

MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
SEPTEMBER 10, 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

2. Approve the minutes of the August 13, 2015 meeting.

A motion was made by Mr. Musson, seconded by Mr. Evans to **APPROVE** the minutes of the August 13, 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.

**Item 14 was Summary Approved at the pre-review meeting on September 3, 2015.
Need a motion and a second for approval.**

**SUMMARY APPROVED
SIGN REVIEW**

14. **Docket No. 09-98-15**

**14725 Detroit Avenue
Burgers 2 Beer**

() Approve

() Deny

() Defer

Jessica Ruff

Ruff Neon Signs

295 W. Prospect Street

Painesville, Ohio 44077

The applicant requests the review and approval for the installation of two wall signs. (Page 37)

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

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

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

- Approve ECT
- Deny Sam Mohammad
- Defer 13953 Progress Parkway
North Royalton, Ohio 44133

The applicant requests the review and approval of a canopy. This item was deferred from the meeting in August.
(Page 4a)

Sam Mohammad, applicant was present to explain the request.

Mr. Orban asked about the lighting specifications. Discussion among the Board members ensued about the brick height on the columns.

Public comment was closed as there was no one to address the issue.

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

- the brick on the columns is four feet high from grade – with a cap on the brick,
- column poles are painted to match the canopy,
- the lower profile lens (flat lens) is used,
- the radius on the canopy corners is rounded similarly to that of the GetGo station, and
- the brick on the columns matches that of the building.

No Signage

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

- Approve Anthony Apotsos
- Deny 9 on Woodward llc
- 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 August.
(Page 5)

Mr. Russell stated the applicant had withdrawn the application. No action was required from the Board.

REQUEST FOR MODIFICATION
ARCHITECTURAL BOARD OF REVIEW

6. **Docket No. 09-08-14** C **14406-08 & 14410 Madison Avenue**
Broestl & Wallis Fine Jewelry

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

Jeff Broestl
Broestl & Wallis Fine Jewelry
14406-08 & 14410 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of modifications to the parking lot, landscaping, and demolition plan of residential property approved at the September 11, 2014 meeting. This item was deferred from the meeting in August. (Page 6)

Jeff Broestl was present to explain the request. Sarah Bishop, J. Barker Landscaping Company explained how existing and new planting materials would be used.

The Board stated they wanted to see the removal of the barbed wire. The Board suggested storm water maintenance at the rear parking lot. Mr. Molinski stated the parking lot design needed to be reviewed for compliance with storm water ordinances.

Public comment was taken.

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

- decorative fencing will be used at the center of property between ingress/egress drives,
- remove the barb wire on the fencing on the west side, and
- a 6 foot board-board fence is installed at the rear of the property.

All of the members voting yea, the motion passed.

NEW BUSINESS
ARCHITECTURAL BOARD OF REVIEW

7. **Docket No. 09-93-15** R **1286 Giel Avenue**

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

Jill Brandt
Brandt Architecture
19440 Riverwood Avenue
Rocky River, Ohio 44107

The applicant requests the review and approval for the addition of front and rear dormers and back entry stairs.
(Page 7)

Jill Brandt, applicant was present to explain the request.

The Board members said the proposed window was too large for the dormer and suggested two smaller windows. Mr. Orban stated the trim pieces would match

Public comment was closed. Mr. Russell reminded Mr. Mancuso that ABR approval and permits needed to be obtained before any work was done.

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

- Dormer window will be a double unit on the dormer with a 3.5 inch trim between them,
- New window trim to match existing trim on the home, and

The applicant requests the review and approval of one awning on business black fabric. (Page 31)

SIGN REVIEW

13. **Docket No. 09-97-15 - S** **14523 Madison Avenue**
Sarita Restaurant

Approve
 Deny
 Defer

Todd A. Krupa
North Coast Awning LLC
2635 Hamilton Avenue
Cleveland, Ohio 44114

The applicant requests the review and approval of signage on awning. (Page 31)

Todd Krupa, applicant was present to explain the request.

The Board felt the façade, lighting, and window systems were architecturally gorgeous. The Board was advised that the applicant had just learned that new gooseneck lighting was going to be proposed, but he had nothing to show them.

Public comment was closed

A motion was made by Mr. Orban, seconded by Mr. Evans to **DEFER Docket 09-98-15 - A until the meeting of October 8, 2015.** All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, seconded by Mr. Evans to **DEFER Docket 09-98-15 - S until the meeting of October 8, 2015.** All of the members voting yea, the motion passed.

SIGN REVIEW

15. **Docket No. 09-99-15** **13615 Madison Avenue**
Cuyahoga Safe + Lock

Approve
 Deny
 Defer

William Nehrenz
Cuyahoga Safe + Lock
13615 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a blade sign. (Page 48)

Mr. Russell advised the Board the applicant was unable to attend the meeting and requested a deferral.

A motion was made by Mr. Orban, seconded by Mr. Musson to **DEFER the item until the meeting of October 8, 2015.** All of the members voting yea, the motion passed.

ADD-ON

SIGN REVIEW

16. **Docket No. 09-100-15** **14021-23 Madison Avenue**
Urban Bulk Foods

Approve

Dennis Paszkowski

- () Deny
- () Defer

2441 Castle Avenue
Cleveland, Ohio 44113

The applicant requests the review and approval of signage within a sign board and a projecting sign. (Page 52)

Dennis Paszkowski, applicant was present to explain the request.

The Board wanted to see the black decorative sign trim and needed to know how the future gooseneck lighting power source would be covered and mounted. The Board asked if the applicant had considered raised lettering. The Board was advised that a green color was being proposed for lettering outlined in black; there was no example provided at the meeting. As the business was to open on October 4th, it was decided the sign could be approved administratively upon submission of materials.

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

- **The final product and lighting are approved administratively.**

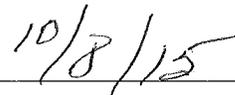
All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Orban, seconded by Mr. Evans to **ADJOURN** the meeting at 7:07 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. Samir Mohammad
- 2. JEFF BRUST
- 3. Sarah Bishop
- 4. Anany Bednash
- 5. Jill Brandt
- 6. George Demack
- 7. Darren Mancuso
- 8. PAUL FERRELL
- 9. PATRICK O'CONNOR
- 10. PAUL KRUPA
- 11. PAUL KRUPA

- [Signature]
- Jeff Brust
- The Barker Group
- Anany Bednash
- Jill Brandt
- George Demack
- D. Mancuso
- [Signature]
- [Signature]
- [Signature]
- [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: _____



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. Dennis Paszkowski

[Handwritten Signature]

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

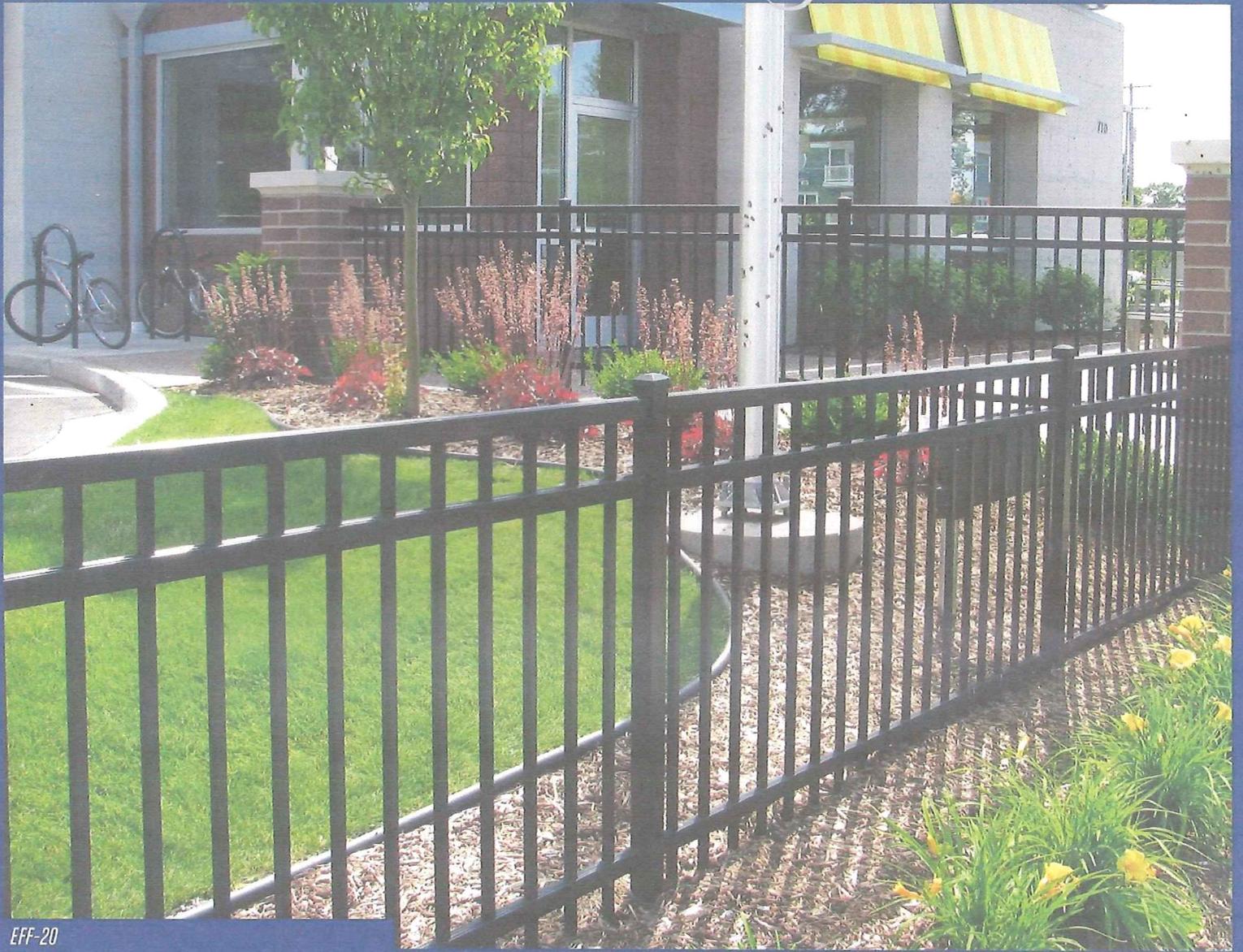
Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

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: _____

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EFF-20



LifeGard



EFF-20 Custom Rail Spacing, No Picket Through Bottom



EFF-20



+ Available in seven sensational colors:

- Black 
- White 
- Quaker Bronze 
- Walnut Brown 
- Beige 
- Sandstone 
- Hartford Green 

Colors shown are simulated and may vary.



COMMERCIAL GRADE

1-1/8" x 1-3/4" Rails with 3/4" x 3/4" Pickets



EFS-10



EFS-55



EFF-20, No Picket Through Bottom



EFS-10 w/Optional Quads & Circles



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DESCRIPTION

We've paired our 36" round stainless steel top up with an aluminum table base for a great looking outdoor restaurant table! To ensure an extra long life, this stainless steel table top with base must not be exposed to constant moisture and must be able to dry after being exposed to wet weather conditions. Check out our [wide selection of outdoor restaurant chairs](#) to match your new table!

Additional Sizes Available.

Item #: ORF-W-AL36RS-TH

Please note: Furniture with aluminum frames are only warrantied for outdoor use. Aluminum is a softer metal than steel, and therefore, cannot withstand the everyday rigors of an indoor commercial setting. Aluminum makes a great choice for [outdoor table bases](#), because it's weather-resistant. Please read our complete [warranty policy](#) for more details.

REQUEST A FREIGHT QUOTE

This item does not include free shipping. Call 1-800-986-5352 or click on the form above for a shipping quote.

Item #: ORF-W-AL36RS-TH

36" Round Commercial Outdoor Aluminum Table and Base Set

Retail Price: \$475.99

Sale Price: \$119.98

Quantity: 1

ADD TO CART

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YOU MAY ALSO LIKE



SALE

Commercial Outdoor Brushed Aluminum Vertical Back Restaurant Chair

Suggested Retail Price: \$85.99

Sale Price: \$79.99



SALE

Aviator Commercial Aluminum Ladder Back Outdoor Cafe Chair

Suggested Retail Price: \$49.99

Sale Price: \$34.99



32 Gallon Expanded Receptacle (Select Your Color!)

Suggested Retail Price: \$339.99

Sale Price: \$239.99



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Restaurant Chairs

Table Tops

Table Bases

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> Aviator Commercial Aluminum Ladder Back Outdoor Café Chair



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4

REQUEST A FREIGHT QUOTE

This item does not include free shipping. Call 1-800-986-5352 or click on the form above for a shipping quote.

Item #: ORF-W-AL202CH

Aviator Commercial Aluminum Ladder Back Outdoor Café Chair

Retail Price: \$49.99

Sale Price: \$34.99

Quantity: 1

ADD TO CART

SEND THIS TO A FRIEND

DESCRIPTION SPECIFICATIONS DIRECTIONS

Our Aviator outside restaurant chair will be a great addition to your patio dining area!

- Durable 28 mm diameter X 1.5 cm thick aluminum frame
• Stainless steel hardware with cast aluminum support ring, which allows for strong and flexible connection
• Lightweight and stackable
• Waterproof and UV resistant for all types of weather
• 1 year limited commercial warranty
• Ships fully assembled

Item #: ORF-W-AL202CH

Please note: Furniture with aluminum frames are only warranted for outdoor use. Aluminum is a softer metal than steel, and therefore, cannot withstand the everyday rigors of an indoor commercial setting. Aluminum makes a great choice for outdoor seating, because it's weather-resistant. Please read our complete warranty policy for more details.



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.onelakewood.com/development

PUBLIC NOTICE
09/01/2015

Re: Docket No 09-95-15
13601 DETROIT AVE
O'Toole's Pub

Project Description: the review and approval of a patio located at the back of the building

You are receiving this letter as the applicant or neighboring property of **13601 DETROIT AVE.**

At its public hearing for **Thursday, 09/10/2015**, the Board of Building Standards/Architectural Board of Review/Sign Review will consider the applicant's request. The hearing will begin at **5:30 P.M.** in the Auditorium of Lakewood City Hall, 12650 Detroit Avenue.

AS AN ABUTTING PROPERTY OWNER/OCCUPANT

If you wish to express your views on the above captioned property, you may do so at this public hearing. If you are unable to attend, you may express your concerns in writing and send via e-mail to Planning@lakewoodoh.net or fax (216) 529-5907. If your building is tenant occupied, please advise your tenants of the scheduled meeting or post this notice in an area of general use. You can find the full agenda posted online at www.onelakewood.com/PublicNotices.

AS THE APPLICANT

Pursuant to the rules of the Board of Building Standards/Architectural Board of Review/Sign Review, you or an authorized agent must appear at this meeting to have your request considered. If an agent is representing you, that agent must present written authorization to my attention, the Secretary of the Board. If you fail to appear without requesting a continuance by contacting the Secretary of the Board, you will be required to file a new application before your proposal is considered. If you have any questions or concerns, please do not hesitate to contact me at 216-529-5933.

The Board will also hold a pre-review meeting to review the month's docket at 4:00 P.M. on the Thursday a week prior to the public hearing in the Planning and Development Conference on the lower level of City Hall. **This meeting is open to the public and attendance is not mandatory.** Please call me at 216-529-5933 if you would like to discuss details about your project before the public hearing.

Sincerely,

Jason Russell, Board Secretary
Project Specialist II, Planning and Development

September 10, 2015

Delores C. Prokop
Catherine Prokop- Andrist
Nathan B. Andrist
1433 Elbur Ave.
Lakewood, Ohio 44107

Jason Russell
Board Secretary, Project Specialist II, Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107

Dear Mr. Russell

We are long-time resident of our city, and lived on Elbur since 1981. We are writing to express our concern about recent discussion and the pending decision to approve a patio located at the back of the shopping strip to accommodate O'Toole's Pub. I understand that the decision is being considered to enable delivery access to the delivery alley a few times a week to allow a patio for O'Tooles Pub.

However, are concerns are many, the shopping strip used the area where the patio is being located as a service alley; attended only for the purpose of deliveries. It is narrow and only one vehicle may enter at a time from the east (Elbur) then widens on the west at (Wyandotte). Near Wyandotte big garbage reciprocals are located. This is a sanitary issue now with food and drink. The service alley's purpose is to alleviate traffic on Detroit for other merchants and customers. Future merchants and customers will be impacted from the days the patio will be used.

Second, the owner of O'Toole's establishment is unable to control his patrons. One night the service alley was blocked off. A group was out partying and carrying on. They were very loud and we could not open are widows. We were in the process of obtaining a variance for our Air Condition Unit. The music was loud, the people were loud we had to close the windows. It was horrible, plus closing the windows did not help and they are brand new. Also, one night he seemed to have 50 plus patrons outside his establishment smoking, singing, talking loud blocking the intersection of Elbur and Detroit. Residence could not access onto Detroit or get onto Elbur.

Third, the antics of the patrons; a woman at 2:00am was singing at the top of her lungs a poor Marilyn Monroe rendition to Happy Birthday to herself. HAP PY BIR TH DAY ... TO MEEE! Oh, how I wish my daughter and I can come sing this to you! My son-n-law is on call with his job he has witnessed patrons peeing on the tree lawns and vomiting. Cops arrived at 1414 Elbur that is directly behind the pub because two men from the bar were banging on their door.

Fourth, the address 1414 Elbur Ave., is a home of Cuyahoga County Board of Disabilities housing mostly woman with disabilities since 1984. If the County and the employees of this group home do not want to get involved, my family out of respect of the residence there in the home, we feel a patio is not appropriate abutting this residence.

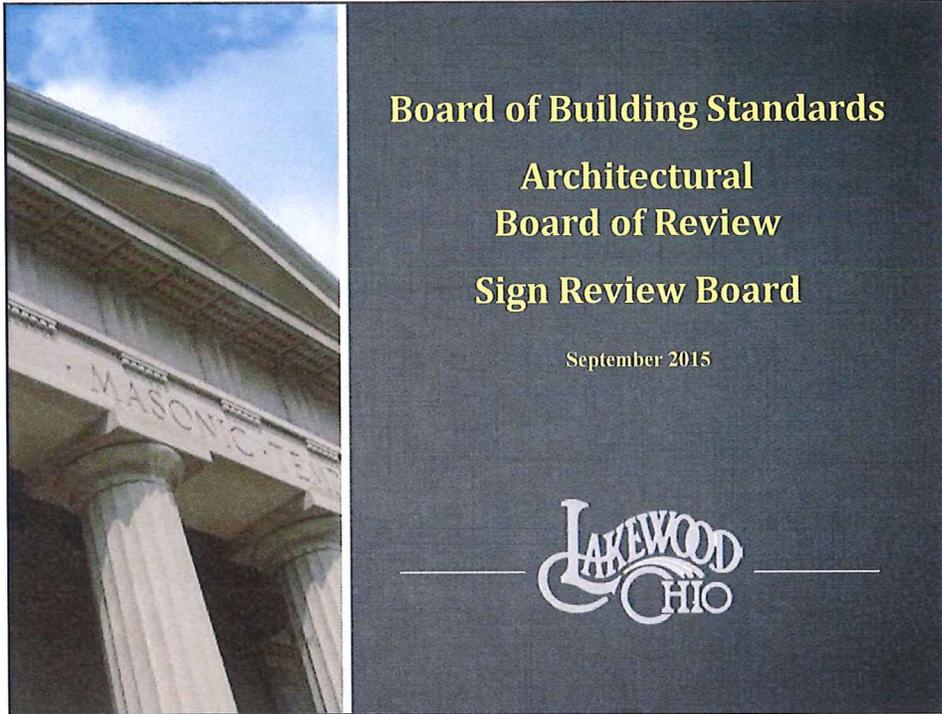
Lastly, you can see the owner of the establishment is unable to control his patrons or the activities of the pub. The night he had the alley blocked the noise was horrible even with windows closed. His patrons are not respectful to the residence on Elbur. In all actuality his property is too small to accommodate a patio. There are sanitation, safety and traffic concerns. The location of the patio to the residence in 1414 Elbur is not appropriate!

Respectfully Yours,
Owner and occupants of
1433 Elbur Ave.

Delores C. Prokop

Catherine Prokop-Andrist

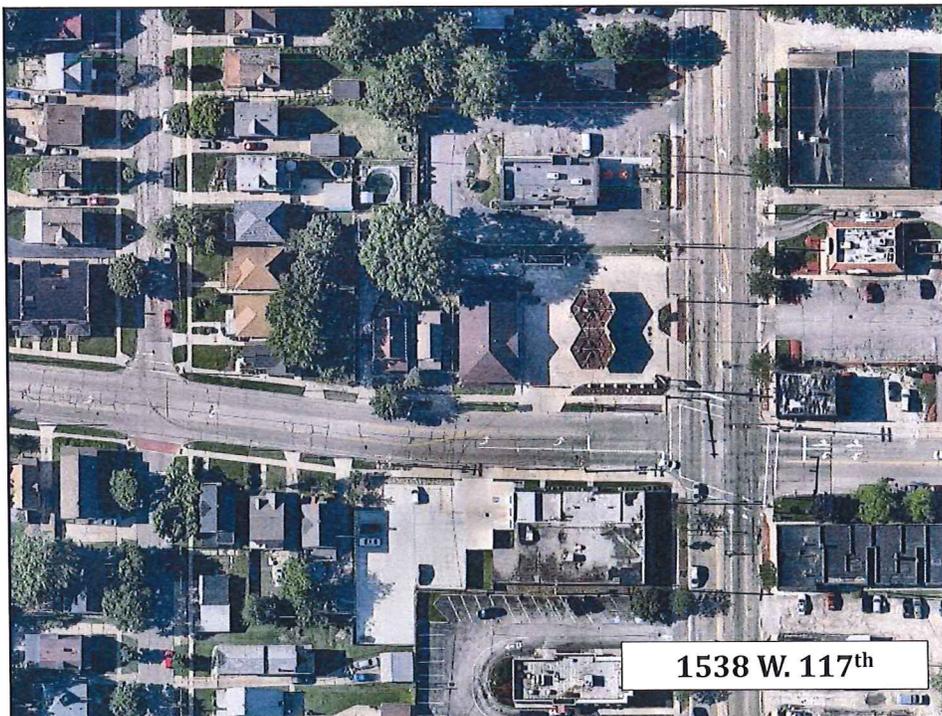
Nathan Andrist Sr.

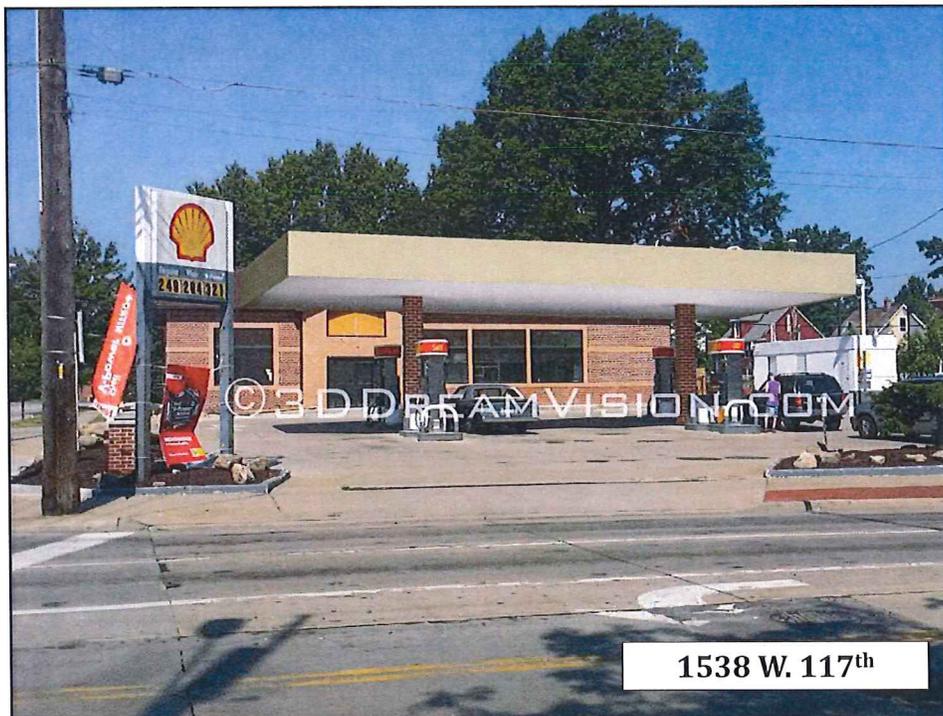


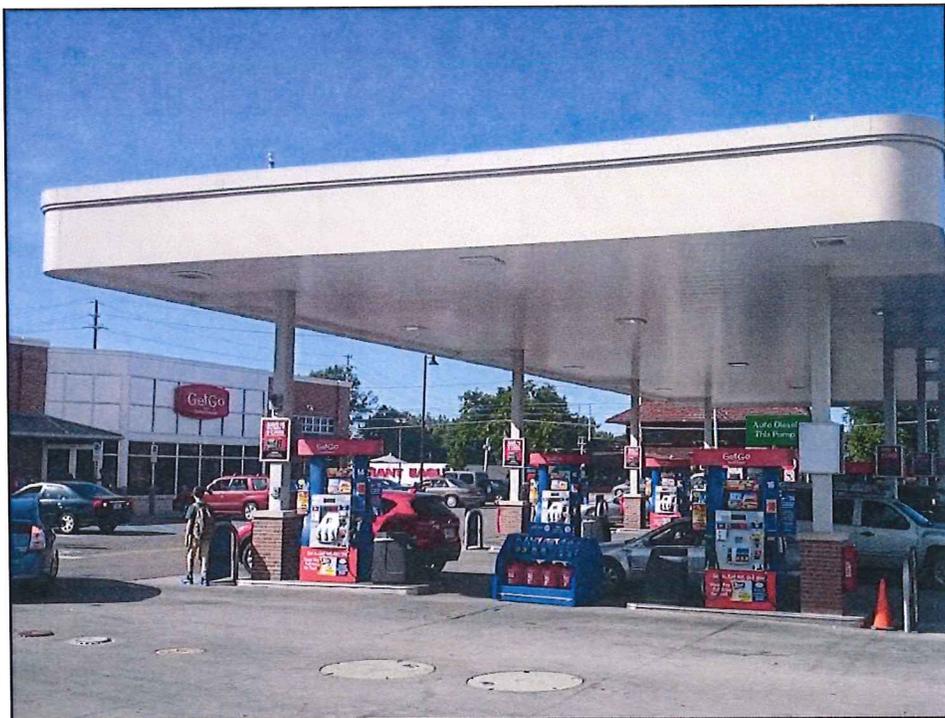
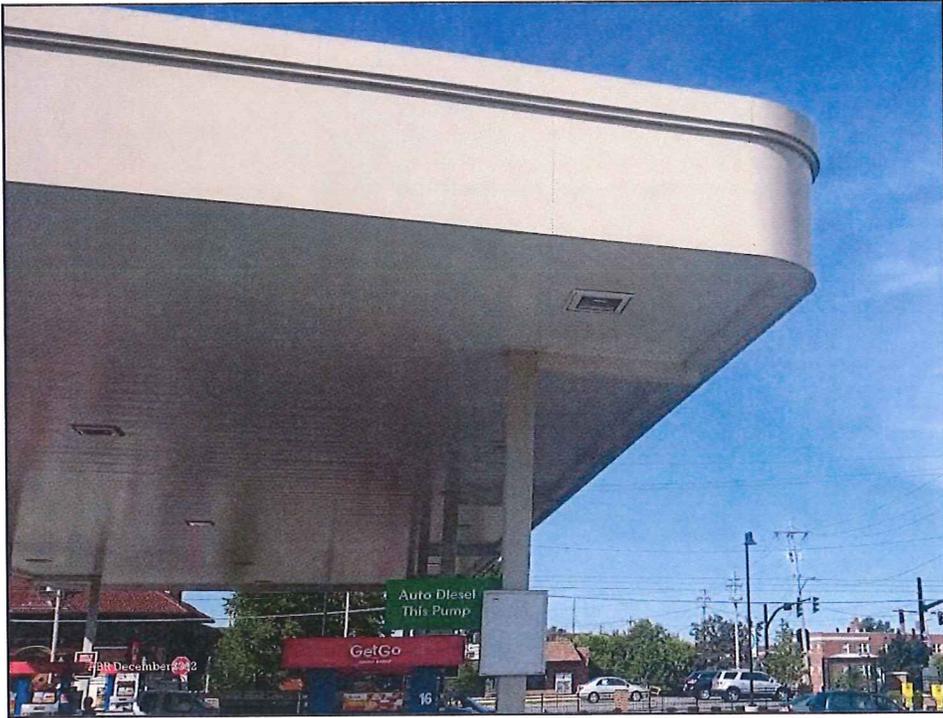
Board of Building Standards
Architectural
Board of Review
Sign Review Board

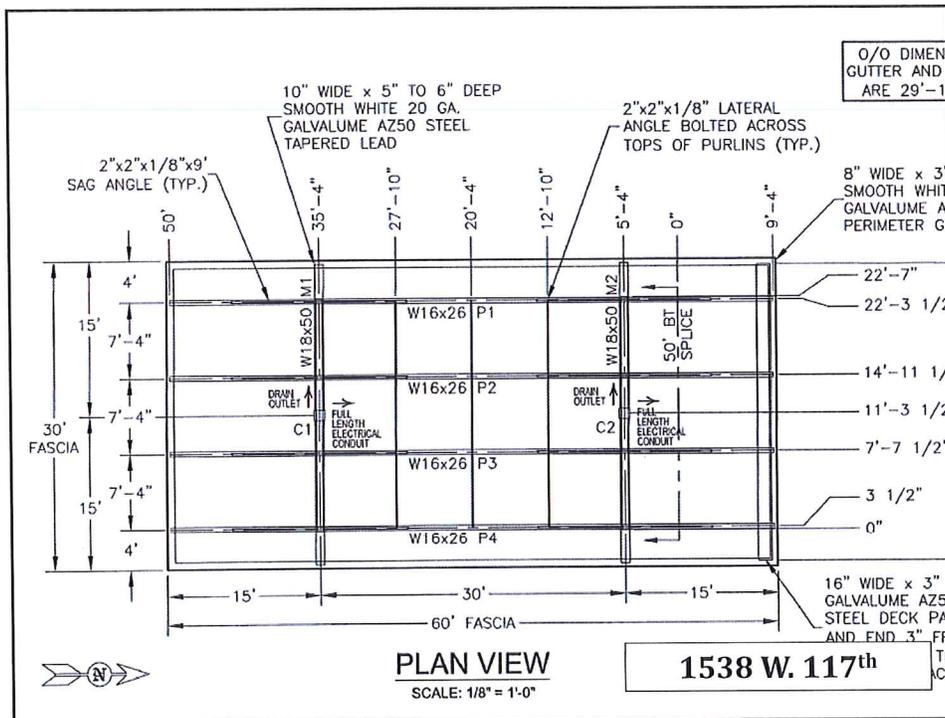
September 2015

LAKESWOOD
OHIO



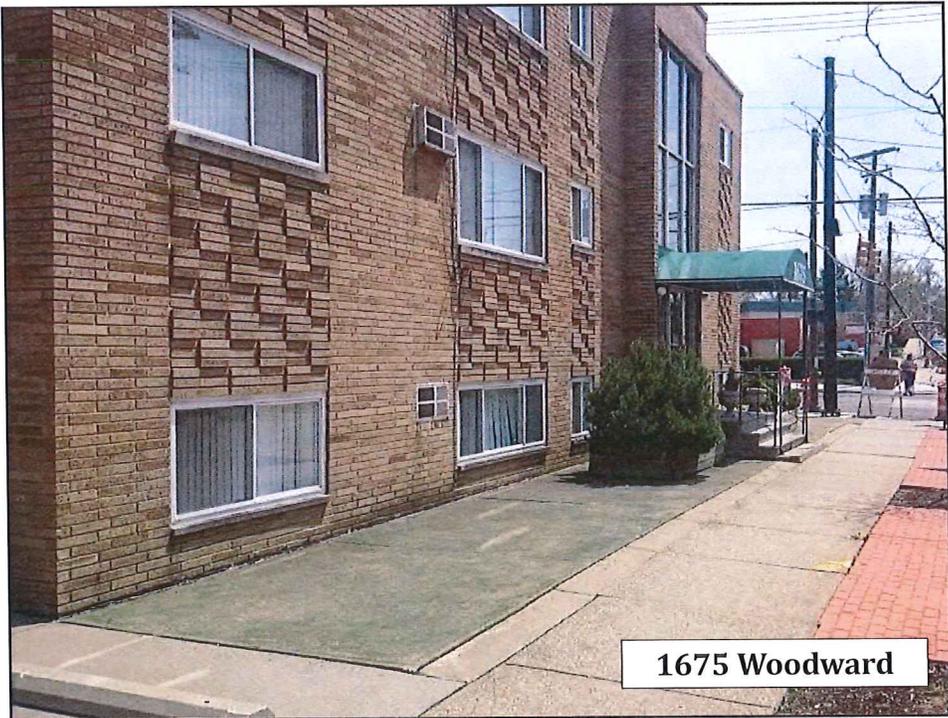




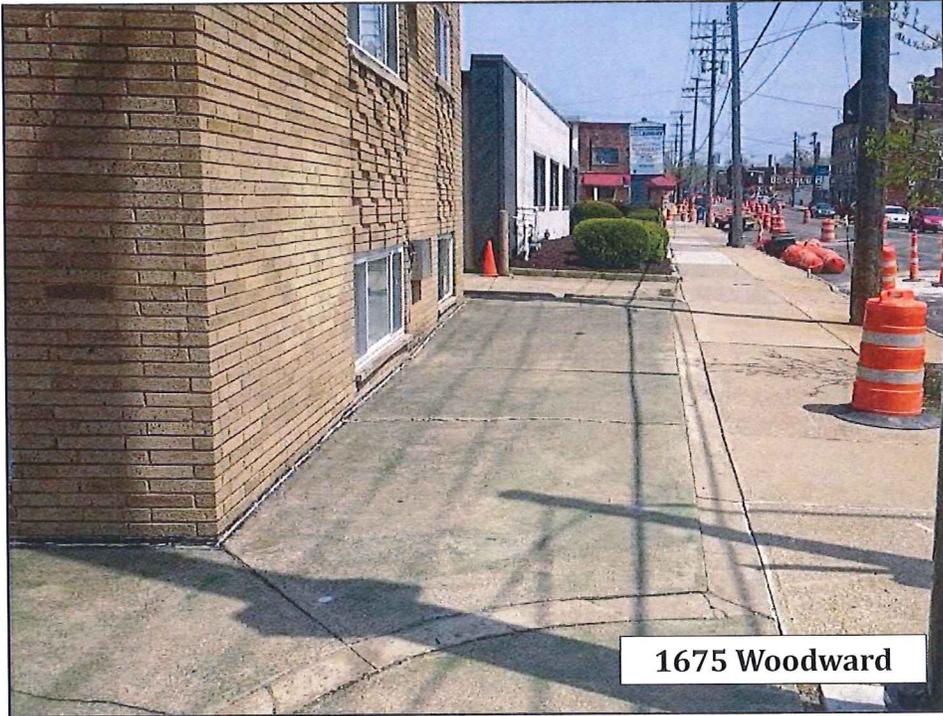




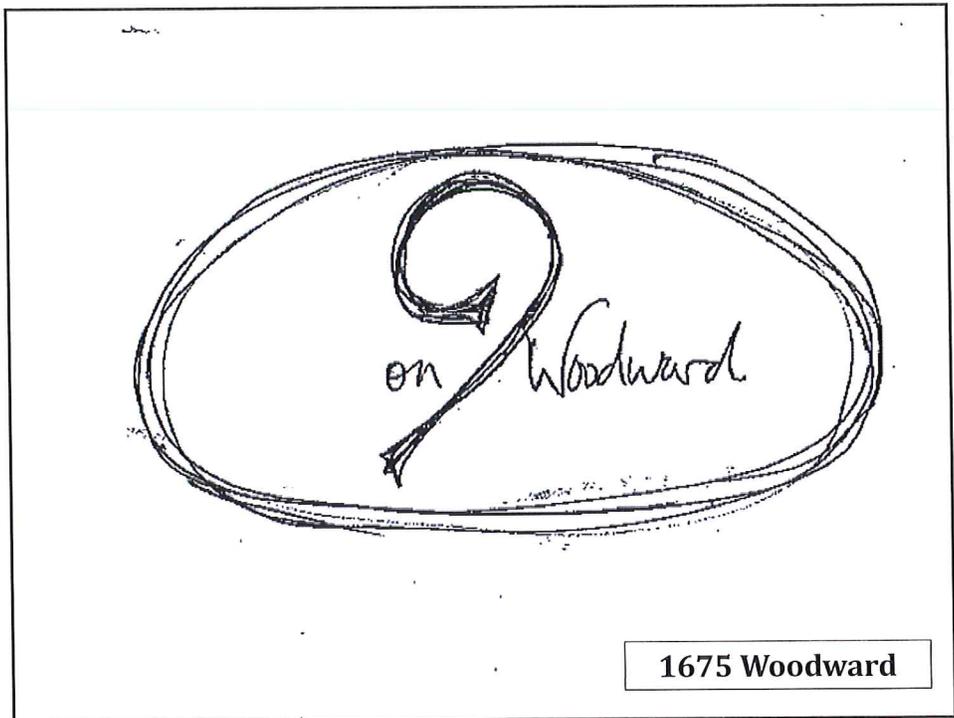
1675 Woodward



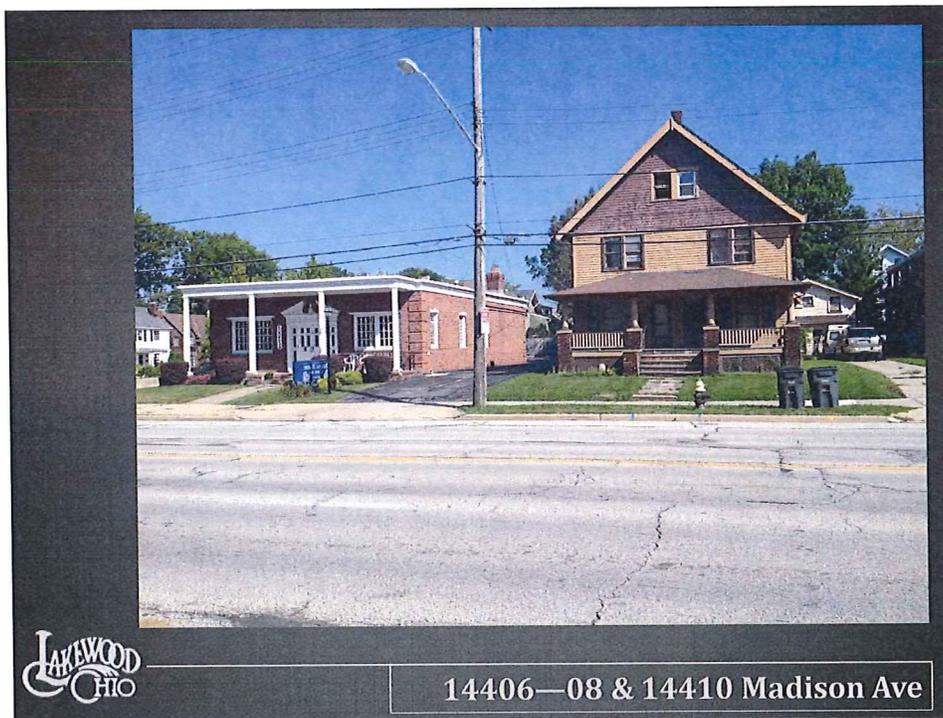
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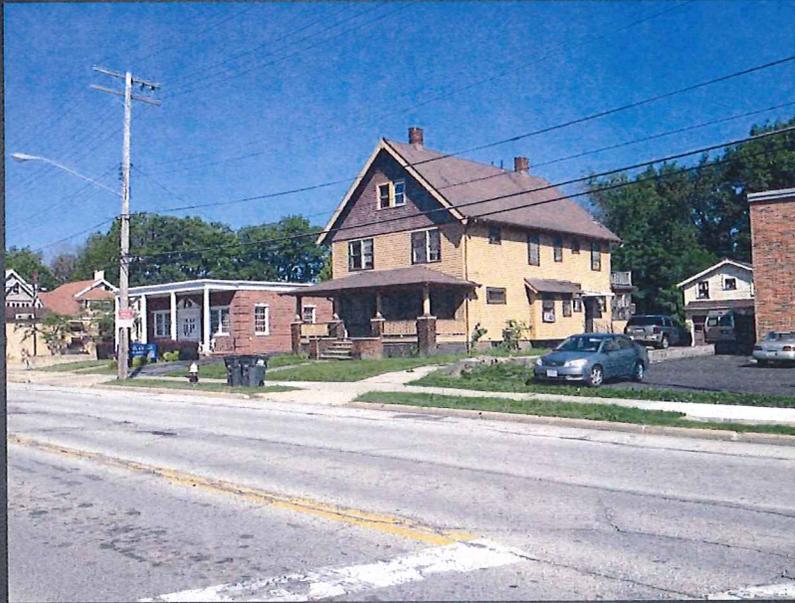


1675 Woodward

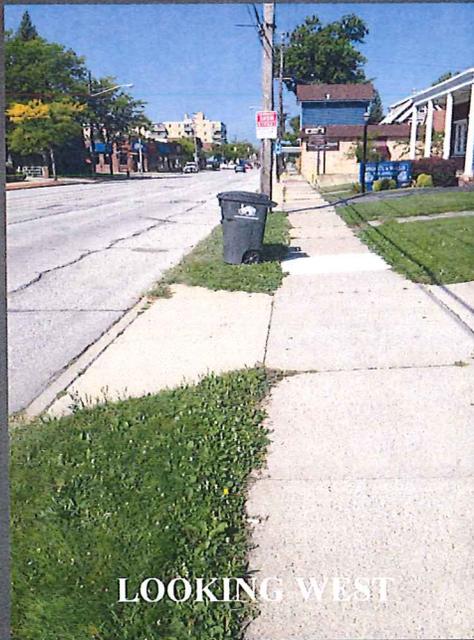


1675 Woodward





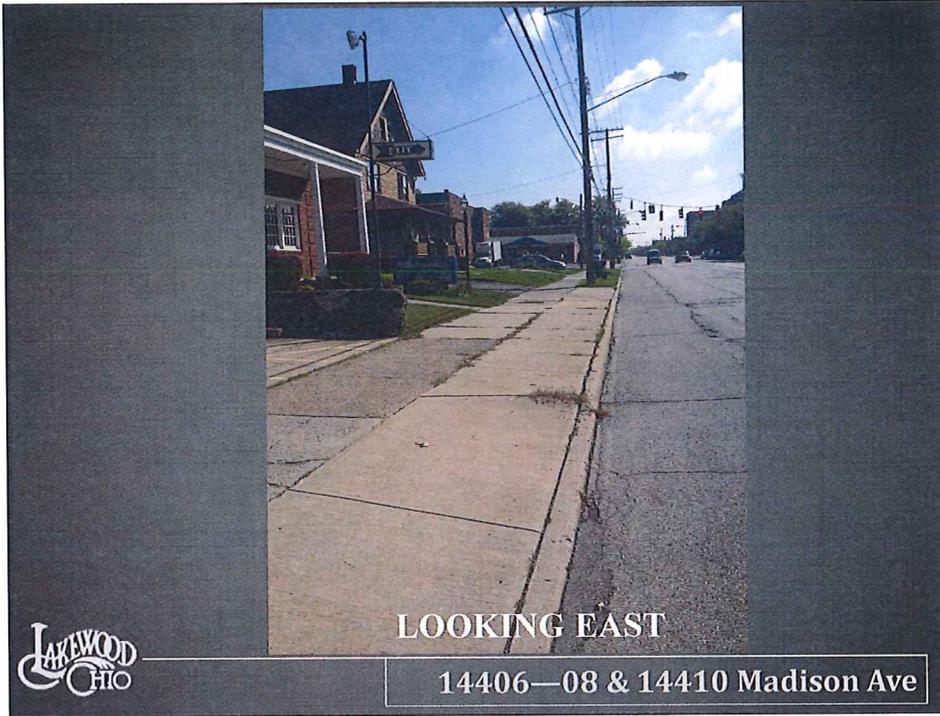
14406—08 & 14410 Madison Ave



LOOKING WEST



14406—08 & 14410 Madison Ave

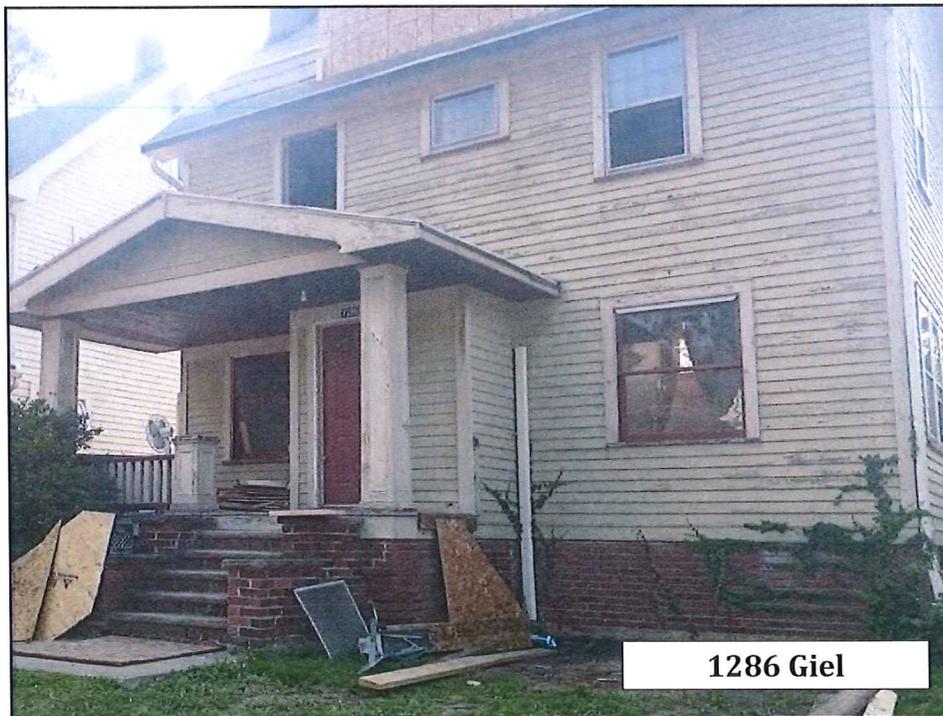


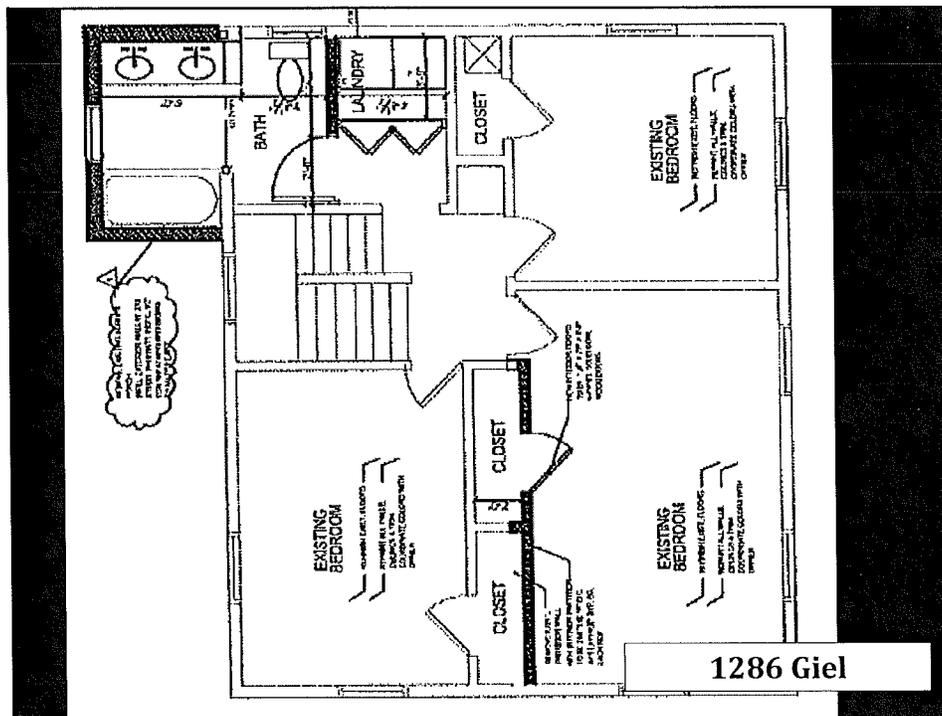
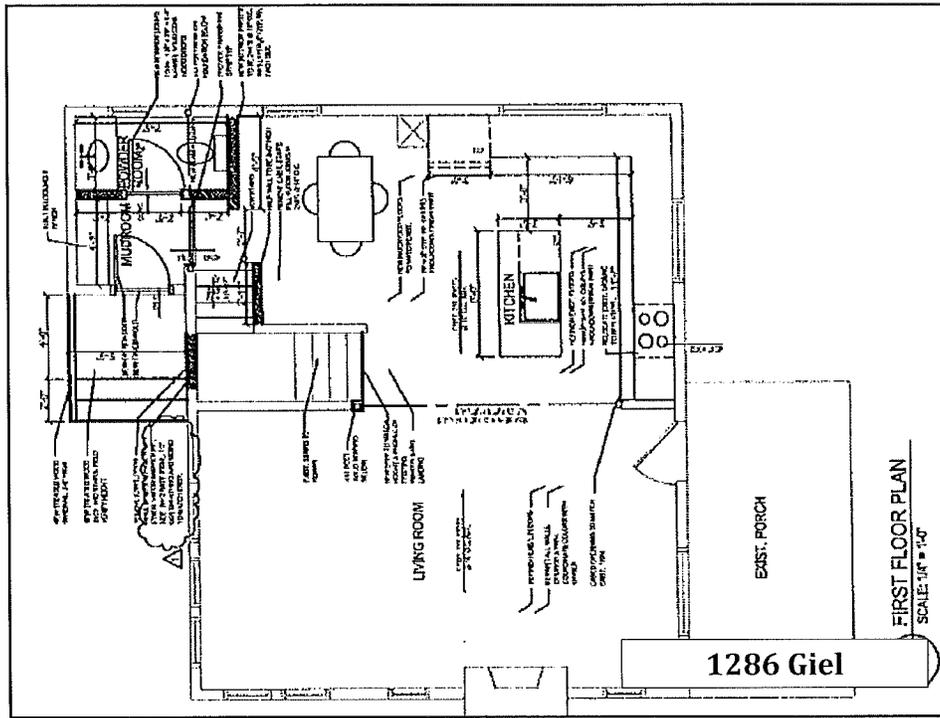
LOOKING EAST

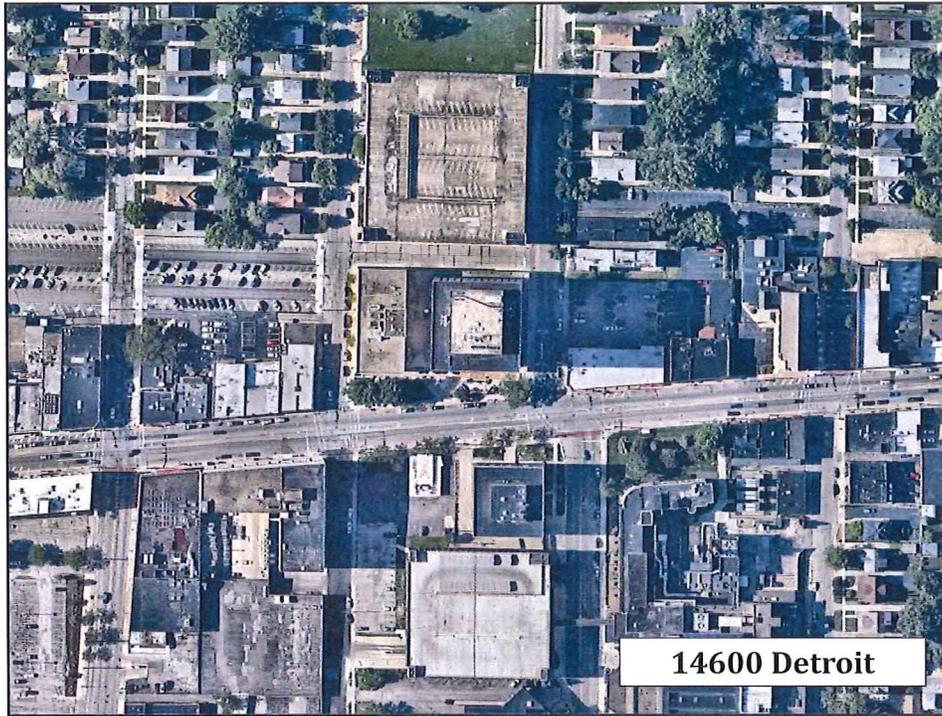
14406—08 & 14410 Madison Ave



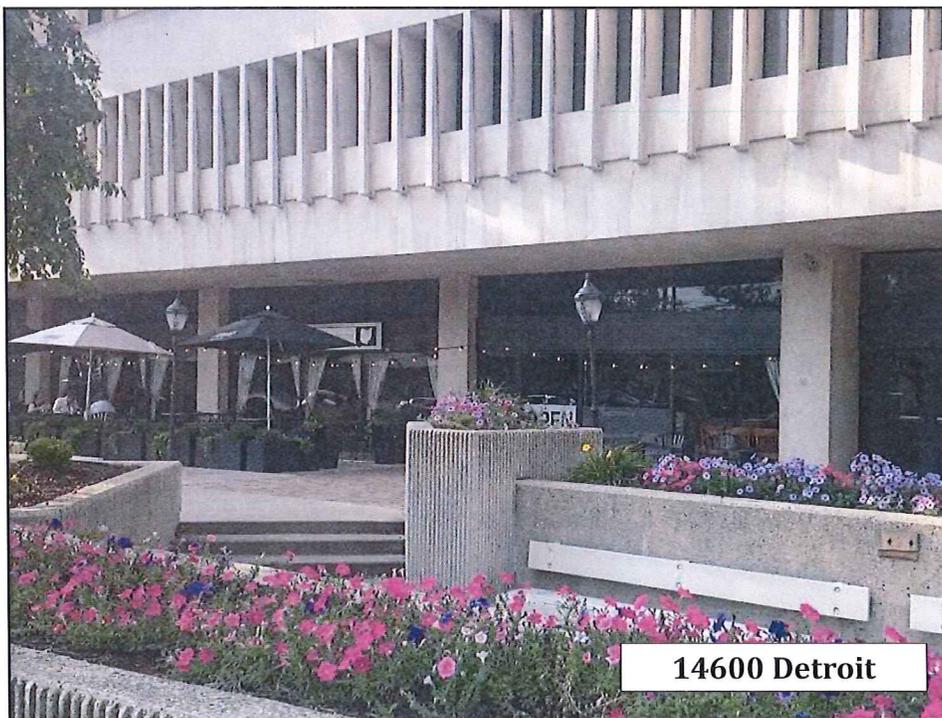
1286 Giel



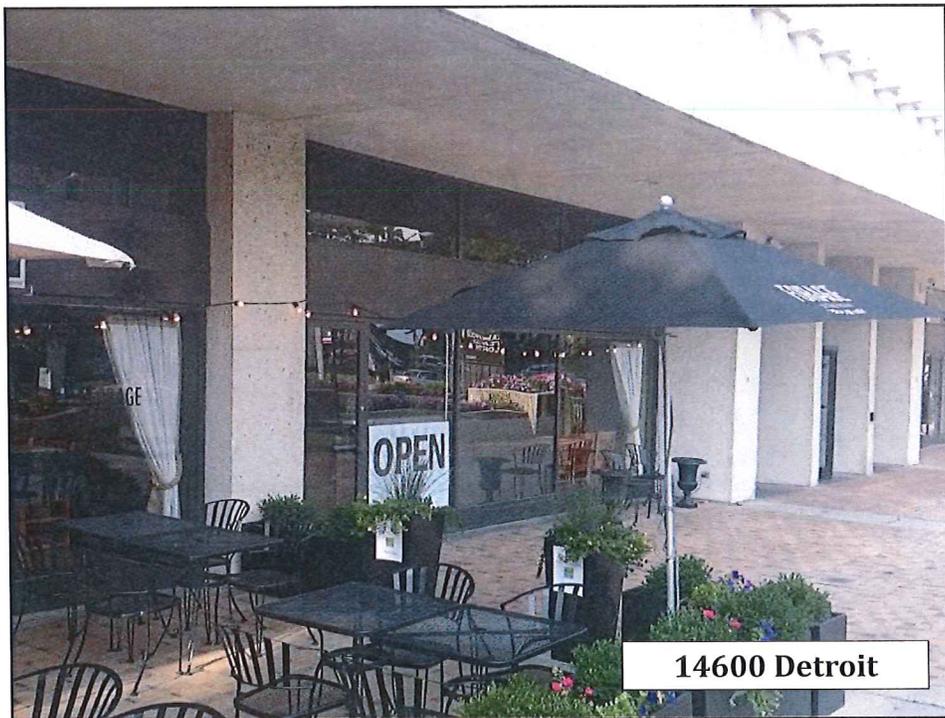


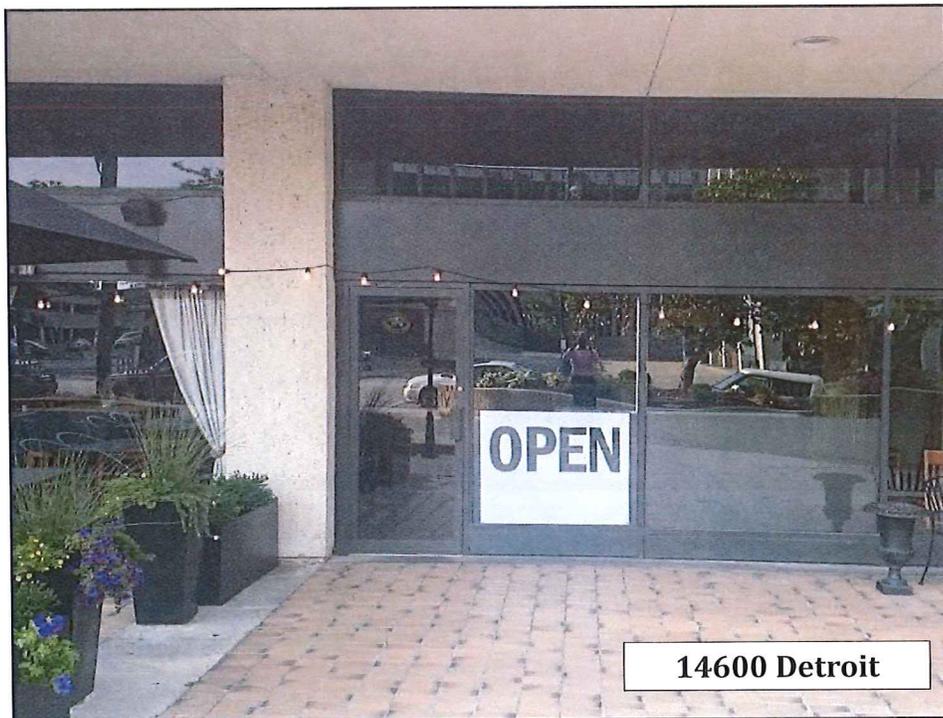


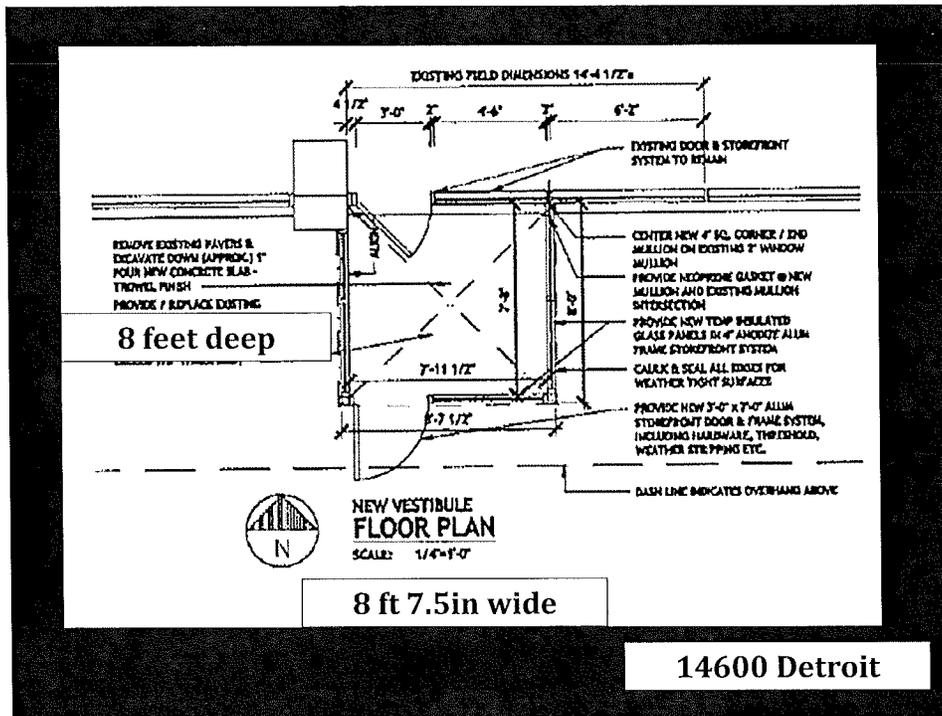
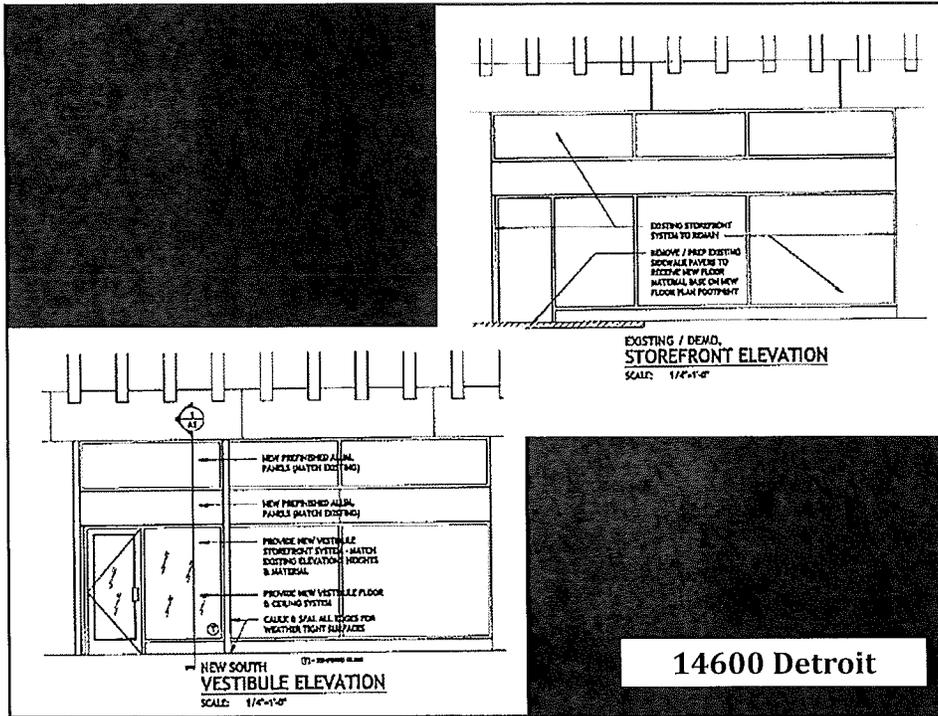
14600 Detroit

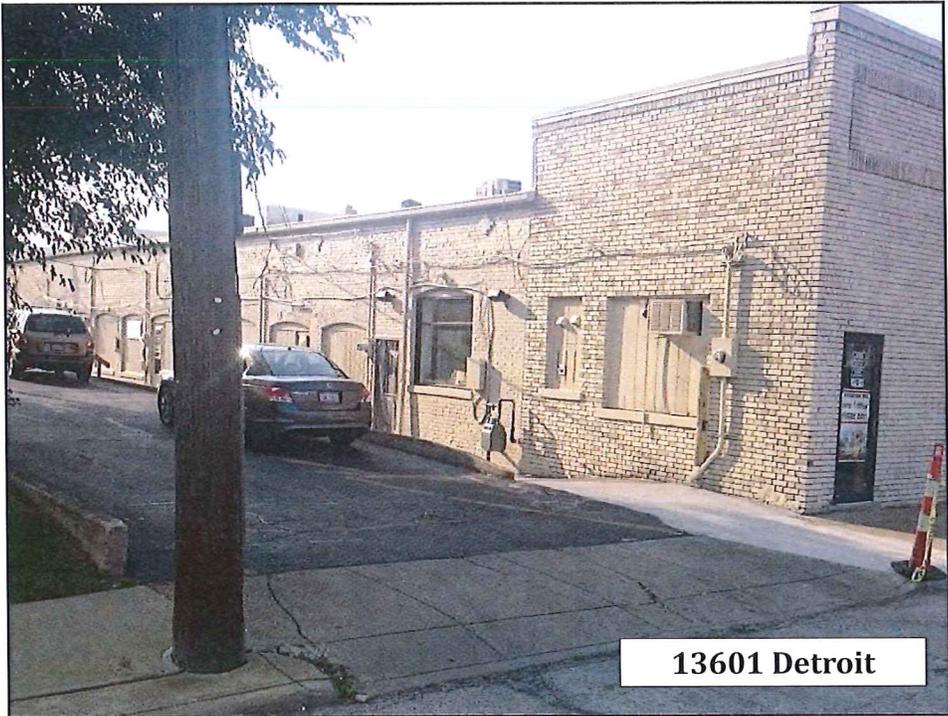


14600 Detroit

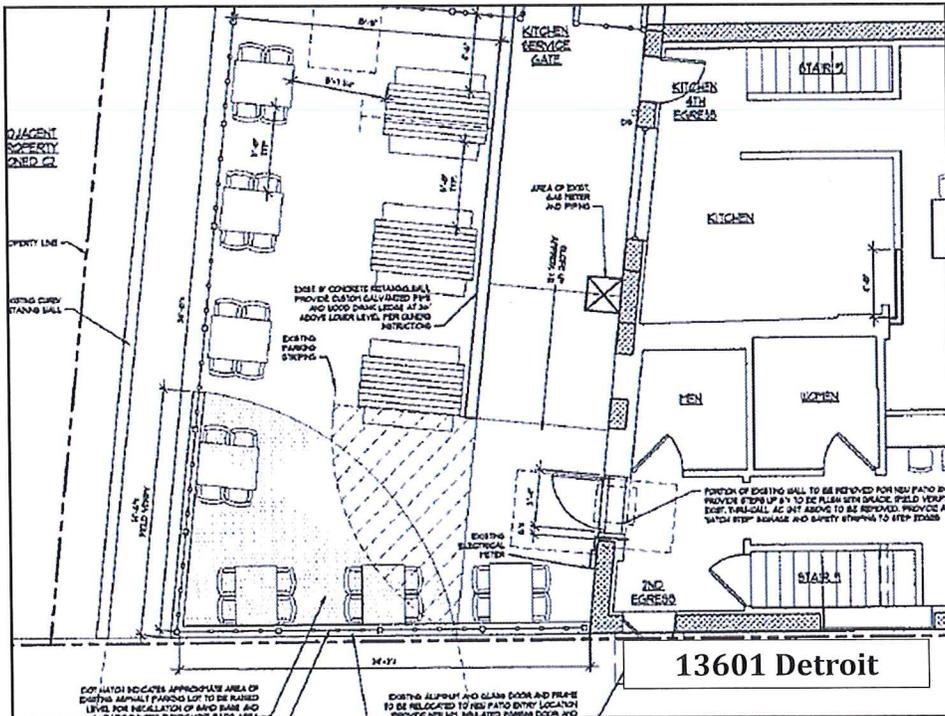
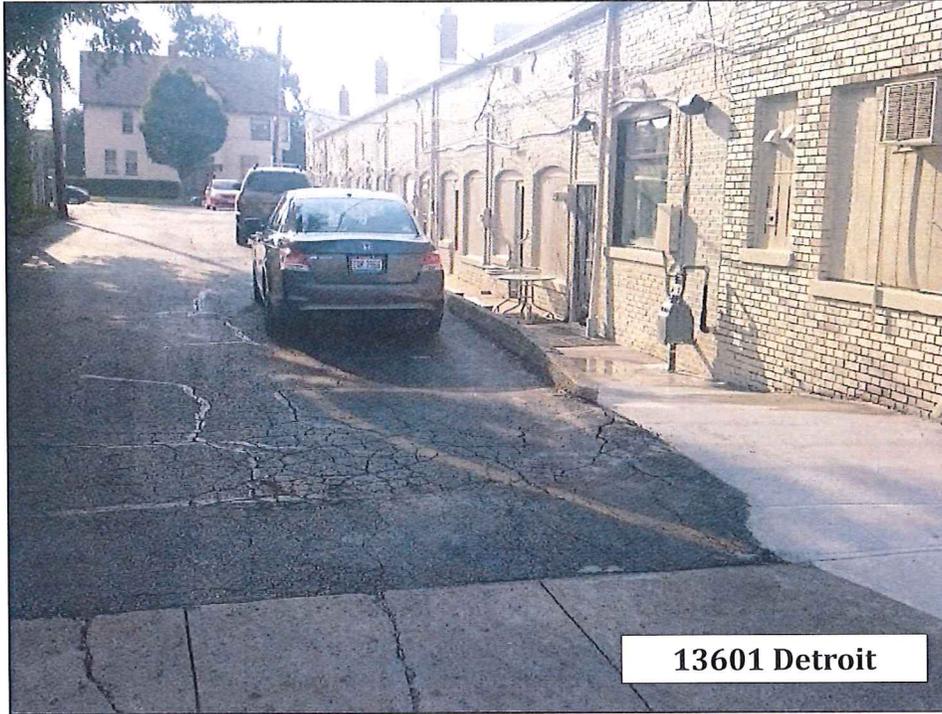








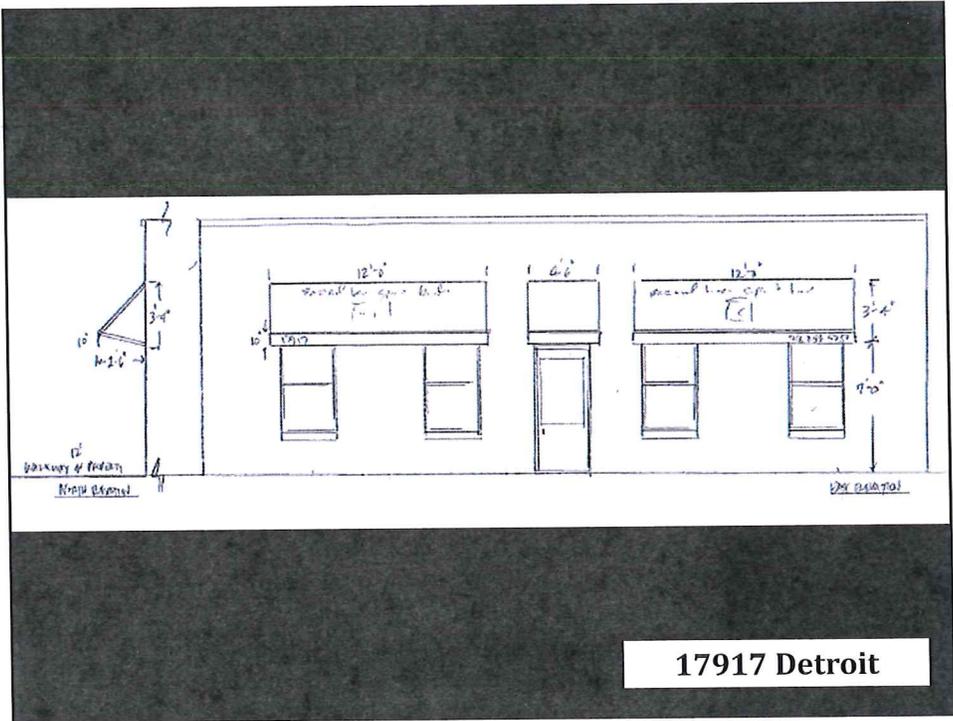




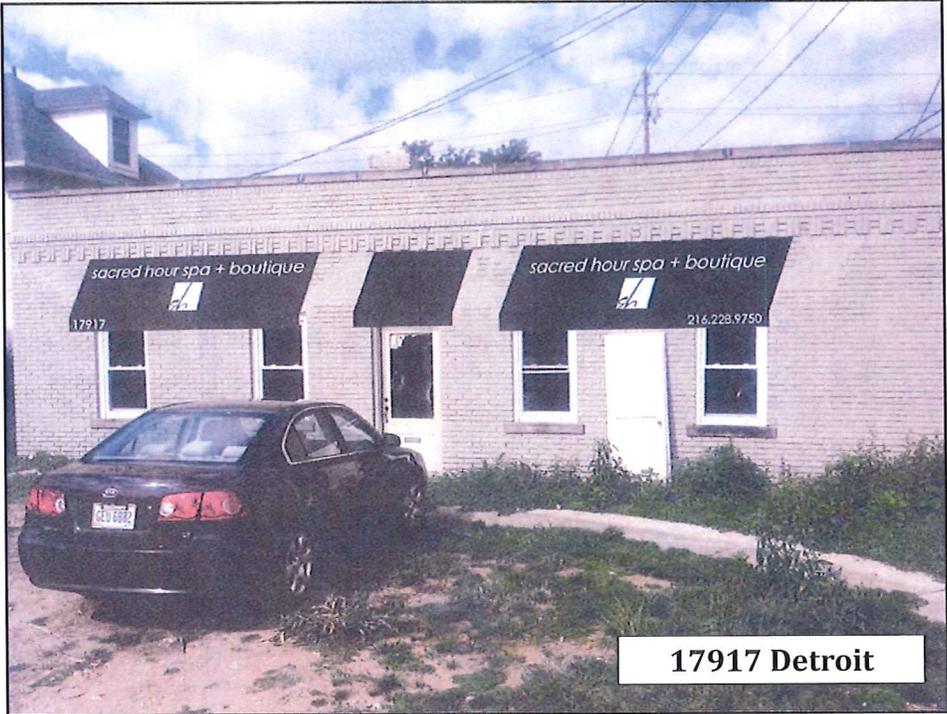




17917 Detroit



17917 Detroit



17917 Detroit

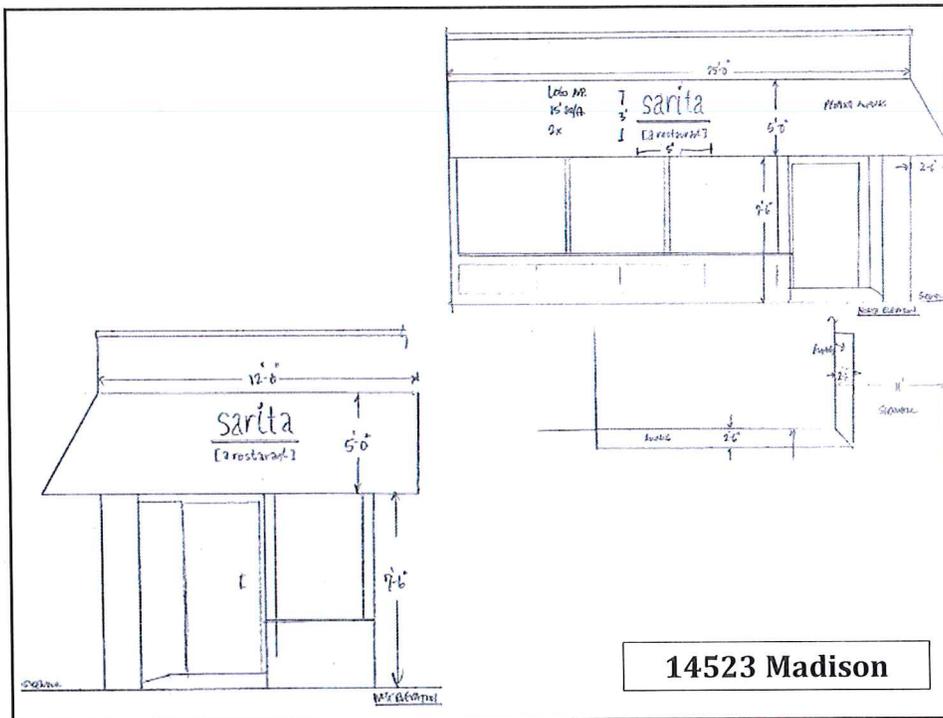


14523 Madison

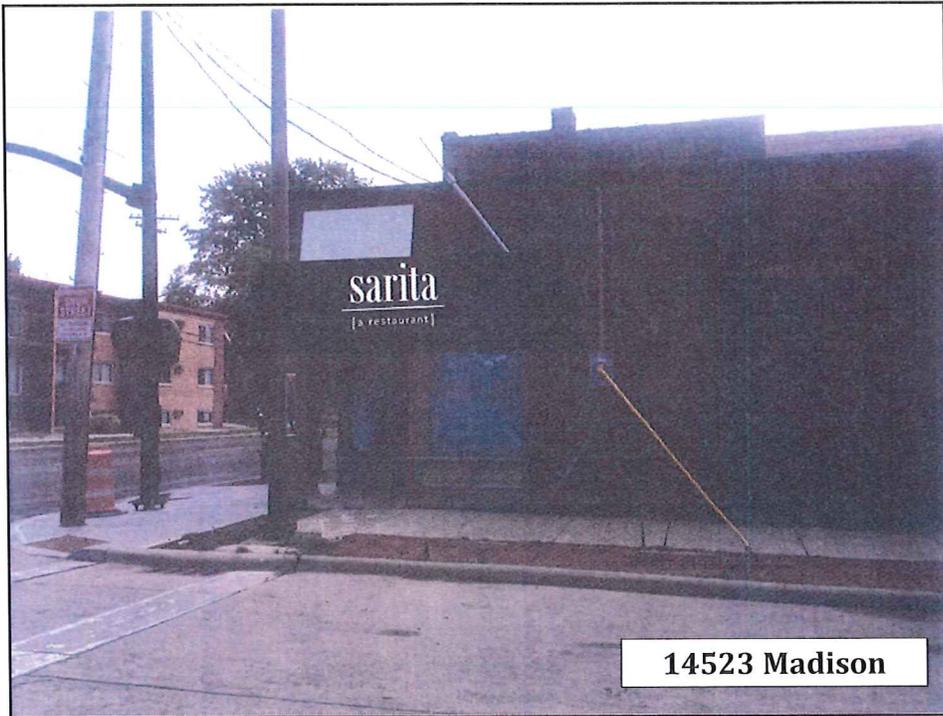


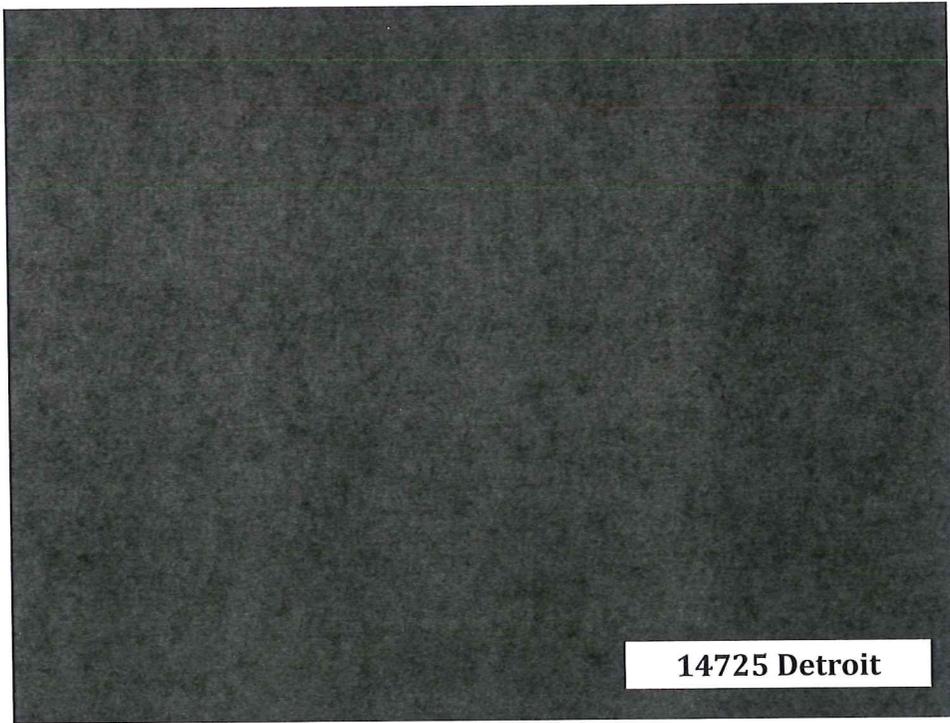
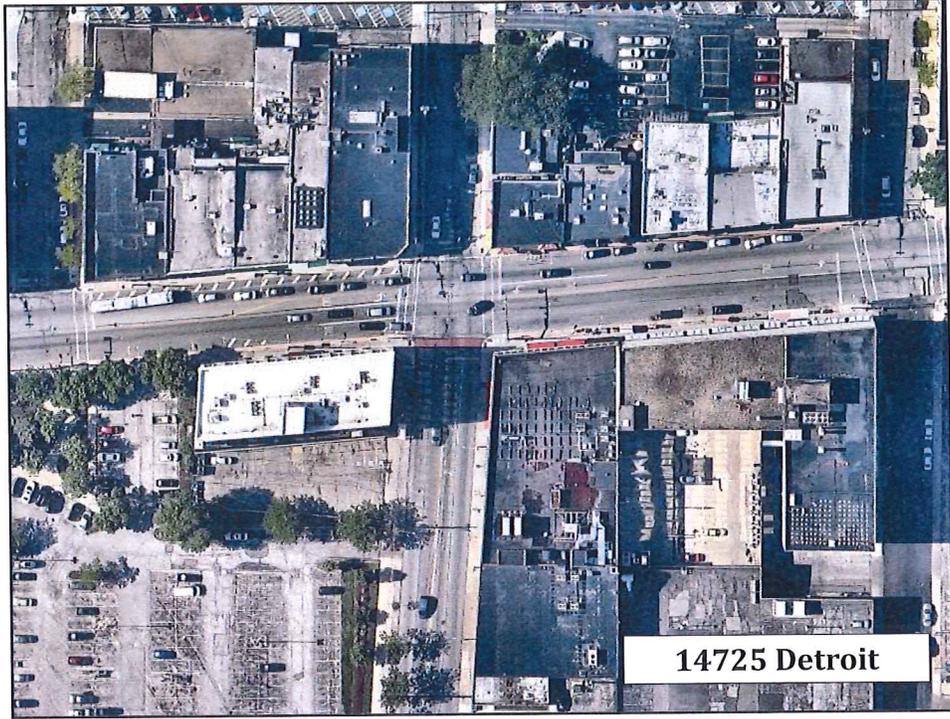


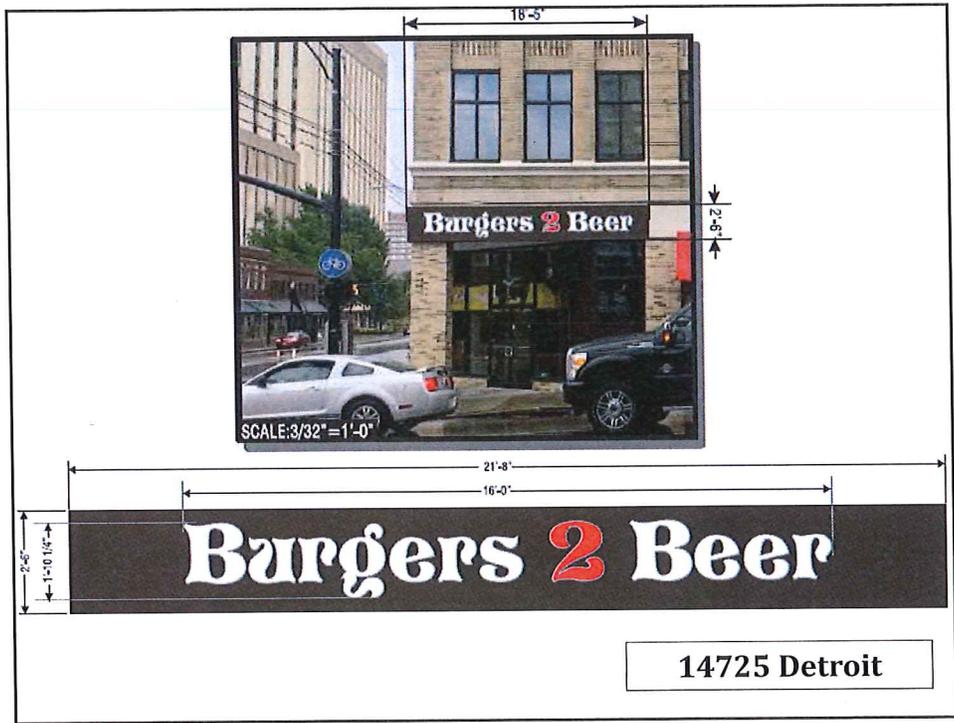
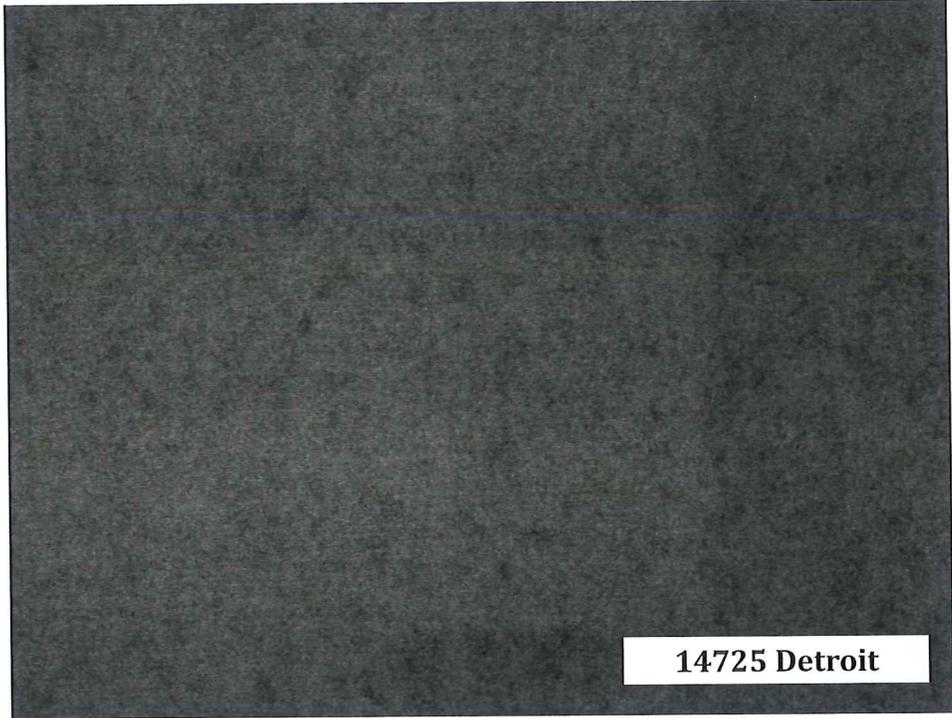
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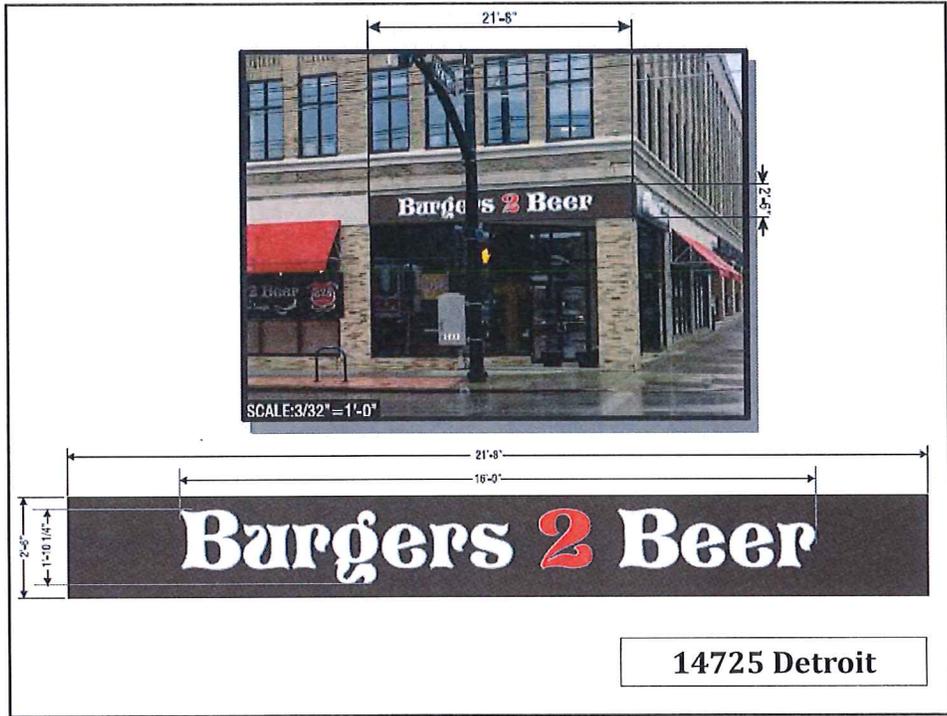


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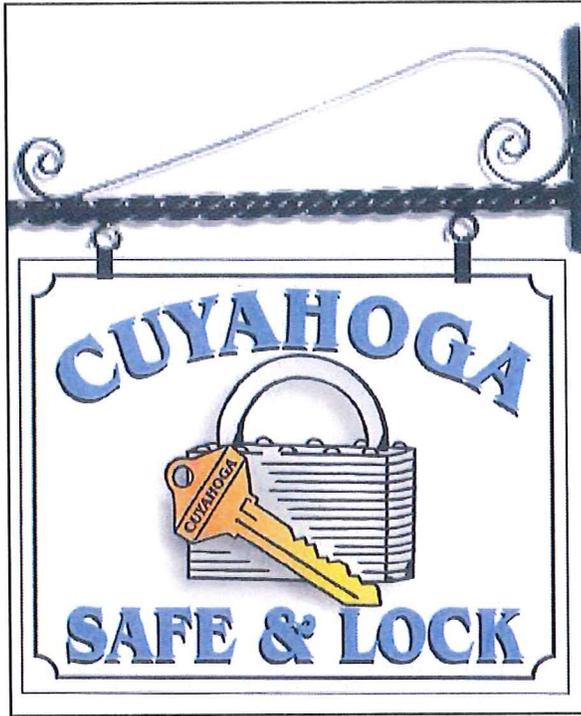






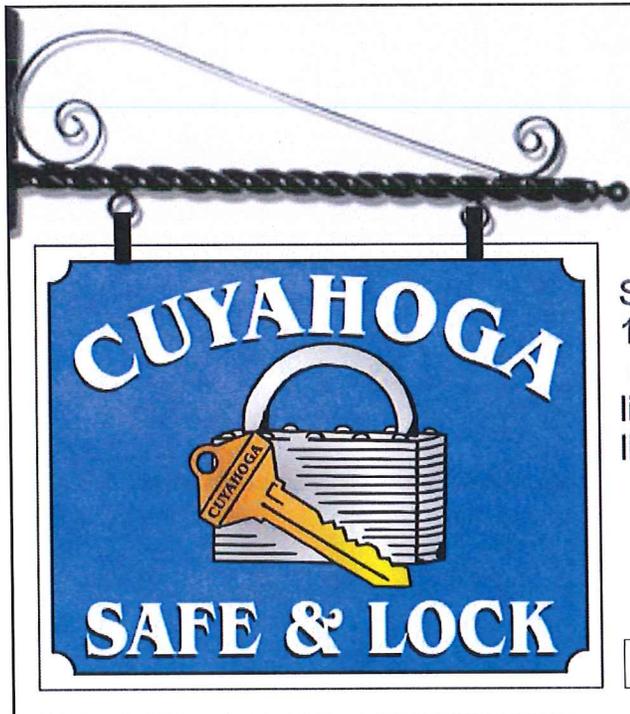






Sign face: 36" x 28"
1/4" maxx metal with
print 2 sides
line 1- 4.5" x 31"
line 2- 3.25" x 29"

13615 Madison



Sign face: 36" x 28"
1/4" maxx metal with
print 2 sides
line 1- 4.5" x 31"
line 2- 3.25" x 29"

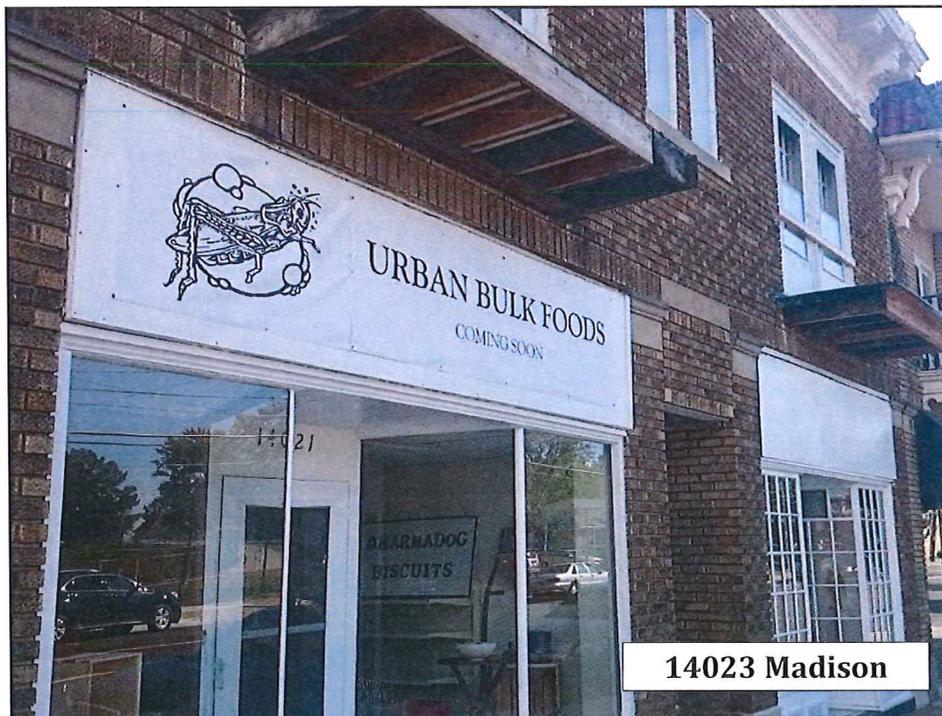
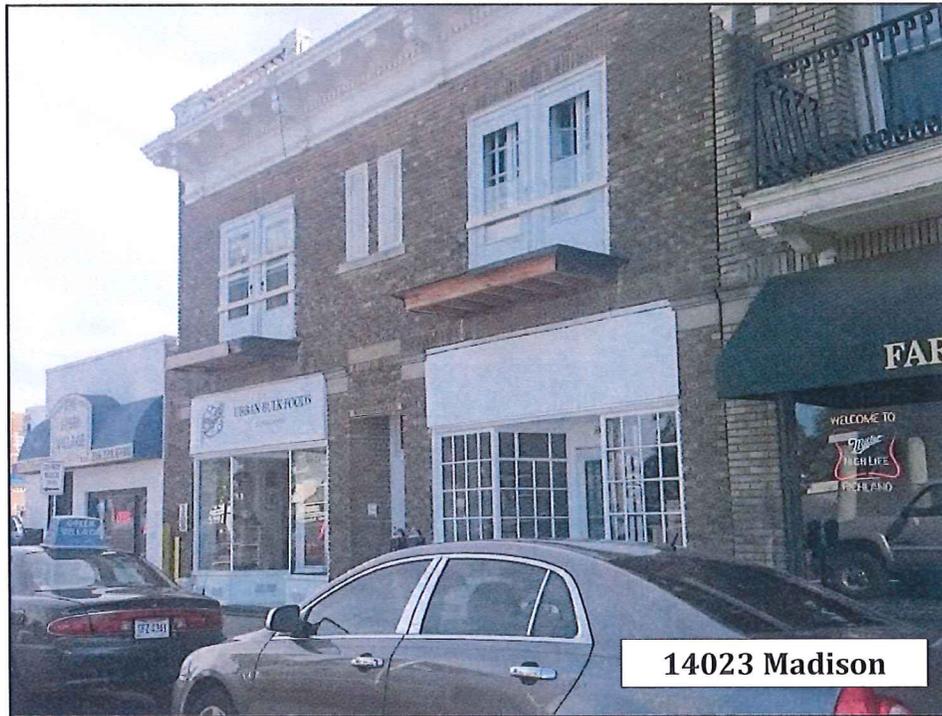
13615 Madison



13615 Madison



14023 Madison

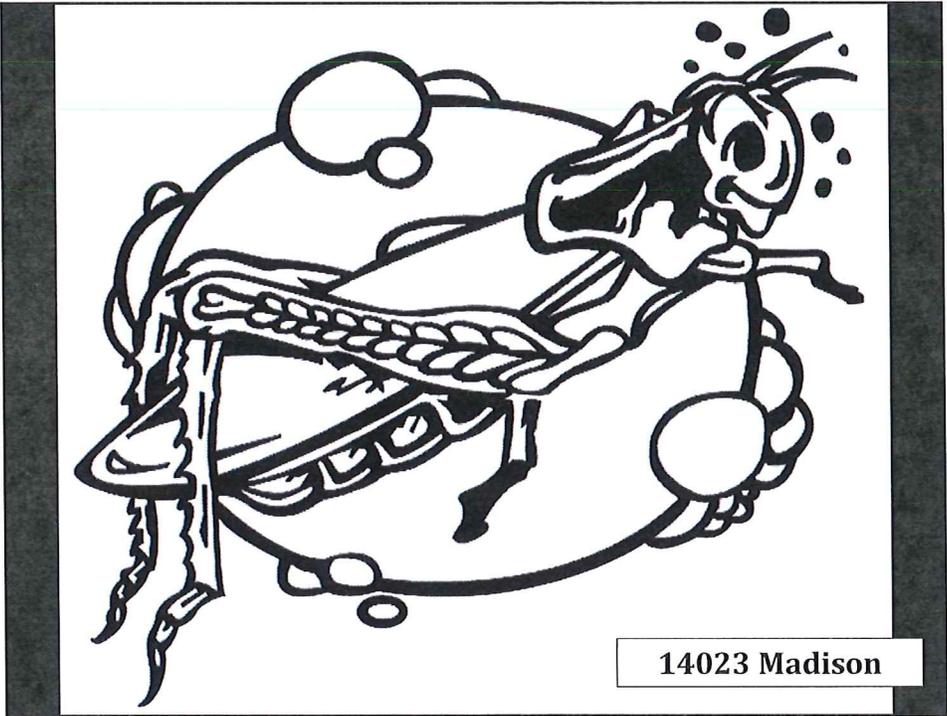
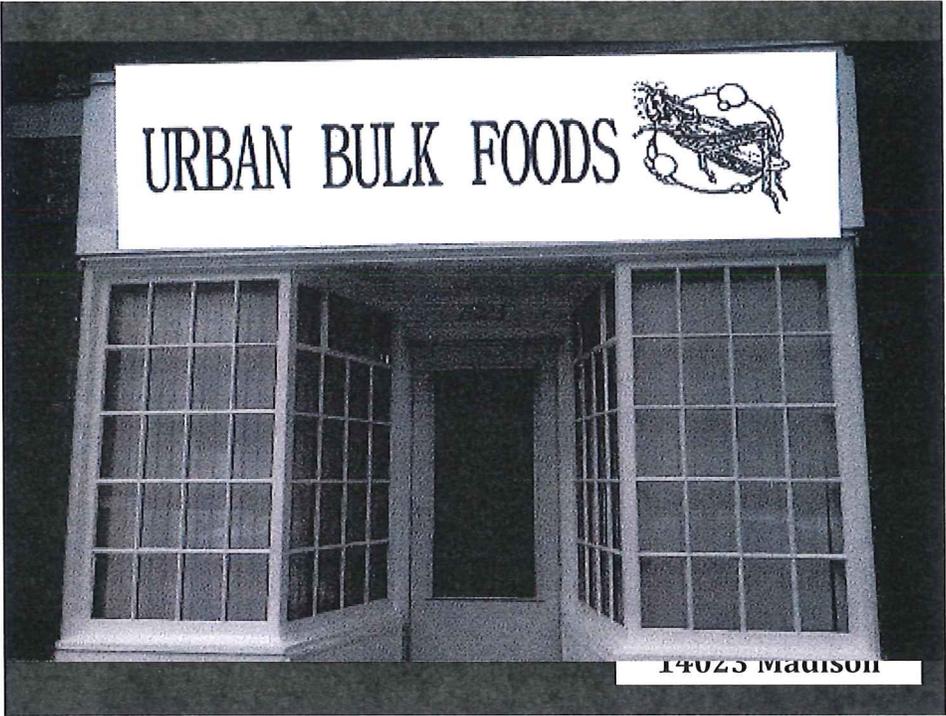


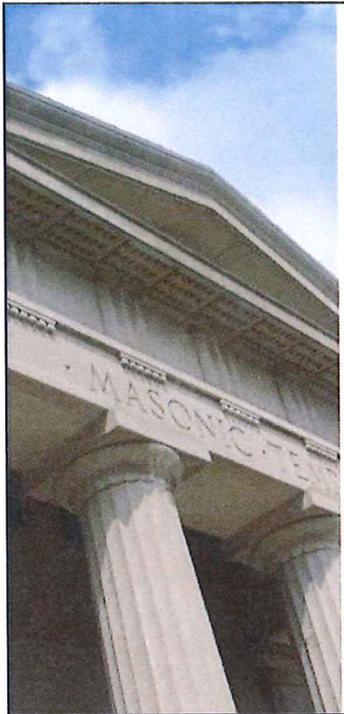


14023 Madison



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Board of Building Standards
Architectural
Board of Review
Sign Review Board

September 2015

LAKESWOOD
OHIO