

MINUTES  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD  
SEPTEMBER 12, 2013  
5:30 P.M. – Lakewood City Hall  
Auditorium  
(Audio Recording Available)

The Chairman called the meeting to order at 5:30 P.M.

1. **ROLL CALL.**

MEMBERS PRESENT:

Bryan Evans, Vice Chairman  
Carl Orban, Chairman  
Cynthia Stockman  
John Waddell

OTHERS PRESENT:

Bryce Sylvester, City Planner, Planning and Development  
Michael Molinski, City Architect, Div. of Housing & Building

2. **Approve the minutes of the August 8, 2013**

A motion was made by Mr. Evans, seconded by Mr. Waddell, to **APPROVE** the minutes of the August 8, 2013 meeting. All of the members voting yea, the motion passed.

3. **Opening Remarks**

The Chairman waived the reading of the Opening Remarks.

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Mr. Orban stated there were no docket items Summary Approved at the pre-review meeting on Thursday, September 5, 2013. He requested that anyone giving testimony was to approach the podium, state one's name and address, and sign the Oath.

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**REQUESTS FOR REVISION  
ARCHITECTURAL BOARD OF REVIEW**

4. Docket 01-06-12	C	15314-15412 Detroit Avenue Lakewood Plaza
( ) Approve		IRC-G Lakewood LLC
( ) Deny		1585 Frederick Boulevard
( ) Defer		Akron, Ohio 44320

This item is being reopened for the review and approval of a revised parking lot design. The applicant was approved at the January 12, 2012 meeting. (Page 6)

Tim Moran, Discount Drug Mart and representative was present to explain the request. They wanted to improve the traffic flow of parking lot by relocating lights in the lot and reconfiguring the parking pattern.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester said the administration supported the revisions as presented.

A motion was made by Mr. Waddell, seconded by Mr. Orban to **APPROVE** the revisions as requested. All of the members voting yea, the motion passed.

#### **SIGN REVIEW**

5. **Docket 07-74-12 - S** **C** **15518-24 Detroit Avenue**  
**Ross Deli (Bow Detroit Building)**

Approve  
 Deny  
 Defer

Louis Kiss  
Kiss Painting Co.  
16304 Detroit Avenue  
Lakewood, Ohio 44107

This item is being reopened for the review and approval of revision for signage that was approved at the July 12, 2012 meeting (blade sign). (Page 8)

Yogesh Patel, Ross Deli, 15524 Detroit Avenue was present to explain the request. The sign would be larger than the former one for better visibility and mounted onto a new bracket located on the front of the building above the two doors.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Siley said the administration supported the revisions; however the green borders or window signage/stickers should be removed.

A motion was made by Mr. Orban, seconded by Mr. Evans, to **APPROVE** the revision with the stipulation the **window signage/graphics are removed**. All of the members voting yea, the motion passed.

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#### **NEW BUSINESS**

##### **ARCHITECTURAL BOARD OF REVIEW**

14. **Docket 09-89-13** **R** **1025 Estill Drive**

Approve  
 Deny  
 Defer

Robyn O'Boyle  
1025 Estill Drive  
Lakewood, Ohio 44107

The applicant requests the review and approval of a front porch. The applicant has applied to the Board of Zoning Appeals for a variance. (Page 67)

Michael O'Boyle, property owner and Rick Siegfried were present to explain the request. The porch would be on the north and west elevations. The porch roof would match the existing (Mr. Siegfried provided a sample to the Board). The door, window and brick would remain on the front.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Molinski stated concerns from the pre-review meeting were answered by the architect, and the administration supported the proposal.

A motion was made by Mr. Orban, seconded by Mr. Waddell, to **APPROVE** the application as requested. All of the members voting yea, the motion passed.

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#### **OLD BUSINESS**

##### **SIGN REVIEW**

7. **Docket 07-63-13 - S** **C** **13368 Madison Avenue**

**Brew 133**

- Approve
- Deny
- Defer

Shawn Botkins  
 Brew 133  
 13368 Madison Avenue  
 Fairview Park, Ohio 44126

The applicant requests the review and approval of a wall sign. The item was deferred from the meeting of August 8, 2013. (Page 12)

Tim Comerford, Brew 133 was present to explain the request. Mr. Orban said some signage had been installed and did not look as had been approved under Docket 07-63-13 – A. Mr. Comerford said it had been lowered because of the overhead light. Flags had been installed without approval; Mr. Comerford said they would be removed if that is what the Board desired. Mr. Sylvester clarified the above had been approved at the August meeting; The business sign BREW 133 (no logo) was before the Board; flags were not part of the issue.

Mr. Orban closed public comment as there was no one to speak on the matter.

A motion was made by Mr. Waddell, seconded by Mr. Orban, to APPROVE the application as revised. All of the members voting yea, the motion passed.

**NEW BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

11. Docket 09-86-13 R 15297 Lanning Avenue

- Approve
- Deny
- Defer

Michael Kenney  
 1546 Orchard Grove Avenue  
 Lakewood, Ohio 44107

The applicant requests the review and approval of an east side dormer for attic remodel. (Page 29)

Michael Kenney, applicant was present to explain the request. He wanted to build a shed type dormer on the east side (driveway) of the home to increase the size of the attic for a bedroom. Shake vinyl similar in color would be installed for contrast of color. He was not sure of the roof pitch. He wanted to install a larger double hung window or a slider; the Board wanted to see specifics. He suggested enlarging the front window for egress; the Board concurred with the suggestion.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Molinski stated it would be difficult to match the siding with the existing. The Board suggested trimming the windows.

A motion was made by Mr. Orban, seconded by Mr. Waddell to APPROVE the application as requested with the following stipulations:

1. Submit window spec sheets, and
2. Submit material samples of the shake singles and windows.

All of the members voting yea, the motion passed.

12. Docket 09-87-13 R 1298 French Avenue

- Approve

Lisa Hall

- Deny
- Defer

P.O. Box 16883  
Rocky River, Ohio 44116

The applicant requests the review and approval of a front porch addition and to enlarge the front window. (Page 35)

Lisa Hall, applicant was present to explain the request. The home was one of the smaller ones on the street. In addition to making a porch in place of a stoop, she wanted to replace the existing window with a French casement window to make the porch user friendly. She had spec sheets and color samples. Doing research, she found there were examples of an open pergola for this style of home; the 2x8 boards would be painted. Her hope was to give an illusion of the home being larger than it was. The porch floor boards would run parallel with the home. A TREX system was expensive and limited in colors. The Board asked about the height of the porch as there were requirement for railings if the height was 30" or higher.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester stated there were building code requirements regarding the height of porches. The Division of Housing and Building would work with her.

A motion was made by Mr. Orban, seconded by Mr. Waddell, to **APPROVE** the application as requested with the following stipulations:

1. Lattice work on both sides of the porch
2. Material samples for the French casement window.

All of the members voting yea, the motion passed.

13. Docket 09-88-13 R 2157 Niagara Drive

- Approve
  - Deny
  - Defer
- Garrett Lapping  
AoDK, Inc.  
17306 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of a proposed roof change. (Page 49)

John Swidrak, AoDK Inc. was present to explain the request. The property owner wanted to expand the second floor for additional living space by raising the dormer by seven feet (7') and adding a gable. Double hung windows will be installed on either side of the refinished front door. Some of the second floor windows will be double hung. A small window will be in the bathroom. He described the colors of the siding, light blue on the lower level, cream vinyl shake on the second level, and white trim.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Molinski said look of the front of the house would be changed but would remain that of a bungalow. The replacement of the front windows enhanced the overall appearance.

A motion was made by Mr. Waddell, seconded by Mr. Evans, to **APPROVE** the application as requested. All of the members voting yea, the motion passed.

**Items 8 and 19 are called together as they are the same property.**

8. Docket 09-83-13 - A C 13318 Madison Avenue

- Approve
- Deny
- Defer

Frank Scalish  
 1507 Waterbury Road  
 Lakewood, Ohio 44107

The applicant requests the review and approval of storefront renovation. (Page 14)

19. Docket 09-83-13 - S C 13318 Madison Avenue

- Approve
- Deny
- Defer

Frank Scalish  
 1507 Waterbury Road  
 Lakewood, Ohio 44107

The applicant requests the review and approval of a painted sign on the southeast elevation. (Page 14)

Frank Scalish, applicant was present to explain the request. He planned to historic restoration of the storefront by replacing the upper gutter with an architectural bronze color, installing aluminum clad upper windows to match the bronze, expose the transom windows and bulkhead (the windows of the bulkhead will be replaced with painted composite material panels for safety reasons), new rear entry doors, double paned insulated glass, the exterior will be washed and restored, a sign will be placed on the east side of the building and a painted sign on the side, the wrought iron railings will be restored, and new tile in the entry vestibules. Additionally, they were naming the building since there was not one existing. The Board suggested the installation of second floor windows similar to the original; Mr. Scalish it could be done.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester said the administration supported the proposal.

A motion was made by Mr. Orban, seconded by, to **APPROVE Docket 09-83-13 – A with the stipulation the second floor windows units have larger mullions between the individual windows to give three distinctive windows per unit.** All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, seconded by Ms. Stockman, to **APPROVE Docket 09-83-13 – S, the painted sign on the southeast elevation.** All of the members voting yea, the motion passed.

**Items 9 and 20 are called together as they are the same property.**

9. Docket 09-84-13 - A C 12701-03 Madison Avenue

- Approve
- Deny
- Defer

Stelian Margan  
 7654 Aldersyde Drive  
 Middleburg Heights, Ohio 44130

The applicant requests the review and approval for three (3) awnings with text; two (2) independent businesses and one (1) with addresses above the door to second story apartments. (Page 16)

20. Docket 09-84-13 - S 12701-03 Madison Avenue

- Approve
- Deny
- Defer

Stelian Margan  
 7654 Aldersyde Drive  
 Middleburg Heights, Ohio 44130

The applicant requests the review and approval of signage. (Page 16)

Stelian Margan, applicant and Matthew Ranallo, BNNext Design were present to explain the request. Mr. Ranallo provided material samples for the Board's review. Mr. Margan wanted the awnings for signage and exposure for the businesses. The Board said the storm doors looked as those for residential structures. Mr. Margan said he planned exterior renovations in the future. The electrical conduit would be removed during this phase.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester said the look of the street front will change due to a new bus shelter and bike racks provided by a grant from Charter One Bank, and the administration supported the proposal.

A motion was made by Mr. Orban, seconded by Mr. Waddell to **APPROVE Docket 09-84-13 – A and Docket 09-48-13 – S with the stipulation that the electrical conduit and lights be removed from the north elevation of the building.** All of the members voting yea, the motion passed.

10.	<b>Docket 09-85-13</b>	<b>C</b>	<b>15605-15607 ½ Detroit Avenue Merry Arts Pub &amp; Grille</b>
	<input type="checkbox"/> Approve		John Granzier
	<input type="checkbox"/> Deny		Merry Arts Pub & Grille
	<input type="checkbox"/> Defer		15605-15607 ½ Detroit Avenue
			Lakewood, Ohio 44107

The applicant requests the review and approval of a roof on an existing arbor. (Page 25)

Mr. Waddell recused himself from the item.

John Granzier, property owner was present to explain the request. The proposal would extend the patio season and also serve as a water shedding system. They were removing one of the rear staircases and providing a door for egress to the second floor entrances.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester asked for a material sample. He confirmed the color of the cover was changed from green to black. Mr. Granzier clarified the west panels would be removed as the seasons changed and stored professionally. The other ones would be move to out of sight.

A motion was made by Mr. Orban, seconded by Ms. Stockman, to **APPROVE** the application as requested. All of the members voting yea, the motion passed.

15.	<b>Docket 09-90-13</b>	<b>C</b>	<b>1430 West 117<sup>th</sup> Street McDonalds</b>
	<input type="checkbox"/> Approve		Andy Kaiser
	<input type="checkbox"/> Deny		Larsen Architects
	<input type="checkbox"/> Defer		12506 Edgewater Drive, Suite 10
			Lakewood, Ohio 44107

The applicant requests the review and approval of an additional drive thru order/menu location. (Page 76)

Jim Placek, Larsen Architects was present to explain the request. Business was brisk, and a second menu board was required to prevent the stacking of vehicles.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Molinski said the administration supported the proposal.

A motion was made by Mr. Orban, seconded by Mr. Waddell, to **APPROVE** the application as requested. All of the members voting yea, the motion passed.

16. Docket 09-91-13 C 12400 Detroit Avenue  
Dollar Discount & Beauty

Approve Omar Sulciman  
 Deny Dollar Discount & Beauty  
 Defer 12400 Detroit Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval for storefront renovation. (Page 86)

Omar Suleiman, applicant and Michael Bueller were present to explain the request. They proposed to reface the front of the building with a brick veneer, create a new doorway at the SW corner, and install wrap-around awnings. The stone coping at the top would be replaced with an aluminum cladding. The Board liked the proposed look with the exception of the EIFS as infill on the existing window; perhaps brick could be used. The windows would have clear glass. Color samples were given to the Board. The framing would be dark bronze. There would be no exterior lighting. Further discussion resulted in the possibility of lighted blade signage. A signage proposal will be submitted for another meeting.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Molinski requested that the merchandise needed to be moved 15 feet from the windows as it currently acted as more than the allowable 15 percent of signage on windows.

A motion was made by Mr. Orban, seconded by Mr. Waddell, to **APPROVE** the application as requested with the following stipulations:

1. The color of the window systems is bronze,
2. The revision of replacing EIFS infill with a brick infill is submitted for approval,
3. The color of the brick matches that on the rear of the building,
4. Provide a cut sheet for the front door(s), and
5. Window signage does not take up more than 15% of the storefront windows.

All of the members voting yea, the motion passed.

17. Docket 09-92-13 C 1451 St. Charles Avenue  
Lakewood Hospital Property

Approve George Love  
 Deny Loves Concrete Inc.  
 Defer 17339 Greenbrier Drive  
Strongsville, Ohio 44136

The applicant requests the review and approval of the demolition of a house. (Page 93)

George Love, applicant was present to explain the request. The owners felt it would too costly to repair the home that was purchased over 10 years ago and wanted to demolish it and replace with green space, landscaping, existing trees, and sidewalk. The north abutting home was not owned by the hospital, but the home to the south was. Vandalism occurred already inside the structure of the subject property; it had been vacant for over a year. The Board objected to the purchase of a home and then its fall into disrepair. The hospital owned many homes in the immediate neighborhood; the Board was interested in seeing a map displaying ownership.

William Baker, 1494 St. Charles stated there were 10 homes on Belle and St. Charles Avenues owned by the hospital, and they be maintained. He opposed the demolition of the structure as it was detrimental to the City and neighborhood.

David Burke, 1447 St. Charles lived in the home north of the subject property and was surrounded on two sides by medical facilities already. He said the only care given to the subject property was the cutting of grass.

Mr. Sylvester spoke on behalf of the administration. The City expected the same level of maintenance and responsibility from Lakewood Hospital as it did from all its other landlords and home owners. There were no structural issues with the property, and the administration saw no compelling reason to raze the home. The administration was not in support of the proposal and recommended a denial to the request.

A motion was made by Mr. Orban, seconded by Ms. Stockman, to DENY the application as requested. All of the members voting yea, the motion passed

18.	Docket 09-93-13	C	17503 Madison Avenue The Wellington (The Wells)
	<input type="checkbox"/> Approve		Patricia Setlock
	<input type="checkbox"/> Deny		Fabrication Group LLC
	<input type="checkbox"/> Defer		3453 West 140 <sup>th</sup> Street Cleveland, Ohio 44111

The applicant requests the review and approval of three (3) canopies on the side of building. (Page 95)

Adrien Elliott and Bradley Lyle, Fabrication Group, LLC, representatives were present to explain the request. The 1960s building was purchased recently and work was being done to the exterior and interior. The choice for three acrylic awnings was because the product was very durable and was fade resistant. The brackets would be stainless steel. The Board said there was no vertical dimension. Mr. Lyle replied they were three feet (3') in height.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Molinski asked for the thickness of the acrylic. Mr. Lyle stated it was one-half inch (1/2") thick with a five (5) degree slope-out and a four foot (4') span. Mr. Molinski replied he wanted samples

A motion was made by Mr. Orban, seconded by Mr. Waddell, to APPROVE the application with the stipulation that product data and spec sheets are provided to the administration. All of the members voting yea, the motion passed.

21.	Docket 09-94-13	C	1662 Mars Avenue Wobblefoot Gallery
	<input type="checkbox"/> Approve		Aklo Dure
	<input type="checkbox"/> Deny		BeNext BNext Awning + Graphics
	<input type="checkbox"/> Defer		5109 Clark Avenue



The applicant requests the review and approval of two (2) window signs; one on each face of corner storefront. (Page 113)

Ann Onusko, applicant was present to explain the request. Her business would be opened in a few weeks. She provided material samples to the Board. One larger sign would be placed in the front window, and a smaller one would be in the side window. The side signage materials would be one half inch (1/2") white sintra on CNC with cutout letters and logo; the word PERFUMERY would be painted. The crescent cutouts would be painted. The front sign would be individual letters made from CNC material mounted on one half inch (1/2") white sintra and would be suspended from a lucite rod; the word PERFUMERY would be painted. The individual letters would not move from air circulation as they would be affixed to a lower board. The Board thought the first letter "P" was not visible; she assured them it would be.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester suggested the border of the letters be white rather than the color of the individual letters as they might not be visible enough in a clear window. The Board suggested using a material with transparency. Ms. Onusko said she would take that in consideration with the sign maker.

A motion was made by Mr. Orban, seconded by Ms. Stockman, to APPROVE the application as submitted. All of the members voting yea, the motion passed.

24. Docket 09-97-13

13428 Madison Avenue  
Bican-Stone & Co. Funeral Directors

- Approve
- Deny
- Defer

Charles D. Stone  
Bican Bros. Inc.  
12550 Lake Avenue, Suite 1711  
Lakewood, Ohio 44107

The applicant requests the review and approval of a monument sign board replacement. (Page 127)

Charles Stone, applicant was present to explain the request. Because of the upcoming cold weather, the panel change would be temporary; he would come before the Board at a later time with a proposal for a new permanent one.

Mr. Sylvester asked for clarification regarding the layout of the wording on the sign. Mr. Stone replied it depended on the specifications of the state; it would probably read Stone Funeral Home. The period following the comma would probably be omitted.

Mr. Orban closed public comment as there was no one to speak on the matter.

A motion was made by Mr. Orban, seconded by Ms. Stockman, to APPROVE the application with the stipulation that the sign reads Stone Funeral Home or Stone Functal Directors as submitted. All of the members voting yea, the motion passed.

#### OLD BUSINESS

#### ARCHITECTURAL BOARD OF REVIEW

6. Docket 06-48-13

C 15527-33 Madison Avenue  
Barrio

- ( ) Approve
- ( ) Deny
- ( ) Defeat

Thomas Leneghan  
Tres Amigos  
15527-33 Madison Avenue  
Lakewood, Ohio 44107

The item is being reopened for review and approval of the outdoor dining portion of the application. The applicant was approved at the June 13, 2013 meeting for architectural review and approval of building face renovations. This item was deferred from the meeting of August 8, 2013. (Page 10)

Tom Leneghan, applicant was present to explain the request. He provided renderings to the Board about the layout of the patio furniture, tables, chairs, umbrellas and fencing. There would be no lights on the fence. The door leading upstairs would be within the fence. The Fire Department was aware of it. There was a second egress for the second floor units at the rear of the building.

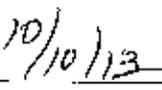
Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester asked about the materials. The Board wanted to see cut sheets. Mr. Leneghan said the tables and chairs would be plastic; the Board responded that was not acceptable and wanted metal furniture. Mr. Leneghan said he would comply and would not open the sidewalk dining until 2014. The Board suggested the addition of plantings to enhance the area.

A motion was made by Mr. Orban, seconded by Ms. Stockman, to **APPROVE** the application with the stipulation the administration is given cut sheets for the metal tables, metal chairs, umbrellas, and fencing. All of the members voting yea, the motion passed.

## 25. ADJOURN

A motion was made by Mr. Orban, seconded by Ms. Stockman, to **ADJOURN** the meeting at 8:17 p.m. All of the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date



### Oath

I, the undersigned, hereby agree 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. TIM MORAN
2. Yogesh Patel
3. Michael O'Boyle
4. FRANK SWEETMAN
5. Tim Comerford
6. Michael Kerney
7. LISA HALL
8. JOHN SWIDAN
9. FRANK SCALISH
10. Steve Morgan
11. John Granzer  
U Baker

1. [Signature]
2. [Signature]
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7. [Signature]
8. [Signature]
9. [Signature]
10. [Signature]
11. [Signature]  
[Signature]

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

FOR CITY USE ONLY

Lakewood Administrative Procedure:  ABR/BDS/Sign  Citizens Advisory  Civil Service  Dangerous Dog  
 Income Tax Appeals  Loan Approval  Nuisance Abatement Appeals  Planning  Zoning Appeals  Other:

Date of Proceeding: Thursday, September 12, 2013



Oath

I, the undersigned, hereby agree 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. Jim Ptacek
2. Adrian Elliott
3. Bradley Lytle
4. Tuba Pogar
5. MATTHEW RAVARCO
6. GEORGE NOBLE
7. AND ONUSKO
8. Charles Slon
9. TOM LEWELMAN
10. \_\_\_\_\_
11. \_\_\_\_\_

1. James J. Ptacek
2. Adrian Elliott
3. Bradley Lytle
4. Tuba Pogar
5. Matthew Ravarco
6. George Noble
7. And Onusko
8. Charles Slon
9. Tom Lewelman
10. \_\_\_\_\_
11. \_\_\_\_\_

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, September 12, 2013

**Schwarz, Johanna**

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**From:** Kate Trainor <KTRAINOR@HOTMAIL.COM>  
**Sent:** Monday, September 09, 2013 4:39 PM  
**To:** Planning Dept  
**Cc:** Robyn KD; Bill Trainor  
**Subject:** 1025 Estill Drive Front Porch

To Whom it May Concern:

My husband, William Trainor and I, Kathleen Trainor currently live at 13960 Estill Drive. Our home faces the O'Boyle home and we support Robyn and Mike in their plans to build a front porch.

Thanks,

Katie Trainor

1457 St. Charles

ABR



P.O. Box 967

11564 N. Station Rd.

Columbia Station, OH 44028

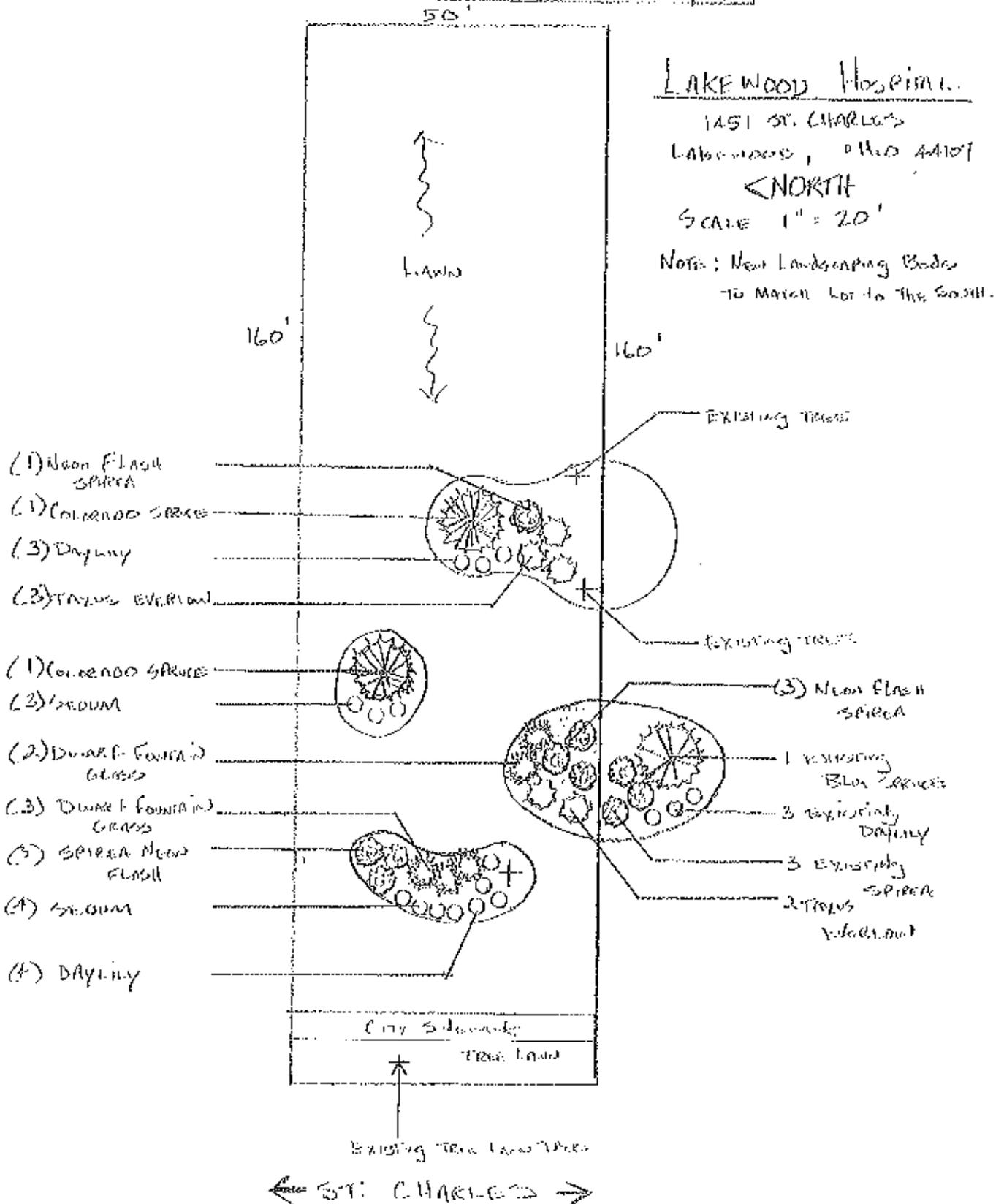
DATE	ESTIMATE NO.
9/4/2013	3501

NAME / ADDRESS
North Pointe Realty Inc. Attention: Rob Kay 5915 Landerbrook Dr. Ste #120 Mayfield Hts., Ohio 44124

DESCRIPTION	TOTAL
<i>JOB NAME: Vacant lot on St. Charles Lakewood, Ohio ( Landscaping to match landscaping @ 1457 St. Charles ) A. Landscape design fee.</i>	300.00
<i>B. Landscape Installation: Create 3 landscape beds to match landscaping completed last year, build beds 8" with bed mix soil, install the following plants, mulch new beds with double shredded hardwood bark mulch.</i>	3,200.00
<i>2 Blue Spruces 6'</i>	
<i>5 Taxus Everlow 18" B&amp;B</i>	
<i>7 Neon Flash Spirea #3 cont.</i>	
<i>5 Dwarf Fountain Grass #3 cont.</i>	
<i>7 Daylily Happy Returns #2 cont.</i>	
<i>7 Sedum Autumn Joy #2 cont.</i>	
THANK YOU!	\$3,500.00
(0.0%)	\$0.00
<b>TOTAL</b>	<b>\$3,500.00</b>

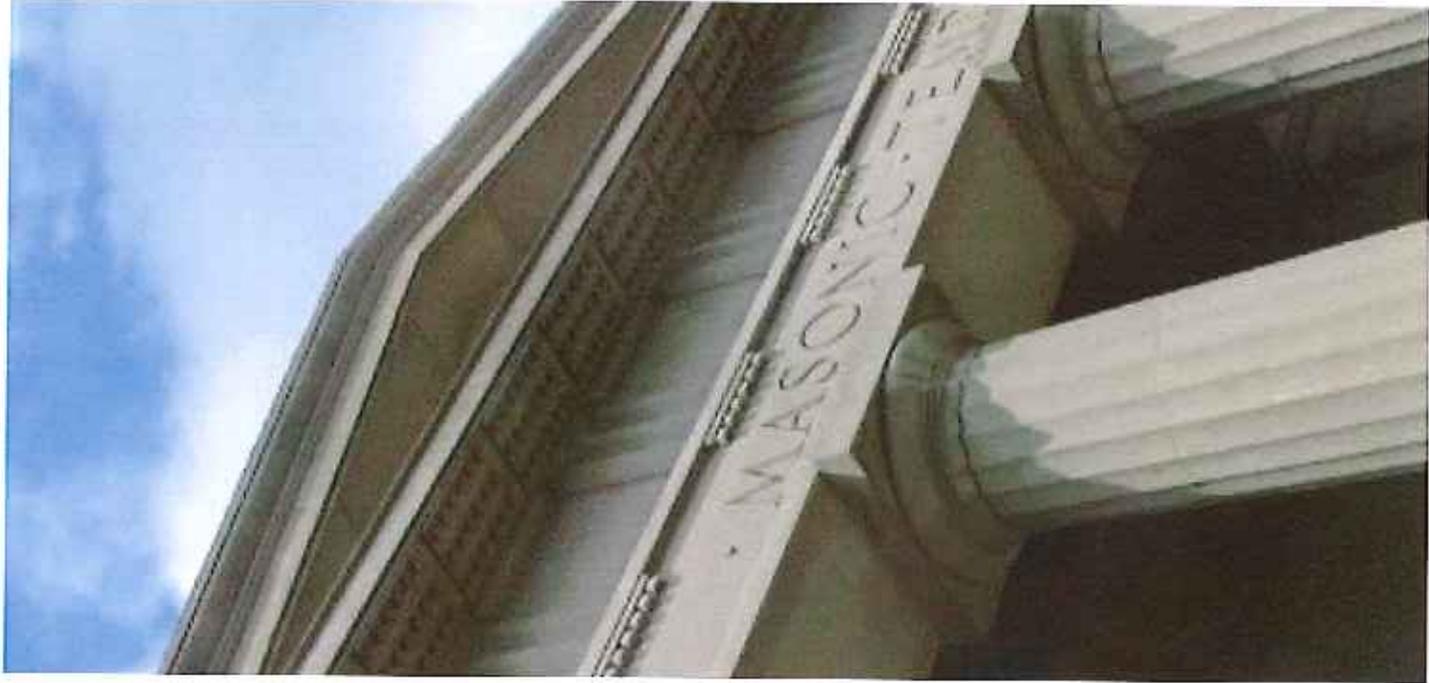
SIGNATURE \_\_\_\_\_

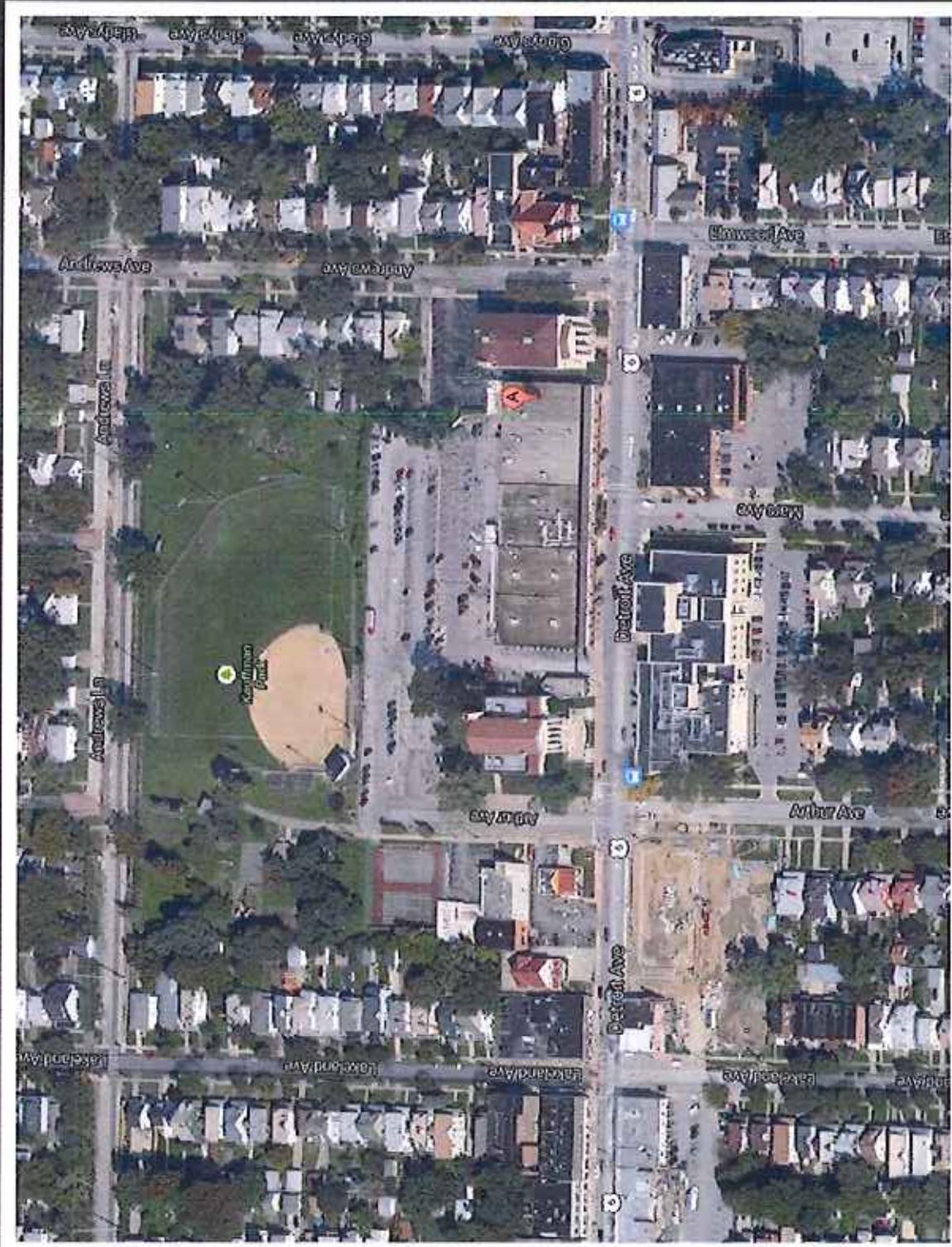
PLANTING LIST		SIZE
2	COLORADO BLUE SPRUCE	6"
5	TAXUS EVERGREEN	24"
1	NEON FLASH SPIREA	15"
5	DWARF FOUNTAIN GRASS	15"
1	HAPPY BERRIES DAYLILY	12"
7	SEEDING ANNUAL MIX	12"



**Board of Building Standards  
Architectural  
Board of Review  
Sign Review Board**

September 2013





2008 September 2013

# 15314 Detroit Avenue



APP September 2013

15314 Detroit Avenue

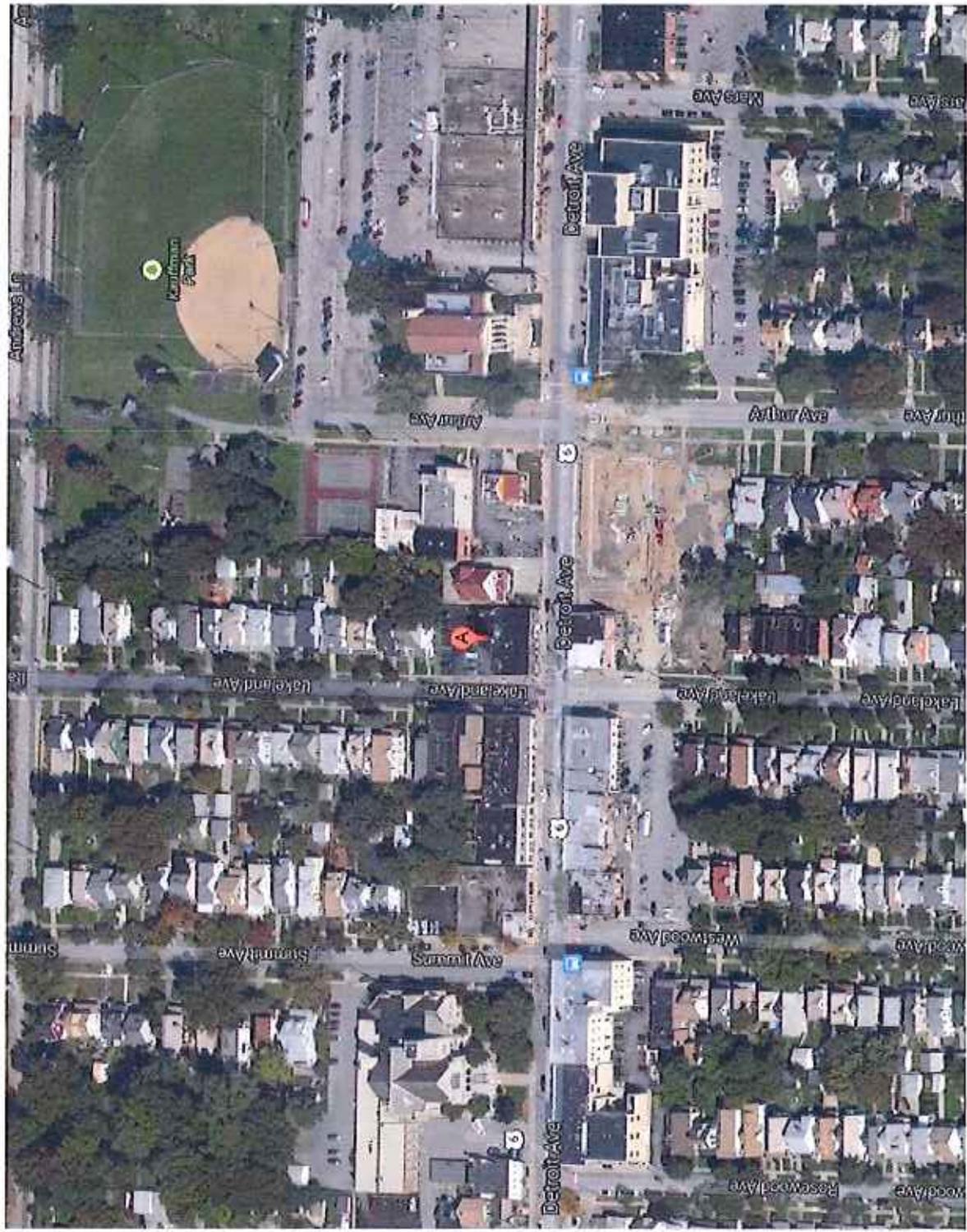


4402 Sepia Ave #2013

15314 Detroit Avenue



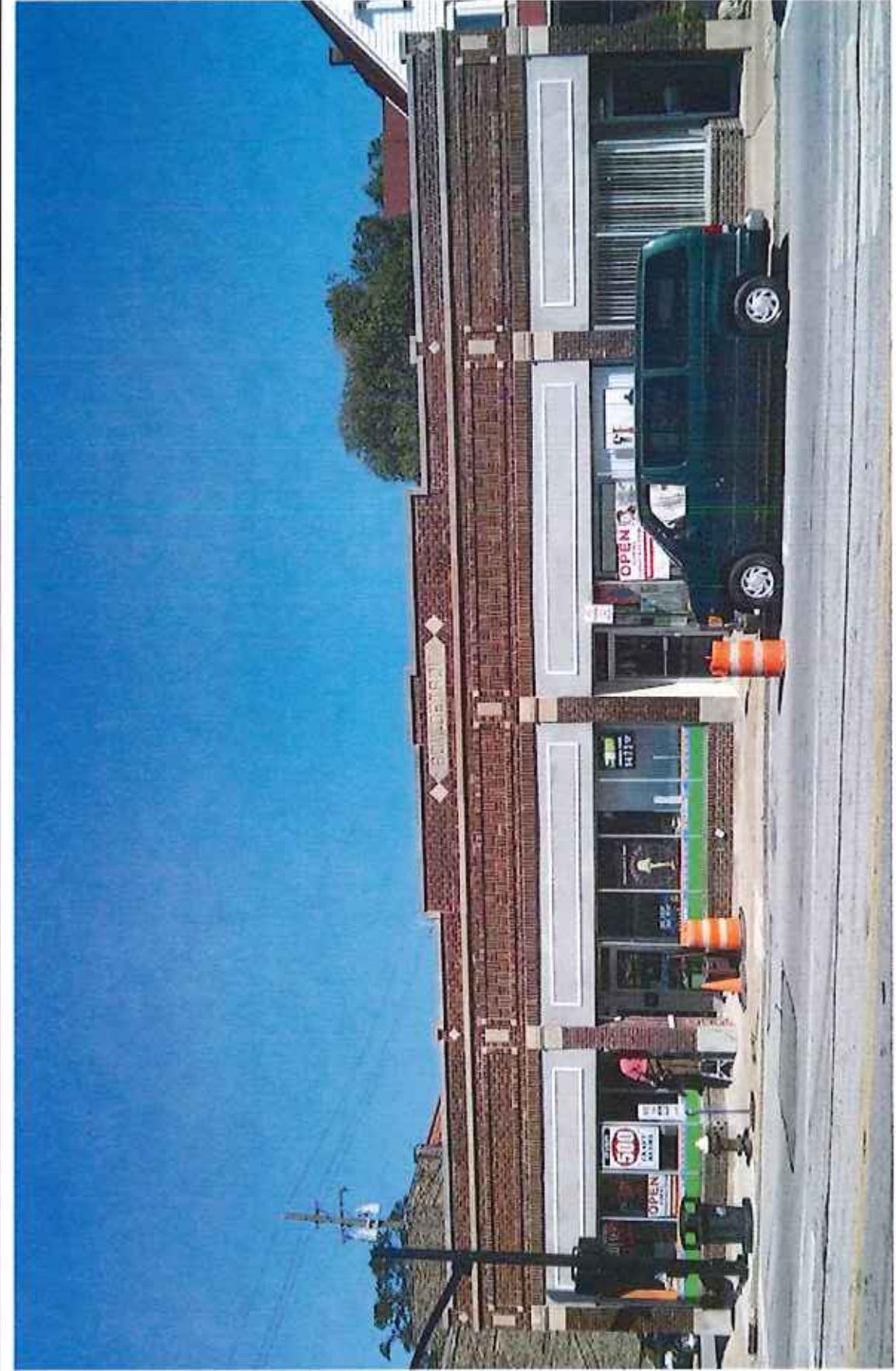




# 15518-24 Detroit Avenue



7188 Lakewood Ave. 44123



15518-24 Detroit Avenue



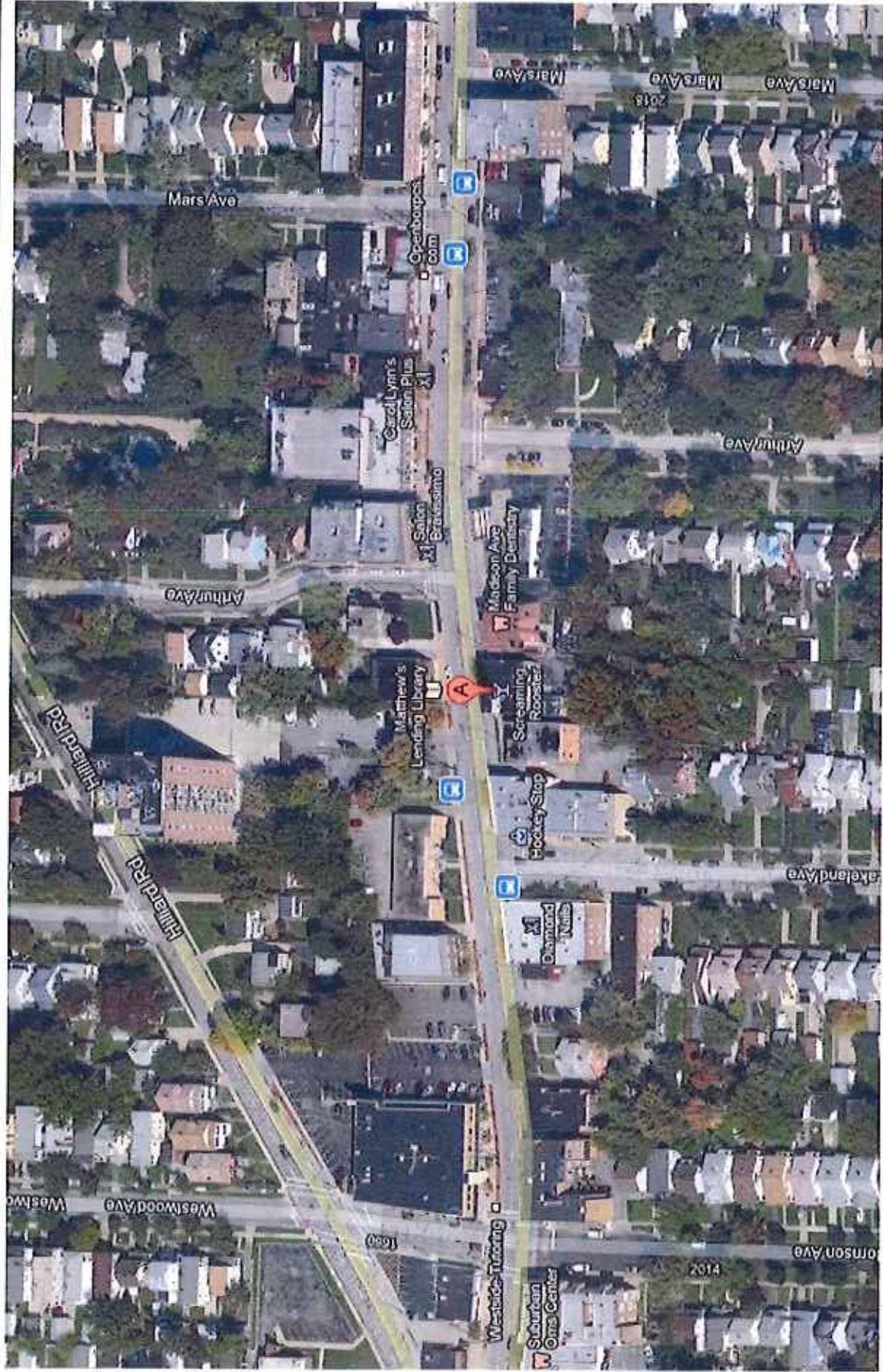
REB September 2015



15518-24 Detroit Avenue



Aug-September 2013



# 15527 Madison Avenue



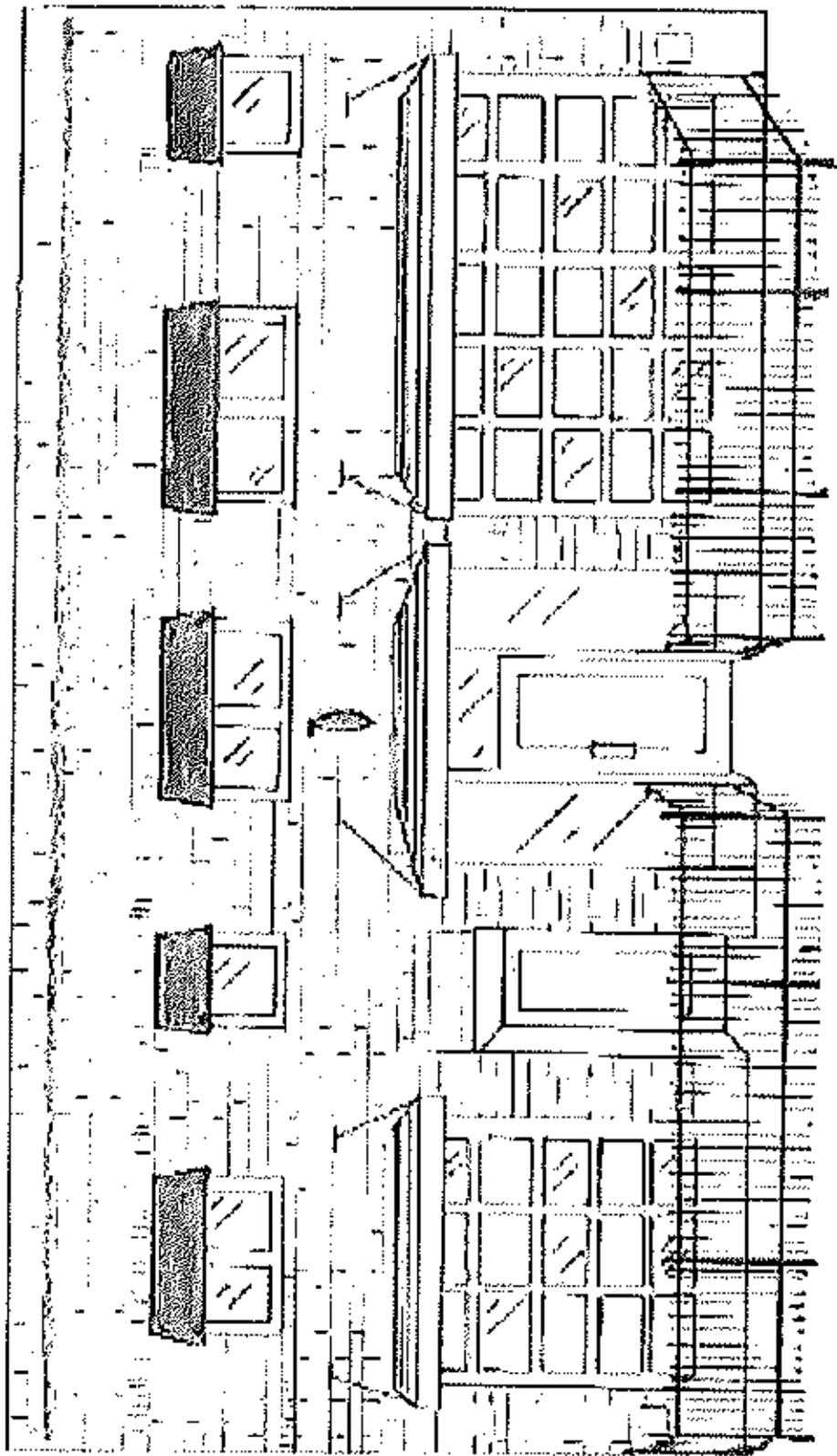
© 2013 June 2013



15527 Madison Avenue



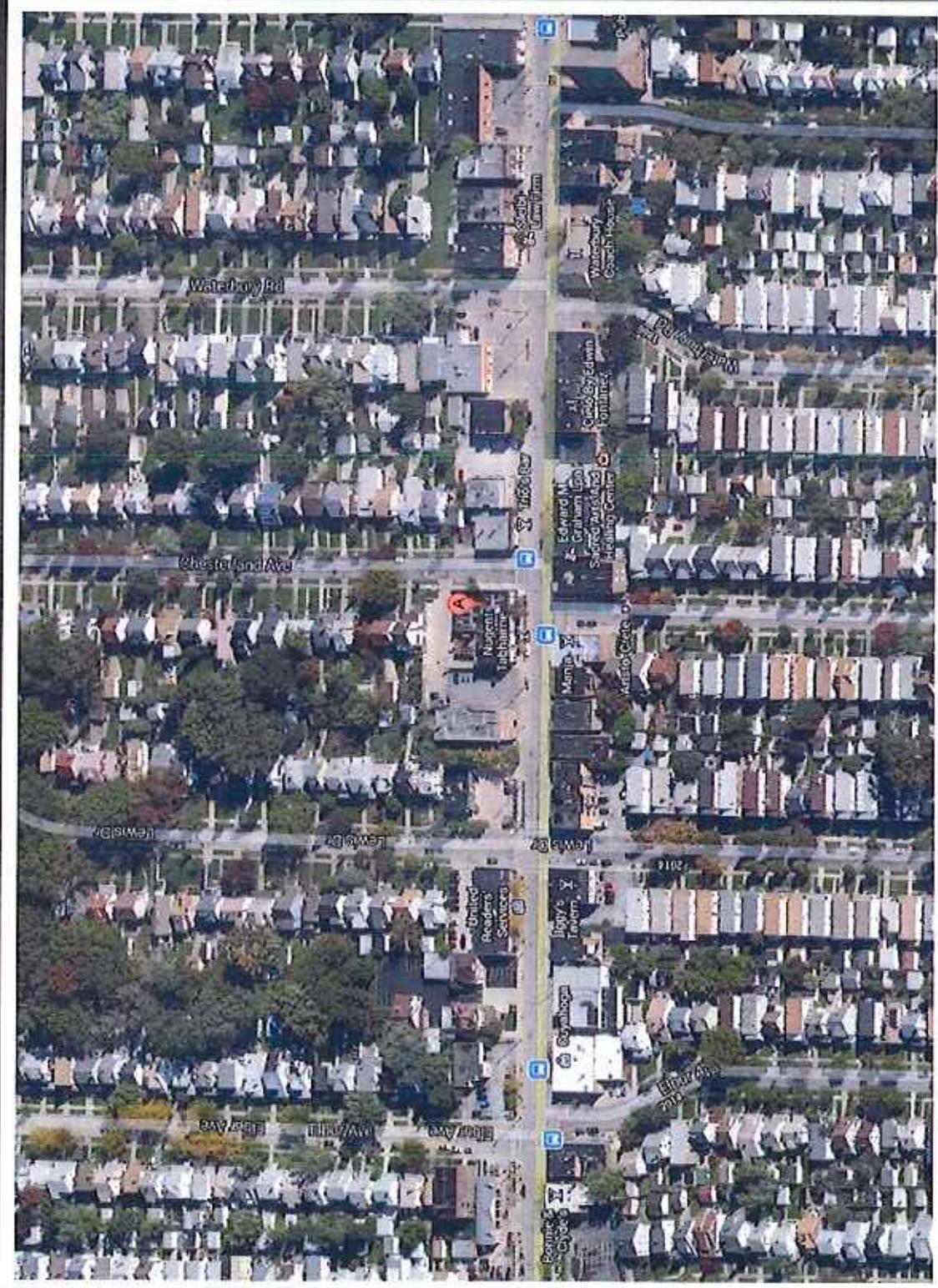
© 2019 Lakewood Ohio



15527 Madison Avenue



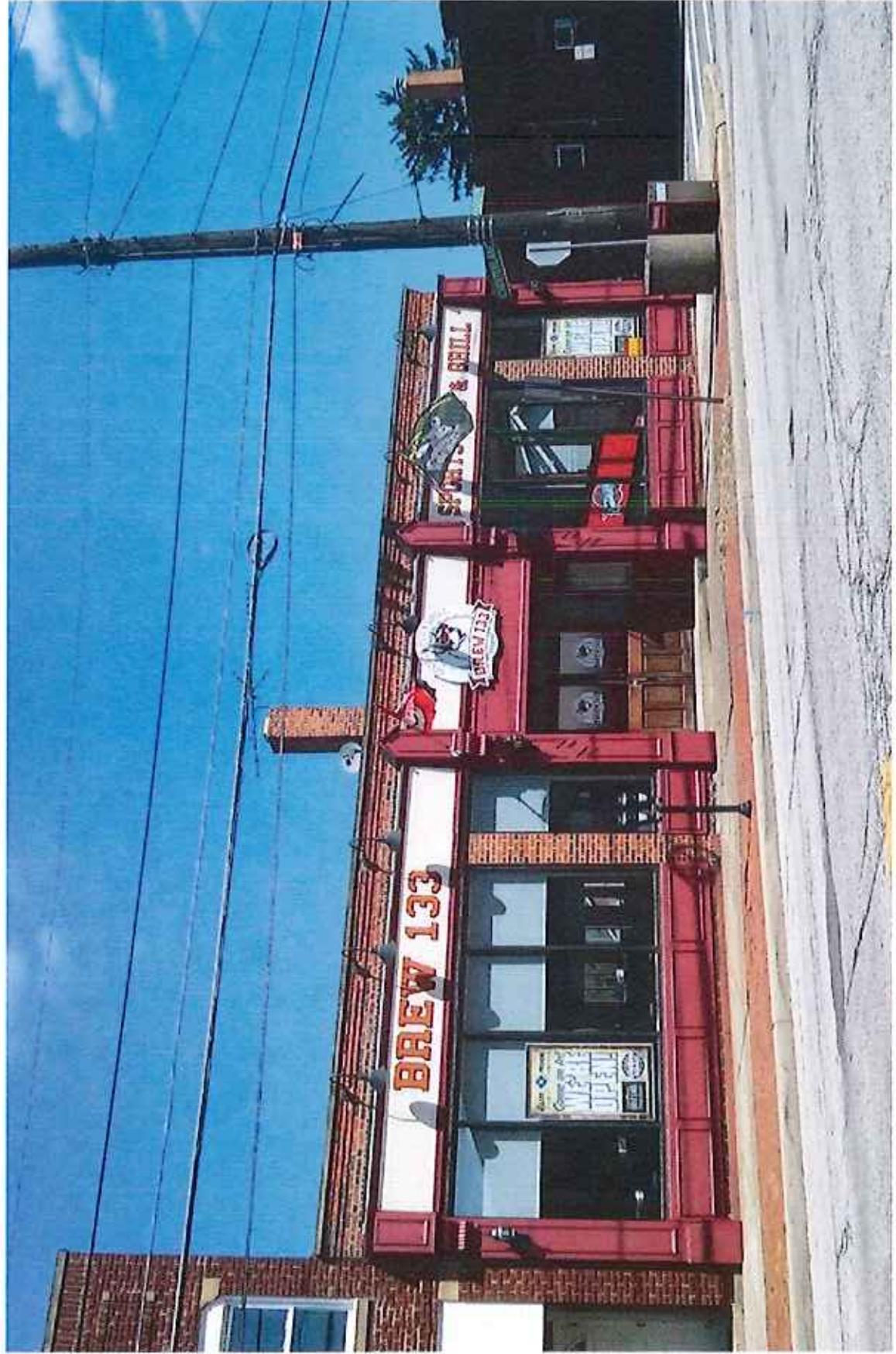
15527 Madison Avenue



# 13368 Madison Avenue



Aerial Imagery © 2013



13368 Madison Avenue



13368 Madison 2012



©2011 Lakewood Ohio

13368 Madison Avenue

FRONT

**BREW 133**



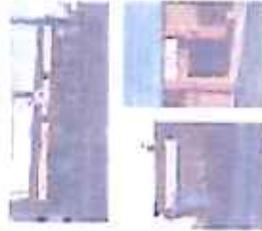
**SPORTS PUB & GRILL**

SIDE



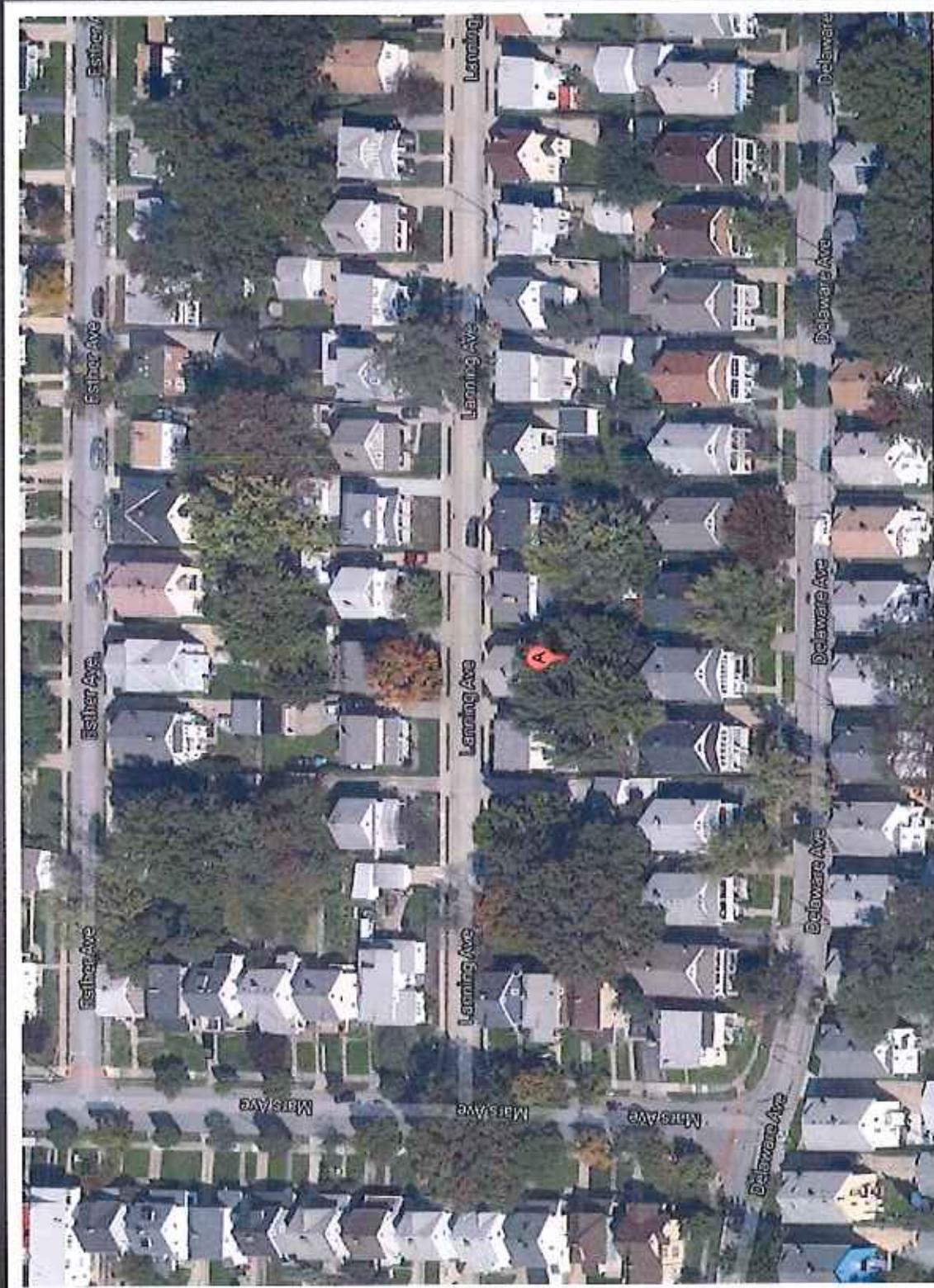
**SPORTS PUB & GRILL**

BACK



© 2012 Lakewood Ohio

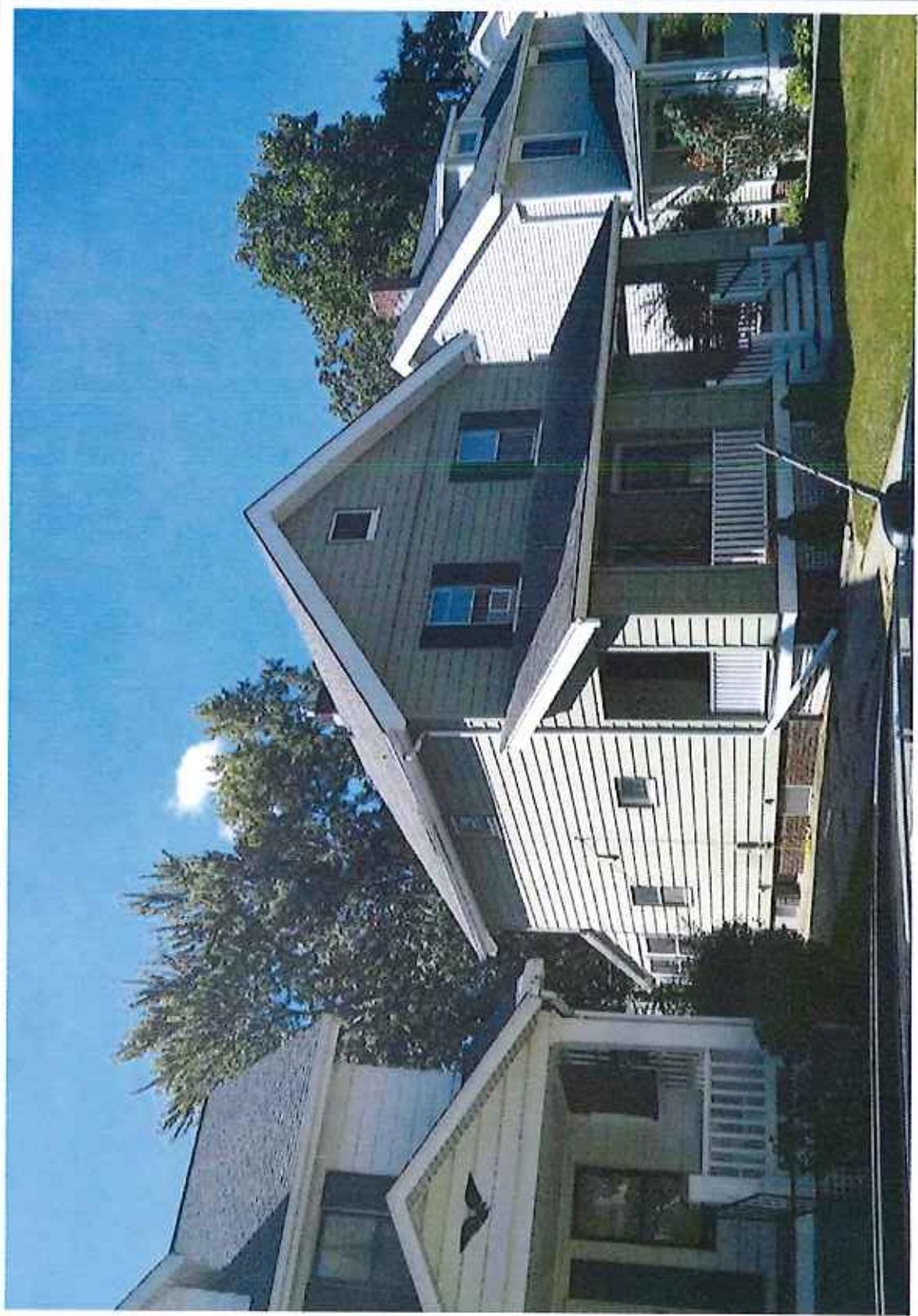
13368 Madison Avenue



# 15297 Lanning Avenue

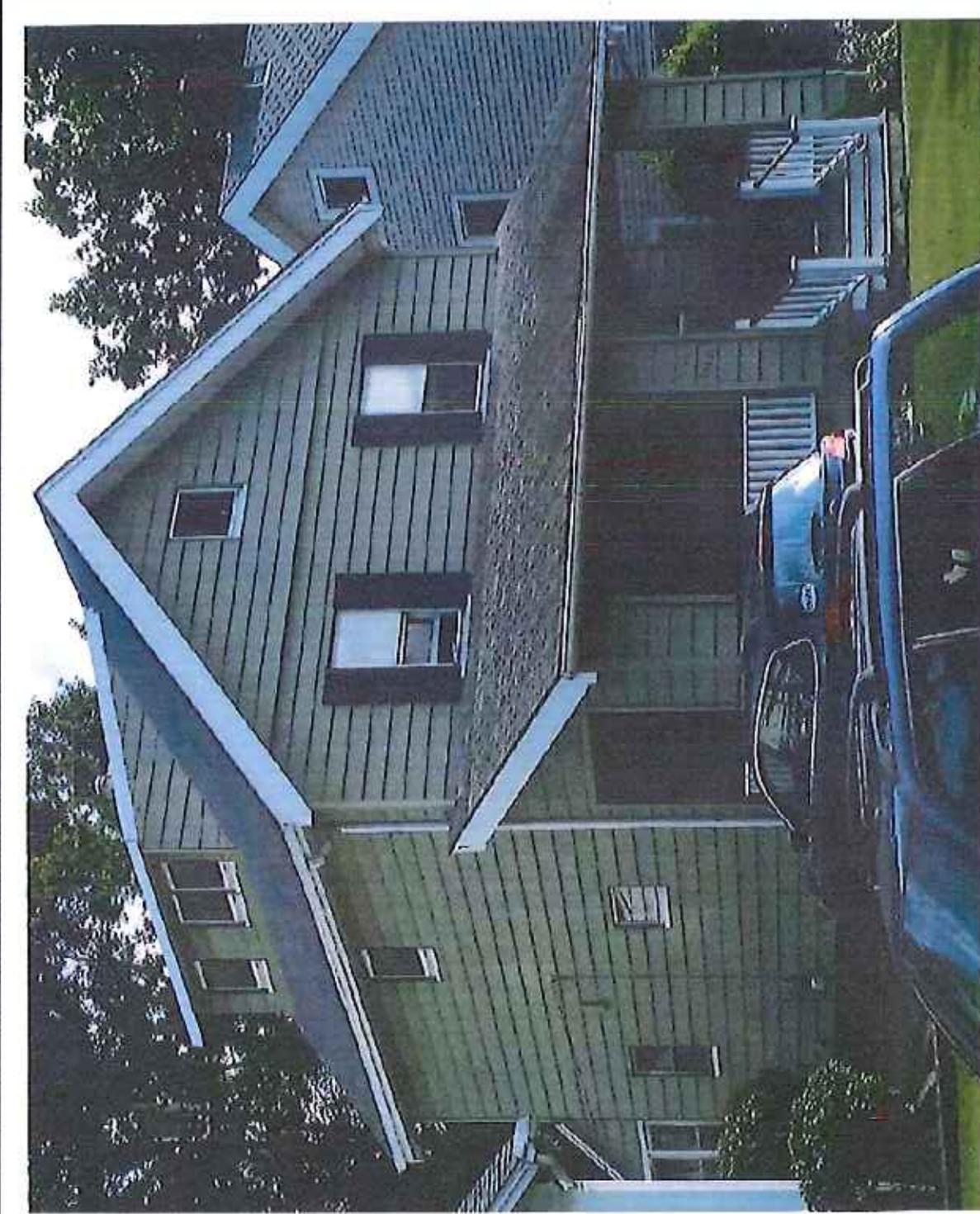
Map & Photos © 2013





1888 September 2012

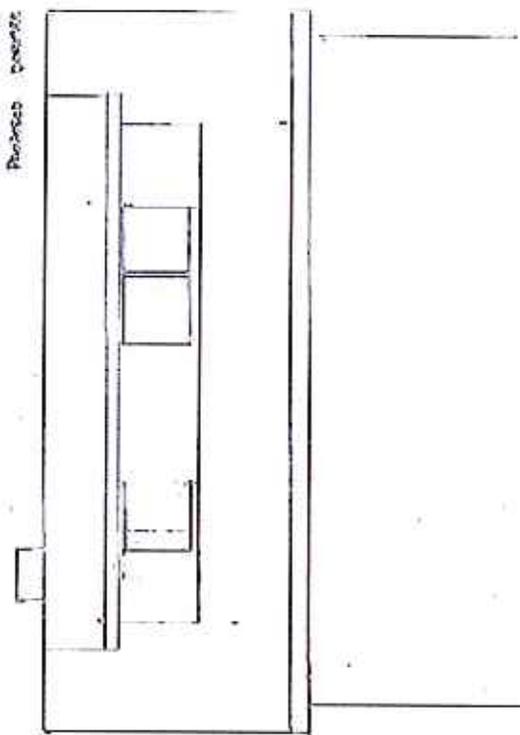
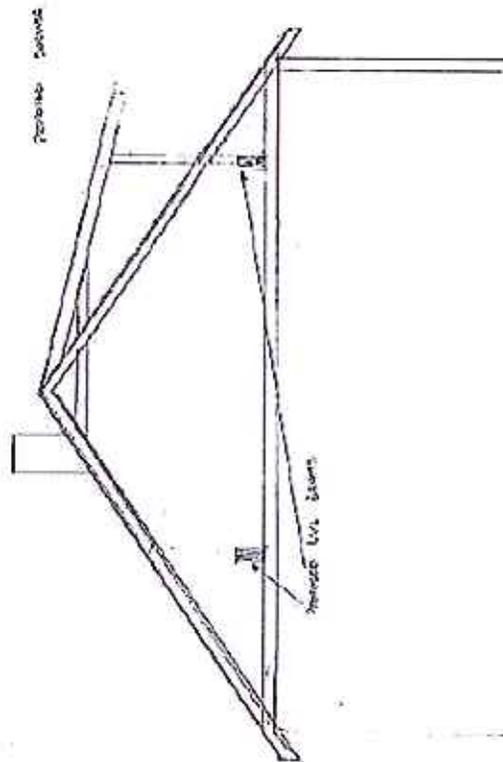
15297 Lanning Avenue



LAKELWOOD  
OHIO

1888 Superior Blvd, 43111

15297 Lanning Avenue

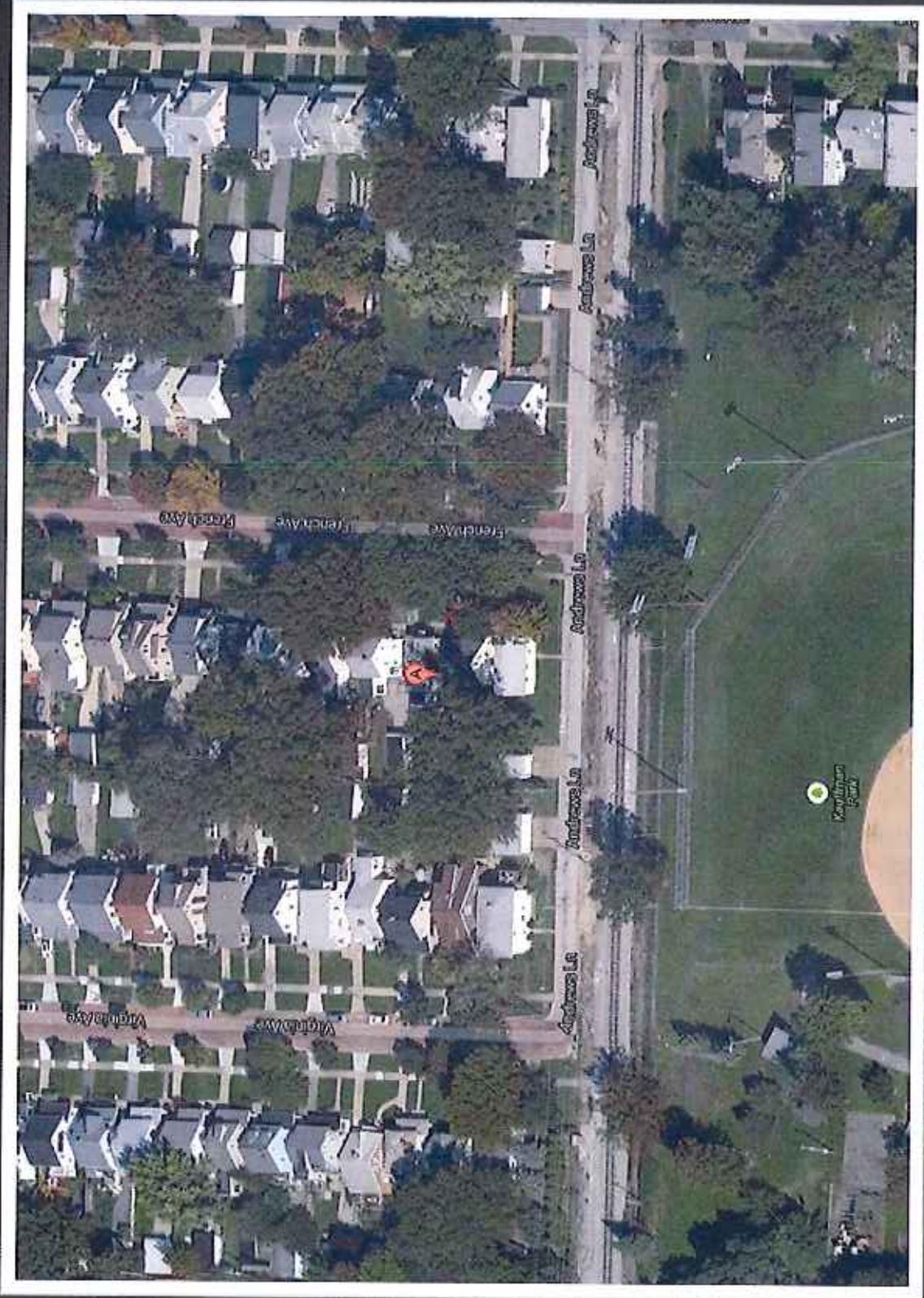


VIEWED FROM THE SOUTH

VIEWED FROM THE WEST

Scale  
1/4" = 1'-0"

32



# 1298 French Avenue



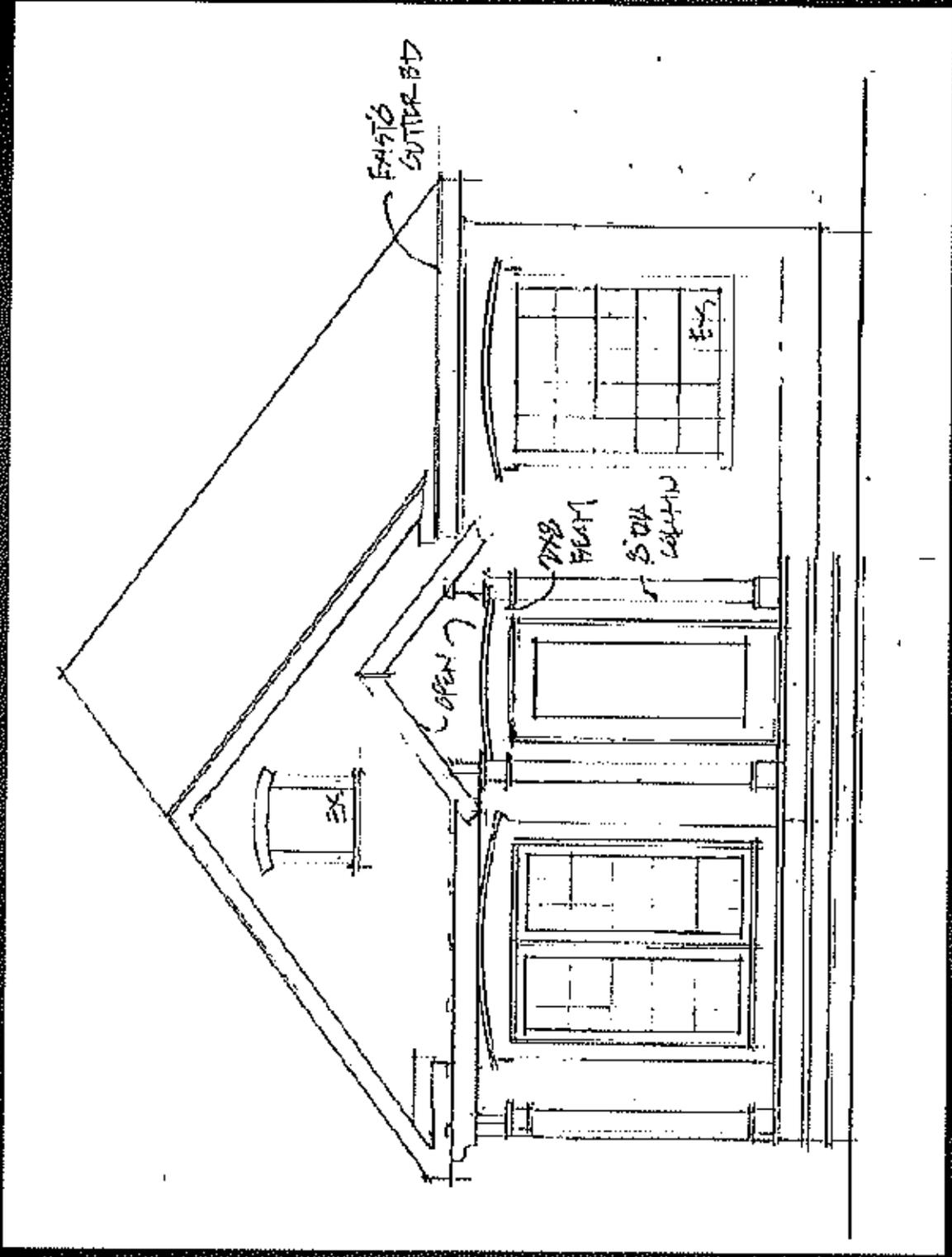
2888 Sycamore Ave. #1010



1298 French Avenue

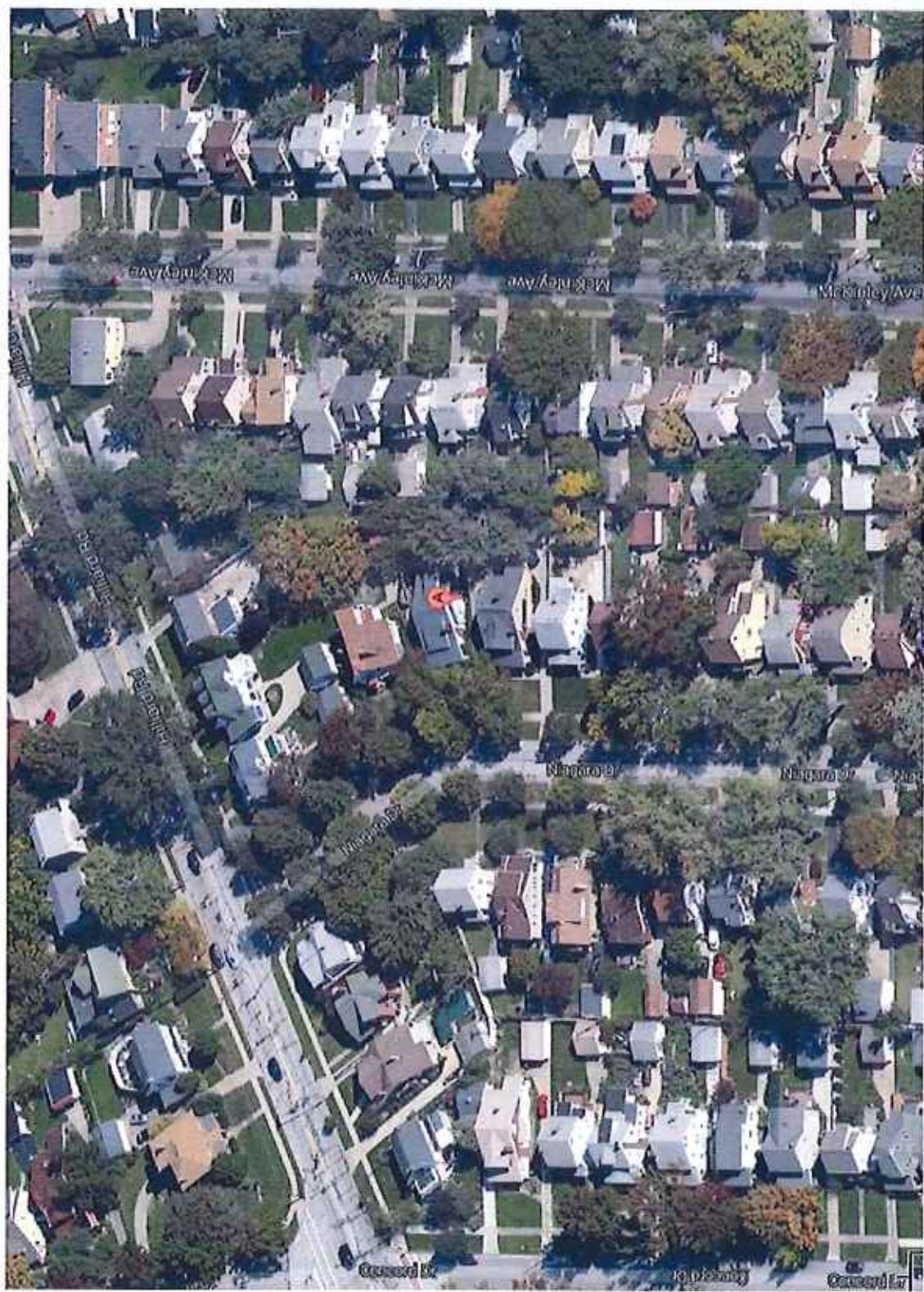
MLS September 2023





© 2003 Lakewood Ohio

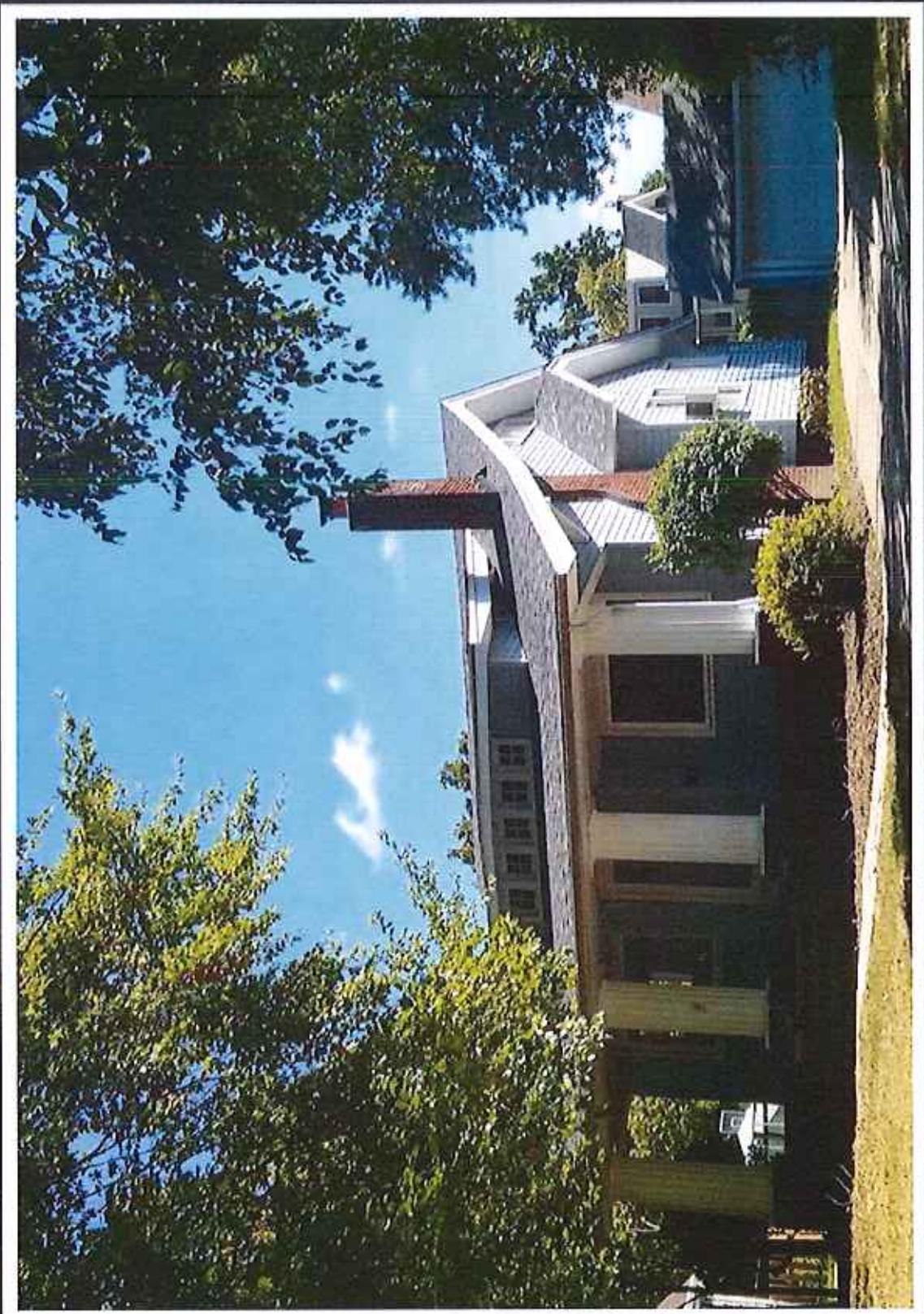
1298 French Avenue



# 2157 Niagara Drive

Aerial Satellite Imagery © 2011





2157 Niagara Drive

USE EXPLORE.SCI

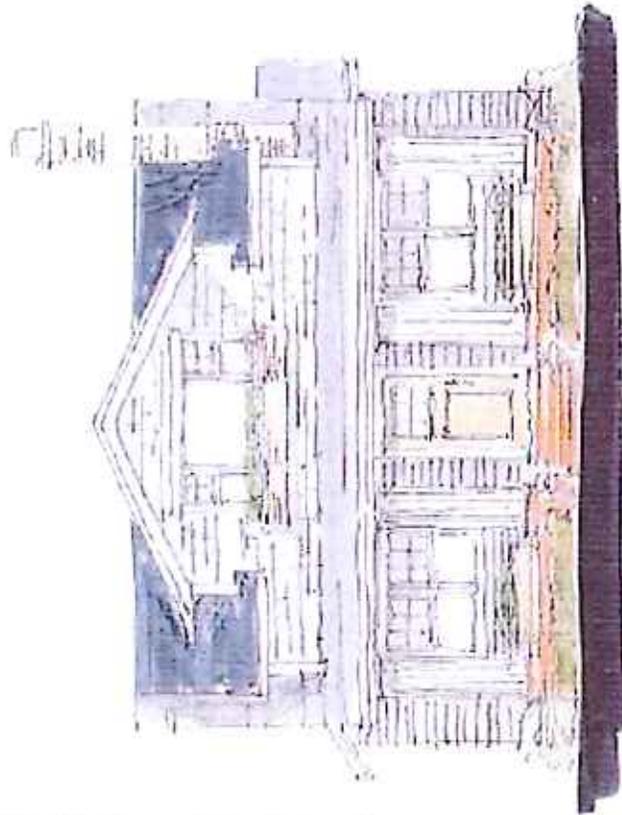
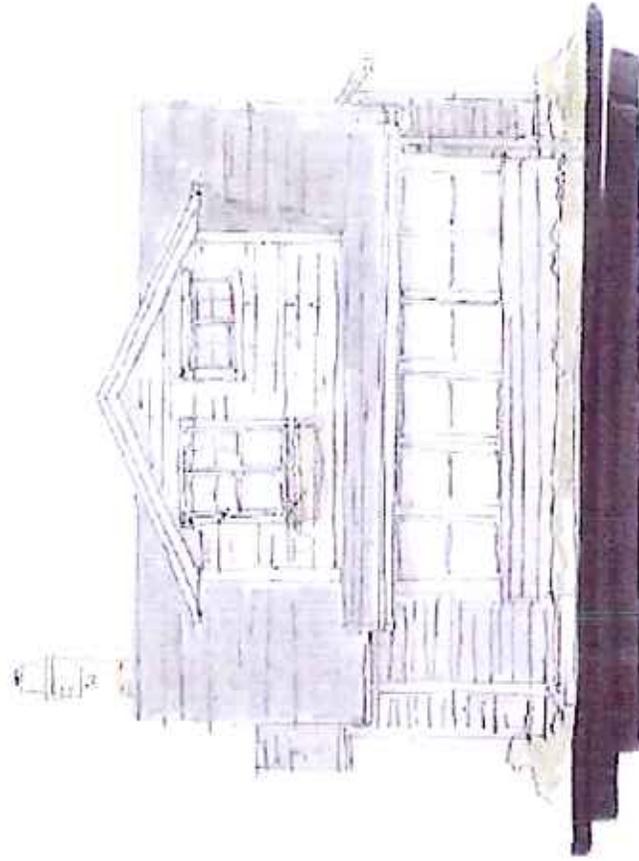




2157 Niagara Drive



©2025 September 2025



2157 Niagara Drive

LAKWOOD  
OHIO

Aut. September 2013

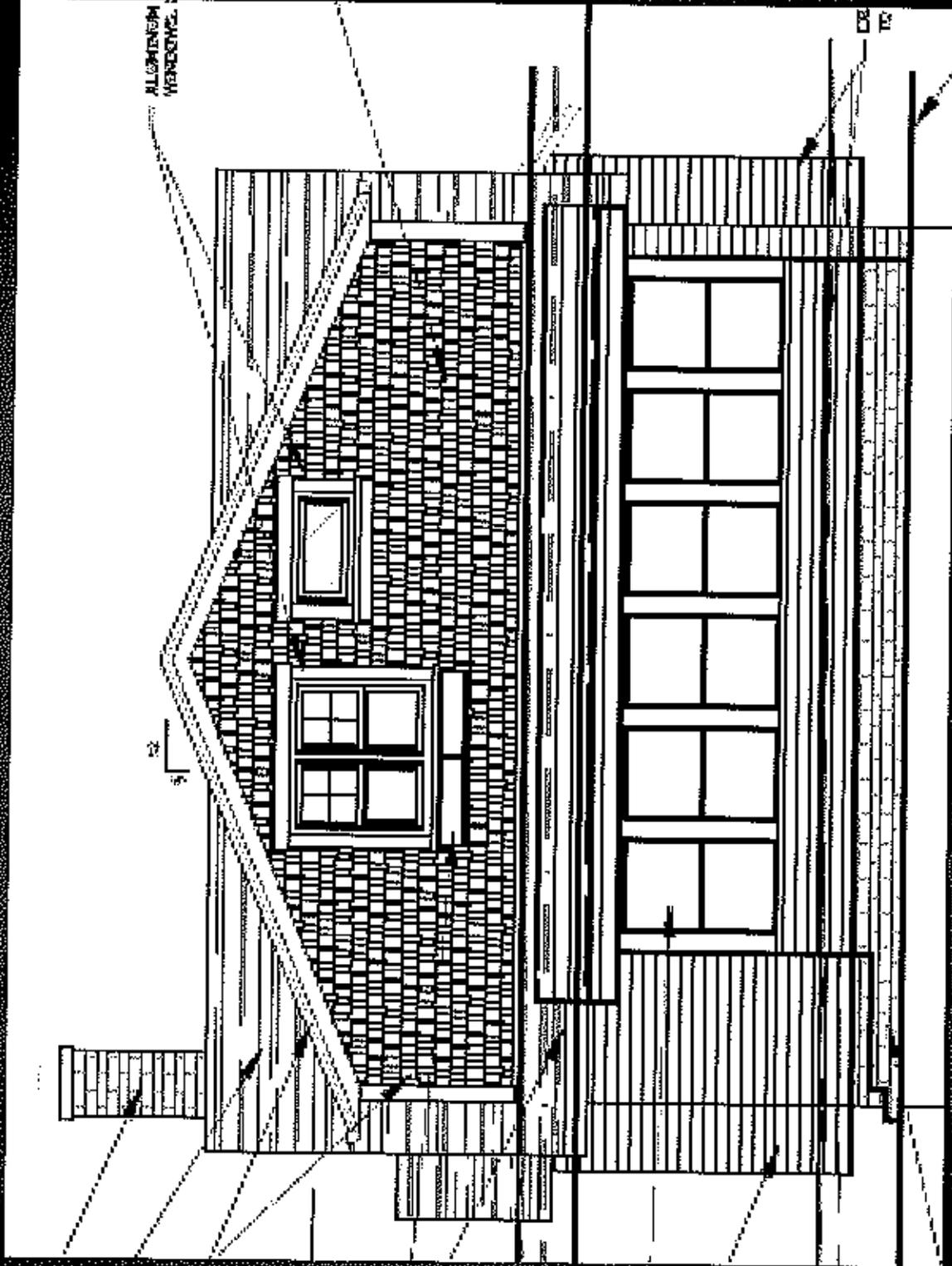


WEST ELEVATION

2157 Niagara Drive



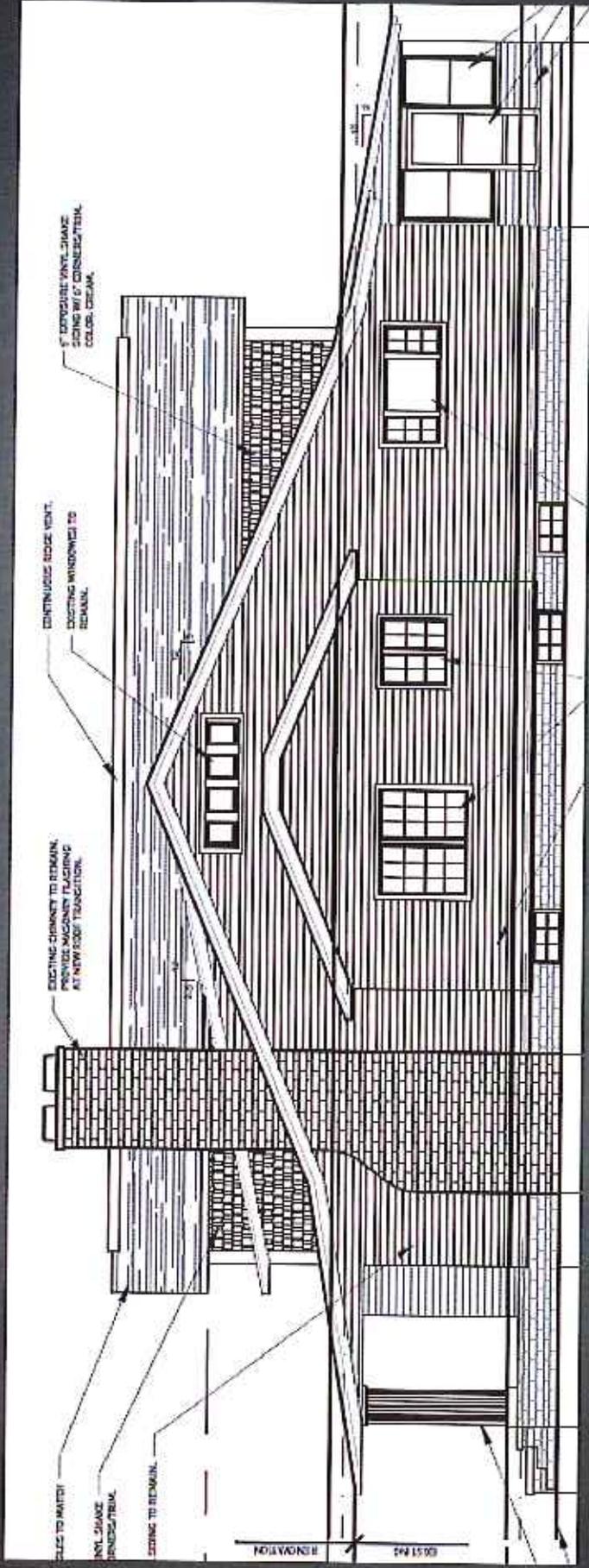
1000 Coppleman Blvd 2013



EAST ELEVATION

2157 Niagara Drive



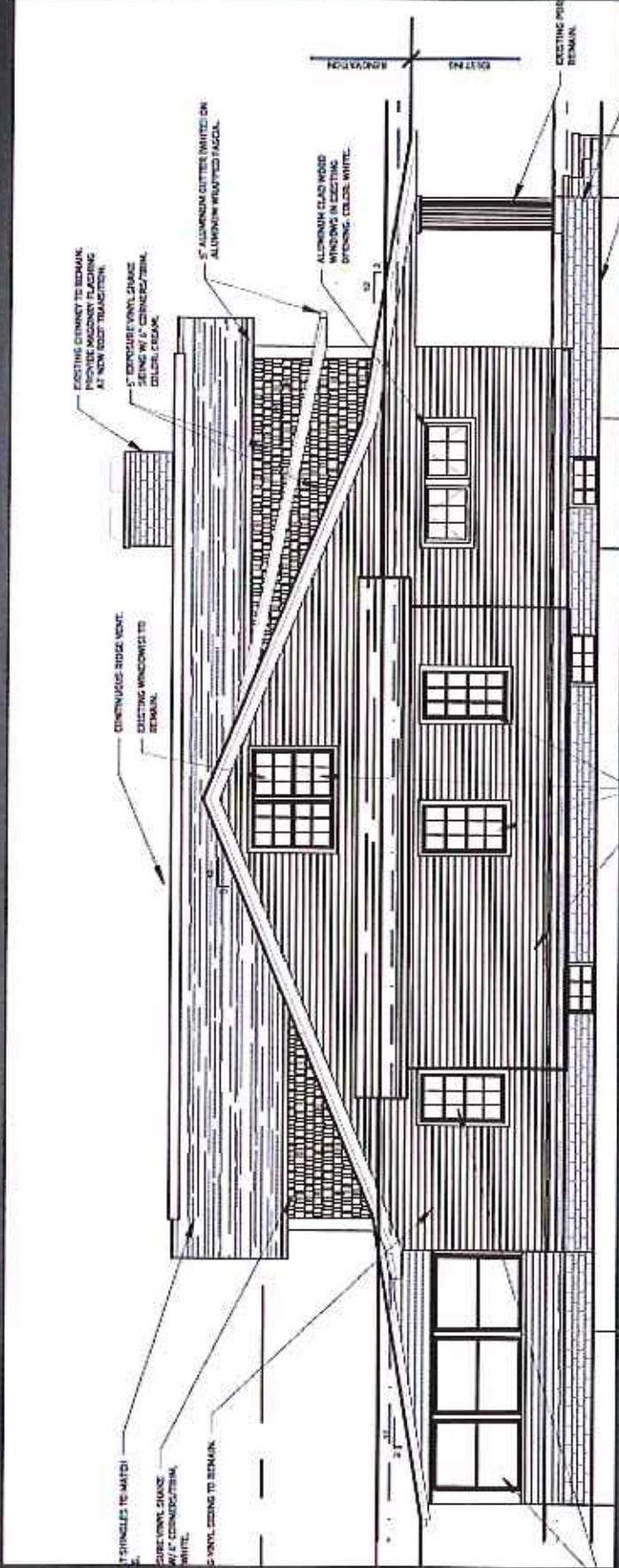


SOUTH ELEVATION

2157 Niagara Drive



SEE SUPPLEMENT 0213



NORTH ELEVATION



Arch. Sample 01/2013

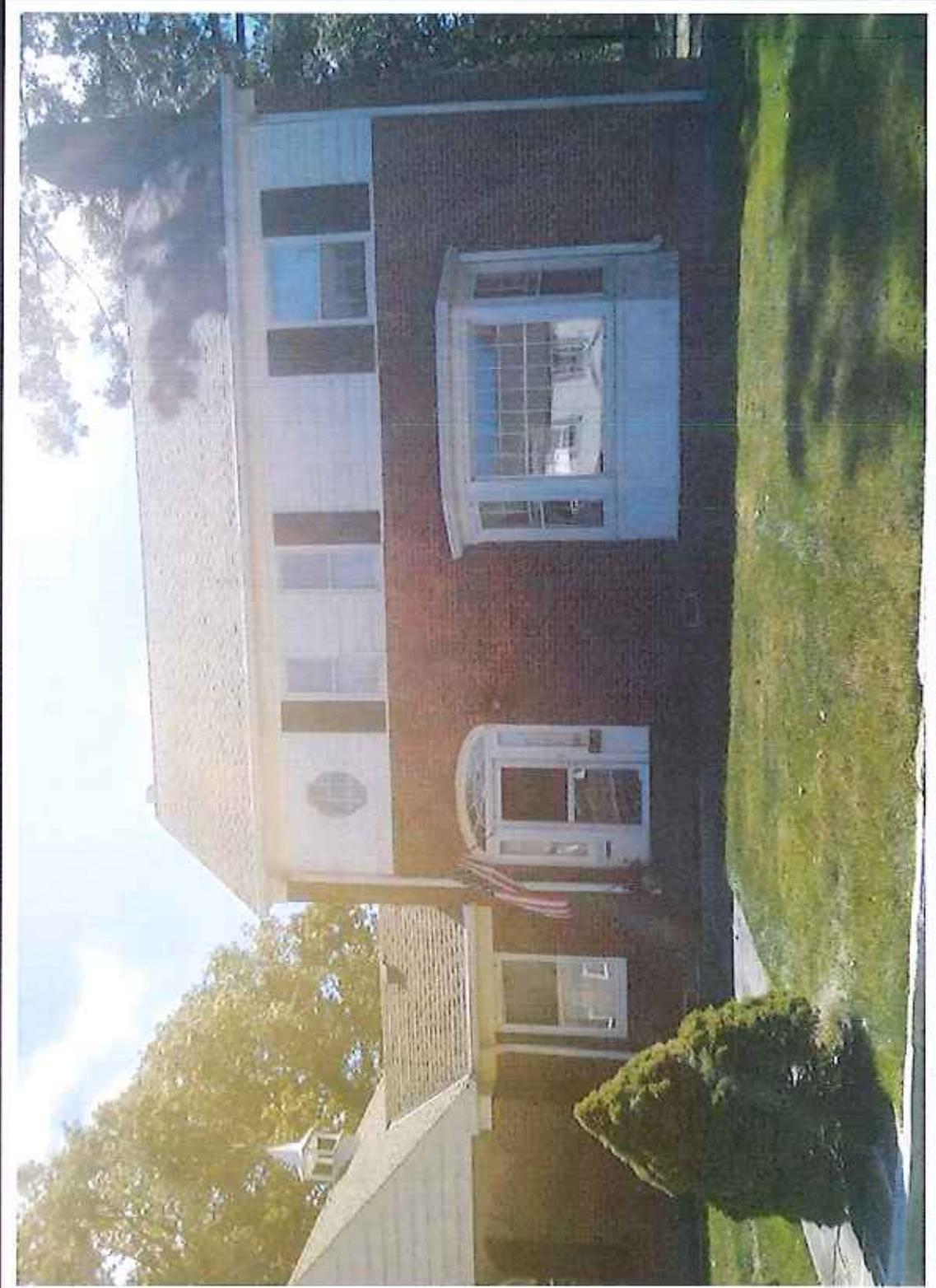
2157 Niagara Drive



1025 Estill Drive

ASB September 2013



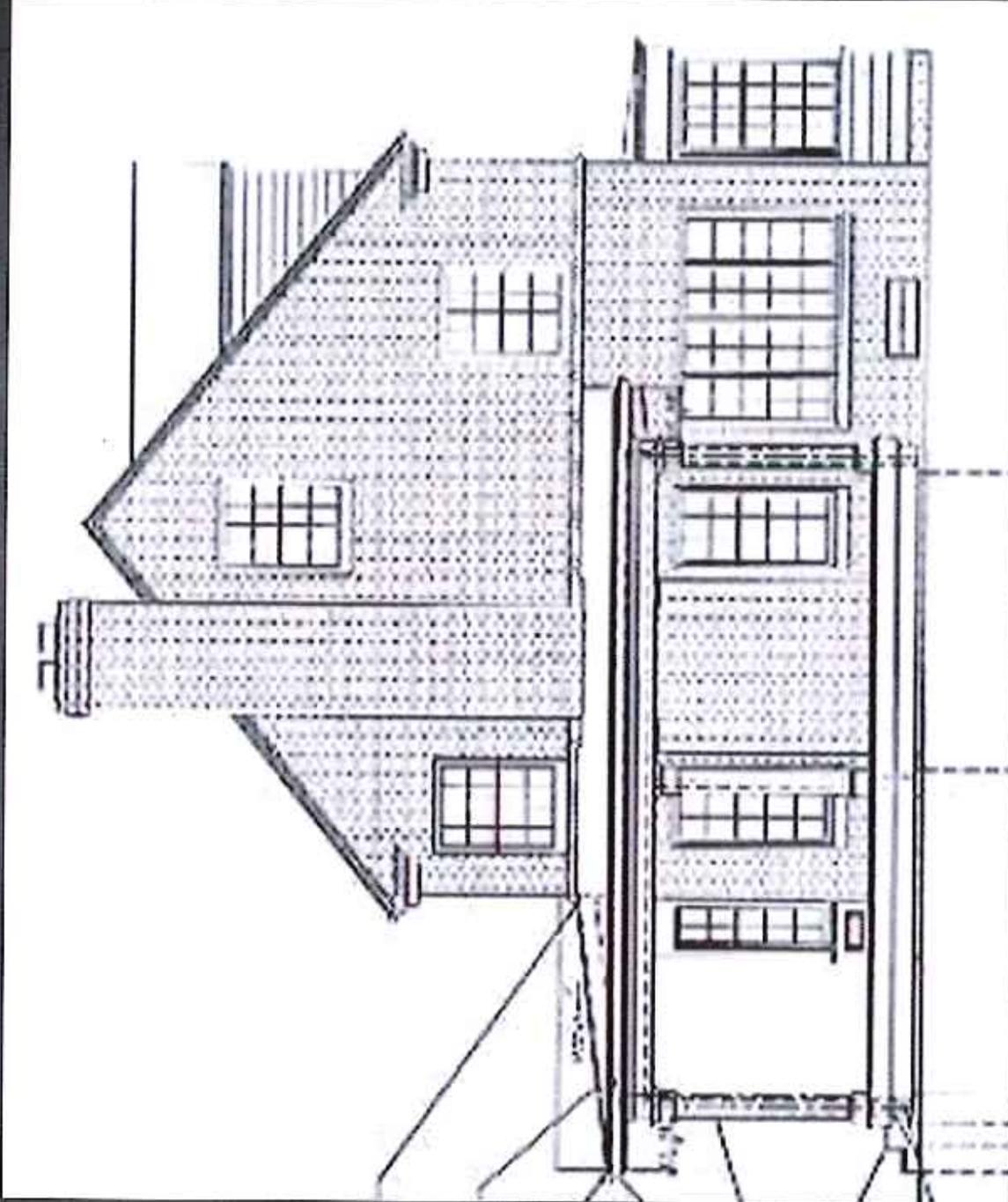


REK September 2013

1025 Estill Drive



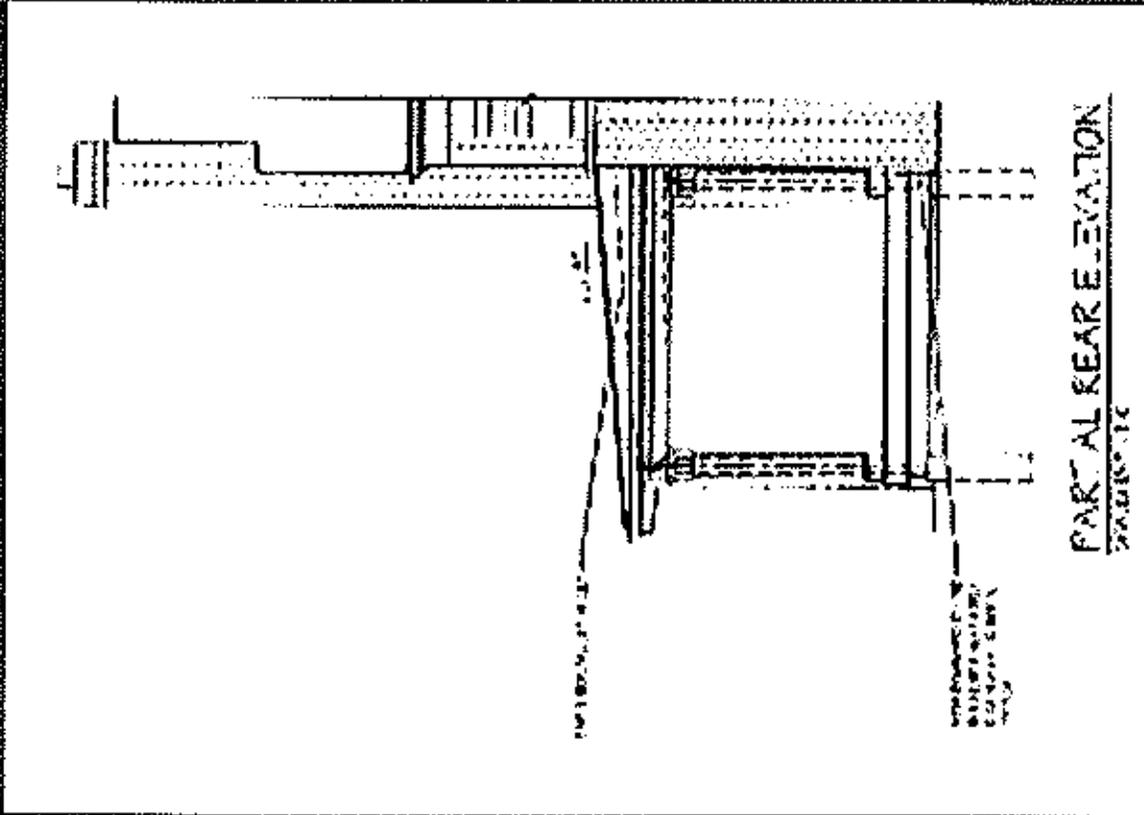




1025 Estill Drive



SEPTEMBER 2023

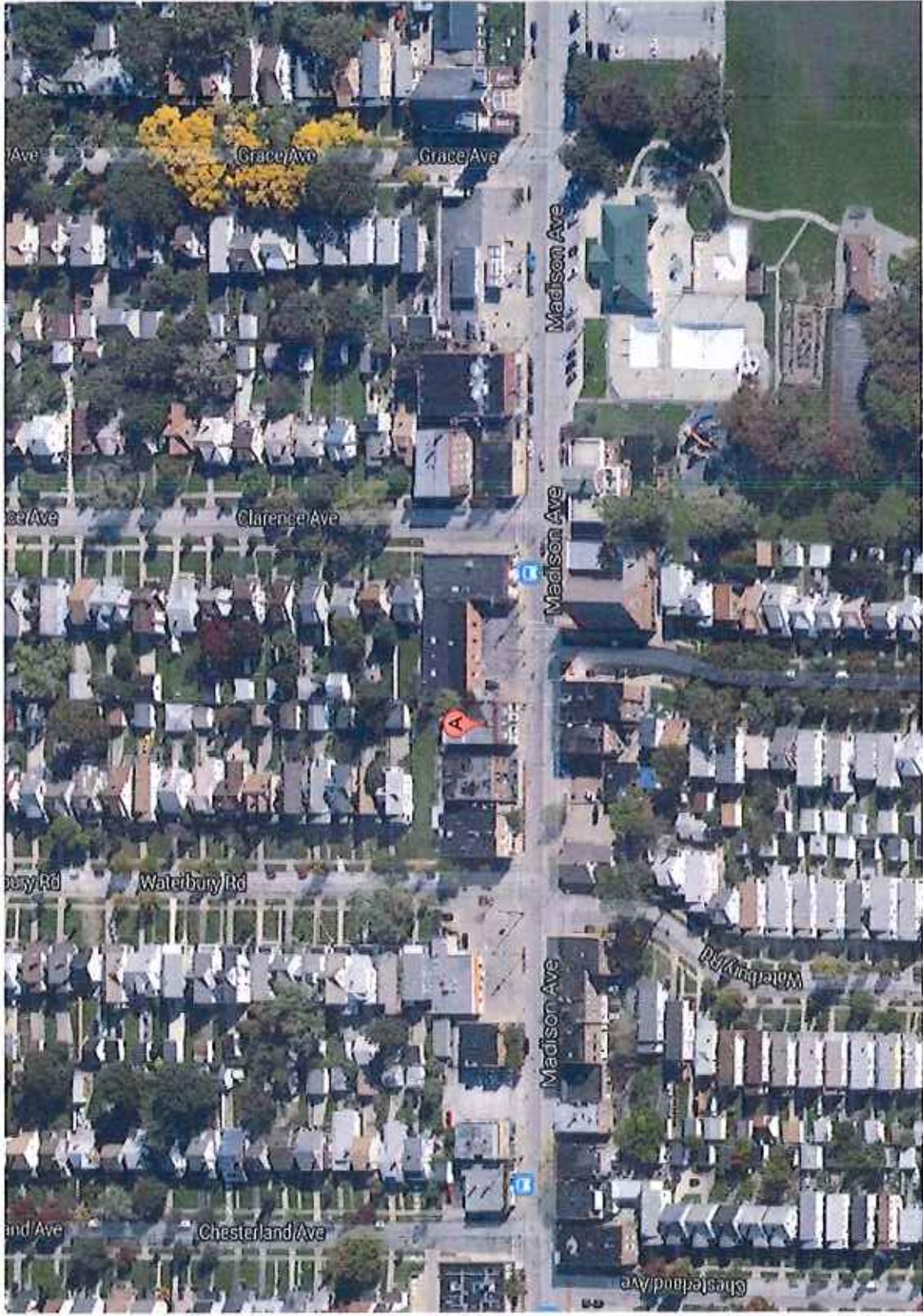


1025 Estill Drive

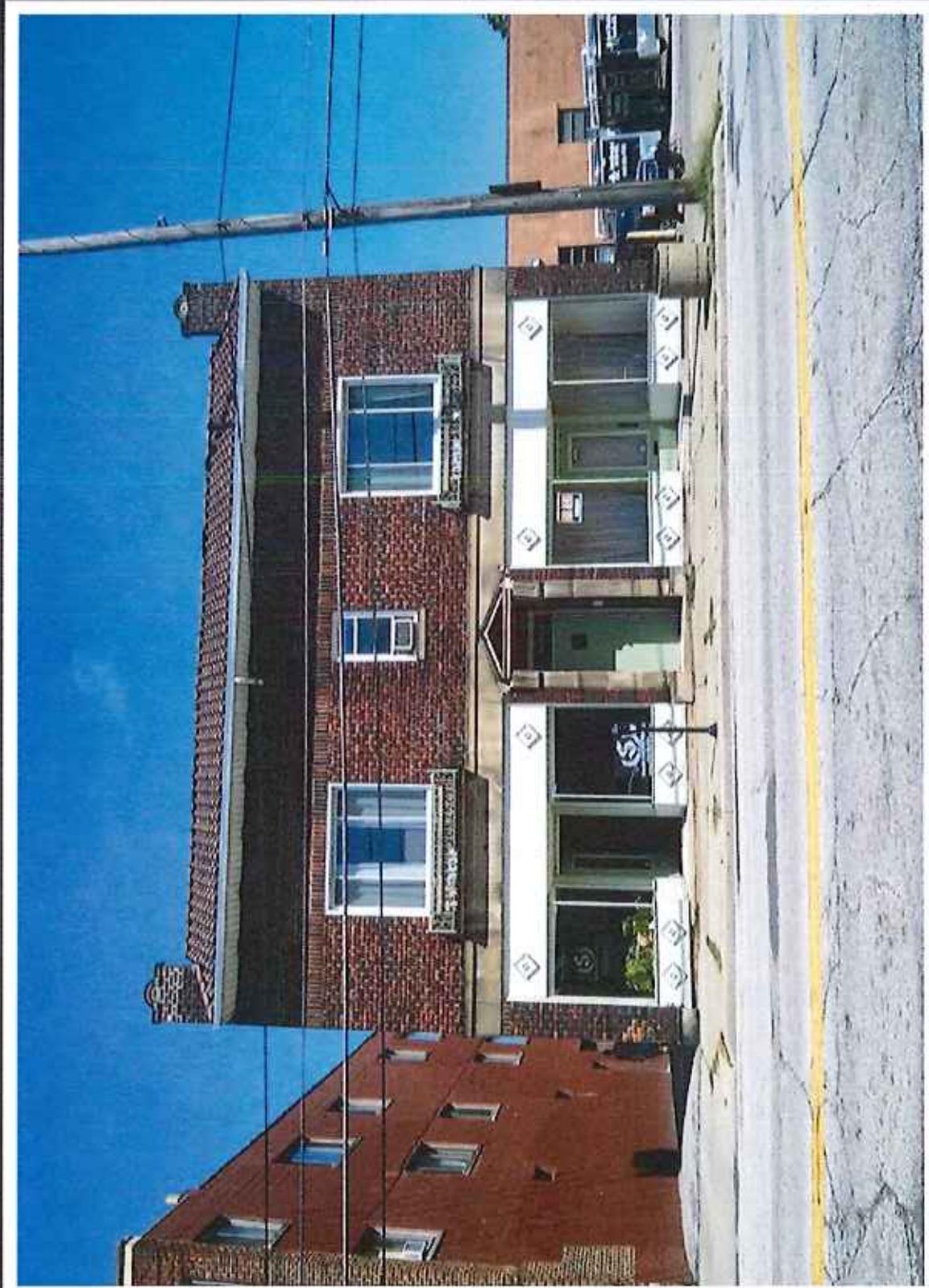


www.lakewoodohio.com

# 13318 Madison Avenue



© 2013 Lakewood Ohio



13318 Madison Avenue



Area August 2013



70687

NUMBER

STREET VIEW OF ABOVE PROPERTY

Historical photo

13318 Madison Avenue

1956 August 2013

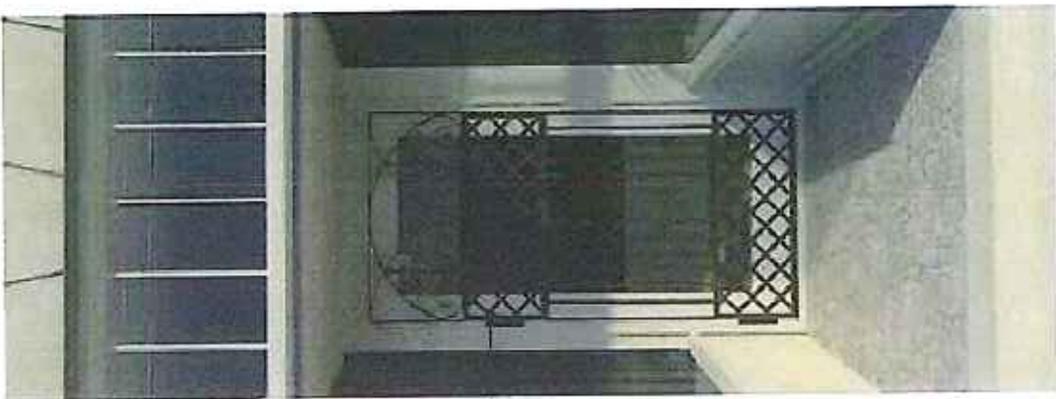




1336 August 2014

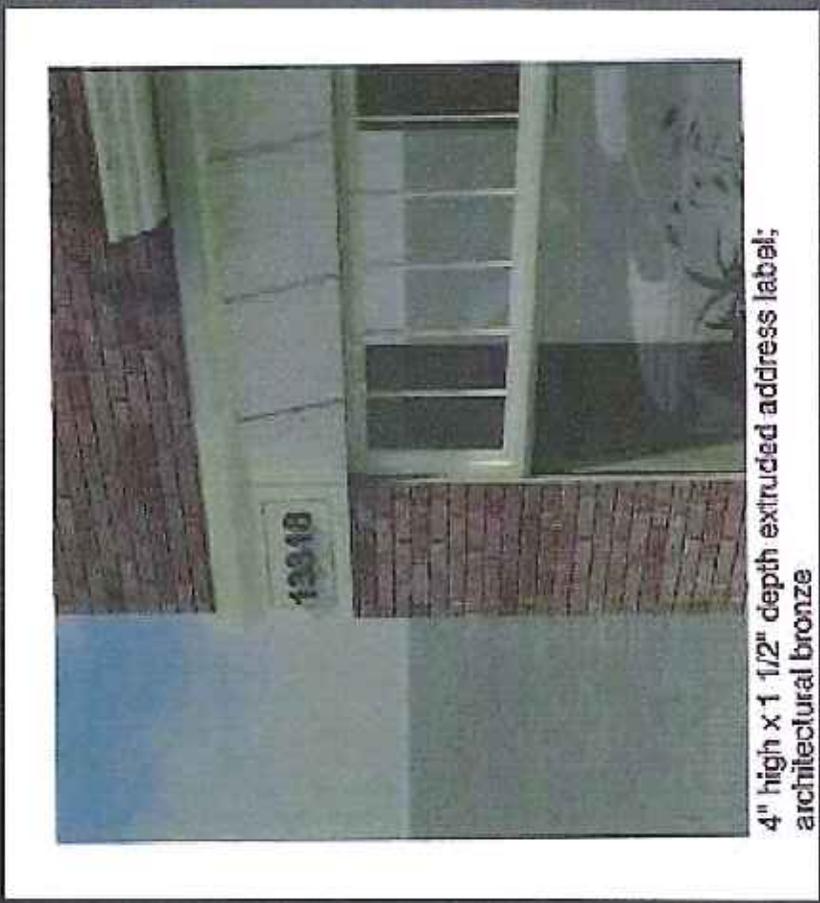
13318 Madison Avenue

1230



gate

Renderings / Signage



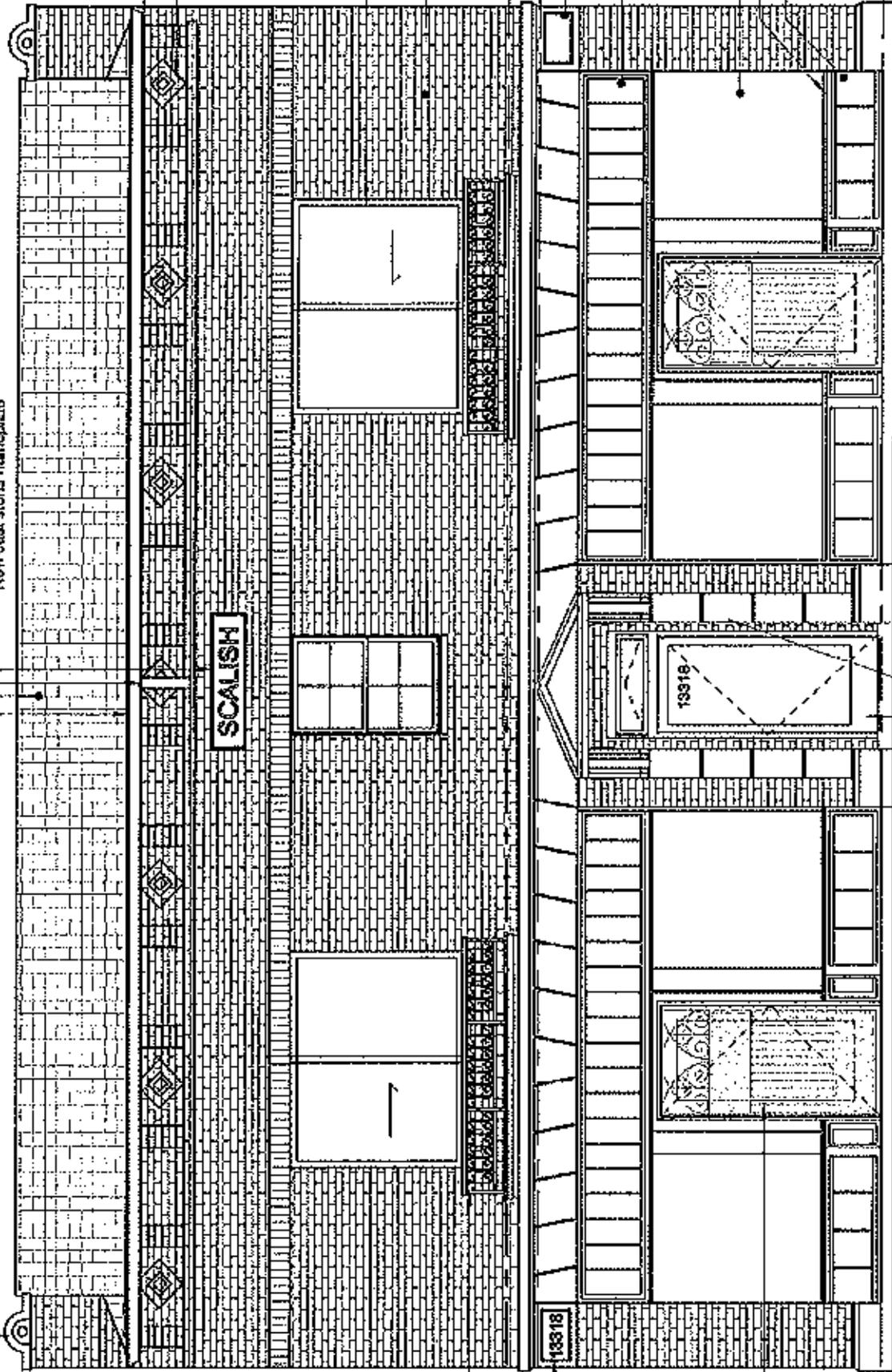
4" high x 1 1/2" depth extruded address label; architectural bronze

1/16/2014 10:23:13



# 13318 Madison Avenue

New cast stone nameplate



13318 Madison Avenue

LAYWOOD  
LITTLE CHIO





7.8.09 August 2013

12701-03 Madison Avenue



ROB August 2013

12701-03 Madison Avenue



15605-15607 Detroit Avenue



©2013 September 2013



15605-15607 Detroit Avenue

APR 2012





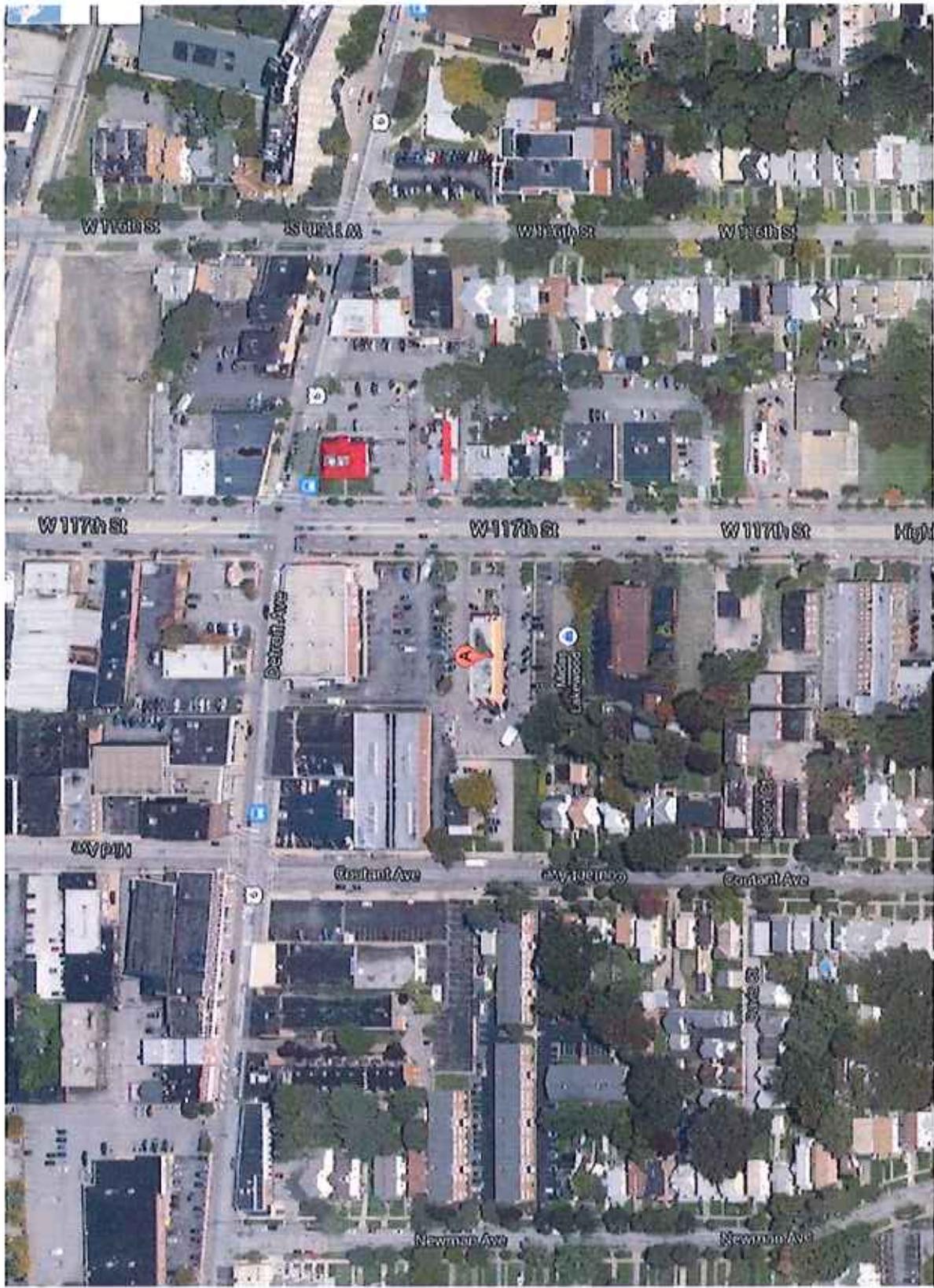
Asst. Supervisor 4/13

15605-15607 Detroit Avenue



ALEX Engineering 2013

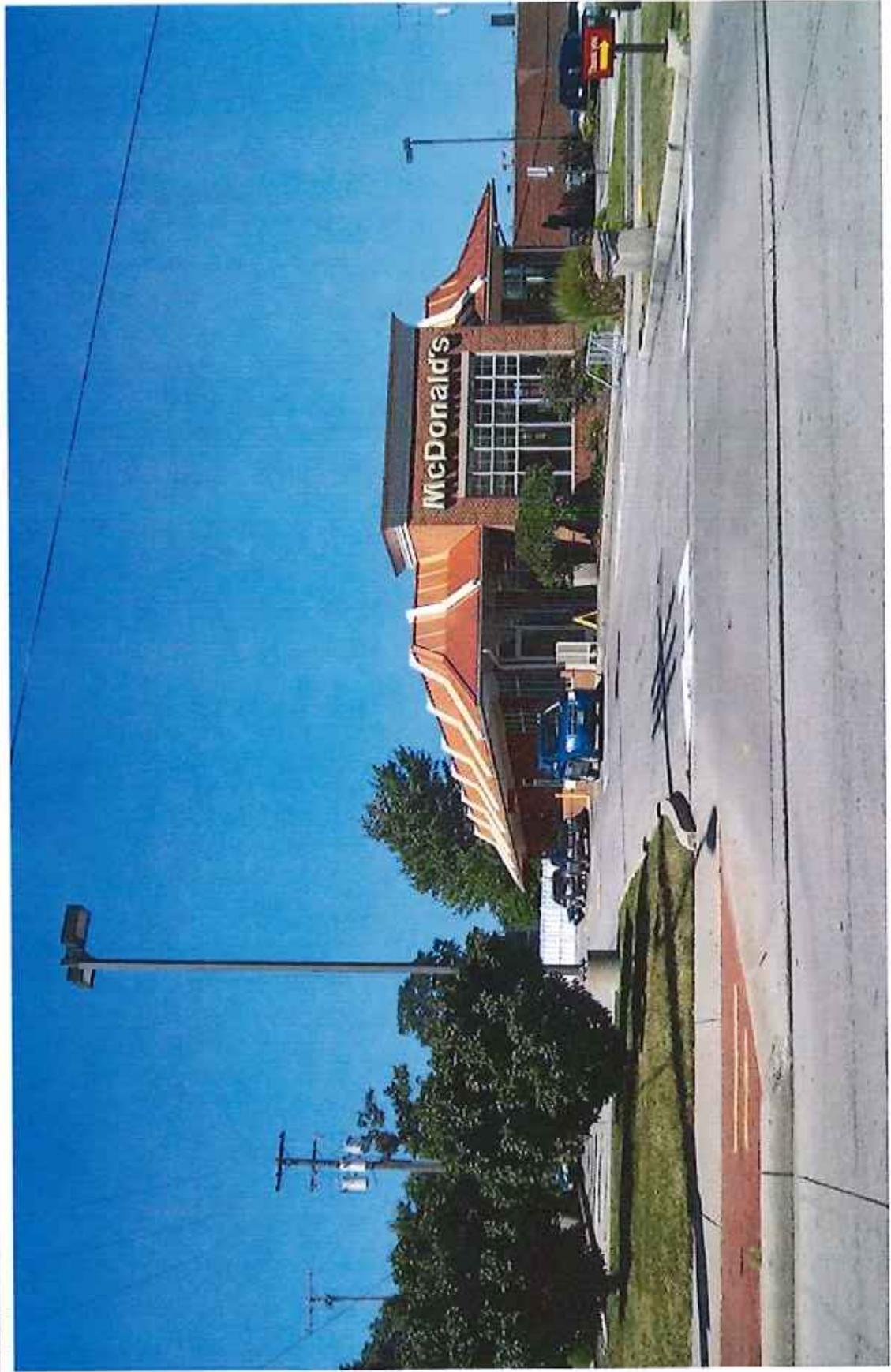
15605-15607 Detroit Avenue



# 1430 West 117th Street

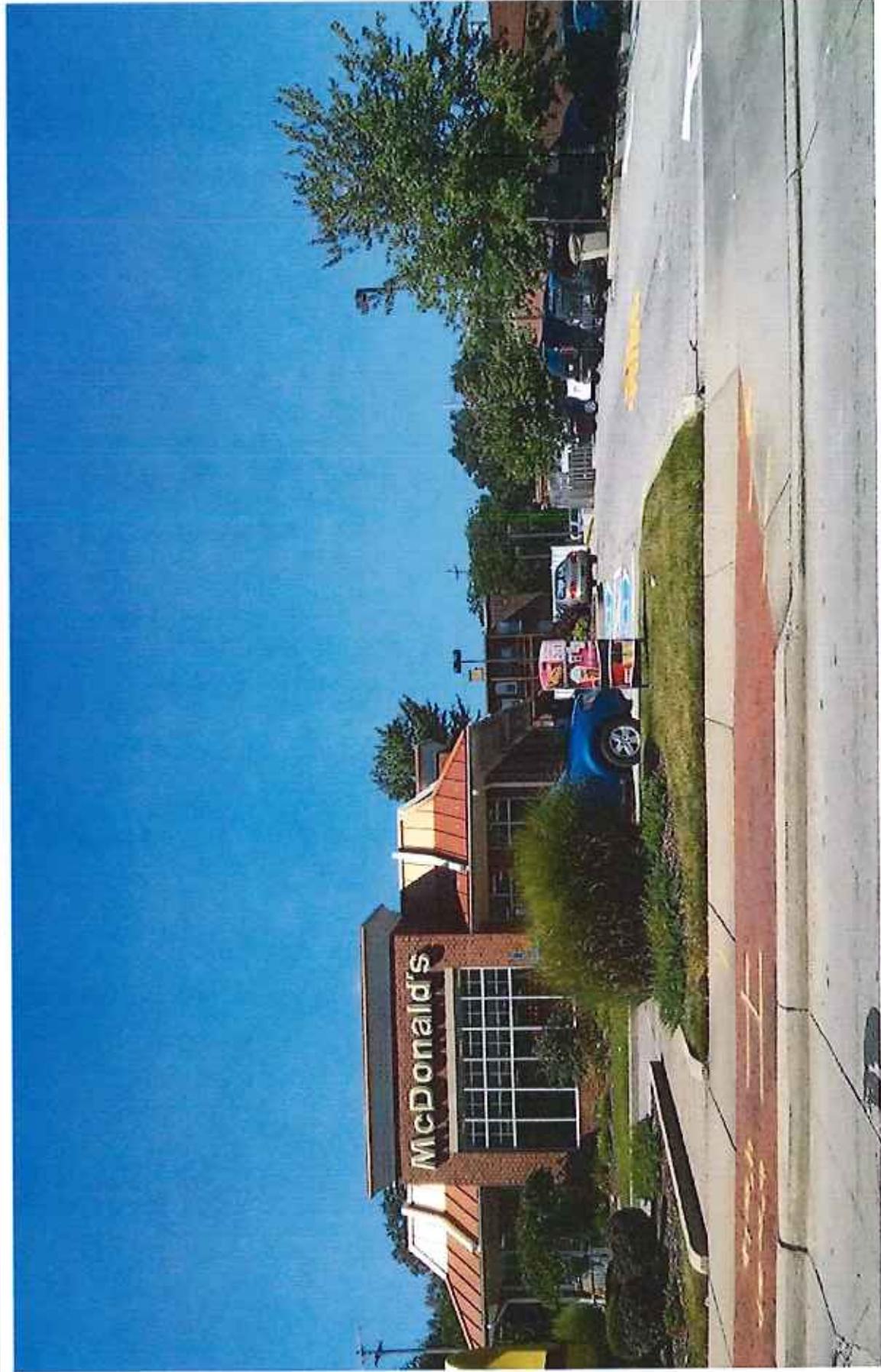
APZ September 2013





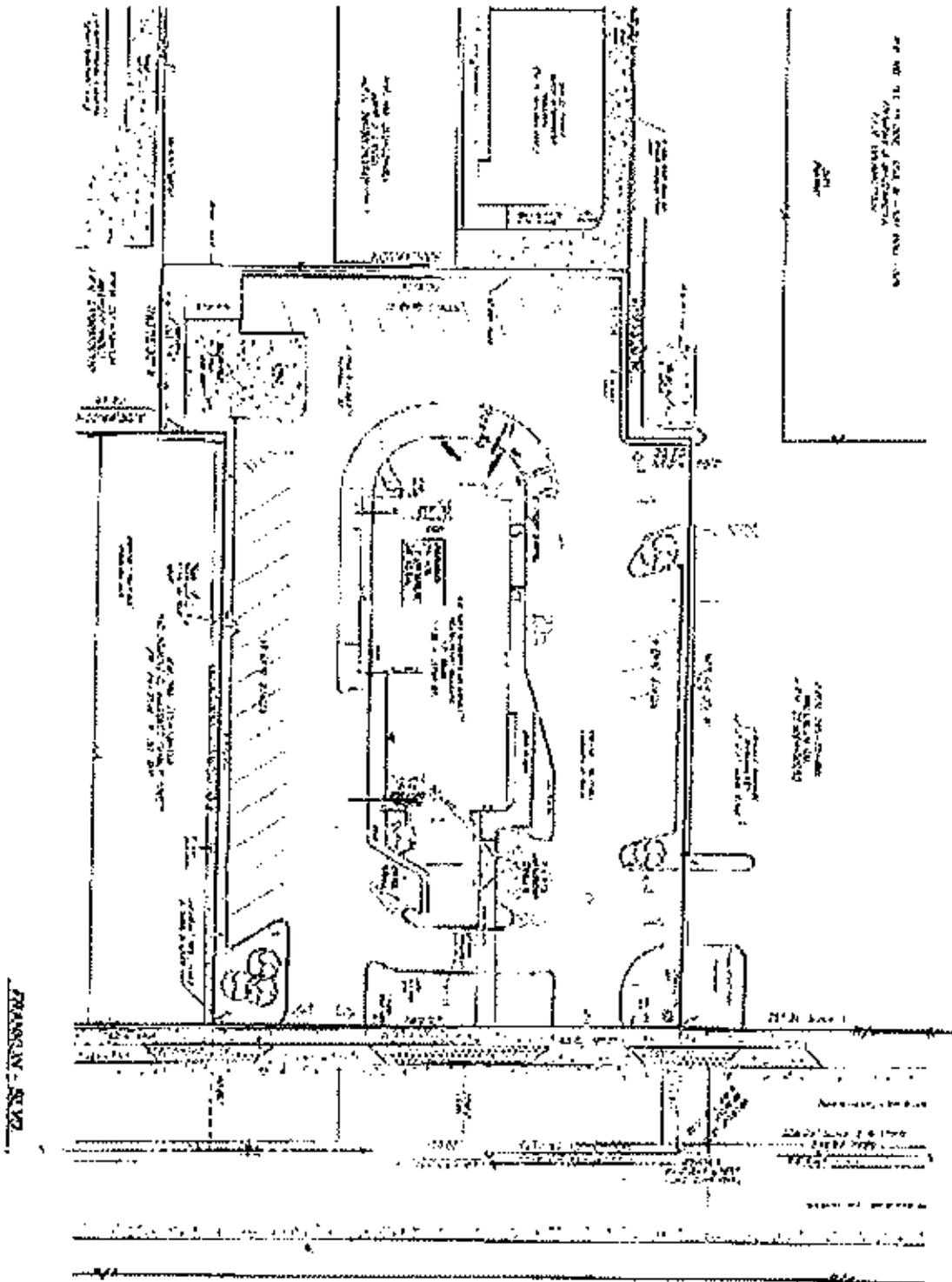
2.88 September 2013

1430 West 117<sup>th</sup> Street

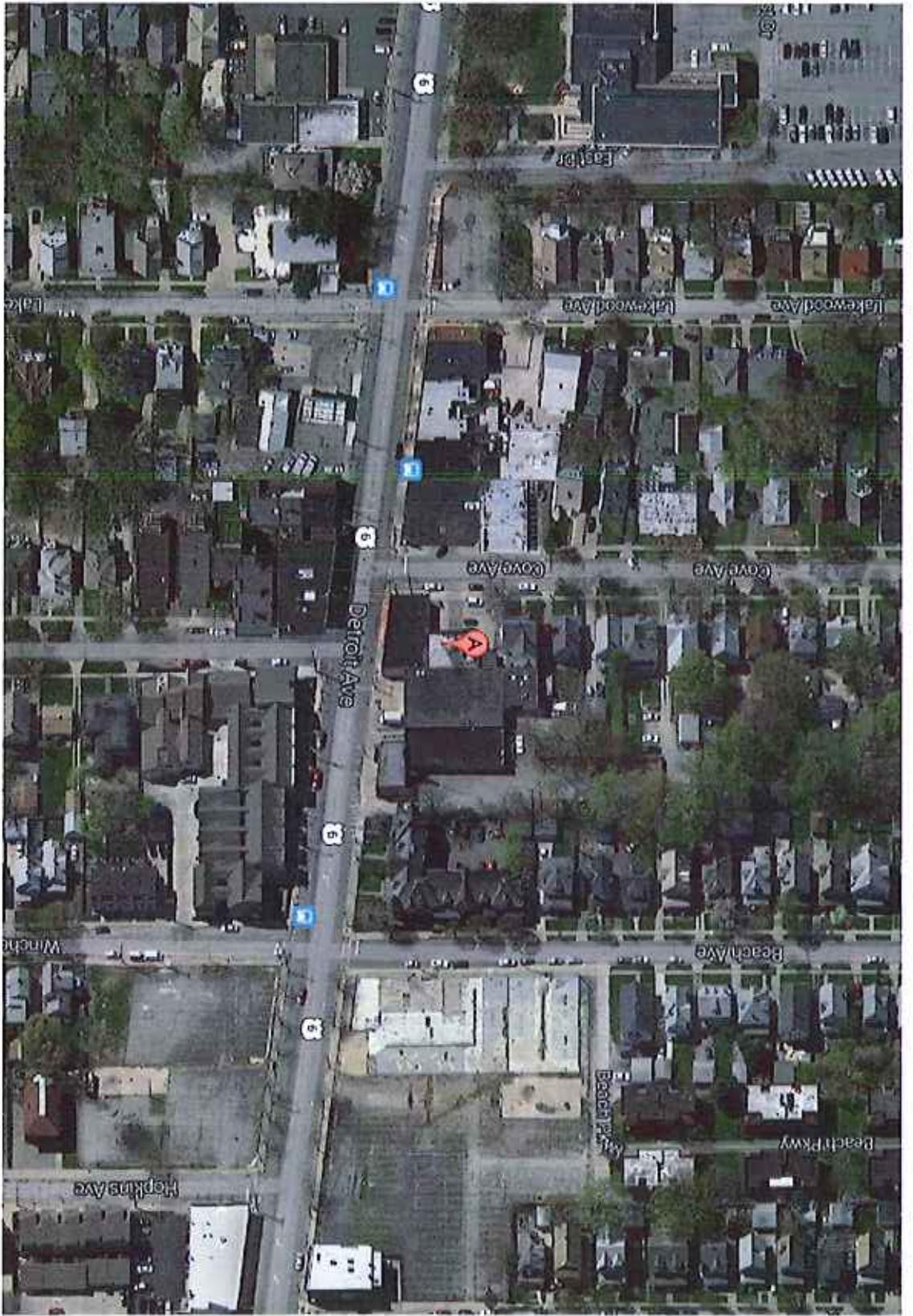


1885 Sepember 2013

1430 West 117<sup>th</sup> Street



WEST 117TH STREET 60'  
(formerly Highland Ave.)



7142 Sycamore Blvd, #113

12400 Detroit Avenue

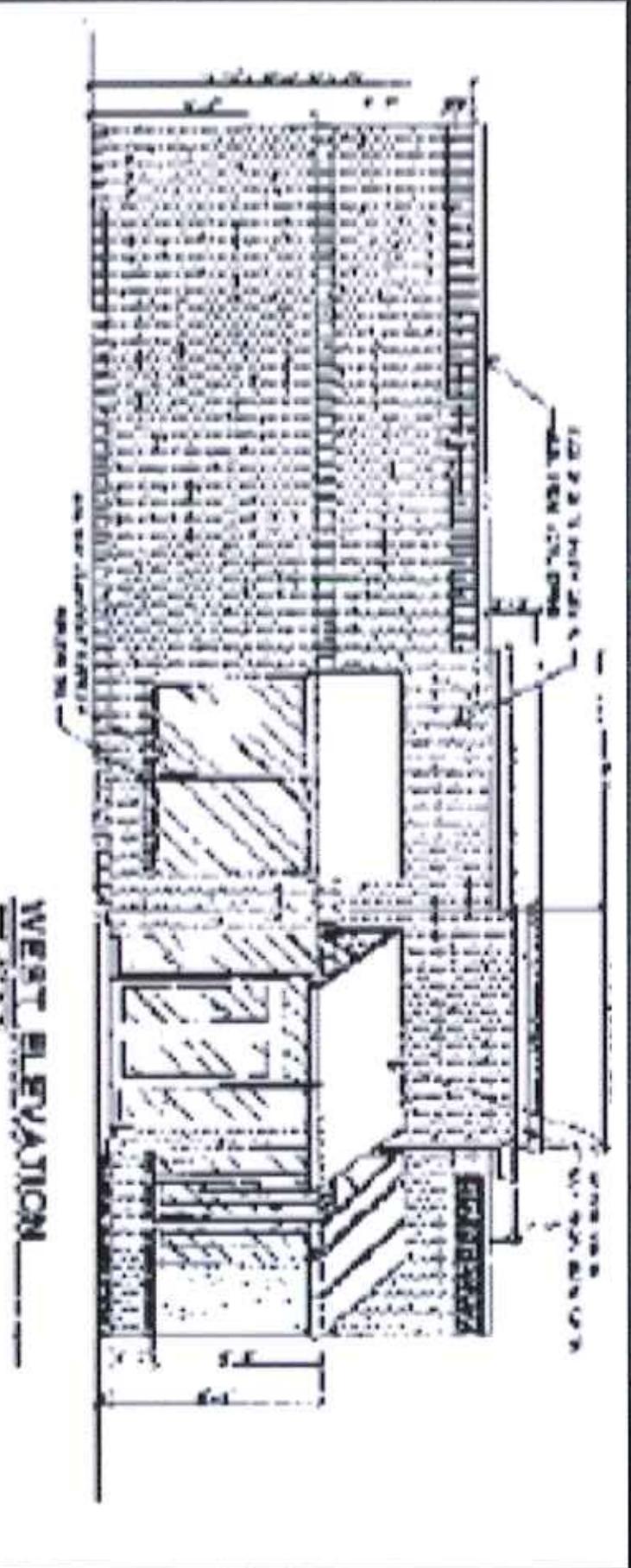


1885 Eastern Blvd. #113

12400 Detroit Avenue



August 2011

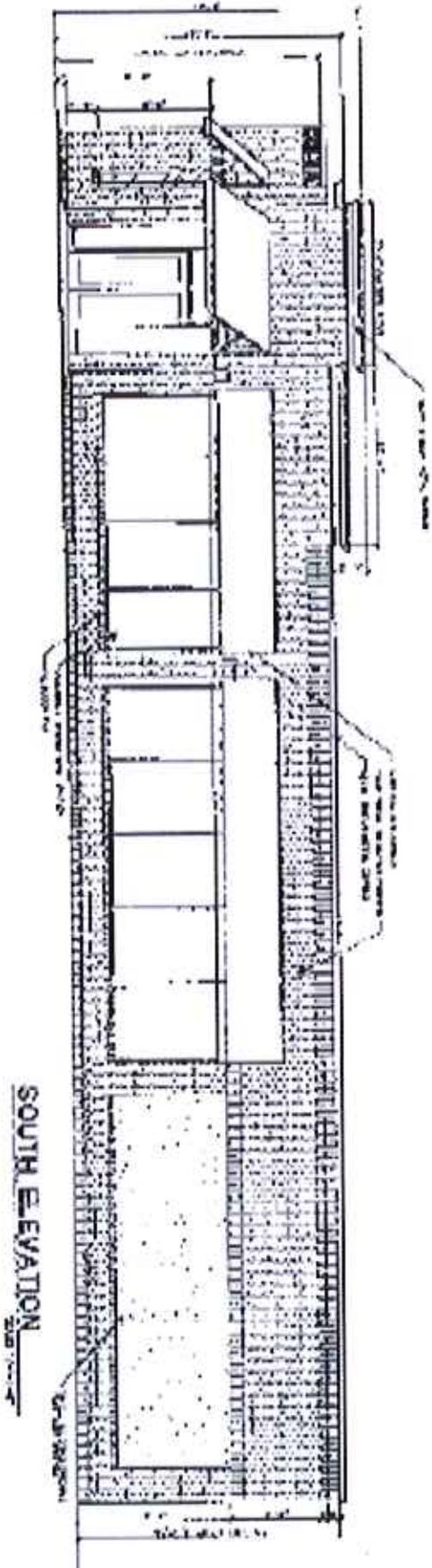


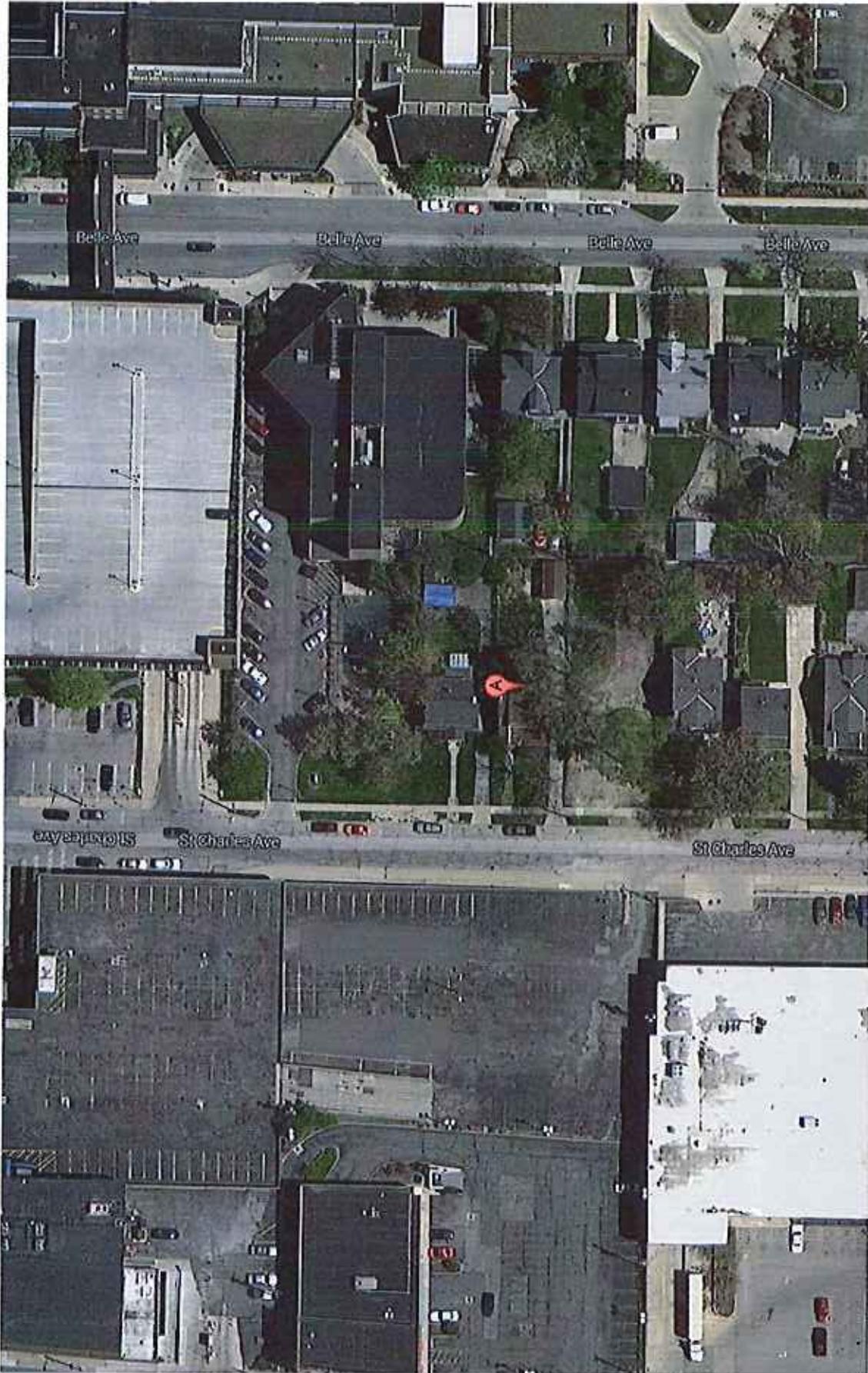
12400 Detroit Avenue



Page September 2013

12400 Detroit Avenue





# 1451 St. Charles Avenue

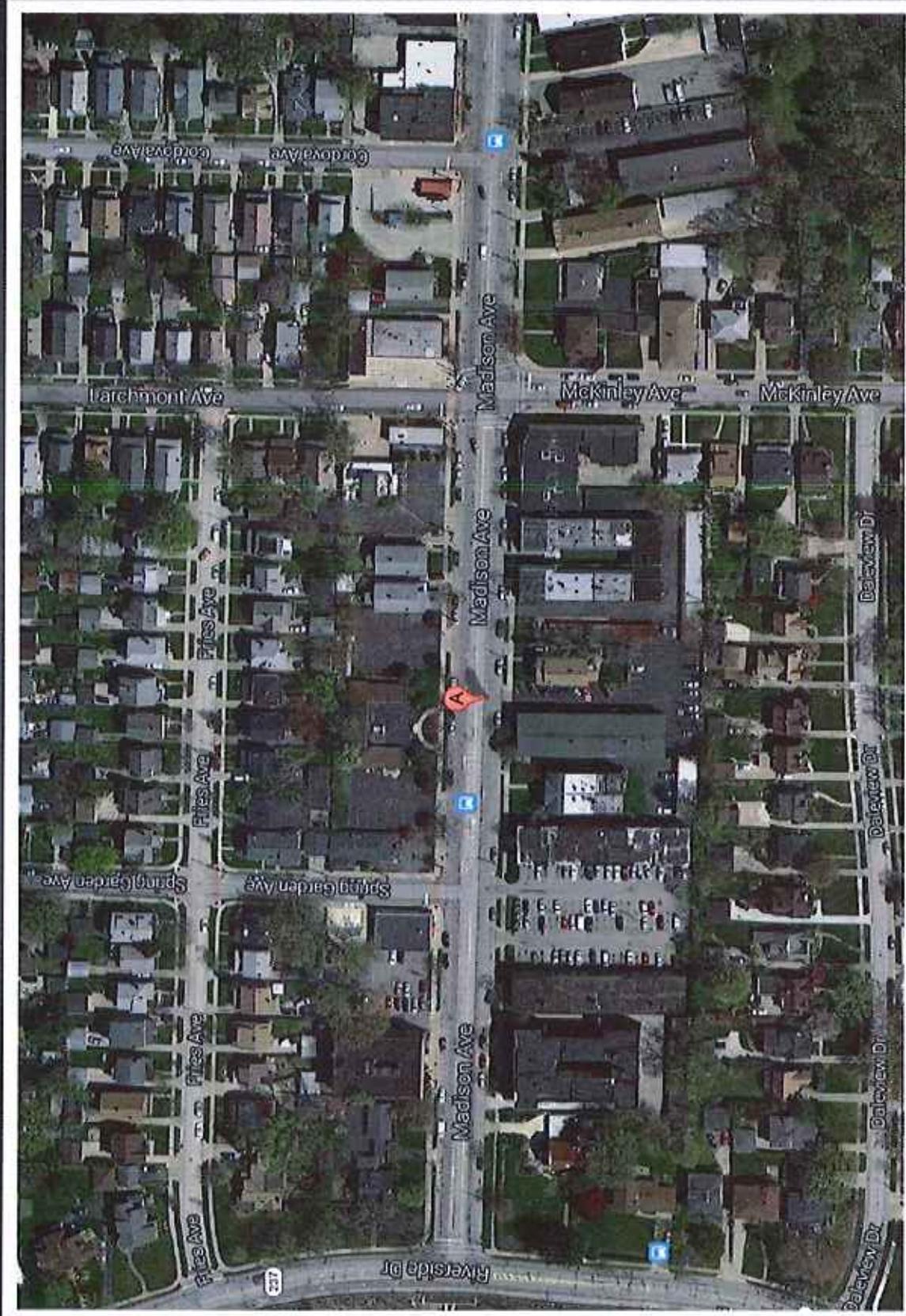
10266 Sepia Ave Lakewood, OH 44125





ALL SUPPLIES 2013

1451 St. Charles Avenue



# 17503 Madison Avenue

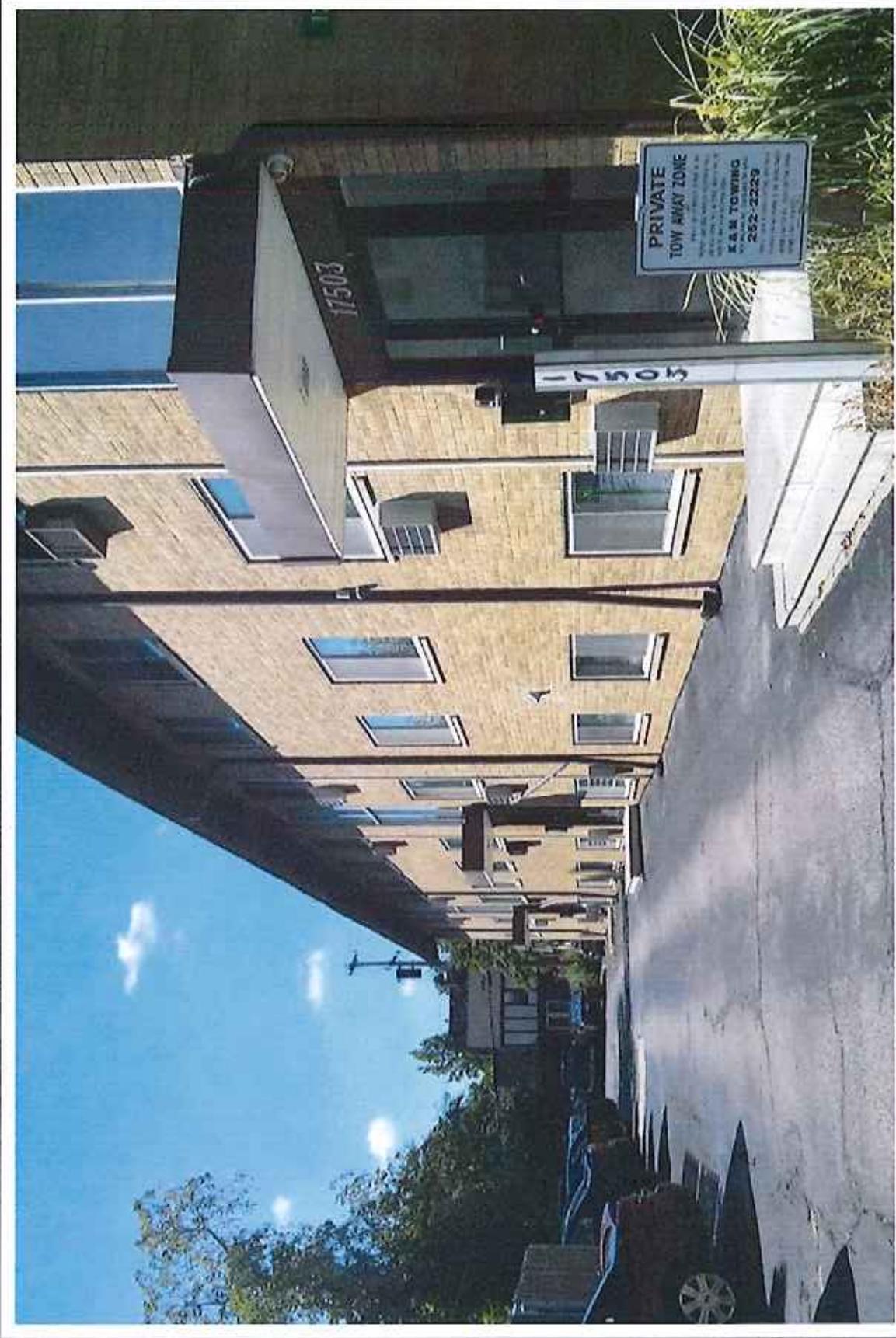


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Also September 10-11

17503 Madison Avenue

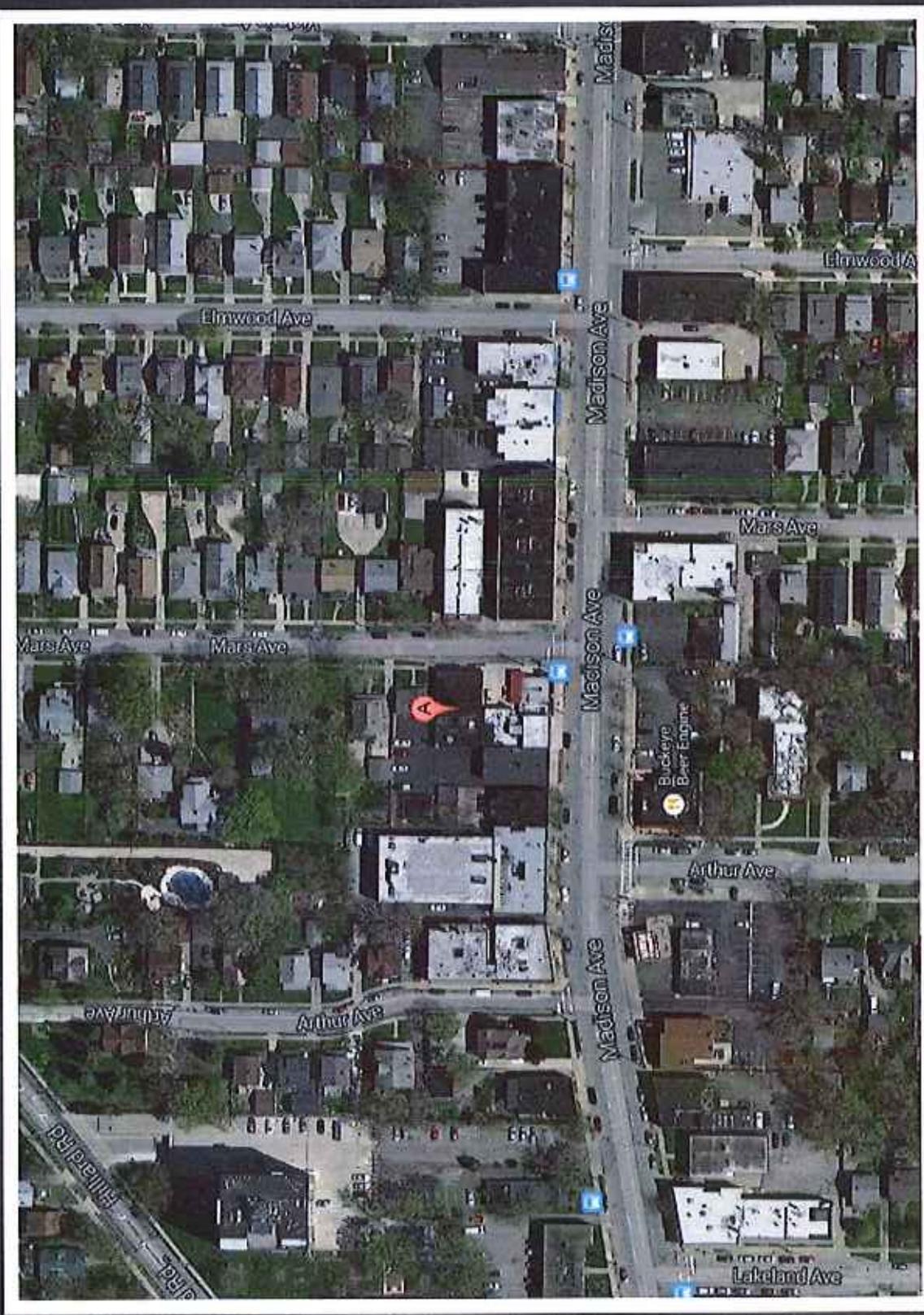


1500 Superior Blvd #1013



# 17503 Madison Avenue

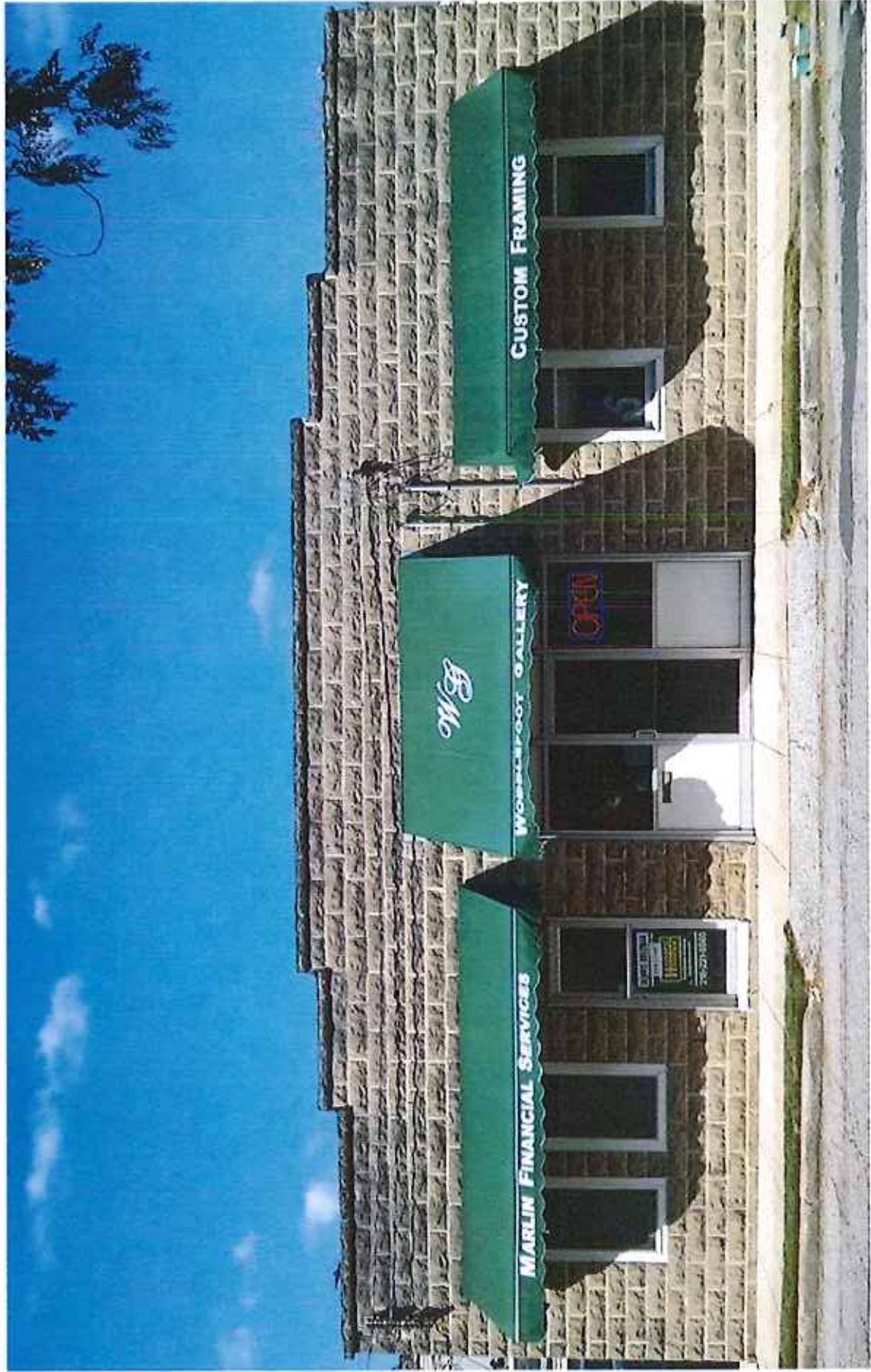




# 1662 Mars Avenue



1662 Mars Avenue 44123



1662 Mars Avenue

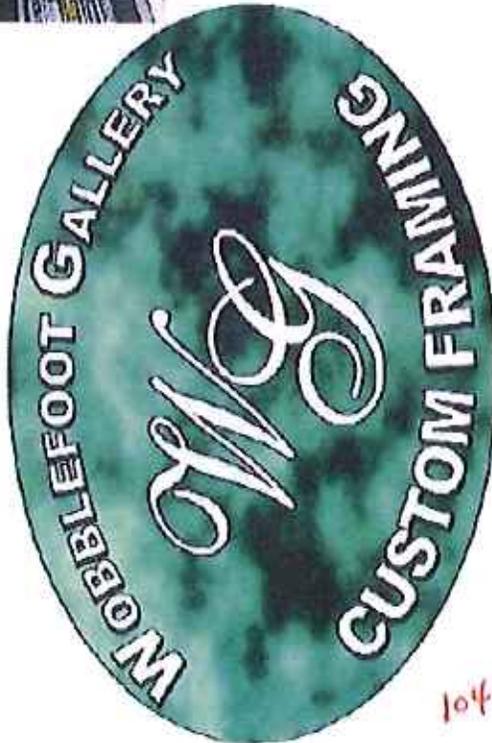
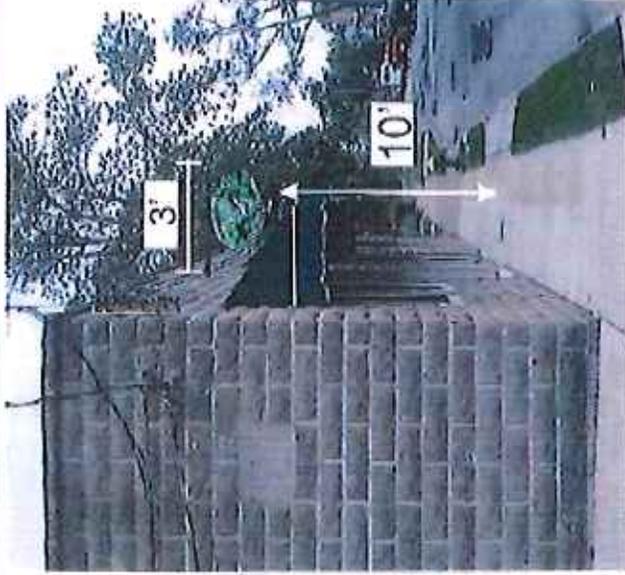
1662 Mars Avenue

# BNEXT DESIGN

5109 Clark ave, Cleveland, OH

TEL: 216-688-1800  
FAX: 216-631-0700

FLAT SIGNS OR LIGHTBOX:  
TOTAL SQ. FT:



104

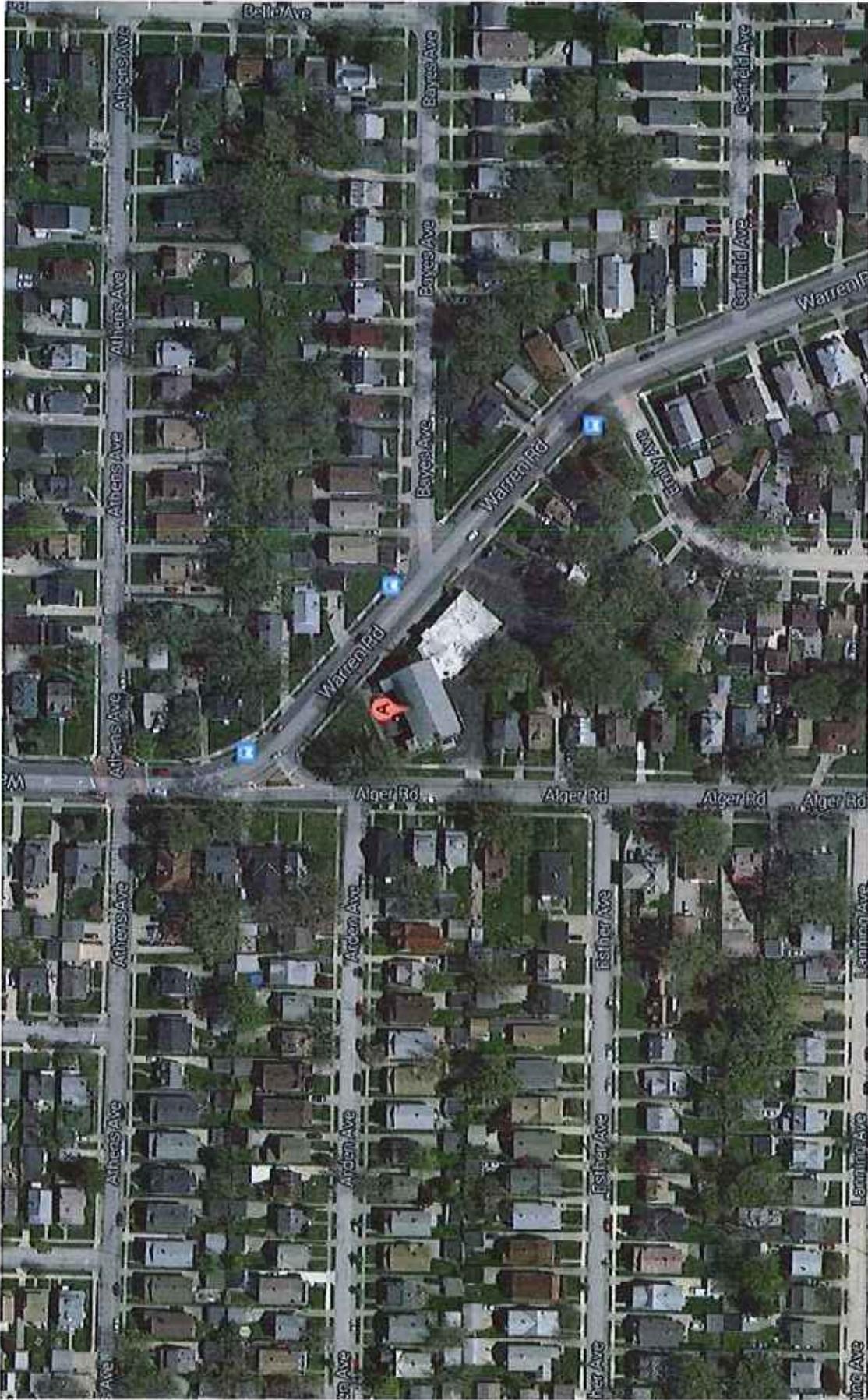
SIGN TYPE	SPECIFICATIONS	COLORS	ARTWORK
<input type="checkbox"/> SINGLE FACE <input type="checkbox"/> ILLUMINATED <input type="checkbox"/> FINISH	20"X30" Oval acrylic sign with vinyl applied to first surface Internally illuminate with LED's Installation of 3" - 2.25" support pole to be mounted on face of building		<input type="checkbox"/> HOUSE <input type="checkbox"/> CIRCUIT
FILE NAME:	REVISIONS:	CUSTOMER:	LANDLORD:

Approval/Signature/Requester's name/initial CUSTOMER: \_\_\_\_\_  
initialing date/color/size/shape/finish/number LANDLORD: \_\_\_\_\_



1.258 2/26/2011 11:40:13

1662 Mars Avenue



# 2150 Warren Avenue



AKR 2150 Warren Ave OH 44141



2150 Warren Avenue



A PR Supplement 8/23



# Cleveland House of Prayer

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



## GracePointe

2150 Warren Road 216-221-1245

Sunday Morning Services - 10:00 am

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

*A Foursquare Church*



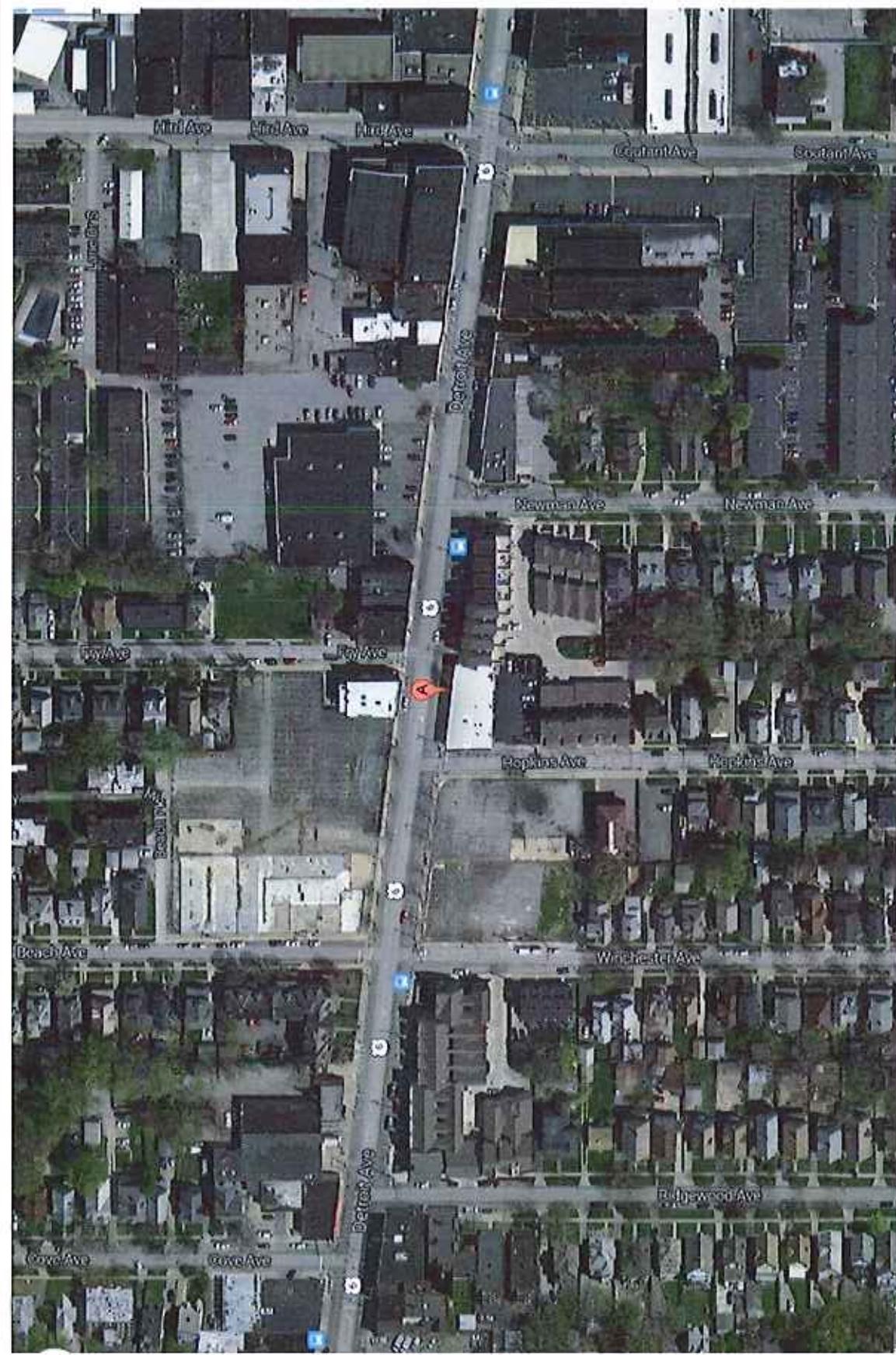
## Kids Advancing Academy

Ages 6 weeks to 5 years 216-712-7985



1189 Sep/November 2013

2150 Warren Avenue



# 12011 Detroit Avenue

ASR September 2013

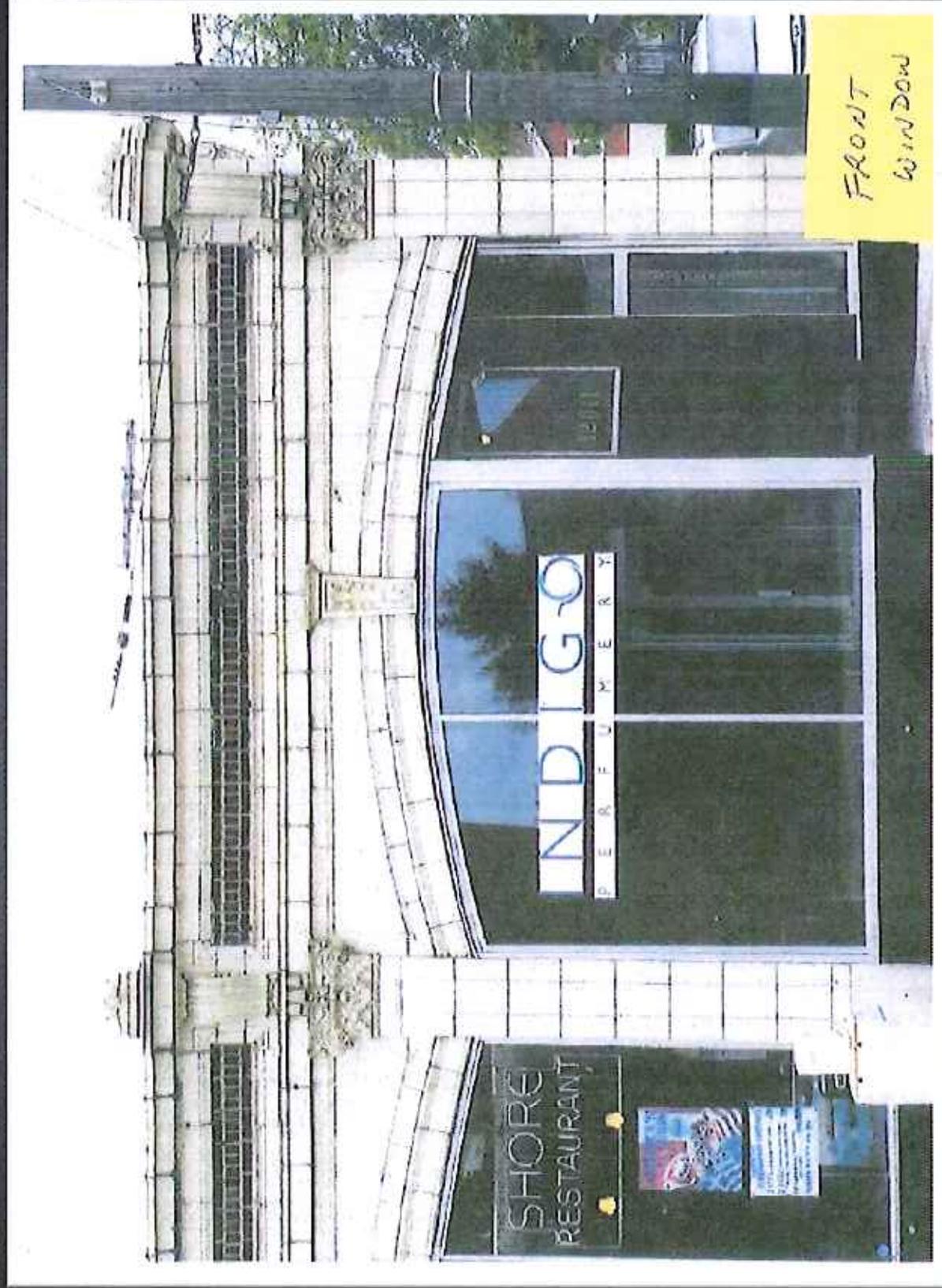




LAKWOOD  
OHIO

688-4471 or 688-2013

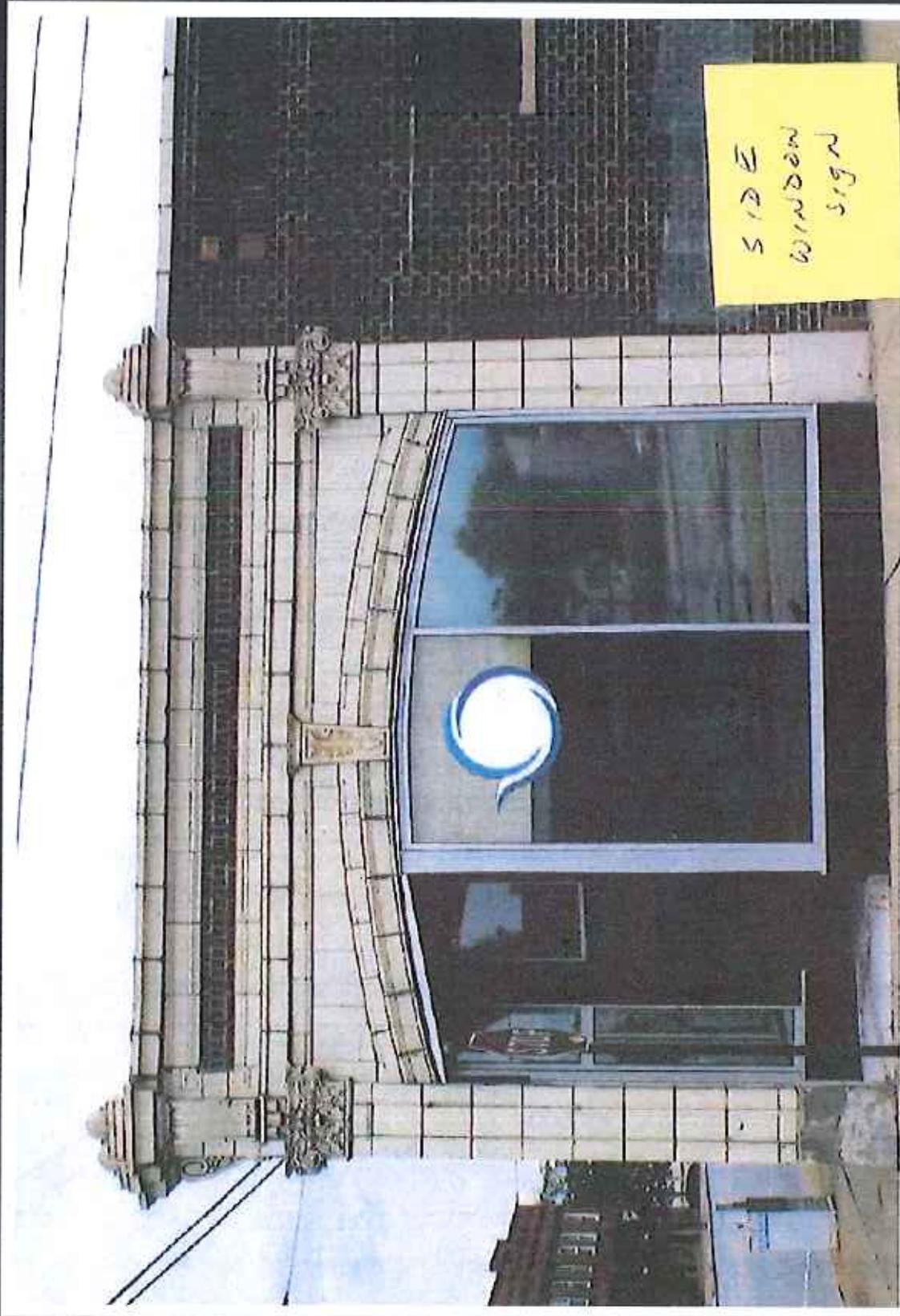
12011 Detroit Avenue



12011 Detroit Avenue



44025 Lakewood, OH 44143



12011 Detroit Avenue



Lakewood Sign & Graphics, Inc.

INDIGO

P E R F U M E R Y

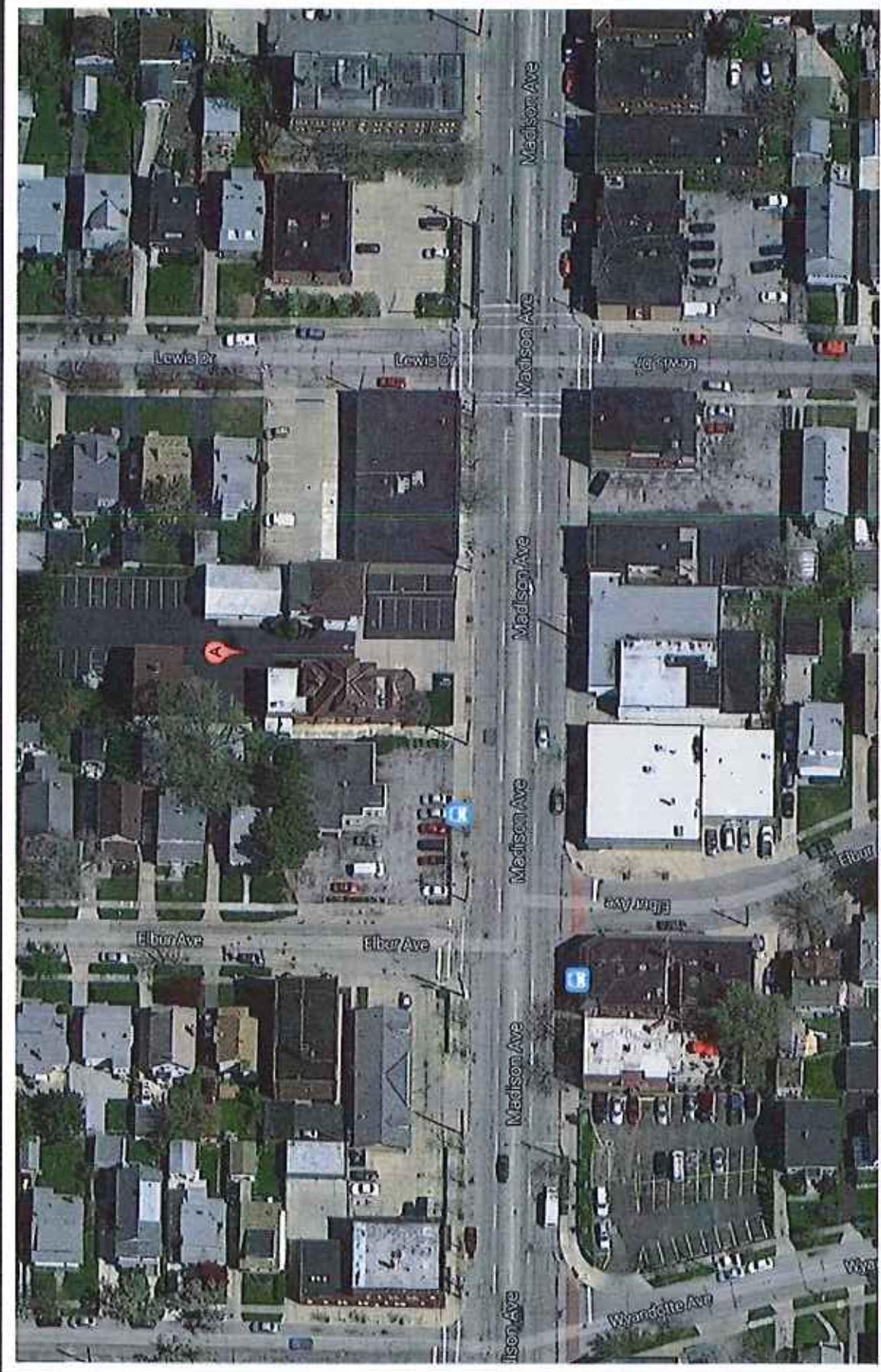
FRONT  
SIGN  
12.5sf

521



© 2013 Lakewood Ohio

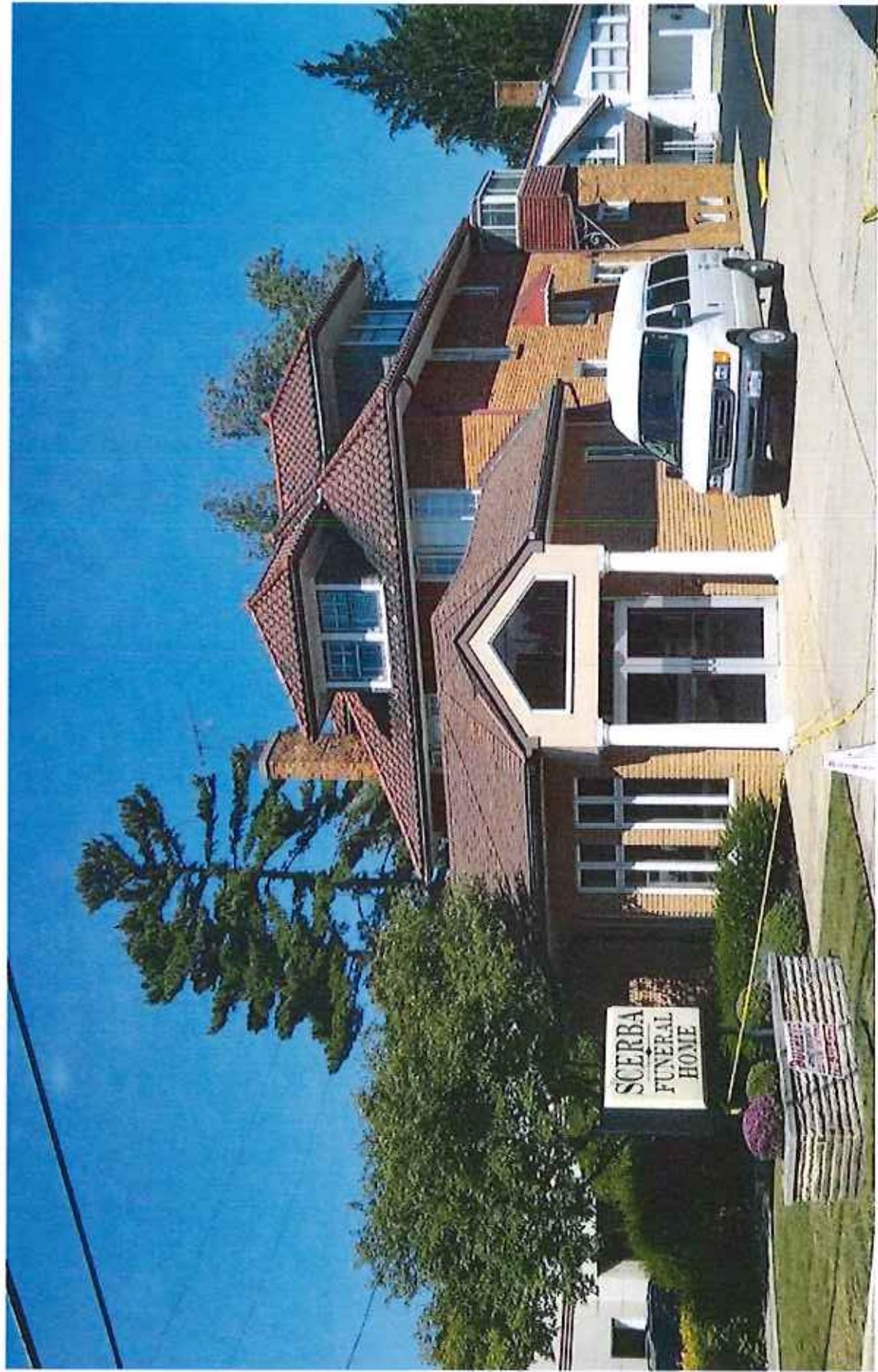
12011 Detroit Avenue



# 13428 Madison Avenue



44028 Lakewood, Ohio 44143



1008 Sep 2010 08:40:13

13428 Madison Avenue





183 September 2013

13428 Madison Avenue

**Board of Building Standards  
Architectural  
Board of Review  
Sign Review Board**

September 2013

