

MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
JULY 9, 2015
5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM

1. Roll Call

Daniel Musson, Vice Chairman
Carl Orban, Chairman
David Robar
Cynthia Stockman

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

A motion was made by Mr. Musson, seconded by Mr. Robar to **EXCUSE** the absences of Bryan Evans and *Daniel Musson. All of the members voting yea, the motion passed.

2. Approve the minutes of the June 11, 2015 meeting.

A motion was made by Mr. Musson, seconded by Mr. Robar to **APPROVE** the minutes of the June 11 2015 meeting. All of the members voting yea, the motion passed.

3. 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 11 and 12 were Summary Approved at the pre-review meeting on July 2, 2015.
The Board needs to make a motion and a second for approval.**

**SUMMARY APPROVED
SIGN REVIEW**

11. Docket No. 07-78-15

**11839 Clifton Boulevard
Executive House Apartments**

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

Tim Isoniemi
Wildcat II, LLC/AIY Properties, Inc.
2 Summit Park Drive, Suite 645
Independence, Ohio 44131

The applicant requests the review and approval for replacement of an existing sign at the Executive House Apartments. (Page 49)

A motion was made by Mr. Orban, seconded by Mr. Robar to **APPROVE** the Summary Approved for Docket No. 07-78-15. All of the members voting yea, the motion passed.

12. **Docket No. 07-79-15**

**14201 Madison Avenue
Chow Chow Kitchen**

- Approve
- Deny
- Defer

Joseph Zegarac
Chow Chow LLC
1452 West 116th
Cleveland, Ohio 44102

The applicant requests the review and approval of signage for a new business; welded steel and wooden materials.
(Page 54)

A motion was made by Mr. Orban, seconded by Mr. Robar to **APPROVE** the Summary Approved for Docket No. 07-79-15. All of the members voting yea, the motion passed.

*At this moment, Mr. Musson joined his fellow members for hearing of the meeting.

OLD BUSINESS

SIGN REVIEW

6. **Docket No. 05-45-15 - S**

**1675 Woodward Avenue
9 on Woodward llc**

- Approve
- Deny
- Defer

Anthony Apotsos
9 on Woodward llc
354 Northcliff Drive
Rocky River, Ohio 44116

The applicant requests the review and approval of signage. This item was deferred from the meeting in June.
(Page 32)

Mr. Russell communicated with the applicant who was working with the sign contractor currently and requested a deferral.

A motion was made by Mr. Orban, seconded by Ms. Stockman to **DEFER** the item until the meeting of August 13, 2015. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

5. **Docket No. 06-60-15**

**C 12102 Madison Avenue
The Gorilla**

- Approve
- Deny
- Defer

James B. Cox
The Gorilla
1613 Northland Avenue
Lakewood Ohio 44107

The applicant requests the review and approval to revisions of a front awning. This item was deferred from the meeting in June. (Page 26)

James B. Cox, applicant was present to explain the request.

Items 10 and 13 are called together as they are the same property.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

10. Docket No. 07-81-15 - A C 15219 Madison Avenue
Liliana Guerrero Fine Alterations + Boutique

Approve
 Deny
 Defer

Juan Vergara
Liliana Guerrero
1790 East 22nd Street
Cleveland, Ohio 44114

The applicant requests the review and approval of a new business awning with logo. (Page 79)

SIGN REVIEW

13. Docket No. 07-81-15 - S 15219 Madison Avenue
Liliana Guerrero Fine Alterations + Boutique

Approve
 Deny
 Defer

Juan Vergara
Liliana Guerrero
1790 East 22nd Street
Cleveland, Ohio 44114

The applicant requests the review and approval a blade sign for a new business. (Page 79)

Jun Vergara, applicant was present to explain the requests.

Mr. Orban said there were no awnings on the building currently, and this would set a nice precedence for any future awning. The Board confirmed the blade sign bracket would be metal. At this time, there would be no exterior lighting.

Public comment was closed as there was no one to address the item. Administrative had no additional comments.

A motion was made by Mr. Orban, Seconded by Mr. Musson to **APPROVE** Docket No. 07-81-15 – A as submitted. All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, Seconded by Ms. Stockman to **APPROVE** Docket No. 07-81-15 – S as submitted. All of the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

17. Docket No. 07- 80 82-15 R 1302 Westlake Avenue

Approve
 Deny
 Defer

Charles A. McGettrick, Jr.
Architects, C.S. McGettrick LLC
14551 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval for the construction of a new three bedroom, single family home.
(Page 90)

Monro Muffler Brake

- Approve
- Deny
- Defer

David Luczak
 Luczak Contracting
 P.O. Box 605412
 Cleveland, Ohio 44105

The applicant requests the review and approval to install vinyl soffit on overhang and aluminum over fascia, and to install new gutters. (Page 33)

Mr. Russell communicated with the applicant about the scope of work that was needed. The applicant chose to withdraw the application. No action was required from the Board.

**REQUEST FOR MODIFICATION
 BUILDING CODE**

16. Docket No. 07-80-15

**Proposed Building Code Modification to the Sign Code
 City of Lakewood**

- Approve
- Deny
- Defer

Jason Russell, Planning and Development
 City of Lakewood
 12650 Detroit Avenue
 Lakewood, Ohio 44107

The applicant requests the review and approval of proposed modification to Building Code Chapter 1329, Lakewood's Sign Code as presented by Jason Russell, Planning and Development. Proposed updates are designed to reinforce previously approved sign guidelines and adjust to emerging signage trends. (Page 78)

Mr. Russell presented the proposal.

Mr. Orban asked how signage and patio umbrellas relate. A-frame signs were discussed. Code compliance officers were enforcing signage restrictions. Mr. Russell offered a deferral to allow the Board members time to digest the information.

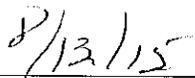
A motion was made by Mr. Orban, seconded by Mr. Robar to **DEFER** the item **until the meeting of August 13, 2015**. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by , seconded by to **ADJOURN** the meeting at 6:55 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. James B. Coy
- 2. Charles Nemec
- 3. John Lee
- 4. Brad
- 5. Christian Lynn
- 6. JEFF ASHBY
- 7. Brad Swartz
- 8. JAN VERGARA
- 9. Mike McETRICK
- 10. DAVID MANIET
- 11. _____

Handwritten signatures corresponding to the print names above, written on a set of horizontal lines. The signatures are: James B. Coy, Charles Nemec, John Lee, Brad, Christian Lynn, JEFF ASHBY, Brad Swartz, JAN VERGARA, Mike McETRICK, and DAVID MANIET.

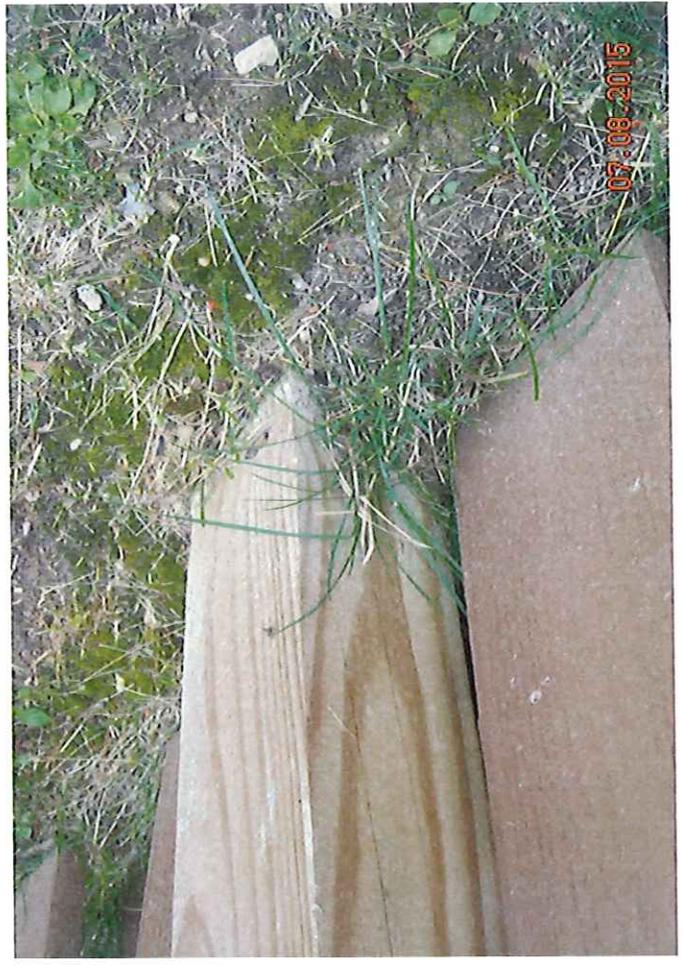
Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

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, July 9, 2015

BETTER METAL POST OR CONCRETE PT POSTS



PT Post in Dirt



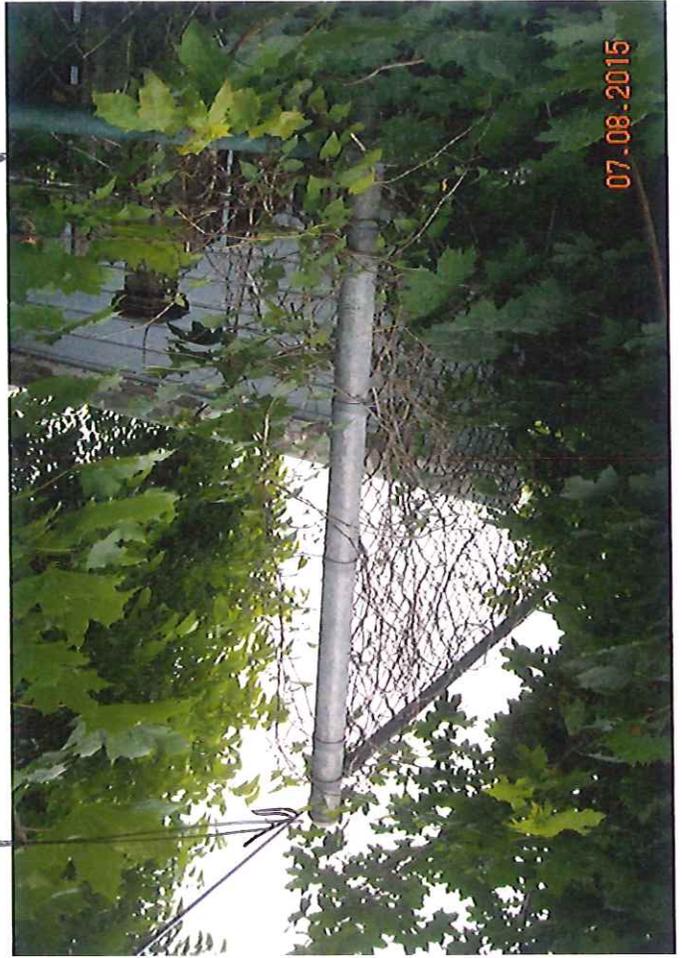
8' FENCE @ SET-60

EXTG
6' to 10' Fence

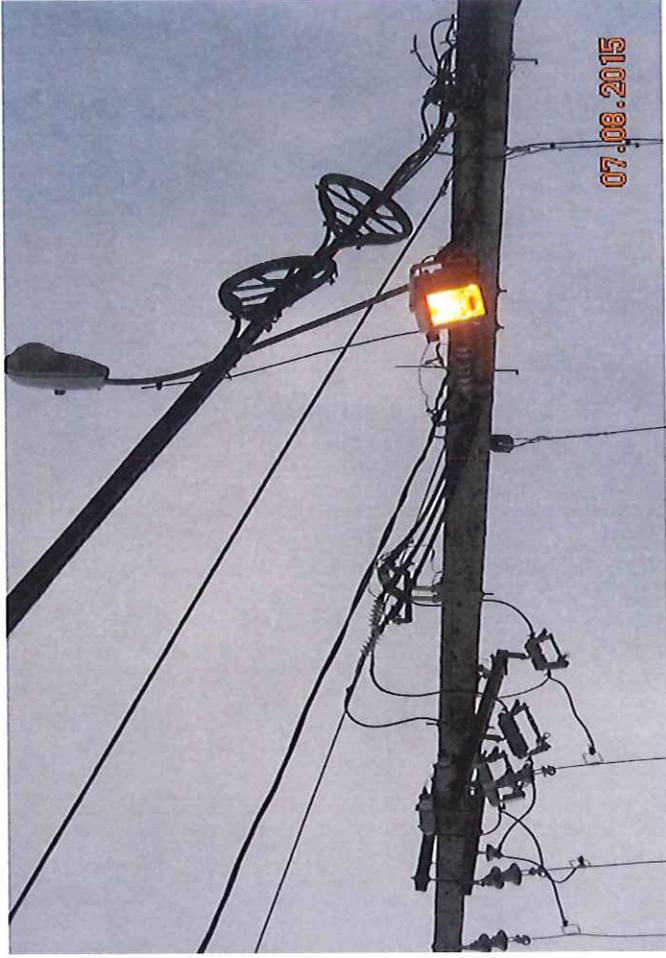
6' w/ BARBED WIRE

BARBED WIRE

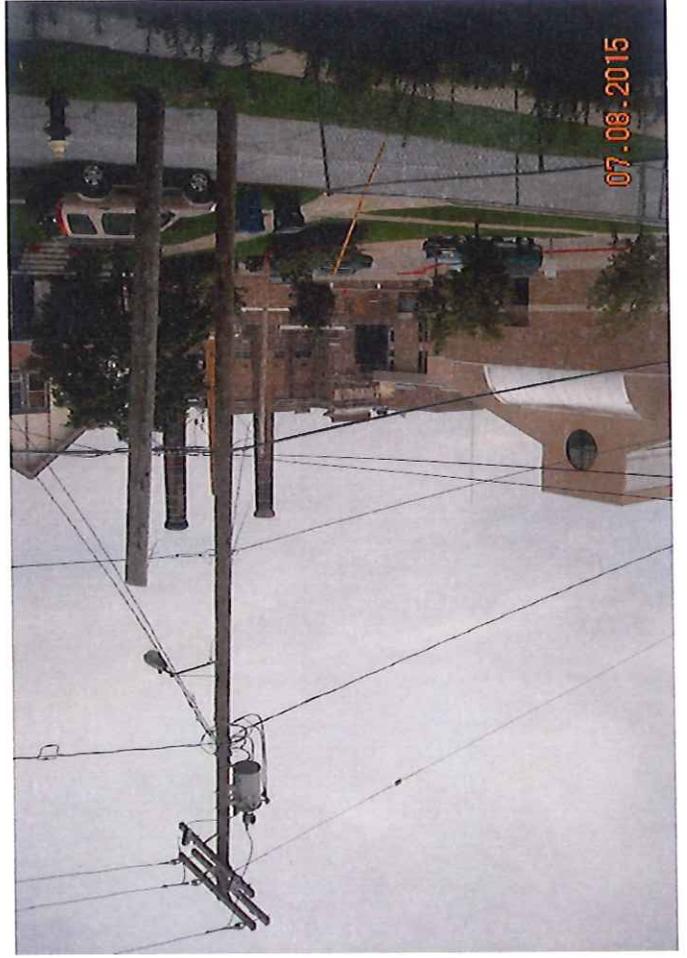
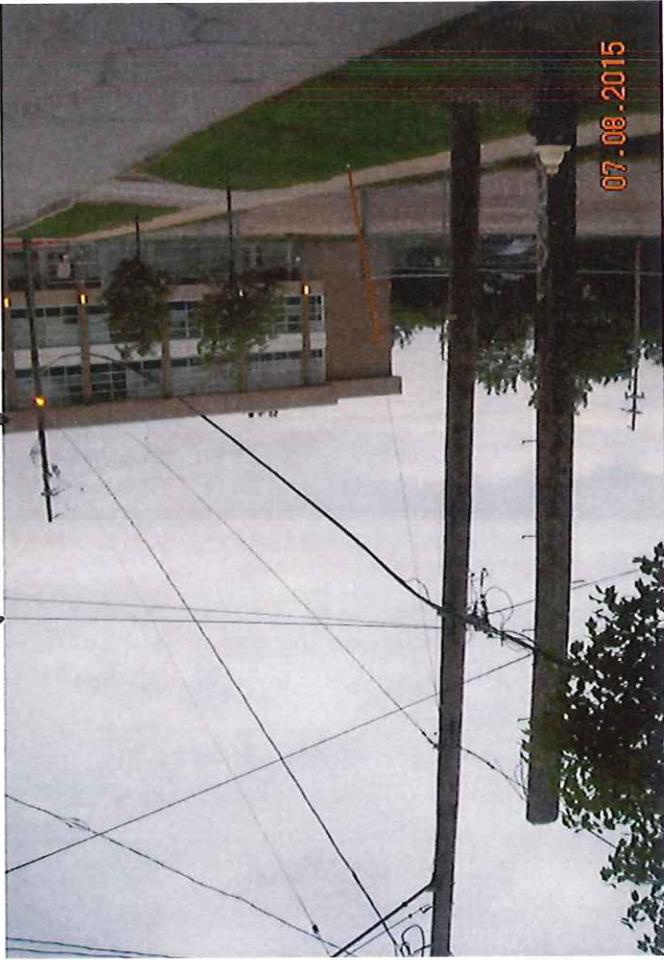
10'



UTILITIES & POLES



BURY and/or CLEANUP

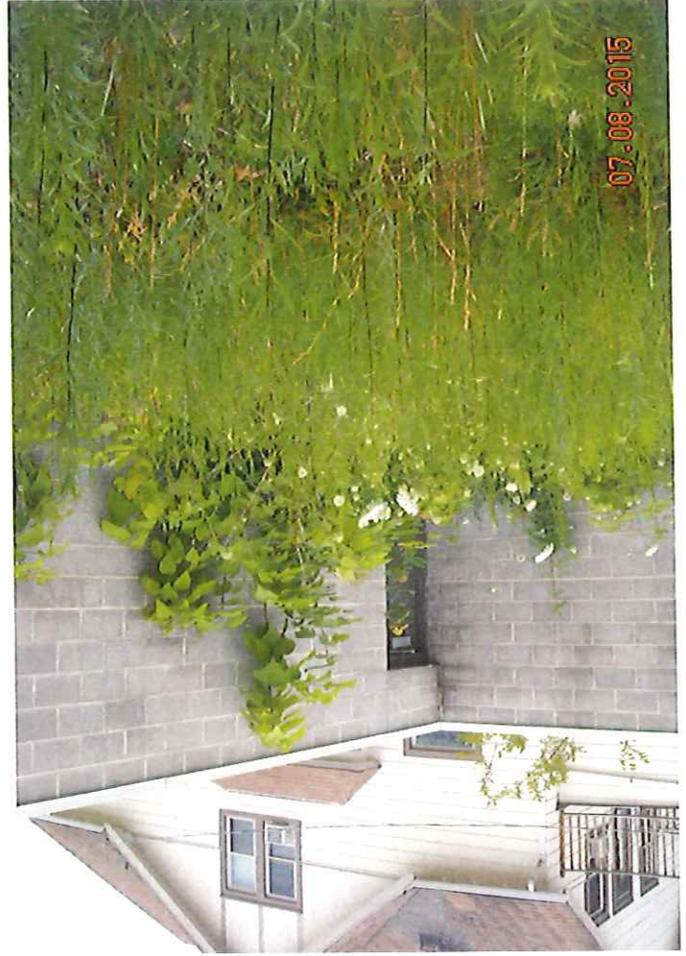


SAVE / RELOC TREE ?

DOWN LIGHT - SHIELDED

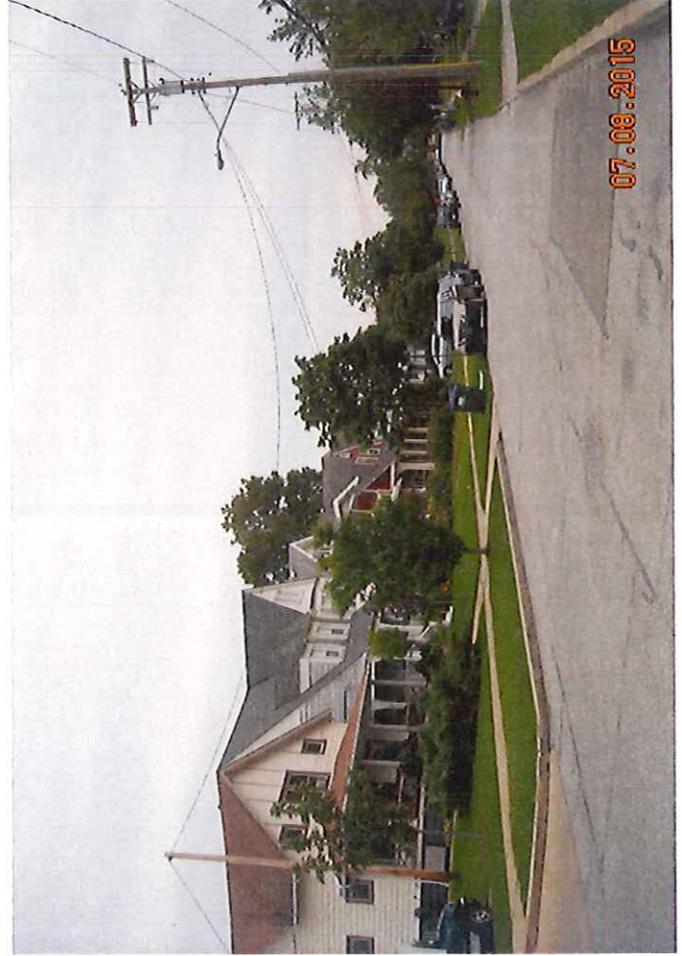
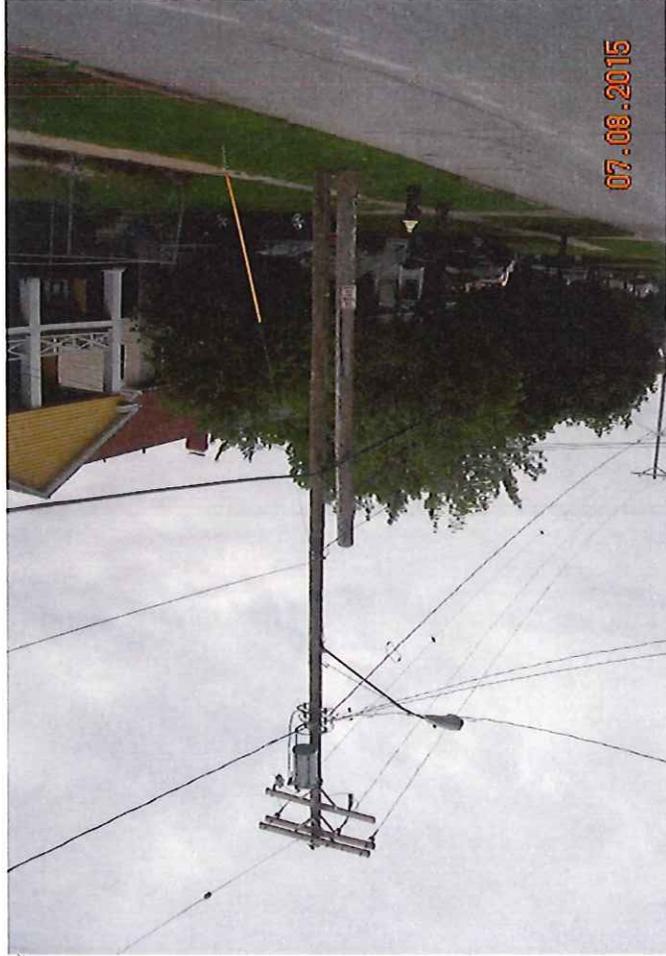
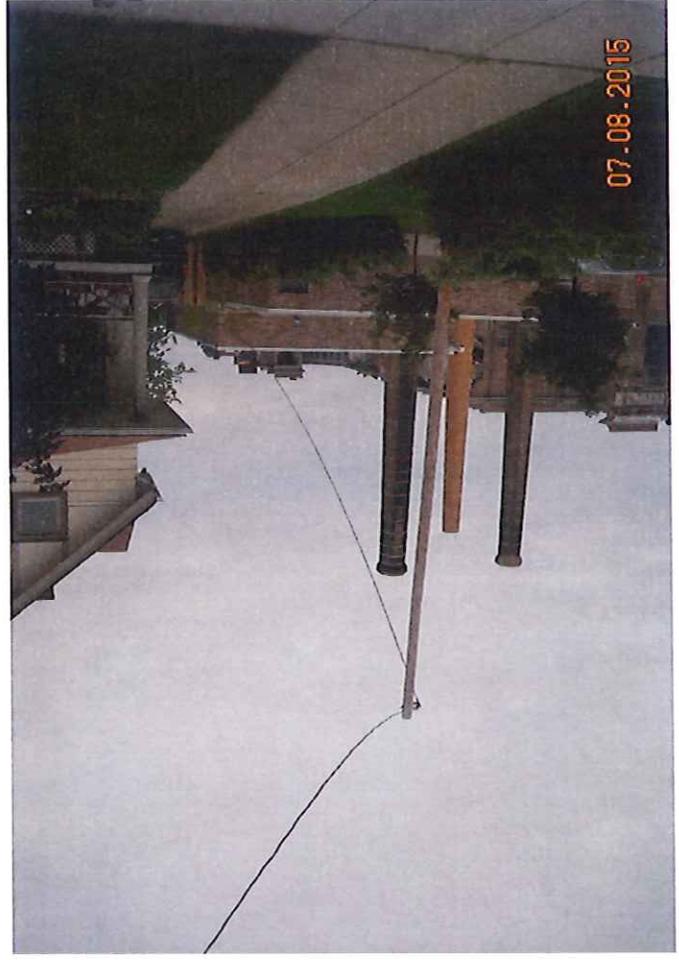


NEED CORRECT WALL PACKS



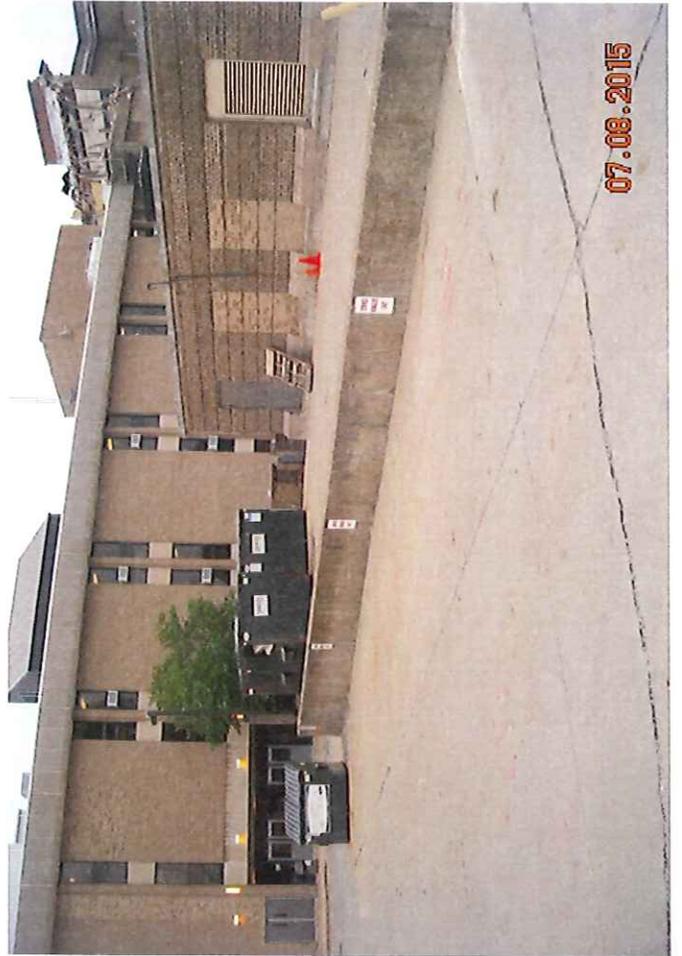
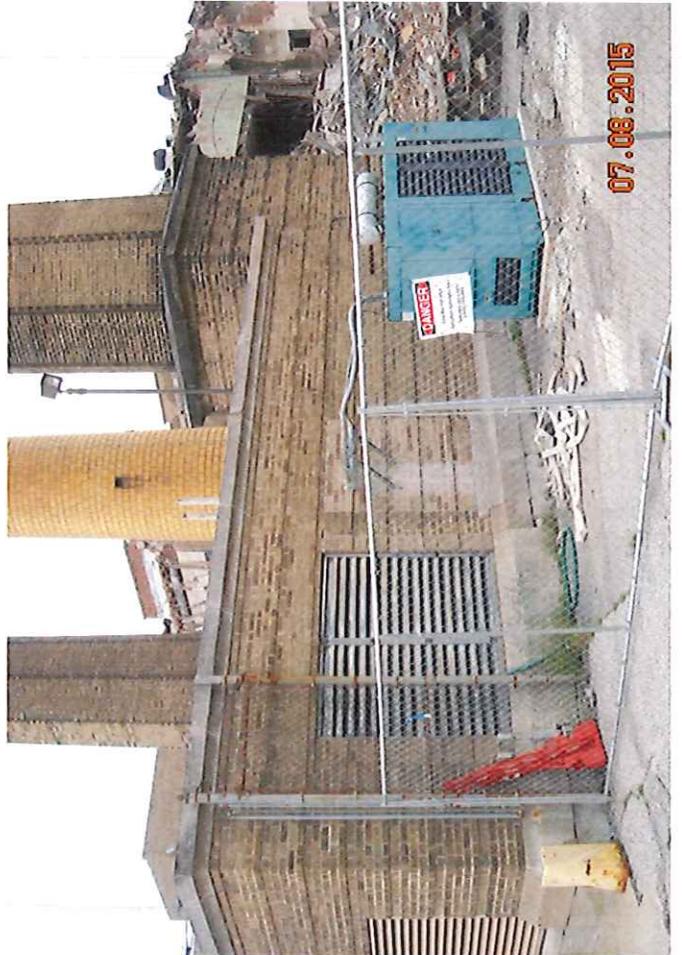
CLEANUP

Remove TEMP LOT LIGHTS

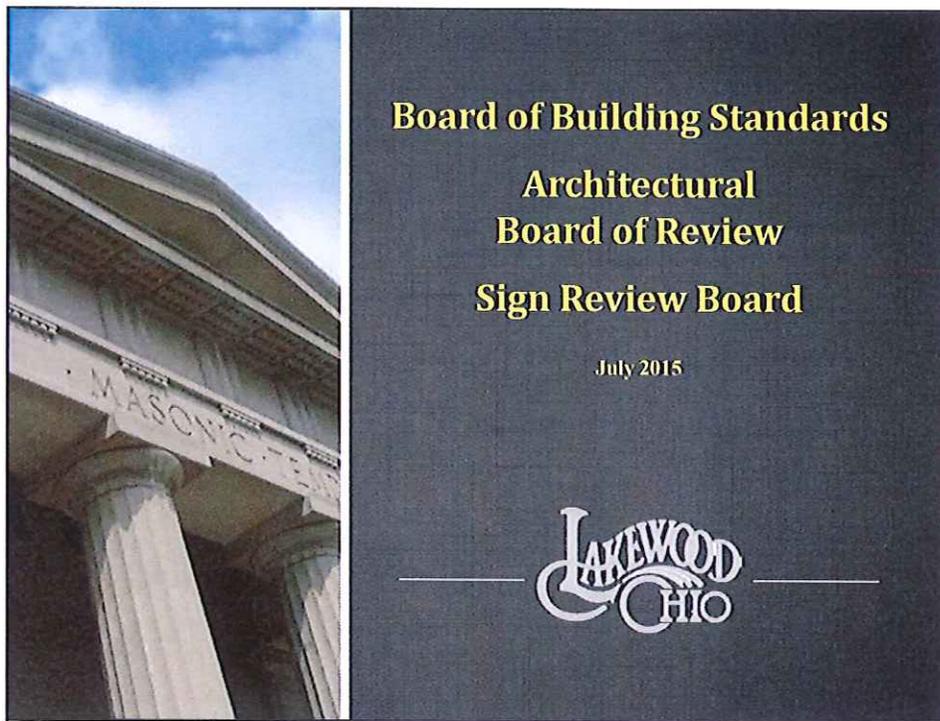


Remove TEMP Pole ?

DUMPSTER LOCATIONS ?



GENERATOR PLACEMENT & TESTING SCHEDULE ?



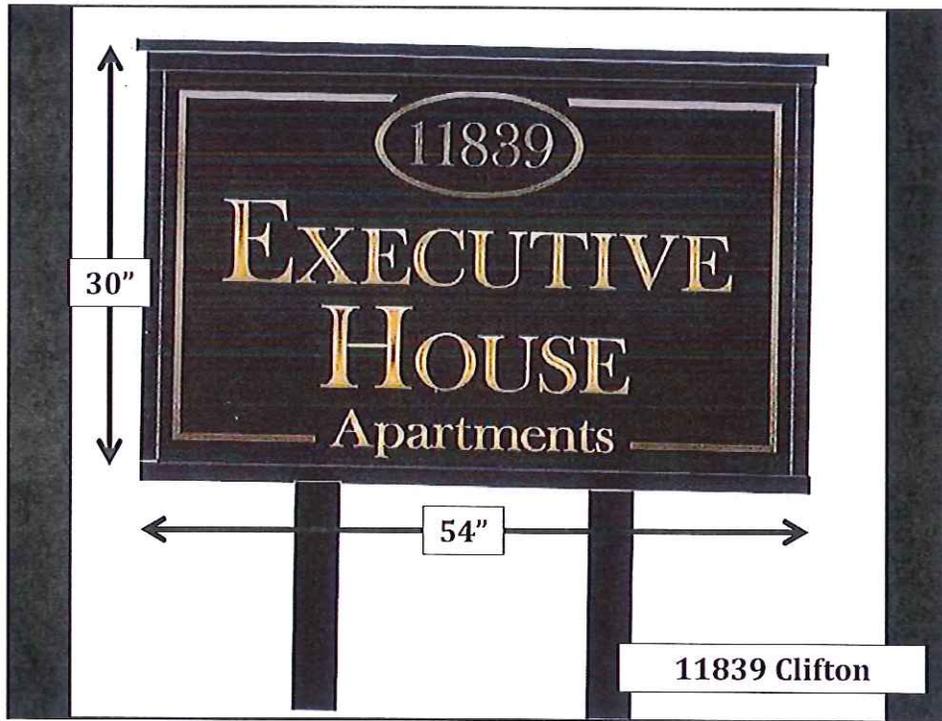
Board of Building Standards
Architectural
Board of Review
Sign Review Board

July 2015

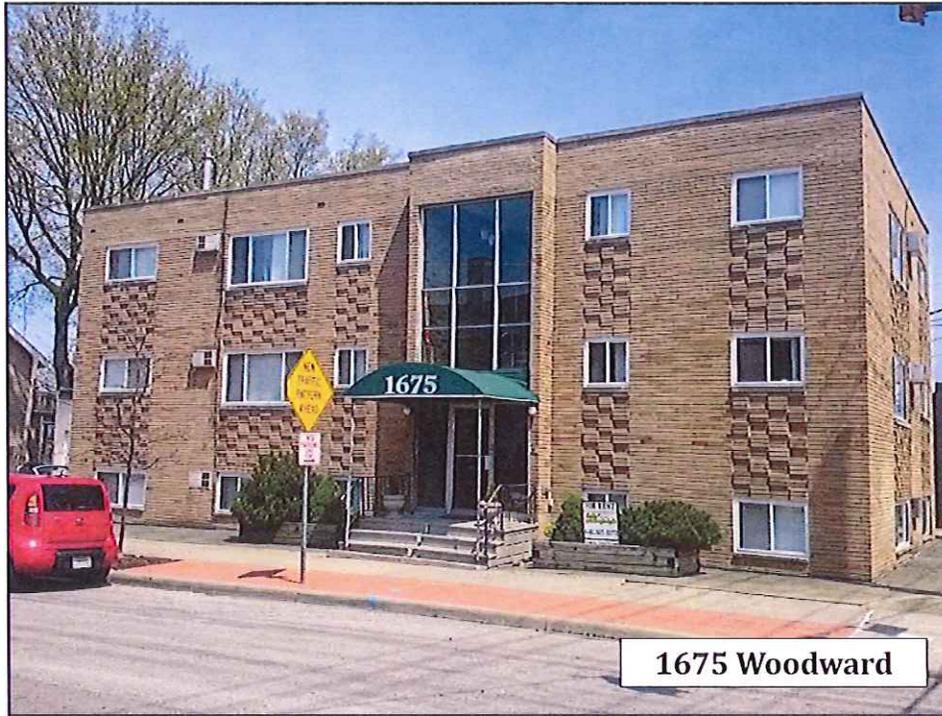
LAKWOOD
OHIO







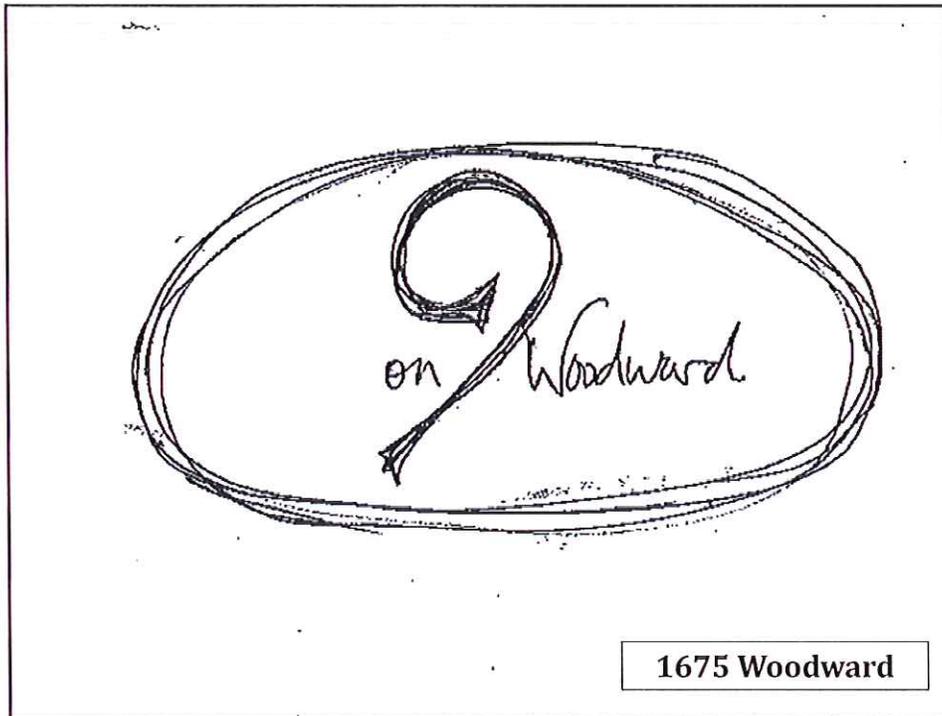
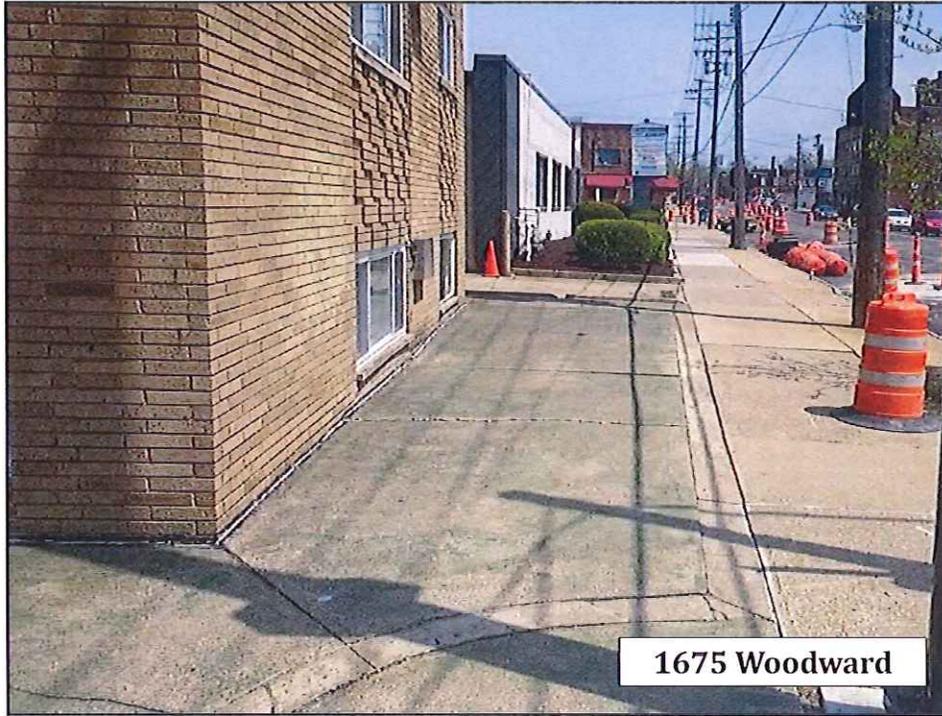


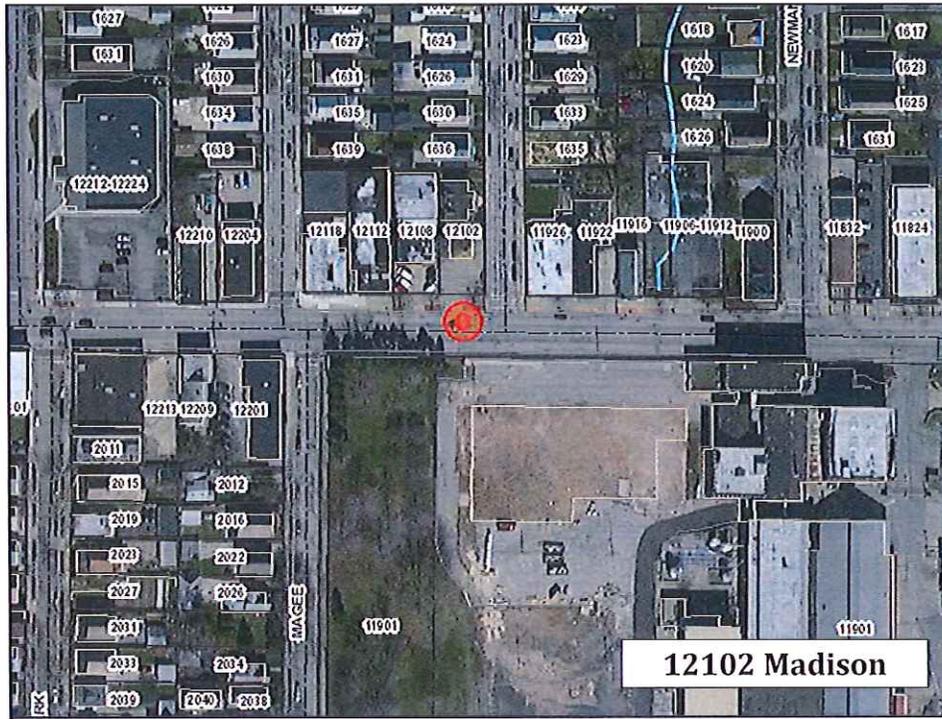


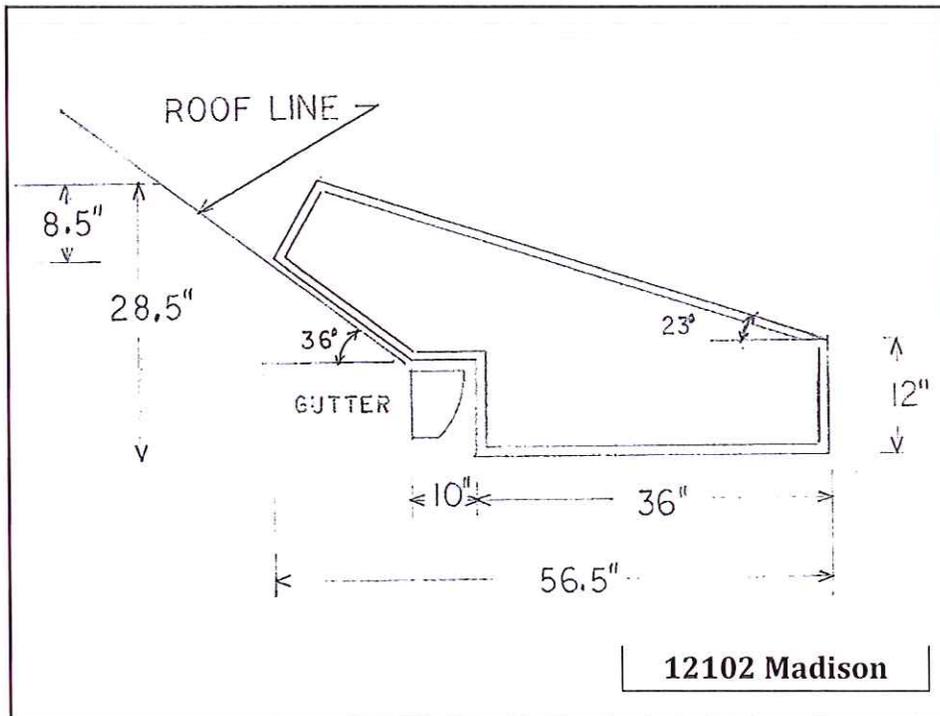
1675 Woodward

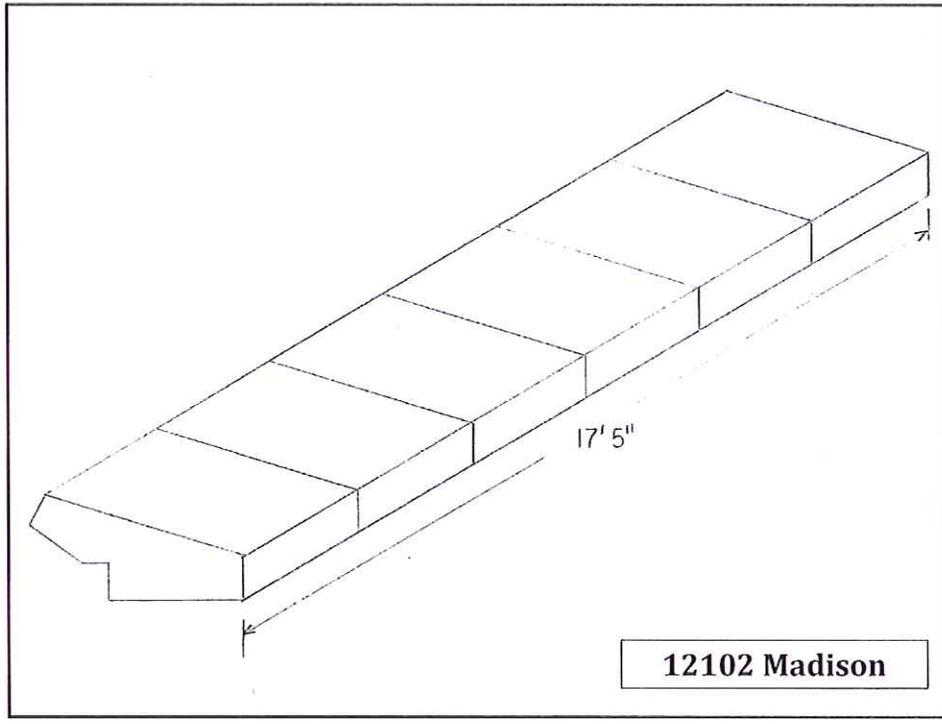


1675 Woodward

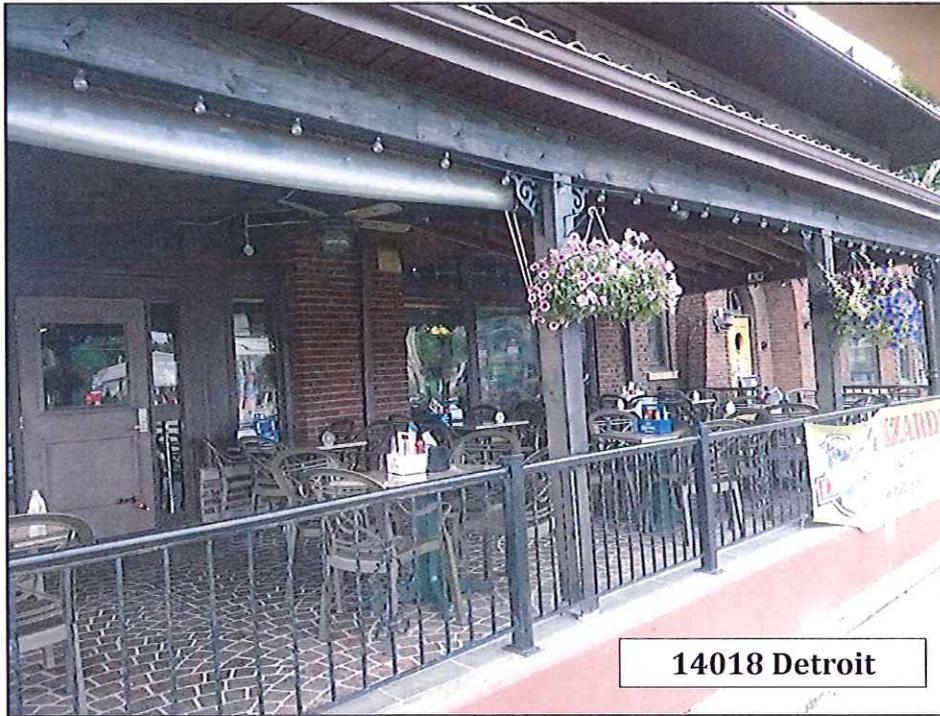










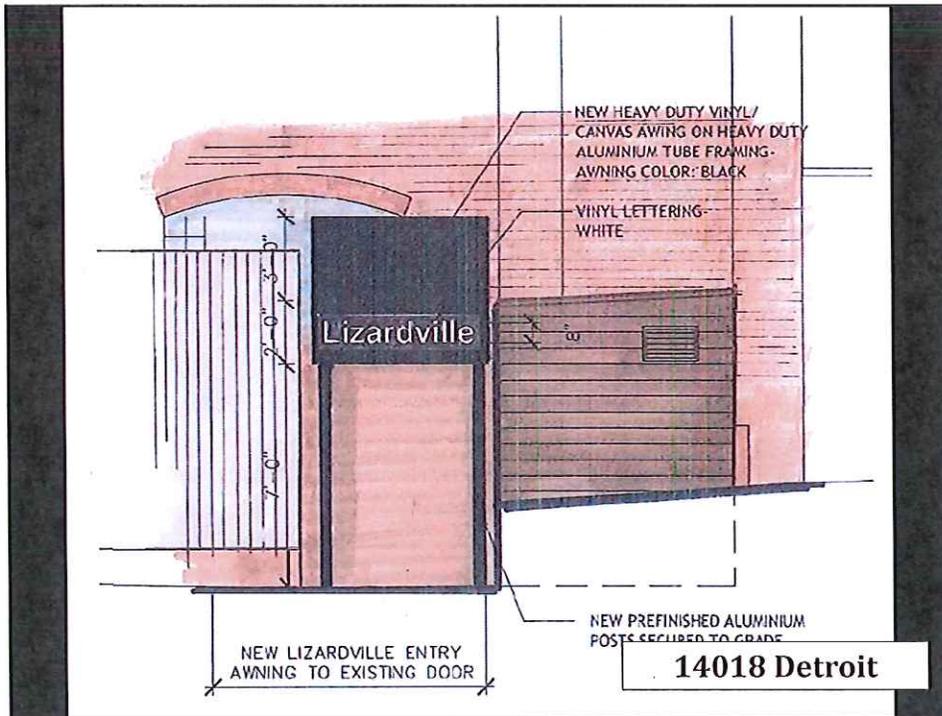


14018 Detroit



14018 Detroit



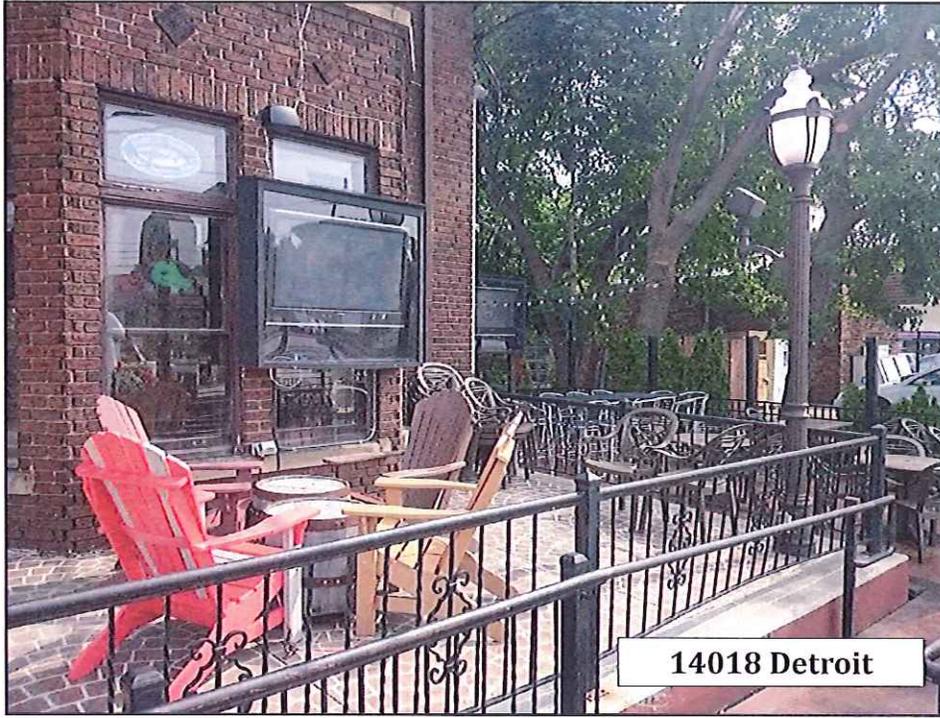


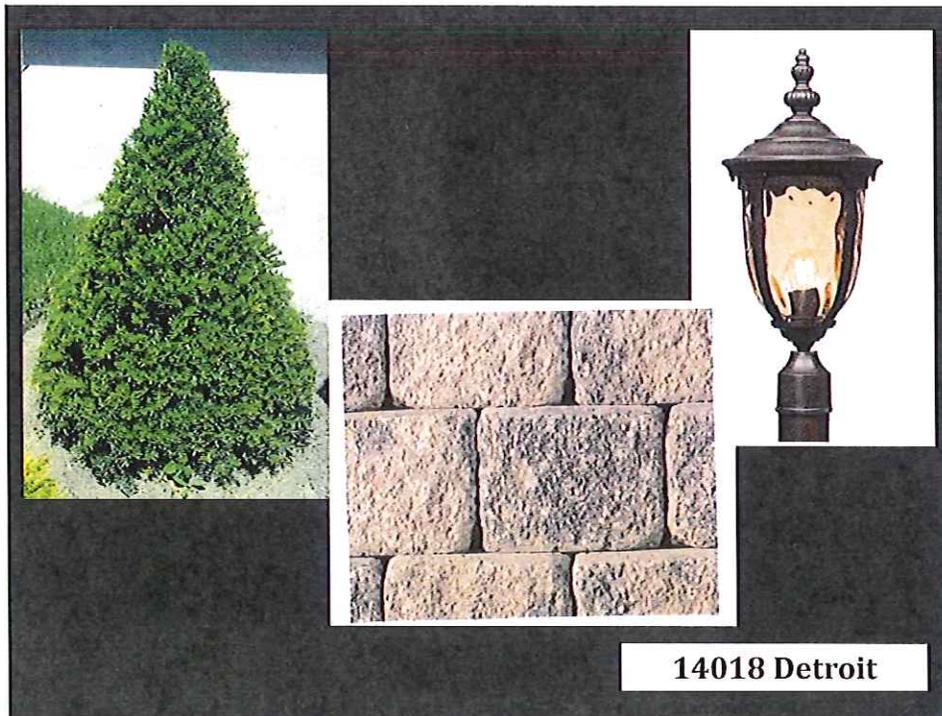
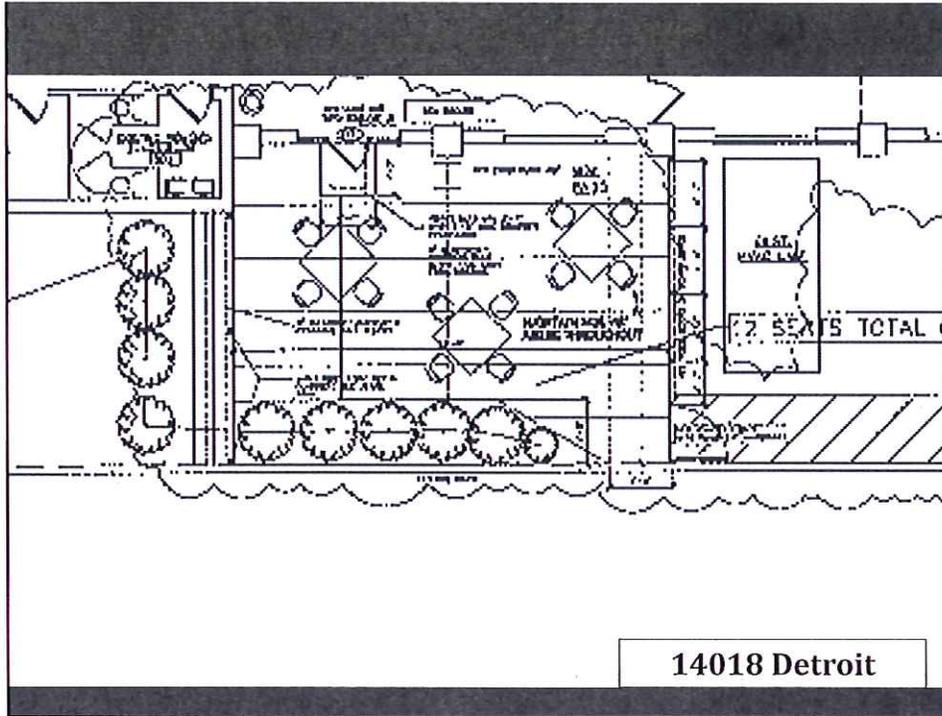


14018 Detroit



14018 Detroit







Summary of Site Plan Changes

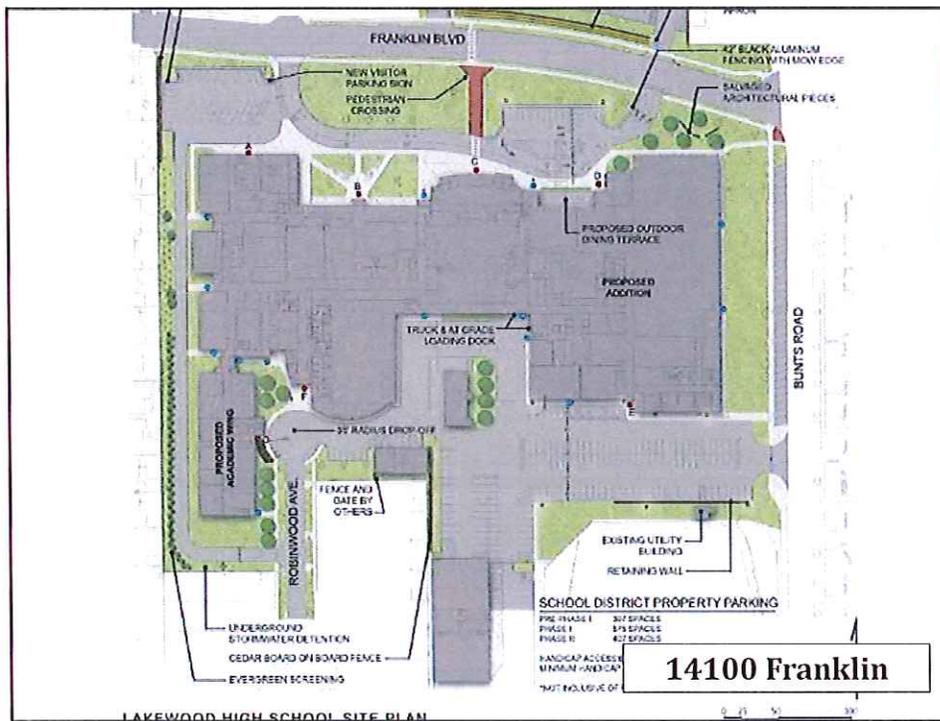
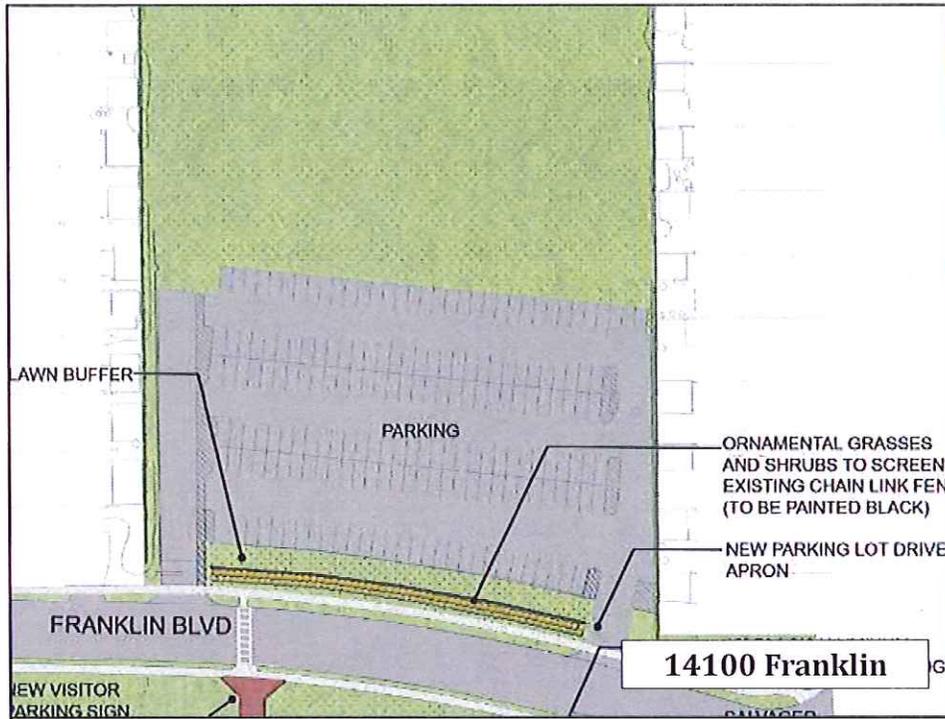
North of Franklin – all site improvements eliminated due to budget with following exceptions:

- reduction of parking lot size to area originally submitted
- seeding of area where parking lot eliminated
- upgrading of storm retention basin

South of Franklin

- Substitution of board-on-board fence at property line adjacent to residential areas for tree hedge
- Elimination of bio-retention basin and associated planting

14100 Franklin



Summary of Building Changes

New Buildings

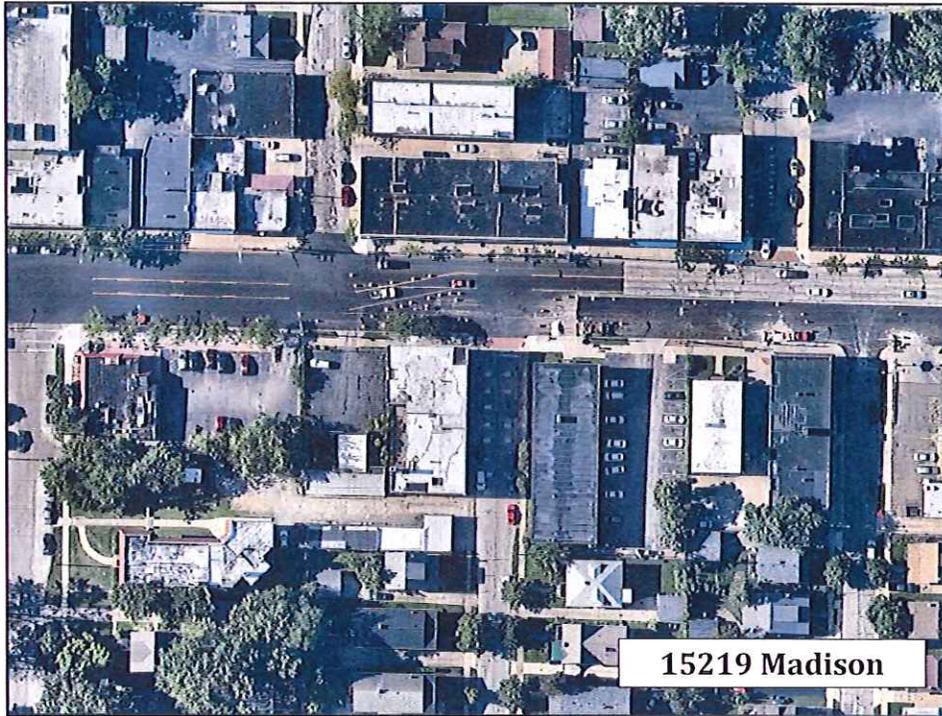
- Base bid: Brick band at top of South and East Additions
- Alternate: Pre-cast band at top of South and East Additions as originally shown

14100 Franklin



14100 Franklin





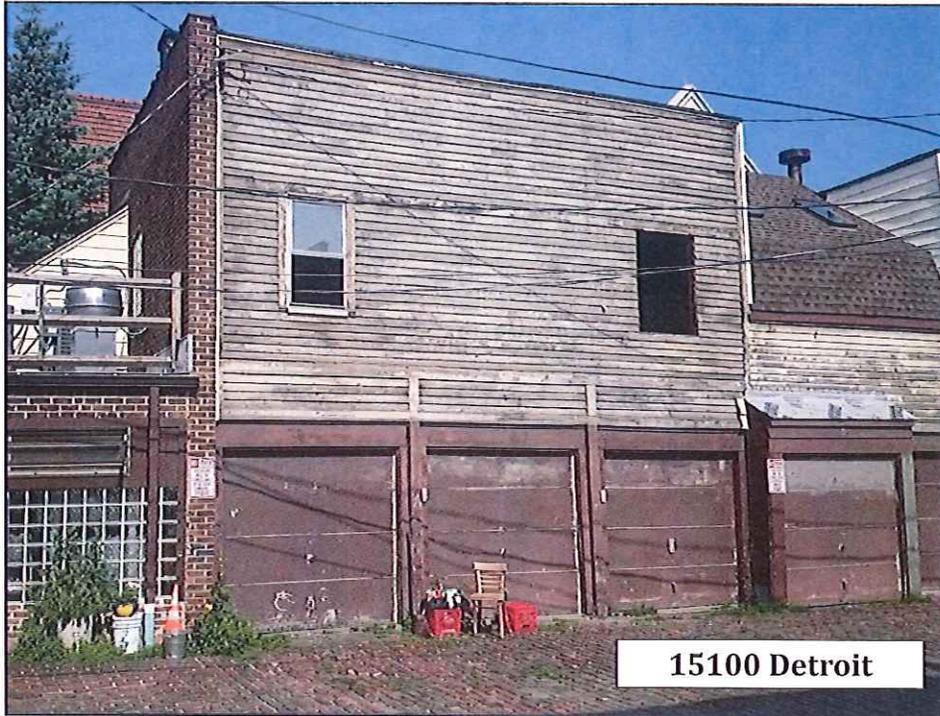




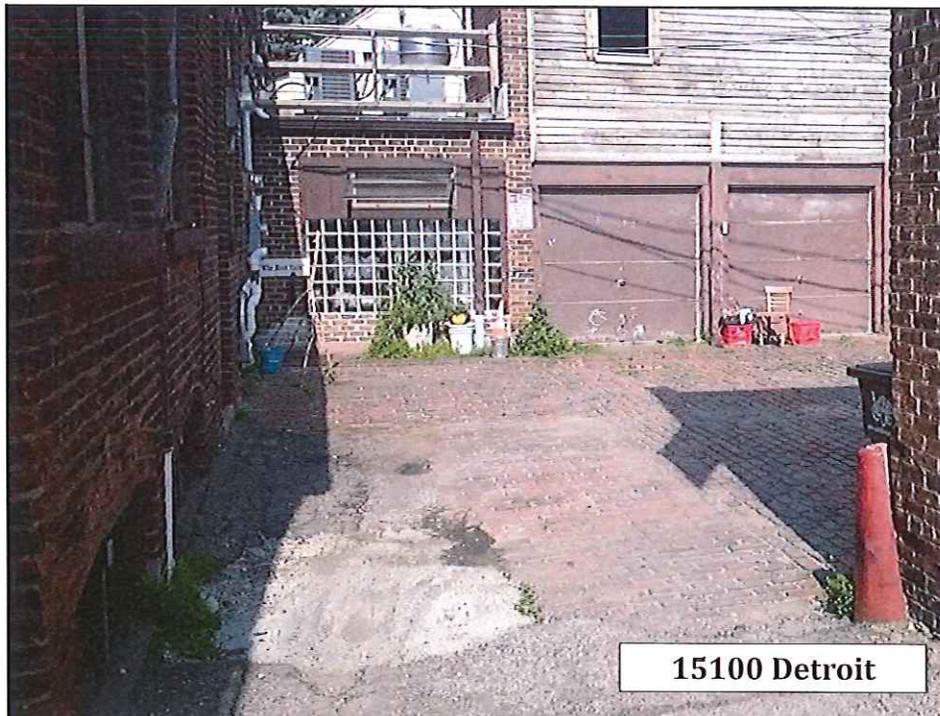






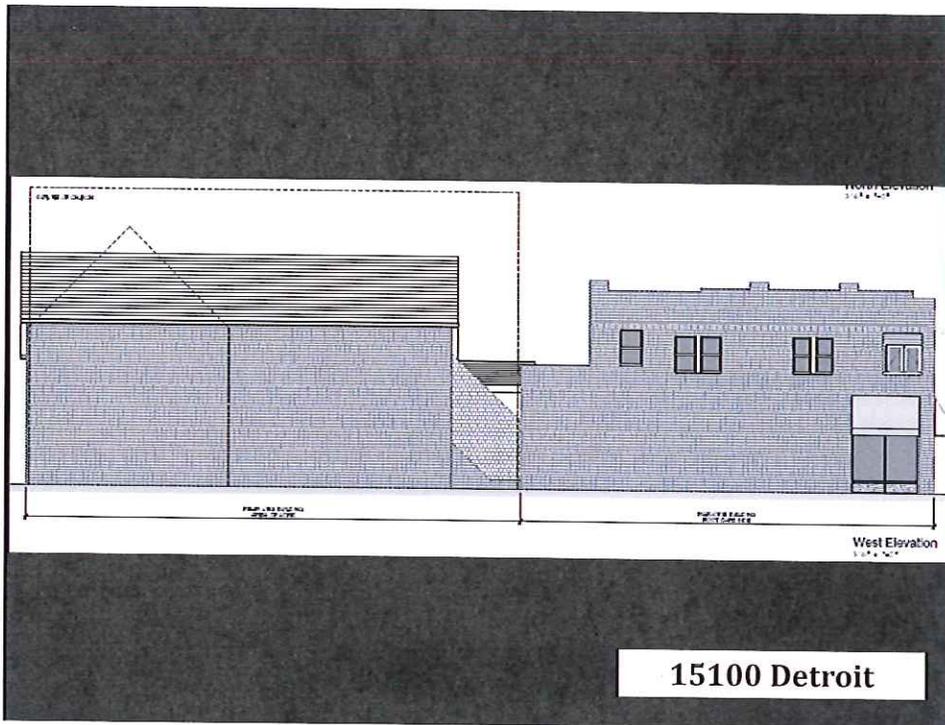
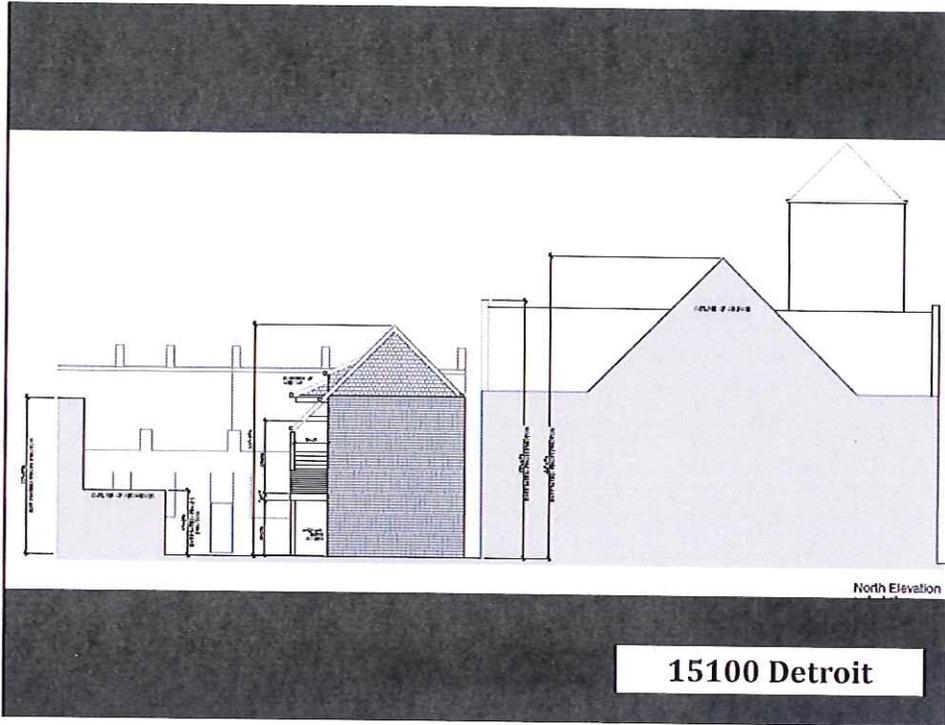


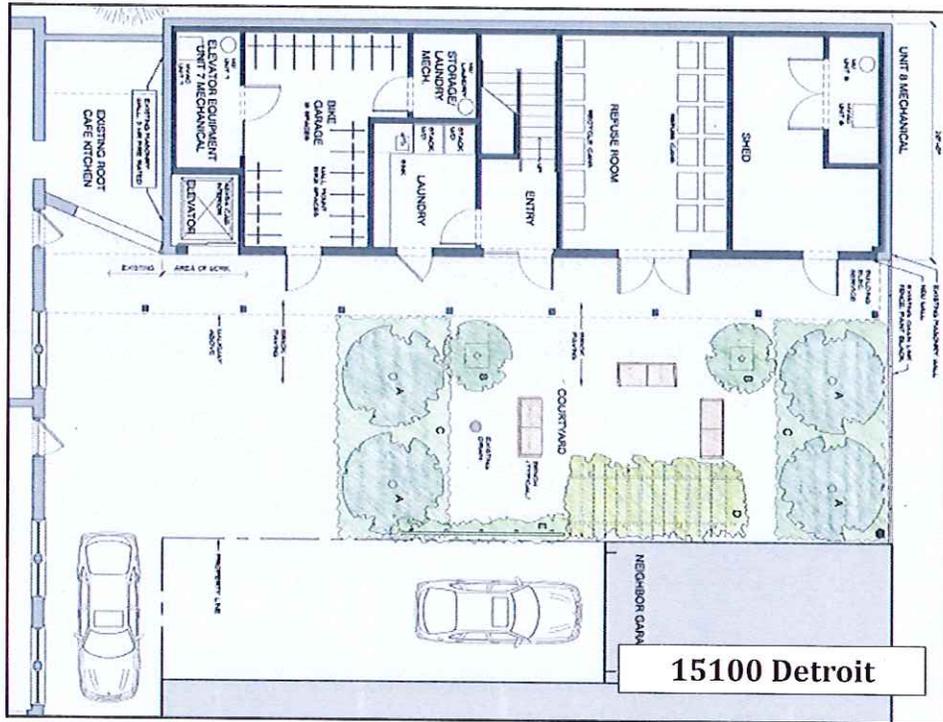
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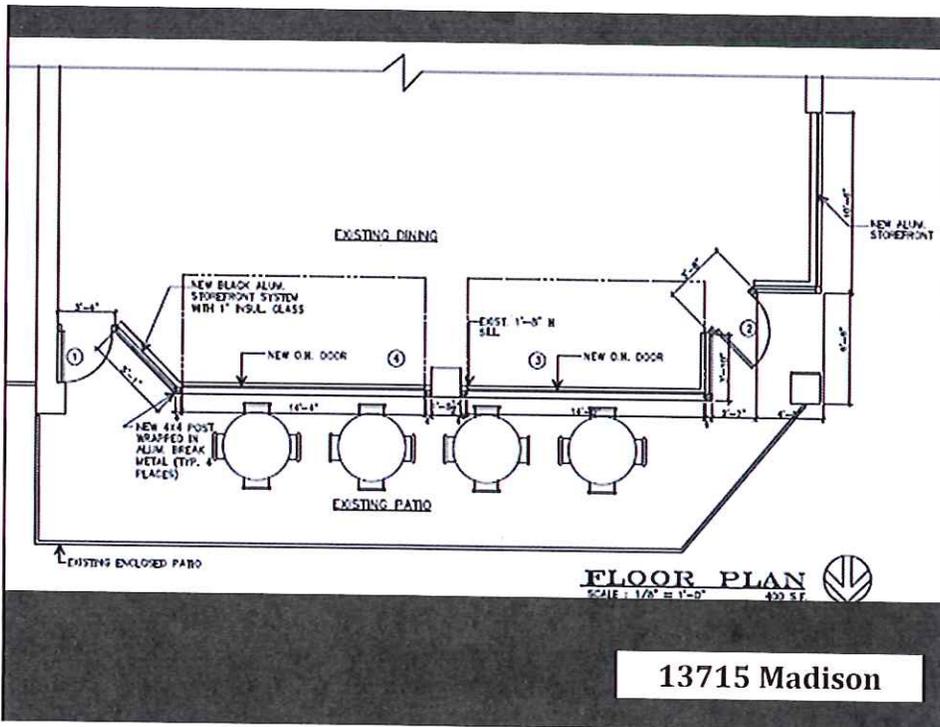
15100 Detroit











Summary of proposed changes to sign code

- Defines “Electronic Reader Board” as a functional sign type (1329.03)
- Includes language to reinforce awnings and canopy signs are reviewed by ABR. (1329.05)
- Ground signs are required to have landscaping (1329.05)
- Modified design standards for “changeable copy sign” to further differentiate from electronic reader board sign. (1329.05)
 - Text only and single color
 - May display items such as time, price and temperature.
 - May not flash or change other than to reflect change status.
- Added design standard for “Electronic Reader Board” (1329.05)
- Electronic Reader Board signs are only permitted as a part of a comprehensive sign package. (1329.05)
- Cleans up permitted lighting and signs within zone districts
 - Permits changeable copy and electronic reader board signs in commercial districts. (previously unmentioned)
 - Revises lighting standards to include residential districts
 - Adds C4 Public School to commercial districts. (previously unmentioned)
- A-Frame signs are permitted and design standards established. (1329.06(r) and 1329.09(b) and 1329.09(c)(13))

