

MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
MAY 8, 2014
5:30 P.M. – Lakewood City Hall
Auditorium
(Audio Recording Available)

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

2. **ROLL CALL**

MEMBERS PRESENT:

Bryan Evans, Vice-Chairman
Daniel Musson (arrival delayed)
David Robar
Cynthia Stockman

OTHERS PRESENT:

Bryce Sylvester, Board Secretary, City Planner
Michael Molinski, City Architect

A motion was made by Mr. Robar, seconded by Mr. Evans to **EXCUSE** the absences of Daniel Musson and Carl Orban. Mr. Sylvester stated that Mr. Musson was delayed due to traffic and would join the meeting upon arrival. All of the members voting yea, the motion passed.

3. Approve the minutes of the April 10, 2014 meeting

A motion was made by Mr. Evans, seconded by Mr. Robar to **APPROVE** the minutes of the April 10, 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

13. Docket No. 05-37-14

14408 Detroit Avenue
Shelini's Treasures

- Approve
- Deny
- Defer

Christopher and Vera Shelinc
Shelini's Treasures
1349 Cove Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of signage on the south elevation. (Page 53)

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

14. Docket No. 05-38-14

Clifton Boulevard (West Clifton to West 117th Street)
GCRTA

- Approve
- Deny
- Defer

Kenneth A. Folk
Greater Cleveland RTA
1240 West 6th Street

The applicant requests the review and approval for exterior modifications to the north façade, in addition to the adding of lights. (Page 18)

Maria Shinn, applicant was present to explain the request. She provided product samples to the Board. Plans included the removal of old signage, fluorescent lighting in the trough and light above the door. Two new gooseneck lights and address sign would be installed over the pilasters. The replacement exterior material would be painted wine and gold colors to match. The electric power would be supplied behind the panel; there would be no exposed conduit.

Public comment was closed as there was no one to speak on the matter. City administration had no comments.

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

Items 9 & 10 are called together as they are the same property.

9. Docket No. 05-34-14 - A C 13715 Madison Avenue
Angelo's Pizza

- Approve
- Deny
- Defer

Kevin Potoczak
Canvas Exchange, Inc.
2324 Denison Avenue
Cleveland, Ohio 44109

The applicant requests the review and approval of new storefront awnings and modifications to the storefront on the north elevation. (Page 33)

Tom Kess, property owner and Kevin Potoczak, applicant were present to explain the request. Rather than install garage-type doors that opened from the bottom to top, they wanted to use a side sliding panel system. By providing an open area for patrons during nice weather, it would provide an edge to the business. The metal would match that of the existing storefront. The window sill would be three inches tall by one and a half inches deep (3" x 1.5").

Public comment was closed as there was no one to speak on the matter. Mr. Molinski asked if there were mullions or full glass panels. Mr. Kess replied that mullions created a problem with cleaning the windows. The Board supported a full-glass look. Mr. Molinski asked about the third door. Mr. Kess said a third exit was required per code because of the occupancy. However, he wondered if it would be needed once the sliding windows were installed; Mr. Molinski said they would not count as an addition egress. Mr. Kess and Mr. Potoczak said the hollow metal door with steel frame would be used as a fire exit only. A metal door was chosen in lieu of a glass door to prohibit any patron's inclination to use it. Further discussion ensued about installing a glass door versus a metal door or re-staining the existing one. Mr. Molinski said a Certificate of Occupancy with stipulation could be issued by the Division of Housing and Building ("H&B") with whatever the Board decided with a mandated time frame. Mr. Kess thought he would like to select a glass one. Mr. Molinski said a cut sheet would have to be submitted to H&B.

A motion was made by Mr. Evans, seconded by Mr. Robar to **APPROVE** Docket No. 05-34-14 - A with the stipulation the existing black fire exit door is replaced with an aluminum frame door with a window. A specification sheet will be provided to the Building Department for administrative review. All of the members voting yea, the motion passed.

SIGN REVIEW

10. Docket No. 05-34-14 - S 13715 Madison Avenue
Angelo's Pizza

- Approve
- Deny
- Defeat

Kevin Potoczak
Canvas Exchange, Inc.
2324 Denison Avenue
Cleveland, Ohio 44109

The applicant requests the review and approval of signage on new awnings. (Page 33)

A motion was made by Mr. Evans, seconded by Ms. Stockman to **APPROVE** Docket No. 05-34-14 – S as submitted. All of the members voting yea, the motion passed

12. **Docket No. 05-36-14**

14321 Detroit Avenue
Impact Church

- Approve
- Deny
- Defeat

Ryan Fisher
Impact Church
P.O. Box 771446
Lakewood, Ohio 44107

The applicant requests the review and approval of signage on an existing monument sign. (Page 49)

Ryan Fisher, applicant was present to explain the request.

Public comment was closed as there was no one to speak on the matter. Mr. Sylvester said that with the color change of the background from black to white made the sign more visible.

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

15. **Docket No. 05-39-14**

15622 Madison Avenue
Hitotect Wireless

- Approve
- Deny
- Defeat

Hitjon Islamaj
Hitotech Wireless
25151 Brookpark Road, #1205
North Olmsted, Ohio 44070

The applicant requests the review and approval of signage for a new wireless store. (Page 70)

Hitjon Islamaj, applicant was present to explain the request. Individual 3-D cut out letters would be mounted on the sign board.

Public comment was closed as there was no one to speak on the matter. Mr. Molinski agreed that three dimensional letters would be appropriate.

A motion was made by Mr. Evans, seconded by Ms. Stockman to **APPROVE** the original submission with the stipulation that the letters are three dimensional and non-illuminated. All of the members voting yea, the motion passed.

16. Docket No. 05-40-14

13741 Madison Avenue
metroPCS

- Approve
- Deny
- Defer

Orison Fields
Absolute Canvas
2211 East 28th Street
Lorain, Ohio 44055

The applicant requests the review and approval of signage on the north elevation. (Page 75)

Mr. Sylvester received an e-mail from Mr. Fields was stuck in traffic returning from Columbus and was unable to be at the meeting.

A motion was made by Mr. Evans, seconded by Ms. Stockman to DEFER the application until the meeting of June 12, 2014. All of the members

11. Docket No. 05-35-14

16708 Detroit Avenue
Caps & Corks

- Approve
- Deny
- Defer

Yacine Djemil, Account Manager
Blink Marketing & Signs
5755 Granger Road, Suite 800
Independence, Ohio 44131

The applicant requests the review and approval of signage on the south elevation including sign face replacement of pole sign. (Page 43)

Yacine Djemil, applicant was present to explain the request. The proposal was to use channel letters on the building.

Mr. Sylvester had two items to mention. The first was the sign pole would be painted black as per the discussion at the pre-review meeting. The second item was the channel letters should be removed from the building. The Board added the guardrails were painted black.

A motion was made by Mr. Evans, seconded by Ms. Stockman to APPROVE the application with the following stipulations:

**The pole sign is painted black, and
The guard rails are painted black.**

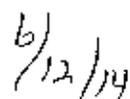
All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Evans, seconded by Ms. Stockman to ADJOURN the meeting at 6:17 p.m. All of the members voting yea, the motion passed.



Signature



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. Julie Fetchuk
2. Megan Anderson
3. Maria Shinn
4. Tom Kess
5. KEVIN POTOCZAK
6. DON TAPAS
7. Ryan Foster
8. Hijon Is
9. Yacine Djemil
10. _____
11. _____

1. Julie Kape Fetchuk
2. Megan Anderson
3. Maria L. Shinn
4. _____
5. Kevin Potok
6. Don Tapas
7. Ryan Foster
8. _____
9. Yacine Djemil
10. _____
11. _____

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, May 8, 2014

Schwarz, Johanna

From: Huffman, David <David.Huffman@53.com>
Sent: Thursday, May 01, 2014 8:59 AM
To: Planning Dept
Cc: David Huffman
Subject: Building Standards/Architectural Board Agenda May 8, 2014 Comments

RE: Docket No. 01-01-14
13474 Edgewater Drive

I live at 1032 Wilbert Road and as an abutting homeowner received notice of the above meeting to review this docket item.

As this item has appeared on numerous agendas for numerous previous meetings, and this agenda references materials and plans previously presented but not duplicated at this time, it can be a bit confusing as one tries to look back over numerous such agendas to review the last presented plans.

Prior plans show that the southern edge of the structure will not go south (but for a few feet) of the southernmost property line of abutting parcel no. 312-07-032 (aka 13429 Cliff Drive). Assuming this to still be the case, we have no comments. This may change if the positioning of the structure changes from that previously presented. I would ask that the Board re-confirm this positioning of the structure with the homeowner/developer.

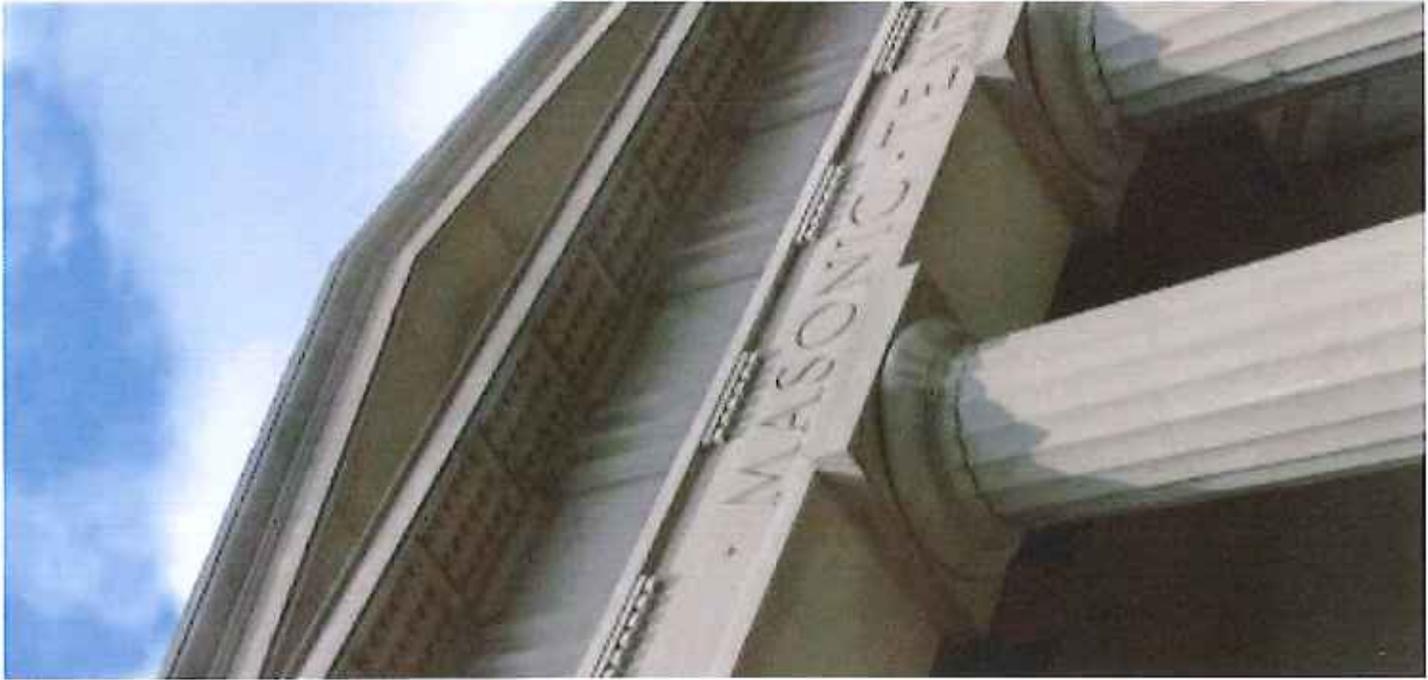
Thank you.

David F. Huffman
1032 Wilbert Road
Lakewood, Ohio 44107
Tel: 216-544-2583

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

May 2014





14408 Detroit Ave

7/28/2014



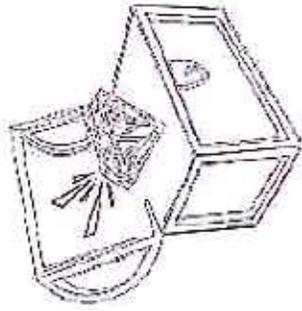


LAKELWOOD
CHIC

ASB March 1, 2014

14408 Detroit Ave

Shelini's Treasures



F I N E J E W E L R Y

HOURS

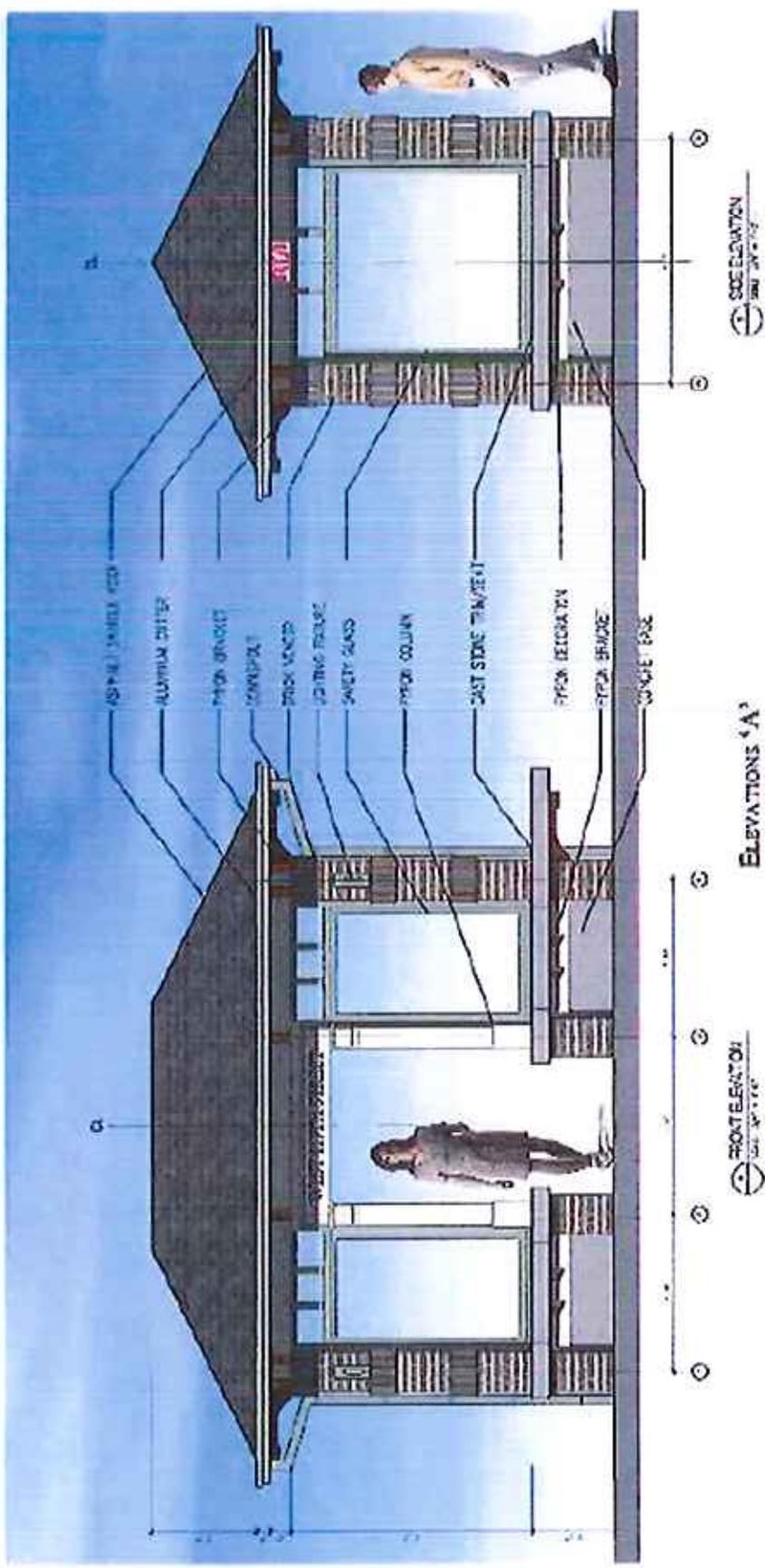
MONDAY - SATURDAY 10AM - 8PM

SUNDAY 10AM - 4PM



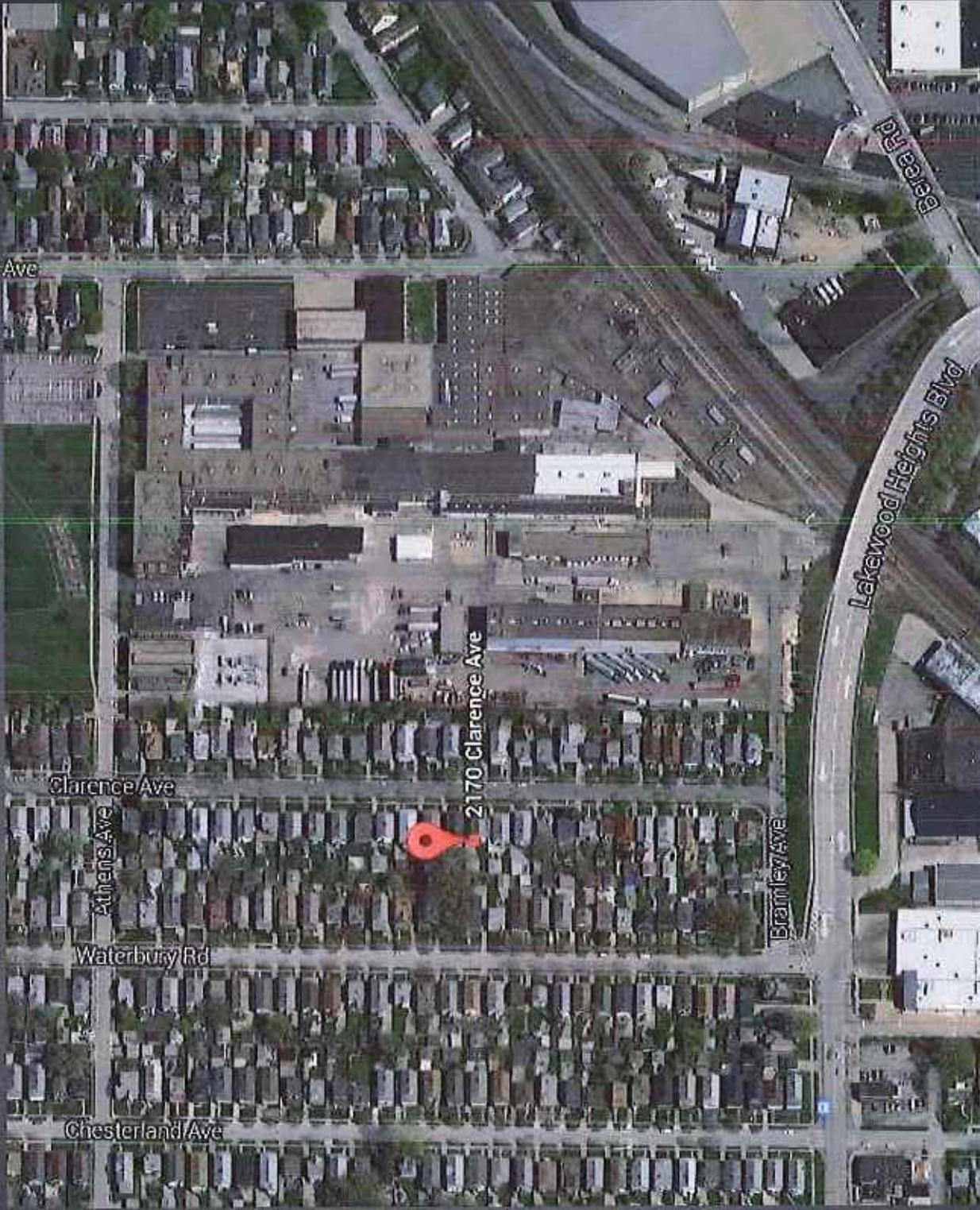
7885 Shopp. 10074

14408 Detroit Ave



10/20/14, 10/20/14, 10/20/14

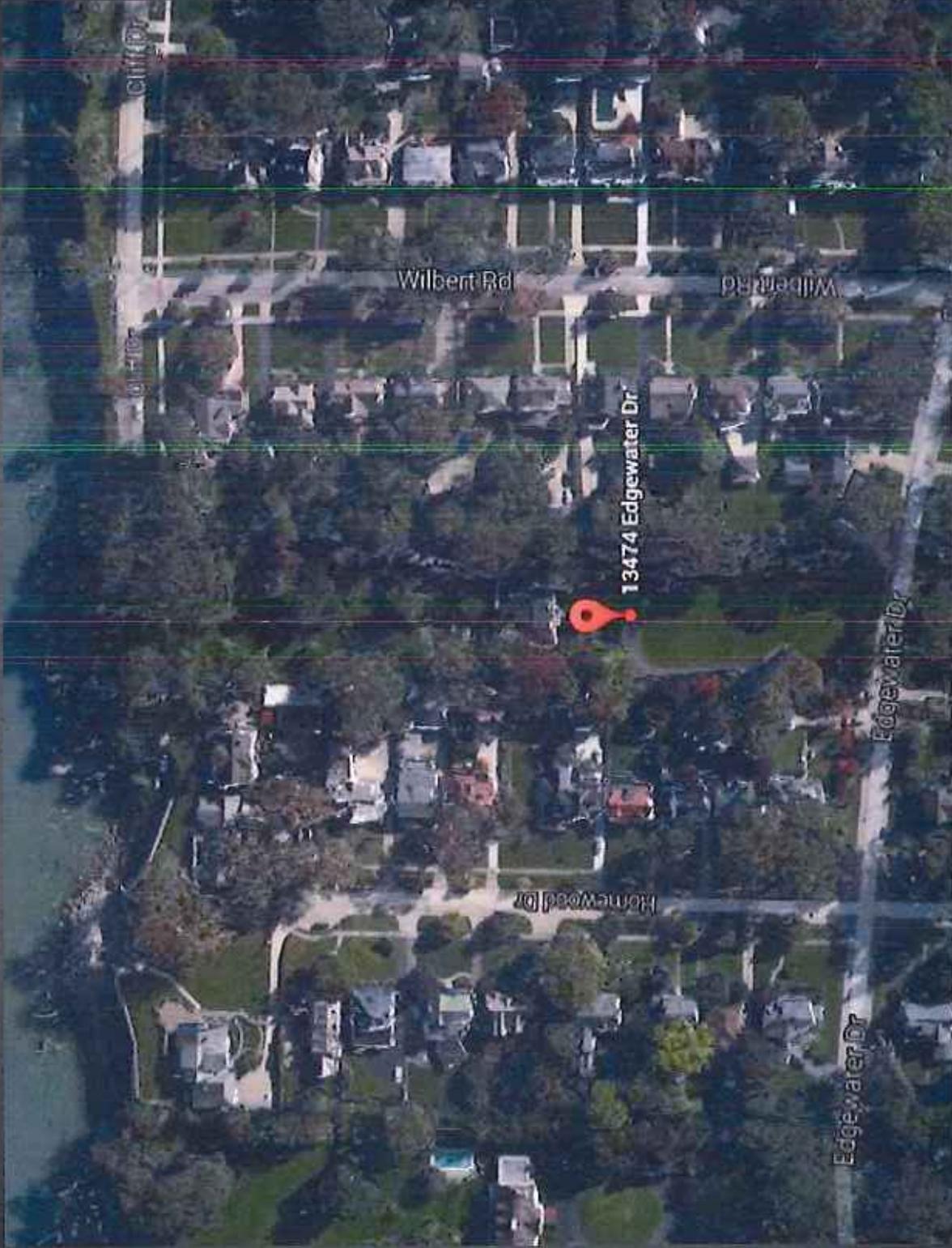
GCRTA - Clifton Blvd



© 2014 Google



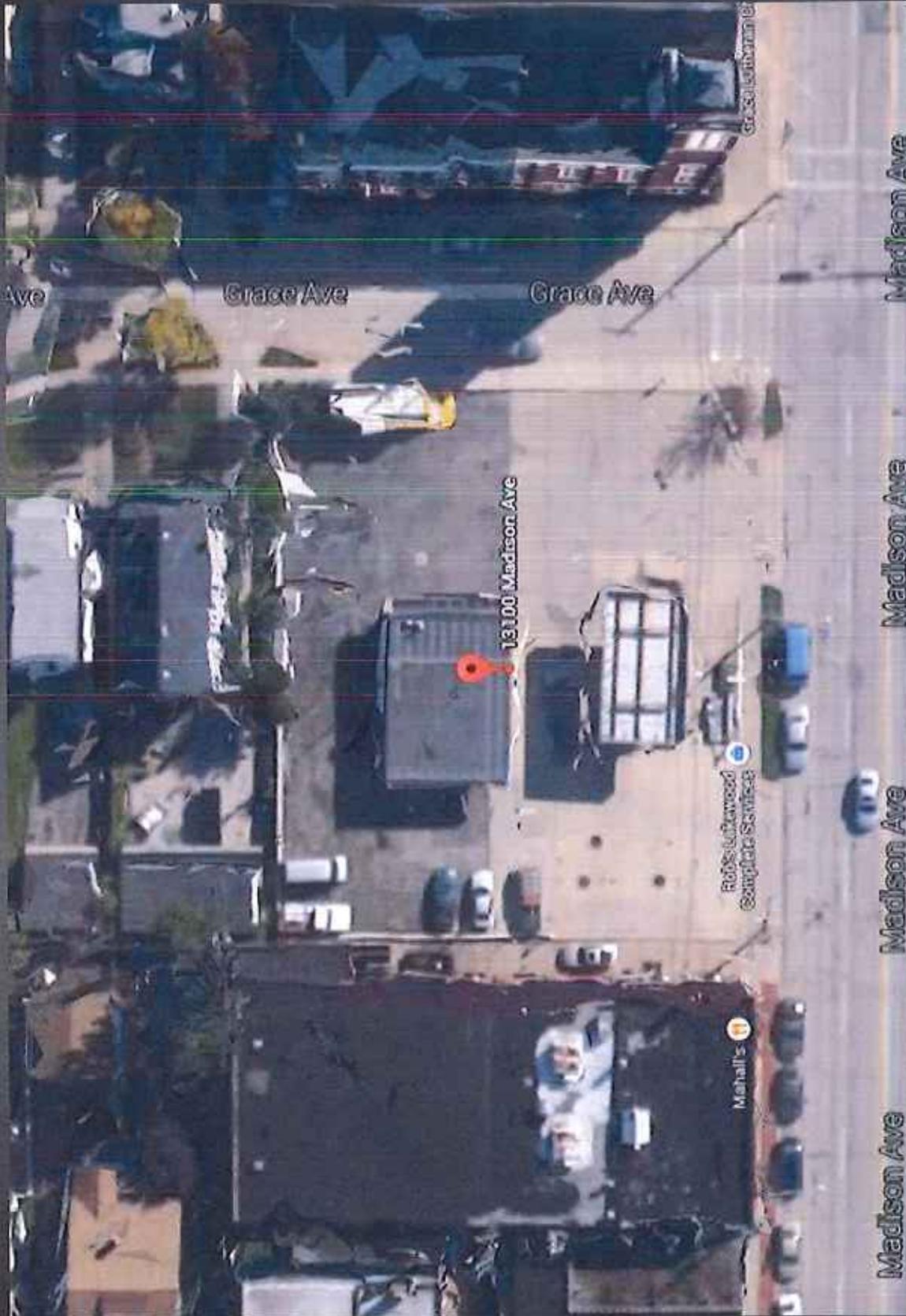
2170 Clarence



13474 Edgewater Drive, Rear



6885 March 2014



7807 N. Cicero St. Chicago, IL 60648

13100 Madison Avenue

Basement Alley Sign Next Door



Existing Sign ↓



© 2011, March 2012, LLC



13100 Madison Avenue

96"

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

30"

**PIENSAKE RENTAL
216-529-8270**

24"

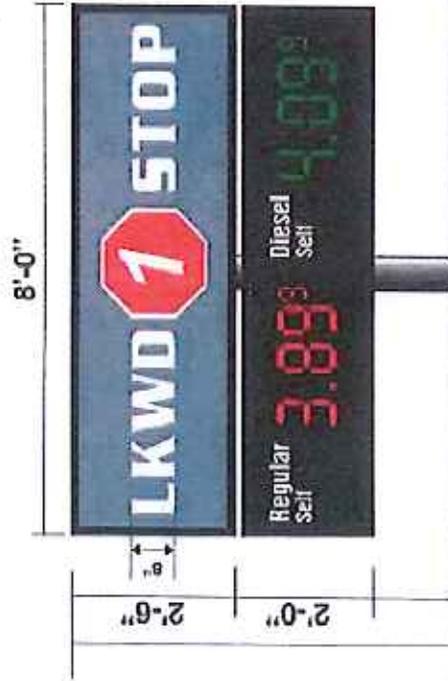


055 2012 12011

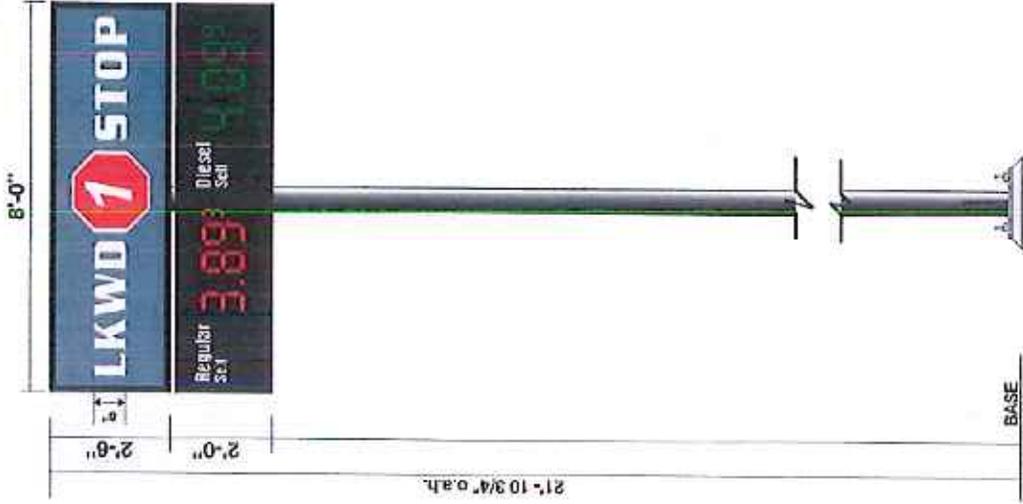
13100 Madison Avenue

13100 Madison Avenue

OPTION A



OPTION A



EXISTING POLESIGN & CABINETS

21'-10 3/4" o.a.h.

PROPOSED FACE REPLACEMENTS
SCALE: 1/4" = 1'-0"

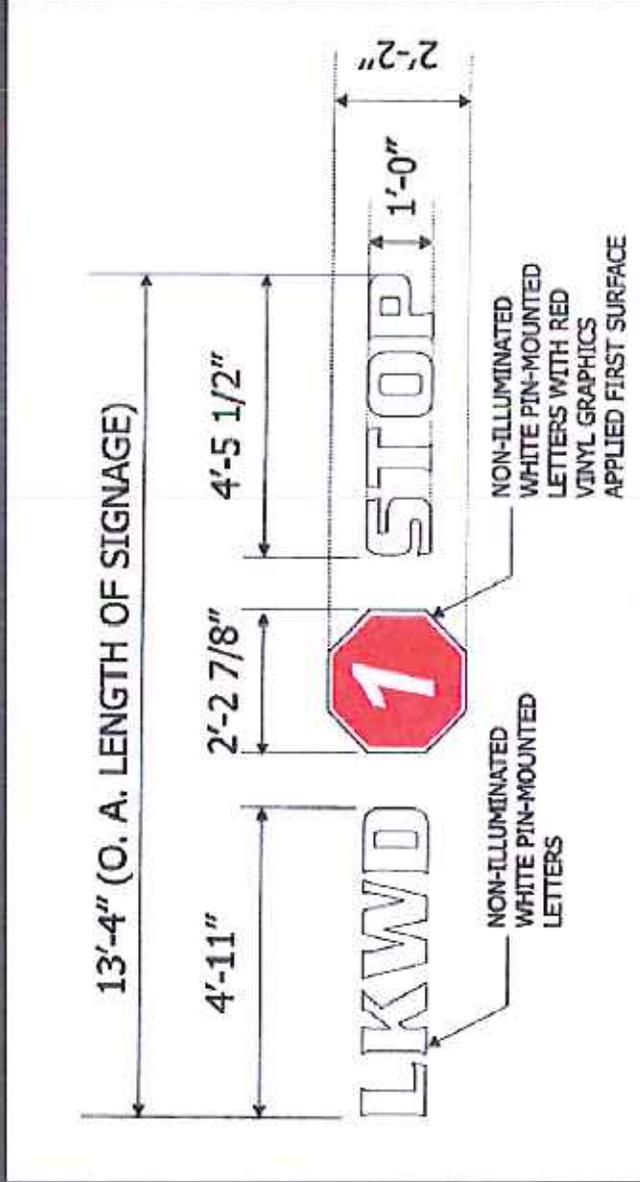
50'-6" OVER ALL EXISTING FASCIA LENGTH

LKWD  STOP

FRONT ELEVATION

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

OPTION A



7/8/13, March 2014

13100 Madison Avenue

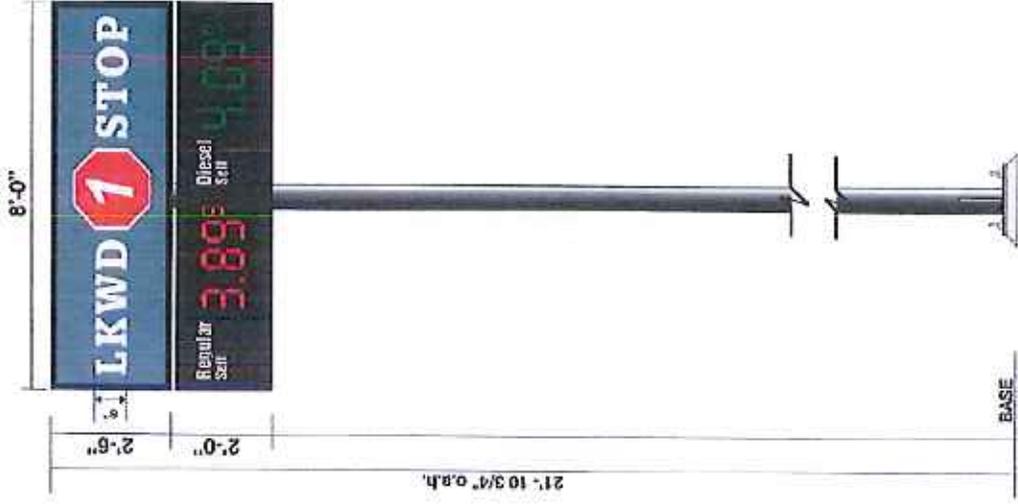


13100 Madison Avenue



JSP March 2014

OPTION B

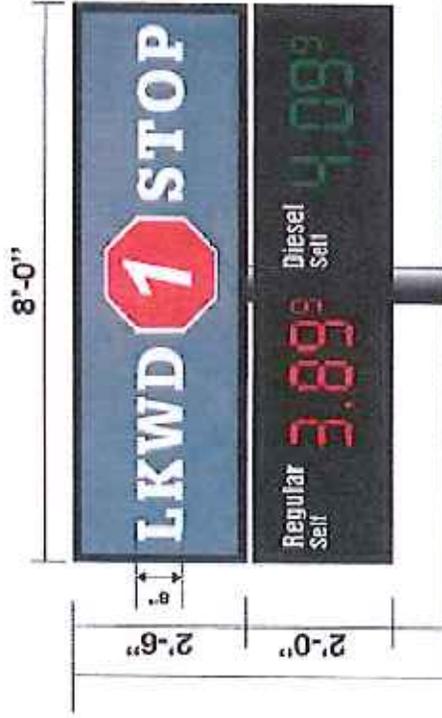


EXISTING POLE SIGN & CABINETS

PROPOSED FACE REPLACEMENTS
SCALE: 1/4" = 1'-0"

13100 Madison Avenue

OPTION B



DATE: 07/26/14

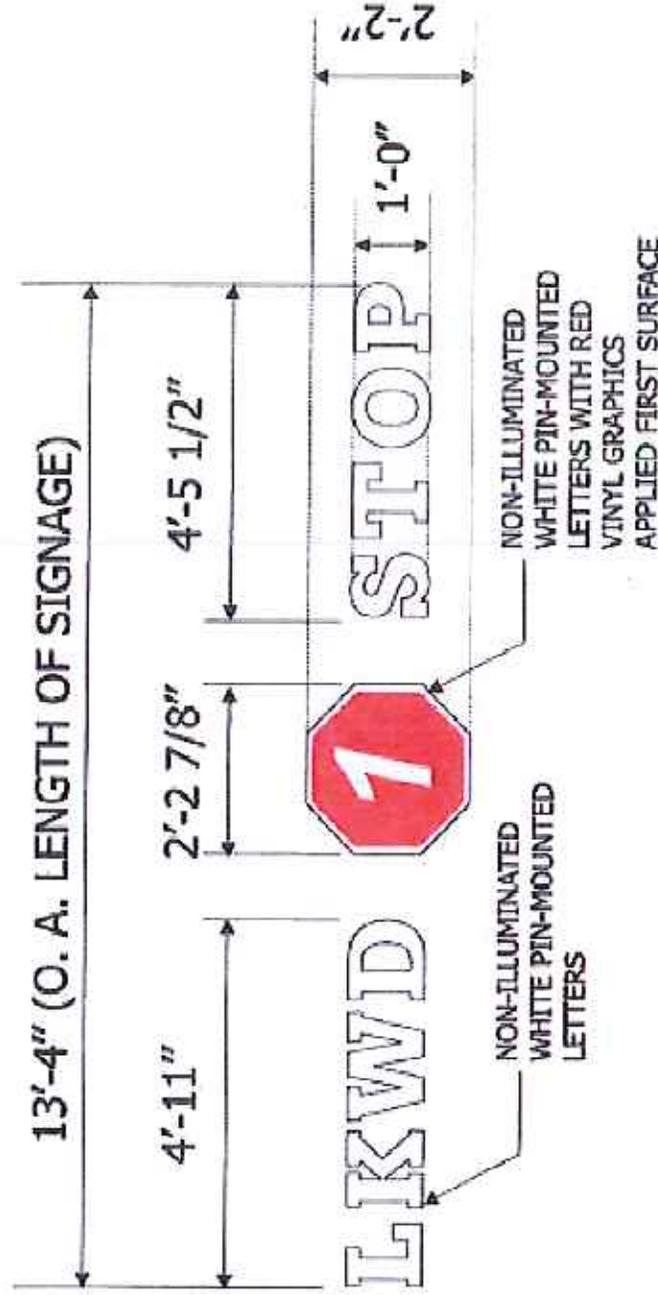
50'-6" OVER ALL EXISTING FASCIA LENGTH

LKWD  STOP

FRONT ELEVATION

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

OPTION B



08P-Mura-0101-1

13100 Madison Avenue

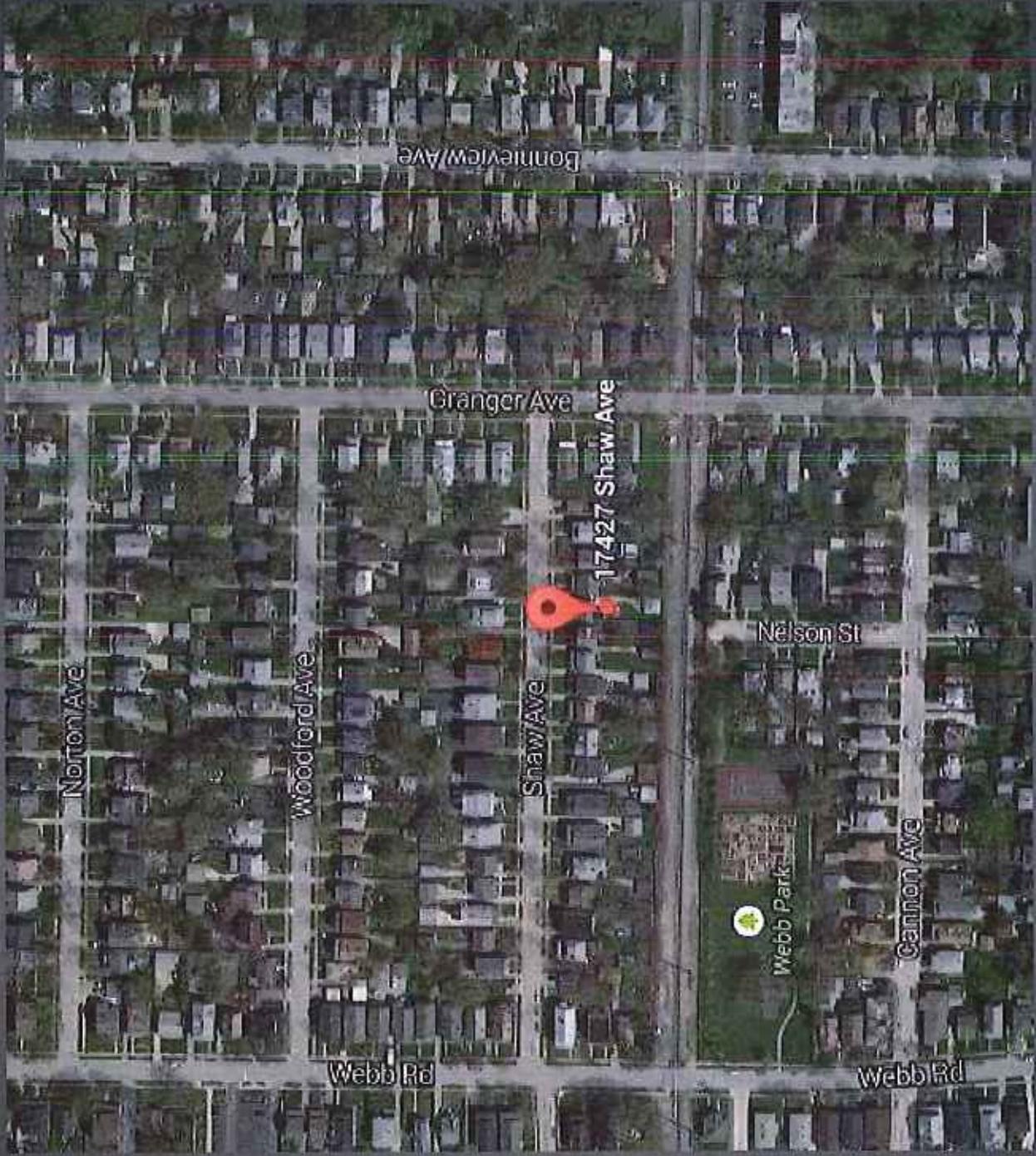


OPTION B

13100 Madison Avenue



7188 March 11, 2014



17427 Shaw Avenue

JERR WOOD, 2014



DEPARTMENTAL CORRESPONDENCE

DATE August 19, 1963

SUBJECT Water Control

TO All Inspectors DEPT Building

FROM Walter Geist DEPT Building

On July 11, 1963, Docket #7-122-63, the Board of Building Standards accepted the B-Dry System as a water control system. Attached are their procedures which, after a discussion with their Engineer, were modified for clarification.

This work will require a building permit, the fee for which will be based on our normal alteration permit fee (\$5.00 for the first \$1,000.00 of valuation and 25¢ for each additional \$100.00 of valuation) and shall include any sewer work. A separate permit will be required for electrical work. Inspections required will be as follows:

Prior to covering the drain tile and a final inspection. The connection to the storm sewer shall also be inspected prior to covering. Inspection required under the electrical permit shall be as always required.

The above standards will apply to both tile and cement block foundation walls.

This is a new system which the Board of Building Standards has approved pursuant to compliance with the attached procedures. I expect each of us to do our best to carry out the intent of the Board in approving this system.

WAG:dm

- cc Barrett
- Miller
- Vindra
- Schreiner
- Fitzgerald
- DeKington
- Milburn
- Moran
- Conroy
- Smith
- Swiset
- File Copy



ABS March 26, 1

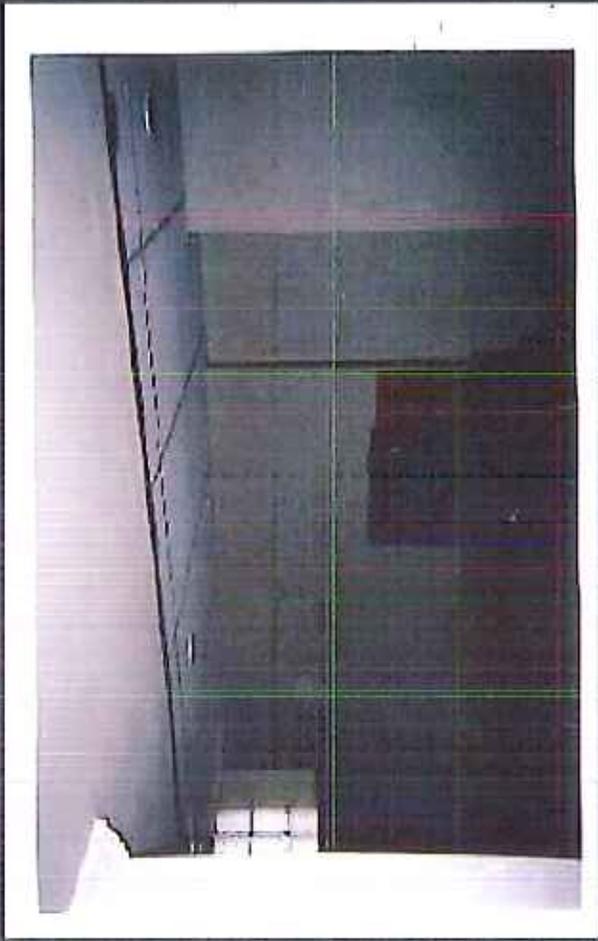
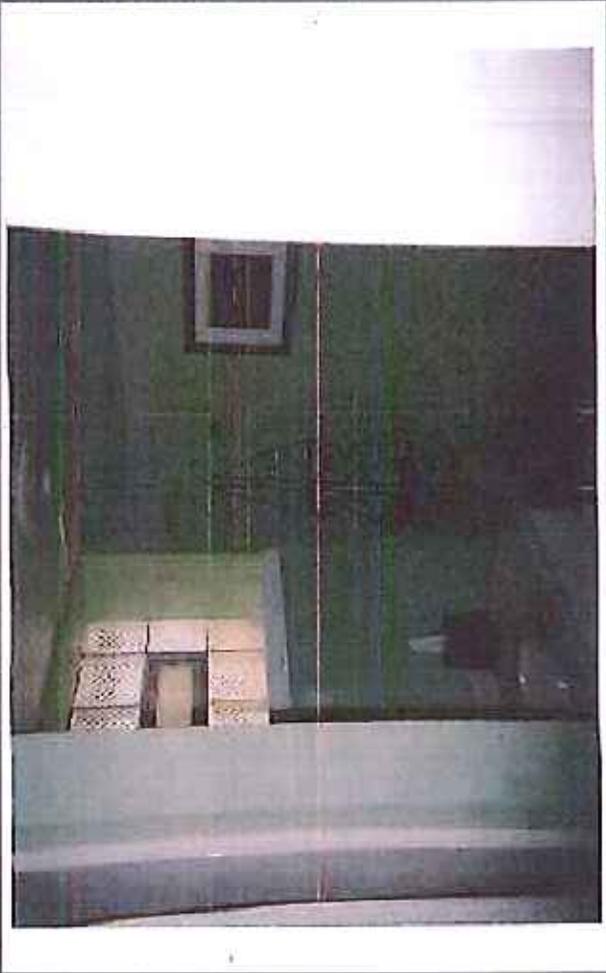
17427 Shaw Avenue



17427 Shaw Avenue

LAYWOOD
CHICAGO

July 20, 2011



17427 Shaw Avenue



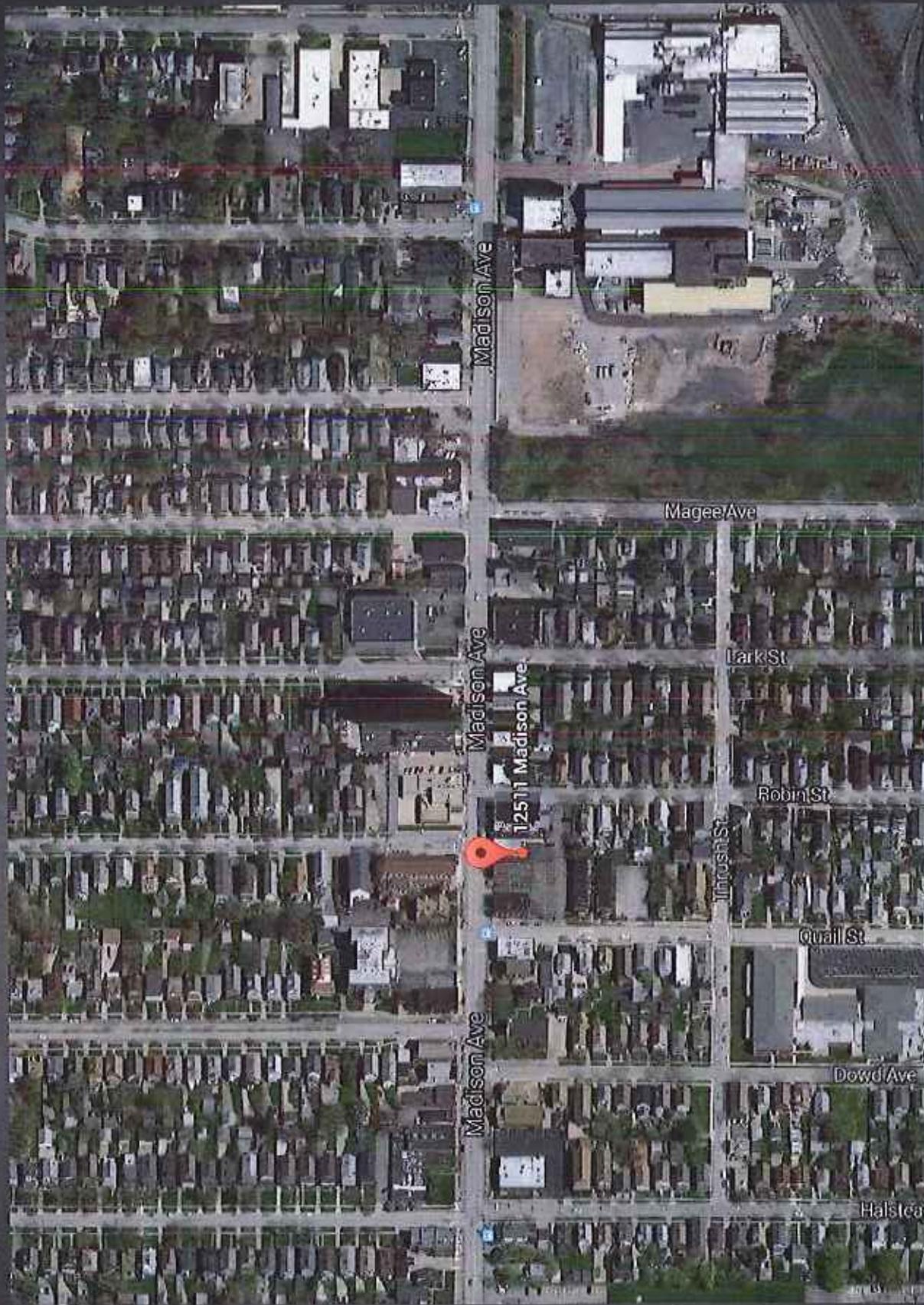
ABC March 2015



17427 Shaw Avenue

300 March 2014





1.18 March 2014



12511 Madison Ave

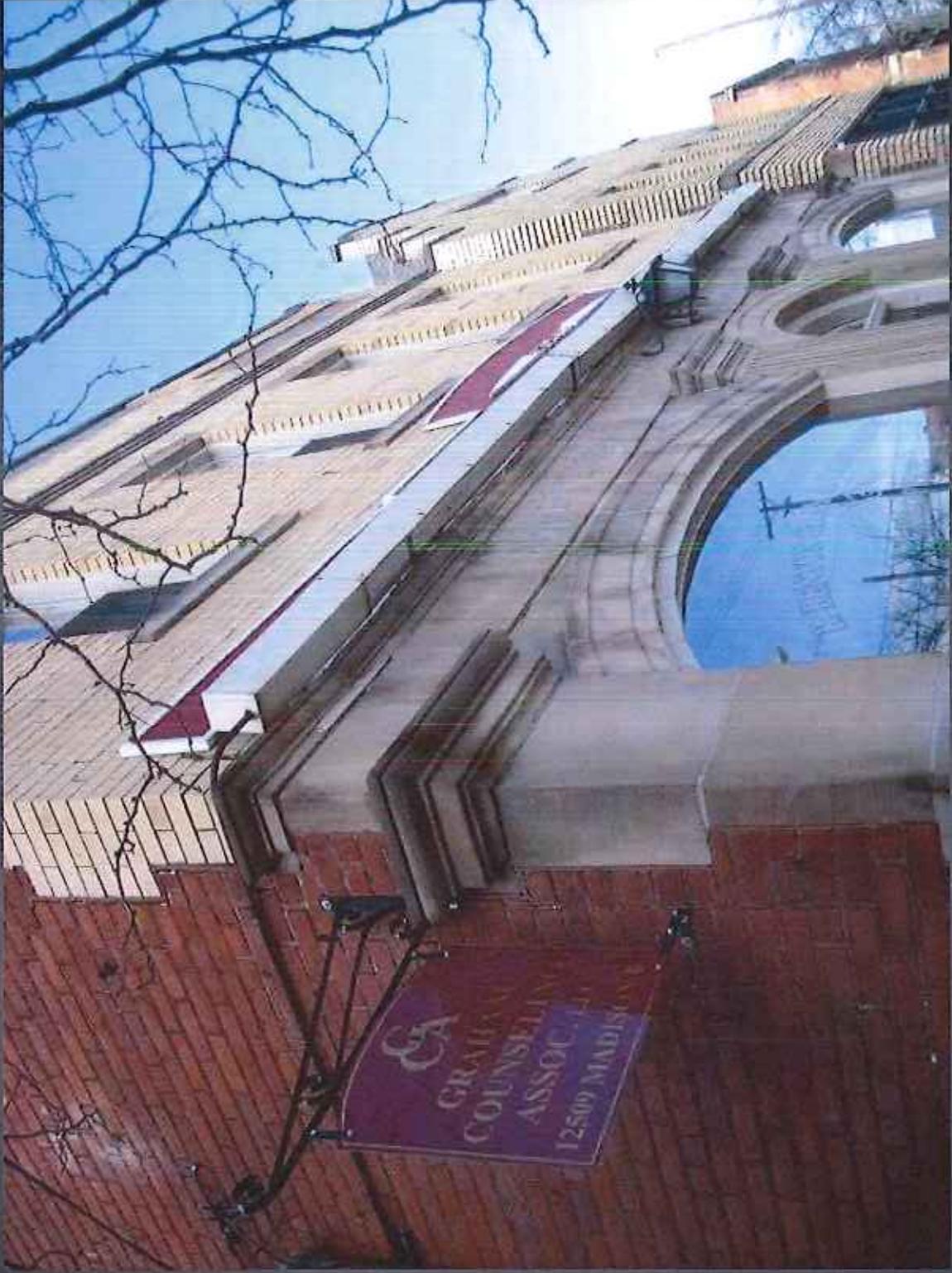


12511 Madison Ave



LAYWOOD
CHICAGO

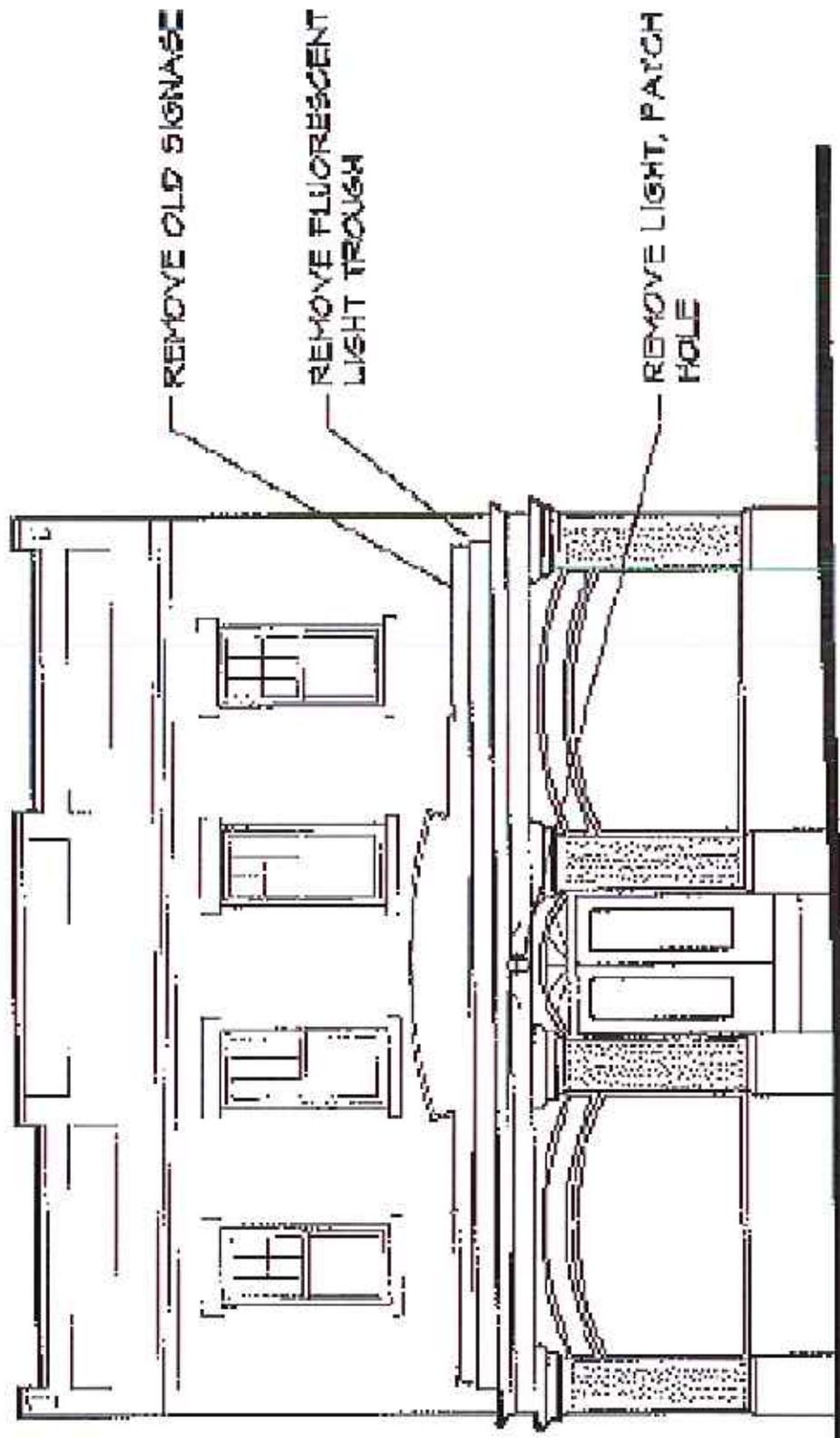
12511 Madison Ave, Chicago, IL 60641



7.8.23, March 2014

12511 Madison Ave





12511 Madison Ave



03/20/2014



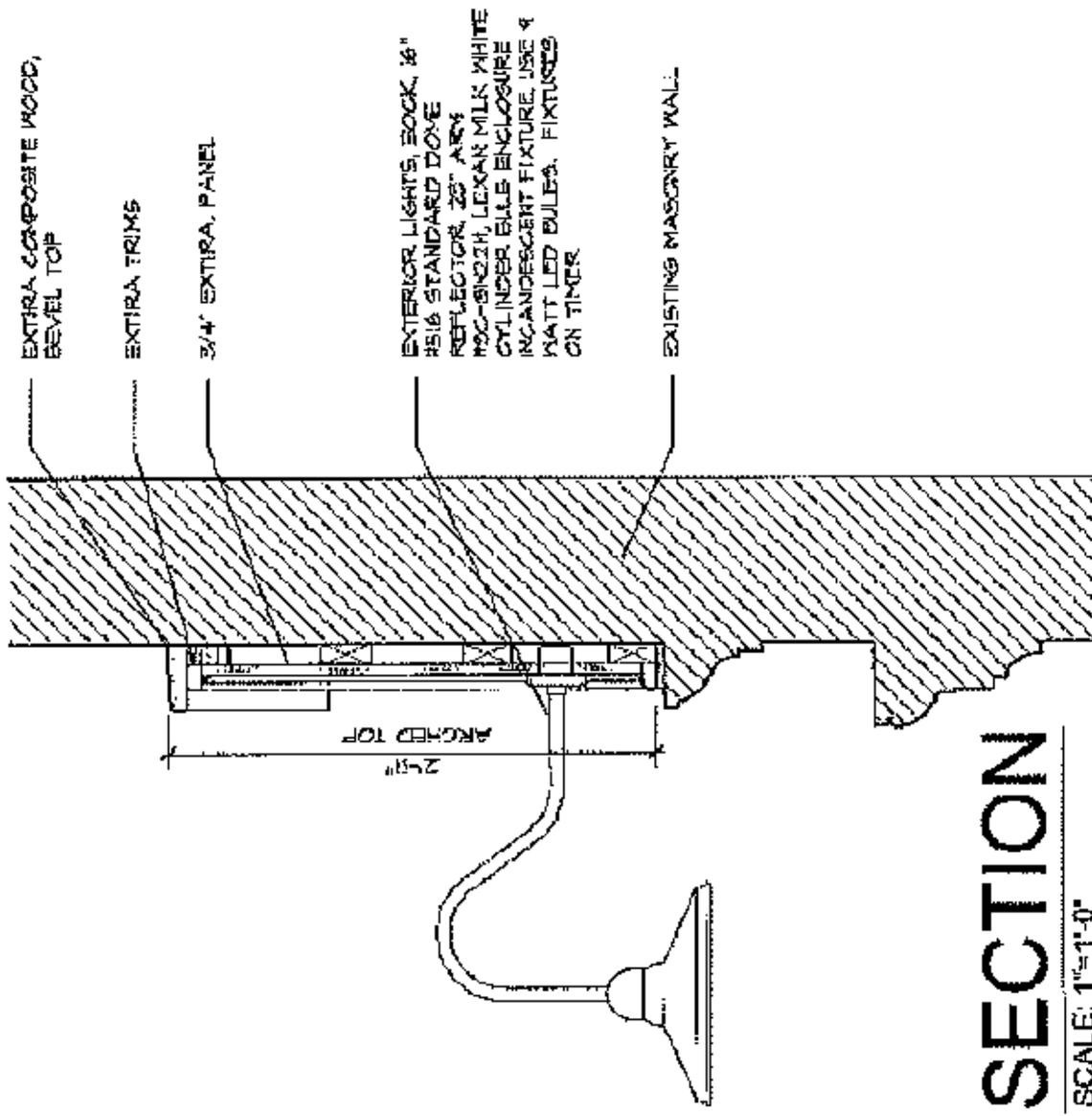
PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



1300 March 2014

12511 Madison Ave



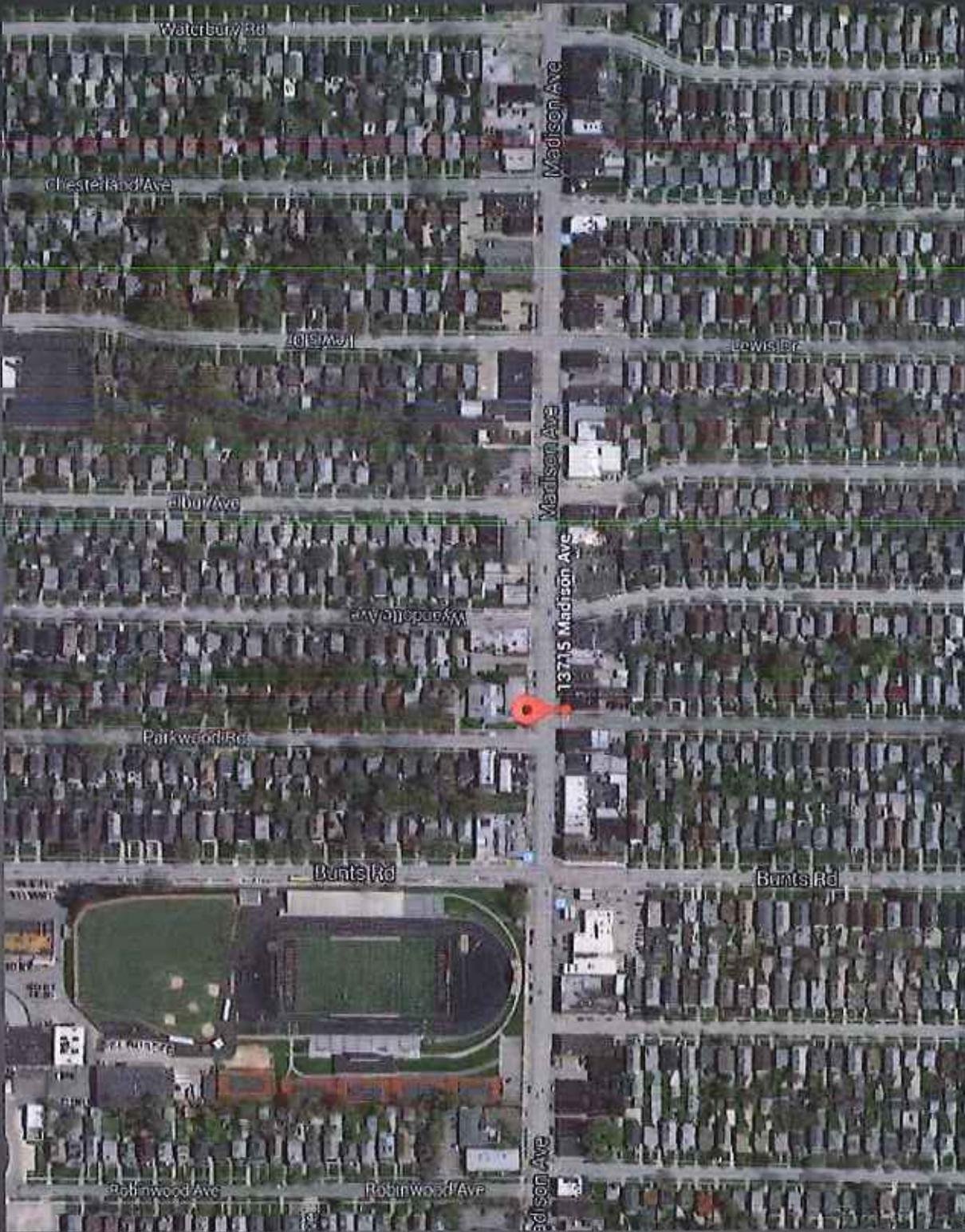
SECTION

SCALE: 1/4"=1'-0"

12511 Madison Ave



REV 04.03.2011



13715 Madison Ave



ARL March 2013



13715 Madison Ave

CEP March 2014

LAKELWOOD
OHIO



13715 Madison Ave

7 DEB March 2004

LAKELWOOD
OHIO



13715 Madison Ave

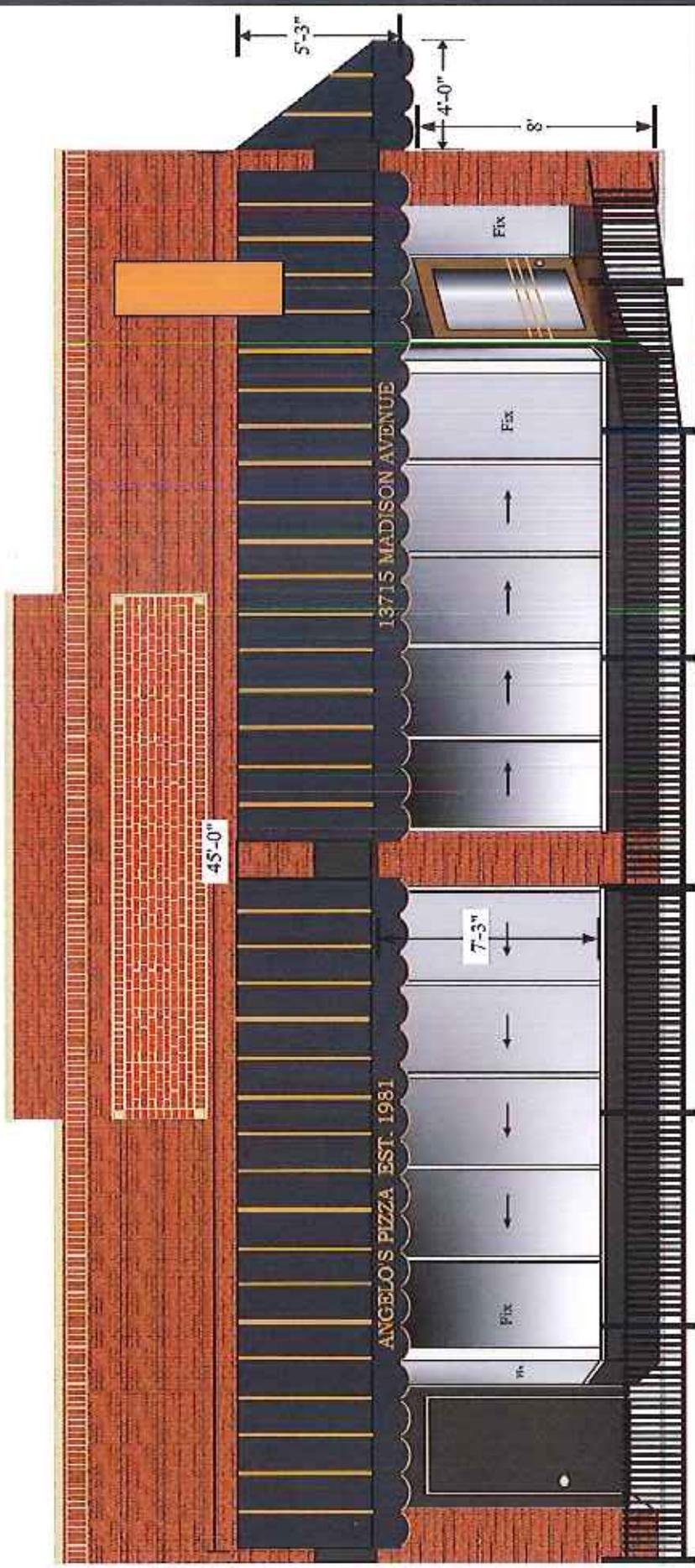


7.85.14 March 2014



7188 W. 20th St. #100

13715 Madison Ave



© 2011 Lakewood, Inc.

13715 Madison Ave



17'-10"

4'-9"

ANGELO'S PIZZA EST. 1981

Angelo's
PRZZA

7'

8'

Fix

Fix

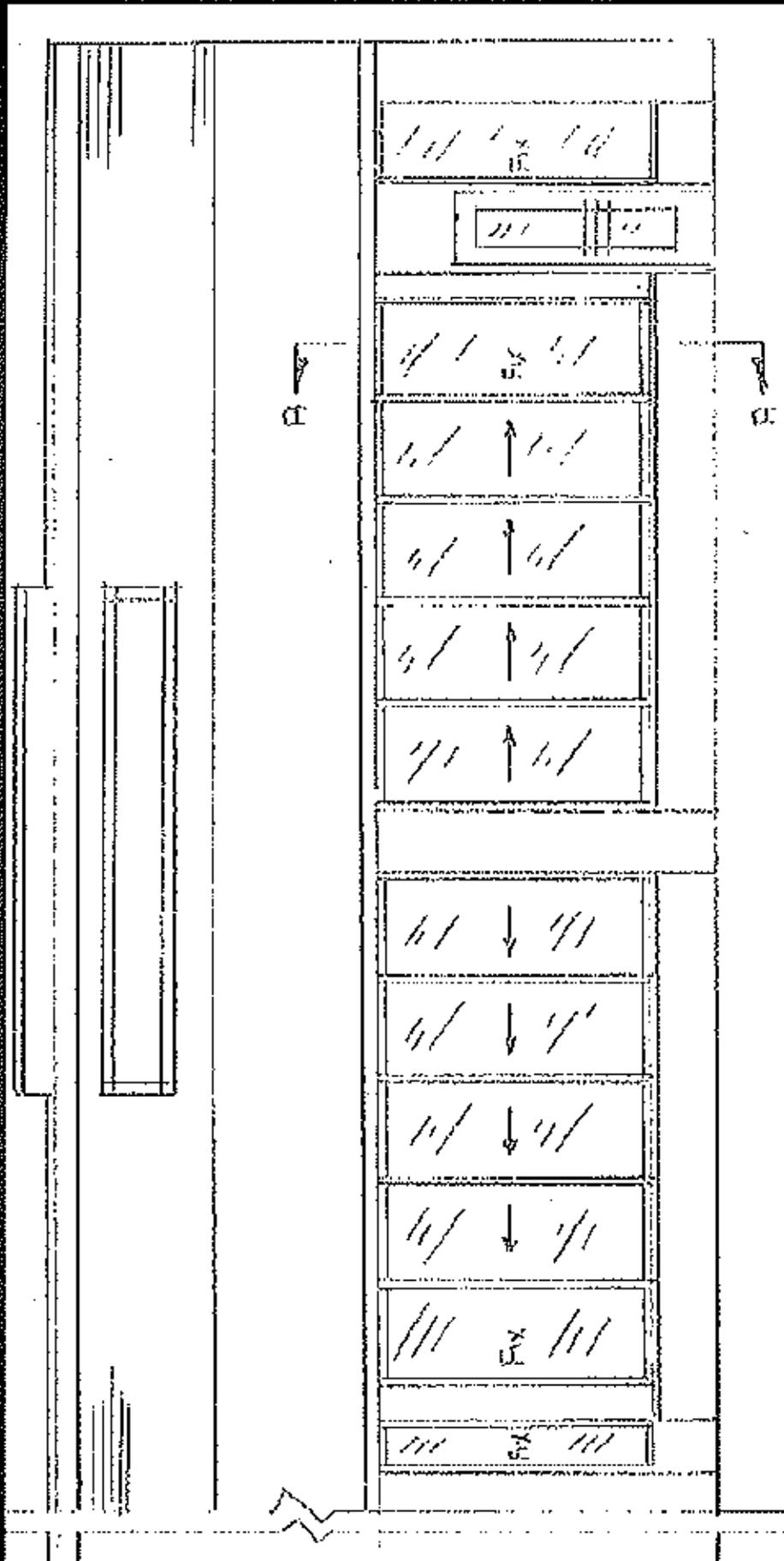
Fix

Fix



ART 255231 001 1

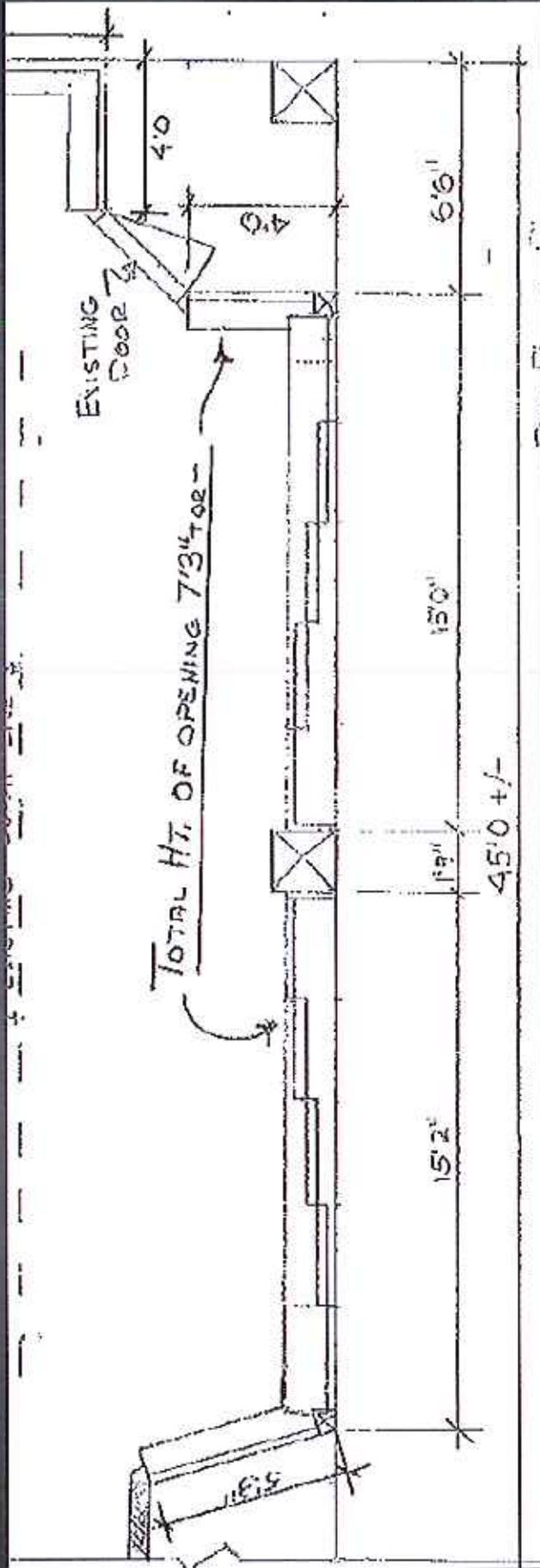
13715 Madison Ave

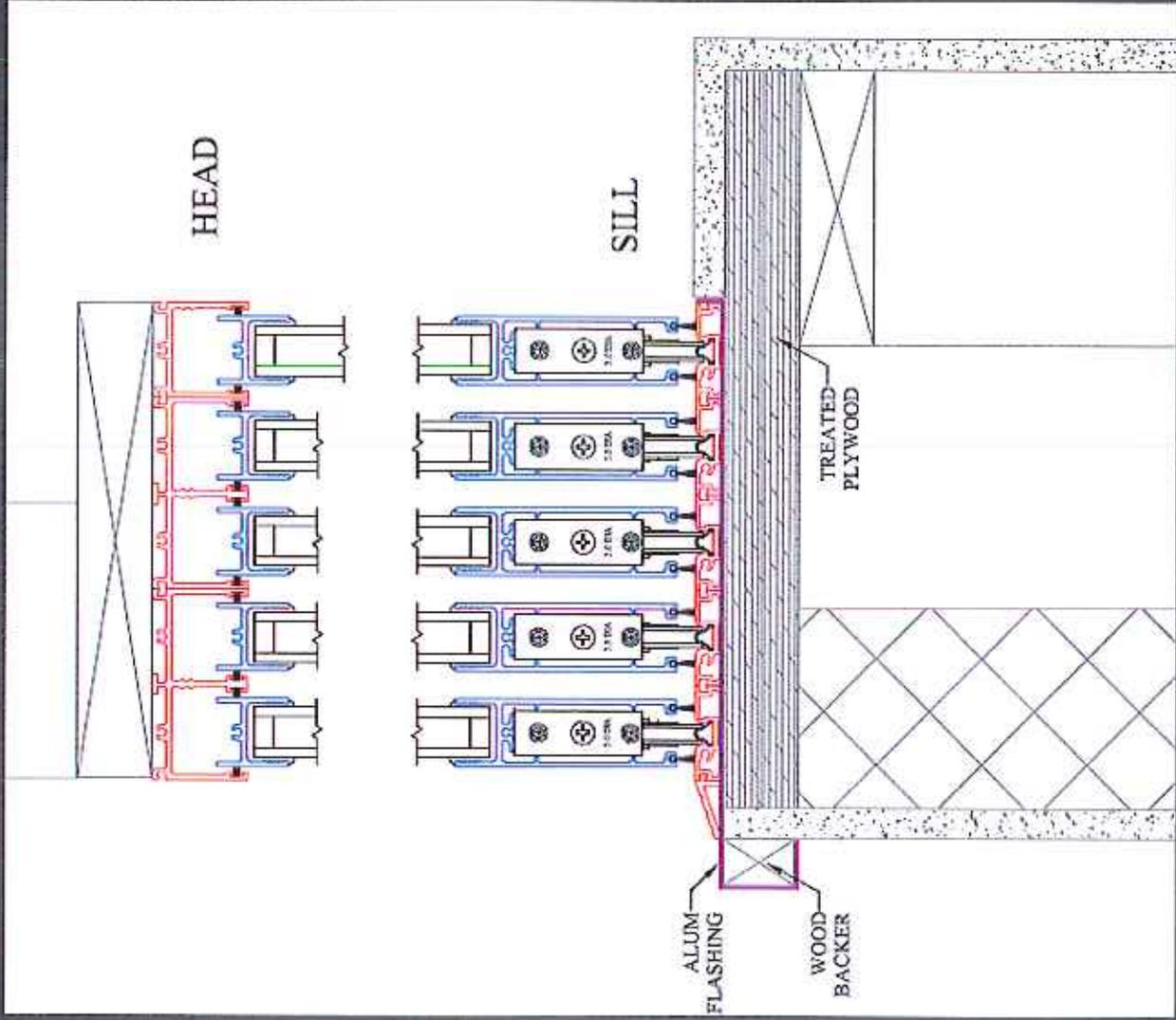


13715 Madison Ave



© 2014 Layewood Ohio

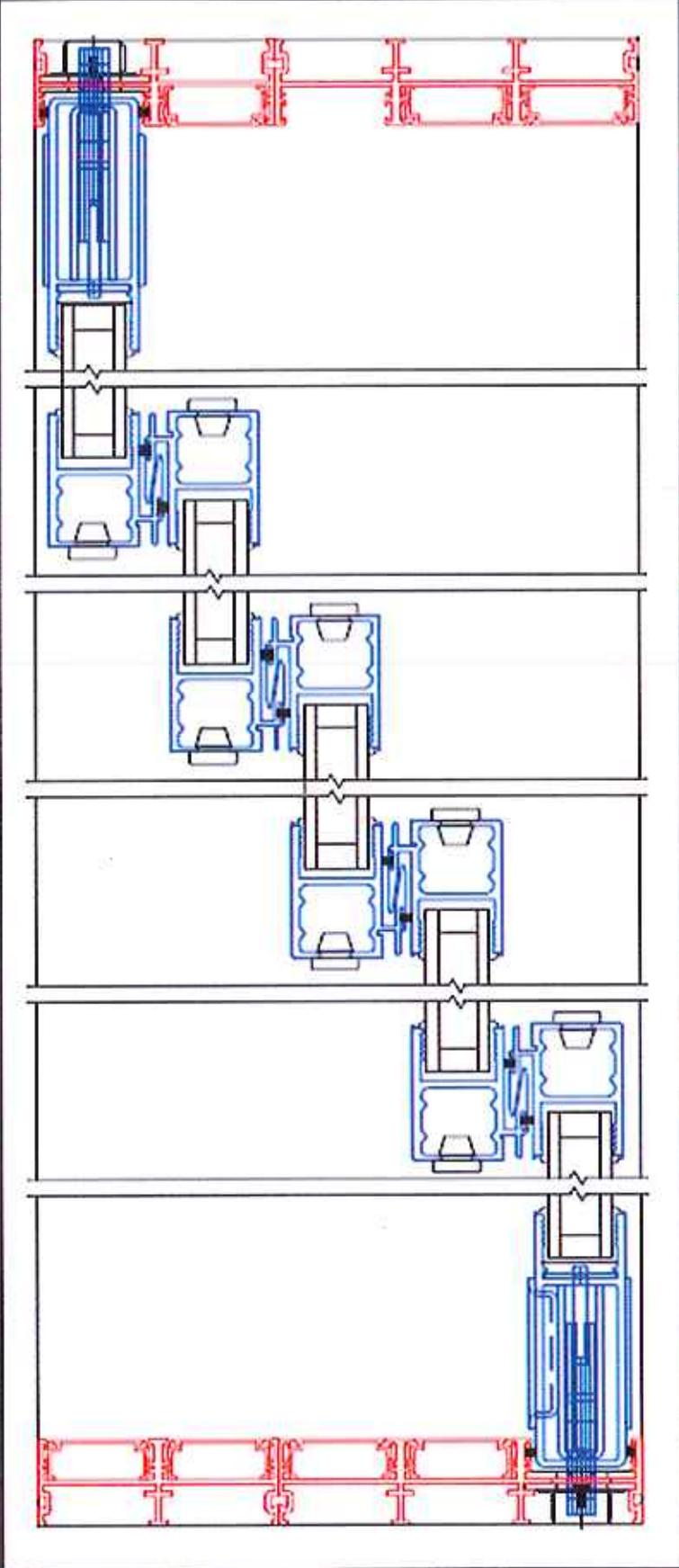




13715 Madison Ave



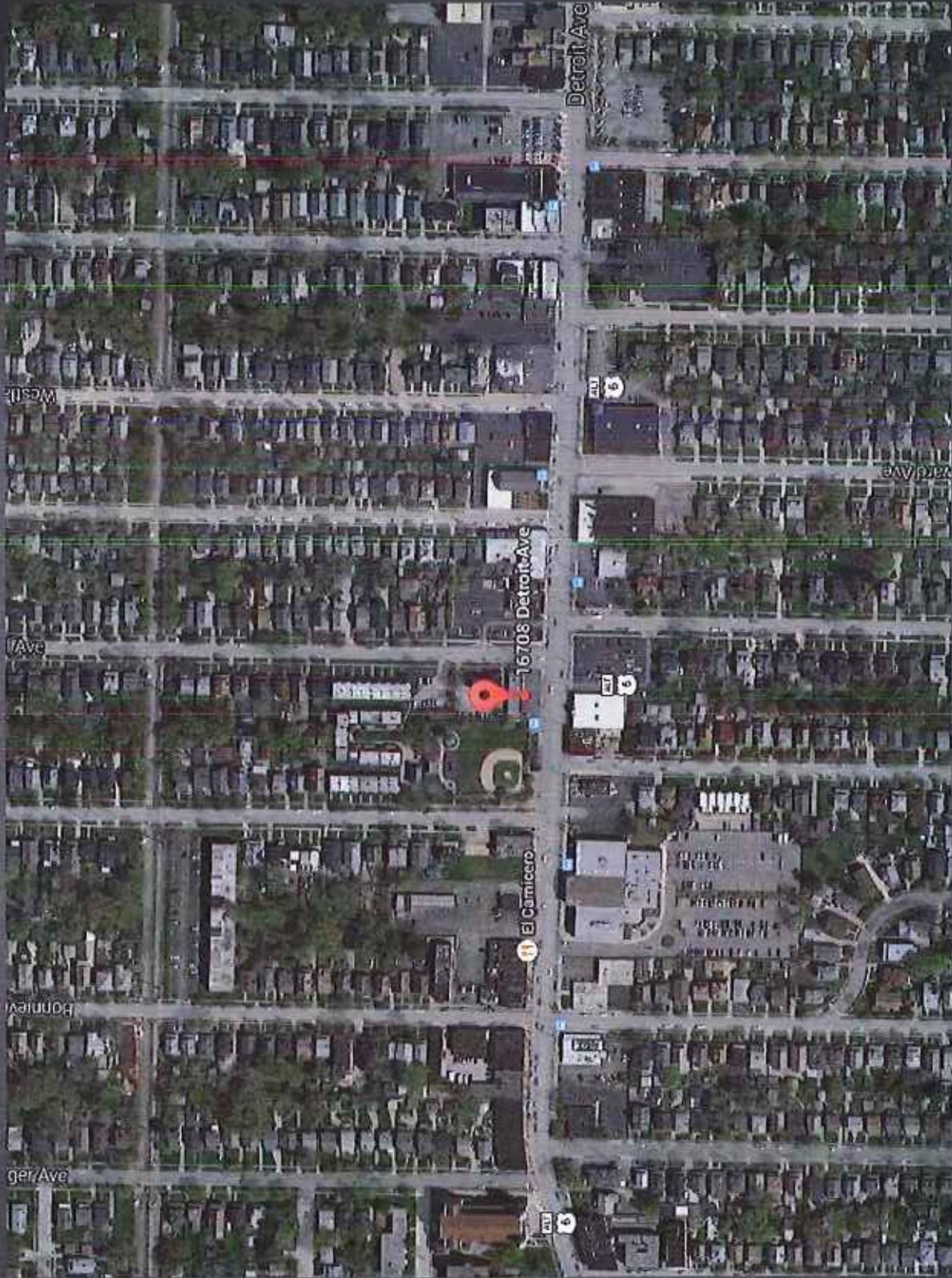
PLB 10/2017



13715 Madison Ave

J&B, March 2013





© 2014 Google

16708 Detroit Ave





7.832 March 2014

16708 Detroit Ave



JUNE 2013



16708 Detroit Ave

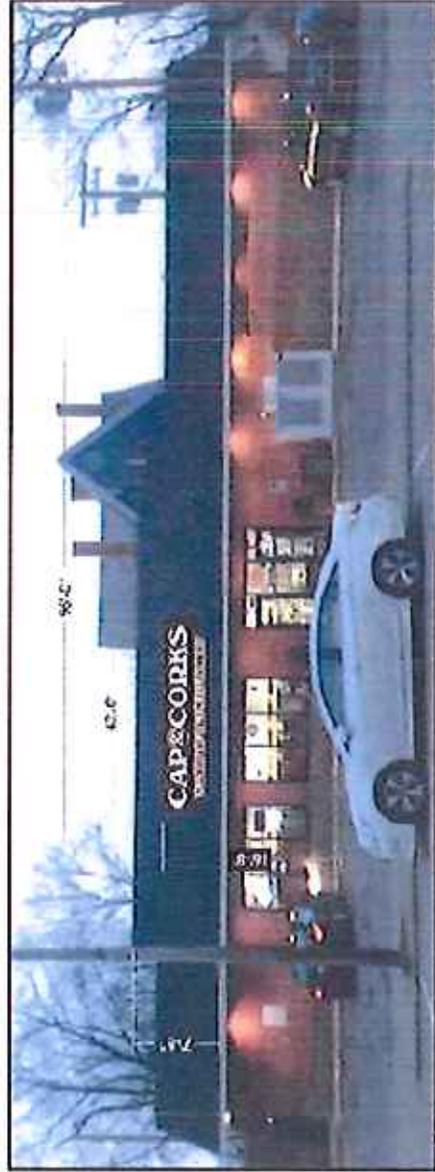


A MANUFACTURE AND INSTALL - ONE (1) SET OF INTERNALLY ILLUMINATED CHANNEL LETTERS, AND CHAINING CAPSULE

SCALE 1/4" = 1'-0"

- FACE: 1/2" WHITE ACRYLIC
- TRIM: CAR 1" WHITE
- RETURN: 1" DEEP ALUMINUM SLACK
- ILLUM: WHITE LED
- BACKER PANEL: 1/2" ALUMINUM PAINTED SATIN BLACK AND BROWN TO MATCH PG-875C, WHITE AND BLACK VINYL COPY ON DIGITALLY PRINTED VINYL OVERLAY
- MOUNTING BRACKET: SIGN MOUNTED TO BACKER PANEL AND SACEWAY TO CUSTOM ANGLE BRACE ON MANSARD ROOF

PG-875C



PROPOSED

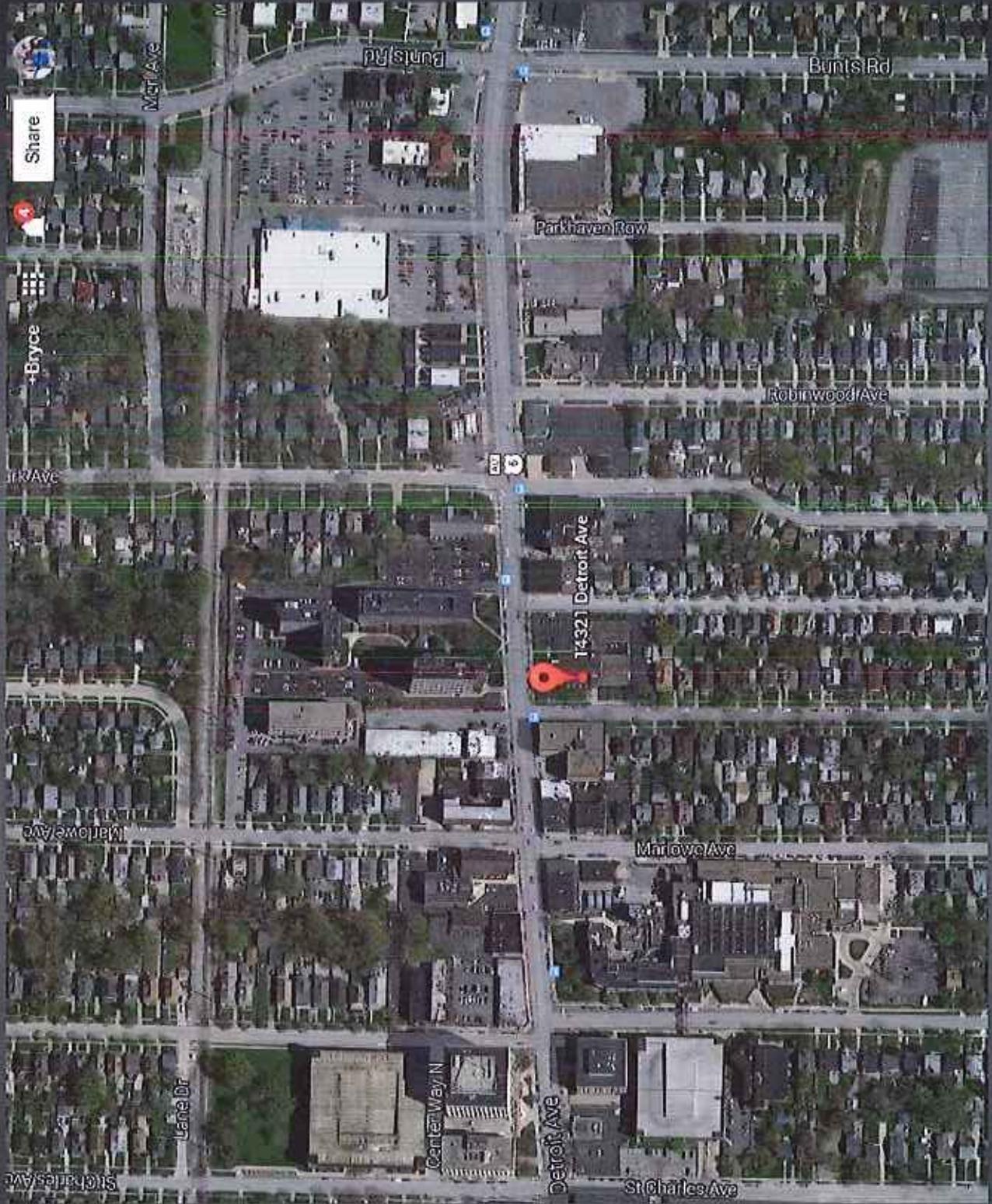


EXISTING



DATE: 01/07/2014

16708 Detroit Ave



14321 Detroit Ave

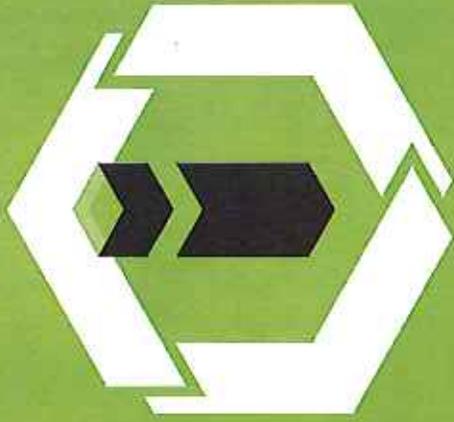
7.85 - March 2014





2022 March 20 11

14321 Detroit Ave



Impact Church

Real direction for real people on a real journey.

Sunday Service

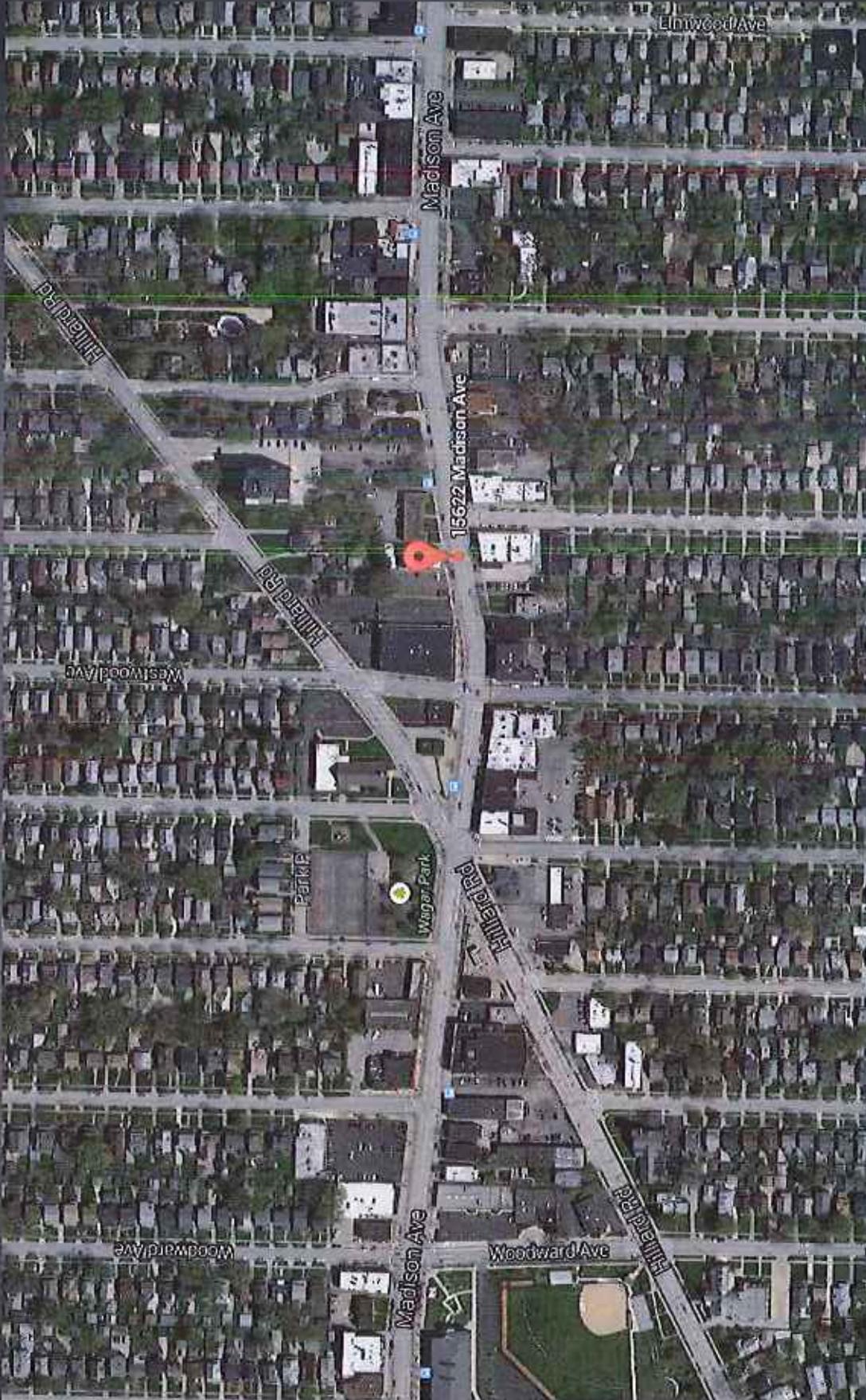
5:00 PM

ImpactChurchOhio.com



© 2014 Impact Church

14321 Detroit Ave



15622 Madison Ave



© 2020 March 20, 1



7/20/2014 10:14 AM

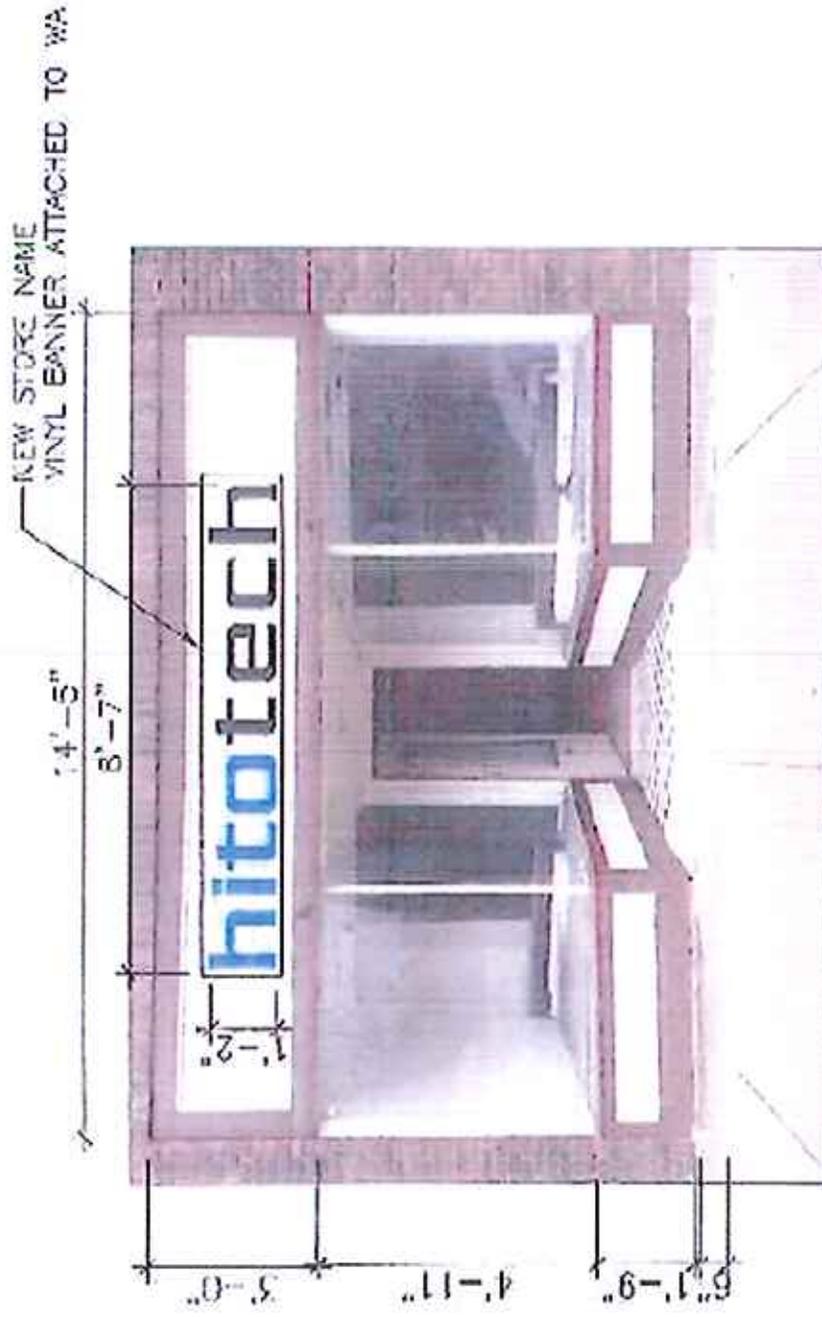
15622 Madison Ave





2009 March 20/1

15622 Madison Ave



STORE SIGN FACADE

SCALE: 3/8" = 1'-0"



1087 March 2014

15622 Madison Ave



13741 Madison Ave



7/18/2013 March 2013



13741 Madison Ave

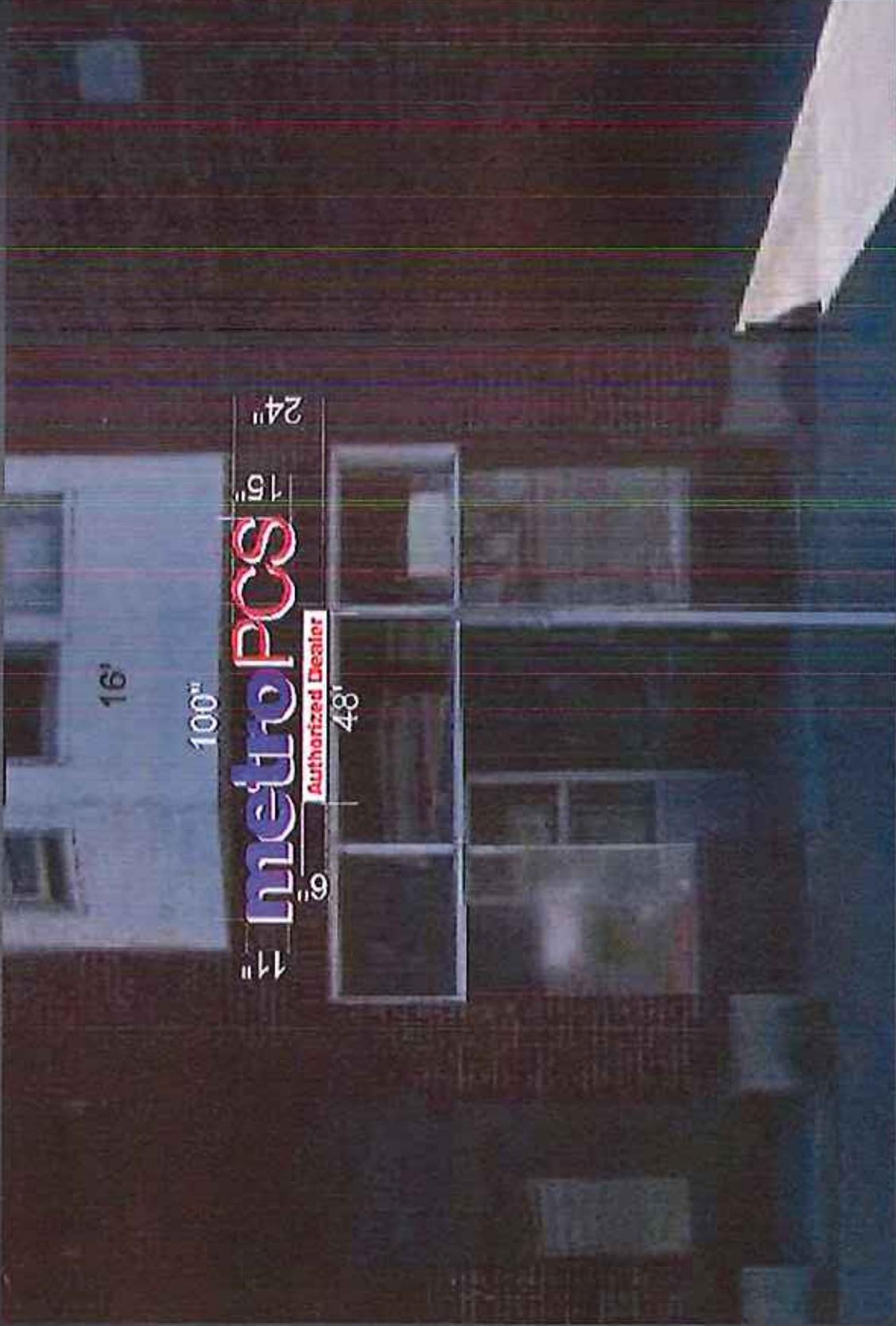
LAKELAND
CHICAGO

REC March 2011



APR 2011

13741 Madison Ave



13741 Madison Ave



© 2014 Lakewood

TYPE = CHANNEL LETTERS

COLORS = FACE - ARLON 3412 PURPLE AND 3411 ORANGE .125 ACRYLIC

TRIMCAP - WHITE

RETURNS - WHITE .050 ALUMINUM

LIGHTING - WHITE LED'S

TRANSFORMERS = LED POWER SUPPLY

MOUNTING = 3/8" x 2" SLEEVE ANCHORS - 2 PER 4 LINEAR FT TOTAL OF 8

RACEWAY = 7" x 7" .060 ALUMINUM PAINTED TO MATCH FACIA



0590 March 1 2014

13741 Madison Ave

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

May 2014

