

**AGENDA  
PLANNING COMMISSION  
JANUARY 4, 2018  
LAKEWOOD CITY HALL**

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

Review docket items

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

1. Roll Call
2. Approve the Minutes of the December 7, 2017 meeting
3. Election of Chairperson
4. Election of Vice-Chairperson
5. Opening Remarks

**OLD BUSINESS**

**CONDITIONAL USE**

6. **Docket No. 12-31-17  
13415 Madison Avenue  
Ohio Wellness LLC**

Fabio Salerno, Ohio Wellness LLC, applicant requests the review and approval of a Conditional Use in order to operate the Ohio Wellness LLC medical marijuana business; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district. This item was deferred from the meeting in December. (Page 3)

7. **13415 Madison Avenue  
ATCL-5 dba: Curated Leaf**

Adam Thomarios, ATCL 5 dba Curated Leaf, applicant requests the review and approval of a Conditional Use in order to operate the ATCL 5 dba Curated Leaf medical marijuana business approximately 2,920 sq. ft. with 12 parking spaces on site; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district. This item was deferred from the meeting in December. (Page 16)

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

Erik Vaughan, The Forest Lakewood, LLC, applicant requests the review and approval of a Conditional Use in order to operate The Forest Lakewood, LLC medical marijuana business; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district. This

item was deferred from the meeting in December. This item was deferred from the meeting in December.  
(Page 55)

## **NEW BUSINESS**

### **RECOMMENDATION TO DESIGNATE**

9. **Docket No. 01-01-18**  
**11730 Detroit Avenue**  
**Reidy Bros. & Flanigan Furniture Co.**

Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to designate the property located at 11730 Detroit Avenue, Reidy Bros. & Flanigan Furniture Co., (PP# 312-33-016) as eligible to become an historic property (HP), pursuant to Chapter 1134. The property is located in a C3 - Commercial, General Business district. (Page 64)

### **CONDITIONAL USE**

10. **Docket No. 01-02-18**  
**13427-29 Madison Avenue**  
**Euro Gyro Restaurant**

Stephen Suhayda, Architect, applicant requests the review and approval of Conditional Use for seasonal sidewalk dining, pursuant to Section 1129.02 – Principal and Conditional Permitted Uses, Section 1129.13 – Supplemental Regulations for Outdoor/Seasonal Dining Facility, Section 1161.03(t) – Supplemental Regulation for Specific Uses - Outdoor/Seasonal Dining, and Section 1173.02 – Determination of Similar Use. A “Use of Public Agreement” may be required; approval by Architectural Board of Review was granted at its December 14, 2017 meeting. The property is located in a C3, Commercial, General Business district. (Page 83)

## **ADJOURN**

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## **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. PL17-002171  
DOCKET No. 12-31-17  
FEE PAID \$150.00 js check

**APPLICATION**  
**LAKWOOD PLANNING COMMISSION**

Property Address 13415 Madison Avenue Business/Tenant Name Ohio Wellness LLC  
Property Owner Name Sunshine Development Properties Owner Phone 216-228-8833 ext. 117  
Owner E-mail ta@unitedreaders.com Zoning C-2 Parcel Number 315-16-009  
Project Summary Medical Marijuana Dispensary

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): Fabio Salerno Company Ohio Wellness LLC

Applicant Address: 7603 Old Rockside Road, Independence, OH 44131

Phone: 216-328-9278 Fax: 216-447-9844 E-mail: tom@landsongeng.com

Signature: Fabio Salerno Date: 11.13.17

**OFFICE USE ONLY:** Application Reviewed and Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD. \_\_\_\_\_ SECTION \_\_\_\_\_

3

November 13, 2017

City of Lakewood  
Planning and Development  
12650 Detroit Ave.  
Lakewood, Ohio 44107

**Re: Dispensary Application at 13415 Madison Ave., Lakewood, Ohio**

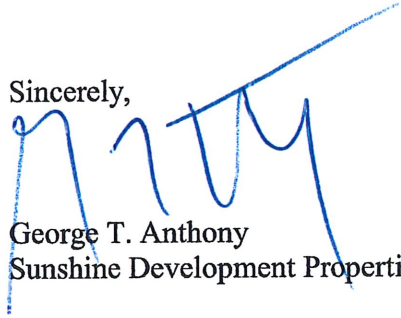
To Whom It May Concern:

Sunshine Development Properties is the owner of 13415 Madison Ave., Lakewood, Ohio and I am a member of the Corporation.

Sunshine Development Properties hereby gives Ohio Wellness LLC authorization to apply to the City of Lakewood for a conditional use permit for the purpose of operating an Ohio Medical Marijuana Dispensary.

If you have any questions, please do not hesitate to contact me at 216-228-8833.

Sincerely,



George T. Anthony  
Sunshine Development Properties

OHIO WELLNESS LLC.

7603 Old Rockside Rd  
Independence, OH 44131  
(216)328-9278 tel.  
(216)447-9844

## MEDICAL MARIJUANA DISPENSARY Written Description of Request


<b>SUBMITTED TO:</b> The City of Lakewood	<b>DATE:</b> 11/12/2017
<b>PROJECT:</b> Medical Marijuana Dispensary	<b>LOCATION:</b> 13415 Madison Avenue Lakewood, OH

Ohio Wellness LLC is applying to the Ohio State Board of Pharmacy for a Medical Marijuana Dispensary license at 13415 Madison Avenue, Lakewood, Ohio. The parcel is .247 acres with an existing building that is 3200 square feet and will require a buildout to meet the State of Ohio's requirements for a dispensary. The attached floor plan and security diagram are detailed and drawn to scale.

Ohio Wellness LLC

By: \_\_\_\_\_

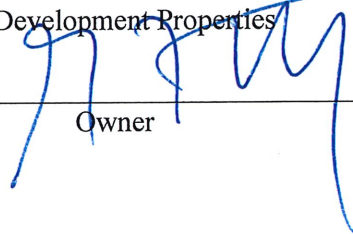
Fabio Salerno

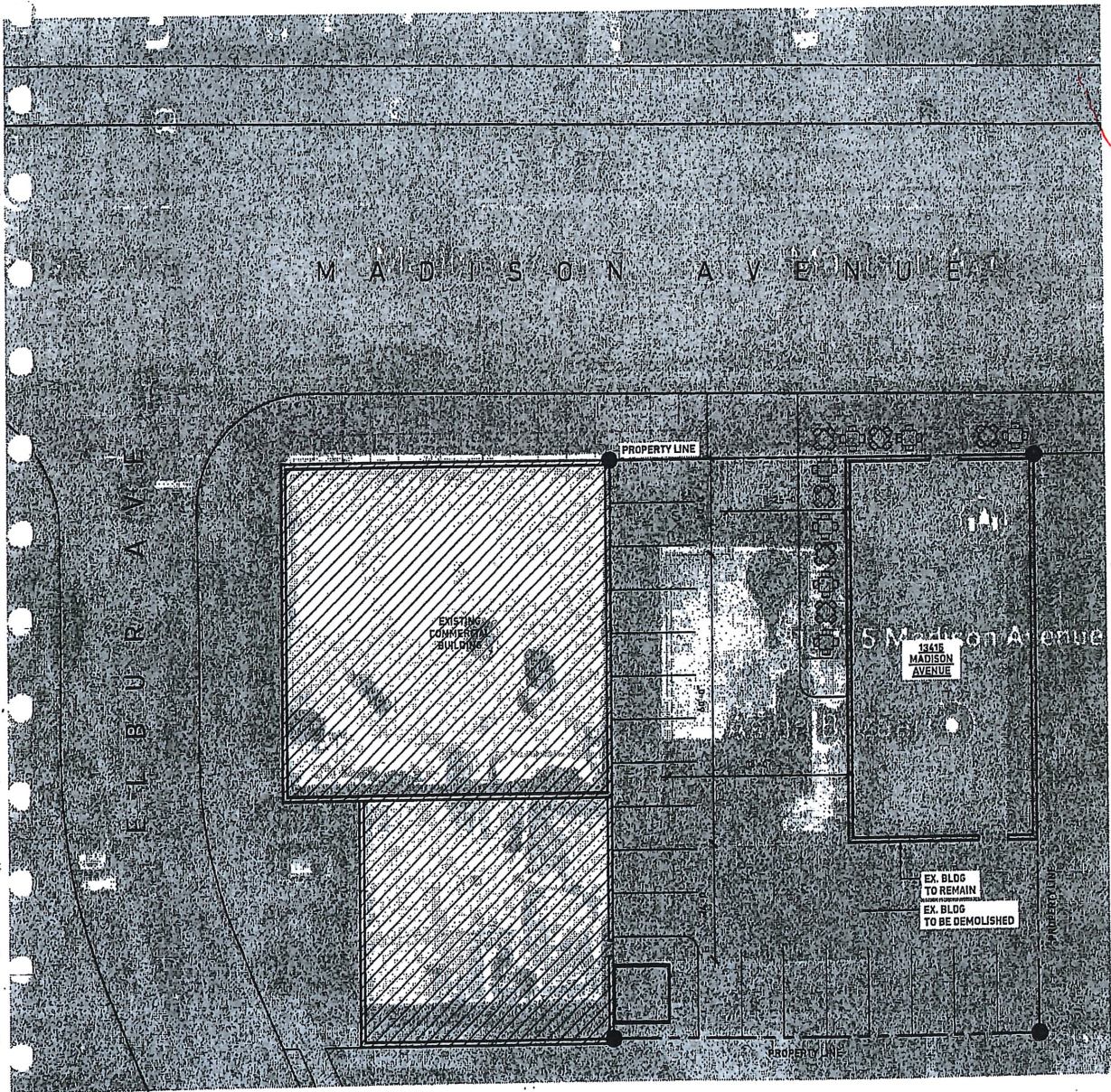


Sunshine Development Properties

Signature: \_\_\_\_\_

Owner



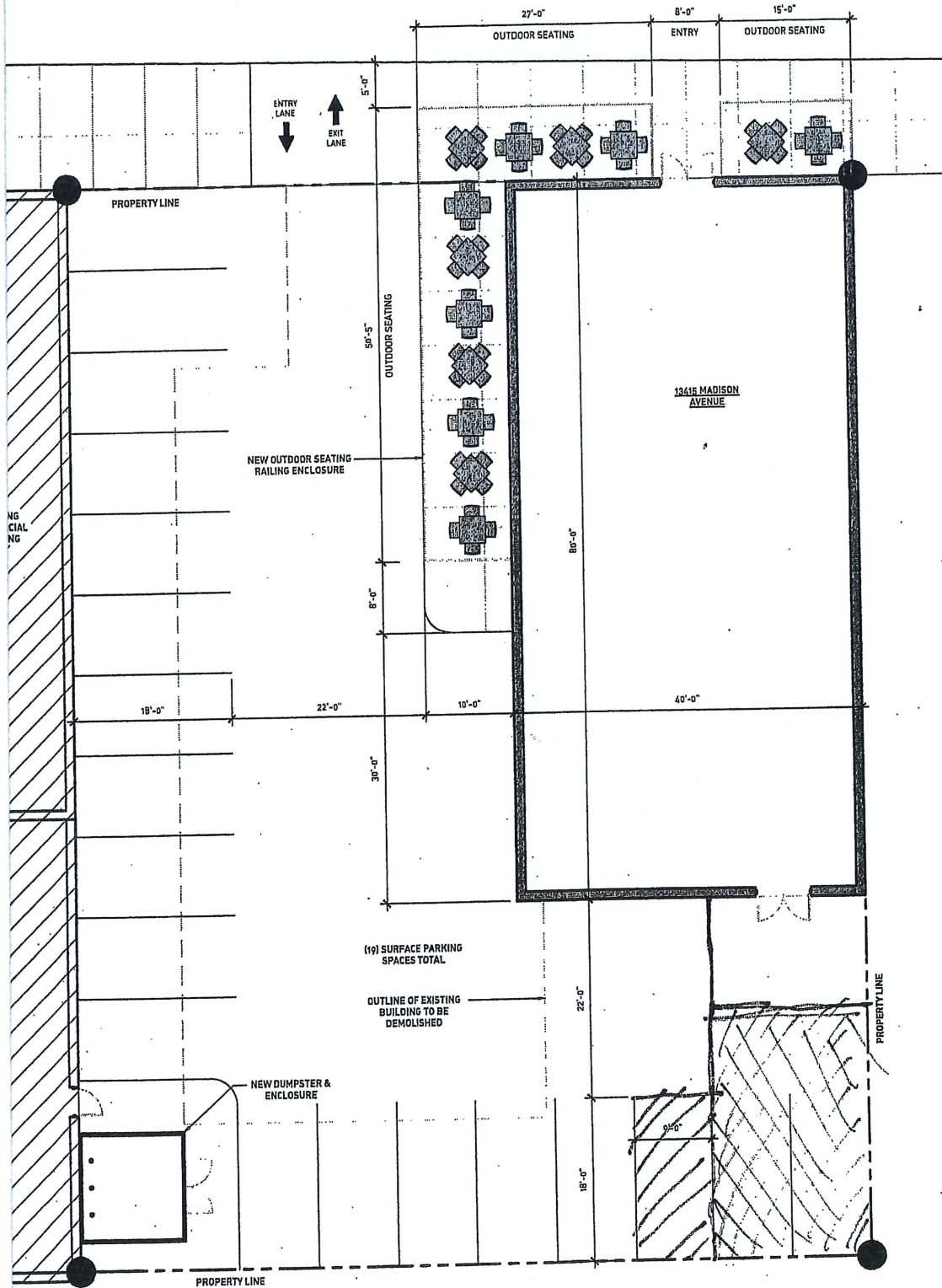


*Not to Scale 7*

**OVERALL SITE PLAN**  
SCALE: 1/16" = 1'-0"



MADISON AVENUE



ADDK, INC. - 10417 Madison Avenue, Lakewood, OH 44177 - P: 330.777.9791 - F: 330.777.1981 - W: www.addk.com

ARCHITECTURE OFFICE - DAVID KRIS

PROJECT TITLE:

**13415 MADISON AVE.**

PROJECT:

13415 MADISON AVE.  
LAKEWOOD, OH 44177

ESCALATE:

AUTHORIZATION:

SHEET TITLE - JOB NO. 1740

SHEET NO. a1.1

PRELIMINARY  
NOT FOR CONSTRUCTION

THESE DRAWINGS, DESIGN, CO AND INFORMATION ARE THE EXCLUSIVE PROPERTY OF ADDK. THEY ARE FOR CONSTRUCTION AT THE SITE INDICATED. UNAUTHORIZED USE, ALTERATION, REPRODUCTION OF THE DOCUMENT AND DESIGN IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM ADDK, INC.

8

a1.1

**SITE PLAN**

SCALE: 1/16" = 1'-0"



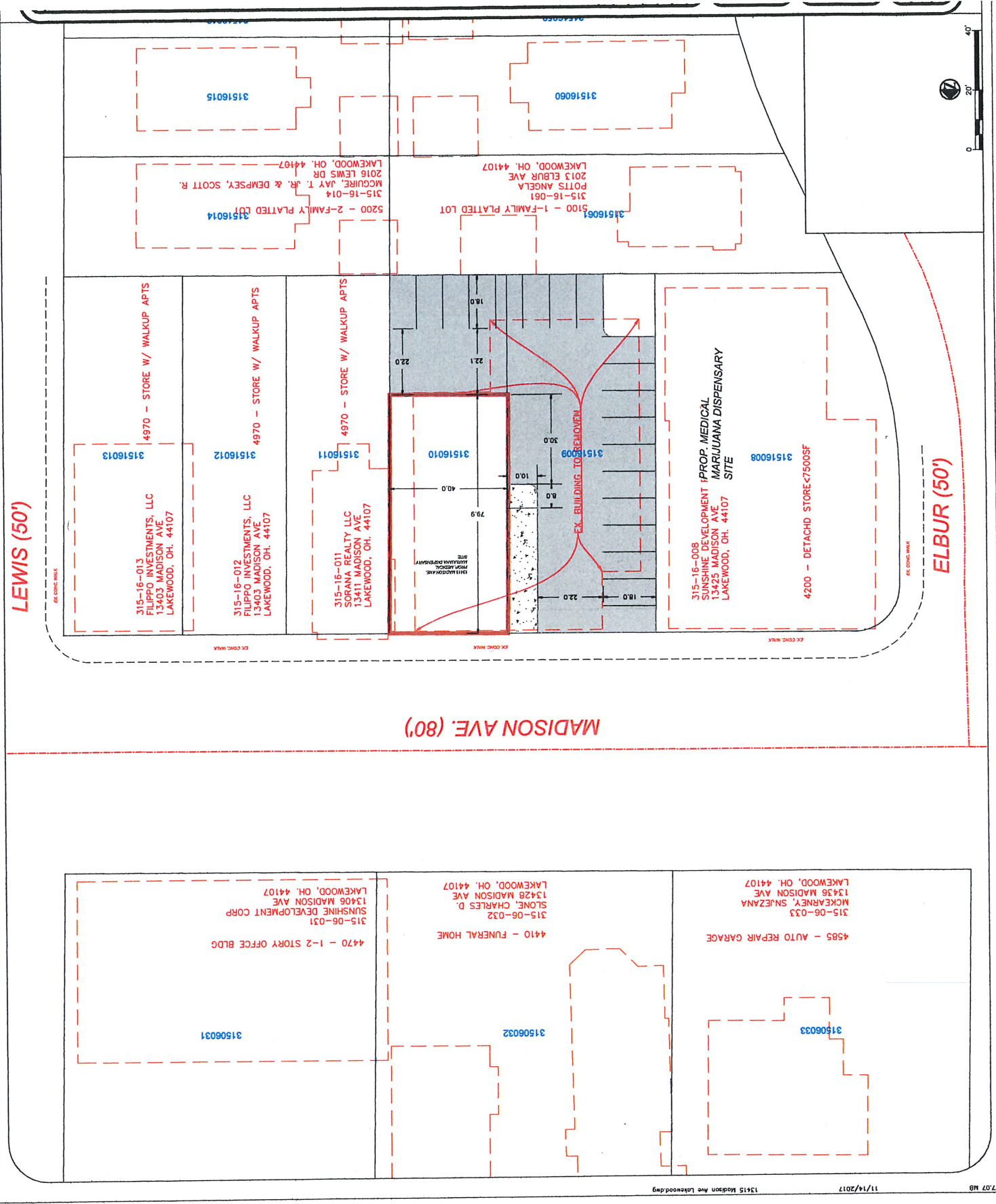
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a1.1



A.100

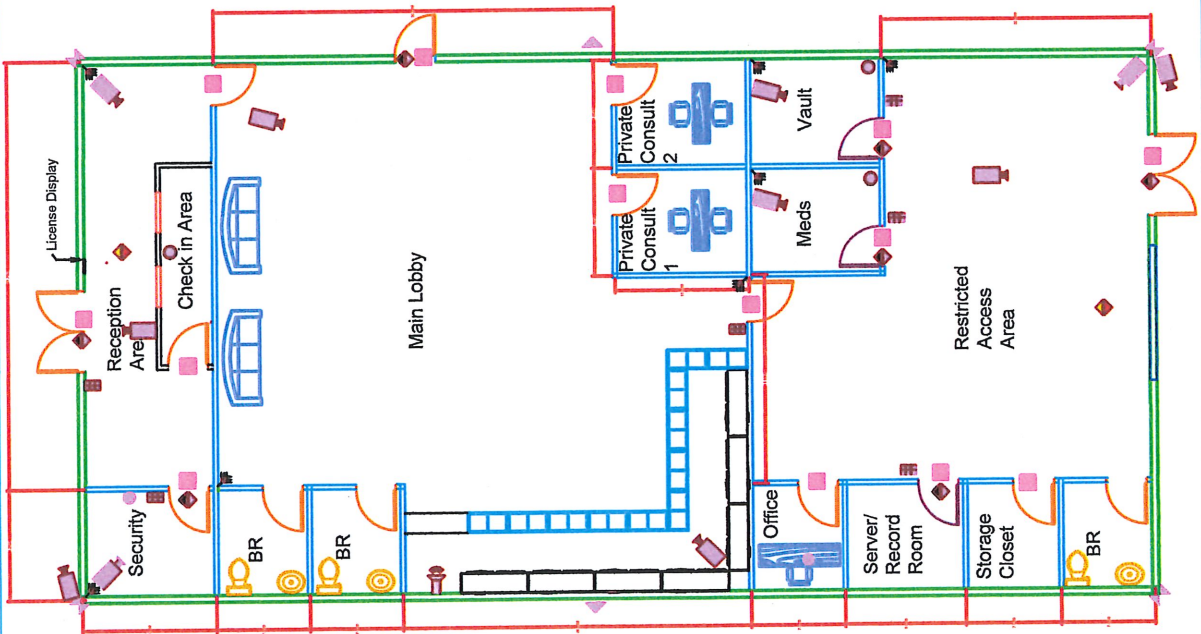
A.500

A.100



Not to Scale 6

Room	Dimensions	Sq Ft
Reception Area	10x11.75	317.5
Security	10x4.25	92.5
Bathroom	7x8.25	57.75
Bathroom	7x8.25	57.75
Private Consult 1	10x8	80
Private Consult 2	10x8	80
Wait Lobby	30x31.75	952.5
BR	20x6.25	214.5
BR	10x15.75	157.5
Acad	10x8	80
Acad	10x8	80
Storage Closet	7x8.25	57.75
Office	7x8.25	57.75
Server/Record Room	7x8.25	57.75
Storage Closet	7x4.25	29.625
Restricted Access Area	30x15.5	465
	20x10	320



Check in counter	Check in counter
Glass display counter	Glass display counter
Sofa	Sofa
Desk/table	Desk/table
Chairs	Chairs
Toilets	Toilets
Sinks	Sinks
Rollup/delivery doors	Rollup/delivery doors
Double Doors	Double Doors
Single Doors	Single Doors
Level 2 Doors	Level 2 Doors
Flood Lights	Flood Lights
Access Controls Doors	Access Controls Doors
4MP Fixed Camera	4MP Fixed Camera
Door Contact	Door Contact
Glass Break Detector	Glass Break Detector
Motion Detector	Motion Detector
Panic Button	Panic Button
Keypad	Keypad
Siren	Siren

13415 LAKEWOOD AVE.,  
OHIO 44107



Front View of Building at 13415 Madison Avenue, Lakewood



Side and Front View of Building at 13415 Madison Avenue, Lakewood



Side View of Building at 13415 Madison Avenue, Lakewood



Side View of Building at 13415 Madison Avenue, Lakewood



Back View of Building at 13415 Madison Avenue, Lakewood



Interior View of Building at 13415 Madison Avenue, Lakewood



Interior View of Building at 13415 Madison Avenue, Lakewood



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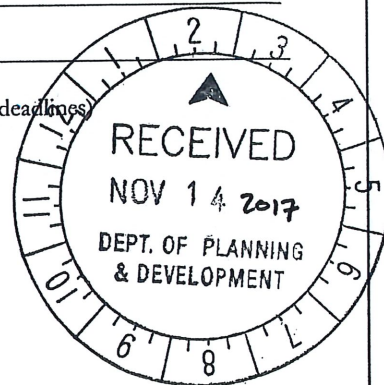
**APPLICATION**  
**LAKWOOD PLANNING COMMISSION**

Property Address 13415 Madison Ave Business/Tenant Name ATCL-5 dba: Curated Leaf  
Property Owner Name Sunshine Development Owner Phone 305-987-8575  
Owner E-mail anthonygta@aol.com Zoning \_\_\_\_\_ Parcel Number 315-16-009  
Project Summary Medicinal Marijuana Dispensary aprox 2,920 sq feet  
with 12 parking spaces on site.

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)
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- Similar Use – (Commercial \$50, Residential \$25)
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- 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): Adam Thomarios Company ATCL 5 dba: Curated Leaf  
Applicant Address: 1 Canal Square Plaza #1501 Akron, OH 44308  
Phone: 330-813-0268 Fax: 330-670-9993 E-mail: athomarios@thomarios.com  
Signature: [Handwritten Signature] Date: 11/13/17

**OFFICE USE ONLY:** Application Reviewed and Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD. \_\_\_\_\_ SECTION \_\_\_\_\_

16



To: Lakewood Planning Commission

Request of 13415 Madison Ave

I Tony E Anthony of Sunshine Development Properties LLC an Ohio LLC,  
it's *Tony E Anthony* of 13415 Madison Ave in Lakewood OH have signed a lease  
agreement contingent upon the State of Ohio's award to ATCL 5 LLC dba: Curated Leaf at 13415  
Madison Ave to operate a medicinal marijuana dispensary.

The request by Adam Thomarios one of the owners of ATCL-5 LLC dba: Curated Leaf is to grant  
conditional use for the location listed above inside the city of Lakewood. It is the state's decision based  
on qualifications and their scoring system of each application to award licensees in the state of Ohio and  
in each respective district. There will be 5 licensees awarded in Cuyahoga County, I have attached the  
district and region maps that shows and how the state has allocated districts and regions. It is Curated  
Leaf's mission statement to provide pharmaceutical grade medical cannabis to the patients who are in  
need of medicine while partnering with local community officials, police and emergency responders to  
provide a safe, responsible and secure retail location all while adhering to strict state/ local compliance  
laws and regulations. Curated Leaf will partner with the community to hire local, train local, and support  
local causes. In addition Curated Leaf will educate patients and the local community on medical effects. I  
have attached a short Bio and background on our group in the following attachment. Our group will be  
present at the next planning commission meeting.

Sincerely,

*Tony E Anthony*

*Tony E. Anthony, Member*

Sunshine Development Properties LLC

Date *11-14-17*

*Adam Thomarios*

*Adam Thomarios owner*

ATCL

Date *11/14/17*

To: Lakewood Planning Commission

Letter of Authorization on Property Use by Owner/ Tenant

11/14/17

I Tony G. Anthony of Sunshine Development Properties LLC an Ohio LLC,  
it's Member of 13415 Madison Ave in Lakewood OH will allow the building  
and parking areas to be used for a medicinal marijuana dispensary. It is Sunshine Development  
Properties intent if awarded by the State of Ohio to lease the building and its parking to ATCL 5 LLC dba:  
Curated Leaf for as such noted above.

Sincerely,

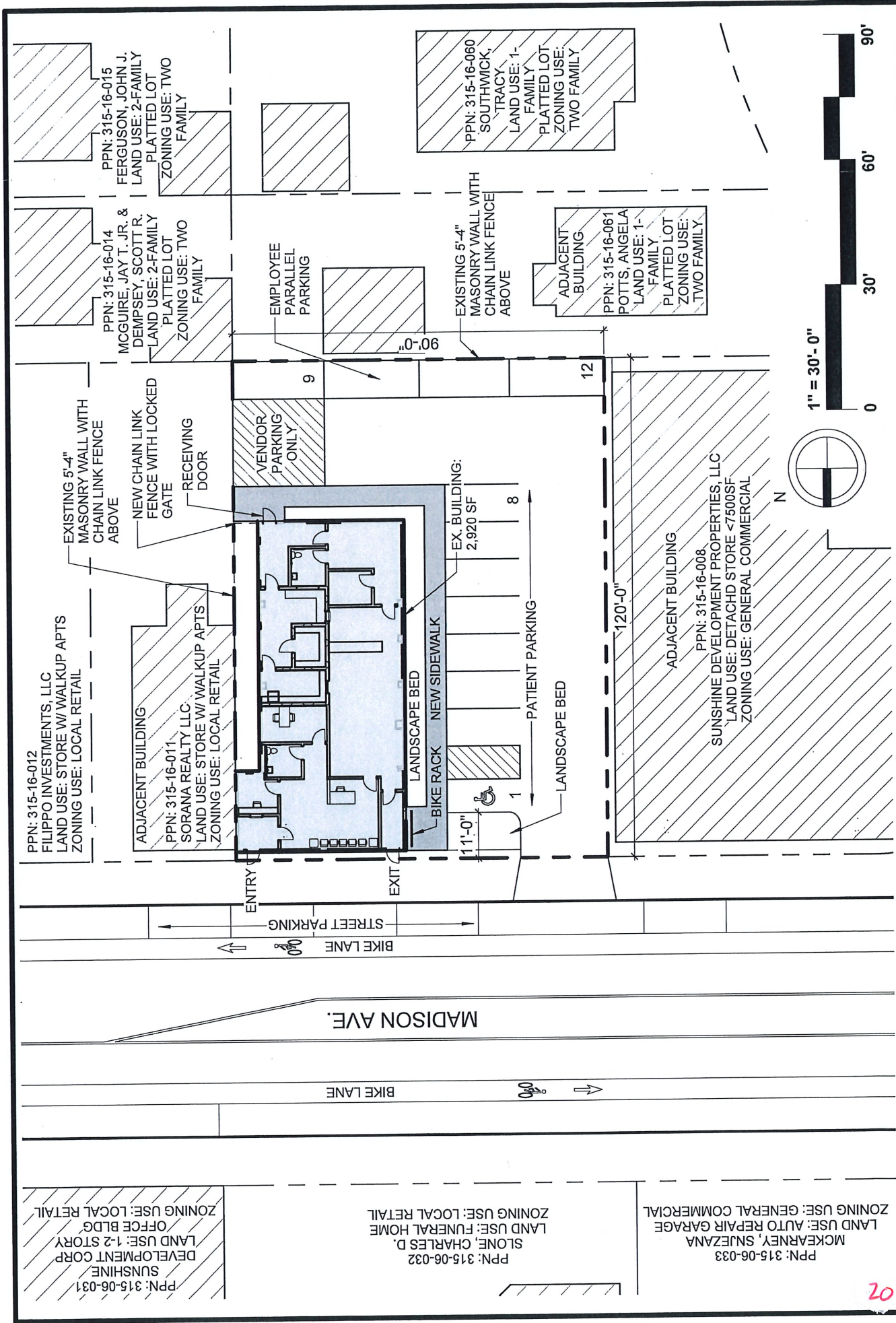


Date 11-14-17

Contact: 216-228-8833

ATCL 5 dba: Curated Leaf  
Owner -

 11/14/17



SHEET NAME  
**SITE PLAN**

SHEET NO.  
**SK04**

PROJECT INFORMATION

DISPENSARY - 13415 MADISON AVENUE LAKEWOOD, OHIO 44107  
 DATE: NOVEMBER 14, 2017  
 PROJECT NO. 25617



**STATE OF  
OHIO**  
BOARD OF PHARMACY



## **State of Ohio Board of Pharmacy Dispensary Districts**

### **Overview**

As one of three state agencies responsible for developing, implementing and overseeing the Ohio Medical Marijuana Control Program, the Board of Pharmacy is tasked with determining where medical marijuana dispensaries will be located. To assist in making this determination, the Board developed dispensary districts.

The dispensary districts were created after considering the following:

- **Established rules and regulations in other state medical marijuana programs**
- **Patient populations**
- **Consultation with regulators in other states**
- **Ohio's population**
- **Existing compliance resources for the State Board of Pharmacy**
- **Access to major Ohio roadways**

The following pages include five maps. The first map depicts the entire state divided into the four quadrants that comprise the Board's compliance regions. The maps on pages 3 through 6 break out the dispensary districts within each region and provide the maximum number of dispensaries in each district.

An initial draft of the dispensary districts was published for public comment from July 26, 2017 to August 11, 2017. As a result of evidence received during that period the maximum number of dispensary licenses available in Northeast District 5 was increased from 1 to 2 and the maximum number of dispensary licenses available in Northeast District 6 was decreased from 3 to 2.

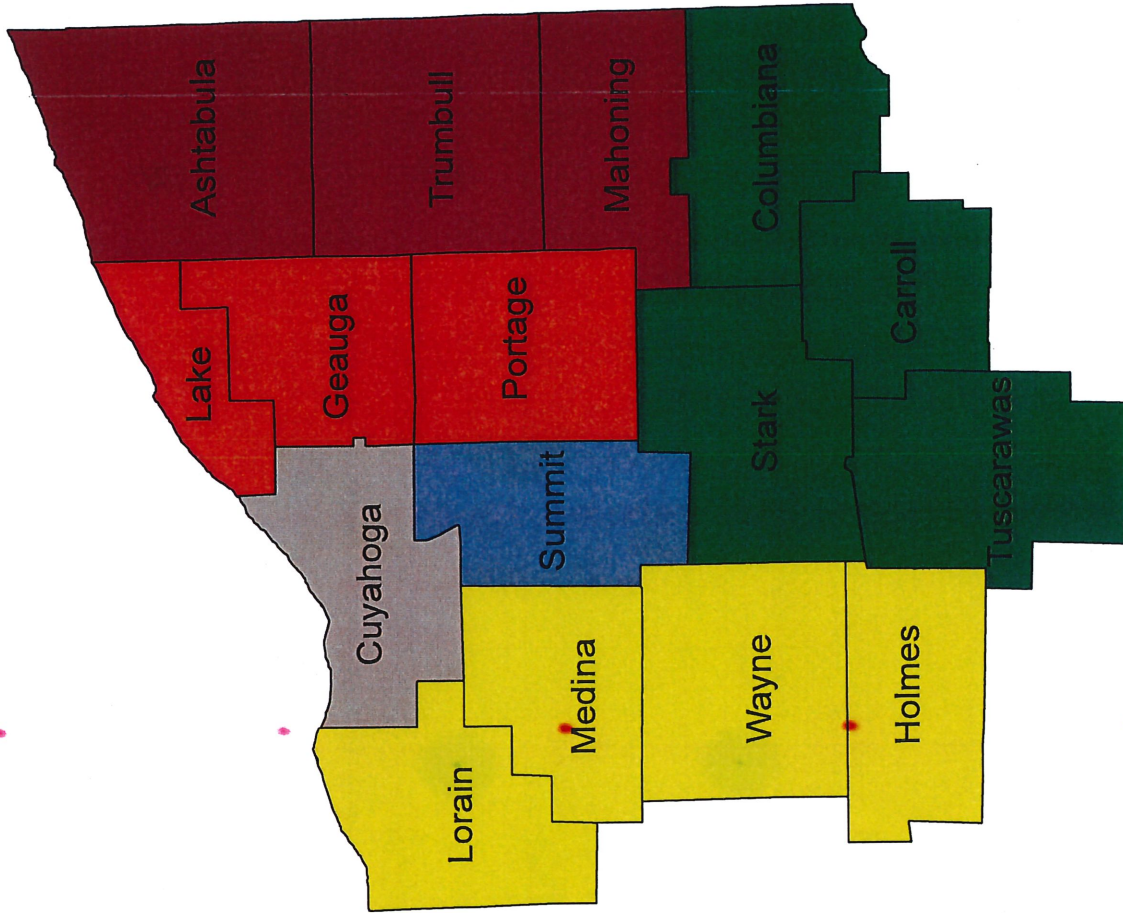


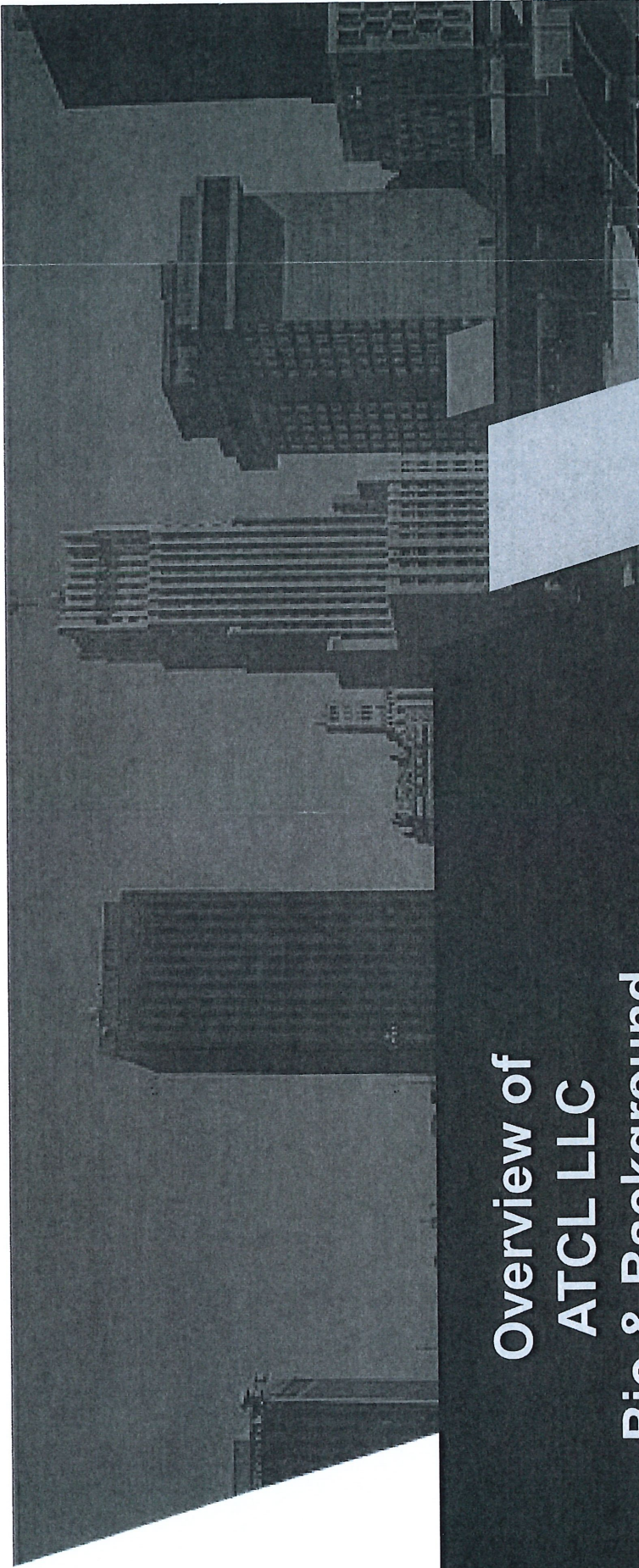


## NORTHEAST

18 Total Dispensaries

- NE DISTRICT 1**  
- 3 Dispensaries
- NE DISTRICT 2**  
- 5 Dispensaries
- NE DISTRICT 3**  
- 3 Dispensaries
- NE DISTRICT 4**  
- 3 Dispensaries
- NE DISTRICT 5**  
- 2 Dispensary
- NE DISTRICT 6**  
- 2 Dispensaries





**Overview of  
ATCL LLC  
Bio & Background**

October, 2017

# Executive Team & Qualifications

- Our diverse expert team has experience working at some of the top business and non-profit organizations in their respective fields.



CEDARS-SINAI MEDICAL CENTER



BARCLAYS



ING FINANCIAL PARTNERS

**THOMARIOS**



**CYNVENIO**  
biosystems



**NOMURA**  
Connecting Markets East & West



Licensed Nevada Medical Marijuana  
Establishment since 2014



**THE CURATED LEAF**

# Our Team

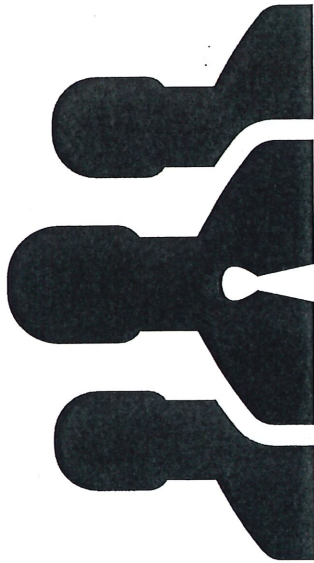


## Adam Thomarios Founder & President

Vice President – Thomarios Corporation

20+ years in the construction industry, specializing in General Construction and Commercial Industrial Coatings. Accredited certified coatings inspector with over 5 years of nuclear construction experience managing projects, as well inspections and safety training.

BA from The Ohio State University



## Michael Bang CEO & CFO

CEO & CIO of Calyx Peak Capital – a Cannabis-Centric Investment Funding Company

CFO & COO of Urban Hills Nevada –Registered Medical Marijuana Establishment

CEO of Curated Leaf – Non-Profit in process of obtaining 3 Registered Medical Dispensaries, 1 cultivation and 1 production facility in Massachusetts

Principal and Founder of 2116284 Ontario Ltd – specializes in commercial real estate investments

Prior to his roles at Calyx Peak Capital & Urban Hills Nevada, Michael was a highly accomplished global finance professional with over 18 years of experience at leading global investment banks with his last role as Managing Director at Goldman Sachs specializing in Technology Sector Equity Research.

# Our Team



## Dr. Paul Y. Song M.D. Chief Medical Officer

Chief Medical Officer of ATGen Global & Cynvenio

Chief Medical Advisor to Curated Leaf (Massachusetts), a Medical Cannabis Non-Profit (pending)

National Board of Physicians for a Health Program & Co-Chair for a Campaign for a Healthy California

Recently left Cedars-Sinai Medical Center -- Radiation Oncology and currently volunteers his time seeing Medicaid & the uninsured at Dignity California Hospital. Previously served as Executive Chairman (2013-2016) of the Courage Campaign, a progressive organization of 1,200,000 members.

Dr. Song is a strong proponent of medicinal marijuana and has actively integrated it into his medical practice for nearly a decade.

He is very concerned about the overwhelming problem of opioid addiction and abuse, and has substituted medicinal marijuana for opioids whenever possible.

BA in Biological Sciences with Honors from University of Chicago & MD from George Washington University. Residency in Radiation Oncology at University of Chicago Medical Center and served as Chief Resident



## Robin Guter Medical Advisor

Currently a Manager at the Cleveland Clinic in Cleveland OH with a specialty in compound pharmacy.

Registered Licensed Pharmacist

Certificates:

- Training for Cannabis and Medical Dispensary Jobs in Pennsylvania (Hempstaff)
- Six Sigma Lean/DFSS Green Belt Certification (Aveta Business Institute)
- Board Certificate in Pharmacotherapy Specialty (American College of Clinical Pharmacists)
- Acute Cardiac Life Support Provider (AHA)
- Immunization Certification (University of Findlay & the Ohio State Board of Pharmacy)

Ms. Guter has several leadership roles within the Cleveland Clinic and the Ohio Pharmacy Industry.

MBA Ursuline College

BA University of Findlay – College of Pharmacy

# Our Team



## Store Management Team

Our dispensary management team members are all currently operating in highly regulated medical marijuana states with credentials with a combined 30 years of experience in the cannabis space. Collectively they have over 1,000,000 patient transactions under their supervision at their respective roles.

- **Sabrina Andrews:** Vice President of Frosted Leaf (Denver, CO)
- **Grace Noe:** Manager of LivWell (Denver, CO)
- **Rachel Martinez:** Manager of Sweet Leaf Marijuana Centers (Denver, CO)
- **James Williams:** Principal of CompliantC LLC – Cannabis Consulting Company, Manager of High Street Growers (Denver, CO), Green Solution (Denver, CO)
- **Stan Sullivan:** Manager of Seed & Smith (Denver, CO), Colorado Moonrocks (Denver, CO)



## Technical Operations

- **Quality Assurance:** David Zalewski is an accomplished scientist with prior roles in the US Air Force, Eli Lilly & Smith Detection with a Master in Science Chemistry & BS in Chemistry.
- **Compound Pharmacist:** Monica Vialpando, PH.D. is a compound pharmacist and current founder and CTO of Casually Baked, a cannabis infused topical line out of California.
- **Pharmacists:** Jenna Steinbach, Andy Laymon, Kris Hansen and John Komara are all experienced retail pharmacy retail managers locally in Ohio. They all have backgrounds working in large scale pharmacy stores.
- **Head of Security:** Drew Alexander is a retired Summit County Sheriff and is the advisor/officer to ATCL.

# Capital Investment Partners



## Calyx Peak Capital

- Calyx Peak Capital is a cannabis centric investment group headed by Michael Bang (CEO) & where Dr. Paul Song serves as a general partner and Chief Medical Officer of the company.
- Collectively Calyx Peak Capital has gathered over \$7.5million in capital committals from investors for the expansion and build out of the ATCL operations in Ohio in the event of procurement of Dispensary Permits by the state of Ohio.
- Calyx Peak Capital currently holds significant stakes in:
  - Nevada: a 22,000 square foot state of the art cultivation facility permitted by the Nevada DPBH.
  - California: extraction facility in pending status
  - Ohio: Pending Application for:
    - 1 Cultivation, 5 Dispensaries & 1 Manufacturing Permit
  - Massachusetts: Pending Provisional Permit for;
    - 3 Dispensaries, 1 cultivation and 1 Manufacturing Permit
  - Heally: a cloud based telemedicine medical card platform & marketplace
  - Pending purchase:
    - California: 220,000 square foot greenhouse medical marijuana farm.
    - PRE-ICO Dispensary + cultivation in Los Angeles.

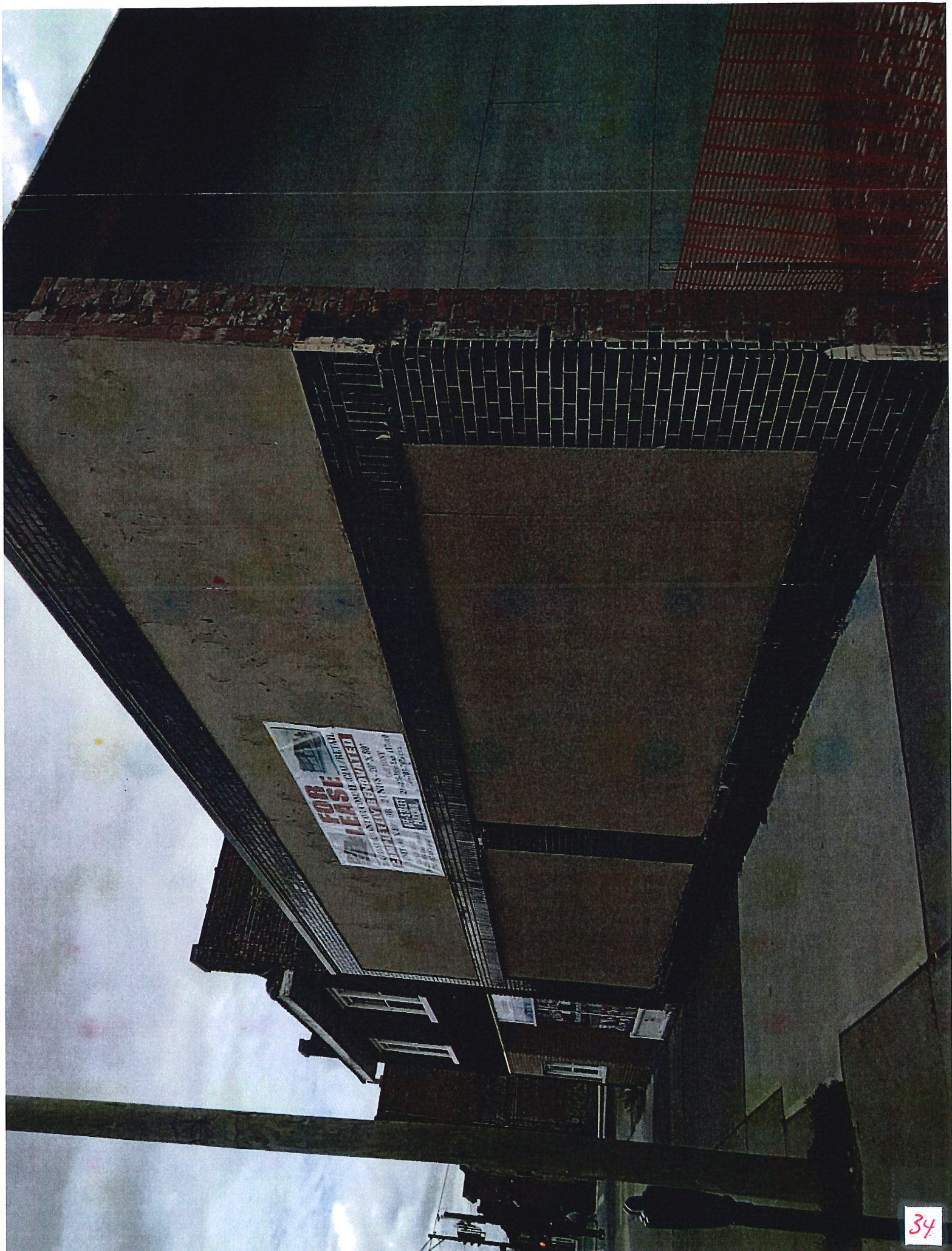
# Mission Statement & Objective

- **Mission Statement:**
  - To provide pharmaceutical grade medicinal cannabis to the local community
  - Affordable prices that promote patient access
  - Partner with the Community: Hire local, train local, support local
  - Educate patients and the local community on medical effects
- **Objective:**
  - Providing medical cannabis with targeted medicinal impact
  - Best business practices
  - Environmentally sound
  - Strict compliance and the highest safety standards









**FOR LEASE**  
COMMERCIAL BUILDING  
2000 SQ. FT.  
CALL 503-255-1111  
1000 N. 10TH ST. SEASIDE, OR 97138  
PRESIDENT REALTY  
503-255-1111  
WWW.PRESIDENTREALTY.COM

camobile  
Call the world for less  
**ALLI GROCERY**  
6 - 744 - 7506

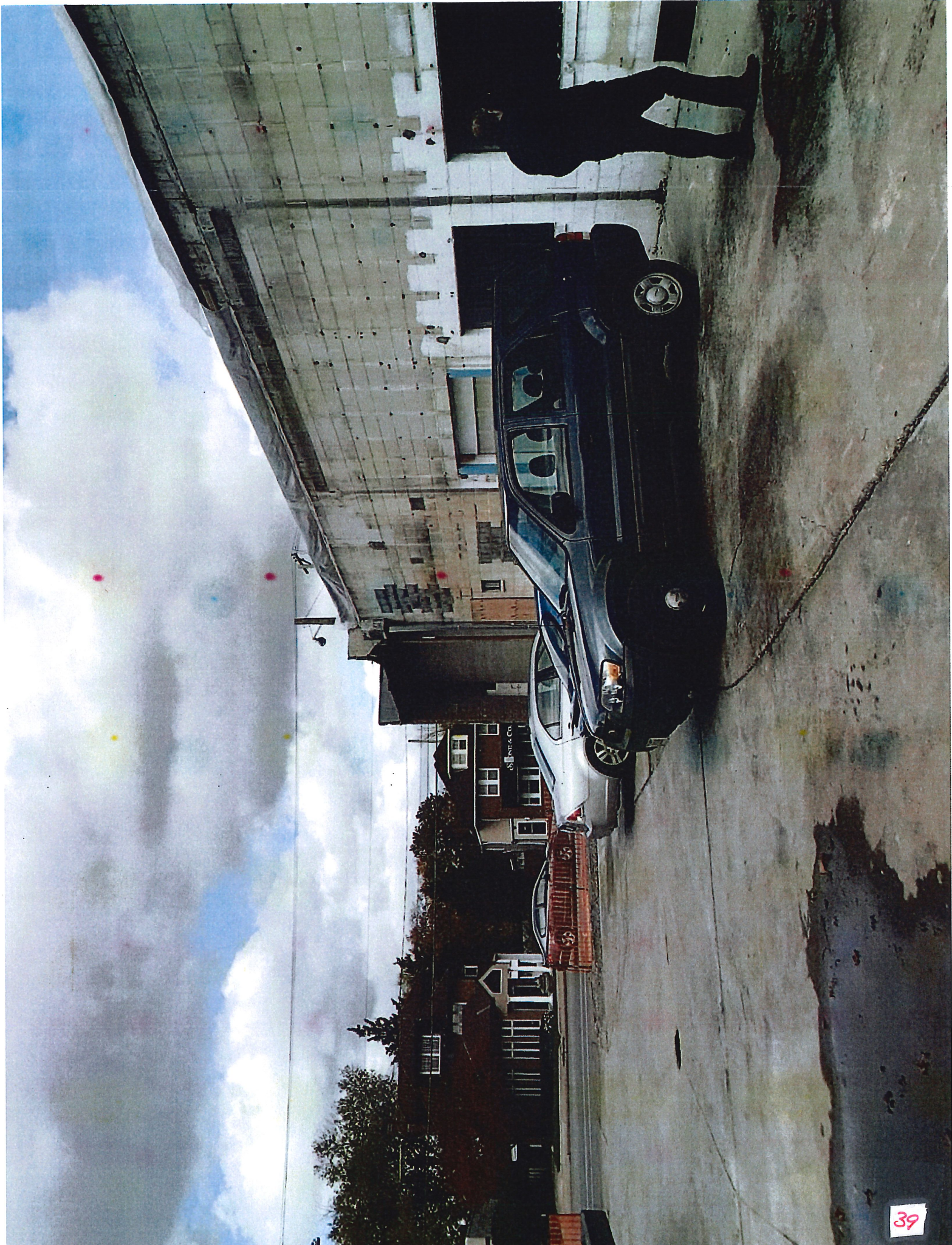
City  
BAZZAR  
grocery store

FOR SALE  
CALL 744-7506  
13427

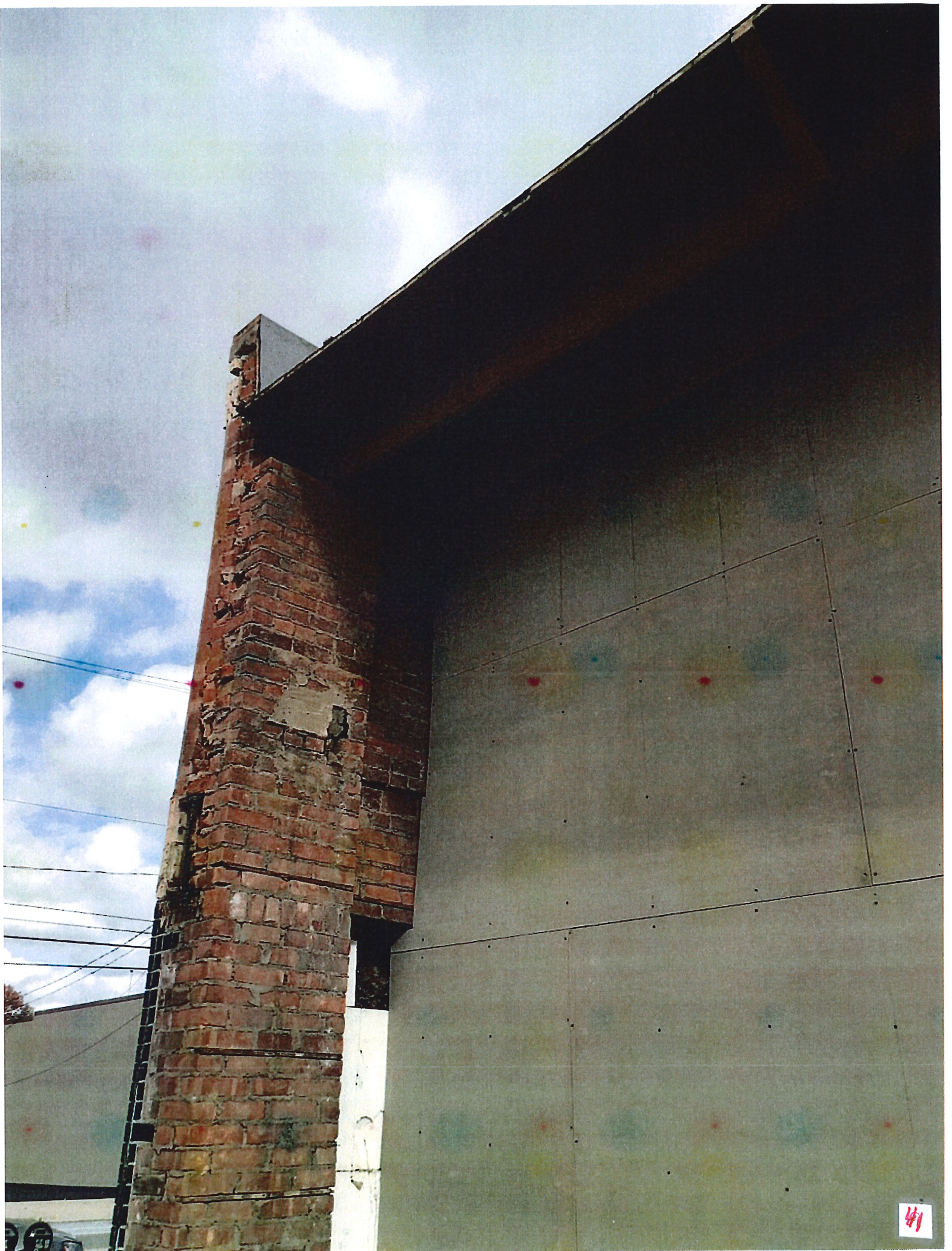




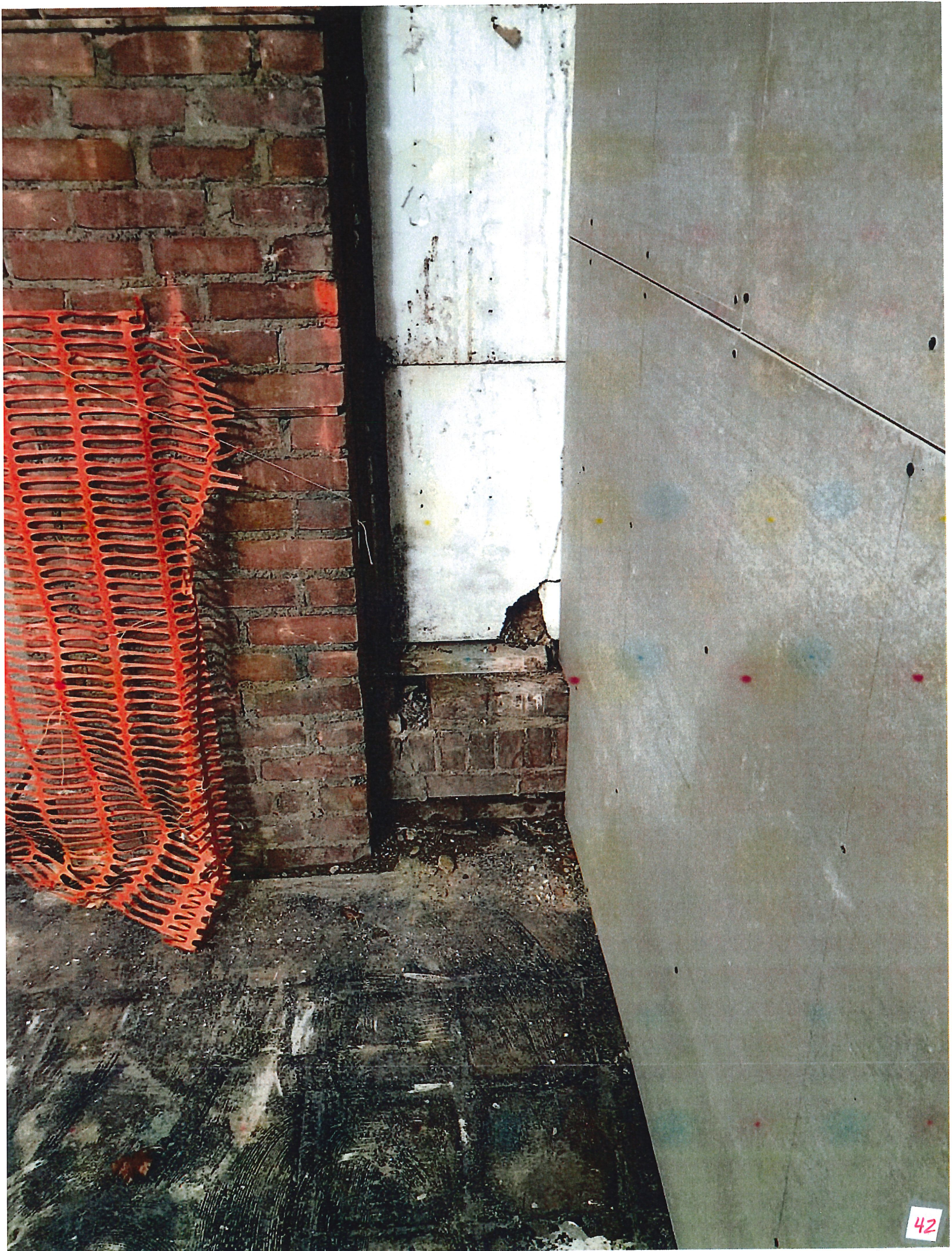


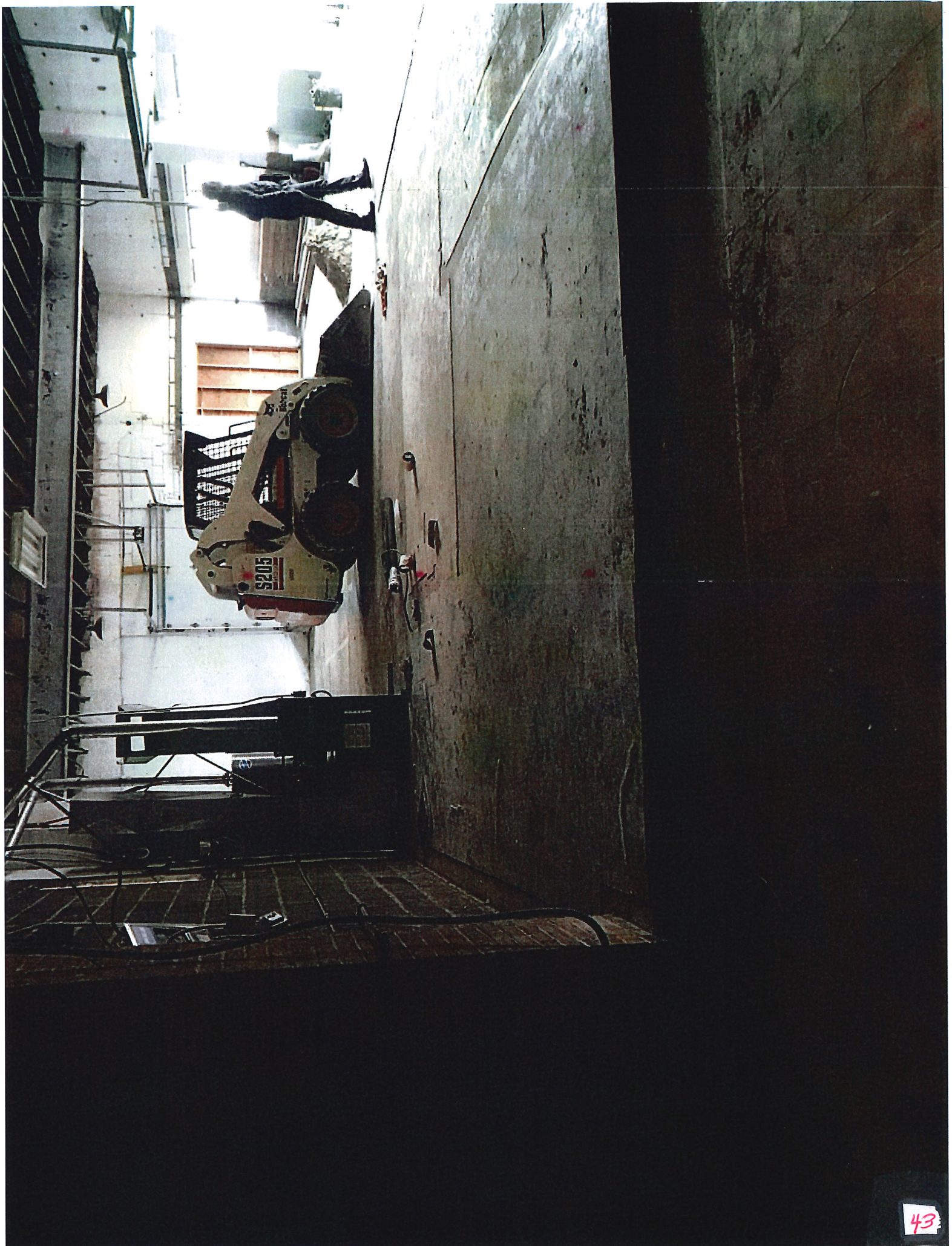


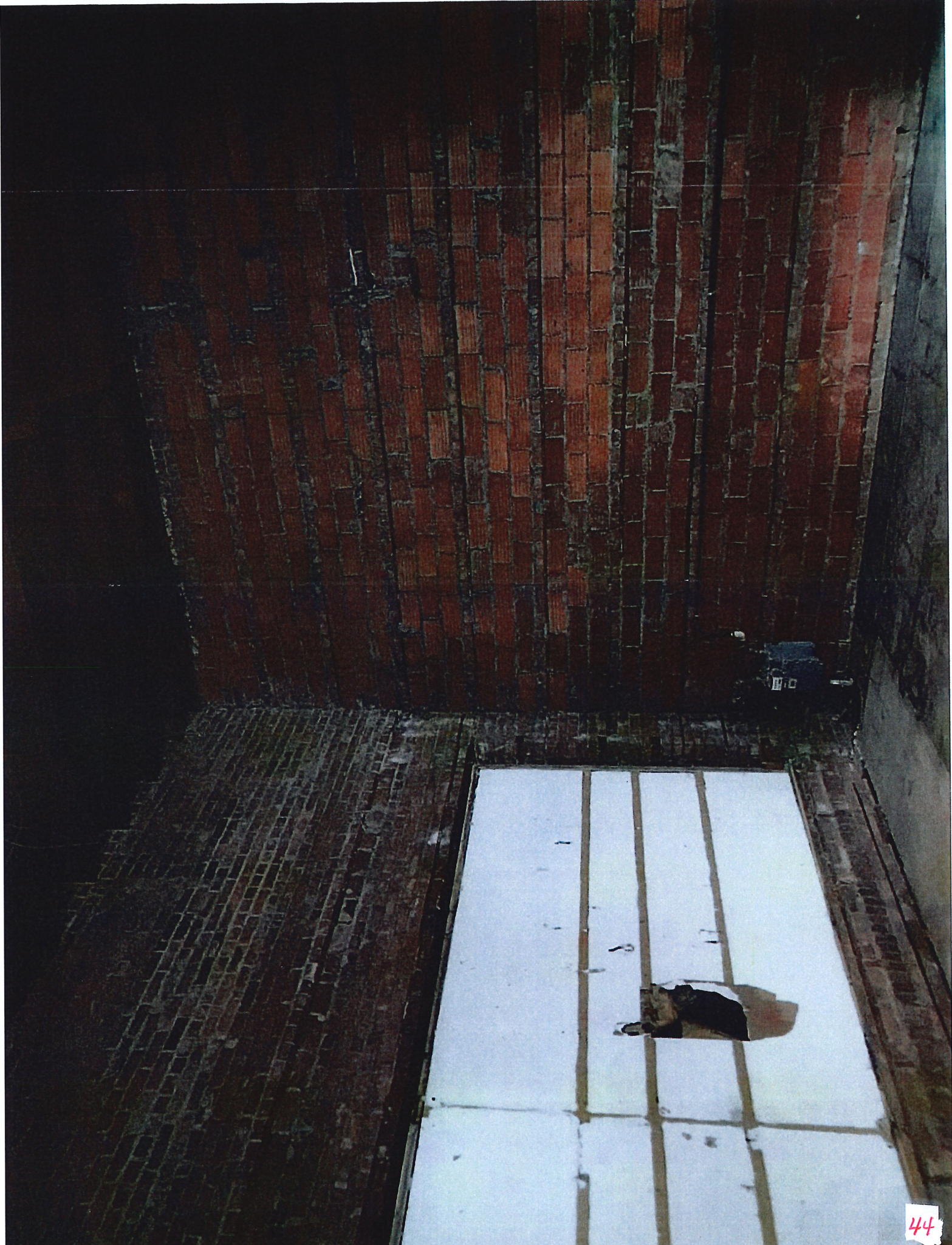




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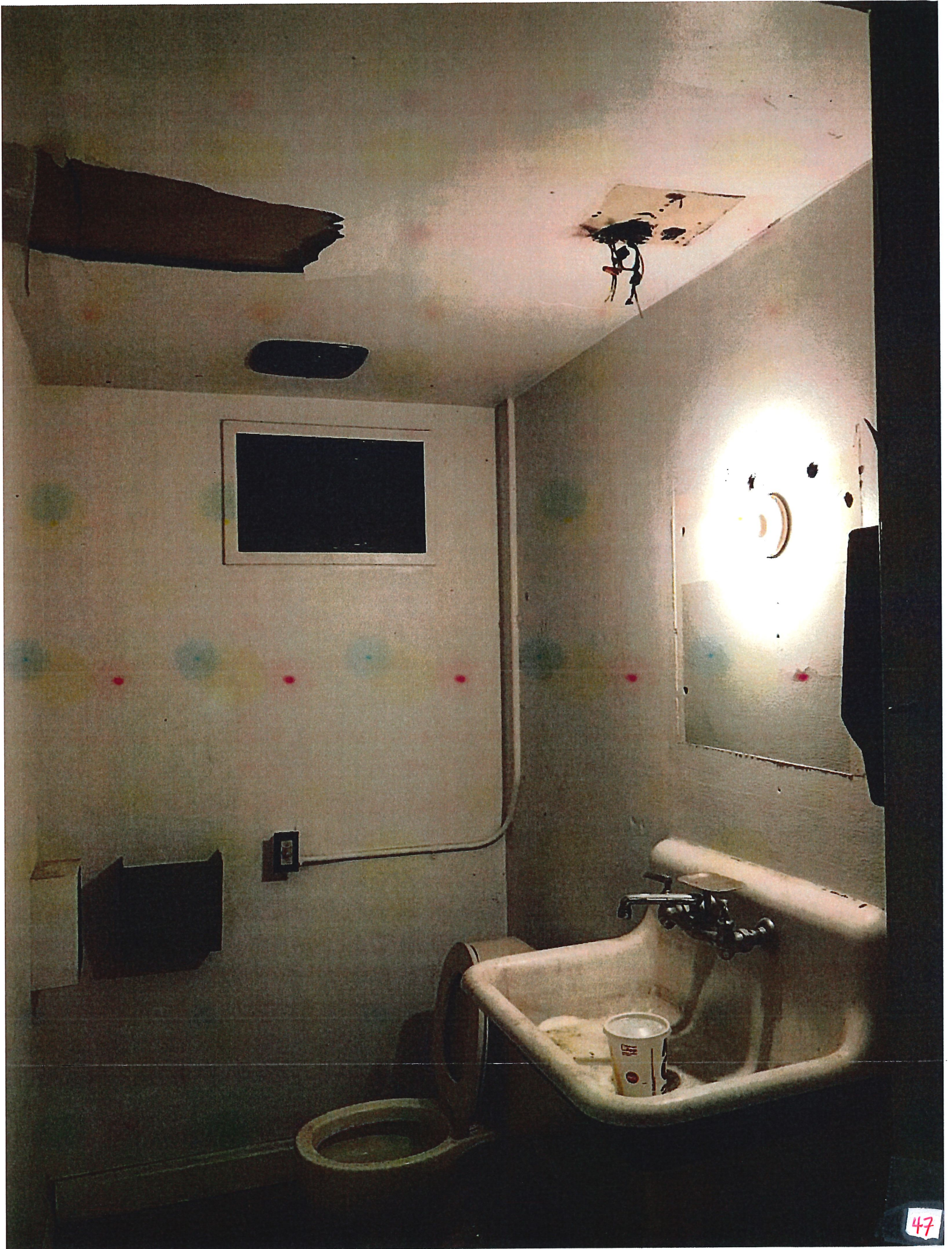








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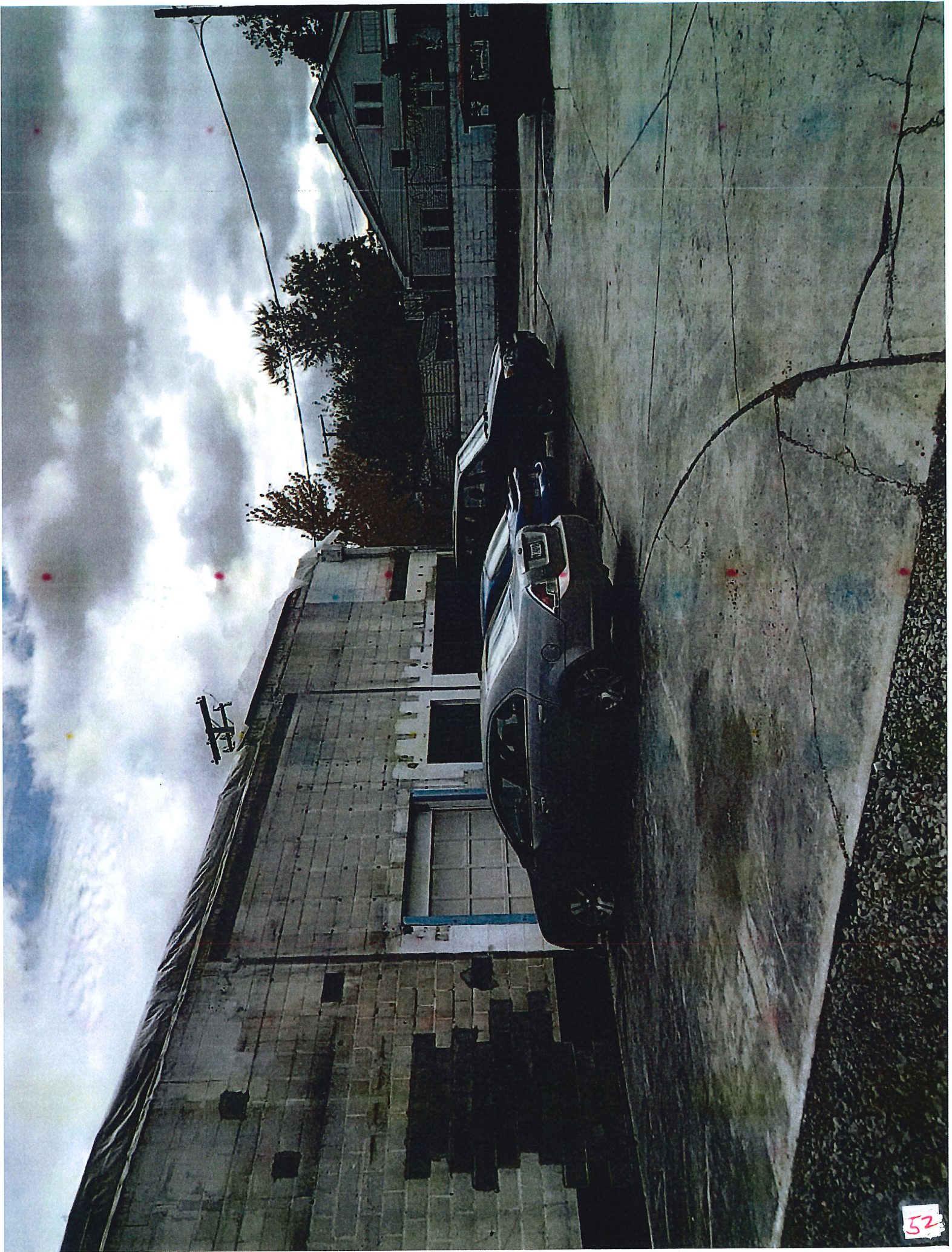


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**STATE OF OHIO**  
BOARD OF PHARMACY

**Ohio Medical Marijuana Control Program  
Dispensary Application**



**NOTICE OF PROPER ZONING FORM**

*(Attachment to Application Section C-2.2)*

This form must be signed by an individual with authority to sign on behalf of the local government or zoning office where the Applicant proposes to locate its dispensary. The form must be printed and signed with an original, wet-ink signature. Electronic or digital signatures are not acceptable. Scan and attach a copy of the signed form, in PDF format, in response to Question C-2.2 of the online Application.

To be Completed by Applicant		
Business Name of Applicant:		
<b>ATCL 5 LLC</b>		<b>CURATED LEAF</b>
Physical Address and Name of Proposed Medical Marijuana Dispensary:		
<b>13415 MADISON AVE</b>		
City:	County:	
<b>LAKESWOOD</b>	<b>CUYAHOGA</b>	
State: Ohio	Zip Code: <b>44107</b>	Phone Number: <b>330-813-0268</b>
To be Completed by Zoning Authority or Local Government		
Jurisdiction of Zoning Office or Local Government		
Moratorium (Required to check one box)		
<input type="checkbox"/> The area of _____ HAS NOT enacted a local moratorium or taken other action that would prohibit the applicant from operating as a medical marijuana Dispensary.		
<input type="checkbox"/> The area of _____ HAS enacted a local moratorium or taken other action that would prohibit the applicant from operating as a medical marijuana Dispensary. (Note: This will lead to disqualification of the application)		
Zoning (Required to check one box)		
<input type="checkbox"/> The area of _____ HAS NO zoning in place at this time. <i>*If Applicant checks this box, Applicant must also include a professionally prepared survey which demonstrates that the Applicant is not in violation of restrictions pertaining to prohibited facilities and is not located within 500 feet of a community addiction services provider as defined under section 5119.01 of the Revised Code.</i>		
<input type="checkbox"/> The area of _____ HAS zoning in place at this time and applicant's proposed facility appears to be planned in accordance with complying with all local zoning laws and regulations in place at the time of completion of this application.		



**STATE OF OHIO**  
BOARD OF PHARMACY

## Ohio Medical Marijuana Control Program Dispensary Application



Permit (Required to check one box)  <input type="checkbox"/> The Applicant has received local zoning approval and was issued a permit. <i>*If Applicant checks this box, Applicant must attach the permit issued.</i>  <input type="checkbox"/> The Applicant has applied for local zoning approval, but was not yet issued a permit.  <input type="checkbox"/> No zoning approval was applied for and no permit was received at this time.	
Printed Name of Local Government Representative:	Title:
Signature:	Date:

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

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

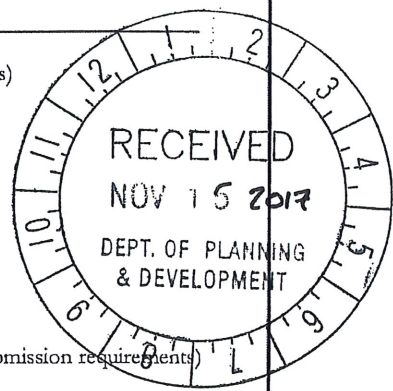
**APPLICATION**  
**LAKWOOD PLANNING COMMISSION**

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

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

**ACTION REQUESTED** (Check all that apply)

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



**Submission Requirements:**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

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

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

File History: \_\_\_\_\_  
Bldg. Dept. Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ORD. \_\_\_\_\_ SECTION \_\_\_\_\_

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## AUTHORIZATION FOR PROPERTY ACCESS

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

Any dog(s) on property? \_\_\_\_\_ Yes  No

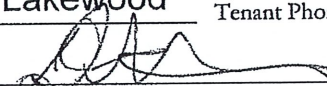
**Please Print or Type:**

Owner/Agent Name: Dimitrios I. Gountis

Property Address: 15408 Madison Avenue

Owner/Agent Phone: 216-526-2437

Tenant Name The Forest Lakewood Tenant Phone 216.262.4445

  
\_\_\_\_\_  
Owner/Agent Signature

### 2017 Calendar Planning Commission

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

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

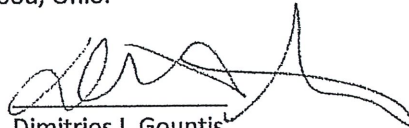
**Review Meetings** commence at 7:00 P.M. in the Auditorium at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants or a representative (designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review.

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

To Whom It May Concern:

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



Dimitrios I. Gountis

**THE FOREST LAKEWOOD, LLC - DISPENSARY**

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


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

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

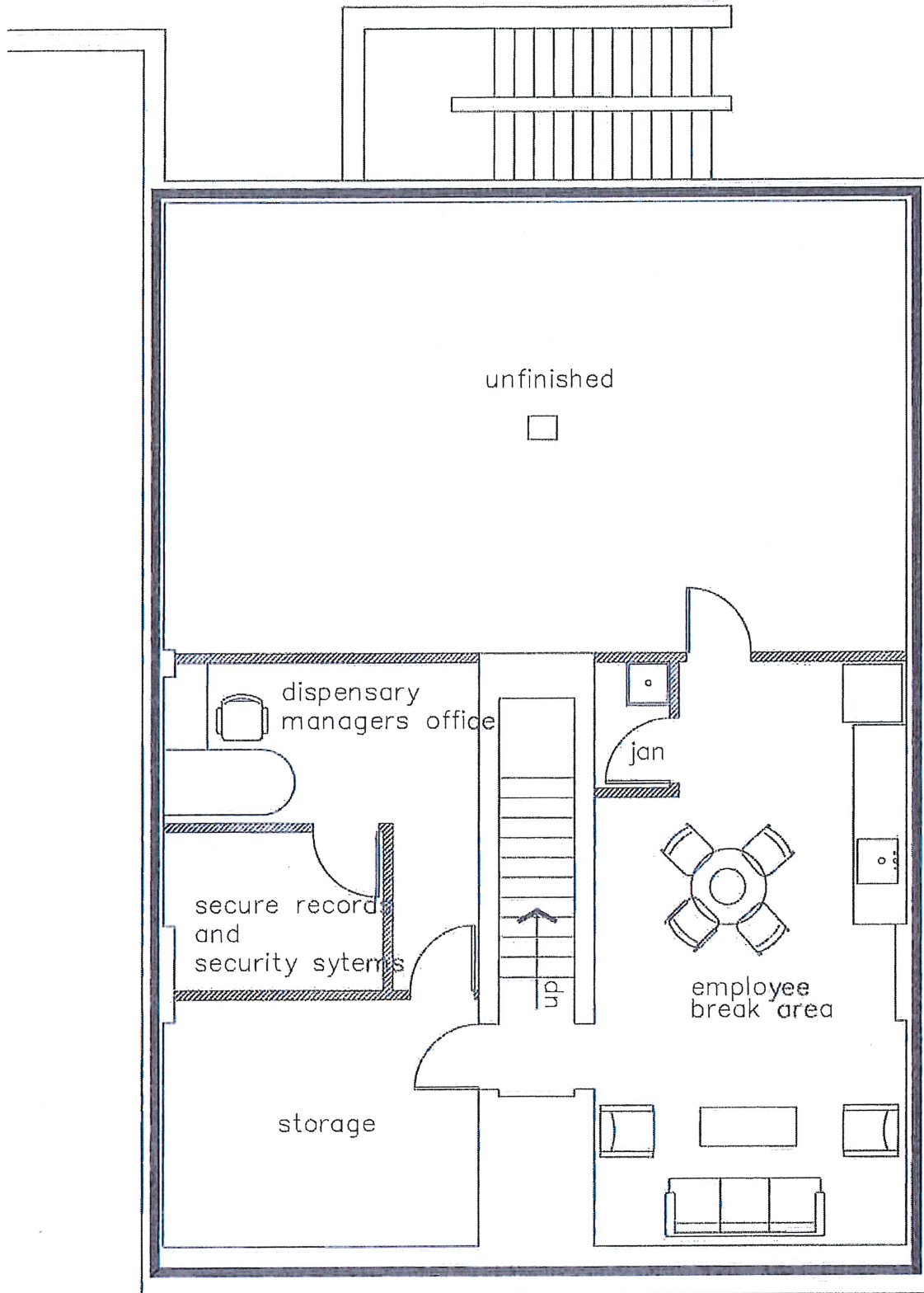
The Forest Lakewood, LLC has engaged Denver Relief Consulting (DRC) as its industry consultant. Since 2010, DRC has been involved in highly successful cannabis operations, including founding the oldest continuously operating dispensary in Denver, and its principals have been progressive industry leaders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

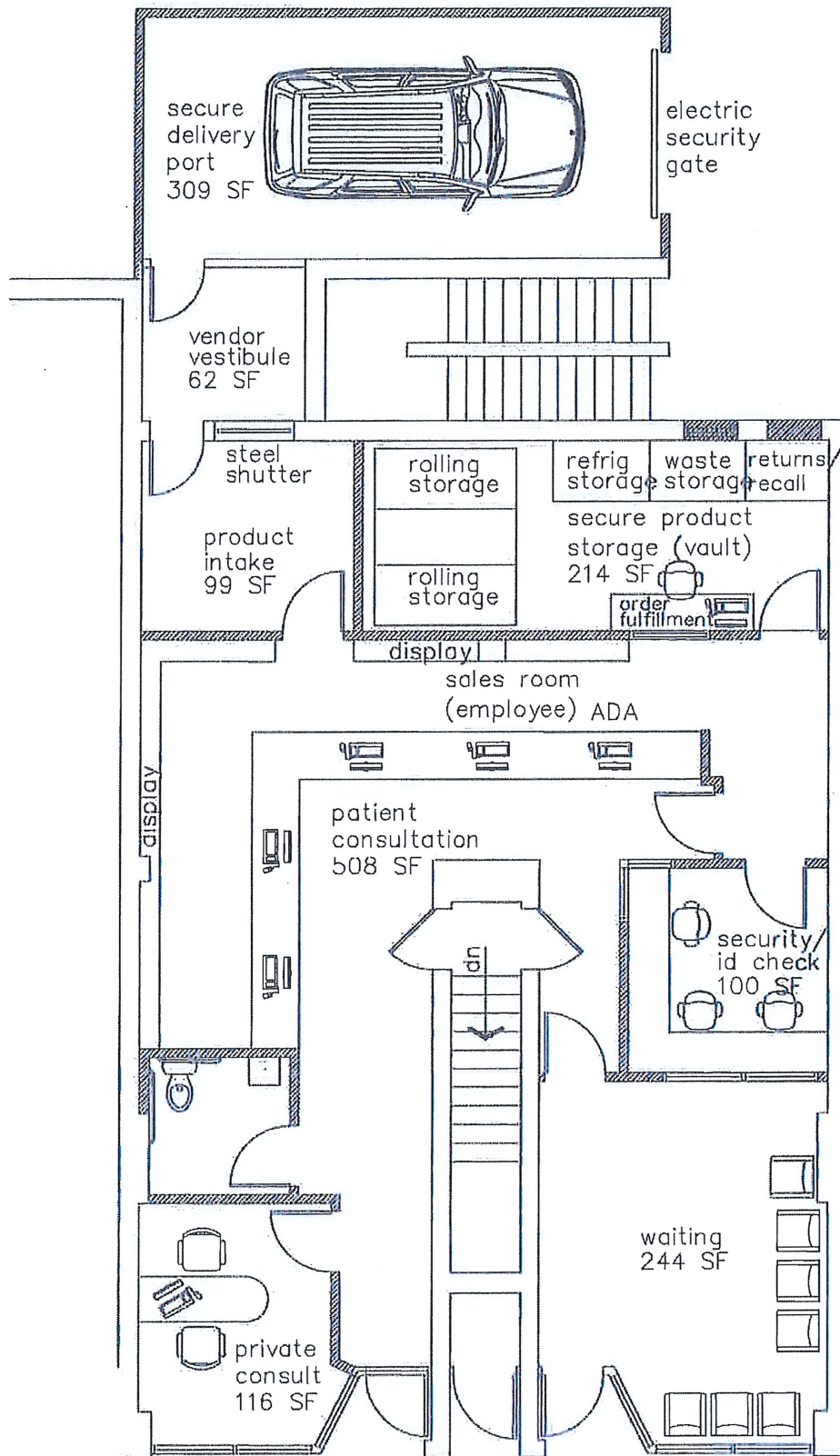
The Forest Lakewood, LLC will see approximately 250-350 patients per day and anticipates that 90%+ will be over 30 years old and 50%+ will be over 51 years old. The average transaction will be approximately \$88. Each patient spends about 20 minutes on site – including check-in with security and one-on-one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

**THE FOREST LAKEWOOD, LLC**



Erik Vaughan, CEO





DISPENSARY LOCATION  
AREA MAP

F O R

15408 MADISON AVENUE,  
LAKEWOOD, OH 44107



*Christopher J. Dempsey*

ALL PARCELS AND THE DIMENSIONS SHOWN HEREIN WERE DERIVED FROM THE CUYAHOGA COUNTY AUDITORS GIS DATA AND AERIAL IMAGERY, AND ARE NOT BASED ON A FIELD GROUND SURVEY. THIS LOCATION AREA MAP OF THE AREA SURROUNDING THE PROPOSED DISPENSARY FACILITY ESTABLISHES THAT THE FACILITY IS AT LEAST 500 FEET FROM A PROHIBITED FACILITY (PER § 3796.30) AND A COMMUNITY ADDICTION SERVICES PROVIDER AS DEFINED UNDER SECTION 5119.01 OF THE REVISED CODE. IN ESTABLISHING THE DISTANCE BETWEEN THE PROPOSED DISPENSARY AND SUCH A FACILITY, THE DISTANCE WAS MEASURED LINEARLY BY GRAPHICAL MEANS USING THE SHORTEST DISTANCE BETWEEN THE CLOSEST POINT OF THE PROPERTY LINES OF THE PROPOSED DISPENSARY AND THE PROHIBITED FACILITY OR COMMUNITY ADDICTION SERVICES PROVIDER.

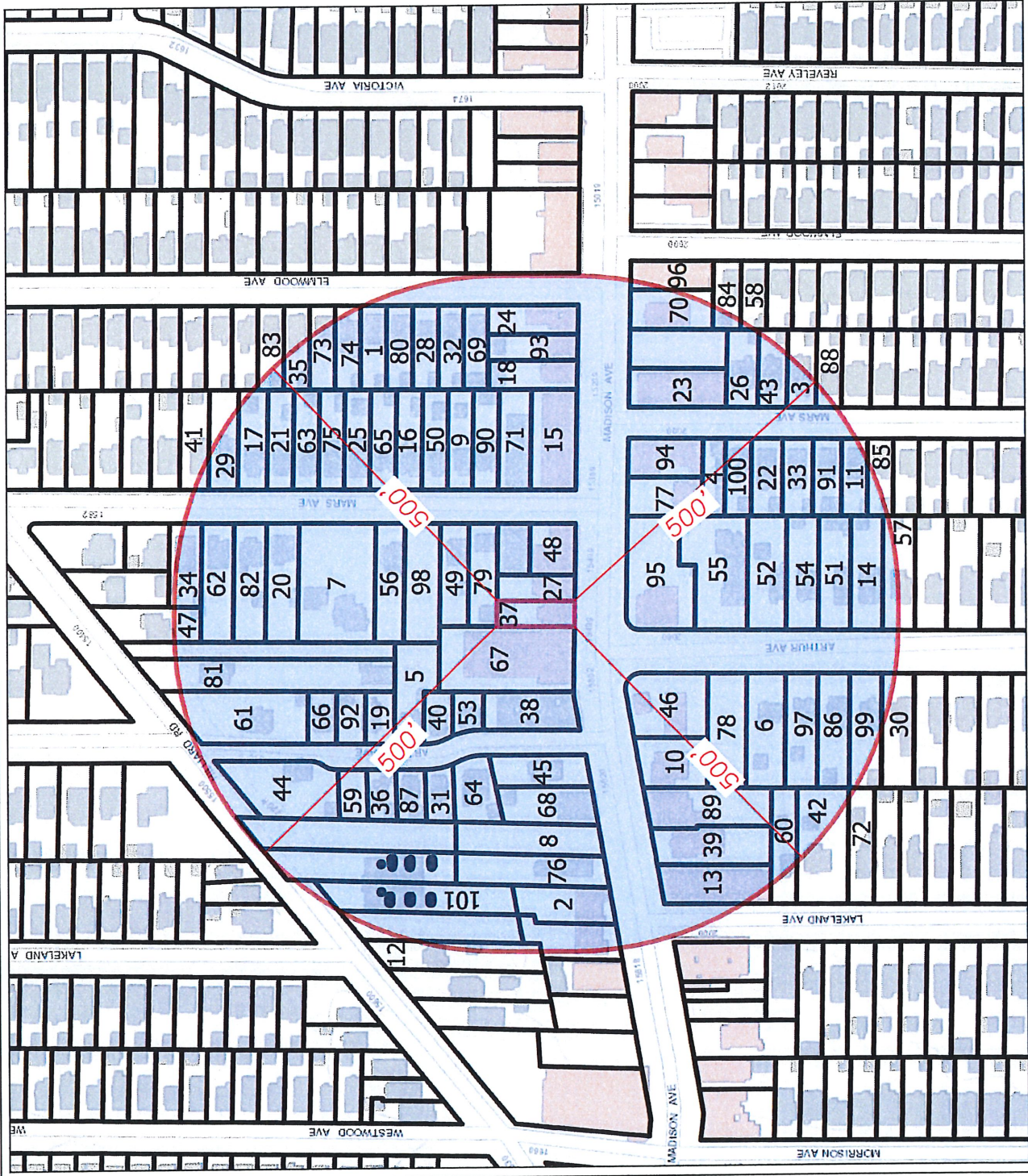


SCALE: 1" = 150'

DEMPSEY SURVEYING COMPANY  
P 216 226 1130 12815 DETROIT AVENUE  
F 216 226 1131 CLEVELAND, OH 44107-2835

DATE: NOVEMBER 15, 2017

SHEET 1 OF 3



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PARCEL #	OWNER	ADDRESS	DESCRIPTION
1	31403090	ABOU-SAMIEH, AKRAM	1642 ELMWOOD AVE, LAKEWOOD, OH, 44107
2	31327012	NORTHLAKE 15610 MADISON J, LLC	1-FAMILY PLATTED LOT
3	31416087	MOSSBRUGER, WILLIAM J.	WALK-UP APTS 20-39 U
4	31414008	MUNTEAN, JOHN S	2-FAMILY PLATTED LOT
5	31409037	STANLEY, MARYANN A.	WALK-UP APTS 7-19 U
6	31414061	SAFRANEK, DEBORAH D.	1-FAMILY PLATTED LOT
7	31409054	RELIEF PROPERTIES, INC.	1-FAMILY PLATTED LOT
8	31327010	CITY OF LAKEWOOD	MUNI-OWNED PROP NEC
9	31403062	DUBBER, KEVIN EMERSON TRUSTEE	2-FAMILY PLATTED LOT
10	31414004	AUBLE INC	1-2 STORY OFFCE BLDG
11	31414013	QUICK, LISA M.	1-FAMILY PLATTED LOT
12	31327119	BENO, JOSEPH J. & BENO, JENNIF	1-FAMILY PLATTED LOT
13	31414001	JGEN, LLC	STORE W/ WALKUP APTS
14	31414055	ESHBAUGH, JONATHAN PAUL & ESHB	1-FAMILY PLATTED LOT
15	31403029	MADISON AVENUE APARTMENTS, LLC	STORE W/ WALKUP APTS
16	31403064	RCN PROPERTY MANAGEMENT LLC	2-FAMILY PLATTED LOT
17	31403070	ROWE DALE A	1-FAMILY PLATTED LOT
18	31403028	CHRISTOU BROTHERS	STORE W/ WALKUP APTS
19	31403038	SIKES ROBERT K. JR.,	1-FAMILY PLATTED LOT
20	31403053	GOSKY, GLORIA J	1-FAMILY PLATTED LOT
21	31403069	PAPCUM, THOMAS M	2-FAMILY PLATTED LOT
22	31414010	LESICK, JOHN W. JR.	2-FAMILY PLATTED LOT
23	31414001	RNEL LTD LLC	WALK-UP APTS 20-39 U
24	31403026	REKO, ANDREW.	STORE W/ WALKUP APTS
25	31403066	HYND, JAMES C.	2-FAMILY PLATTED LOT
26	31416069	CREADON, KATHLEEN	2-FAMILY PLATTED LOT
27	31403031	BEDROK LLC	STORE W/ WALKUP APTS
28	31403092	WAYBERRY HOLDINGS, LLC	2-FAMILY PLATTED LOT
29	31403071	REBEC, MIHAILO	2-FAMILY PLATTED LOT
30	31414065	KVASNICKA ERIC & PAM	1-FAMILY PLATTED LOT
31	31327006	BAER, ADAM E. JR.	1-FAMILY PLATTED LOT
32	31403093	STOLITZA RANDALL R. - TRUSTEE	2-FAMILY PLATTED LOT
33	31414011	HAMED ABEDALMIGEAD TRUSTEE	2-FAMILY PLATTED LOT
34	31403050	PETTAT, ANDREW J. AND STRUNK,	2-FAMILY PLATTED LOT
35	31403087	VOLPE, RICHARD	1-FAMILY PLATTED LOT
36	31327004	MCCLINTOCK, MARY JANE L	1-FAMILY PLATTED LOT
37	31403082	GOUNTIS, DIMITRIOS I.	STORE W/ WALKUP APTS
38	31403034	BRUSH, DONALD TRUSTEE	STORE W/ WALKUP APTS
39	31414002	SPECIAL K PROPERTIES LLC	WALK-UP APTS 7-19 U
40	31403036	WHITE, KATHY S.	1-FAMILY PLATTED LOT
41	31403072	METRI, ANTOINETTE	3-FAMILY PLATTED LOT
42	31414108	BROWNELL GERALDINE W	1-FAMILY PLATTED LOT
43	31416068	SOLTESZ EDWARD P	2-FAMILY PLATTED LOT
44	31327124	CANANT, BETTY LOU	1-FAMILY PLATTED LOT
45	31327008	DASO PROPERTIES LLC.	1-FAMILY PLATTED LOT
46	31414110	G.T. BROTHERS AUTOMOTIVE	FULL SVC GAS STATION
47	31403044	WEBBER, ELEANOR A. TRS.	1-FAMILY PLATTED LOT
48	31403030	GOUNTIS PROPERTIES, LLC	STORE W/ WALKUP APTS

49	31403057	BENTOSKE, ELIZABETH HEATHER	1654 MARS AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
50	31403063	KAUFMAN, DUSKO & PIZIR, MIRJAN	1651 MARS AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
51	31414056	RELIEF PROPERTIES, INC	2031 ARTHUR AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
52	31414058	GRANO, JEFFREY A.	2021 ARTHUR AVE, LAKEWOOD, OH, 44107	2-FAMILY PLATTED LOT
53	31403035	KURGAN, MICHAEL A.	1691 ARTHUR AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
54	31414057	LEASURE GERALD H & THERESA M	2027 ARTHUR AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
55	31414059	MUNTEAN, JOHN S	2015 ARTHUR AVE, LAKEWOOD, OH, 44107	WALK-UP APTS 7-19 U
56	31403055	MILIUS, BRADLEY J & KATELYN	1642 MARS AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
57	31414054	LECIEWSKI, JEFFREY A.	2041 ARTHUR AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
58	31416071	SNOW, LEE W JR. & MCCONNELL-SN	2018 ELMWOOD AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
59	31327003	CANANT, BETTY LOU	0 ARTHUR AVE, LAKEWOOD, OH, 44107	RES VACANT LAND
60	31414109	WILLIAMS, BRENDA L.	2019 LAKELAND AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
61	31403042	FRIEDRICH HARALD	15501 HILLIARD RD, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
62	31403051	Cox, Matthew R & Diane	1618 MARS AVE, LAKEWOOD, OH, 44107	2-FAMILY PLATTED LOT
63	31403068	VELASCO, MARTIN H	1629 MARS AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
64	31327007	GAUL, COLLEEN M.	1690 ARTHUR AVE, LAKEWOOD, OH, 44107	2-FAMILY PLATTED LOT
65	31403065	O'KEEFE, ELAINE M.	1645 MARS AVE, LAKEWOOD, OH, 44107	2-FAMILY PLATTED LOT
66	31403040	CARR, DARLENE A.	1667 ARTHUR AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
67	31403033	MADISON, 15500 LLC	15500 MADISON AVE, LAKEWOOD, OH, 44107	STORE W/ WALKUP APTS
68	31327009	TAYLOR, JACKIE F	15528 MADISON AVE, LAKEWOOD, OH, 44107	STORE W/ WALKUP APTS
69	31403094	STOLITZA, JOSEPH P	1658 ELMWOOD AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
70	31416003	NORTHLAKE 15031 MADISON I, LLC	15031 MADISON AVE, LAKEWOOD, OH, 44107	WALK-UP APTS 7-19 U
71	31403060	MADISON AVENUE APARTMENTS, LLC	1665 MARS AVE, LAKEWOOD, OH, 44107	WALK-UP APTS 7-19 U
72	31414107	MCMALLY, BRETT J. & STEPHANIE	2025 LAKELAND AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
73	31403088	PRETZ-ANDERSON, MARIKKA LYNNE	1634 ELMWOOD AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
74	31403089	ZKIAB, SIMON & GEORGINA	1636 ELMWOOD AVE, LAKEWOOD, OH, 44107	2-FAMILY PLATTED LOT
75	31403067	KAUFMAN, DUSKO	1633 MARS AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
76	31327011	PRESSWALA, NURUDDIN J & RASHI	15600 MADISON AVE, LAKEWOOD, OH, 44107	1-2 STORY OFFICE BLDG
77	31414006	FENCL, BONNIE L	15307 MADISON AVE, LAKEWOOD, OH, 44107	OTHER RETAIL NEC
78	31414060	AUBLE INC	2010 ARTHUR AVE, LAKEWOOD, OH, 44107	1-2 STORY OFFICE BLDG
79	31403058	COGAR, TUBAL & KAREN S	1658 MARS AVE, LAKEWOOD, OH, 44107	1-2 STORY OFFICE BLDG
80	31403091	SABBAR, AMIAD AL	1646 ELMWOOD AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
81	31403043	OLAH, KATHY LEATRS	15445 HILLIARD RD, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
82	31403052	HYND, JAMES	1622 MARS AVE, LAKEWOOD, OH, 44107	2-FAMILY PLATTED LOT
83	31403086	SHUTY, KRISTOPHER	1624 ELMWOOD AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
84	31416070	JANOVA RAYMOND	2014 ELMWOOD AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
85	31414014	ONIONS, VERA	2038 MARS AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
86	31414063	MARTINI, MICHAEL C	2032 ARTHUR AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
87	31327005	BUTKO, MONICA A.	1678 ARTHUR AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
88	31416066	MOONEY, PAMELA C. & DAVID W.	2031 MARS AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
89	31414003	LESZKOWICZ, ROLAND A.	15531 MADISON AVE, LAKEWOOD, OH, 44107	STORE W/ WALKUP APTS
90	31403061	BENTLEY, JOHN V JR	1661 MARS AVE, LAKEWOOD, OH, 44107	3-FAMILY PLATTED LOT
91	31414012	MCINTYRE, MAUREEN	2030 MARS AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
92	31403039	SIKES ROBERT K. JR...	1673 ARTHUR AVE, LAKEWOOD, OH, 44107	RES VACANT LAND
93	31403027	RERKO III, ANDREW F	15204 MADISON AVE, LAKEWOOD, OH, 44107	STORE W/ WALKUP APTS
94	31414007	15217 MADISON, LLC	15217 MADISON AVE, LAKEWOOD, OH, 44107	STORE W/ WALKUP APTS
95	31414005	WRIGHT, ROBERT A. & KATHY	15315 MADISON AVE, LAKEWOOD, OH, 44107	FRANCHISE FD SITDOWN
96	31416004	GOUNTIS PROPERTIES, LLC	15023 MADISON AVE, LAKEWOOD, OH, 44107	STORE W/ WALKUP APTS
97	31414062	COFFEY JOHN P.	2026 ARTHUR AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
98	31403056	MILIUS, BRADLEY J & KATELYN	0 MARS AVE, LAKEWOOD, OH, 44107	RES VACANT LAND
99	31414064	BOOSE, JORGE S.	2038 ARTHUR AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
100	31414009	KEVDZHA, MARY L	2016 MARS AVE, LAKEWOOD, OH, 44107	1-FAMILY PLATTED LOT
101	31327305	*RESIDENTIAL CONDO UNITS*	15555 HILLIARD RD, LAKEWOOD, OH, 44107	RESIDENTIAL CONDO

**CITY OF LAKEWOOD  
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS**

Reidy Bros. & Flanigan Furniture Co.  
Property Name  
11730 Detroit Avenue  
Property Address

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

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**Property Being Nominated:**

Historic Name (if applicable) Reidy Bros. & Flanigan  
Property Address 11730 Detroit Avenue  
Property Owner(s) Virginia Marti College of Art and Design, Dr. Milan Milasinovic, President  
Owner Address 11724 Detroit Avenue, Lakewood, Ohio 44107  
Phone 216-221-8584 Email mmilasinovic@vmcad.edu  
 Private Ownership       Public Ownership

**Description of Property Being Nominated:**

Residential (check all that apply; provide description as needed to fully communicate nomination intent)  
 House    Garage    Apartment Building    Associated Land  
 Other: \_\_\_\_\_  
Number of Contributing Buildings: \_\_\_\_\_      Number of Non-Contributing Buildings: \_\_\_\_\_

Commercial  
 Office/Retail/Mixed Use    Religious    Institutional    Associated Land    Interior  
 Other: \_\_\_\_\_  
Number of Contributing Buildings: 1      Number of Non-Contributing Buildings: 0

Historic District  
 Residential    Commercial    Mixed Use  
Number of Contributing Buildings: \_\_\_\_\_      Number of Non-Contributing Buildings: \_\_\_\_\_

Other  
 Site    Structure    Object  
Number of Contributing Buildings: \_\_\_\_\_      Number of Non-Contributing Buildings: \_\_\_\_\_

**Verbal Boundary Description:**

The building is located on the northeast corner of Detroit Avenue and Hird Avenue. The property is identified as Permanent Parcel Number 312-33-016.

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CITY OF LAKEWOOD  
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Reidy Bros. & Flanigan Furniture Co.  
Property Name  
11730 Detroit Avenue  
Property Address

---

**Nomination Prepared By:**

Name Heather Rudge, President, Historic Preservation Group, LLC, for Virginia Marti College of Art and Design  
Address 2425 West 11<sup>th</sup> Street, Suite 4, Cleveland, Ohio 44113  
Phone 216-302-3510 Email heather@hpgroup-llc.com  
Date December 6, 2017

**Historic Functions**

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

Commercial/Retail

**Current Functions**

(List present building uses)

Vacant

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

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

The Reidy Bros. and Flanigan Furniture Co. building is located on the northeast corner of the intersection of Detroit Avenue and Hird Avenue (Photos 1 and 2). The three-story building, including a basement, consists of red brick walls with a structural system of iron columns and wood members. It was built in two phases. In 1910, a two-story building was constructed, as well as a two-story, wood-sided shipping department wing on the Hird Avenue frontage. In 1919 a third story was added to the building. The wood-sided shipping department wing was expanded in size, but remained two-stories in height.

**Detroit Avenue Frontage**

The brick walls of the main building are laid in a Flemish stretcher bond pattern, and the building is accented with stone details.

On the Detroit Avenue frontage, the original storefront configuration remains visible: a recessed central entrance flanked by window display areas. A 1933 image showed that the building had fabric awnings across the first story (Figure 1). On the second floor, three large plate glass windows with transoms span the width of the building. The windows have narrow stone sills incorporated into a continuous stone band, plus standing brick lintels. Centered above each plate glass window is a raised, diamond-shaped panel of bricks. The entire window assembly and decorative elements are outlined with a single band of raised header bricks.

The six tall windows on the third floor, now boarded, were one-over-one pane double-hung wood windows with large stone lintels edged in raised bricks. Design details repeat from the second floor, including the narrow stone window sills forming a continuous stone band, the diamond-shaped brick panel feature, and the overall outline of header bricks.

The parapet contains corbeled brickwork and stone coping. Four narrow projecting brick and stone elements punctuate the roofline. A 1933 image showed stone or concrete spheres mounted atop these elements at the

CITY OF LAKEWOOD  
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Reidy Bros. & Flanigan Furniture Co.  
Property Name  
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parapet corners (Figure 1). A stone tablet above the second floor windows is inscribed "1910," and a stone tablet in the parapet is inscribed "- REIDY -."

The Detroit Avenue facade storefront alterations and window boarding occurred from the late 1970s onward.

**Hird Avenue Frontage**

On the Hird Avenue frontage, several Detroit Avenue design details continue, including stone bands at the second and third floors, diamond-shaped brick panels, plus corbelled brickwork and stone coping in the parapet. The Hird Avenue frontage contains six bays (Photos 2 and 3), delineated on the second and third floors by narrow bands of header bricks. On the first floor, the bays are implied by stone tablets and stylized downward pointing arrow features executed in raised brickwork.

The Detroit Avenue façade design is repeated on the southernmost bay of the Hird Avenue frontage, nearest to Detroit Avenue, highlighting the building's location at an intersection. The other five bays on Hird Avenue form a symmetrical design. The window openings have narrow stone sills and wide stone lintels. The first and fifth bays contain one window on each of the three floors, while the middle three bays contain a pair of windows on each floor. As the building site accommodates the downward slope of the area to the north, several basement windows appear, also topped with large stone lintels. A tall, square chimney is located at the northwest corner of the building.

On the east elevation of the building, only the third story is visible above the abutting two-story building. The third story is a windowless brick wall.

On the north end of the building, the original Reidy Bros. shipping department wing has changed over time. The exterior was originally wood siding, but was altered in the mid-20<sup>th</sup> century with the installation of sheets of asphalt siding over the original siding (Figure 2). In the 1990s, the west and north elevations were altered again. Vinyl siding was installed over the original wood siding, and one of two overhead doors and the second floor double-hung windows were covered over, resulting in the current windowless appearance and one remaining overhead door (Photo 3). The asphalt siding remains on the east elevation of the shipping department wing (Photo 4).

**Significant Dates or Periods of Construction**

1910, 1919  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

1910: Architect: Edwin J. Schneider  
1910: General Contractor: A. Carey & Son  
(Plain Dealer: January 23, 1910)  
  
1919: Contractor: G. A. Rutherford  
(Building Permit #7768 – June 10, 1919)

CITY OF LAKEWOOD  
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Reidy Bros. & Flanigan Furniture Co.  
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**Narrative Statement of Significance:**

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

**Summary**

The Reidy Bros. and Flanigan Furniture Co. represents an early and long-tenured retail business in Lakewood, Ohio that met the furniture and home furnishing needs of a rapidly growing streetcar suburb during the first half of the twentieth century.

**Period of Significance**

The Period of Significance is 1910 – 1967.

The Period of Significance begins in 1910, when the Reidy family constructed their building to house their new business. The Reidy family sold the business to another furniture store/department store chain (Bing) in 1954. Bing closed the Lakewood store in 1961. Factory Furniture, a discount furniture store, opened in the building in 1964 and closed in 1972. The Period of Significance ends in 1967, a customary measure representing fifty years prior to the year of this document.

Vedda Litho bought the building in 1974. Building permits support that the existing exterior alterations to the original building occurred during Vedda's tenure.

**Elaboration**

Lakewood, Ohio, originally known as East Rockport Township, is the first suburb directly to the west of Cleveland along Lake Erie. In the mid-1800s, East Rockport Township's flourishing commercial agriculture enterprises demanded good roads and reliable transportation to get products to market in Cleveland. As the value of land increased, the sons and grandsons of the founding fathers discovered that real estate development was more lucrative than farming. Jim and Susan Borchert, in *Lakewood, the First 100 Years*, noted that "sensing the possibilities of profit by converting farms into suburban home lots, a group of 103 prominent residents and land owners petitioned the county commissioners for incorporation."<sup>1</sup> In 1889, East Rockport, population approximately 400, became the hamlet of Lakewood. Farms were subdivided, lots platted, and fine homes built and sold with development occurring on newly paved side streets north and south of Detroit Avenue.

Expanding modes of transportation, be it the dinky railroad, streetcar, or later the automobile, enticed many Clevelanders to visit, and ultimately move to Lakewood. Streetcar service first extended westward beyond Cleveland into Lakewood during the 1890s and eventually existed on three east-west thoroughfares. Service on the Detroit Avenue Line began in 1893, followed by the Clifton Boulevard Line (1902) and Madison Avenue Line (1917). The completion of these streetcar lines profoundly affected Lakewood's growth. The population jumped from under 500 persons in 1890 to over 15,000 in 1910, and reached 70,000 in 1930. The streetcar also became an essential means of daily transportation. For example, at its peak in 1920, the Detroit line, extending from the west end of Lakewood to Cleveland's Public Square carried 19 million riders. Detroit and Madison Avenues evolved as prominent locations for businesses, while Clifton developed as a residential boulevard. The numerous

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<sup>1</sup> James and Susan Borchert, *Lakewood, the First 100 Years*, p 106.

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intersecting side streets of houses, forming an overall grid pattern in the city, provided easy walking access for residents to the streetcars and businesses.

Beginning in the mid to late 1800s, Detroit Avenue continued its transition from a street with a mix of stately residences and well-tended farms to a bustling commercial thoroughfare with shops, businesses, churches, and other institutions. Jim and Susan Borchert, in *Lakewood, the First 100 Years*, noted that in addition to this highly dispersed commercial pattern along the length of Detroit Avenue, Lakewood also developed two commercial nodes. The first area was Warren Road and Detroit Avenue, and the second area centered around the intersection of Detroit Avenue and West 117<sup>th</sup> Street. The latter area “spilled across both Lakewood and Cleveland and lined both sides of Detroit and West 117<sup>th</sup> Street; it even extended east along Clifton Boulevard. Young’s Department Store in Cleveland helped cement this location, as did Reidy’s Furniture Store in Lakewood.”<sup>2</sup>

The U.S. Decennial Census showed that Lakewood’s population grew to 3,355 persons by 1900. Lakewood became a village three years later. By 1910, Lakewood’s population increased about five-fold, to 15,181. Lakewood was incorporated as a city in 1911. Into the developing community of Lakewood came the Reidy brothers, intent on capitalizing on the growing market supplied by Lakewood’s housing construction boom and its burgeoning population. The wave of new residents who moved to the city over the next four decades and built homes or occupied apartments on the main thoroughfares of Clifton Boulevard, Detroit Avenue, and Madison Avenue, or on the north-south streets developed off of them, needed furniture and other accouterments to furnish their new homes – and Reidy Bros. & Flanigan met their needs.

In October, 1909, brothers George F. Reidy (1883-1923), John W. Reidy (1875-1936), and Lewis C. Reidy (1887-1951) paid \$3,150 for a parcel of land at the northeast corner of Detroit Avenue and Hird Avenue in the east end of Lakewood, less than one block west of West 117<sup>th</sup> Street. John Reidy already had experience in the furniture industry. In 1910 he relocated from Youngstown, Ohio, where he was a partner in a furniture company.

The brothers hired architect Edwin J. Schneider (1875-1947) to design a two-story retail building, which opened in 1910. At the rear of the retail store was a shipping department, plus an auxiliary building used as a stable to house horses that pulled Reidy delivery vehicles (Figure 3). Schneider, who lived on Cleveland’s near west side, is best known for designing buildings for the Cleveland Catholic Diocese, including Blessed Sacrament School (1904), St. Catherine Roman Catholic Church (1917), and co-designing St. Colman Roman Catholic Church (1914-1918). In Lakewood, he designed St. James Hall (1913) on the campus of St. James Roman Catholic Church.

The original name of the firm was Reidy Bros. & Flanigan. The fourth partner was William J. Flanigan (1868-1911), a brother of the Reidy boys’ mother. Flanigan unexpectedly died in December, 1911, but his name remained on the business until the early 1930s, when the name was shortened to “Reidy Bros.”

The business was immediately successful, selling a wide range of furniture and actively advertising. Reidy Bros. carried goods from a range of furniture makers, such as the Grand Rapids, Michigan firms Lifetime and Widdicomb, along with Wisconsin-based Simmons Bedding. As an example, with Lifetime, Reidy Bros. partnered for an advertising campaign during 1912-1913 that included at least thirteen display ads in *The Plain Dealer*. The ads pictured pieces of furniture in a variety of styles, identified as Colonial, English, and Arts & Crafts (Figure 4). Other advertisements featured porch furniture, dining room sets, bedroom sets, brass beds, and rugs. Several of the advertisements focused directly on new homeowners in Lakewood and the adjacent west side of Cleveland, discussing the benefits of durable quality furniture for “Young Folks Going to Housekeeping.” Reidy Bros. quickly

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<sup>2</sup> James and Susan Borchert, *Lakewood, the First 100 Years*, p 75.

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began to refer to themselves in advertisements as “the Big West End Store,” and touted their location away from the department stores in downtown Cleveland: “You get the lowest prices in the city at this store, because our suburban location and small expense permit us to sell for less.”

Over the next twenty years, Lakewood experienced a tremendous growth in population, households, and new housing units. By 1920, the population swelled to 41,732 persons, and by 1930 the population burgeoned to 70,509 persons. During this period, the continued growth of Lakewood and the west side of Cleveland was coupled with the growth of Reidy Bros. & Flanigan. In 1919, the Reidy brothers expanded their building. A third story, measuring about 40 x 80 feet, was constructed, and the shipping department wing was enlarged (Figure 5). A January 26, 1922 *Plain Dealer* article announced that the brothers had purchased existing buildings on Detroit Avenue immediately to the east of their location for possible future expansion – but which did not occur. The company expanded their offerings to include Hoover vacuum cleaners, as well as Majestic and Atwater Kent radios. For the holiday season in 1928 they advertised “Furniture and Radio – the Ideal Christmas Gifts” (Figure 6). By the early 1930s, Reidy Bros. & Flanigan carried appliances, including various brands of washing machines, Magic Chef ranges, and Kelvinator refrigerators.

Reidy Bros. & Flanigan also participated in furniture marketing events and became leaders in the retail furniture industry in Greater Cleveland. The company participated in the annual Furniture Show Week during the 1920s, the Better Homes Exposition (1923), and provided the furniture for the Bishop Electrical Home development on Bunts Road in Lakewood (1922). Lewis Reidy served as president of the Cleveland Retail Furniture Dealers Association (1927) (Figure 7) and vice president (1937). He was also a member of the board of directors of the Detroit-W. 117<sup>th</sup> Street Businessmen’s Association (1934).

In 1936, Lewis Reidy remained active as the only surviving founding member of the firm, and the company continued to offer a variety of merchandise, new products, and involve a second generation of the Reidy family in the business. By the late 1930s, Reidy Bros. became recognized as Lakewood’s oldest retail establishment and consistently promoted this status in *Lakewood Post* articles noting the store’s anniversaries. An advertisement noted that the company continued to offer the latest furniture trends, from the brass beds and Brussels Carpets of “thirty years ago,” to the “smart, colorful, modern” or “lovely and graceful eighteenth Century Furniture” available in 1939 (Figure 8). The same advertisement also highlighted the longevity of the business and customer loyalty, noting that several generations of women from the same family are – or could be – customers. Another trendsetting example was that in 1947 Reidy Bros. signed on as one of the original General Electric television dealers in Greater Cleveland, even though a November 16, 1947 *Plain Dealer* advertisement noted that television programming was not yet available in Cleveland.

Lewis Reidy died in 1951, and operations were taken over by his nephews, Daniel F. Reidy and Jerome G. Reidy (sons of John W. Reidy). Jerome Reidy was the general manager, as well as president of the Detroit-W. 117<sup>th</sup> Street Businessmen’s Association. His unexpected death at age 46 in April, 1954 prompted the Reidy family to sell the family business. Daniel F. Reidy continued to manage the Reidy Brothers funeral home on Detroit Avenue in Cleveland.

In September, 1954 Bing’s announced a buyout of the Reidy Bros. store. Bing’s had a downtown Cleveland store on Prospect Avenue, as well as locations in Coshocton, Mansfield, Sandusky, Shelby, Warren, and Zanesville. Bing closed the Lakewood store in 1961. Factory Furniture, a discount furniture store, opened in the building in 1964 and closed in 1972. Vedda Litho, a printing company, purchased the building in 1974. Vedda built a new facility on Berea Road in 2005 and vacated the Detroit Avenue building. The building has been vacant since that time.

CITY OF LAKEWOOD  
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

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**Major Bibliographical References:**

**Documentation on file:** Nomination on file with the City of Lakewood Planning and Development Department.  
**Primary location of additional data:**

- Lakewood Historical Society
- Lakewood Public Library
- Cleveland Public Library

**Bibliography**

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

- Borchert, James and Susan, *Lakewood, the First 100 Years*, 1989.
- City of Lakewood Building Department – address files.
- City of Lakewood Heritage Advisory Board, *Streetcar Transportation in Lakewood*, 2007.
- Cleveland Public Library – online Research Database – The Plain Dealer.
- Lakewood Historical Society Files.
- Lakewood Public Library – Cleveland City Directories.

**Additional Documentation:**

**Photographs and Figures**

Photo 1: South Elevation, 2017.



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Photo 2: South and West Elevations, 2017.



Photo 3: North and West Elevations, 2017.



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Photo 4: North and East Elevations, 2017.



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Figure 1: Detroit Avenue looking west toward Hird Avenue, 1933. Source: Cleveland Public Library, Photo Collection.



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Figure 2: North and West Elevations, 1978. Source: Cleveland Memory.

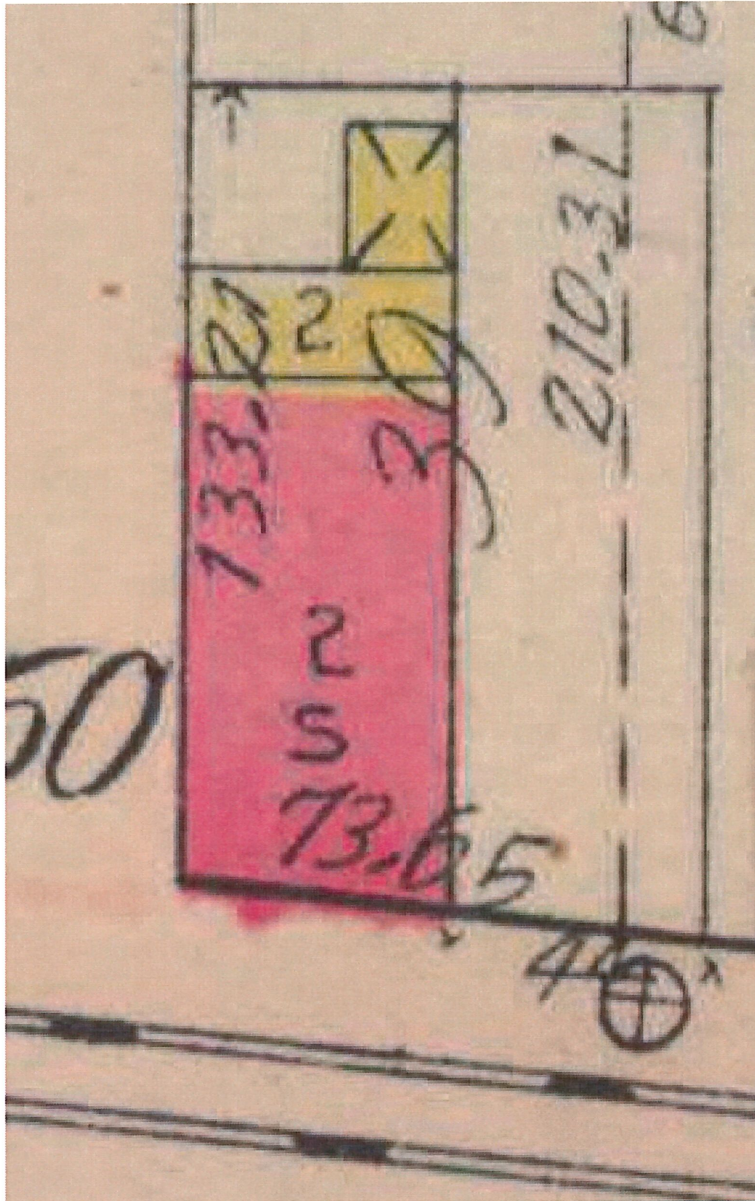


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Figure 3: Hopkins Plat Map, 1912, volume 2, plate 25. Source: Cleveland Public library online.



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Figure 4: Reidy Bros. & Flanigan advertisement, Lifetime Furniture, Plain Dealer, October 20, 1922. Source: Cleveland Public Library online.

**LIFE-TIME FURNITURE**

# Wonderful Value

**\$17.50** FOR THIS MASSIVE ARTS AND CRAFTS TABLE; worth \$25.00



**\$17.50**

All quartered oak, made as solid as a rock. Size 28x42 inches, with 4 book shelves and patent desk drawer. The drawer is fitted with large writing bed, ink well, stationery compartment and pen rack. It's mighty nobby and a useful table. Our little expense and careful management help you to lower prices on fine furniture.

**\$15**



**\$15** ENGLISH FIRE-SIDE ROOKER—Covered with genuine leather, spring seat and back; \$20.00 value.

## Young Folks Going to Housekeeping

The average young couple planning housekeeping have their dreams of an ideal home and their happiness would be complete could that dream be realized. This store affords great opportunities to those just starting. Furniture of finest quality made to last and wear is displayed here at prices which mean a big saving of money to you. Come and see. We are always pleased to show you whether you buy or not. **OPEN EVENINGS.**

# Reidy Bros. & Flanigan

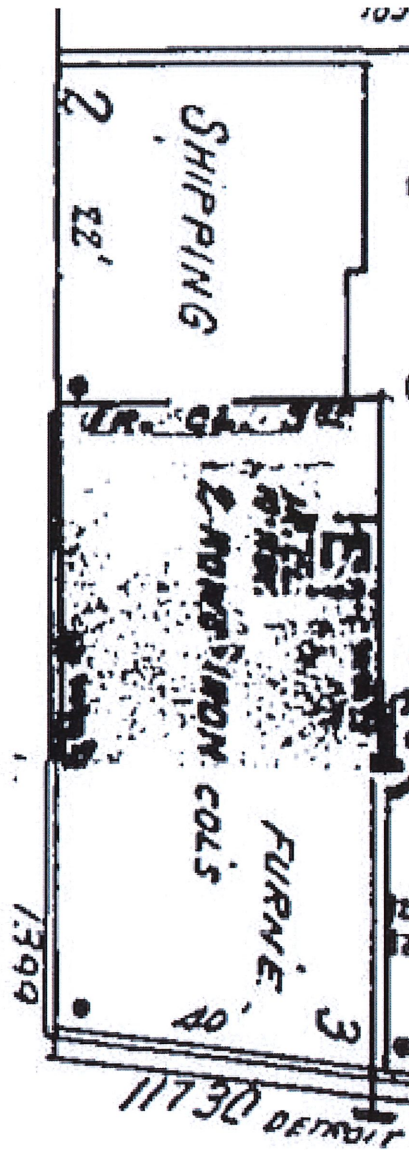
**11730-32-34 DETROIT AVENUE**

CITY OF LAKEWOOD  
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

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Figure 5: Sanborn Fire Insurance Map, 1953, volume 12, sheet 224. Source: Cleveland Public Library online.



CITY OF LAKEWOOD  
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Reidy Bros. & Flanigan Furniture Co.  
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Figure 6: Reidy Bros. & Flanigan advertisement, Plain Dealer, December 2, 1928. Source: Cleveland Public Library online.

**MAKE IT A FURNITURE CHRISTMAS**

# Furniture and Radio

*the Ideal Christmas Gifts*

**Buy Your CHRISTMAS Furniture and Radio at CLEVELAND'S FURNITURE HEADQUARTERS**

It isn't every day that 19 Leading Cleveland Merchants co-operate at CHRISTMAS! There must be a good reason why the 19 undersigned merchants are now doing this very thing!

**THERE IS—and here it is!**

These 19 Furniture Merchants BELIEVE that FURNITURE and RADIO make Ideal Christmas Gifts—chiefly because they're more ENDURING than the usual gift—more PERMANENT in their service to the recipient—a reminder of the giver for YEARS instead of days or weeks. And they're all ready and waiting to MAKE GOOD on any and all of these statements.

**CALL TOMORROW on any of the undersigned—TOMORROW TOMORROW—Before the Christmas rush begins—TOMORROW**

**Fleming Furniture Co.**  
 13701 St. Clair Ave.  
 Open Evenings

**J. L. Goodman Furniture Co.**  
 Open Tuesday, Thursday, Saturday Evenings  
 8358 Broadway

**The Henke Furniture Co.**  
 3530 Lorain Ave.  
 Open Evenings

**C. L. Kaufman & Sons**  
 3255 West 25th St.  
 Open Monday, Thursday, Saturday Evenings

**The S. Kohn & Sons Co.**  
 St. Clair and East 100th St.

**Royal Furniture Co.**  
 East 9th and Prospect, Room 314g.  
 4771 Pearl Rd.  
 Open Evenings

**Geo. C. Lang**  
 8437 Lorain and 12225 Lorain Ave.  
 Open Monday, Thursday, Saturday Evenings

**Leopold Brothers Furn. Co.**  
 3001 Lorain Ave.  
 Open Evenings

**Neuberger Furn. Shops, Inc.**  
 8210 Lorain Ave.  
 Open Evenings

**Reidy Bros. & Flanigan**  
 11730 Detroit Ave.  
 Open Monday, Thursday, Saturday Evenings

**Wm. Wischmeier & Son**  
 2640 W. 25th St.  
 Open Evenings

**Young's**  
 10403 Superior Ave.  
 14900 Detroit Ave.  
 Open Evenings

**Benesch Federman & Co.**  
 5432 Broadway  
 3205 E. 93d St.  
 Open Evenings Except Wednesdays

**Kronheim's**  
 2041-43 East 55th St.  
 5810-12 Euclid Ave.  
 Open Evenings 7:31-9

**Altman's**  
 15012 St. Clair Ave.  
 Open Evenings

**Antisdale-Mathys Co.**  
 3784 West 20th St.  
 Open Monday, Thursday, Saturday Evenings

**John Meckes Sons**  
 West 25th & Carroll Ave.

**Clifton Furniture Co.**  
 Madison at W. 26th St.  
 Open Evenings

**Conrad Baisch-Kroehle Co.**  
 6706 Detroit Ave.  
 2600 Euclid Ave.  
 11230 Superior Ave.  
 282 Broad St., Elyria, O.  
 Open Evenings

CITY OF LAKEWOOD  
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Reidy Bros. & Flanigan Furniture Co.  
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**Considerations for Nomination:** (Check all that apply to the property)

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

**Additional Considerations:** (Must meet both for eligibility)

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

**Lakewood Heritage Advisory Board Review Date:** December 7, 2017 **Action:** Approved  
**Date of Planning Commission Review (Eligibility):** \_\_\_\_\_ **Action:** \_\_\_\_\_  
**Date of Planning Commission Review (Designation):** \_\_\_\_\_ **Action:** \_\_\_\_\_

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

  
\_\_\_\_\_  
Signature of Heritage Advisory Board Chair  
December 7, 2017  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Signature of Planning Commission Chair  
\_\_\_\_\_  
Date

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Figure 7: Lewis Reidy portrait, *Plain Dealer*, April 17, 1927. Source: Cleveland Public Library online.

*Stress "Home Comfortable"  
Idea in Furniture Week*



LEWIS REIDY  
PRESIDENT



MOFFETT  
ELTON  
VICE PRES

**FURNITURE SHOW  
OPENS NEXT WEEK**

Dealers' Association Com-  
pleting Plans for  
Local Displays.



MILTON  
BENESCH  
SEC. - 7A6A3

With Spring Furniture Week starting April 25, officers and directors of the Cleveland Retail Furniture Dealers' Association are rushing

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Figure 8: Reidy Bros. advertisement, Lakewood Post, July 14, 1939. Source: Lakewood Historical Society files.

**Reidy Bros. Co.**  
FINE FURNITURE


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Many Happy Returns of the Day  
TO LAKEWOOD—ON HER "FIFTIETH BIRTHDAY"!

*from* LAKEWOOD'S OLDEST STORE  
.....

Times Change—But People Don't

When Grandma played Croquet thirty years ago, and Grandpa whizzed along at fifteen miles per hour in his horseless Carriage—REIDY BROS. sold them their brass beds and their Brussels Carpets.



TO THE MODERN AGE

The same friendly, honest dealing and good stylish merchandise that pleased Grandma, brings Daughter and Granddaughter to REIDY BROS. for her smart, colorful, modern or her lovely and graceful eighteenth Century Furniture.

Grandma Was Wise - - -  
- - - Are You?



USE OUR BUDGET PLAN

**Reidy Bros. Co.**  
11730 DETROIT AVENUE

OPEN AN ACCOUNT

OPEN MON., THURS., SAT. EVENINGS

CITY OF LAKEWOOD  
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Reidy Bros. & Flanigan Furniture Co.

Property Name

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Notice of designation was forwarded to the following:

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

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)

REFERENCE No. PL17-002196

Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

DOCKET No. 01-02-18

FEE PAID \_\_\_\_\_

**APPLICATION  
LAKEWOOD PLANNING COMMISSION**

Property Address 13429 MADISON Business/Tenant Name \_\_\_\_\_

Property Owner Name GEORGE Owner Phone 330 990 4976

Owner E-mail \_\_\_\_\_ Zoning \_\_\_\_\_ Parcel Number \_\_\_\_\_

Project Summary OUTDOOR DINING / BURGER RESTAURANT

**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): STEPHEN SUHAYDA Company SELF

Applicant Address: 8787 TRUBTOP TRAIL BIRDBUILDING HTS OHIO 44147

Phone: 440 343 3719 Fax: \_\_\_\_\_ E-mail: TRUDI3@LIVE.COM

Signature: [Signature] Date: \_\_\_\_\_

**OFFICE USE ONLY:** Application Reviewed and Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD. \_\_\_\_\_ SECTION \_\_\_\_\_

**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: STEPHEN SUHAYDA

Property Address: 8787 TRUSTOP TRAIL

Owner/Agent Phone: 440 343 2719

Tenant Name GEORGE Tenant Phone 330 990 4976

\_\_\_\_\_  
Owner/Agent Signature

**2018 Calendar  
Planning Commission**

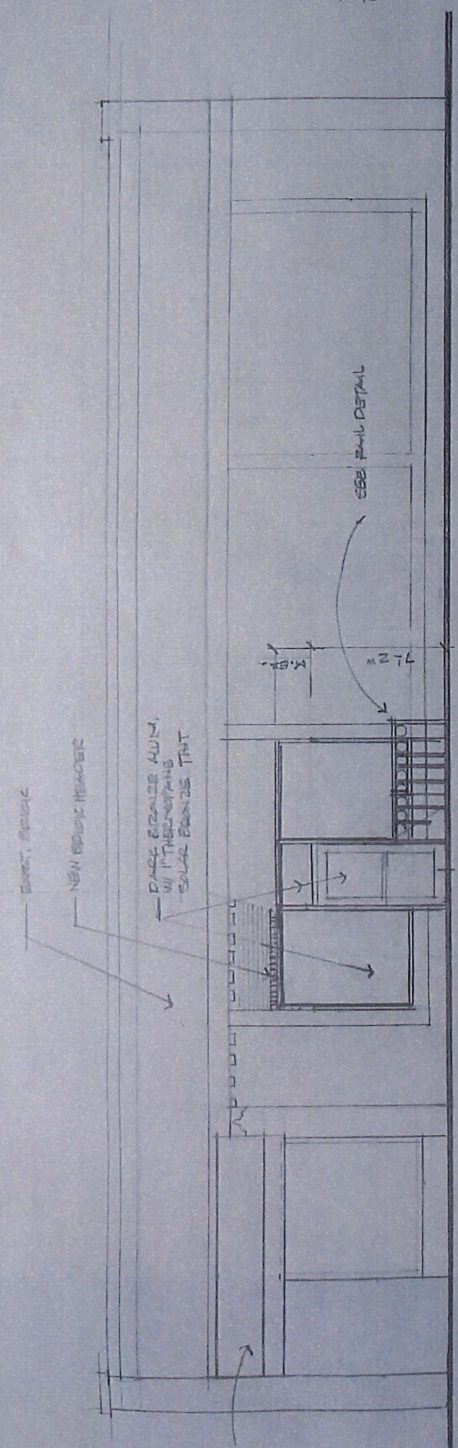
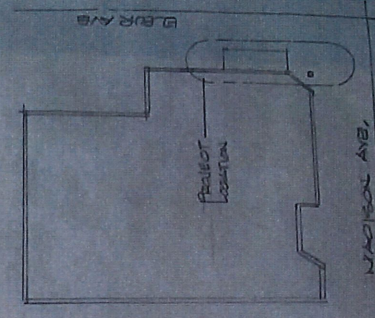
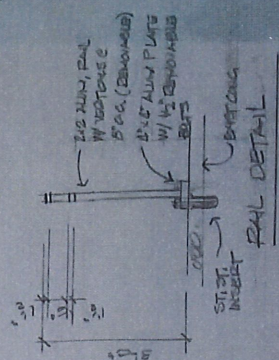
Month	Application Deadline		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-20-17	Thursday	01-04-18	Thursday	01-04-18
February	Wednesday	01-17-18	Thursday	02-01-18	Thursday	02-01-18
March	Wednesday	02-14-18	Thursday	03-01-18	Thursday	03-01-18
April	Wednesday	03-21-18	Thursday	04-05-18	Thursday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

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

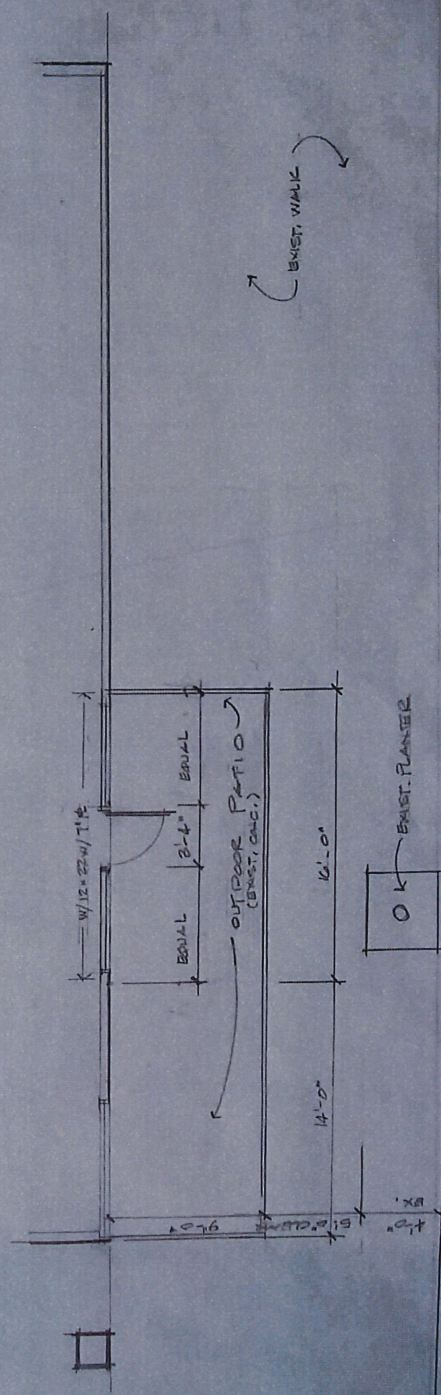
**Pre-Review Meetings** for the Commission start at **6:30 P.M.** in the **Auditorium** unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

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

STEPHEN PURCELL ARCHITECTS  
 8787 TRINITY TRAIL  
 BIRMINGHAM, AL 35217  
 205.921.1100  
 2020.08.27  
 2020.08.27  
 2020.08.27



ELEVATION . WEST 14'-0"



PLAN 14'-0"