





Mr. Orban allowed for additional comments from Mr. Brady; Mr. Brady asked for a 3-D animation of the proposal. Mr. Orban said the Board would not require that.

The Board's conditions prior to approval/deferral were for the applicant to provide detailed material samples with specifications and to submit an elevation rendering of the home's views from Cliff Drive.

A Motion was made by Mr. Orban, seconded by Mr. Evans to **DEFER** the item until the meeting of February 13, 2014. All of the members voting yea, the motion passed.

#### **SIGN REVIEW**

8. Docket No. 01-02-14

**17001 Madison Avenue  
Over the Moon Studio, LLC**

- Approve
- Deny
- Defer

Carolyn Turcotte  
2116 Carabel Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of window signage. (Page 12)

Carolyn Turcotte, applicant was present to explain the request. She provided additional window signage options to the Board. Signage would also be on the side windows of the business. Silver color lettering and graphics would be printed on a sheet of clear plastic, no individual letters and graphics.

Mr. Orban closed public comment as there was no one to speak on the matter. There were no comments from City staff.

A motion was made by Mr. Orban, seconded by Mr. Evans to **APPROVE** the application with the following stipulation:

- The applicant can install the same sign (design, dimensions, color) in the window panes on the east side of the building.

All of the members voting yea, the motion passed.

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#### **OLD BUSINESS**

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

5. Docket No. 12-114-13

C **14027 Madison Avenue  
(2011 Richland Avenue)**

- Approve
- Deny
- Defer

Walid Ghazoul  
2917 Creekside Drive  
Westlake, Ohio 44145

The applicant requests the review and approval of rails on second floor balcony. This item was deferred from the meeting of December 12, 2013 meeting. (Page 3)

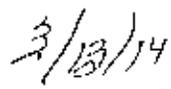
Neither the applicant nor representative was present. Mr. Sylvester had not heard from the applicant for over a week.

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

9. **ADJOURN**

A motion was made by Mr. Orban, seconded by Mr. Evans to **ADJOURN** the meeting at 6:45 p.m. All of the members voting yea, the motion passed.

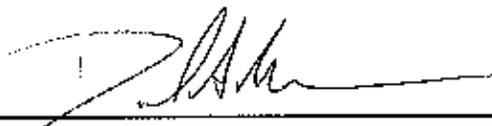
  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

OATH OF OFFICE

I, Daniel Musson, being first duly sworn according to law, upon my oath depose and say:

That I will support the Constitution of the United States and the State of Ohio, and the Charter and Ordinances of the City of Lakewood and will faithfully discharge the duties of the Board of Building Standards/Architectural Board of Review/ Sign Review Board of the City of Lakewood, Ohio so help me God.

  
Name

1/9/14  
Date

OATH OF OFFICE

I, David Robar, being first duly sworn according to law, upon my oath depose and say:

That I will support the Constitution of the United States and the State of Ohio, and the Charter and Ordinances of the City of Lakewood and will faithfully discharge the duties of the Board of Building Standards/Architctural Board of Review/ Sign Review Board of the City of Lakewood, Ohio so help me God.

David Robar.

1-9-2014

---

Name

Date



e-Pallet, Inc.  
West Coast Regional Office  
East Coast Corporate Office  
Toll Free: 888-805-9670  
www.epalletinc.com

To Whom It May Concern:

This letter is to give permission to Mr. Mark Reinholdt to speak on our behalf regarding our current property plans and future construction at 13474 Edgewater Drive, Lakewood, OH 44107 since we are not available for the meeting tonight.

Thank you for your understanding regarding this matter.

Best Regards,

Michael Semaan

Stacey Semaan

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

Atlanta, GA

Oakland, CA

Chicago, IL

Cleveland, OH

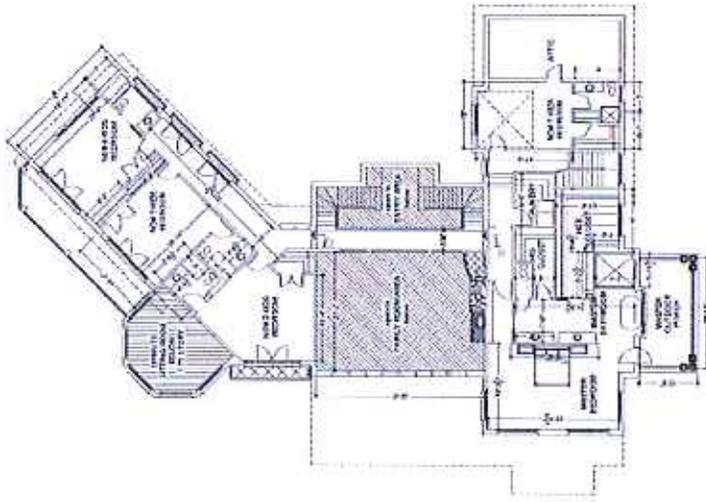
Pittsburgh, PA

Reading, PA

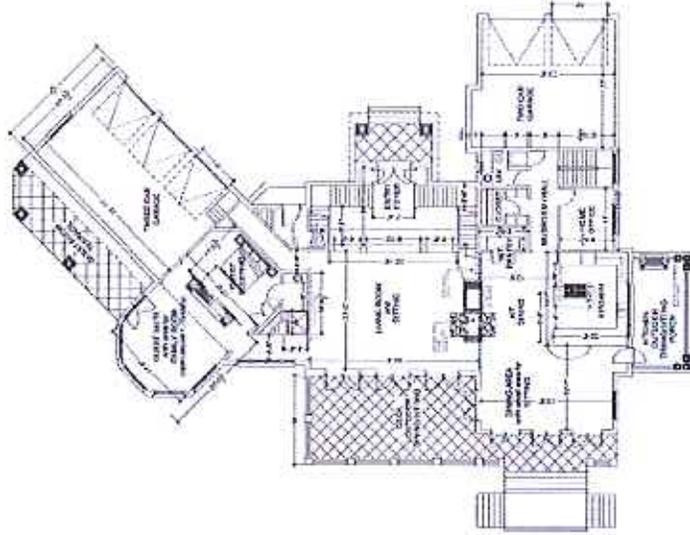
# **13474 Edgewater Drive**

**New Construction –**

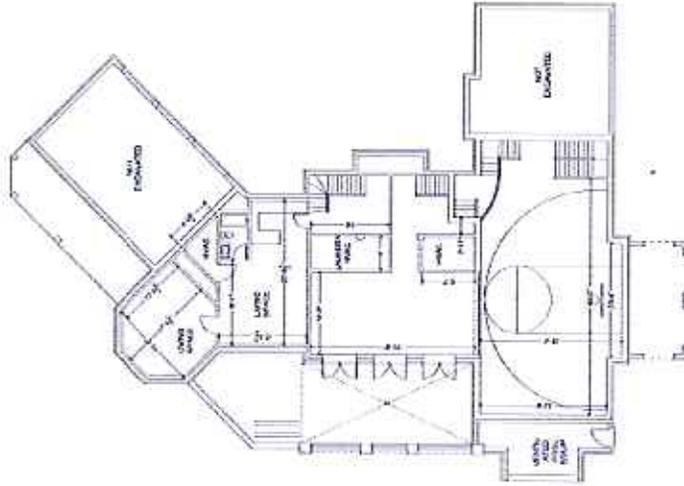
**Mark Reinhold, Architect**



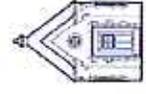
**SEMAAN RESIDENCE**  
 13474 EDGEWATER DRIVE, LAKEWOOD, OHIO  
 Mark Reinhold, Architect  
 1122 Forest Road, Lakewood, Ohio 44122  
**SLEEPING LEVEL PLAN**  
 1/8" equals 1'-0"



**SEMAAN RESIDENCE**  
 13474 EDGEWATER DRIVE, LAKEWOOD, OHIO  
 Mark Reinhold, Architect  
 1122 Forest Road, Lakewood, Ohio 44122  
**LIVING LEVEL PLAN**  
 1/8" equals 1'-0"



**SEMAAN RESIDENCE**  
 13474 EDGEWATER DRIVE, LAKEWOOD, OHIO  
 Mark Reinhold, Architect  
 1122 Forest Road, Lakewood, Ohio 44122  
**BASEMENT AND SUB-BASEMENT PLAN**  
 1/8" equals 1'-0"



**MARK REINHOLD architect**

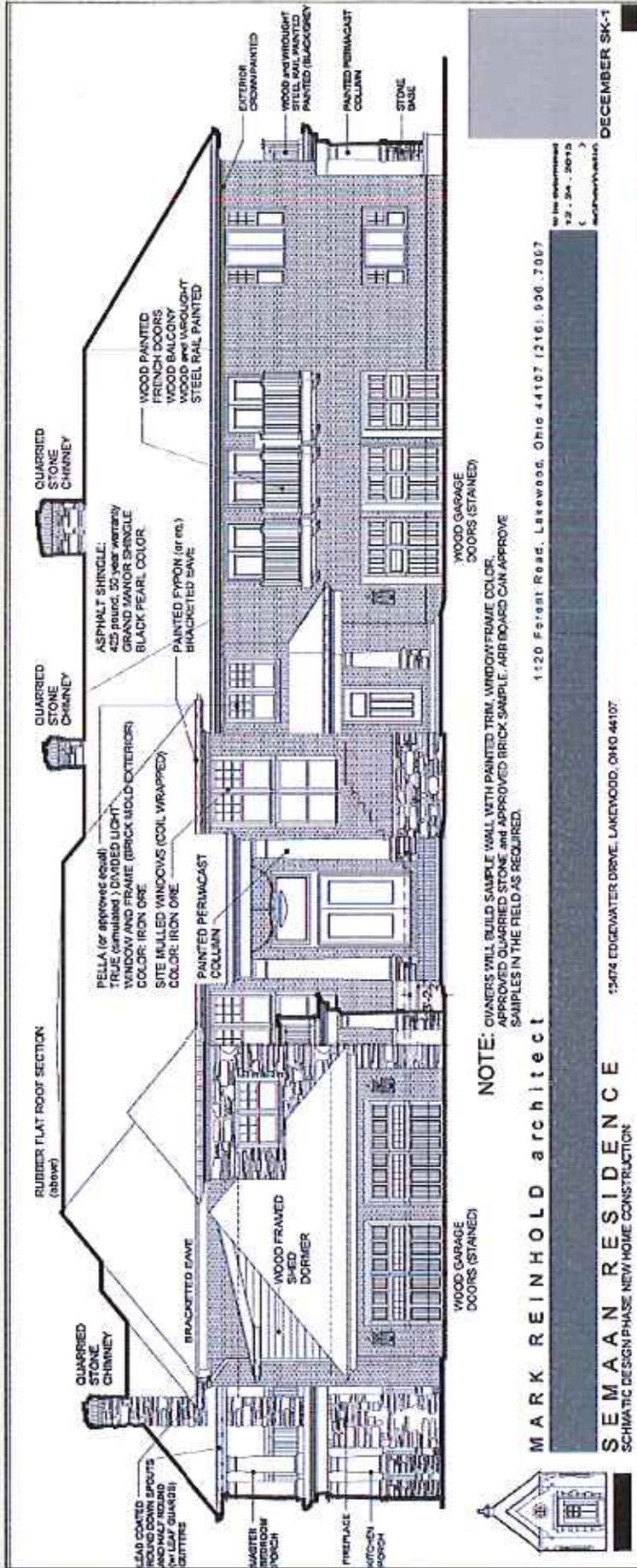
**SEMAAN RESIDENCE** 13474 EDGEWATER DRIVE, LAKEWOOD, OHIO 44122  
 DOMESTIC DESIGN-PHASE REYNOLDS CONSTRUCTION

1122 FOREST ROAD, LAKEWOOD, OHIO 44122 (216) 856-1007

DATE: 12/15/10  
 10 - 24 - 2010  
 12/15/10

DECEMBER 2010

# 13474 Edgewater Drive



NOTE: OWNERS WILL BUILD SAMPLE WALL WITH PAINTED TRIM, WINDOW FRAME COLOR, APPROVED QUARRIED STONE and APPROVED BRICK SAMPLE. APPROVED CAN APPROVE SAMPLES IN THE FIELD AS REQUIRED.

MARK REINHOLD architect

1120 Forest Road, Lakewood, Ohio 44107 (216) 936-7067

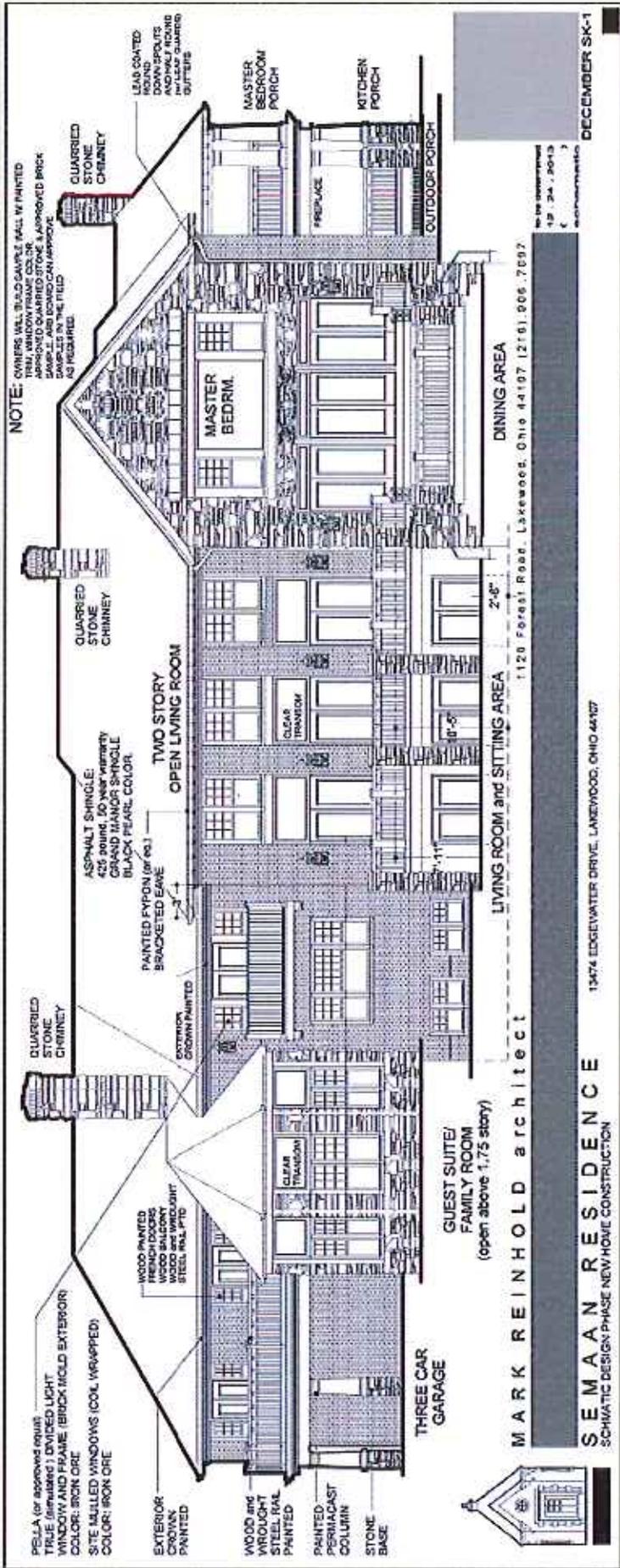
to be submitted  
12.24.2015  
12/24/15

SEMAAN RESIDENCE  
 SCHMATIC DESIGN PHASE NEW HOME CONSTRUCTION

13474 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107

DECEMBER SK-1

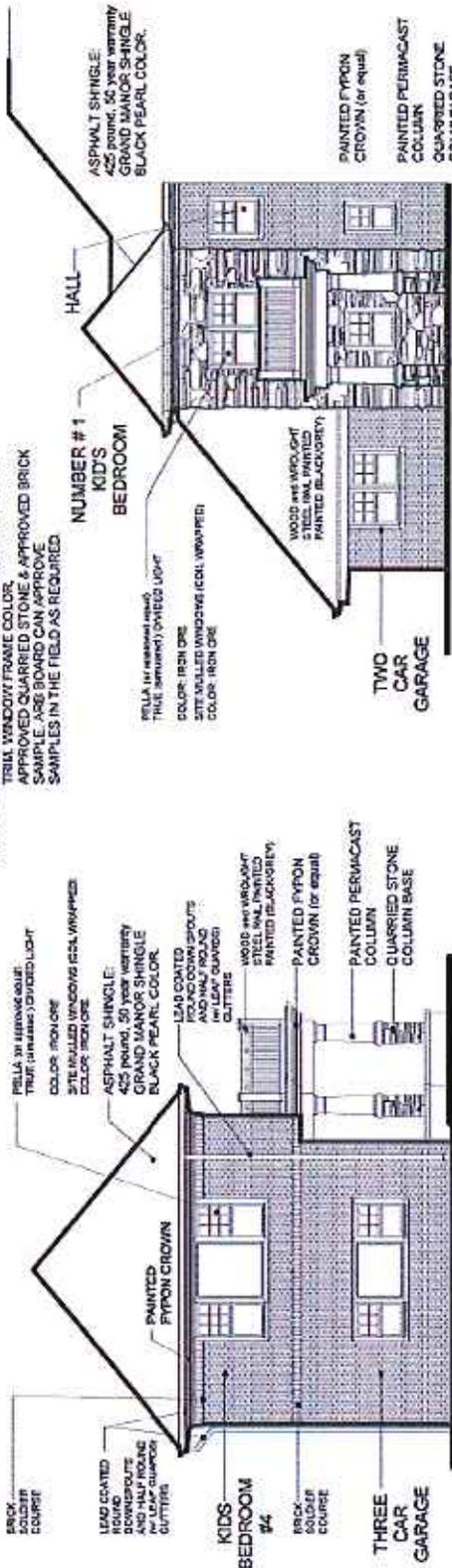
# 13474 Edgewater Drive



# 13474 Edgewater Drive



**NOTE:** OWNER WILL BUILD SAMPLE WALL, UP PAINTED  
 TRIM, WINDOW FRAME COLOR,  
 APPROVED QUARRIED STONE & APPROVED BRICK  
 SAMPLE USE BOARD CAN APPROVE  
 SAMPLES IN THE FIELD AS REQUIRED.



MARK REINHOLD architect 610 Forest Road, Lakewood, Ohio 44107 (216).906.7097

12.24.2013

DECEMBER SK-1

13474 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107

SEM AAN RESIDENCE  
 SCHEMATIC DESIGN PHASE NEW HOME CONSTRUCTION

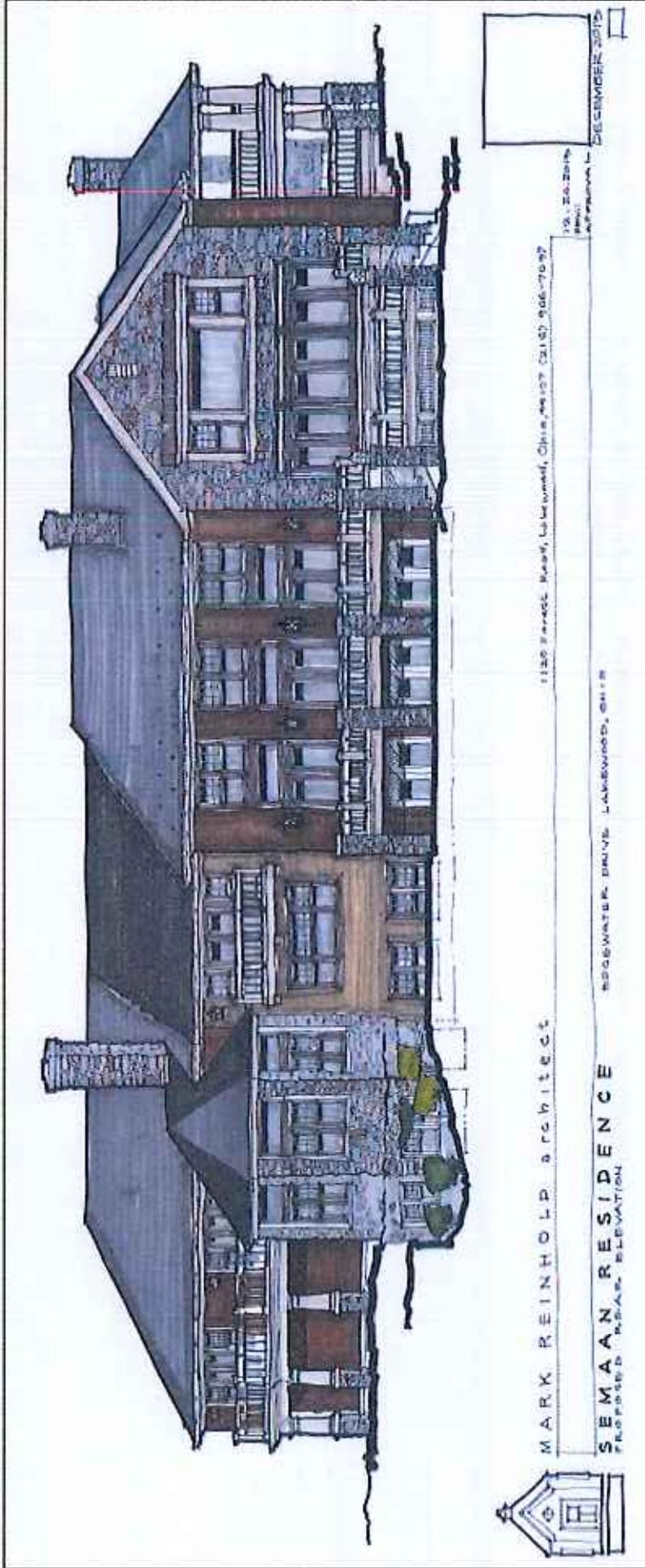
# 13474 Edgewater Drive







13474 Edgewater Drive



MARK REINHOLD architects

SEMAMAN RESIDENCE  
PROPOSED REAR ELEVATION

1120 Forest Road, Lakewood, Colorado 80407

10.20.2016  
REVISED  
APPROVAL

DECEMBER 2015

13474 Edgewater Drive

# **13474 Edgewater Drive**

**New Construction –**

**Mark Reinhold, Architect**



City of Lakewood  
Architectural Board of Review  
Approved as set forth in the minutes

of JAN 09 2014 meeting.

Carol O'Brien 1/9/14  
CHAIRMAN



### 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. MARK REINHOLD

*[Handwritten signature]*

2. DAVE HOFFMAN

*[Handwritten signature]*

3. Jim Rumb

*[Handwritten signature]*

4. SHAWN P. BRADY

*[Handwritten signature]*

5. Carolyn Turcotte

*[Handwritten signature]*

6. \_\_\_\_\_

\_\_\_\_\_

7. \_\_\_\_\_

\_\_\_\_\_

8. \_\_\_\_\_

\_\_\_\_\_

9. \_\_\_\_\_

\_\_\_\_\_

10. \_\_\_\_\_

\_\_\_\_\_

11. \_\_\_\_\_

\_\_\_\_\_

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

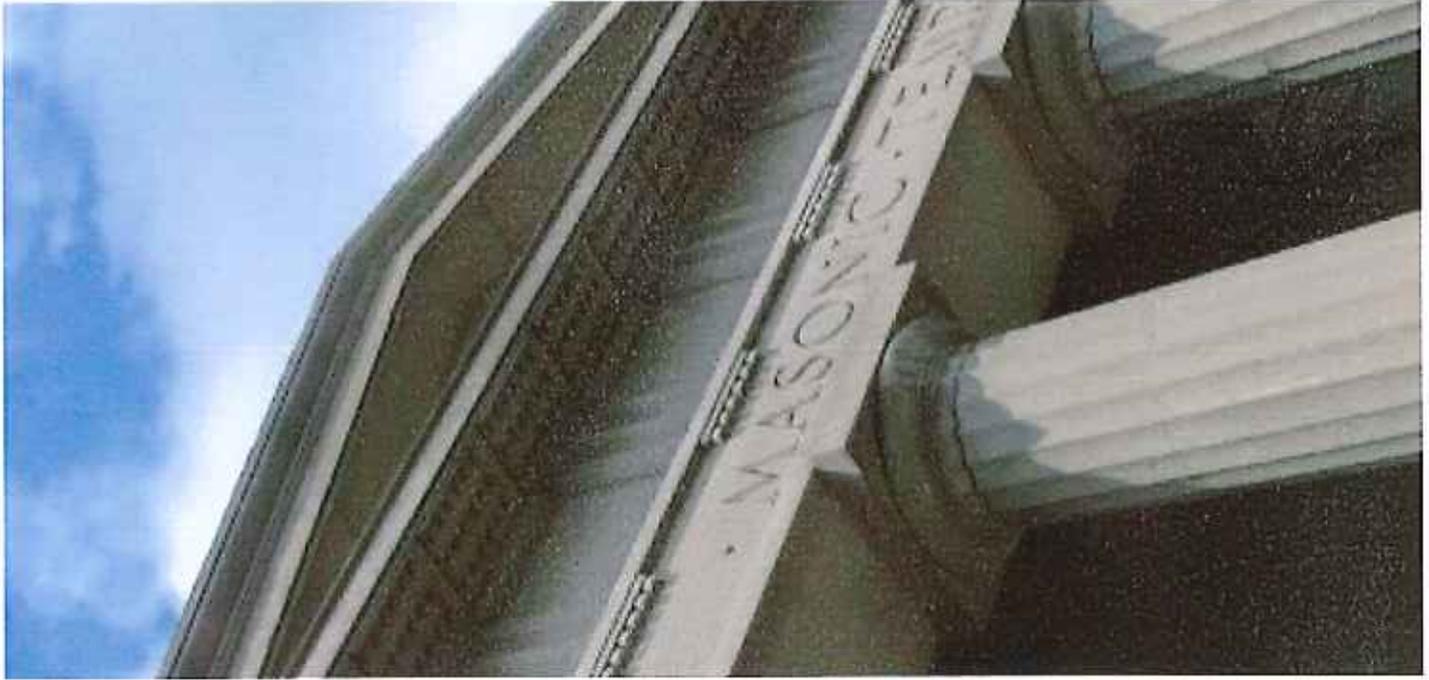
FOR CITY USE ONLY

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, January 9, 2014

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

January 2014





FILED January 2024

# 14027 Madison Avenue



CBP, January 2014

14027 Madison Avenue

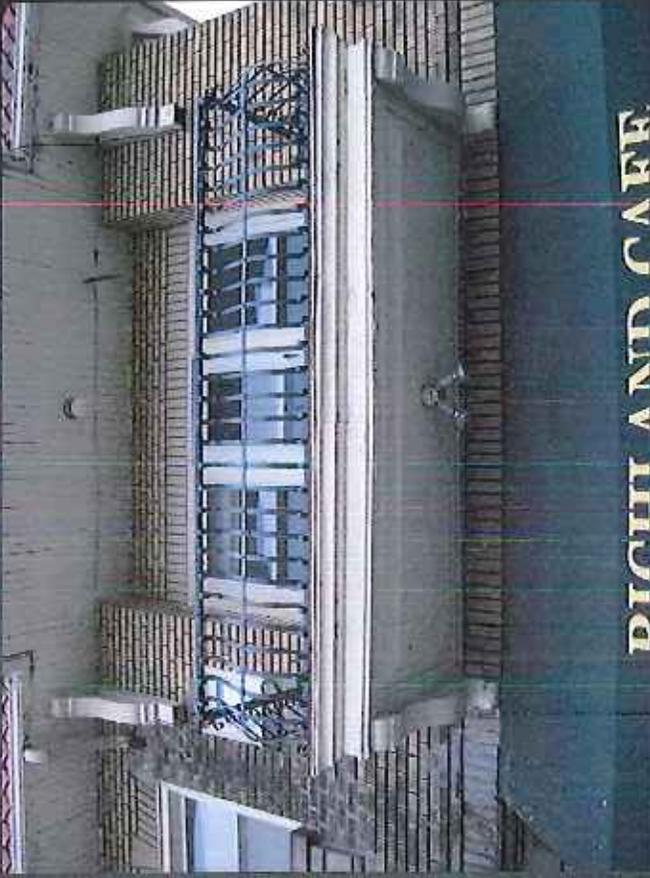




14027 Madison Avenue



258 January 2019

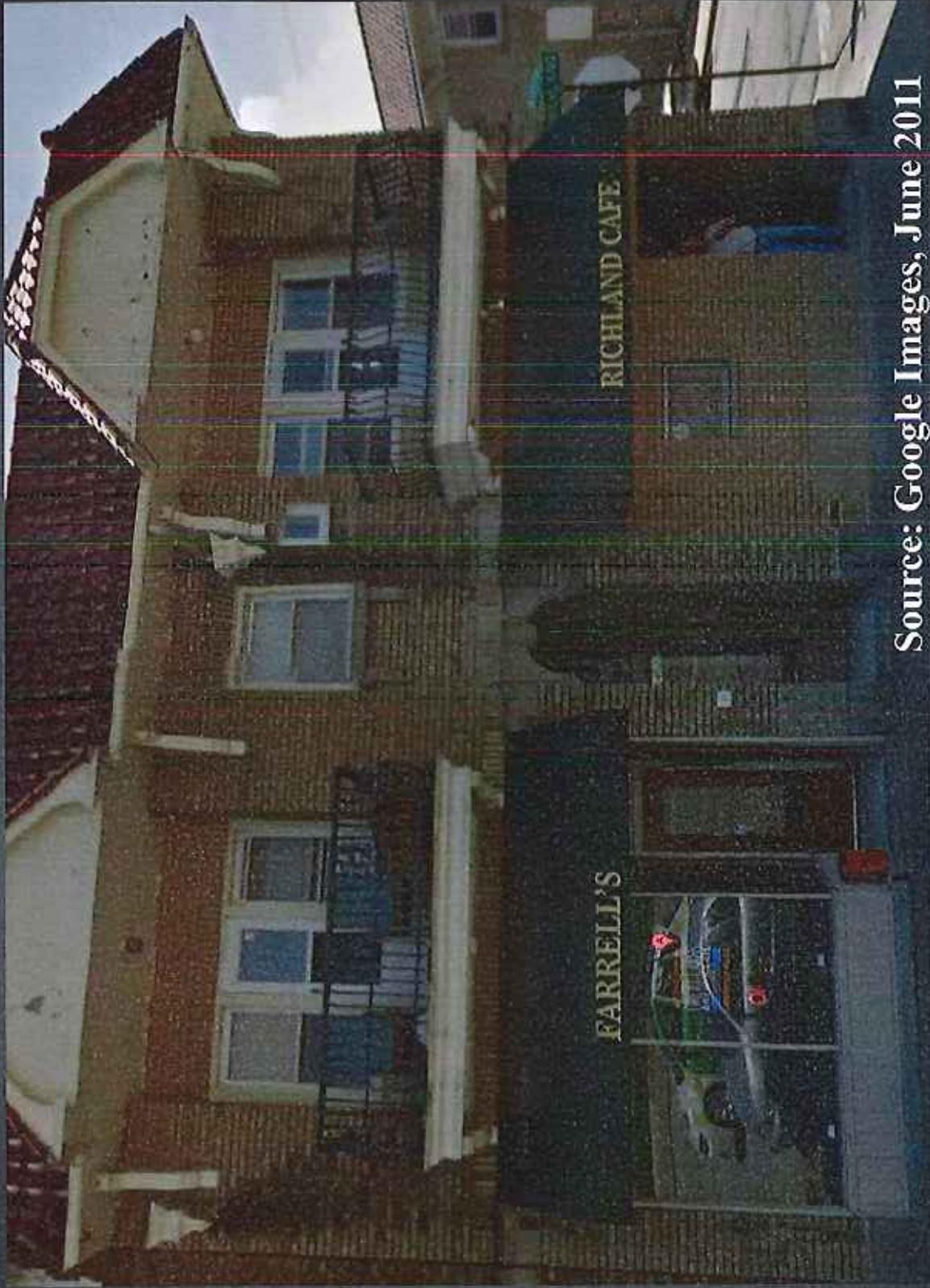


14027 Madison Avenue



© 2014 Lakewood Ohio





Source: Google Images, June 2011

14027 Madison Avenue



ABS, January 2014

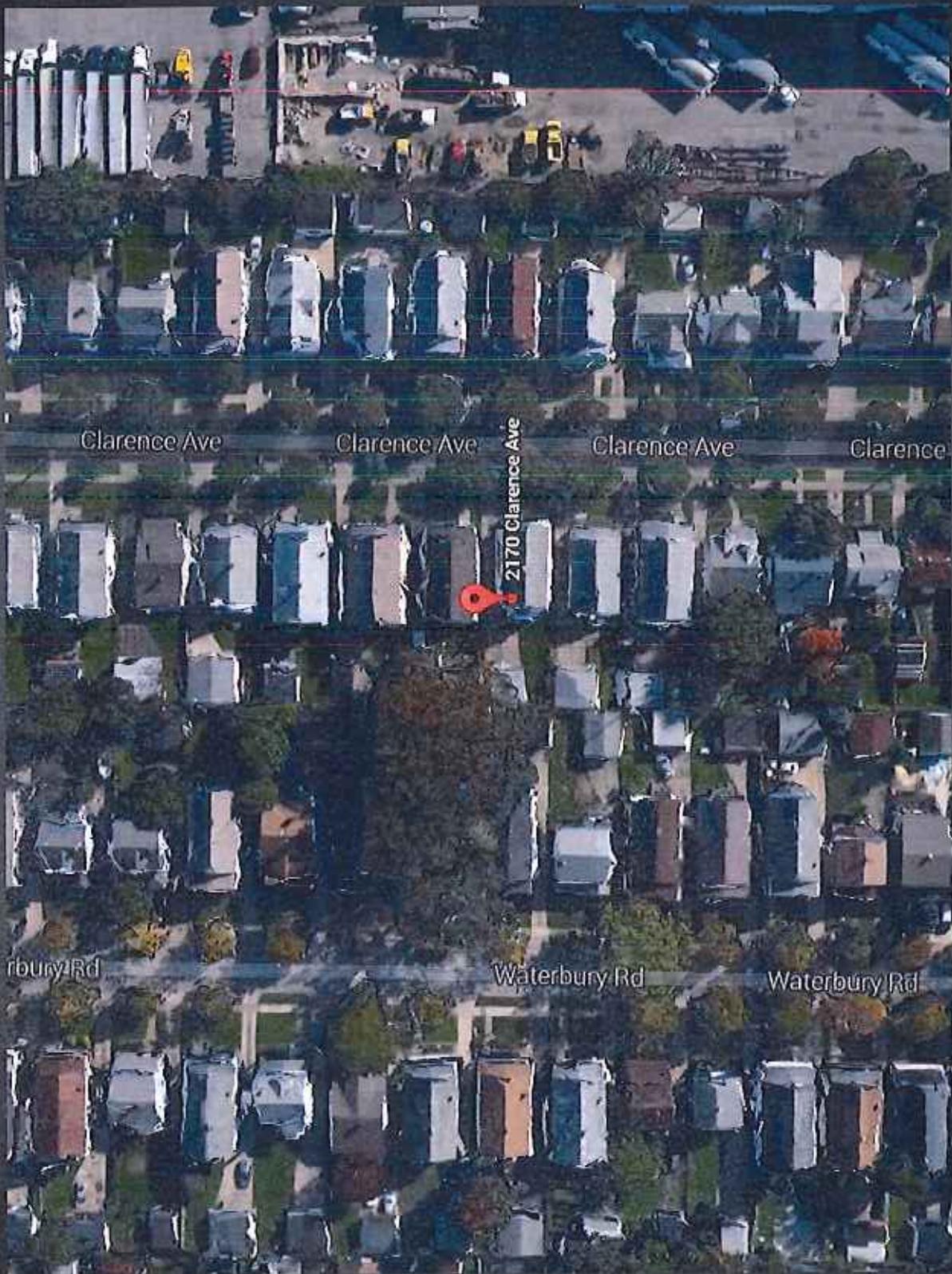


Source: Google Images, June 2011

APR. January 2014



14027 Madison Avenue



# 2170 Clarence

ASIF, February 2014





2170 Clarence

LAKELAND  
OHIO

APR, January 2014

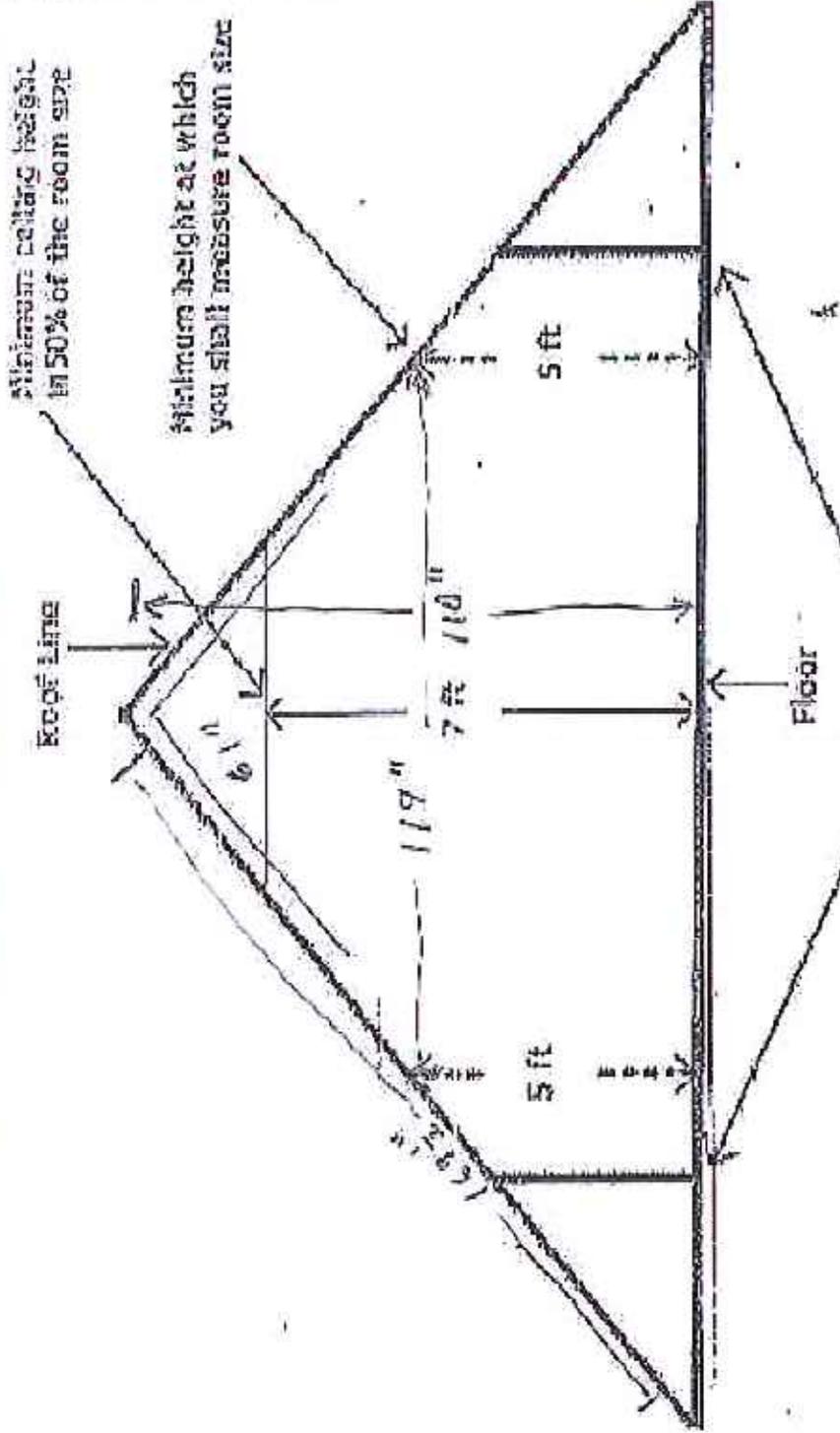


**SOUTH ELEVATION**



**NORTH ELEVATION**

THIRD FLOOR CONVERTED TO HABITABLE AREA



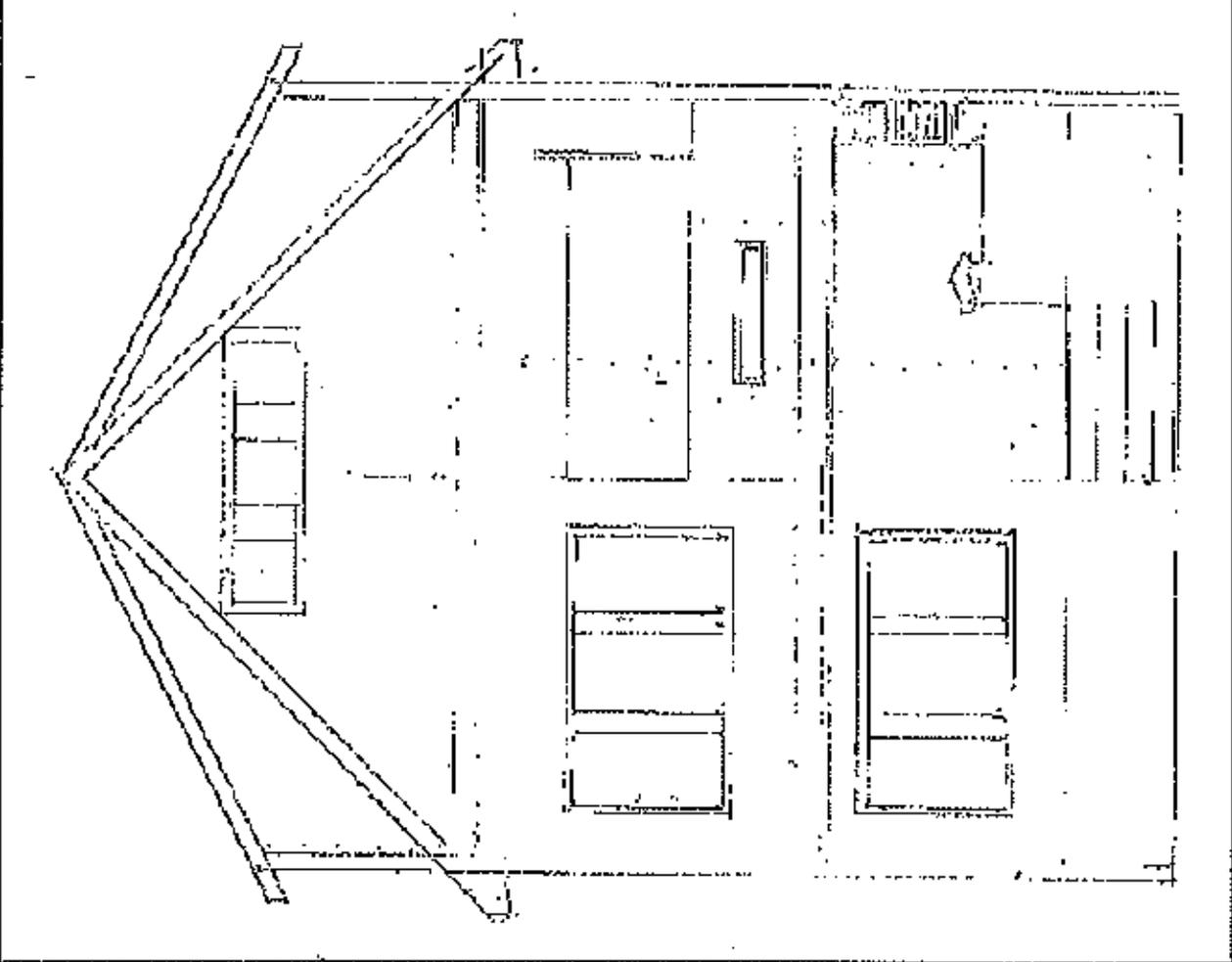
EXAMPLE: If the room is 125 sq. feet,  
then the ceiling must be 7 ft. in 63 sq. feet of the room

REQUIREMENTS:



©2013 Lakewood Ohio

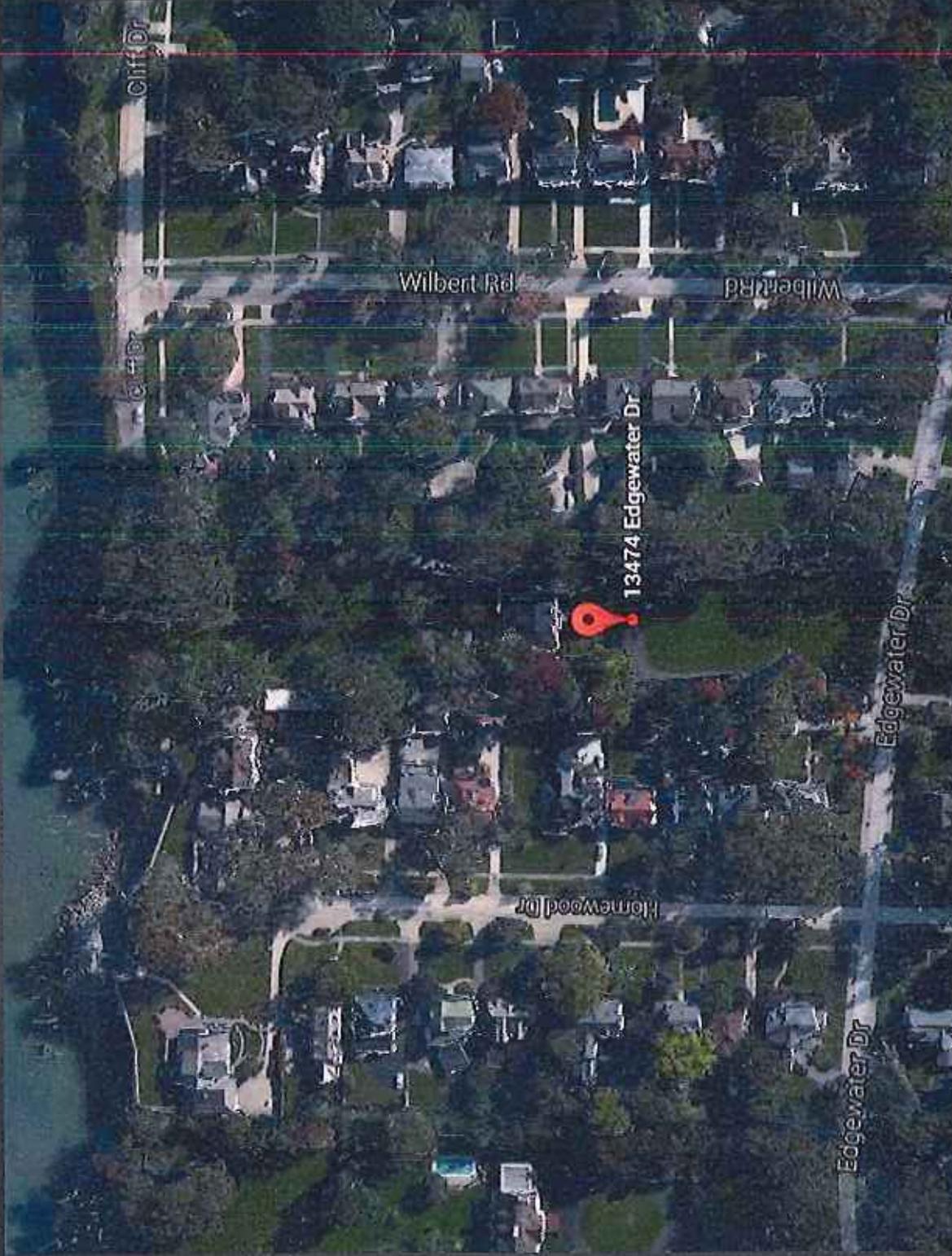
2170 Clarence



2170 Clarence



©2017 January 2017

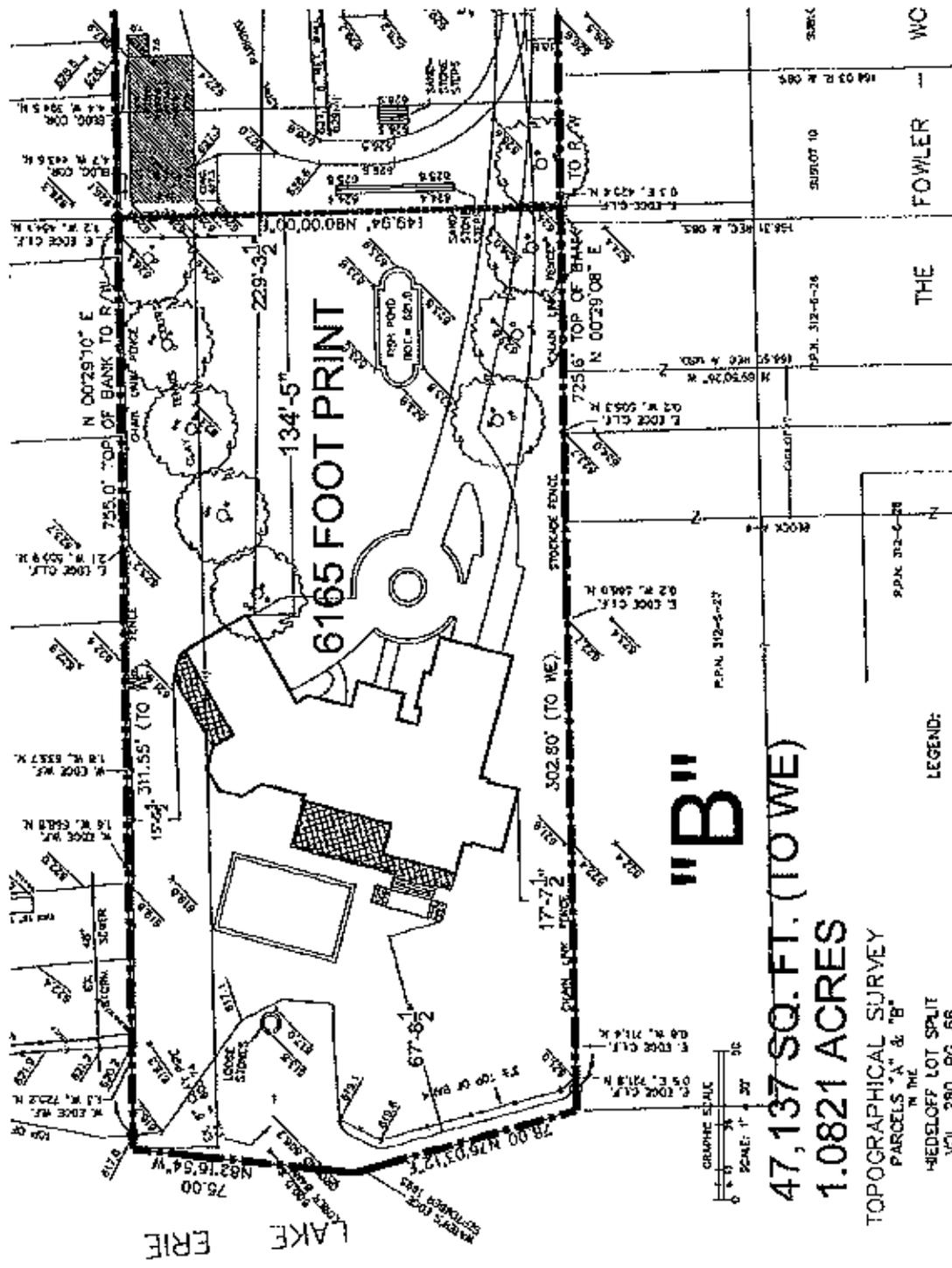


© 2014 January 2014



# 13474 Edgewater Drive, Rear





**"B"**

**47,137 SQ. FT. (TO WE)**  
**1.0821 ACRES**

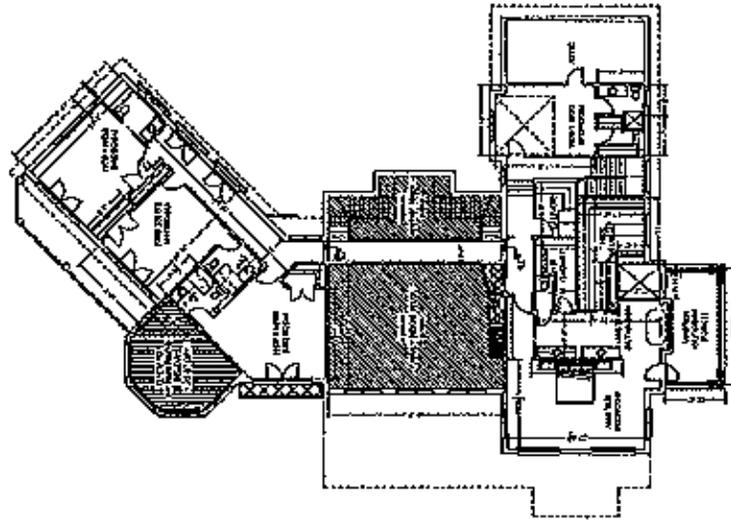
TOPOGRAPHICAL SURVEY  
 PARCELS "A" & "B"  
 WIDELOFF LOT SPLIT  
 VOLI 280 PG 5R

LEGEND:

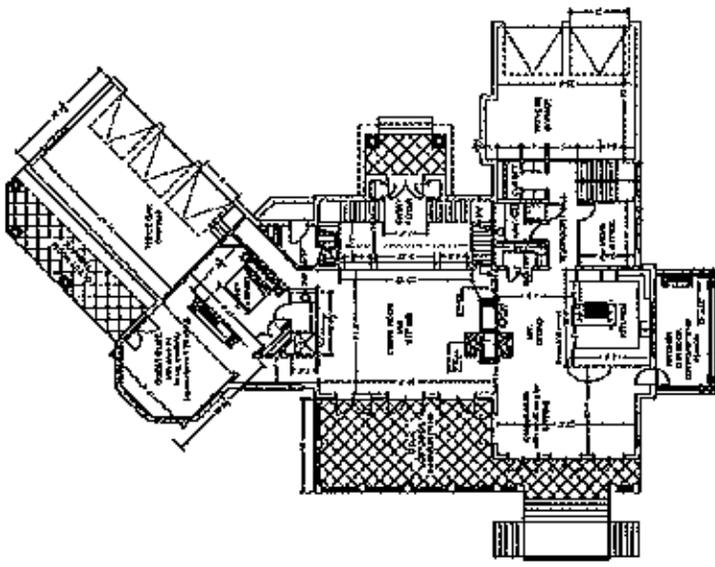


APRIL 1974

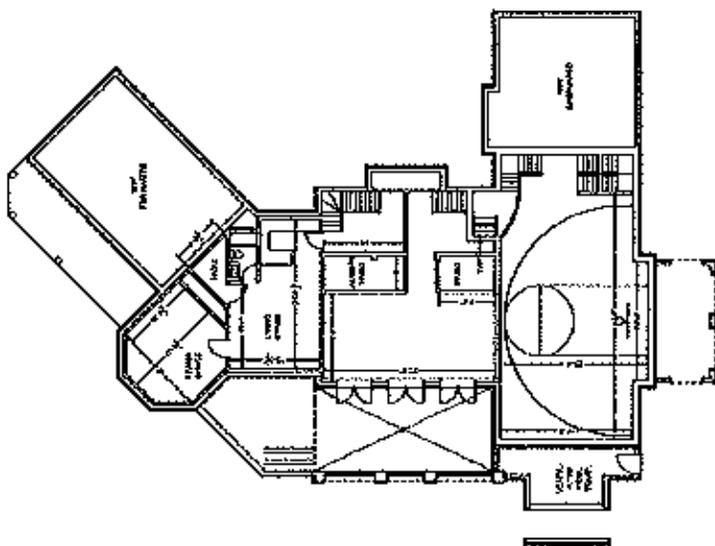
**13474 Edgewater Drive, Rear**



SEMAAN RESIDENCE  
13474 EDgewater Drive, Lakewood, Ohio 44124  
SLEEPING LEVEL PLAN  
1/8" equals 1'-0"



SEMAAN RESIDENCE  
13474 EDgewater Drive, Lakewood, Ohio 44124  
LIVING LEVEL PLAN  
1/8" equals 1'-0"



SEMAAN RESIDENCE  
13474 EDgewater Drive, Lakewood, Ohio 44124  
BASEMENT AND SUB-BASEMENT PLAN  
1/8" equals 1'-0"



12/24

DECEMBER 3

1120 Joyce Road, Lakewood, Ohio 44127 (216) 388-7897

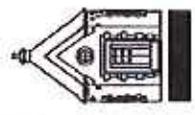
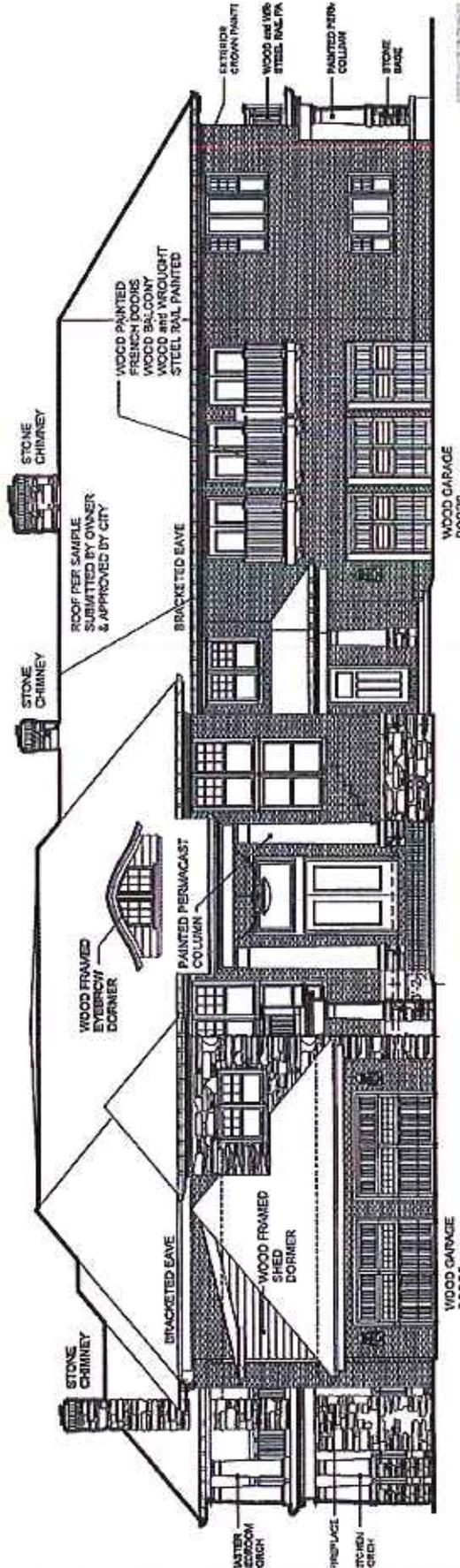
13474 EDgewater Drive, Lakewood, Ohio 44124

MARK REINHOLD architect

SEMAAN RESIDENCE



# 13474 Edgewater Drive, Rear



MARK REINHOLD architect

SEM AAN RESIDENCE  
SCHEMATIC DESIGN PHASE NEW HOME CONSTRUCTION

1120 Forest Road, Lakewood, Ohio 44107 (216).906.7087

13474 EDGEWATER DRIVE, LANEXCO, OHIO 44107

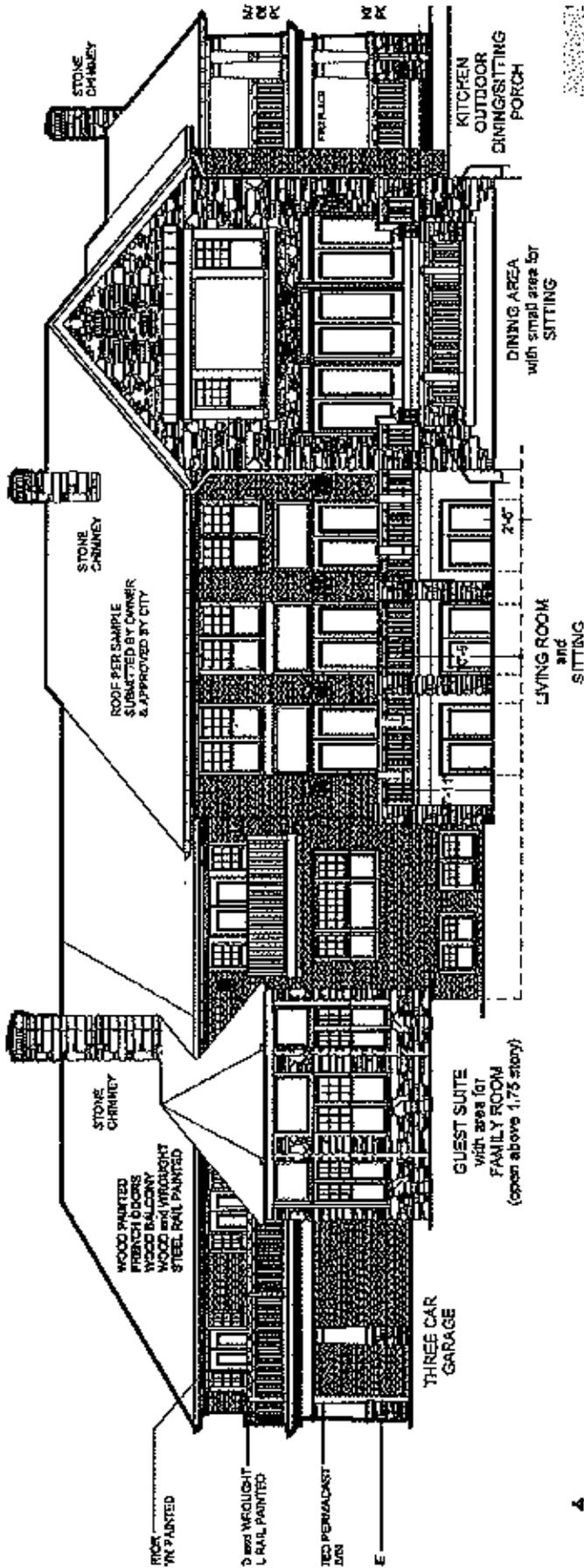
As per attachment  
12.24.2013  
C  
12/24/2013

DECEMBER



ASR January 2014

# 13474 Edgewater Drive, Rear



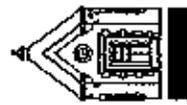
1120 Forest Road, Lakewood, Ohio 44127 (216) 908-7097

13474 EDGEWATER DRIVE, LAKWOOD, OHIO 44127

MARK REINHOLD architect

SEMAN RESIDENCE  
SCHIZATIC DESIGN PHASE NEW HOME CONSTRUCTION

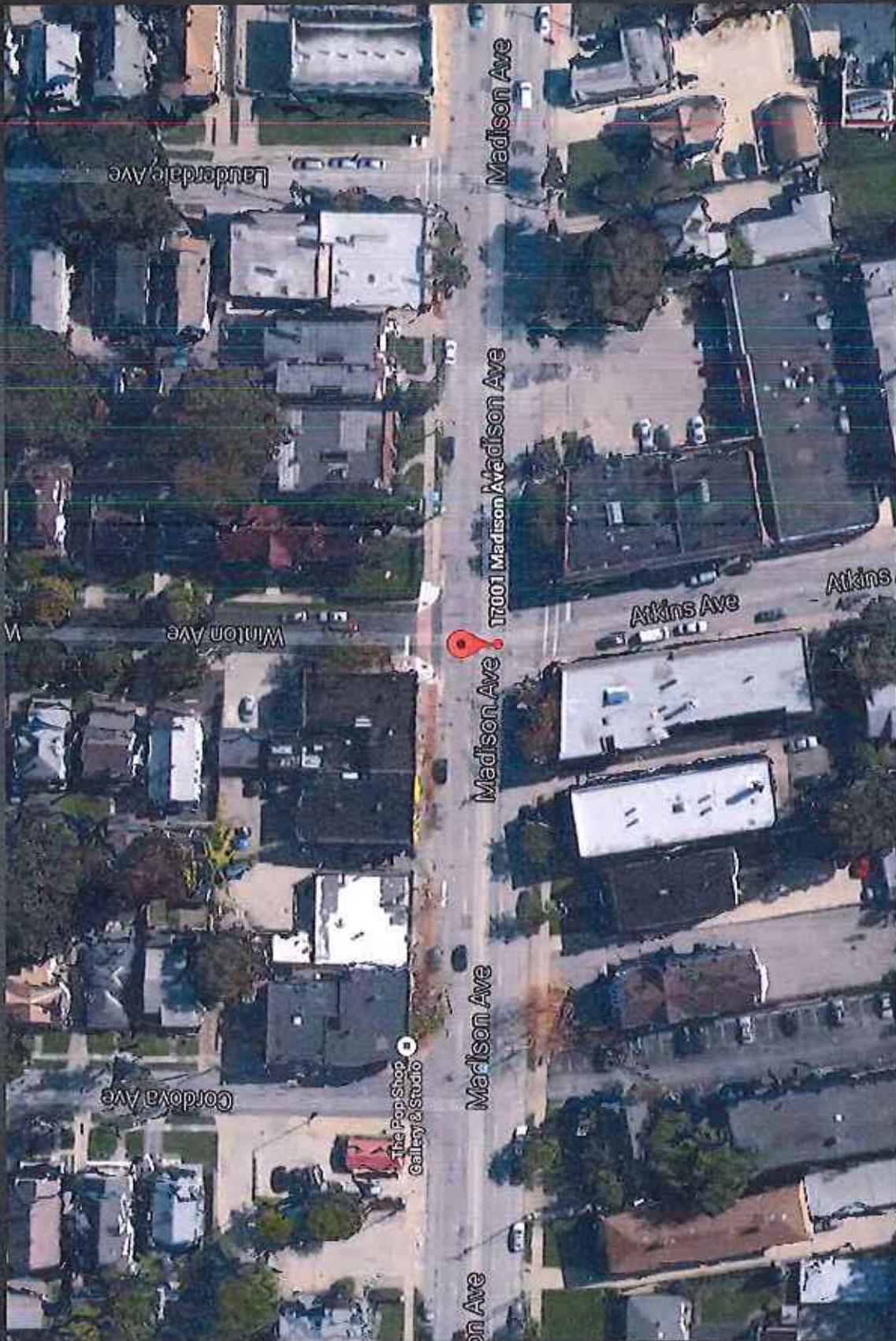
DECEMBER



LAKWOOD  
OHIO

360 Lakewood Ohio

# 13474 Edgewater Drive, Rear



CSG January 2014

# 17001 Madison Avenue



1130 Lakewood Ave. S.E.

17001 Madison Avenue

17001 Madison Avenue

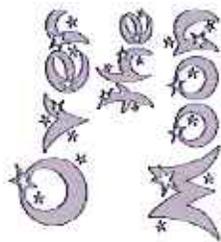
Second Window  
31"

PILLAR  
13"

Third Window  
47"

Fourth Window  
46.5"

Fifth Window  
41"



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

January 2014

