

MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
JUNE 11, 2015
5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM
(Audio Recording Available)

The meeting was called to order at 5:30 P.M.

1. **Roll Call**

MEMBERS PRESENT:

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

OTHERS PRESENT:

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

Note: Cynthia Stockman was not present at the roll call. Mr. Orban would note her arrival during the meeting.

2. **Approve the minutes of the May 14, 2015 meeting**

A motion was made by Mr. Musson, seconded by Mr. Robar to **APPROVE** the minutes of the May 14, 2015 meeting. All of the members voting yea, the motion passed.

3. **Opening Remarks**

There was no reading of the 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 12 was Summary Approved at the pre-review meeting on June 4, 2015.

**SUMMARY APPROVED
SIGN REVIEW**

12. **Docket No. 05-49-15**

**17020 Madison Avenue
Artists Uncork'd**

() Approve
() Deny
() Defer

Sara Reilly
Artists Uncork'd
625 Bassett Road
Bay Village, Ohio 44140

The applicant requests the review and approval of window signage for a new business. This item was deferred from the meeting in May. (Page 16)

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

OLD BUSINESS

SIGN REVIEW

13. Docket No. 05-51-15

12102 Madison Avenue
Bobo's Smokin' Texas BBQ

- Approve
- Deny
- Defer

Robert Bond
Bobo's Smokin' Texas BBQ
1231 Hall Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of building signage for a new business. This item was deferred from the meeting in May. (Page 17)

Robert Bond, applicant was present to explain the request.

Public comment was closed as there was no one to address the item. Mr. Russell had no comments.

A motion was made by Mr. Orban, seconded by Mr. Musson to **APPROVE** the application as submitted. All of the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

5. Docket No. 05-39-15

C 1422 Hopkins Avenue / 12000 Detroit Avenue
Rockport Square Development

- Approve
- Deny
- Defer

Bill Sanderson, Agent
RS, LLC / NV Ryan Homes
1100 Tower City, 50 Public Square
Cleveland, Ohio 44113

The applicant requests the review and approval for the redevelopment of a former car dealership and service facility to create 16 townhouse sites on S side of Detroit (phase 1B) and 35 townhome sites on N (phase 3). This item was deferred from the meeting in May. (Page 9)

(For the record, the Board noted Ms. Stockman's arrival.)

Bill Sanderson, applicant and John Nehrens, Ryan Homes were present to explain the request.

The Board thought a 20" square brick column would work the best at the streetscape. Brick column color is to be Allendale and normal brick size. The color of the windows and trim would be almond.

Public comment was taken. Mr. Siley recapped past discussions and approved the plans.

A motion made by Mr. Orban, seconded by Mr. Musson to **APPROVE** the application as submitted. Mr. Musson, Mr. Orban, Mr. Robar, and Ms. Stockman voting yea, and Mr. Evans voting nay, the motion passed.

- Approve
- Deny
- Defer

Anthony Apotsos
9 on Woodward l/c
354 Northcliff Drive
Rocky River, Ohio 44116

The applicant requests the review and approval of signage. This item was deferred from the meeting in May.
(Page 15)

Mr. Russell said the applicant requested a deferral until the next meeting.

A motion was made by Mr. Orban, seconded by Mr. Evans to **DEFER** the item until the meeting of July 9, 2015. All of the members voting yea, the motion passed.

10. Docket No. 04-26-15

12901 Detroit Avenue
Lakewood Convenient

- Approve
- Deny
- Defer

Eyad Alfaleh
Neon City
11500 Denison Avenue
Cleveland, Ohio 44102

The applicant requests the review and approval of a new illuminated ground sign for an existing business. This item was deferred from the meeting in May. (Page 14)

Mr. Russell attempted to contact the applicant and heard no response.

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

ARCHITECTURAL BOARD OF REVIEW

8. Docket No. 05-34-15

C 17103 Detroit Avenue
Game On Lakewood

- Approve
- Deny
- Defer

Kurt DeFavero
Game On Lakewood
17103 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of outdoor dining. This item was deferred from the meeting in May. (Page 12)

Kurt DeFavero, applicant and Bert Wirtz, contractor, were present to explain the request.

Public comment was closed as there was no one to address the item. Mr. Russell confirmed the elevation height from the sidewalk was 11 inches.

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

- the new access door to the patio is factory painted to match the existing window, and

SIGN REVIEW

24. Docket No. 06-62-15 - S

18240 Detroit Avenue
Chelsea Apartments

- Approve
- Deny
- Defer

Adrien Elliott
Red Door Living
14555 Madison Avenue
Lakewood, Ohio 44145

The applicant requests the review and approval of new signage for an existing building. (Page 83)

Adrien Elliott, applicant was present to explain the request.

Public comment was closed as there was no one to address the item. Mr. Molinski said the proposal was a good addition.

A motion was made by Mr. Orban, seconded by Mr. Evans to APPROVE Docket No. 06-62-15 - A. All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, seconded by Mr. Evans to APPROVE Docket No. 06-62-15 - S. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

20. 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. (Page 74)

James Cox, applicant was present to explain the request.

The Board did not like the look of the awning, as it would hang below the gutter by approximately one foot. Clarification was needed about the framework, and how it would be fastened to the building. It read more as a sign rather than an awning.

Public comment was taken. Mr. Russell stated the administration continued to work with the applicant.

A motion was made by Mr. Orban, seconded by Mr. Evans to DEFER the item until the meeting of July 9, 2015. All of the members voting yea, the motion passed.

18. Docket No. 06-58-15

C 15326 Detroit Avenue
Voodoo Tuna

- Approve
- Deny
- Defer

Mike Longo
Voodoo Tuna
15326 Detroit Avenue

SIGN REVIEW

23. Docket No. 06-61-15 - S

**12401 Madison Avenue
Griffin Cider House**

- Approve
- Deny
- Defer

Richard Read
Griffin Cider House
2165 Elmwood Drive
Westlake, Ohio 44145

The applicant requests the review and approval of signage for a new business. (Page 80)

Richard Read, applicant was present to explain the request.

The Board did not like the use of a vinyl window system in an historic district. The design was very nice and appropriate.

Public comment was closed as there was no one to address the item. Mr. Russell concurred with the Board's opinion about the windows. Additionally, he noted an area existed above the windows that would accept a sign panel.

A motion was made by Mr. Orban, seconded by Ms. Stockman to **APPROVE Docket No. 06-61-15 - A with the following stipulations:**

- the window systems are changed to metal, and
- stone caps are under the window sills.

All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, Seconded by Ms. Stockman to **APPROVE Docket No. 06-61-15 - S with the following stipulation:**

- the sign fits within the existing sign band on building.

All of the members voting yea, the motion passed.

SIGN REVIEW

26. Docket No. 06-64-15

**1572 West 117th Street
El Torito**

- Approve
- Deny
- Defer

Aido Dure
BNext Awning + Graphic Inc.
5109 Clark Avenue
Cleveland, Ohio 44102

The applicant requests the review and approval of channel letter signage for a new business. (Page 90)

Omar Espinosa, representative was present to explain the request.

The Board was concerned the backlit sign would not be visible and was in favor of the cooler grey color on the building.

Mr. Molinski said the signage was great.

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

- The color of the building is painted Windy Blue.

All of the members voting yea, the motion passed.

Items 27 and 29 called together as they are the same address.

**APPEAL FOR A REHEARING
ARCHITECTURAL BOARD OF REVIEW**

27. Docket No. 05-37-15 C 13100 Madison Avenue
Lakewood One Stop

- Approve
- Deny
- Defer

Abraham Fekich
Lakewood One Stop
13100 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of culture stone on existing brick and repair of panels on the canopy part of the building. This item was denied at the meeting in May. (Page 97)

Mr. Russell prefaced by stating that rather than removing the unapproved EIFS material on the damaged soffit, it would be covered with another approved material.

Julie Fetclik, property owner was present to explain the request.

A motion was made by Mr. Orban, seconded by Mr. Musson to **APPROVE** the appeal for a rehearing. All of the members voting yea, the motion passed.

**REHEARING (IF APPEAL IS GRANTED)
ARCHITECTURAL BOARD OF REVIEW**

29. Docket No. 05-37-15 C 13100 Madison Avenue
Lakewood One Stop

- Approve
- Deny
- Defer

Abraham Fekich
Lakewood One Stop
13100 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of culture stone on existing brick and repair of panels on the canopy part of the building. This item was denied at the meeting in May. (Page 97)

Julie Fetclik, property owner was present to explain the request.

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

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

- The hardy board is painted a slate grey color as originally approved,
- Remove the cultured stone and consult with the building department if an issue arises, and
- Complete the work within 90 days.

All of the members voting yea, the motion passed.

Items 28 and 30 called together as they are the same address.

APPEAL FOR A REHEARING

SIGN REVIEW

28. Docket No. 05-48-15

**14560 Madison Avenue
Gethsemane Lutheran Church**

- Approve
- Deny
- Defer

Rev. Michael Wallace
Gethsemane Lutheran Church
14560 Madison Avenue
Lakewood Ohio 44107

The applicant requests the review and approval of an electronic reader board sign. This item was denied at the meeting in May. (Page 99)

Rev. Michael Wallace, applicant was present to explain the request.

The Board noted that no design changes were not submitted; therefore no rehearing could be granted.

A motion was made by Mr. Orban, seconded by Ms. Stockman to DENY the appeal for a rehearing. All of the members voting yea, the motion passed.

REHEARING (IF APPEAL IS GRANTED)

SIGN REVIEW

30. Docket No. 05-48-15

**14560 Madison Avenue
Gethsemane Lutheran Church**

- Approve
- Deny
- Defer

Rev. Michael Wallace
Gethsemane Lutheran Church
14560 Madison Avenue
Lakewood Ohio 44107

The applicant requests the review and approval of an electronic reader board sign. This item was denied at the meeting in May. (Page 99)

No rehearing was conducted.

**REQUEST FOR MODIFICATION
ARCHITECTURAL BOARD OF REVIEW**

31. Docket No. 11-112-14

**C 1381 West Clifton Boulevard
Former McKinley School Site**

- Approve
- Deny
- Defer

Dru Siley, Director of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review of a minor modification to a previously approved site plan to build approximately 40 single-family townhouses with a combination of first floor living and traditional townhouse design. This item was approved at the February 12, 2015 meeting. (Page 103)

Jason Russell, City of Lakewood was present to explain the request.

Public comment was closed as there was no one to address the issue. Mr. Russell read a letter into record (made part of record).

A motion was made by Mr. Urban, seconded by to **APPROVE** the modification. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Urban, seconded by Mr. Evans to **ADJOURN** the meeting at 10:05 p.m. All of the members voting yea, the motion passed.



Signature

7-9-15

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. John Nehren
- 2. Bill Sandelson
- 3. Donald Vancura
- 4. Wm Davis
- 5. ILLA R
- 6. BERT WIRTZ
- 7. CHARL ORBAN
- 8. Tony [unclear]
- 9. Charles [unclear]
- 10. [unclear]
- 11. [unclear]

- [Signature]

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

FOR CITY USE ONLY

Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, June 11, 2015

City of Lakewood Planning Commission

June 4, 2015

TO: Planning Commission

FROM: Jason Russell
City Planner

RE: Docket No. 06-17-15
1635 Alameda

Description: Lawrence Murtaugh, Catholic Diocese of Cleveland, applicant, requests the review and approval for a conditional use to operate an Adult Group Home, consisting of a 14-bed, 24-7 staffed residential treatment program for women in the former convent on the Transfiguration Parish campus.

Code Section	Section Description	Notes
1123.02	<p align="center">Permitted Uses</p> <p><i>In the R2 District no building or premises shall be used or established which is designed, arranged, or intended for other than a single-family dwelling, two-family dwelling, adult family home, a cluster house development in compliance with the provisions of Section 1123.12</i></p>	An adult group home is not a permitted use in an R2 district.
1123.04	<p align="center">Conditionally Permitted Uses</p> <p><i>If approved by the Commission pursuant to Section 1173.02, the following may be permitted as conditional uses provided that the standards and conditions hereinafter specified are met:</i></p> <p><i>(a) Roomer, pursuant to Section 1161.03(u).</i> <i>(b) Accessory Parking, pursuant to Section 1161.03(a).</i> <i>(c) Re-use of an existing non-conforming structure, pursuant to Section 1161.03(o).</i> <i>(d) A Type B home occupation, pursuant to Chapter 1145 and Section 1161.03(f).</i> <i>(e) Wireless telecommunication antenna(s), pursuant to Section 1159.04(c)(2).</i> <i>(f) Wind generation facility, pursuant to Chapter 1160.</i></p>	An adult group home is not a conditionally permitted use in an R2 district.
1161.03(o)	<p>Re-Use of an Existing Non-Conforming Structure. <i>In an R1 Residential Single-Family or R2 Residential Single- and Two-Family District, an existing non-conforming structure found by the Lakewood Heritage Advisory Board to be of historical value may, as a conditional use, be converted to a multi-family use and, in any multi-family district, such a structure may be converted to a mixed use or office use, where the Commission finds:</i></p> <p><i>(1) That re-use of the existing structure is preferable to destruction and redevelopment of the site;</i></p>	The structure at 1635 Alameda is a non-conforming structure. It was built as a convent and has always housed up to 14 nuns. This use was abandoned in 2014. Based on plans submitted to us, we find the proposed use satisfies the five requirements of this code section.

City of Lakewood Planning Commission

June 4, 2015

	<p>(2) That the proposed use will not be more intense than the existing non-conforming use;</p> <p>(3) That landscaping and screening, approved by the Architectural Board of Review pursuant to Chapter 1141, will be provided;</p> <p>(4) That the proposed renovation will be in harmony with the historic character of the structure; and</p> <p>(5) That the proposed use will comply with the parking requirements of Chapter 1143.</p>	
1161.02	General Standards for All Conditional Uses	All conditional uses should meet these standards.
1127.02	<p>Permitted Principal Uses</p> <p>(a) In the ML District no building or premises shall be used or established which is designed, arranged, or intended for other than a low density multiple-family residential building, a single- or two-family dwelling, adult family home, adult group home, or cluster house development.</p> <p>(b) In the MH District no building or premises shall be used or established which is designed, arranged, or intended for other than a medium density multiple-family residential building, a low density multiple-family residential building, a single- or two-family dwelling, adult family home, adult group home, or cluster house development.</p> <p>(c) A single- or two-family dwelling in the ML and MH Districts shall meet all the requirements of the R2 District. Cluster house developments in the ML and MH Districts shall meet all the requirements of Section 1121.12.</p> <p>(d) A Planned Development may be permitted in the MH District provided that the regulations in Chapter 1156 and all other provisions of the Ordinances and this Code have been met.</p>	An adult group home is a permitted use in a multi-family zone district.

Notes: The City has worked with the applicant to understand the proposed used. The convent, built in the early 20th century, currently stands as a non-conforming use in R2 zone district. The building features 14 small bedrooms, a kitchen, shared restroom facilities and common space. The reuse of this structure would be difficult. The proposed use is very similar to the previous use and we feel it is in line with the intensity of the previous use of the site and would not create adverse impacts for the neighborhood.

If the Board finds the building and proposed use to satisfy the requirements set forth in 1161.03 (a), the property would qualify to be utilized as a multi-family use. An adult group home is a permitted use in a multi-family district pursuant to Section 1127.02.

Schwarz, Johanna

From: barb ippolito <bamei4@gmail.com>
Sent: Wednesday, June 03, 2015 10:20 PM
To: Planning Dept
Subject: Marjorie Building

Thank you again, Bryce Sylvester, for your telephone call regarding the proposed changes at 15100 Detroit Ave. In the course of our conversation, I failed to mention the impact of the opening and apparent success of 16 Bit. Prior to 16 Bit opening, the parking issues here on Gladys Ave., were primarily during the business week between 7:45 a.m. and 5:15 p.m. Now the battle for parking spaces continues well into the night. Saturday and Sunday afternoons are ridiculous. (I was previously unaware of the popularity of "day drinking".) Adding 2 new residences to this street will exacerbate this problem. Not only will the current residents have even greater difficulties finding parking, so will the tenants of the new units. Please take these matters into consideration. Thank you.

Barb Ippolito

Schwarz, Johanna

From: Joann Ross <business@frankjross.com>
Sent: Wednesday, June 03, 2015 4:15 PM
To: Planning Dept
Cc: business@frankjross.com
Subject: Docket No 06-21-15

Sadly, we are unable to attend the meeting. While we support business owners, we have serious concerns about adding traffic to an unmanageable intersection that no longer has a traffic light.

While Getgo utilized the property, a much needed traffic light existed.

We witness cars on a daily basis that ignore flashing lights making it hazardous for any pedestrian to cross Esp. the seniors, handicapped and children.

Without a traffic light, we oppose any development of the property.

Frank and Jo Ann Ross
14213 Detroit Ave
Lakewood, Ohio 44107



DEPARTMENT OF PLANNING & DEVELOPMENT
DRU SILEY, DIRECTOR

12650 Detroit Avenue • 44107 • (216) 529-6530 • FAX (216) 529-5936

www.CityOfLakewood.com/Development

TO: Planning Commission
FROM: Dru Siley, Director
DATE: June 2nd, 2015
SUBJECT: Rockport Square Planned Development (PD) Modification

The Planning Commission is being asked to review the proposed project and approve a modification to the existing Planned Development to allow for the construction of 51 townhome units on the two remaining sites.

Background:

More than a decade ago the Rockport Square development was proposed and approved by the City as a four phase project on the eastern end of Detroit Avenue. Please refer to the attached map outlining the project phases.

Developer: Rockport Square LLC, a limited liability company led by Forest City Land Group, and previously included Rysar Properties.

Use: PD for Mixed-Use Residential, Commercial and Office

Completed

- Phase 1A 35,000 sf of Residential
- Phase 2 26,000 sf Residential

Unbuilt

- Phase 1B 69,000 sf Residential
6,900 sf of Commercial flex space
- Phase 3 66,000 sf of Office / mixed use

Size: Approximately 4 acres

Since that time two phases of the project have been successfully completed while the remaining two phases (Phase 1B & Phase 3) have remained undeveloped. Originally, the Planned Development was approved with these phases becoming a mixed use building with 1 & 2 bedroom condos and a mixed use commercial project. Forest City Enterprises as the property owner and developer has made attempts in recent years to restart the project but has not been able to do so thus far.

However, Forrest City in partnership with Ryan Homes recently proposed a 51 unit for sale townhome project to complete the remaining two phases. Please refer to the attached site plan showing a concept site plan for these units. The proposed development is currently under review by the Architectural Board of Review and will be seeking design approval at the June 11th meeting.

It is the administration opinion that the proposal has merit in its efforts to conform to the community's design standards and the current demand for new housing types not readily available in Lakewood.

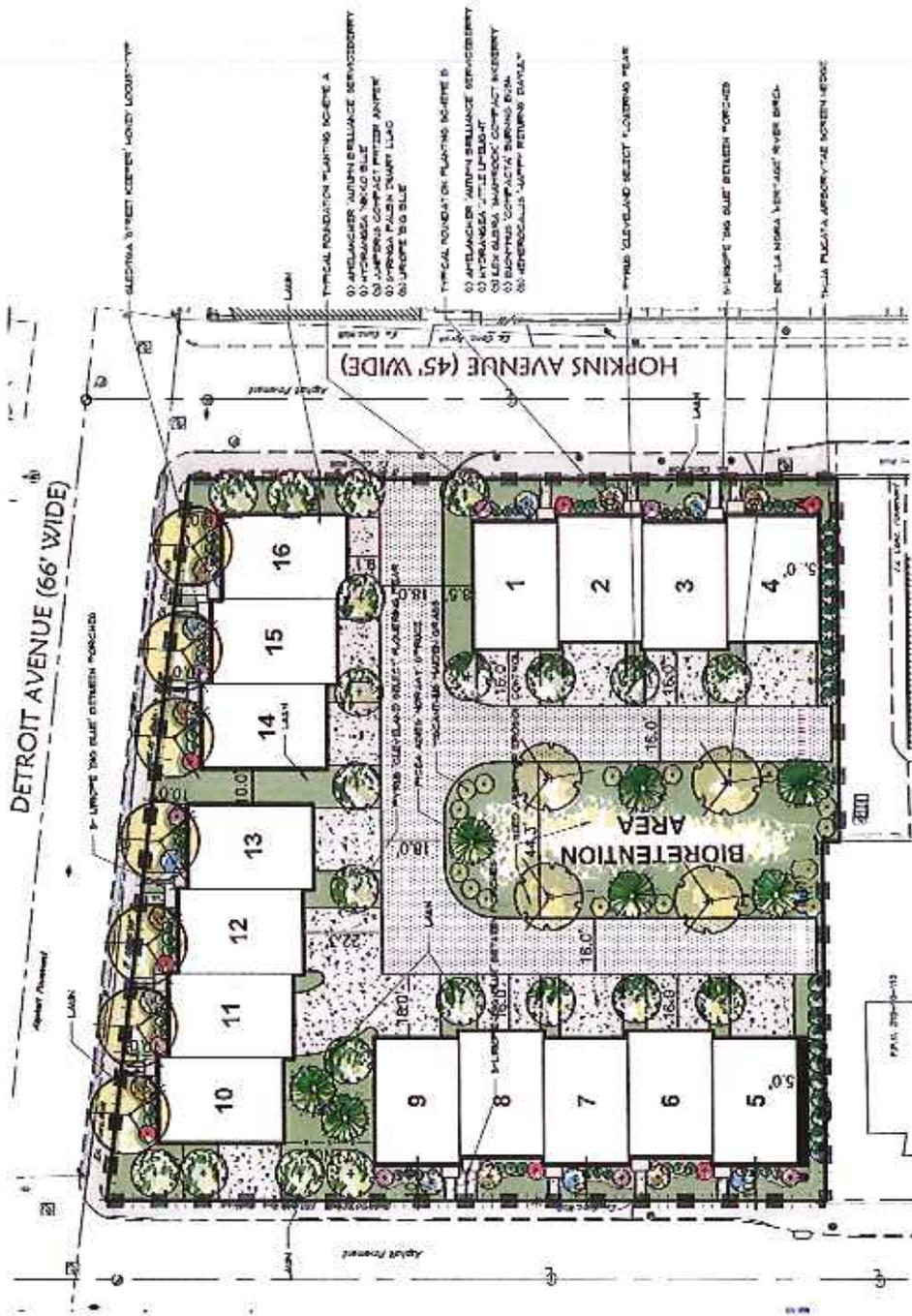


SCALE: 1/8" = 1'-0"

DATE	SCALE
2-20-15	1/8" = 1'-0"
2-20-15	1/8" = 1'-0"
2-20-15	1/8" = 1'-0"

LANDSCAPE PLANT LIST-SOUTH

SYMBOL	PLANT NAME	SIZE	NOTES
(Circle with 1)	SPRING BURNING BUSH	1" - 1 1/2" DIA	
(Circle with 2)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 3)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 4)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 5)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 6)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 7)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 8)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 9)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 10)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 11)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 12)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 13)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 14)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 15)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 16)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 17)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 18)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 19)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 20)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 21)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 22)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 23)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 24)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 25)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 26)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 27)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 28)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 29)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 30)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 31)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 32)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 33)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 34)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 35)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 36)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 37)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 38)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 39)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 40)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 41)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 42)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 43)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 44)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 45)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 46)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 47)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 48)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 49)	HYDRANGEA	1" - 1 1/2" DIA	
(Circle with 50)	HYDRANGEA	1" - 1 1/2" DIA	



PRELIMINARY

THIS DRAWING IS SUBJECT TO REVISIONS. APPROVED FOR THE DRAWING ENGINEER: [Signature]

LANDSCAPE PLANT LIST-SOUTH (SEE PLAN)

1	1" x 1" x 1" (100)	1	1" x 1" x 1" (100)
2	2" x 2" x 2" (200)	3	3" x 3" x 3" (300)
3	3" x 3" x 3" (300)	4	4" x 4" x 4" (400)
4	4" x 4" x 4" (400)	5	5" x 5" x 5" (500)
5	5" x 5" x 5" (500)	6	6" x 6" x 6" (600)
6	6" x 6" x 6" (600)	7	7" x 7" x 7" (700)
7	7" x 7" x 7" (700)	8	8" x 8" x 8" (800)
8	8" x 8" x 8" (800)	9	9" x 9" x 9" (900)
9	9" x 9" x 9" (900)	10	10" x 10" x 10" (1000)
10	10" x 10" x 10" (1000)	11	11" x 11" x 11" (1100)
11	11" x 11" x 11" (1100)	12	12" x 12" x 12" (1200)
12	12" x 12" x 12" (1200)	13	13" x 13" x 13" (1300)
13	13" x 13" x 13" (1300)	14	14" x 14" x 14" (1400)
14	14" x 14" x 14" (1400)	15	15" x 15" x 15" (1500)
15	15" x 15" x 15" (1500)	16	16" x 16" x 16" (1600)
16	16" x 16" x 16" (1600)	17	17" x 17" x 17" (1700)
17	17" x 17" x 17" (1700)	18	18" x 18" x 18" (1800)
18	18" x 18" x 18" (1800)	19	19" x 19" x 19" (1900)
19	19" x 19" x 19" (1900)	20	20" x 20" x 20" (2000)
20	20" x 20" x 20" (2000)	21	21" x 21" x 21" (2100)
21	21" x 21" x 21" (2100)	22	22" x 22" x 22" (2200)
22	22" x 22" x 22" (2200)	23	23" x 23" x 23" (2300)
23	23" x 23" x 23" (2300)	24	24" x 24" x 24" (2400)
24	24" x 24" x 24" (2400)	25	25" x 25" x 25" (2500)
25	25" x 25" x 25" (2500)	26	26" x 26" x 26" (2600)
26	26" x 26" x 26" (2600)	27	27" x 27" x 27" (2700)
27	27" x 27" x 27" (2700)	28	28" x 28" x 28" (2800)
28	28" x 28" x 28" (2800)	29	29" x 29" x 29" (2900)
29	29" x 29" x 29" (2900)	30	30" x 30" x 30" (3000)



PRELIMINARY
FOR THE LANDSCAPE ARCHITECT'S USE ONLY
NOT TO BE USED FOR CONSTRUCTION
IF THIS PLAN IS USED FOR CONSTRUCTION, THE USER ASSUMES ALL LIABILITY





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. Michael Gill
2. Michael Lange
3. Chris Lamb
4. Richard Red
5. OMAD Espinosa
6. Angie Lopez
7. Jake Fetchuk
8. _____
9. _____
10. _____
11. _____

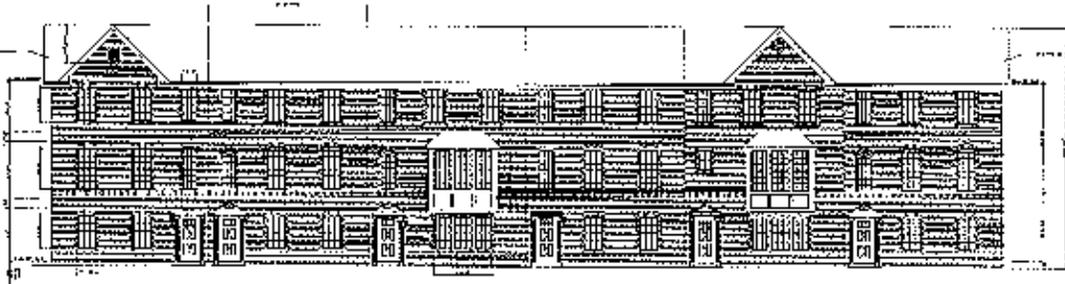
- 1.
- 2.
- 3.
- 4.
5. _____
- 6.
- 7.
8. _____
9. _____
10. _____
11. _____

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: Thursday, June 11, 2015



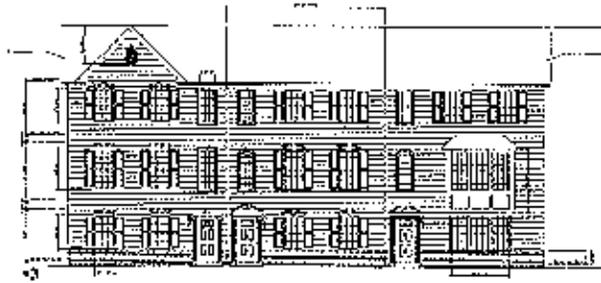
① FRONT ELEVATION
 1/2" = 1'-0"

Project No.	1
Sheet No.	1
Scale	1/2" = 1'-0"
Author	
Check	
Drawn	
Approved	
Date	
Notes	
NVR VECTOR COPY	



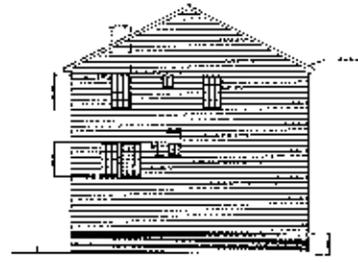
② SIDE ELEVATION
 1/2" = 1'-0"

Project No.	1
Sheet No.	1
Scale	1/2" = 1'-0"
Author	
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Approved	
Date	
Notes	
NVR VECTOR COPY	



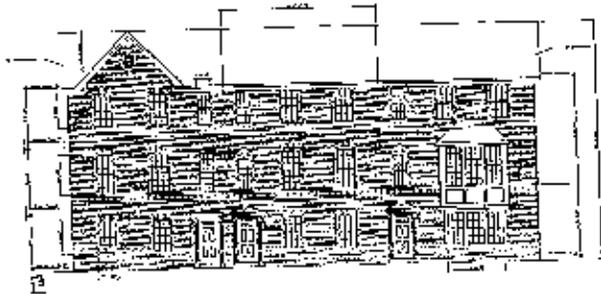
FRONT ELEVATION
 1/2" = 1'-0"

Project Name	Address	City	State	Zip
Client Name	Client Address	Client City	Client State	Client Zip
Architect Name	Architect Address	Architect City	Architect State	Architect Zip
Scale	Sheet No.	Total Sheets	Project No.	Date
NVR VENDOR COPY				



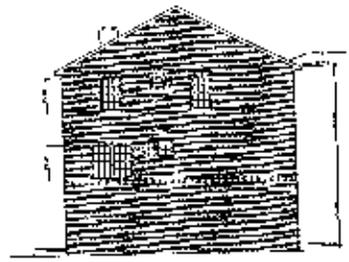
REAR ELEVATION
 1/2" = 1'-0"

Project Name	Address	City	State	Zip
Client Name	Client Address	Client City	Client State	Client Zip
Architect Name	Architect Address	Architect City	Architect State	Architect Zip
Scale	Sheet No.	Total Sheets	Project No.	Date
NVR VENDOR COPY				



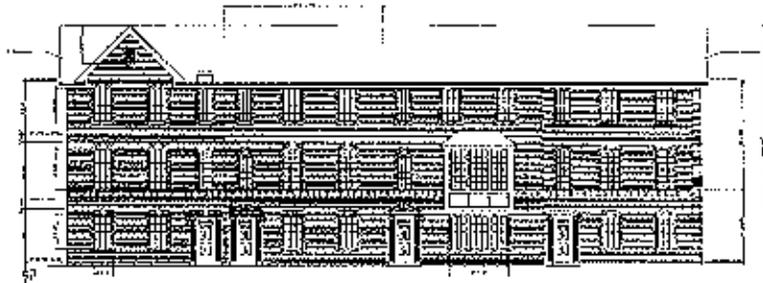
FRONT ELEVATION
 1/4" = 1'-0"

DATE	1/25/80	BY	W.P. VANDER
PROJECT	LOG CABIN	NO.	1
DESCRIPTION	FRONT ELEVATION		
SCALE	1/4" = 1'-0"	DATE	1/25/80
BY	W.P. VANDER	NO.	1
W.P. VANDER COPY			



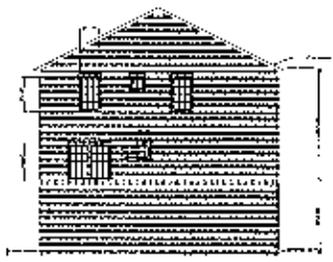
SIDE ELEVATION
 1/4" = 1'-0"

DATE	1/25/80	BY	W.P. VANDER
PROJECT	LOG CABIN	NO.	1
DESCRIPTION	SIDE ELEVATION		
SCALE	1/4" = 1'-0"	DATE	1/25/80
BY	W.P. VANDER	NO.	1
W.P. VANDER COPY			



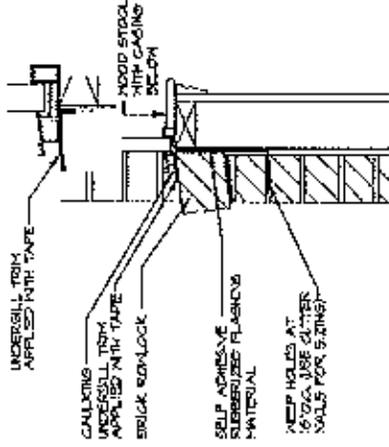
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT NO. _____ SHEET NO. _____ DATE _____		MVR VENDOR COPY
DRAWN BY _____ CHECKED BY _____ APPROVED BY _____		



SIDE ELEVATION
SCALE: 1/8" = 1'-0"

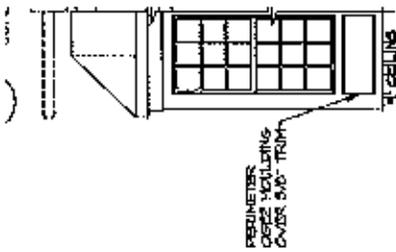
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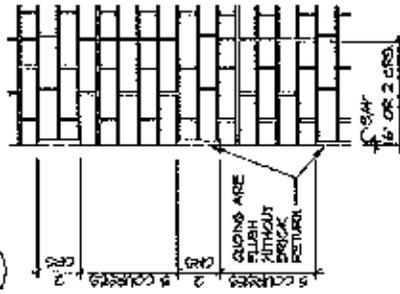
NOTE: EXTEND FLASHING 4\"/>

15
D-3
MDA SILL W/ BRICK
SCALE: 1/2" = 1'-0"

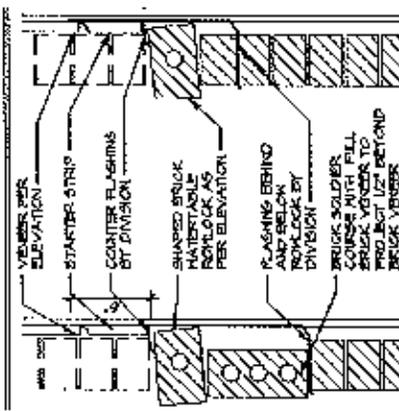
Door Details:



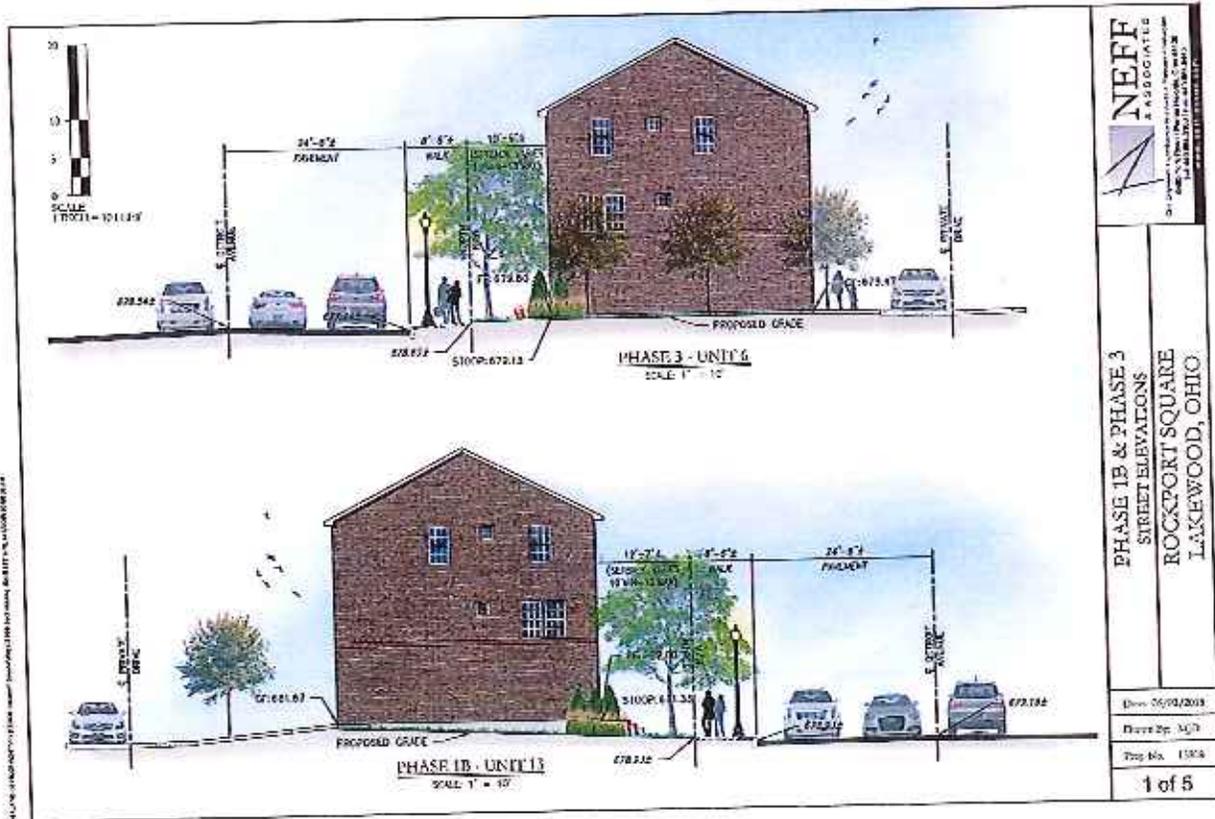
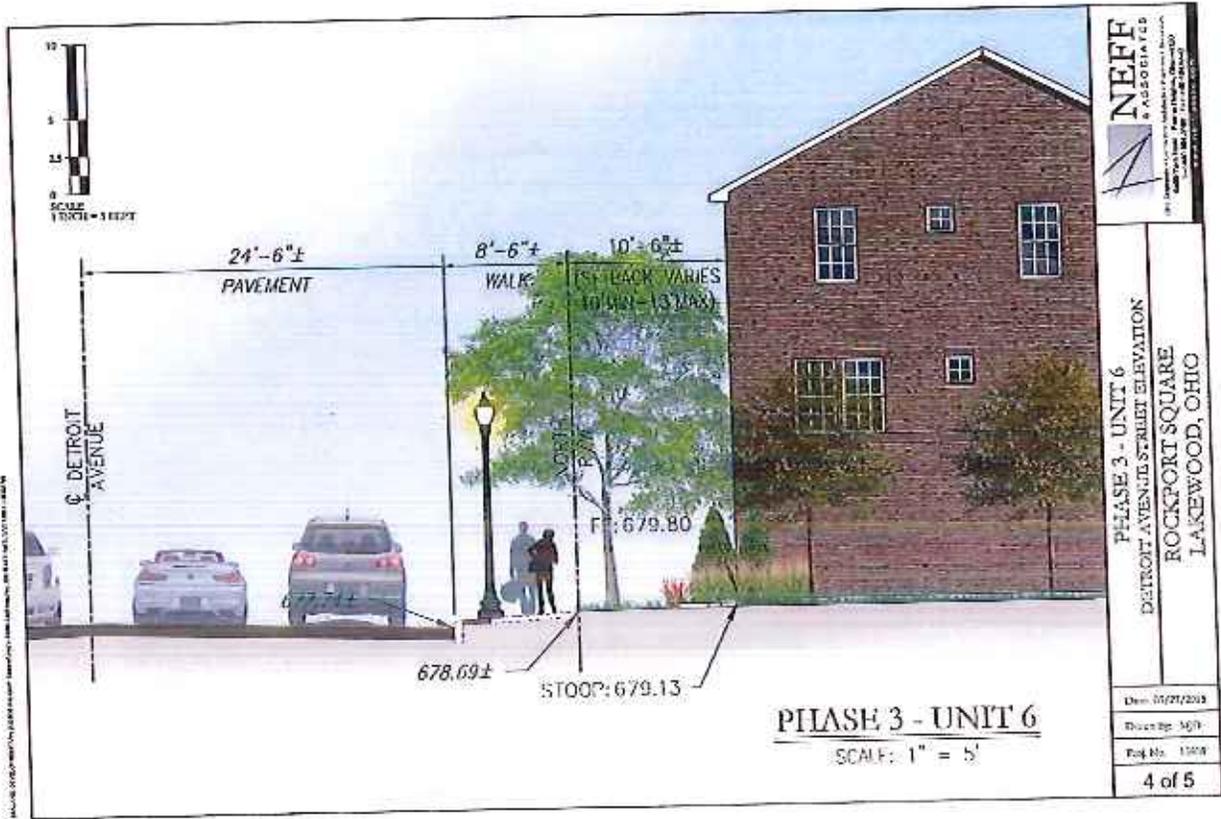
Brick Details:



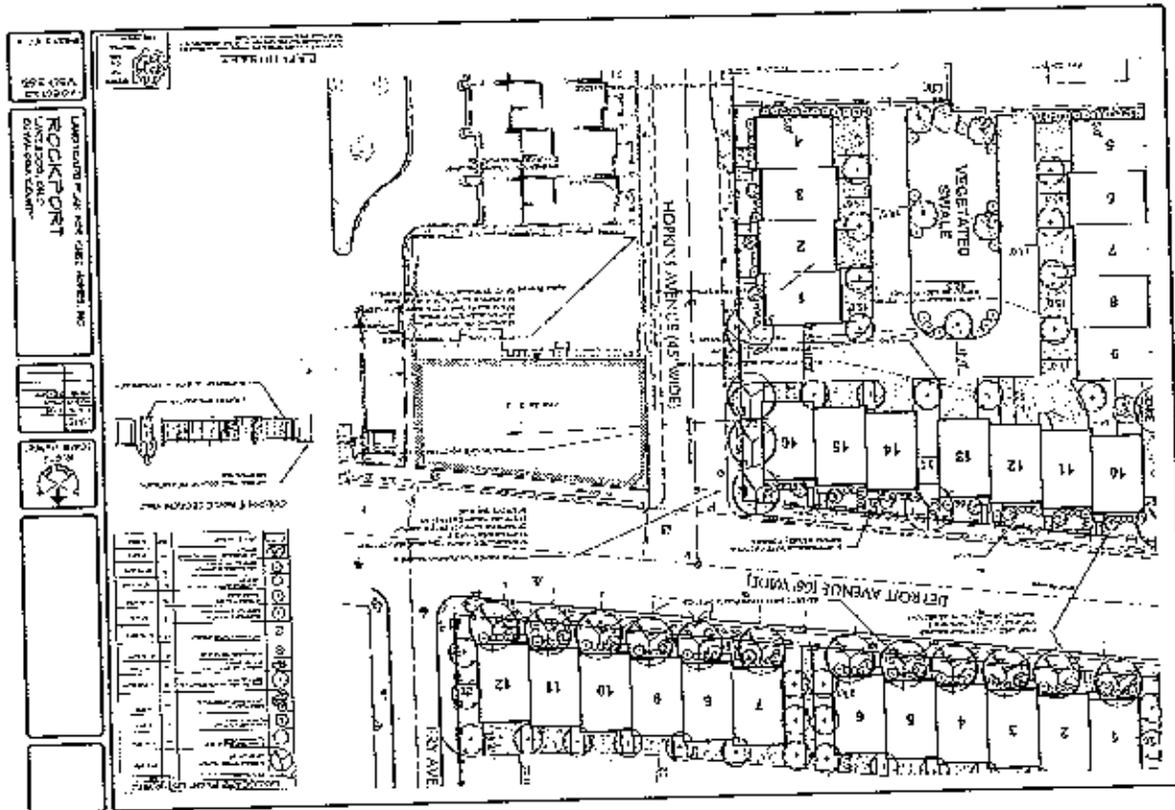
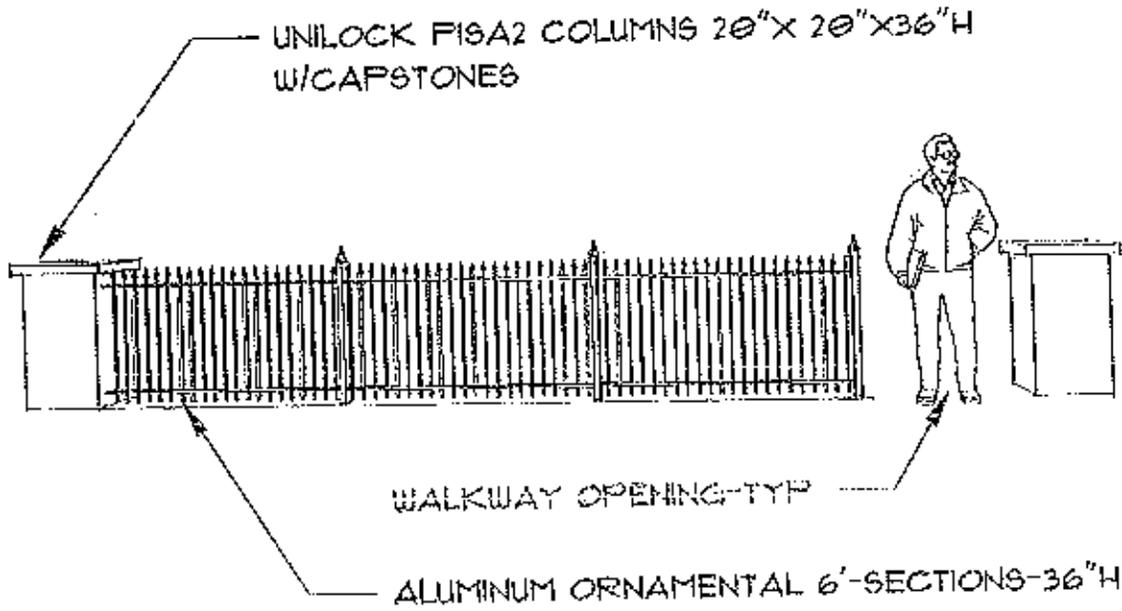
4
D-2
QUOIN CORNER
SCALE: 3/4" = 1'-0"



1
D-3
BRICK ROWLOCK
SCALE: 1/2" = 1'-0"



COLUMN & FENCE SECTION VIEW







LAKESWOOD DENTAL ARTS BLDG.

17117 Detroit Avenue
Lakewood, OH 44107
Phone: 1-216-221-3368
Phone: 1-216-221-0300

*Edward A. Hadaway, D.D.S.
Denver D. Jenkins Jr., D.D.S.*

To the Board of Building Standards,

We own the property at 17117 Detroit Ave. adjacent to Game On Lakewood.

We are unable to attend the hearing on Thursday afternoon but did want to make the Board aware of our concerns.

We have had a relationship for the last several years with the previous tenants allowing them to rent/utilize our parking lot after hours when we were not using it. In fact our understanding was that the city was not only aware of this arrangement but required the tenant to make provision for parking in order to maintain their occupancy permits. We know that the patrons are also aware and continue to use our parking lot.

We have been informed by the current tenant, Game On, that this is no longer required and are concerned that if outdoor dining takes up some of Game On's current spaces their patrons will continue to and possibly use our parking lot even more than they do already.

We are certainly supportive of our neighbors and hope they are able to do well; however, we are concerned that the clean up and maintenance costs that additional use of our lot will create.

We are not at all opposed to the approval of outdoor dining at Game On, but feel this maybe a good forum to express our concern for reported recent changes in city policy regarding parking at restaurants and bars especially those with limited parking that adjoin fellow business' parking lots.

Thank you for your efforts on behalf of the businesses in Lakewood,

Drs. Edward A. Hadaway and Denver D. Jenkins Jr.

Russell, Jason

From: paula caraballo <paulacaraballo@sbcglobal.net>
Sent: Thursday, June 11, 2015 12:23 PM
To: Russell, Jason
Subject: Re: McKinley Site--June Meeting

Tuesday afternoon would be ok for me, what time? As late as possible please. Thank you

Hi Jason

Please read this for the public record at the meeting on June 11, 2015

To the board members:

My name is Paula Caraballo and my address is 17839 Northwood. I apologize for not being able to attend due to medical issues.

I am concerned about the change to the site plan that Liberty Developers are proposing. They would like to utilize the access road right next to my home as a drive out to Northwood for the McKinley Place residents. I think this will be very unsafe as you see in pictures #1 & #2. I use this driveway to enter my driveway to my garage. I pull into my driveway between my house and garage, this makes it difficult for me to back out, I will not be able to see if cars are coming either way because my house is on one side and my garage on the other side (Pictures #3,4,5).

If this becomes a driveway for the McKinley Place I will have a road on three sides of my home (unlike any others homes in Lakewood). McKinley Place will have their shared green area for recreation, my recreation area is my backyard where my family gathers and we play ball with our grandchildren in my driveway. We will be unable to do this for fear that we may get hit by a car driving thru to Northwood. (Pictures #6 & 7) I will not even be able to take my garbage out without looking for traffic as you can see in the pictures my gate to my garbage can opens right into the access road. (Pictures #8 & 9)

We have tried to think of other options, We considered moving our garage or trying to put up a fence. If we move our garage the back wall would fall in because of the grade level it is 4ft higher than my yard (Pictures #10, 11, 12). It would be very difficult to find a fence that would work because the driveway is uphill. Both these options will be very difficult and not in my budget.

I understand that there will be some changes to our neighborhood with new houses being built. I am not against the new homes going up but not at the cost of me and my families safety.

I don't understand why the driveway on West Clifton and Detroit Rd are not sufficient enough to enter and exit McKinley Place. Please consider all the options for traffic to move in and out of McKinley Place safely.

Thank You
Paula Caraballo

On Thursday, June 11, 2015 10:47 AM, "Russell, Jason" <Jason.Russell@lakewoodoh.net> wrote:

Paula,

Please just send me the letter in a separate email, the pictures may be too large which is why I am not receiving the email.

In terms of next week, I am available anytime Monday and Tuesday afternoon or Friday morning.

Jason

Jason M. Russell, AICP
City Planner
Department of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107
216-529-5933 (Office)

From: paula caraballo [mailto:paulacaraballo@sbcglobal.net]
Sent: Thursday, June 11, 2015 9:46 AM
To: Russell, Jason
Subject: Re: Mckinley Site--June Meeting

Good morning Jason,

I resent the letter and other pictures.
Yes we will also be able to come in sometime next week.
Let me know what is available.

Paula Caraballo
216-235-4035

On Thursday, June 11, 2015 8:38 AM, "Russell, Jason" <Jason.Russell@lakewoodoh.net> wrote:

Paula, I only received this email, so I am missing the letter and the other 10 images.

Would you and your husband be able to come in sometime next week to discuss this situation?

Jason

Jason M. Russell, AICP
City Planner
Department of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107
216-529-5933 (Office)

From: paula caraballo [mailto:paulacaraballo@sbcglobal.net]
Sent: Wednesday, June 10, 2015 8:53 PM
To: Russell, Jason
Subject: Re: Mckinley Site--June Meeting

Jason

I have attached the last 2 of 12 pictures.
Thank you for taking the time to talk with me and thank you for reading this information to the board.

Paula Caraballo
216-228-3953

On Wednesday, June 10, 2015 12:31 PM, "Russell, Jason" <Jason.Russell@lakewoodoh.net> wrote:

Absolutely. I will distribute to the Board and they will become a part of the record.

Jason

Jason M. Russell, AICP
City Planner
Department of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107
216-529-5933 (Office)

From: paula caraballo [<mailto:paulacaraballo@sbcglobal.net>]
Sent: Wednesday, June 10, 2015 12:30 PM
To: Russell, Jason
Subject: Re: Mckinley Site--June Meeting

One last question for you Jason.
Can I send photos to support my concerns about the driveway.

Thank you
Paula Caraballo
216-235-4035

On Wednesday, June 10, 2015 12:26 PM, "Russell, Jason" <Jason.Russell@lakewoodoh.net> wrote:

Paula,

Please send me a letter (email) and I will read your letter out loud for the record during the public comment portion of the meeting.

Jason

Jason M. Russell, AICP
City Planner
Department of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107
216-529-5933 (Office)

From: paula caraballo [<mailto:paulacaraballo@sbcglobal.net>]
Sent: Wednesday, June 10, 2015 12:17 PM
To: Russell, Jason
Subject: Re: Mckinley Site--June Meeting

I will not be able to make it to the meeting tomorrow. How can I express my concerns about using an access road next to my house?

Thank you
Paula Caraballo
216-235-4035

On Wednesday, June 10, 2015 12:05 PM, "Russell, Jason" <Jason.Russell@lakewoodoh.net> wrote:

The developer will utilize the street next to your house.

Jason M. Russell, AICP
City Planner
Department of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107
216-529-5933 (Office)

From: paula caraballo [<mailto:paulacaraballo@sbcglobal.net>]
Sent: Wednesday, June 10, 2015 12:01 PM
To: Russell, Jason
Subject: Re: Mckinley Site--June Meeting

Hi Jason

Can you tell me where the drive out to Northwood will be located. Will it be next to my house or closer to West Clifton.
Thank you for responding

Paula Caraballo
216-235-4035

On Wednesday, June 10, 2015 11:01 AM, "Russell, Jason" <Jason.Russell@lakewoodoh.net> wrote:

Paula,

The former McKinley School site will be on the agenda for the June 11th Architectural Board of Review meeting which begins at 5:30pm.

The developer has proposed a change to the site plan because of engineering issues with grades. The site will only have one drive out to Northwood rather than the originally proposed two drives.

Jason

Jason M. Russell, AICP
City Planner
Department of Planning & Development
City of Lakewood
12650 Detroit Avenue

Lakewood, OH 44107
216-529-5933 (Office)

From: paula caraballo [<mailto:paulacaraballo@sbcglobal.net>]
Sent: Tuesday, June 09, 2015 9:03 PM
To: Russell, Jason
Subject: Mckinley Site--June Meeting

Hi Jason

My Name is Paula Caraballo. I live at 17839 Northwood Ave.

I received a letter letting me know that there would be a meeting regarding the property at 1381 West Clifton Blvd (Former McKinley School) on June 11th. I did not see any information on the agenda for June 11th for this address.

Could you let me know if the former McKinley site will be included in the June 11th meeting and if so what issues will they be discussing.

Thank you

Paula Caraballo
216-235-4035



06/10/2015



06/10/2015



06/10/2015

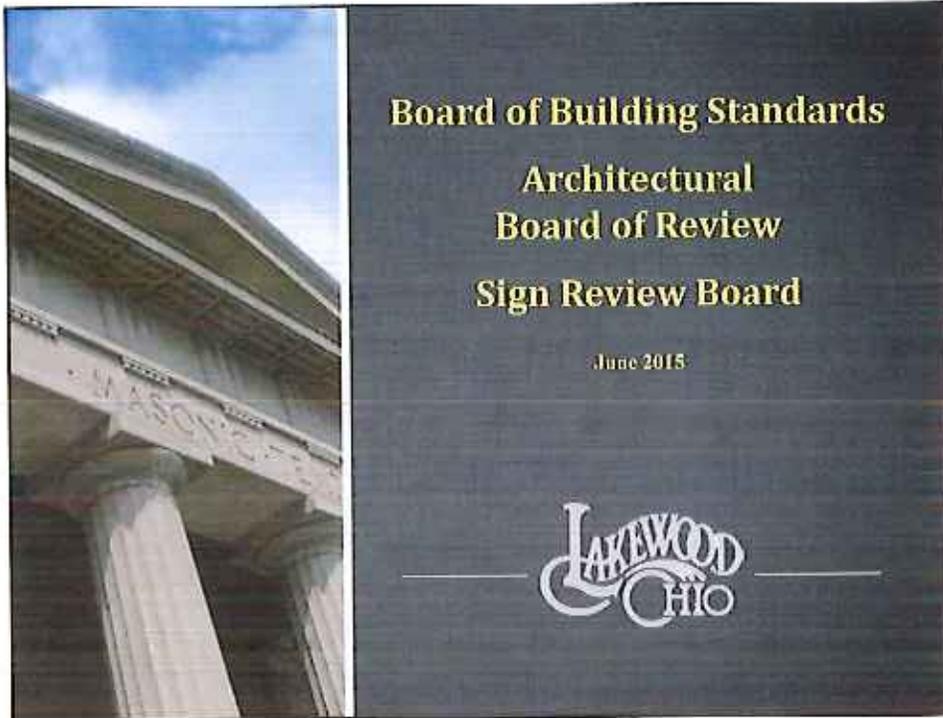






















Note:
Windows 1, 2, 3 and 4 will all be 36" x 54" in size which is the same size as the windows on the north side of the house. The windows will be double hung and the spacing between each one will be equal.

I will begin installation of the windows as soon as I receive approval from the City of Lakewood.

1325 Fry Ave., Lakewood, OH

1325 Fry





1621 Lakewood



1621 Lakewood



17895 Lake





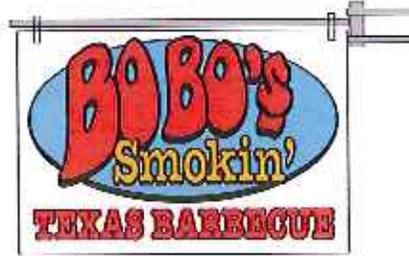
12102 Madison



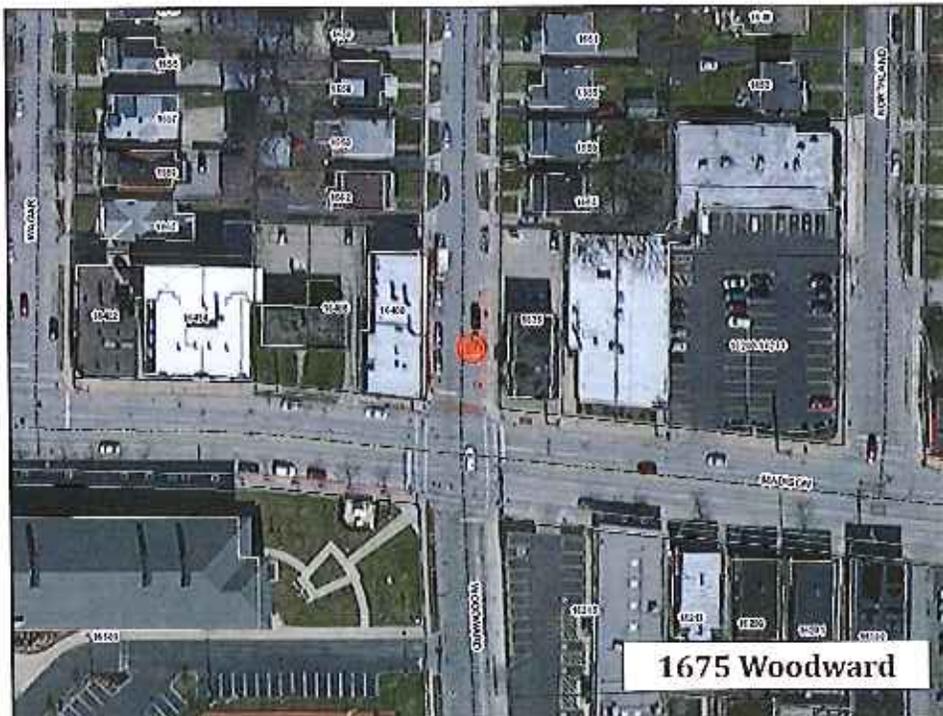
12102 Madison

SIGN
MOUNTED WITH POLE BRACKETS

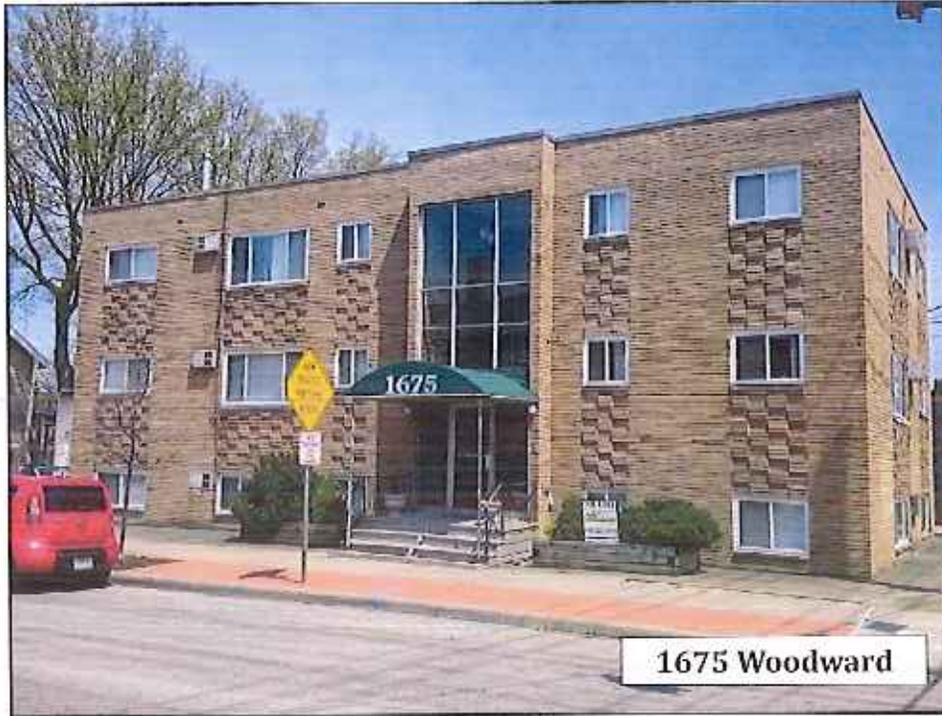
FACE 2 SIDES
MAXX METAL
36"W X 24"H



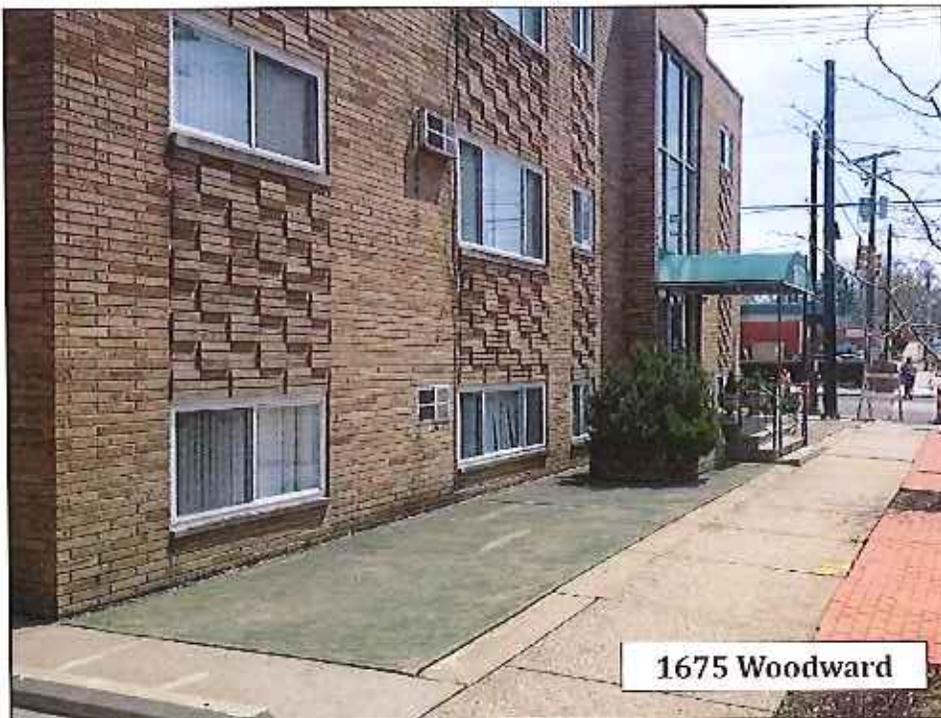
12102 Madison



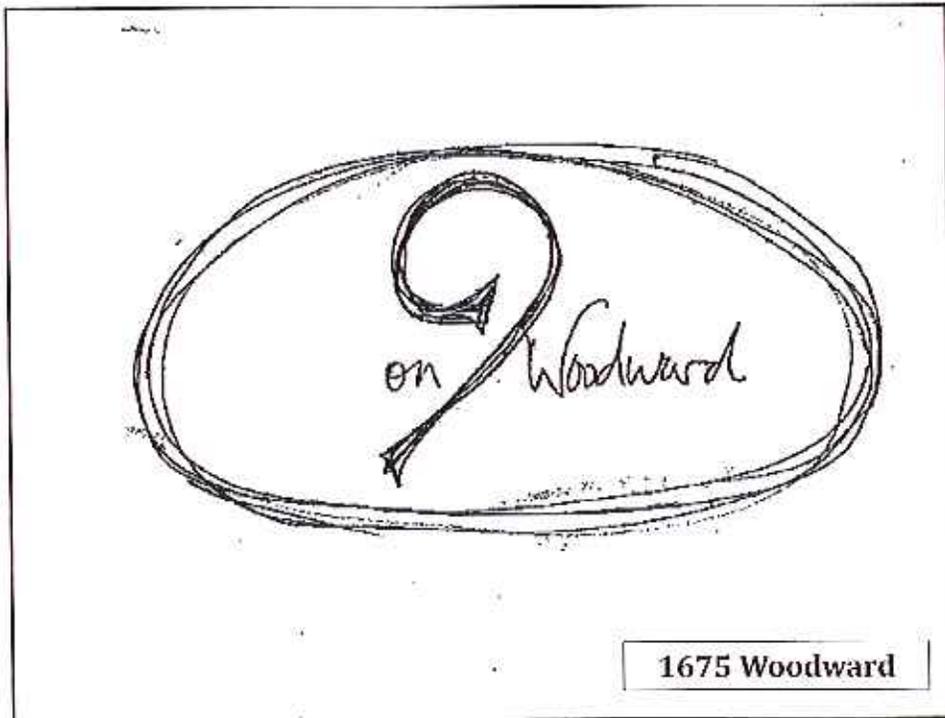
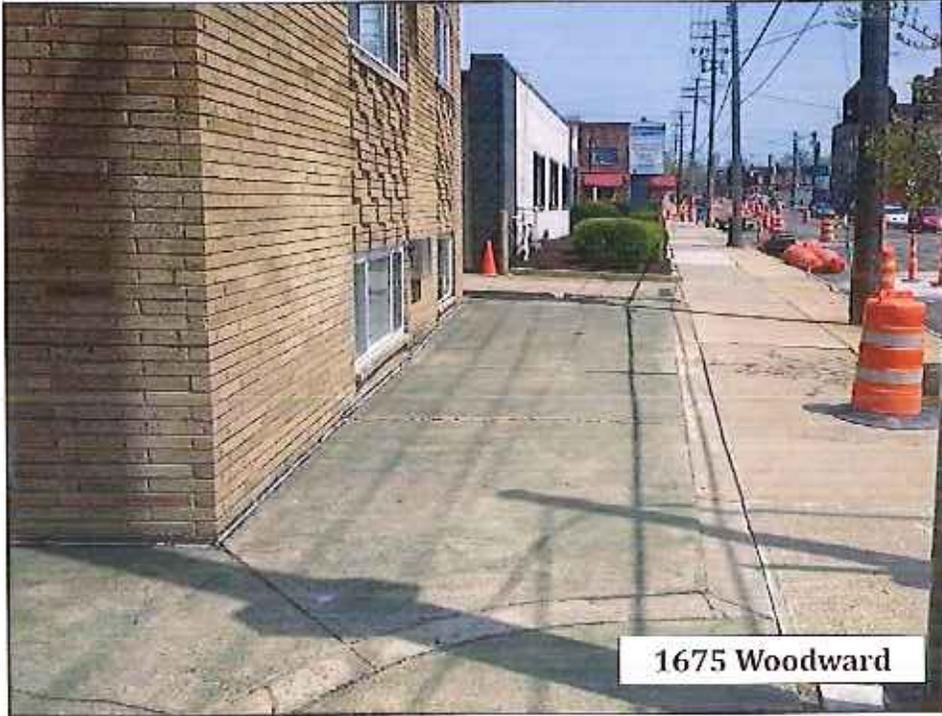
1675 Woodward



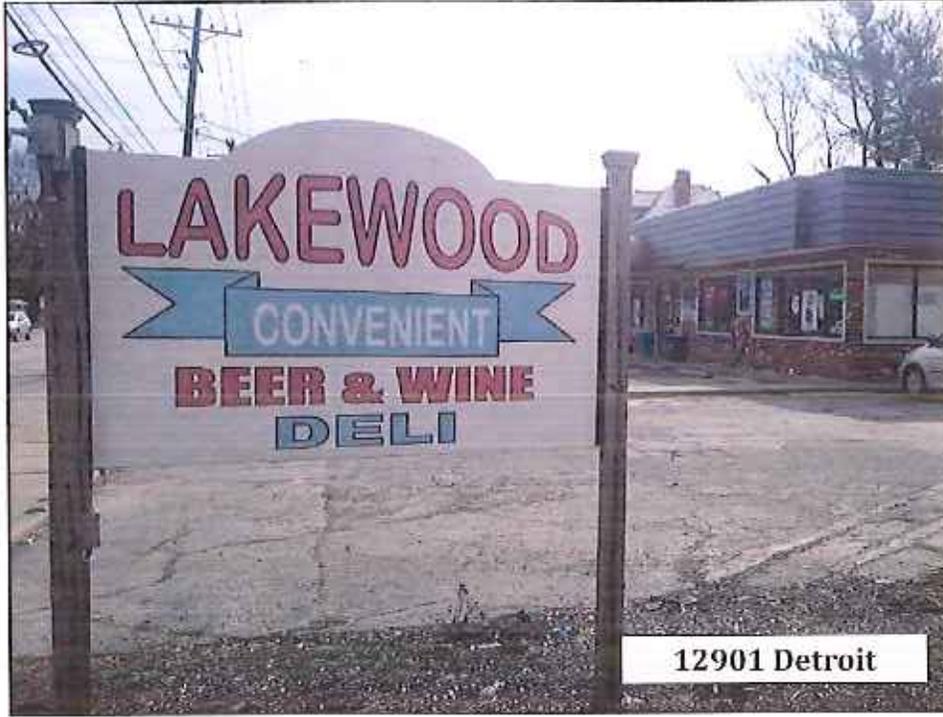
1675 Woodward

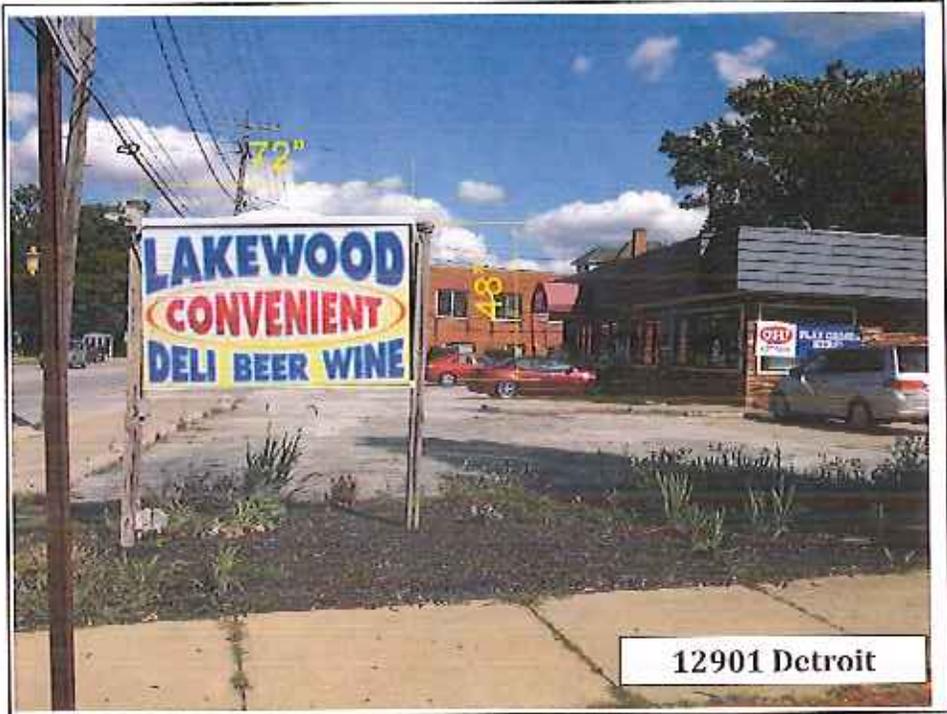


1675 Woodward

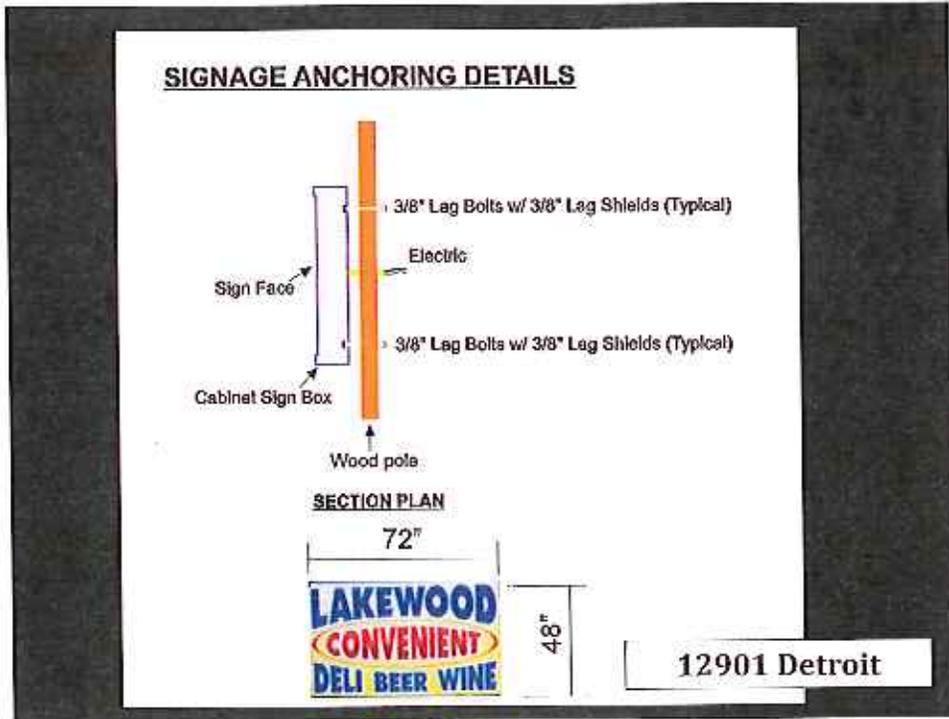




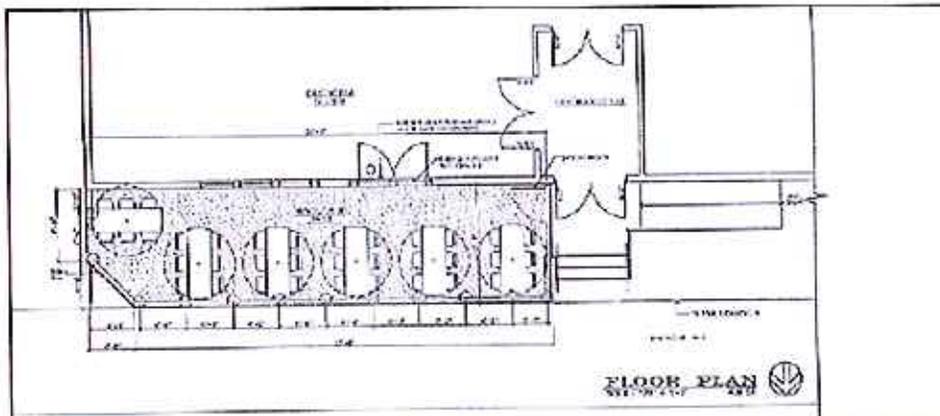




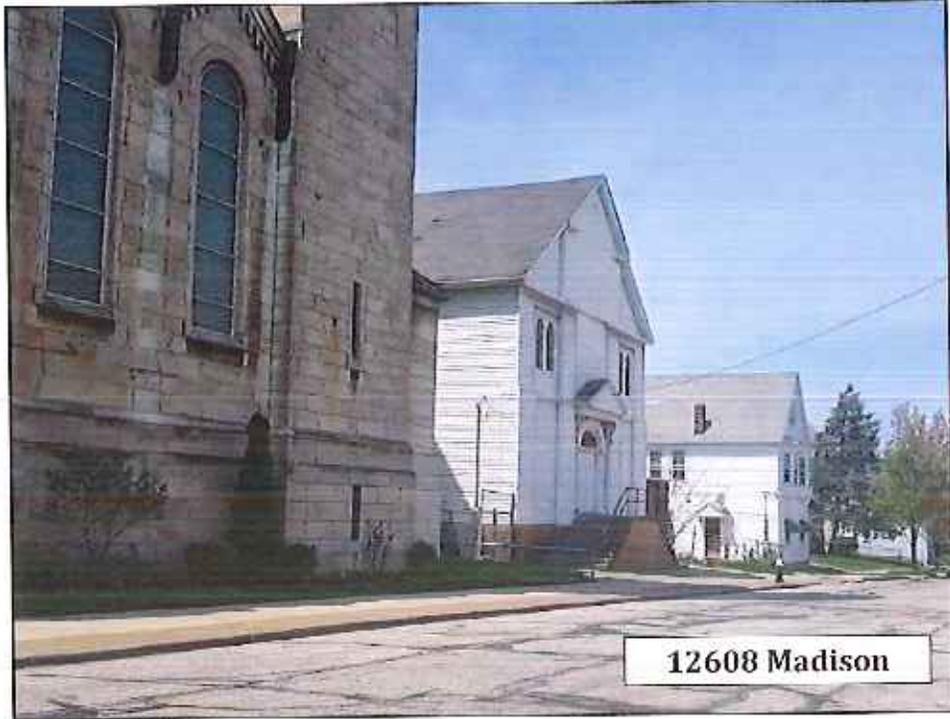
12901 Detroit



12901 Detroit

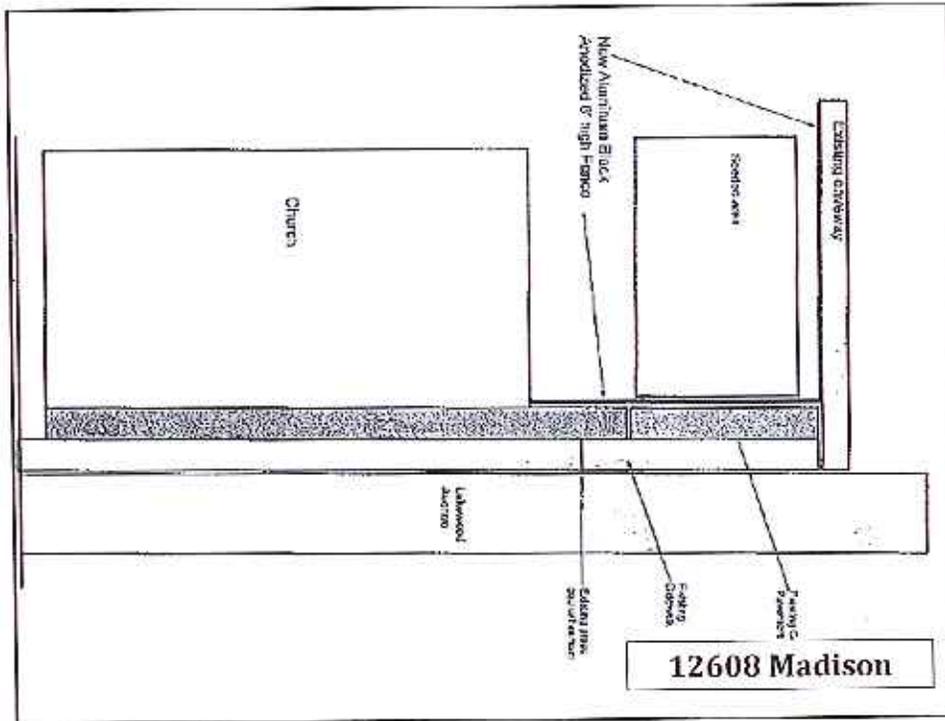






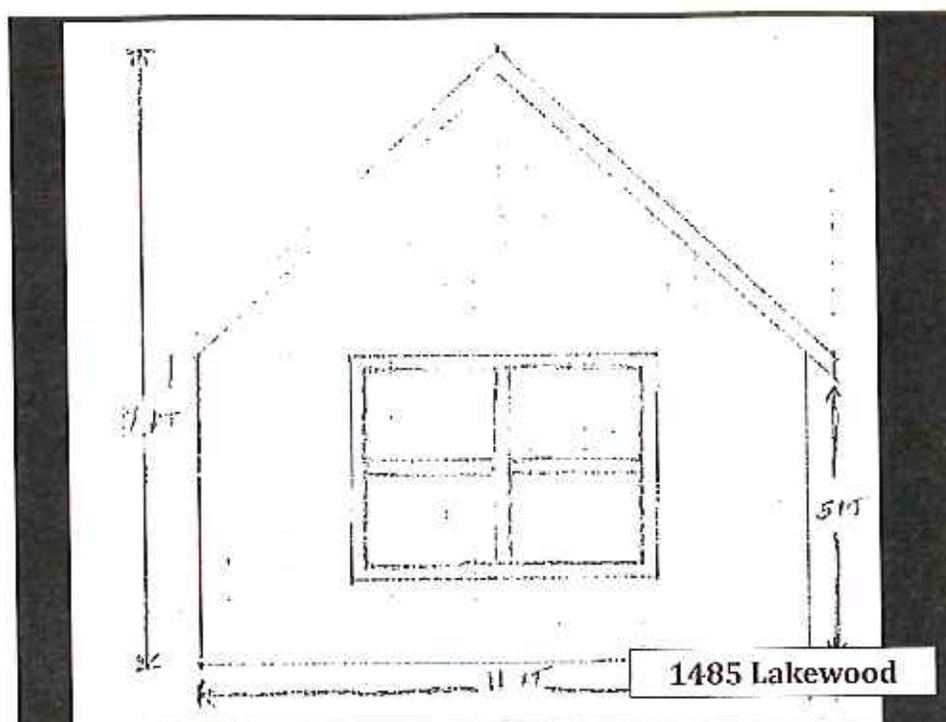
























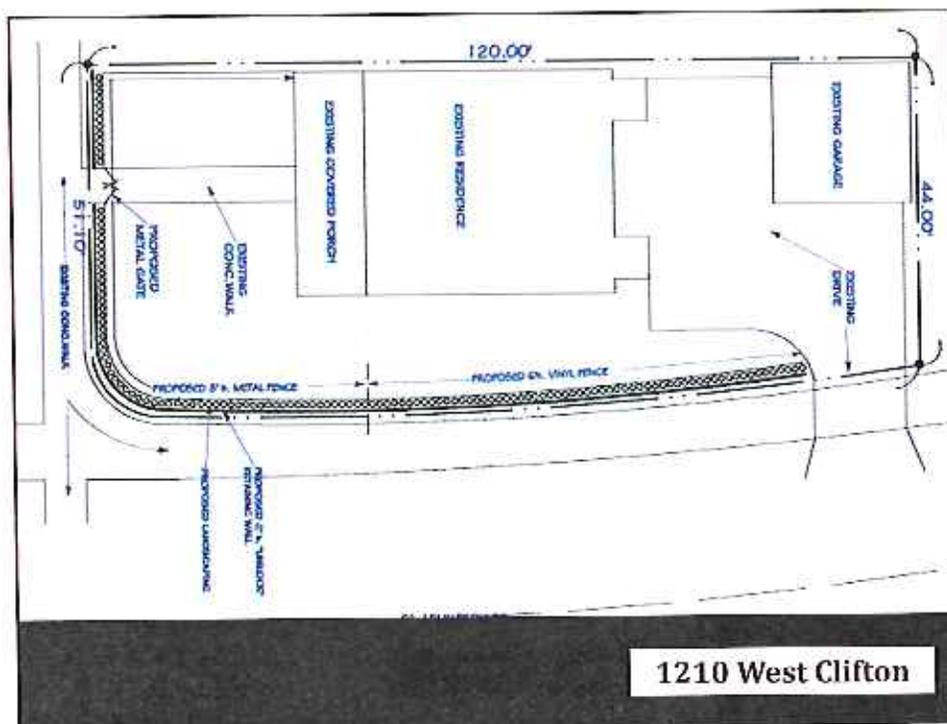


1210 West Clifton



1210 West Clifton





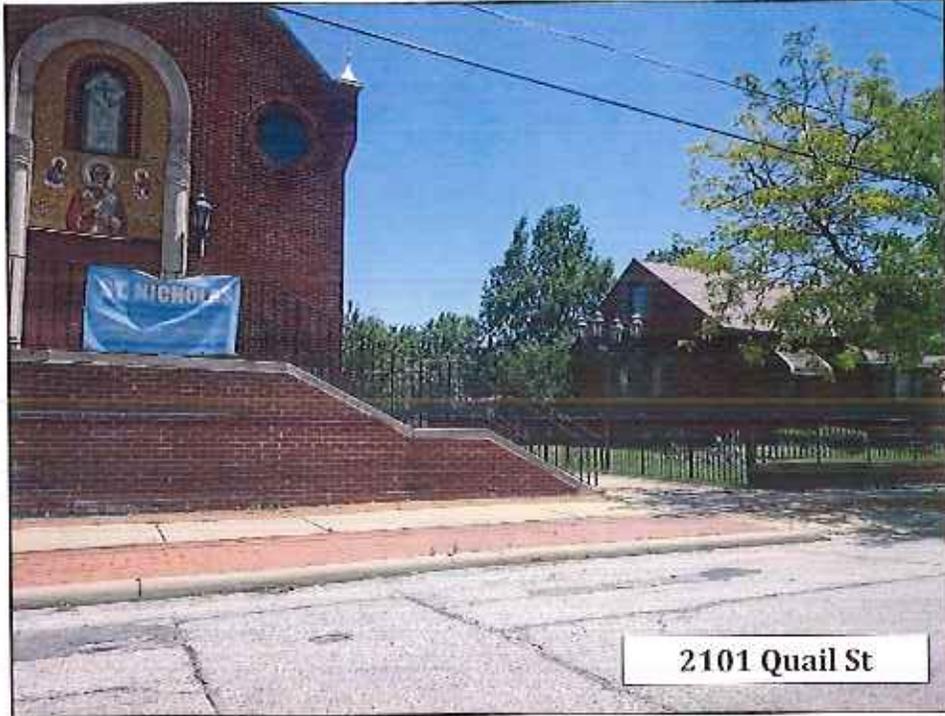


1210 West Clifton

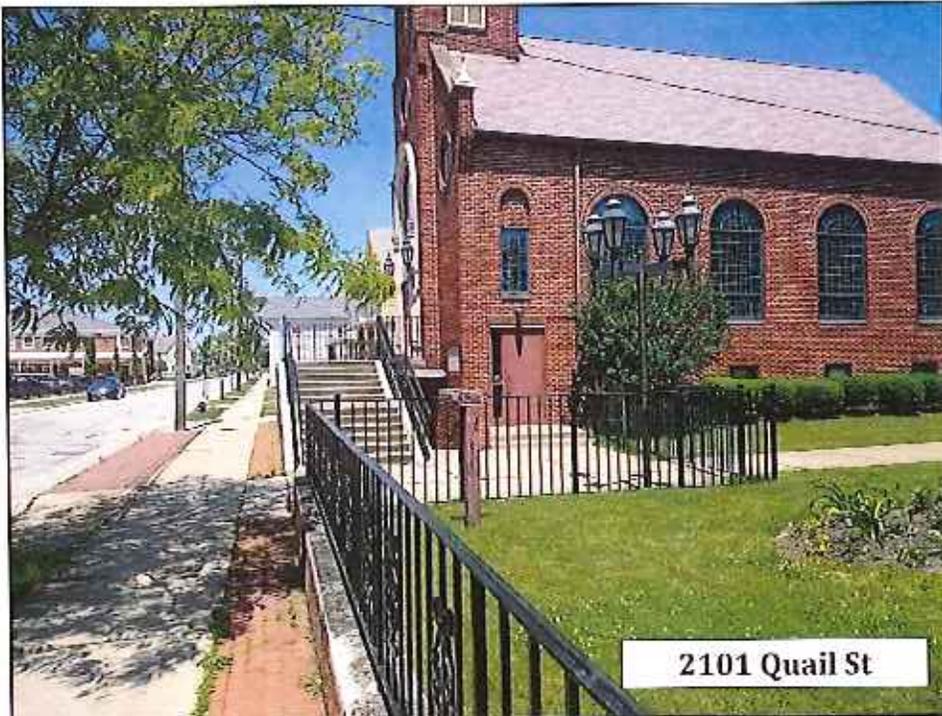


1210 West Clifton





2101 Quail St



2101 Quail St

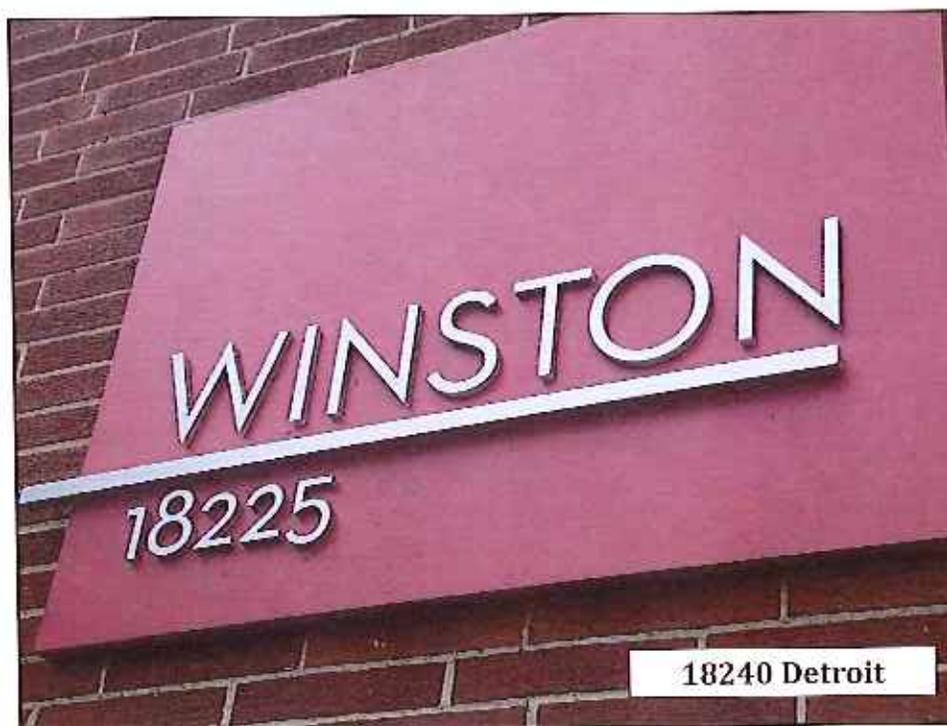




18240 Detroit



18240 Detroit







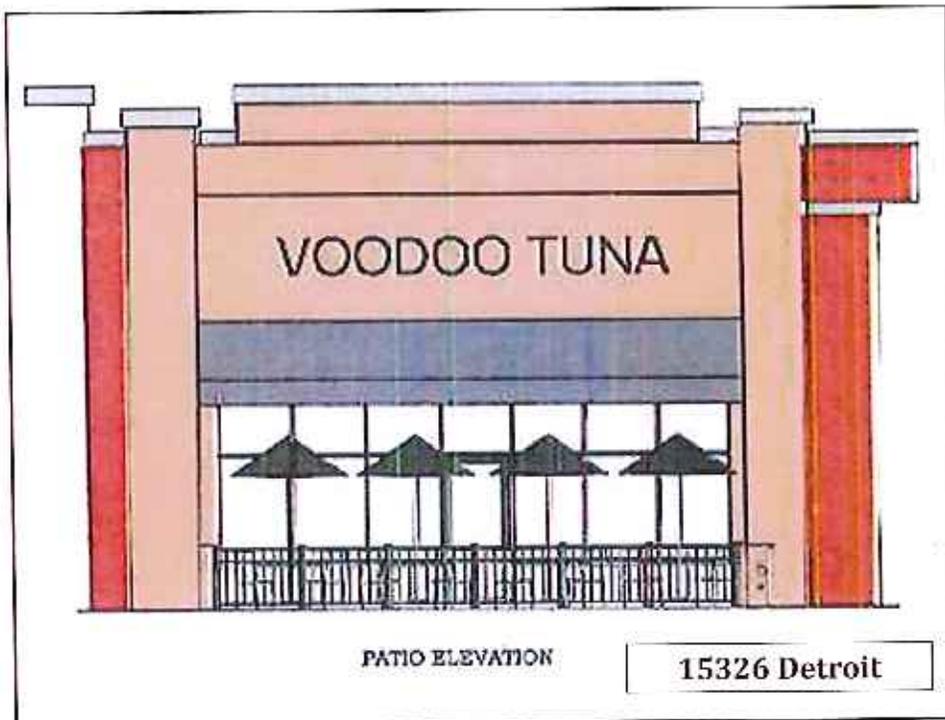


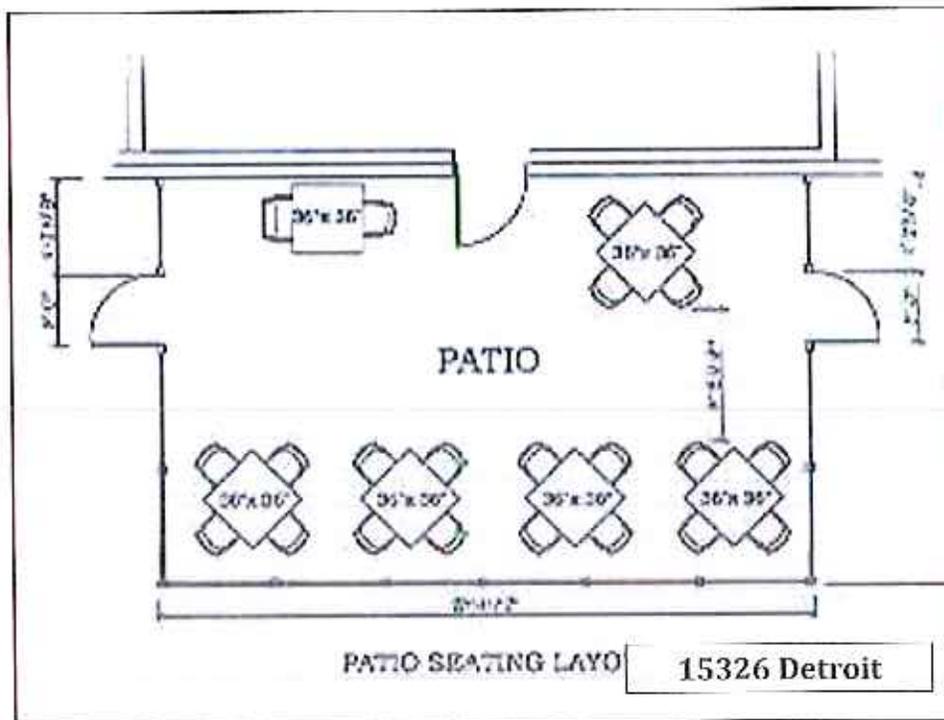
15326 Detroit



15326 Detroit





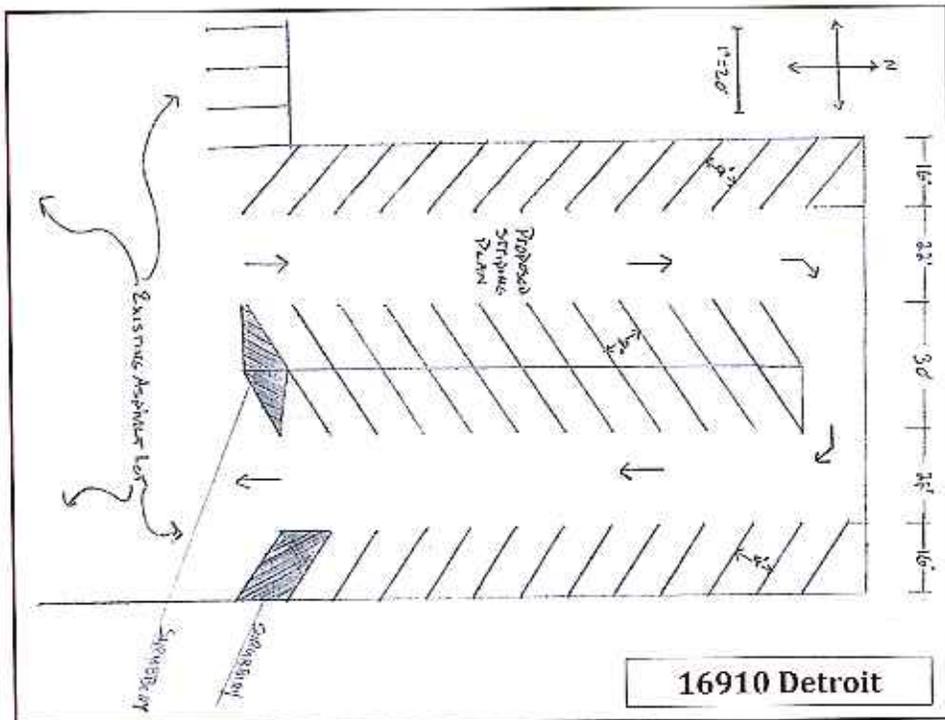


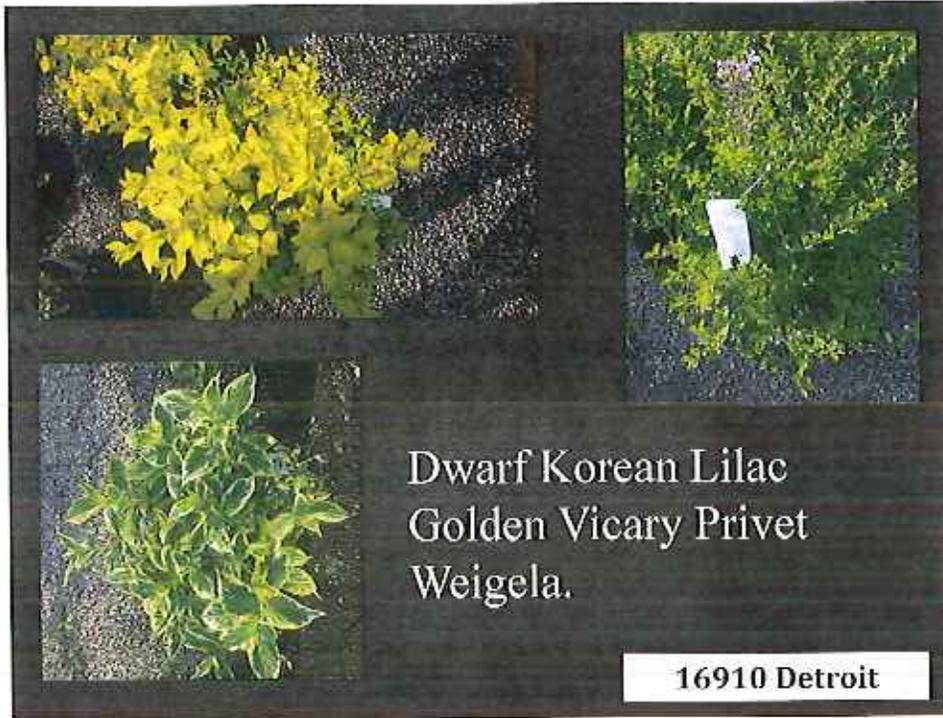


16910 Detroit



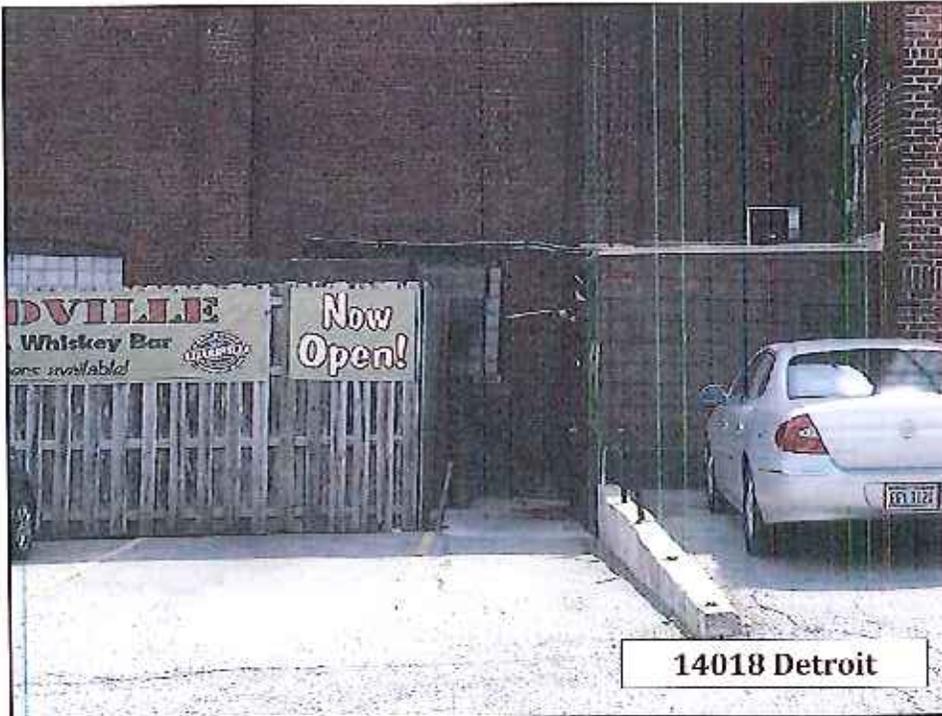
16910 Detroit





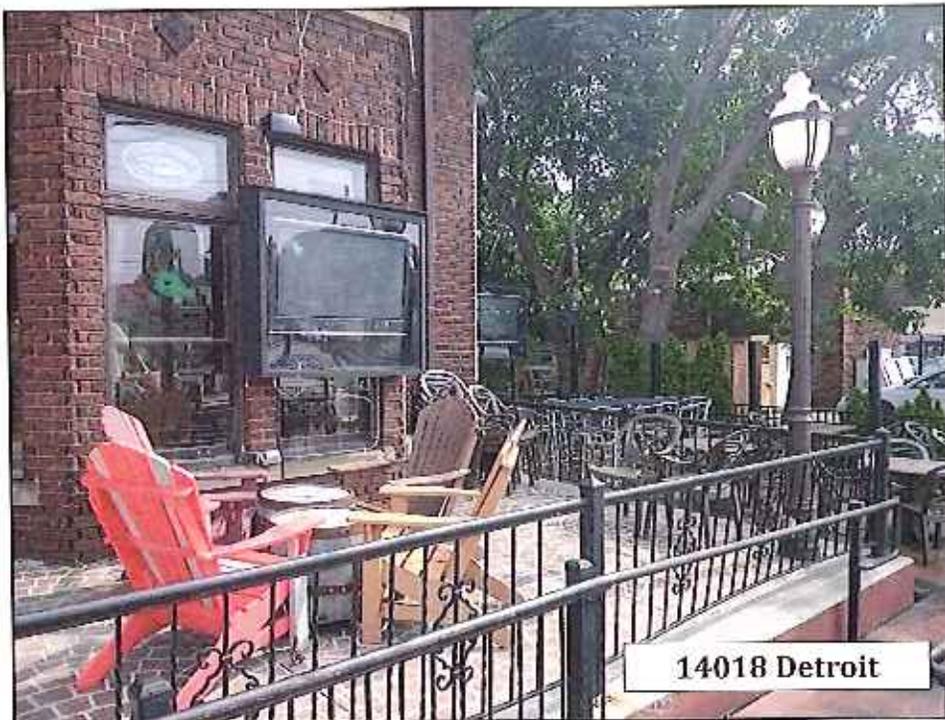
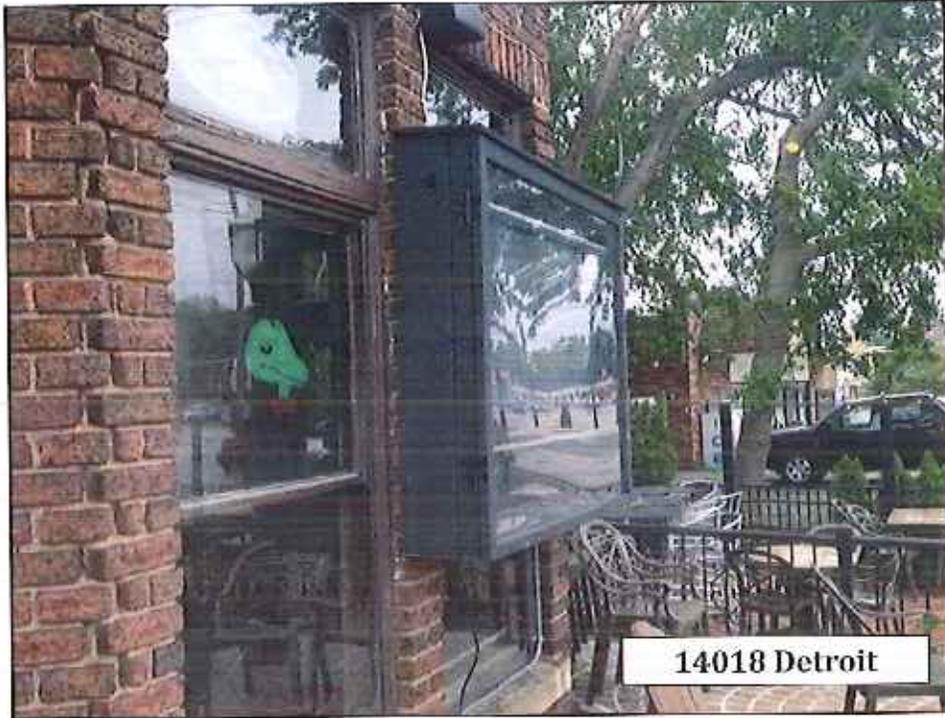


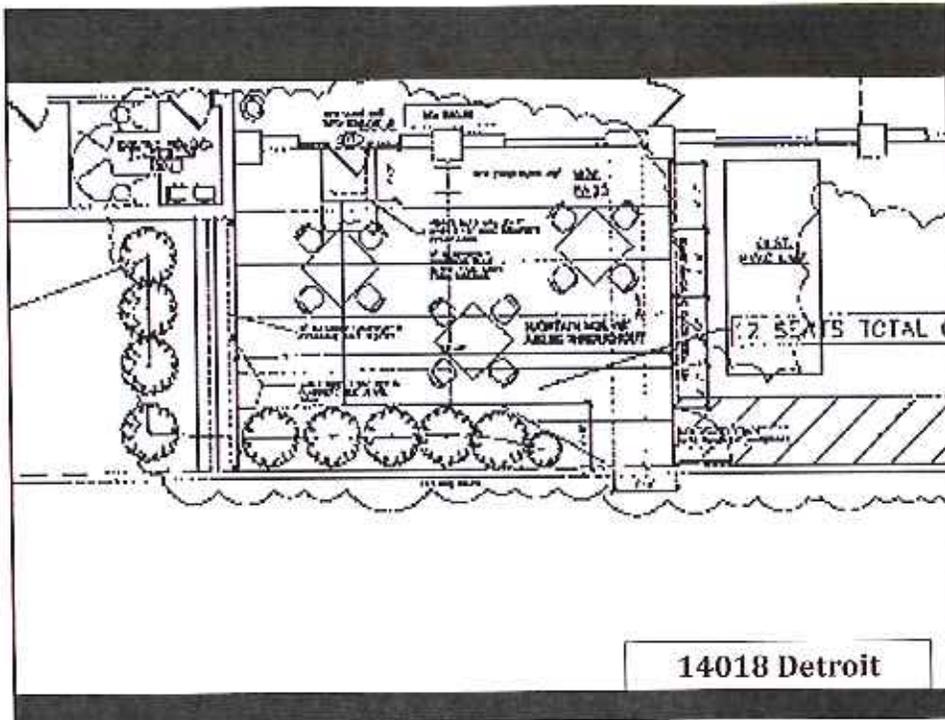
14018 Detroit

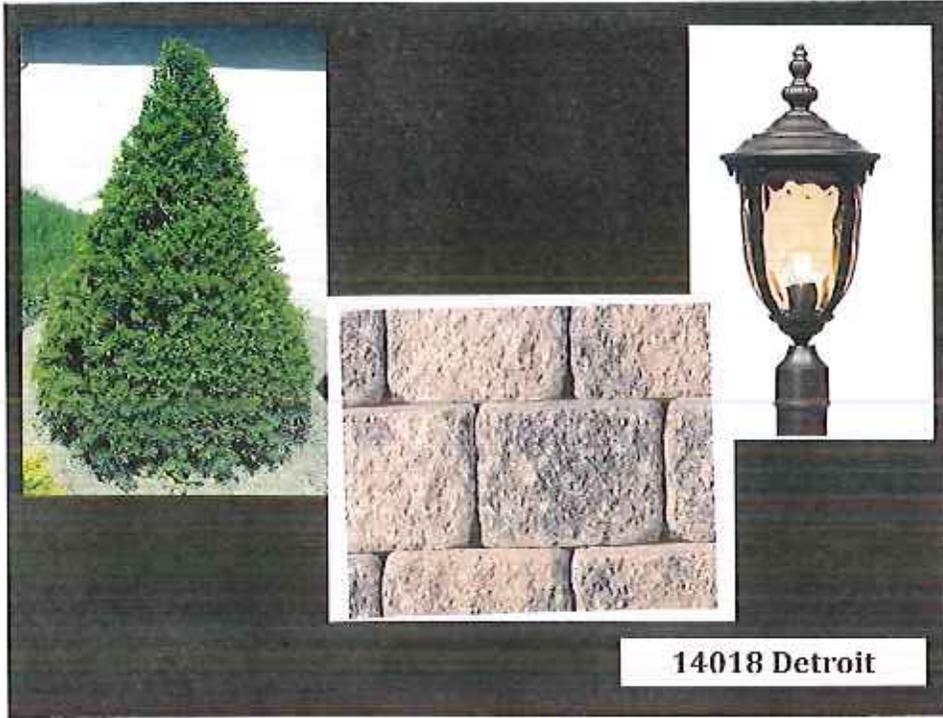


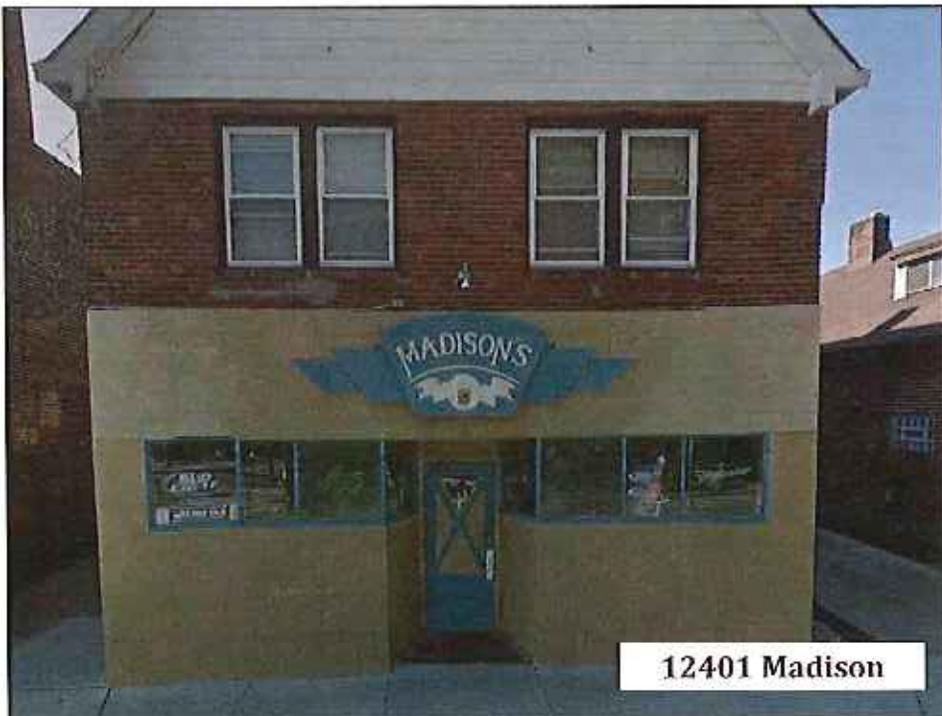
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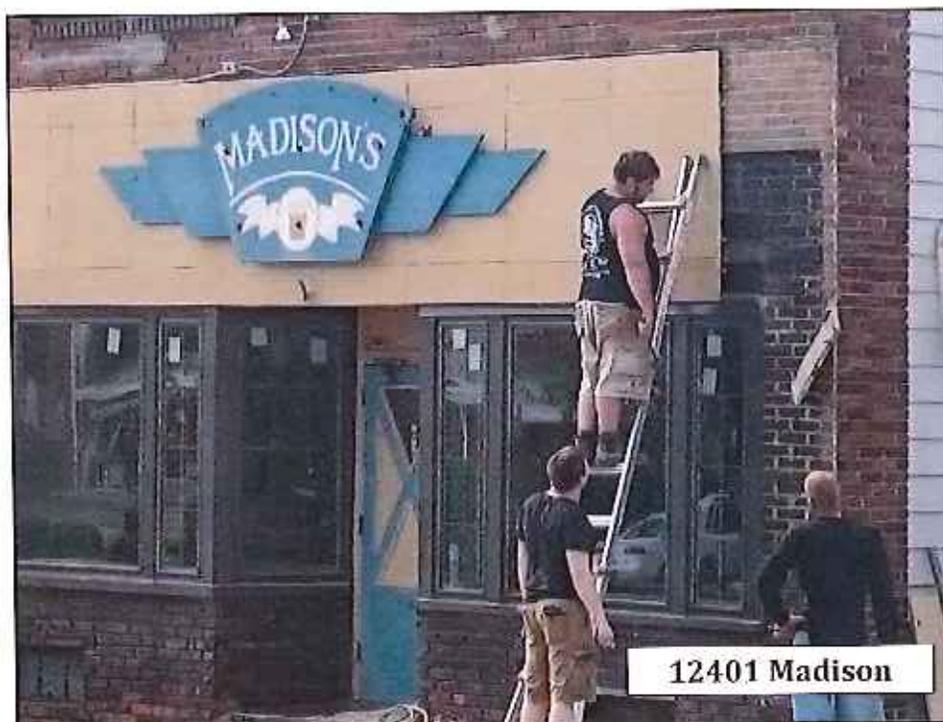


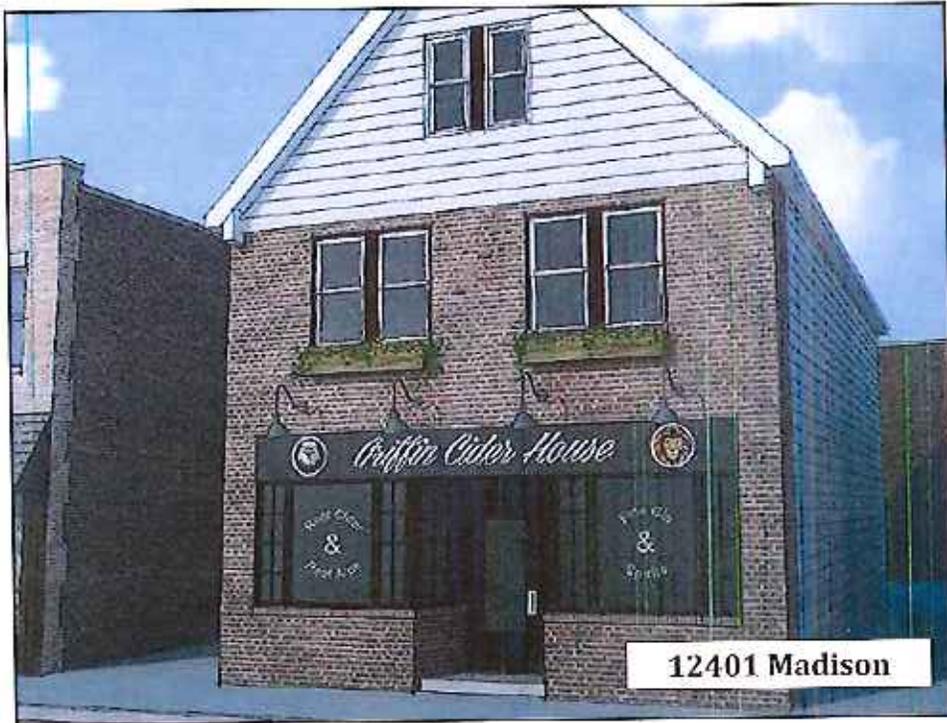






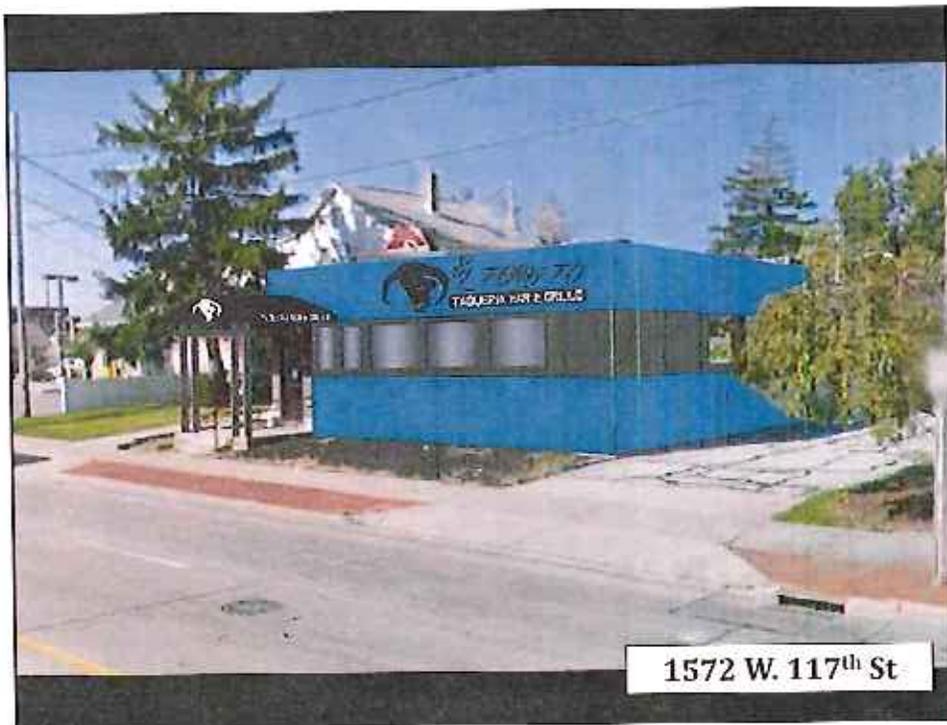


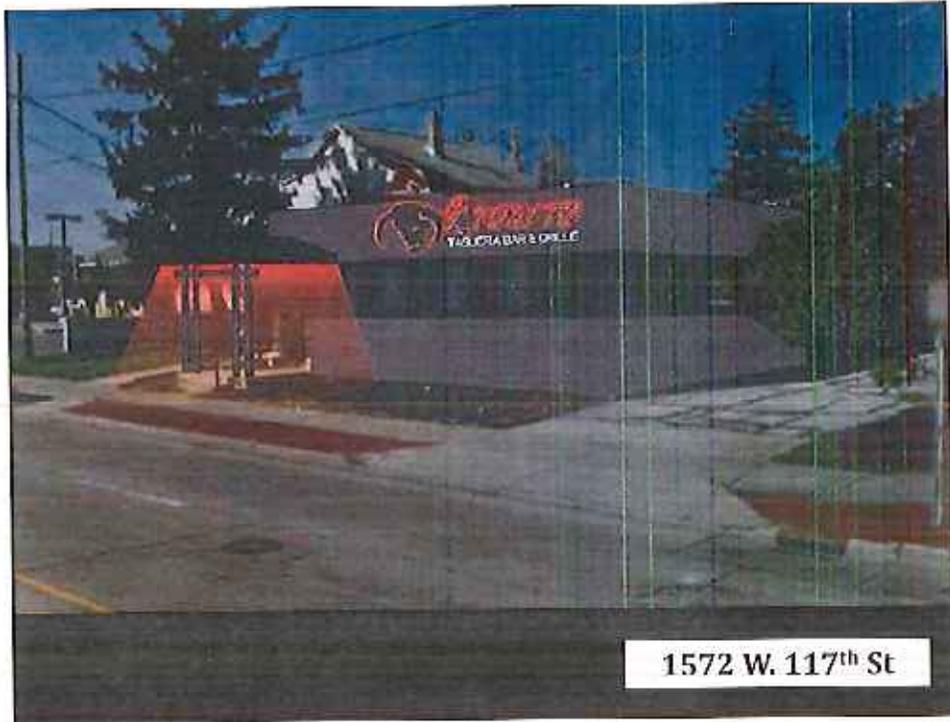


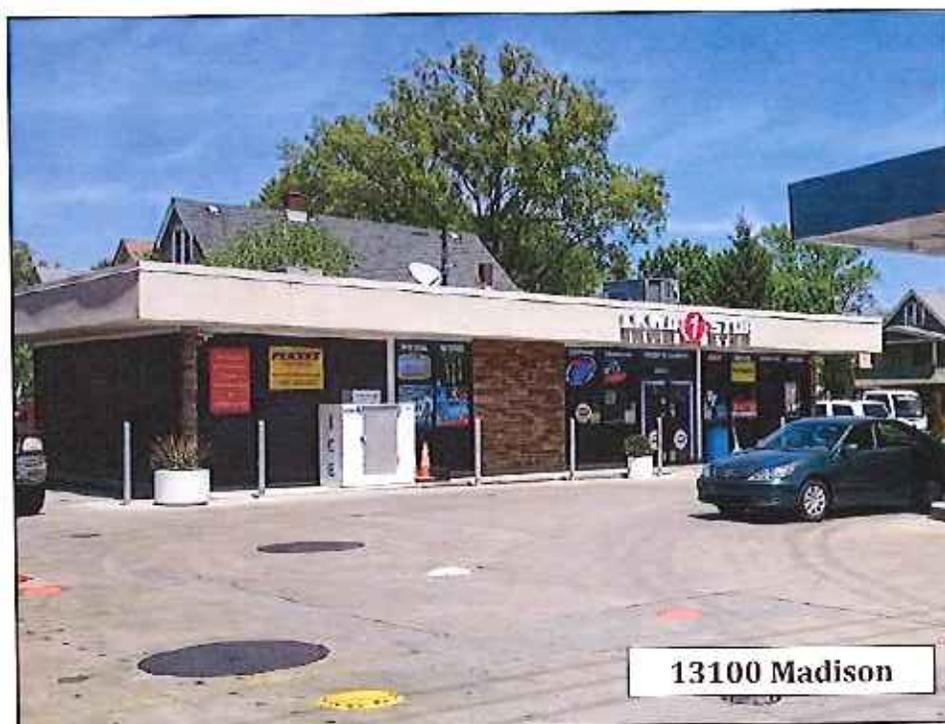


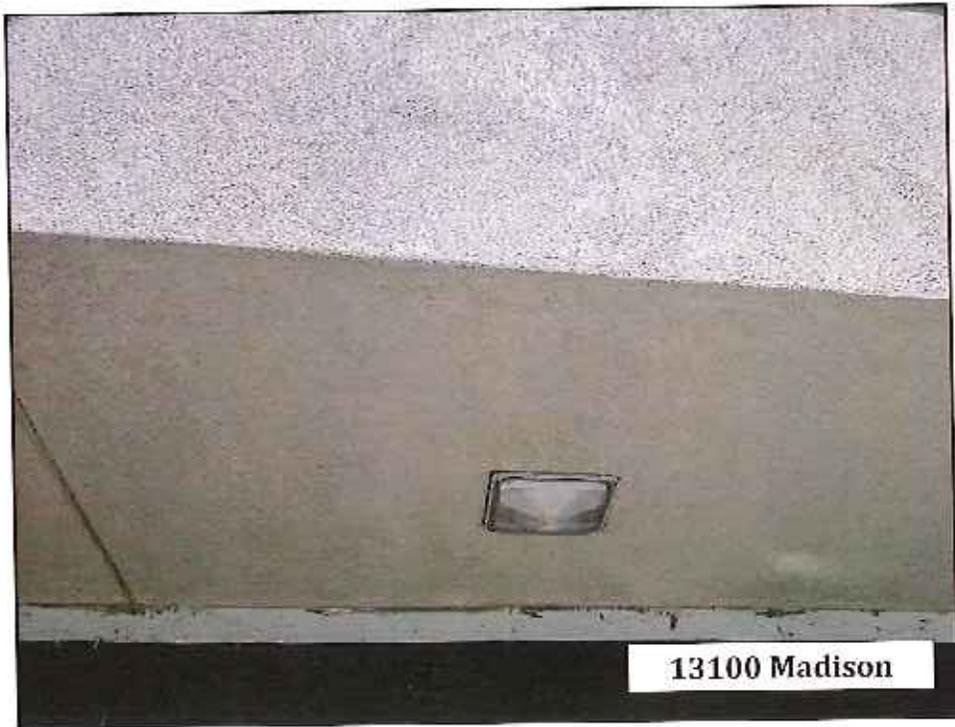




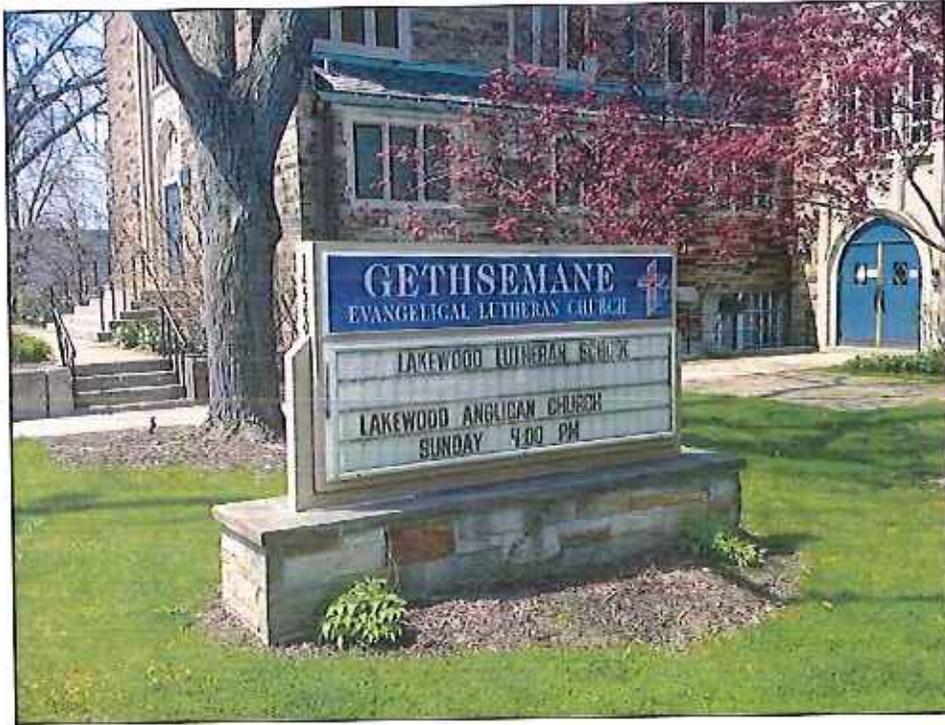




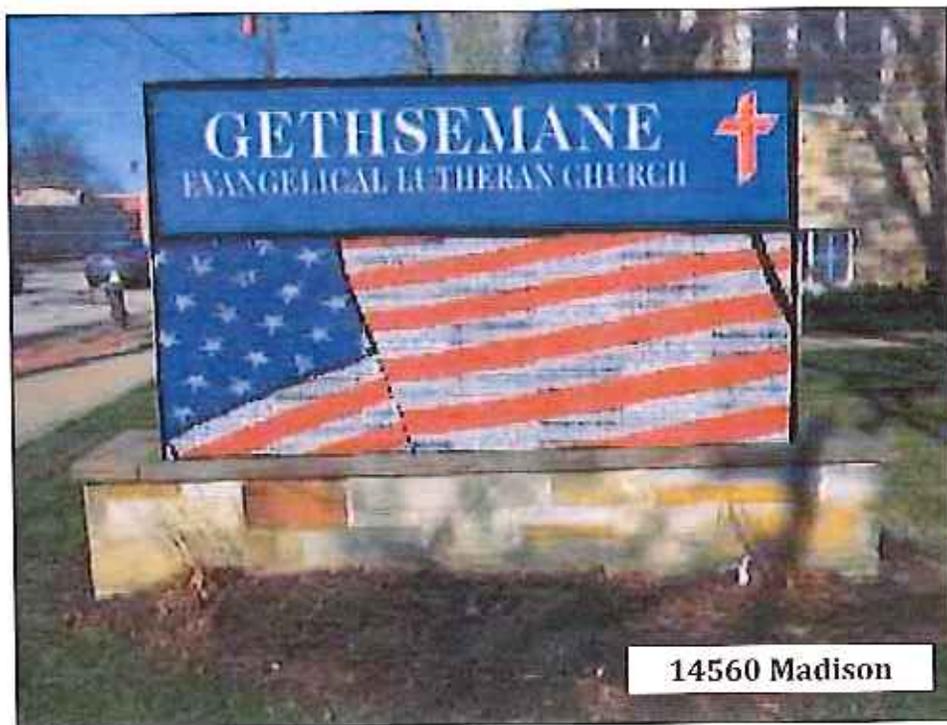
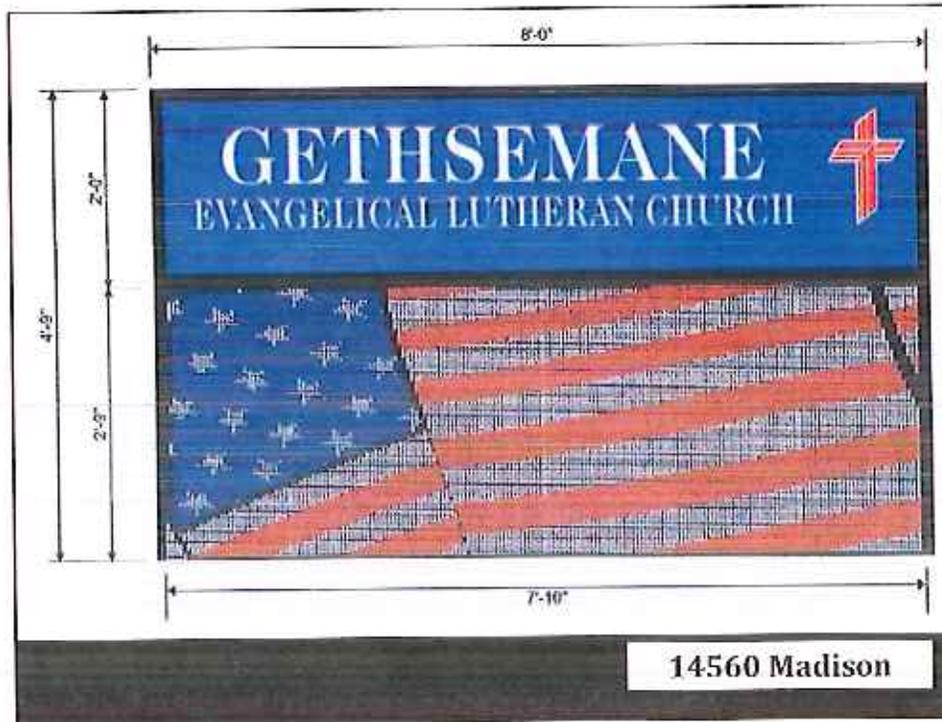


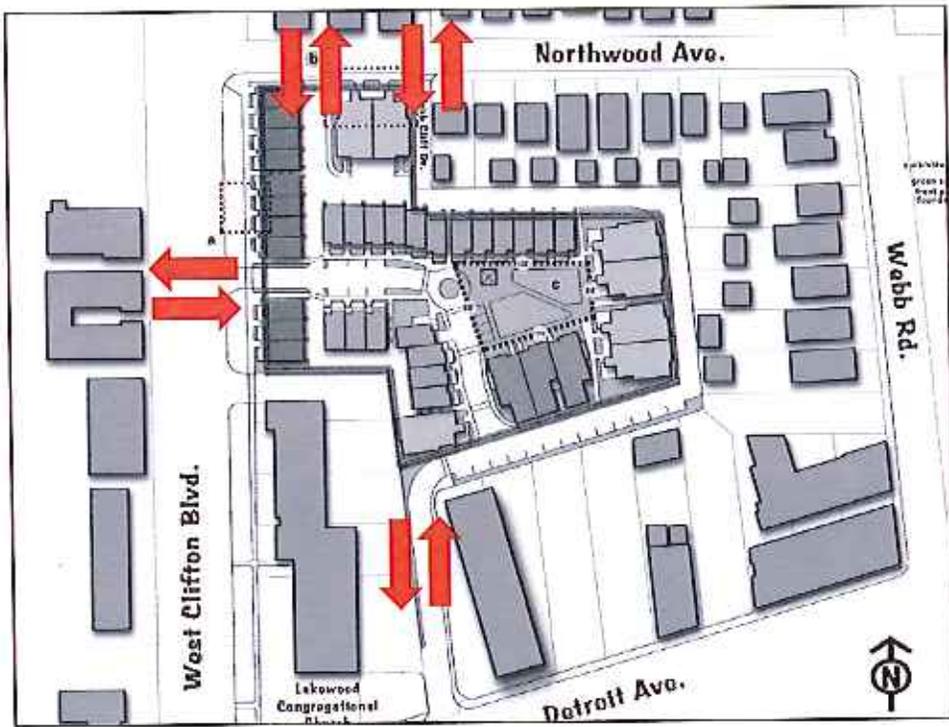


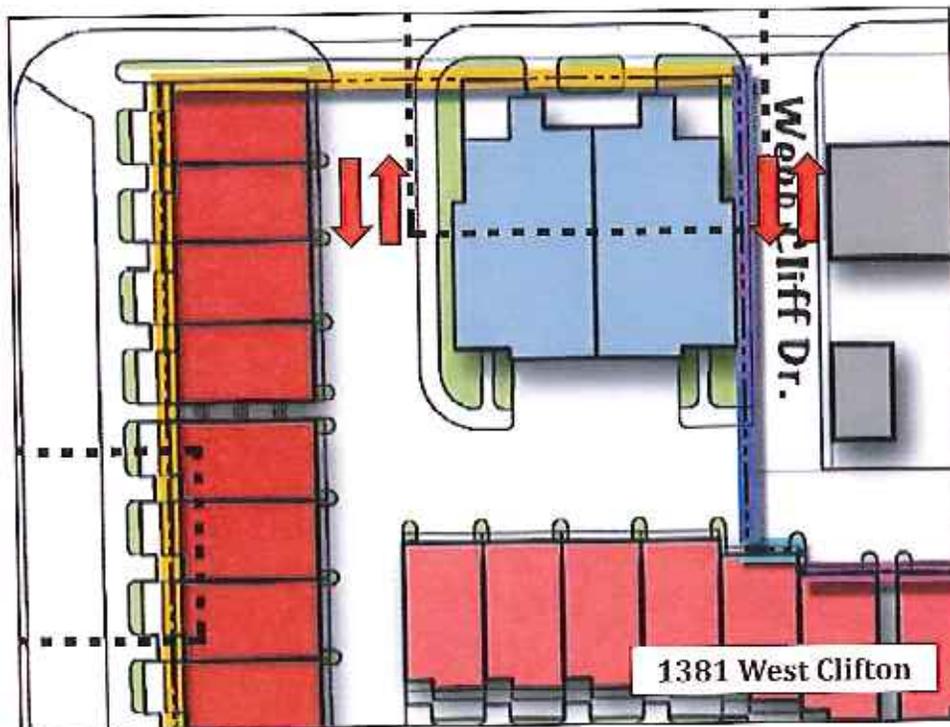




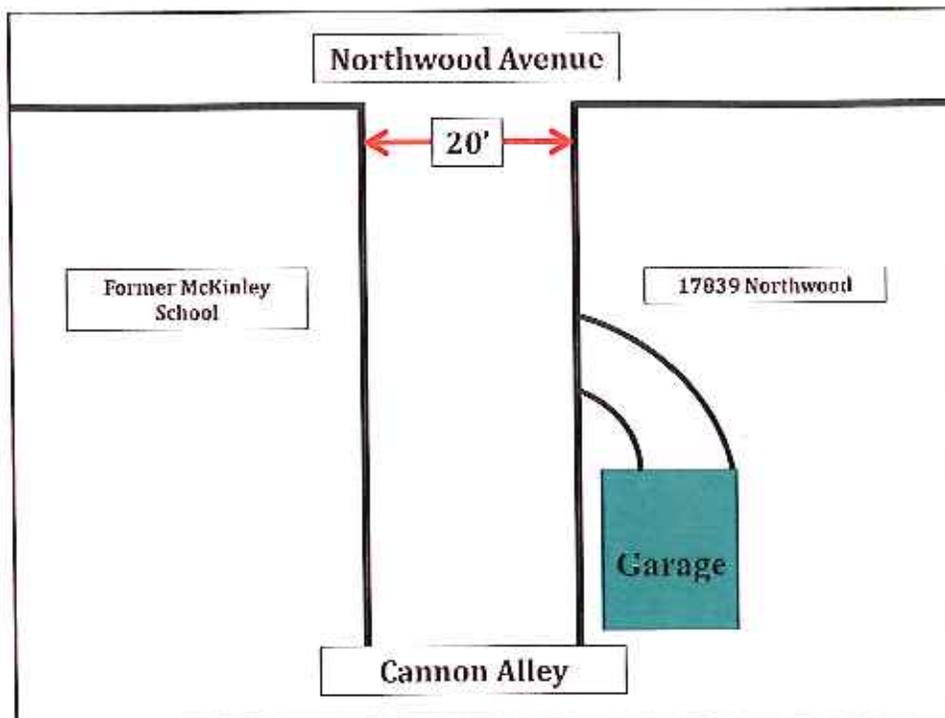
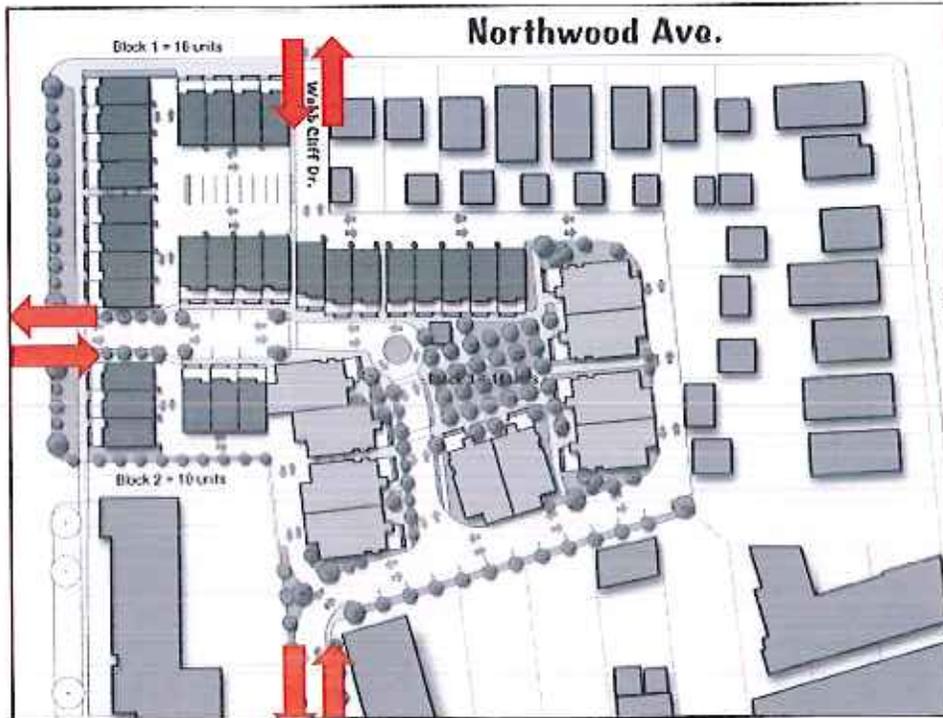
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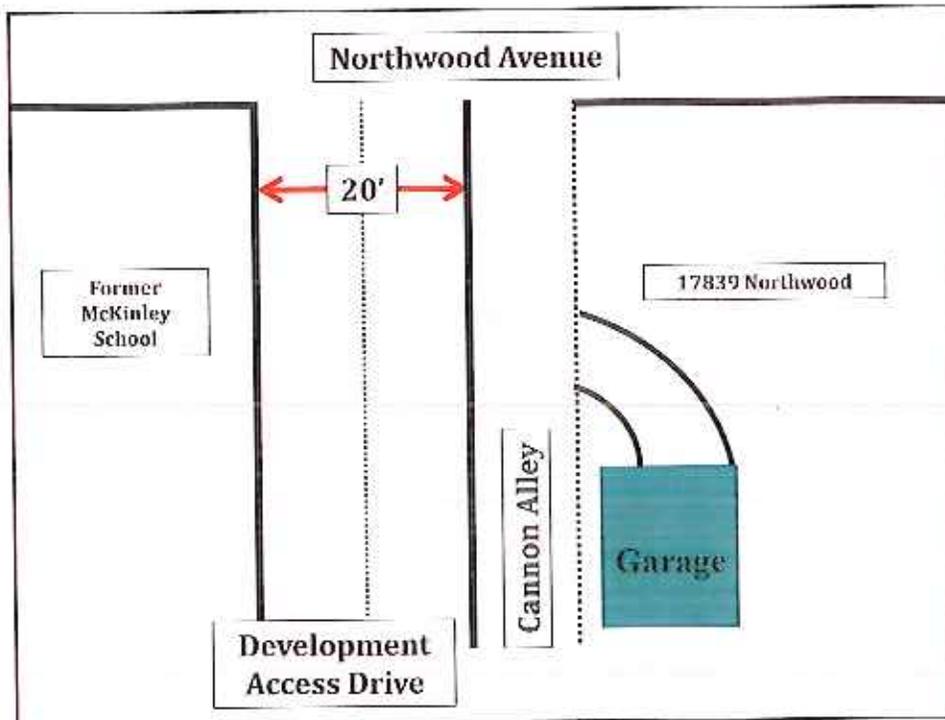


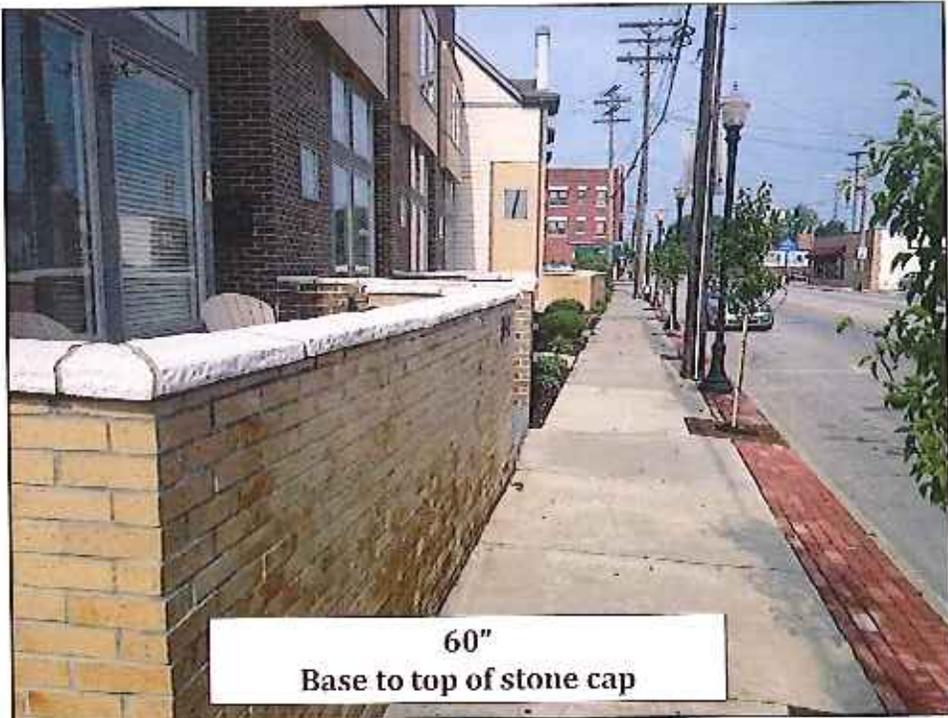
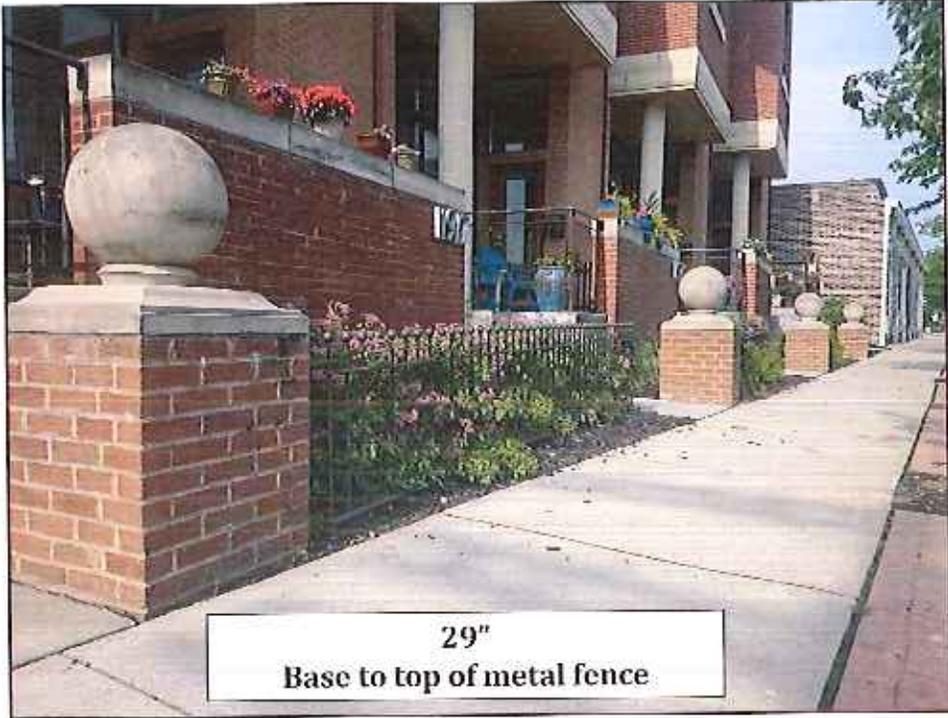


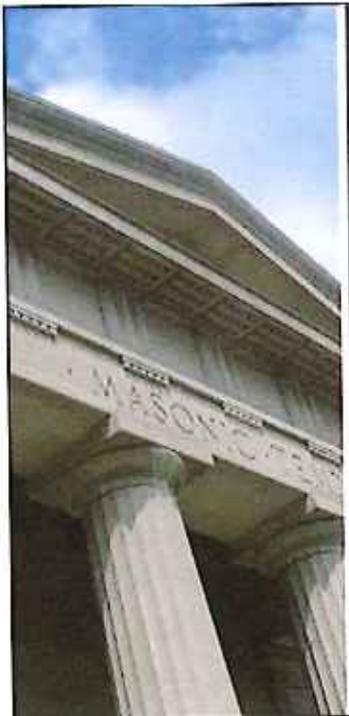
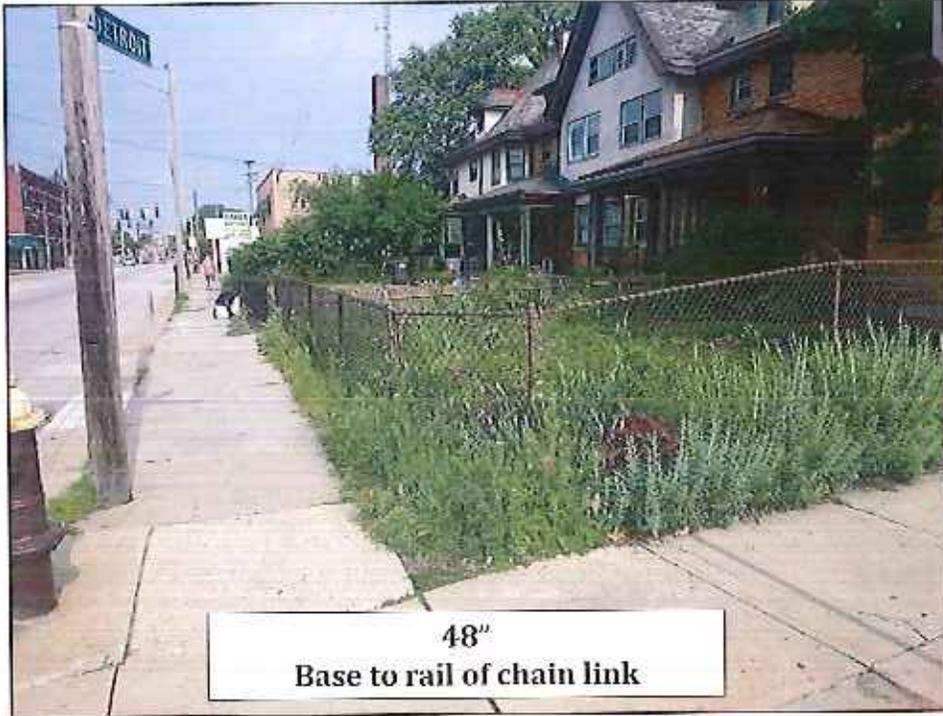












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