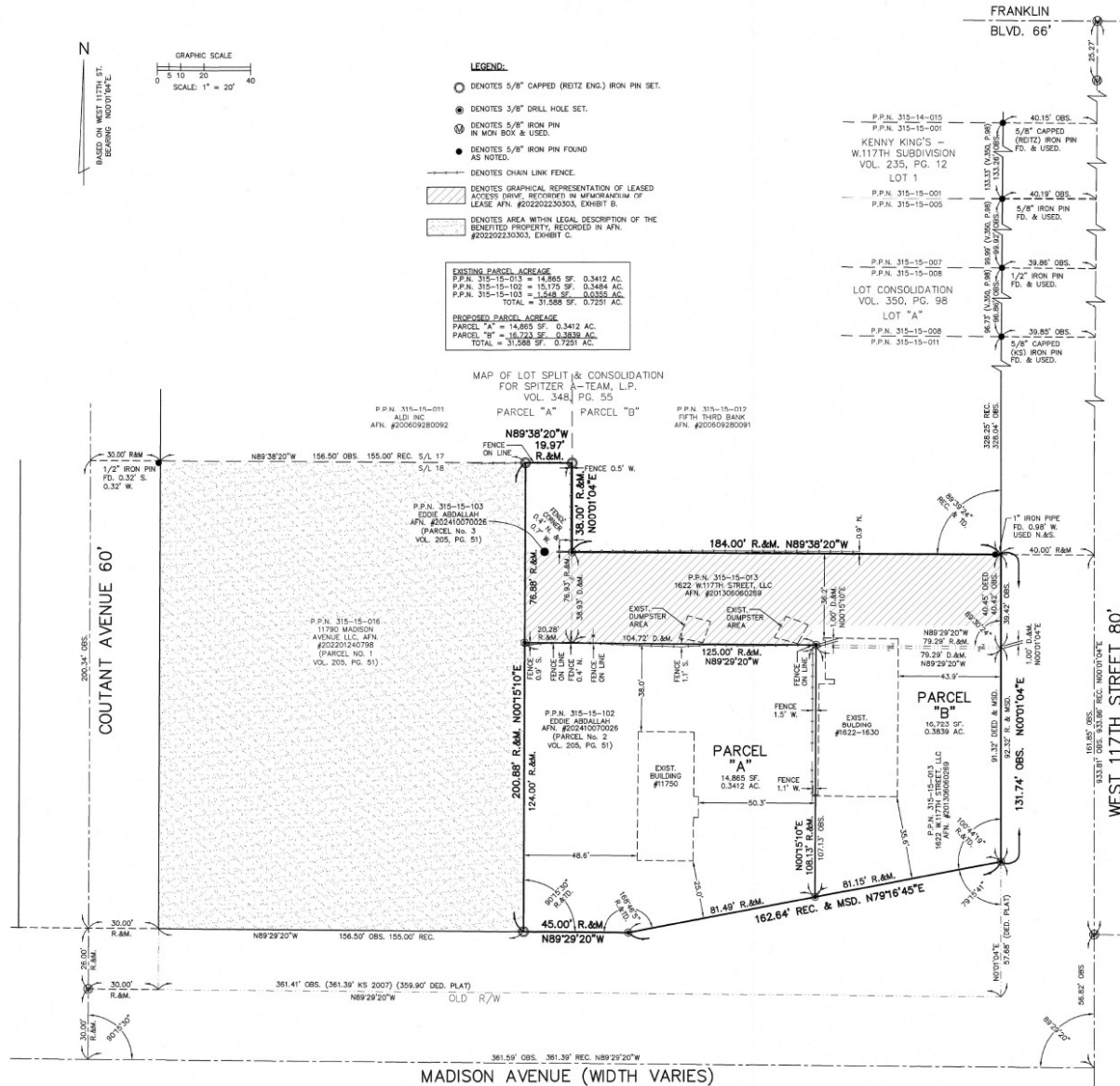
### LEGEND:

- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN SET.
- DENOTES 3/8" DRILL HOLE SET.
- ⊙ DENOTES 5/8" IRON PIN IN MON BOX & USED.
- DENOTES 5/8" IRON PIN FOUND AS NOTED.
- DENOTES CHAIN LINK FENCE.
- ▨ DENOTES GRAPHICAL REPRESENTATION OF LEASED ACCESS (DRIVE, RECORDED IN MEMORANDUM OF LEASE AFN #202202230303, EXHIBIT B).
- ▨ DENOTES AREA WITHIN LEGAL DESCRIPTION OF THE BENEFITED PROPERTY, RECORDED IN AFN #202202230303, EXHIBIT C.

| EXISTING PARCEL ACREAGE        |                       |
|--------------------------------|-----------------------|
| P.P.N. 315-15-013 = 14,865 SF. | 0.3412 AC.            |
| P.P.N. 315-15-102 = 15,175 SF. | 0.3484 AC.            |
| P.P.N. 315-15-103 = 1,345 SF.  | 0.0308 AC.            |
| TOTAL                          | 31,385 SF. 0.7204 AC. |

| PROPOSED PARCEL ACREAGE |                       |
|-------------------------|-----------------------|
| PARCEL "A" = 14,865 SF. | 0.3412 AC.            |
| PARCEL "B" = 16,723 SF. | 0.3839 AC.            |
| TOTAL                   | 31,588 SF. 0.7251 AC. |



MADISON AVENUE (WIDTH VARIES)



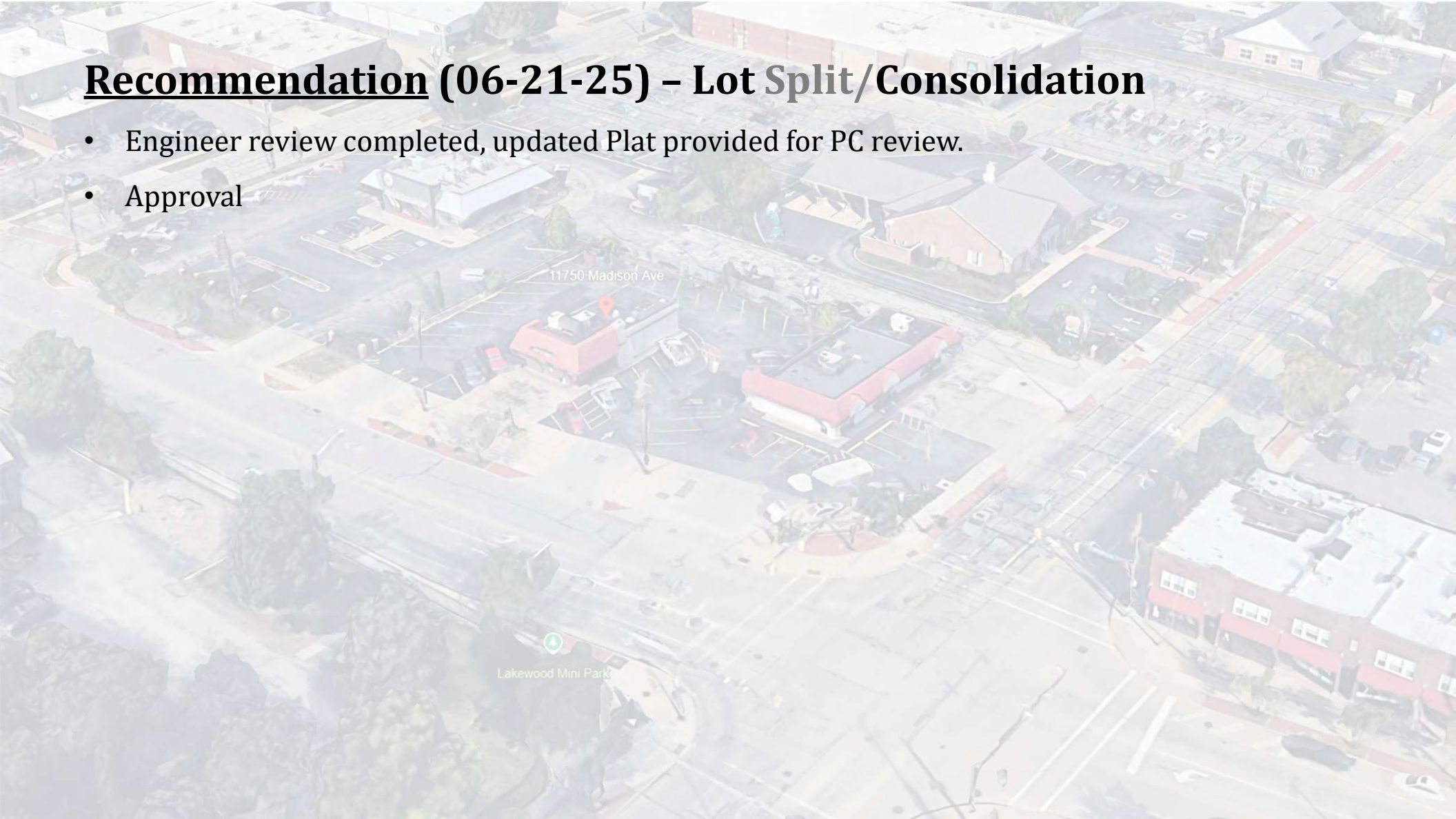
## 1155.06 PROCEDURES FOR LOT CONSOLIDATIONS AND RESUBDIVISIONS.

- (a) Application. A preliminary plan and plat complying with the requirements set forth in Section [1155.03](#) shall be prepared for each lot consolidation or resubdivision and submitted with an application for approval to the Director, except, at the discretion of the Director, the preliminary plan may be waived, prior to the deadline established by the Commission by rule. The purposes of the preliminary plan are to determine if it qualifies as a lot consolidation or resubdivision, its relation to adjacent lot consolidations or resubdivisions, and compliance with other **City** codes.
- (b) Review by Engineer. The Director shall submit the preliminary plan and plat to the Engineer for review and if it is satisfactory, the Engineer shall so certify the approval thereon.
- (c) Approval. The Commission shall review all required maps and the report of the Engineer for compliance with the applicable sections of this Chapter and the **Code**. The Chairman and Secretary of the Commission shall make an approval notation on the preliminary plan and the plat.
- (1) If any proposed lot or parcel does not fully conform with the provisions of the **Code**, the Commission shall refer the application to the Board with the request that the Board determine whether the applicant should be entitled to a variance from strict compliance with the provisions of the **Code** which the proposed lot consolidation or resubdivision violates. Upon review and the decision of the Board, the proposed lot consolidation or resubdivision shall be returned to the Commission for its final review and approval, disapproval or modification.
  - (2) The Commission may disapprove the plan where it finds that the proposed use is not consistent with the **Vision**; findings supporting such disapproval shall be stated on the record and forwarded to the applicant within fourteen (14) calendar days.
  - (3) Upon approval by the Commission, the applicant has 180 days to provide a final plat to the Engineer. Failure to provide the aforementioned plat will cause the decision of the Commission to be null and void. The Commission for good cause may extend the aforesaid 180-day period.
- (d) Recording. The approved plat shall be filed and recorded in the offices of the County Auditor and County Recorder by an authorized representative of the **City** with thirty (30) days after final approval.



## **Recommendation (06-21-25) – Lot Split/Consolidation**

- Engineer review completed, updated Plat provided for PC review.
- Approval





# Docket 06-22-25 – 2051 Quail

## Expansion of Existing Non-Conformity (North Coast Baptist)

## **Request (06-22-25)**

The review of an **expansion to an existing non-conformity** pursuant to:

- Chapter 1149 (Non-Conformities)

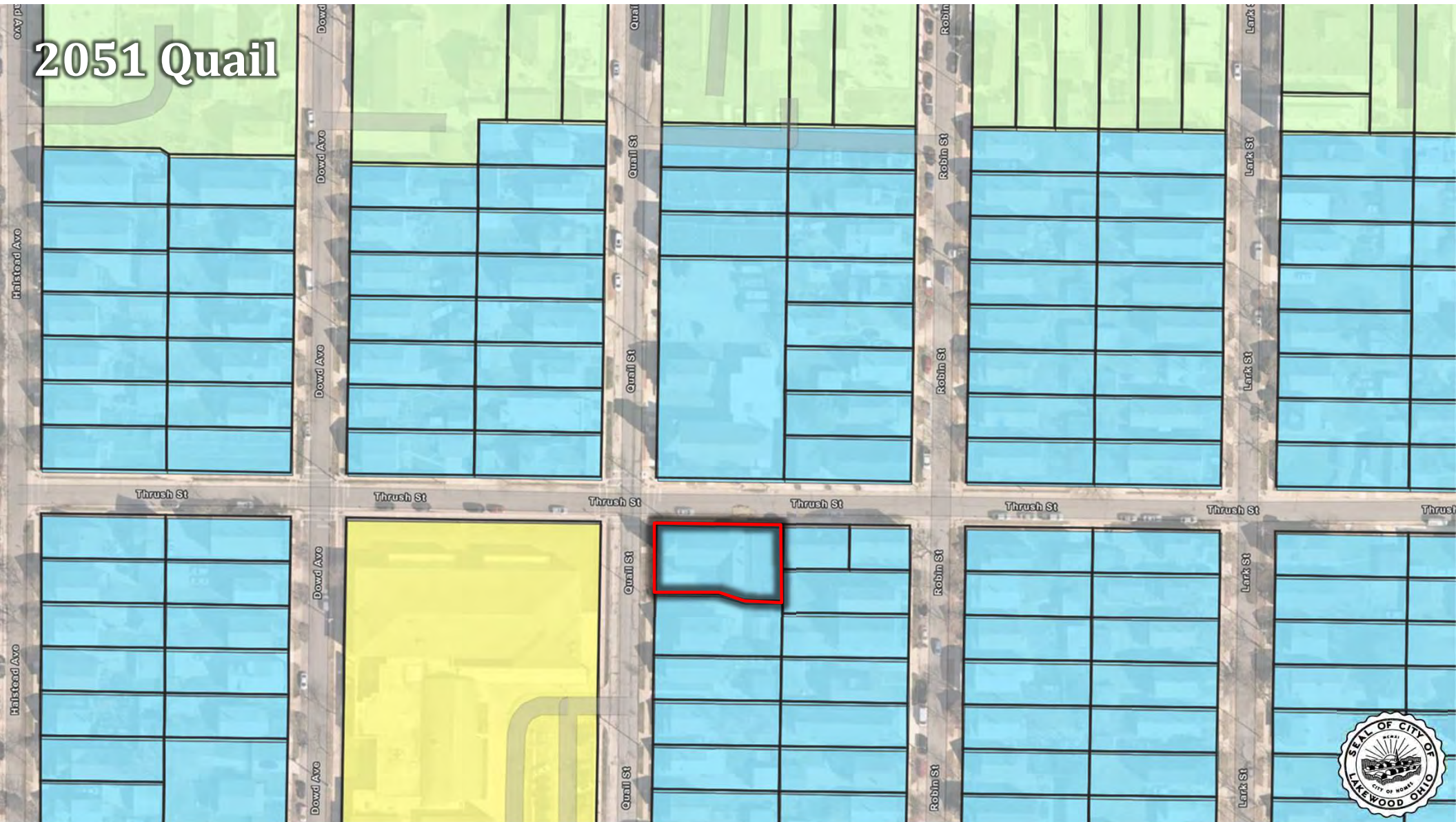
\*Applicant was granted approval for expansion (ADA access) at May 2022 PC Meeting.

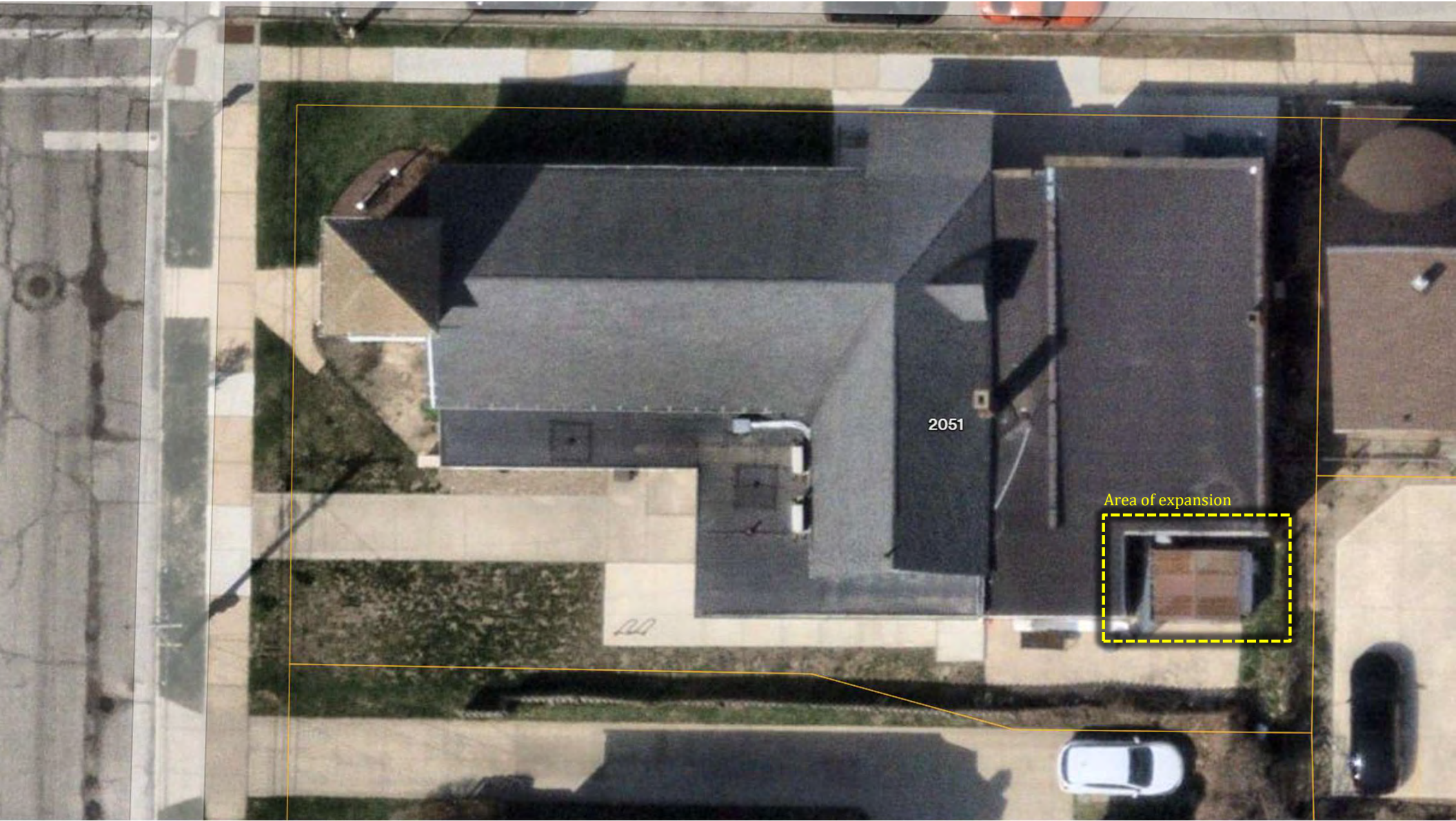


# 2051 Quail



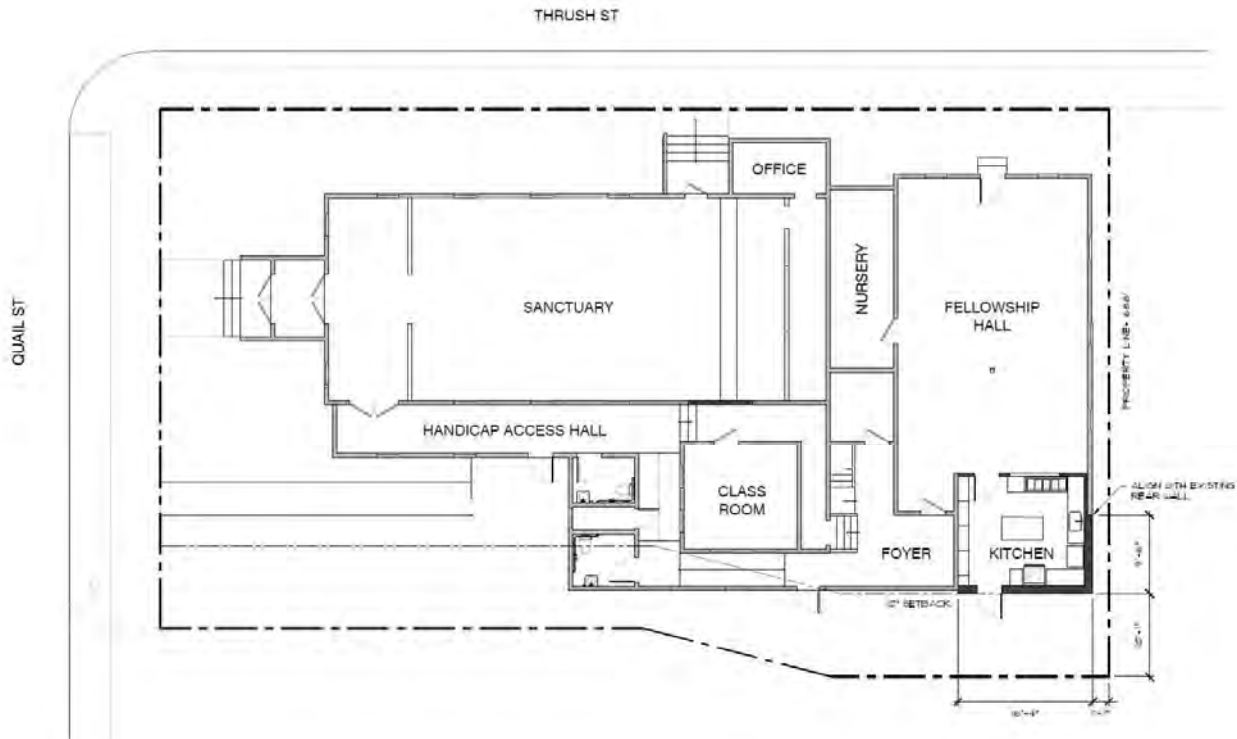
2051 Quail





2051

Area of expansion



**Proposed Site Plan**  
 (1/8" = 1'-0")

BY GRANTED A SIDE YARD SET BACK OF VARIANCE OF 4'-6" (DOCKET 08-01-20) ON 5-21-2020  
 LAKEWOOD PLANNING COMMISSION APPROVED THE EXPANSION OF THE NON-CONFORMING STRUCTURE (DOCKET 08-1-20) ON 5-08-2020



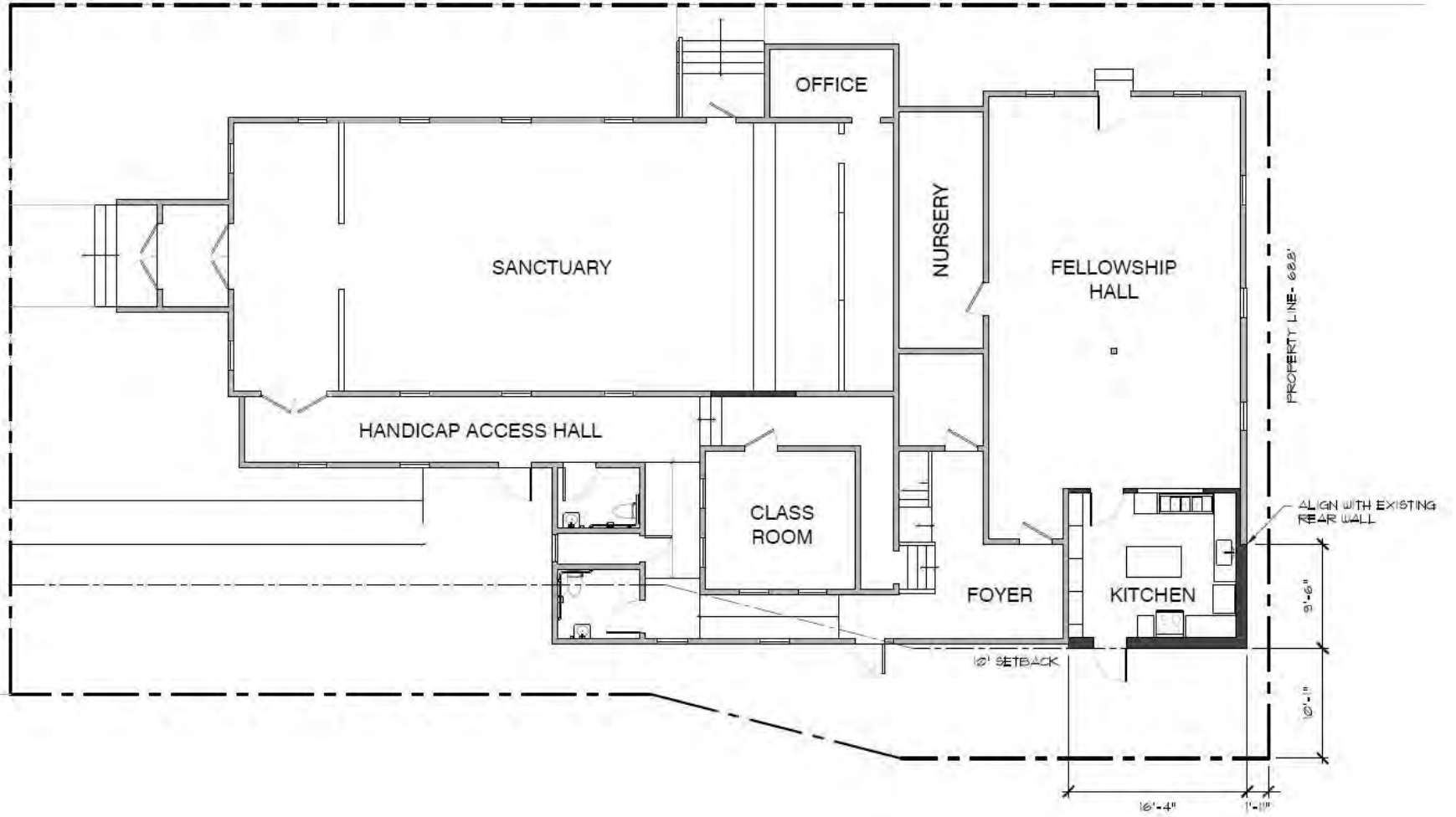
Richard Bozic  
 License# 8800007  
 Expires: 12/31/2025

**S1**

Blanchford Architects 13429 Cedar Rd. Cleveland Heights, Ohio 44106 Tel: 216/431-3050 Fax: 216/431-6916 email: bbae@blanchford-10.com  
 North Coast Baptist Church 2051 Quail St. Lakewood, OH, 44107  
 © Richard Bozic 5-21-2025 17:44:23 4/14/2025

THRUSH ST

QUAIL ST





Existing Side Elevation  
1/8" = 1'-0"



Proposed Side Elevation  
1/8" = 1'-0"  
PROVIDE SAMPLES OF FINISH MATERIALS FOR REVIEW



Richard Bozic  
License# 8000007  
Expires: 12/31/2025

A5



Existing Front Elevation

1/8" = 1'-0"



Proposed Front Elevation

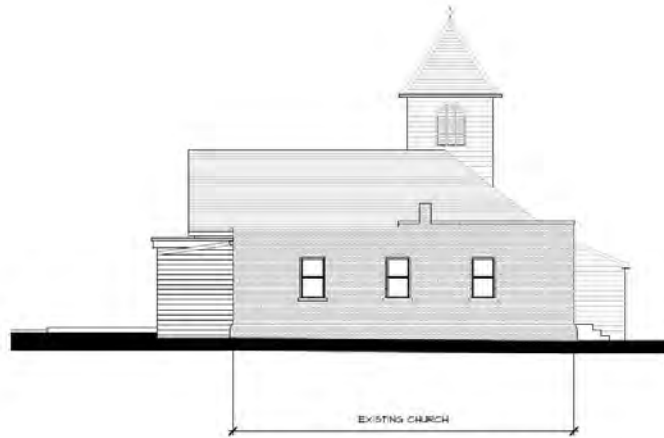
1/8" = 1'-0"



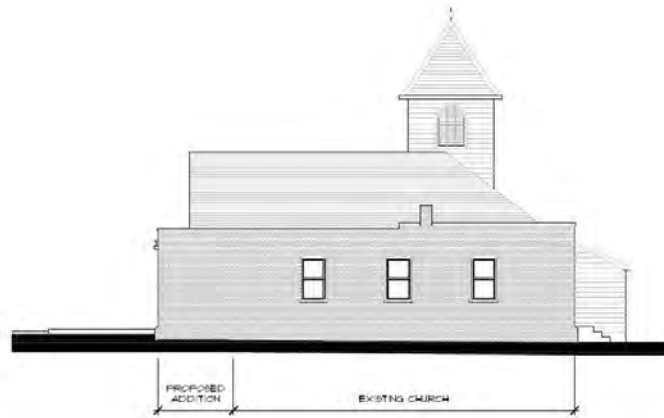
Richard Bozo  
 License# 5000007  
 Expires: 12/31/2025

A6

Bluffford Architects 13429 Cedar Rd. Cleveland Heights, Ohio 44106 Tel: 216/431-3050 Fax: 216/431-6916 email: bsa@blufford-10.com  
 © Bluffford Architects, LLC  
 21 Feb 2025 9:48:22 AM 27 Feb 2025 4:14:02 PM  
 North Coast Baptist Church 2051 Quail St. Lakewood, OH, 44107



Existing Side Elevation  
1/8" = 1'-0"



Proposed Side Elevation  
1/8" = 1'-0"



Richard Bozjo  
License# 8000007  
Expires: 12/31/2025

A7

Blanchard Architects 12428 Cedar Rd. Cleveland Heights Ohio 44108 216/421-2050 fax 216/421-6916 email [info@blanchard-arch.com](mailto:info@blanchard-arch.com)  
© May 2015 5-418-2025 21 1144 2025 41140 2025  
North Coast Baptist Church 2051 Quail St. Lakewood, OH, 44107



Existing Side Elevation  
1/8" = 1'-0"



Proposed Side Elevation  
1/8" = 1'-0"



Richard Bozic  
License# 8000007  
Expires: 12/31/2025

**A8**

Blanchford Architects 12429 Cedar Rd. Cleveland Heights, Ohio 44106 Tel: 216/431-0050 Fax: 216/431-6916 email: [blanchf@blanchf.com](mailto:blanchf@blanchf.com)  
Blanchford Architects, LLC  
© May 2015 5-418-2025 11-May-2025 411407-2025  
North Coast Baptist Church 2051 Quail St. Lakewood, OH, 44107



View of Project area from Robin St



View of Project area from Robin St



View of Project area from Quail St



View of Neighbor on Robin St

### 1149.03 NON-CONFORMING USE OF STRUCTURES OR STRUCTURES AND LAND IN COMBINATION.

If lawful use involving individual structures with a replacement cost of \$3,000.00 or more, or of structures and land in combination, exists at the effective date of adoption or amendment of this **Code** that would not be allowed in the district under the terms of this **Code**, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

(a) The Commission may, at public hearing and following the notice procedures for use variance(s) set forth in Section [1173.04](#), authorize the expansion of a non-conforming structure or use **a maximum of 2,000 square feet or up to twenty percent (20%) of the existing floor area**, whichever is greater, where the Commission finds:

(1) That **side and rear yards a minimum of ten (10) feet wide/deep will be maintained along lot lines abutting conforming uses**; the Commission may require larger side or rear yards where necessary to effectively insulate abutting conforming uses from the non-conforming use.

(2) That landscaping and screening, approved by the Architectural Board of Review pursuant to Chapter [1141](#), will be provided.

(3) That **expansion of the non-conforming use will not have a substantial negative impact on the surrounding area**; when determining whether the expansion will have a substantial negative impact, the Commission may consider, but is not limited to, the following:

- A. Traffic patterns and generation, including on-site loading and unloading areas;
- B. Parking;
- C. Lighting;
- D. Whether there will be a substantial increase in the generation of noise, vibrations, or fumes; and
- E. Existing public services.

When considering whether to authorize the expansion, the Commission may consider any other factors it deems relevant.

(b) Any non-conforming use may be extended throughout any part of a building, which was manifestly arranged or designed for such use at the time of adoption, or amendment of this **Code**, but no such use shall be extended to occupy any land outside such building.

(c) If no structural alterations are made, any non-conforming use of a structure...as a conditional use, be changed to another non-conforming use...

(d) Any structure, or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use...

(e) When a non-conforming use of a structure, or structure and land in combination, is discontinued or abandoned...

(f) A non-conforming structure or use more than fifty percent (50%) destroyed or removed by whatever means...



**5. Docket No. 05-11-22**  
**2051 Quail St.**  
**North Coast Baptist Church**

Rich Bozic, Blatchford Architects, LLC request approval for the expansion of a non-conforming structure. Pursuant to Section 1149.03 – Non-conforming use of structures. The applicant received a side yard setback variance from Board of Zoning Appeals at their meeting on April 21, 2022. Property is in an R2, Single-and Two-Family district. (Page 41)

Travis Logsdon, Blatchford Architects, LLC and John Lutz, Pastor of the North Coast Baptist Church were present to explain the request to allow expansion for ADA compliance. Staff provided an analysis of the proposal. Public comment was closed as no one addressed the item. The members asked about the allowable square footage for lot coverage.

A motion was made by Mr. McDermott, seconded by Mr. LaPointe to **APPROVE** the request with the following condition:

- The administration confirms that no variance was needed for lot coverage.

All the members voting yea, the motion passed.

RUSH ST

**Lot Coverage**

|                          |                              |
|--------------------------|------------------------------|
| Lot Size:                | ~7,492 ft <sup>2</sup>       |
| Max Coverage (R2):       | ~2,622 ft <sup>2</sup> (35%) |
| Original Non-Conformity: | ~3,636 ft <sup>2</sup> (49%) |
| Existing Non-Conformity: | ~4,080 ft <sup>2</sup> (54%) |
| Proposed Expansion:*     | ~155 ft <sup>2</sup> (+2%)   |

\*All setbacks maintained

**Expansion of Non-Conformity**

Limited to 2,000 ft<sup>2</sup> max or 20% of GFA (whichever is greater)

|  |                        |
|--|------------------------|
| Original Non-Conformity:   | ~3,636 ft <sup>2</sup> |
| <input type="checkbox"/> 2022 Expansion (~450 ft <sup>2</sup> or 12.3% of GFA)             |                        |
| <input type="checkbox"/> Proposed Expansion (~155 ft <sup>2</sup> or 4.2% of original GFA) |                        |
| <b>Total change of ~600 ft<sup>2</sup> (16.5% of original GFA)</b>                         |                        |

QUAIL ST

SANCTUARY

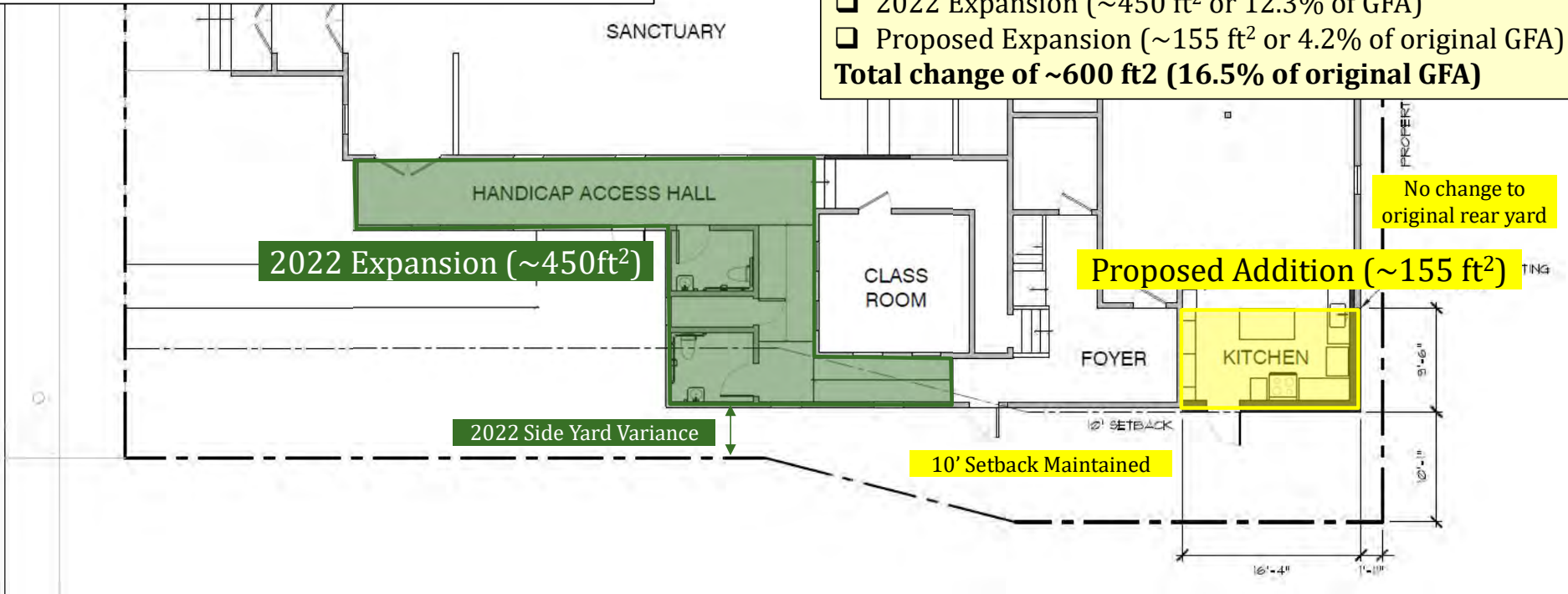
No change to original rear yard

2022 Expansion (~450ft<sup>2</sup>)

Proposed Addition (~155 ft<sup>2</sup>)

2022 Side Yard Variance

10' Setback Maintained







**Recommendation (06-22-25) – Expansion of Existing Non-Conformity**

- Approval.



**Docket 06-23-25 – 1606 Woodward  
Parking Plan – Exception to Required Minimum**

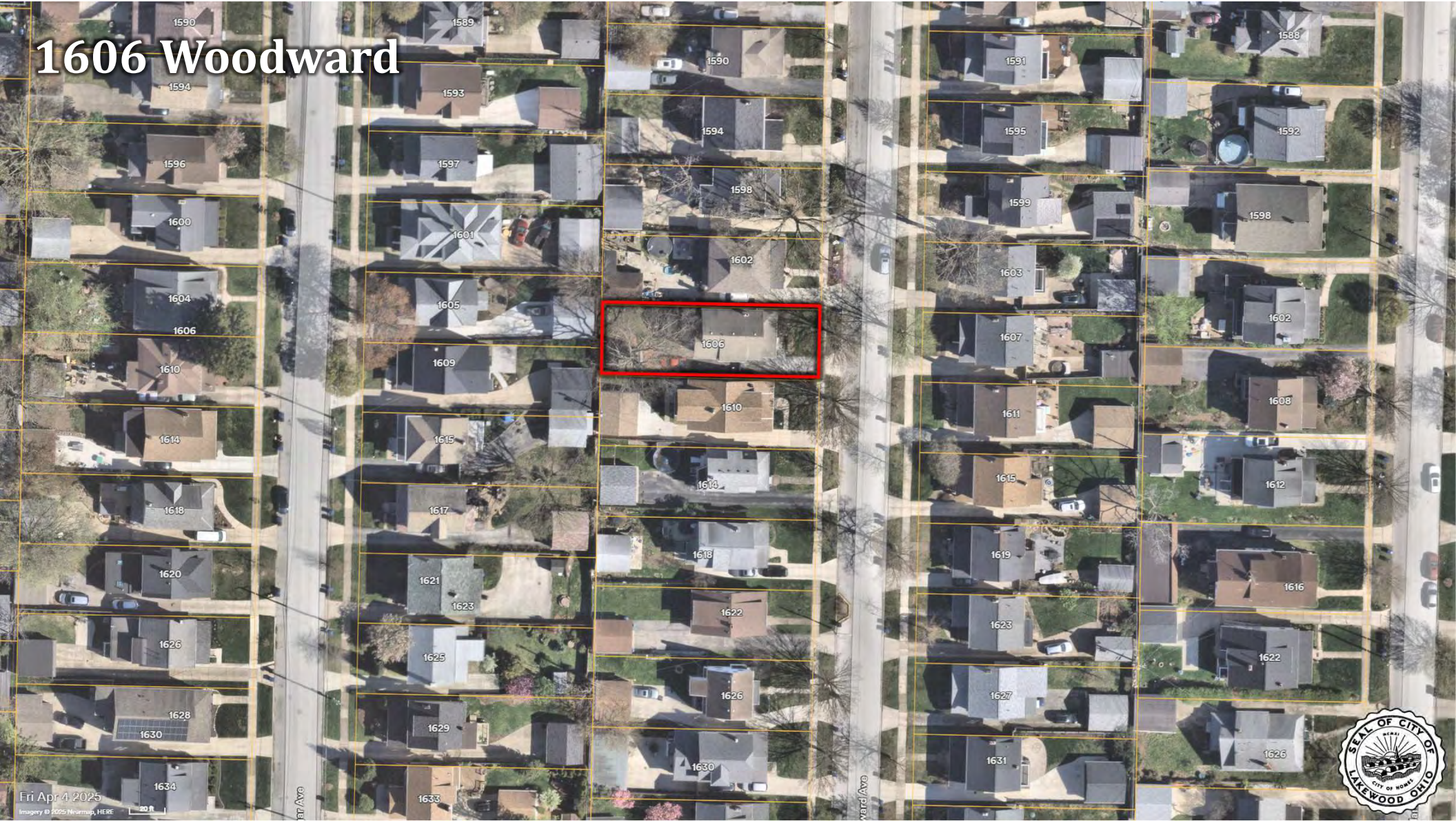
## **Request (06-23-25)**

The review of a **Parking Plan** pursuant to:

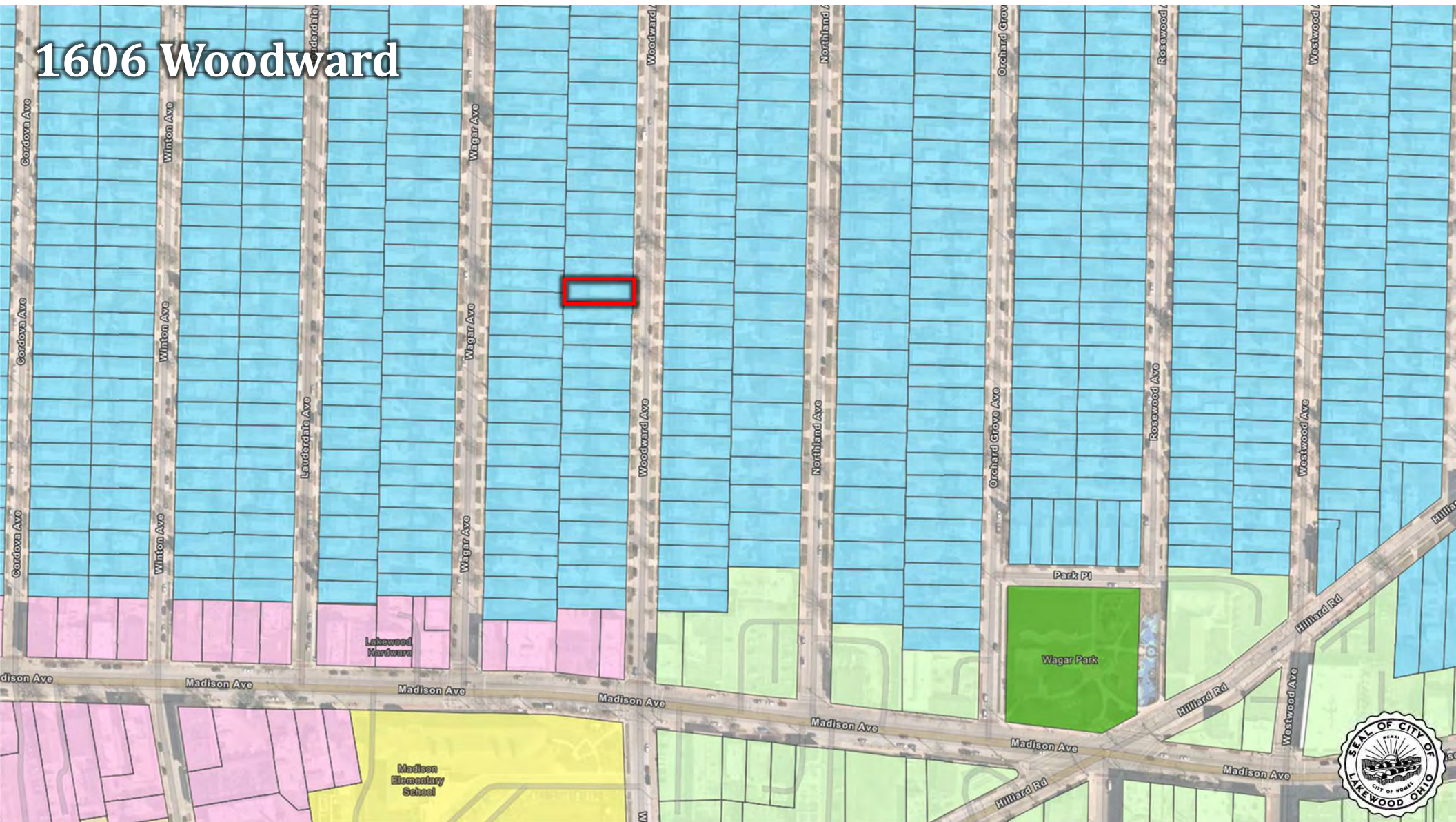
- Chapter 1143 (Parking)



# 1606 Woodward



# 1606 Woodward





1602

1606

1610

I am submitting this request to ask for a variance to replacing my old Garage with a shed. I have lived at 1606 Woodward Ave for 27 years and have never been able to use this structure as anything but a shed. The blueprints for this building is over one hundred years old and was altered at some point before I bought the property. In 27 years I have never been able to park a car in it. It is now time to replace it and with out you assistance I will be required to build something at my cost that has never existed while I owned this home. Not to mention being required to cut down the beautiful oak tree that shades my property.

I plan on taking the old structure down and replacing it with a shed. My Driveway runs the entire length of my property and can fit up to 6 vehicles. ( I own two). I rarely use the street for parking, I prefer the security of having my cars off the street.









2009



2019



**1143.05 - SCHEDULE OF USES AND SPACE REQUIREMENTS**

| <u>Uses</u>                 | <u>Parking Space Requirement</u>   |
|-----------------------------|--|
| <u>Residential</u>          |  |
| Single-, Two-, Three-Family | <b>Min. 1/dwelling unit; no max; 1 required space shall be in a garage.</b> The front yard shall not be used for off-street parking except in the Lagoon District. |

## 1143.09 PARKING PLAN REVIEW: PLANNING COMMISSION.

(a) The Commission shall review applications for parking plans that do not meet the set schedule in 1143.05. In addition to Section 1143.09 and Section 1143.10, the Commission may consider the following when reviewing an application:

- (1) Impact on central character of residential neighborhoods taking on overflow parking;
- (2) Available surface parking lots in the neighborhood that could be used for shared parking;
- (3) Similarly scaled projects throughout the City to compare parking footprint;
- (4) When a restaurant use is proposed, the total number of tables to parking spaces;
- (5) Total number of employees;
- (6) Alternative forms of transportation available in the neighborhood;
- (7) Implementation of bicycle facilities, including but not limited to, bicycle racks, covered bicycle parking, and shower facilities for employees;
- (8) Peak demand for parking spaces from all uses compared to the total supply of spaces;
- (9) Traffic impact analysis and/or a traffic demand study;
- (10) For uses defined as Institutional or Public Assembly in Schedule 1143.05, the following guidelines:
  - A. One space for each 80 square feet of all auditoria and public assembly rooms: and
  - B. One space for each employee.

(b) The fees for parking plan applications shall be pursuant to Section 1173.06.

(Ord. 36-17. Passed 2-5-2018.)



## 1143.10 EXCEPTIONS TO REQUIRED MINIMUMS.

The number of parking spaces required may be reduced in accordance with the following credits as determined by the Commission when reviewing an application for a reduction to the minimum number of parking spaces required per Schedule [1143.05](#).

- (a) For uses defined as Commercial in Section [1143.04](#), the Commission may consider the following...
- (b) For uses defined as Residential in Section [1143.04](#), the Commission may consider the applicant's implementation of an improvement to the property that aligns with the general goals and objectives as described in the Vision including, but not limited to, the following:
  - (1) Improvements to the property that may reduce carbon emissions and improve energy efficiency using environmental best management practices (BMPs) promulgated by the Environmental Protection Agency;
  - (2) Storm water management techniques such as bio-swales, rain gardens, and pervious pavements;
  - (3) A shed or storage building on site for landscaping equipment and additional storage;
  - (4) An innovative landscaping plan, considered to be over and above the landscaping requirements as typically required by the Architectural Board of Review, which may include plant, flower and tree type, size, design, location and irrigation;
  - (5) For properties not connected properly to the City's sanitary and storm system per Section [913.05](#), necessary improvements made by the applicant to connect correctly.

(Ord. 36-14. Passed 1-20-2015.)





County Records:  
Built 1913  
~216 ft<sup>2</sup>

12.53 ft  
← 181.4°

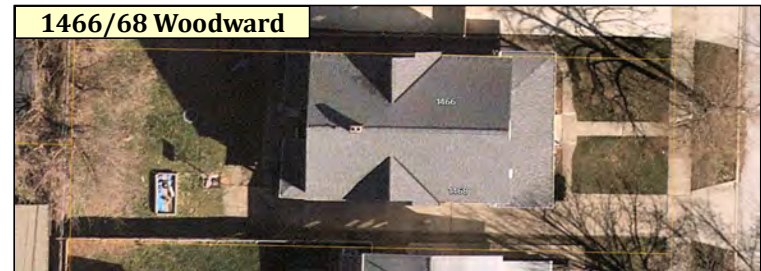
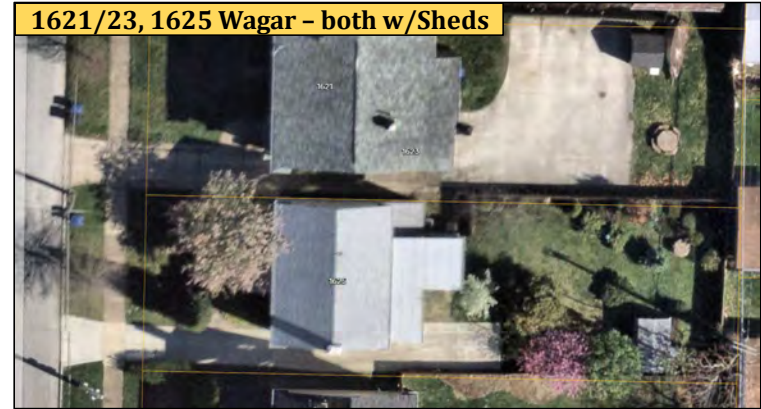
9.99 ft  
← 181.6°

\*Accepted "standard" size for single-car garage is 240ft<sup>2</sup> (12 X 20)...§1123.03 allows 480 ft<sup>2</sup> garage (two car)



## Area Parcels without Garages (Wagar, Woodward, Northland)

- **Wagar (8)\***
  - Single-Family (5)
  - Two-Family (3)
- **Woodward (3)**
  - Single-Family (1)
  - Two-Family (2)
- **Northland (2)**
  - Single-Family (1)
  - Two-Family (1)



*\*2 properties had garages that were removed (prior to 2014; no records)*

**Docket #06-25-24**



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.lakewoodohio.gov

**DISPOSITION LETTER**  
JUNE 11, 2024

Hamza Abuhamdeh  
Adeeb & Brothers  
2109 West 67<sup>th</sup> St.  
Cleveland, OH 44102

Re: **Docket No. 06-25-24**  
**1562 and 1564 Winchester Ave.**

Dear Applicant:

At the meeting on 6/6/2024, the Lakewood Planning Commission met regarding approval of a parking plan, pursuant to section 1143.09 – parking plan review. Planning Commission and section 1143.10 – exceptions to required minimum. The property is in an R2 Single- and Two-Family district.

The Commission decided to **APPROVE** the request with the following condition:  
• That two sheds are constructed on the property.

Please contact the Division of Housing and Building with any comments or concerns you may have at (216) 529-6270.

Sincerely,

David Baas, Assistant Director  
Planning and Development

**Docket #11-39-24**



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.lakewoodohio.gov

**DISPOSITION LETTER**  
NOVEMBER 8, 2024

Marco Oriella  
1517 Alameda Ave.  
Lakewood, OH 44107

Re: **Docket No. 11-39-24**  
**1517 Alameda Ave.**

Dear Applicant:

At the meeting on 11/8/2024, the Lakewood Planning Commission met for review and approval for the exception to the parking minimum for a residential lot, pursuant to sections 1143.10 – exceptions to required minimums and 1143.09 – parking plan review. Planning Commission. The property is in an R2, Single and Two-Family district.

The Commission decided to **APPROVE** the request with the following conditions:  
• The proposed work is completed within one year of the garage's removal.  
• The proposed is maintained within the property maintenance code.

Please contact the Division of Housing and Building with any comments or concerns you may have at (216) 529-6270.

Sincerely,

David Baas, Assistant Director  
Planning and Development

## **Recommendation (06-23-25) – Parking Plan**

- Support approval/replacement with shed to retain mature tree canopy in rear yard.





**Docket 06-24-25 – 13465 Franklin**  
**Designate as Eligible for Historic Designation**

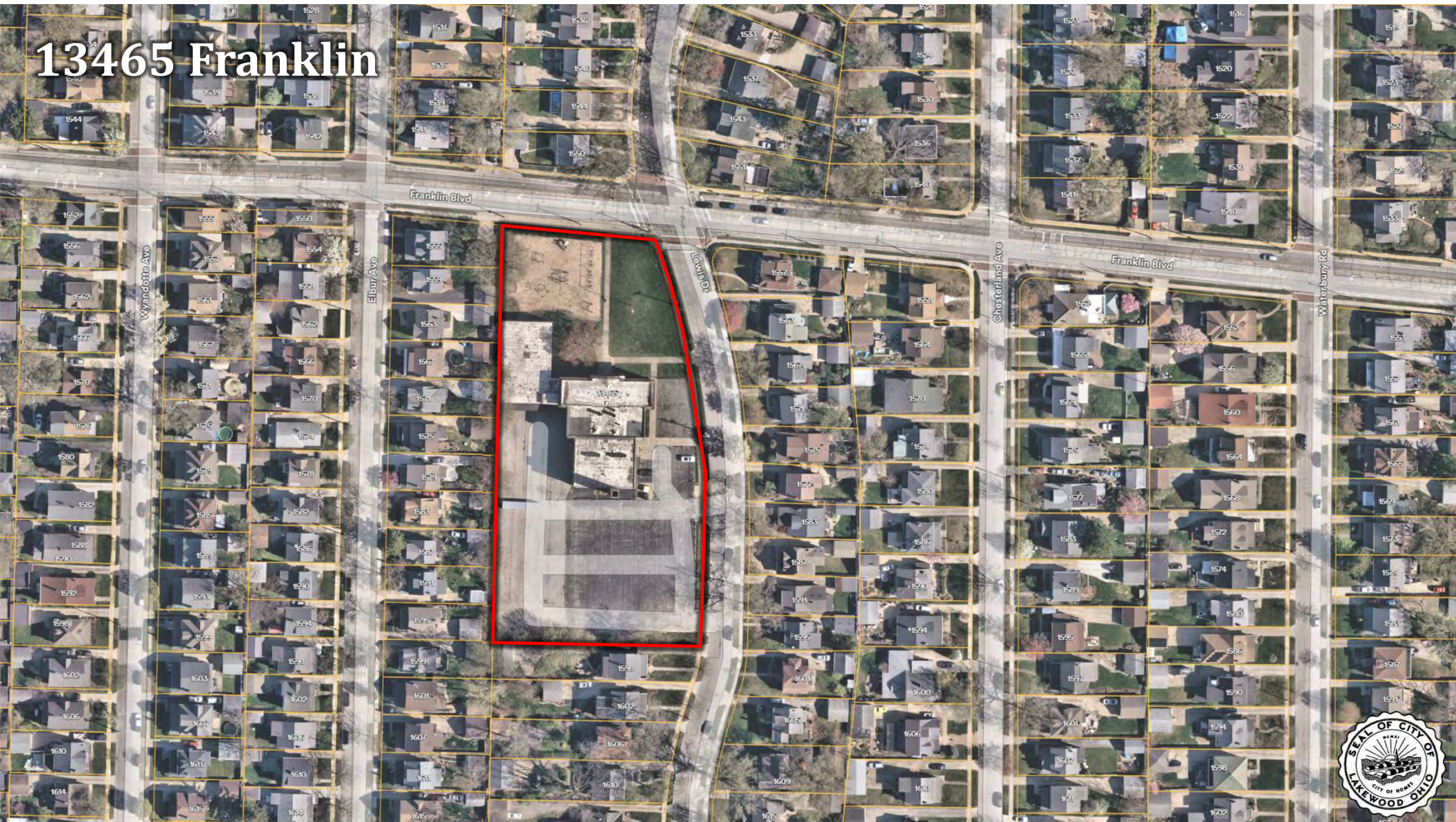
## **Request (06-24-25)**

The review to **designate as eligible for Historic Designation** pursuant to:

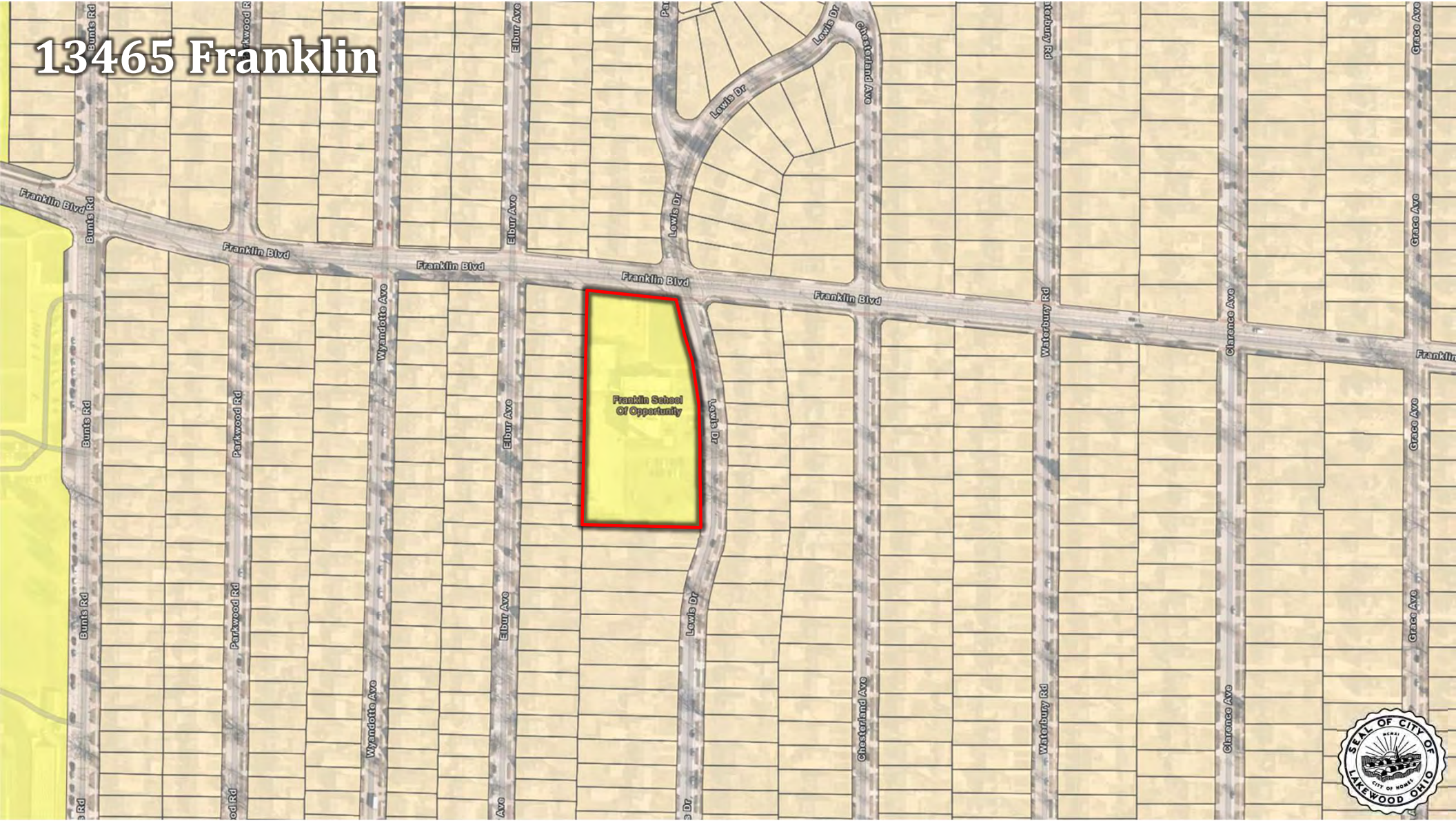
- Chapter 1134 (Historic Preservation Districts/Properties)



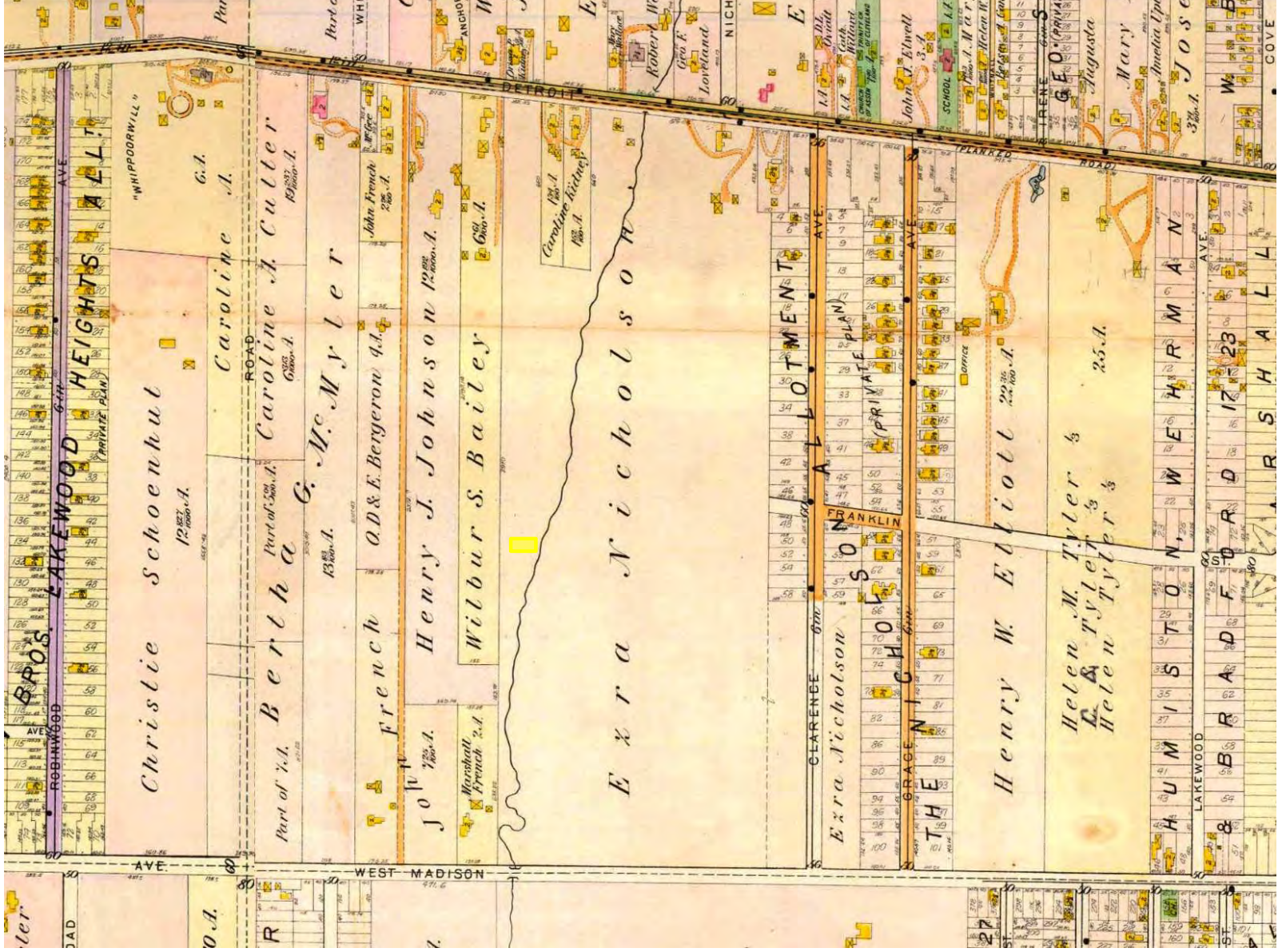
13465 Franklin



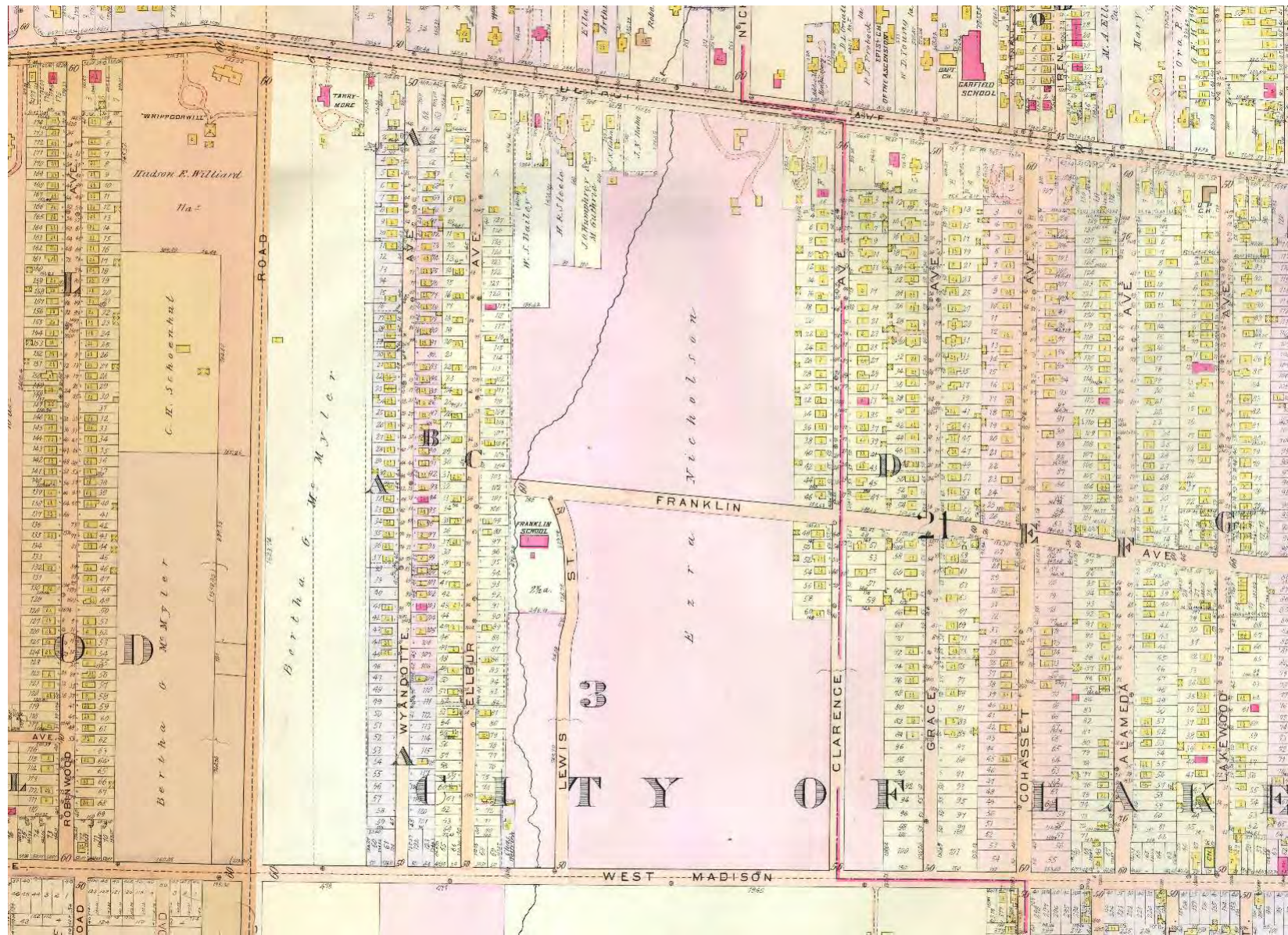
# 13465 Franklin



1898



1912



1915 ca. - Chesterland Avenue



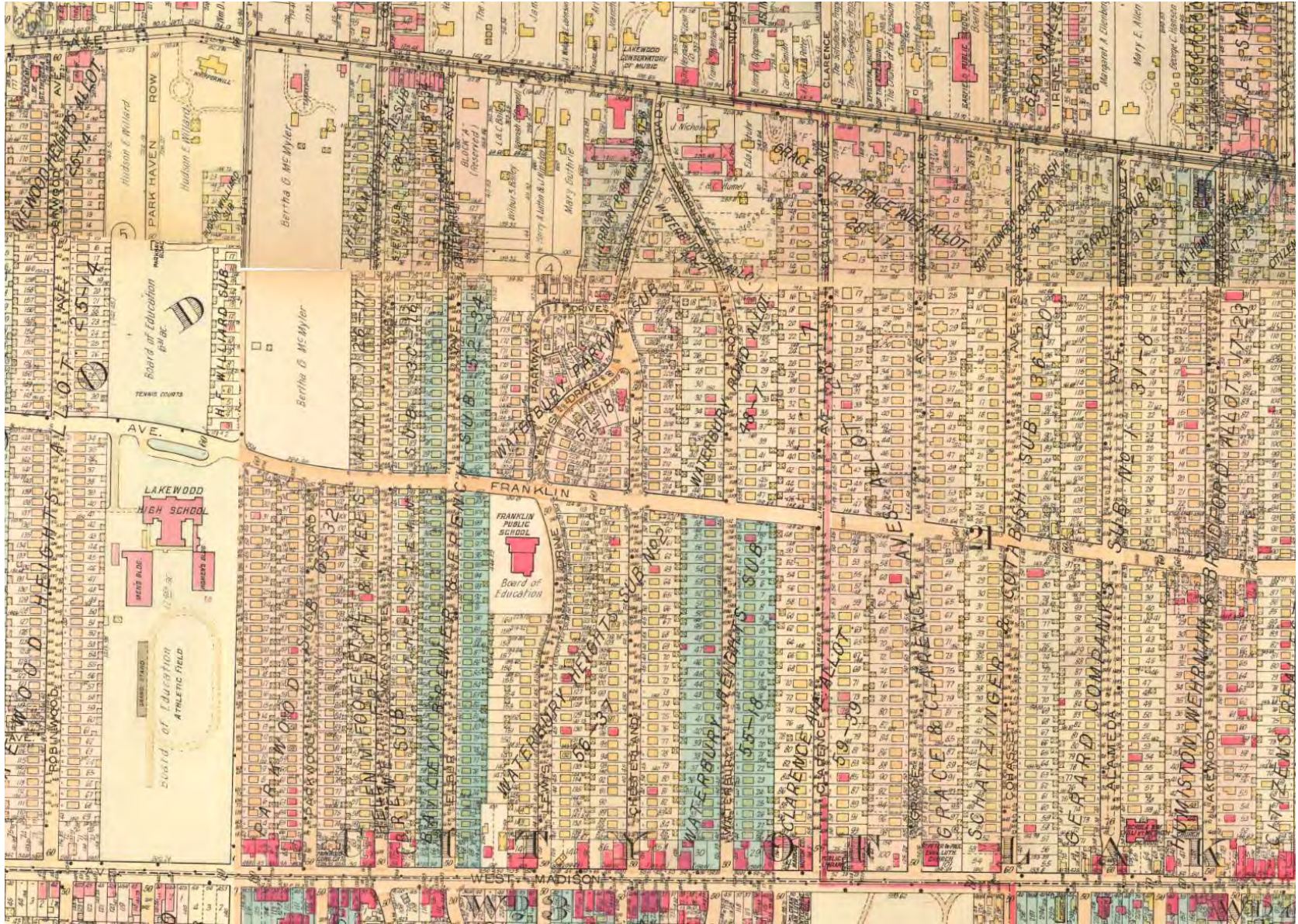
1918 ca. - Lewis Drive, north of Madison Avenue



1915



1927-37



1980



1980



2005



2005



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

**Property Being Nominated:**

Historic Name (if applicable) Franklin School  
 Property Address 13465 Franklin Blvd. Lakewood, Ohio. 44107  
 Property Owner(s) Lakewood Board of Education  
 Owner Address 13701 Lake Avenue, Lakewood, Ohio  
 Phone 216.529.4000 Email ask@lakewoodcityschools.org  
 Private Ownership      Public Ownership

**Description of Property Being Nominated:**

**Residential** (check all that apply; provide description as needed to fully communicate nomination intent)  
 House    Garage    Apartment Building    Associated Land  
 Other: \_\_\_\_\_  
 # of Contributing Buildings    # of Non-Contributing Buildings

**Commercial**  
 Office/Retail/Mixed Use    Religious    Institutional    Associated Land  
 Other: \_\_\_\_\_  
 # of Contributing Buildings    # of Non-Contributing Buildings

**Historic District**  
 Residential    Commercial    Mixed Use  
 # of Contributing Buildings    # of Non-Contributing Buildings

**Other**  
 Site    Structure    Object  
 # of Contributing Resources    # of Non-Contributing Resources

**Verbal Boundary Description:**

Franklin School is situated on a 1.927 acre lot at the southwest corner of Franklin and Lewis Drive, in a residential area well back from the road. It has a playground in the front lawn and large surface parking lot to the rear. Permanent parcel #315-05-121.

**Nomination Prepared By:**

Name Peter Ketter Date May 20, 2025  
 Address 1265 W. Sixth St. Cleveland, OH 44113  
 Phone 216-302-3594 Email pketter@sandvickarchitects.com

Franklin School  
 Property Name  
13465 Franklin Blvd. Lakewood, OH 44107  
 Property Address

**Significant Dates or Periods of Construction**

1907 - Four room building constructed.  
1915 - Second addition, four rooms  
1921 - Third addition  
1950 - Gymnasium addition

**Architect/Builder**

L.W. Thomas, Architect  
Albert E. Skeel, Architect  
Chas. W. Hopkinson, Architect  
Conrad, Hays, Simpson & Ruth

**Narrative Statement of Significance**

Explain the historic and architectural significance of the property/district to Lakewood's history. Statement can include association with events that have made a significant contribution to the broad patterns of our history; association with lives of persons significant in our past; or property that illustrates the distinctive characteristics of a type, period, or method of construction; or is noted for its craftsmanship or architectural design. Include periods of significance (i.e. 1905-1920) and specific significant dates.

See attachments.

### Franklin School Architectural Description

Franklin School sits at the southwest corner of Franklin Boulevard and Lewis Drive, with a roughly rectangular site except that the western boundary follows the curve of Lewis Drive. The building faces north toward Franklin Boulevard, but with a generous set back of approximately 150 feet. The site north of the building includes a plain grass lawn with concrete sidewalks, as well as a gravel playground at the site's northwest corner, with a chain link fence around the property's perimeter. Other than narrow strips of grass along the sidewalk, the remainder of the property to the west and south of the building is currently paved and used for surface parking.

The original two-story building on a raised basement, constructed in 1907, is faced with two contrasting tones of glazed brick, with primary fields of dark red-orange brick and details executed in a much lighter yellow-orange brick. The lighter details include quoins at each corner, splayed window heads, a continuous band of corbelling above the second-floor windows, pairs of pilasters flanking the main entrance, and ornamental detailing in the central entrance bay. The same yellow-orange brick was also used to create a sign band across the top of the center bay, with darker brick used to spell out "Franklin School" and "AD" "07". The central entry bay projects out from the primary plane of the north façade, capped by a pediment with an oculus window in its center. A denticulated cornice adorns the parapet and continues around the gable of the central pediment. The building also features isolated stone details, including window sills, keystones above each arched window opening, pilaster bases and capitals, and a continuous band across the top of the raised basement. All original window and door openings on the primary north and east façades remain unaltered, although the windows and doors themselves have previously been replaced.

Two rectangular 2-story additions were added in 1915 and 1921, respectively, extending from the south side of the original building. Although simpler in design, they are faced in compatible red and orange brick, and of similar scale and character to the original. A more recent 1-story gymnasium addition was added in 1950, connecting to the west elevation of the original building and extending out to the north. Although faced in similarly toned red-orange brick, the newer addition is windowless except for a single opening on the north elevation, and generally much more modern in character than the original building or earlier additions.

Franklin School retains an overall high degree of historic and architectural integrity. The primary street-facing (north and east) façades of the original building retain the majority of their original materials and detailing, with no notable alteration of the building's character-defining Classical Revival composition and ornamentation. The 1915 and 1921 additions are of similar character and affected only the rear elevation of the original building, while also expressing their own historical significance as the school was expanded to accommodate Lakewood's growing population. While less harmonious in character, the 1950 gymnasium addition's placement in a secondary location, lower scale, and use of similar brick facing minimize its impact on the original building, which remains clearly visible and predominant when viewed from the street. Franklin School therefore continues to strongly reflect its historic appearance and character.

### Franklin School Narrative Statement of Significance

#### **Architectural Significance**

Franklin School is one of the **most** significant school buildings in Lakewood. This 1907 building is notable for its Classical Revival style and brick construction utilizing two rich tones of glazed orange brick, punctuating the building's architectural details. Use of the light brick, rather than stone, to delineate the entablature and create the pilasters, quoins, and lintels, gives the building a rich visual texture that is unlike any other school building in Lakewood.

Significant architectural details include the projecting and pedimented central bay, with its large stone lintel above the central entry, decorative brick panel, and round-arched tripartite window at the second floor. The two pairs of brick pilasters framing the entrance support a continuous entablature, topped by the pediment with an oculus, all of which are notable Classical Revival details. Its round and segmental arched windows are highlighted with the light brick and small stone keystones, creating brick lintels and surrounds that emphasize the importance of the window openings in the overall design.

#### **Historical Significance**

Constructed as a four-room building in 1907, Franklin School is one of Lakewood's few educational institutions remaining in its early form. With the exception of the former Board of Education building, Franklin School is the oldest school building in Lakewood that has not undergone significant façade alterations or been demolished. Additions to the school made in 1915 and 1921 increased its capacity to seventeen rooms. A gymnasium was constructed in 1950. Franklin School's exterior as it stands today has remained largely unchanged since that time.

Notably, Bertha Wagar, granddaughter of early Lakewood settler and education advocate Mars Wagar, was the second principal of Franklin School. Bertha served as principal from 1910 until 1914, after several years spent as a teacher in the Lakewood School District, then known as East Rockport Schools. The grandchildren of Mars Wagar, including Bertha, were among Lakewood's earliest schoolteachers.

Mars Wagar valued education and made significant contributions to education in Lakewood. The first classroom in Lakewood was in Mars Wagar's home. In 1829, he donated this space to schoolteacher Jonathan Parshall to conduct lessons before the first schoolhouse was constructed in Lakewood, then known as Rockport, in 1830. The first log schoolhouse was built by Mars Wagar and his neighbor, James Nicholson.

The construction of the first schoolhouse addressed Mars' concerns about the need for structured, routine education of Rockport children, including his own. Mars Wagar instilled his value of education in his family, leading to many of his descendants becoming education professionals. Bertha Wagar's career as a schoolteacher and her time as principal of Franklin School exemplify the Wagar family's commitment to education and community, dating back to one of Lakewood's earliest settlers. In this way, Franklin School tells an important part of Lakewood's educational history.

## 1134.03 PROCEDURES FOR IDENTIFICATION, NOMINATION AND DESIGNATION OF AN HPD OR HP.

(b) Nomination Procedure: The Heritage Advisory Board may propose to the Commission nominations of any area, place, building, public interior portion of a building, structure, work of art or other object as an HPD or HP.

In the case of an HP, if the Heritage Advisory Board does not propose a nomination, the owner of the proposed HP may directly propose to the Commission such nomination...

A proposal for nomination shall specify which specific site improvements are included in the proposal for nomination, and any improvements not specified shall be deemed not to have been nominated.

(c) The Commission may...**issue specific unique historic guidelines** to govern any such designated HPD or HP. The purpose of such guidelines are to assist the Architectural Board of Review to limit its judgment and review procedures to design and engineering issues, rather than its own independent view of historic appropriateness, which are hereby expressly left in the province of the Commission with the advice of the Heritage Advisory Board.

*(If specific architectural guidelines are not created, the Secretary of the Interior's Standards for Rehabilitation shall apply to an HPD or HP for Architectural Board of Review purposes)*



## 1134.03 PROCEDURES FOR IDENTIFICATION, NOMINATION AND DESIGNATION OF AN HPD OR HP.

(d) Considerations for Nomination: In considering the nomination...as an HPD or HP, the Commission shall apply the following criteria with respect to each property. **One (1) or more or the following must apply:**

- (1) The character, interest or value as part of the heritage of the City, the region, State of Ohio or the United States;
- (2) The location as a site of a significant historic event;
- (3) The identification with a person or persons who significantly contributed to the historic development of the City;
- (4) An...HP's exemplification of the cultural, economic, social, archeological, or historic heritage of the City;
- (5) The portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
- (6) The embodiment of distinguishing historical characteristics of a group of people in an era of history characterized by a distinctive architectural style;
- (7) ...HP's identification as the work of an architect or master builder whose individual work has influenced the development of the City;
- (8) ...HP's embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural or technological innovation;
- (9) ...HP's unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City, itself at large;
- (10) ...HP's having yielded or its likelihood of yielding information important to the understanding of prehistory or history.



## 1134.03 PROCEDURES FOR IDENTIFICATION, NOMINATION AND DESIGNATION OF AN HPD OR HP.

(f) Additional Considerations for an HP: In addition to meeting at least one (1) of the criteria listed in subsection (c) above, a proposed HP must also meet the following criteria in order to be designated an HP:

- (1) The proposed HP must have a high degree of historic integrity, without excessive loss of architectural or historic character.
- (2) The proposed HP must have an internal historic cohesiveness in the sense of a shared common history of its inhabitants, historical development according to the Vision, a shared architectural style or design, or a body of architecture illustrating the evolution of architectural styles over a period of time.



## 1134.03 PROCEDURES FOR IDENTIFICATION, NOMINATION AND DESIGNATION OF AN HPD OR HP.

- (g) Nomination by the Commission: After a hearing, the Commission may nominate...as eligible to be designated as either an HPD or an HP.
- (h) Nomination Not Self-Executing: Once the Commission has approved a nomination...as eligible to be designated either an HPD or an HP, the secretary of the Commission shall schedule a public hearing on the designation of the HPD or HP. The rules of this chapter, or the unique historic guidelines adopted by the Commission for any HPD or HP, are not effective until the HP or HPD is designated by the Commission.
- (i) Consent for Historic Designation: Prior to the hearing on designation of the nominated property or district, the person(s) who submitted the proposed nomination to the Commission shall attempt to secure the written consent...of the affected property owner(s) to the designation of a property...However, written approval is not required for the property to be determined as an HP or HPD...The Commission shall proceed to the public hearing on the question of the proposed designation and may defer action in its discretion while consent is being solicited.

### -----SUBSEQUENT HEARING FOR DESIGNATION-----

- (j) The application for designation and all accompanying submissions shall be reviewed and studied by the Commission prior to its decision. The Commission shall give due consideration to the advice of the Heritage Advisory Board, such consents to designation and comments as have been filed with it, and the views as may have been expressed by persons participating in the hearing before the Commission, as well as any other relevant information brought before the Commission, in making its decision with respect to the proposed designation of each HPD or HP by a majority vote of its members.



### 1134.03 PROCEDURES FOR IDENTIFICATION, NOMINATION AND DESIGNATION OF AN HPD OR HP.

(k) The Commission shall determine whether said area, place, site, building(s), public interior portions of a building, structure(s), works of art and other objects shall be designated as an HPD or HP. **In the event the owner of a property nominated as an HP...does not consent to designation, the Commission may only designate an HP or HPD by a vote of at least four of its members,** or otherwise the Commission may designate an HP or HPD by a majority vote of a quorum of its members. Regardless of any current National Register of Historic Places status, an HPD or HP must be locally determined by the Commission for this chapter to apply.

(l) **The Commission may approve by majority vote unique historic guidelines for a created district or a specific historic property. The Commission shall schedule a public hearing on the question of such guidelines, which may be a separate hearing or which may coincide with a hearing for nomination or designation.** If specific architectural guidelines are not created, the Secretary of the Interior's Standards for Rehabilitation shall apply to an HPD or HP for Architectural Board of Review purposes.

(m) Applications for nomination and designation which have been denied by the Commission may be resubmitted by the original applicant within ten (10) days from the date of ruling, if a request is made in writing by the applicant setting forth the grounds thereof. If the Commission determines by vote that valid grounds have been submitted, a rehearing shall be granted. If the request is not made within ten (10) days from date of ruling, no application on the same proposed HPD or HP may be made to the Commission by any party for a period of six (6) months from the date the original application was denied. The filing of an application for a rehearing shall not be deemed to extend the time permitted by law for the filing of an appeal to the Courts.

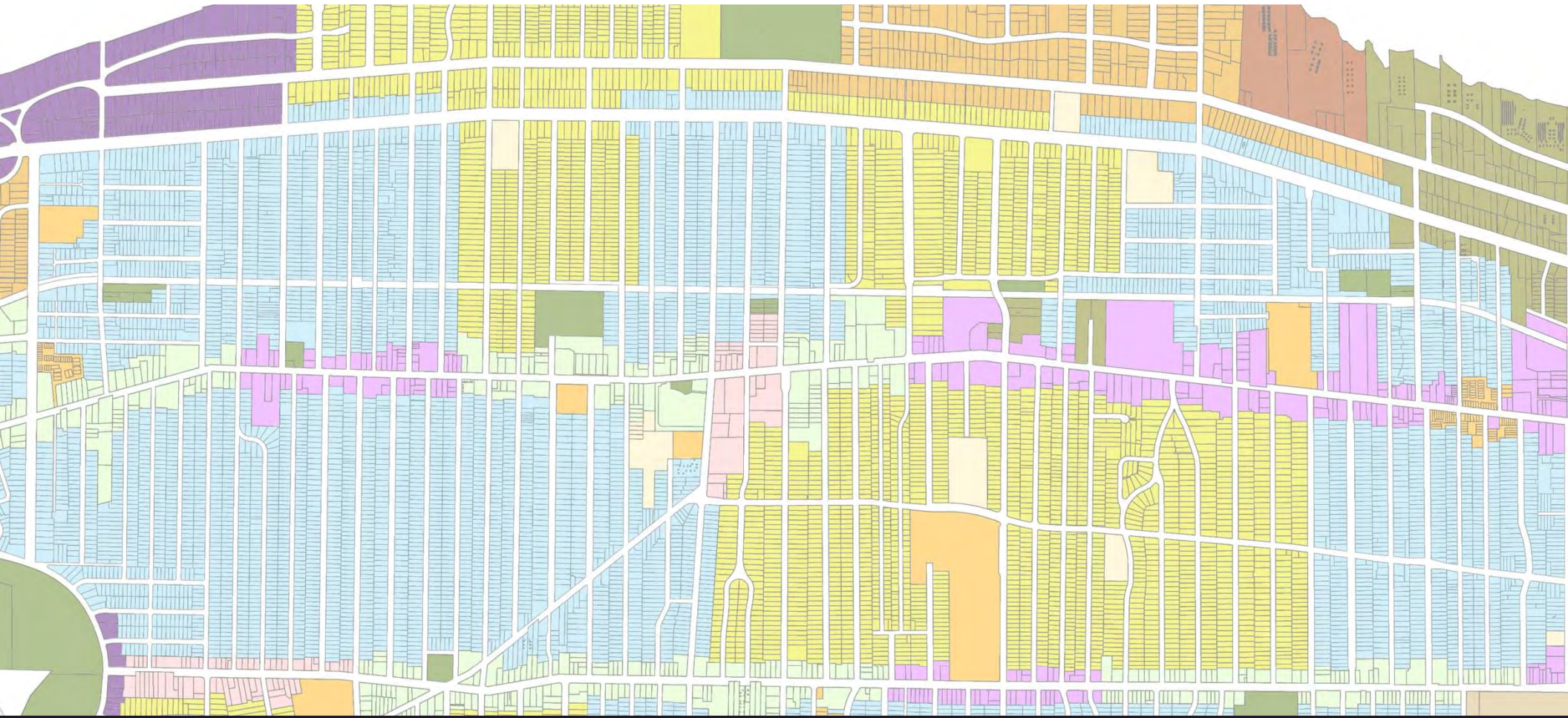


## **Recommendation (06-24-25) – Designate as Eligible (HP)**

- For Franklin School to be eligible, consider if the property:
  - Has character, interest or value as part of the heritage of City, the region, State, or US (1134.03d);
  - Is connected with person/s who significantly contributed to the historic development of the City (1134.03d);
  - Exemplifies the cultural, social, and historic heritage of the City (1134.03d);

*Or other criteria from 1134.03d; and:*

  - Has a high degree of historic integrity, without excessive loss of architectural character (1134.04f)
- *(for subsequent designation hearing)*...if eligible, consider what specific historic guidelines would be required to govern this property...to assist ABR judgment in any future review procedures?



# Planning Commission

June 2025