

**MINUTES**  
**BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**  
**APRIL 9, 2015**  
**5:30 P.M.**  
**LAKWOOD CITY HALL**  
**AUDITORIUM**  
**(Audio Recording Available)**

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

1. **Roll Call**

MEMBERS PRESENT:

Daniel Musson  
Carl Orban, Chairman  
David Robar

OTHERS PRESENT:

Jason Russell, Board Secretary, Project Specialist II

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

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

A motion was made by Mr. Robar, seconded by Mr. Musson to **APPROVE** the minutes of the March 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.*

**Items 15, 16 and 17 were Summary Approved at the pre-review meeting on April 2, 2015.**

**SUMMARY APPROVED  
SIGN REVIEW**

15. **Docket No. 04-27-15**

**15601 Detroit Avenue  
The Game Zone**

- Approve
- Deny
- Defer

Christopher W. Manch  
The Game Zone LLC  
1247 Cottage Place  
Canton, Ohio 44703

The applicant requests the review and approval of replacement signage for a new business. (Page 55)

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

16. Docket No. 04-28-15 15326 Detroit Avenue  
Voodoo Tuna

Approve Mike Longo  
 Deny Voodoo Tuna  
 Defer 15326 Detroit Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of signage on front and rear of building. (Page 57)

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

17. Docket No. 04-29-15 15200 Madison Avenue  
Greg Murray Photography

Approve Greg Murray  
 Deny Greg Murray Photography  
 Defer 15200 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of proposed window signage. (Page 64)

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

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**REQUEST FOR REHEARING  
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 an appeal of the review and approval of new brick columns and roof on west canopy denied at the March 12, 2015 meeting. (Page 6)

Mr. Russell explained the columns had been installed prior to approval. Part of the negotiation with the City was signage. The applicant had complied to the City's satisfaction.

A motion was made by Mr. Musson, seconded by Mr. Robar to **APPROVE** the request for a rehearing. All of the members voting yea, the motion passed.

**REHEARING**

5. 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 an appeal of the review and approval of new brick columns and roof on west canopy denied at the March 12, 2015 meeting. (Page 6)

Jimmy Rofail was present to explain the rehearing.

Public comment was taken.

A motion was made by Mr. Urban, seconded by Mr. Musson to APPROVE the request. All of the members voting yea, the motion passed.

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**OLD BUSINESS**  
**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. This item was deferred from the March 12, 2015 meeting. (Page 9)

Murat Genel, representative was present to explain the request.

There was no public comment. There were no objections from administrative staff.

A motion was made by Mr. Urban, seconded by Mr. Musson to APPROVE the request. All of the members voting yea, the motion passed.

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**NEW BUSINESS**  
**ARCHITECTURAL BOARD OF REVIEW**

8. Docket No. 04-21-15 C 14823 Lake Avenue

- Approve
- Deny
- Defer

Christopher Dempsey  
Dempsey Surveying Company  
12815 Detroit Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of a parking lot site plan and design, requires lot split, consolidation and rezoning by the Planning Commission. Approval is contingent upon those items. (Page 11)

Chris Dempsey, applicant, and Maria Reardon, property owner were present to explain the request.

Mr. Orban and Mr. Musson stated they would like to see material samples of the fence.

There was no public comment. Mr. Russell said the administrative staff was concerned about vehicular headlights shining directly into the residential property. It was not an issue currently because the property owners reside there. Administrative staff suggested additional plantings as buffers.

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

- **A sample for the ornate fence is submitted for administrative approval; material and height.**

All of the members voting yea, the motion passed.

9.	Docket No. 04-22-15	C	14600 Detroit Avenue Forage
	<input type="checkbox"/> Approve		Fady Chamoun
	<input type="checkbox"/> Deny		Citizens Eatery LLC dba Forage
	<input type="checkbox"/> Defer		14518 Detroit Avenue Lakewood, Ohio 44107

The applicant requests the review and approval of outdoor dining. (Page 20)

Victoria Angelo, representative was present to explain the request.

There was no public comment. Mr. Russell asked for the spacing between the planters; he asked for the Board to establish maximum dimensions.

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

- **Spacing between the planters is a maximum six to eight inches, and**
- **The chain between the planters is black metal.**

All of the members voting yea, the motion passed.

Items 12 and 13 called together as they are the same address.

#### ARCHITECTURAL BOARD OF REVIEW

12.	Docket No. 04-25-15 - A	C	12102 Madison Avenue The Gorilla
	<input type="checkbox"/> Approve		James B. Cox
	<input type="checkbox"/> Deny		The Gorilla
	<input type="checkbox"/> Defer		12102 Madison Avenue Lakewood, Ohio 44107

The applicant requests the review and approval of refacing existing pole sign and installing a new awning on the building that has additional signage facing the same right of way. (Page 39)

#### SIGN REVIEW

13.	Docket No. 04-25-15 - S	C	12102 Madison Avenue
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**The Gorilla**

- Approve
- Deny
- Defer

James B. Cox  
 The Gorilla  
 12102 Madison Avenue  
 Lakewood, Ohio 44107

The applicant requests the review and approval of refacing existing pole sign and installing a new awning on the building that has additional signage facing the same right of way. (Page 39)

James B. Cox, applicant was present to explain the request. The awning would come before the Board at a later date. The applicant was seeking approval for seasonal fencing and outdoor furniture only.

The Board thought the seasonal fencing would be all right; however, if it did not work, then the fence would have to be repaired.

Public comment was taken. Mr. Russell clarified that voting would be for the fence, awning, patio furniture, and sign (the awning would be considered at another time). Administrative staff favored the fence.

A motion was made by Mr. Orban, seconded by Mr. Musson to APPROVE Docket No. 04-25-15 – S as with the aforementioned upgrades. All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, seconded by Mr. Musson to APPROVE Docket No. 04-25-15 – A for the fence and patio furniture. All of the members voting yea, the motion passed.

**SIGN REVIEW**

14. Docket No. 04-26-15

12901 Detroit Avenue  
 Lakewood Convenient

- Approve
- Deny
- Defer

Hyad Alfaleh  
 Neon City  
 11500 Denison Avenue  
 Cleveland, Ohio 44102

The applicant requests the review and approval of a new illuminated ground sign for an existing business. (Page 50)

Hyad Ali, representative was present to explain the request.

The Board was not in favor of the white background, was too high from the ground, the wooden posts should be replaced, landscaping should be provided, and etc.

A motion was made by Mr. Orban, seconded by Mr. Musson to DEFER the request until the meeting of May 14, 2015. All of the members voting yea, the motion passed.

18. Docket No. 04-30-15

1384 West 117<sup>th</sup> Street  
 National Youth Advocate Program, Inc.

- Approve

Nora Nola LaWarre

- Deny
- Defer

National Youth Advocate Program, Inc.  
1801 Watermark Drive, Suite 200  
Columbus, Ohio 43215

The applicant requests the review and approval of signage. (Page 69)

Nora LaWarre, applicant was present to explain the request.

Mr. Musson felt the window sign white background was too much; he suggested outlining the letters and graphics with white on clear background. Mr. Orban said that a sign on the front of the building would be obscured by the tree. He thought that a sign could be erected on the side of the building.

There was no public comment. Mr. Russell asked for clarification of materials.

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

- White vinyl applique lettering on the door with purple logos, and
- 8" high white band with purple text running the length of all four windows.

All of the members voting yea, the motion passed.

19. Docket No. 04-31-15

15700 Madison Avenue  
Braces by DiMassa & Wenger

- Approve
- Deny
- Defer

Paul Lange  
Signarama North Olmsted  
26741 Brookpark Road Ext.  
North Olmsted, Ohio 44070

The applicant requests the review and approval of signage for a new business and a second sign on back of building. (Page 83)

Paul Lange, applicant was present to explain the request.

There was no public comment. Mr. Russell said there were no comments from administrative staff.

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

**Items 10 and 11 called together as they are the applicant.**

**ARCHITECTURAL BOARD OF REVIEW**

10. Docket No. 04-23-15

R 13227 Merl Avenue

- Approve
- Deny
- Defer

Darren Mancuso  
Relief Properties, Inc.  
20728 Carlton Court  
Strongsville, Ohio 44149

The applicant requests the review and approval of design and construction of single family home. (Page 31)

11. Docket No. 04-24-15

R PP#312-26-063; Merl Avenue

- Approve
- Deny
- Defer

Darren Mancuso  
Relief Properties, Inc.  
20728 Carlton Court  
Strongsville, Ohio 44149

The applicant requests the review and approval of design and construction of single family home. (Page 35)

Andy Erker, representative was present to explain the requests.

Public comment was taken. Mr. Russell said that staff administration had no objections to the proposals.

A motion was made by Mr. Orban, seconded by Mr. Robar to APPROVE Docket No. 04-23-15 as requested. All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, seconded by Mr. Robar to APPROVE Docket No. 04-24-15 as requested. All of the members voting yea, the motion passed.

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#### OLD BUSINESS

#### SIGN REVIEW

7. Docket No. 03-17-15

14650 Detroit Avenue  
Cube Workspace

- Approve
- Deny
- Defer

Nate Milstein  
ES Sign Group  
9478 Ravenna Road  
Twinsburg, Ohio 44087

The applicant requests the review and approval of channel letters for front of business. This item was deferred from the March 12, 2015 meeting (Page 10)

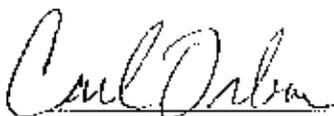
Neither the applicant nor representative was present.

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

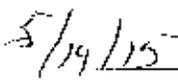
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#### ADJOURN

A motion was made by Mr. Orban, seconded by Mr. Evans to ADJOURN the meeting at 6:52 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 Reed \_\_\_\_\_
- 2. Jim Cox \_\_\_\_\_
- 3. Murat Gurer \_\_\_\_\_
- 4. Maria Reardon \_\_\_\_\_
- 5. Chris Nowsey \_\_\_\_\_
- 6. Vikki Angelo \_\_\_\_\_
- 7. Negmadjyan \_\_\_\_\_
- 8. Eyad Ali \_\_\_\_\_
- 9. Nola LaWarre ← \_\_\_\_\_
- 10. Paul Lange \_\_\_\_\_
- 11. Peggy Siders \_\_\_\_\_

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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: April 9, 2015



### 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. Chris Owen \_\_\_\_\_

Chris Owen \_\_\_\_\_

2. \_\_\_\_\_

\_\_\_\_\_

3. \_\_\_\_\_

\_\_\_\_\_

4. \_\_\_\_\_

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5. \_\_\_\_\_

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7. \_\_\_\_\_

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8. \_\_\_\_\_

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10. \_\_\_\_\_

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11. \_\_\_\_\_

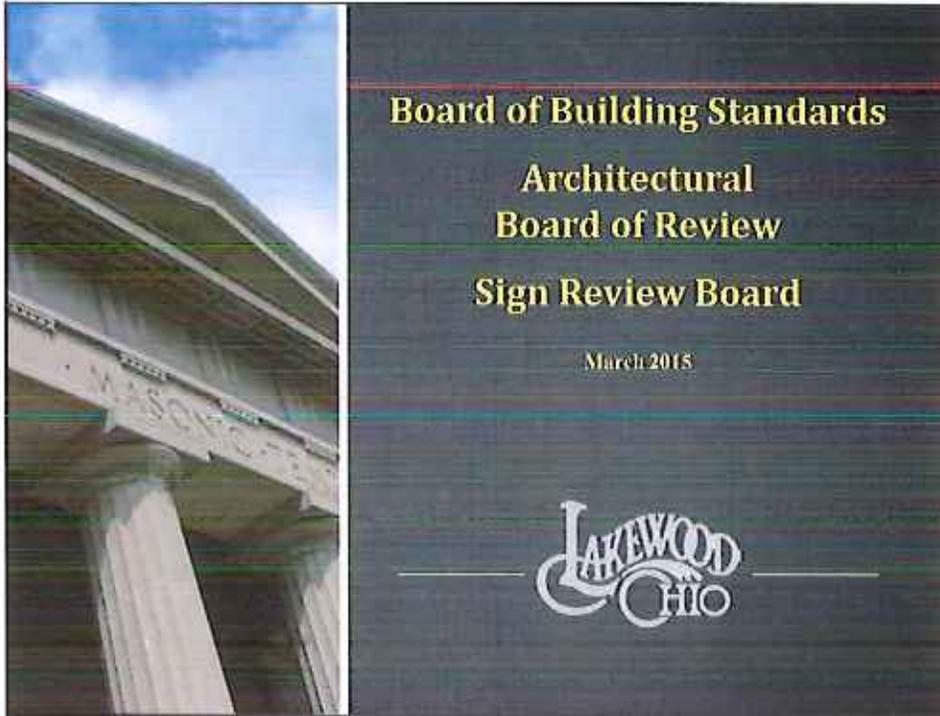
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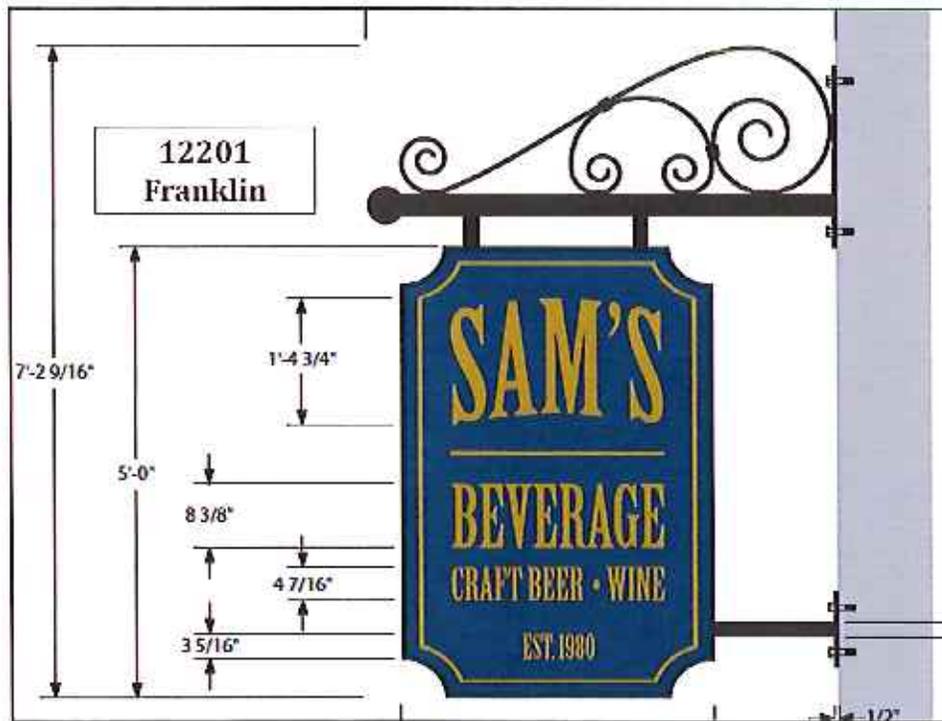
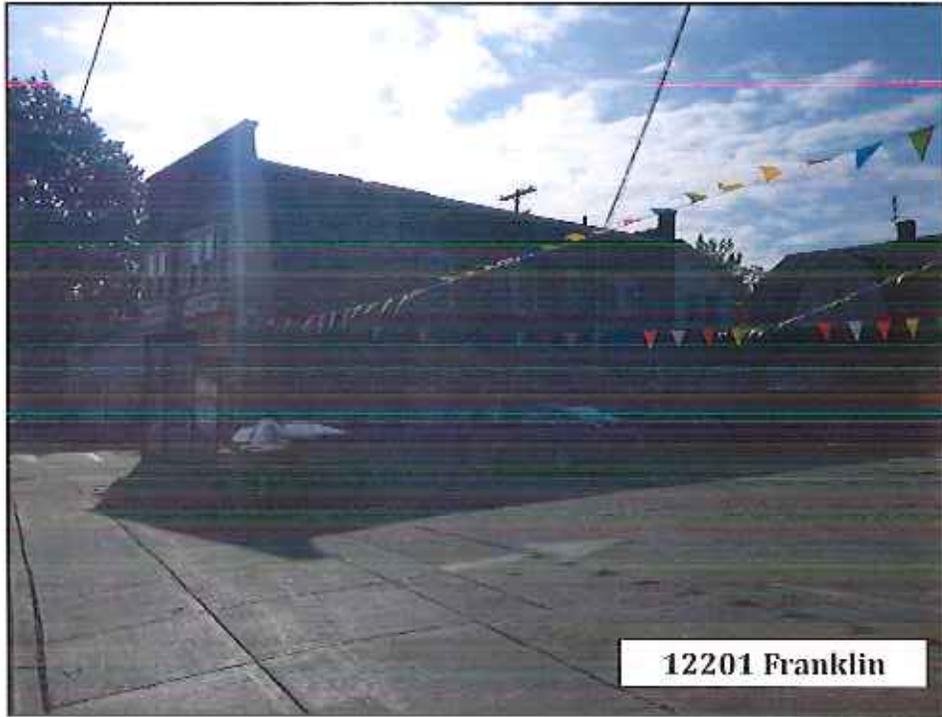
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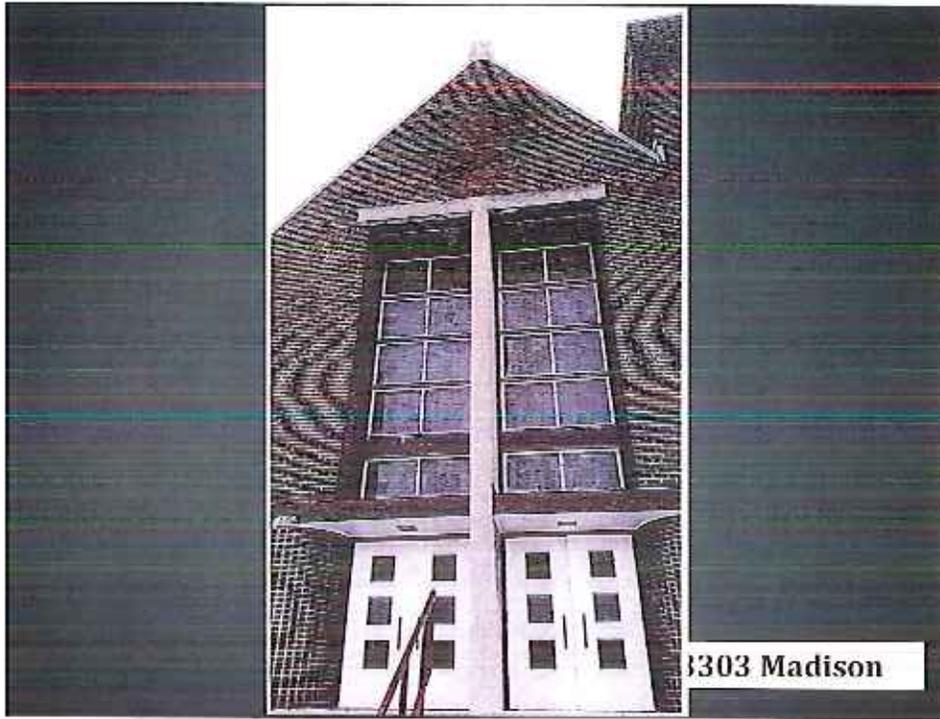
Date of Proceeding: April 9, 2015











1303 Madison



13303 Madison







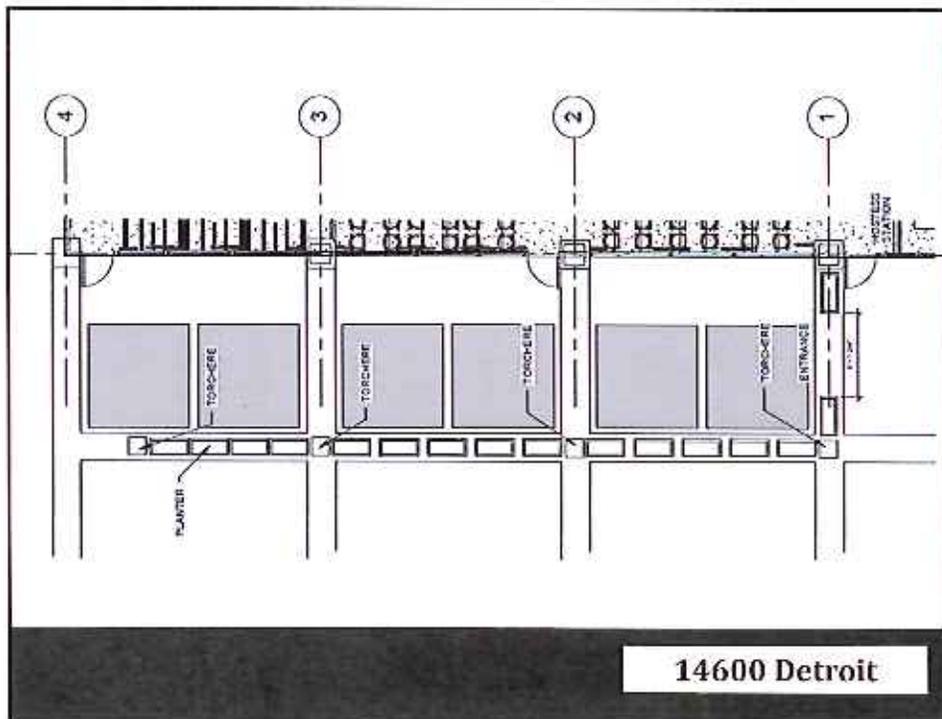
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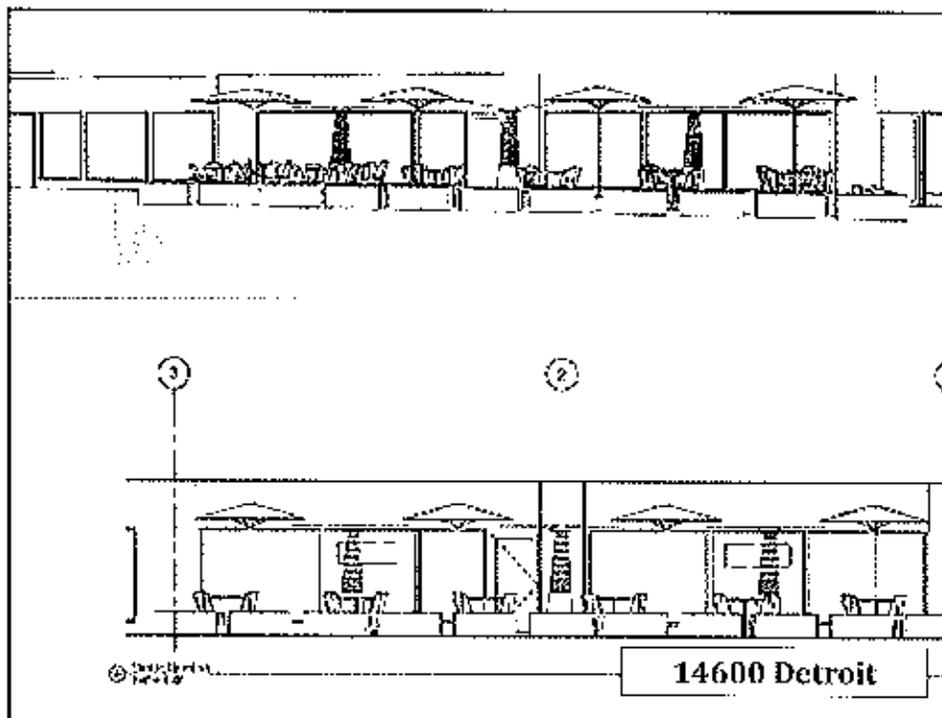
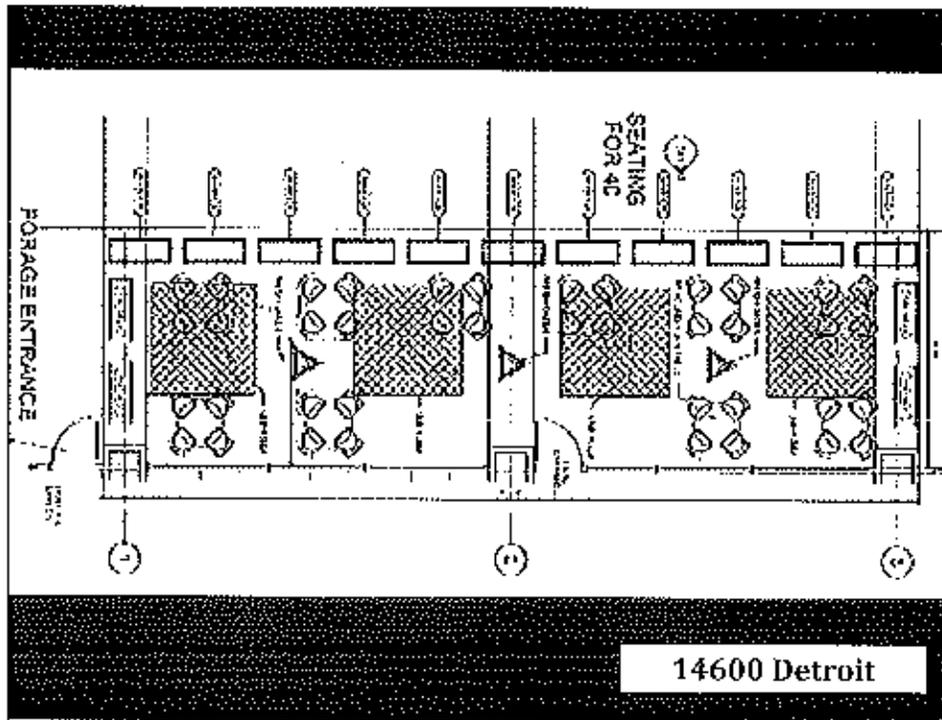


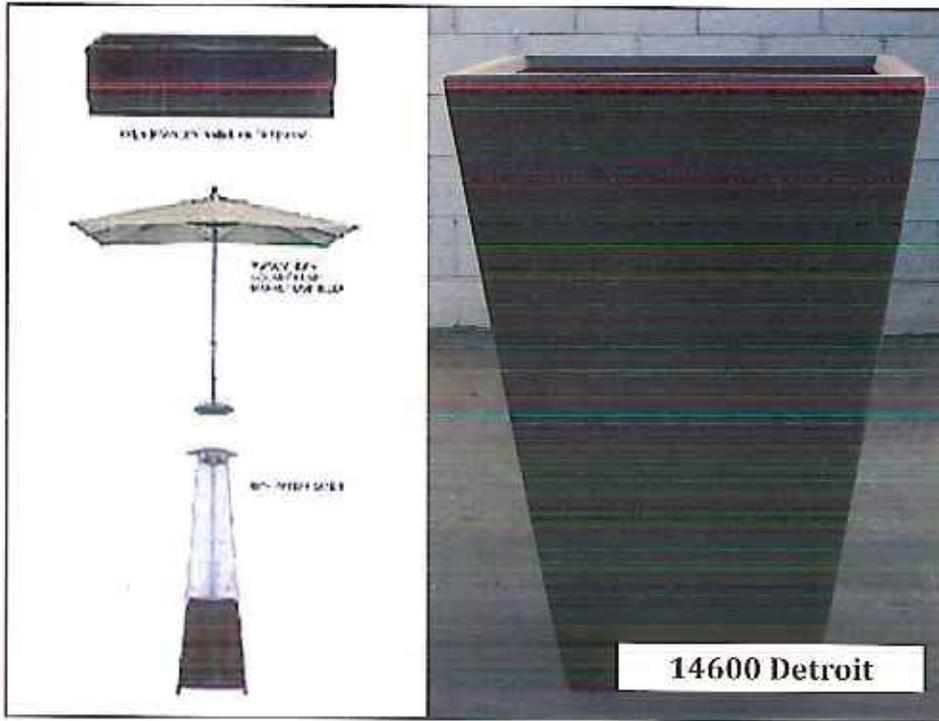
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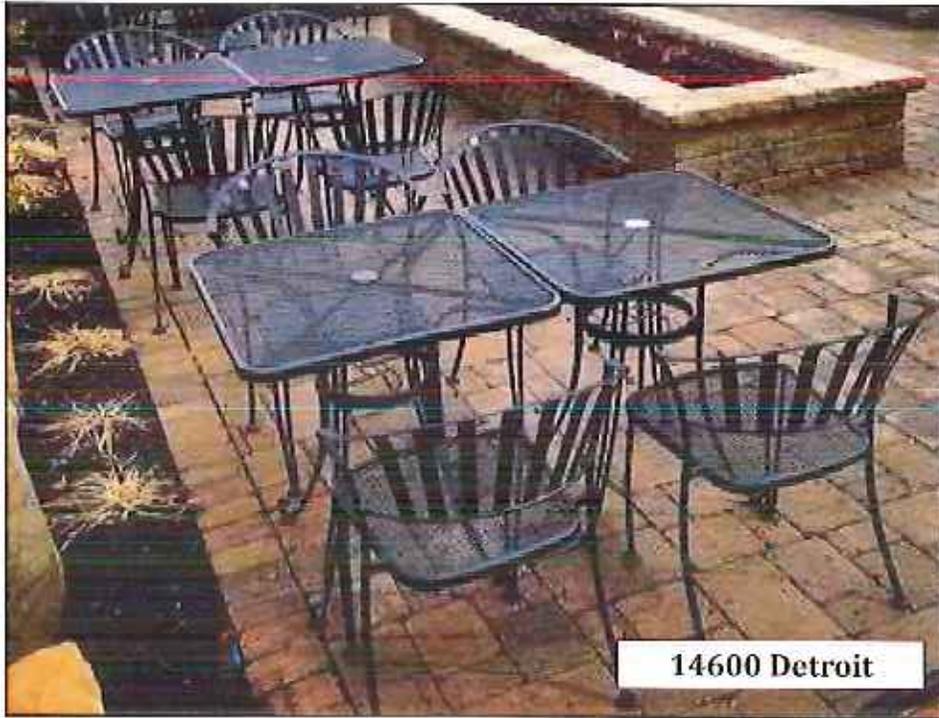




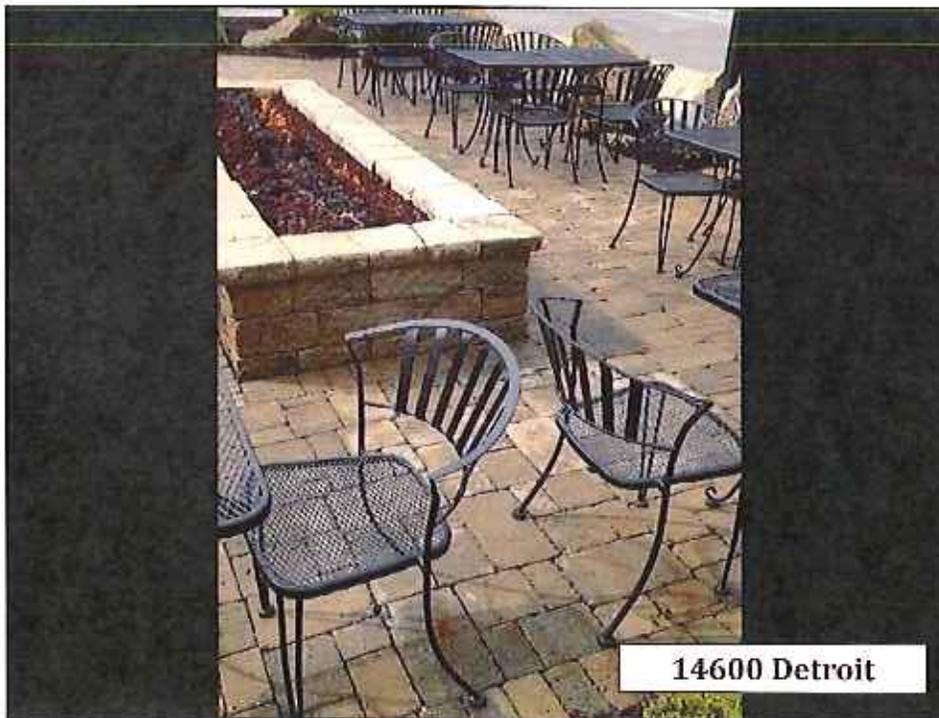






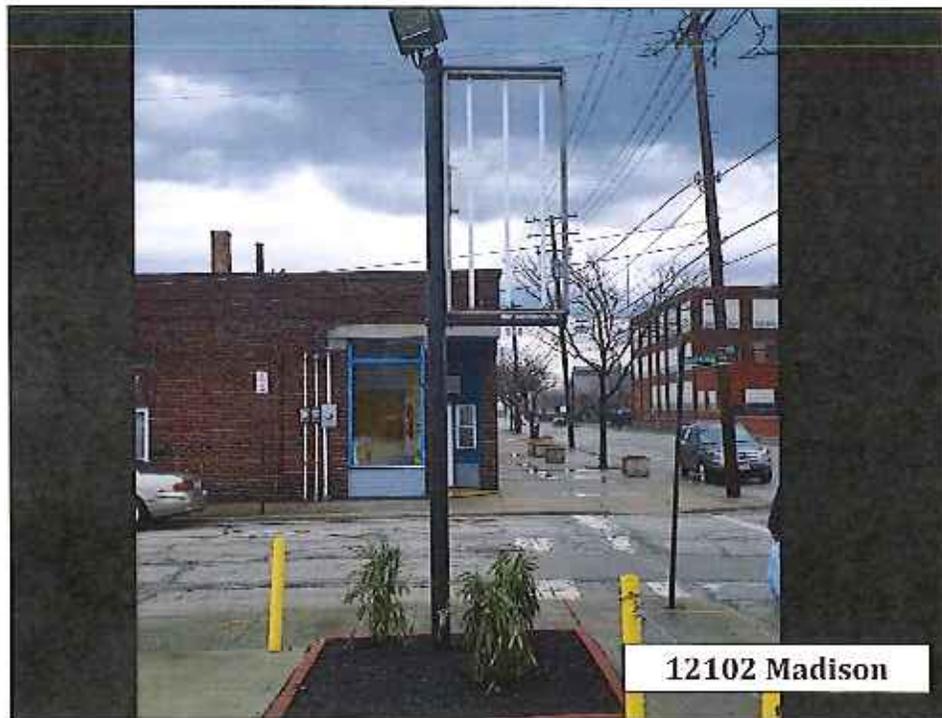


14600 Detroit



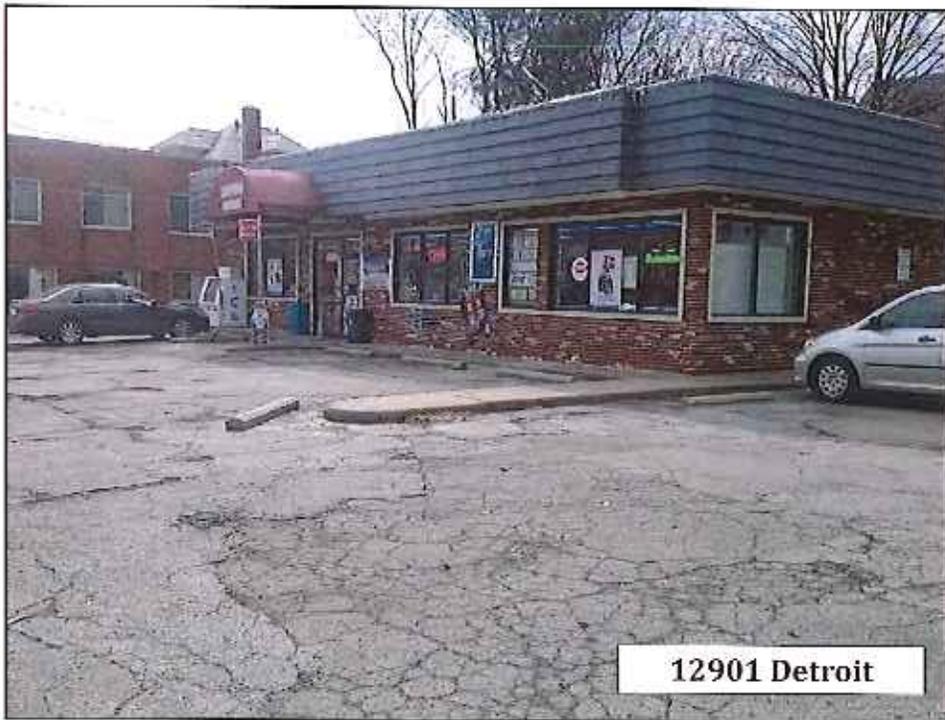
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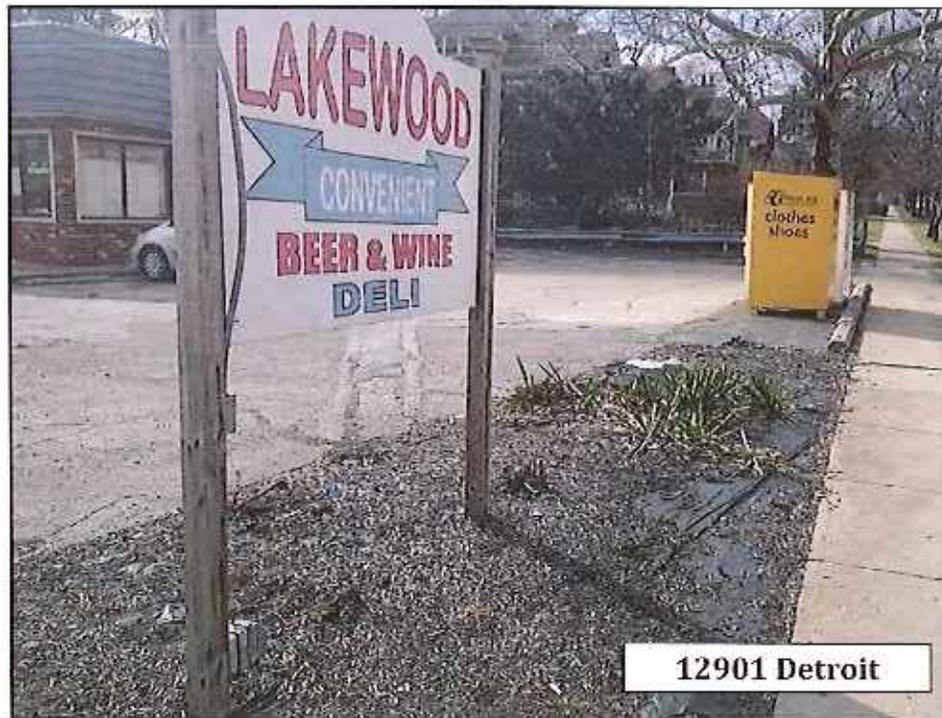
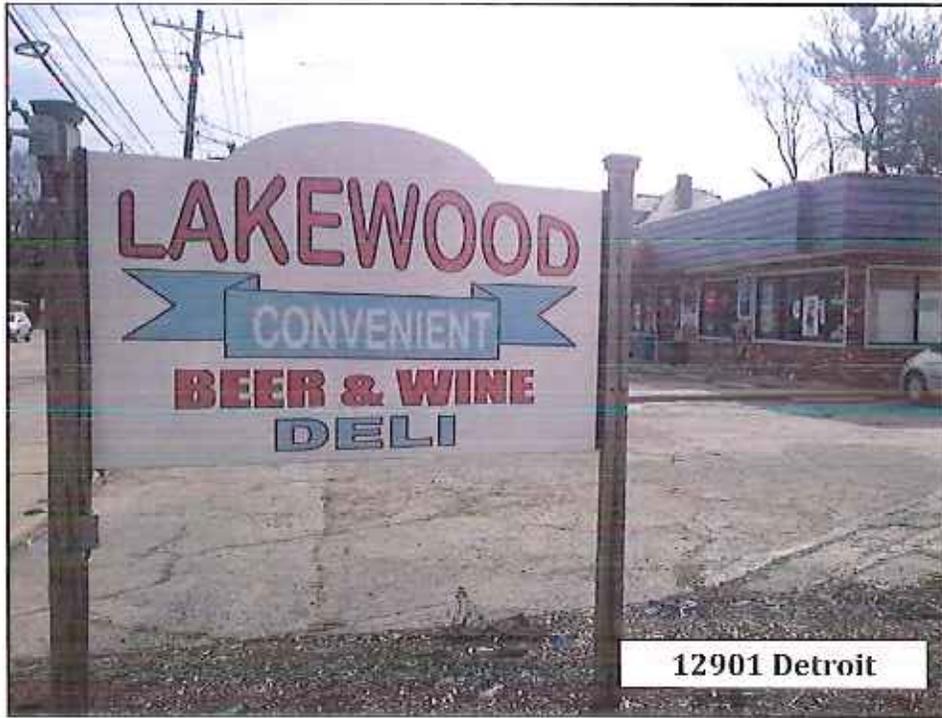


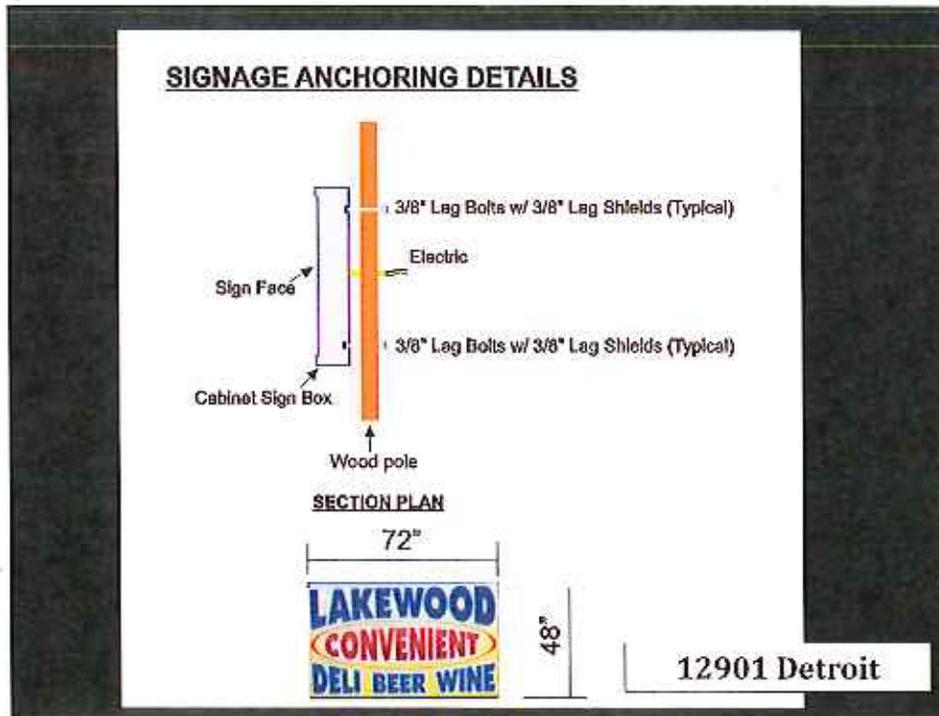
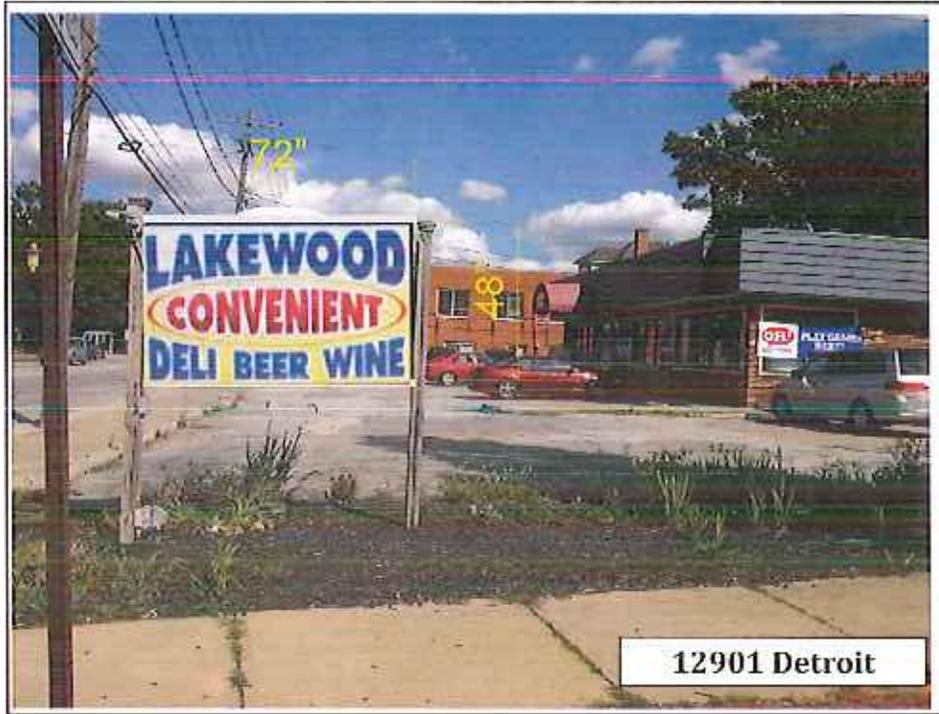


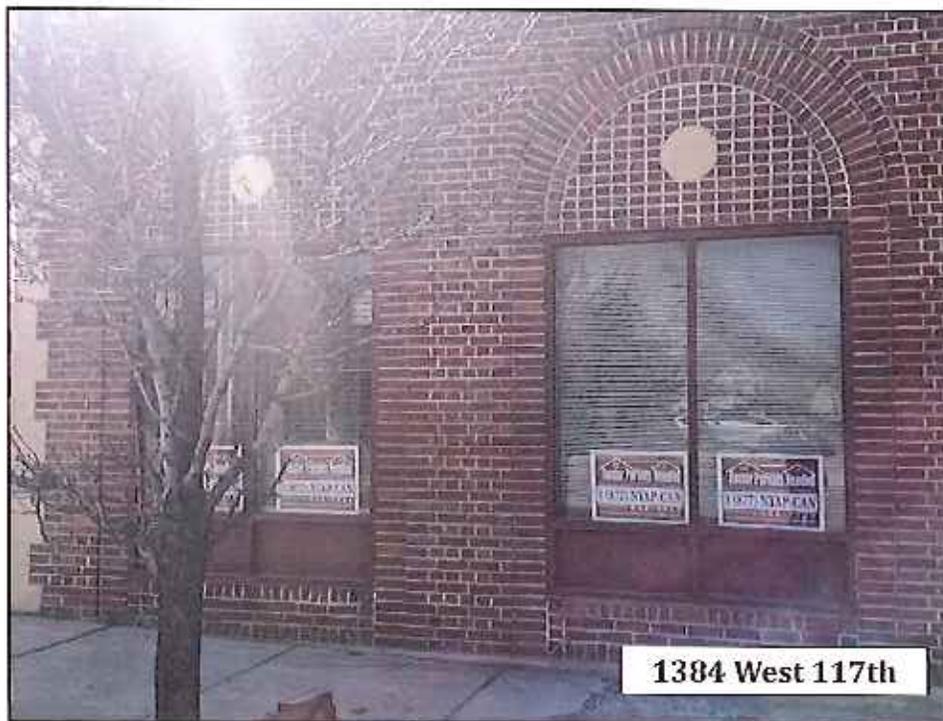


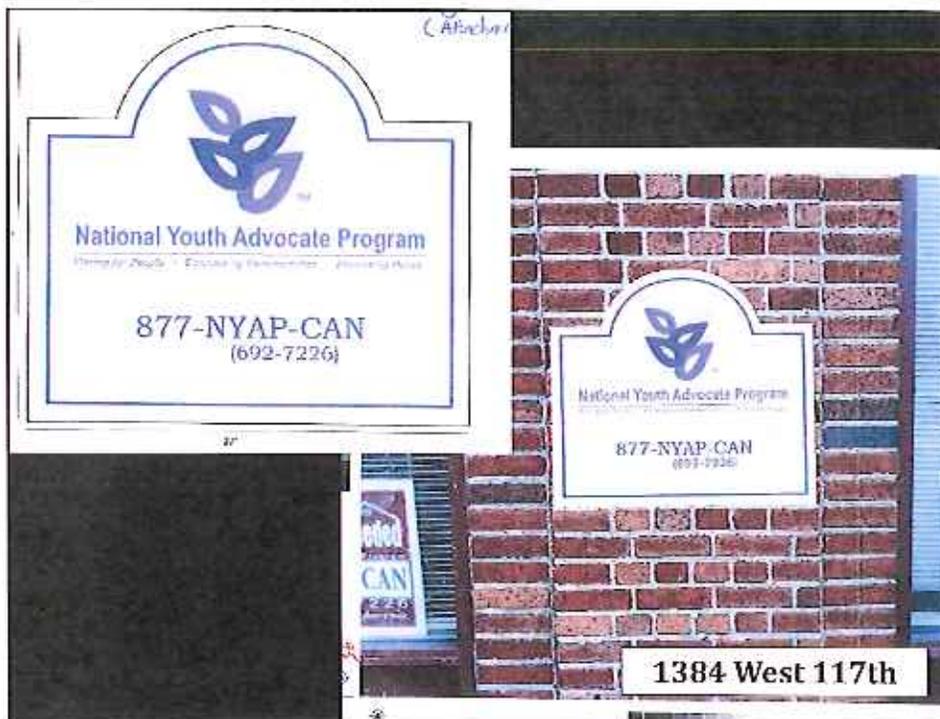


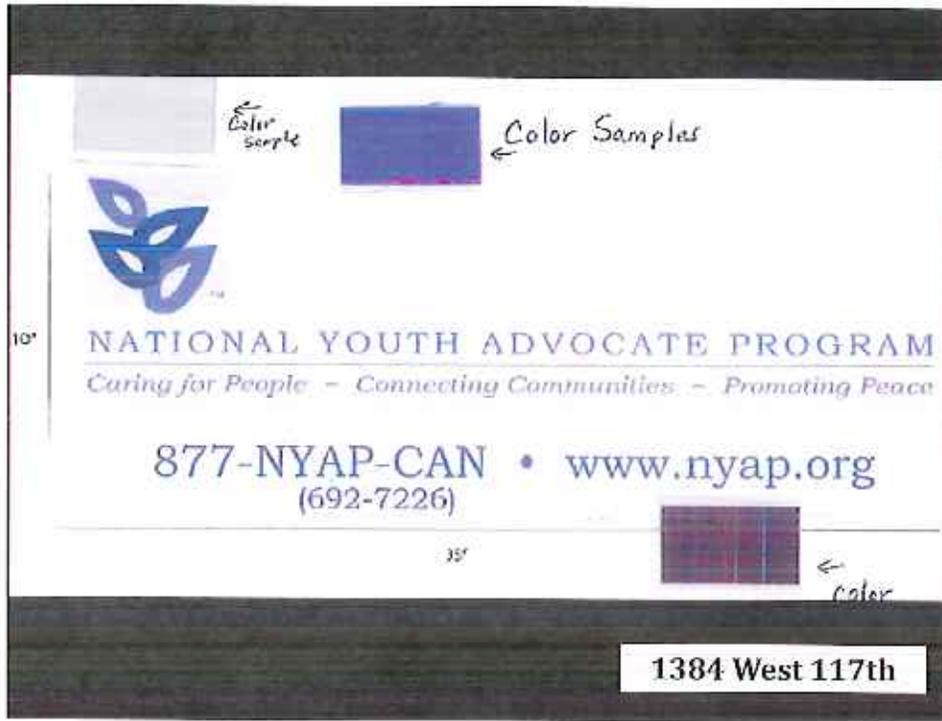


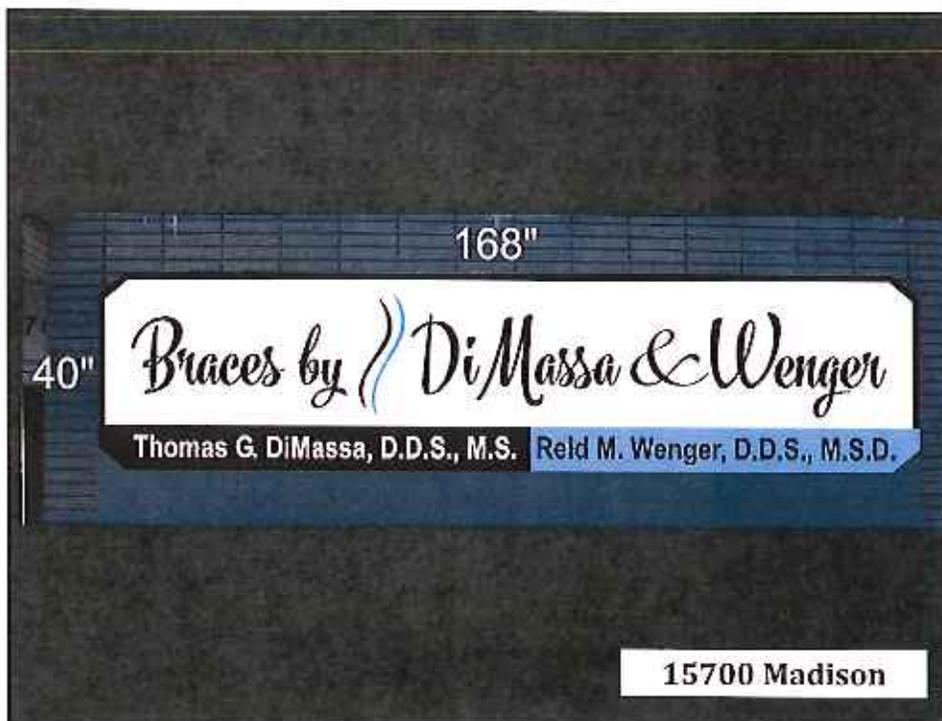
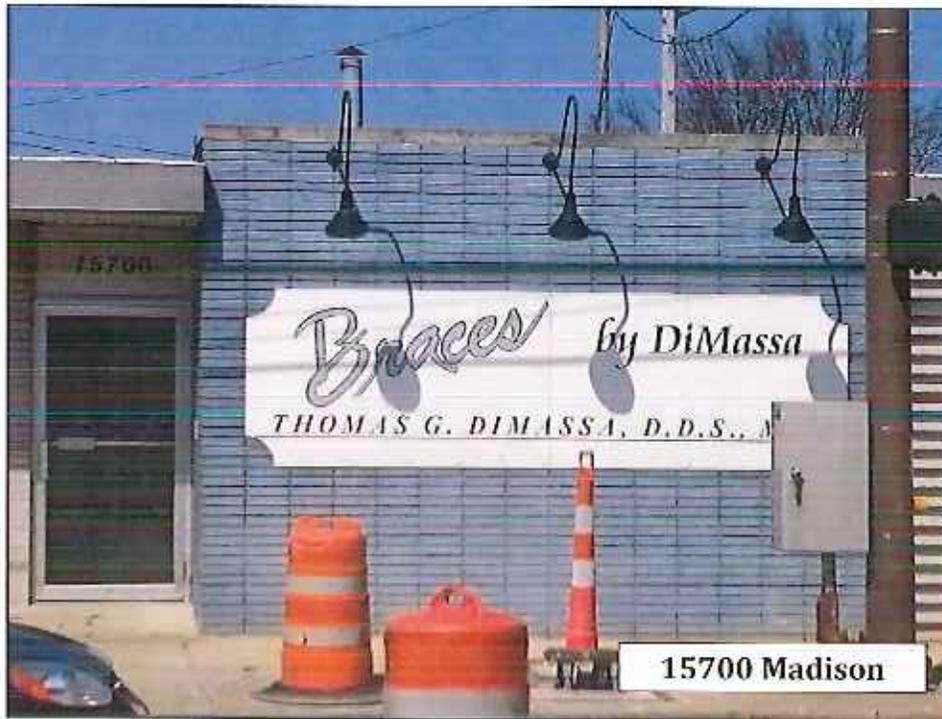




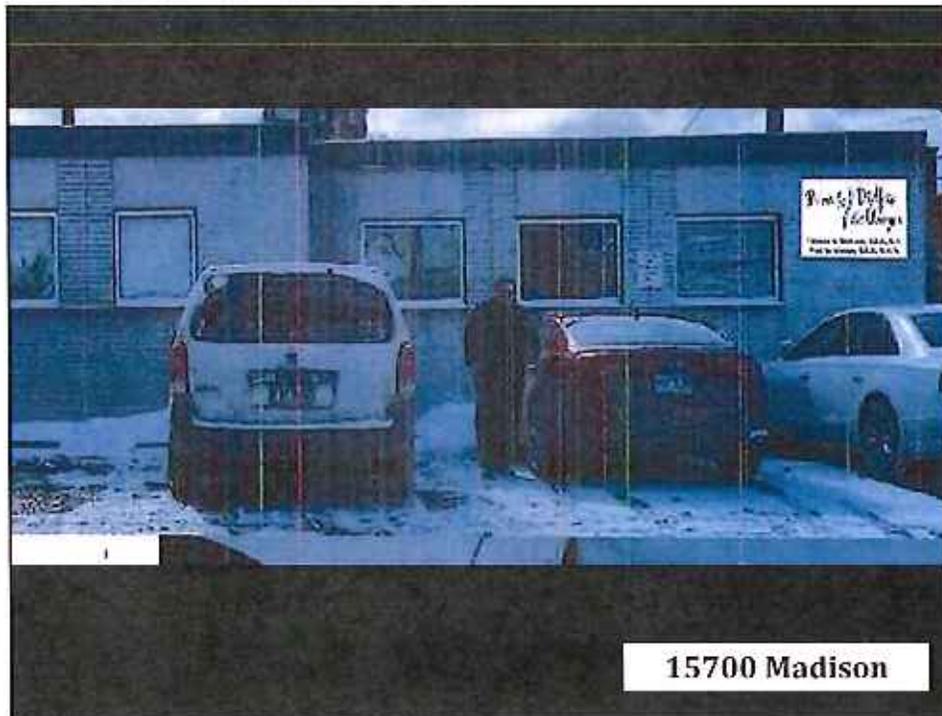
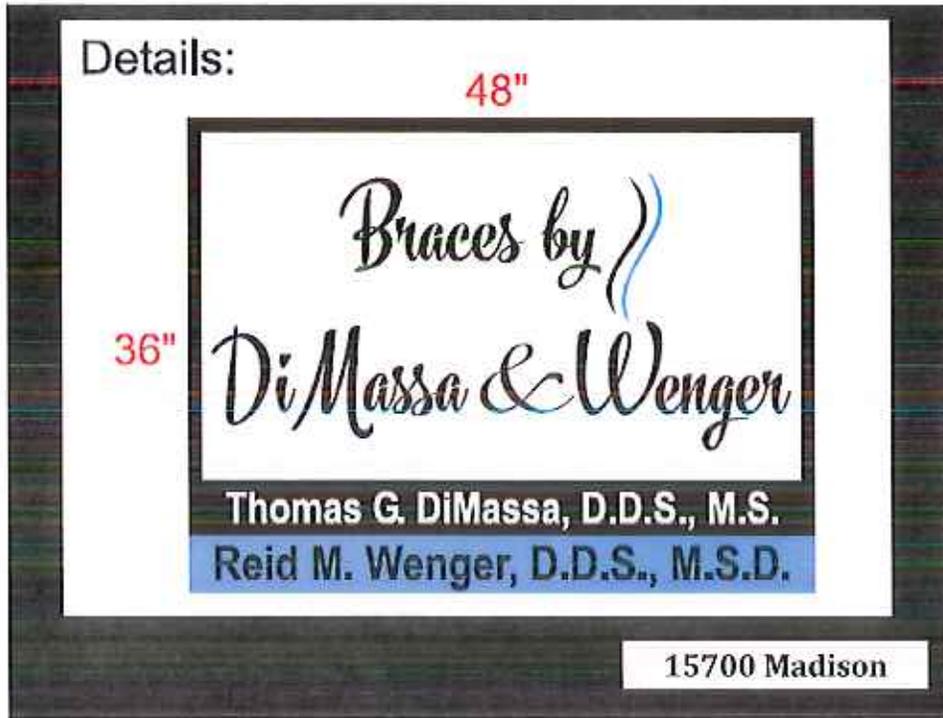






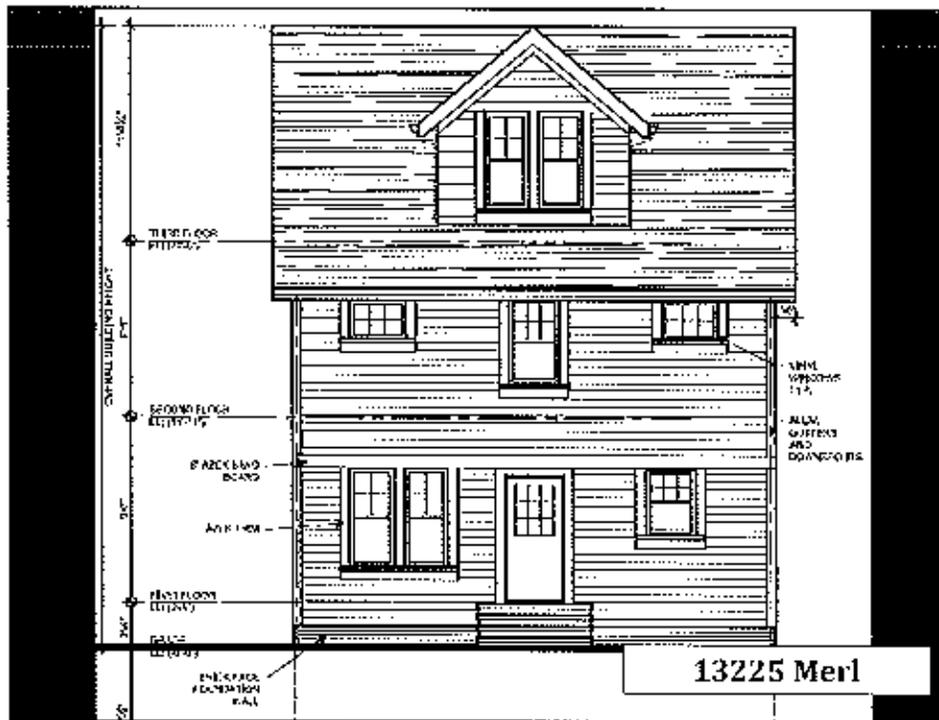
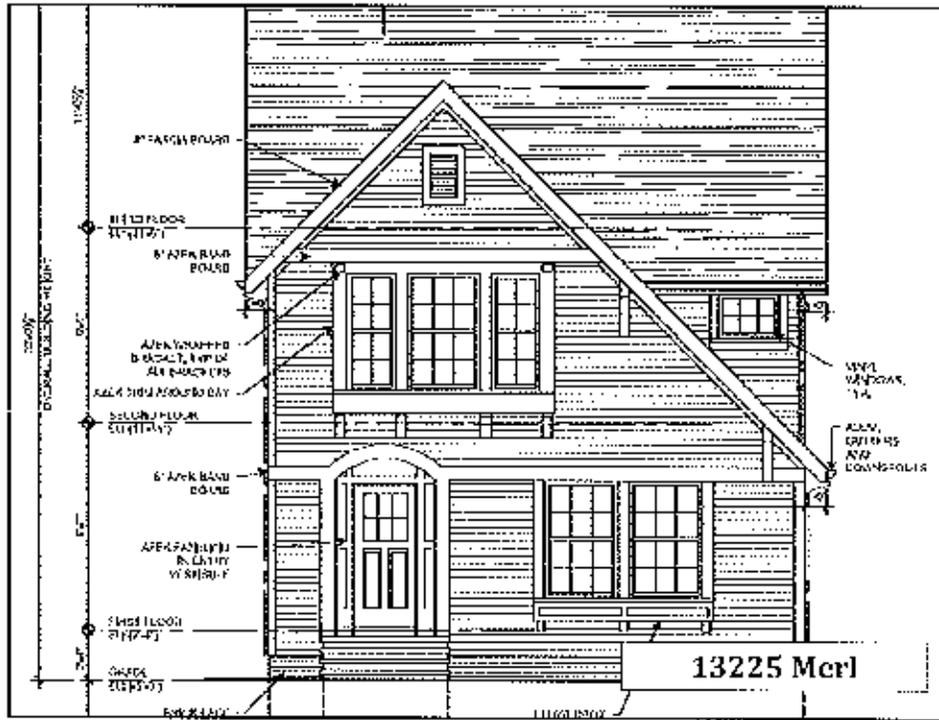




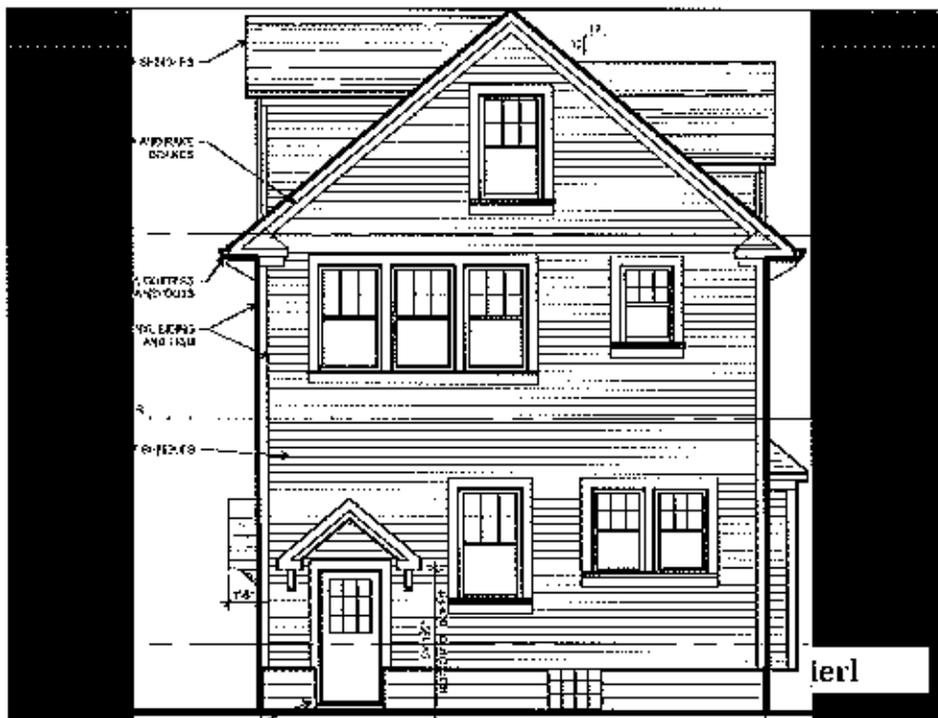
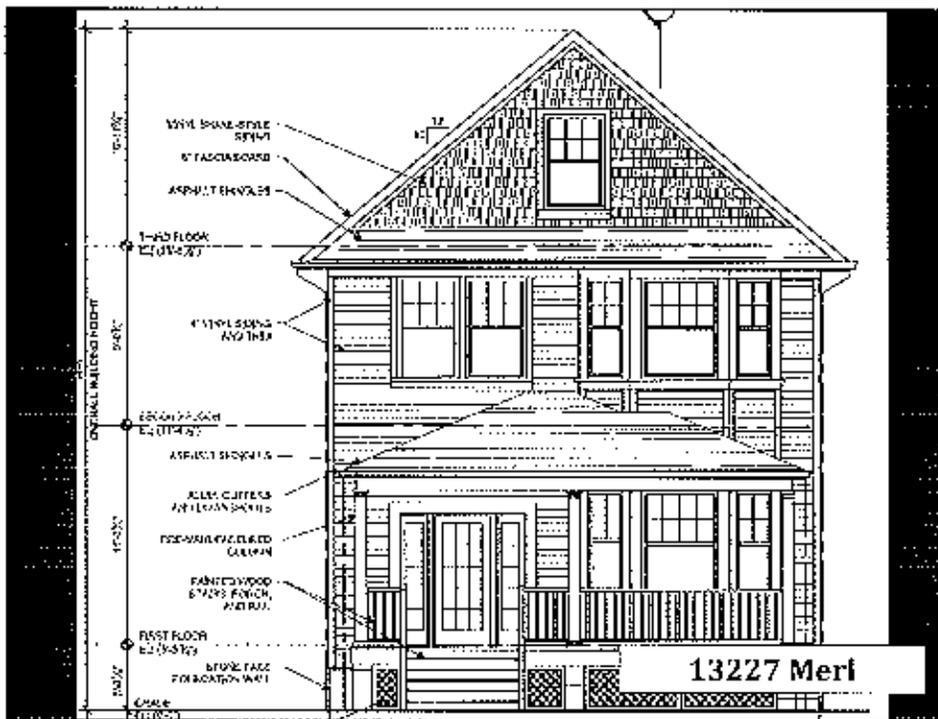






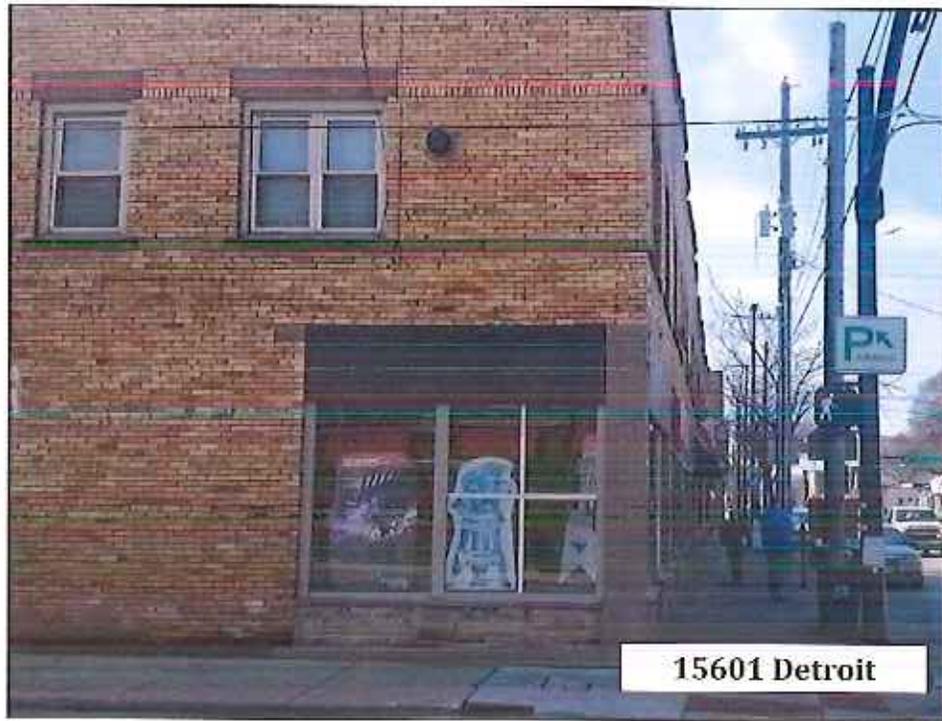


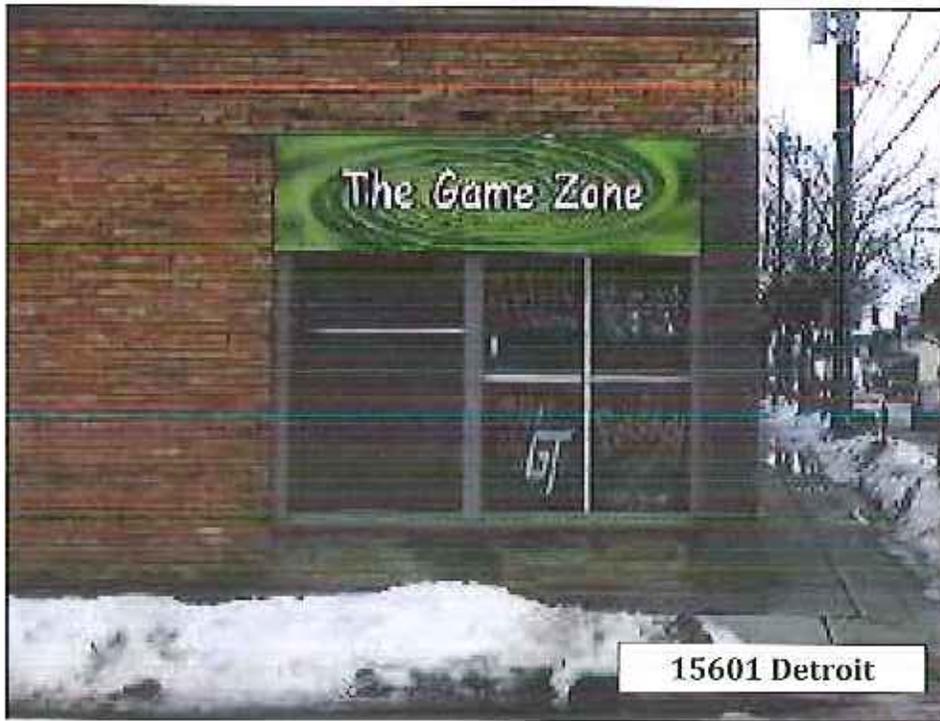




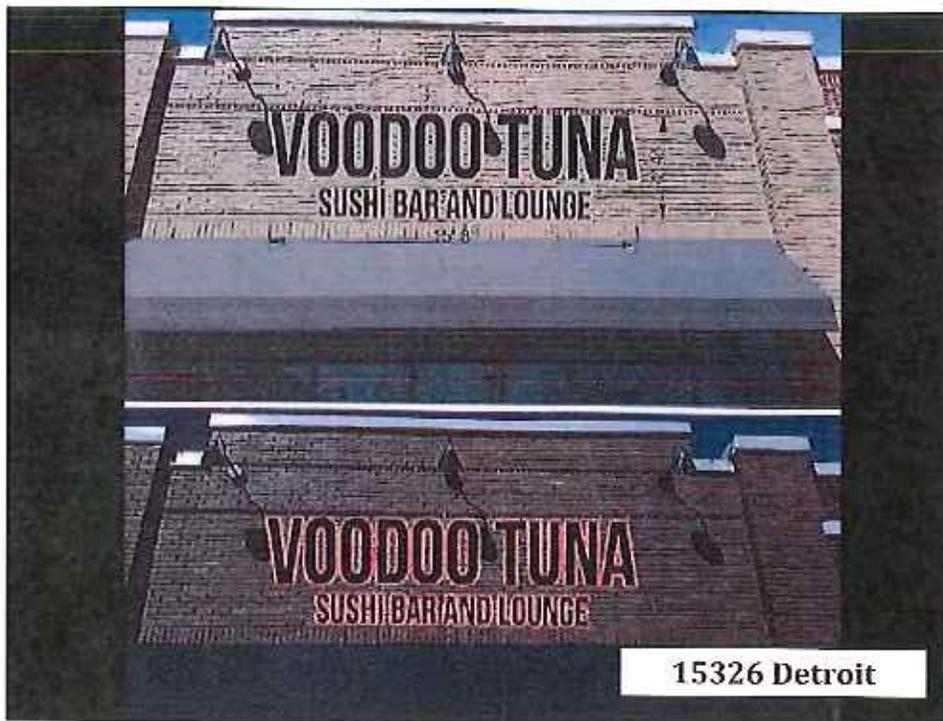




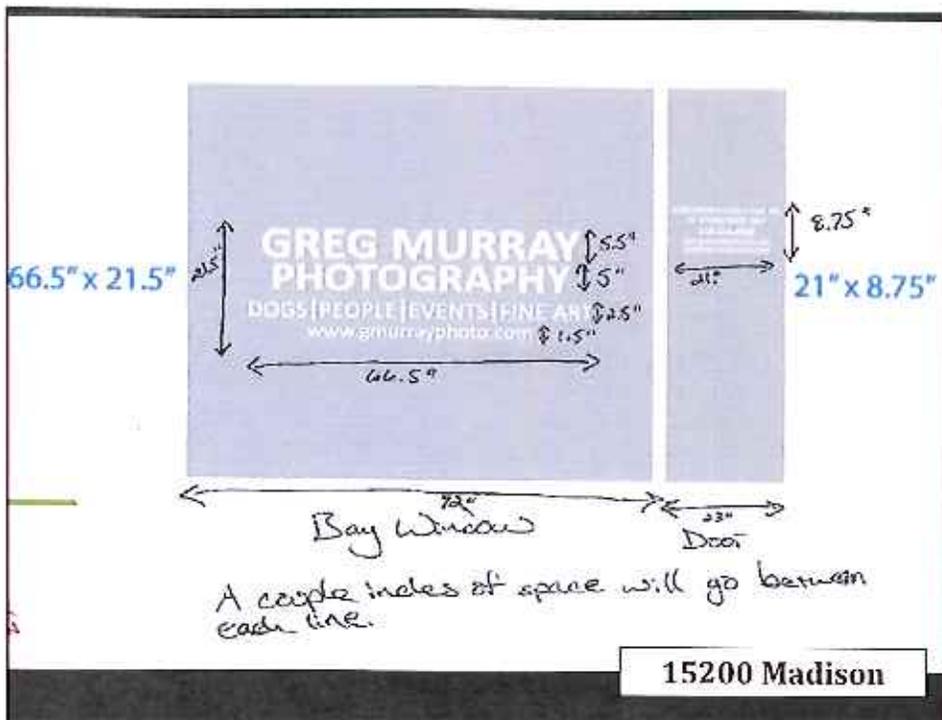


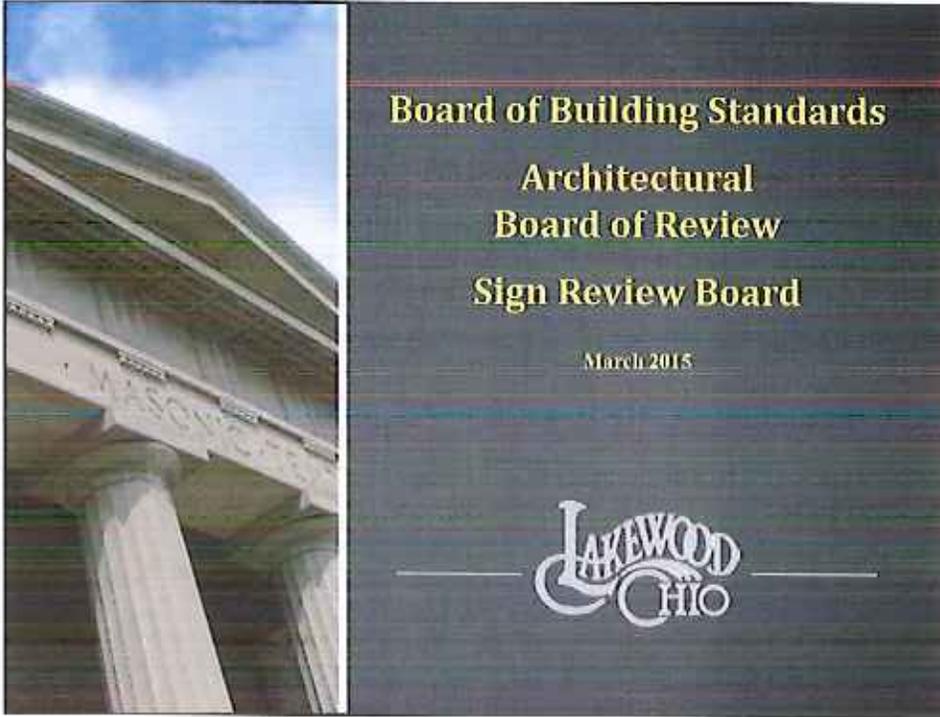












**Board of Building Standards**  
**Architectural**  
**Board of Review**  
**Sign Review Board**

March 2015

LAKWOOD  
OHIO