

MINUTES
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD**
MARCH 12, 2015 at 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:

Jason Russell, Board Secretary, Project Specialist II
Michael Molinski, Building Commissioner and City Architect

2. **Approve the minutes of the February 12, 2015 meeting**

A motion was made by Mr. Evans, seconded by Mr. Robar to **APPROVE** the minutes of the February 12, 2015 meeting. All of the members voting yea, the motion passed.

3. **Opening Remarks**

There were no Opening Remarks.

Mr. Orban read the following to the public prior to start of business:

Applicants and anyone wanting to make a statement are asked to come to the podium, print and sign your name on the oath sheet and slowly and clearly state your name and address. If you have a business card, please give one to the secretary. Anyone else wishing to address the board is asked to follow the same procedure.

**SUMMARY APPROVED
SIGN REVIEW**

15. **Docket No. 03-19-15**

**12222 Madison Avenue
Citizens Bank**

- Approve
 Deny
 Defer

**Joel Frezel
JF Signs, LLC
23203 E. Groveland Road
Beachwood, Ohio 44122**

The applicant requests the review and approval of corporate name change of signage; Charter One to Citizens Bank. (Page 40)

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

16. Docket No. 03-20-15

14534 Madison Avenue
Citizens Bank

- Approve
- Deny
- Defer

Joel Frezel
JH Signs, LLC
23203 E. Groveland Road
Beachwood, Ohio 44122

The applicant requests the review and approval of corporate name change of signage; Charter One to Citizens Bank. (Page 47)

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

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

4. Docket No. 07-59-14

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

- Approve
- Deny
- Defer

Jimmy Rofail
Jimmy's Beverage
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 February 12, 2015. (Page 5)

Jimmy Rofail, applicant, and William Ritley were present to explain the request.

Jason Russell suggested the Board to deny the proposal and allow the applicant to appeal the decision.

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

SIGN REVIEW

5. Docket No. 02-11-15

16204 Detroit Avenue
Mr. Hero

- Approve
- Deny
- Defer

Matthew Ranallo
BNext Awning & Graphic Inc.
5109 Clark Avenue
Cleveland, Ohio 44102

The applicant requests the review and approval for building signage and to reface an existing pole sign. This item was deferred from the meeting of February 12, 2015. (Page 6)

Matt Ranallo, applicant was present to explain the request.

Items 8, 9, 10, and 11 are called together as the applicant represented the two addresses/businesses.

ARCHITECTURAL BOARD OF REVIEW

8. Docket No. 03-14-15 - A C 15210 Madison Avenue
Ice Cream Joy

Approve Marissa Flynn
 Deny Ice Cream Joy
 Defer 1654 Elbur Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of awning with logo and window clings for a new business. (Page 17)

SIGN REVIEW

11. Docket No. 03-14-15 - S 15210 Madison Avenue
Ice Cream Joy

Approve Marissa Flynn
 Deny Ice Cream Joy
 Defer 1654 Elbur Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval a blade sign for a new business. (Page 17)

ARCHITECTURAL BOARD OF REVIEW

9. Docket No. 03-15-15 - A C 15208 Madison Avenue
Fear's Confections

Approve Cassandra Fear
 Deny Fear's Confections
 Defer 15502 Willman Avenue
Cleveland, Ohio 44135

The applicant requests the review and approval of awning with logo. (Page 24)

BOARD OF BUILDING STANDARDS

10. Docket No. 03-15-15 - B C 15208 Madison Avenue
Fear's Confections

Approve Cassandra Fear
 Deny Fear's Confections
 Defer 15502 Willman Avenue
Cleveland, Ohio 44135

The applicant requests the review and approval of more than one business sign. (Page 24)

Marissa Flynn, applicant and representative was present to explain the request.

ARCHITECTURAL BOARD OF REVIEW

6. Docket No. 03-12-15

C 13303 Madison Avenue
Turkish American Society of Ohio

- Approve
- Deny
- Defer

Frank A. Caspio
Grunwell-Cashero Co.
4901 Payne Avenue
Cleveland, Ohio 44103

The applicant requests the review and approval the review and approval to remove the stone cross from building and fill void with matching brick. (Page 7)

As the applicant had been expected to attend the meeting and was not present, Mr. Russell requested the Board to defer the item.

A motion was made by Mr. Orban, seconded by Mr. Evans to **DEFER** the item until the meeting of April 9, 2015. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Orban, seconded by Mr. Evans to **ADJOURN** the meeting at 6:08 p.m. All of the members voting yea, the motion passed.

Carl Orban
Signature

4/9/15
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 Ruffalo
2. William Ruffalo
3. MATT RANALLO
4. MIKE DELFAVERO
5. KURT DELFAVERO
6. Marissa Flynn
7. _____
8. _____
9. _____
10. _____
11. _____

[Handwritten signatures corresponding to the print names above]

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

FOR CITY USE ONLY

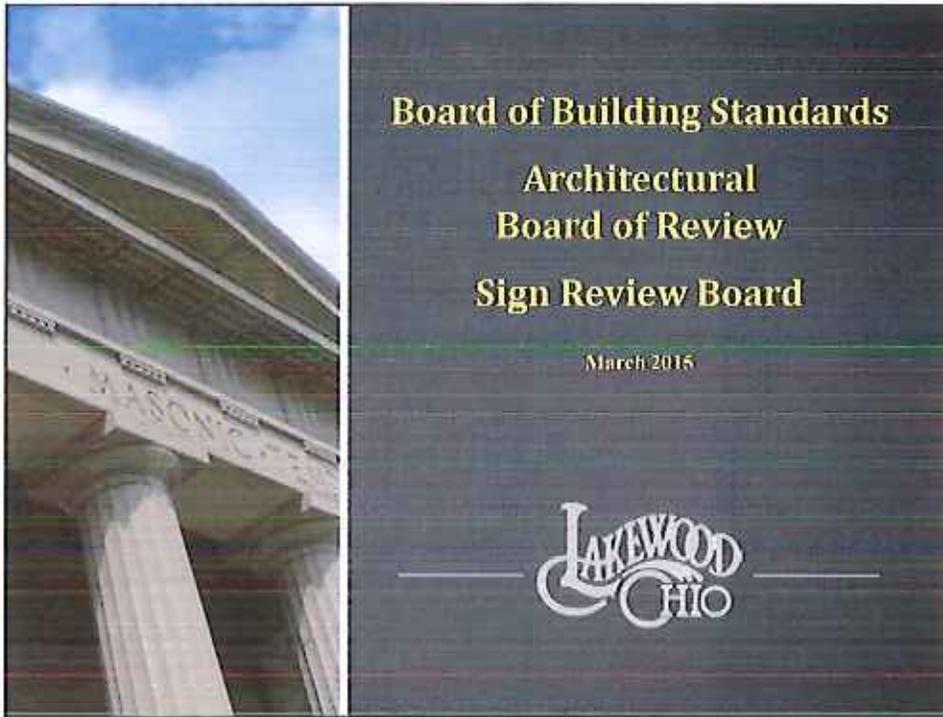
Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

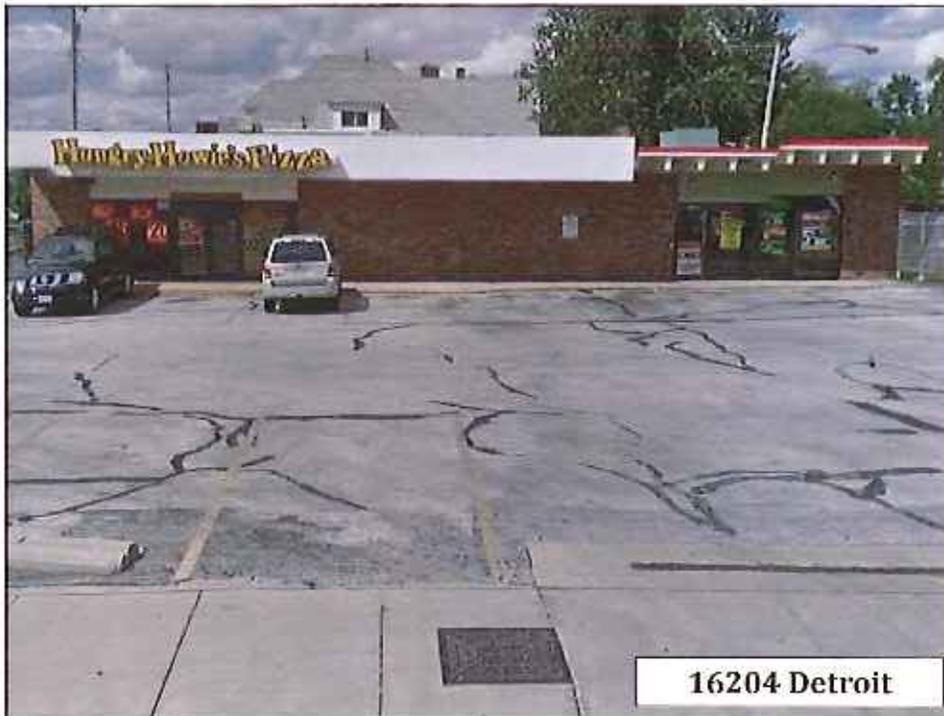
Date of Proceeding: March 12, 2015

I, Anthony Karafas authorize Orison Fields to represent me in front of the review board pertaining to 12500 and 12504 Detroit Ave to the matter of the sign review board.

Sincerely,

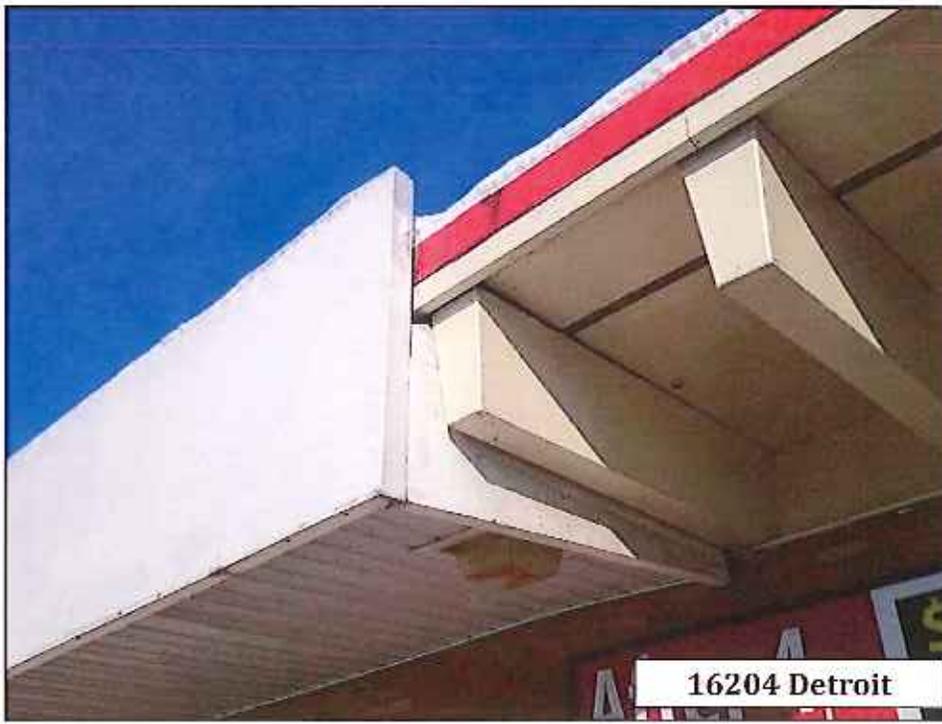
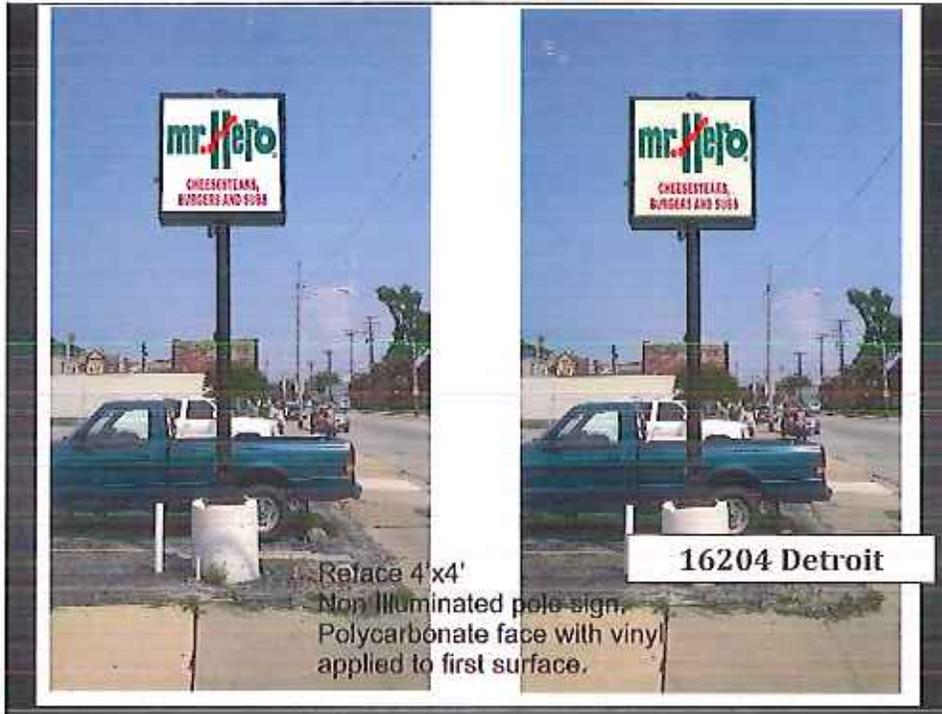
Anthony Karafas
(216) 798-8516 3/12/15



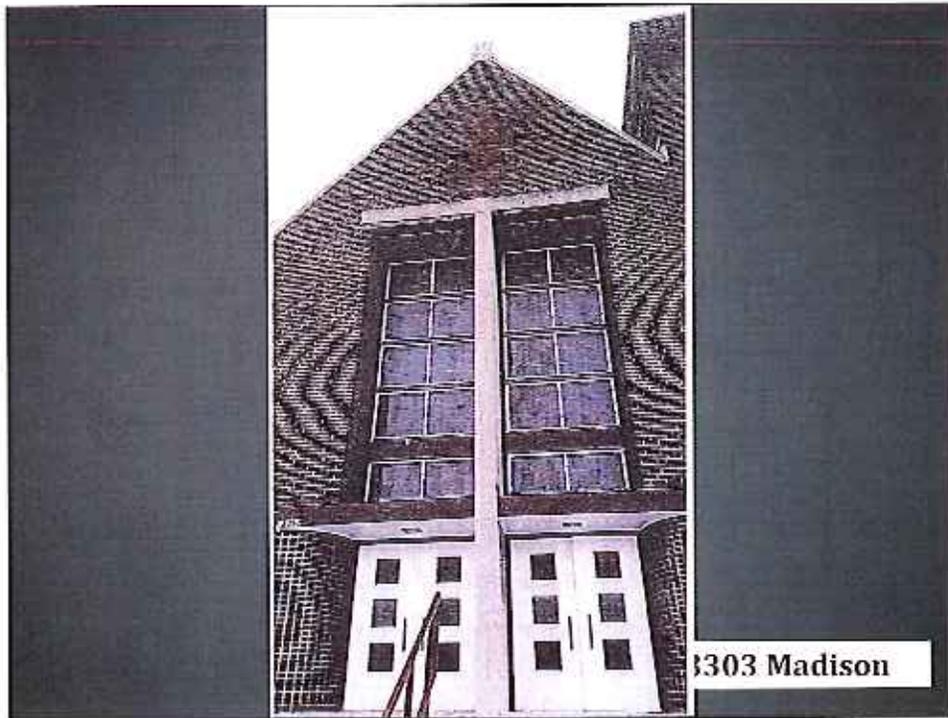
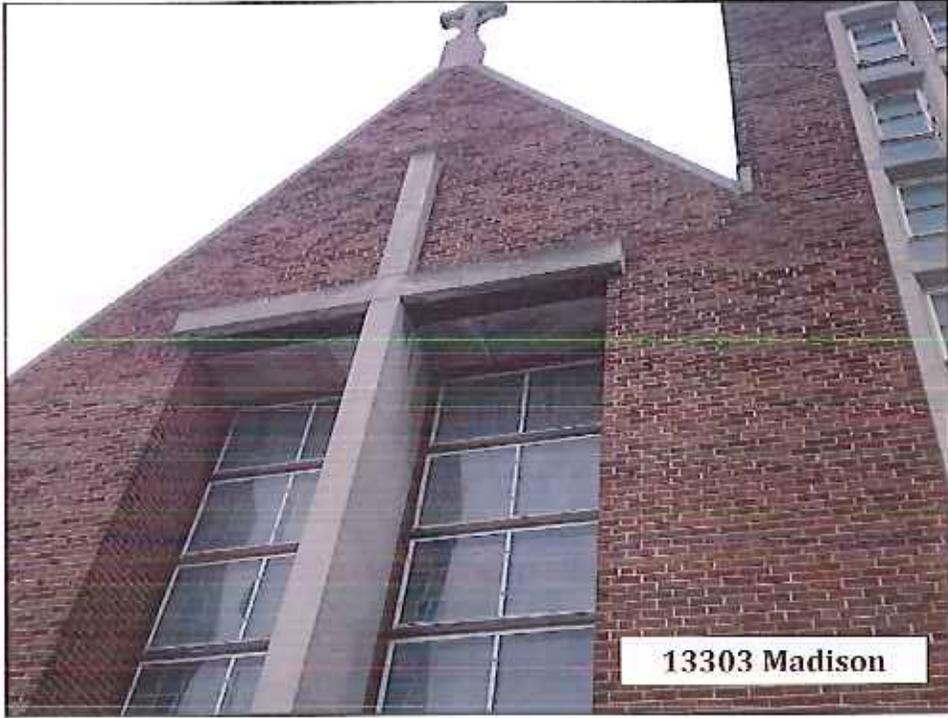


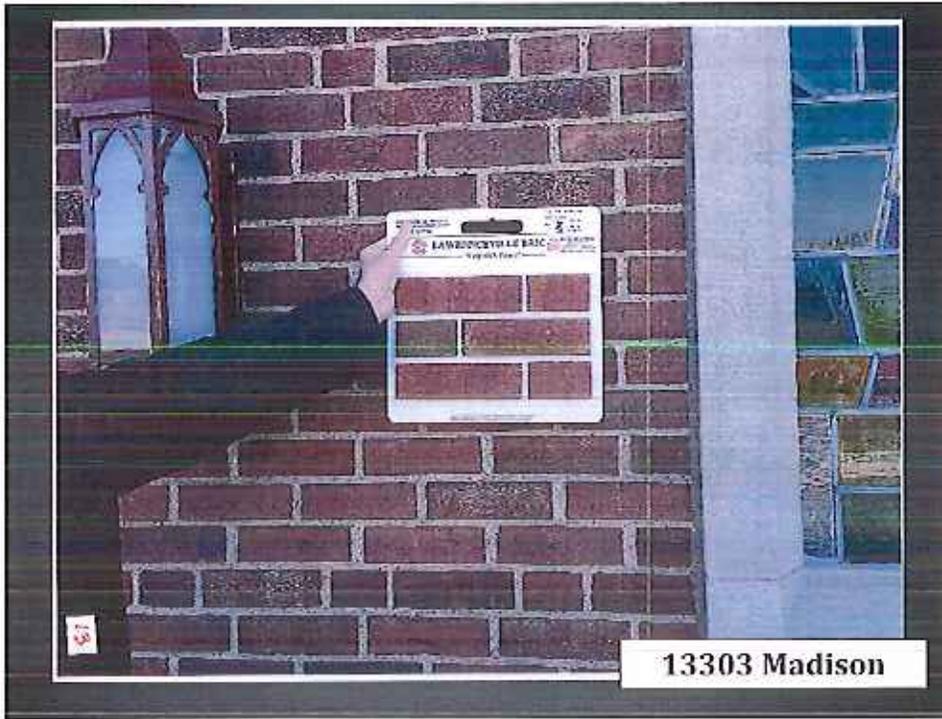












13303 Madison



17103 Detroit



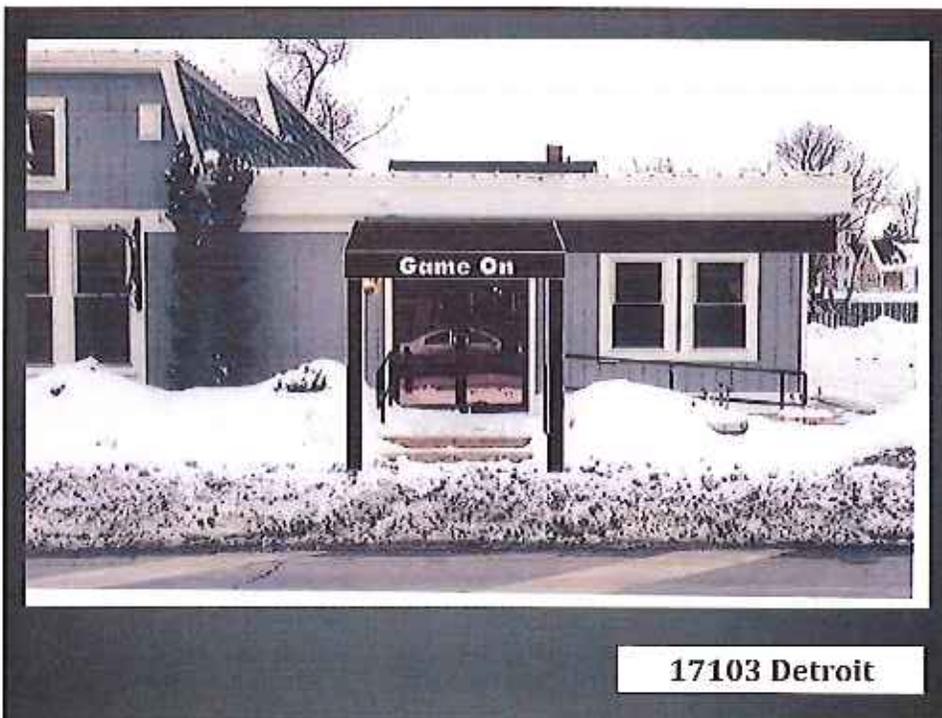
17103 Detroit



17103 Detroit



17103 Detroit





17103 Detroit



15208-10 Madison



15208-10 Madison



ICE CREAM JOY
FEARS CONFECTIONS

43" scroll bracket
sing face 36" x 36"
name text 6" x 28"

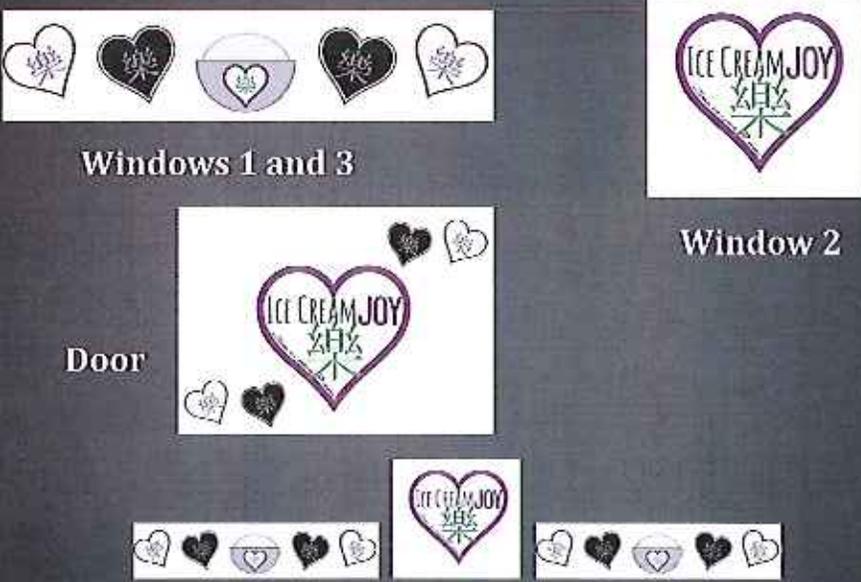
15208-10 Madison

43" scroll bracket
sign face 36" x 36"
name text 6" x 28"



vinyl window graph

15208-10 Madison



Windows 1 and 3

Window 2

Door

15208-10 Madison









14650 Detroit



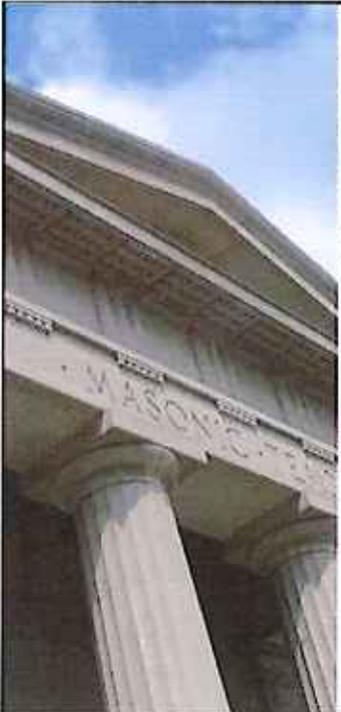
14650 Detroit





12222 Madison





Board of Building Standards
Architectural
Board of Review
Sign Review Board

March 2015



LAKWOOD
OHIO