



---

AGENDA  
PLANNING COMMISSION  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
THURSDAY  
MARCH 5, 2026

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

REVIEW DOCKET ITEMS

REVIEW MEETING  
6:00 P.M.  
AUDITORIUM

1. ROLL CALL
2. APPROVE THE MINUTES OF THE THURSDAY, FEBRUARY 5, 2026 MEETING
3. OPENING REMARKS

OLD BUSINESS

4. Docket No. 02-02-26  
Marlowe Townhomes

Frank Camardo, Greenlight Building Company, LLC, applicant, on behalf of owner Marlowe Park LLC., requests the review and approval of **minor modifications** for the planned development(PD) of 16 townhomes on the properties at the southeast corner of Marlowe and Madison Avenues. The project was approved as a PD at the May 7, 2020 Planning Commission meeting, and the current owner is proposing minor modifications to the approved plans. Pursuant to 1156.04 Planned Developments (m) Modifications of Final PD Plan (1)A.(minor) (Ord. 17-17. Passed 3-20-17.)

NEW BUSINESS

5. Docket No. 03-05-26  
1445 Gridley St.

Charlotte Krach, property owner, is requesting the review and approval of a plan to demolish an existing garage and not rebuild. The alternative proposal includes a parking pad, landscape plantings and construction of a shed. Pursuant to 1143.10 Exceptions to required minimums(parking)(Ord. 36-14.Passed 1-20-2015.)

## ADJOURN

*"Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact [Michelle Nochta at \(216\) 529-5906](tel:2165295906) [michelle.nochta@lakewoodoh.gov](mailto:michelle.nochta@lakewoodoh.gov)."*



City of Lakewood  
Planning Commission

(216) 529-6630  
planning@lakewoodoh.gov

---

Application Cover Page

Docket No.: 03-05-26

Permit No.: PC26-000002

Applicant Name: Charlotte Krach

Project Address: 1445 Gridley St.

Project Name: n/a

Proposal: The review and approval of a plan to demolish an existing garage and not rebuild.

Charlotte Krach

## CURRENT & FUTURE NEEDS JUSTIFICATION FOR NOT REPAIRING GARAGE (1 OR 2 STALLS)

THE CITY OF LAKEWOOD STREETS DEPT. INSTALLED A GUARDRAIL THAT PREVENTS A 'MOVING' BOX TRUCK FROM BACKING TO FRONT STAIRS AND DROPPING A RAMP FROM TRUCK BED TO PAVEMENT FOR TRANSFER OF HEAVY AND OVSIZED FURNITURE, SUCH AS AN UPRIGHT PIANO.

ANY ATTEMPT NOW, BUT WITH LACK OF EASE, WOULD OVERLAP AND INTERFERE WITH THE PUBLIC ACCESS LANE (SALEP), THAT IS HEAVILY USED BY THE MID-RISE APARTMENTS OFF DETROIT EXTENSIONS, TO AVOID 2 LIGHTS.

A TYPICAL RENTAL BOX TRUCK, FOR MOVING, HAS A BOX DEPTH OF 16'. DOORS WIDE OPEN, THE CAB AND ADDITIONAL FOOTAGE FOR THE RAMP, TO FIT INTO A 21' APPROX IS UNTEENABLE.

LEARNING THAT AREA OPEN AFFORDS SUFFICIENT ACCESS FOR OVSIZED VEHICLES.

1 of 6

KRACH  
311-18-037

## JUSTIFICATION (CONT'D)

THE OTHER ONE-HALF APPROX IS INADEQUATE TO PULL IN LINE WITH A GARAGE. FULL SIZE CAR (7'+) CAN ONLY PARK AT A DIAGONAL,

WITHOUT THE CONSTRAINT OF A GARAGE, 2 VEHICLES COULD BE ALIGNED NOSE TO REAR AND STILL BE ABLE TO ACCESS A TRUNK SAFELY, WITHOUT HAVING TO SPADGLE THE LANE, AS SOME DRIVERS THINK IT'S A BRETACK.

2 of 6

## ELEVATION

THERE IS A TWO (2) FOOT VARIANCE  
BETWEEN THE DRIVE AND YARD LEVEL.

EXCAVATION ISN'T A CONSIDERATION AS  
THERE ARE TWO HUGE TREES, WHOSE ROOT  
SYSTEMS WOULD BE IMMENSE.

HISTORICALLY, THE RIDGE HAD LOST A FOOT/IN  
UNTIL PERHAPS 18 YRS AGO WHEN AN  
ATTEMPT WAS MADE TO INCREASE VEGETATION.  
UP ROOTING ANY DEEP SYSTEM WOULD BE  
ILL ADVISED CONSIDERING THE LANDSCAPE.

## FOUNDATION IMPROVEMENT - DRIVEWAY

Z-BRICK 2.3IN X 8" - USED BRICK  
VENEER 3 SQ FT. 'INCA'

OR

Z-BRICK 2.3IN X 8" - AMERICANA  
CLASSIC RED BRICK VENEER

LIQUID NAILS - (EXTREME HEAVY DUTY) -  
LET DRY  
MIX CONCRETE MORTAR - (A BIT DRY)  
CHINKING TOOL TO FILL GAPS.

GROUND PAD - PERMEABLE  
POSSIBLY GRAVEL & SLAG.

CURB AT JOINT OF DRIVE & LANE  
IS UNDER CONSIDERATION



5:29

← Messages



VEIKOUS 8-ft x 7-ft Metal Storage Shed

Galvanized Steel Metal Storage Shed

Gallery



Double Tap or Pinch to Zoom



# YARD STORAGE SHED

LOCATED ON EASTERN PERIMETER OF YARD.

8x7 GALVANIZED STEEL PANELS.

2 VENTS

SLOPED ROOF

LOCKING

DOUBLE DOOR 68.9" H x 45.98" W

\* WIND RESISTANT / ANCHORED

VEIKOUS BRAND

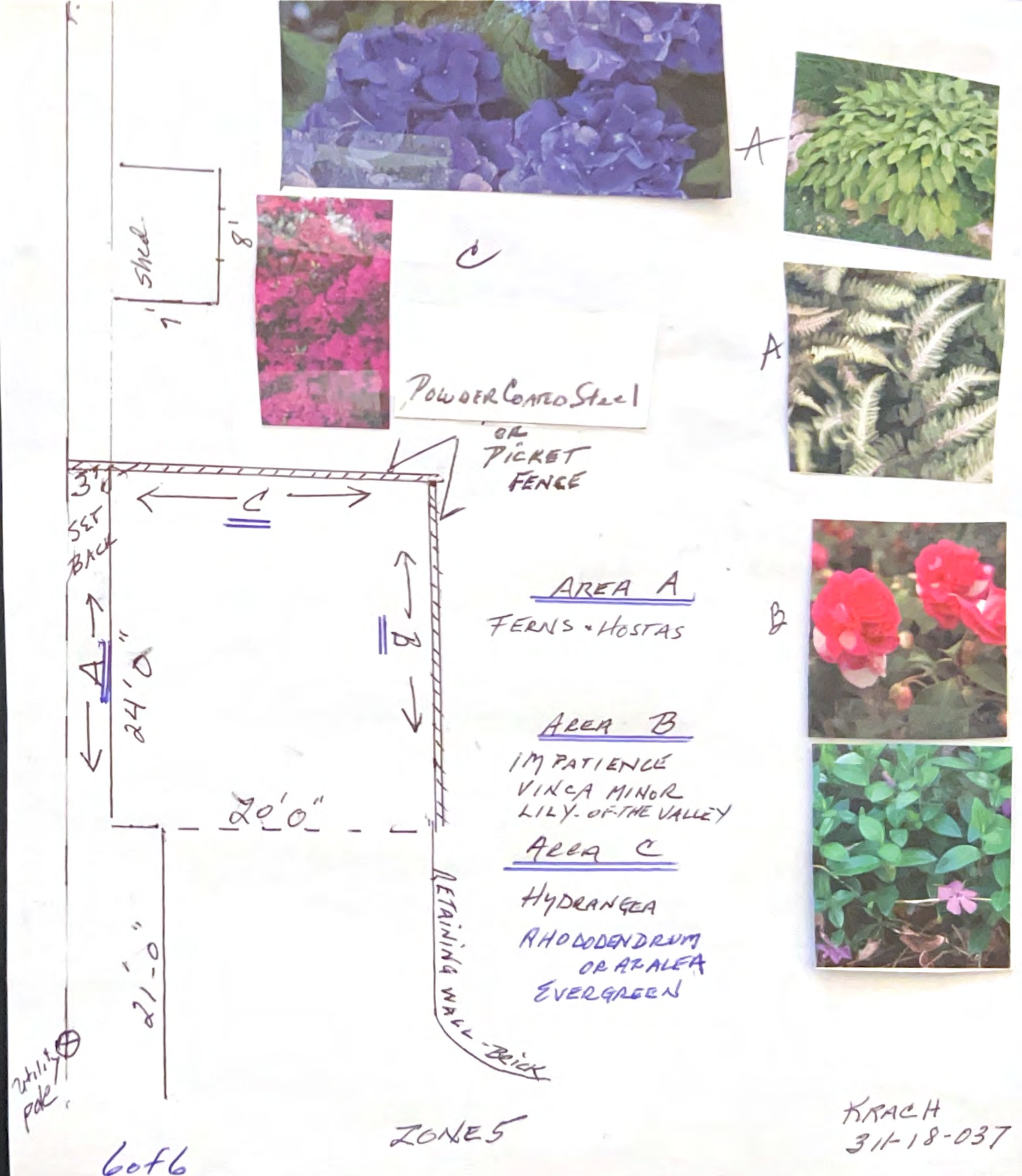
\* HIGH QUALITY THICKENED STEEL

HOUSES, SNOWBLOWER, LAWN MOWER (PUSH),

LAWN TOOLS, COUPLE BIKES +

STACKING LAWN CHAIRS

FOUNDATION: INSTALLED ON WOODEN DECK.



A

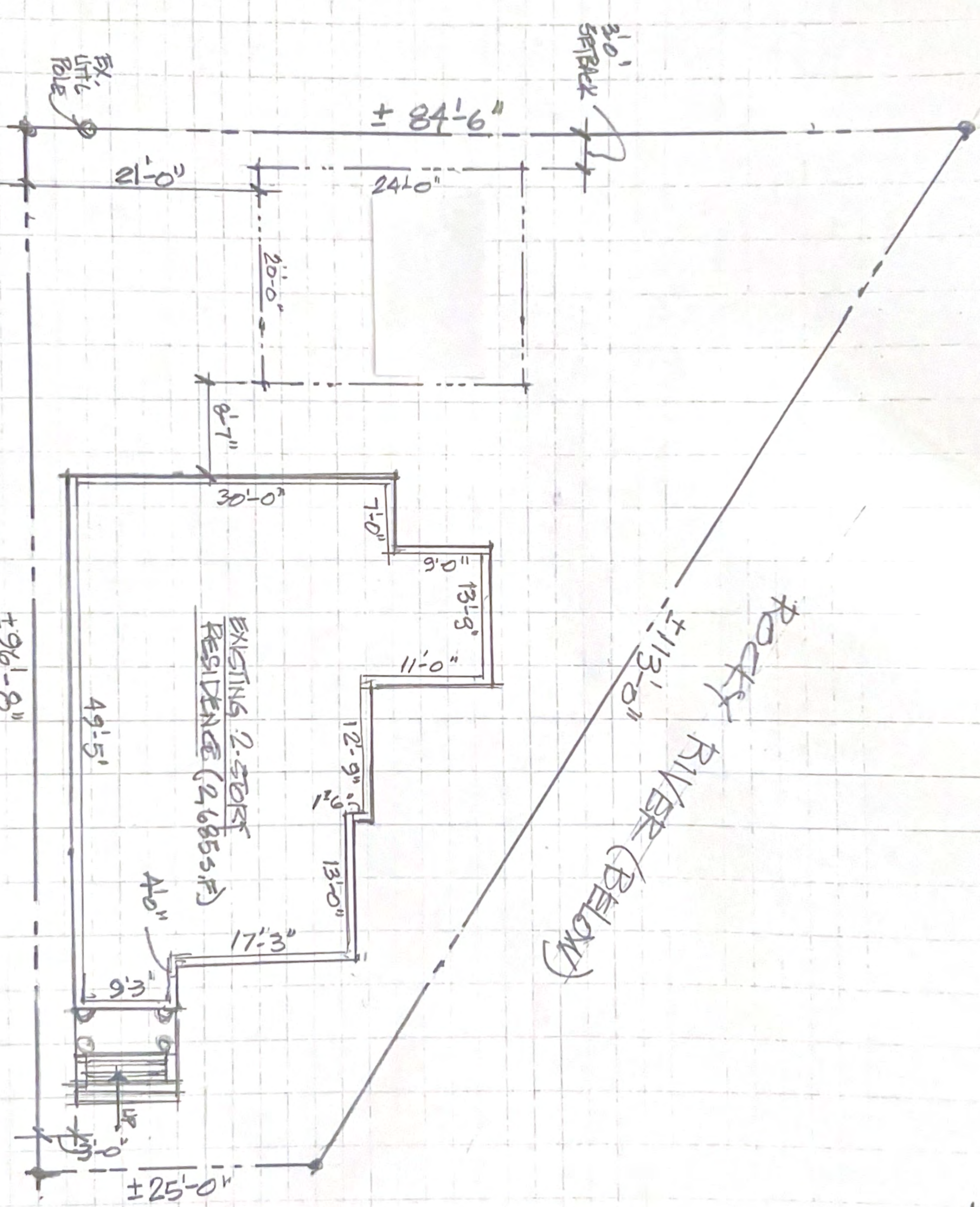


A



B





SALEET LANE

ROCKY RIVER (BELOW)

SITE PLAN

SCALE: 1"=10'-0"



KRACH RESIDEN  
 1445 GRADLEY A  
 LAKEWOOD, OH, 4  
 PARCEL # 311-18-037



City of Lakewood  
Planning Commission

(216) 529-6630  
planning@lakewoodoh.gov

---

Application Cover Page

Docket No.: 02-02-26

Permit No.: PC26-000001

Applicant Name: Frank Camardo, Greenlight Building Company, LLC

Project Address: Marlowe & Madison

Project Name: N/A

Proposal: The review and approval of the construction of a 16-unit townhouse project at Marlowe and Madison.

Mcw

Hello Michelle,

Greenlight is authorized to present to Planning Commission on behalf of Marlowe Park LLC.

Thank you , Alexis

**Alexis S. Oster**

*Owner*

(440) 539-8055 (Mobile)

**Oster Services LLC**

17415 Northwood Ave.  
Suite 100  
Lakewood, OH. 44107

On Wed, Feb 25, 2026 at 10:56 AM Frank Camardo <[frank@camardolaw.com](mailto:frank@camardolaw.com)> wrote:  
Hi Alexis — we are gearing up to present to Lakewood Planning Commission on March 5.

Can you please confirm with Michelle, per here request below, that Greenlight is authorized to present to Planning Commission on behalf of the current ownership group?

Frank Camardo, Principal  
Camardo Law, LLC  
440-666-8531  
[frank@camardolaw.com](mailto:frank@camardolaw.com)  
[Camardolaw.com](http://Camardolaw.com)

On Wed, Feb 25, 2026 at 9:20 AM Michelle Nochta <[Michelle.Nochta@lakewoodoh.gov](mailto:Michelle.Nochta@lakewoodoh.gov)> wrote:  
Hi Frank,

The Marlowe PD is still titled to Marlowe Park LLC, owned by Oster. Can you get me an email from Oster authorizing you to present at the PC meeting on behalf of the current owner? Thanks so much, let me know if you have any questions.

**Michelle Nocht, AICP**

Senior Planner and ADA Coordinator

**City of Lakewood, Ohio  
Dept. of Planning and Development**

[12650 Detroit Ave.](#)  
[Lakewood, OH 44107](#)

(216) 529-5906

[Michelle.Nocht@lakewoodoh.gov](mailto:Michelle.Nocht@lakewoodoh.gov)

--

**Frank Camardo**

Camardo Law, LLC

Greenlight Building Company, LLC

Mobile: 440-666-8531

[Frank@camardolaw.com](mailto:Frank@camardolaw.com)

[www.camardolaw.com](http://www.camardolaw.com)

[www.greenlightbuildingco.com](http://www.greenlightbuildingco.com)

-----

This email is intended only for the use of the party to which it is

addressed and may contain information that is privileged, confidential, or protected by law. If you are not the intended recipient you are hereby notified that any dissemination, copying or distribution of this email or its contents is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.

--

**Frank Camardo**

Camardo Law, LLC

Greenlight Building Company, LLC

Mobile: 440-666-8531

[Frank@camardolaw.com](mailto:Frank@camardolaw.com)

[www.camardolaw.com](http://www.camardolaw.com)

[www.greenlightbuildingco.com](http://www.greenlightbuildingco.com)

-----

This email is intended only for the use of the party to which it is

addressed and may contain information that is privileged, confidential, or protected by law. If you are not the intended recipient you are hereby notified that any dissemination, copying or distribution of this email or its contents is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.

--

**Frank Camardo**

Camardo Law, LLC

Greenlight Building Company, LLC

Mobile: 440-666-8531

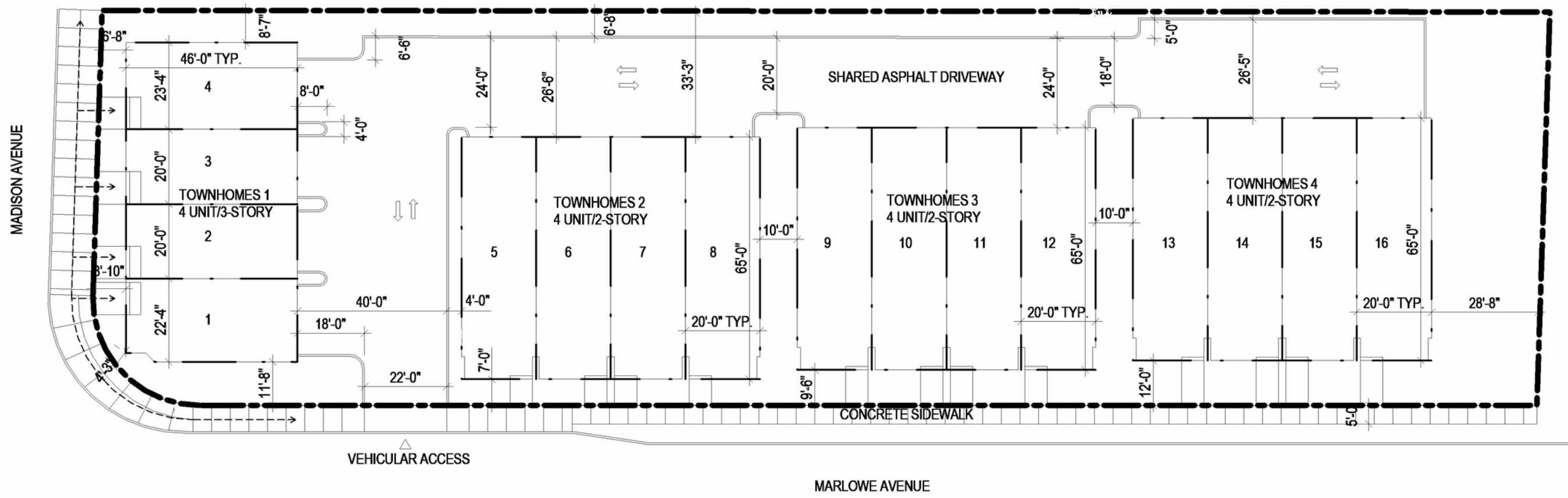
[Frank@camardolaw.com](mailto:Frank@camardolaw.com)

[www.camardolaw.com](http://www.camardolaw.com)

[www.greenlightbuildingco.com](http://www.greenlightbuildingco.com)

-----

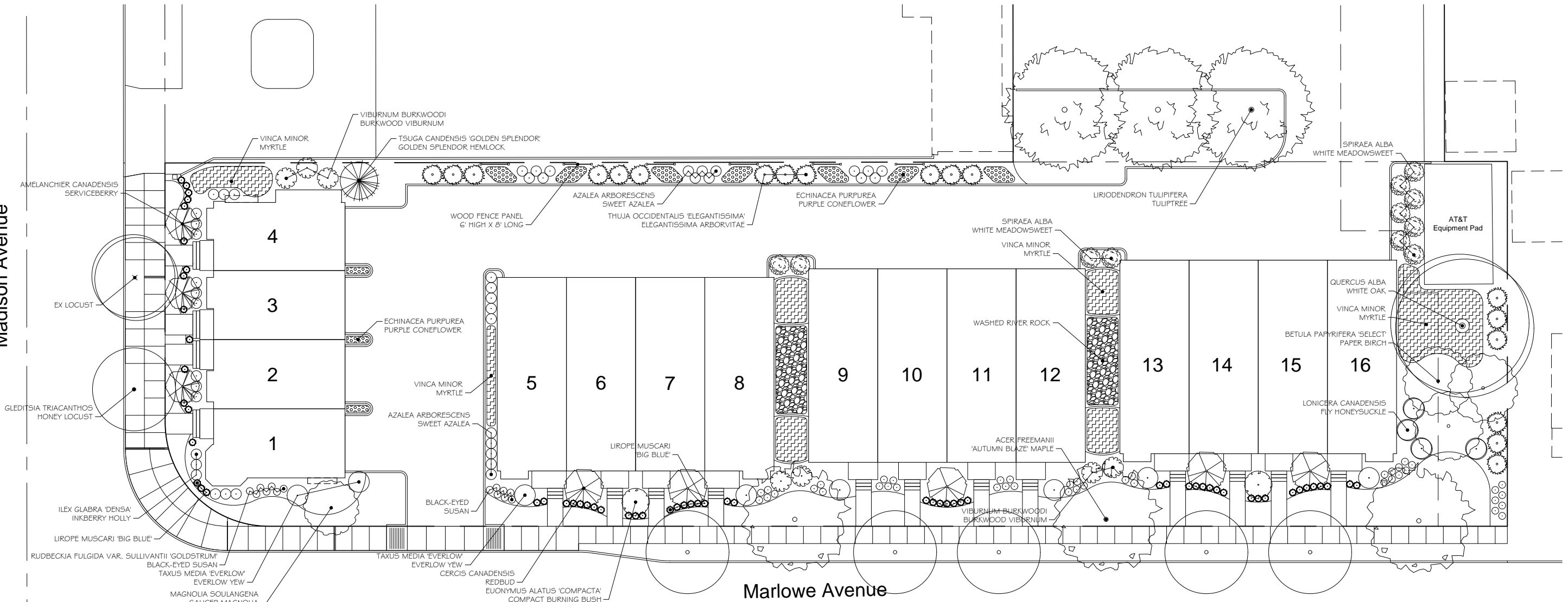
This email is intended only for the use of the party to which it is addressed and may contain information that is privileged, confidential, or protected by law. If you are not the intended recipient you are hereby notified that any dissemination, copying or distribution of this email or its contents is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.



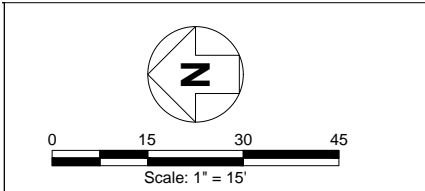
- PARKING: 2 PER UNIT
- PEDESTRIAN CIRCULATION: - - - - ->
- VEHICULAR CIRCULATION: <->



Madison Avenue



Marlowe Avenue



# Landscape Plan

Marlowe Park

Lakewood, Ohio

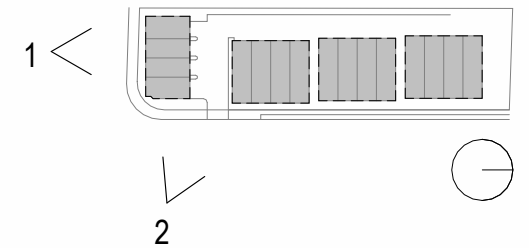
DRAWN BY: CFF	DATE: 29-APR-2020
SCALE:	JOB NUMBER:
REVISED: CFF	DATE: 12-MAY-2020
CAD FILENAME:	
DRAWING NUMBER: <b>06</b>	

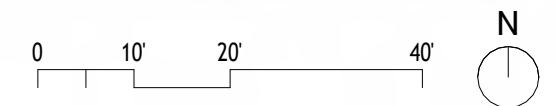


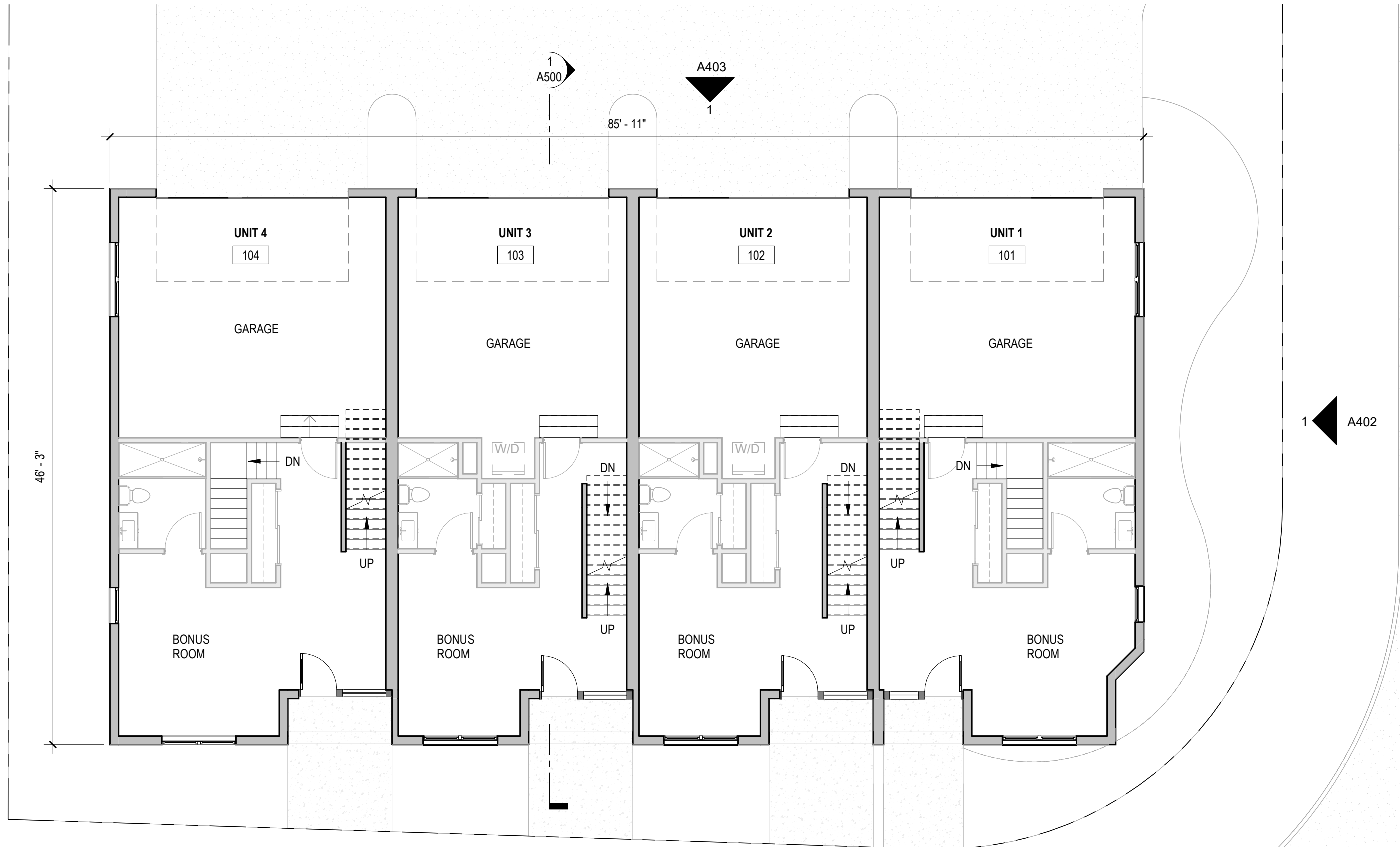
1

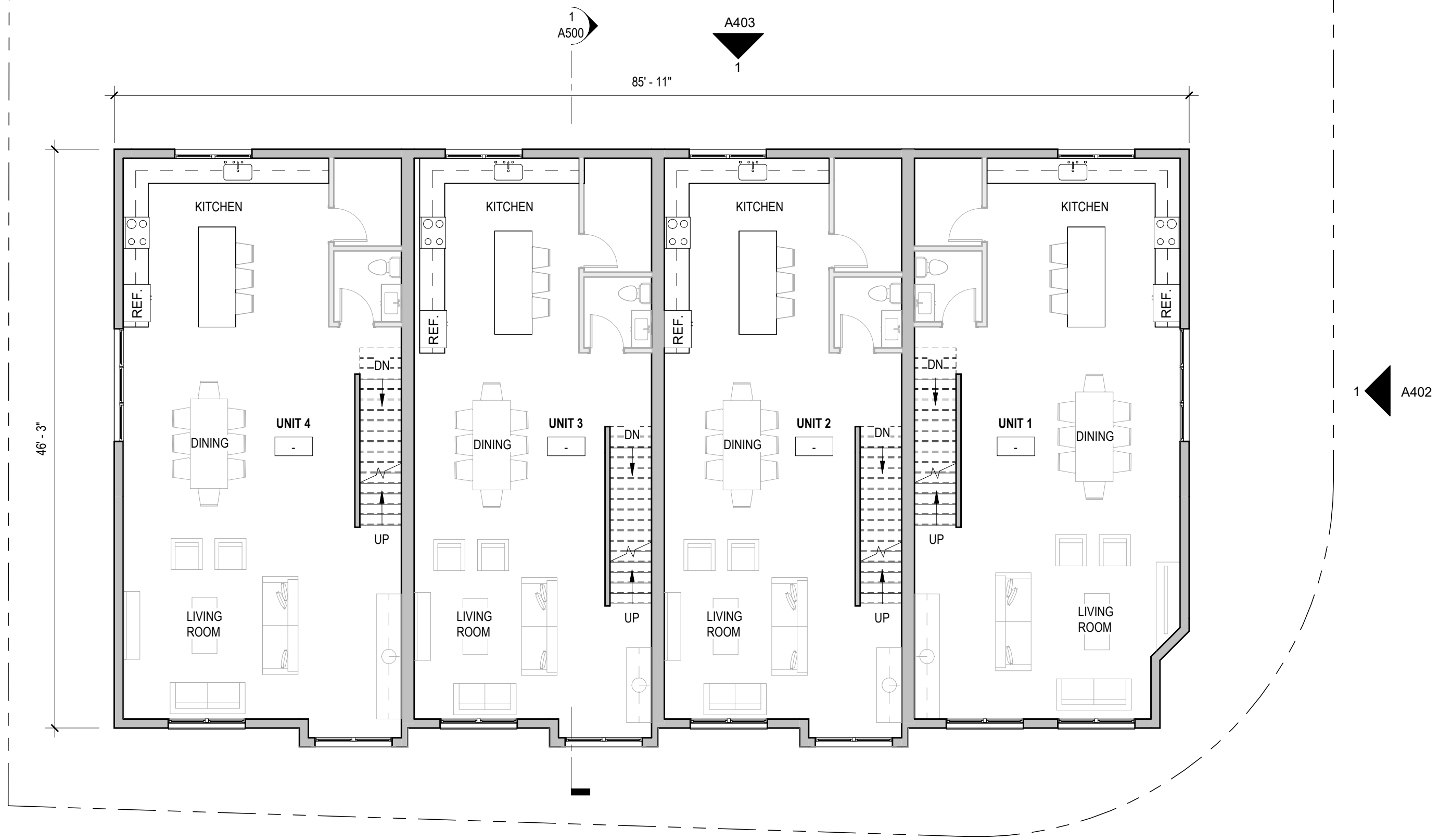


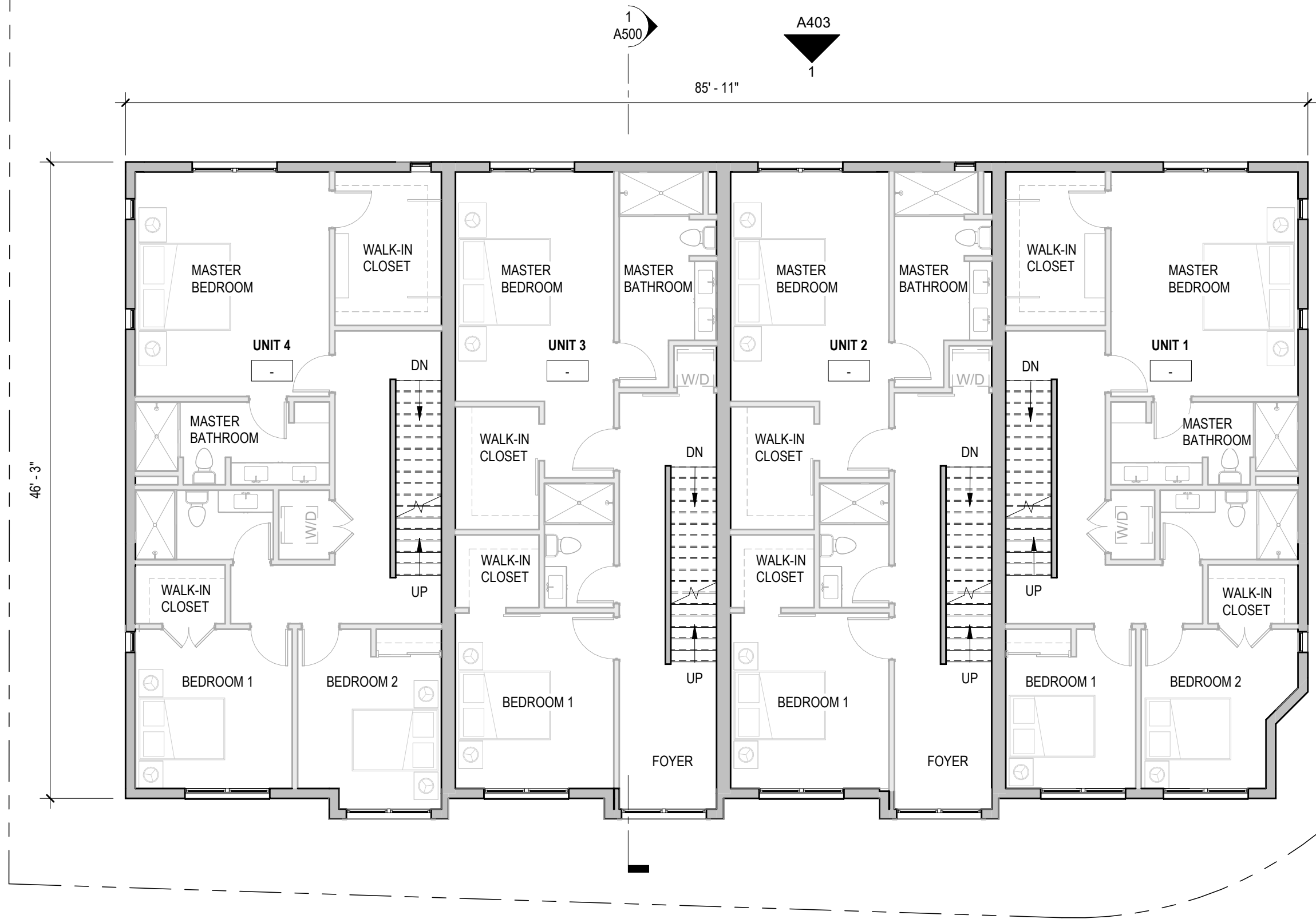
2











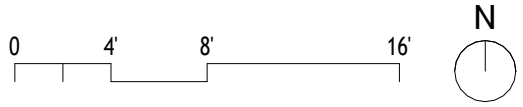
A404 1

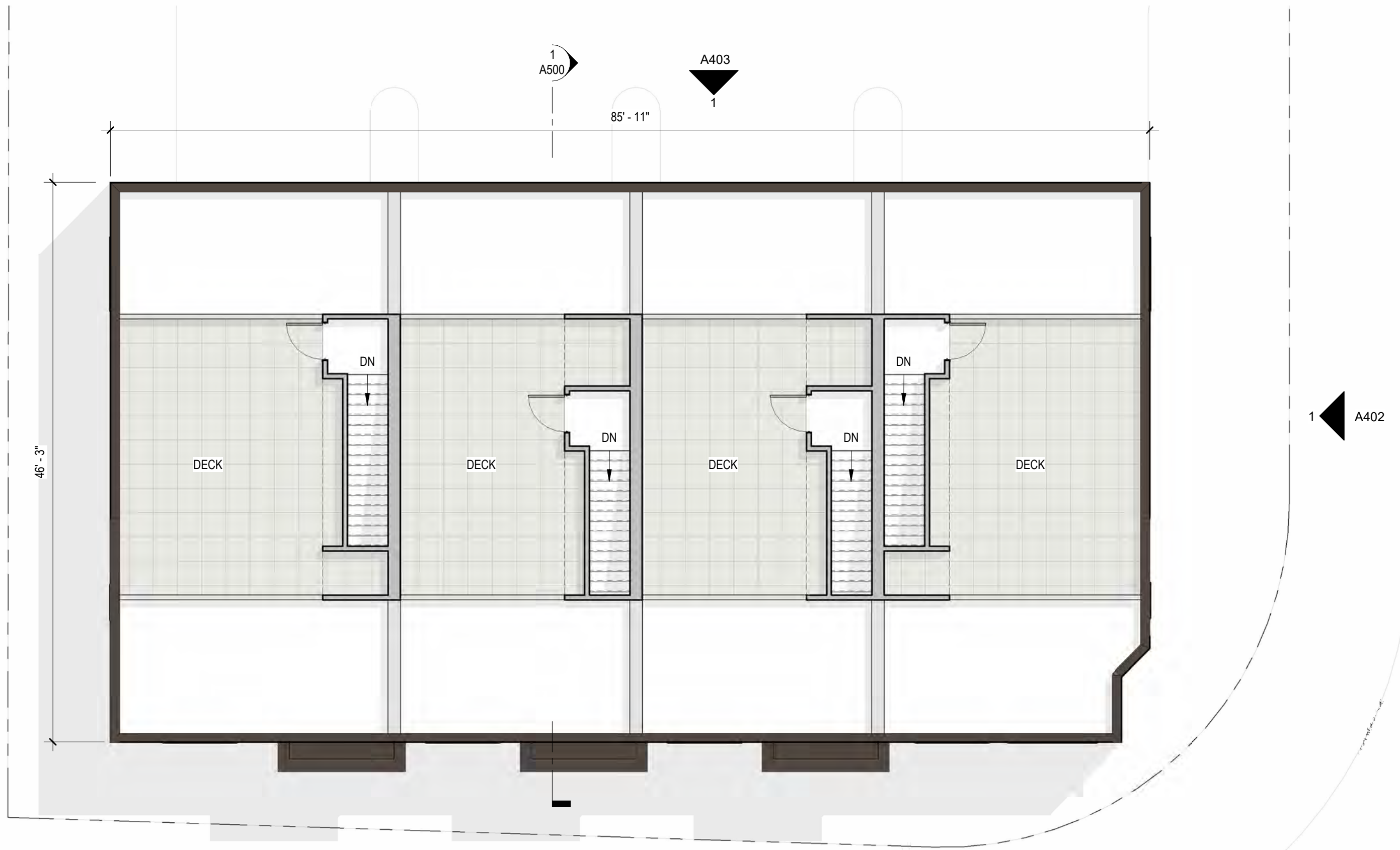
1 A402

1 A500

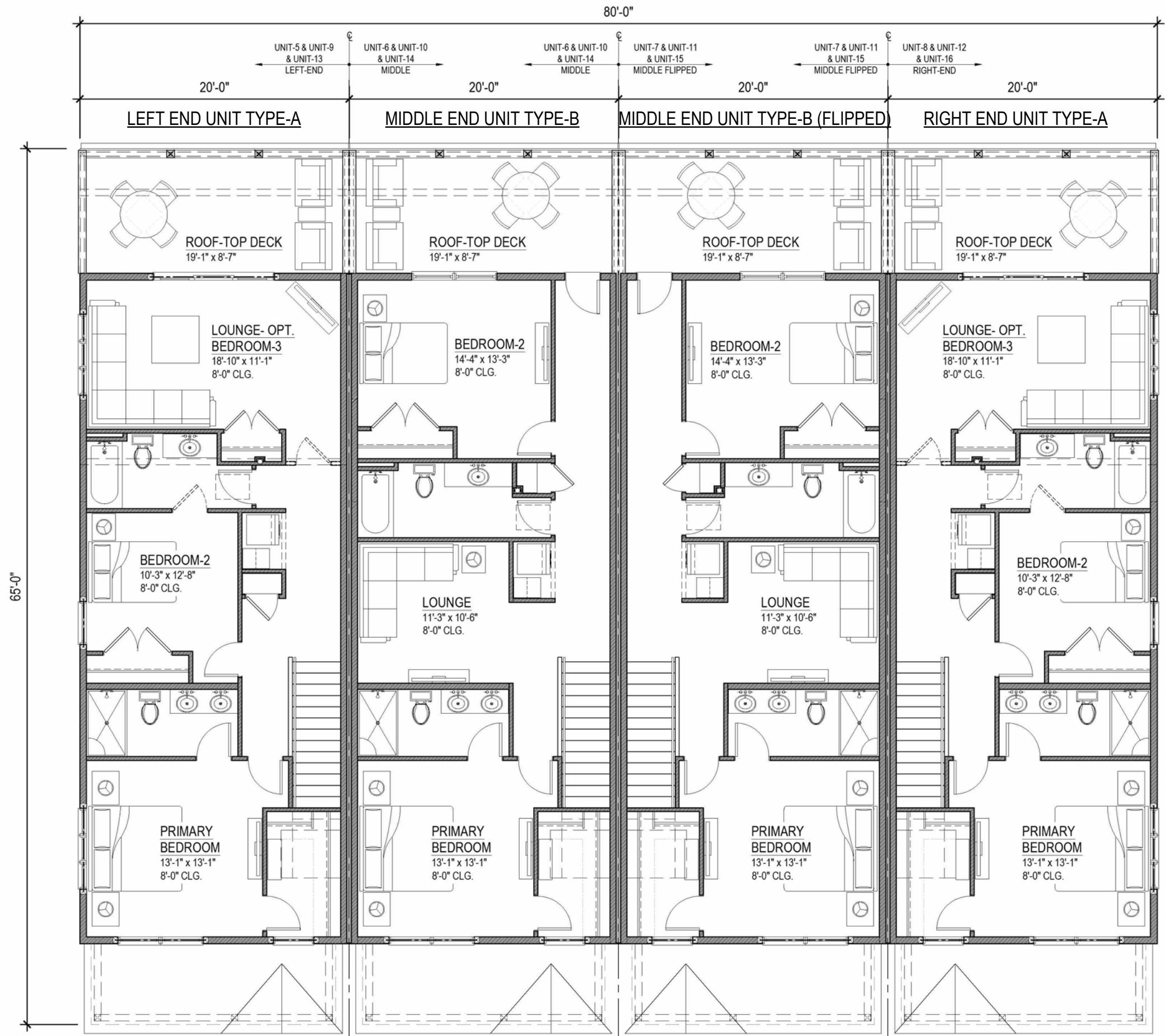
A403 1

1 A401



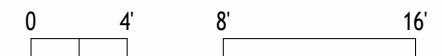






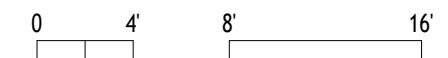


Material	Designation	Manufacturer	Type	Color
Brick	BK-1	Glen Gery	Elyria	
Wall Cladding				
	WC-1	James Hardie	Architectural Panel	SW7047 "Porpoise"
	WC-2	Azek	7 1/2" Lap Siding	SW7043 "Wordly Gray"
Trim	TR-1	James Hardie	Hardie Trim Batten Boards	SW7048 "Urbane Bronze"
	TR-2	ATAS	Break Metal	Match TR-1
Storefront	ST-1	Kawneer	Aluminum Frame	Bark Bronze
Windows	W-1	Pella	Double Hung	Dark Brown



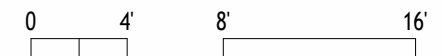


Material	Designation	Manufacturer	Type	Color
Brick	BK-1	Glen Gery	Elyria	
Wall Cladding				
	WC-1	James Hardie	Architectural Panel	SW7047 "Porpoise"
	WC-2	Azek	7 1/2" Lap Siding	SW7043 "Wordly Gray"
Trim	TR-1	James Hardie	Hardie Trim Batten Boards	SW7048 "Urbane Bronze"
	TR-2	ATAS	Break Metal	Match TR-1
Storefront	ST-1	Kawneer	Aluminum Frame	Bark Bronze
Windows	W-1	Pella	Double Hung	Dark Brown



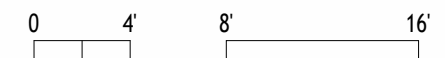


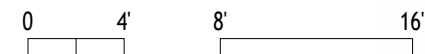
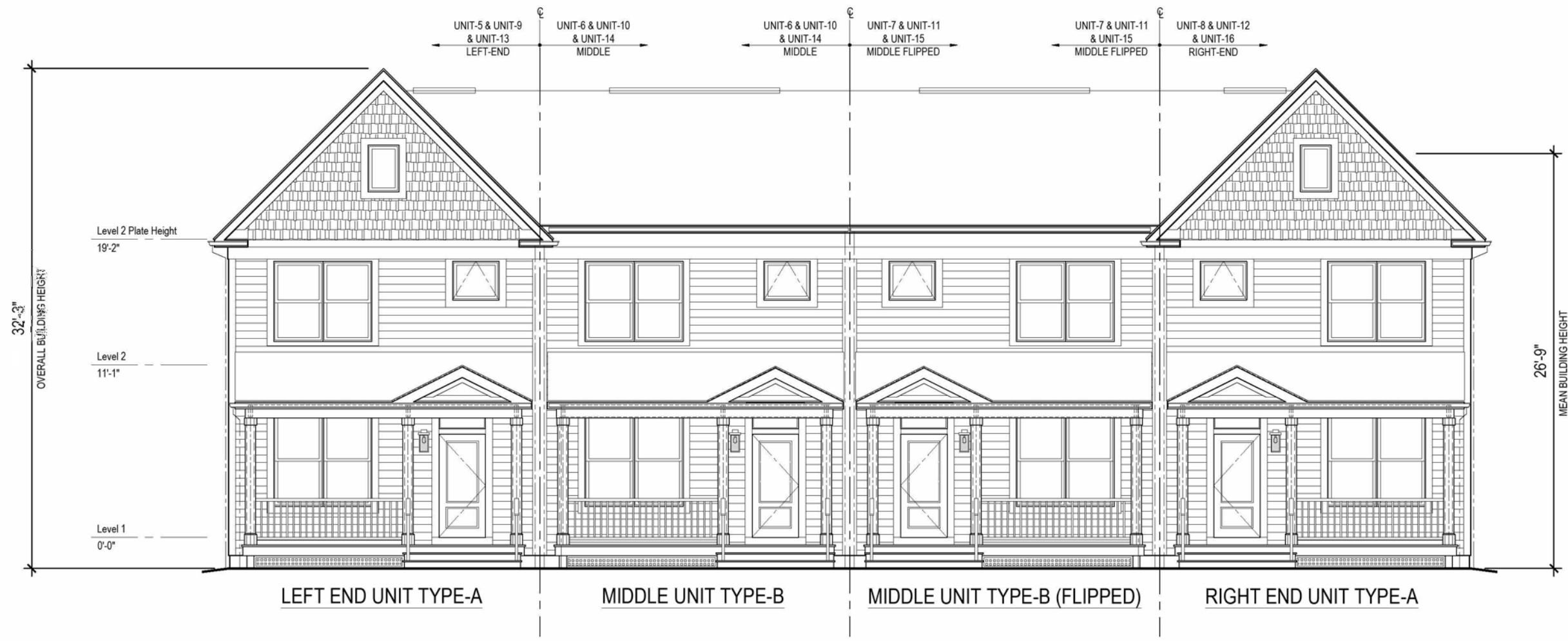
Material	Designation	Manufacturer	Type	Color
Brick	BK-1	Glen Gery	Elyria	
Wall Cladding	WC-1	James Hardie	Architectural Panel	SW7047 "Porpoise"
	WC-2	Azek	7 1/2" Lap Siding	SW7043 "Wordly Gray"
Trim	TR-1	James Hardie	Hardie Trim Batten Boards	SW7048 "Urbane Bronze"
	TR-2	ATAS	Break Metal	Match TR-1
Storefront	ST-1	Kawneer	Aluminum Frame	Bark Bronze
Windows	W-1	Pella	Double Hung	Dark Brown

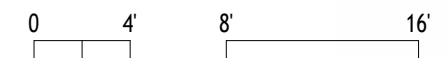


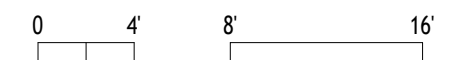
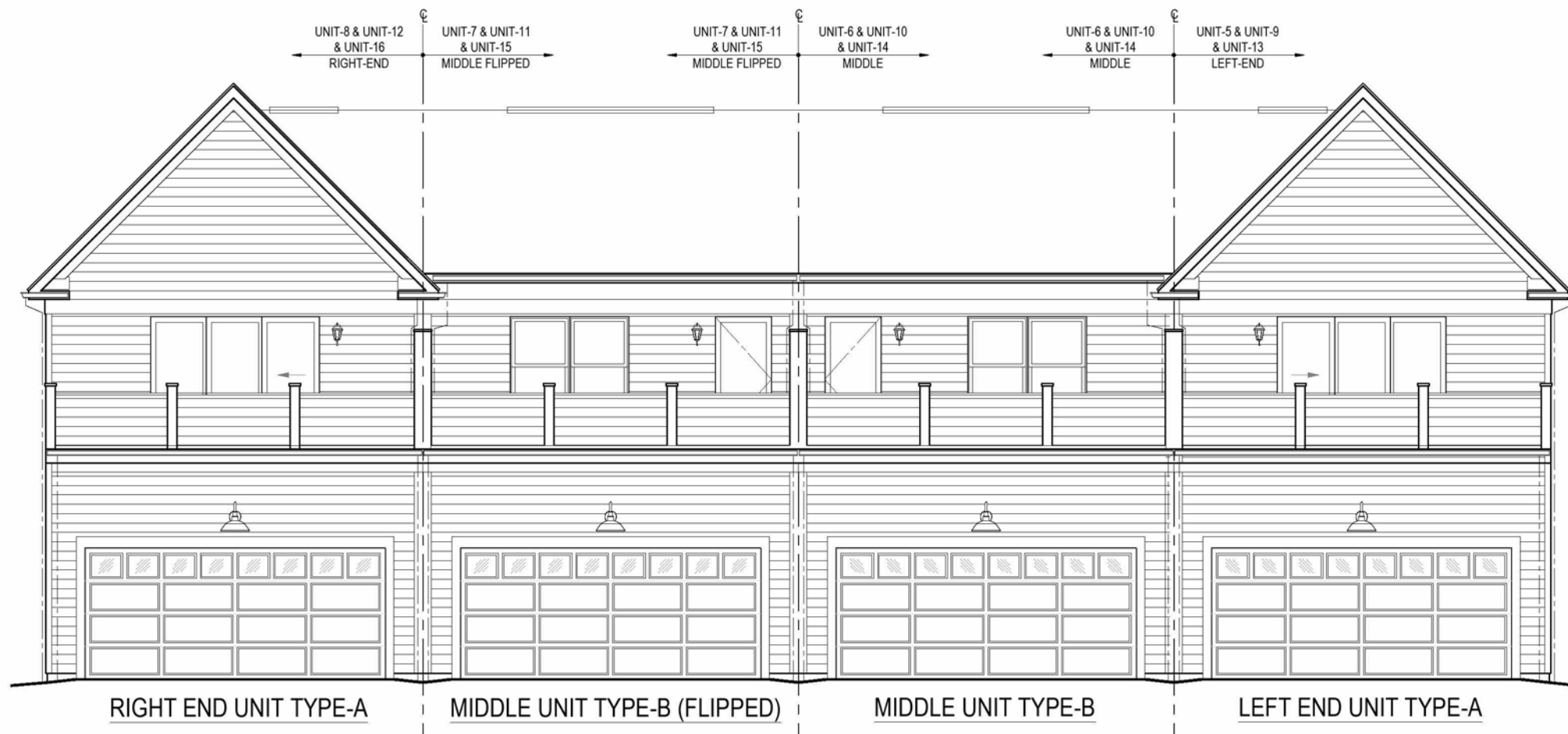


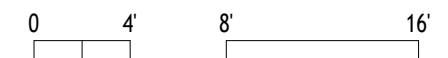
Material	Designation	Manufacturer	Type	Color
Brick	BK-1	Glen Gery	Elyria	
Wall Cladding				
	WC-1	James Hardie	Architectural Panel	SW7047 "Porpoise"
	WC-2	Azek	7 1/2" Lap Siding	SW7043 "Wordly Gray"
Trim	TR-1	James Hardie	Hardie Trim Batten Boards	SW7048 "Urbane Bronze"
	TR-2	ATAS	Break Metal	Match TR-1
Storefront	ST-1	Kawneer	Aluminum Frame	Bark Bronze
Windows	W-1	Pella	Double Hung	Dark Brown











**EXTERIOR FINISH SCHEDULE-BUILDING-2:  
UNITS-5,-6,-7,-8 (SEE SHEET A-6 FOR BUILDING-3, -4)**

FINISH TYPE	MANUFACTURER / PRODUCT	COLOR
Roof Shingles	Certainteed® Landmark or equivalent	Moire Black
Horizontal Lap Siding @ Sides & Rear Walls Only	Alside® or equivalent - 6" to weather	Cape Cod Gray
Horizontal Lap Siding @ Front Walls Only	Hardie® Plank or equivalent	to match vinyl siding
Shingle Siding at Gable Ends	Hardie® Shingle or equivalent	to match Sterling Gray
Soffit	Alside® or equivalent	Platinum Gray
Fascia & Rake Board	Aluminum Wrap	Platinum Gray
Frieze Trim, Window & Door Trim, Column Wrap	Hardie® or equivalent @ Front Only; Azek® or equivalent otherwise	Platinum Gray
Corner Trim	Hardie® or equivalent @ Front Only; Vinyl otherwise	Platinum Gray
Gutters/Downspouts	Aluminum	Platinum Gray
Railings @ Front Porch	RDI® Finyl Line T-Top or equivalent	White
Windows & Patio Doors	Vinyl Kraft® or equivalent	White
Front Door	Therma-Tru® 4-panel	Unit-1 Sherwin Williams #SW6244 Naval; Unit-2 Sherwin Williams #1666 Venetian Yellow; Unit-3 Sherwin Williams #7591 Red Barn
Rear Garage Door	Clopay® or equivalent	White - all units
Front Porch Decking	TimberTech Prime Plus® or equivalent	Sea Salt Gray or color per G.C.
Rear Roof-top Deck Floor	Duradek® membrane or equivalent	Ultra Legacy Driftwood
Front Porch Decorative Skirt	Vinyl Lattice Panels	White

**EXTERIOR FINISH SCHEDULE-BUILDING-3:  
UNIT-7,-8,-9,-10 (SEE SHEET A-5 FOR BUILDING-2)**

FINISH TYPE	MANUFACTURER / PRODUCT	COLOR
Roof Shingles	Certainteed® Landmark or equivalent	Weathered Wood
Horizontal Lap Siding @ Sides & Rear Walls Only	Alside® or equivalent - 6" to weather	Monterey Sand
Horizontal Lap Siding @ Front Walls Only	Hardie® Plank or equivalent	to match vinyl siding
Shingle Siding at Gable Ends	Hardie® Shingle or equivalent	to match Tuscan Clay
Soffit	Alside® or equivalent	White
Fascia & Rake Board	Aluminum Wrap	White
Frieze Trim, Window & Door Trim, Column Wrap	Hardie® or equivalent @ Front Only; Azek® or equivalent otherwise	Glacier White
Corner Trim	Hardie® or equivalent @ Front Only; Vinyl otherwise	White
Gutters/Downspouts	Aluminum	White
Railings @ Front Porch	RDI® Finyl Line T-Top or equivalent	White
Windows & Patio Doors	Vinyl Kraft® or equivalent	White
Front Door	Therma-Tru® 4-panel	Unit-4 Sherwin Williams #SW2808 Rockwood Dark Brown; Unit-5 Sherwin Williams #9092 Iced Mocha; Unit-6 Sherwin Williams #7591 Red Barn
Rear Garage Door	Clopay® or equivalent	White - all units
Front Porch Decking	TimberTech Prime Plus® or equivalent	Dark Cocoa or color per G.C.
Rear Roof-top Deck Floor	Duradek® membrane or equivalent	Ultra Legacy Cedarwood
Front Porch Decorative Skirt	Vinyl Lattice Panels	White

**EXTERIOR FINISH SCHEDULE-BUILDING-4:  
UNITS -13,-14,-15,-16 (SEE SHEETS A-5)**

FINISH TYPE	MANUFACTURER / PRODUCT	COLOR
Roof Shingles	Certainteed® Landmark or equivalent	Moire Black
Horizontal Lap Siding @ Sides & Rear Walls Only	Alside® or equivalent - 6" to weather	Cape Cod Gray
Horizontal Lap Siding @ Front Walls Only	Hardie® Plank or equivalent	to match vinyl siding
Shingle Siding at Gable Ends	Hardie® Shingle or equivalent	to match Sterling Gray
Soffit	Alside® or equivalent	Platinum Gray
Fascia & Rake Board	Aluminum Wrap	Platinum Gray
Frieze Trim, Window & Door Trim, Column Wrap	Hardie® or equivalent @ Front Only; Azek® or equivalent otherwise	Platinum Gray
Corner Trim	Hardie® or equivalent @ Front Only; Vinyl otherwise	Platinum Gray
Gutters/Downspouts	Aluminum	Platinum Gray
Railings @ Front Porch	RDI® Finyl Line T-Top or equivalent	White
Windows & Patio Doors	Vinyl Kraft® or equivalent	White
Front Door	Therma-Tru® 4-panel	Unit-1 Sherwin Williams #SW6244 Naval; Unit-2 Sherwin Williams #1666 Venetian Yellow; Unit-3 Sherwin Williams #7591 Red Barn
Rear Garage Door	Clopay® or equivalent	White - all units
Front Porch Decking	TimberTech Prime Plus® or equivalent	Sea Salt Gray or color per G.C.
Rear Roof-top Deck Floor	Duradek® membrane or equivalent	Ultra Legacy Driftwood
Front Porch Decorative Skirt	Vinyl Lattice Panels	White

- Stair Roof  
39' - 0"
- t/o Parapet  
33' - 6"
- Roof  
30' - 0"
- Level 3  
20' - 0"
- Level 2  
9' - 0"
- Level 1  
0' - 0"
- Street  
-1' - 0"

