

MINUTES
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD**
AUGUST 14, 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

Carl Orban, Chairman

David Robar

Cynthia Stockman

OTHERS PRESENT:

Bryce Sylvester, Board Secretary, City Planner

Michael Molinski, Building Commissioner and City Architect

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

A motion was made by Mr. Orban, seconded by Mr. Musson to **APPROVE** the minutes of the July 10, 2014 meeting. All of the members voting yea, the motion passed.

4. Opening Remarks

There were no Opening Remarks from the city staff. Mr. Sylvester announced that the applicant for Docket No. 08-70-14 had another meeting to attend; therefore, the item would be moved to the beginning of the meeting.

The Chairman read the following into record:

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.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

12. Docket No. 08-70-14 R 2111 Lakeland Avenue

() Approve

Mark Reinhold

() Deny

Architect

() Defer

1120 Forest Road

Lakewood, Ohio 44107

The applicant requests the review and approval of a two-story frame addition; kitchen, office and bathroom renovation. (Page 41)

Mark Reinhold, applicant was present to explain the request. The pitch of the roof and materials would match the existing home. He added the west elevation for record. Referring to the PowerPoint presentation, he indicated a land that was in the process of having the lot consolidated.

Public comment was closed as there was no one to speak to the matter. City staff had no objections or comments.

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

- That lot consolidation is granted by the Planning Commission.

All of the members voting yea, the motion passed.

**SUMMARY APPROVED
SIGN REVIEW**

23. Docket No. 08-79-14 **17503 Madison Avenue
Wells**

- Approve Adrien Elliott
 Deny Red Door Living
 Defer 17503 Madison Avenue
 Lakewood, Ohio 44107

The applicant requests the review and approval of proposed signage on front of apartment building. (Page 93)

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

**OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW**

5. Docket No. 07-55-14 R **1186 Belle Avenue**

- Approve Brad Sechick
 Deny 1186 Belle Avenue
 Defer Lakewood, Ohio 44107

The applicant requests the review and approval of a proposed front porch rail system. This item was deferred from the meeting of July 10, 2014. (Page 8)

Mr. Sylvester reminded the Board of the last meeting's conversation with the applicant to remove the covering on the existing rail system to find what was there. Mr. Sylvester drove past the home recently and noted the covering had been removed which exposed the original railing. As per a previous conversation, the applicant would retain the original. The applicant did not request a withdrawal of the item. Mr. Sylvester suggested the denial of the application as submitted for process clarification.

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

6. Docket No. 07-59-14 C **12201 Franklin Boulevard
Jimmy's Beverage / Sam's**

- Approve Jimmy Rofail
 Deny Jimmy's Beverage
 Defer 12201 Franklin Boulevard

The applicant requests the review and approval of new brick columns and roof on west canopy. This item was deferred from the meeting of July 10, 2014. (Page 9)

Mr. Sylvester conversed with the applicant who requested a deferral.

A motion was made by Orban, seconded by Ms. Stockman to DEFER the application until the meeting of September 11, 2014. All of the members voting yea, the motion passed.

7.	Docket No. 07-60-14	C	13200 Madison Avenue Mahall's 20 Lanes
	<input type="checkbox"/> Approve		Kelly Flamos
	<input type="checkbox"/> Deny		Mahall's 20 Lanes
	<input type="checkbox"/> Defer		13200 Madison Avenue Lakewood, Ohio 44107

The applicant requests the review and approval for a proposal to expand the main entrance into the building. This item was deferred from the meeting of July 10, 2014. (Page 10)

Mr. Sylvester received communication from the applicant to withdraw the proposal. The plan was to expand the renovation. The item was ADMINISTRATIVELY WITHDRAWN. No action was required from the Board.

NEW BUSINESS

BOARD OF BUILDING STANDARDS

8.	Docket No. 08-66-14	R	1516 Elmwood Avenue
	<input type="checkbox"/> Approve		Brenda Belter
	<input type="checkbox"/> Deny		1516 Elmwood Avenue
	<input type="checkbox"/> Defer		Lakewood, Ohio 44107

The applicant requests the review and approval of a proposed decorative bamboo fence, pursuant to Section 1153.02 - Regulations. (Page 11)

Brenda Mangini was present to explain the request. Her intent was to screen the rear neighbor's yard from her vision. The project was completed when the neighbor filed a complaint. Part of the wood fence was repaired at her expense and did not match the existing, so she attached the bamboo to both sides of it with staples.

The Board was not fond of multiple fences. Mr. Mofinski advised the Board that the applicant was cited for installation of a fence without obtaining a permit. The bamboo was attached to the neighbor's chain link fence. The bamboo fence was not standard material for permits. If the Board approved of the material, then a permit could be issued. Ms. Mangini thought the permit for the first fence was the only one needed; she did not know she needed a second one for the bamboo. The Board noted the top line was not straight. The bamboo was open to the elements and would splinter from freezing and thawing. The look was not one of permanence.

Public comment was closed as there was no one to speak on the matter. There were no additional comments from city staff.

A motion was made by Mr. Orban, seconded by Mr. Evans to **DENY** the request. Ms. Stockman stated she approved the fence. With Mr. Evans, Mr. Musson, Mr. Orban, and Mr. Robar voting yea, and Ms. Stockman voting nay, the motion passed by a vote of 4 to 1.

9. Docket No. 08-67-14 R 1513 Chesterland Avenue

Approve Mark and Amy Becker
 Deny 1513 Chesterland Avenue
 Defer Lakewood, Ohio 44107

The applicants request the review and approval of a variance for the ceiling height in order to finish the third flooring for additional living space, pursuant to Ordinance No. 105 78, Section 156.03 - Powers and Duties. (Page 18)

Mark Becker, applicant was present to explain the request. They needed the roof because they had four children. Per the code, the stairwell was not high enough. Mr. Sylvester stated the administration supported the proposal.

Public comment was closed as there was no one to speak on the matter. There were no additional comments from the Board or city staff.

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

ARCHITECTURAL BOARD OF REVIEW

10. Docket No. 08-68-14 R 1088 Lake Point Drive

Approve Stephen Schill
 Deny Schill Architecture
 Defer P.O. Box 45609
Westlake, Ohio 44145

The applicant requests the review and approval of a proposed garage and second floor addition. (Page 30)

Stephen Schill, applicant was present to explain the request. The owner wanted to retain the stone that was on the garage but was willing to remove stone from the addition. Referring to the PowerPoint presentation, he described the roof and elevations. All of the materials would match the existing. Revised drawings were provided and discussed.

Public comment was closed as there was no one to speak on the matter. Mr. Molinski asked for the Board to repeat the stipulations.

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

- Stone work will wrap the garage to match the front entrance of the home, and
- Stone work will not be used on the addition; clapboard siding to match the existing.

All of the members voting yea, the motion passed.

11. Docket No. 08-69-14 R 1295 Chase Avenue

- Approve
- Deny
- Defer

Maureen Puckett
 1295 Chase Avenue
 Lakewood, Ohio 44107

The applicant requests the review and approval for a porch rebuild. (Page 38)

Getald Doctr, contractor was present to explain the request.

The Board agreed the look was appropriate.

Public comment was closed as there was no one to speak to the matter. For public record, Mr. Sylvester stated that all of the materials were wood.

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

- All of the materials are wood; not vinyl or metal.

All of the members voting yea, the motion passed.

13. Docket No. 08-71-14 C Pocket Park at Warren Road and Detroit Avenue
 Lakewood Garden Club

- Approve
- Deny
- Defer

Elaine Brandt, President
 Lakewood Garden Club
 3351 West 162nd Street
 Cleveland, Ohio 44111

The applicant requests the review and approval of a new fence system proposed for pocket park located north of *The Place to Be* restaurant. (Page 47)

Dawn Cushing was present to explain the request. The proposal was for a five-foot fence to prevent people from climbing on and over it.

The Board said the proposed height was too much. It proposed the use of a picket style fence; it would prohibit birds and people from sitting on it. Ms. Brandt countered that was a heavily traveled area, and she was concerned about liability. The picket fence would need to be of commercial grade material.

Elaine Brandt noted that no matter what time of day, the park and benches were used.

Public comment was closed as there was no one else to speak on the matter. Mr. Moliaski thanked the garden club for their diligence in maintaining the park. A lower fence would be more inviting; there were other means to deter fence jumping.

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

- The fence is a decorative aluminum-style with pickets on top, and
- The fence is no higher than the one that exists currently.

All of the members voting yea, the motion passed.

14. Docket No. 08-72-14 R 1667-69 Waterbury Road

- Approve
- Deny
- Defer

Frank Scalish
13318 Madison, LLC
13318 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval for a new parking lot design, layout and landscaping. (Page 55)

Frank Scalish, applicant was present to explain the request. He wanted to install a six-foot privacy board-on-board fence for screening on the north side that would match the fence to the south. There would be landscaping on the Waterbury Road side. Discussion continued about the curb cut, parking spaces, and traffic flow. City staff said that a buffer zone between the residential property and parking lot was paramount.

Daniel Szablewski, 1204 Andrews Avenue owned the two-family to the north of the proposed; 1663/1665 Waterbury Road. He was concerned about his tenants. The bedroom windows faced the parking lot. It suggested the planting of trees or limiting the parking during the day.

Public comment was closed as there was no one else to speak on the matter. City staff suggested the omission of the parking space closest to Waterbury Road and to add landscaping. Discussion ensued about the potential problems from snow plowing

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

- The western most parking space along Waterbury is removed,
- Installation of a five-foot buffer zone on the west side along Waterbury,
- Installation of a board-on-board fence from the setback of the house along the south property line along the back of the lot, and
- The board-on-board step-downs and landscaping plantings are reviewed and approved by the administrative staff.

All of the members voting yea, the motion passed.

15. Docket No. 08-73-14 C 12816 Detroit Avenue
Gountis Properties LLC

- Approve
- Deny
- Defer

Jim Gountis
Gountis Properties LLC
15400 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a proposed front parking lot layout, design and landscaping. (Page 59)

Jim Gountis, applicant was present to explain the request. After the pre-review meeting, the architect amended the drawing for an opening so allow for a car to exit the driveway from the east side. Parking spots were reconfigured to allow for privacy of tenants. The structure was a one bedroom, two-story storefront attached to a full house; the attempt was to tie both units into one visually. A ramp would be installed in front for accessibility. Landscaping options were discussed. The Board suggested the addition of ornamental fencing to deter cut-through foot traffic.

Public comment was closed as there was no one to speak on the matter. City staff suggested the Board to consider a curb cut and stamped concrete to match the City's. Mr. Gountis said he was not opposed to replacing the rear lot chain link fence; city staff suggested it matched the front fence.

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

- Add a curb to where the apron is removed along Detroit Avenue,
- Stamped concrete used as a tree lawn to match that of the City's,
- Use an ornamental fence to match the height and type used by the school, and
- Submit a landscape plan for administrative approval.

All of the members voting yea, the motion passed.

16. Docket No. 08-74-14 C 1615 Newman Avenue
Apartments

- Approve
- Deny
- Defer

John T. Custer
Fodor Realty
3308 Lorain Avenue
Cleveland, Ohio 44113

The applicant requests the review and approval of the proposed canopy replacement over front entrance of the building. (Page 62)

John Custer, applicant as present to explain the request. The intent was to remove the existing canopy over the front entrance and replace with a vinyl one; the address would be on the front horizontal panel.

The Board preferred a canvas material as opposed to vinyl. When the current canopy was removed, the brick would be repaired to match the existing. A light fixture would be affixed to the brick wall underneath the canopy.

Public comment was closed as there was no one to speak on the matter. City staff agreed with the Board's comments.

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

- A canvas material will be used for the awning, and
- The light fixture is not visible from the street.

All of the members voting yea, the motion passed.

Items 17 & 19 are called together as they are the same property.

ARCHITECTURAL BOARD OF REVIEW

17. Docket No. 08-75-14 - A C 18225 Detroit Avenue
Winston Place

- Approve
- Deny
- Defer

Adrien Elliott
Red Door Living
17503 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of proposed awnings and signage on front of apartment building.
(Page 70)

SIGN REVIEW

19. Docket No. 08-75-14 - S 18225 Detroit Avenue
Winston

() Approve Adrien Elliott
() Deny Red Door Living
() Defer 17503 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of proposed awnings and signage on front of apartment building.
(Page 70)

Adrien Elliott, applicant was present to explain the request. The red color of the awning and aluminum sign would match with raised stainless letters.

Public comment was closed as there was no one to speak on the matter. City staff supported the application.

A motion was made by Mr. Orban, seconded by Ms. Stockman to **APPROVE Docket No. 08-75-14 – 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. 08-75-14 – S** as submitted. All of the members voting yea, the motion passed.

Items 18 & 20 are called together as they are the same property.

ARCHITECTURAL BOARD OF REVIEW

18. Docket No. 08-76-14 - A C 12112 Madison Avenue
The Bevy in Birdtown

() Approve Patty Lim
() Deny Dially's Investment Group, I.L.C.
() Defer 20088 Center Ridge Road, Suite 206
Rocky River, Ohio 44116

The applicant requests the review and approval of outdoor sidewalk dining, awnings and signage. (Page 75)

SIGN REVIEW

20. Docket No. 08-76-14 – A S 12112 Madison Avenue
The Bevy in Birdtown

() Approve Patty Lim
() Deny Dially's Investment Group, LLC
() Defer 20088 Center Ridge Road, Suite 206
Rocky River, Ohio 44116

The applicant requests the review and approval of outdoor sidewalk dining, awnings and signage. (Page 75)

Patty Lim, applicant was present to explain the request. The fence around the patio was installed already. As far as the awnings were concerned, the Board felt there was too much verbiage on them. She estimated there would be about four inches of exposed conduit. Lighting had been mounted already; the Board said the type used was for a parking lot. The Board thought that one continuous awning would be more effective. The projection of the awning was five feet into the 11 foot deep patio. Discussion continued about the awning/awnings, verbiage, and lighting.

Public comment was closed as there was no one to speak on the matter. City staff concurred with the Board. Cut sheets for the furniture needed to be reviewed, the green colored fence was appropriate to the building, and the construction team was doing a great job.

A motion was made by Mr. Orban, seconded by Mr. Musson to **APPROVE Docket No. 08-76-14 – A** with the following stipulations:

- The awning is one continuous piece,
- The “Bevy in Birdtown” is on the left of the awning with the balance of the awning remaining blank or display a few birds (the verbiage “caterly and entertainment” are not permitted),
- That cut sheets for the furniture are submitted for administrative approval,
- And there is no lighting.

All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, seconded by Mr. Musson to **APPROVE Docket No. 08-76-14 – S** for signage on the awning as submitted. All of the members voting yea, the motion passed.

SIGN REVIEW

21. **Docket No. 08-77-14**

**15901 Hilliard Road
Comfort Dental Group**

- Approve
- Deny
- Defer

Nicole Cochran
Comfort Dental Group
15901 Hilliard Road
Lakewood, Ohio 44107

The applicant requests the review and approval of a proposed sign face replacement. (Page 85)

Heather Q. Neiding, representative of the applicant was present to explain the request. She described the amended proposal. The blue sign would now be a dark grey color.

Public comment was closed as there was no one to speak on the matter. City staff supported the application.

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

22. **Docket No. 08-78-14**

**14879 Detroit Avenue
Palm Beach Tan**

- Approve
- Deny
- Defer

George Dragon
Cicogna Electric & Sign Co.
4330 N. Bend Road

The applicant requests the review and approval of the design, material, and illumination of proposed signage. (Page 90)

George Dragon, applicant was present to explain the request. The wireways and returns would be painted to match the brick, the background of the palm tree logo would be black, and the logo moved above the lettering.

Public comment was closed as there was no one to speak on the matter. City staff verified the returns would be black.

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

24.	Docket No. 08-80-14	12118 Madison Avenue Bird Town Beverage
	<input type="checkbox"/> Approve	Mohammad Alnjada
	<input type="checkbox"/> Deny	Bird Town Beverage
	<input type="checkbox"/> Defer	14840 E. Bagley Road Middleburg Heights, Ohio 44130

The applicant requests the review and approval of proposed signage for a new business. (Page 97)

Mohammed Alnjada, applicant was present to explain the request. The sign would be illuminated utilizing two gooseneck lights. The Board reminded him of the preferences such no exposed conduits. The Board advised him to work with city staff. When the applicant was ready to install the lighting, the application could be reopened.

Public comment was closed as there was no one to speak on the matter.

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

25.	Docket No. 08-81-14	15208 Madison Avenue Fear's Confections
	<input type="checkbox"/> Approve	Cassandra Fear
	<input type="checkbox"/> Deny	Fear's Confections
	<input type="checkbox"/> Defer	15502 Willman Avenue Cleveland, Ohio 44135

The applicant requests the review and approval of signage for a new business. (Page 106)

Cassandra Fear, applicant was present to explain the request. She said the sign on the board sign would be removed and will install a blade sign instead. She wanted a sign in the window only.

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

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

- The signage would be in the window only.

All of the members voting yea, the motion passed.

26. Docket No. 08-82-14 15408 and 15410 Madison Avenue
Frugal Fortune

() Approve Dave Forgas
() Deny Frugal Fortune
() Defer 1640 Westwood Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of signage on two storefronts (15408 and 15410 Madison Avenue).
(Page 111)

Dave Forgas, applicant was present to explain the request. The colors and style of letters would be the same for both storefronts as what had been there for the previous business; the business occupied both.

Public comment was closed as there was no one to speak on the matter. There were no comments from city staff.

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

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

4. Docket No. 06-44-14 C 16300 Detroit Avenue
Street Burger

() Approve Izzy Schachner
() Deny 2635 Buckhurst Drive
() Defer 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 July 10, 2014. (Page 7)

Mr. Sylvester stated there had been numerous communications among the applicant, contractor and himself. Mr. Sylvester ascertained the applicant's absence was because it was approaching the end of the outdoor dining season. As the applicant had not requested a withdrawal, Mr. Sylvester suggested a denial.

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

COMMUNICATION

27. Docket No. 08-83-14 Update to the Board of Building Standards / Architectural
Board of Review / Sign Review Regarding the
Recommended Changes to the City's Parking Code as
Presented by Bryce Sylvester, Planning and Development

The Department of Planning and Development has spent several months reviewing the City's current parking code with the goal of establishing flexible vehicle parking requirements that support the Community's Vision to

provide safe, convenient, and integrated transportation options throughout the city. Bryce Sylvester, City Planner, City of Lakewood, will present recommended changes for consideration by the Board of Building Standards/Architectural Board of Review/Sign Review. (Page 117)

Mr. Sylvester said that in addition to updating the parking code, current parking lot guidelines applied to all the districts except R1, as per Building Code 1325.08, and it needed to be amended. Substantial changes were presented to last week's Planning Commission meeting that would allow for a more urban friendly code and allow the City to assist developers and business owners. He stated this would be a three to four month process before being presented to City Council. Discussion began about pervious paving and parking spaces. Mr. Sylvester said the red line version would be presented to the Planning Commission in September and probably reintroduced to BBS/ABR at its October meeting.

No action was required by the Board.

ADJOURN

A motion was made by Mr. Orban, seconded by Mr. Robar to ADJOURN the meeting at 8:15 p.m. All of the members voting yea, the motion passed.



Signature

9/11/14

Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear 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. Mark REINHOLD

[Signature]

2. BRENDA MAUGINI

[Signature]

3. MARK Becker

Mark

4. STEVE SCHILL

[Signature]

5. Gerald Doerr

[Signature]

6. Dawn Cushing

Dawn C

7. Elaine Brant

Elaine Brant

8. Frank Swish

[Signature]

9. DAVID SZABLEWSKI

[Signature]

10. JOHN CUSTER

John Custer

11. Adrien Elliott

[Signature]

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

FOR CITY USE ONLY

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

Date of Proceeding: August 14, 2014



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear 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. Patty Lum
2. Hether J Weiding
3. George Darrow
4. Mohamud Ahsin
5. Cassandra Fear
6. Dave Forzac
7. _____
8. _____
9. _____
10. _____
11. _____

1. [Signature]
2. [Signature]
3. [Signature]
4. _____
5. [Signature]
6. _____
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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 Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: August 14, 2014

Schwarz, Johanna

From: joann gibson <joanngib77@gmail.com>
Sent: Friday, August 08, 2014 12:33 PM
To: Planning Dept
Subject: Brenda Belter

I have no problem with the proposed decorative bamboo fence. Brenda is a good neighbor keeps her property looking nice Joann Gibson 1524 Elmwood Ave.

August 6, 2014

Jason Russell, Commission Secretary
Project Specialist II, Planning & Development
12650 Detroit Avenue
Lakewood, OH 44107



RE: Docket No. 08-22-14
1667-69 Waterbury Road

Dear Mr. Russell:

This is in response to the Public Notice we received regarding the request from Frank Scalish, 13318 Madison for approval of a Conditional Use for parking on a residential zoned parcel as above noted.

We have objections to this request for the following reasons:

- 1) We are concerned that any car lights parking in this lot will shine into the back of our home as we abut this property and disrupt our privacy;
- 2) We believe that having a parking lot will increase the possibility of potential crime incidents, especially if any wrong doers are able to jump or go over a fence and go through our back yard;
- 3) If your commission determines that a parking lot on a residential street is an appropriate use of this space, we insist that privacy fence of at least 6 feet be placed abutting our property with foliage to help block car headlights and maintain the safety of our home.

We are not able to attend the meeting on August 7th due to prior conflicts. We are, therefore, submitting this letter for the commission's consideration. Please contact us at 216/228-5505 if at all possible regarding the outcome of this meeting.

Sincerely,

Bobby and Danielle McFarlin
1660 Clarence Avenue

CHAPTER 1325
Architectural Board of Review

- 1325.01 Establishment of Board.
- 1325.02 Membership.
- 1325.03 Purposes of Board.
- 1325.04 Authority of Board.
- 1325.05 Review of plans and specifications.
- 1323.06 Notice of hearings.
- 1323.07 Standards for fixtures and appurtenances.
- 1325.08 Parking and vacant lot design.
- 1325.09 Fees.

1325.08 PARKING AND VACANT LOT DESIGN.

The following design standards shall apply to off-street parking spaces except in the R-1H, R-1L and R-1M Districts and vacant and unimproved lots in all districts.

- (a) Each required parking space shall have an unobstructed access to a public street.
- (b) Each required parking space shall have a minimum dimension of 9 feet wide by 18 foot long - 162 square feet exclusive of driveways, aisles, ramps or columns, except that the Board in its consideration of the design of a parking lot may allow a maximum twenty percent (20%) of required spaces for compact and subcompact cars not less than 8 feet wide and 15 feet long.
- (c) Depth of rows or parking spaces shall be 20 feet, except as provided in subsection (b).
 - Aisle width when row of spaces is at 90 degrees to aisle:
minimum of 20 feet.
 - Aisle width when row of spaces is at 60 degrees to aisle:
minimum of 15 feet.
 - Aisle width when row of spaces is at 45 degrees to aisle:
minimum of 10 feet.
- (d) All parking areas, and access driveways shall be improved with concrete, asphalt, or other material approved by the Board, and shall be graded to drain all storm water into a storm sewer or other on-site storm water management device. There shall be no free flow of water onto either adjacent properties or sidewalk.
- (e) Spaces shall be so arranged and marked to provide for orderly and safe parking and shall be improved with bumper or wheel stops to define parking spaces. Concrete curbs at least six inches above the finished surface of the parking area shall be provided to contain the edge of the parking surface and control surface water drainage. Wheel stops shall be placed so that bumpers shall not protrude beyond the curbs.
- (f) Lighting may be required for parking lots to be used after sunset. The light fixtures shall be arranged to reflect light away from adjacent residential property to reduce any annoyance the lights may cause.
- (g) Screening of parking lots. Parking lots abutting a residential lot or projecting into a residential district by a special exception shall have a solid visual barrier at least

four feet high on the common parking lot, residential lot line by one or a combination of the following methods:

- (1) Solid decorative masonry wall.
- (2) Landscape earth mound not less than 2 to 1 slope.
- (3) Treated wood fence.
- (4) Evergreen hedge chain link fence.

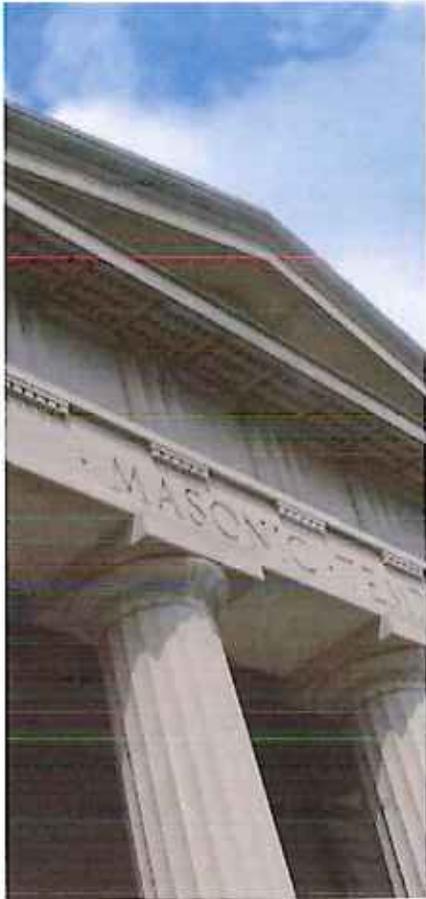
(h) The Director of Public Works shall approve the location of all driveways from or to a public thoroughfare.

(i) "Handicapped parking" shall conform to the requirements as set forth in the Americans with Disabilities Act (ADA).

(j) Lots that are unimproved due to never having been developed or having become vacant after the removal of any existing buildings, structures or impervious surfaces for a period of longer than six months, whether prior to or after the effective date of this section, shall be considered "vacant and unimproved lots" hereunder and shall be improved and maintained at all times in accordance with the following provisions:

- (1) For residentially zoned lots, the entire vacant and unimproved lot shall be maintained using grass, sod, hydro-seed, drought-tolerant ground cover or other acceptable ground cover approved by the Board. The ground cover shall be maintained in good condition.
- (2) For commercially or industrially zoned lots, a minimum of a 10-foot-wide perimeter landscaped border along all street frontage shall be provided. In addition, perimeter fencing shall be provided if it is required by the Board. All other internal areas may be landscaped or include a decorative hardscape subject to the approval of the Board. All features shall be maintained in good condition.
- (3) The vacant and unimproved lot shall be maintained free of litter and debris including the stockpiling of any material at all times. Any onsite litter, debris or stockpiling of material shall be immediately removed. The owner shall be responsible for inspecting the property weekly or taking all necessary steps to reasonably ensure that no litter, debris or material stockpiling collects or is maintained on the lot.
- (4) Any dead or dying vegetation on the vacant and unimproved lot shall be replaced within 72 hours of their discovery. The owner shall be responsible for inspecting the property weekly or taking all necessary steps to reasonably ensure that there is no dead or dying vegetation on the lot.

(k) All designs for parking areas and vacant and unimproved lots shall be approved by the Board. (Ord. 43-12. Passed 10-15-2012.)



Board of Building Standards

Architectural Board of Review

Sign Review Board

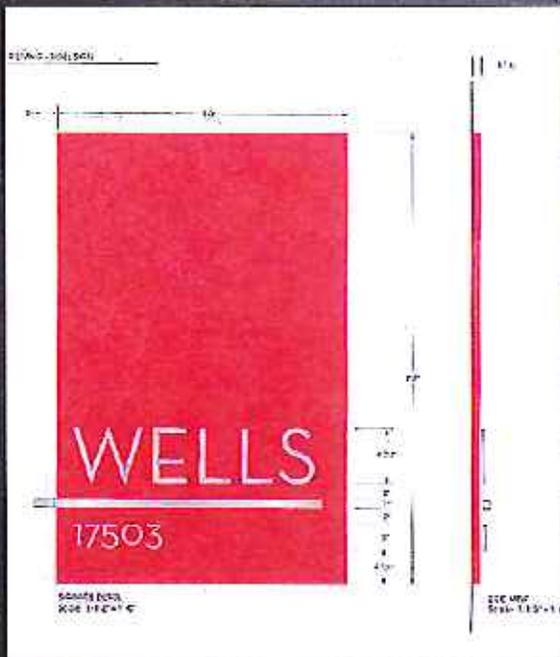
August 2014



17503 Madison



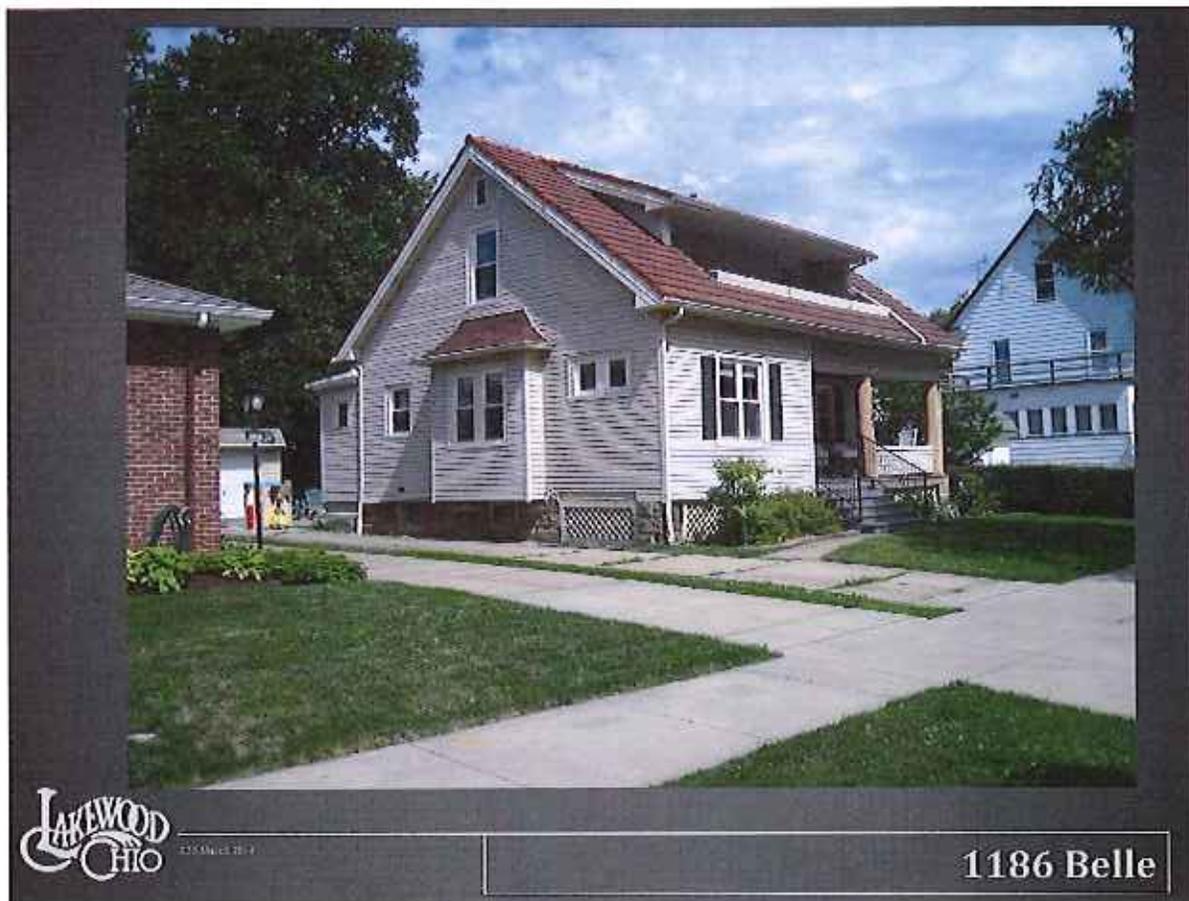
17503 Madison



17503 Madison



1186 Belle



1186 Belle



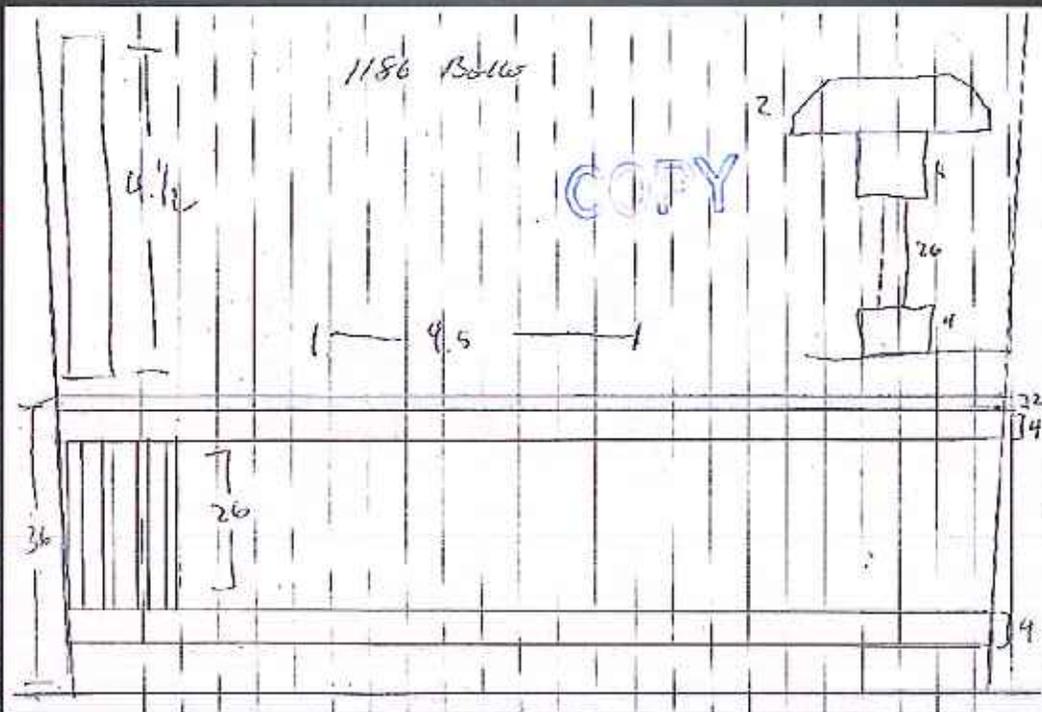
LAKWOOD
OHIO
EST. 1904

1186 Belle



LAKWOOD
OHIO
EST. 1904

1186 Belle



1186 Belle



16300 Detroit Ave



LAKWOOD
OHIO

733.362.2014

16300 Detroit Ave



LAKWOOD
OHIO

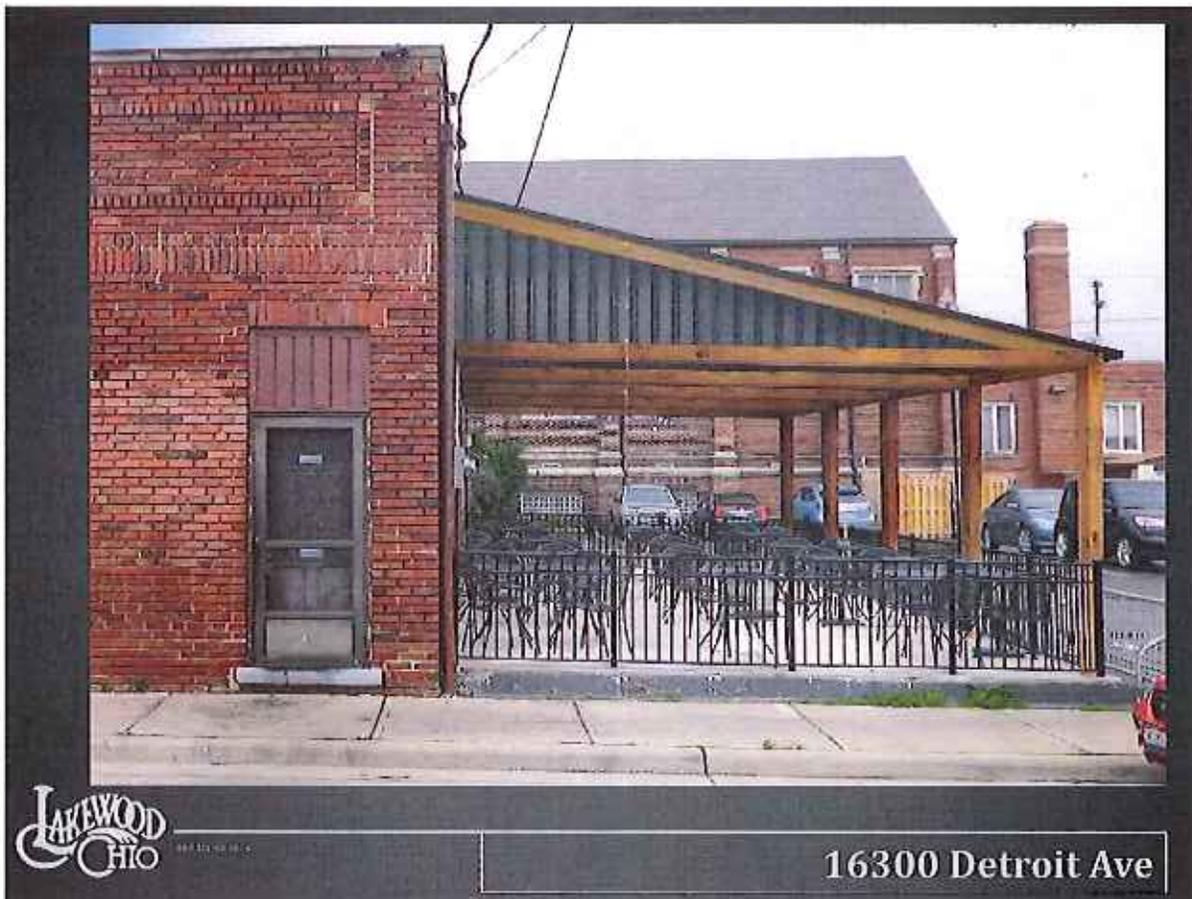
733.362.2014

16300 Detroit Ave



LAKWOOD
OHIO

16300 Detroit Ave



LAKWOOD
OHIO

16300 Detroit Ave



#9816043014

16300 Detroit Ave



#9816043014

12201 Franklin Blvd



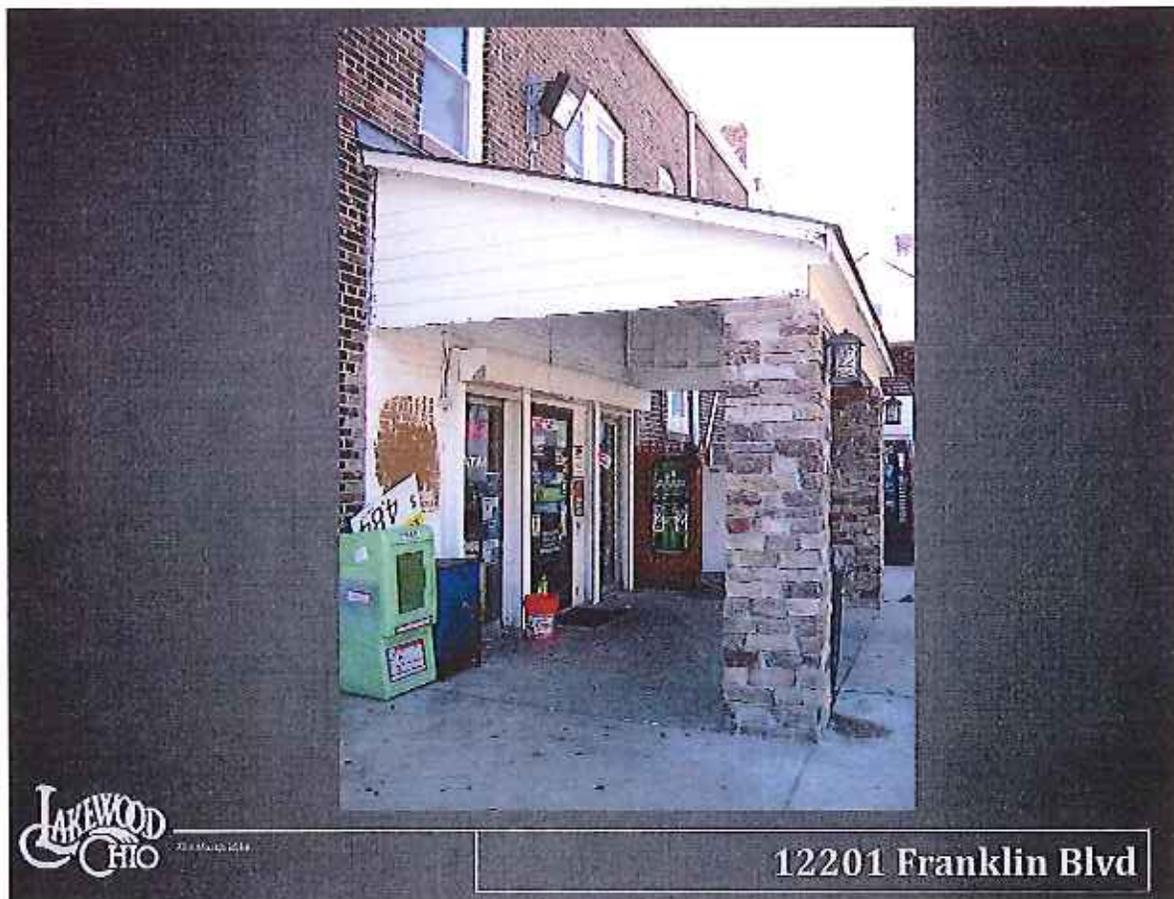
LAKESWOOD
OHIO

12201 Franklin Blvd



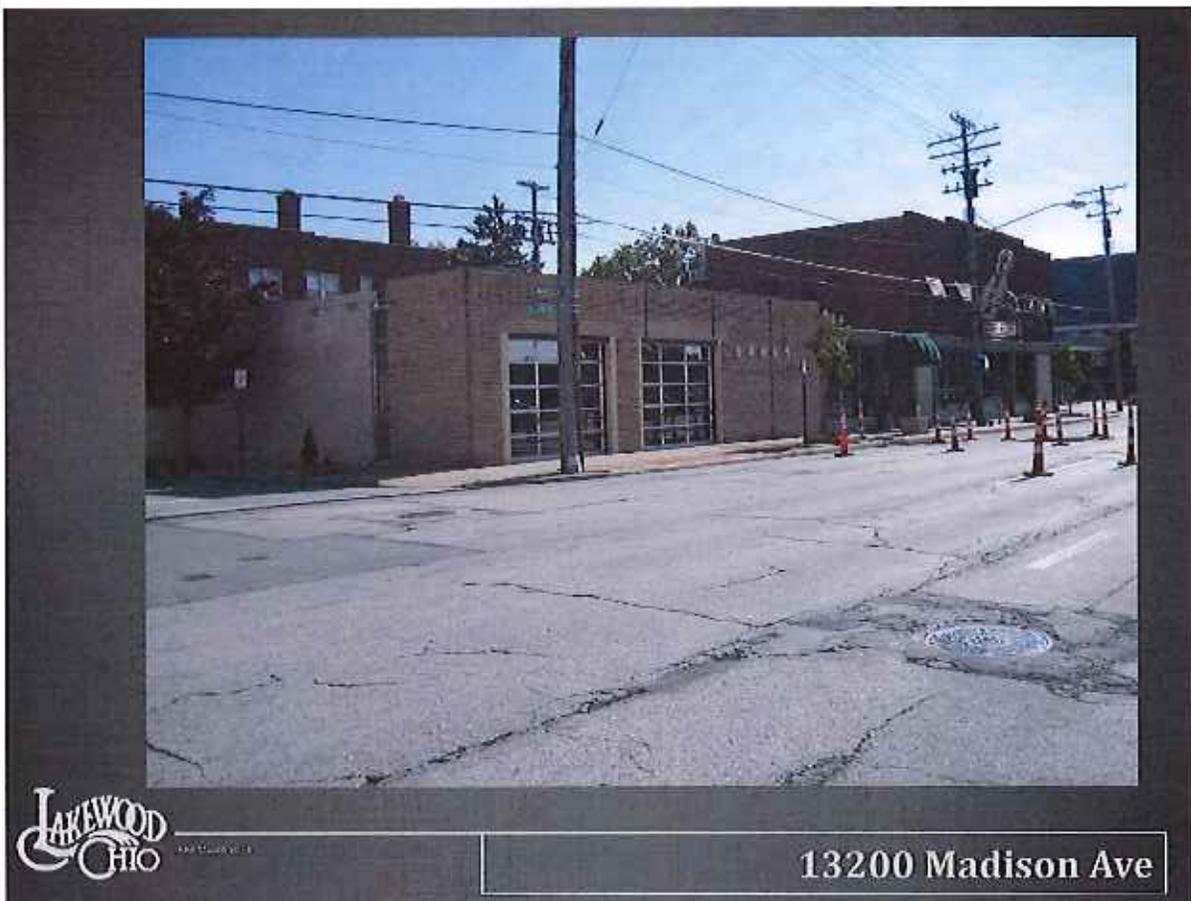
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OHIO

12201 Franklin Blvd

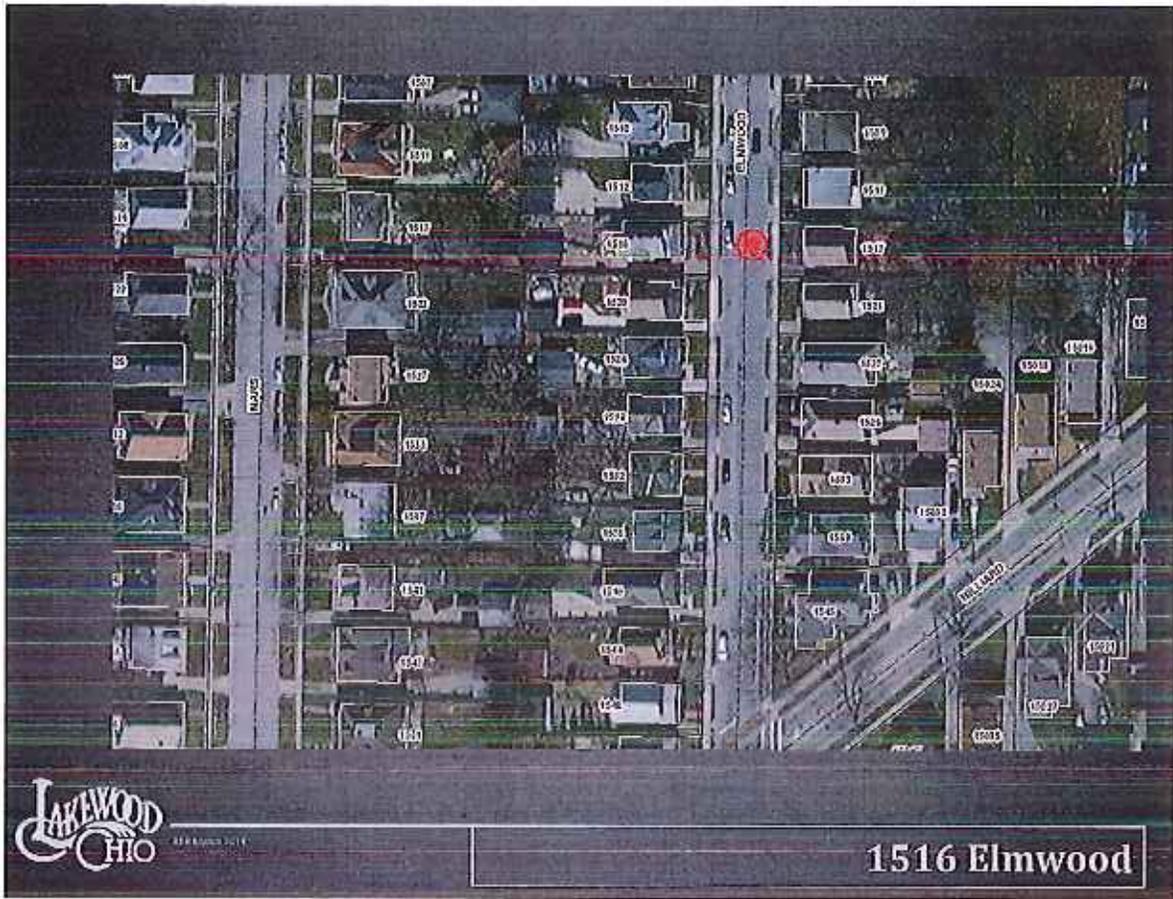




13200 Madison Ave



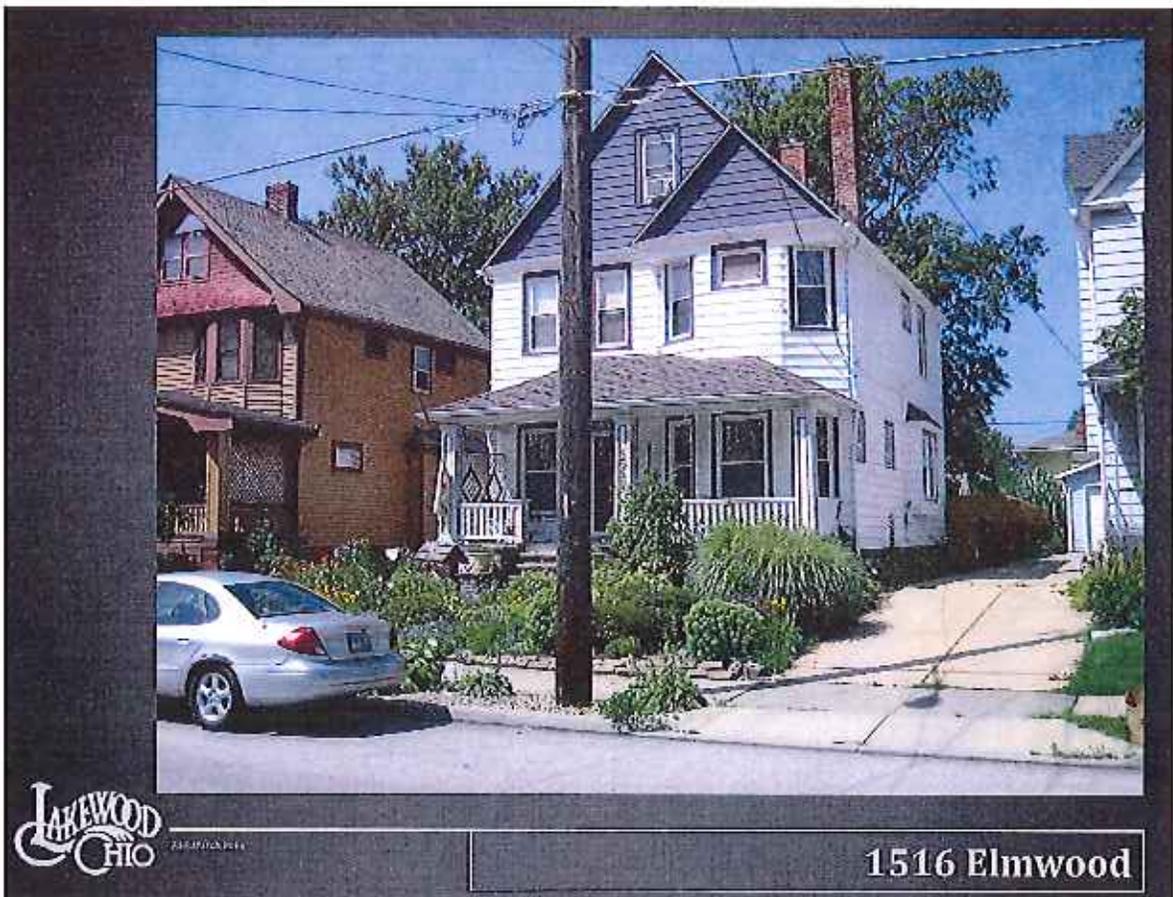
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LAKWOOD
OHIO

238.870.0000

1516 Elmwood



LAKWOOD
OHIO

238.870.0000

1516 Elmwood



LAKWOOD
OHIO

1516 Elmwood



LAKWOOD
OHIO

1516 Elmwood

Eco friendly

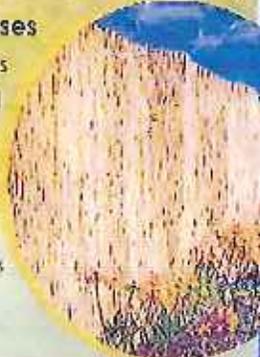
Natural "Peeled" Reed Fencing

Dense Weave for Maximum Privacy
6' x 16' continuous roll (1.83 x 4.88 m)

Great for Many Uses

- Cover Existing Fences
- Hide Pool Equipment
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Made in China



PRR01-03-2014

1516 Elmwood



PRR01-03-2014

1513 Chesterland

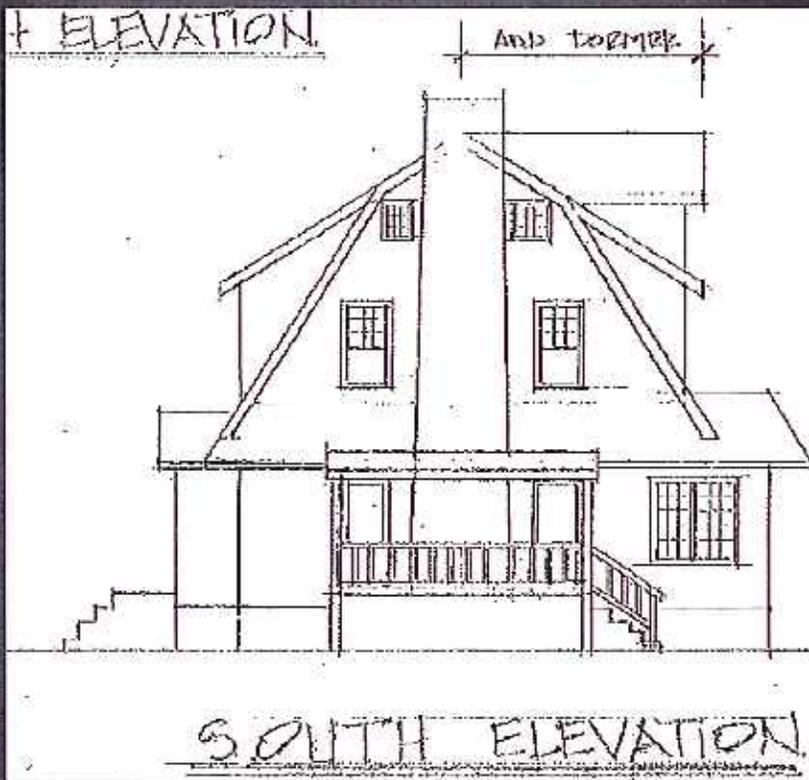


SOUTH ELEVATION



4433 MAINT 2017

1513 Chesterland Ave



ELEVATION

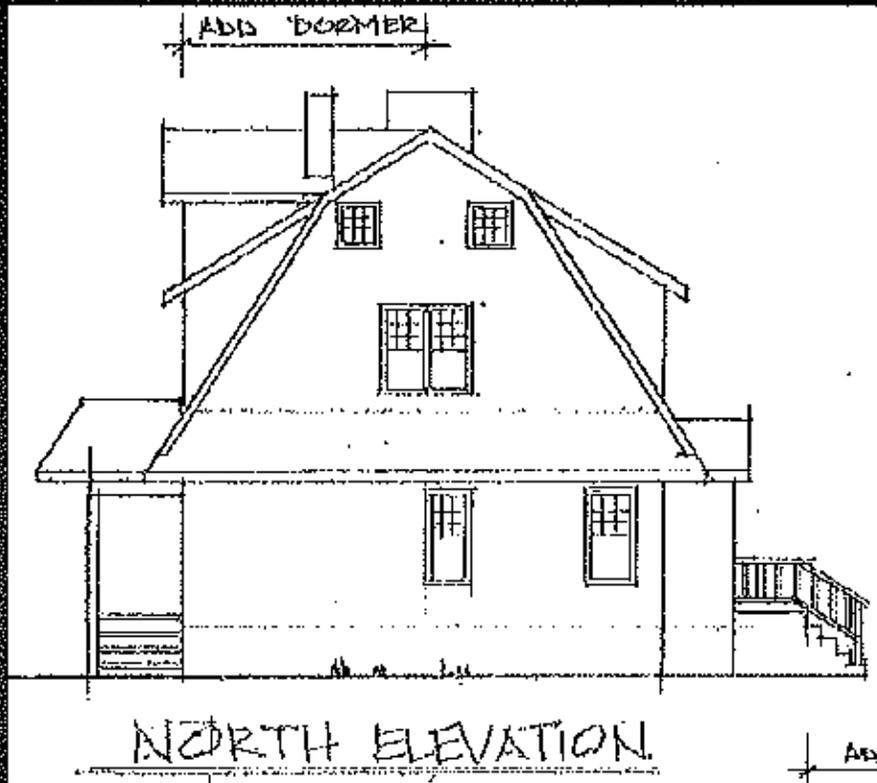
And together

SOUTH ELEVATION

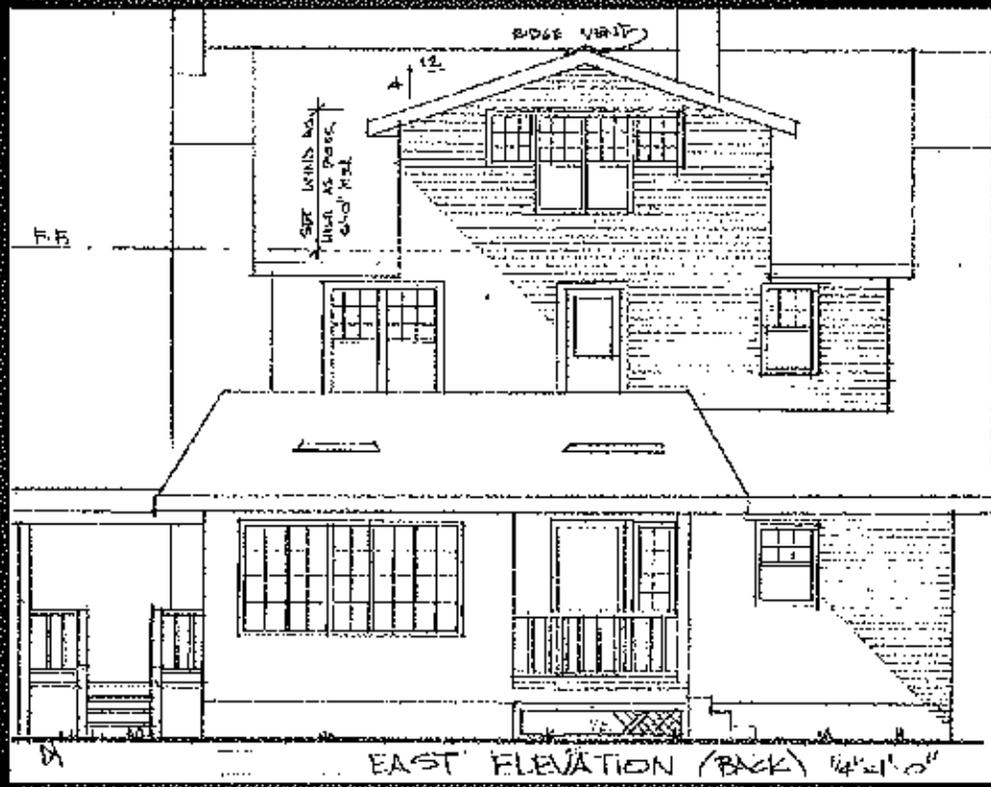


4433 MAINT 2017

1513 Chesterland Ave



1513 Chesterland Ave



1513 Chesterland Ave



LAKWOOD
OHIO
757 Main St. E

1088 Lake Point Drive



LAKWOOD
OHIO
757 Main St. E

1088 Lake Point Drive



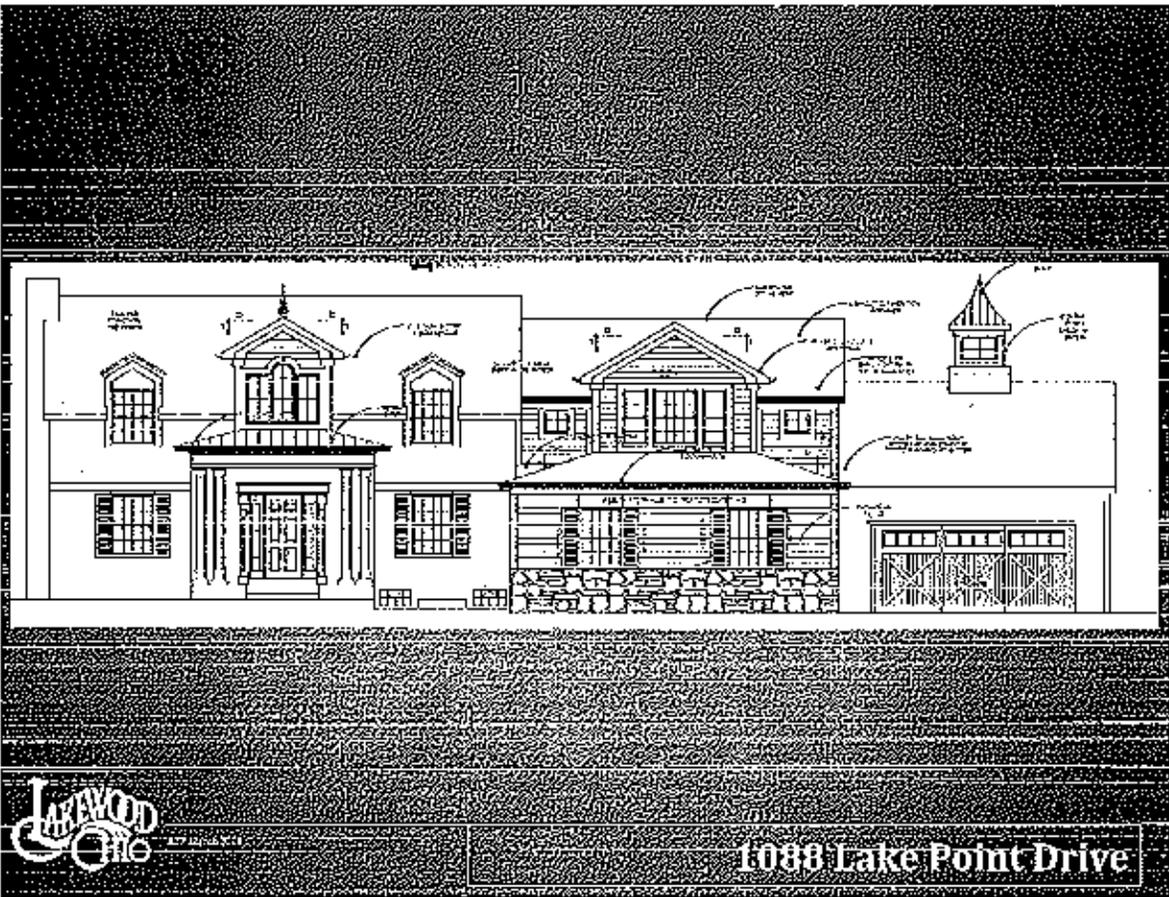
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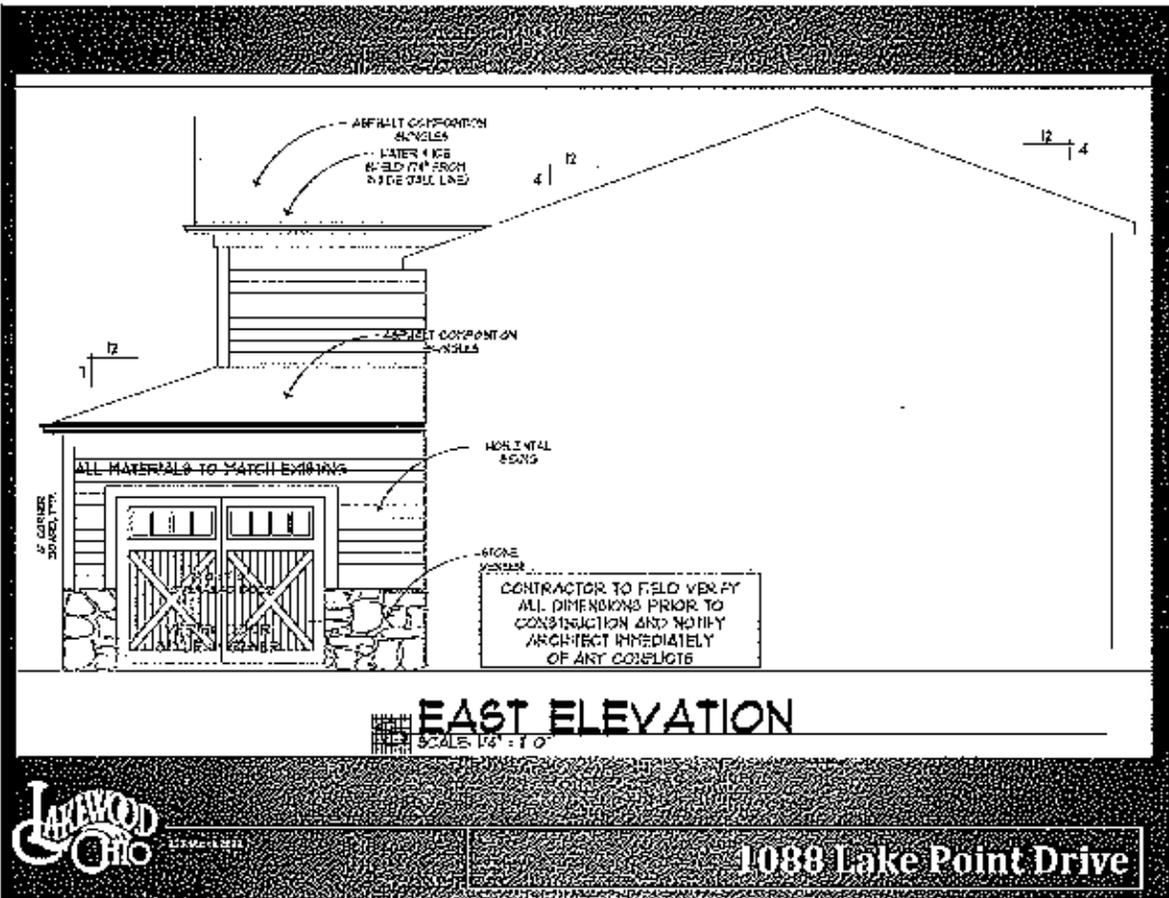


12.11.2015 10:17

1088 Lake Point Drive



1088 Lake Point Drive



EAST ELEVATION

SCALE 1/4" = 1'-0"



1088 Lake Point Drive



LAKWOOD
OHIO

800.281.1477

1295 Chase



LAKWOOD
OHIO

800.281.1477

1295 Chase

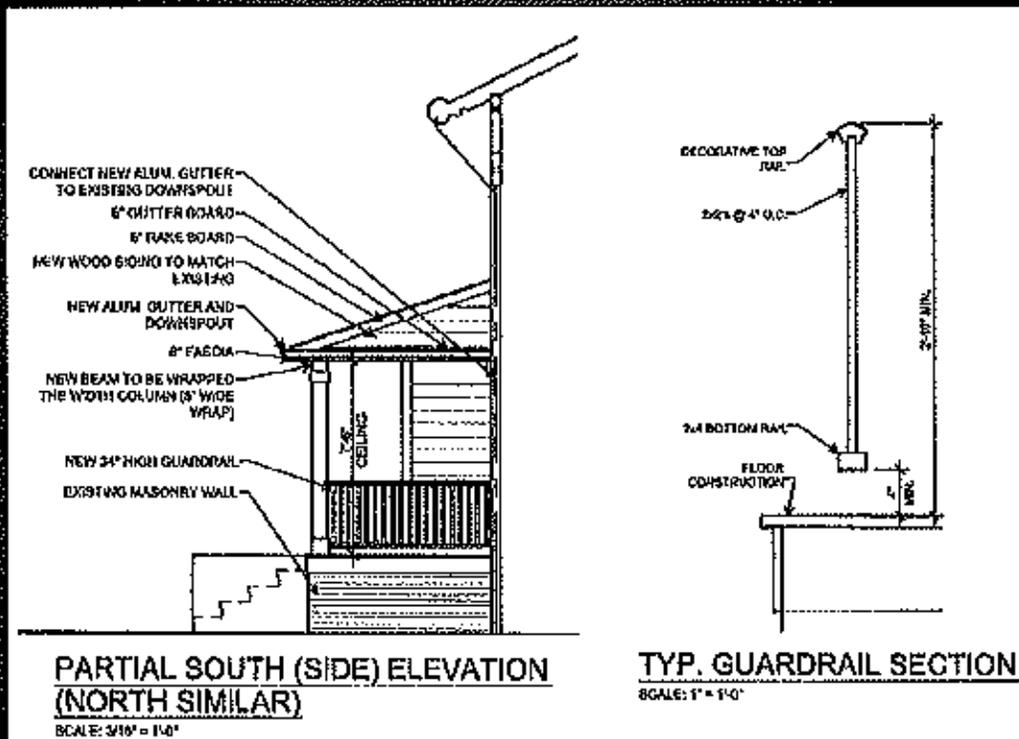


WEST (FRONT) ELEVATION

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



1295 Chase



**PARTIAL SOUTH (SIDE) ELEVATION
(NORTH SIMILAR)**

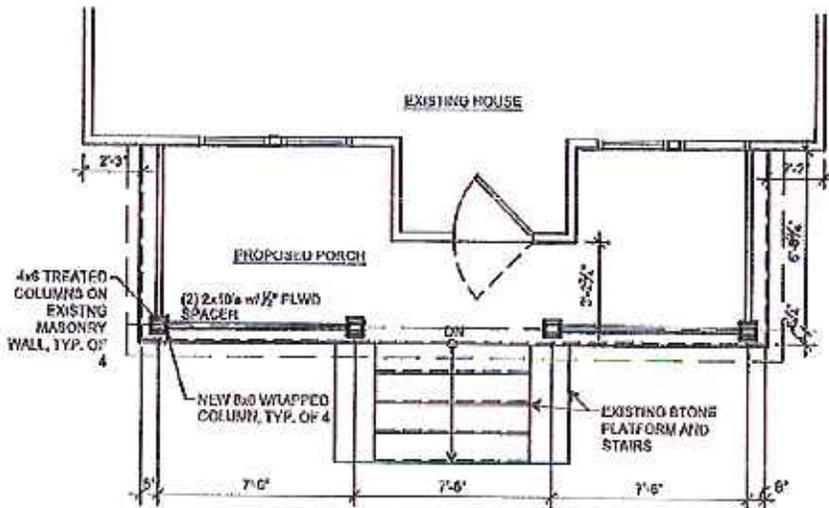
SCALE: 3/16" = 1'-0"

TYP. GUARDRAIL SECTION

SCALE: 1" = 1'-0"



1295 Chase



FRONT PORCH PLAN

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



1295 Chase



2111 Lakeland



LAKWOOD
OHIO

777.844.8888

2111 Lakeland



LAKWOOD
OHIO

777.844.8888

2111 Lakeland

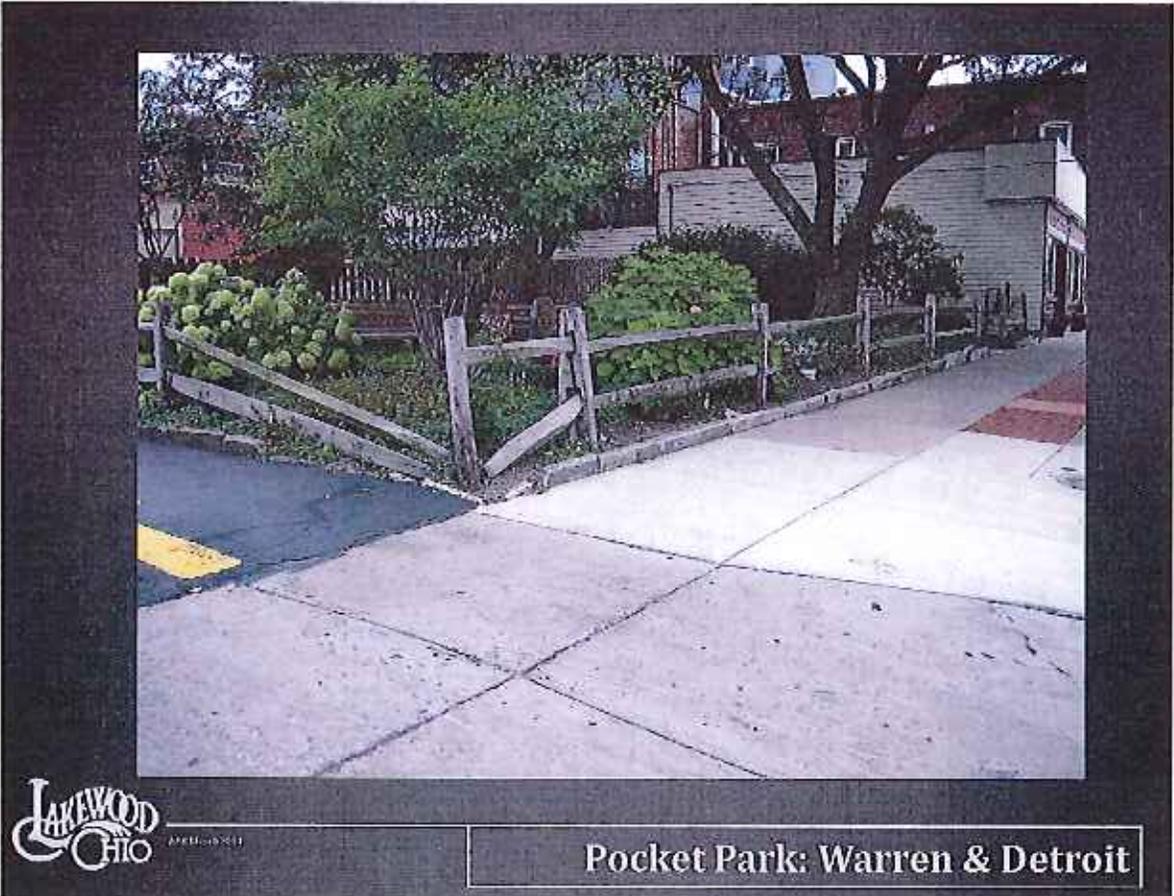
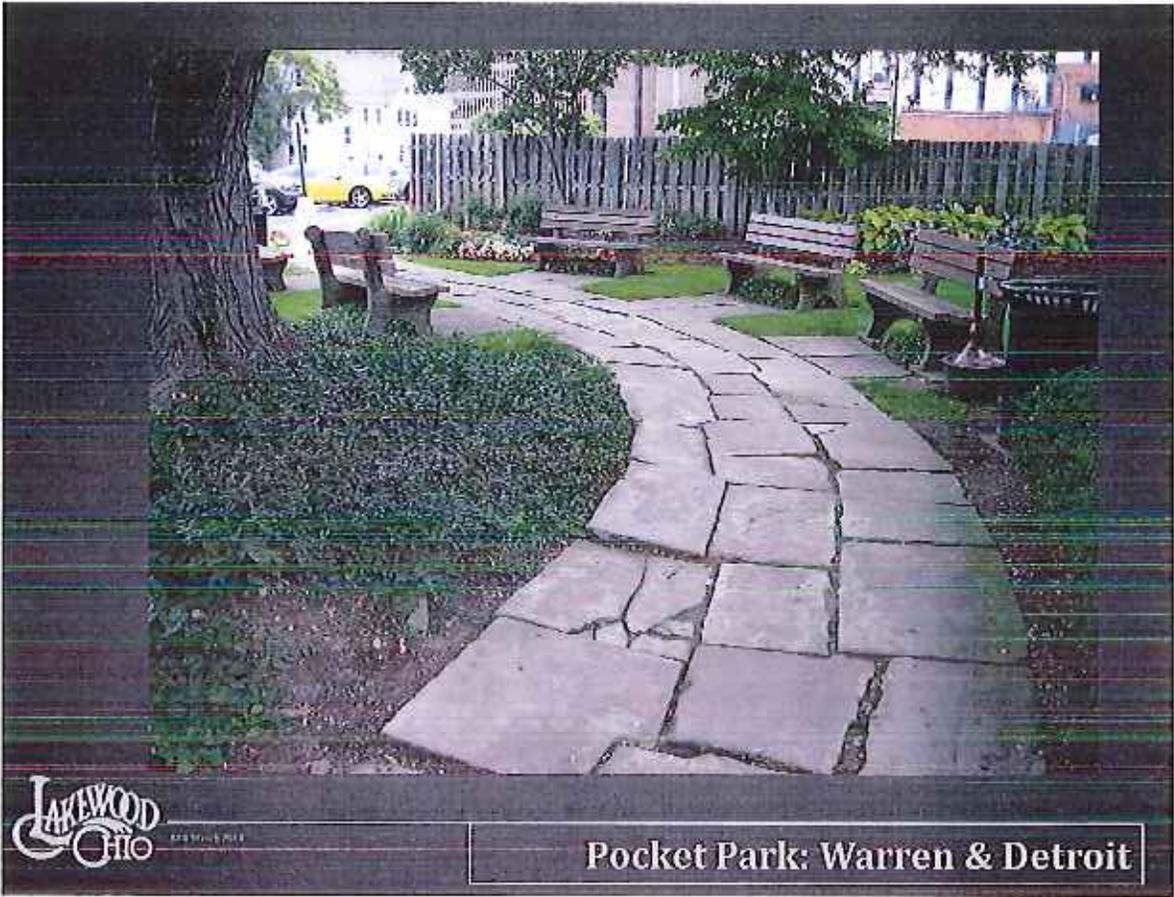




Pocket Park: Warren & Detroit



Pocket Park: Warren & Detroit





Pocket Park: Warren & Detroit



1667-69 Waterbury



LAKWOOD
OHIO

770 Main St. 2014

1667-69 Waterbury



LAKWOOD
OHIO

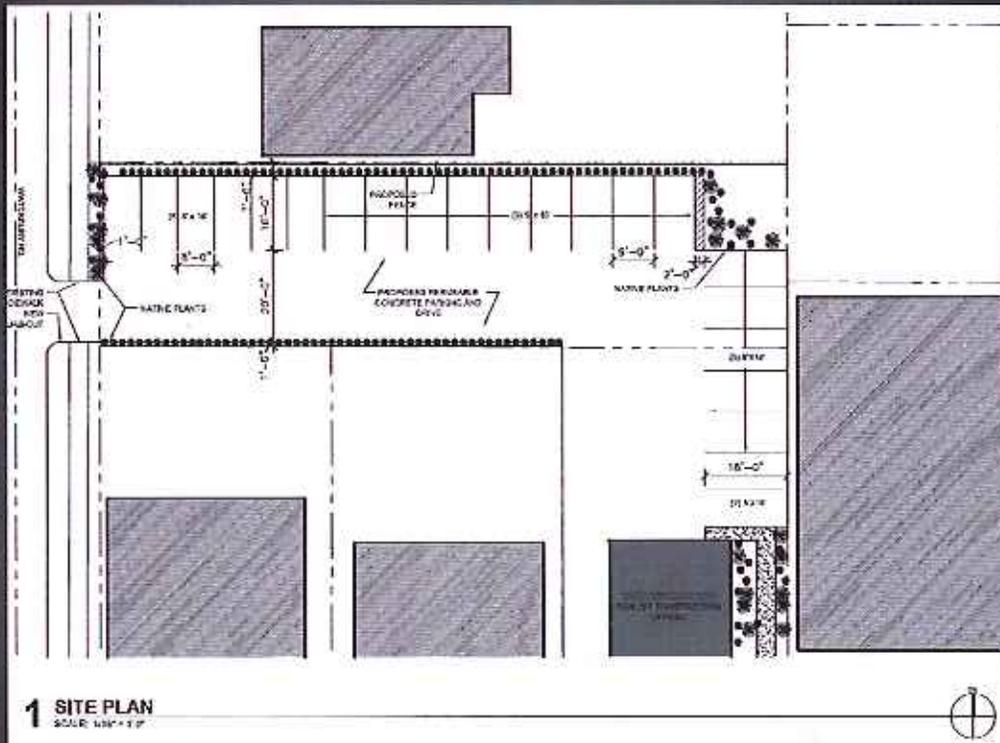
770 Main St. 2014

1667-69 Waterbury



127 Main St. #14

1667-69 Waterbury

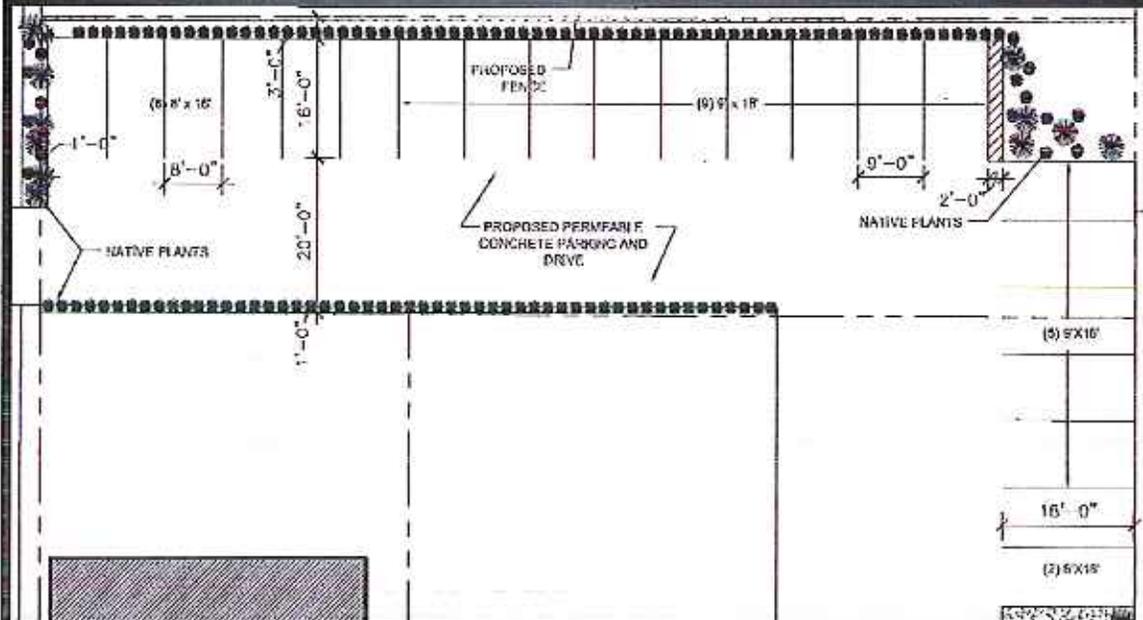


1 SITE PLAN
SCALE: 1/8" = 1'-0"



127 Main St. #14

1667-69 Waterbury



1667-69 Waterbury



12816 Detroit



LAKWOOD
OHIO

12816 Detroit



LAKWOOD
OHIO

12816 Detroit



LAKWOOD
CHIC
20th March 2014

12816 Detroit



LAKWOOD
CHIC
20th March 2014

12816 Detroit



LAKWOOD
OHIO

440.333.3000

1615 Newman



LAKWOOD
OHIO

440.333.3000

1615 Newman



LAKWOOD
OHIO

1615 Newman St.

1615 Newman



LAKWOOD
OHIO

1615 Newman St.

1615 Newman





LAKESWOOD
CHICAGO

18225 DETROIT

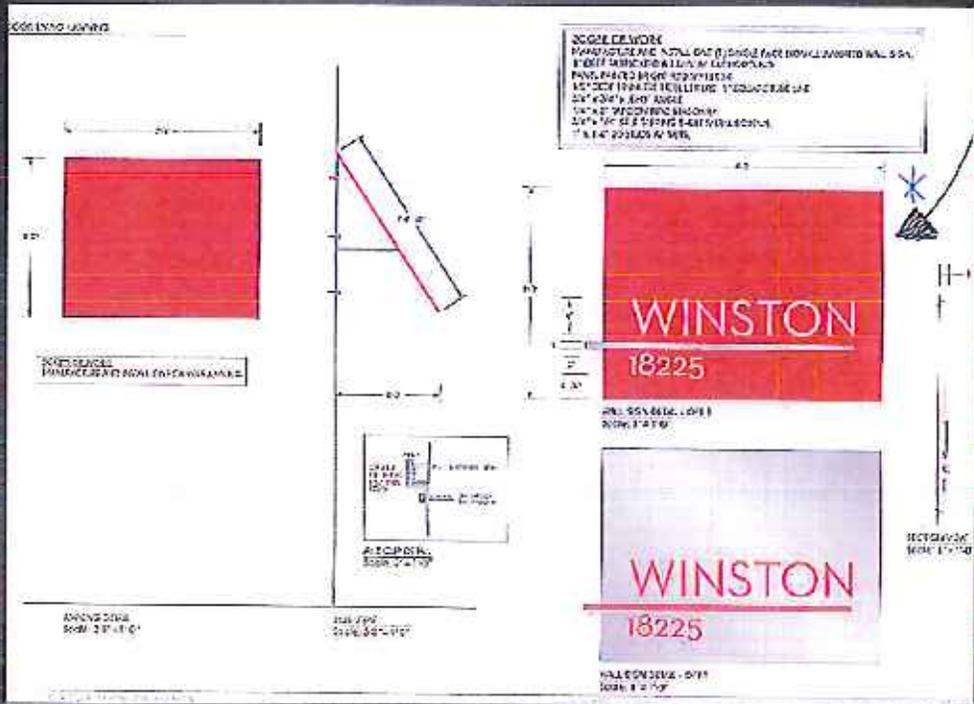
18225 Detroit



LAKESWOOD
CHICAGO

18225 DETROIT

18225 Detroit



18225 Detroit



12112 Madison



LAKWOOD
OHIO

12112 Madison

12112 Madison



LAKWOOD
OHIO

12112 Madison

12112 Madison



LAKWOOD
OHIO
23 March 2014

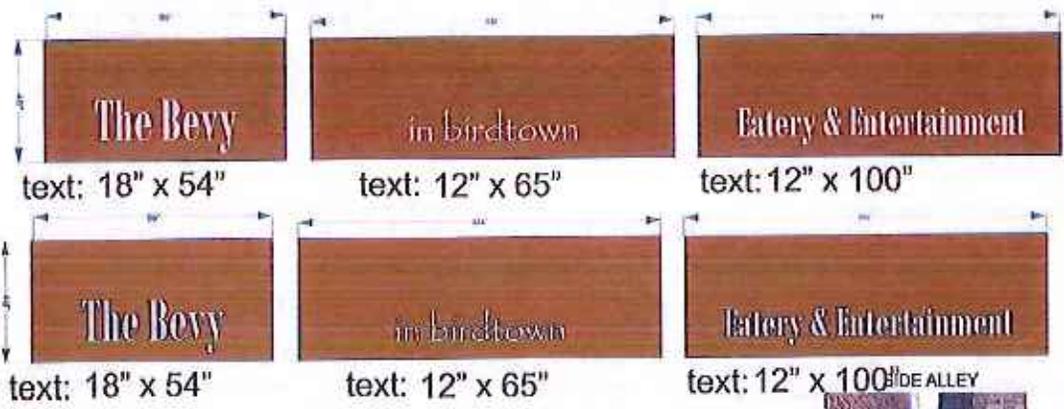
12112 Madison



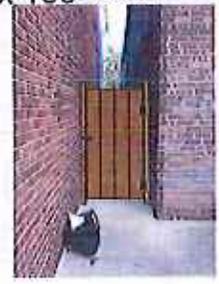
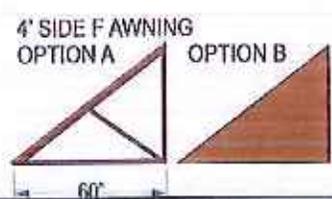
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3' h x 0' w x 6' d

LAKWOOD
OHIO
23 March 2014

12112 Madison



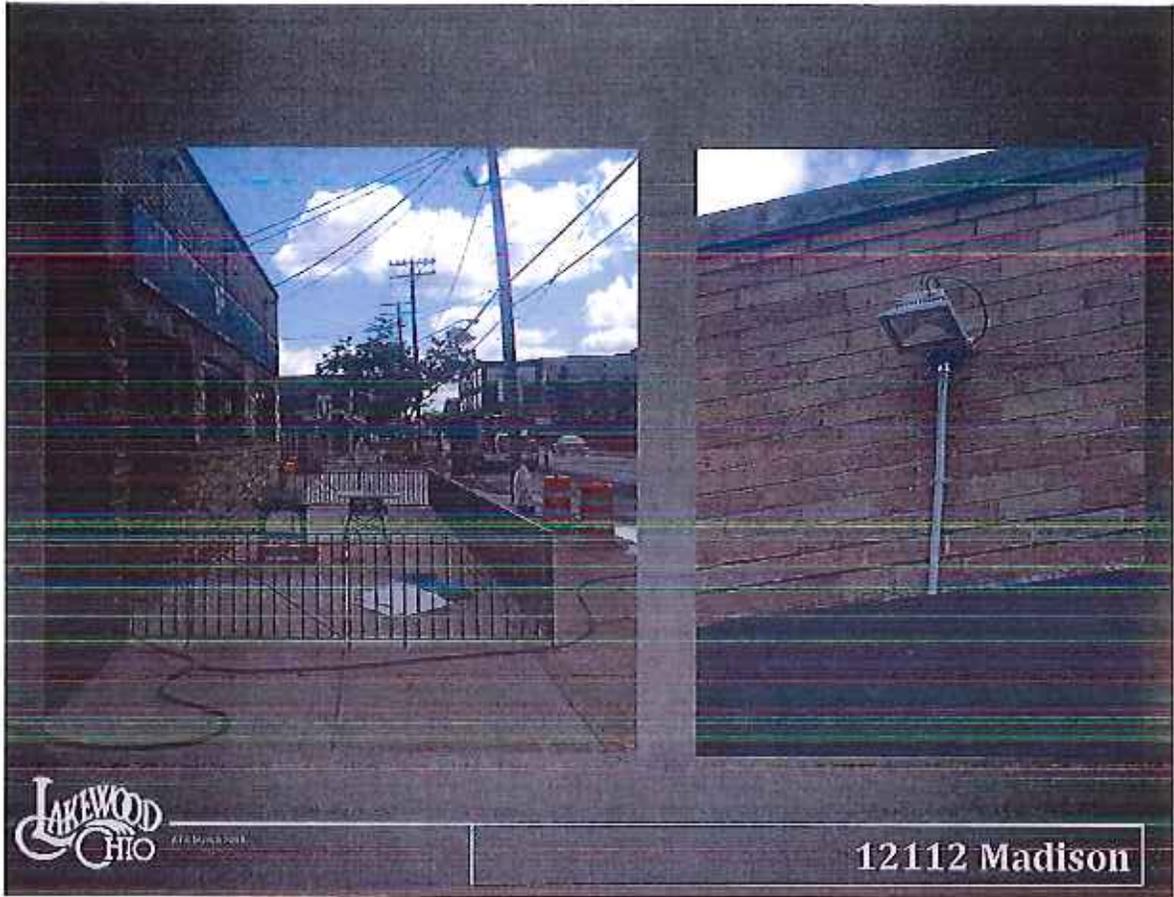
text: Lt. Grey



12112 Madison



12112 Madison



LAKWOOD
OHIO

12112 Madison



LAKWOOD
OHIO

15901 Hilliard

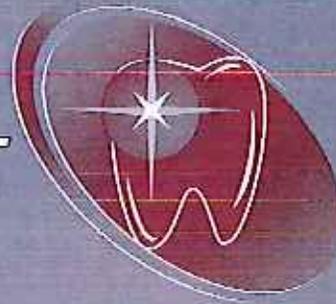


15901 Hilliard



15901 Hilliard

Comfort
DENTAL GROUP



216-226-3800



15901 Hilliard



14879 Detroit



LAKWOOD
OHIO

14879 Detroit



LAKWOOD
OHIO

14879 Detroit



LAKWOOD
OHIO

11/17/2014

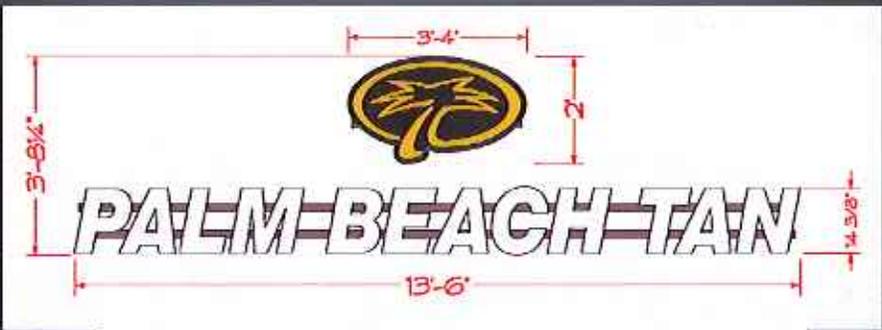
14879 Detroit



LAKWOOD
OHIO

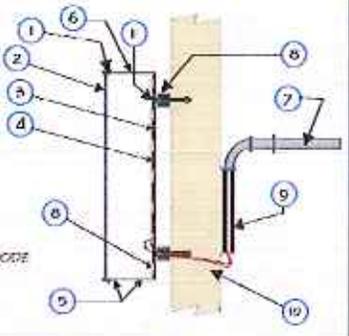
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14879 Detroit



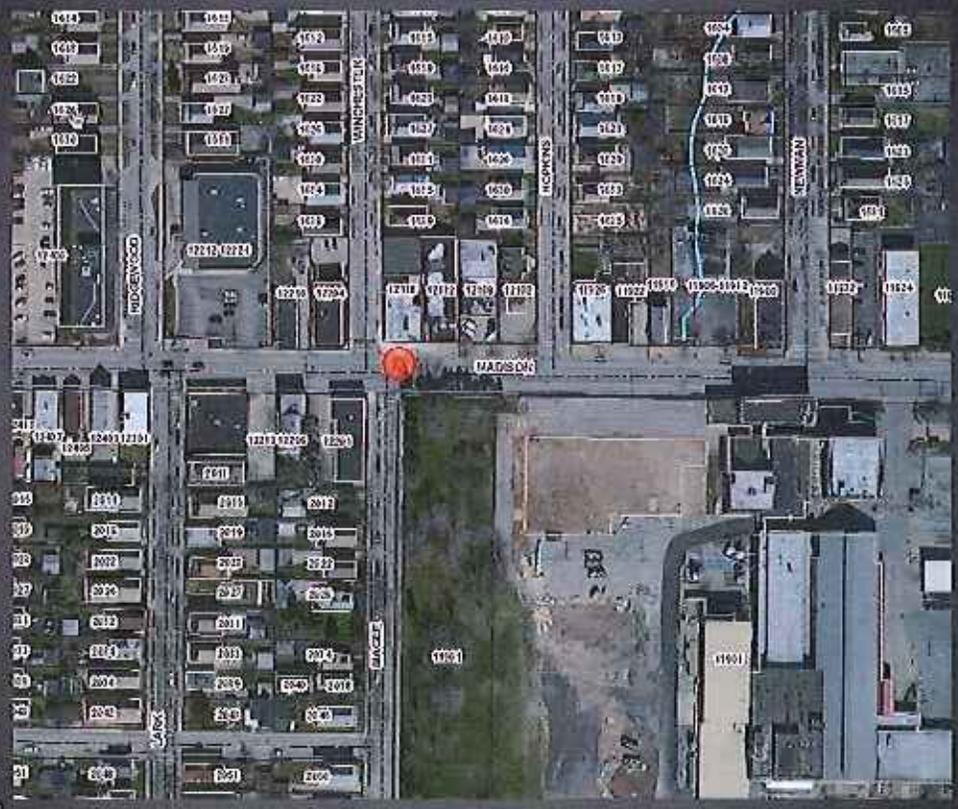
LETTER DETAIL

- ① TRIM CAP
- ② 3/16\"/>
- ③ ALUMINUM BACK JOBS THICKNESS
- ④ LED LIGHT ENGINES
- ⑤ DRAIN HOLES
- ⑥ ALUM. RETURNS Ø40 TO Ø65 THICKNESS
- ⑦ POWER TO SIGN LOCATION BY OTHERS
- ⑧ REQUIRED ANCHOR BOLTS
- ⑨ TRANSFORMER INSTALLED AS PER UL & NET CODE
- ⑩ EXISTING WALL
- ⑪ 2"x2\"/>



733.960.3274

14879 Detroit



733.960.3274

12118 Madison



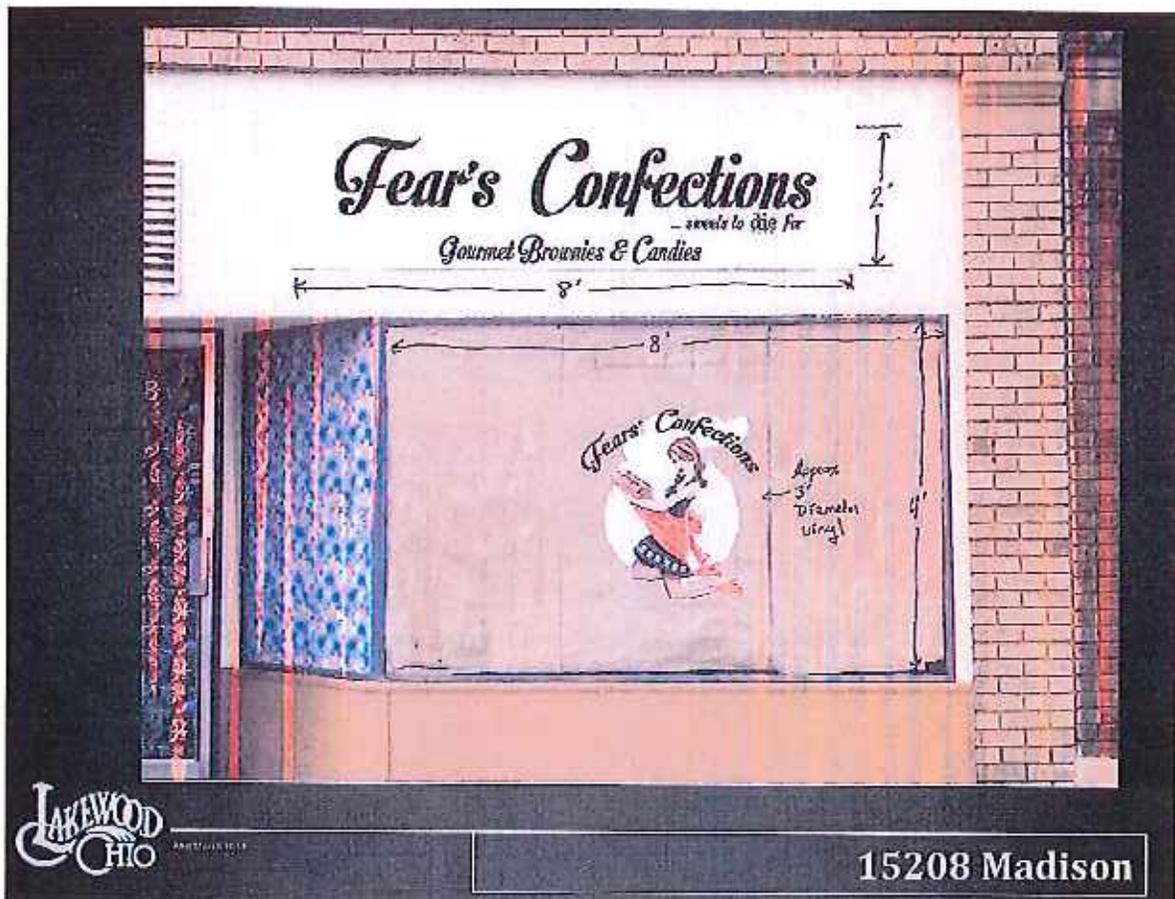
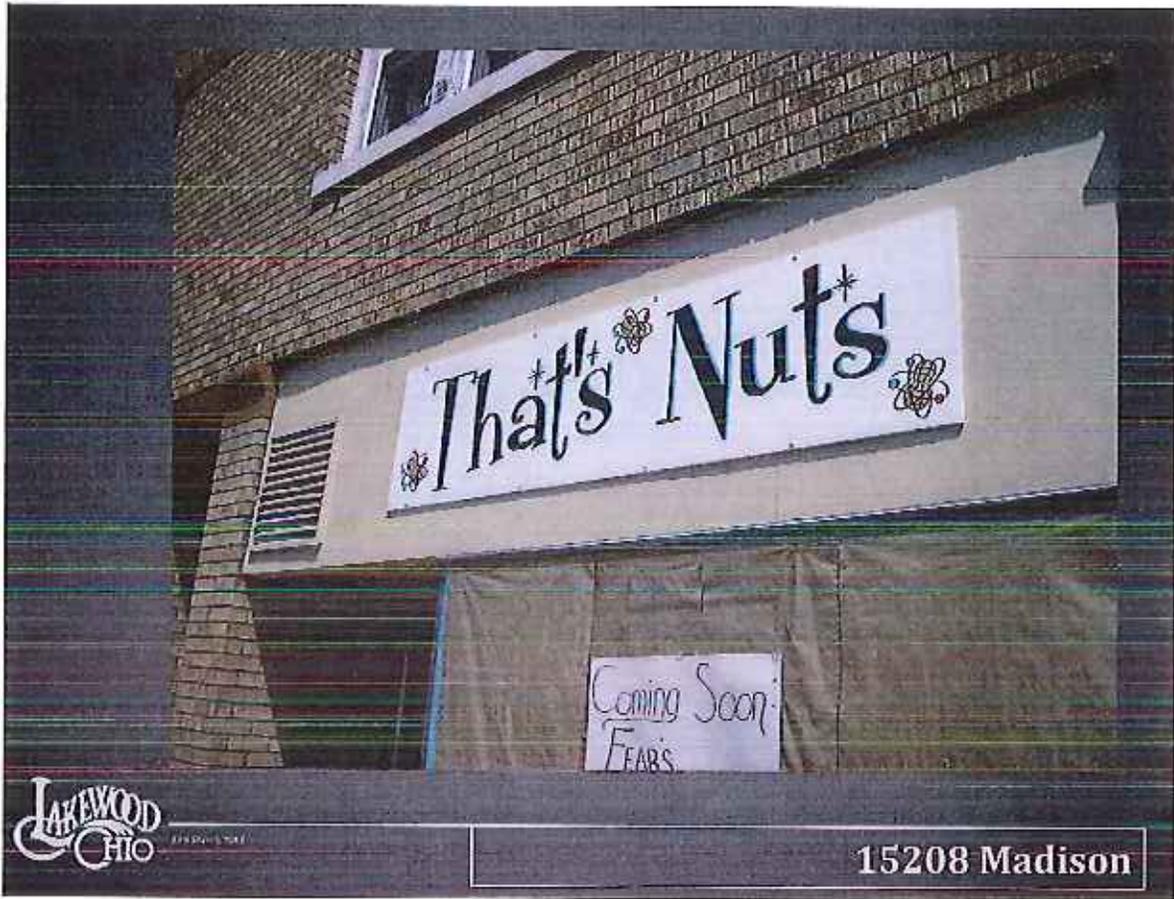
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OHIO
APR 2014 10:24

12118 Madison

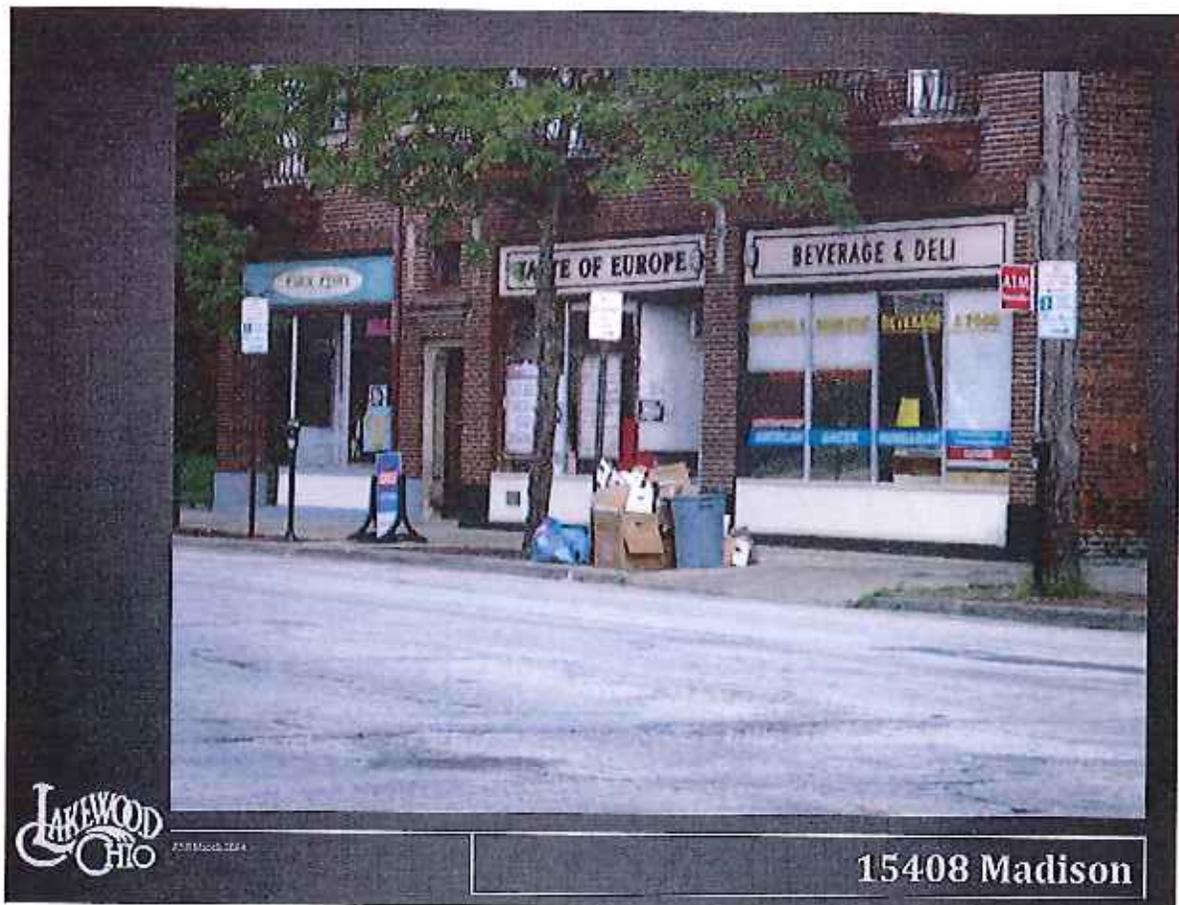
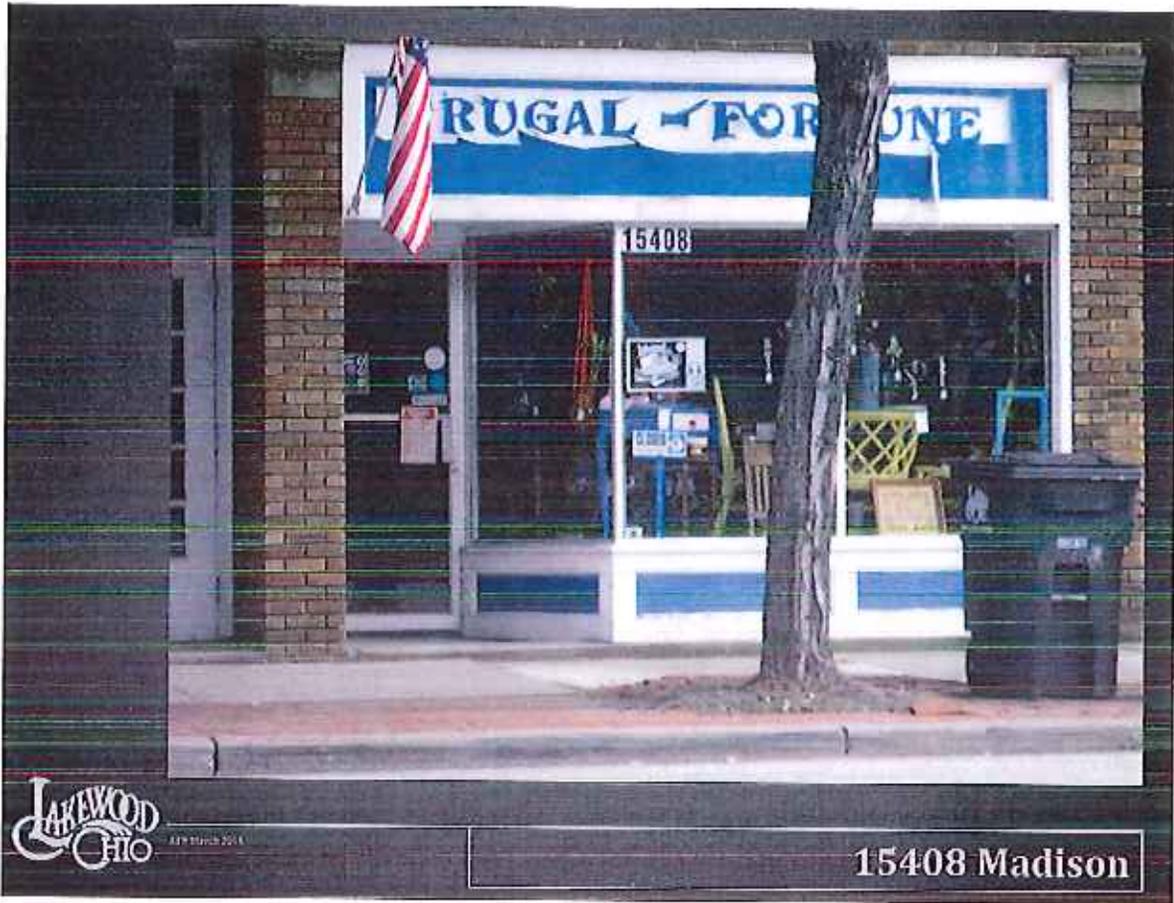


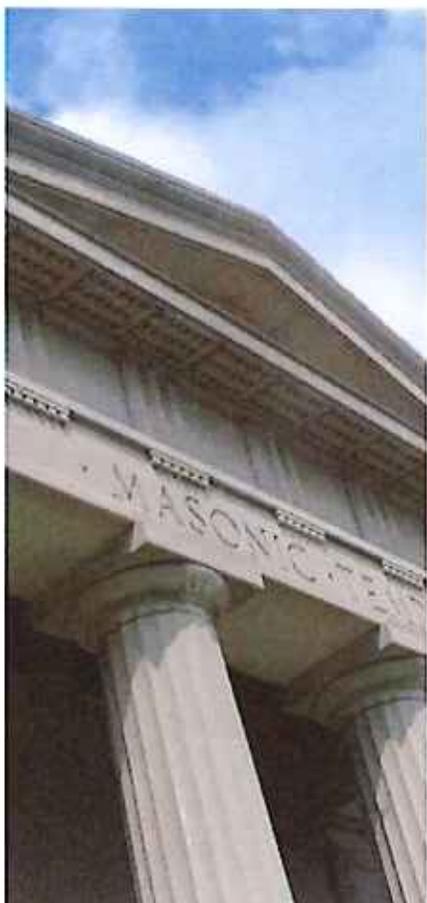
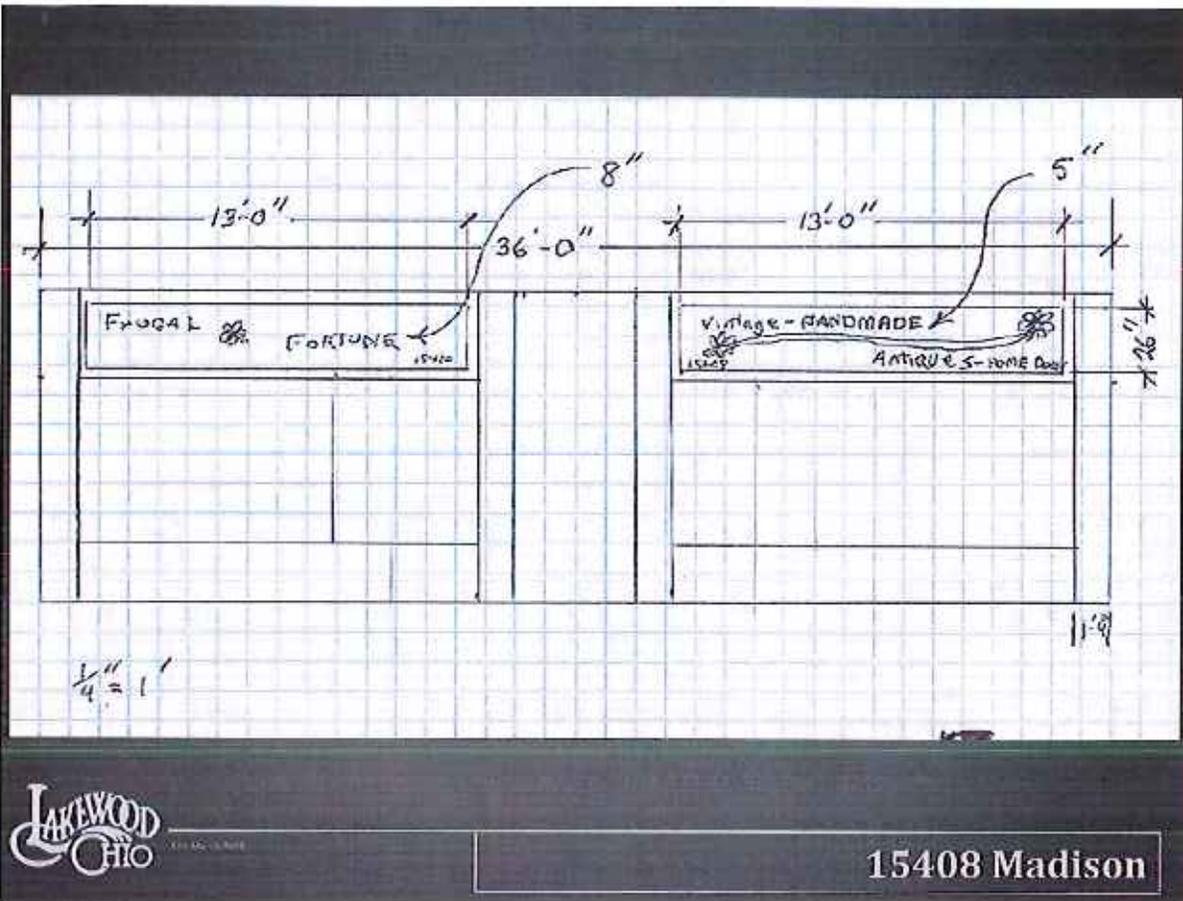
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OHIO
JULY 2014 10:24

12118 Madison





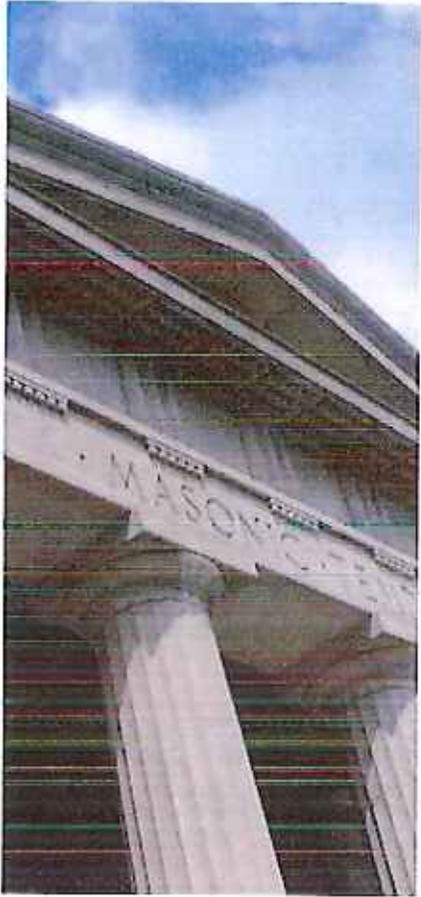




Parking Code Update

August 2014





Board of Building Standards

Architectural Board of Review

Sign Review Board

August 2014

