

MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
APRIL 10, 2014
5:30 P.M. – Lakewood City Hall
Auditorium
(Audio Recording Available)

1. The Chairman called the meeting to order at 5:30 P.M.

2. **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

3. Approve the minutes of the March 13, 2014 meeting

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

4. Opening Remarks

There were no Opening Remarks from the Administrative Staff.

**SUMMARY APPROVED
SIGN REVIEW**

5. Docket No. 04-26-14

15606/15608 Detroit Avenue
Beat Cycles

- Approve
 Deny
 Defer

Ryan Sheldon
1602 Wyandotte Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a new signage. (Page 17)

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

**OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW**

6. 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 March 13, 2014 meeting. (Page 5)

A motion was made by Mr. Orban, seconded by Mr. Evans **APPROVE** the application as revised with the following stipulations:

- The sign in the sign band matches in material and scale with those in the rest of the building,
- The Luv My Curvz graphic remains in one window and Get Your Dress On is in the other,
- The white vinyl graphics in each window is of the same size and design, and
- Remove the trade mark from the sign in the band sign.

All of the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

Items 11 & 12 are called together as they are the same property.

11. Docket No. 04-28-14-A 14404 Detroit Avenue
Chinor

- Approve Vincente Chinor
 Deny 10125 Burton Avenue
 Defer Bratenahl, Ohio 44108

The applicant requests the review and approval of the installation of an awning. (Page 29)

12. Docket No. 04-28-14-S 14404 Detroit Avenue
Chinor

- Approve Vincente Chinor
 Deny 10125 Burton Avenue
 Defer Bratenahl, Ohio 44108

The applicant requests the review and approval of a new signage. (Page 29)

Vincent Chinor, applicant and Luis Rivera, partner were present to explain the request. Vinyl lettering would be on the face of the awning.

Jerry Echols, 14408 Detroit Avenue said that the existing burgundy awning would be replaced; it would span the width of the storefront.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester said Planning and Development would ensure that the awning would be installed as described at the meeting, and updated plans would be submitted to the Division of Housing and Building.

A motion was made by Mr. Orban, seconded by Mr. Evans to **APPROVE** the application as submitted for Docket No. 04-28-14 – A and Docket No. 04-28-14 – S with the following stipulation:

- An updated awning design is submitted to the Division of Housing and Building that shows the awning as it spans the entire width of the building for future tenants' signage placement on its face.

All of the members voting yea, the motion passed.

13. Docket No. 04-29-14 13303 Madison Avenue
TASO

- Approve
- Deny
- Defer

Murat Gurur
 13303 Madison Avenue
 Lakewood, Ohio 44107

The applicant requests the review of exterior modifications to the north elevation of the building. (Page 36)

J.P. Marrini, Martini Construction Company, 2222 Hamilton Avenue, Cleveland, representative was present to explain the request. There was a crack in the stone at the top where the cross was located. They would repair/stabilize it once the cross was removed. They wanted to stain the cross on the front of the building to match the existing brick. The Board said the color would be difficult to match and would not blend into the façade.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester agreed with the Board that the cross on the front of the building should be addressed separately.

The cross at the top of the building will be removed at the bottom of the cross, leaving the existing small base at the peak of the roof.

A motion was made by Mr. Orban, seconded by Ms. Stockman to **APPROVE** the application as submitted with the following stipulations:

- That only the cross at the top is removed, and
- The cross on the façade is not considered at this time and is to remain as is.

All of the members voting yea, the motion passed.

Items 14 & 15 are called together as they are the same property.

14. Docket No. 04-31-14-A **15004 Detroit Avenue
 16-Bit Bar & Arcade**

- Approve
- Deny
- Defer

Tim Lai
 400 W Rich Street
 Columbus, Ohio 43215

The applicant requests the review and approval of modifications to the storefront system. (Page 46)

Troy Allen, Chief Entertainment Officer for Bar-16, 254 South 4th Street, Columbus was present to explain the requests. In addition to new signage with exposed neon lighting and new awnings, they wanted to open the front wall and install a nano wall. He described the patio furniture/metal stools. The sign was lit internally with LEDs, the boxes at the top were recessed, and its dimensions were discussed. Troy then described the updates to the storefront system, which included installing a bi-folding glass wall system. The awnings' material would match those of the existing.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester said the revised storefront was appropriate, and the projecting sign was creative but still a box, in his opinion. Mr. Molinski concurred. Mr. Allen assured them that it would be very attractive, especially in relationship to the neighboring signage. Discussion continued about exposed neon. Mr. Sylvester said the concept has worked successfully within the City such as the Melt however this one should be delayed another month to allow for the board to consider other design alternatives.

A motion was made by Mr. Orban, seconded by Mr. Musson to **APPROVE** Docket No. 04-31-14 – A as submitted. All of the members voting yea, the motion passed.

15. Docket No. 04-31-14-S 15004 Detroit Avenue
16-Bit Bar & Arcade

Approve Tim Lai
 Deny 400 W Rich Street
 Defer Columbus, Ohio 43215

The applicant requests the review and approval of a new signage. (Page 46)

A motion was made by Mr. Evans, seconded by Mr. Robar to APPROVE Docket No. 04-31-14 – S as submitted. All of the members voting yea, the motion passed.

SIGN REVIEW

16. Docket No. 04-25-14 15319 Detroit Avenue
Cricket

Approve James R. Briola
 Deny 310 N. Broadway Street
 Defer Medina, Ohio 44256

The applicant requests the review and approval of a new signage. (Page 10)

Martin McKrell, North Coast Sign & Lighting Services Inc. representative was present to explain the request.

The Board asked that the width of the raceway would be reduced in size to echo that of the neighboring business signs. White would be on the sides of the letters to provide an outline for visibility.

Mr. Sylvester said the size of the proposed channel letters was the same as the others. The signage should be in line with the neighboring signs.

A motion was made by Mr. Orban, seconded by Mr. Evans to APPROVE the application as submitted with the following stipulations:

- The placement of the sign maintains the same line as the other business signs, and
- Change it to a double raceway that is painted to match the brick.

All of the members voting yea, the motion passed.

17. Docket No. 04-27-14 16400 Madison Avenue
Solitary Pearl

Approve Christen Schneider
 Deny 5380 Burns Road
 Defer North Olmsted, Ohio 44070

The applicant requests the review and approval of a new signage and awning replacement. (Page 23)

Christen Schneider, applicant, was present to explain the request. She proposed to have white awnings with black vinyl letters.

Discussion ensued about whether to change the awning on the east elevation or remove it. Further discussion was to have one awning on the front or two.

Mr. Molinski said it would be difficult to maintain white awning(s), and other colors were discussed such as silver or light grey. Mr. Sylvester felt there should be two awnings on the front of the building for aesthetics. Ms. Schneider wondered if she could omit awnings and expose the transom windows.

Robert Holcepl, applicant for 14534 Detroit Avenue commented a window film could be used to reduce the sunshine through the windows and allow for transparency.

Discussion continued about the color options for the awnings.

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

- The awnings are grey with white letters, and
- To remove the east elevation awning.

All of the members voting yea, the motion passed.

18. Docket No.04-30-14 14534 Detroit Avenue
The Tea Lab

| | |
|----------------------------------|----------------------|
| <input type="checkbox"/> Approve | Robert Holcepl |
| <input type="checkbox"/> Deny | 14534 Detroit Avenue |
| <input type="checkbox"/> Defer | Lakewood, Ohio 44107 |

The applicant requests the review and approval of a new signage. (Page 41)

Robert Holcepl, applicant was present to explain the request. The replacement sign above the awning would be the same in color and size as the previous one. However, the font would be different as it was considered part of the business's identity. He wanted signage in the window for visibility to sidewalk pedestrians. Pointing to an area on the PowerPoint presentation, he indicated a size of twelve-inches (12") and another of eighteen-inches (18").

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

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

ADJOURN

A motion was made by Mr. Orban, seconded by Ms. Stockman to **ADJOURN** the meeting at 7:37 p.m. All of the members voting yea, the motion passed.

Signature

5/8/14

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:

SIGN NAME:

1. Joel Fray
2. Enri Sako
3. Troy AUFN
4. Callie Woods
5. Luis Rivera
6. Vicente Chines
7. Jerry Echols
8. J.P. Martini
9. MARTIN MCKRELL
10. Christen Schneider
11. BOB HOLCER

1. Joel Fray
2. Enri Sako
3. Troy AUFN
4. Callie Woods
5. Luis Rivera
6. Vicente Chines
7. Jerry Echols
8. J.P. Martini
9. Martin McKrell
10. Christen Schneider
11. Bob Holcer

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

FOR CITY USE ONLY

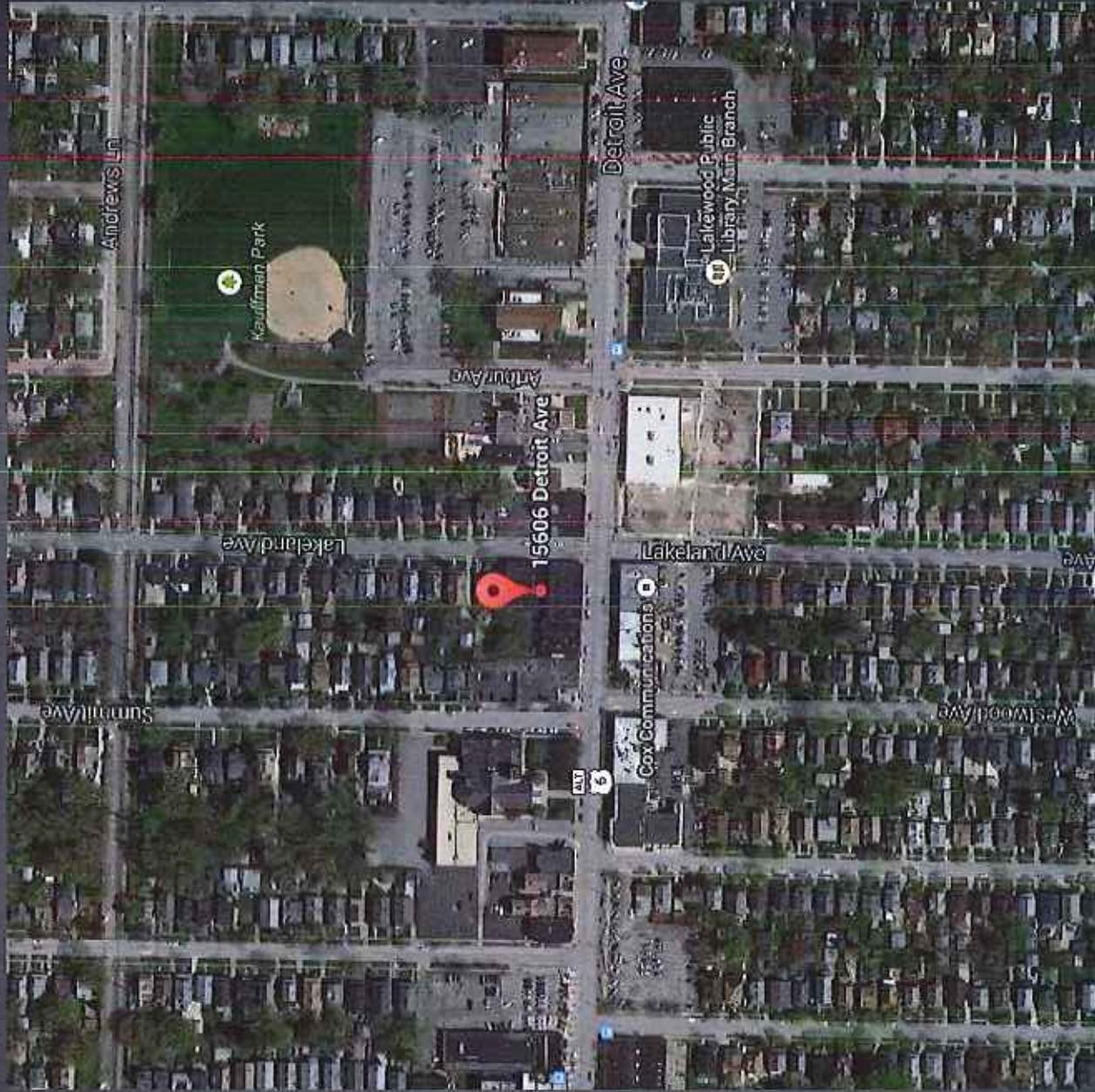
Lakewood Administrative Procedure: ABR/BBS/Sign Citizens Advisory Civil Service Dangerous Dog
 Income Tax Appeals Loan Approval Nuisance Abatement Appeals Planning Zoning Appeals Other:

Date of Proceeding: Thursday, April 10, 2014

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

April 2014





15606 Detroit Ave

15606 Detroit Ave



15606 Detroit Ave



288 March 2011



15606 Detroit Ave



15606 Detroit Ave

LAKEMOOD
OHIO

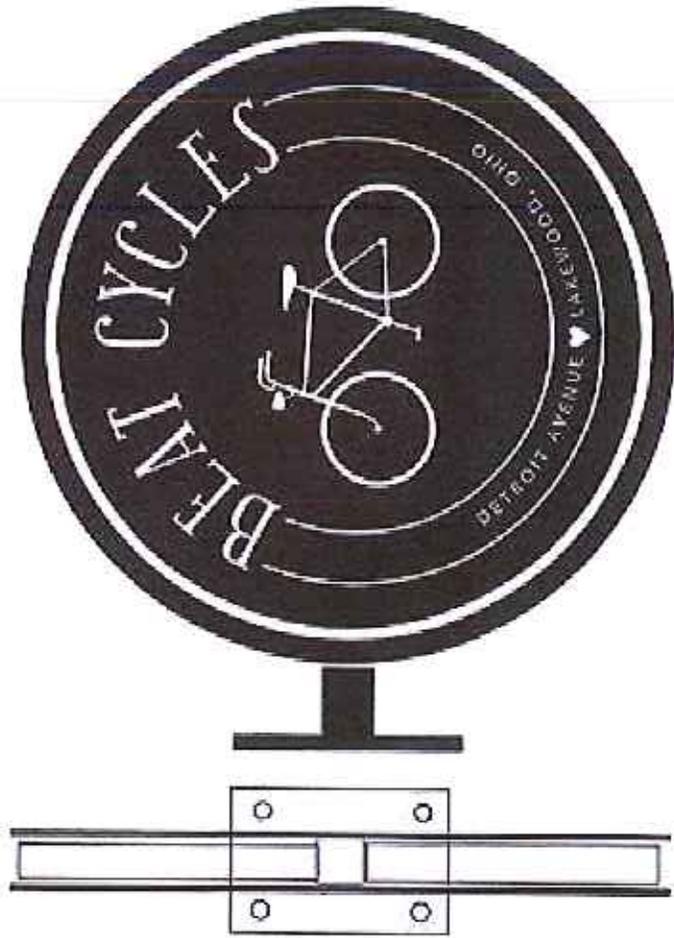
156 March 2018



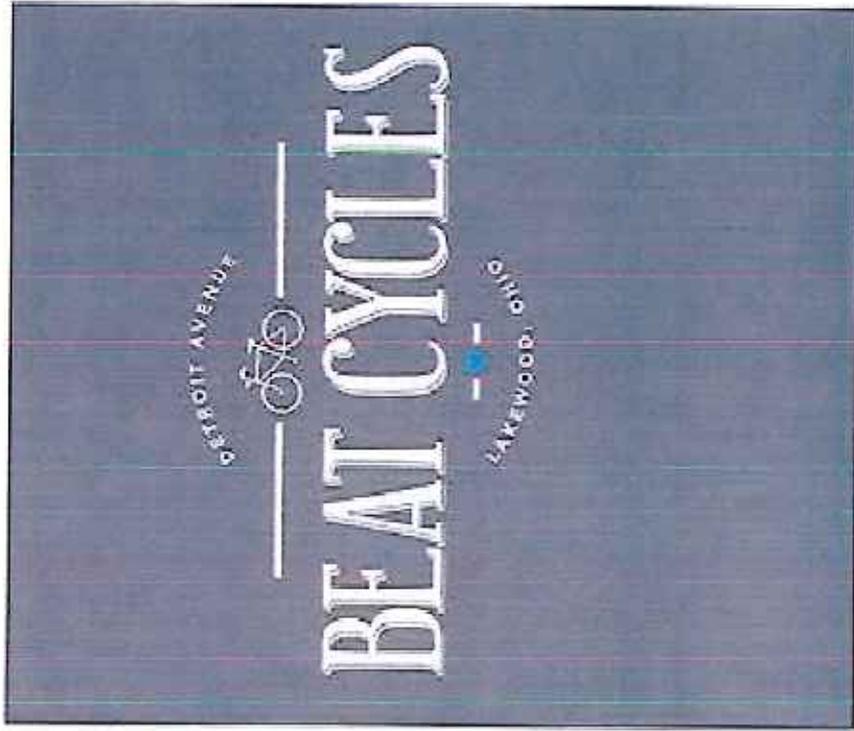
APR 2014

15606 Detroit Ave

30" dia
max metal w/
vinyl print graphics
text 3.5" x22

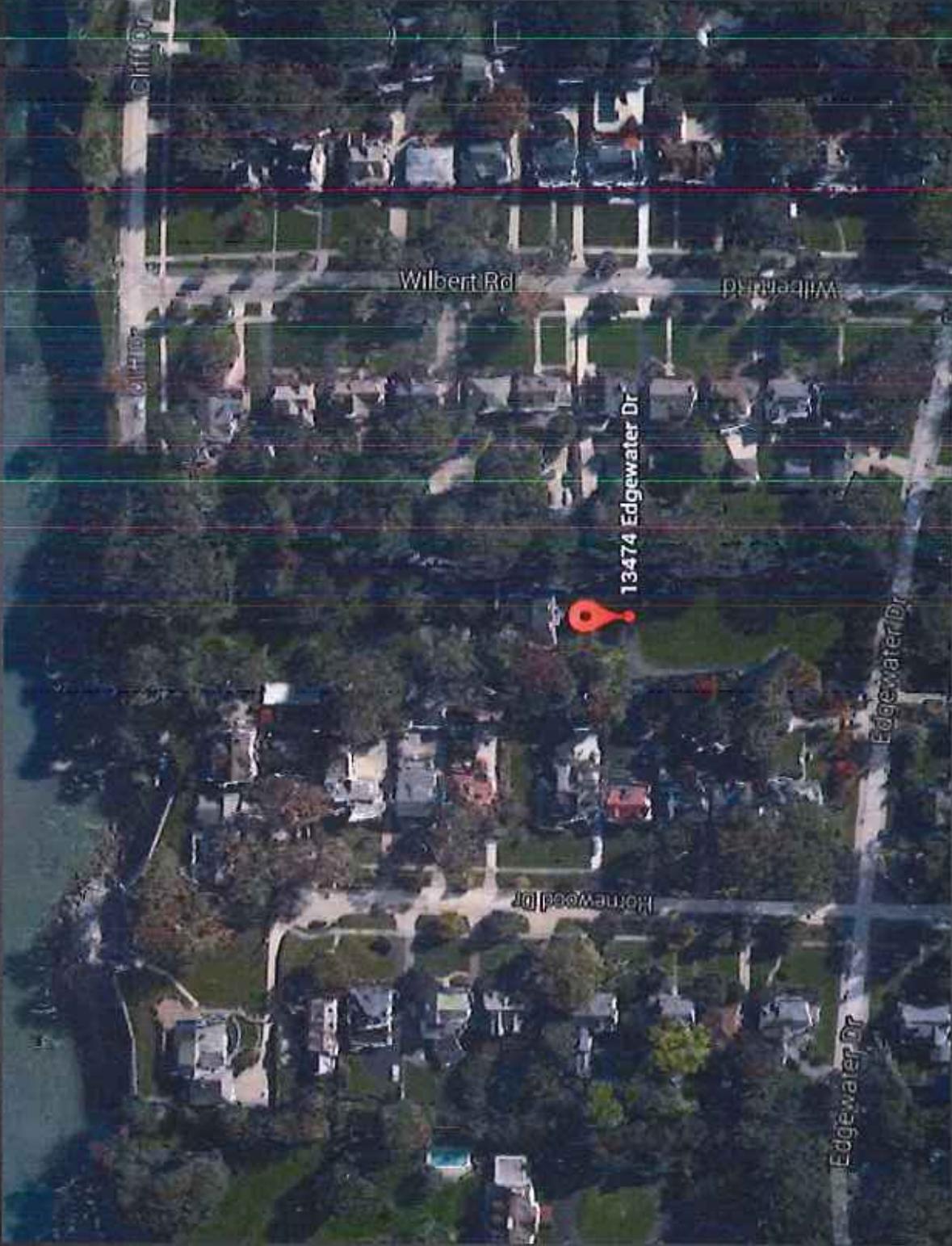


Logo 58.5" x 32" White vinyl
text line 1- 11.5" x 58.5"w
outer text 1" x 20" wide



2022 March 2014

15606 Detroit Ave



13474 Edgewater Drive, Rear

1586 March, 2014





11/13/2014

LAKWOOD
OHIO

13474 Edgewater Drive, Rear



13474 Edgewater Drive, Rear

13474 Edgewater Drive, Rear

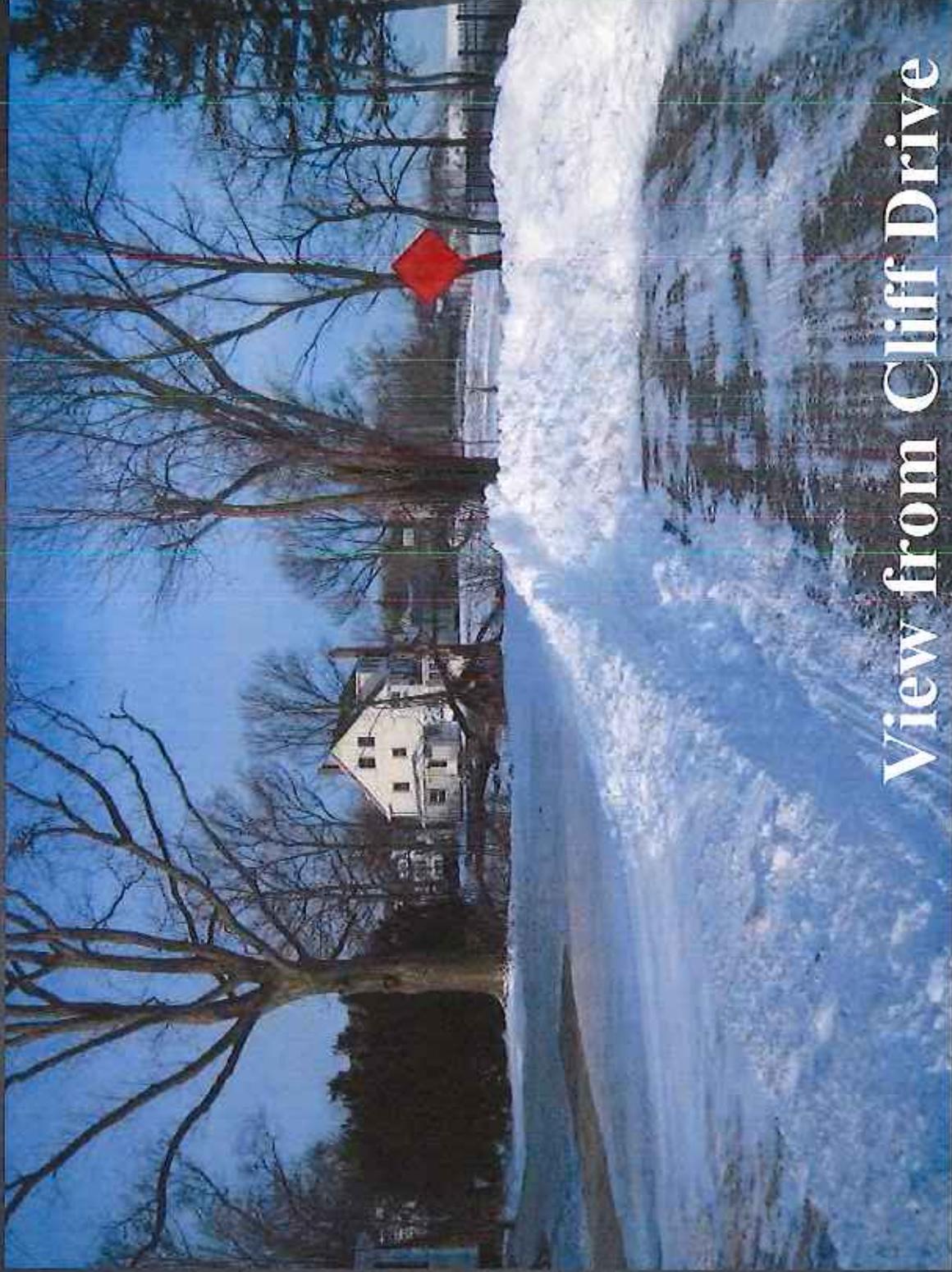




156 March 2011

LAKWOOD
OHIO

13474 Edgewater Drive, Rear

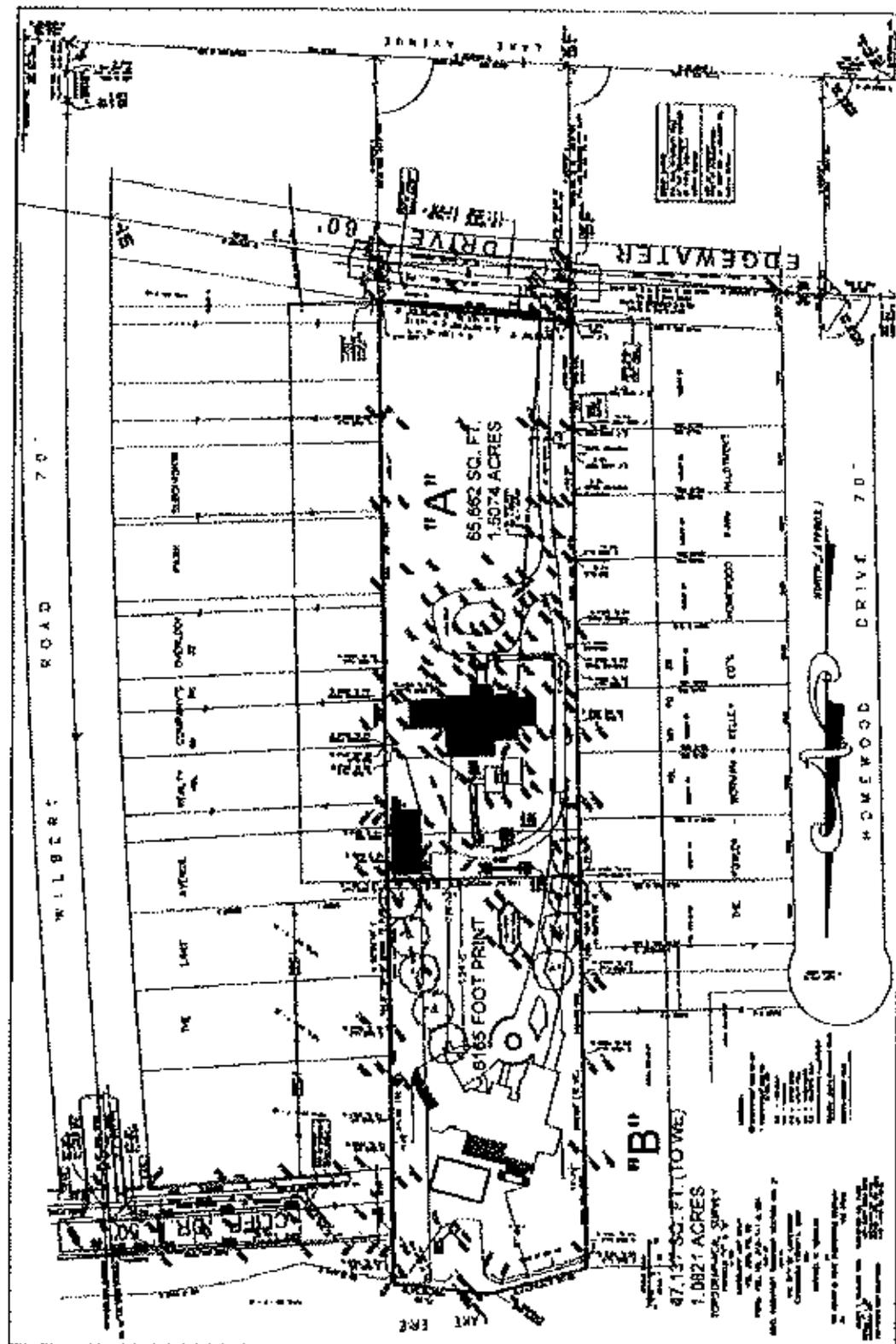


View from Cliff Drive

13474 Edgewater Drive, Rear



1/28/24, March 2024

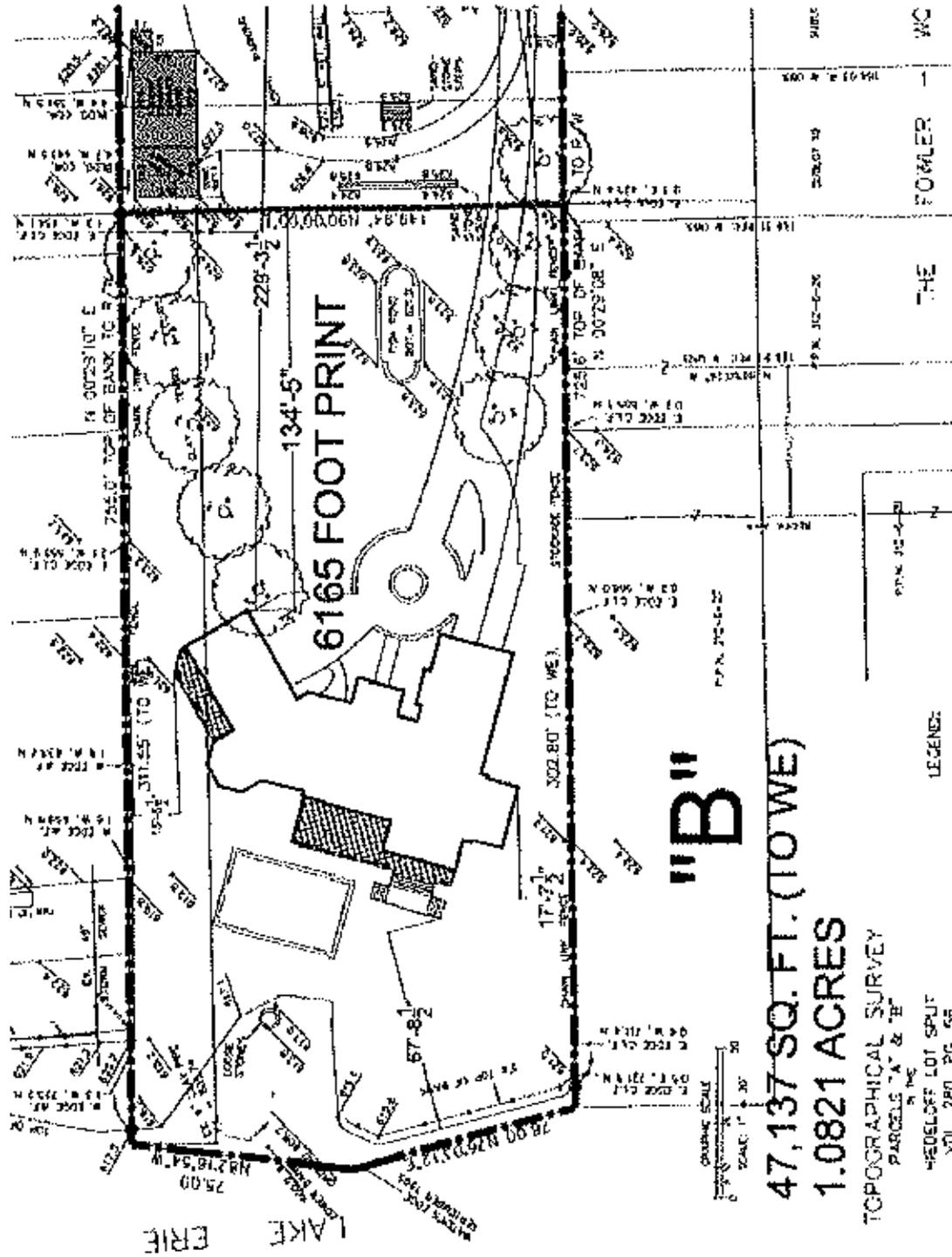


SITE PLAN: 13474 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107

5281-1000-0000

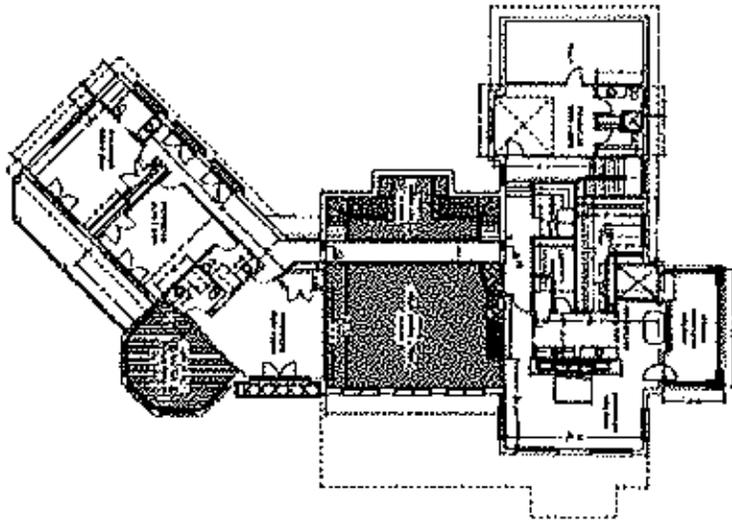


13474 Edgewater Drive, Rear



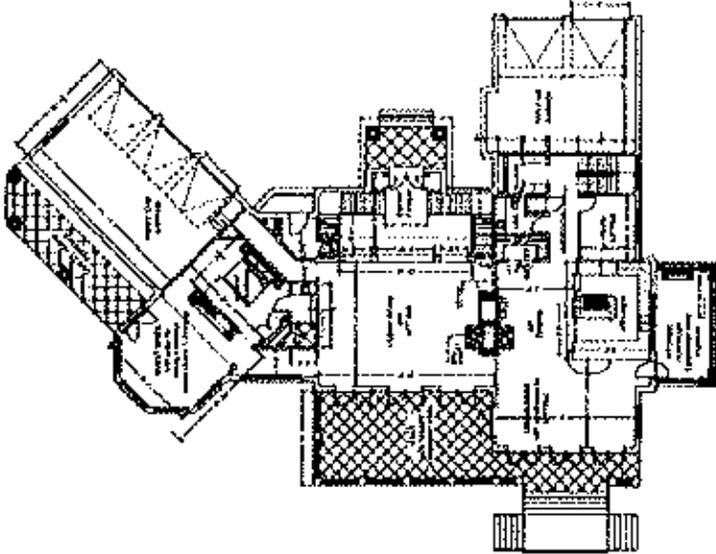
13474 Edgewater Drive, Rear





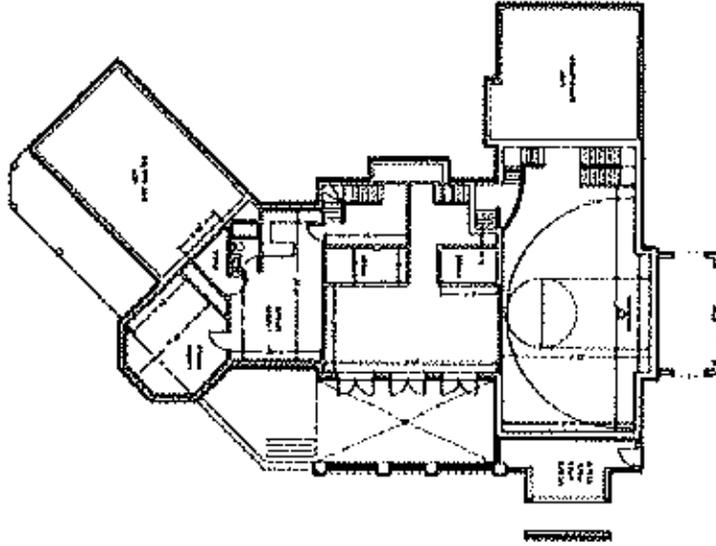
SEMMAN RESIDENCE
 One Bedroom, 1.5 Bath, 1200 sq. ft.
 Mark Reinhold Architects
 1700 Park Road, Columbus, Ohio 43204
 SLEEPING LEVEL PLAN
 137 sq. ft. 11/07

11204



SEMMAN RESIDENCE
 One Bedroom, 1.5 Bath, 1200 sq. ft.
 Mark Reinhold Architects
 1700 Park Road, Columbus, Ohio 43204
 LIVING LEVEL PLAN
 118 sq. ft. 11/07

11205



SEMMAN RESIDENCE
 One Bedroom, 1.5 Bath, 1200 sq. ft.
 Mark Reinhold Architects
 1700 Park Road, Columbus, Ohio 43204
 BASEMENT AND SUB-BASEMENT PLAN
 128 sq. ft. 11/07

11206

MARK REINHOLD ARCHITECT

1120 Park Road, Columbus, Ohio 43204-1204

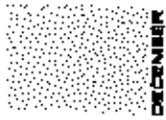
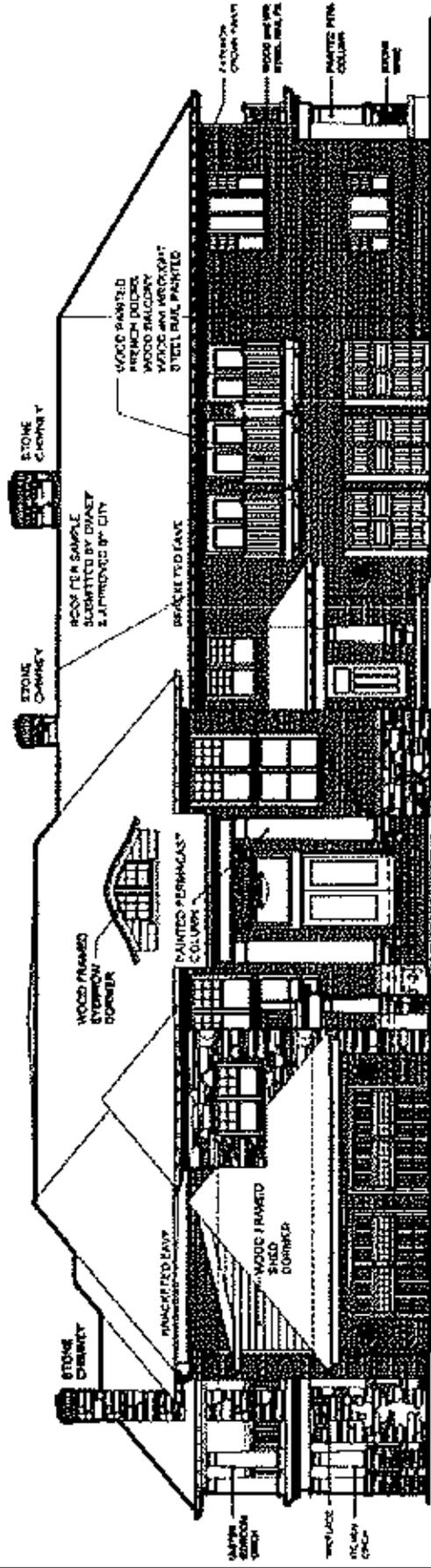
1700 Park Road, Columbus, Ohio 43204

SEMMAN RESIDENCE



SEP 11, 2007

13474 Edgewater Drive, Rear



1150 Forest Road, Lakewood, OH 44122-4207
 Tel: 440-947-4207
 Fax: 440-947-4207
 www.markreinhold.com

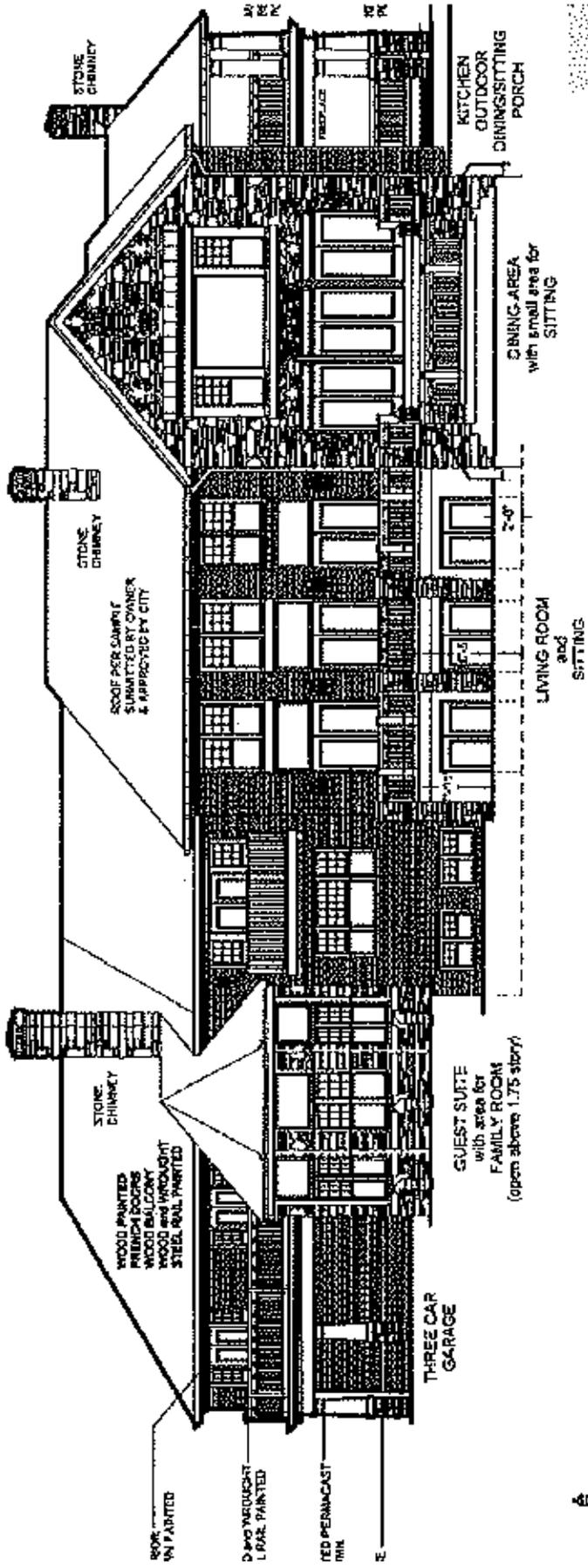
13474 Edgewater Drive, Lakewood 44122-4197

MARK REINHOLD ARCHITECT
 SEMAN RESIDENCE
 SCHWARTZ DESIGN PHASE NEW HOME CONSTRUCTION



SEP 2000, 02, 3

13474 Edgewater Drive, Rear



STONE CHIMNEY

STONE CHIMNEY

ROOF PER GARMENT
SUBMITTED BY OWNER
& APPROVED BY CITY

STONE CHIMNEY

WOOD PAINTED
FRONT PORCH
WOOD BALCONY
WOOD and WROUGHT
STEEL RAIL PAINTED

THREE CAR
GARAGE

GUEST SUITE
with area for
FAMILY ROOM
(open above 1.75 story)

LIVING ROOM
and
SITTING

DINING AREA
with small area for
SITTING

KITCHEN
OUTDOOR
DINING/SITTING
PORCH

ROOF
UNPAINTED

WOOD PAINTED
LRAIL PAINTED

RED PERIMACAST
MIN

E



MARK REINHOLD architect

1120 FOREST ROAD, LAKESWOOD, OHIO 44137 (216) 969-7007

10. 2011 10. 2011
10. 2011 10. 2011
10. 2011 10. 2011

13474 EDGEWATER DRIVE, LAKESWOOD, OHIO 44137

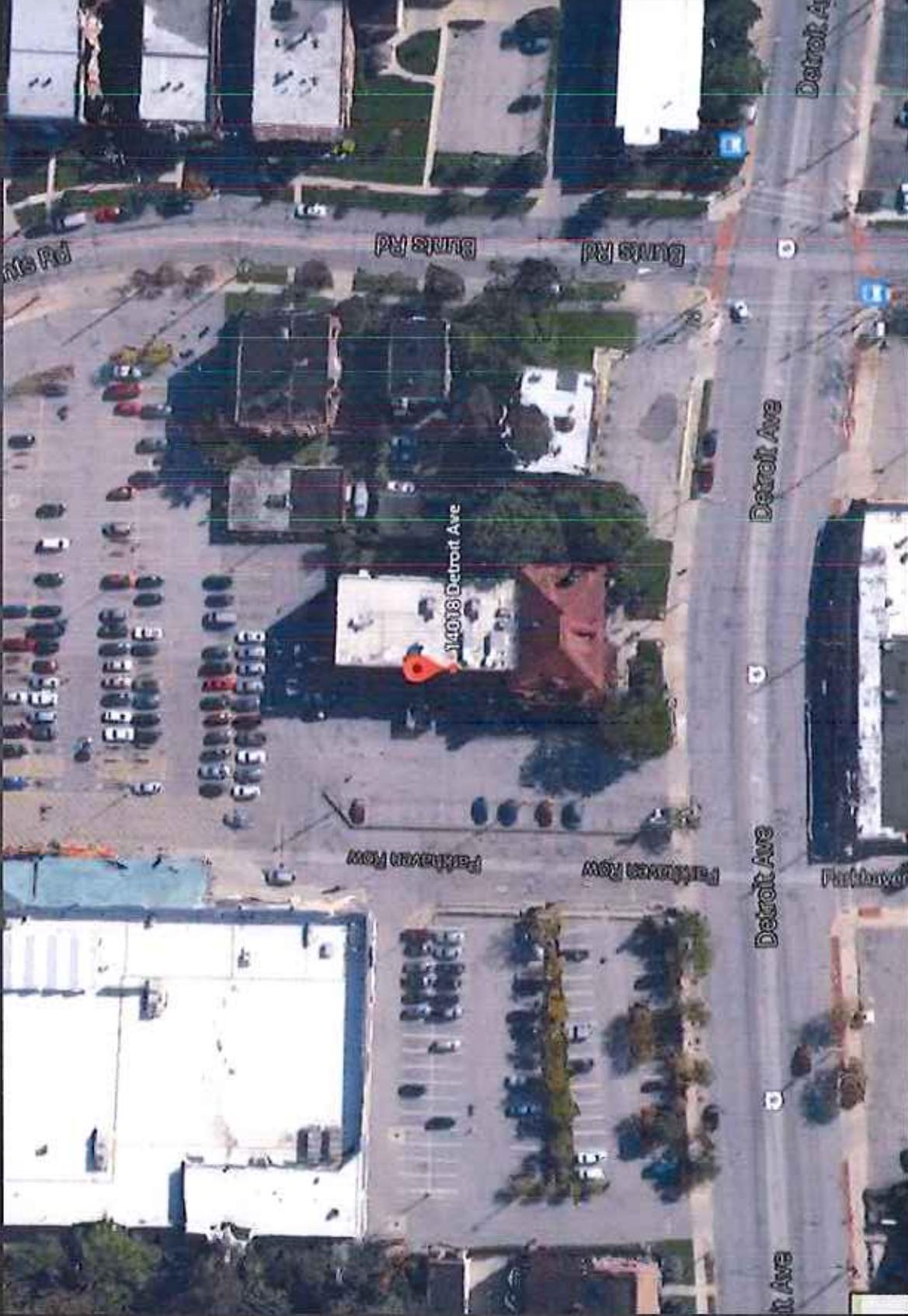
SEMAN RESIDENCE
SCHMITZ DESIGN PHASE NEW HOME CONSTRUCTION

DECEMBER



1337 March 2014

13474 Edgewater Drive, Rear



14018 Detroit Avenue



AER March 2014



14018 Detroit Avenue



188 March 2014



14018 Detroit Avenue



FEB. 2014



LAKWOOD
OHIO

©2011 Lakewood, 2011

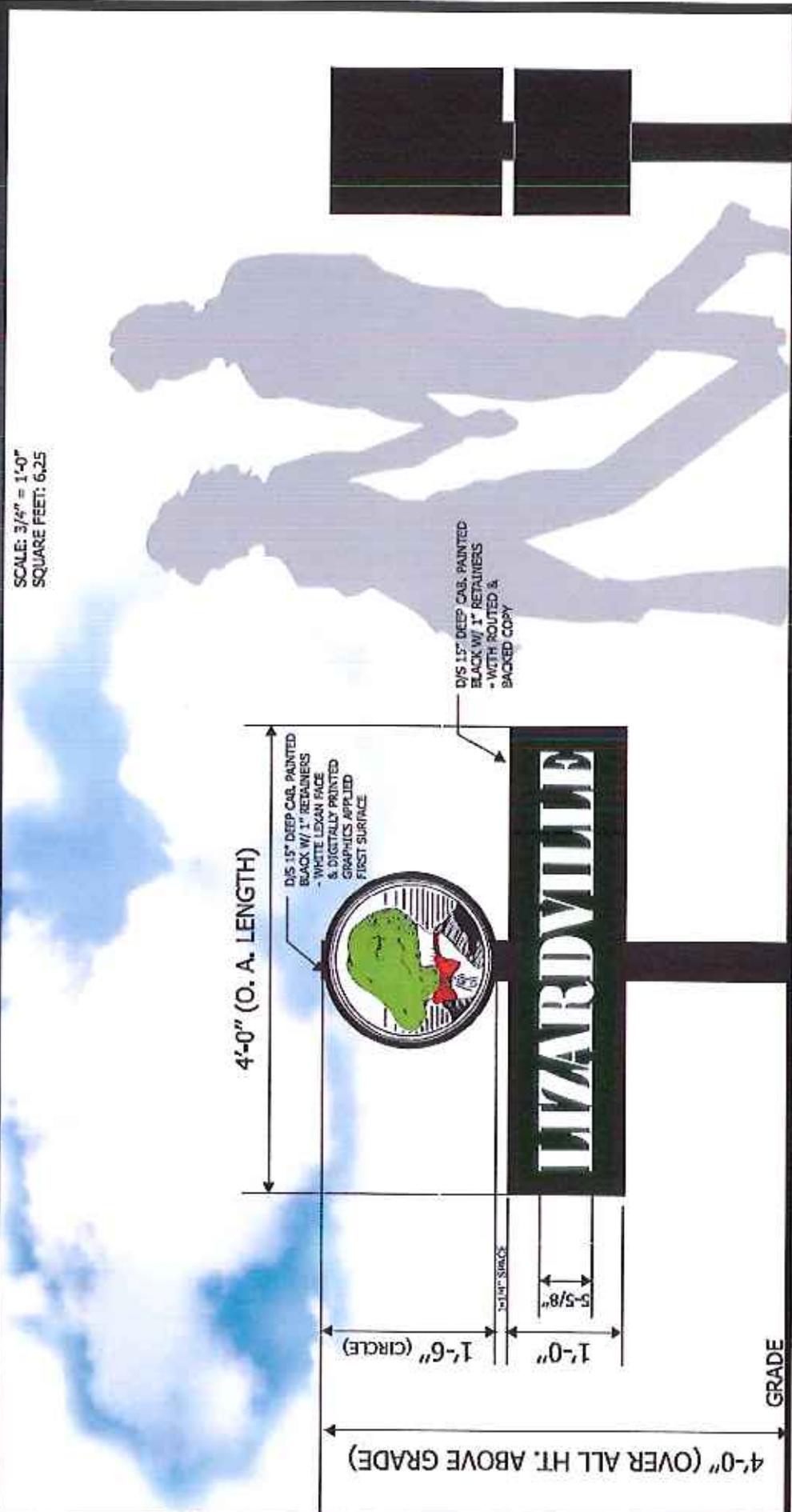
14018 Detroit Avenue



ALB, America, 2014

14018 Detroit Avenue

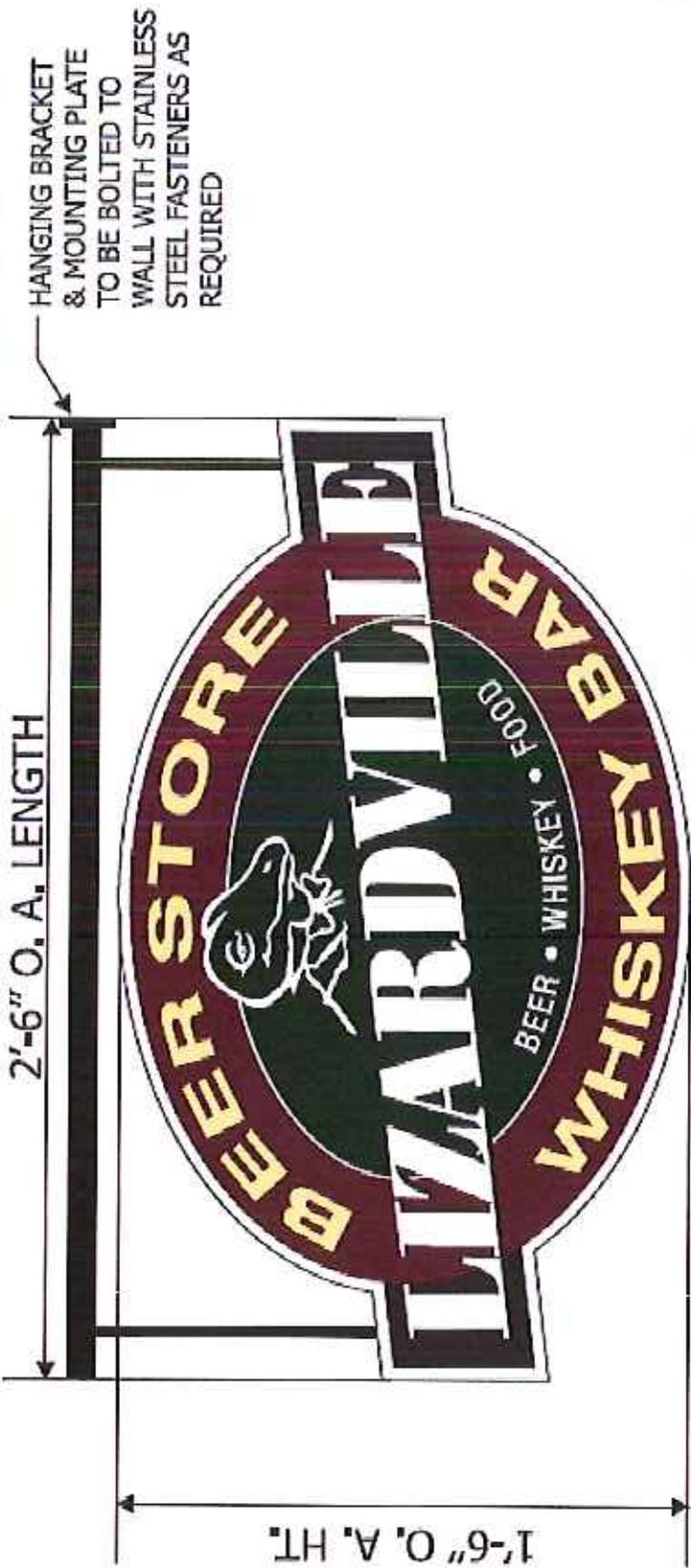
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2/20/2014 March 2014

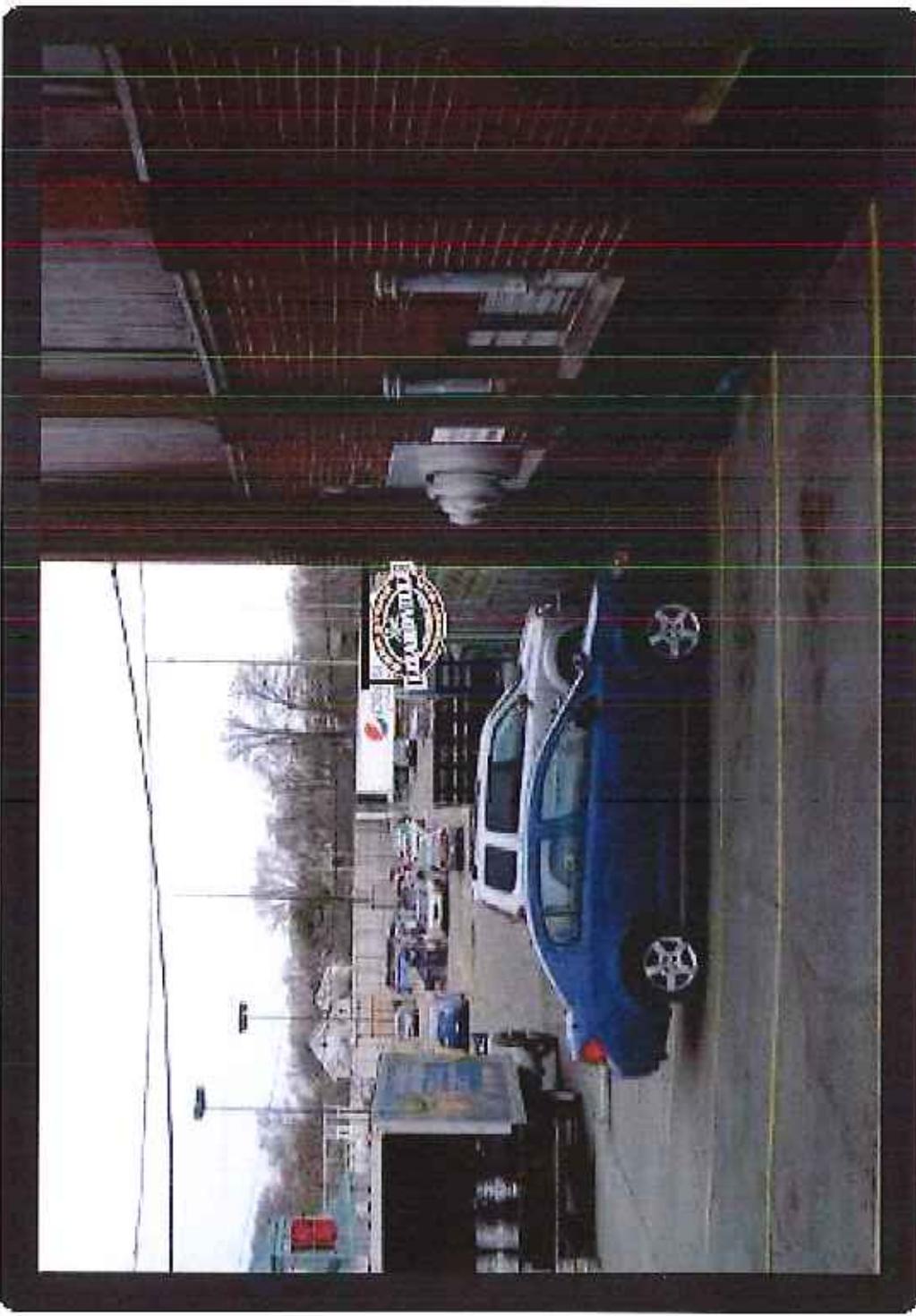
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1/20/10 arch 2011

14018 Detroit Avenue

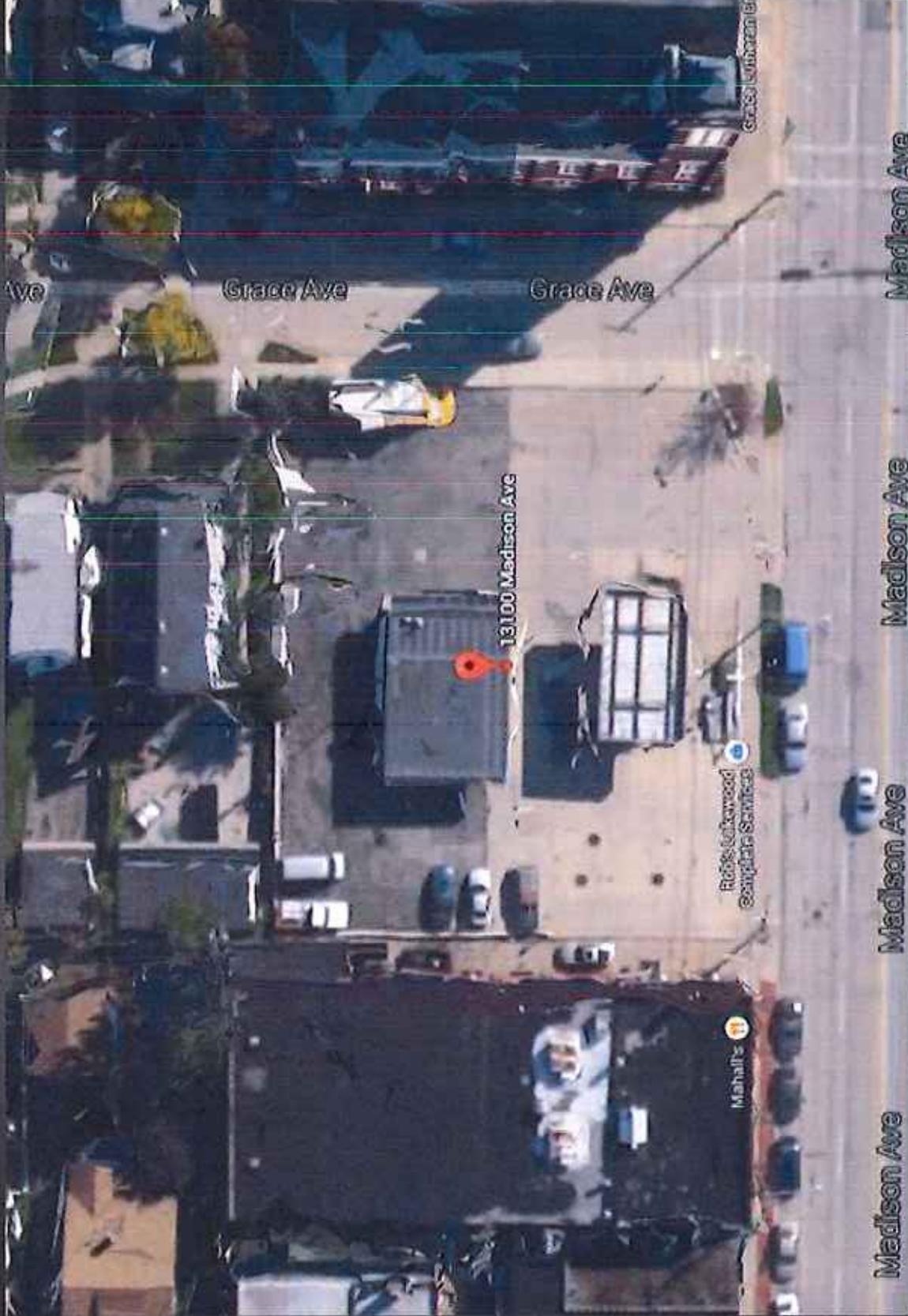


PROPOSED SIGNAGE

14018 Detroit Avenue



06R March 2014



©ER, March 2014

13100 Madison Avenue

Balding Alley Signage Next Door

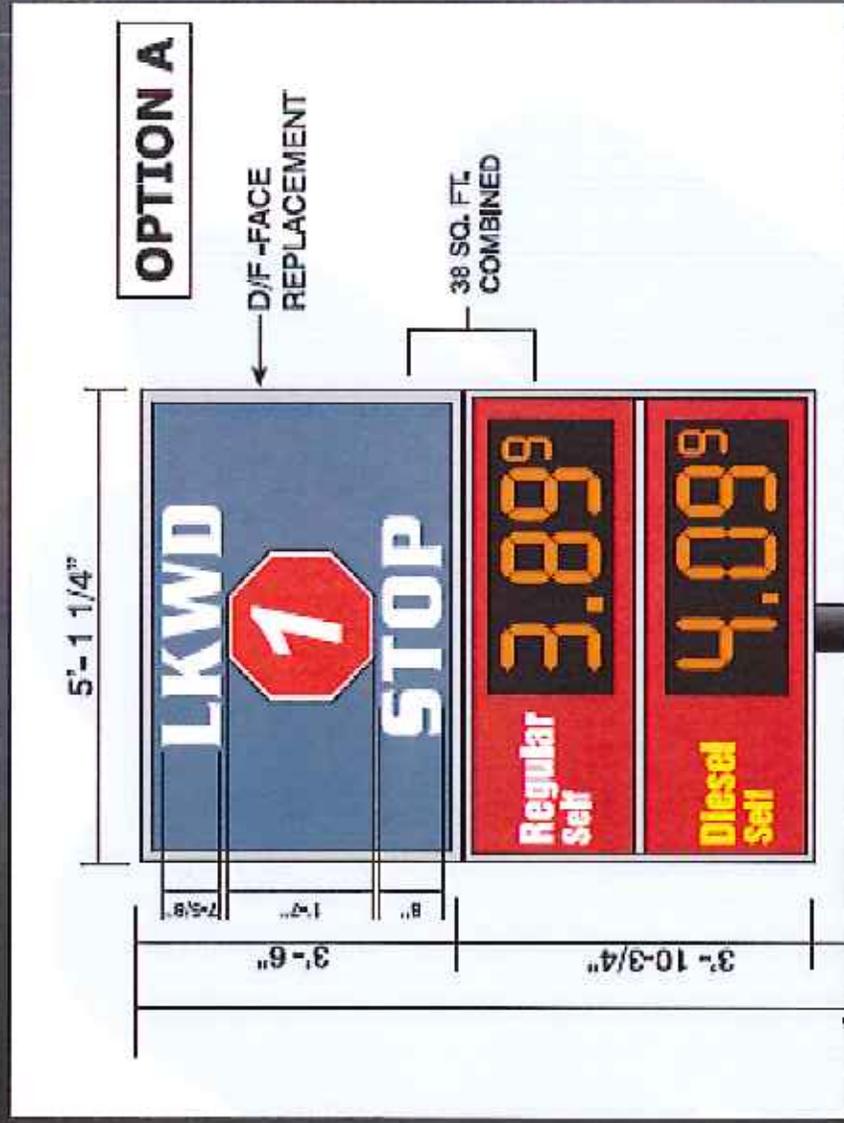
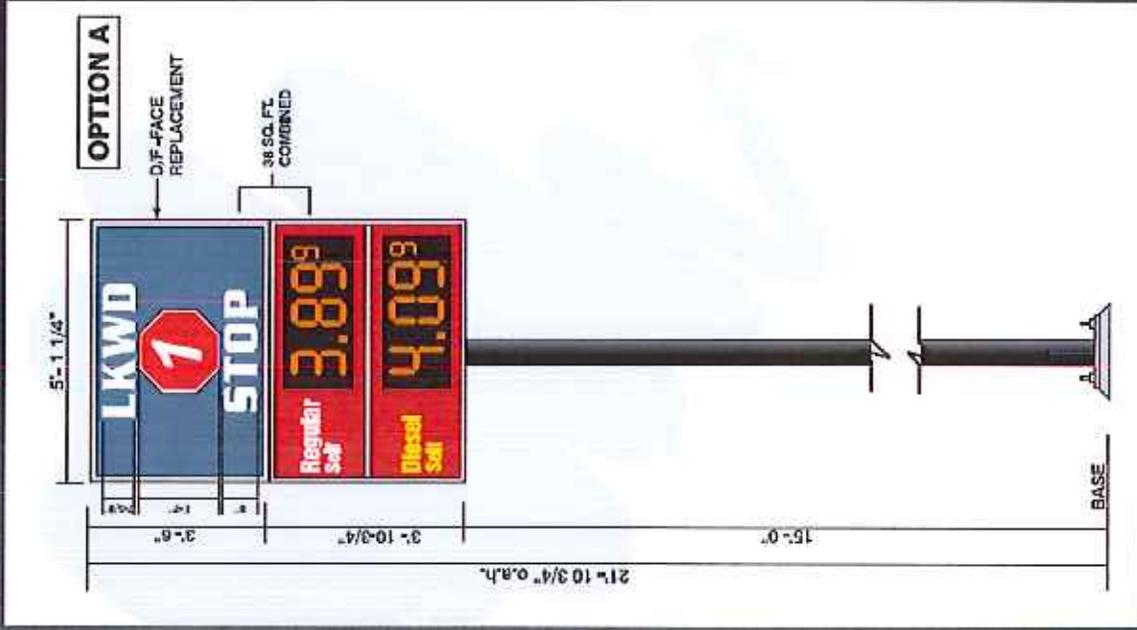


Existing Signage ↓



ABC March 2014

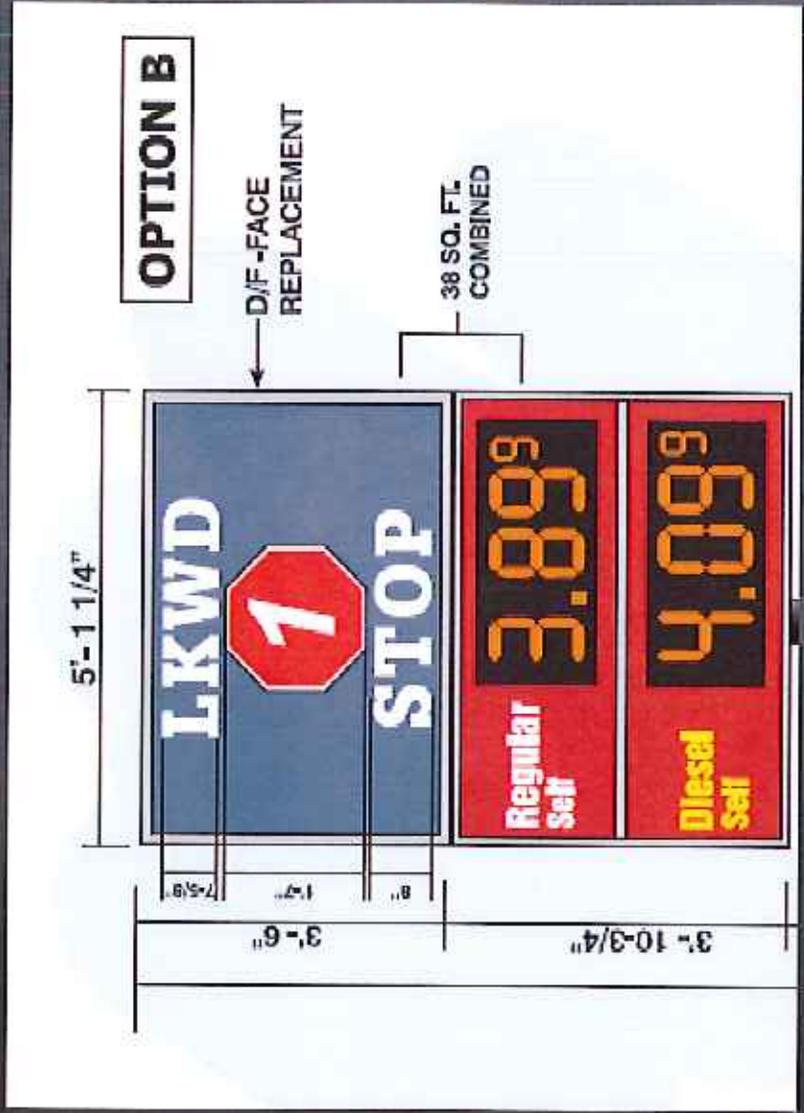
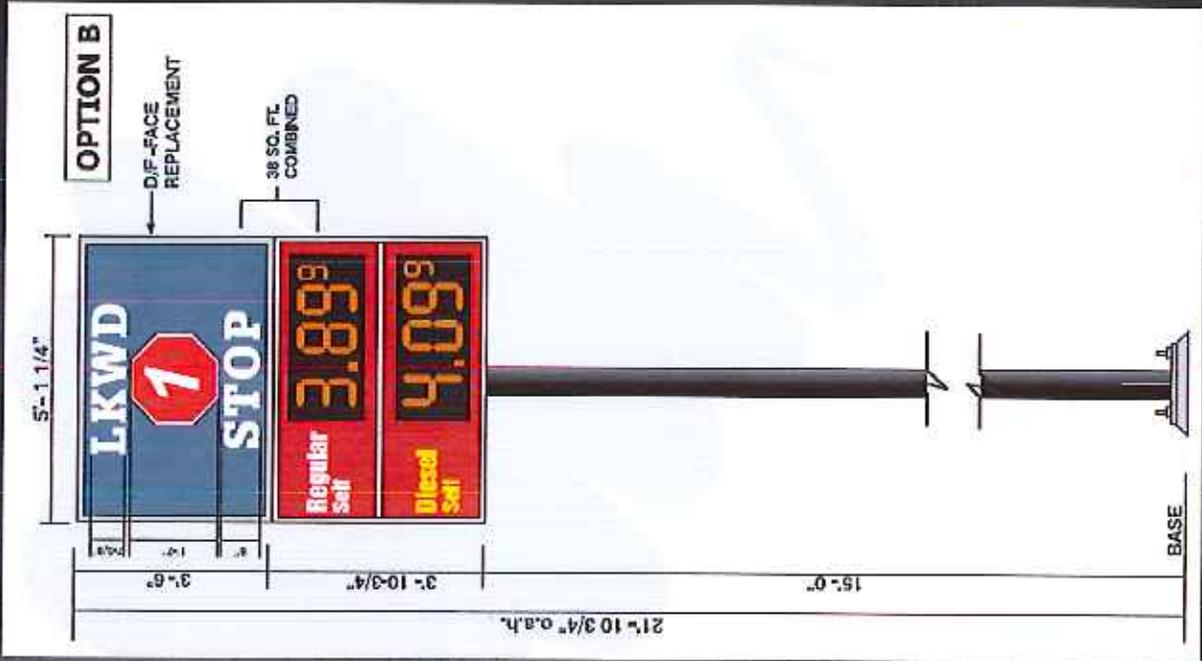
13100 Madison Avenue



13100 Madison Avenue



7/22/2014



13100 Madison Avenue



ASB March 2014

56"

**LAKEWOOD SERVICE
AND HITCH
216-521-9799**

30"

**PENSKE RENTAL
216-529-8270**

24"



EST. 1963

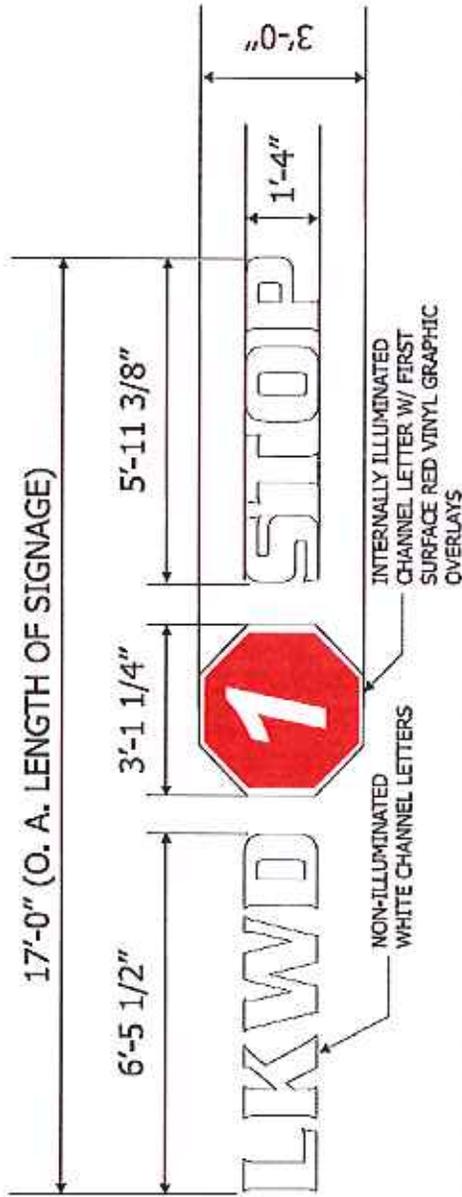
13100 Madison Avenue

50'-6" OVER ALL EXISTING FASCIA LENGTH

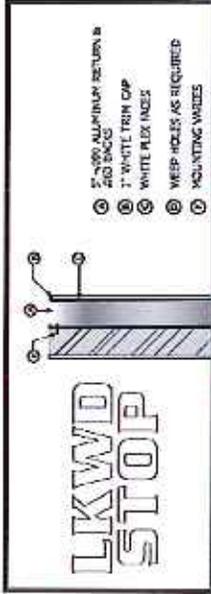
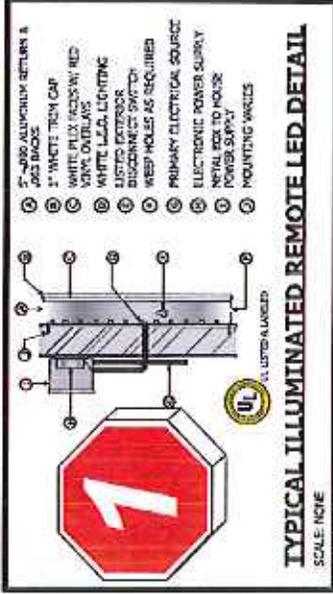
LKWD **1** STOP

FRONT ELEVATION

SCALE: 3/16" = 1'-0"



OPTION A



2306 March 2011

13100 Madison Avenue



EXISTING CONDITIONS



OPTION A

PROPOSED SIGNAGE

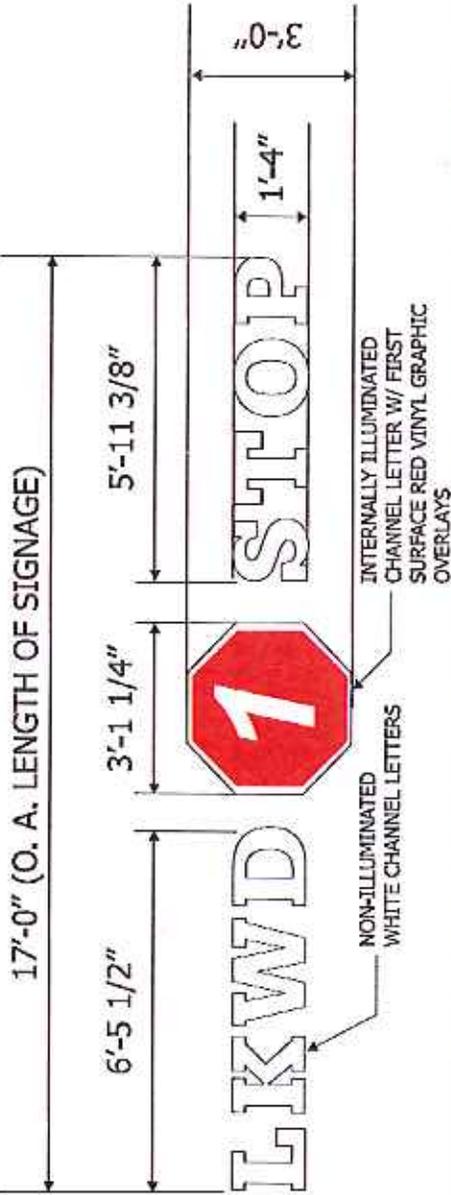


50'-6" OVER ALL EXISTING FASCIA LENGTH

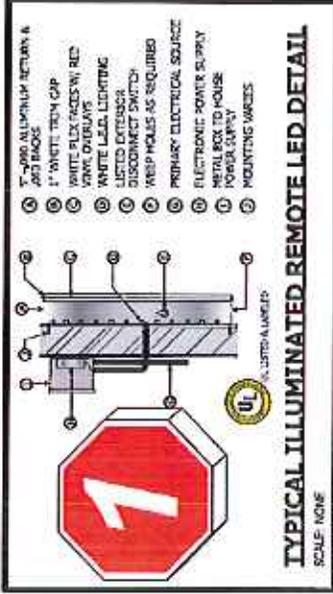
LKWD **1** STOP

FRONT ELEVATION

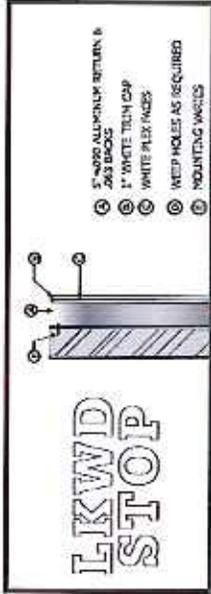
SCALE: 3/16" = 1'-0"



OPTION B



- ① 2" DIA ALUMINUM RETURN & 2" DIA HOLES
- ② 1" WHITE TRIM CAP
- ③ WHITE PLEX FACES W/ RED VINYL OVERLAYS
- ④ WHITE LED LIGHTING LISTED INTERLOCK DISCONNECT SWITCH
- ⑤ WET HOLES AS REQUIRED
- ⑥ PRIMARY ELECTRICAL SOURCE
- ⑦ ELECTRONIC POWER SUPPLY
- ⑧ METAL BOX TO HOUSE POWER SUPPLY
- ⑨ MOUNTING WAYS

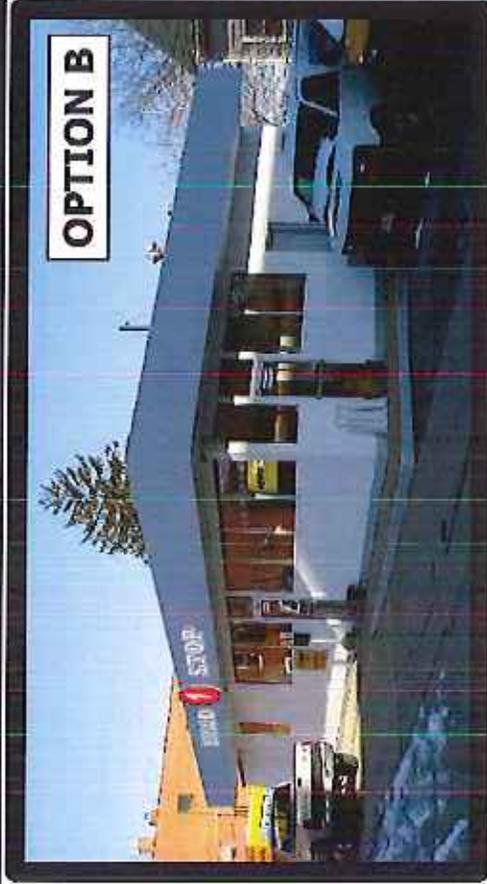


REV: 2/2014

13100 Madison Avenue

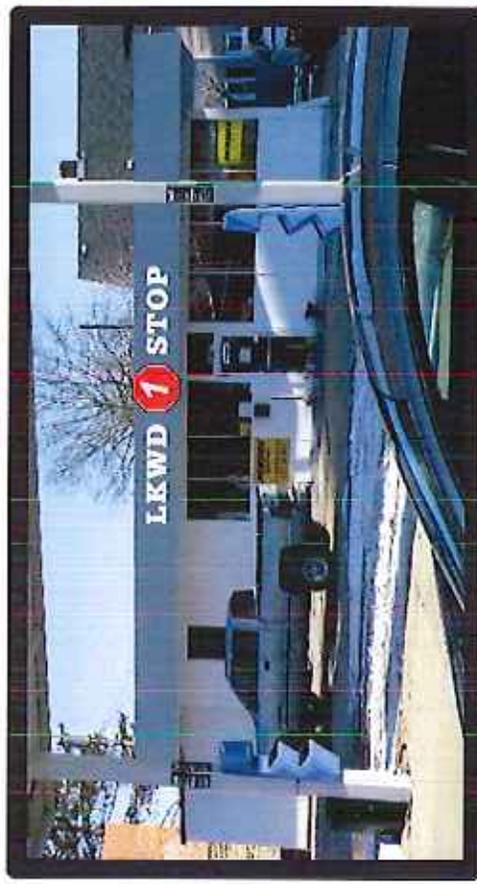


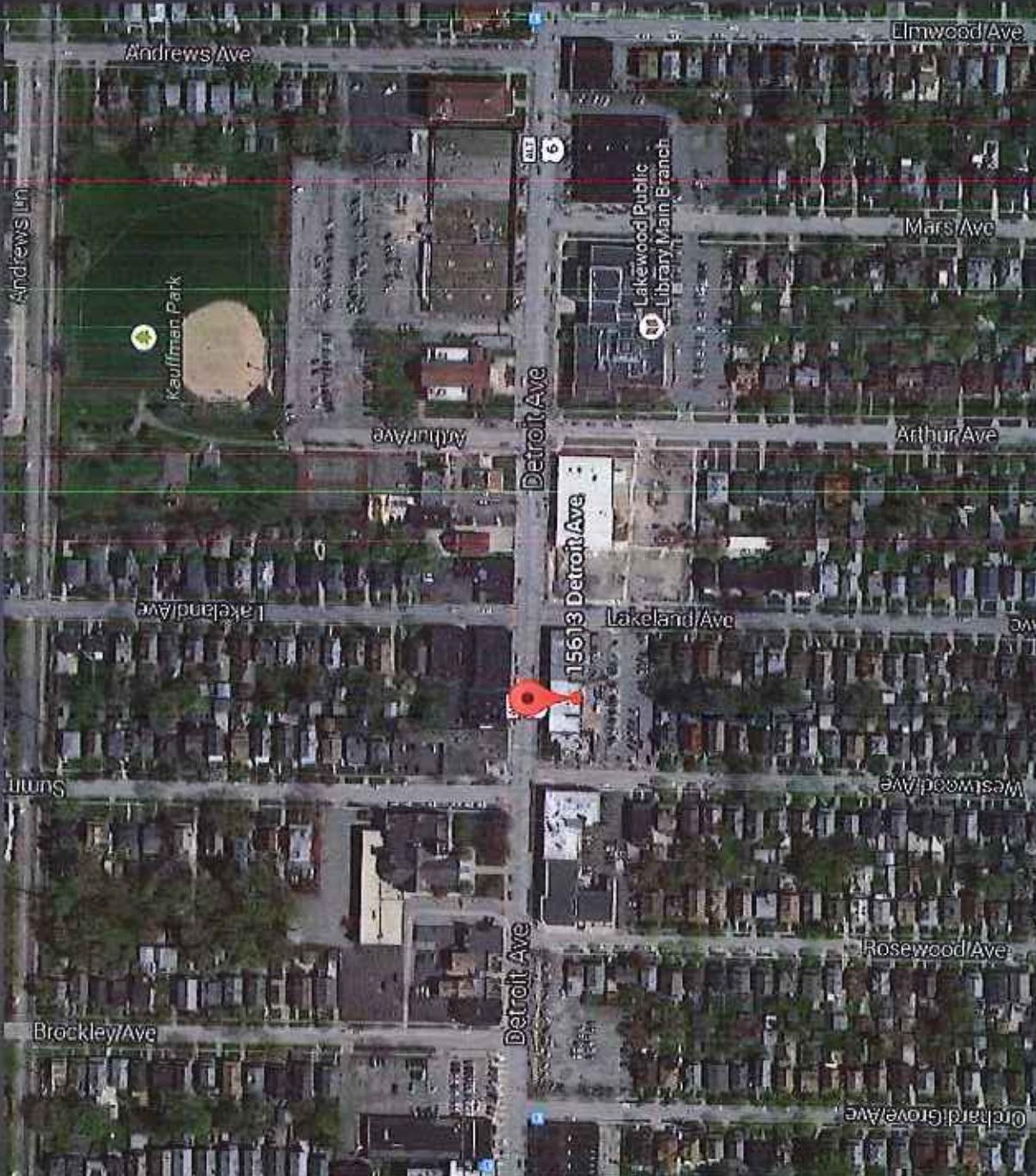
EXISTING CONDITIONS



OPTION B

PROPOSED SIGNAGE





15613 Detroit Ave



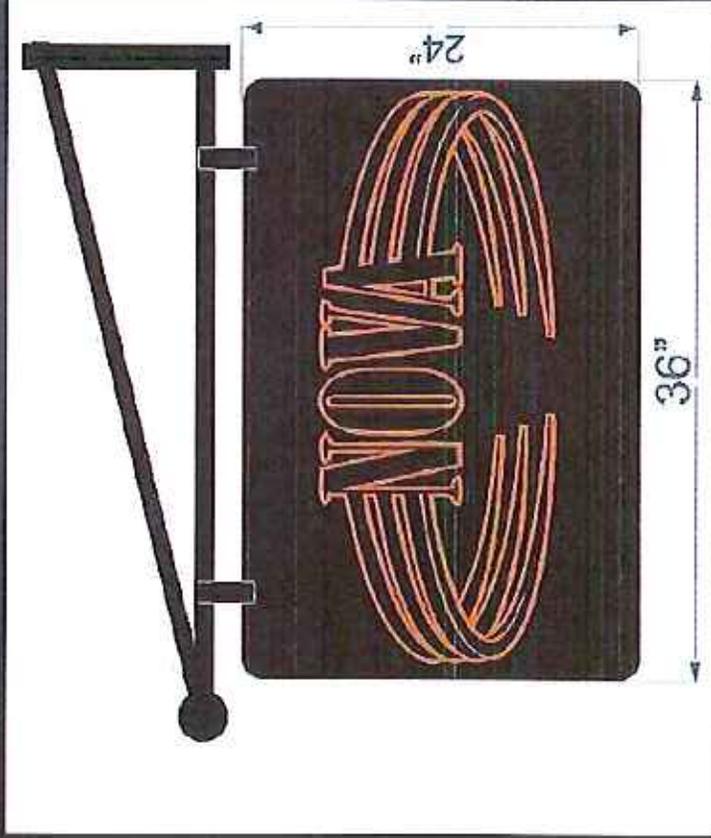
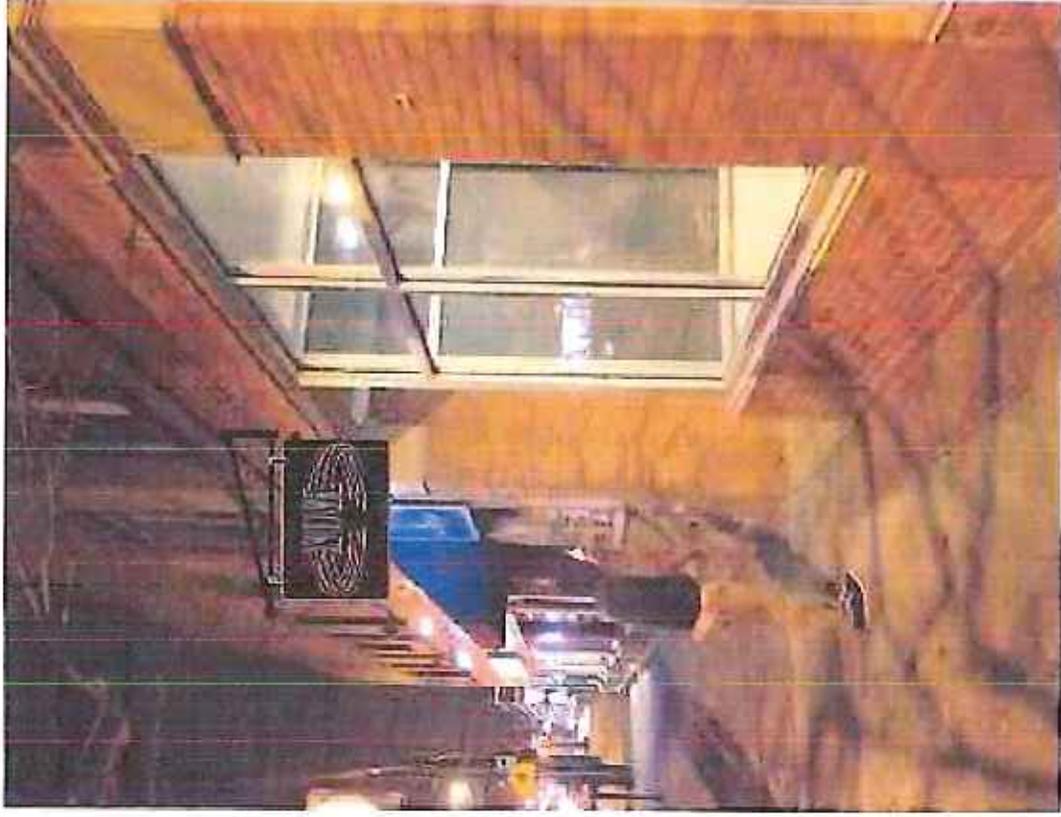
7.83, March 2004



15613 March 2014

15613 Detroit Ave

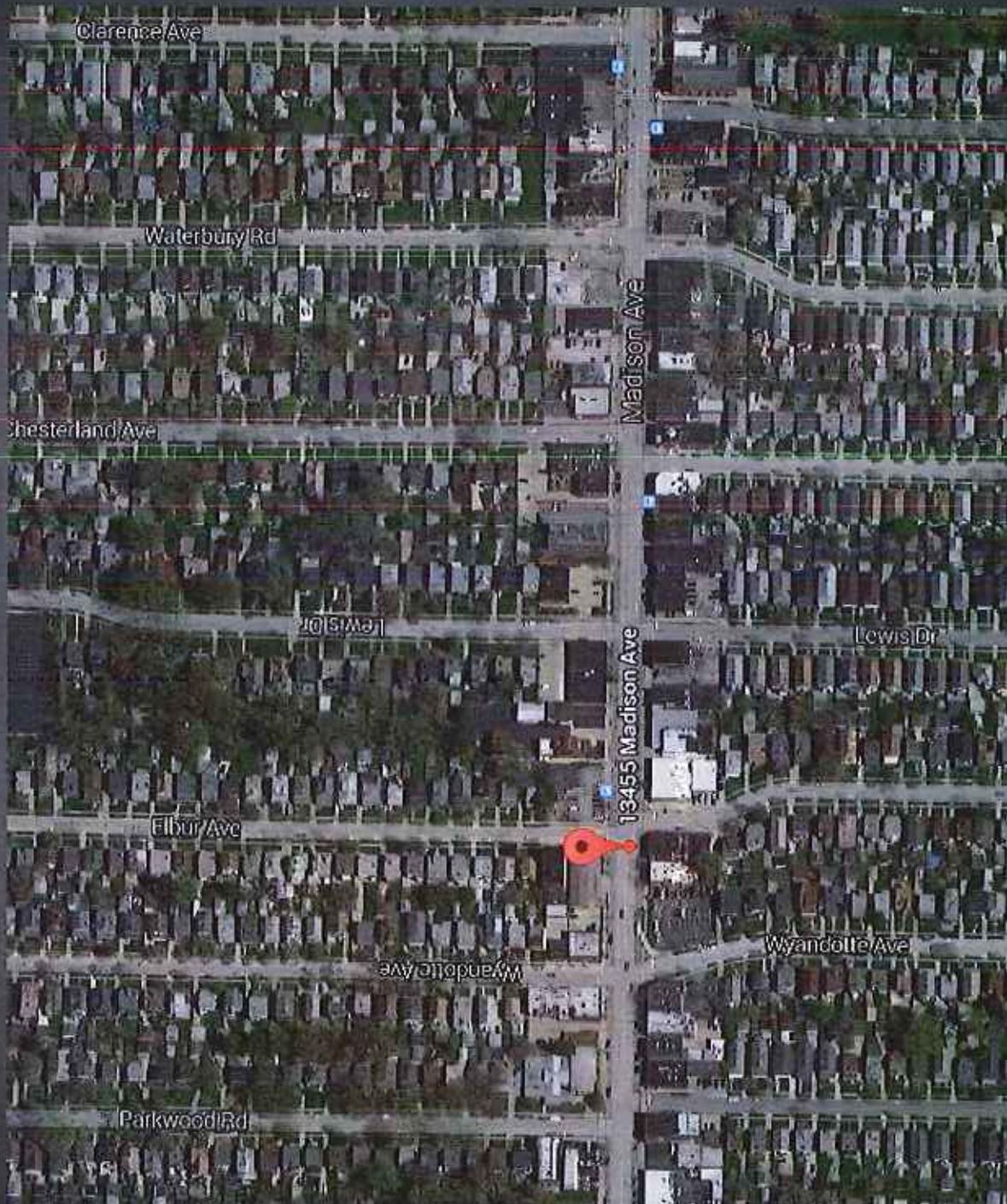




15613 Detroit Ave

ABE March 2014





AKR March 2014

13455 Madison Ave





13455 Madison Ave

LAKELAND
CHICAGO

ALB, March 2014



13455 Madison Ave

ASB March 2014



Luv My Curvz™

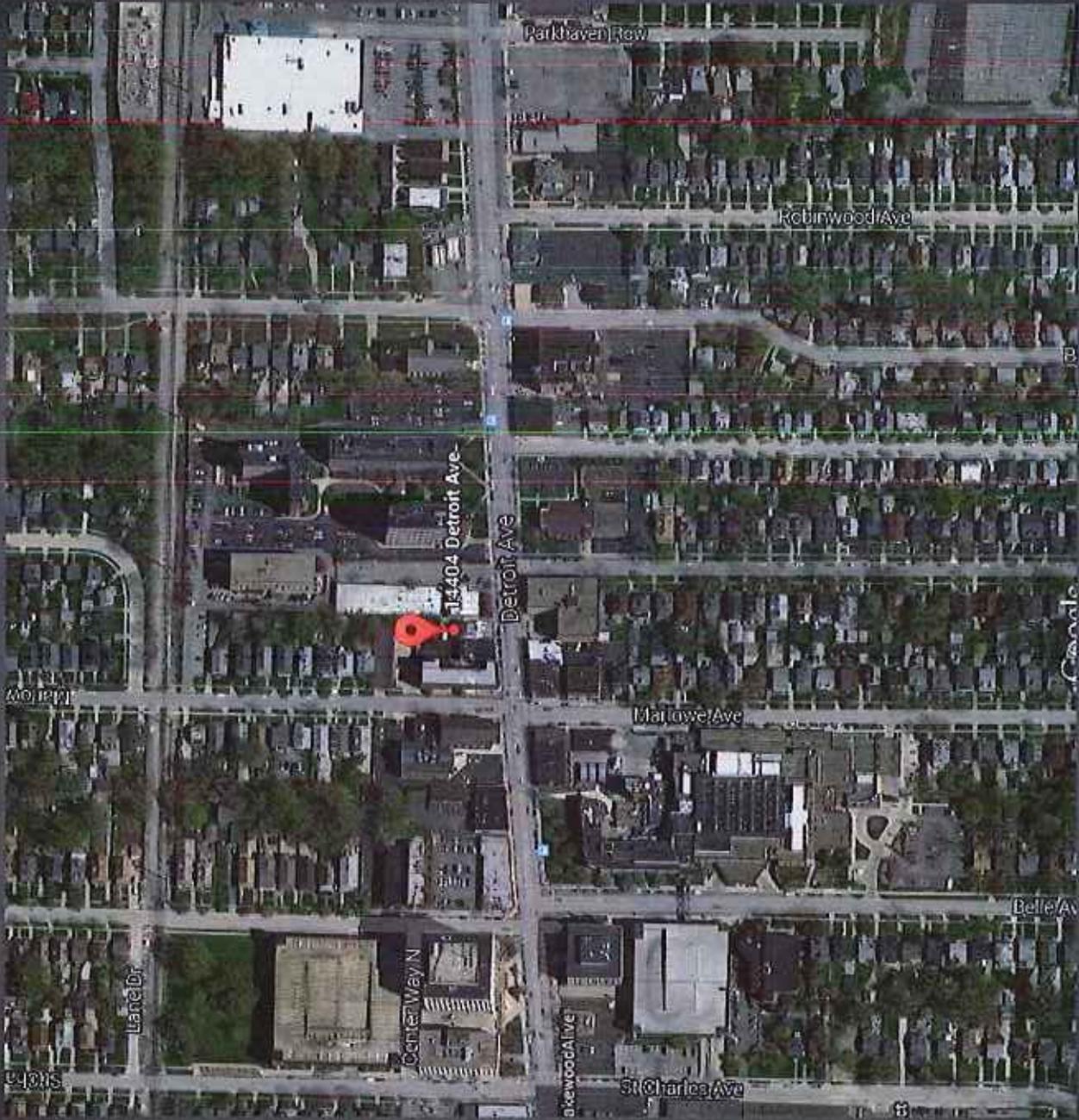
Luv My Curvz™

Luv My Curvz™



APR. 2014

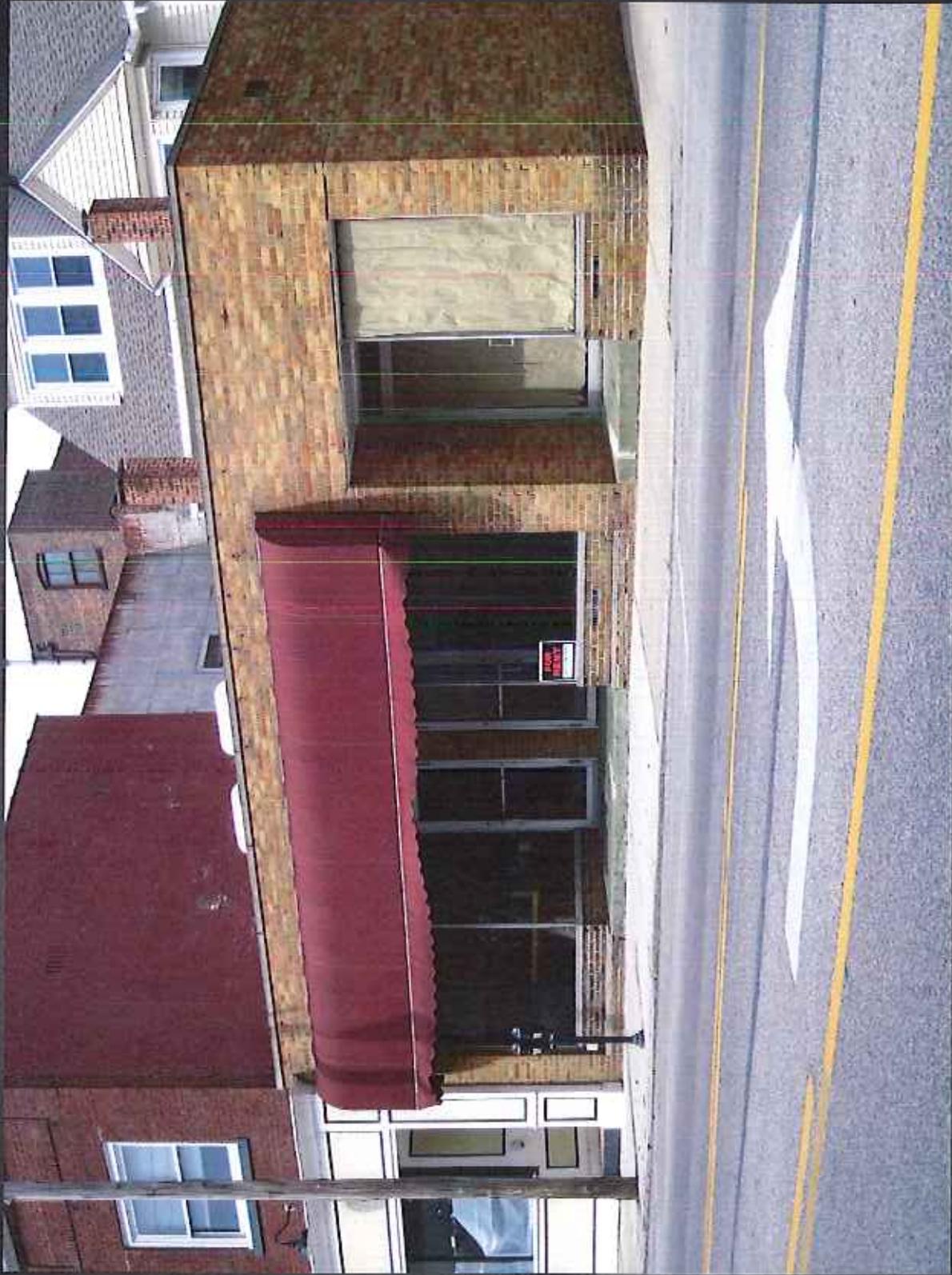
13455 Madison Ave



14404 Detroit Ave



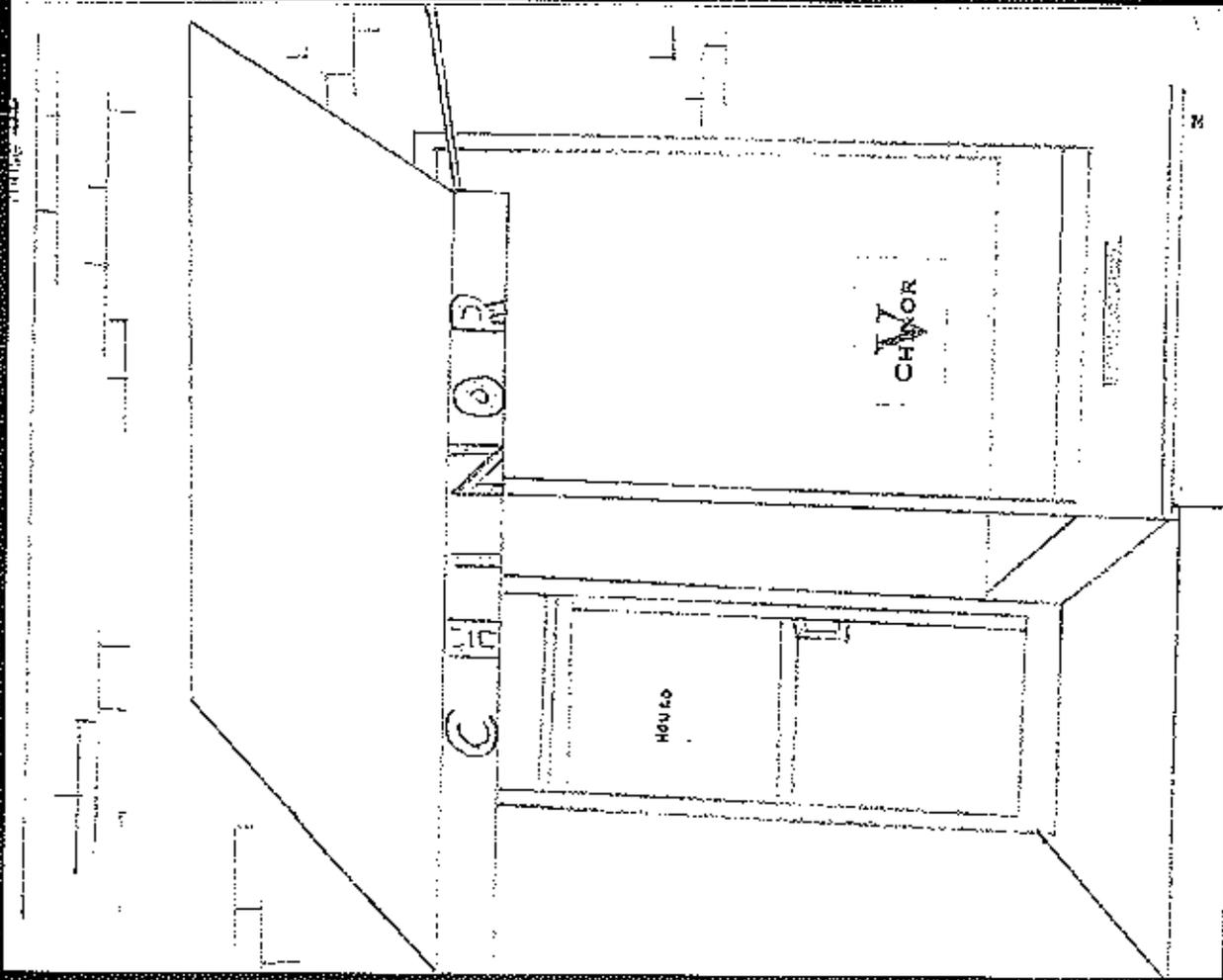
© 2014 Google



14404 Detroit Ave

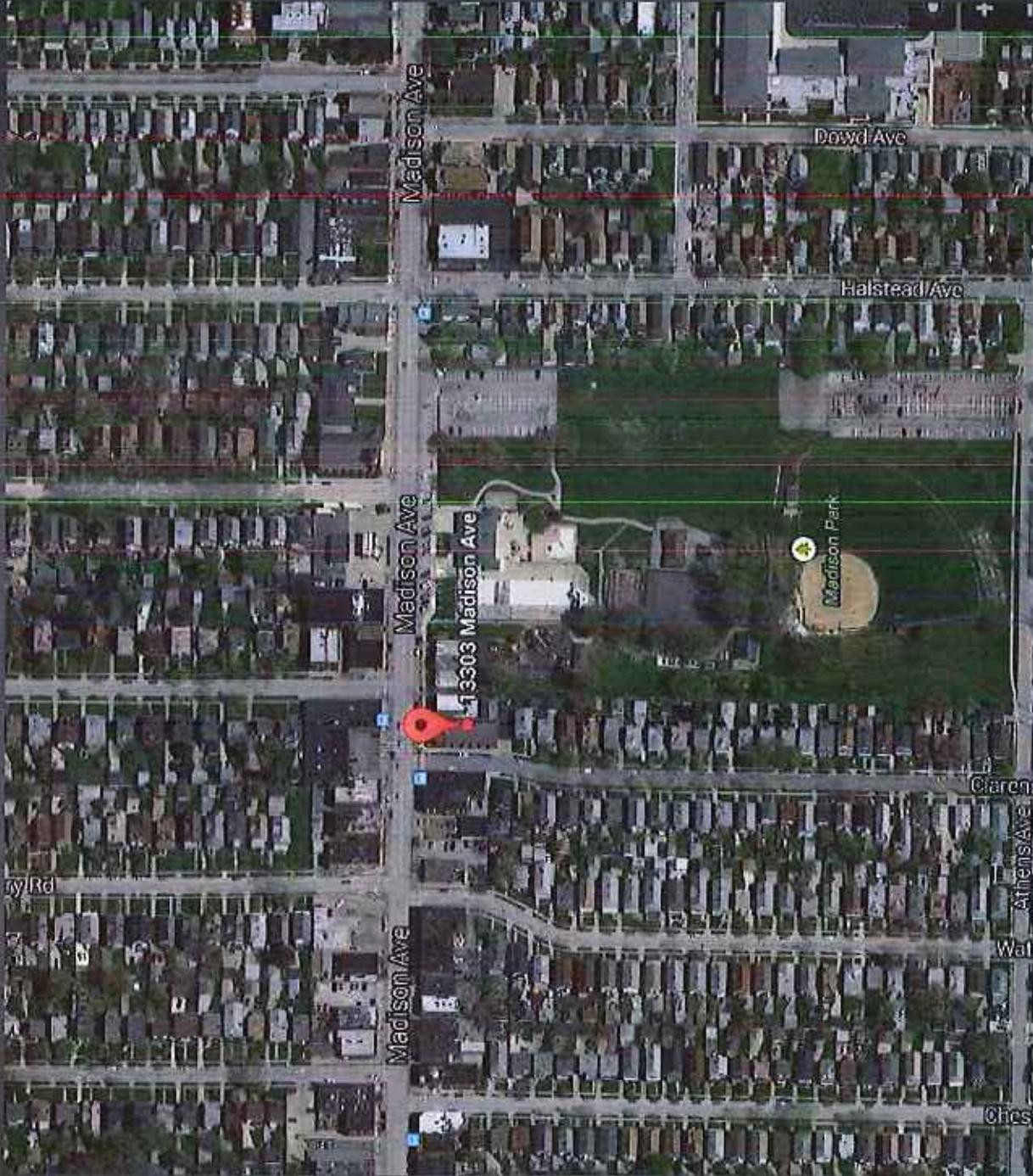
1686 March, 2011

LAKEMOOD
OHIO



© P. Marshall 2007

14404 Detroit Ave



13303 Madison Ave



2025 March 23 11:45



©2014 March, 2014

13303 Madison Ave



13303 Madison Ave



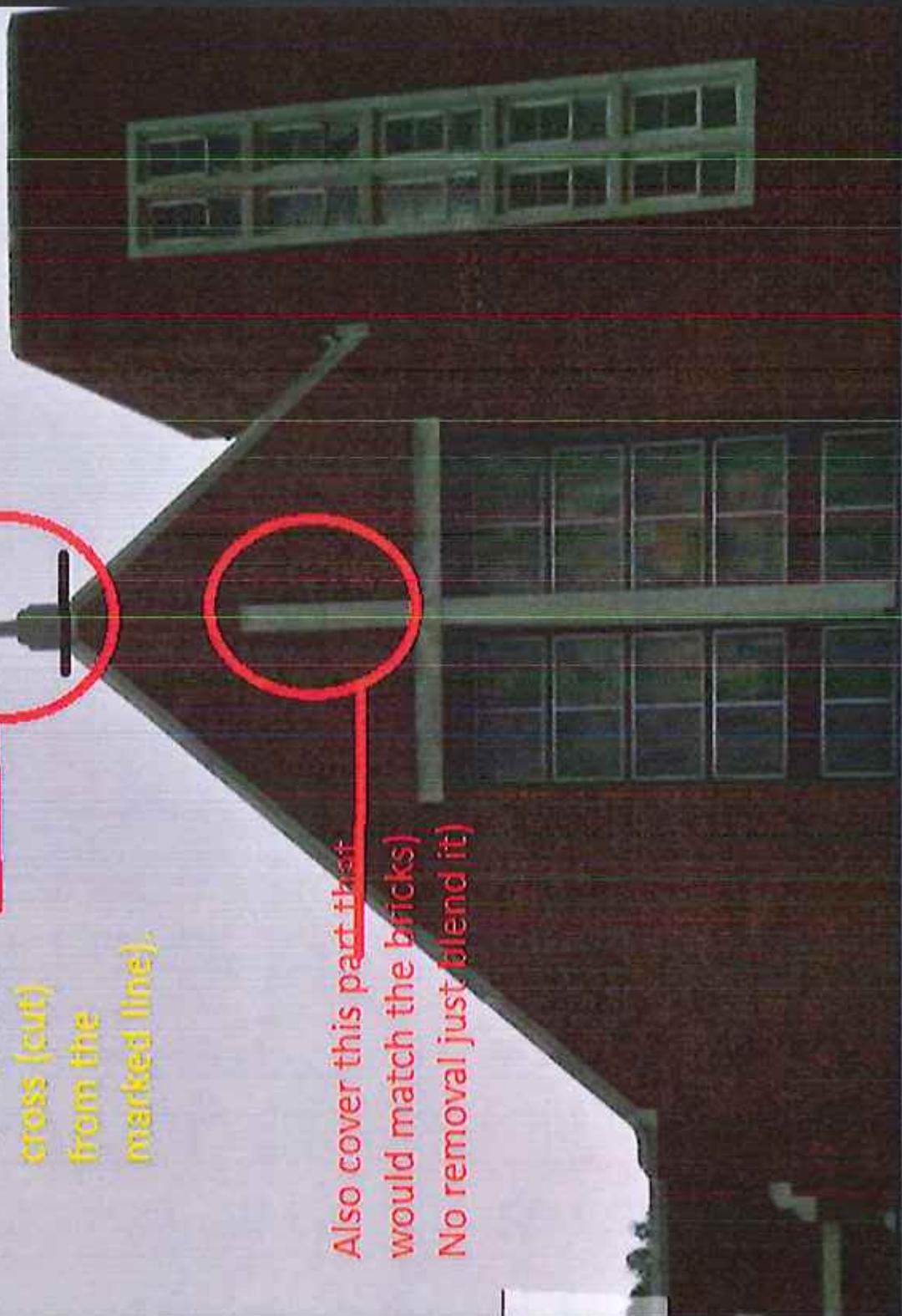
Δ 833 VAWCH 2014



Remove the cross (cut) from the marked line).



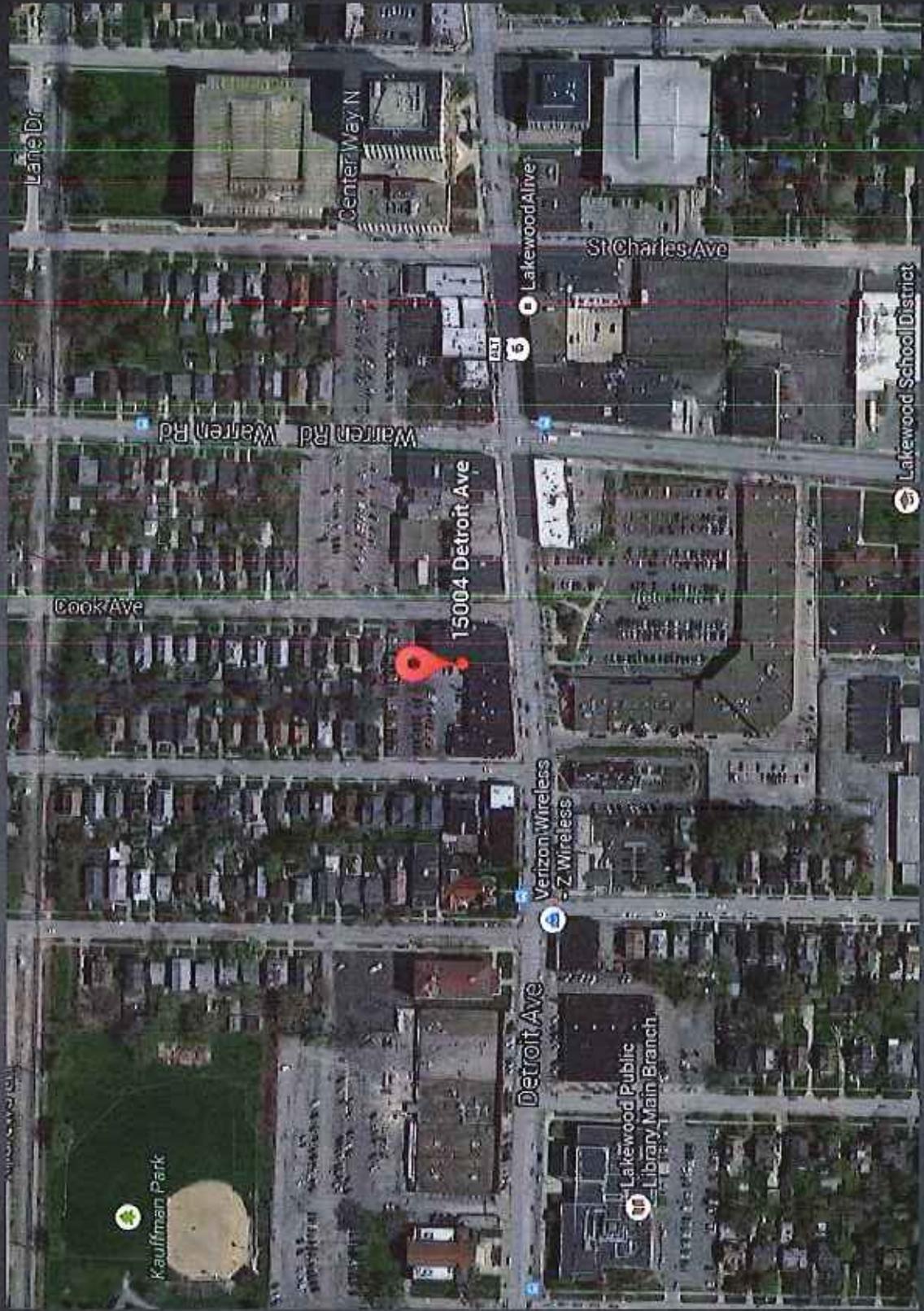
Also cover this part that would match the bricks) No removal just blend it)



7/10/2014

13303 Madison Ave





15004 Detroit Ave



© 2014 March 2014



15004 Detroit Ave

LAKELAND
OHIO

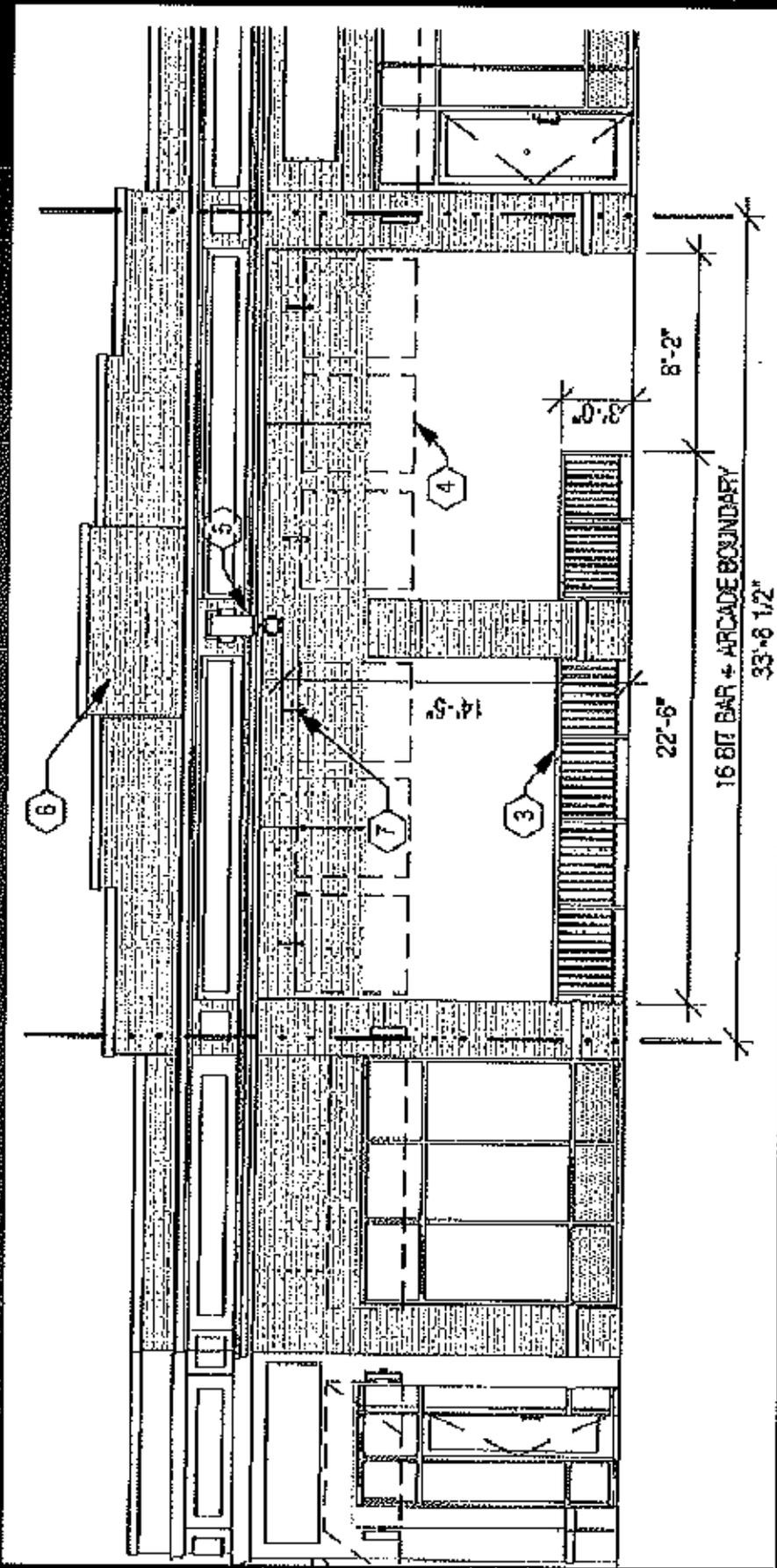
ALL RIGHTS RESERVED



15004 Detroit Ave



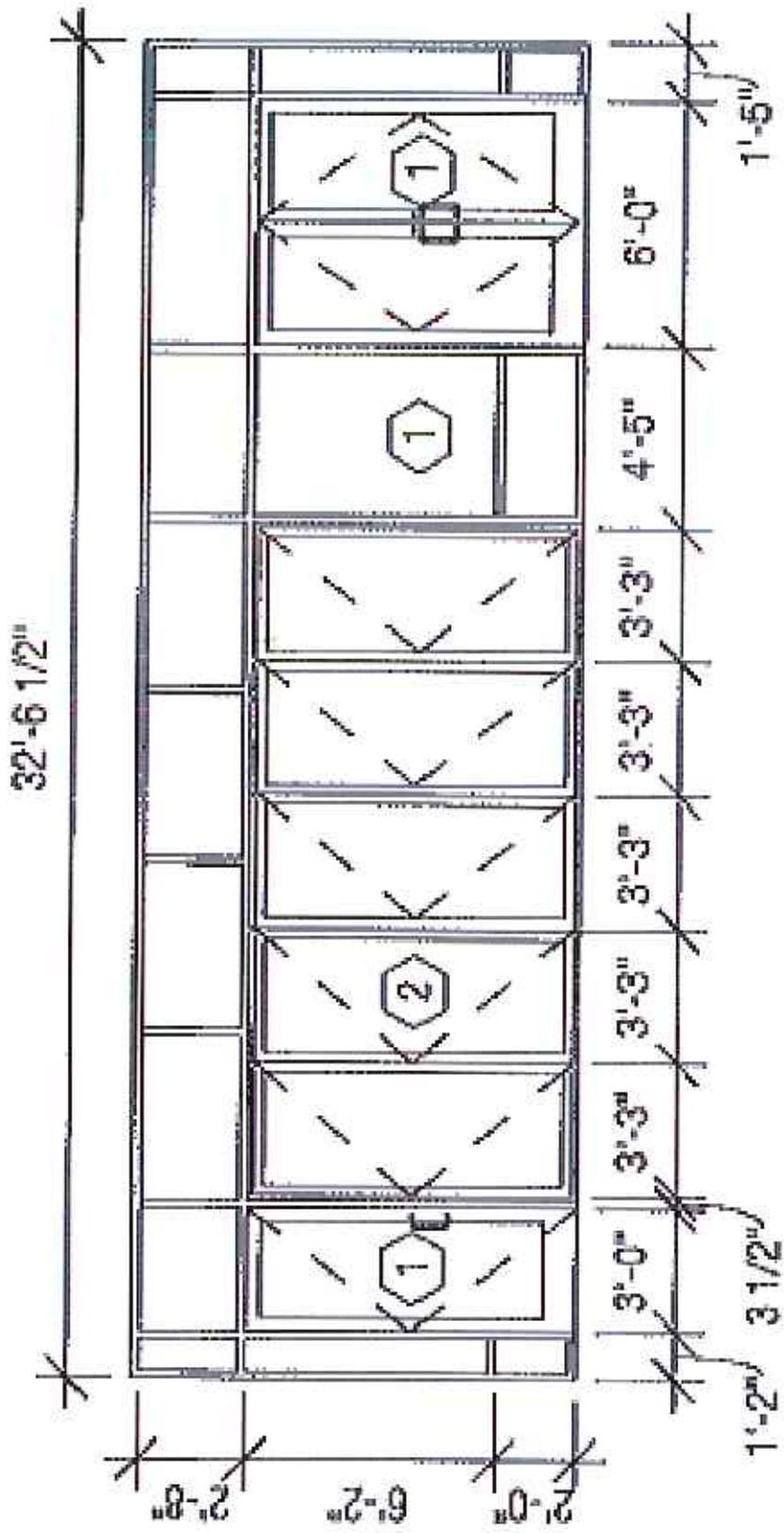
As of March 2011



15004 Detroit Ave

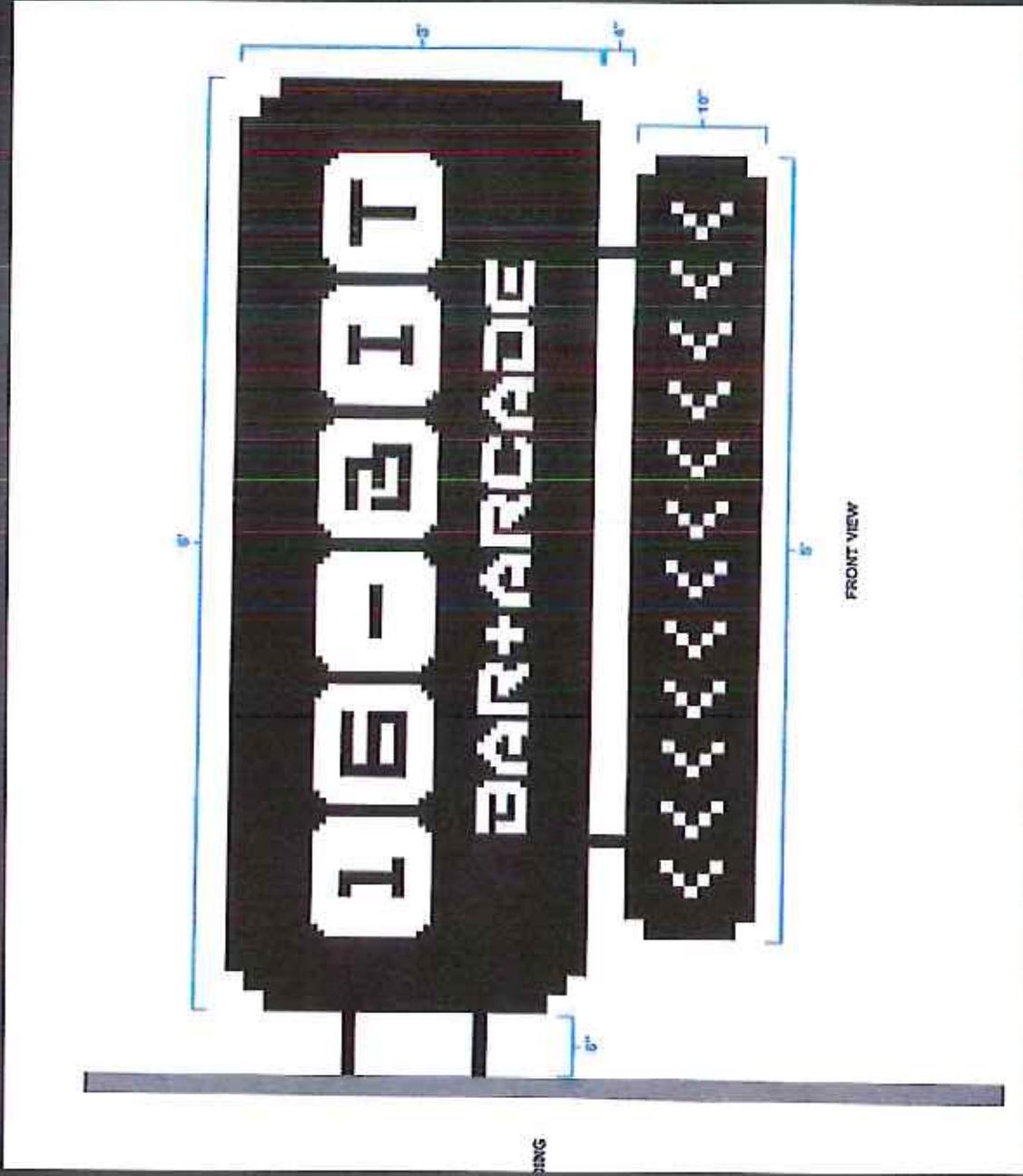


APR 11 2013



2887 March 2011

15004 Detroit Ave



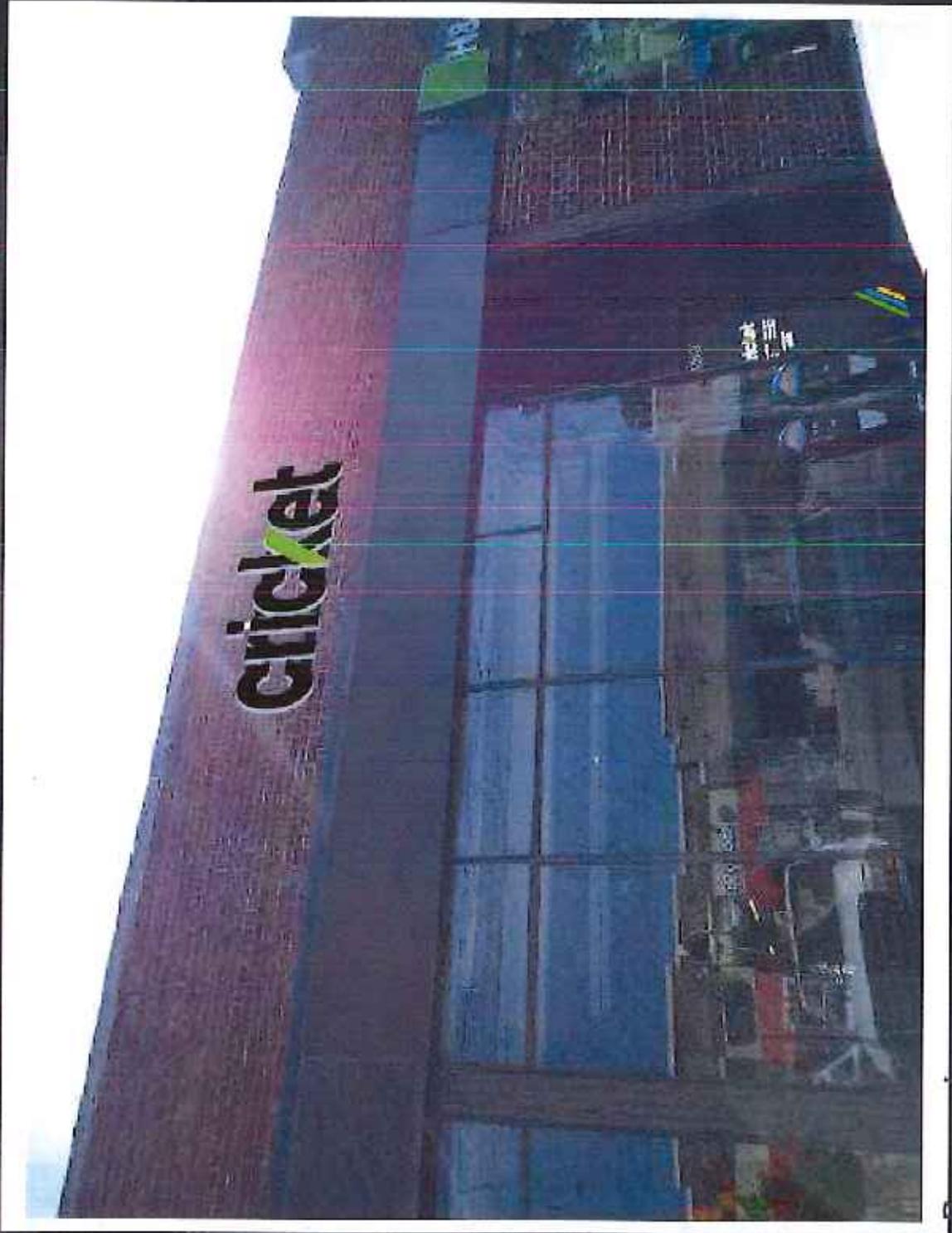




15319 Detroit Ave



REB March 2018



15319 Detroit Ave



4th March 2014

6'-7 3/4"

criticket

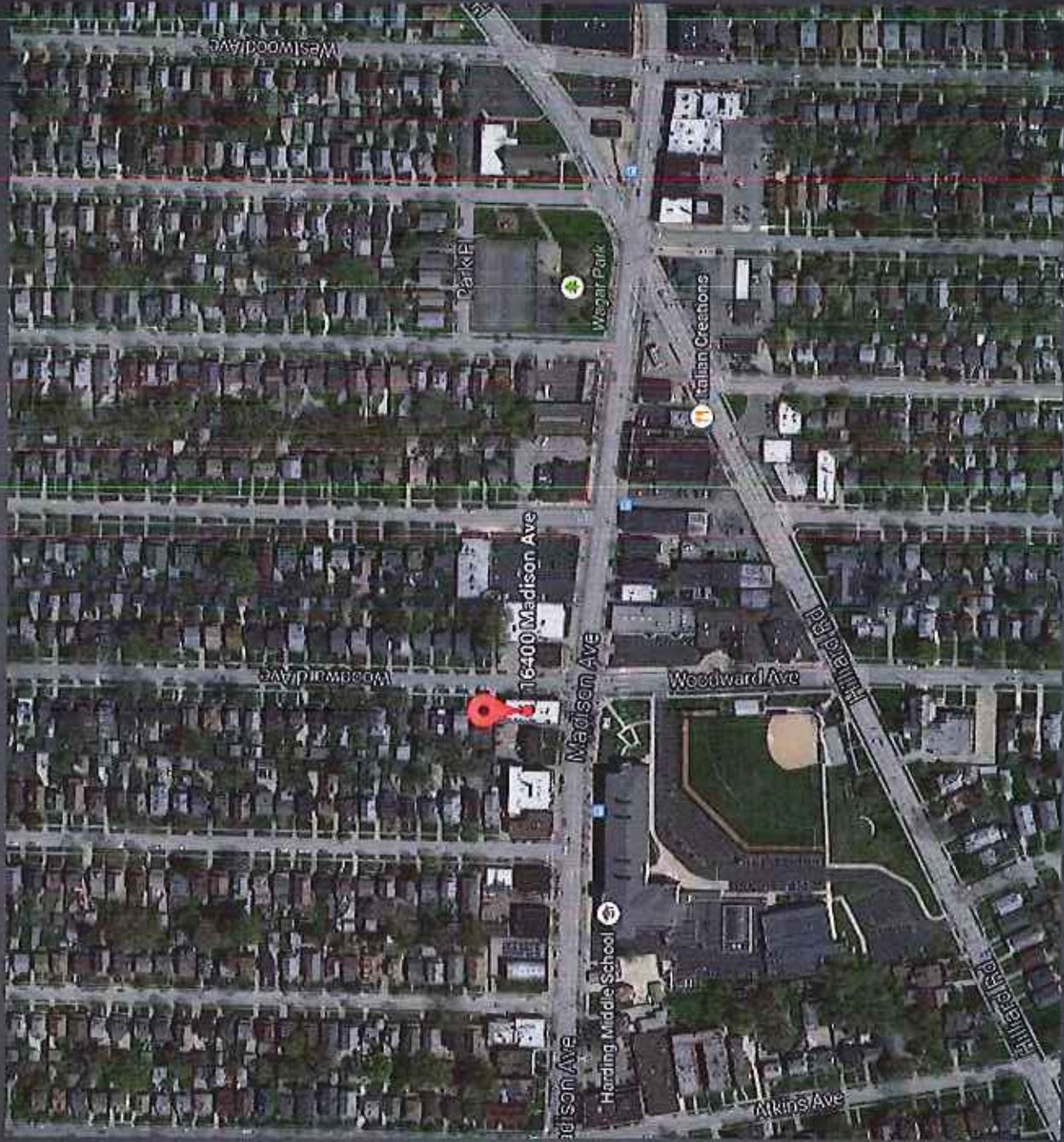
18"

Scale: 1" = 1'-0"
Sq Ft: 9.97



APR March 2014

15319 Detroit Ave



16400 Madison Ave



As of March 2014



Asst. Council, 2014

16400 Madison Ave





16400 Madison Ave



FILED MARCH 2014



288 (March 2011)



16400 Madison Ave

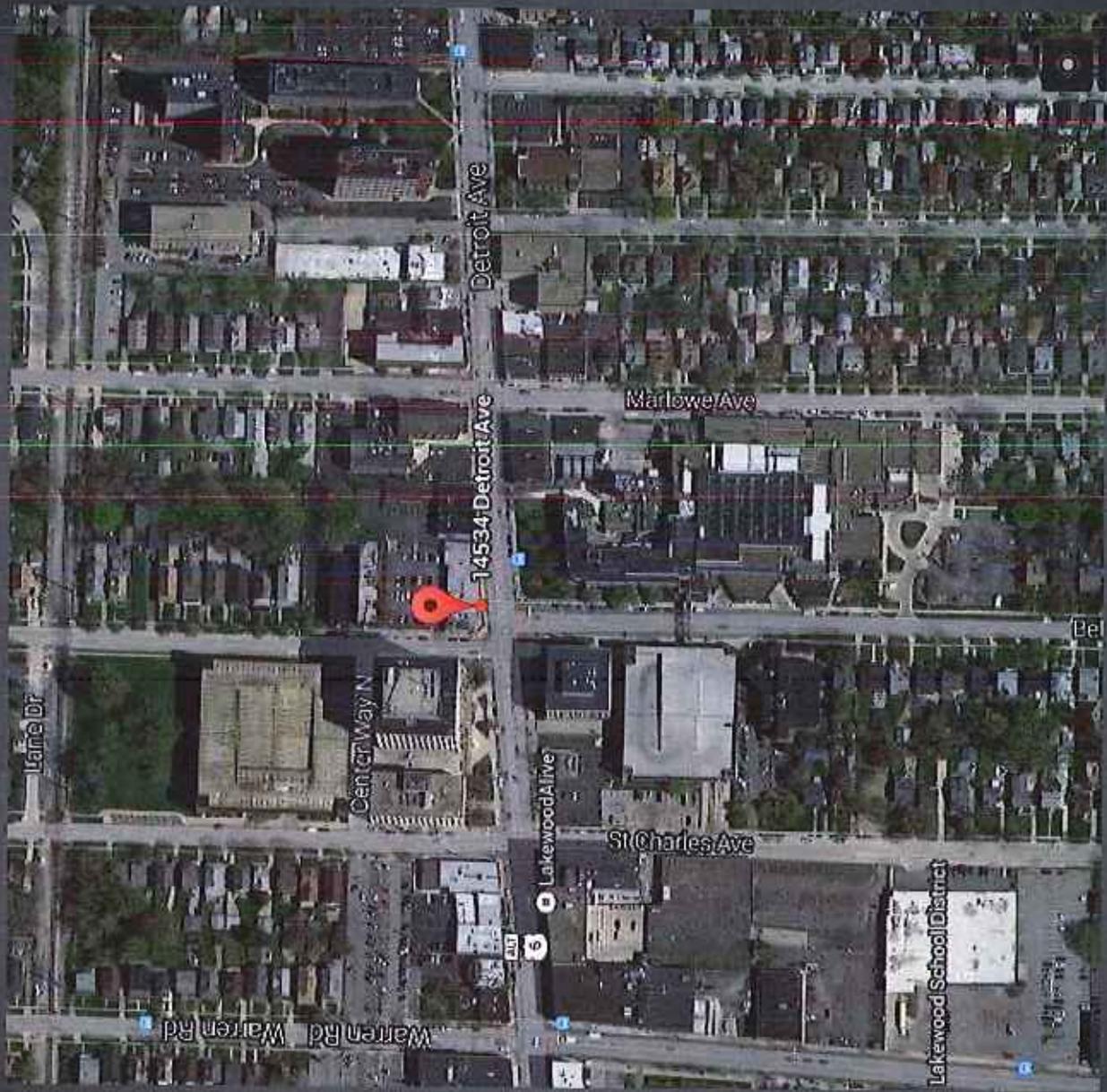
The parties agree that the Lessee may replace the 3 (three) existing awnings on the exterior of the building with the following conditions:

1. The fabric on the current awning frames will be removed, by Lessee, and stored in a dry location in the basement of 16400 Madison.
2. New Awnings will be white SunBrella awning fabric with "WED/Altered" and "RHC Financial Solutions Inc." in dark grey letters. Awnings will be on both the Madison Ave and Woodward windows 3 (three) total.
3. The letters on the Madison Ave. awnings will be on the main angled face and dark grey address numbers will be placed on the horizontal valance. The "WED/Altered" logo will be on the valance of the Woodward awning. These are the current logo and address locations, simply being updated to reflect the new business in 16400 Madison Ave.
4. Install vinyl signage on the front door glass with "WED/Altered" and "By appointment only Please call ###-###-####". (new phone number for the store to be provided by phone company.)
5. Obtaining approval by the city of Lakewood Architectural Board of Review.
6. Presenting Lessor with actual sample of awning fabric and actual color for awning signage prior to installation, for landlord approval.
7. Lessee agrees to have awning cleaned at a minimum of 2 (two) times per year, by a professional awning cleaning company.
8. New awnings to be installed by a professional awning installation company
9. Obtaining and submitting, with this addendum, a signed letter from RHC Financial approving of the new awning to be provided by Lessee at no charge to RHC Financial located at 16404 Madison Avenue



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16400 Madison Ave



14534 Detroit Ave



APP. 141 sq. ft.



14534 Detroit Ave



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5587 March 1, 2016

14534 Detroit Ave



14534 Detroit Ave



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

April 2014

