

Ms. Swallow suggested the request be made into two parts. Jason said if the tests show there is no foundation drain, the Board could determine a sump pump would not be necessary. The city's pilot program is based on the worst case scenario.

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

5. **Docket No. 02-15-16** **R** **2143-45 Atkins Avenue**

- | | |
|----------------------------------|----------------------------|
| <input type="checkbox"/> Approve | John Czarnecki |
| <input type="checkbox"/> Deny | 9900 Dublin Drive |
| <input type="checkbox"/> Defer | North Royalton, Ohio 44133 |

The applicant requests the review and approval of an appeal to the Clean Water Pilot Program; the applicant is appealing the decision by the City that a sump pump is required to alleviate misconnection. This item was deferred from the February 11, 2016 meeting. (Page 7)

John Czarnecki, applicant was present to explain the request.

Public comment was closed. City administration had no comments.

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

NEW BUSINESS
REQUEST FOR APPEAL
BOARD OF BUILDING STANDARDS

8. **Docket No. 03-21-16** **R** **1648 Marlowe Avenue**

- | | |
|----------------------------------|----------------------------|
| <input type="checkbox"/> Approve | Wendy E. Duncan |
| <input type="checkbox"/> Deny | 55655 Willowbend Boulevard |
| <input type="checkbox"/> Defer | Bristol, Indiana 46507 |

The applicant requests the review and approval of an appeal to the Division of Housing and Building designation of the property as being vacant, pursuant to section 1306.72(a)(1) – vacant and abandoned houses. (Page 28)

Mr. Russell gave an overview of the vacant property designation.

Wendy Duncan, applicant and Mr. Duncan, spouse were present to explain the request.

Public comment was taken. Mr. Russell read two e-mails into record (made part of record). Mr. Russell stated the homeowner was responsive to the city's concerns in respect to landscaping and front porch issues. The lack of water usage at the residence was an indicator of the home being vacant. Mr. Molinski explained more attention is paid to a vacant property regarding safety issues.

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

Defer

Lakewood, Ohio 44107

The applicant requests the review and approval of the replacement of cracked sandstone stair treads; one is 1” shorter in height than the others. (Page 39)

Christopher Kay, applicant was present to explain the request.

Mr. Robar asked if the railings would be replaced.

Public comment was closed. City administration supported the application.

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

ARCHITECTURAL BOARD OF REVIEW

11. **Docket No. 03-24-16** **R** **830 Beach Road**

Approve

Donna Luby

Deny

830 Beach Road

Defer

Lakewood, Ohio 44107

The applicant requests the review and approval of an addition to expand the existing garage 280 sq. ft. (Page 52)

Hanna Cohan, representative was present to explain the request.

Public comment was closed. City administration supported the application.

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

13. **Docket No. 03-26-16** **C** **12301 Madison Avenue**
The Veronika

Approve

Frank Scalish

Deny

13318 Madison LLC

Defer

13316 Madison Avenue

Lakewood, Ohio 44107

The applicant requests the review and approval of historic storefront rehabilitation. (Page 70)

Dana Paul, applicant and Adam Rosekelly, architect were present to explain the request.

Public comment was closed. Mr. Russell asked the board to make sure there was a fence on the south property line.

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

- **a fence on the south property line is included, and**
- **pay attention to the site lines for the shrubs.**

- () Deny
- () Defer

BNext Awnings + Graphics
5109 Clark
Cleveland, Ohio 44102

The applicant requests the review and approval of signage for new daycare; signs on front and rear of building.
(Page 80)

Angie Lopez, applicant was present to explain the request.

The Board thought the returns should be black. The sign should not be illuminated. They asked about the mounting of the signage. They wanted the rear sign to be much smaller and simpler, as it would act as a directional sign. Mr. Russell suggested the rear sign could be approved administratively in addition to exterior illumination of the front sign.

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

- the layout of the non-internally illuminated front sign,
- the front sign is built-up with the polycarbonate color material, and
- the small rear directional sign would be approved administratively.

All of the members voting yea, the motion passed.

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

6. Docket No. 02-16-16 R 2115 Dowd Avenue

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

Richard Bovaro
RDB Realty Inc.
1272 Surfside Court
Aurora, Ohio 44202

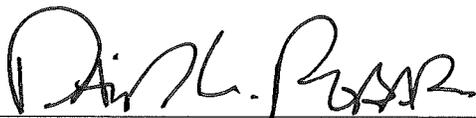
The applicant requests the review and approval for the replacement of front steps and landing. This item was deferred from the February 11, 2016 meeting. (Page 10)

Neither the applicant nor representative was present to explain the request. Mr. Russell said he spoke with the applicant a couple of times. He suggested the Board deny the request.

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

ADJOURN

A motion was made by Mr. Robar, seconded by Mr. Musson **ADJOURN** the meeting at 7:40 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. NANCY DALE
 2. Janice Kushner
 3. RAYMOND LONG
 4. CONNIE LONG
 5. James Long
 6. DALE GERTZ
 7. CHRIS KAY
 8. Hanna Cohan
 9. Adam Roschelly
 10. FRANK SUTSKIN
 11. Denz Peil

Nancy Dale
Janice Kushner
Raymond Long
Connie Long
James Long
Dale Gertz
Christopher N. Kay
Hanna Cohan
Adam Roschelly
Frank Sutskin
Denz Peil

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, March 10, 2016



Oath

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

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

PRINT NAME:

SIGN NAME:

1. John Schurr
2. TED DUPASKI
3. SHANE VIDOVIC
4. Angie Lopez
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

1423 Sevier
[Signature]
[Signature]
[Signature]

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, March 10, 2016

Schwarz, Johanna

From: Michelle Mackert <michelle.mackert@gmail.com>
Sent: Wednesday, March 09, 2016 1:15 PM
To: Planning Dept
Subject: Docket No 03-21-16, 1648 Marlowe Ave.

To whom it may concern:

This email is in response to a letter I received regarding a hearing designating 1648 Marlowe Ave. a vacant property. This property lies directly behind my property of 1653 Belle Ave.

There are a few concerns about this property. It does appear to be vacant. We cannot ever see lights on in the house from our point of view.

The back yard which is adjacent to my property is used as a place to dump leaves & dirt by other neighbors of 1648 Marlowe. This leaves it looking bad (again, only visible from my back yard) as well as creates a habitat for wild animals such as skunks, etc. There are multiple shingles missing from the roof on the back of the house. I assume this is an unknown problem, as it would be difficult to see from most view points.

Thank you for the opportunity to express my concerns.

Michelle Mackert
1653 Belle Ave.

216-544-7047

Michelle

Schwarz, Johanna

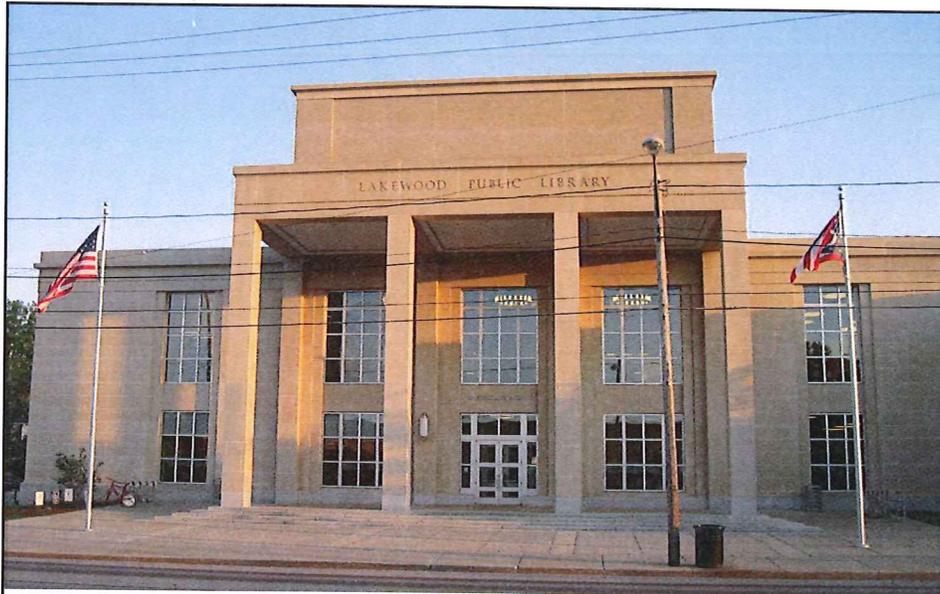
From: Chris French <chris.french555@gmail.com>
Sent: Thursday, March 10, 2016 12:00 PM
To: Planning Dept
Subject: Docket 03-21-16 (1648 Marlowe Ave.)

To whom it may concern;

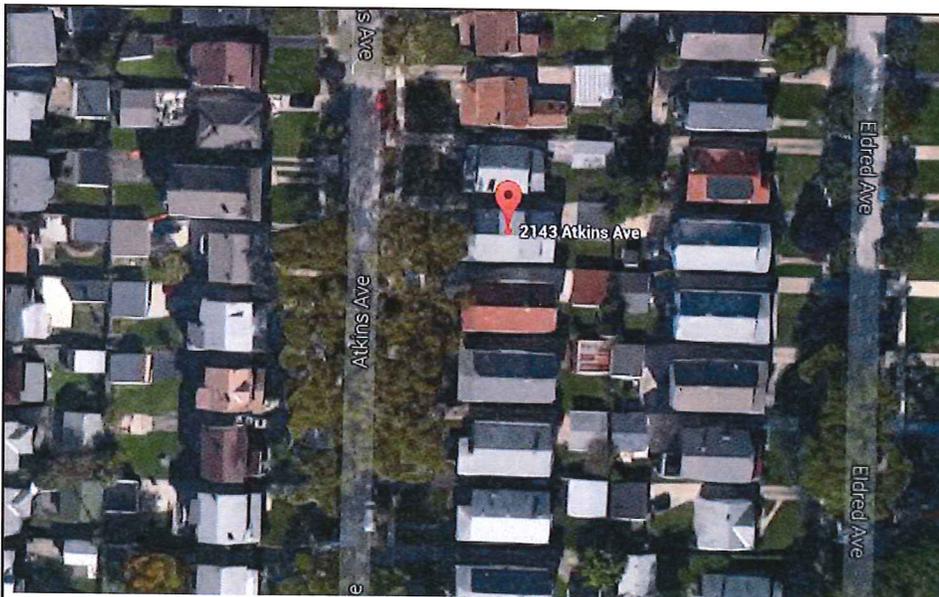
As a resident at 1645 Belle Ave I don't have a problem with the owner at the above address not living there. If they are doing all of the things that are stated in her response to the notification by the Division of Housing and Building then I believe the board should accept her appeal to allow the owners to continue doing same.

I would only ask the board to insure that owners don't allow normal 3 class mail and other unsolicited material to collect on the porch and someone (possibly a neighbor) check the house any signs of broken windows or forced entry.

Respectfully,
Christopher R. French
Owner at 1645 Belle Ave.



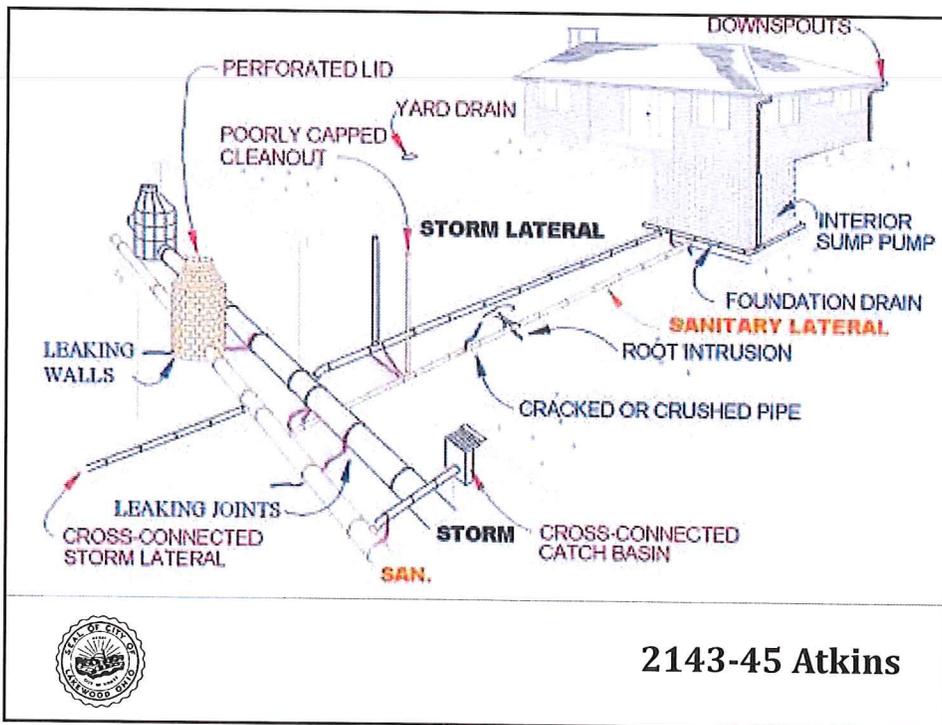
Architectural Board of Review
March 10, 2016



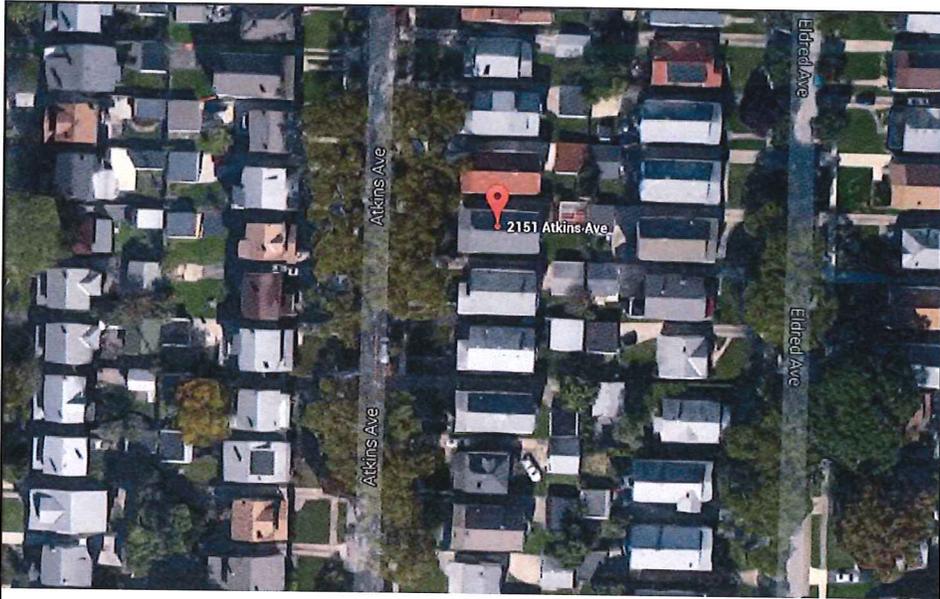
2143-45 Atkins



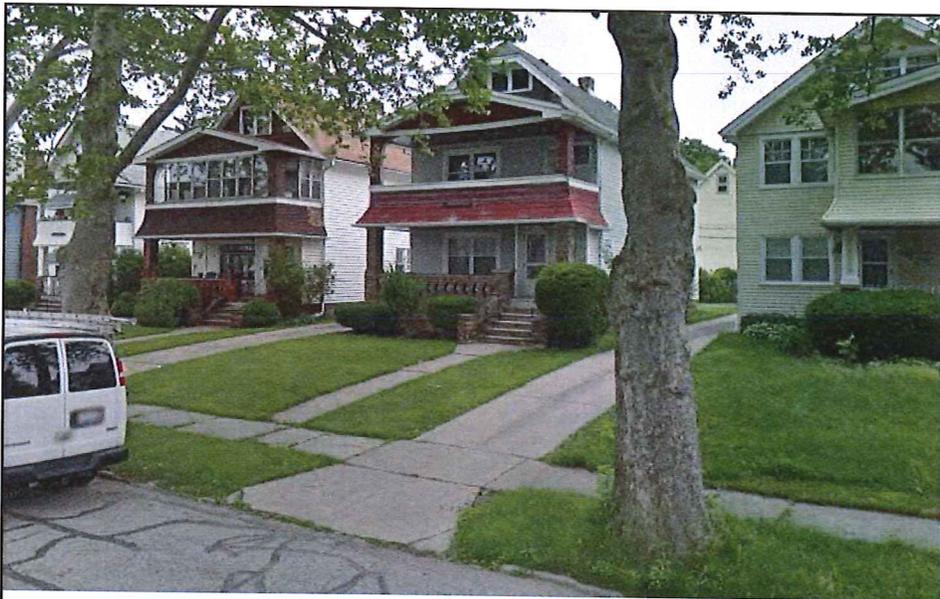
2143-45 Atkins



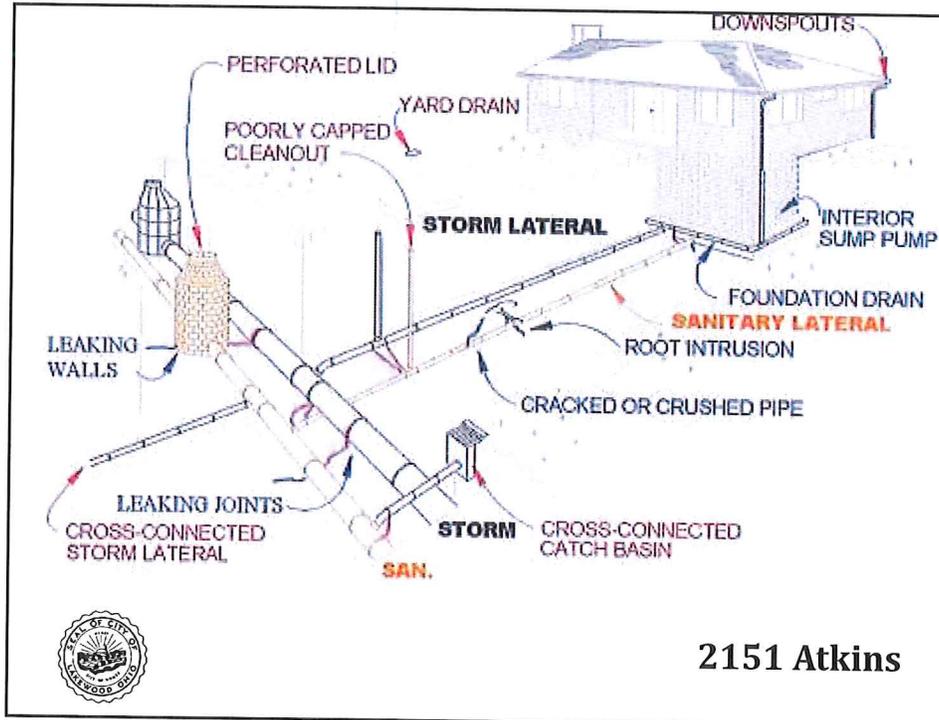
2143-45 Atkins



2151 Atkins

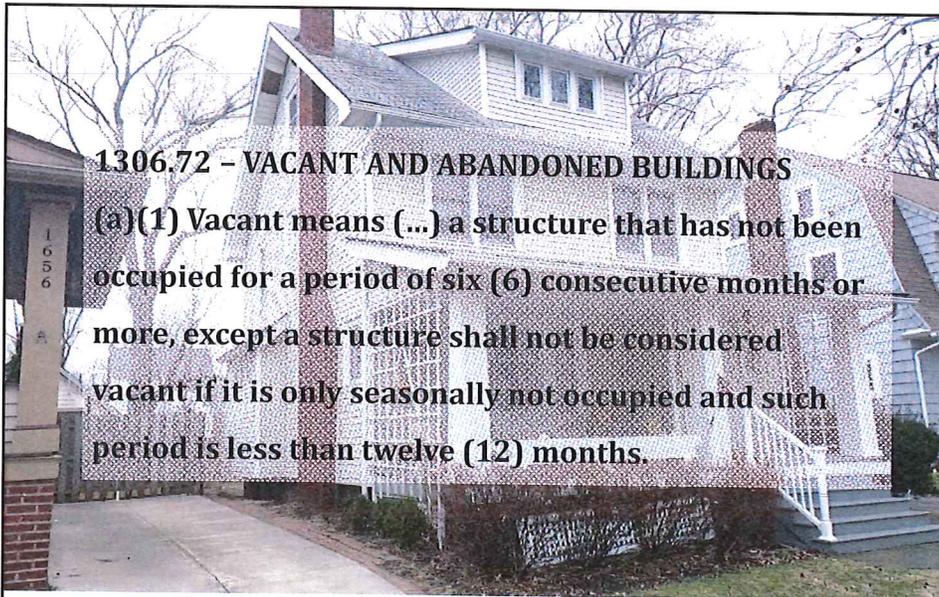


2151 Atkins

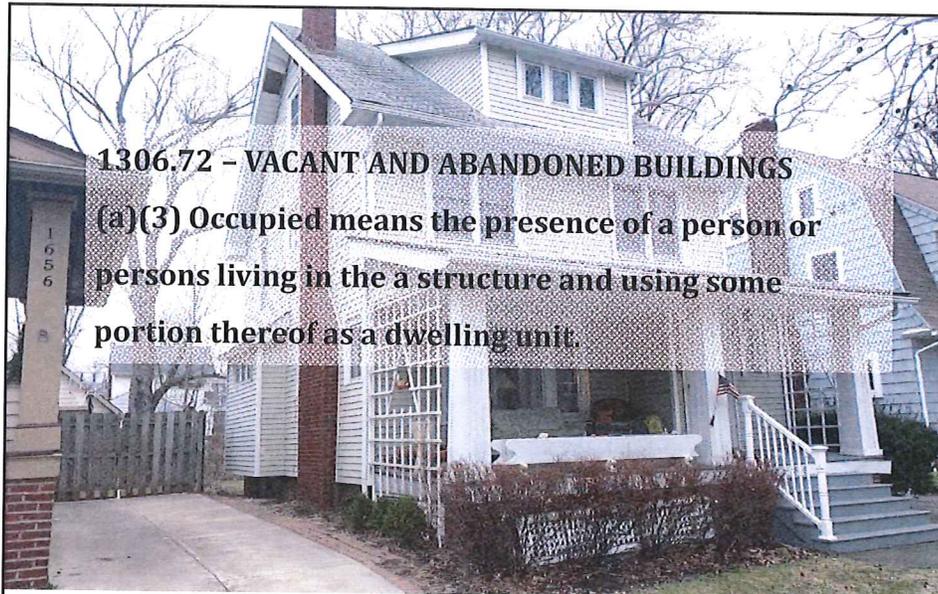




1648 Marlowe



1648 Marlowe

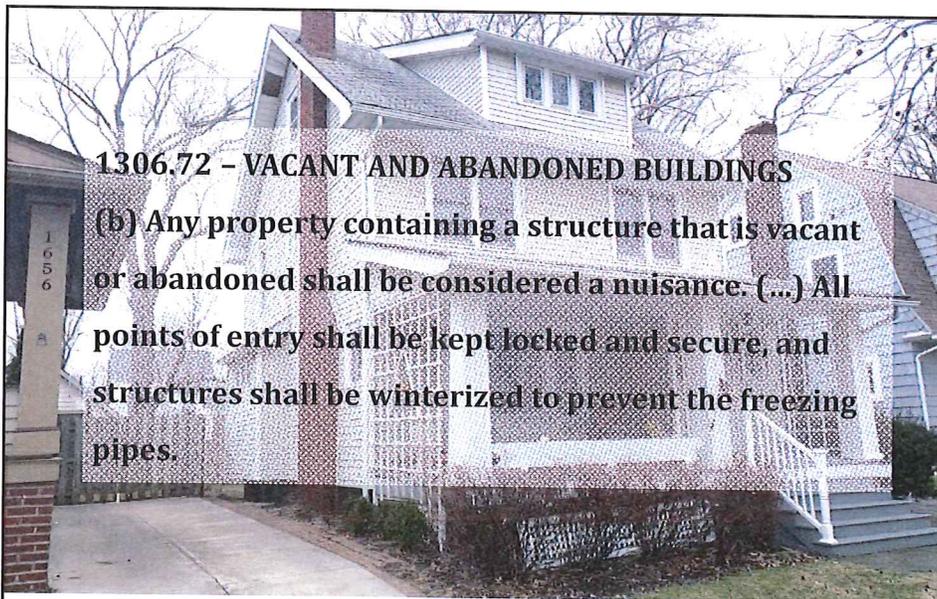


1306.72 - VACANT AND ABANDONED BUILDINGS

(a)(3) Occupied means the presence of a person or persons living in the a structure and using some portion thereof as a dwelling unit.



1648 Marlowe

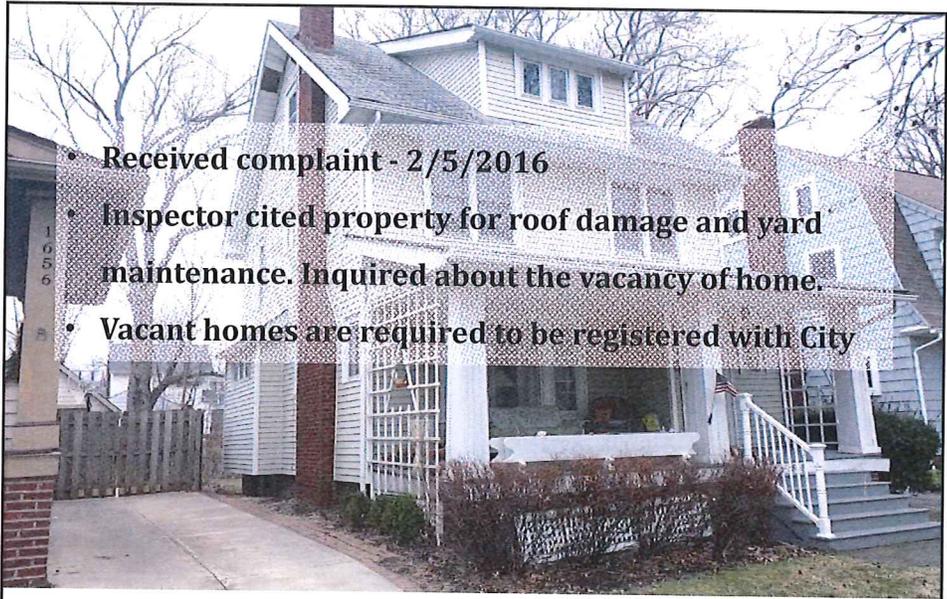


1306.72 - VACANT AND ABANDONED BUILDINGS

(b) Any property containing a structure that is vacant or abandoned shall be considered a nuisance. (...) All points of entry shall be kept locked and secure, and structures shall be winterized to prevent the freezing pipes.



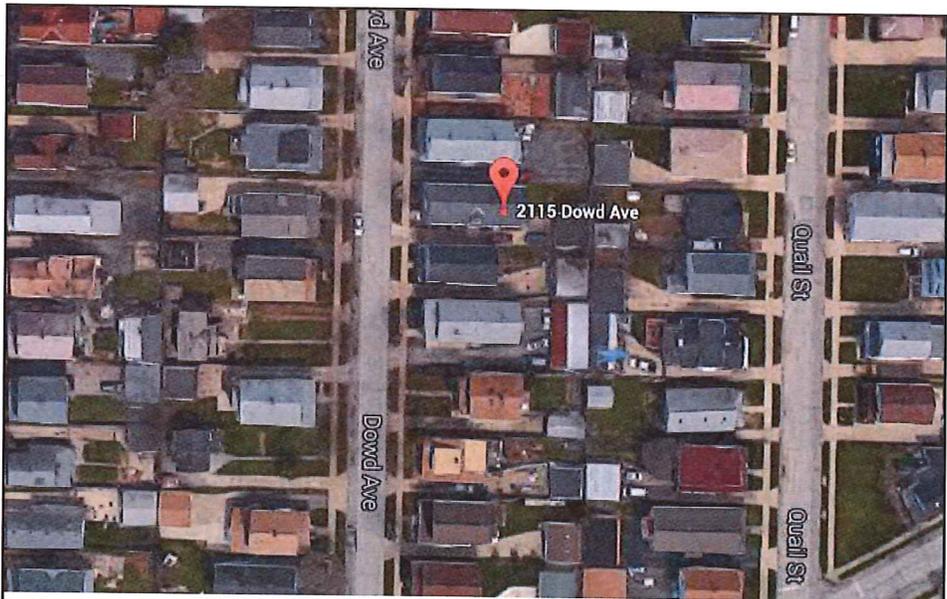
1648 Marlowe



- Received complaint - 2/5/2016
- Inspector cited property for roof damage and yard maintenance. Inquired about the vacancy of home.
- Vacant homes are required to be registered with City



1648 Marlowe



2115 Dowd



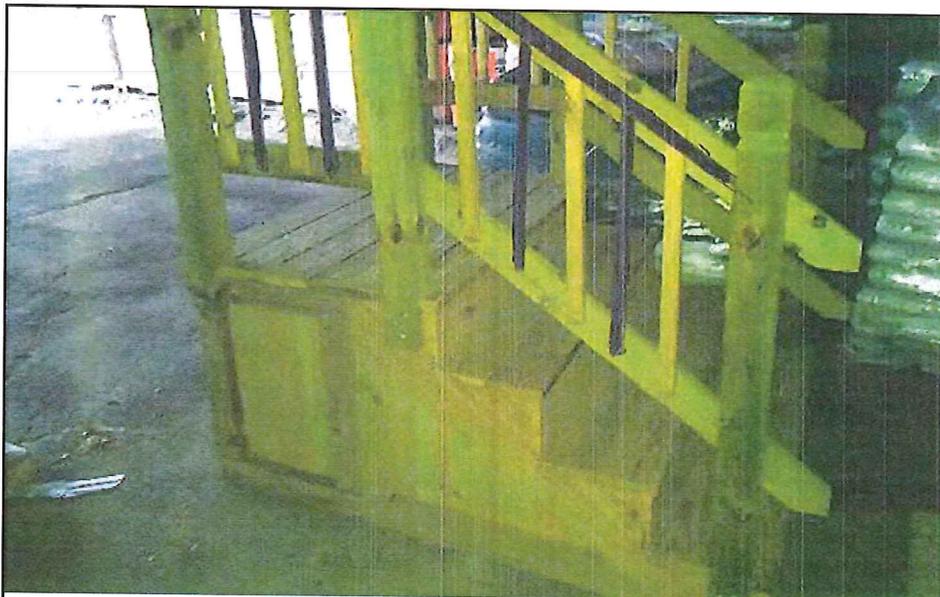
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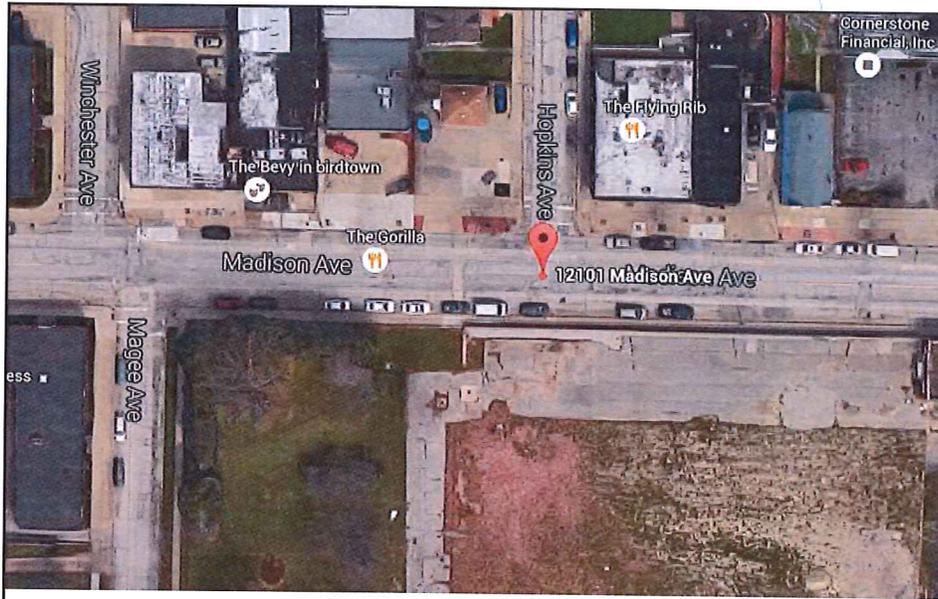
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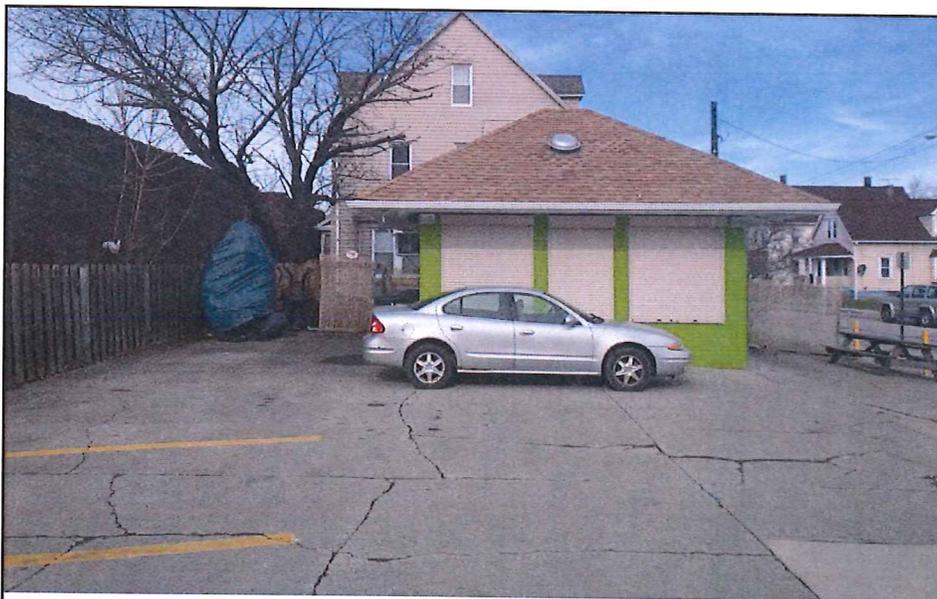
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2115 Dowd



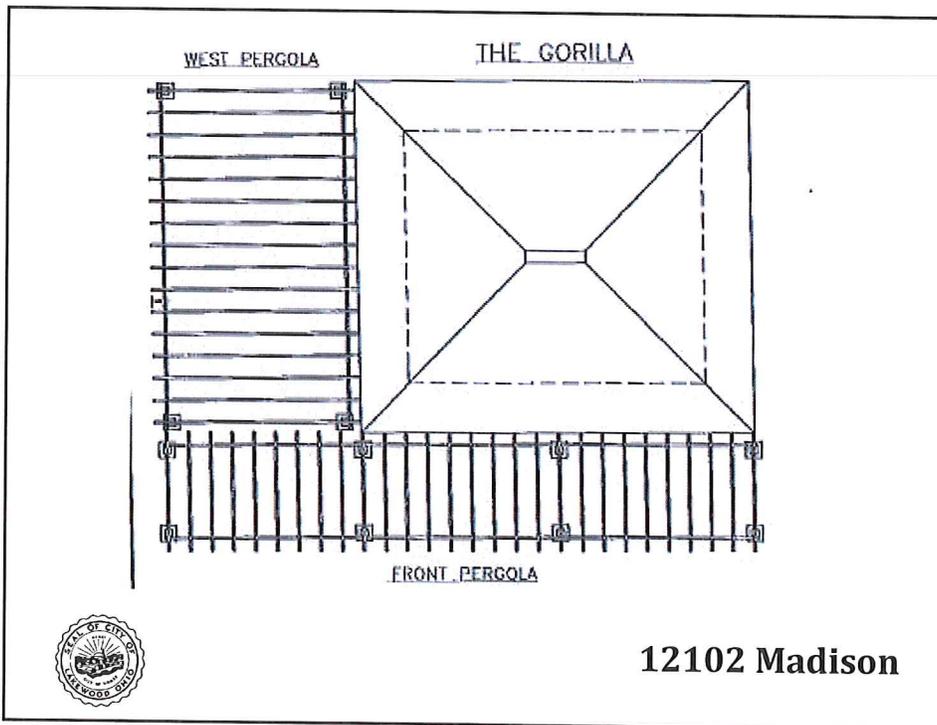
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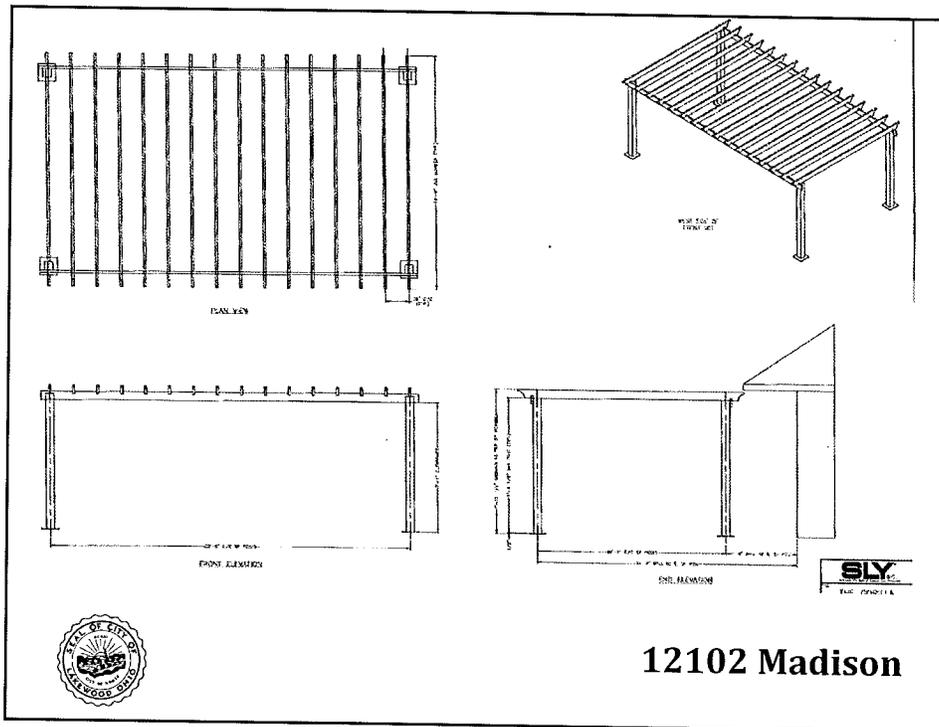
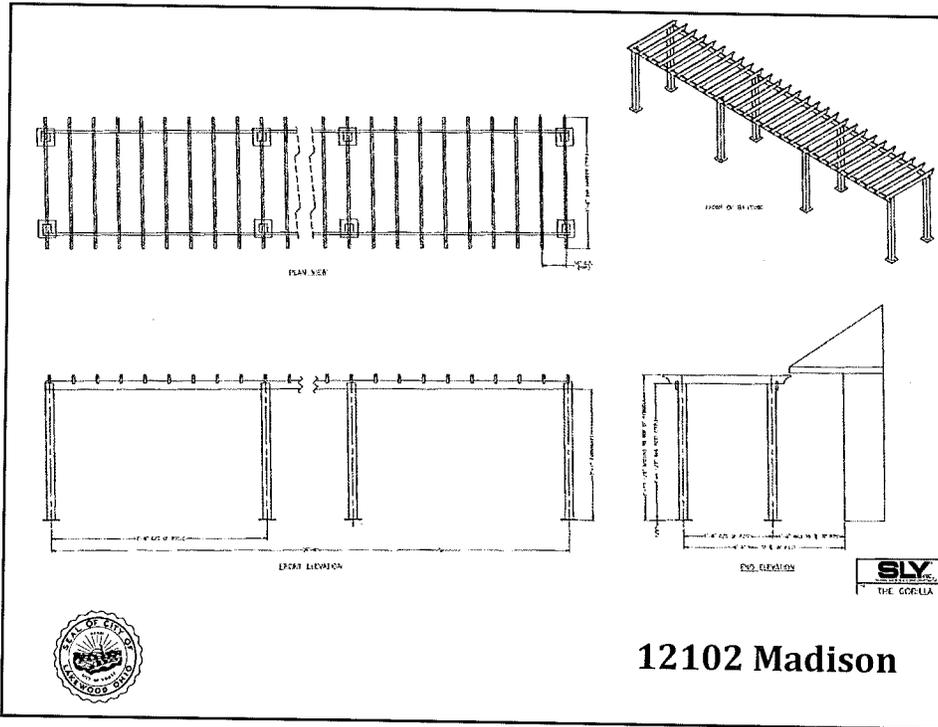
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12102 Madison



12102 Madison





1207 Arlington



1207 Arlington



1207 Arlington



1456 W. Clifton Blvd



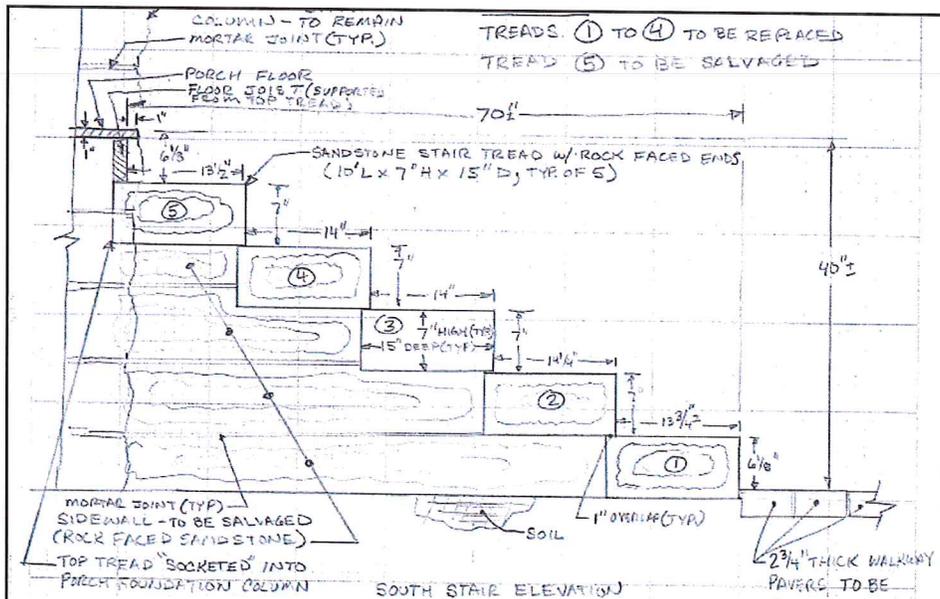
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1456 W. Clifton Blvd



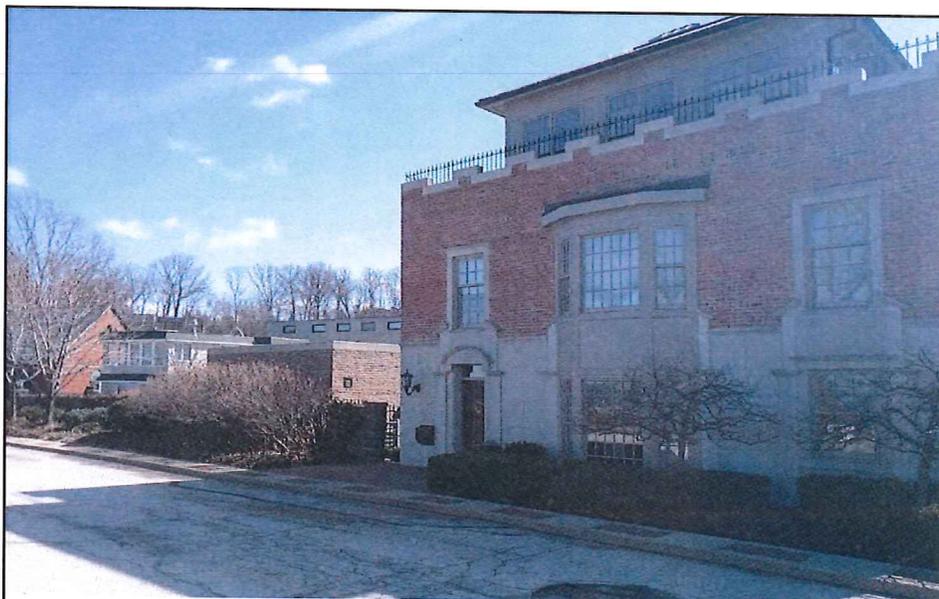
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1456 W. Clifton Blvd



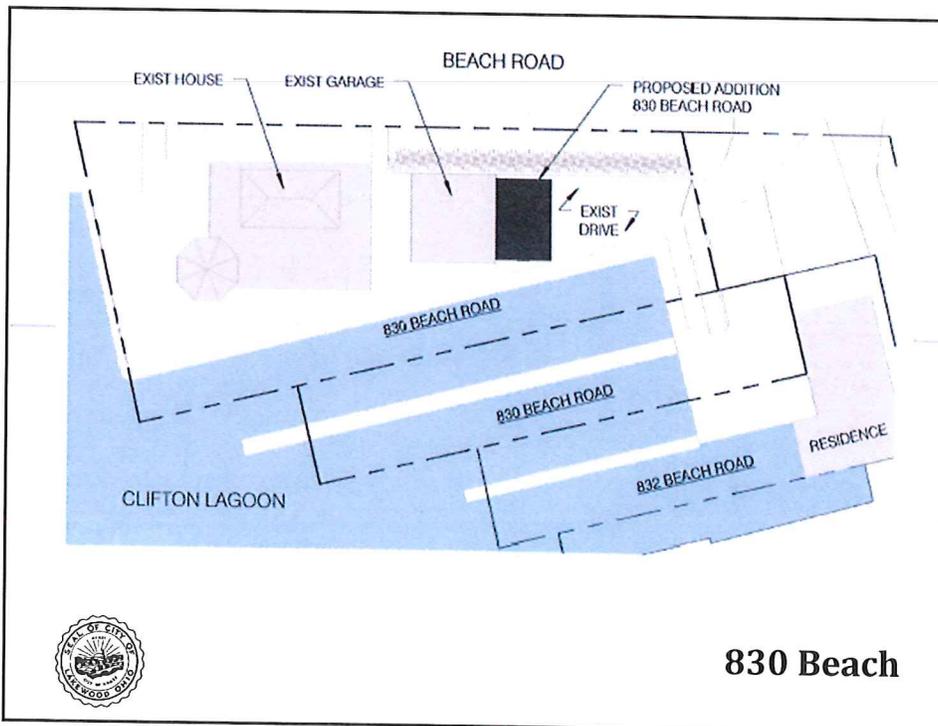
830 Beach



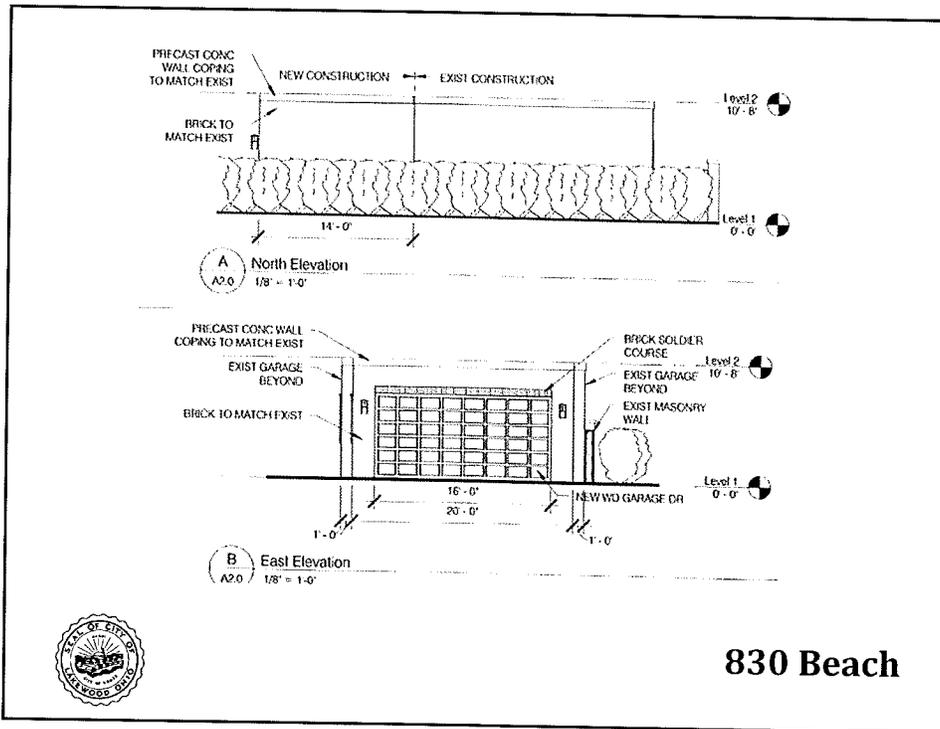
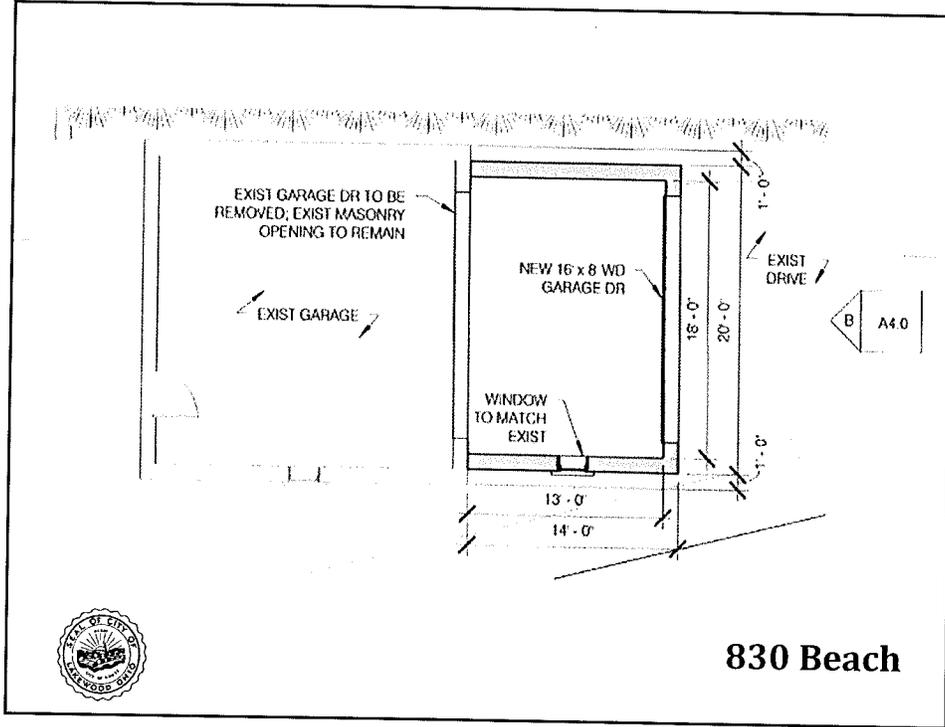
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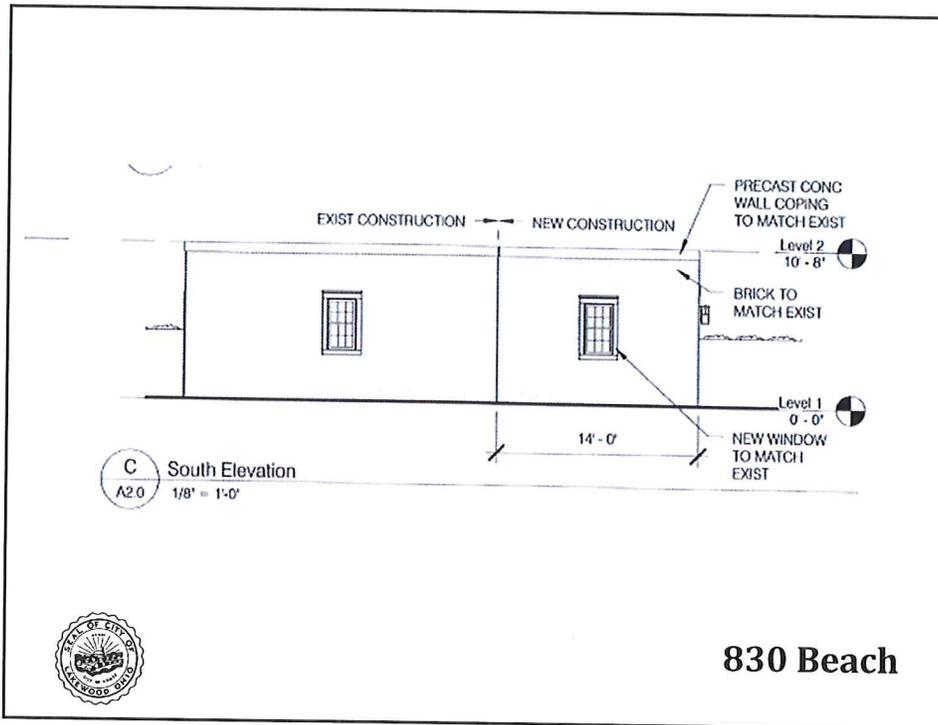


830 Beach



830 Beach

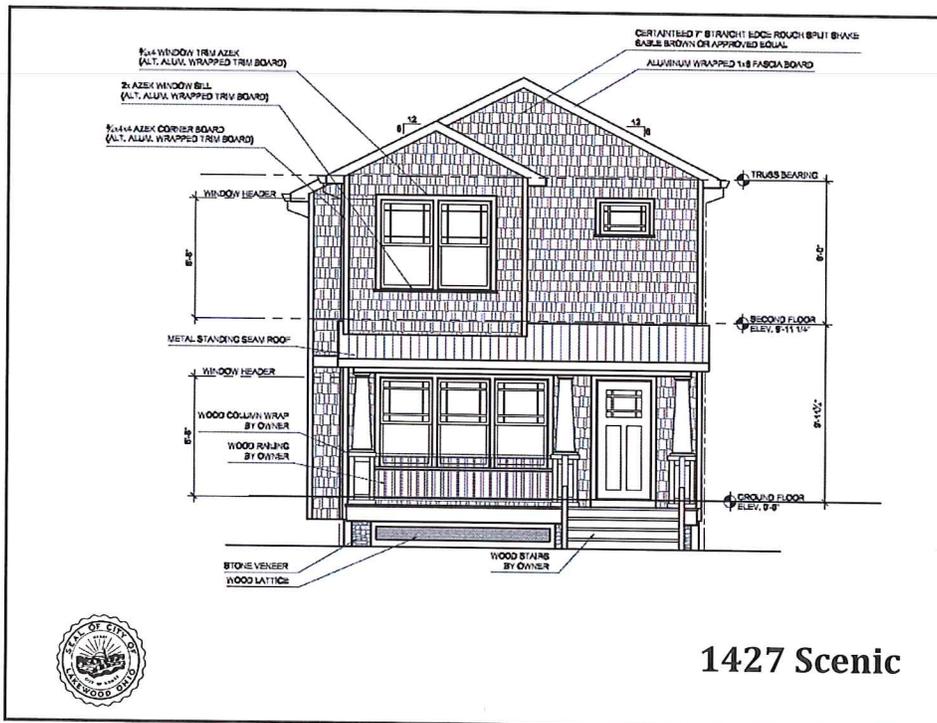




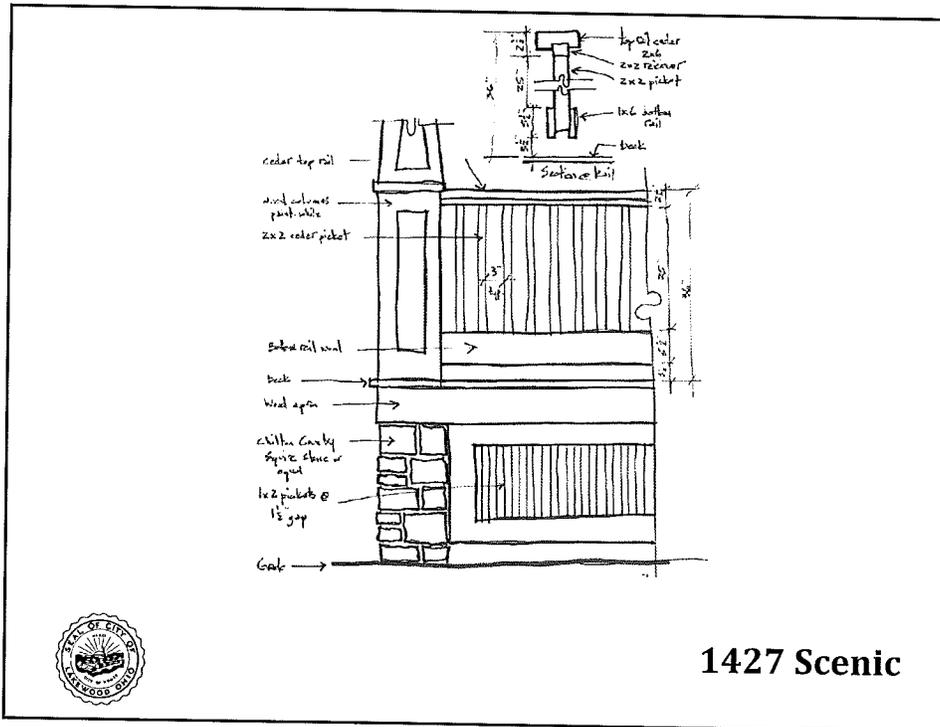
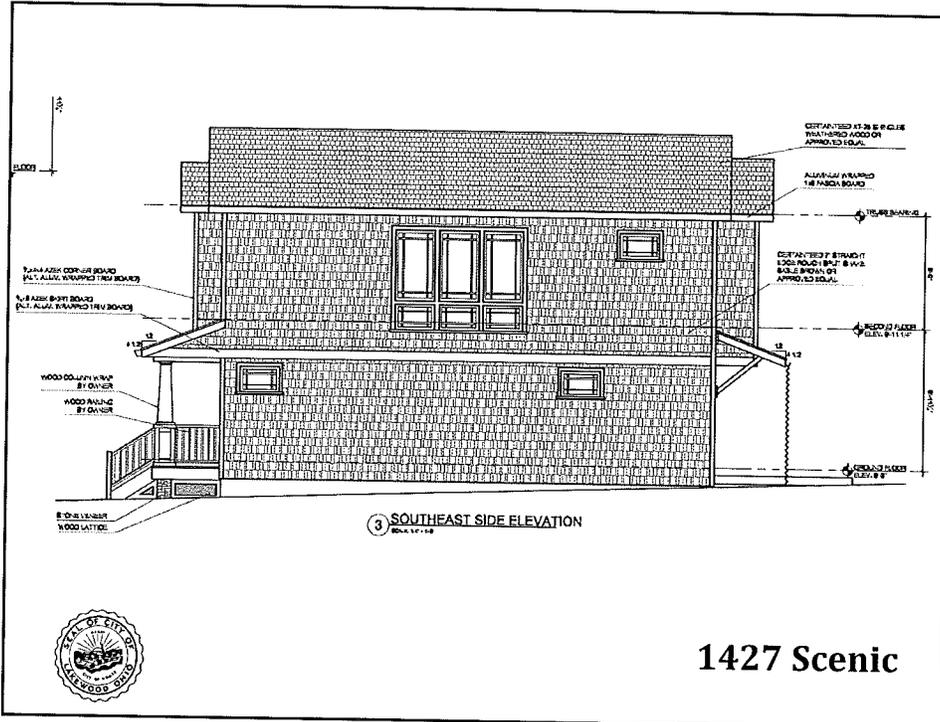
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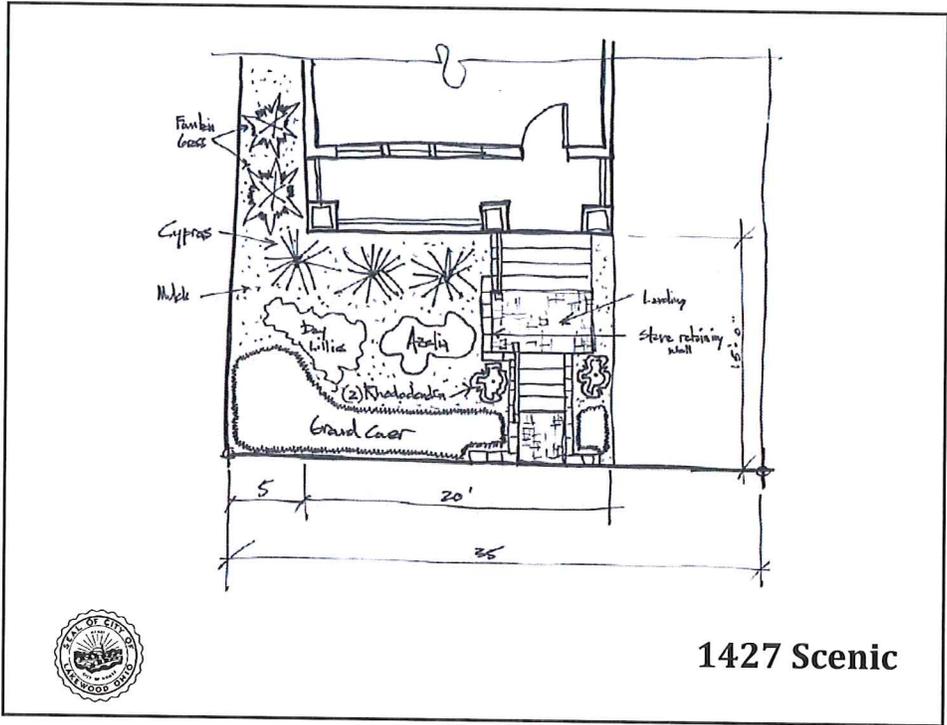


1427 Scenic



1427 Scenic





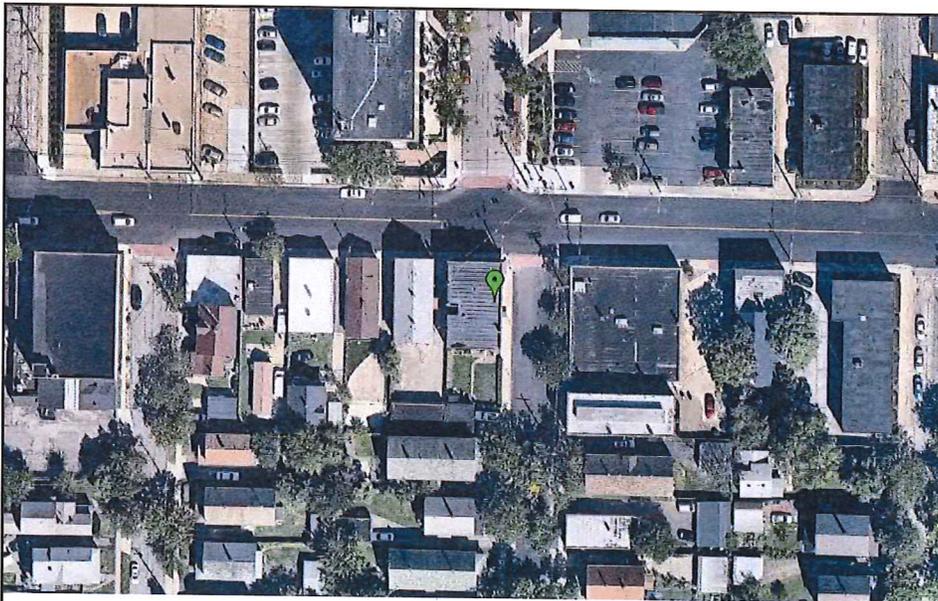
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1427 Scenic



1427 Scenic



12301 Madison



12301 Madison



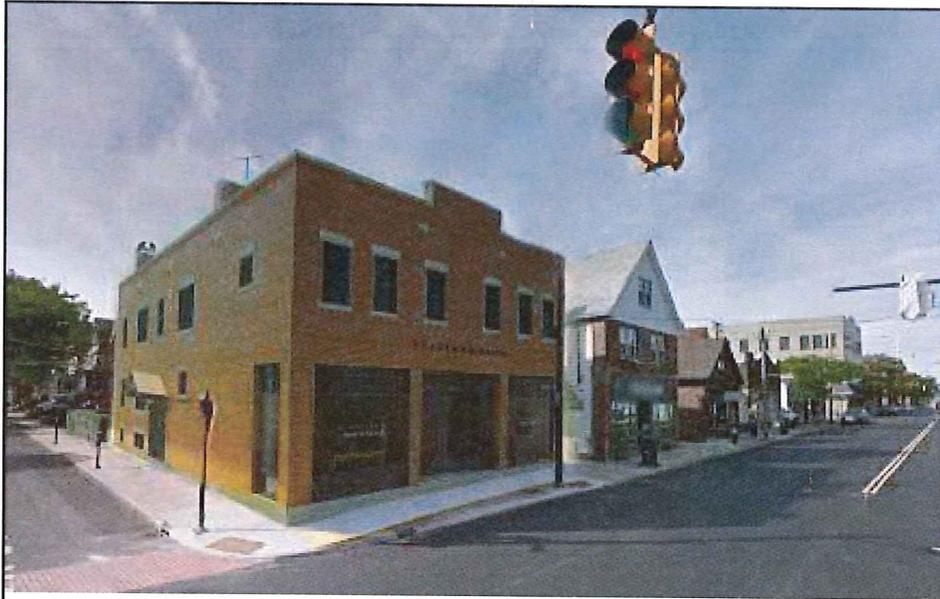
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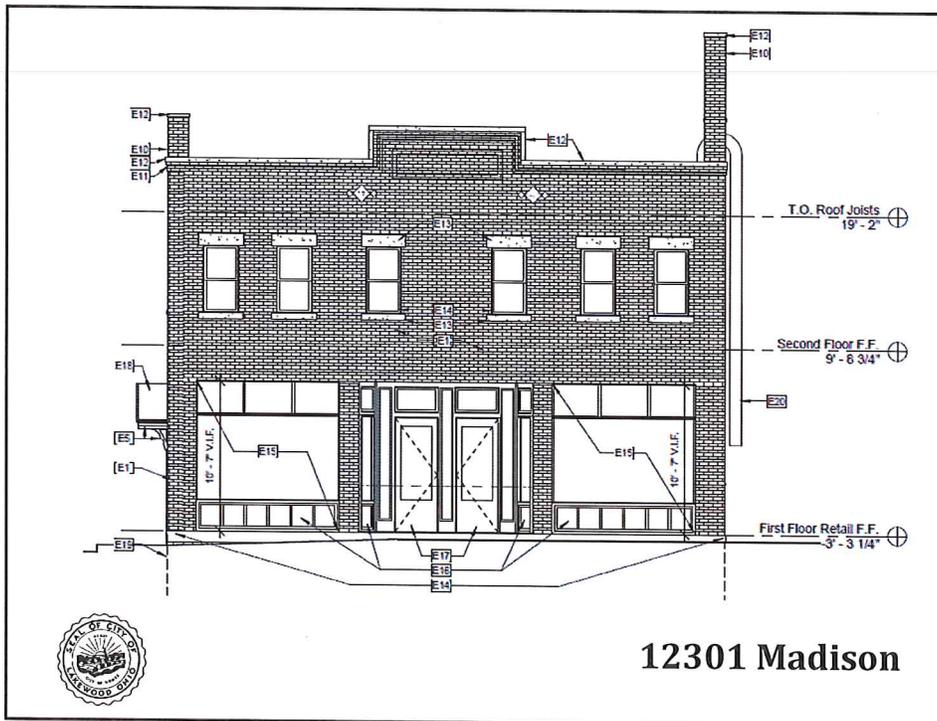
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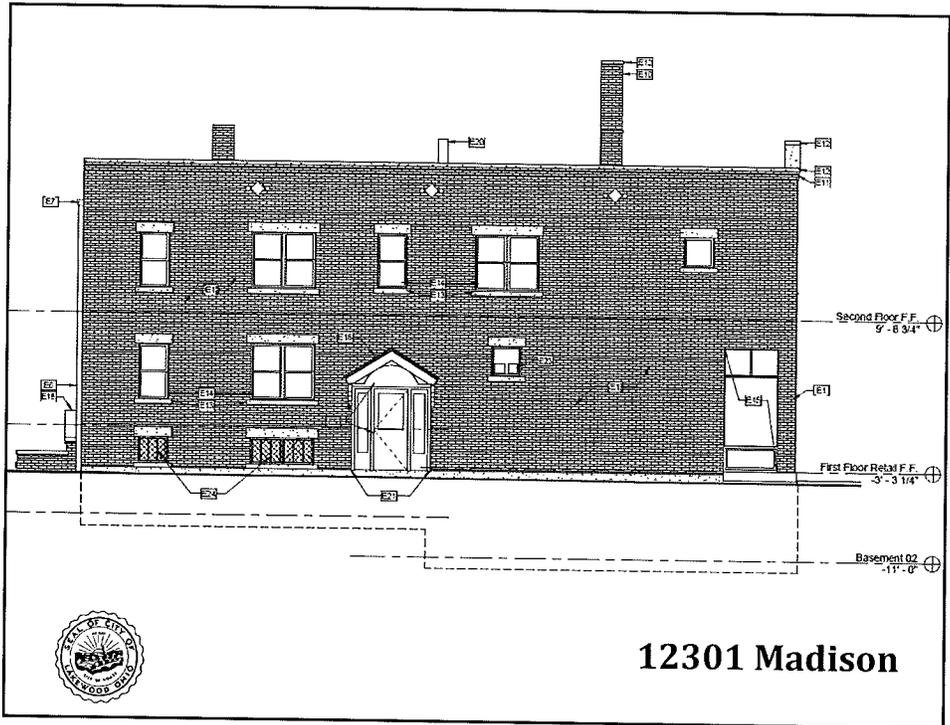
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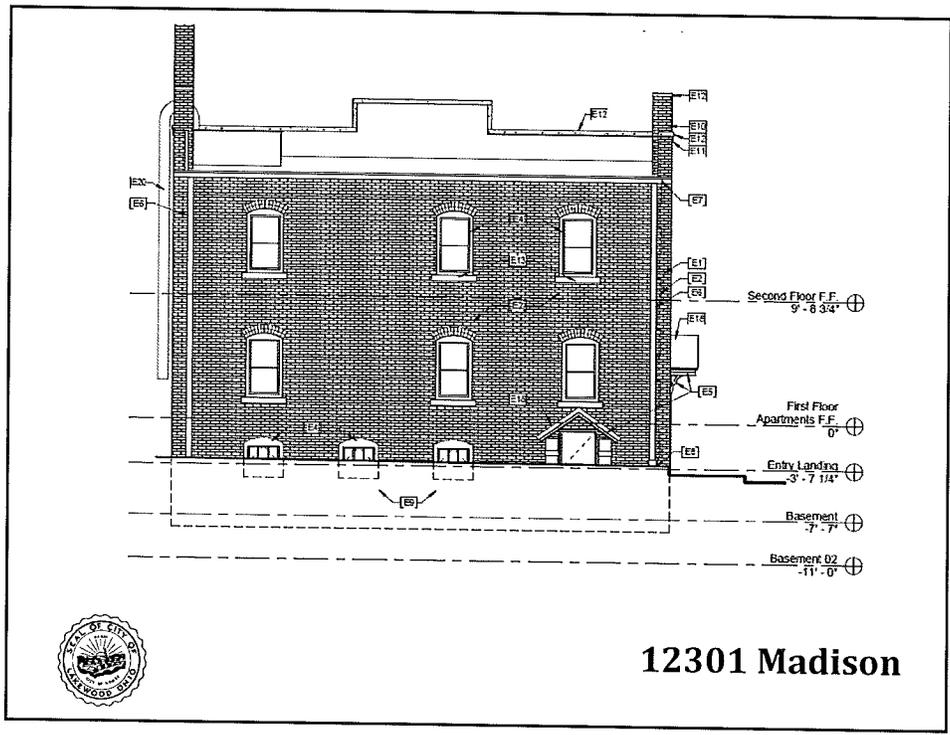
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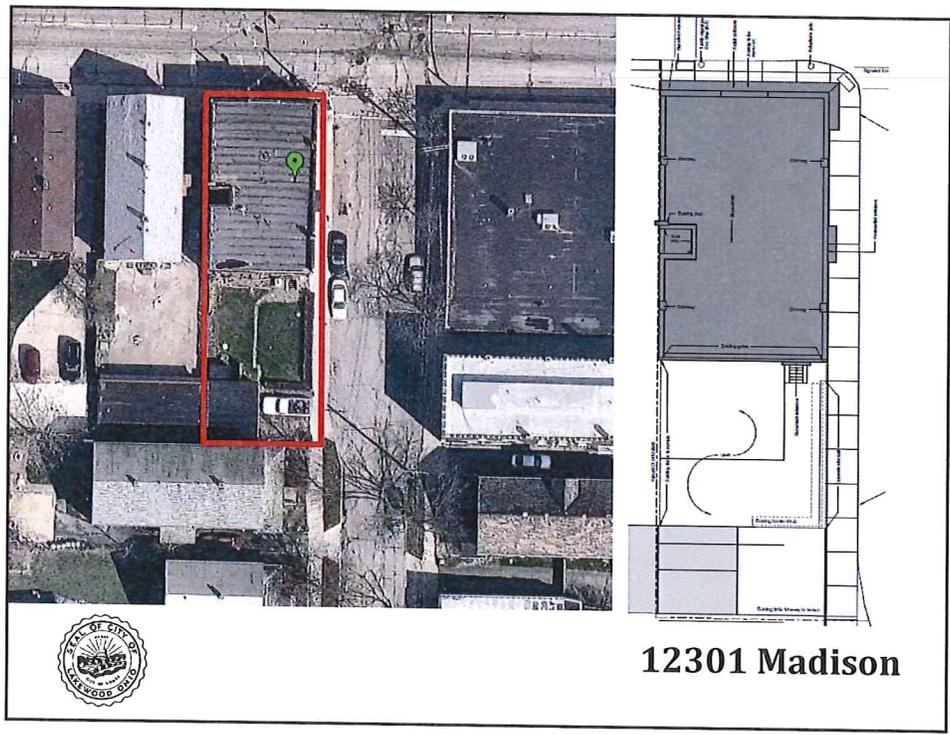
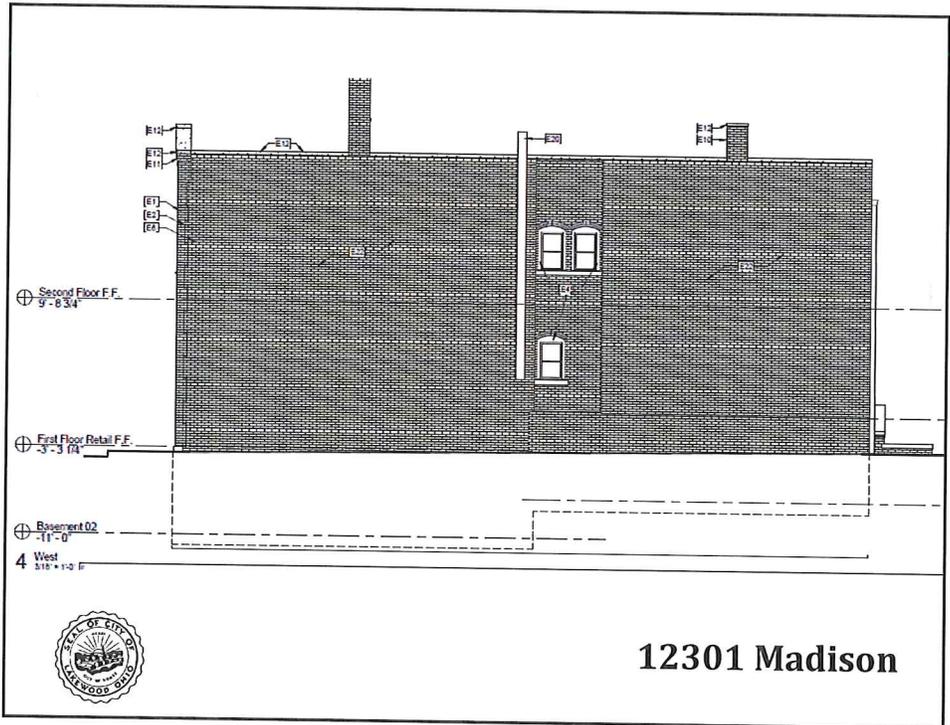
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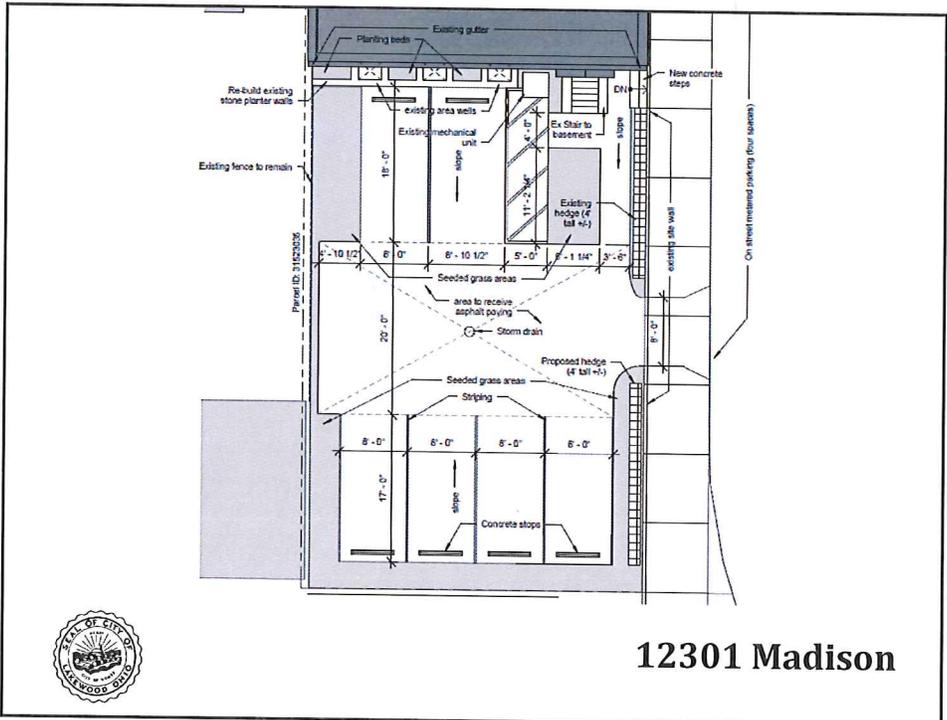


12301 Madison



12301 Madison







17100 Detroit



17100 Detroit

option 1



option 2



option 3



Side 77.75" h x 22.5" w logo 19" h x 66"
Text 7.5" h x 62" w
color print laminated on Maxx Metal



17100 Detroit

Front 180" h x 21" w
color print laminated on Maxx Metal
logo 8" wide x 19 h text 7.5" h x 93" w



\$499.00

Side 77.75" h x 22.5" w logo 19" h x 66"
Text 7.5" h x 62" w
color print laminated on Maxx Metal



\$229.00

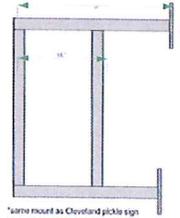


17100 Detroit

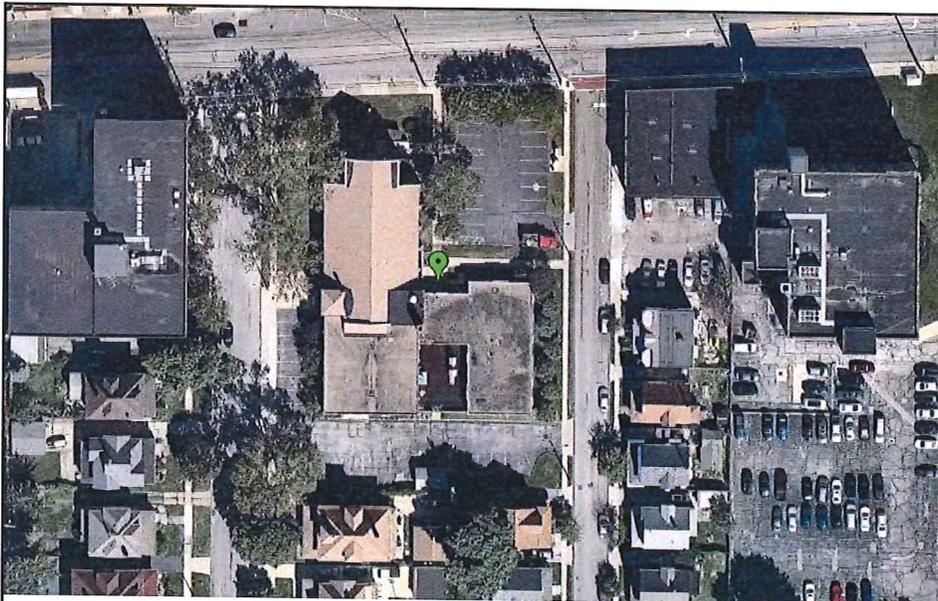


SIGN 29.5" W X 60" H
 12.5 sq. ft. "B" 14.5" h
 Lexan flat printed faces.
 Interior illuminated
 single stroke led with
 12v supply connected to
 existing building electric.
 \$4499.00

* Prices do not include installation or permits



17100 Detroit



14321 Detroit



14321 Detroit

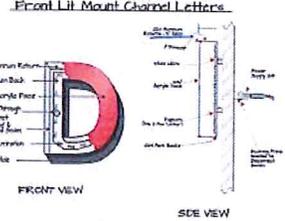
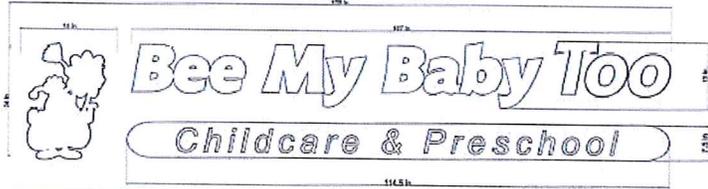


14321 Detroit

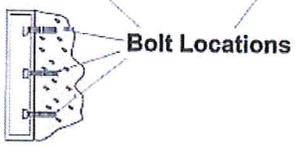
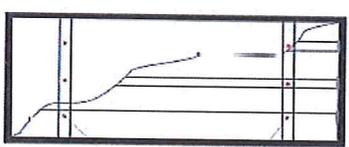


Bee My Baby Too

Childcare & Preschool



14321 Detroit



14321 Detroit



- **12102 Madison Avenue** – *The Gorilla*
- **17100 Detroit Avenue** – Proper Pig Signage
- **1427 Scenic Street** – New Home Construction
- **12301 Madison Avenue** – Storefront Renovation
- **14321 Detroit Avenue** – Bee My Baby Too Signage



Pre-Review Meeting Schedule