

**AGENDA
PLANNING COMMISSION
MARCH 5, 2020
LAKEWOOD CITY HALL**

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

Review docket items

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

1. Roll Call
2. Approve the Minutes of the February 6, 2020 meeting
3. Opening Remarks
4. Communication from Lakewood Schools.

**OLD BUSINESS
COMMUNICATION**

5. Docket No. 02-06-20
Accessory Dwelling Units (ADUs)

Communication from City Staff on the proposed process to study accessory dwelling units (ADUs) in Lakewood, as requested by the Planning Commission members at their meeting on December 5, 2019. ADUs were also recommended by the Resiliency Task Force in the Action Guide. This is a follow-up to receive and file the communication after discussion last month. (Page 3)

**NEW BUSINESS
LOT SPLIT/CONSOLIDATION**

6. Docket No. 03-07-20
1210 Nicholson Avenue & 13407 Clifton Blvd

Leo Soneson, applicant requests review for a lot split and consolidation to square off his property. Property is in a R2, Residential Single and Two Family district. Pursuant to section 1155.07 and 1155.06 (Page 4)

CONDITIONAL USE

7. Docket No. 03-08-20
17917 Detroit Avenue
Sacred Hour Spa

Tabitha Baker, Sacred Hour Spa, applicant requests review of a conditional use for outdoor dining. Property is in a C2, Commercial, Retail district. Pursuant to section 1161.03(t) – outdoor/seasonal dining facility. (Page 12)

8. Docket No. 03-09-20
12401 Madison Avenue

Griffin Cider House

Richard Read, Griffin Cider House, applicant requests review of a conditional use for outdoor dining. Property is in a C2, Commercial, Retail district. Pursuant to section 1161.03(t) – outdoor/seasonal dining facility. (Page 17)

**9. Docket No. 03-10-20
1411 Lauderdale Avenue
Phoenix Vapor Lounge**

Matthew Osborne, Phoenix Vapor Lounge, applicant requests the review of extended business hours until 2:30 a.m. Pursuant to sections 1129.16 - supplemental regulations for extended business hours of operation. and 1161.03(w) - Extended Hours of Operation. (Page 20)

**10. Docket No. 03-11-20
13701 & 13901 Detroit Avenue
Jerome Solove Development, Inc. (JDSI)**

Jerome Solove, JDSI, applicant requests review of a conditional use for a mixed-use overlay district to construct two 4-story structure containing residential market rate apartments as well as designated commercial space on the first floor in the east building. Property is located in a C3, Commercial, General district. Pursuant to section 1161.03(v) – mixed-use overlay district and chapter 1135. (Page 27)

ADJOURN



PLANNING COMMISSION

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

February 6, 2020

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

**Re: Communication from City Staff
Accessory Dwelling Units (ADUs)**

Dear Members of the Planning Commission:

Communication from City Staff on the proposed process to study Accessory Dwelling Units (ADUs) in Lakewood, as requested by the Planning Commission members at their meeting on December 5, 2019. ADUs were also recommended by the Resiliency Task Force in the Action Guide.

Sincerely,

Katelyn Z. Milius

Katelyn Milius, Planner
Commission Secretary

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

REFERENCE No. ~~03-07-20~~
DOCKET No. 03-07-20
FEE PAID _____

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 1210 NICHOLSON Business/Tenant Name _____

Property Owner Name LEO + KLEARR SONESON Owner Phone 216-509-6085

Owner E-mail LEOJR@SONESONS.COM Zoning _____ Parcel Number 312-24-085

Project Summary LOT SPLIT + CONSOLIDATION TO SQUARE OFF MY PROPERTY

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

ACTION REQUESTED (Check all that apply)

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

Applicant Address: 1293 GIEL AVE

Phone: 216-509-6085 Fax: _____ E-mail: LEOJR@SONESONS.COM

Signature: [Signature] Date: 2-12-20

OFFICE USE ONLY: Application Reviewed and Accepted by: K. Milius Date: 2/20/20

File History: _____

Bldg. Dept. Remarks: _____

ORD. 24-98 SECTION 1155.07 + 1155.06

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: LEO SONGSON

Property Address: 1210 NICHOLSON

Owner/Agent Phone: 216-509-6085

Tenant Name MARTY RINI Tenant Phone 216-240-4445

Leo Songson
Owner/Agent Signature

**2020 Calendar
Planning Commission**

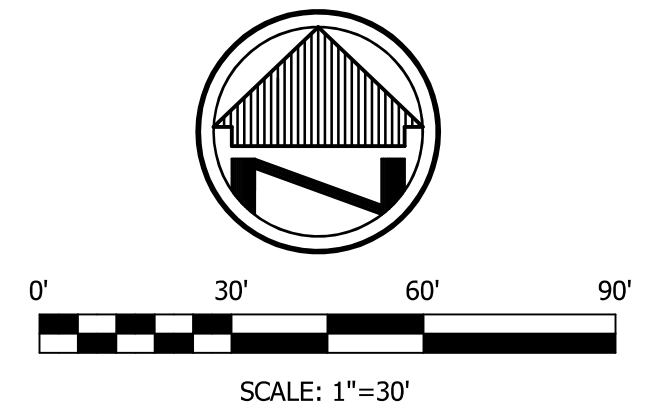
Month	Application Deadline		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
January	Wednesday	12-19-19	Thursday	01-02-20	Thursday	01-02-20
February	Wednesday	01-22-20	Thursday	02-06-20	Thursday	02-06-20
March	Wednesday	02-19-20	Thursday	03-05-20	Thursday	03-05-20
April	Wednesday	03-18-20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

PLEASE NOTE: Applications are submitted to the Building Department 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.

**PLAT OF LOT SPLIT/CONSOLIDATION
FOR LOUIS FILIPPPELLI AND LEO R. & ELEANOR M. SONESON
STATE OF OHIO, COUNTY OF CUYAHOGA, CITY OF LAKEWOOD,
BEING PART OF SUBLOTS 17 AND 18 OF THE CHARLES E.J. LANG SUBDIVISION OF PART OF ORIGINAL ROCKPORT
TOWNSHIP SECTION 21, AS RECORDED IN PLAT VOLUME 29, PAGE 15 OF THE CUYAHOGA COUNTY RECORDS.
CREATING PARCEL "A" AND PARCEL "B"**



BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).

REFERENCE DATA

CUYAHOGA COUNTY GIS
CUYAHOGA COUNTY TAX MAPS
DEEDS AS REFERENCED HEREON
PLATS:
THE CHARLES E.J. LANG SUBDIVISION
P.B. 29, PG. 15
ADDITION TO
THE CHAS. E.J. LANG SUBDIVISION
P.B. 35, PG. 22

ACREAGE BREAKDOWN

PARCEL A:
EXISTING P.N. 312-24-035 = 0.5186 AC.
- SPLIT PARCEL = 0.0595 AC.
TOTAL = 0.4591 AC.
PARCEL B:
EXISTING P.N. 312-24-085 = 0.1627 AC.
+ SPLIT PARCEL = 0.0595 AC.
TOTAL = 0.2222 AC.

LEGEND

- REC. - RECORD DISTANCE
- OBS. - OBSERVED DISTANCE
- (XX'XX"XX' XX'XX") - RECORD BEARING & DISTANCE
- P.O.B. - PLACE OF BEGINNING
- T.P.O.B. - TRUE PLACE OF BEGINNING
- - MONUMENT BOX
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A SET
- △ - MAG NAIL SET
- ⊕ - CENTERLINE
- R/W - RIGHT-OF-WAY

LINE TABLE

L1	N 64°18'47" E	14.83' Obs.
L2	N 64°18'47" E	9.17' Obs.
L3	S 29°11'24" W	30.34' Obs.
L4	S 53°53'26" W	37.47' Obs.
L5	S 33°14'07" W	26.89' Obs.
L6	S 89°57'00" E	17.69' Obs.

OWNERS ACCEPTANCE

I, THE UNDERSIGNED LOUIS FILIPPPELLI, OWNER OF THE LANDS SHOWN HEREON, DOES HEREBY ACKNOWLEDGE THIS LOT SPLIT AND CONSOLIDATION TO BE MY FREE ACT AND DEED.

LOUIS FILIPPPELLI

STATE OF _____ S.S.
COUNTY OF _____

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED LOUIS FILIPPPELLI WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ COUNTY, STATE OF _____, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____

I, THE UNDERSIGNED LEO R. SONESON, JR., OWNER OF THE LANDS SHOWN HEREON, DOES HEREBY ACKNOWLEDGE THIS LOT SPLIT AND CONSOLIDATION TO BE MY FREE ACT AND DEED.

LEO R. SONESON, JR.

STATE OF _____ S.S.
COUNTY OF _____

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED LEO R. SONESON, JR. WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ COUNTY, STATE OF _____, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____

I, THE UNDERSIGNED ELEANOR M. SONESON, OWNER OF THE LANDS SHOWN HEREON, DOES HEREBY ACKNOWLEDGE THIS LOT SPLIT AND CONSOLIDATION TO BE MY FREE ACT AND DEED.

ELEANOR M. SONESON

STATE OF _____ S.S.
COUNTY OF _____

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED ELEANOR M. SONESON WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ COUNTY, STATE OF _____, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD
THIS _____ OF _____, 20____.

CHAIRMAN _____ SECRETARY _____

PRINT NAME _____ PRINT NAME _____

APPROVED BY ENGINEER OF THE CITY OF LAKEWOOD
THIS _____ OF _____, 20____.

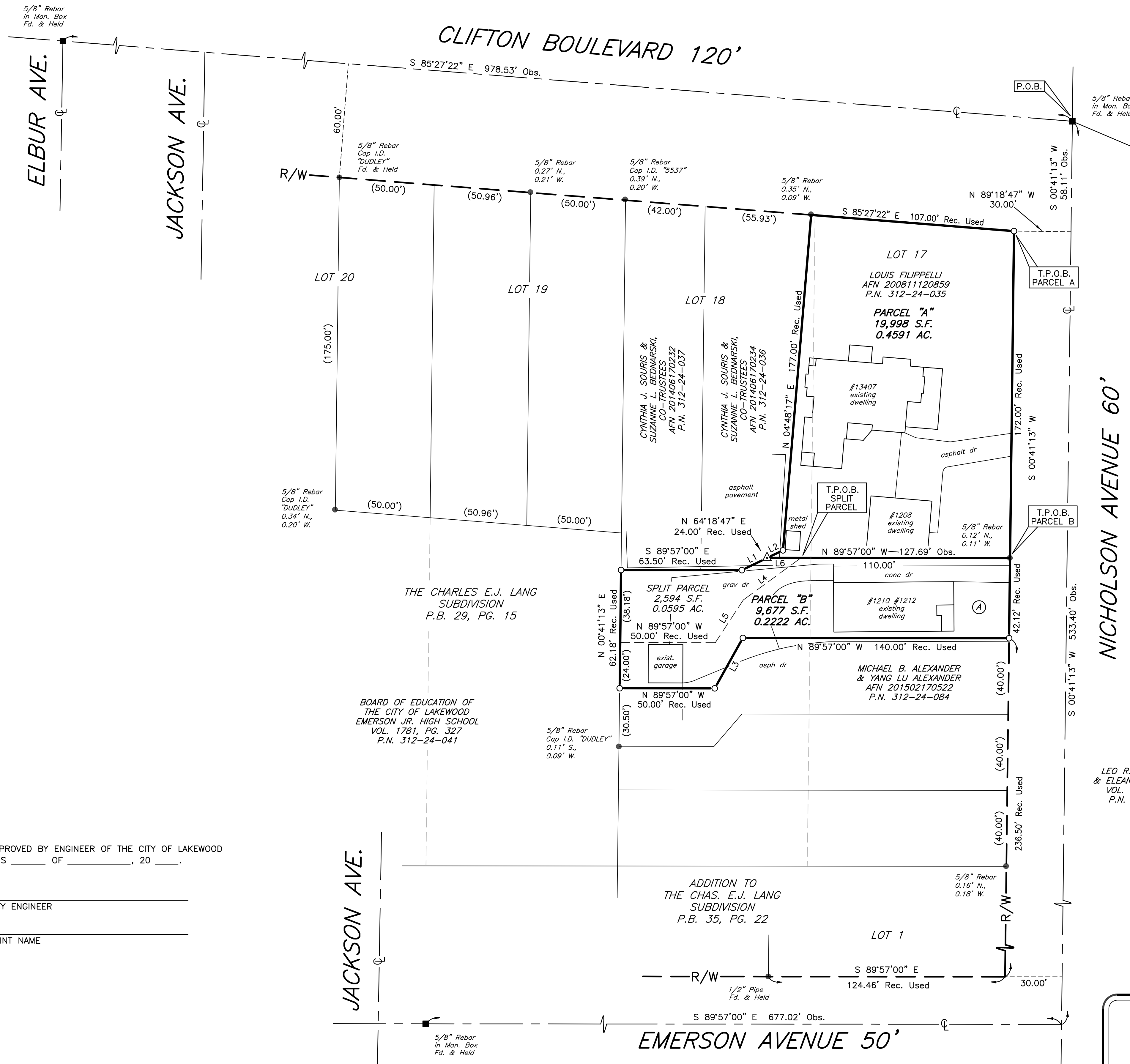
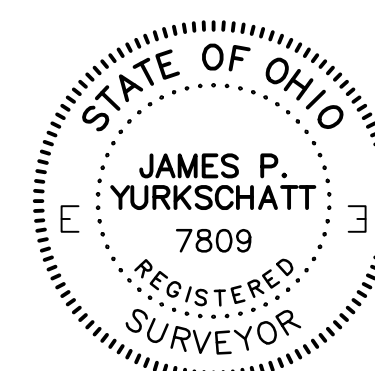
CITY ENGINEER _____

PRINT NAME _____

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

James P. Yurkschatt
JAMES P. YURKSCHATT
CAMPBELL & ASSOCIATES, INC.

11/25/2019
DATE



LEO R. SONESON, JR. & ELEANOR M. SONESON
VOL. 266, PG. 799
P.N. 312-24-085

LOT SPLIT/CONSOLIDATION
1210 NICHOLSON AVENUE
& 13407 CLIFTON BOULEVARD
LAKEWOOD OHIO, 44107

CAMPBELL & ASSOCIATES, INC.
Surveying
(330) 945-4117
3485 Fortuna Drive Suite 100 Akron, Ohio 44312

Date: November, 2019
By: RJH
Scale: 1"=30'
Job: 20190201
Sheet 1 of 1

**SPLIT PARCEL
0.0595 ACRES
FILIPPELLI TO SONESON**

Situated in the State of Ohio, County of Cuyahoga, City of Lakewood, being part of Sublot 18 of the Charles E.J. Lang Subdivision of part of Original Rockport Township Section 21 as recorded in Plat Volume 29, Page 15 of Cuyahoga County Recorder's records, being part of the land conveyed to Louis Filippelli as recorded in AFN 200811120859 of Cuyahoga County Recorder's records and being further bounded and described as follows:

Beginning at a 5/8" rebar in monument box found and held marking the intersection of the centerline of Clifton Boulevard (120' wide) with the centerline of Nicholson Avenue (60' wide).

Thence S 00°41'13" W, along the centerline of Nicholson Avenue, a distance of 58.11' to a point thereon;

Thence N 89°18'47" W, a distance of 30.00' to a 5/8" rebar (cap id. "C&A") set marking the intersection of the south right-of-way line of Clifton Boulevard with the west right-of-way line of Nicholson Avenue;

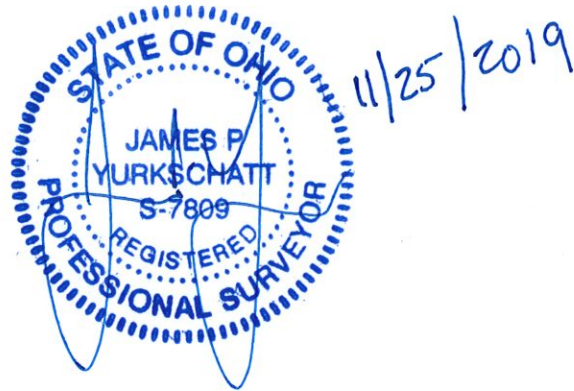
Thence S 00°41'13" W, along the west right-of-way line of Nicholson Avenue, a distance of 172.00' to a point thereon being the northeast corner of land conveyed to Leo R. Soneson, Jr. and Eleanor M. Soneson as recorded in Vol. 266, Page 799 of Cuyahoga County Recorder's records (witness a 5/8" rebar found 0.12' north and 0.11' west);

Thence N 89°57'00" W, along a north line of said Soneson land, a distance of 110.00' to a corner thereof and being the **TRUE PLACE OF BEGINNING** for the parcel of land described herein;

1. Thence S 53°53'26" W, along a line of said Soneson land, a distance of 37.47' to corner thereof;
2. Thence S 33°14'07" W, along a line of said Soneson land, a distance of 26.89' to a corner thereof;
3. Thence N 89°57'00" W, along a line of said Soneson land, a distance of 50.00' to the northwest corner thereof and being a point on the east line of Sublot 19 of said Charles E.J. Lang Subdivision;
4. Thence N 00°41'13" E, along the east line of said Sublot 19, a distance of 38.18' to a 5/8" rebar (cap id. "C&A") set thereon marking the southwest corner of land conveyed to Cynthia J. Souris and Suzanne L. Bednarski, Co-Trustees as recorded in AFN 201406170232 of Cuyahoga County Recorder's records;
5. Thence S 89°57'00" E, along the south line of said Souris and Bednarski, Co-Trustees land, then to and along the south line of additional land conveyed to Cynthia J. Souris and Suzanne L. Bednarski, Co-Trustees as recorded in AFN 201406170234 of Cuyahoga County Recorder's records, a distance of 63.50' to a 5/8" rebar (cap id. "C&A") set marking a south corner of said Souris and Bednarski, Co-Trustees additional land;
6. Thence N 64°18'47" E, along the southeast line of said Souris and Bednarski, Co-Trustees additional land, a distance of 14.83' to a Mag nail set thereon;

7. Thence S 89°57'00" E, a distance of 17.69' to the **TRUE PLACE OF BEGINNING** and containing 0.0595 acres (2,594 square feet) of land as surveyed by James P. Yurkschatt, PS 7809 of Campbell & Associates, Inc. on November 25, 2019. All 5/8" rebar set are 30" in length and capped "C&A".

The basis of bearings for this description is Grid North of the Ohio State Plane Coordinate System, North Zone, NAD83(2011).



PARCEL "A"
0.4591 ACRES
13407 CLIFTON BLVD., LAKEWOOD, OHIO

Situated in the State of Ohio, County of Cuyahoga, City of Lakewood, being part of Sublots 17 and 18 of the Charles E.J. Lang Subdivision of part of Original Rockport Township Section 21 as recorded in Plat Volume 29, Page 15 of Cuyahoga County Recorder's records, being part of the land conveyed to Louis Filippelli as recorded in AFN 200811120859 of Cuyahoga County Recorder's records and being further bounded and described as follows:

Beginning at a 5/8" rebar in monument box found and held marking the intersection of the centerline of Clifton Boulevard (120' wide) with the centerline of Nicholson Avenue (60' wide).

Thence S 00°41'13" W, along the centerline of Nicholson Avenue, a distance of 58.11' to a point thereon;

Thence N 89°18'47" W, a distance of 30.00' to a 5/8" rebar (cap id. "C&A") set marking the intersection of the south right-of-way line of Clifton Boulevard with the west right-of-way line of Nicholson Avenue and being the **TRUE PLACE OF BEGINNING** for the parcel of land described herein;

1. Thence S 00°41'13" W, along the west right-of-way line of Nicholson Avenue, a distance of 172.00' to a point thereon being the northeast corner of land conveyed to Leo R. Soneson, Jr. and Eleanor M. Soneson as recorded in Vol. 266, Page 799 of Cuyahoga County Recorder's records (witness a 5/8" rebar found 0.12' north and 0.11' west);
2. Thence N 89°57'00" W, along the north line of said Soneson land and the extension thereof, a distance of 127.69' to a Mag nail set on the southeast line of land conveyed to Cynthia J. Souris and Suzanne L. Bednarski, Co-Trustees as recorded in AFN 201406170234 of Cuyahoga County Recorder's records;
3. Thence N 64°18'47" E, along the southeast line of said Souris and Bednarski, Co-Trustees land, a distance of 9.17' to a 5/8" rebar (cap id. "C&A") set marking a southeast corner thereof;
4. Thence N 04°48'17" E, along the east line of said Souris and Bednarski, Co-Trustees land, a distance of 177.00' to the northeast corner thereof being a point on the south right-of-way line of Clifton Boulevard (witness a 5/8" rebar found 0.35' north and 0.09' west);
5. Thence S 85°27'22" E, along the south right-of-way line of Clifton Boulevard, a distance of 107.00' to the **TRUE PLACE OF BEGINNING** and containing 0.4591 acres (19,998 square feet) of land as surveyed by James P. Yurkschatt, PS 7809 of Campbell & Associates, Inc. on November 25, 2019. All 5/8" rebar set are 30" in length and capped "C&A".

The basis of bearings for this description is Grid North of the Ohio State Plane Coordinate System, North Zone, NAD83(2011).



PARCEL "B"
0.2222 ACRES
1210 NICHOLSON AVE., LAKEWOOD, OHIO

Situated in the State of Ohio, County of Cuyahoga, City of Lakewood, being part of Sublots 17 and 18 of the Charles E.J. Lang Subdivision of part of Original Rockport Township Section 21 as recorded in Plat Volume 29, Page 15 of Cuyahoga County Recorder's records, being all of the land conveyed to Leo R. Soneson, Jr. and Eleanor M. Soneson as recorded in Vol. 266, Page 799 along with part of the land conveyed to Louis Filippelli as recorded in AFN 200811120859 of Cuyahoga County Recorder's records and being further bounded and described as follows:

Beginning at a 5/8" rebar in monument box found and held marking the intersection of the centerline of Clifton Boulevard (120' wide) with the centerline of Nicholson Avenue (60' wide).

Thence S 00°41'13" W, along the centerline of Nicholson Avenue, a distance of 58.11' to a point thereon;

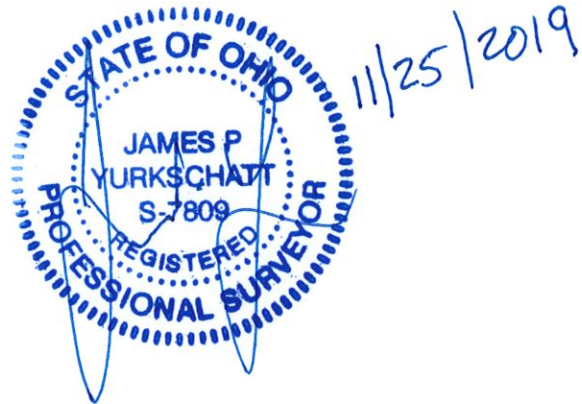
Thence N 89°18'47" W, a distance of 30.00' to a 5/8" rebar (cap id. "C&A") set marking the intersection of the south right-of-way line of Clifton Boulevard with the west right-of-way line of Nicholson Avenue;

Thence S 00°41'13" W, along the west right-of-way line of Nicholson Avenue, a distance of 172.00' to a point thereon being the southeast corner of said Filippelli land and being the **TRUE PLACE OF BEGINNING** for the parcel of land described herein (witness a 5/8" rebar found 0.12' north and 0.11' west);

1. Thence S 00°41'13" W, along the west right-of-way line of Nicholson Avenue, a distance of 42.12' to a 5/8" rebar (cap id. "C&A") set thereon being the northeast corner of land conveyed to Michael B. Alexander and Yang Lu Alexander as recorded in AFN 201502170522 of Cuyahoga County Recorder's records;
2. Thence N 89°57'00" W, along a north line of said Alexander land, a distance of 140.00' to a 5/8" rebar (cap id. "C&A") set marking a corner thereof;
3. Thence S 29°11'24" W, along a north line of said Alexander land, a distance of 30.34' to a 5/8" rebar (cap id. "C&A") set marking a corner thereof;
4. Thence N 89°57'00" W, along a north line of said Alexander land, a distance of 50.00' to a 5/8" rebar (cap id. "C&A") set marking the northwest corner thereof and being a point on the east line of Sublot 19 of said Charles E.J. Lang Subdivision;
5. Thence N 00°41'13" E, along the east line of said Sublot 19, a distance of 62.18' to a 5/8" rebar (cap id. "C&A") set thereon marking the southwest corner of land conveyed to Cynthia J. Souris and Suzanne L. Bednarski, Co-Trustees as recorded in AFN 201406170232 of Cuyahoga County Recorder's records;
6. Thence S 89°57'00" E, along the south line of said Souris and Bednarski, Co-Trustees land, then to and along the south line of additional land conveyed to Cynthia J. Souris and Suzanne L. Bednarski, Co-Trustees as recorded in AFN 201406170234 of Cuyahoga County Recorder's records, a distance of 63.50' to a 5/8" rebar (cap id. "C&A") set marking a south corner of said Souris and Bednarski, Co-Trustees additional land;

7. Thence N 64°18'47" E, along the southeast line of said Souris and Bednarski, Co-Trustees additional land, a distance of 14.83' to a Mag nail set thereon;
8. Thence S 89°57'00" E, to and along the south line of said Filippelli land, a distance of 127.69' to the **TRUE PLACE OF BEGINNING** and containing 0.2222 acres (9,677 square feet) of land as surveyed by James P. Yurkschatt, PS 7809 of Campbell & Associates, Inc. on November 25, 2019. All 5/8" rebar set are 30" in length and capped "C&A".

The basis of bearings for this description is Grid North of the Ohio State Plane Coordinate System, North Zone, NAD83(2011).



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. PC 20-000006
DOCKET No. 03-08-20
FEE PAID _____ CC

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 17917 Detroit Business/Tenant Name Sacred Hour Spa
Property Owner Name Tabitha Baker Owner Phone 216-262-3155
Owner E-mail info@sacredhour.com Zoning Comm. Parcel Number _____
Project Summary approval of outdoor conditional use dining

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): Tabitha Baker Company Sacred Hour, inc

Applicant Address: 1383 Edanola Ave

Phone: 216-262-3155 Fax: _____ E-mail: _____

Signature: [Signature] Date: 1/30/20

OFFICE USE ONLY: Application Reviewed and Accepted by: K. Milius Date: 2/20/20

File History: _____

Bldg. Dept. Remarks: _____

ORD. 17-15 SECTION 1161.03(t)

AUTHORIZATION FOR PROPERTY ACCESS

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

Any dog(s) on property? _____Yes No

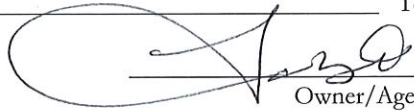
Please Print or Type:

Owner/Agent Name: TABITHA BAKER

Property Address: 17917 Detroit Av

Owner/Agent Phone: _____

Tenant Name _____ Tenant Phone _____


Owner/Agent Signature

**2020 Calendar
Planning Commission**

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

PLEASE NOTE: Applications are submitted to the Building Department 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.**

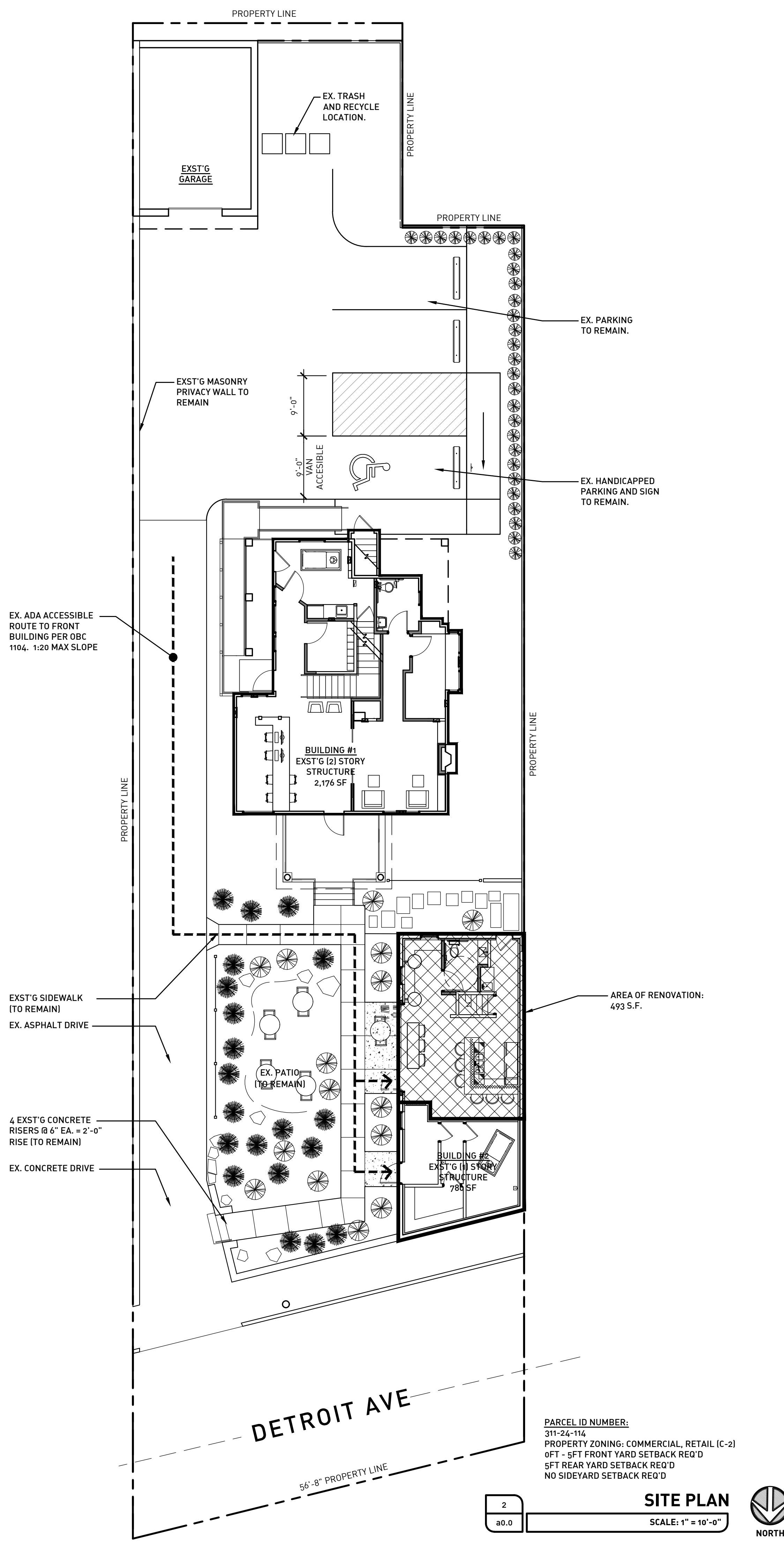
Pre-Review Meetings for the Commission start at **6:30 P.M.** in the **Auditorium** unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

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.

INTERIOR RENOVATIONS FOR:

THE BUNGALOW @ S|H

17919 DETROIT AVE
LAKEWOOD, OH 44107



GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE O.B.C. AND OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES
- CONTRACTOR IS TO VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO BEGINNING WORK & NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY
- PROVIDE FIRE EXTINGUISHERS OF SIZE, TYPE, NUMBER AND LOCATION PER LOCAL FIRE DEPARTMENT RECOMMENDATIONS
- INSTALLATIONS OF ALL INTERIOR FINISH MATERIALS TO COMPLY WITH O.B.C.
- ALL FURNITURE TO BE PROVIDED BY OWNER, U.N.O.

CODE DATA (O.B.C.):

CONSTRUCTION TYPE: (EXISTING) 5-B
USE GROUP: B - BUSINESS
FUNCTION/ACTIVITY: PRIVATE LOUNGE ACCESSORY TO EX. SPA USE.
BUILDING AREA DESCRIPTION:
EXISTING BUILDING #1 S.F. = 2,176 S.F. (NOT APART OF RENOVATIONS)
EXISTING BUILDING #2 S.F. = 788 S.F. (AREA OF RENOVATION = 493 S.F.)
TOTAL BUILDING(S) AREA = 2,956 S.F.
ALLOWABLE SQUARE FOOTAGE: 9,000 S.F.
5-B CONSTRUCTION / B USE GROUP ALLOWABLE AREA: 9,000 S.F.
FIRE SUPPRESSION: NO FIRE SUPPRESSION SYSTEM EXISTING OR REQUIRED.
OCCUPANCY:
EXISTING OCCUPANCY TO REMAIN: (1 OCC. PER 100 S.F.)
TOTAL BUILDING(S) AREA - 2,956 S.F. / 100 S.F. PER OCCUPANT = 29 OCCUPANTS
25% INCREASE FOR EXTERIOR/OUTDOOR PATIO SPACE ALLOWED: 29 X .25 = 7 OCCUPANTS
36 TOTAL ALLOWABLE OCCUPANTS
PLUMBING FIXTURES:
USE GROUP: B
OCCUPANTS: 36 OCC. TOTAL
WATER CLOSETS 1/50: 36/50=1 REQ. (3 PROVIDED: 2 EXISTING & 1 NEW)
LAVATORY 1/80: 36/80 = 1 REQ. (3 PROVIDED: 2 EXISTING & 1 NEW)

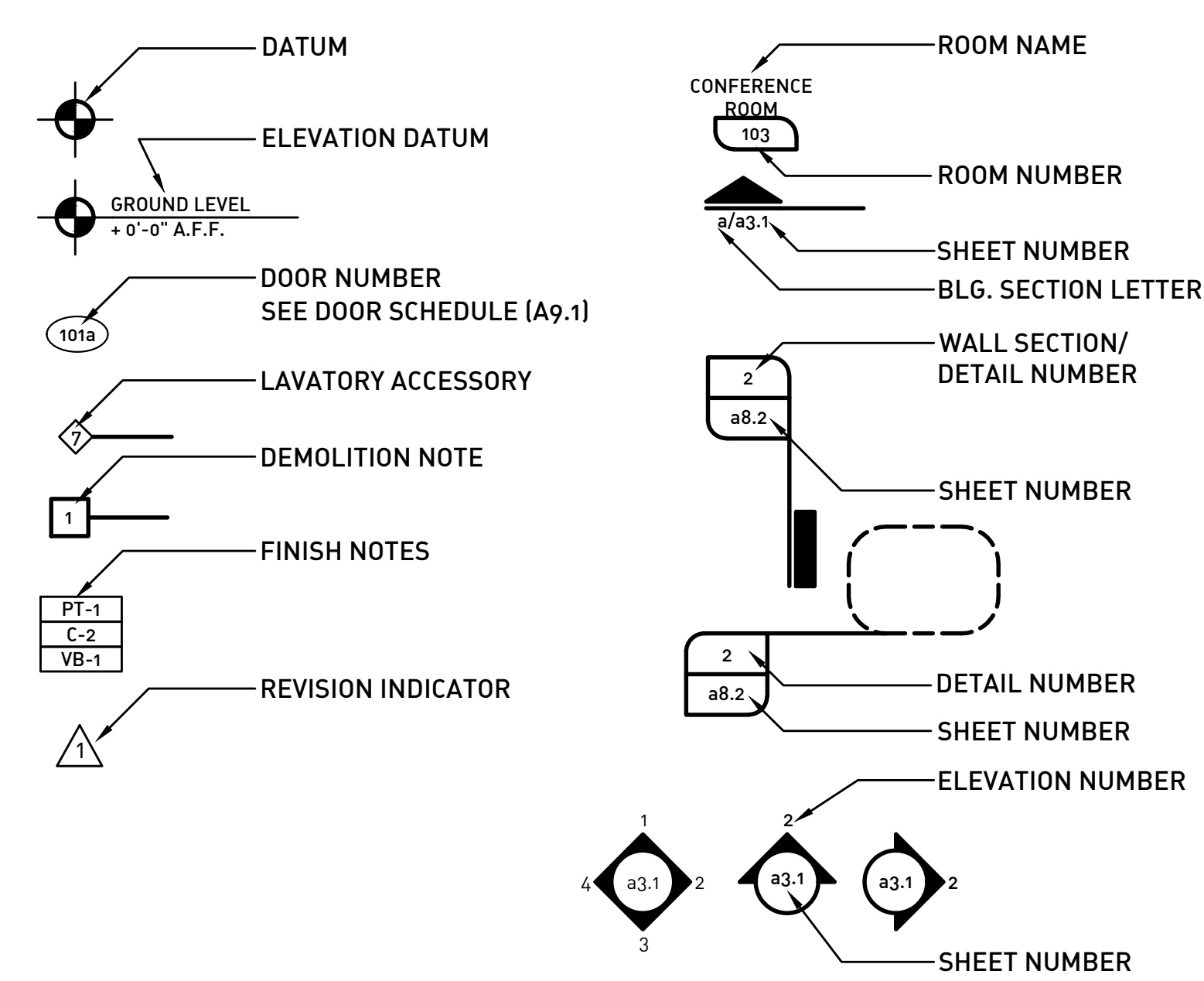
DRAWING INDEX:

- a0.0 COVER SHEET / CODE DATA / REFERENCE SITE PLAN
- a2.1 DEMO / PROPOSED PLAN / CEILING PLAN
- a2.2 ENLARGED PLAN / PLUMBING PLAN / ISOMETRIC ELECTRICAL POWER AND LIGHTING PLANS
- a2.3

PROJECT TEAM:

ARCHITECT ADDK, INC. 17385 MADISON AVENUE LAKEWOOD, OHIO 44107 PHONE: 216.771.1920 FAX: 216.771.1797	CLIENT SACRED HOUR 17919 DETROIT AVE LAKEWOOD, OHIO 44107	CONTRACTOR TRINITY CONSTRUCTION PO BOX 2078 SHEFFIELD LAKE, OH 44054 PHONE: 440.567.2079
--	---	---

SYMBOLS LEGEND:



1 a0.0 LOCATION MAP SCALE: N.T.S. NORTH





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. PC 20-000007
DOCKET No. 03-09-20
FEE PAID _____

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 12401 Madison Ave. Business/Tenant Name Griffin Cider House & Gin Bar.
Property Owner Name Richard Read Owner Phone 440-785-7418
Owner E-mail theciderman@ymail.com Zoning _____ Parcel Number _____
Project Summary Simple patio install + back door

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): RICHARD READ Company Griffin Cider House & Gin Bar. (Last Voyage Cider Houses)
Applicant Address: 2165 Elmwood Dr. Waukegan, OH 44145
Phone: 440-785-7418 Fax: _____ E-mail: theciderman@ymail.com
Signature: [Signature] Date: Feb 19th 2020

OFFICE USE ONLY: Application Reviewed and Accepted by: K. Milius Date: 2/20/20

File History: _____
Bldg. Dept. Remarks: _____

ORD. 17-15 SECTION 11601.03(t)

AUTHORIZATION FOR PROPERTY ACCESS

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

Any dog(s) on property? _____ Yes No

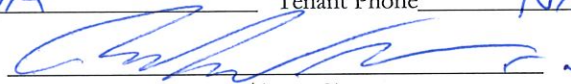
Please Print or Type:

Owner/Agent Name: Richard Reed

Property Address: 12401 Madison Ave Lakewood, OH.

Owner/Agent Phone: 440-785-7418

Tenant Name N/A Tenant Phone N/A



Owner/Agent Signature

**2020 Calendar
Planning Commission**

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
January	Wednesday	12-19-19	Thursday	01-02-20	Thursday	01-02-20
February	Wednesday	01-22-20	Thursday	02-06-20	Thursday	02-06-20
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October	Wednesday	09-16-20	Thursday	10-01-20	Thursday	10-01-20
November	Wednesday	10-21-20	Thursday	11-05-20	Thursday	11-05-20
December	Wednesday	11-18-20	Thursday	12-03-20	Thursday	12-03-20
January	Wednesday	12-23-20	Thursday	01-07-21	Thursday	01-07-21

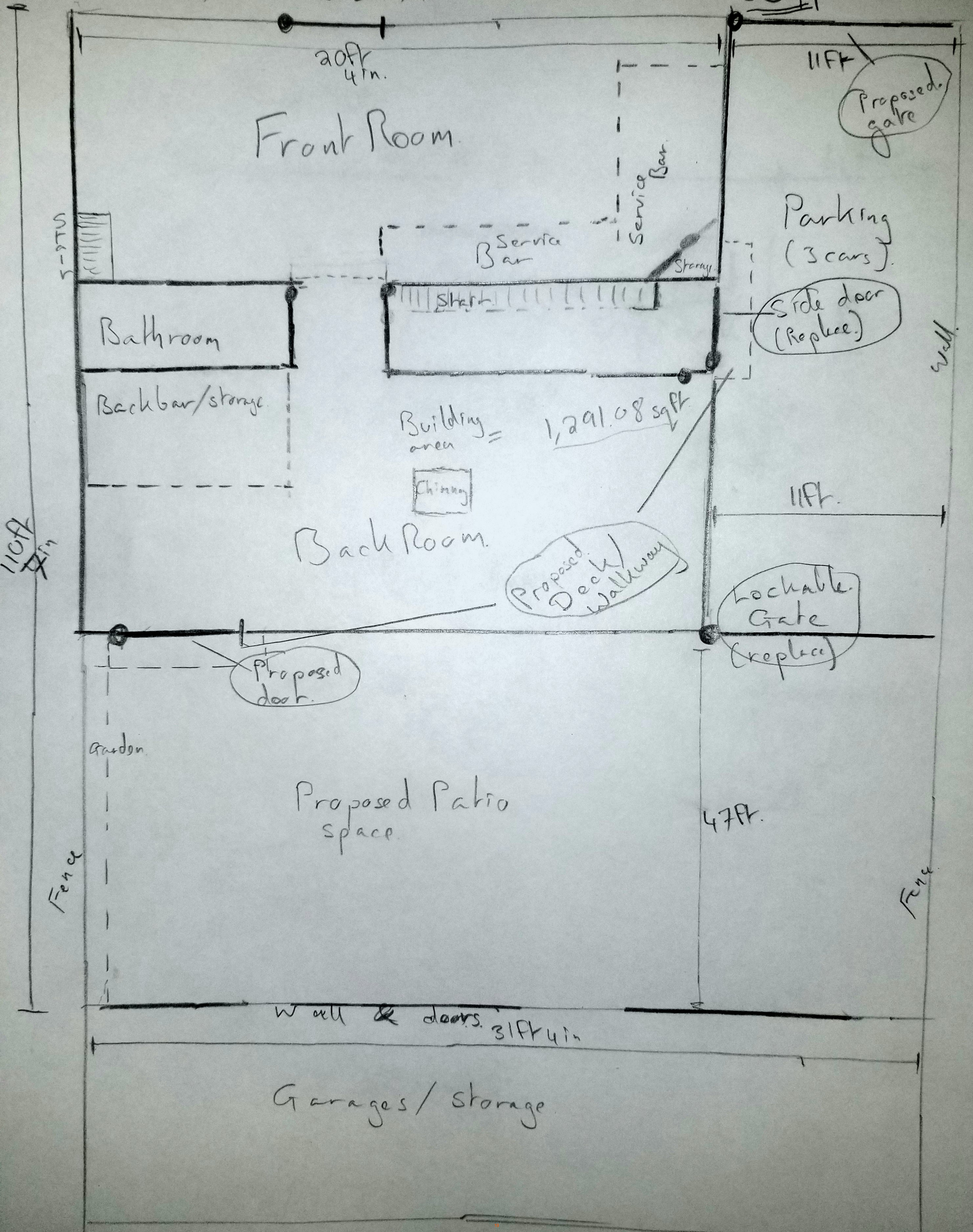
PLEASE NOTE: Applications are submitted to the Building Department and are due before noon on the above indicated dates. It is recommended to submit them prior to the application deadline for review of completeness. Late or incomplete applications cannot be accepted.

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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.

Griffin Cider House & Gin Bar
12401 Madison Ave.

Estimated new occupancy:
65 ppl



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

REFERENCE No. PC 20-000008

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

DOCKET No. 03-10-20

FEE PAID Credit

APPLICATION

LAKWOOD PLANNING COMMISSION

Property Address 1411 Lauderdale Ave Business/Tenant Name Phoenix Vapor Lounge

Property Owner Name AIY Properties Inc. Owner Phone (216) 264-4105

Owner E-mail _____ Zoning _____ Parcel Number _____

Project Summary Extend business hours till 2:30 am.

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): Matthew Osborne Company Phoenix Vapor Lounge

Applicant Address: 1411 Lauderdale Ave Lakewood Ohio 44107

Phone: 216-722-9143 Fax: _____ E-mail: PhoenixVaporLoungeLLC@gmail.com

Signature: [Signature] Date: _____

OFFICE USE ONLY: Application Reviewed and Accepted by: K. Milius Date: 2/20/20

File History: _____

Bldg. Dept. Remarks: _____

ORD. 124-05 SECTION 1129.16

CONDITIONAL USE APPLICATION FOR PHOENIX VAPOR LOUNGE

The reason we have submitted this application is to extend the business hours for Phoenix Vapor Lounge from 8:00p.m.-12:00a.m to 8:00p.m.-2:30a.m. We understand the concerns that closing after 12:00a.m. poses for the community and plan on eliminating any potential problem with our proposal. As a business owner I understand that I am solely responsible for the actions of my customers and the effect they have on the neighborhood. I plan on personally taking control of the potential concerns that neighbors and the Lakewood planning commission might have and eliminating them. My proposal for this will start with eliminating the use of our front doors (unless for emergency exit) that face Lauderdale Avenue. after 12:00a.m. and only use our side door that that faces Detroit Avenue. this door is right at plank road taverns outdoor patio and only has commercial properties surrounding it. In addition to this plan we also will make a policy, after 12:00a.m. there will be no re-entry to Phoenix Lounge. This will eliminate any possible loitering crowd outside our doors.

This theory has been proposed to our immediate neighbors to get their opinions and hear any concerns. The final conclusion is the neighbors that might be effected by the extension of our business hours are satisfied with our proposal and have no further concerns. Attached is a list of names and signatures of the neighbors we could reach. Furthermore, if there are any concerns that the Lakewood planning commission or our community would like to address we will do all that is possible to accommodate such request. I appreciate everyone's time reviewing our application and look forward to growing in the Lakewood community.



(Matthew J. Osborne)

2/10/20

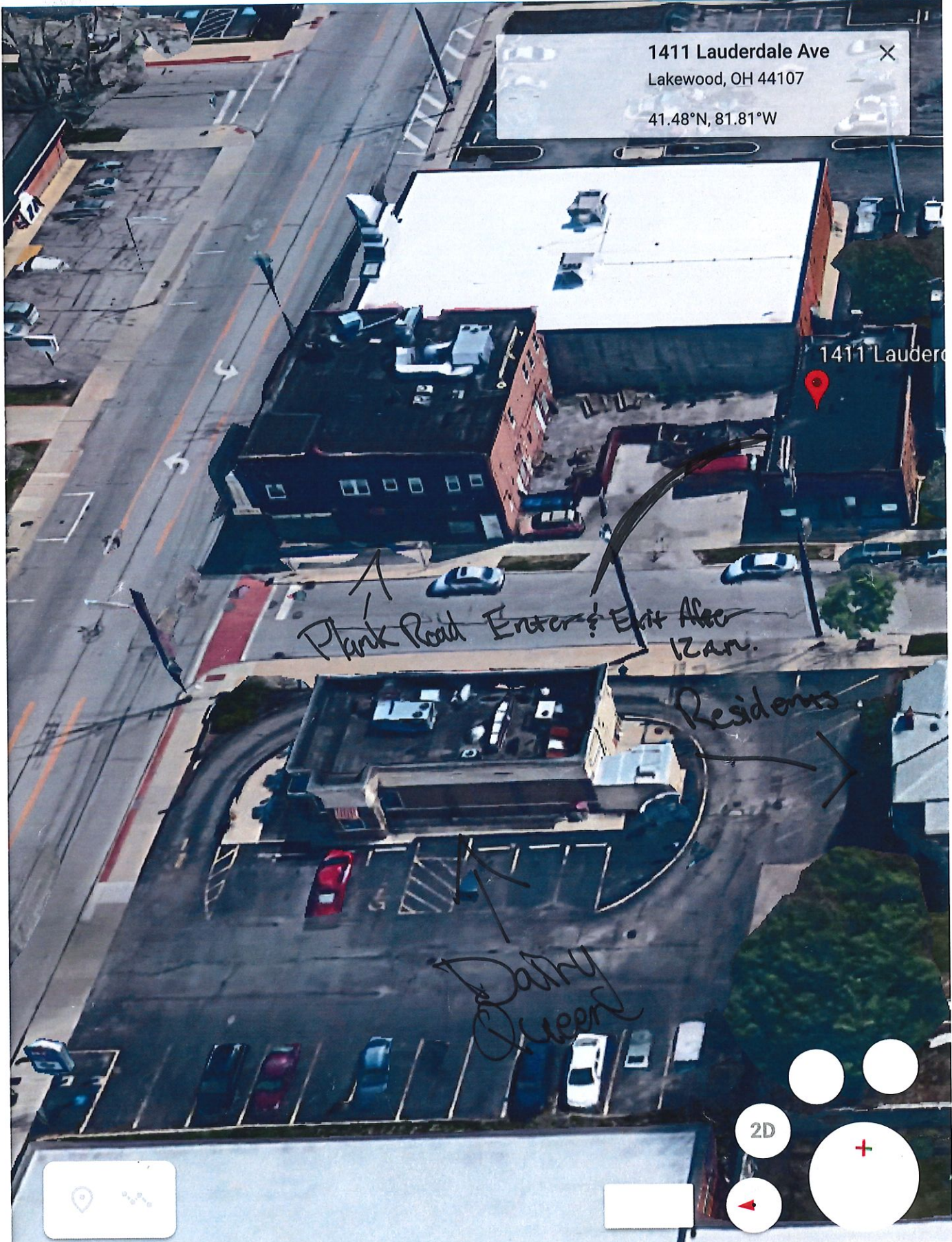


(Amber M. George)

You are currently running an experimental version of Earth.

[Learn more](#)

[Send feedback](#)



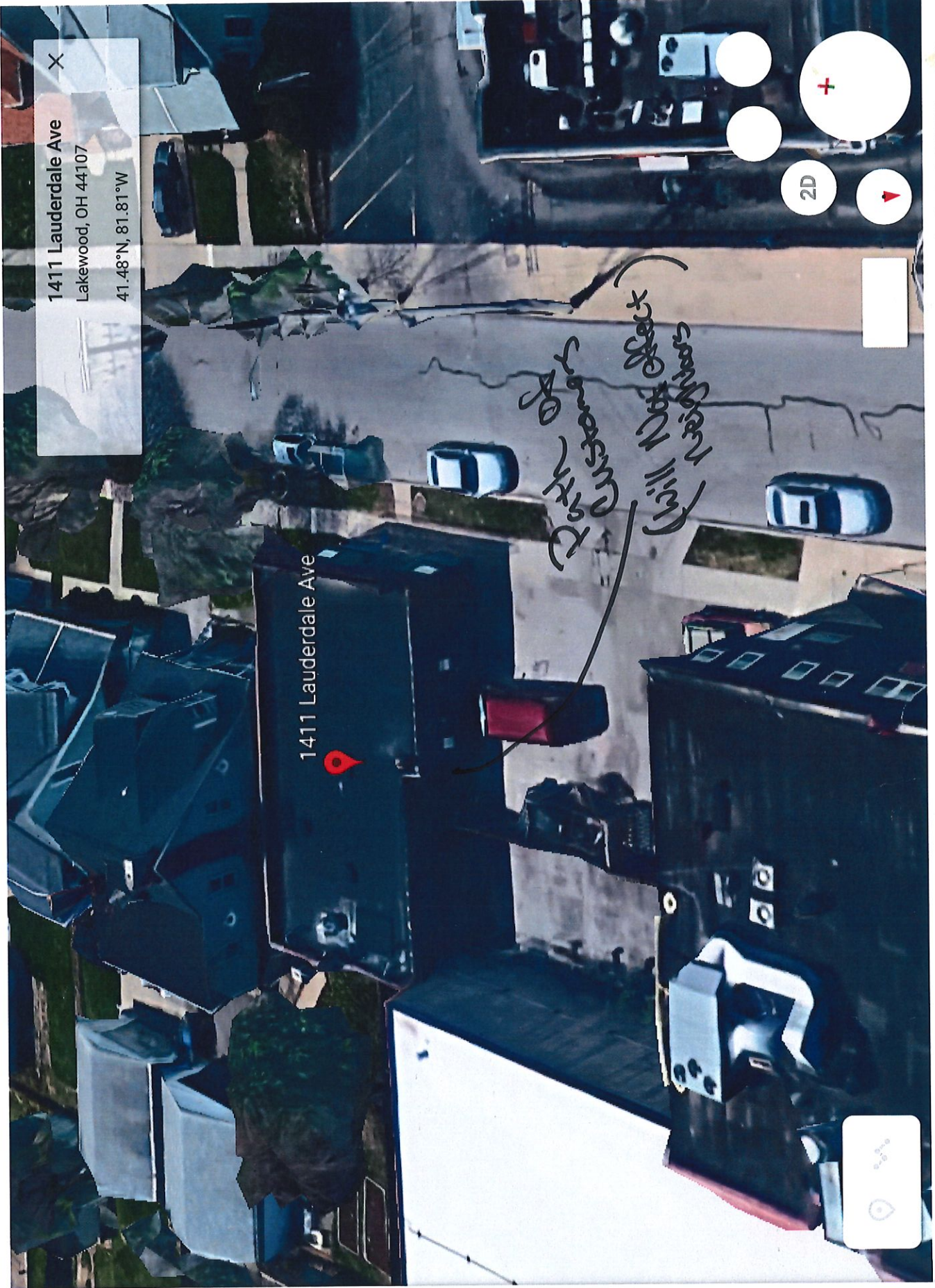
100%

23

Camera: 304 m 41°29'02"N 81°48'49"W 216 m

You are currently running an experimental version of Earth.

Learn more Send feedback



Lauderdale Avenue Residents

(Name)	(Signature)	(address)
Dairy Queen	Alant	116803 Detroit ave
Plant Road Tavern	Kemp	16719 Detroit Ave.
Roslyn Miller	ROSLYN MILLER	1424 LAUDERDALE St.
Vacant	_____	1421 Lauderdale
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



2 Summit Park Drive, Suite 645, Independence, OH 44131
Telephone (216) 264-4105
Fax (216) 264-4110

February 18, 2020

City of Lakewood
Division of Housing and Building
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: Phoenix Lounge, 1411 Lauderdale Avenue, Lakewood, Ohio 44107

Dear Sir or Madam:

Please be advised that AIY Properties, Inc. is the lessor for the property located at 1411 Lauderdale Avenue, Lakewood, Ohio 44107. The retail space is currently occupied by lessee Phoenix Vaper Lounge LLC. AIY Properties, Inc. authorizes Phoenix Vaper Lounge LLC to extend its operating hours until 2:30 a.m. Said authorization is contingent upon Phoenix Vaper Lounge LLC first obtaining the necessary permits from the City of Lakewood.

If you have any questions regarding the foregoing, please contact the undersigned.

Very truly yours,

/s/ Sarah S. Graham

Sarah S. Graham, Esq.

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. PC20-000009
DOCKET No. 03-11-20
FEE PAID _____

APPLICATION
LAKEWOOD PLANNING COMMISSION

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

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

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

Project Summary Conditional Use request under the Mixed-Use Overlay District. JSDI is proposing two 4-story structures containing residential market rate apartments as well as designated commercial space on the first floor in eastern building.

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

ACTION REQUESTED (Check all that apply)

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

Submission Requirements:

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

Applicant Name (Print Clearly): Jerome Solove Company JSDI

Applicant Address: 14837 Detroit Avenue #339 Lakewood, OH 44107

Phone: 614-425-2104 Fax: _____ E-mail: asolove@solove.com

Signature:  Date: 2-19-20

OFFICE USE ONLY: Application Reviewed and Accepted by: K. Milius Date: 2/20/20

File History: _____

Bldg. Dept. Remarks: _____

ORD. 43-08 SECTION 1161.03(v)

Stavash Family LLC

January 22, 2019

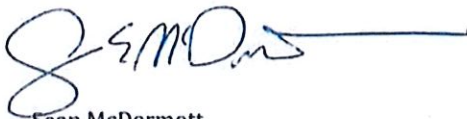
Bryce Sylvester
Director of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107

**RE: Letter of Authorization - Jerome Solove Development Inc.
Apartment Project at 13701 Detroit and 1406 Wyandotte (Parcel No. 315-01-036)**

Dear Mr. Sylvester,

Stavash Family LLC hereby authorizes Jerome Solove Development Inc., and their affiliates and related parties, to submit, present, and entitle the subject market rate apartment project, to be constructed on lands currently owned by Stavash Family LLC, to the Lakewood City Council, Planning Commission, and Architecture Board of Review. Please contact me with any questions at smcdermott1490@gmail.com.

Sincerely,



Sean McDermott
Member

cc: Bill Craighead
Jerome Solove
Alex Solove



SPITZER MANAGEMENT, INC.

150 East Bridge Street • Elyria, Ohio 44035
440-323-4671 • fax 440-323-3623
spitzer.com

January 22, 2019

Bryce Sylvester
Director of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107

**RE: Letter of Authorization – Jerome Solove Development Inc.
Apartment Project at 13901 Detroit Ave. (Parcel No. 315-01-101, 315-01-069, 315-01-070,
315-01-102)**

Dear Mr. Sylvester,

As you know, Jerome Solove Development Inc. is planning an apartment project on our property located at 13815 Detroit Road in Lakewood. On behalf of Lakewood Chrysler Plymouth Inc., I am hereby authorizing Jerome Solove Development Inc. and their affiliates to submit and present plans pertaining to this project to the Lakewood City Council, Planning Commission, and Architecture Board of Review. Please feel free to contact me with any questions at 216-403-2712.

Sincerely,

Catherine V. Schuster
Director of Real Estate

Over 100 Years of Serving You Better...Saving You More

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: Cathy Schuster / Lakewood Chrysler Plymouth Inc. Agent

Property Address: 13901 Detroit Avenue Lakewood, OH 44107

Owner/Agent Phone: 216-403-2712

Tenant Name N/A Tenant Phone N/A

Catherine V. Schuster
Owner/Agent Signature

**2019 Calendar
Planning Commission**

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

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

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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.



1000 WOODLAND AVENUE
ANN ARBOR, MI 48106
PH: 734.769.8800
WWW.BBANDCO.COM

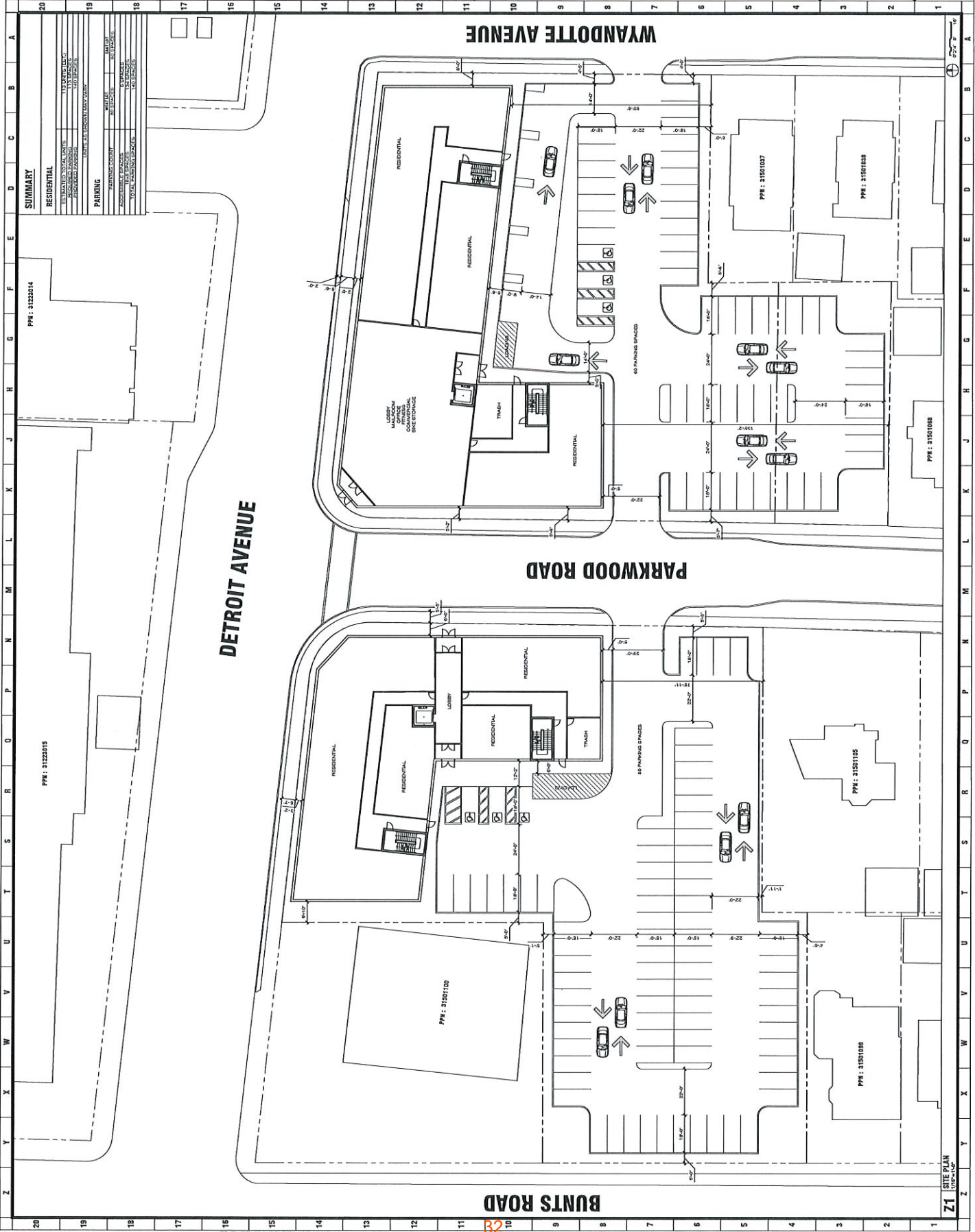
DATE:	10/15/2018
BY:	DAVID M. HARRIS
PROJECT:	WYANDOTTE AVENUE
SCALE:	AS SHOWN
REVISIONS:	



DATE: 10/15/2018
SCALE: AS SHOWN
PROJECT: WYANDOTTE AVENUE



2018-71
SP-100



SUMMARY

RESIDENTIAL	15 UNITS
TRASH	1 UNIT
LOBBY	1 UNIT
OFFICE	1 UNIT
RECEPTION	1 UNIT
STORAGE	1 UNIT
TOTAL	20 UNITS

PARKING

RESIDENTIAL	15 SPACES
TRASH	1 SPACE
LOBBY	1 SPACE
OFFICE	1 SPACE
RECEPTION	1 SPACE
STORAGE	1 SPACE
TOTAL	20 SPACES

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO EXTERIOR FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO INTERIOR FACE UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
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18. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
19. ALL DIMENSIONS ARE TO EXTERIOR FACE UNLESS NOTED OTHERWISE.
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