

SIGN REVIEW

9. **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. This item was deferred from the September 10, 2015 meeting. (Page 27)

Sandra Smith, business owner was present to explain the request.

Mr. Orban looked at the building prior to the meeting and said the colors looked very nice. There was discussion about the different awnings used throughout the city in relation to entrances and transom windows. Mr. Sylvester stated the awning edges would be exposed, not return into the building and stop at the corner where the column is.

Public comment was closed as there was no one to address the item. There were no additional comments from administrative staff.

A motion was made by Mr. Orban, seconded by Mr. Evans to **APPROVE Docket No. 09-97-15 – A with the following stipulations:**

- **The sides/edges of the awning are open/exposed, and**
- **The awning does not wrap around the front pillar.**

All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, seconded by Mr. Evans to **APPROVE Docket No. 09-97-15 – S with the following stipulation:**

- **The signage is centered on the awning.**

All of the members voting yea, the motion passed.

**Items 10 and 19 were Summary Approved at the pre-review meeting on October 1, 2015.
Need a motion and a second for approval.**

**SUMMARY APPROVED
SIGN REVIEW**

10. **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. This item was deferred from the September 10, 2015 meeting. (Page 33)

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

19. **Docket No. 10-108-15** **14408 Detroit Avenue**
Action Toys Unlimited, LLC

() Approve David MacKay
() Deny Action Toys Unlimited, LLC
() Defer 22256 River Walk Road
Rocky River, Ohio 44116

The applicant requests the review and approval of three new window decals across front windows and one new window decal for front door with business logo. (Page 94)

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

Items 5 and 7 are called together as they are the same property.

REQUEST FOR APPEAL
BOARD OF BUILDING STANDARDS

5. **Docket No. 10-101-15** **R** **1336 St. Charles Avenue**

() Approve Justin M. Smith
() Deny Smith LPA
() Defer 520 Tower East, 20600 Chagrin Boulevard
Shaker Heights, Ohio 44122

The representative for the applicant requests the review and approval of an appeal to the City of Lakewood's nuisance declaration for the property located at 1336 St. Charles Avenue. This property is located in an R2, Single and Two Family district. (Page 9)

Mr. Sylvester explained the city administration rescinded the Nuisance Declaration that afternoon due to a technicality in the city's response time. The item was withdrawn administratively.

HEARING OF THE APPEAL
BOARD OF BUILDING STANDARDS

7. **Docket No. 10-101-15** **R** **1336 St. Charles Avenue**

() Approve Justin M. Smith, Esq.
() Deny Smith LPA
() Defer 520 Tower East, 20600 Chagrin Boulevard
Shaker Heights, Ohio 44122

The representative for the applicant requests the review and approval of an appeal to the City of Lakewood's nuisance declaration with the intent to repair or demolish the property located at 1336 St. Charles Avenue - pursuant to Ordinance 40-09, Section 1306.522(e). This property is located in an R2, Single and Two Family district. (Page 9)

A motion was made by Robar to APPROVE as per the new renderings. There was no second.

A motion was made by Mr. Orban, seconded by Mr. Evans to DENY the request. Mr. Evans, Mr. Musson, and Mr. Orban voting yea, and Mr. Robar voting nay, the motion passed.

NEW BUSINESS
ARCHITECTURAL BOARD OF REVIEW

11. **Docket No. 10-102-15** R **2105 Arthur Avenue**

- | | |
|----------------------------------|--------------------------|
| <input type="checkbox"/> Approve | James Adkins, Contractor |
| <input type="checkbox"/> Deny | 2093 Lincoln Avenue |
| <input type="checkbox"/> Defer | Lakewood, Ohio 44107 |

The applicant requests the review and approval to replace an awning with a permanent hip roof. (Page 37)

Jim Adkins, applicant was present to explain the request.

The board agreed the smaller diameter posts for the proposed were more appropriate than if they were the same size of those at the main entrance.

Public comment was closed as there was no one to address the issue. City administration said if approval were given, it would need to be done conditionally to address the size and material of the posts.

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

- **The posts are 7 inches in diameter, and**
- **To use a composite material to match the existing material on the front entrance to the house.**

All of the members voting yea, the motion passed.

12. **Docket No. 10-103-15** R **2130 Belle Avenue**

- | | |
|----------------------------------|----------------------|
| <input type="checkbox"/> Approve | Mary Atzberger |
| <input type="checkbox"/> Deny | 2130 Belle Avenue |
| <input type="checkbox"/> Defer | Lakewood, Ohio 44107 |

The applicant requests the review and approval of lattice work replaced on porch railing. (Page 41)

Mr. Sylvester advised the board the applicant had withdrawn the request. The lattice work would be removed and replaced with an appropriate rail system. No action was required by the board.

13. **Docket No. 10-104-15** C **11835 Clifton Boulevard**
11835 Clifton LLC

- | | |
|----------------------------------|-------------------------|
| <input type="checkbox"/> Approve | Dean Schuster, Jr. |
| <input type="checkbox"/> Deny | 11835 Clifton LLC |
| <input type="checkbox"/> Defer | 11835 Clifton Boulevard |
| | Lakewood, Ohio 44107 |

Lakewood Family YMCA

- Approve
- Deny
- Defer

Thomas Yankovich
Ellet Neon Sales & Service, Inc.
3041 E. Waterloo Road
Akron, Ohio 44312

The applicant requests the review and approval of signage. (Page 91)

Thomas Yankovich, applicant was present to explain the requests.

The board clarified the signs would be illuminated externally, and all lighting would match. They felt the letter "Y" on the east sign looked as if it was floating on the wall.

The board stated that with the addition of a ground sign, the result would be five signs total with three in the front alone. A number of ground signs were denied by the board throughout the city.

Public comment was closed as there was no one to address the issue. Mr. Sylvester stated the building signage was appropriate to the city's objective.

A motion was made y Mr. Orban, seconded by Mr. Evans to **DENY Docket No. 10-107-15 – B, a double-faced ground sign**. All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, seconded by Mr. Robar to **APPROVE Docket No. 10-107-15 – S, building signage**. All of the members voting yea, the motion passed.

20. **Docket No. 10-109-15** **1314 West 117th Street**
Sapell's Bi-Rite

- Approve
- Deny
- Defer

Major Harrison
Brilliant Electric Sign
4811 Van Epps Road
Cleveland, Ohio 44131

The applicant requests the review and approval for the installation of an internally illuminated ground sign. (Page 103)

Mr. Sylvester stated the applicant requested a deferral.

A motion was made by Mr. Orban, seconded by Mr. Evans to **DEFER** the item **until the meeting of November 12, 2015**. 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 6:56 p.m. All of the members voting yea, the motion passed.

Carl Ostry

Signature

11/12/15

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. Sandra Q Smith

Sandra Q Smith

2. TABITHA Bble

Tabitha Bble

3. Jim Adkins

Jim Adkins

4. Dean Schuster

Dean Schuster

5. JEFFREYA. GRUSENMEYER

Jeffrey A Grusenmeyer

6. DIANA DECESARE

Diana DeCesare

7. Thomas Yankovich

Thomas Yankovich

8. _____

9. _____

10. _____

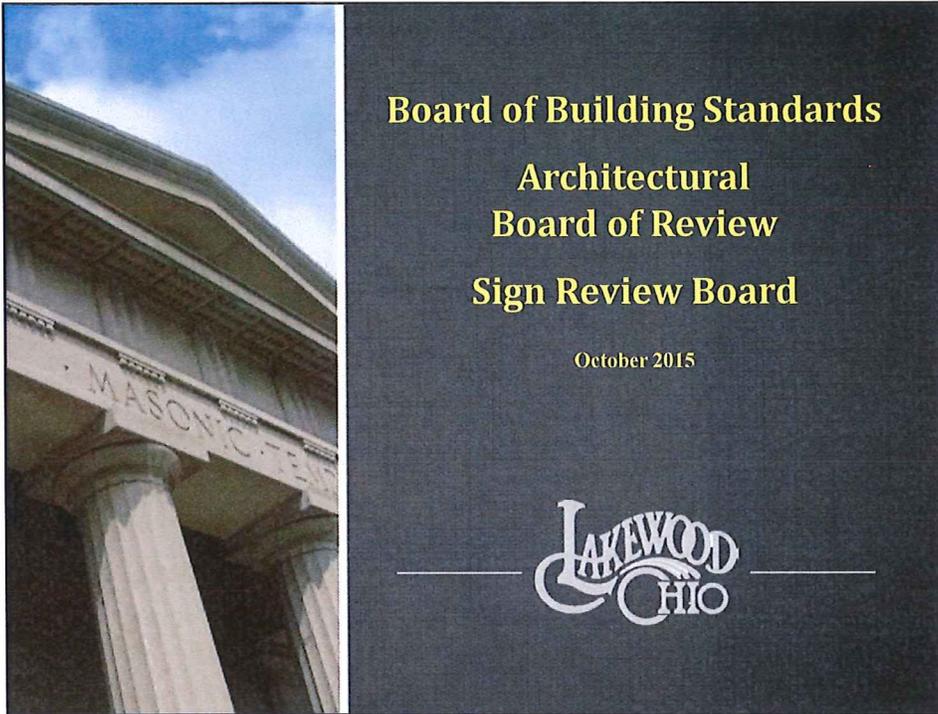
11. _____

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:

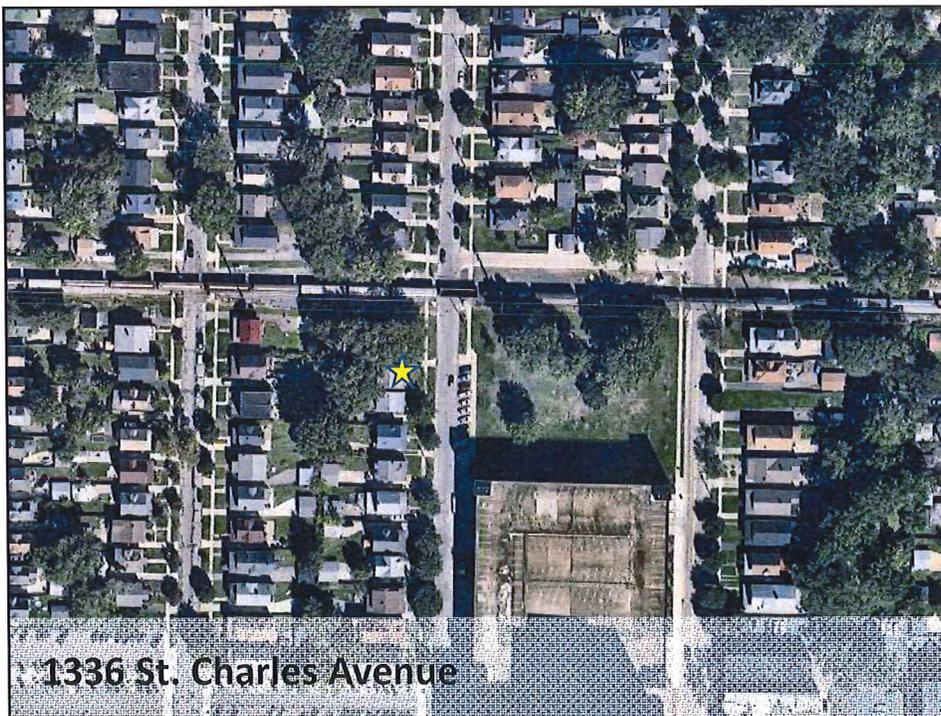
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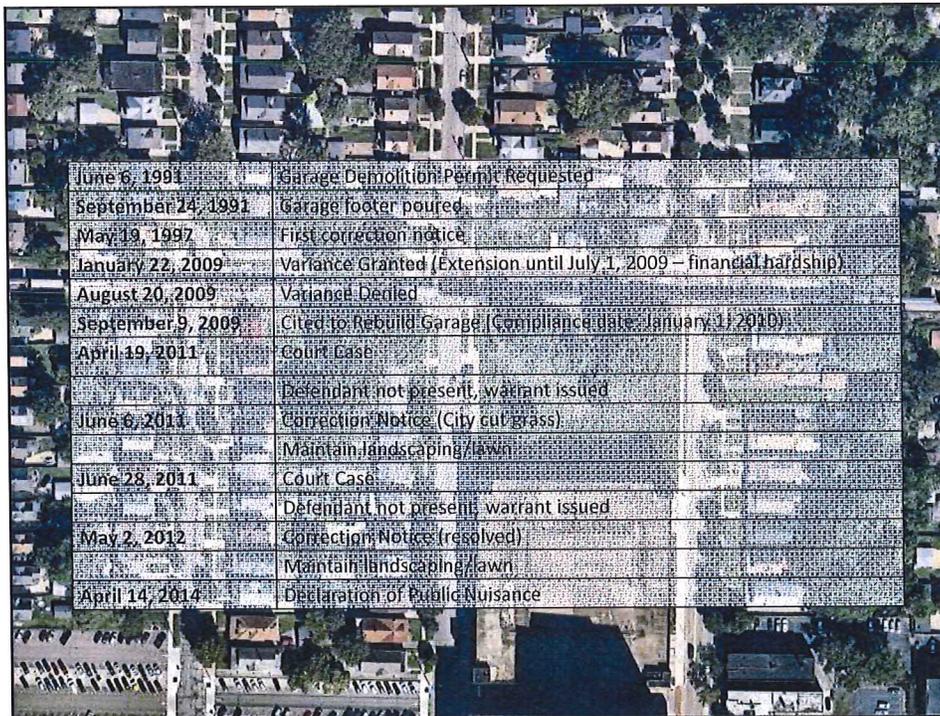
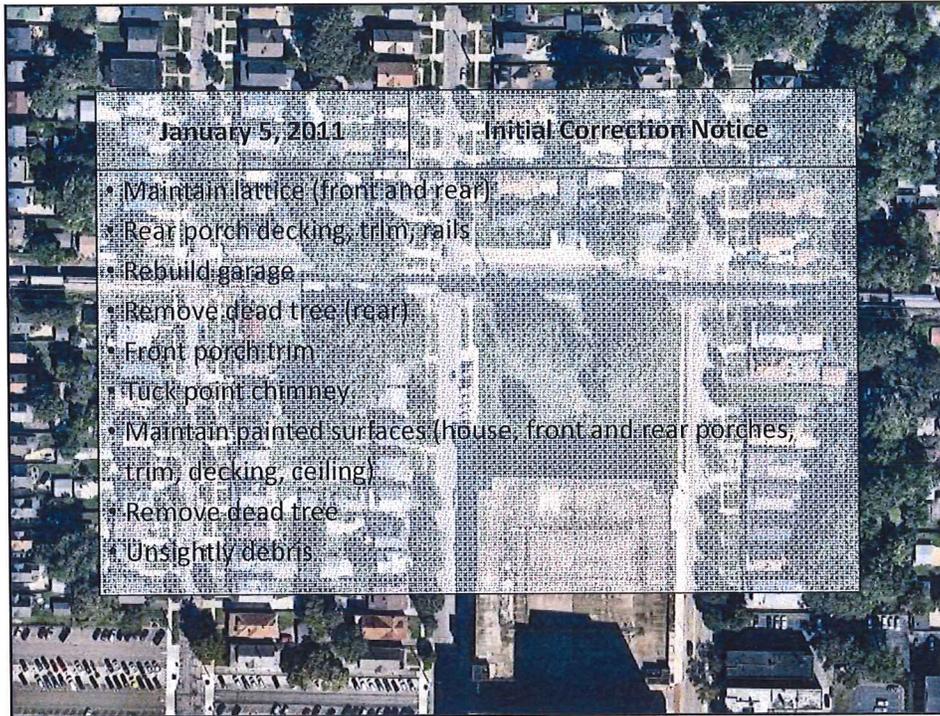


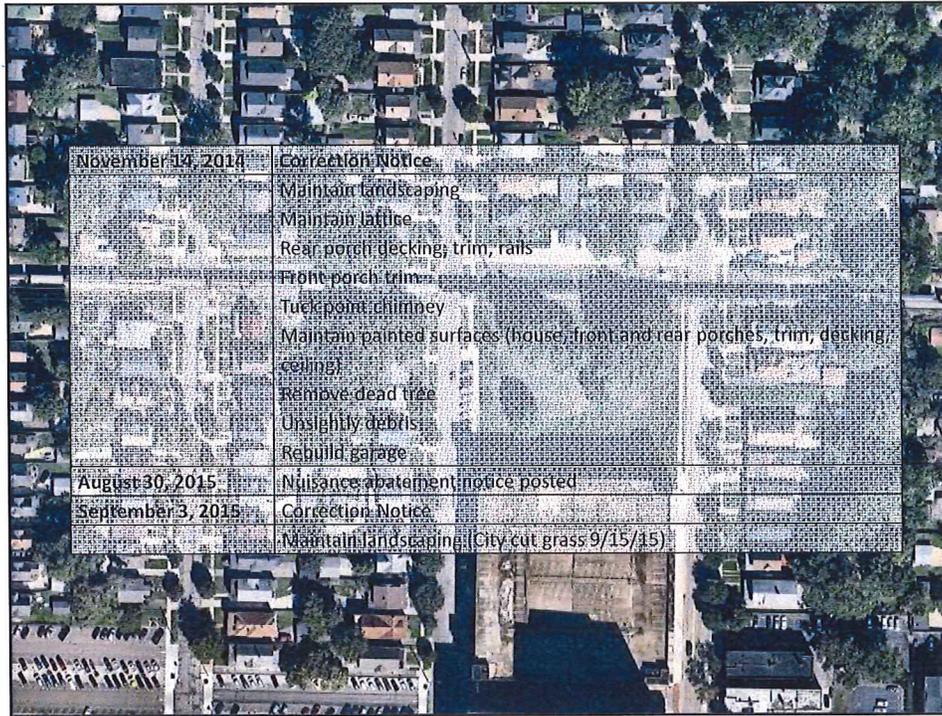
Board of Building Standards
Architectural
Board of Review
Sign Review Board

October 2015

LAKELWOOD
OHIO











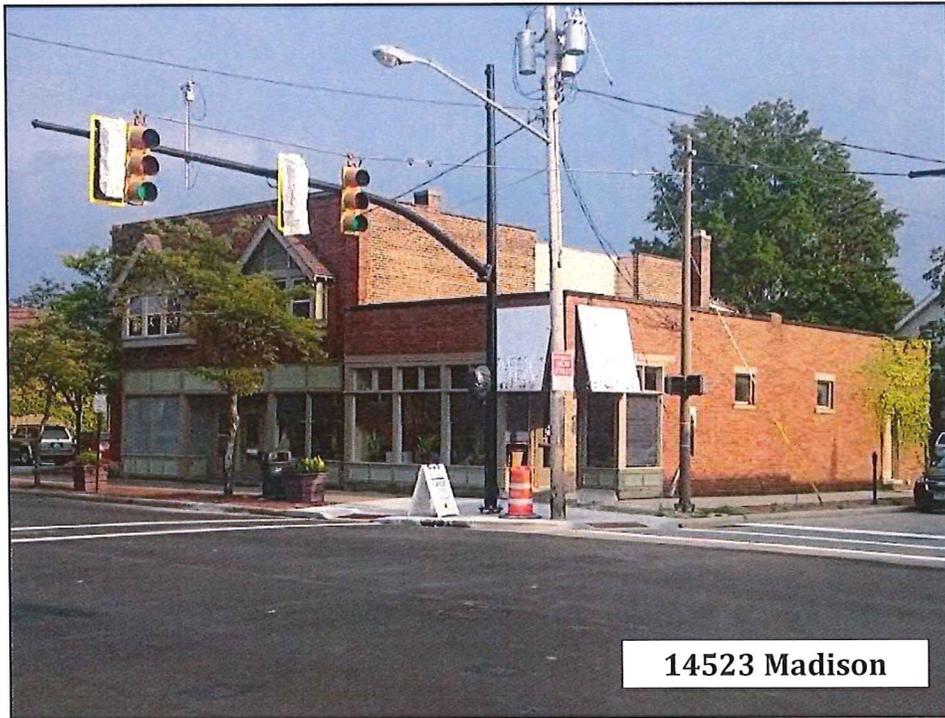


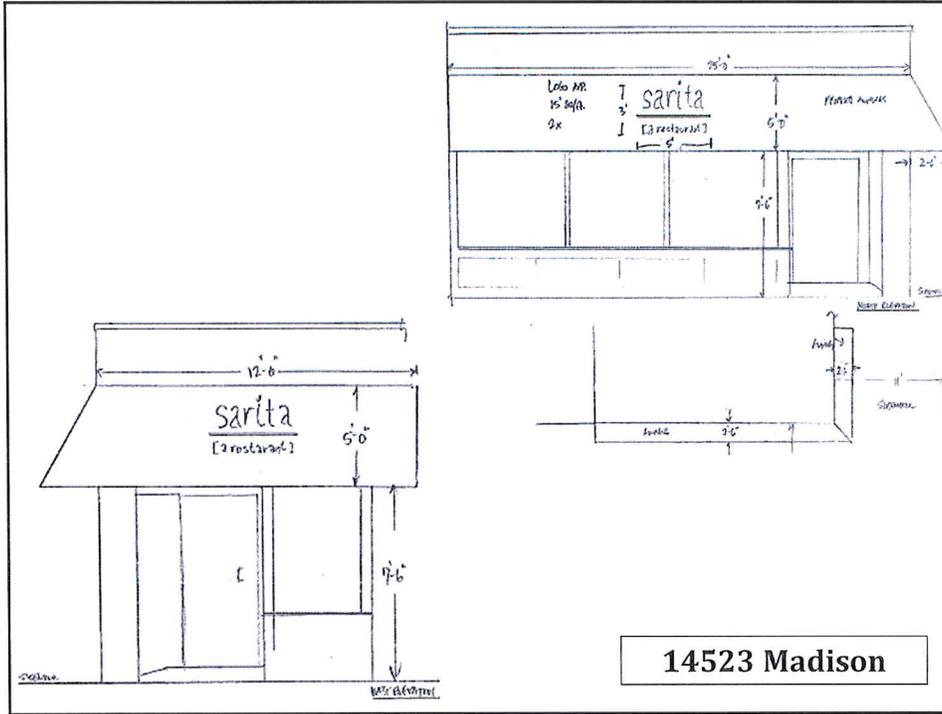


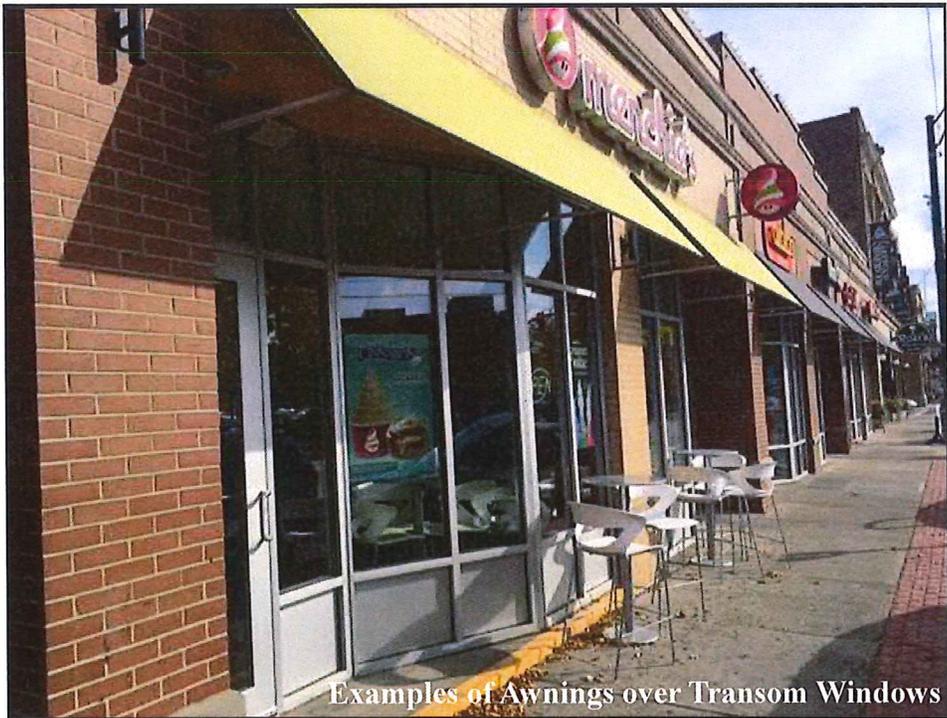


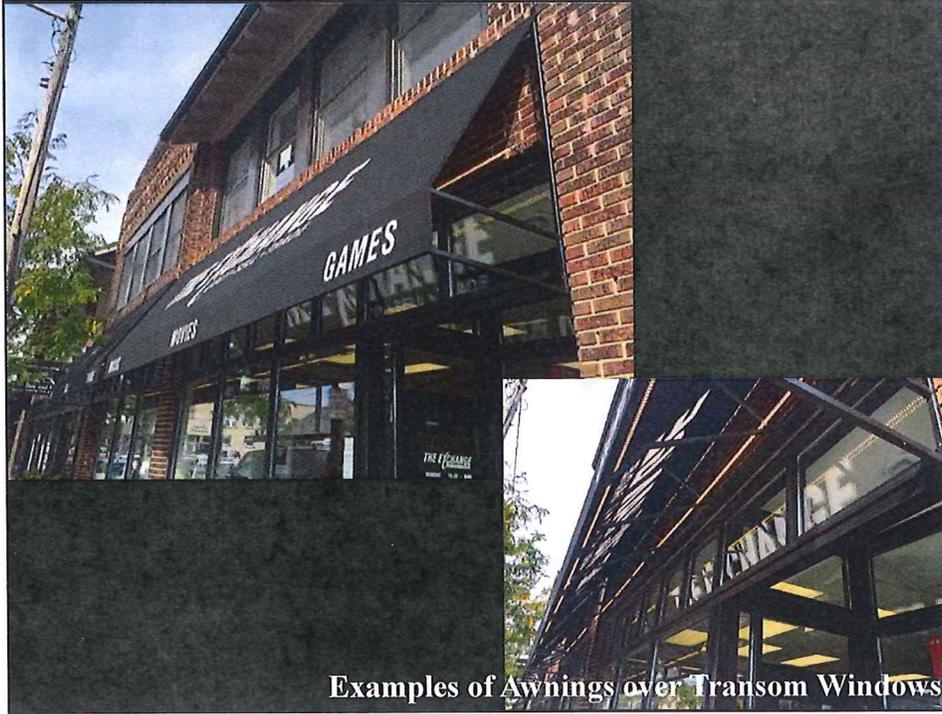


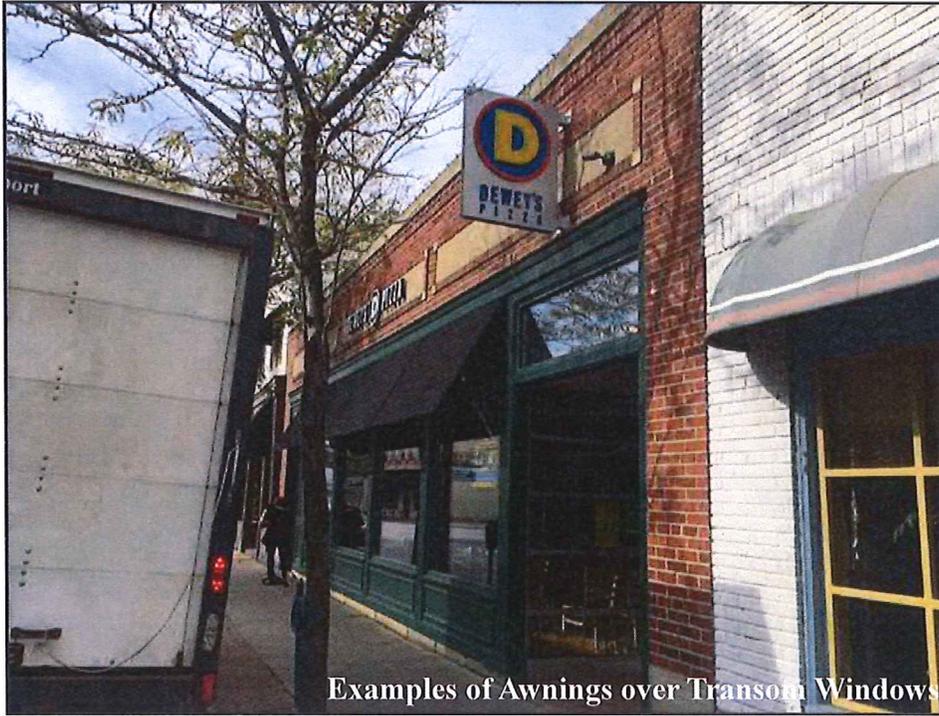




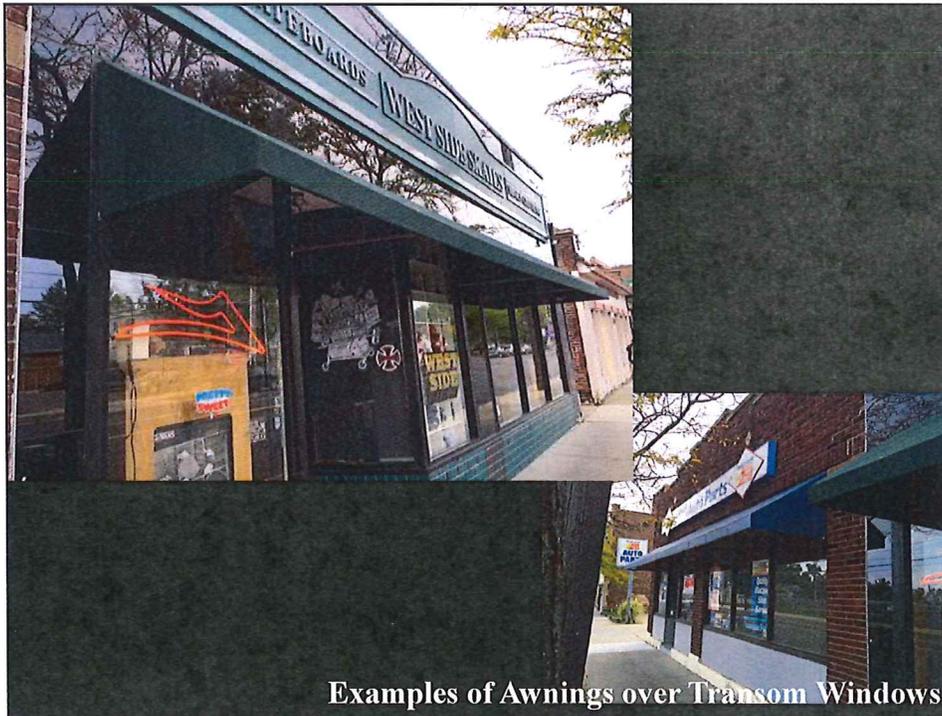






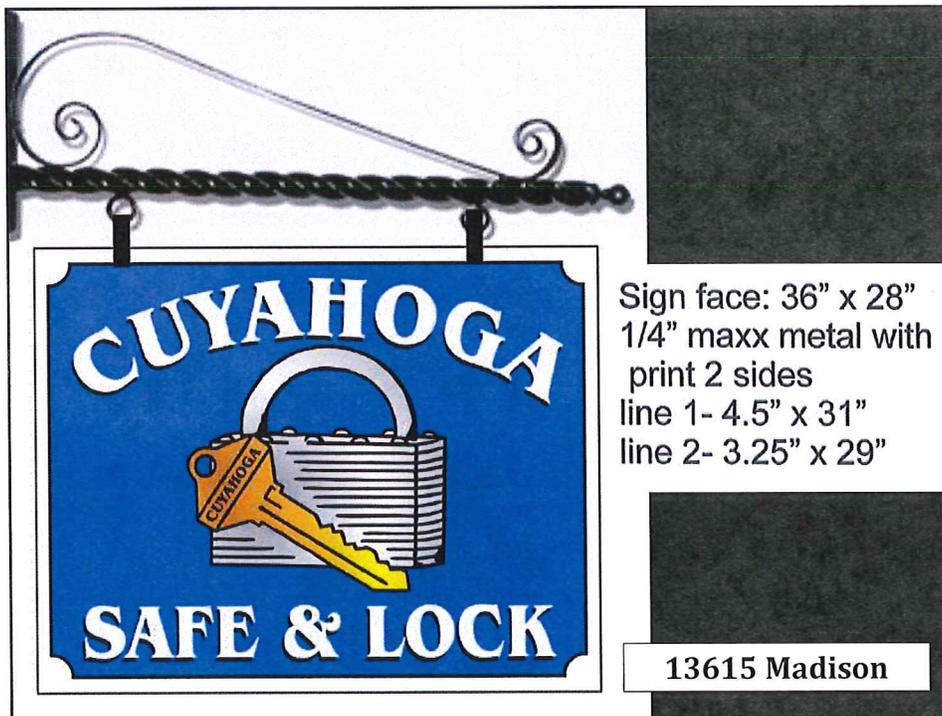
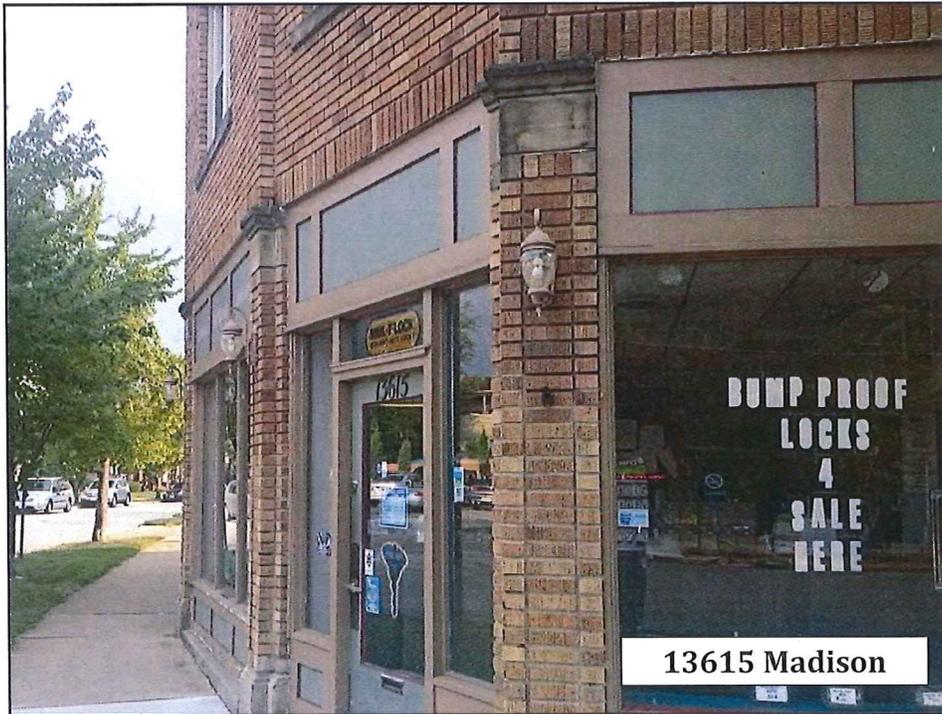


Examples of Awnings over Transom Windows



Examples of Awnings over Transom Windows





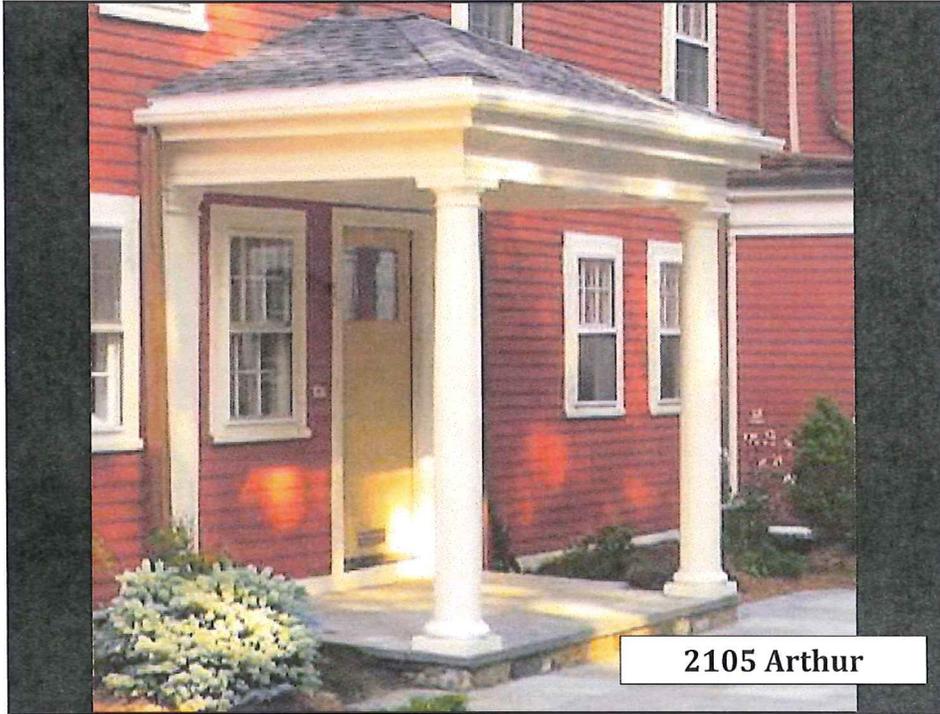




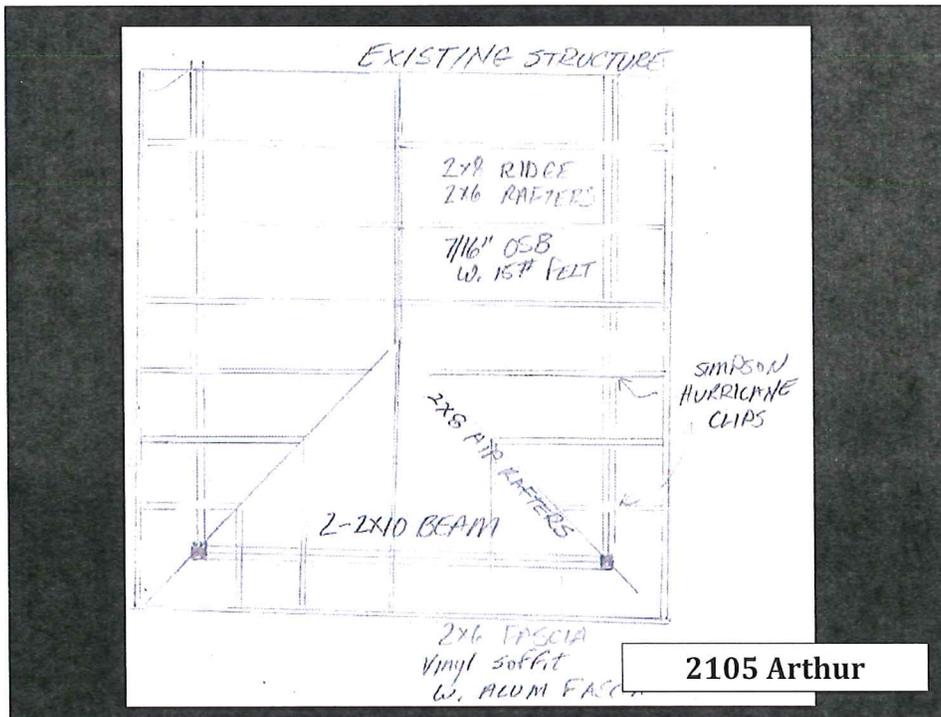
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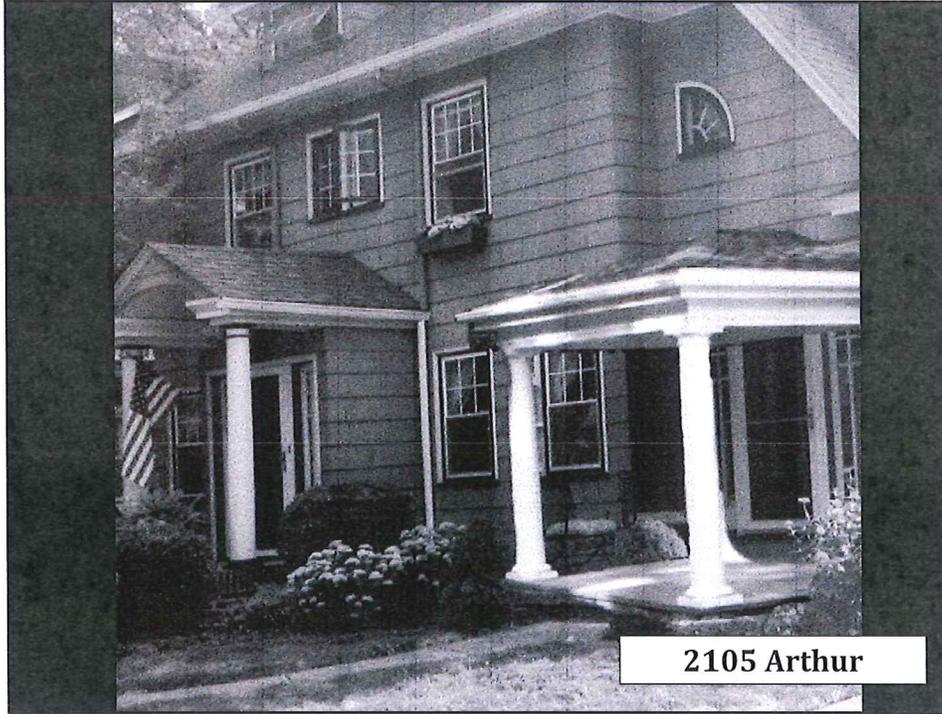
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2105 Arthur



2105 Arthur

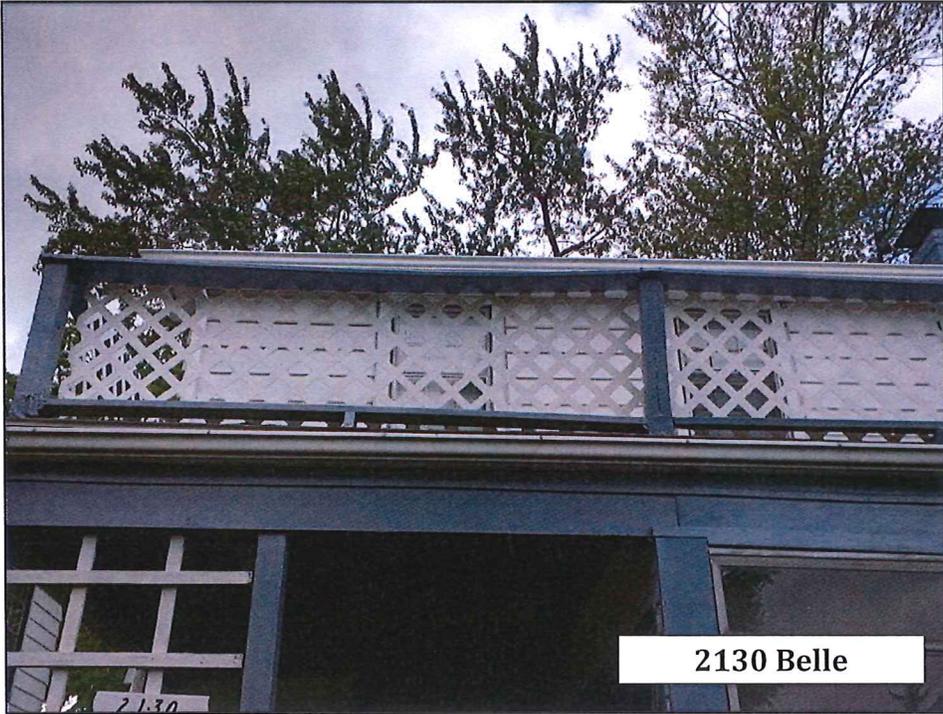




2130 Belle



2130 Belle



2130 Belle

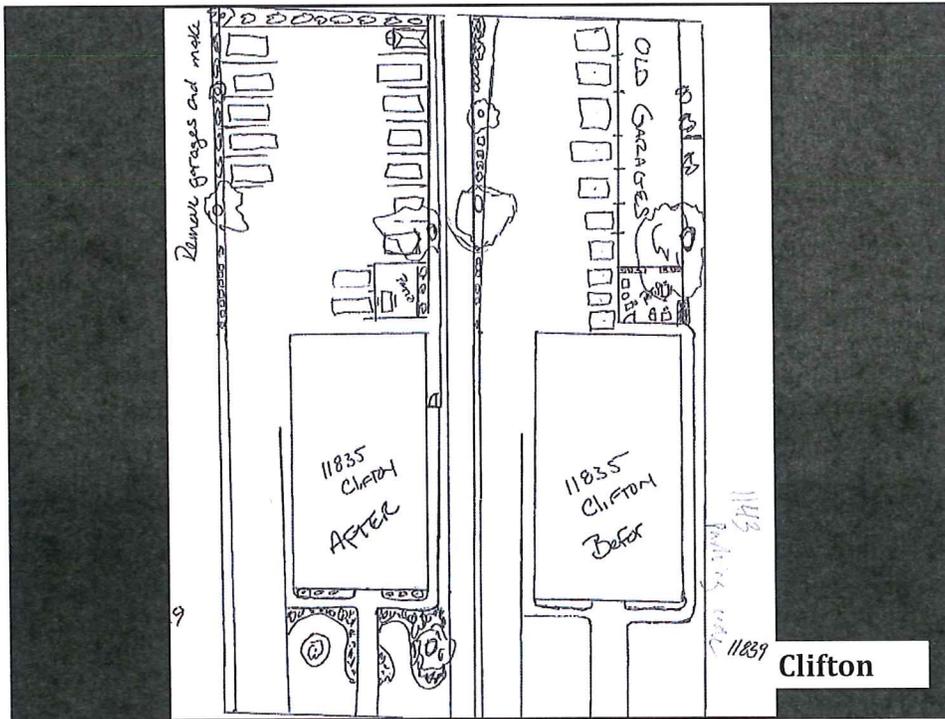


2130 Belle









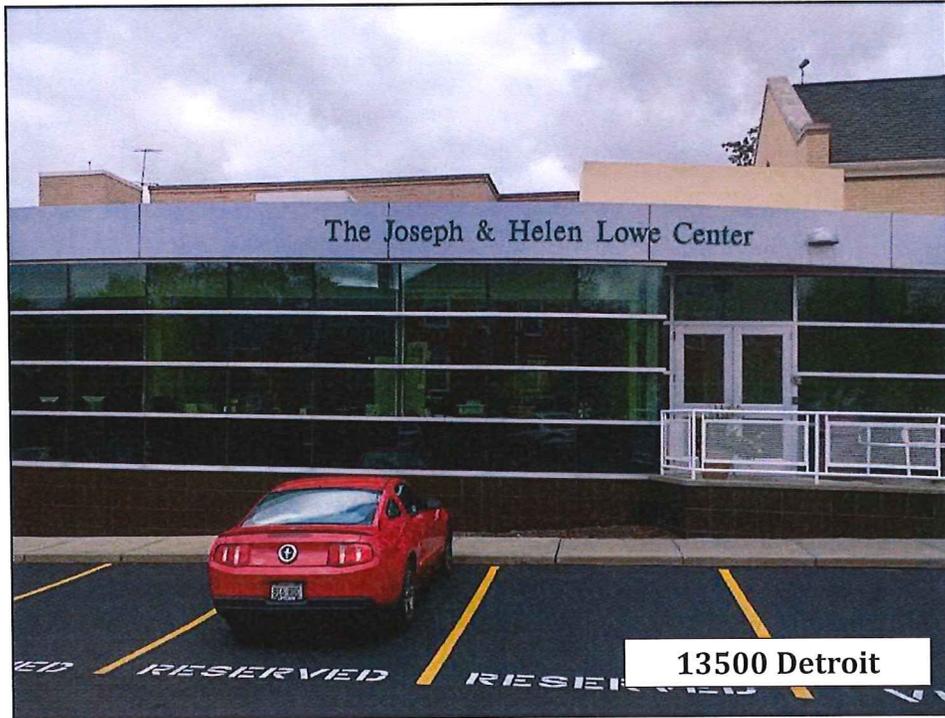


13500 Detroit



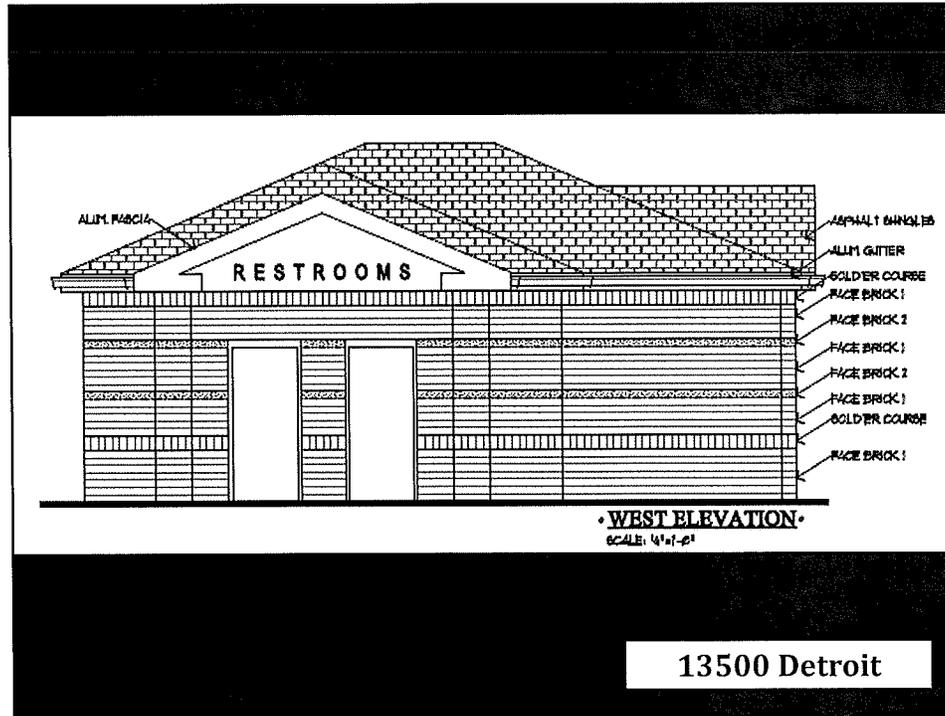
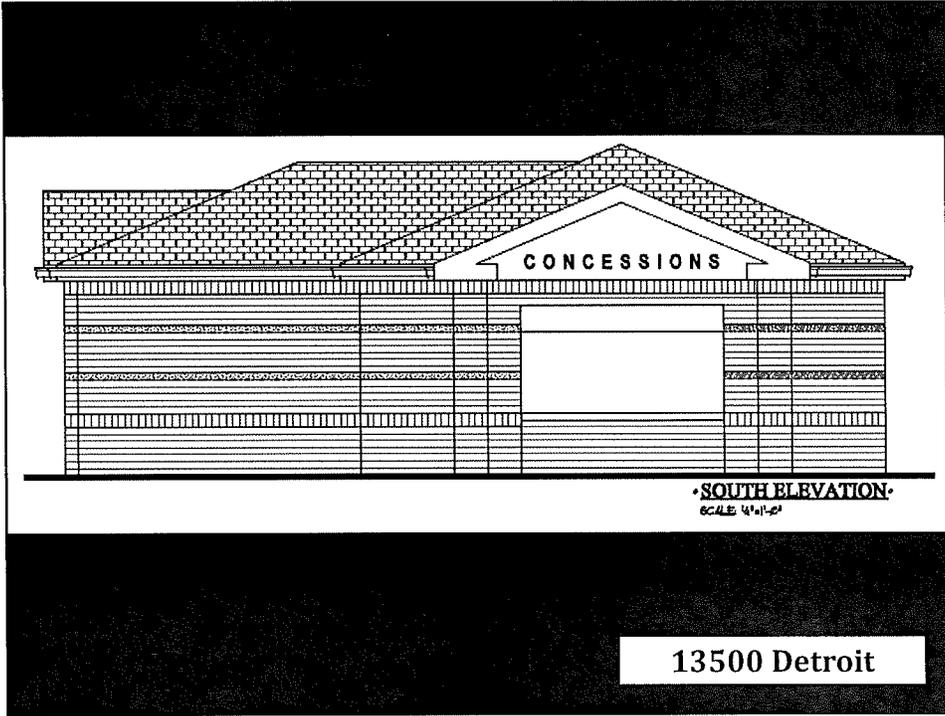


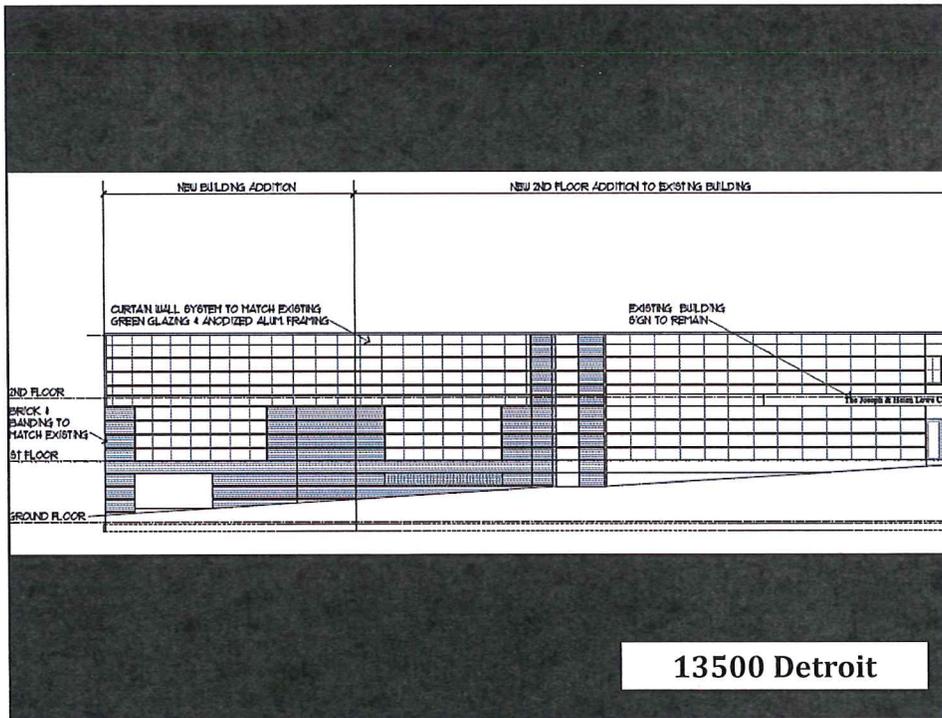
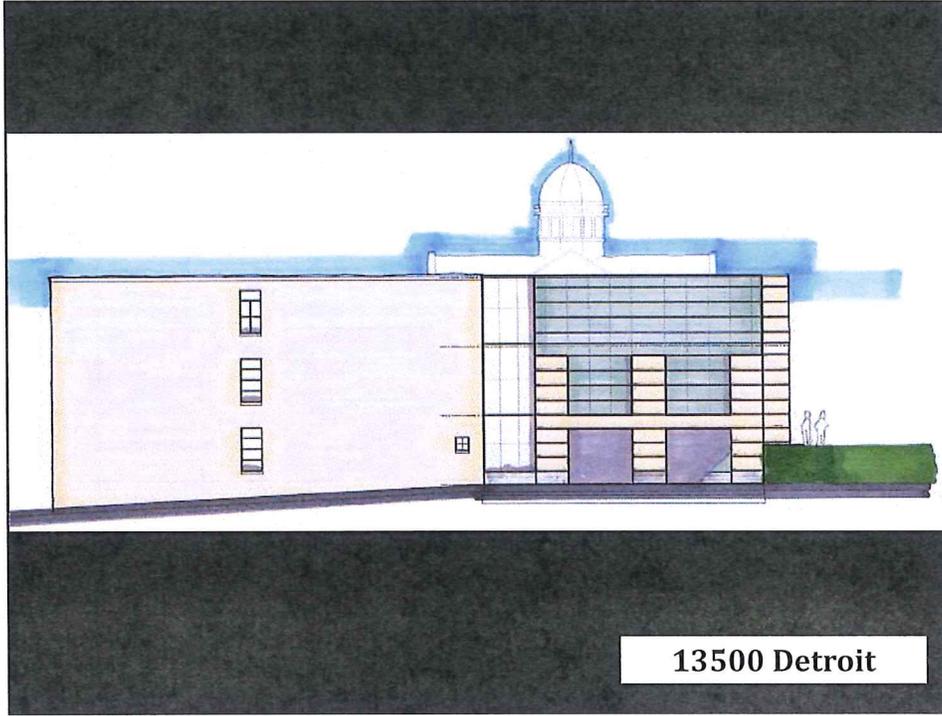
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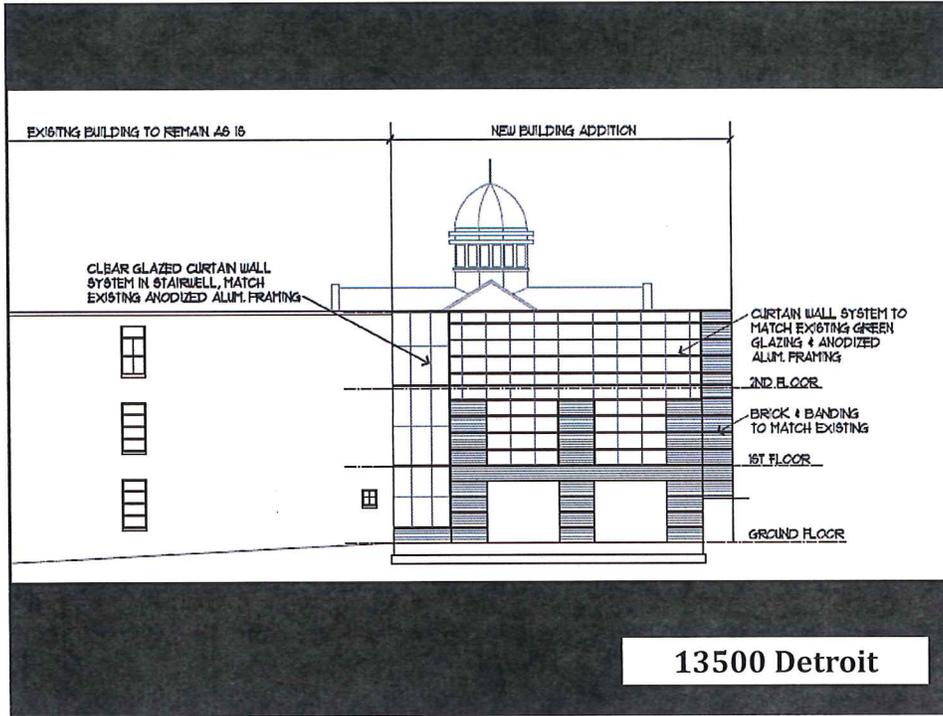


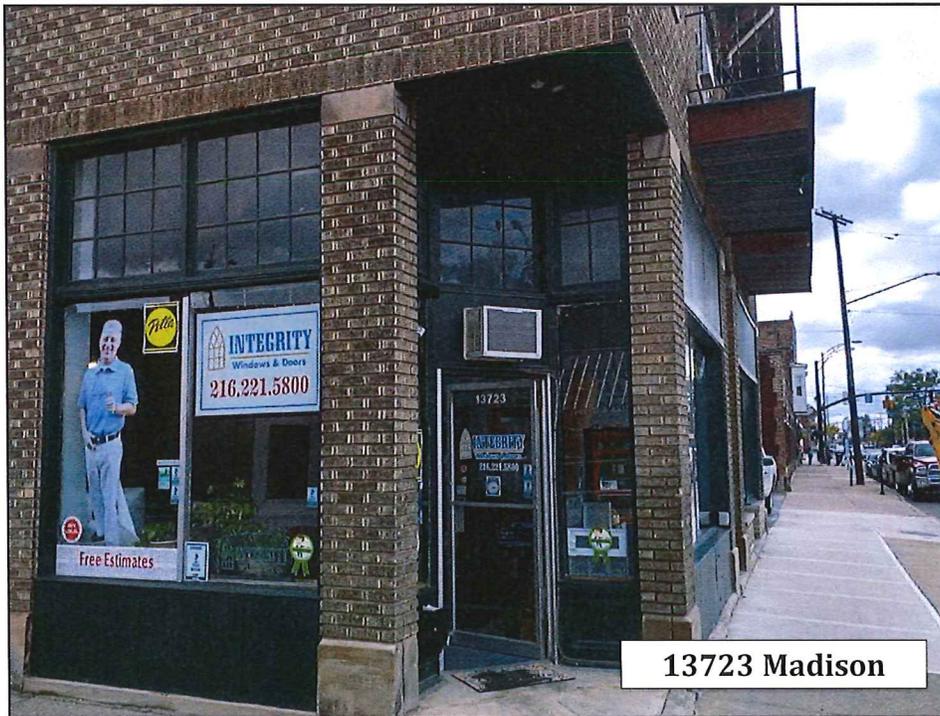
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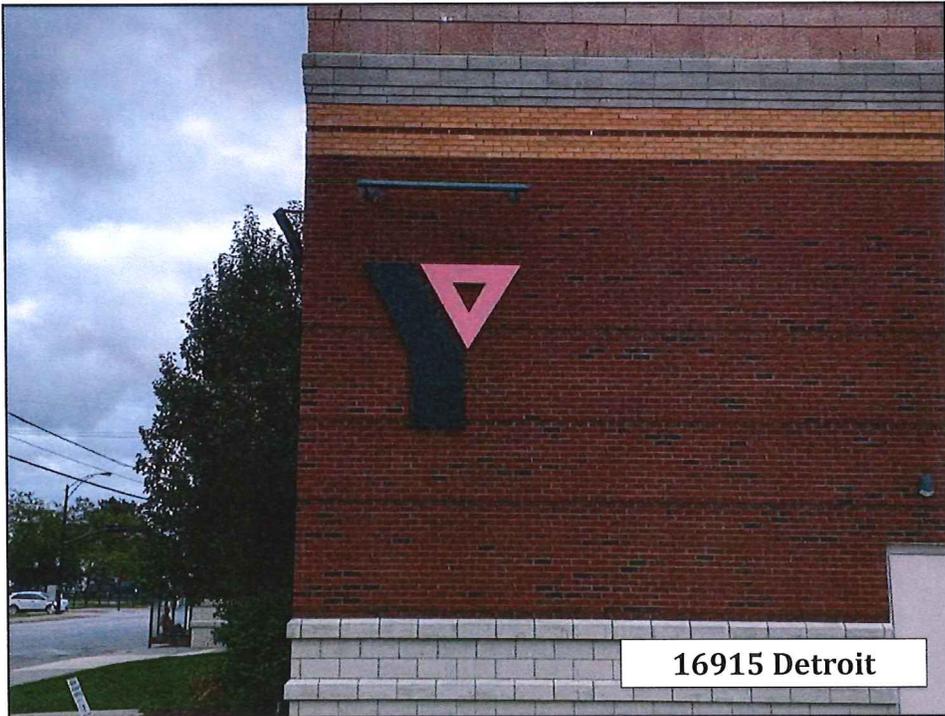
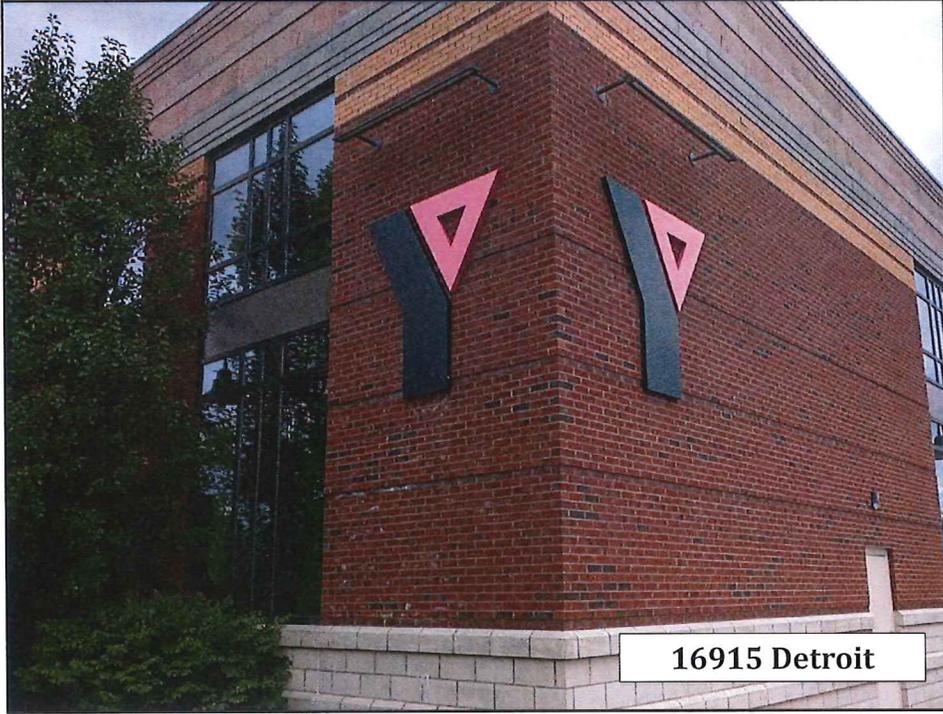




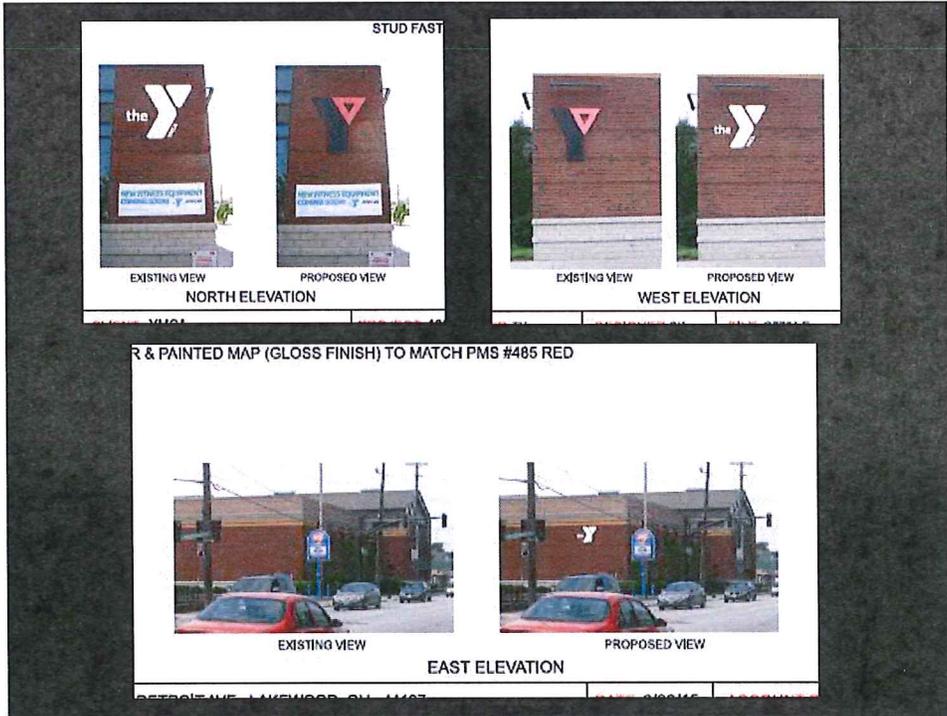
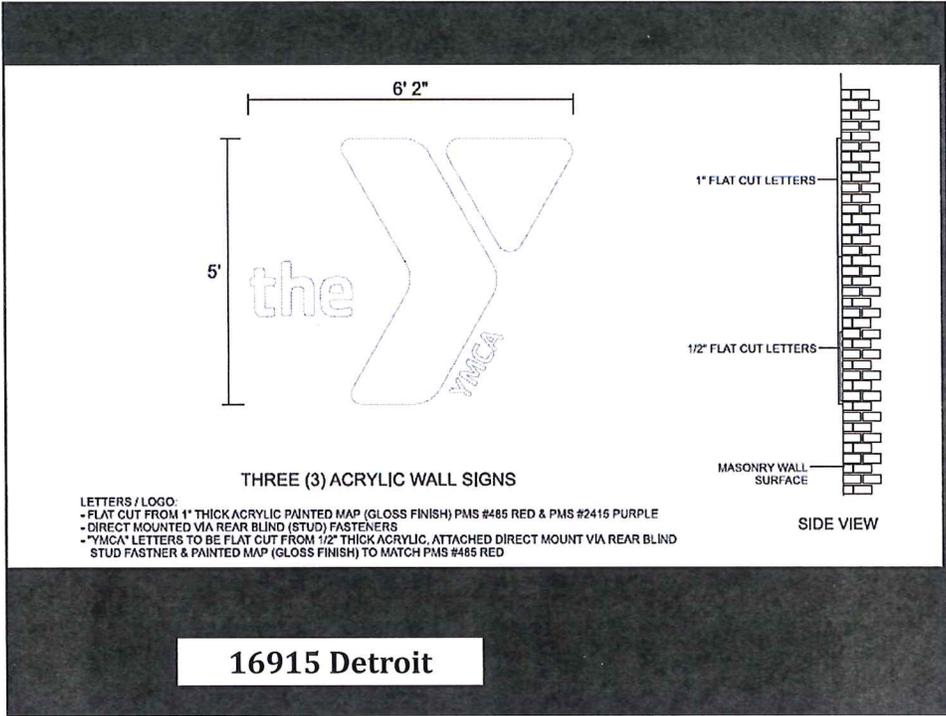


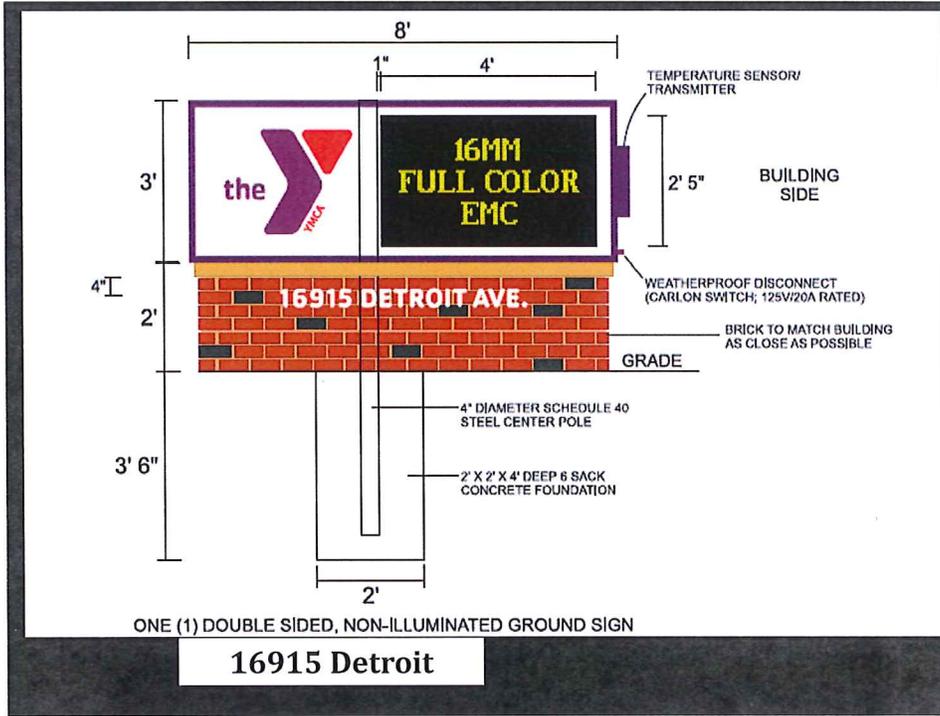
















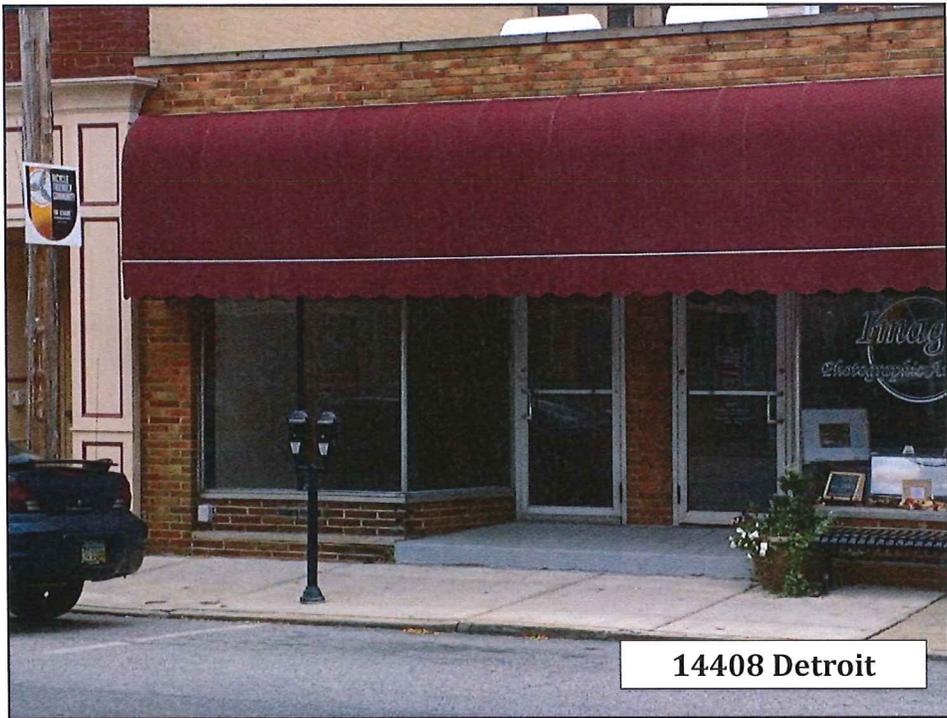
16915 Detroit



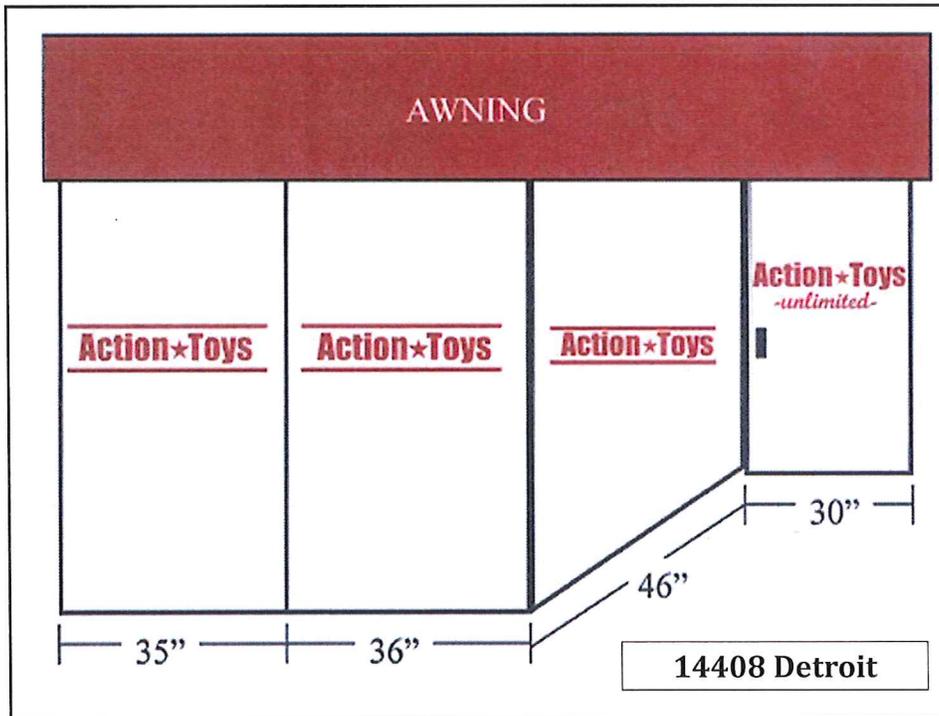
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14408 Detroit



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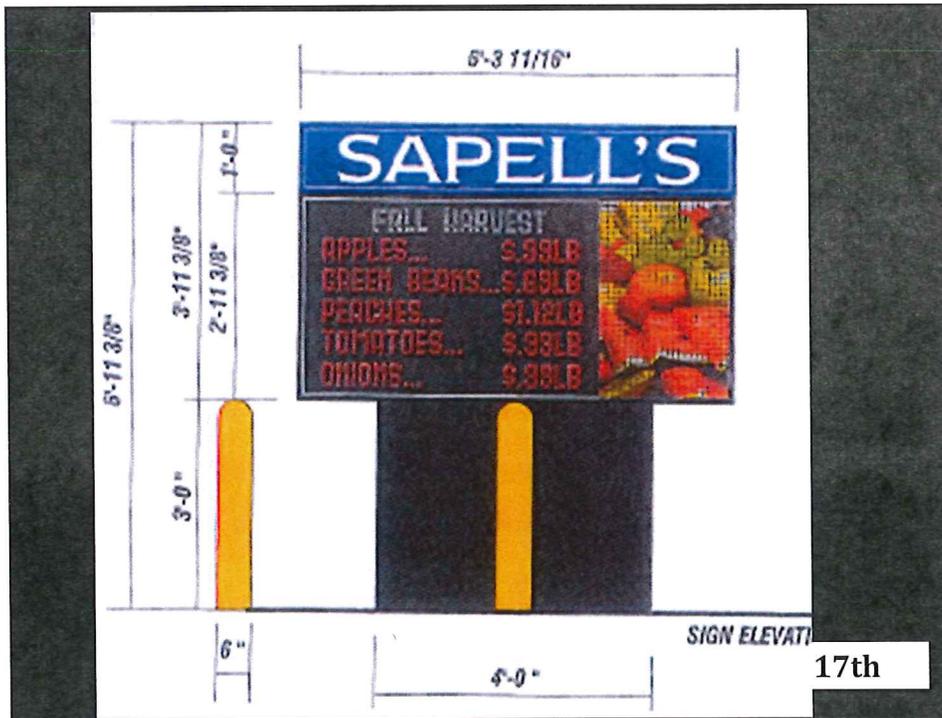


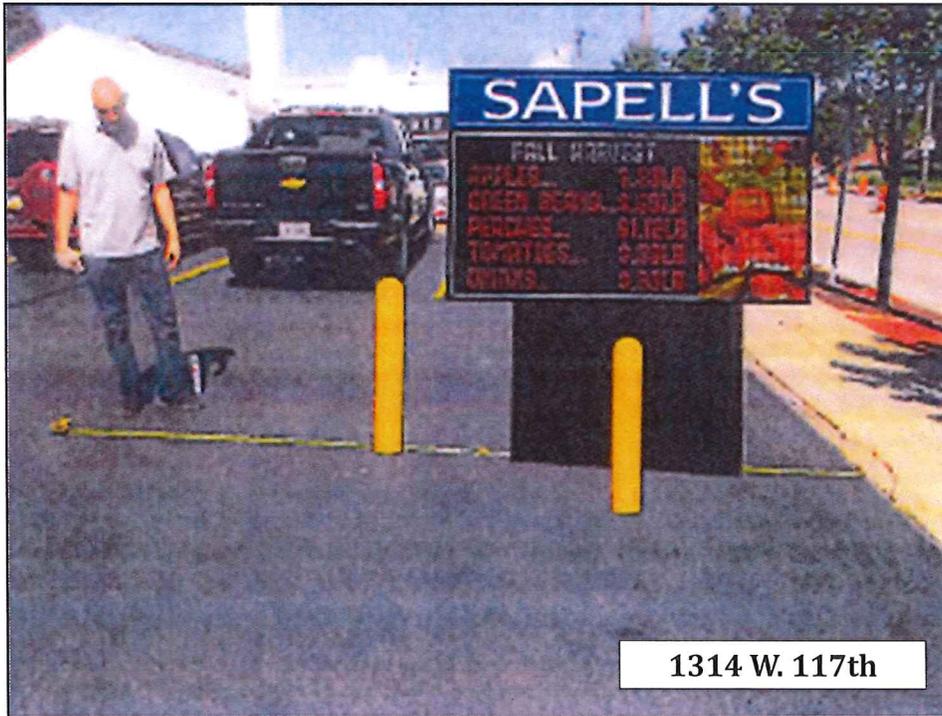
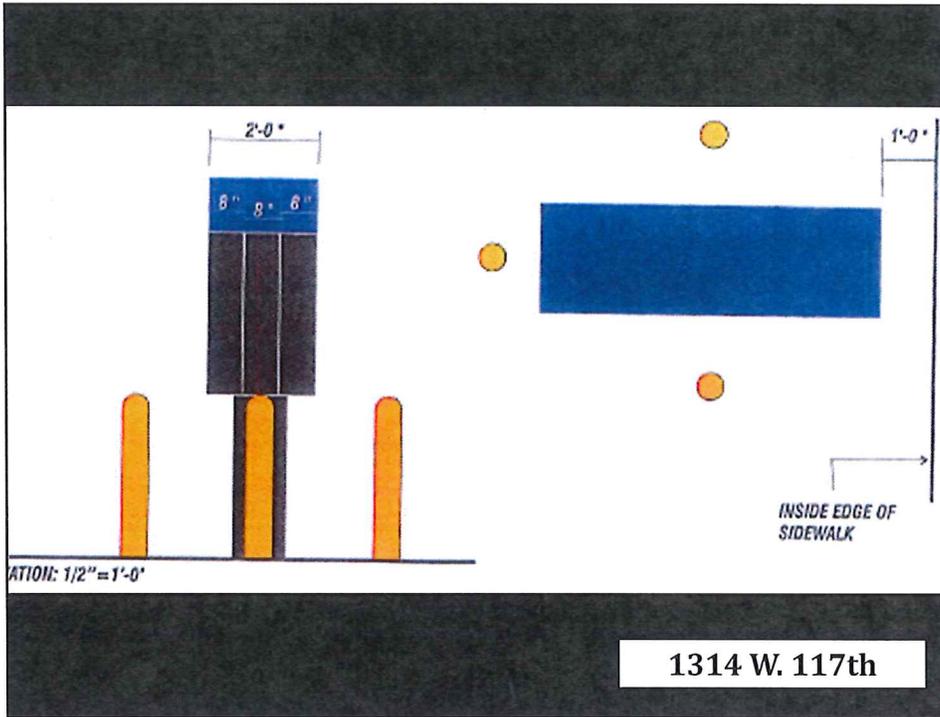


1314 W. 117th



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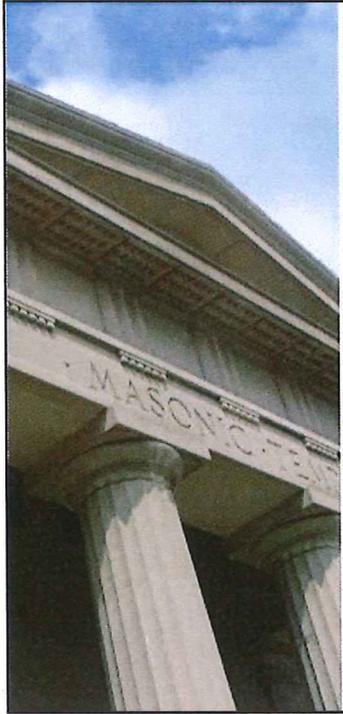




1314 W. 117th



1314 W. 117th



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

October 2015

