

**AGENDA
PLANNING COMMISSION
JULY 2, 2019
LAKEWOOD CITY HALL**

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

Review docket items

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

1. Introduction and Oath, Nathan Kelly
2. Roll Call
3. Approve the Minutes of the May 2, 2019 meeting
4. Opening Remarks

REQUEST FOR MODIFICATIONS

PLANNED DEVELOPMENT

5. Docket No. 03-05-19
13900 Lake Avenue
Lake Avenue Homes

David L. Swindell, WXZ Residential, LLC, applicant requests the review and approval of modifications for the construction of five, two-story cluster homes, pursuant to section 1156 – planned development. The property is in a R1M – Single Family, Medium Density district. This item was approved by the Planning Commission at the May 2, 2019 meeting. (Page 3)

OLD BUSINESS

PLANNED DEVELOPMENT

6. Docket No. 02-03-19
13701 and 13901 Detroit Avenue and 1406 Wyandotte Avenue
Detroit and Bunts Market Rate Apartments

Jerome Solove, Jerome Solove, Development, Inc., applicant requests the review and approval of a planned development consisting of two mid-rise apartment buildings and one parking garage on 2.12 acres, pursuant to section 1156 – planned development. The property is in a C3 - Commercial, General Business district. This item was deferred. (Page 5)

***The applicant has requested a deferral from the July meeting; the next presentation is expected at the August 1, 2019 meeting.**

CONDITIONAL USE

7. Docket No. 03-06-19
16000 Detroit Avenue and 15801 Detroit Avenue
Market Rate Apartments

Jerome Solove, Jerome Solove, Development, Inc., applicant requests the review and approval of a mixed-use development consisting of approximately 150 market rate, three-story apartments and parking on

approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues, pursuant to section 1135 – mixed use overlay. The property is in a C3 – Commercial, General Business district. This item was deferred. (Page 8)

***The applicant has requested a deferral from the July meeting; the next presentation is expected at the August 1, 2019 meeting.**

**NEW BUSINESS
CONDITIONAL USE**

- 8. Docket No. 07-16-19
13603 Madison Avenue
AJI Noodle Bar**

Jackie Kim, AJI Noodle Bar, applicant requests the review and approval for a conditional use permit to operate a patio at the rear of the building (six tables, 22 chairs – 88 indoor seating capacity), pursuant to section 1161.03(t) – outdoor dining facility. The property is in a C3 – Commercial, General Business district. (Page 10)

LOT SPLIT/CONSOLIDATION

- 9. Docket No. 07-17-19
17882 Lake Road
The Clifton Club**

Kathleen M Stringer, The Clifton Club, applicant requests a lot split and consolidation (PPN 311-04-011 and PPN 311-04-012), pursuant to section 1155.06 – procedures for lot consolidation and resubdivisions. The property is in a R1L – Single Family, Low Density district. (Page 14)

COMMUNICATION

- 10. Docket No. 07-18-19
12650 Detroit Avenue
Drive-Through Facilities**

A communication from City Planner Katelyn Milius regarding the code for drive-through businesses in Lakewood.

On February 19, 2019 City Council introduced a letter requesting the review of Lakewood's code related to drive-through facilities. Code sections 1129, 1143, and 1161, have been referred to Planning Commission for deliberation and consideration. (Page 35)

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. PL19-002500
DOCKET No. 03-05-19
FEE PAID \$150.00's check

APPLICATION
LAKEWOOD PLANNING COMMISSION

Property Address 13900 Lake Avenue Business/Tenant Name Marathon
Property Owner Name Peter J. Schmidt Owner Phone 216-226-9708
Owner E-mail _____ Zoning R1M Parcel Number 312-05-011
Project Summary Construction of 5 new residences.

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): David L. Swindell Company WXZ Residential, LLC
Applicant Address: 22720 Fairview Center Dr., #150 Fairview Park, OH 44126
Phone: 440-801-1690 Fax: 440-801-1689 E-mail: dswindell@wxzdevelopment.com
Signature: D Swin Date: 2.20.15

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

File History: _____

Bldg. Dept. Remarks: _____

ORD. 17-17 SECTION 1156

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: David L. Swindell

Property Address: 13900 Lake Avenue

Owner/Agent Phone: 440-801-1690

Tenant Name vacant Tenant Phone N/A

 DSW
Owner/Agent Signature

**2019 Calendar
Planning Commission**

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

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 **East Conference Room** (adjacent to 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.



06.24.2019

DIMITARCHITECTS
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Site Aerial



Lake Avenue Homes
 Lakewood, Ohio



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Site Aerial



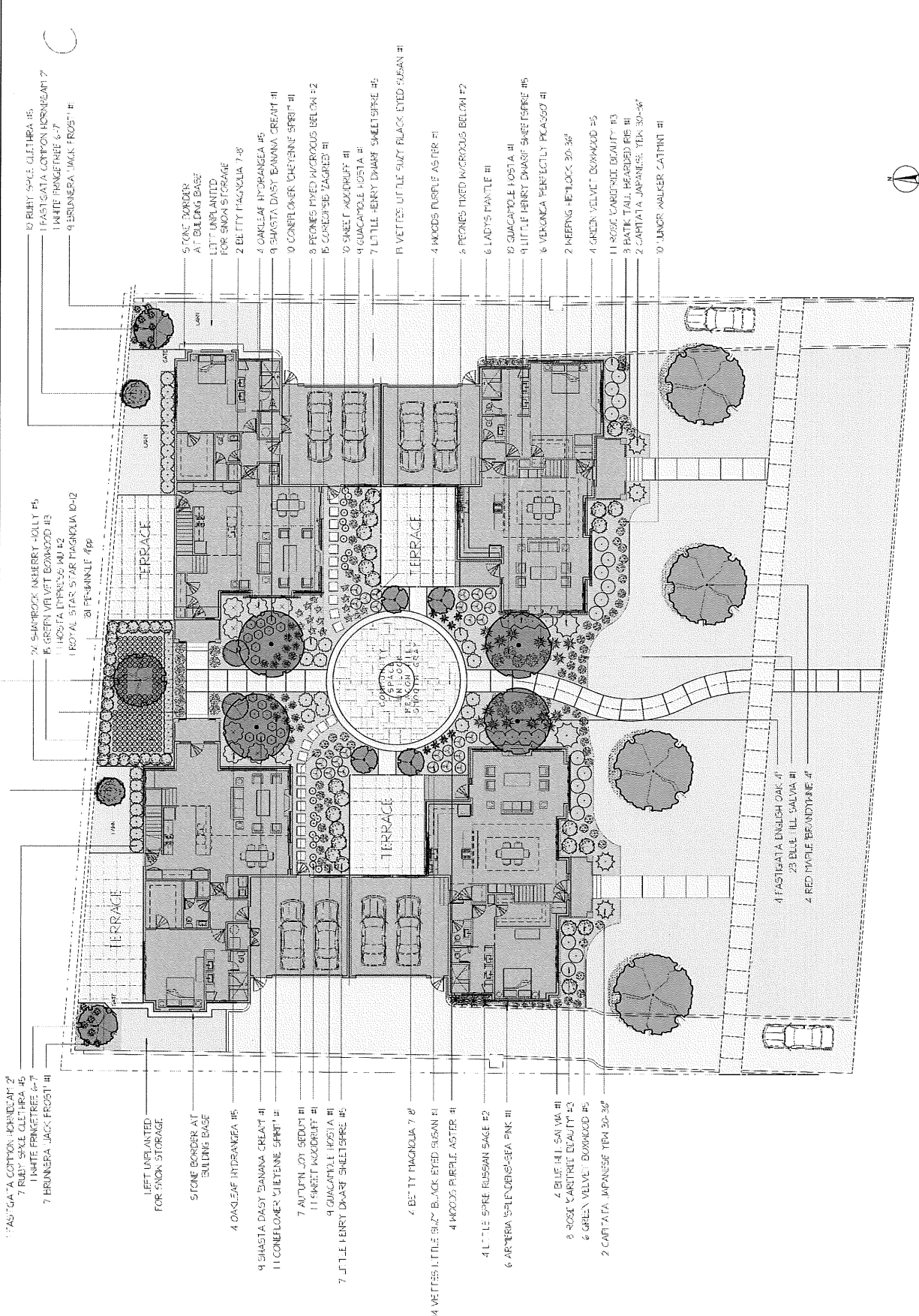
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Lakewood, Ohio



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- 10 RUBY SAGE CLETHRA #5
- 11 FASTIGATA COTYON HORNBREAM 7
- 1 WHITE FRANGEPANE 6-7
- 9 BRUNNERA JACK FROST #1

- 2 SUMMERS ANEMONE HOLLY #5
- 5 GREEN VELVET BOXWOOD #5
- 1 HOSTA LINDSEY #2
- 1 ROYAL STAR STAR MAGNOLIA #2-2
- 81 PEACHBLOSSOM

- 11 FASTIGATA COTYON HORNBREAM 7
- 7 RUBY SAGE CLETHRA #5
- 1 WHITE FRANGEPANE 6-7
- 7 BRUNNERA JACK FROST #1

- STONE BORDER AT BUILDING BASE FOR SNOOK STORAGE
- 2 BELLY MAGNOLIA 7-8
- 4 OAKLEAF HYDRANGEA #5
- 9 SHASTA DASY BANANA CREAM #1
- 11 CONEFLOWER VICTORIAN SPIRIT #1
- 8 PEONIES HYBRID MICRODUS BELOW #2
- 15 COMPOSITE YAGRED #1
- 10 SWEET WOODRUFF #1
- 9 GUACAPULE HOSTA #1
- 7 LITTLE HENRY DWARF SWEETSPHERE #5
- 11 VERTICILLUM FUZZY BLACK EYED SUSAN #1

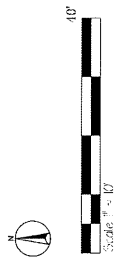
- 4 WOODS PURPLE ASTER #1
- 5 PEONIES HYBRID MICRODUS BELOW #2
- 6 LADY'S MANTLE #1
- 12 GUACAPULE HOSTA #1
- 9 LITTLE HENRY DWARF SWEETSPHERE #5
- 6 VERONICA PERFECTLY PINK 30-36" #1
- 2 HEERING HEYLOCK 30-36"
- 4 GREEN VELVET BOXWOOD #5
- 11 ROSE CAROLINE BEAUFY #3
- 3 BARK TALL BEARDED #5 #1
- 2 CARTATA JAPANESE YEM 30-36"
- 10 LONDR WALKER CATPANT #1

- LEFT IMPLANTED FOR SNOOK STORAGE
- STONE BORDER AT BUILDING BASE
- 4 OAKLEAF HYDRANGEA #5
- 7 AUTUMN JOY SEDUM #1
- 11 SWEET WOODRUFF #1
- 9 GUACAPULE HOSTA #1
- 7 LITTLE HENRY DWARF SWEETSPHERE #5
- 4 BELLY MAGNOLIA 7-8
- 14 VERTICILLUM FUZZY BLACK EYED SUSAN #1
- 4 WOODS PURPLE ASTER #1
- 4 LITTLE SPYRUSSIAN SAGE #2
- 6 ARTERIA SPLENDENS SEA PINK #1
- 4 BLUE HILL SALVIA #1
- 8 ROSE CAROLINE BEAUFY #3
- 6 GREEN VELVET BOXWOOD #5
- 2 CARTATA JAPANESE YEM 30-36"

- 11 FASTIGATA ENGLISH OAK #1
- 23 BLUE HILL SALVIA #1
- 2 RED MAPLE BEAUFY #1

- 11 FASTIGATA ENGLISH OAK #1
- 23 BLUE HILL SALVIA #1
- 2 RED MAPLE BEAUFY #1

- 11 FASTIGATA ENGLISH OAK #1
- 23 BLUE HILL SALVIA #1
- 2 RED MAPLE BEAUFY #1



Lake Avenue Homes Plant Palette

Trees and Shrubs



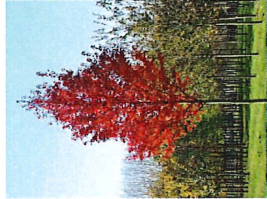
Betty Magnolia



'Capitata' Yew



Columnnar English Oak



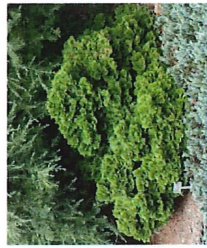
Brandywine Maple



Weeping Hemlock



White Fringe Tree (native)



Prostrate Hinoki false cypress



Rose 'Carefree Beauty'



Oakleaf Hydrangea



Mt. Airy Fothergilla



Green Velvet Boxwood



Little Henry Dwarf Sweetspire



Carex Evergold (grass)

Perennials



Junior Walker Catmint



Armeria 'Splendens'



Coreopsis Shades of Rose



Batik German Iris



Creme Caramel Coreopsis



Blue Hill Salvia



Goldsturm Rudbeckia



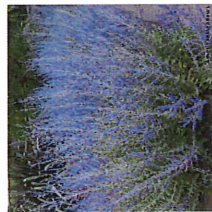
Guacamole Hosta



Lily of the Valley



Peony Raspberry Sundae



Little Spire Russian Sage



Pow Wow Wild Berry Coneflower



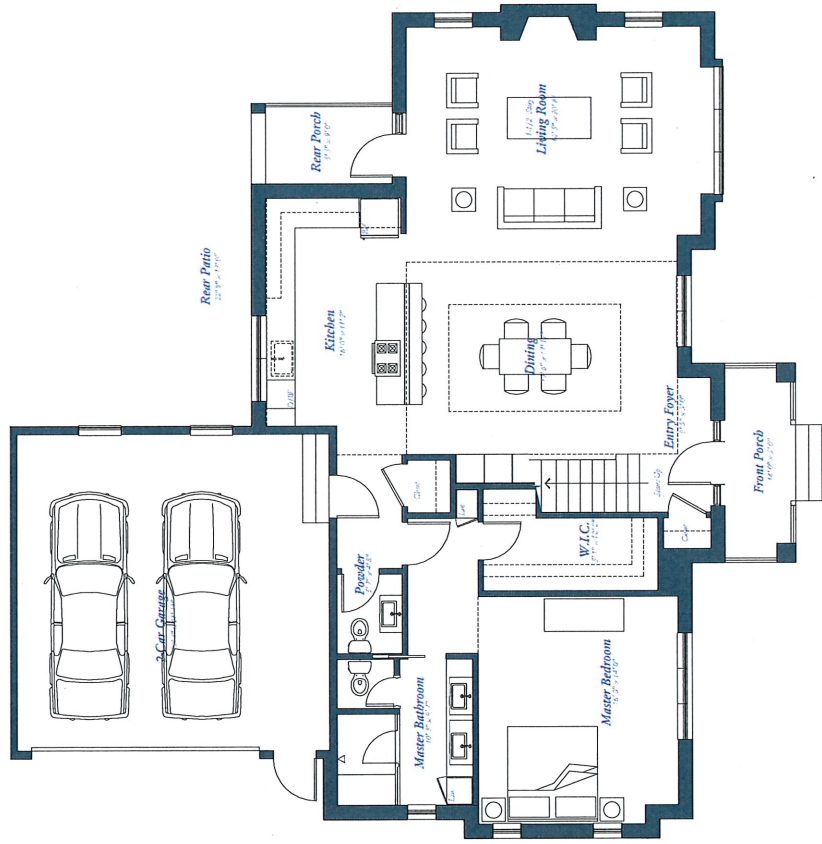
Shasta Daisy Banana Cream



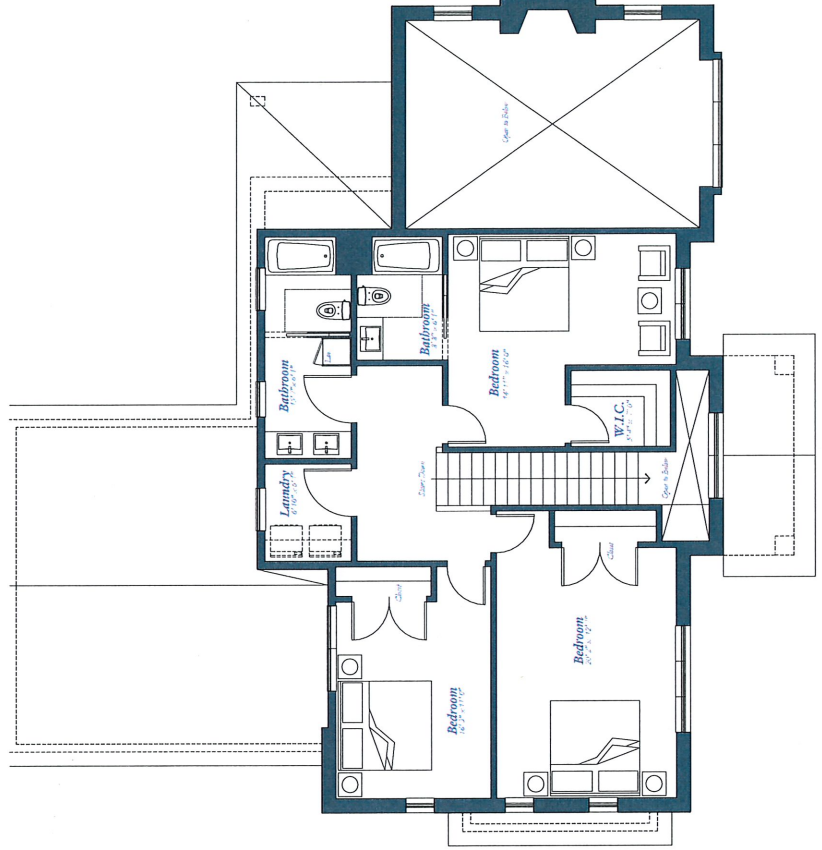
Veronica Perfectly Picasso



Woods Purple Aster



Unit A-1
 Scale: 1/4" = 1'-0"
 First Floor - (1 bdrm - 1 1/2 bath - 1,482 NSF - 1,579 GSF)
 TOTAL - (4 bdrm - 3 1/2 bath - 2,567 NSF - 2,765 GSF)
 Garage Square Footage - (620 GSF)



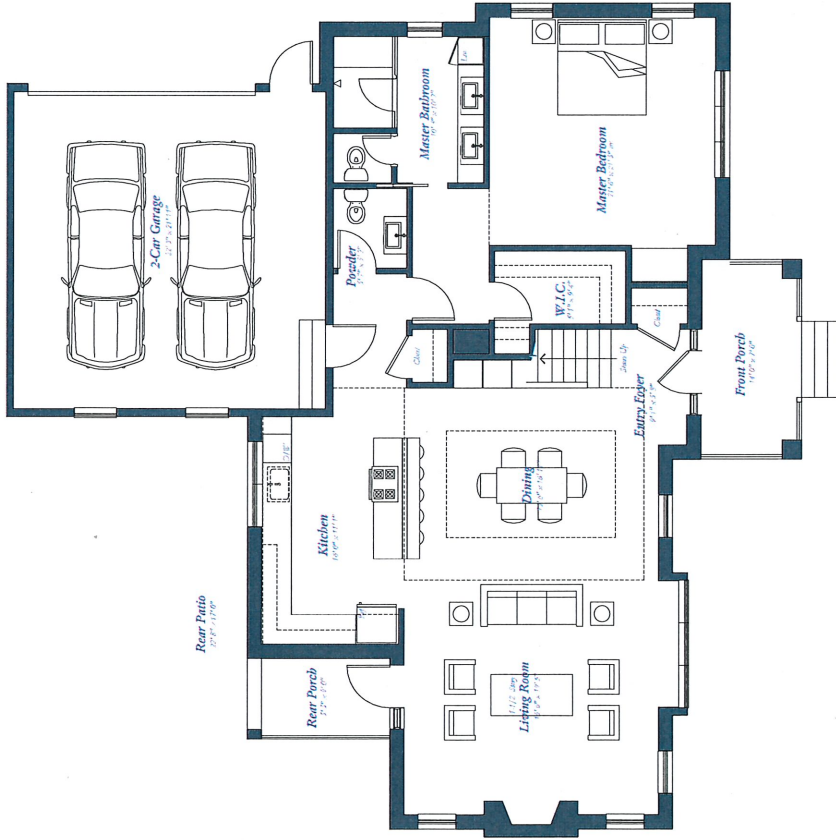
Unit A-1
 Scale: 1/4" = 1'-0"
 Second Floor - (3 bdrm - 2 bath - 1,085 NSF - 1,126 GSF)
 TOTAL - (4 bdrm - 3 1/2 bath - 2,567 NSF - 2,705 GSF)
 Garage Square Footage - (620 GSF)

Lake Avenue Homes
 Lakewood, Ohio

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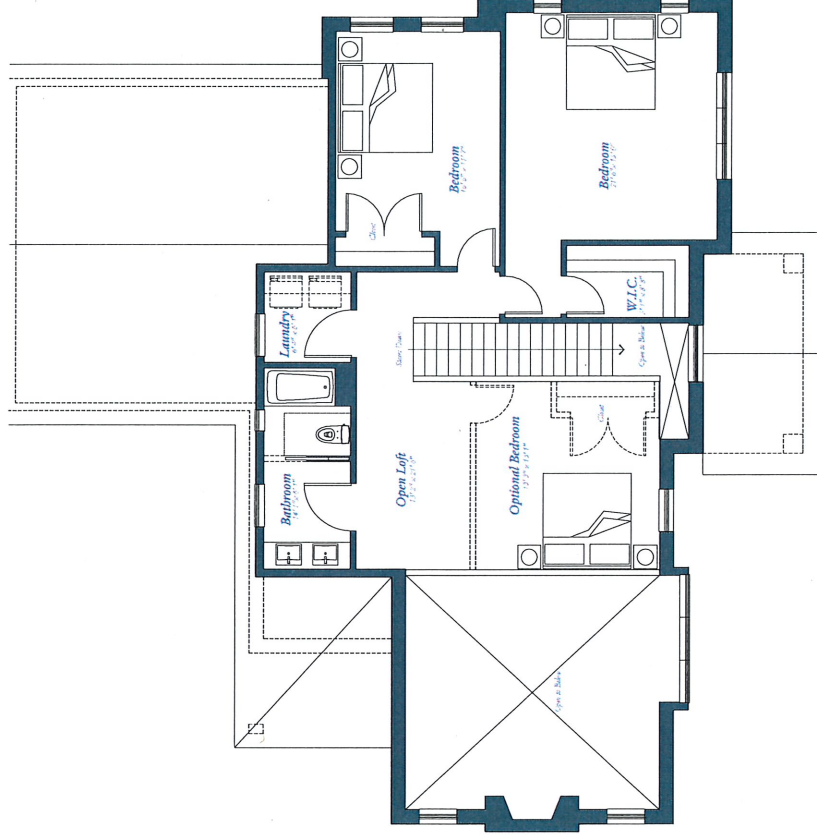


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Unit A-2
Scale: 1/4" = 1'-0"

First Floor - (1 bdrm - 1 1/2 bath - 1,470 NSF - 1,568 GSF)
 TOTAL - (3 bdrm - 2 1/2 bath - 2,574 NSF - 2,512 GSF)
 - (or 4 bdrm - 2,567 NSF - 2,710 GSF)
 Garage Square Footage - (620 GSF)



Unit A-2
Scale: 1/4" = 1'-0"

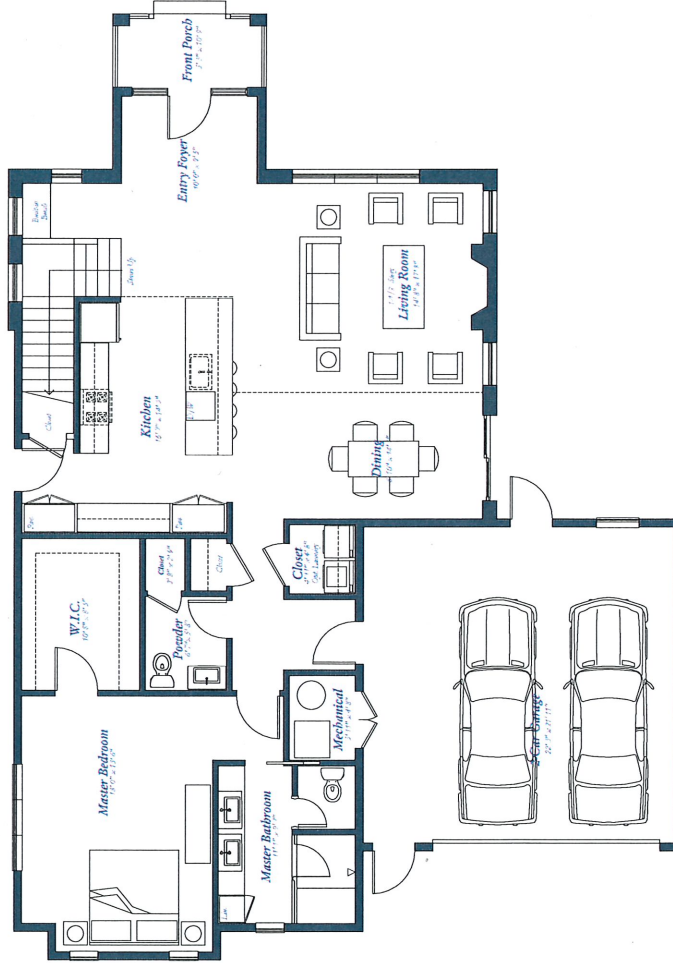
Second Floor - (2 bdrm - 1 bath - 904 NSF - 944 GSF)
 Second Floor Loft - (Opt. 1 bdrm - 198 NSF - 198 GSF)
 TOTAL - (3 bdrm - 2 1/2 bath - 2,574 NSF - 2,512 GSF)
 - (or 4 bdrm - 2,567 NSF - 2,710 GSF)
 Garage Square Footage - (620 GSF)

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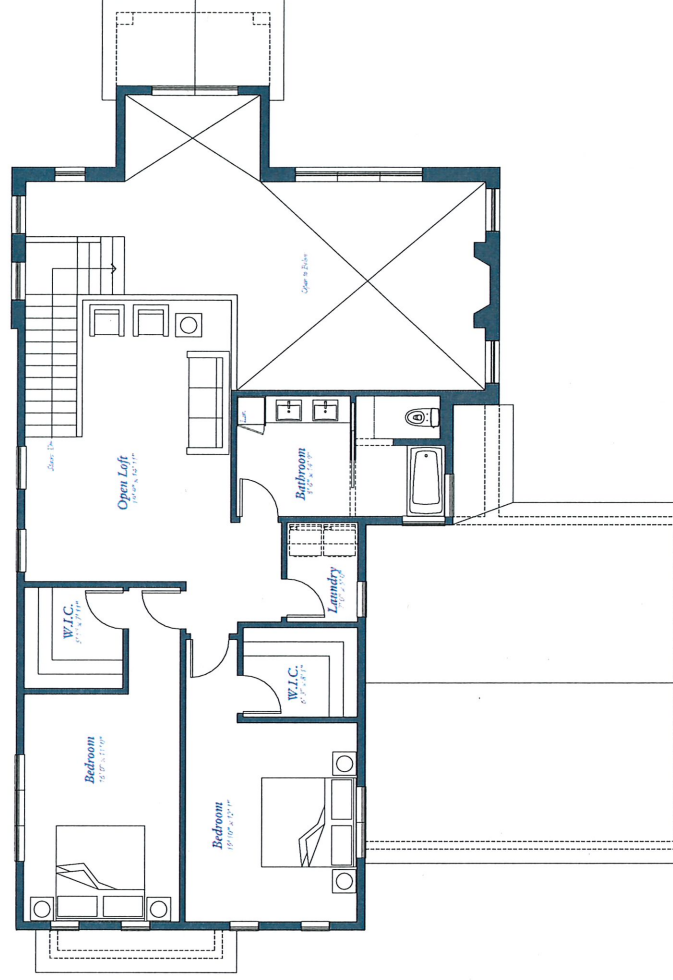
Rear Patio
80'0" x 11'0" (8)



Unit B-1

Scale: 1/8" = 1'-0"

First Floor - 6 bdrm - 1 1/2 bath - 4,586 NSF - 1,643 GSF
 TOTAL - 6 bdrm - 2 1/2 bath - 2,661 NSF - 2,726 GSF
 Garage Square Footage - 618 GSF



Unit B-1

Scale: 1/8" = 1'-0"

Second Floor - 2 bdrm - 1 bath - 1,078 NSF - 1,093 GSF
 TOTAL - 6 bdrm - 2 1/2 bath - 2,661 NSF - 2,726 GSF
 Garage Square Footage - 618 GSF



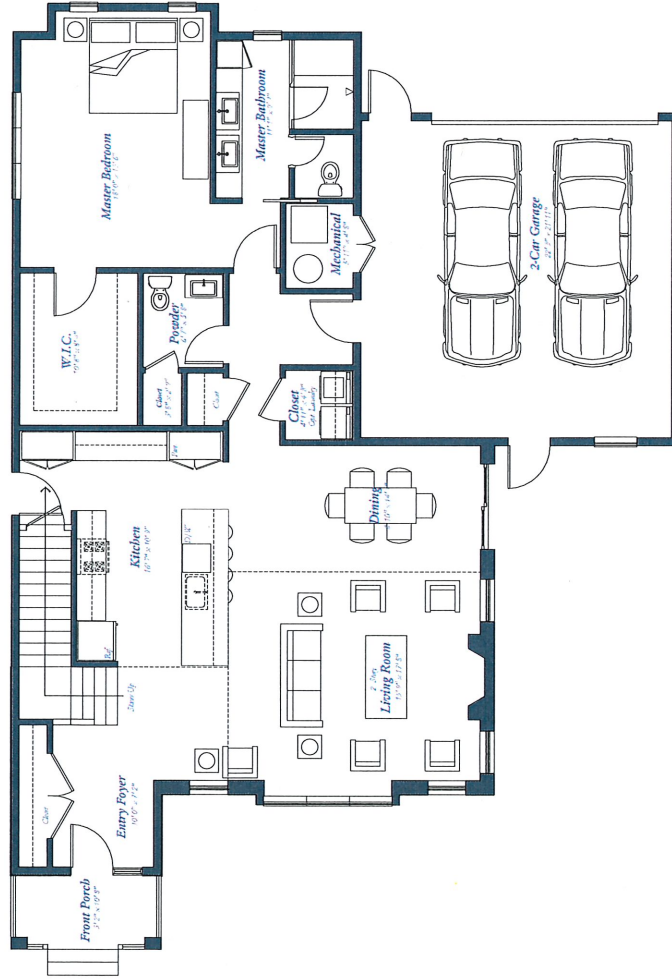
Lake Avenue Homes
 Lakewood, Ohio

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Rear Patio
8'0" x 12'0"

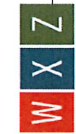
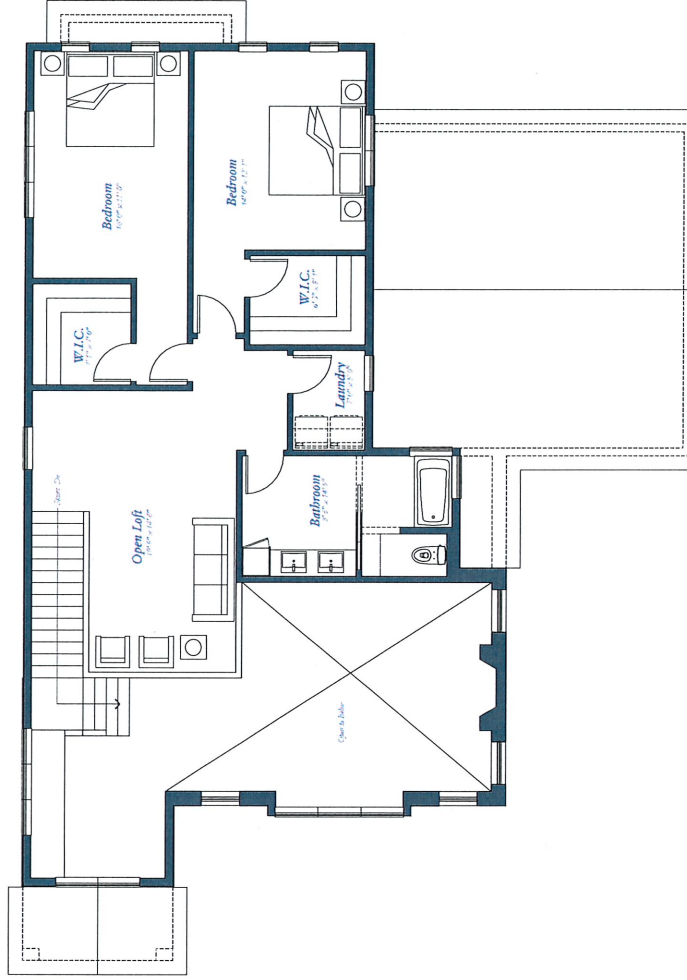


Unit B-2

First Floor - 0 bdrm - 1 1/2 bath - 1,076 NSF - 1,047 GSF
TOTAL - 0 bdrm - 2 1/2 bath - 2,073 NSF - 2,730 GSF
Garage Square Footage - 618 GSF

Unit B-2

Second Floor - 2 bdrm - 1 bath - 1,077 NSF - 1,002 GSF
TOTAL - 2 bdrm - 2 1/2 bath - 2,073 NSF - 2,730 GSF
Garage Square Footage - 618 GSF

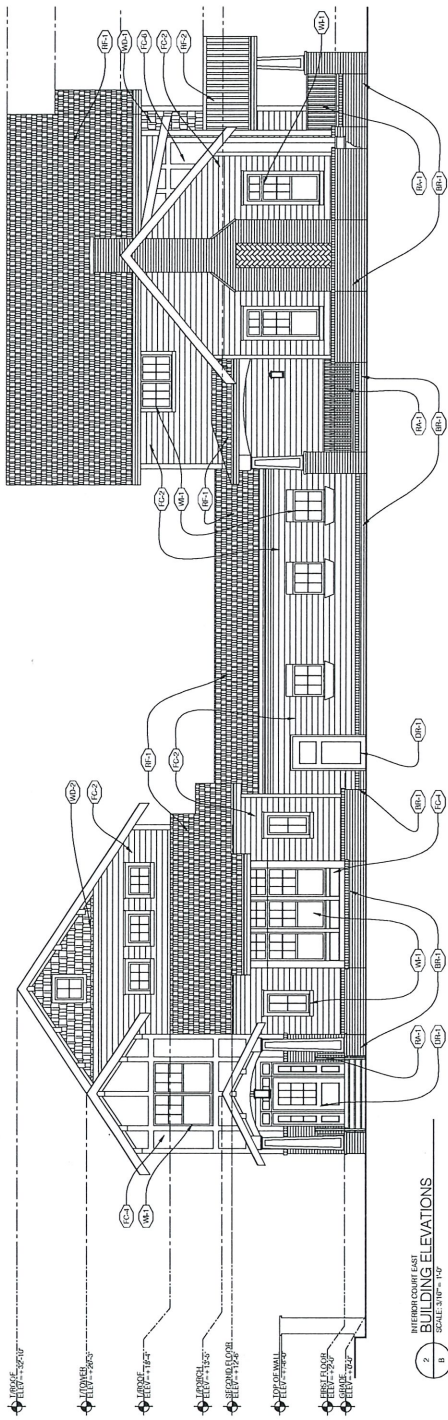


Lake Avenue Homes
Lakewood, Ohio

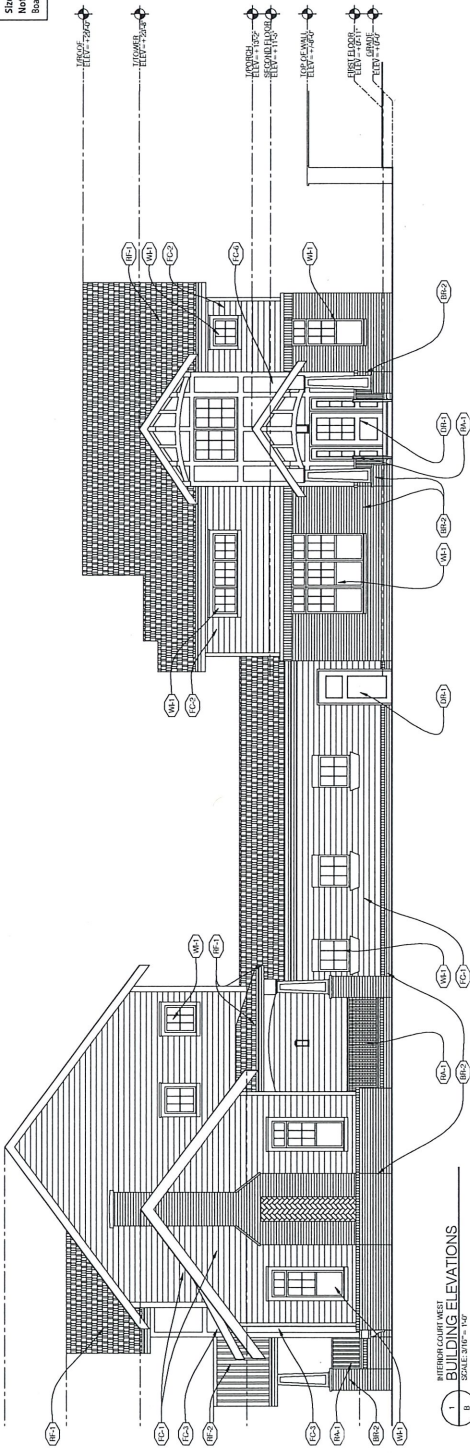
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EXTERIOR FINISH LEGEND	
MASONRY	FIBER CEMENT BOARD
(R1) Material: Brick Color: Brown Size: Modular 3-5/8" x 2-1/4" x 7-5/8" Mortar: Buff Limestone	(C1) Material: Fiber Cement Siding Type / Style: Lap Siding Color: Khaki Brown - SW Color TBD Size: 6" Lap Nominal
(R2) Material: Brick Color: Oak Red Size: Modular 3-5/8" x 2-1/4" x 7-5/8" Mortar: Buff Limestone	(C2) Material: Fiber Cement Siding Type / Style: Lap Siding Color: Khaki Brown - SW Color TBD Size: 6" Lap Nominal
PREMANUFACTURED STONE	WOOD
(S1) Material: Premanufactured Stone Style: Venice III Color/Finish: Gray/Tan Size: Varies Mortar: Grey Notes: Cap Stone at Top of Base	(W1) Material: Wood Cladding Type / Style: Cedar Shake Color: Oak Brown - SW Color TBD Size: Medium Shake Notes: Alternate: Wood Look Cement Board Shake
(S2) Material: Premanufactured Stone Style: Venice III Color/Finish: Gray/Tan Size: Varies Mortar: Grey Notes: Cap Stone at Top of Base	(W2) Material: Wood Cladding Type / Style: Cedar Shake Color: Oak Brown - SW Color TBD Size: Medium Shake Notes: Alternate: Wood Look Cement Board Shake
WINDOWS	RAILINGS
(W1) Material: Standing Seam Metal Roof Type / Style: Vertical Lock, Concealed Color: Grey - Hard Coat TBO Notes: Fences, Eaves, Gutters, & Downspouts to be White	(R1) Material: Painted Wood Type / Style: Vertical Picket Notes: Alternate: Composite Rail
(W2) Material: Aluminum Clad Wood - Al/Vinyl Type / Style: Swing & Sliding Color: White Stained/Stained Wood Interior	
DOORS	
(D1) Material: Aluminum Clad Wood - Al/Vinyl Type / Style: Swing & Sliding Color: White Stained/Stained Wood Interior	
(D2) Material: "Clippy"-Grand Harbor Collection - Steel/Insulated Type / Style: Overhead Color: To match window frames	



2
B
INTERIOR COURSE EAST
BUILDING ELEVATIONS
SCALE: 3/16" = 1'-0"



1
B
INTERIOR COURSE WEST
BUILDING ELEVATIONS
SCALE: 3/16" = 1'-0"

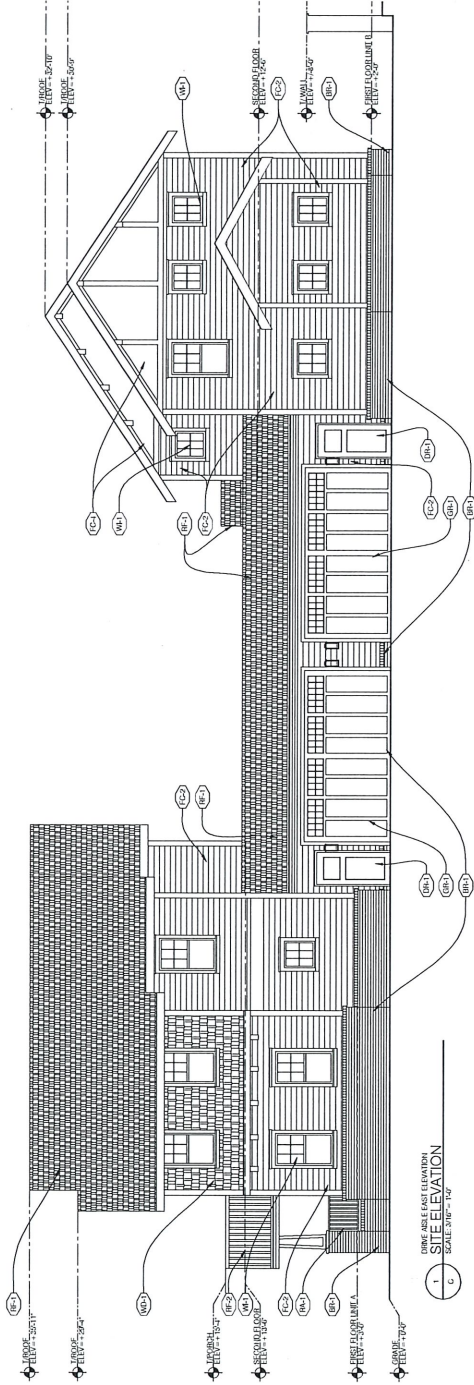
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Lake Avenue Homes
Lakewood, Ohio

EXTERIOR ELEVATIONS

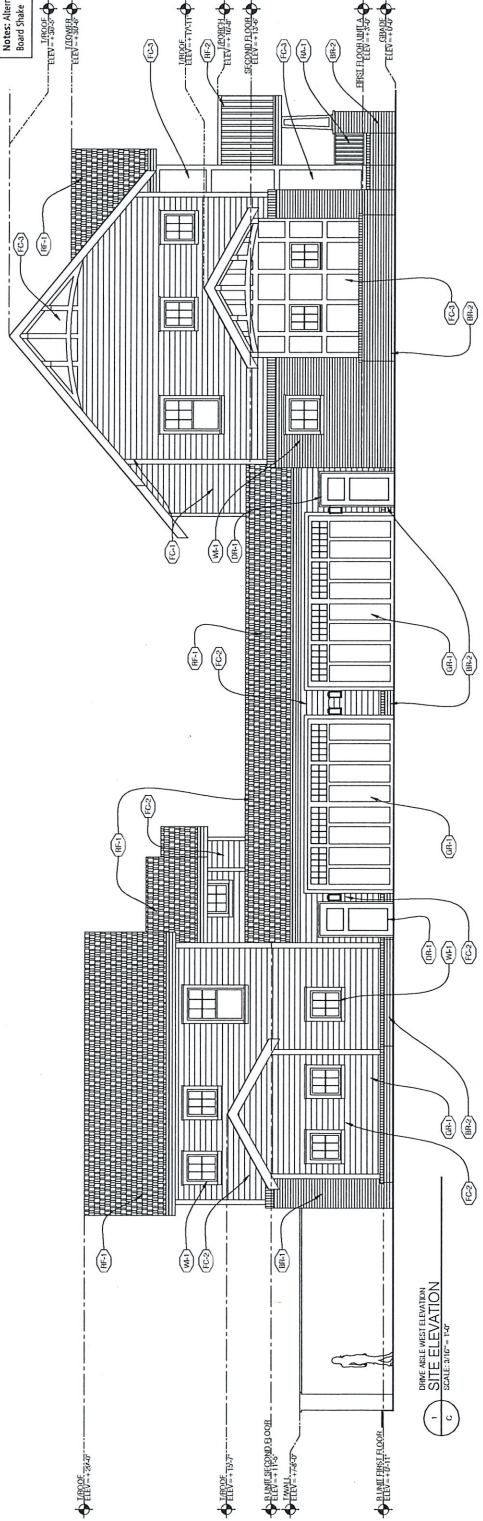
06.24.2019

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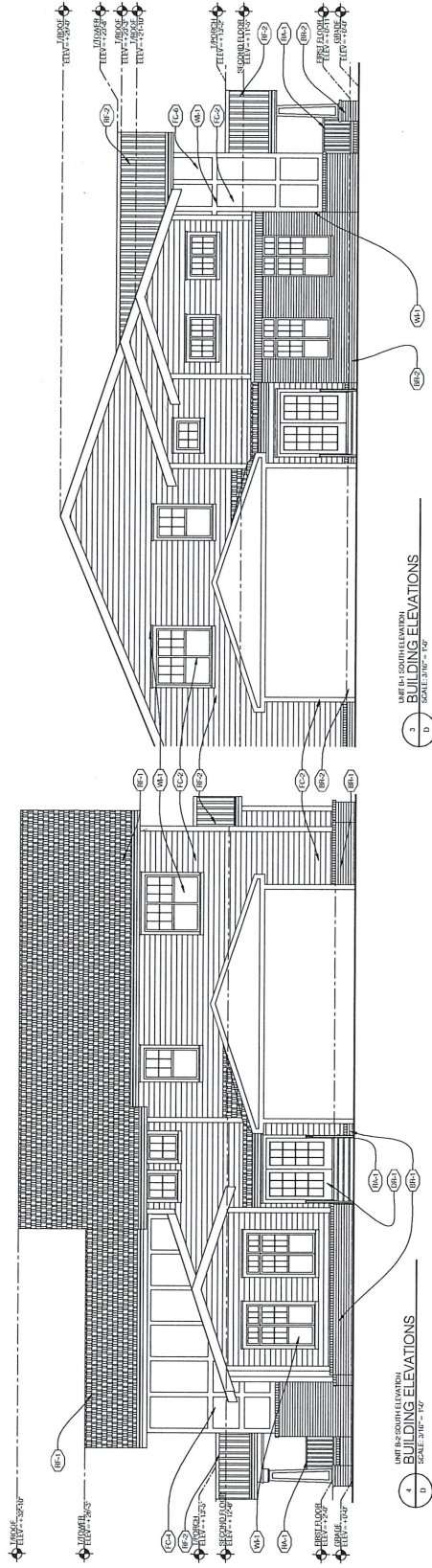
EXTERIOR FINISH LEGEND		
MASONRY	FIBER CEMENT BOARD	ROOF
(BL) Material: BRICK Color: Brown Size: Modular 3-5/8" x 2-1/4" x 7-5/8" Mortar: Buff Limestone	(FC-1) Material: Fiber Cement Siding Type / Style: Lap Siding Color: Khaki Brown - SW Color TBD Size 6" Lap Nominal	(RF-1) Material: Asphalt Single Type / Style: Architectural/Dimensional Color: Grey/Brown Mix Notes: Fashia, Eaves, Gutters, & Downspouts to be White
(BR) Material: BRICK Color: Dark Red Size: Modular 3-5/8" x 2-1/4" x 7-5/8" Mortar: Buff Limestone	(FC-2) Material: Fiber Cement Siding Type / Style: Lap Siding Color: Pearl Gray Size 6" Lap Nominal	(RF-2) Material: Standing Seam Metal Roof Type / Style: Mechanical-Lock, Concealed Fasteners Color: Grey Metal / Color TBD Notes: Fashia, Eaves, Gutters, & Downspouts to be White
PREMANUFACTURED STONE		
(ES) Material: Premanufactured Stone Color/Finish: Grey/Tan Size: Varies Notes: Cap Stone at Top of Base	(FC-3) Material: Fiber Cement Siding Type / Style: Board and Batten Color: Khaki Brown Size: Pattern per Elevations	(RW) Material: Aluminum Clad Wood - All Vinyl Type / Style: Fixed/Operable/Combination Color: White Exterior/Stained Wood Interior
(WD) Material: WOOD CLADDING Type / Style: Cedar Shake Color: Dark Green - SW Color TBD Size: Medium Shake Notes: Alternate: Wood Look Cement Board Shake	(FC-4) Material: Fiber Cement Siding Type / Style: Board and Batten Color: Timberbark Size: Pattern per Elevations	(DR) Material: Aluminum Clad Wood - All Vinyl Type / Style: Swing & Sliding Color: White Exterior/Stained Wood Interior
(WD) Material: WOOD CLADDING Type / Style: Cedar Shake Color: Dark Green - SW Color TBD Size: Medium Shake Notes: Alternate: Wood Look Cement Board Shake	(FC-5) Material: Fiber Cement Siding Type / Style: Board and Batten Color: Aged Bronze Size: Pattern per Elevations	(RL) Material: Painted Wood Type / Style: Vertical Picket Color: White Notes: Alternate: Composite Rail



DRY-JOINT EAST ELEVATION
SCALE: 1/8" = 1'-0"

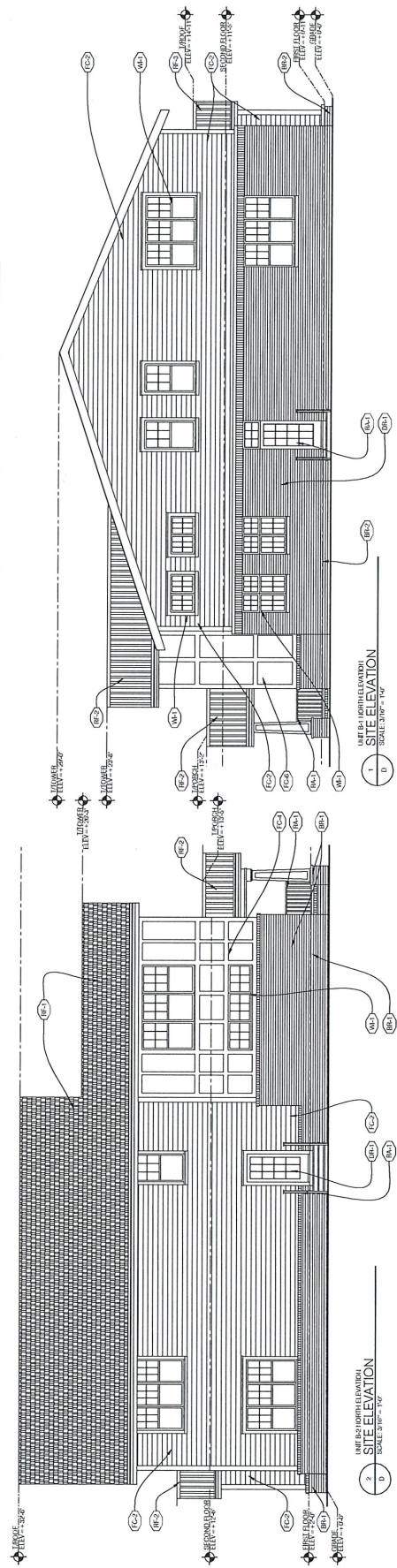


DRY-JOINT WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR FINISH LEGEND

MASONRY	FIBER CEMENT BOARD	FIBER CEMENT SIDING	FIBER CEMENT SIDING	FIBER CEMENT SIDING	WOOD	ROOF	DOORS	PREMANUFACTURED STONE	RAILINGS
(RB1) Material: BRICK Color: Brown Size: Modular 2-5/8" x 2-1/4" x 7-5/8" Mortar: Buff Limestone	(FC1) Material: Fiber Cement Siding Type / Style: Lap Siding Color: Buff Limestone Size: 5" Lap Nominal Notes: Alternate: Custom SW Paint Color	(FC2) Material: Fiber Cement Siding Type / Style: Lap Siding Color: Buff Gray Size: 5" Lap Nominal Notes: Alternate: Custom SW Paint Color	(FC3) Material: Fiber Cement Siding Type / Style: Board Sheat product Color: Mountain Sage Size: Pattern per Elevations Notes: Alternate: Custom SW Paint Color	(FC4) Material: Fiber Cement Siding Type / Style: Board Sheat product Color: Mountain Sage Size: Pattern per Elevations Notes: Alternate: Custom SW Paint Color	(WC1) Material: Wood Cladding Type / Style: Cedar Shake Color: Dark Green - SW Color TBD Size: Medium Shake Notes: Alternate: Wood Look Cement Board Shake	(RS1) Material: Asphalt Shingle Type / Style: Architectural/Dimensional Color: Gray/Black Notes: For use on Gutters, & Downspouts to be White	(DR1) Material: Aluminum Clad Type / Style: Sliding & Swing Color: White Exterior/White Wood Interior	(PS1) Material: Premix Stone Type / Style: TBD Color: Gray/Iron Mortar: Cap Stone at Top of Base	(RL1) Material: Painted Wood Type / Style: Vertical Color: White Notes: Alternate: Composite Rail
(RB2) Material: BRICK Color: Dark Red Size: Modular 2-5/8" x 2-1/4" x 7-5/8" Mortar: Buff Limestone	(FC5) Material: Fiber Cement Siding Type / Style: Lap Siding Color: Dark Gray Size: 5" Lap Nominal Notes: Alternate: Custom SW Paint Color	(FC6) Material: Fiber Cement Siding Type / Style: Board Sheat product Color: Mountain Sage Size: Pattern per Elevations Notes: Alternate: Custom SW Paint Color	(FC7) Material: Fiber Cement Siding Type / Style: Board Sheat product Color: Mountain Sage Size: Pattern per Elevations Notes: Alternate: Custom SW Paint Color	(FC8) Material: Fiber Cement Siding Type / Style: Board Sheat product Color: Mountain Sage Size: Pattern per Elevations Notes: Alternate: Custom SW Paint Color	(WC2) Material: Wood Cladding Type / Style: Cedar Shake Color: Dark Green - SW Color TBD Size: Medium Shake Notes: Alternate: Wood Look Cement Board Shake	(RS2) Material: Standing Seam Metal Roof Type / Style: Mechanical Lock Color: Gray - Main Color TBD Notes: Fascia, Eaves, Gutters, & Downspouts to be White	(DR2) Material: Wood Type / Style: Caspary-Grand Color: White Notes: To match window frames	(PS2) Material: Premix Stone Type / Style: TBD Color: Gray/Iron Mortar: Cap Stone at Top of Base	(RL2) Material: Painted Wood Type / Style: Vertical Color: White Notes: Alternate: Composite Rail



PC19-000003

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. PL19-002472
DOCKET No. 02-03-19
FEE PAID \$500.00 js check

APPLICATION

LAKWOOD PLANNING COMMISSION

Property Address 1406 Wyandotte Ave.
13701 & 13901 Detroit Avenue Business/Tenant Name N/A

Property Owner Name Stavash Family LLC / Lakewood Chrysler Plymouth Inc. Owner Phone 440-452-8765 / 216-403-2712

Owner E-mail smcdermott1490@gmail.com / cshuster@spitzer.com Zoning C3 & R1H Parcel Number 31501101, 31501070, 31501069,
31501102, 31501036

Project Summary See 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)
- 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): Jerome Solove Company Jerome Solove Development, Inc.

Applicant Address: 470 Olde Worthington Road, Suite 200 Westerville, OH 43082

Phone: 614-410-6734 Fax: 866-218-6067 E-mail: jsolove@solove.com

Signature: *Jerome B. Solove, President* Date: 1/22/2019

OFFICE USE ONLY: Application Reviewed and Accepted by: K. Milius Date: 1/23/19

File History: _____

Bldg. Dept. Remarks: _____

ORD. 17-17 SECTION 1156

5

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: Stavash Family LLC. Sean McDermott and Bill Craighead

Property Address: 13701 & 1406 Wyandotte Aveune

Owner/Agent Phone: 440-452-8765 / 216-773-0326

Tenant Name Educators Music Tenant Phone 216-272-2548


Owner/Agent Signature

**2019 Calendar
Planning Commission**

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

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Any dog(s) on property? _____ Yes No

Please Print or Type:

Owner/Agent Name: Cathy Schuster / Lakewood Chrysler Plymouth Inc. Agent

Property Address: 13901 Detroit Avenue Lakewood, OH 44107

Owner/Agent Phone: 216-403-2712

Tenant Name N/A Tenant Phone N/A

Catherine V. Schuster
Owner/Agent Signature

**2019 Calendar
Planning Commission**

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-19-18	Thursday	01-03-19	Thursday	01-03-19
February	Wednesday	01-23-19	Thursday	02-07-19	Thursday	02-07-19
March	Wednesday	02-20-19	Thursday	03-07-19	Thursday	03-07-19
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September	Wednesday	08-21-19	Thursday	09-05-19	Thursday	09-05-19
October	Wednesday	09-18-19	Thursday	10-03-19	Thursday	10-03-19
November	Wednesday	10-23-19	Thursday	11-07-19	Thursday	11-07-19
December	Wednesday	11-20-19	Thursday	12-05-19	Thursday	12-05-19
January	Wednesday	12-18-19	Thursday	01-02-20	Thursday	01-02-20

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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. PL19-002496
DOCKET No. 03-06-19
FEE PAID \$150.00 js check

APPLICATION

LAKWOOD PLANNING COMMISSION

Property Address 15801 Detroit 16000 Detroit Ave Business/Tenant Name Steve Barry Buick
Property Owner Name Fairlane Realty Company Inc Owner Phone 440-532-0453
Owner E-mail Stevebarr@stevebarrbuick.com Zoning C-3 Parcel Number See summary
Project Summary See 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)
- 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): Jerome Solove Company JSDI
Applicant Address: 470 Olde Worthington Rd, Suite 200. Westerville, OH 43082
Phone: 614-410-6734 Fax: 866-218-6067 E-mail: jsolove@solove.com
Signature: [Handwritten Signature] Date: 2-19-19

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

File History: _____

Bldg. Dept. Remarks: _____

ORD. 17-13 SECTION 1135

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: Fairlane Realty Company Inc / Steve Barry

Property Address: 16000 Detroit Ave

Owner/Agent Phone: 440-532-0453

Tenant Name: Steve Barry Buick Tenant Phone: 440-532-0453


Owner/Agent Signature

**2019 Calendar
Planning Commission**

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

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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. PC19-000002
DOCKET No. 07-16-19
FEE PAID _____

APPLICATION
LAKEWOOD PLANNING COMMISSION

Property Address 13603 Madison Ave Business/Tenant Name Aji Noodle Bar/Jackie KTM
Property Owner Name JACKIE KIM Owner Phone (440)-506-8018
Owner E-mail jackiek0711@gmail.com Zoning _____ Parcel Number _____
Project Summary PATIO SEATING CONSISTING OF 6 TABLES AND TWENTY TWO CHAIRS. (INDOOR SEATING EIGHTY EIGHT GUESTS.)

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): JACKIE KTM Company Aji Noodle Bar
Applicant Address: 13603 Madison Ave
Phone: (440) 506-8018 Fax: NA E-mail: jackiek0711@gmail.com
Signature: [Signature] Date: 6.13.2019

OFFICE USE ONLY: Application Reviewed and Accepted by: K. Milius Date: 6/18/19

File History: _____
Bldg. Dept. Remarks: _____

ORD. 17-15 SECTION 1161.03(t)

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:

George Telidis - GEORGE TELIDIS

Property Address:

13603 Madison Avenue

Owner/Agent Phone:

(440) - 590 - 3975

Tenant Name

JACKIE KTM

Tenant Phone

440) 506-8018

George Telidis
Owner/Agent Signature

**2019 Calendar
Planning Commission**

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
January	Wednesday	12-19-18	Thursday	01-03-19	Thursday	01-03-19
February	Wednesday	01-23-19	Thursday	02-07-19	Thursday	02-07-19
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September	Wednesday	08-21-19	Thursday	09-05-19	Thursday	09-05-19
October	Wednesday	09-18-19	Thursday	10-03-19	Thursday	10-03-19
November	Wednesday	10-23-19	Thursday	11-07-19	Thursday	11-07-19
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January	Wednesday	12-18-19	Thursday	01-02-20	Thursday	01-02-20

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Jackie Kim can
HAVE USE of PATIO.
SEATING IN BACK
of RESTAURANT.
PER OWNER.

Gyrow N. J. 6/12/19

Aji

Patio

④

④

②

④

④

④

Parking
Lot

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. PC19-000006
DOCKET No. 07-17-19
FEE PAID \$200.00 js check

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 17882 Lake Road Business/Tenant Name Sarah + Chris van Raatten
Property Owner Name 17882 Lake Rd LLC Owner Phone 216-521-3051 # 101
Owner E-mail Kathy.s@cliftonclub.com Zoning Rsd+1 Parcel Number 311-04-011
Project Summary lot split of parcel 311-04-011 to consolidate to parcel # 311-04-012

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): Kathleen M. Stringer Company The Clifton Club
Applicant Address: 17884 Lake Road Lakewood Ohio 44107
Phone: 216-521-3051 Fax: 216-521-7115 E-mail: Kathy.s@cliftonclub.com
Signature: [Signature] Date: 6-14-19

OFFICE USE ONLY: Application Reviewed and Accepted by: K. Milius Date: 6/19/19

File History: _____
Bldg. Dept. Remarks: _____

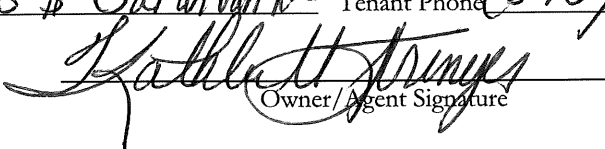
ORD. 24-98 SECTION 1155.06

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(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: Kathleen M. Stringer/17882 Lake Rd LLC
 Property Address: 17882 Lake Rd. Lakewood Ohio 44109
 Owner/Agent Phone: 216-521-3051 ext 101
 Tenant Name Chris & Sarah Van Kaelen Tenant Phone (843) 697-0937

 Owner/Agent Signature

**2019 Calendar
Planning Commission**

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January	Wednesday	12-19-18	Thursday	01-03-19	Thursday	01-03-19
February	Wednesday	01-23-19	Thursday	02-07-19	Thursday	02-07-19
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• EST. 1902 •

June 14, 2019

Since 1902, The Clifton Club has been a private beach and dining club as well as an event venue. We host weddings, private parties and club events. This lot split allows for additional outdoor space for general recreation. It will provide us with expanded views of the lake where pictures can be taken, wedding receptions and ceremonies can be held and guests may enjoy views of beautiful Lake Erie more freely. Both properties are owned by The Clifton Club and this split will not infringe on any other home owner property. All landscaping will be maintained and new natural landscaping barriers will be created separating the properties in the lot split and creating a beautiful garden like atmosphere.

Respectfully,

Kathleen M. Stringer
General Manager
The Clifton Club



•EST.1902•

June 13, 2019

RE: 17882 Lot Split 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 the 17882 Lake Road (Lot Split) Planning Commission applications and requests.

Chris & Sarah van Raalten

Legal Description
Clifton Club Lot Split
0.2458 Acres

May 11, 2019
Project 19-014
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and being part of Original Rockport Township Section No. 23 and further known as being a part of Sublot 37, in of Clifton Park Land and Improvement as shown in Plat Volume 29, Page 11 of Cuyahoga County Plat Records and bounded and described as follows:

Beginning at the northwest corner of said Sublot 37 and described in a deed to 17882 Lake Road, LLC recorded in AFN 201612200683 and the southwest corner of Sublot 36 of said subdivision and described in a deed to Eleanor Truett, Trustee recorded in AFN 200212161611 where set a Mag nail;

Thence South 89°44'07" West 115.01 feet in the northerly line of said Sublot 37 to a capped iron pin set;

Thence South 0°05'34" East 97.85 feet to the northerly line of Sublot 38 of said subdivision and described in a deed to The Clifton Club Company recorded in AFN 191207090027 where set a capped iron pin;

Thence South 89°54'26" West 99.20 feet in the northerly line of said Sublot 38 to the northwest corner thereof and the southwest corner of said Sublot 37;

Thence in the arc of a curve to the right 100.05 feet said curve having a radius of 432.45, and a chord of 99.83 feet which bears North 9°12'24" West to the Point of Beginning, containing within said bounds 0.2458 acres (10,708 square feet).

This description is based on a field survey by Straub Surveying, LLC on March 5, 2019. The basis of bearings arbitrary.

06/12/19

COUNTY ENGINEER TAX MAP DIVISION		
LEGAL DESCRIPTION APPROVED FOR <input checked="" type="checkbox"/> SPLIT <input checked="" type="checkbox"/> KDP		
BY: DEED <input checked="" type="checkbox"/>	MAP <input type="checkbox"/>	PLAT <input checked="" type="checkbox"/>

Legal Description
Lot Split and Consolidation
1.6994 Acres

May 20, 2019
Project 19-014
Page 1 of 1

Situated in the City of Rocky River, County of Cuyahoga and State of Ohio, and known as being the westerly portion of Sublot 37 and all of Sublots 38-41 of Clifton Park and Improvement Company's Allotment plat recorded in Volume 29, Page 11 of Cuyahoga County Records, being part of Original Rockport Township Section No. 23, further known as being Parcel "A" in the Lot Split and Consolidation plat for The Clifton Club Company as shown by the plat recorded in AFN _____ of Cuyahoga County records, said parcel contains 74,026 square feet (1.6994 acres) of land being the same more or less, but subject to all legal highways and easements of record.

This Legal Description Complies with
The Cuyahoga County Transfer and
Conveyance Standards and is approved
for transfer.

JUN 12 2019



Agent

Lot Split and Consolidation Plat



Owner's Acceptance:
I, the undersigned owner of the land shown hereon, do hereby accept this plat and Lot Split and Consolidation of the same.

17882 Lake Road, LLC

Title _____
Notary: _____
County of Cuyahoga
State of Ohio } SS

Before me, a Notary Public in and for said County and State, personally appeared the above 17882 Lake Road, LLC, who acknowledged that they did sign the foregoing instrument and that it was their own free act and deed.

In witness whereof I have hereunto set my hand and official seal at _____ Ohio this ____ day of _____, 2019.

Notary Public

Owner's Acceptance:
I, the undersigned owner of the land shown hereon, do hereby accept this plat and Lot Split and Consolidation of the same.

The Clifton Club Company

Title _____
Notary: _____
County of Cuyahoga
State of Ohio } SS

Before me, a Notary Public in and for said County and State, personally appeared the above The Clifton Club Company, who acknowledged that they did sign the foregoing instrument and that it was their own free act and deed.

In witness whereof I have hereunto set my hand and official seal at _____ Ohio this ____ day of _____, 2019.

Notary Public

Approvals:
This plat is hereby approved by the City of Lakewood Planning Commission this ____ day of _____, 2019.

Chairman _____
Secretary _____

This plat is hereby approved by the City of Lakewood Engineer this ____ day of _____, 2019.

City Engineer _____

Surveyor's Notes:
The basis of bearings for this survey is arbitrary and is to an assumed meridian used to denote angles only. Distances are in feet and decimal parts thereof. References used are listed hereon. This map prepared from a survey performed by me or under my direction in March, 2019.

By: Michael A. Straub, Ohio Professional Surveyor No. S-7655

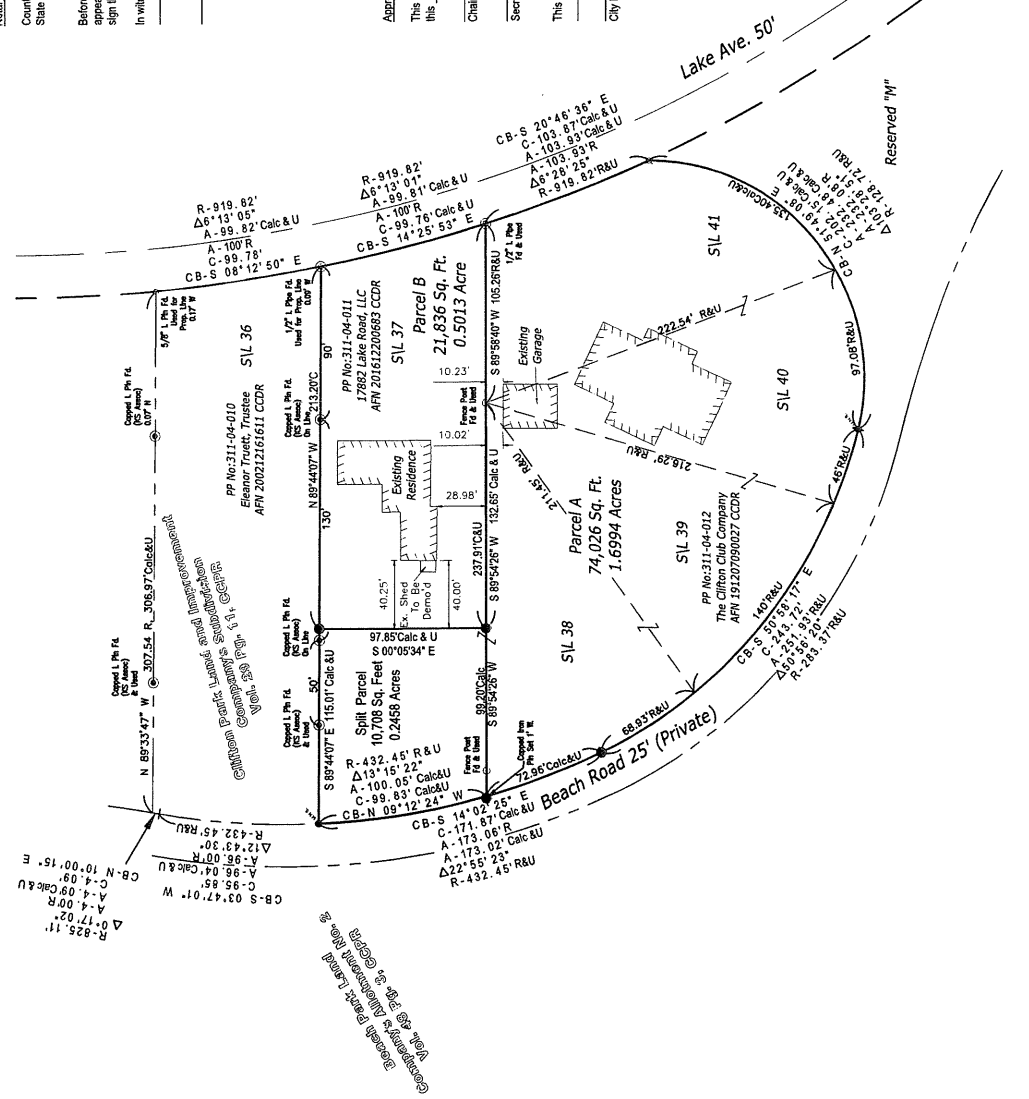
Basis of Bearings:
Arbitrary

- References:**
1. Cuyahoga County GIS,
 2. Plat Vol. 29, Page 11,
 3. Subject and Adjoining Deeds,
 4. Survey Map of Sublot 36 made by KS Associates, Inc.

Survey Legend

- M Measured
- F Found
- U Used
- R Record
- P Plat
- Calc Calculated
- CCDR Cuyahoga County Deed Records
- CCPR Cuyahoga County Plat Records
- Monument Box
- ⊙ Capped Iron Pin (CIP) Set or as Described
- ⊙ Capped Iron Pin Found
- ⊙ Iron Pin (IP) Found as Described
- ⊙ Iron Pipe (IP) Found as Described
- ⊙ Drill Hole Set
- ⊙ Mag Nail Set

CIP SET ARE 5/8" x 30" REBAR W/ YELLOW CAP STAMPED P687055



STRAUB SURVEYING, LLC 17882 LAKE ROAD, SUITE 100 LAKWOOD, OHIO 44130 PHONE: 415-371-1788 INFO@STRAUBSURVEYING.COM		Date of Survey: March 5, 2019 By: MS Project No: 1804 NPR: 180416-00000000
<p style="font-size: small;">The Clifton Club Company</p> <p style="font-size: small;">City of Lakewood, County of Cuyahoga, State of Ohio</p>		<p style="font-size: small;">Part of Original Rockport Township Section No. 23</p> <p style="font-size: small;">Company's Allotment as recorded in Volume 29, Page 11 of Cuyahoga County Records for The Clifton Club Company</p> <p style="font-size: small;">Lot Split and Consolidation Plat</p> <p style="font-size: small;">Prepared For</p> <p style="font-size: small;">The Clifton Club Company</p>





















Nath











PLANNING COMMISSION

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

July 2, 2019

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

**Re: Communication from Katelyn Milius, Planner
Drive-Through Facilities**

Dear Members of the Planning Commission:

On February 19, 2019, City Council introduced a letter requesting the review of Lakewood's code related to drive through facilities. Code sections 1129, 1143, and 1161, have been referred to Planning Commission for deliberation and consideration.

Sincerely,

Katelyn Z. Milius

Katelyn Milius, Planner
Commission Secretary