

MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
AUGUST 13, 2015
5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM

1. Roll Call

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

Jason Russell, Board Secretary, Project Specialist II
Michael Molinski, Building Commissioner
Dru Siley, Director, Planning & Development

2. Approve the minutes of the July 9, 2015 meeting.

A motion was made by Mr. Evans, seconded by Mr. Robar to **APPROVE** the minutes of the July 9, 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.

There were no Summary Approvals at the August 6, 2015 pre-review meeting.

NEW BUSINESS

Items 6 and 7 were called together as they were the same applicant.

BOARD OF BUILDING STANDARDS

6. Docket No. 08-83-15 R 1629 Cordova Avenue

() Approve Henry Snuba
() Deny Ohio State Home Services
() Defer 365 E. Highland Road
Macedonia, Ohio 44056

The applicant requests the review and approval interior drain tile with sump pump, no plastic on walls, and floor system only, pursuant to Section 1301.01 – Authority to Enforce. (Page 10)

7. Docket No. 08-84-15 R 1199 Elbur Avenue

() Approve Henry Snuba
() Deny Ohio State Home Services

The applicant requests the review and approval of two new overhead doors to front of building. This item was deferred from the meeting in July. (Page 5)

Bert Wirtz, contractor and James Kess, Angelo's Pizza were present to explain the request.

The Board confirmed there would be clearance for the existing overhead lighting and other mechanicals, and that the exterior materials, textures and colors would match. The overhead door windows were insulated, and the units would set on sills.

Public comment was closed as there was no one to address the issue. Administrative staff asked about the side window replacement. Mr. Wirtz confirmed it would match.

A motion was made by Mr. Orban, seconded by Ms. Stockman to **APPROVE** with the stipulation that all would match in color, texture, grids, and looks. All of the members voting yea, the motion passed.

SIGN REVIEW

5. Docket No. 05-45-15 - S 1675 Woodward Avenue
9 on Woodward llc

| | |
|----------------------------------|-------------------------|
| <input type="checkbox"/> Approve | Anthony Apotsos |
| <input type="checkbox"/> Deny | 9 on Woodward llc |
| <input type="checkbox"/> Defer | 354 Northcliff Drive |
| | Rocky River, Ohio 44116 |

The applicant requests the review and approval of signage. This item was deferred from the meeting in July. (Page 9)

Mr. Russell stated the applicant had requested a third deferral. Mr. Russell advised the applicant that if the proposal was not presented at the September meeting, it would be denied.

A motion was made by Mr. Orban, seconded by Mr. Evans to **DEFER** the item until the meeting of September 10, 2015. All of the members voting yea, the motion passed.

NEW BUSINESS

SIGN REVIEW

15. Docket No. 08-90-15 1341 Marlowe Avenue
Bloom Assisted Living

| | |
|----------------------------------|-------------------------|
| <input type="checkbox"/> Approve | Major Harrison |
| <input type="checkbox"/> Deny | Brilliant Electric Sign |
| <input type="checkbox"/> Defer | 4811 Van Epps Road |
| | Cleveland, Ohio 44131 |

The applicant requests the review and approval of a vinyl banner at the top of building. (Page 69)

Major Harrison was present to explain the request.

ARCHITECTURAL BOARD OF REVIEW

9. Docket No. 08-86-15 C 1538 West 117th Street
Shell Gas Station

() Approve ECT
() Deny Sam
() Defer 13953 Progress Parkway
North Royalton, Ohio 44133

The applicant requests the review and approval of a canopy. (Page 29)

Sam Mohammad, Environment Compliance Technologies was present to explain the request.

Mr. Orban suggested softening the corners by rounding them.

Public comment was closed as there was no one to address the issue. Administrative staff said there was not enough detail on the drawings, not enough information about the lighting, and the brick columns needed definition.

A motion was made by Mr. Orban, seconded by Ms. Stockman to **DEFER the item until the meeting of September 10, 2015**. All of the members voting yea, the motion passed.

10. Docket No. 08-87-15 C 13362 Madison Avenue
Trio's

() Approve Robert Togliatti
() Deny Trio's
() Defer 13362 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of an outdoor seasonal dining patio/fence installation. The Lakewood Planning Commission approved a conditional use permit for outdoor dining at its June 4, 2015 meeting. (Page 37)

Robert Togliatti, applicant was present to explain the request.

Public comment was closed as there was no one to address the issue. Administrative staff wanted the height of the fence to be stipulated in any approval.

A motion was made by Mr. Orban, seconded by Mr. Robar to **APPROVE with the stipulation the fence is 36.6" high**. All of the members voting yea, the motion passed.

Items 11 and 13 are called together as they are the same property.

ARCHITECTURAL BOARD OF REVIEW

11. Docket No. 08-88-15 - A C 16100 & 16108 Detroit Avenue
Sweet Designs Chocolatier/John Rehner Fine Art & Framing

() Approve Ines Rehner
() Deny I & J Properties

() Defer

16100 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of new awnings and mural wall sign on west side of building.
(Page 54)

SIGN REVIEW

13. Docket No. 08-88-15 - S

16100 & 16108 Detroit Avenue
Sweet Designs Chocolatier/John Rehner Fine Art & Framing

() Approve
() Deny
() Defer

Ines Rehner
I & J Properties
16100 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a projecting sign. (Page 54)

Ines Rehner, applicant was present to explain the requests.

The Board thought the proposal looked great.

Public comment was closed as there was no one to address the issue. Administrative staff had no comments.

A motion was made by Mr. Orban, seconded by Mr. Evans to **APPROVE Docket No. 08-88-15 – A**. All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, seconded by Mr. Musson to **APPROVE Docket No. 08-88-15 – S**. All of the members voting yea, the motion passed.

Items 12 and 14 are called together as they are the same property.

ARCHITECTURAL BOARD OF REVIEW

12. Docket No. 08-89-15 - A

C 17419 Detroit Avenue
Brown Pleasance Florists

() Approve
() Deny
() Defer

Kathy Jakubs
Brown Pleasance Florists
17419 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval new awnings, lighting and storefront modifications. (Page 59)

14. Docket No. 08-89-15 - S

17419 Detroit Avenue
Brown Pleasance Florists

() Approve
() Deny
() Defer

Kathy Jakubs
Brown Pleasance Florists
17419 Detroit Avenue
Lakewood, Ohio 44107

19. 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. This item was deferred at the meeting in July. (Page 93)

Jason Russell presented the proposed modifications.

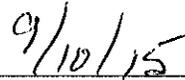
A motion was made by Mr. Orban, seconded by Ms. Stockman to **APPROVE and RECOMMEND** the modifications to City Council. All of the members voting yea, the motion passed.

ADJOURN

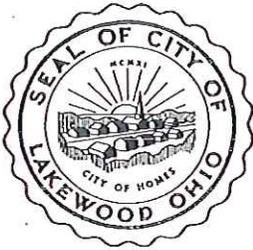
A motion was made by Mr. Orban, seconded by Mr. Evans to **ADJOURN** the meeting at 7:10 p.m. All of the members voting yea, the motion passed.



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. BOB LOWRIE

Bob Lowrie

2. DON RUSIT

Don Rusit

3. BERT WIRTZ

Bert Wirtz

4. James Hess

James Hess

5. Christine Kandereski

Christine Kandereski

6. Bob Sislau

Bob Sislau

7. Sam Mohammad

Sam Mohammad

8. ROBERT TOGLIATTI

Robert Togliatti

9. KATHY JAKUBS

Kathy Jakubs

10. KEVIN DOTOCZAK

Kevin Dotoczak

11. JEFF BRONSTE

Jeff Bronste

AUDREY BEDNASH

Audrey Bednash

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, August 13, 2015

August 4, 2015

Re: Francis Cooney
1629 Cordova Ave.
Lakewood, Ohio 44107

To Whom It May Concern:

Francis Cooney of 1629 Cordova Ave., Lakewood, Ohio, gives Ohio State Waterproofing permission to act on my behalf to obtain variance and permits needed for my job. Further understanding that in obtaining variance of any drywall and/or paneling is damaged; I will not hold the City of Lakewood liable.

Sincerely,


Francis Cooney

August 4, 2015

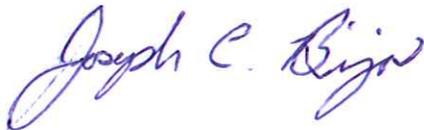
Re: Joseph Bija
1199 Elbur
Lakewood, Ohio 44107

To Whom It May Concern:

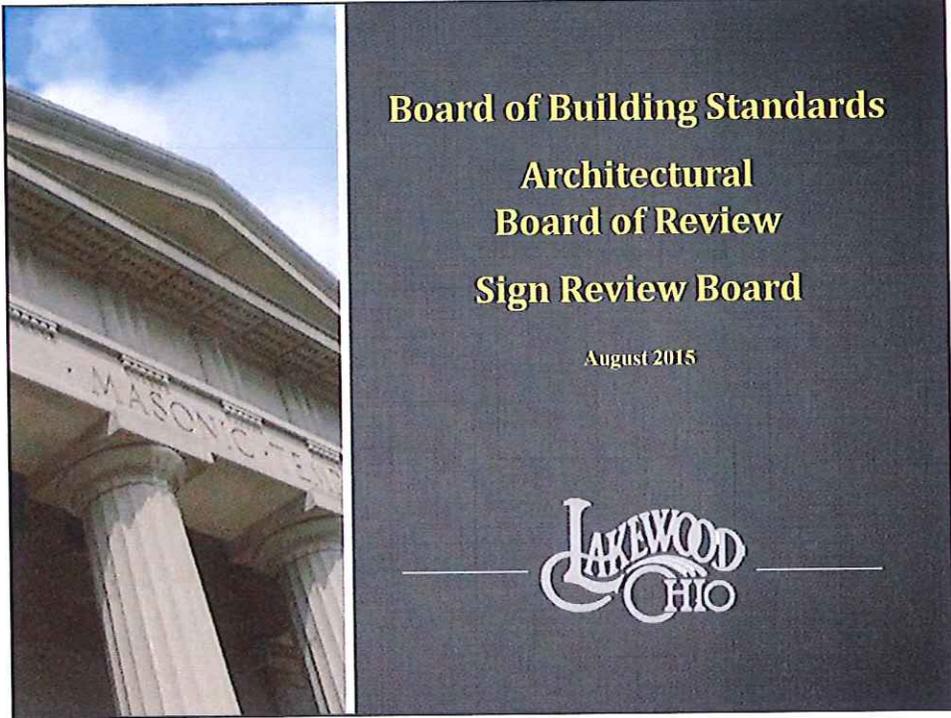
Joseph Bija of 1199 Elbur, Lakewood, Ohio, gives Ohio State Waterproofing permission to act on my behalf to obtain variance and permits needed for my job. Further understanding that in obtaining variance of any drywall and/or paneling is damaged; I will not hold the City of Lakewood liable.

Sincerely,

Joseph Bija



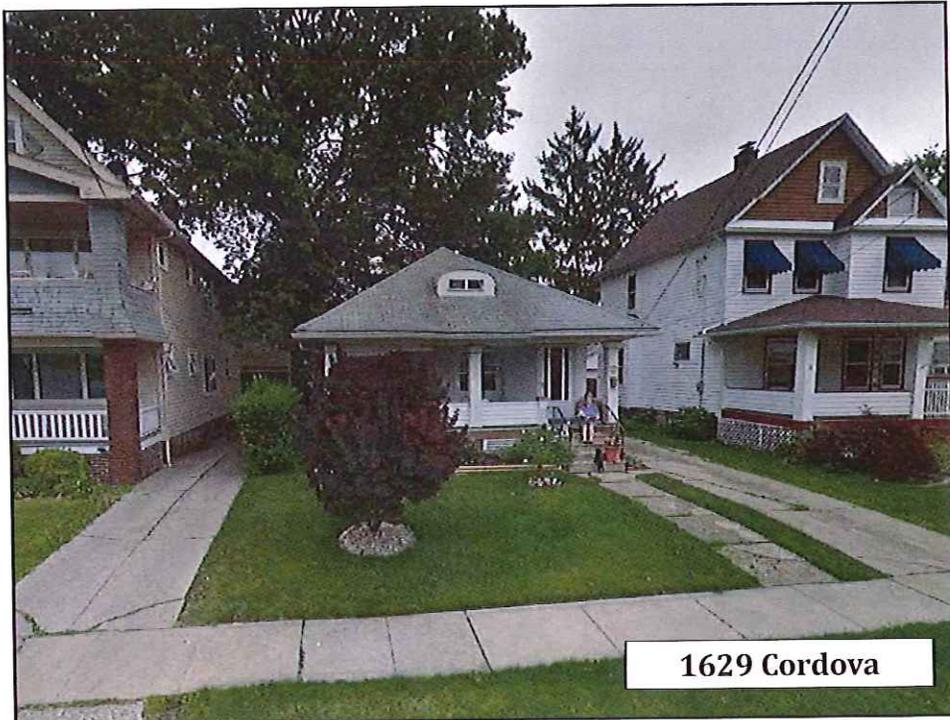
REMOVE CONCRETE DRIVE ?

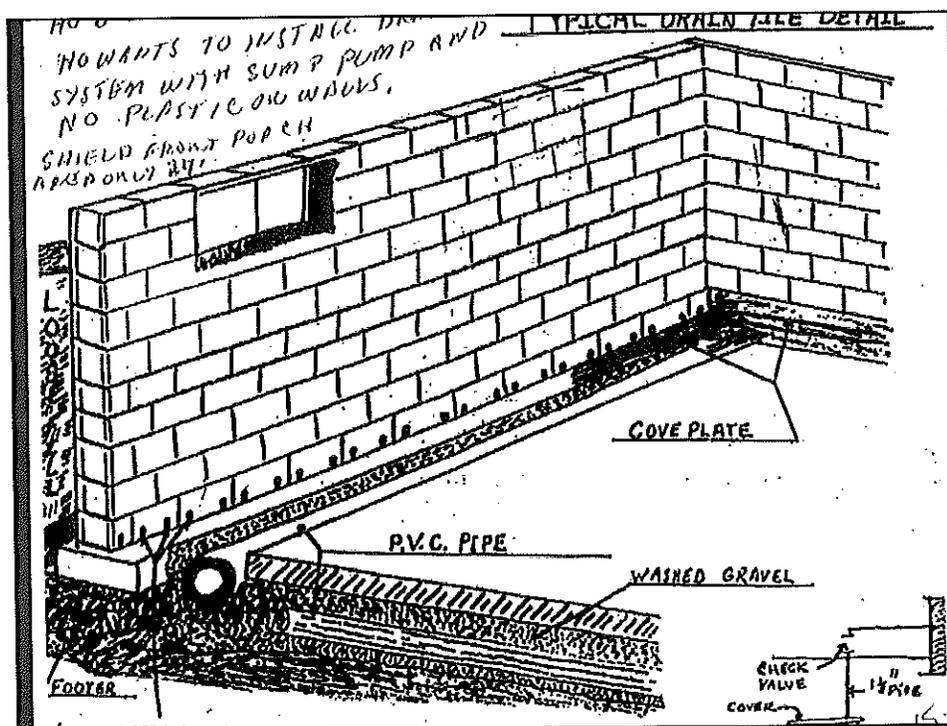
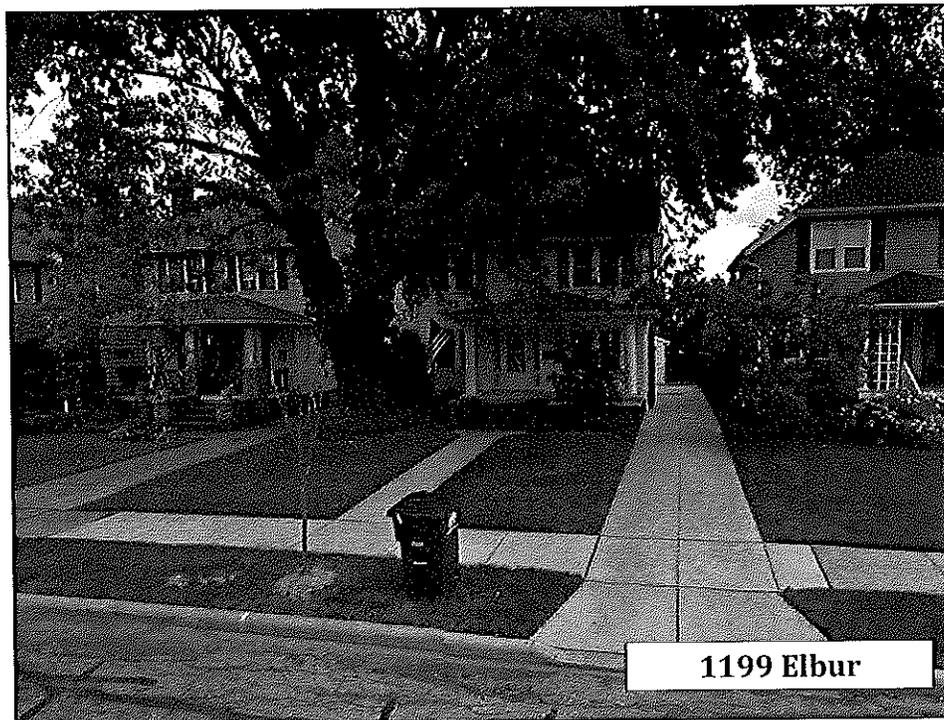


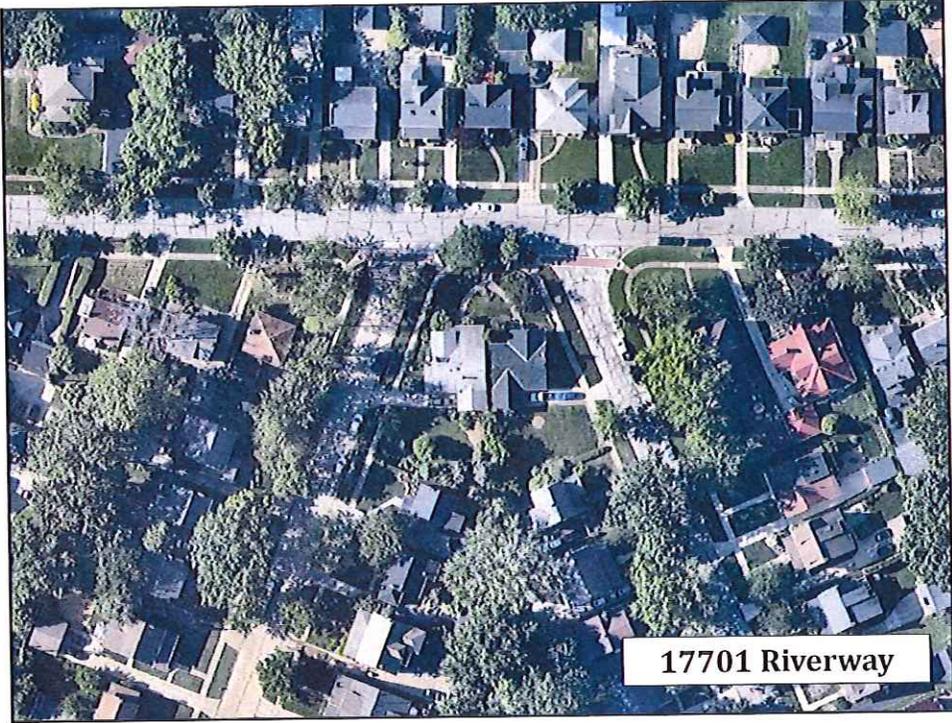
Board of Building Standards
Architectural
Board of Review
Sign Review Board

August 2015

LAKESWOOD
OHIO









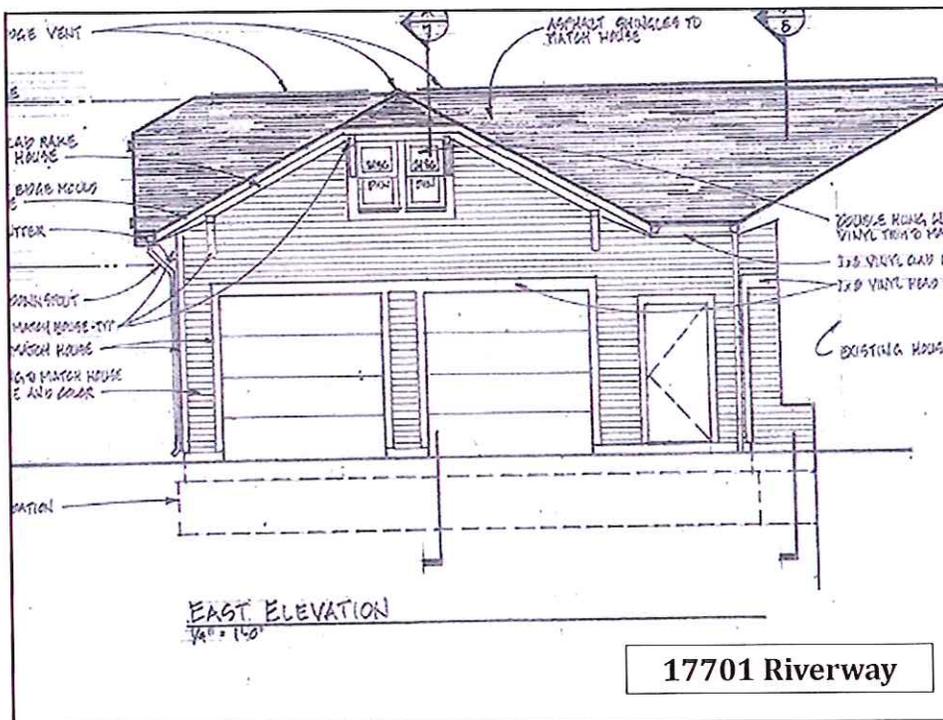
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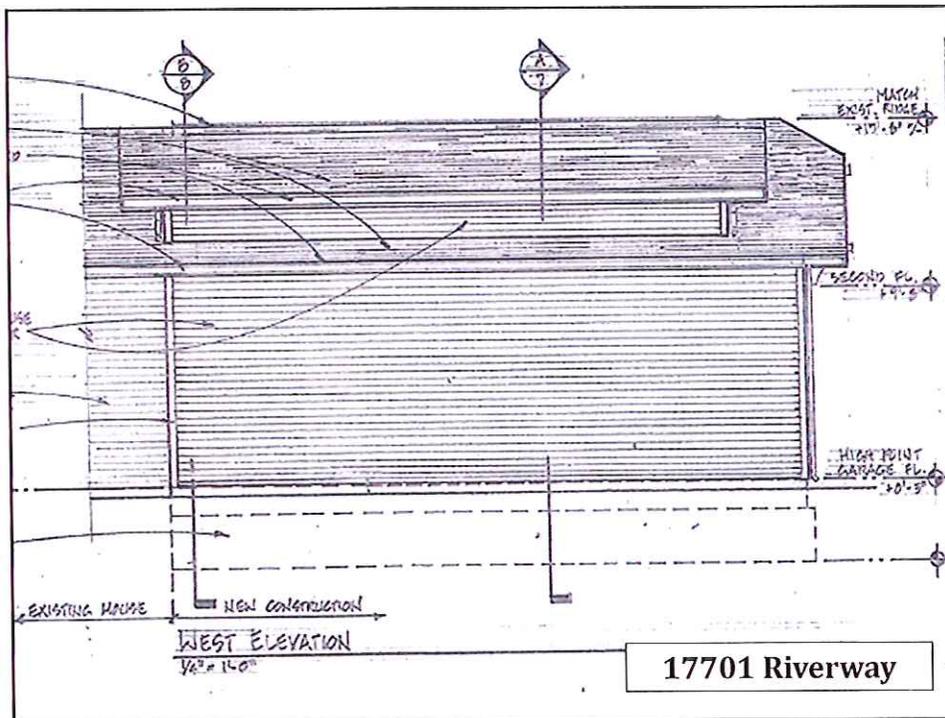
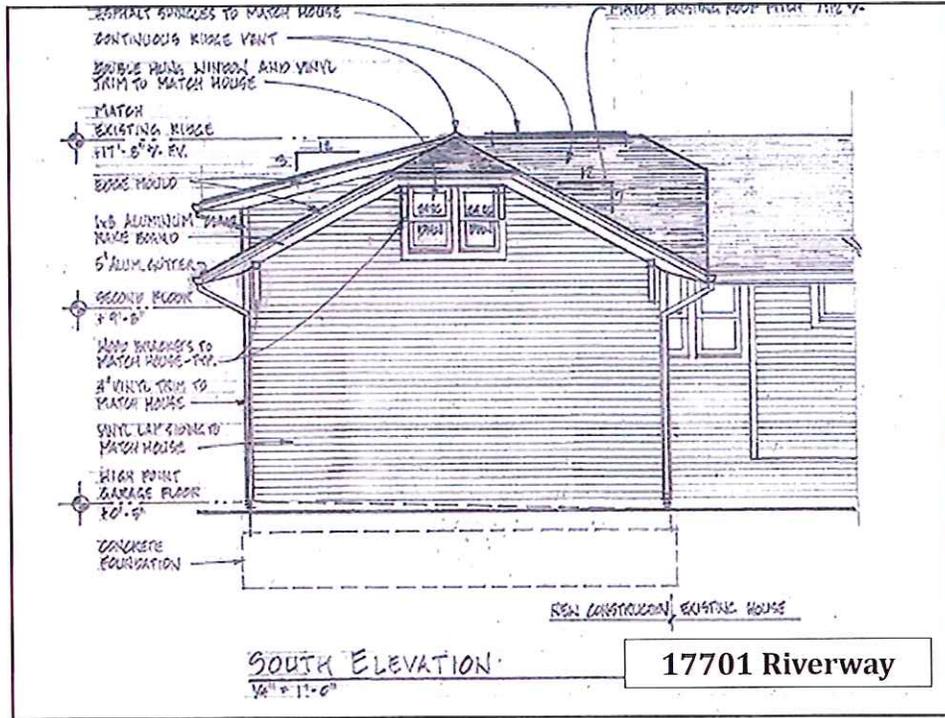
17701 Riverway



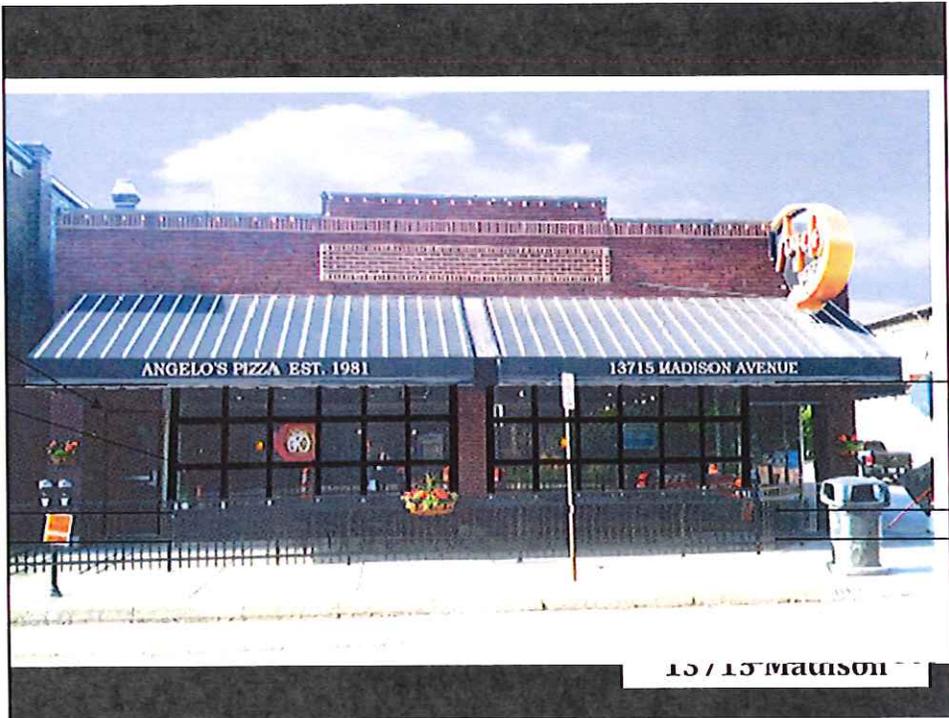
17701 Riverway

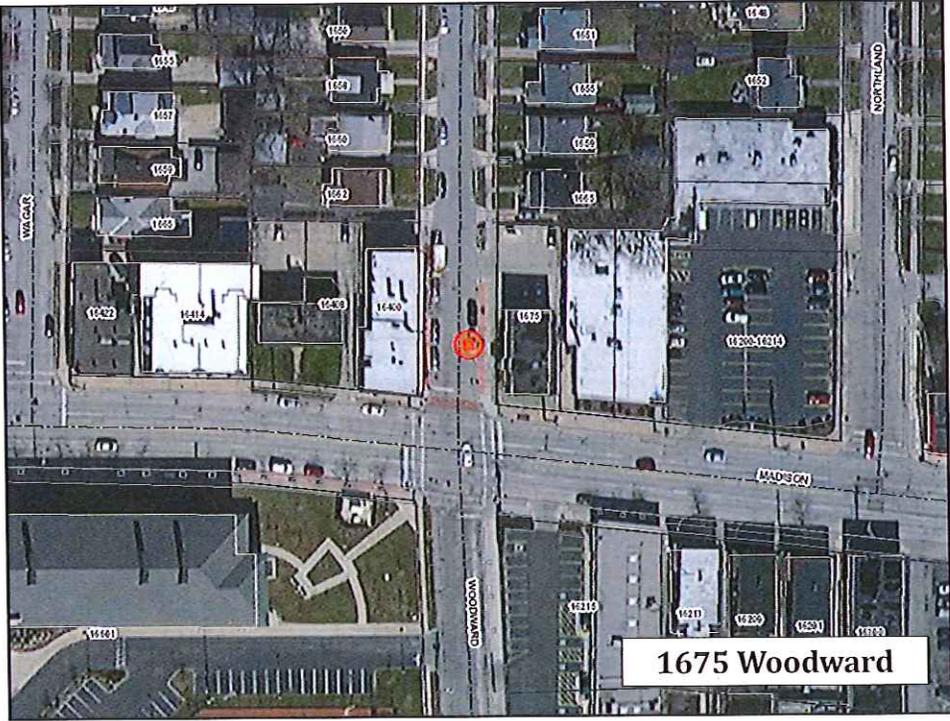
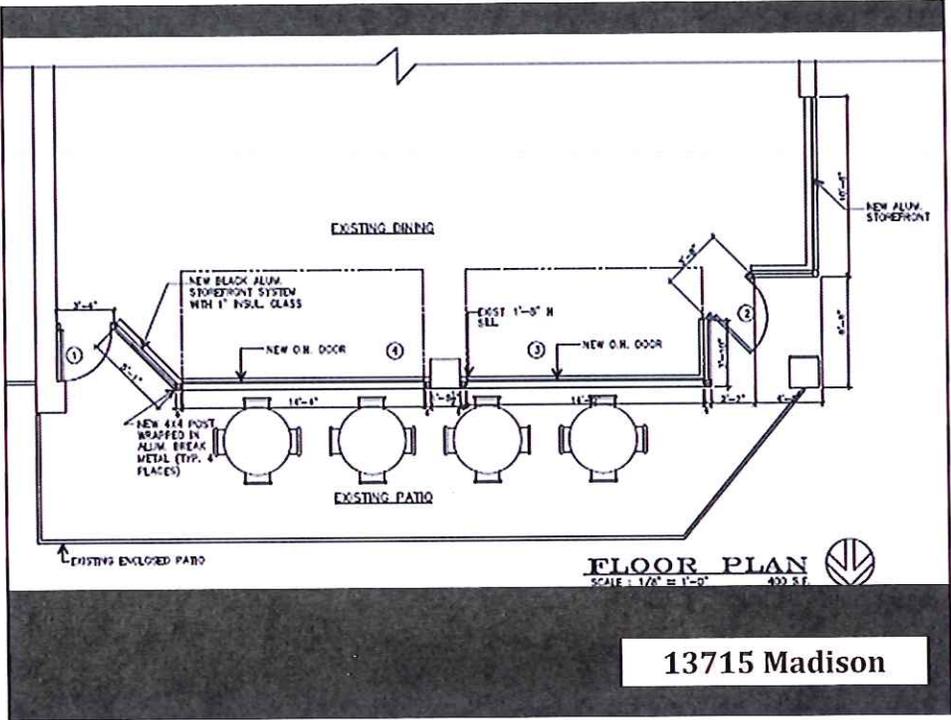


17701 Riverway







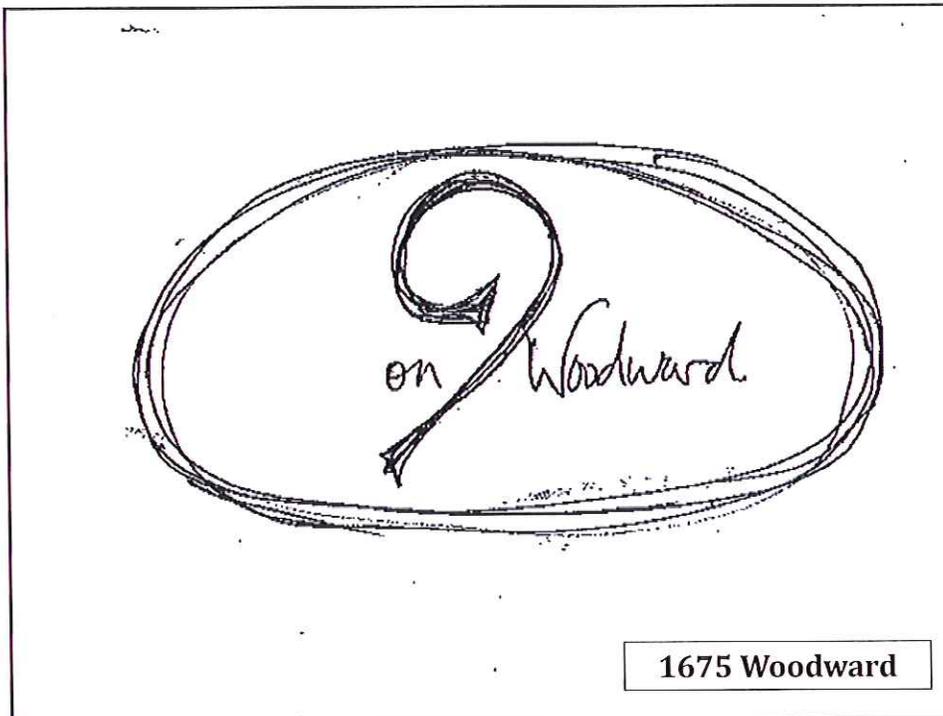
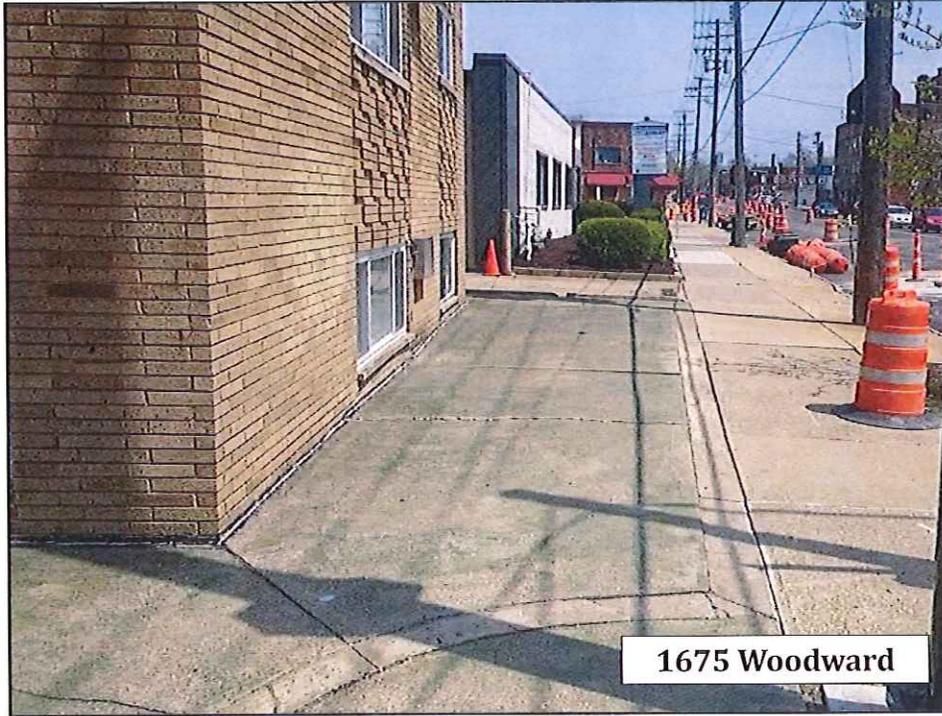




1675 Woodward



1675 Woodward

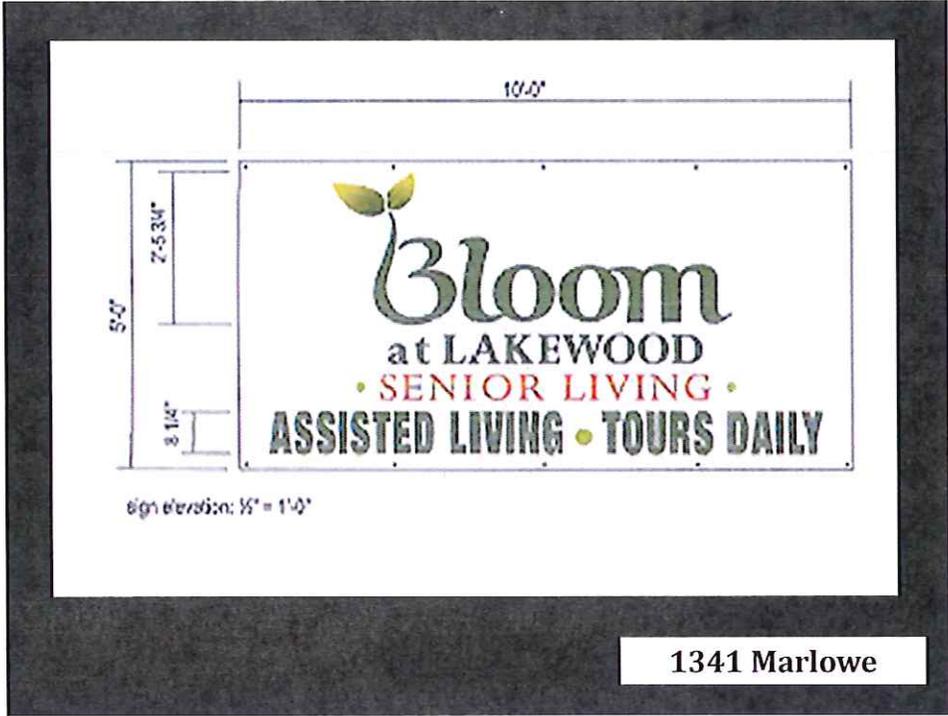


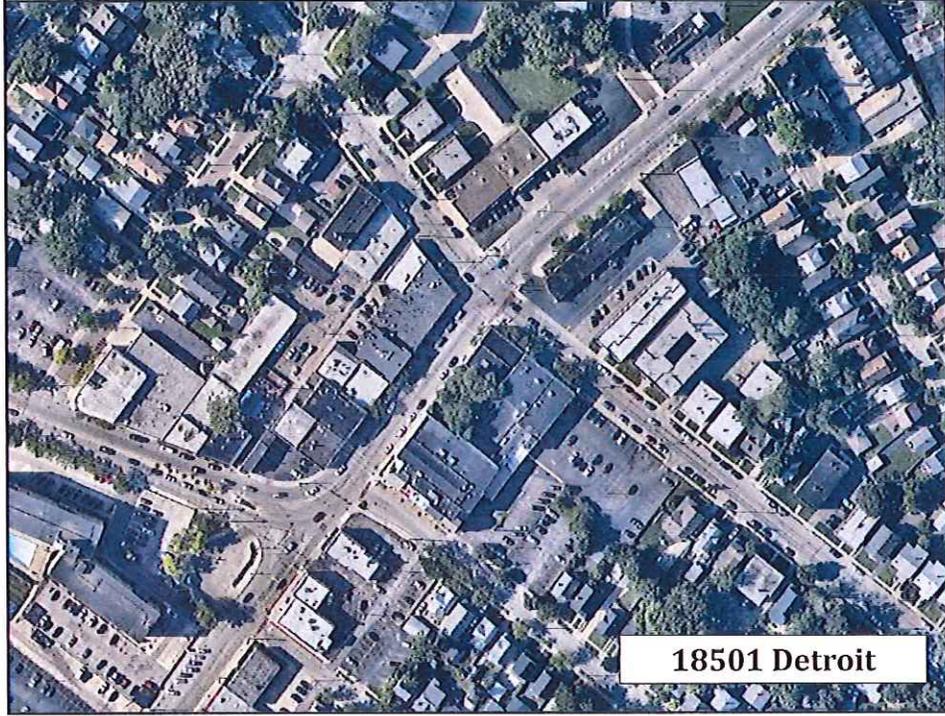


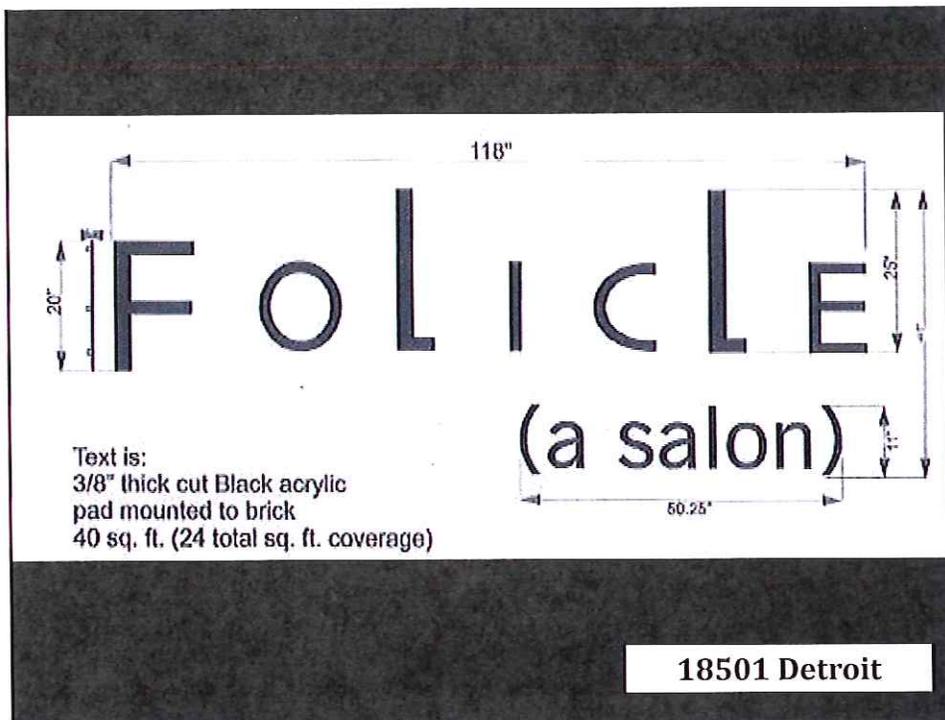
1341 Marlowe

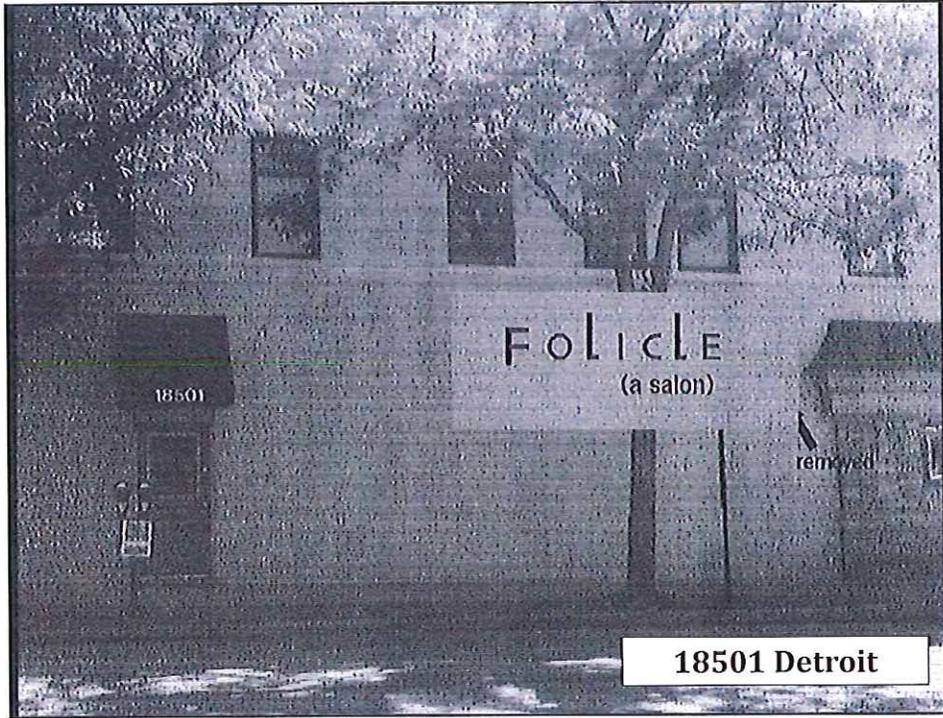


1341 Marlowe



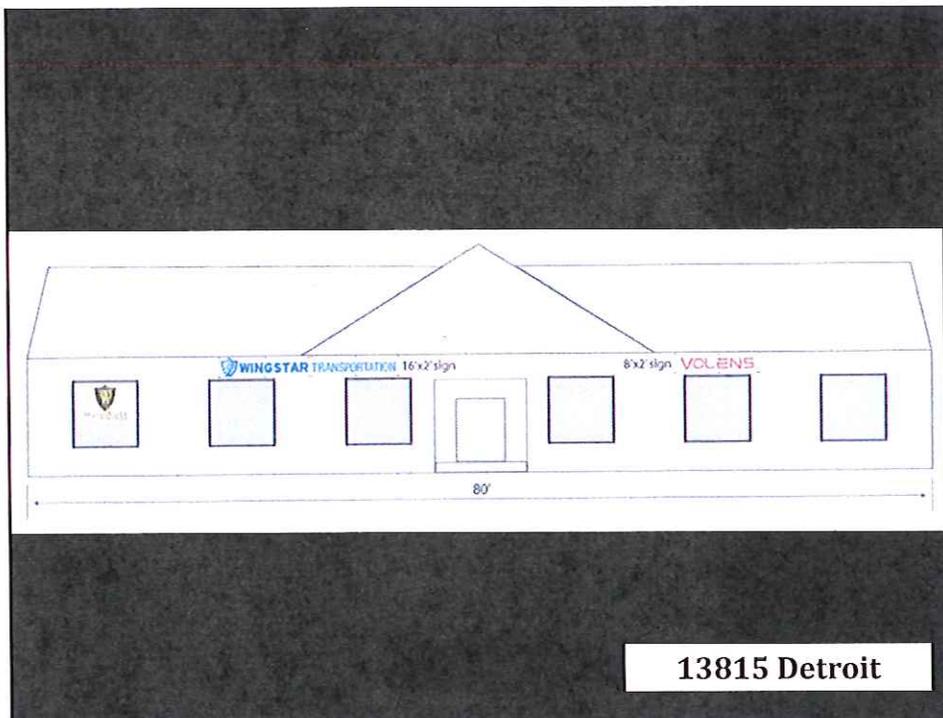






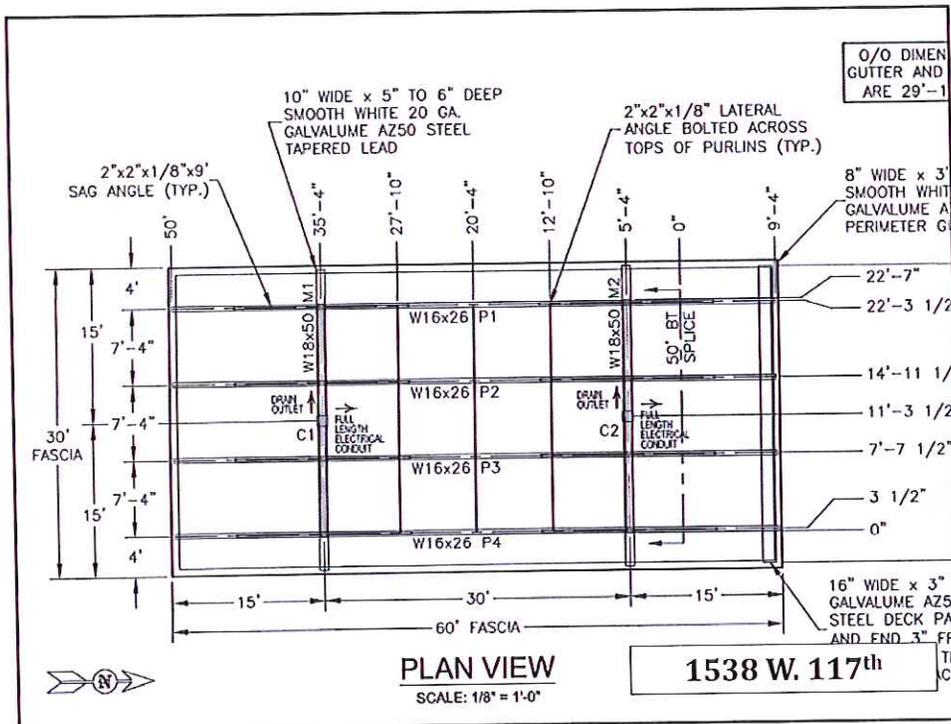


13815 Detroit



13815 Detroit





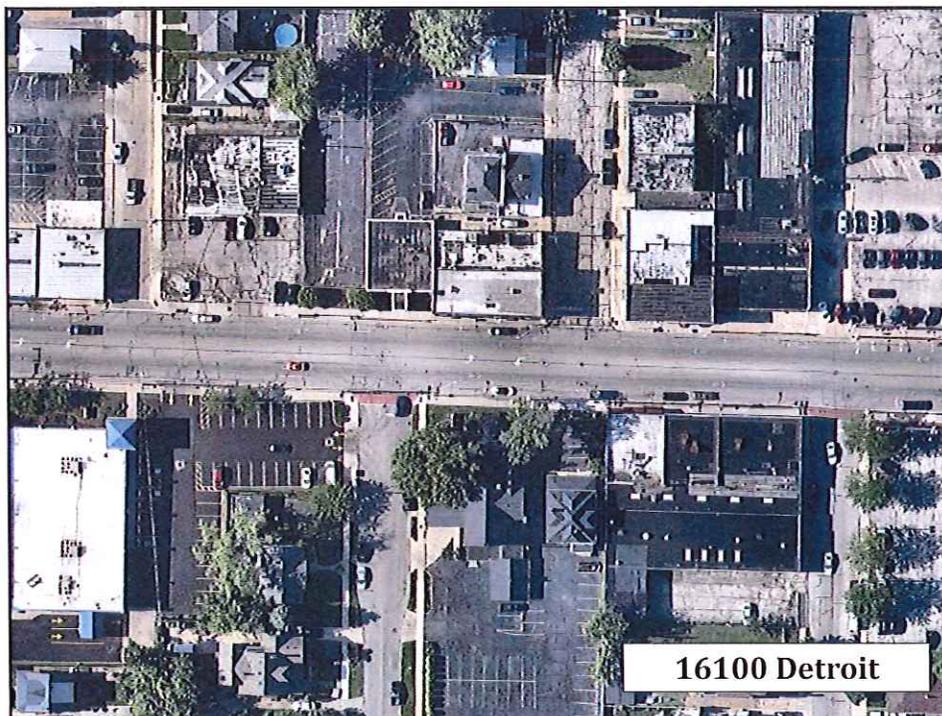


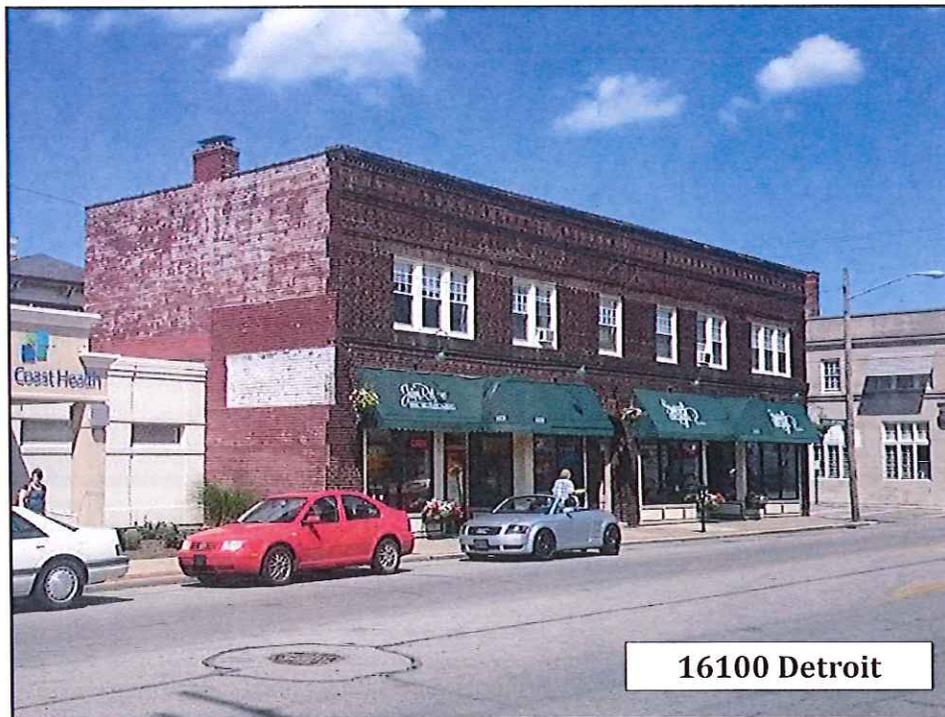


13362 Madison



13362 Madison







Mill

MOUNTING DETAILS



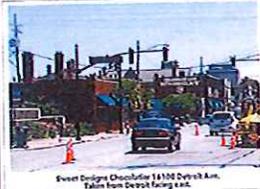
SIDE FINISH DETAILS:



16100 Detroit

Building with 31'6" x 24' height
First floor 22' wide / Second floor 24' wide
Logo 4' wide

CELEBRATE LIFE WITH CHOCOLATE!™



Sweet Design Chocolatier 16100 Detroit Ave.
Taken from Detroit facing East.



DOUBLE SIDED ROUTED OUT HDU 4' X 4' 9" W/METAL BRACKET

16100 Detroit





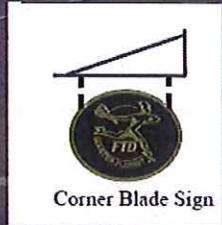
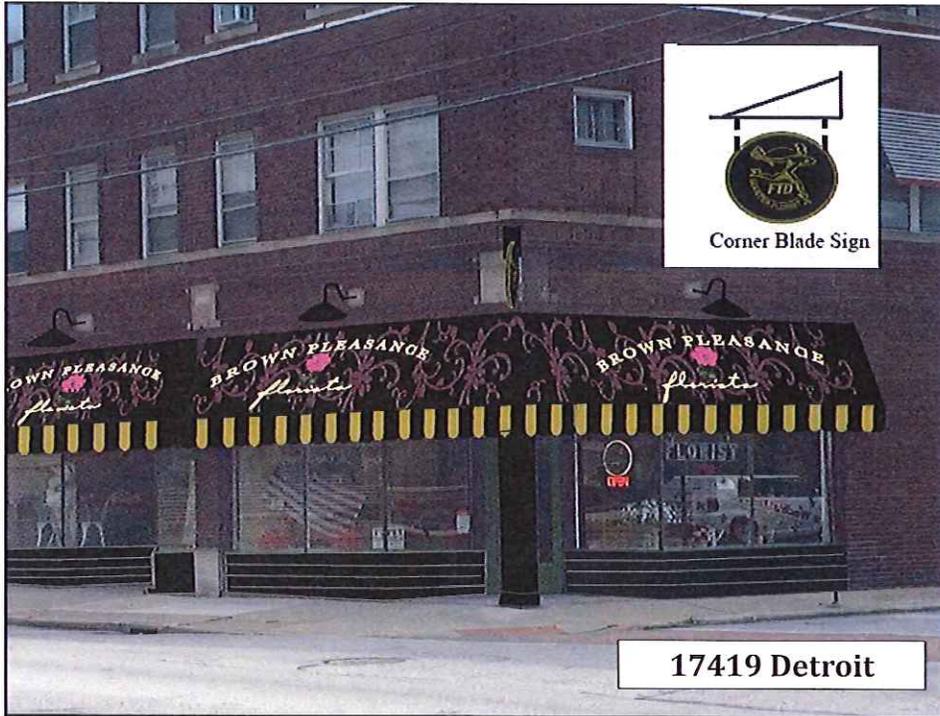
17419 Detroit



17419 Detroit



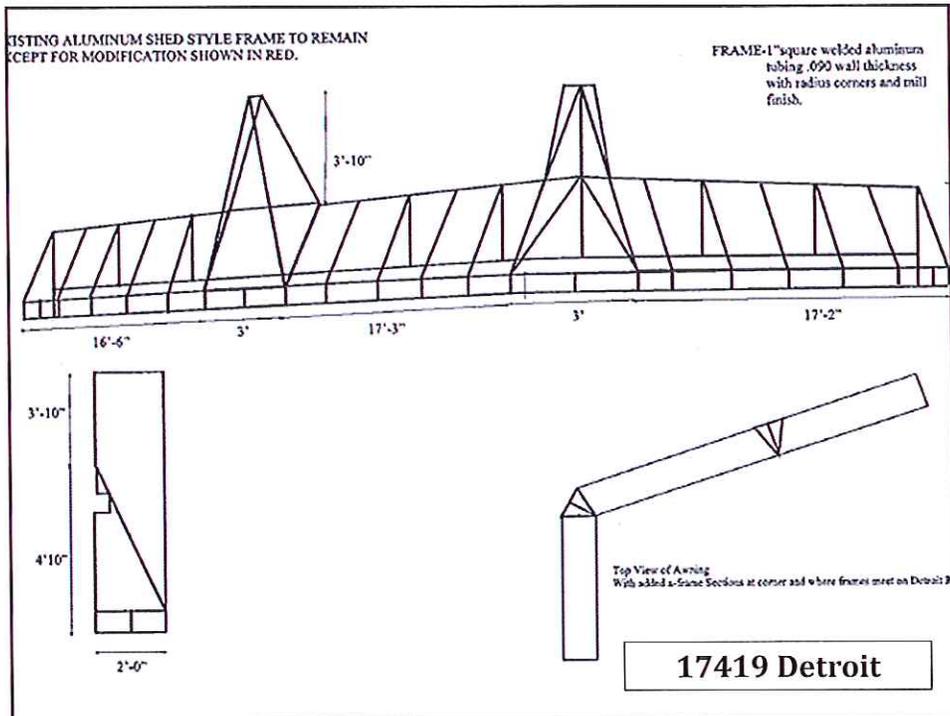


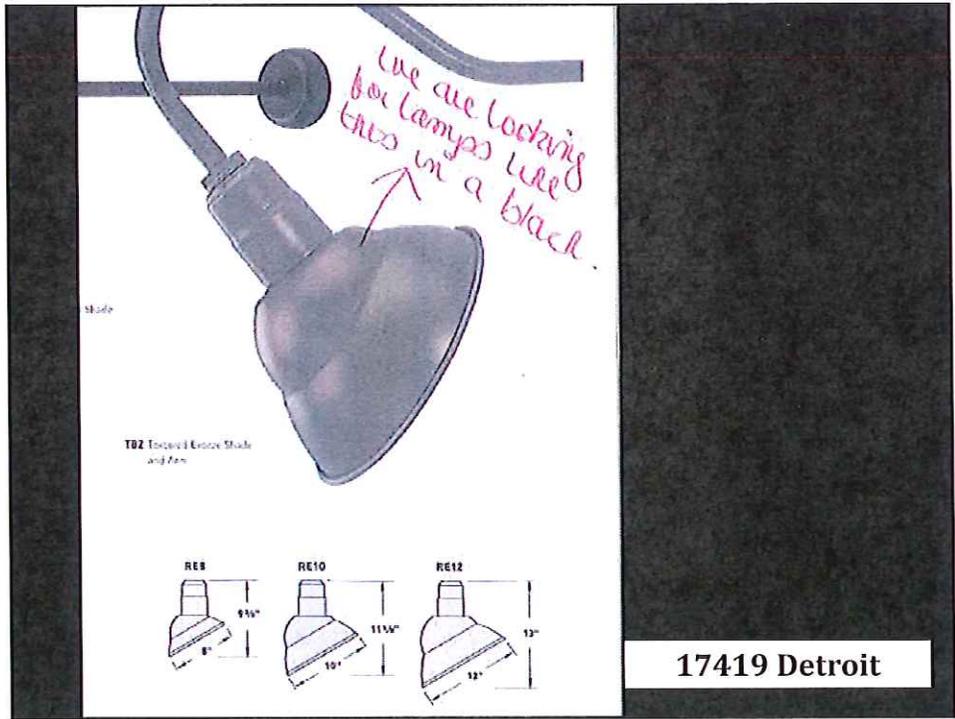
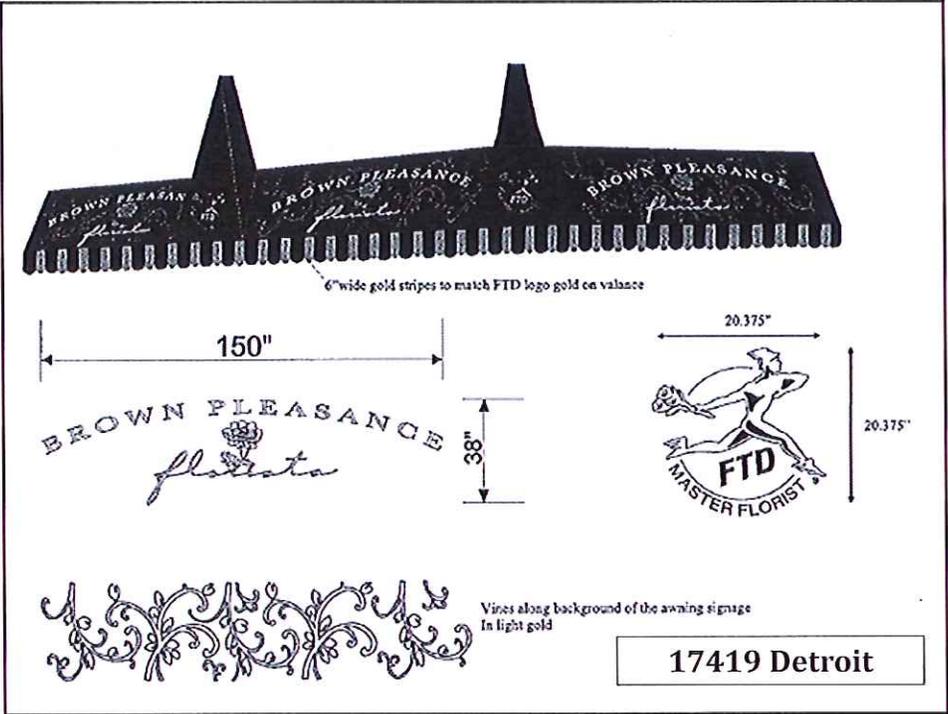


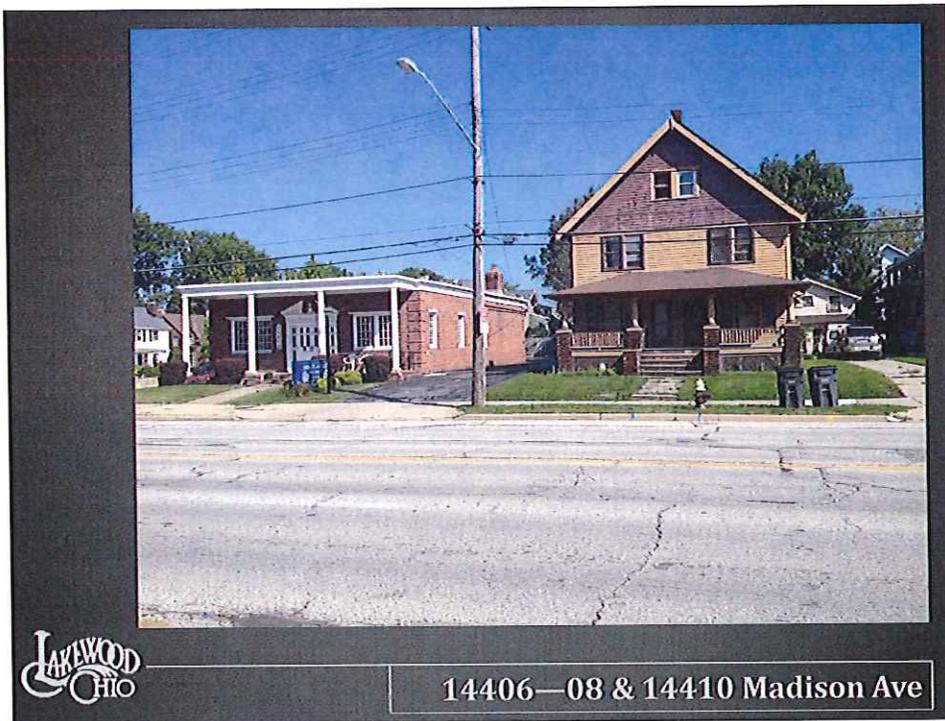
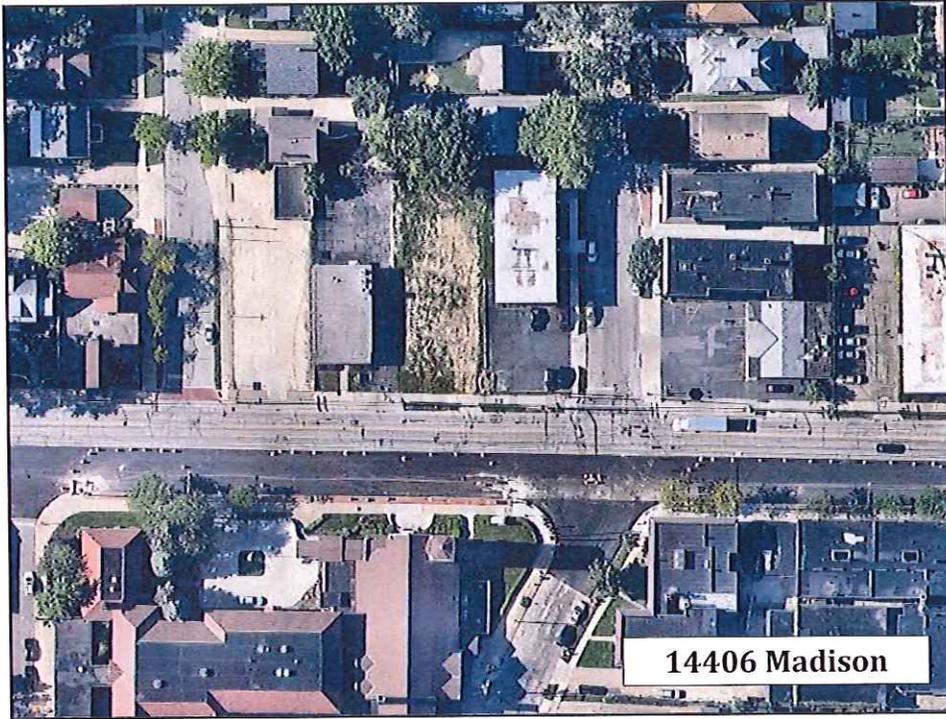
Corner Blade Sign

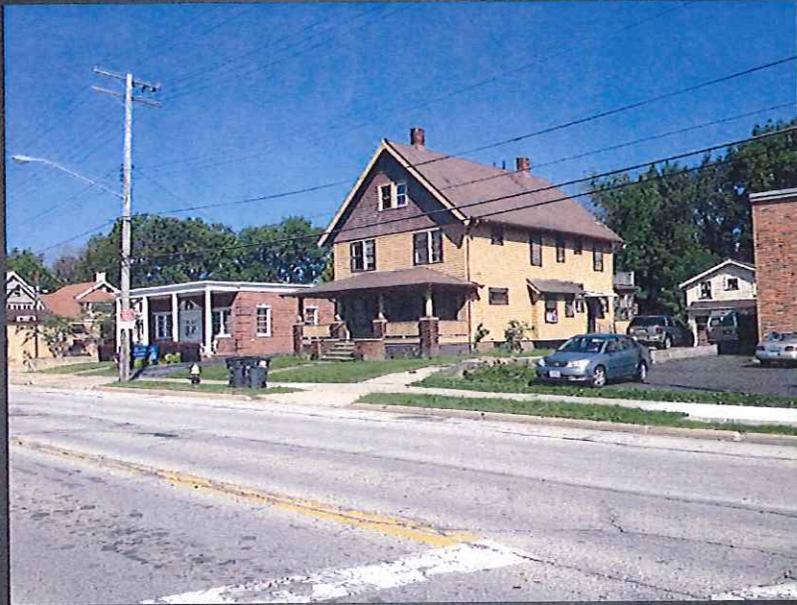


17419 Detroit









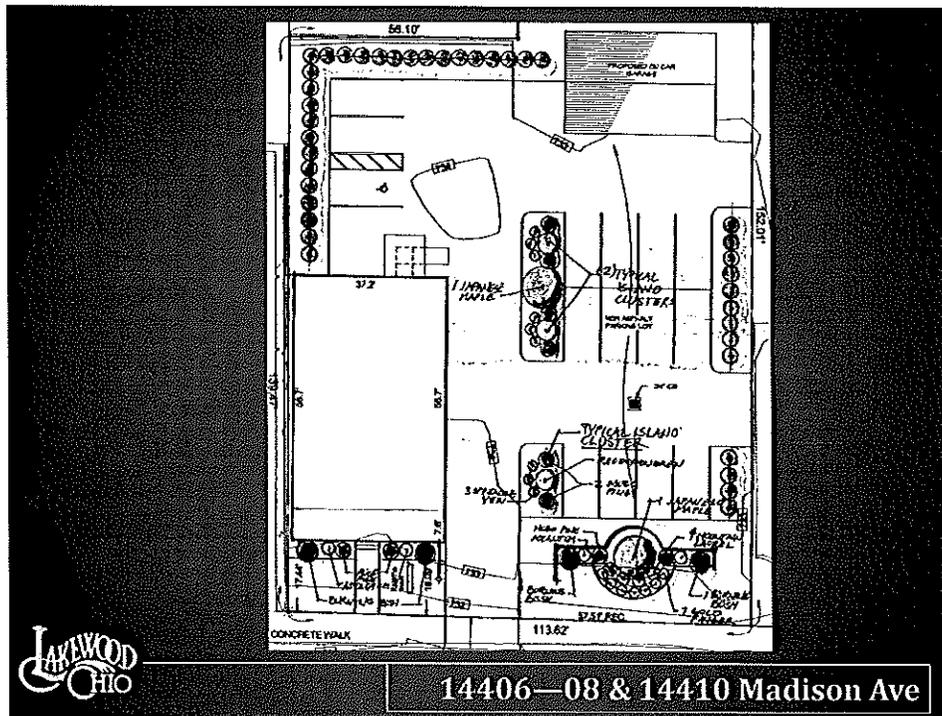
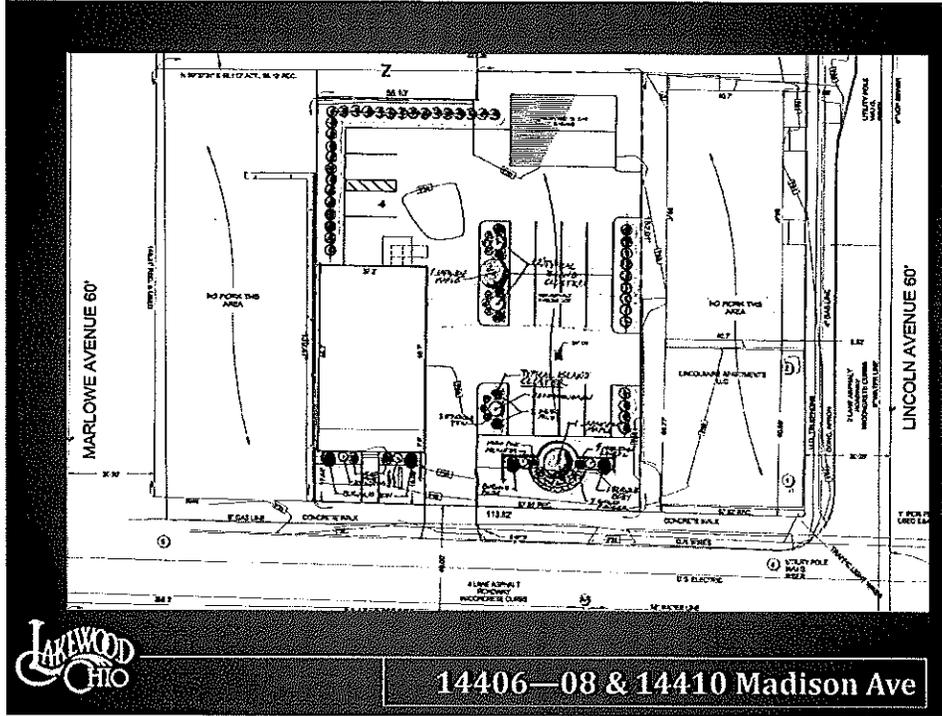
14406—08 & 14410 Madison Ave

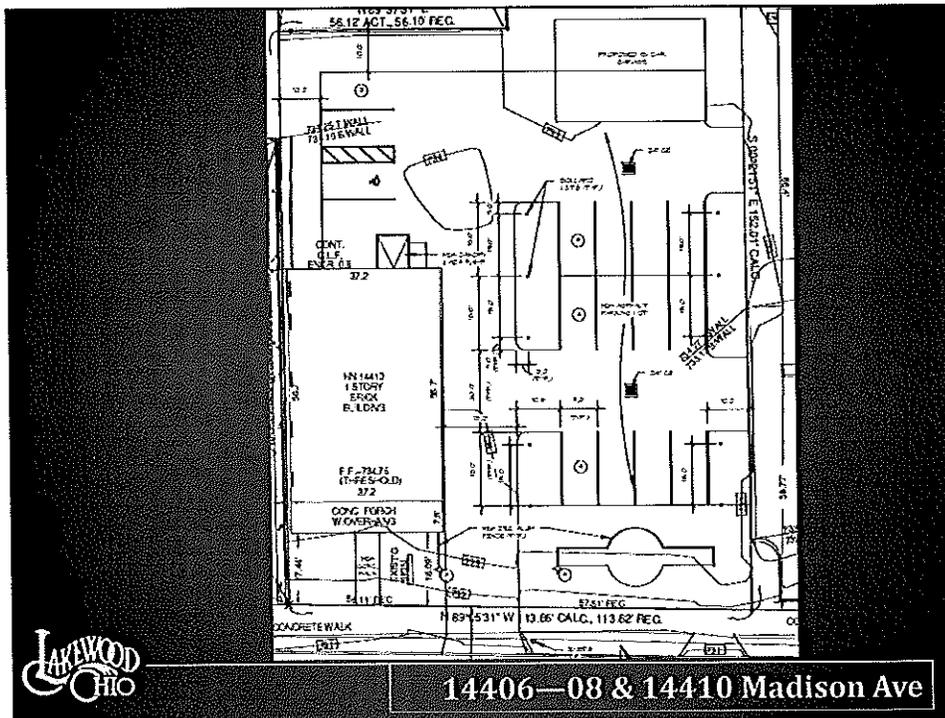
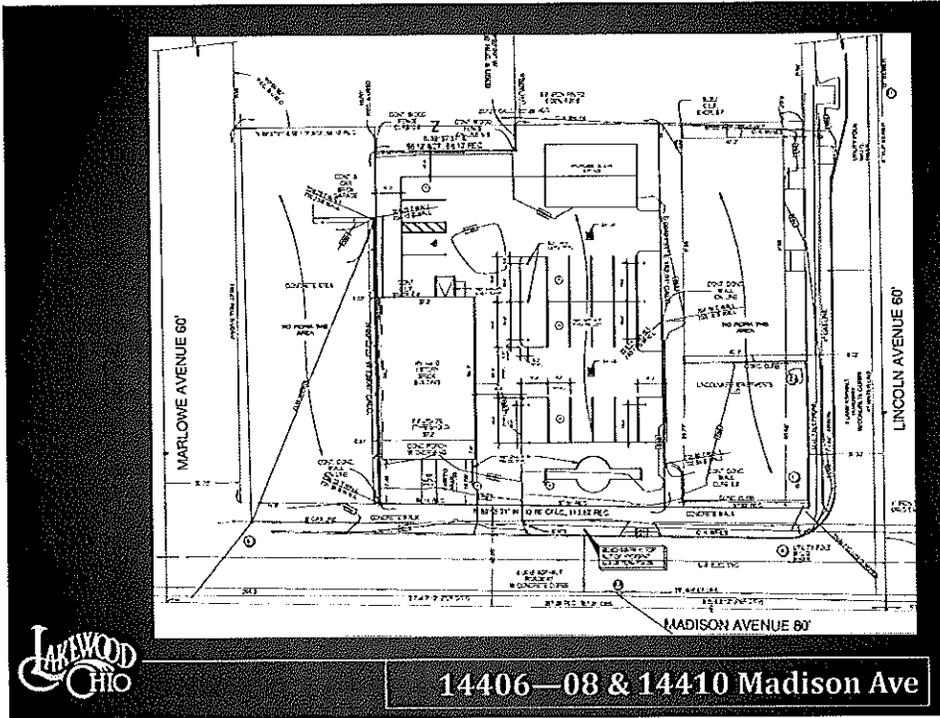


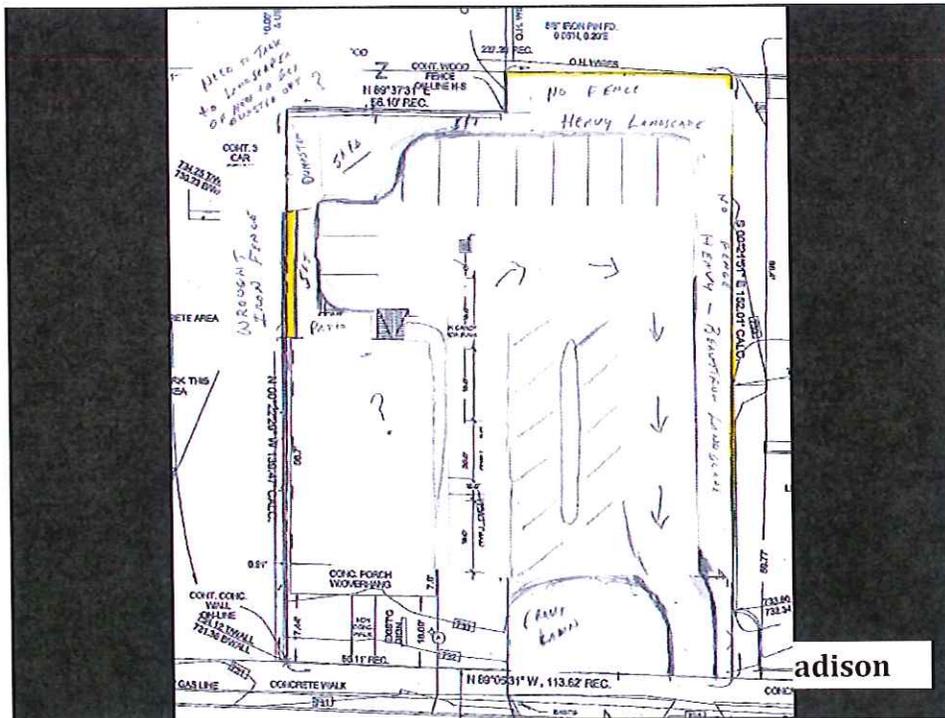
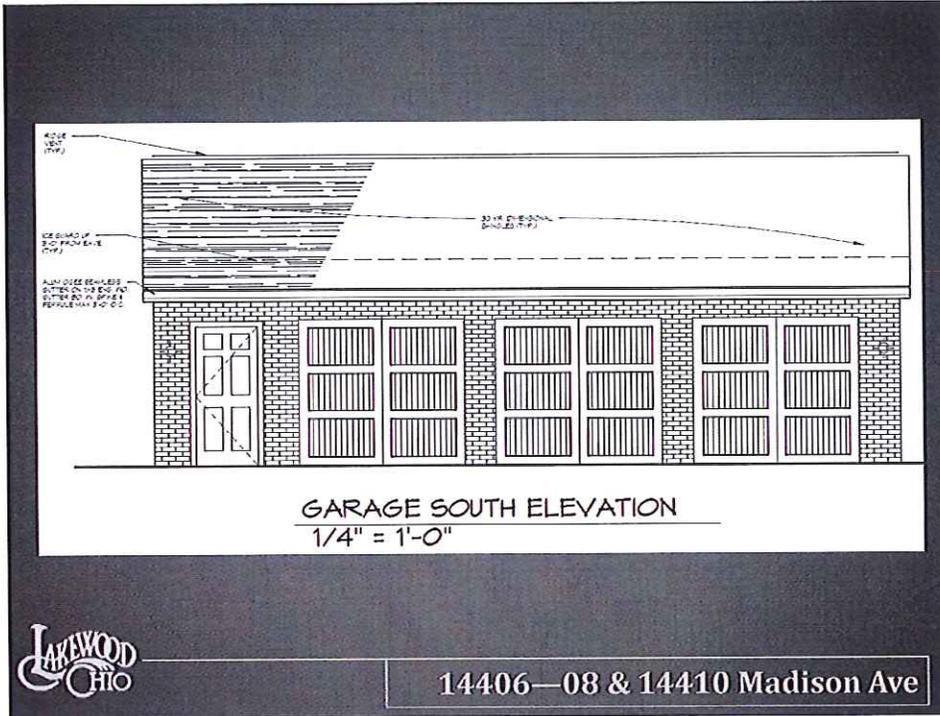
LOOKING WEST



14406—08 & 14410 Madison Ave







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))

