



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
TUESDAY
JANUARY 6, 2026

PRE-REVIEW MEETING
5:30 P.M.
AUDITORIUM

REVIEW DOCKET ITEMS

REVIEW MEETING
6:00 P.M.
AUDITORIUM

1. ROLL CALL
2. APPROVE THE MINUTES OF THE THURSDAY, NOVEMBER 6, 2025 MEETING
3. OPENING REMARKS
4. ELECTION OF OFFICERS FOR 2026

NEW BUSINESS

CONDITIONAL USE

5. Docket No. 01-01-26
16806 Madison Ave.
Cini Bar

Fabrizio Cario, Cini Bar, applicant request the review and approval of a conditional C2 Bar/Tavern use permit for an aperitivo bar with alcohol service, small plates, and associated interior improvements, pursuant to section 1129.02, Principal and Conditional Permitted Uses and section 1161.03, Supplemental Regulations for Specific Uses. Property is in the C1– office district. (Page32)

ADJOURN

"Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact [Michelle Nochta](mailto:michelle.nochta@lakewoodoh.gov) at (216) 529-5906 michelle.nochta@lakewoodoh.gov."



City of Lakewood Planning Commission

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Application Cover Page

Docket No.: 01-01-26

Permit No.: PC25-000040

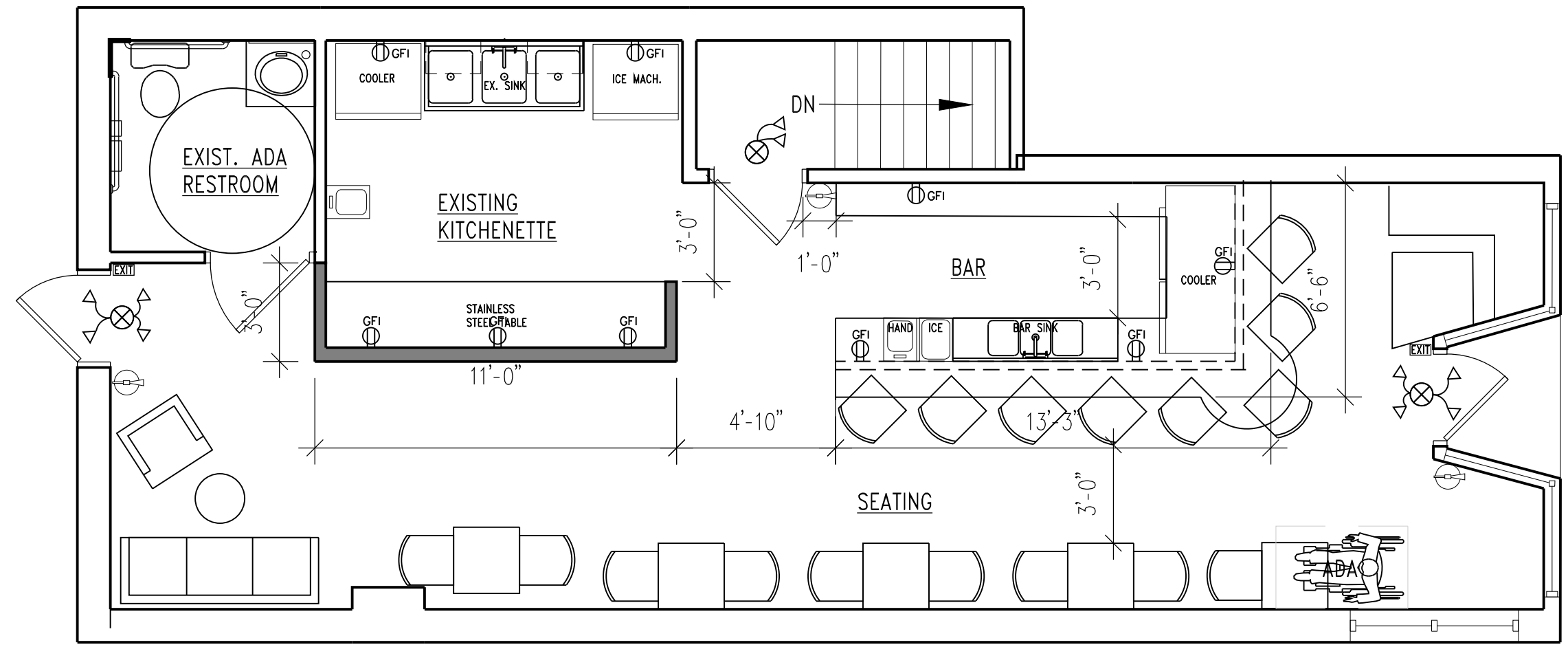
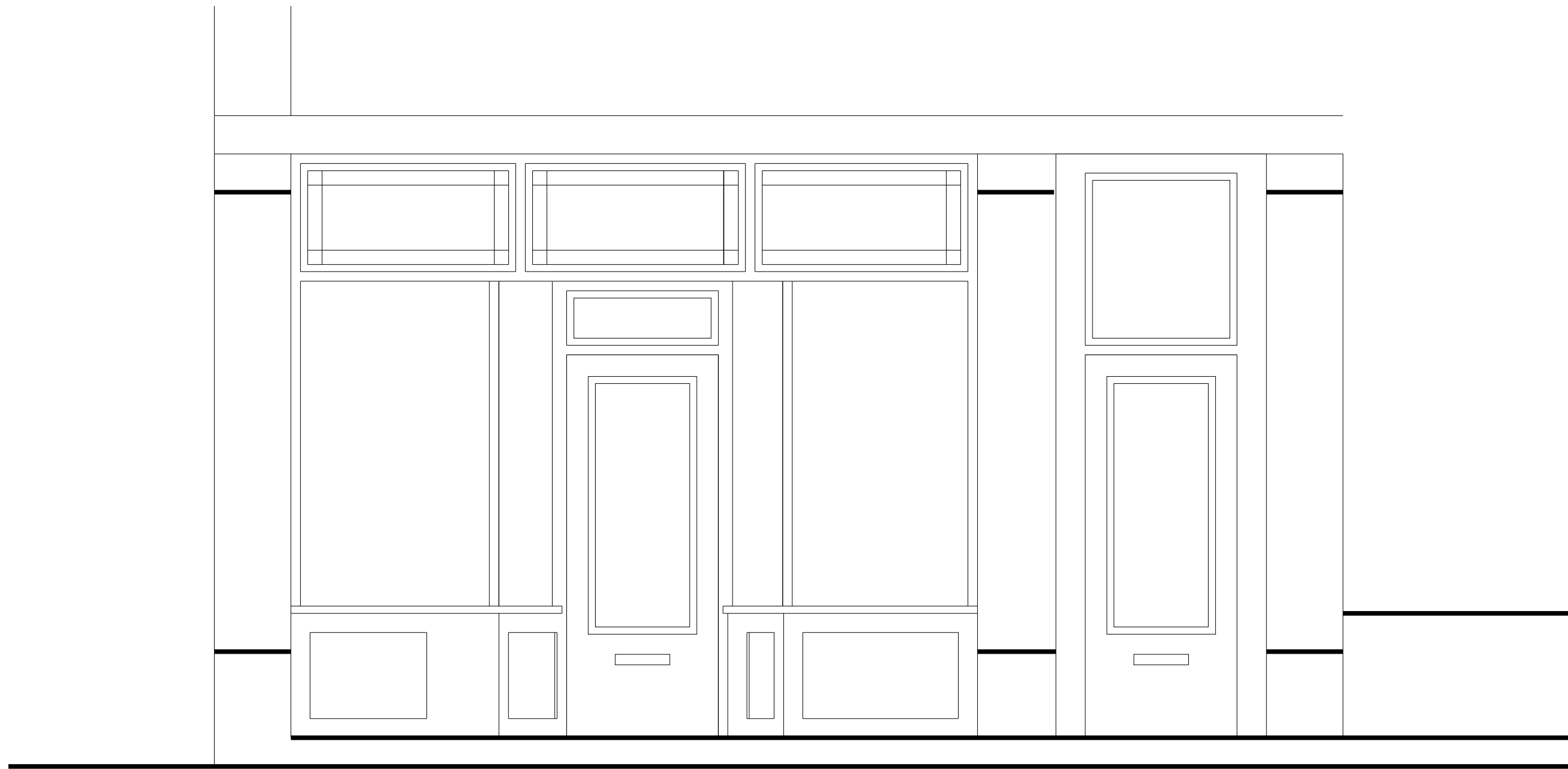
Applicant Name: Fabrizio Cario, Marble & Granite Concepts

Project Address: 16806 Madison Ave.

Project Name: Cini Bar

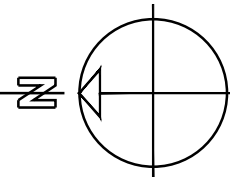
Proposal: The review and approval of a conditional (C2 Bar/Tavern) use permit to operate an aperitivo bar, with alcohol service, small plates, and associated interior improvements – pursuant to section 1129.02, Principal and Conditional Permitted Uses and section 1161.03, Supplemental Regulations for Specific Uses. Property is in the C1 – Office District.





FINISH NOTES:
WALLS- PAINT ALL EXISTING WALLS AS SEL. BY OWNER.
FLOORS - PROVIDE NEW LVT PLANK FLOORING THROUGHOUT AS SELECTED BY OWNER.
CEILING- PAINT EXISTING TIN CEILING AS SEL. BY OWNER.
-NEW 2X4 STUD WALL UP 8'.
PROV. FRP ON KITCHEN SIDE & PAINTED GWB ON CUSTOMER SIDE.

SITE PLAN
1" = 20'-0"



F.R.P. FACED SIDE PANEL SUPPORTS AT 4'-0" +/- LOCATE TO ACCOMMODATE EQUIP. & FIXTURES. PROVIDE SHELVES & SUPPORTS. COORD. CONFIGURATION W/ OWNERS SELECTION & EQUIPMENT REQUIREMENTS.

SOWNER PROV. TILE BAR TOP OVER TILE BACKER.

2x3 @ 16" O.C. BAR TOP FRAME.
2x4 WOOD RIM. BOARDS W/ WOOD VENEER FINISH. TYP. AT BAR TOP.

1/2" PLYWOOD AT UNDERSIDE OF BAR TOP, TYP..

BAR DYE BASE, FINISH & TRIM. FINAL SEL. BY OWNER.

LVT FLOORING AS SEL BY OWNER.

6" RUBBER BASE.

CONT. WOOD SHELF.

DECORATIVE WOOD DOWEL SUPPORTS AT APPROX 4'-0" O.C..

LIQUOR SHELF DISPLAY PER OWNERS SELECTION.

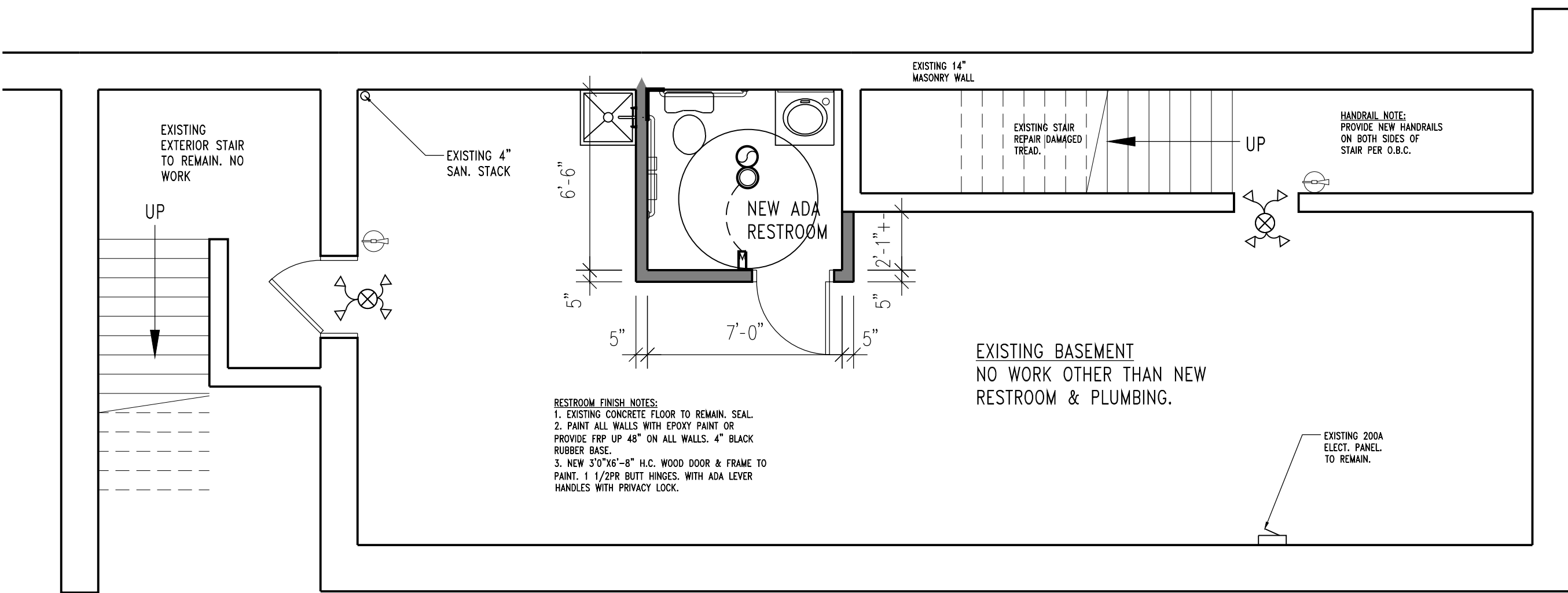
PLASTIC LAM. FACED COUNTERTOP W/ BEVELED EDGE. SEL. BY OWNER.

WOOD BASE CABINETS W/ DOORS DRAWERS & SHELVES. CONFIGURATION AND FINAL SELECTION BY OWNER. SUBMIT SHOP DRAWINGS.

4" KICK WITH RUBBER BASE.

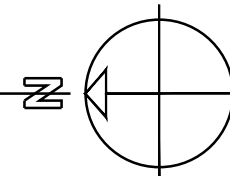
BAR DYE- 2x4 WD. STUDS @16" O.C. W/ 1/2" PLYWOOD & F.R.P. FINISH AT BACK SIDE AND 1/2" PLYWOOD W/ FINISH PER OWNERS SELECTION AT FRONT SIDE OF BAR DYE.

1 BAR SECTION
A-103 3/8" = 1'-0"

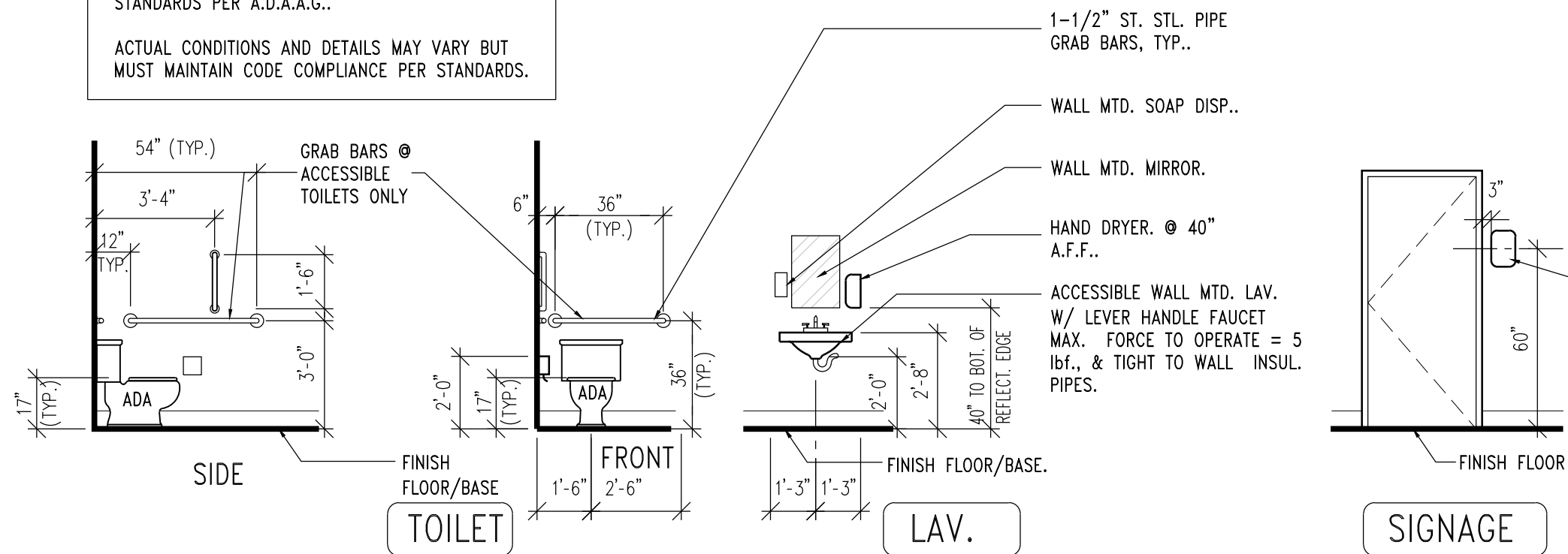


RESTROOM FINISH NOTES:
1. EXISTING CONCRETE FLOOR TO REMAIN. SEAL.
2. PAINT ALL WALLS WITH EPOXY PAINT OR PROVIDE FRP UP 48" ON ALL WALLS. 4" BLACK RUBBER BASE.
3. NEW 3'0"x6'-8" H.C. WOOD DOOR & FRAME TO PAINT. 1 1/2" BUTT HINGES. WITH ADA LEVER HANDLES WITH PRIVACY LOCK.

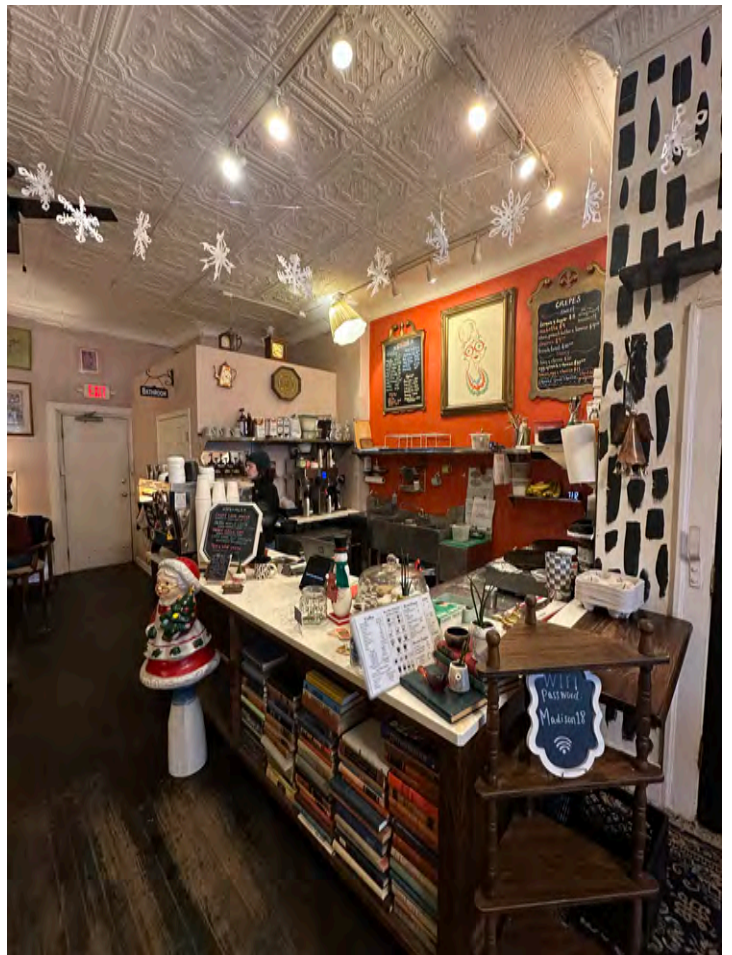
SITE PLAN
1" = 20'-0"



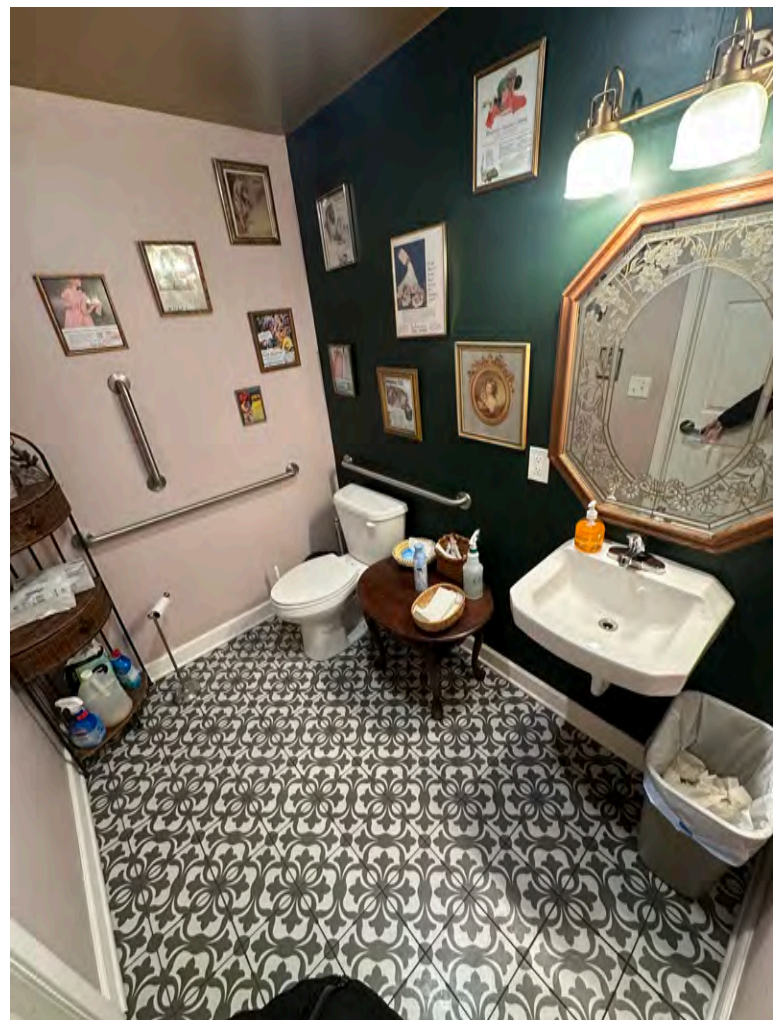
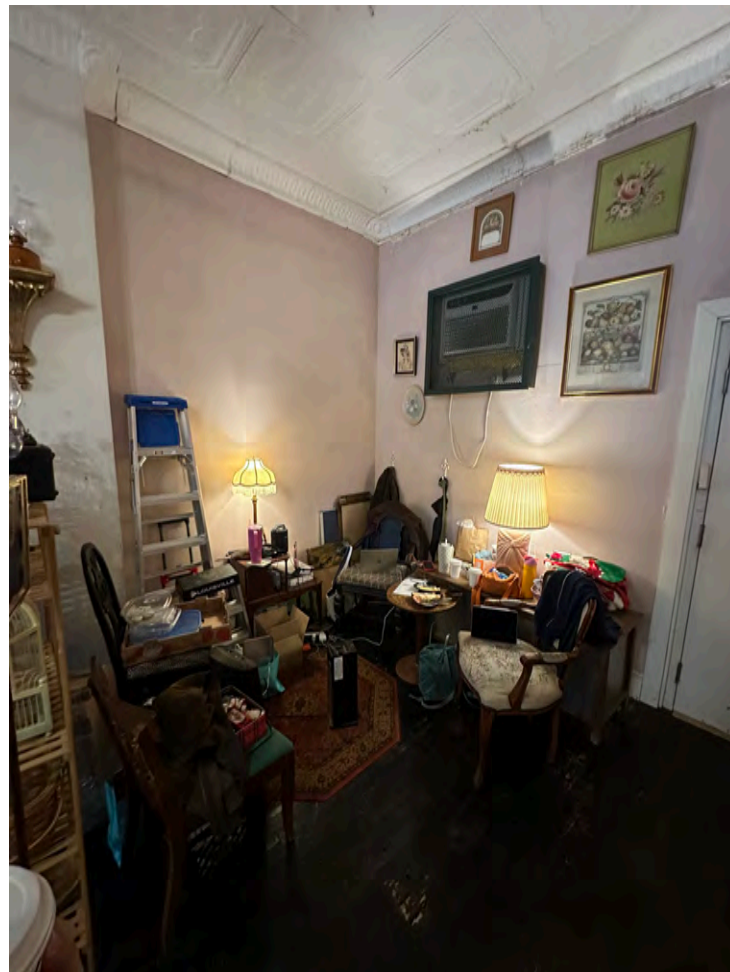
SPECIAL NOTE:
A.D.A. DETAILS SHOWN ARE TYPICAL REQUIRED STANDARDS PER A.D.A.A.G..
ACTUAL CONDITIONS AND DETAILS MAY VARY BUT MUST MAINTAIN CODE COMPLIANCE PER STANDARDS.



A.D.A. COMPLIANT TOILET ROOM FIXTURES AND ACCESSORIES
1/4" = 1'-0"







RE: **Owner Authorization & Property Access Consent**

16806 Madison Avenue, Lakewood, OH 44107

Parcel No. **313-21-021**

Applicant: **Cini Hospitality LLC**

To the Lakewood Planning Commission and the City of Lakewood:

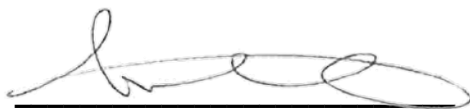
I, **Steve M. Ravida**, Chief Financial Officer of **Northlake Management, LLC**, the legal owner and property manager of **16806 Madison Avenue**, hereby authorize **Cini Hospitality LLC** (Evan Fogarty & Fabrizio Cario) to apply for and pursue a **Conditional Use Permit** for a proposed Bar/Tavern (C-2) use within the C-1 zoning district for the project known as **Cini**.

This authorization includes permission for:

1. The applicant to submit all required plans, drawings, narratives, and documentation to the City of Lakewood.
2. Representatives of the City of Lakewood (Planning, Building, Fire, Health Departments, or their designees) to access the property as needed for inspections, evaluations, or reviews related to the Conditional Use application and subsequent permitting.
3. The applicant and their architect/consultants to access the building for measurement, planning, and preparation of architectural and engineering drawings.

Northlake Management, LLC acknowledges the Conditional Use request and grants full consent for Cini Hospitality LLC to proceed with the application process.

Sincerely,



Date: 12/5/2025

Steve M. Ravida

Chief Financial Officer

Northlake Management, LLC

Owner / Property Manager

Direct: 216.373.7380

Fax: 440.550.8000

steve@northlakemgmt.com

City of Lakewood – Planning & Community Development
12650 Detroit Avenue
Lakewood, OH 44107

RE: Tenant Consent for Conditional Use Application
16806 Madison Avenue, Lakewood, OH 44107
Parcel No. **313-21-021**
Applicant: **Cini Hospitality LLC**

To the Lakewood Planning Commission and the City of Lakewood:

I, **Chris Murphy**, on behalf of **Brewella's**, the current tenant at **16806 Madison Avenue**, hereby grant consent for **Cini Hospitality LLC** (Evan Fogarty & Fabrizio Cario) to apply for and pursue a **Conditional Use Permit** for a proposed Bar/Tavern (C-2) use within the C-1 zoning district.

This consent includes permission for:

1. Cini Hospitality LLC to submit all required plans and documents to the City of Lakewood related to the Conditional Use application.
2. Representatives of the City of Lakewood (Planning, Building, Fire, Health, or their designees) to access the property as needed for inspections or evaluations during the application and permitting process.
3. Cini Hospitality LLC and their architect/consultants to access the interior of the space for measurements, planning, and architectural preparation, provided such access is arranged in advance and does not interfere with Brewella's operations.

This letter acknowledges our awareness of the applicant's intent and our cooperation during their Conditional Use process.

Sincerely,



dotloop verified
12/04/25 10:28 AM EST
5YZ0-XCOL-8GJT-PHDS

Date: 12/04/2025

Chris Murphy
Brewella's

— **CONDITIONAL USE PERMIT APPLICATION PACKET**

Project: Cini – Aperitivo Bar & Social Lounge

Address: 16806 Madison Ave, Lakewood, OH 44107 (current Brewella’s location)

Parcel: 313-21-021

Applicant: Cini Hospitality LLC

Owners / Lessees: Evan Fogarty & Fabrizio Cario

Contact: Evan Fogarty — (978) 979-4879 — evan@theagentevan.com

Architect: Gary Fischer of Fischer & Associates Architects, Lorain, OH

Counsel: John D. Grauer of Jerome, Grauer and Associates Ltd, Cleveland, OH

Requested Meeting Date: January 6th, 2026

Executive Summary

Cini Hospitality LLC seeks Conditional Use approval to permit a C-2 Bar/Tavern use within the C-1 Office District at 16806 Madison Avenue, in accordance with **Schedule 1129.02** of the Lakewood Zoning Code. Cini is an **upscale, neighborhood-oriented aperitivo bar** inspired by Italian social culture, offering a low-impact, seated experience centered on handcrafted cocktails, espresso beverages, and refined small plates within an intimate **~25–30 seat interior**. The concept emphasizes soft lighting, low-volume ambiance, and shared dining, designed to foster connection while **remaining compatible with adjacent uses**.

This application advances the intent of the C-1 district by activating an existing storefront, encouraging walkability, and introducing a modest, well-managed hospitality use that complements nearby restaurants. As residential density increases along the **Western Madison Avenue corridor**—including the nearby Westline development—Cini supports the area’s continued revitalization by providing a high-quality, socially oriented amenity that **enhances economic vitality without adverse impacts**.

Zoning Compliance Statement

Base Zoning:

The subject property is located within the **C-1 Office District**, as designated on the Lakewood Zoning Map.

Conditional Use Classification:

Under **Schedule 1129.02**, a **Bar / Tavern** use is classified as a **C-2 Conditional Use** within the C-1 district. The proposed Cini aperitivo bar qualifies under this classification and is appropriately seeking Planning Commission approval.

Parking Compliance:

Pursuant to **Schedule 1143.05**, existing commercial tenant spaces under **2,500 square feet** are exempt from off-street parking requirements. The proposed tenant space is approximately **1,000–1,300 square feet**; therefore, **no off-street parking is required**.

Site & Building Compliance:

The project consists of **interior improvements only** and includes:

- No exterior expansion
- No change to the existing building footprint
- No new curb cuts or alterations to circulation
- Continued compliance with all setback and yard requirements

Overlay District:

The proposed use does **not rely on a Mixed Use Overlay District (MUOD)** designation and is fully approvable through the Conditional Use process under the base **C-1 zoning**.

Architectural Plans & Seating Layout

Architectural drawings prepared by **Fischer & Associates Architects** (Sheet **A-100**) illustrate the proposed interior layout and improvements for Cini within the existing ground-floor commercial space.

- **Floor Plan & Layout:**

The plan includes a bar installation along the right-side wall, banquette seating, lounge tables, and bar stools, with clearly defined service and circulation paths. Equipment placement includes an espresso machine, refrigeration, and bar cabinetry. The layout also incorporates an ADA-compliant restroom, a mechanical/equipment room, and rear service access, as detailed on Sheet A-100.

- **Seating Capacity:**

The proposed seating configuration accommodates approximately **25–30 seats**, inclusive of bar seating, tables, and lounge seating.

- **Accessibility:**
The architectural plans provide a fully ADA-compliant restroom featuring a **60-inch turning radius**, compliant lavatory and toilet clearances, and code-compliant door widths.
 - **Occupancy Load:**
The anticipated maximum occupancy is approximately **30–35 persons**, including staff. Final occupancy determination will be confirmed through Building and Fire Department review.
-

Menu & Food Service Operations

Cini will offer a curated **aperitivo-style menu** centered on handcrafted cocktails, espresso beverages, and refined Italian small plates designed for sharing. The food program includes items such as warm olives, whipped ricotta with focaccia, burrata with seasonal accompaniments, arancini, tin fish selections, light salads, and simple charcuterie, along with classic Italian desserts including cannoli, tiramisu, lemon sorbet, and affogato. The beverage program features martinis, spritzes, select wines, beer, and espresso-based drinks, with an emphasis on quality, balance, and seated service.

All food service is **low-intensity and low-impact**, utilizing cold plating, warming only, or delivery of fully prepared items from licensed vendors. No frying, grilling, or grease-producing cooking is proposed. Equipment is limited to standard bar and café appliances, including an espresso machine, ice machine, refrigeration, and a non-venting countertop warming unit, as approved by the Health Department. This preparation model minimizes noise, odors, and mechanical demand while supporting a controlled, neighborhood-compatible dining experience.

Operations Plan

Cini will operate **Wednesday through Thursday from 4:00 PM to 10:00 PM** and **Friday through Saturday from 4:00 PM to 12:00 AM**, remaining **closed Sunday through Tuesday** except for occasional approved private events. Private events, if approved, will adhere to the same occupancy, noise, and operational standards outlined herein. Staffing will be limited to approximately 5–6 employees during peak hours.

Operations are intentionally low-impact, featuring low-volume ambient background music with no DJs, live entertainment, or amplified sound, creating a calm, seated, conversational environment. Trash will be stored internally or in city-approved receptacles with regular commercial pickup, and deliveries will occur during off-peak hours via front or rear access. No late-night or early-morning deliveries are proposed. All alcohol service will be provided by

trained staff in accordance with Ohio Responsible Alcohol Service standards and emergency procedures, with life-safety systems and egress maintained in accordance with Fire Marshal requirements.

Community Impact & Compatibility

Cini will activate a currently underutilized storefront while enhancing walkability, neighborhood ambiance, and the continued revitalization of the Western Madison Avenue corridor. The concept delivers an upscale hospitality experience rooted in Italian aperitivo culture, emphasizing social connection, quality over quantity, and a relaxed, community-oriented atmosphere. With modest occupancy, limited hours, no outdoor amplification, and a controlled indoor environment, Cini is intentionally designed to integrate seamlessly with surrounding uses and provide a **positive neighborhood amenity** without creating noise, traffic, or nightlife-related disruptions to nearby residential areas.

TREX Liquor License Context (Informational Only)

Due to the current unavailability of standard D-5 liquor permits within the City of Lakewood, the applicant anticipates pursuing a D-5 TREX transfer from another county in accordance with applicable state and local regulations. The TREX process is separate from, and subsequent to, this Conditional Use request; approval of the proposed use serves solely to establish zoning eligibility. Any liquor licensing actions will be coordinated by counsel and will proceed through the appropriate City Council and state review processes at the applicable time.

Thank you for your time and consideration of this application. The applicant appreciates the Planning Commission's review and looks forward to working collaboratively with the City of Lakewood to ensure the proposed use meets all applicable standards and community objectives.

Sincerely,

Cini Hospitality LLC


dotloop verified
12/13/25 11:11 AM EST
JEHN-OF86-XUII-VQU8

Evan Fogarty, Co-Owner


dotloop verified
12/13/25 11:12 AM
EST
LVDA-NH8I-I4DB-ALRI

Fabrizio Cario, Co-Owner

AI RENDERINGS

****AI-generated conceptual rendering shown for illustrative purposes only. Final design subject to change.**



