

MINUTES
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD**
DECEMBER 12, 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 November 14, 2013**

A motion was made by Mr. Waddell, seconded by Mr. Evans, to **APPROVE** the minutes of the November 14, 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
SIGN REVIEW**

5. **Docket No. 11-107-13 – S**

**15321 Detroit Avenue
H + R Block**

- Approve
 Deny
 Defer

Tonia Watkins
Watkins Lighting & Sign Inc.
300 Karl Street
Berea, Ohio 44017

The applicant requests the review and approval of signage. This item was deferred from the meeting of November 14, 2013. (Page 6)

The application was **Summary Approved** as submitted at the December 7, 2013 pre-review meeting.

**OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW**

4. **Docket No. 11-109-13**

**C 15613 Detroit Avenue
The Edgar Building**

- Approve
 Deny
 Defer

Brunilda Xhona
Vlora Construction
45021 Riverwoods Drive
Macomb, Michigan 48044

The applicant requests the review and approval of parking lot design. This item was deferred from the meeting of November 14, 2013. (Page 3)

Charles Nelson was present to explain the request. He provided a revised site plan for parking to the Board and City staff. The Board inquired about the location of the dumpster and access to it. The Board suggested relocating the handicap parking, restripe and locate the dumpster one parking spot to the west.

Public comment was closed as there was no one to address the matter. Mr. Molinski stated the applicant had been advised that if the dumpster were pushed back, it would eliminate the flow of bicycle traffic. However, if the Board wanted it relocated back, the Division of Housing and Building ("H+B") would not consider it to be a problem. Mr. Sylvester suggested a trash enclosure. Mr. Molinski said H+B would need to see plans for an enclosure.

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

1. The Handicap space is moved five feet (5') to the west,
2. Move the trash receptacle to the west, and
3. Build a trash enclosure (submit plan, including elevations, to city staff).

All of the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

6. Docket No. 12-114-13 C 14027 Madison Avenue
(2011 Richland Avenue)

Approve Walid Ghazoul
 Deny 2917 Creekside Drive
 Defer Westlake, Ohio 44145

The applicant requests the review and approval of rails on second floor balcony. (Page 15)

Walid Ghazoul was present to explain the request. The balconies were not safe in their present condition. The Board advised him there were companies and materials readily available to manufacture railings to match the existing ones; wood railings were not acceptable in materials or aesthetics. Mr. Ghazoul asked to finish the wood replacement railings on Richland Avenue. The Board wanted to see drawings for the metal railings.

Public comment was closed as there was no one to address the matter. Mr. Sylvester concurred with the Board about the railings on the Madison Avenue side; however, he wanted to see drawings for the wood rail system on the Richland Avenue side. Mr. Molinski emphasized that work could not continue until the designs were submitted; no permits would be issued.

A motion was made by Mr. Orban, seconded by Mr. Evans to **DEFER** the application until the meeting of January 9, 2014. All of the members voting yea, the motion passed.

7. Docket No. 12-115-13 R 2170 Clarence Avenue
 Approve John Brewer
 Deny C]&[Management Group LLC
 Defer 1032 Main Street

The applicant requests the review and approval of a double dormer. (Page 56)

John Brewer, applicant was present to explain the request. The materials and dimensions were not clear to the Board. The side dormers would be almost 75% of the width of the roof which caused the Board to be concerned about the large dormers affecting the structural integrity of the home. Because of the pitch, standard shingles could not be used. Discussion ensued about building a ridge beam. The Board needed information about materials, windows, and exterior elevations.

Public comment was closed as there was no one to address the matter. The City administration had no additional comments. The Board suggested that Mr. Brewer attend the pre-review meeting on January 2, 2014.

A motion was made by Mr. Orban, seconded by Mr. Waddell to DEFER the application until the meeting of January 9, 2014. All of the members voting yea, the motion passed.

SIGN REVIEW

8. Docket No. 12-116-13

15319 Detroit Avenue
GameStop #8207A10

- Approve
- Deny
- Defer

James P. Briola, Pres.
North Coast Sign and Lighting Services Inc.
310 N. Broadway Street
Medina, Ohio 44256

The applicant requests the review and approval of a channel letter sign. (Page 68)

James Briola, applicant was present to explain the request. The letters were individual channel letters; the letter rails would be the color of the existing brick. Lighting would be LED. The Board was confused; Mr. Sylvester questioned if the Board had the correct renderings.

Public comment was closed as there was no one to address the matter. Mr. Briola gave updated/correct renderings to the Board. Neither the Board nor City staff had additional comments or questions.

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

9. Docket No. 12-117-13

16016 Hilliard Road
The Gas Station (Sunoco)

- Approve
- Deny
- Defer

Bill Kelleher
Century Sign Co.
7401 Exchange Street
Cleveland, Ohio 44125

The applicant requests the review and approval of pole sign face change. (Page 75)

Bill Kelleher, applicant was present to explain the request. The replacement was a digital LED lit sign. The Board commented that the sign was too large and cluttered with both NASCAR and SUNOCO logos on it.



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. Charles Nelson
2. John Brewer
3. Jim Briosa
4. Bill Kelleher
5. Tom Moore
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

[Signature]
[Signature]
[Signature]
Bill Kelleher
Tom S. Moore

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

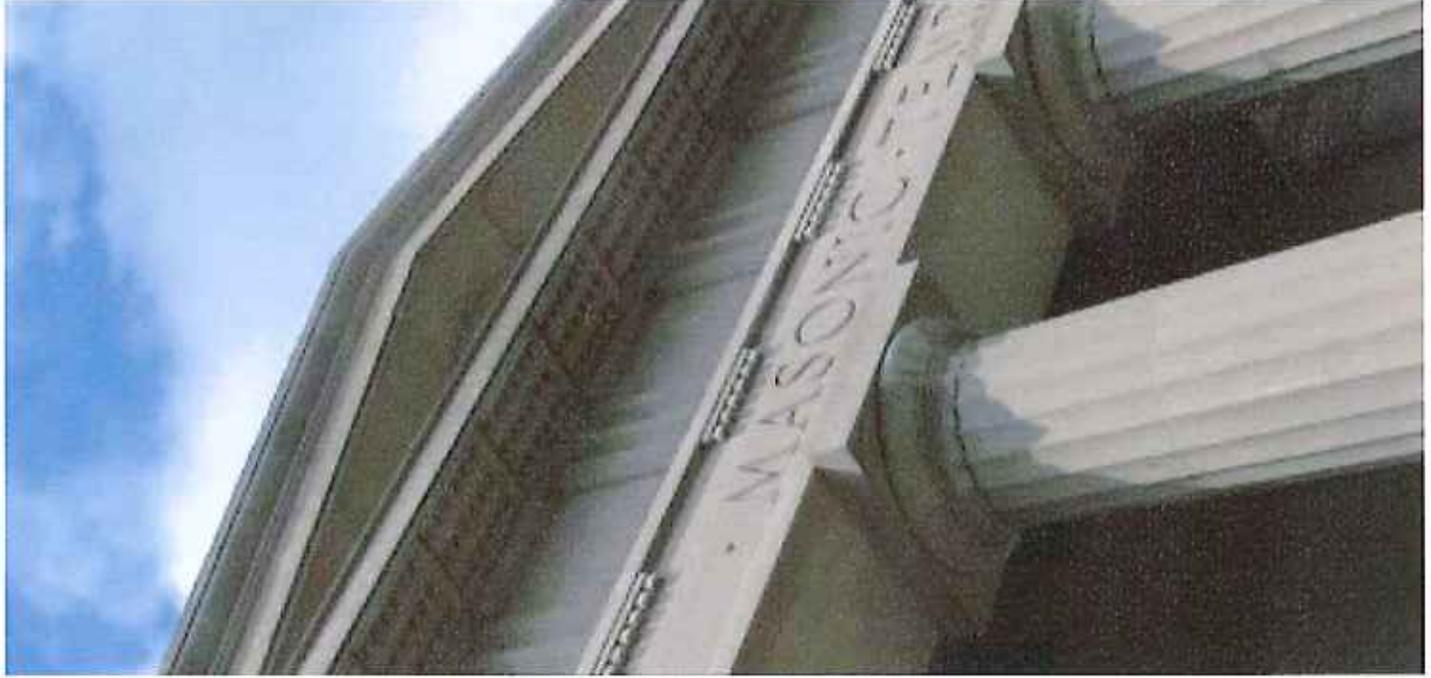
FOR CITY USE ONLY

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, December 12, 2013

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

December 2013





15321 Detroit Avenue



©2013 Laywood Ohio



15321 Detroit Avenue

APR. December 2013





© 2012 Lakewood Ohio

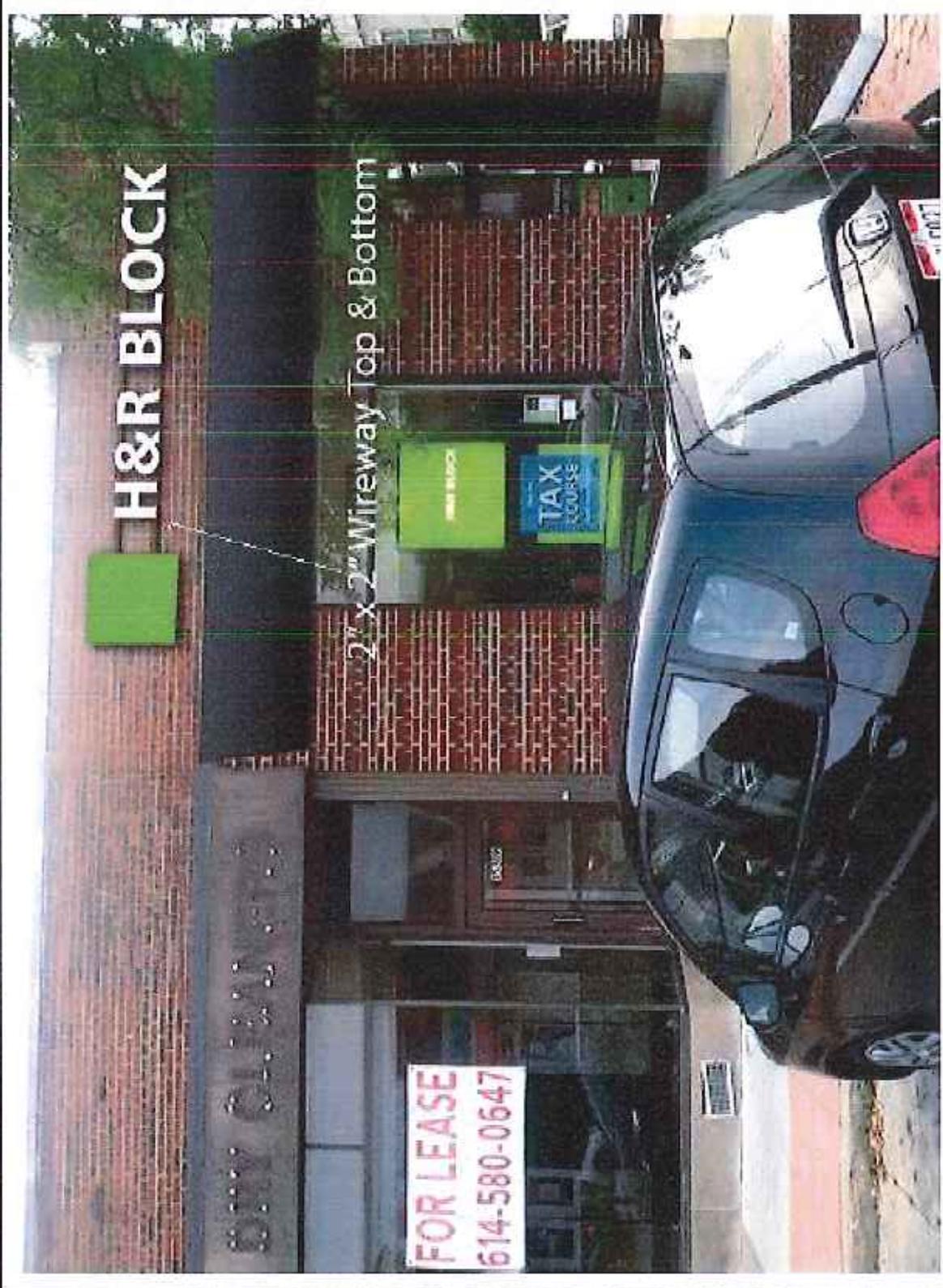
15321 Detroit Avenue



15321 Detroit Avenue



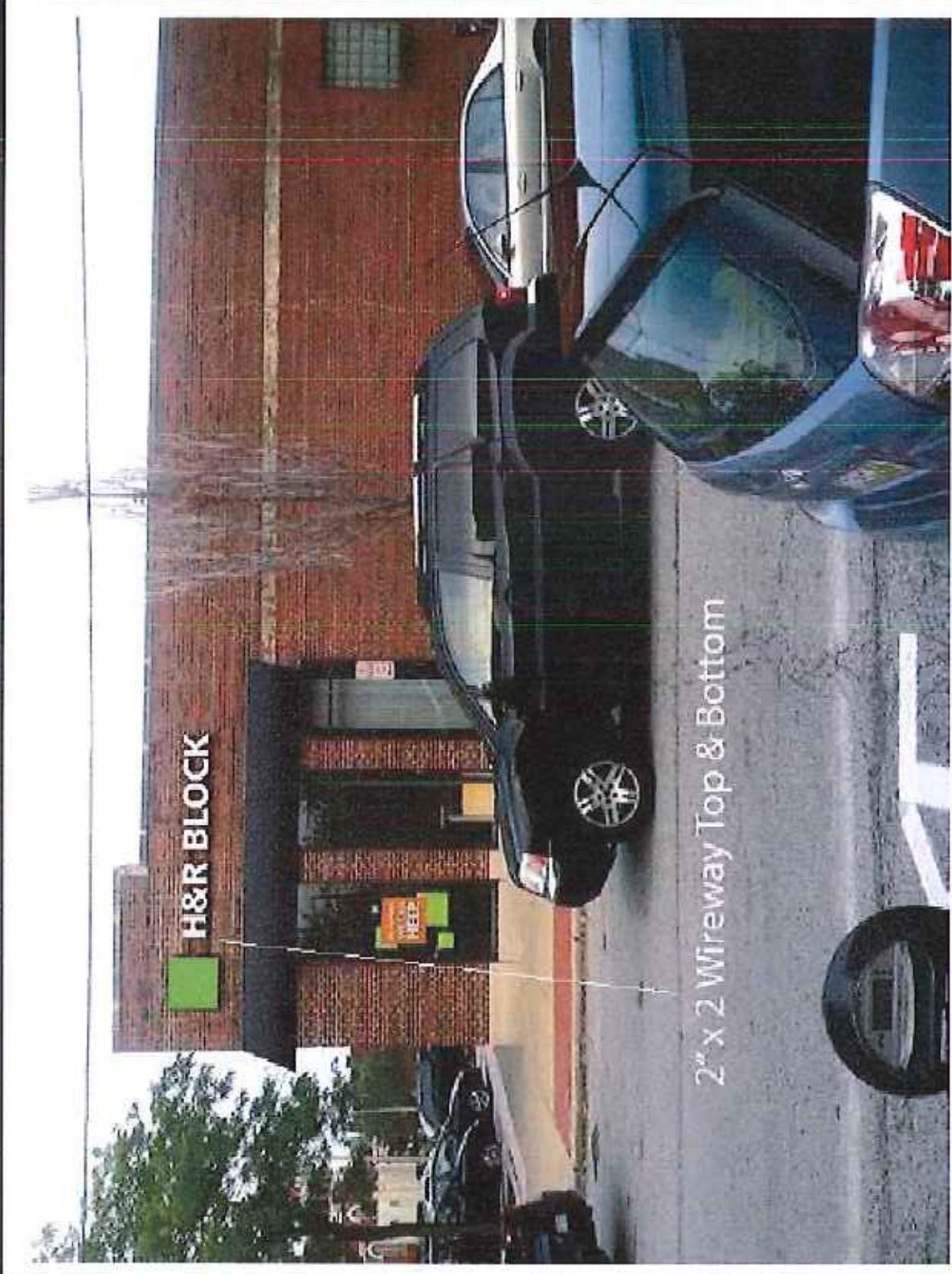
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15321 Detroit Avenue



7/18/13 December 2013

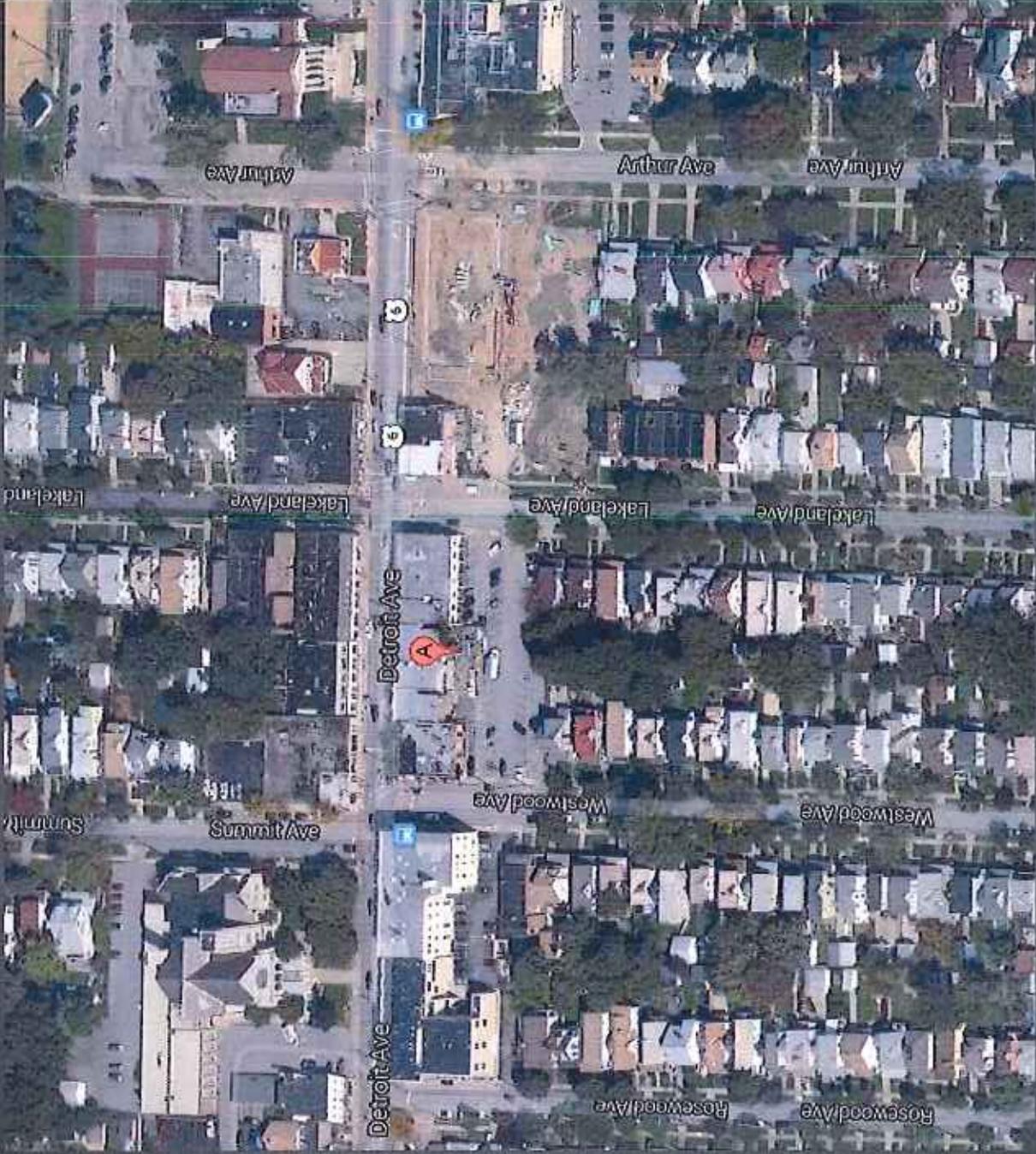


2" x 2 Wireway Top & Bottom

ASB De Estimote/301



15321 Detroit Avenue



15613 Detroit Avenue



© 2013 Lakewood Ohio



15613 Detroit Avenue

LAKWOOD
OHIO

PREP. December 2012



©2016 Lakewood 5013

15613 Detroit Avenue



15613 Detroit Avenue



538 December 2013



14027 Madison Avenue



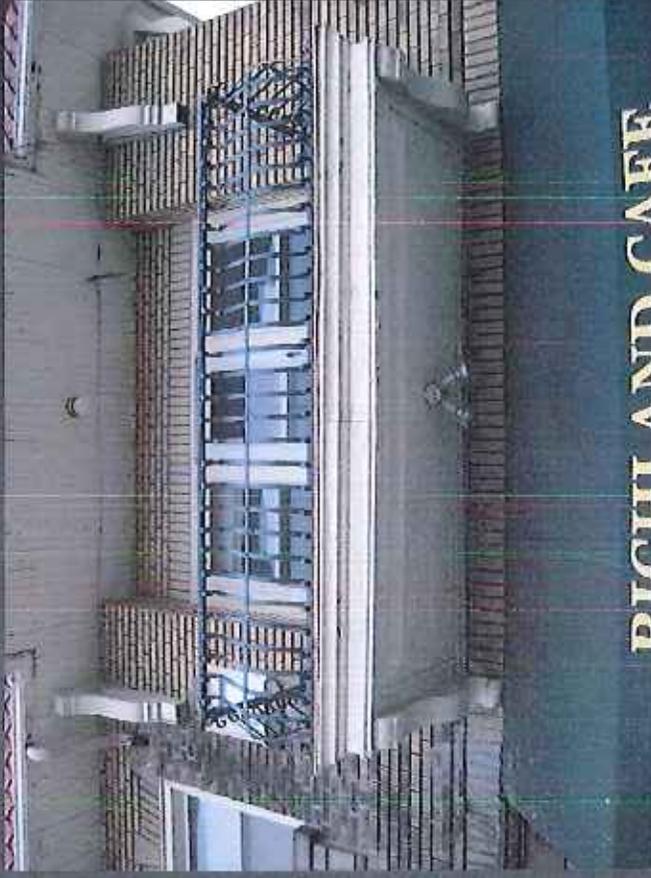
14027 Madison Avenue



PH: December 2015

14027 Madison Avenue





7101 Lakewood 2014

14027 Madison Avenue





2170 Clarence

1000 © December 2017





NORTH ELEVATION



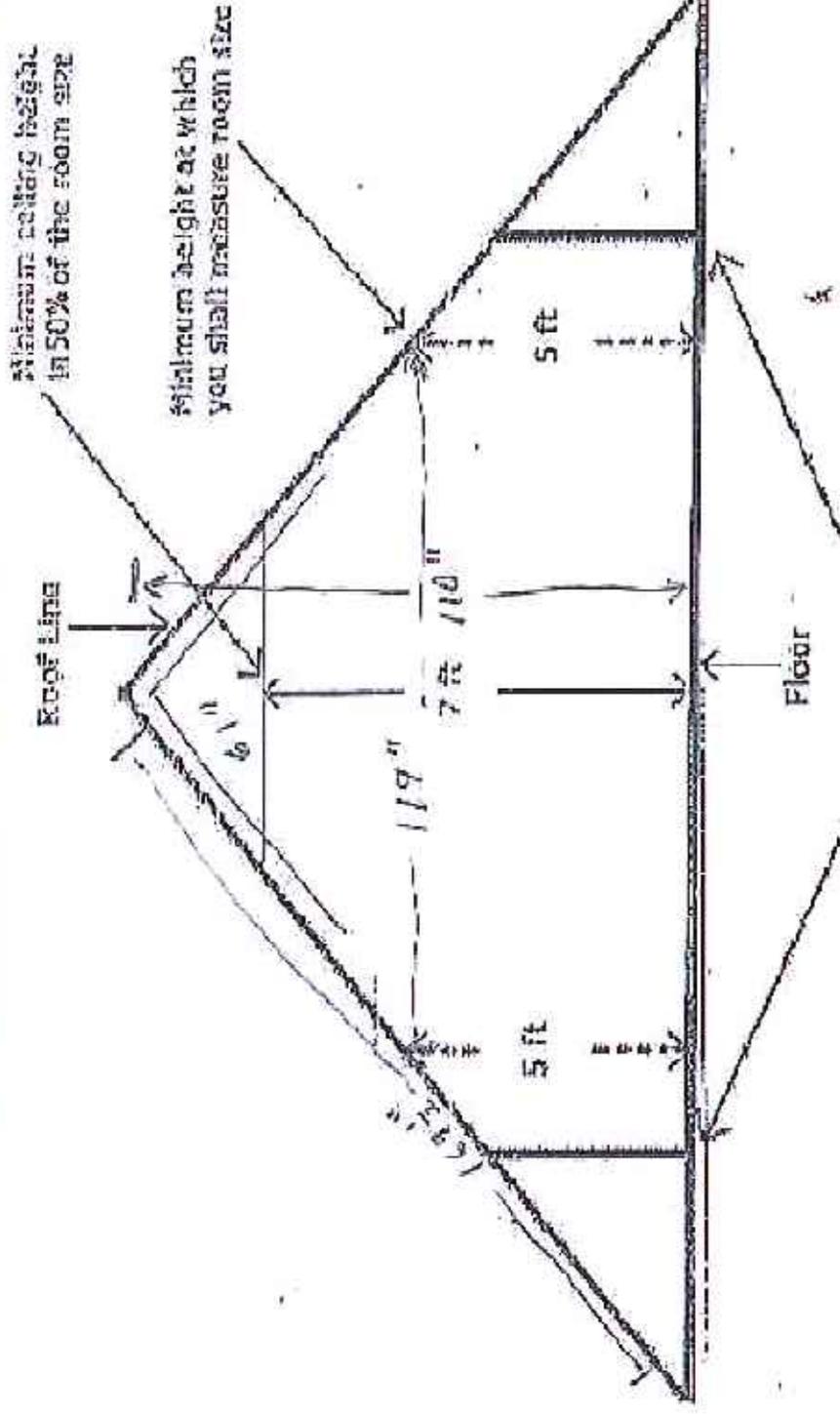
SOUTH ELEVATION

2170 Clarence



PER December 2013

THIRD FLOOR CONVERTED TO HABITABLE AREA



EXAMPLE: If the room is 125 sq. feet, then the ceiling must be 7 ft. in 63 sq. feet of the room

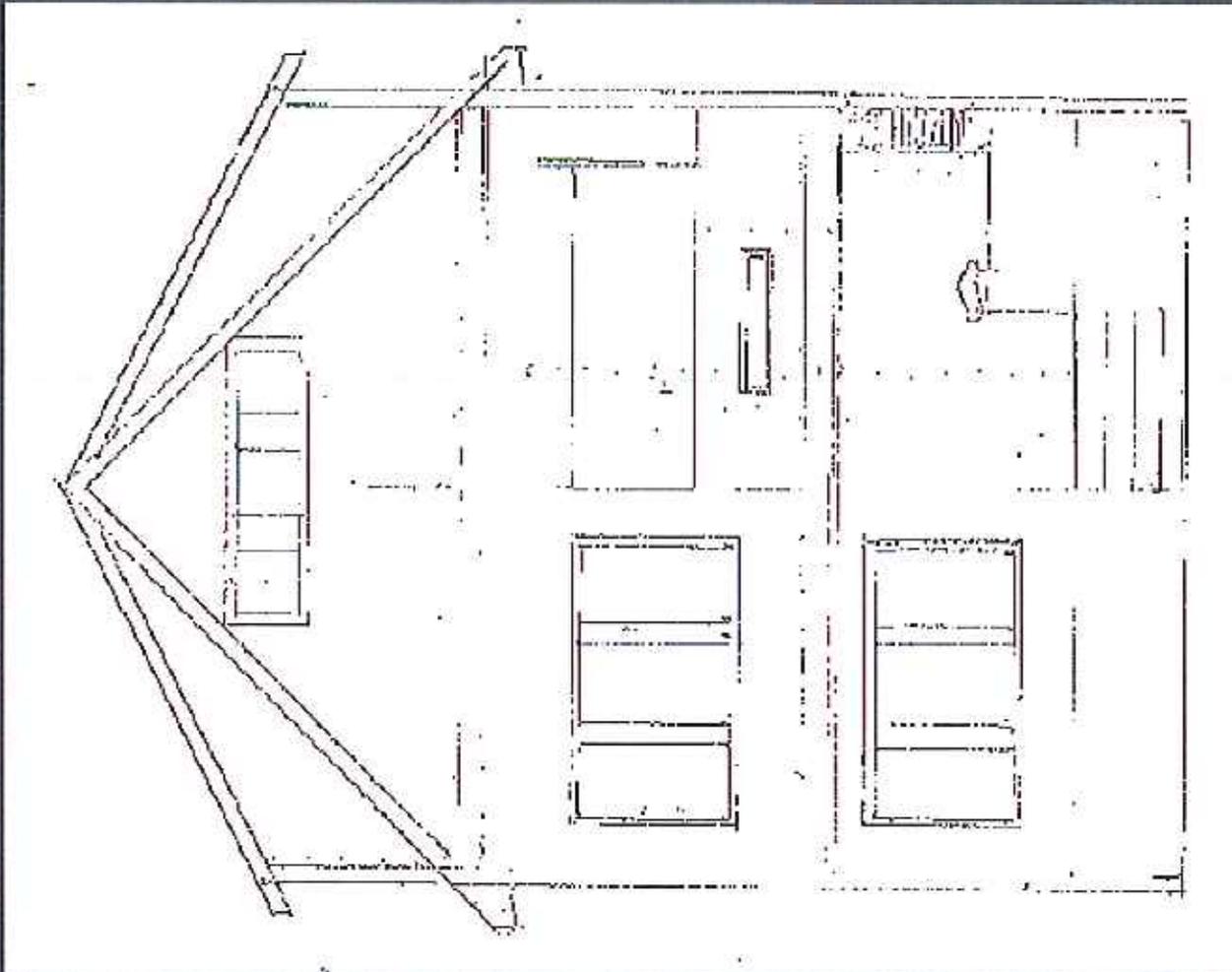
REQUIREMENTS:



ABS December 2012

2170 Clarence

2170 Clarence



Page December 2014





15319 Detroit Ave

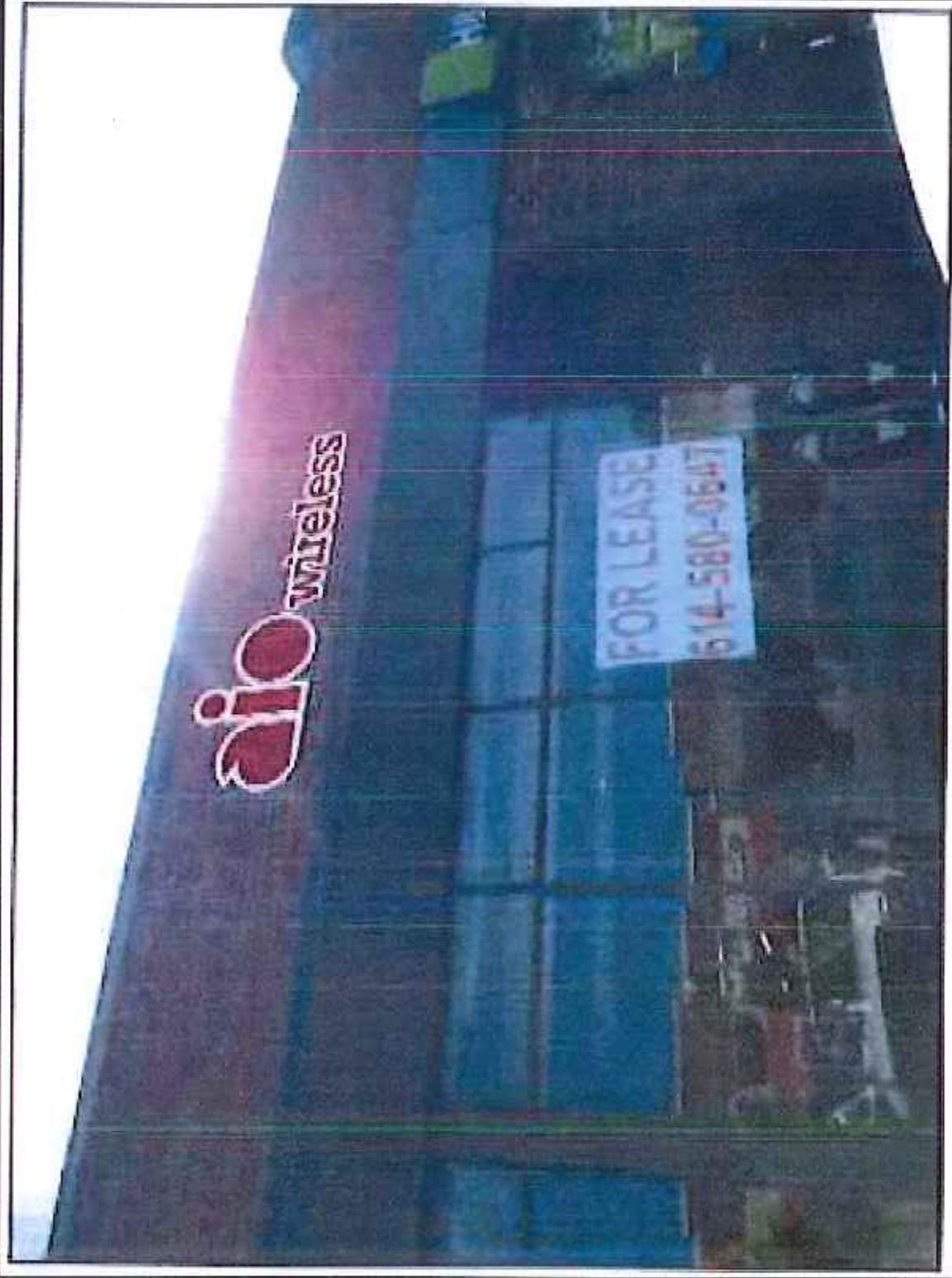


As of December 2013



AKS December 2011

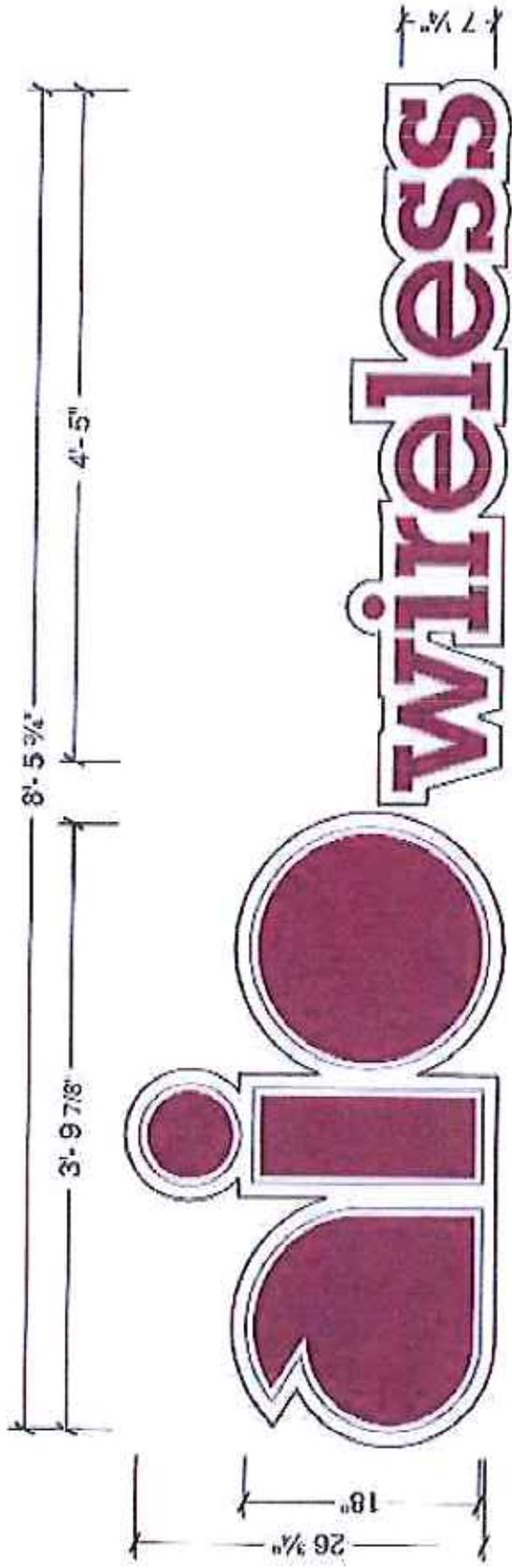
15319 Detroit Ave



7/25 December 2014

15319 Detroit Ave



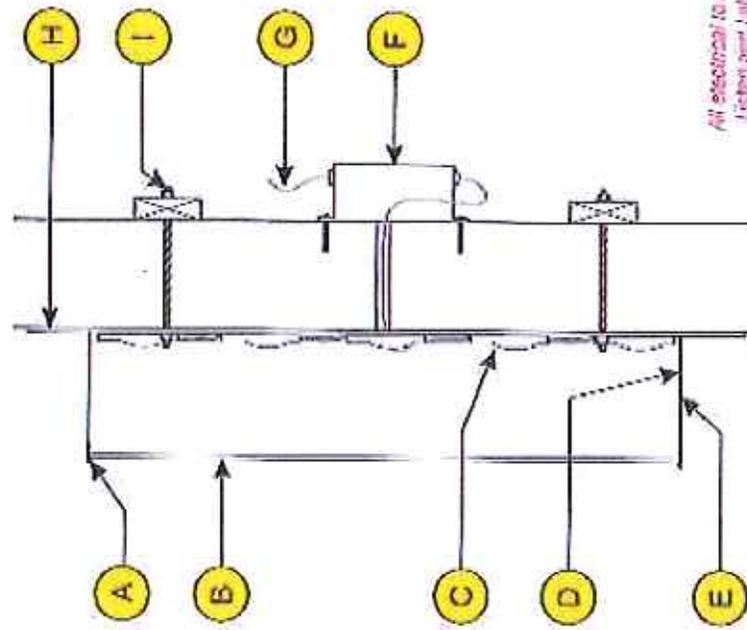


Scale: 1/4" = 1'-0"
 Sq Ft: 8.40



APR. 2015

15319 Detroit Ave



All electrical to be UL Listed and Labeled

A	1" z/m cap - white
B	3/16" acrylic face - 7328 white w/ Aston Dual plum #4183 perf vinyl applied first surface & (AIO only) inset from edge to create white border
C	LED illumination: Samsung GOQ-3W
D	Weep holes (exerior applications only)
E	.040 aluminum returns - 5" deep, AIO- painted plum, wireless- white
F	Advance power supply**
G	Primary electrical source
H	Backer panel - .050 aluminum, white
I	Mounting as required*

* Flush mounted w/ threaded rod, red hood or hub fasteners appropriate for wall materials. Rivnuts in letter backs.

** It is the client's responsibility to provide 120V primary electrical service (including ground wiring directly from panel box) within six (6) feet of signage. Installation to meet N.E.C. code.



REV. December 2023

15319 Detroit Ave



16016 Hilliard - Sunoco Gas Station



APR December 2012



16016 Hilliard - Sunoco Gas Station

783 December 2015



Regular Self

8.888

Ultra 93 Self

8.888



OFFICIAL FUEL OF NASCAR



ASB December 2013

16016 Hilliard - Sunoco Gas Station



AS OF 12-3-2013

15610 Detroit Avenue - Liberty Tax



AMC December 2013

LIBERTY TAX

226-1910

FAST

REFUND

OPEN



**FREE
DOUBLE
CHECK**

PROPOSED

15610 Detroit Avenue - Liberty Tax



APR Document 14 5012

B6

GET \$50*
CASH NOW

***Subject to Terms & Conditions**

**LIBERTY
TAX
226-1040**



ABS License # 6014

PROPOSED

15610 Detroit Avenue - Liberty Tax

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

December 2013

