

*Jalal Ighneim  
Health P.E. Teacher  
Dept Head – Ford Middle School  
6157 Granite Lane  
North Ridgeville, Ohio 44039  
216-533-0180*



To: Architectural Board of Review  
City of Lakewood

Greetings I hope all is well with you and your families. My name is Jalal Ighneim and I own the property on 1647 Grace Ave. When I purchased this property approximately 10 years ago I made myself a promise that I would never become a "slum lord". Unfortunately as I have climbed the professional ladder (masters degree, dept head, head high school soccer coach, new born), & thus I have lost the initiative to keep up with my rental. Over the summer without any complaints from neighbors or the city I came to check out my rental and I was disgusted and even worse frightened. I had noticed the porch was rotting (top level) and it didn't look safe for anyone. I then noticed one or two shingles missing, and finally the paint was chipping. I took it upon myself to say this was unacceptable. I am a Lakewood Ranger through & through, and I love this city. I started to come up with a plan to rebuild the porches, re-shingle the roof, and side the house. And I paid a visit to Huntington bank of Lakewood and opened up an equity line (which between me and you I will be making minimum payments on). I realize now that I needed designs and permit to do this, but I swear to you that I did not know this. My goal was simply to keep my house beautiful & more importantly safe. I hope you can accept my apology for beginning to build this porch without the proper authorization. You have my word that this will never happen again.

Sincerely,  
Jalal Ighneim

8

Here are 3 copies of our plans

- I have not enclosed pictures because unfortunately I had already torn off the entire porch.
- I am adding Moldings to the porch at the end to make the porch more attractive
- We are going to use a Dark Brown stain to stain the porch upon its completion. It is a similar color & style as many houses on Grace.
- We are going to Box the 6 Ft post at top & bottom to give the porch more style !!  
😊

Thanks & Sorry Again

APPLICATION  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD  
BOARD OF BUILDING STANDARDS

Property Address 1647 Grace UP/Dwn Business Name \_\_\_\_\_

Owner Name & Phone: Jalal Ighneim Owner Address 657 Grande Ln N. Rutledge, apt 4437

Project Description Porch was rotting & about to collapse so my friends & I are to build new stronger top/bottom porch & add additions recommended  
Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines) By Jeff

ACTION REQUESTED (Check all that apply)

- Architectural Board of Review - (Commercial \$50.00, Residential \$25.00)  
Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.
- Sign Review Board - (\$25.00)  
New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.
- Board of Building Standards - (\$25.00)  
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:

Architectural Board of Review: 1-7, 9, 10      Sign Review Board: 1-4, 6, 8, 9, 10      Board of Building Standards: 1-5, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (3 copies, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (3 copies color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (3 copies color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (3 copies color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Jalal Ighneim Company N/A

Phone: 214-533-0180 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Signature: [Signature] Date: 9/14/10

OFFICE USE ONLY: Application Reviewed and Accepted by: [Signature] Date: 9-21-10

File History: NO PREVIOUS REQUEST.

Bldg. Dept. Remarks: POrch renovation was completed w/o permit, construction drawings on ARB approval.

ARB  
O&D











