

**MINUTES  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
DECEMBER 10, 2015  
5:30 P.M.  
LAKEWOOD CITY HALL  
AUDITORIUM**

1. Roll Call

Bryan Evans  
Daniel Musson, Vice Chairman  
Carl Orban, Chairman

Jason Russell, Planning and Development  
Michael Molinski, Building Commissioner

Mr. Russell announced that David Robar and Cynthia Stockman were en route to the meeting. For the record, Mr. Orban would note when they arrived.

2. Approve the minutes of the November 12, 2015 meeting.

A motion was made by Mr. Orban, seconded by Mr. Evans to **APPROVE** the minutes of the November 12, 2015 meeting.

3. Opening Remarks

There were no Opening Remarks.

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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.*

**Item 16 was Summary Approved at the pre-review meeting on December 3, 2015.  
Need a motion and a second for approval.**

**SUMMARY APPROVED  
SIGN REVIEW**

16. **Docket No. 12-136-15**

**12906 Madison Avenue  
Barroco**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Juan Vergara  
Barroco  
12906 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of a projecting sign and bracket. (Page 97)

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



**SIGN REVIEW**

6. **Docket No. 11-124-15**

**15622 Madison Avenue  
boost mobile**

- Approve
- Deny
- Defer

Eyad Alfaleh  
Neon City  
11500 Madison Avenue  
Cleveland, Ohio 44102

The applicant requests the review and approval of signage. This item was deferred from the meeting in November. (Page 17)

Mr. Russell requested a deferral.

A motion was made by Mr. Orban, seconded by Mr. Evans to **DEFER** the item **until the meeting of January 14, 2016**. All of the members voting yea, the motion passed.

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**NEW BUSINESS  
BOARD OF BUILDING STANDARDS**

<b>Items 7 and 8 are called together as they are the same applicant.</b>
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7. **Docket No. 12-128-15**

**R 1477 West Clifton Boulevard**

- Approve
- Deny
- Defer

Henry Shuba  
Ohio State Home Services  
365 Highland Rd. E.  
Macedonia, Ohio 44056-2184

The representative for the applicant requests the review and approval of a water controlling system, pursuant to section 1301.01 – residential code of Ohio, authority to enforce. (Page 20)

8. **Docket No. 12-129-15 ~~11-129-15~~**

**R 17423 Shaw Avenue**

- Approve
- Deny
- Defer

Henry Shuba  
Ohio State Home Services  
365 Highland Rd. E.  
Macedonia, Ohio 44056-2184

The representative for the applicant requests the review and approval of a water controlling system, pursuant to section 1301.01 – residential code of Ohio, authority to enforce. (Page 27)

James Hall, representative for Ohio State Home Services was present to explain the request.

The Board had no comments. There was no public comment. Mr. Russell stated the applicant and home owners had submitted letters holding the city harmless if there was damage resulting from the systems.

A motion was made by Mr. Orban, seconded by Ms. Stockman to **APPROVE** the request for the property located at 1477 West Clifton Boulevard as requested. All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, seconded by Ms. Stockman to **APPROVE** the request for the property located at 17423 Shaw Avenue as requested. All of the members voting yea, the motion passed.

9. **Docket No. 12-130-15** **R** **13926 Clifton Boulevard**

- |                                  |                         |
|----------------------------------|-------------------------|
| <input type="checkbox"/> Approve | Heather Rudge           |
| <input type="checkbox"/> Deny    | 13926 Clifton Boulevard |
| <input type="checkbox"/> Defer   | Lakewood, Ohio 44107    |

The applicant requests the review and approval of a variance for garage that was constructed outside of the boards of approved plans. (Page 30)

Mr. Russell said the administration was asking for a deferral.

A motion was made by Mr. Orban, seconded by Mr. Evans to **DEFER** the item **until the meeting of January 14, 2016**. All of the members voting yea, the motion passed.

**Items 14 and 15 are called together as they are the same property.**

**ARCHITECTURAL BOARD OF REVIEW**

14. **Docket No. 12-135-15 - A** **C** **15404-06 Madison Avenue**  
**Christ Child Society Resale Showcase**

- |                                  |                       |
|----------------------------------|-----------------------|
| <input type="checkbox"/> Approve | Kevin Potoczak        |
| <input type="checkbox"/> Deny    | Canvas Exchange, Inc. |
| <input type="checkbox"/> Defer   | 2324 Denison Avenue   |
|                                  | Cleveland, Ohio 44109 |

The applicant requests the review and approval of fabric awnings with white painted graphics on valance. (Page 90)

**SIGN REVIEW**

15. **Docket No. 12-135-15 - S** **15404-06 Madison Avenue**  
**Christ Child Society Resale Showcase**

- |                                  |                       |
|----------------------------------|-----------------------|
| <input type="checkbox"/> Approve | Kevin Potoczak        |
| <input type="checkbox"/> Deny    | Canvas Exchange, Inc. |
| <input type="checkbox"/> Defer   | 2324 Denison Avenue   |
|                                  | Cleveland, Ohio 44109 |

The applicant requests the review and approval of signage on awning. (Page 90)

Kevin Potoczak, applicant was present to explain the request.

Mr. Orban sought confirmation the awnings would be shortened and centered above the two storefront windows.

There was no public comment. City administration had no comments.

A motion was made by Mr. Orban, seconded by Ms. Stockman to **APPROVE Docket No. 12-135-15 – A and Docket No. 12-135-15 – S** as submitted. All of the members voting yea, the motion passed.

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**ARCHITECTURAL BOARD OF REVIEW**

11. **Docket No. 12-132-15** **R** **15419 Hilliard Road**

- |                                  |                      |
|----------------------------------|----------------------|
| <input type="checkbox"/> Approve | Bradford Swan        |
| <input type="checkbox"/> Deny    | 15419 Hilliard Road  |
| <input type="checkbox"/> Defer   | Lakewood, Ohio 44107 |

The applicant requests the review and approval of a 2nd floor addition by enclosing a 2nd floor porch. (Page 69)

Brad Swan, applicant was present to explain the request.

Mr. Orban noted a lot of the work was done, and the window would be centered. There were no comments or questions from the board.

There was no public comment. City administration asked the board to ensure the window was centered, and noted the permit application cost would be double as work was done without one.

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

- **the second floor window is centered above the three lower bay windows.**

All of the members voting yea, the motion passed.

10. **Docket No. 12-131-15** **C** **1353 Mathews Avenue**

- |                                  |                        |
|----------------------------------|------------------------|
| <input type="checkbox"/> Approve | William D. Hildebrandt |
| <input type="checkbox"/> Deny    | 1092 Fresno Drive      |
| <input type="checkbox"/> Defer   | Westlake, Ohio 44145   |

The applicant requests the review and approval of front porch repairs. (Page 66)

William Hildebrandt, applicant was present to explain the request.

Mr. Orban spoke to the issue of matching stone for the base of the porches in lieu of a newer relatively unknown product. Mr. Evans was in favor of stone posts and lattice under the porch. The board liked the look of the proposed porches, as it provided a more residential feel.

There was no public comment. Mr. Russell said the administration supported the proposal.

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

- **the foundation pillars were stone, and**
- **lattice-work was installed under the porches.**

All of the members voting yea, the motion passed.

12. **Docket No. 12-133-15** **R** **17711 Lakewood Heights Boulevard**



Gus Copp, representative for The Awning Company was present to explain the request.

There was much discussion about the height of the awning, as they seemed too low. The awning colors were debated.

There was no public comment. Mr. Russell echoed concerns about the low awnings and head clearance for the door.

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

- **the awning is white with blue striping, and**
- **there must be full functionality and head clearance of the door.**

All of the members voting yea, the motion passed.

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#### **SIGN REVIEW**

17. **Docket No. 12-137-15**

**1495 Warren Road  
Ronald Kolodziej, DMD, MS, LLC**

- Approve
- Deny
- Defer

Ronald Kolodziej  
Ronald Kolodziej, DMD, MS, LLC  
1495 Warren Road  
Lakewood, Ohio 44107

The applicant requests the review and approval of three business signs. (Page 101)

Tony Ciresi and Cheryl Ciresi, representatives were present to explain the request.

Mr. Orban said there was too much verbiage on the signage. The south facing sign would be hidden by the tree. The best exposure would be on the north side of the building. An alternate rendering was shown to the board (made part of record).

Public comment was taken. Mr. Molinski agreed the revised alternate sign was more appropriate along with the addition of a blue outline. It was confirmed that signs could be on the north, south and rear of the building.

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

- **the blue and white alternate signs were used, and**
- **the signs were outlined in blue.**

All of the members voting yea, the motion passed.

18. **Docket No. 12-138-15**

**16210 Madison Avenue  
Jackson Hewitt Tax Services of America, Inc.**

- Approve
- Deny
- Defer

Lori Watkins  
Entera LLC, Inc.  
1200 Entera Drive  
Panama City, Florida 32401

The applicant requests the review and approval of 24" high channel letters for tenant space and tenant sign replacement on shopping center sign. (Page 115)

Sal Russo, property owner was present to explain the request.

Mr. Russell said the proposal had been amended to a two-raceway.

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

- a double raceway is used just like the adjacent business, China King.

All of the members voting yea, the motion passed.

19. **Docket No. 12-139-15**

**13368 Madison Avenue  
The Bottlehouse Brewery + Meadhall**

- Approve
- Deny
- Defer

Jared Plotts  
Bottlehouse Brewery  
3214 Berkshire Road  
Cleveland Heights, Ohio 44118

The applicant requests the review and approval of signage for a new business. (Page 126)

Mr. Russell said the application was withdrawn administratively. The applicant would have a temporary sign permit for six months. A permanent sign installation will be proposed at a later date.

The board acknowledged the withdrawn item; no action was required.

## **ADJOURN**

A motion was made by Mr. Orban, seconded by Mr. Musson **ADJOURN** the meeting at 6:50 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. RODWEU KING
- 2. Adrien Elliott
- 3. Richard Herrengendy
- 4. James Hill
- 5. KEVIN POTOCZAK
- 6. BRAD SWAN
- 7. Bire Hildebrandt
- 8. Jill Brandt
- 9. ROB YASKAULT
- 10. Jim ORL
- 11. Shelley Bydes

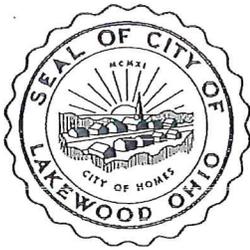
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- 11. [Signature]

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: Thursday, December 10, 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. Lucas Kopp
- 2. Tony Cirelli
- 3. Chief Cirelli
- 4. Sal Russo
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_
- 11. \_\_\_\_\_

- Lucas Kopp
- Alvin
- Alvin
- Sal Russo
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
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- \_\_\_\_\_
- \_\_\_\_\_

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

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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: Thursday, December 10, 2015

## Schwarz, Johanna

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**From:** Proietti, John <jproietti@ameritech.net>  
**Sent:** Thursday, December 03, 2015 11:22 AM  
**To:** Planning Dept  
**Subject:** 1477 W Clifton Blvd.

Dear Board,

I am unable to attend Thursdays, 12/10/15 meeting concerning the review and approval of our basement waterproofing that was completed in the first week of November. I am a United Airlines pilot and will be flying on that day.

Ohio State Waterproofing will be there to represent us. They will also have a letter written and signed by myself and my wife asking for relief from moisture barriers on the walls of our fixed basement portion. This is the second time waterproofing has been done on our house. The first being completed in 1988. Since then the previous owners remodeled the basement, covering the walls with a lot of ornate wood designs. Taking in the cost of 2 waterproofing jobs, the cost of remodeling and the 2 carpets we had to replace from flooding the cost is well over 20,000 dollars. If we had to tear down the walls in the fixed basement portion it would definitely add many more thousands to this project.

Therefore we are asking for relief.

Thank you for your consideration.

John Proietti  
Carol Frazier

## Schwarz, Johanna

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**From:** Brad Humphreys <humphreysbt@gmail.com>  
**Sent:** Wednesday, December 02, 2015 11:59 PM  
**To:** Planning Dept  
**Subject:** Docket No 12-128-15

I have received the Public Notice dated 12/1/2015 concerning "watercontrolling system" at 1477 West Clifton Blvd. As an interested neighbor we have no concerns with the the plan as submitted by our neighbor and ask that it be approved as submitted.

Regards,

Brad Humphreys  
1472 West Clifton Blvd  
216-456-5457

## Schwarz, Johanna

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**From:** Planning Dept  
**Sent:** Friday, December 11, 2015 8:59 AM  
**To:** Russell, Jason; Molinski, Michael  
**Subject:** FW: Docket No. 12-140-15

This communication was received too late to be included during the Dec. 10<sup>th</sup> public meeting as a comment and made part of record. Nonetheless, it is printed and will be included as a document in the minutes.

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**From:** Chas Withers [<mailto:Cwithers@dix-eaton.com>]  
**Sent:** Thursday, December 10, 2015 5:03 PM  
**To:** Planning Dept  
**Subject:** Docket No. 12-140-15

Dear Sir or Madam,

I'm writing in regards to the review and approval of a garage addition to the property at 13966 Estill Drive., for which I'm an adjoining neighbor.

I recently received a copy of the plans for the significant addition being proposed for the property, and I wanted voice both my concern about and my specific opposition to the project.

To the first point, the massive addition to the home will make it completely anomalous to the other homes on Estill in scale and context, to the point where I believe the property will seem out of place. Our street has a high degree of both architectural and design aesthetic, and the outsized addition – I believe – will seem wildly out of place. It is, of course, the right of the property owner to proffer up their own aspiration for the home, but myself and my neighbors have deep concerns about how this massive construction add-on will change the character of our street.

Secondly, I'm specifically opposed as this "improvement" to the property at 13966 Estill will, in fact, likely diminish the value of my property at 1020 Estill. We live across the street from the home, and this addition will completely block almost any view of the lake, which was obviously an important selling point for us when we purchased our home. Again, we recognize the new homeowners rights and understand their desire to expand the property – in grand fashion – but the idea of improving one home at the expense of another's value doesn't sit particularly well with us as longtime Lakewood citizens.

Unfortunately, I'm out of town on business, or would be attending the Board of Building Standards meeting on 12.10.15 to personally voice my issues related to this proposed project.

As stated previously, we firmly understand and recognize the rights of other homeowners, but we wanted our family's concerns to be heard on this front and be considered by the Board of Building Standards/Architectural Board of Review/Sign Review. We'd be happy to speak further about either of the issues raised here or discuss the matter in greater detail.

Thank you, in advance, for your time and consideration.

Best regards,

Chas and Susan Withers



**Chas Withers**

President and Chief Executive Officer

216.241.4603 DIRECT

216.241.0405 MAIN

216.410.5753 MOBILE

200 Public Square, Suite 3900

Cleveland, OH 44114-2322

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## Schwarz, Johanna

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**From:** DRKOLODZIEJ@aol.com  
**Sent:** Thursday, December 10, 2015 12:33 AM  
**To:** Planning Dept  
**Cc:** kkolodziej@elizajen.org  
**Subject:** SIGN REVIEW FOR RONALD KOLODZIEJ  
**Attachments:** SIGN REVIEW NOTES.docx

To all members of the sign review board,

I deeply regret that responsibilities of patient care will make it impossible for me to attend this evening's hearing to personally discuss the proposal for signs at my office located at 1495 Warren Road.

My wife, Kara Kolodziej and her parents, Tony and Cheryl Ciresi will be representing me at the meeting instead. I have prepared hard copies of discussion points that might be relevant to my proposal for all members which will be delivered at the hearing. I have also attached that information to this e-mail should any members wish to review it prior to the hearing.

Thank you for your attention to this matter.

Ronald P. Kolodziej, D.M.D., M.S.  
*Specialist in Orthodontics and Dentofacial Orthopedics*  
**Diplomate, American Board of Orthodontics**  
[www.ClevelandSmilestylers.com](http://www.ClevelandSmilestylers.com)  
[www.Facebook.com/DoctorRonBraces](http://www.Facebook.com/DoctorRonBraces)

**RONALD KOLODZIEJ, DMD, MS**



**ORTHODONTIST**

**BOARD CERTIFIED, ABO**

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

of **DEC 10 2015** meeting.

*Carl Odessa*

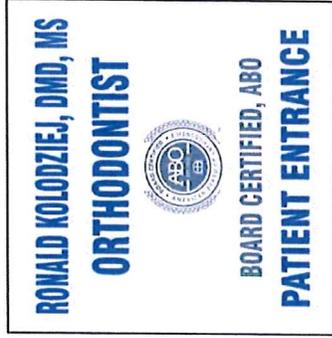
**CHAIRMAN**

**RONALD KOLODZIEJ, DMD, MS**



**ORTHODONTIST**

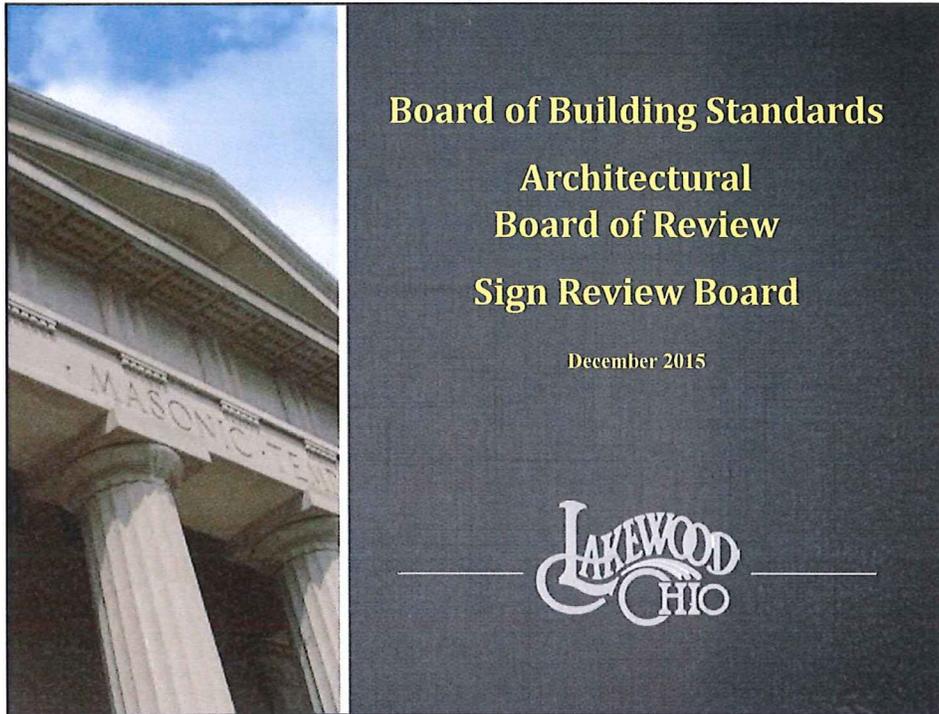
**BOARD CERTIFIED ABO**



**RONALD KOLODZIEJ, DMD, MS**  
**ORTHODONTIST**

**BOARD CERTIFIED, ABO**  
**PATIENT ENTRANCE**

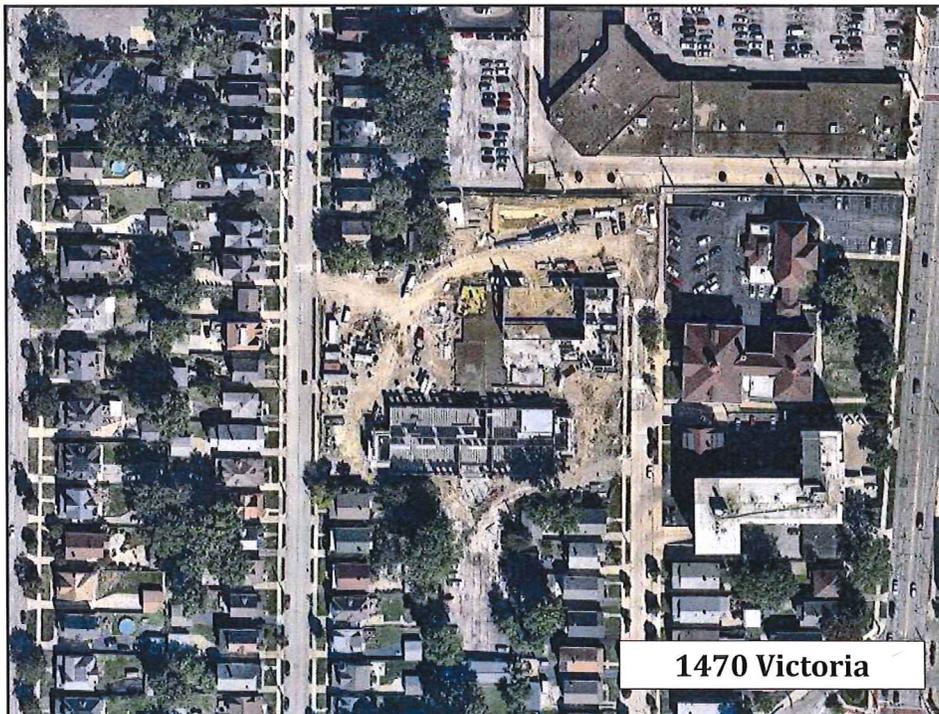
*Alternate*



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

December 2015

LAKWOOD  
OHIO



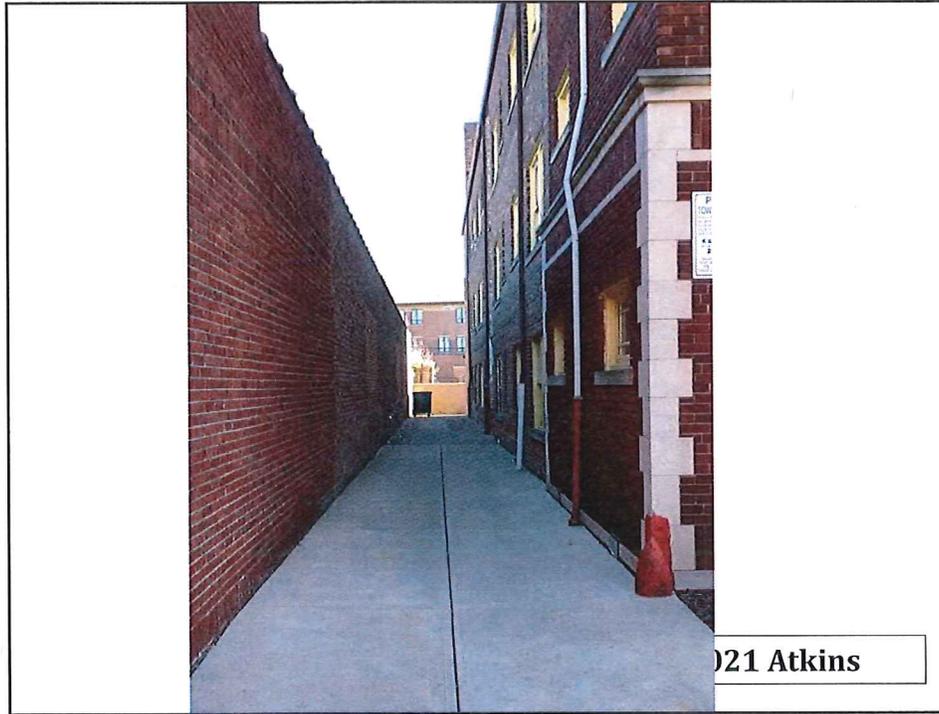


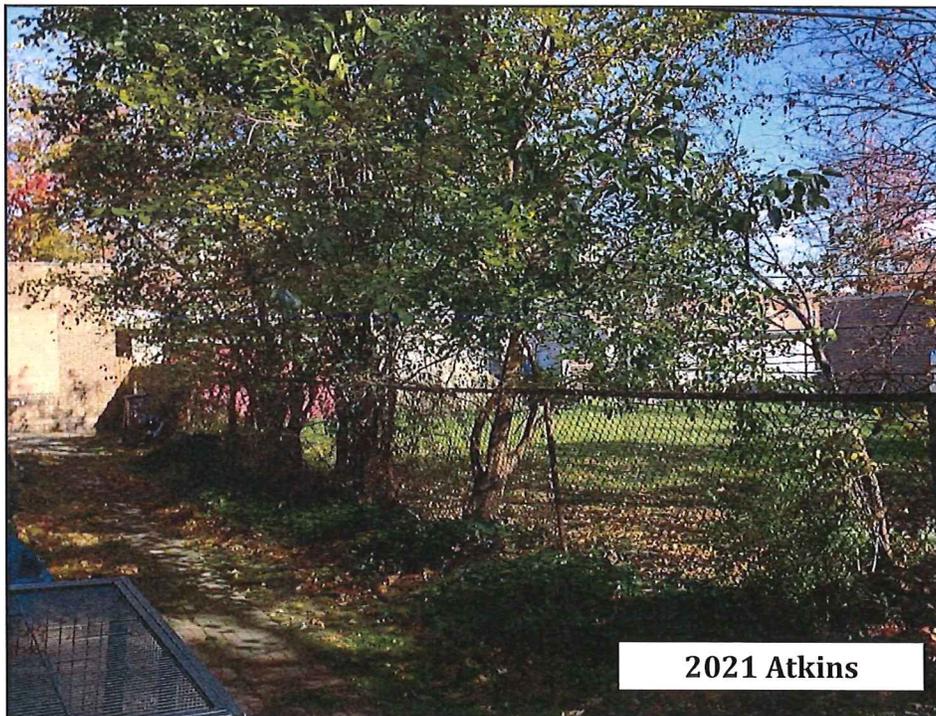


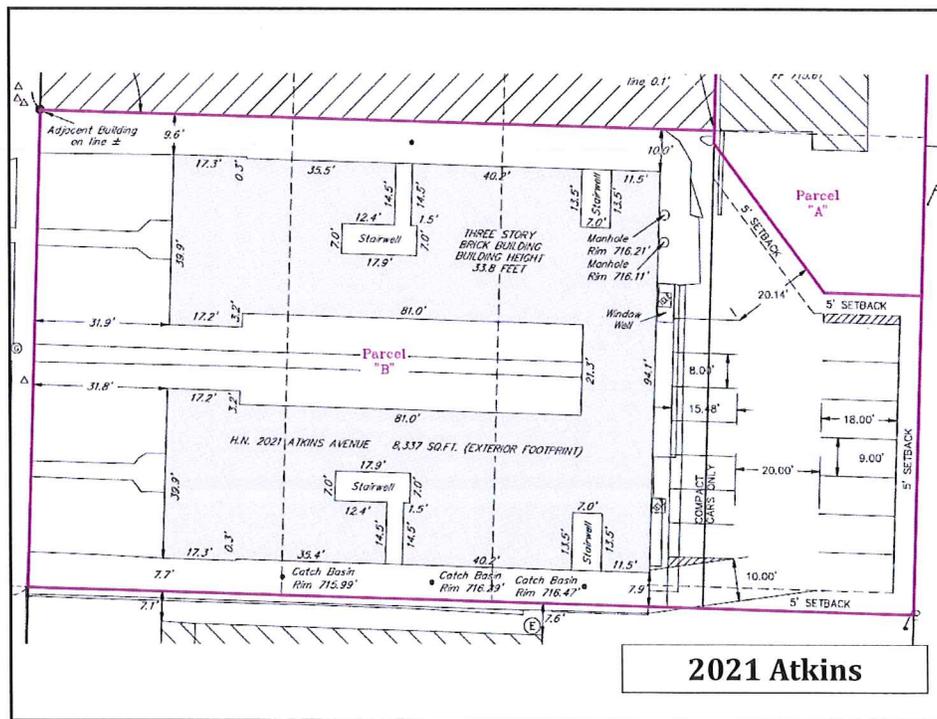
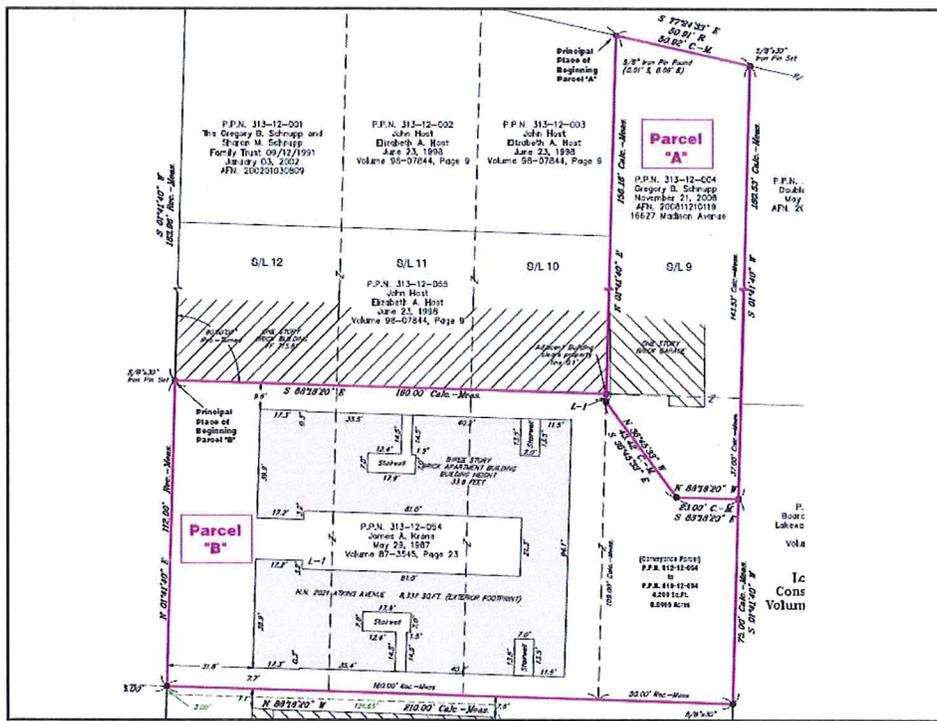
**2021 Atkins**

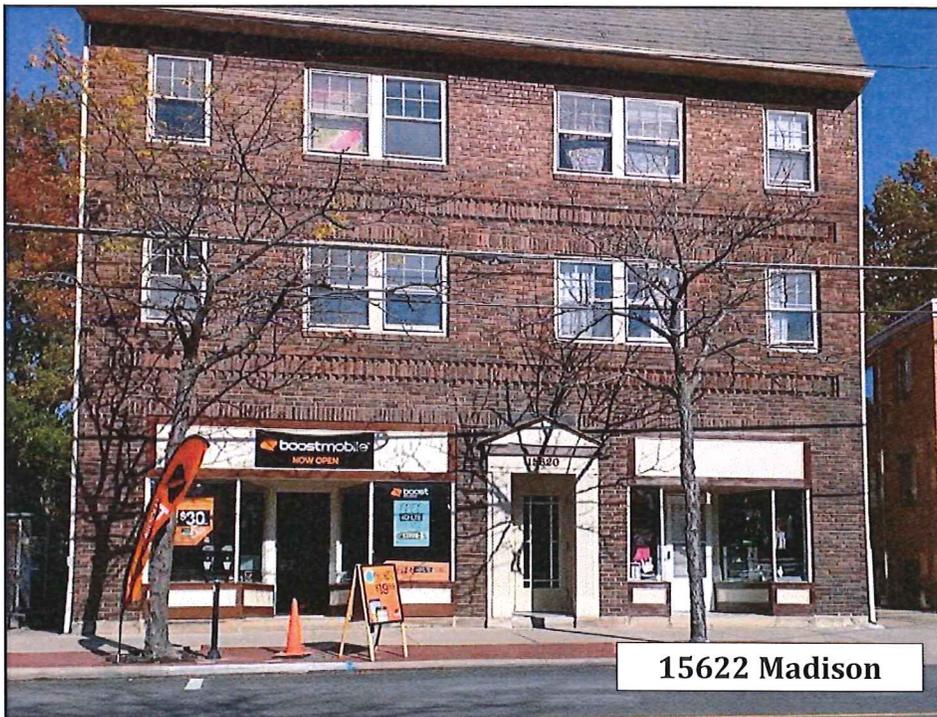


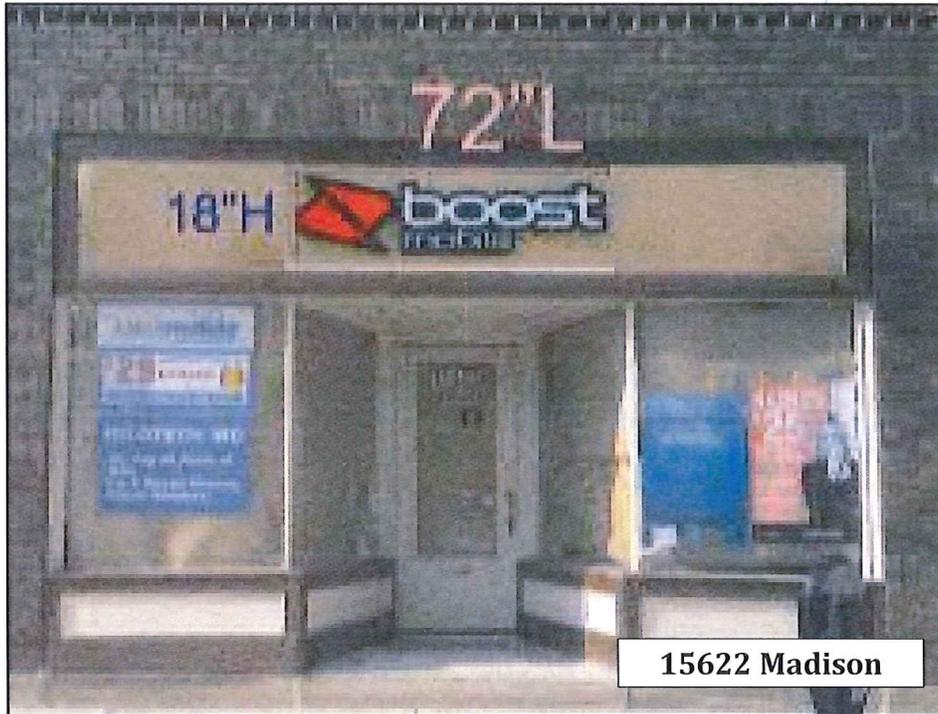
**2021 Atkins**











**SIGN PROJECT DETAILS**

**Before**

243"  
171"  
162"

**After**

**White Faces -Black trim caps  
back .063 returns  
LED Single row Sloan bright white  
Painted Sherwin Williams 1343  
Walnut Creek to match building**

LED Channel Letter w/Logo

**SECTION PLAN**

72"L

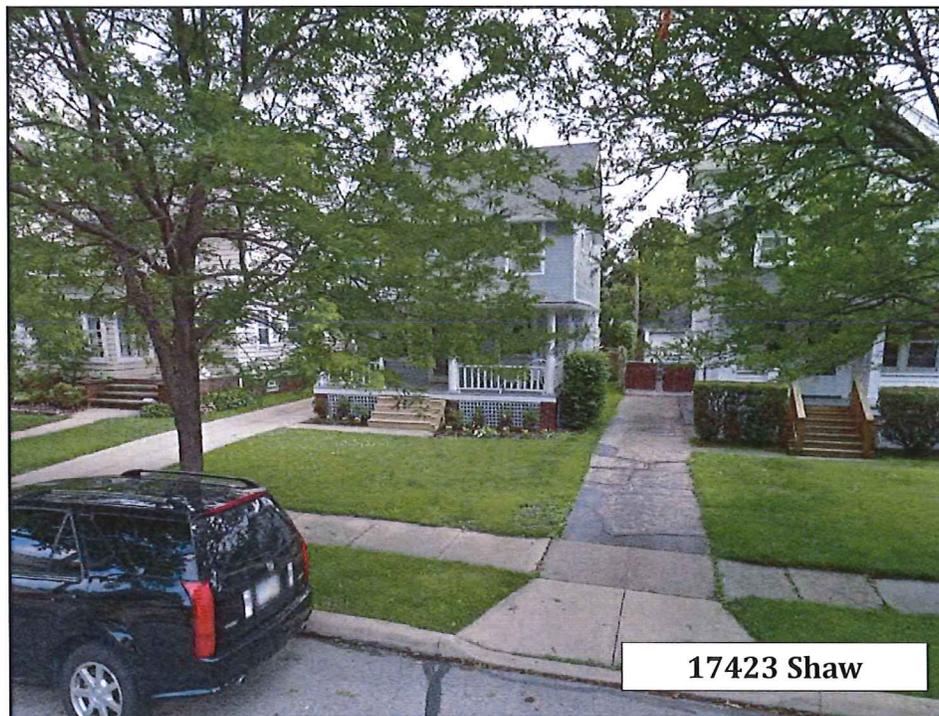
18"H

**CHANNEL LETTER SIDE VIEW**

3/8" Lag Bolts w/  
Electric  
LED Channel Letter  
Wood Face  
Transformer

**NEON CITY**  
• ALL SIGNS  
Eyad Ali  
neoncityinc@gmail.com  
11500 Madison Ave.  
Cleveland, OH 44102  
216-390-1234

**ADDRESS: 15622 Madson Ave  
Lakewood Ohio**

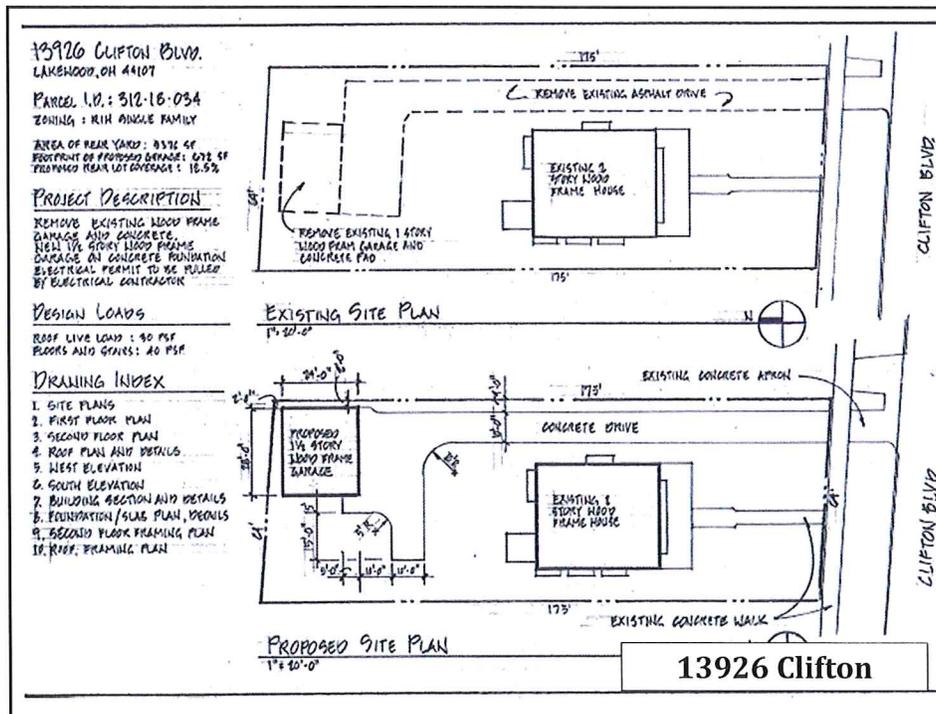


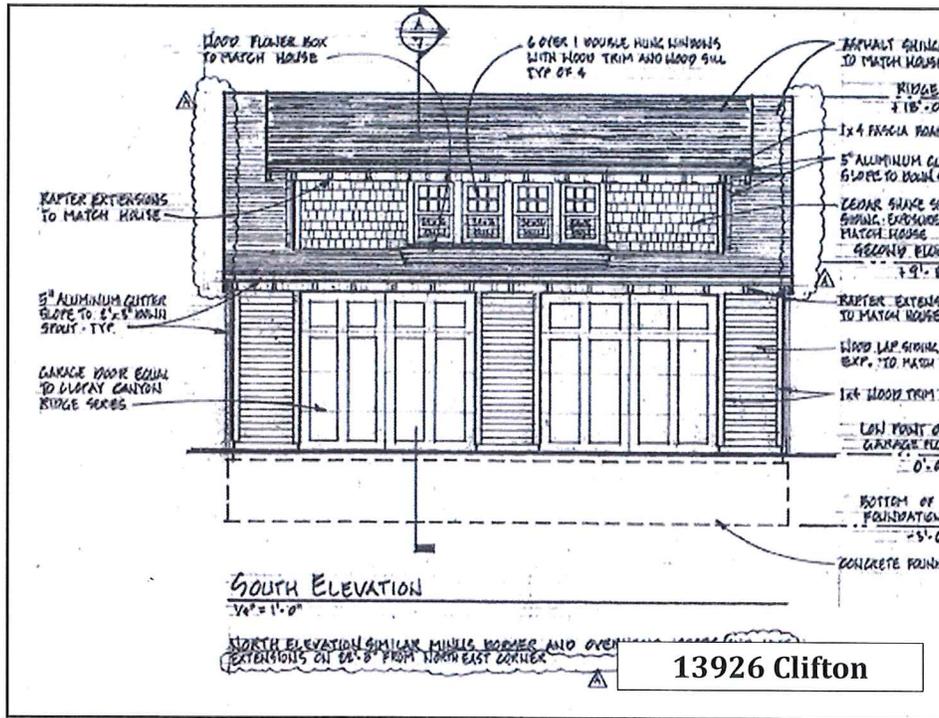


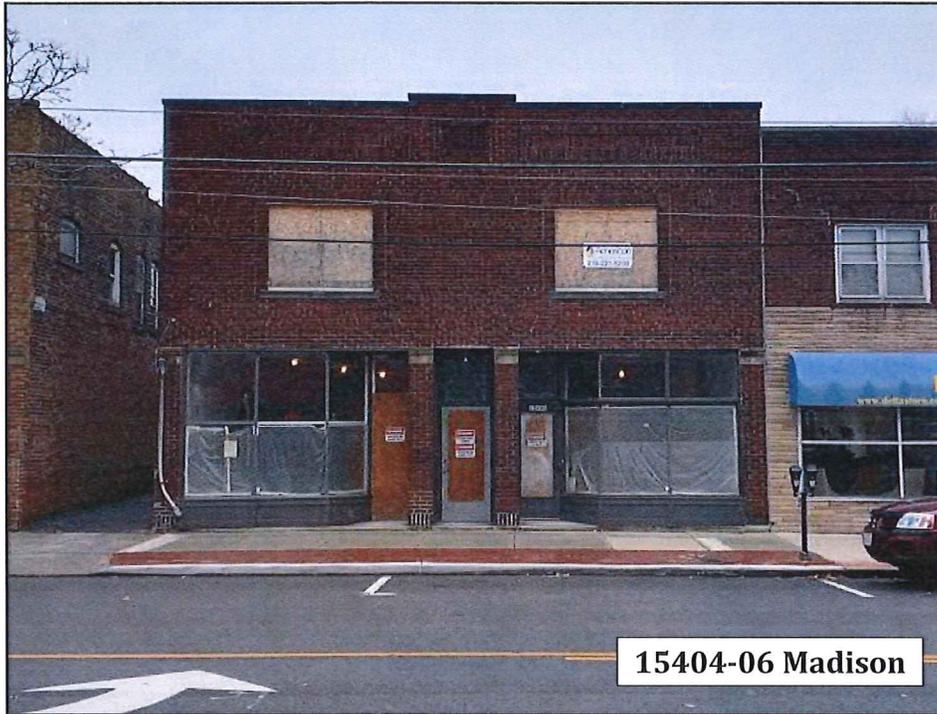
**13926 Clifton**



**13926 Clifton**



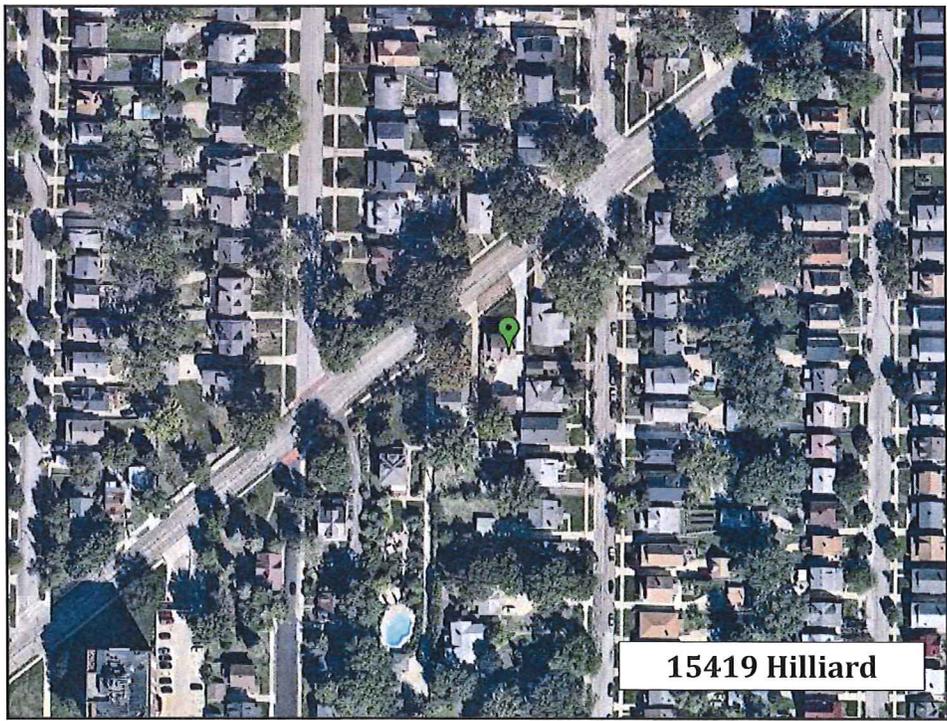
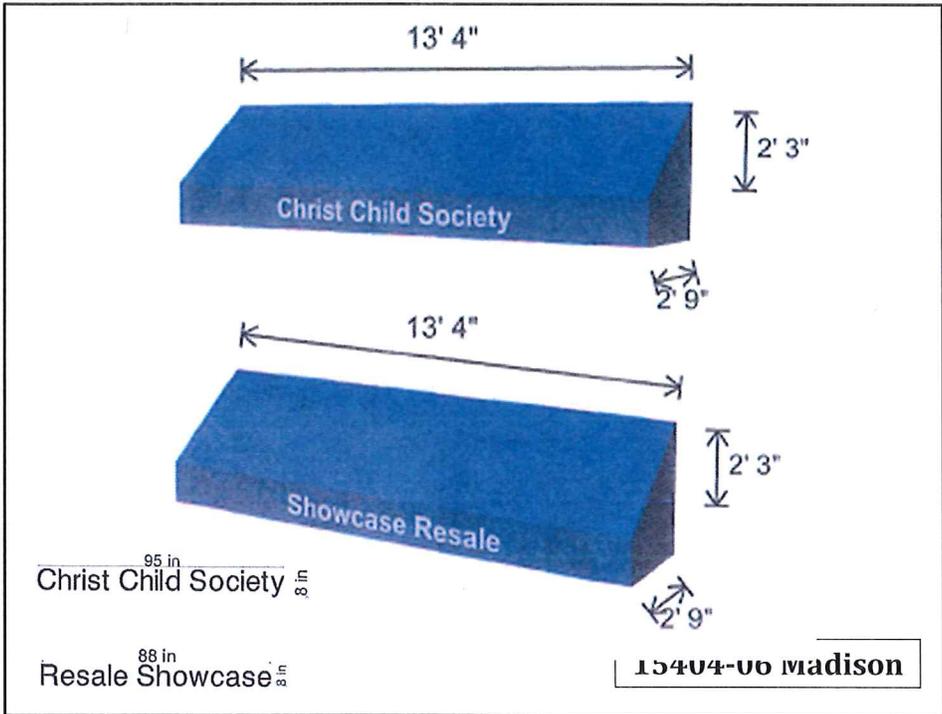




15404-06 Madison



15404-06 Madison



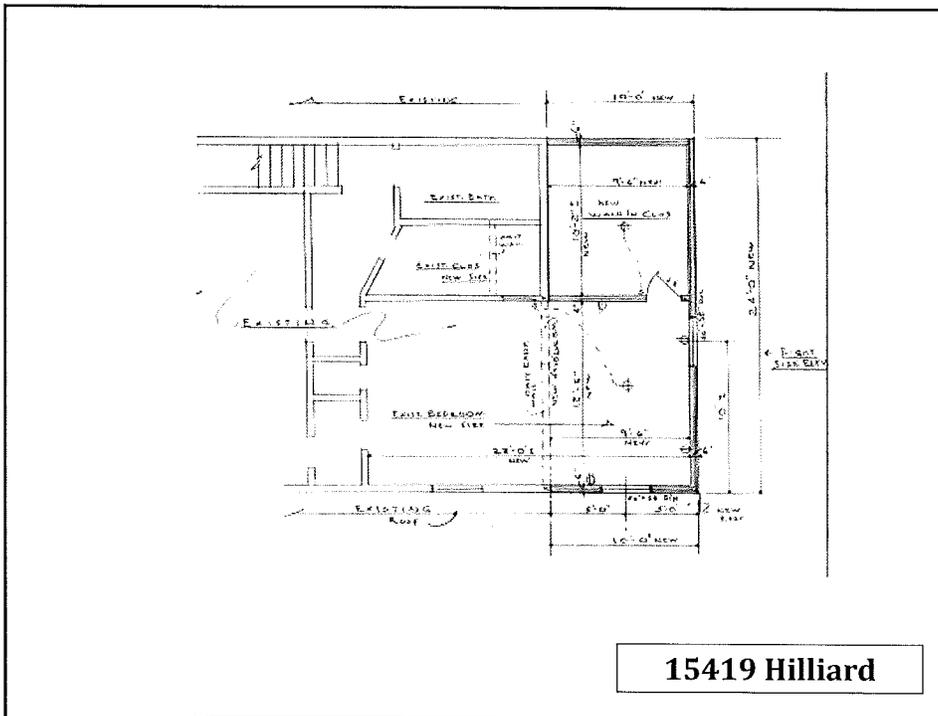
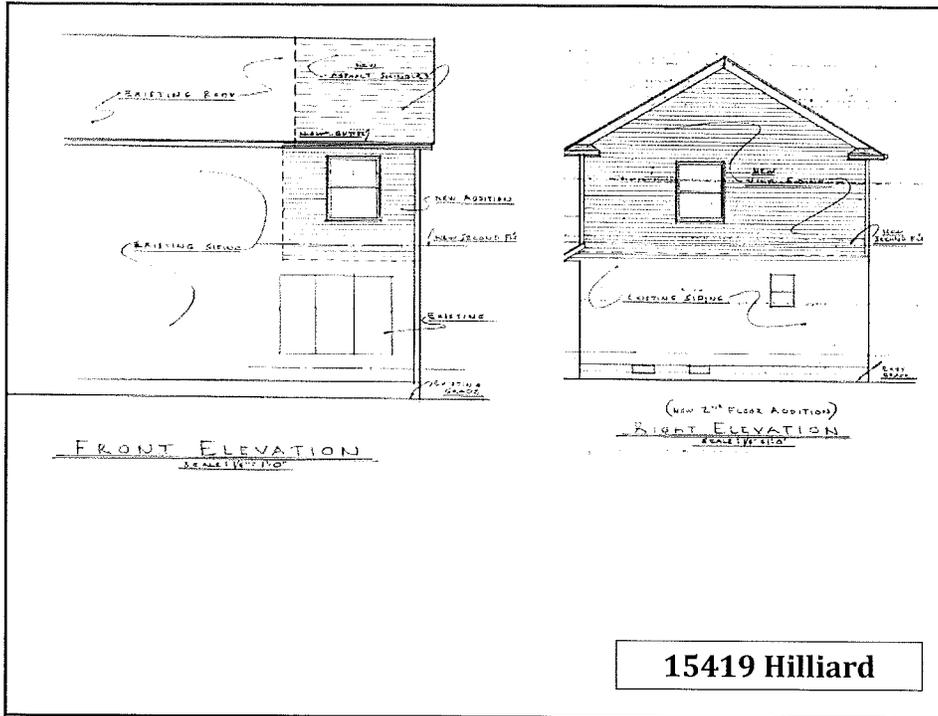


**15419 Hilliard**



**15419 Hilliard**





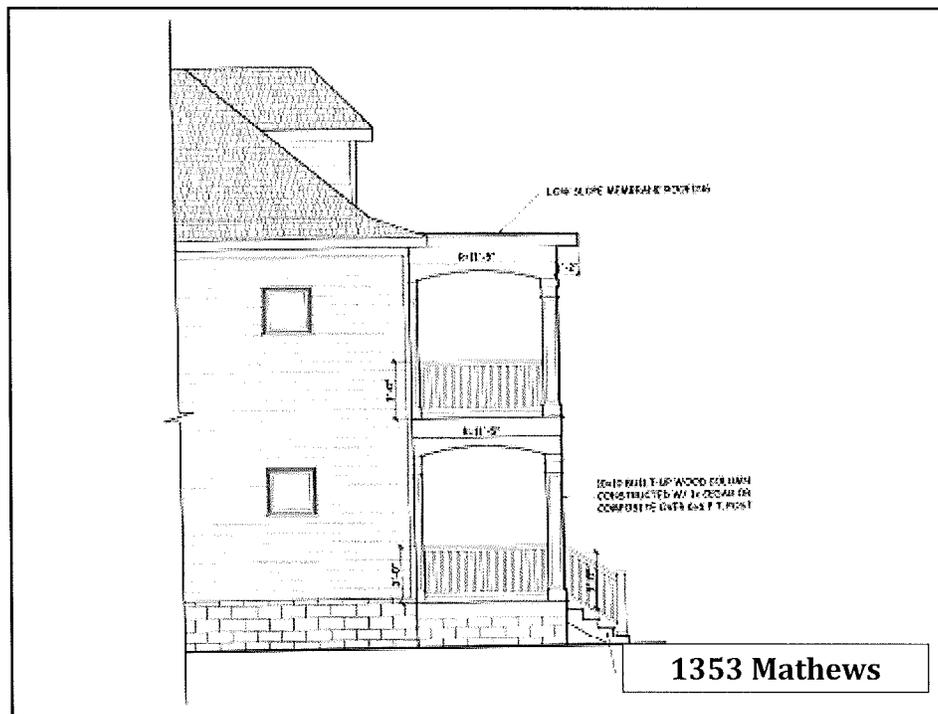


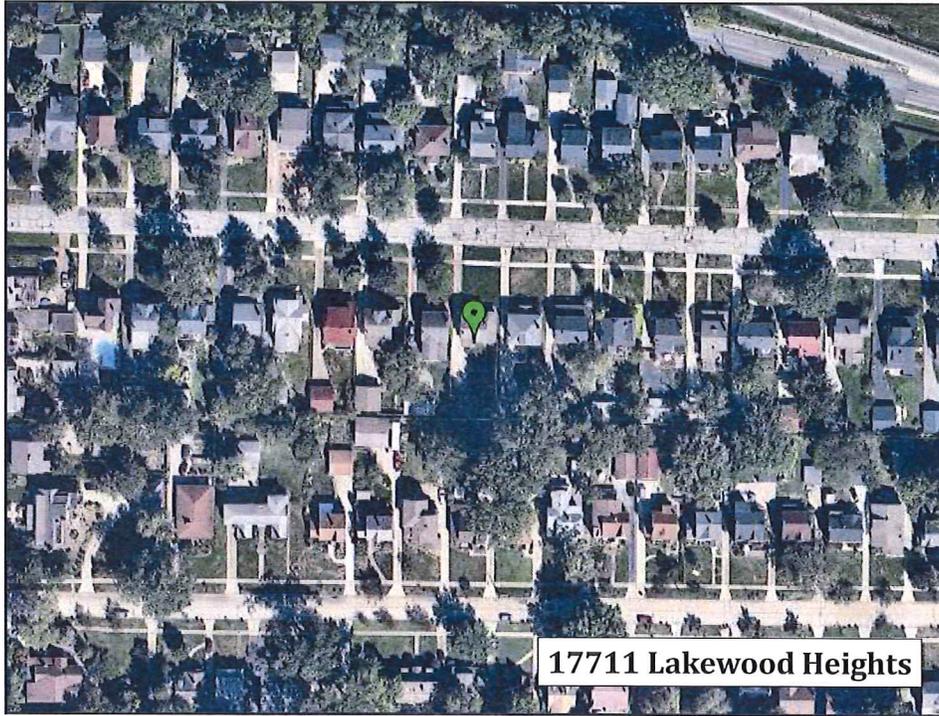
**1353 Mathews**



**1353 Mathews**





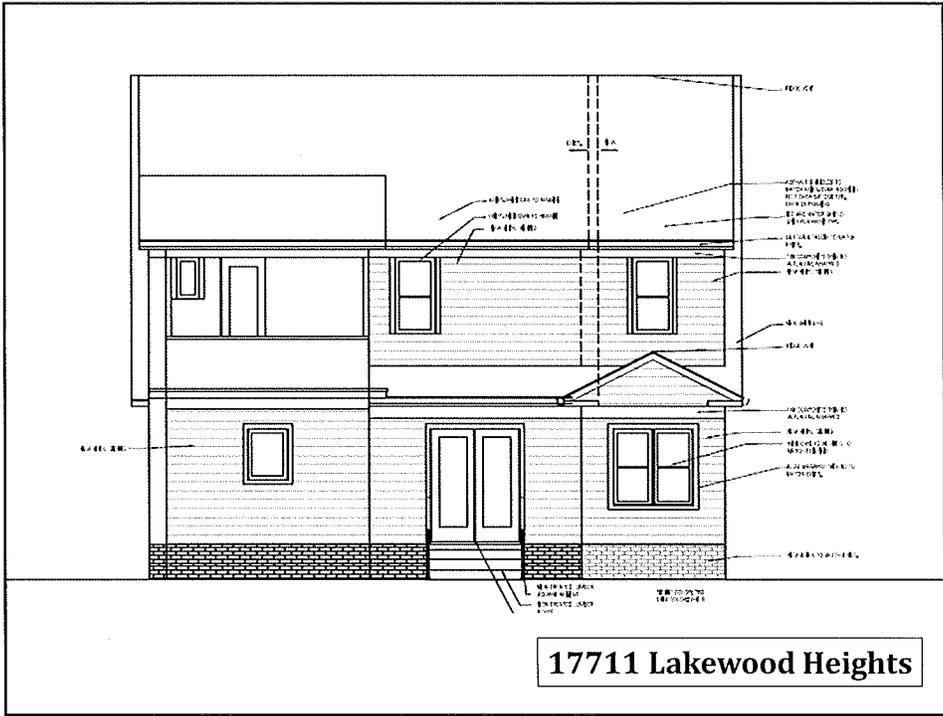


**17711 Lakewood Heights**



**17711 Lakewood Heights**







**13966 Estill**



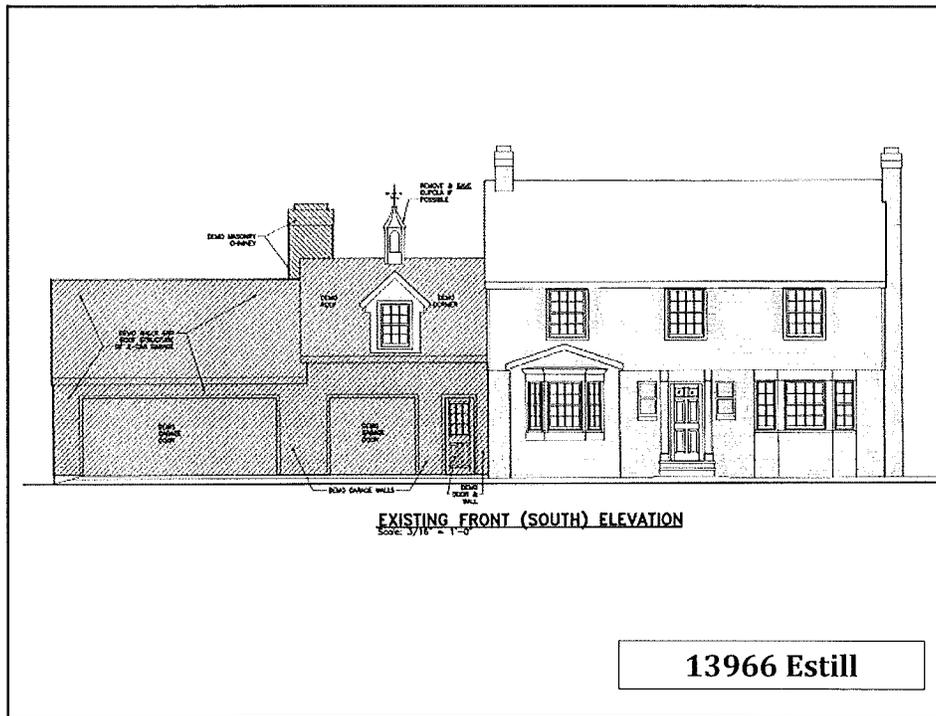
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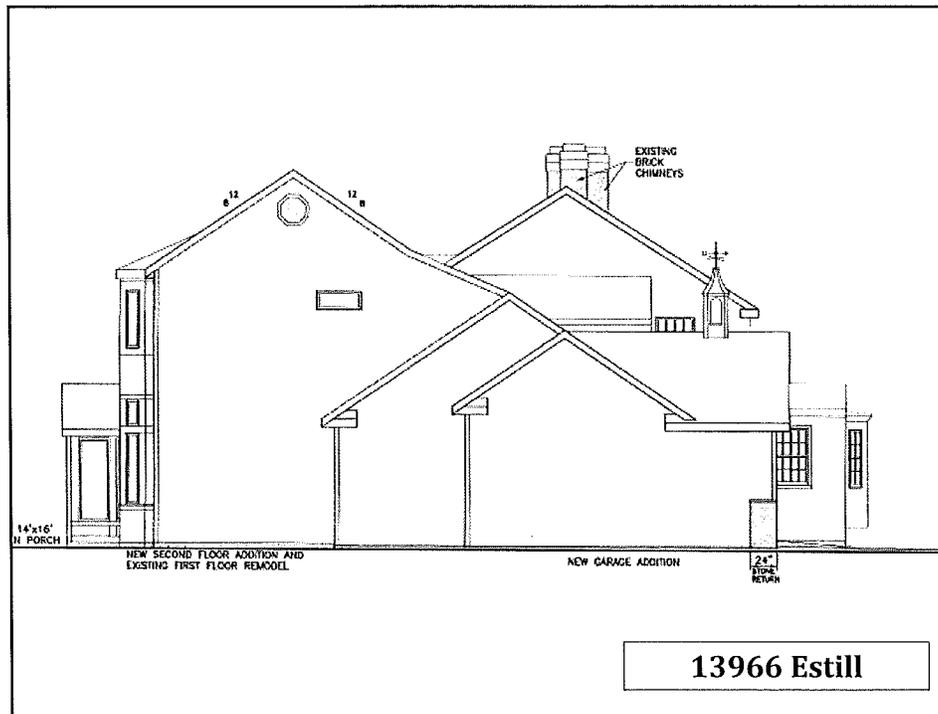


**13966 Estill**



**13966 Estill**





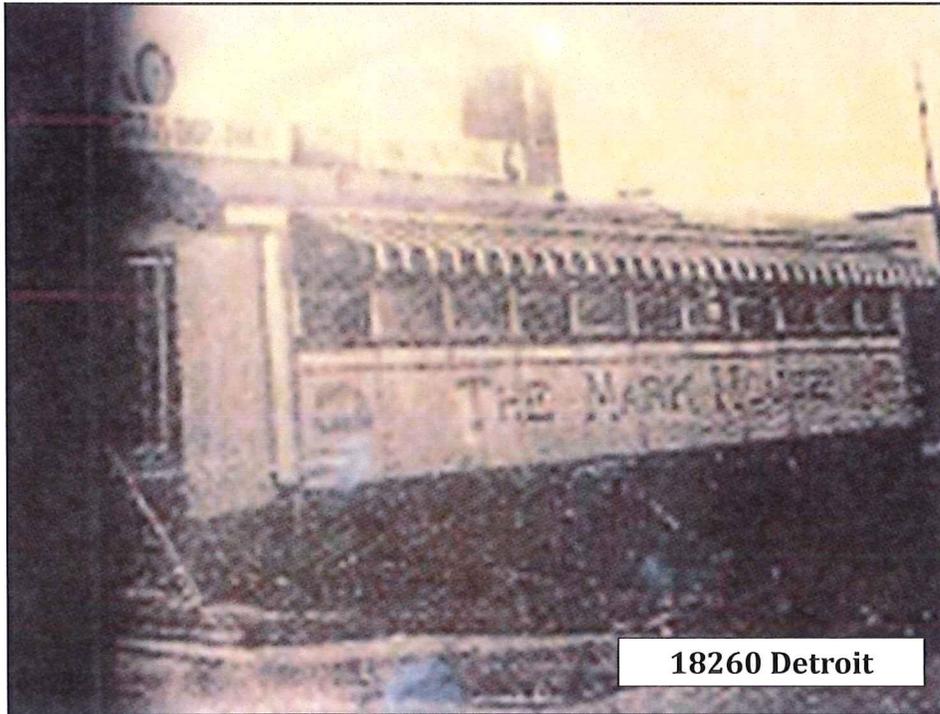




18260 Detroit



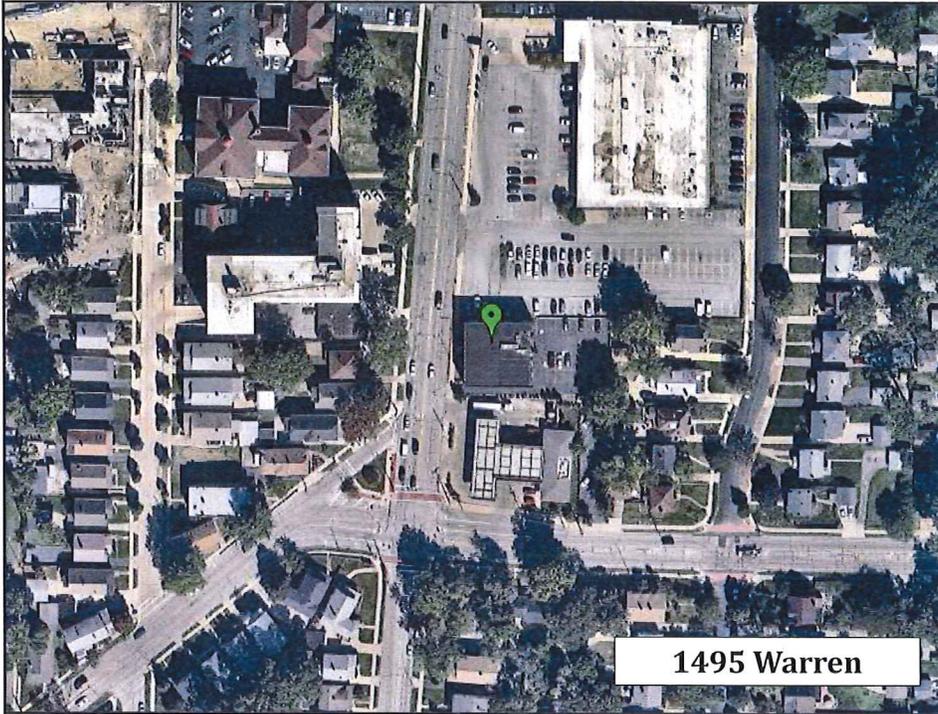
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18260 Detroit



18260 Detroit



1495 Warren



1495 Warren



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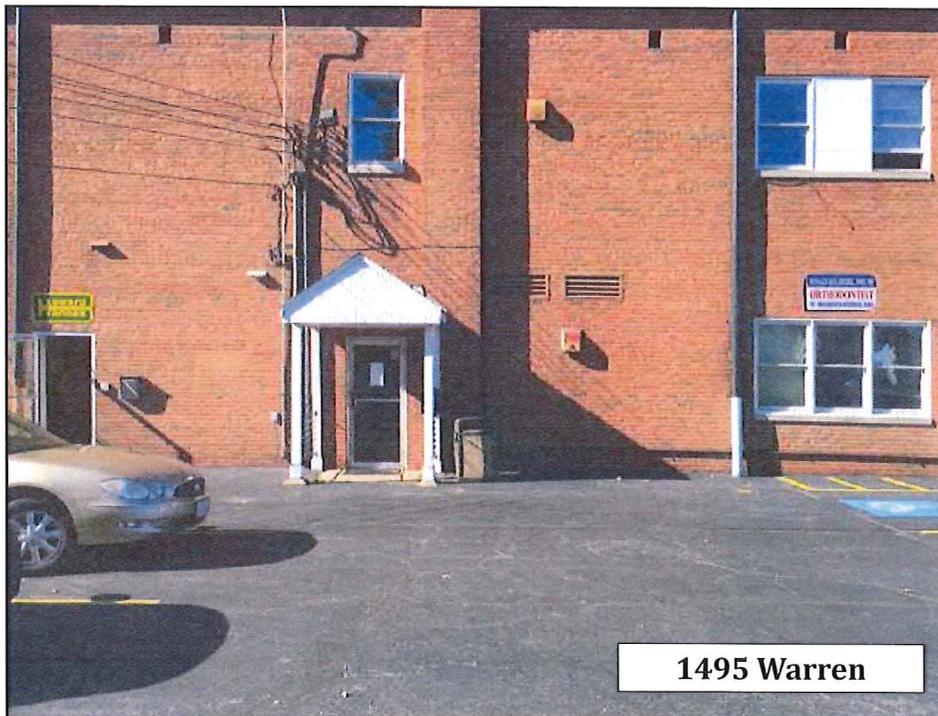
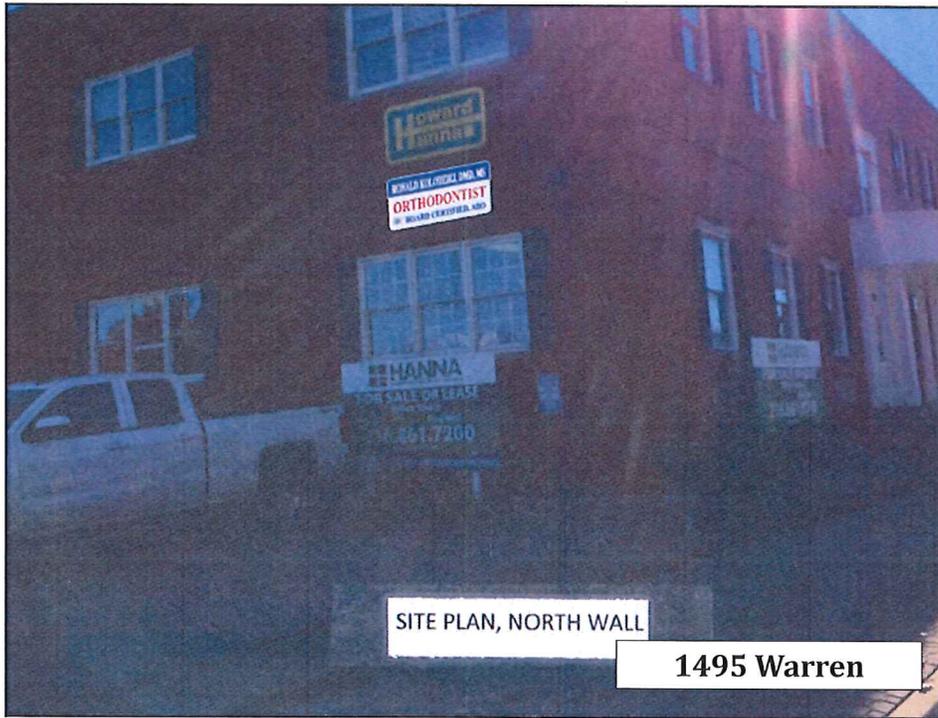
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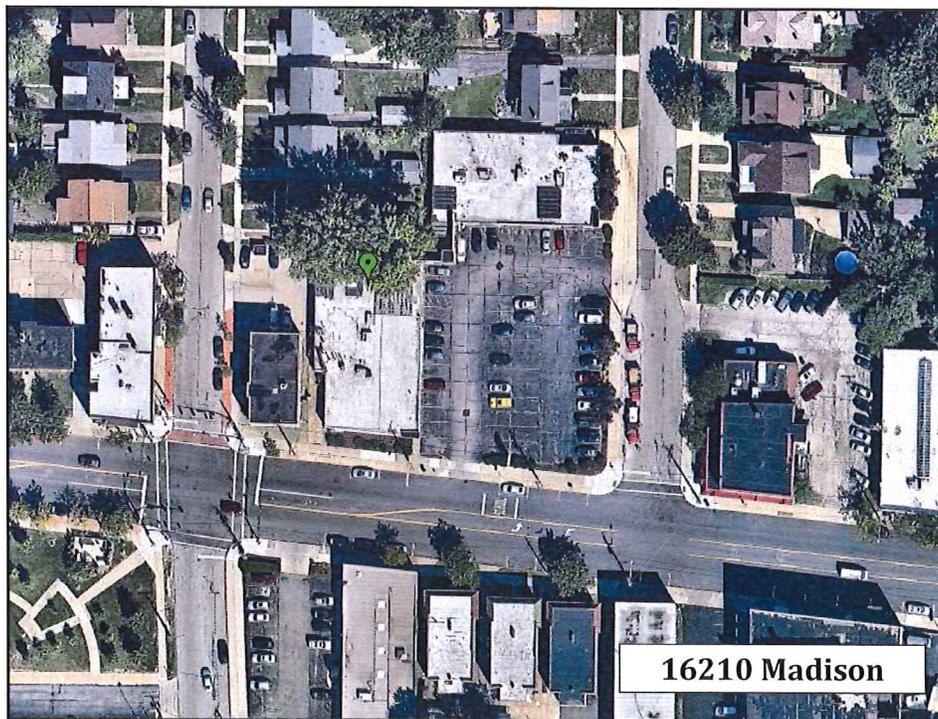


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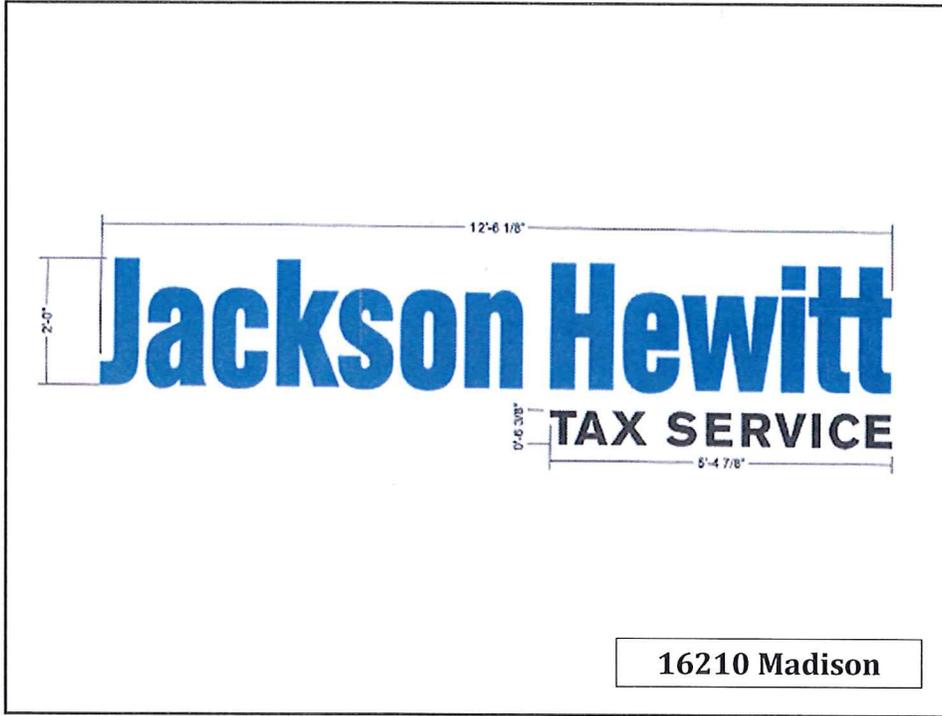


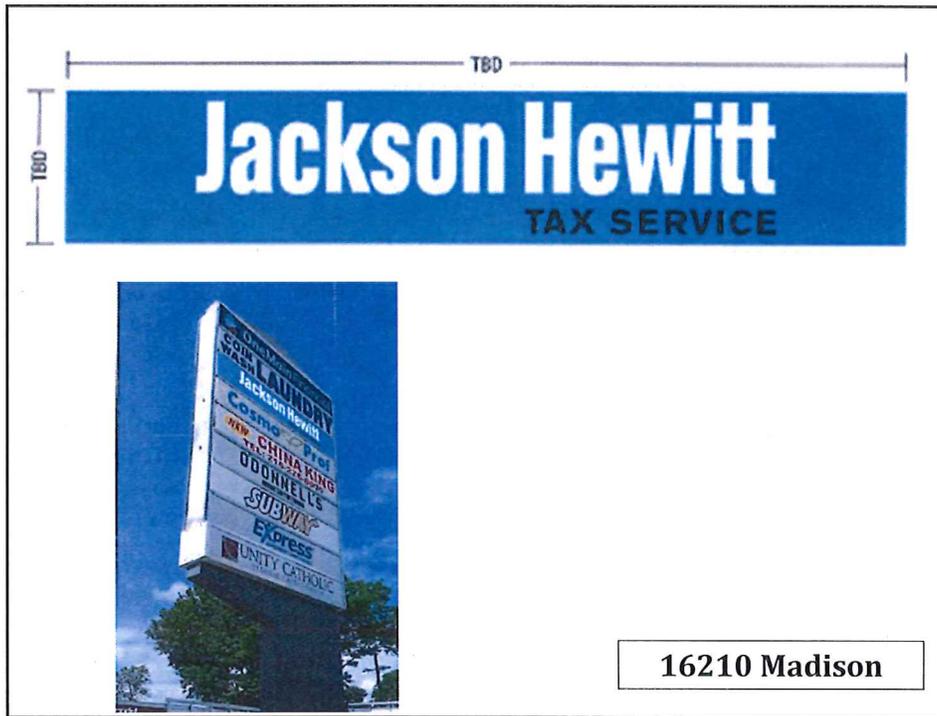


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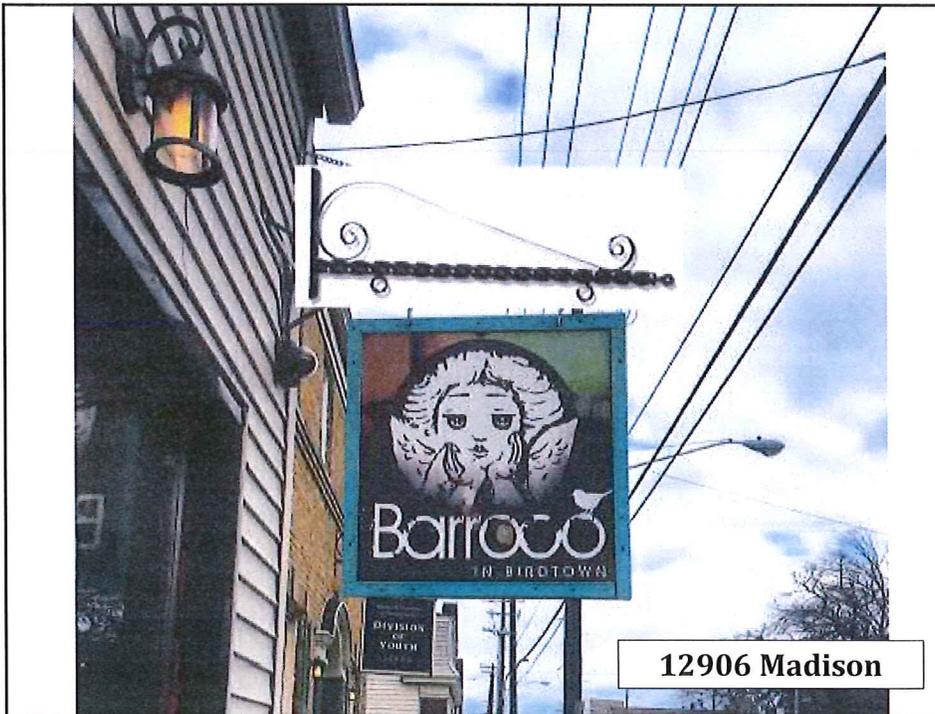
16210 Madison







12906 Madison



12906 Madison