

MINUTES
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD**
NOVEMBER 14, 2013
5:30 P.M. – Lakewood City Hall
Auditorium
(Audio Recording Available)

A. 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:

Michael Molinski, City Architect
Bryce Sylvester, City Planner

2. Approve the minutes of the October 10, 2013

A motion was made by Mr. Waddell, seconded by Mr. Evans, to **APPROVE** the minutes of the October 10, 2013 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

The Chairman waived the reading of the Opening Remarks.

SUMMARY APPROVED

10. Docket No. 11-110-13

**14877 Detroit Avenue
FALAFEL XPRESS**

- Approve
- Deny
- Defer

Matthew Ramallo
BNext Awning & Graphics Inc.
5109 Clark Avenue
Cleveland, Ohio 44102

The applicant requests the review and approval of signage. (Page 30)

11. Docket No. 11-111-13

**16815 Madison Avenue
State Farm Steve Schous**

- Approve
- Deny
- Defer

Jennifer Wagner
Wagner Electric Sign
7135 West Ridge Road
Elyria, Ohio 44035

The applicant requests the review and approval of panel change of existing sign. (Page 43)

12. Docket No. 11-112-13

**16806 Madison Avenue
United Sneakers Boutique**

- Approve
- Deny
- Defer

David Van Gieson
United Sneakers Boutique
11600 Kader Drive
Parma, Ohio 44130

The applicant requests the review and approval of a window signage. (Page 48)

The Chairman is referring this docket item to the Board with a recommendation for **Summary Approval with the following stipulations:**

1. The business name is on the west side main window, and
2. That each word (Buy, Sell, Trade) are placed one word per transom window.

Applicants and anyone wanting to make a statement are asked to come to the podium, print and sign your name on the oath sheet and slowly and clearly state your name and address. If you have a business card, please give one to the secretary. Anyone else wishing to address the board is asked to follow the same procedure.

**REQUEST FOR REVISIONS
SIGN REVIEW**

4. Docket No. 08-79-13 - S

14724-30 Detroit Avenue
Campbell's Sweets Factory

- Approve
- Deny
- Defer

Paul Began
Began Architectural Design
15703 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of revisions comprehensive signage approval granted at the August 8, 2013 meeting. (Page 4)

Jeff Campbell, business owner and Bob Reighard, Reighard Design, 1397 Warren Road were present to explain the request. The proposed side lit poster display case sign measured 71 inches high and 40 inches wide. Posters/signage could be changed-out as needed for announcements of various events such as LakewoodAlive. Wiring would be through the wall. The front of the cabinet would be hinged and mounted to a painted metal, waterproof box frame. Above the top logo would be a small gooseneck light to emulate that on the front of the building. The bottom of the case would be 26 inches above the sidewalk making the height of the gooseneck light seven feet, six inches (7', 6") from grade. Discussion ensued about placement of the second sign due to the sloping grade.

The chairman closed public comment as there was no one to speak on the matter. Mr. Sylvester reiterated that the approval passed in August was for a comprehensive sign package; with that, innovativeness was permitted waiving the need for granting of variances. If the Board was in favor of the design, concept, materials and lighting, then approval could be given. ADA/code/OBC could be approved administratively. He recommended the signs should be in the same line of sight.

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

1. The signs are on the same plane and same regulation of height,
2. The metal is painted to match the frame.

- Approve
- Deny
- Defer

Ellen Benjamin
Signature Sign Co.
1776 East 43rd Street
Cleveland, Ohio 44103

The applicants request the review and approval of an illuminated projecting sign and two wall signs, pursuant to Section 1329.09(d)(5) Directional Signs and Section 1329.12(d) Application for Permits. (Page 19)

SIGN REVIEW

9. Docket No. 11-108-13 - S

17100 Detroit Avenue
Cleveland Pickle

- Approve
- Deny
- Defer

Ellen Benjamin
Signature Sign
1776 East 43rd Street
Cleveland, Ohio 44103

The applicant requests the review and approval of signage. (Page 19)

Josh Kabat, Cleveland Pickle business owner was present to explain the request. The five foot (5') high projecting would be lit with LED and be eight feet (8') above grade. The existing green face board will remain with the new lettering glued to it. The existing lighting would remain.

The Chairman closed public comment as there was no one to speak on the matter. Mr. Molinski sought clarification about illumination. Mr. Kabat said the terminal tower and pickle graphics would be illuminated. There would be no conduits, and the brackets would be black.

A motion was made by Mr. Orban, seconded by Mr. Waddell to APPROVE Docket No. 11-108-13 B and Docket 11-108-13 - S. All of the members voting yea, the motion passed.

SIGN REVIEW

13. Docket No. 11-113-13

12400 Detroit Avenue
Dollar Discount & Beauty

- Approve
- Deny
- Defer

Omar Suleiman
19741 Stoughton Drive
Strongsville, Ohio 44149

The applicant requests the review and approval of channel letter signs. (Page 51)

Matthew Ranallo, BNEst Design and project manager was present to explain the request. The sign is made of individual channel letters that will be directly secured to the brick, and the awnings are of red fabric. He handed samples to the Board for their review. The front of the building was being rebuilt.

The Chairman closed public comment as there was no one to speak on the matter. Besides asking for verification that the awning material was fabric, Mr. Sylvester said the administration had no questions or concerns.

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

ARCHITECTURAL BOARD OF REVIEW

7. Docket No. 11-109-13 C 15613 Detroit Avenue
The Edgar Building

- Approve
- Deny
- Defer

Brunilda Xhora
Vlora Construction
45021 Riverwoods Drive
Macomb, Michigan 48044

The applicant requests the review and approval of parking lot design. (Page 27)

Neither the applicant nor representative was present to explain the request. Mr. Sylvester stated he had not received communication from the applicant and asked for a deferral.

A motion was made by Mr. Orban, seconded by Mr. Waddell to DEFER the item until the meeting of December 12, 2013. All of the members voting yea, the motion passed.

COMMUNICATION UPDATE

14. Docket No. 10-105-13 Communication from Representatives of the Environmental Design
Group to the Board of Building Standards/Architectural Board of Review

The City's Park System Master Plan outlined principles to prioritize improvements to all of Lakewood's parks. The plan envisioned that master plans for individual parks would be developed that identified specific improvements based on specific needs, size and location of a park. In August 2013 the city contracted with Environmental Design Group (EDG) to design the second phase of waterfront improvements at Lakewood Park. This is an update from the meeting of October 10, 2013. (Page 54)

Jeff Kerr, Environmental Design Group was present to deliver the communication update.

Mr. Sylvester stated there would be a community/public meeting in December 2013. The hope was that City Council would adopt the plan by the end of 2013 so that construction could start in 2014.

15. ADJOURN

A motion was made by Mr. Orban, seconded by Mr. Evans to ADJOURN the meeting at 6:55 p.m. All of the members voting yea, the motion passed.


Signature

12-12-13
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. Jeff Campbell
2. Bob REINHARD
3. JOSH KABAT
4. MATTHEW DANALLO
5. JEFF KERR
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

- 1.
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Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

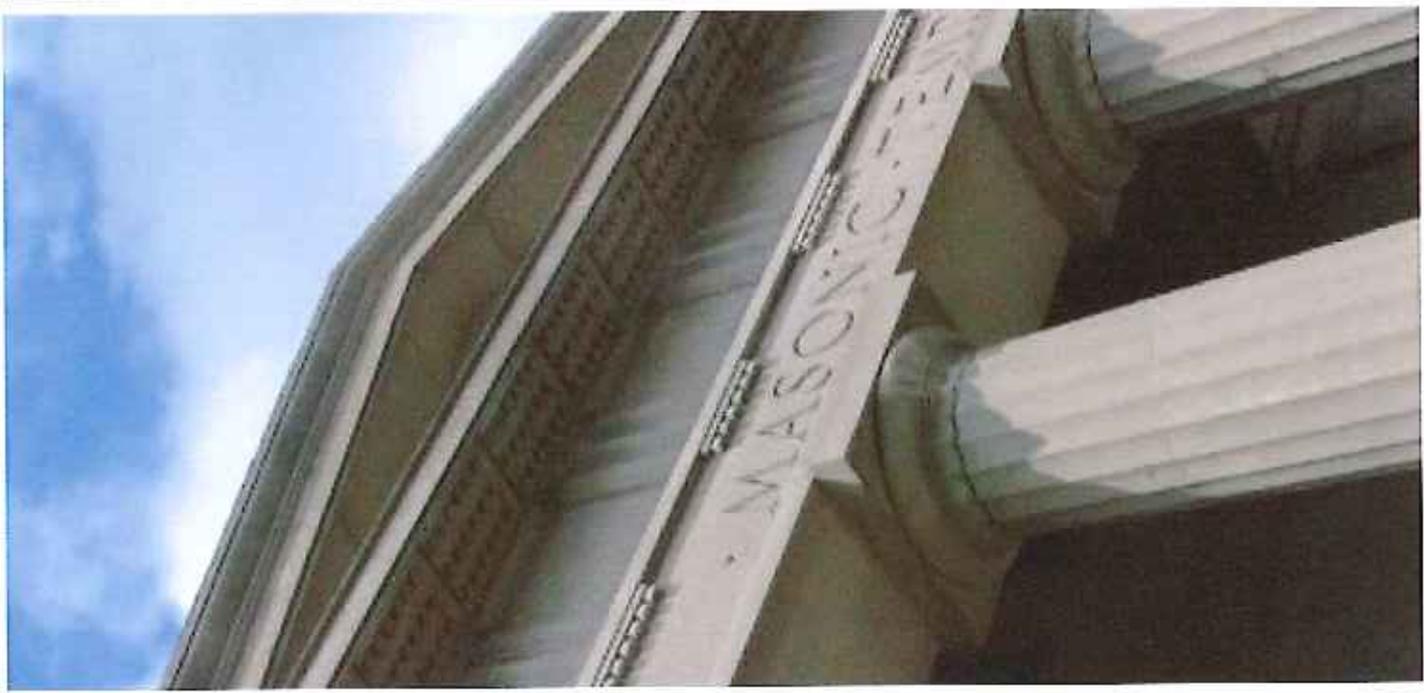
FOR CITY USE ONLY

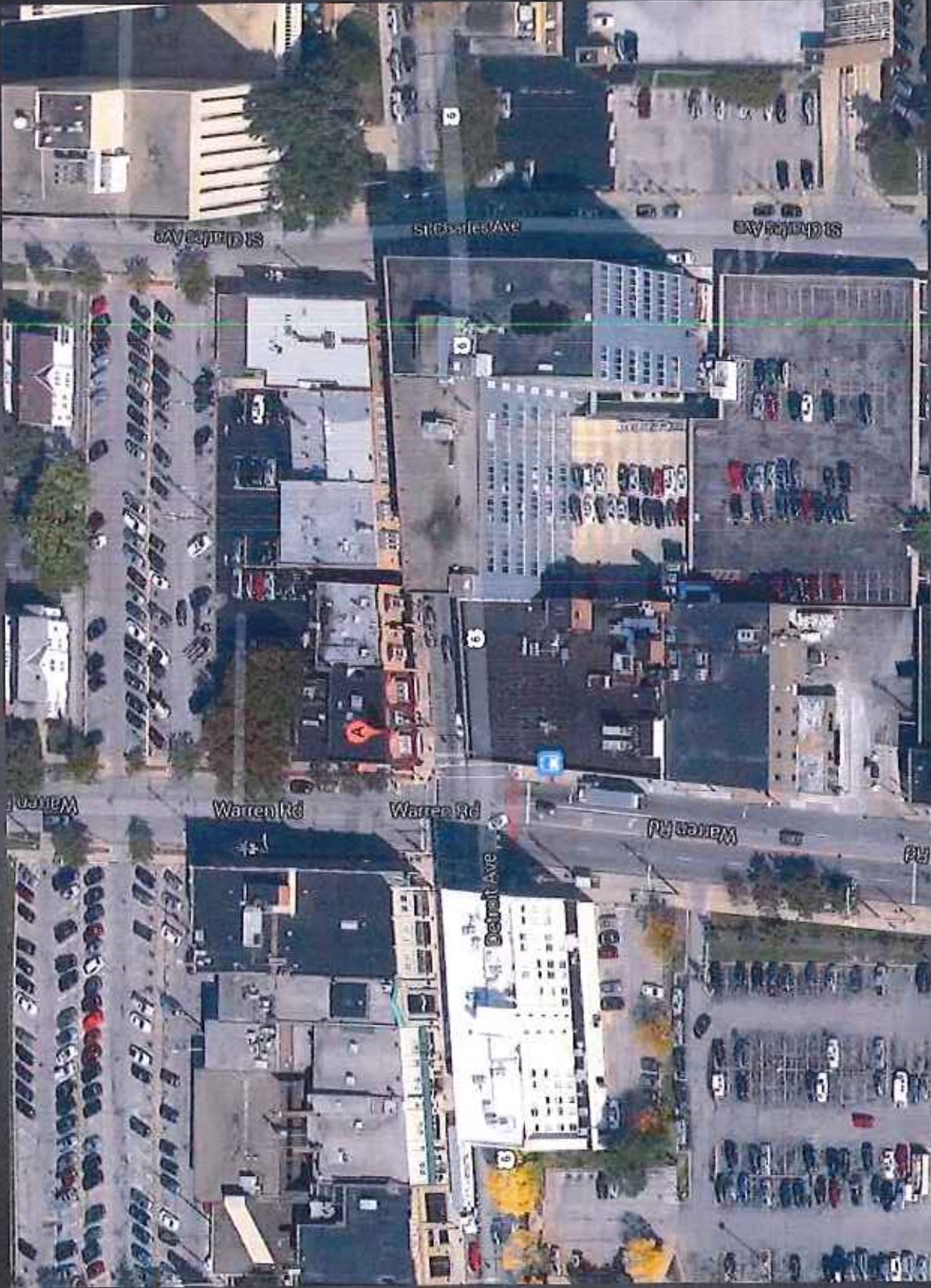
Lakewood Administrative Procedure: ABR/BBS/Sign Citizens Advisory Civil Service Dangerous Dog
 Income Tax Appeals Loan Approval Nuisance Abatement Appeals Planning Zoning Appeals Other:

Date of Proceeding: Thursday, November 14, 2013

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

November 2013





14724-30 Detroit Avenue



©2018 October 2018



ESR October 2015



14724-30 Detroit Avenue



JUNE, OCTOBER 2013

14724-30 Detroit Avenue



14724-30 Detroit Avenue

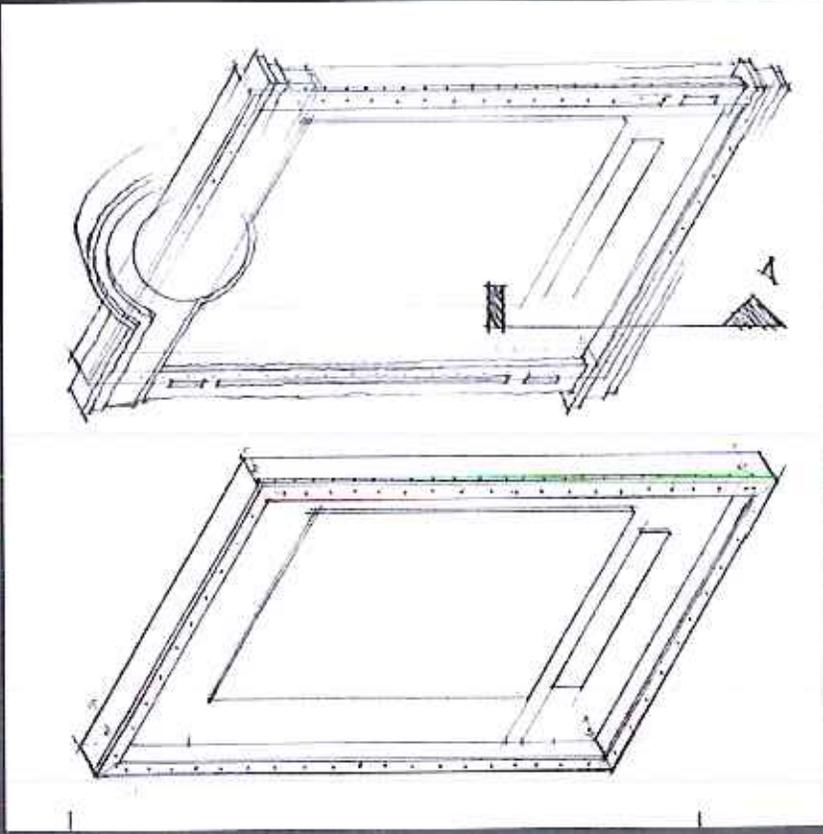


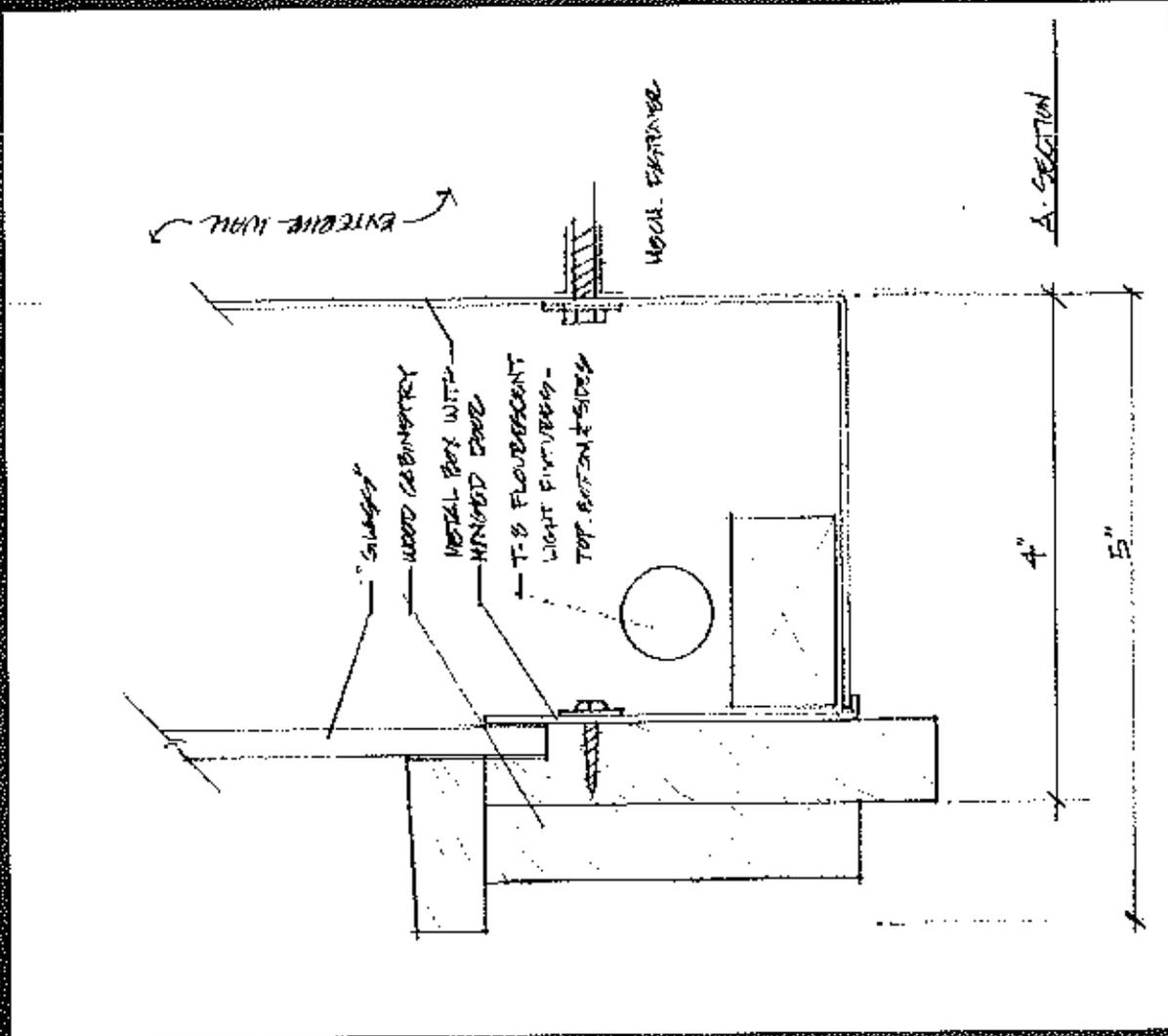
1387 October 2013



288 October 2015

14724-30 Detroit Avenue





14724-30 Detroit Avenue

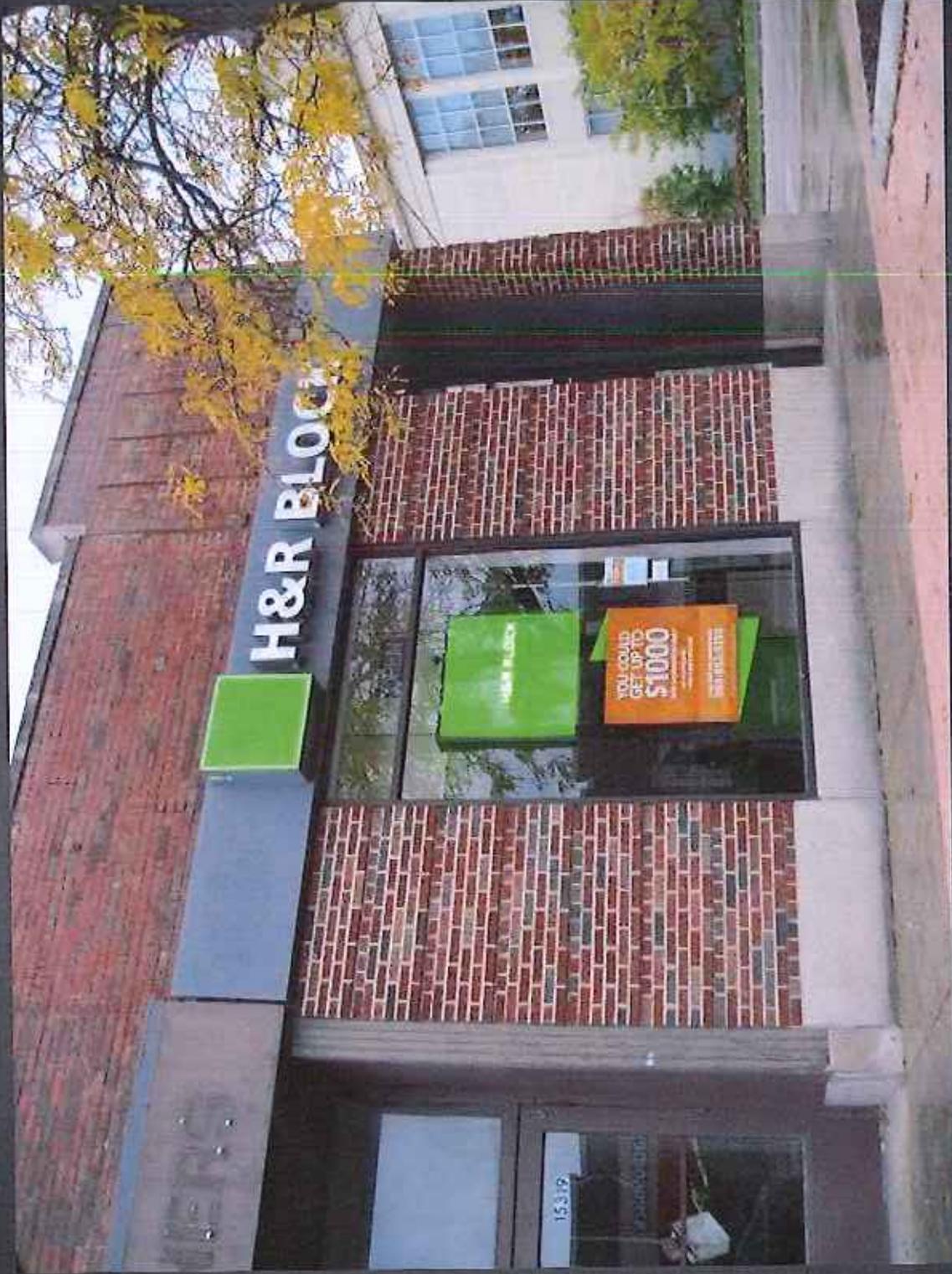


137 October 2019



©2013 Lakewood Ohio

15321 Detroit Avenue



15321 Detroit Avenue

ARR October 2018





1330 October 2012

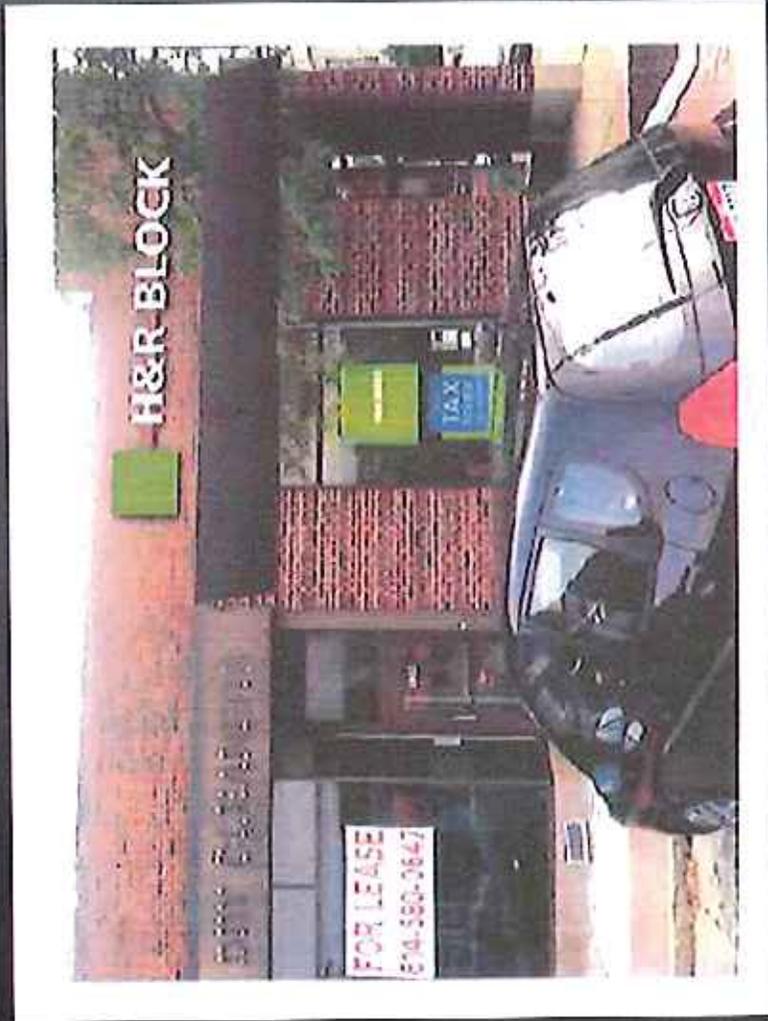
15321 Detroit Avenue



LAKELWOOD
OHIO

ASR October 2013

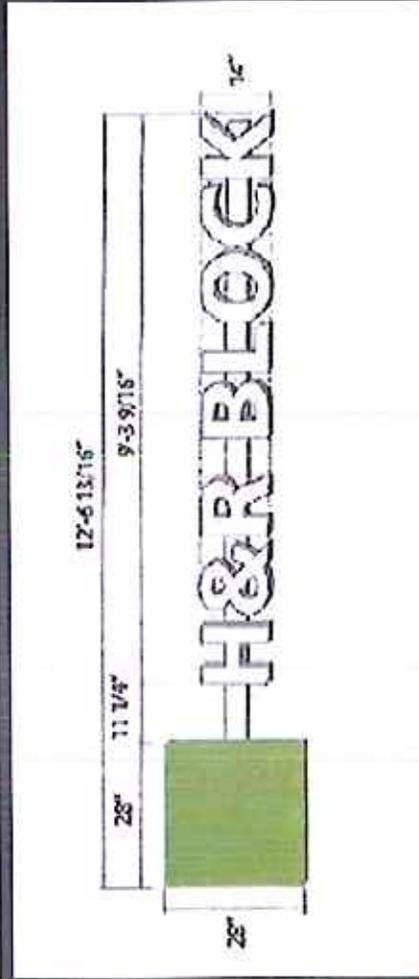
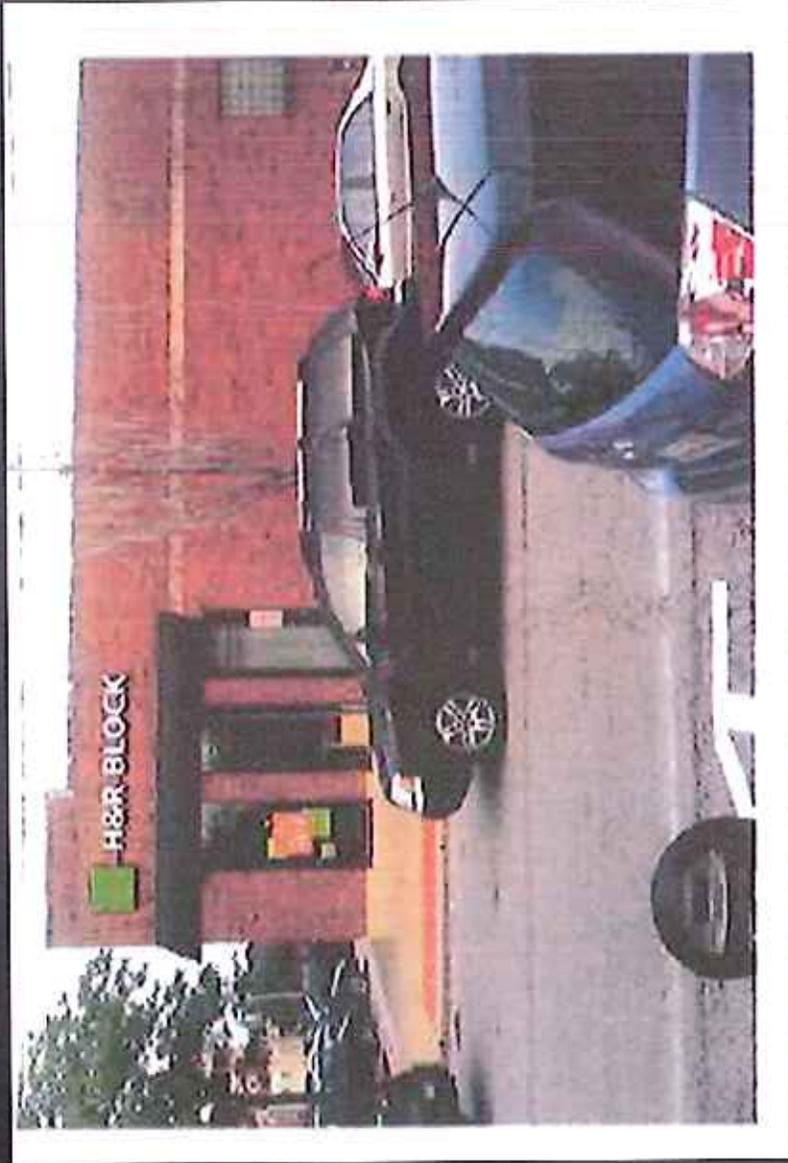
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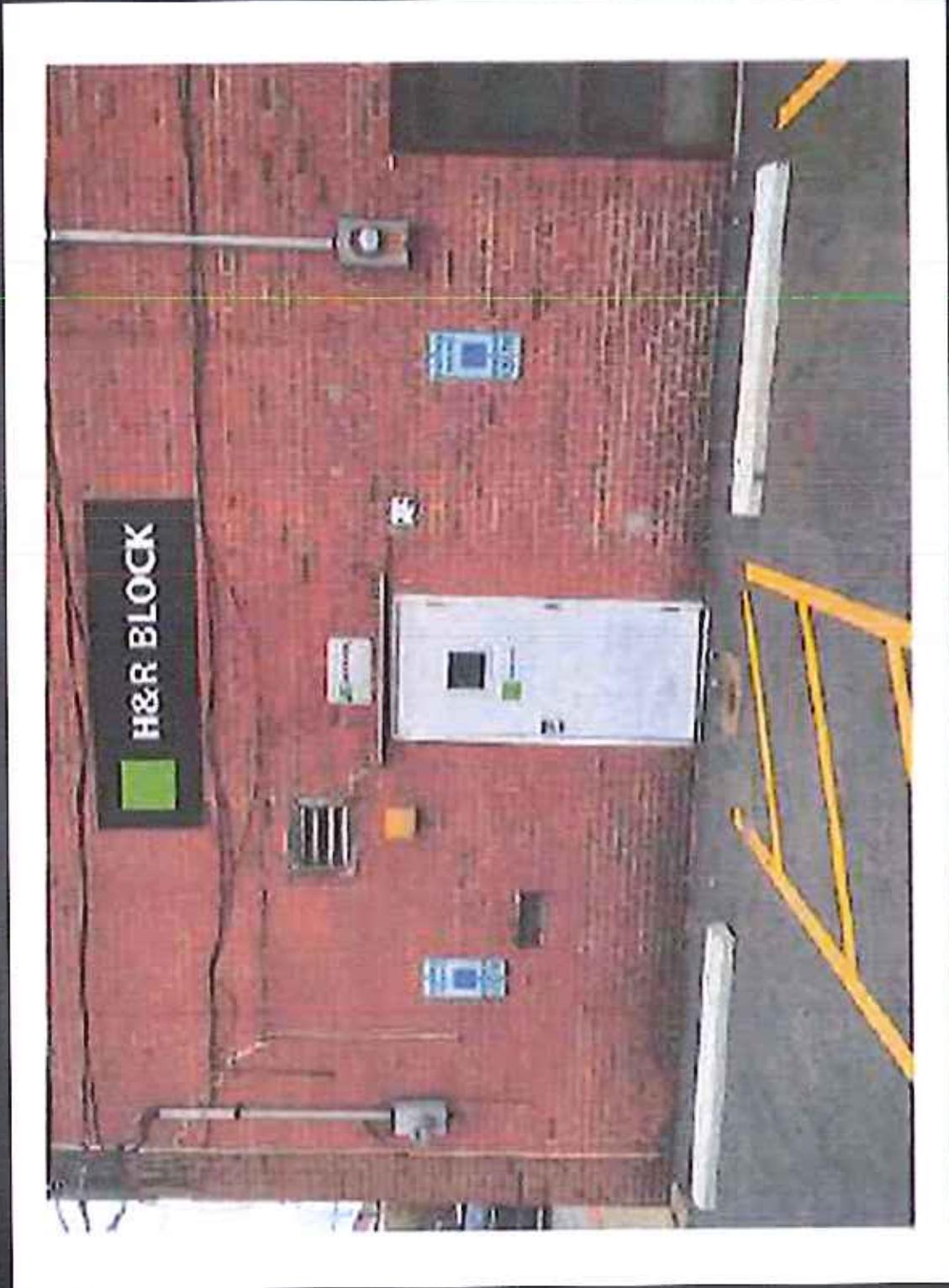


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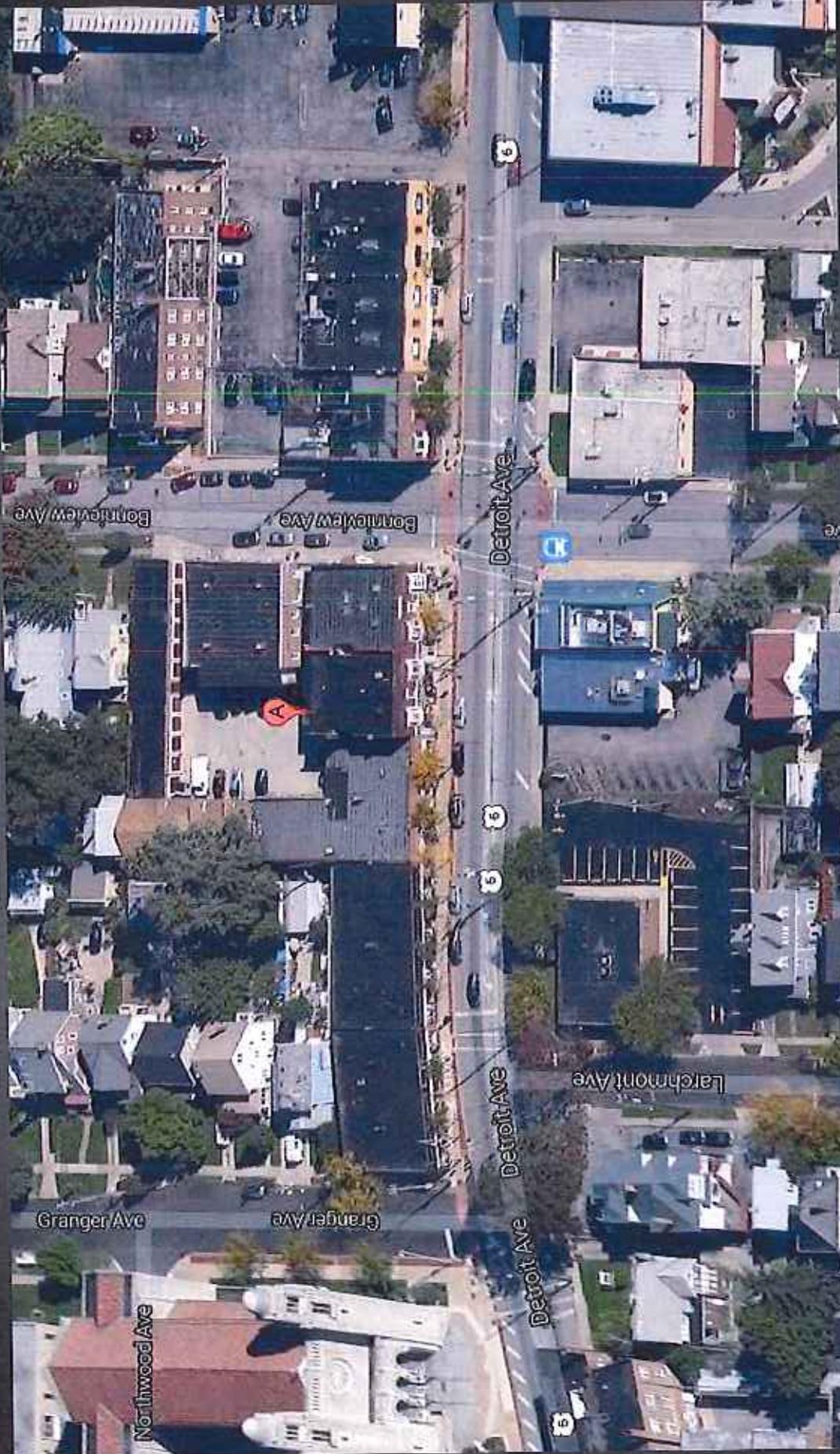
23R, October 2013





AGE October 2013

15321 Detroit Avenue



17100 Detroit Avenue

As of October 2013





11M, October 2013

17100 Detroit Avenue

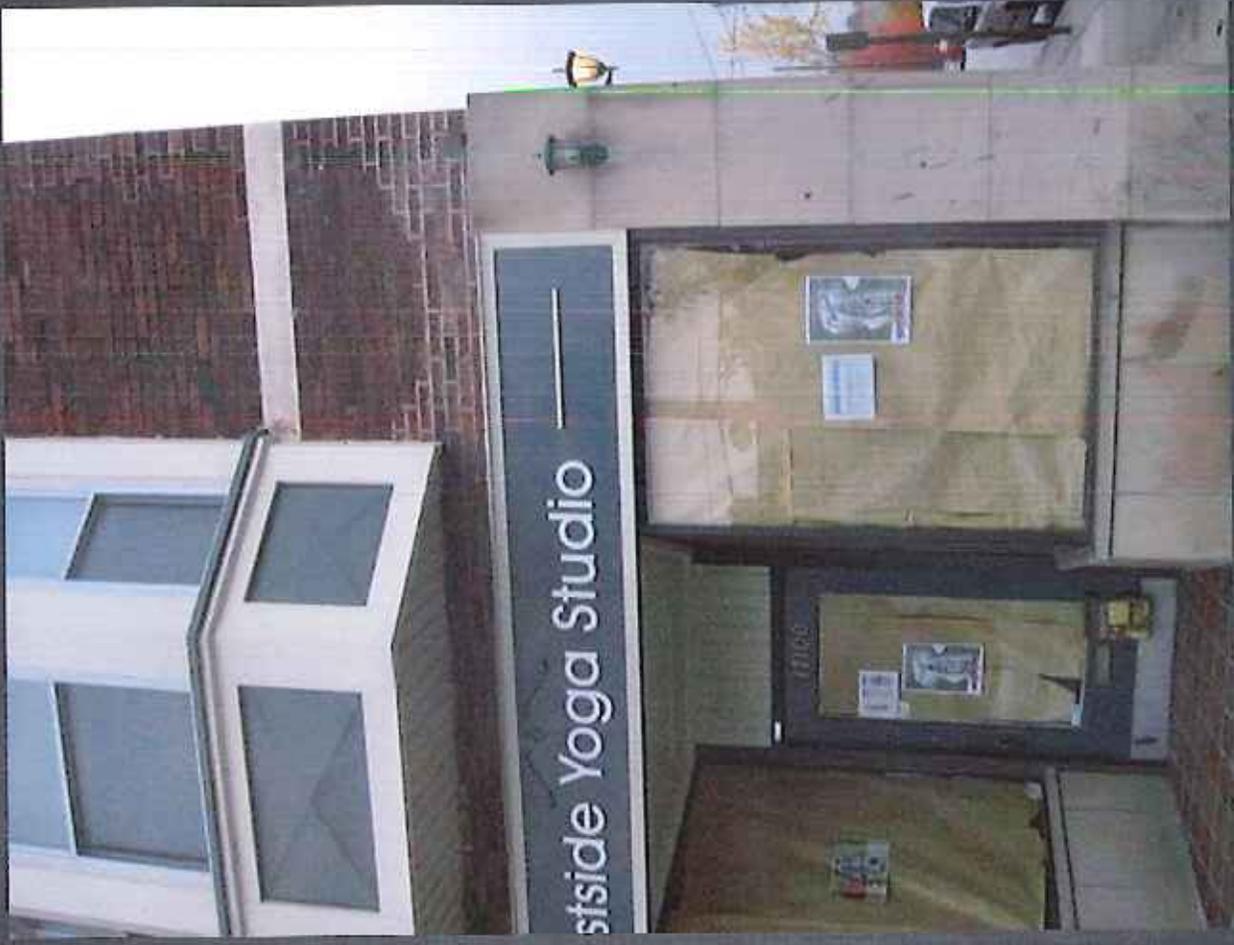
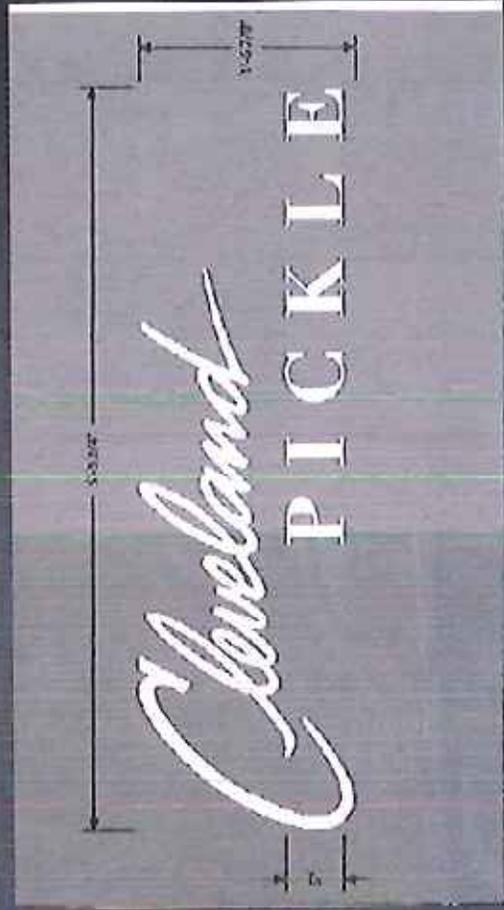


PHOTO: OCTOBER 2018



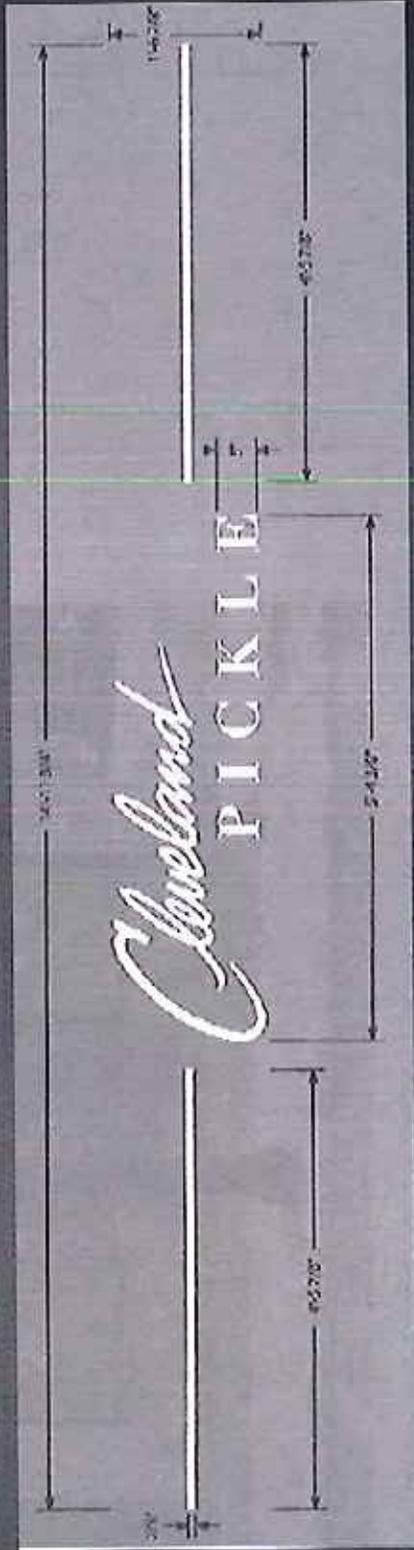
17100 Detroit Avenue



17100 Detroit Avenue



© BR October 2010



230 October 2013

17100 Detroit Avenue

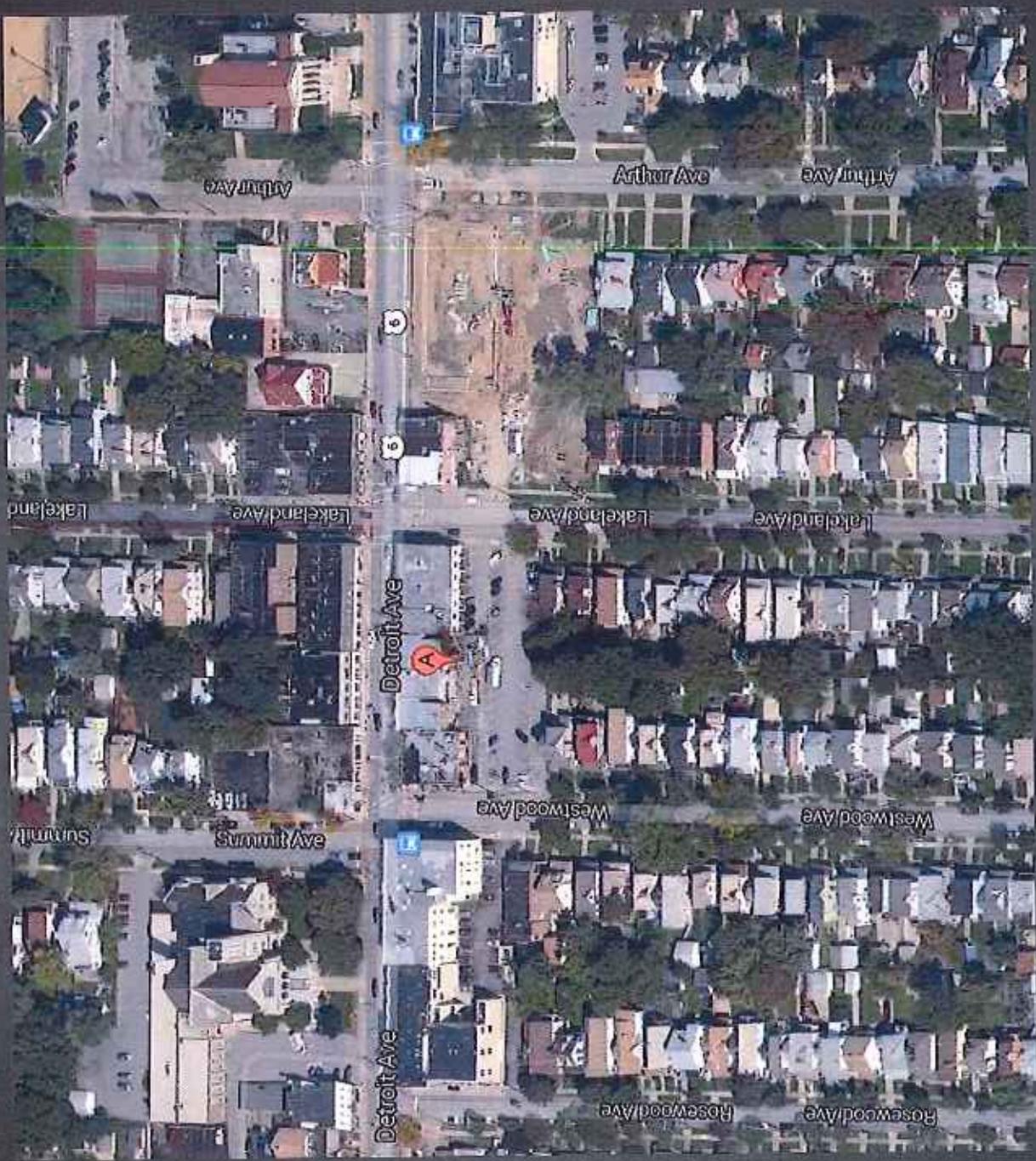


17100 Detroit Avenue



© 2013 October 2013

15613 Detroit Avenue



AVR Calculator 2013





LAKWOOD
OHIO

7733 Oberlin, 2013

15613 Detroit Avenue



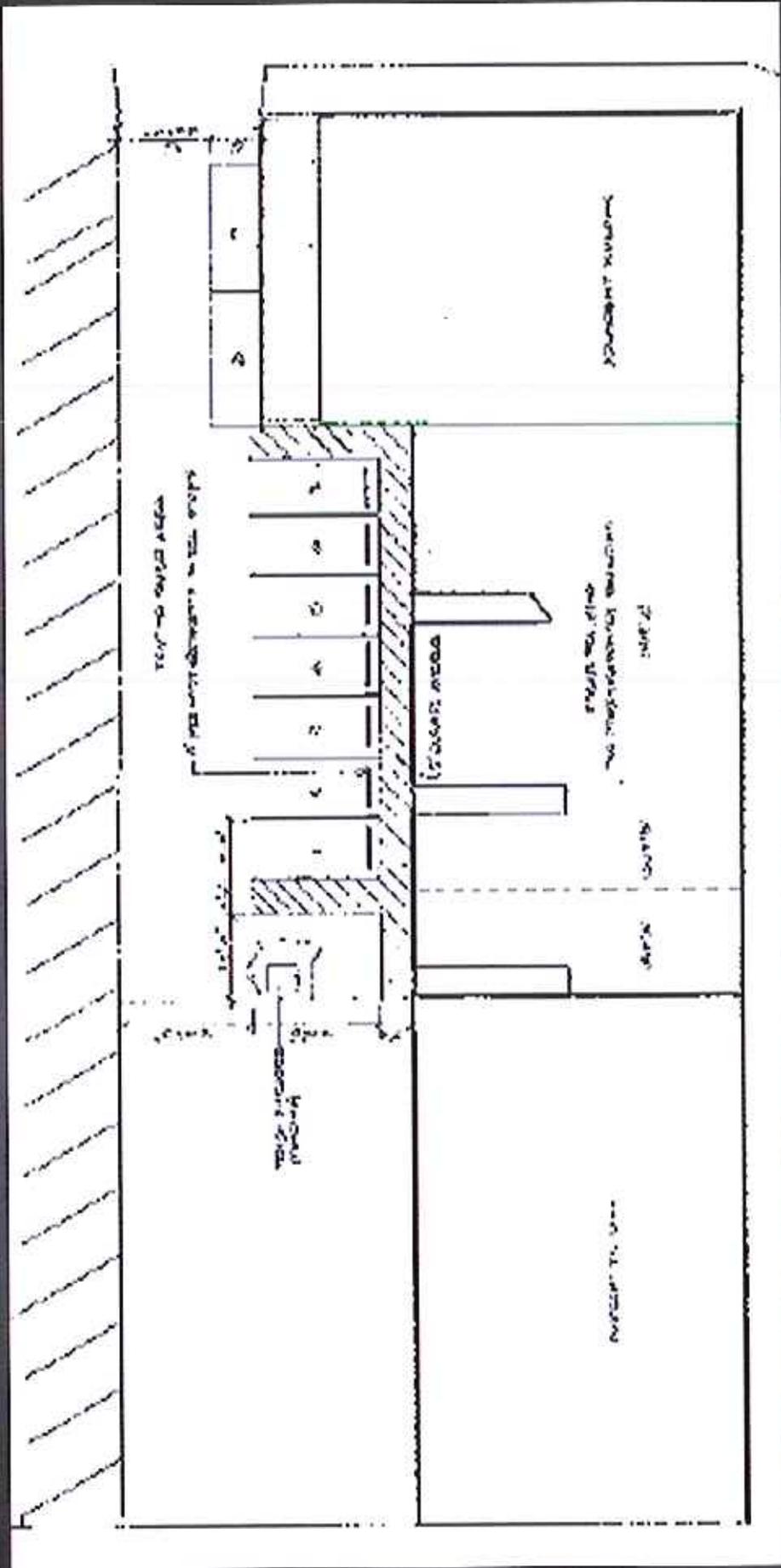
APRIL 2013

15613 Detroit Avenue



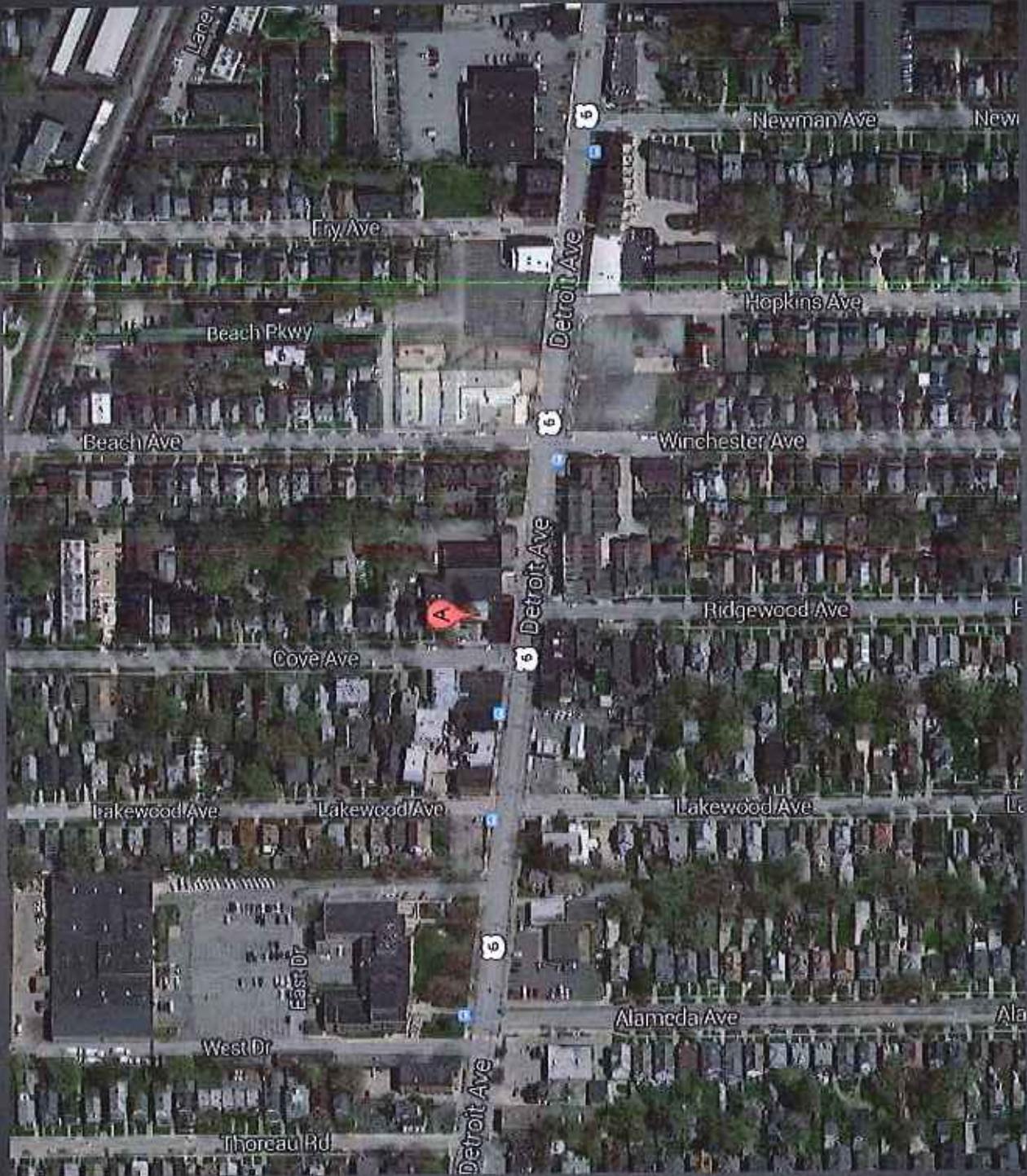
April 2016

15613 Detroit Avenue



7/13 October 2013

15613 Detroit Avenue



12400 Detroit Ave

As of October 2016

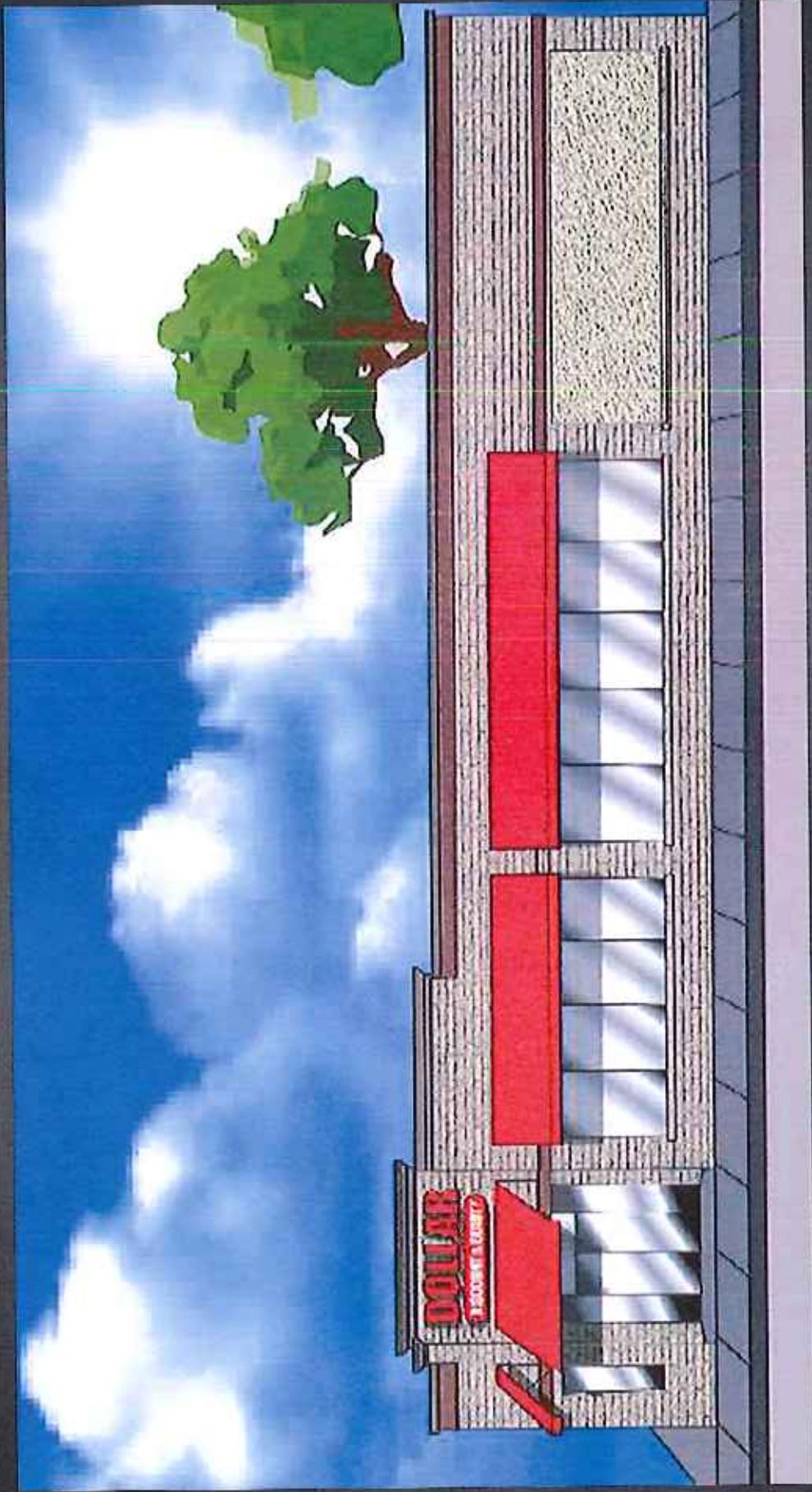




ASC October 2013

12400 Detroit Ave

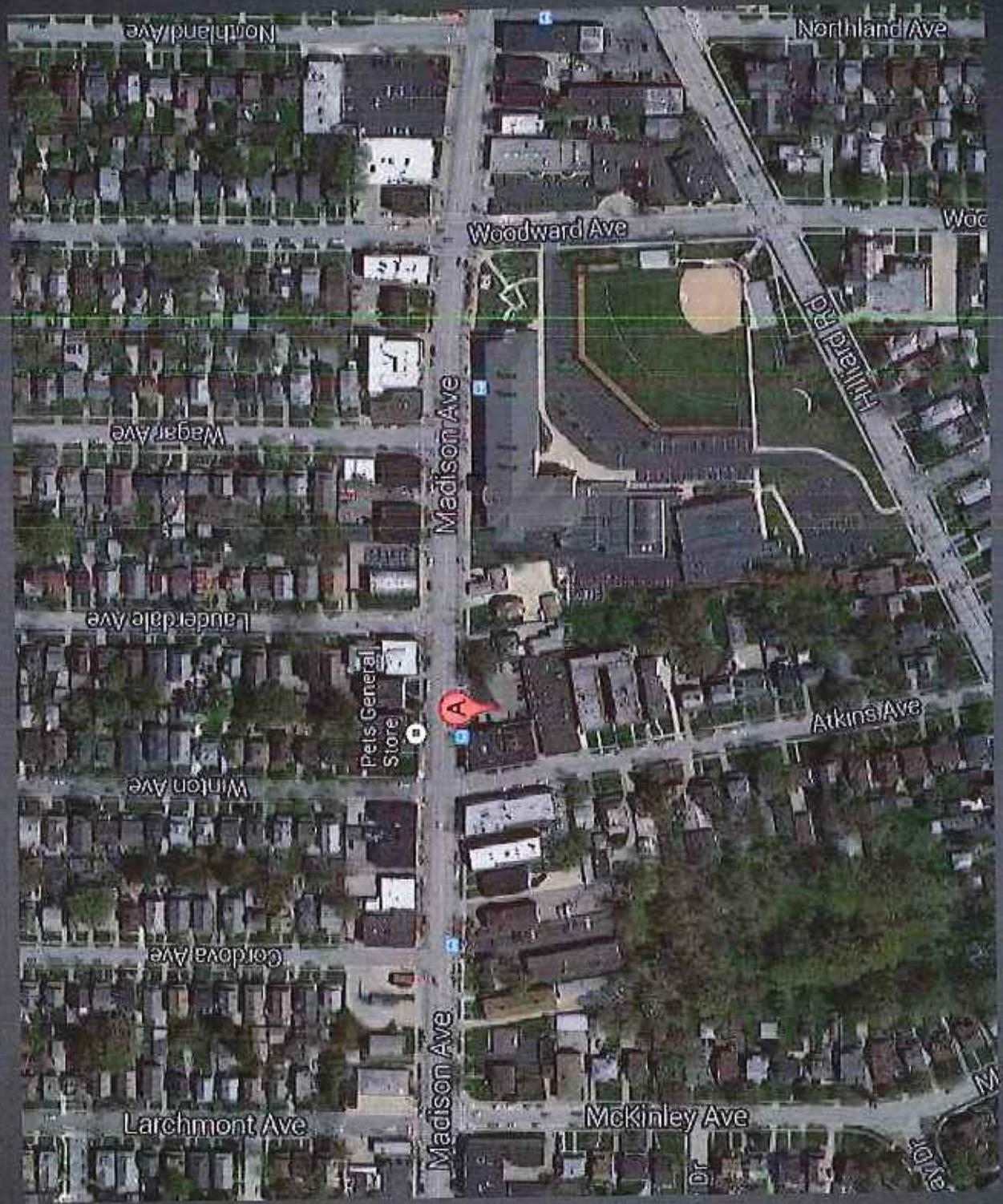




© 2015 Lakewood Ohio

12400 Detroit Ave

16815 Madison Ave



ABE Composite 2015





16815 Madison Ave

100 October 2013





1st. October 2013

LAKELAND
OHIO

16815 Madison Ave

One (1) Replacement Face

Existing Cabinet - Dualite: 3'-0" x 8'-0 1/2"

Pan Formed Non-Glare (Spartech Sungard) UV Polycarbonate Face

Trim Size: 2'-11 5/8" x 8'-0 1/8"

V.O.: 2'-10" x 7'-10 1/2"

Molding: 1"



Measurements for Standard Dualite Signs

8'-0" 1/2" Existing Cabinet Size

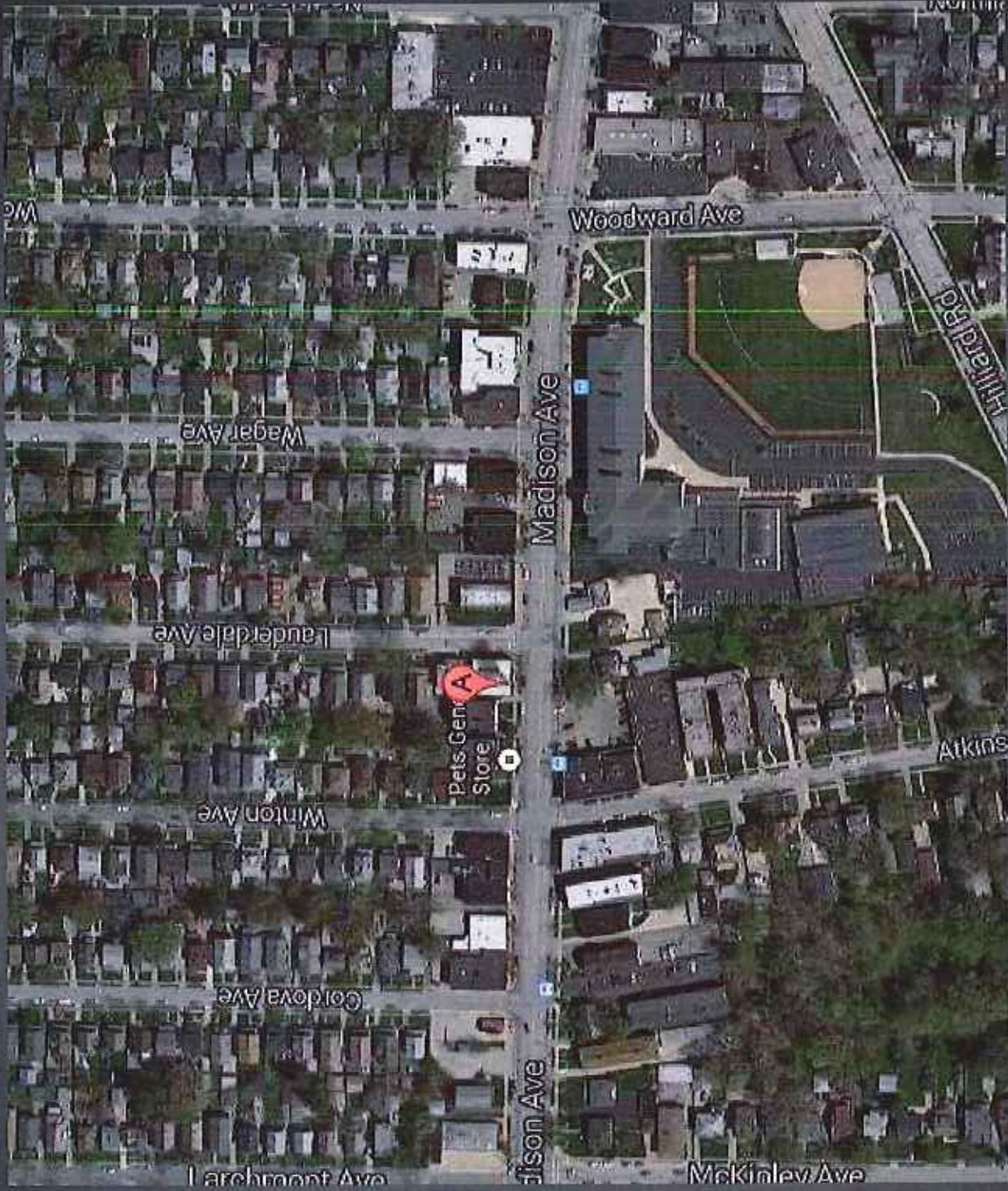


Shown in Cabinet



ASB October 2013

16815 Madison Ave



2015, October 2015



16806 Madison Ave



16806 Madison Ave



ABS October 2013



NEIGHBOR TO EAST

16806 Madison Ave



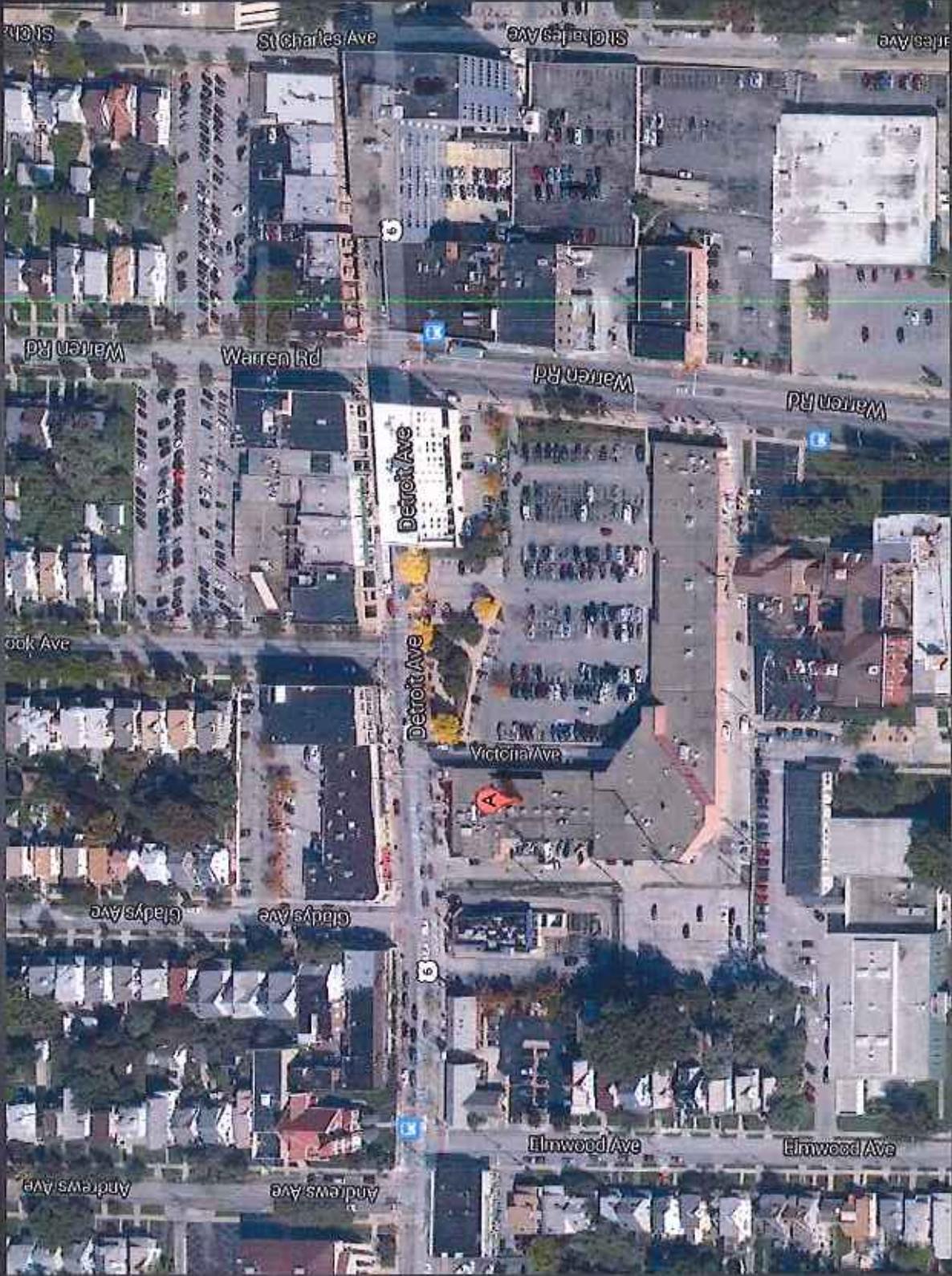
© 2013 Lakewood Ohio



16806 Madison Ave



183 October 2013



14877 Detroit Avenue

7:55, October 30/13





14877 Detroit Avenue



ASB October 2014

TOTAL SQ. FOOTAGE
FOR TEXT 30.03'

Length 109.5



Height 39.5

Building Length 24'

FRASER BUNBUNS KETA
BURRITOS PHILLY GYRO
SHAWARMA LENTIL
STEAK & CHEESE SMLPB

Sidewalk Projection 10'

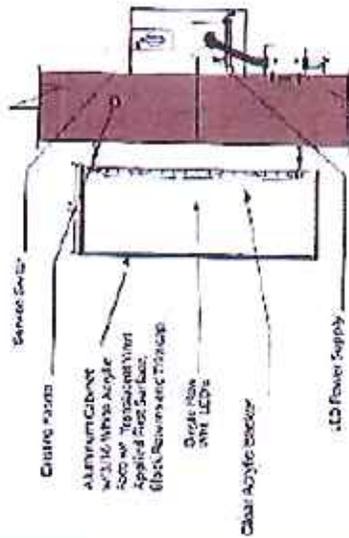


ABS October 2013

14877 Detroit Avenue



Full Color Digital Print applied to first surface.
 1.5" mounting spacers to be used along with
 4" Tapcon Masonry Screws.
 L.E.D. Lighting to be facing BOTH directions
 to illuminate front faces and create subtle
 back lighting in white glow behind the text
 and face only front direction inside the
 circular "HALO" Ring. All returns and trim cap
 on channel logo will be black.



© #E163777

B

Side section of channel letters NTS



7/23/13 October 2013

14877 Detroit Avenue

58"

FALAFEL HUMMUS KEFTA
BURGERS PHILLY GYRO

10"

SHAWARMA LENTILE
STEAK & CHEESE SALAD

10"

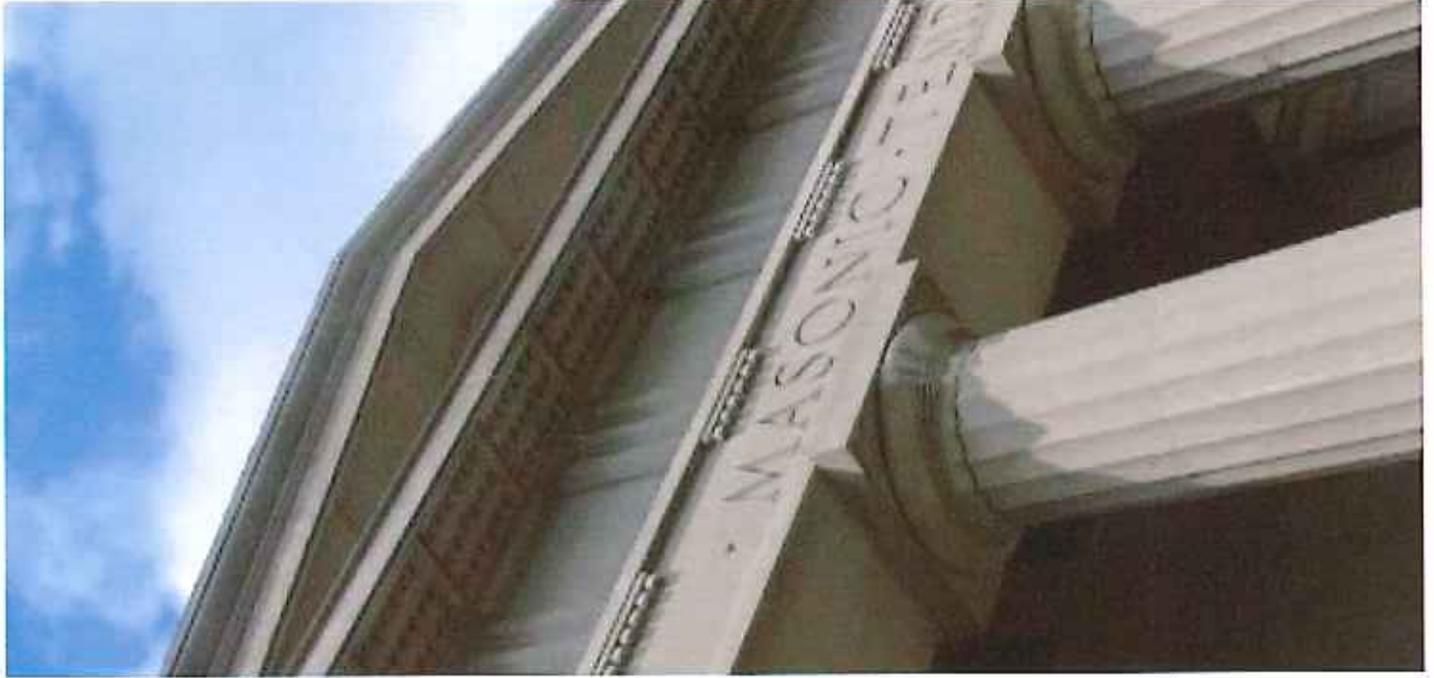
58"



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14877 Detroit Avenue

**Lakewood Park Design
Proposal - Environmental
Design Group**



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

November 2013



LAKEWOOD PARK SITE IMPROVEMENTS

City of Lakewood

November 4, 2013

LAKEWOOD PARK IMPROVEMENTS



EXISTING PARK CONDITIONS



VIEWS, VISTAS, AND VOLUNTEERS

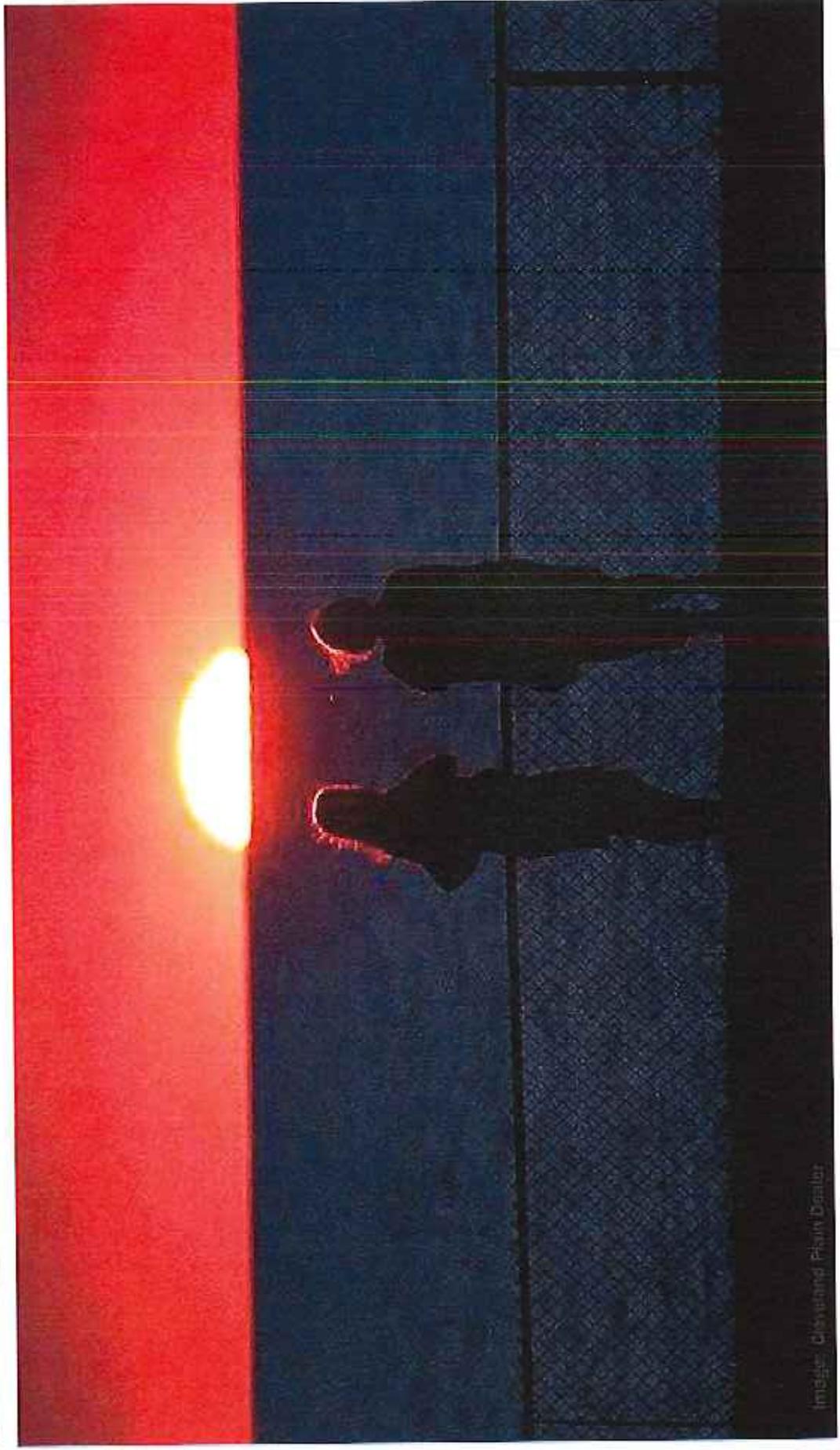


Image: Christand Plain Dealer

EXISTING PARK CONDITIONS



EXISTING PARK CONDITIONS



EXISTING PARK CONDITIONS



EXISTING PARK CONDITIONS



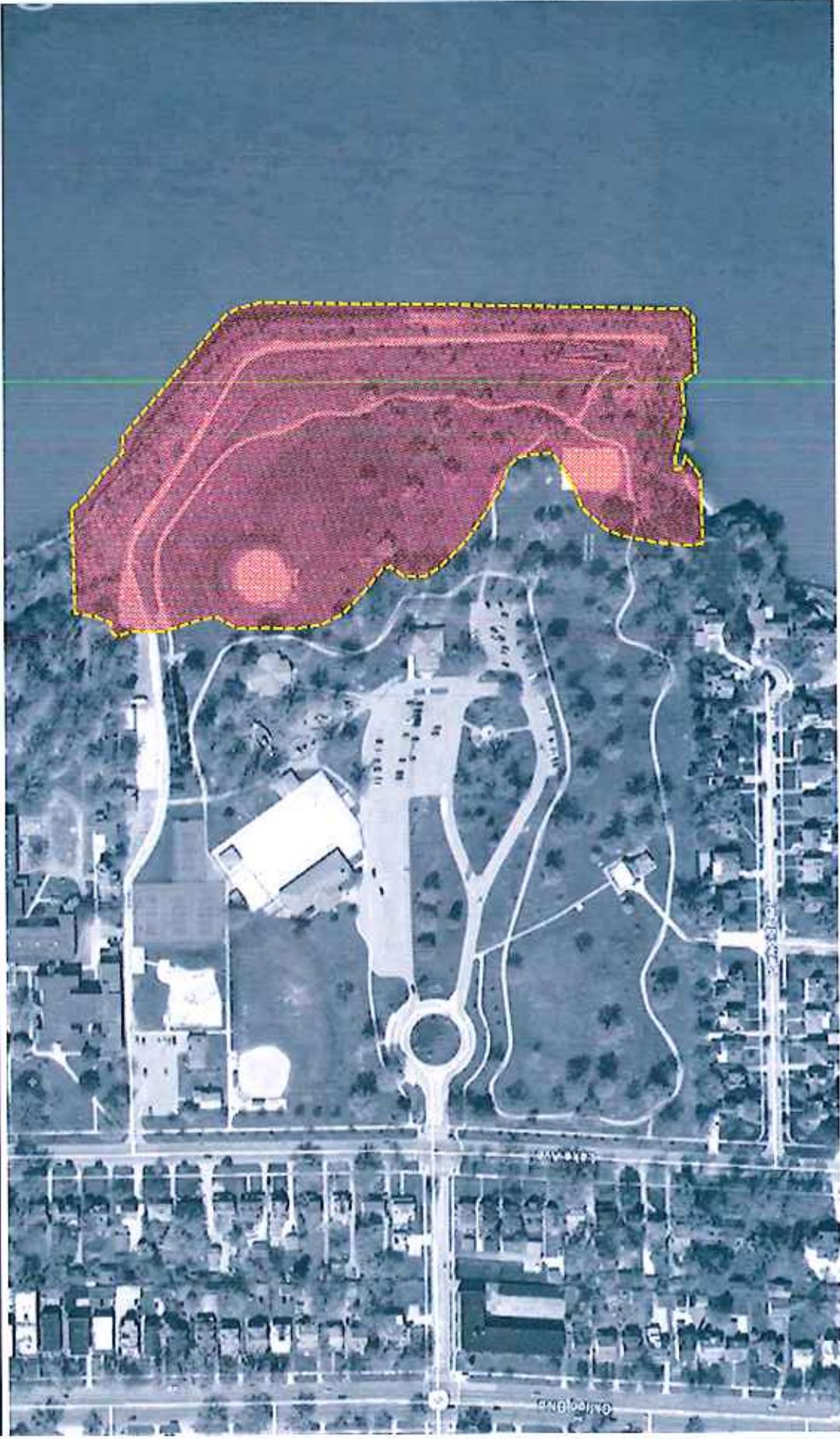
EXISTING PARK CONDITIONS



EXISTING PARK CONDITIONS



LANDFILL CONDITIONS

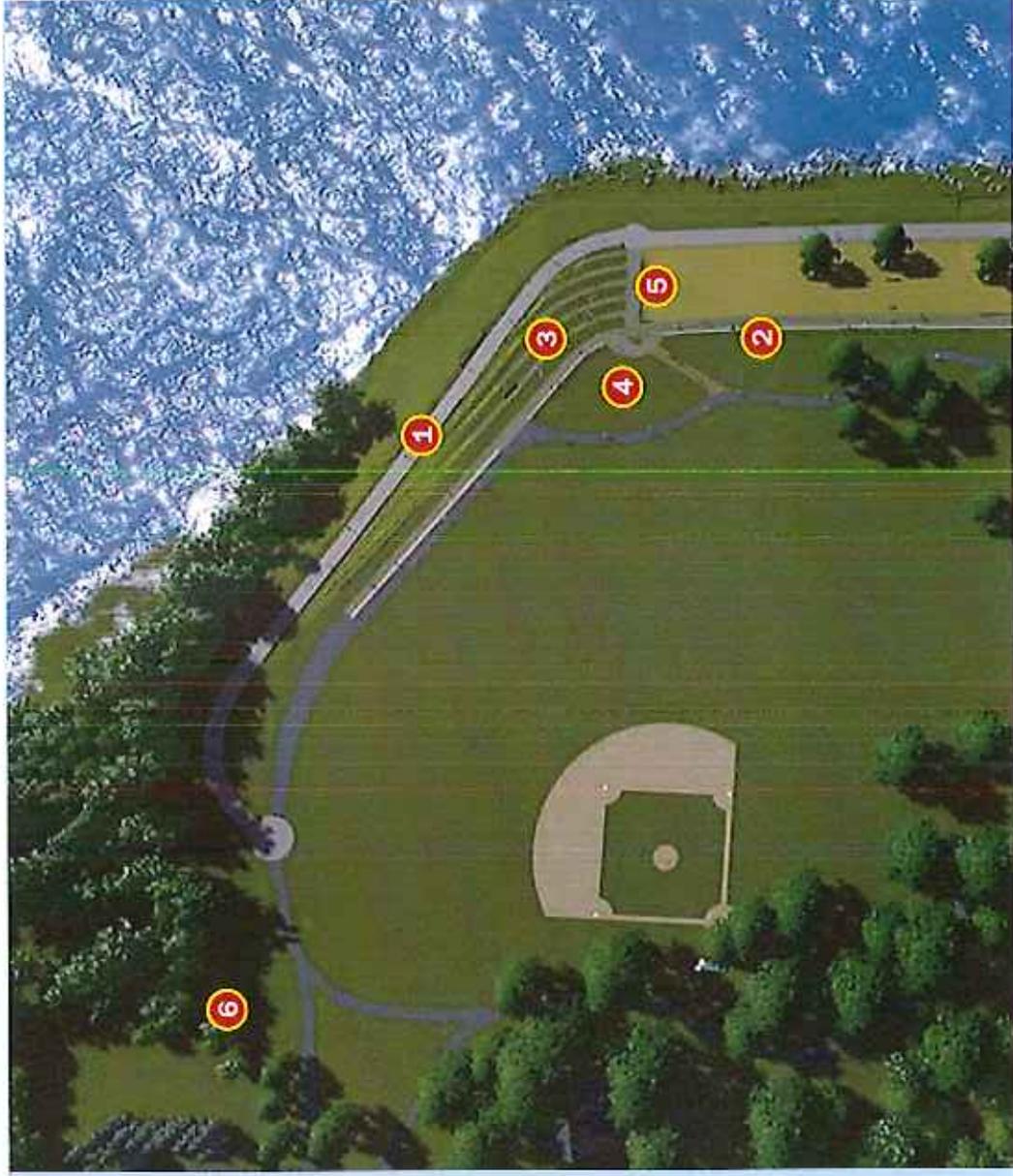


FOCUS AREA

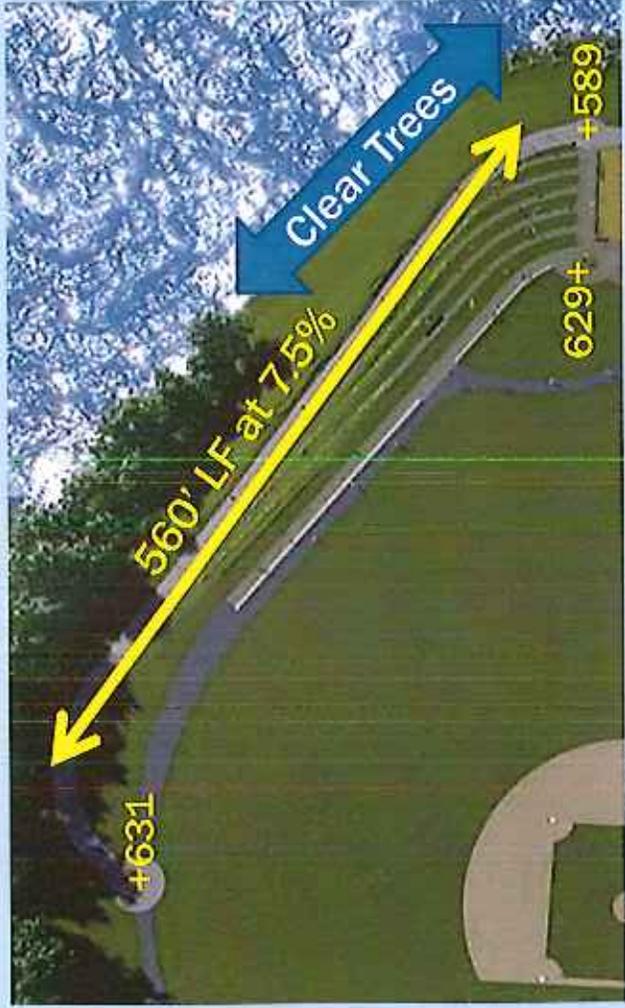


PROPOSED CONCEPT

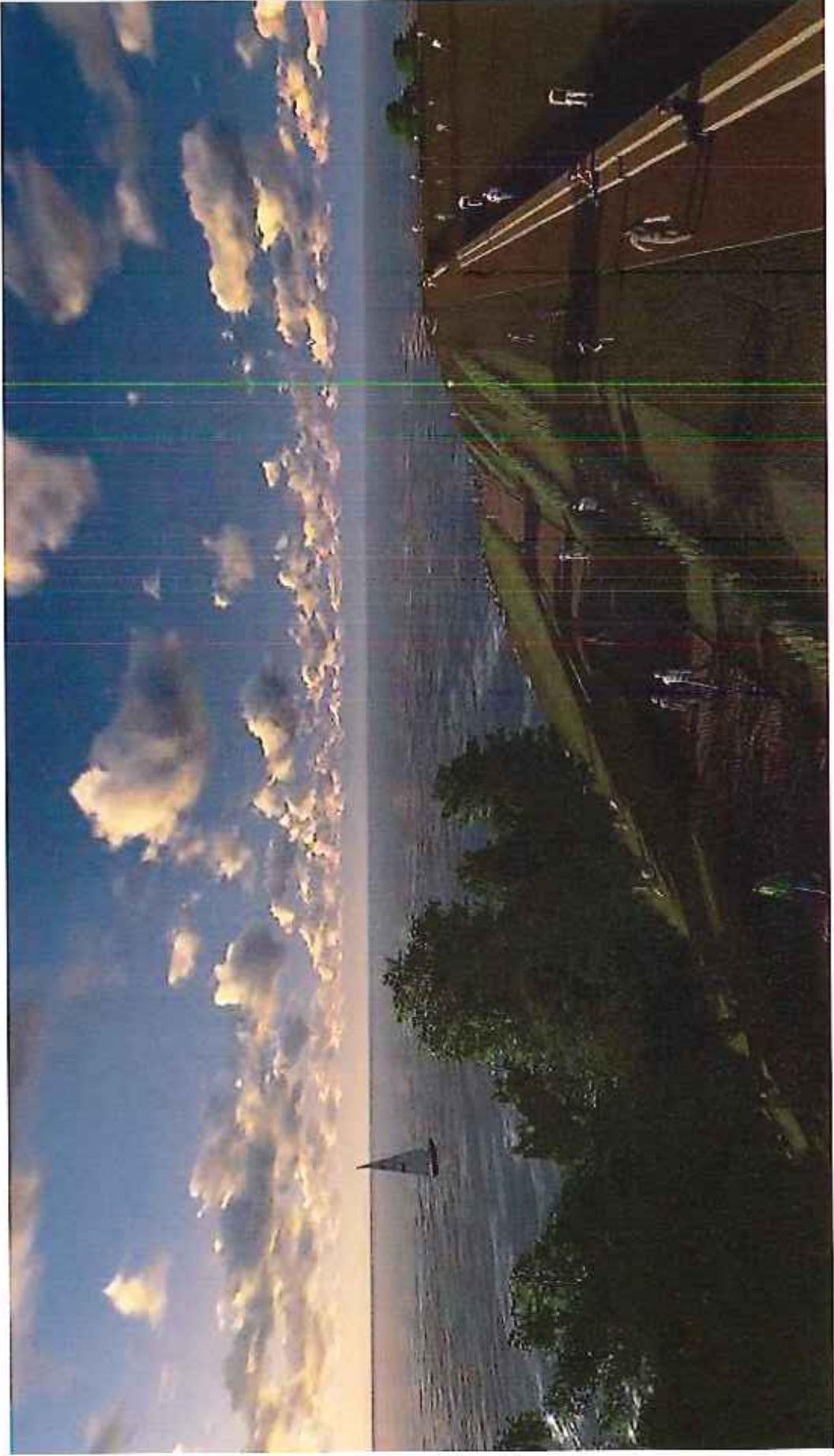
- 1) Lower Promenade Connection
- 2) Upper Promenade
- 3) Solstice Lawn Stairs
- 4) Sundial Node
- 5) Stairs to Lower Node
- 6) Converted Green Space



LOWER PROMENADE EXTENSION



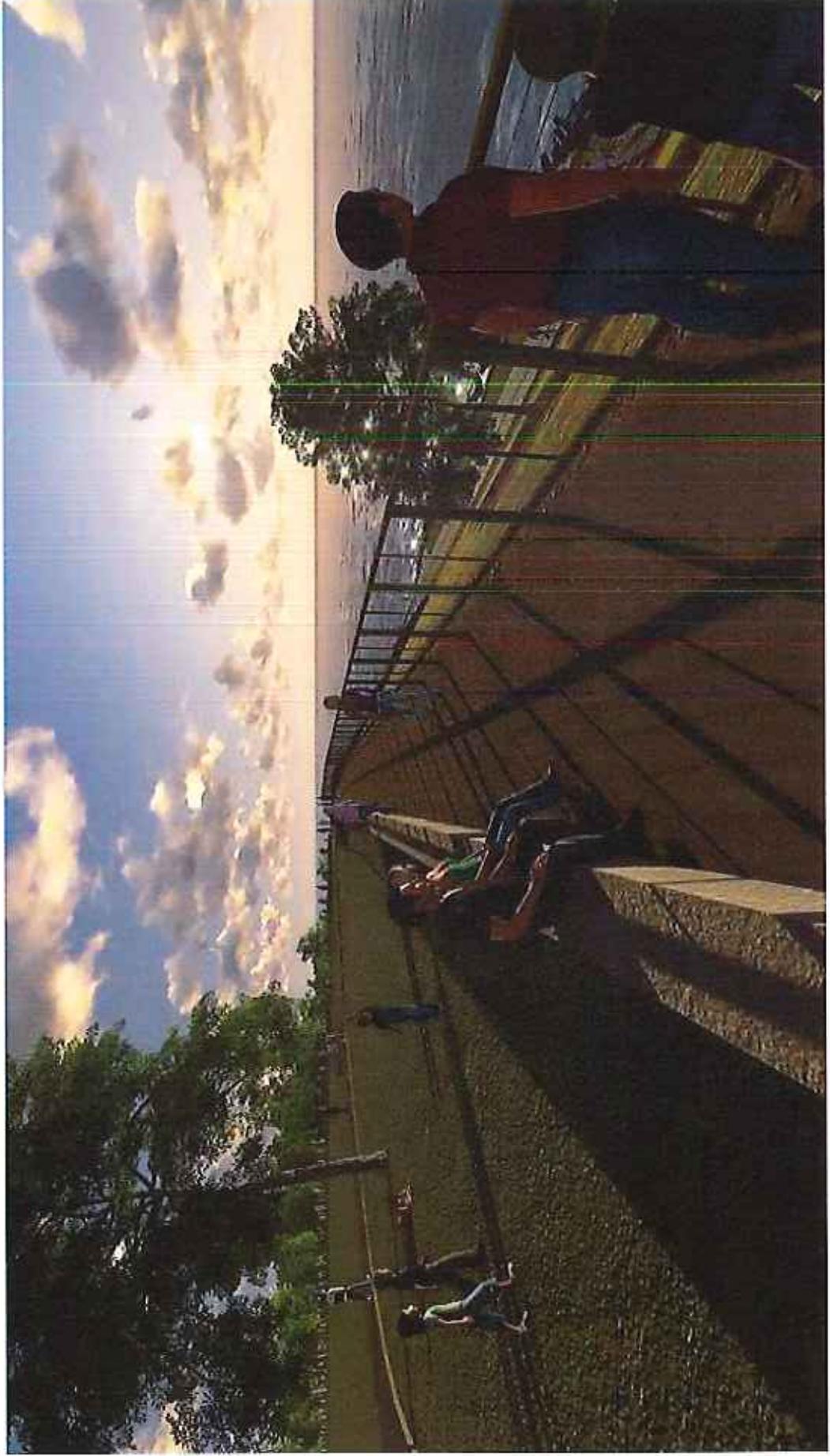
LOWER PROMENADE EXTENSION



UPPER PROMENADE



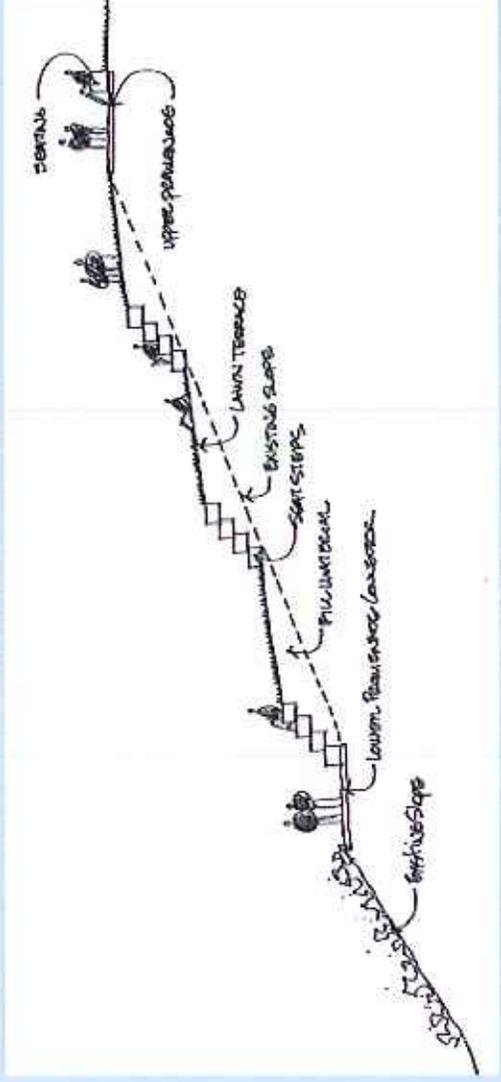
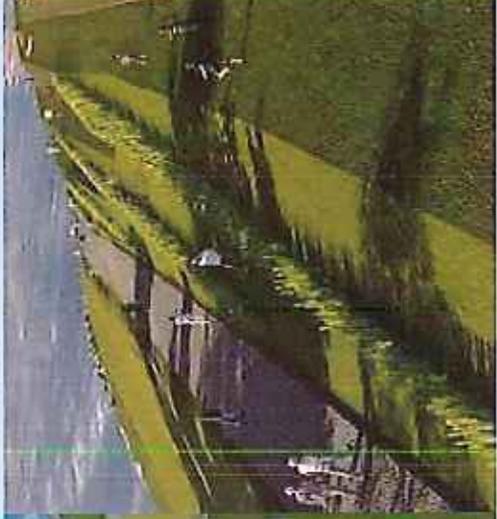
UPPER PROMENADE



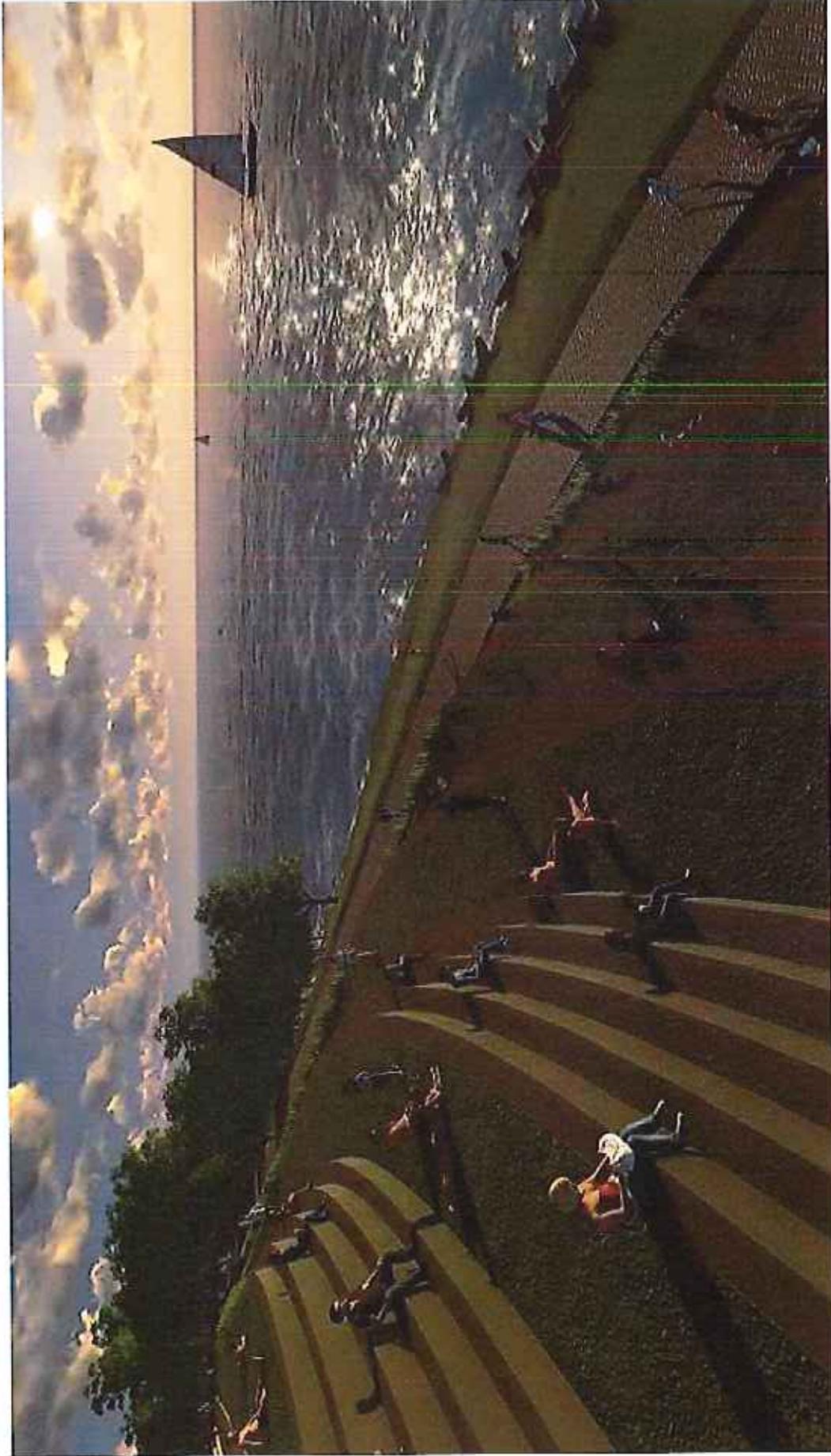
SOLSTICE STAIRS INSPIRATION



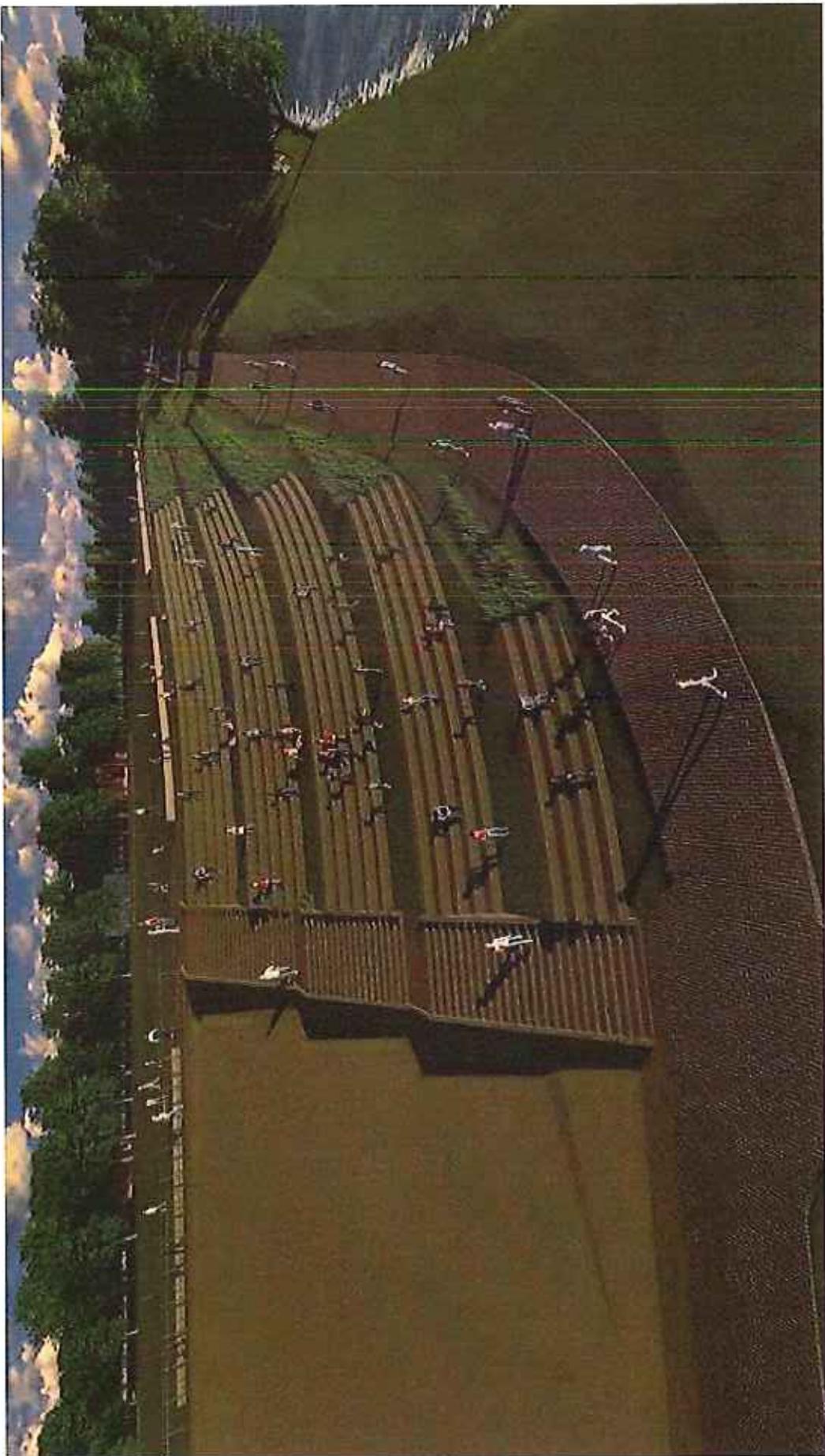
SOLSTICE STAIR



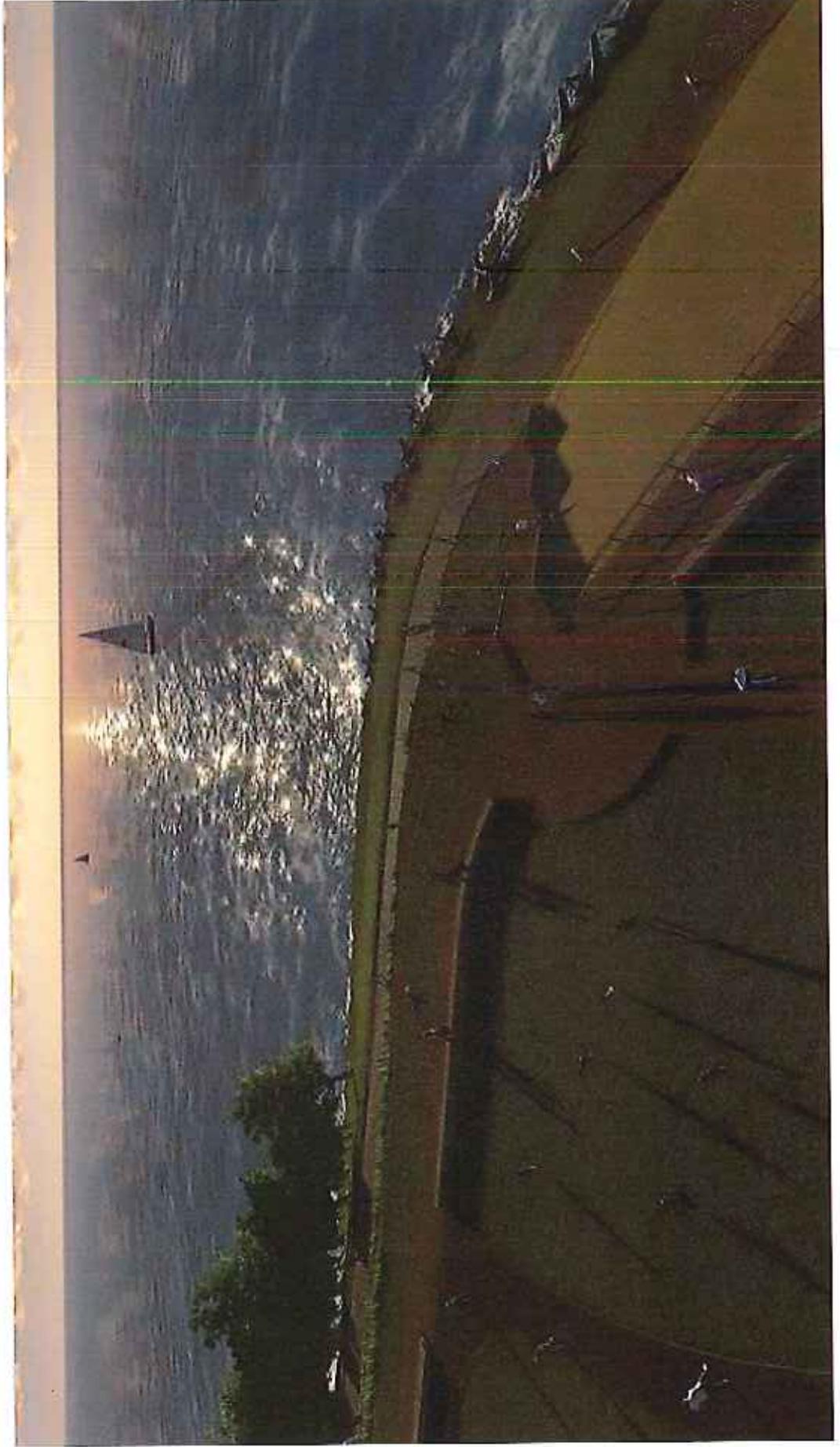
SOLSTICE STAIR



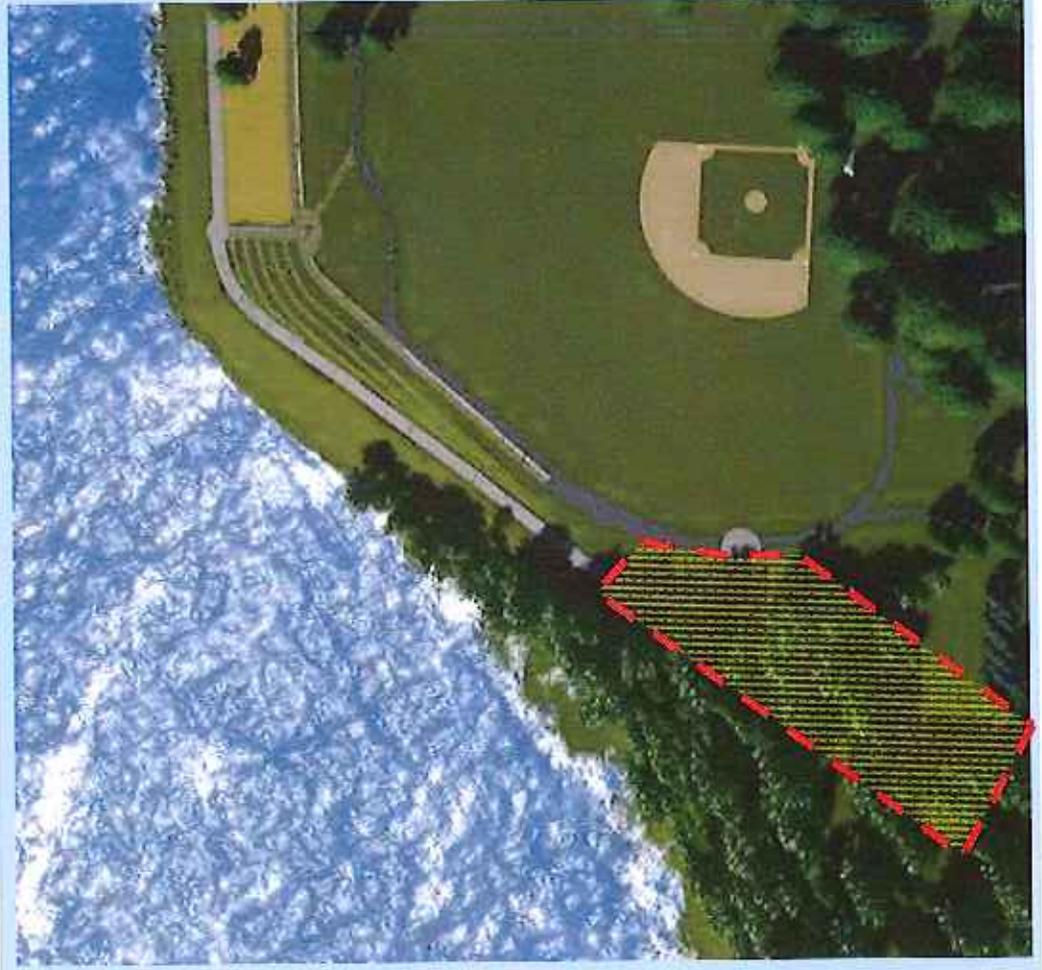
SOLSTICE STAIRS



PROMENADE NODE



UPPER GREENSPACE



PUBLIC ART OPPORTUNITIES

