

**AGENDA
PLANNING COMMISSION
MARCH 1, 2018
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING
6:30 P.M.
AUDITORIUM**

Review docket items

**REGULAR MEETING
7:00 P.M.
AUDITORIUM**

1. Roll Call
2. Approve the Minutes of the February 1, 2018 meeting
3. Opening Remarks

NEW BUSINESS

DESIGNATE AS HISTORIC

4. **Docket No. 03-08-18
13314 Detroit Avenue
Detroit-Clarence Medical Building**

Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to designate the property located at 13314 Detroit Avenue, Detroit-Clarence Medical Building, (PP# 312-31-052) as an historic property (HP), pursuant to Chapter 1134. The property is located in a C3 - Commercial, General Business district. (Page 3)

OLD BUSINESS

CONDITIONAL USE

5. **Docket No. 02-05-18
18401 Detroit Avenue
Molto Bene**

Gonzalo Egozcue, Gelato Star, applicant the request and approval for outdoor dining, pursuant to sections 1129.02 - principal and conditional permitted uses. The proposal will be reviewed on February 8, 2018 by the Architectural Board of Review. The property is located in a C2, Commercial and Retail district. This item was deferred from the February meeting. (Page 20)

NEW BUSINESS

CONDITIONAL USE

6. **Docket No. 03-09-18
15200 Madison Avenue
Lakewood Electric Tattoo LLC**

Charles W. Uhler, Lakewood Electric Tattoo LLC, applicant the review and approval for the operation of a tattoo shop, pursuant to section 1129.02 - permitted and conditional permitted uses; the property is located in a C2, Commercial and Retail district. (Page 34)

REQUEST FOR REHEARING

- 7. **Docket No. 12-34-17**
15408 Madison Avenue
The Forest Lakewood

Erik Vaughan, The Forest Lakewood, LLC, applicant requests for a REHEARING to APPEAL the decision by the Planning Commission at its February meeting to DENY a Conditional Use in order to operate The Forest Lakewood, LLC medical marijuana business; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district. (Page62)

REHEARING

- 8. **Docket No. 12-34-17**
15408 Madison Avenue
The Forest Lakewood

If there is an approval to the request for a rehearing, then the Planning Commission will consider an APPEAL to the decision made at its February meeting to DENY a Conditional Use in order to operate The Forest Lakewood, LLC medical marijuana business; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district. (Page 62)

COMMUNICATION

- 9. **Communication from the Department of Planning and Development Regarding the Proposed Changes to Chapter 1134.03, Procedures for Identification, Notification and Designation of an HPD or HP or Landmarks of the Codified Ordinances to the City of Lakewood**

The Department of Planning and Development will deliver a communication regarding the proposed changes to Chapter 1134.03, Procedures for Identification, Notification and Designation of an HPD or HP or Landmarks of the Codified Ordinances of the City of Lakewood to adjust the voting requirements of the Planning Commission based upon its new composition under the Third Amended Charter. (Page 70)

ADJOURN

CITY OF LAKEWOOD
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Detroit-Clarence Medical Building
Property Name
13314 Detroit Avenue
Property Address

CITY OF LAKEWOOD
Department of Planning and Development
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Property Being Nominated:

Historic Name (if applicable) Detroit-Clarence Medical Building

Property Address 13314 Detroit Avenue

Property is in the process of being sold

Current Property Owner(s) 13314 Detroit Ave., LLC

Owner Address 13314 Detroit Avenue, Lakewood, Ohio 44107

Phone _____ Email _____

Incoming Property Owner(s) Lakewood Historical Society

Owner Address 14710 Lake Avenue, Lakewood, Ohio 44107

Phone 216-221-7343 Email _____

Private Ownership Public Ownership

Description of Property Being Nominated:

Residential (check all that apply; provide description as needed to fully communicate nomination intent)

House Garage Apartment Building Associated Land

Other: _____

Number of Contributing Buildings: _____ Number of Non-Contributing Buildings: _____

Commercial

Office/Retail/Mixed Use Religious Institutional Associated Land Interior

Other: _____

Number of Contributing Buildings: 1 Number of Non-Contributing Buildings: 0

Historic District

Residential Commercial Mixed Use

Number of Contributing Buildings: _____ Number of Non-Contributing Buildings: _____

Other

Site Structure Object

Number of Contributing Buildings: _____ Number of Non-Contributing Buildings: _____

CITY OF LAKEWOOD
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Detroit-Clarence Medical Building

Property Name

13314 Detroit Avenue

Property Address

Verbal Boundary Description:

The building is located on the north side of Detroit Avenue between Clarence and Nicholson Avenues. The property is identified as Permanent Parcel Number 312-31-052.

Nomination Prepared By:

Name For the Lakewood Historical Society: Heather Rudge, President, Historic Preservation Group, LLC; Marcia E. Moll and Richard J. Sicha, Principals, PlaceMark Collaborative LLC.

The following contact information is for Historic Preservation Group LLC:

Address 2425 West 11th Street, Suite 4, Cleveland, Ohio 44113

Phone 216-302-3510 Email heather@hpgroup-llc.com

Date January 23, 2018

Historic Functions

(List known uses over the building's/district's history)

Medical Office

Current Functions

(List present building uses)

Vacant

Architectural Description: Describe the historic appearance and current appearance and condition of the property/district. Use Continuation Sheets as needed.

This designation applies only to the exterior of the building. This designation does not include any interior spaces.

The Detroit-Clarence Medical Building, constructed in 1959, is a one-story building with a basement located on the north side of Detroit Avenue between Clarence and Nicholson Avenues, on a lot approximately 85 feet wide and 133 feet deep. The building itself is situated on the northeast corner of the lot, with the driveway and off-street parking located on the west and north (rear) portions of the property. The building is L-shaped, with the stem of the "L," about 62 feet in length, oriented in a north-south direction along the east lot line, and the foot of the "L," about 51 feet in width, extending in an east-west direction. The building is set back approximately ten feet from the sidewalk. In terms of size, the first floor is 2,632 square feet, and the basement is 1,316 square feet.¹ The building cost \$65,000 to construct.² All of the exterior components are original, except for a side door on the west elevation.

The building exterior illustrates design features of the International Style, which originated in Europe in the 1920s and remained popular throughout the world into the 1970s. The most common characteristics of the style are the creation of volumes of space using rectilinear forms, avoiding symmetrical designs, and the use of flat surfaces with no applied ornamentation or decoration. The International Style also features in its designs the prominent use of familiar mid-20th century modern materials, such as the glass, aluminum, stone, and brick of the Detroit-Clarence Medical Building.

¹ Cuyahoga County Fiscal Office.

² Building Permit, City of Lakewood, Ohio, Division of Building Inspection, September 18, 1958.

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HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

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The façade of the building uses only two geometric shapes – rectangles and squares – varied in size, orientation, and material to create a design appropriate to the function of the rooms immediately behind the wall (Photos 1 – 7 and Figures 1 and 2).

The façade design is divided into approximately a 60-40 ratio (Photos 1 – 3). The east portion is the dominant feature: a continuous wall of six, tall, aluminum-framed, plate glass windows, which flood the original waiting room with natural light (Photo 4). Above and below the plate glass windows are metal spandrel panels painted light green. The seventh bay is a centrally located aluminum entrance door, with the same light green metal spandrel panel above it. The entire assembly rests on an exposed concrete base. All seven bays are recessed within a boldly projecting, rectangular frame of variegated rose marble slabs with rose mortar. This frame creates a deep overhang to shade the interior from summer sunlight, but allows winter sunlight into the interior for passive solar heating. The horizontal member of the rectangular frame tilts upward (Photo 5), creating a dramatic effect and improving winter sunlight penetration into the interior by considering the angle of the sun.

As a design counterpoint to the wall of glass, buff Roman brick with matching color mortar, laid in a stack bond pattern, dominates the west side of the façade (Photo 6). The west section of the façade is the location of original physician offices. Immediately to the left of the central entrance, a large rectangular slab of brick forms the tallest section of the façade. Abutting it to the west is the shortest of the three façade sections. This wall section is almost square in proportion and repeats, on a smaller scale, the projecting wall (here constructed in sandstone slabs) and overhang feature of the east side of the façade (Photo 7). A stone planter extends across the wall. Each of the two wall sections contains a pair of aluminum-framed awning windows flanked top and bottom with light green spandrel panels, sized appropriately for the office space inside and recalling the window unit design of the east side of the façade.

The west, north, and east exterior walls consist of tan Roman brick laid in a running bond pattern. The west wall contains aluminum-framed awning windows, plus a non-original entrance door (Photo 8). On the north and east walls (Photos 9 and 10), the windows are panels of translucent glass blocks with an aluminum-framed hopper window in the center. All windows on these three elevations have sandstone sills.

Building Interior

This designation does not include any interior spaces. The purpose of this paragraph is to record information about the interior features and design details of this mid-20th century building type.

On the interior, the original room arrangement, corridor, and ceiling heights remain intact, and many original mid-century modern features still exist. The centrally located entrance opens to the waiting room in the southeast corner of the building. An opening in the north wall of the room connects to the reception counter in the middle of the building. This design funnels the circulation of patients along the eastern portion of the building, separated from the three private physician offices located in the southwest corner of the building. Adjacent to the reception counter, the centrally situated corridor extends in a north-south direction and ends with a short extension to the west, creating an L-shape. This configuration allows patient rooms to be placed along the east, north, and west walls. Original interior features throughout the building include blond wood interior doors with matching blond wood door frames and casings, plus metal door hardware; marble window sills; wood storage units, square ceiling tiles with a perforated design; and square, flush-mounted, ceiling lights designed in chrome and frosted glass. There is also a built-in desk and a wall-mounted intercom speaker inside a wood cabinet.

CITY OF LAKEWOOD
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Detroit-Clarence Medical Building

Property Name

13314 Detroit Avenue

Property Address

Significant Dates or Periods of Construction

1959

Architect/Builder

Architect: Adelbert B. Kleine, Caxton Building,
812 Huron Ave., Cleveland

Builder: Schaefer Bros. Inc.
1600 Fall St., Cleveland

Building Permit, City of Lakewood, Ohio, Division of
Building Inspection, September 18, 1958.

Narrative Statement of Significance:

Explain the historic and architectural significance of the property/district to Lakewood's history. Statement can include association with events that have made a significant contribution to the broad patterns of our history; association with lives of persons significant in our past; or property that illustrates the distinctive characteristics of a type, period, or method or construction; or is noted for its craftsmanship or architectural design. Include periods of significance (i.e. 1905-1920) and specific significant dates. Use Continuation Sheets as needed.

Summary

The 1959 Detroit-Clarence Medical Building is a small-scale, mid-20th century example of a medical office building, a new building type developed in that period. Architecturally, it is the most high style example of its type in Lakewood, combining the crisp, asymmetrically arranged, geometric forms of the International Style with a palette of materials consisting of glass, aluminum, stone, and brick that are a familiar part of mid-20th century modern design. The Detroit-Clarence Medical Building also retains the most original features of its building type in Lakewood, a densely populated city of approximately 66,000 residents with its own large hospital at the time this medical office building was constructed.

Period of Significance

The Period of Significance is 1959 – 1968.

The Period of Significance begins in 1959, when three physicians, Carl W. Hahn, John R. Sylvester, and David N. Wood, had the Detroit-Clarence Medical Building designed and constructed to house their growing medical practice.

The Period of Significance ends in 1968, a customary measure representing fifty years prior to the year of this document.

The medical practice, with a gradually evolving roster of physicians, remained at 13314 Detroit through 1989. After being vacant for most of the next five years, Ehren Chiropractic Center occupied the building from 1994 into 2017.

Building Development and History

Prior to the 1940s, physician offices outside of hospital buildings were located in a variety of settings, such as the upper floors of mixed-use buildings, office buildings, or single-family homes. For example, the 1930 *Cleveland City Directory* listings for physicians in Lakewood showed that most physicians had offices in The Detroit-Warren Rd.

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building, 14805 Detroit Avenue (21 physicians, 19 dentists) or the Medical Building, 15707 Detroit Avenue (16 physicians, 7 dentists). The remaining physicians, scattered around the city, had offices in apartments or office space above retail storefronts, or operated offices out of their homes.

The freestanding medical office building emerged as a building type specifically for physicians to better meet the needs of their patients and administer their practices. Rather than adapting to the size and configuration of an existing space such as an office, apartment, or room in a house, physicians were able to design a building to accommodate the number of doctors and patient load of their practice and contained areas with specific functions, such as a waiting room, reception counter, exam rooms, and administrative spaces for offices, medical supplies, and patient records. In addition, a freestanding medical office building improved patient accessibility compared to older office locations. The Detroit-Clarence Medical Building provided off-street parking spaces adjacent to the building, a short walk to the entrance door, and a compact, efficient interior layout, all without stairs. In addition, the building was located on a heavily used bus route.³

The Detroit-Clarence Medical Building was designed for three physicians: Carl W. Hahn (1904-1989), John R. Sylvester (1931-1982), and David N. Wood (1925-2012). Drs. Hahn and Wood practiced together at 13620 Detroit Avenue, Apts. 202 and 203, which is the mixed-use building at the northeast corner of Detroit and Giel Avenues. They expanded their practice with the new building, adding Dr. Sylvester, who had just completed his residency. They named the new building the Detroit-Clarence Medical Building for the street on which it was located (Detroit Avenue) and a nearby cross street (Clarence Avenue). The 1966 *Cleveland West Suburban Directory* listed five doctors in the practice. Drs. Hahn and Sylvester were staff members at Lakewood Hospital and Lutheran Hospital, and it is likely Dr. Wood held similar posts. Carl Hahn retired in the late 1970s, and John Sylvester died unexpectedly in 1982.⁴ David Wood remained, and with other physicians continued to work at 13314 Detroit through 1989, the final year of the practice (*Haines Criss Cross Directory*).

The building was vacant from 1990 through 1994, except briefly in 1992 when the Ronco Construction Company occupied it. In 1994 the building became the home of Ehren Chiropractic Center, Inc., owned by Dennis R. Ehren, which remained in business until his death in 2017.

Architect

Adelbert B. Kleine (1911-1992), a European trained architect, designed the building. After graduating from the School of Architecture, Czernovitz, Austria (now Chernivtsi, Ukraine), Kleine had his own office in Budapest, Hungary for six years. He did postgraduate study at the British Institute of Technology and then joined the British Army, serving with the Royal Engineers during World War II in Egypt, North Africa, Italy and Austria. After the war he worked for the American War Crimes Commission, utilizing his ability to speak six languages. After arriving in the U.S. in 1948, he worked initially in North Carolina and then spent several years with the firm Fulton, Krinsky &

³ There were five medical office buildings constructed in Lakewood in the fifteen years following World War II that remain intact today in terms of their exterior design. In addition to 13314 Detroit, they are: 13535 Detroit Ave., Pierson Medical Bldg. (1956): 6 physicians, 2 dentists, 1 physiotherapist, 1 ophthalmologist, 1 x-ray facility, 1 lab, and 1 prescription shop; 13708 Detroit Ave., (1957): 2 physicians, 1 dentist; 15644 Madison Ave., Madison Square Medical Bldg. (1949): 29 physicians, 2 dentists; and 15700 Madison Ave. (1958): 3 physicians, 1 dentist. Although these four other buildings have recognizable 1950s design details, none compare to the architectural quality of 13314 Detroit Ave. All tenant counts are from the 1960 Lakewood City Directory, except 15644 Madison Avenue (1953 Lakewood City Directory).

⁴ *The Plain Dealer*, April 18, 1982, obituary of John Sylvester, and February 21, 1989, obituary of Carl Hahn.

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HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS**

Detroit-Clarence Medical Building

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DelaMotte in Cleveland. He became a licensed architect in Ohio in 1952 and opened his own office in downtown Cleveland's Caxton Building the same year.⁵

Kleine became best known during the 1960s for designing luxury apartment buildings throughout Cuyahoga County. In addition to being the architect, Kleine was often an investor in the project. His documented works include:⁶

Year	City	Address	Name	No. Bldgs.	Total Units
1958	Parma	5245 Hauserman Rd.	Parkside Villas	4	68
1961	Fairview Park	20123 Lorain Rd.	Park Tower	1	72
1963	Rocky River	22455 Lake Rd.	Beachcliff Place	6	218
1964	Cleveland	11212 Clifton Blvd.	n/a	1	46
1964	Shaker Heights	3333 Warrensville Center Rd.	Thornton House	1	58
1964	North Randall	4520 Warrensville Center Rd.	Randall Park Apts.	6	327
1967	Rocky River	3400 Wooster Rd.	Continental West	1	131

Non-residential projects designed by Kleine include:

Year	City	Address	Name
1959	Lakewood	13314 Detroit Ave.	Detroit-Clarence Medical Building
1959	Cleveland	1720 East 30th St.	Plumbers Union Local 55 Headquarters
1965	Rocky River	Center Ridge Rd just east of Linden Rd.	Loew's Theater, Rockport Square Shopping Center (demolished)
1970/1971	Parma Heights	6315/6325 Pearl Rd.	York Executive Mark I and Mark II office buildings

Major Bibliographical References:

Documentation on file: Nomination on file with the City of Lakewood Planning and Development Department.

Primary location of additional data:

- Lakewood Public Library
- Cleveland Public Library

⁵ It appears that Kleine did not join the American Institute of Architects. He is not listed in the 1956, 1962, or 1970 AIA member directories.

⁶ Project information obtained from articles in *The Plain Dealer*, various dates. Biographical material from *The Plain Dealer*, September 7, 1952.

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HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Detroit-Clarence Medical Building

Property Name

13314 Detroit Avenue

Property Address

Bibliography

Cite the books, articles, and other sources used in preparing this form.

Ancestry.com

City of Lakewood Building Department – address files.

Cleveland Memory Project, Cleveland State University, Michael Schwartz Library (clevelandmemory.org).

Cleveland Public Library – online Research Database – *The Plain Dealer*.

Find A Grave (findagrave.com).

Lakewood Heritage Advisory Board – Commercial/Industrial Survey.

Lakewood Public Library – Cleveland City Directories, Cleveland West Suburban City Directories, and Lakewood City Directories.

Additional Documentation:

Photographs and Figures

Photographer: Heather Rudge, Historic Preservation Group, LLC.

Photographs taken January, 2018.

Photo 1: South elevation, looking north, 2018.



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Photo 2: South elevation, looking northeast, 2018.



Photo 3: South elevation, looking northwest, 2018.



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Photo 4: South elevation, detail of eastern section, looking northwest, 2018.



Photo 5: South elevation, glass wall detail, looking west, 2018.



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Photo 6: South elevation, detail of western section, looking north, 2018.



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Property Name

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Property Address

Photo 7: South elevation, detail of southwest corner, looking northeast, 2018.



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Detroit-Clarence Medical Building

Property Name

13314 Detroit Avenue

Property Address

Photo 8: West elevation, looking east, 2018.



Photo 9: North and west elevations, looking southeast, 2018.



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HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Detroit-Clarence Medical Building

Property Name

13314 Detroit Avenue

Property Address

Photo 10: East elevation, looking southwest, 2018.



CITY OF LAKEWOOD
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Detroit-Clarence Medical Building

Property Name

13314 Detroit Avenue

Property Address

Figure 1: Detroit Avenue looking east from Nicholson Avenue, 1967. Source: Cleveland Memory Project.



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HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Detroit-Clarence Medical Building

Property Name

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Property Address

Figure 2: South elevation, looking northeast, circa 1990. Source: Cleveland Memory Project.



CITY OF LAKEWOOD
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Detroit-Clarence Medical Building
Property Name
13314 Detroit Avenue
Property Address

Considerations for Nomination: (Check all that apply to the property)


- (1) Has character, interest or value as part of the heritage of the City, region, State of Ohio or United States;
- (2) The location is the site of a significant historic event;
- (3) Associated with a person or persons who significantly contributed to the historic development of the City;
- (4) Exemplifies the cultural, economic, social, archeological, or historic heritage of the City;
- (5) Reflects the environment of a group of people in an era of history characterized by a distinctive architectural style;
- (6) Reflects distinguishing historical characteristics of a group of people in an era of history characterized by a distinctive architectural style;
- (7) The work of an architect or master builder whose individual work has influenced the development of the City;
- (8) Embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural style or technological innovation;
- (9) Possesses a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City;
- (10) The likelihood of yielding information important to the understanding of prehistory or history.

Additional Considerations: (Must meet both for eligibility)

- (1) Must have a high degree of historic integrity, without excessive loss of architectural or historic character.
- (2) Must have an internal historic cohesiveness in the sense of a shared common history of its inhabitants, historical development, a shared architectural style or design, or a body of architecture illustrating the evolution of architectural styles over a period of time.

Lakewood Heritage Advisory Board Review Date: January 25, 2018 **Action:** Approved
Date of Planning Commission Review (Eligibility): _____ **Action:** _____
Date of Planning Commission Review (Designation): _____ **Action:** _____

Heritage Advisory Board recommended approval of the nomination and design guidelines (if applicable) to the Planning Commission.


Signature of Heritage Advisory Board Chair
January 25, 2018
Date

Planning Commission approved the designation of the historic property or historic district.

Signature of Planning Commission Chair Date

CITY OF LAKEWOOD
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Detroit-Clarence Medical Building _____

Property Name

13314 Detroit Avenue _____

Property Address

Notice of designation was forwarded to the following:

- Mayor's Office Date: _____
- City Council Date: _____
- Architectural Board of Review Date: _____
- Building Department Date: _____
- Other: _____ Date: _____

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PL18-002208
DOCKET No. 02-05-18
FEE PAID \$150.00 js check

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 18401 DETROIT AVE Business/Tenant Name _____
Property Owner Name DETROIT MAILE REALTY CO. LLC Owner Phone (216) 221-5200
Owner E-mail ajcautris@americanrestoration.com Parcel Number 311-19-004
Project Summary Porch Deck Addition

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

- Minor Sub-Division – (Commercial \$200, Residential \$200, Planned Development \$500)
- Lot Consolidation/Lot Split – (Commercial \$200, Residential \$200, Planned Development \$500)
- Planned Development – (\$500)
- Similar Use – (Commercial \$50, Residential \$25)
- Conditional Use – (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- Variance – (Commercial \$50, Residential \$25)
- Parking Plan Review – (\$150)

Submission Requirements:

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. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): GONZALO EGOZCUE Company GELATO STAR
Applicant Address: 18401 DETROIT AVENUE LAKWOOD OH 44107
Phone: (216) 470-7991 Fax: _____ E-mail: contact@eatmoltobene.com
Signature: _____ Date: 1/17/18

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. 17-15 SECTION 1129.02

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 Planning Commission 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: DETROIT MAILE REALTY CO., LLC / ANGELO COUTRIS, MEMBER

Property Address: 18401 DETROIT AVENUE

Owner/Agent Phone: (216) 221-5200

Tenant Name _____ Tenant Phone _____

Angelo Coutris, member
Owner/Agent Signature

**2018 Calendar
Planning Commission**

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-20-17	Thursday	01-04-18	Thursday	01-04-18
February	Wednesday	01-17-18	Thursday	02-01-18	Thursday	02-01-18
March	Wednesday	02-14-18	Thursday	03-01-18	Thursday	03-01-18
April	Wednesday	03-21-18	Thursday	04-05-18	Thursday	04-05-18
May	Wednesday	04-18-18	Thursday	05-03-18	Thursday	05-03-18
June	Wednesday	05-23-18	Thursday	06-07-18	Thursday	06-07-18
July	Wednesday	06-20-18	Thursday	07-05-18	Thursday	07-05-18
August	Wednesday	07-18-18	Thursday	08-02-18	Thursday	08-02-18
September	Wednesday	08-22-18	Thursday	09-06-18	Thursday	09-06-18
October	Wednesday	09-19-18	Thursday	10-04-18	Thursday	10-04-18
November	Wednesday	10-17-18	Thursday	11-01-18	Thursday	11-01-18
December	Wednesday	11-21-18	Thursday	12-06-18	Thursday	12-06-18
January	Wednesday	12-19-18	Thursday	01-03-19	Thursday	01-03-19

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

Pre-Review Meetings for the Commission start at **6:30 P.M.** in the **Auditorium** unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

Review Meetings start at **7:00 P.M.** in the **Auditorium** at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review. Use the rear northeast entrance to the Auditorium.

DETROIT MAILE REALTY CO., LLC

16926 Detroit Avenue

Lakewood, OH 44107

(216) 221-5200

RE: 18401 Detroit Avenue

To Whom It May Concern:

Please accept this letter as authorization for the deck porch addition to be added to 18401 Detroit Avenue by Gonzalo Egozcue for MoltoBene Italian Eatery.

A handwritten signature in blue ink that reads "A. Coutris, member". The signature is written in a cursive style.

Angelo J. Coutris, Member

Detroit Maile Realty Co., LLC





SCOPE OF WORK

- A. Existing one-story wood frame former house. New first floor wrap around front porch deck and handrails, for an existing ice cream restaurant.
- B. **Zoning:** Local Retail
- C. **Use Group:** Existing 'M' - Mercantile
- D. **Square Feet:** 9x39x23', 546 square feet
- E. **Height:** 34'-10" to top of Ridge
- F. **Construction Class:** III C Unprotected
- G. **Owner:** Mr Egozcue Gonzalo, 216.470-7991
- H. **Architect:** Tribe Architects,
Daryl Mapson
1300 East 187th Street,
Cleveland, Ohio 44110
216.205-5259
OH Reg. #9510
Daryl.mapson@gmail.com

J. DESIGN LIVE LOADS:

- 1. Floor Live Loads = 100 Pounds per Square Foot
- 2. Wind Live Load = 90 MPH Basic Wind Speed
- 3. Roof Live Load = 30 PSF + Drifting-Snow
- 4. Hand Rail - 200 PSF horizontal and 100 PSF vertical

K. MATERIALS

- 1. **Foundation:** 18 and 24" diameter Sonotube concrete footing for deck beam post.
- 2. **Decks:** 5/4 x 6" board on 2x8's at 16" on center. 2-2x12 wood beams and 6x6 beam and handrail post
- 3. **Handrail:** Metal top and bottom rail with #5 bar pickets at 4" maximum space between and 6x6 wood support post. Solar powered newel post lamps.

18401

**DETROIT AVENUE
Porch DECK**

Addition to

MOLTO BENE ITALIAN EATERY
Lakewood, Ohio

PORCH DRAWING LIST

- T-1 Title Sheet and Scope of Work
- SP-1 Site Plan
- A-1 Porch Foundation Plan
- A-2 Porch Framing Plan
- A-3 Porch Floor Plan
- A-4 Porch Detail Section
- A-5 Detroit Ave. Elevation
- A-6 Maile Ave. Elevation
- A-7 Porch Seating Plan

SP-1

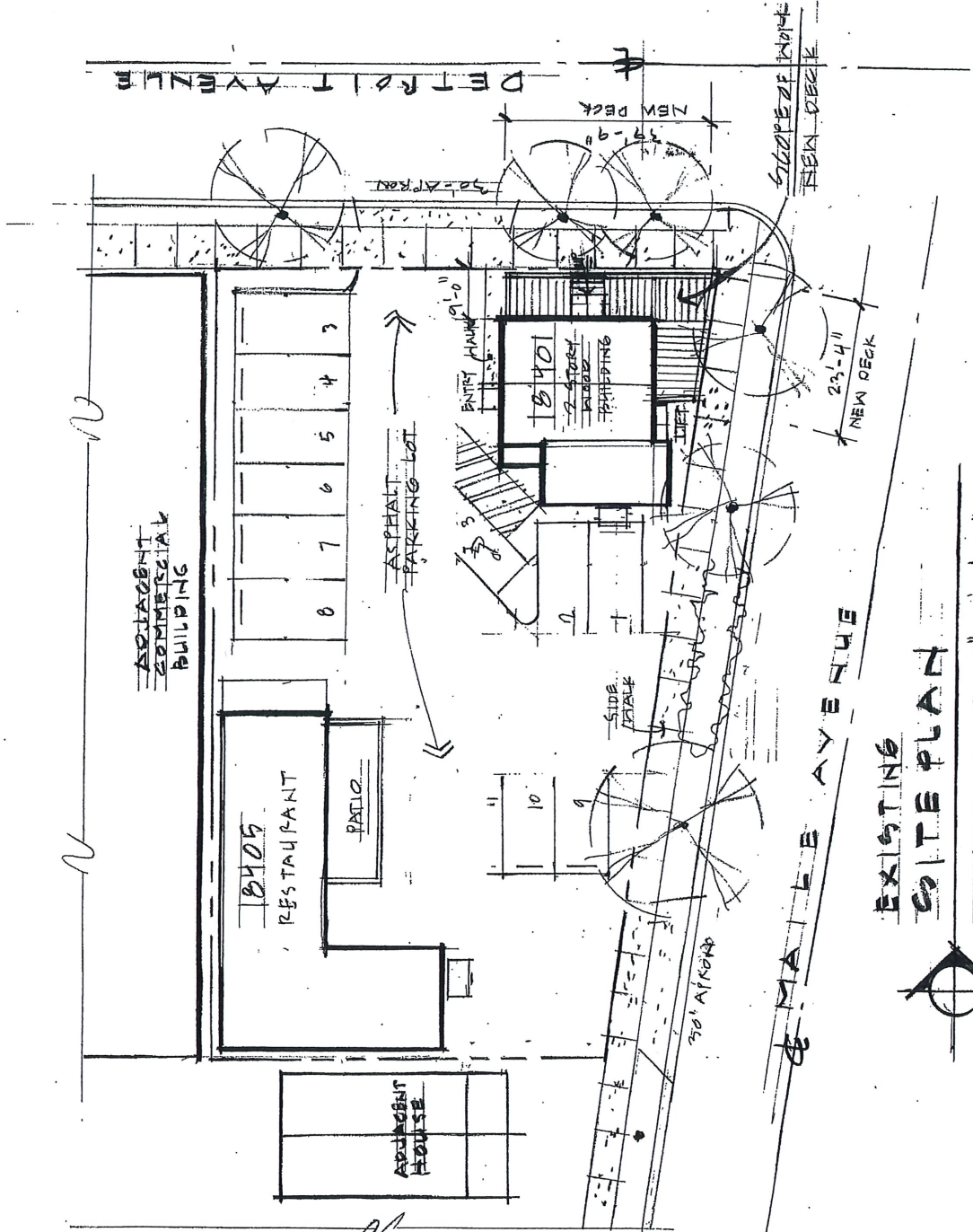
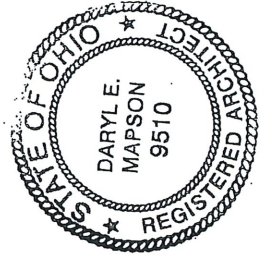
18401

DETROIT ROAD

Porch Deck

MOLTO BENE ITALIAN EATERY

Tribe Architects

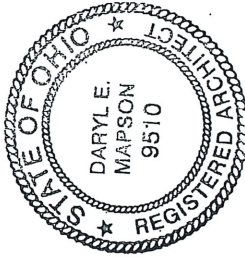


EXISTING
SITE PLAN

5 5' 0" 6 6' 0" 7 7' 0" 8 8' 0" 9 9' 0" 10 10' 0" 11 11' 0"

A-1

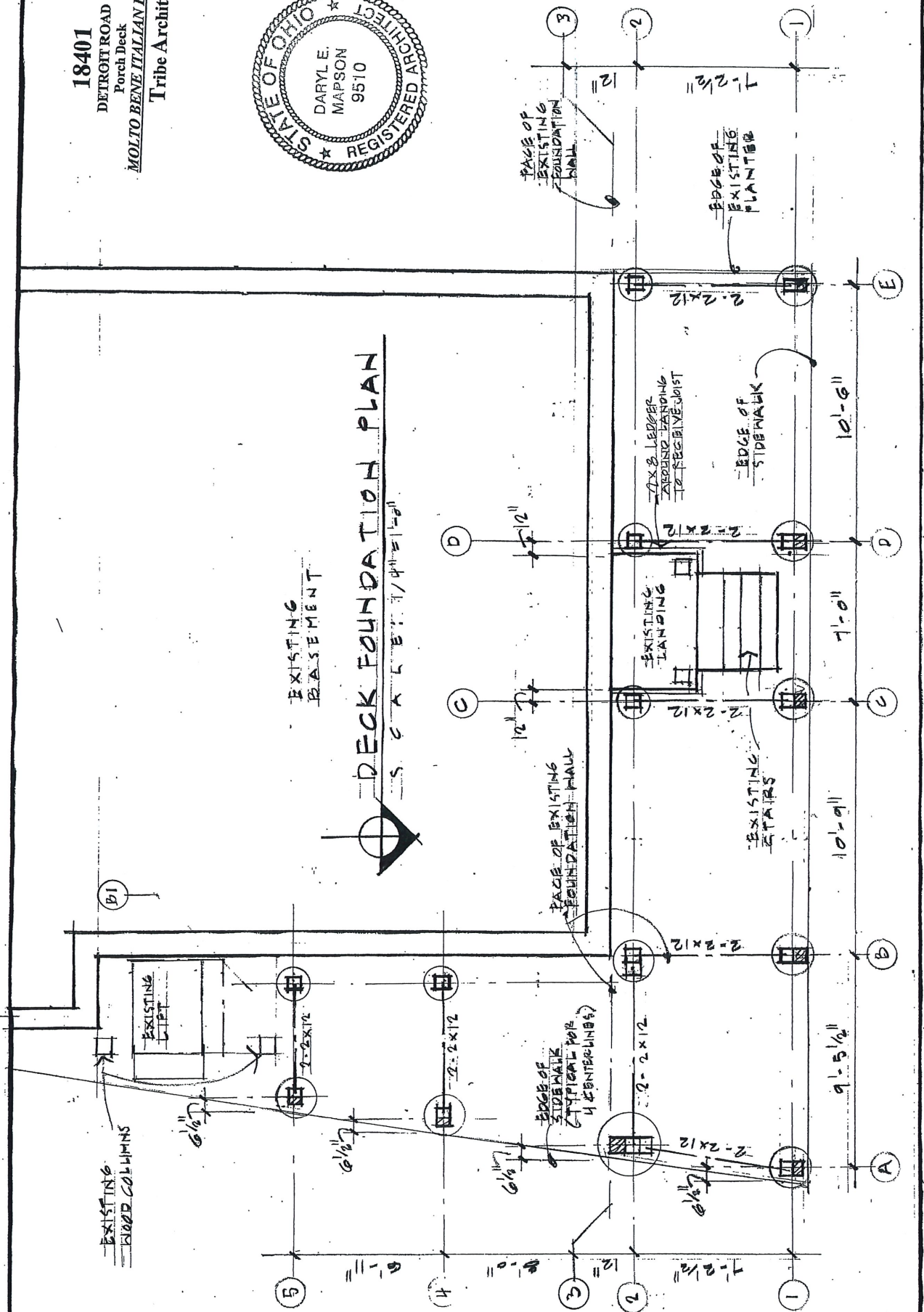
18401
DETROIT ROAD
Porch Deck
MOLTO BENE ITALIAN EATERY
Tribe Architects



DECK FOUNDATION PLAN

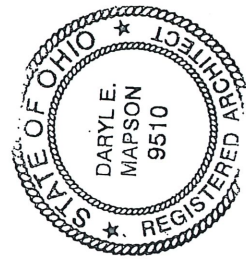
EXISTING
BASEMENT

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



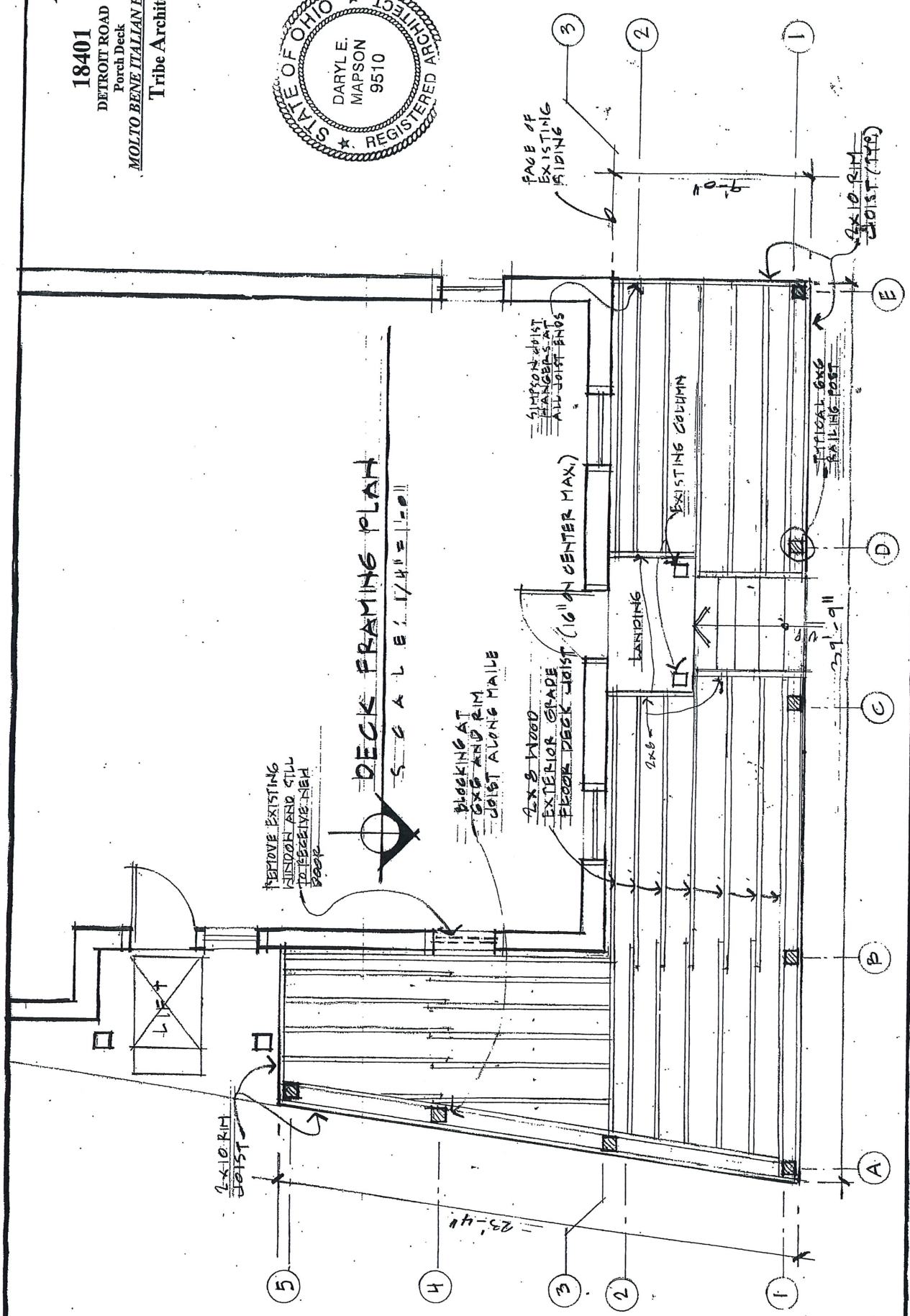
A-2

18401
DETROIT ROAD
Porch Deck
MOLTO BENE ITALIAN EATERY
Tribe Architects



DECK FRAMING PLAN

SCALE 1/4" = 1'-0"



REMOVE EXISTING RAILING AND STILL TO RECEIVE NEW DECK

BLOCKING AT JOIST AND RIM JOIST ALONG MAILE

2x8 WOOD EXTERIOR GRADE FLOOR DECK JOIST (10" CENTER MAX.)

SIMPSON JOIST HANGERS AT ALL JOIST ENDS

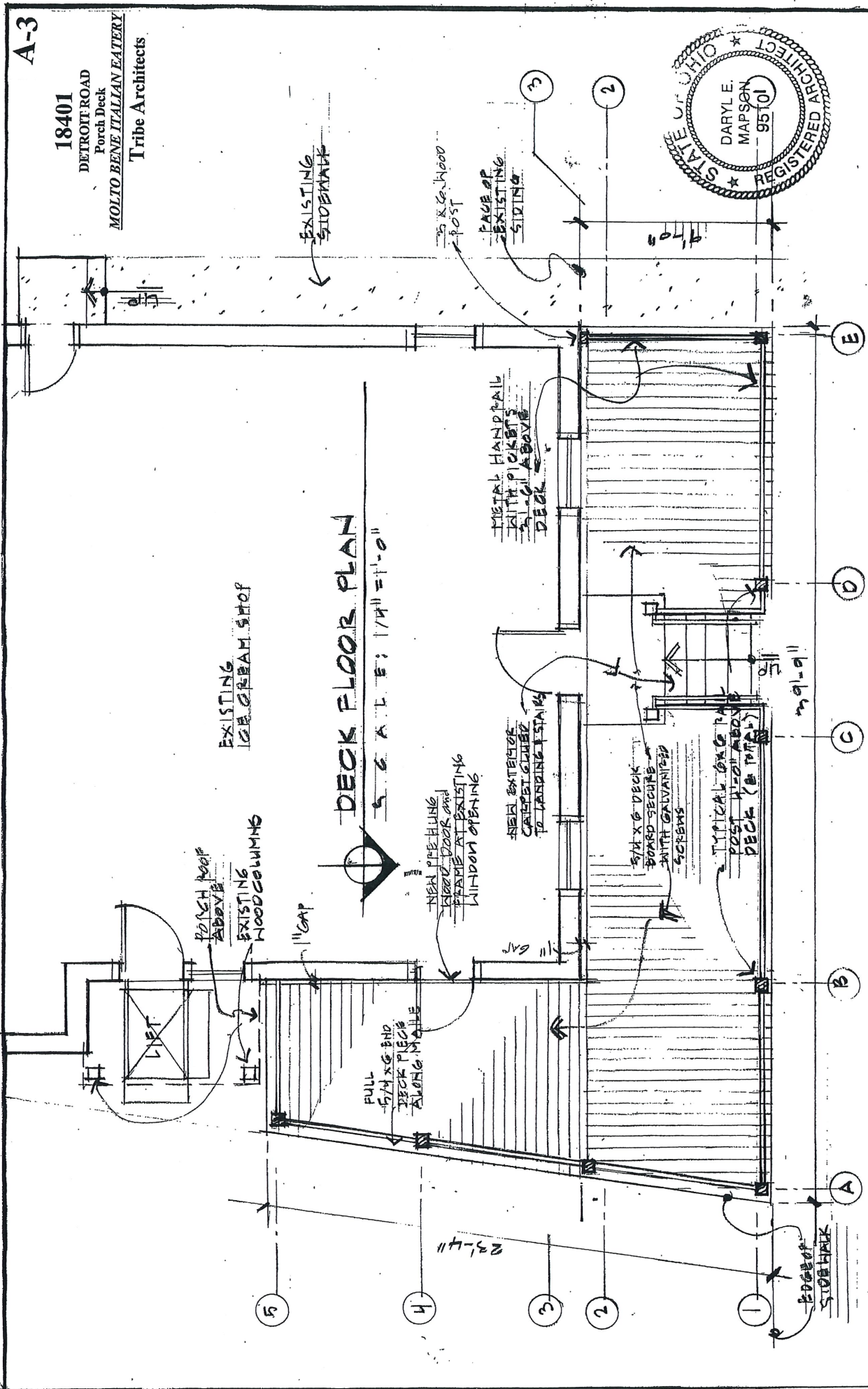
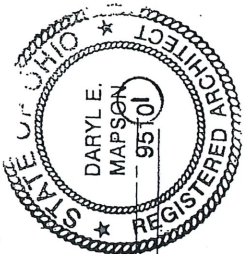
EXISTING COLUMN

VERTICAL 6x6 RAILING POST

2x10 RIM JOIST (110)

FACE OF EXISTING RAILING

18401
DETROIT ROAD
Porch Deck
MOLTO BENE ITALIAN EATERY
Tribe Architects



A-2

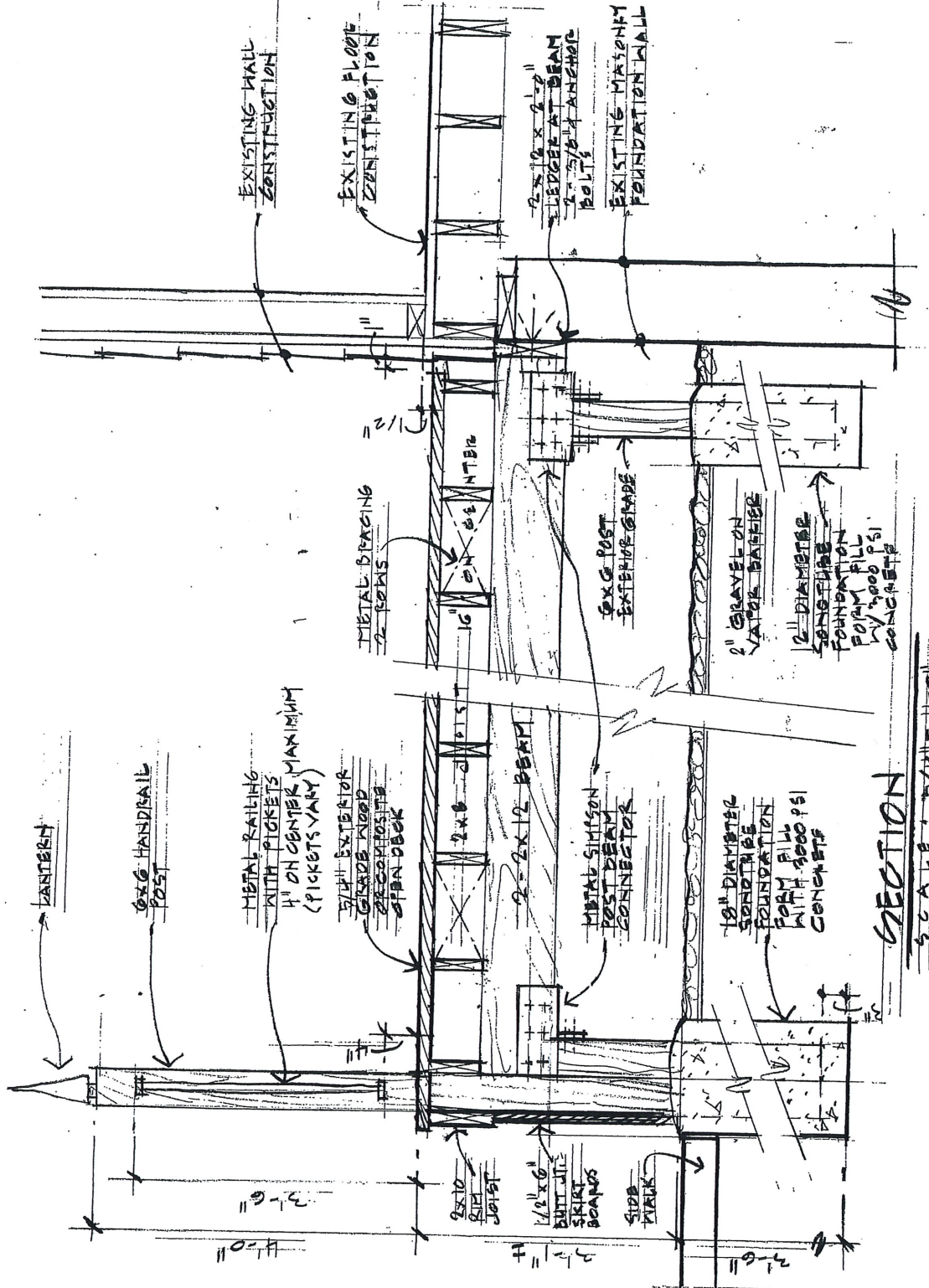
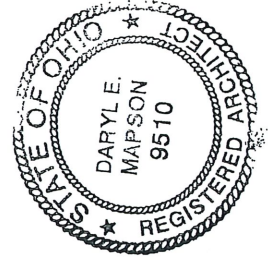
18401

DETROIT ROAD

Porch Deck

MOLTO BENE ITALIAN EATEL

Tribe Architects



SECTION

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

A-5

18401

DETROIT ROAD

Porch Deck

MOLTO BENE ITALIAN EATERY

Tribe Architects

EXISTING ASPHALT SHINGLES

EXISTING ANNING

LANE

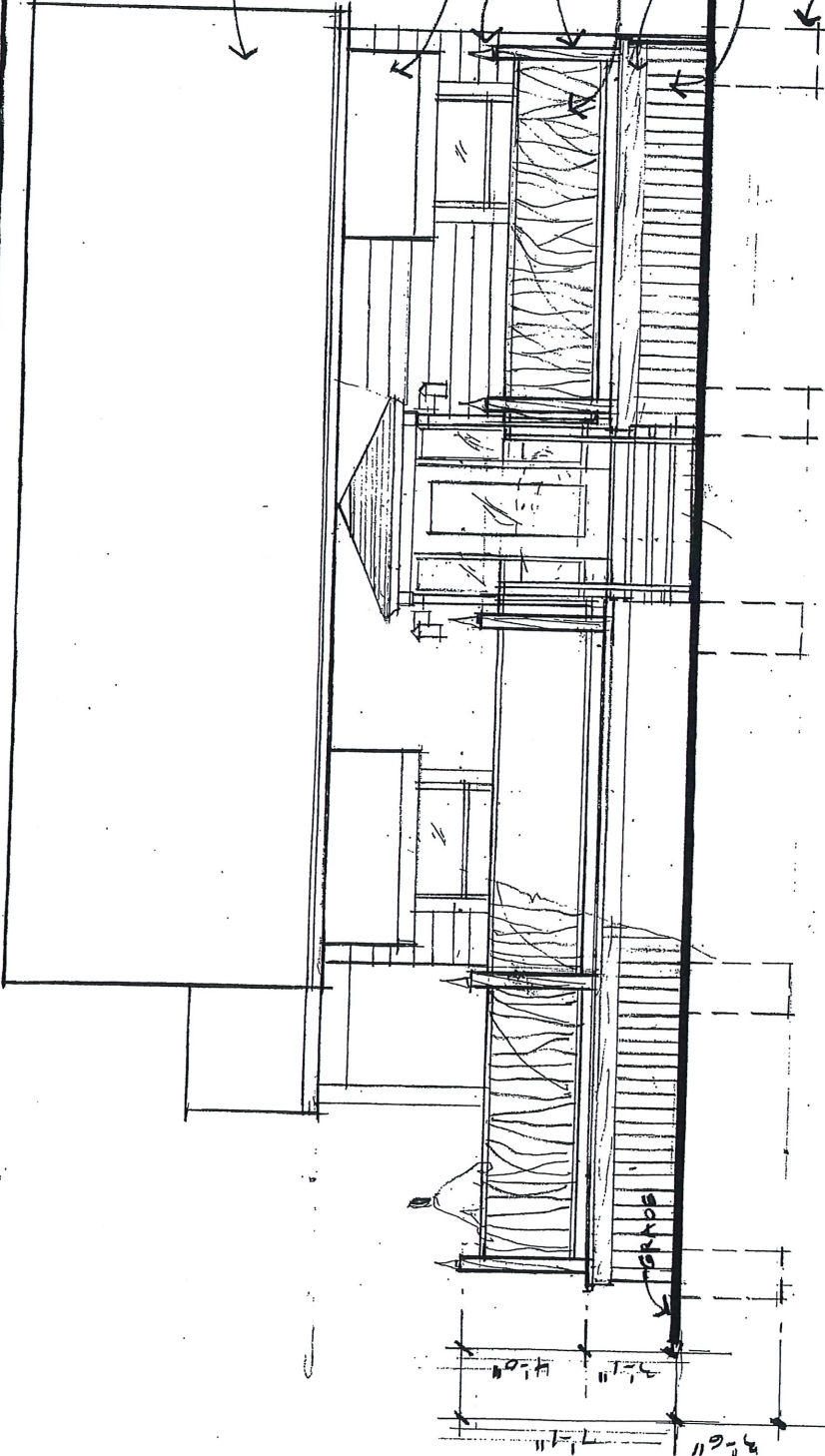
6x6 POST

METAL HANGRAIL WITH VARYING #8 BAR PICKETS (BRANCH LIKE)

2x12 BILT JOIST

1 1/2" x 6" SKI SET BOARDS, BUTT JOINT

STONE TIE FOUNDATION



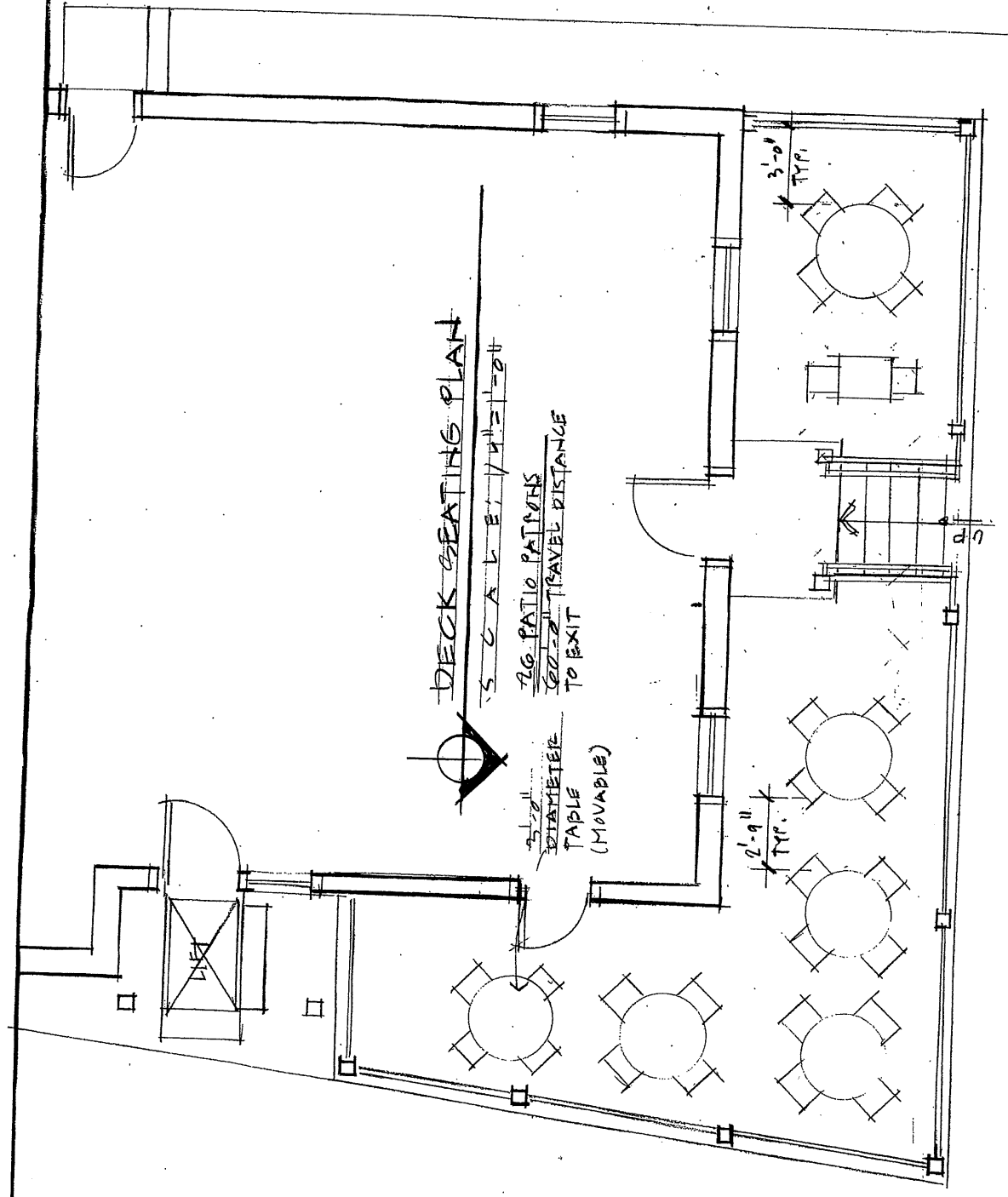
DETROIT ELEVATION

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



A-7

18401
DETROIT ROAD
Porch Deck
MOLTO BENE ITALIAN EATERY
Tribe Architects



DECK SEATING PLAN

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

7'6" PATIO PATRONS
CLEARANCE TRAVEL DISTANCE
TO EXIT

3'-0"
DIAMETER
TABLE
(MOVABLE)

2'-9"
TYP.

3'-0"
TYP.

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PL18-002227
DOCKET No. 03-09-18
FEE PAID _____

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 15200 Madison Ave Business/Tenant Name Lakewood Electric Tattoo LLC
Charles W. Untler
Property Owner Name Joe Rerko Owner Phone 440-376-8333
Owner E-mail Elmwoodhomebakery@gmail.com Zoning C2 Parcel Number 31403026
Project Summary Body Art Establishment

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

- Minor Sub-Division** – (Commercial \$200, Residential \$200, Planned Development \$500)
- Lot Consolidation/Lot Split** – (Commercial \$200, Residential \$200, Planned Development \$500)
- Planned Development** – (\$500)
- Similar Use** – (Commercial \$50, Residential \$25)
- Conditional Use** – (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- Variance** – (Commercial \$50, Residential \$25)
- Parking Plan Review** – (\$150)

Submission Requirements:

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. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): Charles W. Untler Company Lakewood Electric Tattoo LLC
Applicant Address: 3445 Palmer dr. Rocky River, OH 44116
Phone: 216-702-8838 Fax: _____ E-mail: Cuntler13@yahoo.com
Signature: Charles W. Untler Date: 2/8/18

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. 31-17 SECTION 1129.02

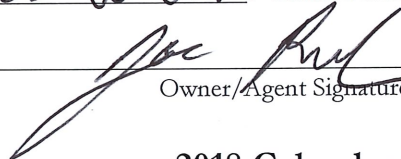
AUTHORIZATION FOR PROPERTY ACCESS

(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 Planning Commission 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: JOE REAKO
 Property Address: 15200 MADISON LAKEWOOD OH. 44109
 Owner/Agent Phone: (440) 376-8333
 Tenant Name Charles W. Uhler Tenant Phone 216-702-8838


 Owner/Agent Signature

**2018 Calendar
 Planning Commission**

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
January	Wednesday	12-20-17	Thursday	01-04-18	Thursday	01-04-18
February	Wednesday	01-17-18	Thursday	02-01-18	Thursday	02-01-18
March	Wednesday	02-14-18	Thursday	03-01-18	Thursday	03-01-18
April	Wednesday	03-21-18	Thursday	04-05-18	Thursday	04-05-18
May	Wednesday	04-18-18	Thursday	05-03-18	Thursday	05-03-18
June	Wednesday	05-23-18	Thursday	06-07-18	Thursday	06-07-18
July	Wednesday	06-20-18	Thursday	07-05-18	Thursday	07-05-18
August	Wednesday	07-18-18	Thursday	08-02-18	Thursday	08-02-18
September	Wednesday	08-22-18	Thursday	09-06-18	Thursday	09-06-18
October	Wednesday	09-19-18	Thursday	10-04-18	Thursday	10-04-18
November	Wednesday	10-17-18	Thursday	11-01-18	Thursday	11-01-18
December	Wednesday	11-21-18	Thursday	12-06-18	Thursday	12-06-18
January	Wednesday	12-19-18	Thursday	01-03-19	Thursday	01-03-19

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

Pre-Review Meetings for the Commission start at **6:30 P.M.** in the **Auditorium** unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

Review Meetings start at **7:00 P.M.** in the **Auditorium** at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review. Use the rear northeast entrance to the Auditorium.

To Whom it May Concern,

Please allow this correspondence to support my Application for a conditional use permit.

I am seeking to open up a tattoo parlor, aka, "Body Art Establishment", in the City of Lakewood under Codified Ordinance No. 31-17.

As you are aware, this Ordinance was recently amended creating a new Section, 1161.03 (XX), permitting tattoo studios as a conditional use in a commercial district within the city.

The proposed establishment would be located at 15200 Madison Avenue, which is zoned *C2 retail*. The location I am seeking falls within the applicable "buffer zones" as outlined in the regulations as it is *not within 500 feet of a school, playground or park*. Our anticipated *hours of operation* would most likely be between 12:00pm and 8:00pm.

The business would be called Lakewood Electric Tattoo, which is a limited liability company I have formed with the Ohio Secretary of State. The business will also be insured with a *liability insurance policy of \$1,000,000*. I wanted to incorporate the name of the City into the name of my business to show my commitment to making this establishment a successful and integral part of the community. We will not be using any *electronic signage*.

I have been a tattoo artist for over twenty four years, most recently being employed at Tattoo Faction in North Olmsted for the last 11 years. I have dedicated a significant portion of my life realizing people's artist expression in this media. *I definitely have exceeded the experience that the revised Ordinance requires* and intend on only hiring other artists who are qualified and committed to improving the arts, in a safe and sanitary manner. I can provide references upon request.

During my years of tattooing, I have developed a thorough understanding of the sterilization procedures that are necessary in the daily operation of this type of business. I have been *utilizing single use needles and equipment* for several years

and will continue to do so *and dispose of infectious waste* in a healthy manner in accordance with the Ordinance.

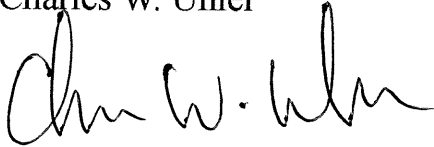
I am aware of the necessity of keeping copious records, including customer information and proper disclosure information. This industry has multiple stages of checks and balances, including licensing requirements and inspections, which I fully support.

Ultimately, Lakewood Electric Tattoo would provide a desired service to the local residents of Lakewood in a capable and professional and safe environment.

I appreciate the consideration and opportunity to do business in Lakewood.

Sincerely,

Charles W. Uhler

 2/2/18

February 2, 2018

To Whom it May Concern,

Please allow this letter to supplement the Application submitted by Charles W. Uhler and Lakewood Electric Tattoo, LLC.

As the owner of the property located at 15200 Madison Ave, I understand and approve of the intended use of the lease premises as a tattoo parlor. I support this type of establishment on my property and acknowledge that Mr. Uhler and Lakewood Electric Tattoo, LLC will follow all the requirements outlined in the City Ordinances pertaining to this business.

If you should have any questions or concerns, do not hesitate to contact the undersigned.

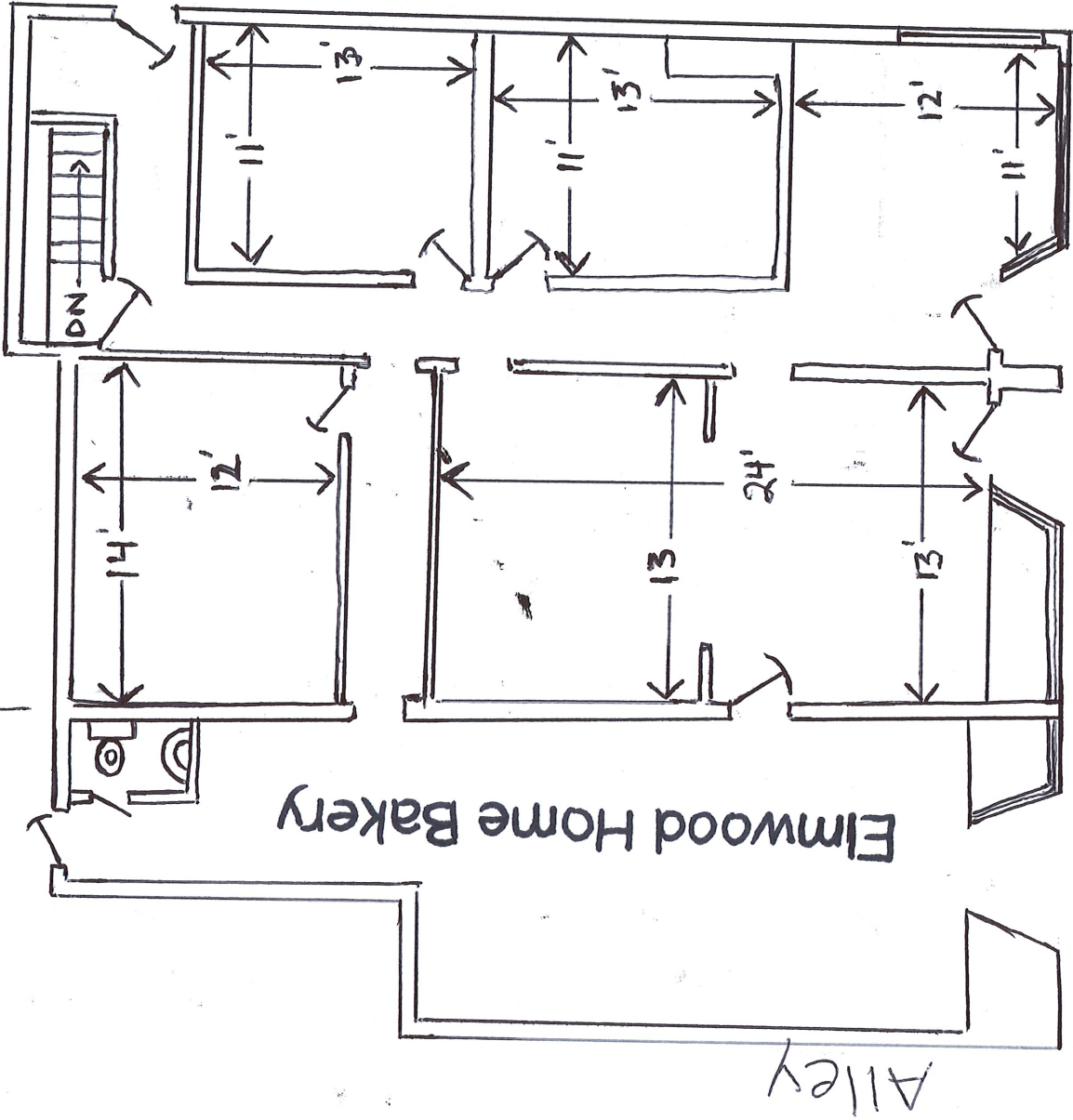
Sincerely,

A handwritten signature in black ink, appearing to read "Charles W. Uhler", followed by a long horizontal line extending to the right.

N

Elmwood Ave.

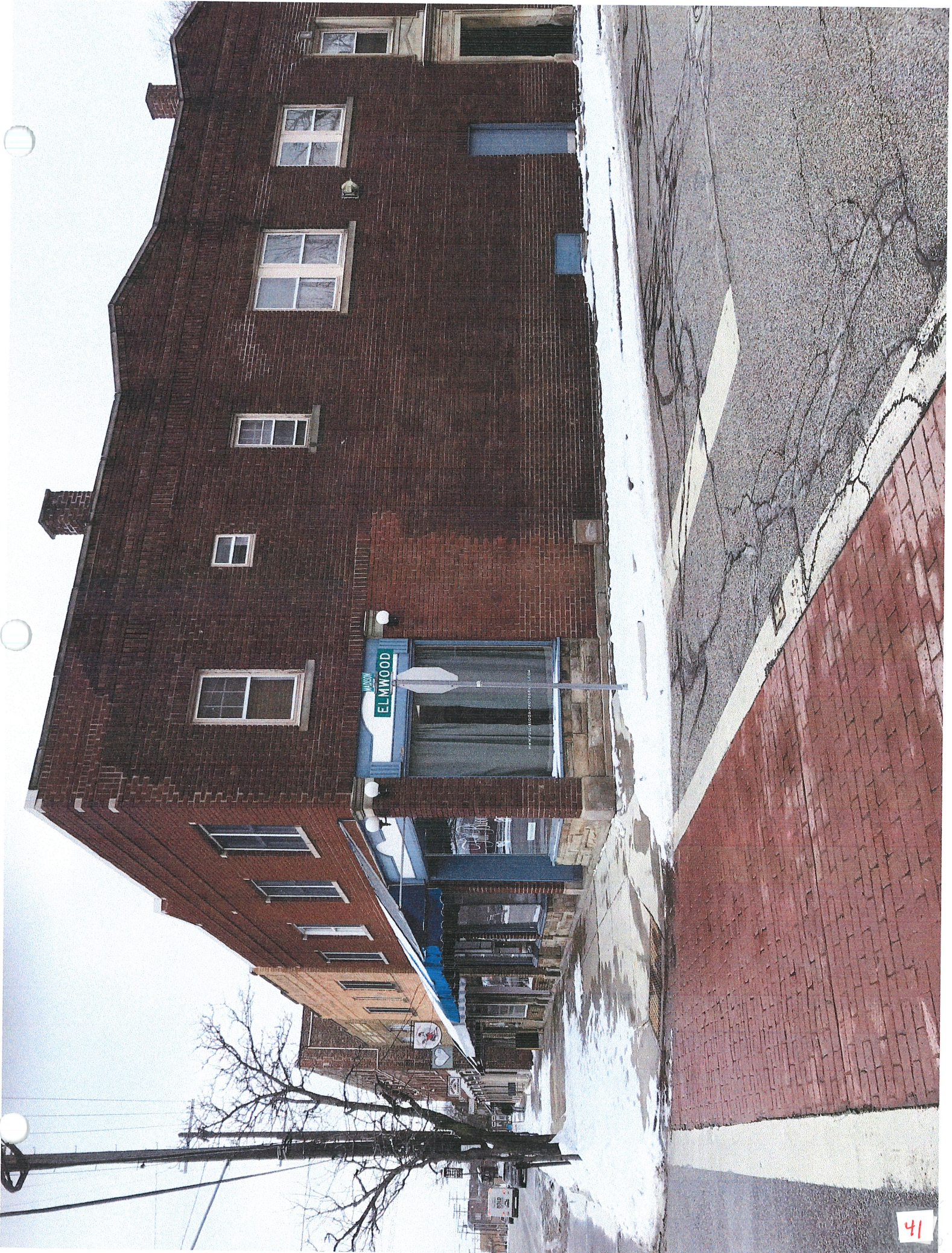
Approx. 1,100 SQ FT



Madison Ave.

15200 Madison Ave.

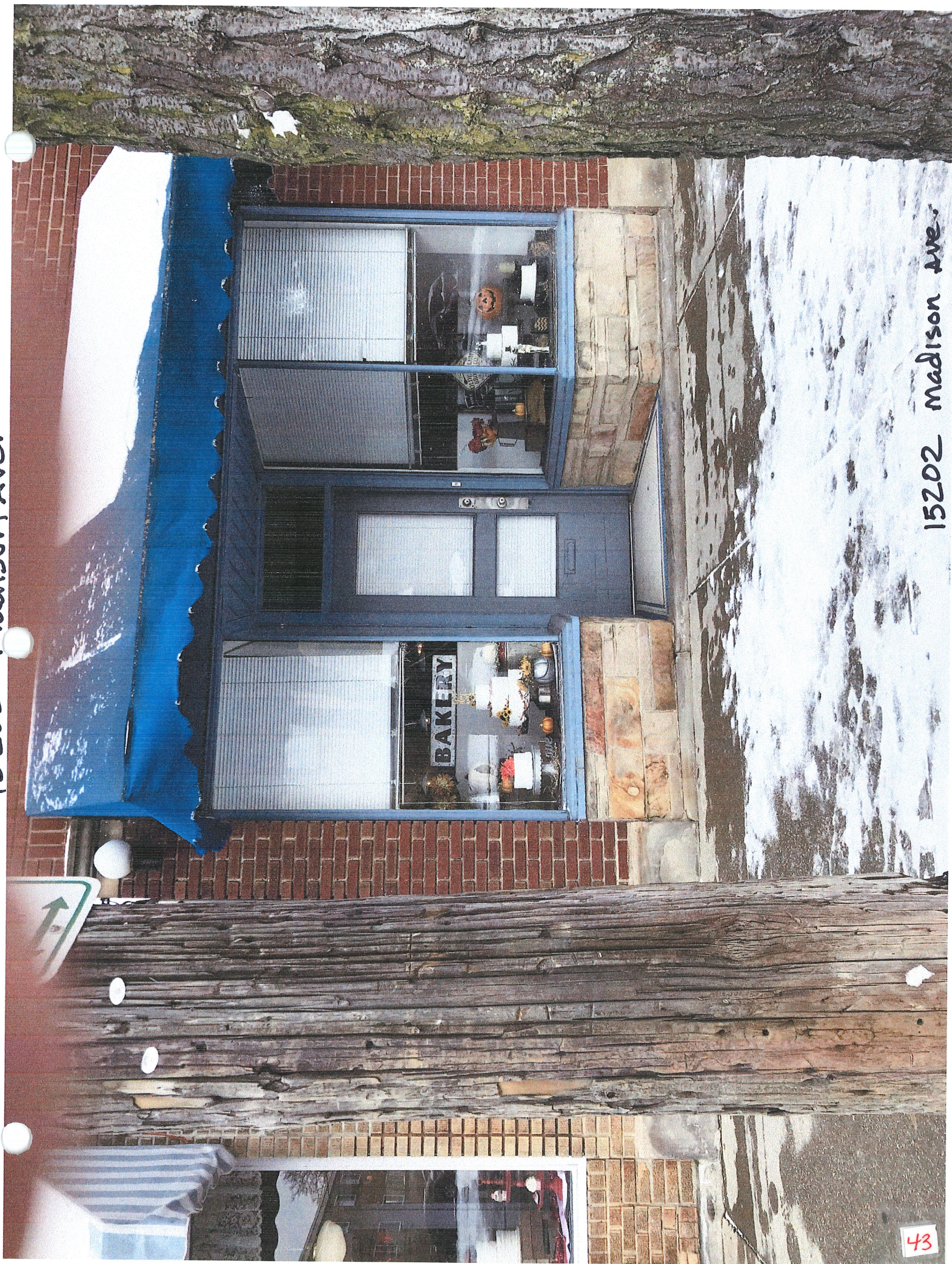




15200 Madison Ave.

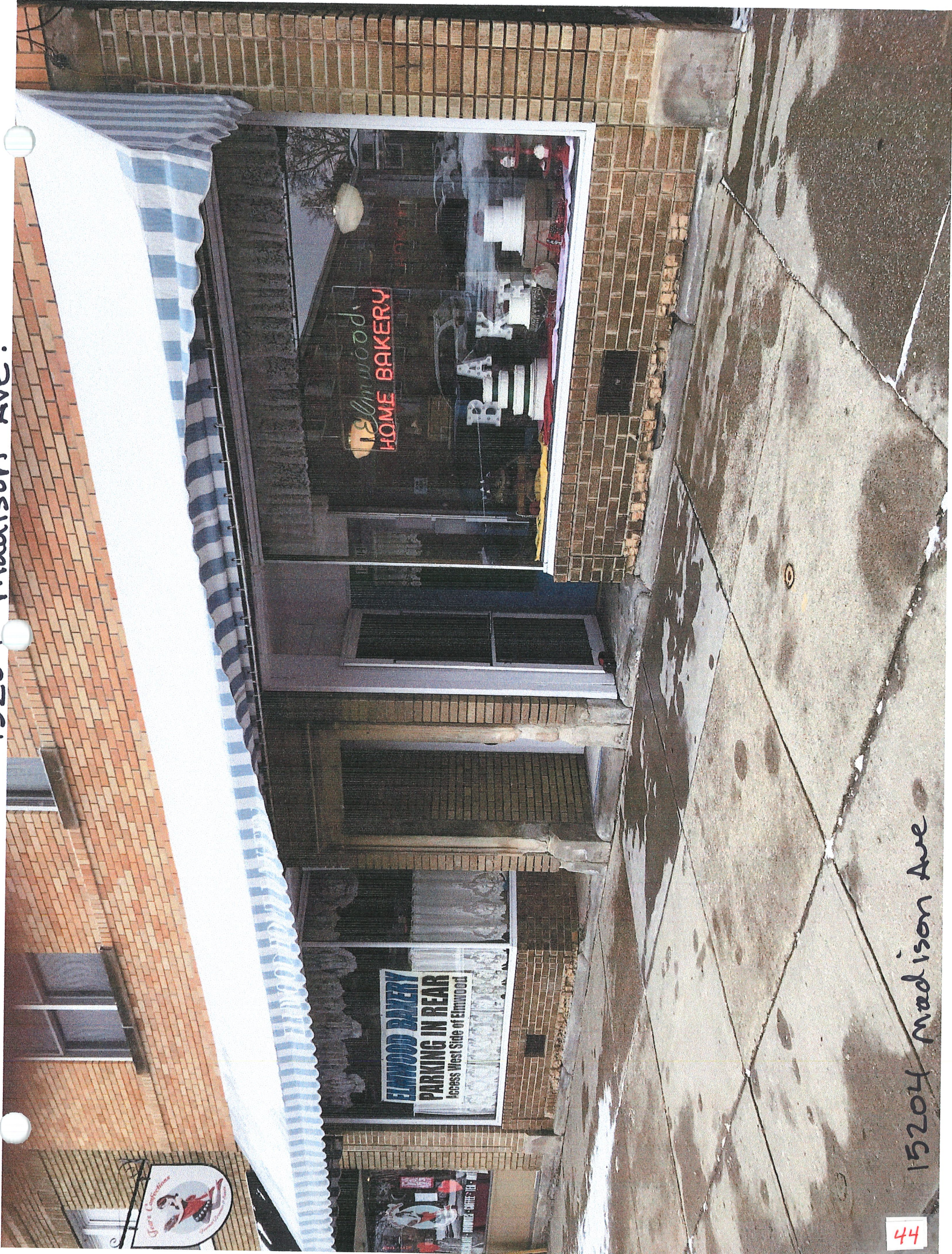


15202 Madison Ave.



15202 Madison Ave.

15204 Madison Ave.



15204 Madison Ave

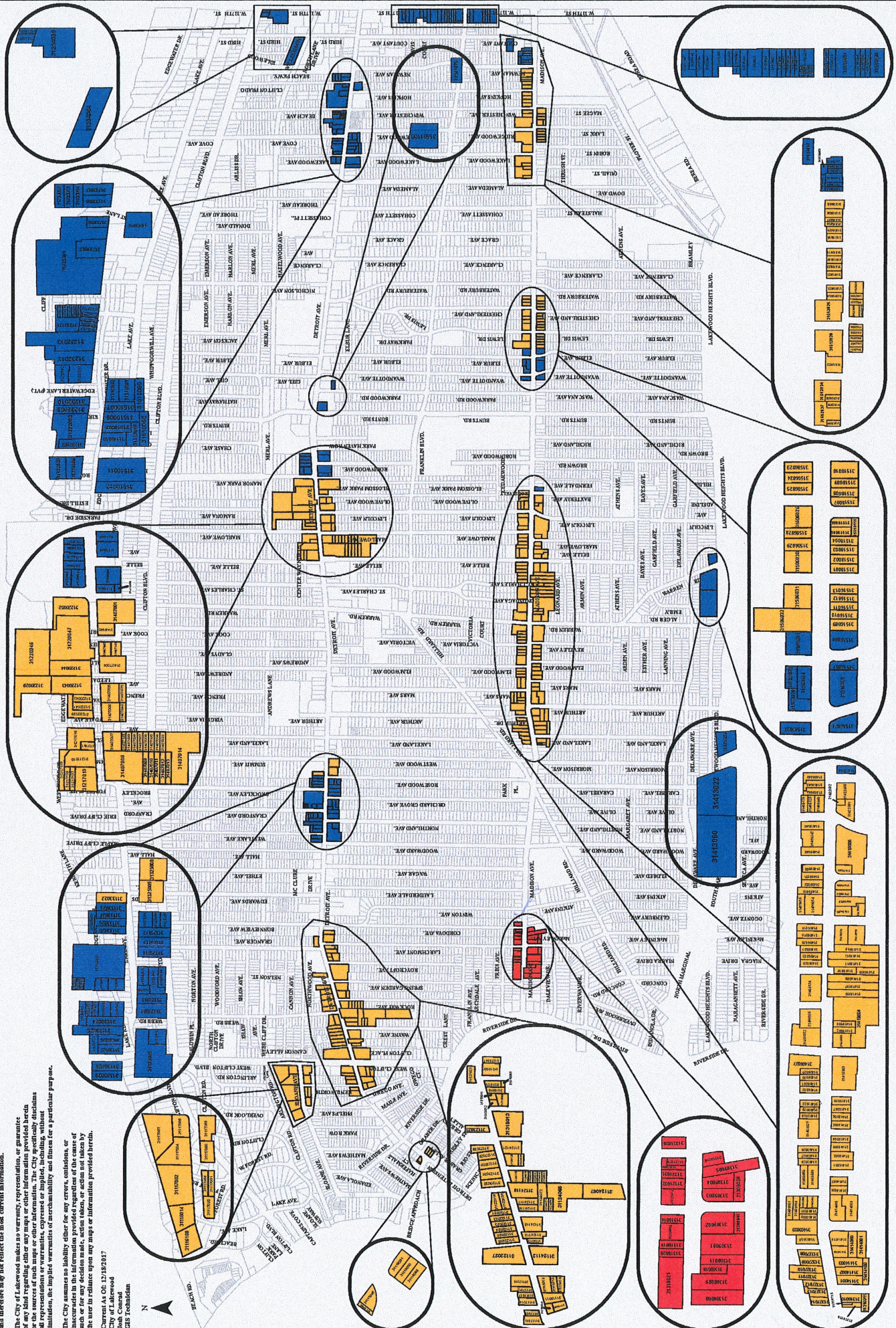
C3

C2

C1

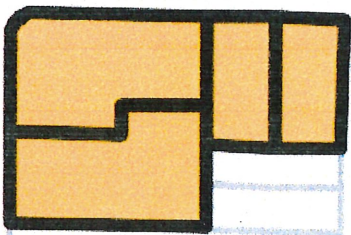
CITY OF LAKEWOOD ELIGIBLE BODY ART LOCATIONS

500' Restrictive Structure Buffer

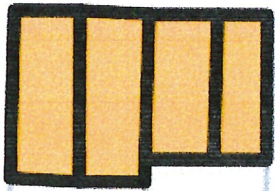


Disclaimer:
 The City of Lakewood has provided these GIS maps and data sets as a public information tool. The City does not warrant the accuracy or completeness of the maps and data. The City specifically disclaims all representations or warranties, expressed or implied, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose.
 The City assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such errors, omissions, or inaccuracies. The user assumes all responsibility for any use of the information provided hereon.
 Current As Of: 12/18/2017
 City of Lakewood
 GIS Technician

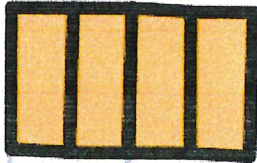
ARTHUR AVE.



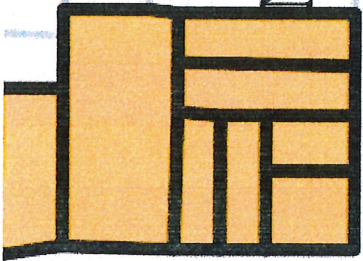
MARS AVE.



ELMWOOD AVE.



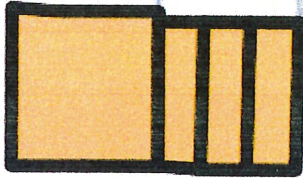
REVELEY AVE.



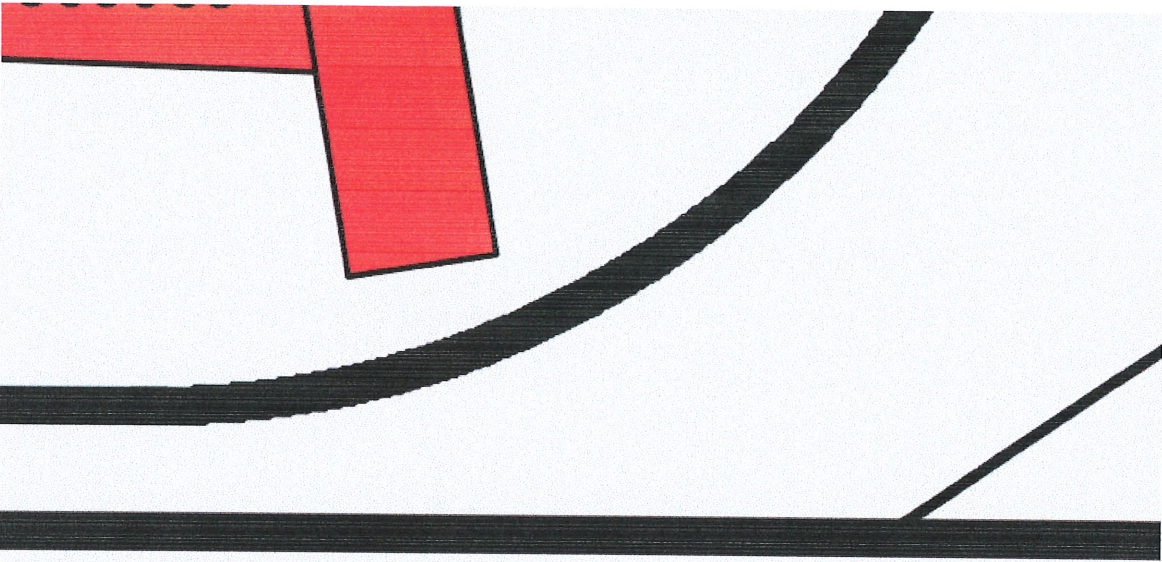
MARS AVE.



ELMWOOD AVE.



VICTO



31403060	31403028
31403029	
31403027	
	31403026

31403025	31403024

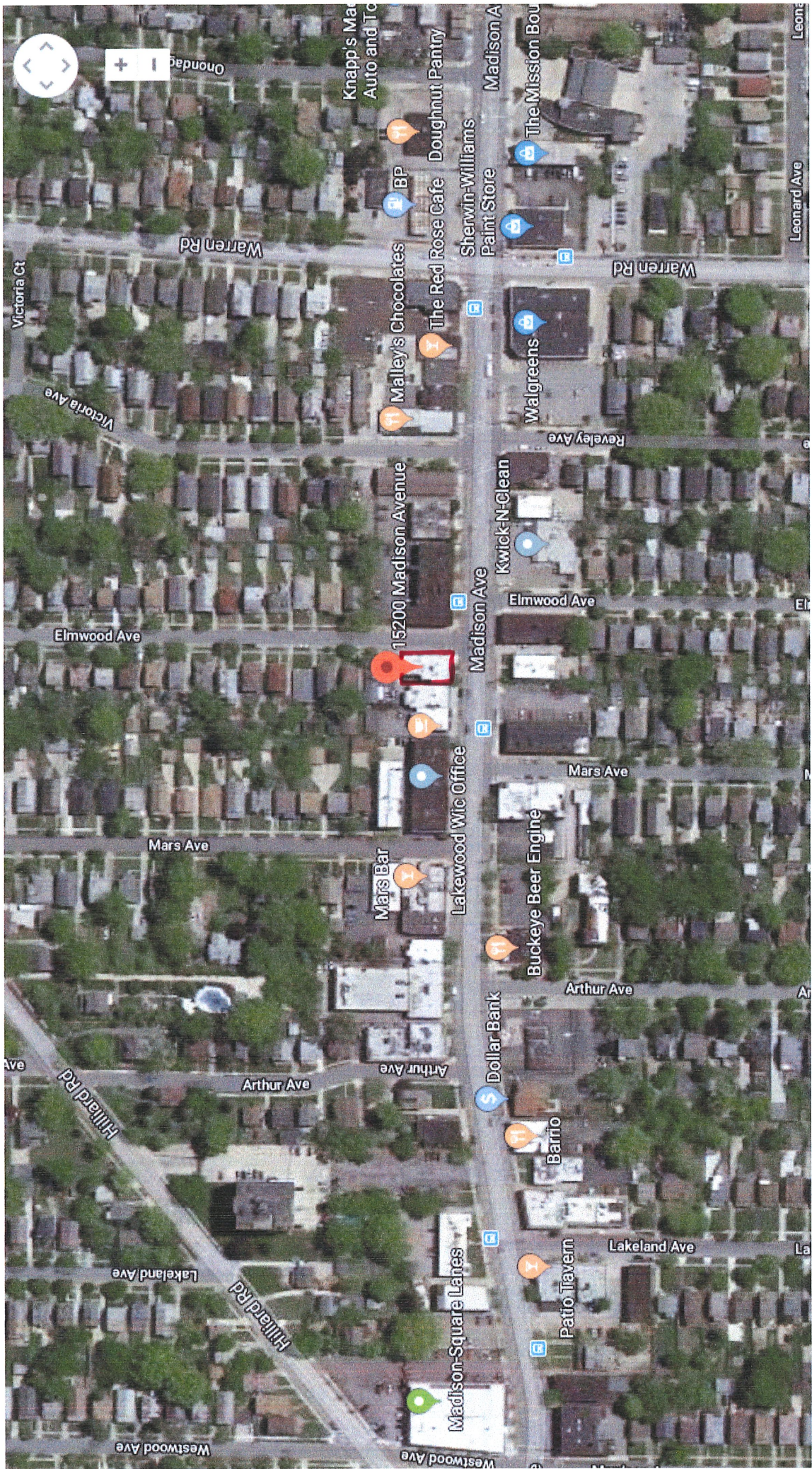
31414006
31414007

31416001	31416002
31416003	
31416004	

31416005	31416006

27





Capitol Specialty Insurance Corporation
P.O. Box 5900, Madison, WI 53705

LOCATIONS SCHEDULE

TRANSACTION TYPE: New Business Quote
ENDORSEMENT #: 000

POLICY NUMBER	POLICY PERIOD	AGENCY/PRODUCER CODE
QX02865712-01	02/09/2018 - 02/09/2019 <i>12:01 A.M. Standard Time at the address of the insured stated herein.</i>	4705P

NAMED INSURED AND ADDRESS	AGENCY/PRODUCER
Lakewood Electric Tattoo LLC 3445 Palmer Dr Rocky River, OH 44116-3760	Allen Financial Insurance Group, Inc. 12424 N 32nd St Ste 101 Phoenix AZ 85032-7156

Premis. No.	Street	City State ZIP
1	15200 Madison Ave	Lakewood OH 44107-4019

COMMERCIAL GENERAL LIABILITY QUOTATION

LIMITS OF INSURANCE

Each Occurrence Limit	\$ 1,000,000
Personal And Advertising Injury Limit	\$ 1,000,000
Products-Completed Operations Aggregate Limit	\$ 2,000,000
General Aggregate Limit (Other Than Products-Completed Operations)	\$ 2,000,000
Damage To Premises Rented To You Limit	\$ 100,000 Any One Fire
Medical Expense Limit	\$ 5,000 Any One Person

DEDUCTIBLE

**Amount and Basis of Deductible
PER CLAIM or PER OCCURRENCE**

Bodily Injury Liability	N/A
OR	
Property Damage Liability	N/A
OR	
Bodily Injury Liability and/or Property Damage Liability Combined	N/A

SUBJECTIVITIES VERIFICATION

02/09/2018

QUOTE NUMBER: QX02865712-01

NAMED INSURED

Lakewood Electric Tattoo LLC
3445 Palmer Dr
Rocky River, OH 44116-3760

AGENCY

Allen Financial Insurance Group, Inc.
12424 N 32nd St
Ste 101
Phoenix AZ 85032-7156

CARRIER: Capitol Specialty Insurance Corporation

COVERAGE PERIOD: 02/09/2018 to 02/09/2019

POLICY QUOTE IS SUBJECT TO VERIFICATION OF:

Please review and make sure all information is correct and all desired limits are in place. I will need the following information prior to binding.

****NOTE:** Insurance cannot be bound unless all items listed below have been completed and returned.

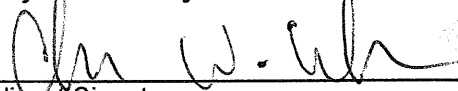
1. Signed and dated statement of no known losses including a Non-Digital signature by the named insured or 3 years 'prior insurance carriers' loss runs will be need prior to issuing the policy.
2. OH Surplus Lines Affidavit will need to be physically signed and dated by the named insured
3. I will need the submitted application signed with a Non-Digital signature by the named insured and dated within the past 30 days of requested effective date of the policy.
4. The submitted application states that you only retain client records for 2 years. This program highly recommends keeping records for at least 3 to 7 years. Please confirm records will be kept for at least 3 years
5. I need to see copies of your studios Tattoo Consent and aftercare forms
6. Notice of terrorism coverage form (attached within quote proposal) will need a Non-Digital signature by the named insured
7. Tattoo and body piercing automatic payment form will need to be completed with a Non-Digital signature by the named insured
8. Subjectivities Verification page (attached within quote proposal) will need a Non-Digital signature by the named insured accompanied by the requested effective date of the policy.

please send Completed Paperwork to ATTN: Michael Delgado MDelgado@EQGroup.com or Fax: 602-992-8932

Coverage effective date: 2/9/18 (requested effective date cannot be prior to today's date)

****NOTE:** Insurance cannot be bound unless all items listed above have been completed and returned.

I certify that all subjectivities have been met.


Applicant Signature

owner
Title

2/9/18
Date

PROPERTY SECTION 6

Location 1 Address:			
Check one: <input type="checkbox"/> Rent <input type="checkbox"/> Own <input checked="" type="checkbox"/> Lease		Age of Building:	Square footage you occupy: <u>1,150</u> Sq.ft.
Year of most recent upgrade(s)	Type of Construction:	Type of Roof:	Alarm System:
Roof: _____	<input type="checkbox"/> Frame/Wood	<input type="checkbox"/> Slate	<input type="checkbox"/> Monitored System
Plumbing: _____	<input type="checkbox"/> Joisted	<input type="checkbox"/> Metal	<input type="checkbox"/> Un-monitored System
Electrical: _____	<input type="checkbox"/> Masonry/Brick	<input type="checkbox"/> Asphalt/Shingles	<input type="checkbox"/> Dead Bolt
	<input type="checkbox"/> Steel/Metal	<input type="checkbox"/> Built Up Tar	<input type="checkbox"/> Smoke Alarm
	<input type="checkbox"/> Other	<input type="checkbox"/> Rubber Membrane	<input type="checkbox"/> Sprinkler System
		<input type="checkbox"/> Other	<input type="checkbox"/> None
a. Select coverages and corresponding limits that you desire:			
<input type="checkbox"/> Business Personal Property (BPP):	Replacement Cost: \$ _____		
<input type="checkbox"/> Business Income & Extra Expense:	Annual Income: \$ _____		
<input type="checkbox"/> Tenant Improvements & Betterments:	Improvement Cost: \$ _____		
<input type="checkbox"/> Property of Others (including theft):	Replacement Cost: \$ _____		
<input type="checkbox"/> Building Coverage (Structure):	Bldg. Replacement Value: \$ _____		
<input type="checkbox"/> Building Glass Coverage:	Cost to replace glass: \$ _____		
<input type="checkbox"/> Outdoor Sign Coverage:	Cost to replace sign: \$ _____		
	Type: <input type="checkbox"/> Neon <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Other		
b. Is distance to fire hydrant less than 1,000 feet?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If No, provide distance: _____ ft			
c. Is distance to responding fire statement less than 5 miles?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If No, provide distance: _____ ft			
d. Is distance from the sea coast less than 150 miles?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If No, provide distance: _____ ft			

I understand and agree this Application and any supplements attached hereto will be relied upon for issuance of any policy. I further understand and agree that failure to provide a true and accurate response to the foregoing questions may, at the option of the company, result in the voiding of the insurance issued in reliance on this application and/or denial of claims under any policy issued.

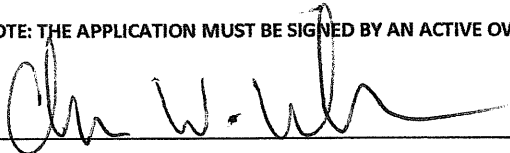

I authorize and consent to investigations of information bearing upon moral character, professional reputation and fitness to engage in the activities of my business including authorization to every person or entity, public or private, to release to all participating insurance companies, underwriters, risk purchasing groups and Lloyds Syndicates any documents, records or other information bearing upon the foregoing. I understand and agree these investigations shall not be confined to information submitted in this application but shall include any other sources of information deemed relevant by the Company as may be authorized by law.

Furthermore, I understand that the policy applied for will apply only to CLAIMS FIRST MADE AND REPORTED to the Company in writing within the period of coverage shown on the certificate of insurance issued with the policy or certificate on the date the policy is canceled or terminated, whichever comes first or as otherwise provided by the policy.

I understand this insurance may be provided through a surplus lines company and the insurer may not be subject to all the insurance laws and rules in my state and the risk is not protected by the State Insurance Insolvency Fund.

THIS APPLICATION MUST BE SIGNED BY APPLICANT WITHIN 30 DAYS OF BINDING. SIGNING THIS FORM DOES NOT BIND THE COMPANY TO COMPLETE THE INSURANCE. COVERAGE BECOMES EFFECTIVE WHEN ACCEPTED BY THE INSURANCE COMPANY.

NOTE: THE APPLICATION MUST BE SIGNED BY AN ACTIVE OWNER, PARTNER OR EXECUTIVE OFFICER.

  ~~2/9/18~~ 2/9/18
 Signature of Applicant Date
 owner
 Title

FAX, MAIL OR EMAIL THIS APPLICATION TO:
Allen Financial Insurance Group Inc.
 12424 N 32nd St Suite 101, Phoenix, AZ 85032
 Phone: 800-874-9191 Fax: 602-992-8932
 Tattoo@EQGroup.com

References pg.1

Rob Hamilton -Tattoo Artist 7yrs.

Tattoo Faction

30584 Lorain rd

N. Olmsted, OH 44070

cell.(440)334-3260

wk.(440)686-1311 rhamiltontattoos@gmail.com

Tattoofaction.com

Angelo Miller -Tattoo Artist 28 yrs.

Inksmith and Rogers Tattoo Studio

604 3rd. St. N

Jax Beach, FL 32250

wk.(904)241-4005

cell.(904)955-0031 inksmithjaxbch@gmail.com

Inksmithtattoo.com

Jae Connor - Tattoo Artist 25yrs.

Electric Lotus Tattoo

692 Fulton St.

Brooklyn, NY 11217

wk.(718)522-7124

cell.(862)579-5232 Electriclotustattoo@gmail.com

Electriclotustattoo.com

References pg.2

Paul Bosch -Tattoo Artist 10+yrs.

Tattoo Faction

30584 Lorain rd.

N. Olmsted, OH 44070

wk.(440)686-1311

cell.(917)826-6645 paulboschtattoos@gmail.com

Tattoofaction.com

Cory Welker -Tattoo Artist 2yrs. apprentice for 3yrs.

30584 Lorain rd.

N. Olmsted, OH 44070

wk.(440)686-1311

cell.(419)602-7065 corywelker@gmail.com

Tattoofaction.com

Dave Wulff -Tattoo Artist 25+ yrs.

Tattoo Demon

519 S Tejon St.

Colorado Springs, CO 80903

wk.(719)434-2504

cell.(719)696-0021 dwulff71@gmail.com

Tattoo-demon.com

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Certificate of Achievement

is awarded to

CHUCK WALKER

for the completion of

Bloodborne Pathogens Training

Presented by



PREVENT · PROMOTE · PROVIDE

7/31/12

Date

Amy Bowman RN

Instructor

Certificate of Achievement

is awarded to

CAROL WHEAT

for the completion of

Bloodborne Pathogens Training

Presented by



7/30/13

Date

Amy Cadman, RN
Instructor

Certificate of Completion

is awarded to

Chuck Usher

for the completion of

Bloodborne Pathogens Training

Presented by



April 21, 2015
Date

Michelle Rodgers, RN
Instructor

CUYAHOGA COUNTY BOARD OF HEALTH

YOUR TRUSTED SOURCE FOR PUBLIC HEALTH INFORMATION

BLOODBORNE PATHOGEN EMPLOYEE EDUCATION & TRAINING RECORD FOR EMPLOYEES

Employee: CHUCK UHLER

Employer: COREY STROEMPLE

Job Title: ARTIST

Date of Class: 6-2-16

- Christine Vento, R.N.
- Debbie Horvath, B.S.N., R.N.
- Debbie Busdiecker, M.Ed., R.N.

<input type="checkbox"/> INITIAL TRAINING:		
<input checked="" type="checkbox"/> RETRAINING:	DATE: <u>6-2-16</u>	
A. The Standard	/	
B. Epidemiology & Symptoms of Blood borne Diseases		
C. Modes of Transmission		
D. Exposure Control Program		
E. Use & Limitations of Exposure Control Methods		
F. Personal Protective Equipment (PPE)		
G. Selection of (PPE)		
H. HBV Immunization Program		
I. Emergencies Involving Blood or Potentially Infectious Materials		
J. Exposure Follow-up Procedures		
K. Post Exposure Evaluation and Follow-up		
L. Signs & Labels		
M. Opportunity to Ask Questions		
ADDITIONAL EDUCATION:	DATE	TRAINER
SUBJECT(S)		
ADDITIONAL RETRAINING:	DATE	TRAINER
SUBJECT(S)		
Trainer Signature: <u>Christine Vento RN</u>	Date	<u>6-2-16</u>

CUYAHOGA COUNTY BOARD OF HEALTH

YOUR TRUSTED SOURCE FOR PUBLIC HEALTH INFORMATION

BLOODBORNE PATHOGEN EMPLOYEE EDUCATION & TRAINING RECORD FOR EMPLOYEES

Employee: CAUCK WALTER

Employer: TATTOO FACTORY

Job Title: ARTIST

Date of Class: 6-13-17

- Christine Vento, R.N.
- Debbie Horvath, B.S.N., R.N.
- Debbie Busdiecker, M.Ed., R.N.
- Michelle Rodgers, R.N.

<input type="checkbox"/> INITIAL TRAINING:	DATE: <u>6/13/17</u>	
<input checked="" type="checkbox"/> RETRAINING:		
A. The Standard	↓	
B. Epidemiology & Symptoms of Blood borne Diseases		
C. Modes of Transmission		
D. Exposure Control Program		
E. Use & Limitations of Exposure Control Methods		
F. Personal Protective Equipment (PPE)		
G. Selection of (PPE)		
H. HBV Immunization Program		
I. Emergencies Involving Blood or Potentially Infectious Materials		
J. Exposure Follow-up Procedures		
K. Post Exposure Evaluation and Follow-up		
L. Signs & Labels		
M. Opportunity to Ask Questions		
ADDITIONAL EDUCATION:	DATE	TRAINER
SUBJECT(S)		
ADDITIONAL RETRAINING:	DATE	TRAINER
SUBJECT(S)		
Trainer Signature: <u>Michelle Rodgers</u>	Date	<u>6-13-17</u>

PL18-002228

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. ~~PL17-002173~~
DOCKET No. 12-34-17
FEE PAID \$150.00 js cc

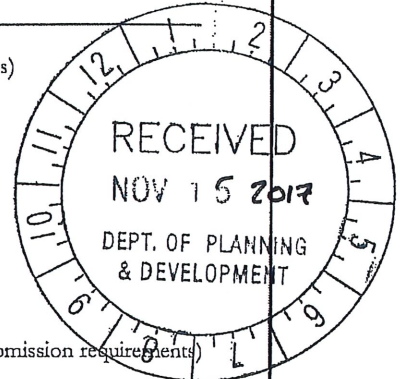
APPLICATION
LAKEWOOD PLANNING COMMISSION

Property Address 15408 Madison Avenue Business/Tenant Name The Forest Lakewood
Property Owner Name Dimitrios I. Gountis Owner Phone 216.526.2437
Owner E-mail dgountis@gmail.com Zoning Commercial Parcel Number 314-03-032
Project Summary Written description of the request is attached

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

- Minor Sub-Division - (Commercial \$200, Residential \$200, Planned Development \$500)
- Lot Consolidation/Lot Split - (Commercial \$200, Residential \$200, Planned Development \$500)
- Planned Development - (\$500)
- Similar Use - (Commercial \$50, Residential \$25)
- Conditional Use - (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- Variance - (Commercial \$50, Residential \$25)



Submission Requirements:

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. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): Erik Vaughan Company The Forest Lakewood, LLC
Applicant Address: 77 Milford Drive, Suite 232, Hudson, OH 44236
Phone: 216.262.4445 Fax: _____ E-mail: evaughan@theforestohio.com
Signature: [Signature] Date: 11/15/2017

OFFICE USE ONLY: Application Reviewed and Accepted by: KZM Date: 11/15/2017

File History: _____

Bldg. Dept. Remarks: _____

ORD. _____ SECTION _____

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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 Planning Commission 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

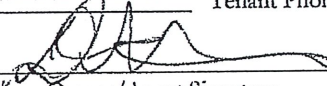
Please Print or Type:

Owner/Agent Name: Dimitrios I. Gountis

Property Address: 15408 Madison Avenue

Owner/Agent Phone: 216-526-2437

Tenant Name The Forest Lakewood Tenant Phone 216.262.4445


Owner/Agent Signature

2017 Calendar Planning Commission

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
January	Wednesday	12-21-16	Thursday	01-05-17	Thursday	01-05-17
February	Wednesday	01-18-17	Thursday	02-02-17	Thursday	02-02-17
March	Wednesday	02-15-17	Thursday	03-02-17	Thursday	03-02-17
April	Wednesday	03-22-17	Thursday	04-06-17	Thursday	04-06-17
May	Wednesday	04-19-17	Thursday	05-04-17	Thursday	05-04-17
June	Wednesday	05-17-17	Thursday	06-01-17	Thursday	06-01-17
July	Wednesday	06-21-17	Thursday	07-06-17	Thursday	07-06-17
August	Wednesday	07-19-17	Thursday	08-03-17	Thursday	08-03-17
September	Wednesday	08-23-17	Thursday	09-07-17	Thursday	09-07-17
October	Wednesday	09-20-17	Thursday	10-05-17	Thursday	10-05-17
November	Wednesday	10-18-17	Thursday	11-02-17	Thursday	11-02-17
December	Wednesday	11-22-17	Thursday	12-07-17	Thursday	12-07-17
January	Wednesday	12-20-17	Thursday	01-04-18	Thursday	01-04-18

Pre-Review Meetings for the Commission commence at 6:30 P.M. in the Council Conference Room.

Review Meetings commence at 7:00 P.M. in the Auditorium at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants or a representative (designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review.

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City of Lakewood, Ohio
12650 Detroit Road
Lakewood, OH 44107

To Whom It May Concern:

The applicant, The Forest Lakewood, LLC, has my authorization to apply for a Conditional Use Permit for the property located at 15408 Madison Avenue, Lakewood, Ohio.



Dimitrios I. Gountis

THE FOREST LAKEWOOD, LLC - DISPENSARY

House Bill 523, effective on September 8th, 2016, legalized medical marijuana in Ohio. From Nov 3rd to Nov 17th, 2017, the Ohio Board of Pharmacy will accept license applications for a total of sixty (60) Medical Marijuana Retail Dispensary locations across the State of Ohio. Licensed Dispensaries are expected to be open to serve patients on September 8th, 2018. The Forest Lakewood, LLC seeks to obtain one (1) of up to five (5) Dispensary licenses available in Cuyahoga County at 15408 Madison Avenue in Lakewood, Ohio.


Erik Vaughan is the CEO of the Forest Lakewood, LLC. Erik joined the Board of Cannabis Insurance Services in 2014, and has served as the company's Chief Financial Officer since February 2017. Prior to joining Cannabisure, Erik was the Head of Macroeconomic Research at Cleveland Research Company.

Brad Maloof is the COO of The Forest Lakewood, LLB. Brad also serves as the President and Owner of Amware Group of Companies which includes: Amware Distribution Warehouses, Amrate, Amware Express, Recycle It, and Cedar Tree Properties. These companies make up a comprehensive logistics and supply chain solution which includes transportation and brokerage services, software, over 750,000 square feet of warehousing and distribution space, commercial real estate, and recycling services.

The Forest Lakewood, LLC has engaged Denver Relief Consulting (DRC) as its industry consultant. Since 2010, DRC has been involved in highly successful cannabis operations, including founding the oldest continuously operating dispensary in Denver, and its principals have been progressive industry leaders committed to advancing best practices and the perception of the cannabis community. DRC works with carefully selected clients and partners to develop custom legislative, advocacy and business strategies based on models they've successfully implemented and continuously improved upon in 12 states, Washington, D.C., Puerto Rico and Canada. Through the promotion of government collaboration, industry best practices, hyper-compliance, minority inclusion, environmental stewardship, and community integration, Denver Relief Consulting exists to further progressive, entrepreneurial advocacy in the pursuit of responsible cannabis policy reform.

The Forest Lakewood, LLC will see approximately 250-350 patients per day and anticipates that 90%+ will be over 30 years old and 50%+ will be over 51 years old. The average transaction will be approximately \$88. Each patient spends about 20 minutes on site – including check-in with security and one-on-one consultation with dispensary employee. The Forest Lakewood, LLC expects to hire 10-20 employees.

THE FOREST LAKEWOOD, LLC



Erik Vaughan, CEO

Schwarz, Johanna

From: Jessica Trivisonno <jtrivisonno@walterhav.com>
Sent: Wednesday, February 14, 2018 5:40 PM
To: Building, Housing; Planning Dept
Cc: Kevin Patrick Murphy; 'evaughan@standardwellness.com'
Subject: Docket No. 12-34-17 - Request for Rehearing and Revised Plan
Attachments: Letter Requesting Rehearing (02526318-2x9EF3B).docx; Lakewood Ground Floor Plan 2 10 18 (02530876x9EF3B).pdf; TFO_Lakewood Site Plan_2 10 18 (02530875x9EF3B).pdf

Good evening,

Please find attached the following documents regarding Docket No. 12-34-17:

- (1) A letter requesting a rehearing before the Planning Commission regarding the application submitted by The Forest Lakewood, LLC for a conditional use permit for 15408 Madison Ave.
- (2) A revised site plan and ground floor plan addressing Planning Commission's concerns.

Please let me know if you need any additional information.

Jessica Trivisonno

Jessica Trivisonno
Attorney

Walter | Haverfield LLP
ATTORNEYS AT LAW



Walter | Haverfield LLP
The Tower at Erieview
1301 East 9th Street, Ste 3500
Cleveland, Ohio 44114-1821

Direct Line: (216) 619-7870
Direct Fax: (216) 916-2450
Office: (216) 781-1212

Email: jtrivisonno@walterhav.com

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[Download my vCard](#)

ATTENTION: This e-mail message, including any attachment, is sent by the law firm of Walter | Haverfield LLP and may contain PRIVILEGED and CONFIDENTIAL INFORMATION. If you are not the intended recipient, then please (i) do not print, forward, or copy this e-mail, (ii) notify us of the error by a reply to this e-mail, and (iii) delete this e-mail from your computer. Thank you.

bb

February 14, 2018

The Forest Lakewood
77 Milford Drive, Suite 232
Hudson, Ohio 44236
Attn: Erik Vaughan, CEO

Via E-mail

Katelyn Milius
Planning Commission Secretary
12650 Detroit Avenue
Lakewood, Ohio 44107

Re: REQUEST FOR REHEARING

**Docket No. 12-34-17
15408 Madison Ave
The Forest Lakewood, LLC**

Dear Ms. Milius,

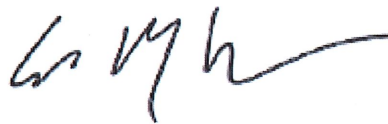
Please allow this letter to serve as a request for rehearing following the Lakewood Planning Commission's denial of the conditional use permit application submitted by The Forest Lakewood, LLC for 15408 Madison Avenue.

The grounds for rehearing are as follows:

- (1) The Forest Lakewood, LLC, has prepared an alternative plan for the site which includes installing a rear entrance to the facility.
- (2) The application for a conditional use permit submitted by The Forest Lakewood, LLC meets the standards for a conditional use permit as set forth in Section 1161.02 of the Lakewood Codified Ordinances.

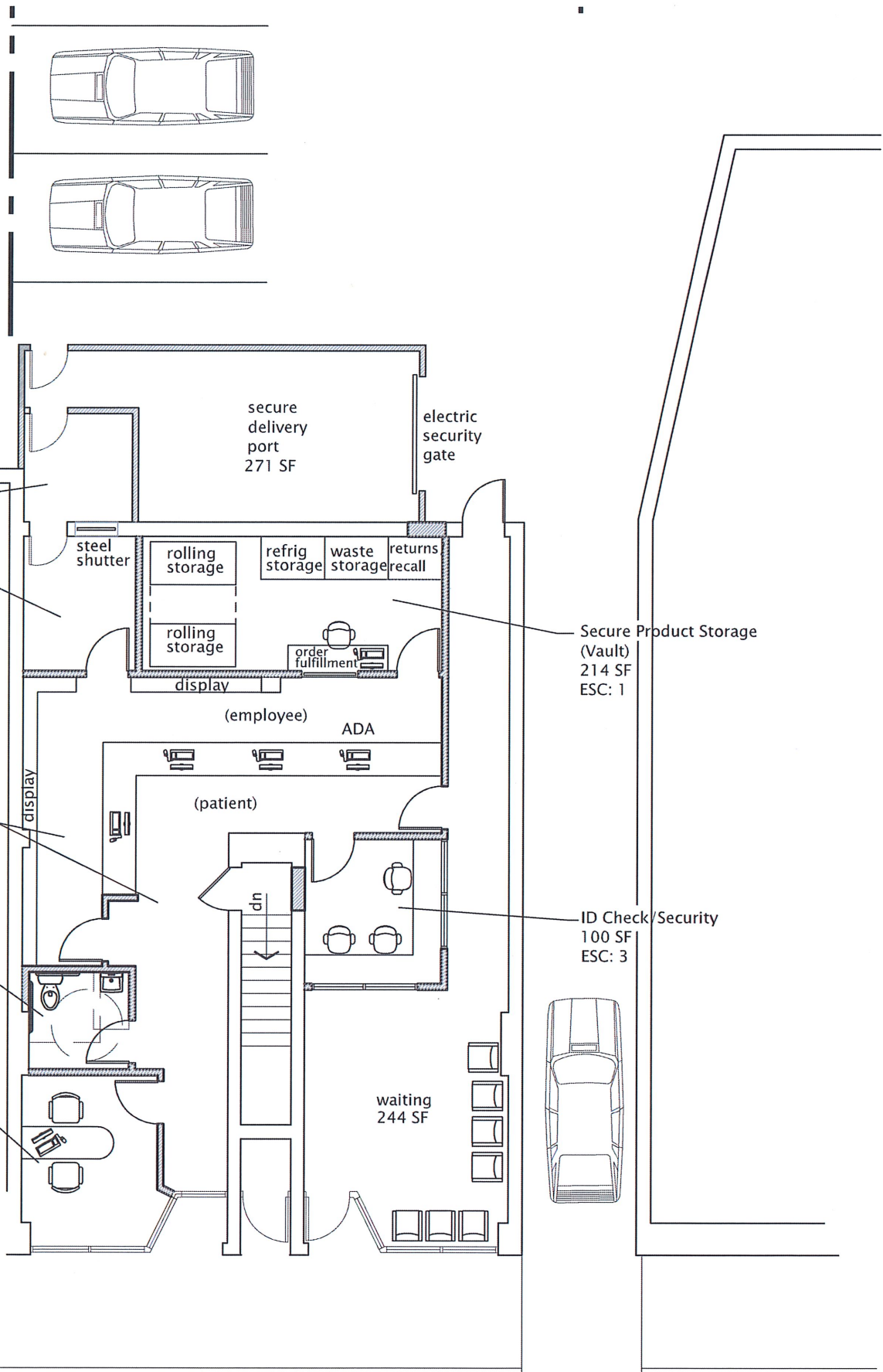
A rehearing before the Planning Commission will provide The Forest Lakewood, LLC an opportunity to provide an alternative plan to address the concerns articulated by the Planning Commission.

Respectfully submitted,



Erik Vaughan, CEO

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Vendor Vestibule
58 SF
ESC: 0

Product Intake
99 SF
ESC: 0

Patient Consultation/ Sales Room
508 SF
ESC: 5, PCO: 5

Restroom
48 SF

Private Consultation
116 SF
ESC: 1, PCO: 1

secure delivery port
271 SF

electric security gate

steel shutter

rolling storage

refrig storage

waste storage

returns recall

rolling storage

order fulfillment

display

(employee)

ADA

(patient)

display

dn

Secure Product Storage (Vault)
214 SF
ESC: 1

ID Check/Security
100 SF
ESC: 3

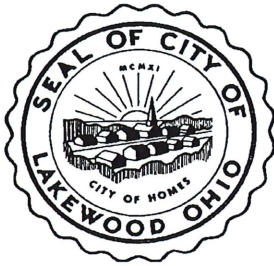
waiting
244 SF



Aerial View
SCALE: 1"=10'-0"



Proposed Site Plan
SCALE: 1"=10'-0"



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.onelakewood.com

March 1, 2018

Planning Commission
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

Re: Communication from the Department of Planning and Development Regarding the Proposed Changes to Chapter 1134.03, Procedures for Identification, Notification and Designation of an HPD or HP or Landmarks of the Codified Ordinances to the City of Lakewood

Dear Members of the Planning Commission:

The Department of Planning and Development will deliver a communication regarding the proposed changes to Chapter 1134.03, Procedures for Identification, Notification and Designation of an HPD or HP or Landmarks of the Codified Ordinances of the City of Lakewood to adjust the voting requirements of the Planning Commission based upon its new composition under the Third Amended Charter.

Sincerely,

Katelyn Z. Milius

Katelyn Milius, Planner
Commission Secretary