

MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
MARCH 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
Bryan Evans, Vice-Chairman
Daniel Musson
David Robar
Cynthia Stockman

OTHERS PRESENT:

Bryce Sylvester
Michael Molinski, City Architect

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

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

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

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

4. **Approve the minutes of the February 13, 2014 meeting**

A motion was made by Mr. Orban, seconded by Mr. Robar to **APPROVE** the minutes of the February 13, 2014 meeting. All of the members voting yea, the motion passed.

5. **Opening Remarks**

There were no Opening Remarks from the Administrative Staff.

**SUMMARY APPROVED
SIGN REVIEW**

13. **Docket No. 03-18-14**

**16813 Madison Avenue
Mama Lola's Pizzeria**

- Approve
 Deny
 Defer

James Cox
1613 Northland Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a pole sign insert replacement and business sign on front of building. (Page 34)

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

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.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

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

- | | |
|----------------------------------|--------------------------|
| <input type="checkbox"/> Approve | Mark Reinhold, Architect |
| <input type="checkbox"/> Deny | 1120 Forest Road |
| <input type="checkbox"/> Defer | 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 February 13, 2014 meeting. (Page 4a)

Mr. Sylvester communicated to the Board that Mr. Reinhold requested a deferral until April 2014.

A motion was made by Mr. Evans, seconded by Mr. Robar to DEFER the item until the meeting of April 10, 2014. All of the members voting yea, the motion passed.

SIGN REVIEW

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

- | | |
|----------------------------------|----------------------------|
| <input type="checkbox"/> Approve | Peggy Graham |
| <input type="checkbox"/> Deny | 21031 Sydenham Road |
| <input type="checkbox"/> Defer | Shaker Heights, Ohio 44122 |

The applicant requests the review and approval of a blade sign on front of business. This item was deferred from the February 13, 2014 meeting. (Page 5)

Marc Graham, representative of Peggy Graham, was present to explain the request. He detailed the description and placement of the signs.

Mr. Orban closed public comment as there was no one to address the matter. Mr. Sylvester wanted assurance the sign would be eight feet (8') above the sidewalk. Mr. Graham confirmed the sign measured 8' from grade.

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

8. Docket No. 02-13-14 14018 Detroit Avenue
Winking Lizard/Winks

- | | |
|----------------------------------|-------------------------|
| <input type="checkbox"/> Approve | Joel Frezel |
| <input type="checkbox"/> Deny | JJ Signs, LLC |
| <input type="checkbox"/> Defer | 23203 B. 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. This item was deferred from the February 13, 2014 meeting. (Page 6)

Joel Frezel, applicant was present to explain the request. He presented an alternate submission from the one shown at the pre-review meeting; an internally illuminated LED sign cabinet, sized at ten foot by six foot (10'x6') on the west elevation of the building. The Board said it was too large. There was discussion about different placements of it. Mr. Orban reminded him the previous revision of a ground size was smaller than this one. He continued the problem of advertising a business within another business was the business owner's problem, not the Board's to solve. Mr. Sylvester wanted to hear opinions from the other Board members because this submission was not dissimilar to the original proposal that was not liked. Mr. Evans said the placement of the sign looked like a billboard. Mr. Sylvester said they were not sure of the total allowable signage on the building; it would have to be confirmed before any ruling. More discussion ensued about placement, type of sign, and etc.

Carol Lynn, 1325 Thoreau Avenue, explained the effectiveness of small blade signs on Madison Avenue, and suggested it could work in this application.

Mr. Sylvester stated that two televisions were mounted into the front of the building and would be tied into the decision.

A motion was made by Mr. Orban, seconded by Ms. Stockman to DEFER the application until the meeting of April 10, 2014. All of the members voting yca, the motion passed.

Items 8 and 9 are called together as they are the same property.

OLD BUSINESS

SIGN REVIEW

9. Docket No. 02-14-14

**13100 Madison Avenue
Lakewood One Stop**

- Approve
- Deny
- Defer

Julie Fetchik
12155 Arborwood Way
Chardon, Ohio 44024

The applicant requests the review and approval of sign face replacement using existing pole sign on site. This item was deferred from the February 13, 2014 meeting. (Page 9)

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

10. Docket No. 03-16-14

**C 13100 Madison Avenue
Lakewood One Stop**

- Approve
- Deny
- Defer

Ibrahim Fekieh
5581 Quail Run
North Olmsted, Ohio 44070

The applicant requests the review and approval of a dumpster enclosure, building elevations, and natural landscaping/screening. (Page 12)

Defer

520 S. Main Street, Suite 2531
Akron, Ohio 44311

The applicant requests the review and approval of exterior modifications to southern elevation; addition of an elevator. (Page 26)

Rodwell King, applicant was present to explain the request. The purpose of the elevator was to provide ADA accessibility.

Mr. Orban closed public comment as there was no one to address the issue.

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

SIGN REVIEW

14. Docket No. 03-19-14

14718 Madison Avenue
BP/Seven Eleven

Approve
 Deny
 Defer

Carl Rappaport
SLS Services LLC dba Sign-Lite
12655 Coit Road
Cleveland, Ohio 44108

The applicant requests the review and approval of partial re-facing of monument sign and installation of three (3) wall signs. (Page 41)

Carl Rappaport, applicant was present to explain the request. The applicant provided three versions of the monument sign; with and without the Citibank sign and differing sizes of *ampm* and *7Eleven*. Further discussion ensued about the raceway and window signage. It was decided to paint a dual two inch raceway to match the building, mount letters 24 inches in height, and place the Citibank sign inside the building and in the window.

Mr. Orban closed public comment as there was no one to address the issue. There were no comments from city staff.

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

1. The Citibank sign is inside the business and in the window,
2. 24-inch high 7Eleven letters are placed on dual raceways that are painted to match the building, and
3. The signage in the windows will be removed as the Citibank sign will be placed in it.

All of the members voting yea, the motion passed.

15. Docket No. 03-20-14

15516 Madison Avenue
Carol Lynn's Salon Plus

Approve
 Deny
 Defer

Carol Barrett
1325 Thoreau Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of new signage. (Page 50)

Nova Clothing Boutique LLC

- Approve
- Deny
- Defer

Enri Sako
1415 Clarence Avenue, Apt. 501
Lakewood, Ohio 44107

The applicant requests the review and approval of a six square foot (6 sq. ft.) blade/projecting sign. (Page 30)

The applicant was not present. Mr. Sylvester had not received communication from the applicant about not being at the meeting.

A motion was made by Mr. Orban, seconded by Mr. Robar to DEFER the item until the meeting of April 10, 2014. All of the members voting yea, the motion passed.

COMMUNICATION

18. Docket No. 03-24-14

Communication to the Board of Building Standards /Architccetural Board of Review from Bryce Sylvester, Planning and Development Regarding Parking Code Modifications

The Department of Planning and Development has begun exploring possible modifications to our parking code. Part of the update could include changes to the parking lot design guidelines as outlined in Chapter 1325.08. It is our intent to begin a productive discussion with the Architectural Boar of Review about potential changes, take comments and answer questions about the update. (Page 69)

Utilizing the presentation, Mr. Sylvester highlighted the proposed modifications to the parking code and was expected to be a six-month process. As with other plans, this was community based. The City's parking codes were not current with today's needs. The parking code modifications were being presented to Lakewood's Planning Commission and Board of Zoning Appeals. Discussion progressed about calculations for parking spaces, new and rehab developments, storm water run-off, street parking for the handicapped, and etc. Mr. Sylvester advised the Board the issue would be revisited in a couple of months.

ADJOURN

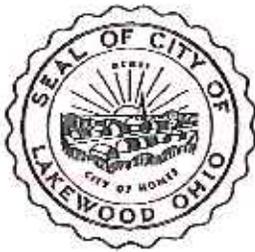
A motion was made by Mr. Orban, seconded by Ms. Stockman to ADJOURN the meeting at 7:50 p.m. All of the members voting yea, the motion passed.



Signature

April 10, 2014

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. Nave Graham
2. Joel Kregel
3. Julie Fetchik
4. John J. Pokorski
5. ~~Skolnik~~
6. Junda Lee
7. Robwen King
8. Carl Luppakant
9. CAROL BARRETT
10. PAT CLEARY
11. Bryce Sylvester

1. Nave Graham
2. Joel Kregel
3. Julie Fetchik
4. John J. Pokorski
5. ~~Skolnik~~
6. Junda Lee
7. Robwen King
8. Carl Luppakant
9. Carol Barrett
10. Pat Cleary
11. Bryce Sylvester

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

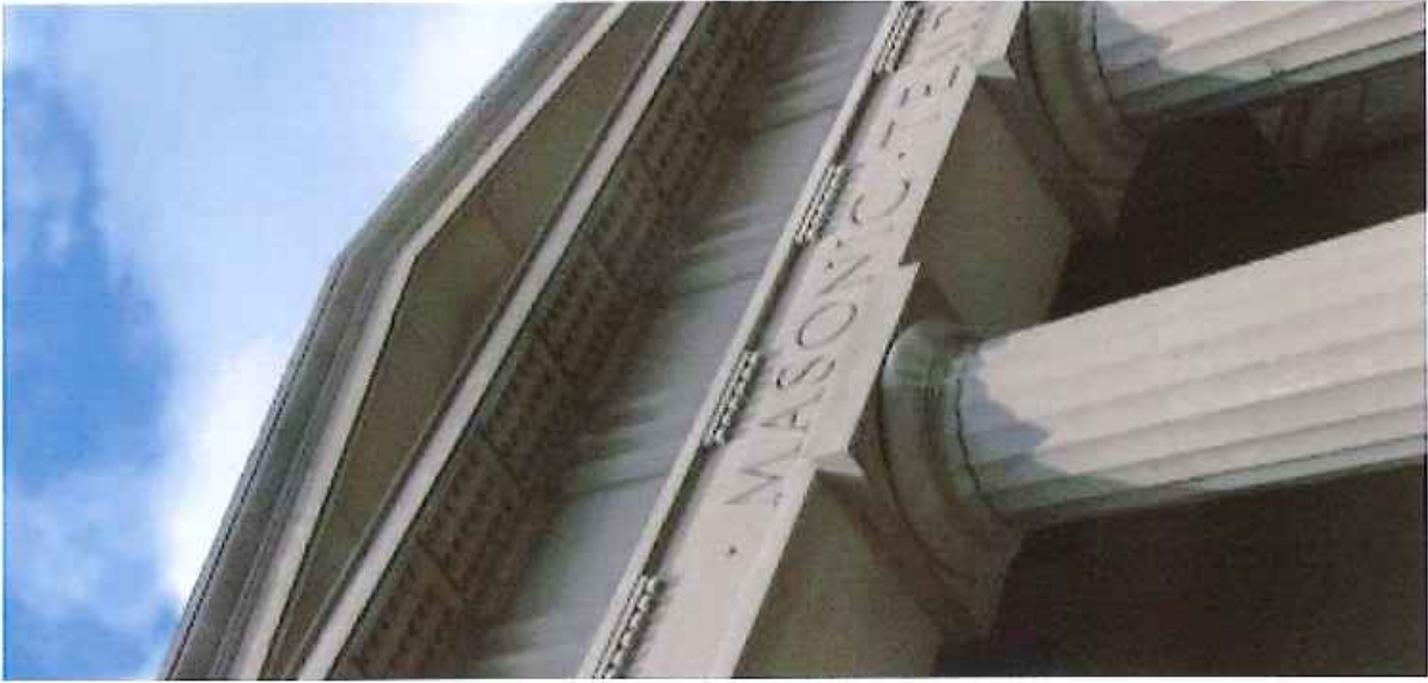
FOR CITY USE ONLY

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, March 13, 2014

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

March 2014



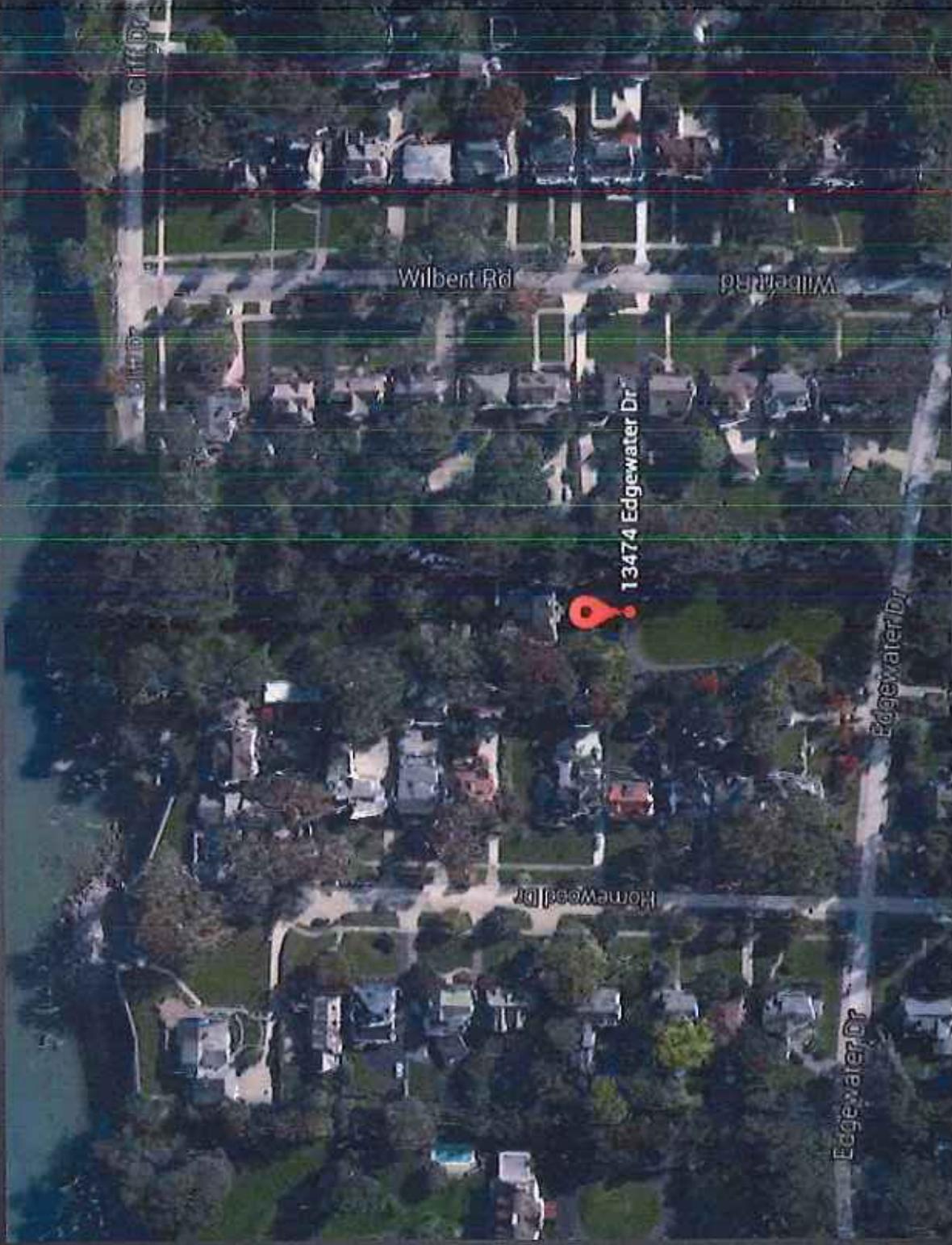


PHOTO: MARCH 2014



13474 Edgewater Drive, Rear



13474 Edgewater Drive, Rear

LAKELAND
CHIC

© 2014 Lakeland



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13474 Edgewater Drive, Rear

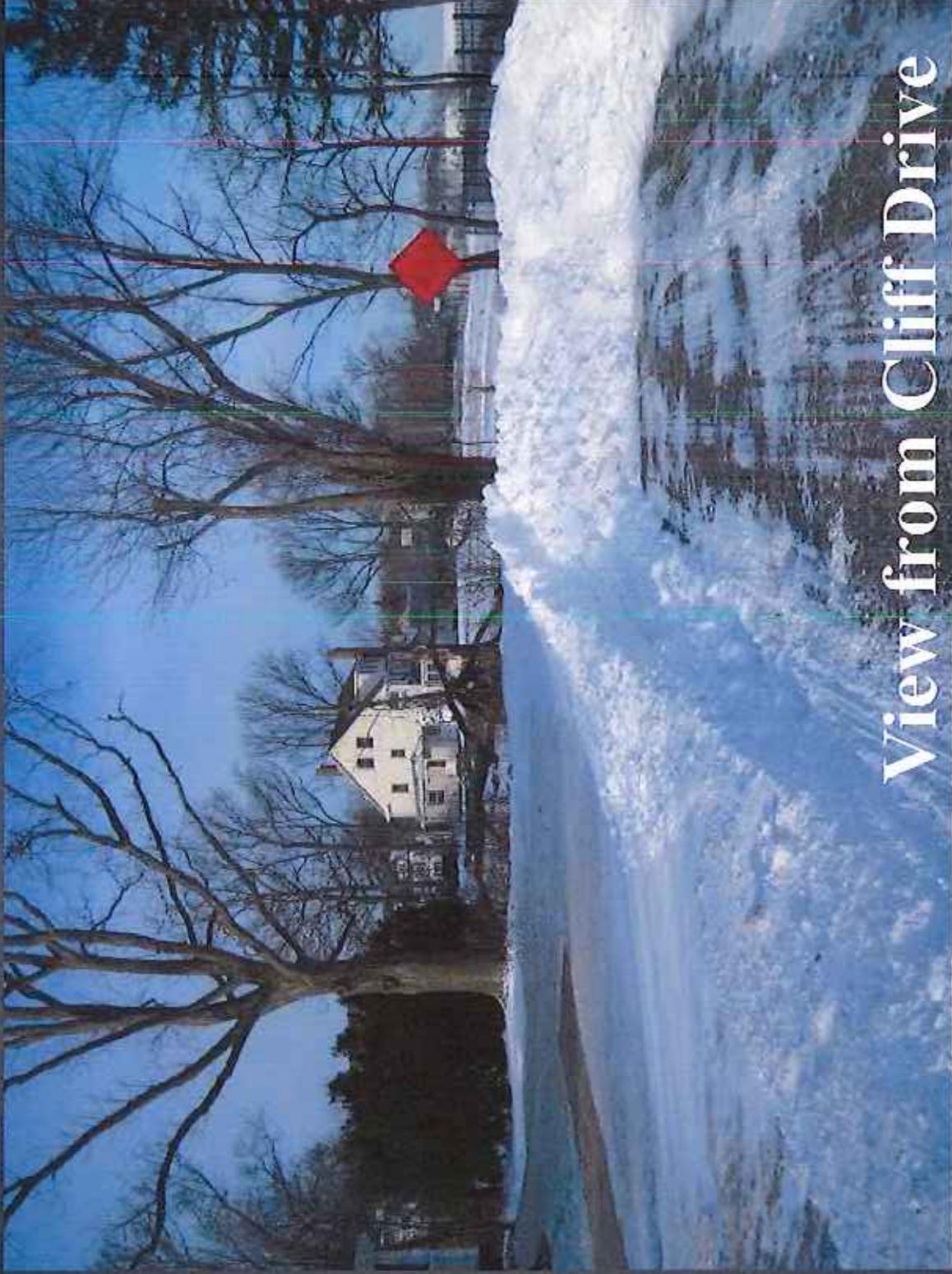
LAKWOOD
OHIO



Photo: Zarech, 2019

LAKWOOD
OHIO

13474 Edgewater Drive, Rear

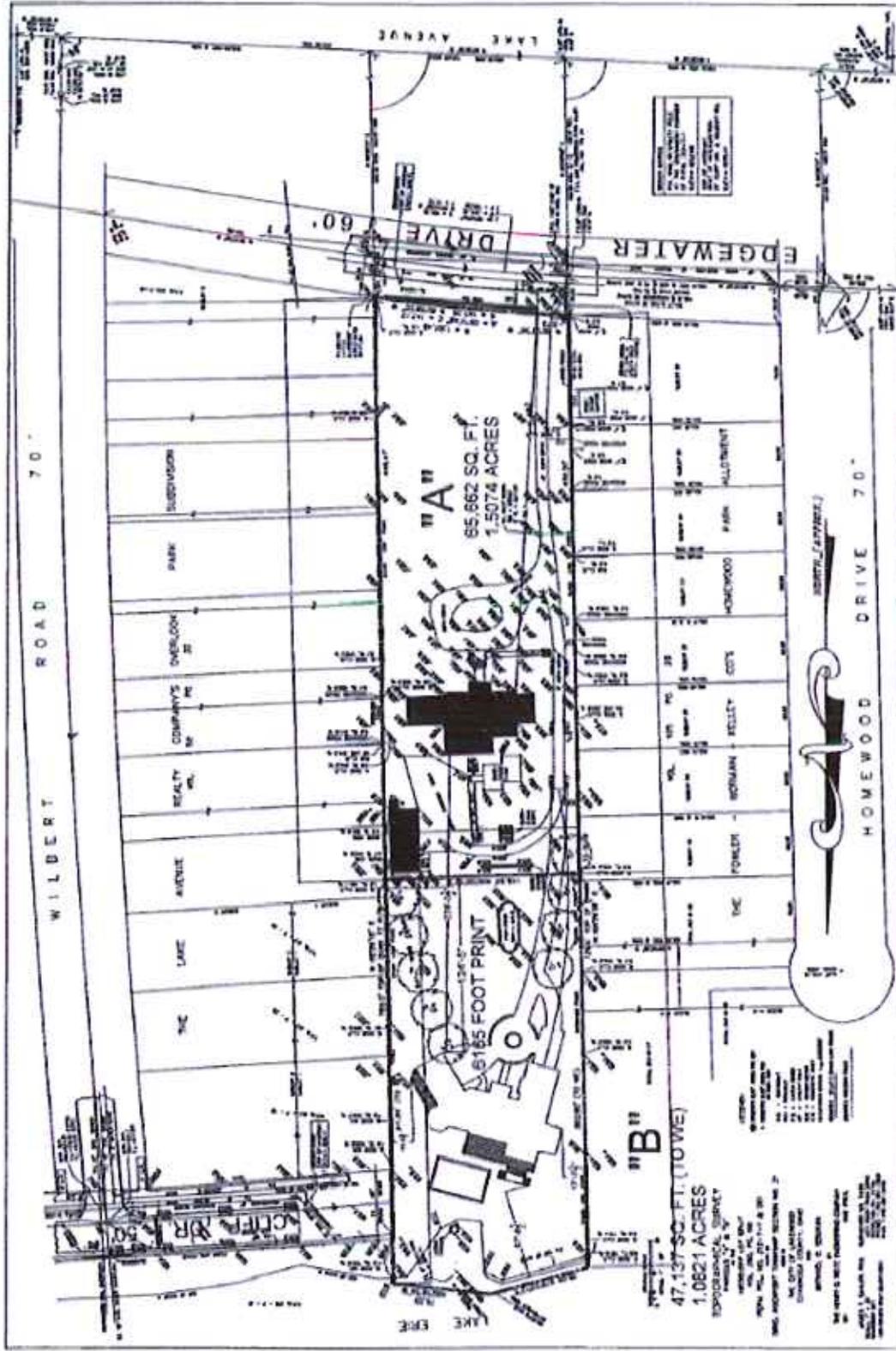


View from Cliff Drive

13474 Edgewater Drive, Rear



©2000 Lakewood, OH

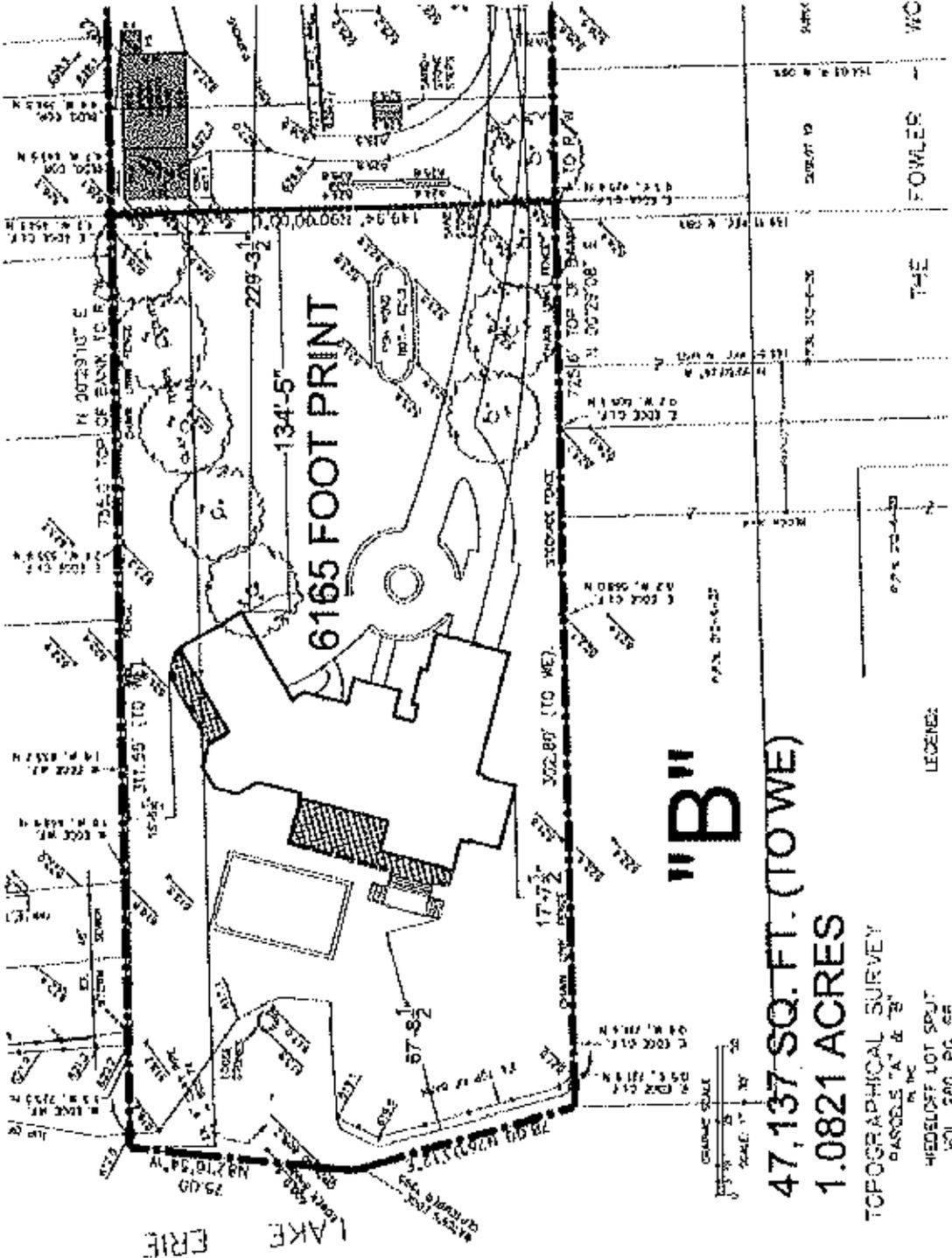


SITE PLAN: 13474 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107



13474 Edgewater, 2014

13474 Edgewater Drive, Rear

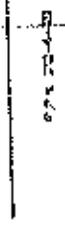


"B"

47,137 SQ. FT. (1.076 ACRES)
1.0821 ACRES

TOPOGRAPHICAL SURVEY
 PARCELS "A" & "B"
 IN THE
 WEDLOFF LOT SPLIT
 101 CAN DC 65

LEGEND:



FORM 1000-001

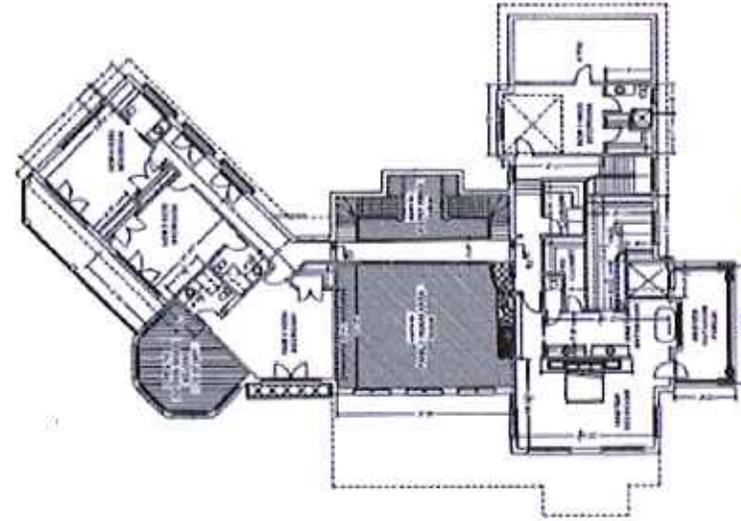
13474 Edgewater Drive, Rear

154.01' x 107.71'	154.01' x 107.71'	154.01' x 107.71'	154.01' x 107.71'
154.01' x 107.71'	154.01' x 107.71'	154.01' x 107.71'	154.01' x 107.71'
154.01' x 107.71'	154.01' x 107.71'	154.01' x 107.71'	154.01' x 107.71'
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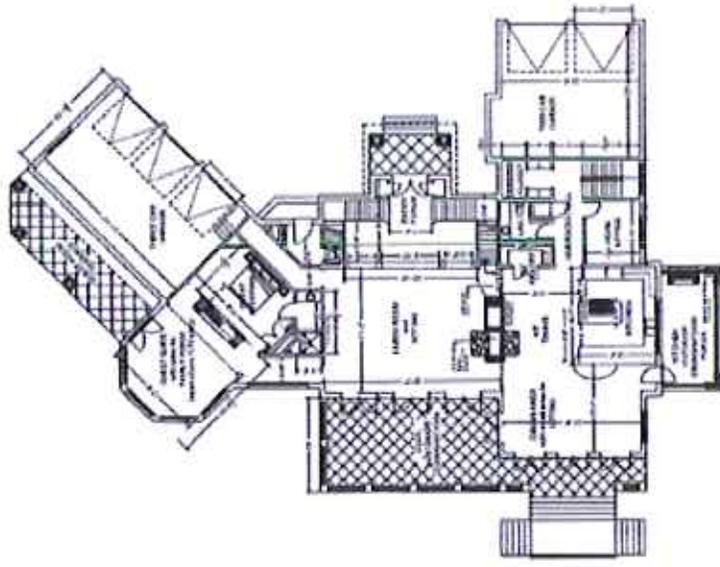
THE FOWLER

THE

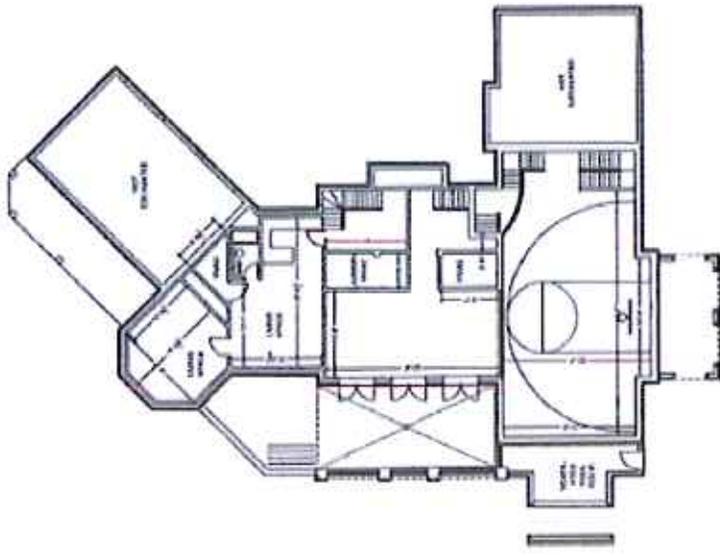
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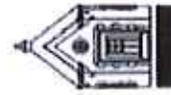
SEMAN RESIDENCE
 MARK REINHOLD ARCHITECT
 1722 FIRST ROAD, LAKEWOOD, OHIO 44107
 (216) 447-2700 FAX (216) 447-2707
SLEEPING LEVEL PLAN
 1/8" equals 1'-0"



SEMAN RESIDENCE
 MARK REINHOLD ARCHITECT
 1722 FIRST ROAD, LAKEWOOD, OHIO 44107
 (216) 447-2700 FAX (216) 447-2707
LIVING LEVEL PLAN
 1/8" equals 1'-0"



SEMAN RESIDENCE
 MARK REINHOLD ARCHITECT
 1722 FIRST ROAD, LAKEWOOD, OHIO 44107
 (216) 447-2700 FAX (216) 447-2707
BASEMENT AND SUB-BASEMENT PLAN
 1/8" equals 1'-0"



MARK REINHOLD ARCHITECT

SEMAN RESIDENCE

13474 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107

1722 FIRST ROAD, LAKEWOOD, OHIO 44107 (216) 447-2700 FAX (216) 447-2707

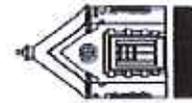
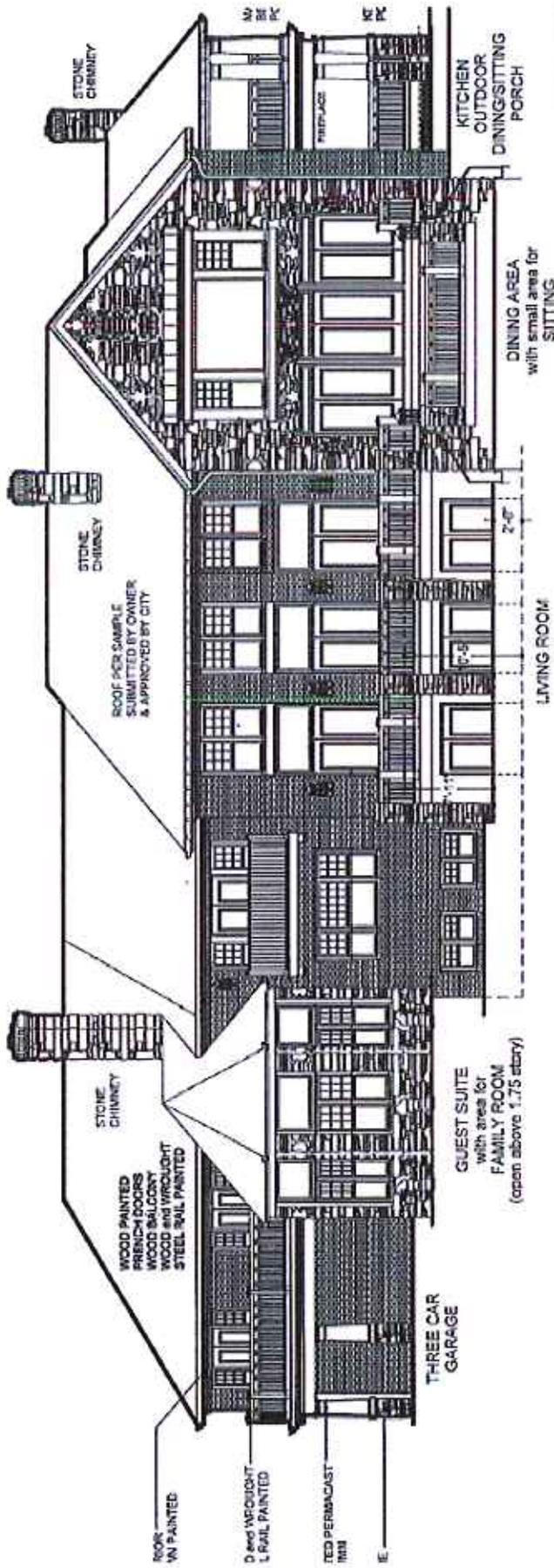
1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"

DECEMBER 2



©1997 MARK REINHOLD

13474 Edgewater Drive, Rear



MARK REINHOLD architect

1120 Forest Road, Lakewood, Ohio 44107 (216).909.7897

For the client
12.24.2013
RICHMOND

SEAMAN RESIDENCE
SCHEMATIC DESIGN PHASE NEW-HOME CONSTRUCTION

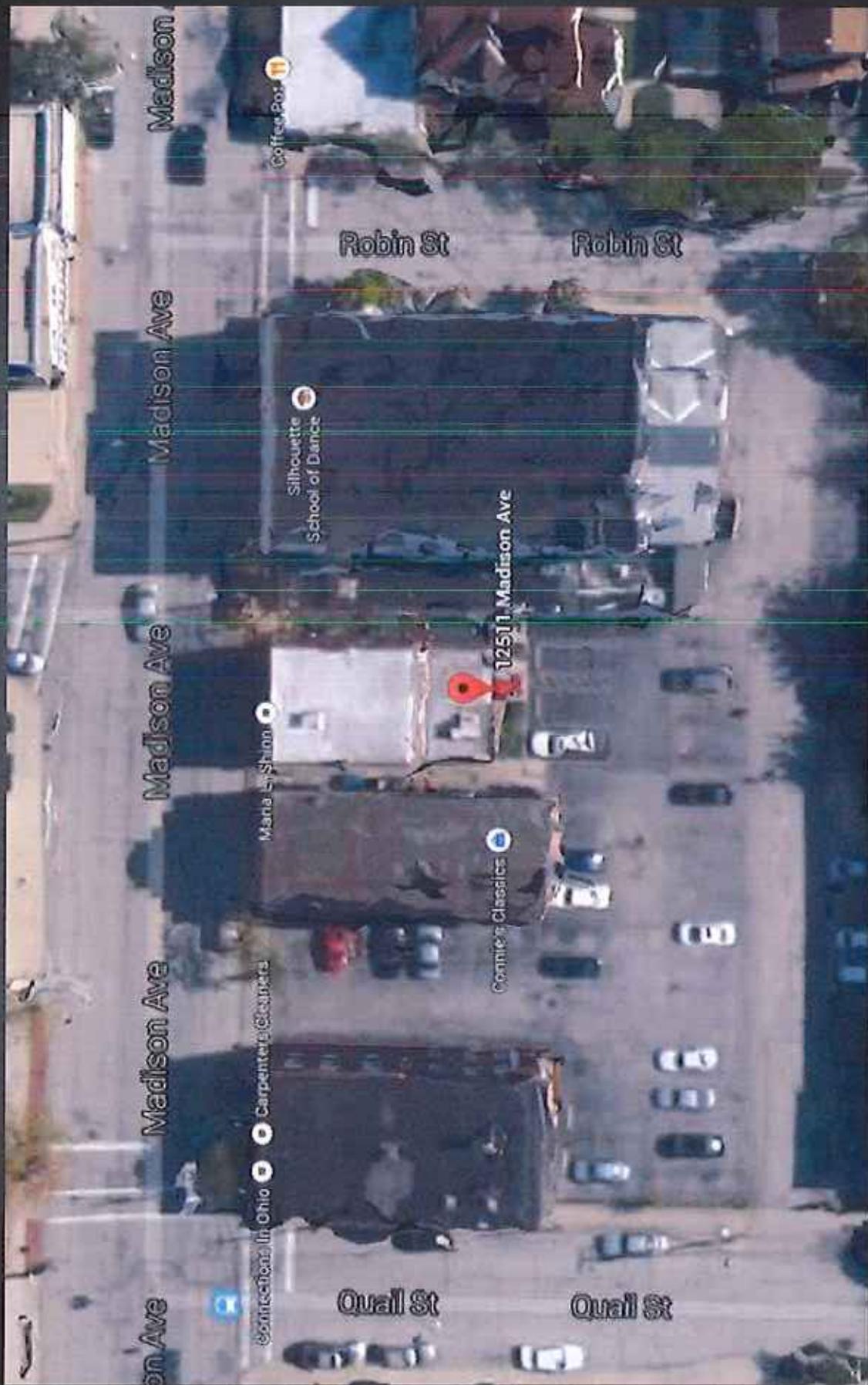
13474 EDGEWATER DRIVE, LAKEWOOD, OHIO 44137

DECEMBER



AUP: 10/10/13 03.14

13474 Edgewater Drive, Rear



12511 Madison Avenue



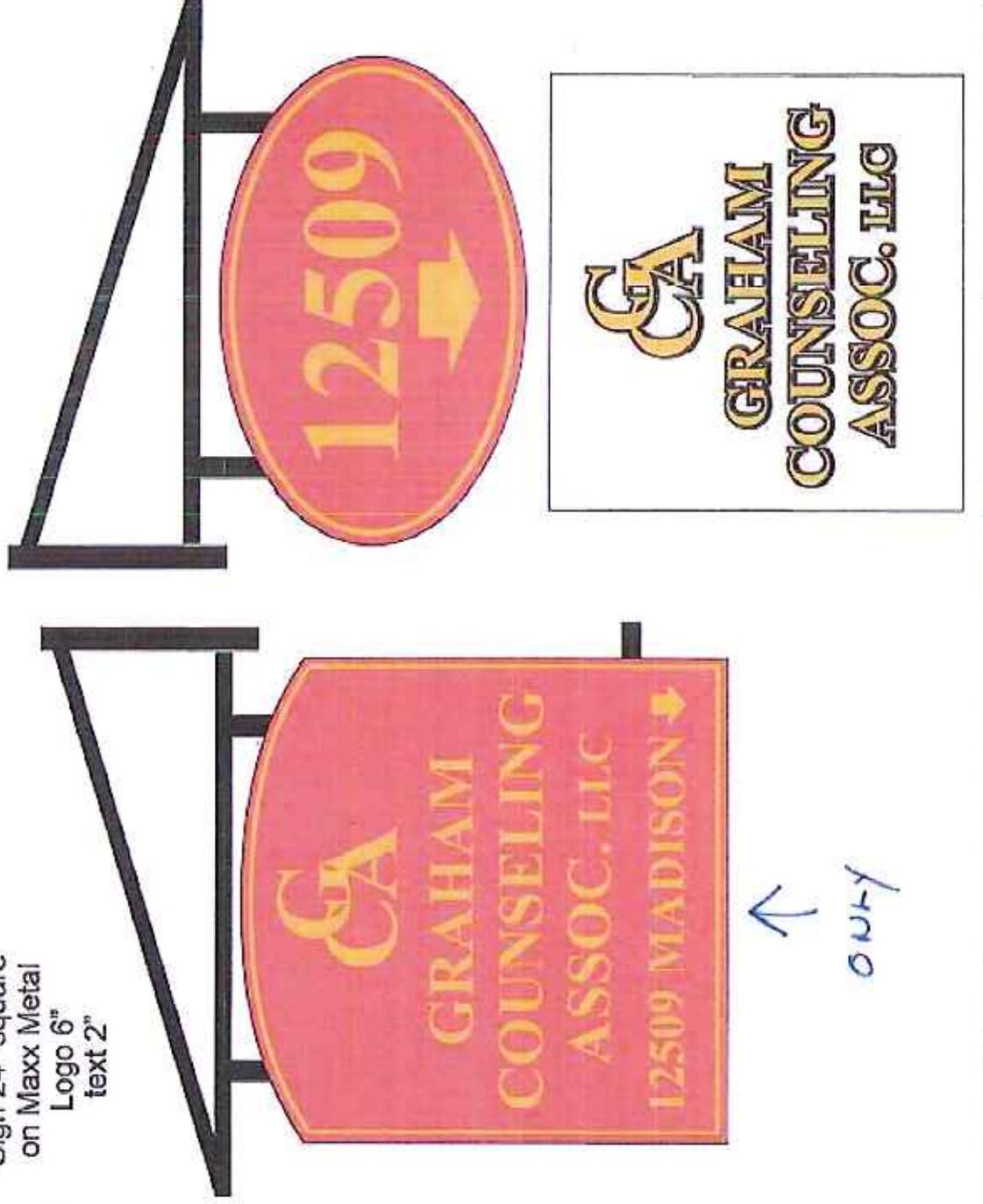
2007-2008



100 March 2014

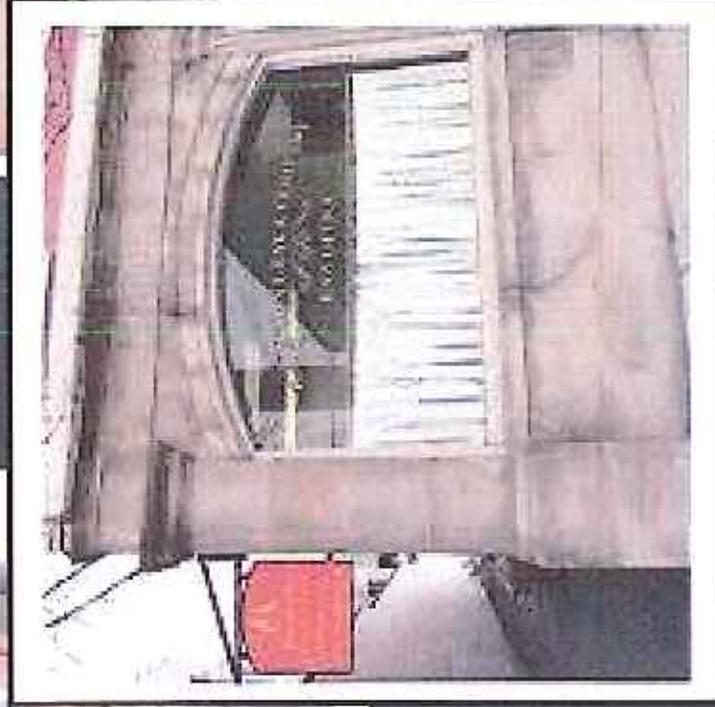
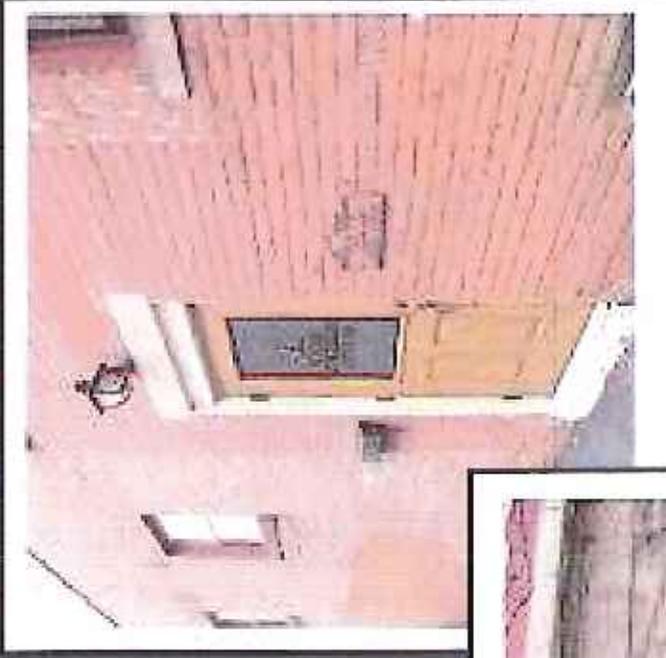
12511 Madison Avenue

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



JAP 04 March 2013

12511 Madison Avenue

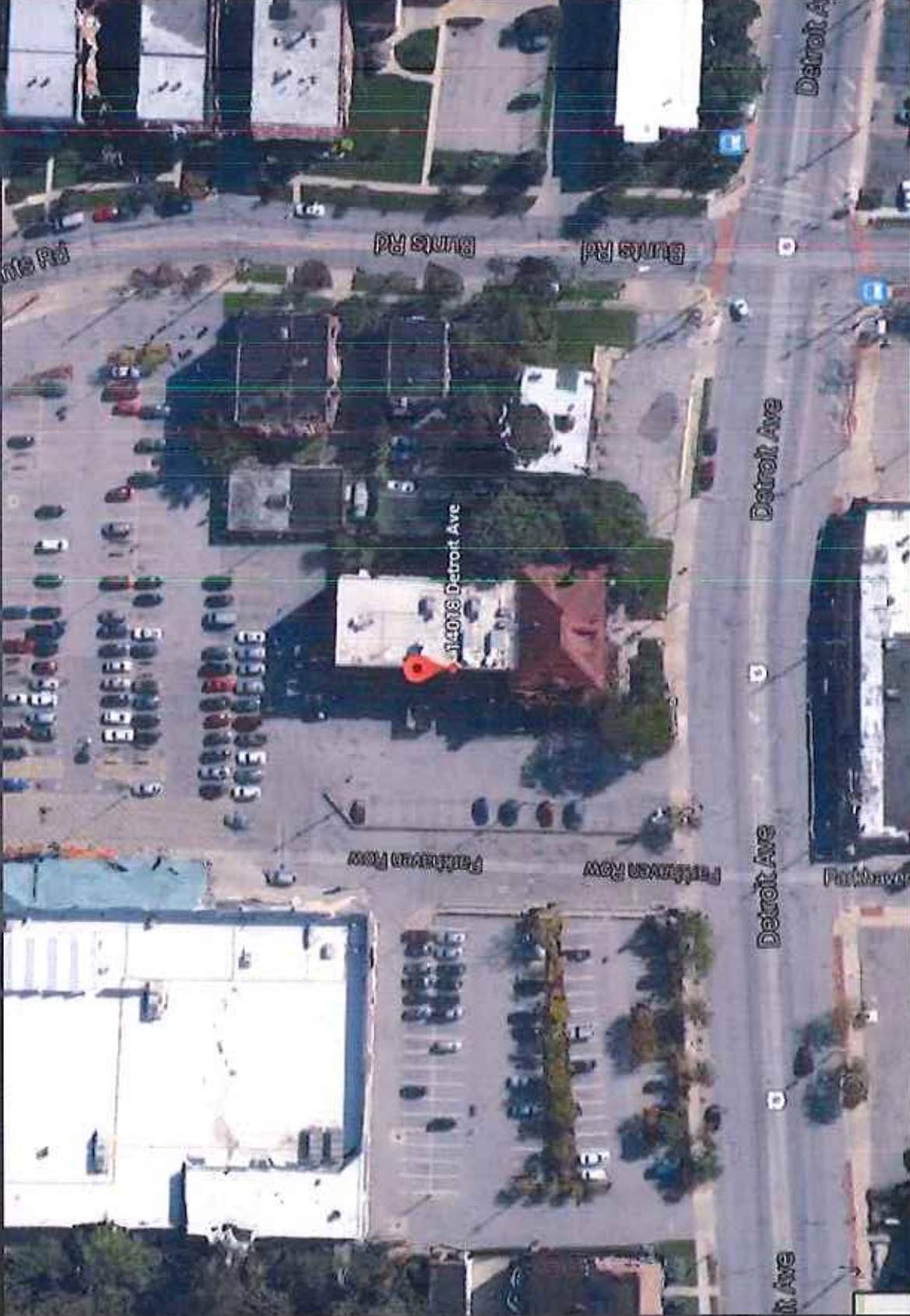


LAKEMOOD
CHIC

1323 MARKET AVENUE

12511 Madison Avenue





APP March 2014



14018 Detroit Avenue



14018 Detroit Avenue



Call: 513-233-2100



Photo: March, 2014



14018 Detroit Avenue



© 1997 Lakewood, Ohio

14018 Detroit Avenue

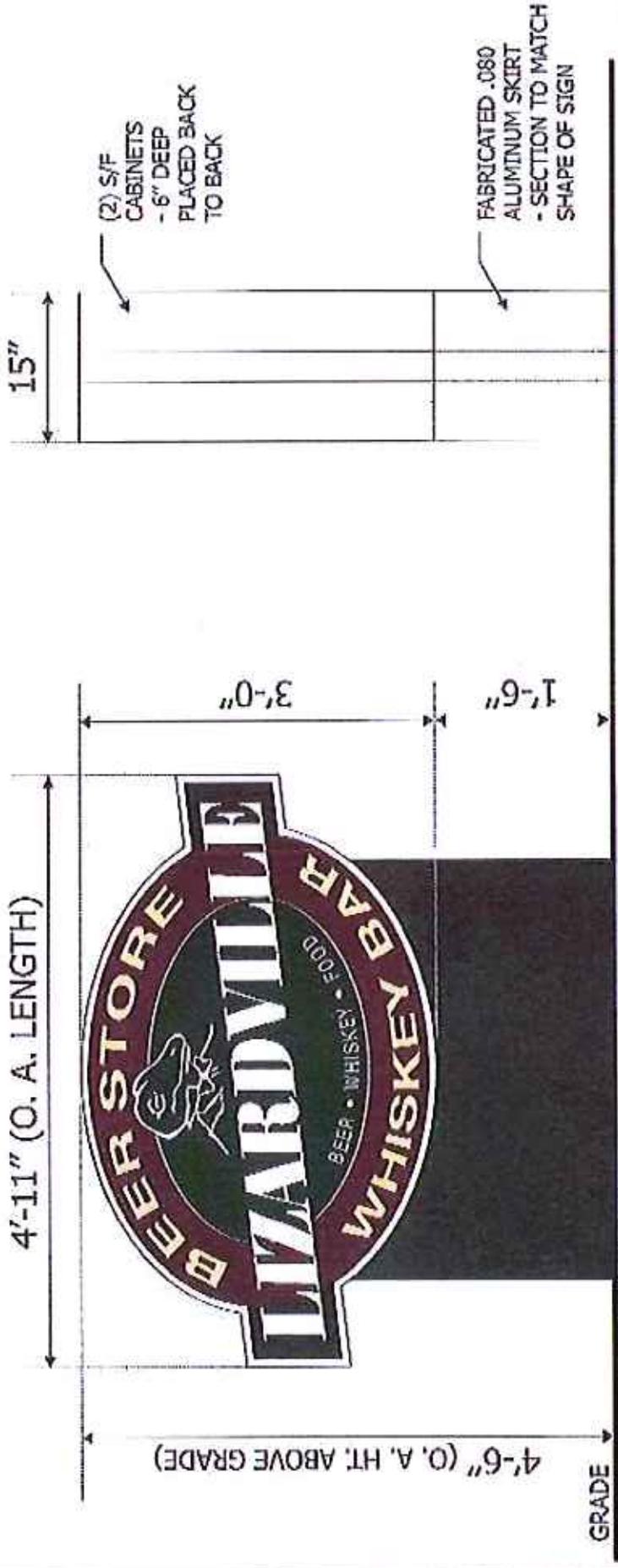


LAKWOOD
OHIO

2018 March 26/4

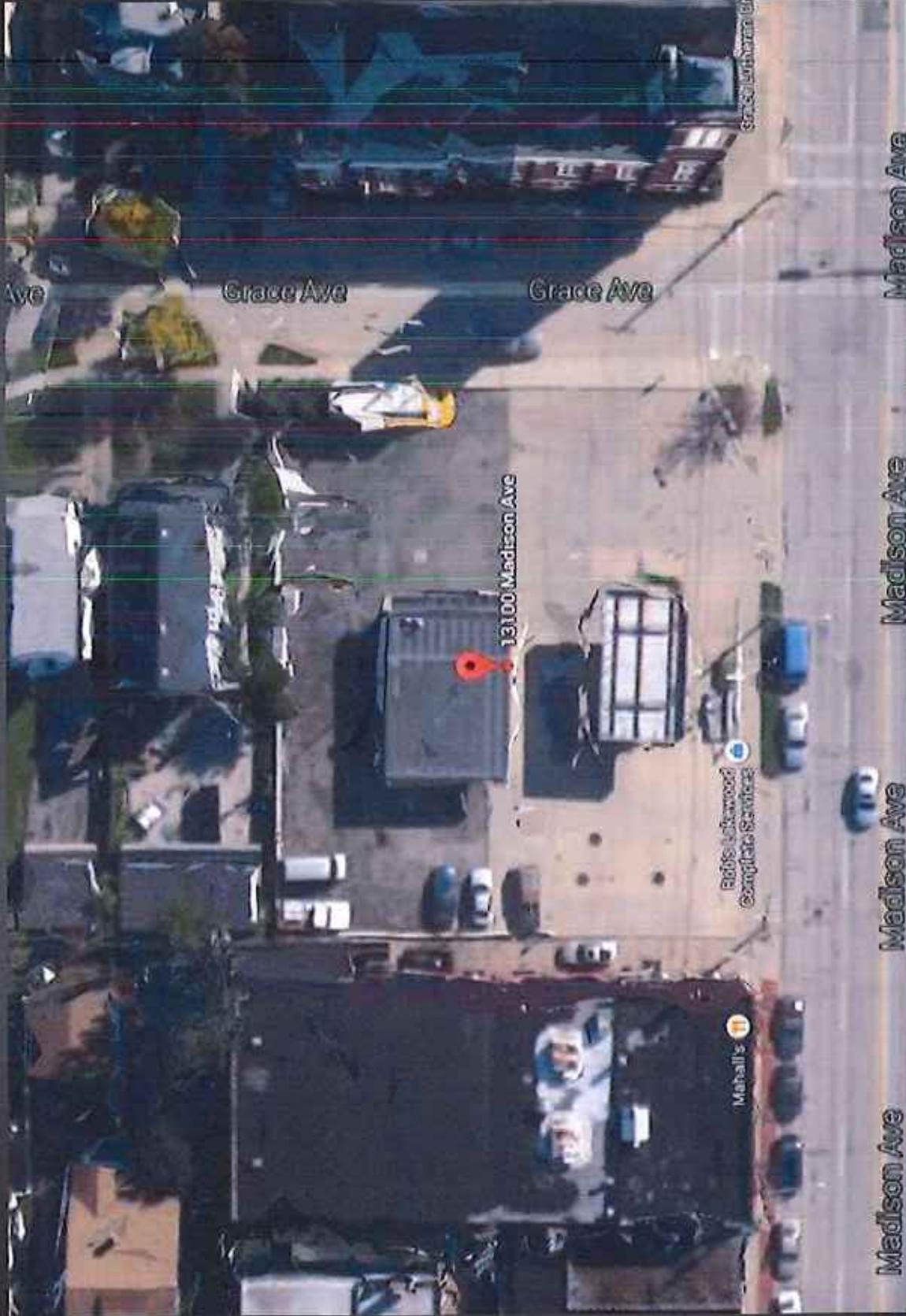
14018 Detroit Avenue





258 March 2011

14018 Detroit Avenue



1500 W. Wood 44114

13100 Madison Avenue



LAKELAND
CHIO

ABE MARRICA 2014

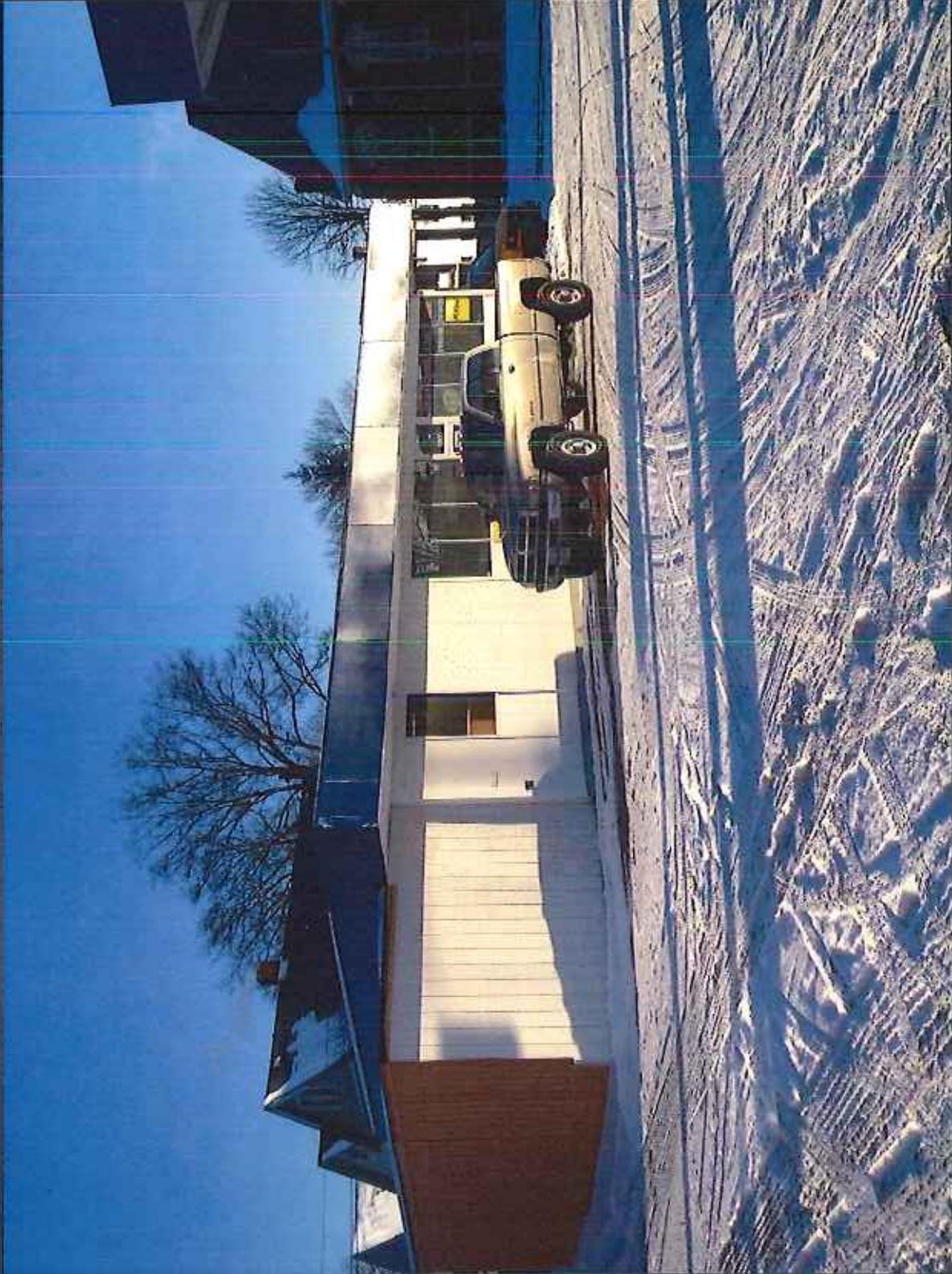
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408 March 2011

13100 Madison Avenue





13100 Madison Avenue

100 March 2014

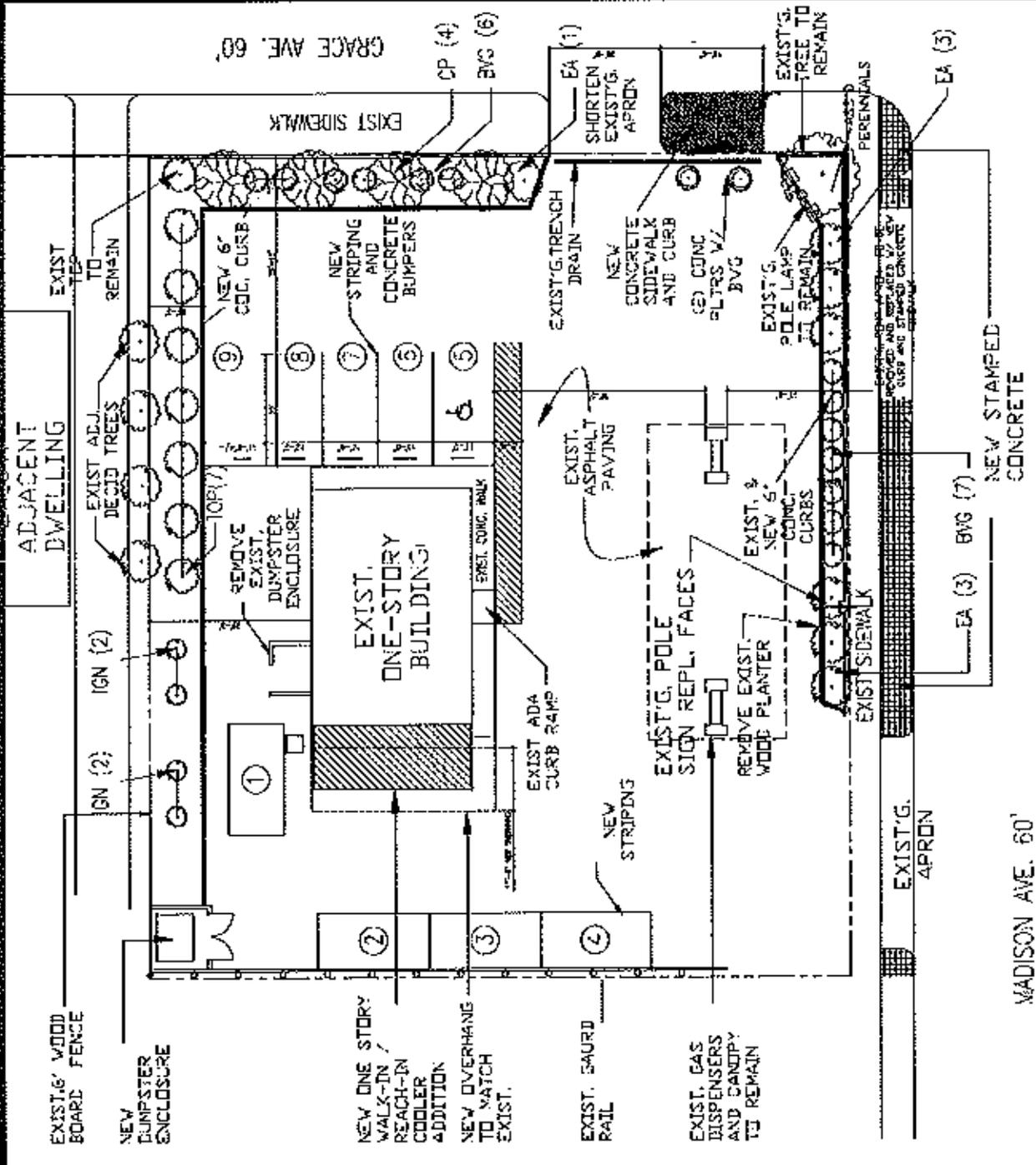




13100 Madison Avenue

JUNE 2014





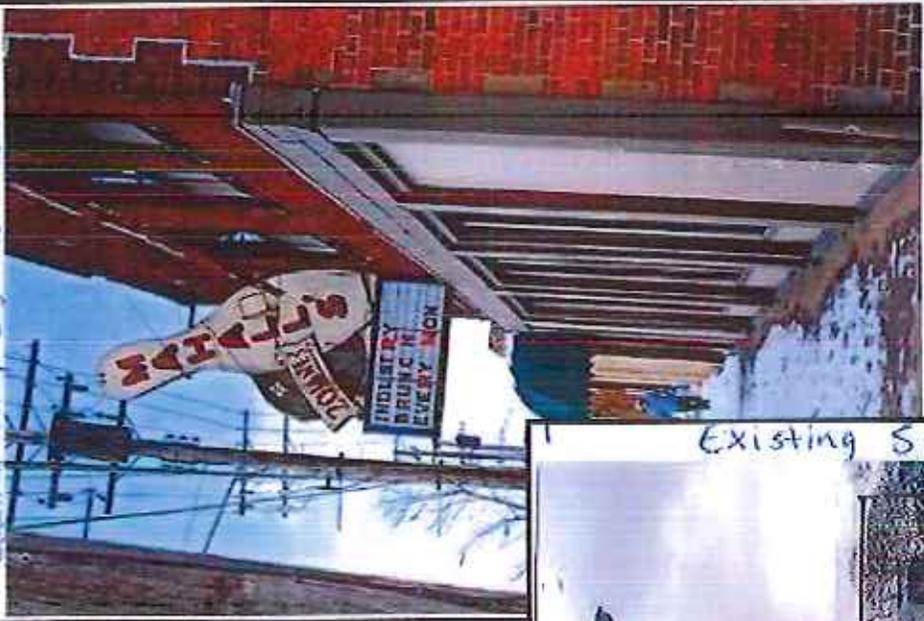
MADISON AVE. 60'

13100 Madison Avenue



300 5/20/2014

Bowling Alley Sign Next Door



Existing Sign ↓



ABE Micro 02-4



13100 Madison Avenue

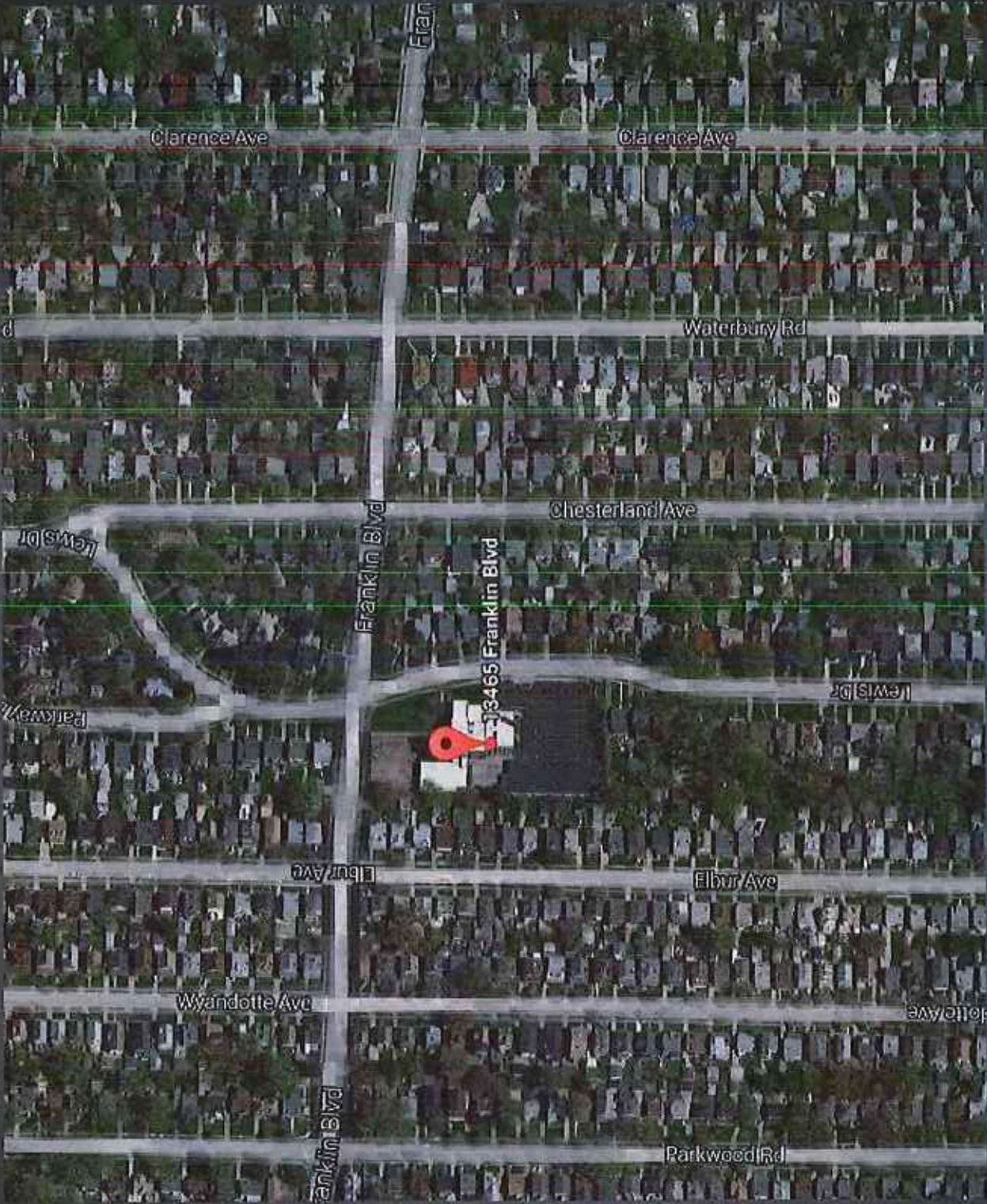


13100 Madison Avenue



750-30Ards 0014

13465 Franklin Blvd



© 2014 Google





13465 Franklin Blvd

1310 Woodchuck Ct





13465 Franklin Blvd

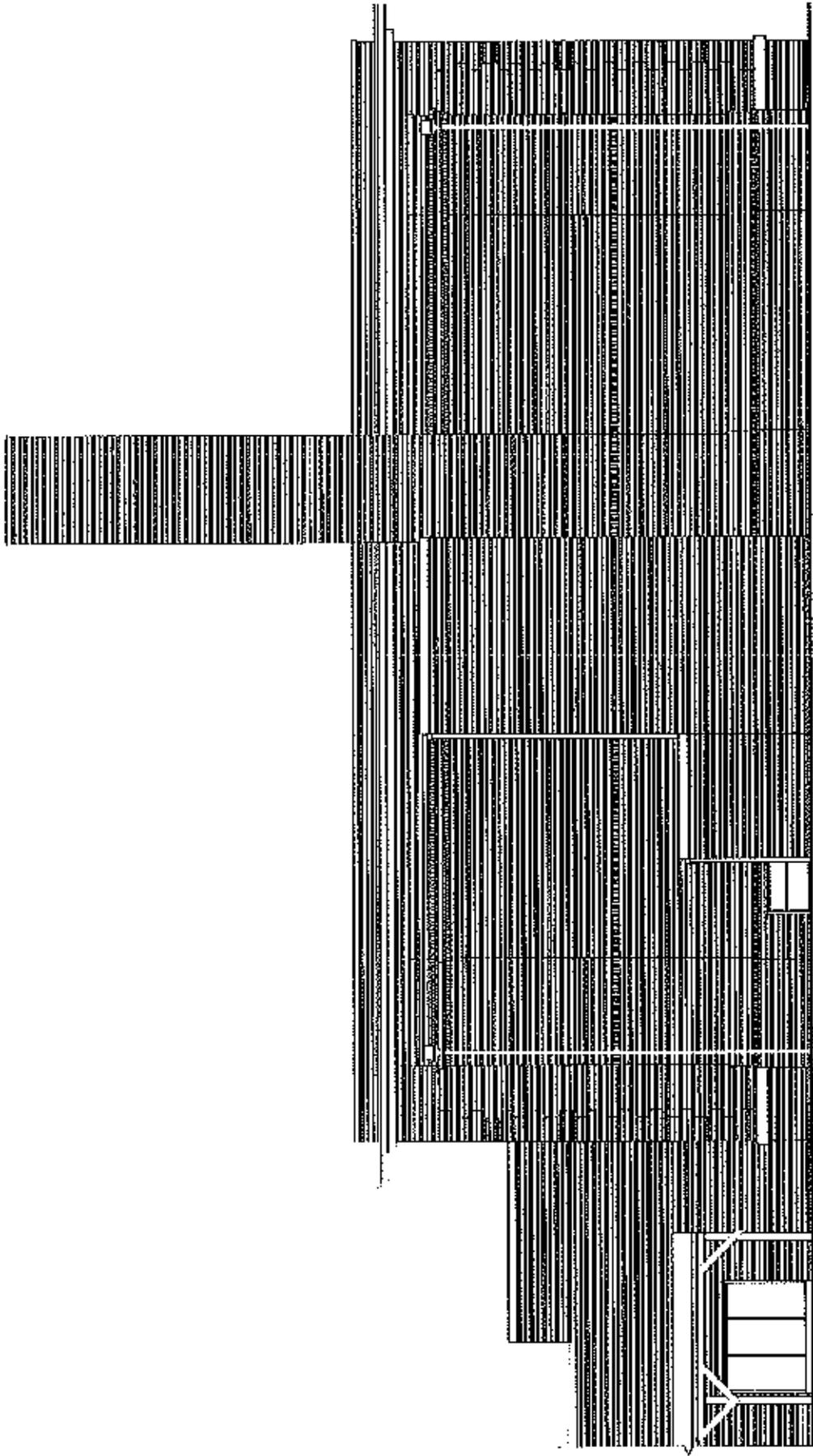
LAKELWOOD
CHICAGO

APR 2014



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13465 Franklin Blvd

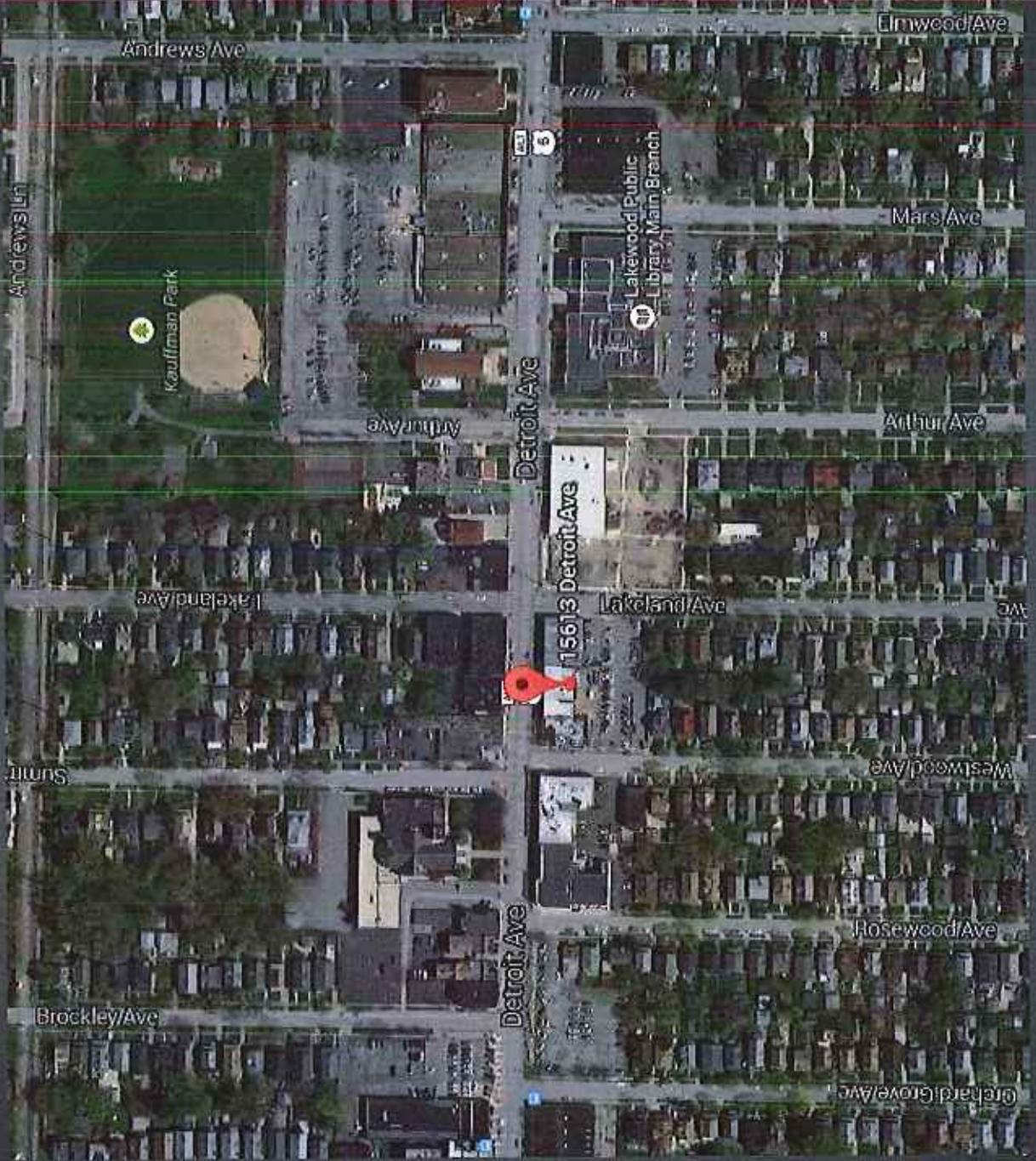


SOUTH ELEVATION



13465 Franklin Blvd

13465 Franklin Blvd



© 2014 Municipal

15613 Detroit Ave





1828 March 1, 2014

15613 Detroit Ave



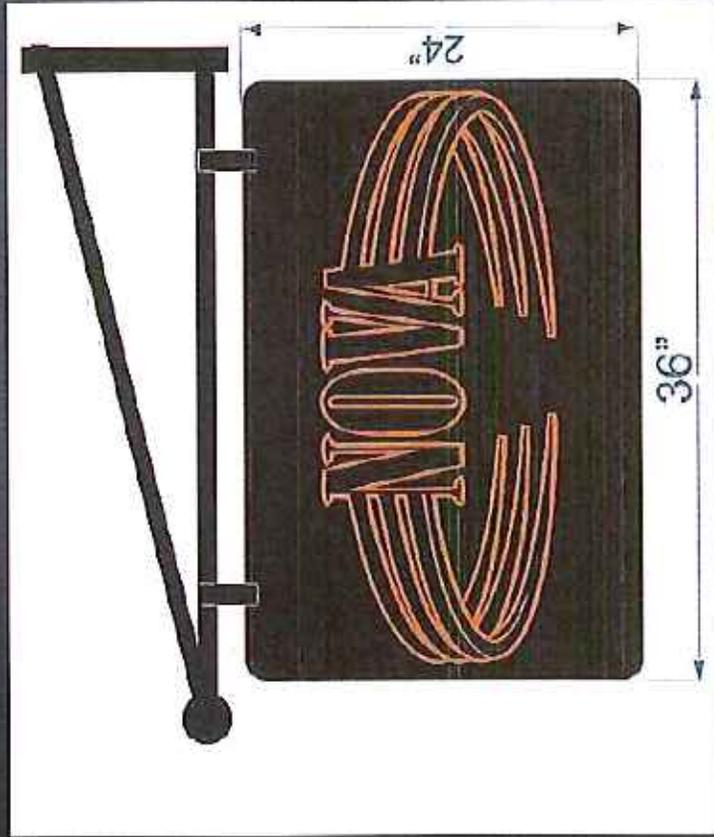
LAKWOOD
CHIC

7183 March 2014

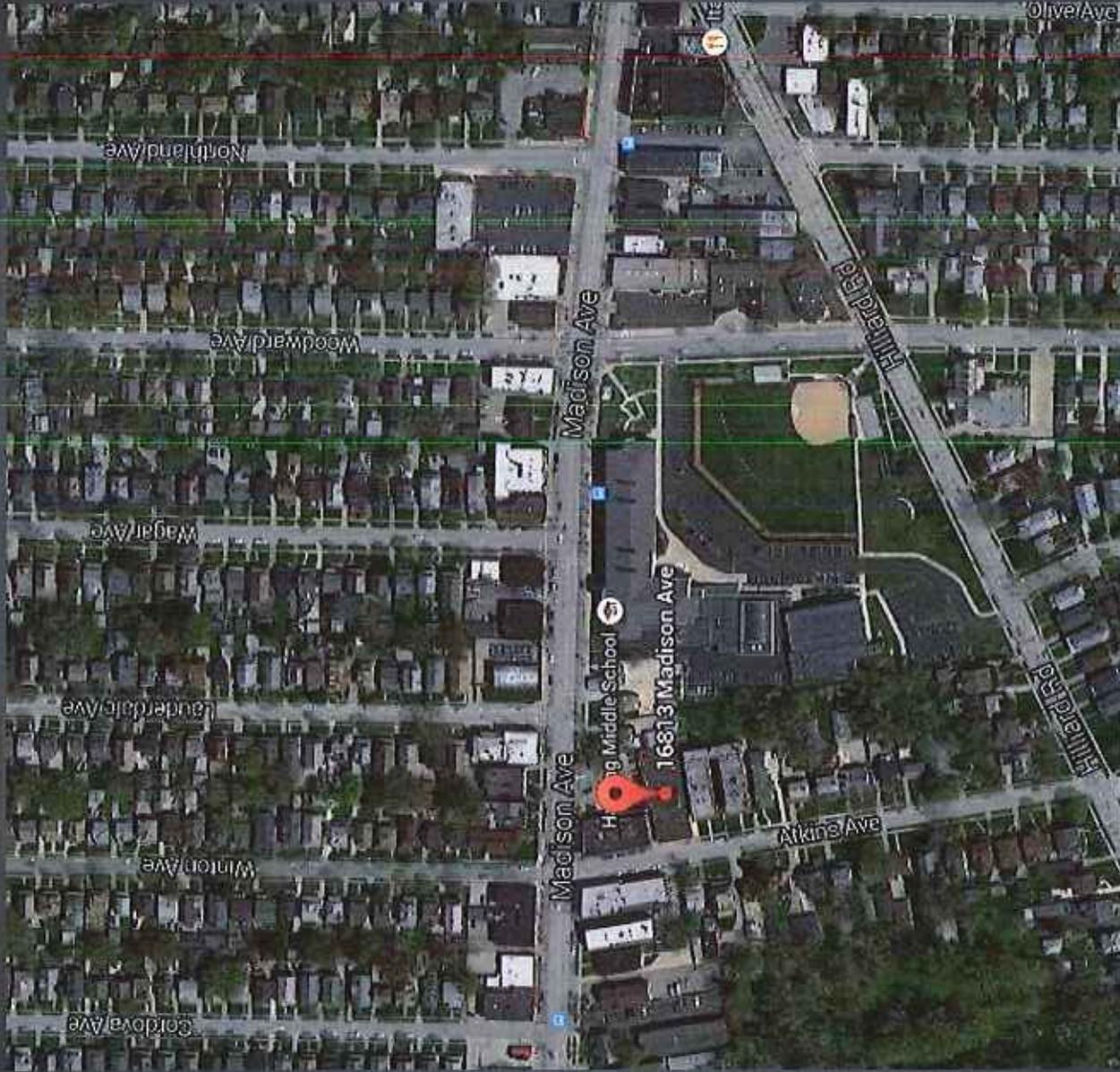
15613 Detroit Ave



15613 Detroit Ave



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JRBC March 2014



16813 Madison Ave

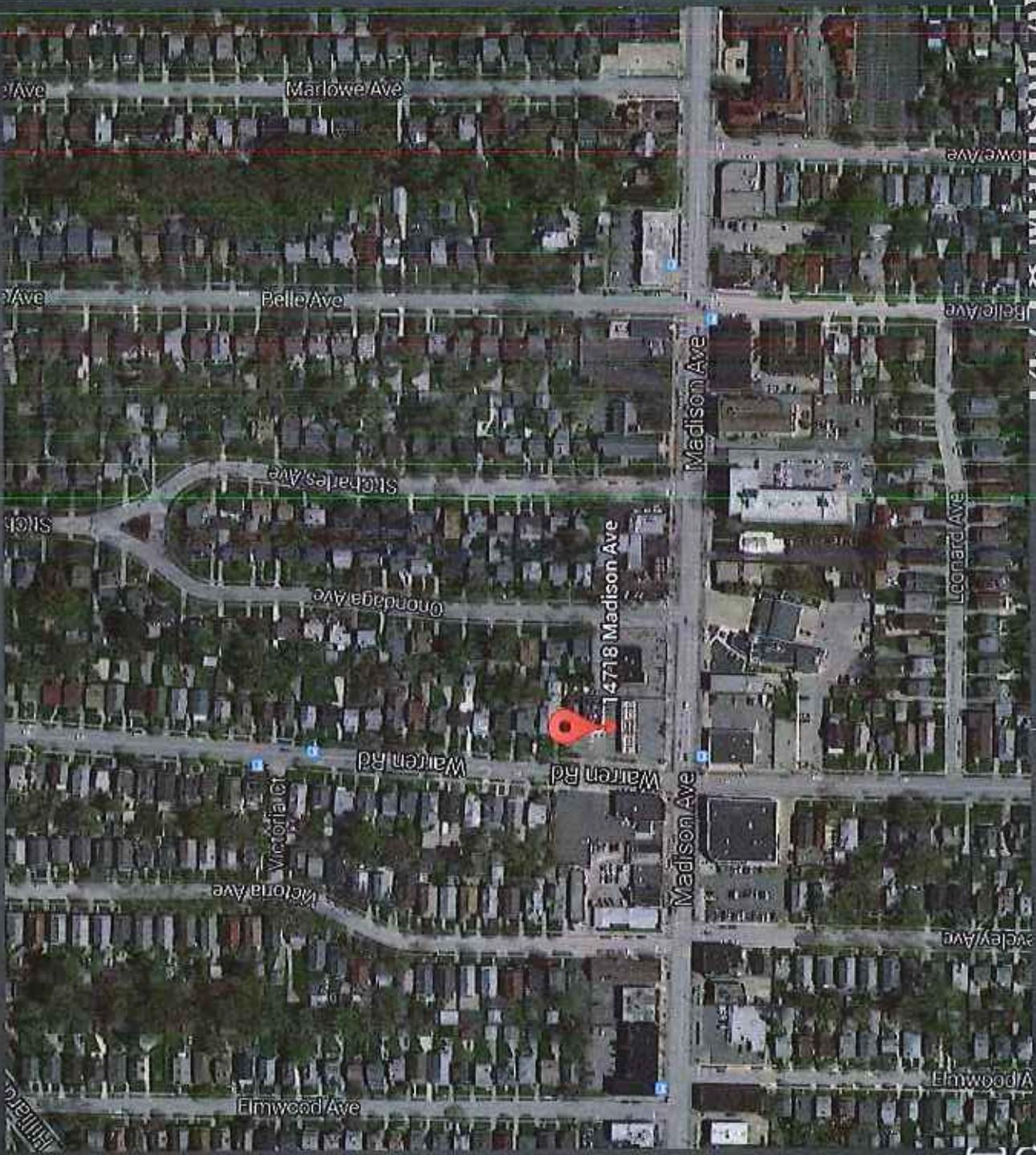


LAKELAND
OHIO

7188 March 2014

16813 Madison Ave

14 / 10 Madison Avenue





14718 Madison Avenue

FILE 3/19/14 10:14





14718 Madison Avenue

3000 March 2010





**NOTE: REMOVE & DISPOSE OF EXISTING AM-PM FACES.
 NOTE: CLEAN, REPAIR (IF REQ) & PAINT EXISTING SUPPORT STRUCTURE BP GREEN & BP WHITE.**



EXISTING CONDITION: 45.8 SQ FT

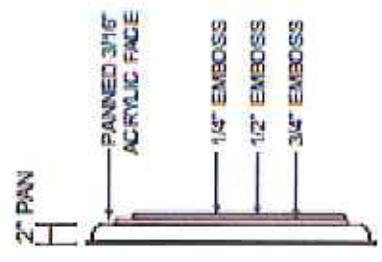
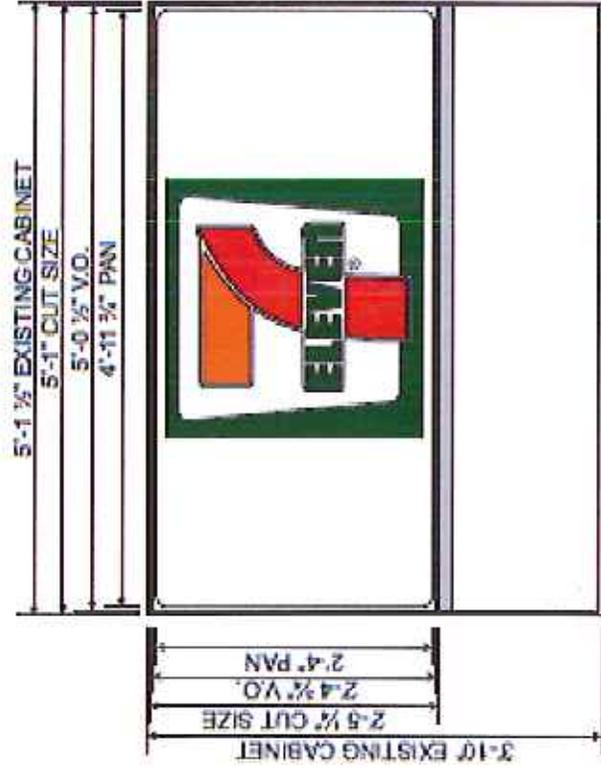


PROPOSED ELEVATION: 45.8 SQ FT

2300 Attach 3011



14718 Madison Avenue



MANUFACTURE & SHIP TWO (2) CUSTOM REPLACEMENT MAIN-ID FACES FOR AN EXISTING D/F PYLON STRUCTURE. 3/16" THICK PAN & EMBOSSED WHITE ACRYLIC FACE W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE



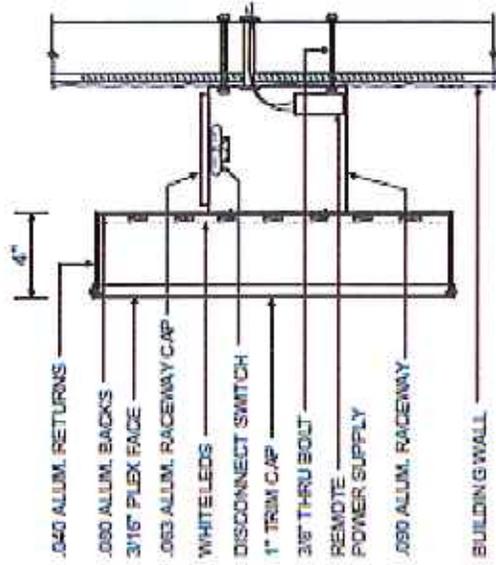
J133 3/24/21 00 4

14718 Madison Avenue



MANUFACTURE & SHIP ONE (1) SET OF 36" INTERNALLY ILLUMINATED RACEWAY CHANNEL LETTERS. 3/16" THICK WHITE ACRYLIC FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. 4" DEEP ALUMINUM RETURNS PRE-PAINTED DURANODIC BRONZE. 1" DURANODIC BRONZE TRIM CAP. LETTERS TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. 7"x7" ALUMINUM RACEWAY TO BE PAINTED DURANODIC BRONZE.

7-ELEVEN VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN



3 Front Elevation & Side Mounting View - Standard 36" Raceway Channel Letters - Sign B (Option #1)

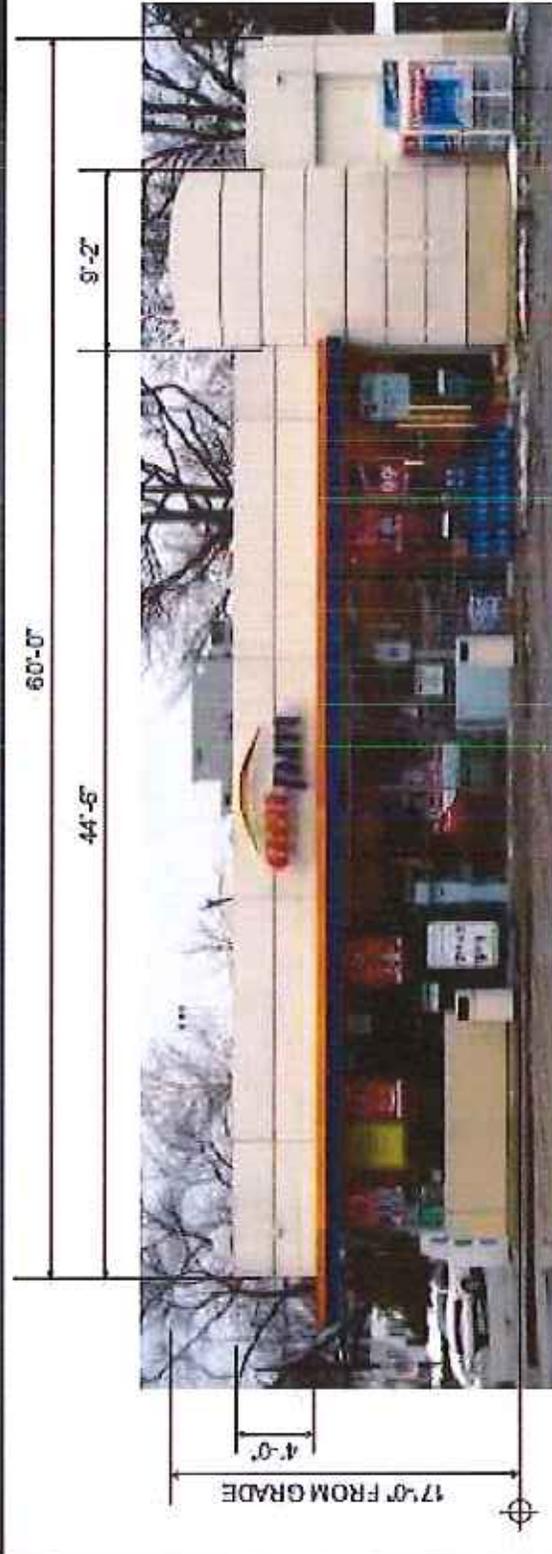
1/4" = 1'-0"

Display Square Footage: 48.2



© 2014 Lakewood Chicago

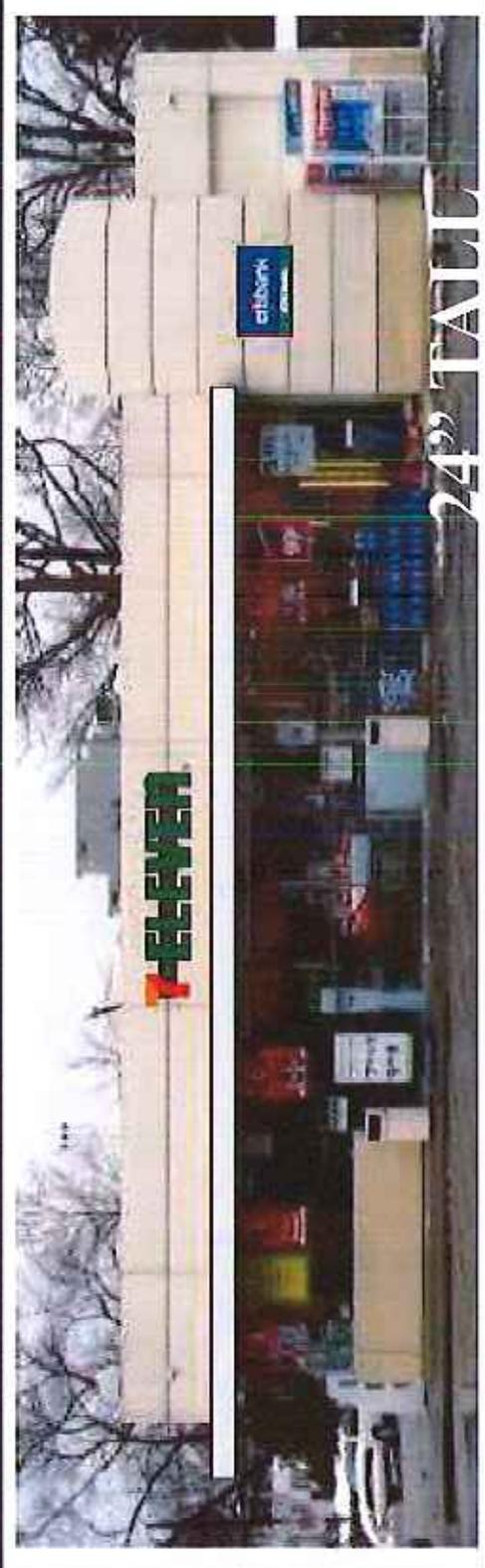
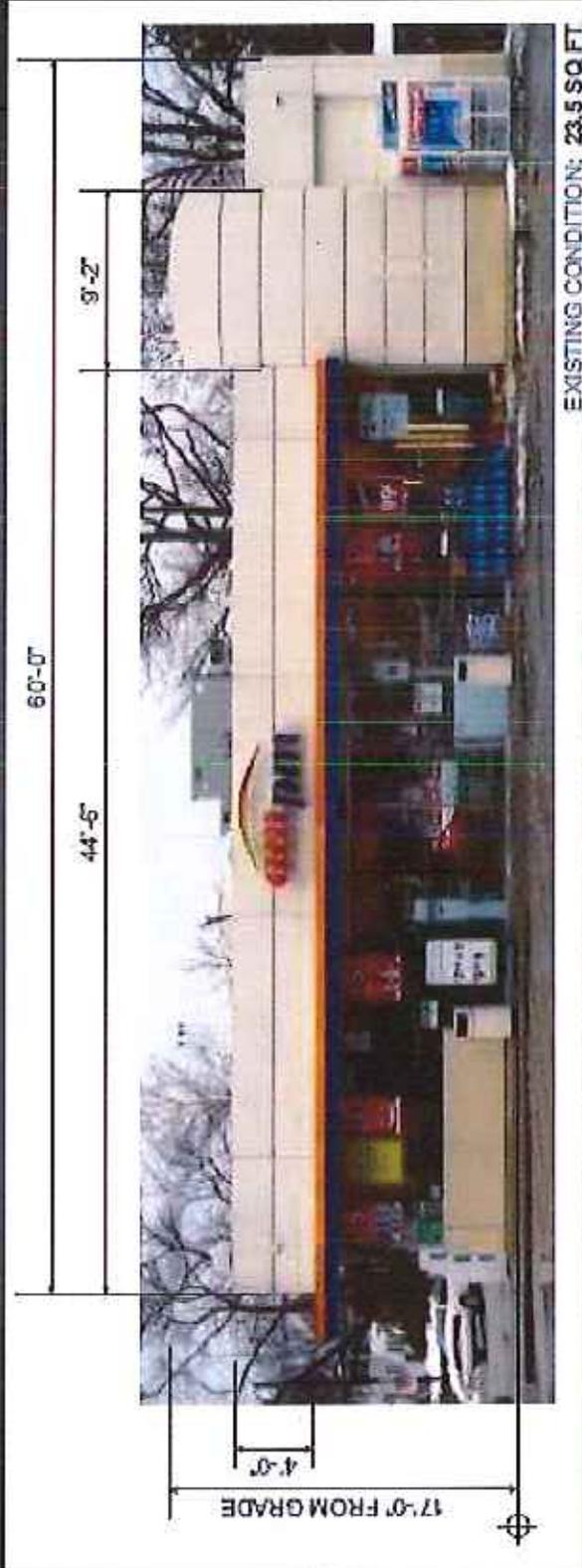
14718 Madison Avenue

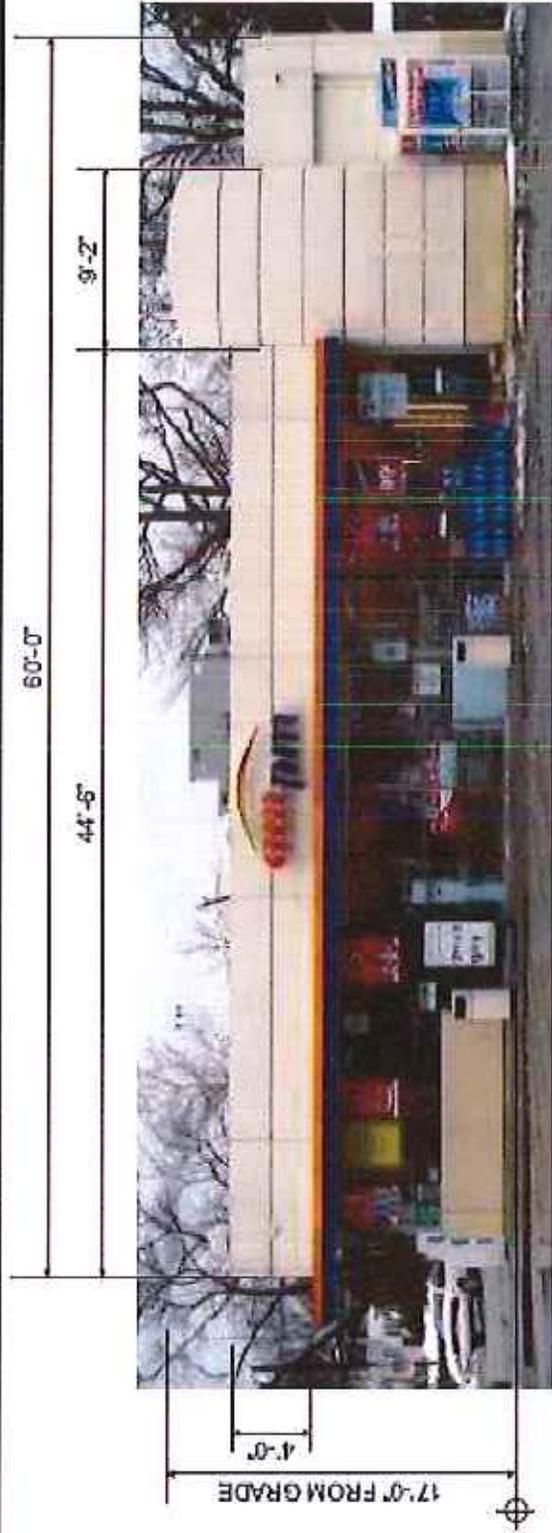


EXISTING CONDITION: 23.5 SQ FT

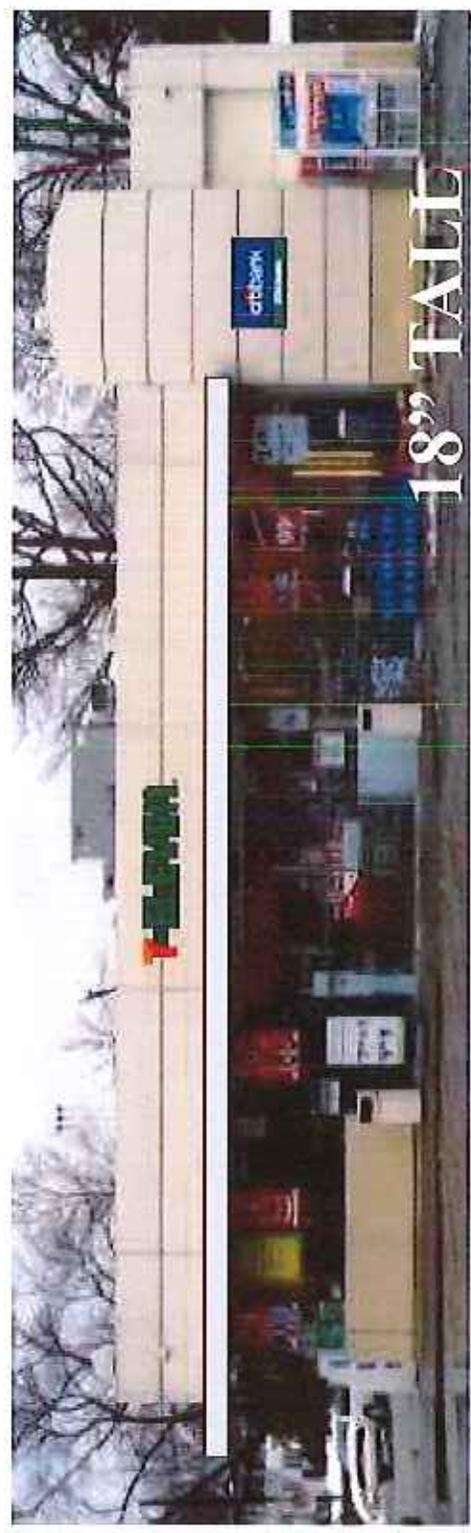


PROPOSED ELEVATION: 58.3 SQ FT





EXISTING CONDITION: 23.5 SQ FT

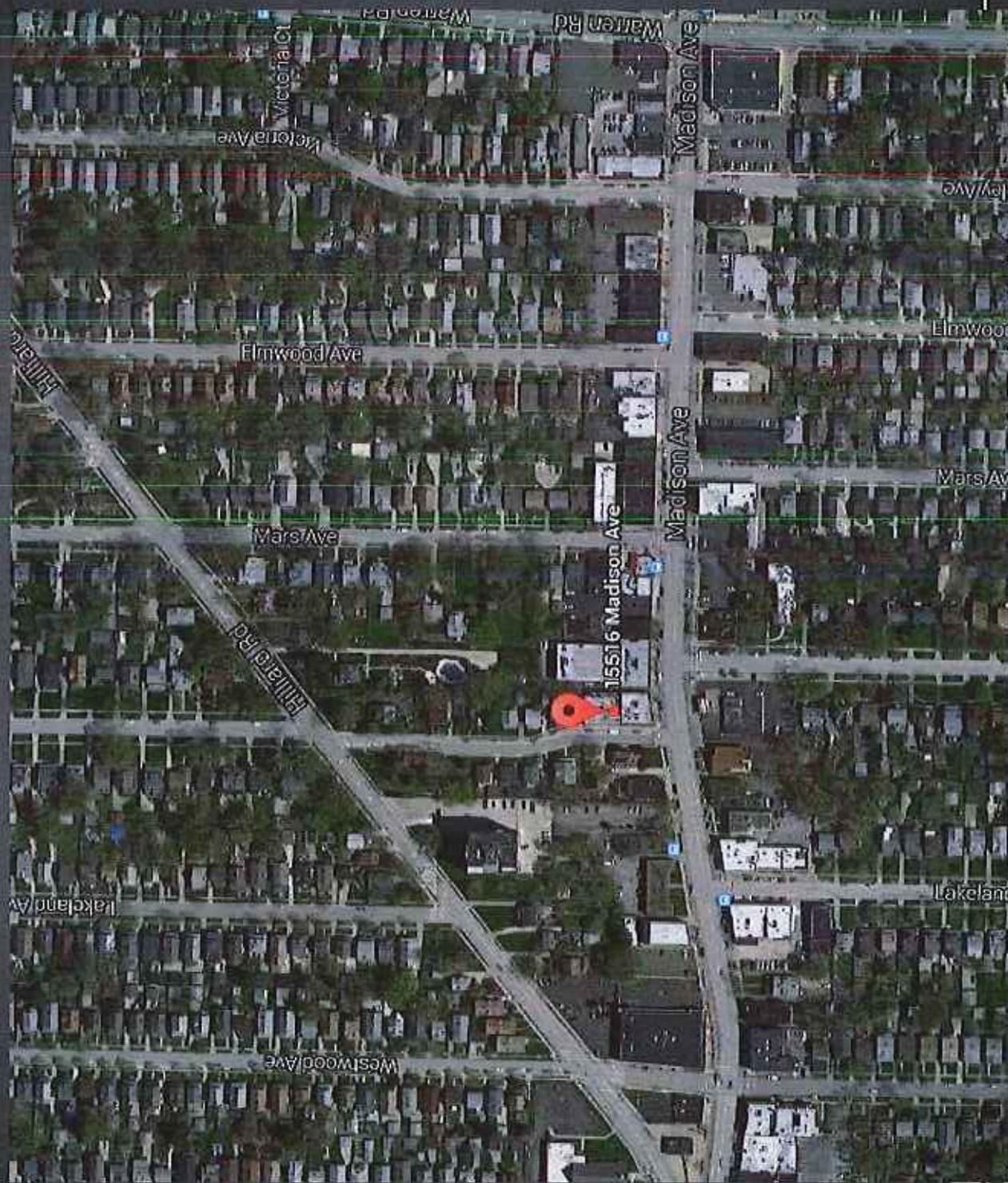


PROPOSED ELEVATION: 22.6 SQ FT

14718 Madison Avenue



FILE #14718-2014



15516 Madison Avenue





15516 Madison Avenue



788-324-0011



1880 March 2003

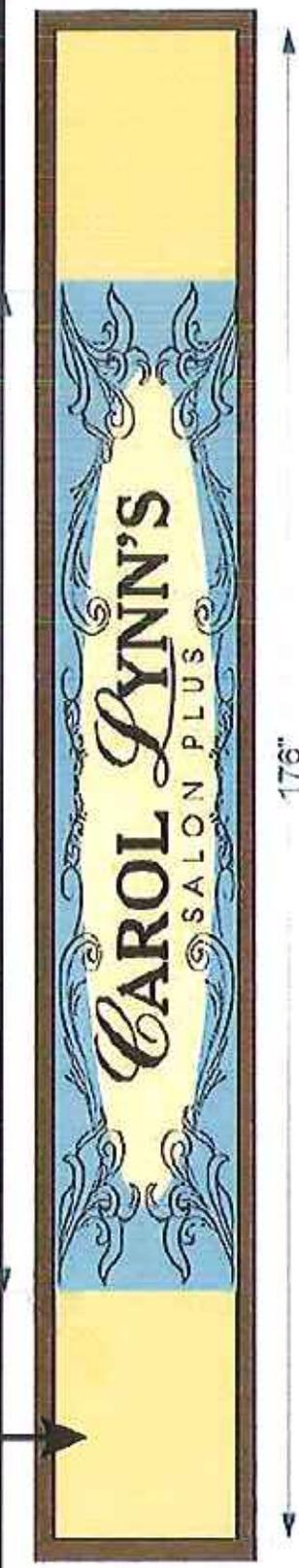
15516 Madison Avenue



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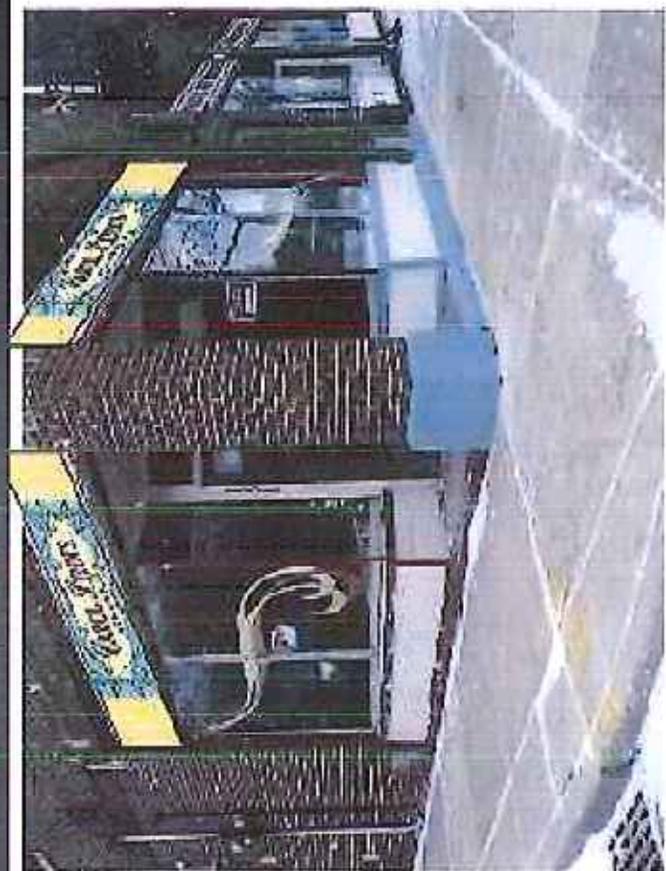
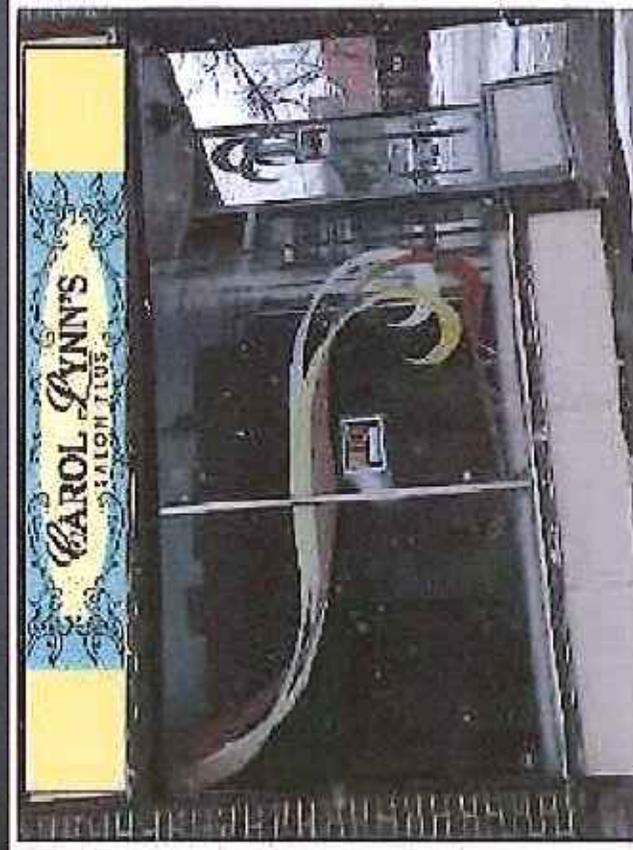


7800 Lakewood Blvd.



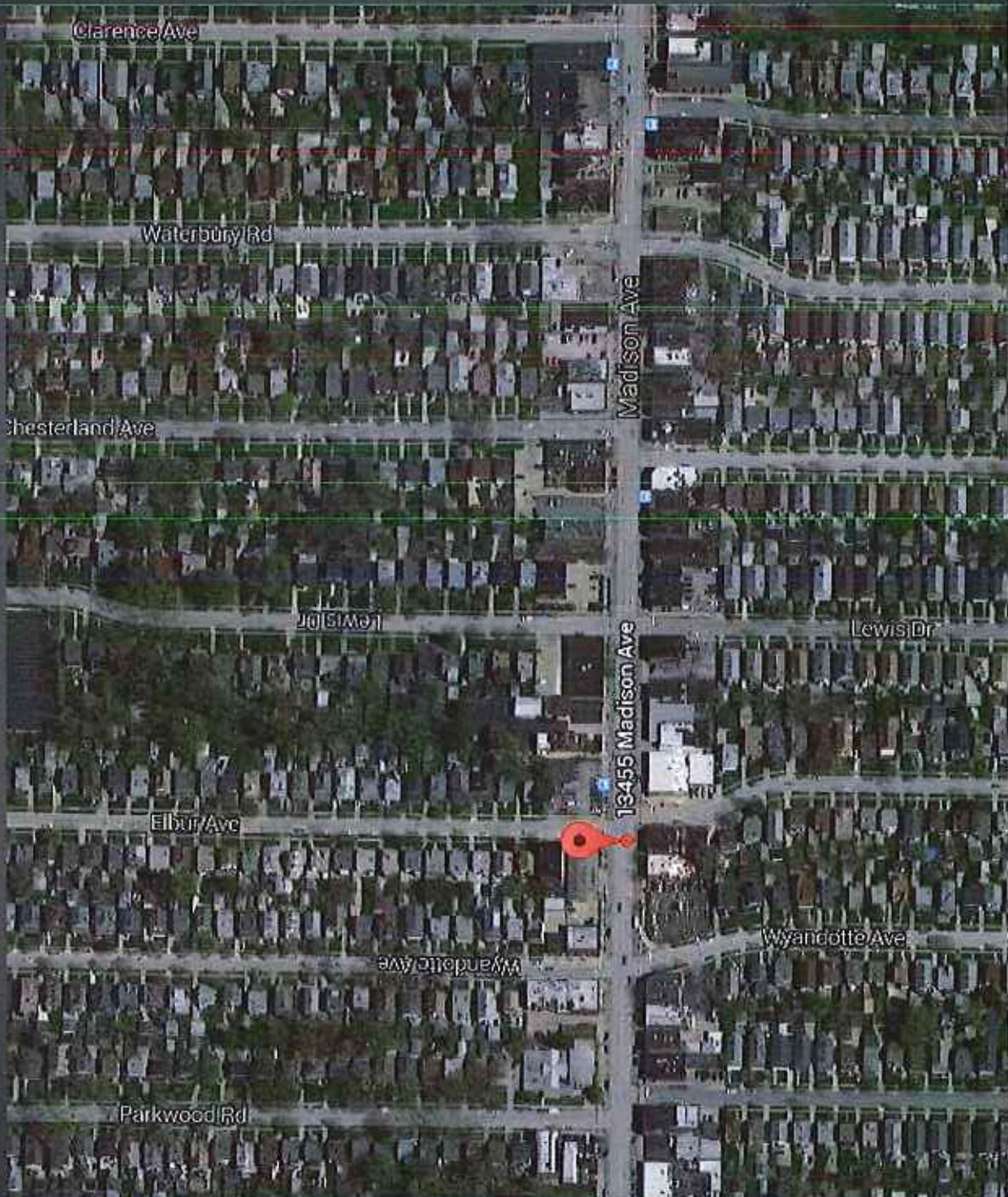
22"

176"



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15516 Madison Avenue



13455 Madison Ave

Area March 2014





LAKWOOD
OHIO

APR. 2014

13455 Madison Ave



13455 Madison Ave



APR March 2014

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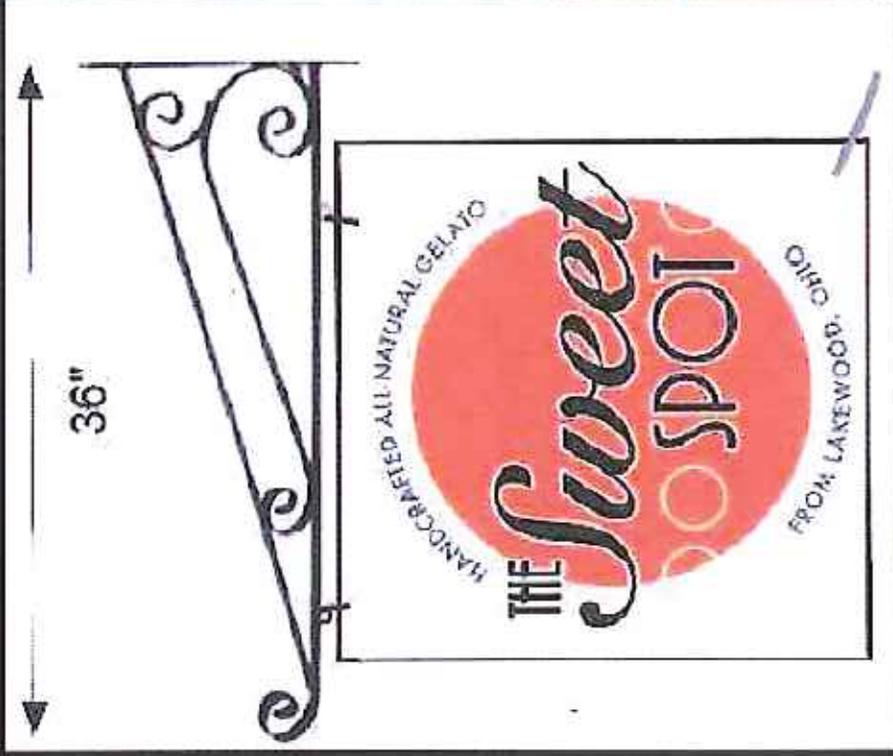
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13455 Madison Ave



855.346.6222

17806 Detroit Ave



AKB2000015013

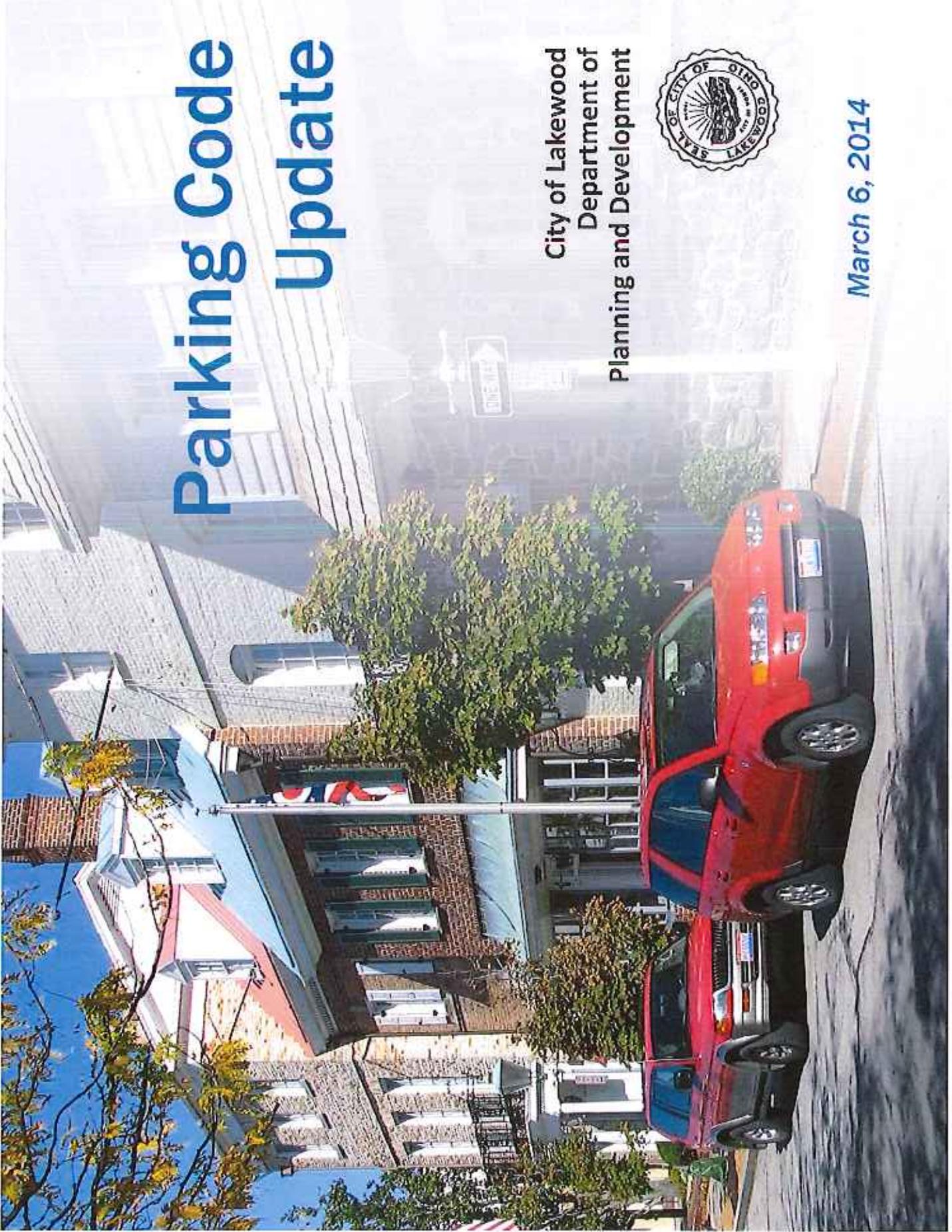
17806 Detroit Ave

Parking Code Update

City of Lakewood
Department of
Planning and Development



March 6, 2014



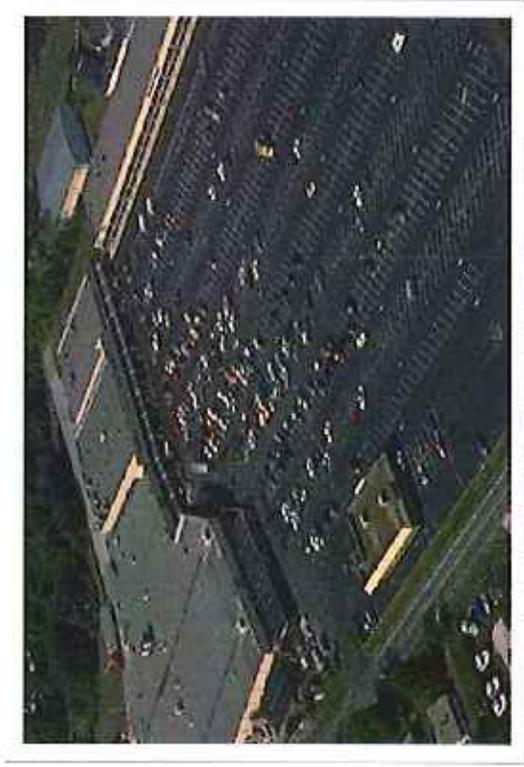
Lakewood's Parking Code should be specific to Lakewood.

- Community Vision
- Parks Master Plan
- Bicycle Plan



Antiquated/Suburban Parking Code

Lakewood's parking code is not reflective of the needs of a built-out 100 year old inner-ring suburb.



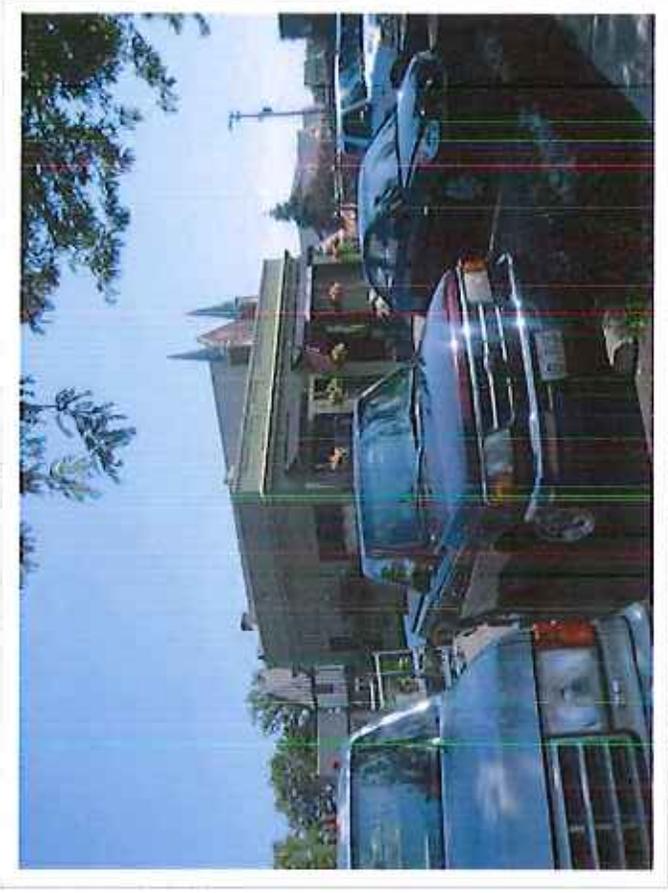
- This generic/model code is not appropriate in a built out city such as Lakewood.
- Silent about non-automobile forms of transit
- Makes no distinction between rehab and new construction

Indicators

Variance Requests

Reuse of existing spaces often requires small business owners to apply for a variance through the Board of Zoning Appeals

- Creates an additional hurdle for entrepreneurs
- Variance calculations become difficult and vary significantly with buildings that have little if any dedicated parking
- 15 commercial parking variances in the last 4.5 years



Indicators

Managing New Development

Current code has parking minimums.

- Allows new development to potentially be “overparked”.
- Creates large parking lots of underutilized spaces.
- Stormwater runoff concerns - Unnecessary impervious surfaces



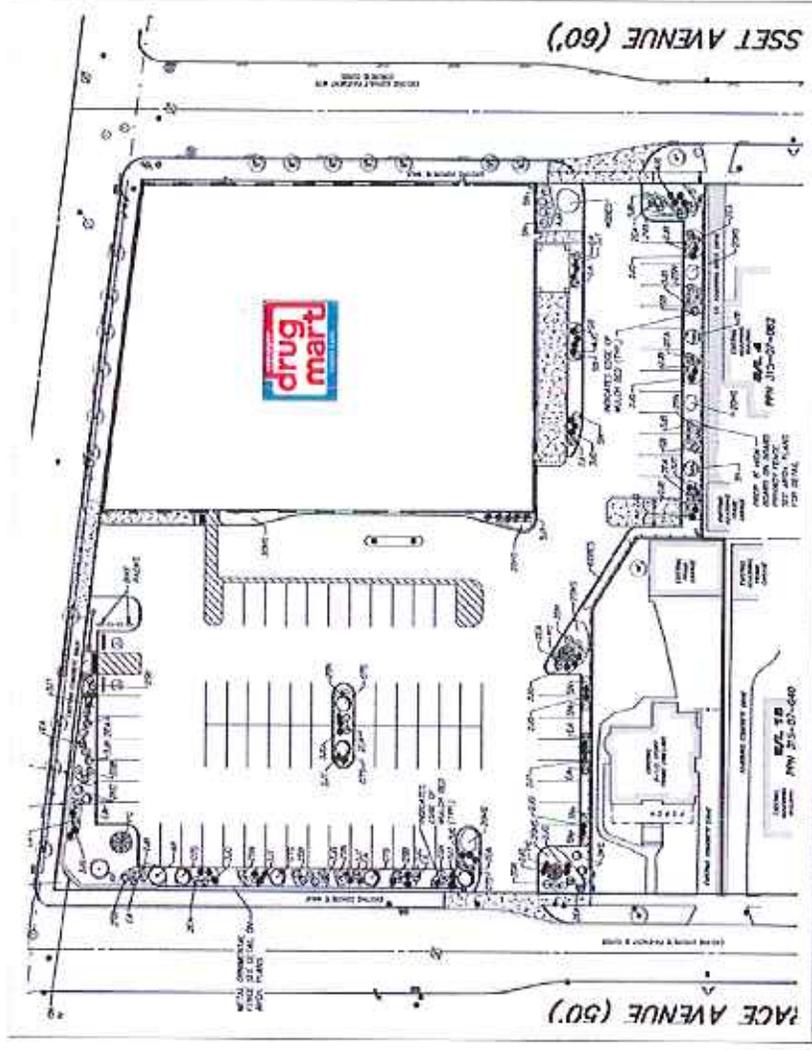
Currently Researching

- Parking Maximums
- Acknowledge multiple forms of transit
- Rehab vs. New Construction



Parking Lot Design Guidelines

- Alternative transportation options
- Stormwater facility strategies
- Landscaping strategies



New Parking Code Models

Auburn, WA

Exempts smaller retail and restaurant uses from parking requirements

Austin, TX

Waives off-street parking requirements for uses located in historic structures or uses occupying less than 6,000 SF

