

MINUTES
**BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**
NOVEBER 12, 2015
5:30 P.M.
LAKWOOD CITY HALL
AUDITORIUM

1. Roll Call

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

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

2. Approve the minutes of the October 8, 2015 meeting.

A motion was made by Mr. Evans, seconded by Mr. Musson to **APPROVE** the minutes of the October 8, 2015 meeting as amended.

3. Opening Remarks

There were no Opening Remarks.

Mr. Orban read the following to the public prior to start of business:

Applicants and anyone wanting to make a statement are asked to come to the podium, print and sign your name on the oath sheet and slowly and clearly state your name and address. If you have a business card, please give one to the secretary. Anyone else wishing to address the board is asked to follow the same procedure.

Items 20, 21, 22, 24 and 26 were Summary Approved at the pre-review meeting on November 5, 2015.
Need a motion and a second for approval.

SUMMARY APPROVED
ARCHITECTURAL BOARD OF REVIEW

20. Docket No. 11-122-15 - A

C

17917 Detroit Avenue
Sacred Hour Spa + Boutique

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

Tabitha Baker
Sacred Hour, Inc.
16818 E. Park Drive
Cleveland, Ohio 44119

SIGN REVIEW

21. Docket No. 11-122-15 - S

17917 Detroit Avenue
Sacred Hour Spa + Boutique

- () Approve
- () Deny

Tabitha Baker
Sacred Hour, Inc.

Defer

16818 E. Park Drive
Cleveland, Ohio 44119

The applicant requests the review and approval of an externally illuminated projecting sign. (Page 140)

22. **Docket No. 11-123-15**

**12222 Detroit Avenue
Bruce's Brakes + Tires**

Approve
 Deny
 Defer

Bruce Henthorn
Bruce's Auto + Fleet
4014 West 163rd Street
Cleveland, Ohio 44135

The applicant requests the review and approval of signage on building. (Page 143)

24. **Docket No. 11-125-15**

**13431 Detroit Avenue
A Haircut Above**

Approve
 Deny
 Defer

Abdullah Raad
A Haircut Above
13431 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of vinyl window signage. (Page 149)

26. **Docket No. 11-127-15**

**15800 Detroit Avenue
Willow Room Salon**

Approve
 Deny
 Defer

Casey Lewis
Willow Room Salon
15800 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval to install a projecting blade sign. (Page 156)

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.

Items 4 and 6 are called together as they are the same property.

**REQUEST FOR APPEAL
BOARD OF BUILDING STANDARDS**

4. **Docket No. 11-110-15**

R 1336 St. Charles Avenue

Approve
 Deny
 Defer

Justin M. Smith
Smith LPA
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 public nuisance declaration for the property located at 1336 St. Charles Avenue, pursuant to Ordinance 40-09, Section 1306.522(e). (Page 7)

**HEARING OF THE APPEAL
BOARD OF BUILDING STANDARDS**

6. **Docket No. 11-110-15** **R** **1336 St. Charles Avenue**

- Approve
- Deny
- Defer

Justin M. Smith, Esq.
Smith LPA
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 public 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). (Page 7)

Justin M. Smith, applicant was present to explain the request. Mr. Russell summarized the events leading to the hearing.

Mr. Orban inquired as to why the applicant was asking for more time since these issues had occurred as far back as 1991. There were no further comments from the Board.

Public Comment was taken. Mr. Russell stated the property remained vacant for a number of years. Mr. Orban said there was no new information provided in support of an appeal.

A motion was made by Mr. Orban, seconded by Mr. Evans to **AFFIRM** the Division of Housing and Building's public nuisance declaration for the property. 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. 11-111-15** **R** **2248 Warren Road**

- Approve
- Deny
- Defer

Stefanie Deka
John D. Clunk Co., L.P.A.
4500 Courthouse Boulevard, Suite 400
Stow, Ohio 44224

The representative for the applicant requests the review and approval of an appeal to the City of Lakewood's public nuisance declaration for the garage located at 2248 Warren Road, pursuant to Ordinance 40-09, Section 1306.522(e). (Page 27)

**HEARING OF THE APPEAL
BOARD OF BUILDING STANDARDS**

7. **Docket No. 11-111-15** **R** **2248 Warren Road**

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

Stefanie Deka
 John D. Clunk Co., L.P.A.
 4500 Courthouse Boulevard, Suite 400
 Stow, Ohio 44224

The representative for the applicant requests the review and approval of an appeal to the City of Lakewood's public nuisance declaration for the garage located at 2248 Warren Road, pursuant to Ordinance 40-09, Section 1306.522(e). (Page 27)

Amanda Holzhauser, Attorney at Law, McGlinchey Stafford was present to explain the request. Mr. Russell summarized the events and advised that shingles posed a hazard to the neighboring properties.

Public comment was taken. Mr. Russell mentioned the comments contained in a letter received from a neighboring property owner (made part of record). He continued that until title transfer for the sale of the property occurred, the current owner was responsible and asked the Board to affirm the declaration of public nuisance. There were no questions from the Board.

A motion was made by Mr. Orban, seconded by Mr. Evans to **AFFIRM** the Division of Housing and Building's public nuisance declaration for the property. All of the members voting yea, the motion passed.

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

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

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

Dean Schuster, Jr.
 11835 Clifton LLC
 11835 Clifton Boulevard
 Lakewood, Ohio 44107

The applicant requests the review and approval of a parking lot design after removal of garages. This item was deferred from the meeting in October. (Page 46)

Dean Schuster, Jr., applicant and Judy Schuster were present to explain the request.

Public comment was closed as there was no one to address the issue. Mr. Russell stated that parking spaces 1, 2, and 3 were 9 feet short for the required 20 foot 90° drive-out as per Building Code 1325.08. As part of the solution, the applicant could work with the Building Commissioner; therefore, the Board could then approve the application conditionally rather than defer.

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

- applicant works with the Building Commissioner to configure the first three parking spots (1, 2, and 3).

All of the members voting yea, the motion passed.

SIGN REVIEW

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

- Approve
- Deny
- Defer

Henry Shuba
 Ohio State Home Services North Coast Awning LLC
 365 Highland Rd. E.
 Macedonia, Ohio 44056-2184

The applicant requests the review and approval of a variance to retain the existing basement paneling in relation to a waterproofing project, pursuant to section 1301.01 – residential code of Ohio, authority to enforce. (Page 67)

Ron Jackson, representative for Ohio State Home Services was present to explain the requests.

The Board had no questions. Public comment was closed as there was no one to address the issue. City administration supported the requests.

A motion was made by Mr. Orban, seconded by Mr. Evans to **APPROVE Docket No. 11-112-15 and Docket No. 11-113-15** as submitted. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

13. **Docket No. 11-115-15** **R** **2063 Quail Street**

- Approve
- Deny
- Defer

Akhmad Kazimov
 2063 Quail Street
 Lakewood, Ohio 44107

The applicant requests the review and approval to enclose an existing front porch. (Page 79)

Akhmad Kazimov, applicant was present to explain the request. He stated that he was told that it was okay to do work on his house without permission from the city.

Mr. Orban stated the property was in a historically designated district, and front porches were very important and needed to be preserved. Mr. Evans said if neighbor sought approval to enclose a front porch, it would be denied.

Public comment was closed as there was no one to address the issue. Mr. Russell said the improvements were good, but front porches were not allowed to be enclosed as per city policy. Additionally, all of the work, including the rear of the house was done without permits. If plans had been submitted, Mr. Kazimov would have been notified of the policy.

Ms. Stockman asked if there was a garage, and if so, advised that the bicycles/property could be kept in it.

Mr. Molinski interjected that one of the rear porches could be enclosed to provide added storage.

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

14. **Docket No. 11-116-15** **R** **1038 Forest Cliff Drive**

- Approve
- Deny
- Defer

Brian Kauffman
 AoDK, Inc.
 17306 Madison Avenue

Lakewood, Ohio 44107

The applicant requests the review and approval of a front entry remodel and second floor addition. (Page 83)

David Krebs, AoDK, Inc. was present to explain the request.

Asked about samples, Mr. Krebs provided a photograph of the rear deck that showed the stonework. Mr. Evans liked the look of the larger stone.

Public comment was closed as there was no one to address the issue. City administration had no comments.

Mr. Orban liked the proposal. Removal of the vinyl siding would enhance the property greatly.

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

15.	Docket No. 11-117-15	R	1040 Forest Cliff Drive
	<input type="checkbox"/> Approve		David Krebs
	<input type="checkbox"/> Deny		AoDK, Inc.
	<input type="checkbox"/> Defer		17306 Madison Avenue
			Lakewood, Ohio 44107

The applicant requests the review and approval of a 2nd floor addition and new entry stairway. (Page 93)

David Krebs, AoDK, Inc. was present to explain the request.

The Board had no additional comments aside from Mr. Evan's who stated it looked like a nice renovation. Public comment was closed as there was no one to address the issue. City administration supported the proposal.

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

SIGN REVIEW

25.	Docket No. 11-126-15	12511 Detroit Avenue
		Sunoco
	<input type="checkbox"/> Approve	Bill Kelleher
	<input type="checkbox"/> Deny	Century Sign Company
	<input type="checkbox"/> Defer	7401 Exchange Street
		Cleveland, Ohio 44125-3303

The applicant requests the review and approval for the replacement of a pole sign with LED lighting. (Page 152)

Bill Kelleher, applicant was present to explain the request.

Mr. Orban wanted the pole and cabinet repainted black. Mr. Molinski said the Board allowed the Hilliard/Madison station to retain the corporate color of grey.

Public comment was closed as there was no one to address the issue. There were no additional comments from the Board. City administration asked that the pole and cabinet receive a fresh coat of paint.

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

- **the pole and sign cabinet are freshly painted.**

All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

19. **Docket No. 11-121-15** C **14021 Madison Avenue**

Approve Charles McGettrick, Jr.
 Deny Architects, C. A. McGettrick
 Defer 14551 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval for the repair of two (2) front second floor balconies. (Page 134)

Charles McGettrick, applicant was present to explain the request.

Mr. Orban agreed it was an appropriate look. The Board had no further comments. Public comment was closed as there was no one to address the issue. City administration supported the proposal.

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

16. **Docket No. 11-118-15** C **2021 Atkins Avenue**
Atkins Apartment Building

Approve Adrien Elliott
 Deny Red Door Living
 Defer 14555 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of 14 additional parking spaces in the rear lot of the building. (Page 102)

Adrien Elliott, applicant was present to explain the request.

Mr. Orban asked about current parking spots. The Board had no additional comments. Public comment was taken.

Mr. Russell addressed the public's concerns. Parking lot design required screening for the abutting properties and shielded lighting. Other issues would be addressed by the Division of Housing and Building when plans and permits were submitted.

Ms. Stockman asked for the city's required for width of driveways. Mr. Russell said the driveway to the south is 10 feet wide; measured from the property line to the building it is 7 feet, 9 inches (the driveway is encroaching on the adjacent property). Discussion ensued about the history of the properties and ingress/egress into the proposed parking lot. Mr.

23. 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. (Page 146)

The applicant was not present. Mr. Russell suggested a deferral.

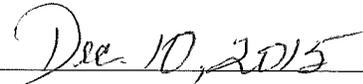
A motion was made by Mr. Orban, seconded by Mr. Evans to **DEFER the application until the meeting of December 10, 2015**. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Orban, seconded by Ms. Stockman to **ADJOURN** the meeting at 7:40 p.m. All of the members voting yea, the motion passed.



Signature



Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Justin M. Smith

Justin M. Smith

2. Barb Johnston

Barb Johnston

3. Amanda Holzhauser

Amanda Holzhauser

4. Dean Setton

Dean Setton

5. Dudley Schuster

Dudley Schuster

6. [Signature]

Gene Davis

7. Ron Jackson

Ron Jackson

8. Akama Kazimac

Akama Kazimac

9. DAVID KREBS

David Krebs

10. Bill Keller

Bill Keller

11. CHUCK McGETTRICK

Chuck McGettrick

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, November 12, 2015



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:

1. Adrien Elliott
2. Richard Hertelendy
3. Laurie Hertelendy
4. JUAN VERGARA
5. Alan Szan
6. Gus Kopp
7. _____
8. _____
9. _____
10. _____
11. _____

SIGN NAME:

1. Ad Elliott
2. ~~Richard Hertelendy~~
3. Laurie Hertelendy
4. Juan Vergara
5. Alan Szan
6. Gus Kopp
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, November 12, 2015

Schwarz, Johanna

From: Russell, Jason
Sent: Monday, November 02, 2015 8:10 AM
To: Schwarz, Johanna
Subject: FW: Sapell's 30988

FYI

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

From: Major Harrison [<mailto:mharrison@brilliantsign.com>]
Sent: Wednesday, October 07, 2015 12:27 PM
To: Russell, Jason
Cc: Lee Rodenfels
Subject: Sapell's 30988

Jason,

Per our customer, can we be tabled until further notice as the customer wants to re-assess the sign and its position.

Thanks,

Major Harrison III
Permit Specialist
Brilliant Electric Sign Co., Ltd.
4811 Van Epps Road
Cleveland, Ohio 44131
(216) 741 3800 ext. 224
(216) 741 8733 fax
"A Tradition of Quality & Service Since 1929"

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From: Lee Rodenfels [<mailto:lrodenfels@brilliantsign.com>]
Sent: Wednesday, October 07, 2015 10:34 AM
To: Major Harrison
Cc: msapell@aol.com
Subject: Sapell's 30988

Major – based on the pre-meeting comments from the city, customer wants to scratch us from tomorrow's meeting in order to rethink location.

Lee Rodenfels
Account Executive
Brilliant Electric Sign Co., Ltd.
216 741-3800 x 239
lrodenfels@brilliantesign.com

"A Tradition of Quality and Service since 1929"

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 *please consider the environment before printing this e-mail*

4/14/14 oechrod
8/30/15 Reported
9/9/15 appealed

Tasks

1336 St Charles

Task	Assigned To	Due Date	Completed	Result	Notes
1 Inspector Assigned	Christopher Parmelee	11/1/2014	10/29/2014 by Christopher Parmelee	Complete - Proceed to Next Task	J. MEYERS FORWARDED ME THE OLD CORRECTION NOTICE ON 10/28/2014. I AM SENDING AN EXTERIOR INSPECTION LETTER VIA STANDARD MAIL, AND E MAIL TO H/O FOR 11/7/2014 @ 11:00AM. I AM TO RECITE HOUSE TO HELP IN THE NUISANCE PROCESS. 10/29/2014
2 Initial Inspection	Christopher Parmelee	11/8/2014	11/7/2014 by Christopher Parmelee	Complete - Proceed to Next Task	Full property exterior inspection done on 11/7/2014 @10:05 am. No property owner on site, exterior inspection letter sent to two separate e mail addresses (saved in documents) letter also sent standard mail. Numerous violations found at time of inspection
3 Generate Correction Notice	Christopher Parmelee	11/8/2014	11/10/2014 by Christopher Parmelee	Complete - Proceed to Next Task	
4 Reinspection	Christopher Parmelee	12/19/2014	12/29/2014 by Christopher Parmelee	Complete - Proceed to Next Task	Non comp on all corrections. Reinspection 12/29/2014 CSP
5 202. Maintain lawn/landscaping (1306.31)	Christopher Parmelee	12/19/2014	12/29/2014 by Christopher Parmelee	Fail	FRONT AND REAR YARDS ARE OVERGROWN, HIGH WEEDS AND BUSHES THROUGHOUT
6 214. Maintain/provide lattice (1306.30(b)(1))	Christopher Parmelee	12/19/2014	12/29/2014 by Christopher Parmelee	Fail	THROUGHOUT FRONT/REAR PORCHES
7 215. Repair/replace porch decking/trim (1306.30(b)(1))	Christopher Parmelee	12/19/2014	12/29/2014 by Christopher Parmelee	Fail	REAR PORCH DECKING, AND TRIM IS ROTTING AND NEEDS REPLACED, MAINTAIN TRIM AT FRONT PORCH
8 216. Provide/maintain porch ceiling/pillars/rails (1306.30(b)(1))	Christopher Parmelee	12/19/2014	12/29/2014 by Christopher Parmelee	Fail	PORCH RAILS REAR PORCH
9 217. Maintain/provide doors/windows/screens (1306.25/29(d))	Christopher Parmelee	12/19/2014	12/29/2014 by Christopher Parmelee	Fail	BASEMENT WINDOWS
10 222. Maintain chimney (1306.30(a))	Christopher Parmelee	12/19/2014	12/29/2014 by Christopher	Fail	TUCK POINT CHIMNEY

11	227. Paint exterior surfaces where weathered/peeling (1306.30(c))	Christopher Parmelee	12/19/2014	12/29/2014 by Christopher Parmelee	Fail	MAINTAIN PAINT THROUGHOUT HOUSE, FRONT AND REAR PORCHES, TRIM, DECKING, AND FRONT PORCH CEILING
12	231. Provide/repair/replace steps (1306.30(b)(1))	Christopher Parmelee	12/19/2014	12/29/2014 by Christopher Parmelee	Fail	REAR PORCH TREADS LOOSE
13	244. Remove dead tree/branches (1306.31)	Christopher Parmelee	12/19/2014	12/29/2014 by Christopher Parmelee	Fail	THROUGHOUT REAR YARD
14	602. Remove debris/unsightly material from yard area(s) / driveway. (1306.31)	Christopher Parmelee	12/19/2014	12/29/2014 by Christopher Parmelee	Fail	REAR YARD
15	999. Other Violation - See Notes	Christopher Parmelee	12/19/2014	12/29/2014 by Christopher Parmelee	Fail	REBUILD GARAGE PER LETTER DATED JULY 31, 1991 AND LAKEWOOD MUNICIPAL COURT CASE 10B177 (DISMISSED WITH FINES DUE 12/30/2010), GARAGE TO BE CONSTRUCTED BY MAY, 28 2011 WHEN PERMIT EXPIRES (1143.05)
16	Reinspection	Christopher Parmelee	1/18/2015	5/1/2015 by Christopher Parmelee	Complete - Proceed to Next Task	PROPERTY REINVESTMENT INSPECTION DONE 5/1/2015. NO PROGRESS ON ANY VIOLATIONS CSP
17	Reinspection	Christopher Parmelee	2/17/2015	8/13/2015 by Christopher Parmelee	Complete - Proceed to Next Task	PROPERTY REINVESTMENT INSPECTION DONE 8/13/2015. NO CHANGE IN PROPERTY. PARMELEE
18	Reinspection	Christopher Parmelee	9/10/2015	9/21/2015 by Christopher Parmelee	Complete - Proceed to Next Task	Property reinvestment inspection 9/21/2015. City cut 9/16/2015, no change in property. Reinspection 10/21/2015
19	Reinspection	Christopher Parmelee	9/29/2015	9/29/2015 by Christopher Parmelee	Complete - Proceed to Next Task	PROGRESS INSPECTION W/MEYERS 9/29/2015. PHOTOS IN DOCUMENTS DATED 9/29/2015
20	Nuisance declaration	Jennifer Swallow	10/12/2015	10/12/2015 by Joe Meyers	Complete - Proceed to Next Task	Letter received
21	Sign nuisance declaration	Mike Molinski	10/12/2015	10/12/2015 by Joe Meyers	Complete - Proceed to Next Task	Letter signed by M. Molinski and D. Siley. Copy made for posting and scanned to case.

22	Post Nuisance Declaration	Christopher Parmelee	10/13/2015	10/14/2015 by Christopher Parmelee	Complete - Proceed to Next Task	Reposted nuisance declaration 10/13/2015, pics in documents
23	Communication	Joe Meyers	11/12/2015	10/19/2015 by Joe Meyers	Complete - Proceed to Next Task	Certified Nuisance Letter sent to Karen Romoser at 1336 St Charles was returned as undeliverable.
24	Reinspection	Christopher Parmelee	11/12/2015			

Tasks

1336 St. Charles

	Task	Assigned To	Due Date	Completed	Result	Notes
1	Complaint Received	Christopher Parmelee	9/3/2015	9/3/2015 by Christopher Parmelee	Complete - Proceed to Next Task	9/2/2015 BY JOE MEYERS
2	Inspector Assigned	Christopher Parmelee	9/6/2015	9/3/2015 by Christopher Parmelee	Complete - Proceed to Next Task	PARMELEE
3	Initial Inspection	Christopher Parmelee	9/13/2015	9/3/2015 by Christopher Parmelee	Complete - Proceed to Next Task	9/2/2015
4	Generate Correction Notice	Christopher Parmelee	9/13/2015	9/3/2015 by Christopher Parmelee	Complete - Proceed to Next Task	
5	601. Maintain lawn/landscaping/high grass & weeds (1306.31/1775.01)	Christopher Parmelee	9/10/2015	9/15/2015 by Christopher Parmelee	Fail	Non comp have city cut 9/15/2015
6	Nuisance declaration	Jennifer Swallow	10/12/2015	10/12/2015 by Joe Meyers	Complete - Proceed to Next Task	Letter received.
7	Sign nuisance declaration	Mike Molinski	10/12/2015	10/12/2015 by Joe Meyers	Complete - Proceed to Next Task	Letter signed by M. Molinski and D. Siley. Copy made for posting and scanned to case.
8	Post Nuisance Declaration	Christopher Parmelee	10/13/2015	10/14/2015 by Christopher Parmelee	Complete - Proceed to Next Task	Reposted nuisance declaration 10/13/2015
9	Communication	Joe Meyers	11/12/2015	10/19/2015 by Joe Meyers	Complete - Proceed to Next Task	Certified Nuisance Letter sent to Karen Romoser at 1336 St Charles was returned as undeliverable.
10	Reinspection	Christopher Parmelee	11/12/2015			



DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107

MAIN (216) 529-6270

FAX (216) 529-5930

housing.building@lakewoodoh.net

www.onelakewood.com

October 12, 2015

KAREN ROMOSER
C/O 10900 EUCLID AVENUE
YOST 423
CLEVELAND, OH 44106

YOU AND THE PARTIES COPIED BELOW HAVE BEEN IDENTIFIED AS A POSSIBLE OWNER, LIENHOLDER OR INTERESTED PARTY IN THE PROPERTY KNOWN AS 1336 ST. CHARLES AVE., LAKEWOOD, OH 44107; PARCEL NO(S). 312-17-093.

Per Sections 1306.521 and 1306.522 of the Lakewood Codified Ordinances, the building structure at this location has been **declared a public nuisance**. Copies of the ordinances are enclosed for your review.

This letter serves as written notice of our **intent to repair or demolish** under the above stated ordinances, and specifically pursuant to Lakewood Codified Ordinance 1306.522(f).

Due to repeated inspections of the property and/or court appearances, or whereby the owner failed, neglected, or refused to comply with previous correction notice(s), this structure has been deemed unsafe to occupy, is vacant, or constitutes a fire and/or safety hazard by reason of the fact that the structure is injurious to or a menace to the public health, safety or welfare; is a fire hazard; is vacant and open to public entry; is otherwise dangerous to human life or injurious to the public; is a hazard, in relation to existing use, to the public health, safety or welfare by reason of inadequate maintenance, dilapidation, obsolescence or abandonment; and is vacant, with utility services not having been shut off in the structure, and unsafe because of the risk of harm from explosion, accidental fire or flooding. More specifically, the property is vacant and in need of repair, with missing and boarded-up windows; the rear porch is unsafe; the property has been vacant for over two years and continues to decline; and the homeowner has an active warrant for failure to appear.

Under Section 1306.522(e)(1), the owner, agent or person in control of a public nuisance structure shall have a **right to appeal** this order to the Lakewood Board of Building Standards and Building Appeals **within ten (10) days of the service of this notice** and the Board of Building Standards and Building Appeals shall hold and conduct a public hearing within twenty (20) days of the receipt of the notice of appeal. A party or

City of Lakewood Nuisance Declaration
Page 2 of 2

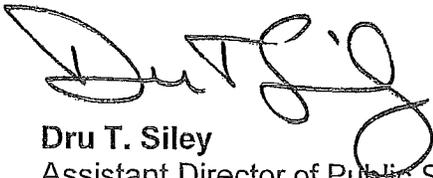
affected person may be represented by an attorney. Contact this office at 12650 Detroit Ave., Lakewood, Ohio between the hours of 8 a.m. and 4 p.m., Monday through Friday, should you wish to file a written appeal.

Unless the public nuisance is abated, the City may proceed with abatement, including demolition, no sooner than November 11, 2015.

Abatement of the nuisance structure can be achieved by correction of the violations to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code, and Ohio Administrative Code, including the Ohio Fire Code, or by demolition and removal of the public nuisance structure.

Should the owner not abate the nuisance within the required time, the Commissioner or designee may take the appropriate action to repair or remove the nuisance structure, including demolition. Costs of the abatement are the responsibility of the property owner(s) and will be collected by the City per the ordinance provisions.

FAILURE TO ABATE THE NUISANCE PER THIS NOTICE COULD RESULT IN PROSECUTIVE ACTION OR OTHER PENALTY AS PROVIDED BY LAW.



Dru T. Siley
Assistant Director of Public Safety
City of Lakewood



Michael J. Molinski
Building Commissioner
City of Lakewood

encl: Lakewood Codified Ordinances Sections 1306.521 and 1306.522

cc: File Copy; Law Dept.; Planning & Development Dept.
Cuyahoga County Fiscal Officer, 1701 E. 12th Street, Cleveland, OH 44114
Cuyahoga County Treasurer, 1910 Carnegie Ave., Cleveland, OH 44115
Ohio Department of Taxation, P.O. Box 530, Columbus, OH 43216-0530
Federal Home Loan Mortgage Corp., 111 Wacker Dr. #1515, Chicago, IL 60601
Karen Romoser, 1336 St. Charles Ave., Lakewood, OH 44107
Justin Smith, Atty for Karen Romoser, 520 Tower East, 20600 Chagrin Blvd.,
Shaker Hts., Ohio 44122

1306.521 PUBLIC NUISANCE BUILDINGS AND STRUCTURES; REPAIR OR DEMOLITION THEREOF.

(a) Public Nuisance Structures Defined. For the purposes of this Building Code "public nuisance structures" are hereby defined as those buildings or structures that are any of the following:

- (1) Injurious to or a menace to the public health, safety or welfare;
- (2) Structurally unsafe, unsanitary or not provided with adequate safe egress;
- (3) A fire hazard;
- (4) Vacant and open to public entry;
- (5) Otherwise dangerous to human life or injurious to the public; or
- (6) In relation to existing use, a hazard to the public health, safety or welfare by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

(b) Unsafe Structures.

(1) For the purposes of this Building Code those buildings or structures that meet the definition of public nuisance structures are declared to be "unsafe structures" as well.

(2) All unsafe structures or conditions as defined in other parts of the code are likewise declared to be public nuisance structures under this code section.

(c) Per Se Public Nuisance Structures. Vacant and unsafe structures in which utility services have not been shut off are declared to be a public nuisance because of the risk of harm from explosion, accidental fire or flooding.

1306.522 DECLARATION OF PUBLIC NUISANCE; REPAIR OR DEMOLITION OF UNSAFE STRUCTURES AND EXTERIOR PROPERTY NUISANCES; VIOLATIONS AND REMEDIAL NOTICES; APPEALS PROCESS; COST RECOVERY.

(a) Declaration of Public Nuisance. All public nuisance structures are declared to be public nuisances. The public nuisance shall be abated by correction of the violations to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code and the Ohio Administrative Code, including the Ohio Fire Code, or by demolition.

(b) Examination and Condemnation.

(1) The Building Commissioner, Assistant Building Commissioner or his or her designee (for the purposes of this section, the "Commissioner") is authorized to examine or cause to be examined every building or other structure reported to be unsafe or damaged or injurious to or a menace to the public, and shall make a written record of the examination.

(2) The Commissioner may designate as a public nuisance structure any structures or conditions, or any portion thereof, found to be unsafe under the criteria established in Section 1306.521.

(3) The Commissioner may also declare that a public nuisance structure which, due to its advanced state of dilapidation, substantial fire damage or structural infirmity, is an immediate hazard to human life or health, may only be abated by immediate repair and rehabilitation to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code, and Ohio Administrative Code, including the Ohio Fire Code, or by demolition.

(4) Whenever the Commissioner finds a vacant structure open to entry at doors, windows or other points accessible to the general public, the Commissioner may cause the structure to be secured at those points of entry. The Commissioner shall be authorized at any time to enter the premises to secure the structure in order to lessen the severity of the

public nuisance. In securing the structure, the Commissioner may call any department, division or bureau of the City for whatever assistance may be necessary, or may, by private contract, secure such structure, and may notify any public utility to shut off service to the property.

(c) Notice of Violation.

(1) Whenever the Commissioner finds a building, structure or a portion thereof to be unsafe, and determines it or the property on which it is located to be a public nuisance structure, the Commissioner shall forward by certified mail to the owner, agent or person in control of the public nuisance structure and to any mortgagee of record a written notice of violation stating the defects in the building or structure. The notice of violation shall require the owner to abate the nuisance condition of the public nuisance structure by correction of the violations and defects to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code and the Ohio Administrative Code, including the Ohio Fire Code, or by demolition and removal of the public nuisance structure or a portion thereof within a stated time. The notice also shall state that if the nuisance is not abated within the required time, the Commissioner may take appropriate action to repair, remove or otherwise abate the public nuisance structure, and that the owner, agent or person in control shall be responsible for the costs. The handing of the violation notice to the owner, agent or person in control of the public nuisance structure or a portion thereof shall be deemed actual notice, and is legal and valid service, and no other form of service is necessary.

(2) If the person to whom the notice and order is addressed is not found after a reasonable and diligent search, then the notice and order shall be sent by certified mail to his tax mailing address, if available, as indicated on the County tax duplicate, and a copy of the notice shall be posted in a conspicuous place on the premises to which it relates. The mailing and posting shall be deemed legal service of the notice.

(3) An owner, agent or person in control of the public nuisance structure, a mortgagee of record, or a lien-holder of record who has received a notice of violation or a notice to make corrections to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code and the Ohio Administrative Code, including the Ohio Fire Code, or to demolish and remove, as provided for in this section, shall inform prospective purchasers, vendees, grantees, assignees, lessees, or land contractees of the notice of violation or the notice to make corrections, or to demolish and remove. No person shall transfer to a vendee, grantee, assignee, lessee, land contractee or any other transferee any interest in a public nuisance structure after receiving a notice of violation to make corrections, or to demolish and remove the same, without first providing the transferee with a copy of the notice.

(4) No person, agent, firm or corporation shall sell, by land contract or otherwise, any interest in any public nuisance structure without furnishing the buyer, prior to the sale, a copy of any outstanding notice or order from the City, including any notice of violation or any outstanding notice to make corrections to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code and the Ohio Administrative Code, including the Ohio Fire Code, or any outstanding notice to demolish and remove. No buyer or grantee, by land contract or otherwise, shall obtain any interest in any public nuisance structure without obtaining from the seller, prior to sale, the documents described above.

(5) No person, agent, firm or corporation acting in the capacity of an escrow agent in any real estate transaction involving the sale of a public nuisance structure in the City, shall disburse any funds unless the provisions of this section have been met.

(6) Any buyer or grantee, by land contract or otherwise, of a public nuisance structure, shall begin at the date of transfer to comply with any notice or order obtained or to be obtained under this paragraph and, within ten (10) days of the date of transfer, shall notify the Commissioner, in writing, of the actions that will be taken to comply. The Commissioner may then establish a reasonable time to comply.

(d) Vacating Buildings and Prohibiting Use. The Commissioner may also require in the notice issued under subsection (c)(1) of this section

that the public nuisance structure or a portion thereof be vacated, not be reoccupied, or used until the specified repairs and improvements are completed, inspected, and approved by the Commissioner.

The Commissioner may cause to be posted at each entrance to the public nuisance structure a notice as follows:

“THIS STRUCTURE IS IN A DANGEROUS CONDITION AND HAS BEEN CONDEMNED AND ITS USE HAS BEEN PROHIBITED BY THE BUILDING COMMISSIONER”

The notice shall remain posted until the required corrections are made, or until demolition is completed. No person shall remove the notice without written permission of the Commissioner, nor shall any person use or enter the public nuisance structure, except for the purpose of making the required corrections, or effectively boarding, or demolishing the public nuisance structure.

(e) Right to Appeal.

(1) Board of Building Standards and Building Appeals.

A. The owner, agent or person in control of a public nuisance structure shall have a right to appeal to the Board of Building Standards and Building Appeals from the notice and decision of the Commissioner as provided in this section within ten (10) days of the service of the Commissioner’s notice.

B. The Board of Building Standards and Building Appeals shall hold and conduct a public hearing within twenty (20) days of the receipt of the notice of appeal.

C. In any such appeal, the City must show by preponderance of the evidence the existence of the condition or defects that are noted in the Commissioner’s notice.

D. The Board of Building Standards and Building Appeals, upon hearing all the facts and evidence, shall make a determination as to whether the City has met its burden to show the existence of the condition or defects in the Commissioner’s notice.

E. If the Board of Building Standards and Building Appeals makes a determination that the City has met its burden, then the decision of the Board shall become a final order.

F. The Board shall publish its decision and serve notice by certified mail to the owner, agent or person in control of the public nuisance structure or portion thereof and to any mortgagee of record.

G. Any notice served by the Commissioner shall automatically become a final order if a written notice of appeal before the Board is not filed in the office of the Board within the time set forth above.

(2) Appeal to court of competent jurisdiction. Notwithstanding any provisions contained herein, the owner or person in control of the structure shall have the right to appeal the decision and order of the Board to a court of competent jurisdiction. In the absence of an appeal, all actions taken shall constitute a valid exercise of the police powers of the City of Lakewood.

(f) Noncompliance with Notice.

(1) Commissioner authorized to abate, demolish, remove. In case the owner, agent or person in control fails, neglects or refuses to comply with the notice to repair or rehabilitate, or to demolish and remove a public nuisance structure or a portion thereof, the Commissioner may take appropriate action to abate, demolish or remove the public nuisance structure or portion thereof or to abate or remove any condition constituting the nuisance.

(2) Action by Director of Law. The Commissioner may advise the Director of Law of the facts in the case, who may institute appropriate action in court to cause correction of the violations and defects, or demolition and removal, or effective boarding of the building or structure pending rehabilitation.

(3) Rehabilitation permits not a bar to Commissioner’s action to abate. The securing of rehabilitation permits for the building or structure shall not in and of itself bar the Commissioner from taking action to abate the nuisance.

(4) Failure to comply with notice. In case the owner, agent or person in control fails, neglects or refuses to comply with the notice to repair or rehabilitate, or to demolish and remove a public nuisance structure or a portion thereof, or to remove or abate any other condition that is defined as a nuisance under this section, the Commissioner may take appropriate action to take repair or maintenance measures or cause utility services to be shut off or to otherwise abate the public nuisance. The Commissioner shall specifically state in writing the findings with respect to the public nuisance structure, and shall determine whether to perform repair or maintenance based on factors which may include the following: the distance of the structure from neighboring structures, the type of structure, the extent of deterioration, the likelihood of vandalism or arson, the economic likelihood of eventual complete rehabilitation of the structure, and the cost of repair or maintenance.

(5) Notice of intent to demolish. The Commissioner shall give written notice informing the owner, agent or person in control of the public nuisance structure or a portion thereof, as well as any mortgagee and lienholder of record, of the City’s intention to demolish and remove the unsafe building or structure at least thirty (30) days before the intended action by the City. The notice may be effective concurrently with the violation notice.

(g) Costs.

(1) Any and all expenses or costs incurred under this section for the removal, repair, alteration, securing or boarding of a public nuisance structure or for abating any other nuisance identified under this section shall be paid by the owner of such building or structure, except when such expenses or costs are incurred with respect to a government or school building owned by a governmental entity or political subdivision and are funded by federal money.

(2) Whenever an inspection is made after the compliance date stated on a Commissioner’s notice issued under this section, or after a compliance date established by a court of competent jurisdiction, which inspection is made to determine whether the violation has been remedied and the violation has not been remedied, or whenever an additional permit is obtained for work previously permitted and the original permit has expired or was appropriately voided, a fee of one hundred dollars (\$100.00) shall be charged for each inspection, except that this fee shall not apply to owner-occupied one- and two-family dwelling structures.

(3) If within thirty (30) days from the date the Commissioner sends a statement of charges and costs incurred hereunder, the owner fails to pay for the costs of removal, repair, alteration, securing or boarding or of inspections of violations that have not been remedied, the Commissioner may certify the amount to the City including collection agency fees. The City may make written return to the County Auditor of the action under this section with a statement of the charges for services, the amount paid for the performing of labor and a proper description of premises. Certification to the County Auditor is for the purpose of making expenses and costs a lien upon the lands, to be collected as other taxes and returned to the City of Lakewood.

(4) Notwithstanding the method of collection set forth in this subsection, the Director of Law may take any action necessary to collect the costs of demolition, boarding or other nuisance abatement from the owner or other responsible party.



DIVISION OF HOUSING AND BUILDING
 12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107
 (216) 529-6270 • FAX (216) 529-5930
 www.onelakewood.com

CORRECTION NOTICE



KAREN ROMOSER
 C/O CASE WESTERN RESERVE UNIV 10900
 EUCLID AVE YOST 423
 CLEVELAND, OH 44106

DATE: 9/3/2015
 ZONING DISTRICT: R2
 AUTHORIZED OCCUPANCY: 1 D/U
 PRESENT OCCUPANCY: 1 D/U

RE: 1336 ST CHARLES AVE

GARAGE PARKING SPACES AVAILABLE: 0
 OPEN PARKING SPACES AVAILABLE: 2

DATE OF INSPECTION: 9/3/2015
 TYPE OF INSPECTION: Complaint – CN15-012846

CONDITIONS ON DATE OF INSPECTION: Sunny
 TEMPERATURE ON DATE OF INSPECTION: 85 °F

Dear Sir/Madam:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of the City and our department is prepared to work with you to make the following corrections.

If you have any questions on complying with the aforementioned correction(s), or if I may be of any assistance, do not hesitate to contact me. A re-inspection will occur on or about the above listed dates to verify compliance.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4663 for information about financial assistance.

This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

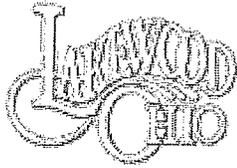
Correction Needed	Additional Information	Date to Comply
601. Maintain lawn/landscaping/high grass & weeds (1306.31/1775.01)	OVERGROWTH FRONT AND REAR YARDS, HIGH BUSHES SHRUBS THROUGHOUT	9/10/2015

PER THE REQUIREMENT OF LAKEWOOD CODIFIED ORDINANCES, FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THIS MATTER BEING REFERRED TO THE LAKEWOOD MUNICIPAL COURT POSSIBLY RESULTING IN FINES AND/OR PROSECUTION.

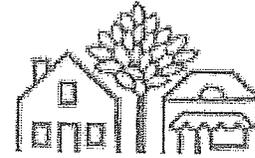
Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.

Thank you for your anticipated cooperation.

Christopher Parmelee
Building Inspector
(216) 529-6295
Christopher.Parmelee@lakewoodoh.net
CC: Electronic File



CITY OF LAKEWOOD
DIVISION OF COMMUNITY DEVELOPMENT



12650 Detroit Avenue, Lakewood, Ohio 44107
216-529-HOME (529-4663)
www.one.lakewood.com

SUMMARY SHEET

The City of Lakewood offers the following programs to assist Lakewood residents:

HOME IMPROVEMENT LOANS

- Owner occupied
- Low/moderate income requirements
- Secured by a lien on the property
- Must comply with all federal, state and local laws
- Repayment Options:
 - ✓ 3% loan - \$25,000 maximum; repayment terms based on credit history and income; may not exceed 240 months.
 - ✓ 0% Deferred Payment Loan – Applicants must be 65+ or permanently disabled; payment in full due when property is no longer owner occupied.
 - ✓ Emergency Loans – for single item repairs.

REPAIR, ACCESSIBILITY, MAINTENANCE, PROGRAM (RAMP)

- Grants up to \$5,000; Forgivable loans up to \$15,000
- Owner occupied except tenants may qualify for accessibility improvements
- Low/moderate income requirements; personal assets capped at \$25,000
- Costs of repairs must exceed available equity in the home, or no additional income to make payment, determined by DCD staff.
- Funds may be utilized only to repair exterior code violations, energy efficiency, accessibility and lead remediation

RENTAL RESTORATION LOANS

- One to three family units
- Low/moderate income requirements for tenant
- Fifty percent (50%) or more of tenants must meet the income requirements depending on the number of units:
- 5% simple interest; \$15,000 per unit maximum loan
- 120 months maximum loan

FIRST TIME HOME BUYER PROGRAM

- Down payment and closing cost assistance for single and two-family properties only.
- Additional support available for weatherization and code compliance
- Low/moderate income requirements (*use FY2014 until further notice*)
- Must comply with all federal, state and local laws
- Forgiveness schedule for doubles only
- Secured by lien on property
- Must comply with federal, state and local laws

HOME IMPROVEMENT REBATES

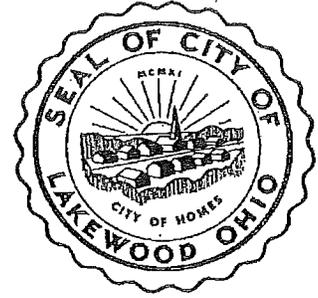
- Owner occupied
- Low/moderate income requirements
- Must comply with all federal, state and local laws
- Must bring exterior into exterior compliance with Division of Building and Housing
- Rebates available for qualified exterior & interior improvements
 - ✓ 50% up to \$10,000 for eligible repairs including but not limited to roofs, exterior painting, porch repairs, concrete, masonry repairs.

INCOME GUIDELINES – Rehab Programs		
<u>Family Members</u>	<u>Moderate Income</u>	<u>Low Income</u>
1	\$37,050	\$23,150
2	\$42,350	\$26,450
3	\$47,650	\$29,750
4	\$52,900	\$33,050
5	\$57,150	\$35,700
6	\$61,400	\$38,350



DIVISION OF HOUSING AND BUILDING
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CORRECTION NOTICE



KAREN ROMOSER
 C/O CASE WESTERN RESERVE UNIV 10900
 EUCLID AVE YOST 423
 CLEVELAND, OH 44106

DATE: 11/10/2014

ZONING DISTRICT:

R2

AUTHORIZED OCCUPANCY: 1 D/U

PRESENT OCCUPANCY: VACANT

RE: 1336 ST CHARLES AVE

GARAGE PARKING SPACES AVAILABLE: 0

OPEN PARKING SPACES AVAILABLE: 2

DATE OF INSPECTION: 11/7/2014

TYPE OF INSPECTION: Exterior Inspection – CN14-010261

CONDITIONS ON DATE OF INSPECTION: Cloudy

TEMPERATURE ON DATE OF INSPECTION: 48 °F

Dear Sir/Madam:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of the City and our department is prepared to work with you to make the following corrections.

If you have any questions on complying with the aforementioned correction(s), or if I may be of any assistance, do not hesitate to contact me. A re-inspection will occur on or about the above listed dates to verify compliance.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4663 for information about financial assistance.

This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

Correction Needed	Additional Information	Date to Comply
202. Maintain lawn/landscaping (1306.31)	FRONT AND REAR YARDS ARE OVERGROWN, HIGH WEEDS AND BUSHES THROUGHOUT	12/19/2014
214. Maintain/provide lattice (1306.30(b)(1))	THROUGHOUT FRONT/REAR PORCHES	12/19/2014

215. Repair/replace porch decking/trim (1306.30(b)(1))	REAR PORCH DECKING, AND TRIM IS ROTTING AND NEEDS REPLACED, MAINTAIN TRIM AT FRONT PORCH	12/19/2014
216. Provide/maintain porch ceiling/pillars/rails (1306.30(b)(1))	PORCH RAILS REAR PORCH	12/19/2014
217. Maintain/provide doors/windows/screens (1306.25/29(d))	BASEMENT WINDOWS	12/19/2014
222. Maintain chimney (1306.30(a))	TUCK POINT CHIMNEY	12/19/2014
227. Paint exterior surfaces where weathered/peeling (1306.30(c))	MAINTAIN PAINT THROUGHOUT HOUSE, FRONT AND REAR PORCHES, TRIM, DECKING, AND FRONT PORCH CEILING	12/19/2014
231. Provide/repair/replace steps (1306.30(b)(1))	REAR PORCH TREADS LOOSE	12/19/2014
244. Remove dead tree/branches (1306.31)	THROUGHOUT REAR YARD	12/19/2014
602. Remove debris/unsightly material from yard area(s) / driveway. (1306.31)	REAR YARD	12/19/2014
999. Other Violation - See Notes	REBUILD GARAGE PER LETTER DATED JULY 31, 1991 AND LAKEWOOD MUNICIPAL COURT CASE 10B177 (DISMISSED WITH FINES DUE 12/30/2010), GARAGE TO BE CONSTRUCTED BY MAY, 28 2011 WHEN PERMIT EXPIRES (1143.05)	12/19/2014

PER THE REQUIREMENT OF LAKEWOOD CODIFIED ORDINANCES, FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THIS MATTER BEING REFERRED TO THE LAKEWOOD MUNICIPAL COURT POSSIBLY RESULTING IN FINES AND/OR PROSECUTION.

Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.

Thank you for your anticipated cooperation.

Christopher Parmelee
Code Compliance Specialist
216-529-6295
Christopher.Parmelee@lakewoodoh.net
 CC: Electronic File

Parcel 312-17-093

Case No. 11B 1052

Building Department
REQUEST FOR SUMMONS

Asst.: *[Signature]*
Date: 6/7/11

Law Dept.
 Bldg. Dept.
ES

PROPERTY ADDRESS OF SUMMONS: 1336 ST. CHARLES AVENUE

BUILDING INSPECTOR: Joseph A. Meyers *[Signature]* DATE: June 6, 2011

OWNER: Karen Romoser PHONE: *[Signature]*
c/o Case Western Reserve University
10900 Euclid Avenue, Yost 423
Cleveland, Ohio 44106

APPROVED BY: _____
Assistant Building Commissioner

ORDINANCE VIOLATED: Ordinance 68-97, Section 1306.99

DATE OF VIOLATION: _____

SYNOPSIS

Date:

01/05/11	Violation letter sent, 13 violations cited.
06/01/11	Noncompliance with violations 23, 29(35), 30, and 37. Request SUMMONS. Note: part of existing Case 11-B-0621.
<i>07/14/11</i>	<i>Warrant issued for FTA</i>
<i>03/26/14</i>	<i>No change.</i>



4-1-11 Reg. Sean. Jm.

CORRECTION NOTICE

12650 Detroit Avenue • 44107

WORK COPY

Building Commissioner: (216) 529-6270
Commercial Division: (216) 529-6278
Housing Division: (216) 529-6285
Fax: (216) 529-5930
www.onelakewood.com

KAREN ROMOSER
C/O CASE WESTERN RESERVE UNIV.
10900 EUCLID AVE. YOST 423
CLEVELAND, OH 44106

DATE: 1-5-2011
ZONING DISTRICT: R2
TYPE OF STRUCTURE: 2 SF
AUTHORIZED OCCUPANCY: 1 DU
PRESENT OCCUPANCY: NV
PARKING SPACES AVAILABLE: 0 GARAGE 2 OPEN

RE: 1336 ST. CHARLES AVE.
CN14-007765

TYPE OF INSPECTION: Annual • Certificate of Occupancy • Complaint • DCD Program

Dear M/M ROMOSER:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of our city, and our department is prepared to work with you to make the following corrections. FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THE FILING OF A CRIMINAL COMPLAINT IN LAKEWOOD MUNICIPAL COURT.

EXTERIOR CORRECTIONS

- 1. Remove unlicensed/immobile vehicle (1143.09)
- 2. Cease parking on lawn (1143.02(f))
- 3. Remove unapproved furniture from porch/patio/deck (1306.31)
- 4. Remove debris/unsightly material from yard area(s) (1306.31)
- 5. Remove debris/unsightly material from porches (1306.31) Rear
- 6. Store firewood 8 inches above grade (1779.01(d))
- 7. Provide house numbers a minimum of 4" high (1313.04(b))
- 8. Provide sufficient garbage/rubbish containers with lids (1306.26/27)
- 9. Remove dead tree/branches (1306.31) see 38
- 10. Maintain lawn/landscaping (1306.31)
- 11. Provide/repair/replace steps (1306.30(b)(1)) Rear tread loose
- 12. Provide materials that match and conform (1306.30(b)(2))
- 13. Provide/maintain gutters/downspouts (1306.29(e))
- 14. Seal downspouts to storm sewer (1306.29(e))
- 15. Maintain/provide lattice (1306.30(b)(1)) Front & rear
- 16. Repair/replace porch decking/trim (1306.30(b)(1)) Front trim
- 17. Provide/maintain porch ceiling/pillars/rails (1306.30(b)(1))
- 18. Maintain/provide doors/windows/screens (1306.25/29(d)) see 36
- 19. Repair soffit/fascia (1306.30(b)(1))
- 20. Maintain Siding (1306.30(b)(1))
- 21. Repair/Replace roof (1306.29(c))
- 22. Maintain foundation/exterior walls (1306.29(a))
- 23. Maintain chimney (1306.30(a)) Tuck point
- 24. Repair/replace driveway/service walk (1306.31)
- 25. Maintain fence (1306.31)
- 26. Maintain living fence 3 ft. maximum height (1153.02)
- 27. Raze and rebuild/repair garage (1306.30(b))
- 28. Maintain garage/siding/trim/windows/doors (1306.30(a))
- 29. Paint exterior surfaces where weathered/peeling (1306.30(c)) see 35
- 30. Paint/stain steps/porch (1306.30(c)) Front (deck/steps), rear deck
- 31. Paint/stain bare/new surfaces (1306.30(c)(3))
- 32. Provide/maintain handrail on stairs (1306.29(e))
- 33. Remove cooking appliance/device from porches (1306.31/60)
- 34. Remove temporary holiday lighting (1306.22)

CITY OF LAKEWOOD CORRECTION NOTICE P. 2 DATE: 1-5-2011 Re: 1336 ST. CHARLES AVE.

35. Paint front porch ceiling (1306.30[c])

36. Replace broken windows and torn screens North CLR and South CLR (1306.25/1306.29(d))

37. Rebuild garage per letter dated July 31, 1991 and Lakewood Municipal Court Case 10B177 (Dismissed with fines due 12-30-2010), garage to be constructed by May 28, 2011 when permit expires (1143.05)

38. Per the Lakewood Division of Forestry: The large Pin Oak in the rear yard has very large dead limbs and shall be coarse pruned. Remove all dead, dying and diseased limbs larger than 2" in diameter. (1306.31)

39.

40.

41.

42.

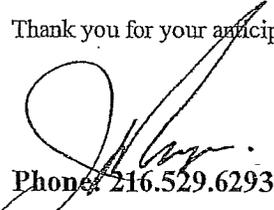
If you have any questions on complying with the aforementioned correction(s) noted by (X) 4,5,8,9,11,15,16,18 by 2-4-2011 ; correction(s) 23,29,30,37 by 5-30-2011; and correction(s) by , or if I may be of any assistance, do not hesitate to contact me.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4663 for information about financial assistance.

This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.

Thank you for your anticipated cooperation.


Phone: 216.529.6293

E-mail: Joseph.Meyers@lakewoodoh.net

Abbreviations used: BDR-bedroom, KIT-kitchen, BTRM-bathroom, LVRM-living room, DNR-dining room, CLR-cellar, AT-attic, D/U-dwelling unit

CC:

X

Meyers, Joseph

From: Lewis, Patrick
Sent: Tuesday, January 04, 2011 4:23 PM
To: Meyers, Joseph
Subject: RE: 1336 St. Charles

Joe,

The tree in the rear yard at 1336 St. Charles is a large Pin Oak. This tree has very large dead limbs and shall be coarse pruned. Remove all dead, dying and diseased limbs larger than 2" in diameter.

Mark Cellura
OH-0020A

Thanks,

Pat

From: Meyers, Joseph
Sent: Tuesday, January 04, 2011 9:15 AM
To: Lewis, Patrick
Subject: 1336 St. Charles

Pat, please ask an arborist to look at the tree in the rear yard at 1336 St. Charles and advise. The tree appears to have several dead and broken branches. Thank you.

Joseph Meyers
Division of Housing & Building
12650 Detroit Ave.
Lakewood, OH 44107
216.529.6293

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Tasks

2248 Warren

	Task	Assigned To	Due Date	Completed	Result	Notes
1	Complaint Received	Justin Maskaluk	7/10/2015	7/10/2015 by Justin Maskaluk	Complete - Proceed to Next Task	
2	Inspector Assigned	Justin Maskaluk	7/13/2015	7/10/2015 by Justin Maskaluk	Complete - Proceed to Next Task	
3	Initial Inspection	Justin Maskaluk	7/20/2015	7/10/2015 by Justin Maskaluk	Complete - Proceed to Next Task	
4	Communication	Justin Maskaluk	7/20/2015	7/10/2015 by Justin Maskaluk	Complete - Proceed to Next Task	Sending C/N to 208 N. Main Street Wellington, OH 44090 at attention of Brett F. Murner pre letter form Murner law firm.
5	Generate Correction Notice	Justin Maskaluk	7/20/2015	7/10/2015 by Justin Maskaluk	Complete - Proceed to Next Task	
6	Communication	Joe Meyers	8/19/2015	7/14/2015 by Joe Meyers	Complete - Proceed to Next Task	Email from Pam R: Justin and I would like to add 2248 Warren to the nuisance property list. Please see attached photos and correction notice. This property is in bad shape, with holes in the roof. It is vacant. The neighbor is complaining about the state of the property plus seeing animals entering/exiting through the holes. The owner, Gary McKisic, was involved in a motorcycle accident and is currently in a nursing home and not doing well. His brother has had some limited involvement in the property. I had McKisic in court last year but ultimately needed to dismiss because McKisic is bed-ridden. In my opinion, going through the court process will not compel compliance. Thank you for your consideration.
7	Communication	Joe Meyers	8/19/2015	7/16/2015 by Joe Meyers	Complete - Proceed to Next Task	Garage demolition & possible rehab.
8	Communication	Justin	8/19/2015	8/24/2015	Complete	8/24/2015 spoke with Brett f. Murner law

		Maskaluk		by Justin Maskaluk	-	firm home is currently going through foreclosure. Informed that a nuisance has been started on garage. will call back to arrange a time to enter property.
9	Request nuisance declaration	Justin Maskaluk	8/19/2015	9/8/2015 by Joe Meyers	Complete - Proceed to Next Task	Justin completed 7-30-15
10	Communication	Justin Maskaluk	8/19/2015	9/16/2015 by Justin Maskaluk	Complete - Proceed to Next Task	Spoke with Murner law firm about entry of home. he is trying to contact property's key holder to let us in.
11	Communication	Justin Maskaluk	8/19/2015	9/30/2015 by Justin Maskaluk	Complete - Proceed to Next Task	made contact with alti-source 1 866-952-6514 they opened a task under # EC1165902 to document are conversation. they in formed me that they will provide the code to the key box to the home owner if he calls them. going to advise murner law firm to have homeowner contact alti-source. 9/30/2015
12	Communication	Justin Maskaluk	8/19/2015	10/1/2015 by Justin Maskaluk	Complete - Proceed to Next Task	10/1/2015 8:13AM forwarded requested document to ALTI SOURCE at cv-mailbox@altisource.com
13	Request title work	Mary Leigh	8/19/2015	10/15/2015 by Mary Leigh	Complete - Proceed to Next Task	
14	Nuisance declaration	Jennifer Swallow	8/29/2015	10/15/2015 by Jennifer Swallow	Complete - Proceed to Next Task	Declaration signed and mailed, copy provided to Bldg for posting
15	Communication	Justin Maskaluk	8/19/2015	10/16/2015 by Justin Maskaluk	Complete - Proceed to Next Task	Attempted to contact Murner law firm in regards to receiving documentation that we can enter property.
16	Communication	Justin Maskaluk	8/19/2015	10/20/2015 by Justin Maskaluk	Complete - Proceed to Next Task	Received letter from murner law firm giving permeation to enter property. all document's will be added to Q&A and an appointment will be set with Mark Jewitt to perform inspection.
17	Communication	Justin Maskaluk	8/19/2015	11/3/2015 by Justin Maskaluk	Complete - Proceed to Next Task	Letter received from murner law firm in regards to a letter miss delivered. letter was added to Q&A then forwarded letter to law as I have not sent anything out in October.
18	Consent to enter property. Either	Justin	11/10/2015			

	express permission- or request warrant.	Maskaluk			
19	Reinspection	Justin Maskaluk	10/21/2015		
20	217. Maintain/provide doors/windows/screens (1306.25/29(d))	Justin Maskaluk	8/19/2015		1.Maintain/replace west exterior door. 2. Maintain screen of south 2 level window.
21	221. Maintain foundation/exterior walls (1306.29(a))	Justin Maskaluk	8/19/2015		1. Maintain foundation of east porch. 2. Maintain foundation of south side of home.
22	220. Repair/Replace roof (1306.29(c))	Justin Maskaluk	8/19/2015		Repair/replace garage roof.
23	222. Maintain chimney (1306.30(a))	Justin Maskaluk	8/19/2015		Chimney in need of tuck-pointing.
24	223. Repair/replace driveway/service walk (1306.31)	Justin Maskaluk	8/19/2015		Repair/replace drive way.
25	226. Maintain garage/siding/trim/windows/doors (1306.30(a))	Justin Maskaluk	8/19/2015		Maintain/replace siding throughout garage.
26	227. Paint exterior surfaces where weathered/peeling (1306.30(c))	Justin Maskaluk	8/19/2015		Paint badly weathered and peeling throughout garage.

Schwarz, Johanna

From: chrispcritters3@gmail.com
Sent: Wednesday, November 11, 2015 9:13 PM
To: Planning Dept
Cc: Mary Barker
Subject: Re Docket #11-111-15
Attachments: Revised complaint on Lakewood House.docx

Dear Planning Commission,

This e-mail is in regards to 2248 Warren Road. I am the homeowner of 14701 Delaware Avenue. I have had to put up with the eyesore and health hazard of the above mentioned garage and property as far back as 2007 that I have a picture out my bedroom window that shows the rotten boards of the garage. I took a complaint letter (attached) dated 9/26/2014 to City Hall. The person at the desk said that he would give it to the inspector working on the case and I never got a response. On July 9, 2015 I came down to City Hall again with photos and the inspector went out immediately to the property and called me back which I much appreciated. He said that the judge threw the case out because of the health problems of the owner. I can be sympathetic to a point as I knew the owner but I wonder how the judge would feel having to not only look at the eyesore of the garage first thing as you wake up in the morning outside your bedroom window, but also have the continuous flapping noise of the plastic tarp on the garage roof, the birds getting tangled in the tarp strings as it frays and having to pick up the pieces as they blow into your yard, not to mention the rodent activity. Then there was the domestic violence incident with the owner where the police evacuated the neighbors on the corner of Warren and Delaware but I was in bed and heard the police yell "put your hands up" right outside my bedroom window and feared for my life that bullets would come through my bedroom wall. As I stated in the attached letter, I moved back to my family home after my mom died and rented out the house to my friend and retired Cuyahoga County worker. We both worked in Central Services and took pride in our work and know something about maintenance and inspections. She treats the house as her own and takes pride in keeping up the house and yard. I do not feel a tenant should have to put up with these conditions. She has had not only a death this year of a family member but also a serious illness of another. Having to live next door to such a derelict property is depressing in itself much less when you have your own hardship in your life.

I really would like the garage torn down but my only concern is that if they do not re-build, as I was told that had to be in the plans if a garage was torn down, that my tenant will have to look at the eyesore of the house, the sunken driveway and any headlights from Warren Road that would shine into the bedroom window.

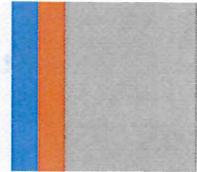
I cannot believe how long I have had to put up with this situation. Then to add insult to injury I got cited for my sidewalk trip hazard of 1/2" and was given three months to get corrected (which was done). I do not have a problem with the citation as years ago I fell on a much larger than 1/2" trip hazard walking on Delaware between Alger & Mars. The problem I have is that this property next to me has been a problem for so long and is held to a different time frame standard.

I would like to know what the plans/time frame are for not only re-building the garage but also for the house.

Sincerely,
A very frustrated property owner,
Chris Patton

Christine Patton

22335 Berry Drive
Rocky River, OH 44116
440-333-5024



September 26, 2014

Lakewood Building Department
12650 Detroit Road
Lakewood, OH 44107

To whom it **Should** Concern,

This letter is concerning my property located at 14701 Delaware Avenue. I lived there for twenty-four years until my Mom passed away in 2010 and I moved back to my family home in Rocky River to help my Dad with dementia. I rented out the Lakewood house and have had wonderful tenants that take care of the property like it is their own. They enjoy working out in the yard and take pride in the house and yard. In the summer of 2012 my tenant complained about the garage next door at 2248 Warren road. The black pieces of the roof were coming off and accumulating along our fence (picture included). This is the view from their bedroom, back porch (where they enjoy sitting), and the backyard. A blue plastic tarp had been nailed onto the roof at some point. Not only did it look bad but the flapping noise was very annoying. She also mentioned debris, an old wooden bench and a kiddie pool that was full of stagnant water (picture enclosed), behind the garage at 2254 Warren Rd, which also abuts my yard. Thinking all this was temporary due to Lakewood's high standards of rules....I did not complain.

A whole 2 years went by (I had my hands full with my Dad passing) and conditions worsened. The plastic tarp has deteriorated (picture enclosed) along with the wood. The plastic pieces blow into the yard that my tenant has to keep picked up so that her grandchildren and/or dog do not ingest them. At one point, my tenant had to use her extended pruning tool to cut down a bird that had been caught in the shreds of the tarp and was hanging from the garage by one wing, and she could not bear to watch it struggling. The rotting garage wood has attracted carpenter ants which have now moved into my lilac trees and so causes concern as the trees are very close to my garage.

Some of the wood on the garage has been replaced but the new wood at the bottom is coming away from the garage and there are entry/exit points (picture enclosed). Because of the holes in the garage, it has become a breeding area for all sorts of rodents, E.g. mice, chipmunks, and who knows what else (you can see them going in and out). This created another intolerable situation as the rodents are come into my house and yard. They are digging around all the trees and plants and destroying them. We lost count on how many mice my tenants have caught in mouse traps set in the basement. One time a chipmunk got in which created quite a disaster.

The next garage (2254 Warren) that abuts the backyard still has things behind it (picture enclosed), which prevents anyone from mowing all the way up to the garage so the junk and tall weeds create another place for rodents to hide.

Because of the increase in rodents, there are more feral cats and possums coming in to the area. My tenant states that it is not unusual to see two or three of them in the yard on any given night, in spite of her having a dog there. She also states that she has been down to your department to file a complaint as well as providing pictures of the property in question.

Then to add to the situation the ice rink property behind my property does not cut down their weeds until they get higher than the fence and my tenant has called them to complain on numerous occasions. So there are more areas for the rodents to hide along with the ice rink's dumpster to attract them. We are surrounded by areas that are not kept up. Luckily the house on the West side was sold and the new owners are keeping up which was not always the case as there were weeds and garbage cans with standing water in them previously.

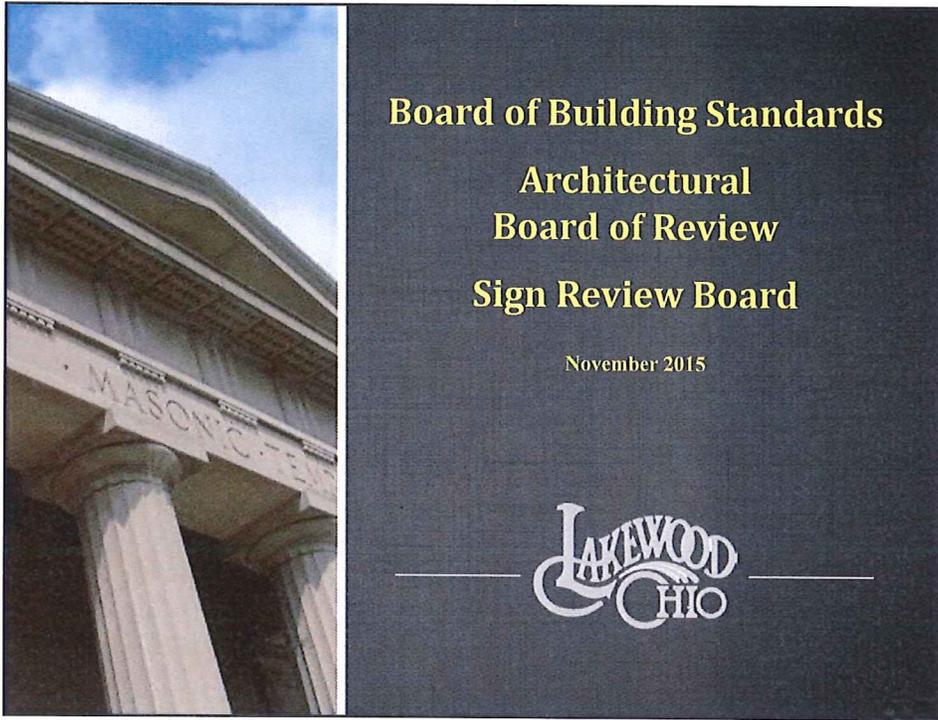
It is an embarrassment for my tenant to have company over with this eyesore not to mention the safety and health hazards of the plastic, and rodents running around. This has been going on for way too long and I would like something done. I was patient up to this point with the understanding that this was an extenuating circumstance but my tenants nor anyone should have to put up with these conditions. Please help.

Sincerely,

Christine A. Patton

Enclosures: Pictures from summer of 2012, summer of 2014 and September 28, 2014

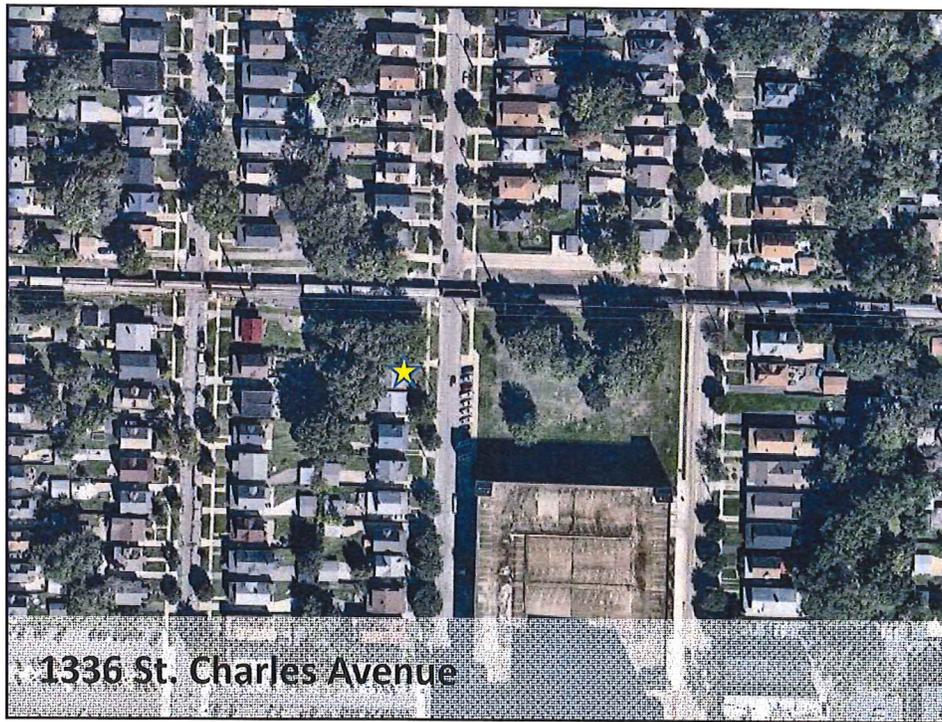
cc: Mary Barker & A.J. O'Donnell

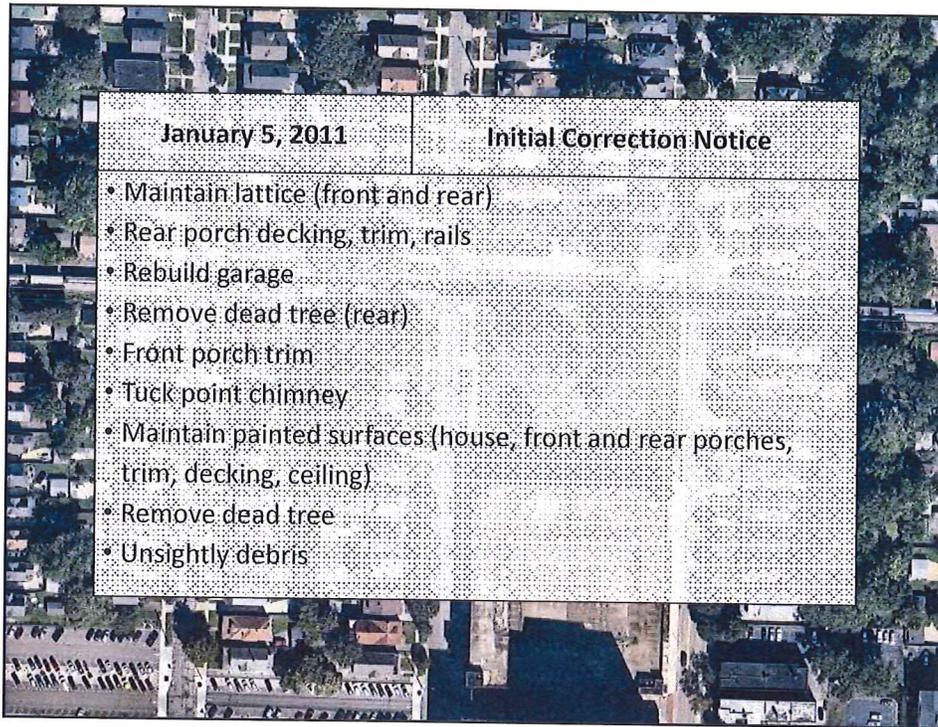


Board of Building Standards
Architectural
Board of Review
Sign Review Board

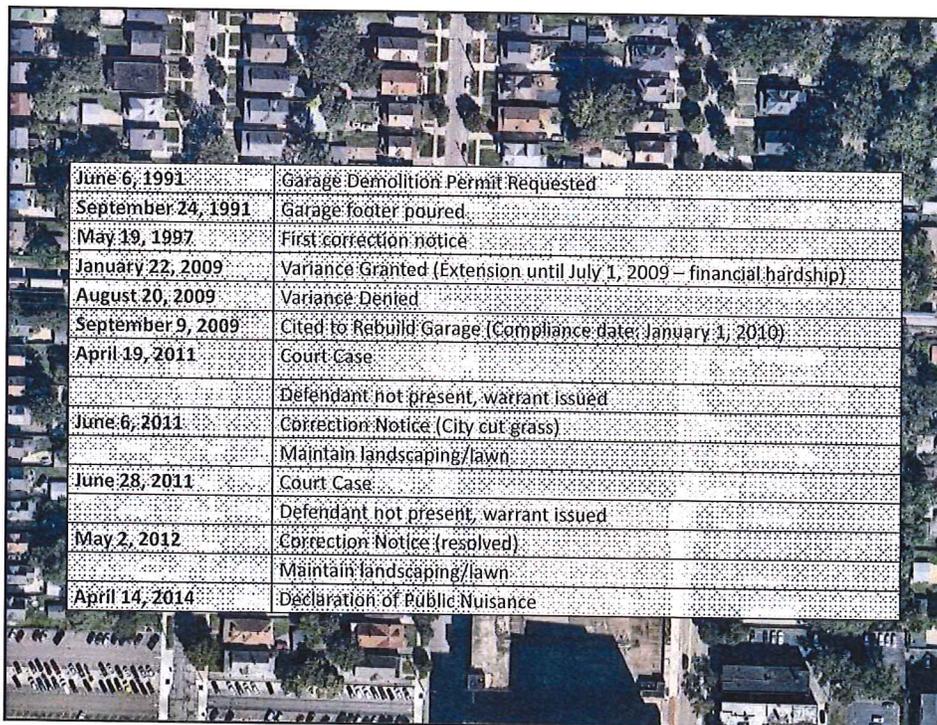
November 2015

LAKELWOOD
OHIO

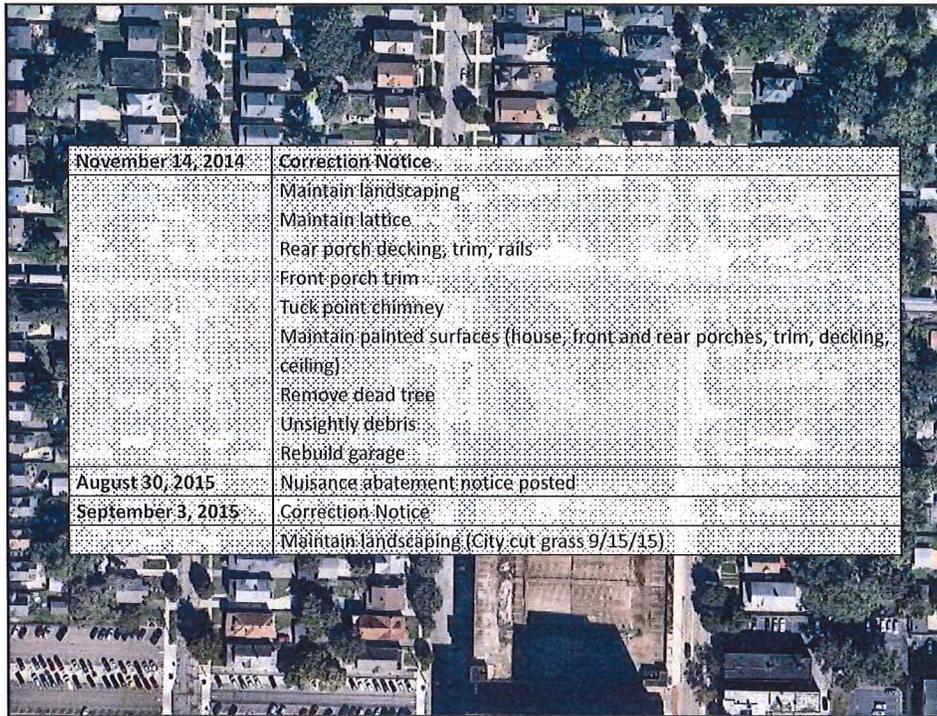




January 5, 2011	Initial Correction Notice
<ul style="list-style-type: none"> • Maintain lattice (front and rear) • Rear porch decking, trim, rails • Rebuild garage • Remove dead tree (rear) • Front porch trim • Tuck point chimney • Maintain painted surfaces (house, front and rear porches, trim, decking, ceiling) • Remove dead tree • Unsightly debris 	

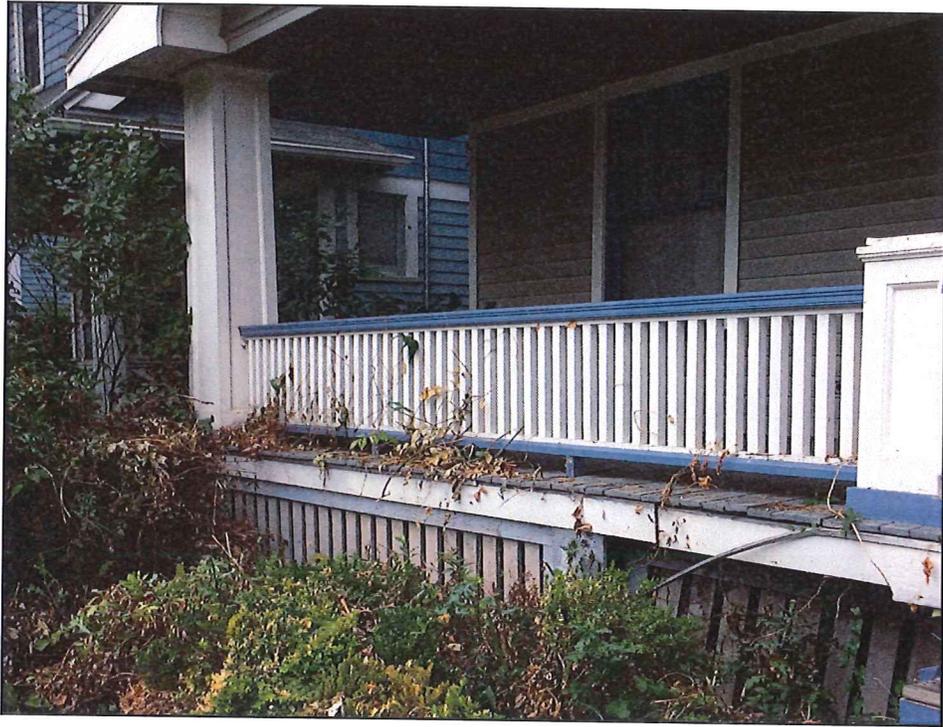


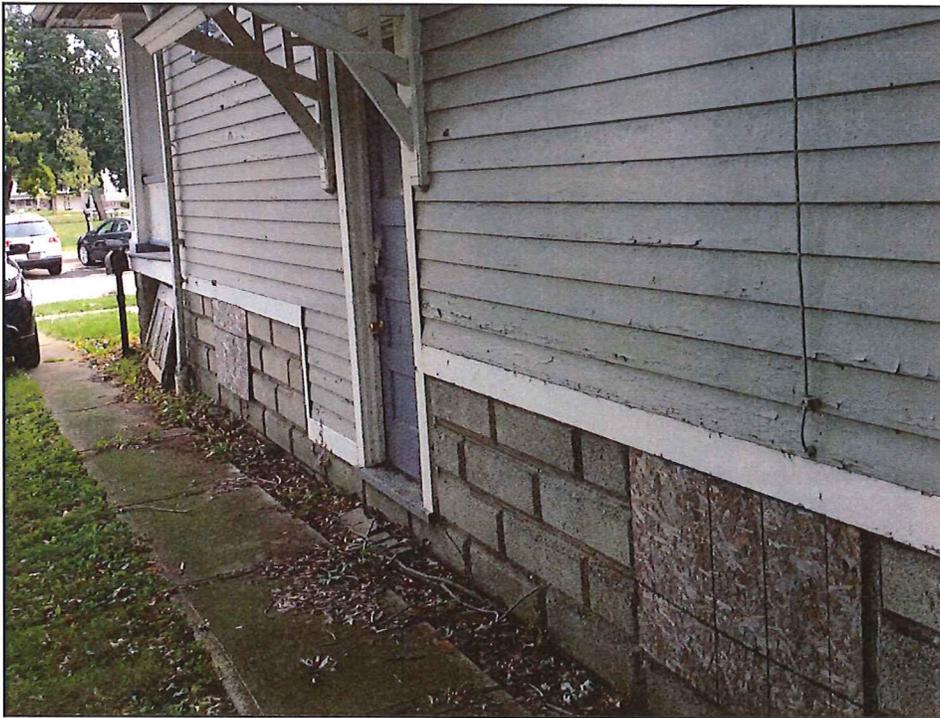
June 6, 1991	Garage Demolition Permit Requested
September 24, 1991	Garage footer poured
May 19, 1997	First correction notice
January 22, 2009	Variance Granted (Extension until July 1, 2009 – financial hardship)
August 20, 2009	Variance Denied
September 9, 2009	Cited to Rebuild Garage (Compliance date: January 1, 2010)
April 19, 2011	Court Case
	Defendant not present, warrant issued
June 6, 2011	Correction Notice (City cut grass)
	Maintain landscaping/lawn
June 28, 2011	Court Case
	Defendant not present, warrant issued
May 2, 2012	Correction Notice (resolved)
	Maintain landscaping/lawn
April 14, 2014	Declaration of Public Nuisance



November 14, 2014	Correction Notice Maintain landscaping Maintain lattice Rear porch decking, trim, rails Front porch trim Tuck point chimney Maintain painted surfaces (house, front and rear porches, trim, decking, ceiling) Remove dead tree Unsightly debris Rebuild garage
August 30, 2015	Nuisance abatement notice posted
September 3, 2015	Correction Notice Maintain landscaping (City cut grass 9/15/15)

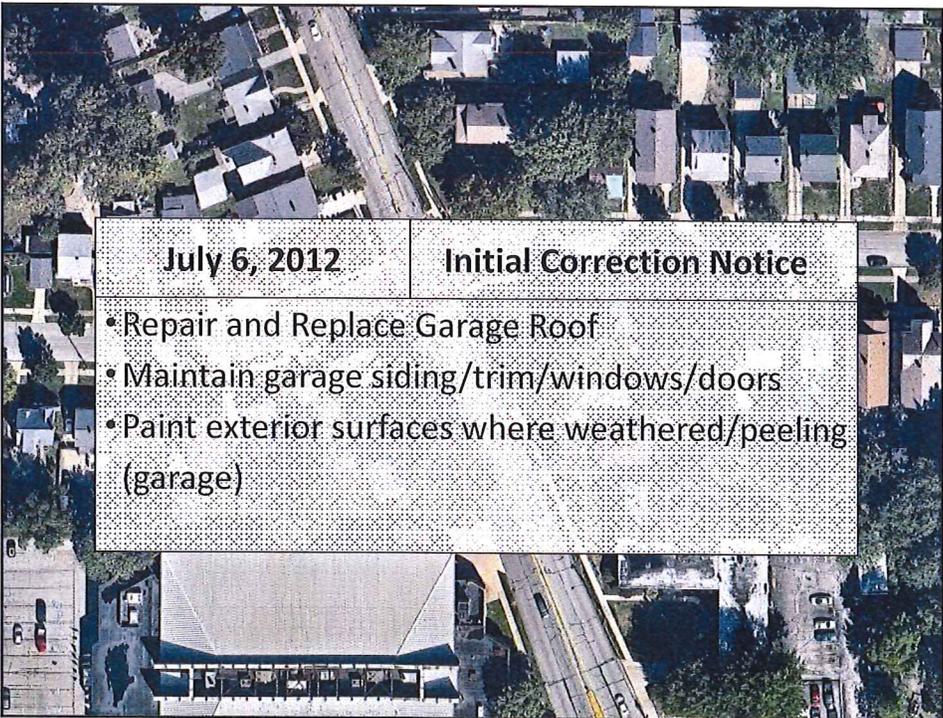
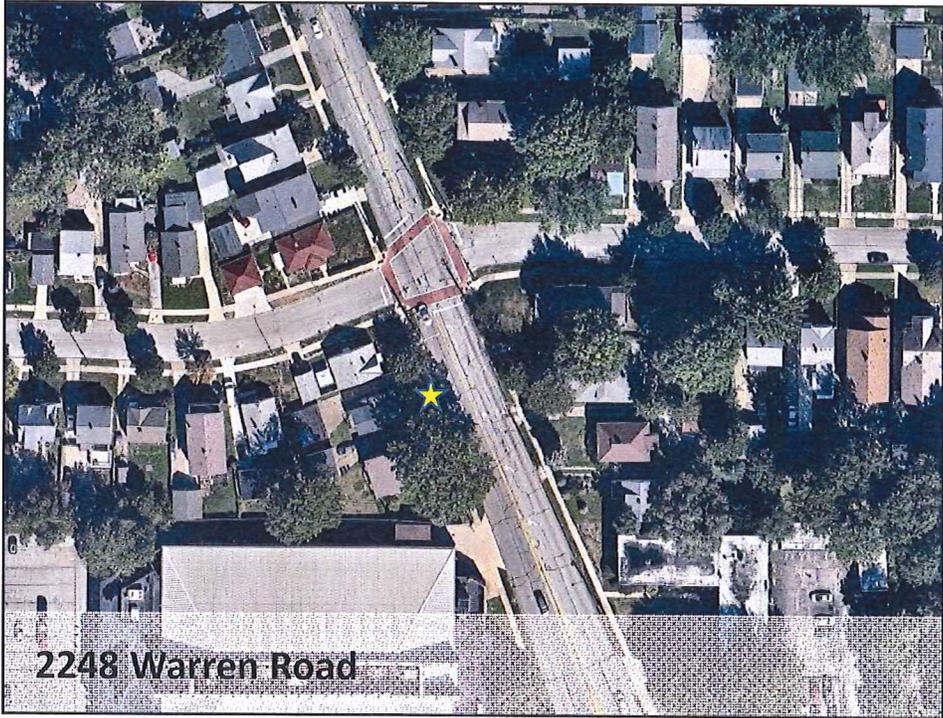


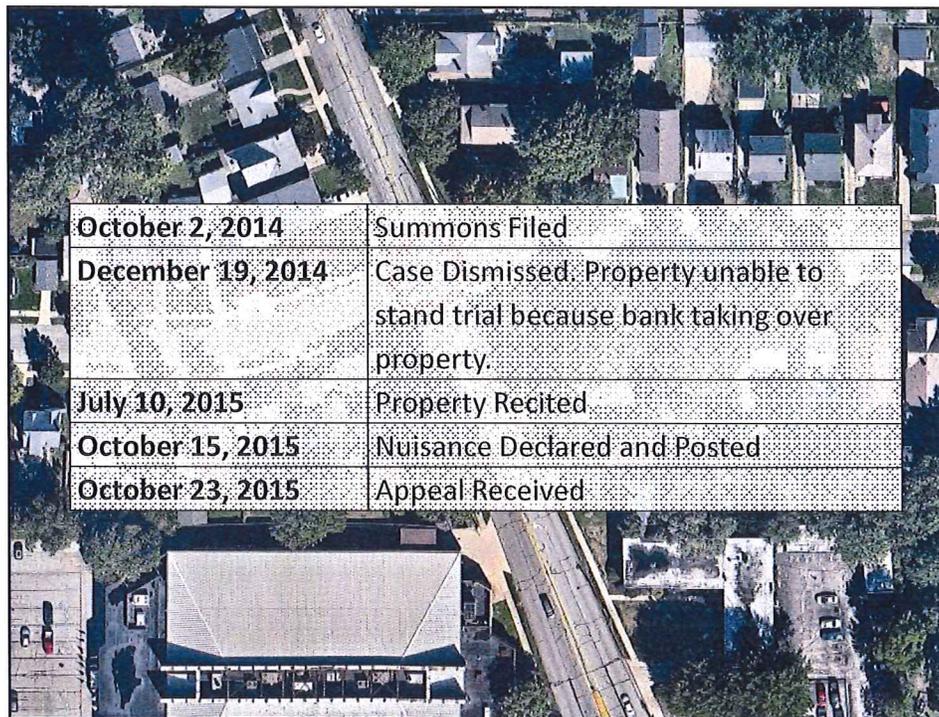


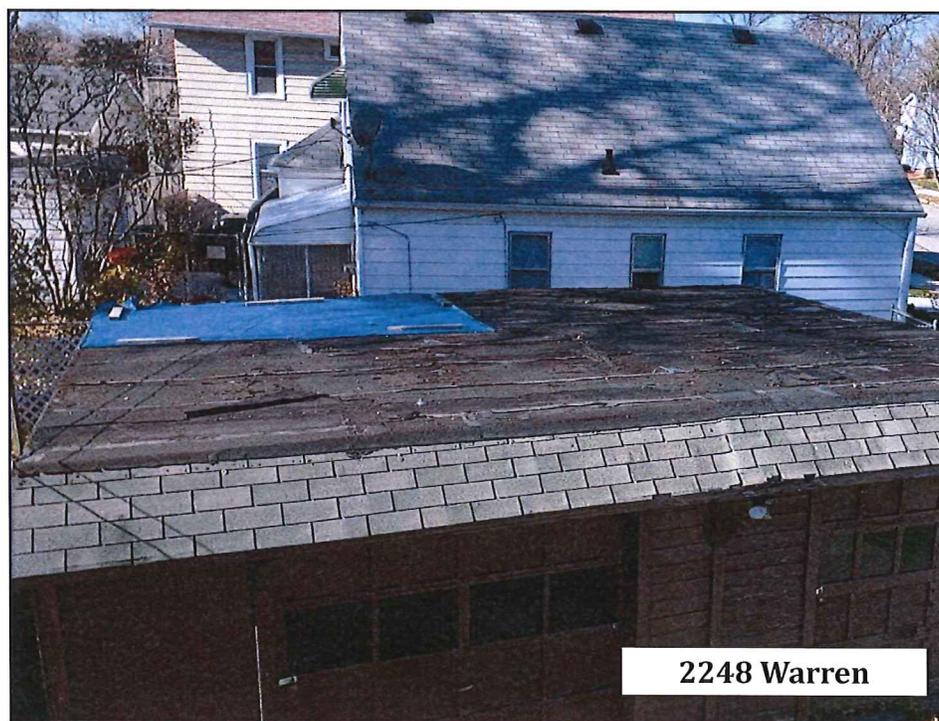
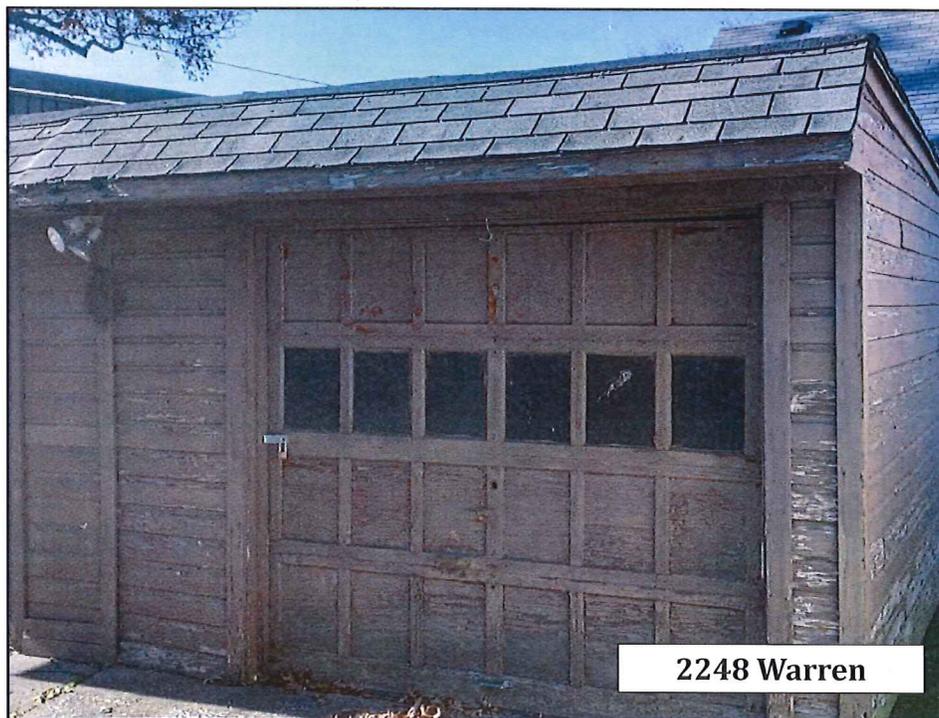














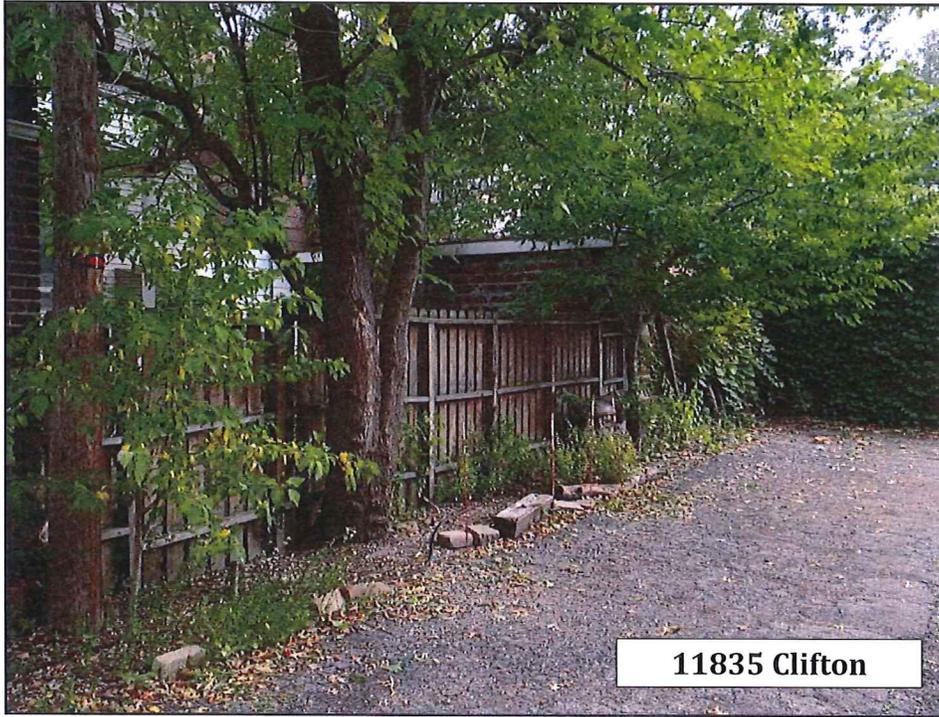


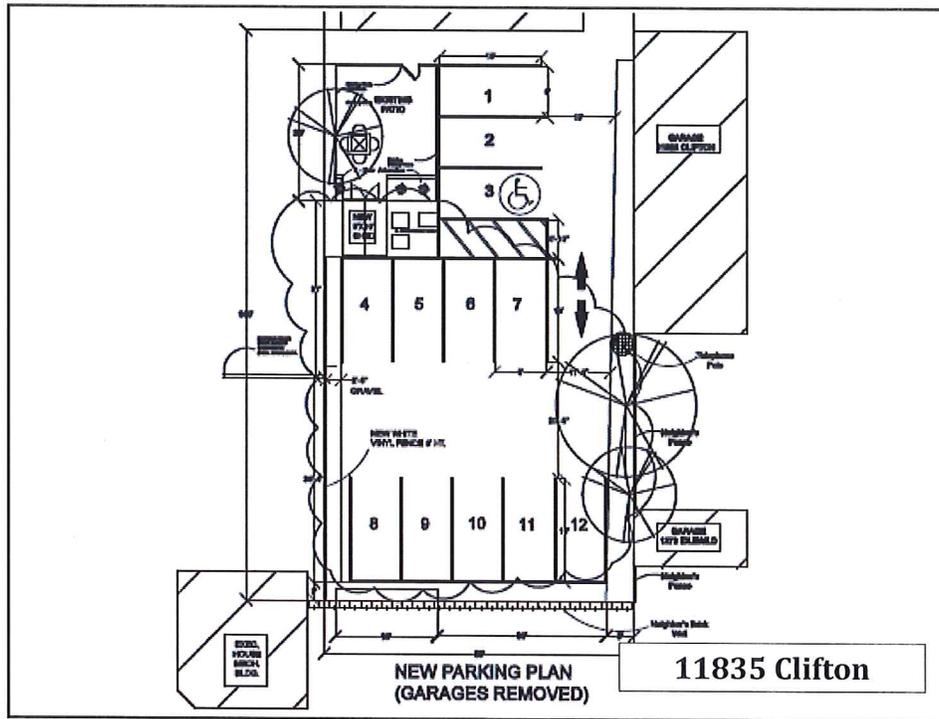
11835 Clifton

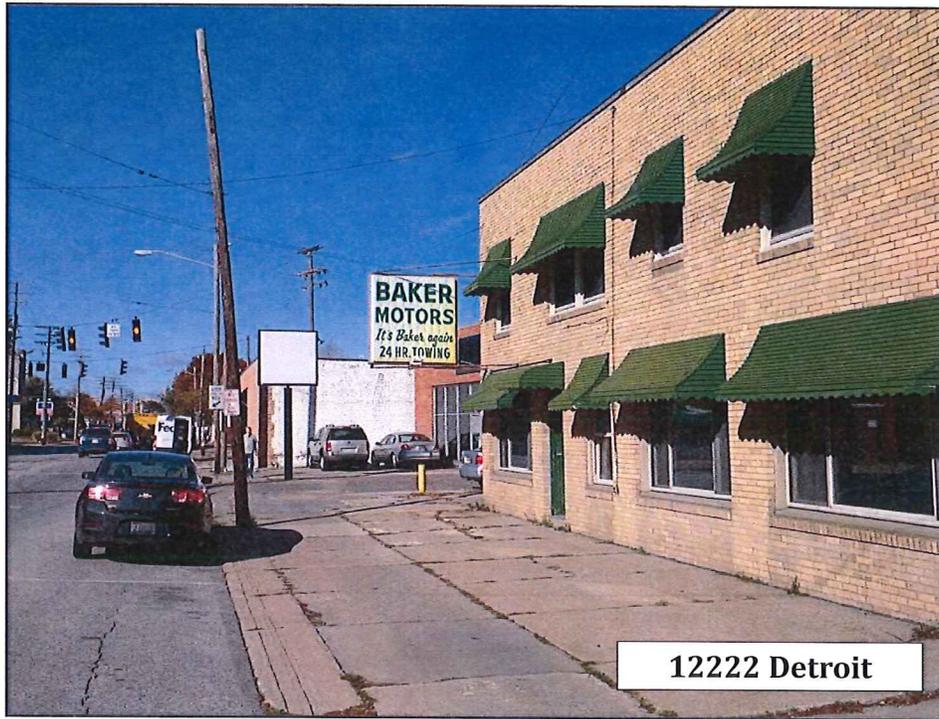


11835 Clifton









12222 Detroit



12222 Detroit



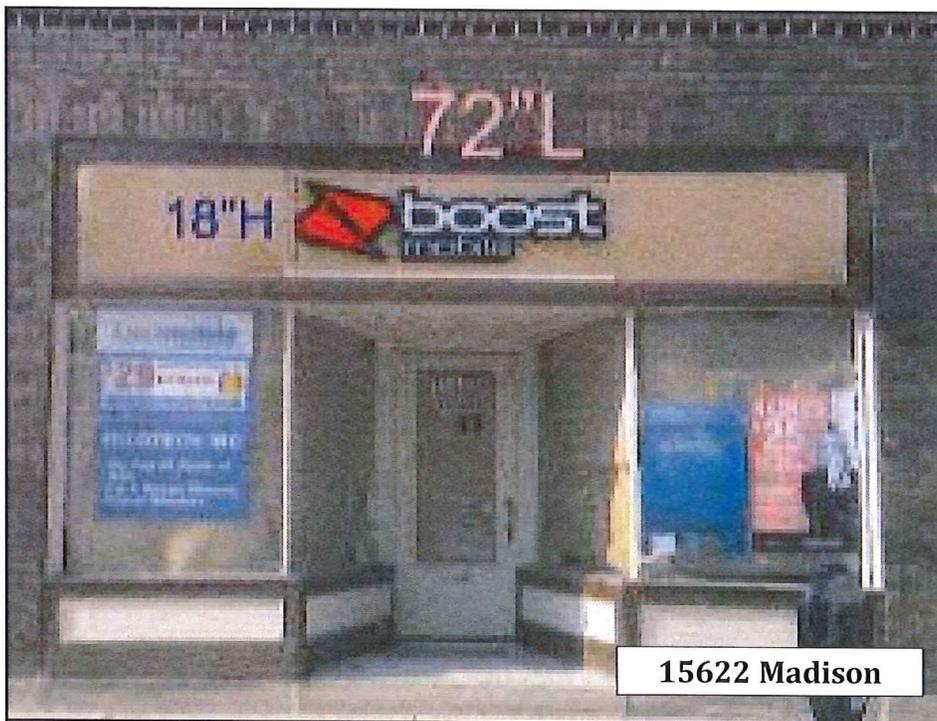
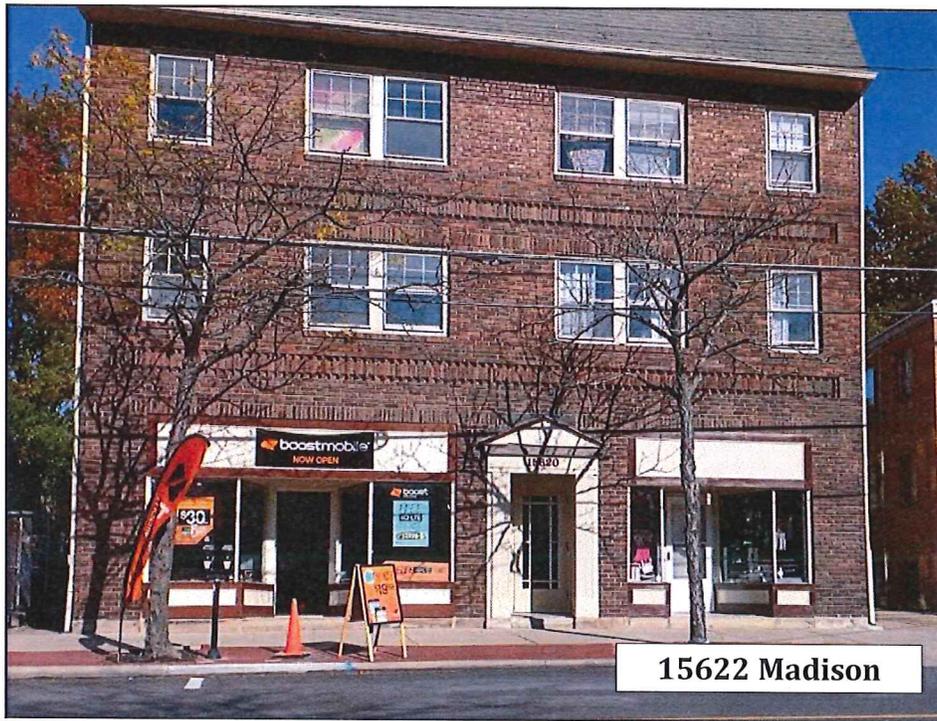
Bruce's
Brakes & Tires
(216) 226-4047



COOPERTIRES®

12222 Detroit





SIGNAGE ANCHORING DETAILS

Before After

243" 171" 162"

SIGN PROJECT DETAILS
White Faces -Black trim caps
back .063 returns
LED Single row Sloan bright white
Painted Sherwin Williams 1343
Walnut Creek to match building

LED Channel Letter w/Logo

SECTION PLAN

72"L

18"H



3/8" Lag Bolts w/
Electric

LED Channel Letter

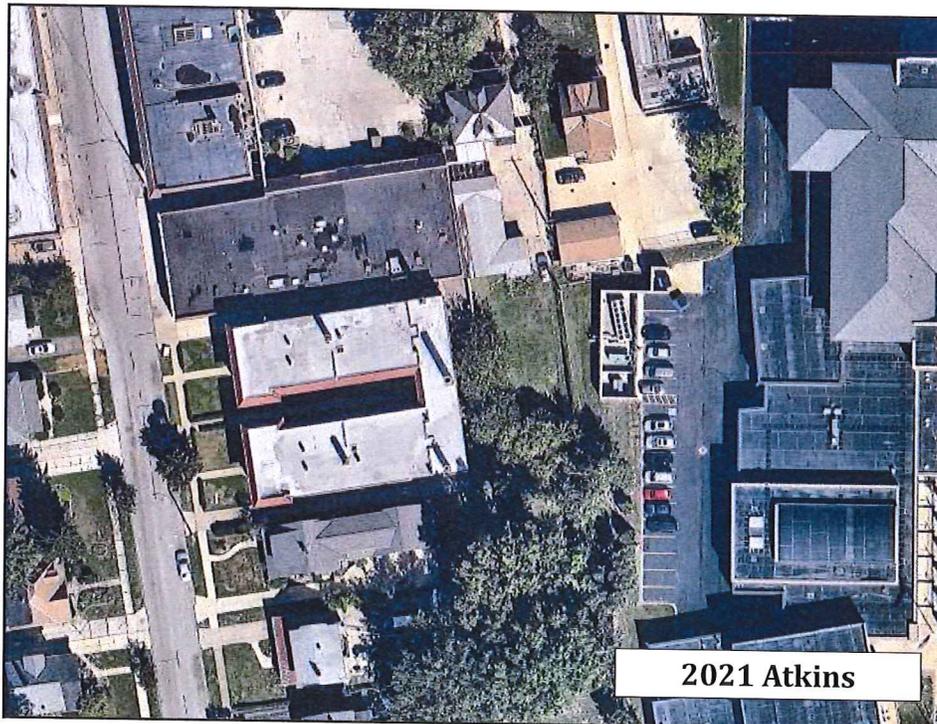
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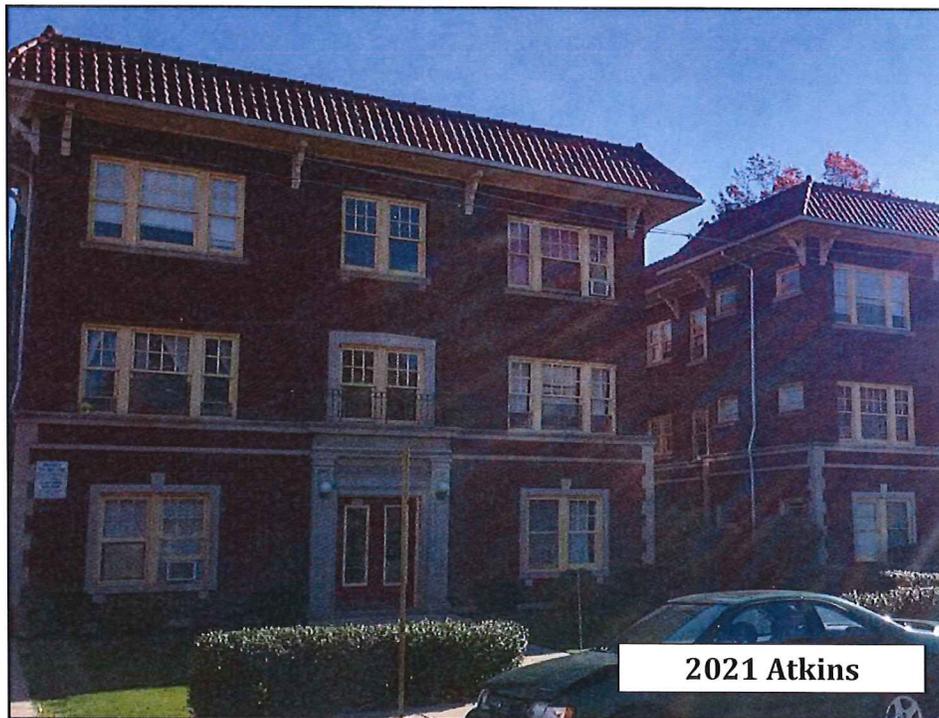
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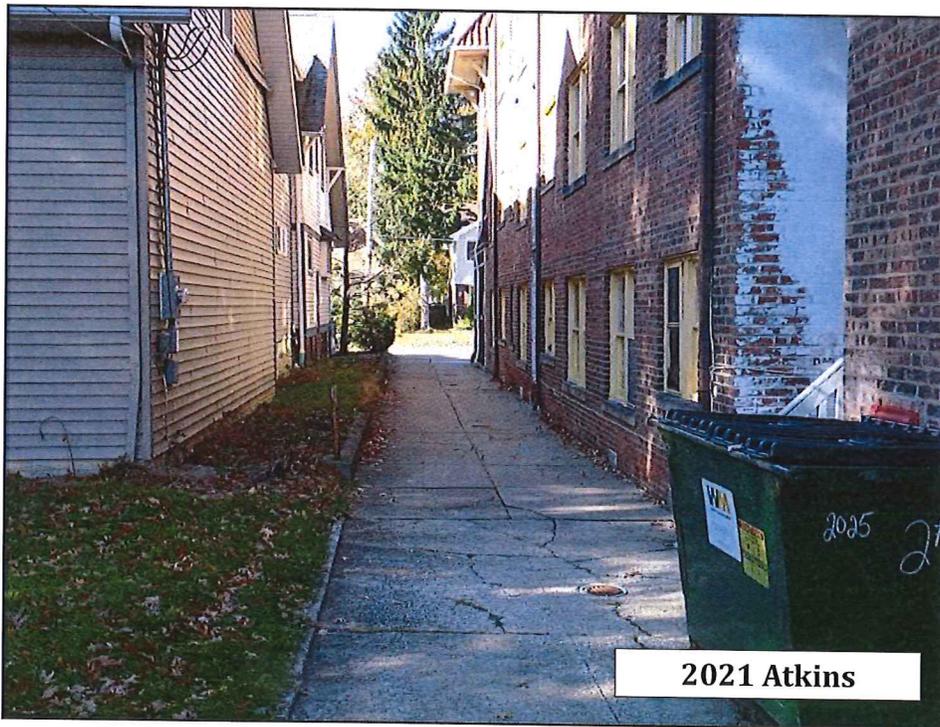
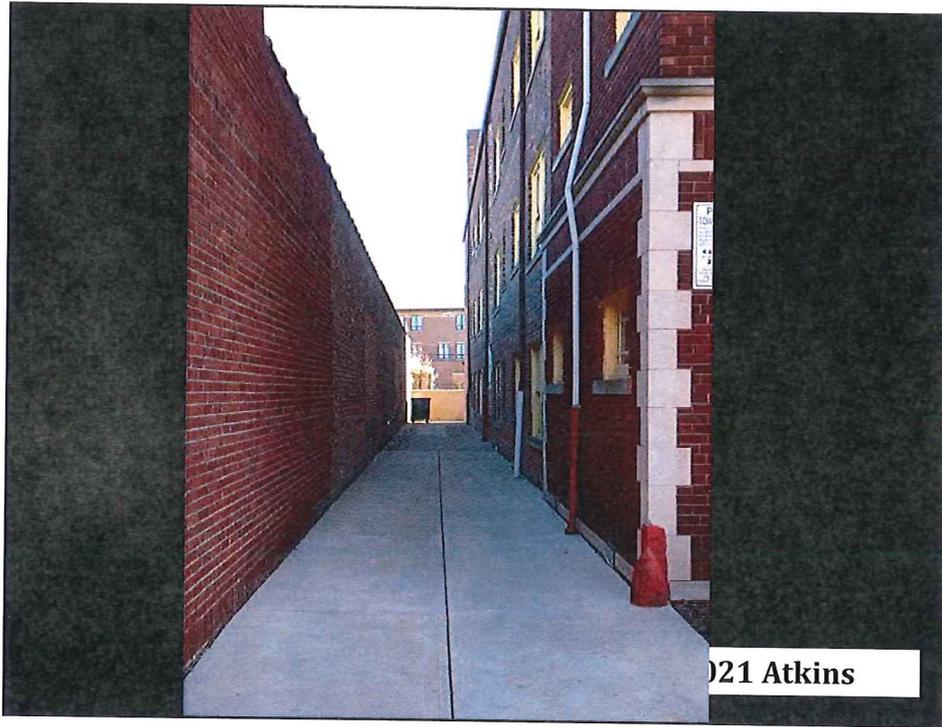
CHANNEL LETTER SIDE VIEW

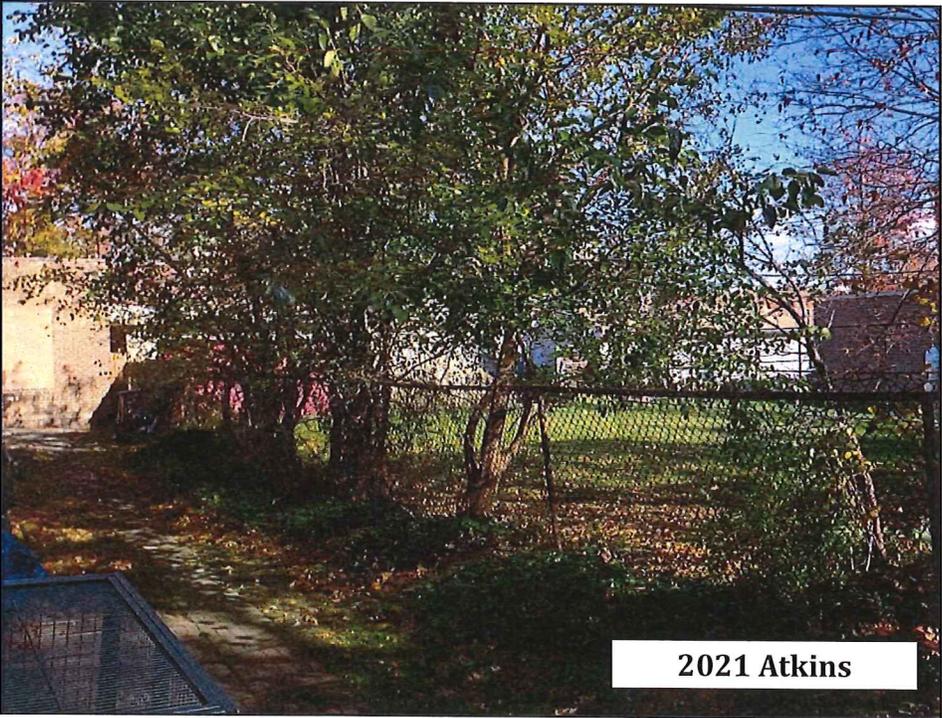
NEON CITY & ALL SIGNS
Eyad Ali
neoncityinc@gmail.com
11500 Madison Ave.
Cleveland, OH 44102
216-390-1234

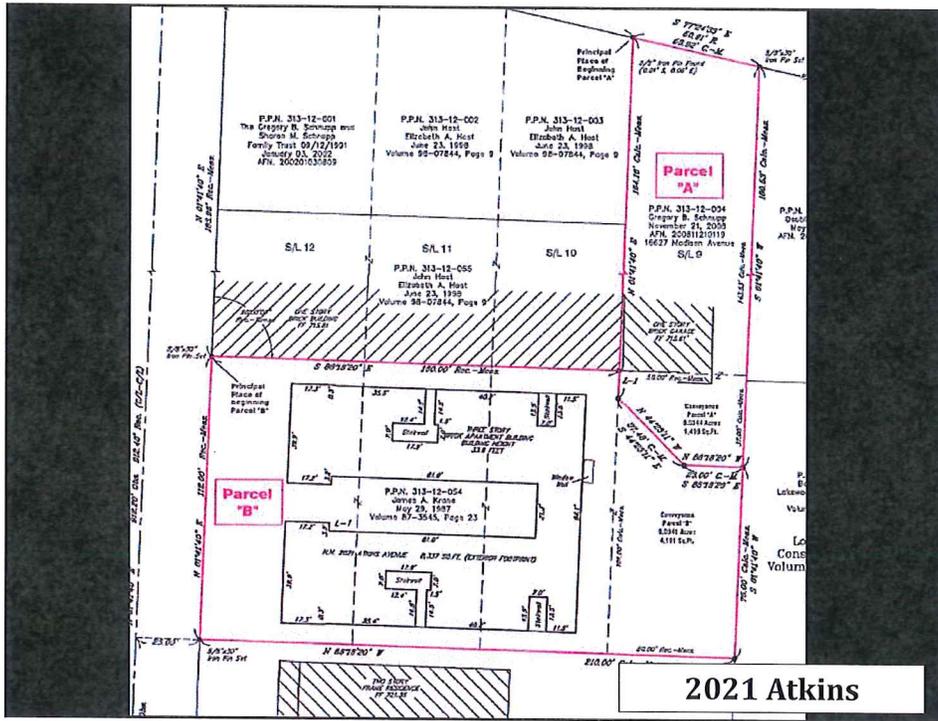
ADDRESS: 15622 Madsion Ave
Lakewood Ohio



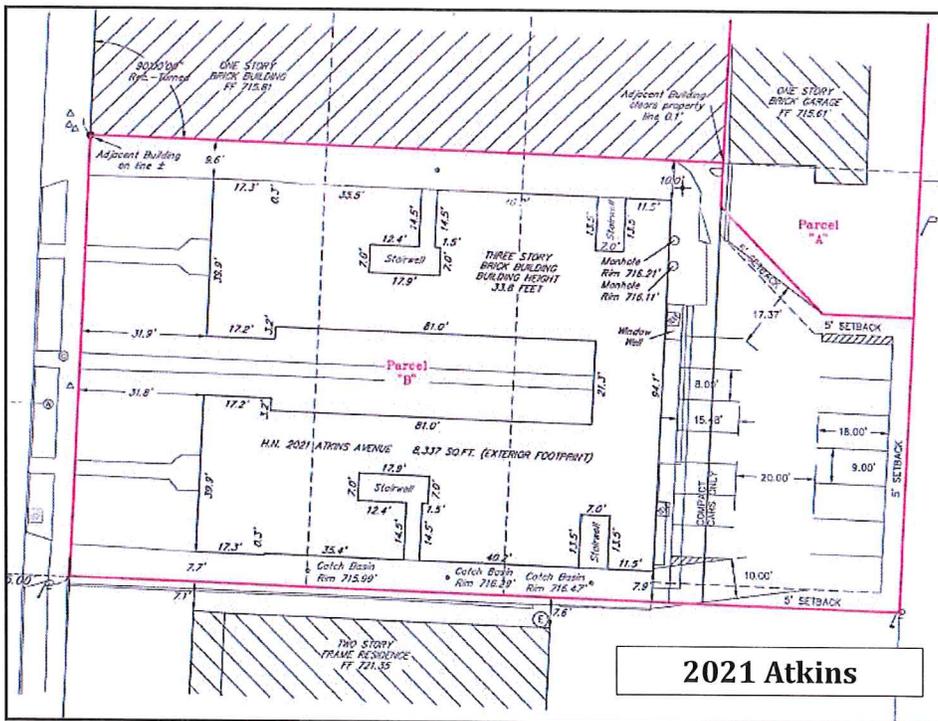








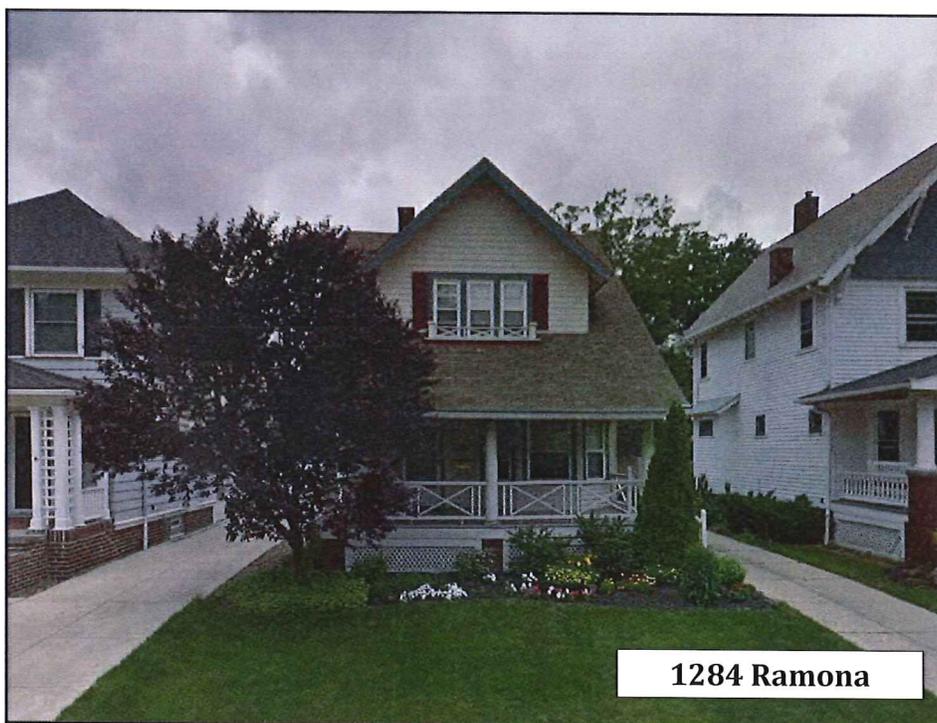
2021 Atkins



2021 Atkins



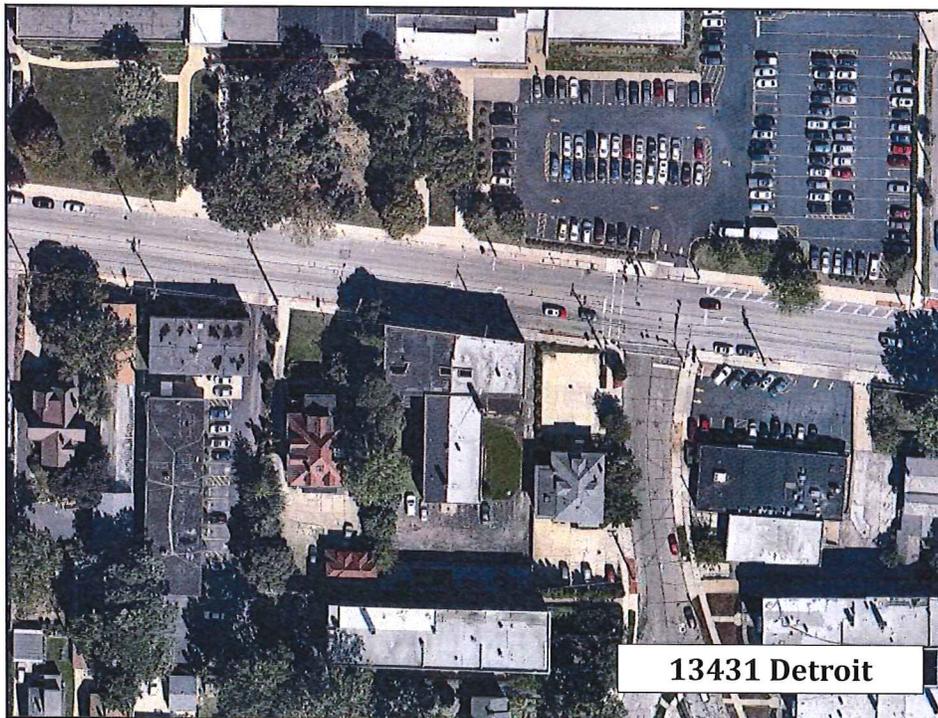
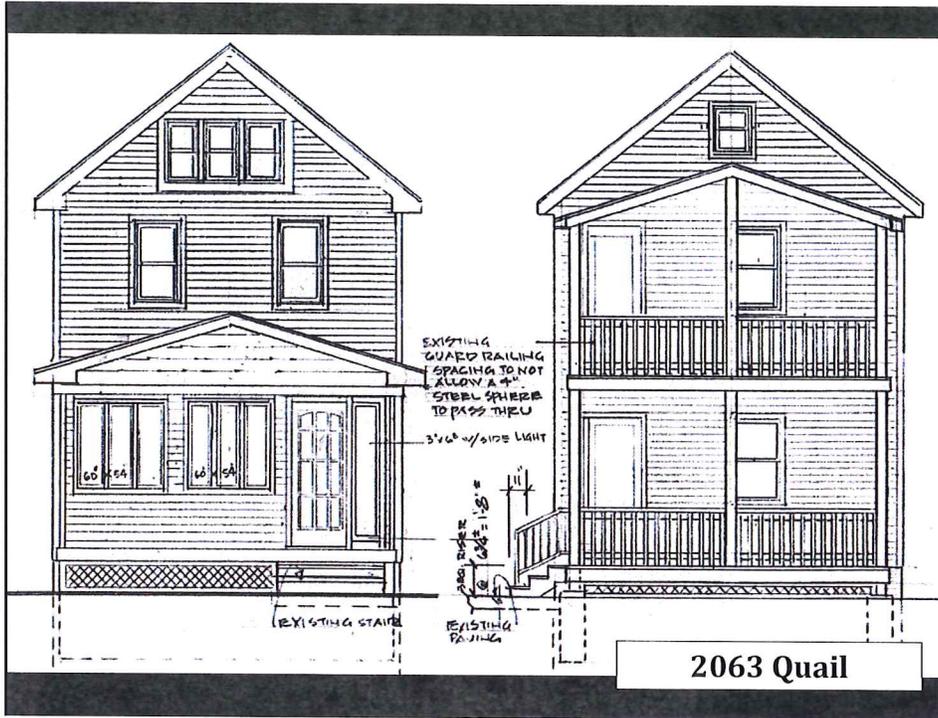
2087 Ferndale

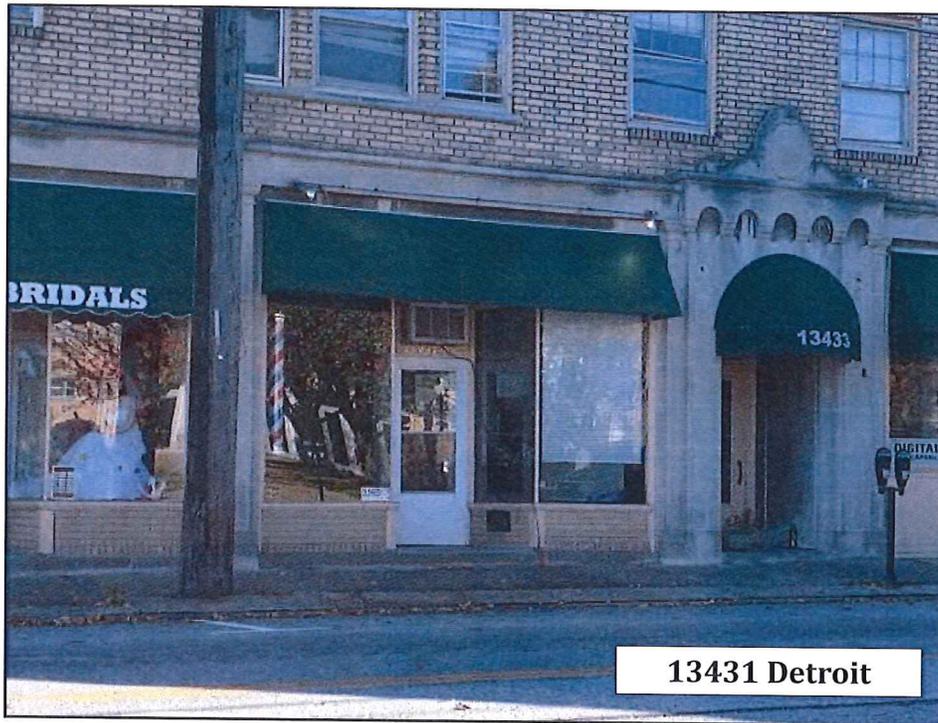


1284 Ramona





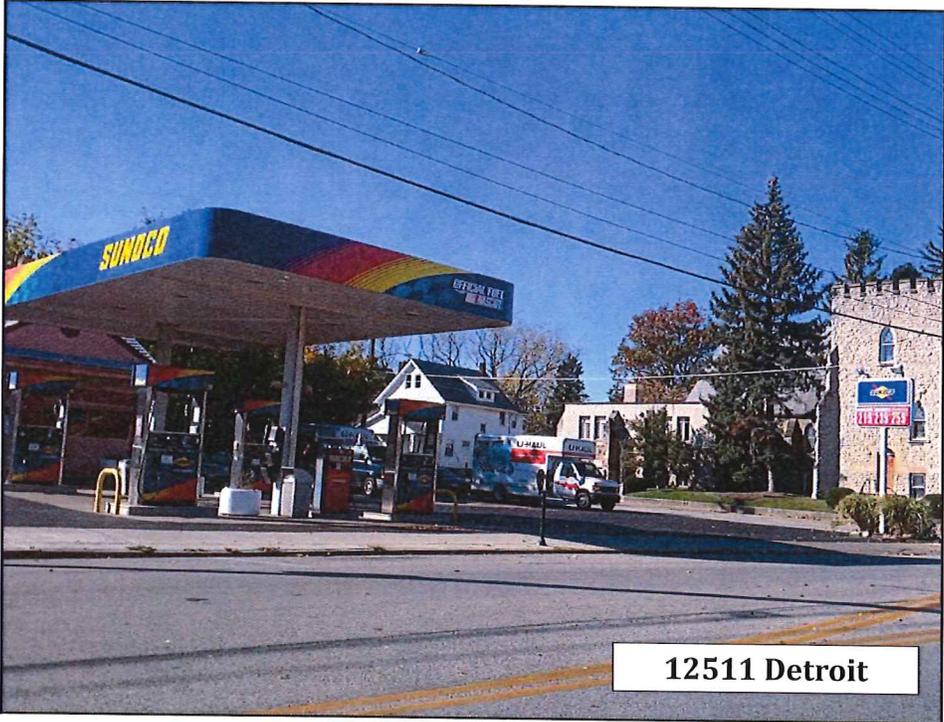
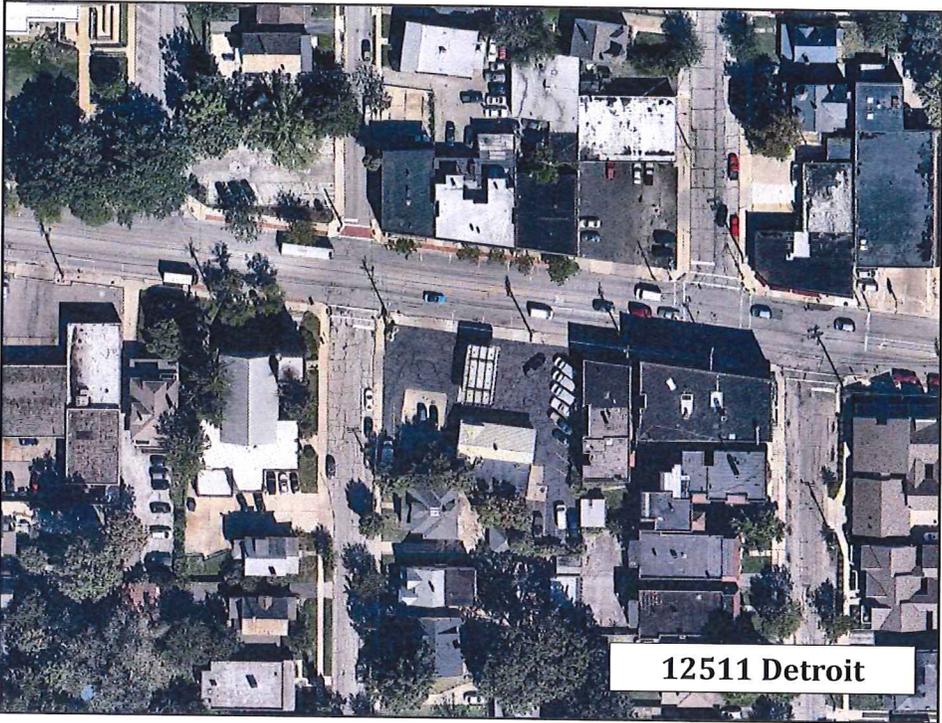


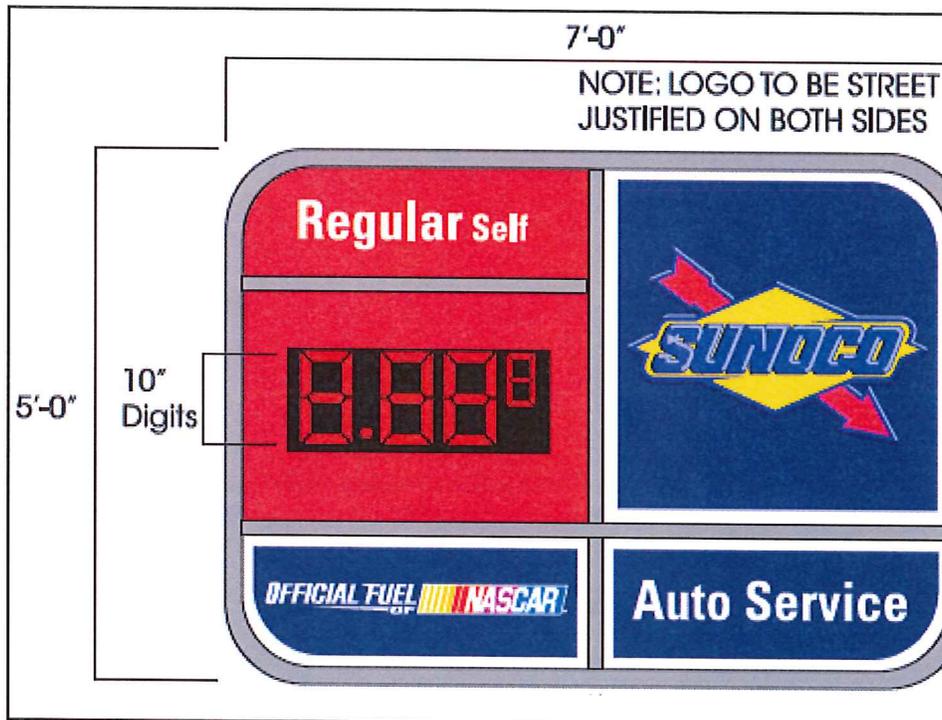


13431 Detroit



13431 Detroit

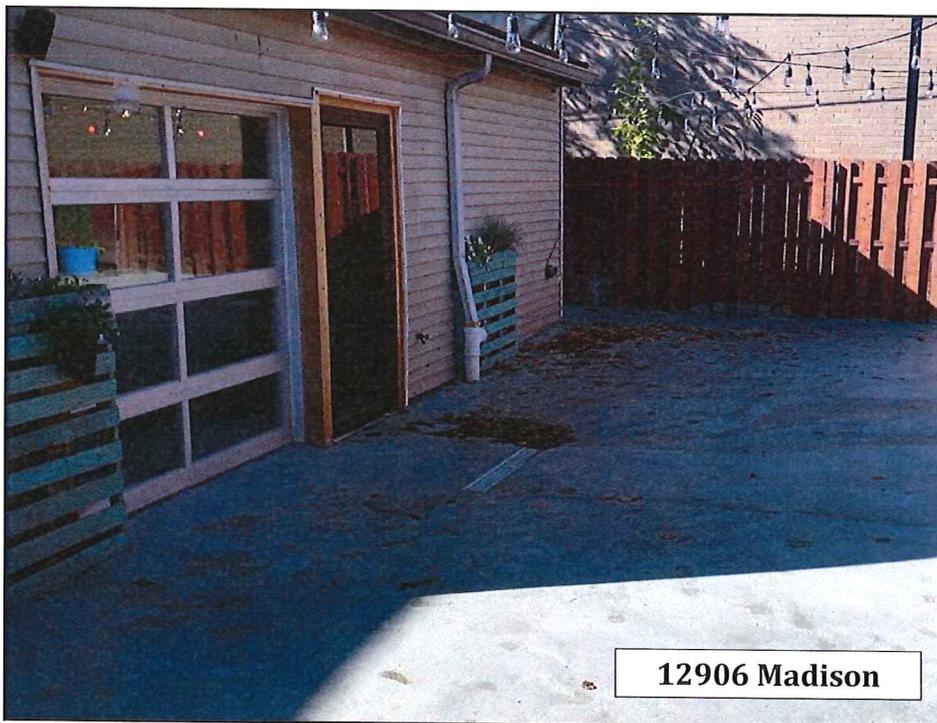




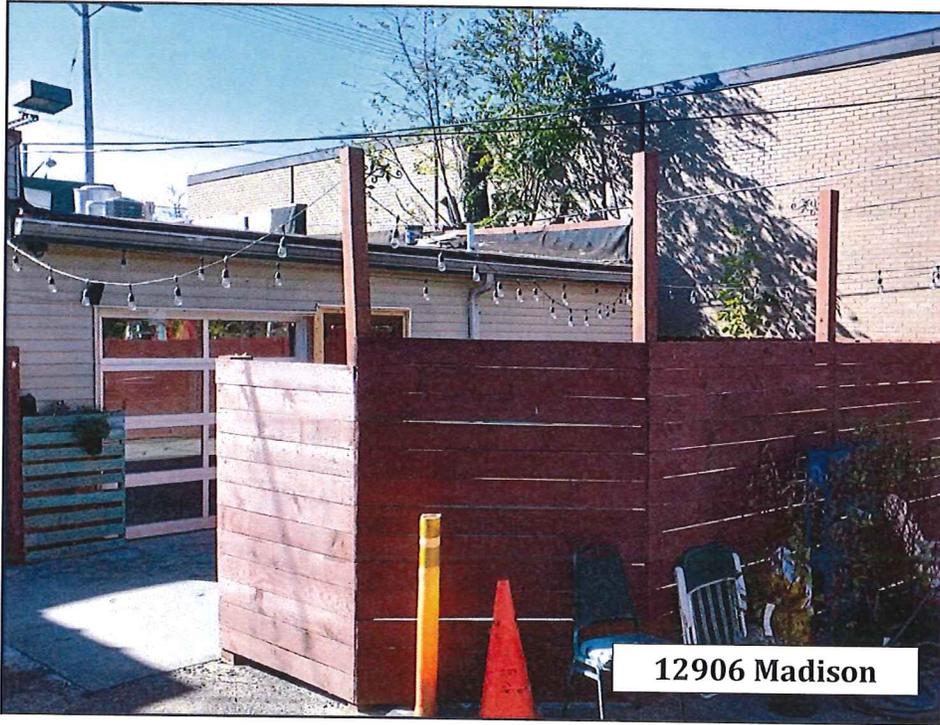




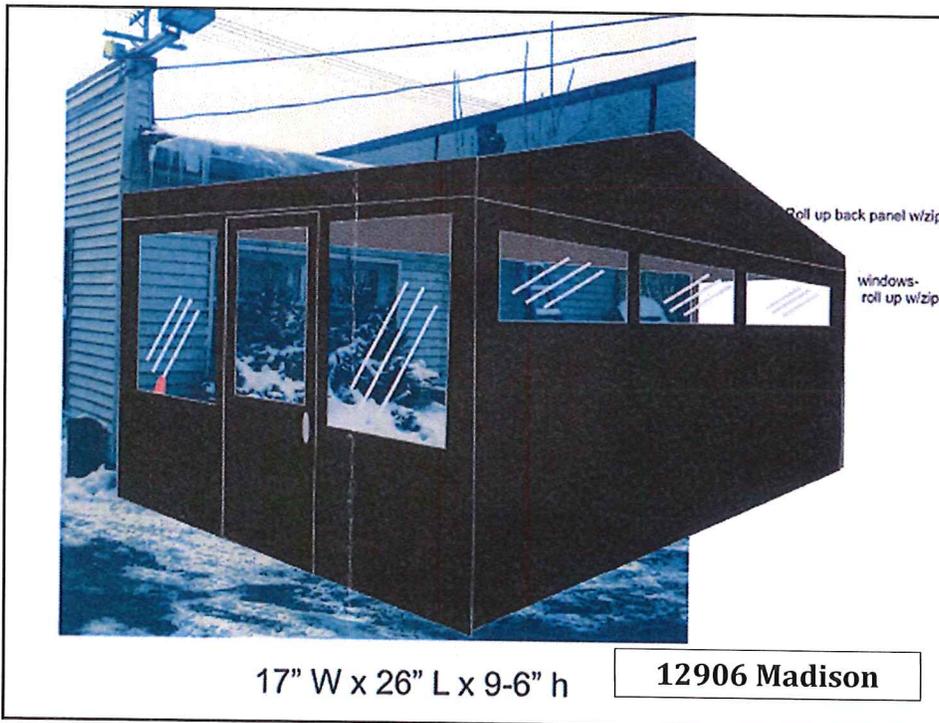
12906 Madison



12906 Madison

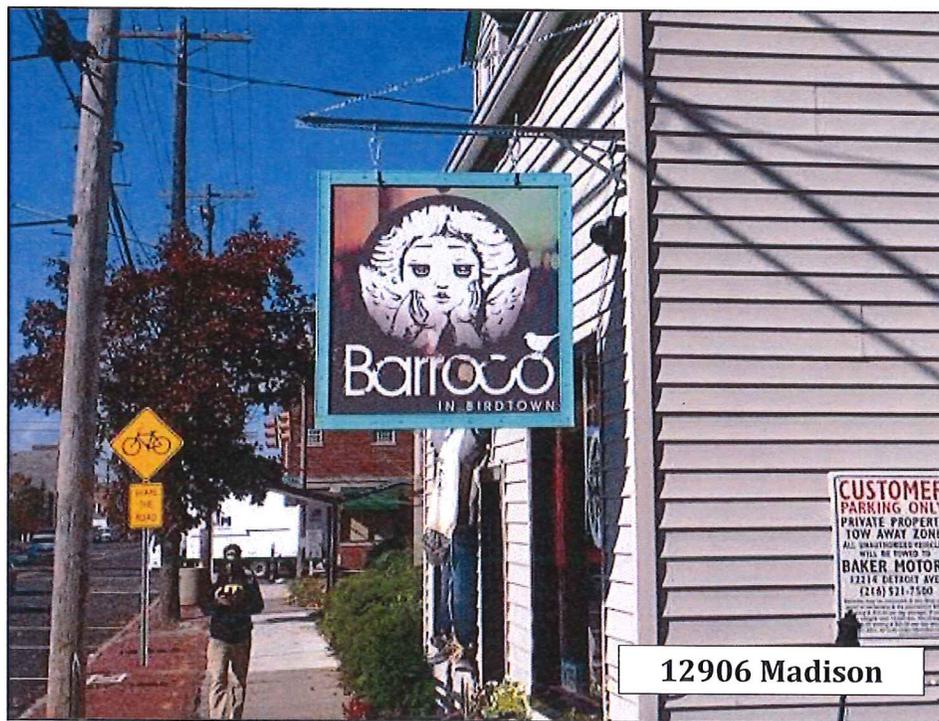


12906 Madison



17" W x 26" L x 9-6" h

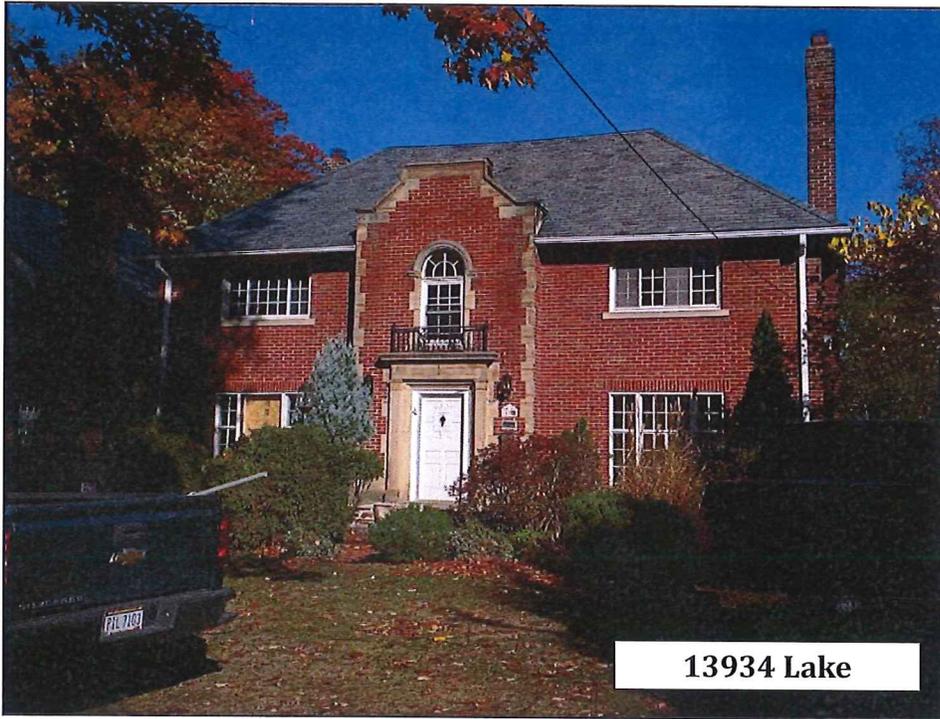
12906 Madison



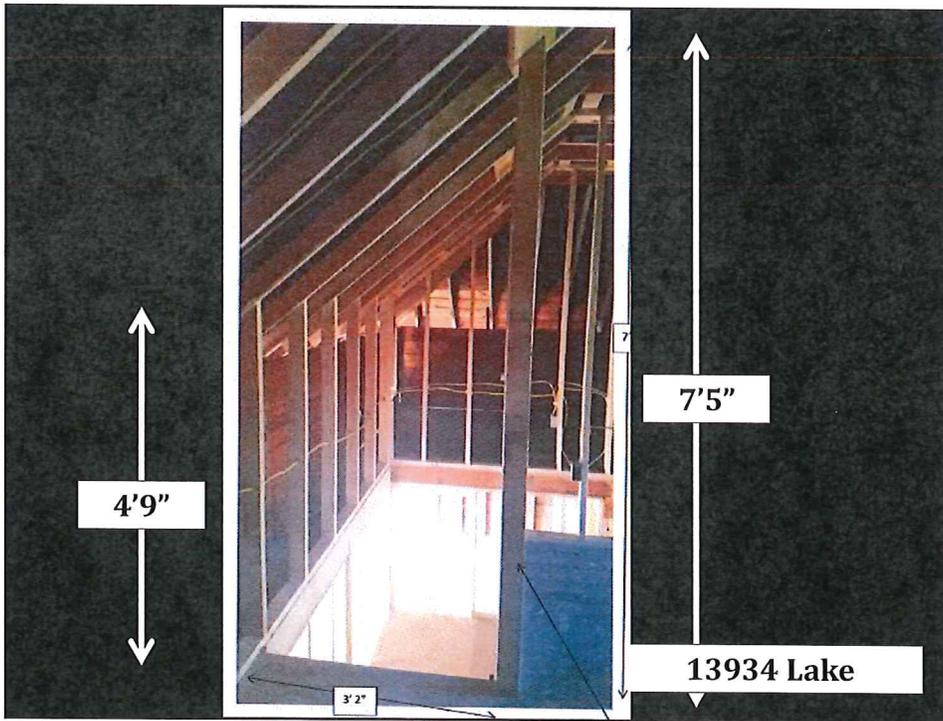
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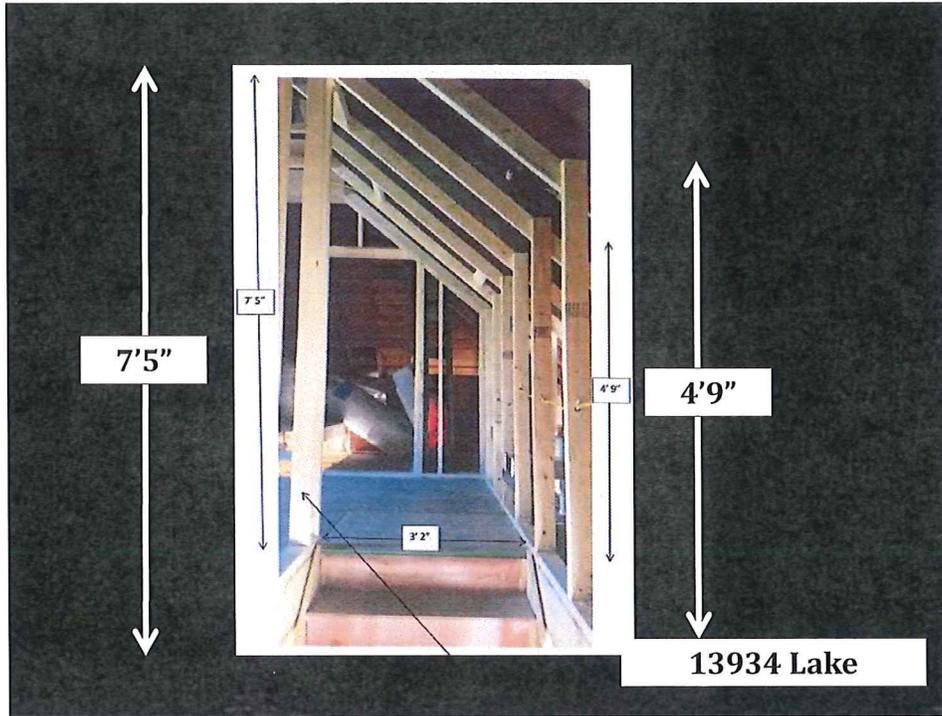
13934 Lake



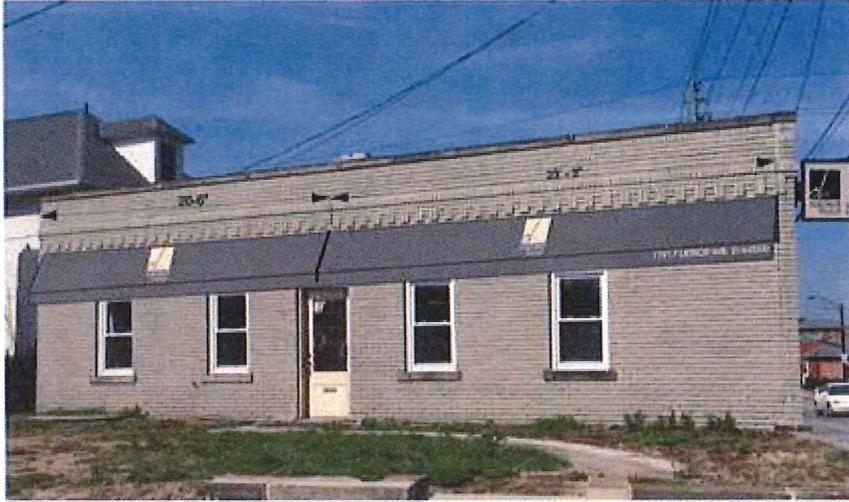
13934 Lake



13934 Lake



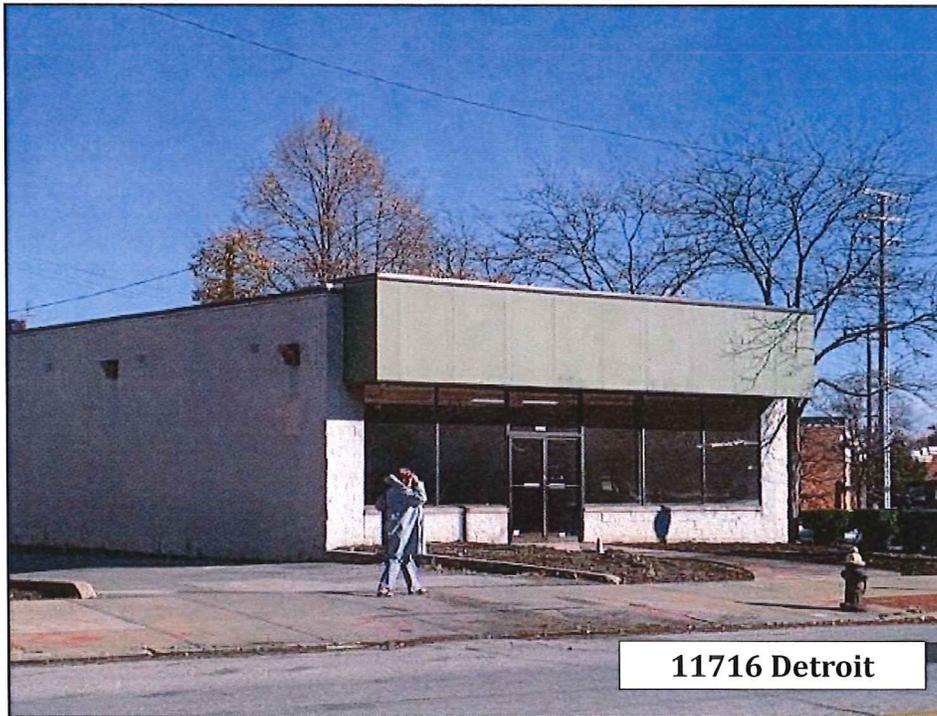




17917 Detroit

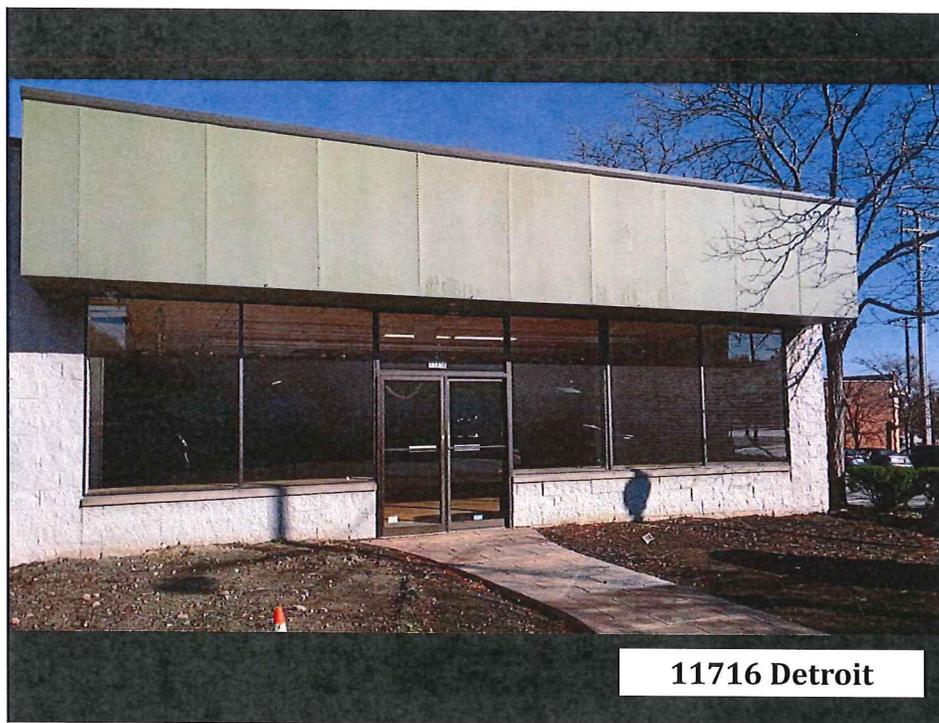


17917 Detroit





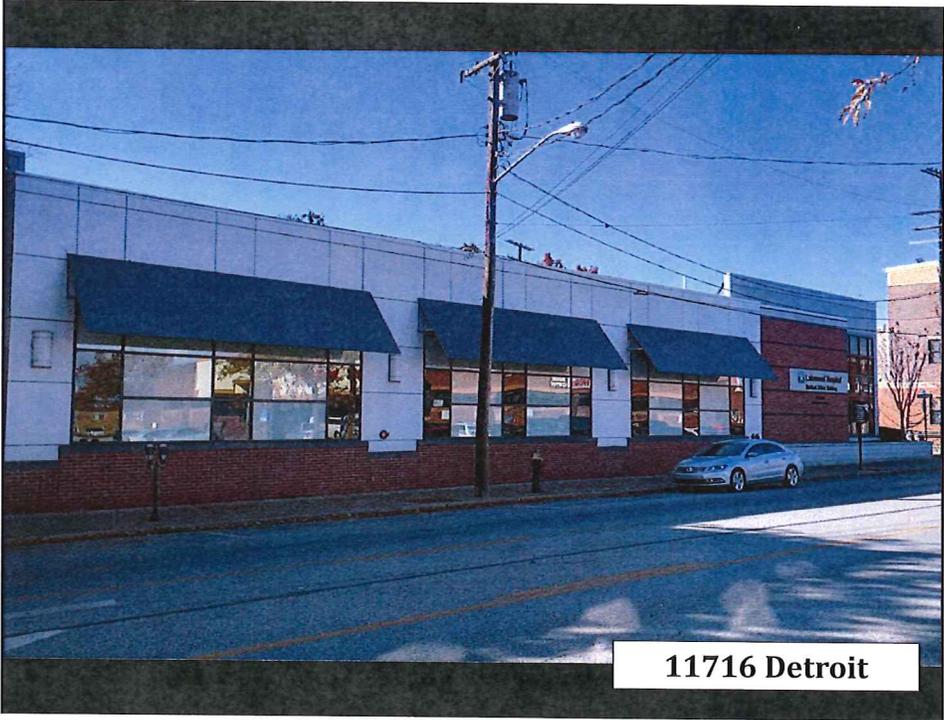
11716 Detroit



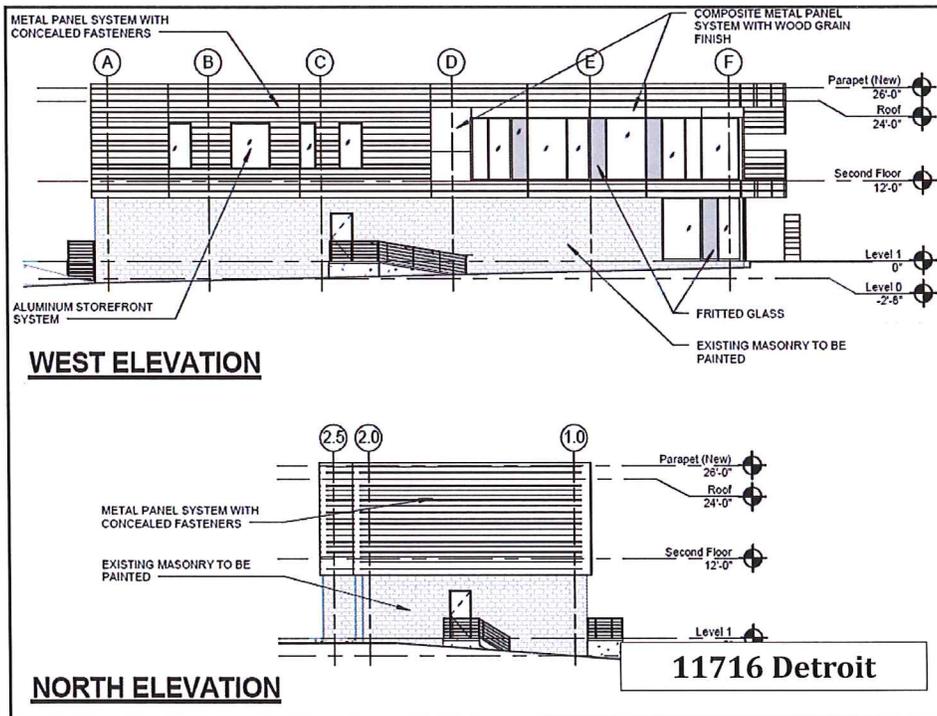
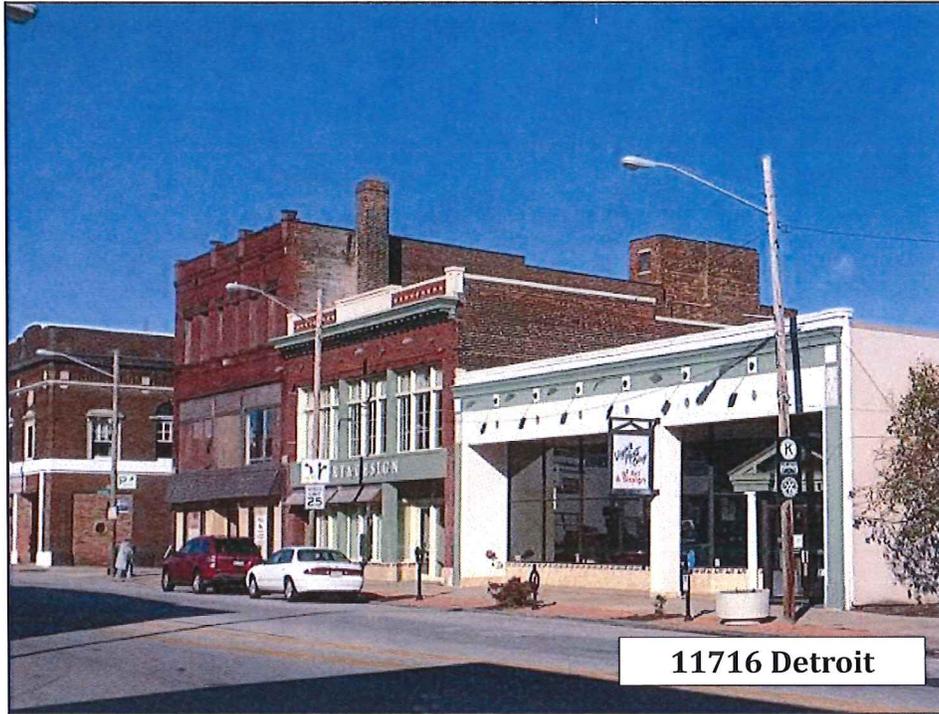
11716 Detroit

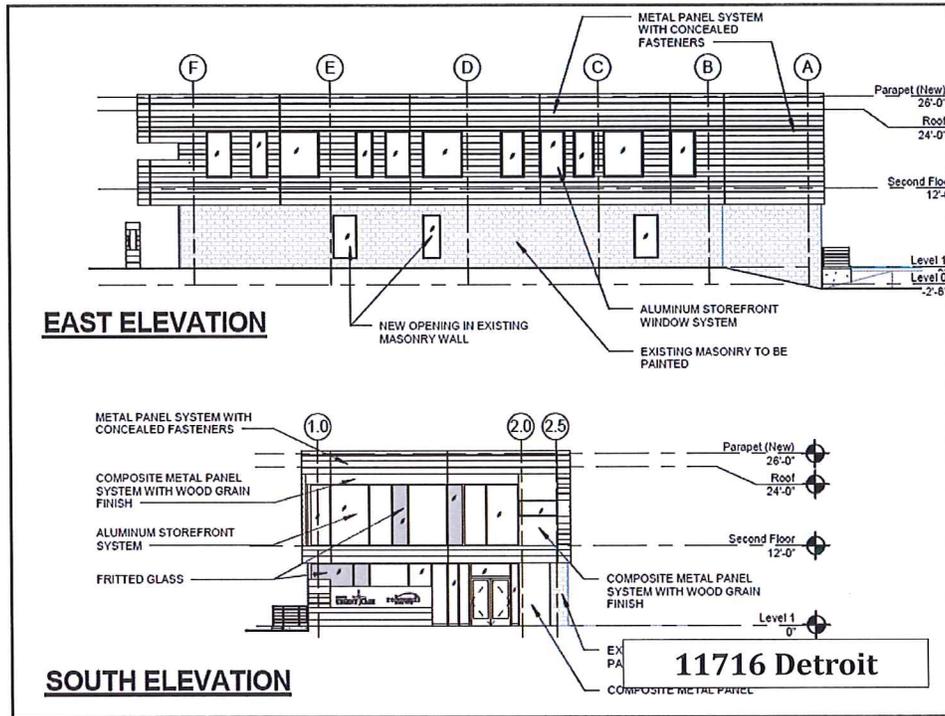


11716 Detroit



11716 Detroit

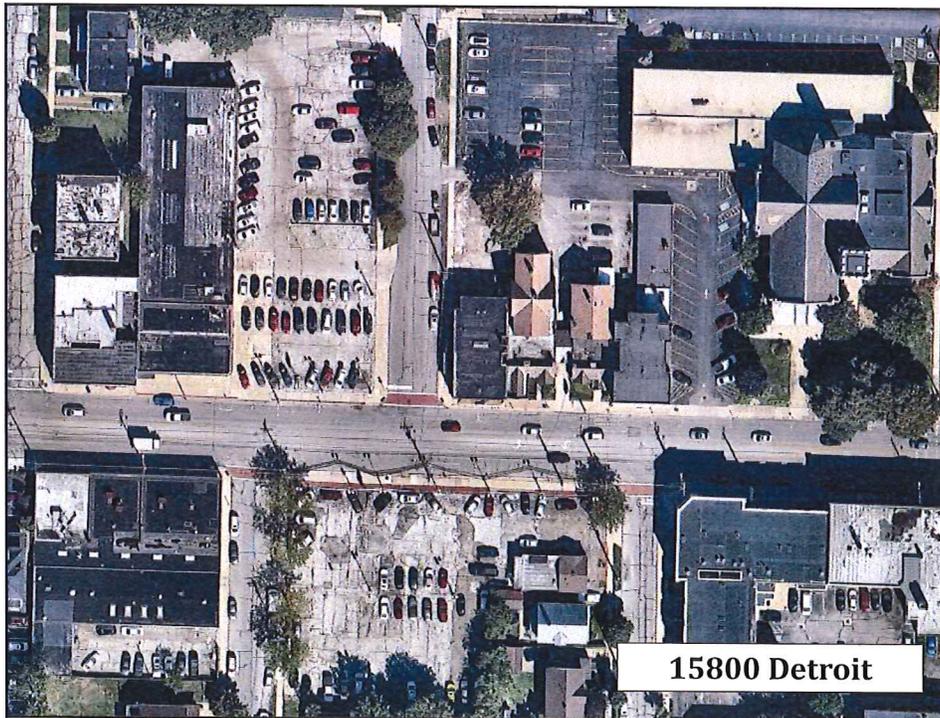




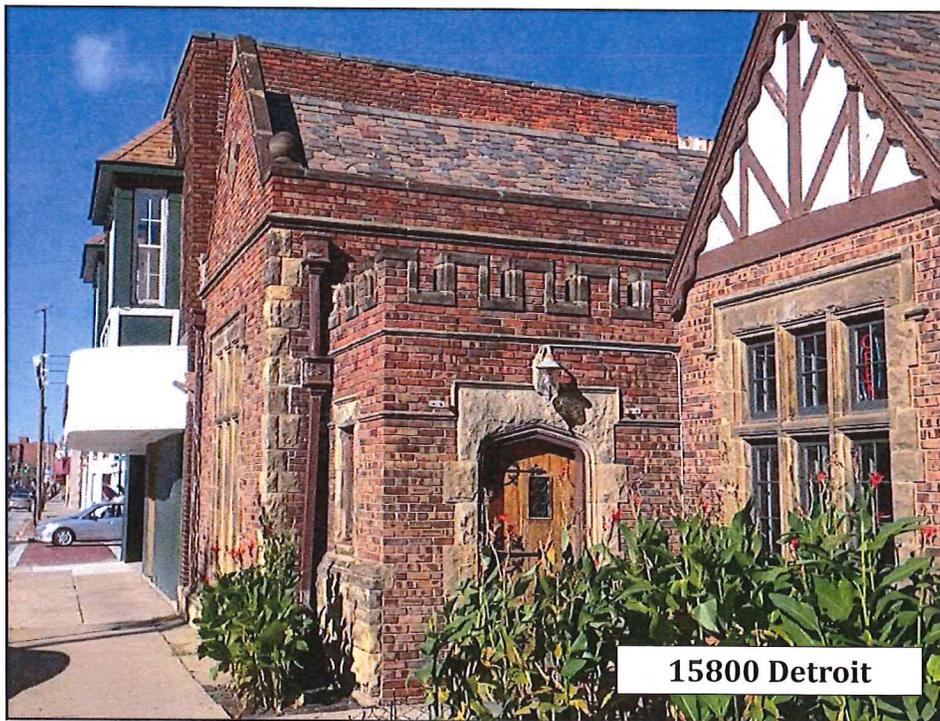
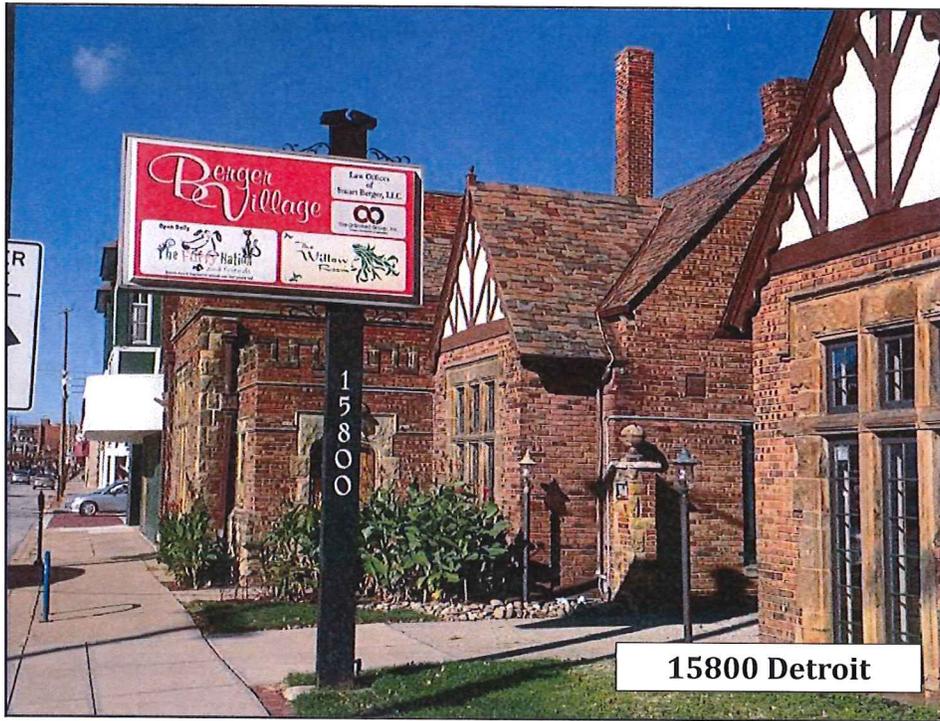


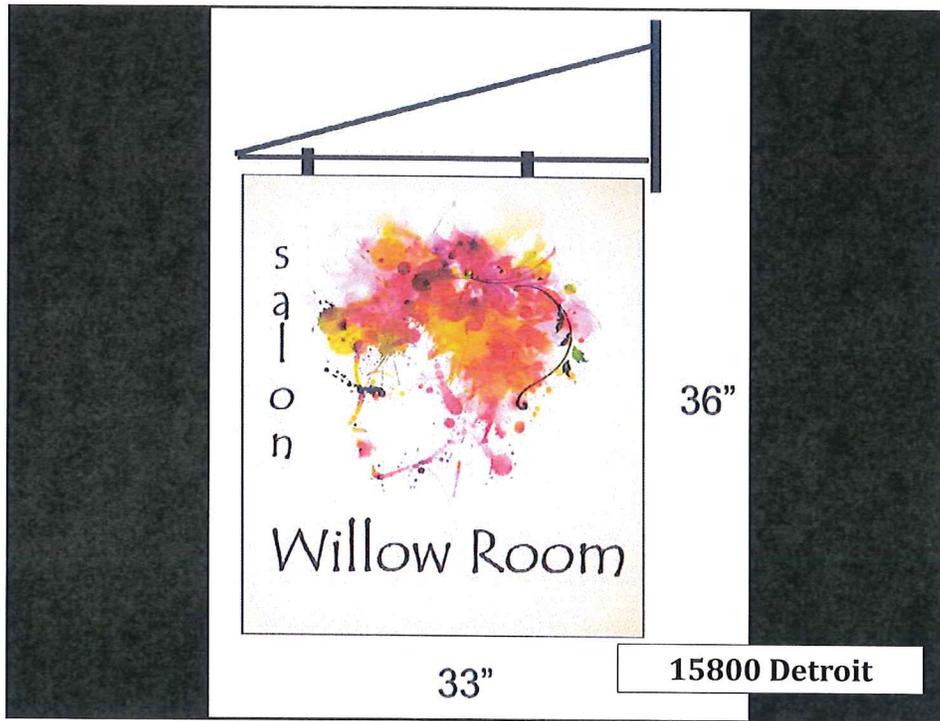


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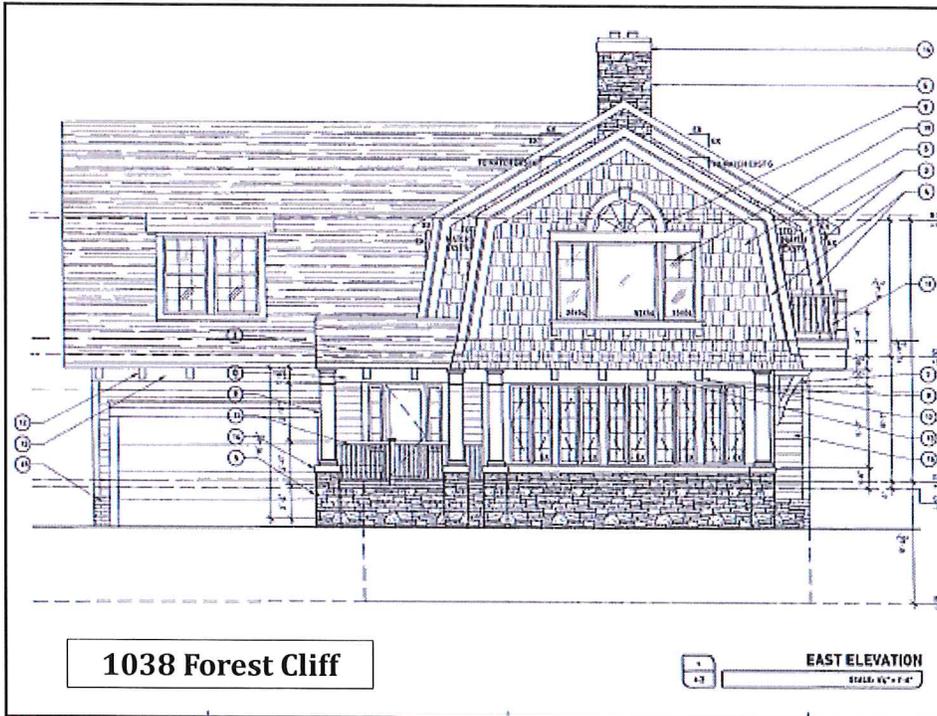
15800 Detroit





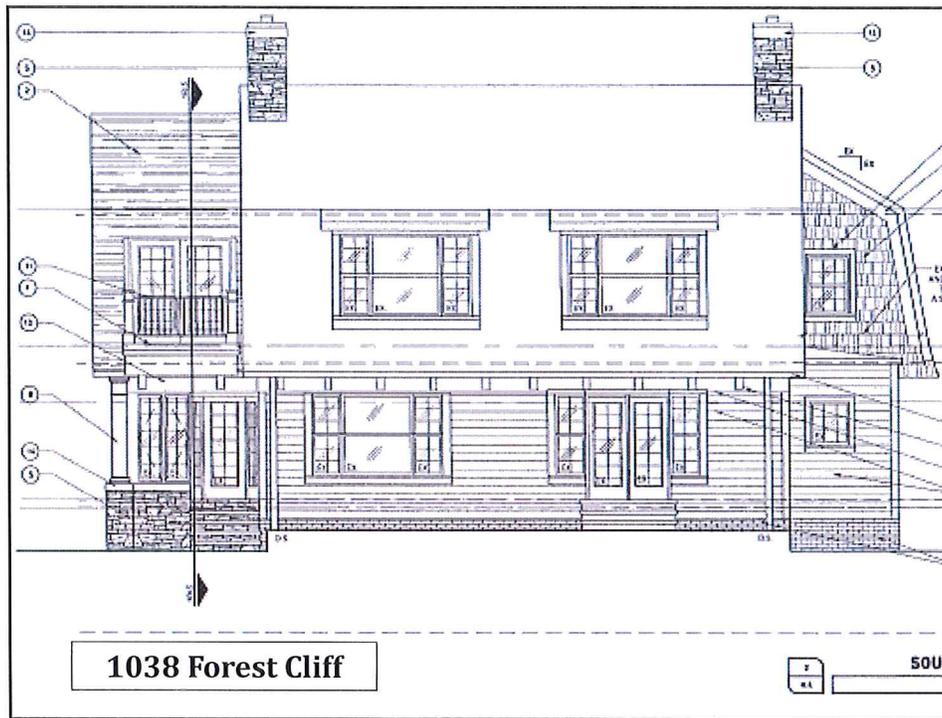


1038 Forest Cliff



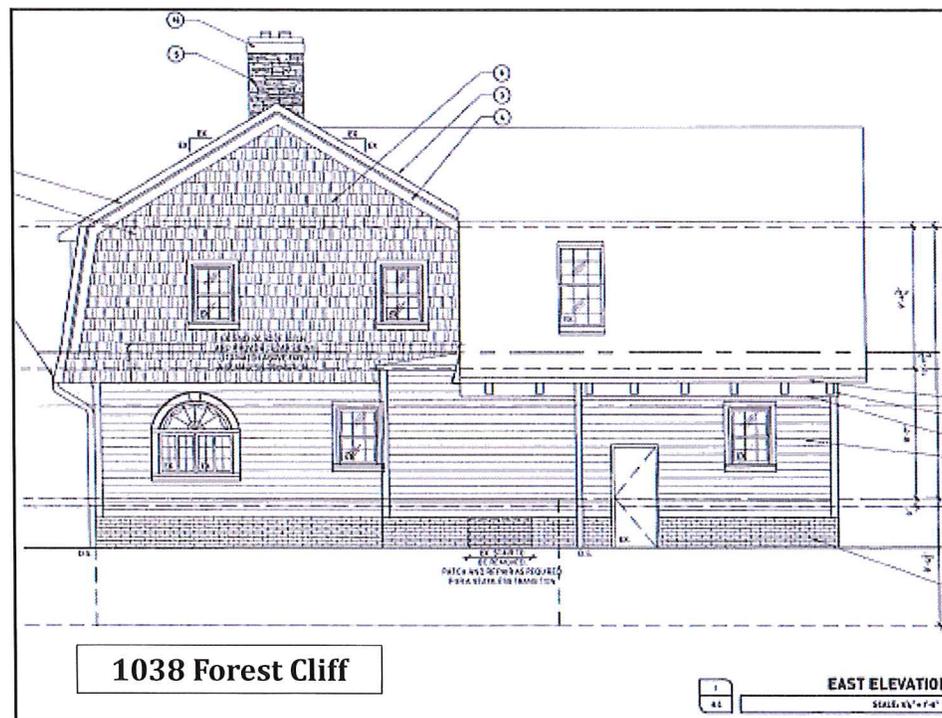
1038 Forest Cliff

EAST ELEVATION
SCALE: 1/4" = 1'-0"



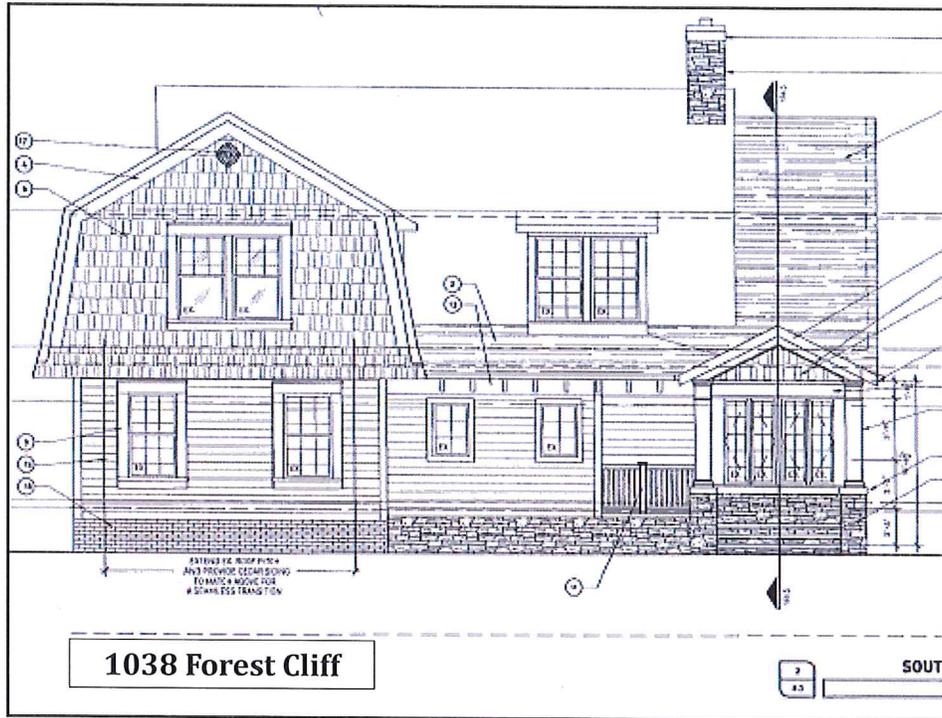
1038 Forest Cliff

500'



1038 Forest Cliff

EAST ELEVATION
SCALE: 1/4" = 1'-0"







1040 Forest Cliff



1040 Forest Cliff

