

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

Property Address 15312 - 15412 Detroit Ave. Business Name LAKWOOD PLAZA  
Owner Name & Phone LRC-G LAKWOOD INVESTORS, LLC Owner Address 1585 FREDERICK BLVD., AKRON, OH 44320  
Project Description TEMP. DEVELOPMENT SIGN

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

**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): Jim DOERR, AGENT Company Ellet Neon Sales + Svc.

Applicant Address: PO BOX 6063, AKRON, OH 44312

Phone: 330-628-9907 Fax: 330-628-8347 E-mail: jdoerr@elletneon.com

Signature: Jim S Doerr, Agent Date: 9-29-11

OFFICE USE ONLY: Application Reviewed and Accepted by: RJA Date: 9/29/11

File History: \_\_\_\_\_

Bldg. Dept. Remarks: Review the design of a development sign

151



# ELLET SIGN COMPANY

3041 East Waterloo Rd. Akron, Ohio 44312

Phone: 330-628-9907

Fax: 330-628-8347

330-628-1141

Toll Free: 1-888-652-8607

• Plastic

• Metal Letters

• Electric Signs

• Sign & Area Lighting Maintenance

www.elletneon.com

• LED Signs

• Neon Signs

• Custom Vinyl Graphics

September 29, 2011

City of Lakewood  
Division of Housing & Building  
12650 Detroit Ave.  
Lakewood, OH 44107

Attn: Robert J. Apanasewicz, P.E.  
Asst. Building Commissioner

Re: **Application for Sign Review**  
Lakewood Plaza,  
15312-15412 Detroit Ave.

Dear Mr. Apanasewicz:

Enclosed within find our completed application for Sign Review for a temporary (to be displayed for the duration of the construction project) non-illuminated development sign for the subject property. Also enclosed is a copy of the landlord's letter of agency; three (3) copies of color photographs of the proposed sign area; three (3) copies of our drawings detailing the requested sign; and our client's check in the amount of \$25.00 covering the application fee. Actual samples of each of the colors being requested will be brought to the Sign Review meeting.

Accordingly, we ask your review and approval of this application for inclusion on the agenda of the next scheduled Sign Review meeting on October 13, 2011. Thank you.

Sincerely,

**Ellet Neon Sales & Service**

James E. Doerr,  
Sales and Marketing

cc: Keith Greene; LRC Realty, Inc.

152

**LEVEY**  
**& COMPANY**

Commercial  
Real Estate

1585 Frederick Blvd.  
Akron, Ohio 44320  
330-253-6958  
FAX: 330-253-5242

September 28, 2011

**City of Lakewood**  
Sign Review Board  
Lakewood, OH 44107

**Attn: Sign Review Board**

This document serves as the required Letter of Authorization for Ellet Sign Company to represent the property owner, LRC-G Lakewood Investors, LLC, and Levey & Company as the management company, in the application for installation of a sign at the property located at 15312-15412 Detroit Avenue, Lakewood, Ohio.

Please contact me if there are any questions.

Sincerely,  
**LEVEY & COMPANY**, authorized agent  
For LRC-G Lakewood Investors, LLC,



Keith M. Greene  
Vice President

KMG/dbs

153



ONE (1) SINGLE FACED TEMPORARY DEVELOPMENT SIGN

154

CLIENT LRC REALTY, INC.	PROJECT LAKEWOOD PLAZA 15312- 15412 DETROIT AVE. LAKEWOOD, OH	DATE 9/26/11	ACCOUNT REP JD	DESIGNER GK	FILE G4013
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COMPUTER SCALE

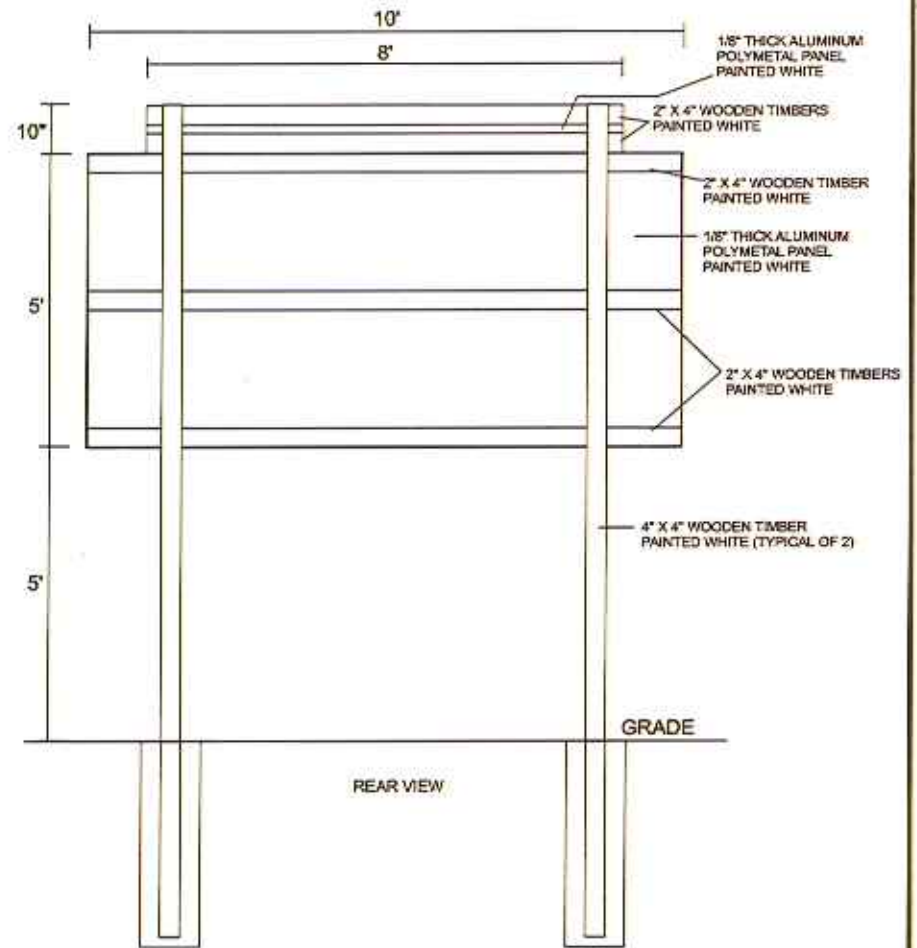
APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

PH 1-330-628-9907  
 FX 1-330-628-8347  
 TOLL FREE 1-888-652-8607  
 www.elletneon.com

ELLET NEON & PLASTIC  
*Signs*  
 Established 1948  
 3041 E WATERLOO RD.  
 AKRON OH 44312

INSTALLER ONLY: I HAVE READ & UNDERSTAND THE DETAILS & SCOPE OF WORK THIS PROJECT CONTAINS: INSTALLER \_\_\_\_\_ DATE \_\_\_\_\_

FOR ARTISTIC PRESENTATION ONLY, TO BE RELEASED INTO PRODUCTION & INSTALLATION, DRAWING MUST BE APPROVED: SALES AGENT \_\_\_\_\_ DATE \_\_\_\_\_



ONE (1) SINGLE FACED TEMPORARY DEVELOPMENT SIGN

CLIENT LRC REALTY, INC.	PROJECT LAKEWOOD PLAZA 15312- 15412 DETROIT AVE. LAKEWOOD, OH	DATE 9/29/11	ACCOUNT REP JD	DESIGNER GK	FILE G4037
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COMPUTER SCALE

APPROVED \_\_\_\_\_

DATE \_\_\_\_\_

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 FX 1-330-628-8347  
 TOLL FREE 1-888-652-8607  
 www.elletneon.com

ELLETT NEON & PLASTIC

*Signs*

ESTABLISHED 1948  
 3041 E. WATERLOO RD  
 AKRON, OH 44332

INSTALLER ONLY: I HAVE READ & UNDERSTAND THE DETAILS & SCOPE OF WORK THIS PROJECT CONTAINS:

INSTALLER \_\_\_\_\_

DATE \_\_\_\_\_

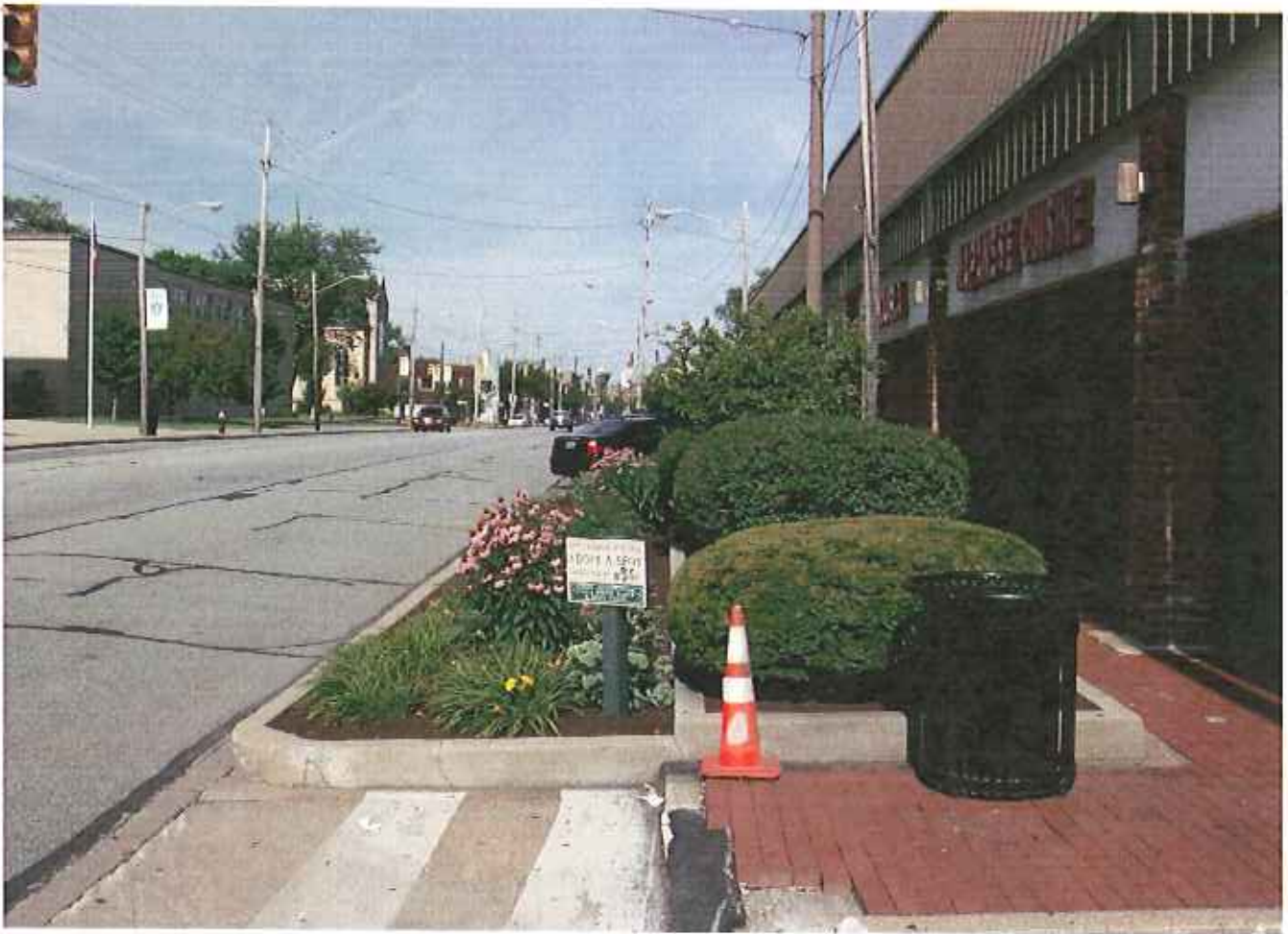
FOR ARTISTIC PRESENTATION ONLY. TO BE RELEASED INTO PRODUCTION & INSTALLATION, DRAWING MUST BE APPROVED:

SALES AGENT \_\_\_\_\_

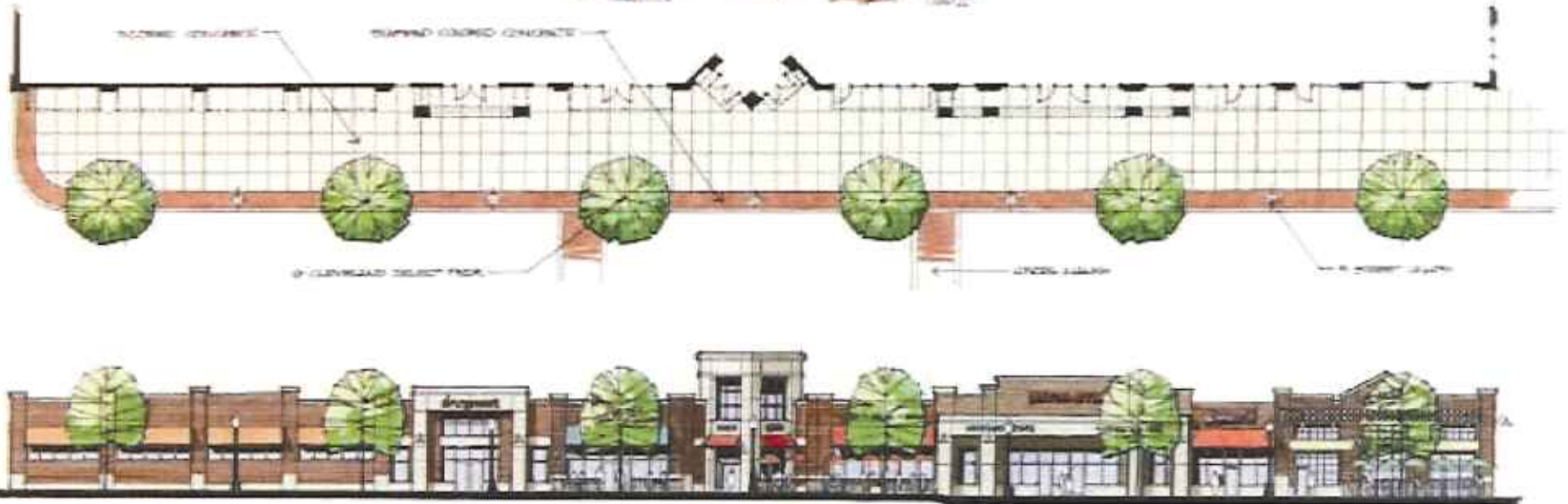
DATE \_\_\_\_\_

KS









Proposed Design Concept For Detroit Ave. Retail  
Lakewood, Ohio



159



 **Levey & Company**  
Commercial Real Estate

*Lakewood Plaza*  
Lakewood, Ohio



160

# Lakewood Plaza

Lakewood, Ohio

No.	Tenant	Size
1	Discount Drug Mart	20,100 SF
2	Available	2,348 SF
3	Dots	4,050 SF
4	Radio Shack	2,880 SF
5	Available	2,080 SF
6	Available	8,265 SF
7	Quaker Steak & Lube	6,148 SF

GLA: 42,851 SF



191

LAKELAND  
AVE.

162

ARTHUR AVE.

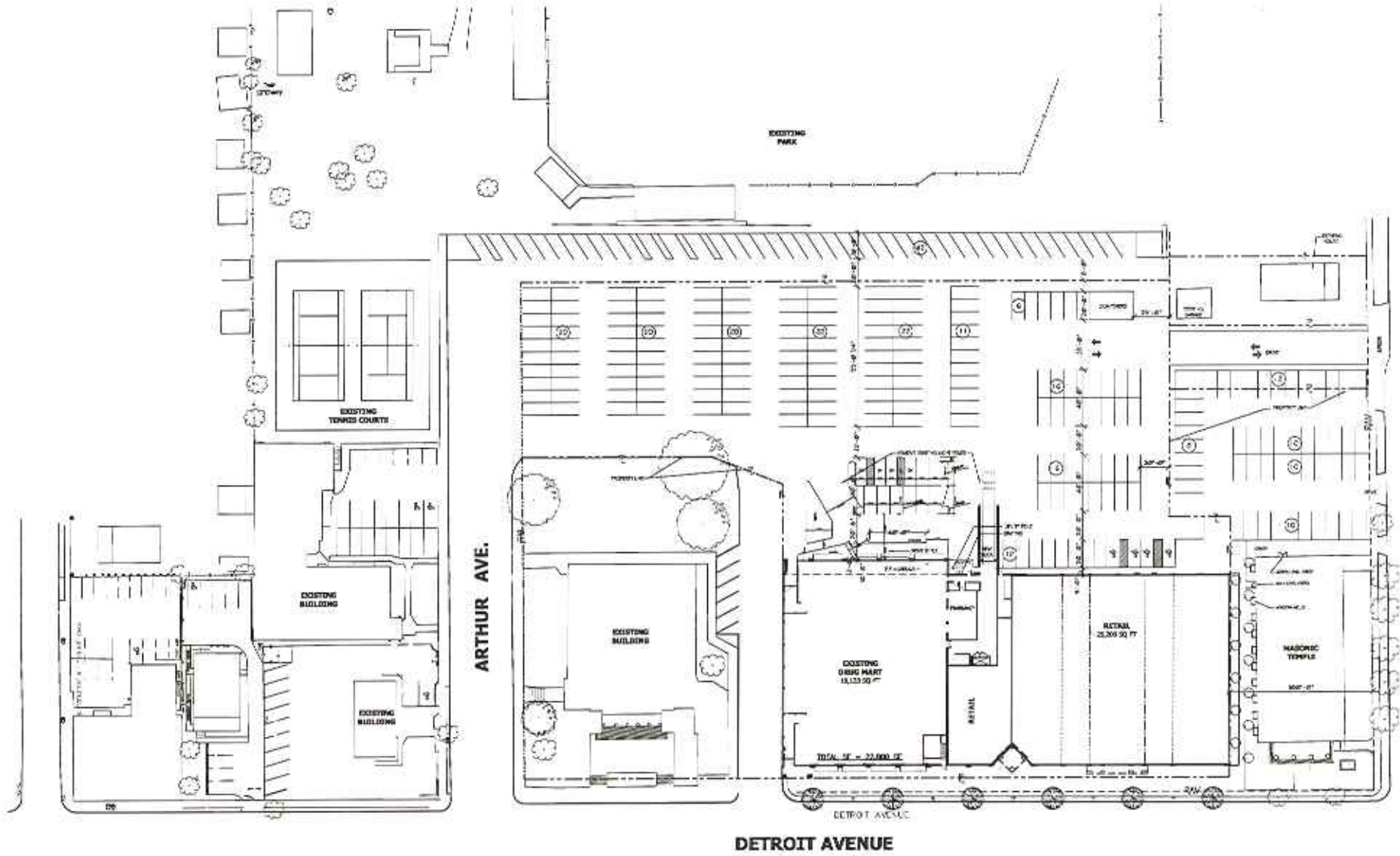


### SITE PLAN

SCALE: 1" = 30'-0"

MARS AVE.

DISCOUNT DRUG MART = 19,133 SQ. FT.



**H. DAVID HOWE, ARCHITECT**  
3787 SOUTH GREEN ROAD  
BEACHWOOD, OHIO 44122 (216) 292-5997

PROPOSED RENOVATION FOR:  
DISCOUNT DRUG MART  
15412 DETROIT AVE  
LAKEWOOD, OHIO

PROPOSED RENOVATION FOR:  
DISCOUNT DRUG MART  
15412 DETROIT AVE  
LAKEWOOD, OHIO

