

MINUTES  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD  
FEBRUARY 13, 2014  
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:

Carl Orban, Chairman  
Daniel Musson  
David Robar  
Cynthia Stockman

OTHERS PRESENT:

Bryce Sylvester  
Michael Molinski, City Architect

A motion was made by Mr. Orban, seconded by Mr. Robar to **EXCUSE** the absence of Bryan Evans. All of the members voting yea, the motion passed.

2. **Election of 2014 Chair and Vice-Chair**

A motion was made by Mr. Robar, seconded by Mr. Musson to **ELECT Mr. Orban** to the position of **Chairman** for the year 2014. All of the members voting yea, the motion passed.

At a prior time, Mr. Evans had expressed the desire to be Vice Chairman; however he was not in attendance. The election of 2014 Vice-Chairman was **DEFERRED ADMINISTRATIVELY** until the meeting of March 13, 2014.

3. **Approve the minutes of the January 9, 2014 meeting**

No motion was made to approve the minutes of the January 9, 2014 meeting. The item has been **DEFERRED** until the meeting of March 13, 2014.

4. **Opening Remarks**

The Chairman stated that applicants and anyone wanting to make a statement were asked to come to the podium, print and sign one's name on the oath sheet and slowly and clearly state one's name and address. If one had a business card, please give one to the secretary. Anyone else wishing to address the board was asked to follow the same procedure.

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**SUMMARY APPROVED  
SIGN REVIEW**

18. **Docket No. 02-12-14**

**18519 Detroit Avenue  
ONIX Networking**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Paul Lange  
Signarama North Olmsted  
26741 Brookpark Road Ext.  
North Olmsted, Ohio 44070

The applicant requests the review and approval of an illuminated 30.9 sq. ft. sign on front of building and a blade sign at corner with address and information. (Page 57)

A motion was made by Mr. Robar, seconded by Mr. Musson to **APPROVE** the Summary Approved. All of the members voting yea, the motion passed.

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Due to scheduling conflicts, Docket No. 02-15-14 and Docket No. 02-06-14 were moved forward.

#### SIGN REVIEW

21. Docket No. 02-15-14

14233 Detroit Avenue  
Great Work Employment Services

- Approve
- Deny
- Defer

Tia Ranlow  
Great Work Employment Services  
2034 East Market Street  
Akron, Ohio 44312

The applicant requests the review and approval of vinyl window signage. (Page 74)

Robin York, business owner was present to explain the request. She provided an updated rendering to the Board.

Mr. Orban closed public comment as there was no one to address the issue. Mr. Sylvester stated the size of the sign was within code, and the changes to the submittal as recommended by the Board were appropriate.

A motion was made by Mr. Orban, seconded by Mr. Robar to **APPROVE** the request as amended. All of the members voting yea, the motion passed.

#### NEW BUSINESS

##### ARCHITECTURAL BOARD OF REVIEW

11. Docket No. 02-06-14

R 17852 Lake Road

- Approve
- Deny
- Defer

Mark Reinhold, Architect  
1120 Forest Road  
Lakewood, Ohio 44107

The applicant requests the review and approval for the construction of a 9' x 10' mudroom addition and a 3' high, 10' long fieldstone wall. (Page 32)

Mark Reinhold, applicant was present to explain the request. Obtaining brick to match the existing structure was impossible. The owners wanted to construct the small mudroom as the primary entrance to the home was through the side door. The stone on the addition would match the stone wall. The roof would be slate, an existing gate would be used, and the light fixtures would be copper. Tudor recessed paneling would be used. Leaded glass would be used in the window.

Mr. Orban closed public comment as there was no one to address the issue. City staff had no comments.

A motion was made by Mr. Orban, seconded by Mr. Musson to **APPROVE** the request. All of the members voting yea, the motion passed.

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#### APPEAL - REQUEST FOR REHEARING 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 is appealing the decision rendered by the Board at the January 9, 2014 meeting to DENY, as neither the applicant nor representative was present; a request for a rehearing to review and approve rails on second floor balcony. (Page 5)

Walid Ghazoul, applicant was present to explain the request. Mr. Ghazoul did not have definitive plans for the project; the previous rails would be too expensive to duplicate. He asked the Board to tell what he was to use. Mr. Sylvester said that a relative had shown a sample to the Division of Housing and Building ("H&B") but did not leave it for the meeting.

Mr. Sylvester continued that the Board had been very clear about its expectations as to design and materials. The city staff had been in communication with the building owner and provided contact information for a supplier to him. The administrative staff recommended that the Board deny the request for a rehearing. Mr. Orban added that the application could not remain open for an indefinite period; a decision would be made that evening.

A motion was made by Mr. Orban, seconded by Mr. Robar to DENY the request for a rehearing. All of the members voting yea, the motion passed.

#### REHEARING

6. 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 DENIED at the meeting of January 9, 2014. (Page 5)

The request for a rehearing (item 5) was not approved; therefore item 6 was not opened for debate.

#### OLD BUSINESS

##### ARCHITECTURAL BOARD OF REVIEW

7. Docket No. 01-01-14 R 13474 Edgewater Drive

- Approve
- Deny
- Defer

Mark Reinhold, Architect  
1120 Forest Road  
Lakewood, Ohio 44107

The applicant requests the review and approval for the construction of a new home on the lot north of an existing home. This item was deferred from the January 9, 2014 meeting. (Page 6)

Mark Reinhold, applicant requested a deferral until the meeting in March.

A motion was made by Mr. Robar, seconded by Mr. Musson to DEFER the application until the meeting of March 13, 2014. All of the members voting yea, the motion passed.

**NEW BUSINESS  
BOARD OF BUILDING STANDARDS**

8. Docket No. 02-03-14 R 1292 Andrews Avenue

Approve Jonathan Milan  
 Deny 1292 Andrews Avenue  
 Defer Lakewood, Ohio 44107

The applicant requests the review and approval of an 11" variance to the required 6', 8" ceiling height in order to use the existing stairs that have a 5', 9" height, pursuant to RCO 2013, Section 311.7.2. (Page 7)

Jonathan Milan, applicant was present to explain the request. He sought approval to finish the project in order to have an office or bedroom.

The Chairman closed public comment as there was no one to address the issue. Mr. Molinski stated this was considered a minor variance; there was no way to increase the height of the room since a dormer existed already. City staff supported the request.

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

9. Docket No. 02-04-14 R 1217 Cranford Avenue

Approve Michael Bellantis  
 Deny 1217 Cranford Avenue  
 Defer Lakewood, Ohio 44107

The applicant requests the review and approval of variances for stair width, stairway ceiling height, stair tread depth, total window area, and floor joists span as owner wants to change existing 3<sup>rd</sup> floor into habitable space, pursuant to RCO 2013, Sections 311.7.1, 311.7.2, 311.7.4.2, and 303.1. (Page 14)

Michael Bellantis, applicant was present to explain the request. The home was purchased in 2011 as a foreclosure. At the time of the purchase, the upstairs was being used as living space; it was carpeted, dry-walled, furnished, and had a kitchen. He removed most of the items in order to bring the space to code. He then described the rooms. Mr. Orban wanted to be clear they would not be giving approval for a three family home. Mr. Bellantis said it would be used as additional living space for the second floor tenant only. There were two windows in each of the three rooms for light and ventilation. Mr. Molinski stated that H&B considered this to be a minor variance and not an issue from the perspective of life and safety.

The Chairman closed public comment as there was no one to address the issue.

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

**ARCHITECTURAL BOARD OF REVIEW**

10. Docket No. 02-05-14 R 13910 Lake Avenue

Approve Ted J. Anderson  
 Deny T+A Custom Carpentry

( ) Defer

853 Eastlawn Drive  
Highland Heights, Ohio 44143

The applicant requests the review and approval of a remodel of the front of the house. (Page 27)

Stephanic Bowman, property owner was present to explain the request. She wanted to move the positions of the front window and front door. She provided material samples for the Board to view. The Board thought the salvaged brick could be re-used in lieu of other material being used on the front exterior. The Board asked about the returns. Ms. Bowman provided drawings of side elevation to the Board. Mr. Orban said the subject home was in an area of brick residences.

Mr. Molinski said there was a problem with siding wrapping around to the sides, and most homes in Lakewood did not have a front garage. The addition of a porch was a very appealing; however siding would cause the garage to become a more prominent feature. He recommended that brick be retained on the garage. A column attached to the garage wall would be a good place to terminate the siding.

Further discussion resulted with the chimney would remain brick. There would be no shutters on the front window. The mortar would match the existing.

The Chairman closed public comment as there was no one to address the issue. Mr. Molinski felt the application could be approved conditionally with submission of revised renderings.

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

- Hardee board will not be used on the garage,
- Hardee board will be used for the return at the post next to the front door,
- mortar will be used on the dry-stacked stone,
- the brick chimney will remain and not clad in stone, and
- revised drawings will submitted for administrative approval.

All of the members voting yea, the motion passed.

**Items 12 and 13 are called together as they are the same property.**

12. Docket No. 02-07-14 -A C 13741 Madison Avenue  
Metro PCS

- ( ) Approve Orison Fields
- ( ) Deny Absolute Canvas
- ( ) Defer 2121 E. 28<sup>th</sup> Street  
Lorain, Ohio 44055

The applicant requests the review and approval of awnings. (Page 38)

**SIGN REVIEW**

13. Docket No. 02-07-14 - S C 13741 Madison Avenue  
Metro PCS

- ( ) Approve Orison Fields
- ( ) Deny Absolute Canvas

Defer

2121 N. 28<sup>th</sup> Street  
Lorain, Ohio 44055

The applicant requests the review and approval of signage. (Page 38)

Orison Fields, applicant was present to explain the request. The proposed awning was substituted with a projecting sign as a result of the ptc review meeting. The style of the building limited the size of the sign. The double-sided cabinet sign would be internally illuminated with LEDs, white border around color letters, and a black background. It was five feet tall with a 30 inch projection, and seven and one half feet above the sidewalk.

The Chairman closed public comment as there was no one to address the issue. Mr. Sylvester verified the aluminum tubes were next the letter "m" and below the letter "c" rather than at the top and bottom. City code required the sign was eight feet from the sidewalk. Mr. Fields said they would remove the box that read "Authorized Dealer" to gain the additional six inches. Mr. Orban inquired about the signage in the windows as 15% coverage of the windows was permitted. Mr. Fields replied the inside signs could be removed. Mr. Molinski felt the five foot high sign was too large for the area. Mr. Fields said that channel letters would not work. The Board discussed options such as placement of the sign to the west of the second floor overhang. Mr. Fields replied it was acceptable as it would allow the sign to be raised to code and allow the design as proposed.

Before the vote, Mr. Sylvester administratively removed Docket No. 02-07-14 – A as the request for an awning was no longer valid. Mr. Molinski advised Mr. Fields to provide the correct drawing to JI&B when getting the permit.

A motion was made by Mr. Orban, seconded by Mr. Robar to **APPROVE Docket No. 02-07-14 – S per the revised drawing of a projecting sign with the following stipulation:**

- The sign is located west of the second floor overhang.

All of the members voting yea, the motion passed.

14. Docket No. 02-08-14

15317 Detroit Avenue  
Subway

- Approve  
 Deny  
 Defer

George Dragon  
Cicogna Electric & Sign Co.  
4330 N. Bend Road  
Ashtabula, Ohio 44004

The applicant requests the review and approval of new illuminated wall sign for an existing business. (Page 42)

George Dragon, applicant was present to explain the request. Revised renderings had been submitted that displayed white (SUB) and yellow (WAY) channel letters on a raceway. The color of the raceway would match the color of the brick. The Board wanted the sign to be on the same plane as the neighboring businesses. Discussion ensued about the sign sizes of the other businesses and concluded with the Board stating to put it on the same line as II&R Block.

The Chairman asked for public comment.

Paul Magee, Super Sign Guys, applicant for 15315 Detroit, Dominion's Pizza asked for clarification of placement as it would affect his proposal. There was discussion about signage on surrounding businesses.

Mr. Molinski agreed with the Board to place the signage on the same plane as II&R Block's sign.

A motion was made by Mr. Orban, seconded by Mr. Musson to **APPROVE** the request. All of the members voting yea, the motion passed.

15. Docket No. 02-09-14 15621 Madison Avenue  
Tomori's Pizza & Subs

Approve Shpresa Tomori  
 Deny Tomori's Pizza & Subs  
 Defer 15621 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of signage on sign board. (Page 46)

**Charles** was present to explain the request. He clarified the side view picture (pizza slice within confines of the darker grey border) was the correct one.

The Chairman closed public comment as there was no one to address the issue. The administrative staff had no comments.

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

16. Docket No. 02-10-14 15315 Detroit Avenue  
Domino's Pizza

Approve Paul Magee  
 Deny Super Sign Guys  
 Defer 5060 Navarre Road SW, Suite C  
Canton, Ohio 44706

The applicant requests the review and approval of new illuminated wall sign for an existing business. (Page 49)

Paul Magee, applicant was present to explain the request. The size was a littler smaller than the proposed SUBWAY; signage would be individual internally illuminated LED channel letters and logo set mounted directly to the façade. The bottom line of the text would be in line with H&R Block's sign. The returns on the sign would be a deep blue color. The Board stated the use individual letters on the façade was not encouraged due to damage to the brick; they suggested the mounting onto two two inch rails; the rails painted to match the brick.

The Chairman closed public comment as there was no one to address the issue. The administrative staff had no comment.

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

- To use a two rail system, and
- The rails are painted to match the brick.

All of the members voting yea, the motion passed.

17. Docket No. 02-11-14 12511 Madison Avenue  
Graham Counseling Associates LLC

Approve Peggy Graham

- Deny
- Defer

21031 Sydenham Road  
Shaker Heights, Ohio 44122

The applicant requests the review and approval of a blade sign on front of business. (Page 54)

The applicant was not present. Mr. Sylvester requested a deferral.

A motion was made by Mr. Orban, seconded by Ms. Stockman to DEFER the application until the meeting of March 13, 2014. All of the members voting yea, the motion passed.

19. Docket No. 02-13-14

14018 Detroit Avenue  
Winking Lizard/Winks

- Approve
- Deny
- Defer

Joel Frezel  
JF Signs, LLC  
23203 E. Groveland Road  
Beachwood, Ohio 44122

The applicant requests the review and approval of design for two illuminated signs on front of building; 81 sq. ft. allowed and combined signs equal 34 sq. ft. (Page 63)

As a result of the discussion at the pre-review meeting, the applicant requested a deferral in order to revise the submittal.

A motion was made by Mr. Orban, seconded by Mr. Robar to DEFER the application until the meeting of March 13, 2014. All of the members voting yea, the motion passed.

20. Docket No. 02-14-14

13100 Madison Avenue  
Lakewood One Stop

- Approve
- Deny
- Defer

Julie Fetchik  
12155 Arborwood Way  
Charlton, Ohio 44024

The applicant requests the review and approval of sign face replacement using existing pole sign on site. (Page 68)

As a result of the applicant working with city staff, the applicant has numerous issues to resolve, and the submittal would be expanded in scope. Conditional Use had been granted at the February 6, 2014 Planning Commission meeting. As a result, Mr. Sylvester stated there was a deferral.

A motion was made by Mr. Orban, seconded by Mr. Ms. Stockman to DEFER the application until the meeting of March 13, 2014. All of the members voting yea, the motion passed.

## ADJOURN

A motion was made by Mr. Orban, seconded by Ms. Stockman to ADJOURN the meeting at 7:11 p.m. All of the members voting yea, the motion passed.

Carl Olson  
Signature

3/13/14  
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:

1. Robin York
2. MARK ZENHOLD
3. *[Handwritten signature]*
4. Jonathan Miller
5. Mike Bellanti's
6. Stephanie Bowman
7. ORISON FIELD
8. GEORGE DRAGON
9. Paul Magee
10. Charles Wells
11. \_\_\_\_\_

SIGN NAME:

1. *[Handwritten signature]*
2. *[Handwritten signature]*
3. \_\_\_\_\_
4. *[Handwritten signature]*
5. *[Handwritten signature]*
6. *[Handwritten signature]*
7. *[Handwritten signature]*
8. *[Handwritten signature]*
9. *[Handwritten signature]*
10. *[Handwritten signature]*
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, February 13, 2014

## Schwarz, Johanna

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**From:** David Huffman <[huffman@ameritech.net](mailto:huffman@ameritech.net)>  
**Sent:** Wednesday, February 05, 2014 6:46 PM  
**To:** Planning Dept  
**Subject:** Architectural Review Board Meeting February 13, 2014 --- 13474 Edgewater Drive

I live at 1032 Wilbert Road and am therefore an abutting homeowner to the proposed construction of a new house on the north parcel of the former Hiedeloff property. I had risen to ask several questions at the January 9, 2014 hearing of the Committee.

In light of Mr. Reinhold's assurance, as offered at that meeting, that the site survey as presented in his plans is current and, given the site plan for the proposed new home as presented at that meeting showing the placement of the main structures, and assuming there has been no change in those plans in the interim, I withdraw any questions or reservations that I might have posed earlier.

I am sure the house will be an attractive structure.

David F. Huffman  
1032 Wilbert Road  
Lakewood, Ohio 44107  
tel: 216-544-2583  
email: [huffman@ameritech.net](mailto:huffman@ameritech.net)

## Sylvester, Bryce

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**From:** Molinski, Michael  
**Sent:** Friday, January 17, 2014 5:14 PM  
**To:** mhrein@aol.com  
**Cc:** Sylvester, Bryce  
**Subject:** Seeman Residence ABR items

Mark,

I received your message earlier this week. See below for a list of items requested by the board. I'd recommend bringing these to the February ABR meeting. My apologies I did not get this to you sooner.

- Product data sheets representative of the style and quality of the following: Light fixtures, windows, doors (including garage), steel rail system, fypon crown. If different products are chosen at a later date, those can be reviewed administratively, or informally by the board for approval
- Brick, stone, siding and trim color samples
- Landscaping treatment at the Cliff Drive view
- Drawing showing height of proposed house in relation to approximate height of neighboring houses, including considerations for differences in grade
- Perspective from Cliff Drive

Regards,

**Michael Molinski**  
City Architect  
Division of Housing and Building  
City of Lakewood  
p. 216.529.6279  
f. 216.529.5930  
[michael.molinski@lakewoodoh.net](mailto:michael.molinski@lakewoodoh.net)  
[www.one.lakewood.com](http://www.one.lakewood.com)

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Cindy Keppler  
17852 Lake Rd  
Lakewood, Ohio 44107

To whom this may concern:

I authorize Mark Rheinhold to speak in my stead at the February 13, 2014 meeting.

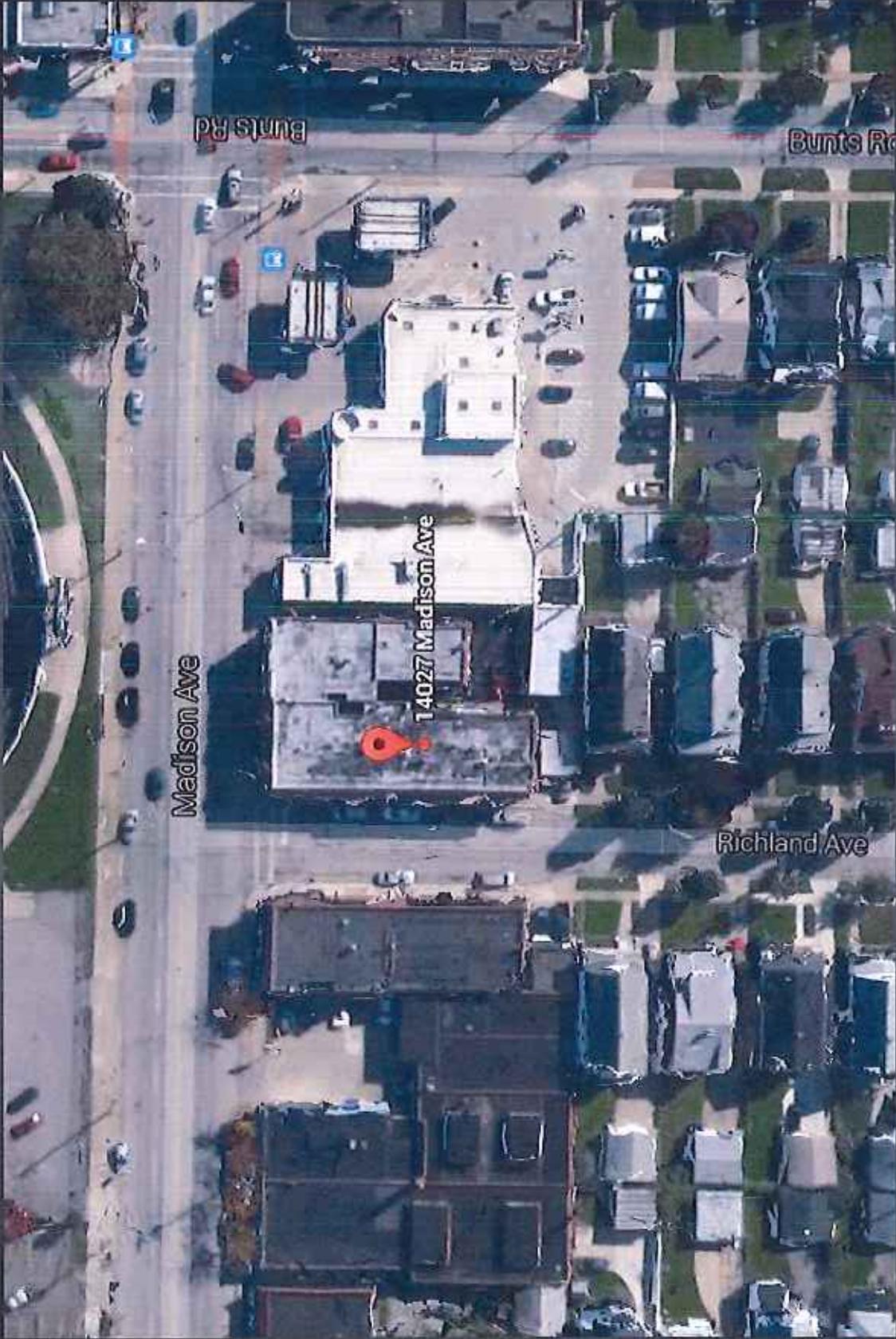
Regards,

  
Cindy Keppler

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

February 2014





14027 Madison Avenue

BBR February 2016





# 14027 Madison Avenue

7:35 February 2010

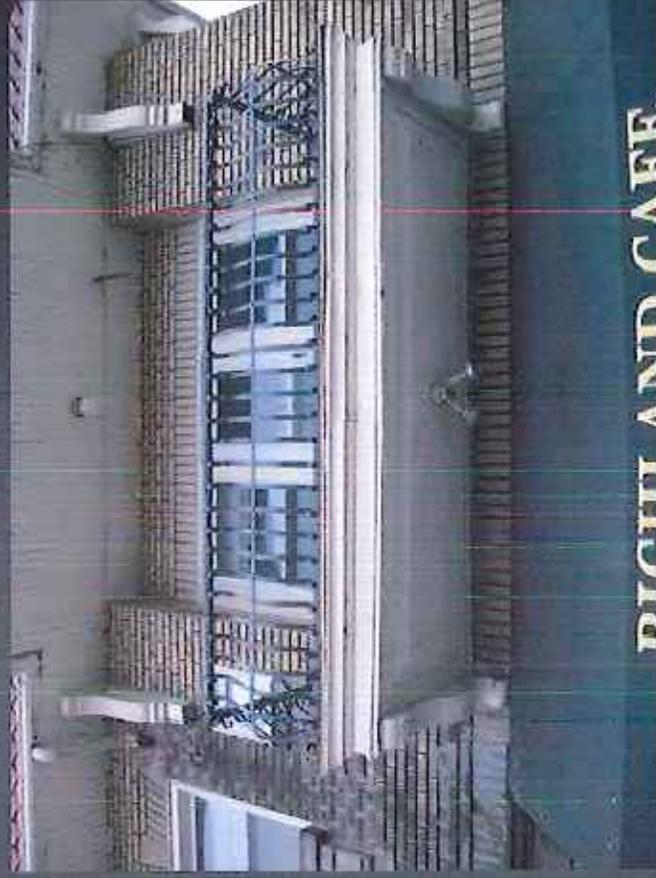




14027 Madison Avenue

Aug February 2014





LDR February 2014

14027 Madison Avenue





Source: Google Images, June 2011

14027 Madison Avenue



2006 February 2019

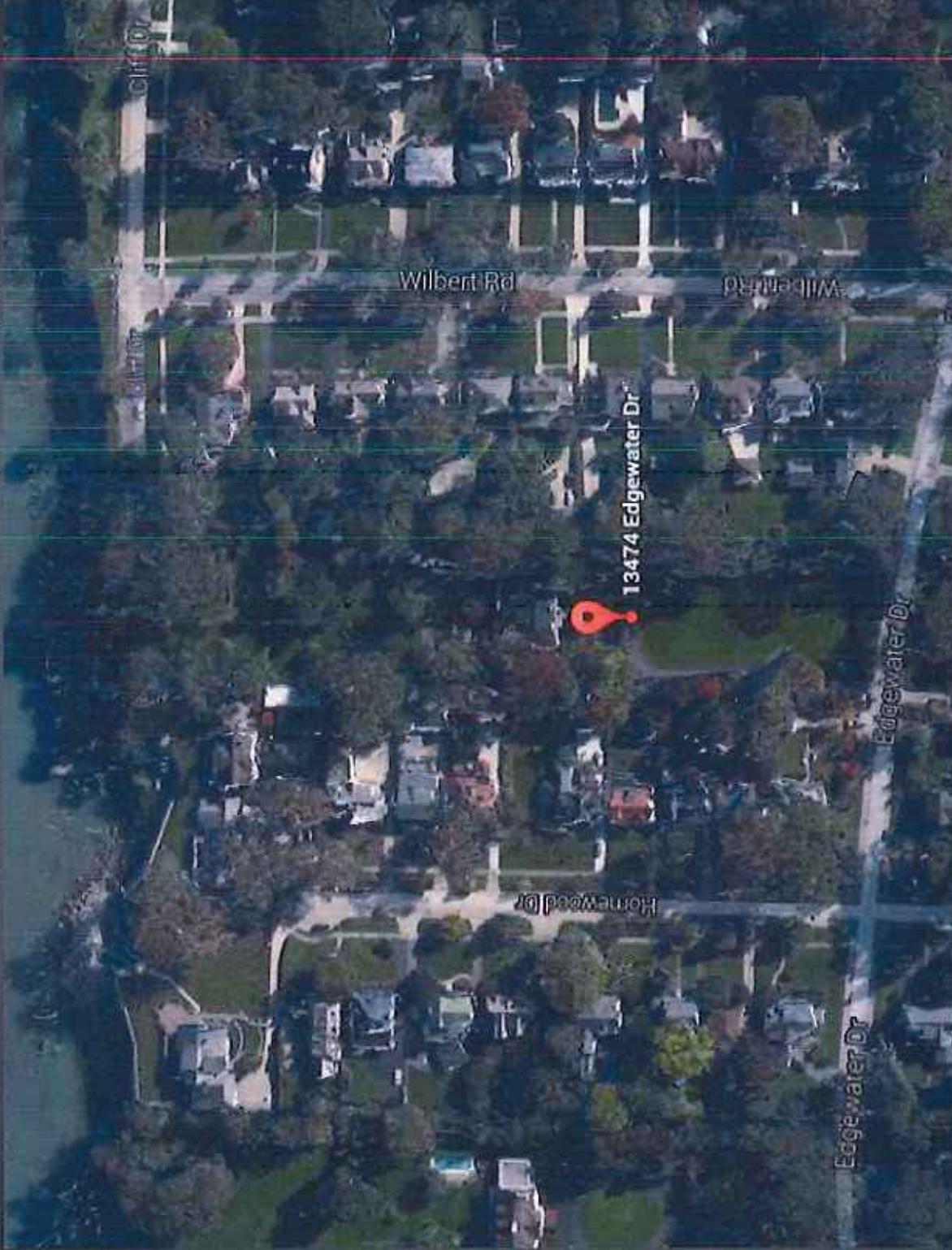


Source: Google Images, June 2011

14027 Madison Avenue



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SAE February 2014



# 13474 Edgewater Drive, Rear



1223 January 2011

13474 Edgewater Drive, Rear





7/88 January 2014

13474 Edgewater Drive, Rear

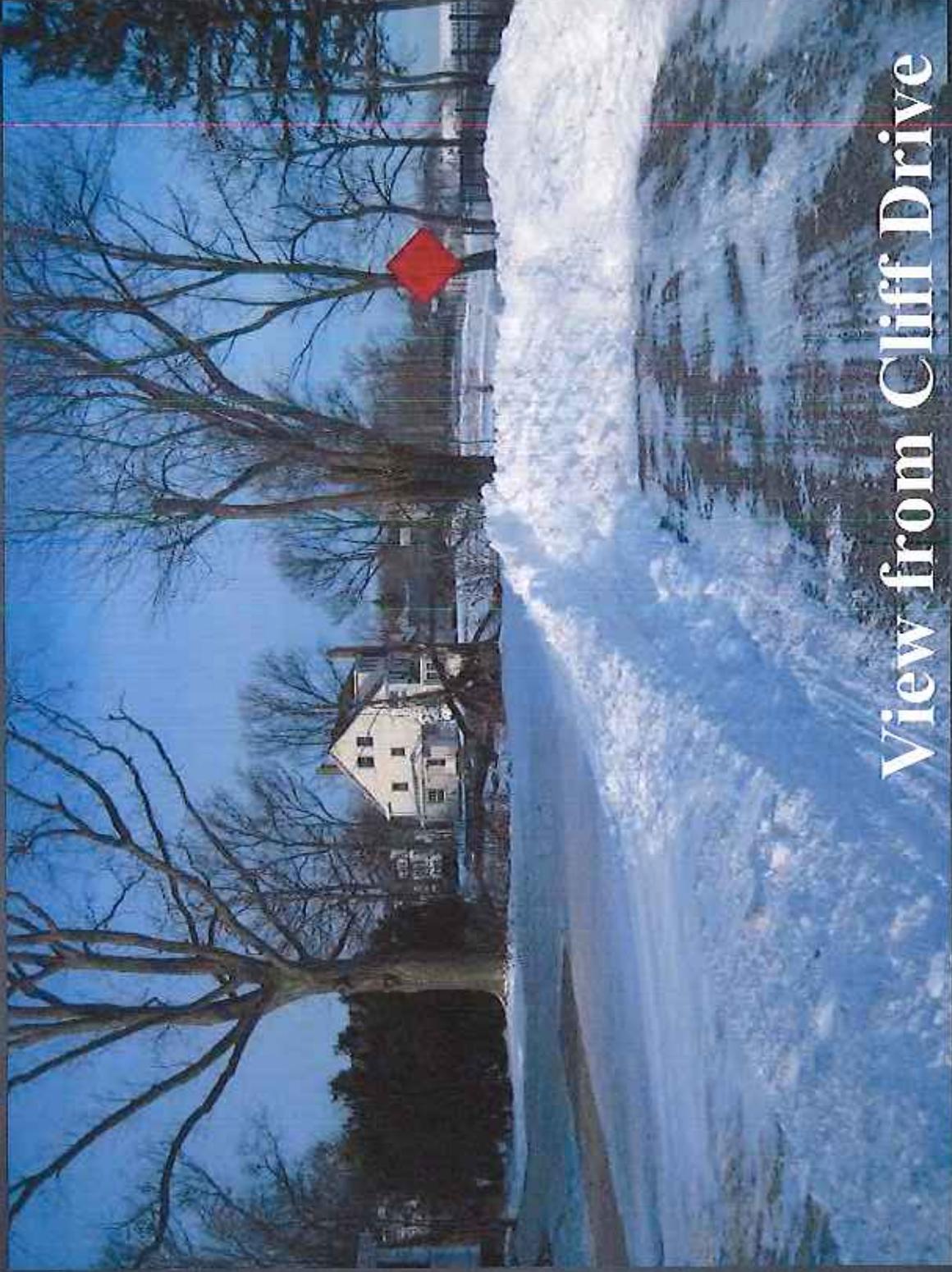




0387 January 2014



13474 Edgewater Drive, Rear



# View from Cliff Drive

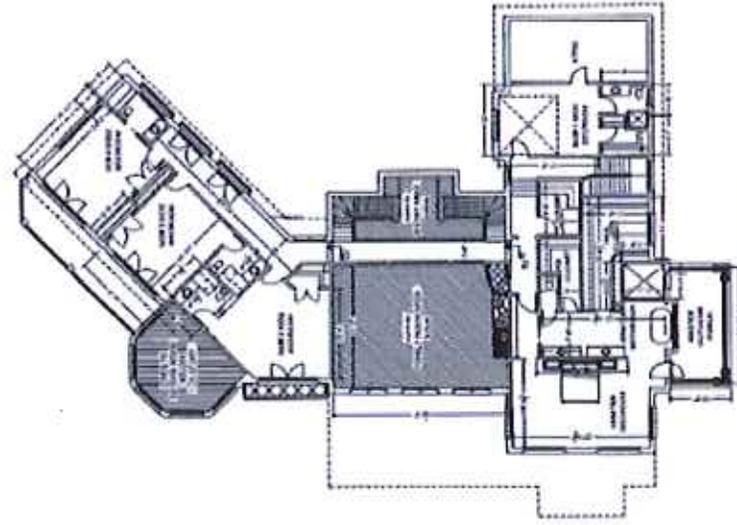
13474 Edgewater Drive, Rear

2.26.2019 January 2019

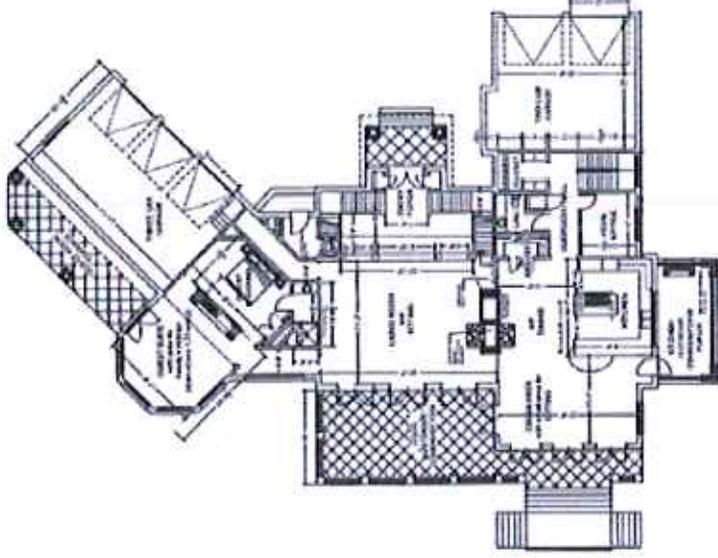




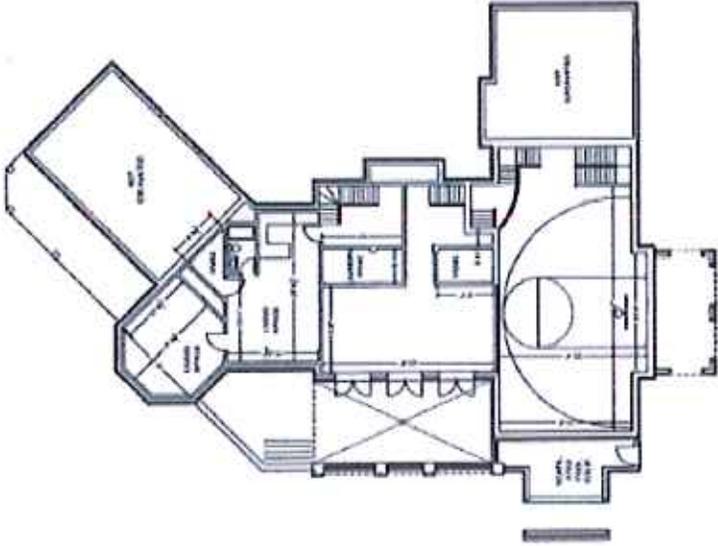




**SEMAN RESIDENCE**  
 MARK REINHOLD ARCHITECT  
 1120 FIRST MASS, LAKESIDE, OHIO 44137  
 SLEEPING LEVEL PLAN  
 1/8" equals 1'-0"



**SEMAN RESIDENCE**  
 MARK REINHOLD ARCHITECT  
 1120 FIRST MASS, LAKESIDE, OHIO 44137  
 LIVING LEVEL PLAN  
 1/8" equals 1'-0"



**SEMAN RESIDENCE**  
 MARK REINHOLD ARCHITECT  
 1120 FIRST MASS, LAKESIDE, OHIO 44137  
 BASEMENT AND SUB-BASEMENT PLAN  
 1/8" equals 1'-0"



MARK REINHOLD ARCHITECT

SEMAN RESIDENCE 13474 EDGEWATER DRIVE, LAKESIDE, OHIO 44137

1120 FIRST MASS, LAKESIDE, OHIO 44137 (216) 220-7607

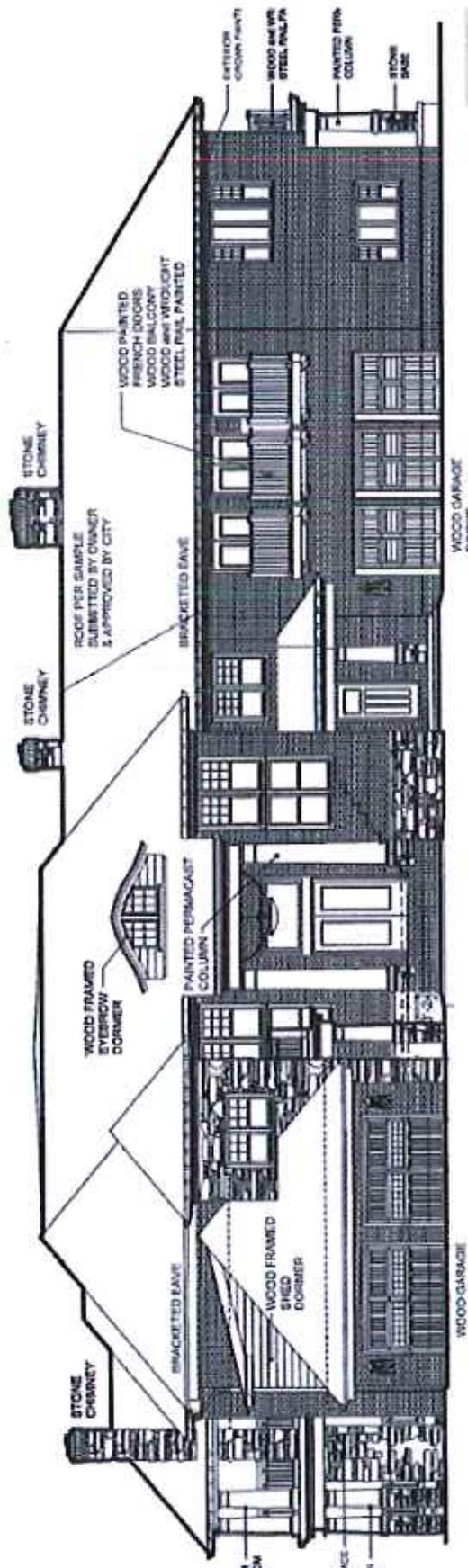
DATE: 12/11/03  
 BY: M.R.  
 CHECKED: M.R.

DECEMBER 8



©BR February 2003

# 13474 Edgewater Drive, Rear



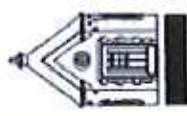
TO BE CONSTRUCTED  
 T.R. 241, 2019  
 C. 10/1/2019  
 DECEMBER

1120 FERRIS ROAD, LAKWOOD, OH 44137 (216) 828-7087

MARK REINHOLD architect

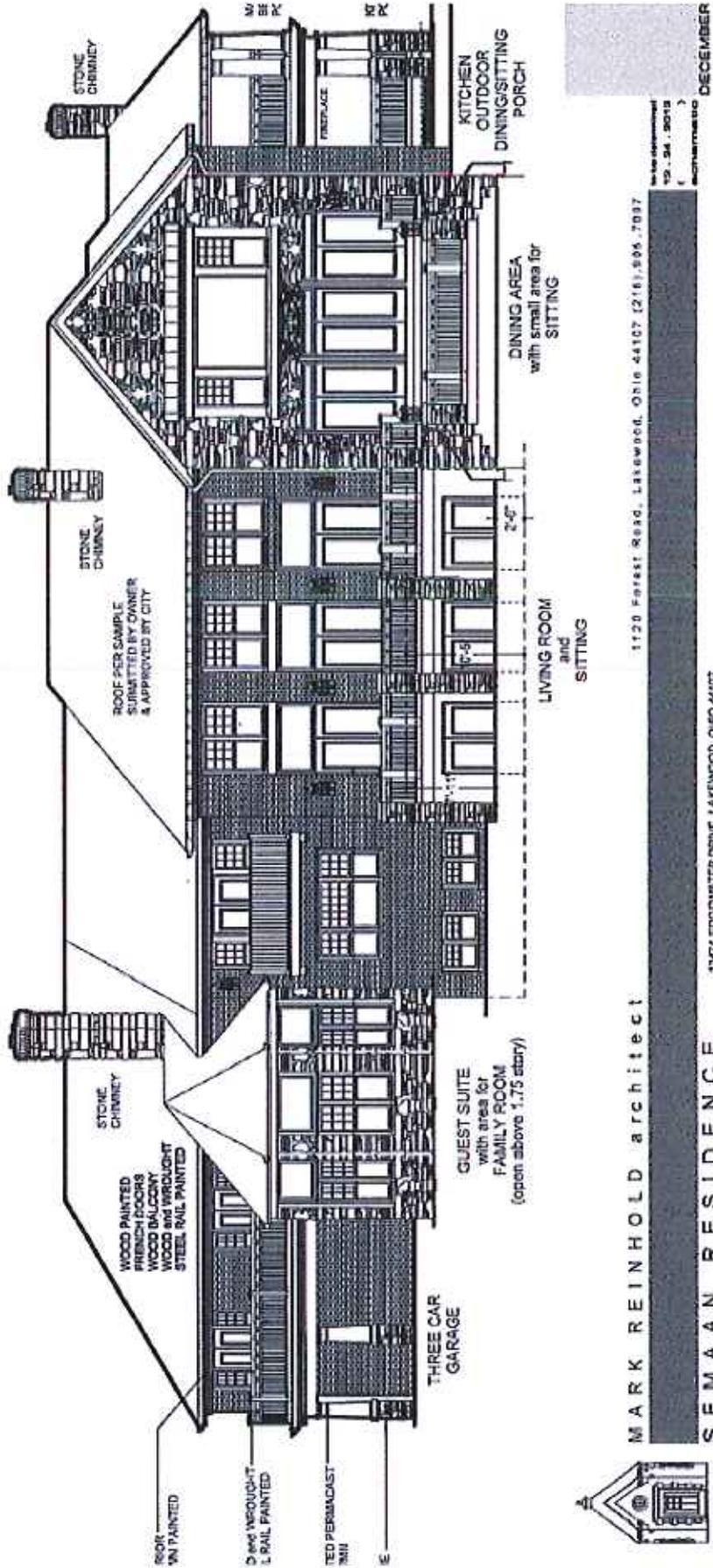
13474 EDGEWATER DRIVE, LAKWOOD, OH 44137

SEMAAN RESIDENCE  
 SCHEMATIC DESIGN PHASE NEW HOME CONSTRUCTION



7.8.2 February 2014

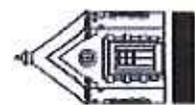
# 13474 Edgewater Drive, Rear



1120 Forest Road, Lakewood, Ohio 44107 (216) 895-7897

MARK REINHOLD architect

SEMAN RESIDENCE  
 13474 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107  
 SCHEMATIC DESIGN PHASE NEW-HOME CONSTRUCTOR

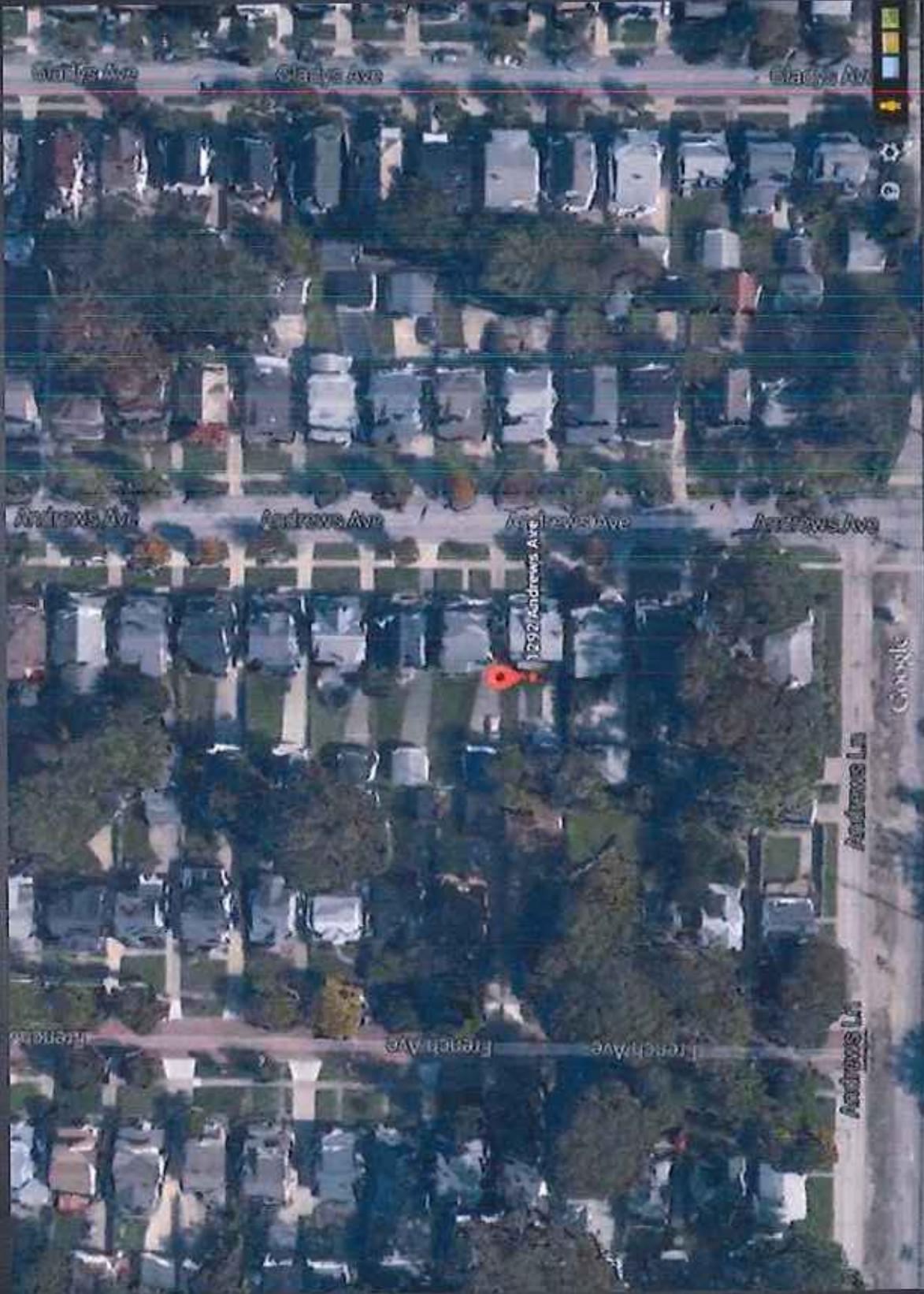


NO. 100 100000000  
 12.34.2015  
 10:00:00 AM  
 DECEMBER

588 February 2014



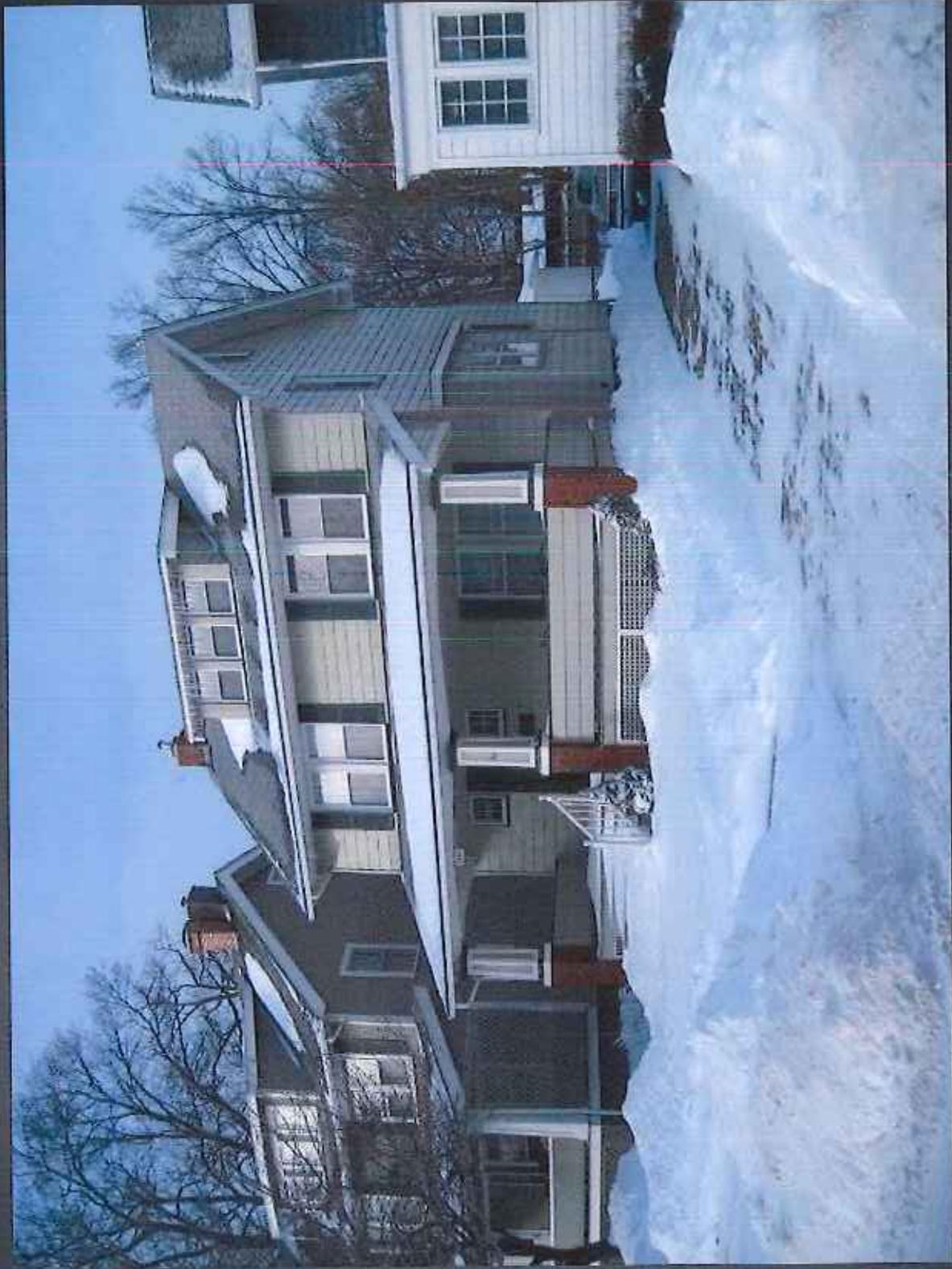
# 13474 Edgewater Drive, Rear



# 1292 Andrews Avenue

1292 Andrews Ave  
Lakewood, OH 44122





308 Faberway, #4

1292 Andrews Avenue

LAKELAND  
OHIO

5'1"

Existing  
Dormer  
↓

5'

7'

5'9"

6'6"

17'6"



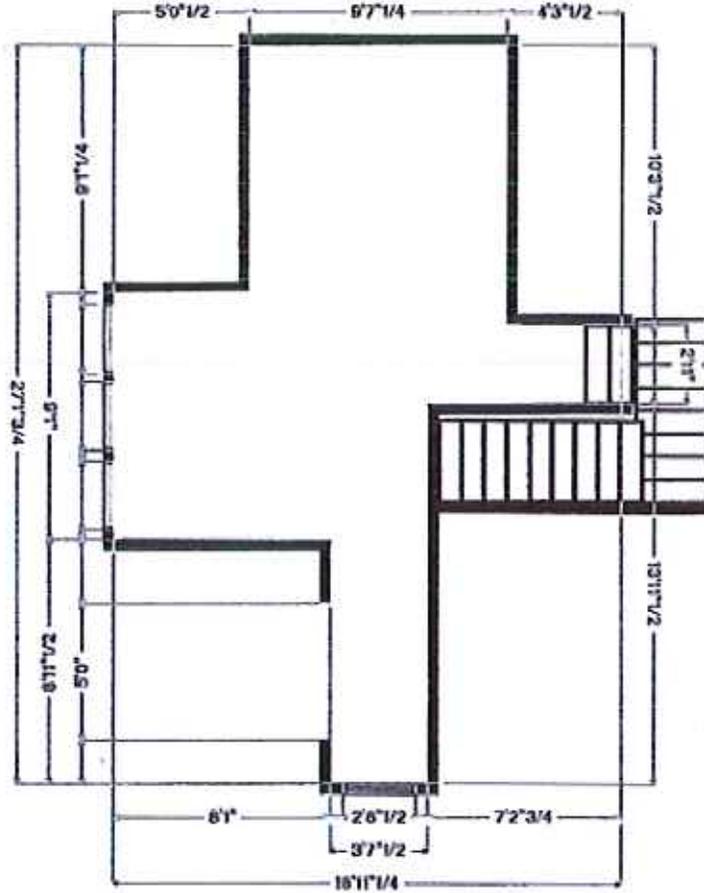
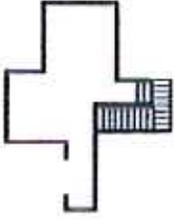
508 February 2014

1292 Andrews Avenue

# Other

Width: 18'11 1/4" in  
Length: 27'1 3/4" in

Perimeter: 92'2" in  
Area: 250.70 sq ft



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



# House



2015 February 2015

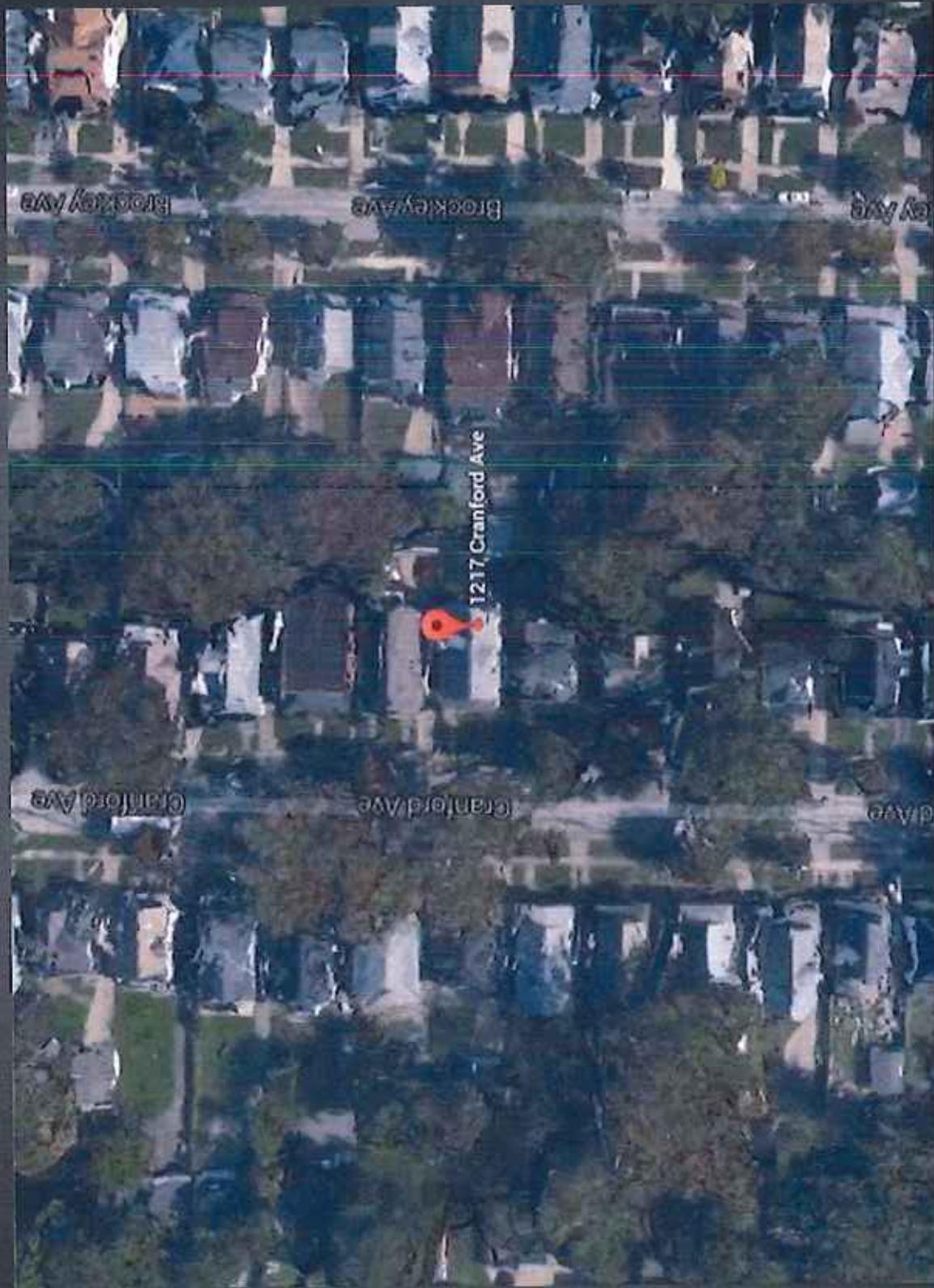
# 1292 Andrews Avenue



# 1292 Andrews Avenue



near February 2014



# 1217 Cranford Avenue

© 2014 Earthstar Labs, Inc.

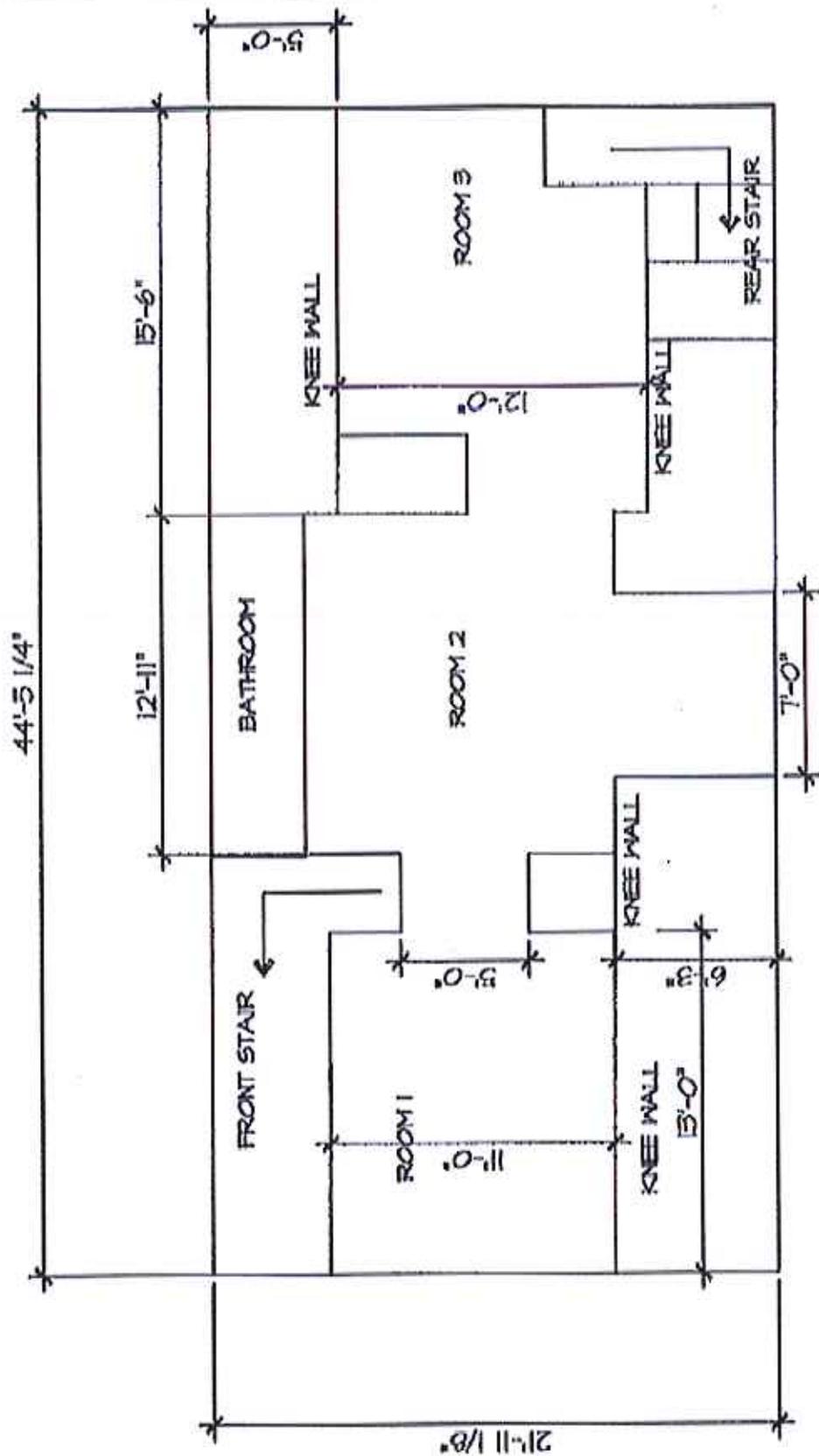




12117 Cranford Avenue

2018 February 23, 4





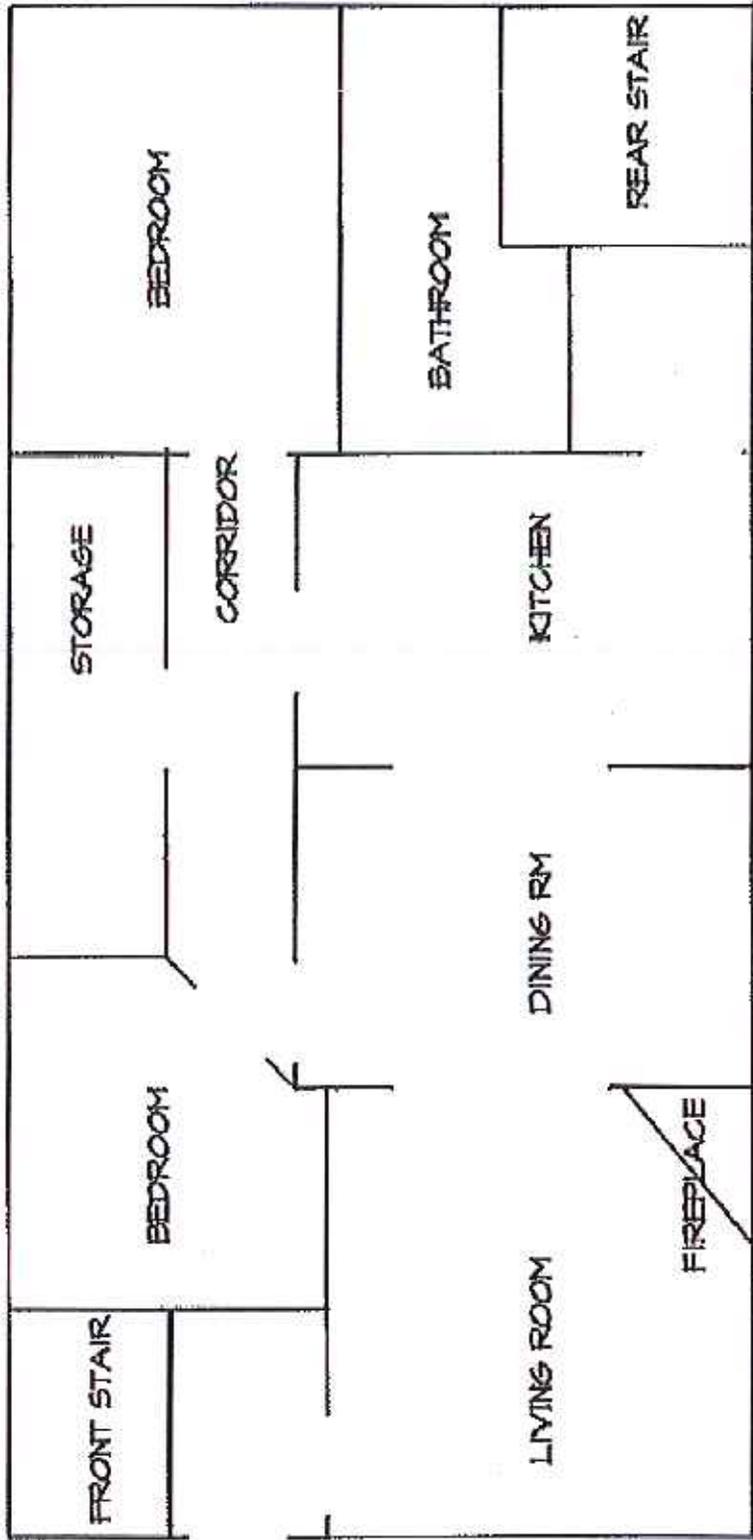
NORTH

# THIRD FLOOR PLAN

1217 Cranford Avenue



AKR February 2014



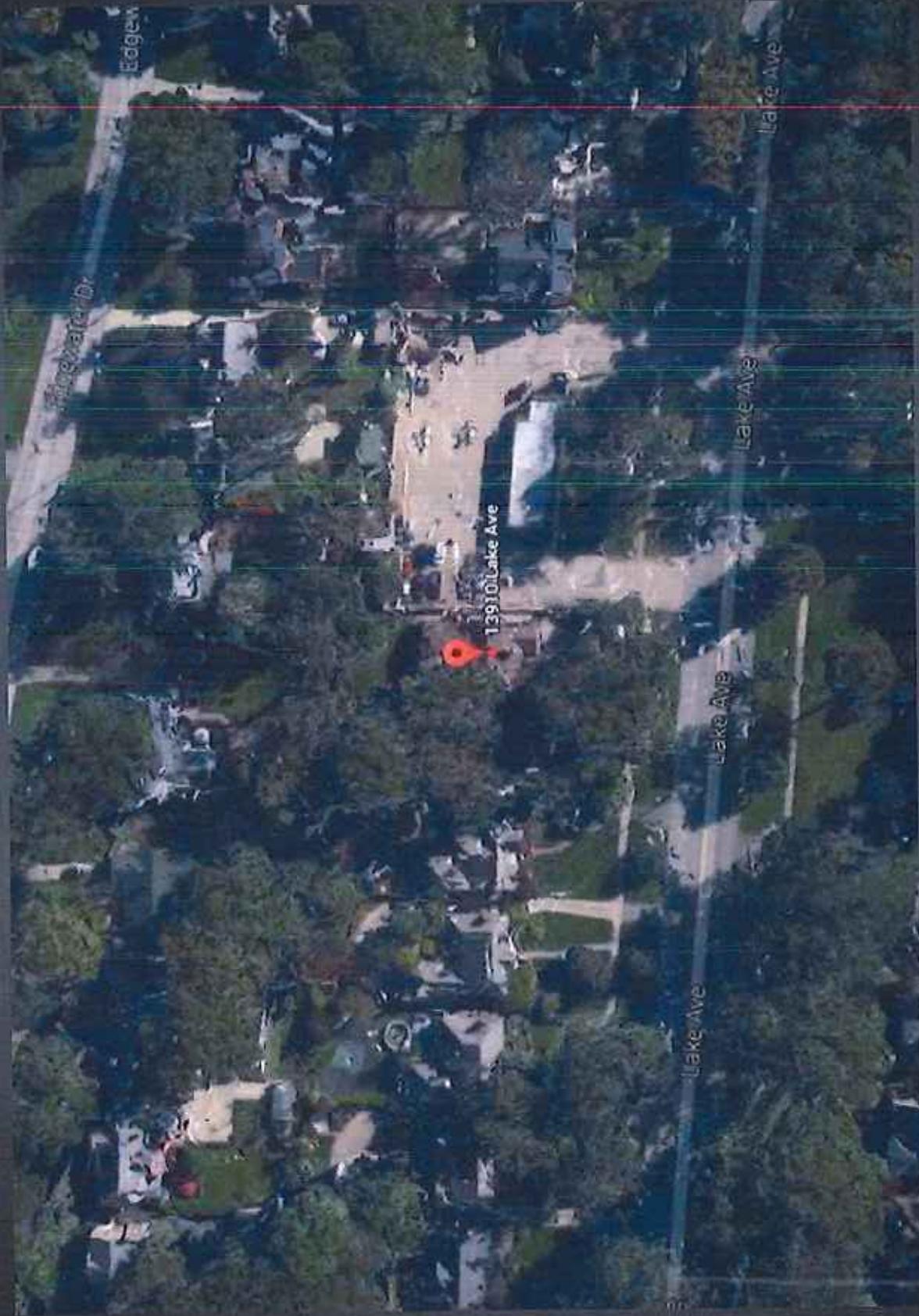
NORTH 

# SECOND FLOOR PLAN



300 February 2014

1217 Cranford Avenue



13910 Lake Avenue



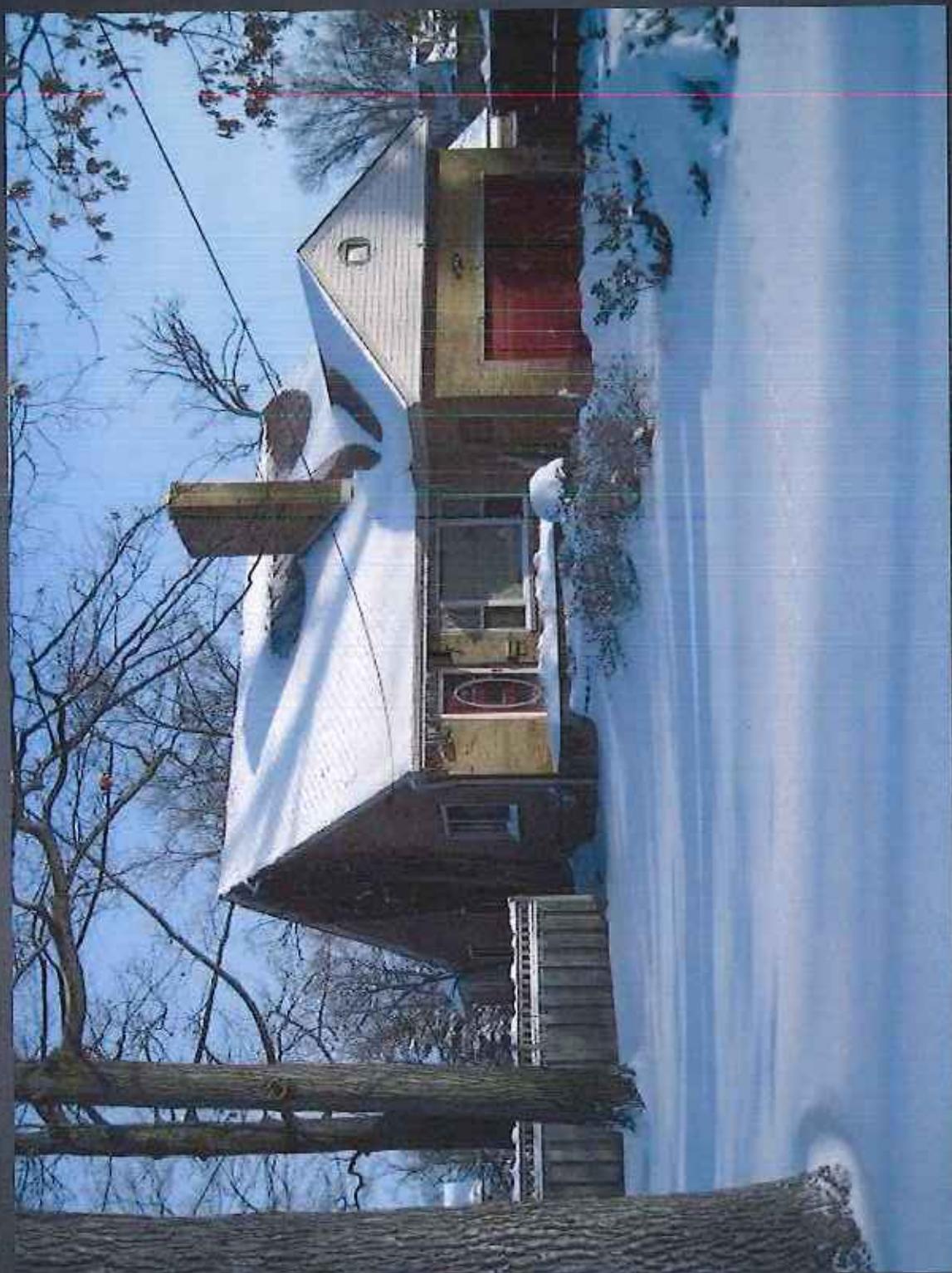
Map February 2014



13910 Lake Avenue

Also February 2014



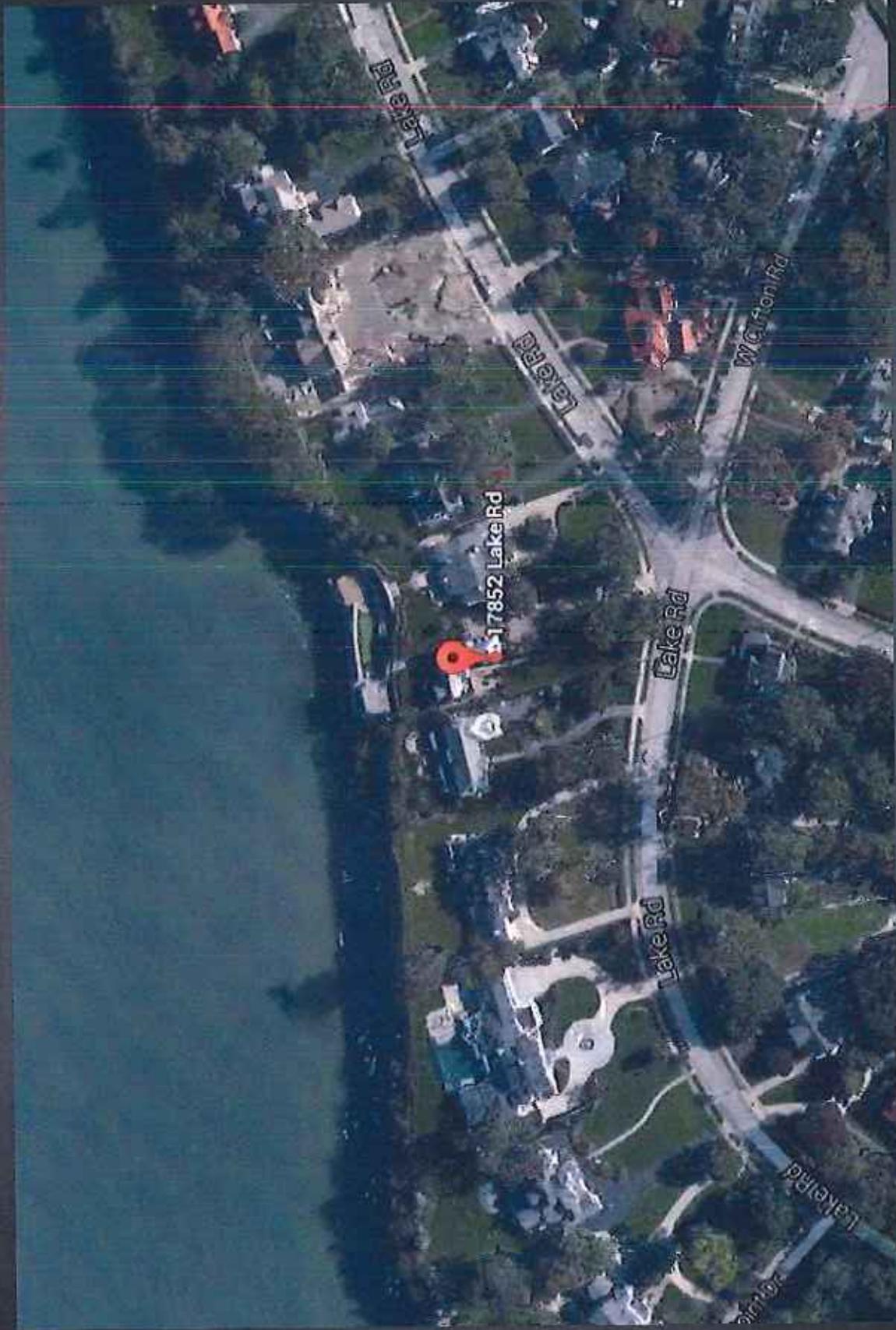


LAKELAND  
CHICAGO

© 2014 Lakeland Chicago

13910 Lake Avenue

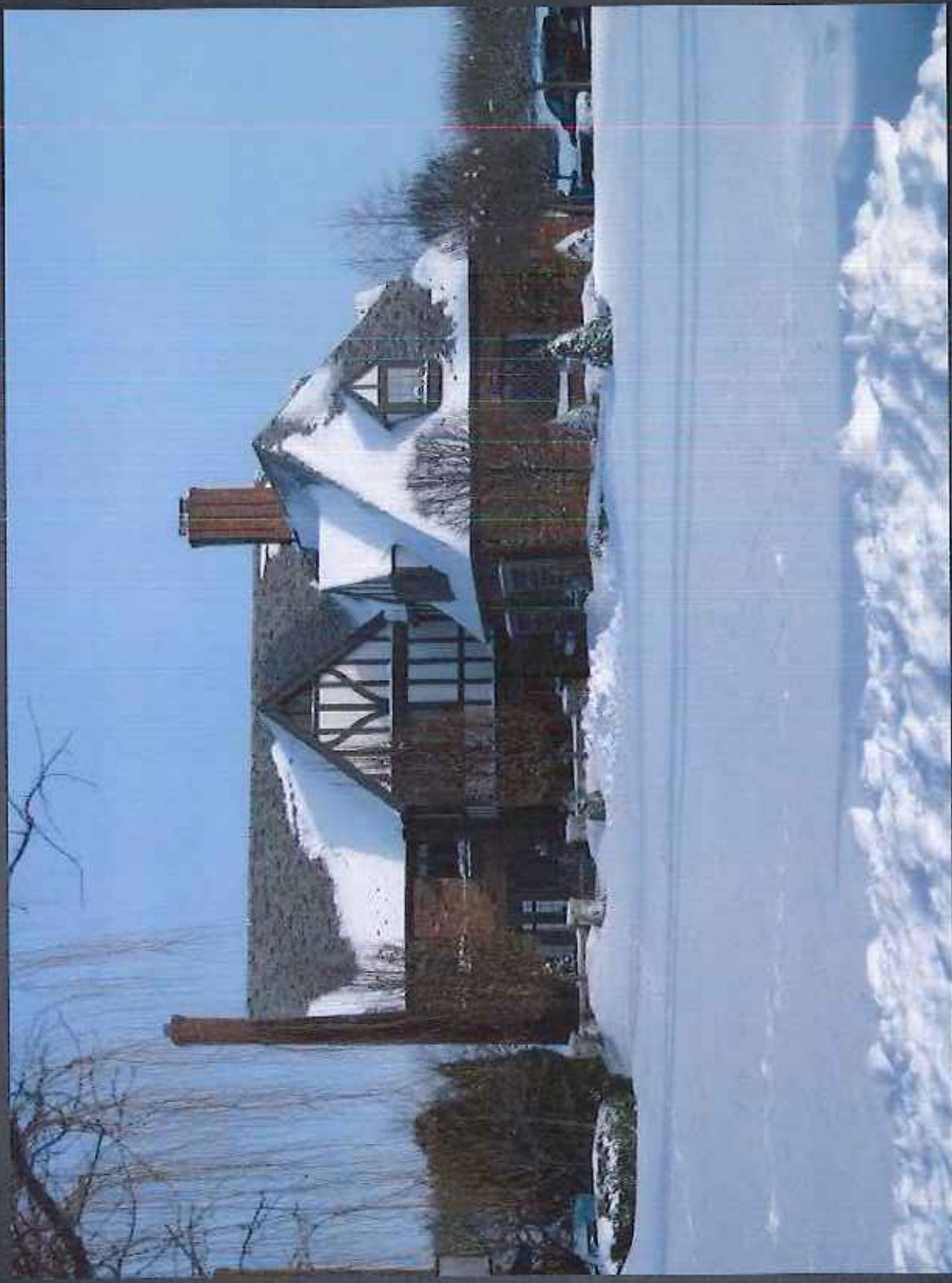




17852 Lake Road



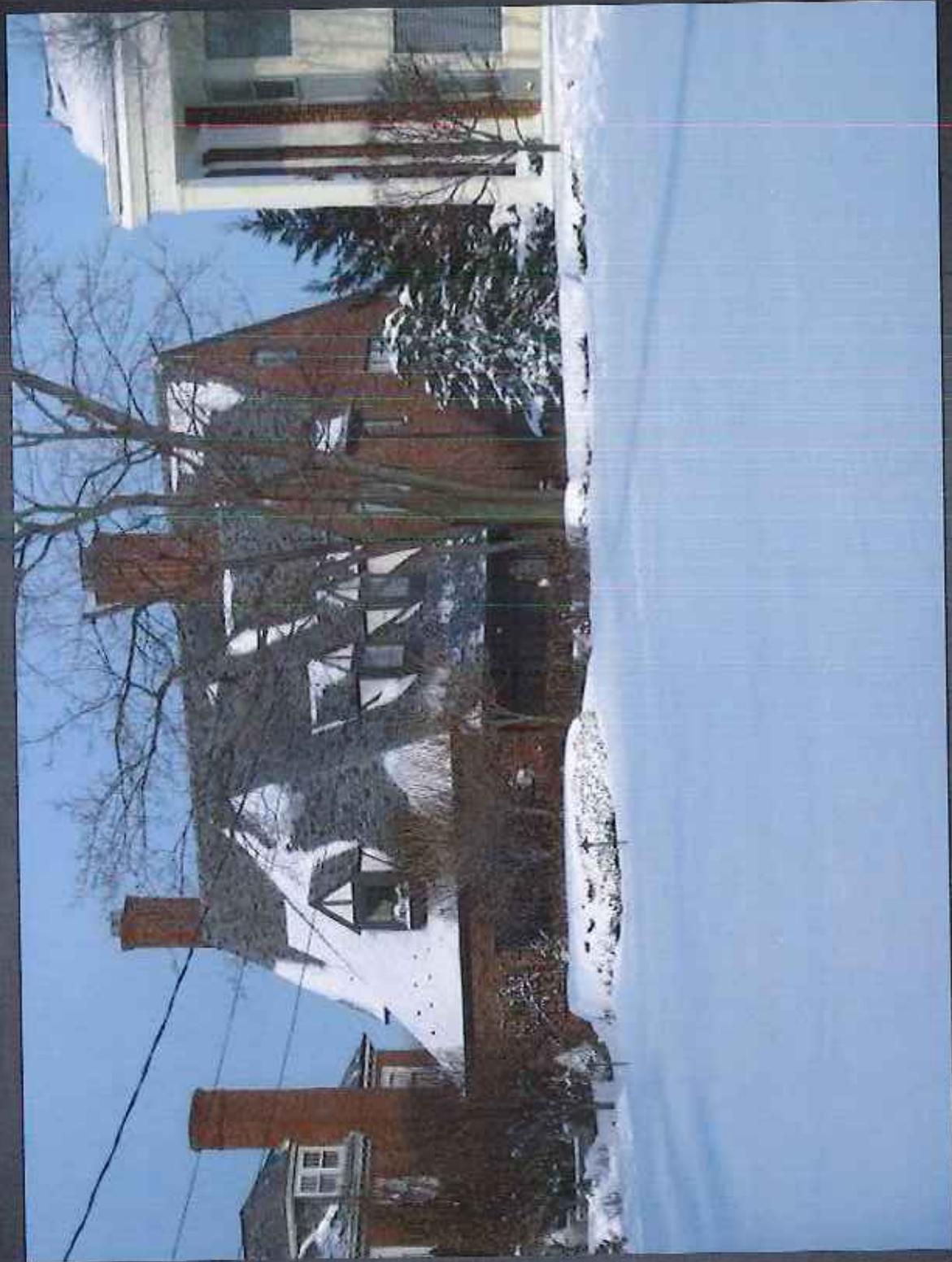
AKX February 2014



17852 Lake Road

Asst. February, 2013





17852 Lake Road

LAKELAND  
CHICAGO

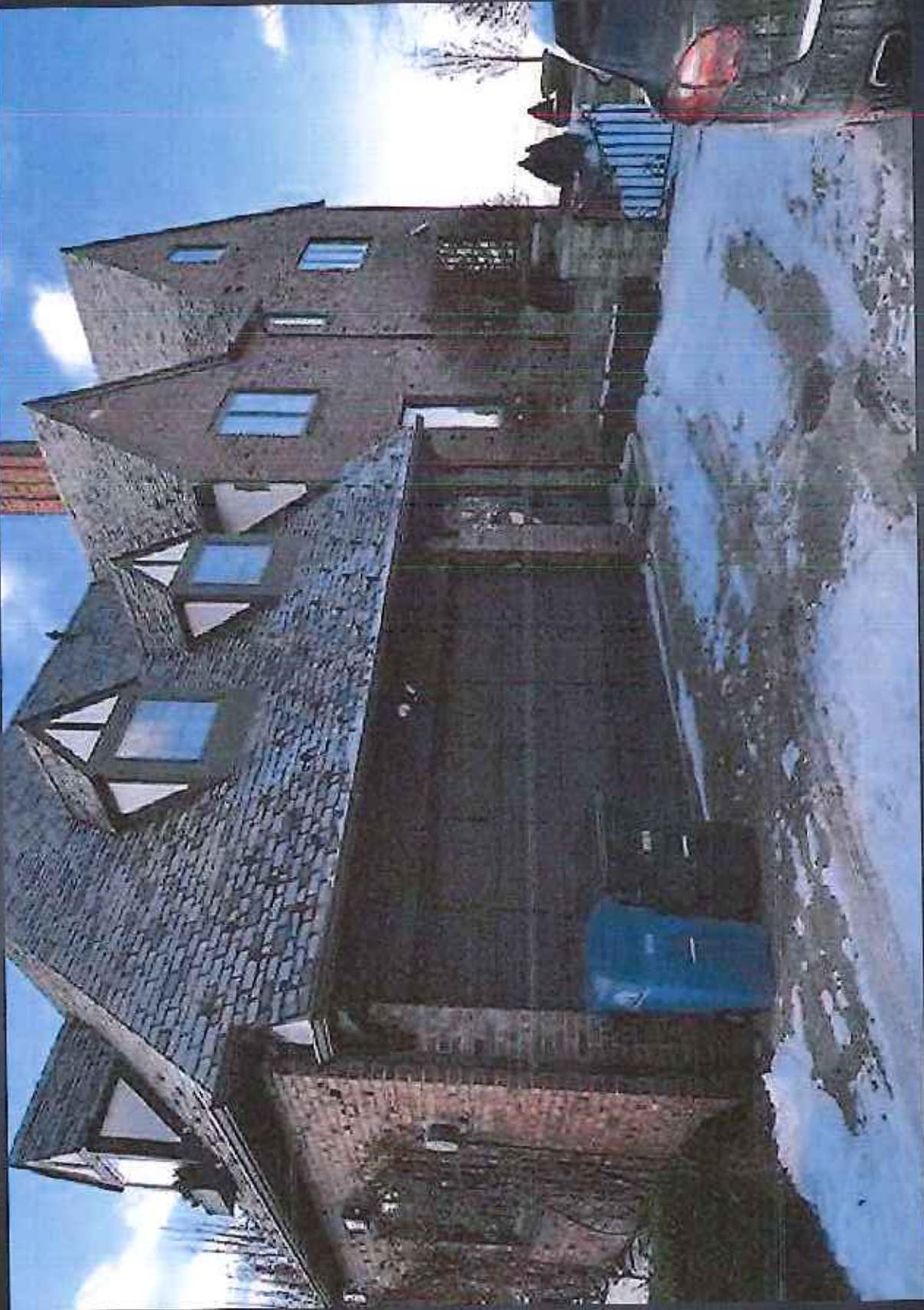
3188 Pulasky St. #4



LAKELWOOD  
CHIC

1888 February 2018

17852 Lake Road



17852 Lake Road









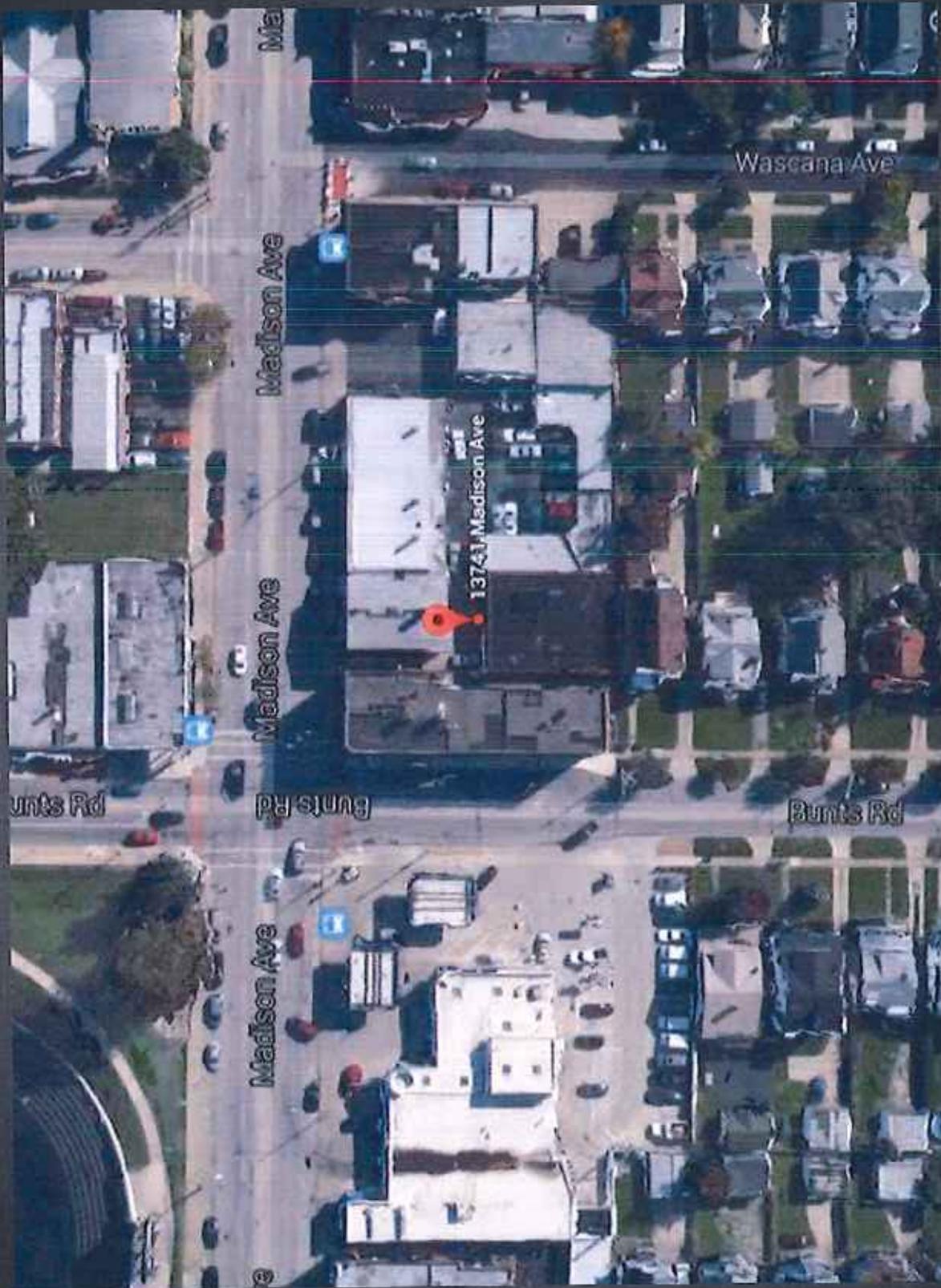
KEPLER 2/2014

MARK REINHOLD architect  
R1 R2/1

17852 Lake Road

April February 2014





13741 Madison Avenue



ABS February 2014



SEE FEBRUARY 2015

13741 Madison Avenue





APR. FEBRUARY 2014



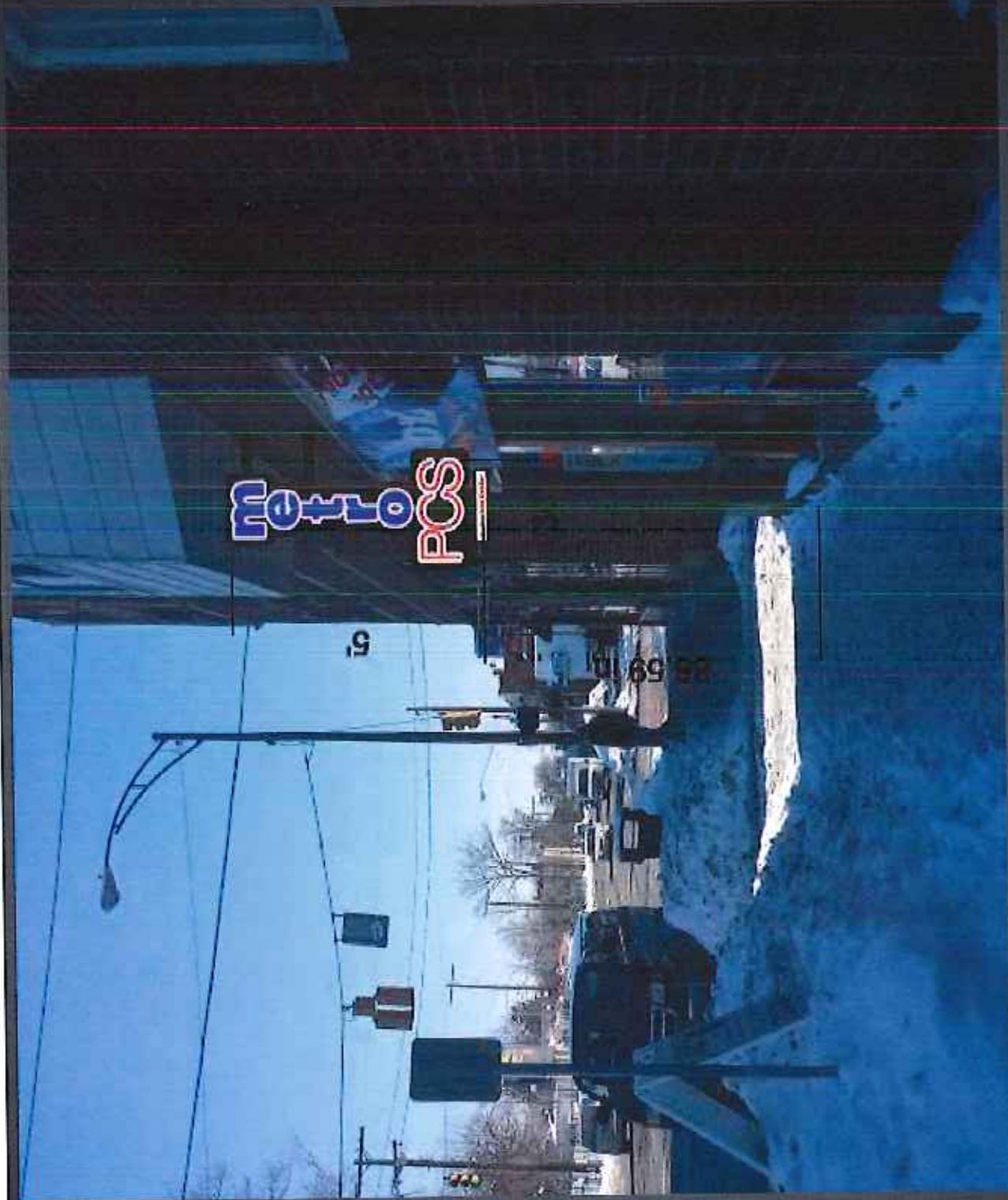
13741 Madison Avenue



13741 Madison Avenue



APR. February 2011

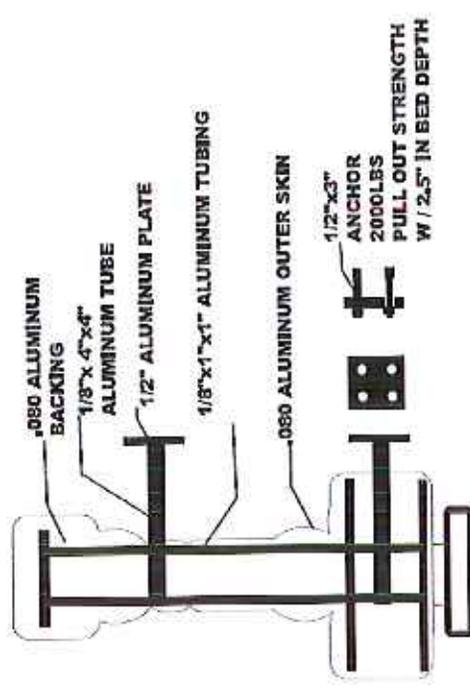
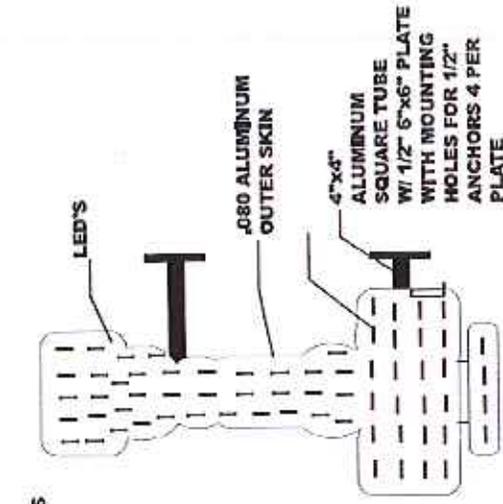
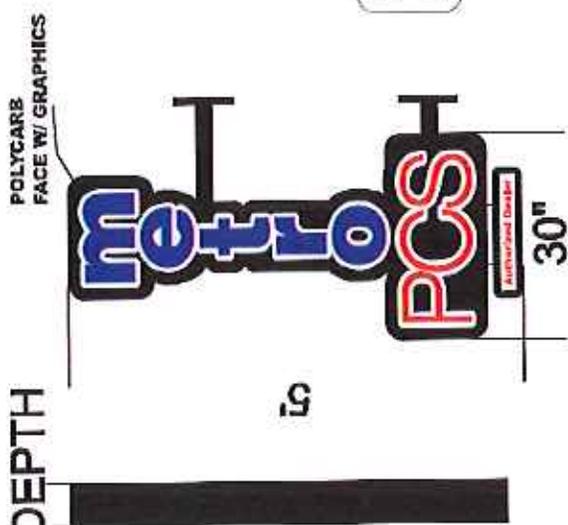


13741 Madison Avenue



AKA: FABRICITY, CO. 1

10" DEPTH



TYPE = PROJECTION CONTOUR CABINET SIGN  
 COLORS = FACE - \_ARLON 3412 PURPLE AND 3411 ORANGE .125\_POLYCARB  
 TRIMCAP - \_BLACK  
 RETURNS - \_WHITE .080 ALUMINUM  
 LIGHTING - \_WHITE LED'S  
 TRANSFORMERS = \_LED POWER SUPPLY  
 MOUNTING = 1/2"x4" SLEEVE ANCHORS - 4 PER PLATE TOTAL OF 8

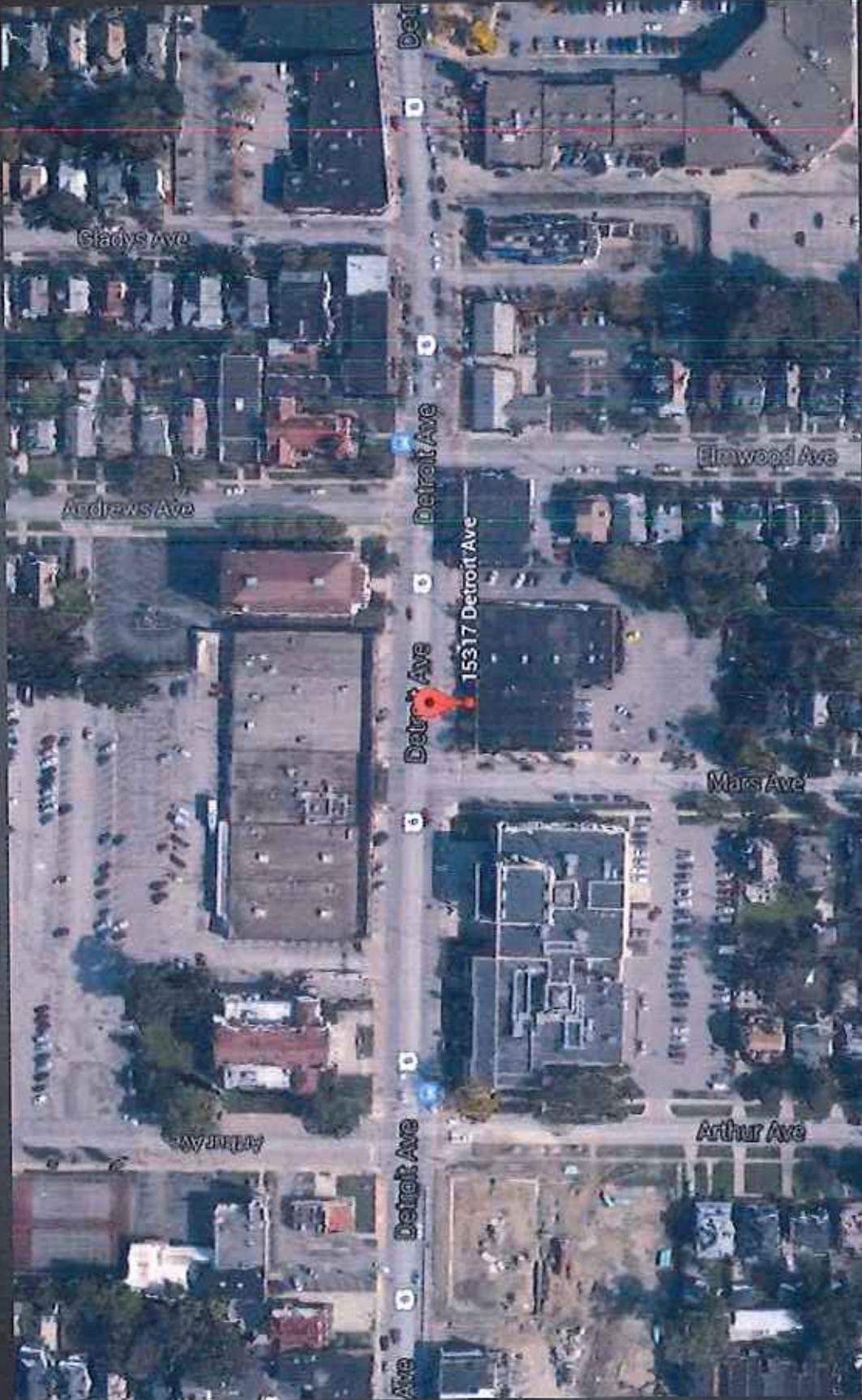
Author of Drawing:  
**ABSOLUTE CANVAS & SIGNS**  
**2211 E. 28TH ST.**  
**LORAIN OH**  
**440-949-0472**

Client Name:  
**METRO PCS**  
 Location:  
**13741 MADISON AVE**  
**LAKWOOD OH**



ASK February 2014

13741 Madison Avenue



15317 Detroit Avenue



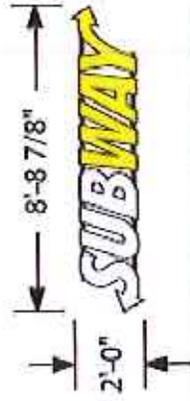
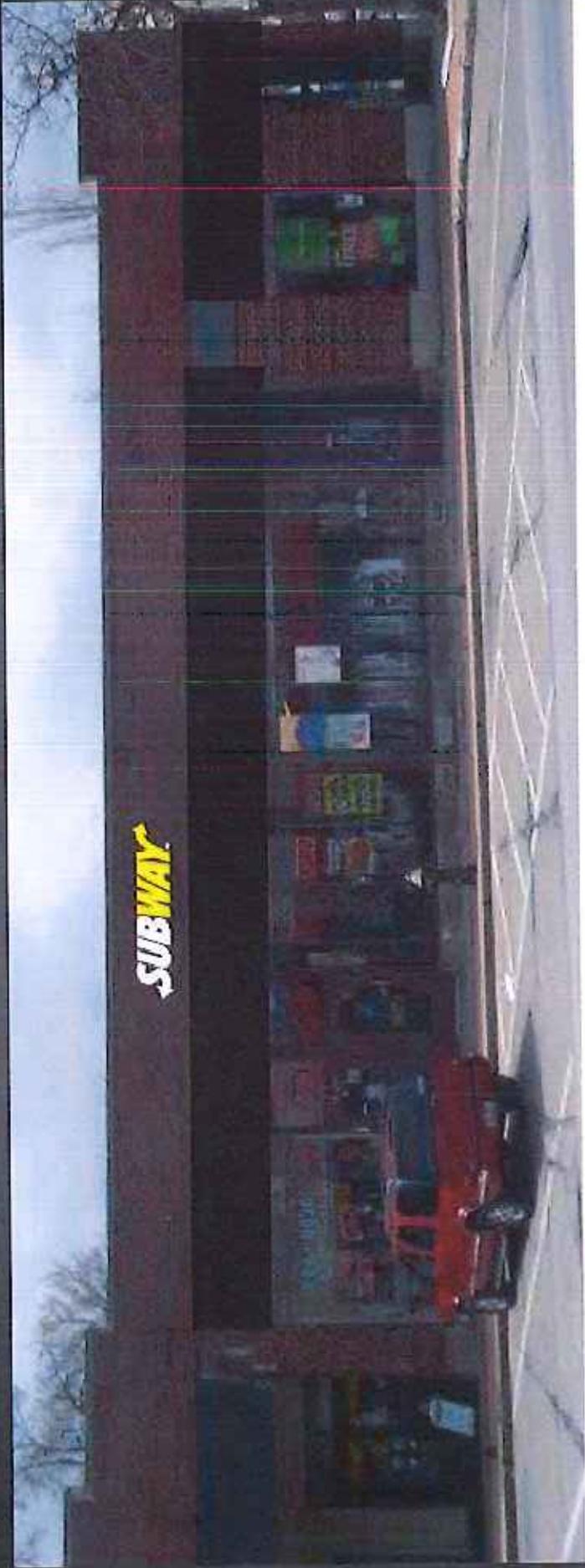
© 2014 Lakewood Ohio



15317 Detroit Avenue

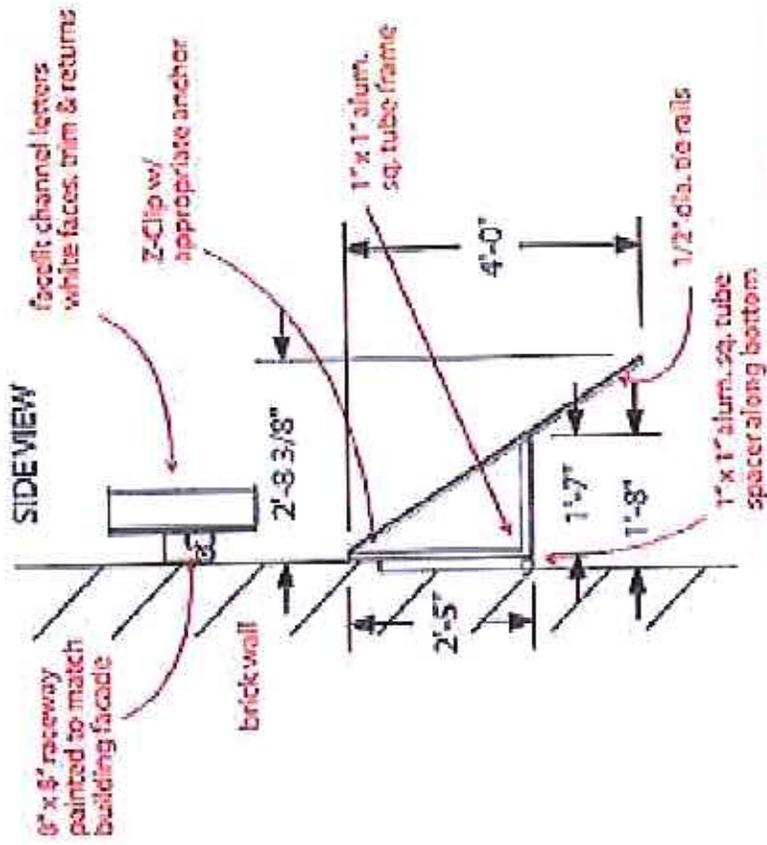
122 February 2014





APR. February 2014

15317 Detroit Avenue



SIDE VIEW

# 15317 Detroit Avenue



ADB February 2014

**Channel Letters:**

Raceway?

New face color

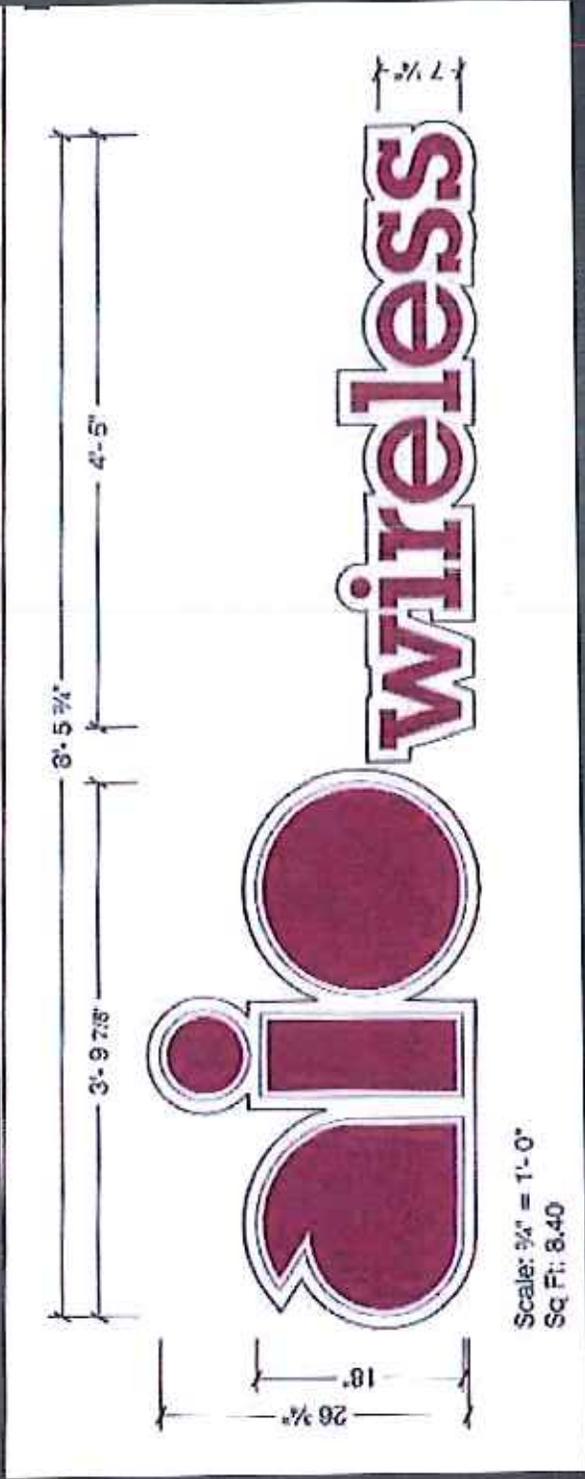
White:

Day/Night:

Other:

Existing sign size  
25.5 x 11'2"

New sign size  
28" x 127"

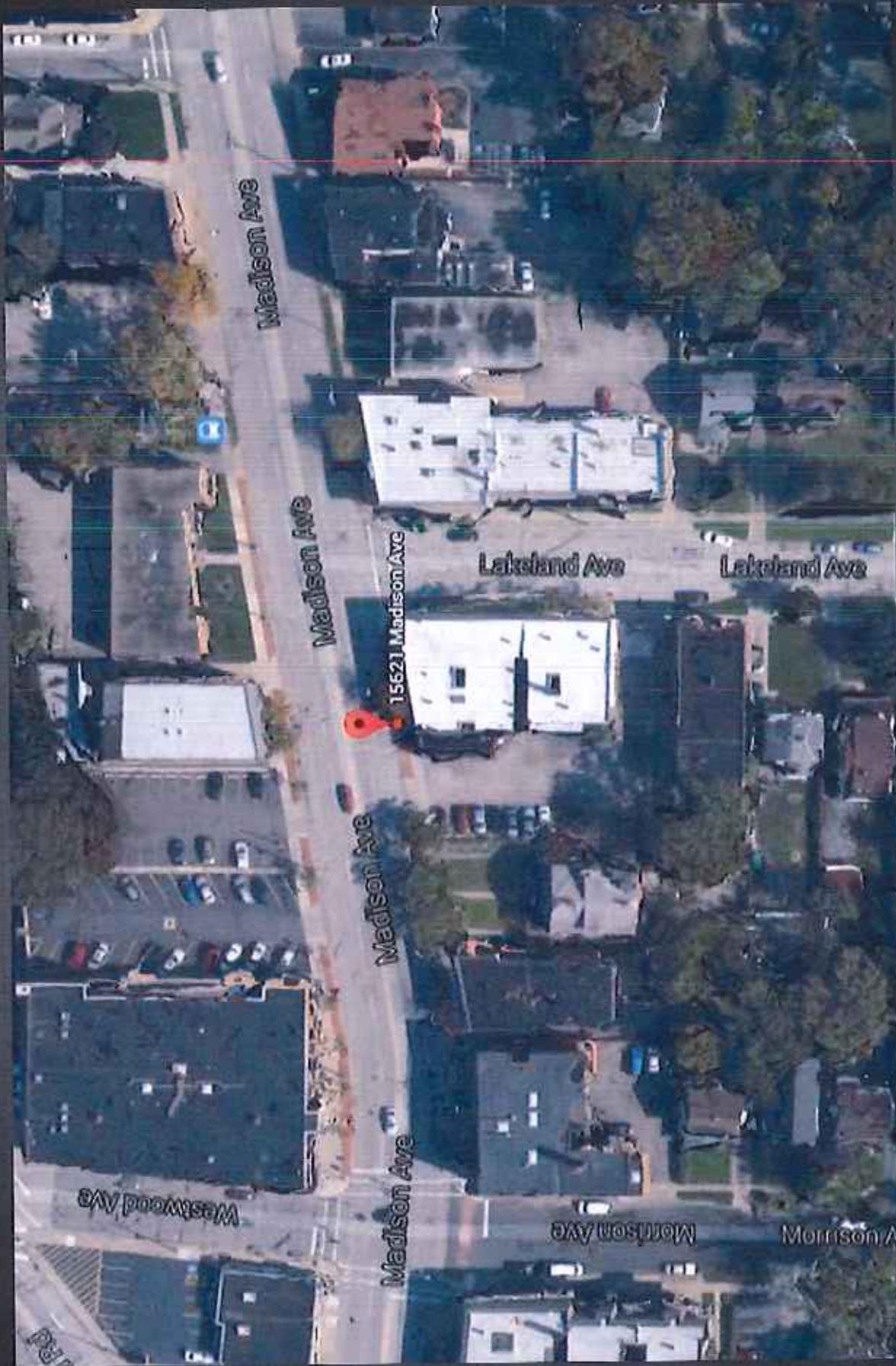


**Neighboring Business Owner Signage**

**15317 Detroit Avenue**



Ask February 2014



# 15621 Madison Avenue

7.98 February 2014

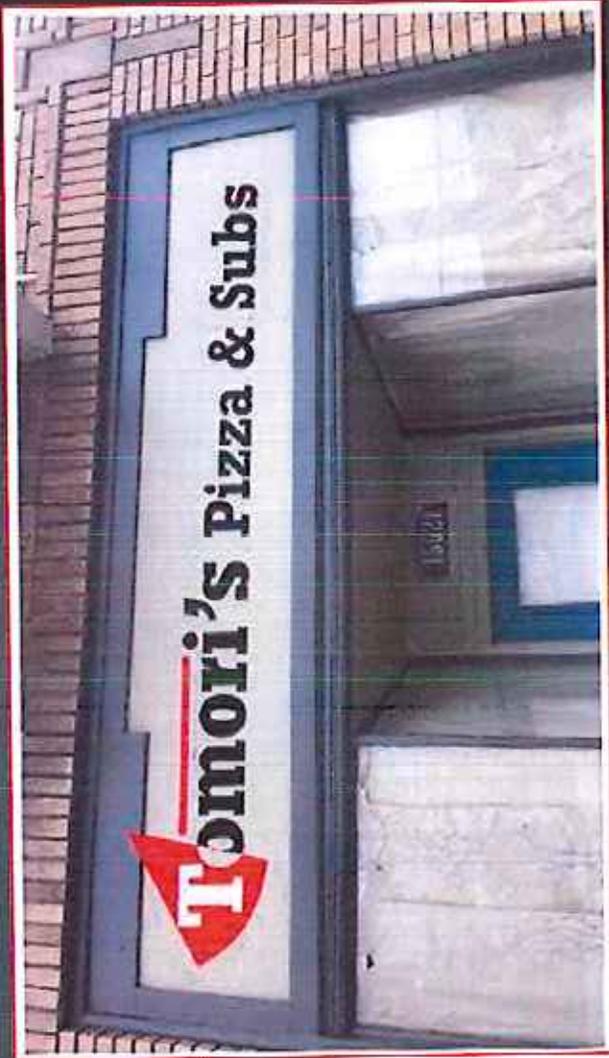




15621 Madison Avenue

Assoc. February 2014

LAKELWOOD  
CHIO



SIGN FACE  
29" X 152" TEXT  
PAINTED EXT. FOAM  
1" THICK  
10" TOMORI'S  
7.5" PIZZA & SUBS  
TEXT 13" SQ FT.



15621 Madison Avenue



156 February 2014

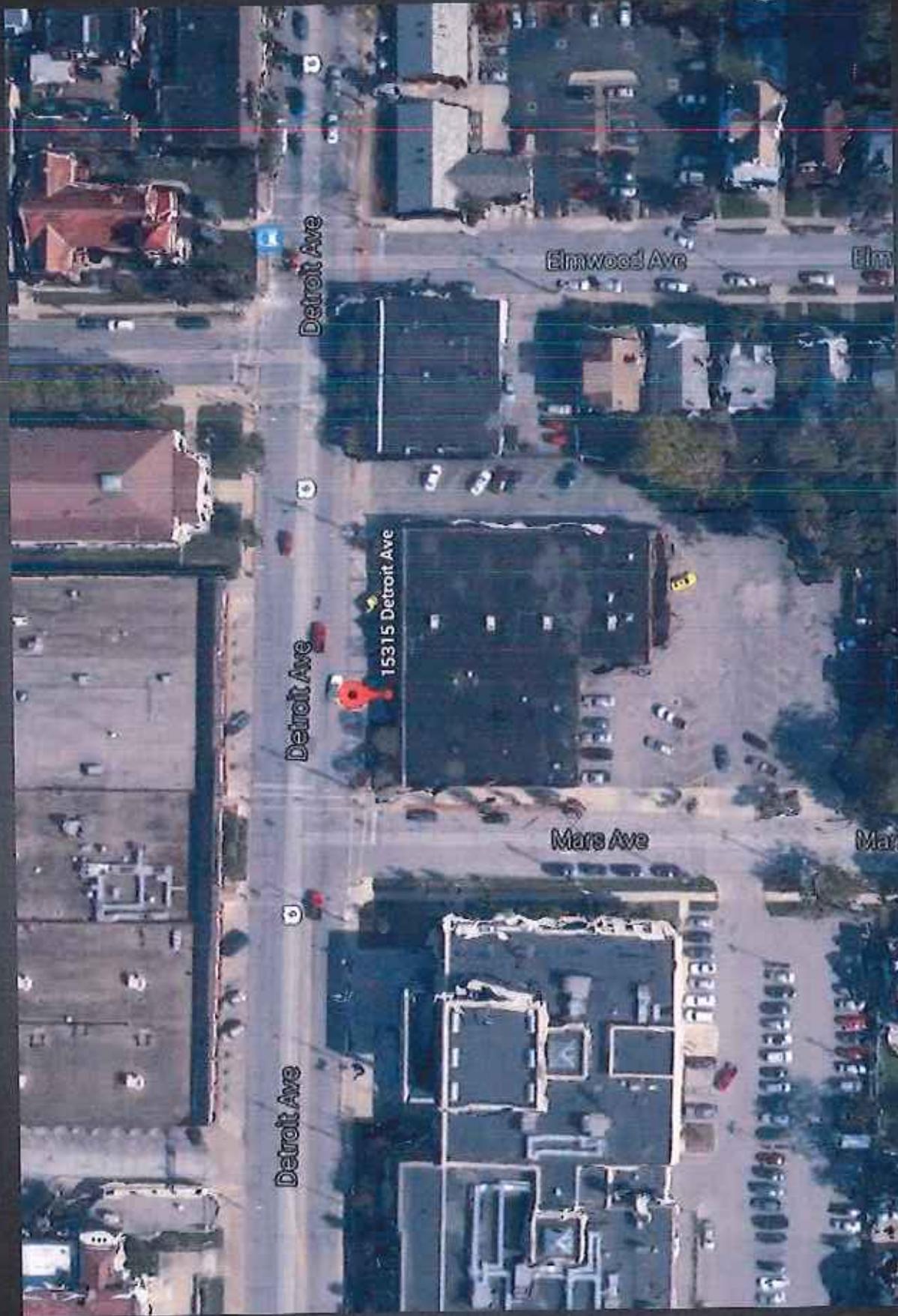


# Neighboring Business Owner Signage

15621 Madison Avenue



AGE February 2014



15315 Detroit Avenue



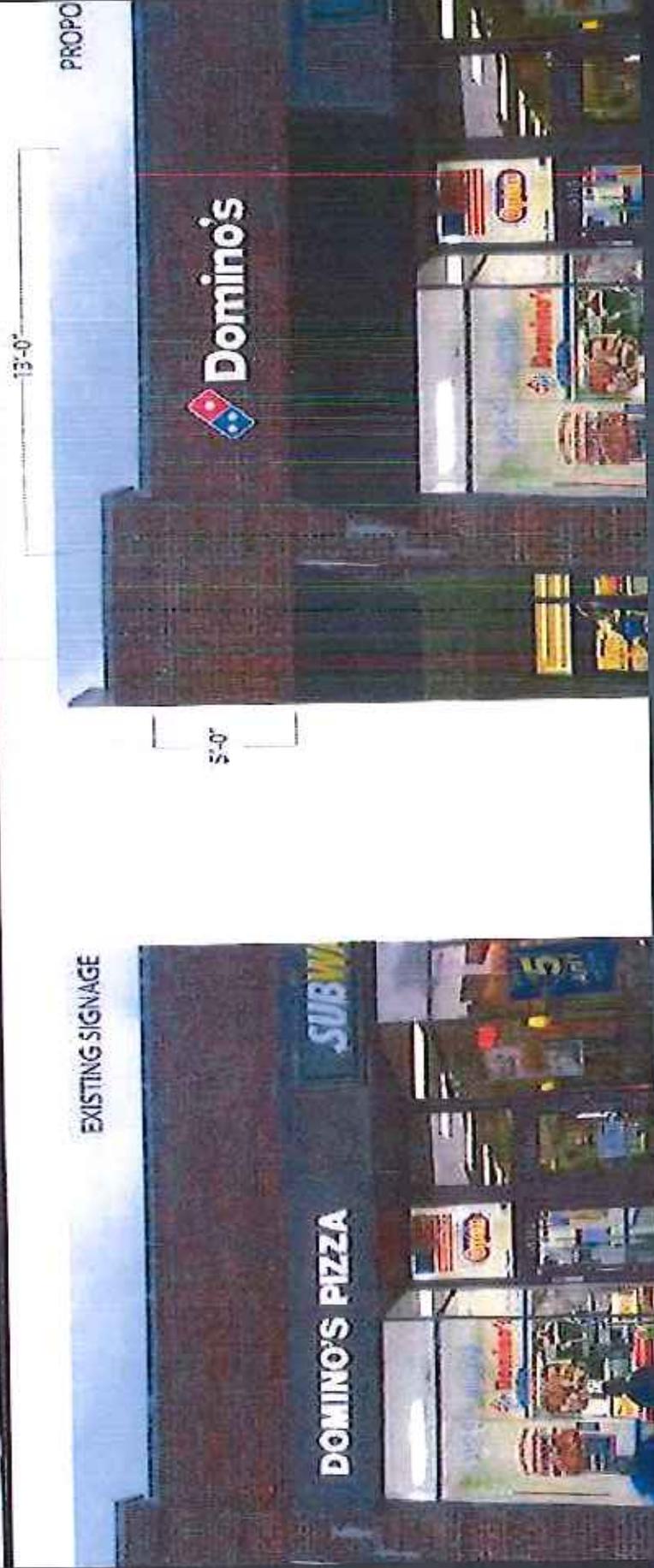
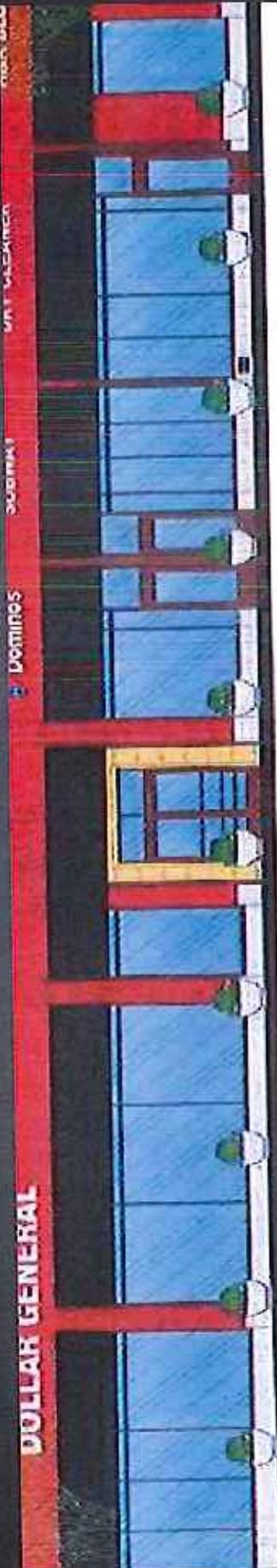
© 2013 February, 2013



15315 Detroit Avenue

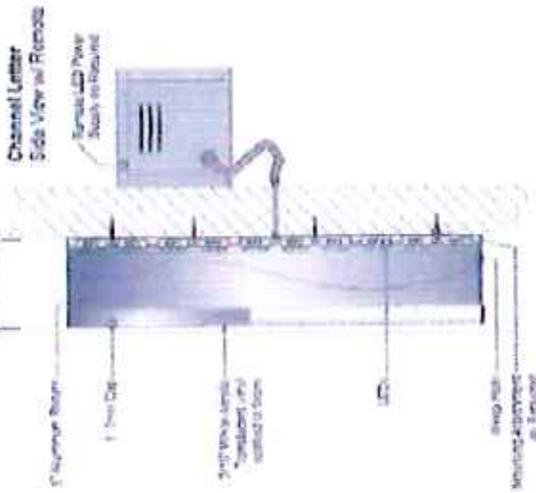
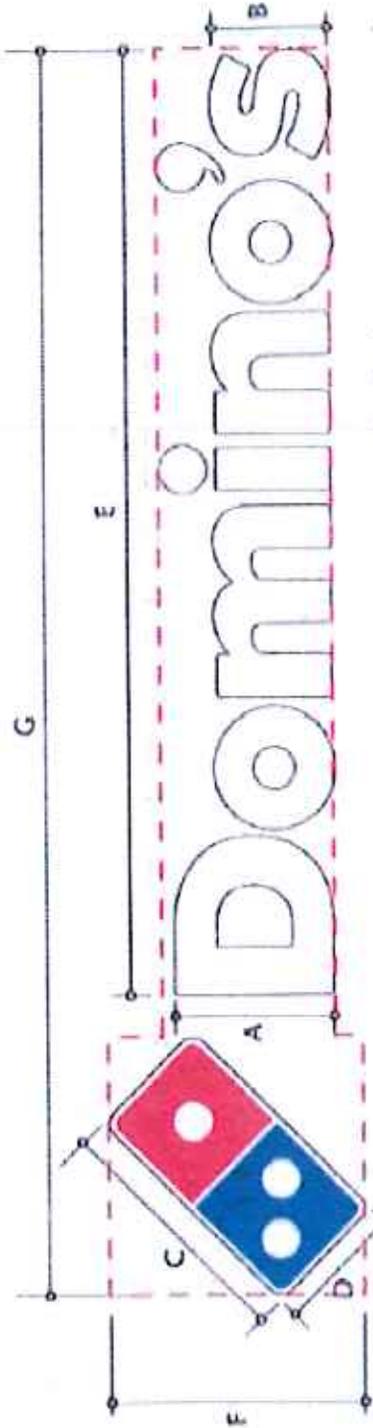
1/23 February 2014

LAYWOOD  
OHIO



© 2018 Lawwood Ohio, Inc.

15315 Detroit Avenue



**SPECIFICATIONS:**

- (1) Irremovable illuminated channel letter and logo set.
- Channel Letters:**  
5" deep aluminum sidewalls - Blue  
White acrylic faces with translucent vinyl applied to faces  
1" trim cap - Blue
- Channel Logo Cabinet:**  
5" deep aluminum sidewalls - White  
White acrylic faces with translucent vinyl applied to faces  
1" trim cap - White

**Illuminations:** LED  
Mounting: Direct mount to facade with as required mounting hardware.

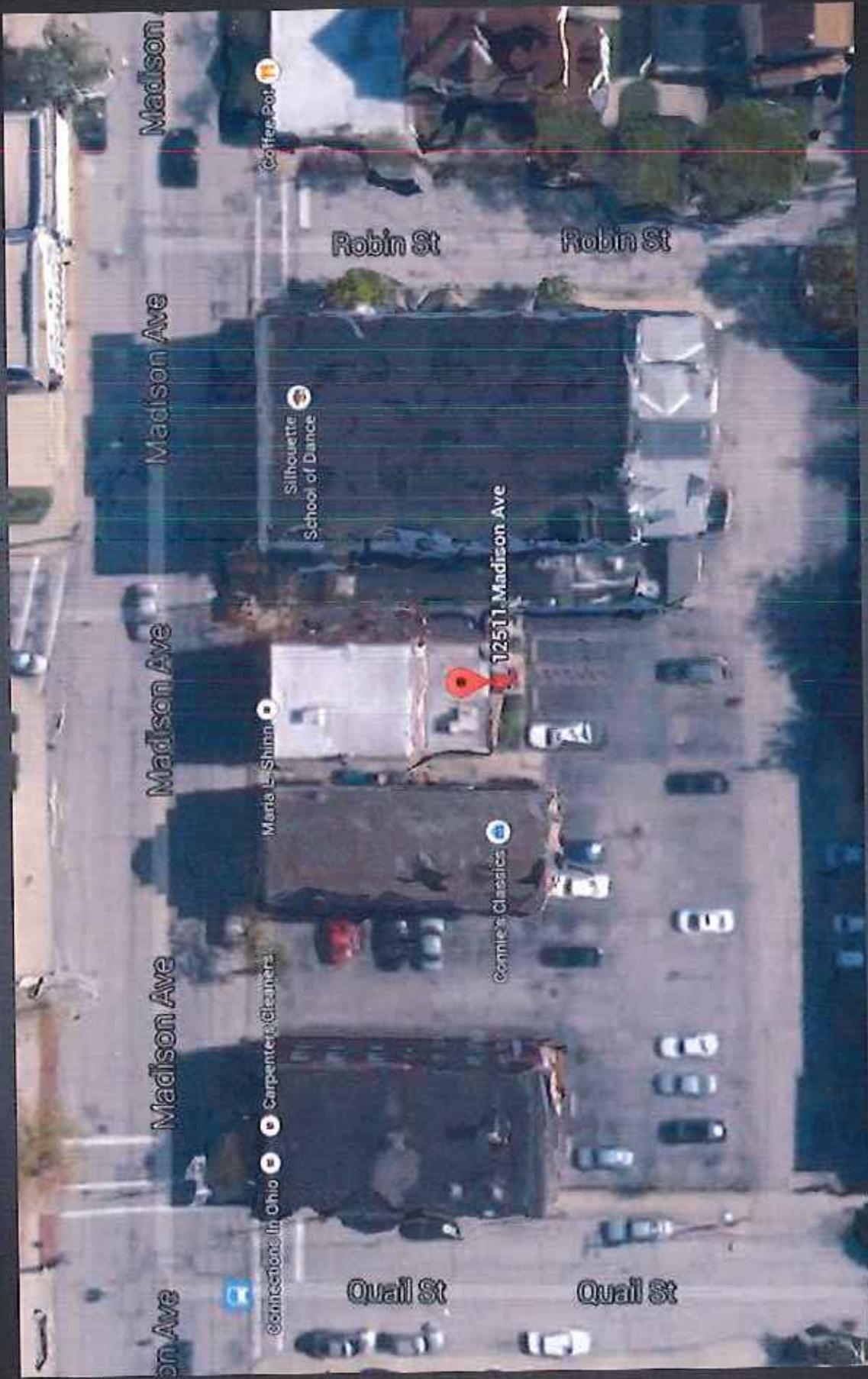
**Vinyl Color Key:**  
■ 3M Intense Blue 3750-127 (PMS 307C)  
■ 3M Red 3750-33 (PMS 186C)

Standard Sizing Chart								
Letter Height "D"	Height of Lower Case Letter	Logo Height	Logo Width	Letter Length	Overall Height	Overall Length	Boxed SQFT	
Part #	A	B	C	D	E	F	G	
	1'-5"	1'-0 7/8"	2'-2 5/8"	1'-1 3/4"	5'-3 3/8"	2'-3 1/8"	10'-11"	18.58



© 2011 Lakewood Ohio

15315 Detroit Avenue



12511 Madison Avenue



7.93 February 2014

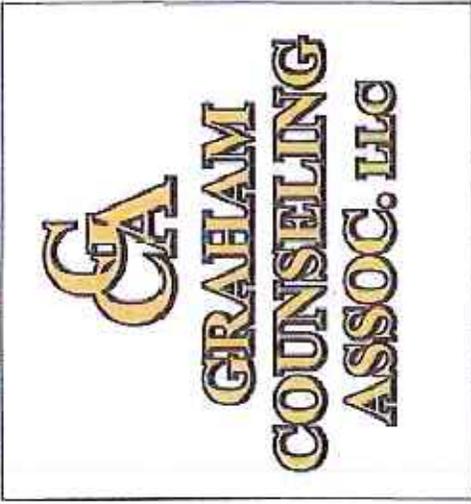
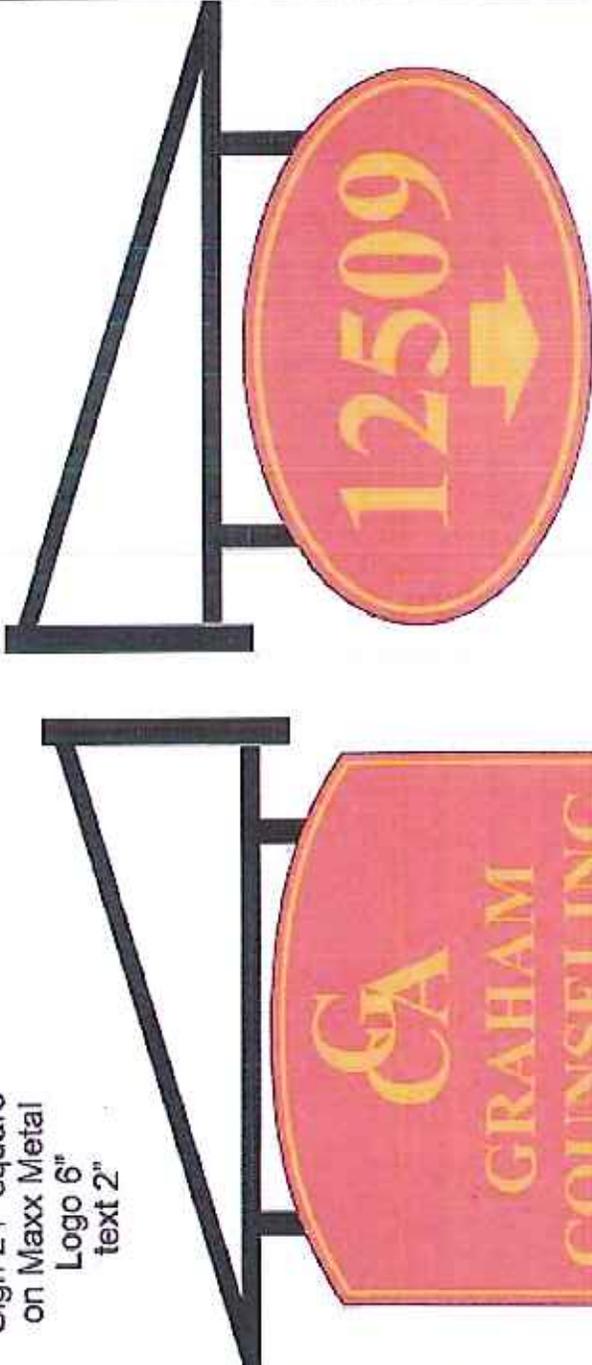


12511 Madison Avenue

APR 6 February 2013



Sign 24" square  
on Maxx Metal  
Logo 6"  
text 2"



↑  
only



© 2013 February 2013

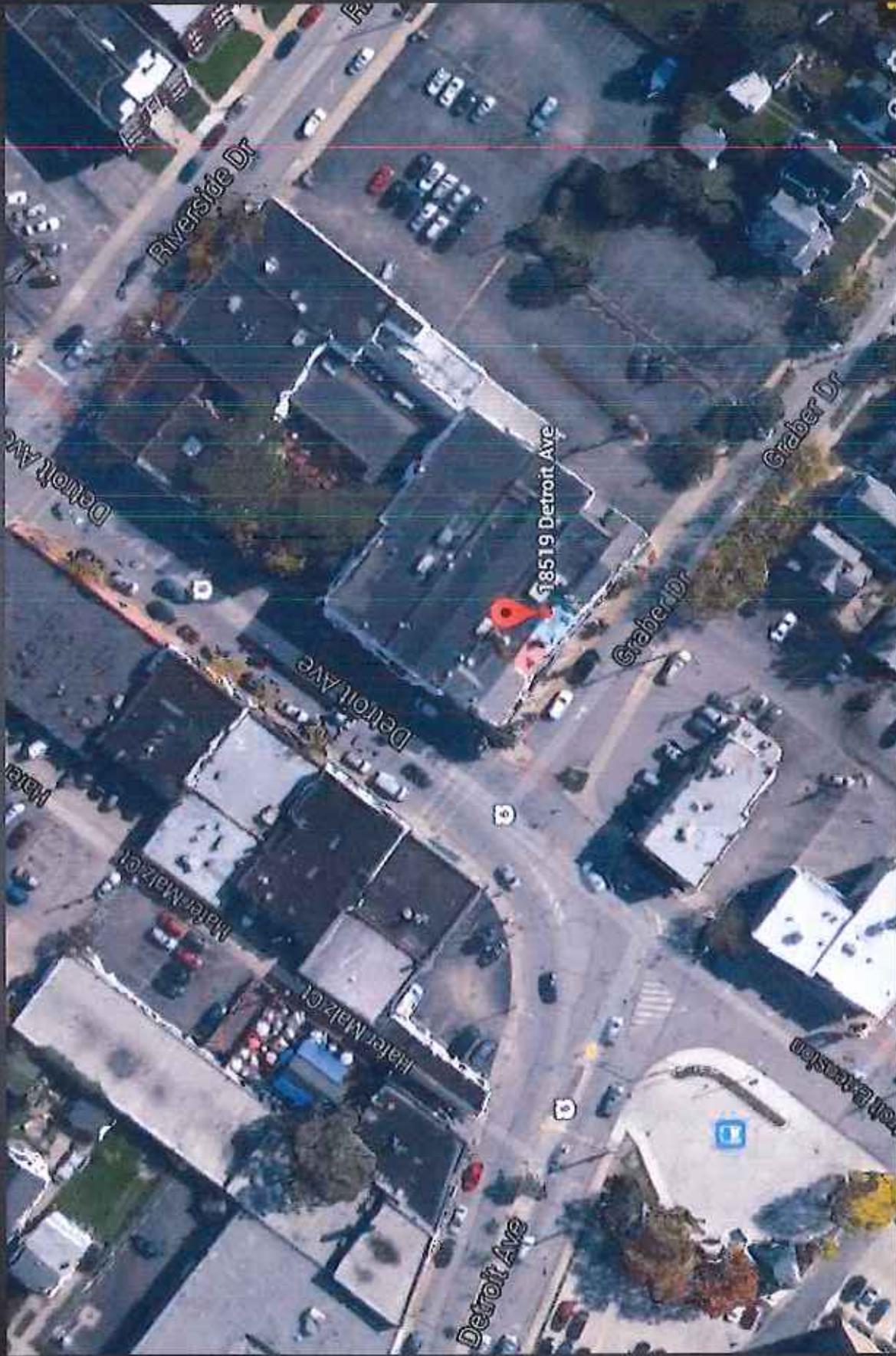
12511 Madison Avenue



LAKELAND  
OHIO

ARS February 2014

12511 Madison Avenue



18519 Detroit Avenue

ZBB February 2014





18519 Detroit Avenue

ZBR February 2014





18519 Detroit Avenue

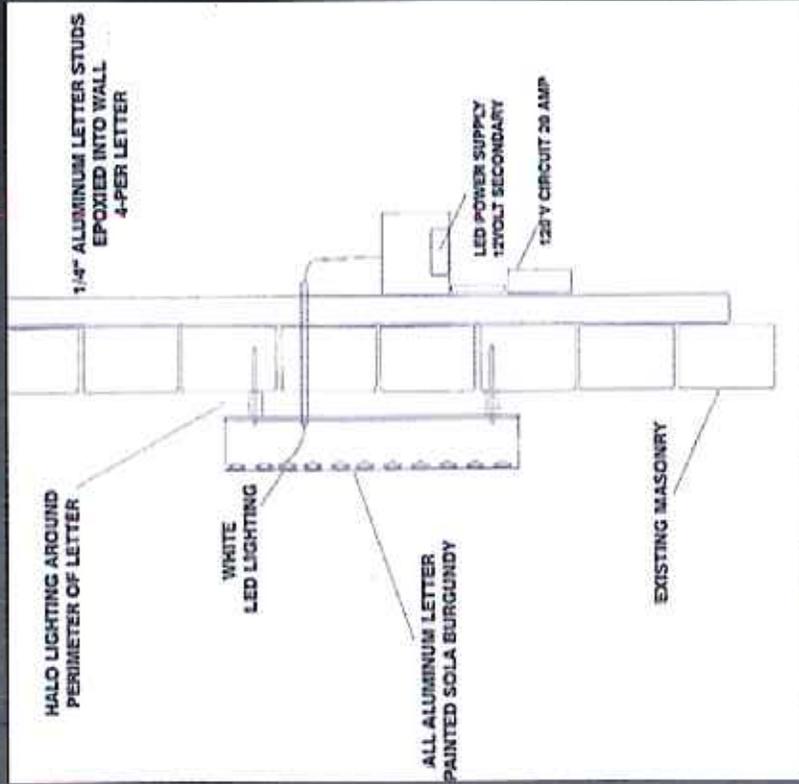
18519 Detroit Avenue





Reverse lit  
channel letters  
.063 aluminum  
faces & returns  
12v LED lighting  
Flush mounted w/  
1 1/2" spacers &  
1/4" mounting studs

45" x 99"



2008 February 2014

18519 Detroit Avenue

Details:

1/4" thick black & red acrylic letters  
individually stud mounted to wall

28" x 61.25"



**DELIVERIES**

8' x 27"



**onix**  
**DELIVERIES**



DETAILS:

17.75" x 24"  
double sided  
Blade Hanging  
sign  
Made from 1"  
thick white PVC  
with black & red  
cast vinyl  
18" x 27"  
aluminum wall  
bracket w/  
black powder coat  
finish  
Bracket mounted  
w/ 1 1/4" L x 1/4" hex  
head masonry  
screws



722 February 2014

18519 Detroit Avenue



2019 February 2019

# Neighboring Business Owner Signage

18519 Detroit Avenue



2212ft.

SIGN SPECIFICATIONS	
SCALE	FRONTAGE
HEIGHT 3'-0"	LENGTH 16'-0"
TOTAL SQUARE FEET	48 sq ft

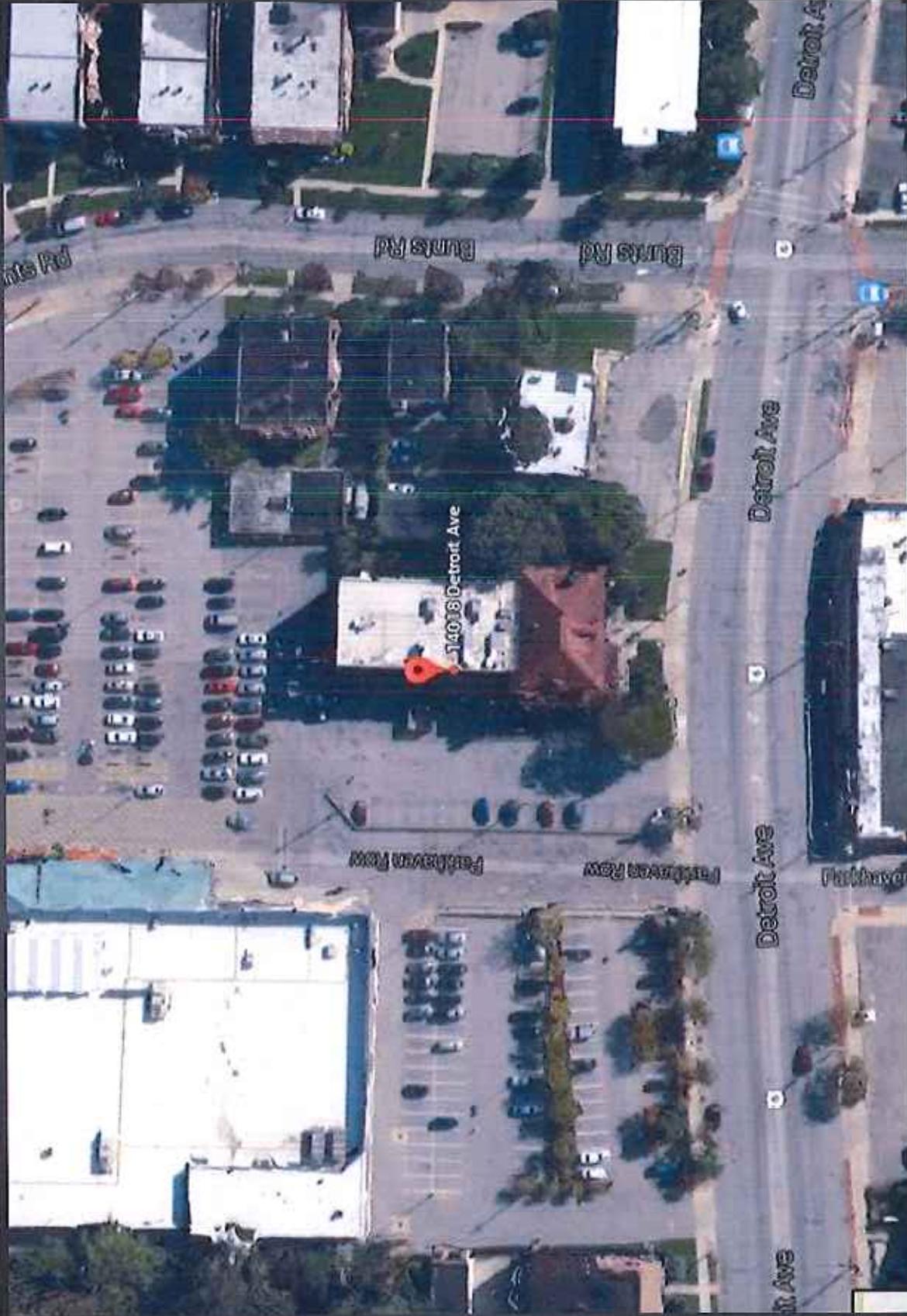
**Sign Company**  
 2 CLEVELAND, OH 44129  
 440 884 5027  
 0 743 0848

# Neighboring Business Owner Signage

18519 Detroit Avenue



7.26 February 2013



© 2011 TeleNav, Inc.



# 14018 Detroit Avenue



14018 Detroit Avenue

183 February 2019

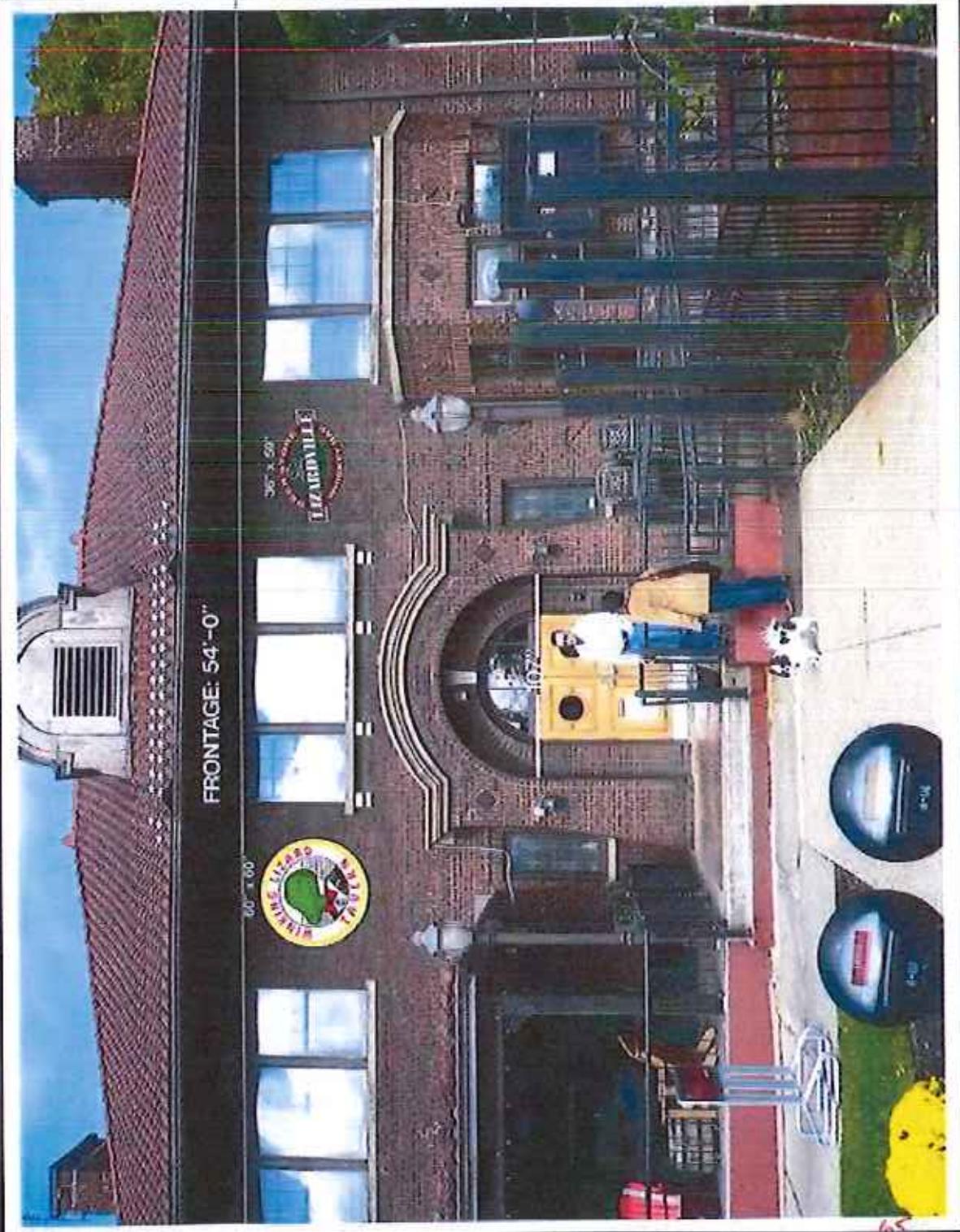
LAKELWOOD  
OHIO



14018 Detroit Avenue

LAYFORD  
CHIO

ZER February 2014

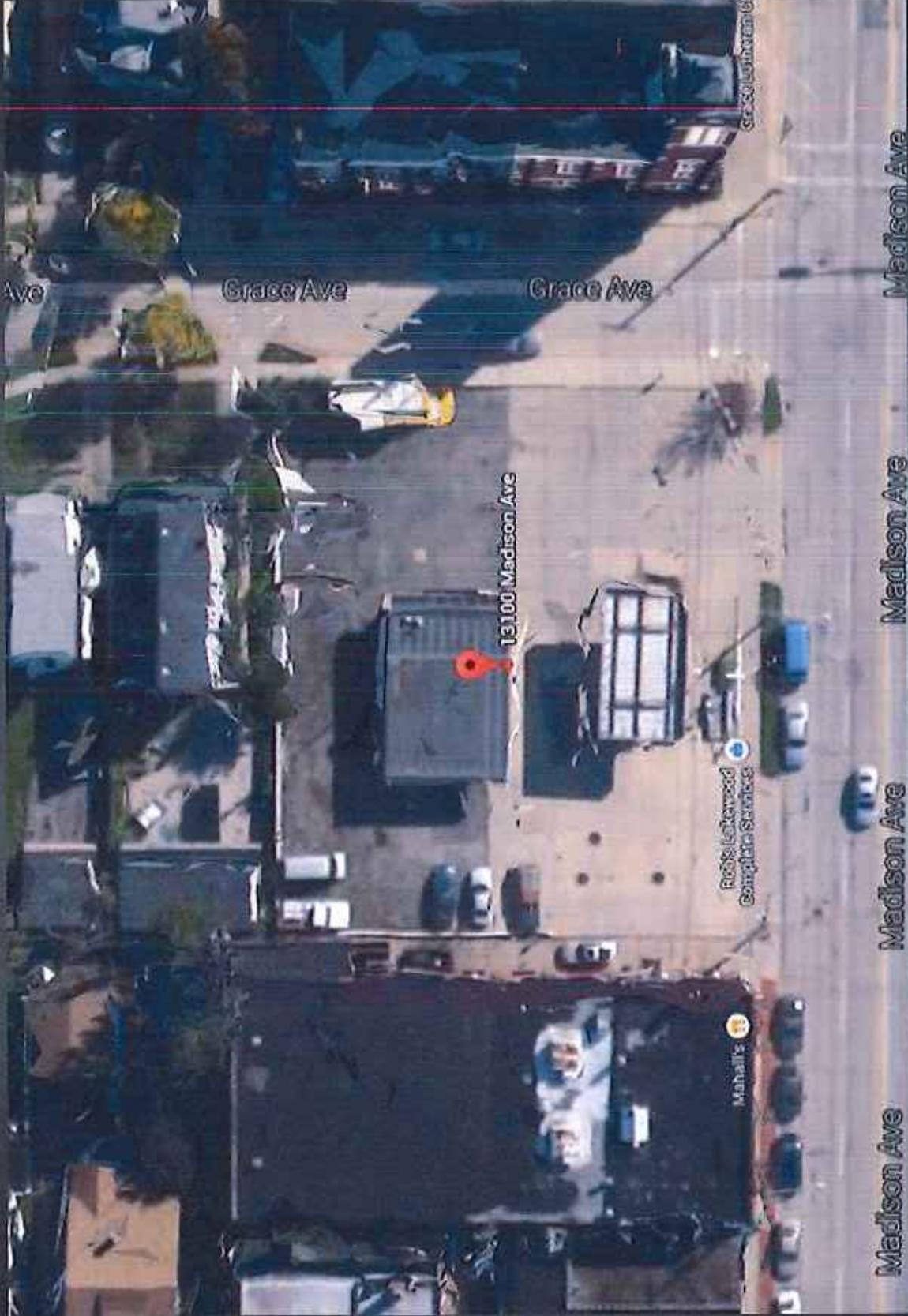


1000 February 2019

14018 Detroit Avenue







758 February 2014

# 13100 Madison Avenue

Balancing Alley Signage Next Door



Existing Signage

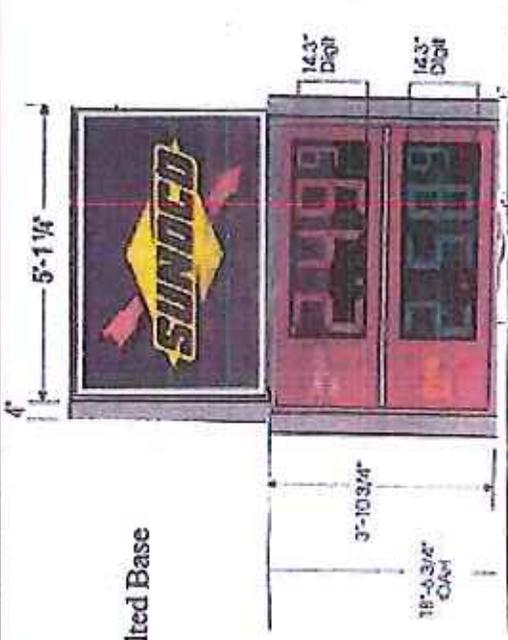


FEBRUARY 2013



# 13100 Madison Avenue

38 Square Feet  
 15 Feet High  
 Cemented and Bolted Base

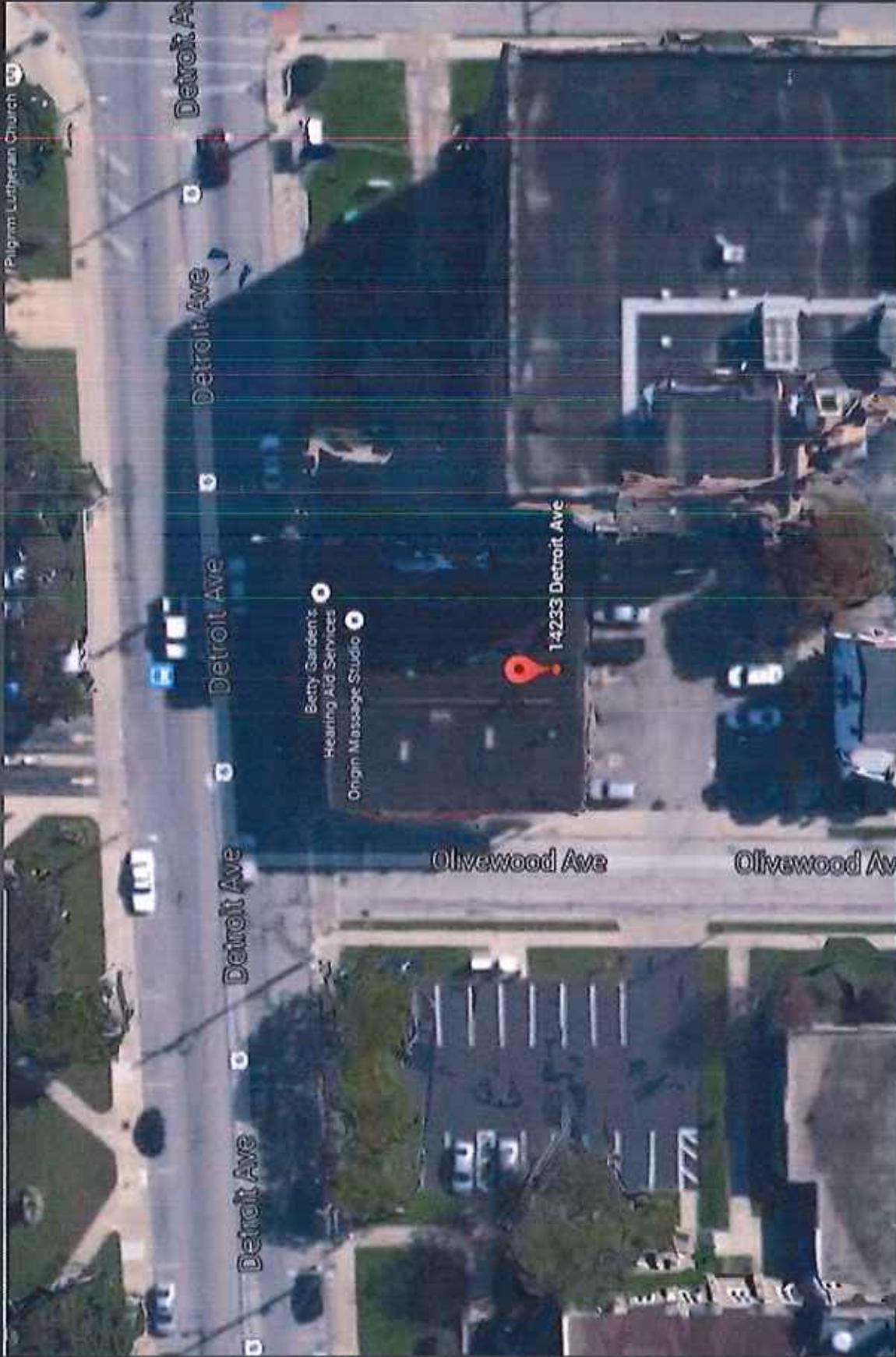


15 ft

2008 February 20th 4



13100 Madison Avenue



# 14233 Detroit Avenue



APR 5 February 2019



14233 Detroit Avenue

LAKELWOOD  
OHIO

1888 February 2014

**G**reat Work!  
Employment Services  
*There is a Difference*

Logo Graphic 28'h x 54"w  
Cut Vinyl  
"G" -23" Line 1 - 6" Line 2 - 2"



14233 Detroit Avenue

2008 February 2014

LAKELWOOD  
OHIO

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

February 2014

