

MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
SEPTEMBER 11, 2014
5:30 P.M. – Lakewood City Hall
Auditorium
(Audio Recording Available)

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

1. **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

2. Approve the minutes of the August 14, 2014 meeting

A motion was made by Mr. Orban, seconded by Mr. Musson to **APPROVE** the minutes of the August 14, 2014 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

There were no Opening Remarks from the city staff.

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.

Items 4 & 14 are called together as they are the same property.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

- | | | | |
|----|---------------------|---|------------------------------------------------------|
| 4. | 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
Lakewood, Ohio 44107 |

The applicant requests the review and approval of new brick columns and roof on west canopy. This item was deferred from the meeting of August 14, 2014. (Page 5)

A motion was made by Orban, seconded by Mr. Evans to **DEFER** Docket No. 07-59-14 until the meeting of January 15, 2015. All of the members voting yea, the motion passed.

NEW BUSINESS

SIGN REVIEW

14. Docket No. 09-90-14

12201 Franklin Boulevard
Jimmy's Beverage / Sam's
Sam's Beverage

- Approve
- Deny
- Defer

Jimmy Rofail
Sam's Jimmy's Beverage
12201 Franklin Boulevard
Lakewood, Ohio 44107

The applicant requests the review and approval of signage. (Page 56)

Jimmy Rofail, applicant was present to explain the request. He wanted a wooden sign. It would be hung from a bracket. Mr. Sylvester reminded the Board that work had been done on the columns without obtaining building permits from the Division of Housing and Building ("H&B"). Mr. Rofail was considering a mural on the side as well.

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

A motion was made by Orban, seconded by Mr. Evans to APPROVE Docket No. 09-90-14 with the following stipulations:

- The sign is made of a material to be carved and non-illuminated internally,
- Lighting coming from the bracket is approved administratively,
- The excessive amount of temporary window signage is removed,
- Use white, six-inch vinyl lettering for window signage to be placed in bottom of windows,
- Install a mural on the wall, and
- Is contingent upon approval of Docket No. 07-59-14 at the January 15, 2015 meeting.

All of the members voting yea, the motion passed.

Items 5 & 11 are called together as they are the same property.

NEW BUSINESS

BOARD OF BUILDING STANDARDS

5. Docket No. 09 84-14 - B

C 1380 West 117th Street
Lee Dry Cleaners

- Approve
- Deny
- Defer

Lee Uisik Ng Pack Ngpaek
5501 Williamsburg Drive
Lorain, Ohio 44052

The applicant requests the review and approval of proposal for more than one sign for a new business, pursuant to Section 1329.09(d)(4). (Page 6)

A motion was made by Mr. Orban, seconded by Mr. Musson to DEFER the application until the meeting of October 9, 2014. All of the members voting yea, the motion passed.

SIGN REVIEW

11. Docket No. 09 84-14 - S

1380 West 117th Street
Lee Dry Cleaners

- Approve
- Deny
- Defer

Lee Uisik Ng Pack Nppack
5501 Williamsburg Drive
Lorain, Ohio 44052

The applicant requests the review and approval of signage. (Page 6)

Lee Uisik Ng Pack, applicant was present to explain the request. It was unclear to the Board as to where on the building the proposed signs would be placed. Shawn Warren, Eric Design said a blade sign would be on the front, and a flat, wall mounted one would be on the side. Discussion about design and placement of the signs continued.

Public comment was closed as there was no one to speak on the matter. Administrative staff said that more details were needed.

A motion was made by Mr. Orban, seconded by Mr. Musson to **DEFER** the application until the meeting of October 9, 2014. All of the members voting yea, the motion passed.

Items 6 & 12 are called together as they are the same property.

BOARD OF BUILDING STANDARDS

6. Docket No. 09-85-14 - B C 17112 Detroit Avenue
Cleveland Vegan

- Approve
- Deny
- Defer

Ellen Benjamin
Signature Sign Co.
1776 E. 43rd Street
Cleveland, Ohio 44103

The applicant requests the review and approval of proposal for more than one sign for a new business, pursuant to Sections 1329.12(d); 1329(d)(4). (Page 13)

SIGN REVIEW

12. Docket No. 09-85-14 - S 17112 Detroit Avenue
Cleveland Vegan

- Approve
- Deny
- Defer

Ellen Benjamin
Signature Sign Co.
1776 E. 43rd Street
Cleveland, Ohio 44103

The applicant requests the review and approval of signage. (Page 13)

Justin Gorski, Cleveland Vegan was present to explain the request.

Public comment was closed as there was no one to speak on the matter. Administrative wanted to confirm the location of the blade sign. Mr. Gorski said it would be on the right side (east side) column. There would be no exposed conduit.

A motion was made by Mr. Orban, seconded by Mr. Evans to **APPROVE** Docket No. 09-85-14 – B as submitted. All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, seconded by Mr. Evans to **APPROVE** Docket No. 09-85-14 – S as submitted. All of the members voting yea, the motion passed.

Items 7 & 13 are called together as they are the same property.

BOARD OF BUILDING STANDARDS

7. **Docket No. 09-86-14 - B** C **14005 Madison Avenue
Lucas Auto Center**

Approve James A. Lucas, Sr.
 Deny Lucas Auto Center
 Defer 14005 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of new signage for an existing business, pursuant to Sections 1329.12(d); 1329.06(c)(6). (Page 19)

Mr. Sylvester spoke with the applicant and associates. They requested a deferral until the meeting of October 9, 2014.

A motion was made by Mr. Orban, seconded by Mr. Musson to **DEFER** the application until the meeting of October 9, 2014. All of the members voting yea, the motion passed.

SIGN REVIEW

13. **Docket No. 09-86-14 - S** **14005 Madison Avenue
Lucas Auto Center**

Approve James A. Lucas, Sr.
 Deny Lucas Auto Center
 Defer 14005 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of new signage for an existing business. (Page 19)

Mr. Sylvester spoke with the applicant and associates. They requested a deferral until the meeting of October 9, 2014.

A motion was made by Mr. Orban, seconded by Mr. Musson to **DEFER** the application until the meeting of October 9, 2014. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

8. **Docket No. 09-87-14** C **12906 Madison Avenue
Barroco Grill**

Approve Carlos Vergara and Juan Vergara
 Deny 5805 Dclora Avenue
 Defer Cleveland, Ohio 44144

The applicant requests the review and approval of outdoor dining. (Page 24)

Juan Vergara, applicant was present to explain the request. Because renovations were beginning soon in order to bring it into code compliance was beginning soon, they wanted to utilize the driveway for temporary outdoor dining.

The Board and applicant reviewed the garage.

A motion was made by Mr. Orban, seconded by Mr. Robar to **APPROVE** Docket No. 09-89-14 with the following stipulations:

- Japanese Maples are replaced with 3" caliper Cleveland Select Pears, and
- The curb cut on Madison Ave is closed and replaced with new curb.

All of the members voting yea, the motion passed.

SIGN REVIEW

15. Docket No. 09-91-14 17810 Detroit Avenue
Shefinis LLC

- | | |
|----------------------------------|----------------------|
| <input type="checkbox"/> Approve | Vera Sheline |
| <input type="checkbox"/> Deny | 1349 Cove Avenue |
| <input type="checkbox"/> Defer | Lakewood, Ohio 44107 |

The applicant requests the review and approval of signage. (Page 59)

Chris Sheline and Vera Sheline, applicants were present to explain the request. They had received approval previously for signage at another location. With this application was shown two different fonts on the valance; they preferred the bottom one (page 66 of agenda).

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

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.

17. Docket No. 09-93-14 14873 Detroit Avenue
ACE Cash Express

- | | |
|----------------------------------|------------------------------------|
| <input type="checkbox"/> Approve | Kathy Clark |
| <input type="checkbox"/> Deny | ACE Lighting Services |
| <input type="checkbox"/> Defer | 5300 West 140 th Street |
| | Brook Park, Ohio 44142 |

The applicant requests the review and approval of signage. (Page 71)

Mr. Sylvester spoke with the applicant who requested a one month deferral.

A motion was made by Mr. Orban, seconded by Ms. Stockman to **DEFER** the application as submitted **until the meeting of October 9, 2014**. All of the members voting yea, the motion passed.

18. Docket No. 09-94-14 17900 Detroit Avenue
The Side Quest

- Approve
- Deny
- Defer

William Bridgeman
Side Quest
1299 Edwards Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of signage. (Page 74)

William Bridgeman, applicant was present to explain the request. The sign would be placed where the former one was. No new lighting would be added.

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.

19. Docket No. 09-95-14

15526 Madison Avenue
Misty's Living the Dream Nail Salon & Massage Parlour

- Approve
- Deny
- Defer

Misty Skladan
4206 West 201st Street
Fairview Park, Ohio 44126

The applicant requests the review and approval of signage. (Page 78)

Mr. Sylvester stated the applicant requested a deferral for one month.

A motion was made by Mr. Orban, seconded by Ms. Stockman to **DEFER** the application until the meeting of **October 9, 2014**. All of the members voting yea, the motion passed.

20. Docket No. 09-96-14

15203 Detroit Avenue
Cleveland Spanish School

- Approve
- Deny
- Defer

Maria R. Pauer
Cleveland Spanish School
15203 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of signage. (Page 83)

Eric Design, representative was present to explain the request. The modified proposal was distributed to the Board.

Administrative staff said a banner for the second floor tenant was appropriate.

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

16. Docket No. 09-92-14

12005-07 Detroit Avenue
Everest Grocery LLC

- Approve

Tara Sharma

- () Deny
- () Defer

Everest Grocery LLC
3532 West 152nd Street
Cleveland, Ohio 44111

The applicant requests the review and approval of signage. (Page 67)

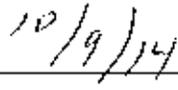
Neither the applicant nor representative was present to explain the request. Mr. Sylvester said the submitted concept was inappropriate for the building. He recommended a denial.

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

ADJOURN

A motion was made by Mr. Orban, seconded by Mr. Robar to ADJOURN the meeting at 7:30 p.m. All of the members voting yea, the motion passed.


Signature


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. Jimmy Recoll
2. SHAWA WARREN
3. Justin Gorski
4. JUAN VERGARA
5. Marjorie Korcheck
6. Brian Diglio
7. DANIEL E. MARCOLIS
8. DRU MCKEOWN
9. ALAN MCKEOWN
10. SANDRA Ann McElwain
11. Brenda Pongracz

1. [Signature]
2. [Signature]
3. [Signature]
4. [Signature]
5. Marjorie Korcheck
6. [Signature]
7. DANIEL E. MARCOLIS
8. [Signature]
9. [Signature]
10. SA
11. Brenda Pongracz

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: September 11, 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. I. Andrews

[Signature]

2. VICTOR REBEK

[Signature]

3. David Stein

1445 Clifton Rd

4. CHUCK MCCARTHY

C.A. McCarthy

5. JEFF BROSSE

Jeff Brosse

6. Chris Shelton

[Signature]

7. Vera Shelton

Vera Shelton

8. William B. [Signature]

[Signature]

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 Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: September 11, 2014



ECHINACEA 'WHITE'



DWARF FOUNTAIN GRASS





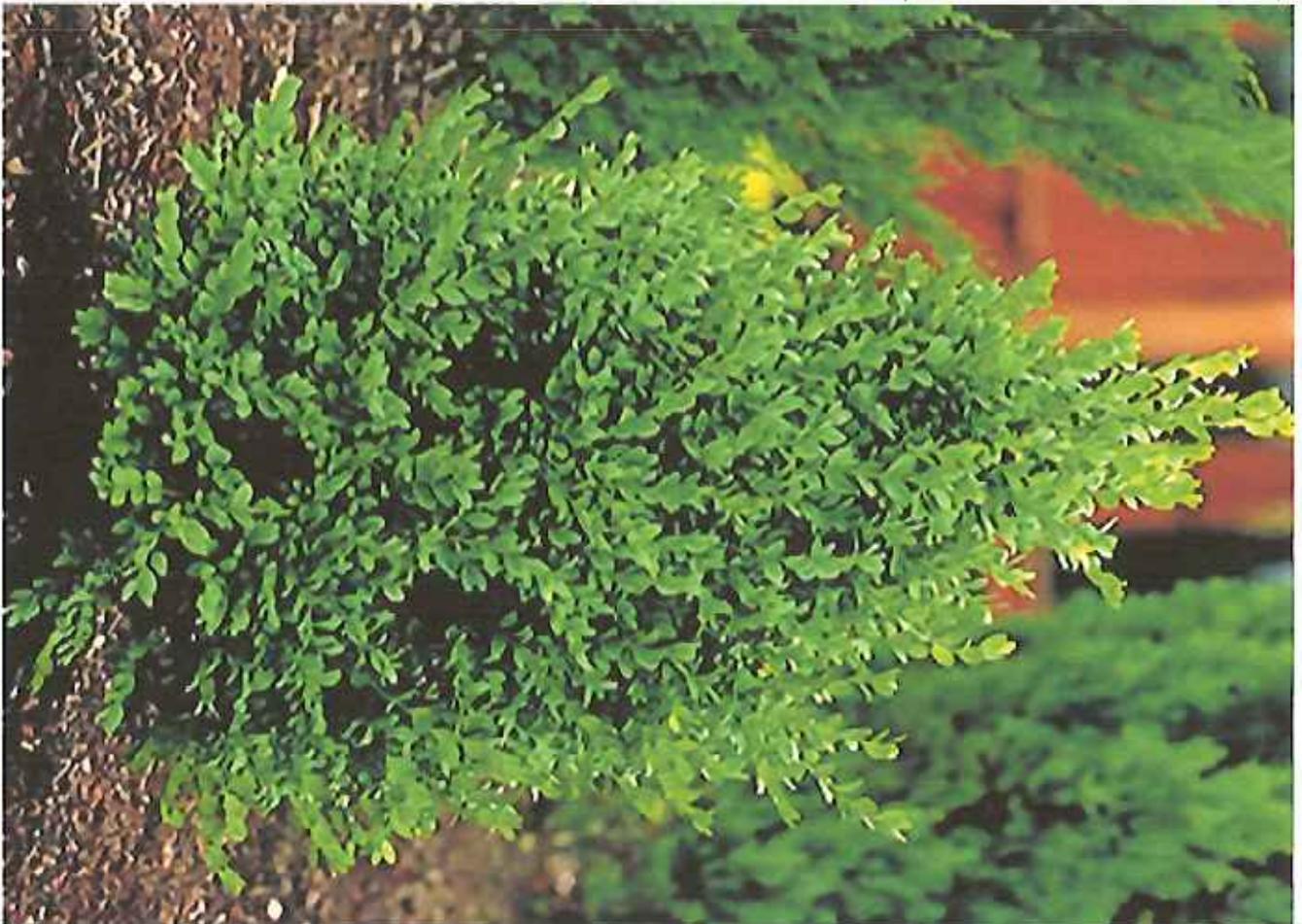








NEPETA JUNIOR WALKER



BOYWOOD | GREEN MOUNTAIN



ICARL FORESTER REED GRASS



JAPANESE BLOOD GRASS



THUJA O. 'NIGRA'
MISSION ARBORVITAE



ILEX VERTICILLATA 'RED SPRITE'
RED SPRITE WINTERBERRY

This information packet has been developed as a direct result of **Docket No. 09-88-14, 14200 & 14206 Detroit Avenue** ABR submission made on behalf of **BTD Lakewood LLC** regarding the redevelopment of the former **GetGo Gas Station** site.

After viewing the proposal submission there are many concerns which I feel must be addressed as a neighbor, a design professional and a denizen of the City of Lakewood. Attached is documentation of the proposal's current conditions, proposed conditions and a greater look at the context of the Detroit Ave. commercial corridor, all of which I feel any proposal at this location must adequately address.

Specific Parcel Context:

The proposal abuts two residential primary use properties (not noted in site plan or photo documentation of submittal) and fails to provide adequate vegetated setback or privacy in accordance with zoning requirements 1129.06 when coupled with 1141 Landscaping and Screening. While a driveway/parking area does not count as a primary structure on a lot, the current design, which provides impermeable surface for almost the entire lot area, does not address residential adjacency adequately. As such the purposes of 1141 are not met.

The lots for 14200-14206 have a generous slope to the East and North of the site not addressed in the current plan submittal and endangers adjacent properties from runoff and vehicles (rolling and/or sliding), perhaps this is why GetGo did not build out to maximize parcel coverage. 14196 Detroit Ave. has a walk out basement (rear access) and 1377 Manor Park finds itself at the foot of the deepest drive/parking location. While parking is at a premium, the use of on-street parking on Detroit Ave. and Manor Park may alleviate necessity of the rear lot which would be surrounded on three sides by residential properties making controlling light trespass and visual privacy almost impossible.

The former GetGo provided ample setback and screening of residential properties during their build-out and operation.

Examples of setback and vegetated screening can be seen in the new construction of Bob Evans and the new GetGo where adjacent to residential properties on Bunts and Parkhaven. Residents on Detroit Ave. and Manor Park ask for the same respect.

Lakewood Urban Context:

The existing setbacks between Giel and Lincoln do not conform to the 0-5' design setbacks along Detroit Ave. As such, any property that builds to minimize frontage exposes their side facades. This requires that these facades be well designed. It should be argued that the sides of these buildings are more noticeable than the front during approach from Detroit Ave.

As a walkable community (this particular stretch between the Westerly and Giant Eagle) requires that special consideration during design must be made for pedestrians of all ability of motility. How the corner is addressed at this particularly contentious intersection (Manor Park and Detroit Ave) should be a result in collaboration between the Lakewood Planning Department and any project owner in order to provide a more safe experience. This requires careful consideration of drive aisles access to rear parking and curb cuts on Detroit Ave as well as how a proposed structure affects vehicular sight lines at Manor Park and Detroit Ave.

The 150' frontage of the site by itself is almost the target 200' for the ideal city block. As such a structure on this property must develop the proper cadence and rhythm to promote the pedestrian experience.

Summation:

The design of a structure on such a high trafficked area, sometimes thought of as "the Gateway to Downtown Lakewood" requires an understanding of local community and context (the appropriated word of the day is "terrior") to provide a properly well designed and thoughtful structure which acts not only as a good neighbor but also as a fine standard of urban design and construction. The proposal for 14200 & 14206 sadly miss the mark by a wide margin.

Issues to be addressed:

Response to neighbors.

Response to contextual fabric.

Response to pedestrian/vehicular street experience.

Design sensibility and standards set forth by the City of Lakewood.

Thank you for your time,

Dru McKeown, AIA, LEED-AP, NCARB

Principal, T01studio llc [architecture, planning, research & fabrication]

Contextual Fabric and Photo Key



0' 100' 200' 300' 400' 500'

- Residential Primary Use
- Commercial Primary Use
- - - Contextual Building Setback Line
- 01 14200-14206 Properties
- 00 Locations of photos in packet

This drawing is intended to illustrate not only typical building setback in order to establish a contextually relevant building line, but also to draw attention to conditions where commercial and residential properties are adjacent and create an "exposed edge".

It shall also serve as a reference to key in photographs included in this document set which illustrate existing conditions and design standards.

Parcel Location and Detail Adjacencies

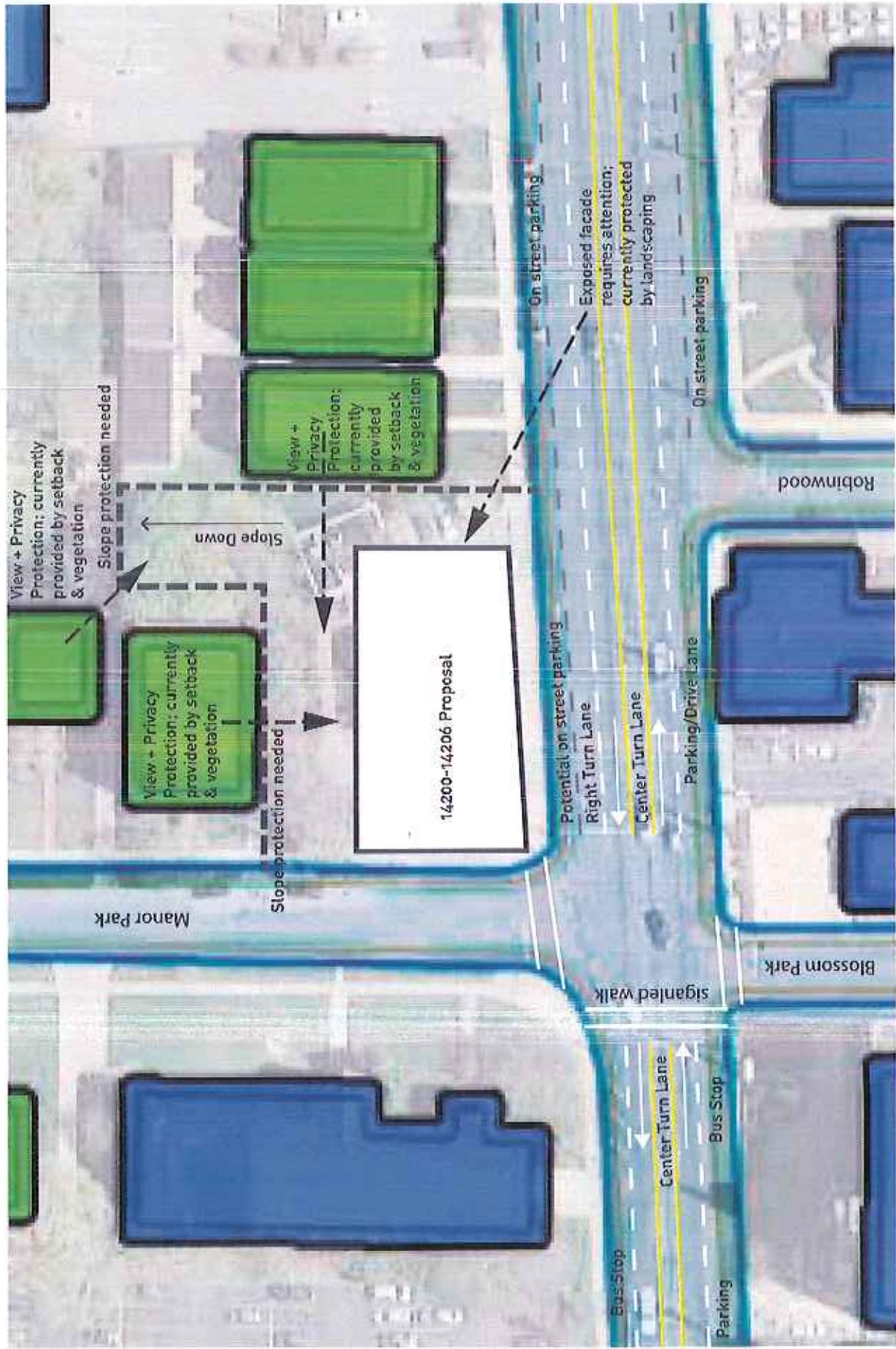




Photo 01:

Detroit Avenue (7 lanes: 4 drive, 1 turn, 2 parking) is not only a wide street but buildings are set generally set back at least 25' from sidewalk allowing for lawn and vegetation between Giel and Lincoln Ave.

14200-14206 Detroit Ave. is slightly obscured by trees and vegetation that shielded the older GetGo gas station from the adjacent residential buildings.

A sense of "Downtown" does not appear to extend this far East down Detroit Ave.

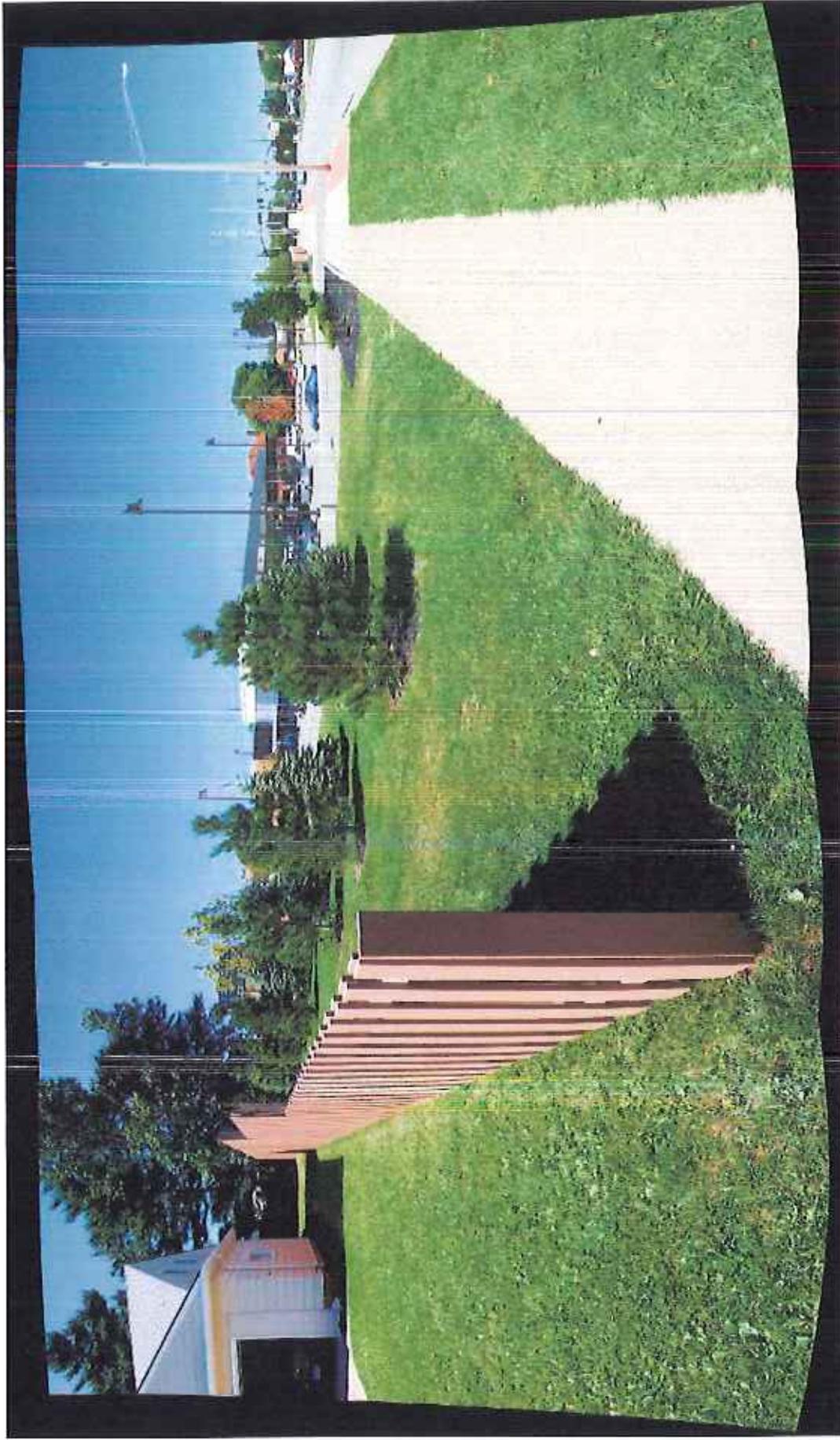


Photo 02:
Fence and vegetation border between new GetGo and private residences (Bunts). Note both sides of fence have vegetated buffer to hardscape surface and taller plantings to block light spillage.



Photo 03:
Fence and vegetation border between new Bob Evans and private residences (Parkhaven), notice sidewalk to wall as well as residential boundary marked by chain link fence.



Photo 04:
Fence and vegetation border between new GetGo and private residences (Parkhaven). Note both sides of fence provide vegetated buffer.

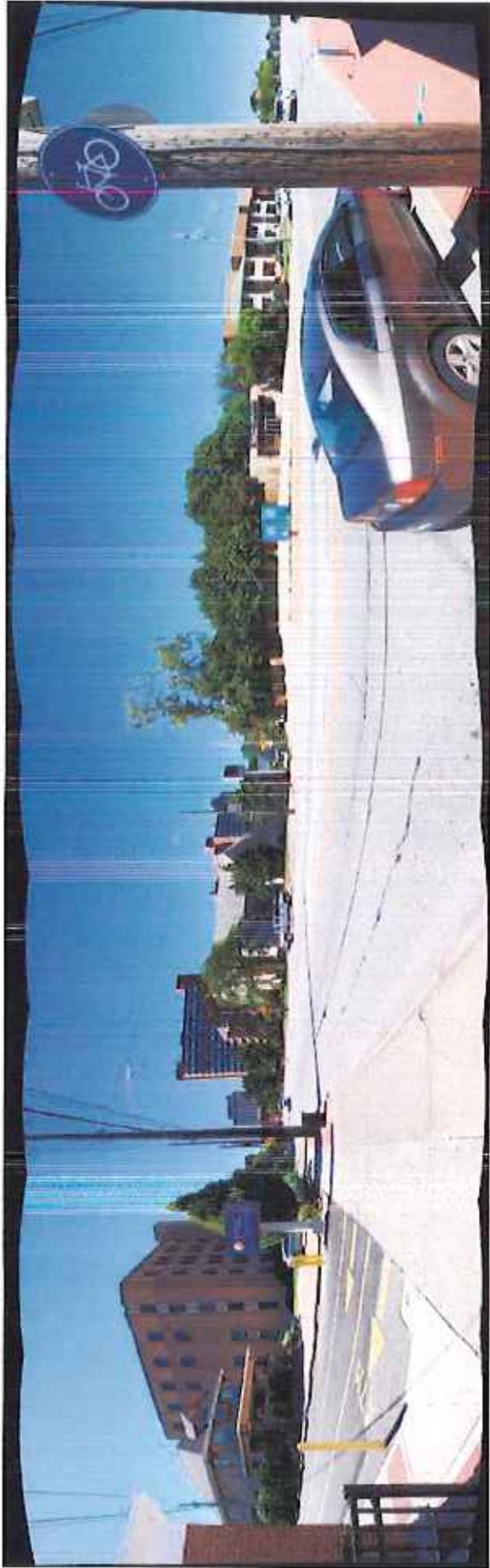


Photo 05:

A clearer photo of the 14200-14206 Detroit Ave. site and its location in relationship to surrounding residential buildings as well as street context. Image taken from across street at PNC bank branch (which does front on street directly adjacent to sidewalk).



Photo 06:

SE corner of Blossom Park/Manor Park/Detroit Ave. intersection showing site context of 14200-14206 Detroit Ave. Across Manor Park is a church with green front and side yard, adjacent to proposal site (North) is residential building (4 stories) with front yard adjacent to residential single family homes, adjacent to proposal site (East) are three residential buildings (2 story) with front yards on Detroit Ave.

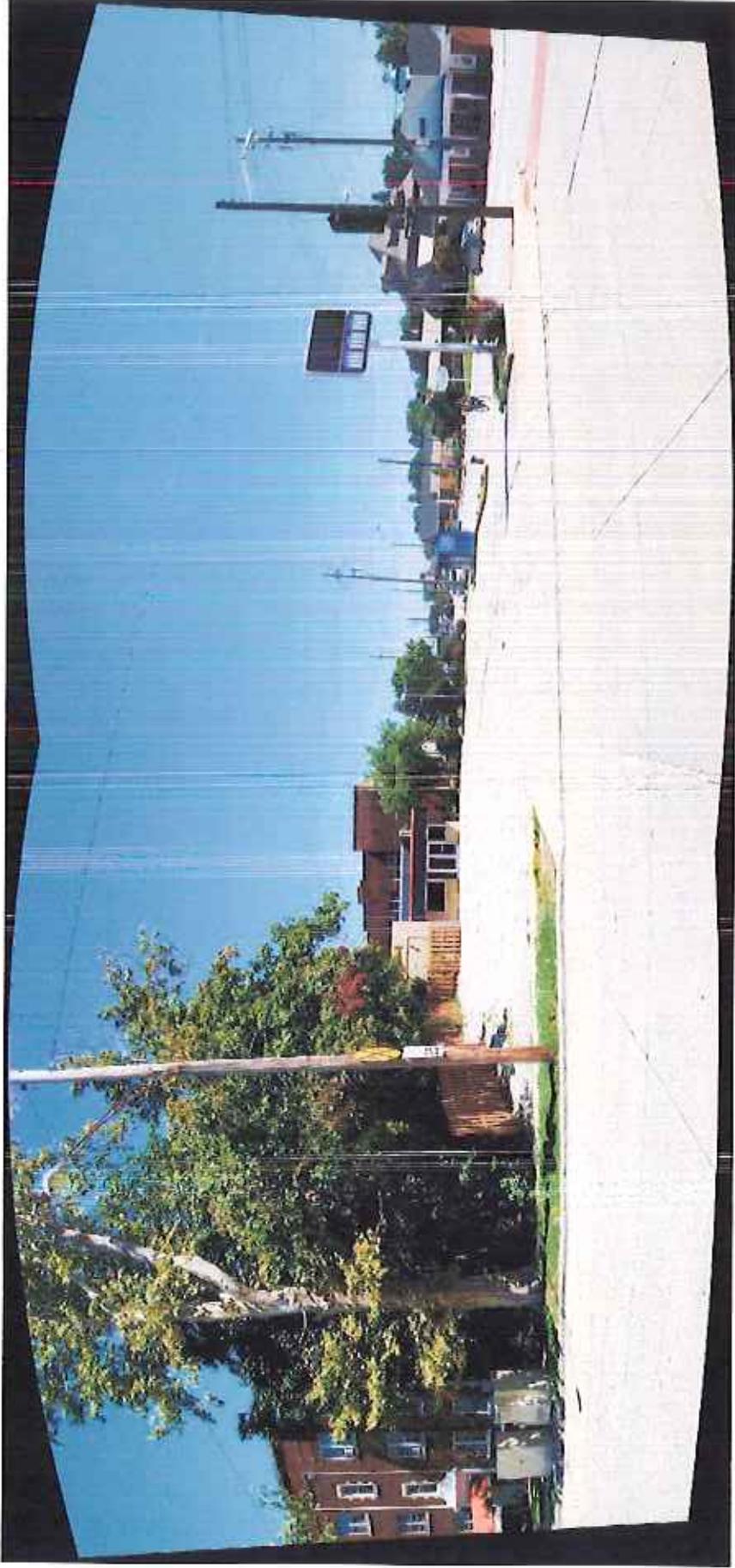


Photo 07:

East of proposed site 14200-14206 Detroit Ave. across Manor Park.

Adjacent to site you can see both the residential building to the North and the residential Building to the East. Previous land use provided adequate buffer which provided visual protection to residential properties as well as proper setback to counter change of elevation across building site.



Photo 08:

Close up photo graph of residential building on Manor Park showing change in grade between building and edge of GetGot paved lot (roughly 6 feet). Building to edge of lot will require large retaining structure and or protection from runoff and vehicles rolling/sliding into adjacent structures. Attention must also be paid to protecting adjacent residential building from light trespass as well as view.

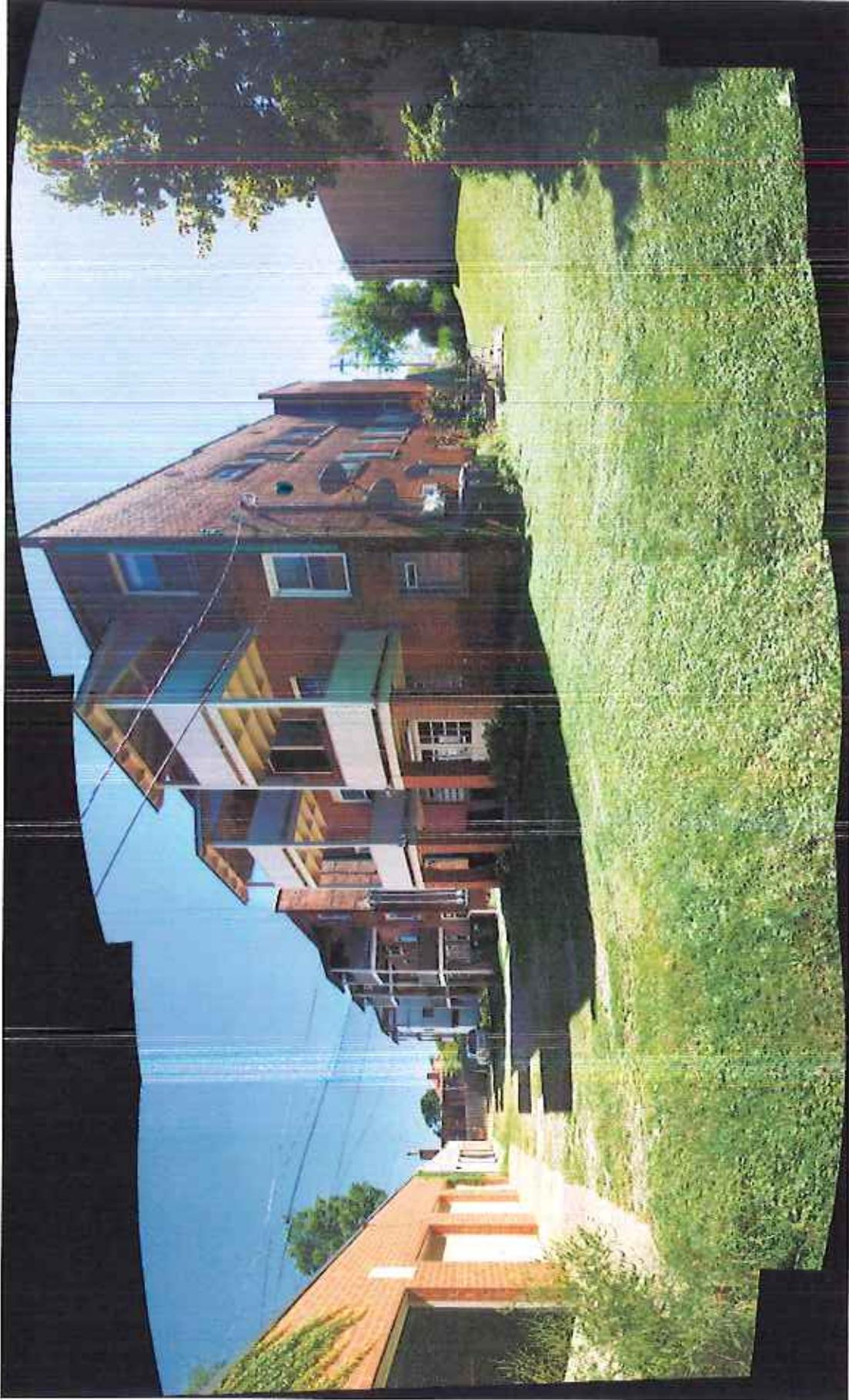


Photo 09:

Close up photo graph of residential building on Detroit Ave. (rear yard) showing change of grade between building and GetGo corner (roughly 8' to rear of lot). Constructing to edge of lot (rear) will require large retaining structure and or protection to control runoff and vehicles rolling/sliding as well as exterior lighting trespass and view from residential building.

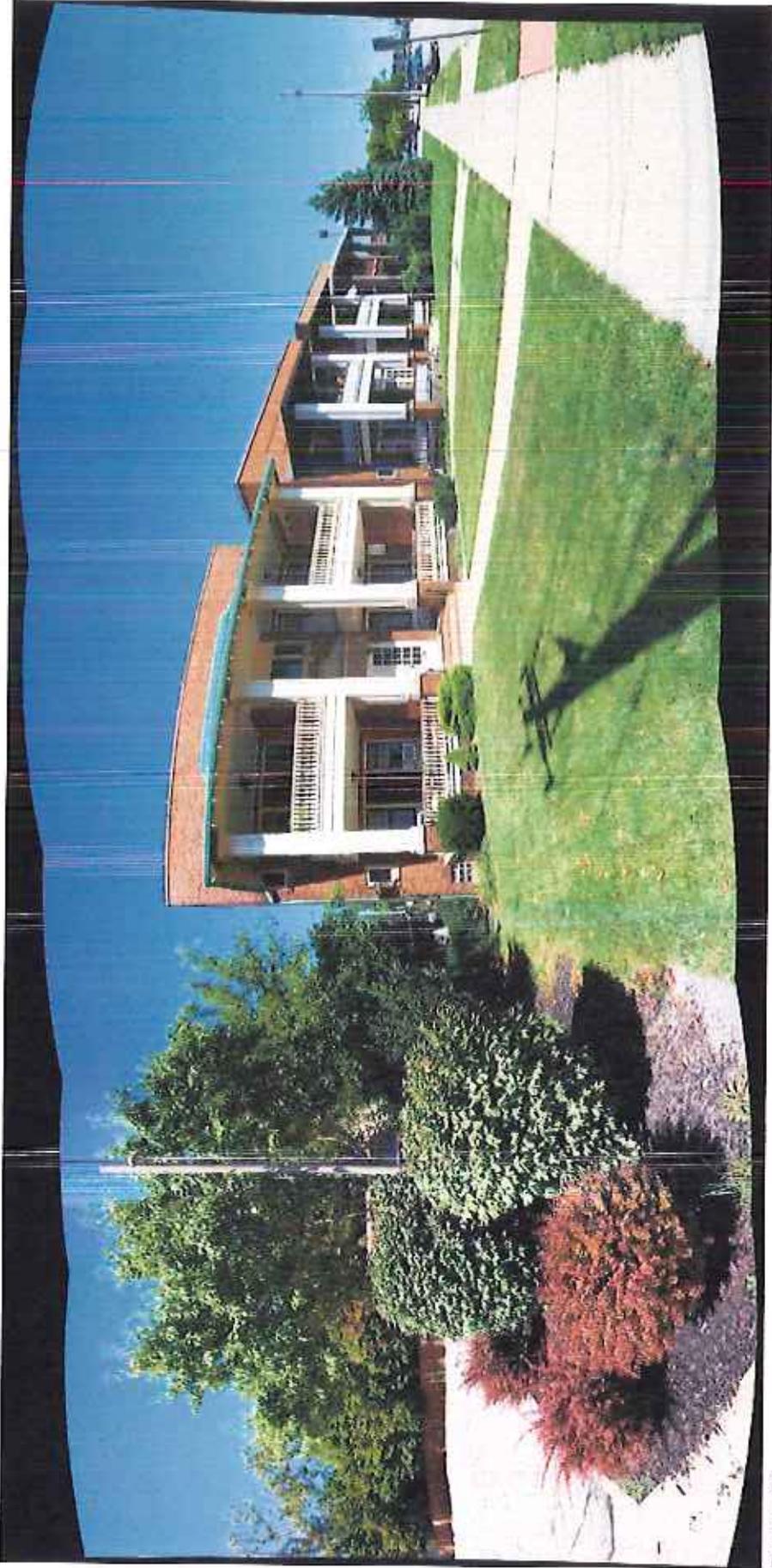


Photo 10:

View from Detroit Ave. showing Eastern edge of 14200-14206 property and adjacent residential building. Property line is at right edge of planting. GetGo provided vegetation to screen view as well as protect residential privacy and light trespass. Building to lot edge will not only remove screening/protection but will also expose the Eastern facade of proposed structure (requiring a higher level of design equal to the Detroit Ave. and Manor Park facades).

21123 State Route 301
Wellington, Ohio 44090
September 10, 2014

Bryce Sylvester, Secretary
Board of Building Standards /
Architectural Board of Review / Sign Review
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

Re: Docket No. 09-88-14
14200 & 14206 Detroit Avenue, BTD Lakewood LLC

Dear Bryce:

We have owned the four-unit apartment building at 14126 Detroit Avenue since 2007. We resided in the building from 2007 until 2009. We loved living in Lakewood and continue to regard this property as our second home.

When we purchased the building, the property at 14200 Detroit was occupied by the GetGo gas station. At that time, the green space on the east side of the building was overgrown and unsightly. Because the station had no public facilities, the wall directly facing our building was routinely used for a restroom. There was also evidence of people hanging out there, and in the wooded area behind the gas station. Both spaces were littered with empty beer cans and trash.

That first summer we spent many hours cleaning up that area. We hauled out 10 bags of trash and cleared the brush. We planted some decorative grass to create somewhat of a screen and to give the impression the lot was "owned" by someone who cared about it. We had no ill will toward the real property owner, it was just easy enough for us to adopt the space. Our hope was to deter people from venturing behind the building and in turn offer a pleasing outside space for our tenants. We are proud to say it worked, and since that time we have continued to maintain the green space on the east side of the building all the way back to the north property line. We don't do this because we have to. We do it because we want to.

We want our tenants to feel like they have a home in our building, not just another apartment. We believe this is why we are able to retain good, long-term renters. Tenants in two units have been with us for more than five years, and the same tenants have occupied a third unit for more than four years. We are concerned the proposed property will have a negative impact on our ability to maintain the level of revenue we need to maintain the property and sustain our business. If our building becomes less desirable to renters, then we stand to lose tenants and the ability to maintain current rent levels and apply increases as needed.

We are not against developing the property in question. We support economic development in Lakewood and the City's success is vital to our success as property owners. However, we have several real concerns about this proposal and the potential effect on our ability to provide a nice, comfortable living environment for our tenants.

Mr. Sylvester
September 10, 2014
Page 2

Scope of Proposal within Limited Lot Size

A 7,800 square foot building with seven tenants seems like overkill for such a small space, especially when there are so many vacant storefronts on Detroit Avenue. A smaller building with one or two long-term tenants seems like a much better fit for this location. Will the City take into consideration the need for a new retail strip center when there are vacancies that have existed for years in some cases? Does the developer have a plan to ensure the retail spaces remain filled with tenants?

Minimum Yard Requirements – Adequate Green Space

The City's building code requires a commercial structure to include green space when adjacent to a building with residential use, specifically at least 10 feet on the side and in the rear. The code also requires landscaping with grass, trees, shrubbery and/or other appropriate ground cover or landscaping material to assure adequate screening of parking and loading areas, as well as absorption of rainfall.

We do not see that 10-foot buffer between our property line and the proposed ingress driveway from Detroit Avenue. Nor do we see that buffer between the north-most parking spot in the rear and the adjacent residential property at 1377 Manor Park Avenue. There does not appear to be adequate space between the proposed egress driveway and the apartment building located at 1385 Manor Park Avenue either. Moreover, what are the developer's plans to ensure proper drainage of the increased water run-off that will occur with the addition of seven new businesses?

Driveway

The proposal before you includes a new driveway that will run within feet of the west side of our building with traffic to include retail customers, delivery trucks and garbage trucks. The Domino's Pizza business will bring with it a steady stream of delivery drivers entering and exiting the property until midnight on weeknights and 1 a.m. on weekends. While the GetGo gas station remained open late into the evening, there was a large green space and plantings that buffered the noise. Ingress and egress traffic was in front of the building, and did not run alongside our rental units. The current proposal includes no such buffer therefore our residents will be subjected to a much noisier environment created by the proposed businesses.

Parking Lot, Lighting, Rear Building Access

The proposed parking lot is located adjacent to our tenant garages and the rear entrance to our building. Will the City ensure new lighting will not spillover to adjacent properties? We also have concerns about employees congregating behind the building, especially after the Domino's closes in the early morning hours. The bedrooms in our units are located in the back. What are the City's rules for noise adjacent to residential use properties and how will they be enforced?

Mr. Sylvester
September 10, 2014
Page 3

In closing, we want to assure you that we are not against development of this property. We simply want to make sure that this highly visible corner is developed in such a way that is beneficial for everyone involved. We do not feel our voice is more important than anyone else but we don't feel our opinions should be considered any less either. We own one property, not many. Our business is two people, not 50. We are responsible property owners and we have pride in our building and the surrounding neighborhood. We hope the Board will consider all voices when making a final decision on what is ultimately approved to go forward in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to be 'SA', with a long horizontal line extending to the right.

Sandra & Aaron McElwain
Property Owners
14126 Detroit Avenue
(216) 346-1636

20' 0"

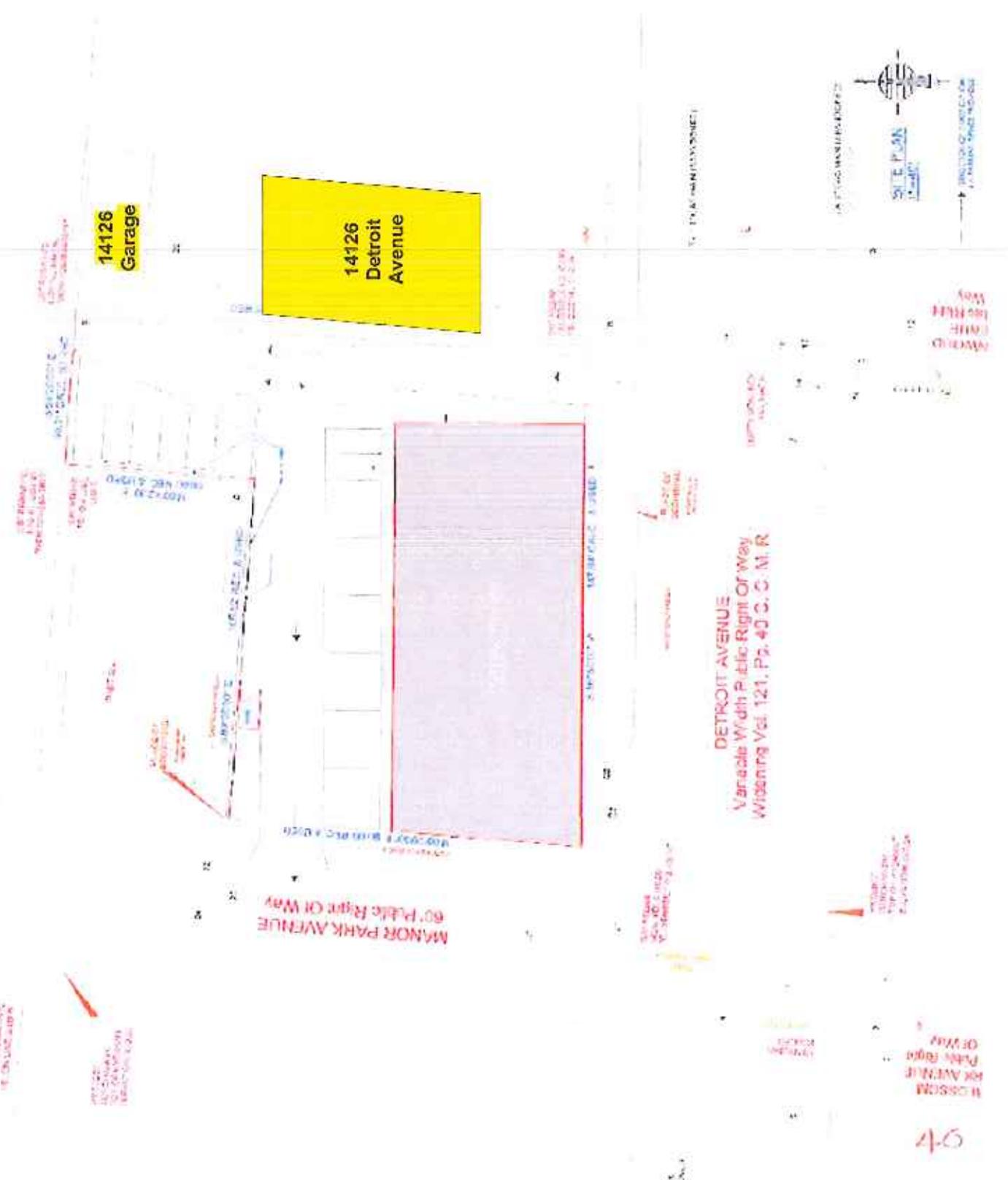
20' 0"

DATE

SCALE

BTD Lakewood LLC
 4376 West 227th Street
 Fairview Park, Ohio 44126
 JOHN H. BURCKHARDT, P.E.
 Civil Engineer

14126 Detroit Avenue
 51413 Union Drive
 Bay Village, Ohio 44140
 JOHN H. BURCKHARDT, P.E.
 Civil Engineer





14126 Detroit Avenue

CURRENT PHOTO OF SITE VIEWING FROM SOUTHEAST



PERSPECTIVE FROM SOUTHEAST



14126 Detroit Avenue



14126 Detroit Avenue

PERSPECTIVE FROM SOUTHWEST
MPS

September 8, 2014

Brenda Pongracz
1377 Manor Park Avenue
Lakewood, OH 44107
216-221-8931
brendawepfer@hotmail.com

Board of Building Standards
12650 Detroit Avenue
Lakewood, OH 44107
Planning@lakewoodoh.net

Dear Board of Building Standards Members –

I have received information regarding the proposal from Daniel E. Margulies, Daniel Margulies Co. Inc., regarding the properties located at 14200 and 14206 Detroit Avenue, Docket No. 09-88-14. While I plan to attend the public meeting this Thursday, September 11, 2014 at 5:30pm, I have numerous concerns with this proposal and would like to ensure that they are all noted with the Board and addressed before this proposal is considered. After reviewing the plans as submitted, I do not feel that the proposal fits into the area as described and I am very concerned about the noise, traffic patterns, and lack of tenants for the property.

Before listing my concerns, I would like to state that I am in favor of new tenants using this empty property on Detroit. However, I do not feel that expanding the scope of the existing usage is a good idea considering the numerous apartments buildings and residences surrounding the property. We accept that there will be noise from Detroit Avenue and surrounding businesses. However, we do not wish to have this noise brought within inches of our driveway and property by placing a parking lot adjacent to our house. If this proposal were scaled back significantly to only include a few units and using the current parking available on the lot, I believe the residents of Manor Park Avenue would be supportive.

In regards to the proposal from Daniel E. Margulies, our primary concern is the proposed parking and traffic egress onto Manor Park. The proposed parking lot would come in direct contact with our property at 1377 Manor Park and would create noise and safety hazards for our driveway. In regards to this, I would like the following questions answered:

- Will our existing fence and driveway be protected and maintained? Will the fence need to be enlarged?
- How will the proposed parking lot be lit and will efforts be made to reduce noise and light pollution from affecting the surrounding properties?
- What precautions will be put into place to prevent cars from sliding down the hill in winter and crashing through our fence that protects our driveway and property? We have had many instances of cars and snow plows running into the fence at the back of our property that abuts the Giant Eagle parking lot. We do not wish to have the same issues so close to our house, garage, and driveway.

- What noise control measure will be put into place for the residents of the adjacent apartment buildings?
- Where will a dumpster be placed and how will garbage removal be handled? This cannot occur against our fence.
- As Manor Park Avenue has a downward slope, there has been a history of flooding and water issues for properties as you move down the hill. With the removal of the trees and plants from the hill of this property, how will water control be handled to prevent flooding on our property?

In reviewing the proposal, even with a six-space parking lot behind the structure, I do not see how there is ample parking for customers. The few spaces available on Manor Park Avenue will be removed due to the proposed driveway egress. Parking on Manor Park Avenue is zoned residential only from 8:00am – 4:00pm. The limited parking on Detroit Avenue is used by apartment building residents as well as the Winking Lizard and Giant Eagle. In short, there is not enough parking anywhere near this proposed shopping facility to accommodate patrons. Therefore, I would like a better understanding of the following issues:

- With only 6 parking spaces and 7 proposed storefronts, where will store employees park?
- The Lutheran Church on Detroit Avenue hosts numerous events throughout the week, using most of the street parking on Manor Park Avenue and creating significant traffic issues. Has this been considered by the developer? How will this issue be addressed on weeknights and weekends when the church is in use?
- How will the developers ensure that patrons do not exit using the existing parking lot and driveway for the neighboring apartment buildings?

The intersection of Manor Park Avenue and Detroit Avenue have a long history of traffic problems, especially since the removal of the traffic light. Numerous residents from the Barton Center and Westerly Apartments attempt to cross this intersection on a daily basis. In addition, school children and families use this intersection on a regular basis. In light of this, I would like the following questions addressed.

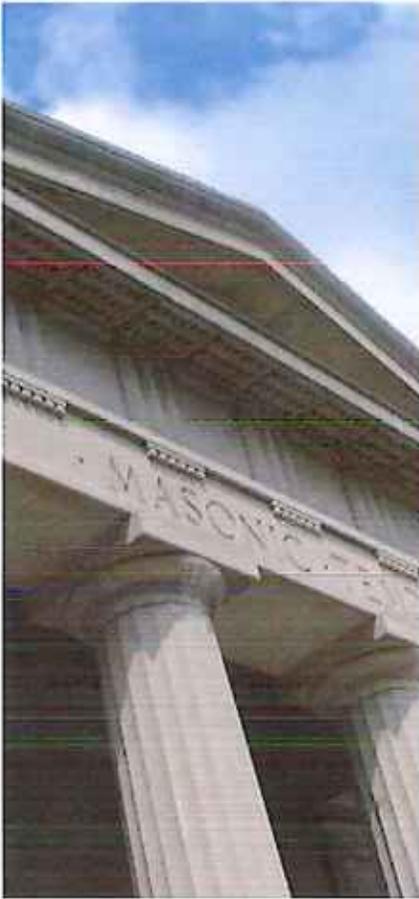
- How will traffic patterns be addressed to ensure traffic exiting onto Manor Park Avenue from the proposed driveway egress do not turn right, increasing traffic on the residential street? This will create an additional blind corner, with the proposed shopping center on the south of the driveway and the AT&T boxes and a large apartment building to the north.
- The speed limit on Manor Park Avenue is only 25 miles per hour and numerous small children live on the street. How will the city ensure the safety of residents and traffic compliance from the pizza delivery drivers from Dominos?

Finally, there are numerous empty storefront a few blocks down on Detroit, near Giel Avenue, that would be better suited to this type of development. Most chain pizza establishments do not last long in Lakewood due to Angelos and other local pizza restaurants. It does not appear that the developer has tenants already in place for this shopping center. We do not need additional cell phone stores or convenience stores in Lakewood, especially on this area of Detroit. What will occur if the Domino's pizza is not successful?

I would like to thank you for your time and attention to my concerns regarding this proposal. I am hopeful that the city can work with the developer and residents of Manor Park Avenue to create a structure suitable to the neighborhood and surrounding area. I do not believe, however, that the proposal as submitted should be allowed to move forward.

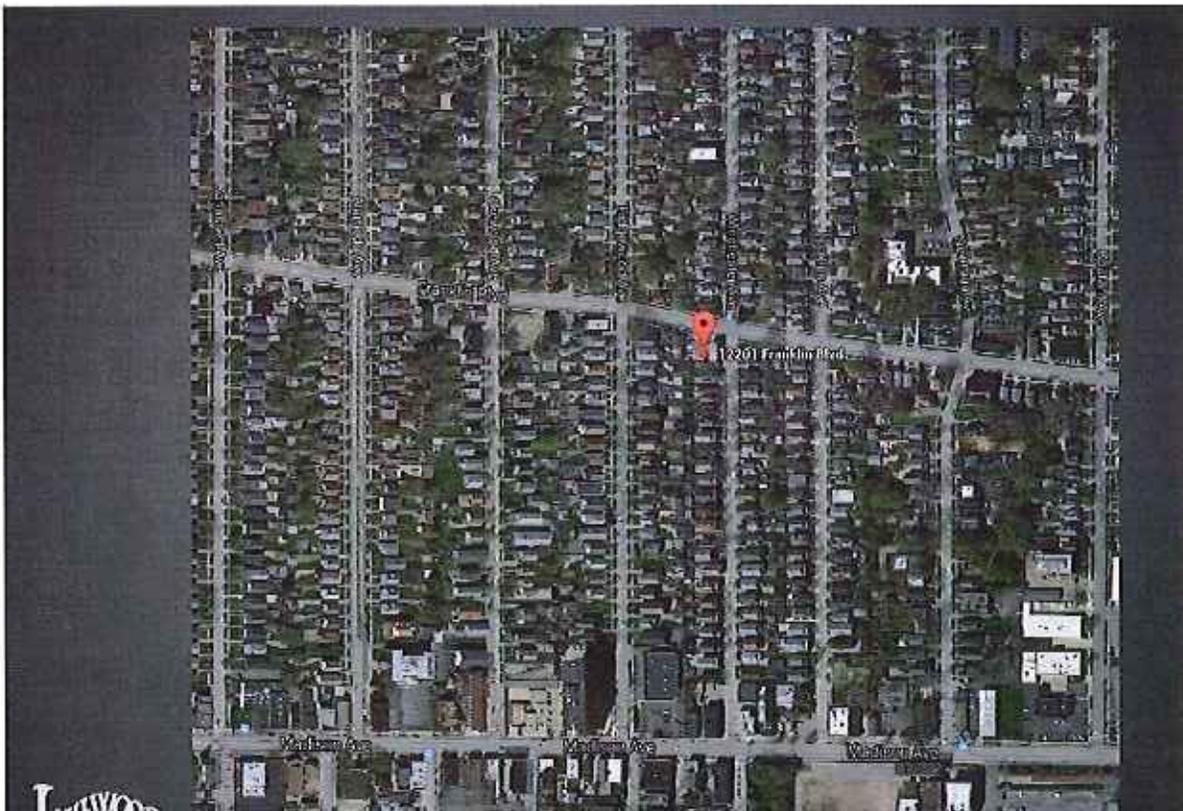
Sincerely,

Brenda Pongracz
Resident



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

September 2014



12201 Franklin Blvd



LAKWOOD
OHIO

12201 Franklin Blvd



LAKWOOD
OHIO

12201 Franklin Blvd



LAKWOOD
OHIO



12201 Franklin Blvd



LAKWOOD
OHIO



12201 Franklin Ave



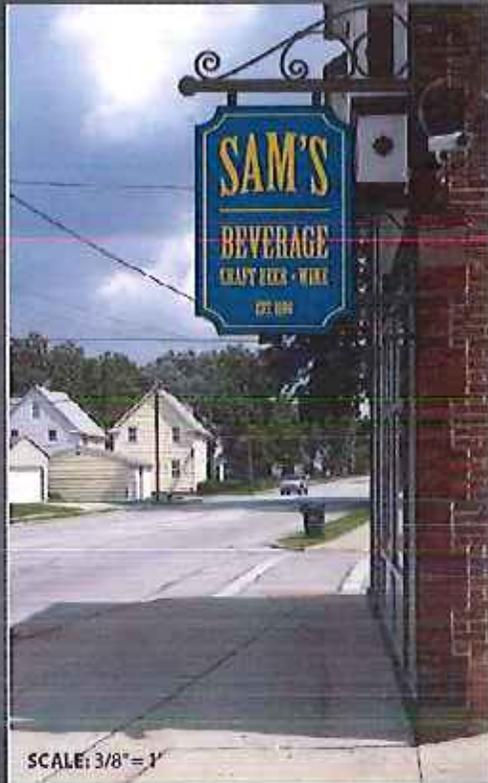
LAKELWOOD
OHIO

12201 Franklin Ave



LAKELWOOD
OHIO

12201 Franklin Ave



COLORS (please see phys)

- Pantone 539 C
- Pantone 541 C
- Pantone 7556 C
- Pantone Black C

HEIGHT FROM GRADE

9'-0"

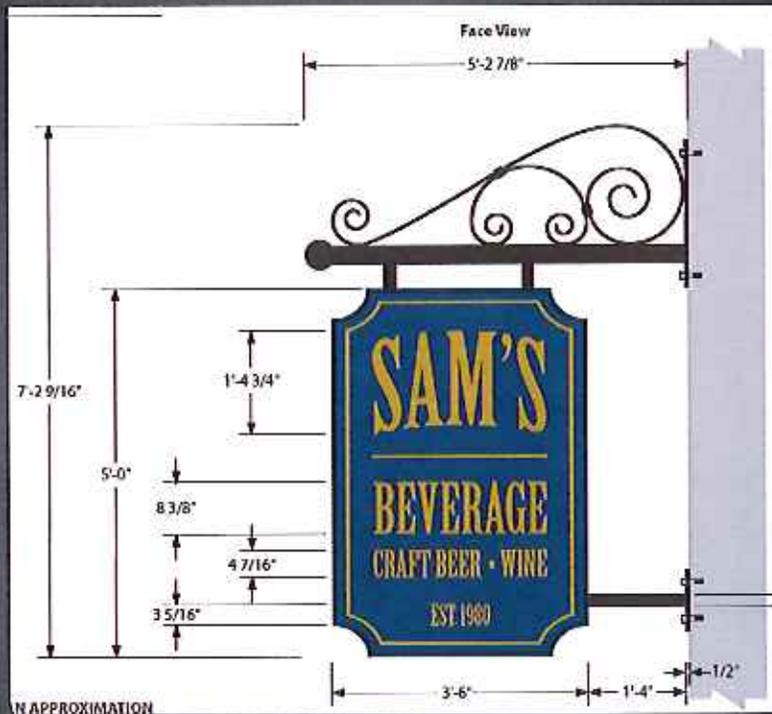
SIGN WEIGHT

TBD

SCALE: 3/8" = 1'



12201 Franklin Ave



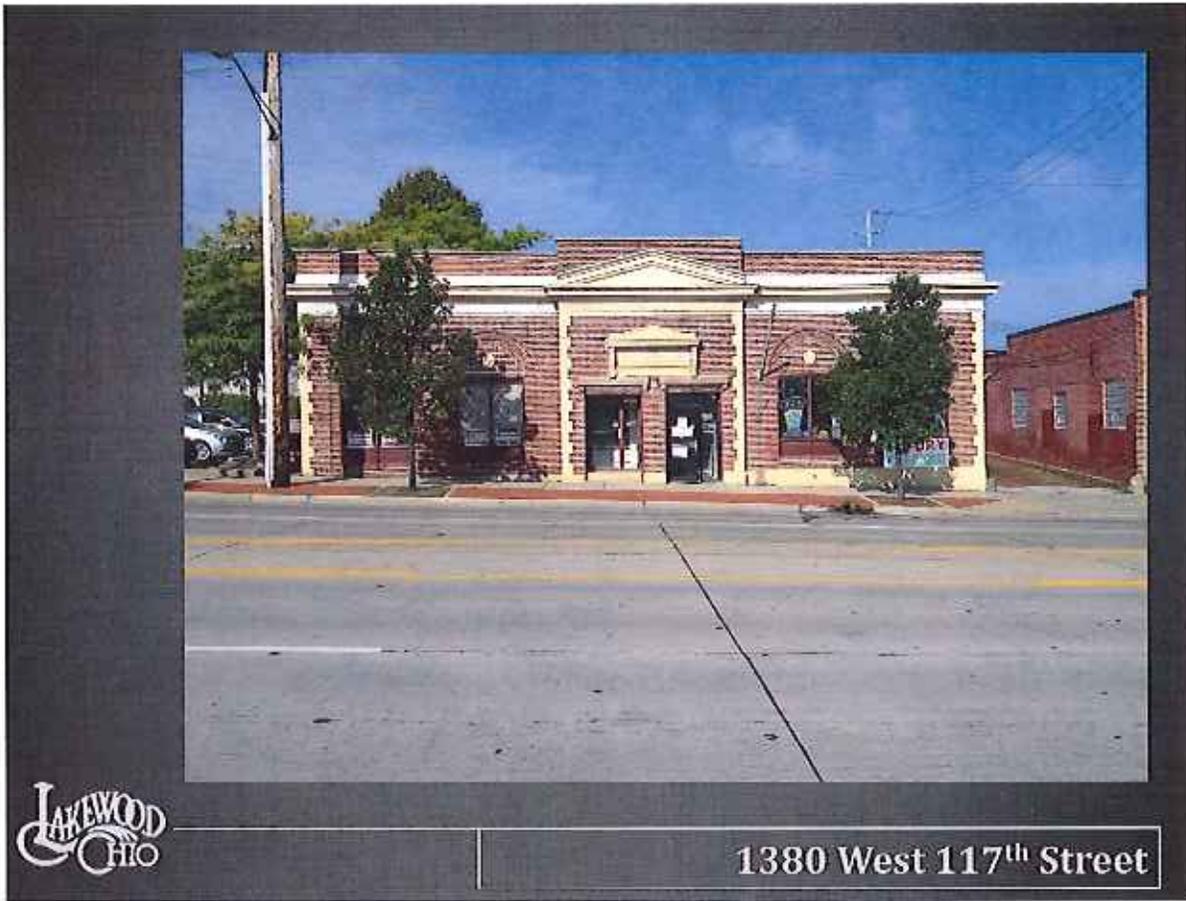
SPECIFICATIONS: Aluminum double faced projecting sign with panned faces. Internally illuminated.



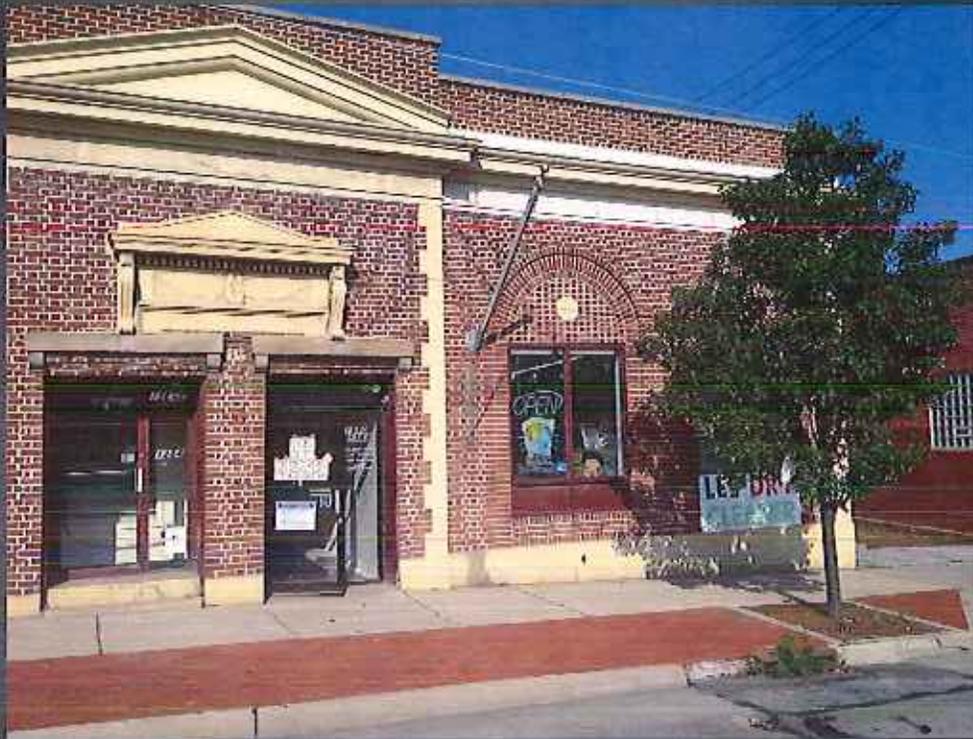
12201 Franklin Ave



1380 West 117th Street



1380 West 117th Street



LAKWOOD
OHIO

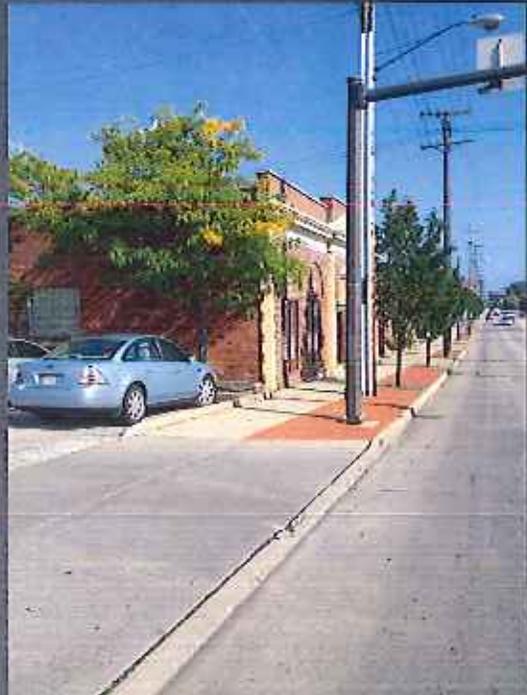
1380 West 117th Street



LAKWOOD
OHIO

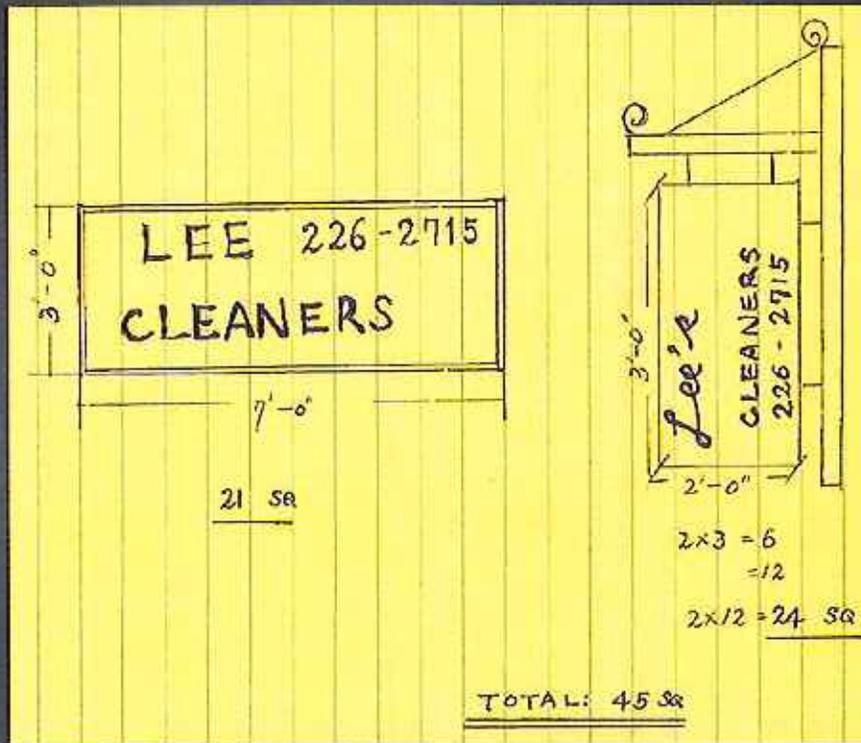
LOOKING SOUTH

1380 West 117th Street

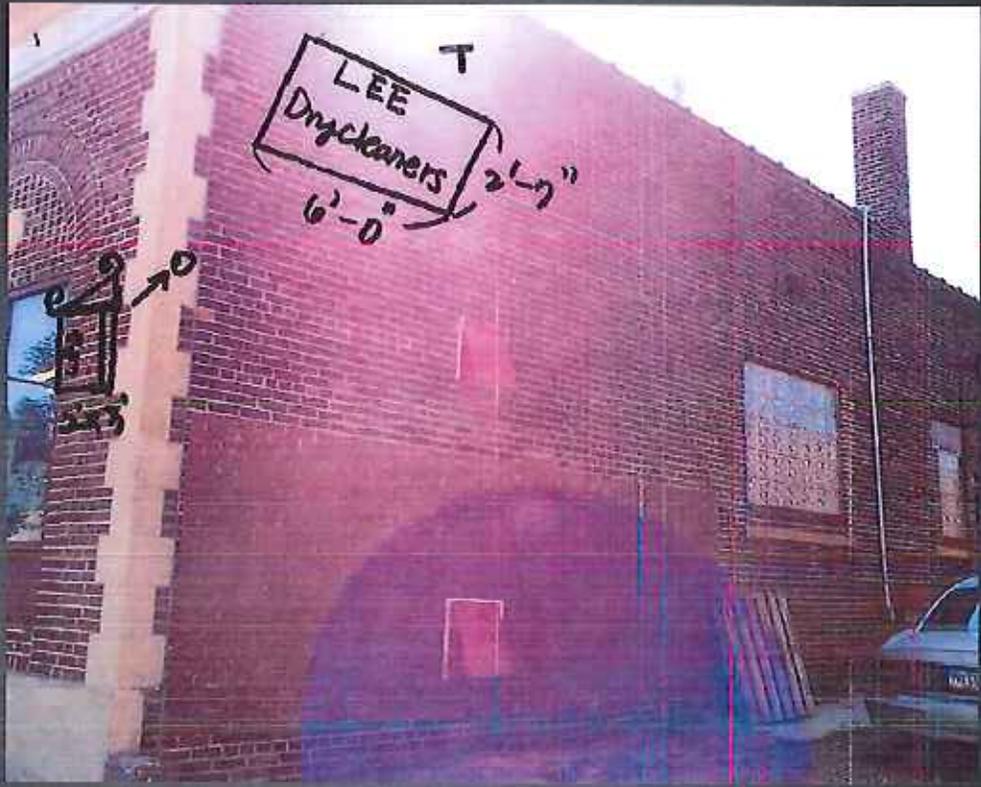


LOOKING NORTH

1380 West 117th Street

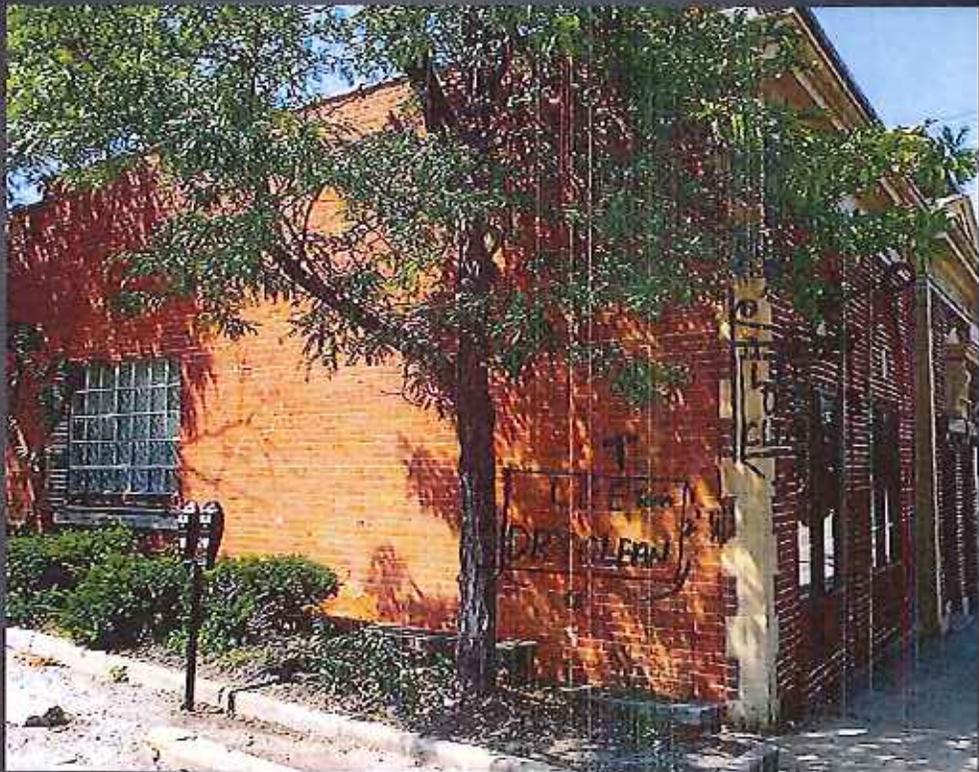


1380 West 117th Street



LAKWOOD
OHIO

1380 West 117th Street

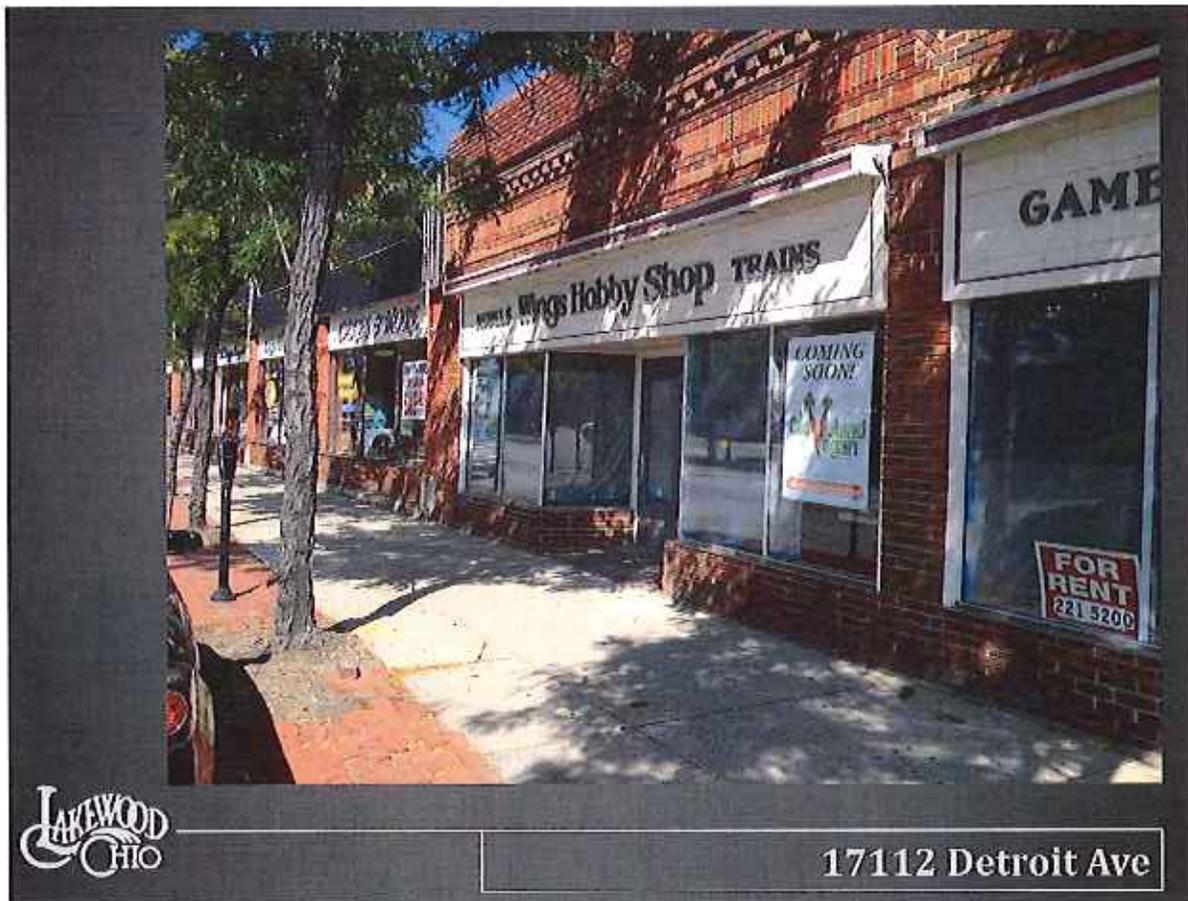


LAKWOOD
OHIO

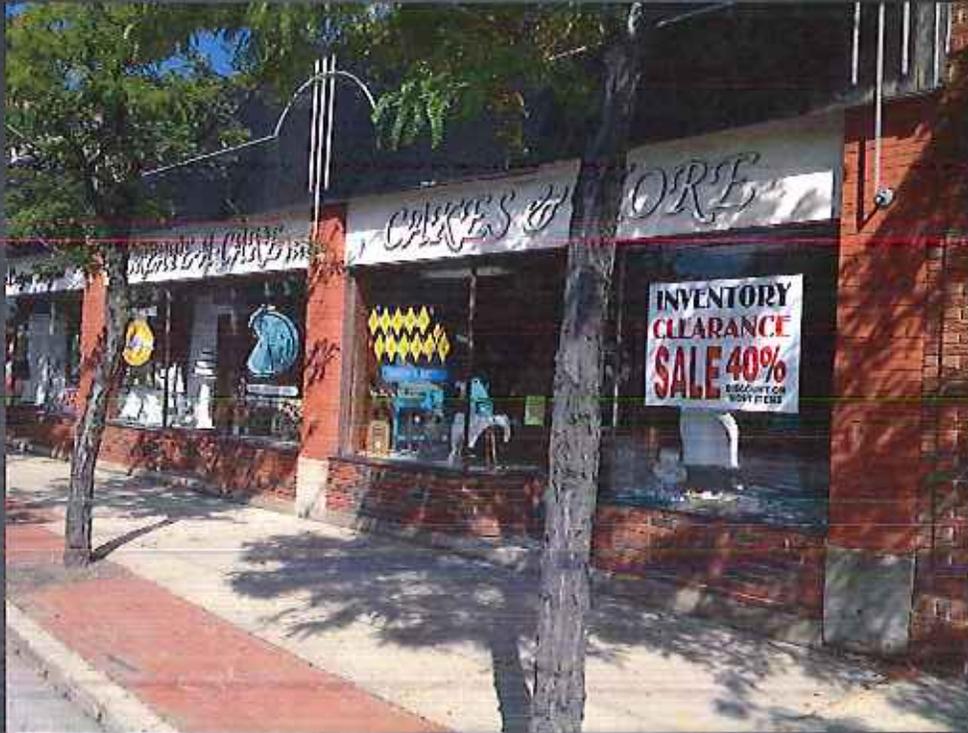
1380 West 117th Street



17112 Detroit Ave



17112 Detroit Ave



NEIGHBORING BUSINESS

17112 Detroit Ave



NEIGHBORING BUSINESS



17112 Detroit Ave



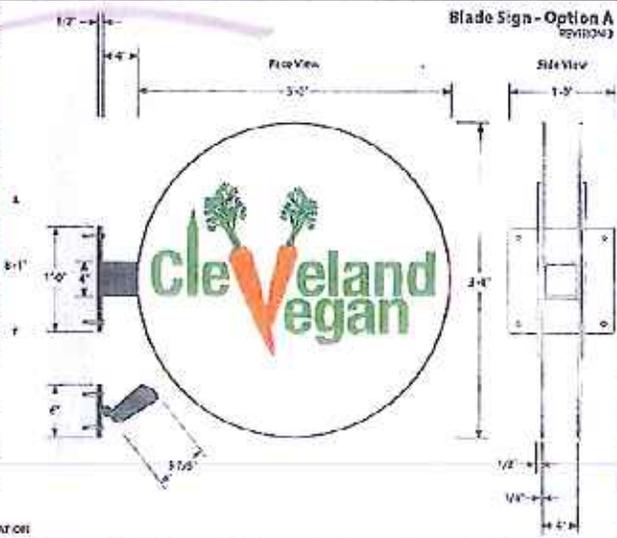
COLORS (Please refer to physical materials for color accuracy)

C6, M62, Y100, K0 (to be installed with closest Pantone - Pantone 165 C)
 C0, M35, Y100, K0 (to be installed with closest Pantone - Pantone 179 C)
 C01, M0, Y82, K0 (to be installed with closest Pantone - Pantone 350 C)
 C10, M24, Y122, K0 (to be installed with closest Pantone - Pantone 364 C)
 Black

SIGNAGE IT
 100 TUB
 BE CUT FROM GRADE TO
 BOTTOM OF SIGN
 8'-1"

SIZE DEPICTION IN PHOTO IS ONLY AN APPROXIMATION IF COLORS SHOWN ARE DIFFERENT FROM WHAT YOU

FINAL DRAWINGS	FINAL DRAWINGS	FINAL DRAWINGS	APPROVAL
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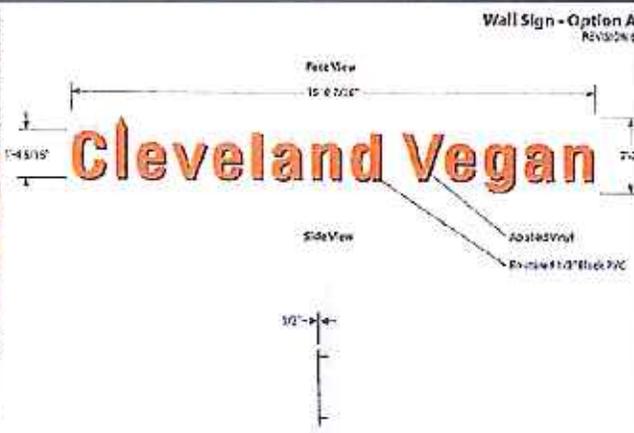


17112 Detroit Ave

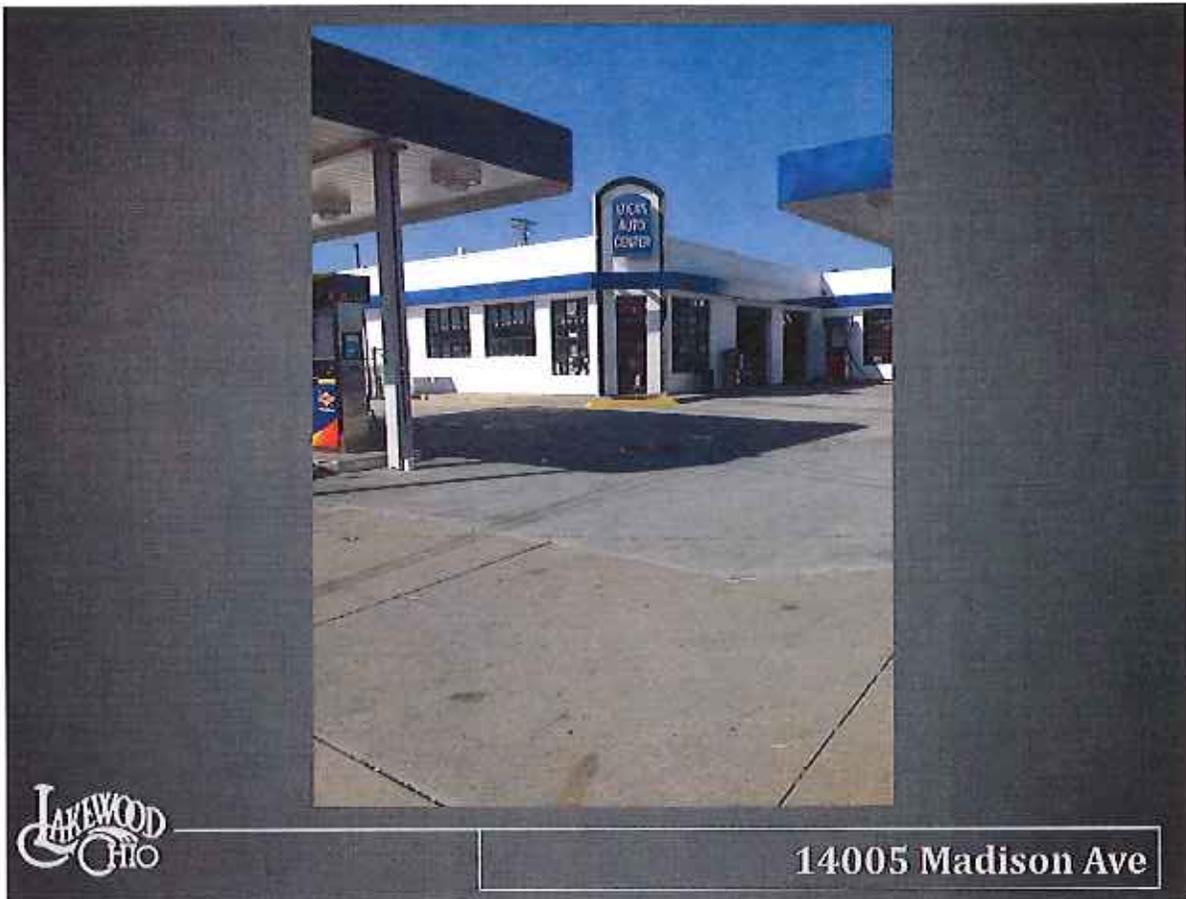


COLORS (Please refer to physical materials for color accuracy)

C L M 62 Y 100 K 0 (to be installed with closest Pantone - Pantone 165 C)
 Black



17112 Detroit Ave





LAKESWOOD
OHIO

14005 Madison Ave



LAKESWOOD
OHIO

14005 Madison Ave



LAKWOOD
OHIO

14005 Madison Ave

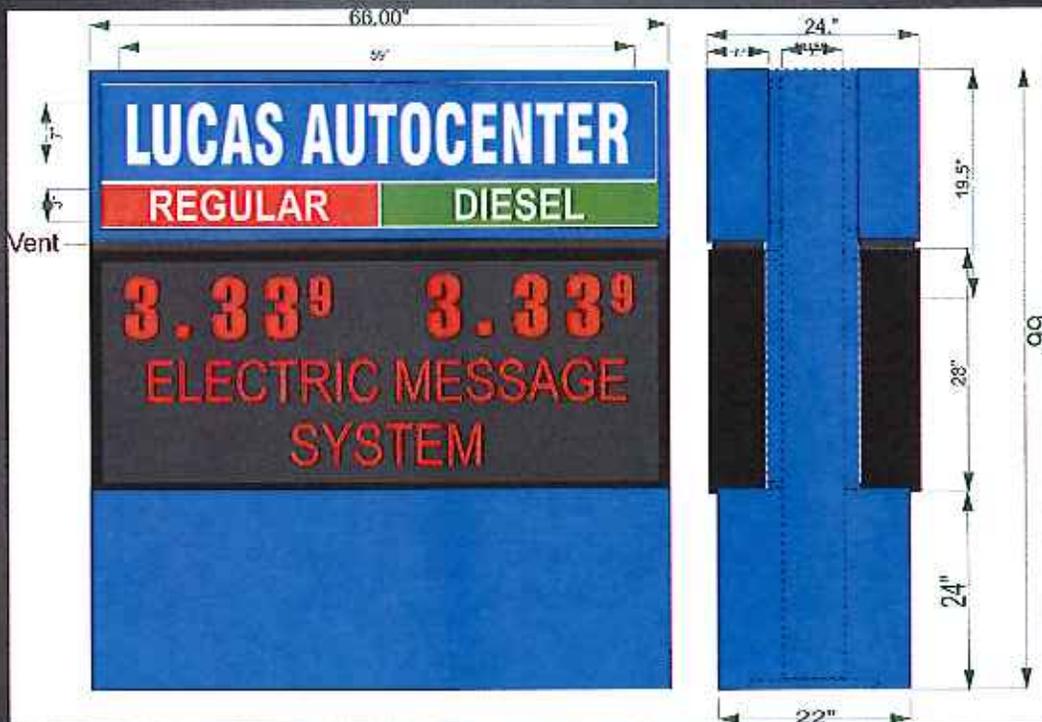


LAKWOOD
OHIO

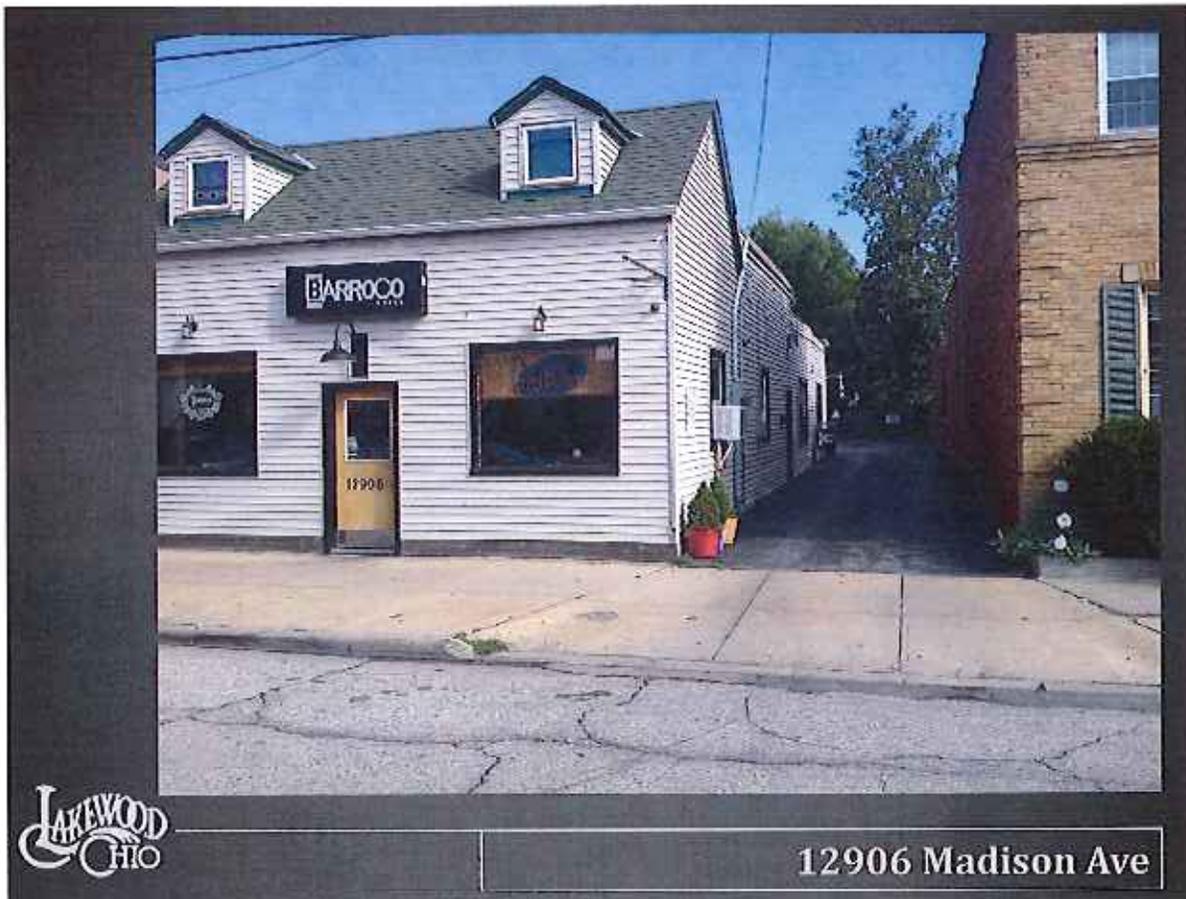
14005 Madison Ave

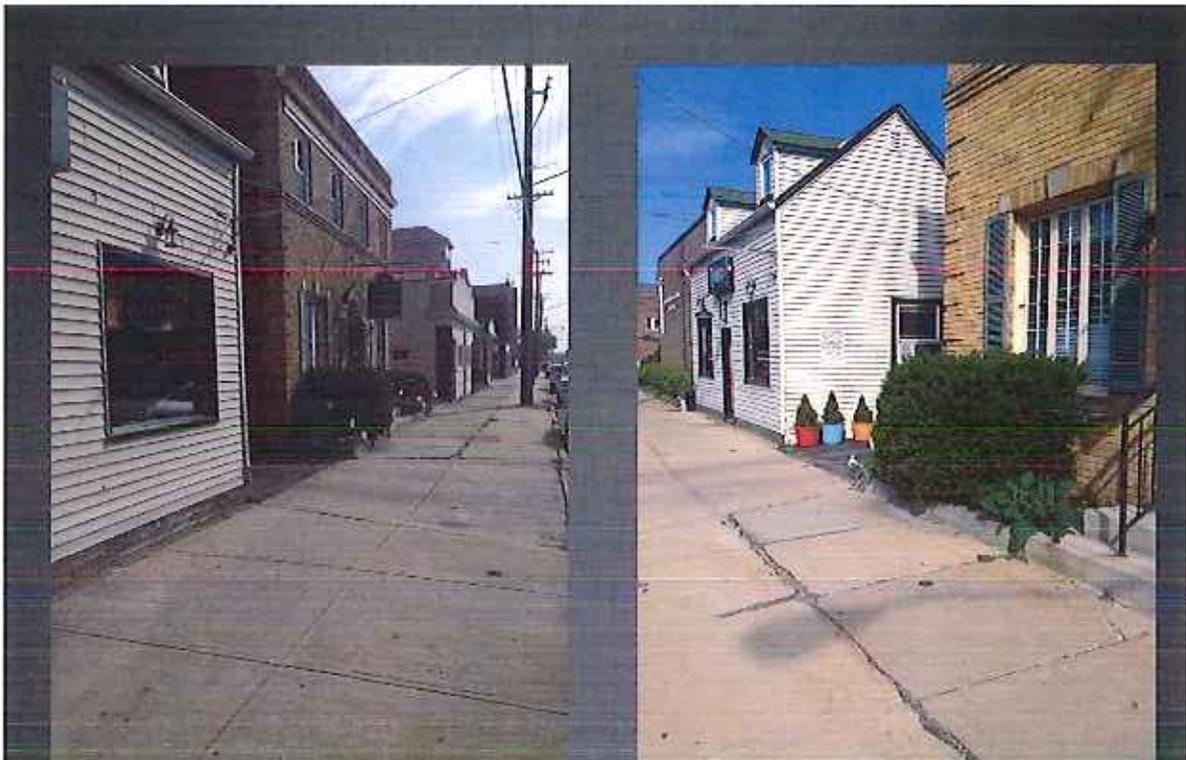


14005 Madison Ave



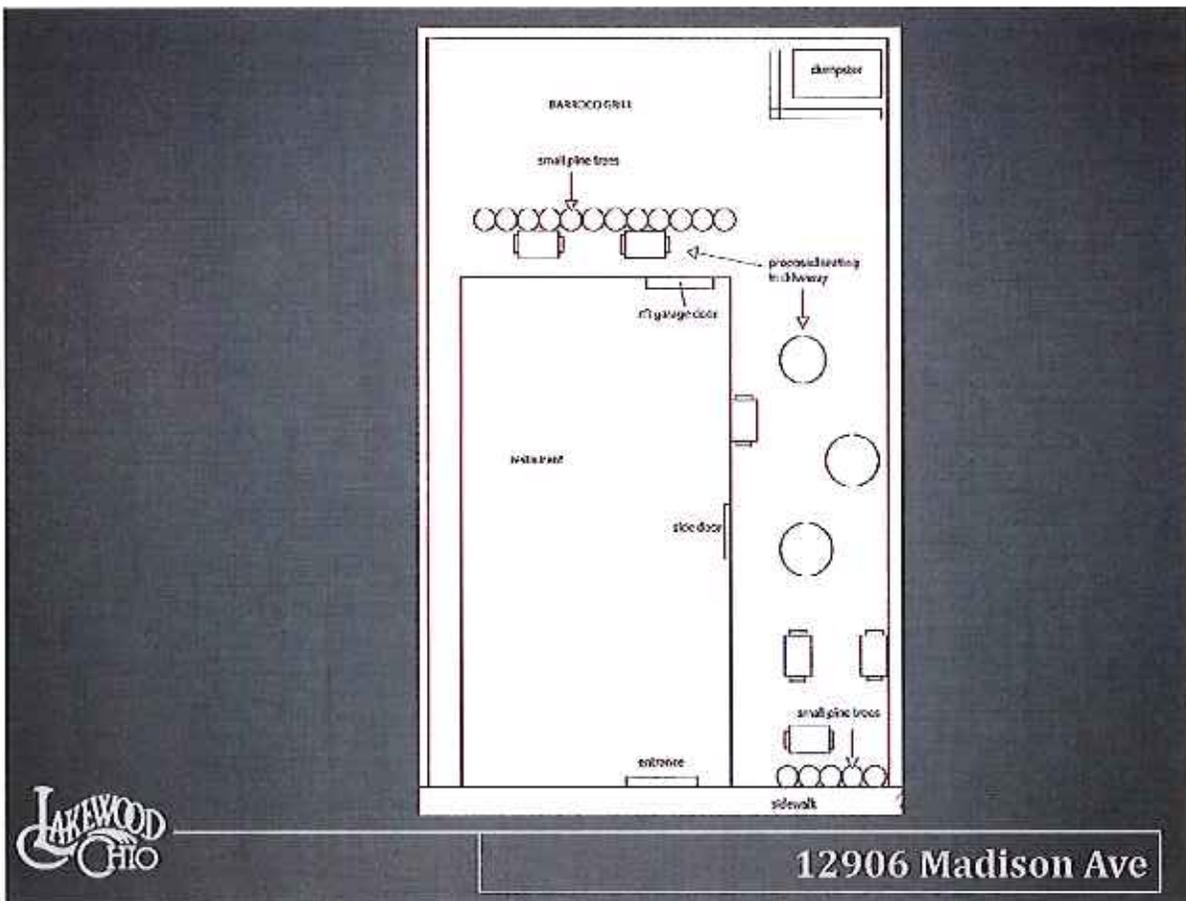
14005 Madison Ave





LAKWOOD
OHIO

12906 Madison Ave



LAKWOOD
OHIO

12906 Madison Ave



LAKWOOD
OHIO

12906 Madison Ave



LAKWOOD
OHIO

12906 Madison Ave



LAKWOOD
OHIO

12906 Madison Ave



Garden Treasures Davenport Black Round Patio Dining Table

Item # 255264 Model # 1002317

★★★★★ 72 reviews Write a review

\$88.00

Table, chairs and accessories shown in lifestyle images sold separately.

Additional images

Share Like Post 0 0 0 0

Description Specifications Info & Guides Reviews Community Q&A

Seating Capacity	40	Assembled Height (inches)	28.875
Table Function	(None)	Expandable	No
Table Shape	Round	Assembled Weight (lbs)	30.30
Collection Name	Davenport	Package Width (inches)	43.25
Table Top Material	Wrought Iron	Package Length (inches)	42.25
Table Frame Material	Wrought Iron	Package Height (inches)	3.5
FSC Certified Wood	No	Package Weight (lbs)	37.4
Frame Color/Finish	Black	Folding	No
Frame Warranty	1-year Limited	Assembly Required	Yes
Upholstery Made	Yes	Stackable	No
Assembled Width (inches)	43.2	Style	Traditional
Assembled Length (inches)	43.2	Featured Collection	Davenport



Garden Treasures Black Sling Seat Steel Stackable Patio Dining Chair

Item # 255264 Model # 1002317

★★★★★ 30 reviews Write a review

\$8.99

Was \$11.99

Save \$3.00 (25% Off)

Additional images

Share Like Post 0 0 0 0

Description Specifications Reviews Community Q&A

Number of Chairs Included	One	Assembled Width (inches)	25.55
Chair Type	Stackable	Assembled Depth (inches)	26.0
Collection Name	N/A	Assembled Height (inches)	31.0
Seat Type	Sling	Frame	Yes
Chair Frame Material	Steel	Seat Height (inches)	17.44
FSC Certified Wood	No	Weight Capacity (lbs.)	250.0
Frame Color/Finish	Black	Assembled Weight (lbs.)	8.1
Frame Warranty	1-year Limited	Package Width (inches)	23.25
Cushion/Fillow Fabric	No cushion	Package Length (inches)	16.1
Cushion Pattern Style	No cushion	Package Height (inches)	34.5
Cushion Base Color #1	No cushion	Package Weight (lbs.)	2.3
		Folding	No
		Assembly Required	No
		Stackable	Yes

LAKWOOD
OHIO

12906 Madison Ave

Ultralech Clear Rope Light (Common: 48-ft; Actual: 48-ft)
 Item # 21452 | MFG # 112-105M-02T
 ⭐⭐⭐⭐⭐ | 13 reviews | Write a review

\$36.98



Enlarged image

Home | Back | My Test 0 | 2 of 4

Description Specifications Reviews Community Q&A

Actual Rope Light Length (Feet)	48.0000	Maximum Linkable Footage (Feet)	2040
Color	Clear	Installation or Plug-In	Plug-In
Rope Type	Leadwireless	Rope Light Diameter (Inches)	0.39
Bulk Spacing (Inches)	1.0	Color/Tint/Family	Clear
ENERGY STAR Qualified	No	UL Safety Listing	No
Life Hours (Hours)	15000	OSHA Safety Listing	No
Color Temperature (Kelvin)	2700	EPA Safety Listing	Yes
Outdoor Rated	Yes	Lighting Technology	Standard
Linkable	Yes	Common Rope Light Length	48 ft

Allen + Roth Round Ten Patio Umbrella with Tilt-And-Crank (Common: 8-ft 10-in; Actual: 8-ft 10-in)
 Item # 21081 | MFG # 12512ATP15A
 ⭐⭐⭐⭐⭐ | 13 reviews | Write a review

\$151.00



Additional Images

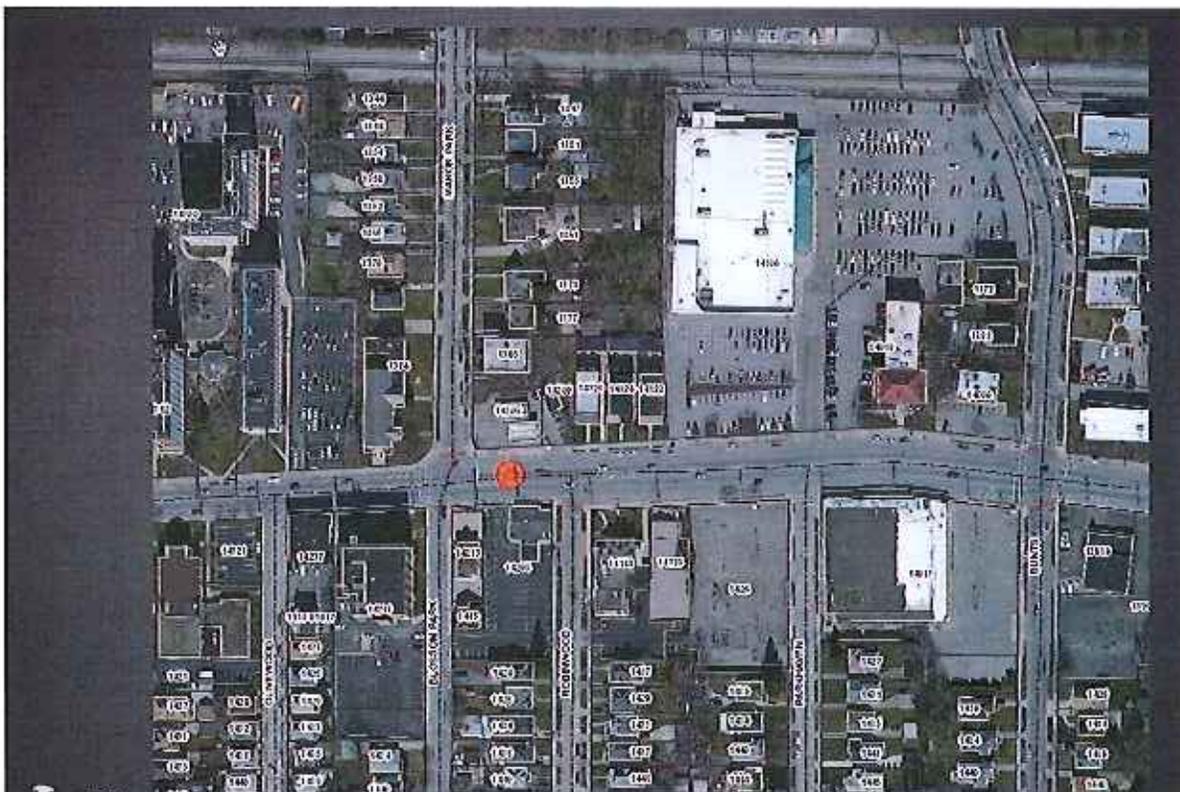
Home | Back | My Test 0 | 2 of 4

Description Specifications Info & Guides Reviews Community Q&A

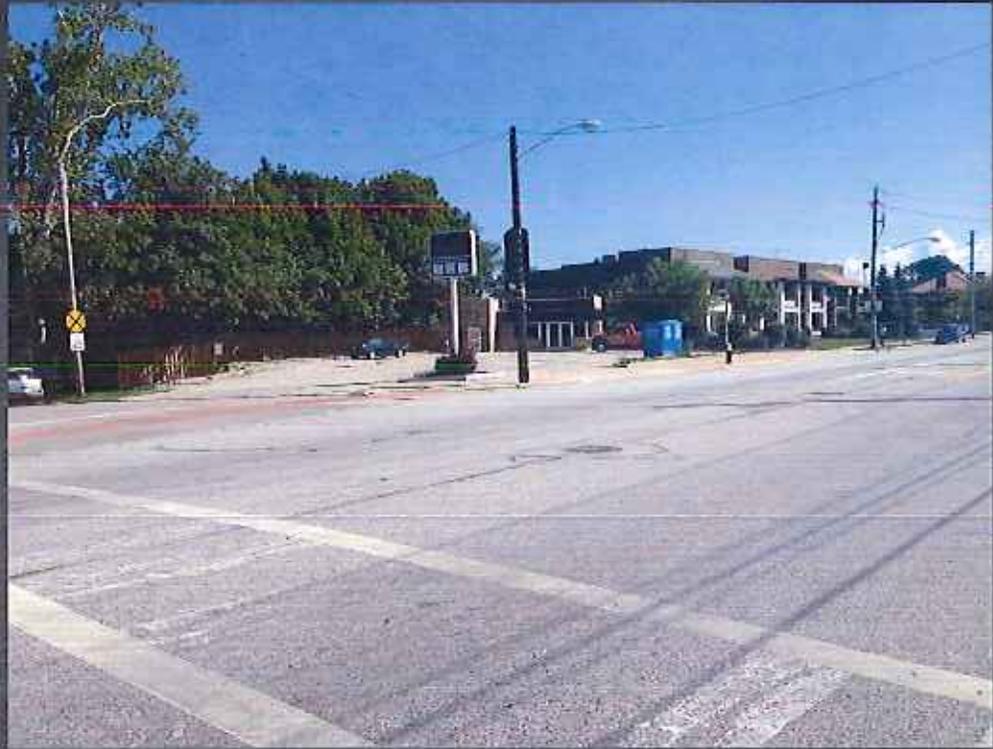
Umbrella Type	Patio	Frame Material	Steel
Canopy Shape	Round	Frame Type	Strong
Common Canopy Width (Inches)	100	Cycling Mechanism	Tilt-And-Crank
Common Canopy Length (Inches)	100	Color/Tint/Family	Black
Common Height (Inches)	48.6	UV Protected	Yes
Actual Canopy Width (Inches)	100.0000	Material	Other
Actual Canopy Length (Inches)	100.0000	Brand Name	NA
Actual Height (Inches)	64.6	Item Weight	46.0
Warranty	1 year	Collection Name	NA
Frame Color	Black	Other	No
Frame Finish	Black	Common Product ID	12512ATP15A



12906 Madison Ave



14200 & 14206 Detroit Ave



LAKELWOOD
OHIO

14200 & 14206 Detroit Ave



LAKELWOOD
OHIO

14200 & 14206 Detroit Ave



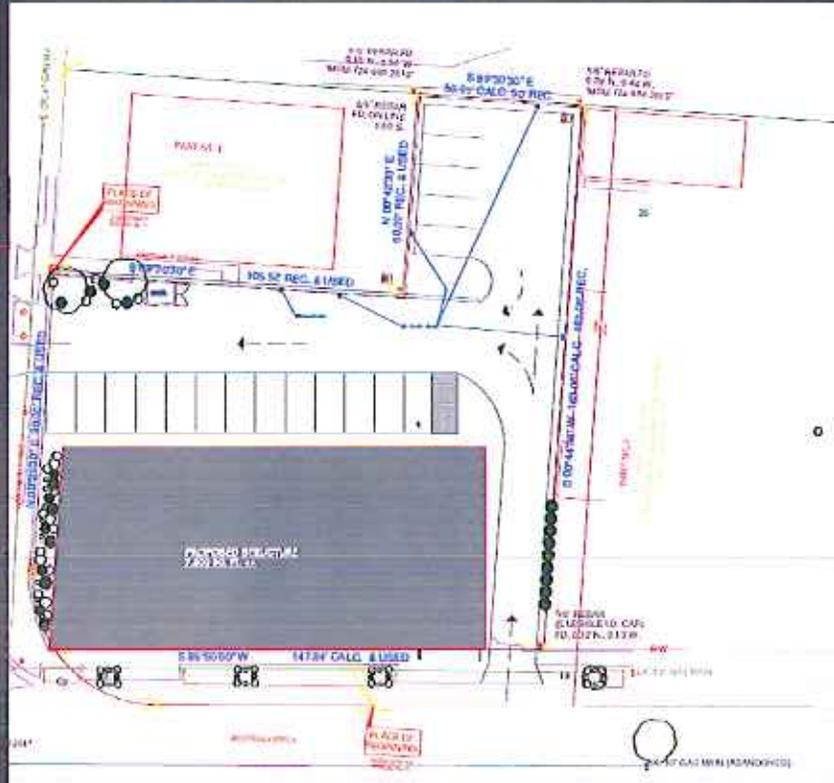
LAKWOOD
OHIO

14200 & 14206 Detroit Ave

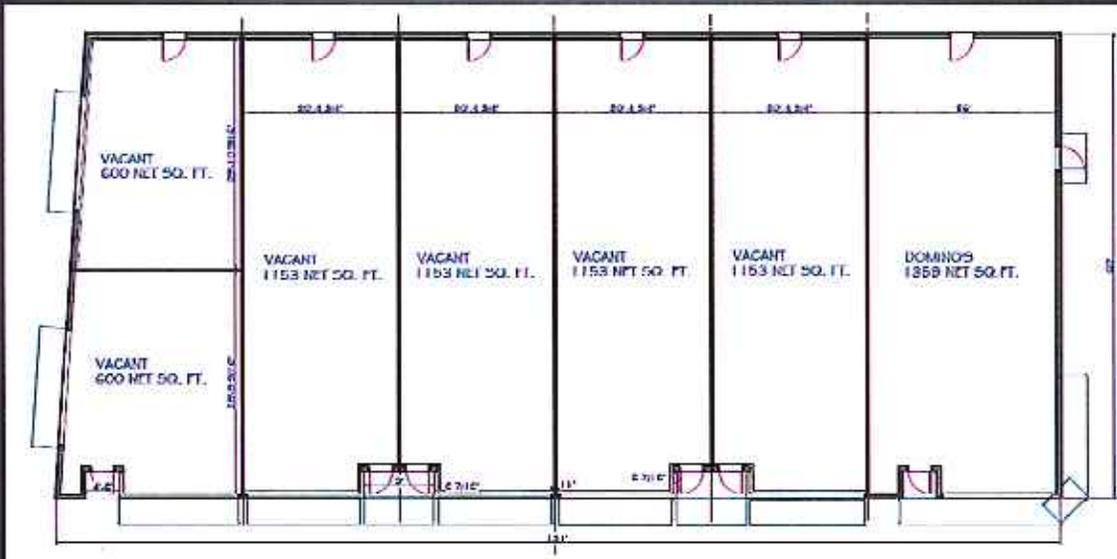


LAKWOOD
OHIO

14200 & 14206 Detroit Ave



14200 & 14206 Detroit Ave



14200 & 14206 Detroit Ave



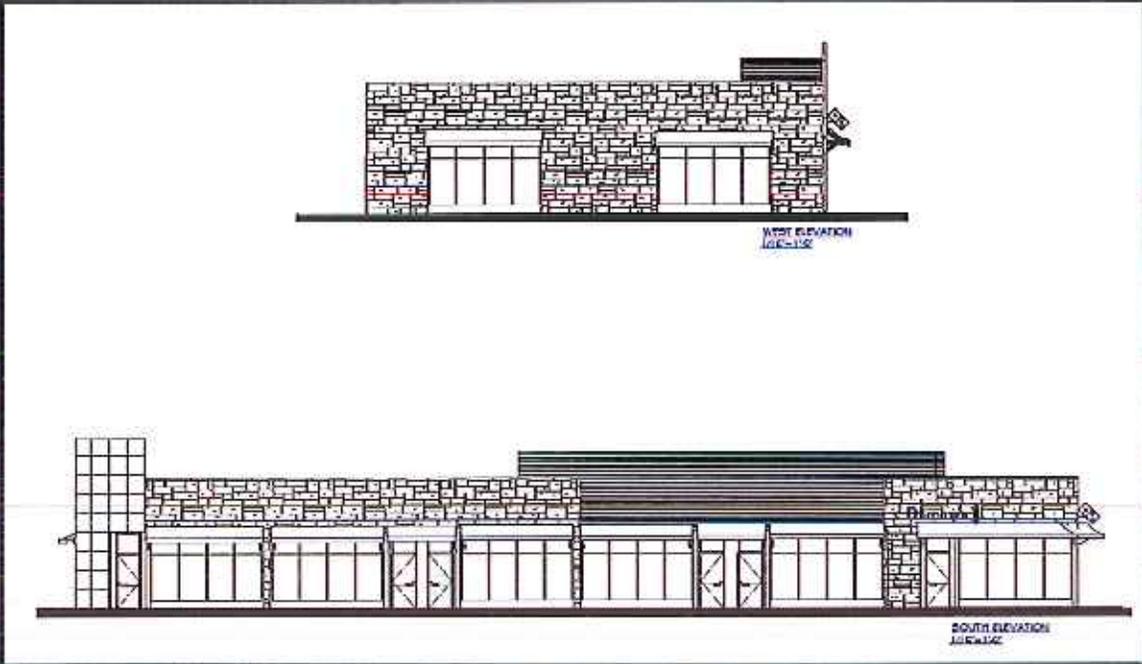
LAKWOOD
OHIO

14200 & 14206 Detroit Ave



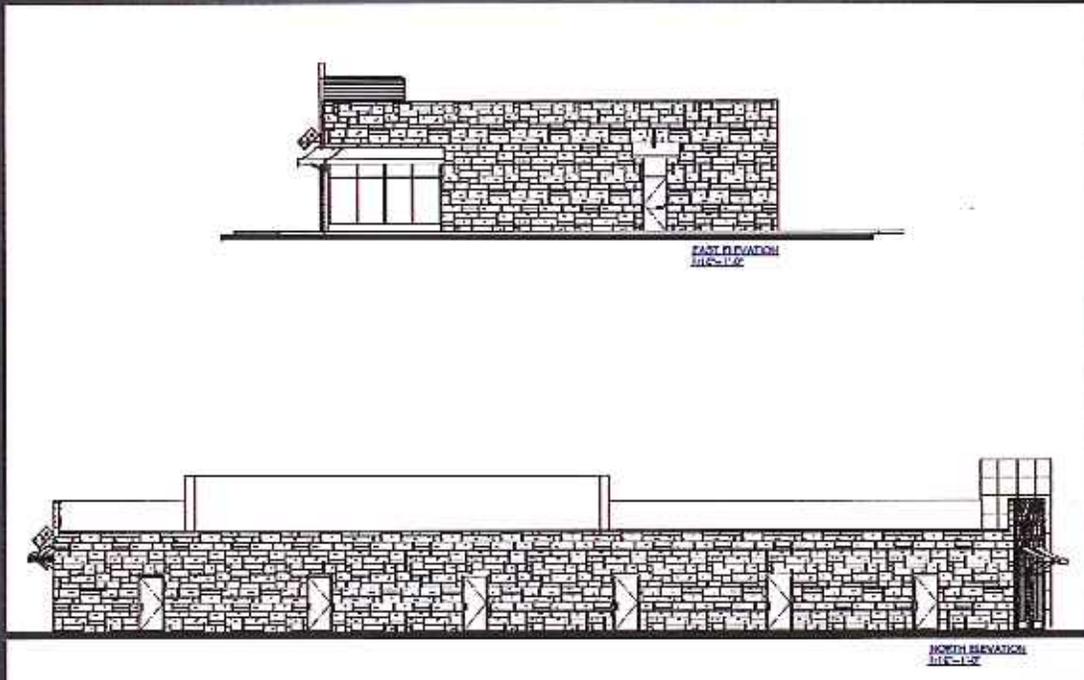
LAKWOOD
OHIO

14200 & 14206 Detroit Ave



LAKELWOOD
OHIO

14200 & 14206 Detroit Ave



LAKELWOOD
OHIO

14200 & 14206 Detroit Ave



LAKWOOD
OHIO

14200 & 14206 Detroit Ave



LAKWOOD
OHIO

14406—08 & 14410 Madison Ave



LAKWOOD
OHIO

14406—08 & 14410 Madison Ave



LAKWOOD
OHIO

14406—08 & 14410 Madison Ave



LOOKING WEST



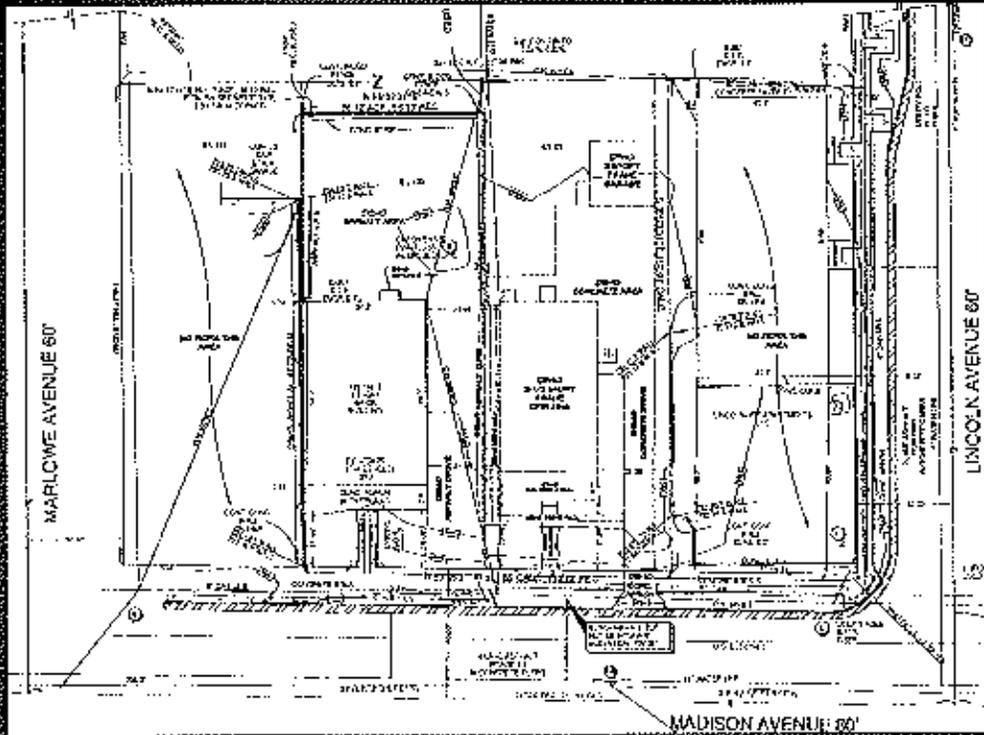
14406—08 & 14410 Madison Ave



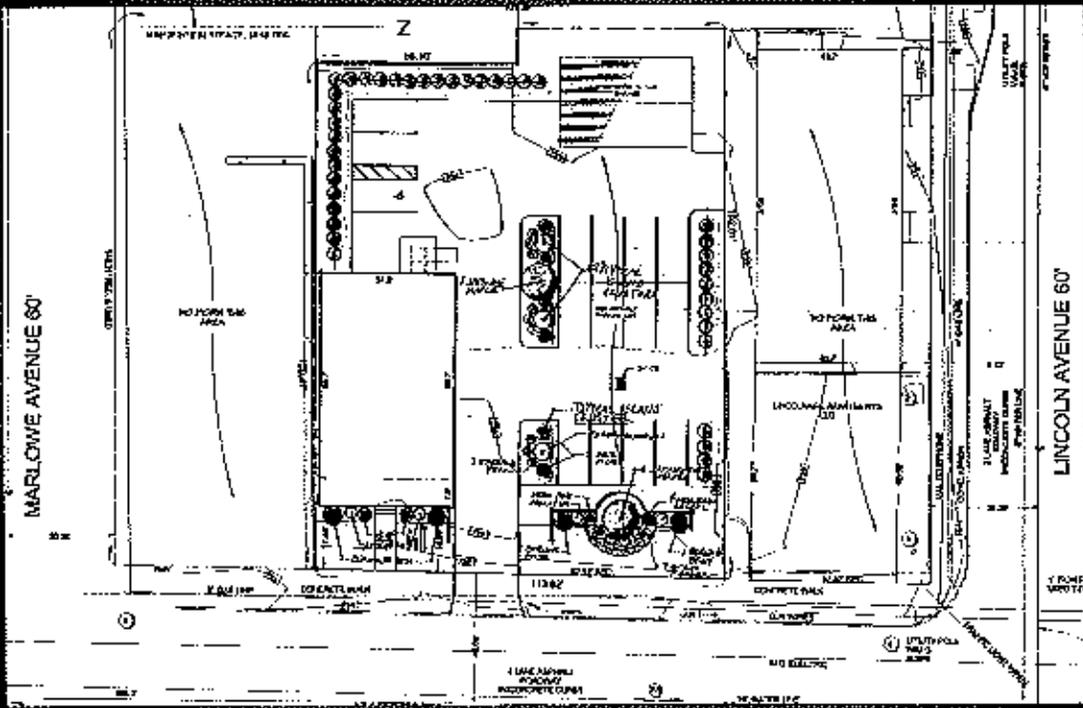
LOOKING EAST



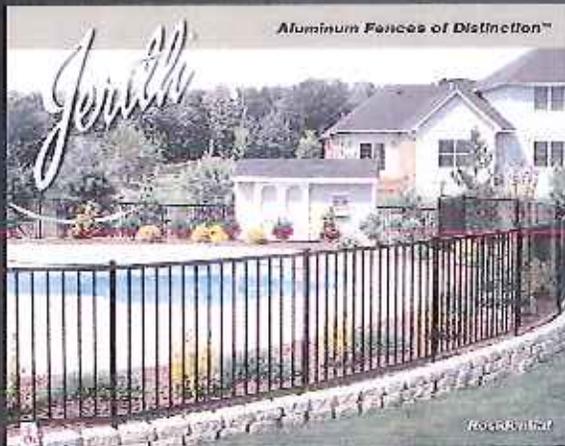
14406—08 & 14410 Madison Ave



14406—08 & 14410 Madison Ave



14406—08 & 14410 Madison Ave



Copenhagen Series

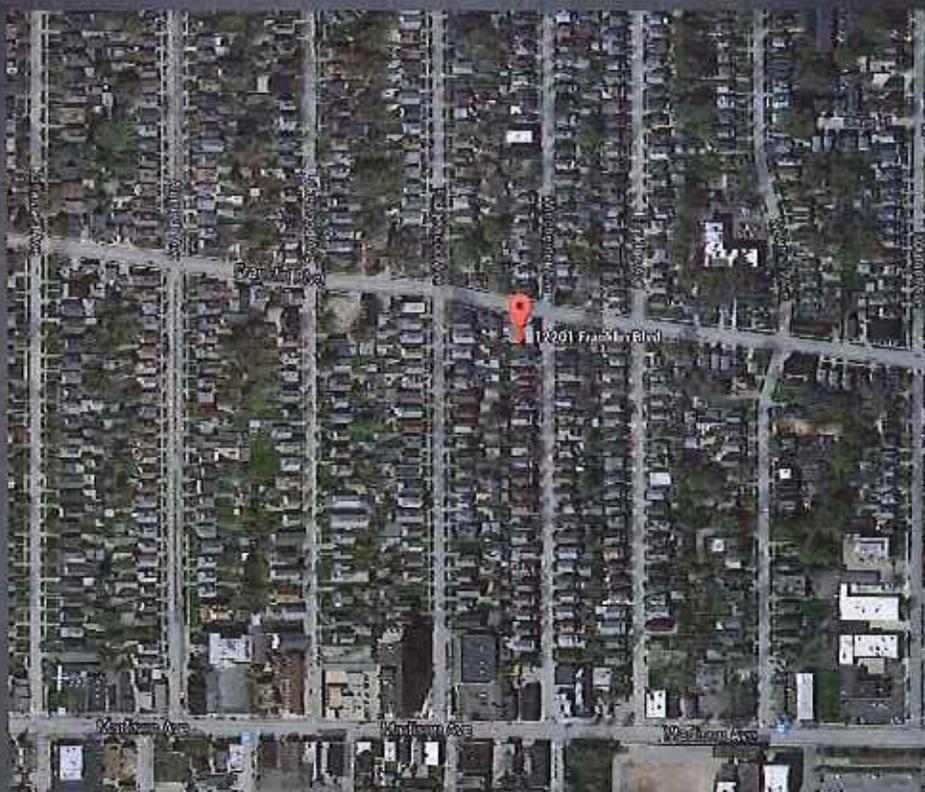
Design: Copenhagen Series (Patent Pending)

- High quality finish
- Weather resistant
- Available in various colors
- For use in residential or commercial applications

ANTIQUE
LIGHTING

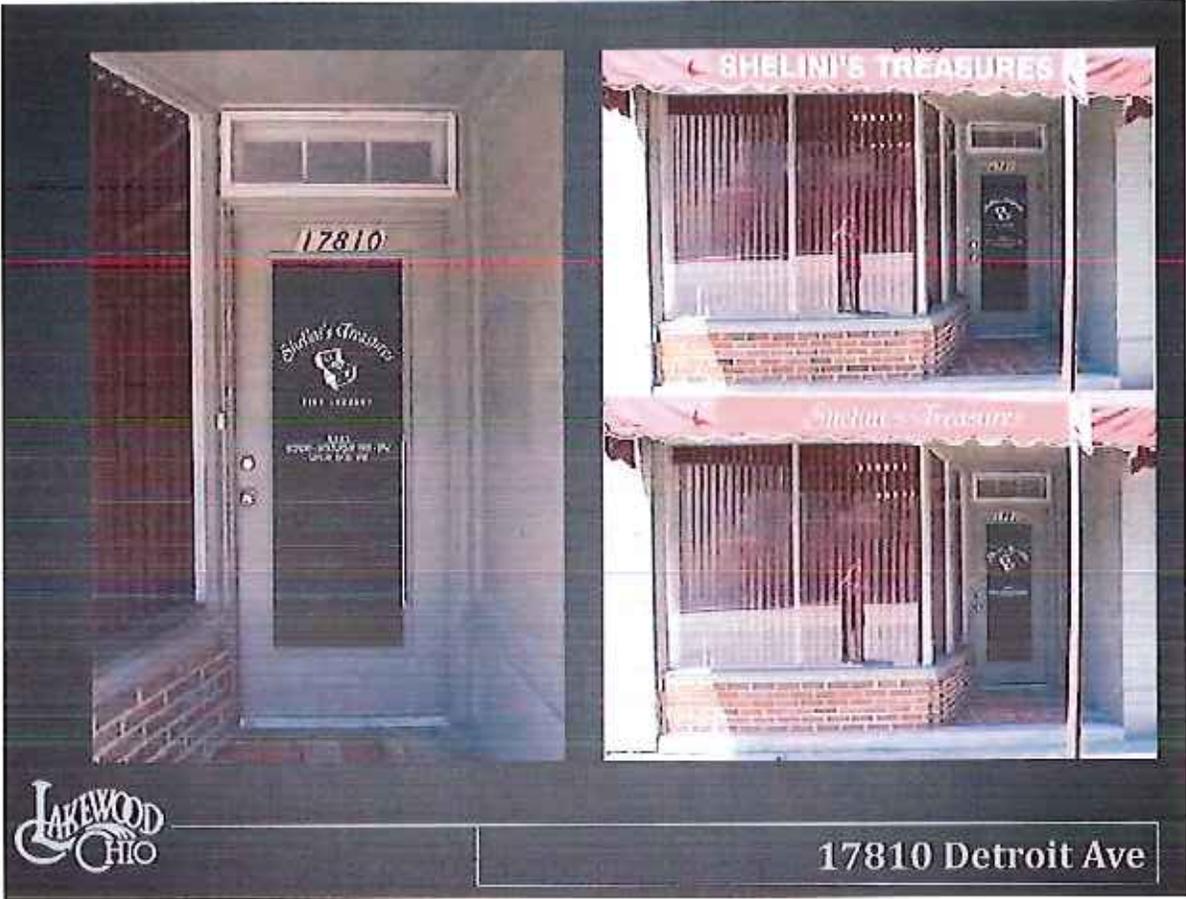


14406—08 & 14410 Madison Ave



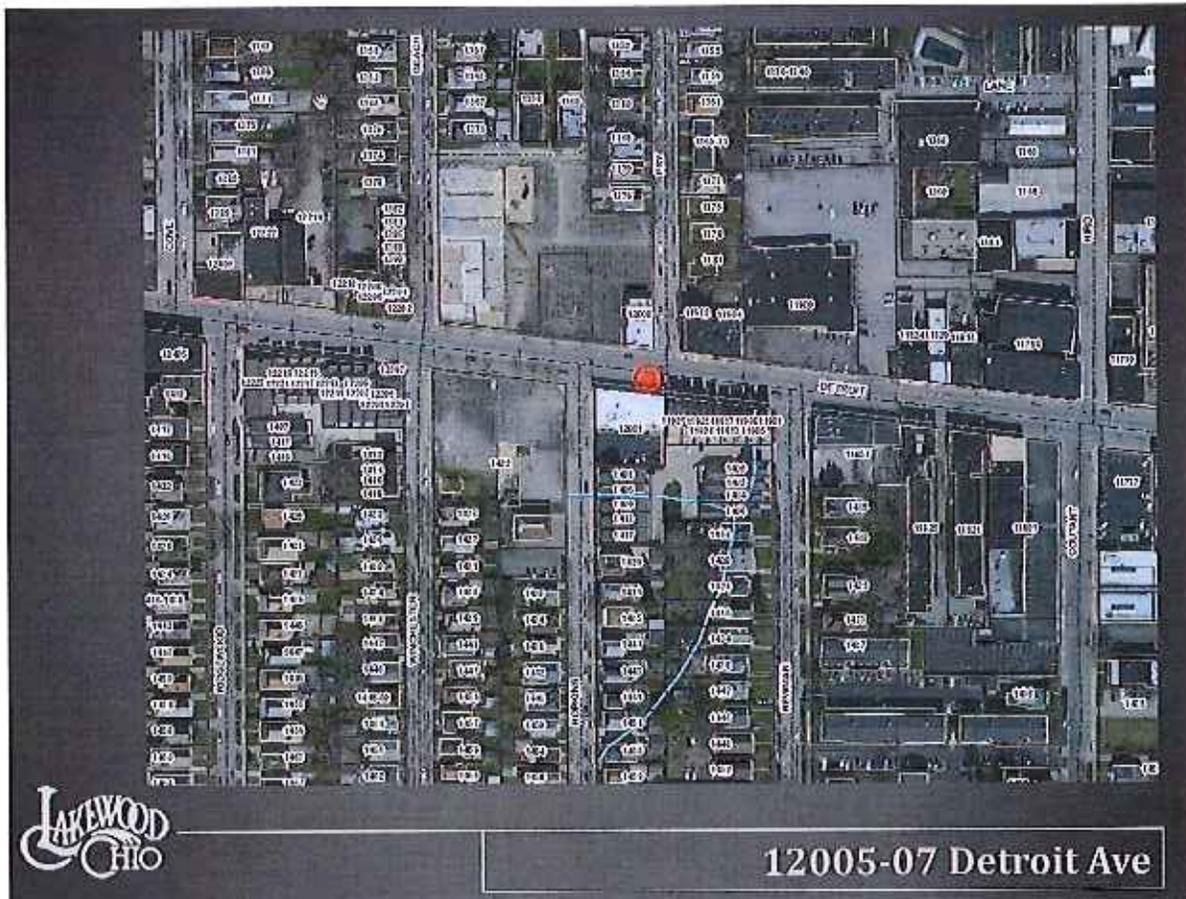
12201 Franklin Ave





LAKWOOD
OHIO

17810 Detroit Ave



LAKWOOD
OHIO

12005-07 Detroit Ave



LAKWOOD
OHIO

12005-07 Detroit Ave



LAKWOOD
OHIO

12005-07 Detroit Ave



NEIGHBORING BUSINESS



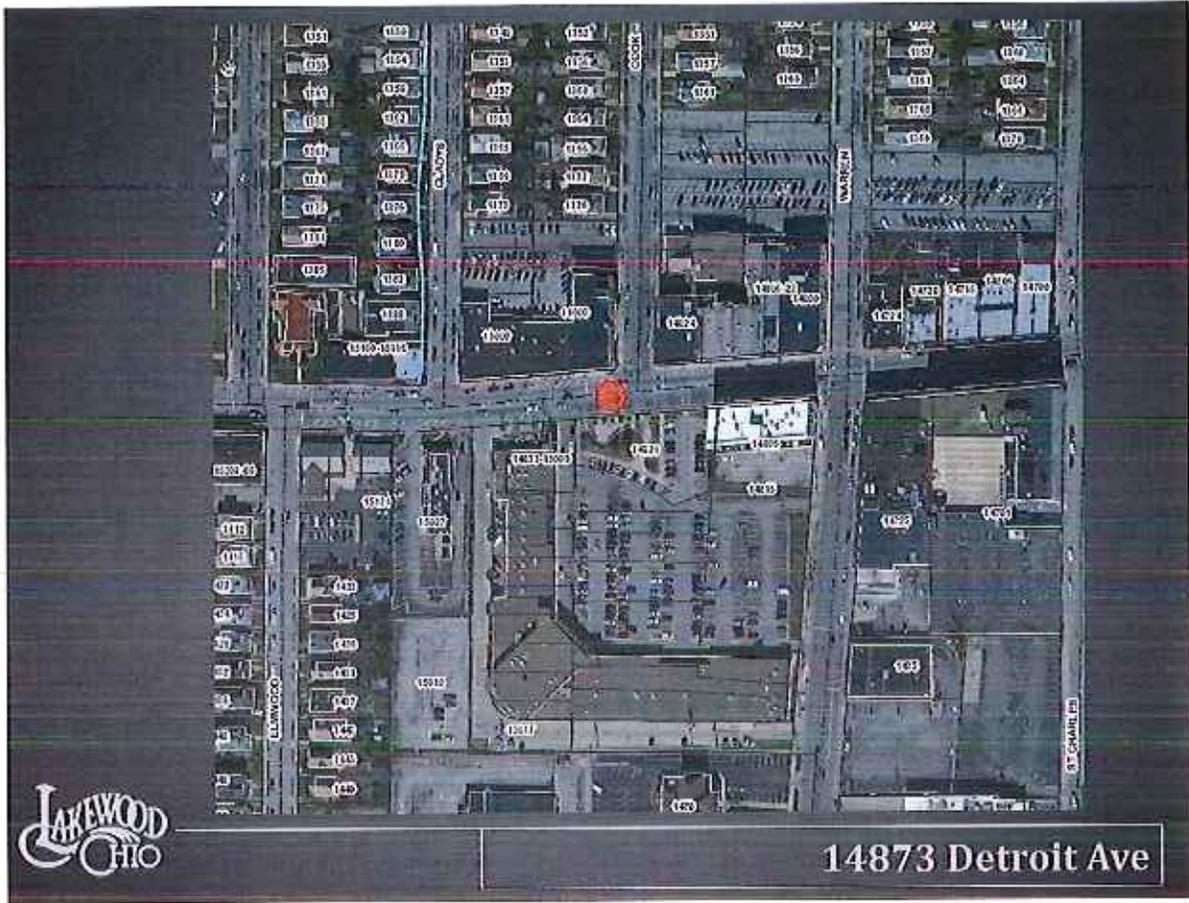
12005-07 Detroit Ave



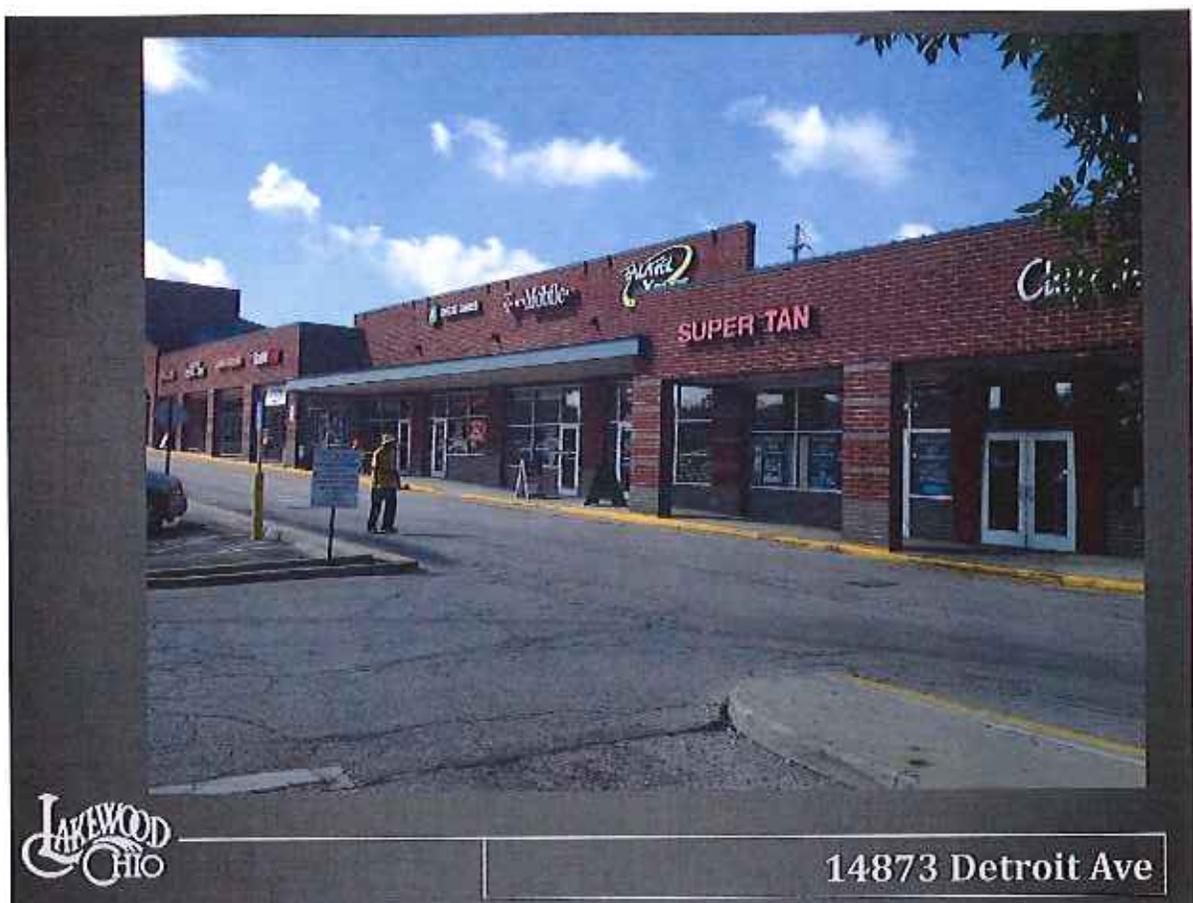
Sign Dimension
 42" Tall
 60" Long



12005-07 Detroit Ave



14873 Detroit Ave



14873 Detroit Ave



LAKWOOD
OHIO

14873 Detroit Ave



FRONT ELEVATION (AFTER)

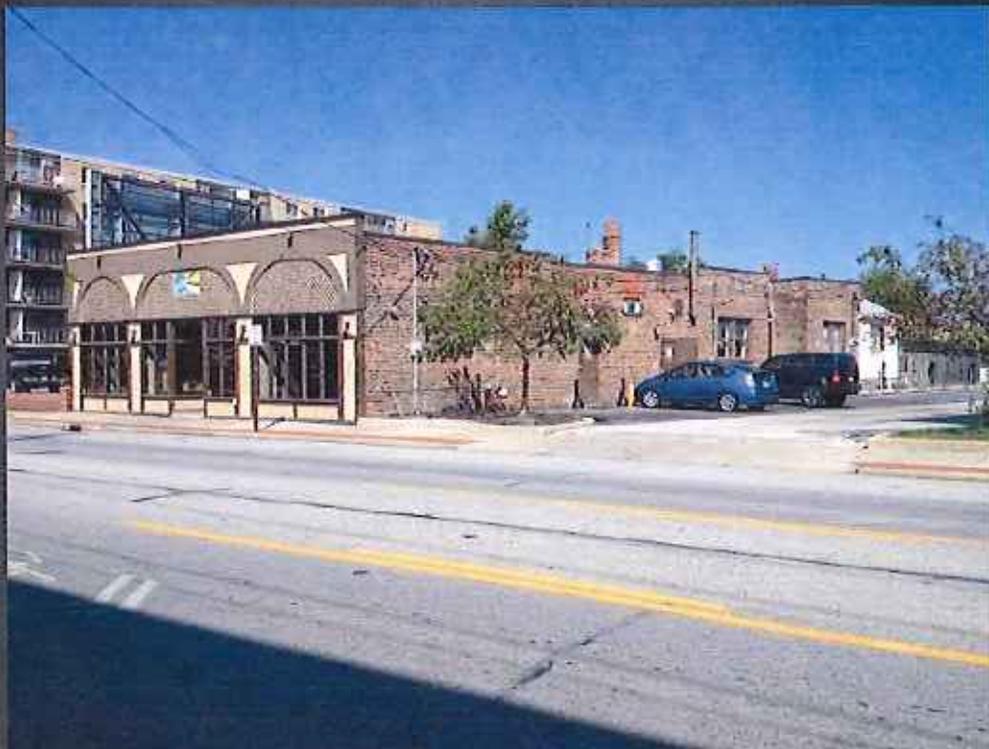
LAKWOOD
OHIO

14873 Detroit Ave



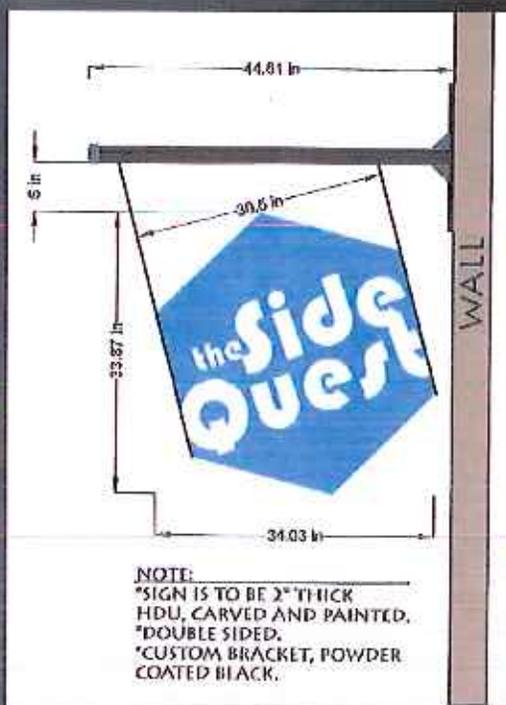
LAKWOOD
OHIO

17900 Detroit Ave



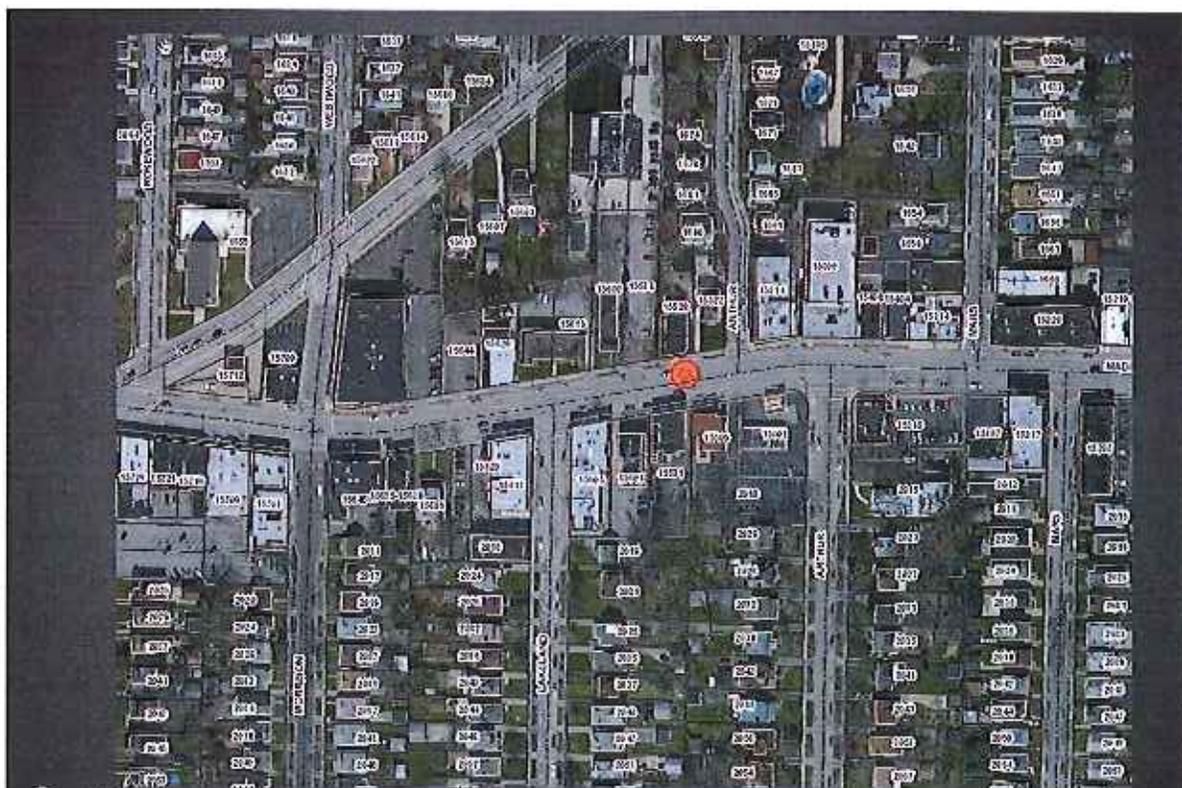
LAKWOOD
OHIO

17900 Detroit Ave



LAKWOOD
OHIO

17900 Detroit Ave



LAKWOOD
OHIO

15526 Madison Ave



LAKWOOD
OHIO

15526 Madison Ave

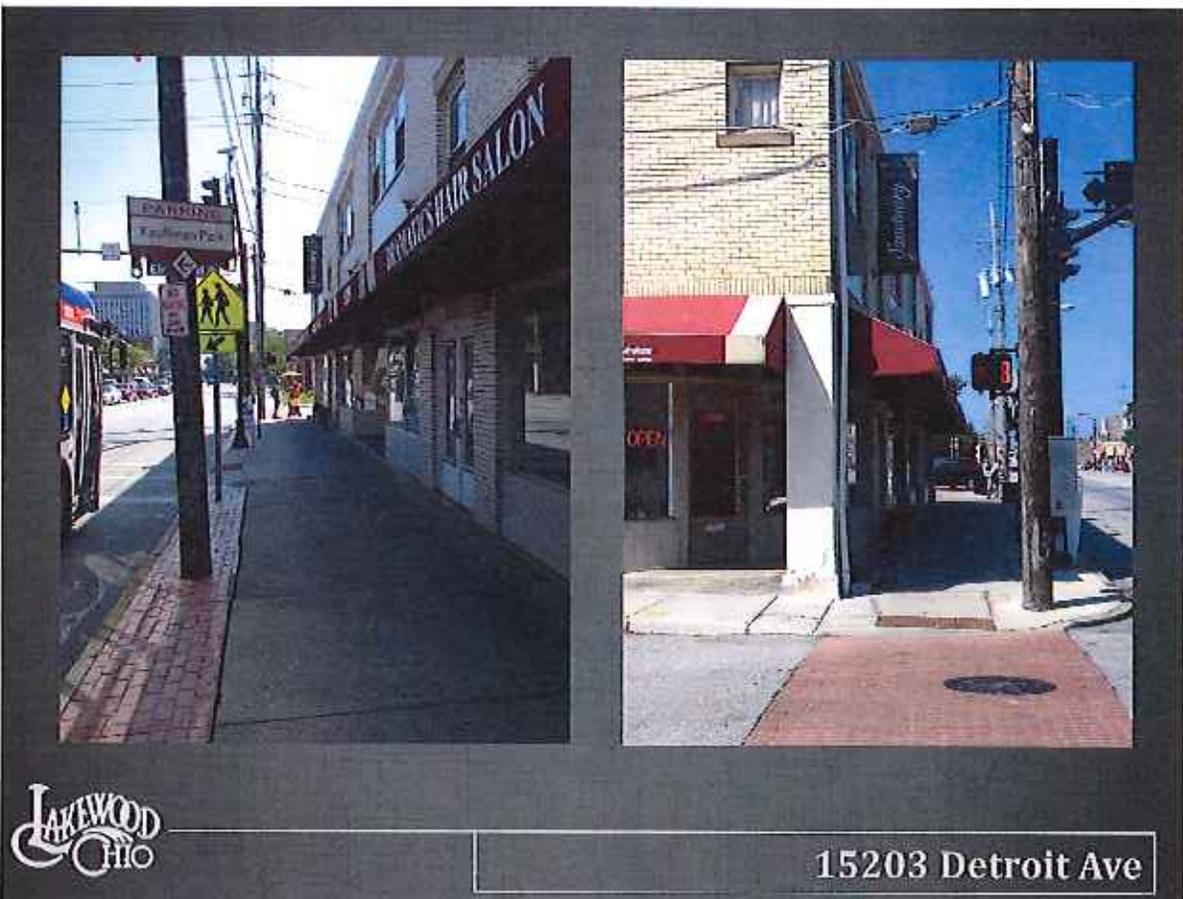


LAKWOOD
OHIO

15526 Madison Ave



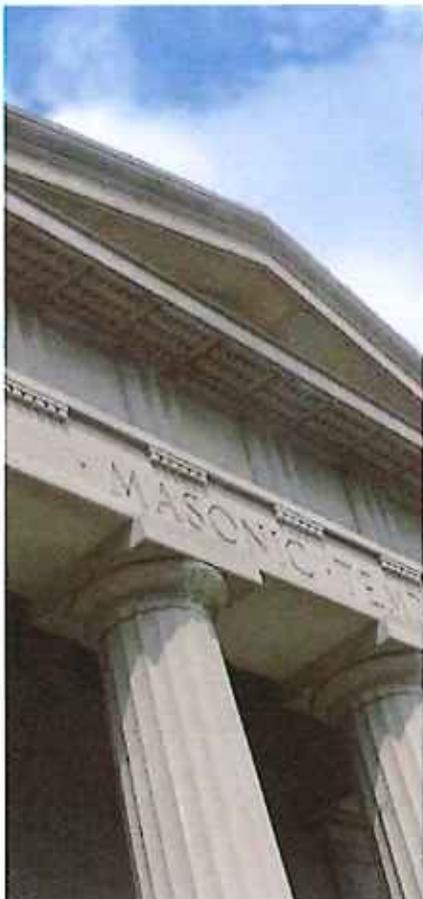
15203 Detroit Ave



15203 Detroit Ave



15526 Madison Ave



Board of Building Standards

Architectural Board of Review

Sign Review Board

September 2014

