

MINUTES
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**
JANUARY 14, 2016
5:30 P.M.
LAKWOOD CITY HALL
AUDITORIUM

1. Roll Call

Bryan Evans, Vice Chairman
Amy Haney
Daniel Musson
David Robar, Chairman
Cynthia Stockman

Jason Russell, Planning and Development
Michael Molinski, Building Commissioner
Jennifer Swallow, Chief Assistant Law Director

2. Introduction and Oath of New Member, Amy Haney

Mr. Russell introduced Ms. Haney, and Ms. Swallow administered the Oath.

3. Nomination and Election of Chairperson

A motion was made by Mr. Musson, seconded by Ms. Stockman to elect Mr. Robar as Chairman. All of the members voting yea, the motion passed.

4. Nomination and Election of Vice Chairperson

A motion was made by Mr. Musson, seconded by Ms. Stockman to elect Mr. Evans as Vice Chairman. All of the members voting yea, the motion passed.

5. Approve the minutes of the December 10, 2015 meeting.

A motion was made by Mr. Evans, seconded by Mr. Musson to approve the minutes of the December 10, 2015 meeting. All of the members voting yea, the motion passed.

6. Opening Remarks

There were no Opening Remarks.

Mr. Robar 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 8, 20 and 22 were Summary Approved at the pre-review meeting on January 7, 2016.
Need a motion and a second for approval.

**SUMMARY APPROVED
SIGN REVIEW**

8. 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 meetings in November and December. (Page 9)

20. **Docket No. 01-10-16**

13613 Detroit Avenue
Northeast Plumbing / Vestige

- Approve
- Deny
- Defer

Christopher Baggott
Northeast Plumbing / Vestige
1630 Lincoln Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of window signage for two businesses at one location. (Page 119)

22. **Docket No. 01-12-16**

17921-23 Detroit Avenue
Mayfaire Creations

- Approve
- Deny
- Defer

Maggie Gallagher
MG Real Estate
12700 Lake Avenue, #1407
Lakewood, Ohio 44107

The applicant requests the review and approval of awning replacement with graphics. (Page 128)

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

NEW BUSINESS
REQUEST FOR AN APPEAL
BOARD OF BUILDING STANDARDS

11. **Docket No. 01-02-16**

R 16802-04 Delaware Avenue

- Approve
- Deny
- Defer

Linda I. Evans
16802-04 Delaware Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval to contest the necessity of the corrections contemplated by the city regarding the Clean Water Pilot Program. (Page 51)

Linda Evans, applicant was present to explain the request.

Mr. Russell explained the water pilot project program was to reduce clean water from flowing into the sanitary sewer system, as per mandated by the EPA. Ms. Swallow gave background information about the program.

Mr. Russell told the Board the rails were built at 30 inches resulting in a request for a 6-inch variance to the required 36 inches.

Mr. Robar stated that porch rails reviewed typically are by the Board prior to construction. The Board offered suggestions for its design. Mr. Molinski confirmed the required items; spacing of spindles, railings style, railing height, and wrapping of the columns.

Public comment was closed as there was no one to address the matter. Mr. Russell said there would be a re-inspection of the project. Mr. Molinski thanked the applicant for all his hard work in repairing the home and advised him to follow the suggestions of the Board.

A motion was made by Mr. Robar, seconded by Ms. Stockman to **APPROVE** the request for a variance of porch rails 30" in height. All of the members voting yea, the motion passed.

12.	Docket No. 01-03-16	R	15602 Edgewater Drive
	<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		Henry Shuba Ohio State Home Services 365 Highland Road E Macedonia, Ohio 44056-2184

The applicant requests the review and approval of a water controlling system. (Page 57)

Karen Nelson Moore, property owner of 15602 Edgewater Drive was present to explain the request.

There were no comments from the Board. Public comment was taken. Mr. Russell said the City would not be held liable for any water damage.

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

ARCHITECTURAL BOARD OF REVIEW

13.	Docket No. 01-04-16	R	2230 Lincoln Avenue
	<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		Karin L. Ryan 2230 Lincoln Avenue Lakewood, Ohio 44107

The applicant requests the review and approval of a front porch addition. (Page 61)

Mr. Russell advised the Board the applicant had withdrawn the request; the porch would be restored to its original design. No further action was required from the Board.

SIGN REVIEW

21.	Docket No. 01-11-16	R	15316 Detroit Avenue GiGi's Playhouse
	<input type="checkbox"/> Approve		Megan Lodge

- Deny
- Defer

35938 Bentley Drive
Avon, Ohio 44011

The applicant requests the review and approval of signage for front and rear entrances. (Page 124)

Megan Lodge, applicant was present to explain the request.

The Board the font might be difficult to accomplish with foam material. Mr. Russell consulted with the sign company and was assured it could work. Each letter would be vinyl wrapped; the Board wanted the applicant/sign manufacturer to provide a sample. As to the rear sign, the board thought a lighter grey would be a better contrast for the word "playhouse".

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

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

- **The lettering on the large GiGi's sign appears as a solid painted scenario, and**
- **a sample is to be provided for administrative approval.**

All of the members voting yea, the motion passed.

23. **Docket No. 01-13-16**

**14235 Madison Avenue
Gulf Gas Station**

- Approve
- Deny
- Defer

Fatmir Salillari
Prime Properties
1370 West 6th Street
Cleveland, Ohio 44113

The applicant requests the review and approval of replacement sign inserts and price numbers within existing signs. (Page 132)

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

- **The canopy/awning face is a painted a neutral color such as beige or grey - not blue,**
- **the sign pole and vertical supports of the canopy are painted black,**
- **the sign is internally illuminated around the word "Gulf", and**
- **the area behind LED numbers is not internally illuminated.**

All of the members voting yea, the motion passed.

17. **Docket No. 01-08-16**

**C 13346 Madison Avenue
OPM Inc.**

- Approve
- Deny
- Defer

Lou Kriaris
OPM Inc.
18204 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval to demolish a garage behind a commercial building and replace with surface parking; 5 residential units and 2 storefronts. (Page 94)

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

ARCHITECTURAL BOARD OF REVIEW

14. Docket No. 01-05-16 C 1327 Bonnieview Avenue
Oak Tree Apartments

() Approve Timothy Isoniemi
() Deny AIY Properties, Inc.
() Defer 2 Summit Park Dr., Suite 645
Independence, Ohio 44131

The applicant requests the review and approval of an exterior renovation. (Page 70)

A motion was made by Mr. Robar, seconded by Ms. Stockman to **DEFER** the request **until the meeting of February 11, 2016**. All of the members voting yea, the motion passed.

Items 15 and 19 are called together as it is the same applicant.

15. Docket No. 01-06-16 - A C 13614-13702 Detroit Avenue
H + B Partners Ltd

() Approve Martin Davidson
() Deny H + B Partners Ltd
() Defer P.O. Box 400
Lakewood, Ohio 44107

The applicant requests the review and approval of storefront renovation. (Page 76)

SIGN REVIEW

19. Docket No. 01-06-16 - S 13614-13702 Detroit Avenue
H + B Partners Ltd

() Approve Martin Davidson
() Deny H + B Partners Ltd
() Defer P.O. Box 400
Lakewood, Ohio 44107

The applicant requests the review and approval of signage for tenants. (Page 116)

A motion was made by Mr. Robar, seconded by Mr. Musson to **APPROVE** Docket No. 01-06-16 - A with the following stipulation:

- the background panel color is approved administratively.

All of the members voting yea, the motion passed.

A motion was made by Mr. Robar, seconded by Mr. Musson to **APPROVE Docket No. 01-06-16 - S** as submitted. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

16. **Docket No. 01-07-16** **C** **15724 Detroit Avenue**
Premier Physicians

() Approve Leon Sampat
() Deny LS Architects Inc.
() Defer 22082 Lorain Road
Fairview Park, Ohio 44126

The applicant requests the review and approval of exterior alterations with new aluminum storefront, new awning, paint terracotta facade, and demolition of rear building at 15800 Detroit Avenue. (Page 81)

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

- **the shingle and Hardee board colors would be approved administratively, and the paint color will be a darker brown.**

All of the members voting yea, the motion passed.

18. **Docket No. 01-09-16** **C** **13714 Madison Avenue**
Kidzenia Learning Center

() Approve Dominick Durante
() Deny LDA architects
() Defer 5000 Euclid Avenue, Suite 104
Cleveland, Ohio 44103

The applicant requests the review and approval of a parking plan for a proposed full-service daycare center; the proposed project does not meet parking minimums. (Page 99)

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

- **The landscaping plan would be approved administratively.**

All of the members voting yea, the motion passed.

OLD BUSINESS

BOARD OF BUILDING STANDARDS

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

() Approve Heather Rudge
() Deny 13926 Clifton Boulevard
() 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. This item was deferred from the meeting in December. (Page 12)

Neither the applicant nor representative was present to explain the request.

Mr. Molinski said the applicant was to get a survey, and the administration had not received one. Additionally, he showed the plans for a garage that were approved by the Division of Housing and Building versus the garage that was built. Mr. Russell concurred with Mr. Molinski's comments and said a considerable amount of time had passed for the applicant to provide a survey that supported her argument.

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

ADJOURN

A motion was made by Mr. Robar, seconded by Mr. Musson **ADJOURN** the meeting at 7:30 p.m. All of the members voting yea, the motion passed.

David L. Robar.

Signature

2-11-16

Date

OATH OF OFFICE

I, Amy Haney, being first duly sworn according to law, upon my oath depose and say:

That I will support the Constitution of the United States and the State of Ohio, and the Charter and Ordinances of the City of Lakewood and will faithfully discharge the duties of the Board of Building Standards/Architectural Board of Review/ Sign Review Board of the City of Lakewood, Ohio so help me God.


Signature

1/14/16

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. Linda Evans

Linda Evans

2. MAEK PAPKE

Maek Papke

3. Karen Nelson Moore

Karen Nelson Moore

4. James Hall

James Hall

5. Megan Lodge

Megan Lodge

6. Louis Krizan

Louis Krizan

7. Tim Souvami

Tim Souvami

8. JIM "JP" PACEK

Jim Pacek

9. NEIL SAFRAN

Neil Safran

10. Lea Sampat.

Lea Sampat

11. Dominick Quante

Dominick Quante

Shannon Schur

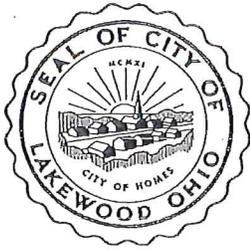
Shannon Schur

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, January 14, 2016



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. Lauran Cunningham
2. ADHAM SAJEED
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

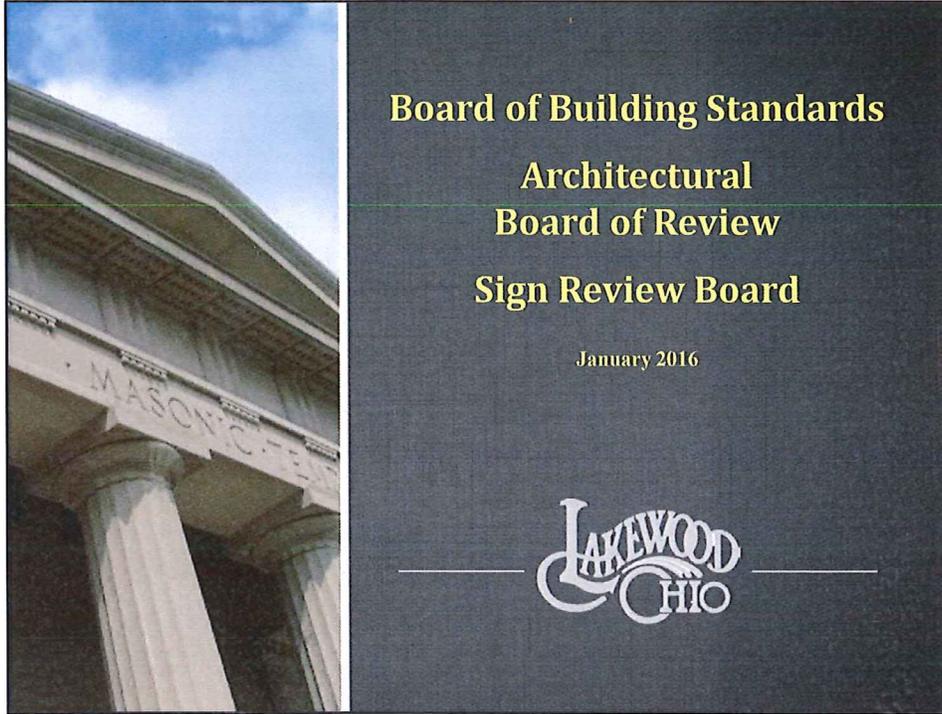
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11. _____

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: Thursday, January 14, 2016

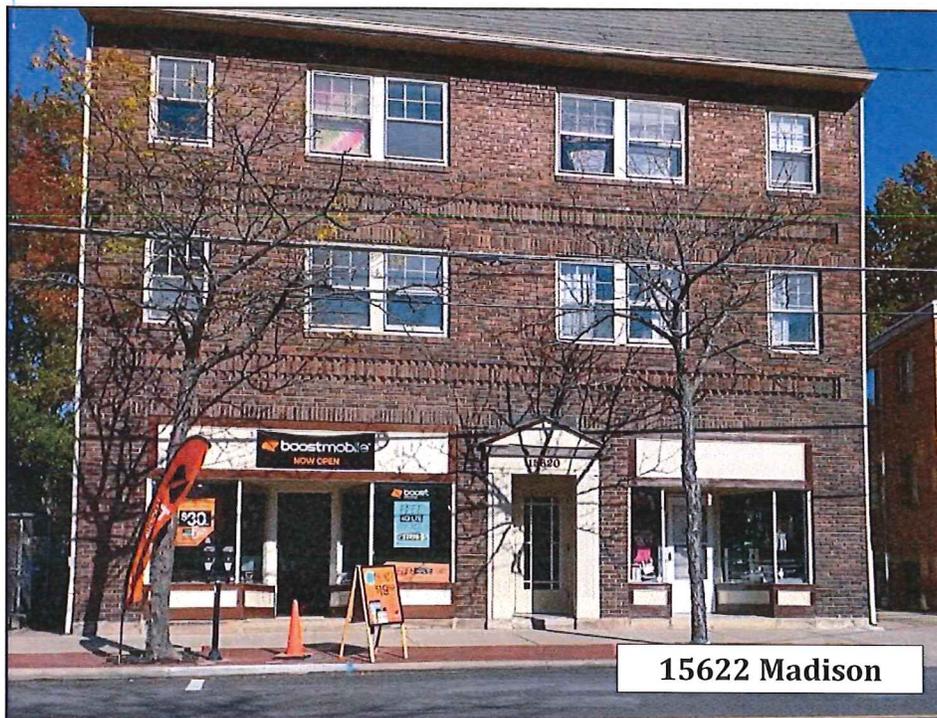


**Board of Building Standards
Architectural
Board of Review
Sign Review Board**

January 2016

LAKWOOD
OHIO





15622 Madison



15622 Madison

SIGNAGE ANCHORING DETAILS

Before

After

SIGN PROJECT DETAILS

White Face Letters -Black trim caps
back .063 returns

Painted Sherwin Williams 1343
Walnut Creek to match building

SECTION PLAN

SIDE VIEW

NEON CITY & ALL SIGNS
Erad All
neoncityinc@gmail.com
11500 Madison Ave,
Cleveland, OH 44102
216-390-1234

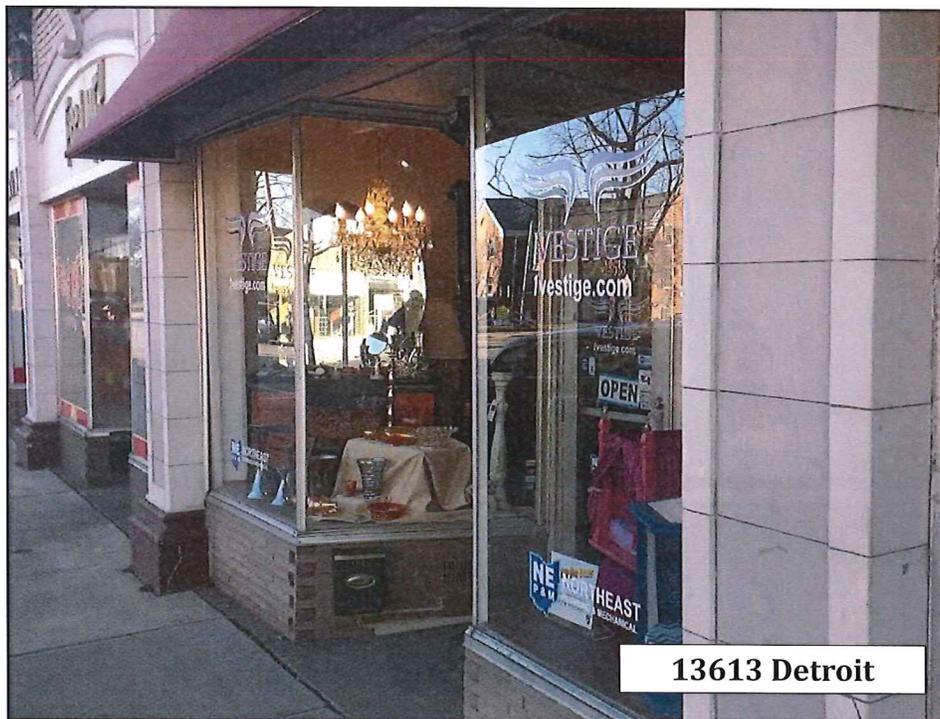
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Lakewood Ohio**

15622 Madison

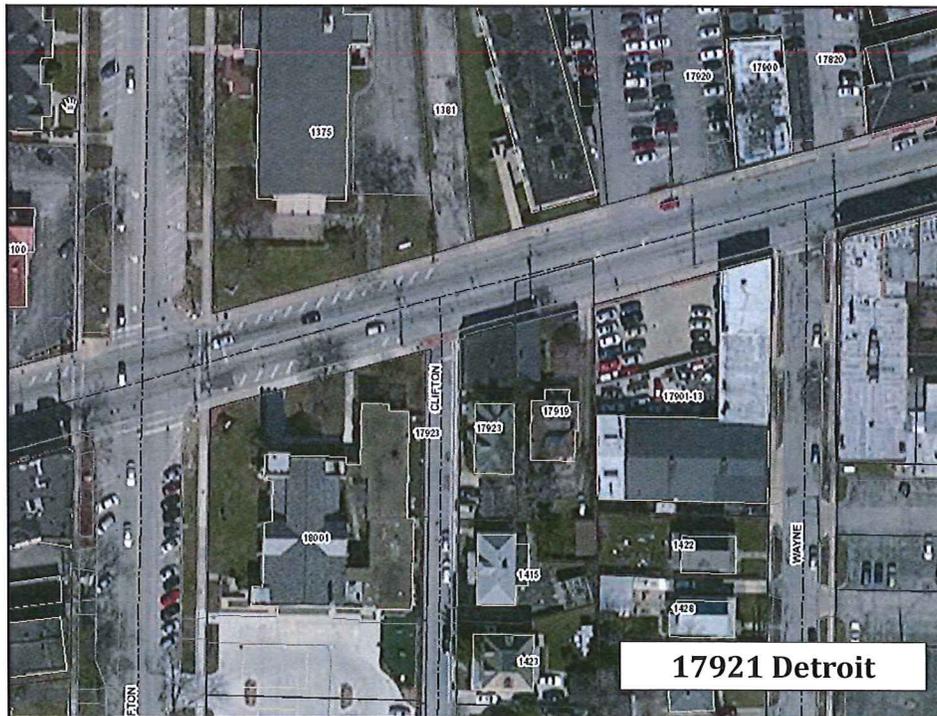
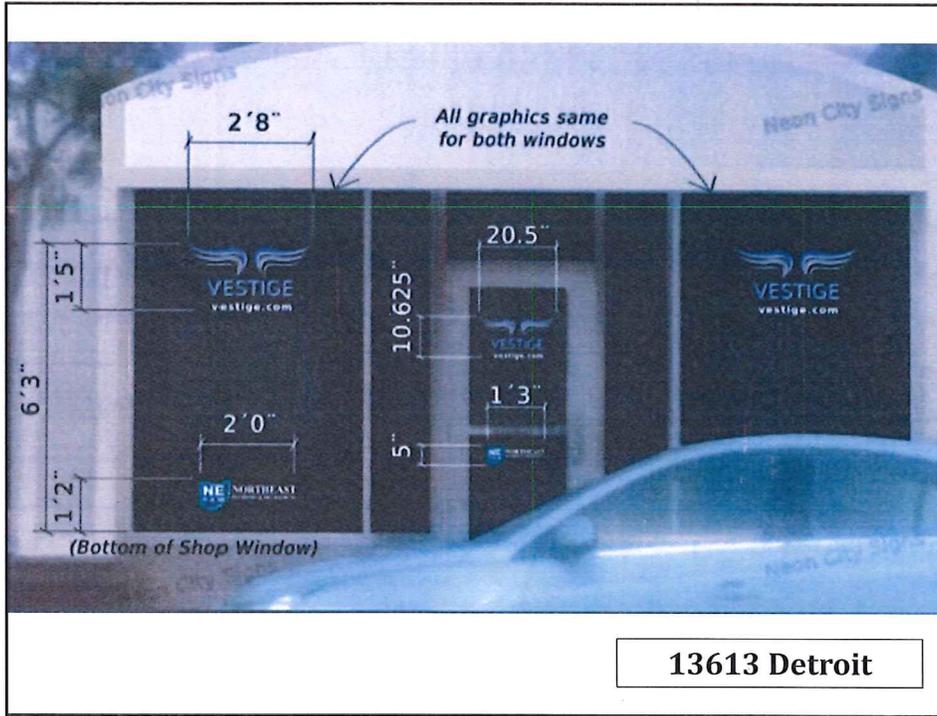
13613 Detroit



13613 Detroit



13613 Detroit





FRAME COLOR:	FABRIC COLOR:
MILL	Black

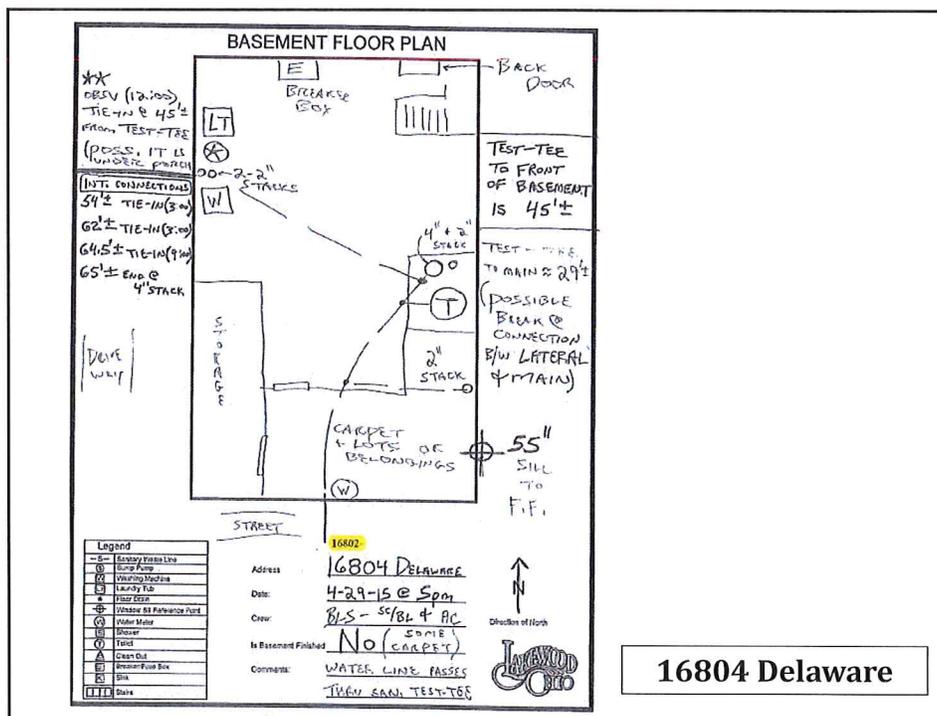
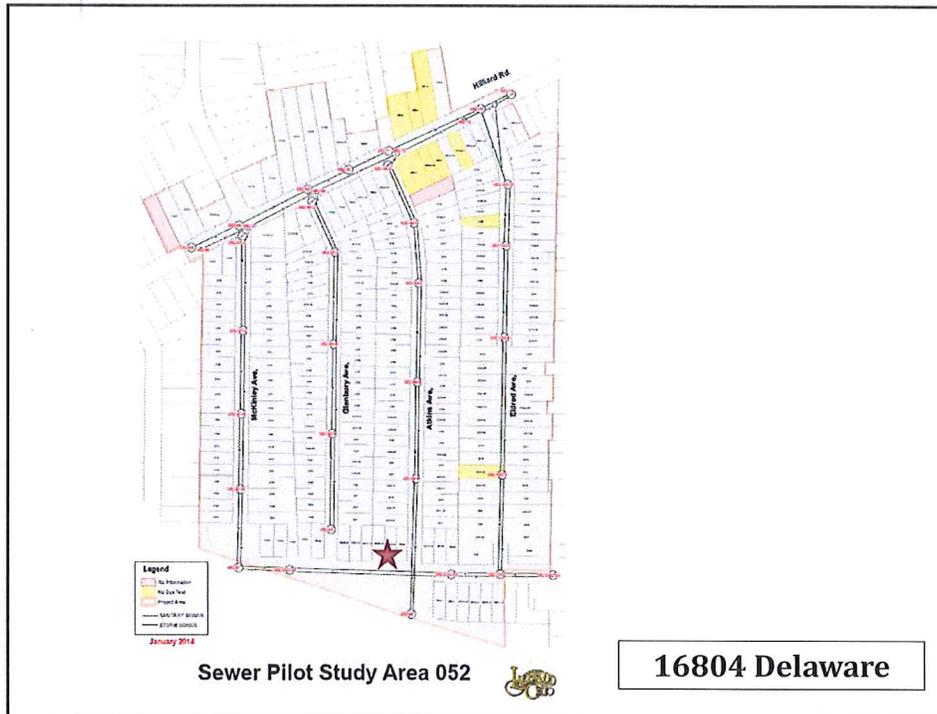
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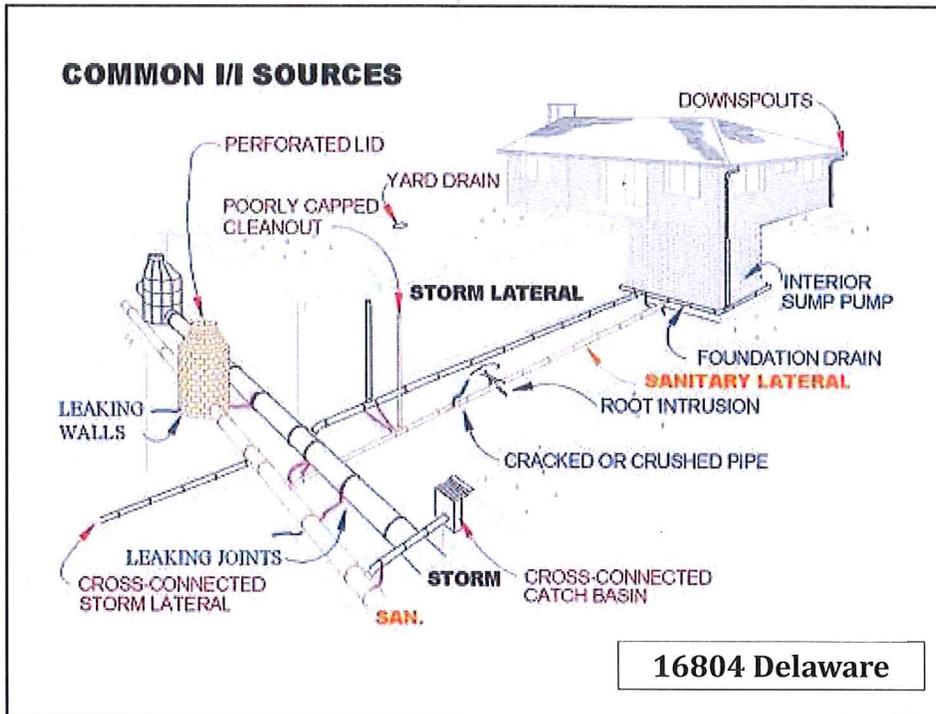
Side Framing Details:

Far left: 7' wide, 3' projection, 5' 10" wall rise.
Center: 19' wide, 3' projection, 5' 10" wall rise.
Far right: 10' wide, 3' projection, 5' 10" wall rise.

17921 Detroit











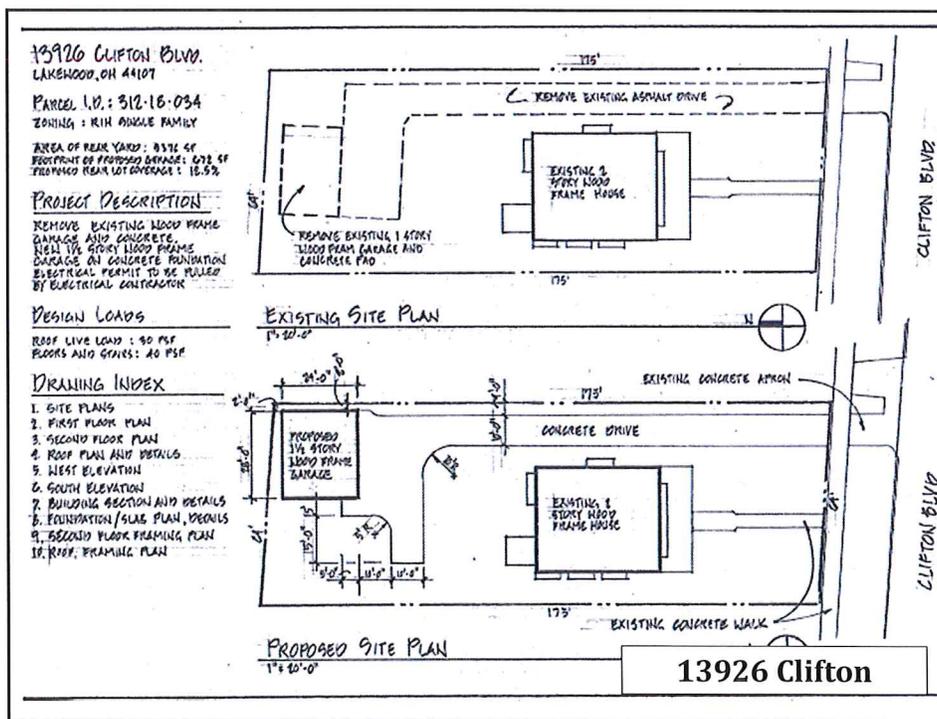
13926 Clifton

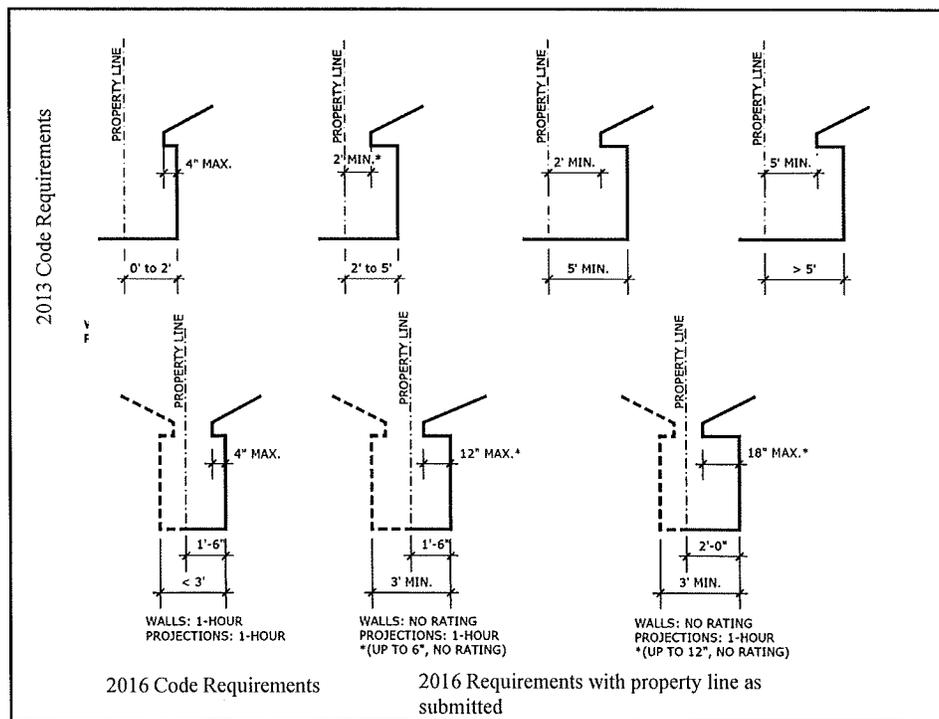
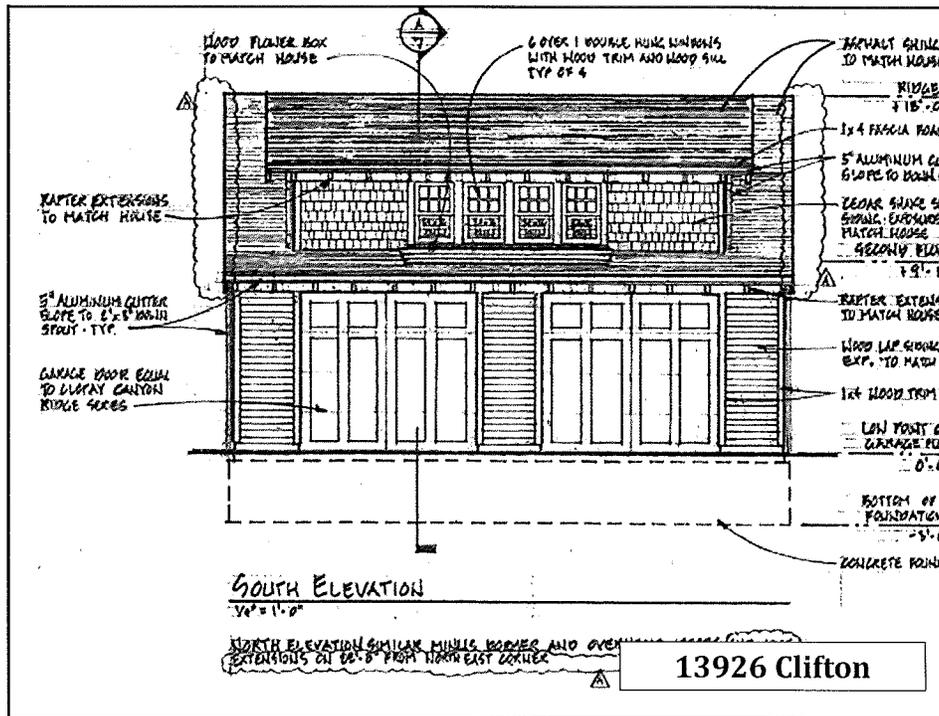


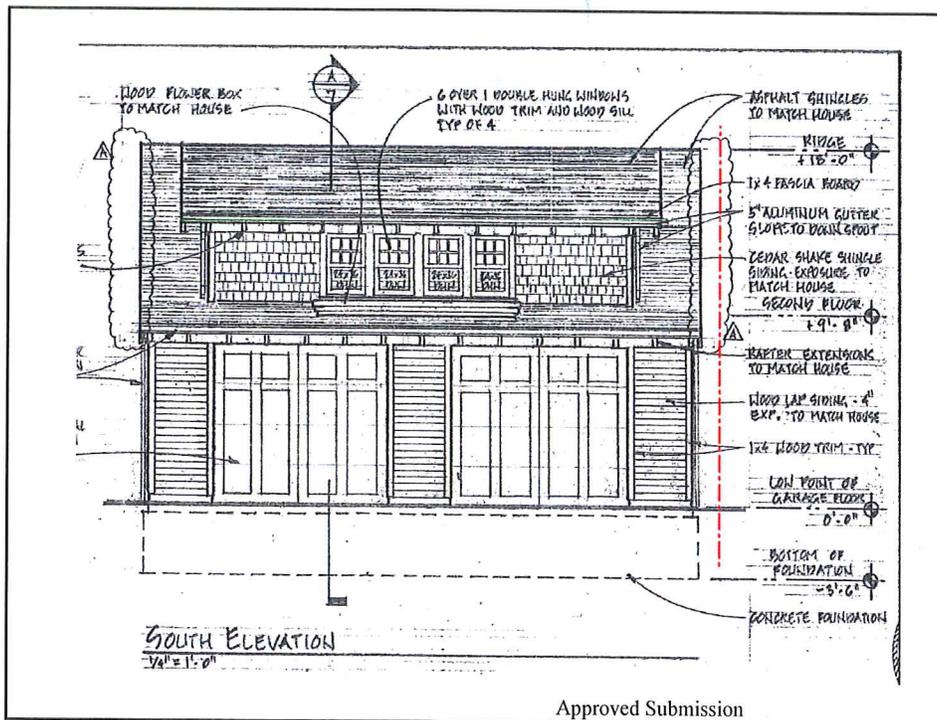
13926 Clifton



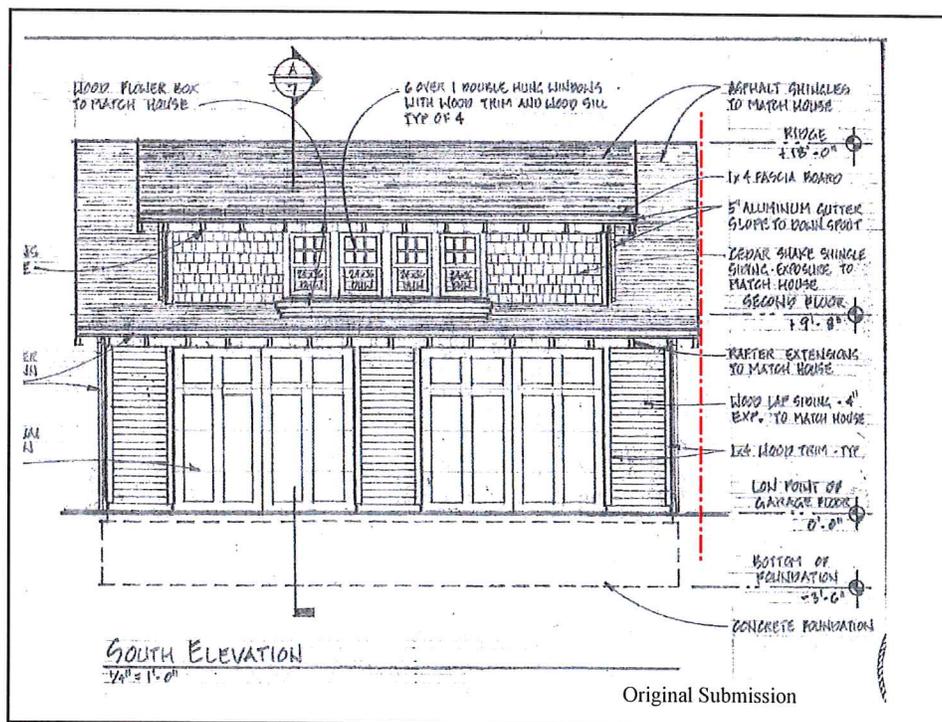
13926 Clifton







Approved Submission



Original Submission

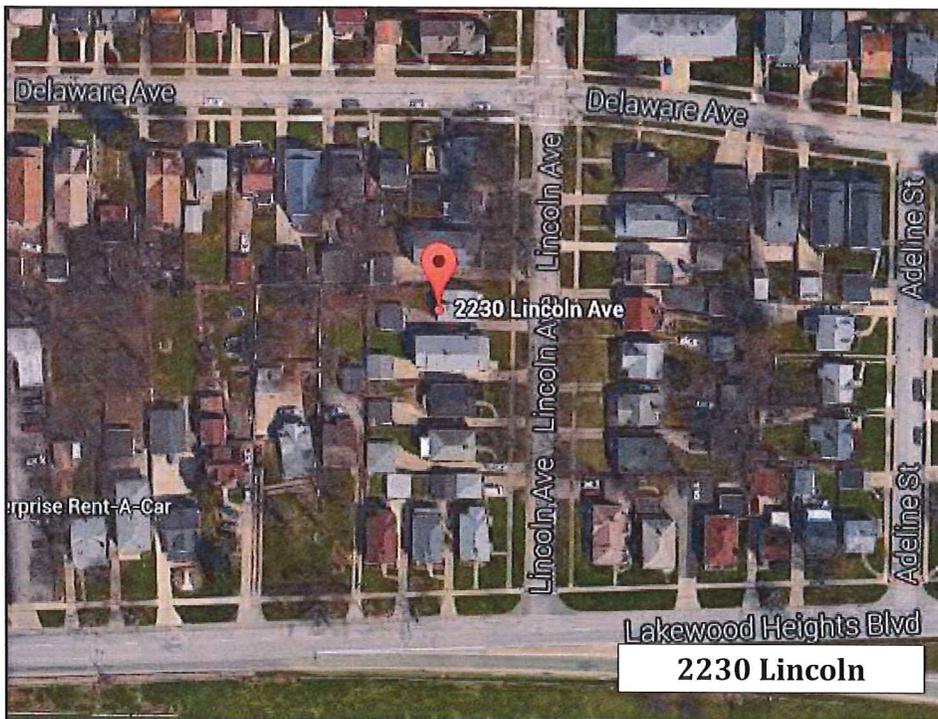




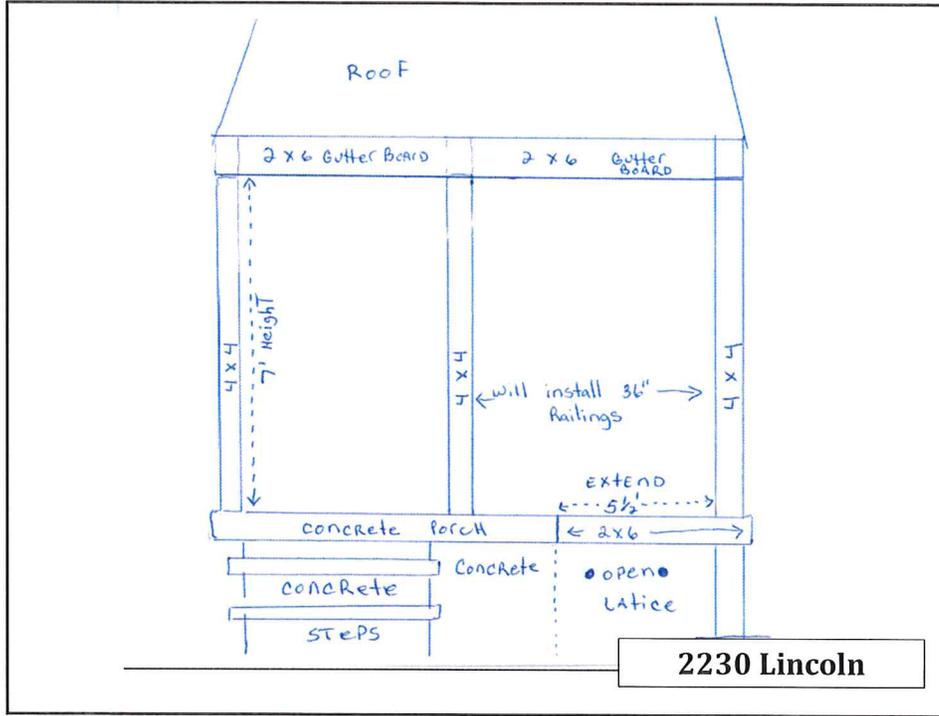
1237 Cranford



1237 Cranford









15316 Detroit



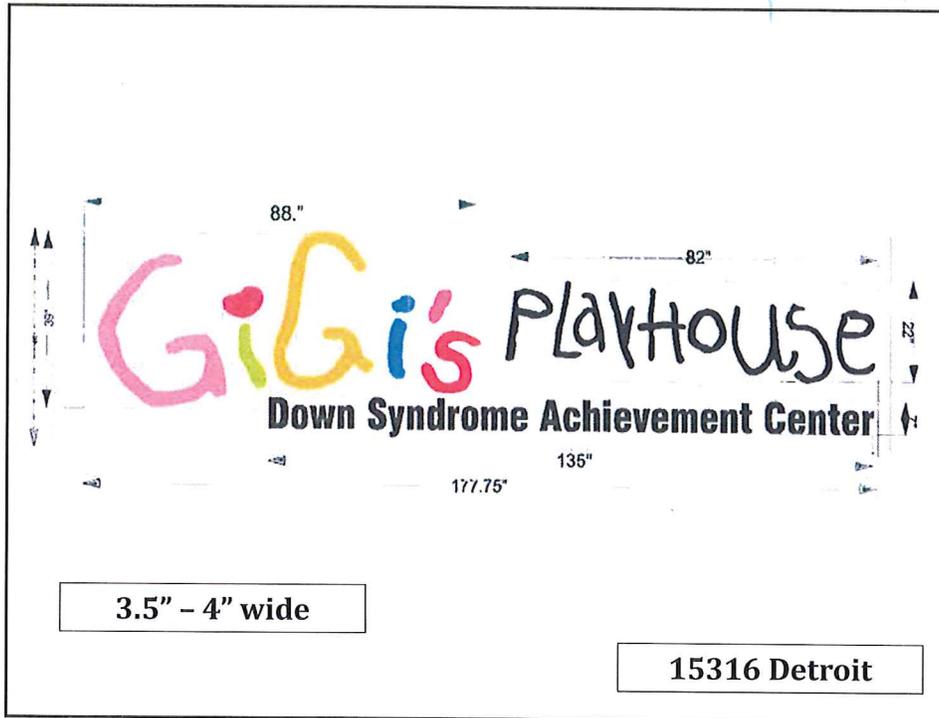
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15316 Detroit



15316 Detroit

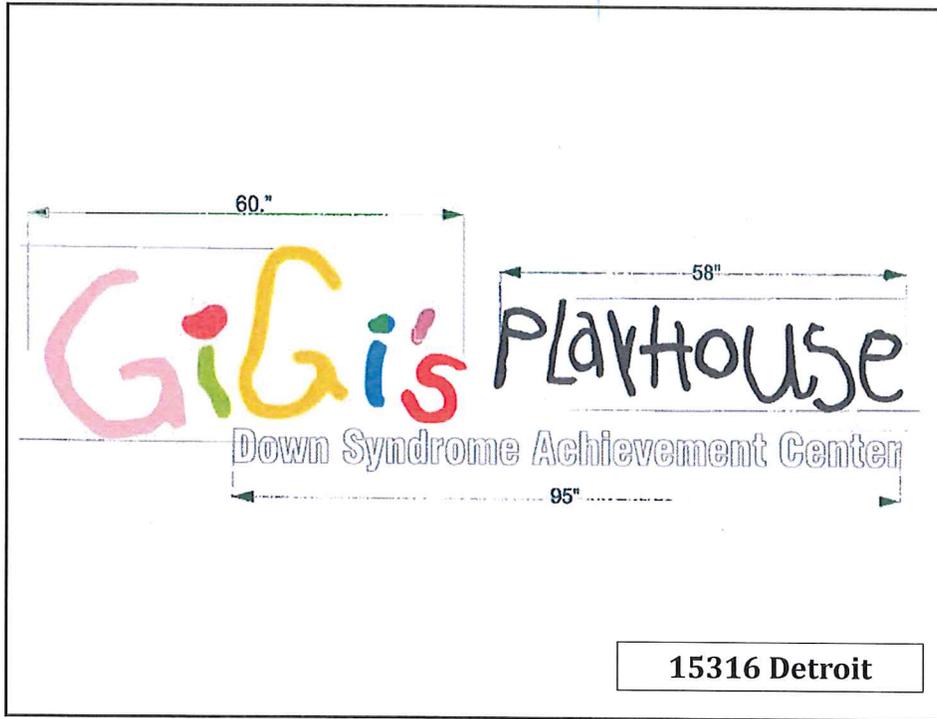


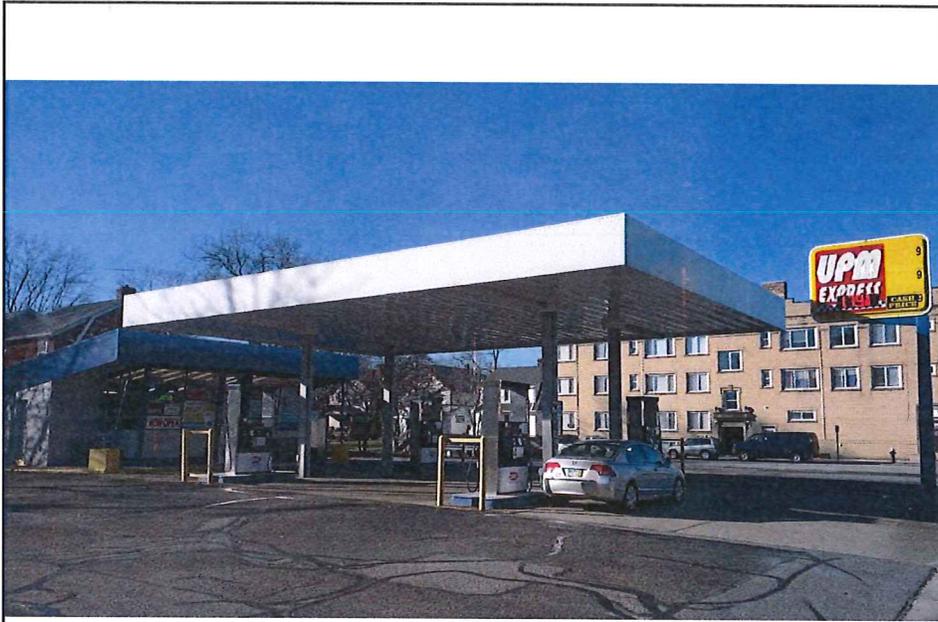


15316 Detroit



15316 Detroit

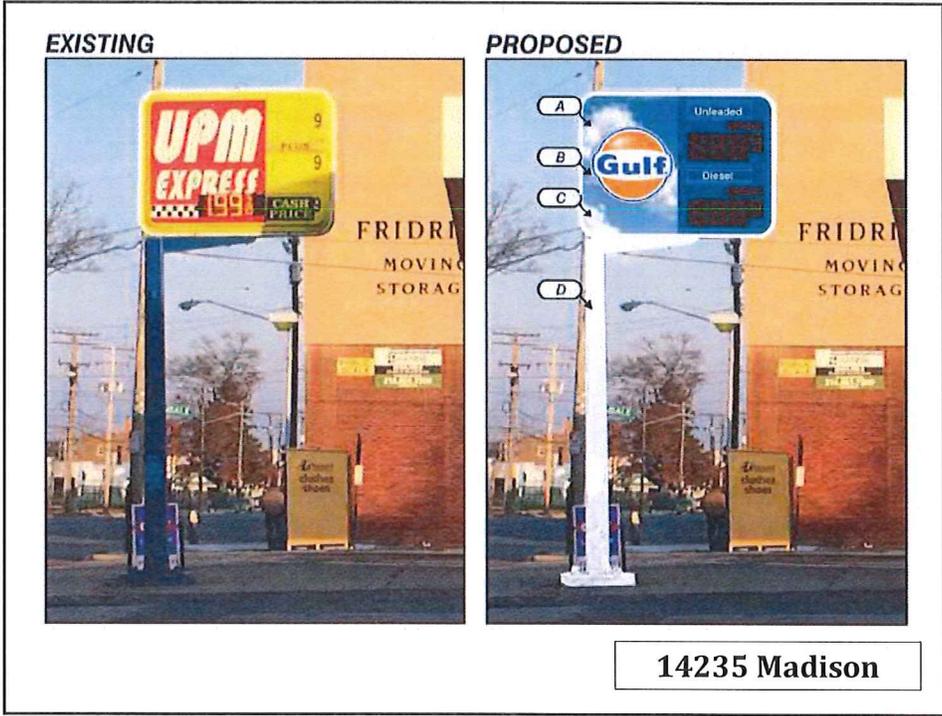


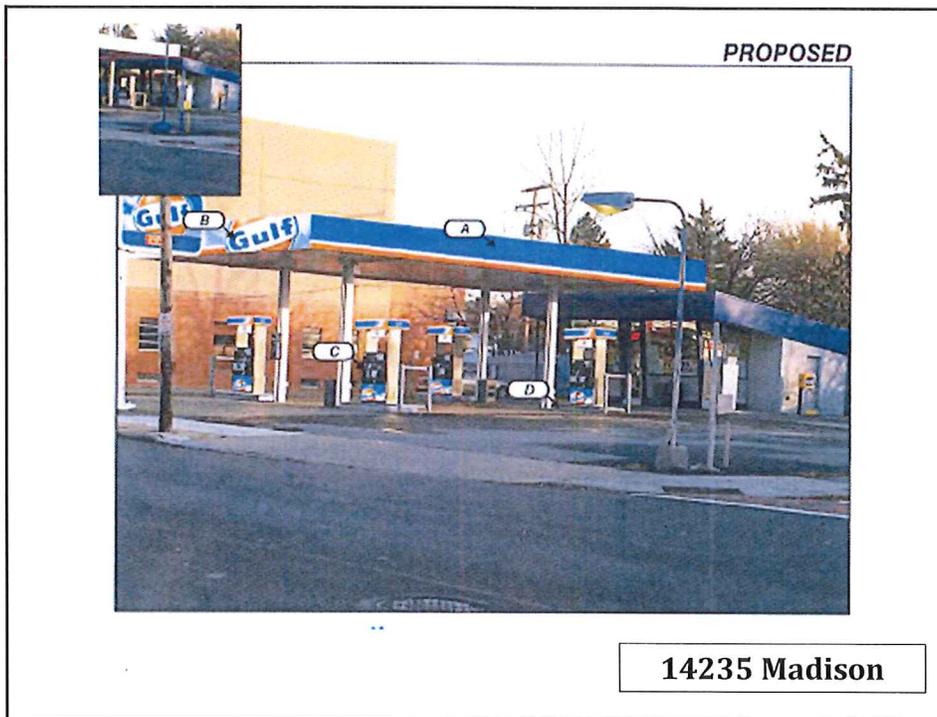
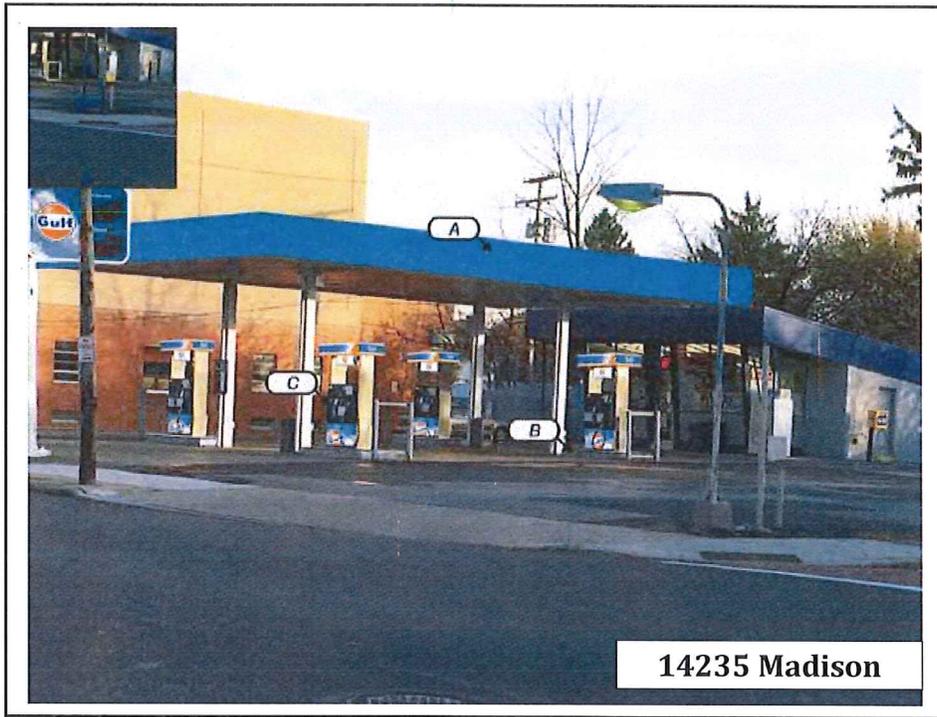


14235 Madison



14235 Madison

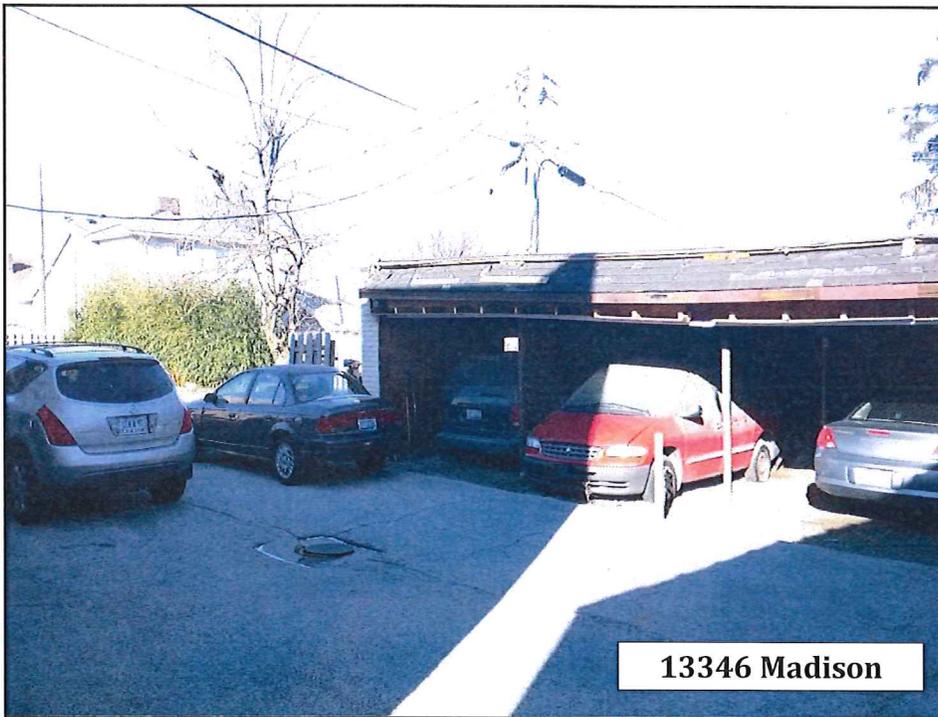




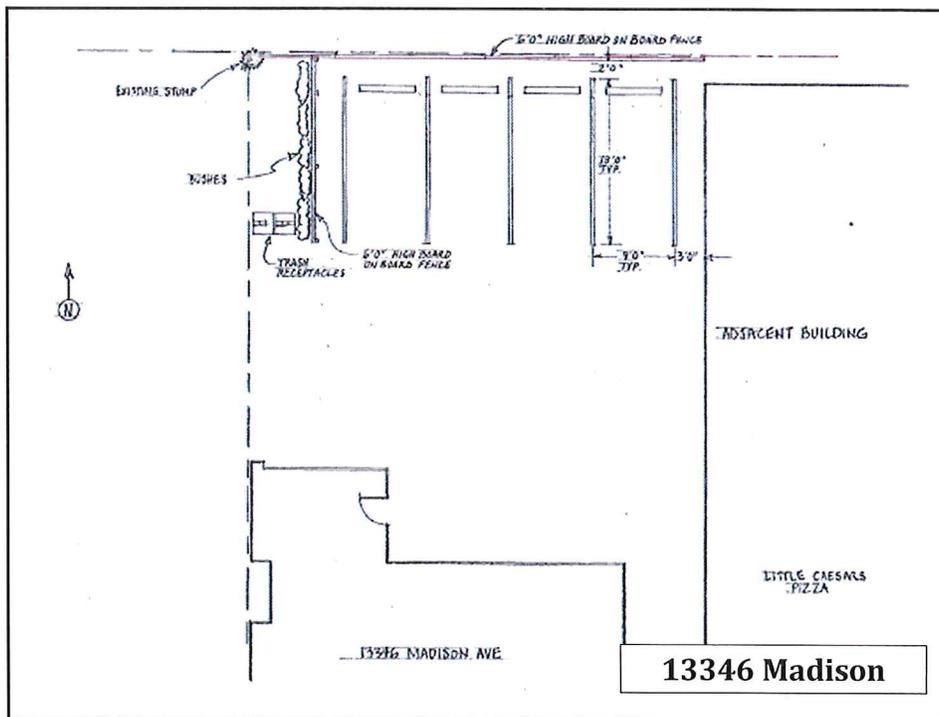


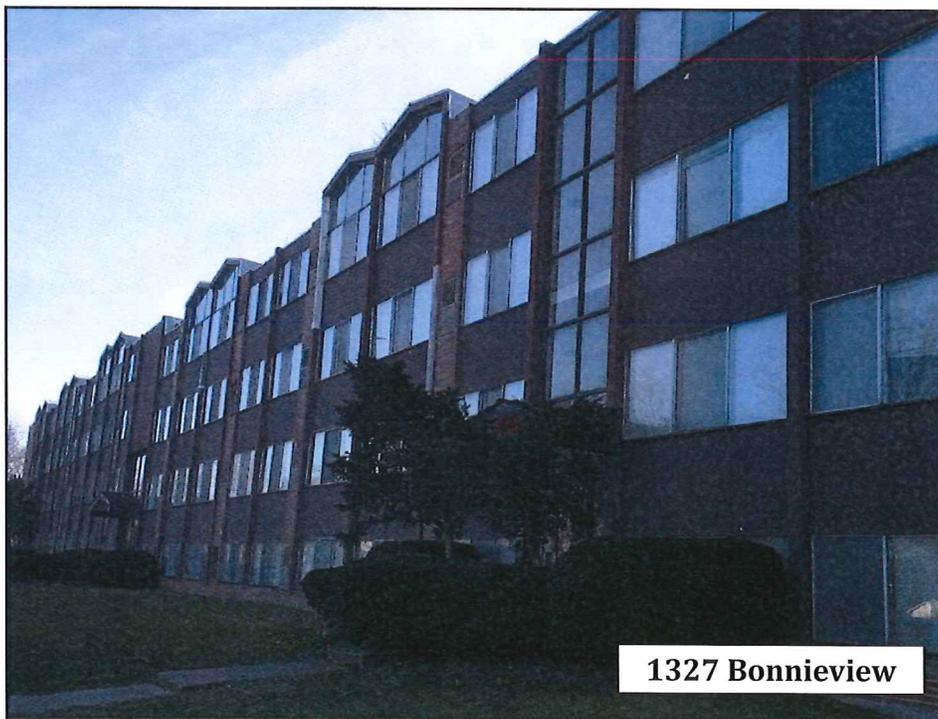
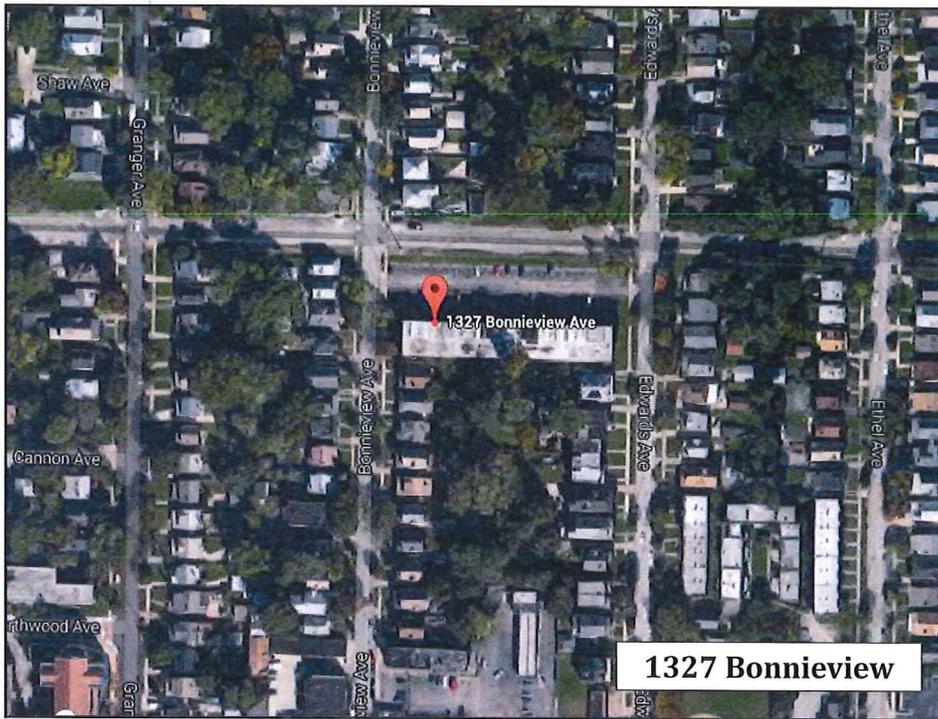


13346 Madison



13346 Madison



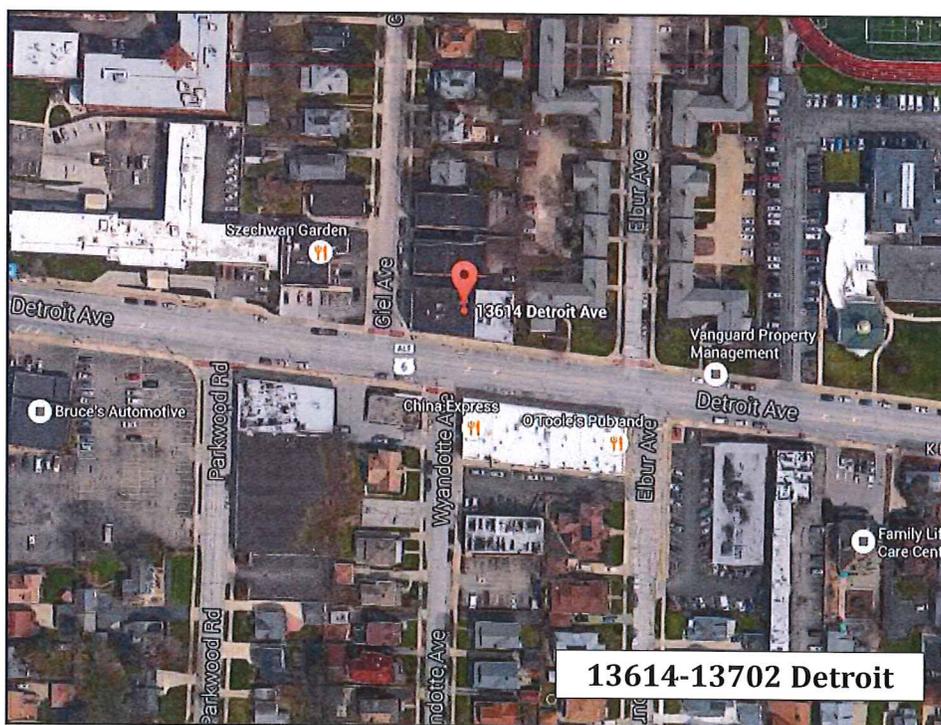






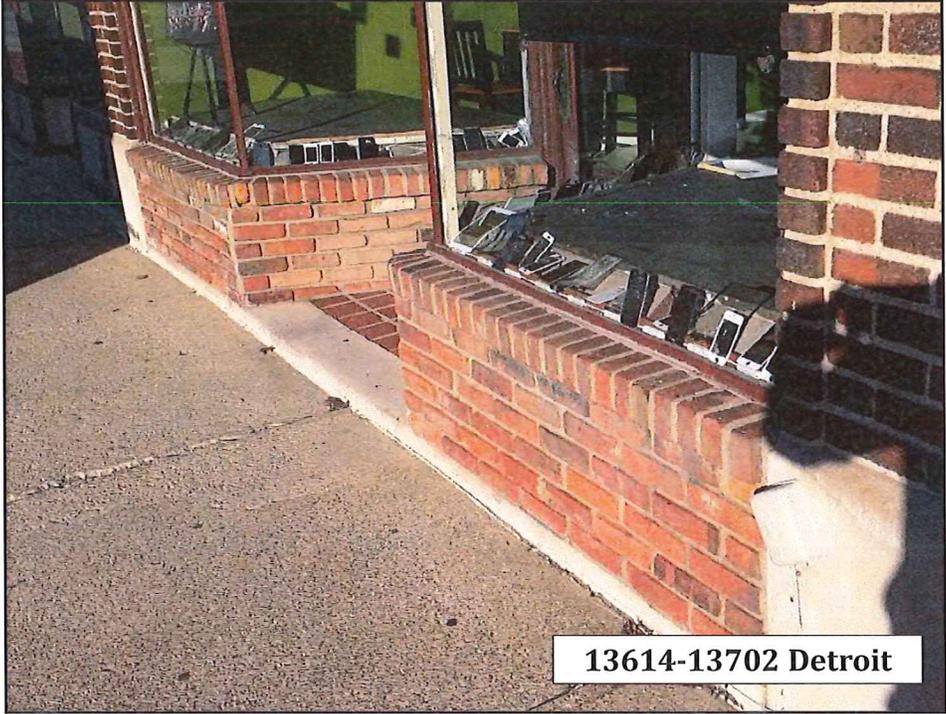


1327 Bonnieview

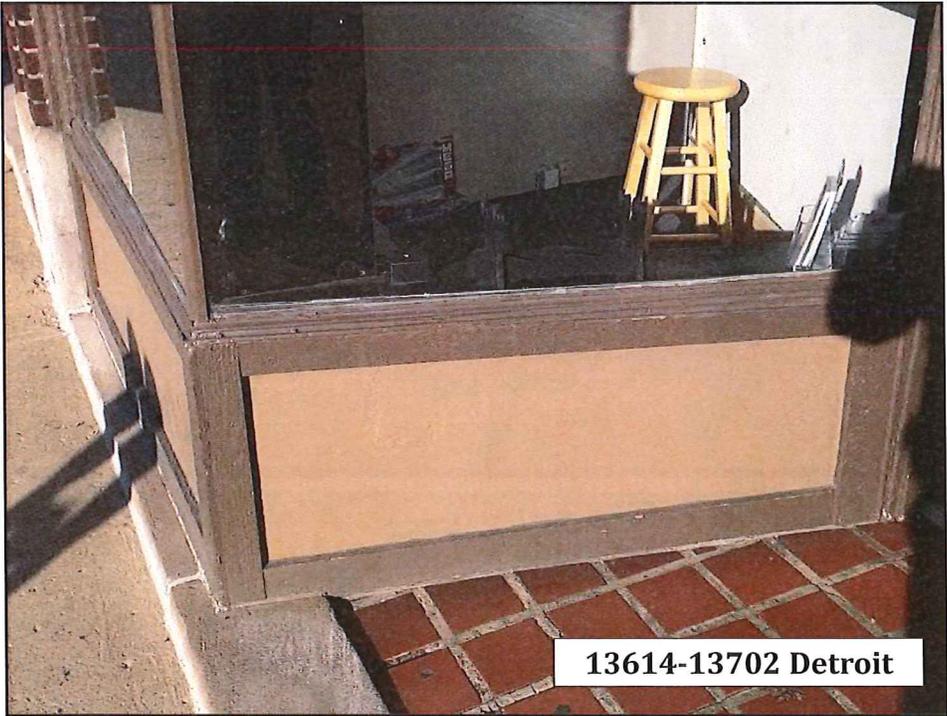


13614-13702 Detroit

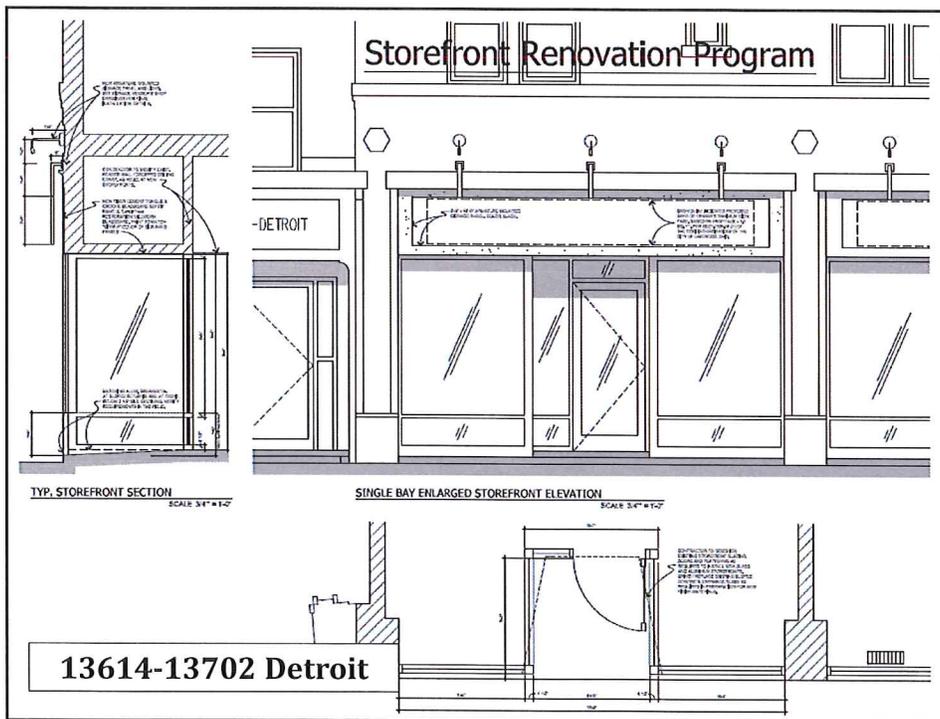


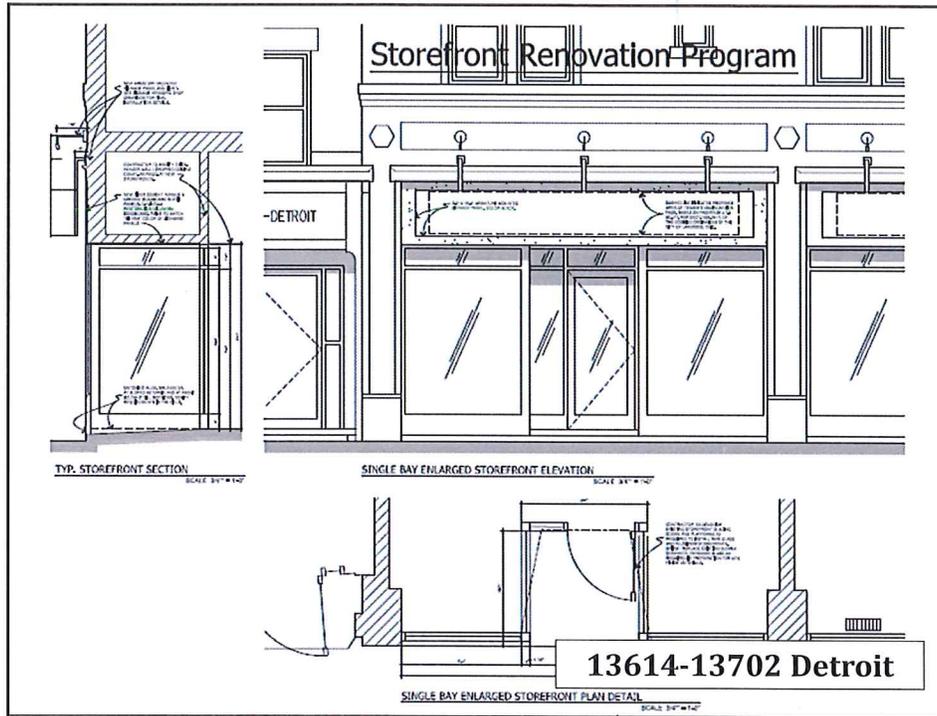


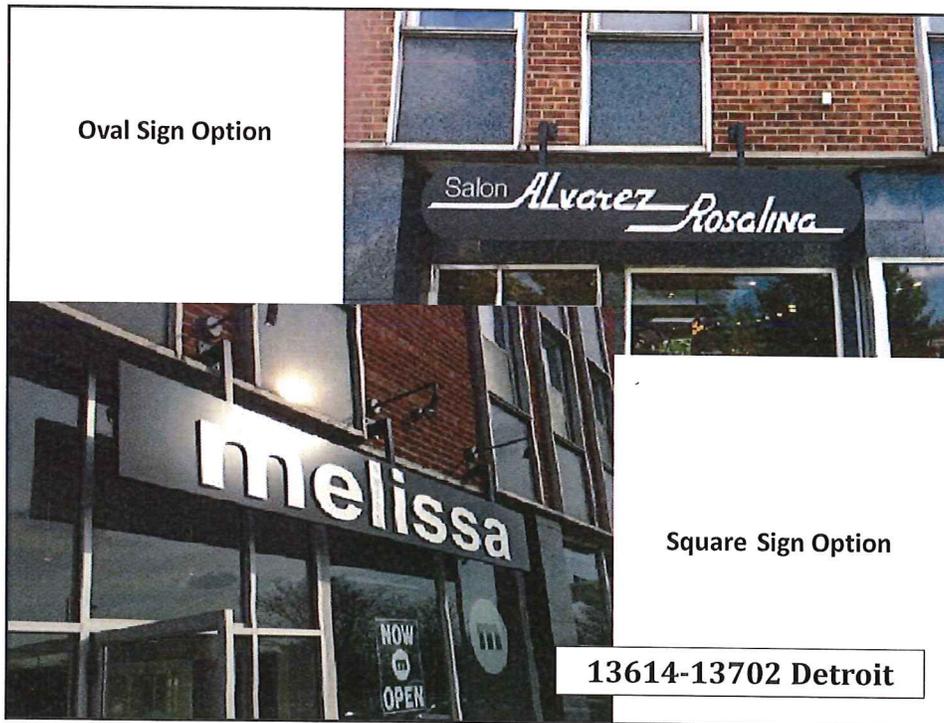
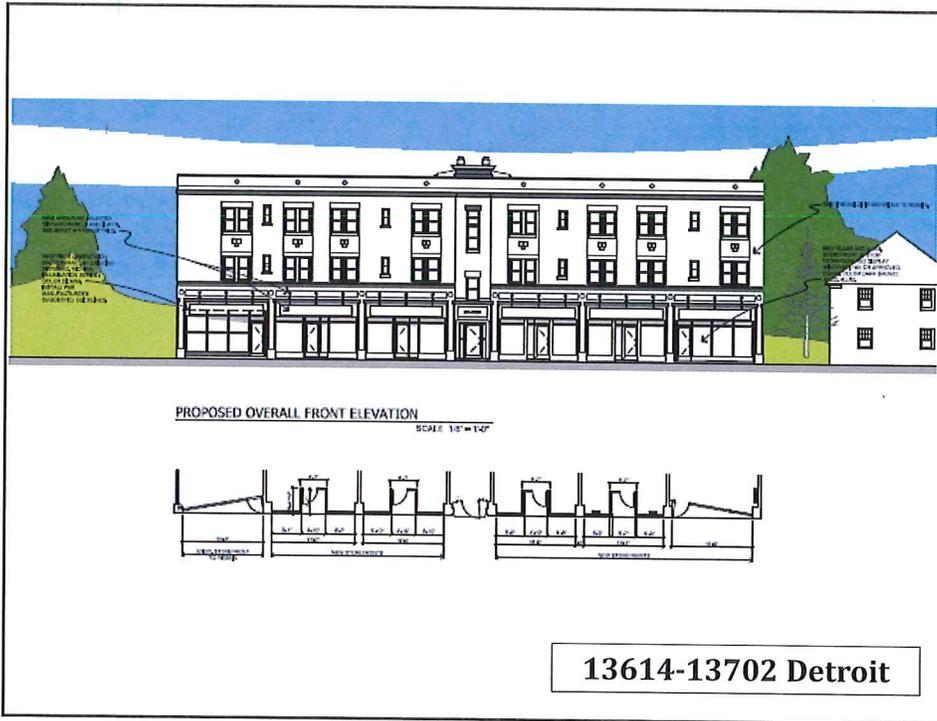
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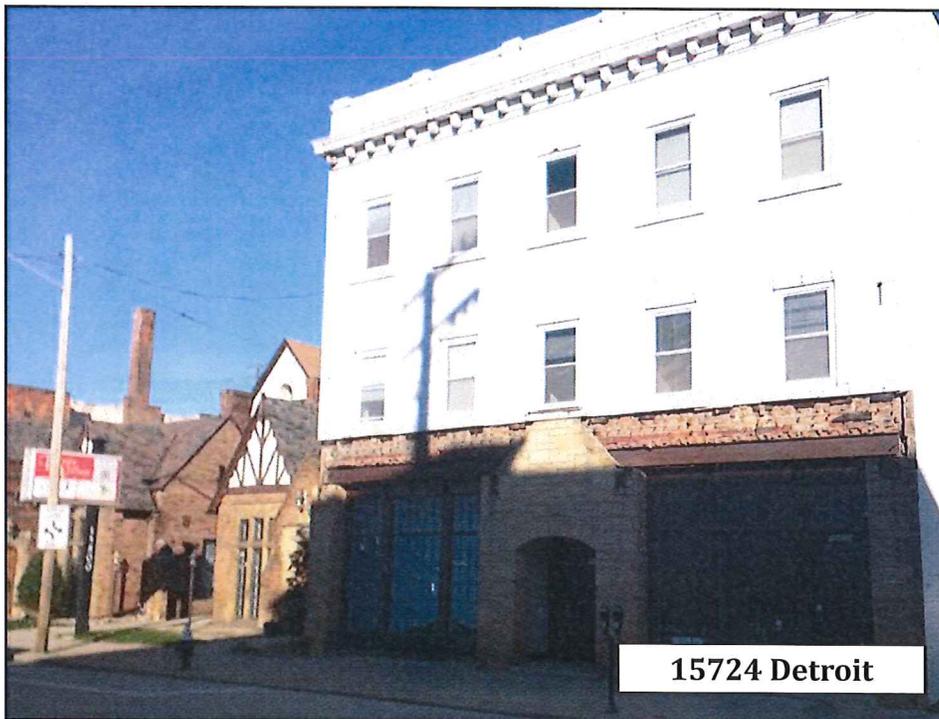


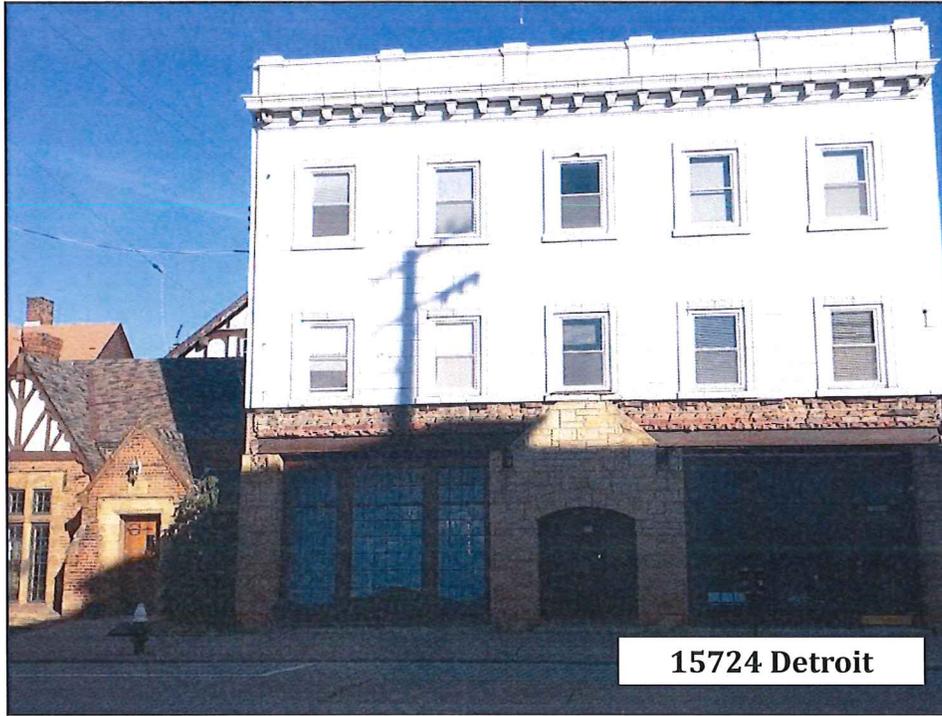
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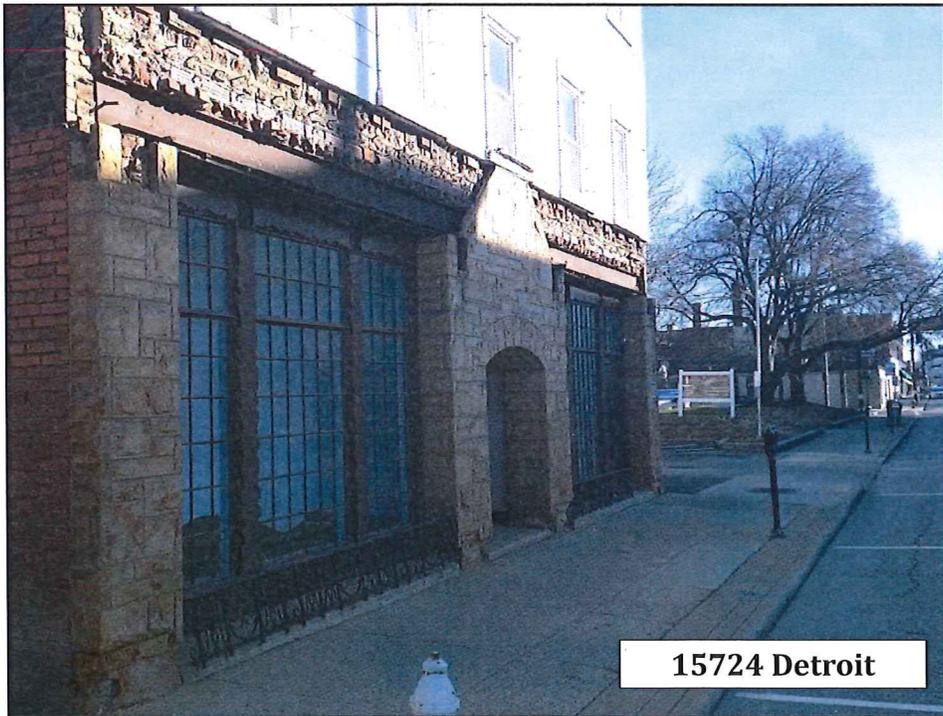








15724 Detroit



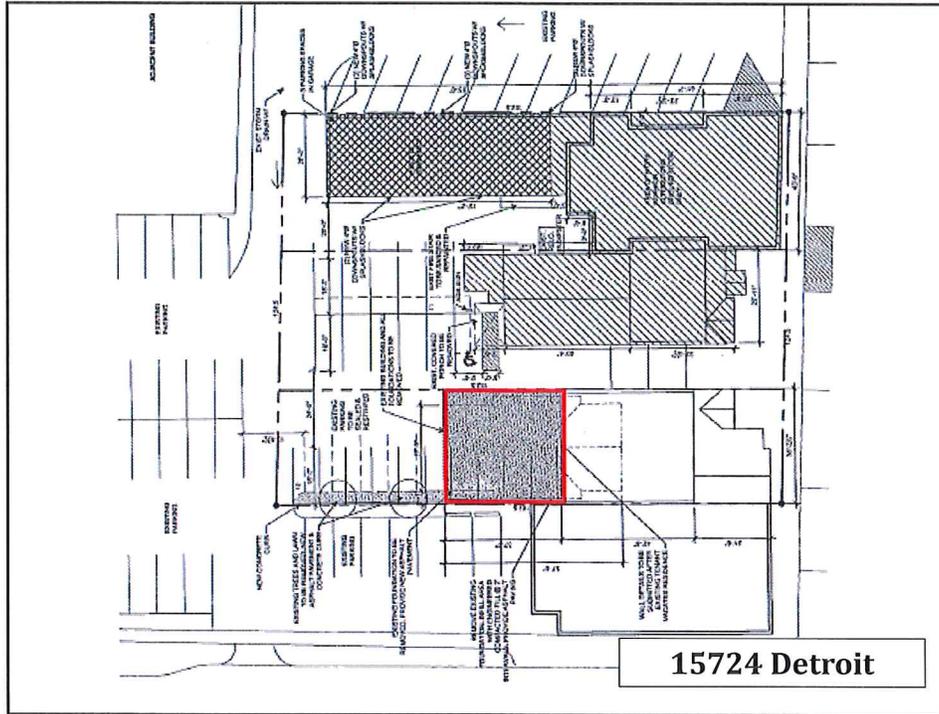
15724 Detroit



15724 Detroit



15724 Detroit



15724 Detroit



15724 Detroit



1143.10 EXCEPTIONS TO REQUIRED MINIMUMS.

- Improvements to the property that may reduce carbon emissions and improve energy efficiency using environmental best management practices (BMPs) promulgated by the Environmental Protection Agency;
- Storm water management techniques such as bio-swales, rain gardens, and pervious pavements:
- A shed or storage building on site for landscaping equipment and additional storage:
- An innovative landscaping plan, considered to be over and above the landscaping requirements as typically required by the Architectural Board of Review, which may include plant, flower and tree type, size, design, location and irrigation;



13714 Madison



13714 Madison

