

**AGENDA
PLANNING COMMISSION
APRIL 6, 2017
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING
6:30 P.M.
COUNCIL CONFERENCE ROOM**

Review docket items

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

1. Roll Call
2. Approve the Minutes of the March 2, 2017 meeting
3. Opening Remarks

**OLD BUSINESS
CONDITIONAL USE**

4. **Docket No. 03-02-17
1329 Nelson Street**

Clara Papp-McClellan, applicant, requests the review and approval of a roomer (Conditional Use) at her single family home, pursuant to Section 1161.03 (q) - supplemental regulations for conditional use. The property is located in an R2, Single and Two Family district. This item was deferred from the April Meeting. (Page 3)

- Note: On Thursday, March 23rd, the applicant requested this item to be withdrawn from consideration.

LOT SPLIT/CONSOLIDATION

5. **Docket No. 03-03-17
14823 Lake Avenue and 14818 Clifton Boulevard**

Christopher J. Dempsey, Dempsey Surveying Company, applicant, requests the review and approval of a lot split and consolidation pursuant to Section 1155.06 – procedures for lot consolidation. The property at 14818 Clifton Blvd. (original PPN 312-15-023) is located in an R2 Single and Two Family district, and the property at 14823 Lake Avenue (original PPN 312-15-022) is in the R1H Single Family, High Density district. This item was deferred from the April Meeting. (Page 10)

**NEW BUSINESS
COMMUNICATION**

6. **Docket No. 04-06-17
Communication from Katelyn Milius, Planner
Renewal of Conditional Use Permit for Outdoor Seasonal Dining**

The following received approval of the annual renewal of Conditional Use permit for the year of 2017 through administrative review by the Department of Planning and Development:

- 11904-08 Detroit Avenue; Five O’Clock Lounge,
- 12401 Detroit Avenue; Peppers Italian Restaurant,
- 13601 Detroit Avenue; O’Toole’s Pub & Restaurant,
- 14013 Detroit Avenue; GetGo,

- 14018 Detroit Avenue; Winking Lizard (two front patios; SE and SW),
- 14018 Detroit Avenue; Lizardville,
- 14600 Detroit Avenue; Forage Public House,
- 14718 Detroit Avenue; Melt Bar & Grilled,
- 14900 Detroit Avenue; Rozi's Wine House,
- 15008 Detroit Avenue; Yogurt Treats, LLC ("menchie's"),
- 15012 Detroit Avenue; 16-Bit + Arcade,
- 15326 Detroit Avenue; Voodoo Tuna,
- 15400 Detroit Avenue; Humble Wine Bar,
- 15605-07 1/2 Detroit Avenue; Merry Arts Pub + Grille,
- 16512 Detroit Avenue; Cozumel Mexican Restaurant,
- 16934 Detroit Avenue; Midtown Booths,
- 17103 Detroit Avenue; Game On Lakewood,
- 18405 Detroit Avenue; India Garden Bar & Restaurant,
- 18622 Detroit Avenue; Around the Corner,
- 12700 Lake Avenue; Pier W Restaurant,
- 11926 Madison Avenue; The Flying Rib,
- 12112 Madison Avenue; The Bevy in Birdtown,
- 12906 Madison Avenue; Barroco (rear patio),
- 12906 Madison Avenue; Barroco (sidewalk dining),
- 13362 Madison Avenue; Woodstock aka Trio's,
- 13368 Madison Avenue; The Bottlehouse Brewery,
- 13603 Madison Avenue; YUZU,
- 13715 Madison Avenue; Angelo's Pizza,
- 14224 Madison Avenue; El Tango Taqueria,
- 14810 Madison Avenue; The Red Rose Café,
- 15527-33 Madison Avenue; Barrio's Lakewood aka Tres Amigos,
- 17014 Madison Avenue; Mullen's of Madison,
- 1332 West 117th Street; Dianna's Restaurant,
- 1528 West 117th Street; Dunkin' Donuts.

(Page 20)

CONDITIONAL USE

7. **Docket No. 04-07-17**
13500 Detroit Avenue
St. Edward High School

Jeff Grusenmeyer, Jeffrey A. Grusenmeyer & Associates, Inc, Architects, applicant requests the review and approval of Conditional Use for the expansion of an existing parking lot into an R2, Single and Two-Family district on Nicholson Avenue (PPN 312-30-042, PPN 312-30-043, and PPN 312-30-044), pursuant to section 1161.03(a) – Accessory Parking in residential districts, and section 1143.09 - Parking Plan Review: Planning Commission. The property is located in a C3, Commercial and General Business district. (Page 22)

COMMUNICATION

8. **Docket No. 04-08-17**
Communication from Katelyn Milius, Planner
Regarding the 2017 Community Vision Update

The Planning Commission will receive communication from Katelyn Milius regarding the proposed updates to the Community Vision in 2017. (Page 32)

ADJOURN

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. PL17-001971
DOCKET No. 03-02-17
FEE PAID \$75 - Check

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 1329 Nelson St Business/Tenant Name _____
Property Owner Name Clara Papp-McClellan Owner Phone 216-333-3509
Owner E-mail mcc200300@yahoo.com Zoning _____ Parcel Number _____
Project Summary _____

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): Clara Papp-McClellan Company _____

Applicant Address: 1329 Nelson St, Lakewood Ohio 44107

Phone: 216-333-3509 Fax: _____ E-mail: mcc200300@yahoo.com

Signature: *Clara Papp-McClellan* Date: 2/17/2017

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

File History: _____

Bldg. Dept. Remarks: _____

ORD. 91-95 SECTION 1161.03

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 X _____ No

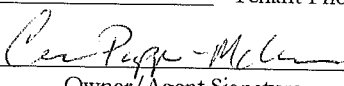
Please Print or Type:

Owner/Agent Name: Clara Papp-McClellan

Property Address: 1329 Nelson St

Owner/Agent Phone: 216-333-3509

Tenant Name _____ Tenant Phone _____



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.



February 14, 2017

Lakewood Planning Commission

12650 Detroit Ave.

Lakewood, Ohio 4407

I am requesting a Conditional Use permit for roomers for my 4 bedroom/ two bathroom home at 1329 Nelson Street.

City Ordinance 1161.03(q) states:

(q) Roomers. Roomers may be permitted in the single- and two-family residential districts as a conditional use provided that:

(1) There shall be accommodations for not more than two (2) roomers in a single-family dwelling and one (1) roomer per dwelling unit in a two-family dwelling;

(2) There shall be only one (1) roomer per sleeping room;

(3) There shall be no cooking or eating facilities in the room(s), nor shall kitchen privileges or a community kitchen be provided;

(4) One (1) paved off-street parking space shall be provided in the rear yard for each roomer;

(5) There shall be no signs on the property advertising room(s) for rent;

(6) The building in which the rooms are to be let shall be a single- or two-family dwelling and shall be the permanent residence of the person requesting the conditionally permitted use; and

(7) The conditionally permitted use shall not be transferable.

Sincerely,



Clara Papp-McClellan

2/14/2017

Milius, Katelyn

From: Claire McClellan <mcc200300@yahoo.com>
Sent: Thursday, February 23, 2017 5:48 PM
To: Milius, Katelyn
Subject: Fw: 1329 Nelson - Conditional Use questions

I sent it to Alex!

Thanks

----- Forwarded Message -----

From: Clara Papp-McClellan <mcc200300@yahoo.com>
To: "Harnocz, Alex" <Alex.Harnocz@lakewoodoh.net>
Sent: Tuesday, February 21, 2017 1:42 PM
Subject: Re: 1329 Nelson - Conditional Use

Katelyn,

I received your message. Here is the information.

Rent two rooms. One person per room.

Parking in the driveway.

Market at CSU bulletin boards or Craigslist.

Thanks

Sent from my iPhone

On Feb 9, 2017, at 4:33 PM, Harnocz, Alex <Alex.Harnocz@lakewoodoh.net> wrote:

I apologize. I did not attach the attachment. Here it is.

- Alex Harnocz

From: Harnocz, Alex
Sent: Thursday, February 9, 2017 4:33 PM
To: 'MCC200300@yahoo.com'
Cc: Milius, Katelyn
Subject: 1329 Nelson - Conditional Use

Ms. McClelland,

As we discussed on the phone, taking a roomer in a single-family home is a Conditional Use. That is to say that it must be reviewed and approved by the Planning Commission.

I have attached the application document as a PDF. I have also copied my colleague Katelyn Milius on this email. She is the staff person that works directly with Planning Commission. She can help to answer more specific questions about the process and walk you through the

application. The deadline to get on the March Planning Commission docket is next Wednesday the 15th.

Below I have included the two pieces of City code that guide the Commission's thinking on Conditional Uses and Roomers. It can be helpful to keep the code in mind as you prepare your application.

Best Regards,
Alex Harnocz
City Planner
City of Lakewood
216-529-5933

Generally, Planning Commission considers the following factors when someone applies for a Conditional Use of any type according to City Ordinance 1161.02:

A conditional use, and uses accessory to such conditional uses, shall be permitted where the use is identified by this Code as a conditionally permitted use, or is found by the Commission to be a substantially similar use, in the zoning district in which the use is located. In addition to any specific regulations required by this Code or the Ordinances, the Commission shall find:

- (a) That the conditional use will be consistent with the general objectives, or any specific objectives, for the zoning district in which it is located, as set forth in this *Code* and the *Vision*.
- (b) That the conditional use will be designed, constructed, operated and maintained so as not to be detrimental to or endanger the public health, safety, or general welfare.
- (c) That the conditional use will not change the essential character of the general vicinity in which it is located.
- (d) That the conditional use will not be injurious to the uses permitted by right in the immediate vicinity, nor substantially diminish or impair property values within said vicinity.
- (e) That establishment of the conditional use will not impede the normal and orderly development of uses permitted by right in the immediate vicinity.
- (f) That adequate utilities and public facilities and services, such as streets and sewer and water services, are or will be provided; and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.
- (g) That adequate measures have been taken to minimize traffic congestion on public streets.
- (h) That the conditional use will not suffer substantial hardship in the future due to the conditional use being surrounded by uses permitted by right, which are incompatible with the conditional use.
- (i) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific conditions set forth in Section 1161.03.
- (j) A Conditional Use Permit issued pursuant to this Chapter may not be transferred to any other person or address.
(Ord. 91-95. Passed 10-7-96.)

Specifically for roomers, City Ordinance 1161.03(q) states:

(q) Roomers. Roomers may be permitted in the single- and two-family residential districts as a conditional use provided that:

- (1) There shall be accommodations for not more than two (2) roomers in a single-family dwelling and one (1) roomer per dwelling unit in a two-family dwelling;**
- (2) There shall be only one (1) roomer per sleeping room;**
- (3) There shall be no cooking or eating facilities in the room(s), nor shall kitchen privileges or a community kitchen be provided;**
- (4) One (1) paved off-street parking space shall be provided in the rear yard for each roomer;**
- (5) There shall be no signs on the property advertising room(s) for rent;**
- (6) The building in which the rooms are to be let shall be a single- or two-family dwelling and shall be the permanent residence of the person requesting the conditionally permitted use; and**
- (7) The conditionally permitted use shall not be transferable.**

<PC Application 2017.pdf>

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. PL17-001972
DOCKET No. 03-03-17
FEE PAID Check

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 14823 Lake Ave & 14818 Clifton Blvd Business/Tenant Name _____

Property Owner Name Maria Reardon (Trustee) Owner Phone 216-316-2352

Owner E-mail ANYU@ATT.NET Zoning _____ Parcel Number 312-15-121 & 312-15-122

Project Summary Reversal of original Lot Split and Consolidation recorded on June 5, 2015, which split off southerly portion of 14823 Lake Ave. (Orig parcel 312-15-022) & Consolidate w/ Apts 14818 Clifton Blvd. (Orig parcel 312-15-023). Owner wants the reversal to create the residential parcel again for selling purposes.

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): Christopher J. Dempsey Company Dempsey Surveying Company

Applicant Address: 12815 Detroit Ave. Lakewood, OH 44107

Phone: 216-226-1130 Fax: 216-226-1131 E-mail: cdempsey@dempseysurvey.com

Signature:  Date: 2/14/17

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

File History: _____

Bldg. Dept. Remarks: _____

ORD. 24-98 SECTION 1155.06



February 14, 2017

City of Lakewood
Dept of Planning & Development
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: Maria Reardon
Reversal of Original 6/5/15 Recorded Lot Split and Consolidation
14823 Lake Ave. – Parcel 312-15-121 (Previously 312-15-022)
& 14818 Clifton Blvd. – Parcel 312-15-122 (Previously 312-15-023)
Lakewood, OH 44107

Dear Sir or Madam,

Enclosed, please find our application and the \$200.00 application fee (ck #5016) for a lot split and consolidation reversal on the above referenced properties.

We have included new legal descriptions, (3) full copies of the lot split/consolidation drawing, and (1) 8.5x14 copy of the drawing that are required. In addition, we have included (1) full size copy and (1) 11x17 copy of the original recorded lot split/consolidation for you to refer to.

We intend to do a reversal of the lot split and consolidation performed in May of 2015, where the Southerly portion of the residential lot (14823 Lake Ave, PP# 312-15-022) was split and consolidate with the apartments (14816-14818 Clifton Blvd., PP# 312-15-023) to make room for additional parking. The existing garage was to be demolished and relocated on PP# 312-15-022, however due to high costs associated, was not able to be performed by our client. (Please refer to original lot split/consolidation map provided).

The client intends to reverse the original lot split/consolidation and make the property residentially zoned, as it was originally, for selling purposes.

Please contact me at 216-226-1130 x103 if you need anything further.

Sincerely,

Christopher J. Dempsey P.S.

OWNER:

Maria Reardon, Trustee



**SPLIT PARCEL
LEGAL DESCRIPTION
GIZELLA ROUANA & MARIA K. REARDON TR. TO MARIA REARDON**

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being a part of Sublot 2 in the Charles A. Cook's Allotment as shown in the recorded plat in Volume 25, Page 2 of the Cuyahoga County Map Records and part of Lot B of a Lot Split and Consolidation for Gizella Rouhana and Maria K. Reardon as shown by the recorded plat in Volume 380, Page 90 of the Cuyahoga County Map Records also being a part of Original Rockport Township Section Number 22 and being more particularly described as follows:

Beginning at MAG Nail set at an intersection of the southerly line of Lake Road, 100 feet wide, and the easterly line of Cook Avenue, 60 feet wide, and also the northwest corner of Sublot 2 in the said Charles A. Cook's Allotment; Thence along the west line of Sublot 2 and the east line of Cook Avenue, 60 feet wide, South $00^{\circ}28'51''$ West, a distance of 175.00 feet to a MAG Nail set at the northwest corner of Lot B and the Principal Place of Beginning of the parcel herein described;

Course 1) Thence along the north line of Lot B, South $89^{\circ}30'53''$ East, a distance of 60.00 feet to an iron pin set on the east line of Sublot 2;

Course 2) Thence along the east line of said Sublot 2, South $00^{\circ}28'51''$ West, a distance of 25.00 feet to an iron pin set at the southeast corner of Sublot 2;

Course 3) Thence along the south line of Sublot 2, North $89^{\circ}30'53''$ West, a distance of 60.00 feet to the southwest corner of Sublot 2;

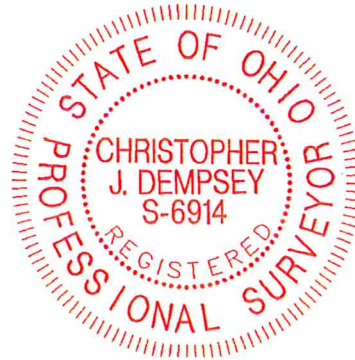
Course 4) Thence along the west line of said Sublot 2 and the east line of Cook Avenue, North $00^{\circ}28'51''$ East, a distance of 25.00 feet to the principal place of beginning and containing 0.0344 acres or 1,500 square feet of land according to an actual field survey by Christopher J. Dempsey, Professional Surveyor No. 6914, Dempsey Surveying Company on February 1, 2017.

Basis of Bearings: Bearings are referenced to Grid North of the Ohio State Plane Coordinate System North Zone, NAD 83 Datum.



All iron pins set are 30" long, 5/8" diameter rebar with a "C. Dempsey P.S. 6914" stamped yellow cap.

Christopher J. Dempsey, PS
Professional Surveyor





**LOT A-1
LEGAL DESCRIPTION**

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being all of Sublot 2 in the Charles A. Cook's Allotment as shown in the recorded plat in Volume 25, Page 2 of the Cuyahoga County Map Records and part of Lot A of a Lot Split and Consolidation for Gizella Rouhana and Maria K. Reardon as shown by the recorded plat in Volume 380, Page 90 of the Cuyahoga County Map Records also being a part of Original Rockport Township Section Number 22 and being more particularly described as follows:

Beginning at MAG Nail set at an intersection of the southerly line of Lake Road, 100 feet wide, and the easterly line of Cook Avenue, 60 feet wide, and also the northwest corner of Sublot 2 in the said Charles A. Cook's Allotment and the Principal Place of Beginning of the parcel herein described;

Course 1) Thence along the north line of said Sublot 2 and the south line of Lake Road, 100 feet wide, South 89° 30' 53" East, a distance of 60.00 feet to a MAG Nail Set;

Course 2) Thence along the east line of said Sublot 2, South 00° 28' 51" West, a distance of 200.00 feet to an iron pin set at the southeast corner of Sublot 2;

Course 3) Thence along the south line of Sublot 2, North 89°30'53" West, a distance of 60.00 feet to a MAG Nail Set at the southwest corner of Sublot 2 and on the east line of Cook Avenue;

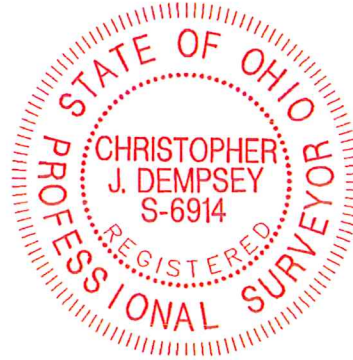
Course 4) Thence along the west line of said Sublot 2 and the east line of Cook Avenue, 60 feet wide, North 00°28'51" East, a distance of 200.00 feet to the principal place of beginning and containing 0.2755 acres or 12,000 square feet of land according to an actual field survey by Christopher J. Dempsey, Professional Surveyor No. 6914, Dempsey Surveying Company on February 1, 2017.

Basis of Bearings: Bearings are referenced to Grid North of the Ohio State Plane Coordinate System North Zone, NAD 83 Datum.



All iron pins set are 30" long, 5/8" diameter rebar with a "C. Dempsey P.S. 6914" stamped yellow cap.

Christopher J. Dempsey, PS
Professional Surveyor





**LOT B-1
LEGAL DESCRIPTION**

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being all of Sublot 3 and Sublot 4 in the Lakewood Realty Company's Lakewood Park Subdivision as shown in the recorded plat in Volume 27, Page 26 of the Cuyahoga County Map Records and part of Lot B of a Lot Split and Consolidation for Gizella Rouhana and Maria K. Reardon as shown by the recorded plat in Volume 380, Page 90 of the Cuyahoga County Map Records of part of Original Rockport Township Section Number 22 and being more particularly described as follows:

Beginning at MAG Nail set at an intersection of the southerly line of Lake Road, 100 feet wide, and the easterly line of Cook Avenue, 60 feet wide, and also the northwest corner of Sublot 2 in the Charles A. Cook's Allotment as shown on the recorded plat in Volume 25, Page 2 of the Cuyahoga County Map Records; Thence along the west line of Sublot 2 and the east line of Cook Avenue, 60 feet wide, South $00^{\circ}28'51''$ West, a distance of 200.00 feet to a MAG Nail set at the southwest corner of Sublot 2 and the northwest corner of Sublot 3 and the Principal Place of Beginning of the parcel herein described;

Course 1) Thence along the south line of Sublot 2 and the north line of Sublot 3 and Sublot 4, South $89^{\circ}30'53''$ East, a distance of 100.00 feet to an iron pin set at the northeast corner of Sublot 4;

Course 4) Thence along the east line of said Sublot 4, South $00^{\circ}28'51''$ West, a distance of 173.40 feet to a MAG Nail set at the southeast corner of Sublot 4 and the north line of Clifton Boulevard, 120 feet wide;

Course 5) Thence along the north line of Clifton Boulevard and the south line of Sublot 3 and Sublot 4, North $89^{\circ}33'00''$ West, a distance of 100.00 feet to the southwest corner of Sublot 3 and an intersection of the north line of Clifton Boulevard with the east line of Cook Avenue, witness by MAG Nails set South $00^{\circ}28'51''$ West, a distance of 2.00 feet and North $89^{\circ}33'00''$ West, a distance of 2.00 feet therefrom;

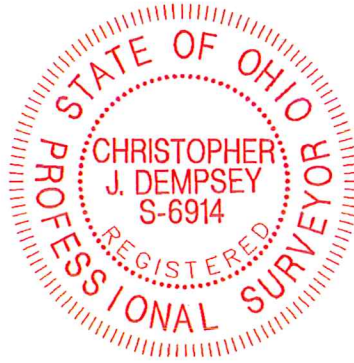
Course 6) Thence along the west line of Sublot 3 and the east line of Cook Avenue, North $00^{\circ}28'51''$ East, a distance of 173.46 feet to the principal place of beginning and containing 0.3981 acres or 17,343 square feet of land according to an actual field survey by Christopher J. Dempsey, Professional Surveyor No. 6914, Dempsey Surveying Company on February 1, 2017.

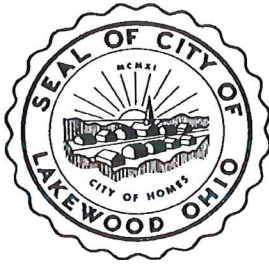
Basis of Bearings: Bearings are referenced to Grid North of the Ohio State Plane Coordinate System North Zone, NAD 83 Datum.

All iron pins set are 30" long, 5/8" diameter rebar with a "C. Dempsey P.S. 6914" stamped yellow cap.



Christopher J. Dempsey, PS
Professional Surveyor





PLANNING COMMISSION

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

April 6, 2017

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

**Re: Communication from Katelyn Milius, Planner
Renewal of Conditional Use Permit for Outdoor Seasonal Dining**

Dear Members of the Planning Commission:

Conditional Use Permits for Outdoor/Seasonal Dining can be renewed annually through administrative review by the Department of Planning and Development. In lieu of public meetings, I have approved the renewal for the following businesses that applied and received your approval for the conditional use. The following businesses will have a conditional use permit for outdoor / seasonal dining in 2017:

- 11904-08 Detroit Avenue; Five O'Clock Lounge,
- 12401 Detroit Avenue; Peppers Italian Restaurant,
- 13601 Detroit Avenue; O'Toole's Pub & Restaurant,
- 14013 Detroit Avenue; GetGo,
- 14018 Detroit Avenue; Winking Lizard (two front patios; SE and SW),
- 14018 Detroit Avenue; Lizardville,
- 14600 Detroit Avenue; Forage Public House,
- 14718 Detroit Avenue; Melt Bar & Grilled,
- 14900 Detroit Avenue; Rozi's Wine House,
- 15008 Detroit Avenue; Yogurt Treats, LLC ("menchie's"),
- 15012 Detroit Avenue; 16-Bit + Arcade,
- 15326 Detroit Avenue; Voodoo Tuna,
- 15400 Detroit Avenue; Humble Wine Bar,
- 15605-07 1/2 Detroit Avenue; Merry Arts Pub + Grille,
- 16512 Detroit Avenue; Cozumel Mexican Restaurant,
- 16934 Detroit Avenue; Midtown Booths,
- 17103 Detroit Avenue; Game On Lakewood,
- 18405 Detroit Avenue; India Garden Bar & Restaurant,
- 18622 Detroit Avenue; Around the Corner,
- 12700 Lake Avenue; Pier W Restaurant,
- 11926 Madison Avenue; The Flying Rib,
- 12112 Madison Avenue; The Bevy in Birdtown,

- 12906 Madison Avenue; Barroco (rear patio),
- 12906 Madison Avenue; Barroco (sidewalk dining),
- 13362 Madison Avenue; Woodstock aka Trio's,
- 13368 Madison Avenue; The Bottlehouse Brewery,
- 13603 Madison Avenue; YUZU,
- 13715 Madison Avenue; Angelo's Pizza,
- 14224 Madison Avenue; El Tango Taqueria,
- 14810 Madison Avenue; The Red Rose Café,
- 15527-33 Madison Avenue; Barrio's Lakewood aka Tres Amigos,
- 17014 Madison Avenue; Mullen's of Madison,
- 1332 West 117th Street; Dianna's Restaurant,
- 1528 West 117th Street; Dunkin' Donuts.

This conditional use has proven to improve business for responsible proprietors and enhanced activity on our streets. I want to thank the Commission and the above captioned businesses for proving that the use can benefit our city.

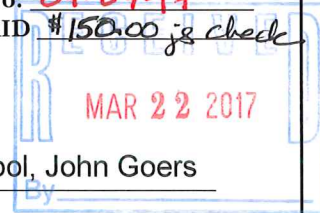
Sincerely,

Katelyn Z. Milius

Katelyn Milius, Planner
Commission Secretary

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. PL17-002019
DOCKET No. 04-09-17
FEE PAID: \$150.00 js check



APPLICATION

LAKESWOOD PLANNING COMMISSION

Property Address 13500 Detroit Avenue
1350 Nicholson Avenue Business/Tenant Name St Edward High School, John Goers
Property Owner Name St Edward High School Owner Phone 216 221 3776
Owner E-mail jgoers@sehs.net Zoning R2 C3 Parcel Number 31230042

Project Summary Remove three existing houses on Nicholson Avenue to construct new parking lot on residential parcels adjacent to St Edward HS.
No new access drives to Nicholson - parking lot access will be to the existing internal drives on the HS property.

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): Jeff Grusenmeyer Company Jeffrey A Grusenmeyer & Associates, Inc , Architects

Applicant Address: 21555 Lorain Road Fairview Park, Ohio 44126

Phone: (440) 333-1165 Fax: _____ E-mail: jagarch@wowway.com

Signature: *Jeff Grusenmeyer* Date: 03/21/2017

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

File History: _____

Bldg. Dept. Remarks: _____

ORD. _____ SECTION _____

22

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: John Goers

Property Address: 13500 Detroit Ave, Lakewood OH

Owner/Agent Phone: 440-289-7149

Tenant Name _____ Tenant Phone _____


Owner/Agent Signature

2017 Calendar Planning Commission

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
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.

Proposal for Parking Expansion at St. Edward High School

Founded in Lakewood, Ohio in 1949, the Brothers of Holy Cross, based in Notre Dame, Indiana, made the commitment to open an all-boys, Catholic high school to service the City of Lakewood and it's surrounding communities. As enrollment grew, so did the school. The original building was expanded in 1965 to accommodate all the students that wanted to attend our school. We have built three new buildings, the Student Activity Center (2002), the Jack Kahl Student Life and Leadership Building (2003), and the Joseph and Helen Lowe Technology Center which is connected to the Holy Family Chapel. The entire facility now stands at approximately 225,000 square feet.

Improvements to the property include the Brother James Everett Stadium and additional parking lots on the land purchased from Bobson Hardware. We have worked very hard to maintain our campus grounds and building so as to remain a proud member of the Lakewood Community.

In 2010, we became an International Baccalaureate school. This internationally recognized enriched studies programme has been the basis of our enrollment resurgence over the last several years. Coupled with our outstanding academic, sports and arts programs, we have been growing in size with each Class over the six years. Our enrollment has grown from just 800 in 2010 to 960 this school year.

Our commitment to serving the young men of Lakewood and those from around the Greater Cleveland area is not only unwavering, but as strong as ever. To that end, we have looked very hard at our options to grow our campus. From exploring the purchase of properties across Detroit Avenue to buying homes on Nicholson Avenue, the need for more space is becoming urgent. At this time, we are most in need of more parking for our growing enrollment and the added faculty and staff needed to serve our student body.

The proposed additional parking will allow us continued growth and involvement in the City of Lakewood.

Respectfully submitted,



John F. Goers

Associate Vice President, Buildings and Grounds
St. Edward High School

March 21, 2017

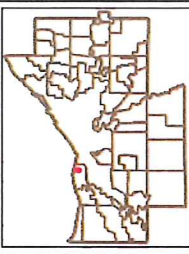
Re: Proposed Parking Lot Expansion

I, John Goers, St. Edward High School Associate Vice President of Buildings and Grounds, authorize Grusenmeyer & Associates to represent our school as the applicant for the Lakewood Planning Commission and the Lakewood Architectural Board of Review.

A handwritten signature in black ink, appearing to read "John Goers", with a long horizontal flourish extending to the right.



St Edwards



Date Created: 2/17/2017

Legend

- Address Points
- Cuyahoga County Facility
- Point Parcels
- Right Of Way
- Platted Centerlines
- Parcels
- Municipalities
- Elevation Contours
- 10 Foot
- 2 Foot
- 10 Foot Depression
- 2 Foot Depression

1:600



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



SCALE: 1" = 40'

PC SITE PLAN DATA

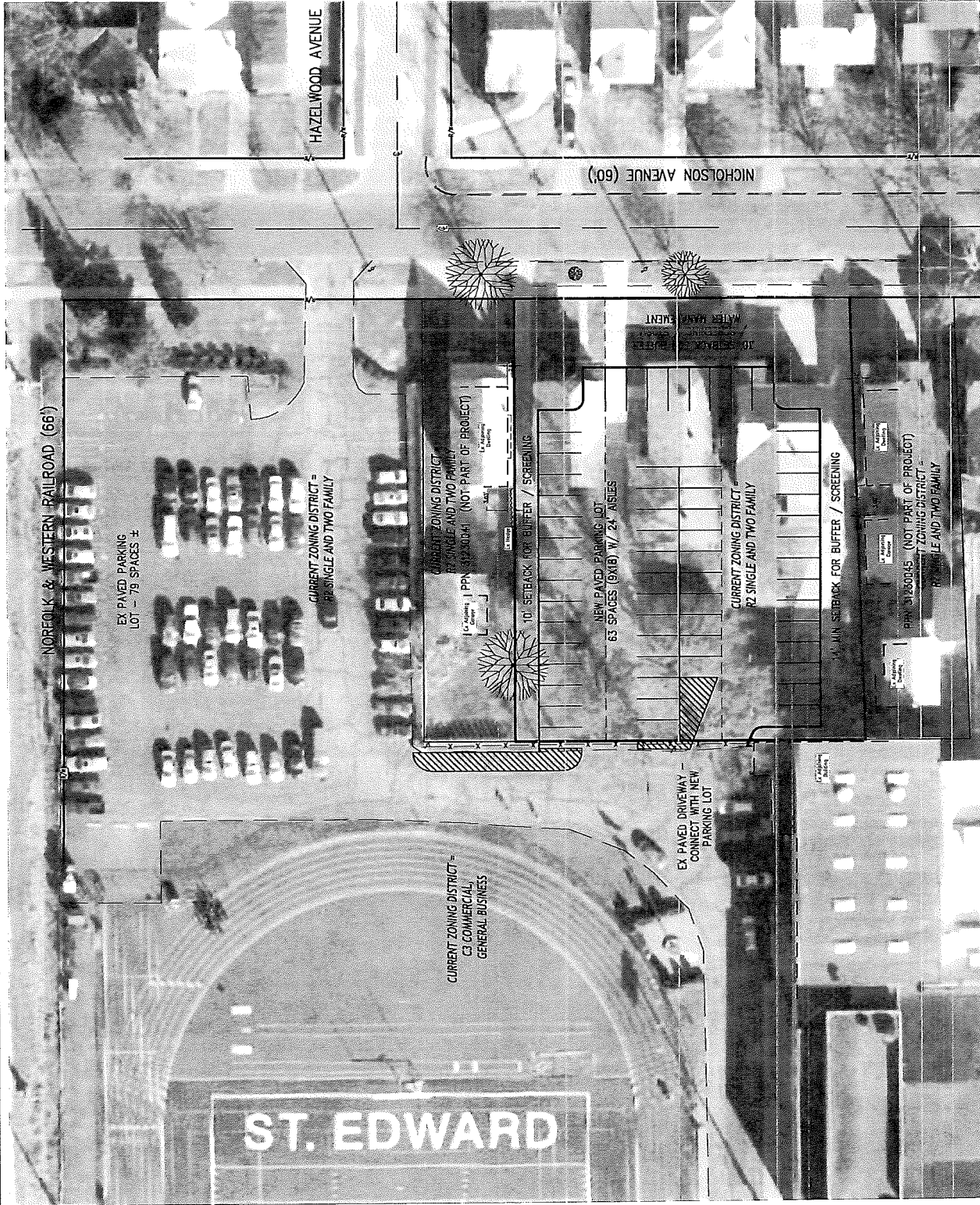
OWNER
ST. EDWARD HIGH SCHOOL
13500 DETROIT AVE
LAKEWOOD, OHIO 44107
CONTACT - JOHN F GOERS 216 221 3776

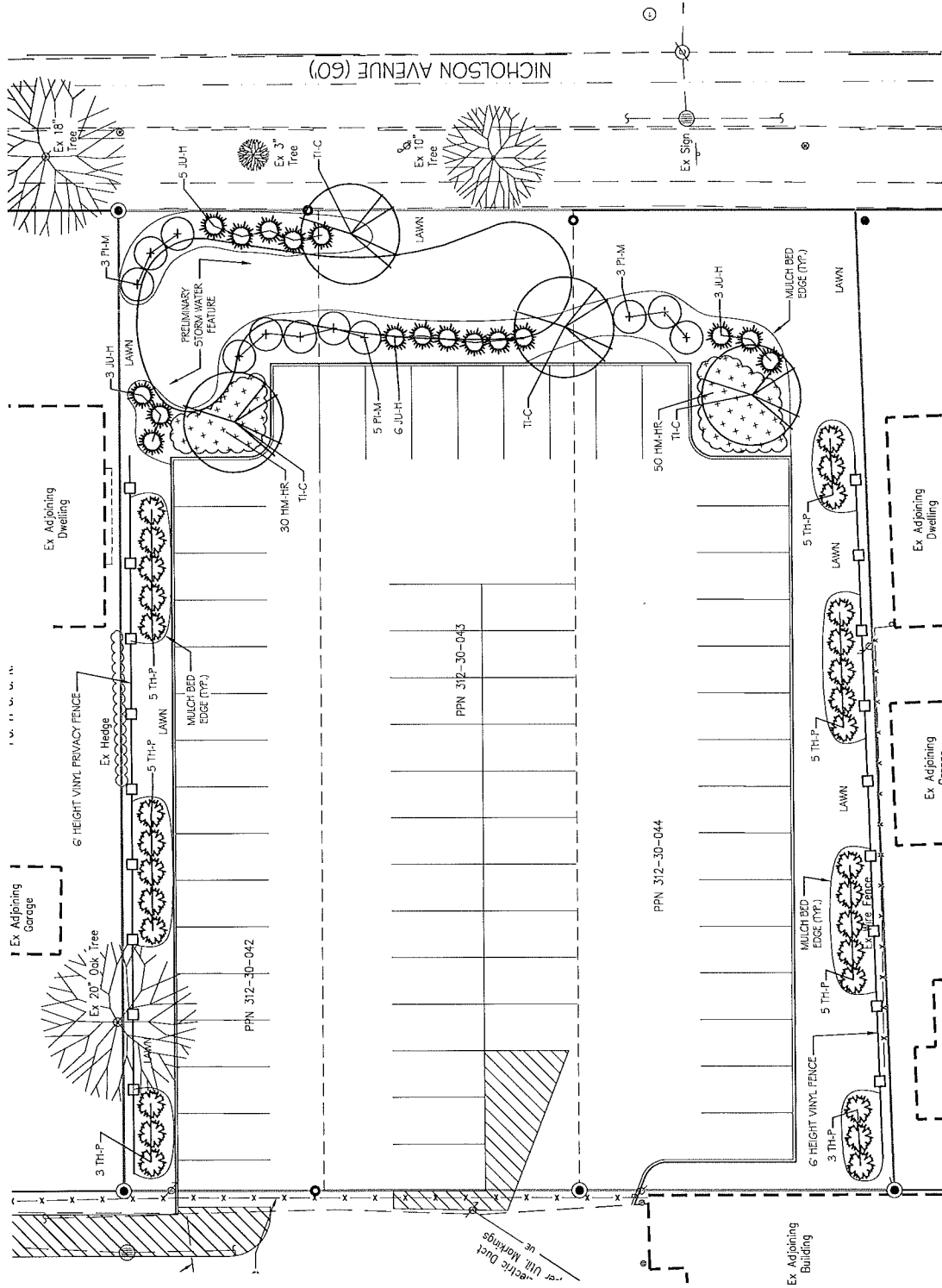
ARCHITECT
JEFFREY A. GRUSENMEYER & ASSOCIATES, INC.,
ARCHITECTS
21555 LORAIN ROAD
FAIRVIEW PARK, OHIO 44126
440-333-1165
CONTACT - JEFF GRUSENMEYER 440 333-1165

CIVIL ENGINEER
GREENLAND ENGINEERING
4133 ERIE ST
WILLOUGHBY, OHIO 44094
CONTACT - JOHN URBANICK 440 269 3221

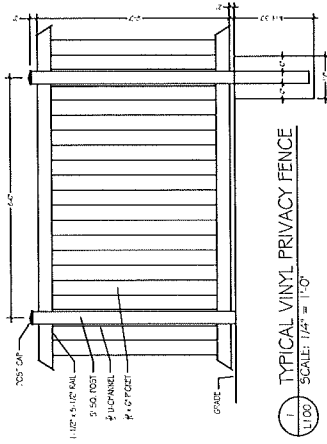
PROJECT PARCEL(S) DATA

PROJECT PARCEL AREA = 0.675 ACRES
PROJECT PARCEL NUMBERS = 31230042, 31230043,
31230044
CURRENT ZONING CLASSIFICATION = R2 - SINGLE AND
TWO FAMILY RESIDENTIAL





NICHOLSON AVENUE (60')



PRELIMINARY LANDSCAPE PLAN
ST. EDWARD HIGH SCHOOL
 13500 DETROIT AVE., LAKEWOOD, OHIO 44107
 DATE: MARCH 29, 2017
 SCALE: 1" = 20' = 0"

PLANT MATERIALS LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
60	TH-HR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#2 CONT.	SPACE 24" O.C.
11	PH-M	FINUS NUGGO	MUGHIO FINE	30" HT.	B&B
17	JU-H	JUNIPERUS CH. 'HETZL BLUE'	HETZL BLUE JUNIPER	30" HT.	B&B
29	TH-P	TRIDIA O. 'PYRAMIDALIS'	PYRAMIDAL ARBORVITAE	5' HT.	B&B
4	TI-C	TILIA C. 'GREENSPIRE'	GREENSPIRE LINDEN	3-1/2' CAL.	B&B



EST. 1949
ST. EDWARD
HIGH SCHOOL







PLANNING COMMISSION

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

April 6, 2017

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

**Re: Communication from Katelyn Milius, Planner
Regarding the 2017 Community Vision Update**

Dear Members of the Planning Commission:

The Planning Commission will receive communication from Katelyn Milius regarding the proposed updates to the Community Vision in 2017.

Sincerely,

Katelyn Z. Milius

Katelyn Milius, Planner
Commission Secretary