MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
FEBRUARY 14, 2019 at 5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM

City of Lakewood
Architectural Board of Review
Approved as set forth in the minutes
of MAR 14 2019 meeting.
CHAIRMAN

1. Introduction and Oath of New Member:
   - Brian Grambort

2. Election of Chairperson

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **ELECT** Amy Haney as the 2019 Chairperson. All of the members voting yea, the motion passed.

3. Election of Vice Chairperson

A motion was made by Mr. Maniet, seconded by Ms. Haney to **ELECT** Robert Donaldson as the 2019 Vice Chairperson. All of the members voting yea, the motion passed.

4. Roll Call

Board Members	Others
Robert Donaldson, Vice Chairperson	Alex Harnocz, Planner, Board Secretary
Brian Grambort	Bryce Sylvester, Director, Planning and Development
Amy Haney, Chairperson	Allison Hennie, Urban Designer
David Maniet	

Board member John Waddell was not present for the meeting. No vote to excuse his absence was taken.

5. Approve the minutes of the January 10, 2019 meeting

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the January 10, 2019 meeting minutes. All of the members voting yea, the motion passed.

6. Opening Remarks

Mr. Harnocz read the Opening Remarks into record.

SUMMARY APPROVED
Item 9, 22, and 23 were Summary Approved at the pre-review meeting on February 7, 2019
SIGN REVIEW

9. **Docket No. 12-137-18** — **1450 Belle Avenue**, **Lakewood Child Care Center**

( ) Approve
( ) Deny
( ) Defer

Patrick Mayock
STR
20780 Lake Road
Rocky River, Ohio 44116

Applicant proposes wall signage along Belle Avenue and monument sign on St. Charles Avenue. This item was deferred from the December and January meetings. (Page 18)
Condition: Wall sign only.

22. **Docket No. 02-14-19** — **14224 Detroit Avenue**, **New Life Church**

( ) Approve
( ) Deny
( ) Defer

Bob Kunzen
Brilliant Electric Sign Co.
4811 Van Epps Road
Brooklyn Heights, Ohio 44131

Applicant proposes the replacement of sign faces on an existing ground sign. (Page 218)
Condition: website text is white.

23. **Docket No. 02-15-19** **14005 Madison Avenue**
Lucas Sunoco

( ) Approve
( ) Deny
( ) Defer

Bob Kunzen
Brilliant Electric Sign Co.
4811 Van Epps Road
Brooklyn Heights, Ohio 44131

Applicant proposes installation of a replacement cabinet sign and wall sign. (Page 223)
Condition: Freshly paint the pole supporting the pole sign.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the summary approved items. All of the members voting yea, the motion passed.

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

8. **Docket No. 09-95-18** **C** **14519 Detroit Avenue**
One Lakewood Place

( ) Approve
( ) Deny
( ) Defer

George Papandreas, Exec. V. P.
Carnegie Management and Development Corp.
27500 Detroit Road, Suite 300
Westlake, Ohio 44145

Applicant proposes a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces. This item was deferred from the September, October, November, December, and January meetings. (Page 7)

Administrative staff ("staff") recapped past meetings – Architectural Board of Review and Planning Commission.

Greg Soltis, RDL Architects and Marie Dowling, Behnke Associates were present to explain the request.

First was discussion about the townhomes and liner units. The Board members ("members") said there was an improvement. They said that some of the elements could be carried throughout the development. There was discussion about materials, colors, balcony designs, window types and sizes, the meeting of the liner units and apartment building, et cetera. Discussion continued about various aspects of the apartment building. Vehicular and pedestrian traffic were discussed, along with landscaping, plaza detailing, sidewalk flow, materials.

Public comment was taken. Greg Soltis said the project was a work in progress. The concerns about the porches, garage doors, lighting, and the break between the walk-up units would be taken into considerations. The bus stop would be presented to RTA, and CEI would become involved about the pole(s). Staff said that the goal was for final approvals in April 2019.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **DEFER** the request until the March 14, 2019 meeting. All of the members voting yea, the motion passed.

NEW BUSINESS
ARCHITECTURAL BOARD OF REVIEW

16. **Docket No. 02-09-19** **C** **13701/13901 Detroit Avenue and 1406 Wyandotte Avenue**
Detroit and Bunts Market Rate Apartments

( ) Approve
( ) Deny
( ) Defer

Jerome Solove
Jerome Solove Development, Inc.
470 Olde Worthington Road, Suite 200
Westerville, Ohio 43082

Applicant requests the review and approval of a planned development consisting of two mid-rise apartment buildings and one parking garage on 2.12 acres, pursuant to Section 1156 – Planned Development. The property is currently located in a C3, Commercial, General Business district. (Page 93)

Staff recapped the Planning Commission meeting and the Planned Development review process.

Jerome Solove, Jerome Solove Development, Inc., and Bhakti Bania, BBCo Design, were present to explain the request.

The members were pleased there was activity at the location. The size of the buildings was too large for the property. There were safety concerns associated with the parking garage. Amenities should be integrated into the site. Discussion continued about the materials, variation of levels, landscaping, more detailing, parking spaces, et cetera.

Public comment was taken. Written comments received from the public were provided to the Board prior to the meeting and have been made part of record. Comments and concerns from the members and public were addressed:

- Pedestrian concerns, unexpected crosswalks.
- Amenities are located too close to neighboring residences.
- Dog Park would be noisy and odoriferous.
- Traffic study was required.
- Greenspace is not adequate; it needs to be intentional.
- Huge wall, no setbacks, no transition into the neighborhood.
- Closing of Parkwood Avenue would not solve the problems; it would create other issues.

Members and staff referred to the Planned Development zoning chapter, and the requirements for the proposed development.

- All effort would be made to notice the public of neighborhood meetings.
- A photometric study was required.
- HVAC and other commercial mechanicals would be subject to existing noise regulations.

Staff stated the City's position: the importance of job creation and economic development, quality design and construction, market demand for one-floor living, diversity of housing stock. Primary concern was the southern edge integration into the neighborhood.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **DEFER** until the March 14, 2019 meeting. All of the members voting yea, the motion passed.

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

7. **Docket No. 11-124-18** **R** **13919 Lake Avenue**

( ) Approve

Amer Abuaun

( ) Deny
( ) Defer

2029 Belle Avenue
Lakewood, Ohio 44107

Applicant proposes to install a partial driveway and turn-around to create a circular driveway. This item was deferred from the November, December, and January meetings. (Page 5)

Written comments were provided to the Board prior to the meeting and were made part of the record.

Amer Abuaun, applicant was present to explain the request.

The members said the revision and scaled drawing worked well. There was no public comment or additional staff comments

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

NEW BUSINESS
ARCHITECTURAL BOARD OF REVIEW

10. **Docket No. 02-03-19** **R** **17886 Beach Road**

( ) Approve
( ) Deny
( ) Defer

Stephen N. Jouriles
SNJ Design Studio LLC
12518 Clifton Boulevard
Lakewood, Ohio 44107

Applicant proposes a new Porte-Cochere over the driveway; multi-phase project including a new detached garage, and new rear porch replacing existing deck. (Page 22)

Stephen N. Jouriles, SNJ Design Studio LLC, applicant and Nicholas Young, property owner, were present to explain the request.

Staff said the proposal for the Porte-Cochere was required to obtain approval from the Board of Zoning Appeals ("BZA") due its close proximity to the property line.

The members said it was an attractive addition. Public comment was closed.

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

11. **Docket No. 02-04-19** **R** **V/L Baldwin Place**

( ) Approve
( ) Deny
( ) Defer

Kevin C. Hoy, Sr. and Lisa Hoy
17812 Baldwin Place
Lakewood, Ohio 44107

Applicant proposes the construction of a new home on a vacant lot to the west of 17812 Baldwin Place. (Page 36)

Kevin C. Hoy, applicant was present to explain the request.

The members preferred a larger front yard, asked about materials, garage door, lighting, et cetera. An updated and detailed site plan was needed. Staff said the proposal would be before BZA with a request for three variances.

Written comments were supplied to the Board prior to the meeting and were entered into the record. Public comment was taken. Concerns noted included the need to maintain access on the dead-end street and the size of the home in relation to the property.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **DEFER** until the March 14, 2019 meeting. All of the members voting yea, the motion passed.

13. **Docket No. 02-06-19** **R** **1666 Lincoln Avenue**

( ) Approve
( ) Deny
( ) Defer

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

Applicant proposes the exterior renovation of an existing single family home. (Page 57)

Jill Brandt, Brandt Architecture, applicant was present to explain the request.

The members liked the revisions made since the pre-review meeting. Staff asked about the stair rails and if they would match the porch railing. Public comment was closed. There were no further comments from staff.

A motion was made by Ms. Haney, seconded by Mr. Mr. Maniet to **APPROVE** with the following condition(s):

- Stairs rails match the porch rails.

All of the members voting yea, the motion passed.

14. **Docket No. 02-07-19** **R** **1596 Orchard Grove Avenue**

( ) Approve
( ) Deny
( ) Defer

James Gideon
Hudson West Holdings LLC
6224 Sandpiper Lane
North Olmsted, Ohio 44070

Applicant proposes the replacement of a front porch. (Page 61)

Jim Gideon was present to explain the request.

The members, staff and applicant discussed colors, materials, lattice work, column size, stair railings, front door, and roofing. Public comment was closed.

Mr. Gideon provided a photo of a previous renovation. The same materials will be used for 1596 Orchard Grove. These are detailed in the conditions, since they were not explicitly defined in the drawing.

A motion was made by Ms. Haney, seconded by Mr. Mr. Maniet to **APPROVE** with the following condition(s):

- 10 inch columns.
- Colonial style railing (same as example).
- Vertical slat lattice.
- Stair railings are same system.
- Half-light front door; espresso color door.
- Shake in gable.
- Porch roof charcoal color shingle.

All of the members voting yea, the motion passed.

15. **Docket No. 02-08-19** **R** **1085 Wilbert Road**

( ) Approve
( ) Deny

Anna Jurs
Dimit Architects

( ) Defer

14414 Detroit Avenue, Suite 108
Lakewood, Ohio 44107

Applicant proposes a rear addition and covered porch. (Page 66)

Anna Jurs, Dimit Architects, applicant and Craig Coffey, property owner, were present to explain the request. The members asked about the narrowing column of the porch. They said it was a beautiful addition.

Public comment was closed. Staff agreed with the members.

A motion was made by Ms. Haney, seconded by Mr. Mr. Maniet to **APPROVE** with the following condition(s):

- Width of the end column is the same width in its entirety as the bottom.

All of the members voting yea, the motion passed.

12. **Docket No. 02-05-19** **R** **1219 Lakeland Avenue**

( ) Approve
( ) Deny
( ) Defer

William J. Fugo, Jr.
William J. Fugo, Jr., Architect
2424 Princeton Road
Cleveland Heights, Ohio 44118

Applicant proposes a home renovation; restoring enclosed porch to an open one, new rail, new siding. (Page 54)

William J. Fugo, Jr. of William J. Fugo, Jr., Architect, applicant, was present to explain the request.

The members, staff and applicant discussed the front door, colors, and materials. The members said they were pleased the porch enclosure was being removed. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** as presented. All of the members voting yea, the motion passed.

Items 17, 18 and 19 were called together

17. **Docket No. 02-10-19** **C** **15027 Detroit Avenue**
Starbucks Coffee

( ) Approve
( ) Deny
( ) Defer

Daniel Brennan
dpb Design Consultants
50 Holt Road
Andover, MA 01810

Applicant proposes exterior changes for a new business in an existing building with drive-through window. (Page 111)

BOARD OF BUILDING STANDARDS

18. **Docket No. 02-11-19 - B** **C** **15027 Detroit Avenue**
Starbucks Coffee

( ) Approve
( ) Deny
( ) Defer

Joe Palecek
Advanced Installation & Sign Service
28 Elevator Avenue
Painesville, Ohio 44077

Applicant proposes the installation of the Starbucks standard sign package; a variance is needed. (Page 170)

SIGN REVIEW

19. **Docket No. 02-11-19 - S** **15027 Detroit Avenue**
Starbucks Coffee

( ) Approve
( ) Deny
( ) Defer

Joe Palecek
Advanced Installation & Sign Service
28 Elevator Avenue
Painesville, Ohio 44077

Applicant proposes the installation of the Starbucks standard sign package. (Page 170)

Daniel Brennan, dpb Design Consultants and Jacqueline Ward, Advanced Installation & Sign Service, applicants were present to explain the request.

The members asked about location of sign "A", possibly narrowing the exit drive width and making it a "right turn only" due to the congested area. The members liked the opening of the storefront with entry, new brick paint colors (building is painted already), the side emblem sign, thoroughness of the package, et cetera. Staff would work with the applicant and Public Works regarding driveway repairs. Signage was addressed. Public comment was taken.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** Docket No. 12-10-19 with the following condition(s):

- Sign "A" will be moved closer to the street.

All of the members voting yea, the motion passed.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to APPROVE Docket No. 12-11-19 – B and 02-11-19 – S with the following condition(s):

- Remove the "Drive Thru" wall sign on the north side.
- Pole sign option A is approved (remove the changeable copy portion of the pole sign).

All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

20. **Docket No. 02-12-19** **C** **13701 Lake Avenue**
Taft School

( ) Approve
( ) Deny
( ) Defer

Brad Gellert
TDA
4135 Erie Street
Willoughby, Ohio 44094

Applicant proposes exterior expansion and modifications of an existing building to accommodate the relocation of the Central Office staff from the Board of Education building at 1470 Warren Road. (Page 187)

Chris Donahoe, Lakewood City Schools, Director of Operations, and Brad Gellert, TDA, applicant, were present to explain the request.

The members, staff and applicants discussed the landscaping, fence, lighting, doors and windows. The members liked the look of the windows. Staff recommended the dumpster surround be board-on-board. There were no further comments from the members. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Mr. Maniet to **APPROVE** with the following condition(s):

- The dumpster surround was a board-on-board fence to match the existing board-on-board fence.

All of the members voting yea, the motion passed.

SIGN REVIEW

21. **Docket No. 02-13-19** **13607 Detroit Avenue**
Vitruviance

( ) Approve
( ) Deny
( ) Defer

Tom Runger
Vitruviance
1801 E. 12th Street, Apt. 921
Cleveland, Ohio 44114

Applicant proposes window and awning signage. (Page 211)

The staff announced the applicant requested a deferral

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **DEFER** until the March 14, 2019 meeting. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **ADJOURN** at 10:13 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. GREG SOLTIS	Gregory J Soltis
2. Jesse Shedden	
3. Ben Hockenhull	1452 Marlowe
4. Nicole Shedden	N Shedden
5. Jerome Solove	
6. BHAKTI BANIA	
7. MICHAEL ANDREWS	Michael Andrews
8. Steve Skafis	
9. ~~Carol H~~ CAROL FLEMMING	Carol Flemming
10. Rose Clynne	2169 Giel Ave
11. Tom Clynne	" "

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

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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, February 14, 2019

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. Ron Wank	[signature]
2. MARTY JONES	[signature]
3. Tyler Templeton	[signature]
4. [illegible]	[signature]
5. BOB NEFF	[signature]
6. Pat Paul	1263 Giel
7. [illegible]	13919 Lake Ave
8. KEVIN HOY	
9. Jim Gideon	1596 Orchard Grove
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, February 14, 2019

OATH OF OFFICE

I, Brian Grambort, being first duly sworn according to law, upon my oath depose and say:

That I will support the Constitution of the United States and the State of Ohio, and the Charter and Ordinances of the City of Lakewood and will faithfully discharge the duties of the Board of Building Standards/Architectural Board of Review/ Sign Review Board of the City of Lakewood, Ohio so help me God.

Brian Grambort 02/14/2019

Signature Date

From: Planning Dept
To: Sylvester, Bryce; Milius, Katelyn; Harnocz, Alex
Subject: FW: Development Proposal
Date: Tuesday, January 22, 2019 3:18:13 PM

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fyi

Johanna Schwarz
Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax

From: Martin F. Jones [mailto:martin.f.jones@sherwin.com]
Sent: Tuesday, January 22, 2019 3:05 PM
To: Planning Dept; katelyn.milivs@lakewood.net
Subject: Development Proposal

Dear Katelyn,

My name is Marty Jones and my family and I, (wife Peggy, sons Kevin and Peter), are reaching out to you and asking that you forward this to the planning commission and architectural review board to express our concerns and objections on the proposed apartment development at the intersections of Bunts-Parkwood-Wyandotte and Detroit Ave.

We have lived at 1521 Parkwood since 1993 and plan to stay as long as we can. (We are currently redoing our kitchen, so we have no plans to downsize as we become empty nesters).

While we would like to see some development here, this proposed project is not at all what we feel is appropriate for our neighborhood for a number of reasons.

The first issue is the size of this complex. An eight story apartment with an adjacent five story parking garage is way, way too big for this patch of available land. Something like the 2-3 story town homes that have been successful on the eastern end of Detroit would be much more appropriate and much less invasive on our blocks.

And to further that point, the town homes are more opportunities for home ownership vs. renting. An eight story apartment with proposed 278 units means increasing the people who rent in Lakewood by a significant margin. We would like to see more options for home ownership, and town homes provide that.

If not town homes, then retail could be considered. But this apartment idea, once completed, would be a huge wall, literally, at the end of the streets. We live in a neighborhood that embraces all the great things about Lakewood. This complex would eventually destroy the neighborhood and devalue the quality of life, not to mention the property values.

Which segues into the next objection, property and resale values. The developer actually stated in the initial
meeting that once completed, the values of the homes on the three streets would go up. That comment was met with loud laughter from the residents in attendance, knowing how silly it is to suggest that.

Prospective
home buyers would drive down the blocks, see the big wall/apartment, and not even stop to tour the homes
for sale.

Besides the physical size of the apartment and garage, other objections are the swimming pool and dog park.
The locations of both are, like the building itself, crammed into small areas that make them impractical. And
they also invade on our neighborhood and blocks with noise, odor, commotion, etc.

The dog park in the metro parks is so loud, residents at street level on Wooster, etc have issues with it. If folks living hundreds of yards away complain about noise, imagine the potential noise level on our blocks.

Perhaps the biggest concern, from a safety stand point, is the traffic. Our blocks already have tremendous
amounts of cars using Parkwood and Wyandotte instead of Bunts. Which is understandable, because Bunts can back up to the point where it can take 2 to 3 light changes to get thru either Detroit or Franklin.

Putting at least 300 more drivers, and probably more, into this already congested area is unwise.

Not to mention that both St. Ed's and Garfield are a short distance away, and you have more safety concerns that
go beyond our blocks.

The last point I would like to make is one mentioned earlier, and that is that Lakewood officials should be pursuing
residential projects that encourage ownership. We have over 50% of our residents as renters. While not diminishing their value and commitment to Lakewood, they do not have as much personal investment as owners do. That is true of any community. Again, Lakewood council, planning commission and other departments
should have ownership as a primary goal.

To sum up, we are against this development and are conveying this to you and the various boards and commissions. Mayor Summers himself said at a town hall meeting that if the proposed project does not work for Lakewood citizens and neighbors, it will not happen.

This project is not good for the Lakewood citizens for all the reasons cited and more. It is good for a developer
who lives in Columbus.

Our point we are making is that we encourage development, but responsible development
that does not intrude on our lives. We all love living in Lakewood and have sung its praises over the years.
Do not make us regret that. This complex is too big and too invasive and you know it.

Please do the right thing and support the Lakewood citizens in this effort. We do not want an empty lot at Detroit,
but this proposal is overkill and alternative ideas need to be discussed and encouraged.

Thanks for your time and please respond back with any comments or questions.

Marty Jones
The Sherwin-Williams Company
PCG - Customer Complaint Coordinator

Industrial Wood
martin.f.jones@sherwin.com
216 534-2985 - Cell

Schwarz, Johanna

From: Steve Mariakis <stevemariakis@gmail.com>
Sent: Tuesday, January 29, 2019 8:12 AM
To: Planning Dept; Milius, Katelyn
Subject: Parkwood Rd Project

Good morning to all,
In anticipation of the upcoming meeting regarding the proposed Parkwood development, I wish express my thoughts on the projects.

1.Dead end street for Parkwood. Regardless of the size of the development, I believe this is a deal breaker for me. Living 4 houses from Detroit, I would have no problem going south on Parkwood only to eventually go North to Clifton on my daily commute to downtown.
2.Transition height of development from Detroit in to neighborhood
3.Re configure parking for proposed development entry and exit to include Parkwood Wyandotte and Bunts, this will assist in the potential traffic problem on Giel.
4. Move the proposed pool and dog park to a more neutral internal space within the property
5. Replace the street lights on Parkwood with decorative posts and lights.
6. Determine the **minimal** level of development that Solove is able to "live with" and still make a profit. Although the property hasn't been sold in many years, the possibilities of multiple non desired businesses is an option depending on how Spitzer want to price the property. This can be a big piece of the puzzle
7. Possible tax abatement for the residents during the construction process.

As residents, we all want to see a new look at the end of our street. We were all hoping that it would be developed to have the look and feel of the Rockport Development with townhouses. I understand that the city wants a project like this to drive revenue and economic growth but Mr. Solove, the city and the residents needs to come up with a project that is satisfactory to all.
I understand that what we have been shown the ultimate final design is still a long way off but, we all have a vested interest in this as property owners and residents of of Lakewood.

Thank you for your interest and I look forward to meeting you in the upcoming weeks

Regards,

Steve Mariakis
1448 Parkwood

stevemariakis@gmail.com

Schwarz, Johanna

From: kelly murray <kelly.murray.13@gmail.com>
Sent: Tuesday, January 29, 2019 1:17 PM
To: Planning Dept
Subject: Luxury Apartments at Parkwood and Detroit

Hello, I am writing as I have had the speedy traffic on Giel as a concern for several years after the light was removed at Giel and Clifton. So many people "fly" down Giel as a cut through, especially food delivery people, since that time, and to even try to make a turn on to Clifton at peak traffic is difficult.

Turning on to Detroit is also quite difficult as it is hard to see oncoming traffic with so many large trucks often blocking the view lr parking wherever they can to deliver to local businesses.

With the additional news of the proposed luxury apartment complex, I am concerned that the traffic on Giel will be not only increased, but even more unsafe by volume and speed.

I hope that consideration will be given for Giel to have the traffic light back at Clifton and something done at the Detroit intersection. It's outrageous after school that students from LHS and St. Edward can barely cross with so many people turning and swerving.

The above are ongoing issues, the information regarding the proposed building has raised the alarm bell for traffic issues which have been too long ignored. I hope that the city will consider some means of traffic control to improve the daily lives and safety for its residents with or without this building.

Kelly Pallas
216-410-6347

Schwarz, Johanna

From: Donnald Heckelmoser Jr. <donn.heck@gmail.com>
Sent: Tuesday, January 29, 2019 2:55 PM
To: Planning Dept; Milius, Katelyn
Subject: Lakewood Planning Meeting: February 7th, 2019 - Statement
Attachments: Lakewood Neighborhors - Opposition.jpg

Hello,

I wanted to send an e-mail in regards to the upcoming planning committee meeting on the 7th of February. I realize most of the communication you receive in regards to the proposed 8 story 278 apartment development on Detroit Avenue just south of Giel Avenue has been that of opposition. However, I wanted to submit my statement in favor of the development.

STATEMENT: I am a resident of Lakewood and live on Giel Avenue close to Detroit. I received, and have received communication through social media, and in my mail from other residents on the surrounding streets (see attached). I believe it is a small, but vocal opposition, and I did not want that small opposition voice to be amplified by the lack of a voice in favor of the development. I think it is well known that those in the opposition are much more vocal than those in favor of something and those in favor. In this case, I believe, those in favor are a majority.

I believe the development to be a much needed redevelopment project on this side of Lakewood, and will help to spur further investment in not only the surrounding apartment complexes, but storefronts along Detroit Avenue. I believe it will act as an economic driver for the section of Detroit from the traditional downtown section, to the new condo development closer to West 117th street. I also believe this type of market rate development is a perfect fit for a Lakewood that encourages a mix of side by side commercial and residential, and will continue to promote walk ability and not add a substantial amount of traffic if the right traffic calming measures are employed. In closing, the only consideration I would encourage to explore would be an additional traffic light at the corner of Parkwood OR Wyandotte, which ever street will have the parking garage exit (south of Detroit) and Giel Avenue (north of Detroit). END STATEMENT

I am not sure the process by which I can submit something for the record, but would be happy to submit this e-mail, and or just the statement for the record on the meeting. I am unable to attend due to a work engagement, but again want to emphasize that I am in favor. Thank you.

--

Donnald J. Heckelmoser Jr., MPA

Cell: (440) 476-6207 | **Office:** (216) 521-7260

Work: CEO/President: LSC Service Corporation; Barton Center Memorial Foundation; Barton Senior Center

Board Member - Brodies Good Vibe Tribe

E-mail: donn.heck@gmail.com

FaceBook: https://www.facebook.com/dheckelmoser

Twitter: @donnheck

Schwarz, Johanna

From: Ron Wank <rwank@varbroscorp.com>
Sent: Thursday, January 31, 2019 11:08 AM
To: Milius, Katelyn; Planning Dept
Cc: Summers, Mike; Anderson, David; O'Leary, Sam; Litten, John; O'Malley, Daniel; Thomas Bullock (thomas.bullock@lakewoodoh.net); George, Meghan; Rader, Tristan
Subject: Solove Development at Bunts, Parkwood, Wyandotte and Detroit

As a resident of Parkwood I felt the need to write and let my feelings be known on the Development being proposed at the north end of our street. I attended the initial meeting in November and was surprised at the proposed size of this development. I have some points to share on this apartment complex.

1. The height of the structure is overwhelming to the area surrounding it. It is a huge monolith that does not have any transition into the neighborhoods surrounding. It is designed to maximize profitability. There is nothing wrong with it being profitable, but it goes against Design Principles of the 1156.05, which states long walls and roof planes are discouraged.

2. The landscaping shown in the proposal is totally inadequate to the size and scope of the project. The south end of the building basically abuts the property behind it. Looks like a couple of bushes and again no transition into the neighborhood.

3. Instead of the pool being within the apartment complex itself, it is being place against the neighbor's property on the east side of Parkwood, with minimum landscaping. This will be a nuisance to that individual and others nearby.

4. Safety. As presently constituted the crosswalk across Parkwood to reach the parking garage is approximately 300 feet south of the Detroit/Parkwood street crosswalk. Anyone making a turn onto Parkwood from Detroit will not be able to see any activity at that 2nd crosswalk until they are on it. The way people make left hand turns, they will also be blind to cars at the end of Parkwood looking to turn onto Detroit. I have almost been hit at this stop sign on a few occasions, due to the speed of the cars coming around the corner. This will be especially dangerous for residents going to the Parking Garage.

5. The 5 story parking garage is open on the sides. Any vehicle going down at night with the lights on will have them shining into the residents home as they are going down. This will be a major annoyance

6. I would hope that the dog park is not being counted as green space. This is an irritant on many levels, first of all, it is up against the neighbor's property on Bunts. Second, it is quite a distance from the apartments on the side of the street where Spitzer is presently located. Those residents will probably just walk their dogs up Wyandotte or Parkwood.

7. Despite Mr. Solove's assertion that traffic will just trickle out of his apartment complex, the traffic is going to be a major issue. The only egress is on Parkwood, which is a very narrow street. Presently to get onto Detroit Road is very difficult at certain peak times. This will only add to that issue. Also, where are the resident's guests going to park when they visit. Parkwood and Wyandotte both have a lot of street parking being used by the present residents.

The final thought I would like to leave you with is that this structure looks like something out of Central Planning in 1960's Moscow. It is just a huge monolith as presently constituted. The vast majority of residents that I have spoken to are not anti-development, but they are deeply troubled by the look and scope of this project.

Ron Wank

1525 Parkwood

Ron Wank
Controller - Varbros
216-267-5200 ext 127

rwank@varbroscorp.com

High Production Stamping & Tapping - Welded Assemblies - Transfer & Progressive Dies
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http://varbroscorp.com

Schwarz, Johanna

From: Christine Umstott <glitterfad@yahoo.com>
Sent: Tuesday, February 12, 2019 12:42 PM
To: Planning Dept
Subject: 17812 Baldwin Place

To Whom it may concern.

I have been a resident at 17827 Baldwin Place for 22 years, I have many concerns about this proposal.

Parking, as it is now Baldwin Place is very limited on parking , let alone adding another two family house that would add 2-3 cars to a street that already is full,granted a garage will be for the dwelling but take into fact there will be visitors to this property as well

construction, we the residents need access in and out of our driveways 24 /7 me personally work nights, I leave any where from 4-7 and return 1-4 am,will i get any sleep with the construction? will i be able to leave my driveway when i want? I think NO

ask any city worker that either collects garbage, or snow removal on Baldwin place how difficult it is,we are a close street with very minimal access

More traffic ,with at least 4 new residents this adds to more flow of traffic on the street

Thank you for taking the time to read my concerns,I feel this Project for new construction for Baldwin Place should be denied

Sincerely,

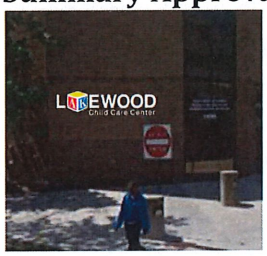
Christine Umstott

17827 Baldwin Place

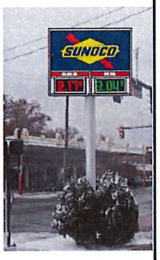
Architectural Board of Review
January 10, 2019

Summary Approval:

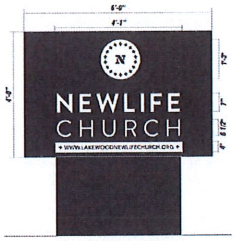
1450 Belle Avenue
Lakewood Child Care Center
Condition: Wall Sign Only



14005 Madison Ave
Lucas Auto Center
Condition: Paint Pole Grey



14224 Detroit Avenue
New Life Church
Condition: Website text
White on bronze



14519 Detroit Avenue
One Lakewood Place

Planned Development Approval Process

Request Tonight: Deferral

1. Planning Commission reviews plan for preliminary approval – approved December 6th, 2018
2. **Allows the developer and Architectural Board of Review to proceed to 1156.05 – Design Principles**
3. Planning Commission reviews and approves final development
4. Architectural Board of Review reviews and approves Final PD Plan to be in compliance with 1156.05
5. City Council approves Planned Development zoning

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

After Preliminary approval ABR is charged with Review of:

- Building and Site Design
- Building Materials
- Pedestrian Access and Circulation
- Parking
- Landscaping and Screening
- Screening of roof-mounted equipment
- Streetscape Improvements
- Service Area and Mechanical Screening
- Signage
- Lighting
- Fences
- Urban Open Space
- Amenities

Revised Drawings Anticipated
Residential Architecture

Detroit & Bunts Development

Detroit & Bunts Development

Planned Development Approval Process

Request Tonight: Deferral

1. Planning Commission reviews plan for preliminary approval – introduced February 7th, 2019 → **Deferred**
2. Allows the developer and Architectural Board of Review to proceed to 1156.05 – Design Principles
3. Planning Commission reviews and approves final development
4. Architectural Board of Review reviews and approves Final PD Plan to be in compliance with 1156.05
5. City Council approves Planned Development zoning

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- Signage
- Lighting
- Fences
- Urban Open Space
- Amenities

STREET LEVEL VIEW FROM DETROIT

VIEW ON HIGH

VIEW ON GRANT

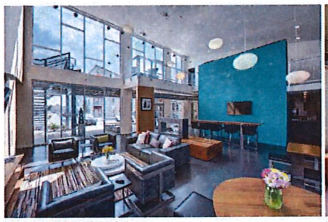
VIEW ON FIFTH PHASE I

VIEW ON FIFTH PHASE II

VIEW ON GRANT ROOFTOP DECK

VIEW ON FIFTH POOL DECK

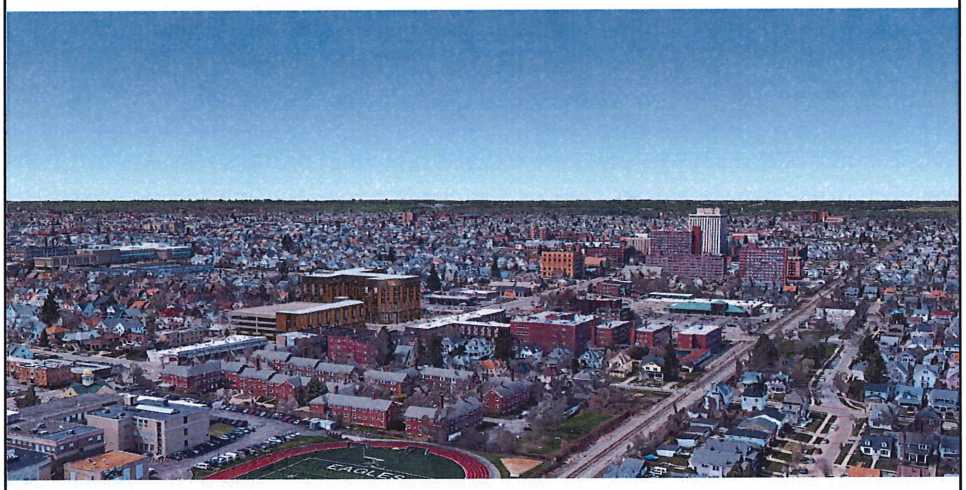
VIEW ON FIFTH AMENITY SPACE



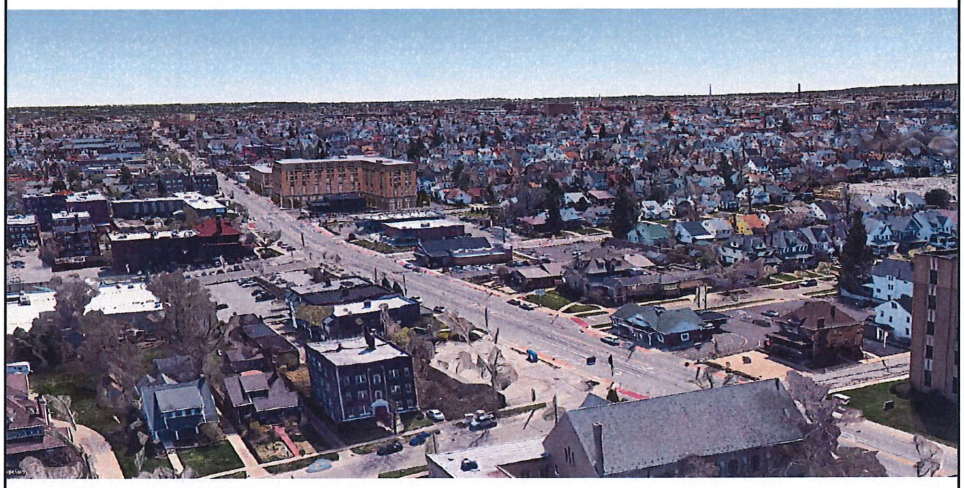
VIEW ON FIFTH AMENITY SPACE

VIEW ON HIGH AMENITY DECK

STREET LEVEL VIEW FROM DETROIT



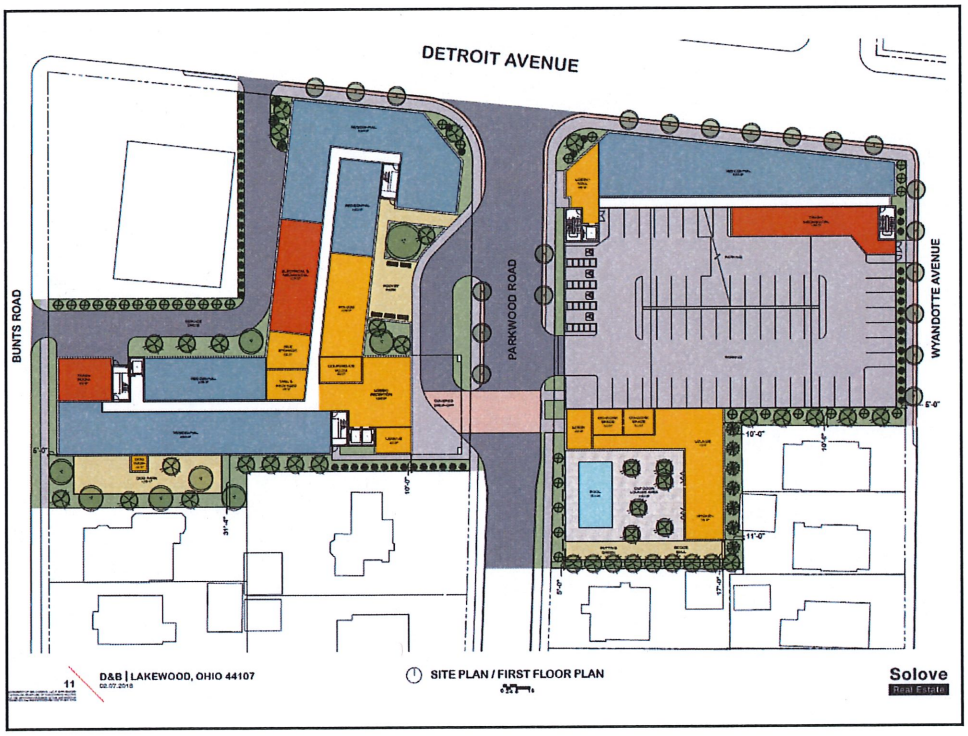
AERIAL VIEW LOOKING WEST

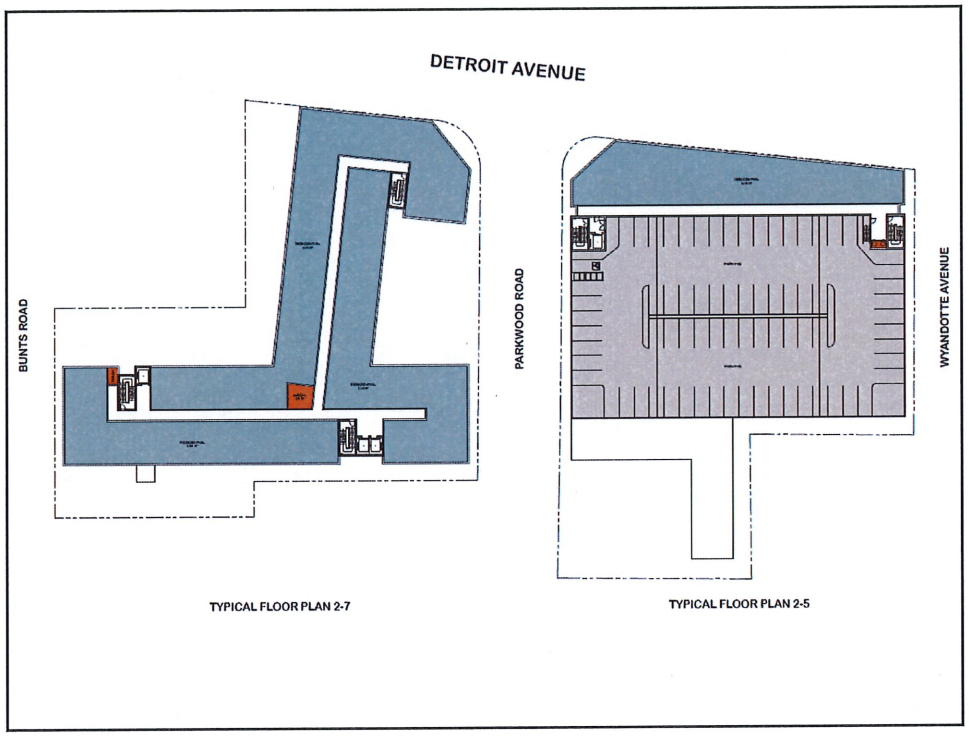


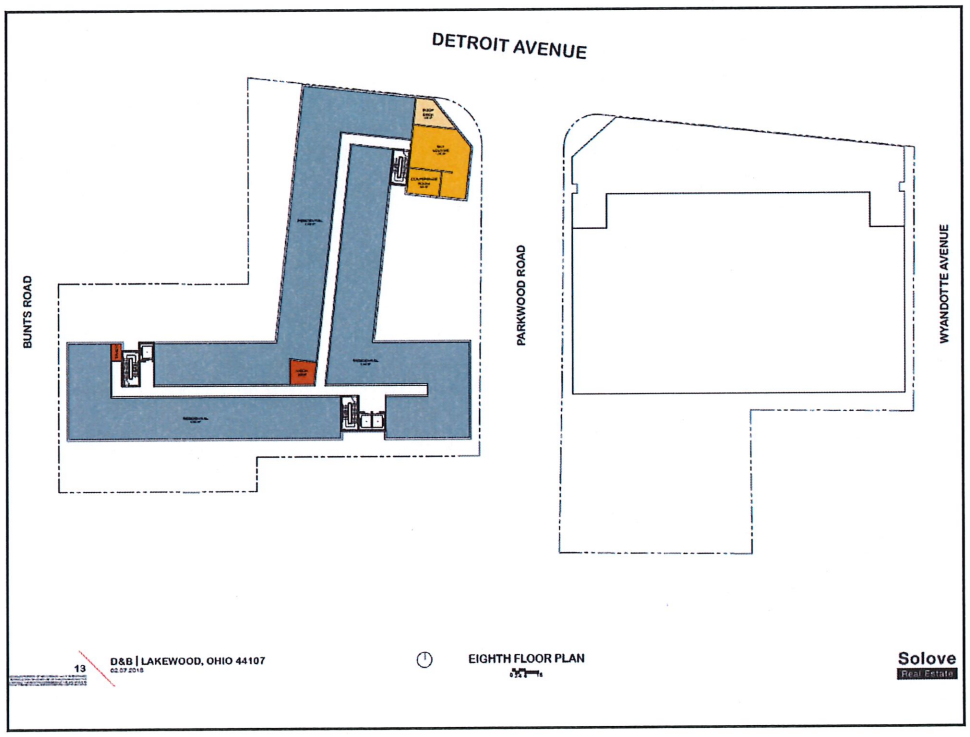
AERIAL VIEW LOOKING EAST

AERIAL VIEW LOOKING SOUTH

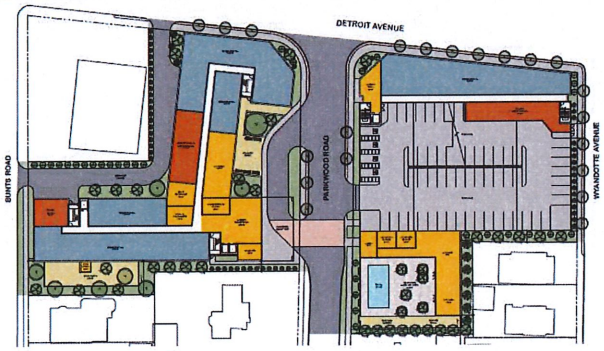
AERIAL VIEW LOOKING NORTH




DETROIT AVENUE
BUNTS ROAD
PARKWOOD ROAD
WYANDOTTE AVENUE
TYPICAL FLOOR PLAN 2-7
TYPICAL FLOOR PLAN 2-5


DETROIT AVENUE
BUNTS ROAD
PARKWOOD ROAD
WYANDOTTE AVENUE
13
D&B | LAKEWOOD, OHIO 44107
02.07.2018
EIGHTH FLOOR PLAN
Solove
Real Estate

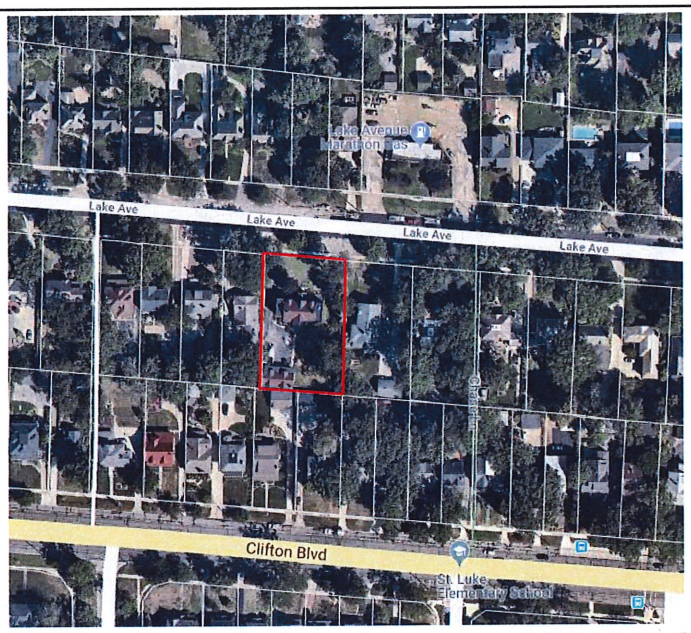
VIEW FROM DETROIT



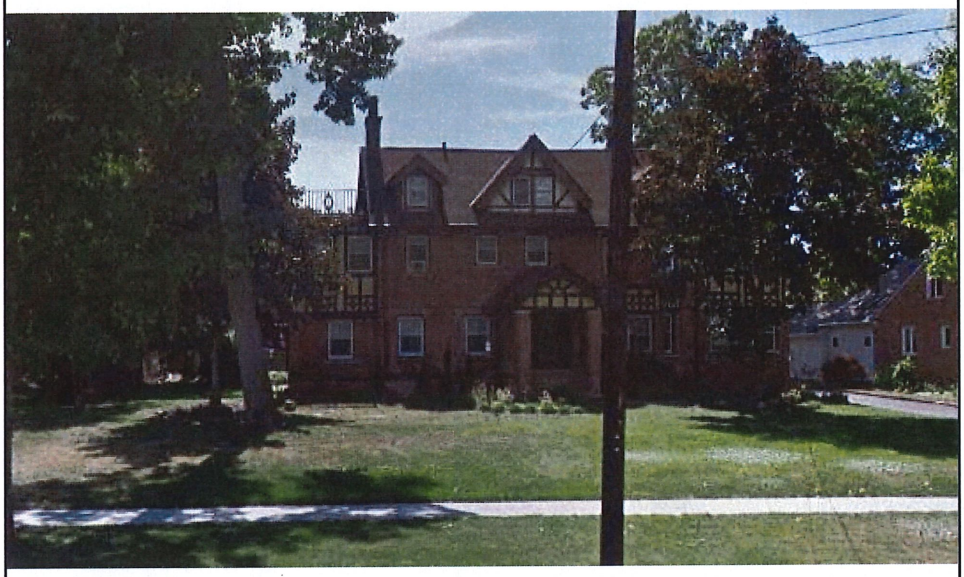
SITE PLAN / FIRST FLOOR PLAN

DEVELOPMENT BENEFITS

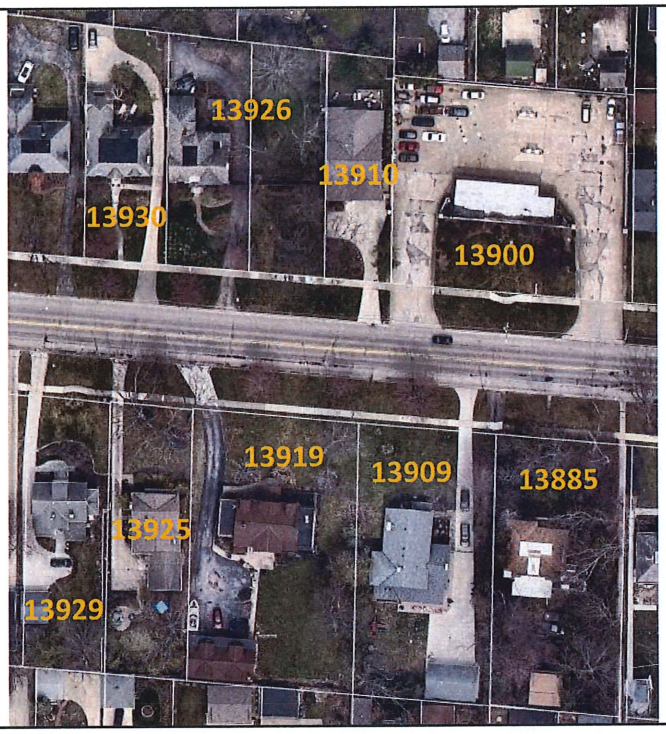
- TOTAL NUMBER OF UNITS: 278
- 375 SPACE PARKING GARAGE
- OPENING IN SPRING 2021
- ROOFTOP LOUNGE WITH PUBLIC ACCESS FOR SPECIAL EVENTS
- PUBLIC POCKET PARK
- NO DEVELOPMENT SUBSIDIES OR INCENTIVES REQUESTED
- PROPERTY VALUATION - $35-$40M PROJECT
- 74% OF PROPERTY TAXES TO SCHOOLS
- LAKEWOOD INCOME TAX COLLECTIONS

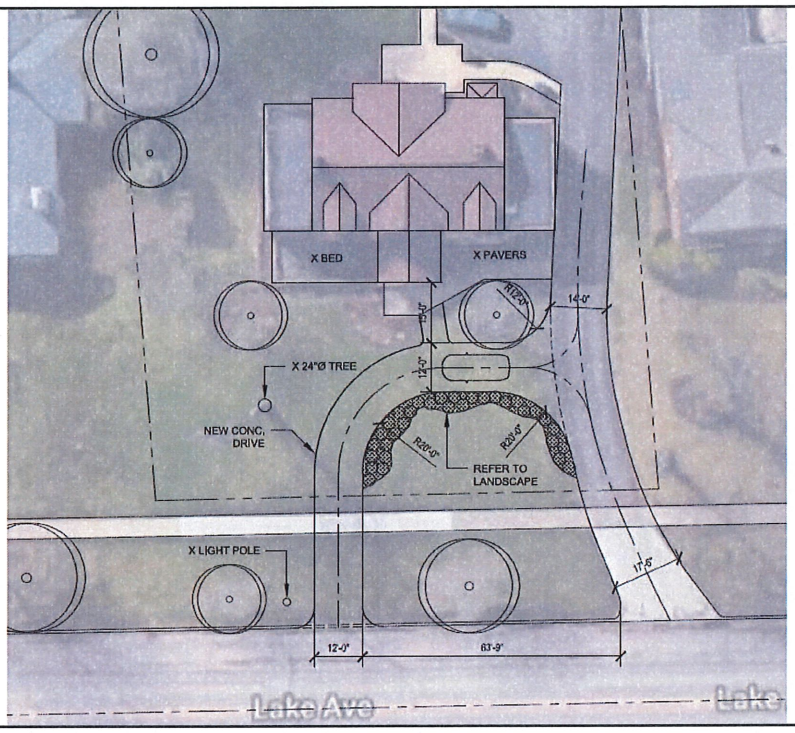


13919 Lake Ave



13919 Lake Ave





2 COMPARABLE DRIVEWAY

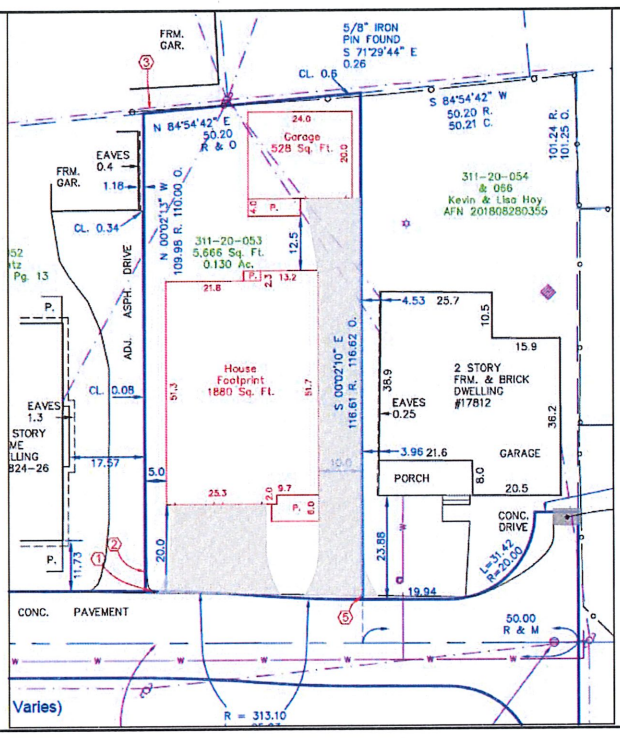
1" = 20'-0" 13682 LAKE AVENUE (300' EAST)

13919 Lake

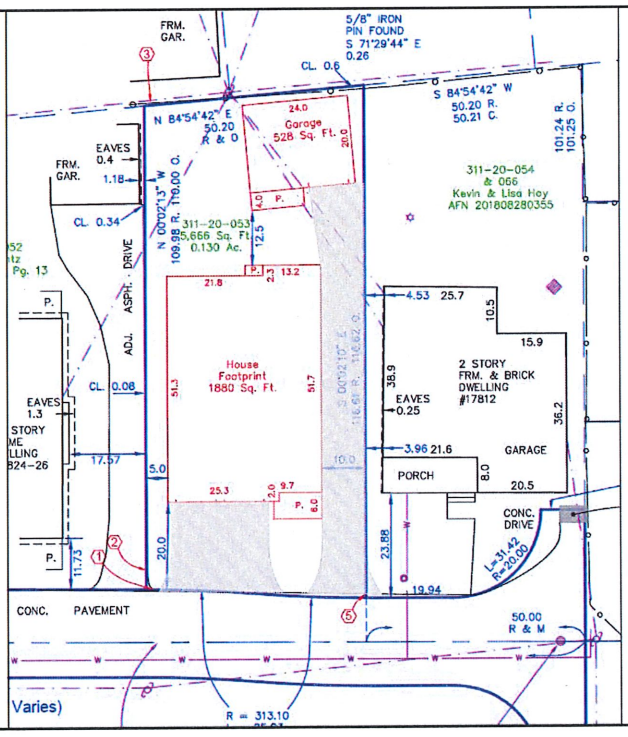
Vacant Lot 311-20-053
Baldwin Place

Vacant Lot 311-20-053
Baldwin Place

Plat
Scenario 1



Plat
Scenario 2



NEW BUSINESS

4. **Docket No. 02-02-19**
V/L Baldwin Place

Kevin C. Hoy, Jr., property owner and applicant proposes the construction of a new home and garage on a vacant lot to the west of 17812 Baldwin Place; three variances are required, pursuant to sections 1123.09(a), 1123.09(c), and 1123.07; the property is located in an R2, Single and Two-Family district. (Page 3)

- The construction of a new primary structure (house) that is 1,880 sq. ft. in area. The maximum allowable area coverage for a principal structure is 25% of the total lot, or 1,416.5 sq. ft. The proposed structure exceeds the maximum allowable by 8.2%, or 463.5 sq. ft. A variance of 463.5 sq. ft. is requested, pursuant to section 1123.09(a).

- The construction of a new accessory structure (garage) that is 528 sq. ft. in area. The maximum allowable area coverage for an accessory structure is 25% of the rear yard or 480 sq. ft., whichever is greater. The applicant is allowed 492 sq. ft. and is requesting a variance to exceed maximum allowable rear yard coverage by 1.8% or 36 sq. ft., pursuant to section 1123.09(c).

- The construction of a new primary structure (house) and place the rear foundation at 38.5 feet from the rear line setback. The minimum required distance to place the rear foundation is 40 feet from the rear property line. A variance of 1.5 feet is requested, pursuant to section 1123.07.

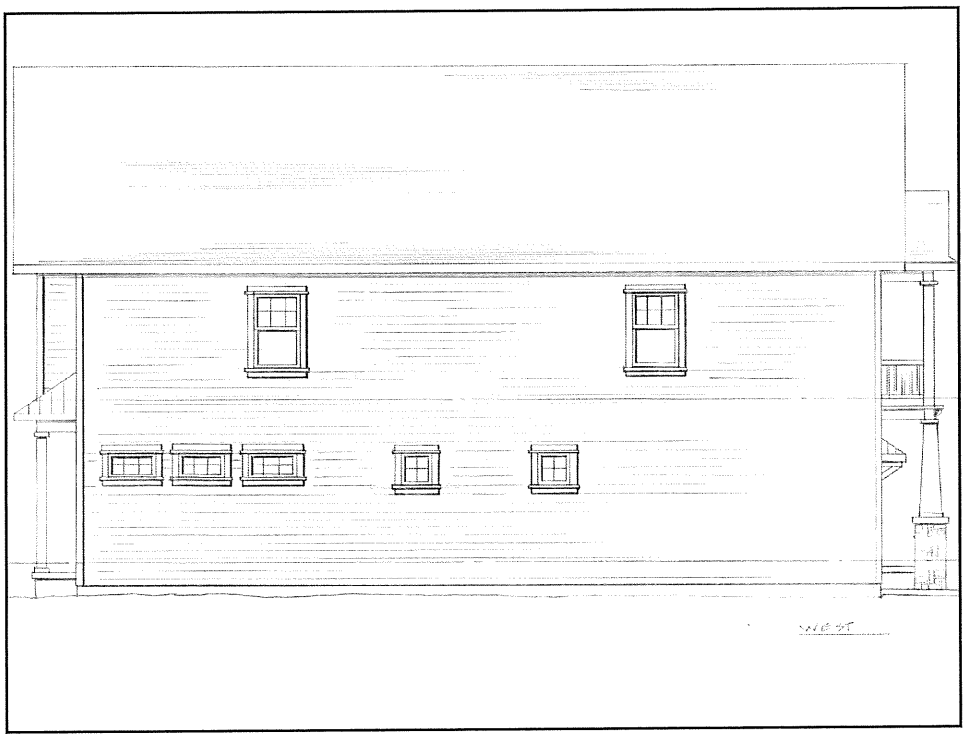
Site plan requires 3 variances from Board of Zoning appeals, as presented.
Will appear on February 21st docket.

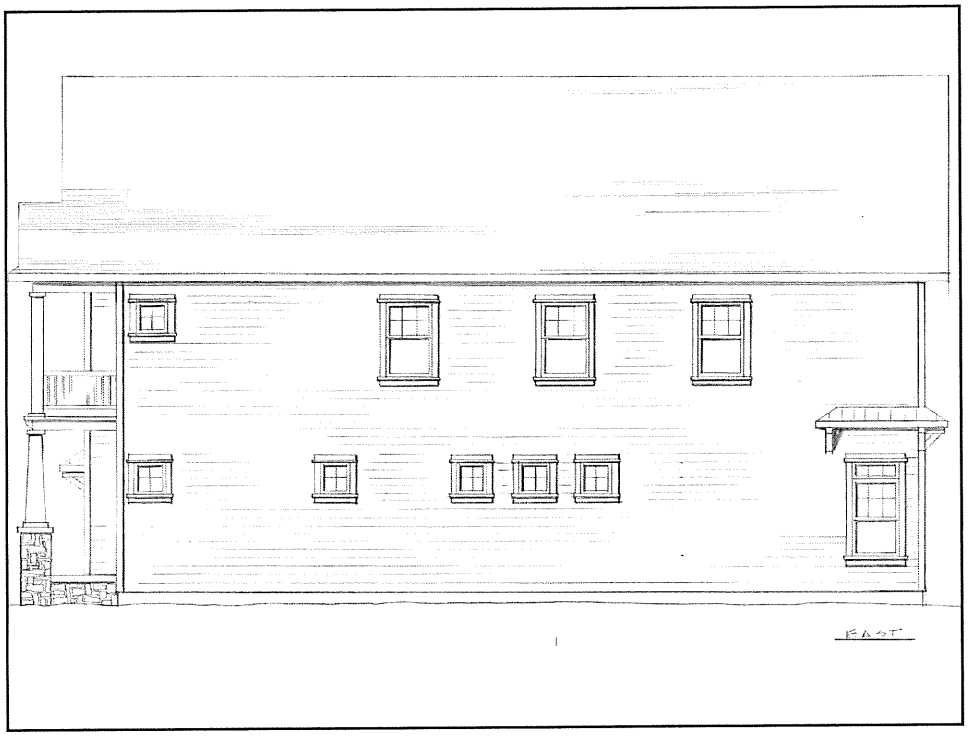
View Down Baldwin Place

Baldwin Place
Duplexes

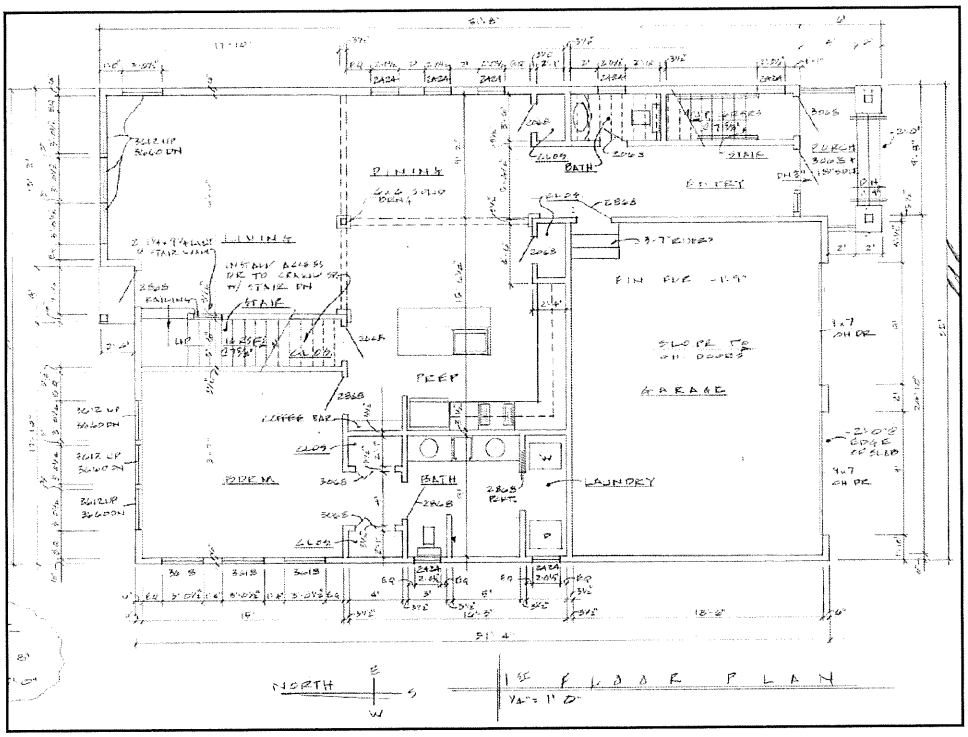
Baldwin Place
Duplexes

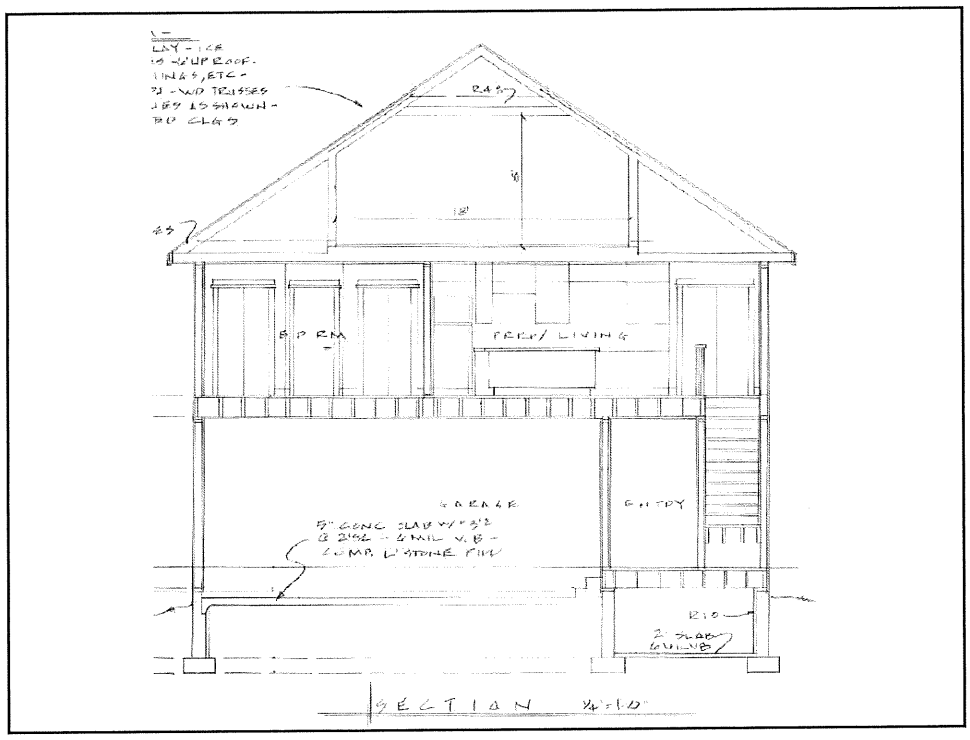
16 x 7 OH DR
16'+
PARTIAL 1st FLOOR PLAN


WEST

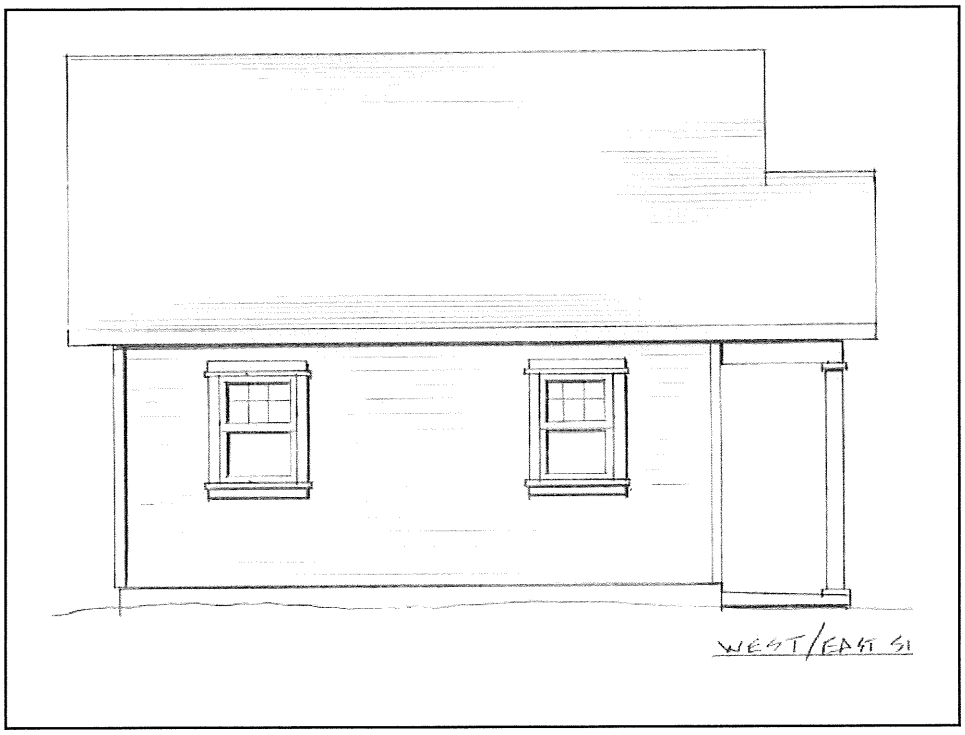

EAST

Rear


DINING
LIVING
STAIR
PREP
BATH
LAUNDRY
GARAGE
NORTH
1ST FLOOR PLAN


PRED/ LIVING
GARAGE
ENTRY
SECTION

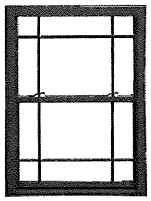
SOUTH



VINYL

Pella® 350 Series

$$–$$$



Pella 350 Series
double-hung window

FEATURES

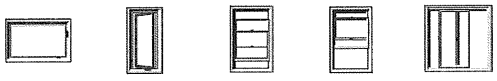
Premium, low-maintenance vinyl with distinctive styling options

Includes Pella's most energy-efficient products with optional triple-pane glass

Virtually invisible interior welded corners with SmoothSeam™ technology

WINDOW STYLES

Specialty shapes, custom sizes and fixed configurations are also available.

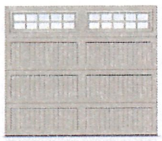


AWNING CASEMENT DOUBLE-HUNG SINGLE-HUNG SLIDING

Aspen™ Series

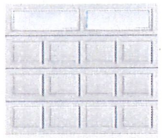
Design Choices, Style, Quality

When you are looking for that perfect, new door for your home, look no further than Raynor's Aspen™ Series. With all the design choices Aspen™ offers, you are sure to find the perfect combination that will enhance your home's curb appeal and value.



AP200

The Aspen™ model AP200 is a 2" thick, thermally efficient door, featuring Neufoam™ polyurethane insulation that fills 100% of the section's interior. Combine this with all the decorative options available, and you have a best-in-class door that just can't be beat.



AP138

The Aspen™ model AP138 is a 1⅜" thick door and also features Neufoam™ polyurethane insulation. The AP138 is ideal for moderate climate areas, and offers all of the options available to the AP200.

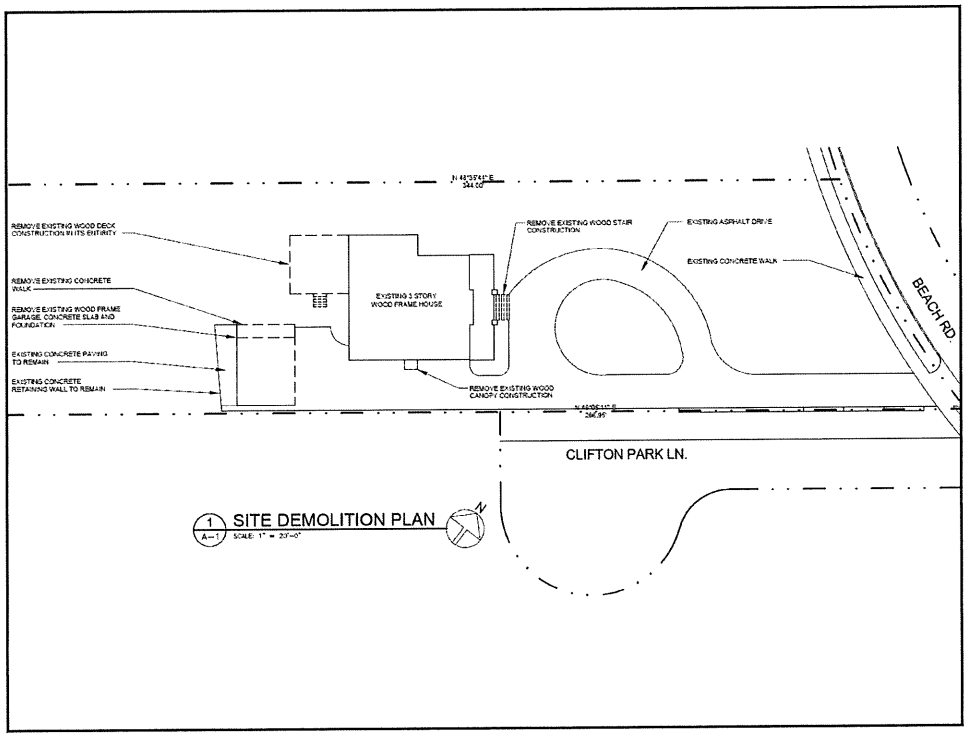
RAYNOR GARAGE DOORS

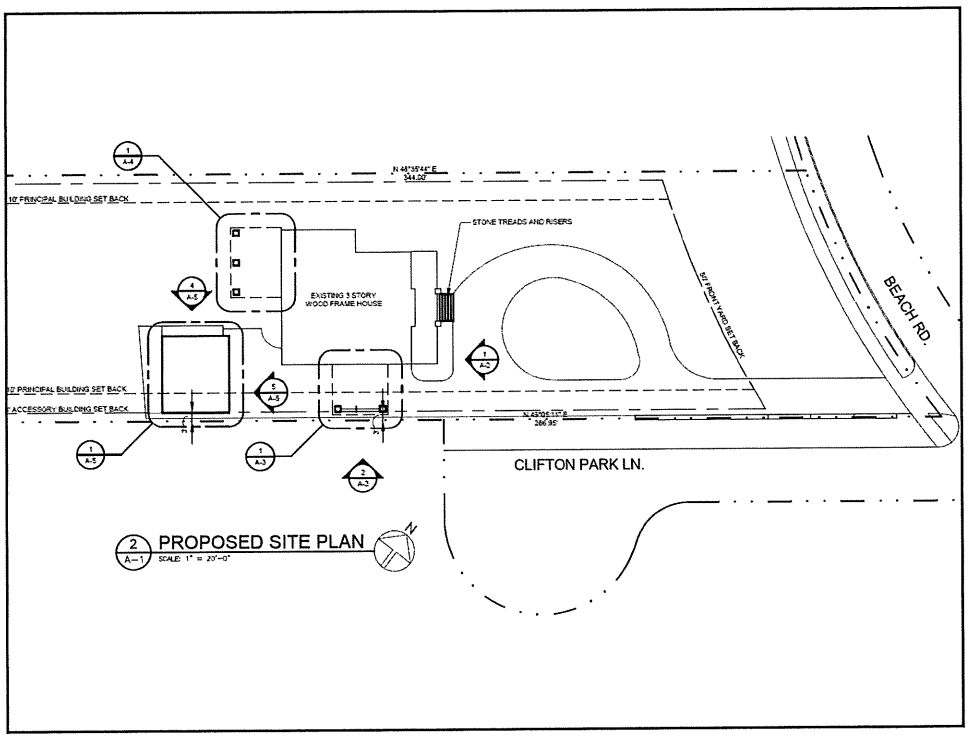
800-472-9667 • www.raynor.com

Visible Garages on Baldwin Place

17886 Beach Road

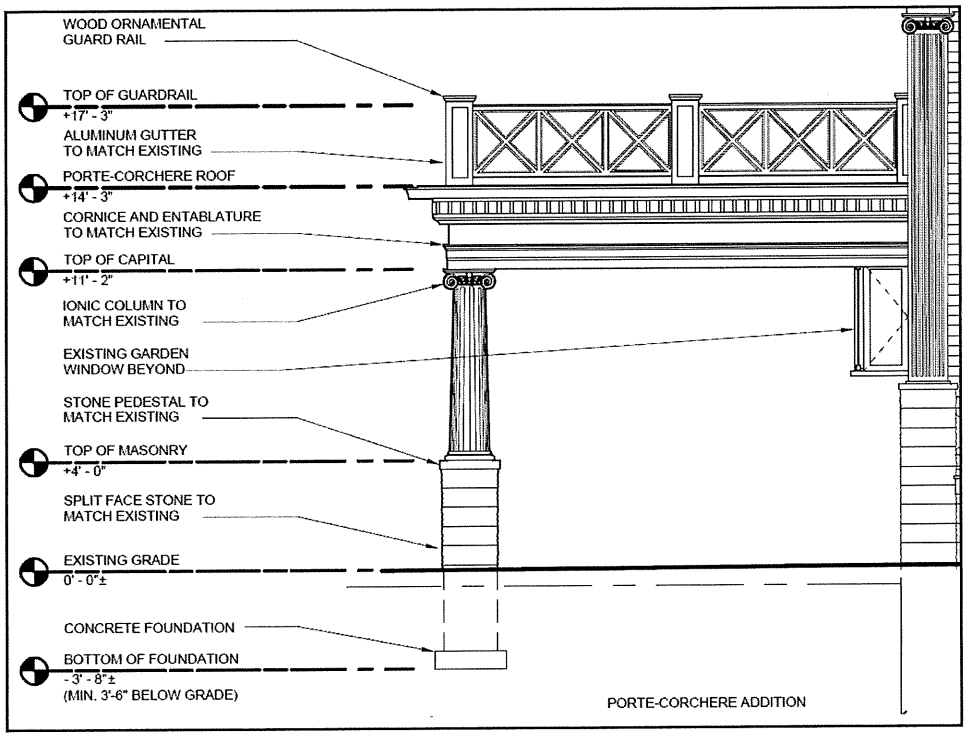
17886 Beach Road

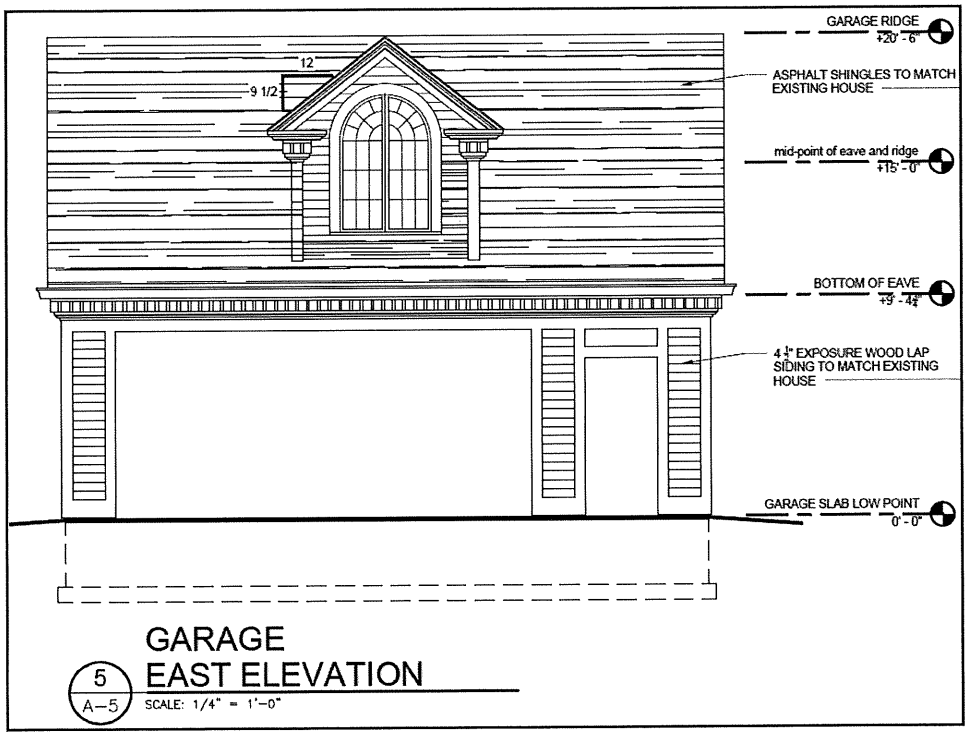

N 48°35'44" E
344.00'
REMOVE EXISTING WOOD DECK CONSTRUCTION WITH ITS ENTIRITY
REMOVE EXISTING CONCRETE WALK
REMOVE EXISTING WOOD FRAME GARAGE, CONCRETE SLAB AND FOUNDATION
EXISTING CONCRETE PAVING TO REMAIN
EXISTING CONCRETE RETAINING WALL TO REMAIN
EXISTING 3 STORY WOOD FRAME HOUSE
REMOVE EXISTING WOOD STAIR CONSTRUCTION
EXISTING ASPHALT DRIVE
EXISTING CONCRETE WALK
REMOVE EXISTING WOOD CANOPY CONSTRUCTION
N 42°05'11" E
266.95'
BEACH RD.
CLIFTON PARK LN.
1 A-1 SITE DEMOLITION PLAN
SCALE: 1" = 20'-0"
N

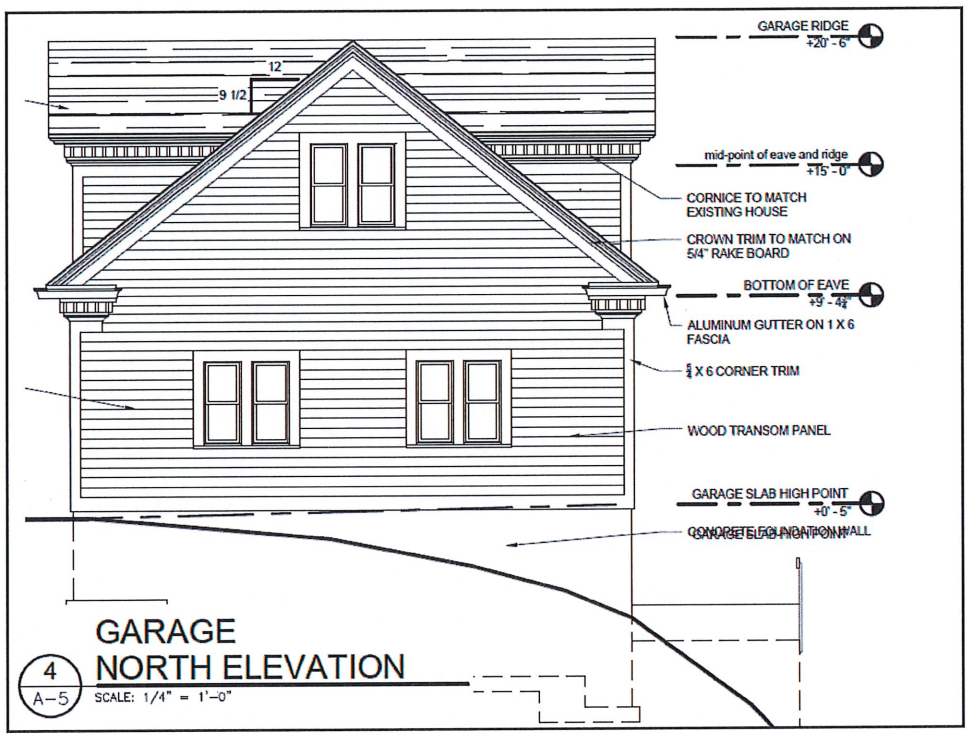

1 A-4
N 48°35'44" E
344.00'
10' PRINCIPAL BUILDING SET BACK
STONE TREADS AND RISERS
4 A-5
EXISTING 3 STORY WOOD FRAME HOUSE
10' FRONT YARD SET BACK
1 A-2
10' PRINCIPAL BUILDING SET BACK
5 A-5
5' ACCESSORY BUILDING SET BACK
N 42°05'11" E
266.95'
1 A-5
1 A-3
2 A-3
BEACH RD.
CLIFTON PARK LN.
2 A-1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"
N

WOOD ORNAMENTAL GUARD RAIL
WOOD ORNAMENTAL GUARD RAIL
TOP OF GUARDRAIL
ALUMINUM GUTTER TO MATCH EXISTING
PORTE-COCHERE ROOF
CORNICE AND ENTABLATURE TO MATCH EXISTING
TOP OF CAPITAL
IONIC COLUMN TO MATCH EXISTING
EXISTING GARDEN WINDOW BEYOND
STONE PEDESTAL TO MATCH EXISTING
TOP OF MASONRY
SPLIT FACE STONE TO MATCH EXISTING
EXISTING GRADE
CONCRETE FOUNDATION
BOTTOM OF FOUNDATION
SANDSTONE TREADS ON SPLIT FACE STONE
PORTE COCHERE ADDITION
EXISTING HOUSE
1 A-2 EAST ELEVATION
SCALE 1/4" = 1'-0"

WOOD ORNAMENTAL GUARD RAIL
TOP OF GUARDRAIL
PORCH AND PORTE-COCHERE ROOF
CORNICE AND ENTABLATURE TO MATCH EXISTING
TOP OF CAPITAL
IONIC COLUMN TO MATCH EXISTING
EXISTING GARDEN WINDOW BEYOND
STONE PEDESTAL TO MATCH EXISTING
TOP OF MASONRY
HIGH POINT OF PORCH
EXISTING GRADE
SPLIT FACE STONE TO MATCH EXISTING
BOTTOM OF FOUNDATION
CONCRETE FOUNDATION
WOOD ORNAMENTAL GUARD RAIL
WOOD ORNAMENTAL GUARD RAIL
ALUMINUM GUTTER TO MATCH EXISTING
EXISTING SECOND FLOOR
CORNICE AND ENTABLATURE TO MATCH EXISTING
IONIC COLUMN TO MATCH EXISTING
WOOD TRANSOM PANEL
STONE PEDESTAL TO MATCH EXISTING
EXISTING FIRST FLOOR
SPLIT FACE STONE TO MATCH EXISTING
EXISTING GRADE
CONCRETE FOUNDATION
BOTTOM OF FOOTING
PORCH ADDITION
EXISTING HOUSE
PORTE-COCHERE ADDITION
EXISTING HOUSE
2 A-2 SOUTH ELEVATION
SCALE 1/4" = 1'-0"


WOOD ORNAMENTAL GUARD RAIL
TOP OF GUARDRAIL +17' - 3"
ALUMINUM GUTTER TO MATCH EXISTING
PORTE-CORCHERE ROOF +14' - 3"
CORNICE AND ENTABLATURE TO MATCH EXISTING
TOP OF CAPITAL +11' - 2"
IONIC COLUMN TO MATCH EXISTING
EXISTING GARDEN WINDOW BEYOND
STONE PEDESTAL TO MATCH EXISTING
TOP OF MASONRY +4' - 0"
SPLIT FACE STONE TO MATCH EXISTING
EXISTING GRADE 0' - 0"±
CONCRETE FOUNDATION
BOTTOM OF FOUNDATION - 3' - 8"±
(MIN. 3'-6" BELOW GRADE)
PORTE-CORCHERE ADDITION

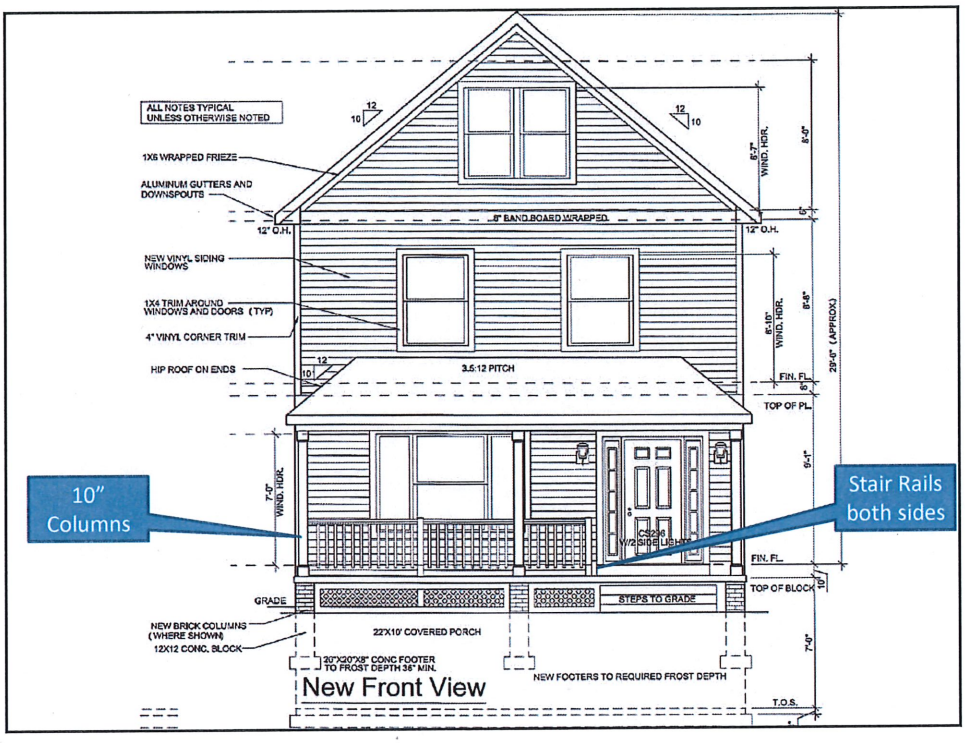

GARAGE RIDGE +20' - 6"
12"
9 1/2"
ASPHALT SHINGLES TO MATCH EXISTING HOUSE
mid-point of eave and ridge +15' - 0"
BOTTOM OF EAVE +9' - 4 1/4"
4 1/2" EXPOSURE WOOD LAP SIDING TO MATCH EXISTING HOUSE
GARAGE SLAB LOW POINT 0' - 0"
GARAGE
EAST ELEVATION
5
A-5
SCALE: 1/4" = 1'-0"

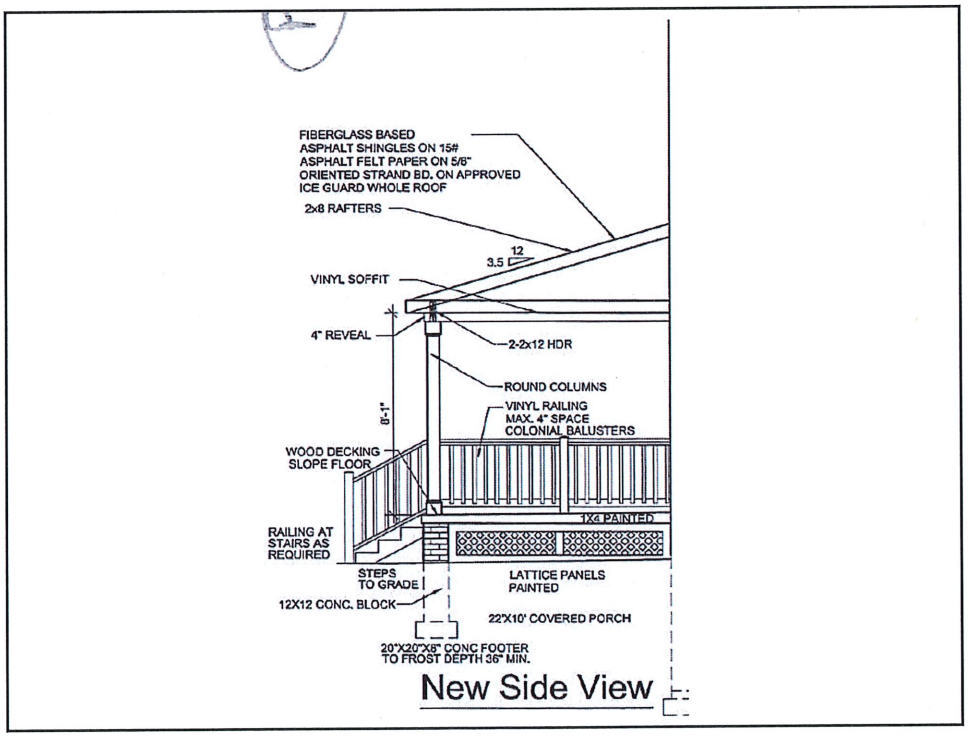


1596 Orchard Grove Avenue

1596 Orchard Grove Avenue

Existing Front Elevation

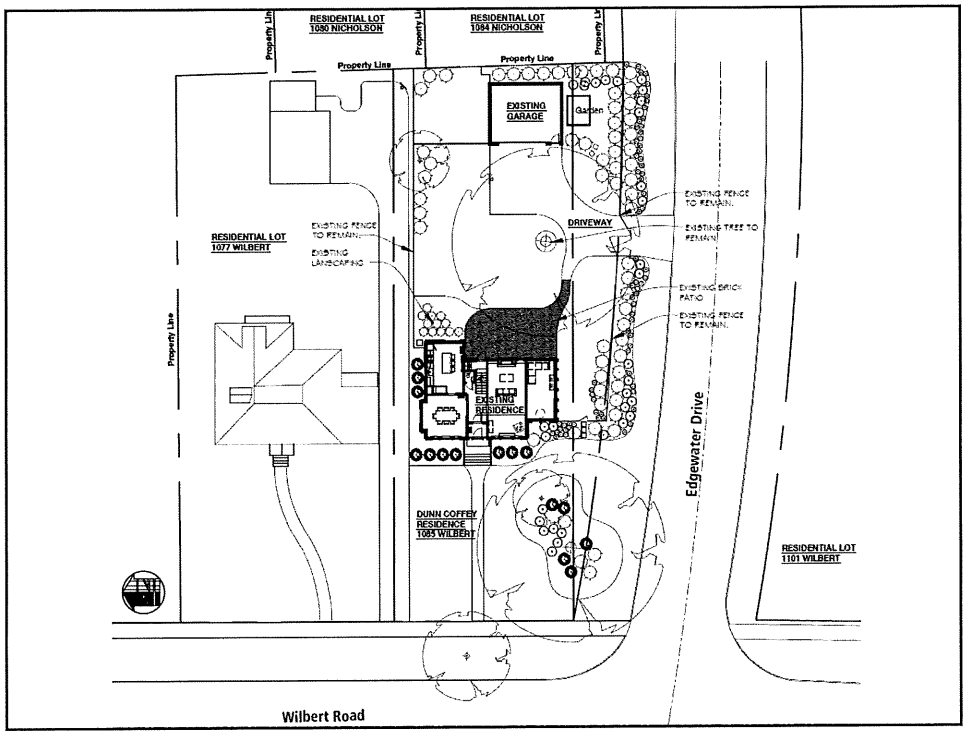

ALL NOTES TYPICAL UNLESS OTHERWISE NOTED
1X6 WRAPPED FRIEZE
ALUMINUM GUTTERS AND DOWNSPOUTS
8" BAND BOARD WRAPPED
12" O.H.
NEW VINYL SIDING WINDOWS
1X4 TRIM AROUND WINDOWS AND DOORS (TYP)
4" VINYL CORNER TRIM
HIP ROOF ON ENDS
3.5:12 PITCH
FIN. FL.
TOP OF PL.
10" Columns
Stair Rails both sides
GRADE
STEPS TO GRADE
TOP OF BLOCK
NEW BRICK COLUMNS (WHERE SHOWN)
12X12 CONC. BLOCK
22'X10' COVERED PORCH
20"X20"X8" CONC FOOTER TO FROST DEPTH 36" MIN.
NEW FOOTERS TO REQUIRED FROST DEPTH
T.O.S.
New Front View

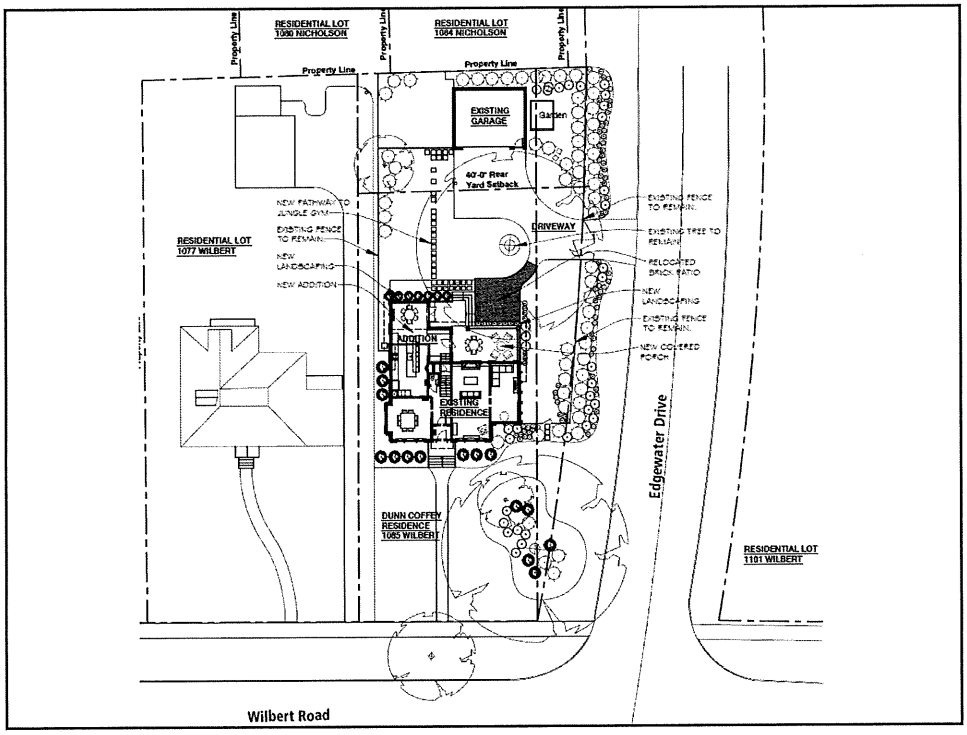

FIBERGLASS BASED ASPHALT SHINGLES ON 15# ASPHALT FELT PAPER ON 5/8" ORIENTED STRAND BD. ON APPROVED ICE GUARD WHOLE ROOF
2x8 RAFTERS
3.5
VINYL SOFFIT
4" REVEAL
2-2x12 HDR
ROUND COLUMNS
VINYL RAILING MAX. 4" SPACE COLONIAL BALUSTERS
WOOD DECKING SLOPE FLOOR
1X4 PAINTED
RAILING AT STAIRS AS REQUIRED
STEPS TO GRADE
LATTICE PANELS PAINTED
12X12 CONC. BLOCK
22'X10' COVERED PORCH
20"X20"X8" CONC FOOTER TO FROST DEPTH 36" MIN.
New Side View

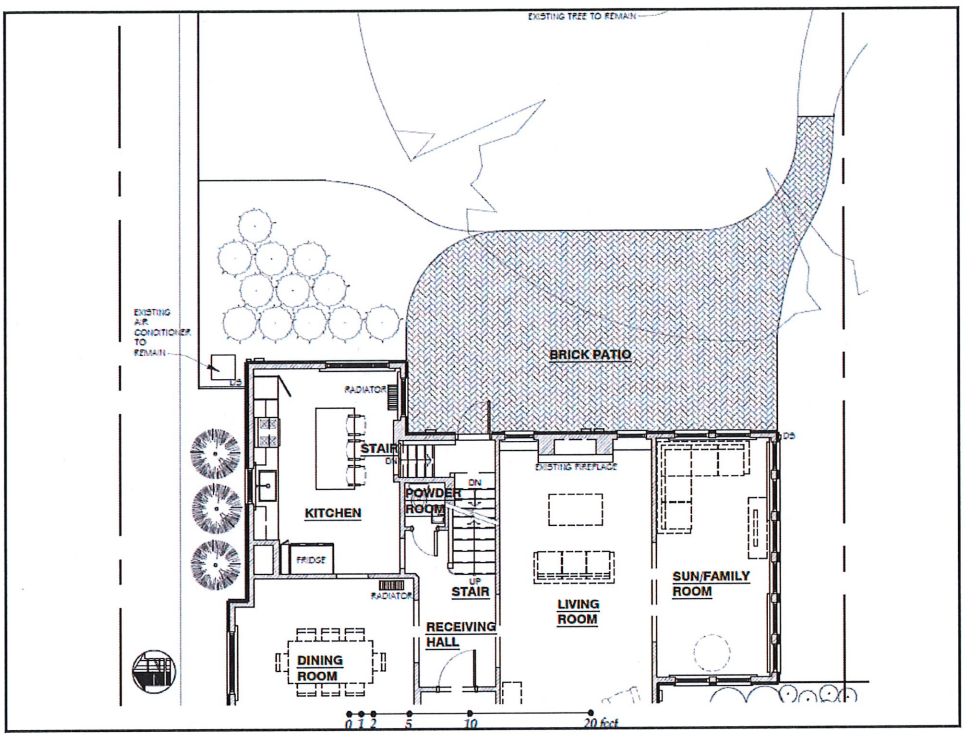
1085 Wilbert Road

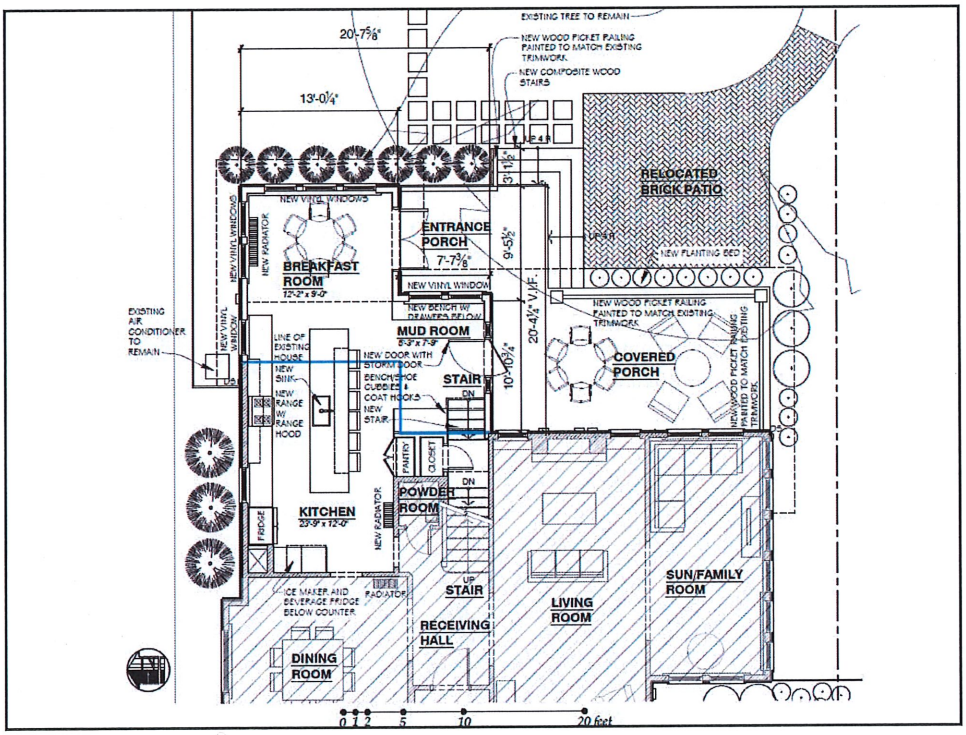
1085 Wilbert Road

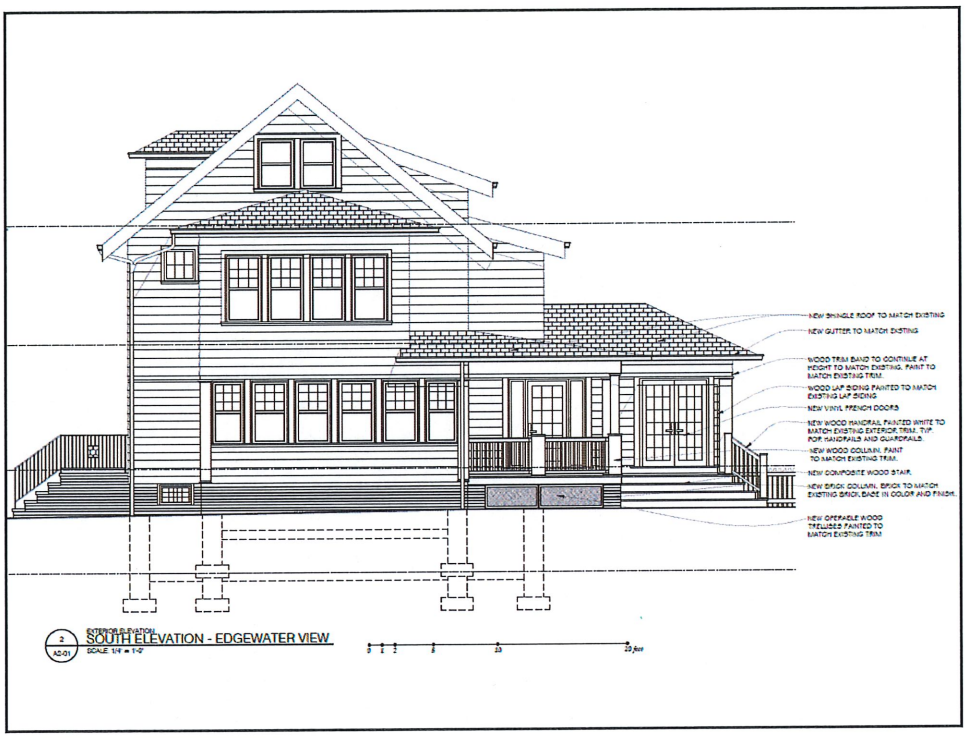
From Edgewater Drive

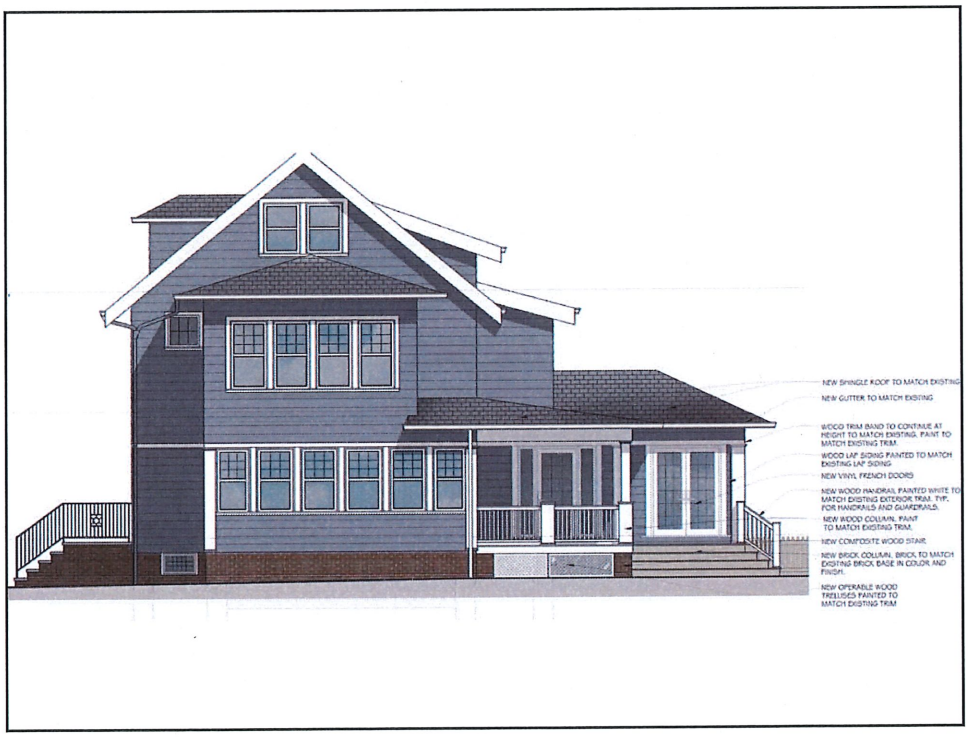

RESIDENTIAL LOT
1080 NICHOLSON
RESIDENTIAL LOT
1084 NICHOLSON
Property Line
Property Line
Property Line
Property Line
Property Line
Property Line
EXISTING
GARAGE
Garden
EXISTING FENCE
TO REMAIN.
DRIVEWAY
EXISTING TREE TO
REMAIN
RESIDENTIAL LOT
1077 WILBERT
EXISTING FENCE
TO REMAIN.
EXISTING
LANDSCAPING
EXISTING BRICK
PATIO
EXISTING FENCE
TO REMAIN.
EXISTING
RESIDENCE
Edgewater Drive
DUNN COFFEY
RESIDENCE
1085 WILBERT
RESIDENTIAL LOT
1101 WILBERT
Wilbert Road

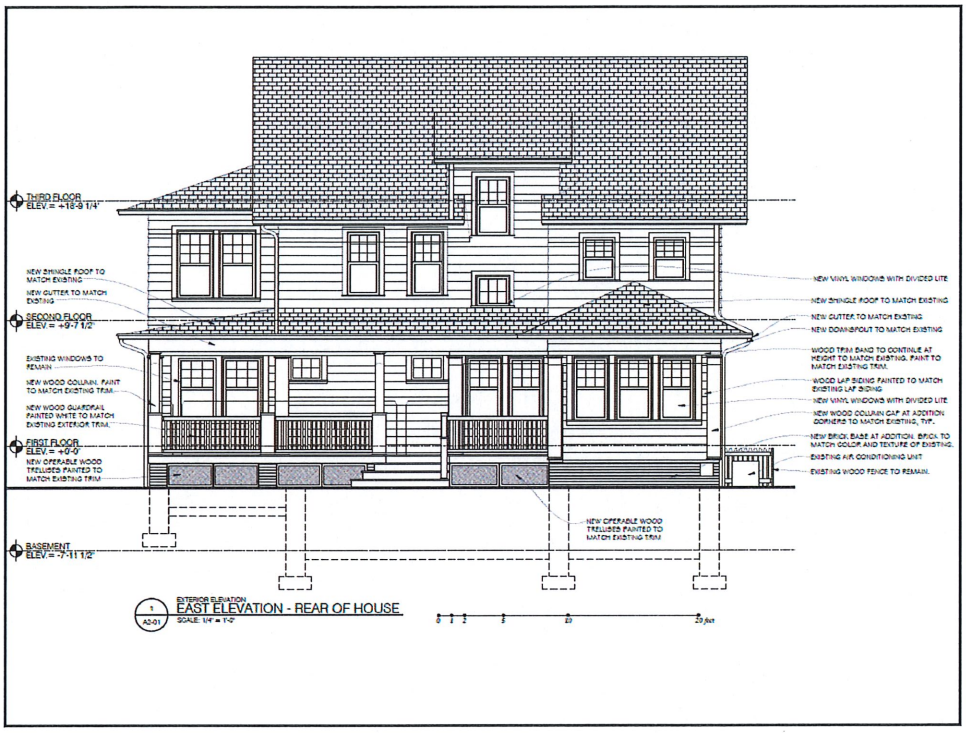

RESIDENTIAL LOT
1086 NICHOLSON
RESIDENTIAL LOT
1084 NICHOLSON
Property Line
Property Line
Property Line
Property Line
Property Line
Property Line
EXISTING
GARAGE
Garden
40'-0" Rear
Yard Setback
NEW PATHWAY TO
JUNGLE GYM
EXISTING FENCE
TO REMAIN.
NEW
LANDSCAPING
NEW ADDITION
EXISTING FENCE
TO REMAIN.
DRIVEWAY
EXISTING TREE TO
REMAIN
RELOCATED
BRICK PATIO
NEW
LANDSCAPING
EXISTING FENCE
TO REMAIN.
NEW COVERED
PORCH
RESIDENTIAL LOT
1077 WILBERT
ADDITION
EXISTING
RESIDENCE
Edgewater Drive
DUNN COFFEY
RESIDENCE
1085 WILBERT
RESIDENTIAL LOT
1101 WILBERT
Wilbert Road

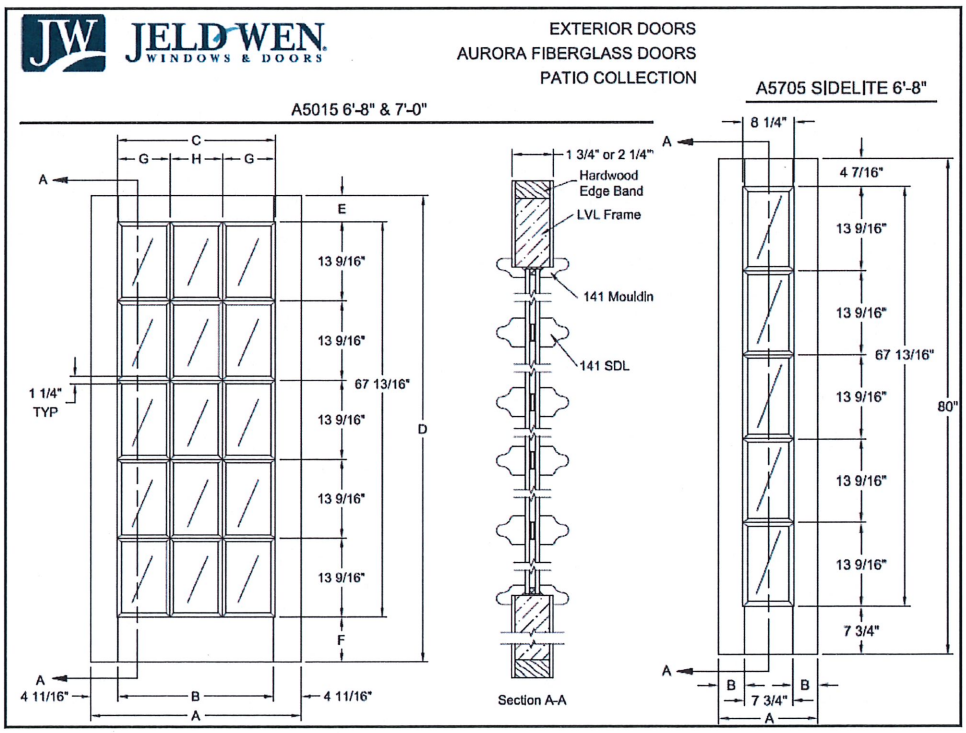

EXISTING TREE TO REMAIN
EXISTING AIR CONDITIONER TO REMAIN
BRICK PATIO
RADIATOR
STAIR
DN
POWDER ROOM
KITCHEN
EXISTING FIREPLACE
FRIDGE
UP
STAIR
RADIATOR
LIVING ROOM
SUN/FAMILY ROOM
RECEIVING HALL
DINING ROOM
0 1 2 5 10 20 feet

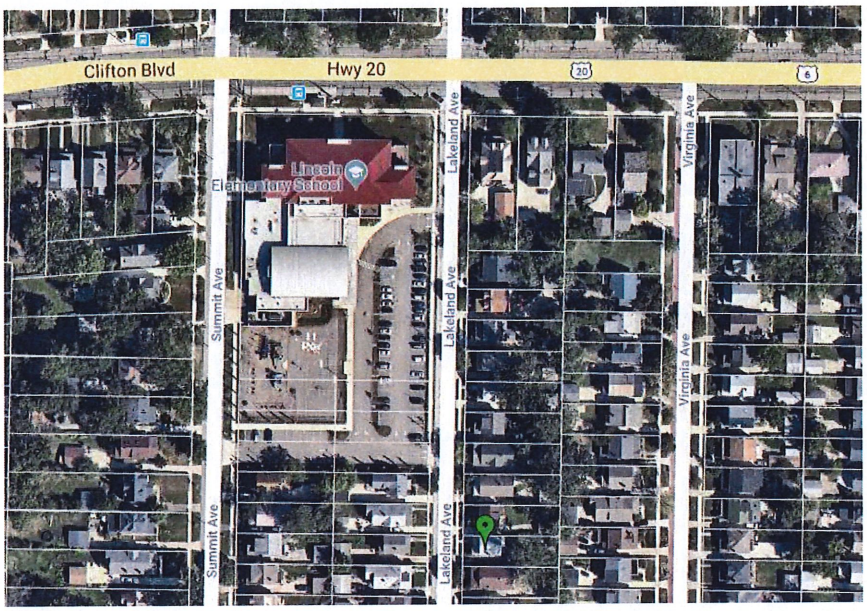

EXISTING TREE TO REMAIN
20'-7⅝"
13'-0¼"
NEW WOOD PICKET RAILING PAINTED TO MATCH EXISTING TRIMWORK
NEW COMPOSITE WOOD STAIRS
RELOCATED BRICK PATIO
NEW VINYL WINDOWS
NEW RADIATOR
ENTRANCE PORCH
7'-7⅜"
9'-5½"
NEW PLANTING BED
BREAKFAST ROOM
12'-2" x 9'-0"
NEW VINYL WINDOW
NEW BENCH W/ DRAWERS BELOW
NEW WOOD PICKET RAILING PAINTED TO MATCH EXISTING TRIMWORK
EXISTING AIR CONDITIONER TO REMAIN
NEW VINYL WINDOW
MUD ROOM
8'-9" x 7'-9"
20'-4¼" V.I.F.
LINE OF EXISTING HOUSE
NEW DOOR WITH STORM DOOR
NEW SINK
BENCH W/ CUBBIES & COAT HOOKS
STAIR
DN
10'-10¾"
COVERED PORCH
NEW WOOD PICKET RAILING PAINTED TO MATCH EXISTING TRIMWORK
NEW RANGE W/ RANGE HOOD
NEW STAIR
PANTRY
CLOSET
DN
POWDER ROOM
KITCHEN
23'-9" x 12'-0"
NEW RADIATOR
FRIDGE
ICE MAKER AND BEVERAGE FRIDGE BELOW COUNTER
RADIATOR
UP
STAIR
LIVING ROOM
SUN/FAMILY ROOM
RECEIVING HALL
DINING ROOM
0 1 2 5 10 20 feet


NEW SHINGLE ROOF TO MATCH EXISTING
NEW GUTTER TO MATCH EXISTING
WOOD TRIM BAND TO CONTINUE AT HEIGHT TO MATCH EXISTING. PAINT TO MATCH EXISTING TRIM.
WOOD LAP SIDING PAINTED TO MATCH EXISTING LAP SIDING
NEW VINYL FRENCH DOORS
NEW WOOD HANDRAIL PAINTED WHITE TO MATCH EXISTING EXTERIOR TRIM. TYP. FOR HANDRAILS AND GUARDRAILS.
NEW WOOD COLUMN. PAINT TO MATCH EXISTING TRIM.
NEW COMPOSITE WOOD STAIR.
NEW BRICK COLUMN. BRICK TO MATCH EXISTING BRICK BASE IN COLOR AND FINISH.
NEW OPERABLE WOOD TRELLISES PAINTED TO MATCH EXISTING TRIM
2
A2-01
EXTERIOR ELEVATION
SOUTH ELEVATION - EDGEWATER VIEW
SCALE: 1/4" = 1'-0"


NEW SHINGLE ROOF TO MATCH EXISTING
NEW GUTTER TO MATCH EXISTING
WOOD TRIM BAND TO CONTINUE AT HEIGHT TO MATCH EXISTING. PAINT TO MATCH EXISTING TRIM.
WOOD LAP SIDING PAINTED TO MATCH EXISTING LAP SIDING
NEW VINYL FRENCH DOORS
NEW WOOD HANDRAIL PAINTED WHITE TO MATCH EXISTING EXTERIOR TRIM. TYP. FOR HANDRAILS AND GUARDRAILS.
NEW WOOD COLUMN. PAINT TO MATCH EXISTING TRIM.
NEW COMPOSITE WOOD STAIR.
NEW BRICK COLUMN. BRICK TO MATCH EXISTING BRICK BASE IN COLOR AND FINISH.
NEW OPERABLE WOOD TRELLISES PAINTED TO MATCH EXISTING TRIM

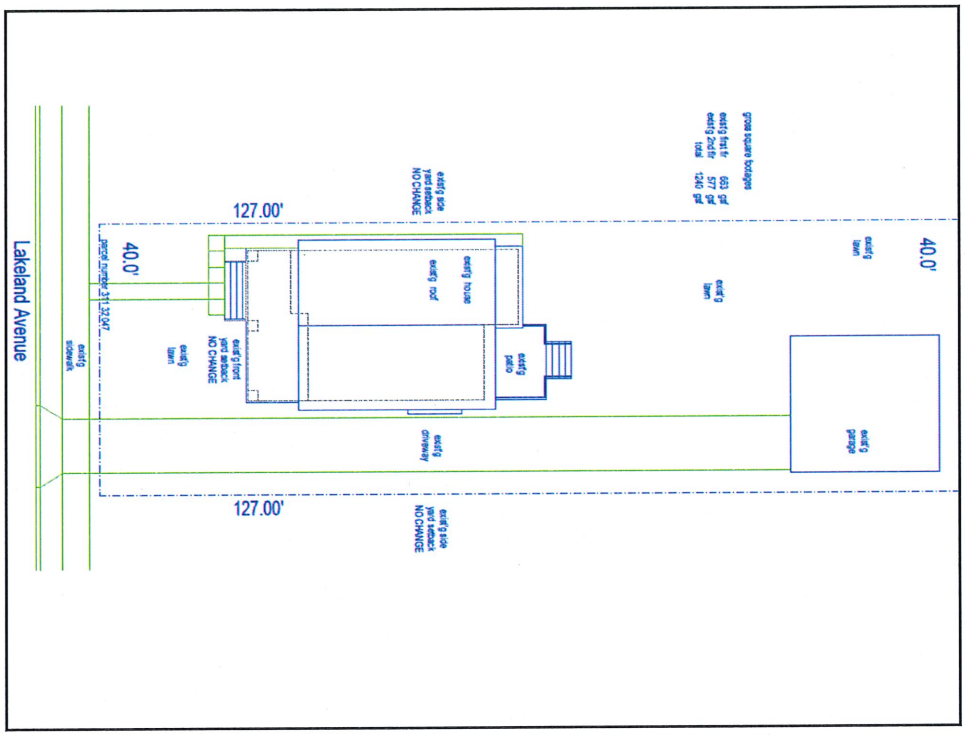

THIRD FLOOR
ELEV. = +18-9 1/4"
SECOND FLOOR
ELEV. = +9-7 1/2"
FIRST FLOOR
ELEV. = +0-0"
BASEMENT
ELEV. = -7-11 1/2"
NEW SHINGLE ROOF TO MATCH EXISTING
NEW GUTTER TO MATCH EXISTING
EXISTING WINDOWS TO REMAIN
NEW WOOD COLUMN, PAINT TO MATCH EXISTING TRIM
NEW WOOD GUARDRAIL PAINTED WHITE TO MATCH EXISTING EXTERIOR TRIM.
NEW OPERABLE WOOD TRELLISES PAINTED TO MATCH EXISTING TRIM
NEW VINYL WINDOWS WITH DIVIDED LITE
NEW SHINGLE ROOF TO MATCH EXISTING
NEW GUTTER TO MATCH EXISTING
NEW DOWNSPOUT TO MATCH EXISTING
WOOD TRIM BAND TO CONTINUE AT HEIGHT TO MATCH EXISTING. PAINT TO MATCH EXISTING TRIM.
WOOD LAP SIDING PAINTED TO MATCH EXISTING LAP SIDING
NEW VINYL WINDOWS WITH DIVIDED LITE
NEW WOOD COLUMN CAP AT ADDITION CORNERS TO MATCH EXISTING, TYP.
NEW BRICK BASE AT ADDITION. BRICK TO MATCH COLOR AND TEXTURE OF EXISTING.
EXISTING A/C CONDITIONING UNIT
EXISTING WOOD FENCE TO REMAIN.
NEW OPERABLE WOOD TRELLISES PAINTED TO MATCH EXISTING TRIM
1
A2-01
EXTERIOR ELEVATION
EAST ELEVATION - REAR OF HOUSE
SCALE: 1/4" = 1'-0"
0 1 2 5 10 20 feet

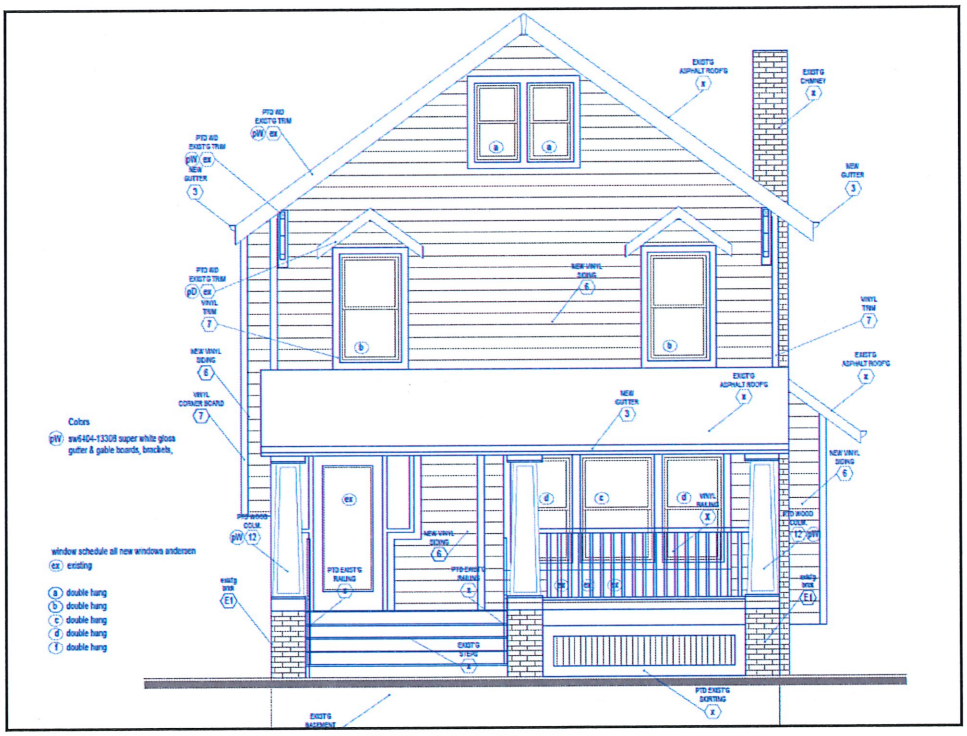

JW
JELD-WEN
WINDOWS & DOORS
EXTERIOR DOORS
AURORA FIBERGLASS DOORS
PATIO COLLECTION
A5015 6'-8" & 7'-0"
C
G
H
G
A
E
13 9/16"
13 9/16"
67 13/16"
13 9/16"
13 9/16"
13 9/16"
D
1 1/4"
TYP
F
A
4 11/16"
B
4 11/16"
A
1 3/4" or 2 1/4"
Hardwood
Edge Band
LVL Frame
141 Mouldin
141 SDL
Section A-A
A5705 SIDELITE 6'-8"
8 1/4"
A
4 7/16"
13 9/16"
13 9/16"
67 13/16"
13 9/16"
80"
13 9/16"
13 9/16"
7 3/4"
A
B
B
7 3/4"
A



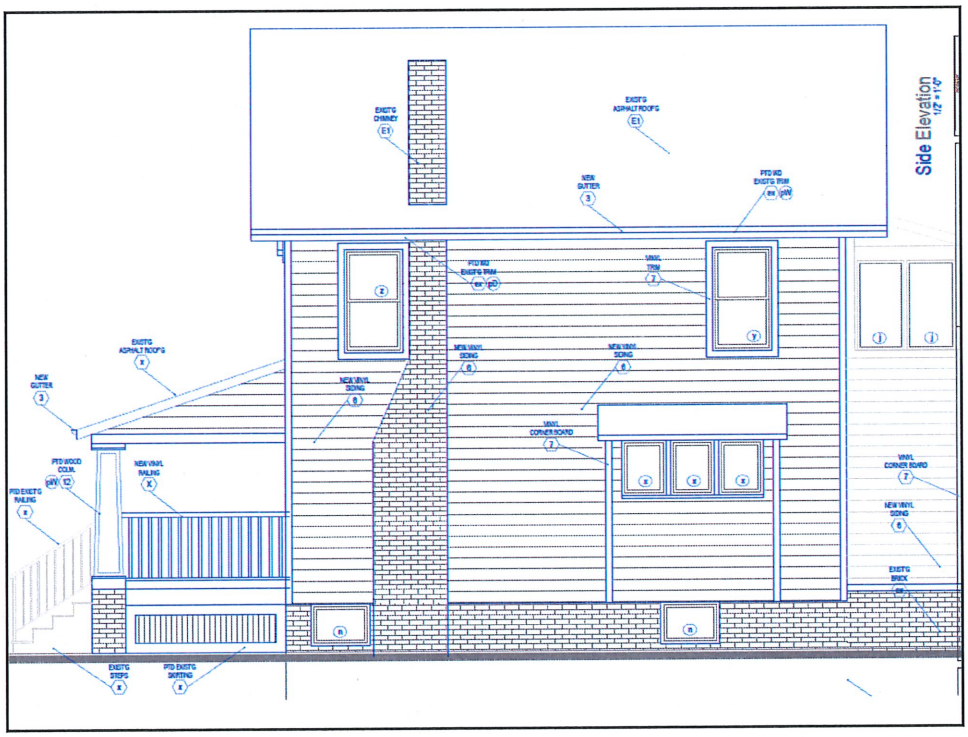
1219 Lakeland Avenue

1219 Lakeland Avenue

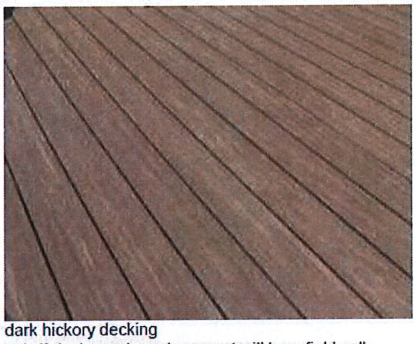

Lakeland Avenue
127.00'
40.0'
127.00'
40.0'
parcel number 311 32047
existg sidewalk
existg lawn
existg front yard setback NO CHANGE
existg house
existg roof
existg patio
existg driveway
existg side yard setback NO CHANGE
existg side yard setback NO CHANGE
existg lawn
existg lawn
existg garage
gross square footages
existg first flr 663 gsf
existg 2nd flr 577 gsf
total 1240 gsf


Colors
pW sw6404-13308 super white gloss gutter & gable boards, brackets,
window schedule all new windows andersen
ex existing
a double hung
b double hung
c double hung
d double hung
f double hung
EXIST'G ASPHALT ROOF'G
EXIST'G CHIMNEY
NEW GUTTER
NEW VINYL SIDING
VINYL TRIM
VINYL CORNER BOARD
PTD WOOD COLM.
PTD EXIST'G RAILING
EXIST'G STEPS
PTD EXIST'G SKIRTING
EXIST'G BASEMENT

Side Entry Elevation
1/2" = 1'-0"
William J. Fugo Jr. Architect
2434 Princeton Road
Renovation
EXIST'G ASPHALT ROOF'G
NEW GUTTER
PTD WD EXIST'G TRIM
VINYL TRIM
NEW VINYL SIDING
VINYL CORNER BOARD
EXIST'G ASPHALT ROOF'G
NEW GUTTER
NEW VINYL RAILING
PTD WOOD COLM
PTD EXIST'G RAILING
VINYL CORNER BOARD
NEW VINYL SIDING
REMOVE WINDOW FRAME IN NEW VINYL SIDING
PTD NEW SIDING
NEW VINYL SIDING
EXIST'G BRICK
PTD EXIST'G SKIRTING
EXIST'G STEPS
EXIST'G BASEMENT

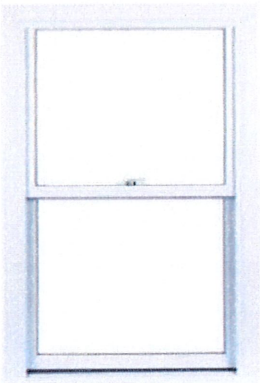

Side Elevation
1/2" = 1'-0"
EXIST'G CHIMNEY
EXIST'G ASPHALT ROOF'G
NEW GUTTER
PTD WD EXIST'G TRIM
PTD WD EXIST'G TRIM
VINYL TRIM
EXIST'G ASPHALT ROOF'G
NEW GUTTER
NEW VINYL SIDING
NEW VINYL SIDING
NEW VINYL SIDING
VINYL CORNER BOARD
PTD WOOD COLM
NEW VINYL RAILING
PTD EXIST'G RAILING
VINYL CORNER BOARD
NEW VINYL SIDING
EXIST'G BRICK
EXIST'G STEPS
PTD EXIST'G SKIRTING

Azek white railing composite
Azek Trademark white railing



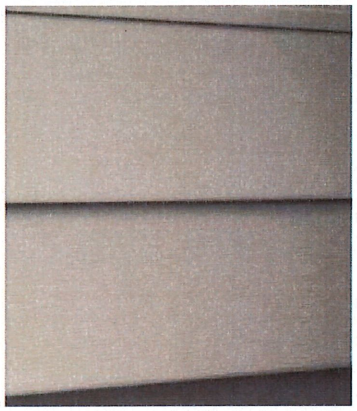
dark hickory decking
only if deck needs replacement will be a field call

Coastline decking alternate



Brand - Silverline Anderson
Window Type - Double Hung
Window Use Type - Replacement
Frame Material - Vinyl
Glazing Type - 5/8" Double Pane
Energy Packages - Clear, LowE2, LowE3, Argon Gas
Available Colors - White, Beige
Grid Types Available - Flat, Contour
Insect Screens Included- Yes
Lock Type - Multi-Point Single Actuator
Tilt-in Cleaning - Yes

Double hung
1200 series silver line Andersen replacement windows
White vinyl / argon

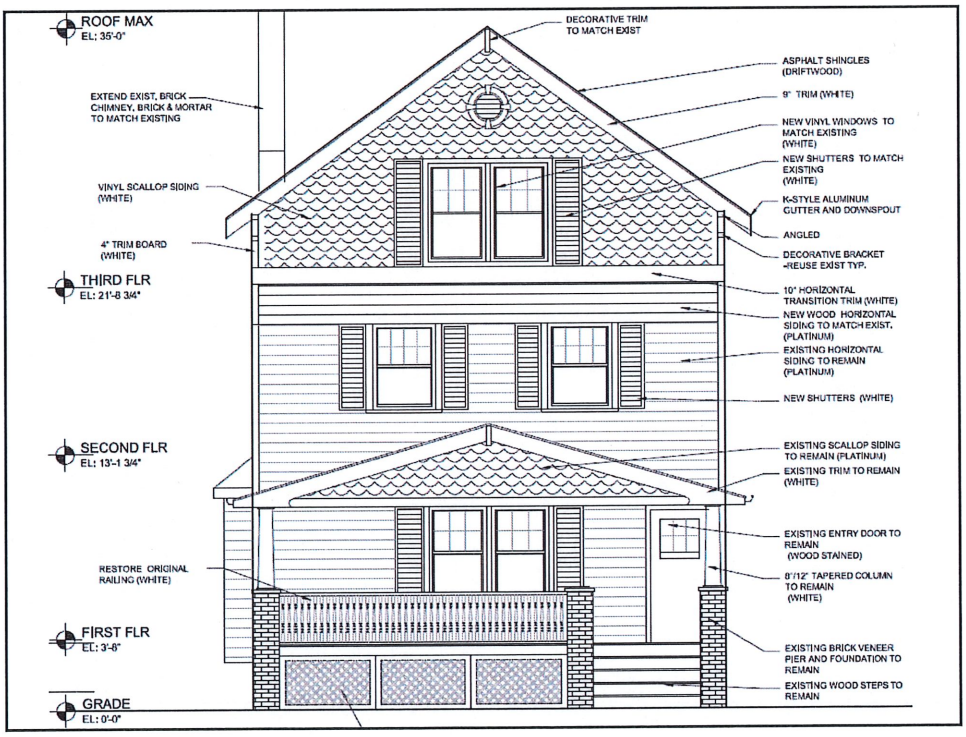


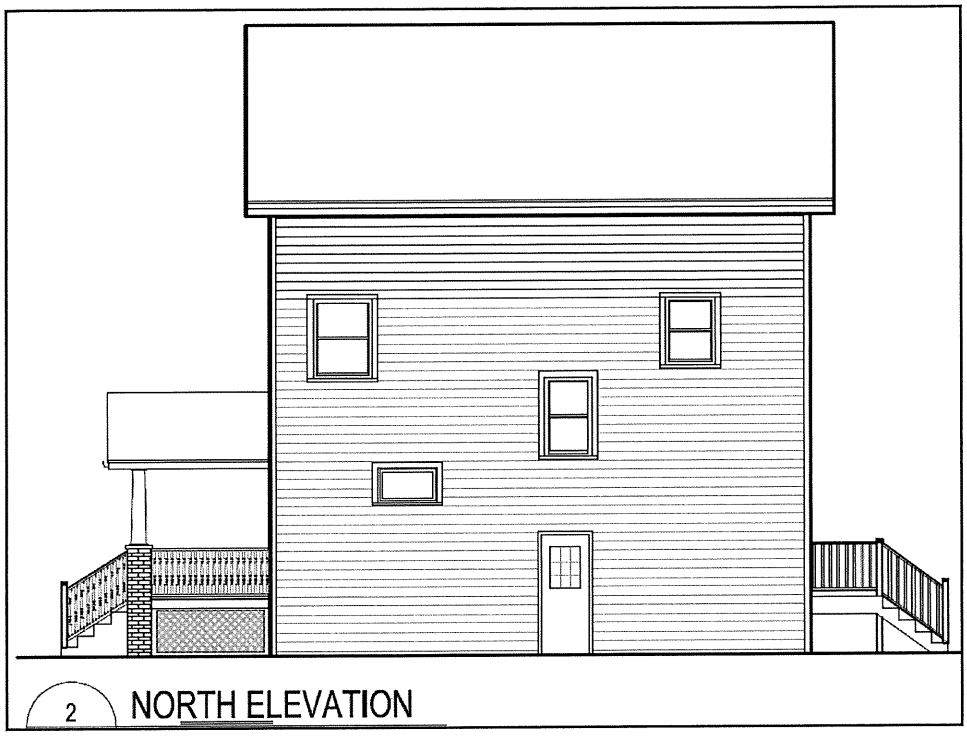
Platinum Gray

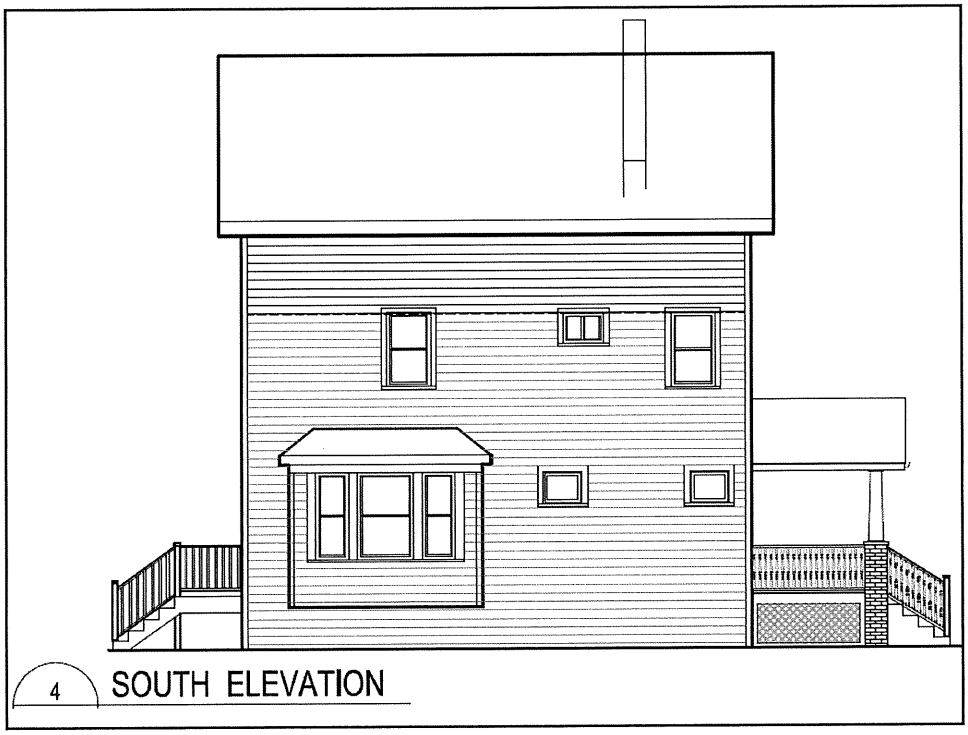
Vinyl siding Platinum Gray Vinyl trim White
Alside conquest 4 1.2" clapboard
Platinum Gray
Gutter prefinished white paint pW trim SW7005 Pure White

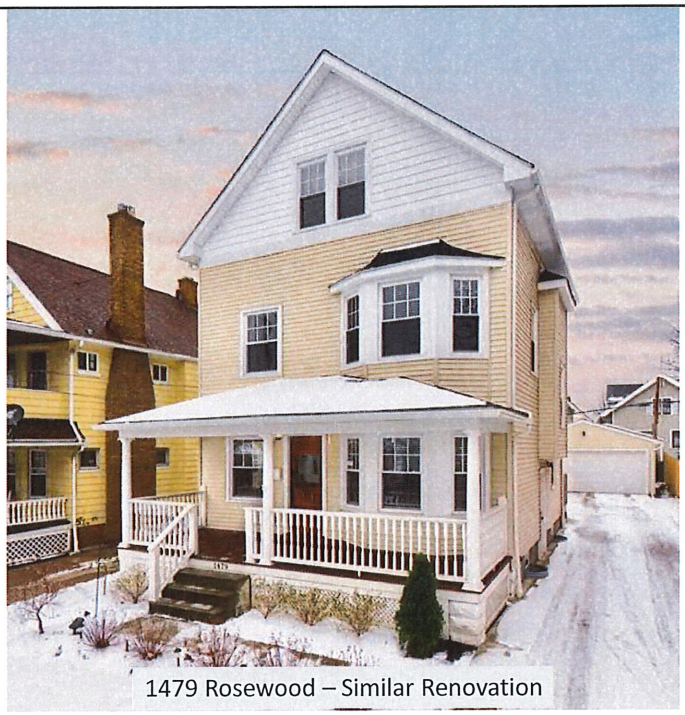
1666 Lincoln Avenue

1666 Lincoln Avenue




2
NORTH ELEVATION

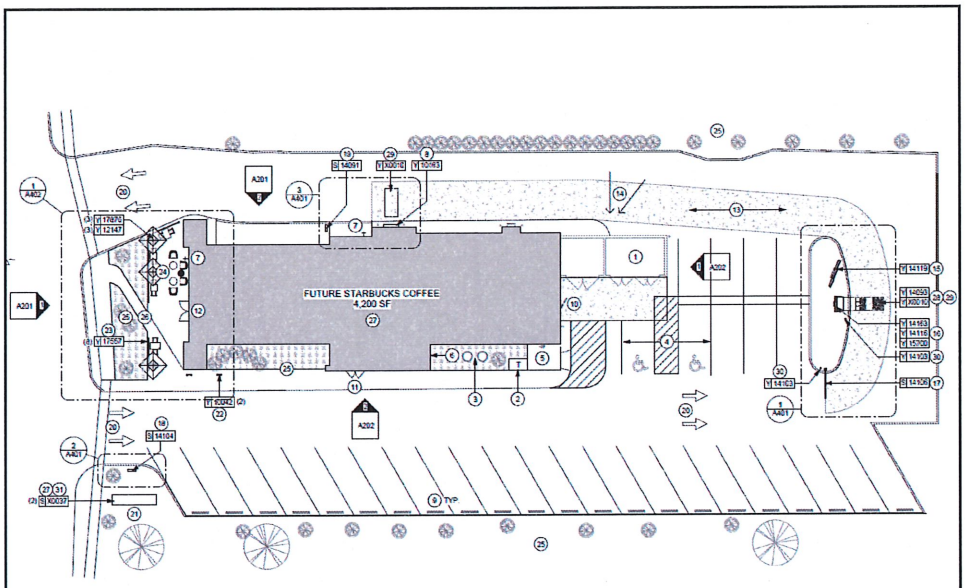

4
SOUTH ELEVATION



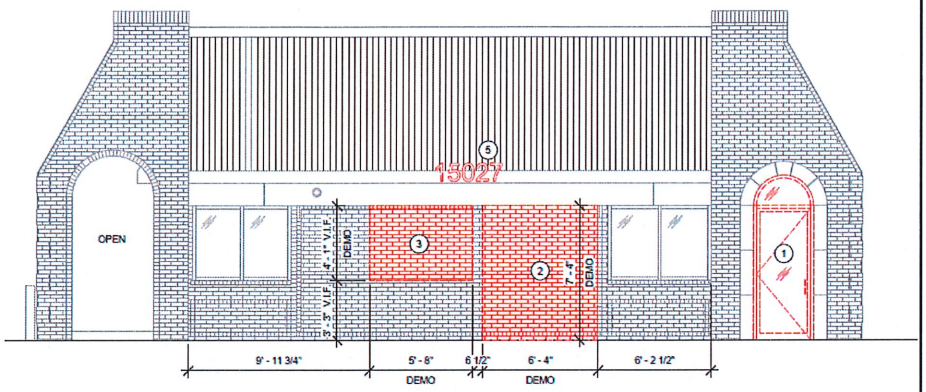
1479 Rosewood – Similar Renovation

15027 Detroit Avenue
Starbucks

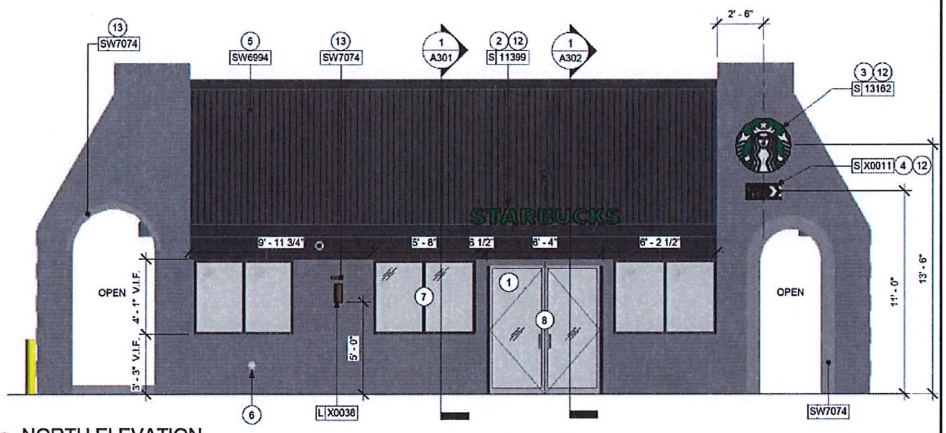
15027 Detroit Avenue
Starbucks



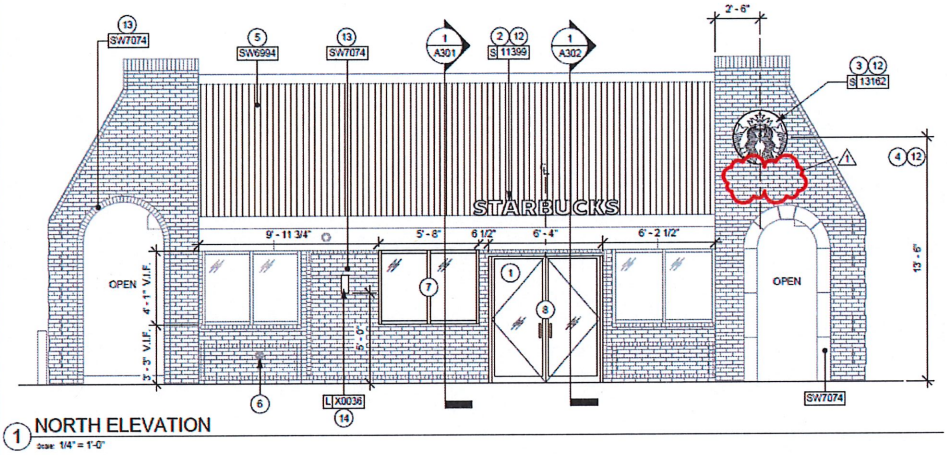
ARCHITECTURAL SITE PLAN



1 DEMO - NORTH ELEVATION
Scale: 1/4" = 1'-0"



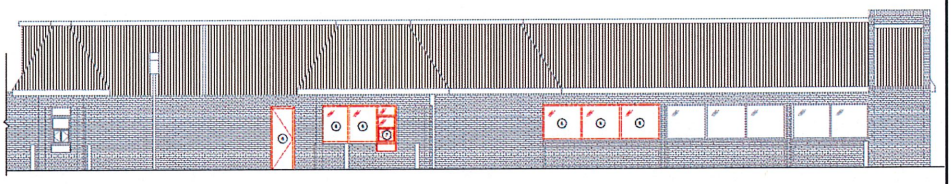
1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



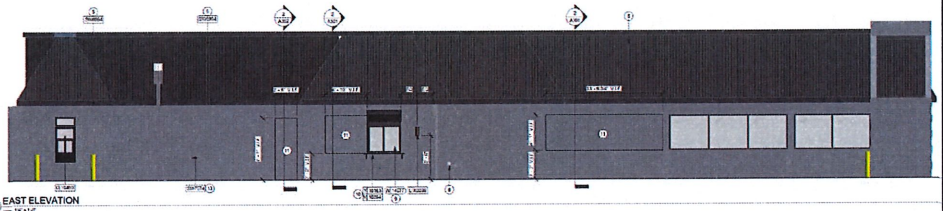
1 NORTH ELEVATION

scale: 1/4" = 1'-0"

NORTH PERSPECTIVE

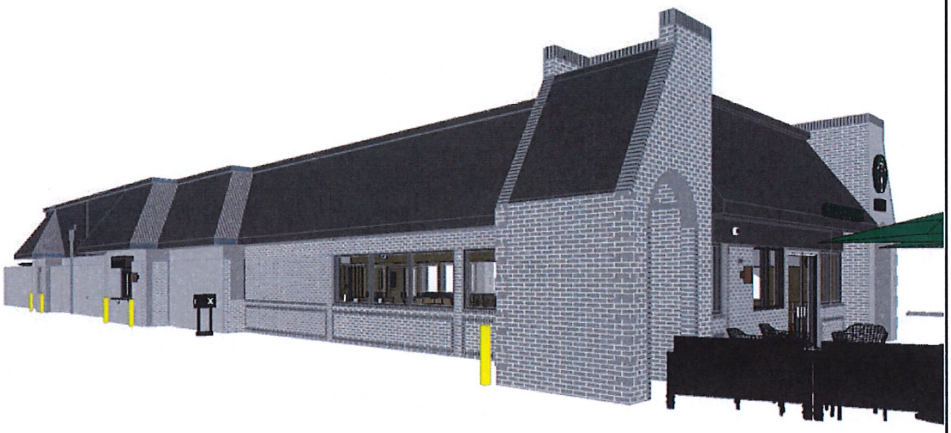


3 DEMO - EAST ELEVATION

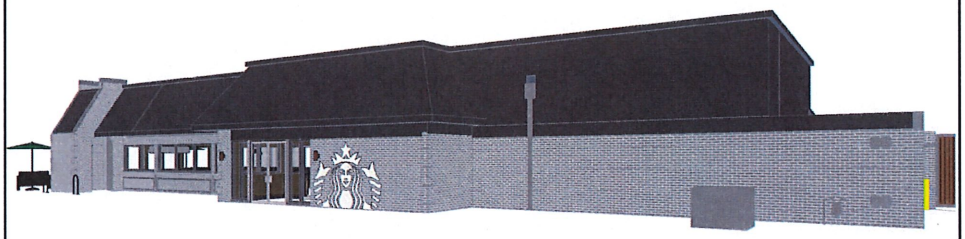


2 EAST ELEVATION

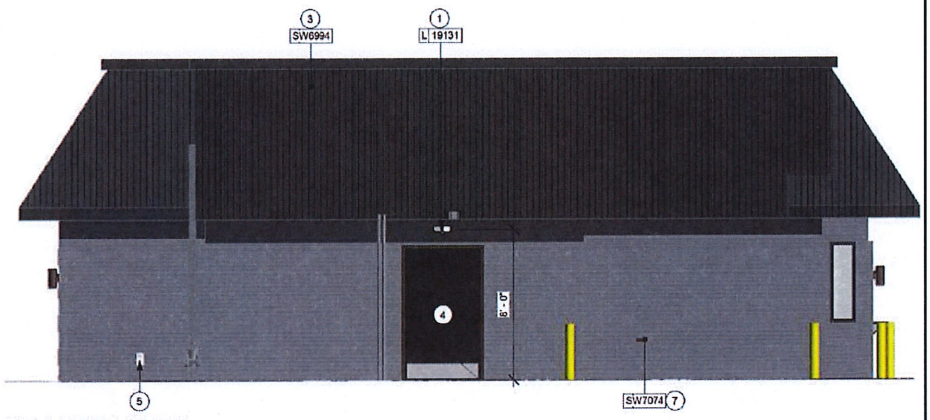
2 WEST ELEVATION



EAST PERSPECTIVE



WEST PERSPECTIVE

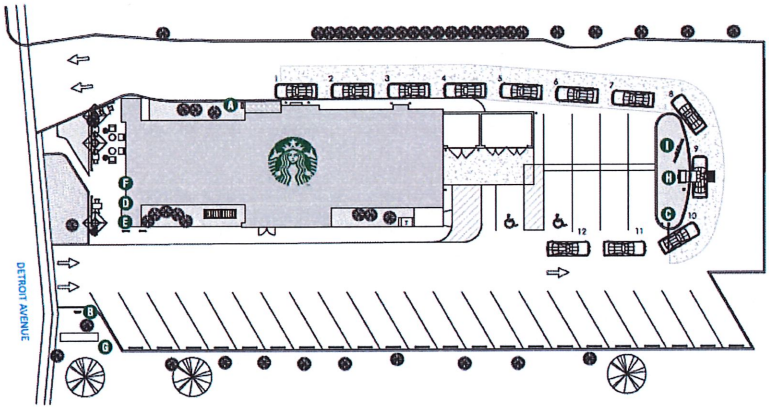


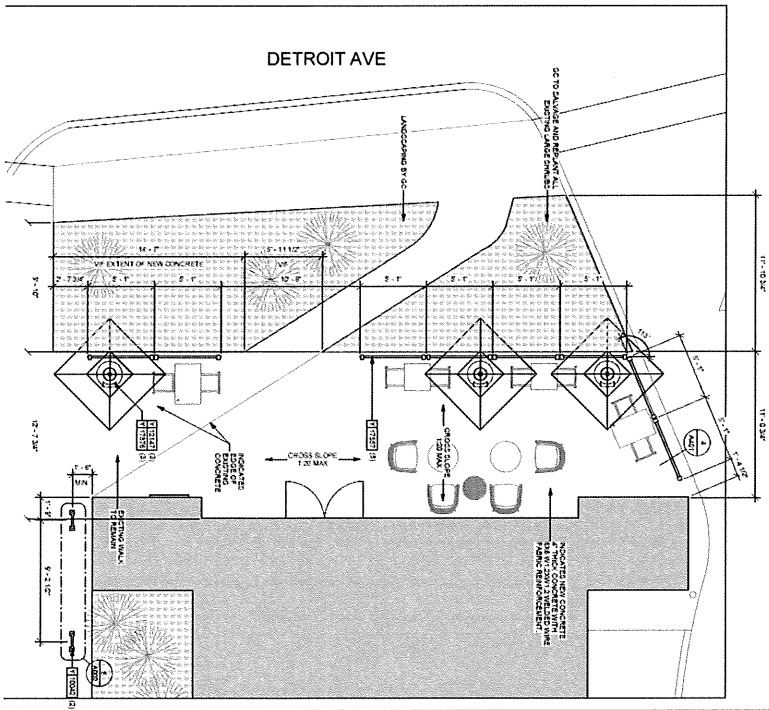
1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

Signage Plan

SITE PLAN

- A 46" TY/EO DIRECTIONAL
- B 46" DT DIRECTIONAL
- C CLEARANCE BAR
- D 36" WALL SIGN
- E 24" DT WALL SIGN
- F 10" CHANNEL LETTERS
- G TENANT PANELS
- H CANOPY w/ DOS & DCB
- I MENU BOARD





Variance Request – Total Sign Area

48' building frontage = 72 square feet of signage permitted

Siren Wall Sign:	28.2 ft^2
Channel Letters:	9.3 ft^2
"A" Directional:	2.6 ft^2
"B" Directional:	3.2 ft^2
Pole Sign:	36 ft^2
	79.3 ft^2 --> 10% Variance Requested

with West Wall Mural 73.5 ft^2

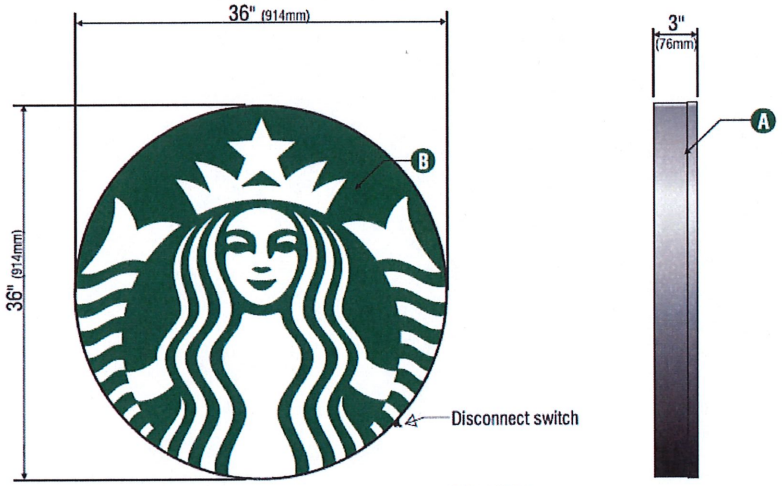
152.8 ft^2 → 112% Variance Requested

ELEVATION

- A 46" TY/EO DIRECTIONAL
- B 46" DT DIRECTIONAL
- C CLEARANCE BAR
- D 36" WALL SIGN
- E 24" DT WALL SIGN
- F 10" CHANNEL LETTERS
- G TENANT PANELS
- H CANOPY w/ DOS & DCB
- I MENU BOARD

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/7725-10 TRANSLUCENT ORANGUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

36" ILLUMINATED SIREN



3/4" = 1' (11x17 Paper)

1 Front View

SPECIFICATIONS:

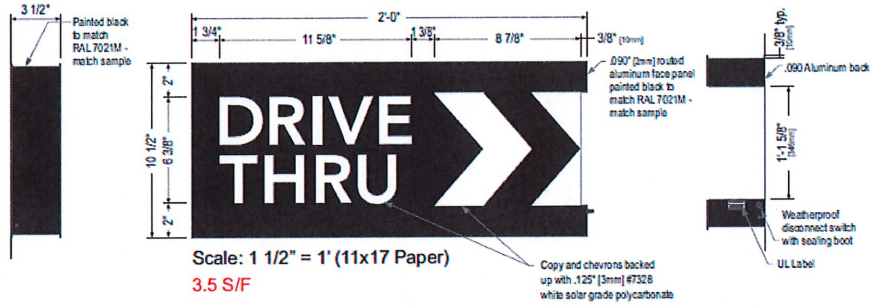
A Single faced internally illuminated wall mount logo disk. Cabinet to be 3" deep, fabricated aluminum returns and back. Paint cabinet black. Faces to be 3/16" white Plex with 1" black trimcap

B Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.

C Internally illuminated logo disk with Sloan Prism Enlighten 6500K white LED's

24" DT WALL SIGN

Qty. 1 **SBC-18-44299-8**



Scale: 1 1/2" = 1' (11x17 Paper)

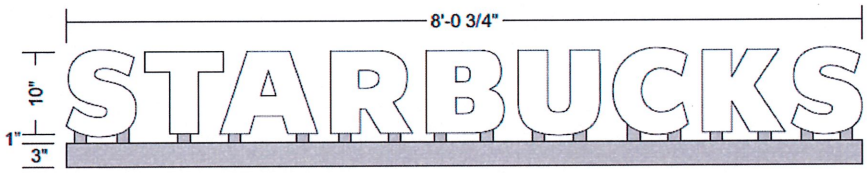
3.5 S/F

Left Side View **Front Elevation View** **Right Side View**

Sign Specifications:

Cabinet:

- Fabricated .090" [2mm] aluminum housing painted black to match RAL 7021M with 3M #180-10 white vinyl end cap as shown.
- Directional copy and chevrons backed up with .125" white polycarb. All polycarb face elements to be attached to aluminum face panel with weld studs.
- Welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
- Internal structure of cabinet shall be per approved shop drawings.
- Graphic elements are internally illuminated using Sloan Prism Enlighten LEDs. LED's to be mounted on back panel with self-contained power supply. All electrical components are removable for service.



1 Front View

Scale: 3/4" = 1' (11x17 Paper)

SPECIFICATIONS

A Internally illuminated channel letters to be fabricated from .040/3003 aluminum with pre-painted White interiors and painted satin finish Black polyurethane exteriors. Letter backs to be aluminum pop-riveted to sidewalls and sealed.

B Faces to be 3/16" (5mm) White acrylic with 1" (25mm) Black trimcap retainer edging.

C Internally illuminate letters with Sloan LED's with LED drivers located within raceway

D 5" Deep x 3" Tall Raceway painted to match canopy

E Electrical wire to be run from center back of raceway to circuit on trellis, provided by GC.

F 5" Deep x 3" Tall Raceway to be bolted to trellis.

G Sign is 1 watt per linear foot.

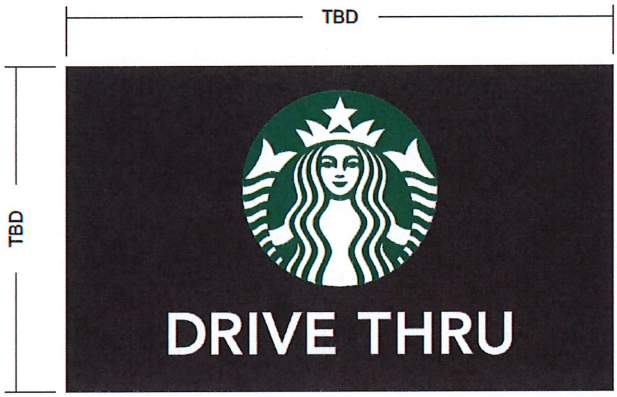
H Sign shall be centered right/left on trellis.

TENANT PANELS - SURVEY REQUIRED

SBC-18-44299-10

Qty. 2

G



side a

scale: TBD

SPECIFICATIONS

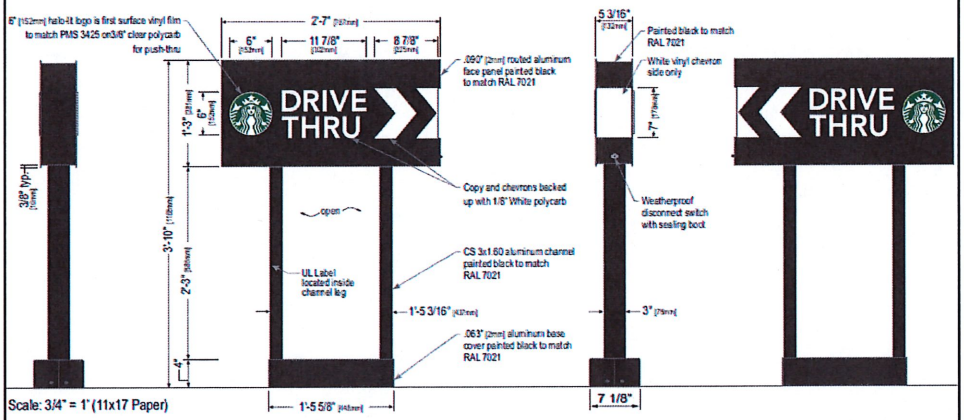
A 3/16" White acrylic with first surface vinyl graphics.

46" ILLUMINATED DIRECTIONAL <DT / DT>

Qty. 1

SBC-S14104-DT-SL

B



Scale: 3/4" = 1' (11x17 Paper)

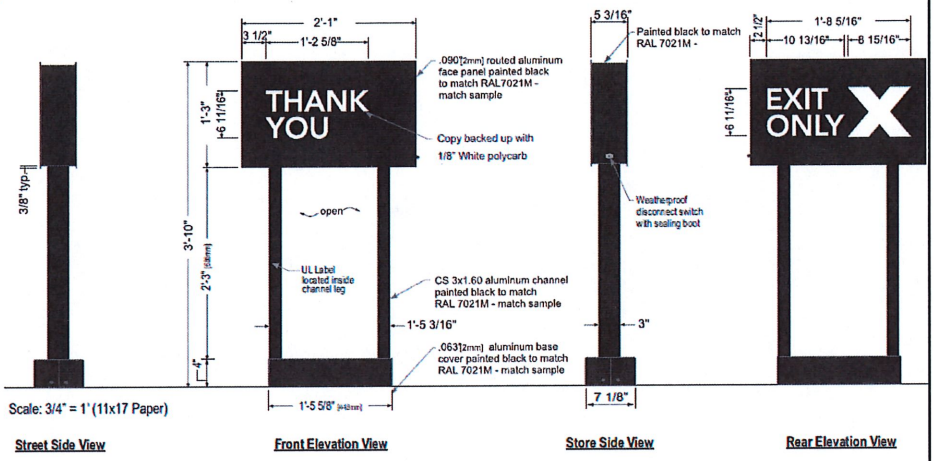
Street Side View | **Front Elevation View** | **Store Side View** | **Rear Elevation View**

46" ILLUMINATED DIRECTIONAL TYEO

Qty. 1

SBC-S14091-SL

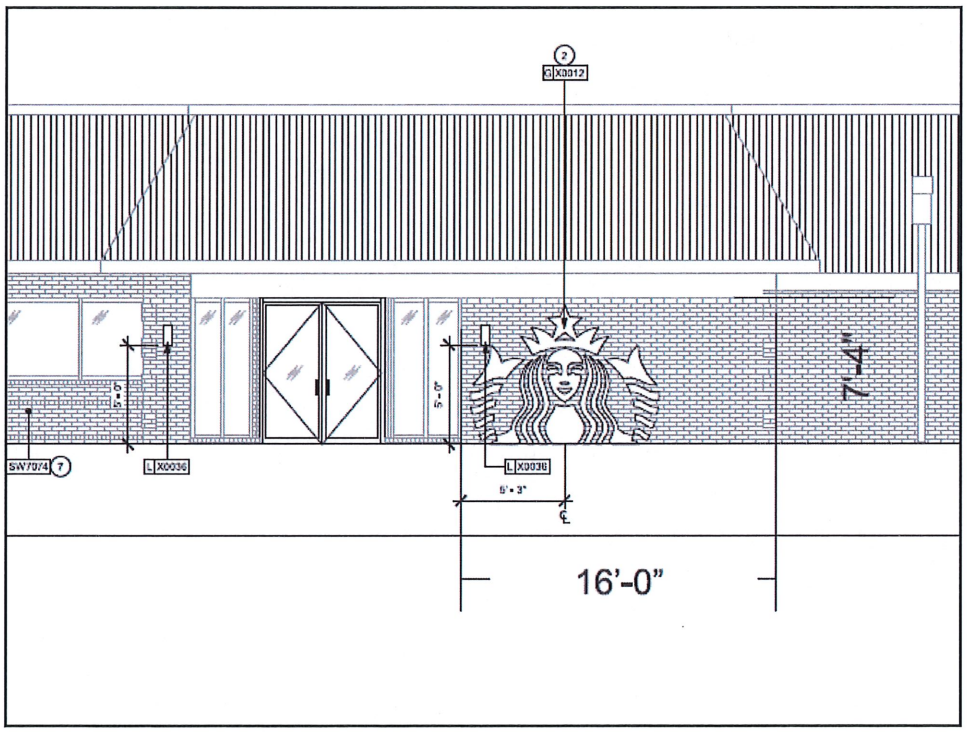
A

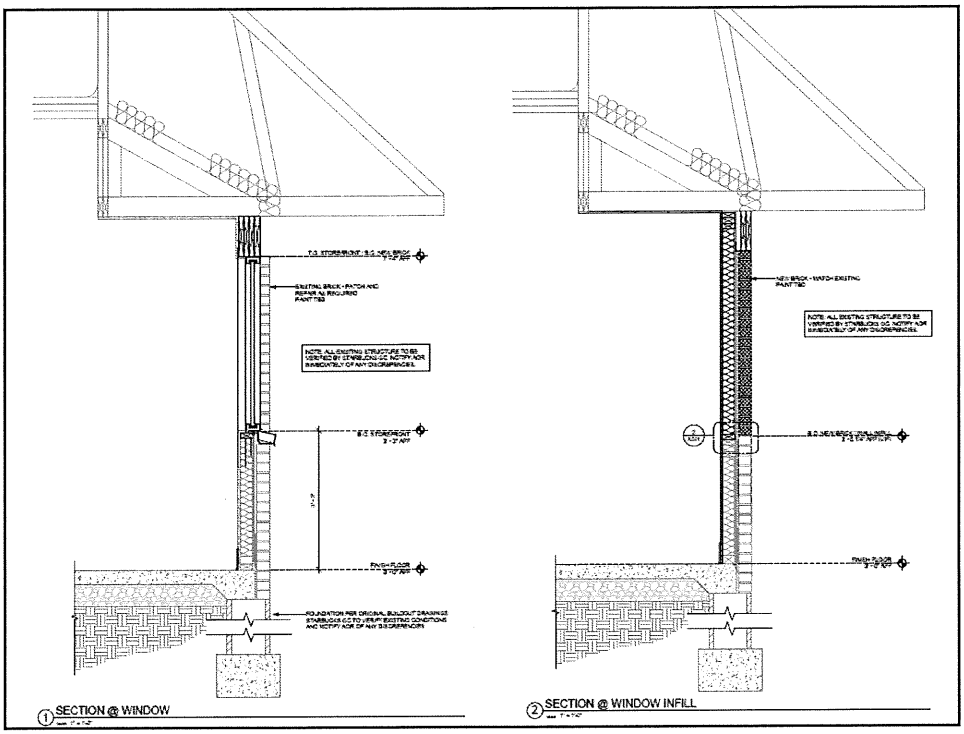


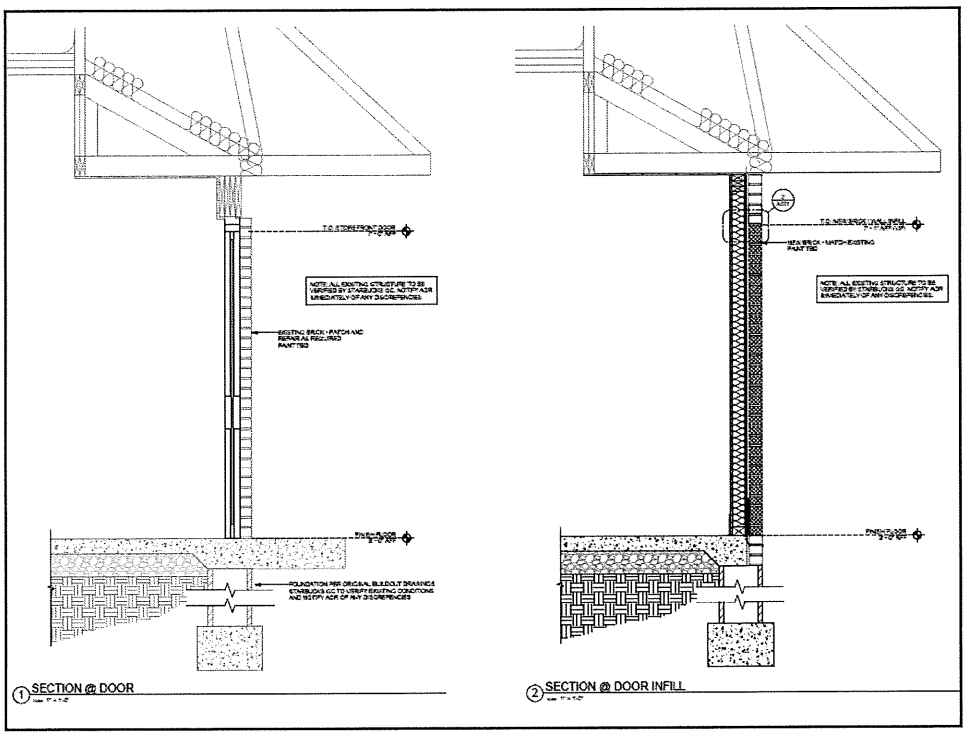
Existing pole sign

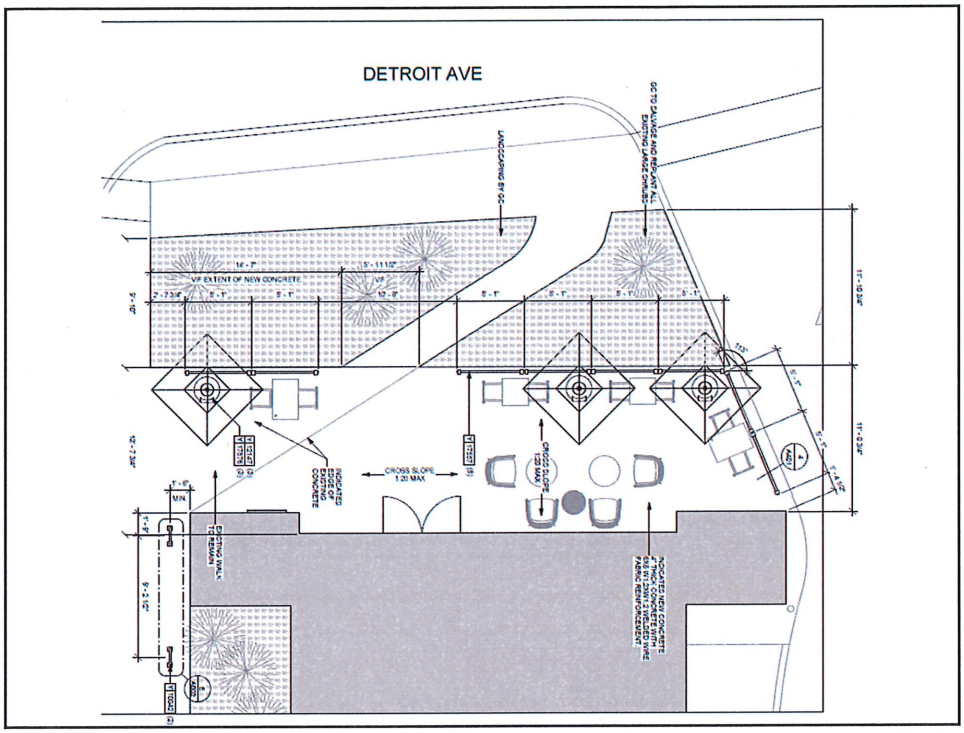
Proposed

OPTION A
6'-0 1/2"
4" R
6'-2 3/4"
DRIVE THRU
2" Retainer
Scale: 3/4" = 1' (11x17 paper)
SPECIFICATIONS
A .177 clear polycarbonate with 2nd surface graphics
- 1 1/2" Pan-Formed
OPTION B
6'-0 1/2"
4" R
6'-2 3/4"
Qty. 2
6'-0 1/4"
1'-1 1/4"
DRIVE THRU


2
G X0012
SW7074 7
L X0036
L X0036
5'-0"
5'-0"
5'-3"
7'-4"
16'-0"

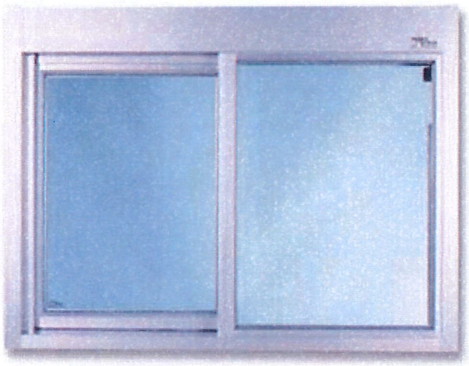

1 SECTION @ WINDOW
2 SECTION @ WINDOW INFILL


1 SECTION @ DOOR
2 SECTION @ DOOR INFILL



275 SINGLE PANEL SLIDER SERIES

For retail operators who want to get an edge on their competition by offering customers convenient, face-to-face service, the 275 Single Panel Slider is perfect. Ideal for fast food, walk-up service, and many other applications.



Sea Gull Lighting®

Life Illuminated | Since 1919

8413897S-10: Small LED Wall Lantern

Dimensions:

Width:	5 1/8"
Height:	14 1/4"
Weight:	2.7 lbs.

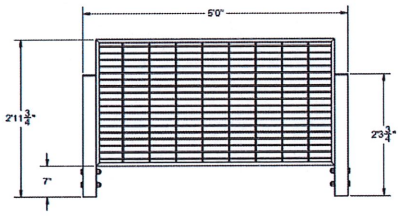
Collection: Outdoor Cylinders

SITE RAIL CHANNEL RAIL with SCREEN

Description:

Decorative Patio Bollards

Made in USA.

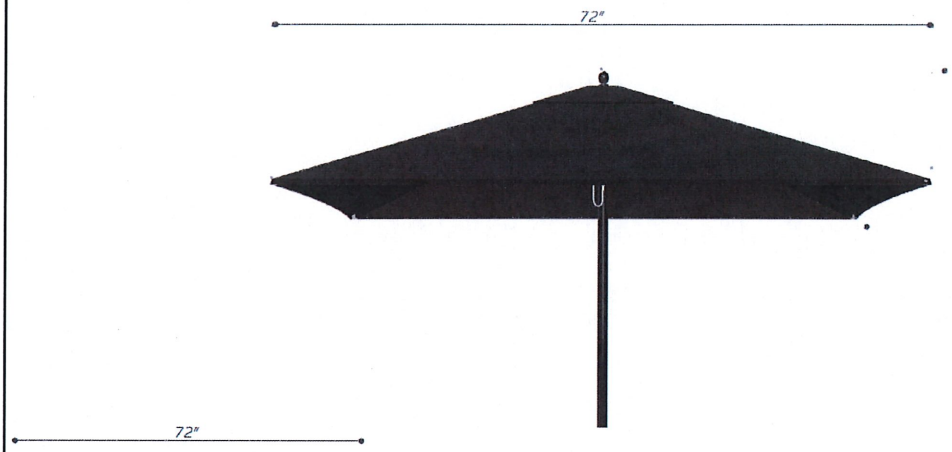


Pyramid Café Chair – Final Products (FN54111GRY-V)

TUUCI - 2900 NW 35th ST, Miami FL 33142, 305-634-5116, info@tuuci.com

6' square | no logo

17876



Lyze Lounge #617

13701 Lake Avenue
Taft School

13701 Lake Avenue
Taft School

1953 Photo

Current Conditions: Taft Elementary School

Building Program

First Floor Plan

1957 Gym Building

(5) Adult Education Spaces – 4,033 s.f.

1970 Kindergarten Building

(2) Adult Education Spaces – 1,967 s.f.

(1) Office/Seminar – 277 s.f.

Industrial Unit

(3) Tri-C Spaces as Presently Configured

1927 Building

Pre-K Program with (3) +1,000 s.f. classrooms

(2) Special Education Rooms – 120 s.f.

Large Motor Room – 750 s.f.

Teachers' Work Room – 279 s.f.

Health Clinic – 243 s.f.

Second Floor Plan

1927 Building

Board Offices

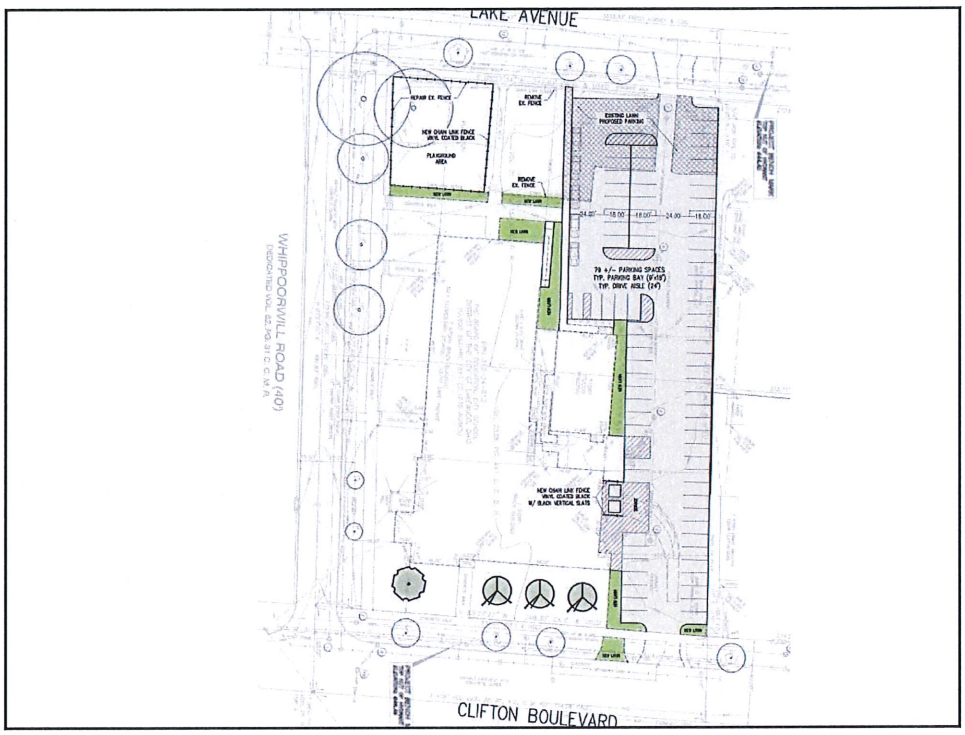
Current Conditions: Taft Elementary School

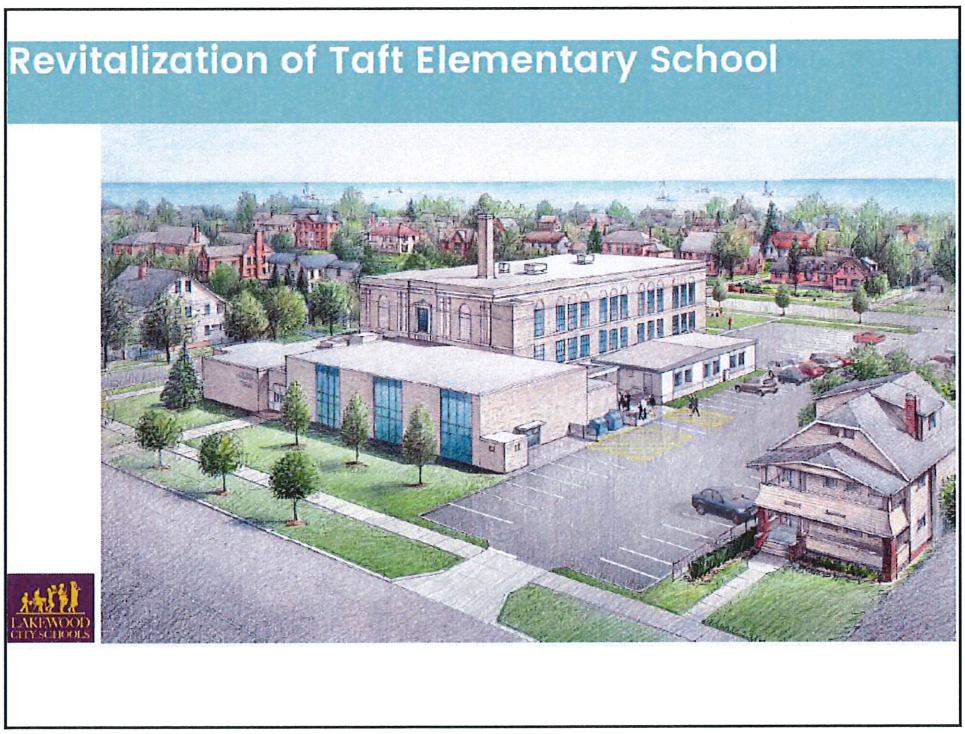
SW

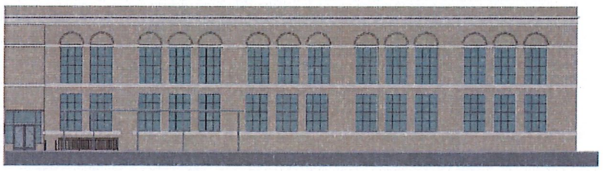
Clifton

N

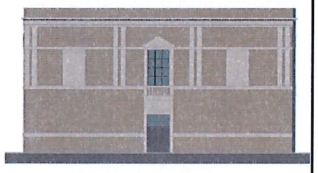
SE


LAKE AVENUE
WHIPPOORWILL ROAD (40')
CLIFTON BOULEVARD

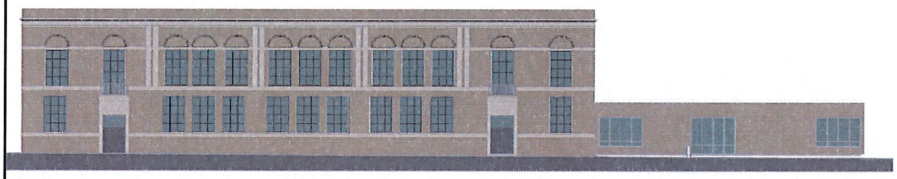

Revitalization of Taft Elementary School
LAKEWOOD CITY SCHOOLS



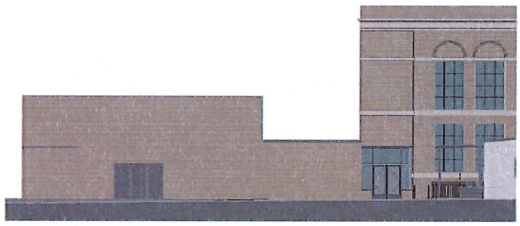
EAST ELEVATION 1926 BLD



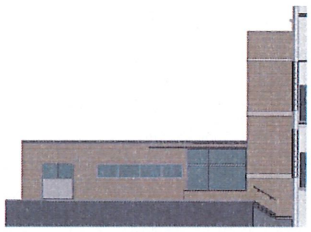
NORTH ELEVATION 1926 BLD



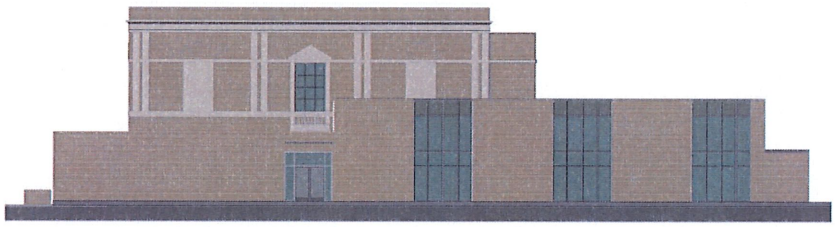
WHIPPOORWILL AVE ELEVATION ORIG & ADD



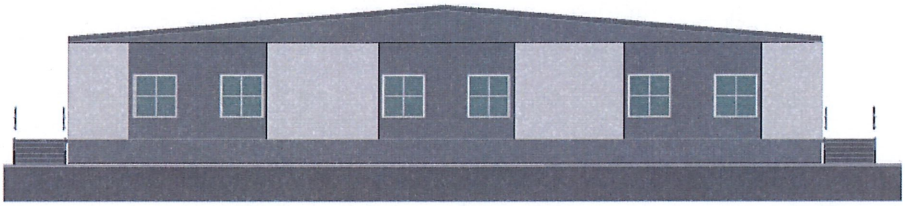
EAST ELEVATION GYM BLDG PRES



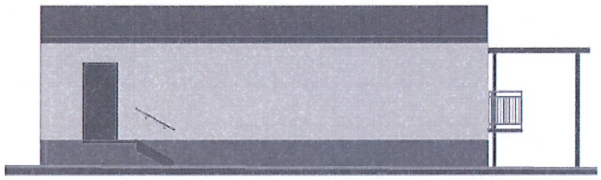
NORTH ELEVATION GYM BLDG PRES



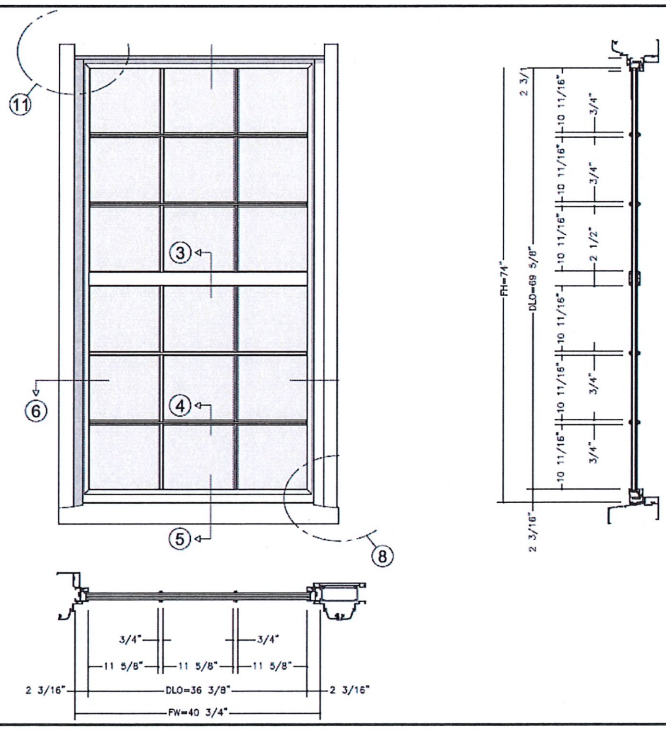
CLIFTON BLVD ELEVATION

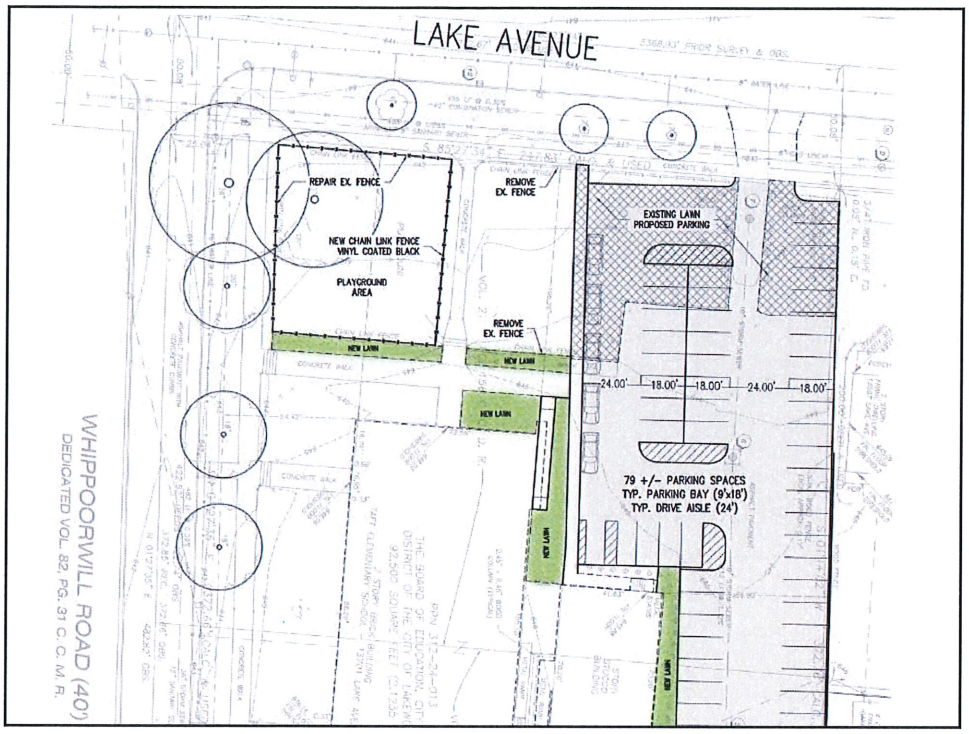


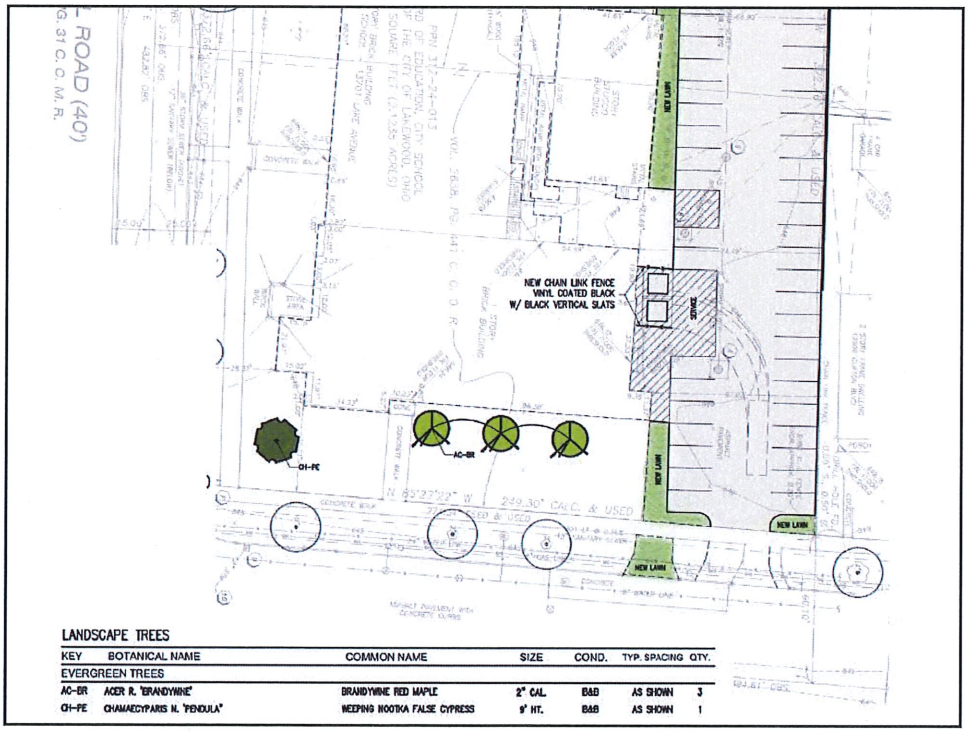
EAST ELEVATION TRI-C PRES



NORTH ELEVATION TRI-C PRES







LANDSCAPE TREES

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	TYP. SPACING	QTY.
EVERGREEN TREES						
AC-BR	ACER R. 'BRANDYWINE'	BRANDYWINE RED MAPLE	2" CAL.	B&B	AS SHOWN	3
CH-PE	CHAMAECYPARIS N. 'PENDULA'	WEEPING NOOTKA FALSE CYPRESS	9' HT.	B&B	AS SHOWN	1

BRANDYWINE RED MAPLE

WEEPING NOOTKA (ALASKA CEDAR)

Applicant Requests Deferral
To March Meeting

13607 Detroit Avenue
Vitruviance