

AGENDA
SPECIAL MEETING
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
FEBRUARY 21, 2013
5:30 P.M. – LAKEWOOD CITY HALL
AUDITORIUM

1. Roll Call
2. Opening Remarks

BOARD OF BUILDING STANDARDS

- | | | | |
|----|-----------------|---|----------------------|
| 3. | Docket 02-15-13 | R | 1214 Gladys Avenue |
| | () Approve | | James G. Bogner |
| | () Deny | | 1214 Gladys Avenue |
| | () Defer | | Lakewood, Ohio 44107 |

The applicant requests the review and approval of an Appeal to the Nuisance Declaration by the City of Lakewood declaring the property a nuisance pursuant to Section 1173.05; his two-family structure has partially collapsed. (Page 2)

4. **ADJOURN**

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

Property Address 1214 GLADYS AVE. Business Name _____
 Owner Name & Phone JAMES G. BOGNER 216-965-2386 Owner Address 1214 GLADYS AVE, LAKEWOOD, OH 44107
 Project Description APPEAL NUISANCE DECLARATION BY THE CITY OF LAKEWOOD

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): JAMES G. BOGNER Company _____

Applicant Address: 1214 GLADYS AVE, LAKEWOOD, OH 44107

Phone: 216-965-2386 Fax: _____ E-mail: JGBOGNER@YAHOO.COM

Signature: [Signature] Date: 2/8/2013

OFFICE USE ONLY: Application Reviewed and Accepted by: [Signature] Date: 2-8-2013

File History: 1-2-13 Property NUISANCE By City

Bldg. Dept. Remarks: OWNER IS APPEALING THE NUISANCE of His two-family structures which HAS partially collapsed

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes _____ No

Please Print or Type:

Owner/Agent Name: _____

Property Address: _____

Owner/Agent Phone: _____

Tenant Name _____ Tenant Phone _____

Owner/Agent Signature

2013 Calendar

Architectural Board of Review/Sign Review Board/Board of Building Standards

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-26-12	Thursday	01-03-13	Thursday	01-10-13
February	Wednesday	01-30-13	Thursday	02-07-13	Thursday	02-14-13
March	Wednesday	02-27-13	Thursday	03-07-13	Thursday	03-14-13
April	Wednesday	03-27-13	Thursday	04-04-13	Thursday	04-11-13
May	Wednesday	04-24-13	Thursday	05-02-13	Thursday	05-09-13
June	Wednesday	05-29-13	Thursday	06-06-13	Thursday	06-13-13
July	Tuesday	06-25-13	Wednesday	07-03-13	Thursday	07-11-13
August	Wednesday	07-24-13	Thursday	08-01-13	Thursday	08-08-13
September	Wednesday	08-28-13	Thursday	09-05-13	Thursday	09-12-13
October	Wednesday	09-25-13	Thursday	10-03-13	Thursday	10-10-13
November	Wednesday	10-30-13	Thursday	11-07-13	Thursday	11-14-13
December	Monday	11-27-13	Thursday	12-05-13	Thursday	12-12-13

PLEASE NOTE: Applications are submitted to the Building Department. It is recommended to submit them **prior** to the application deadline to review applications. Applications are due before **noon** on the dates indicated above. This will allow the Building Department to review the applications for completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings start at 4:00 P.M. in the lower level conference room of Lakewood City Hall.

Review Meetings will commence at 5:30 P.M. in the Auditorium of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to receive review. Please use the western entrance.

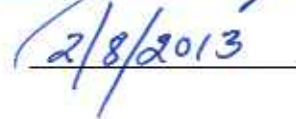
2-8-2013

I, James Bogner agree to waive the time period for an appeal to the Board of Building standards and further agree to have my appeal heard at the March 14th 2013 meeting.

James Bogner

A handwritten signature in blue ink, appearing to read 'James Bogner', written over a horizontal line.

Date

A handwritten date '2/8/2013' in blue ink, written over a horizontal line.

From: Craig Lovejoy [lovejoy.craig@gmail.com]
Sent: Monday, January 14, 2013 11:05 AM
To: Building, Housing
Subject: Concerned neighbors of Gladys Avenue
Attachments: DSC00887.JPG; DSC00243.JPG

(Complaint Received)

①

Hello

Residents in our area have become concerned not only for the welfare of the homeowner but the surrounding properties.

Attached are photos of an obvious structural failure of the roof at 1214 Gladys Avenue.

I really don't like to have to be the one to bring this to your attention but it is only a matter of time before we have a complete collapse of the roof structure.

Thank you

Concerned neighbors of Gladys Avenue

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Photo's From - Crais Lovejoy

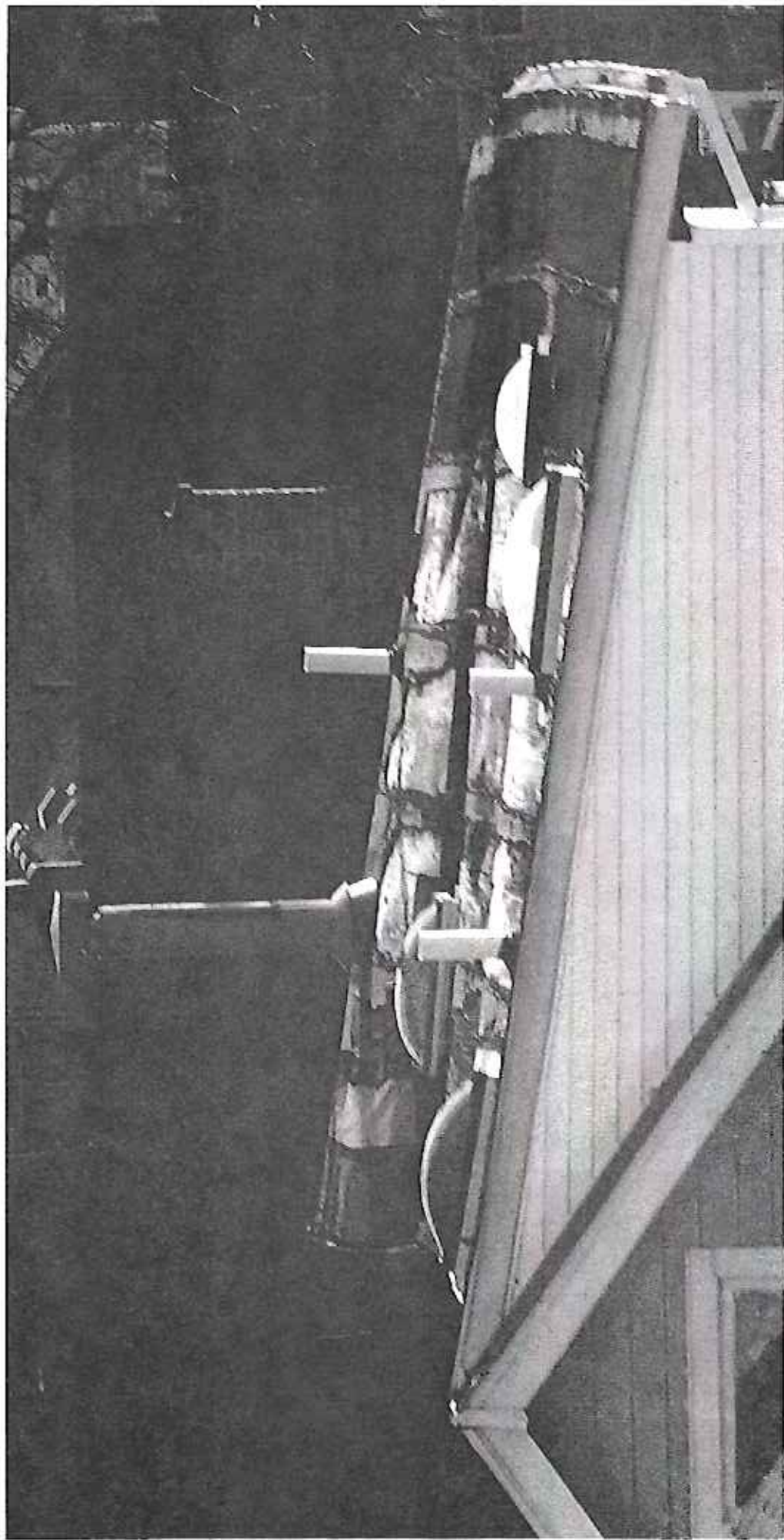




Photo From-Craig Lovejoy.



12650 Detroit Avenue • 44107

CORRECTION NOTICE

Building Commissioner: (216) 529-6270
Commercial Division: (216) 529-6278
Housing Division: (216) 529-6285
Fax: (216) 529-5930

www.oneakewood.com

JAMES G BOGNER
1214 GLADYS AVE
LAKEWOOD, OH 44107

DATE: 1/22/2013
ZONING DISTRICT: R2
TYPE OF STRUCTURE:
AUTHORIZED OCCUPANCY:
PRESENT OCCUPANCY:
GARAGE PARKING SPACES AVAILABLE:
OPEN PARKING SPACES AVAILABLE:

RE: 1214 GLADYS AVE

TEMPERATURE ON DAY OF INSPECTION: °F

CONDITIONS ON DAY OF INSPECTION:

TYPE OF INSPECTION: Complaint
- CN13-004196

Dear Sir/Madam:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of the City and our department is prepared to work with you to make the following corrections.

If you have any questions on complying with the aforementioned correction(s), or if I may be of any assistance, do not hesitate to contact me. A re-inspection will occur on or about the above listed dates to verify compliance.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4663 for information about financial assistance.

This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

Correction Needed

Additional Information

Date to Comply

998. "THE OCCUPANCY OF THIS STRUCTURE CREATES A RISK OF IMMINENT HARM AND HAS BEEN VACATED. ITS OCCUPANCY HAS BEEN PROHIBITED BY THE BUILDING COMMISSIONER" (1306.74)

The roof is collapsing, and the walls are expanding outward. Several structural defect(s), exist within the building.
Vacate property immediately.

1/22/2013

998. Temporary Safeguards. The Building Commissioner is authorized to order the abatement of an unsafe condition of a building or structure that poses

To abate Immediately

1/22/2013

Correction Needed

Additional Information

Date to
Comply

an imminent danger to occupants or others, including but not limited to the boarding-up of openings and cessation of utilities. (1306.74)		
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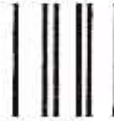
PER THE REQUIREMENT OF LAKEWOOD CODIFIED ORDINANCES, FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THIS MATTER BEING REFERRED TO THE LAKEWOOD MUNICIPAL COURT POSSIBLY RESULTING IN FINES AND/OR PROSECUTION.

Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.

Thank you for your anticipated cooperation.

James A. Urankar
Building Inspector
216-529-6292
James.Urankar@lakewoodoh.net
CC:

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

ATTN JAMES A URANKAR - BLDG INSPECTOR
CITY OF LAKEWOOD
DIVISION OF HOUSING & BUILDING
12650 DETROIT AVE
LAKEWOOD OH 44107

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JAMES G BOGNER
1214 GLADYS AVE
LAKEWOOD OH 44107

2. Article Number
(Transfer from service label):

7009 2620 0003 5010 1501

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☒ Agent

☐ Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☒ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

③

1214 Gladys's

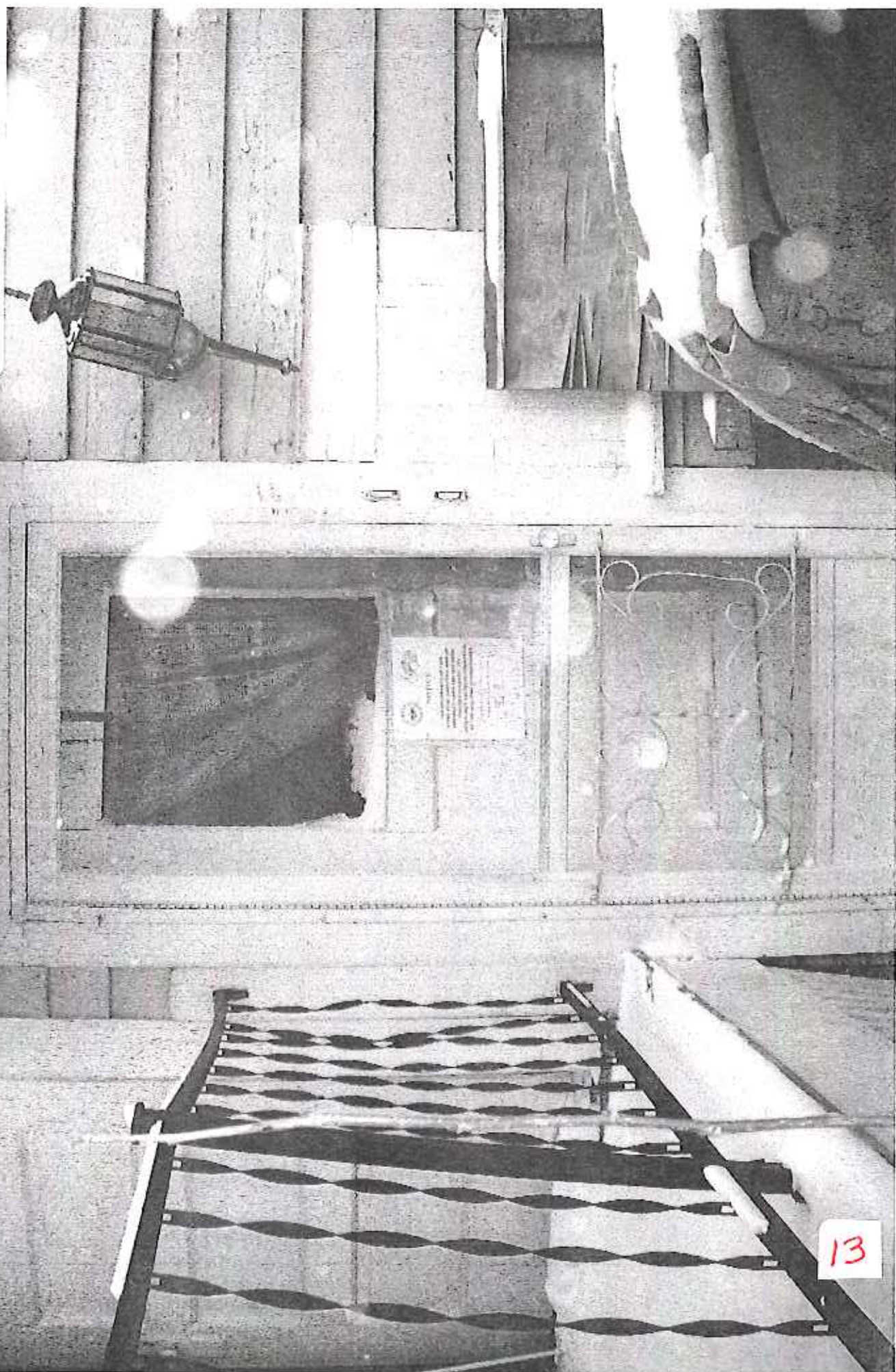
Taken by Jim Henker

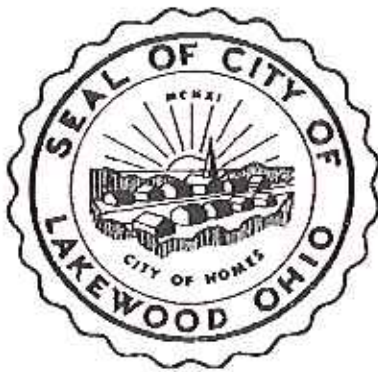
01-22-2013

1214

12

1214 Gladys
Taken by Jim Hawker
01-22-2013





NOTICE

**THE OCCUPANCY OF THIS
STRUCTURE CREATES A RISK OF
IMMINENT HARM AND HAS BEEN
ORDERED VACATED. ITS
OCCUPANCY HAS BEEN PROHIBITED
BY THE BUILDING COMMISSIONER**

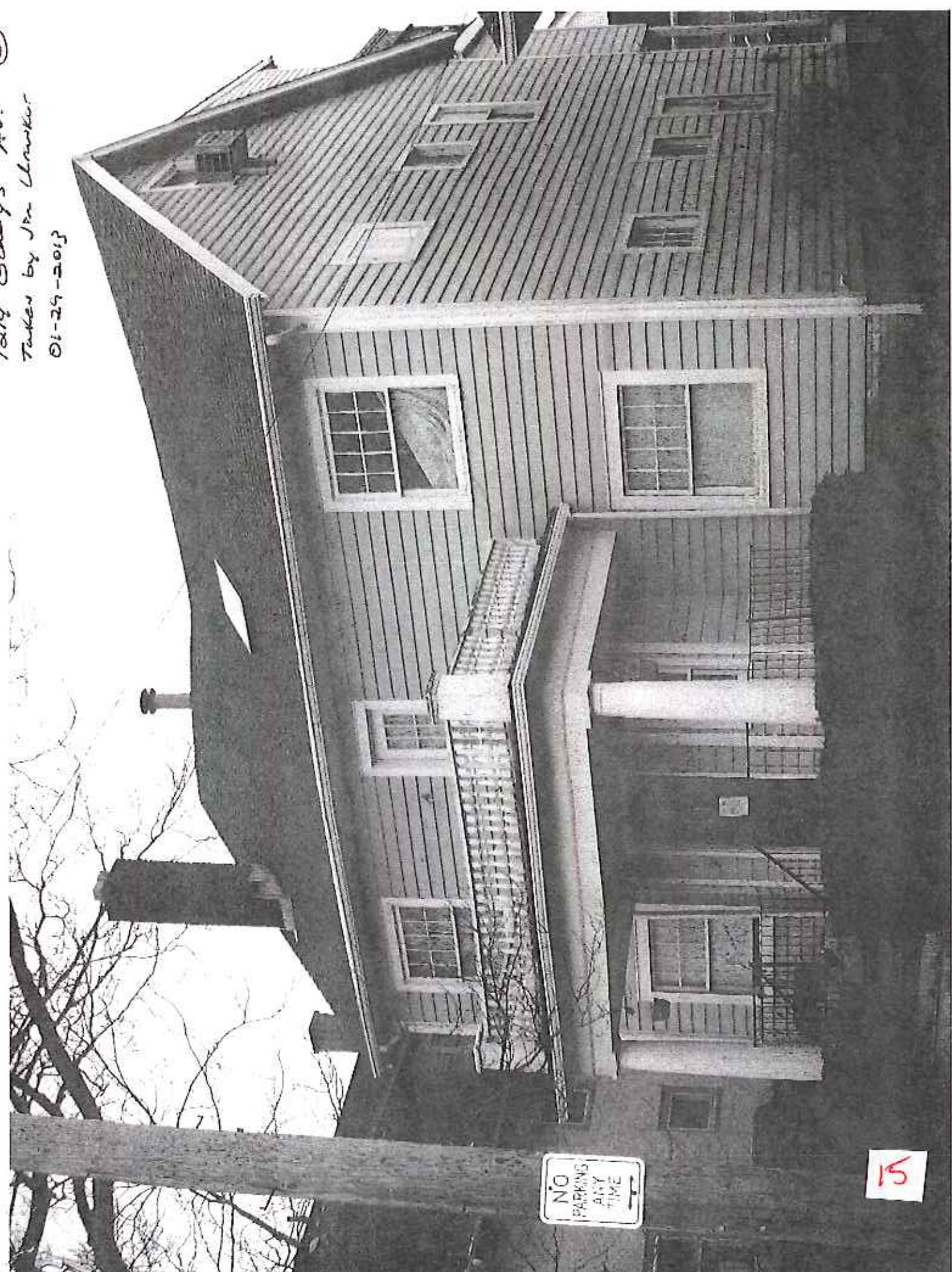
ORDINANCE 108-10 SECTION 1306.74

Please report suspicious activity by calling:

Police	(216) 521-6773
Fire	(216) 529-6656
Building	(216) 529-6270

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1214 Gladys's Av.
Taken by Jan Lawler
01-24-2013

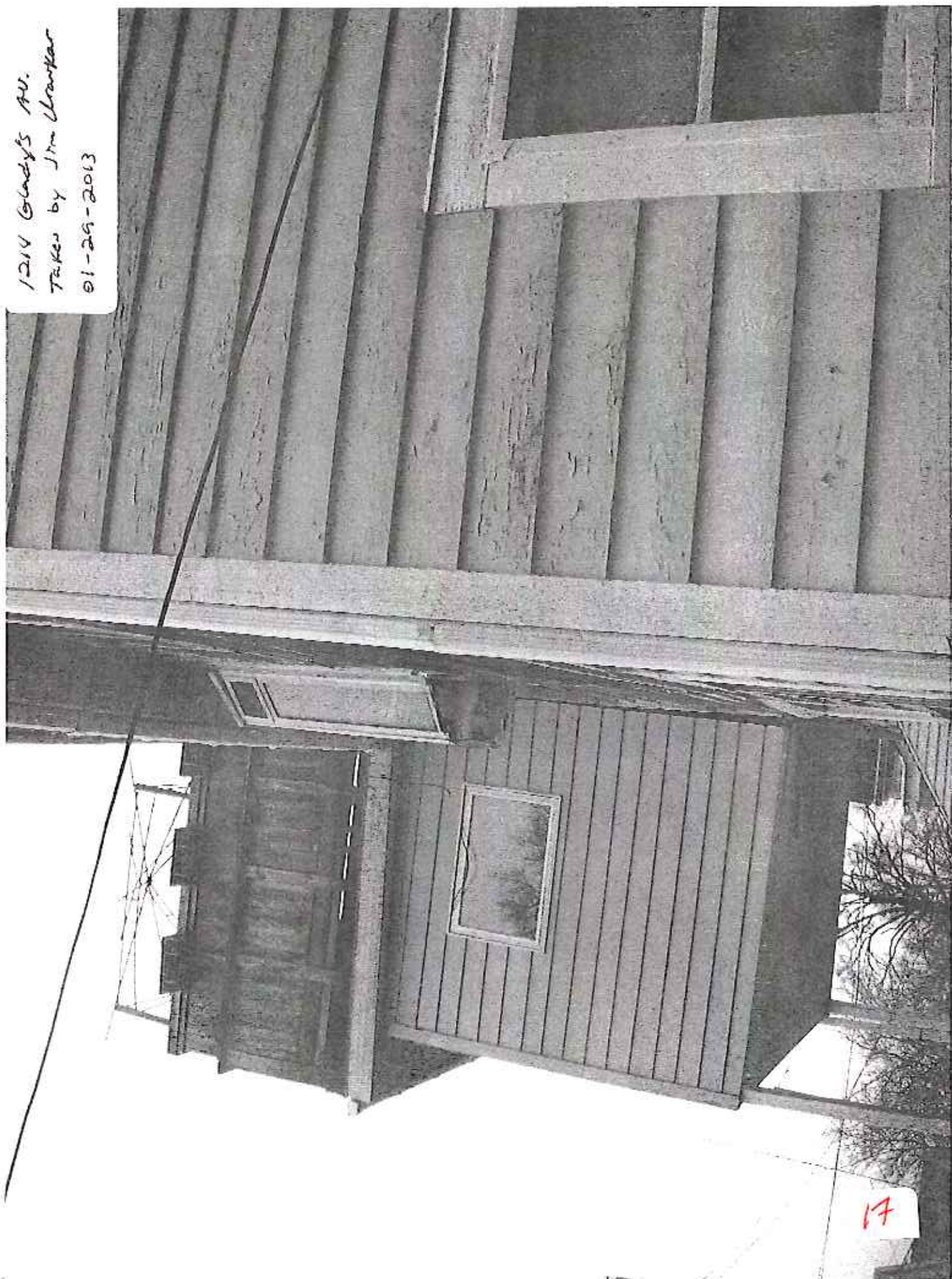


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1214 Gladys Ave.
Taken by Jim Crawford
on 01-29-2013



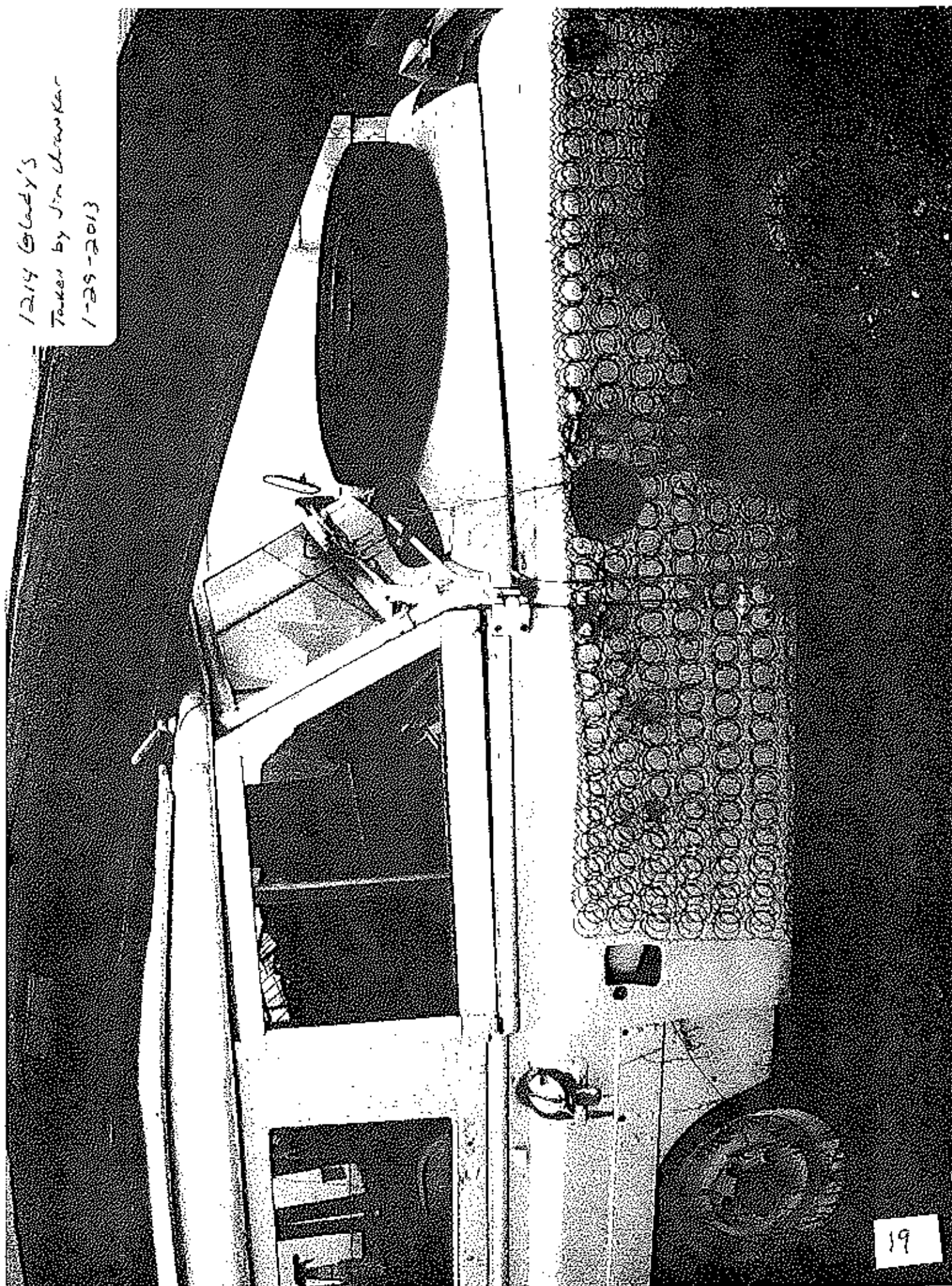
1214 Gladys Ave.
Taken by Jim Crank
01-29-2013



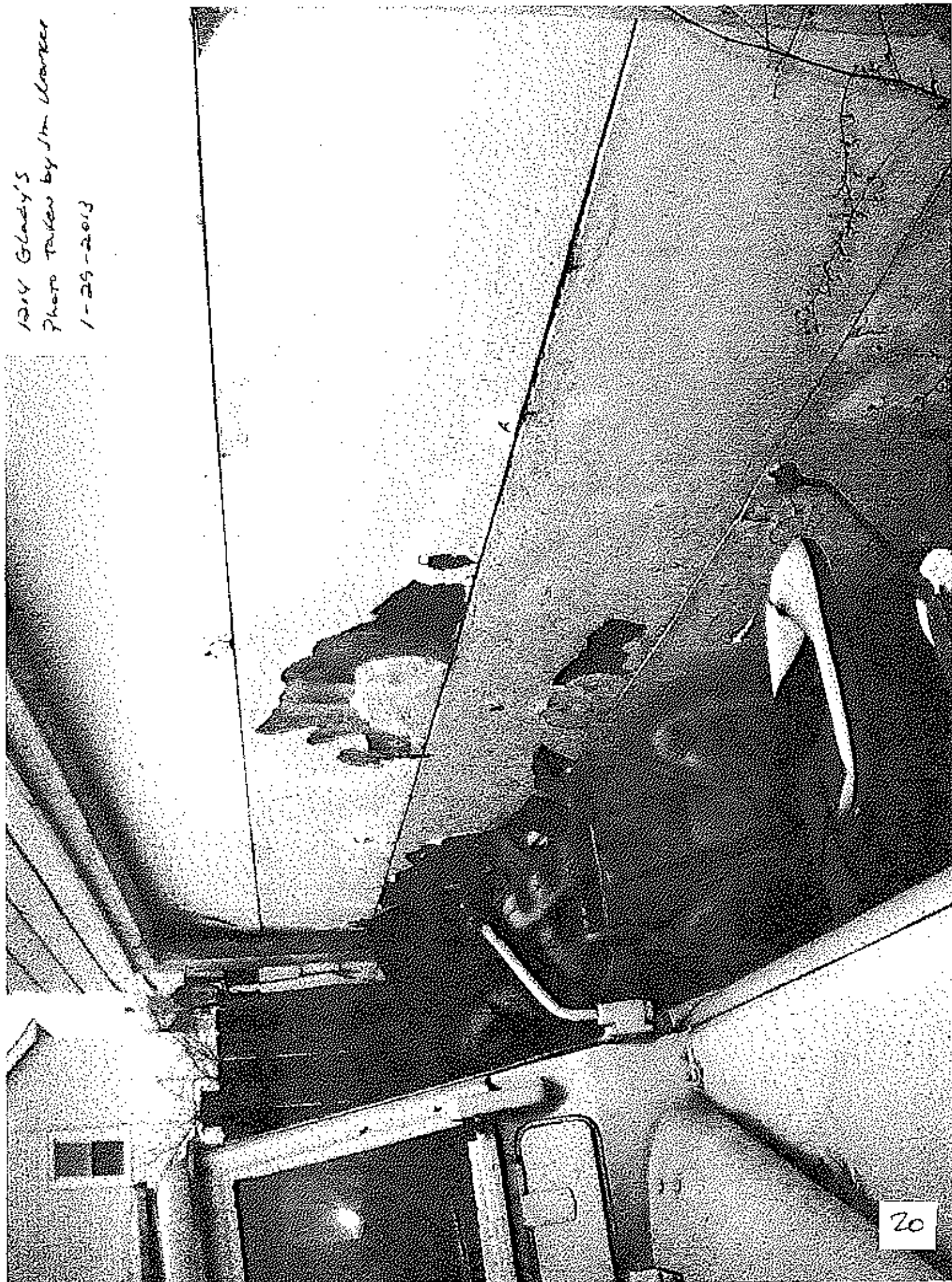
1214 Gladys Ave
Tulsa by Jim Wankler
01-29-2013



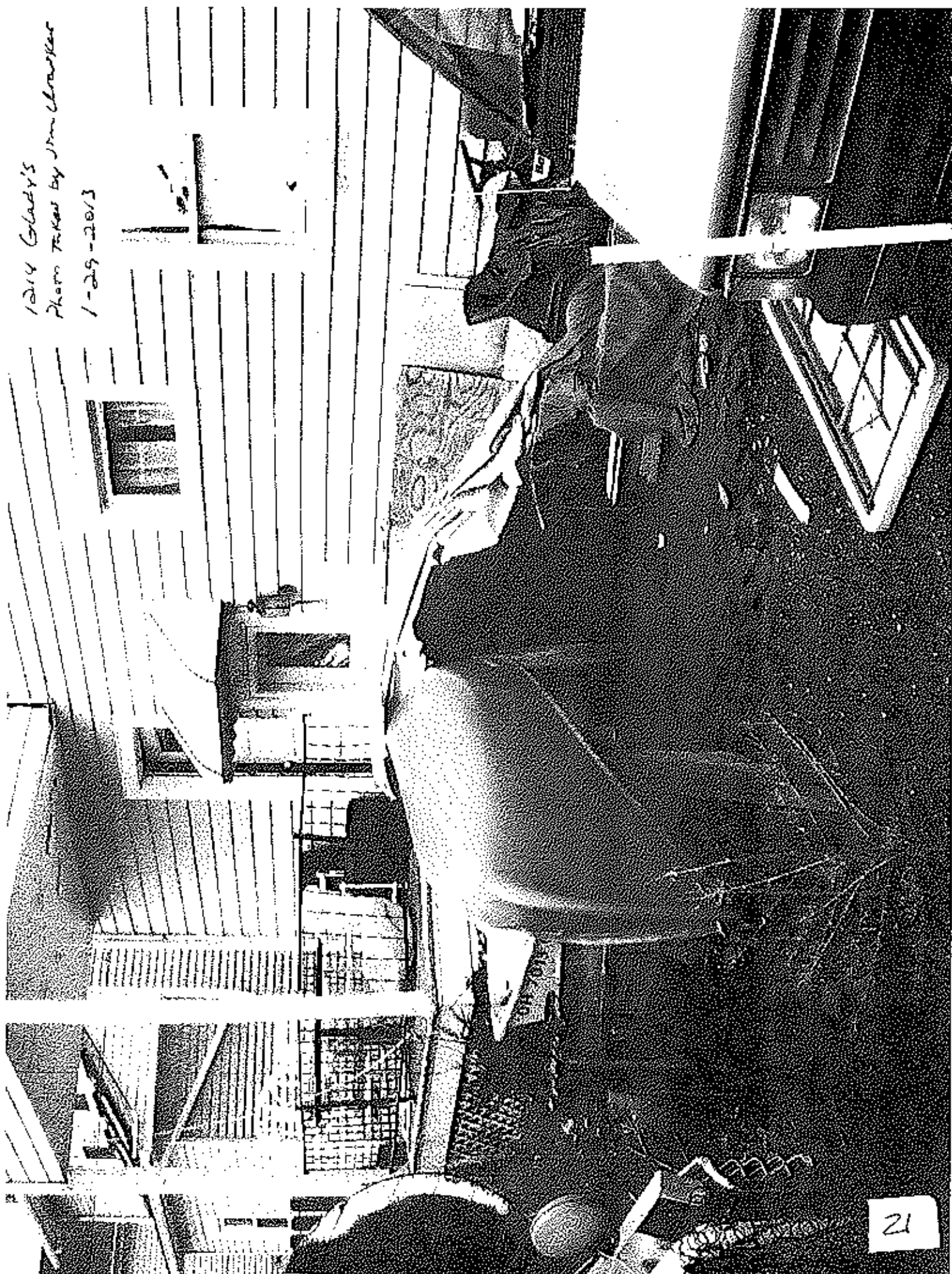
1214 Gladys's
Taken by Jim Chawker
1-29-2013



1214 Gladys's
Photo taken by Jim Walker
1-29-2013



1214 Gladys
Photos taken by Jim Chavira
1-29-2013





DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107

MAIN (216) 529-6270

FAX (216) 529-5930

housing.building@lakewoodoh.net

www.onelakewood.com

January 29, 2013

JAMES G. BOGNER
1214 GLADYS AVE.
LAKEWOOD, OH 44107

YOU HAVE BEEN IDENTIFIED AS A POSSIBLE OWNER, LIENHOLDER OR INTERESTED PARTY IN THE PROPERTY KNOWN AS 1214 GLADYS AVE., LAKEWOOD, OH 44107; PARCEL #312-13-054

Per Sections 1306.521 and 1306.522 of the Lakewood Codified Ordinances, the building structure at this location has been Declared a Public Nuisance. Copies of the ordinances are enclosed for your review.

This letter serves as written notice of our Intent to Repair or Demolish under the above stated ordinances, and specifically pursuant to Lakewood Codified Ordinance 1306.522(f).

Due to repeated inspections of the property and/or court appearances, or whereby the owner failed, neglected, or refused to comply with previous correction notice(s), this structure has been deemed unsafe to occupy, is vacant, or constitutes a fire and/or safety hazard by reason of the fact that the home and garage are structurally unsafe; the roof of the home is collapsing; the walls are expanding outward; several structural defects exist within the building; the garage roof deck is rotted and decayed, including the roof rafters; the rear addition is dislodging from the main structure; and the property is full of debris, unused vehicles and other rubbish.

The structure shall be vacated and not be reoccupied or used until the nuisance conditions identified above are abated, and specified repairs and improvements are completed and inspected and approved by the Commissioner. No person shall use or enter the structure, except for the purpose of making the required corrections or effectively boarding or demolishing the structure.

Under Section 1306.522(e)(1), the owner, agent or person in control of a public nuisance structure shall have a Right to Appeal this order to the Lakewood Board of Building Standards and Building Appeals **within ten (10) days of the service of this notice** and the Board of Building Standards and Building Appeals shall hold and conduct a public hearing within twenty (20) days of the receipt of the notice of

appeal. Under Ohio Revised Code 119.13, a party or affected person may be represented by an attorney.

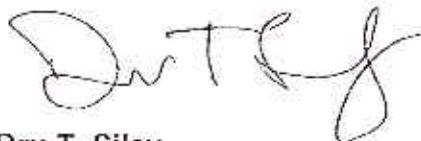
Contact this office at 12650 Detroit Ave., Lakewood, Ohio between the hours of 8AM-4:30PM, Monday through Friday, should you wish to file a written appeal.

Unless the public nuisance is brought into compliance by the manners outlined, the City may proceed with abatement, including demolition, no sooner than February 9, 2013.

Abatement of the nuisance structure can be achieved by correction of the violations to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code, and Ohio Administrative Code, including the Ohio Fire Code, or by demolition and removal of the public nuisance structure.

Should the owner not abate the nuisance within the required time, the Commissioner or designee may take the appropriate action to repair or remove the nuisance structure, including demolition. Costs of the abatement are the responsibility of the property owner(s) and will be collected by the City per the ordinance provisions.

FAILURE TO ABATE THE NUISANCE PER THIS NOTICE COULD RESULT IN PROSECUTIVE ACTION OR OTHER PENALTY AS PROVIDED BY LAW.



Dru T. Siley
Assistant Director of Public Safety
City of Lakewood

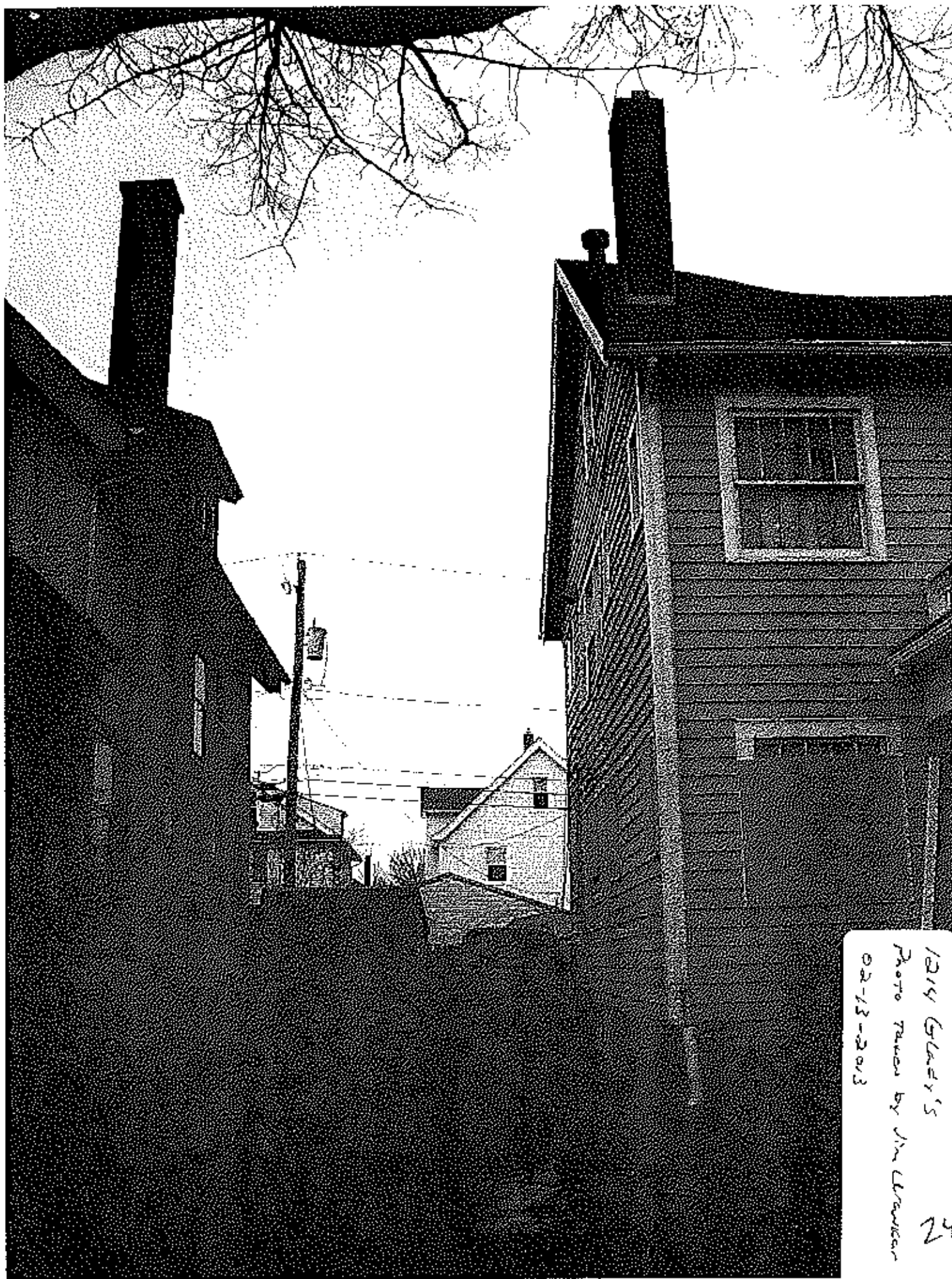


Jeff Fillar
Assistant Building Commissioner
City of Lakewood

Attachments:

- Lakewood Codified Ordinances Sections 1306.521 and 1306.522
- Correction Notices dated N/A
- Fire Dept. Notice dated N/A
- Cuyahoga County Dist. Board of Health report dated N/A

CC: File Copy; Law Dept.; Planning & Development Dept.
Cuyahoga County Fiscal Officer, 1219 Ontario Street, Cleveland, OH 44113
Cuyahoga County Treasurer, 1219 Ontario Street, Cleveland, OH 44113
Society National Bank, 800 Superior Ave., Cleveland, OH 44114

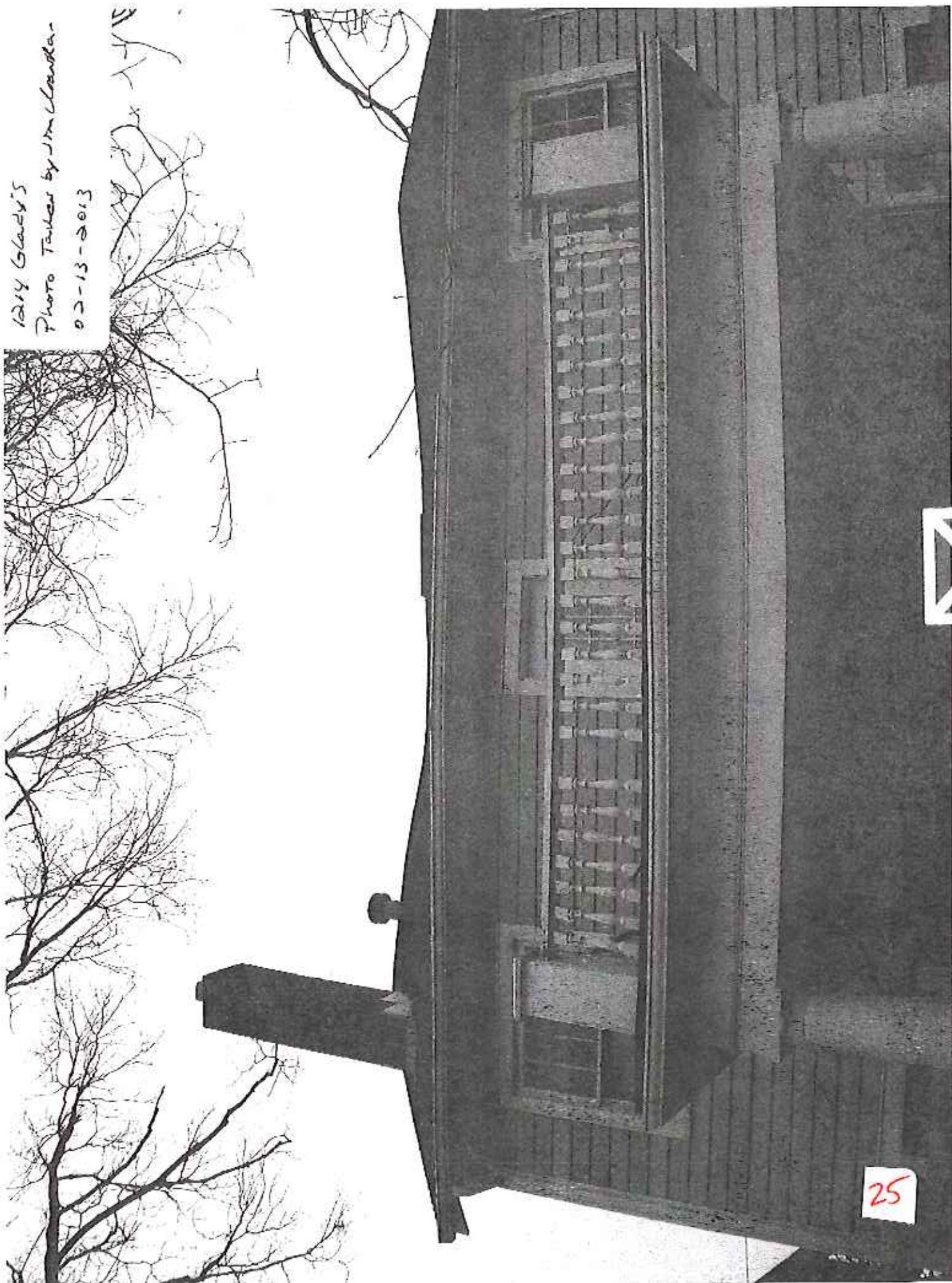


1214 Gladys
Photo Taken by Jim Lawrence
02-13-2013

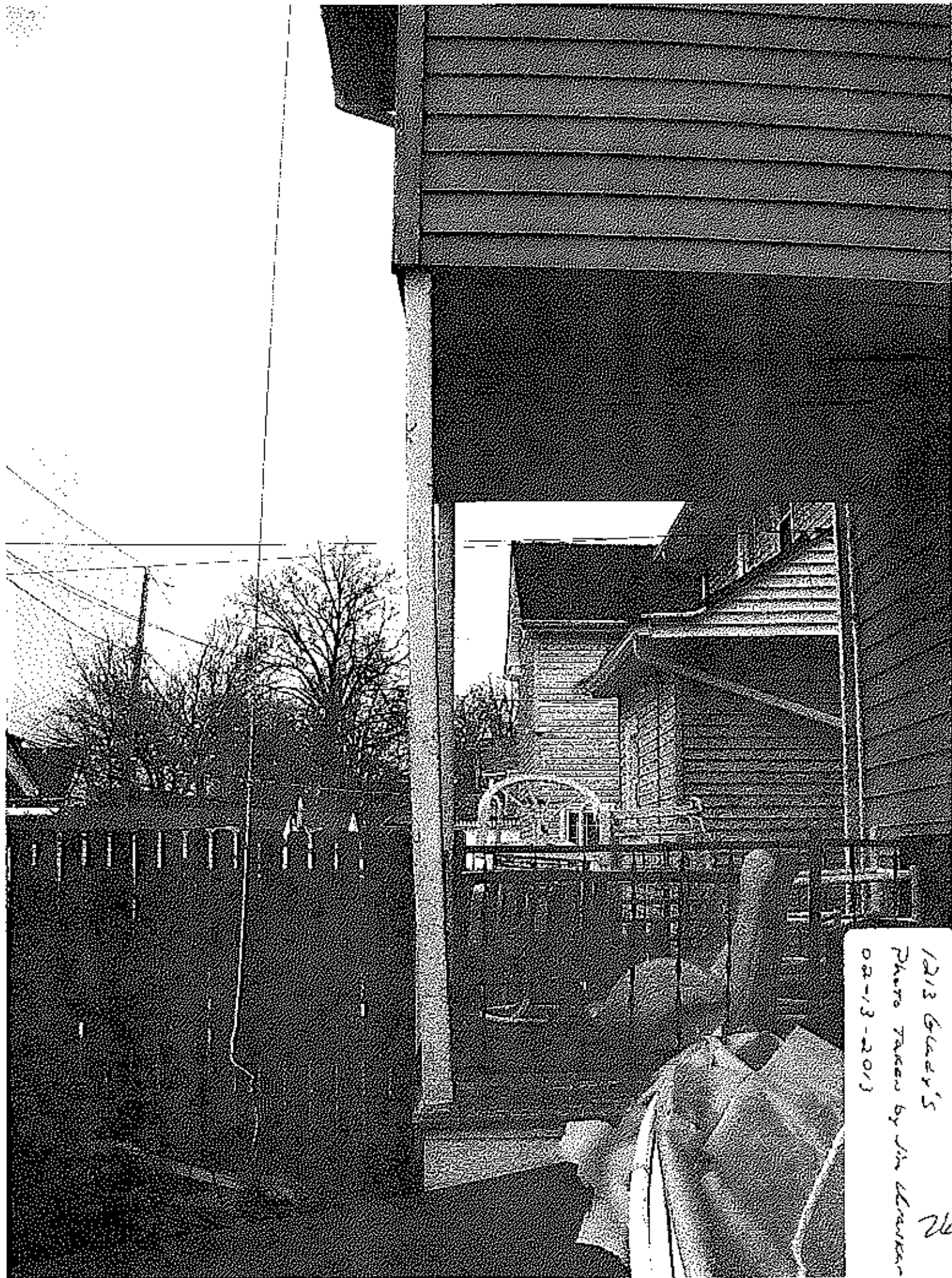
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②

1214 Gladys's
Photo Taken by Jim Clendenen
02-13-2013



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1213 Gladys's
Photo Taken by Jim Leavitt
02-13-2013



1214 Glady's
Photo Taken by Jim Lanker
02-13-2013