

MINUTES
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD**
JULY 10, 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:

Daniel Musson
Carl Orban, Chairman
David Robar
Cynthia Stockman

OTHERS PRESENT:

Bryce Sylvester, Board Secretary, City Planner
Michael Molinski, Building Commissioner and City Architect
Kevin Butler, Law Director

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

3. Approve the minutes of the June 12, 2014 meeting

A motion was made by Mr. Orban, seconded by Mr. Musson to **APPROVE** the minutes of the June 12, 2014 meeting. All of the members voting yea, the motion passed.

4. Opening Remarks

There were no Opening Remarks from the Administrative Staff. However, Mr. Sylvester announced that Mr. Robar would be at the meeting; he was delayed in traffic and was expected to arrive in about ten minutes.

The public was advised 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

4. Docket No. 06-48-14 R 1567 Mars Avenue

- Approve
- Deny
- Defer

Paul Hooker, General Contractor
JCH Building Co., Inc.
37975 Viking Court
Avon, Ohio 44011

The applicant requests the review and approval for a proposed addition and new two car garage. This item was deferred from the meeting of June 12, 2014. (Page 5)

Paul Hooker, applicant was present to explain the request. New renderings of the proposal were distributed (made part of record). Dormers were added to the garage roof. Mr. Sylvester interjected that Mr. Robar had joined the meeting (04:53 of

recording.) There was discussion about centering the casement windows. The garage roof dormer windows would be flush with the wall.

Public comment was closed as there was no one to speak on the matter. Mr. Sylvester said the dormer windows should be full sight, double hung. He wanted to see cut sheets for the garage doors, in addition to specification sheets for any new architecture embellishments. He suggested that a condition for approval would be that the garage dormer windows were widened.

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

- Enlarge, widen the dormer windows over the garage,
- Center the casement windows, and
- Provide cut sheets for the garage doors.

All of the members voting yea, the motion passed.

SIGN REVIEW

6. Docket No. 06-47-14 - S

13601 Detroit Avenue
O'Toole's Pub LLC

- Approve
- Deny
- Defer

Patrick O'Toole
O'Toole's Pub LLC
9591 Tilby Road
North Royalton, Ohio 44133

The applicant requests the review and approval for new signage. This item was deferred from the meeting of June 12, 2014. (Page 7)

Patrick O'Toole was present to explain the request. Revised renderings were provided (made part of record). The blade sign be 12 feet, 7 inches above the sidewalk. Lights above the piers of the building would be done by the property owner at the time of renovation. The Board felt the proposal was unique. Additionally, they wanted the sign to match the burgundy color of the awning.

Public comment was closed as there was no one to speak on the matter. Mr. Sylvester agreed the Board about the design and color.

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

- The color of the sign was to match the burgundy color of the awnings.

All of the members voting yea, the motion passed.

7. Docket No. 06-49-14

15100 Detroit Avenue
Marjorie Building

- Approve
- Deny
- Defer

Jessica Ruff
Ruff Neon Signs
9287 Mercantile Drive
Mentor, Ohio 44060

The applicant requests the review and approval of a proposed comprehensive sign plan, including awnings for anchor tenants and blade signs for inline tenants. This item was deferred from the meeting of June 12, 2014. (Page 8)

David J. Maniet, contractor was present to explain the request. For the two center stores, LED lighting would be on the underside of the blade sign supports. Windows graphics would provide store hours, store names/logos, and addresses. The Board agreed it was a good look, one of refinement compared to the last proposal.

Public comment was closed as there was no one to speak on the matter. Mr. Sylvester said the city staff concurred with the Board. Because the application was for a comprehensive sign package, any and all approvals would stay with the building rather than business as follows:

- The east and west anchor tenants had the primary signage and branding on the awning (Root Café and The Exchange), and
- The in-line tenants had blade signs (type, illumination, and size to match the submitted plan).

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

- The east and west anchor tenants had the primary signage and branding on the awning (Root Café and The Exchange), and
- The in-line tenants had blade signs (type, illumination, and size to match the submitted plan).

All of the members voting yea, the motion passed.

8. Docket No. 06-54-14 12400 Madison Avenue
Fedor Manor

Approve Sandra Rodriguez
 Deny Fedor Manor
 Defer 12400 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of proposed replacement of signage including a new building sign and monument sign. This item was deferred from the meeting of June 12, 2014. (Page 9)

Sandra Rodriguez, applicant was present to explain the request. Mr. Orban assisted Ms. Rodriguez as he's spoken with some of the Fedor Manor Board members. The color and size of the monument sign brick was not indicated on the revised submission (made part of record). She was not aware of the size of the brick, but it was to match the existing building in color. The Board said the brick should be the standard size as used for residential construction.

Public comment was closed as there was no one to speak on the matter. Mr. Sylvester asked about monument sign dimensions. Ms. Rodriguez said it was 7 to 7.5 feet wide but was not sure of the height.

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

Regarding the monument sign:

- Remove the light fixtures,
- Use a standard unit brick to match the brick on the building,
- Place stone caps on the pillars,
- Submit dimensions of ground sign not to exceed 5.5 feet in height, and
- Square the dimensions for the brick columns.

Regarding the building sign:

- To use the same signage on the east elevation as approved for the south elevation.

All of the members voting yea, the motion passed.

NEW BUSINESS

BOARD OF BUILDING STANDARDS

19. Docket No. 07-64-14 R 1427 Clarence Avenue

- | | |
|----------------------------------|---|
| <input type="checkbox"/> Approve | James A. Alfieri, III |
| <input type="checkbox"/> Deny | Pave Ohio, Inc. |
| <input type="checkbox"/> Defer | 5860 Wilson Mills Road
Cleveland, Ohio 44143 |

The applicant requests the review and approval of a permeable pavement installation; old road pavers with cellular confinement material. (Page 76)

James A. Alfieri, III, applicant was present to explain the request. He described how the drainage system worked and how the construction of the system would be done. The Board asked about maintenance because studies indicated particulates clogged the filtering system which then required vacuuming of the surface. Mr. Alfieri maintained it would not be a problem.

Public comment was closed as there was no one to speak on the matter. Mr. Molinski said it was a great system. The applicant needed approval because City code allowed only two surfaces; concrete and asphalt. Changes had been submitted to the Law Department to change the code. The city supported the submission.

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

ARCHITECTURAL BOARD OF REVIEW

9. Docket No. 07-55-14 R 1186 Belle Avenue

- | | |
|----------------------------------|----------------------|
| <input type="checkbox"/> Approve | Brad Sefchick |
| <input type="checkbox"/> Deny | 1186 Belle Avenue |
| <input type="checkbox"/> Defer | Lakewood, Ohio 44107 |

The applicant requests the review and approval of a proposed front porch rail system. (Page 10)

Brad Sefchick, applicant was present to explain the request. All he wanted to do was replace the rail using an aluminum rail system. The Board said the proposed system was used for a deck, not a front porch. Mr. Sefchick had not seen another home in Lakewood with this exact design. Underneath the existing paneling was a solid sheet of plywood, not balusters. Discussion continued about appropriate materials and styles.

Public comment was closed as there was no one to speak on the matter. The city staff concurred with the Board about the inappropriateness of the current proposed submission.

A motion was made by Mr. Orban, seconded by Mr. Robar to **DEFER** the application until the meeting of August 14, 2014. All of the members voting yea, the motion passed.

10. Docket No. 07-56-14 R 891 Beach Road

Items 15 & 16 are called together as they are the same property.

ARCHITECTURAL BOARD OF REVIEW

15. Docket No. 07-61-14 - A C 15204 Madison Avenue
Elmwood Home Bakery

- Approve Andrew Rerko
- Deny Elmwood Home Bakery
- Defer 15204 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of the proposed storefront renovation, awnings and signage. (Page 51)

SIGN REVIEW

16. Docket No. 07-61-14 - S 15204 Madison Avenue
Elmwood Home Bakery

- Approve Andrew Rerko
- Deny Elmwood Home Bakery
- Defer 15204 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of the proposed storefront renovation, awnings and signage. (Page 51)

Andrew Rerko, applicant was present to explain the request. The single pane window storefront system would be replaced with separate panels. The board felt it was appropriate for a bakery.

Public comment was closed as there was no one to speak on the matter. Mr. Molinski asked for clarification about sign lighting and color of the bracket. Electrical supply to the lighting ran through the bracket; no conduits would show. It was the same system used by Men's Cuts.

A motion was made by Mr. Orban, seconded by Mr. Musson to **APPROVE Docket No. 07-61-14 - A** as submitted. All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, seconded by Ms. Stockman to **APPROVE Docket No. 07-61-14 - S** as submitted. All of the members voting yea, the motion passed.

SIGN REVIEW

17. Docket No. 07-62-14 17103 Detroit Avenue
The Stache

- Approve Tory A. Damron
- Deny Damron Hospitality
- Defer 33468 Shelly Court
Avon Lake, Ohio 44012

The applicant requests the review and approval of proposed signage for new business. (Page 57)

Tory Damon, applicant was present to explain the request. The original plan was revised to a lighted blade sign placed on a pole and replacing the current monument ground sign. The Board thought the paint on the sign should be a matte finish. Discussion continued with the size of the sign.

Public comment was closed as there was no one to speak on the matter. Mr. Sylvester said the ground sign should be removed, and the area landscaped.

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

- The ground sign would be removed, and
- Submit a lighting plan for signage to the administration.

All of the members voting yea, the motion passed.

The administration added the sign could be lower than 8 feet from the ground as it would be set back from the sidewalk and within the landscaped bed.

18. Docket No. 07-63-14

1384 Bonnieview Avenue
Raw Esthetics

- Approve
- Deny
- Defer

Kristen Parken
Raw Esthetics
1384 Bonnieview Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of proposed window signage for new business. (Page 71)

Kristen Parken, applicant was present to explain the request. The window sign lettering would be on a clear plastic film. Discussion began about possibly using the sign board. Ms. Parken said that would be for a later date.

Public comment was closed as there was no one to speak on the matter. Mr. Molinski said the signage had a good look with the use of clear plastic on the window.

A motion was made by Mr. Orban, seconded by Mr. Musson to APPROVE the application for window graphics. All of the members voting yea, the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

5. Docket No. 06-44-14

C 16300 Detroit Avenue
Street Burger

- Approve
- Deny
- Defer

Izzy Schachner
2635 Buckhurst Drive
Beachwood, Ohio 44122

The applicant requests the review and approval for the design of a proposed canopy over the rear outdoor dining area. This item was deferred from the meeting of June 12, 2014. (Page 6)

Mr. Sylvester stated he spoke with the contractor that afternoon who was still working on some of the issues.

"Ms. Stockman, do you find that the City has met its burden to show existence of the conditions or defects in the Commissioner's Notice of Nuisance Declaration?" Ms. Stockman answered yes.

"Mr. Robar, do you find that the City has met its burden to show existence of the conditions or defects in the Commissioner's Notice of Nuisance Declaration?" Mr. Robar answered yes.

"Mr. Orban, do you find that the City has met its burden to show existence of the conditions or defects in the Commissioner's Notice of Nuisance Declaration?" Mr. Orban answered yes.

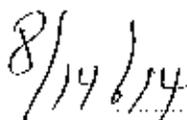
"Mr. Musson, do you find that the City has met its burden to show existence of the conditions or defects in the Commissioner's Notice of Nuisance Declaration?" Mr. Musson answered yes.

With that the Board voted to **AFFIRM** the findings of the Division of Housing and Building.

ADJOURN

A motion was made by Mr. Orban, seconded by Mr. Robar to **ADJOURN** the meeting at 7:00 p.m. All of the members voting yes, 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. PAUL HOOKER

Paul H. Hooker

2. PATRICK O'TOOLE

[Signature]

3. DAVID J MANIET

David J Maniet

4. SANDRA RODRIGUEZ

Sandra Rodriguez

5. JAMES A. ALFIERI

[Signature]

6. BRAD SEFCHICK

Bradly Seft

7. MICHAEL BURNS

Michael Burns

8. MARK REINHOLD

Mark Reinhold

9. JEFF WEBER

Jeffrey Weber

10. JERRY SMITH

[Signature]

11. ANDY RENO ANOYREKO

Andy Reno

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: July 10, 2014



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. Tory Damm
2. Kristen Parken
3. Michael Mowster
4. Bryce Sylvester
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

1. [Signature]
2. [Signature]
3. [Signature]
4. [Signature]
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

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

FOR CITY USE ONLY

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

Date of Proceeding: July 10, 2014

- View
 ① Village Drive side
 Garage
 ② A Corner of Village
 Street
 ③ East for George B. Smith

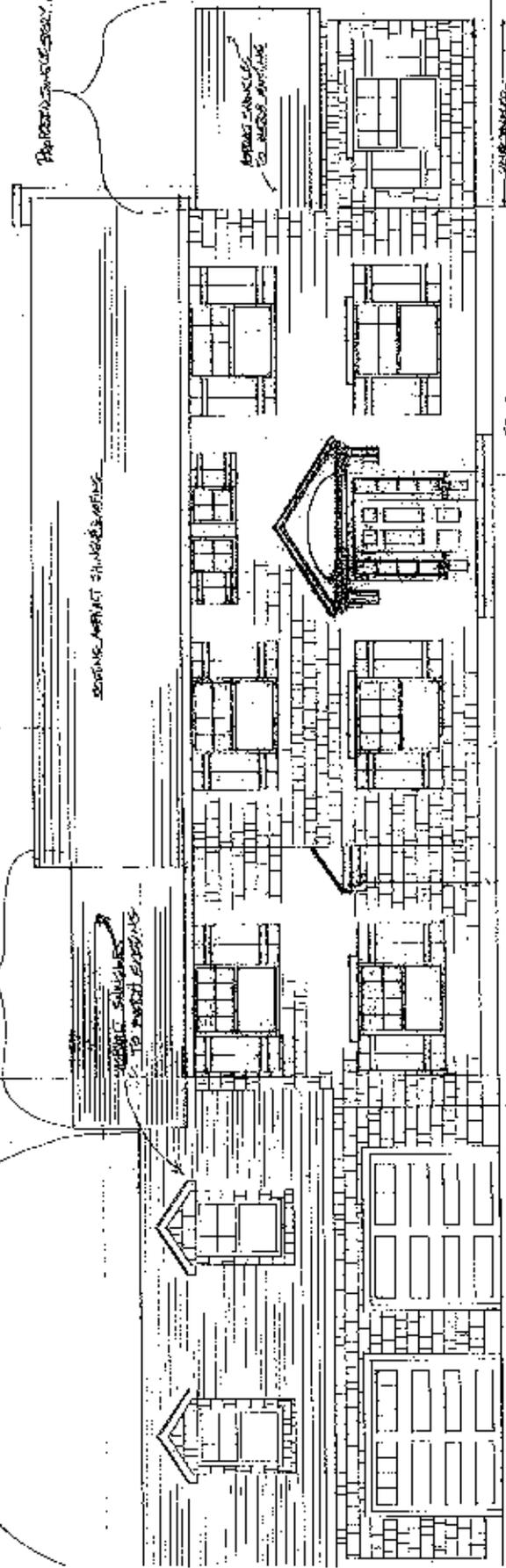
City of Lakewood
 ARCHITECTURAL REVIEW BOARD
 APPROVED FOR THE CITY OF LAKEWOOD
 JUL 10 2014
 CAULFIELD
 ARCHITECT

REAR PORCH ADDITION

PROPOSED 1st STORY ADDITION

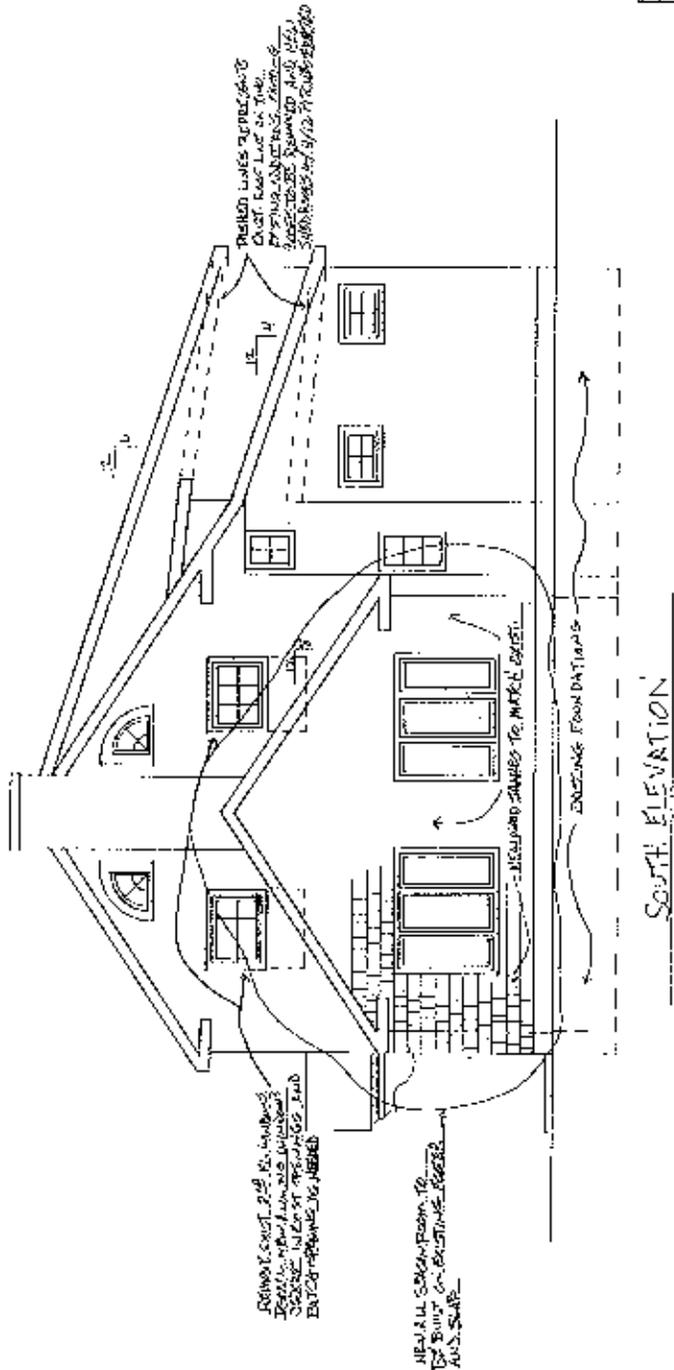
EXISTING 2ND STORY ADDITION

PROPOSED 2ND STORY ADDITION

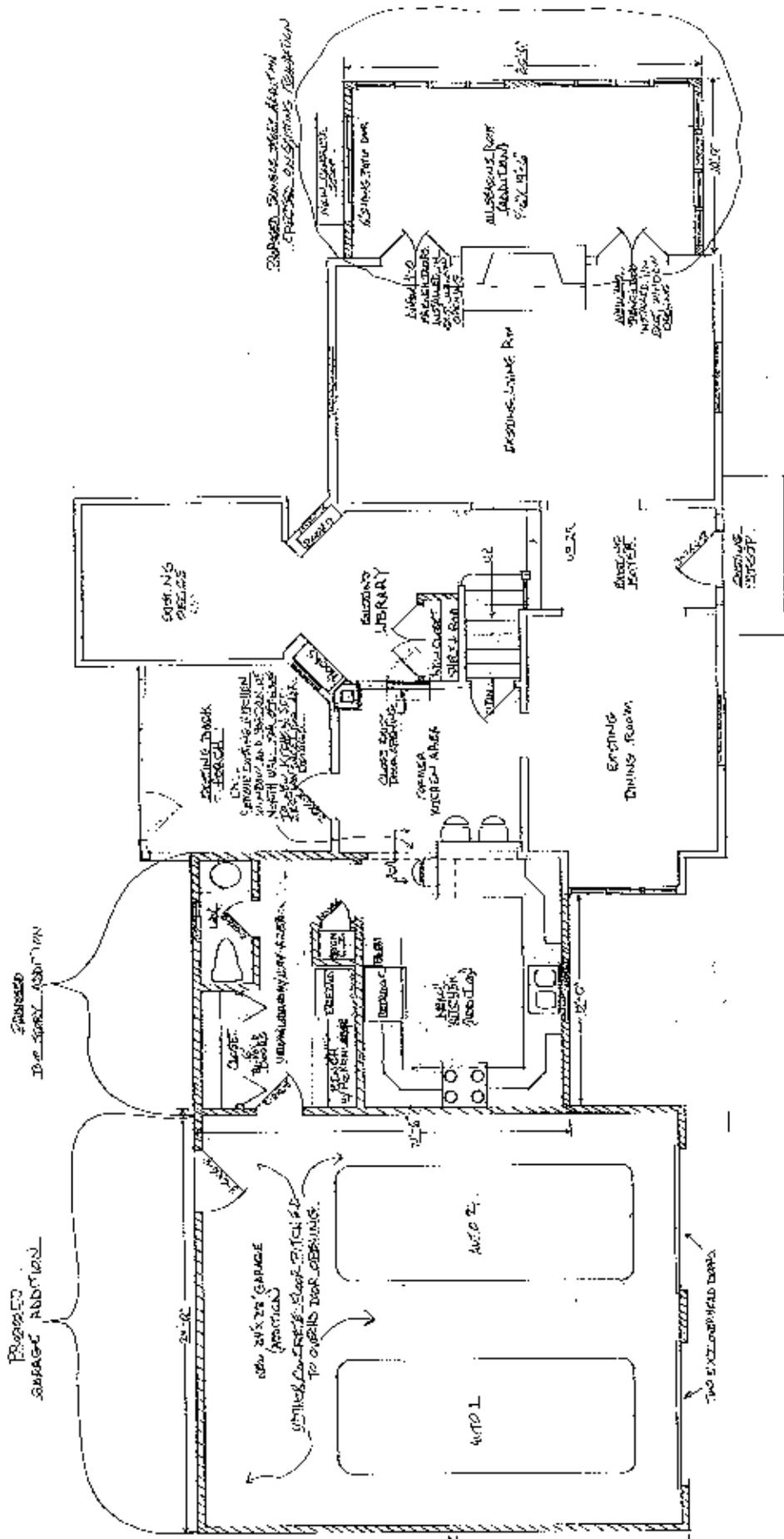


EXISTING GARAGE REMAINS PER
 CAULFIELD ARCHITECTURE
 USED WALLS ARE LAKWOOD OLD
 SCALE: 1/8" = 1'-0"
 DATE: 6-11-14
 PROJECT: 14-000000-0000
 ARCHITECT: CAULFIELD ARCHITECTURE
 FRONT ELEVATION

FRONT ELEVATION



CROSSED ADDITION AT APPROX. 10' ON EAST SIDE	
SULLY REVISION	
1567 PARK AVE. AUBURN, OHIO	
OWNER: M. J. TO... TRIPLE 4 1/2" IN	
ARCHITECT: J. W. ...	
PROJECT: 387 AUBURN, OHIO	
SOUTH ELEVATION	
DATE: ...	
SCALE: ...	



PROPOSED ADDITIONS - FURNITURE - 1958
 - BAILEY RESIDENCE -
 1522 ANNE ARDRE LANE, WASHINGTON, D.C.
 SCALE: 1/4" = 1'-0" (SEE DRAWING 4-5-74)
 ARCHITECT: GEORGE B. BAKER, JR.
 1522 ANNE ARDRE LANE, WASHINGTON, D.C.
 1958-1959

FIRST FLOOR PLAN

1567 Mars Ave.
Lakewood, OH 44107

June 19, 2014

City of Lakewood
Board of Zoning Appeals
12650 Detroit Ave.
Lakewood, OH 44107

Dear Secretary of the Board,

I would like to request that an authorized agent of JCH Building Co., Inc. be allowed to represent me in upcoming meetings to pursue an addition to my residence at 1567 Mars Ave.

Thank you,

A handwritten signature in cursive script that reads "Sheila Bailey". The signature is written in black ink and is positioned below the typed name.

Sheila Bailey

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

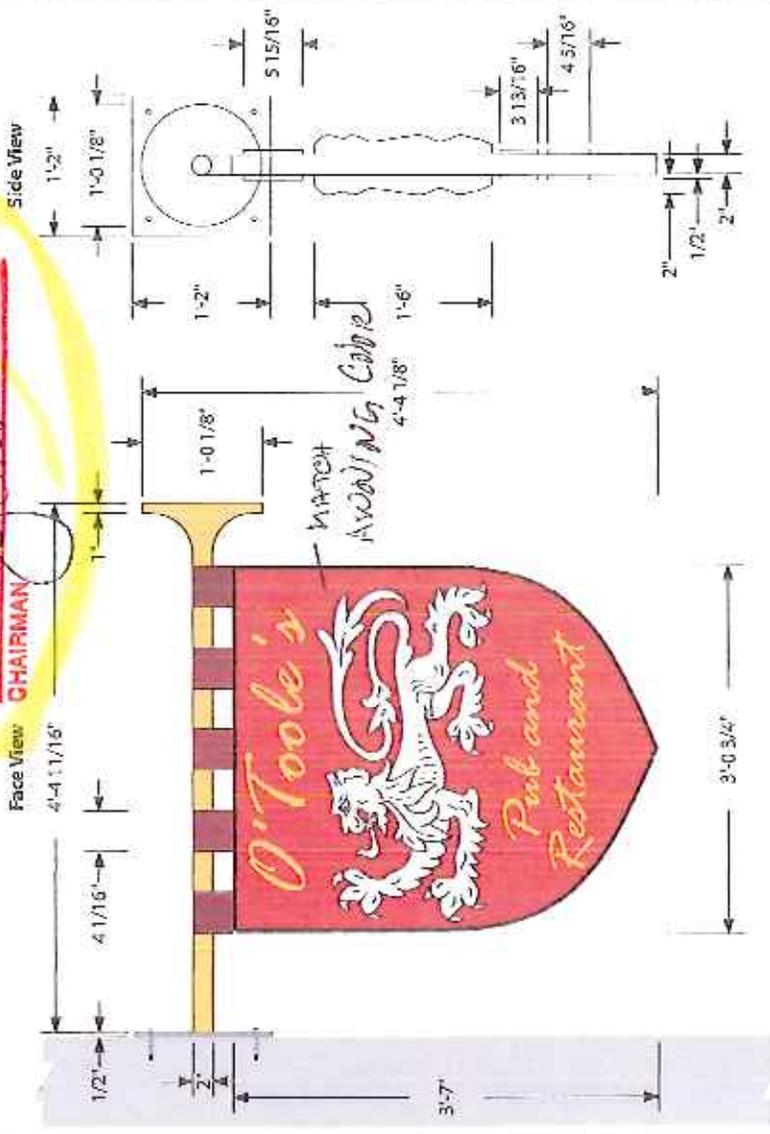
of **JUL 10 2014** meeting.

Projecting Sign - Option 1

Colors (please see physical swatches for color accuracy)

TBD.

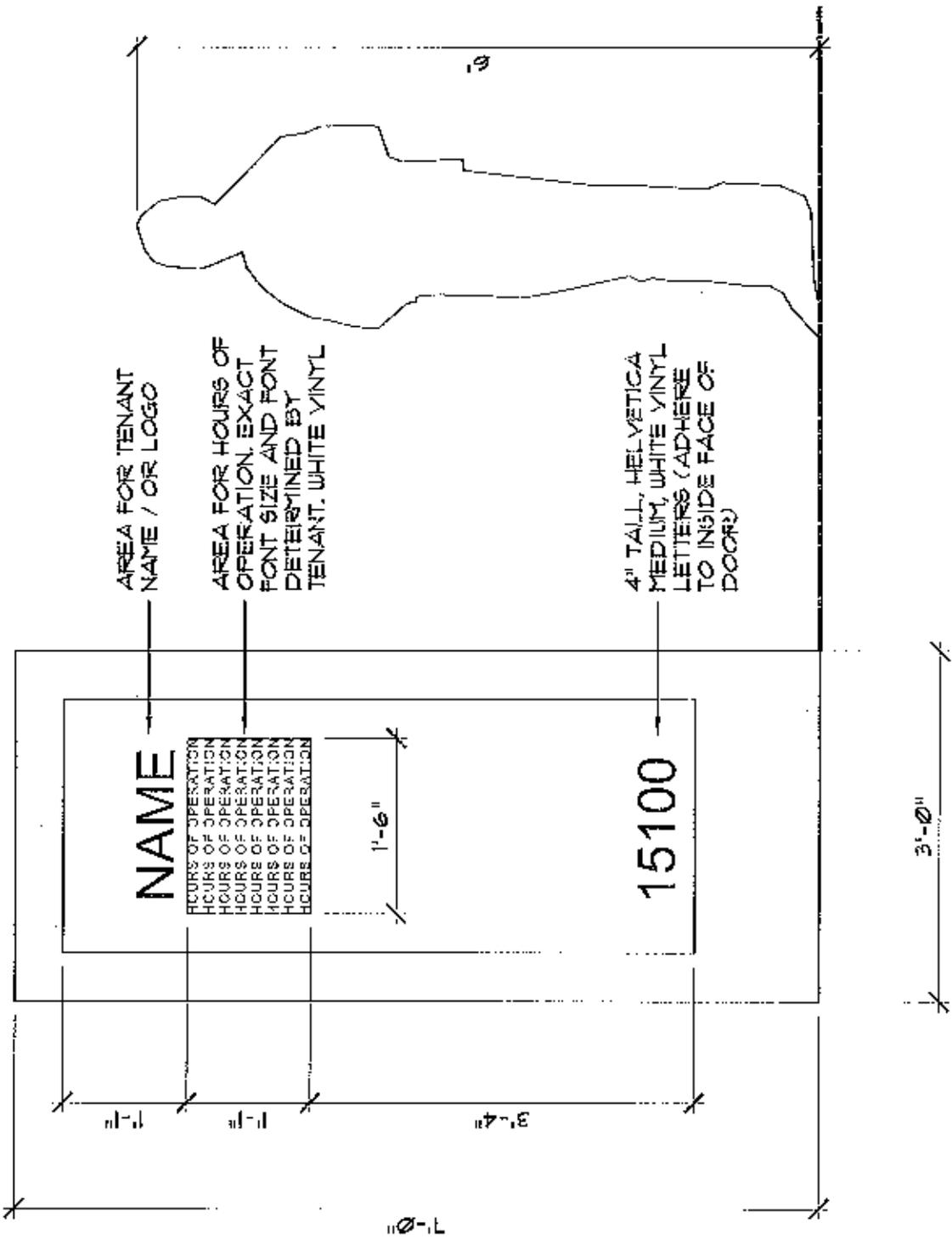
Carl J. John
CHAIRMAN



SIZE DEPICTION IN PHOTO IS ONLY AN APPROXIMATION // COLORS SHOWN ARE ONLY AN APPROXIMATION

NEED USABLE VECTOR ART FROM CUSTOMER

PRELIMINARY DRAWINGS	PRELIMINARY DRAWINGS	PRELIMINARY DRAWINGS	APPROVAL
<p>PROJECT: O'Toole's SITE: 13501 Detroit, Lakewood, OH 44107 DATE: 07.09.14 REVISIONS:</p>	<p>BUILDING FRONTAGE: Approx. 195' SCALE: 1" = 1' DRAWING #: O-070914-001</p>	<p>These are original designs that are the property of Signature Sign Co., Inc. They may not be copied, reproduced, nor in any way utilized in part or in whole, nor shown to any individuals other than the addressee without the written consent of Signature Sign Co., Inc. Should these designs be applied to any use without the written permission of Signature Sign Co., Inc. design charges will apply.</p>	<p>SPECIFICATIONS: Aluminum face panels with 2" square tube frame. Cut out: Sinus letters with carved sign foam fill. Armature to be 2" round aluminum pipe with carved sign foam flared end.</p>
<p>signature sign company DESIGN 1776 E. 42ND STREET CLEVELAND, OH 44103 MANUFACTURING 216 426 1234 INSTALLATION 216 426 1234 MAINTENANCE 216 426 1234</p>	<p>UL LISTED</p>		



AREA FOR TENANT NAME / OR LOGO

AREA FOR HOURS OF OPERATION. EXACT FONT SIZE AND FONT DETERMINED BY TENANT. WHITE VINYL

4" TALL, HELVETICA MEDIUM, WHITE VINYL LETTERS (ADHERE TO INSIDE FACE OF DOOR)

NAME

HOURS OF OPERATION
HOURS OF OPERATION
HOURS OF OPERATION
HOURS OF OPERATION
HOURS OF OPERATION

15100

1'-6"

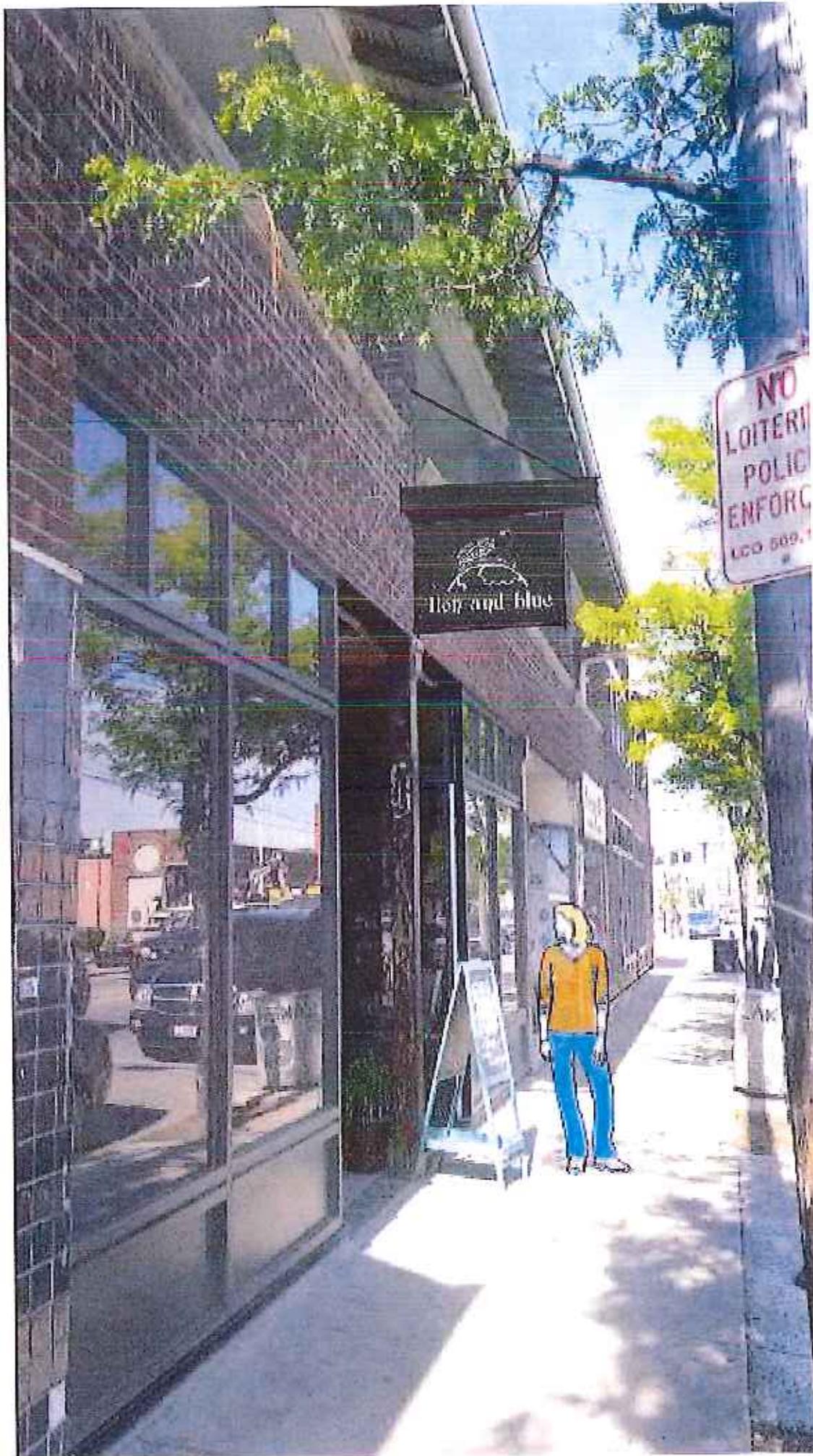
7'-0"

3'-4"

1'-1"

1'-1"

3'-0"

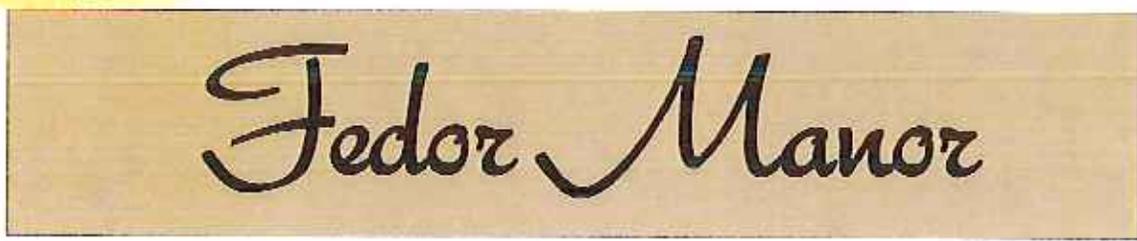




- ① REMOVE LIGHTS
- ② STANDARD UNIT BRICK UNITS TO MATCH BRICK IN BUILDING.
- ③ STONE CAPS ON
- ④ SUBMIT DIMENSIONS OF GROUNDS NOT TO EXCEED 5 1/2' HEIGHT
- ⑤ SQUARE BRICK CORNERS.



City of Lakewood
 Architectural Board of Review
 Approved as set forth in the minutes
 of JUL 10 2014 meeting
Carl Johnson
 CHAIRMAN

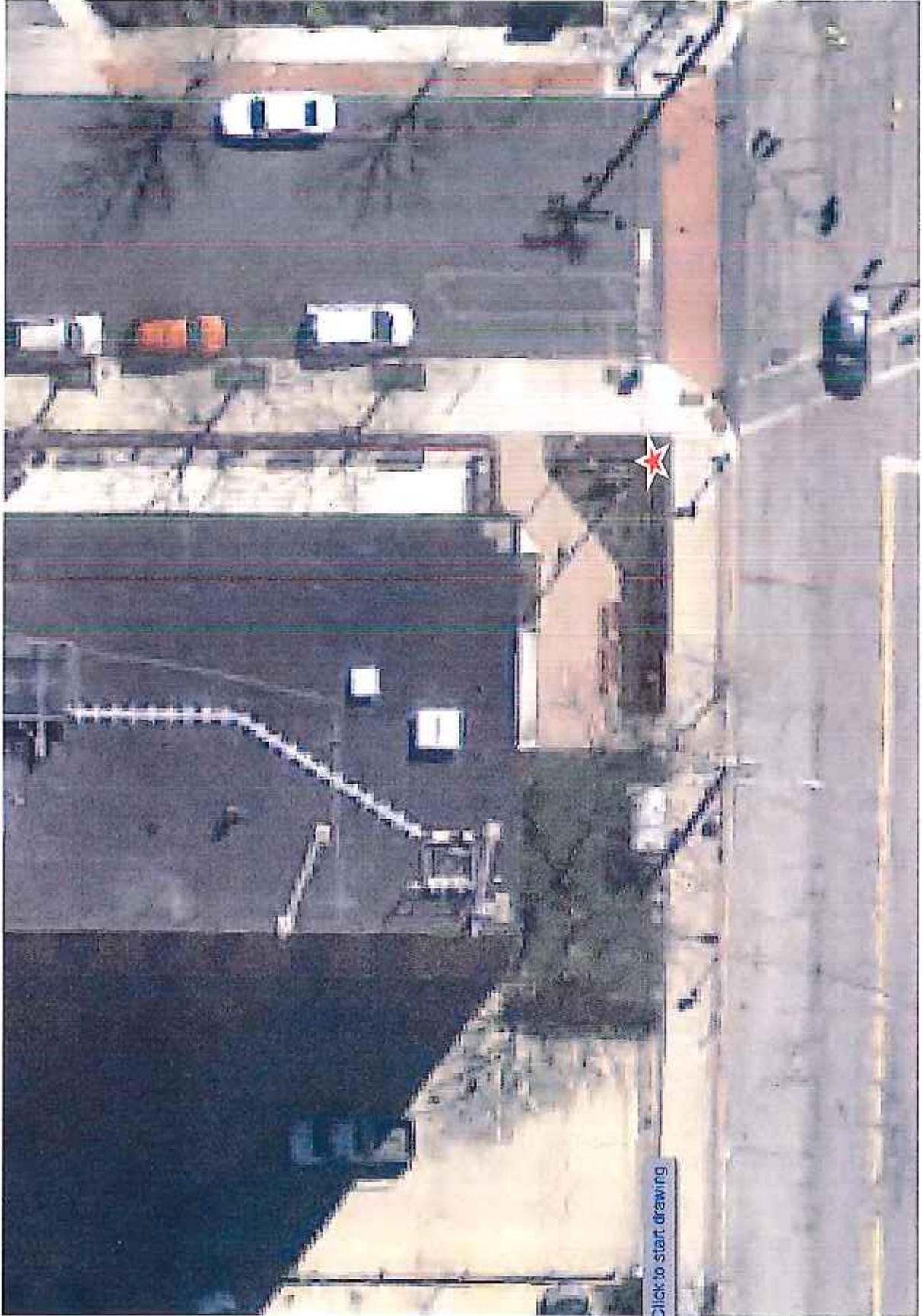


⑥ BOTH SOUTH & EAST

Hello Sandy, attached is the quote for the signs needed:

- 1) New Fascia letters.
 The Large 29" h x 142" w Laser cut 3/4" acrylic plastic letters black or burgundy \$1325.00 per set 2 needed. Plus install est. \$299 each and *permits.
 (permits determined by city)
- 2) new ground sign 3' x 5' with poles 2.5" square with full color graphics 8' posts to be mounted on brick base.
 \$1695.00 plus install and permits estimated \$300.
 Option B;
 A single face sign mounted to a brick monument \$449.00 for 1 sign face 1/4" thick x 3' x 5'

Thank you,
 Shawn Warren
 ERIE deSign
 16504 Detroit Ave.
 Lakewood, OH. 44107
 216-227-0043



Click to start drawing

1283 Warren

- ✓ Due process – allowed for appeal after the 10 day requirement to provide owner the opportunity to speak to the board tonight
 - ✓ Appeal was made on Monday June 30th
 - ✓ Nuisance declaration was sent May 22nd
 - 10 Days to appeal
- ✓ A few destabilizing factors suggest to us that the corrections will not be taken care of anytime soon
 - Tax delinquency in amount of \$31K
 - Stopped paying the water bill July 2013, outstanding balance of \$750
- ✓ The condition of the property does have an effect and influence in the neighborhood on this block of Warren.
 - We have implemented effective proactive maintenance strategy with all of our property owners in Lakewood, with the expectation that all properties be well maintained and in compliance with our property maintenance code.
- ✓ The determination tonight allows for the city to seek and implement a funding plan to proceed with abatement through rehab
- ✓ Recommend the board deny the appeal of nuisance, and affirm the building commissioners findings that 1283 warren is a nuisance

Jul 10, 2014 10:27:39 AM EDT

File Edit Commands Help

SECTOR

Navigation

Account 27313-29024

- Accounts receivable
- Consumption
- VA WATER
- Credit history data
- Deposits
- Pending transactions
- Recent activity

Customer Information

Customer name: KNOXEL, FOXANA
 Billing address: C/O JONATHAN STOKER
 1283 WARREN RD
 LAKWOOD, OH 44107

Delivery point:
 Phone number: (216) 228-1887
 Customer status: ACTIVE

Customer Alerts

Confidential: No
 Cash only: No
 IDG account:
 Special code:
 Special notes: No
 NSF count:
 Reinstate owner: No

Customer Account Information

Current balance: 701.14
 Deferred amount: 0.00
 Amount due: 701.14
 Pending: 0.00
 Delinquent amount: 636.79
 Last notice: 8/05/14
 Cutoff date: 9/02/14

Service Summary

Service address: 1283 WARREN RD, LAKWOOD,
 Initiation date: 1/01/1980
 Account status: ACTIVE
 Customer type:

Service	Rate Group	Status	Meter

Customer Service Order

Trn Type	Type	Trn Date	Description	Bill Date	Due Date	Amount	Running Balance
BL	Bill	6/20/14	CYCLE BILL	6/23/14	7/08/14	64.35	701.14
BL	Bill	5/21/14	CYCLE BILL	5/22/14	6/06/14	52.60	636.79
BL	Bill	4/21/14	CYCLE BILL	4/22/14	5/07/14	30.23	584.19
BL	Bill	3/20/14	CYCLE BILL	3/21/14	4/07/14	51.38	553.96
BL	Bill	2/20/14	CYCLE BILL	2/21/14	3/10/14	104.61	502.58
BL	Bill	1/21/14	CYCLE BILL	1/22/14	2/06/14	100.42	397.97
BL	Bill	12/20/13	CYCLE BILL	12/23/13	1/07/14	65.78	297.55
BL	Bill	11/20/13	CYCLE BILL	11/21/13	12/06/13	45.10	251.77
BL	Bill	10/21/13	CYCLE BILL	10/22/13	11/06/13	54.78	206.67
BL	Bill	9/19/13	CYCLE BILL	9/20/13	10/07/13	64.31	151.89
BL	Bill	8/20/13	CYCLE BILL	8/21/13	9/05/13	32.33	87.58
BL	Bill	7/19/13	CYCLE BILL	7/22/13	8/06/13	37.93	55.25
CC	Pmt	7/17/13	WATER 07161301			397.73	17.52
BL	Bill	6/20/13	CYCLE BILL	6/21/13	7/08/13	47.52	415.25
BL	Bill	5/20/13	CYCLE BILL	5/21/13	6/05/13	36.47	367.73

Print
 Cancel
 OK
 Exit
 Next customer
 Select custo...
 Next location
 Select location
 Cust loc funct...
 Consumption ...
 Jump setup

July 17th, 2013 - Last payment.

[General Information](#)
[Transfer History](#)
[Certified Values](#)
[Land Record](#)
[Residential Bldg. Sketch](#)
[Taxes](#)
[Search Page](#)

PRIMARY OWNER Kendzell Roxana G
PROPERTY ADDRESS 1283 Warren RD, Lakewood, OH 44107
TAX MAILING ADDRESS Roxana G Kendzell, 2157 Niagara Dr, Lakewood, OH 44107-5434
LEGAL DESCRIPTION 22 LKPK 0174 ALL
PROPERTY CLASS THREE FAMILY DWELLING

[Field Definitions](#)

2013 (pay in 2014) TAXBILL SUMMARY

PARCEL NUMBER 312-16-124 **TAXSET** Lakewood **TAX YEAR** 2013 (pay in 2014)

<u>ASSESSED VALUES</u>		<u>MARKET VALUES</u>		<u>FLAGS</u>	
LAND VALUE	0,660.00	LAND VALUE	27,800.00	OWNER OCCUPANCY CREDIT	N
BUILDING VALUE	43,120.00	BUILDING VALUE	123,200.00	HOMESTEAD	N
TOTAL VALUE	52,780.00	TOTAL VALUE	150,800.00	FORECLOSURE	Y
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
				PAYMENT PLAN	N
<u>HALF YEAR CHARGE AMOUNTS</u>		<u>RATES</u>			
GROSS TAX	4,332.18	FULL RATE	104.16		
LESS 920 RED	1,522.31	920 RED. RATE	.351307		
SUB TOTAL	2,809.87	EFFECTIVE RATE	105.474724	<u>ESCROW</u>	
NON-BUSINESS CREDIT	258.42			ESCROW	N
OWNER OCCUPANCY CREDIT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	0.00				
HALF YEAR NET TAXES	2,551.45				

	<u>CHARGES</u>	<u>PAYMENTS</u>	<u>BALANCE DUE</u>
TAX BALANCE SUMMARY:	31,395.86	0.00	31,395.86

2013 (pay in 2014) CHARGE AND PAYMENT DETAIL

[Tax Information is up to the hour - tell me more.](#)

TAXSET	CHARGE TYPE	CHARGES	PAYMENTS	BALANCE
Lakewood	Prior year August Interest - 2013	1,401.39	0.00	1,481.39
	December interest - 2013	1,001.46	0.00	1,001.46
	Prior year tax - 2010	4,647.44	0.00	4,647.44
	Prior year tax - 2011	4,659.92	0.00	4,659.92
	Prior year penalty - 2009	659.15	0.00	659.15
	Prior year interest - 2010	540.32	0.00	540.32
	Prior year tax - 2012	4,595.28	0.00	4,595.28
	Prior year penalty - 2011	722.30	0.00	722.30
	Prior year penalty - 2010	720.35	0.00	720.35
	Prior year penalty - 2012	712.26	0.00	712.26
	Prior year interest - 2012	1,605.02	0.00	1,605.02
	Prior year interest - 2011	460.28	0.00	460.28
	Prior year tax - 2009	4,252.64	0.00	4,252.64
	DELT BALANCE	26,037.81	0.00	26,037.81
	1st half tax	2,551.45	0.00	2,551.45
	1st half penalty	255.15	0.00	255.15
	1ST HALF BALANCE	2,806.60	0.00	2,806.60
	2nd half tax	2,551.45	0.00	2,551.45
	2ND HALF BALANCE	2,551.45	0.00	2,551.45
TOTAL BALANCE		31,395.86	0.00	31,395.86

CUYAHOGA COUNTY ASSUMES NO LIABILITY FOR DAMAGES AS A RESULT OF ERRORS, OMISSIONS OR DISCREPANCIES CONTAINED IN THESE PAGES. PROSPECTIVE PURCHASERS SHOULD CONSULT A REAL ESTATE ATTORNEY AND PURCHASE A TITLE INSURANCE POLICY PRIOR TO THE SALE.

1283 Warren, 30-90x
Mortgage pass due? Hungry for parent
Back taxes } ask bank ^{what} have
Existing violations
Niece + husband
Came to OGD a few years ago
and was denied.

Three-family horse
Bank denied short sale
county may have put tax bid
up for sale.

Just 5-7 horses worth of tracks
Roxanna
Kendzel
owner
John
419-270-6060



DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107

MAIN (216) 528-6270

FAX (216) 528-5930

housing.building@lakewoodoh.net

www.one.lakewood.com

May 22, 2014

ROXANA G. OR ALLYN J. KENDZEL
1283 WARREN ROAD
LAKEWOOD, OH 44107

ROXANA G. OR ALLYN J. KENDZEL
2157 NIAGARA DRIVE
LAKEWOOD, OH 44107

YOU AND THE PARTIES COPIED BELOW HAVE BEEN IDENTIFIED AS A POSSIBLE OWNER, LIENHOLDER OR INTERESTED PARTY IN THE PROPERTY KNOWN AS 1283 WARREN ROAD, LAKEWOOD, OH 44107; PARCEL NO(S). 312-16-124.

Per Sections 1306.521 and 1306.522 of the Lakewood Codified Ordinances, the building structure at this location has been declared a public nuisance. Copies of the ordinances are enclosed for your review.

This letter serves as written notice of our intent to repair or demolish under the above stated ordinances, and specifically pursuant to Lakewood Codified Ordinance 1306.522(f).

Due to repeated inspections of the property and/or court appearances, or whereby the owner failed, neglected, or refused to comply with previous correction notice(s), this structure has been deemed unsafe to occupy, is vacant, or constitutes a fire and/or safety hazard by reason of the fact that the structure is structurally unsafe, unsanitary or not provided with adequate safe egress; the structure is otherwise dangerous to human life or injurious to the public; and in relation to existing use, the structure is a hazard to the public health, safety or welfare by reason of inadequate maintenance, dilapidation, obsolescence or abandonment. More specifically, the nuisance conditions include the front porches, which are in a state of serious disrepair; the front steps, which are dangerous and in disrepair; the railings, which are missing spindles; and the front porch deck, which is severely rotted.

Under Section 1306.522(e)(1), the owner, agent or person in control of a public nuisance structure shall have a right to appeal this order to the Lakewood Board of Building Standards and Building Appeals **within ten (10) days of the service of this notice** and the Board of Building Standards and Building Appeals shall hold and conduct a

City of Lakewood Nuisance Declaration
Page 2 of 2

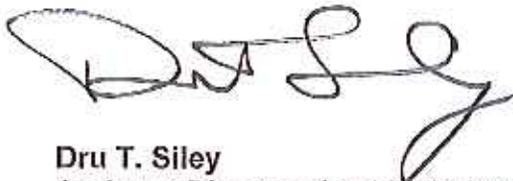
public hearing within twenty (20) days of the receipt of the notice of appeal. A party or affected person may be represented by an attorney. Contact this office at 12650 Detroit Ave., Lakewood, Ohio between the hours of 8 a.m. and 4 p.m., Monday through Friday, should you wish to file a written appeal.

Unless the public nuisance is abated, the City may proceed with abatement, including demolition, no sooner than June 30, 2014.

Abatement of the nuisance structure can be achieved by correction of the violations to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code, and Ohio Administrative Code, including the Ohio Fire Code, or by demolition and removal of the public nuisance structure.

Should the owner not abate the nuisance within the required time, the Commissioner or designee may take the appropriate action to repair or remove the nuisance structure, including demolition. Costs of the abatement are the responsibility of the property owner(s) and will be collected by the City per the ordinance provisions.

FAILURE TO ABATE THE NUISANCE PER THIS NOTICE COULD RESULT IN PROSECUTIVE ACTION OR OTHER PENALTY AS PROVIDED BY LAW.



Dru T. Siley
Assistant Director of Public Safety
City of Lakewood



Michael J. Molinski
Building Commissioner
City of Lakewood

encl: Lakewood Codified Ordinances Sections 1306.521 and 1306.522

cc: File Copy; Law Dept.; Planning & Development Dept.
Cuyahoga County Fiscal Officer, 1701 E. 12th Street, Cleveland, OH 44114
Cuyahoga County Treasurer, 1910 Carnegie Ave., Cleveland, OH 44115
Huntington National Bank, Department HZ1104, 7450 Huntington Park Dr.,
Columbus, OH 43235

1306.521 PUBLIC NUISANCE BUILDINGS AND STRUCTURES; REPAIR OR DEMOLITION THEREOF.

(a) Public Nuisance Structures Defined. For the purposes of this Building Code "public nuisance structures" are hereby defined as those buildings or structures that are any of the following:

- (1) Injurious to or a menace to the public health, safety or welfare;
- (2) Structurally unsafe, unsanitary or not provided with adequate safe egress;
- (3) A fire hazard;
- (4) Vacant and open to public entry;
- (5) Otherwise dangerous to human life or injurious to the public; or
- (6) In relation to existing use, a hazard to the public health, safety or welfare by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

(b) Unsafe Structures.

- (1) For the purposes of this Building Code those buildings or structures that meet the definition of public nuisance structures are declared to be "unsafe structures" as well.
- (2) All unsafe structures or conditions as defined in other parts of the code are likewise declared to be public nuisance structures under this code section.

(c) Per Se Public Nuisance Structures. Vacant and unsafe structures in which utility services have not been shut off are declared to be a public nuisance because of the risk of harm from explosion, accidental fire or flooding.

1306.522 DECLARATION OF PUBLIC NUISANCE; REPAIR OR DEMOLITION OF UNSAFE STRUCTURES AND EXTERIOR PROPERTY NUISANCES; VIOLATIONS AND REMEDIAL NOTICES; APPEALS PROCESS; COST RECOVERY.

(a) Declaration of Public Nuisance. All public nuisance structures are declared to be public nuisances. The public nuisance shall be abated by correction of the violations to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code and the Ohio Administrative Code, including the Ohio Fire Code, or by demolition.

(b) Examination and Condemnation.

- (1) The Building Commissioner, Assistant Building Commissioner or his or her designee (for the purposes of this section, the "Commissioner") is authorized to examine or cause to be examined every building or other structure reported to be unsafe or damaged or injurious to or a menace to the public, and shall make a written record of the examination.
- (2) The Commissioner may designate as a public nuisance structure any structures or conditions, or any portion thereof, found to be unsafe under the criteria established in Section 1306.521.
- (3) The Commissioner may also declare that a public nuisance structure which, due to its advanced state of dilapidation, substantial fire damage or structural infirmity, is an immediate hazard to human life or health, may only be abated by immediate repair and rehabilitation to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code, and Ohio Administrative Code, including the Ohio Fire Code, or by demolition.
- (4) Whenever the Commissioner finds a vacant structure open to entry at doors, windows or other points accessible to the general public, the Commissioner may cause the structure to be secured at those points of entry. The Commissioner shall be authorized at any time to enter the premises to secure the structure in order to lessen the severity of the

public nuisance. In securing the structure, the Commissioner may call any department, division or bureau of the City for whatever assistance may be necessary, or may, by private contract, secure such structure, and may notify any public utility to shut off service to the property.

(c) Notice of Violation.

(1) Whenever the Commissioner finds a building, structure or a portion thereof to be unsafe, and determines it or the property on which it is located to be a public nuisance structure, the Commissioner shall forward by certified mail to the owner, agent or person in control of the public nuisance structure and to any mortgagee of record a written notice of violation stating the defects in the building or structure. The notice of violation shall require the owner to abate the nuisance condition of the public nuisance structure by correction of the violations and defects to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code and the Ohio Administrative Code, including the Ohio Fire Code, or by demolition and removal of the public nuisance structure or a portion thereof within a stated time. The notice also shall state that if the nuisance is not abated within the required time, the Commissioner may take appropriate action to repair, remove or otherwise abate the public nuisance structure, and that the owner, agent or person in control shall be responsible for the costs. The handling of the violation notice to the owner, agent or person in control of the public nuisance structure or a portion thereof shall be deemed actual notice, and is legal and valid service, and no other form of service is necessary.

(2) If the person to whom the notice and order is addressed is not found after a reasonable and diligent search, then the notice and order shall be sent by certified mail to his tax mailing address, if available, as indicated on the County tax duplicate, and a copy of the notice shall be posted in a conspicuous place on the premises to which it relates. The mailing and posting shall be deemed legal service of the notice.

(3) An owner, agent or person in control of the public nuisance structure, a mortgagee of record, or a lien-holder of record who has received a notice of violation or a notice to make corrections to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code and the Ohio Administrative Code, including the Ohio Fire Code, or to demolish and remove, as provided for in this section, shall inform prospective purchasers, vendees, grantees, assignees, lessees, or land contractors of the notice of violation or the notice to make corrections, or to demolish and remove. No person shall transfer to a vendee, grantee, assignee, lessee, land contractor or any other transferee any interest in a public nuisance structure after receiving a notice of violation to make corrections, or to demolish and remove the same, without first providing the transferee with a copy of the notice.

(4) No person, agent, firm or corporation shall sell, by land contract or otherwise, any interest in any public nuisance structure without furnishing the buyer, prior to the sale, a copy of any outstanding notice or order from the City, including any notice of violation or any outstanding notice to make corrections to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code and the Ohio Administrative Code, including the Ohio Fire Code, or any outstanding notice to demolish and remove. No buyer or grantee, by land contract or otherwise, shall obtain any interest in any public nuisance structure without obtaining from the seller, prior to sale, the documents described above.

(5) No person, agent, firm or corporation acting in the capacity of an escrow agent in any real estate transaction involving the sale of a public nuisance structure in the City, shall disburse any funds unless the provisions of this section have been met.

(6) Any buyer or grantee, by land contract or otherwise, of a public nuisance structure, shall begin at the date of transfer to comply with any notice or order obtained or to be obtained under this paragraph and, within ten (10) days of the date of transfer, shall notify the Commissioner, in writing, of the actions that will be taken to comply. The Commissioner may then establish a reasonable time to comply.

(d) Vacating Buildings and Prohibiting Use. The Commissioner may also require in the notice issued under subsection (c)(1) of this section

that the public nuisance structure or a portion thereof be vacated, not be reoccupied, or used until the specified repairs and improvements are completed, inspected, and approved by the Commissioner.

The Commissioner may cause to be posted at each entrance to the public nuisance structure a notice as follows:

"THIS STRUCTURE IS IN A DANGEROUS CONDITION AND HAS BEEN CONDEMNED AND ITS USE HAS BEEN PROHIBITED BY THE BUILDING COMMISSIONER"

The notice shall remain posted until the required corrections are made, or until demolition is completed. No person shall remove the notice without written permission of the Commissioner, nor shall any person use or enter the public nuisance structure, except for the purpose of making the required corrections, or effectively boarding, or demolishing the public nuisance structure.

(e) Right to Appeal.

(1) Board of Building Standards and Building Appeals.

A. The owner, agent or person in control of a public nuisance structure shall have a right to appeal to the Board of Building Standards and Building Appeals from the notice and decision of the Commissioner as provided in this section within ten (10) days of the service of the Commissioner's notice.

B. The Board of Building Standards and Building Appeals shall hold and conduct a public hearing within twenty (20) days of the receipt of the notice of appeal.

C. In any such appeal, the City must show by preponderance of the evidence the existence of the condition or defects that are noted in the Commissioner's notice.

D. The Board of Building Standards and Building Appeals, upon hearing all the facts and evidence, shall make a determination as to whether the City has met its burden to show the existence of the condition or defects in the Commissioner's notice.

E. If the Board of Building Standards and Building Appeals makes a determination that the City has met its burden, then the decision of the Board shall become a final order.

F. The Board shall publish its decision and serve notice by certified mail to the owner, agent or person in control of the public nuisance structure or portion thereof and to any mortgagee of record.

G. Any notice served by the Commissioner shall automatically become a final order if a written notice of appeal before the Board is not filed in the office of the Board within the time set forth above.

(2) Appeal to court of competent jurisdiction. Notwithstanding any provisions contained herein, the owner or person in control of the structure shall have the right to appeal the decision and order of the Board to a court of competent jurisdiction. In the absence of an appeal, all actions taken shall constitute a valid exercise of the police powers of the City of Lakewood.

(f) Noncompliance with Notice.

(1) Commissioner authorized to abate, demolish, remove. In case the owner, agent or person in control fails, neglects or refuses to comply with the notice to repair or rehabilitate, or to demolish and remove a public nuisance structure or a portion thereof, the Commissioner may take appropriate action to abate, demolish or remove the public nuisance structure or portion thereof or to abate or remove any condition constituting the nuisance.

(2) Action by Director of Law. The Commissioner may advise the Director of Law of the facts in the case, who may institute appropriate action in court to cause correction of the violations and defects, or demolition and removal, or effective boarding of the building or structure pending rehabilitation.

(3) Rehabilitation permits not a bar to Commissioner's action to abate. The securing of rehabilitation permits for the building or structure shall not in and of itself bar the Commissioner from taking action to abate the nuisance.

(4) Failure to comply with notice. In case the owner, agent or person in control fails, neglects or refuses to comply with the notice to repair or rehabilitate, or to demolish and remove a public nuisance structure or a portion thereof, or to remove or abate any other condition that is defined as a nuisance under this section, the Commissioner may take appropriate action to take repair or maintenance measures or cause utility services to be shut off or to otherwise abate the public nuisance. The Commissioner shall specifically state in writing the findings with respect to the public nuisance structure, and shall determine whether to perform repair or maintenance based on factors which may include the following: the distance of the structure from neighboring structures, the type of structure, the extent of deterioration, the likelihood of vandalism or arson, the economic likelihood of eventual complete rehabilitation of the structure, and the cost of repair or maintenance.

(5) Notice of intent to demolish. The Commissioner shall give written notice informing the owner, agent or person in control of the public nuisance structure or a portion thereof, as well as any mortgagee and lienholder of record, of the City's intention to demolish and remove the unsafe building or structure at least thirty (30) days before the intended action by the City. The notice may be effective concurrently with the violation notice.

(g) Costs.

(1) Any and all expenses or costs incurred under this section for the removal, repair, alteration, securing or boarding of a public nuisance structure or for abating any other nuisance identified under this section shall be paid by the owner of such building or structure, except when such expenses or costs are incurred with respect to a government or school building owned by a governmental entity or political subdivision and are funded by federal money.

(2) Whenever an inspection is made after the compliance date stated on a Commissioner's notice issued under this section, or after a compliance date established by a court of competent jurisdiction, which inspection is made to determine whether the violation has been remedied and the violation has not been remedied, or whenever an additional permit is obtained for work previously permitted and the original permit has expired or was appropriately voided, a fee of one hundred dollars (\$100.00) shall be charged for each inspection, except that this fee shall not apply to owner-occupied one- and two-family dwelling structures.

(3) If within thirty (30) days from the date the Commissioner sends a statement of charges and costs incurred hereunder, the owner fails to pay for the costs of removal, repair, alteration, securing or boarding or of inspections of violations that have not been remedied, the Commissioner may certify the amount to the City including collection agency fees. The City may make written return to the County Auditor of the action under this section with a statement of the charges for services, the amount paid for the performing of labor and a proper description of premises. Certification to the County Auditor is for the purpose of making expenses and costs a lien upon the lands, to be collected as other taxes and returned to the City of Lakewood.

(4) Notwithstanding the method of collection set forth in this subsection, the Director of Law may take any action necessary to collect the costs of demolition, boarding or other nuisance abatement from the owner or other responsible party.



CORRECTION NOTICE

12650 Detroit Avenue • 44107

Building Commissioner: (216) 529-6270
Commercial Division: (216) 529-6278
Housing Division: (216) 529-6285
Fax: (216) 529-5930
www.oneLakewood.com

ROXANA G KENDZEL
36550 CHESTER RD APT 4604
AVON, OH 44011

DATE: 8/13/2013
ZONING DISTRICT: R2
TYPE OF STRUCTURE: 2.5 ST FRAME
AUTHORIZED OCCUPANCY: 3 DWELLING UNITS
PRESENT OCCUPANCY: OCCUPIED
GARAGE PARKING SPACES AVAILABLE: 0
OPEN PARKING SPACES AVAILABLE: 2

RE: 1283 WARREN RD

TEMPERATURE ON DAY OF INSPECTION: 70 °F

CONDITIONS ON DAY OF INSPECTION: Cloudy

TYPE OF INSPECTION: Exterior Inspection – CN13-006085

Dear Sir/Madam:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of the City and our department is prepared to work with you to make the following corrections.

If you have any questions on complying with the aforementioned correction(s), or if I may be of any assistance, do not hesitate to contact me. A re-inspection will occur on or about the above listed dates to verify compliance.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4663 for information about financial assistance.

This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

Correction Needed	Additional Information	Date to Comply
227. Paint exterior surfaces where weathered/peeling (1306.30(c))	House	10/1/2013
802. Cease parking on lawn (1143.02(f))	Tenants parking on rear lawn.	8/19/2013
217. Maintain/provide doors/windows/screens (1306.25/29(d))	2nd floor front porch door missing screen/window.	9/17/2013

216. Provide/maintain porch ceiling/pillars/rails (1306.30(b)(1))	1st floor front porch has pillars rotting at the base and some at top, spindles missing.	9/17/2013
215. Repair/replace porch decking/trim (1306.30(b)(1))	Deck rotting on 1st floor front.	9/17/2013
231. Provide/repair/replace steps (1306.30(b)(1))	Front brick steps deteriorating and missing mortar.	9/17/2013

PER THE REQUIREMENT OF LAKEWOOD CODED ORDINANCES, FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THIS MATTER BEING REFERRED TO THE LAKEWOOD MUNICIPAL COURT POSSIBLY RESULTING IN FINES AND/OR PROSECUTION.

Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.

Thank you for your anticipated cooperation.

Mary G. Simon
Code Compliance Specialist
Phone: (216) 529-7697
E-Mail Address: Mary.Simon@lakewoodoh.net
CC:

ATL: *Ngere*

COPY

Edward F. Herman
Attorney and Counselor at Law
820 Rockefeller Building
614 West Superior Avenue
Cleveland, Ohio 44113
p: (216) 357-3870
m: (216) 410-6261
f: (866) 755-0562
e: ed.herman@hermanlawgroup.com

September 10, 2013

Building Commissioner
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: Correction Notice for 1283 Warren Road, dated August 13, 2013
Exterior Inspection - CN13-006085

Dear Commissioner:

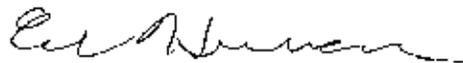
I represent the property owner, Roxana Kendzel, in the above-referenced matter. Mrs. Kendzel is a seventy-nine year-old widow. Her property at 1283 Warren Road ("Warren Road House") is severely mortgage delinquent with Huntington National Bank. She owes \$25,000 in property taxes. Huntington, however, has refused to foreclose. Mrs. Kendzel is hoping that the county will soon foreclose on its tax certificate.

Mrs. Kendzel is a poor, old widow stuck with this house. Her granddaughter is currently living in the house rent-free.

I would ask that you do not take Mrs. Kendzel to court. She is just waiting for the tax foreclosure. Mrs. Kendzel will consent to the city taking nuisance abatement measures and placing the bill for such measures on the property tax bill.

I will call you next week to discuss. Please feel free to call me at your convenience.

Sincerely,



Ed Herman

(reinspection 9/17)

JULY 3, 2014















JULY 2, 2014







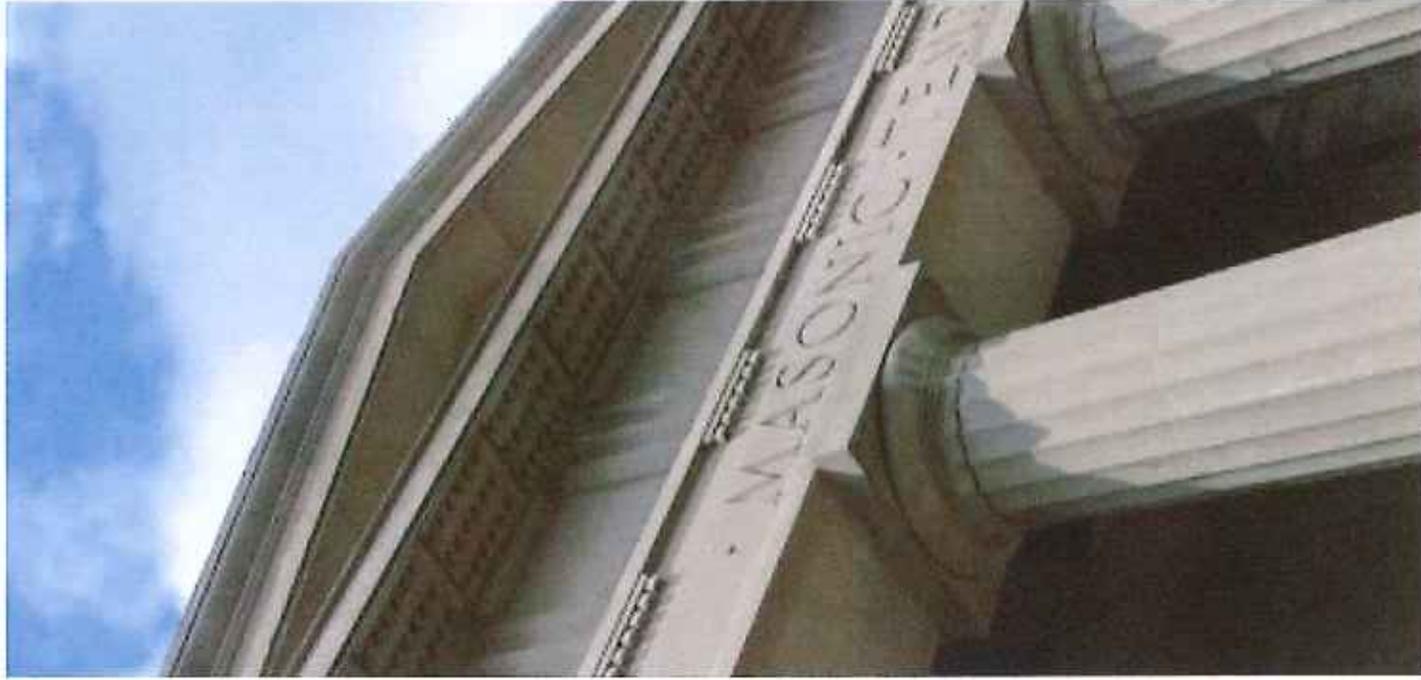


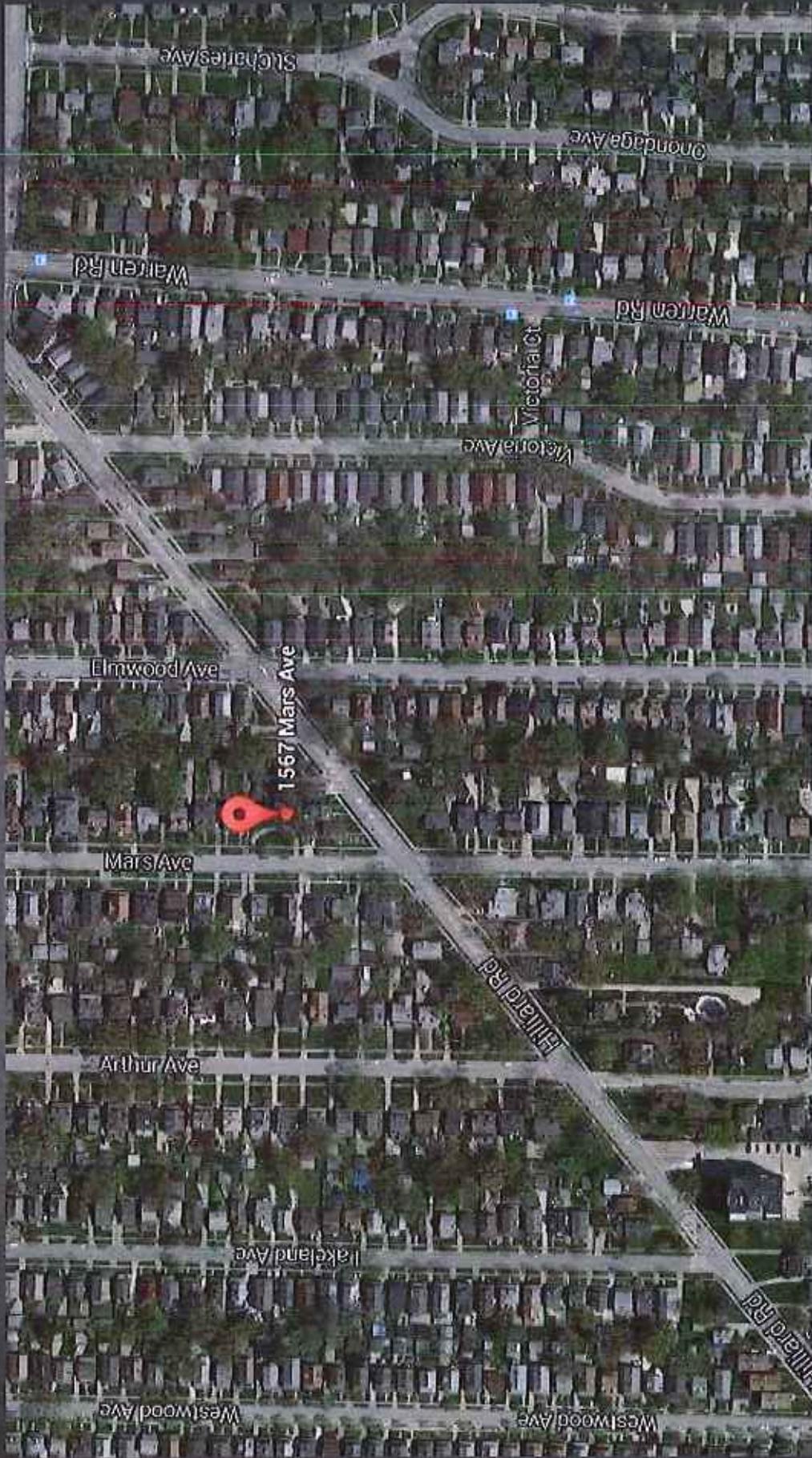




**Board of Building Standards
Architectural
Board of Review
Sign Review Board**

July 2014





1567 Mars Ave

2007 Mars Ave, 2014





1567 Mars Ave



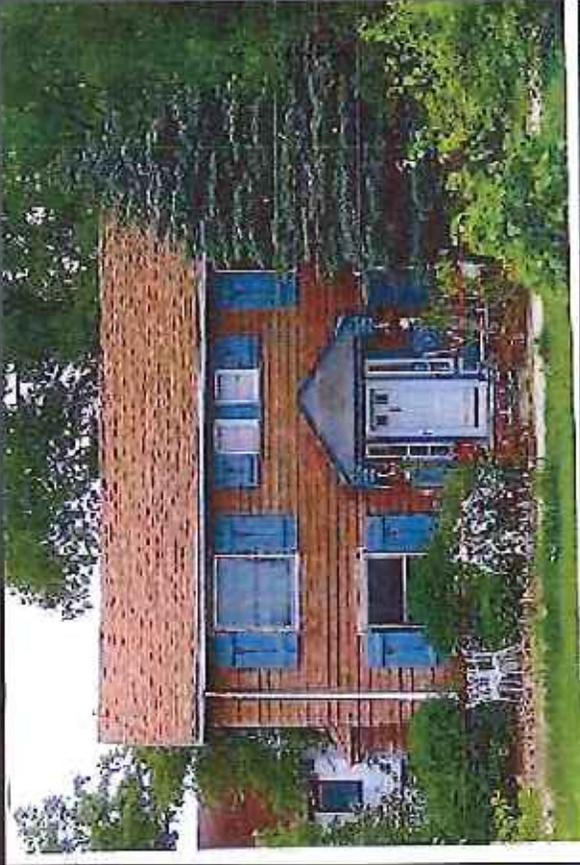
THE MARCH 2014



LAKELWOOD
CHICAGO

APR 16, 2014

1567 Mars Ave



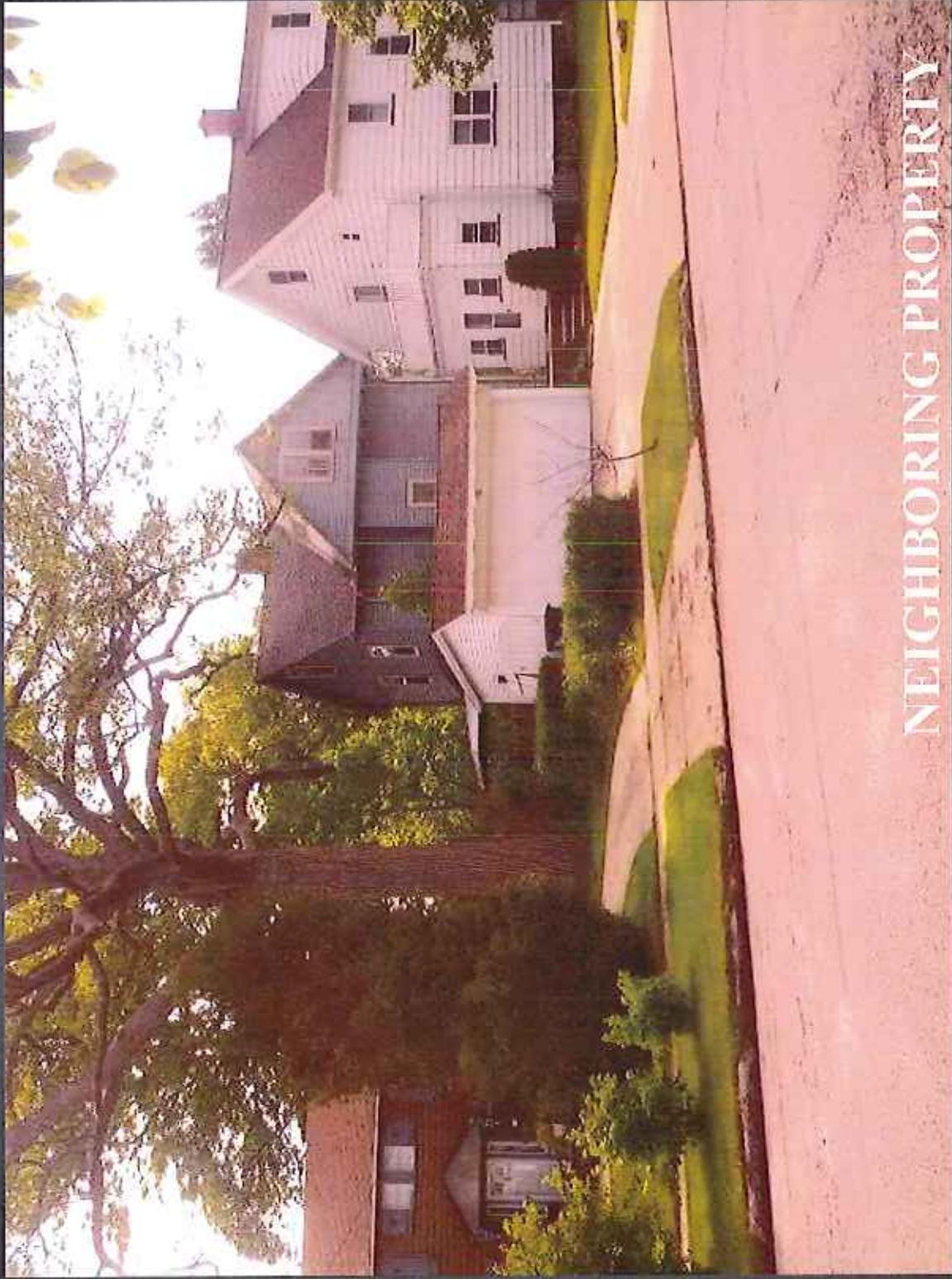
© 2012 Lakewood Ohio

1567 Mars Ave



© 2014 Lakeland, LLC

1567 Mars Ave



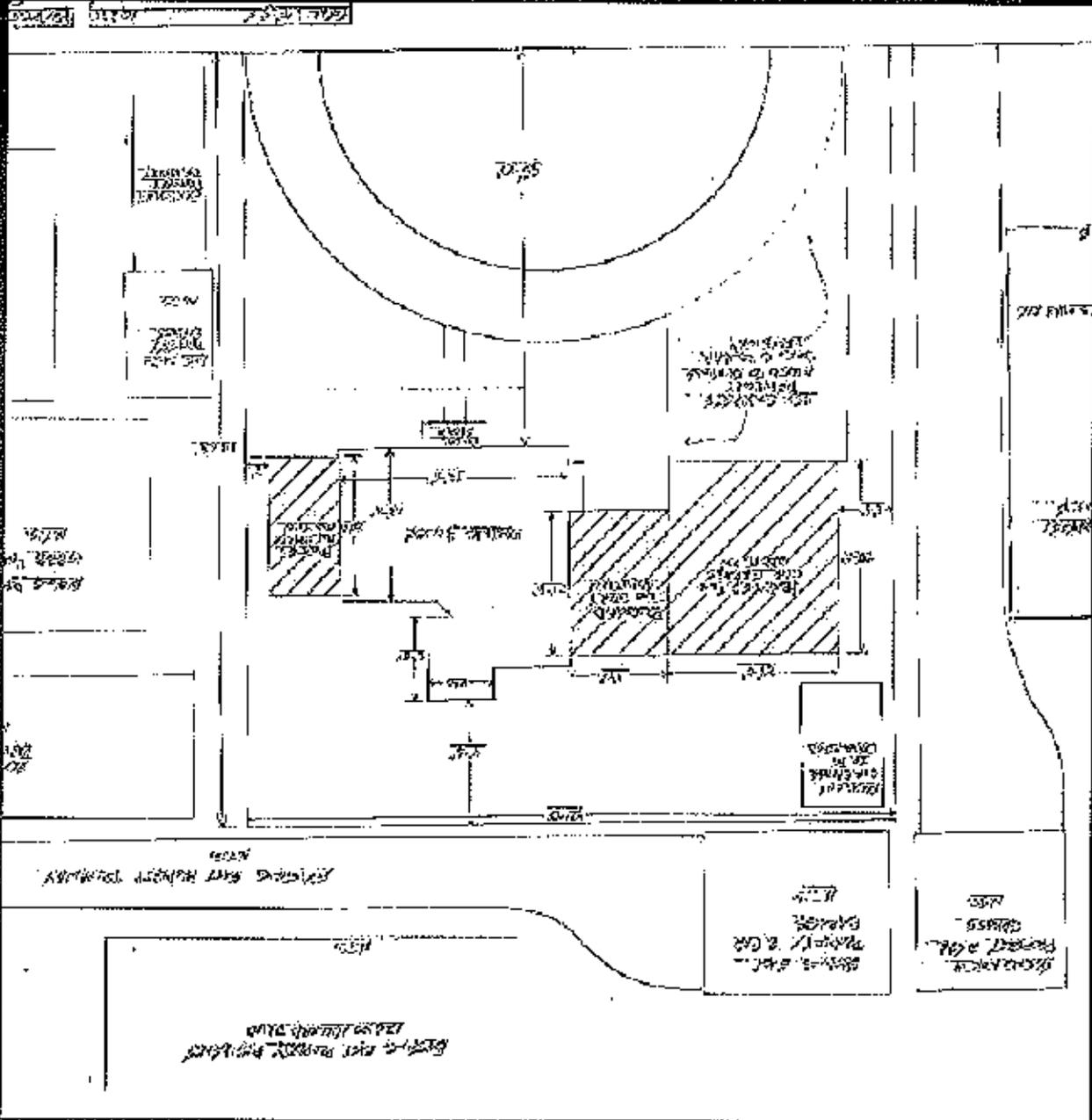
NEIGHBORING PROPERTY

1567 Mars Ave

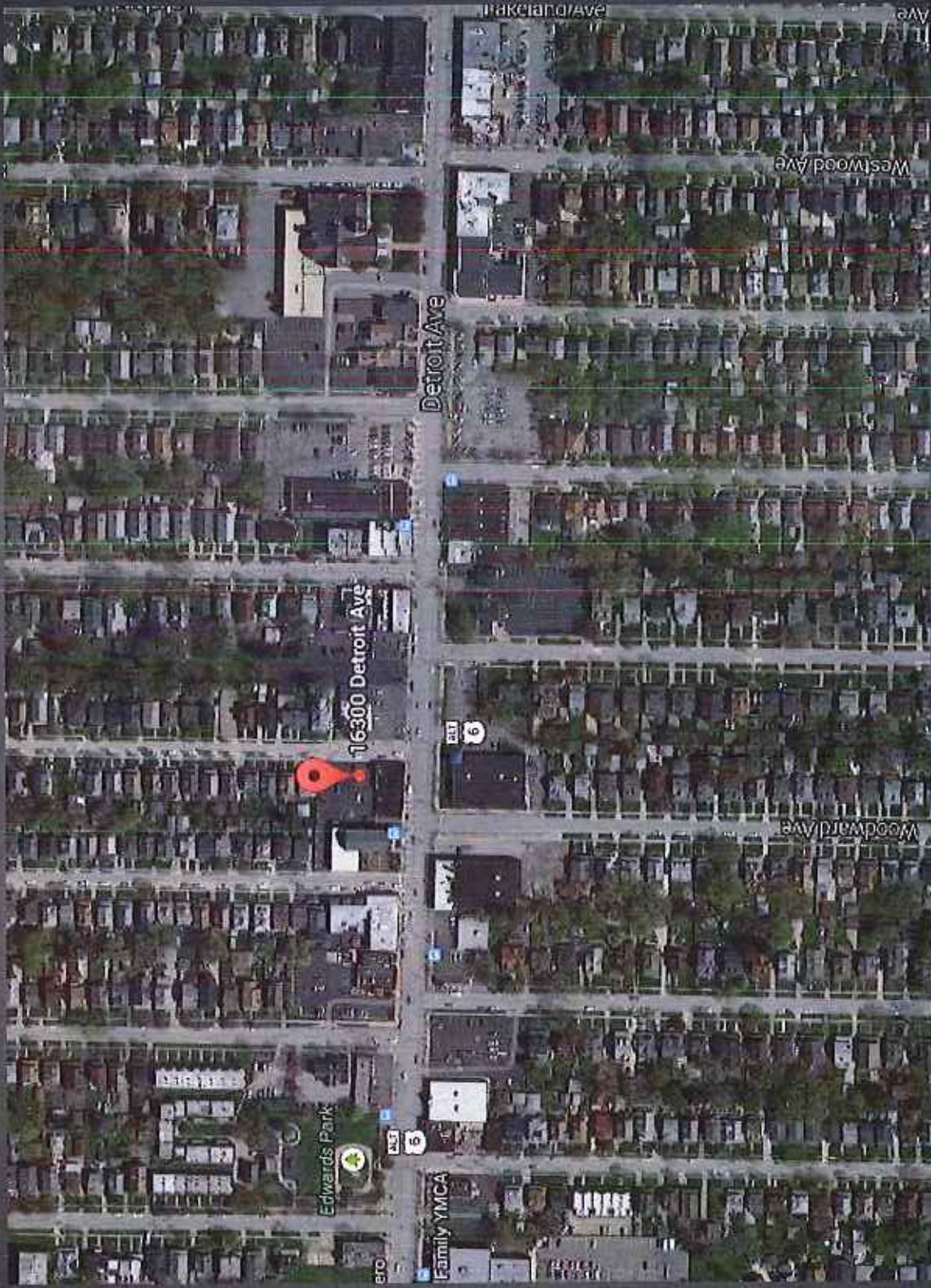


APR 2014

15667 Mars Ave

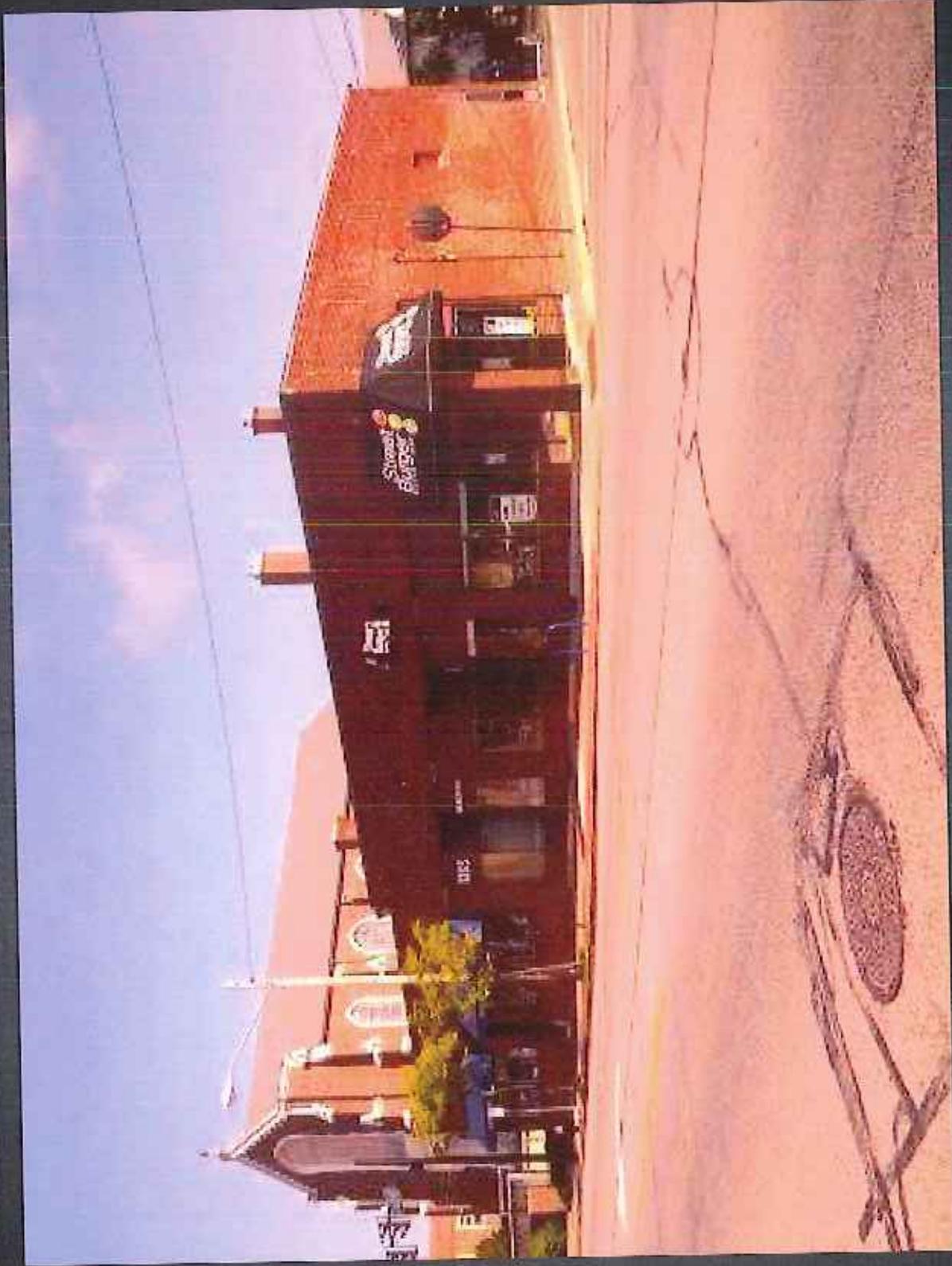


088 March 2014



© 2016 Lakewood, 2017

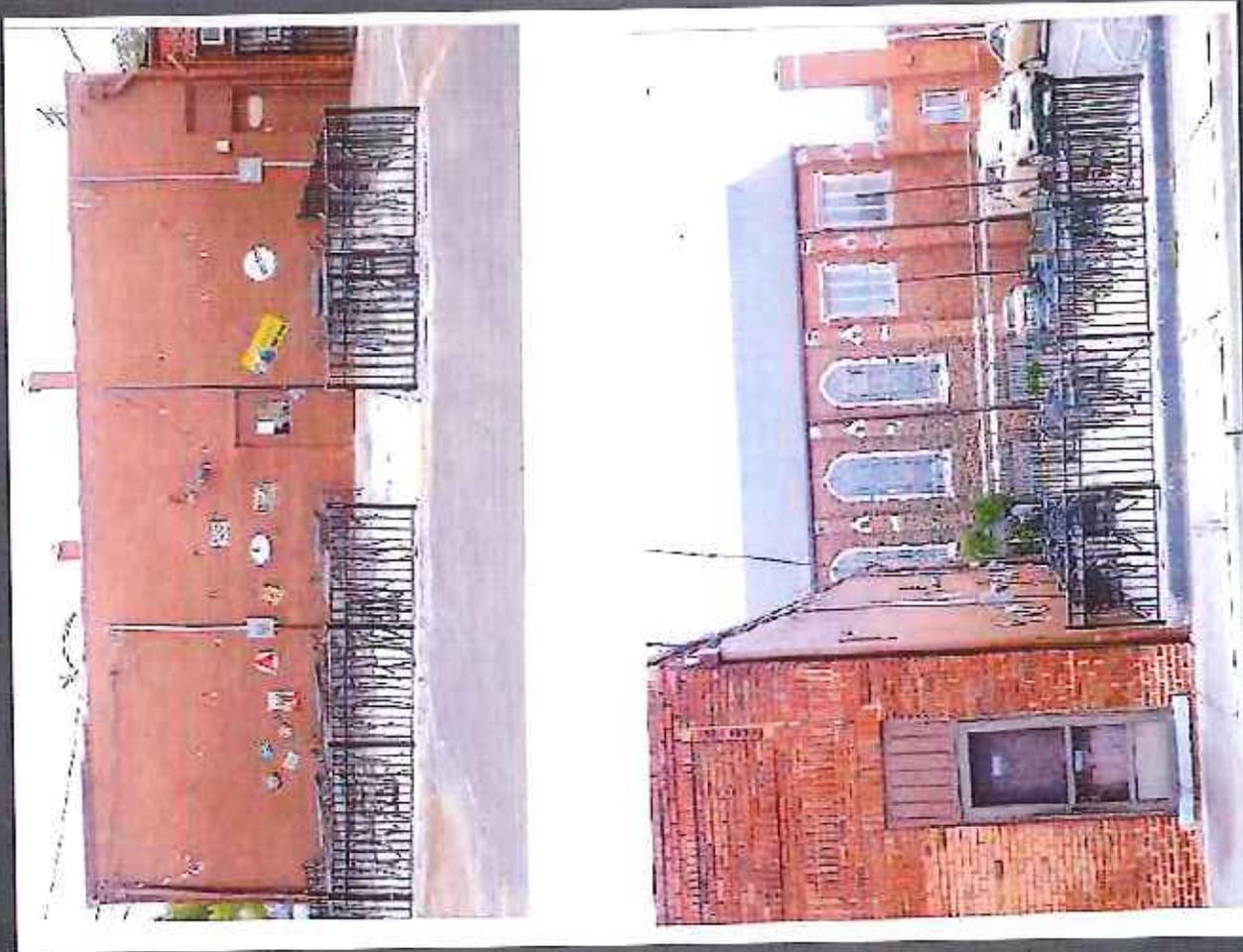
16300 Detroit Ave



16300 Detroit Ave

LAKELWOOD
OHIO

MSB 04march 2014



16300 Detroit Ave



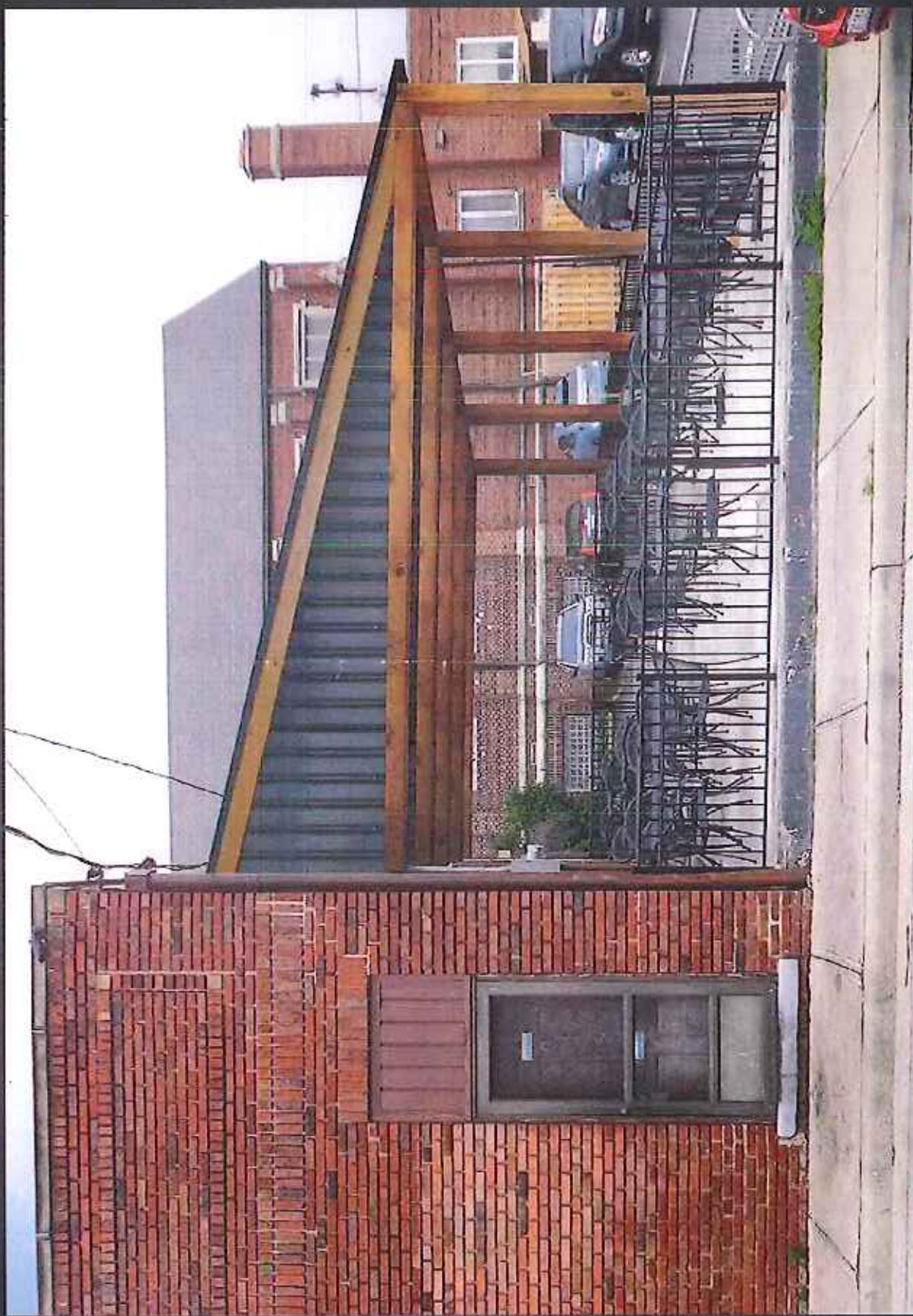
© 2013 Lakewood Ohio



LAKWOOD
OHIO

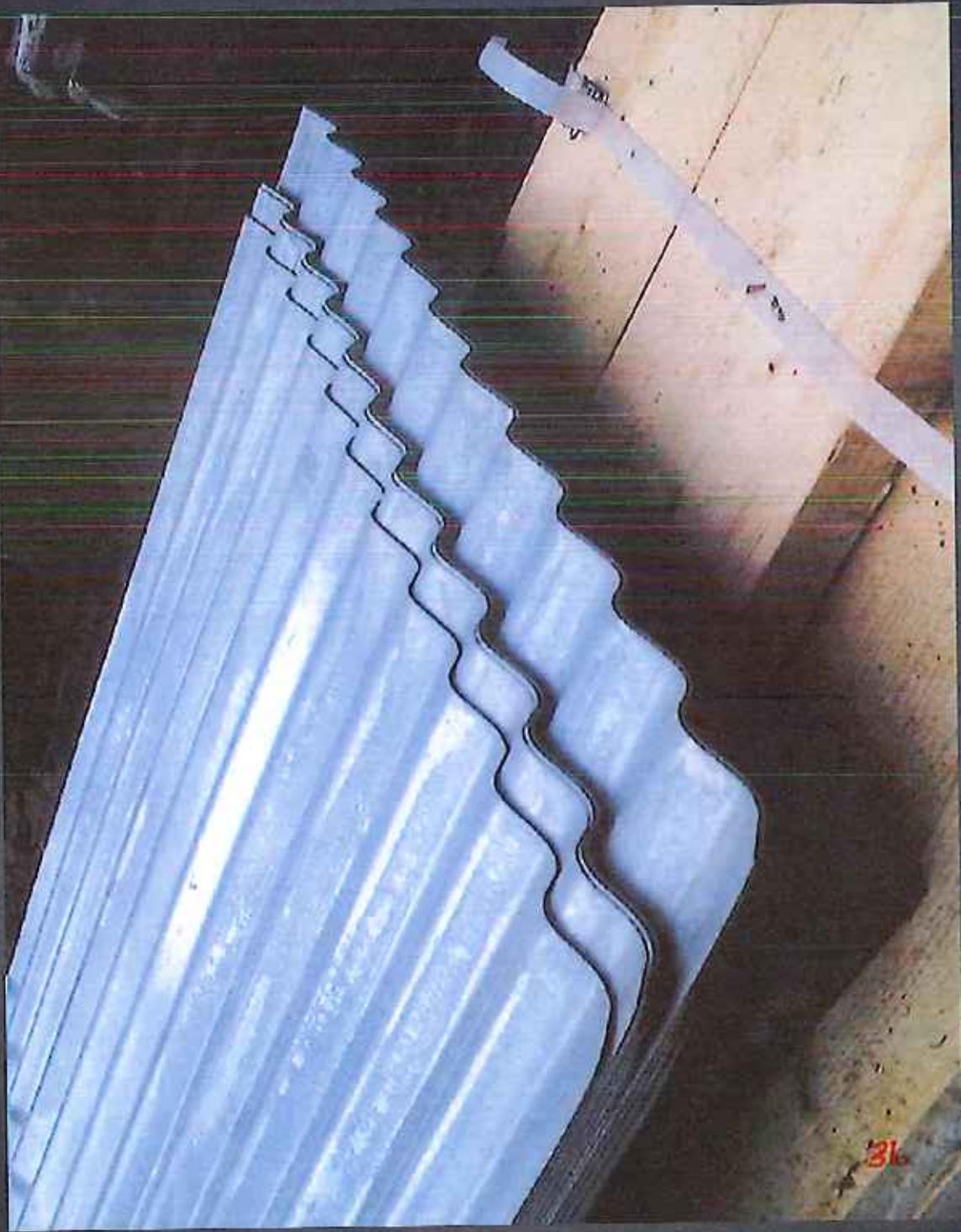
REP. March 2014

16300 Detroit Ave



APR 2/ARCH 2014

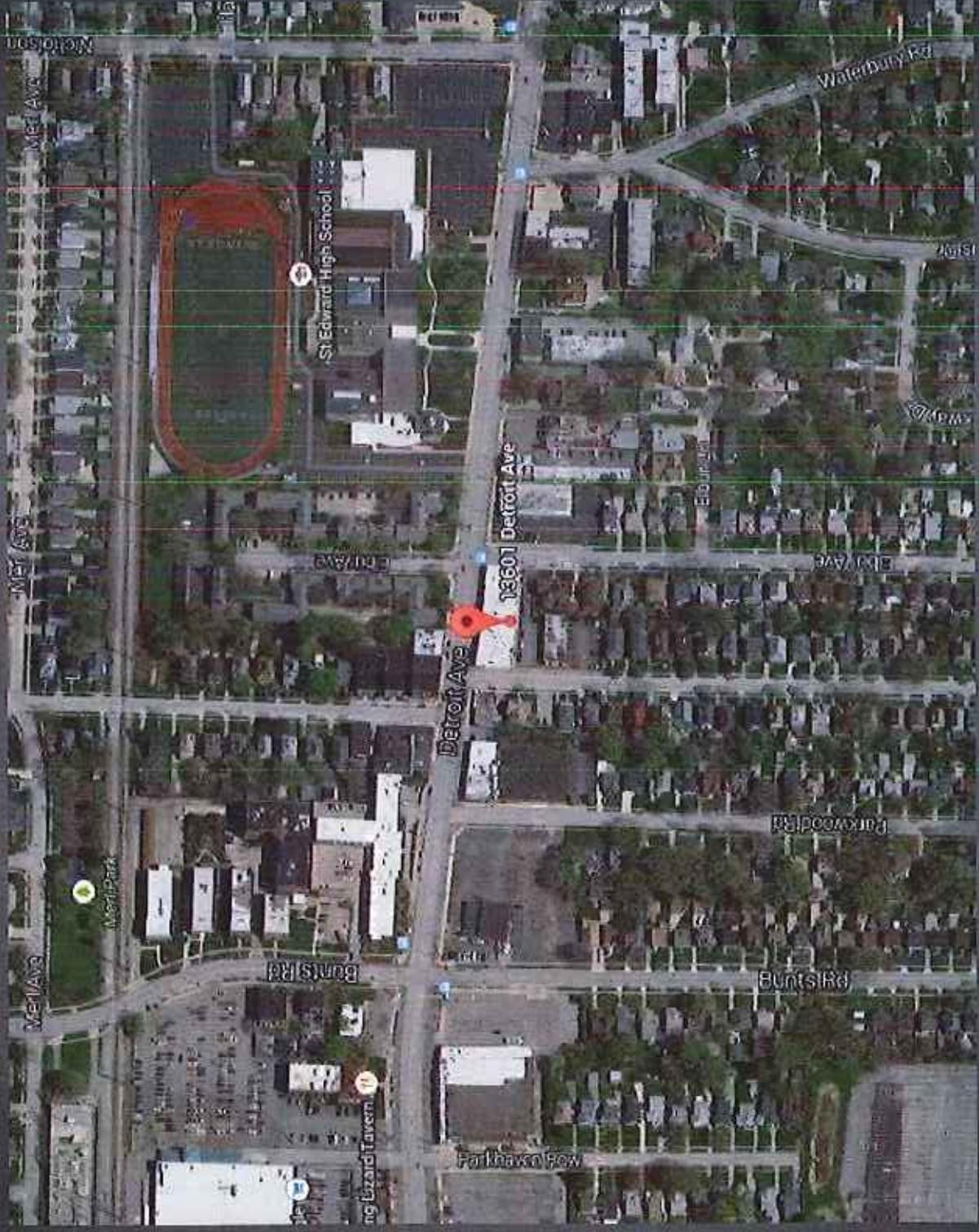
16300 Detroit Ave



16300 Detroit Ave



© 2008 Lakewood Ohio



13601 Detroit Ave

© 2014 Google





APRIL 2014

13601 Detroit Ave



13601 Detroit Ave



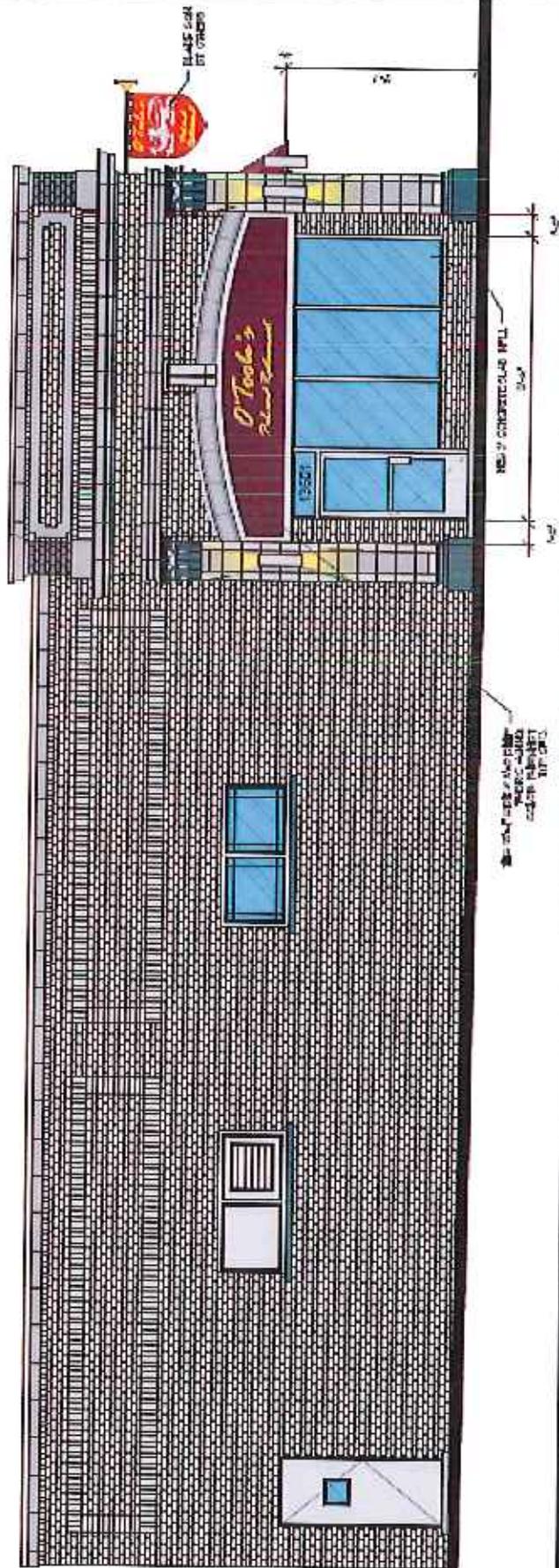
AGE 16-17-18-19-20



PHOTO: JENNIFER G. GILLES

LAKELWOOD
OHIO

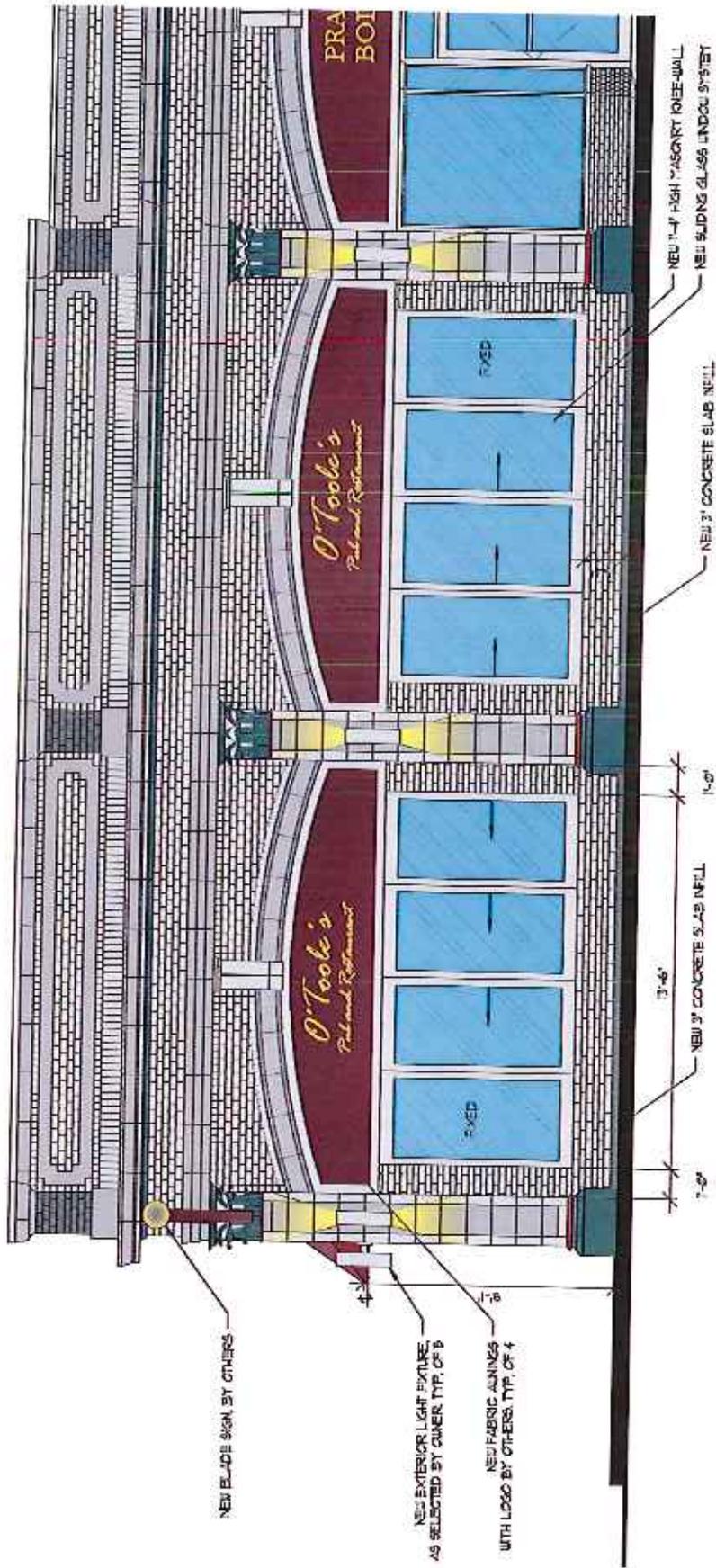
13601 Detroit Ave



13601 Detroit Ave



7/15/14 March 2014



NORTH ELEVATION

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

13601 Detroit Ave



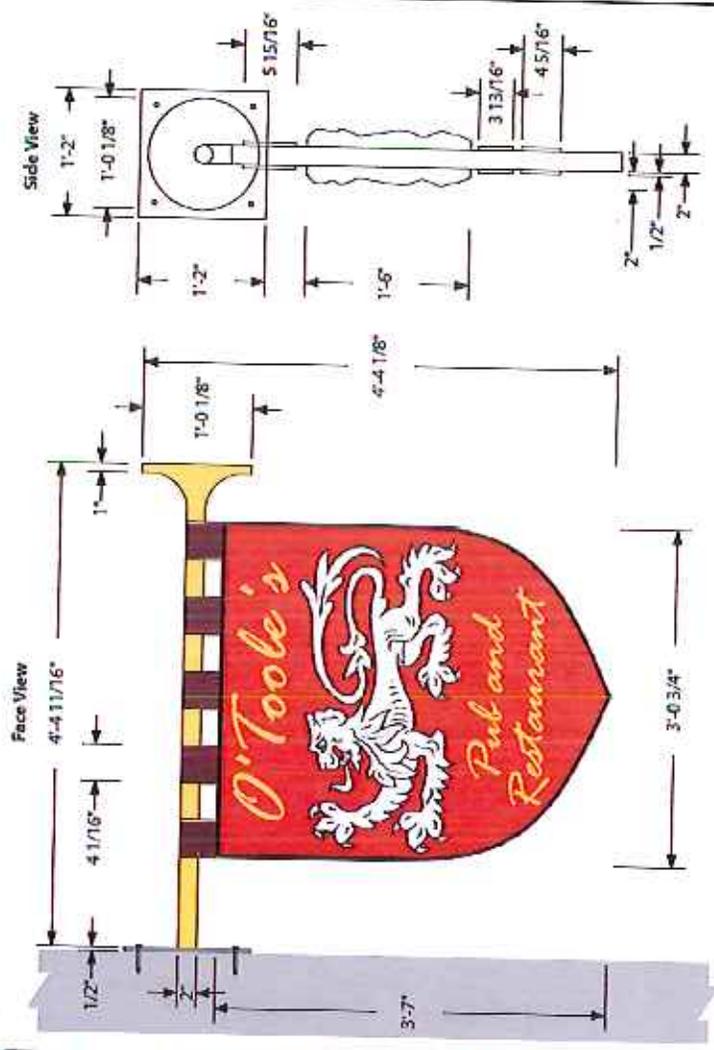
AGG (March 2011)



Colors (please see physical swatches for color accuracy)

TBD

Projecting Sign - Option 1



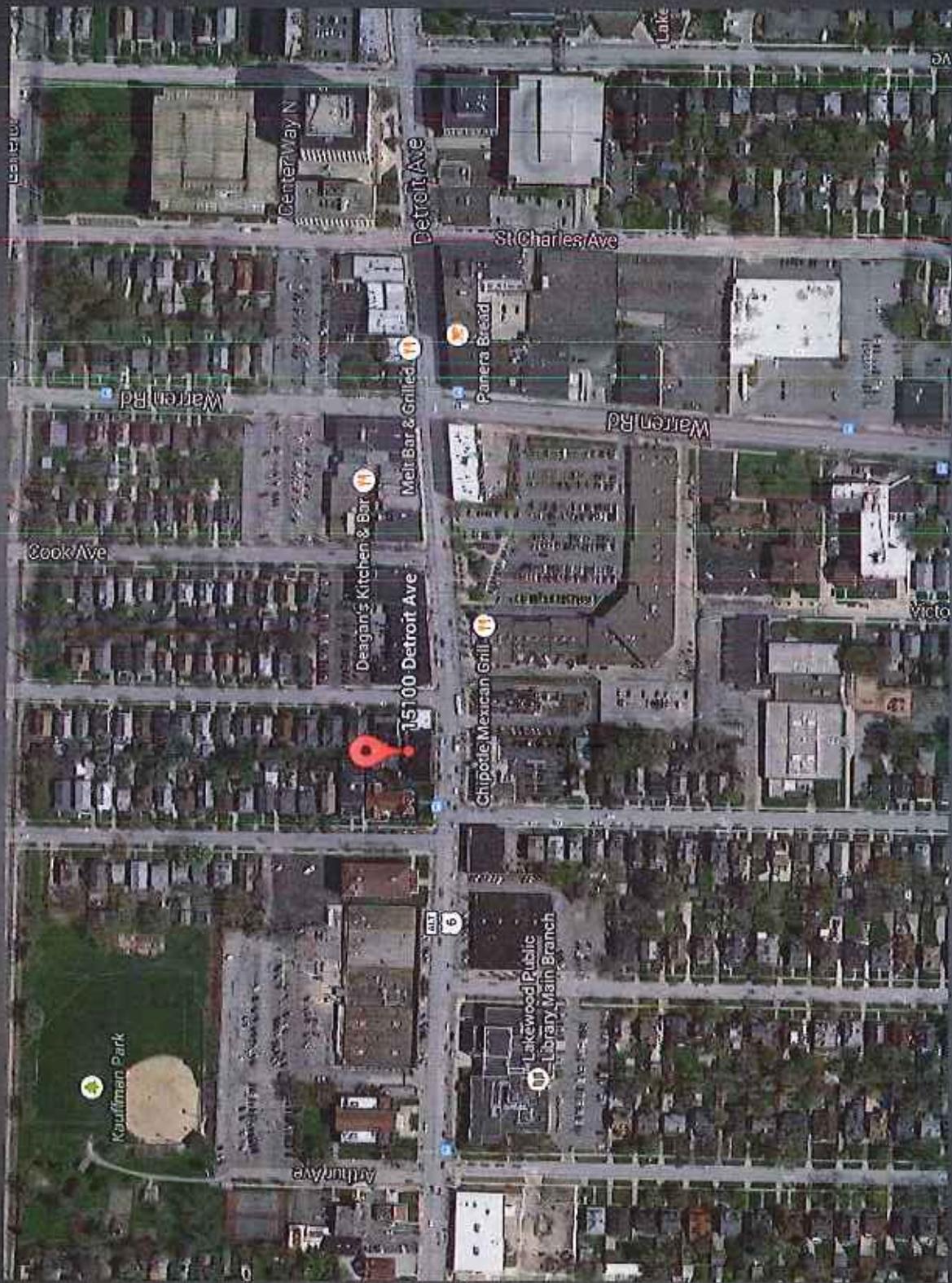
SIZE DEPICTION IN PHOTO IS ONLY AN APPROXIMATION // COLORS SHOWN ARE ONLY AN APPROXIMATION

NEED USABLE VECTOR ART FROM CUSTOMER



ASR 10/17/2014

13601 Detroit Ave



15100 Detroit Ave



LBR 06.001.0014



LAKELWOOD
OHIO

AGE 64, MAY 2013

15100 Detroit Ave



APRIL 2011

LAKWOOD
OHIO

15100 Detroit Ave



15100 Detroit Ave

LAKEMOOD
OHIO

©BBB, 6/20/2014



APRIL 2014

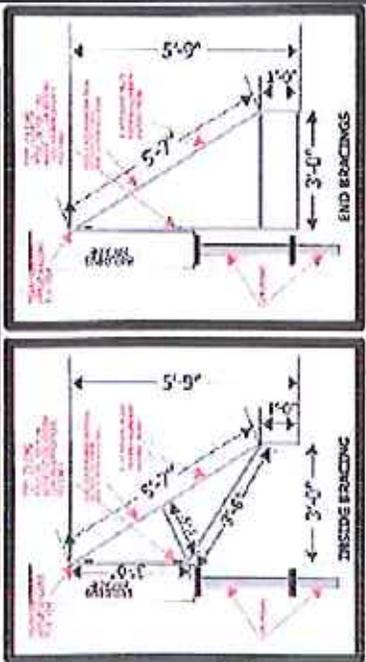
15100 Detroit Ave

PROPOSED FRONT ELEVATION AWNINGS

PAGE 1



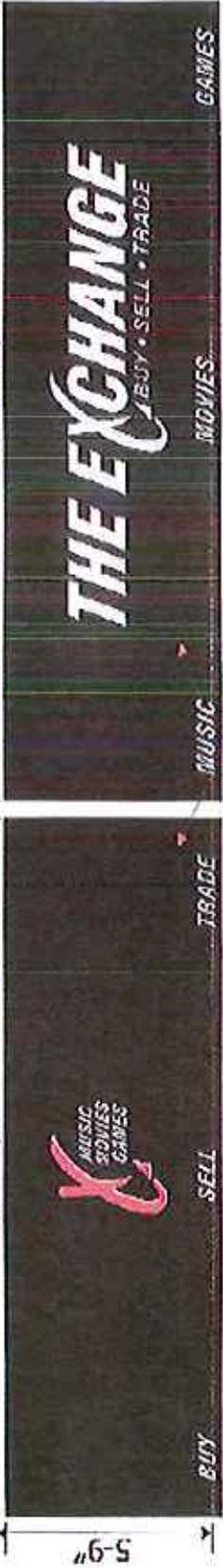
EXISTING FRONT ELEVATION



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

20'-10 1/8"

18'-2 1/4"



BACKLIT BLACK AWNINGS WITH WHITE AND RED GRAPHICS (SEE PAGE 3 FOR LIGHTING AND ELECTRICAL)

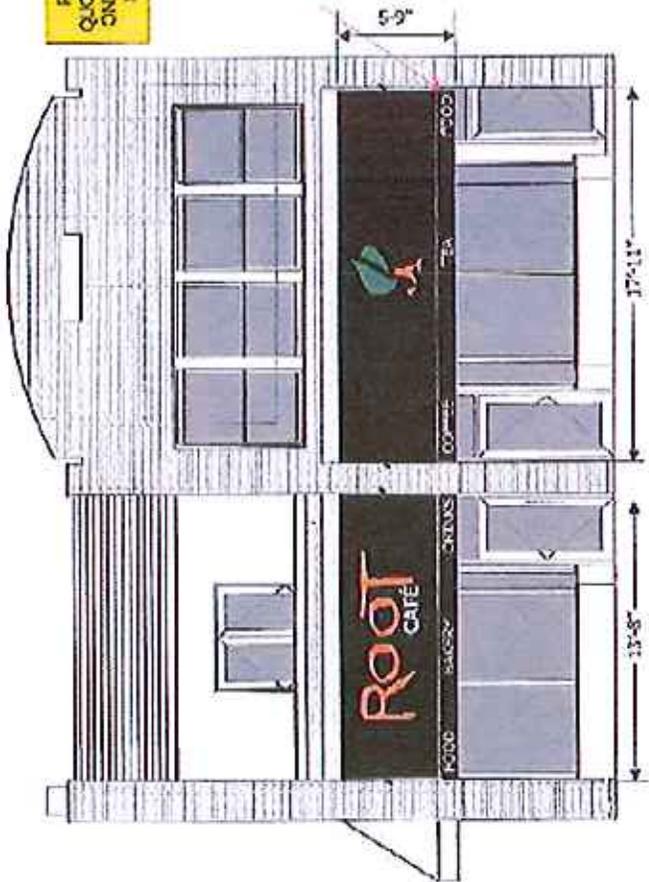
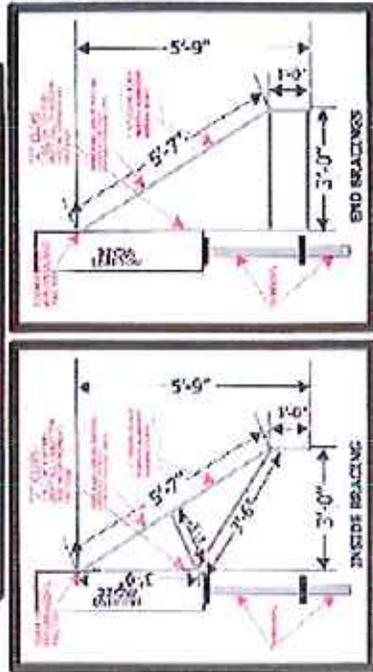


APR 16, 2014

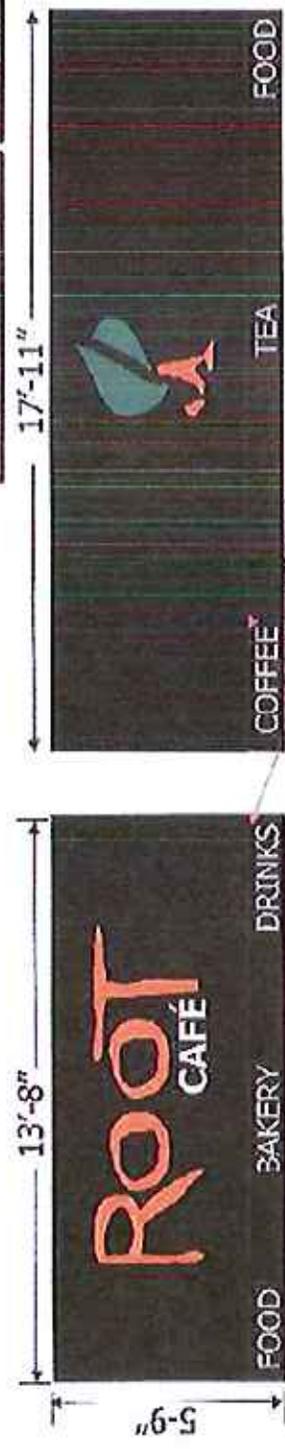
15100 Detroit Ave

EXISTING FRONT ELEVATION

PRELIMINARY DRAWINGS FOR QUOTE AND DISCUSSION PURPOSES ONLY. ARTWORK AND DIMENSIONS NOT APPROVED OR VERIFIED



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



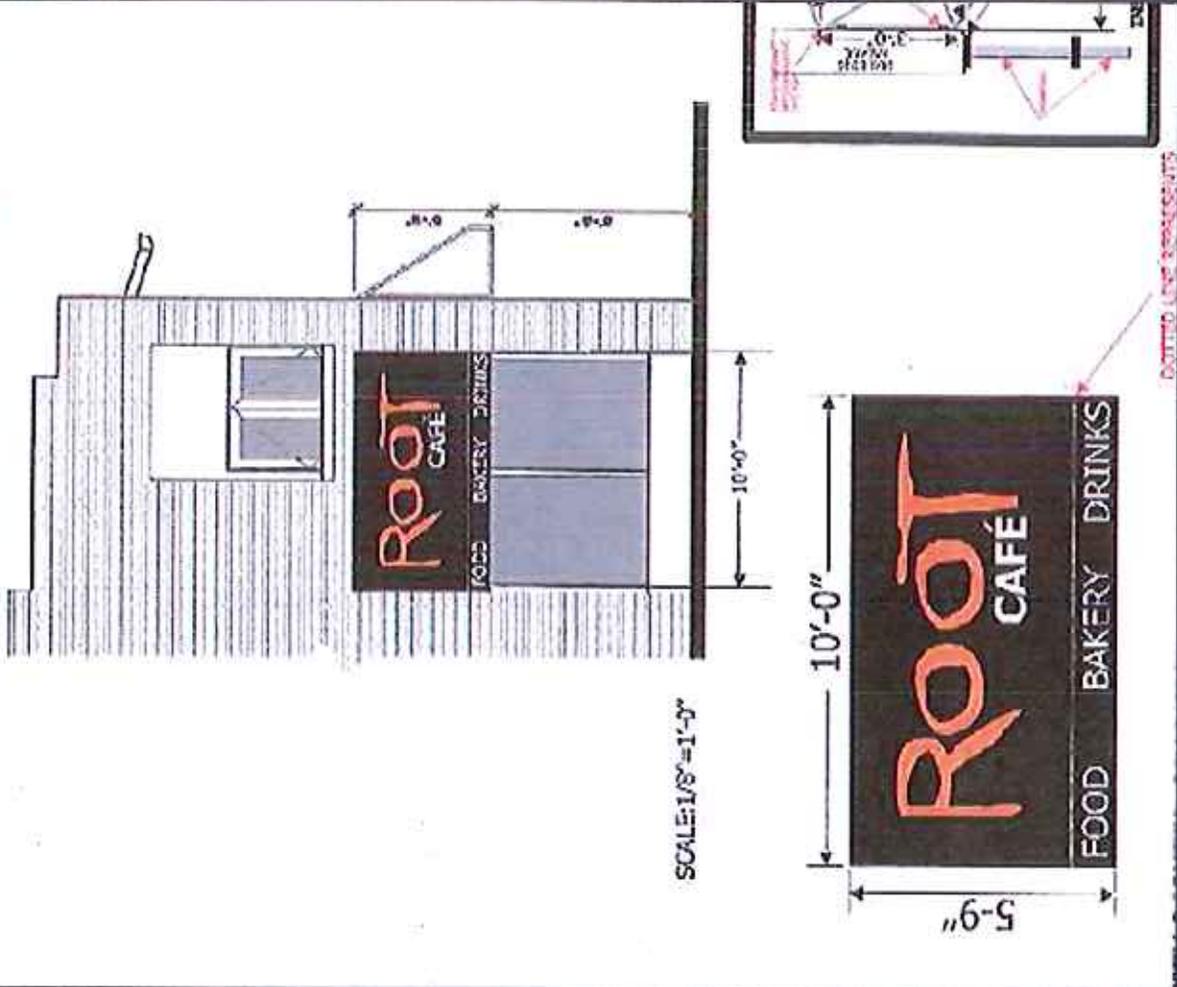
BLACK AWNINGS WITH PAINTED GRAPHICS



AB3 March 2014

15100 Detroit Ave

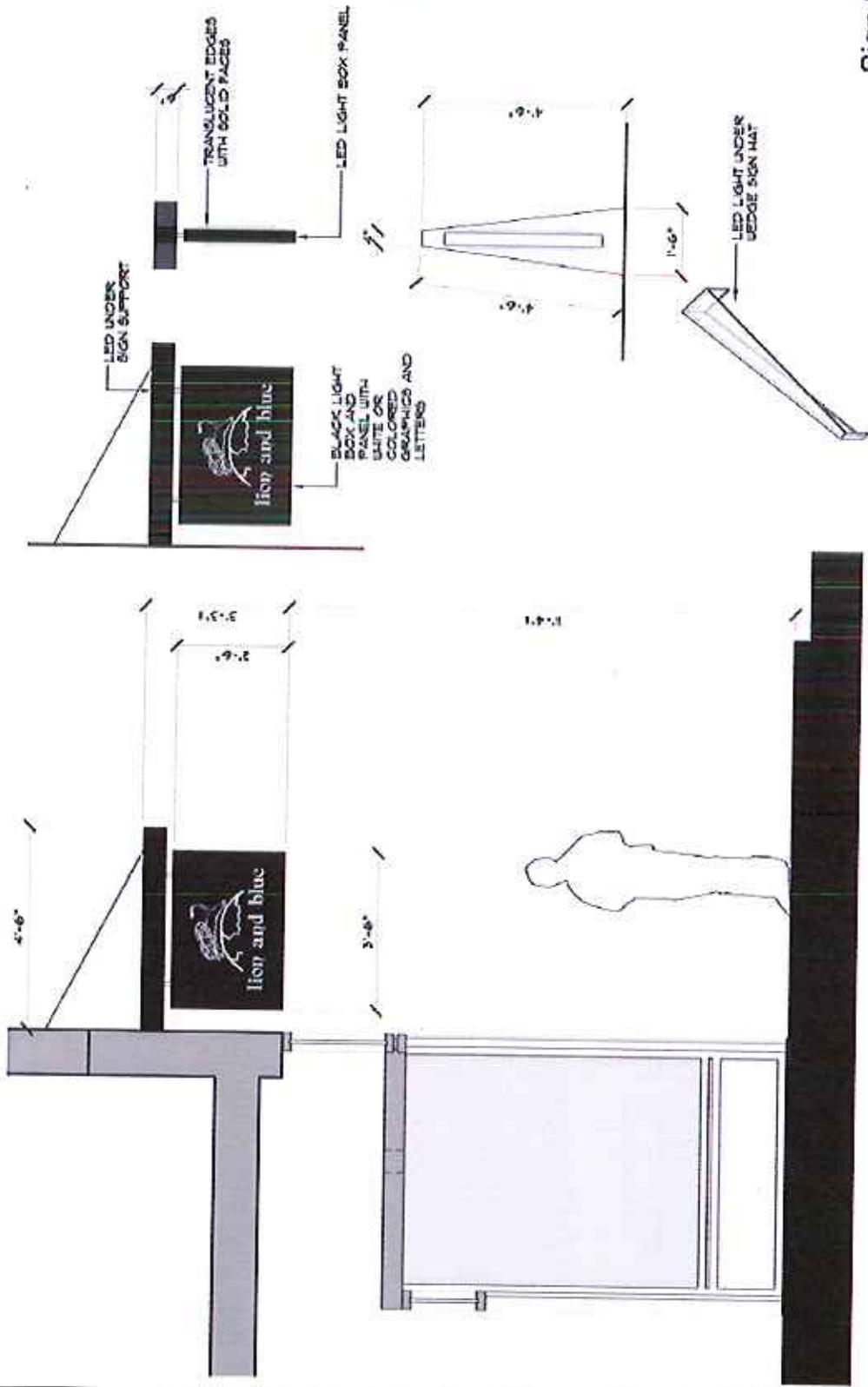
PROPOSED SIDE ELEVATION AWNINGS



15100 Detroit Ave



ABS March 2013



Sign 3
1/2" = 1'-0"

2015 March 2014



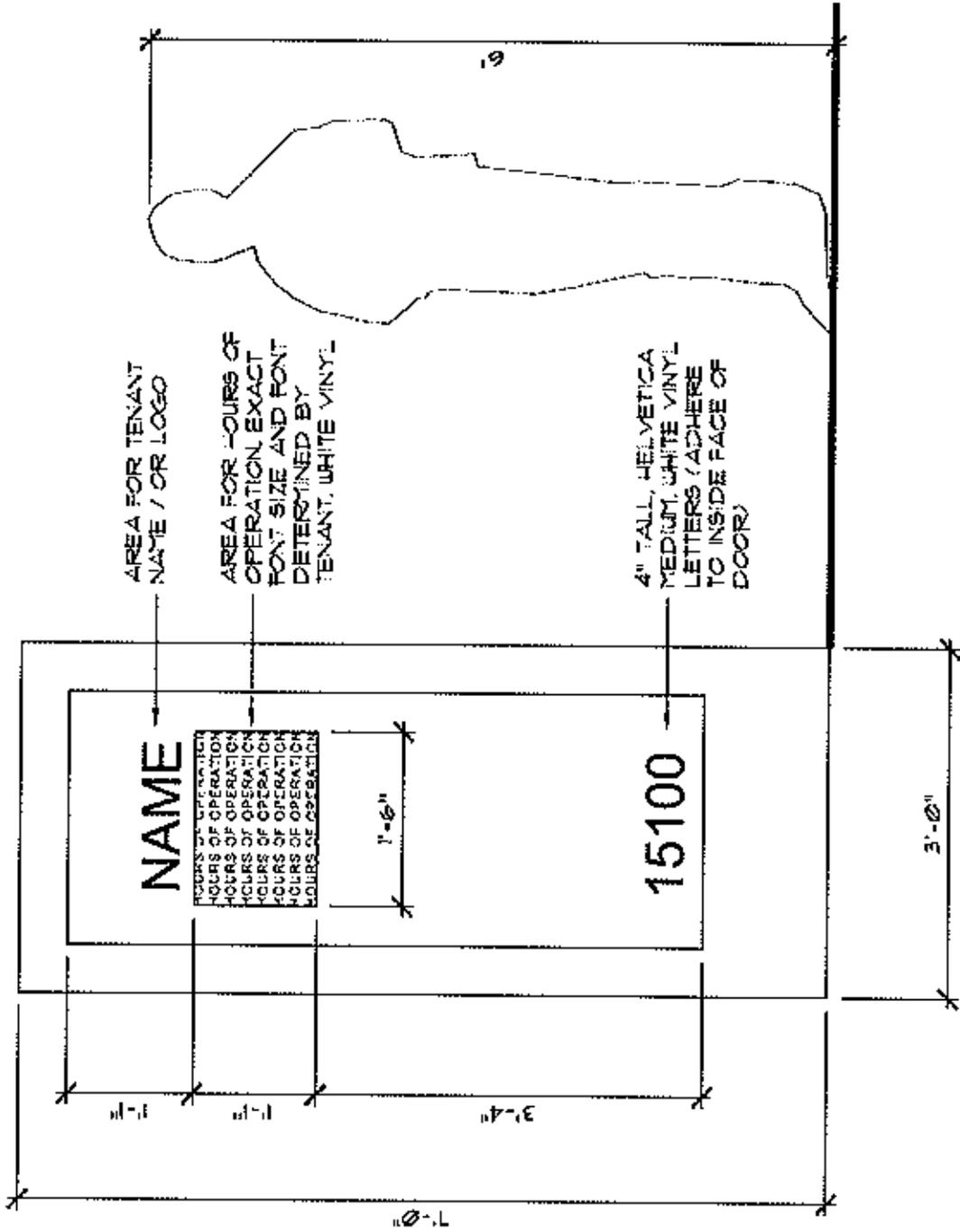
15100 Detroit Ave



15100 Detroit Ave

USE MARCH 2016





AREA FOR TENANT NAME / OR LOGO

AREA FOR HOURS OF OPERATION. EXACT FONT SIZE AND FONT DETERMINED BY TENANT. WHITE VINYL

4" TALL, HELVETICA MEDIUM. WHITE VINYL LETTERS (ADHERE TO INSIDE FACE OF DOOR)

NAME

HOURS OF OPERATION
HOURS OF OPERATION
HOURS OF OPERATION
HOURS OF OPERATION
HOURS OF OPERATION

1'-6"

15100

3'-0"

7'-0"

3'-4"

1'-0"

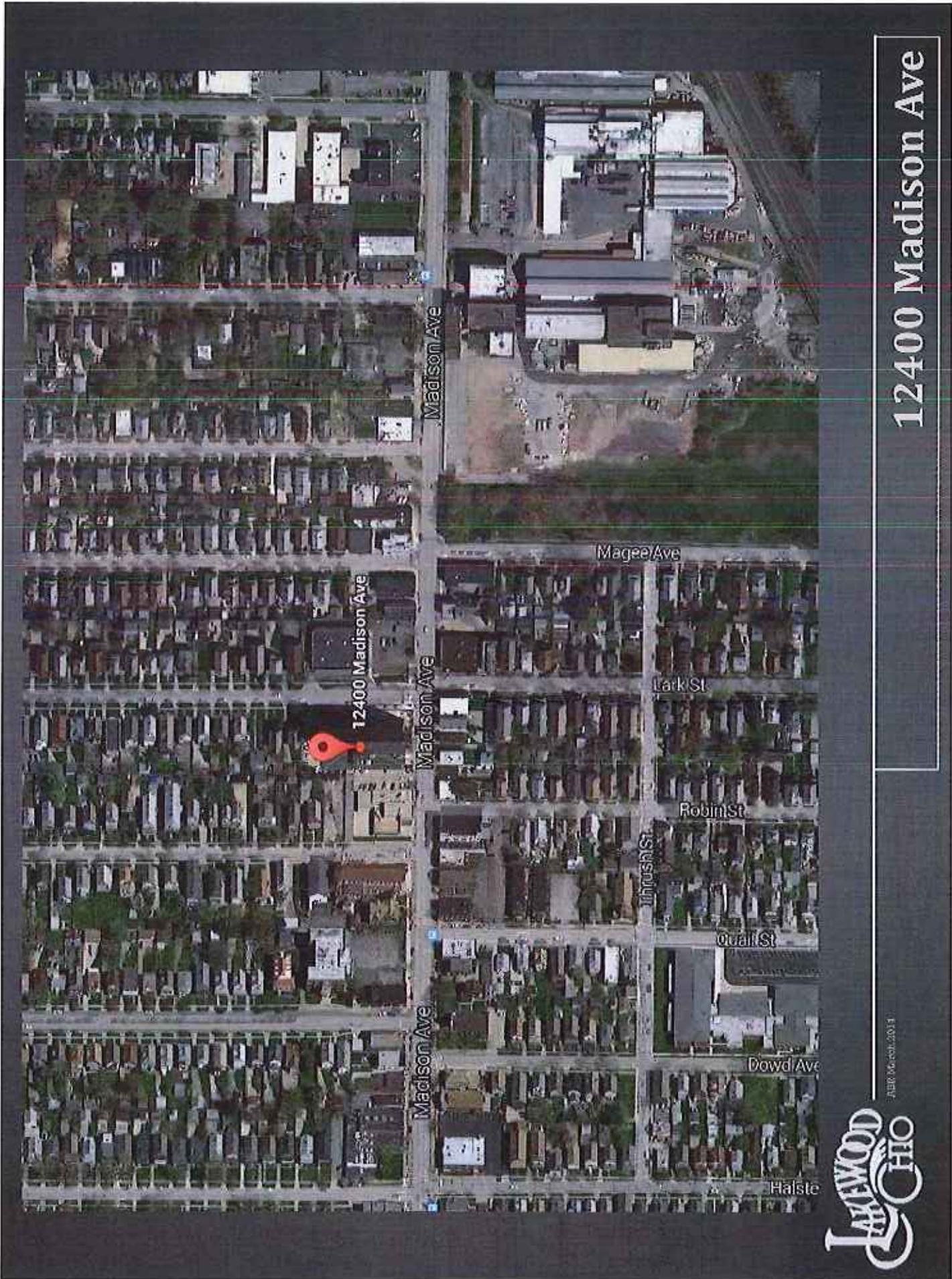
1'-0"

9



©2016 Lakewood Ohio

15100 Detroit Ave



12400 Madison Ave

12400 Madison Ave

APR 16, 2011 11:00 AM





12400 Madison Ave



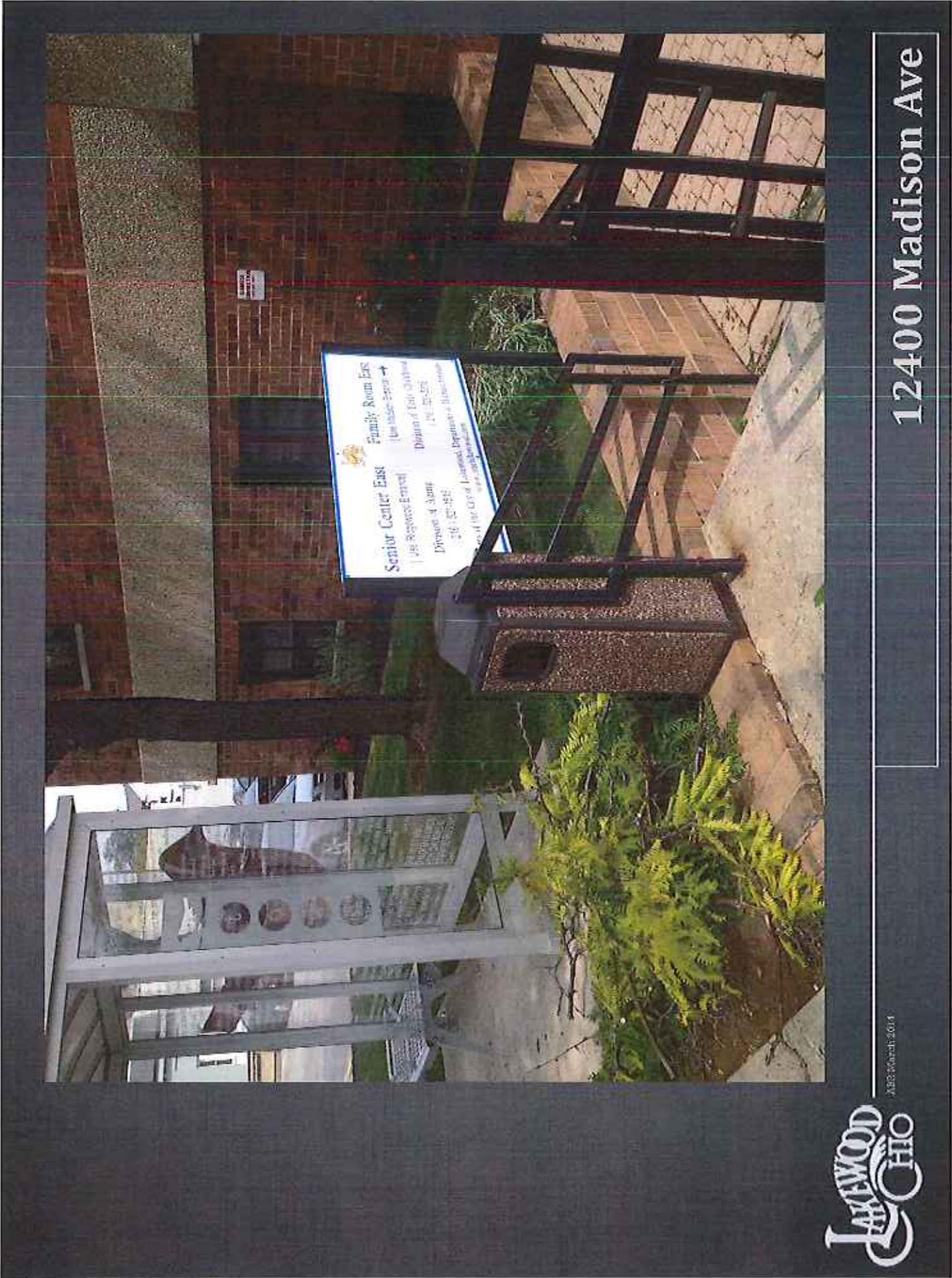
© 2014 Lakewood, Ohio



12400 Madison Ave



7135 Morell, 2011



ASB March 2014



12400 Madison Ave



12400 Madison Ave

LAKELAND
OHIO

7888 Madison Ave, Lakeland, OH 44130



1) New Fascia letters.

The Large 29" h x 142" w Laser cut 3/4" acrylic plastic letters black or burgundy

Option B:

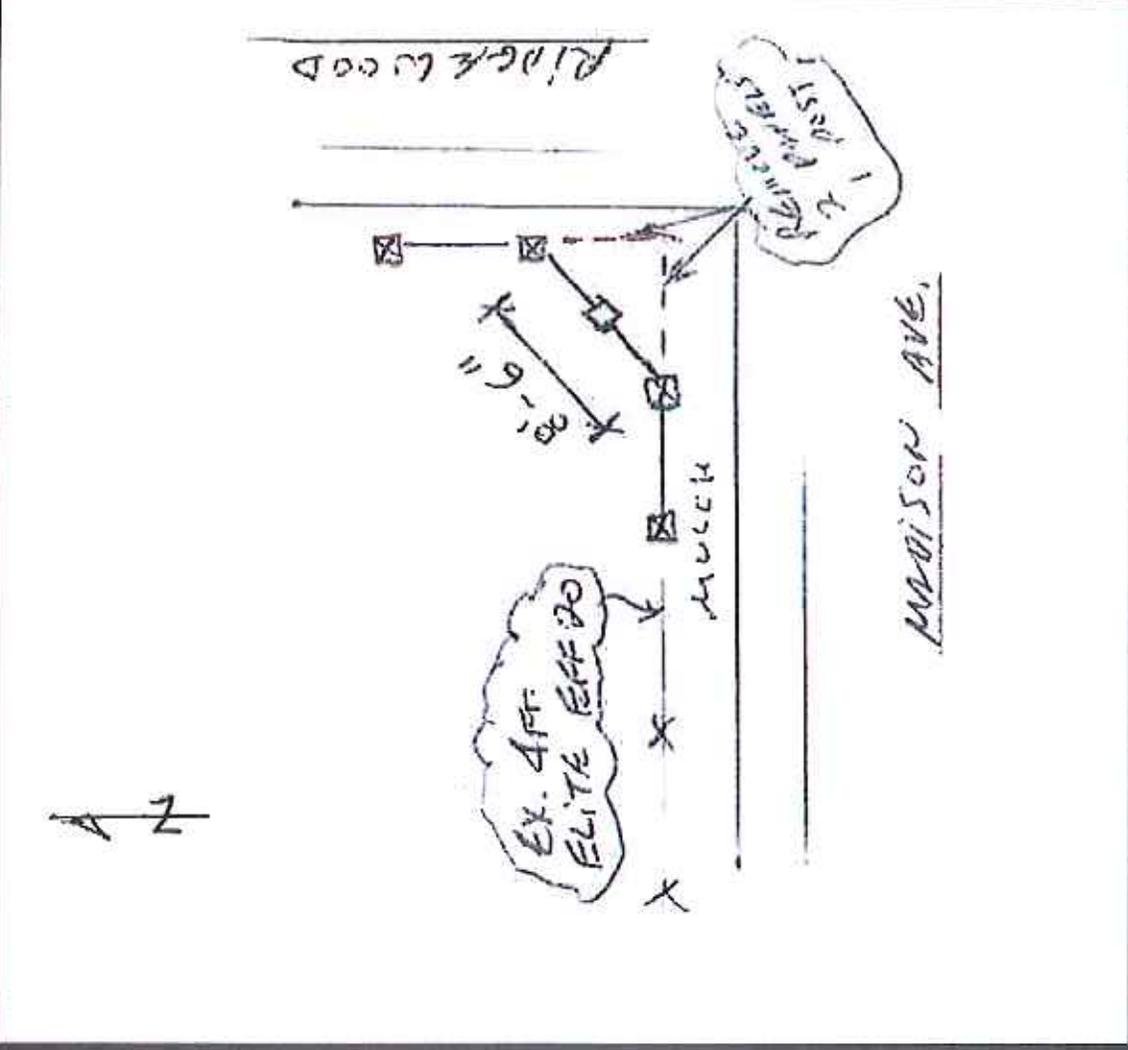
A single face sign mounted to a brick monument

1/4" thick x 3' x 5'

PHOTO: GUY ARCH. 2013



12400 Madison Ave



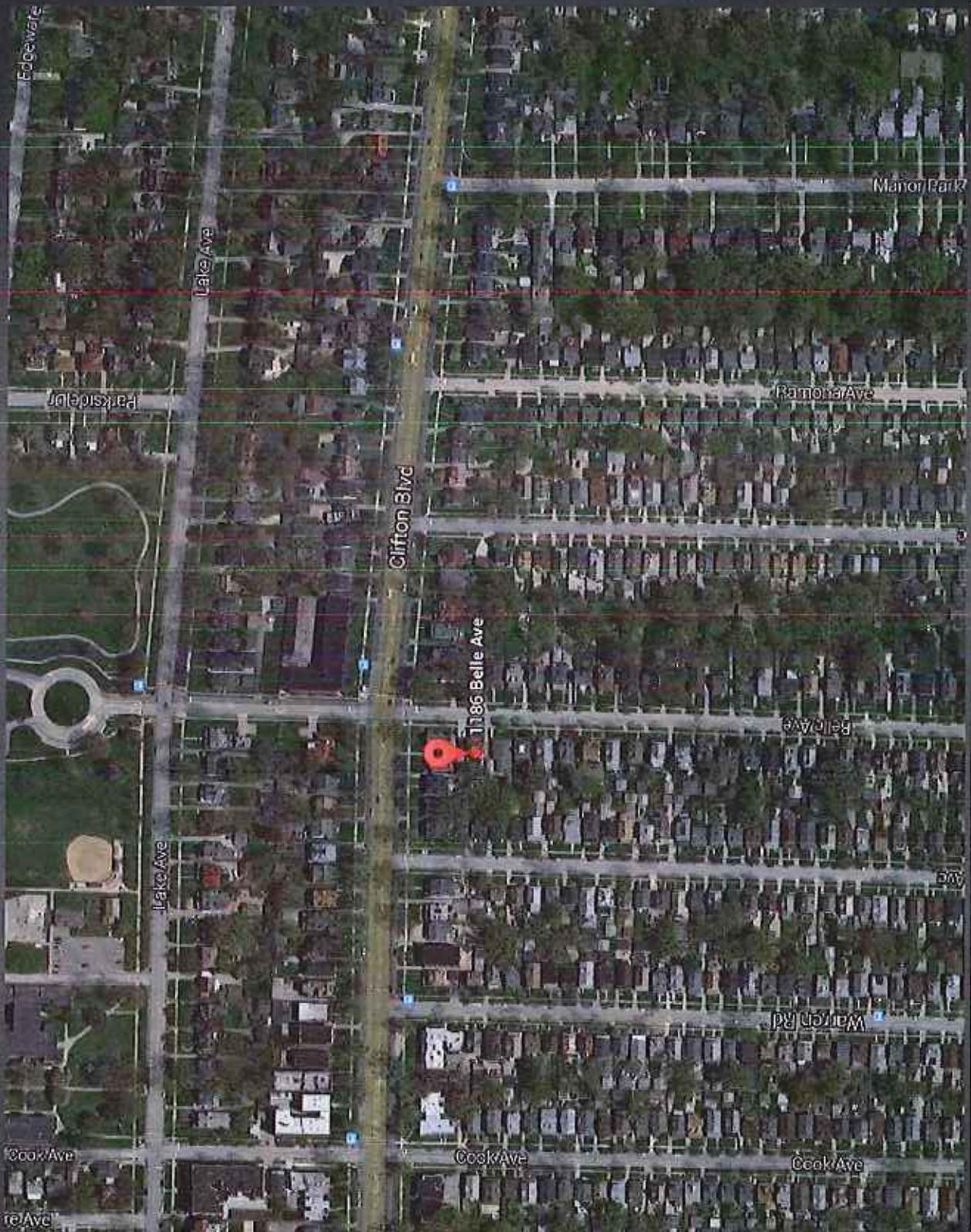
A Z

12400 Madison Ave



© 2008 Lakewood Ohio

1186 Belle



ALBE March 2013



LAKELWOOD
OHIO

1186 Belle

1186 Belle



1186 Belle

Aug. - March 2013

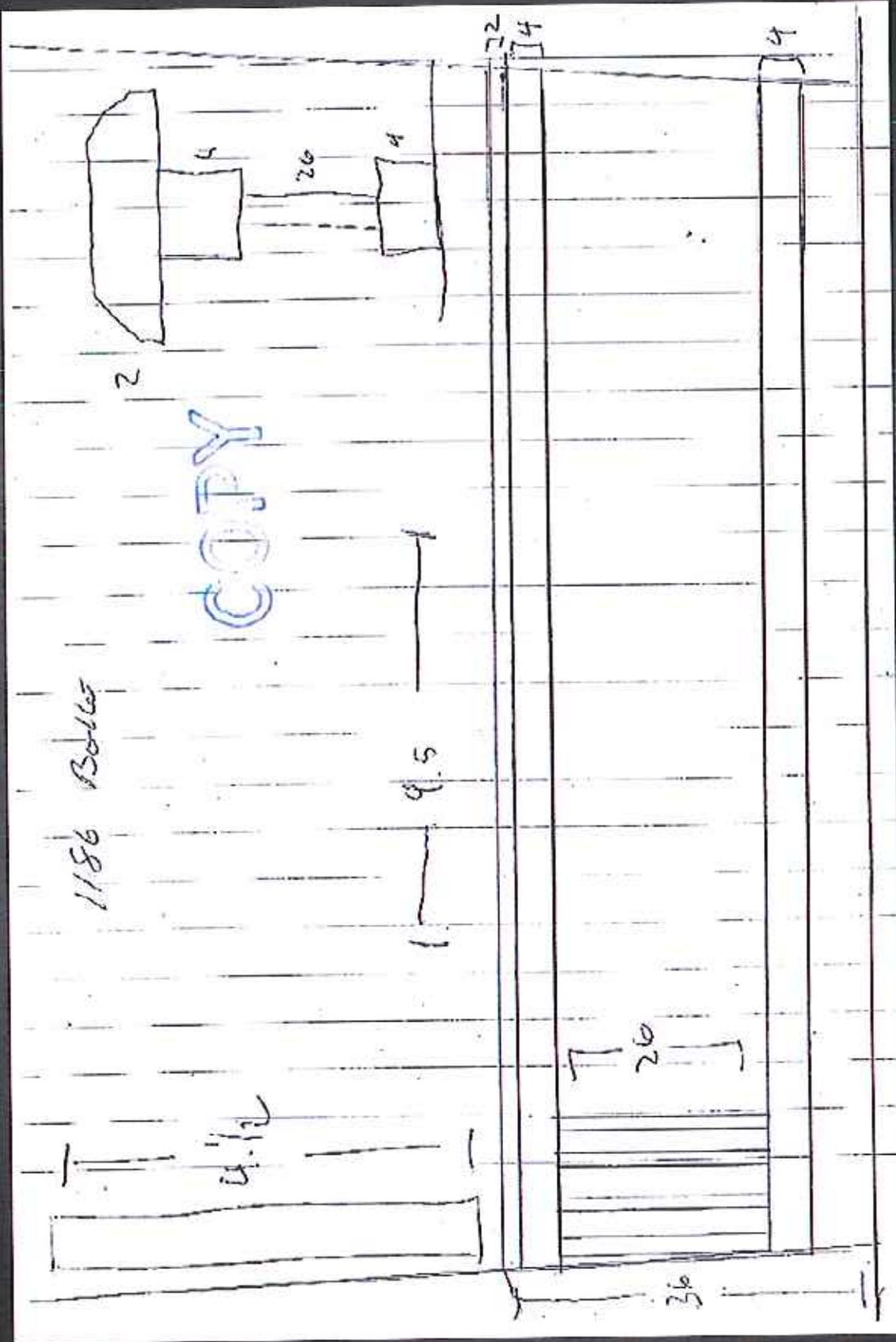




1186 Belle

ASK March 2016

LAKELAND
CHIC



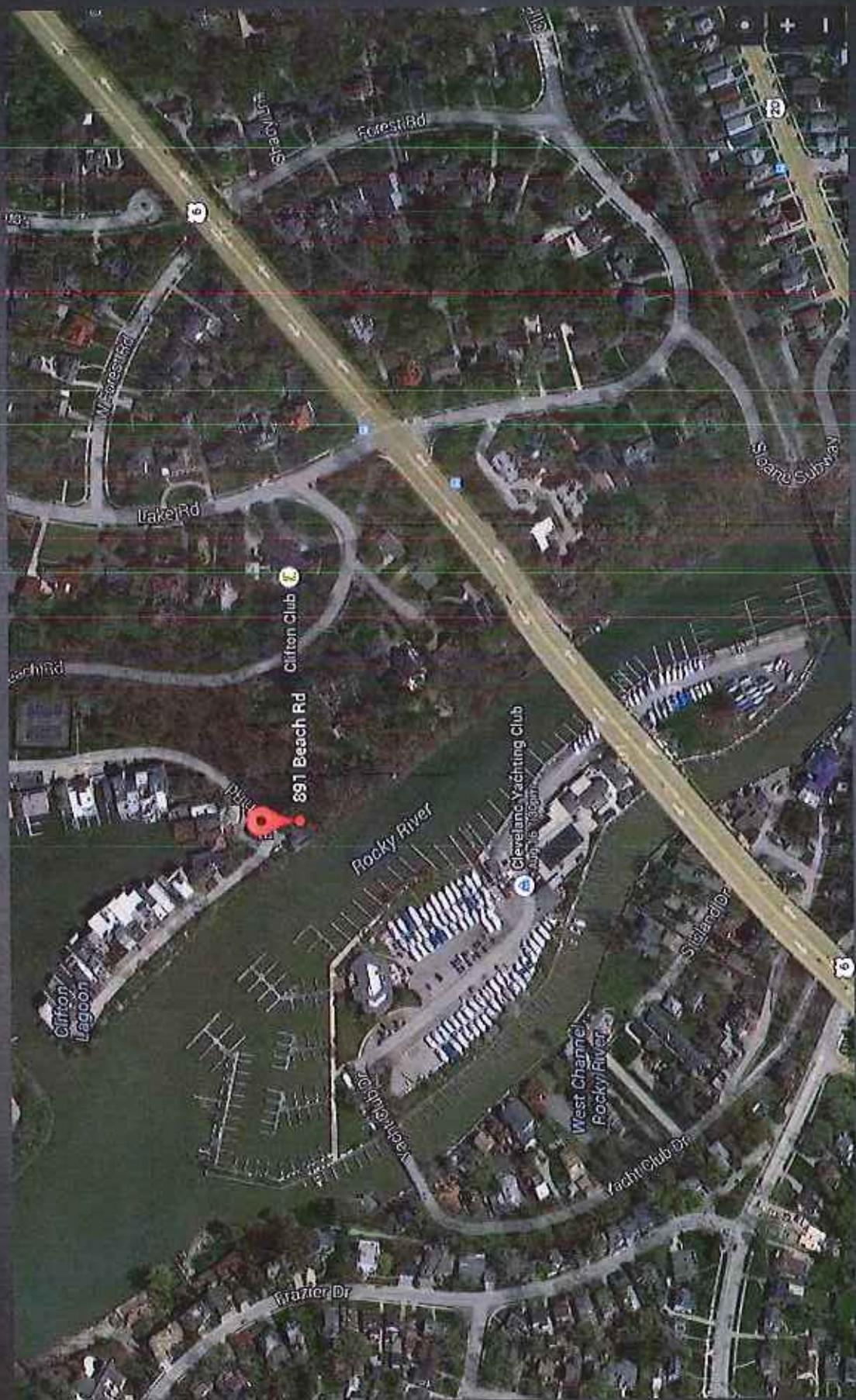
1186 Belle

COPY

1186 Belle



© 2014 Lakewood Ohio



© 2014 Mapbox



891 Beach



LAKELAND
OHIO

1158 W. Huron St. #14

891 Beach



Photo: March 2014

891 Beach

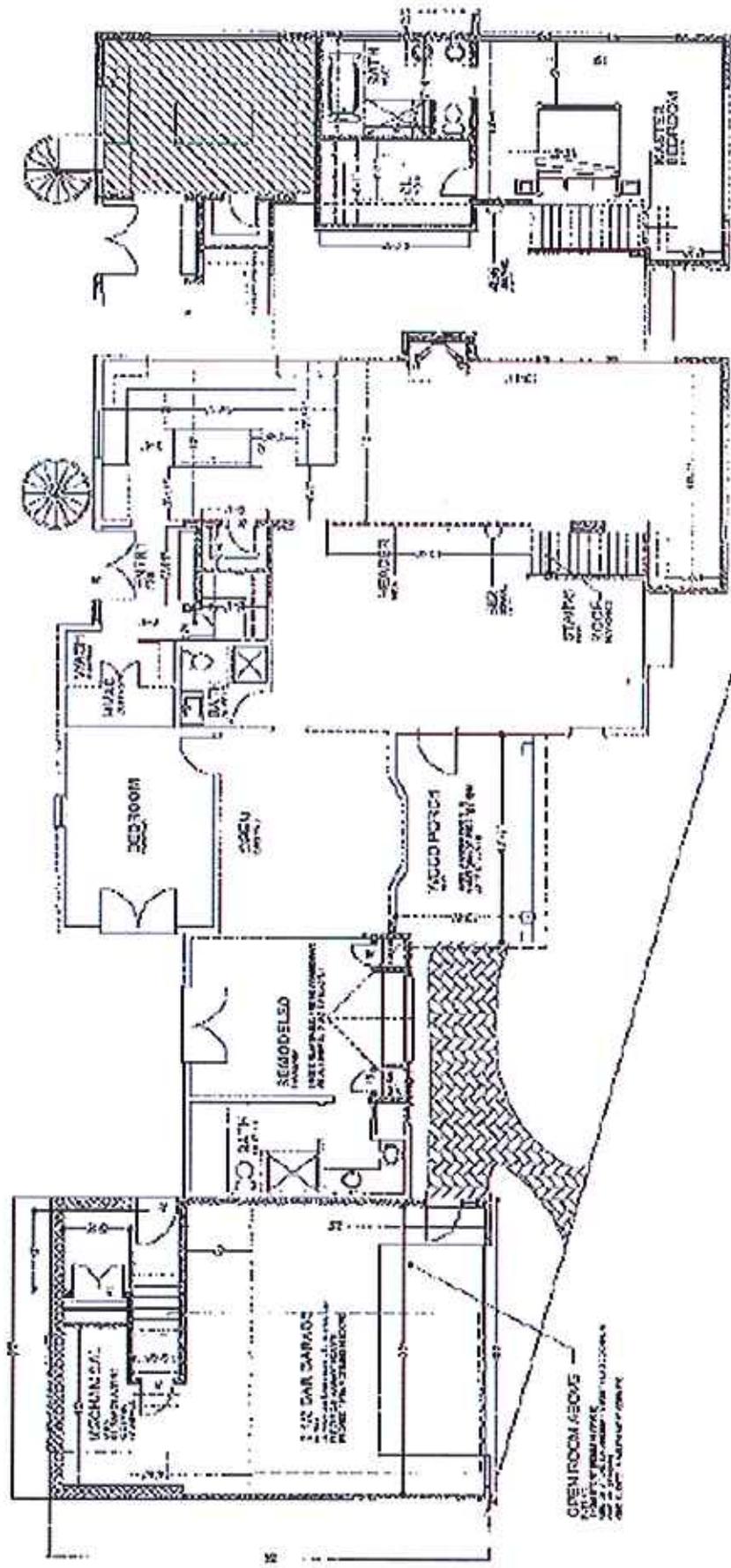




891 Beach

JOB: March 2018

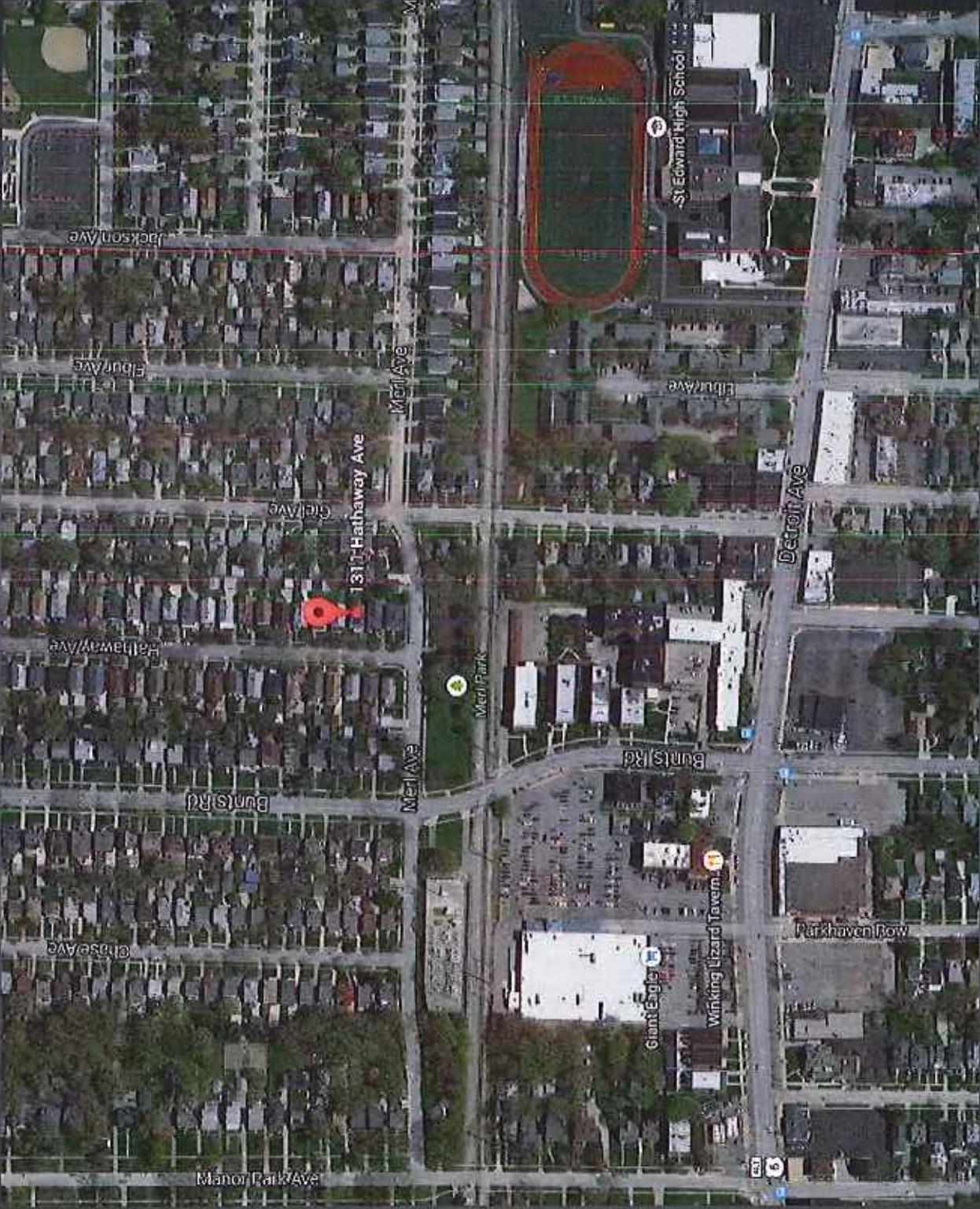
LAKELAND
CHICAGO



891 Beach



7881 Lakewood Blvd. S.W.



730 March 2014

1311 Hathaway





1311 Hathaway

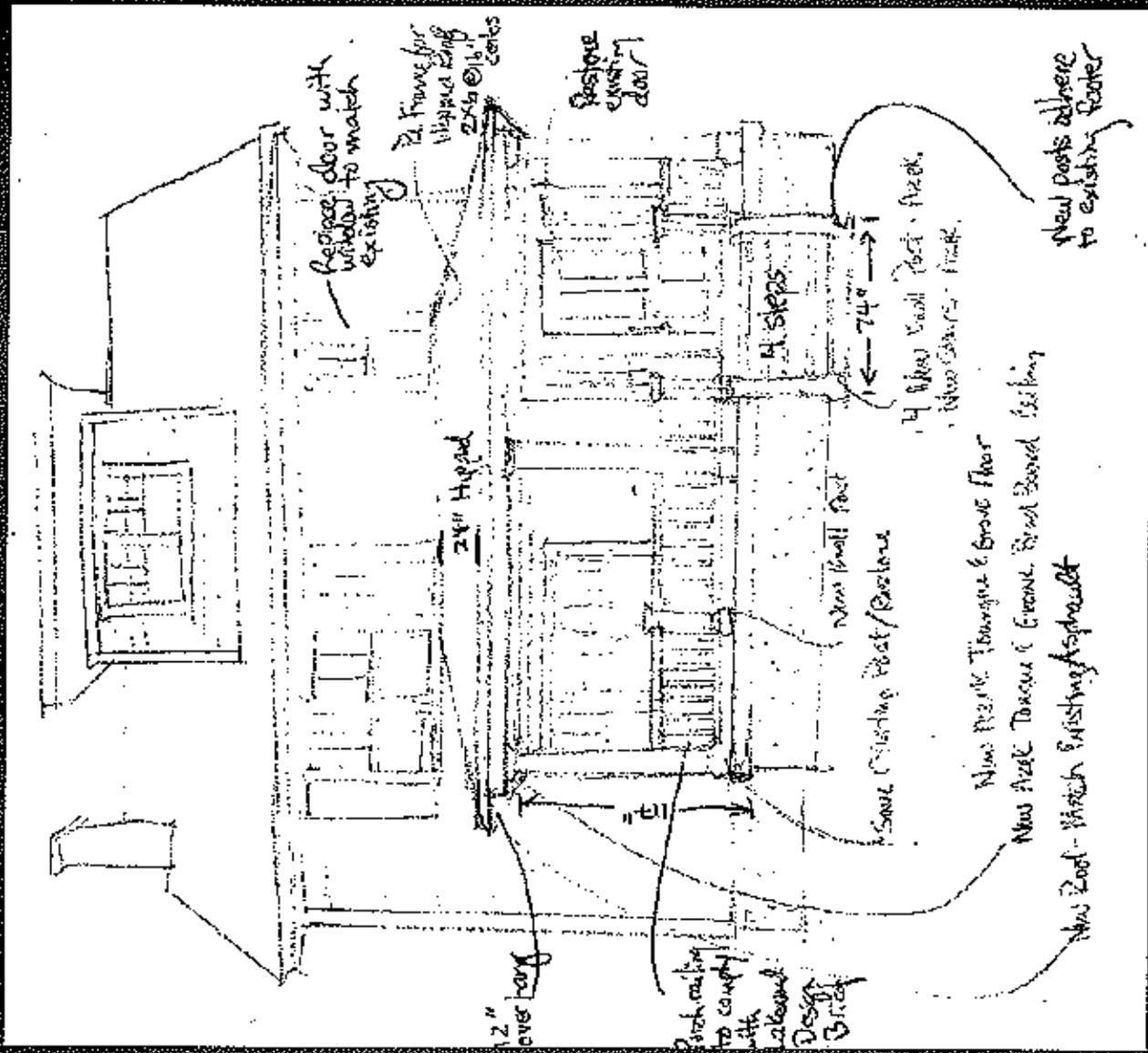
LAKELWOOD
CHIC

© 2011 Marcori, CO, LLC



June, March, 2011

1311 Hathaway



13111 Hathaway



2022 March 2011

Lakewood Design Brief: Porch Railings

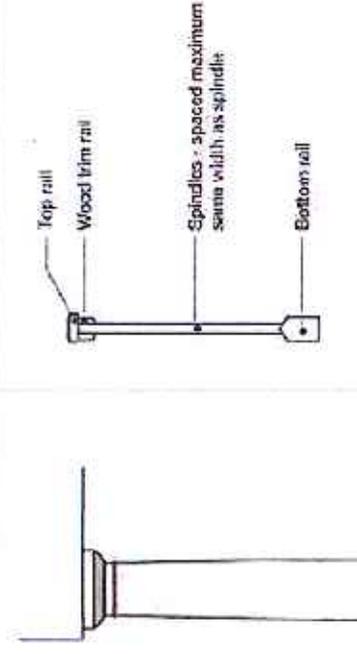
Before you start any work on your porch, please contact the City of Lakewood Building Department for permit and approval requirements. building@lakewoodco.net or 216.529.6630

Porch railings are important

The porch is often the most prominent part of the front of a Lakewood house, and railings create much of the design character of porches.

01 Anatomy of a Front Porch

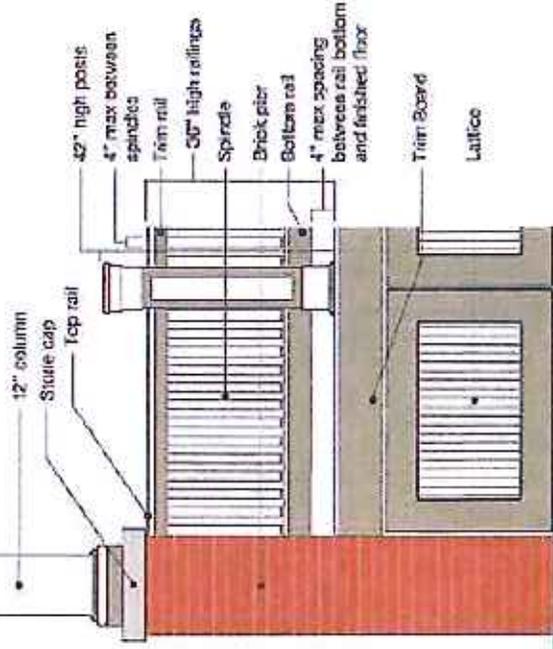
02 Anatomy of a Porch Rail

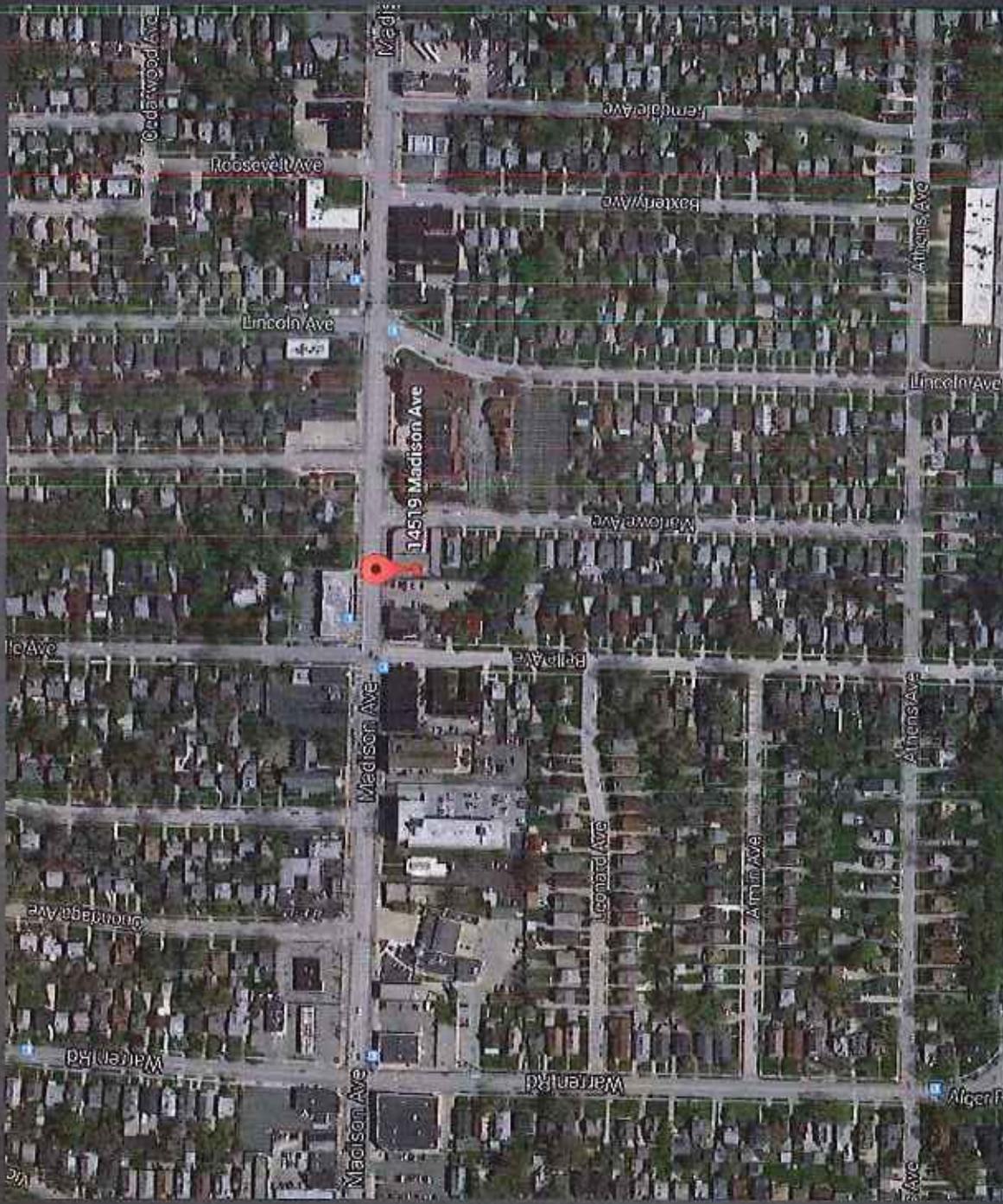


Repairing an Original Railing

Original Lakewood railings are old growth wood, which makes them more durable than the wood bought today. Original railings can be tightened and/or stripped of peeling paint. Replacement pieces can be made, and epoxy fillers – which can be sanded and painted – will repair damaged wood.

Remember: if you tear off an original porch railing, the building code requires that the replacement must be 36 inches above the porch floor on the first floor and 36 inches above the porch floor with 42 inch high posts on the second floor, which looks out of scale on Lakewood homes. Original Lakewood front porch railings were often in the 26- to 32-inch height range. Very often the porch rail is the same height above the porch





ASR, March 2011



14519 Madison Ave



14519 Madison Ave

1000 March 2011

LAKELWOOD
OHIO



14519 Madison Ave

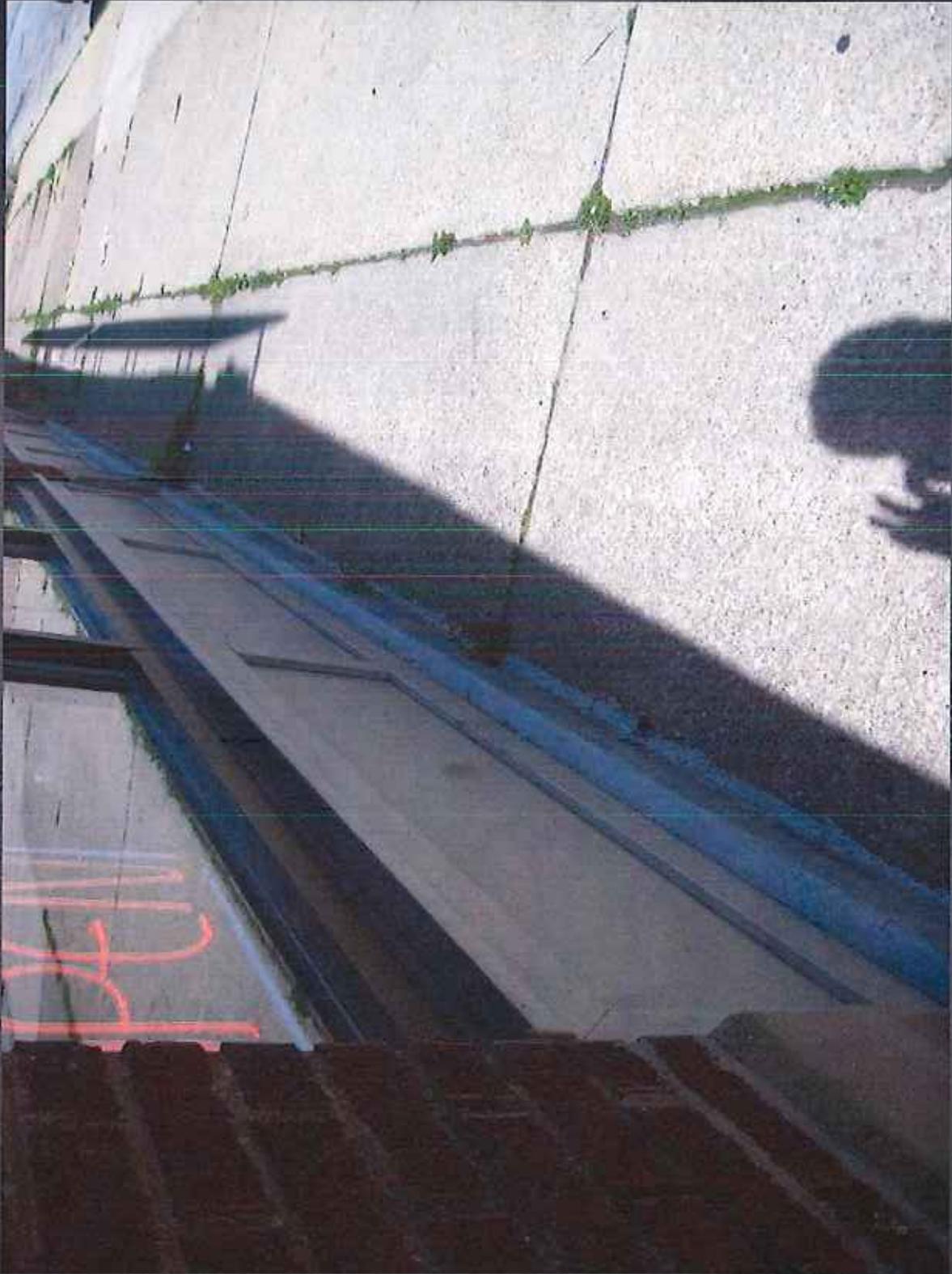
14519 Madison Ave



14519 Madison Ave

LAKELWOOD
OHIO

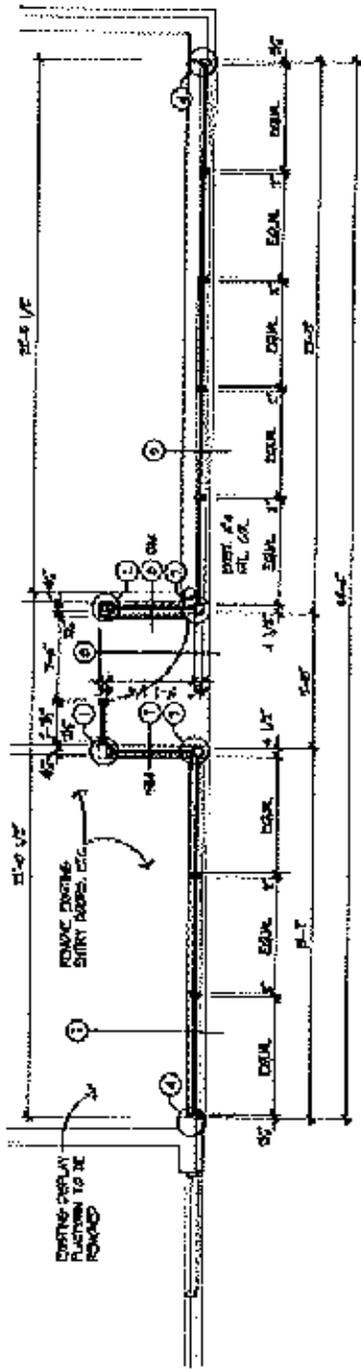
REB March 2014



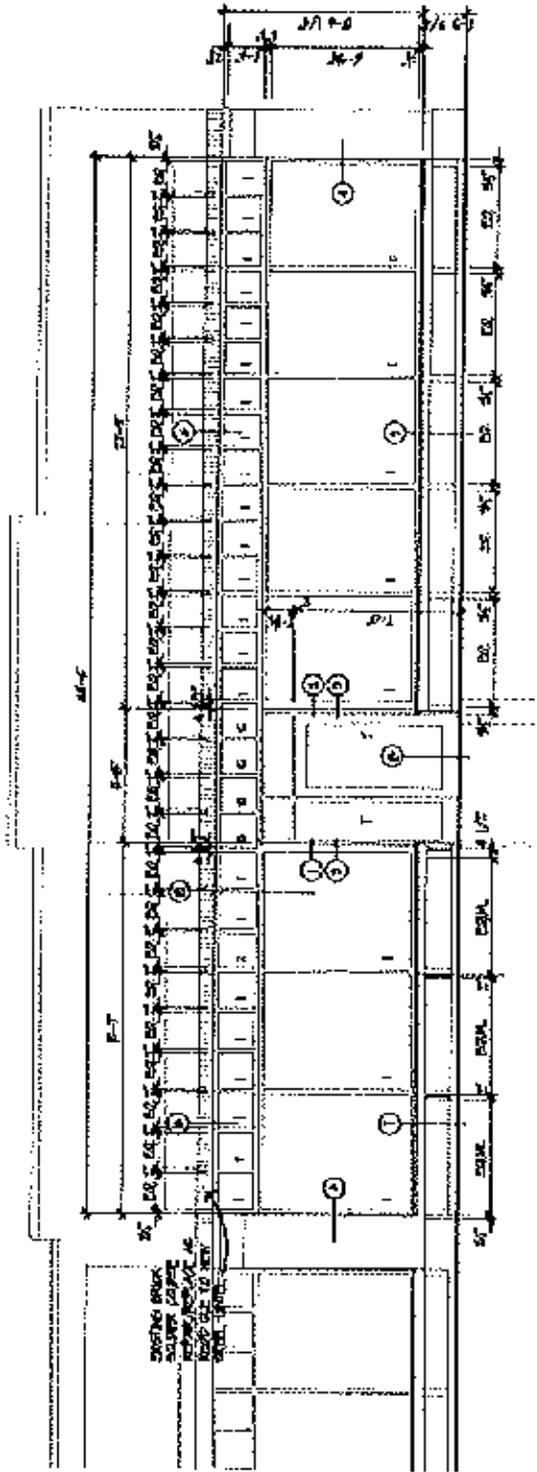
14519 Madison Ave

ABS March 2014





ALUMINUM STOREFRONT FLOOR PLAN
SCALE 1/4" = 1'-0"

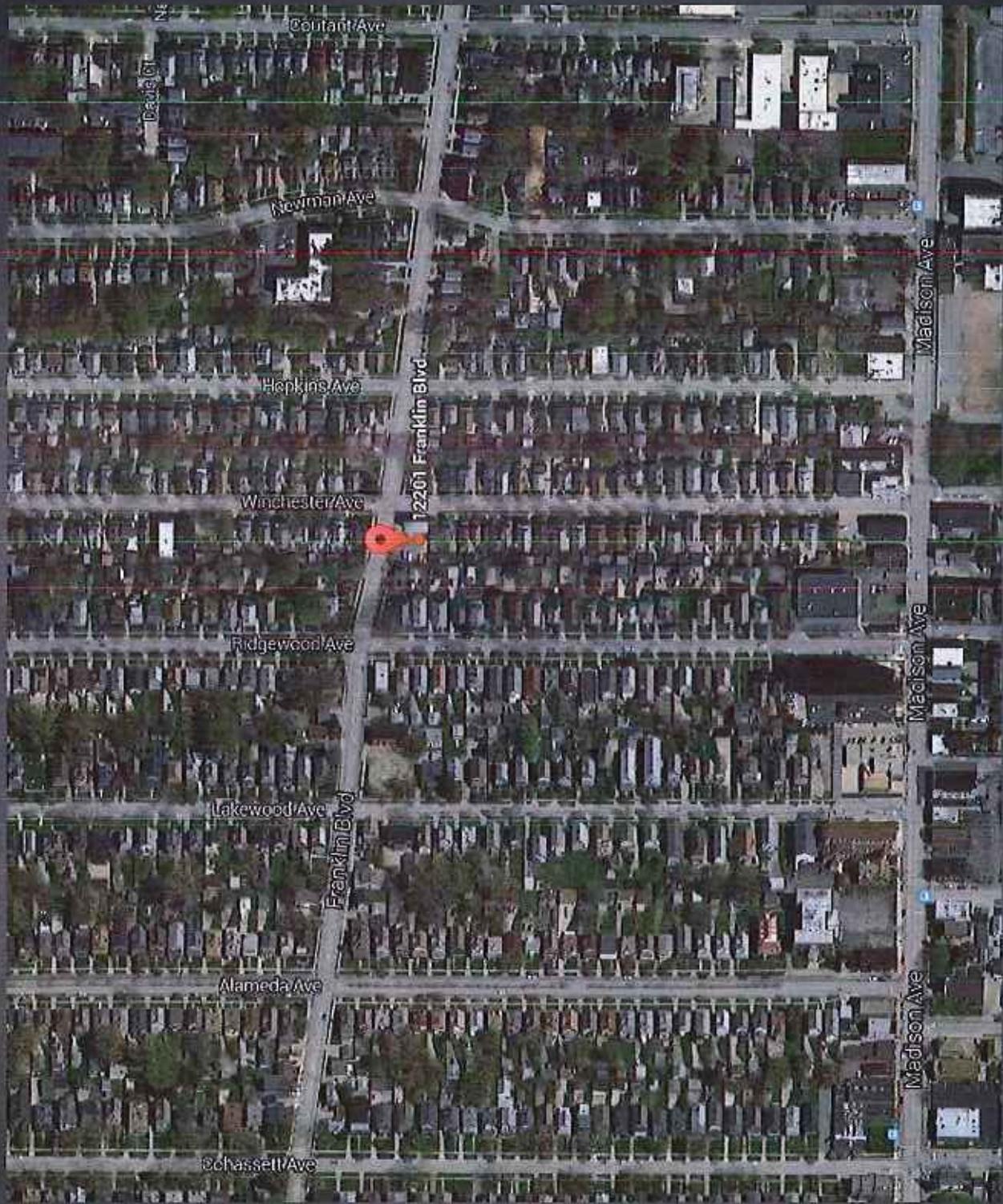


ALUMINUM STOREFRONT ELEVATIONS
SCALE 1/4" = 1'-0"



© 2012 Lakewood Ohio

14519 Madison Ave



FILE: 6/5/2014



12201 Franklin Blvd



12201 Franklin Blvd



© 2011 Laywood Chio



12201 Franklin Blvd

LAKELWOOD
OHIO

PHOTO: MURRAY, 2015



ASB March 2014

12201 Franklin Blvd



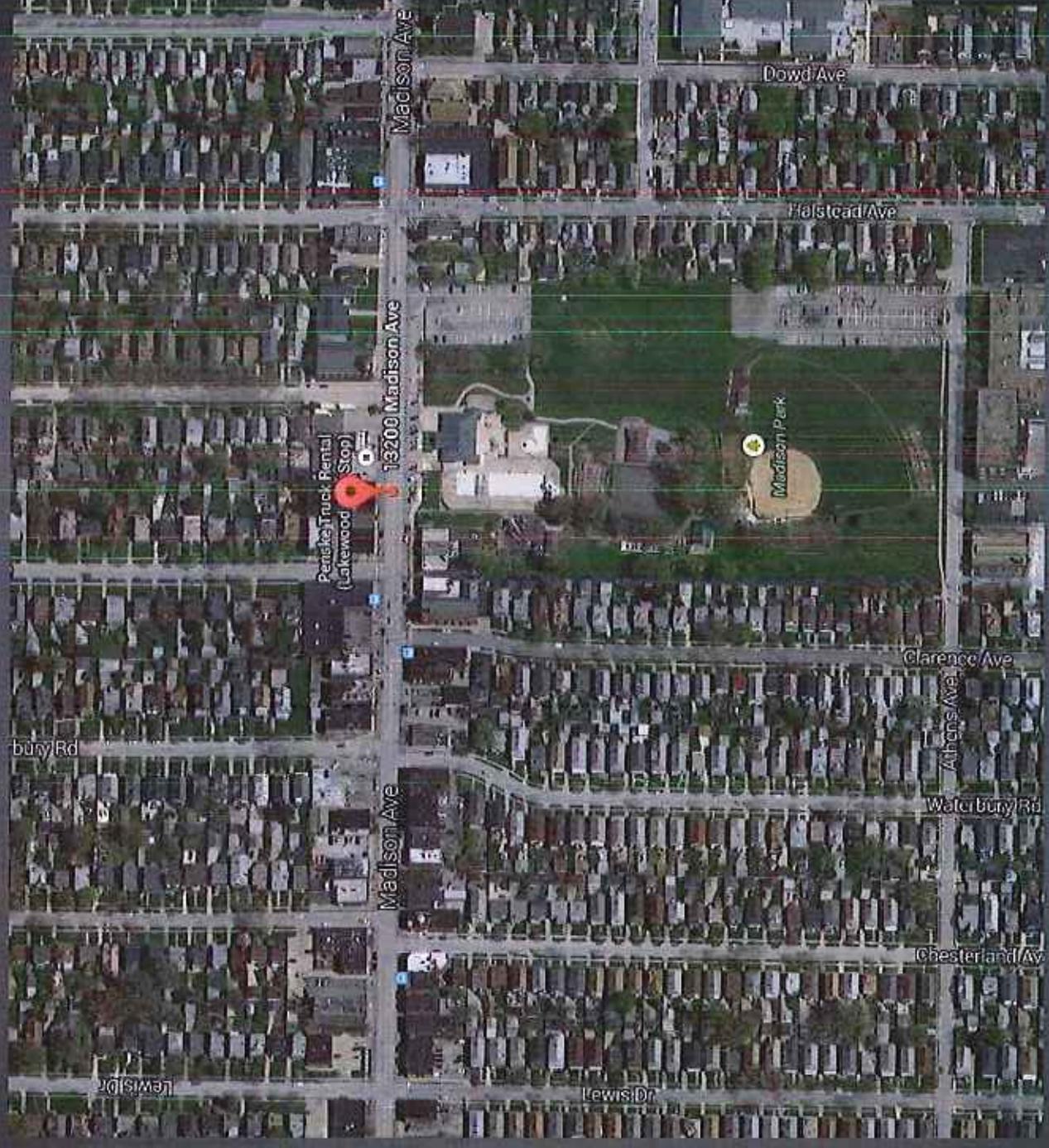


12201 Franklin Blvd



ABC March 2011

13200 Madison Ave



ABS March 2014





13200 Madison Ave

LAKELWOOD
OHIO

Assoc. March 1, 2011



13200 Madison Ave



7185 Aurora 2014



13200 Madison Ave

LAKELAND
CHICAGO

13200 Madison Ave, Chicago, IL 60641



13200 Madison Ave



13200 Madison Ave, 1011



13200 Madison Ave

LAYLEWOOD
CHIO

OSP March 2014



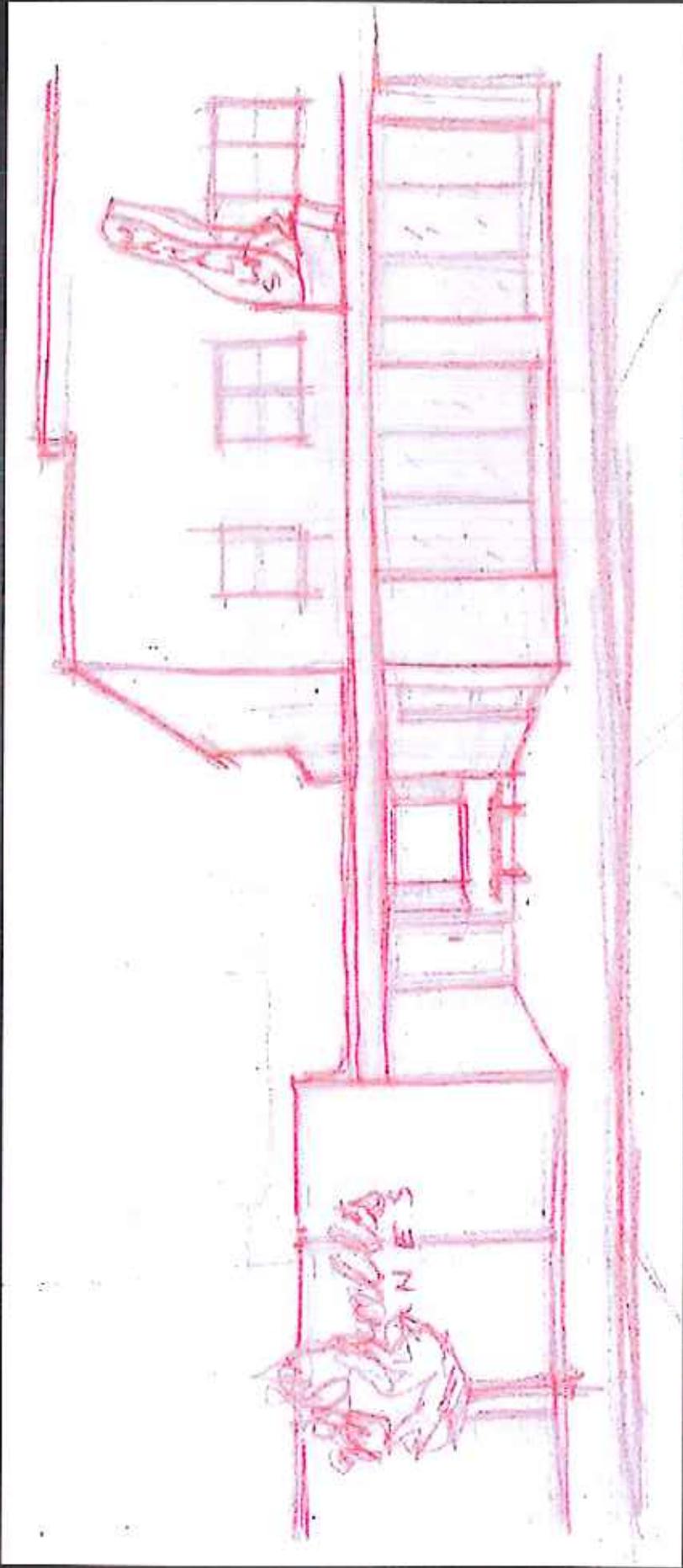
2011 March 30, 1

13200 Madison Ave



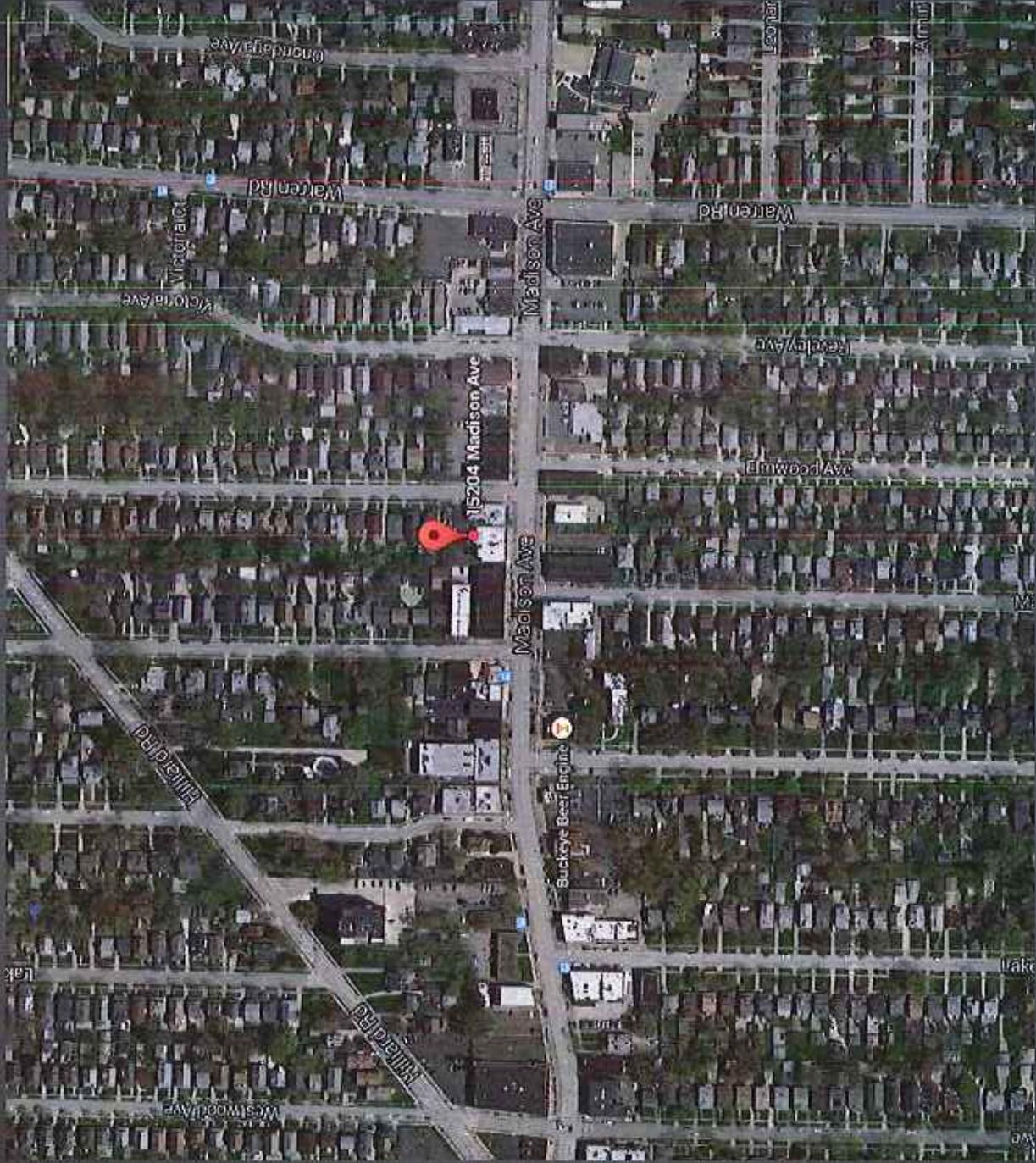
JEB Macco, 3011

13200 Madison Ave



ARE: March 2014

13200 Madison Ave



© 2018 Earthstar, LLC

15204 Madison Ave





PH: March, 2014

15204 Madison Ave



15204 Madison Ave



© 2013 March 2013



15204 Madison Ave



Aug 11th 2014



15204 Madison Ave

LAKELWOOD
OHIO

FLORIDA MARCH 2014



15204 Madison Ave

LAKELWOOD
OHIO

REB, INC., 2015



15204 Madison Ave



APR. March, 2014

NEW SIGNAGE



NEW AWNING



NEW WINDOW
SYSTEM



PAINT EXISTING TRIM
AND DOORS



EXISTING STOREFRONT

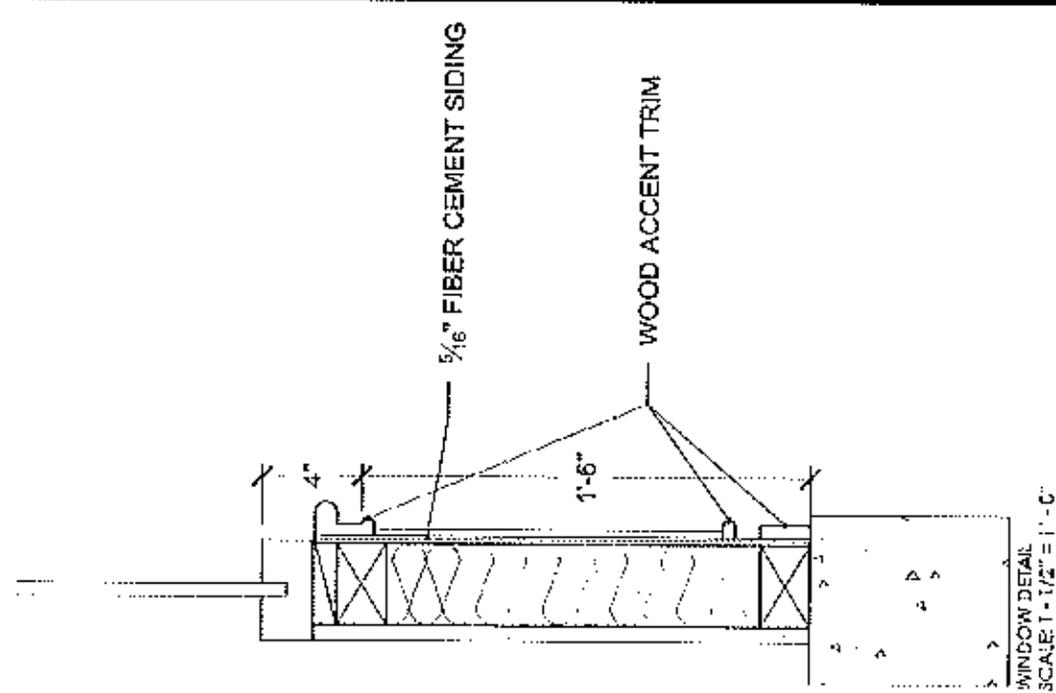
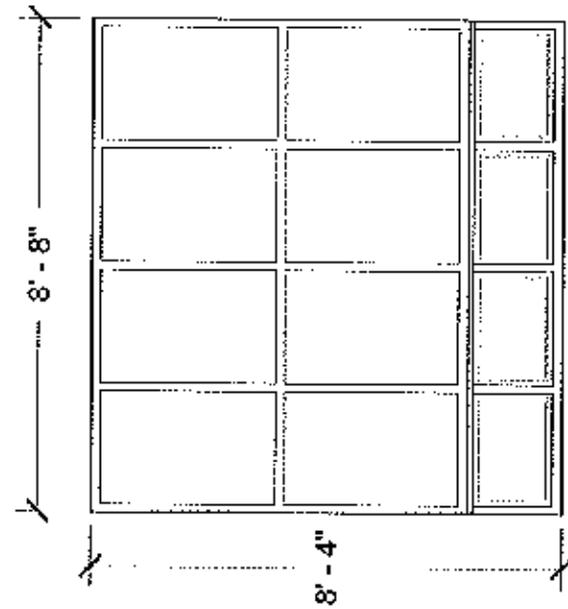
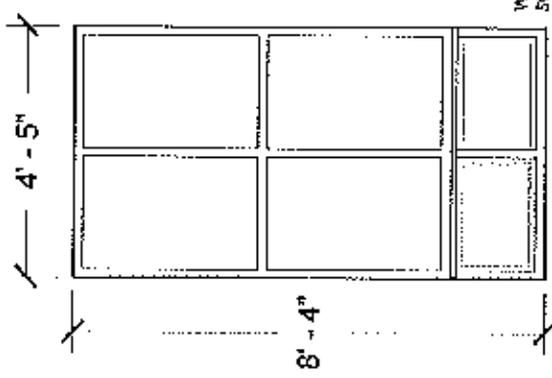


PROPOSED STOREFRONT RENOVATION



1822 March 2014

15204 Madison Ave



2023-05-11-11

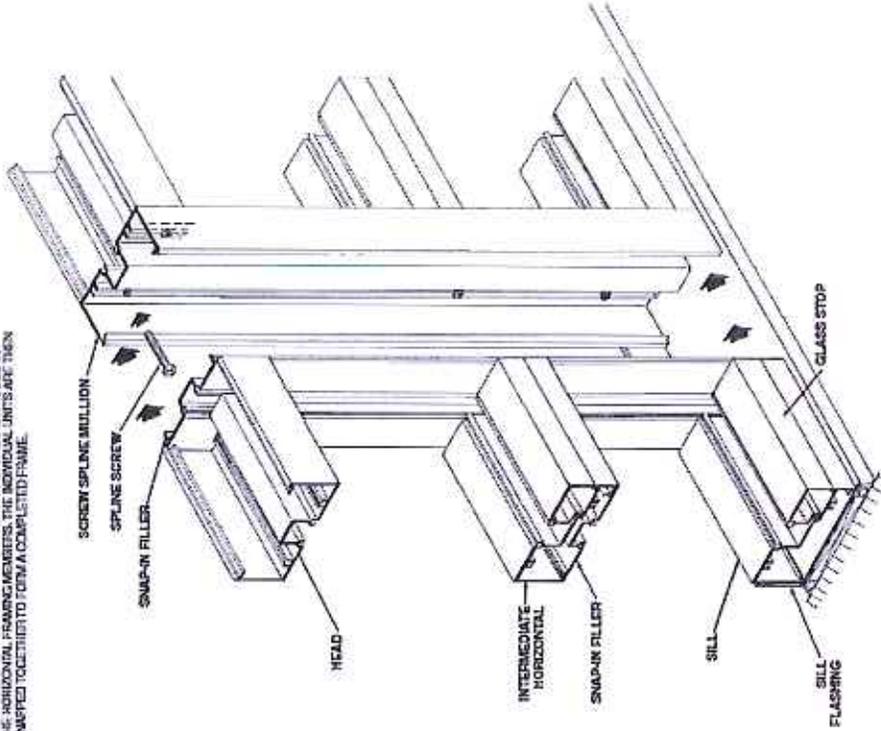
15204 Madison Ave

TRIFAB® 400

PICTORIAL VIEW (SCREW SPLINE ASSEMBLY)

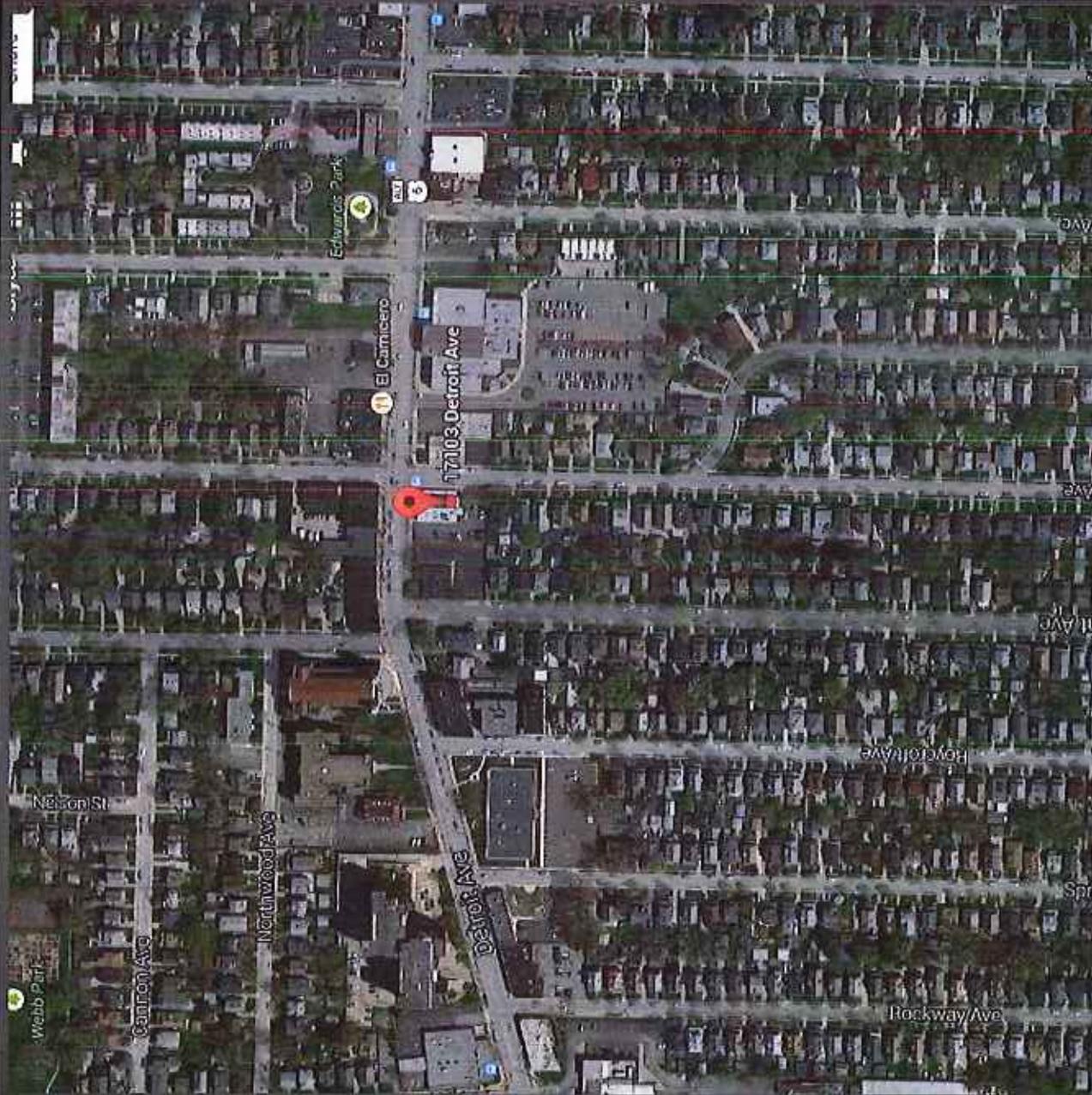
OCTOBER, 2010
EC 97911-02

THE SPLIT VERTICAL IN THE SCREW SPLINE SYSTEM ALLOWS A FRAME TO BE INSTALLED FROM UNFINISHED ASSEMBLIES. SCREWS ARE DRIVEN THROUGH THE BACK OF THE VERTICALS INTO SPLINES EXTENDED IN THE HORIZONTAL FRAMING MEMBERS. THE INDIVIDUAL UNITS ARE THEN SNAPPED TOGETHER TO FORM A COMPLETED FRAME.



15204 Madison Ave

15204 Madison Ave



17103 Detroit Ave

© 2014 Google





17103 Detroit Ave

133 March 2011





1600 March, 2014

17103 Detroit Ave

LAKWOOD
OHIO



17103 Detroit Ave



AGB March 2014



11/13/2014

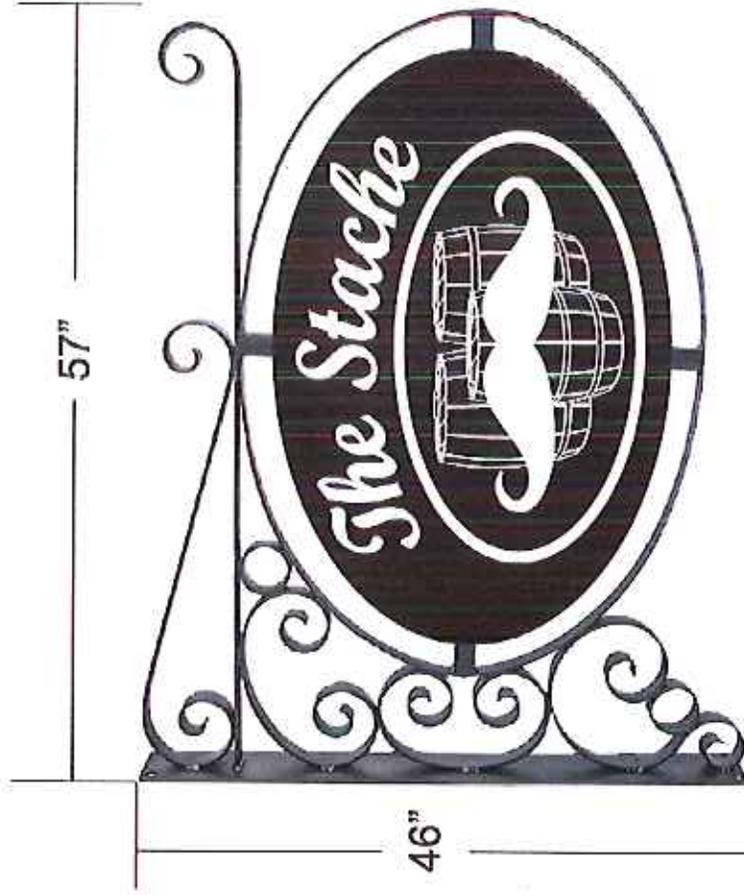


17103 Detroit Ave

Projecting Blade Sign on Detroit

Sign A

46" x 57" 1" steel bracket with 30" x 48" - 1" thick PVC insert with graphics printed on 2 sides using UV cured latex inks. Mounted on wall using tap-cons



28045 Ranney Pkwy., Unit F
Westlake, OH 44145
440-835-6700
kurt@allkindsofsigns.net
allkindsofsigns.net

SCALE: 1" = 1'0"

LAKELWOOD
OHIO

12.8.11

17103 Detroit Ave

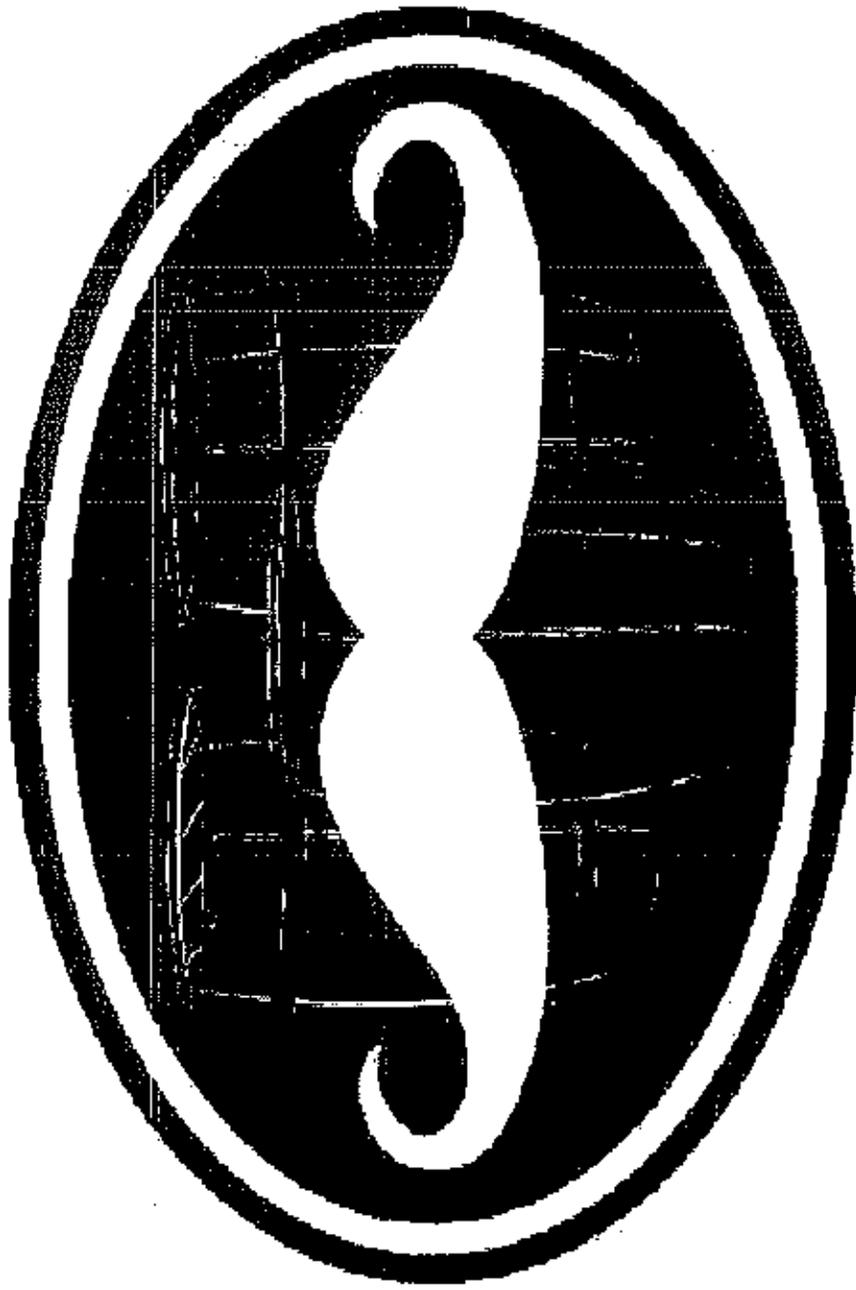


0188 - March 2014

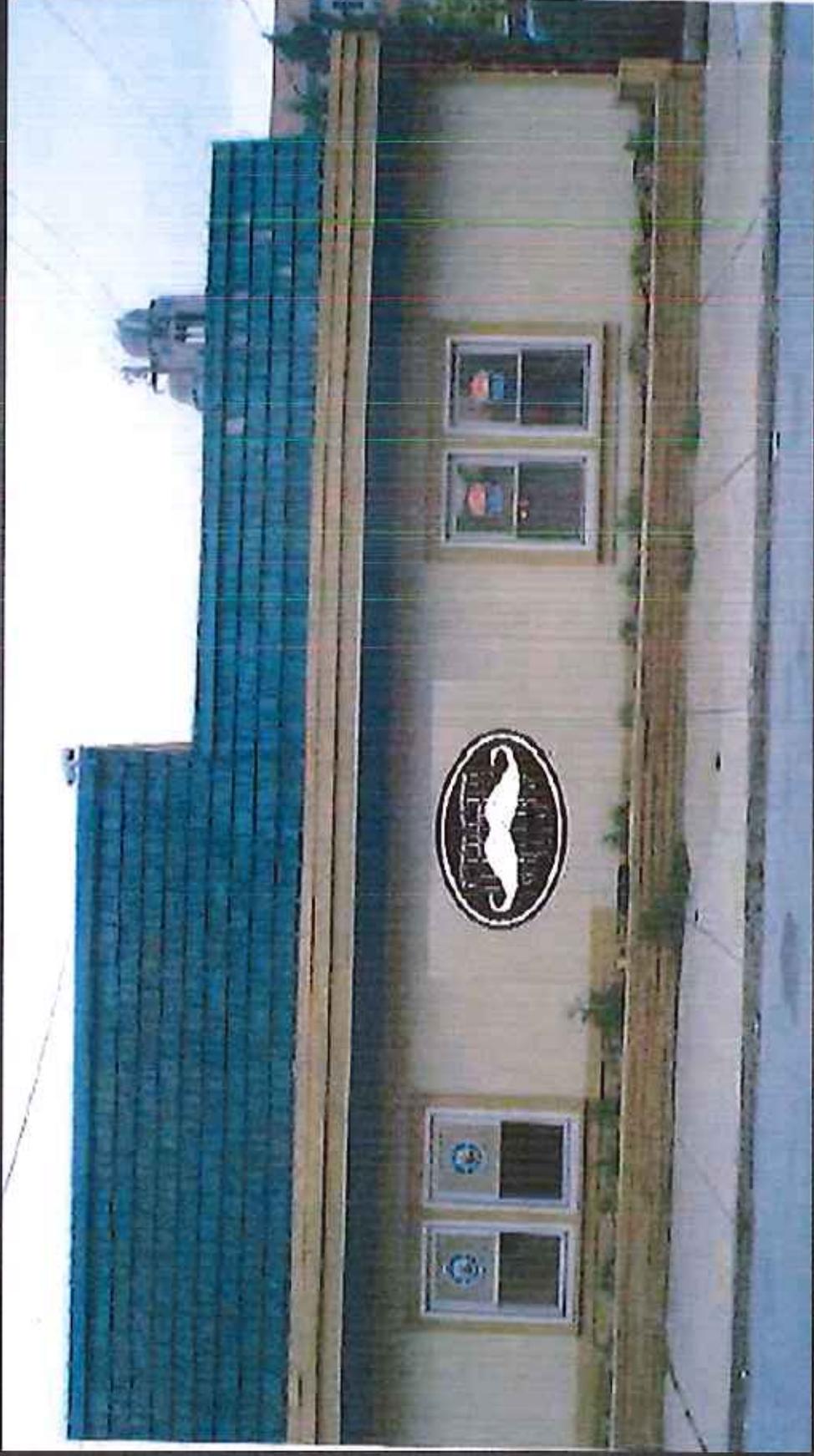
17103 Detroit Ave

48"

48"



17103 Detroit Ave



17103 Detroit Ave

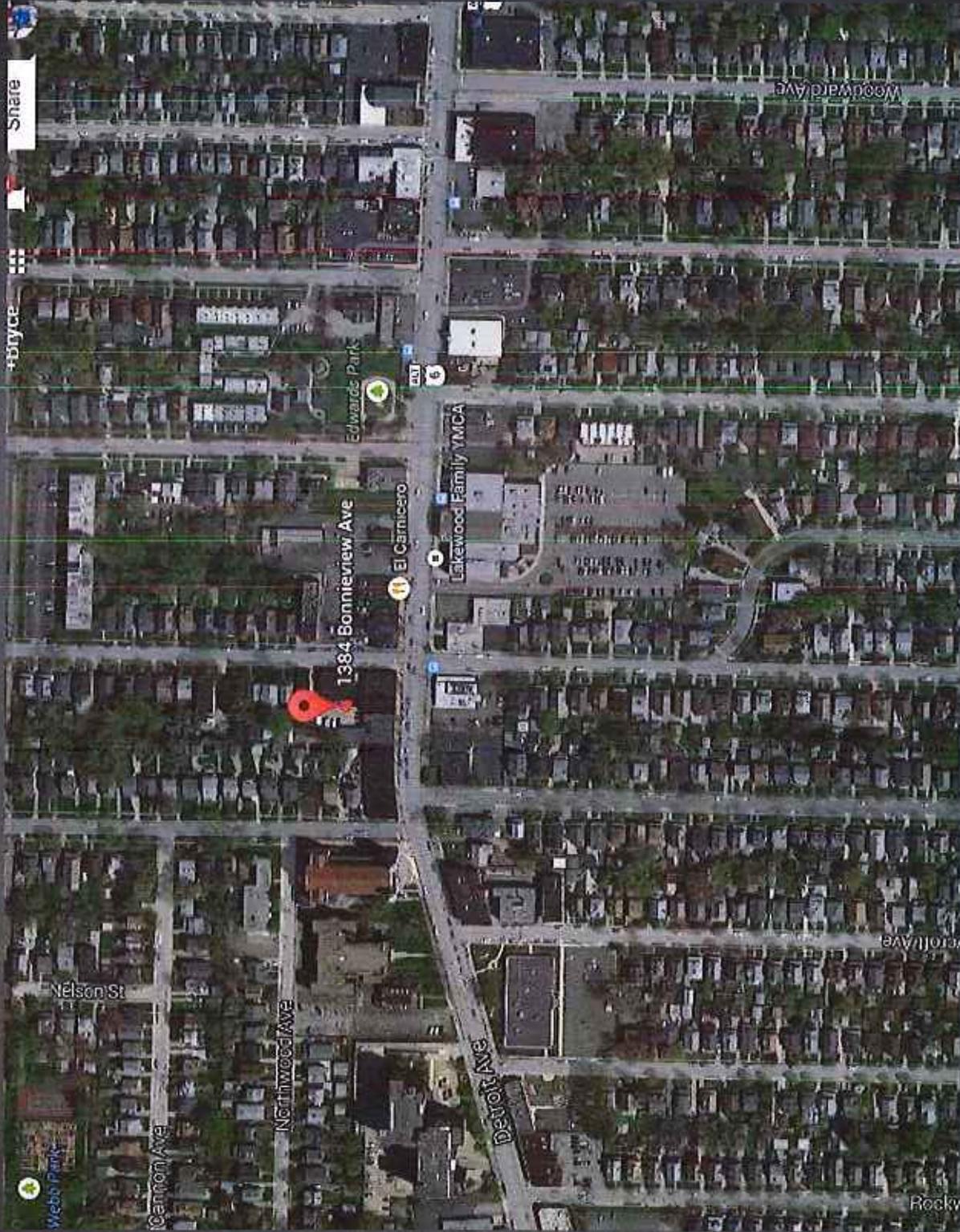
LAWWOOD
OHIO

ASB March 2014



JAC March 2014

17103 Detroit Ave



1384 Bonnieview



© 2018 Mapbox

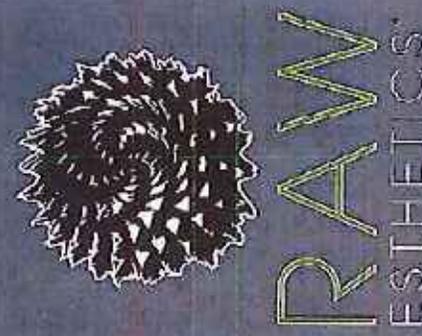




1384 Bonnieview

1384 Bonnieview 0514

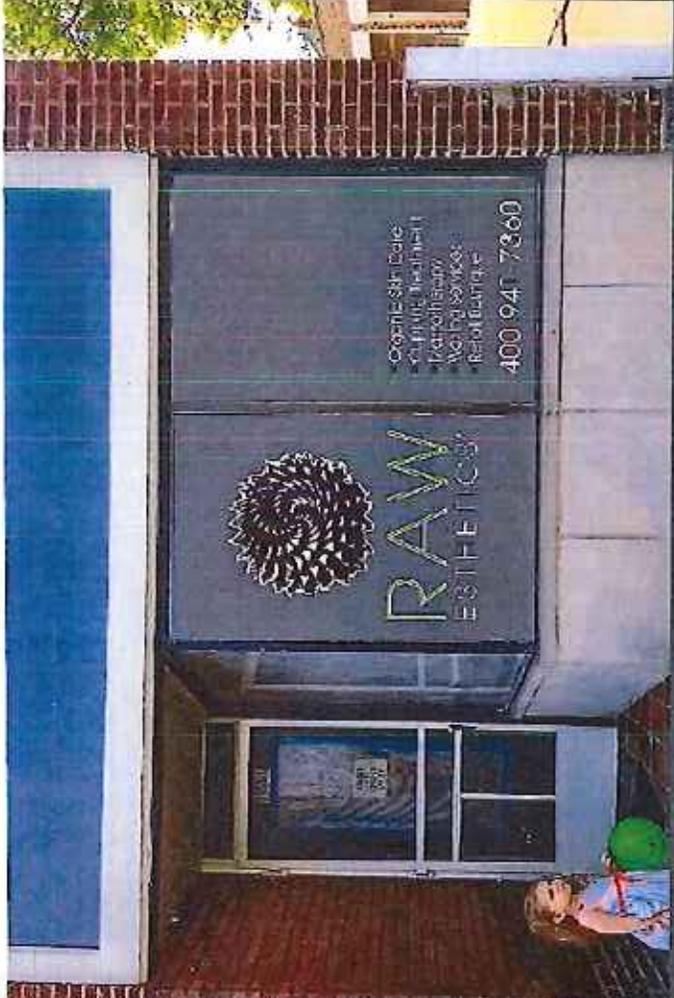
LAKELAND
OHIO

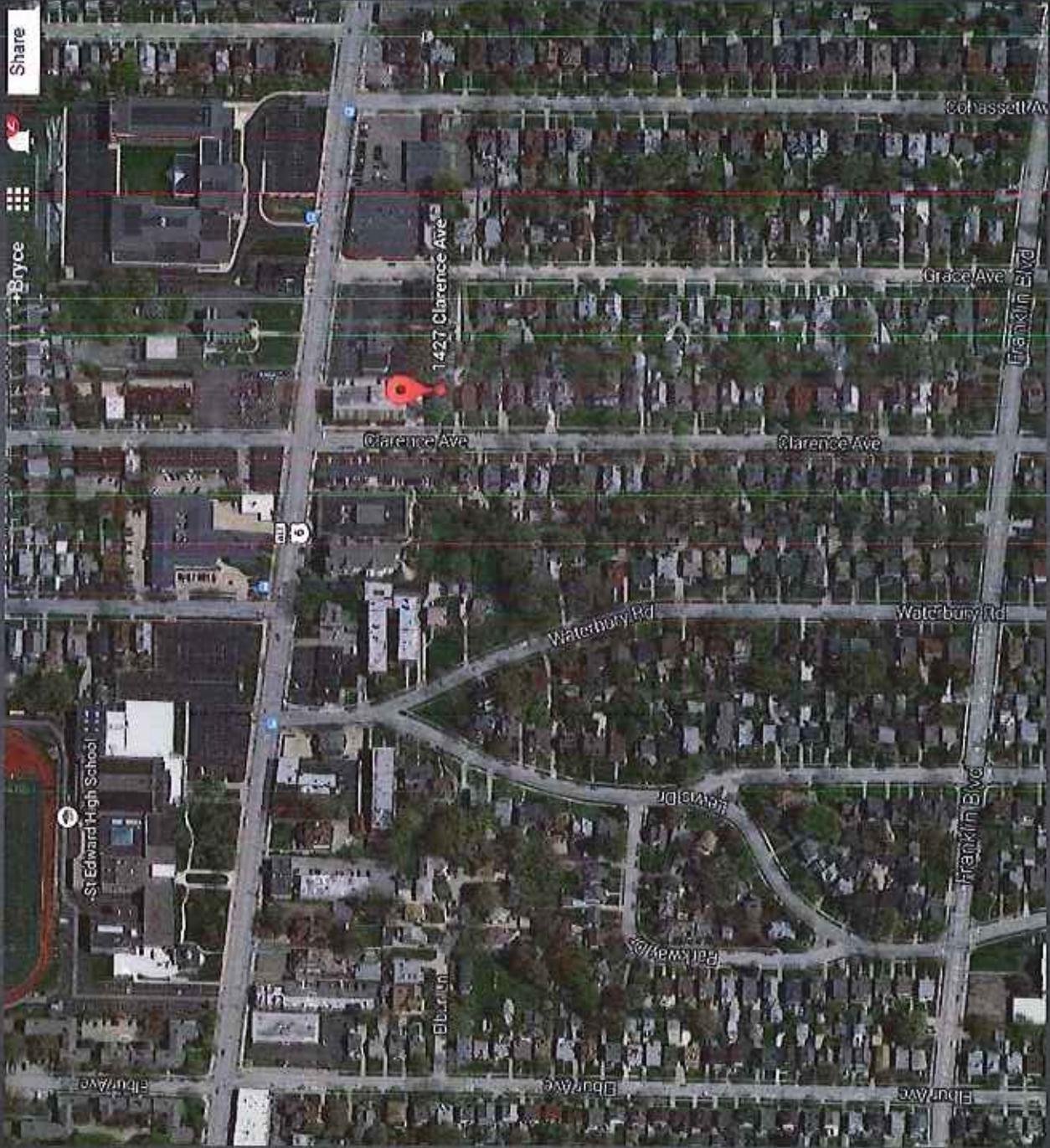


- Organic Skin Care
- Cupping Treatment
- Massage Therapy
- Waxing Services
- Retail Boutique

400-941-7360

8.5' x 10' x 8' 1/2"
27" dia.
1 1/2" x 36" w
3.75" x 36"





1427 Clarence



© 2014 Lakewood



1427 Clarence



1000 March 2011



1427 Clarence



ALB. MARCH, 2014



03/26 March 2024

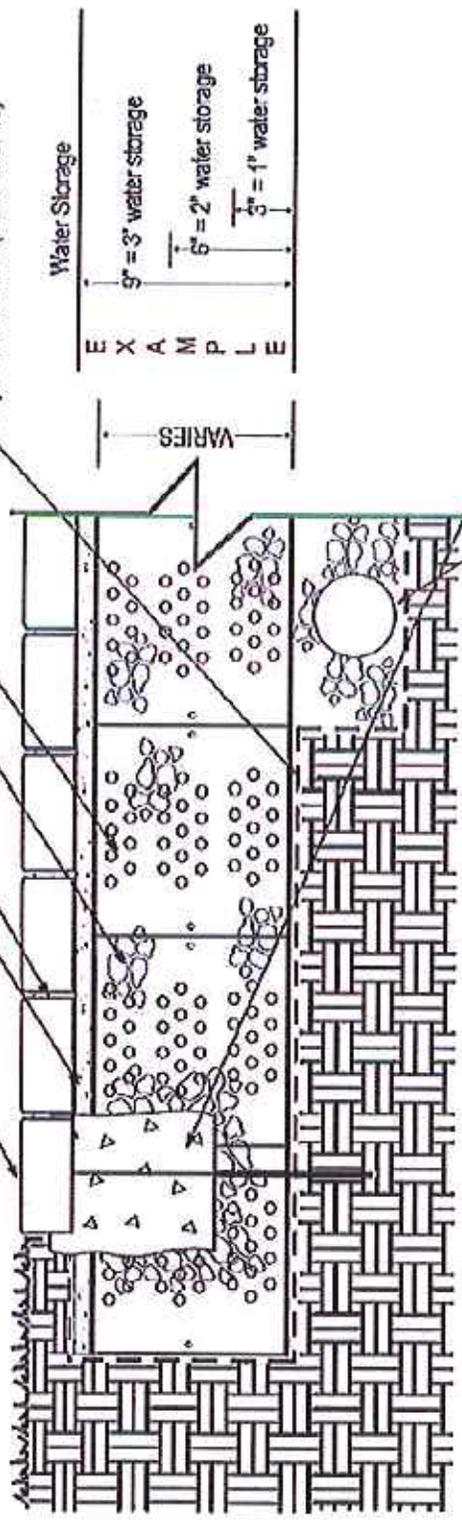


1427 Clarence

POROUS PAVER WITH CELL-TEK

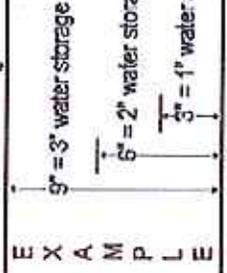
- UNILOCK Porous Paver
- Setting Bed 1" to 2" (1/4" clean angular)
- Joint fill 1/8" clean stone
- Base fill in Cell-Tek angular (3/4" to 1" clean)
 - 3" = 8,000 lb. (axle loads: 18kN)
 - 4" = H10 Loading 40,000 lb. (axle loads: 75kN)
 - 5" = H20 Loading 80,000 lb. (axle loads: 145kN)
 - 8" = 100,000 lb. plus

Layer of Geotextile (SF20 or SF40)



VARIES

Water Storage



Edging: 6" to 8" of concrete inside
 Cell-Tek with border brick inset in concrete.
 Install rebar for reinforcement and lateral movement.

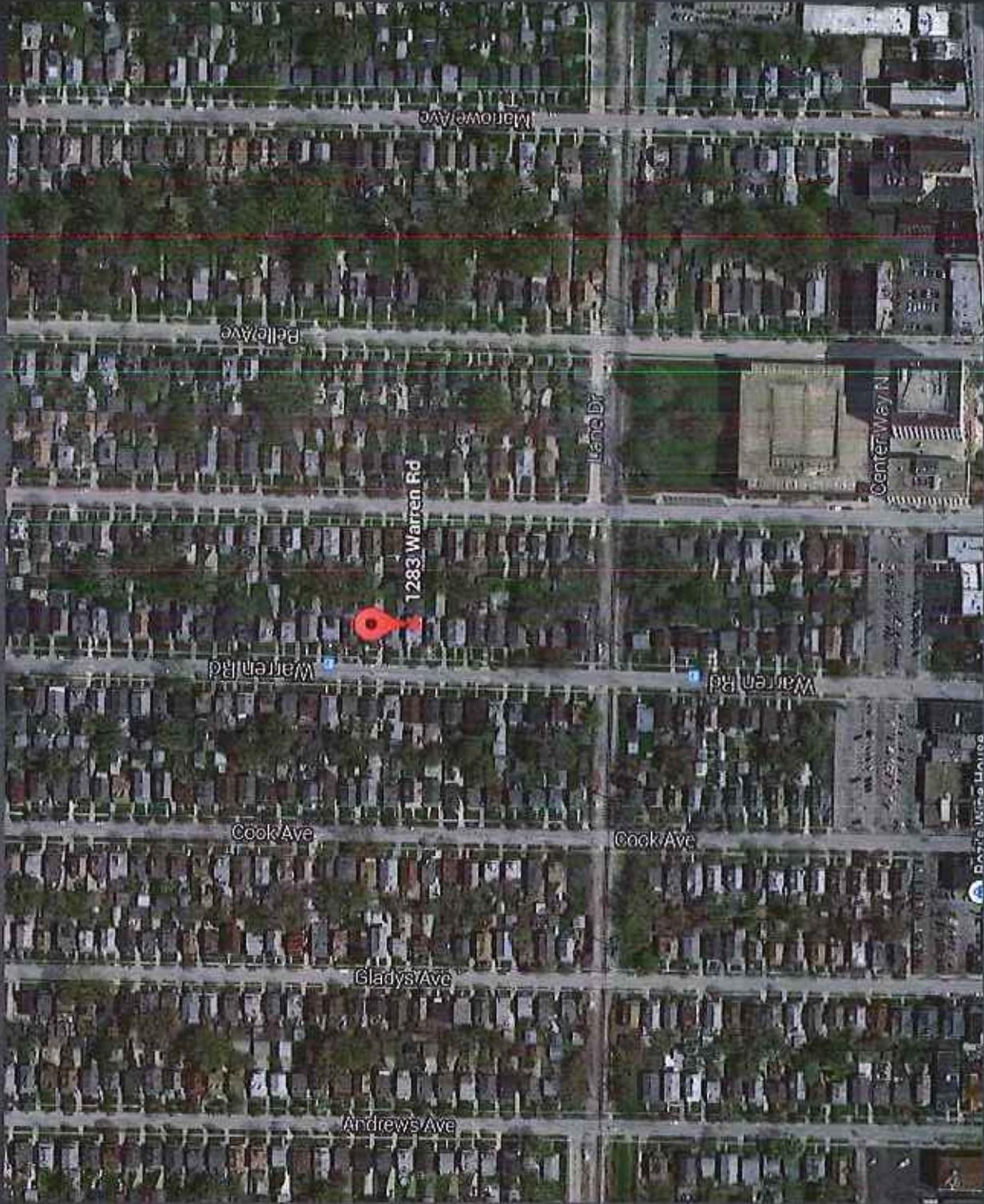
Drainage: Perforated pipe out to daylight
 Note: prevents freezing and thawing

CELL-TEK
 Geosynthetics



1/8" March 2013

1427 Clarence



© 2011 Mapbox

1283 Warren





1283 Warren

LAYWOOD
CHIO

1066 March 2014



1283 Warren

LAKELAND
OHIO

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1283 Warren

LAKELAND
CHIO

JULIE MARRAS, LCO, FS



1283 Warren



1283 Warren 2014



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1283 Warren



March 20th, 2010

1283 Warren



LAKELWOOD
OHIO

11/13/2013

1283 Warren



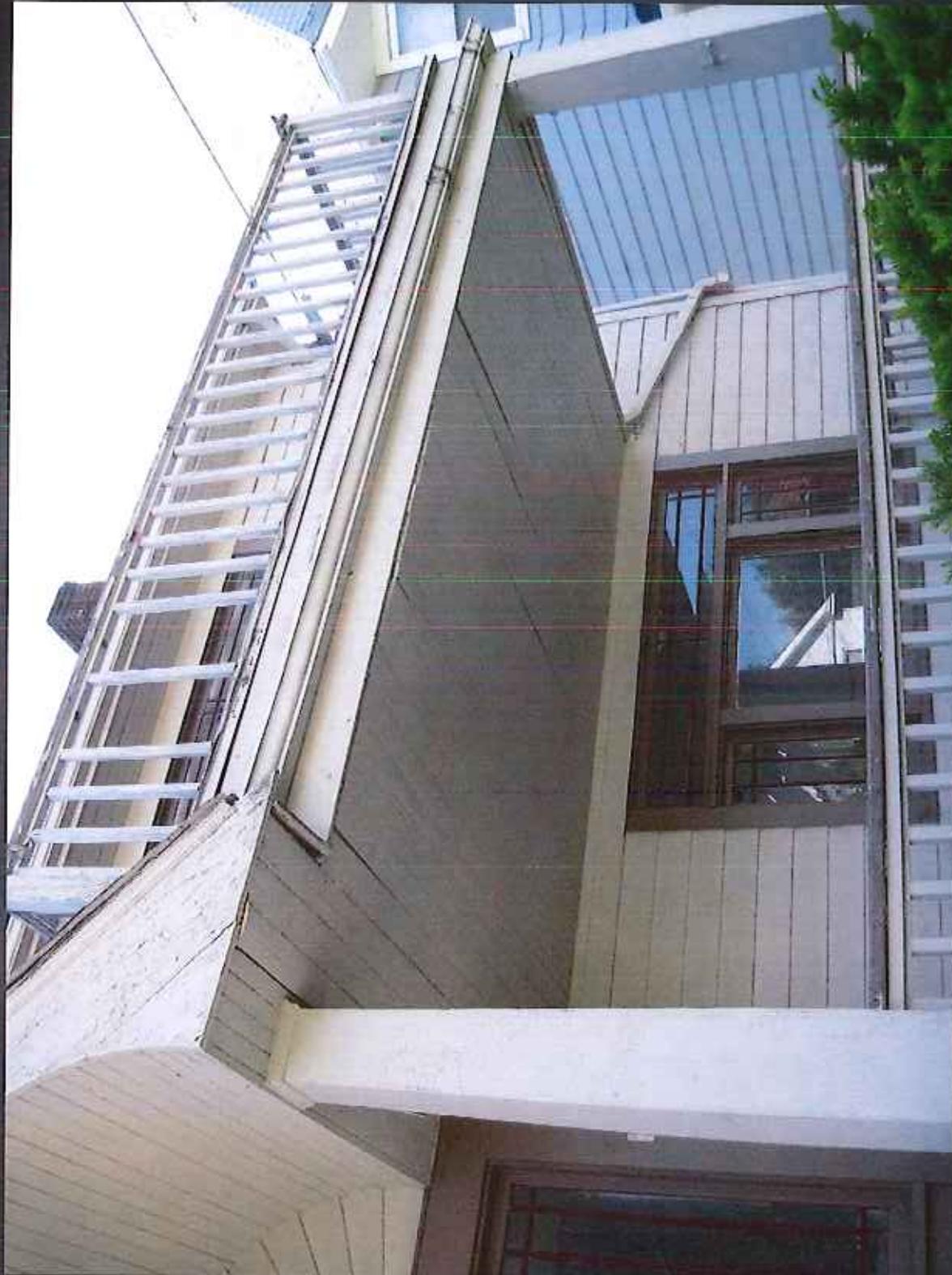
1283 Warren

LAKWOOD
OHIO

© 2014 Lakewood



1283 Warren



1283 Warren



©2015 March 7 2014



1283 Warren

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JEBB Marketing, LLC



1283 Warren

LAKELWOOD
OHIO

AGE 3 March 2014



1283 Warren



SEE MARKET #314

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

July 2014

