

**MINUTES**  
**BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**  
**OCTOBER 13, 2016**  
**5:30 P.M.**  
**LAKEWOOD CITY HALL**  
**AUDITORIUM**

1. Roll Call

Amy Haney  
Daniel Musson  
David Robar, Chairman  
Cynthia Stockman

Bryce Sylvester, Planning and Development  
Michael Molinski, City Architect, Building Commissioner

A motion was made by Mr. Robar, seconded by Mr. Musson to **EXCUSE** the absence of Bryan Evans. All of the members voting yea, the motion passed.

2. Approve the minutes of the September 8, 2016 meeting.

A motion was made by Mr. Robar, seconded by Ms. Stockman to **APPROVE** the minutes of the September 8, 2016 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

Mr. Sylvester waived the Opening Remarks.

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The Chairman read the following to the public prior to start of business:

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

Item 6 was Summary Approved at the pre-review meeting on October 6, 2016.  
A motion and a second were needed for approval.

**SUMMARY APPROVED**  
**OLD BUSINESS**  
**SIGN REVIEW**

6. **Docket No. 09-89-16**

**C 13733 Madison Avenue**  
**Lakewood Music Academy**

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

Sharon Marrell  
Lakewood Music Academy  
13733 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of a projecting sign and signage in sign band. This item was deferred from the meeting in September. (Page 14)





10. **Docket No. 10-98-16** **C** **11821 Detroit Avenue**  
**Rose & Rose Realty, LLC**

Approve  
 Deny  
 Defer

Jill Brandt  
Brandt Architecture, LLC  
19440 Riverwood Avenue  
Rocky River, Ohio 44116

The applicant requests the review and approval of a new storefront window system at existing structure. (Page 45)

Jill Brandt, applicant and Kosla Almiroudis, property owner were present to explain the requests.

The Board was concerned about the loss of the building's architectural details on the sign bands and the lack of sills.

Public comment was closed as there was no one to address the matter. City administration concurred with the Board.

A motion was made by Mr. Robar, seconded by Mr. Musson to **DEFER** the request **until the meeting of November 10, 2016**. All of the members voting yea, the motion passed.

11. **Docket No. 10-99-16** **C** **11829 Detroit Avenue**  
**Rose & Rose Realty, LLC**

Approve  
 Deny  
 Defer

Jill Brandt  
Brandt Architecture, LLC  
19440 Riverwood Avenue  
Rocky River, Ohio 44116

The applicant requests the review and approval of a new storefront window system at existing structure. (Page 49)

A motion was made by Mr. Robar, seconded by Mr. Musson to **DEFER** the request **until the meeting of November 10, 2016**. All of the members voting yea, the motion passed.

12. **Docket No. 10-100-16** **C** **17120 Detroit Avenue**  
**GV Art**

Approve  
 Deny  
 Defer

Bert Wirtz  
Home Works LLC  
1206 Manor Park Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval to replace storefront windows and doors. (Page 53)

George Vlosick, Greg Vlosick, and Bert Wirtz, applicant were present to explain the request.

The Board sought confirmation about the dimensions of the window units; that would the trim would be uniform all around the windows, details about the sills and the area above the doors.

Public comment was closed as there was no one to address the matter. City administration supported the project.





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**SIGN REVIEW**

17. **Docket No. 10-105-16**

**15217 Madison Avenue  
Holistic Lakewood**

- Approve
- Deny
- Defer

Steven Foster  
Neon City Signs  
11500 Madison Avenue  
Cleveland, Ohio 44102

The applicant requests the review and approval of two black vinyl awnings with signage and logos for a corner storefront. (Page 101)

Steve Foster, applicant was present to explain the request.

The Board thought the proposal fit well with the adjacent businesses.

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

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

18. **Docket No. 10-106-16**

**14300 Detroit Avenue  
Westerly Apartments**

- Approve
- Deny
- Defer

Brian Grambort  
Herman Gibans Fodor, Inc.  
1939 West 25<sup>th</sup> Street, Suite 300  
Cleveland, Ohio 44113

The applicant requests the review and approval of a new ground sign. (Page 104)

Brian Grambort, applicant was present to explain the request.

The Board liked the proposed and future changes of other signage at the site.

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

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

19. **Docket No. 10-107-16**

**1669 Larchmont Avenue  
aka 17138-40 Madison Avenue  
Flower Power**

- Approve
- Deny
- Defer

Leia Hohenfeld  
Flower Power  
1669 Larchmont Avenue

The applicant requests the review and approval of a sign face canvas placed onto an existing wood sign frame on the east side of a building. (Page 113)

Leia Hohenfeld, applicant was present to explain the request.

The Board thought the sign was cute and had been cautious initially as to its weather durability. City administration supported the design but as the canvas material had not been used traditionally, and it would be a “wait and see” situation. If it worked well, it could be considered for use in the future.

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

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**ARCHITECTURAL BOARD OF REVIEW**

20. **Docket No. 10-108-16** **R** **12318 Plover Street**

<input type="checkbox"/> Approve	Michael Caito and Brett Dawson
<input type="checkbox"/> Deny	Payne and Payne Builders
<input type="checkbox"/> Defer	10750 Mayfield Road
	Chardon, Ohio 44024

The applicant requests the review and approval for the construction of a two-unit single family structure. (Page 118)

Michael Caito and Brett Dawson, applicants were present to explain the request.

The Board agreed the project was a great one. City administration supported the proposal.

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

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**OLD BUSINESS**

**SIGN REVIEW BOARD**

5. **Docket No. 09-88-16** **C** **18105 Detroit Avenue**  
**Two Men & A Vacuum**

<input type="checkbox"/> Approve	Cody Warren
<input type="checkbox"/> Deny	Two Men + A Vacuum
<input type="checkbox"/> Defer	18105 Detroit Avenue
	Lakewood, Ohio 44107

The applicant requests the review and approval of storefront renovation and awnings. This item was deferred from the meeting in September. (Page 11)

Neither the applicant nor representative was present, although Mr. Sylvester said he expected them. The Board offered some suggestions to be the revisions.

A motion was made by Mr. Robar, seconded by Ms. Haney to **DEFER the request until the meeting of November 10, 2016**. All of the members voting yea, the motion passed.

**ADJOURN**

A motion was made by Mr. Robar, seconded by Mr. Musson to **ADJOURN** the meeting at 7:54pm. All of the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature

November 10, 2016  
\_\_\_\_\_  
Date

*Boye Sylvester*  
*Secretary.*



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. MARK MOREHART
- 2. David Savetski
- 3. BERT WIRTZ
- 4. JILL BRANDT
- 5. Fotou Almiraidis
- 6. GEORGE VLOSICH
- 7. Greg Vlosich
- 8. Tom Corrigan
- 9. RALPH; MARY PINNO
- 10. JP LUKART
- 11. How Finck

- [Handwritten 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, October 13, 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. Felipe Arango
- 2. Steve Foster
- 3. Lera Hohenfeld
- 4. Michael Caifo
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_
- 11. \_\_\_\_\_

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Date of Proceeding: Thursday, October 13, 2016

## Schwarz, Johanna

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**From:** ANDY SYKORA <ASYKORA@WINDOWUNIVERSECLEVELAND.COM>  
**Sent:** Tuesday, October 11, 2016 9:36 AM  
**To:** Planning Dept  
**Subject:** Docket No. 10-100-16 - GV Art

To whom it may concern,

Hello, I just wanted to write a quick note in regards to the petition that is up for review for GV Art's storefront renovation. We are a neighboring business and wholeheartedly support their plans. We will not be able to attend the review meeting on Thursday, but I wanted to send along our support and hope that you are able to approve their plans. They have been a great neighbor at their current location and we feel they have added value to our business district by having a great looking storefront and running a good business.

Andy Sykora  
**Window Universe Cleveland**  
17409 Detroit Ave.  
Lakewood, OH 44107

[www.windowuniversecleveland.com](http://www.windowuniversecleveland.com)

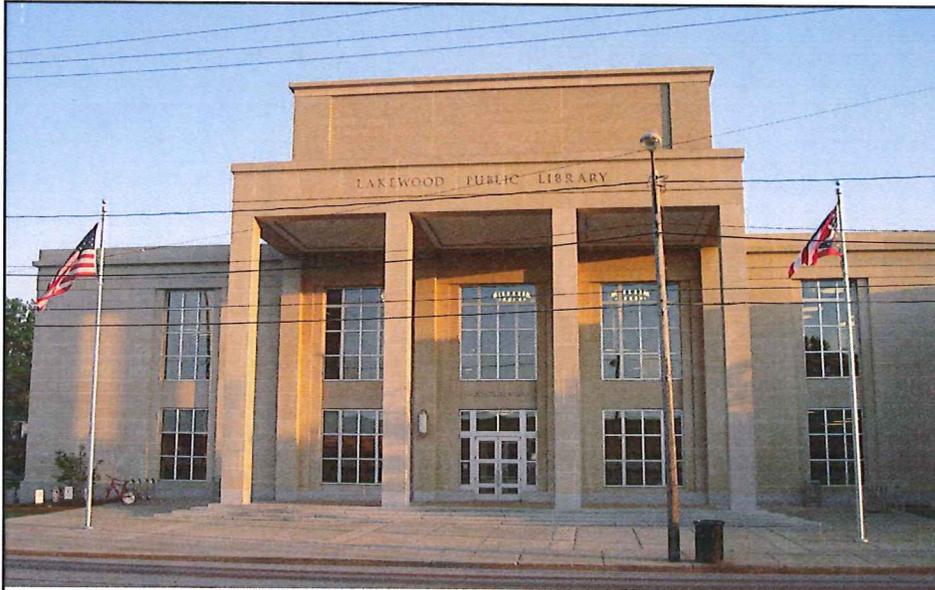
office: 216.485.2656

cell: 440.339.4371

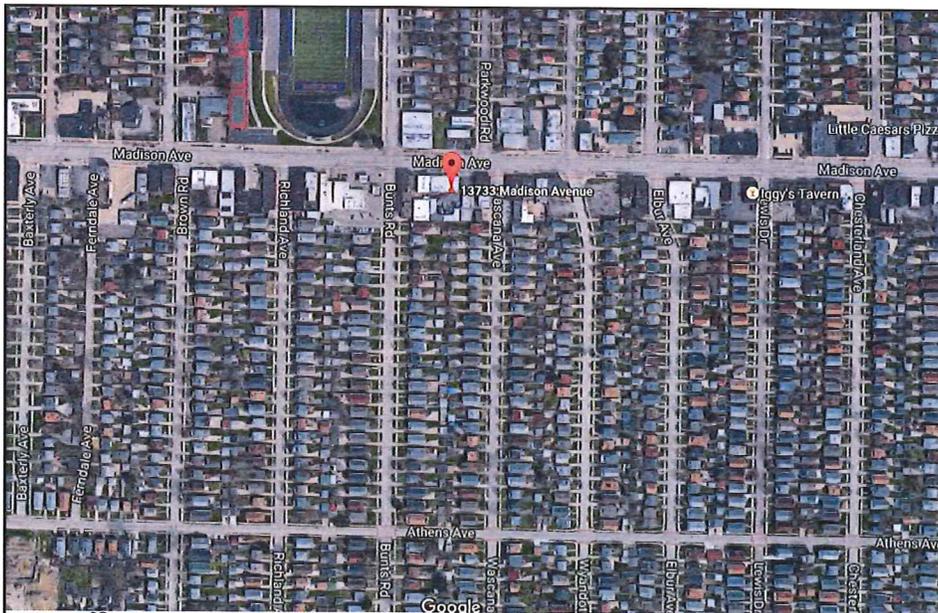
**Window Universe**  
*The Future of Replacement Windows*



7 Consecutive Super Service Awards  
Previous awards: 2009, 2010, 2011, 2012,  
2013, 2014



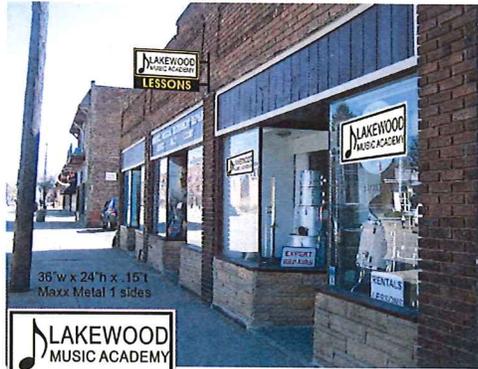
**Architectural Board of Review**  
*October 13, 2016*



**13733 Madison Avenue**



44" w x 27" h x 1.5" t  
Maxx Metal 2 sides



36" w x 24" h x 1.5" t  
Maxx Metal 1 sides



13733 Madison Avenue



## Modification to the Scope of Work

- Decals for pumps and pump valances
- Updating yard lights
- Updating of monument sign cabinet to the attached drawing.



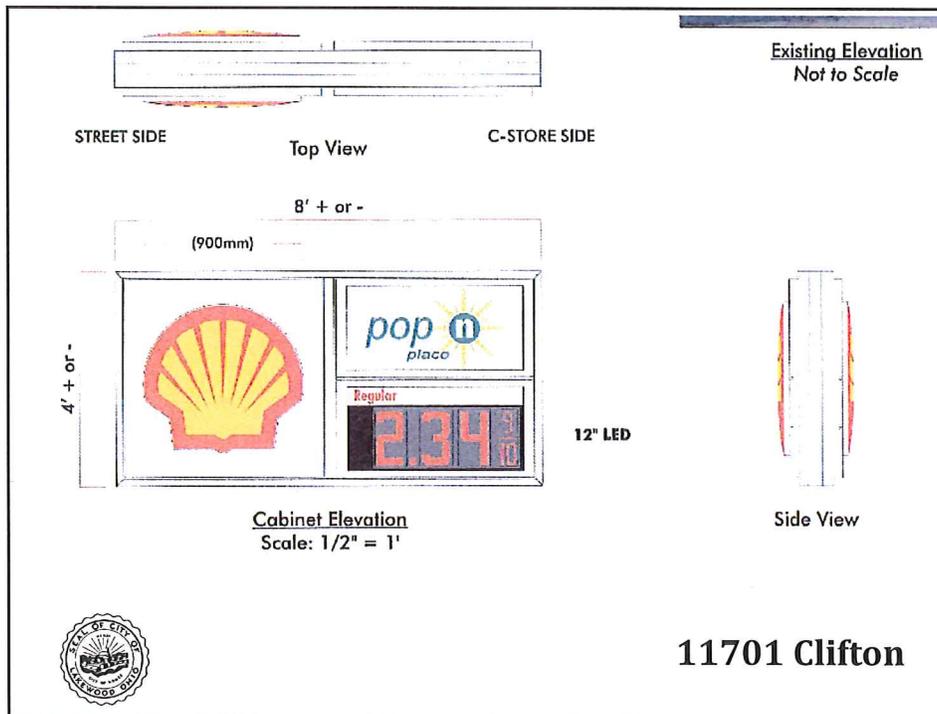
11701 Clifton



11701 Clifton



11701 Clifton



11701 Clifton

8' + or -

(900mm)

4' + or -

12" LED



**11701 Clifton**



**18105 Detroit Avenue**

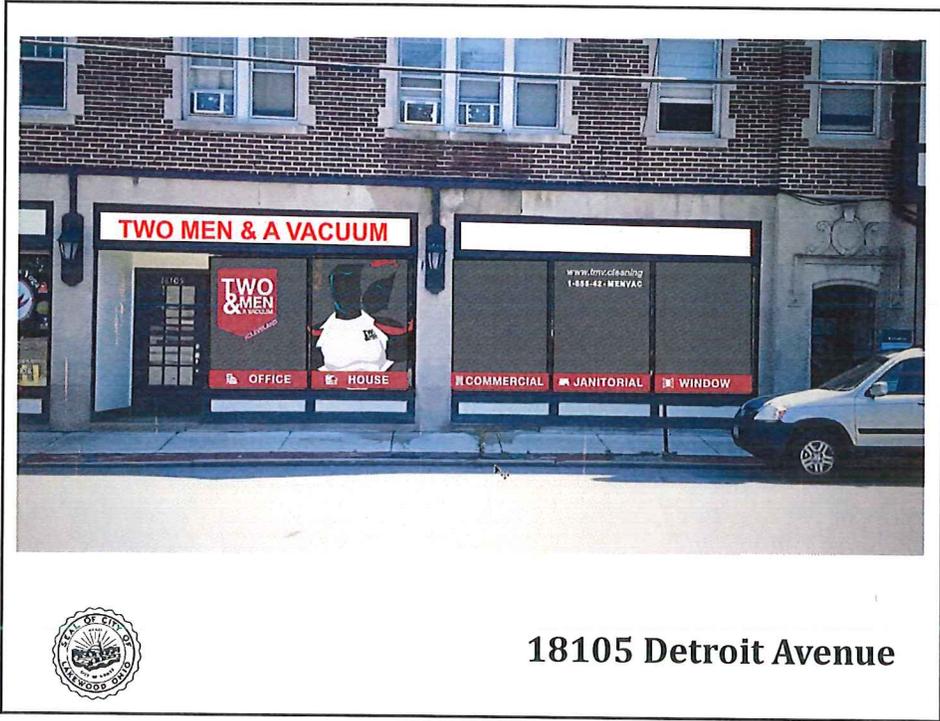


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18105 Detroit Avenue



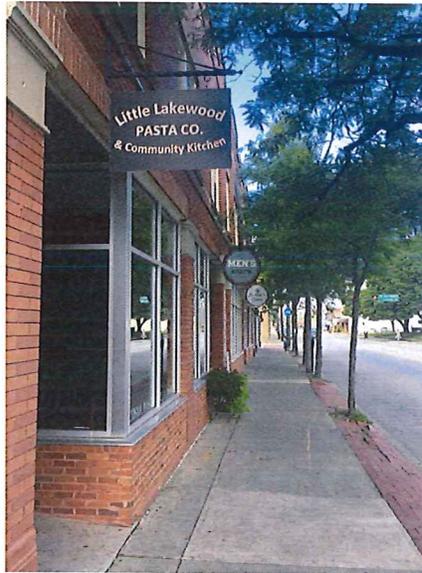


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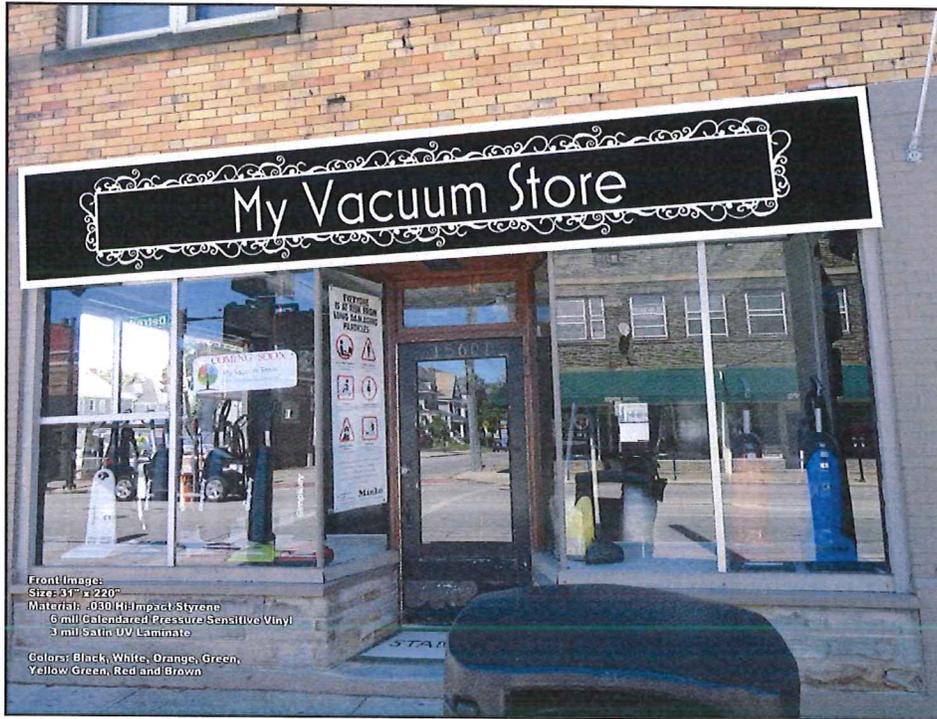
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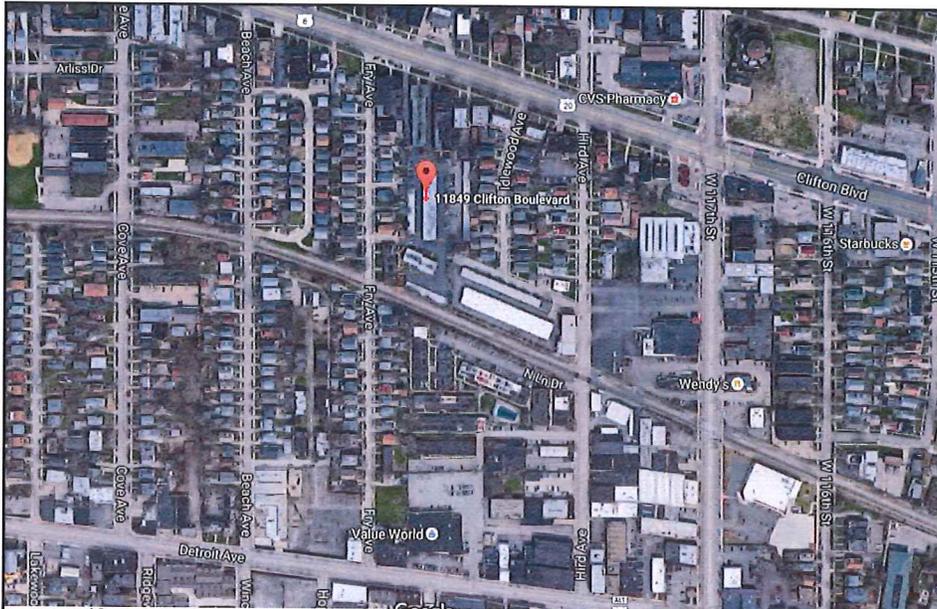




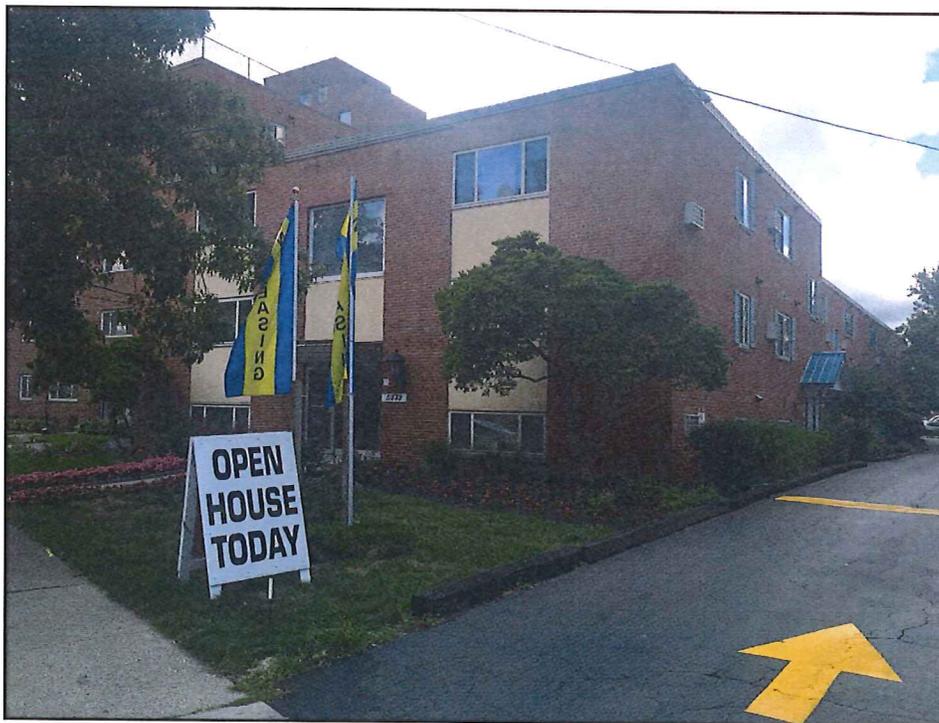
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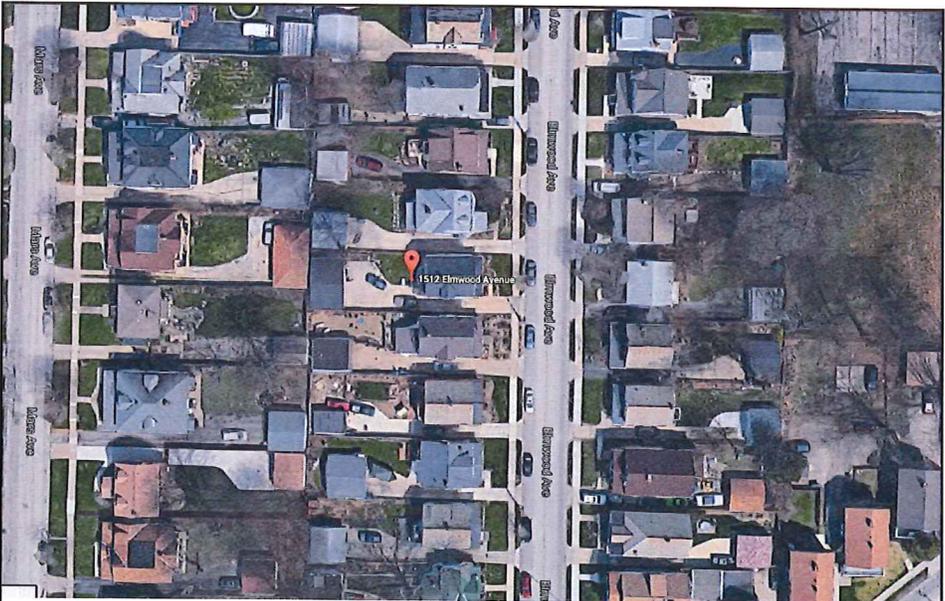




**11849 Clifton Blvd**





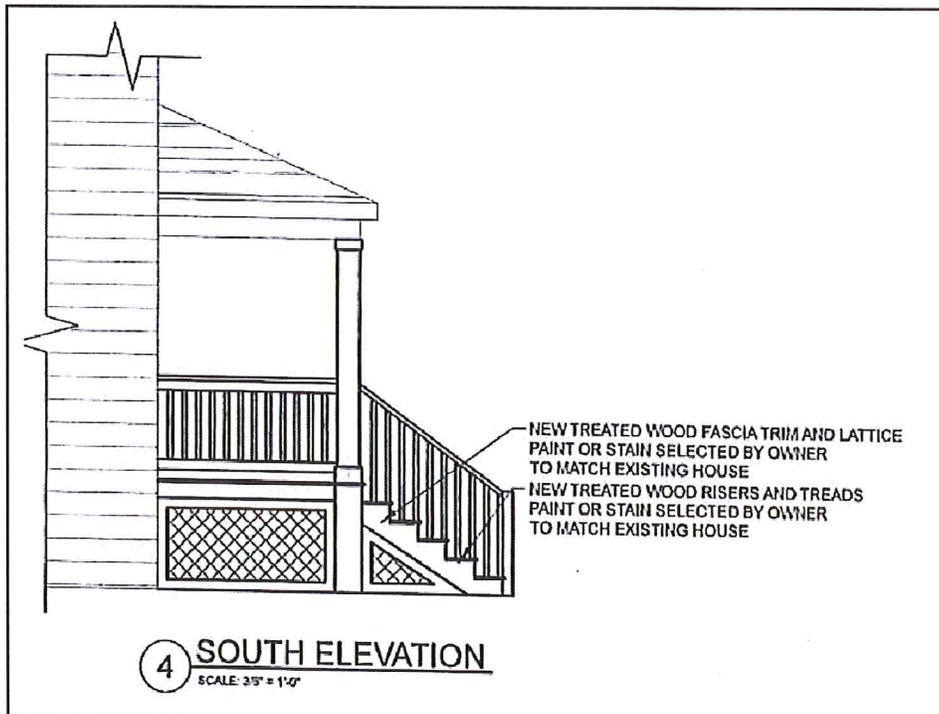


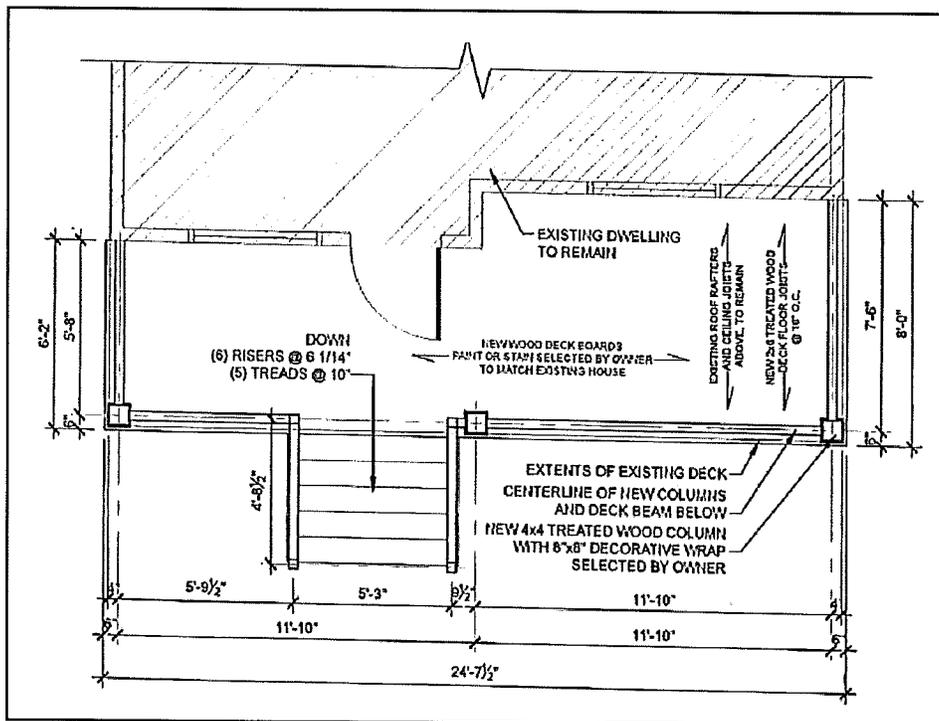
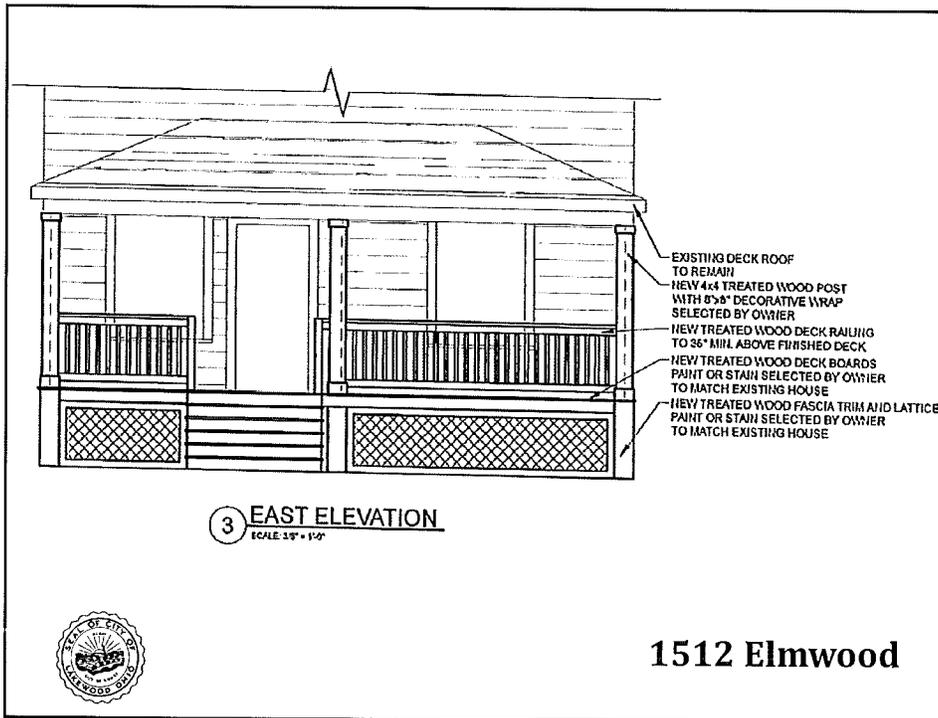
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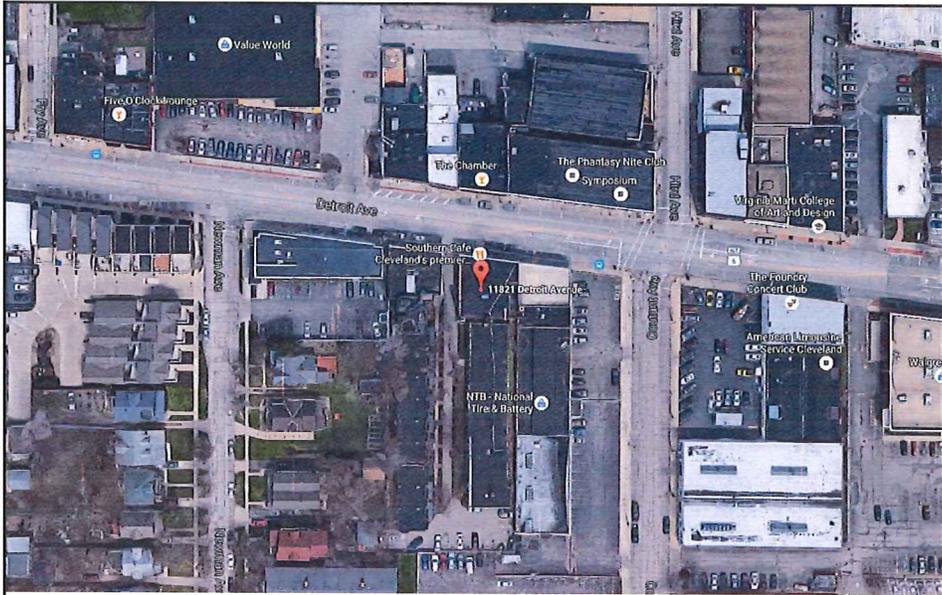


**1512 Elmwood**



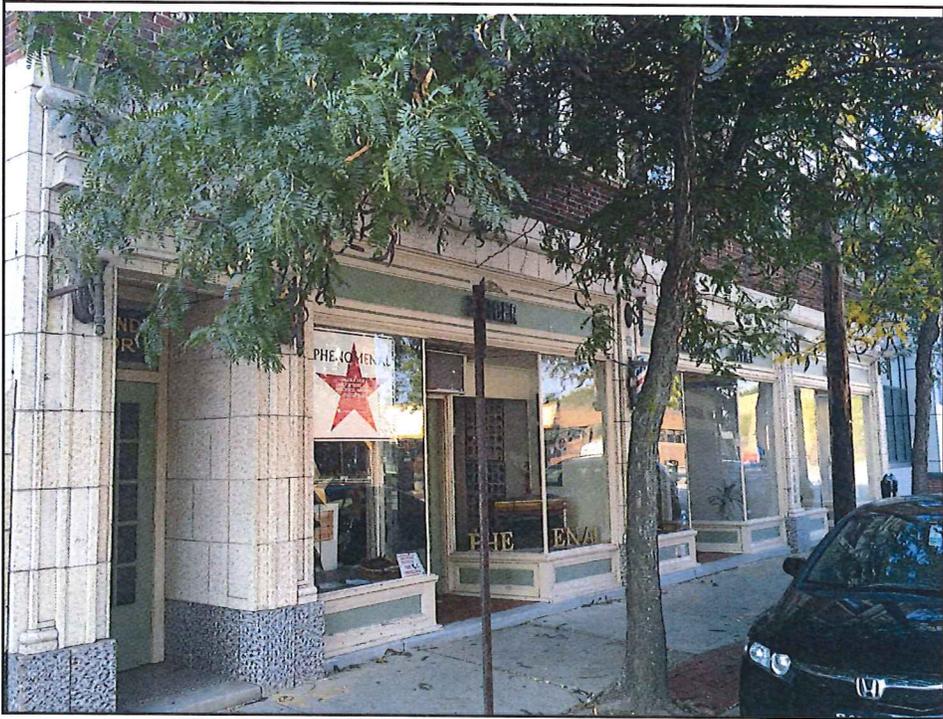




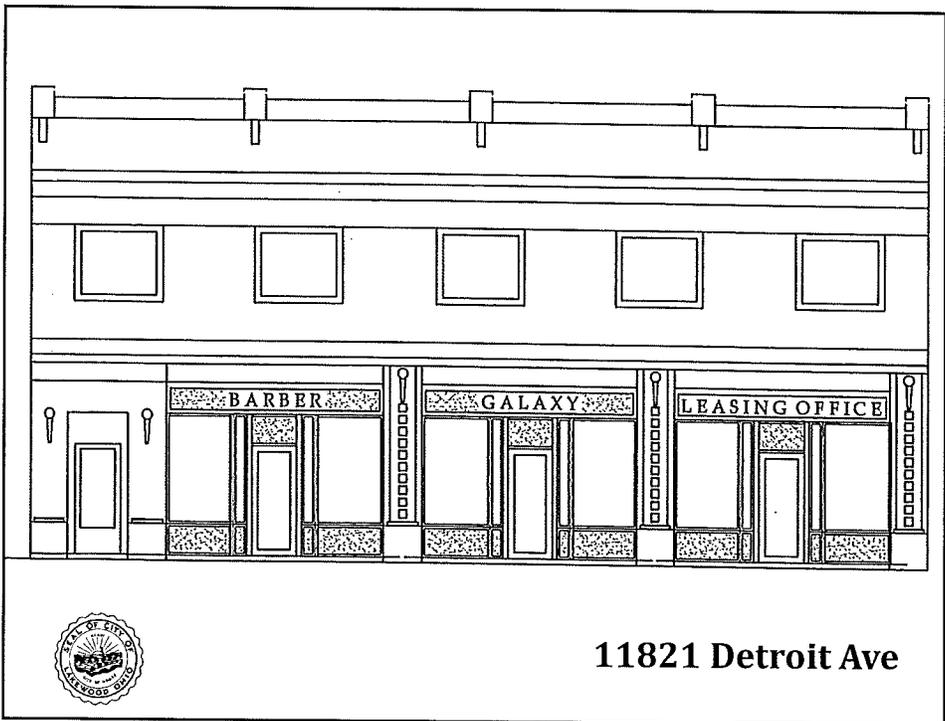


11821 Detroit Ave

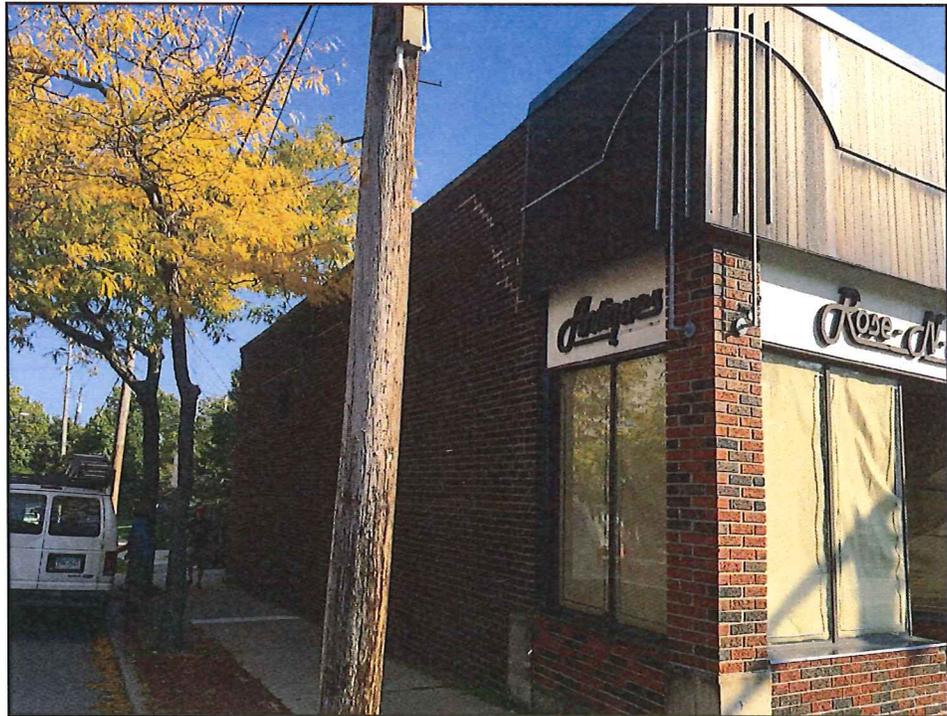


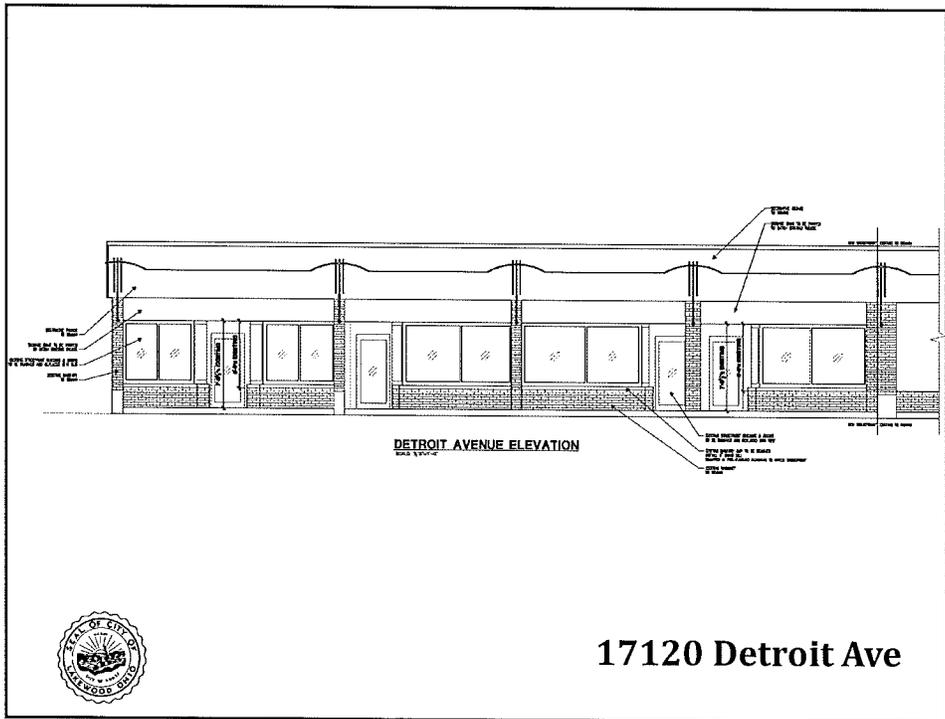
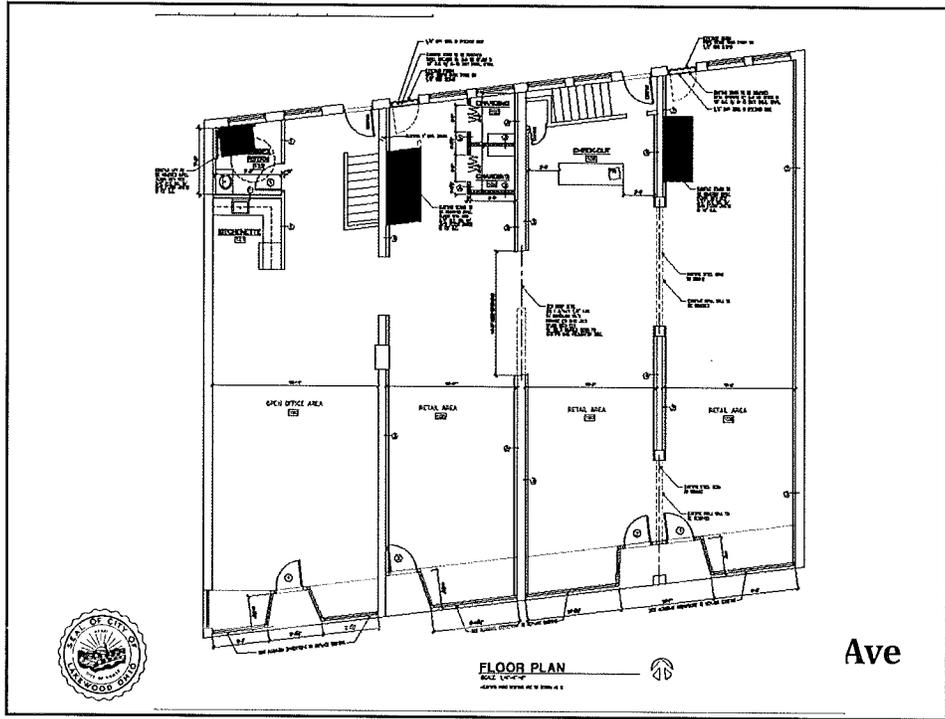


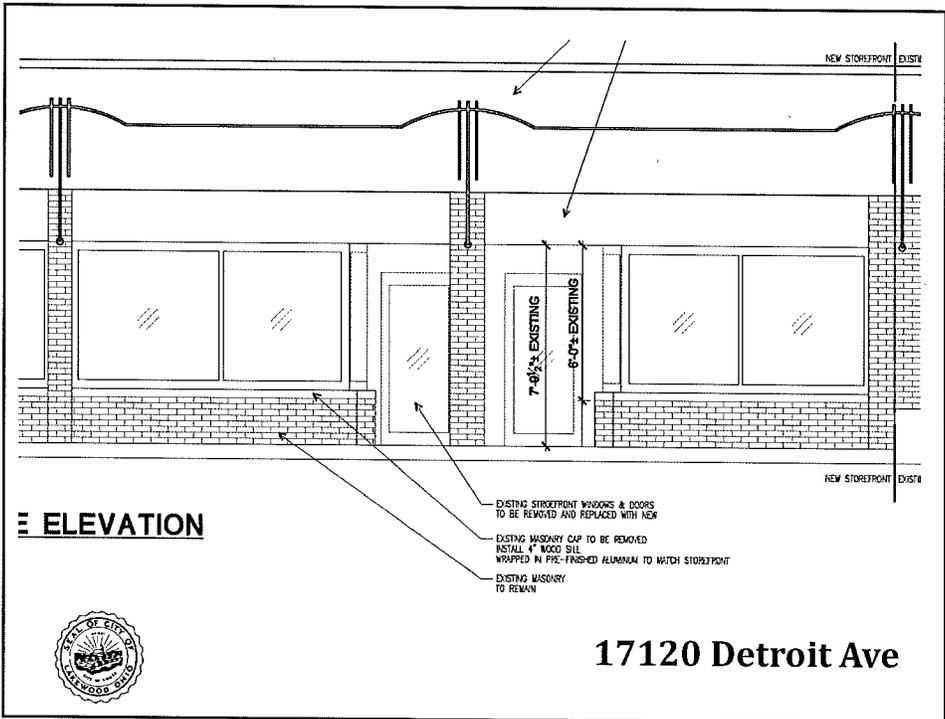
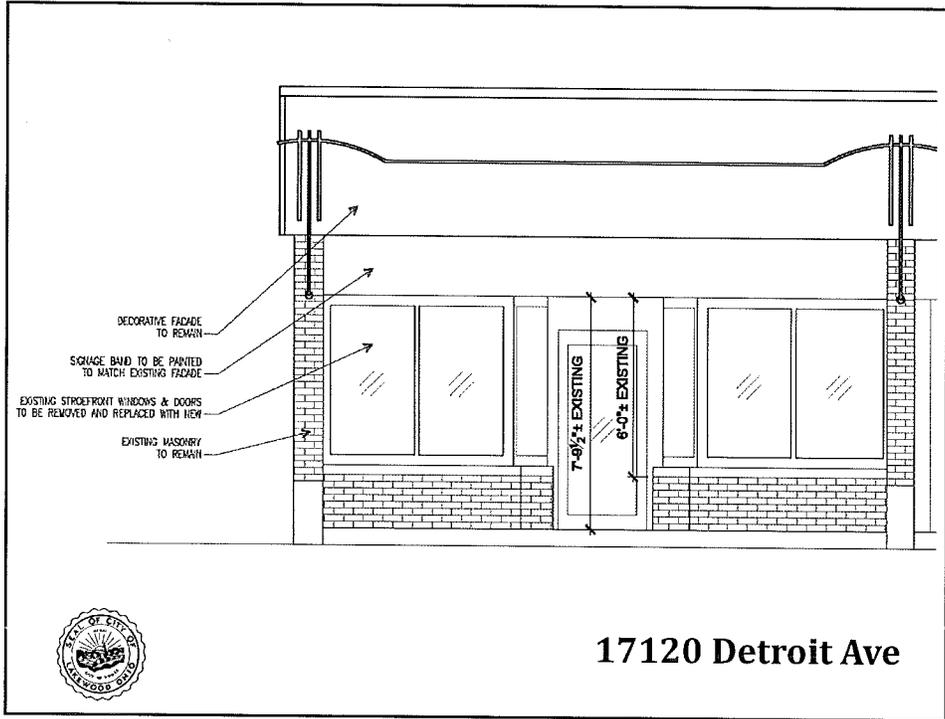


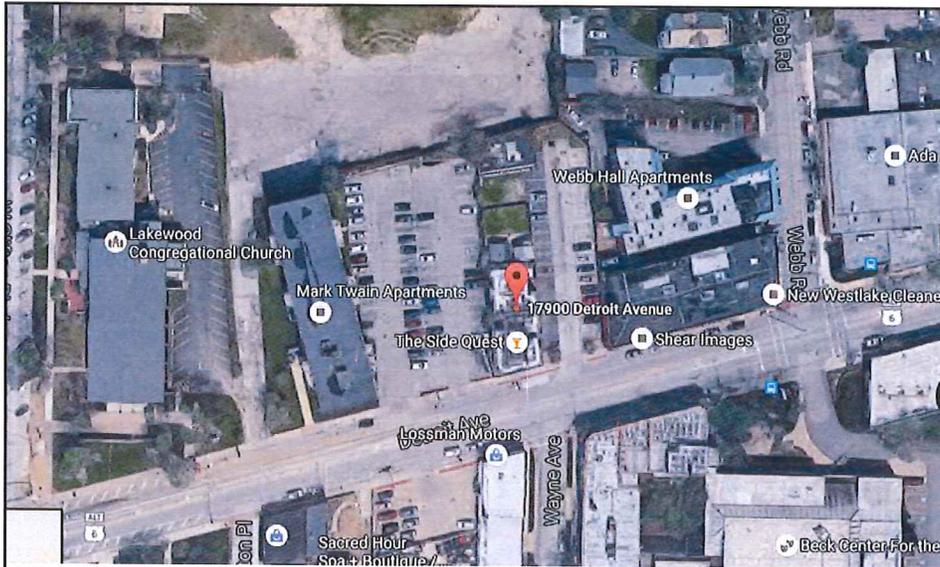




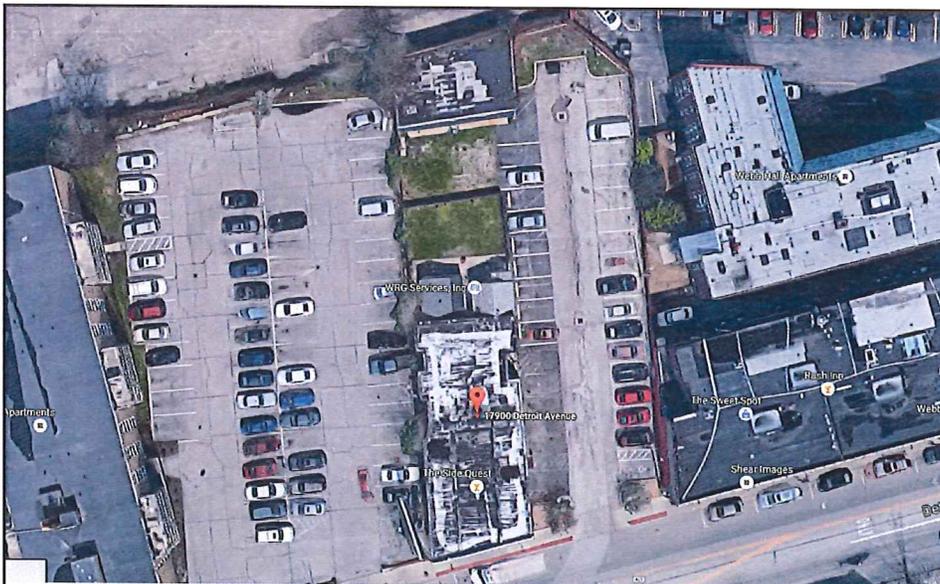




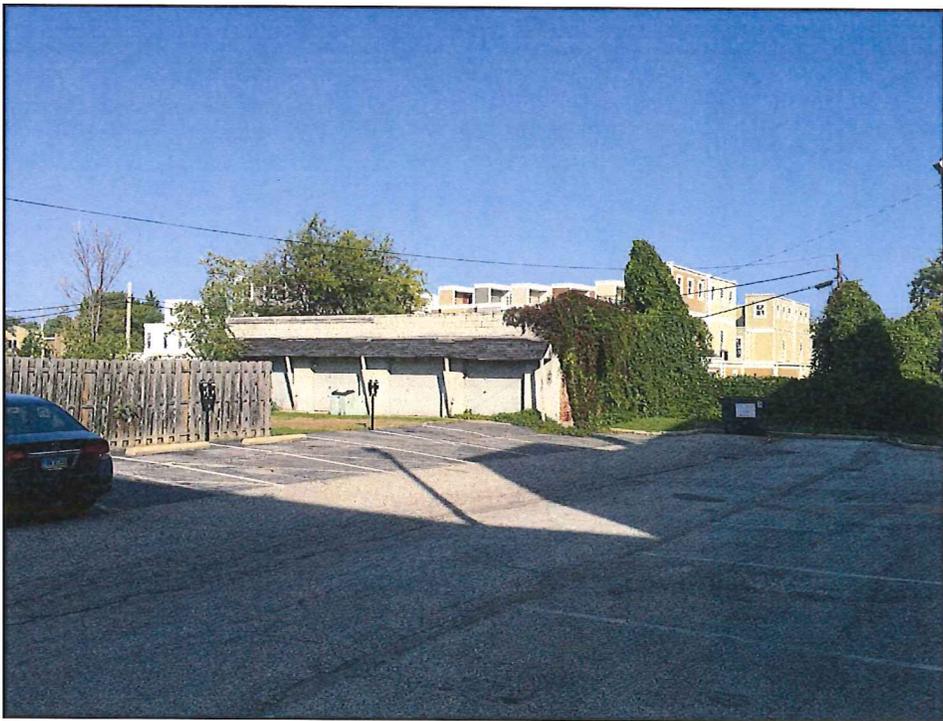
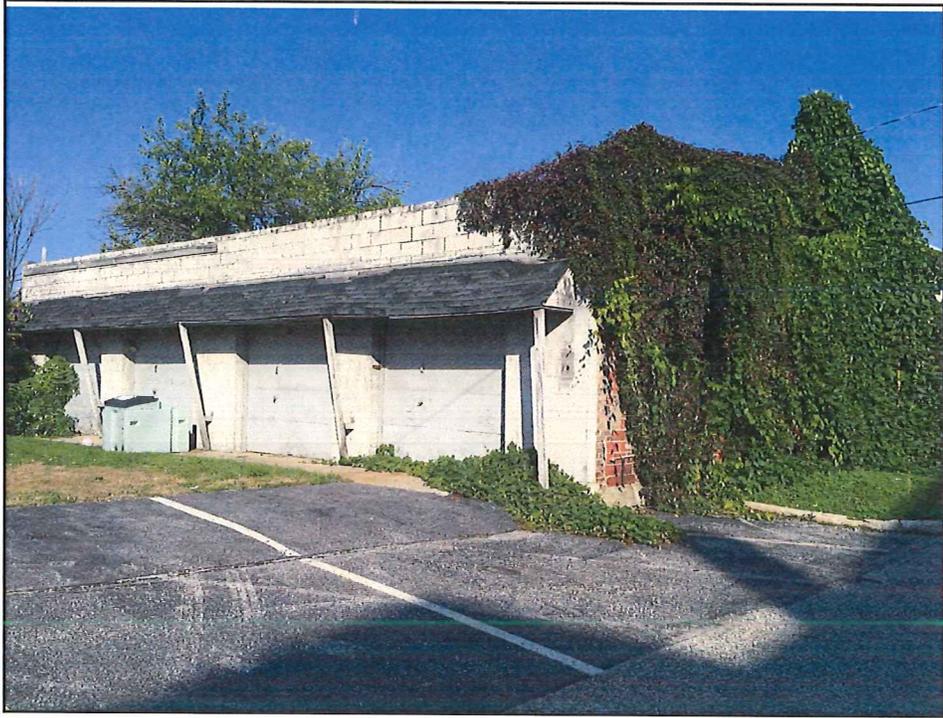


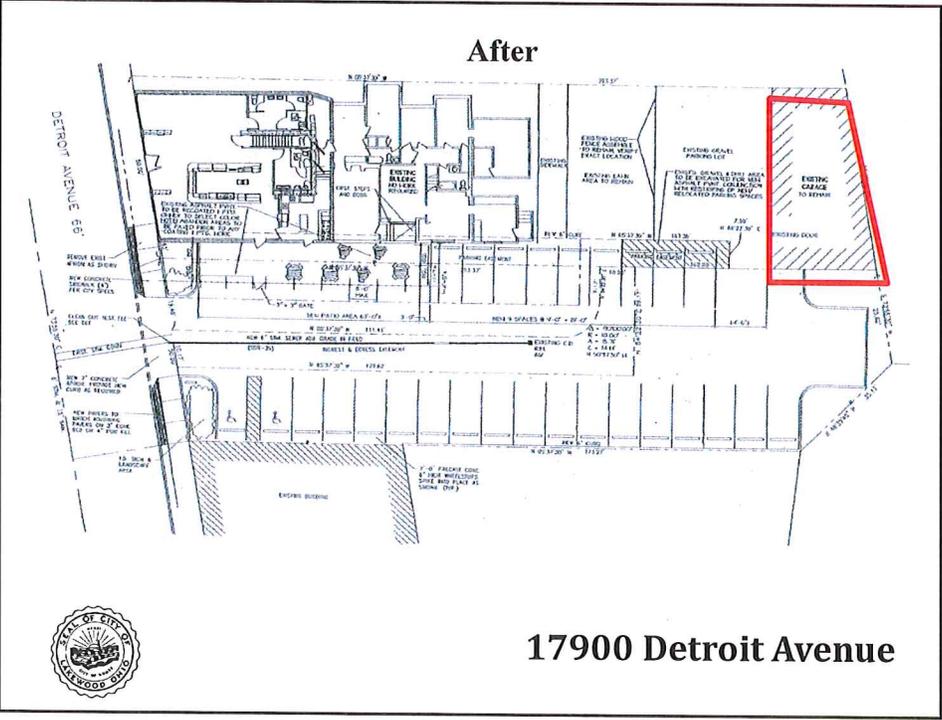
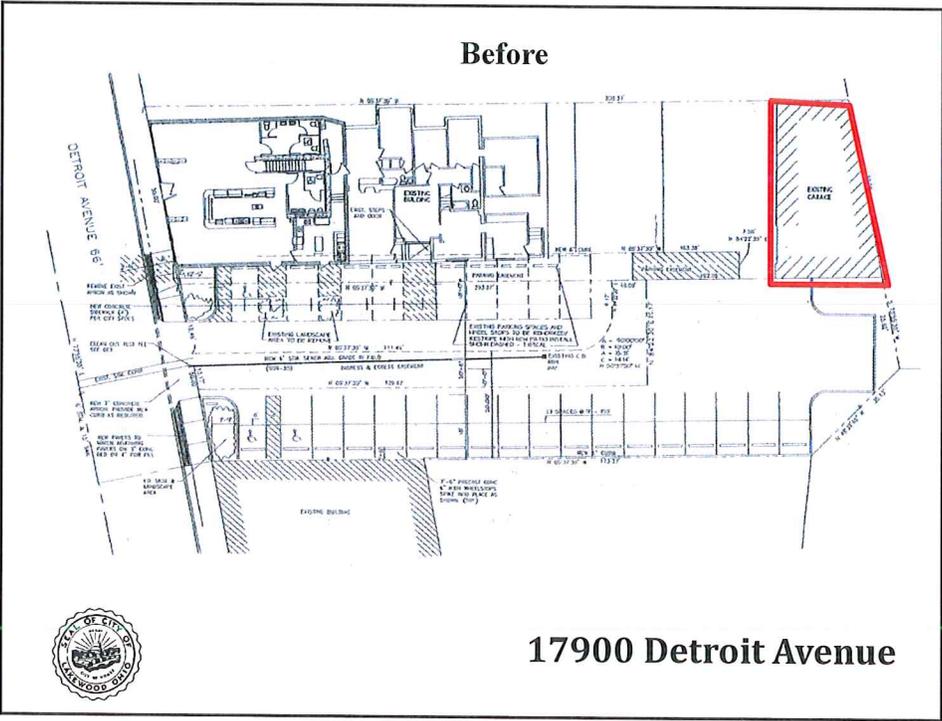


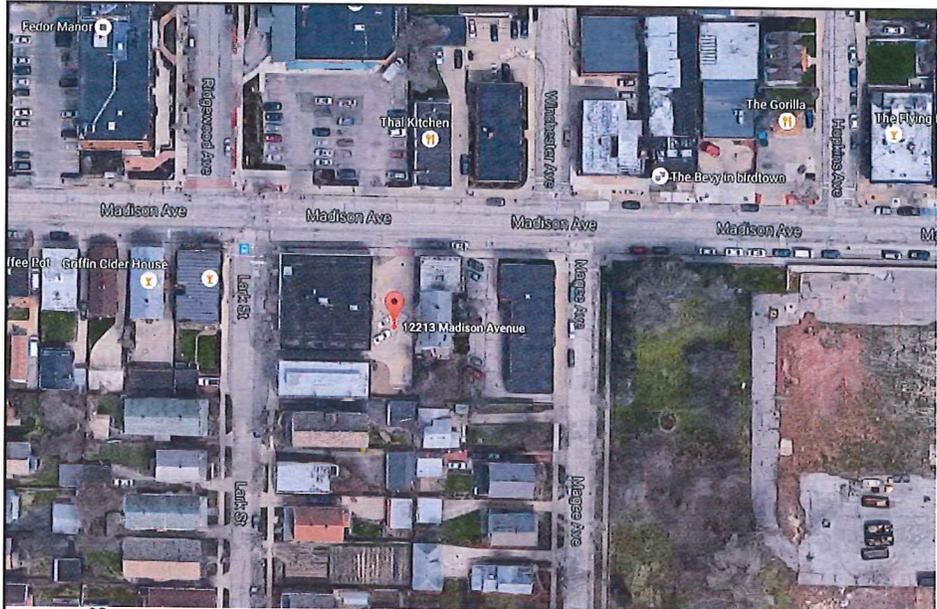
**17900 Detroit Avenue**



**17900 Detroit Avenue**

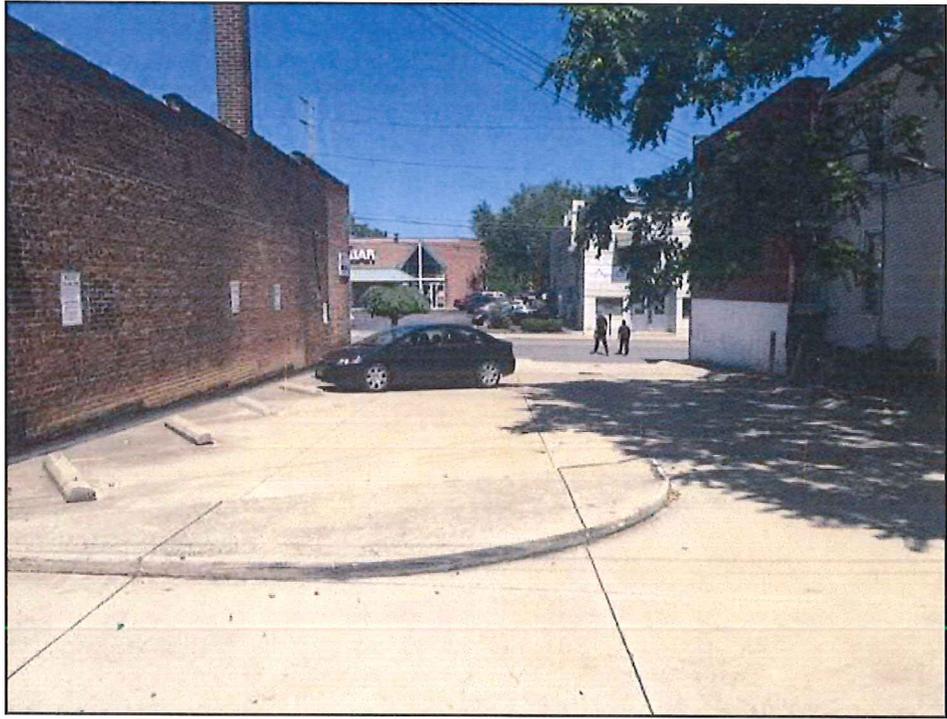


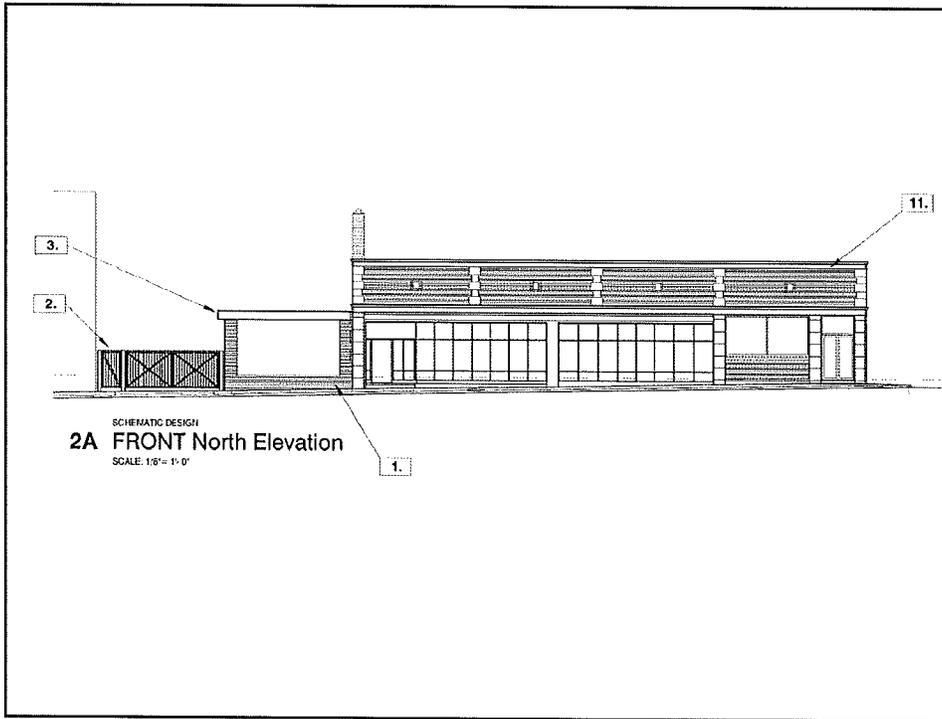
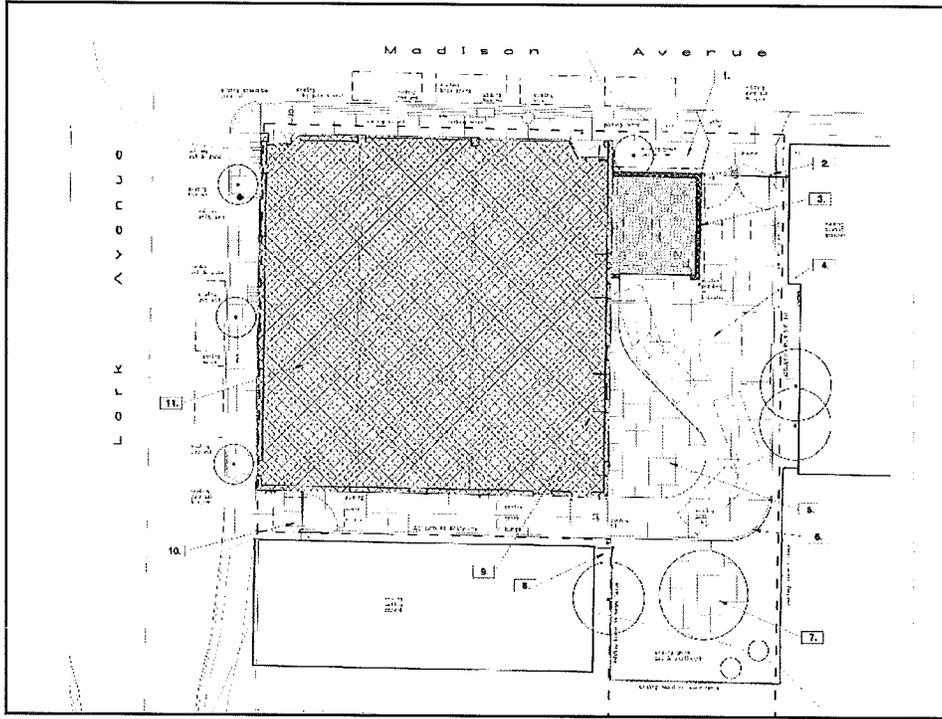


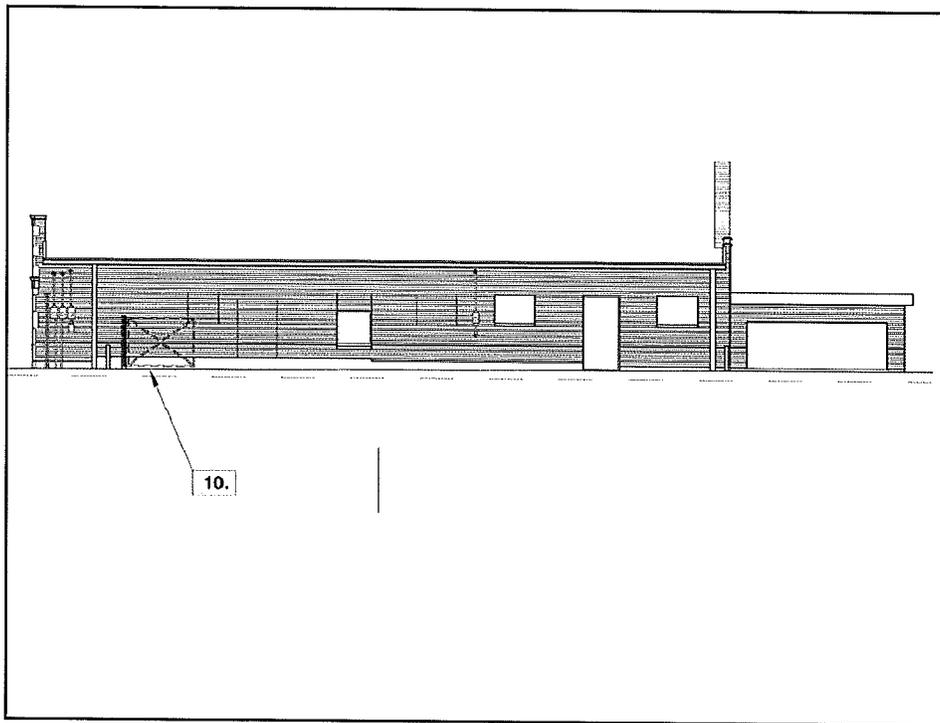
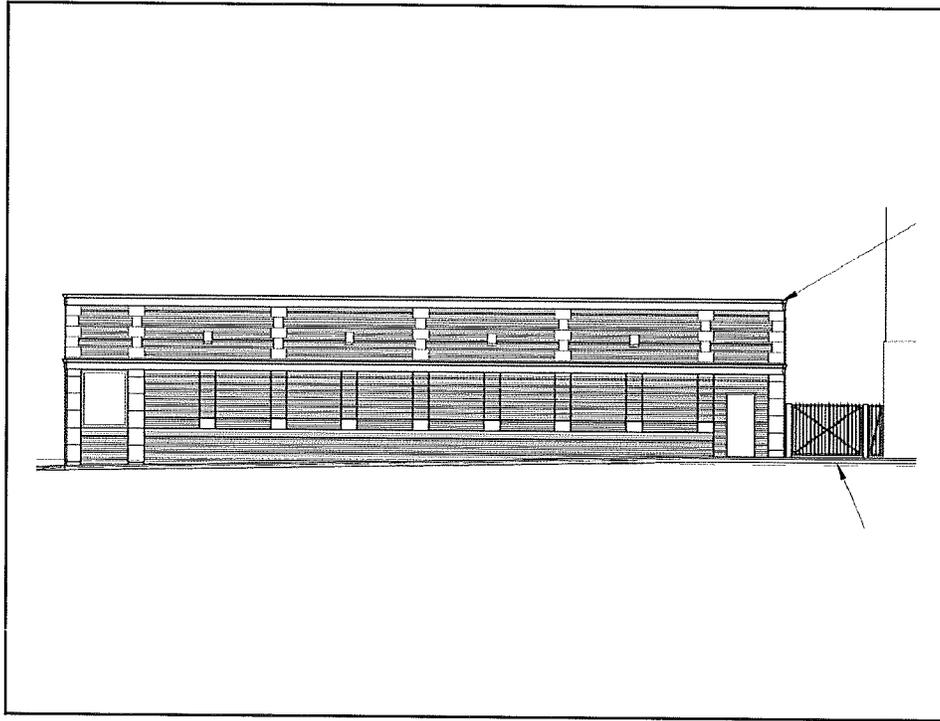


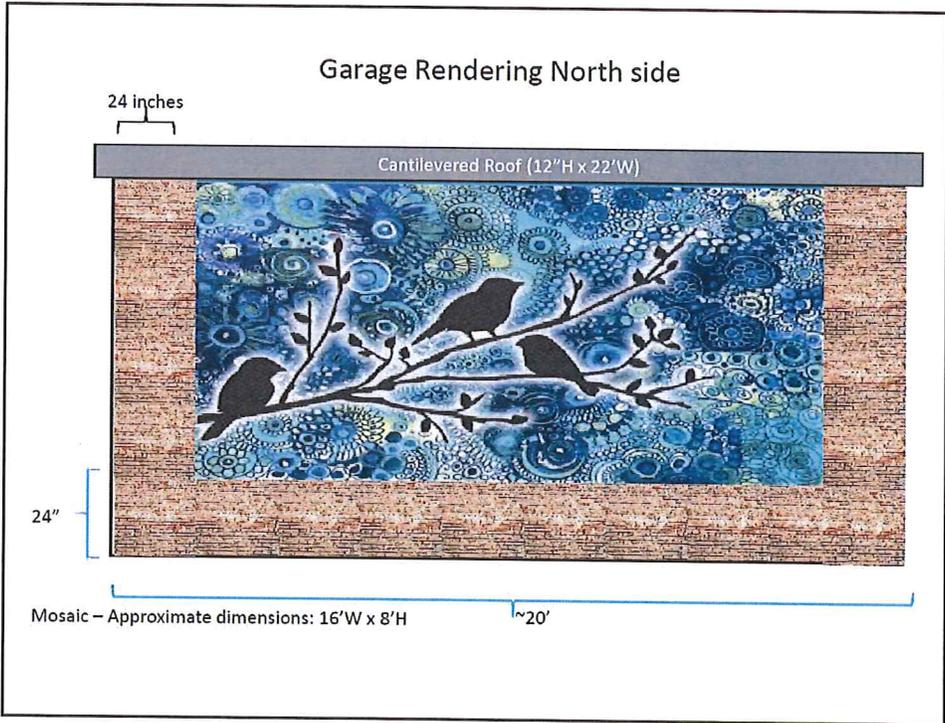
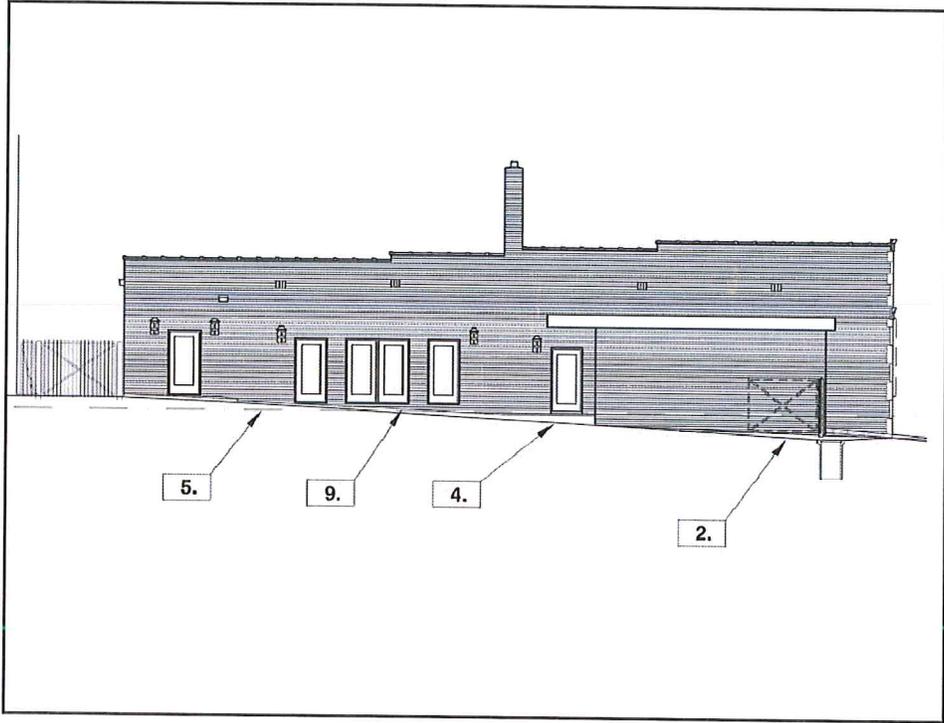
12213 Madison Ave





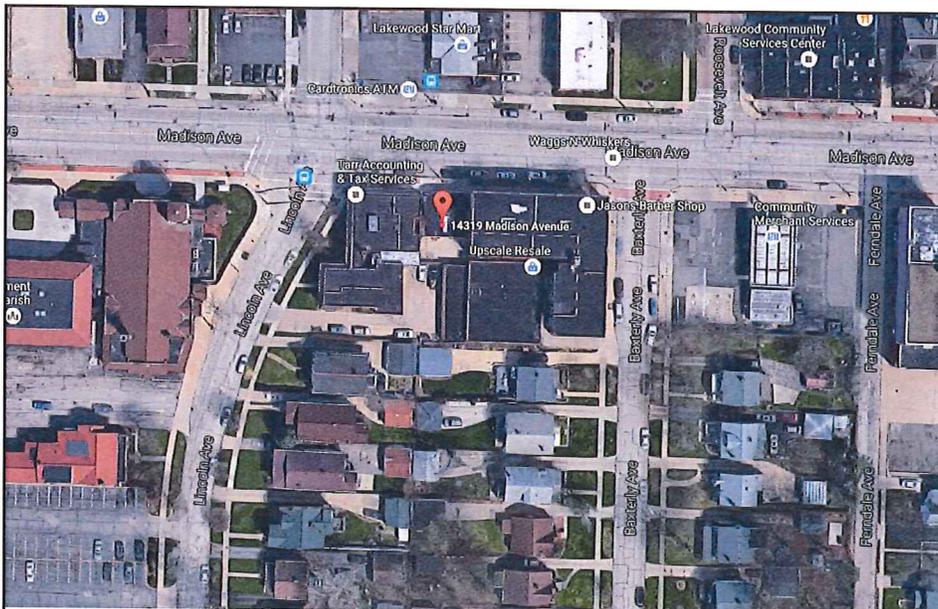




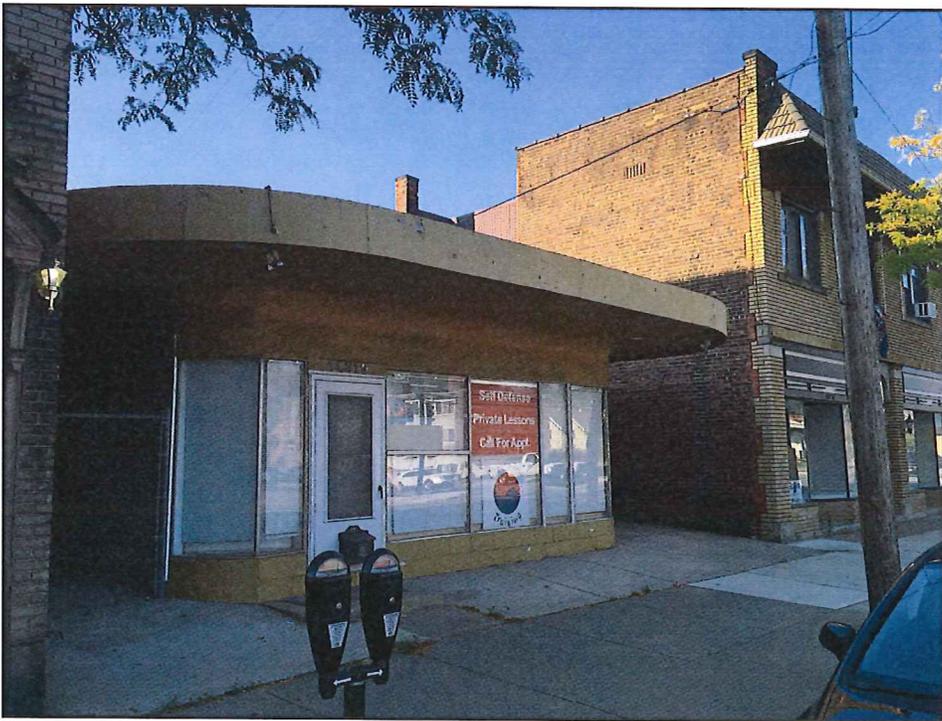
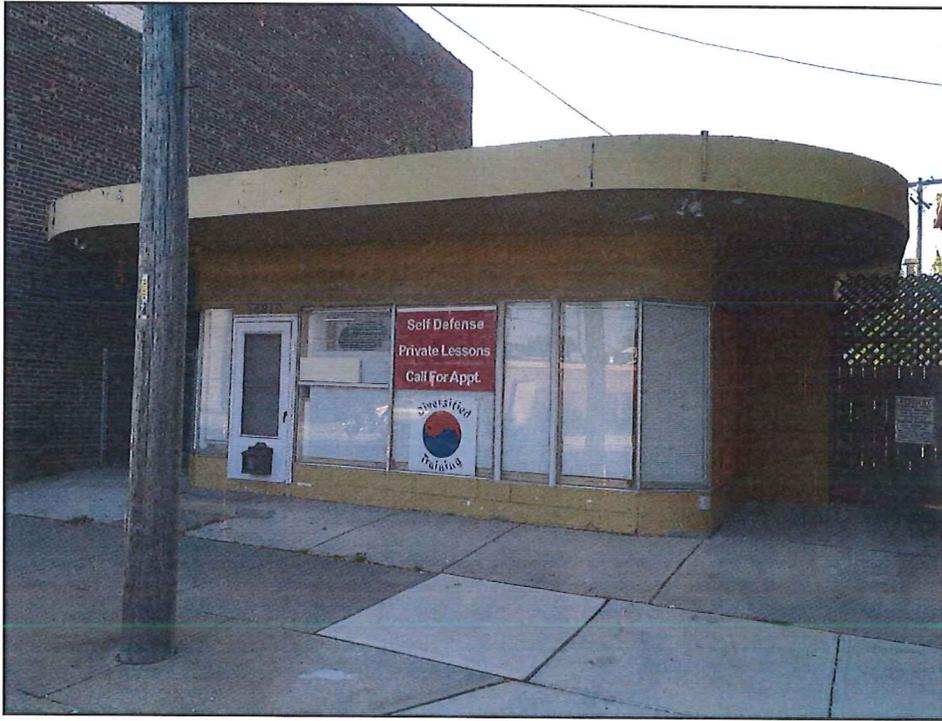


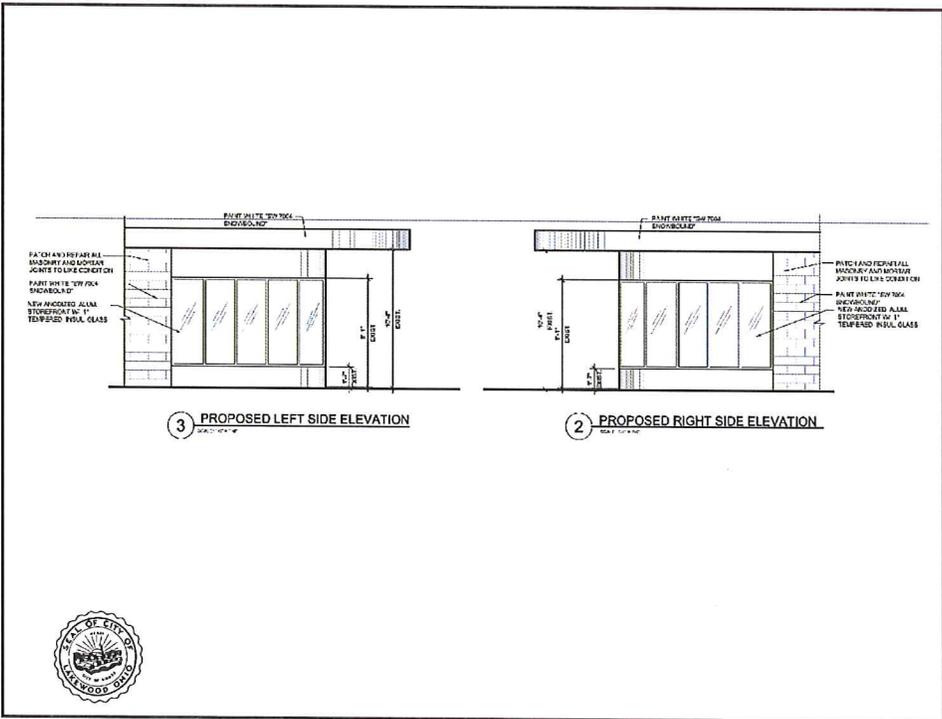
## Sample Gate

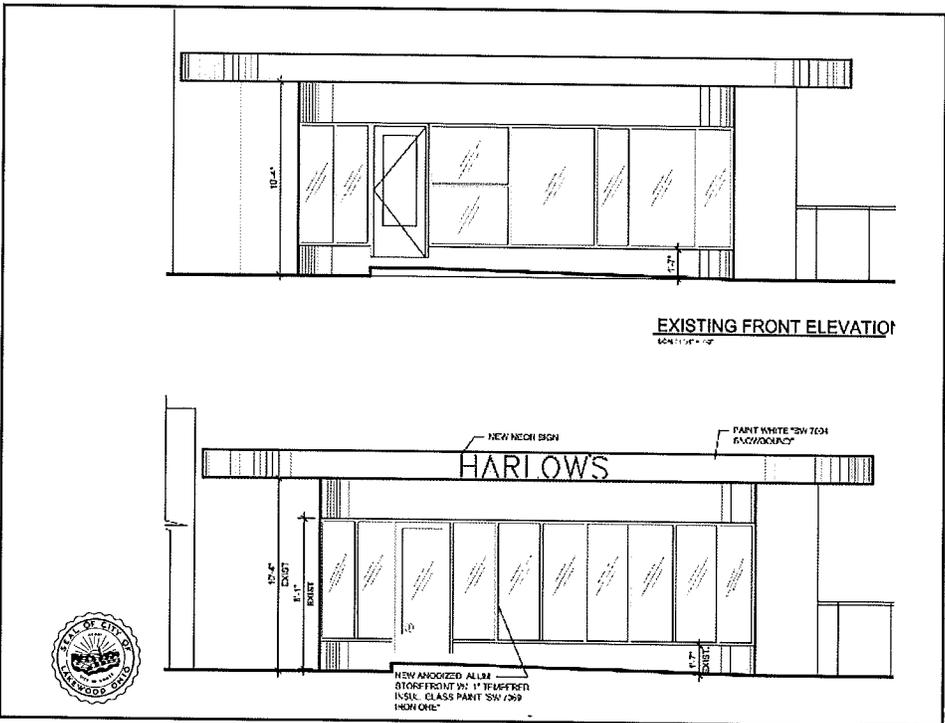
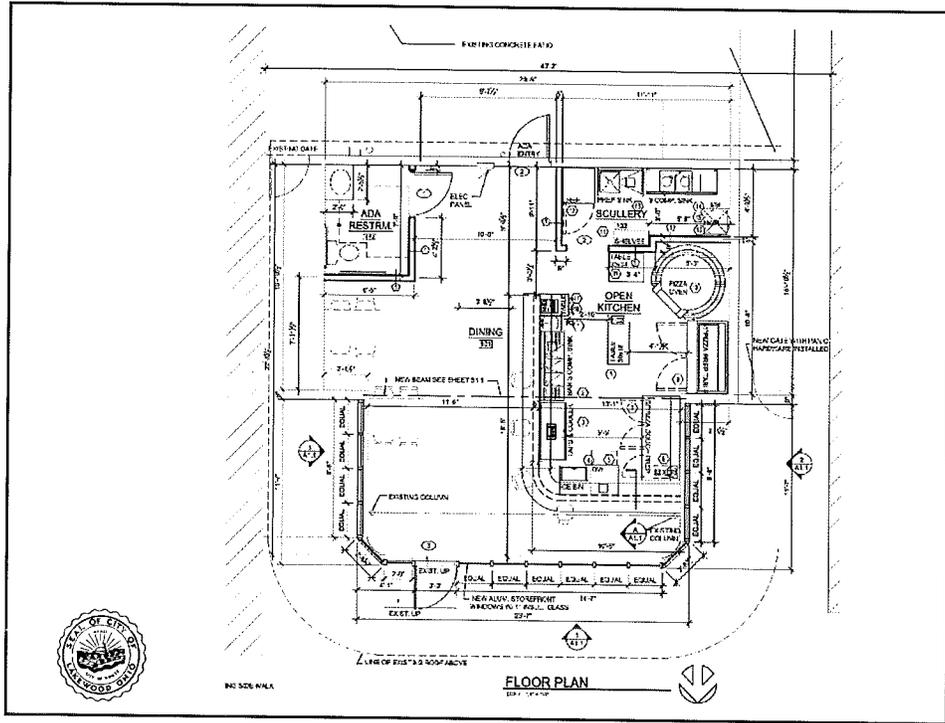
Desired color would be black, height 6 feet

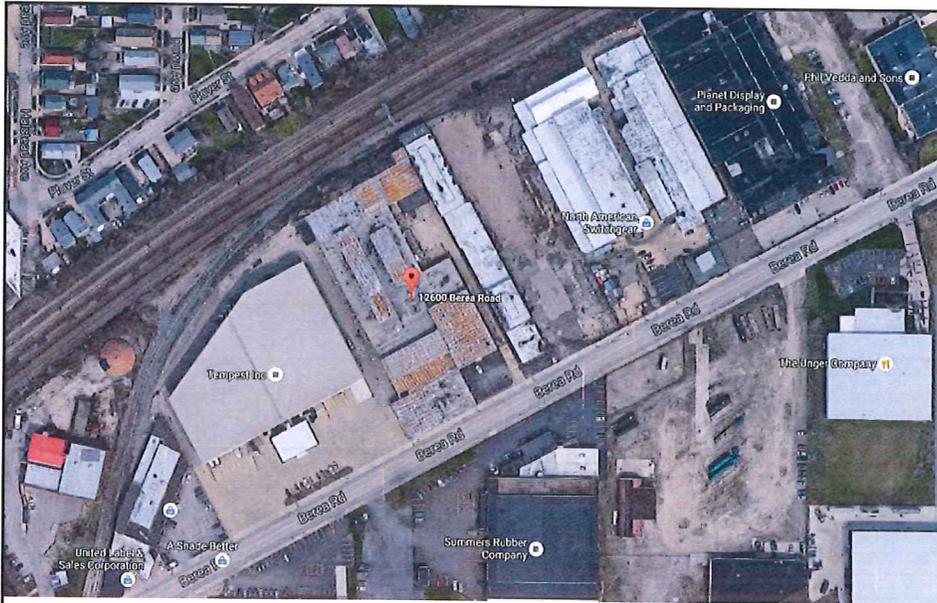


**14319 Madison Avenue**

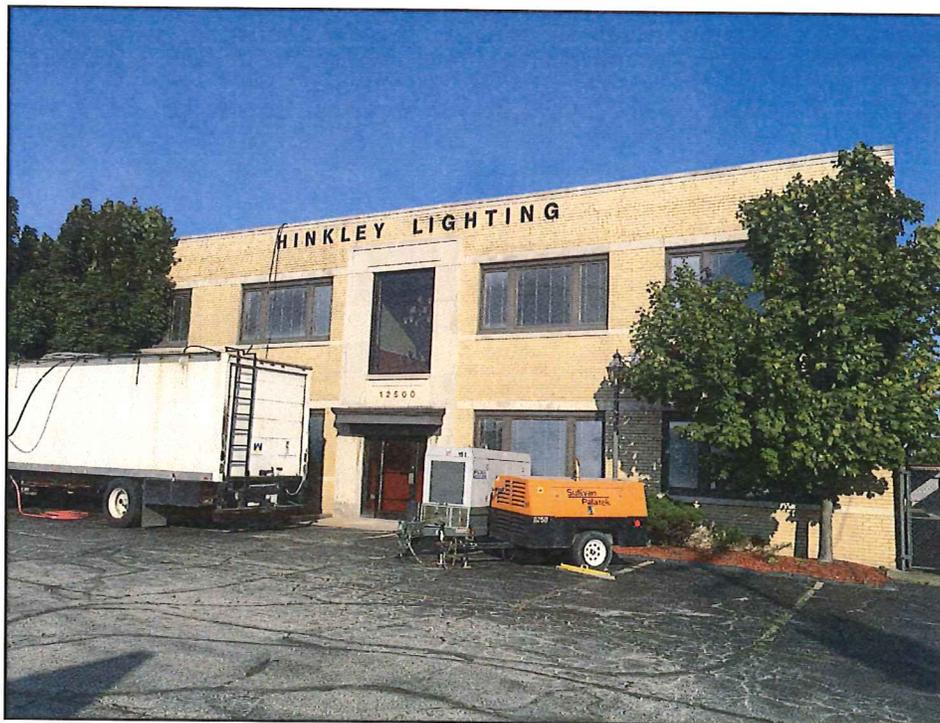








**12600 Berea Road**





**12600 Berea Road**





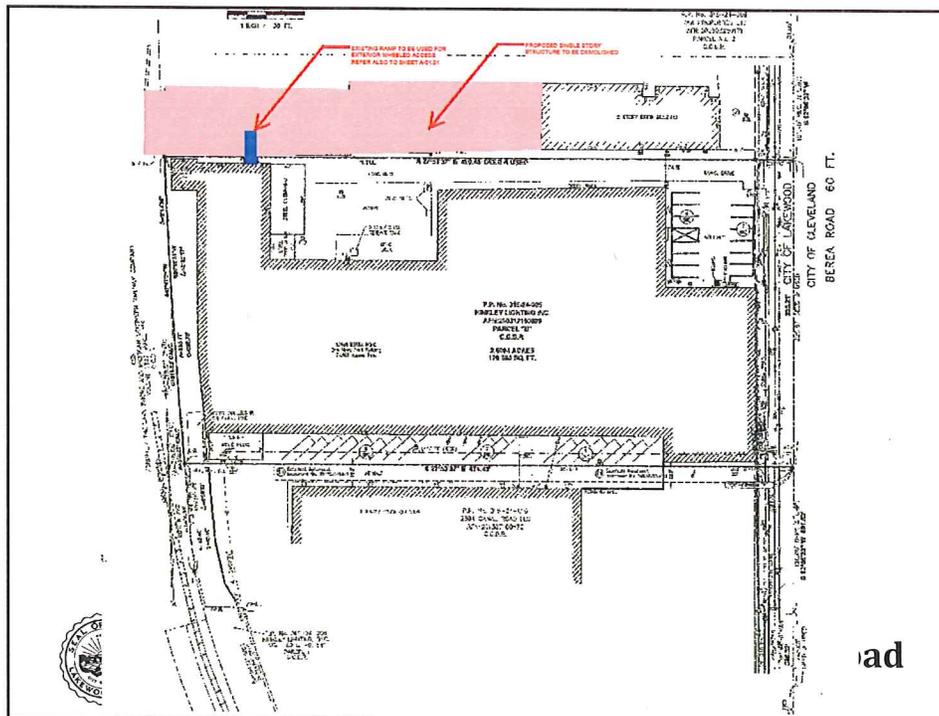
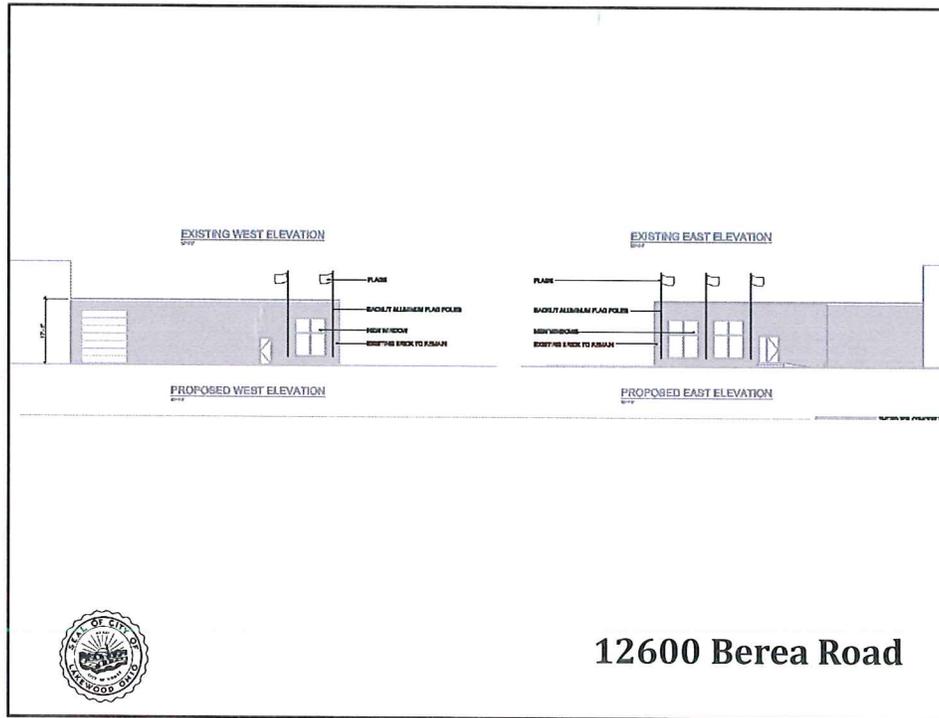
EXISTING SOUTH ELEVATION

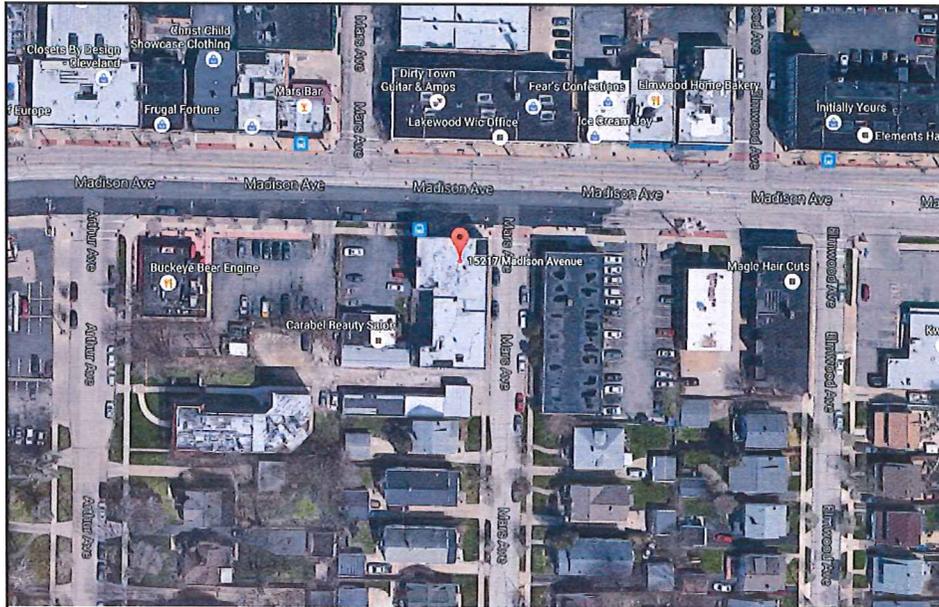
PROPOSED SOUTH ELEVATION

FLAG  
 BRICKLY ALUMINUM FLAG POLES  
 NEW WINDOWS  
 EXISTING BRICK TO REMAIN

FLAG  
 BRICKLY ALUMINUM FLAG POLES  
 EXISTING BRICK TO REMAIN  
 SIDE FLAP OF THE FLAG POLES (EXTRUSION NOTED)  
 BRICKS PROTECTED WITH  
 P CLEAR PROTECTIVE BRASS  
 TYPICAL AT ALL FLAG LOCATIONS

**12600 Berea Road**





**15217 Madison Avenue**











**SIGNAGE CODE SUMMARY**

ZONING DISTRICT:  
C2 COMMERCIAL/RETAIL

FRONT YARD SETBACK:  
5'-0" MINIMUM

BUILDING FRONTAGE: 55'-0"

SIGN REQUIREMENTS  
(SECTION 1529.04 BUILDING CODE)

SECTION 1529.04 (C)(1)  
MAXIMUM SIGN FACE AREA  
55 x 15 = 825 SF

PROPOSED SIGN FACE AREA: 28 SF

SECTION 1529.04 (C)(3)  
GROUND SIGN SHALL NOT EXCEED  
40 SF AND BE LESS THAN 10'-0"  
ABOVE GRADE

PROPOSED SIGN FACE AREA: 28 SF

HEIGHT ABOVE GRADE: 6'-4"



DETROIT AVENUE - VIEW TO THE WEST



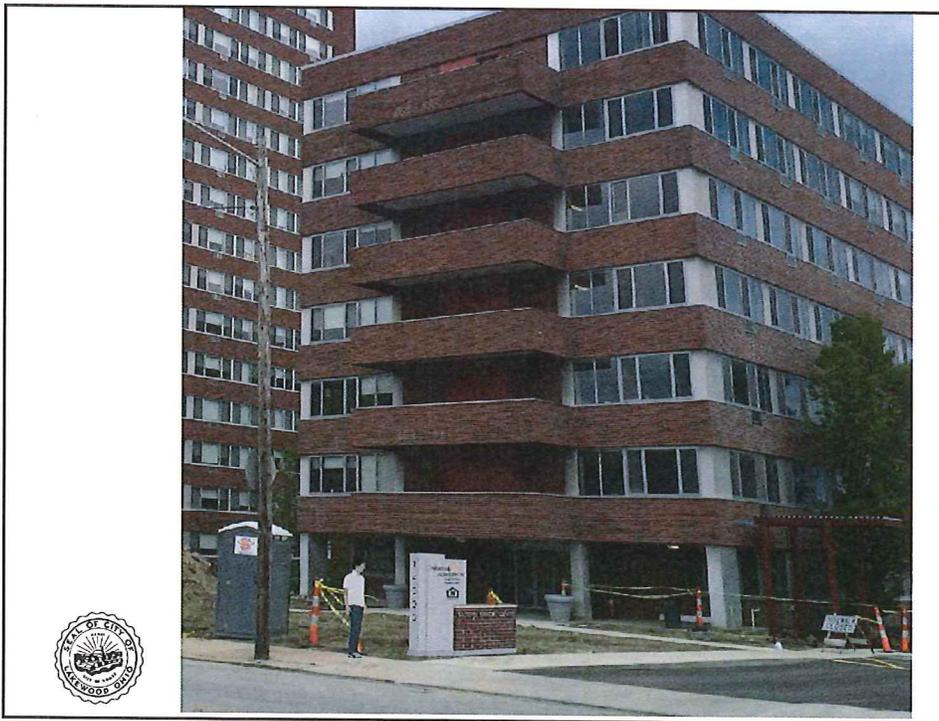
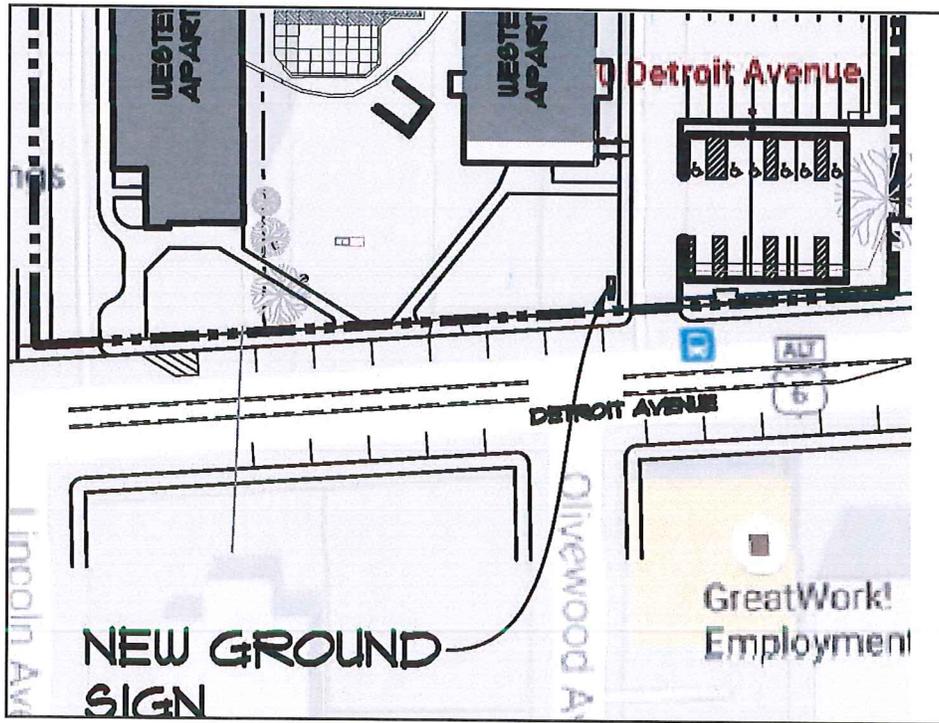
ORIGINAL GROUND SIGN - HAS BEEN DEMOLISHED

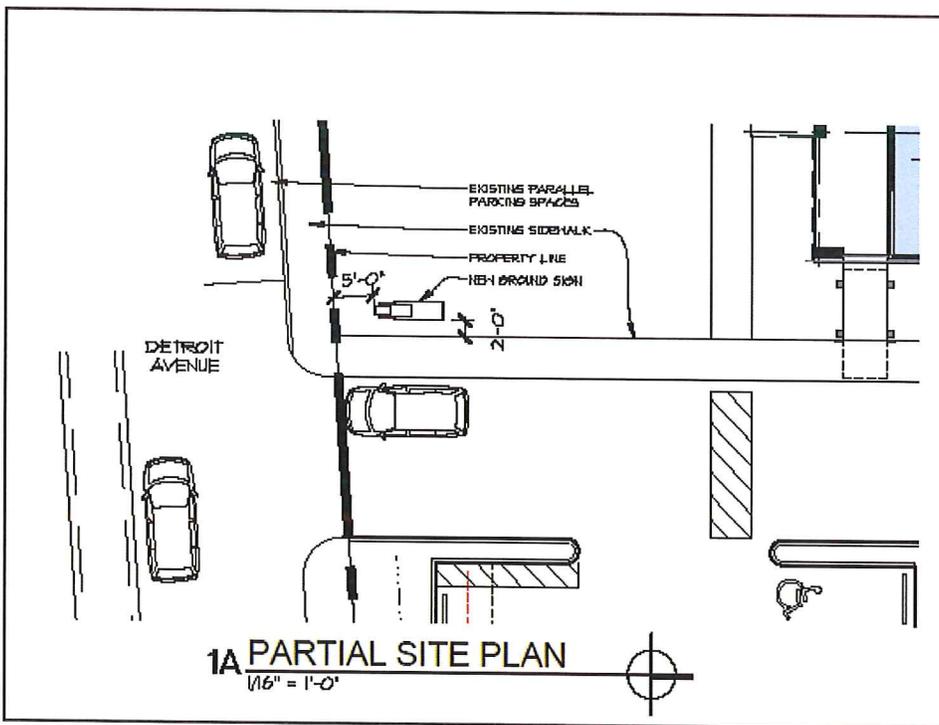
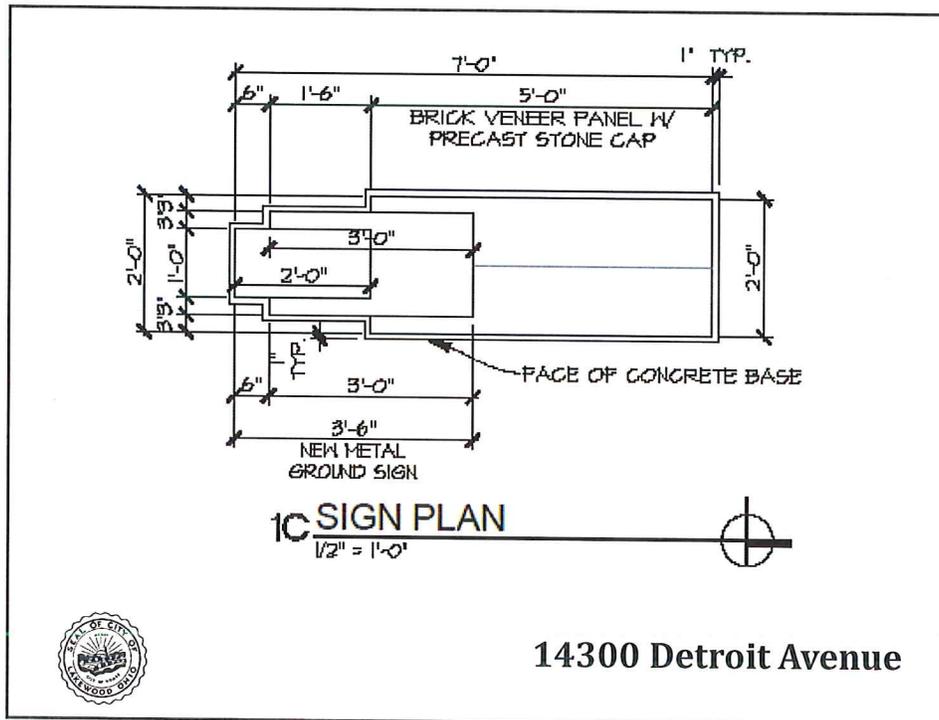


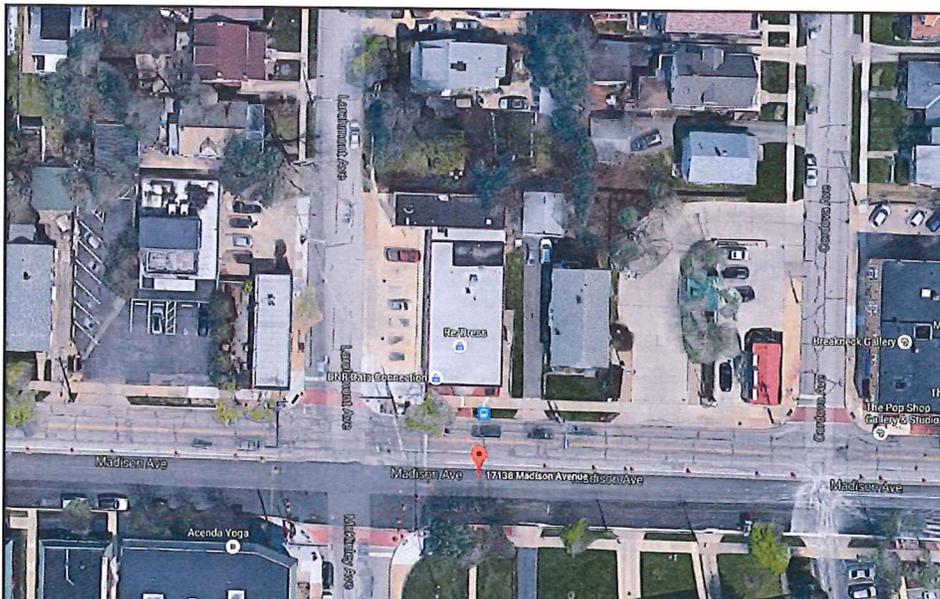
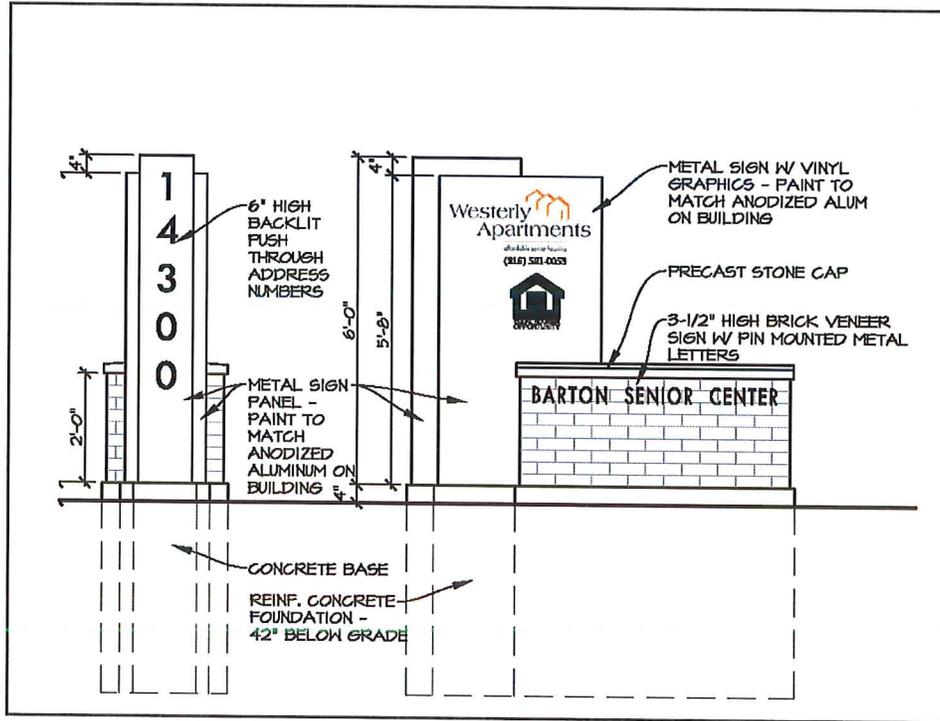
DETROIT AVENUE - VIEW TO THE NORTH



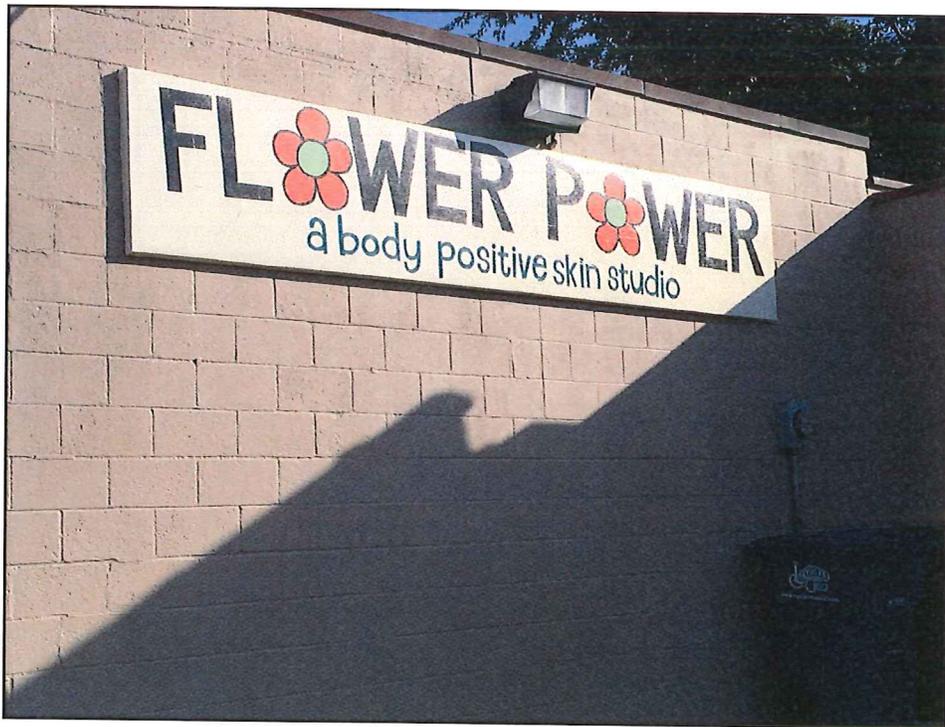
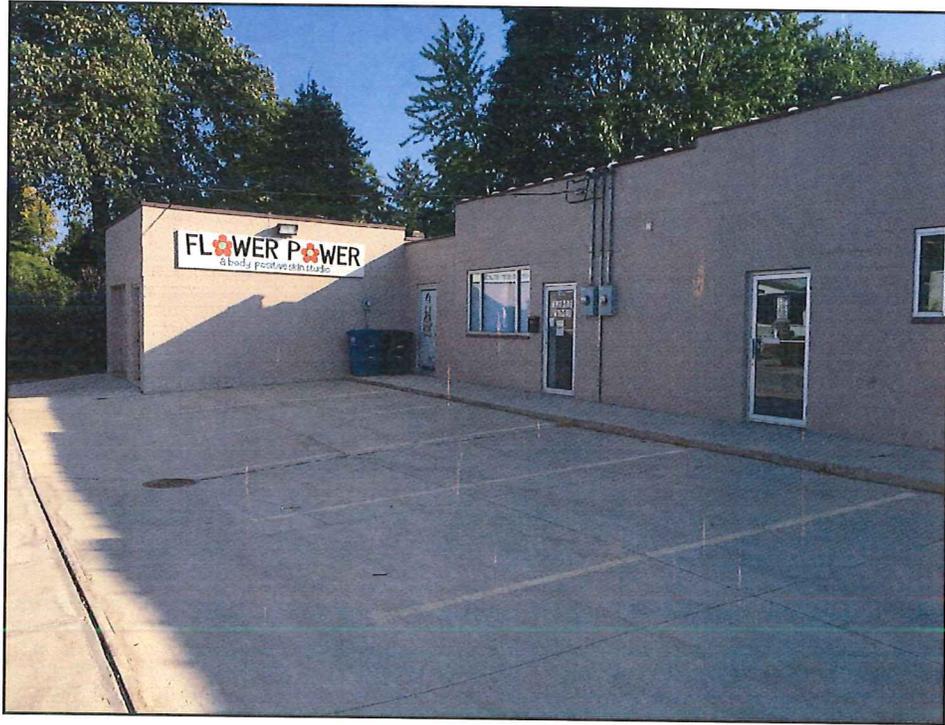
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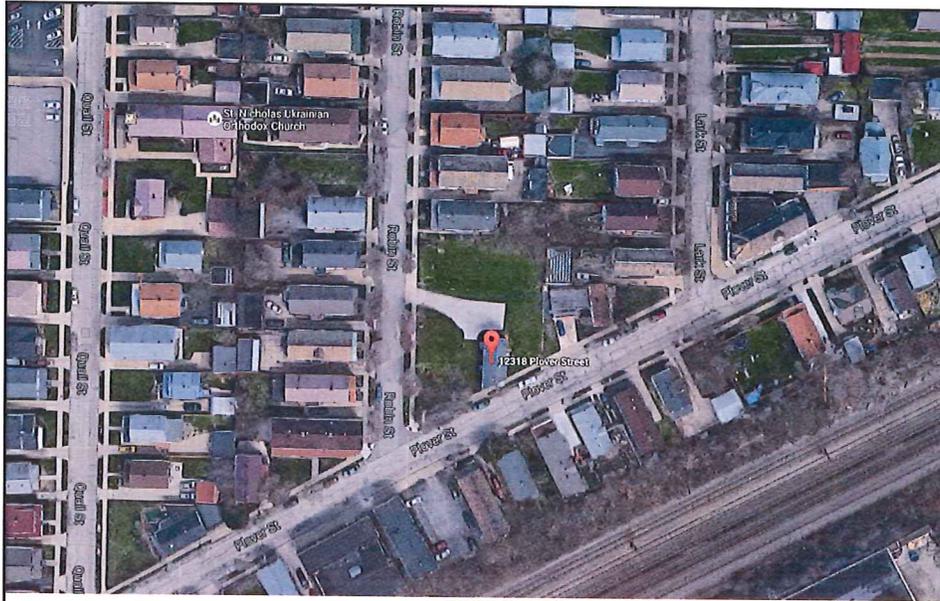






**17138 Madison Avenue**





**12318 Plover**



EXISTING HOME    UNIT 'C'    UNIT 'C'    UNIT 'B'    UNIT 'A'

ROBIN STREET OVERALL ELEVATION CONCEPT

7/22/15



**12318 Plover**

