

**AMENDED AGENDA
PLANNING COMMISSION
MARCH 7, 2019
LAKEWOOD CITY HALL**

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

Review docket items

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

1. Introduction and Oath of new member, Matt Sattler
2. Roll Call
3. Approve the Minutes of the February 7, 2019 meeting
4. Opening Remarks

**OLD BUSINESS
CONDITIONAL USE
PLANNED DEVELOPMENT**

5. **Docket No. 09-28-18
14519 Detroit Avenue
One Lakewood Place**

George Papandreas, Carnegie Management and Development Corp., applicant requests the review and approval of a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces, pursuant to section 1156 – planned development. The property is located in a C1 – Commercial, Office district. (Page 3)

PLANNED DEVELOPMENT

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

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

**NEW BUSINESS
CONDITIONAL USE**

7. **Docket No. 03-04-19
15027 Detroit Avenue
Starbucks Coffee**

Daniel Brennan, dpa Design, applicant requests the review and approval of an outdoor dining area with seating, umbrellas and fencing, pursuant to Chapter 1129.13. The property is located in a C2 - Commercial, Retail Business district. (Page 8)

PLANNED DEVELOPMENT

8. **Docket No. 03-05-19**
13900 Lake Avenue
Lake Avenue Homes

David L. Swindell, WXZ Residential, LLC, applicant requests the review and approval for the construction of five, two-story cluster homes, pursuant to section 1156 – planned development. The property is located in a R1M - Single Family, Medium Density district. (Page 37)

CONDITIONAL USE

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

Jerome Solove, Jerome Solove, Development, Inc., applicant requests the review and approval of a mixed-use development consisting of approximately 150 market rate, three-story apartments and parking on approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues, pursuant to section 1135 – mixed use overlay. The property is located in a C3 - Commercial, General Business district. (Page 57)

CONDITIONAL USE

10. **Docket No. 03-07-19**
18607-09 Detroit Avenue
GTI Ohio LLC

Robert George, GTI Ohio, LLC, applicant requests the review and approval for the construction and operation of a Medical Marijuana Dispensary; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district. This request was approved originally at the November 2, 2017 meeting. (Page 71)

CONDITIONAL USE

11. **Docket No. 03-08-19**
11818 Madison Avenue
GTI Ohio LLC

Robert George, GTI Ohio, LLC, applicant requests the review and approval for the construction and operation of a Medical Marijuana Dispensary; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C3 - Commercial, General Business district. (Page 97)

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. PL18-002398
DOCKET No. 09-28-18
FEE PAID \$500.00 js CC

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 14519 Detroit Ave; Lakewood, Ohio 44107 Business/Tenant Name One Lakewood Place

Property Owner Name City of Lakewood (Bryce Sylvester) Owner Phone (216) 529-6635

Owner E-mail Bryce.Sylvester@lakewoodoh.net Zoning PUD C1 Parcel Number 314-07-00716-014; 314-07-017; 314-07-0316-038; and 314-07-1

Project Summary One Lakewood Place will be a vibrant mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, 0.5 acres of public space, and a structured parking solution providing at least 710 parking spaces.

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): George Papandreas Company Carnegie Management and Development Corp.

Applicant Address: 27500 Detroit Rd. Suite 300 Westlake, OH 44145

Phone: (440) 892-6800 Fax: (440) 892-6804 E-mail: gpapandreas@carnegiecorp.com

Signature: *George J. Papandreas* Date: 8/22/2018

OFFICE USE ONLY: Application Reviewed and Accepted by: KZM Date: 8/27/2018

File History: _____

Bldg. Dept. Remarks: _____

ORD. 17-17 SECTION 1156

3

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: _____

Property Address: _____

Owner/Agent Phone: _____

Tenant Name: _____ Tenant Phone: _____

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.

4

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

REFERENCE No. PL19-002472
DOCKET No. 02-03-19
FEE PAID \$500.00 j's check

APPLICATION

LAKWOOD PLANNING COMMISSION

Property Address 1406 Wyandotte Ave.
13701 & 13901 Detroit Avenue Business/Tenant Name N/A
Property Owner Name Stavash Family LLC / Lakewood Chrysler Plymouth Inc. Owner Phone 440-452-8765 / 216-403-2712
Owner E-mail smcdermott1490@gmail.com / cshuster@spitzer.com Zoning C3 & R1H Parcel Number 31501101, 31501070, 31501069,
31501102, 31501036
Project Summary See attached

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

ACTION REQUESTED (Check all that apply)

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

Submission Requirements:

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

Applicant Name (Print Clearly): Jerome Solove Company Jerome Solove Development, Inc.

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

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

Signature: [Handwritten Signature] Date: 1/22/2019

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

File History: _____

Bldg. Dept. Remarks: _____

ORD. 17-17 SECTION 1156

5

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Any dog(s) on property? _____ Yes No

Please Print or Type:

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

Property Address: 13901 Detroit Avenue Lakewood, OH 44107

Owner/Agent Phone: 216-403-2712

Tenant Name N/A Tenant Phone N/A

Catherine V. Schuster
Owner/Agent Signature

**2019 Calendar
Planning Commission**

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

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

REFERENCE No. PL19-002498
DOCKET No. 03-04-19
FEE PAID \$150.00 js check

**APPLICATION
LAKEWOOD PLANNING COMMISSION**

Property Address 15027 DETROIT AVE. LAKEWOOD, OH 44107 Business/Tenant Name STARBUCKS COFFEE
Property Owner Name FRANCHISE OPERATIONS, INC Owner Phone 440-801-1620
Owner E-mail mike@bkshowalter.com Zoning C2 Parcel Number 314-01-003

Project Summary STARBUCKS COFFEE IS REPLACING BURGER KING. THE PROPOSAL INCLUDES
A NEW OUTDOOR PATIO AREA WITH SEATING, UMBRELLAS AND FENCING. (CONDITIONAL USE)

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)

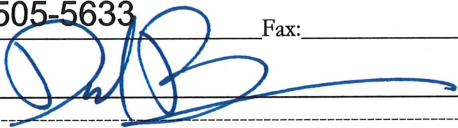
Submission Requirements:

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): DANIEL BRENNAN Company dpb DESIGN

Applicant Address: 50 HOLT ROAD ANDOVER MA 01810

Phone: 603-505-5633 Fax: _____ E-mail: DPBPERMITS@GMAIL.COM

Signature:  Date: 02/19/19

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

File History: _____

Bldg. Dept. Remarks: _____

ORD. 87-04 SECTION 1129.13

AUTHORIZATION FOR PROPERTY ACCESS

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Any dog(s) on property? _____ Yes X No

Please Print or Type:

Owner/Agent Name: FRANCHISE OPERATIONS, INC
 Property Address: 15027 DETROIT AVE. LAKEWOOD, OH 44107
 Owner/Agent Phone: 440-801-1620
 Tenant Name STARBUCKS COFFEE Tenant Phone 603-505-5633

Michael Shewell

Owner/Agent Signature

2019 Calendar Planning Commission

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February	Wednesday	01-23-19	Thursday	02-07-19	Thursday	02-07-19
March	Wednesday	02-20-19	Thursday	03-07-19	Thursday	03-07-19
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December	Wednesday	11-20-19	Thursday	12-05-19	Thursday	12-05-19
January	Wednesday	12-18-19	Thursday	01-02-20	Thursday	01-02-20

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January 28, 2019

Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107

RE: Starbucks Coffee Tenant Fit Up-15027 Detroit Avenue, Lakewood, OH 44107

To Whom It May Concern,

As owner of the above referenced property, I/We authorize Starbucks Coffee and Daniel Brennan to apply for the required permits/reviewers associated with the Starbucks tenant fit up.

Please feel free to contact me with any questions/concerns.

Thank you.

Respectfully,
FRANCHISE OPERATIONS, INC.

A handwritten signature in cursive script that reads "Michael Showalter".

Michael Showalter
President/CEO

FRANCHISE OPERATIONS, INC.

24950 Country Club Blvd., Suite 104 • North Olmsted, OH 44070 • (440) 801-1620 • Fax (440) 801-1621

A Franchisee of Burger King Corporation



**Re: Starbucks Coffee Tenant Fit Up- Planning Board Review Narrative
15027 DETROIT AVE. LAKEWOOD, OH 44107**

Dear Board Members

Starbucks Coffee will be moving into the Burger King Building. Part of the construction includes the proposal of a new patio area. Please feel free to reach out to me anytime with questions or concerns, thank you!

New Exterior Patio Proposal: 10 exterior patio seats - 41 interior seats

- extend the existing sidewalk by approx. 6ft for new patio area**
- install new patio railing and new patio furniture**
- install 2 new bike racks at the corner of patio**
- relocate the existing landscaping to garden area**
- The proposal has been reviewed/approved by the architectural review board**

**Respectfully,
Daniel Brennan Jr
dpb Design Consultants
50 Holt Road, Andover MA 01810
603-505-5633
dpbpermits@gmail.com**







STARBUCKS COFFEE COMPANY
 2401 UTAH AVENUE SOUTH
 SEATTLE, WA 98134
 (206) 318-1575

THIS CONTRACT IS SUBJECT TO THE STARBUCKS STORE DEVELOPMENT AGREEMENT, WHICH IS A PART OF THE STARBUCKS STORE DEVELOPMENT AGREEMENT. THE STARBUCKS STORE DEVELOPMENT AGREEMENT IS A LEGALLY BINDING AGREEMENT BETWEEN STARBUCKS COFFEE COMPANY AND THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

STARBUCKS TEMPLATE VERSION 02/13/19

NORR
 ARCHITECTS
 11000 W. 15TH AVE.
 SUITE 100
 DENVER, CO 80202

ENGINEER OF RECORD
 WESLEY A. HARRIS, P.E.
 11000 W. 15TH AVE.
 SUITE 100
 DENVER, CO 80202
 For THE CLIENT



PROJECT NAME:
 LAKEWOOD, DETROIT AVE.
 PROJECT ADDRESS:
 15027 DETROIT AVE.
 LAKEWOOD, OH 44107
 CUYAHOGA COUNTY

STORE #:
 78466-001
 PROJECT #:
 03/0076
 DESIGNER:
 I. ANTON
 PROGRAM MANAGER:
 S. RAVENSKY
 PRODUCTION DESIGNER:
 S. RAVENSKY
 CHECKED BY:
 P. BENVENUTO

REV	DATE	BY	DESCRIPTION
1			ISSUE FOR PERMITS

SHEET TITLE:
ENLARGED PLANS
 SCALE: AS SHOWN
 SHEET NUMBER:
 A402

REVISION 1 - ISSUED 02.13.2019

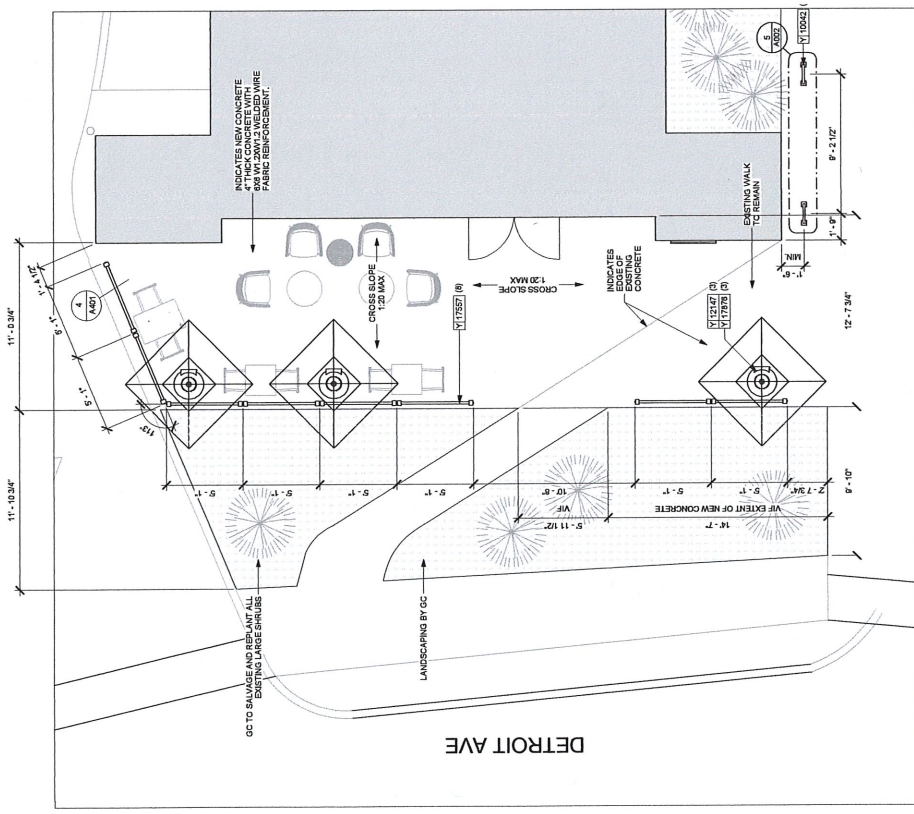
10 outdoor patio seats proposed
 41 interior seats



NORTH PERSPECTIVE

Street Facing New Patio Area

- extend the existing sidewalk by aprox 6ft for new patio area
- install new patio railing and new patio furniture
- install 2 new bike racks at the corner of patio
- relocate the existing landscaping to garden area



1 ENLARGED PATIO
 1/8" = 1'-0"



STARBUCKS COFFEE COMPANY
 2401 LUTAH AVENUE SOUTH
 SEATTLE, WASHINGTON 98134
 (206) 325-1575

PERMISSION TO REPRODUCE THIS DRAWING IS GRANTED BY THE ARCHITECT FOR THE CLIENT'S USE ONLY. THIS DRAWING IS NOT TO BE REPRODUCED FOR ANY OTHER PROJECT OR FOR ANY OTHER CLIENT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

STARBUCKS TEMPLATE VERSION: 2014.10.18
NORR
 ARCHITECTS
 3711 W. GRAND AVENUE, SUITE 1000
 DENVER, COLORADO 80202

ENGINEER OF RECORD
 William J. Johnson, P.E.
 11111 W. GRAND AVENUE, SUITE 1000
 DENVER, COLORADO 80202
 The ENR #124222
 Engineering Consultant

PROJECT NAME:
 LAKEWOOD, DETROIT AVE.
 15027 DETROIT AVE.
 LAKEWOOD, OH 44107
 CUYAHOGA COUNTY

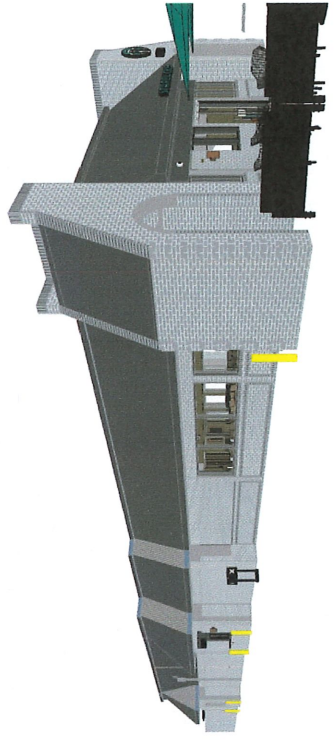
STORE #: 55622
 PROJECT #: 76465-001
 ISSUE DATE: 07/02/2019
 DESIGNER: LANTON
 DESIGNER: LANTON
 LEGSOP AP: R. TURNER/LAUCK
 PROJECT MANAGER: R. TURNER/LAUCK
 CHECKED BY: R. BEVENBUTO

Revision Schedule		
Rev	Date	Description

SHEET TITLE:
 BUILDING EXTERIOR
 PERSPECTIVES
 SCALE: AS SHOWN

SHEET NUMBER:
 A701

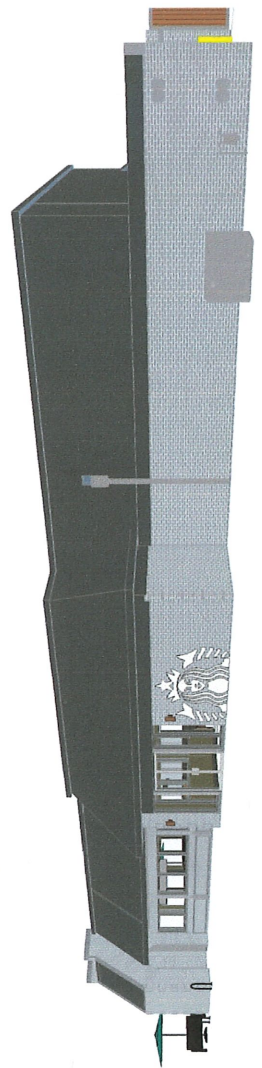
FINAL BID PERMITTING SET - ISSUED 01.30.2019



EAST PERSPECTIVE



NORTH PERSPECTIVE



WEST PERSPECTIVE

10042



Call To Order: 1.888.978.7759
Fax#: 1.888.381.2868

U-Rack Bike Rack, Black, 2-Bike, Flange Mount



Availability: Usually ships same day.
Stock No: WB442804MBK

Price: \$59.00

Product Information

**U-RACK BIKE RACK
Flange Mount**

This bicycle storage rack holds up to 2 bikes in the upright position when used alone. Use more than one rack to store multiple bikes in one area. Great for any outdoor environment. Bike storage rack is made to last using 1-5/8" diameter x .098 thick tubular steel. Powder coat finish. Flange Mount allows floor anchoring in existing cement.

16



17



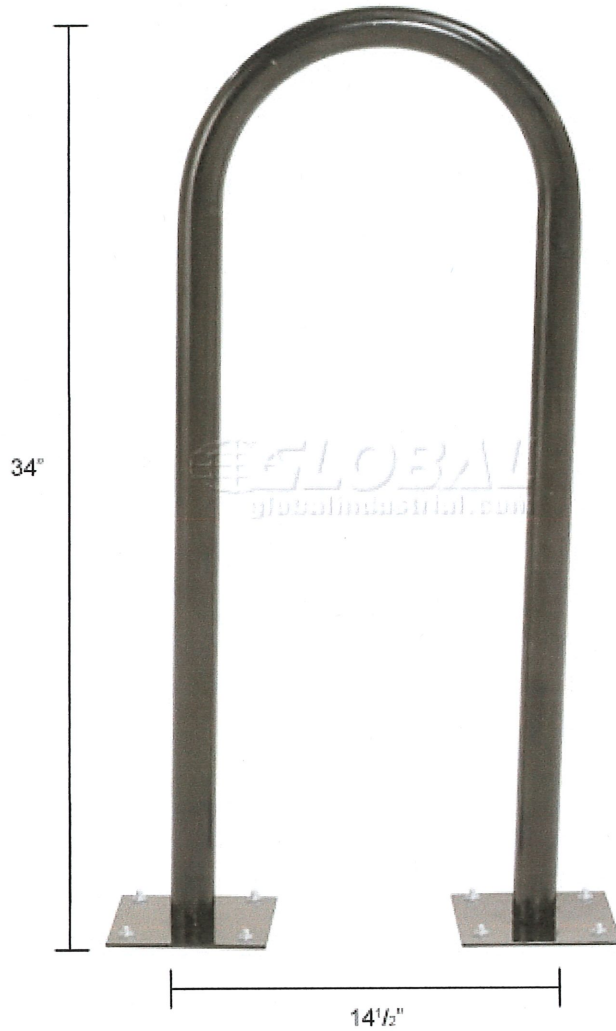
Accepts Cables and Bike Locks
(Not Included) for Secure
Bike Installation



Flange Mount Base Plates Allow Floor Anchoring in Existing Cement



Accepts Up to 2 Bikes Alone or Can Be Used Side-by-Side to Store Multiple Bikes



Product Specifications

LENGTH INCHES	14-1/2
HEIGHT INCHES	34
COLOR FINISH	Black
ASSEMBLY	Unassembled
BRAND	Global Industrial
CONSTRUCTION	12-Gauge Steel
MOUNT TYPE	Flange for Existing Cement
TUBE DIAMETER INCHES	1-5/8
TYPE	U-Bike Rack
WEIGHT LBS	12.2

Photo Gallery

21



Customer Reviews

Avg. Review Rating: 2 Reviews ★★☆☆☆

Reviewed On: July 02, 2012

Reviewed by: kezzy (Chicago)

Customer Rating : ★★☆☆☆

Unaware It Is 3 Pieces

The flanges used to secure item into concrete are seperate pieces from the u-frame. They have to be bolted to the frame with a torq security head (included in shipment). This weakens the security of the item and had I known there were three seperate pieces I would not have purchased item. I am keeping it however and will weld the flanges to the u-frame myself. Reasonable price should have raised a flag for me. Oh well.

Reviewed On: September 20, 2011

Reviewed by: Wyosledman (Laramie, WY)

Customer Rating : ★★★★★

Bike rack

Installed U-bike rack at my office for customer use. Great bike rack. Fair price. Easy to install. Very fast turn around. Would definitely recommend as a simple solution.

General Sales

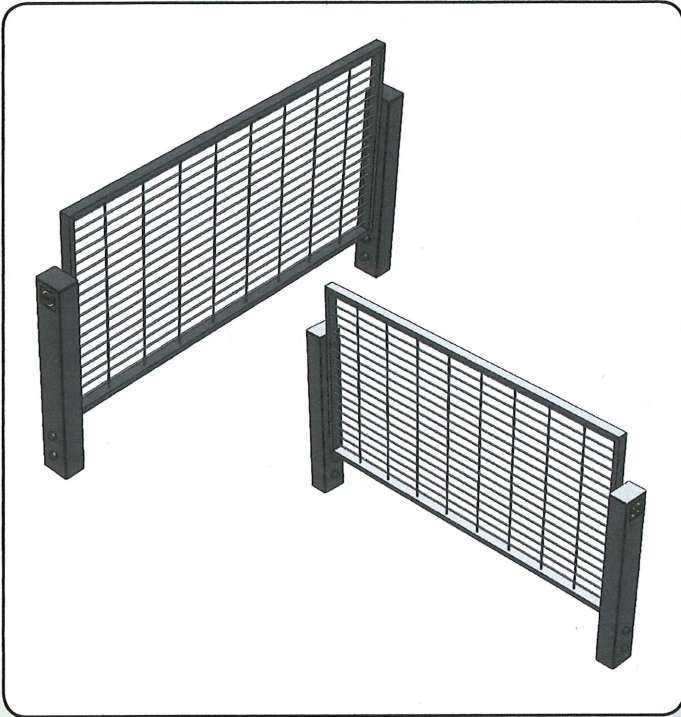
For product information or to place an order, please contact us at sales@globalindustrial.com, or 1-888-978-7759.

Customer Support

For assistance regarding an order already placed or received, please contact us at 1-888-628-3466 or service@globalindustrial.com.

22

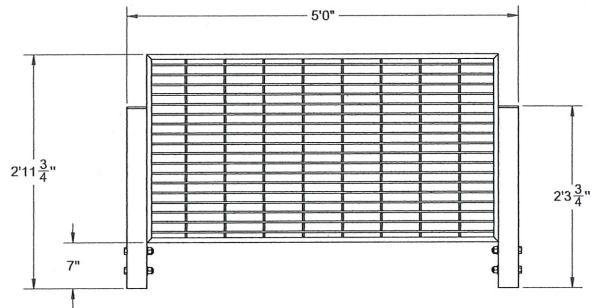
SITE RAIL CHANNEL RAIL with SCREEN



Description:

Decorative Patio Bollards

Made in USA.



Specs:

Materials:

- Steel Frame

Finish:

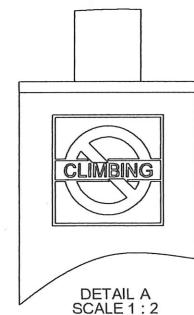
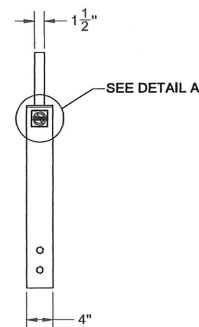
- Powder Coated Starbucks Black, #RAL 7021

Size:

- 35-3/4" high x 60' long x 4" deep

Weight:

- 90 lbs



Contact:

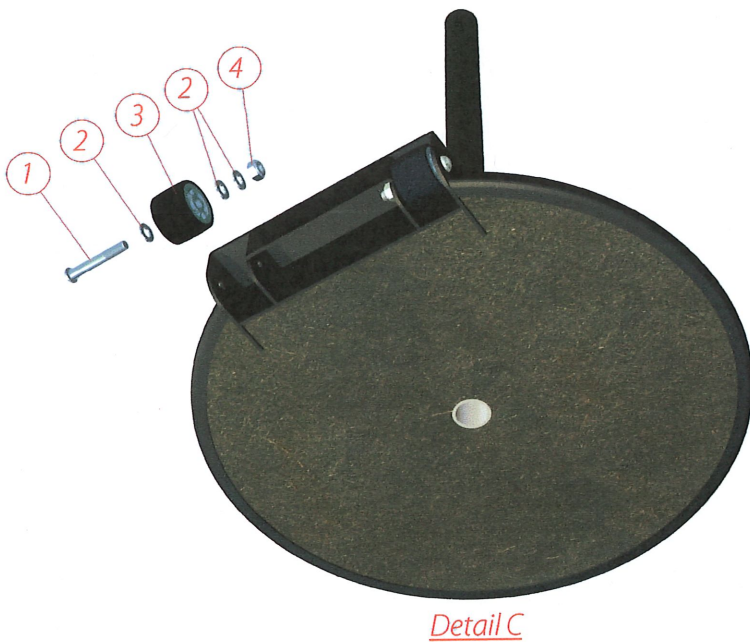
Sales@awnexinc.com

770-704-7140

www.awnexinc.com

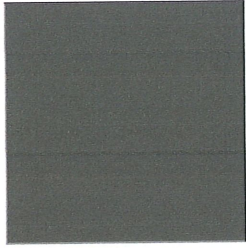
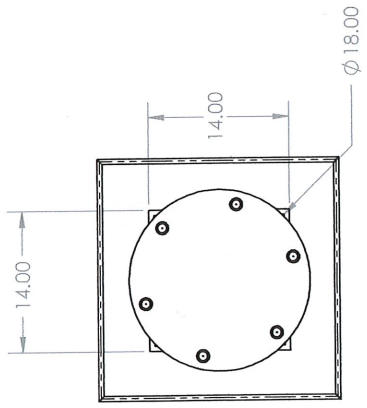
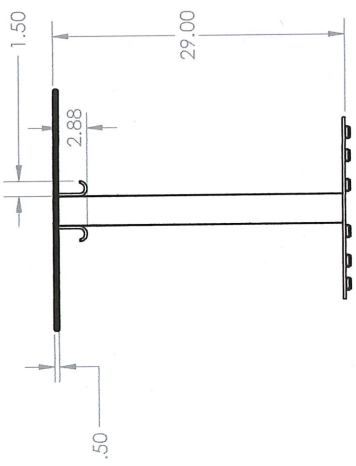
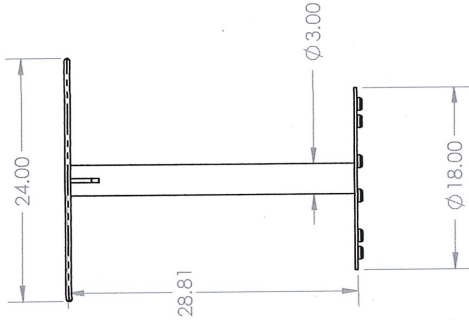
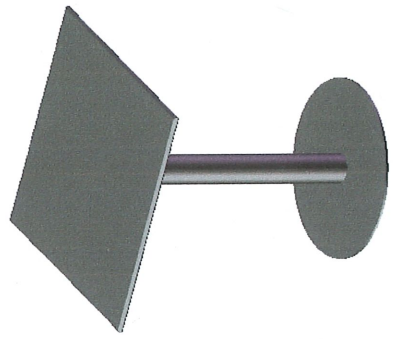
Specification

1,8m UMBRELLA BASE 43Kg (BLACK)



No.	Description	Material
1	Round head cap screw M10 x 70mm	Stainless steel 18-8
2	Washer M10 x OD20mm x 1.8mm	Stainless steel 18-8
3	Wheel	Nylon PA6 and TPU with UV cover
4	Lock Nut M10 - Nylon	Stainless steel 18-8
5	Cam Lock	Stainless steel 304
6	Spring	Type 302 Stainless Steel
7	Spring Bushing	ABS Plastic
8	Lock Nut #10 - 32	Stainless steel 18-8
9	Screw 3/8-16 x 3/4"	Stainless steel 18-8
10	Screw #10-24 x 1-1/2"	Stainless steel 18-8
33	43mm Base Plate	Steel with Black Powder Coat
34	Umbrella Base 43Kg - Concrete filled	Aluminum A6061 Black Powder Coat
35	Rubber Gasket	Rubber

17340



FINISH VARIES BY DESIGN ID

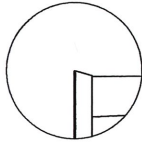
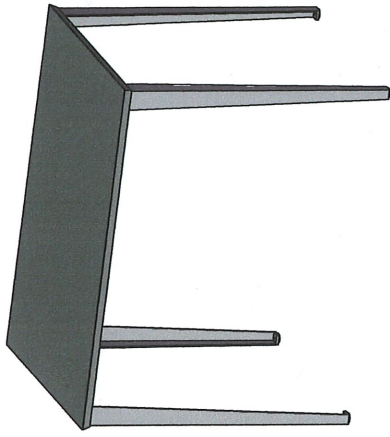
UNLESS OTHERWISE SPECIFIED:		NAME	DATE
DRAWN	CHECKED		
ENG APPR.	MFG APPR.		
DIMENSIONS ARE IN INCHES			
TOLERANCES:			
ANGULAR: WACH:	BEND ±		
TWO PLACE DECIMAL	THREE PLACE DECIMAL		
INTERFERENCE GEOMETRIC TOLERANCING PER:			
MATERIAL: Steel/Galvanized			
FINISH: Powder coat			
DO NOT SCALE DRAWING			

Coast to Coast Metal	
TITLE:	
New Design	
SIZE DWG. NO.	REV
B Sq Table	
SCALE: 1:12 WEIGHT:	SHEET 1 OF 1

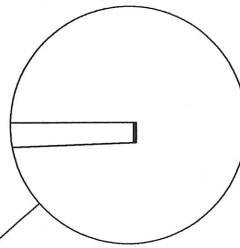
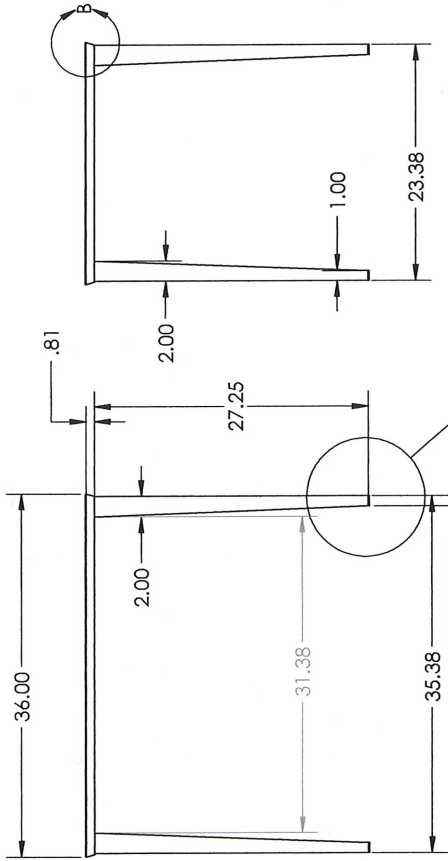
PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF COAST TO COAST METAL FINISHING. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF COAST TO COAST METAL FINISHING IS PROHIBITED.

17340, 18463

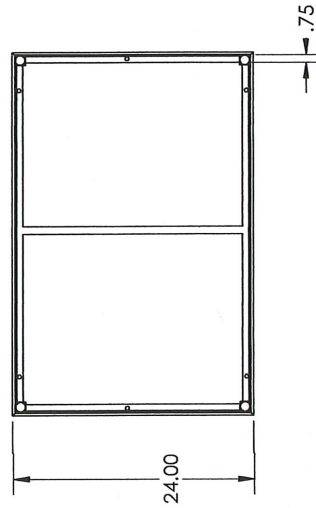
25



DETAIL B
SCALE 1 : 6



DETAIL A
SCALE 1 : 6



FINISH VARIES BY DESIGN ID

NOTES:

- A) GALVANIZED STEEL TOP
- B) 4 STEEL LEGS
- C) 1" DIA. NYLON GLIDES
- D) TABLE FRAME 3/4" X 3/4" X 1/8" STEEL ANGLE
- E) ALL DIMENSIONS +/- 1/8"

UNLESS OTHERWISE SPECIFIED:		NAME	DATE	Coast to Coast Metal
DIMENSIONS ARE IN INCHES	DRAWN			
TOLERANCES:	CHECKED			
FRACTIONAL:	ENG APPR.			
ANGULAR: MACH ±	MFG APPR.			
BEND ±	G.A.			
THREE PLACE DECIMAL ±	COMMENTS:			
INTERPRET GEOMETRIC TOLERANCING PER:	MATERIAL:			
	Steel			
	FINISH			
	USED ON			
	APPLICATION			
	DO NOT SCALE DRAWING			

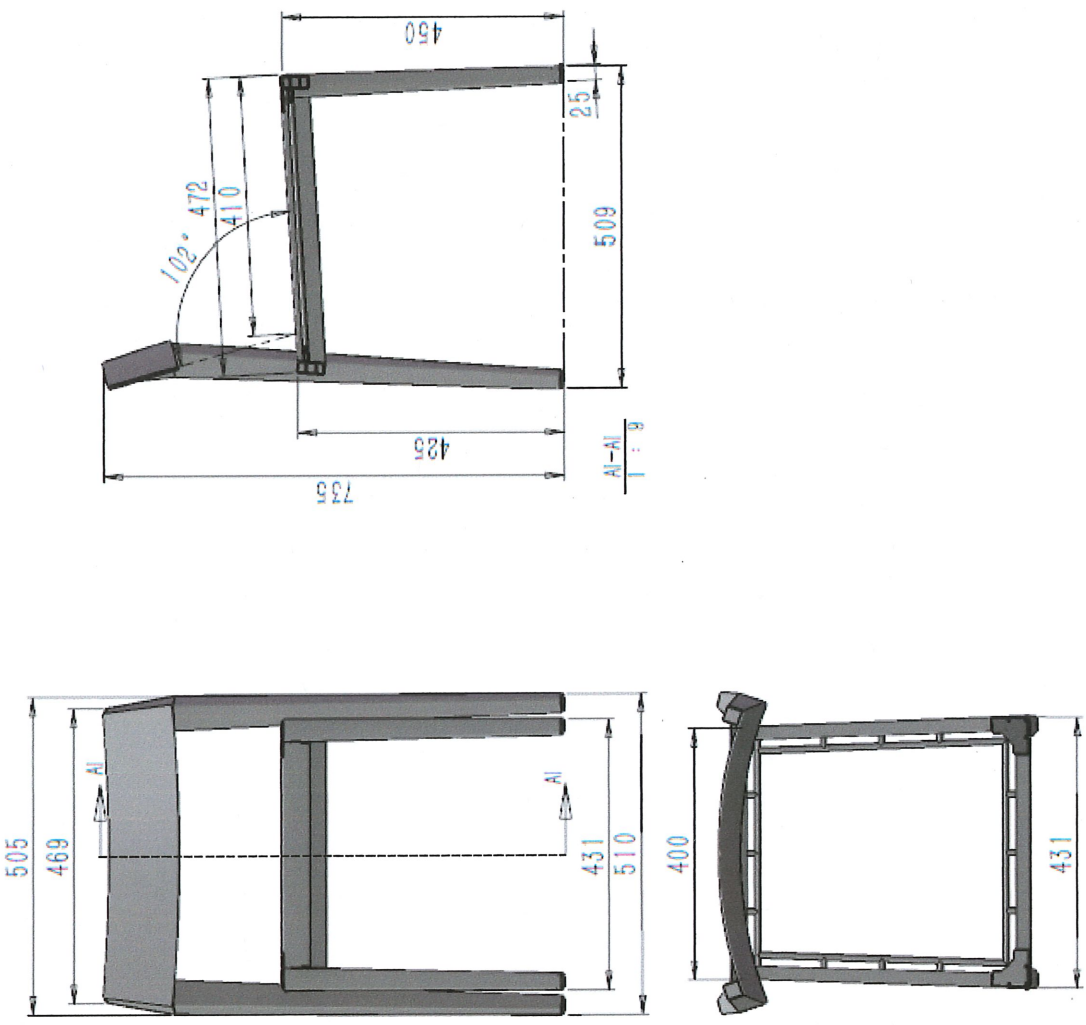
PROPERTY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF COAST TO COAST METAL FINISHING & REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF COAST TO COAST METAL FINISHING IS PROHIBITED.

SIZE	DWG. NO.	REV
B	ADA New Table	
SCALE: 1:12	WEIGHT:	SHEET 1 OF 1

NAME	DATE	TITLE
		Outdoor ADA Table

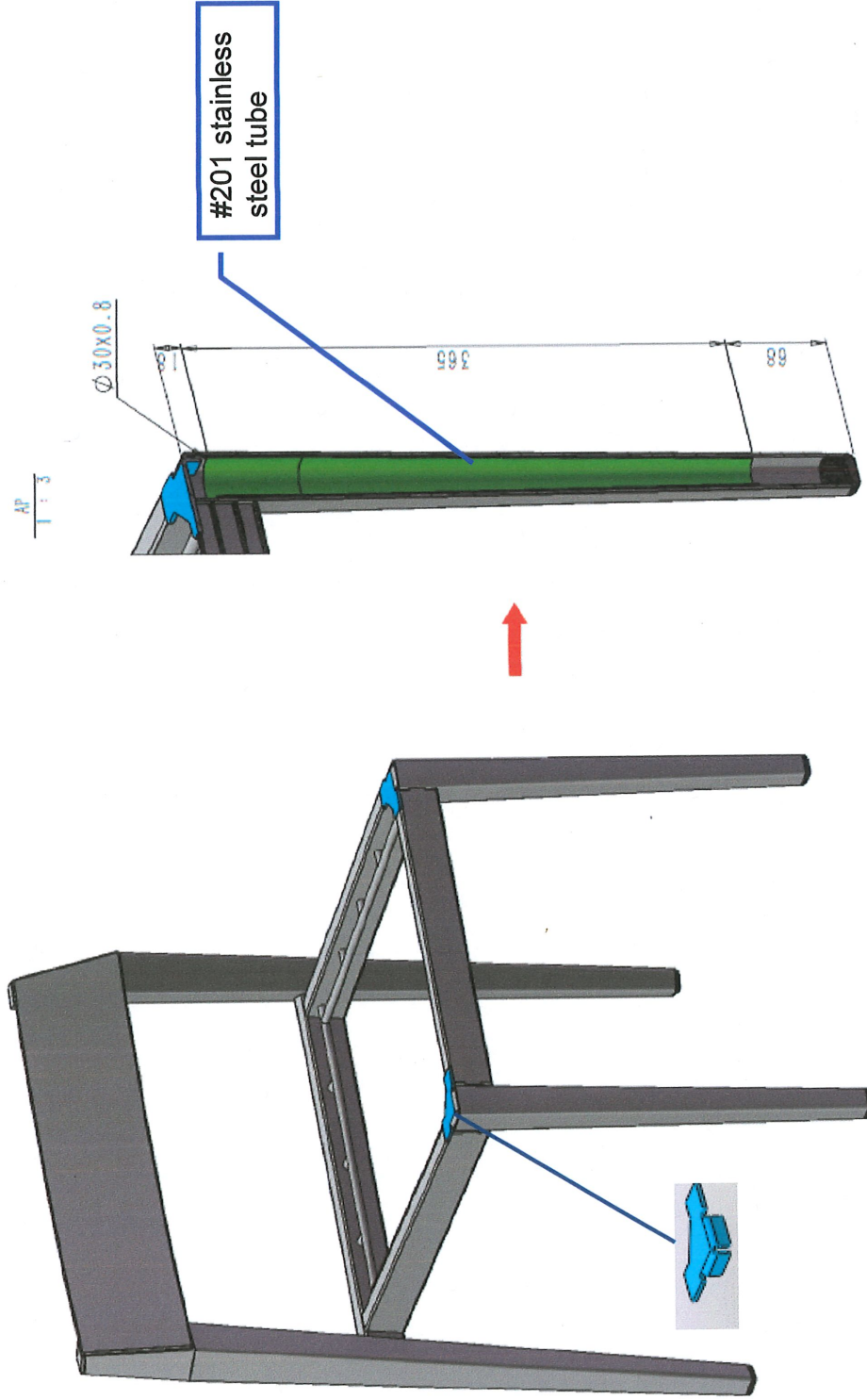
17852

Pyramid Café Chair – Final Drawings

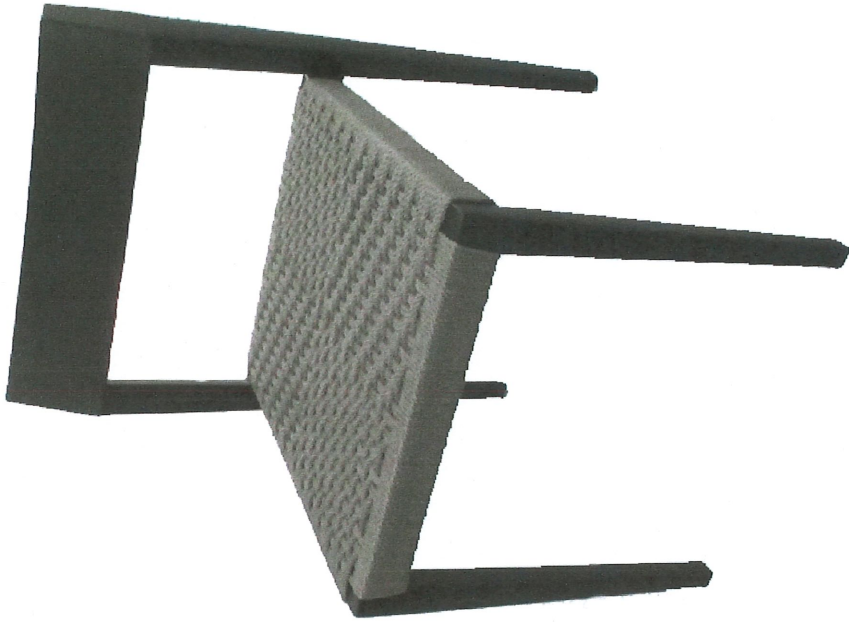
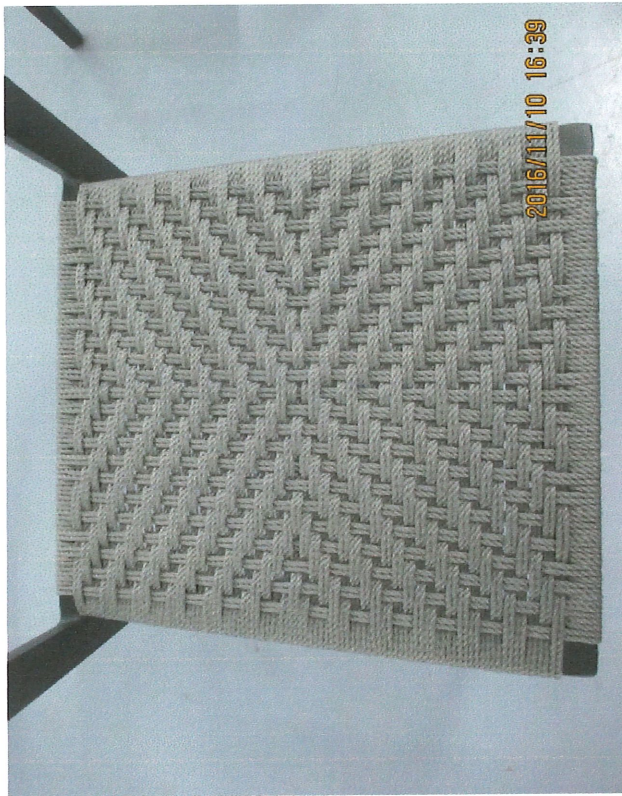


FINISH VARIES BY DESIGN ID
17852, 17853

Pyramid Café Chair – Final Drawings

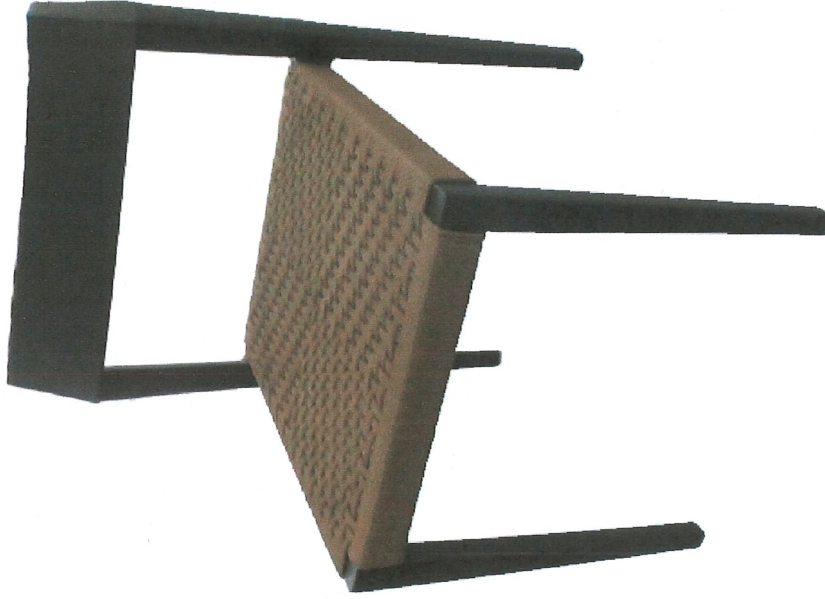
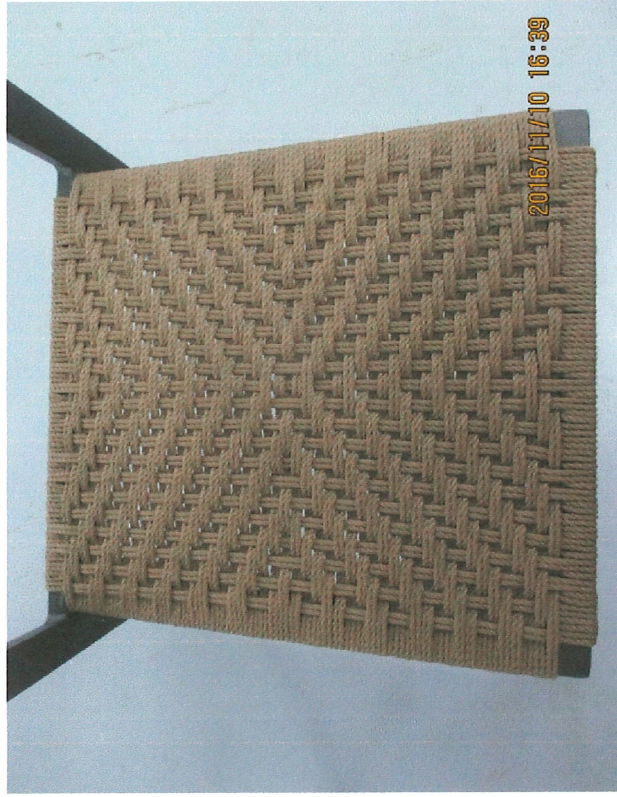


Pyramid Café Chair – Final Products (FN54111GRY-V)



FINISH VARIES BY DESIGN ID
17852, 17853

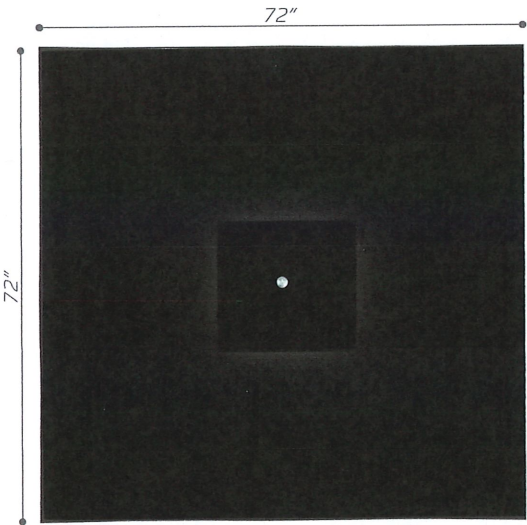
Pyramid Café Chair – Final Products (FN54111BRN-V)







FINISH VARIES BY DESIGN ID
17852, 17853

6' square | no logo

17876



SIZE	CANOPY
6'	 Hemlock Tweed no logo
6'	 Jet Black no logo
6'	 charcoal grey no logo
6'	 cocoa no logo

shapes & sizes



square
 ft. / m.
 6' / 1.8

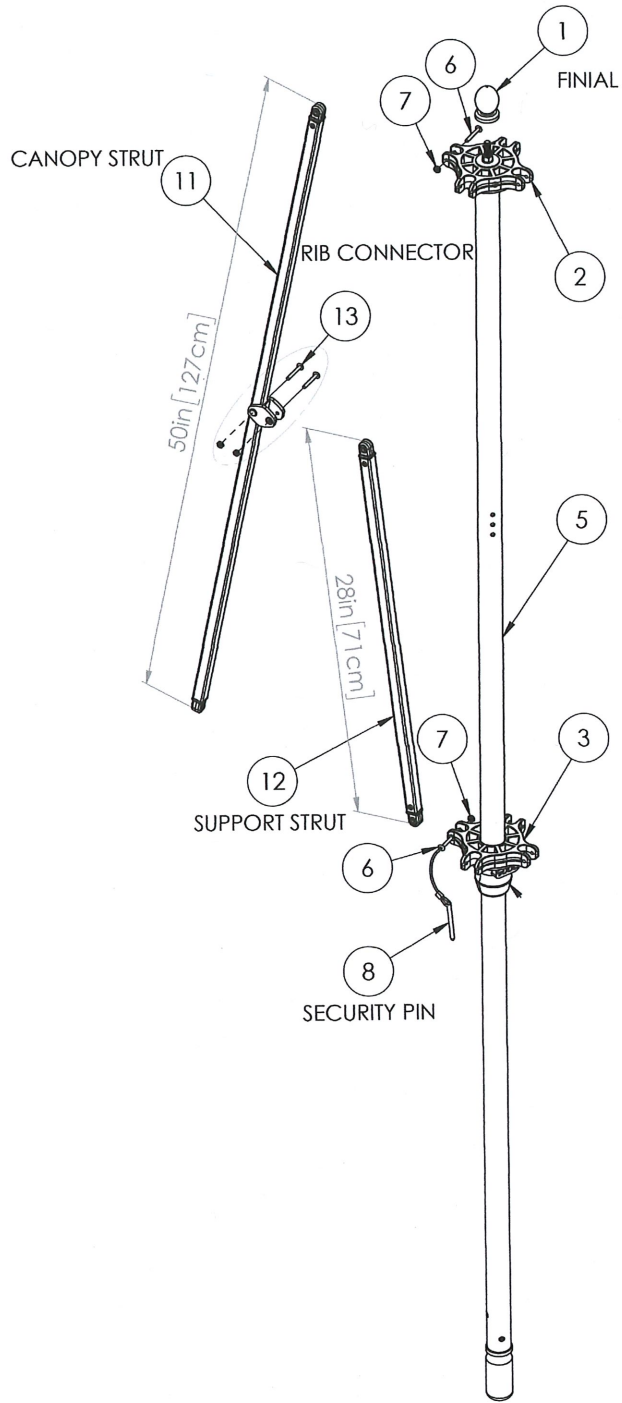
perspective view



FINISH VARIES BY DESIGN ID
 16627_16628_16629_17876

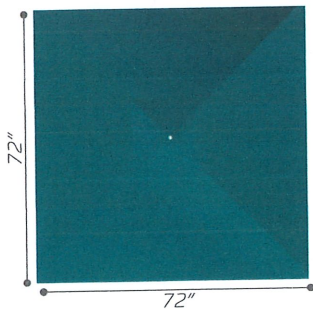
THIS PAGE: Spare / replacement parts; ordered separately

	DESCRIPTION
1	FINIAL-BLACK
2	TOP HUB -BLACK
3	BOTTOM HUB -BLACK
5	CENTER POLE -BLACK
6	BOLT 10 24 X 1.5"
7	10 24 LOCK NUT
8	SECURITY PIN
11	CANOPY STRUT 50" -BLACK
12	SUPPORT STRUT 28" -BLACK
13	RIB CONNECTOR -BLACK

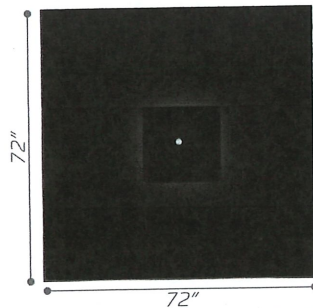


REPLACEMENT CANOPIES ALSO AVAILABLE SEPARATELY

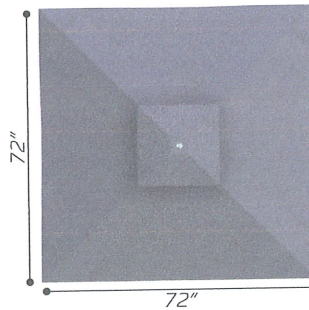
Hemlock Tweed



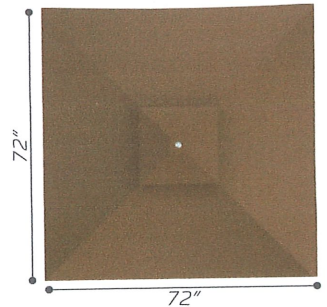
Jet Black



Charcoal Grey



Cocoa

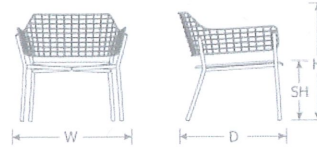


FINISH VARIES BY DESIGN ID
16627_16628_16629_17876

32

DETAILS

18472



H	W	D	SH	AH	Lbs
28.5"	30"	28.5"	15.5"	25"	23

Outdoor/Indoor Stacking Lounge

Advanced Collection

Frame: Stainless Steel

Seat: Aluminum

Back: Stainless Steel

Stackability: 4

AVAILABLE FINISHES:



Version 1:

Leg Structure & Seat :CUSTOM RAL 7006 MATTE
Cage Back& Arms: EMU #41 ANTIQUE BRONZE



Version 2:

Leg Structure & Seat :CUSTOM RAL 7006 MATTE
Cage Back& Arms: EMU #87 ANTIQUE COPPER



Version 3:

Leg Structure, Seat, Cage Arms & Back:
EMU #37ANTIQU Moss GREY

SHIPPING

Master Pack Quantity: 2

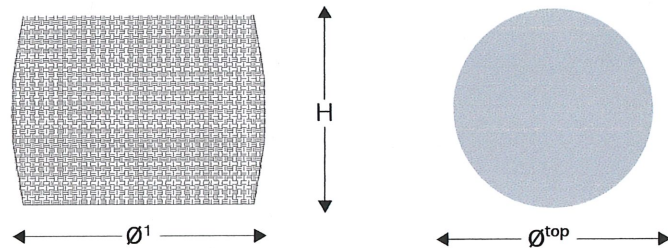
Master Pack Dimensions: 34"x32"x31"

Master Pack Weight: 57 Lbs.

Freight Class: 250

Marina Ottoman / Puff Marina

REF #: 5414

Dimensions

Ø ¹	Ø ^{top}	H	Weight
21,6" 55 cm	20,4" 52 cm	16" 40 cm	23,4 lbs 10,6 kg

Technical Specifications

Indoor and Outdoor usage

- Frame: Powder Coated Aluminium
- Seat/Back: Woven in Polyester Nautical Rope
- Stacking: not possible

Available Colors

All TIDELLI products are tailor made to order. You can customize it anyway the project.

- Frame: 38 colors available
 - Seat/Back: 57 colors available
- Visit the website www.tidelli.com/materials to see all the color options



Frame in powder coated aluminium

Shipping Info

- Units/Box: 01
- Gross Weight: 25lbs / 11,3kgs
- Box Dimensions: 23"x23"x17"H / 57x57x41H cm
- Volume: 4.7cbf / 0,134m³
- HTS: 9401802011
- Freight Class: 150

FINISH VARIES BY DESIGN ID**18481, 18482**

BRASIL

+55 71 3311-3350

comercial@tidelli.com.br

USA

+1 714 825 0054

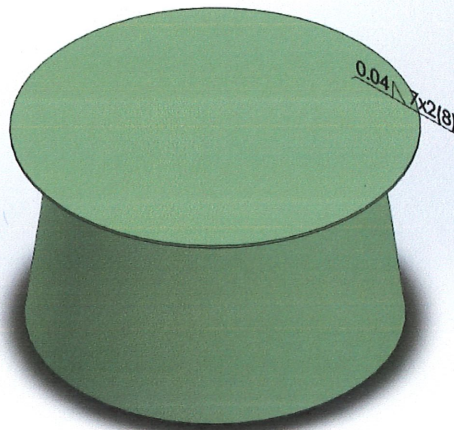
sales@tidelli.com

Tidelli
 OUTDOOR LIVING 34
To learn more about TIDELLI, our Collections and Warranty policy, please visit www.tidelli.com

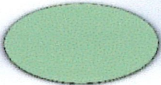


Coast to Coast Metal Finishing Corp


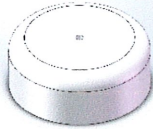

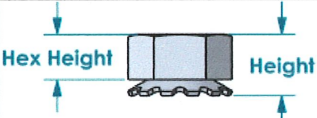

401 S. Raymond Ave Alhambra Ca 91803 | 626-282-2122 | david@ctclightingmfg.com

Cut List for Cameron Coffee Table



Finish Varies by Design ID

ITEM NO.	QTY.	PART NO.		DESCRIPTION
1	1	Top Plate		3/16" Thick x 28" Dia Aluminum with Matte Finish Powder coat
2	1	Drum		15.31"H x 26" Dia Aluminum with Matte Finish Powder Coat
3	1	Cross Bar		1/2" Sq. Tube With a Reinforcement Ring 1/8" x 1 1/2" Aluminum with Matte Finish Powder Coat

4	4	Weld Cups		1 1/4" Aluminum Weld Cups
5	4	WCG1300B		Weld Cup Glide HDEP Natural
6	4	Stud		1/4"-20 x 3/4 Aluminum Studs
7	4	Lock Nuts		K-Lock nuts, Zinc plated steel, 1/4"-20
8	1	Hook		Cable Hook

- Packaging: by single in a box 29.5" x 36.5" x 24.5" H.
- Gross weight: 40 Lbs.
- Cleaning process:
-With mild soap and water only.

Finish Varies by Design ID

Coast to Coast Metal Finishing Corp.

401 S. Raymond Ave Alhambra Ca 91803 | 626-282-2122 | david@ctclightingmfg.com

18695 18698 18701

36

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

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

APPLICATION
LAKWOOD PLANNING COMMISSION

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

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

ACTION REQUESTED (Check all that apply)

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

Submission Requirements:

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

Applicant Name (Print Clearly): David L Swindell Company WXZ Residential, LLC
Applicant Address: 22720 Fairview Center Dr., #150 Fairview Park, OH 44126
Phone: 440-801-1690 Fax: 440-801-1689 E-mail: dswindell@wxzdevelopment.com
Signature: D Swin Date: 2.20.19

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

File History: _____

Bldg. Dept. Remarks: _____

ORD. 17-17 SECTION 1156

37

AUTHORIZATION FOR PROPERTY ACCESS

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

Any dog(s) on property? _____ Yes X No

Please Print or Type:

Owner/Agent Name: David L. Swindell

Property Address: 13900 Lake Avenue

Owner/Agent Phone: 440-801-1690

Tenant Name vacant Tenant Phone N/A

DSW
Owner/Agent Signature

**2019 Calendar
Planning Commission**

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

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

Pre-Review Meetings for the Commission start at **6:30 P.M.** in the **East Conference Room** (adjacent to the auditorium) unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

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

DIMIT ARCHITECTS

architecture + interiors + urban design

February 20, 2019

Alex Harnocz, City Planner

City of Lakewood, Ohio
12650 Detroit Ave, Cleveland, Ohio 44107

RE:

The Lake Avenue Homes Development

13900 Lake Avenue
Lakewood Ohio

Planning Commission Submission

Mr. Harnocz,

Per our previous discussions this letter has been included with the submission for Planning Commission as a notice that the owner, WXZ Development, will be following up and providing ahead of the Planning Commission meeting the required letter of authorization for property access from the current owner. If you have any additional questions or comments ahead of then, please feel free to contact us directly.

Sincerely,

Daniel J. Caja
Dimit Architects, LLC

14414 Detroit Avenue, #306
Lakewood, Ohio 44107
TELE: 216 · 221 · 9021

DIMIT ARCHITECTS

architecture + interiors + urban design

February 20, 2019

Lakewood Planning Commission
Lakewood City Hall
12650 Detroit Ave.
Lakewood, Ohio 44107
Phone: (216) 521-7580

Application for Planned Development Review:

Project Name: Lake Avenue Homes
DA#: 16-092

13900 Lake Avenue - Lakewood, Ohio

Dear Lakewood Planning Commission members,

We are pleased to submit a new proposed project, the Lake Avenue Homes, for City Planning commission review on behalf of our client WXZ Development. The project proposes five (5)- two-story cluster homes to be constructed as two pairs of attached units and a single unit in the rear flanking a central landscaped access courtyard off of Lake Road in Lakewood Ohio. The building is proposed to be zoned as a planned Development under Chapter 1156 of the City of Lakewood zoning code.

The site plan is envisioned as cluster homes situated around a central mews space. The units fronting Lake Avenue will address the street with front porches, and living spaces looking out onto Lake Ave, similar to the neighboring homes to the east and west. The internal units will front on the mews space and create a public space for all the residences. Private patios/gardens will be separated from the mews space by the massing's of the buildings as well as extensive landscaping. Only two, two-way, drive aisles will service all five units. Each unit will have a two car garage. Units will range from 2,000 to 2,800 square feet, depending on how each buyer builds out their unit, but all units are envisioned as traditional two story homes, with the public living spaces and a master bedroom/bath suite on the first floor, and additional bedrooms and bathrooms on the second floor.

Three distinct home floor plans are proposed, the A unit, B unit, and C unit, but each of the five units will have an individual exterior design, so that the new homes should blend into the surrounding fabric of single family homes. The scale of the homes is proposed to be 2-story units with pitched roofs with a variegated footprint to provide variety of materials, massing, and relationship to each other. The units are envisioned as a mix of two story and one and one half story massing's in order to provide a variety of scale, with the scale stepping down internal to the site along the mews space.

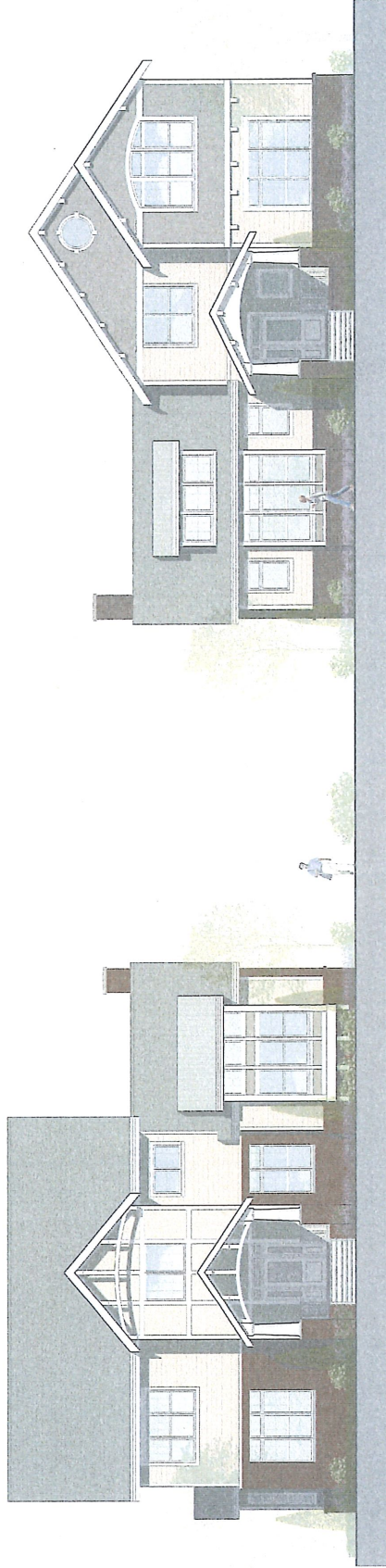
The proposed materials would be similar to those of the surrounding fabric, a mix of brick, Hardie lap and shake siding, accents of stone bases. Sloped asphalt shingle roofs would be accented with standing seam metal roofs at decorative locations such as porches and dormers. Large windows throughout, bay windows, public facing porches, large expressed chimneys, and finely detailed decorative elements of both Craftsman and Colonial residential architecture are proposed to compliment and pay homage to Lakewood's rich residential history.

Most Respectfully,

Scott Dimit, Managing Principal
Paul M. Glowacki, RA
Dimit Architects, LLC

James R. Wymer
David L. Swindell
WXZ Development

Lake Avenue Homes

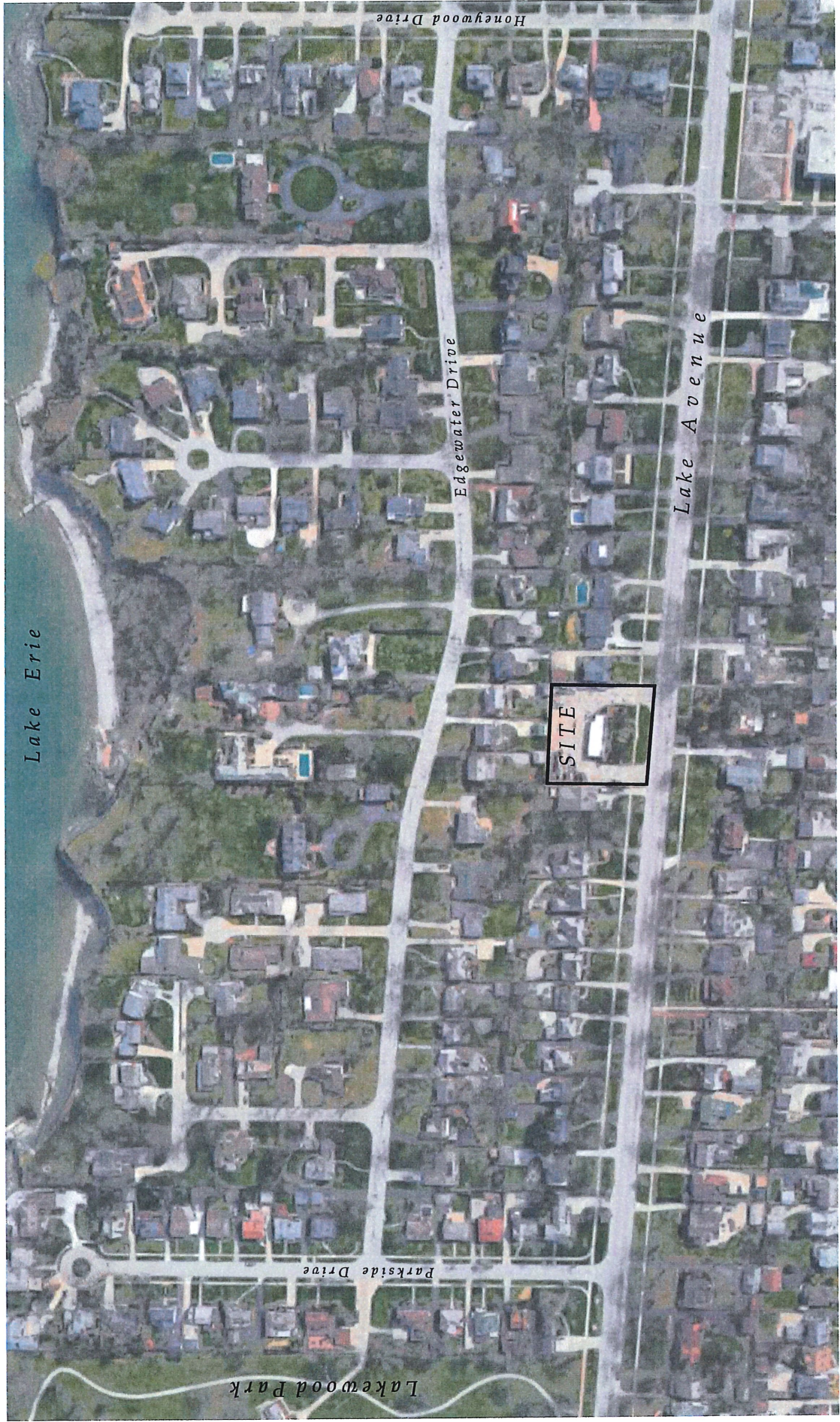


City of Lakewood - Planning Commission Presentation

02.20.2019



DIMITARCHITECTS
architecture • interiors • urban design



24



Lake Avenue Homes
Lakewood, Ohio

Aerial
N.T.S.



02.20.2019
DIMIT ARCHITECTS
architecture + interiors + urban design



02.20.2019

Contextual Imagery

Lake Avenue Homes

Lakewood, Ohio



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architecture + interiors + urban design

PHOTOGRAPHY BY GUY AROONIAN



45

Lake Avenue Homes
Lakewood, Ohio

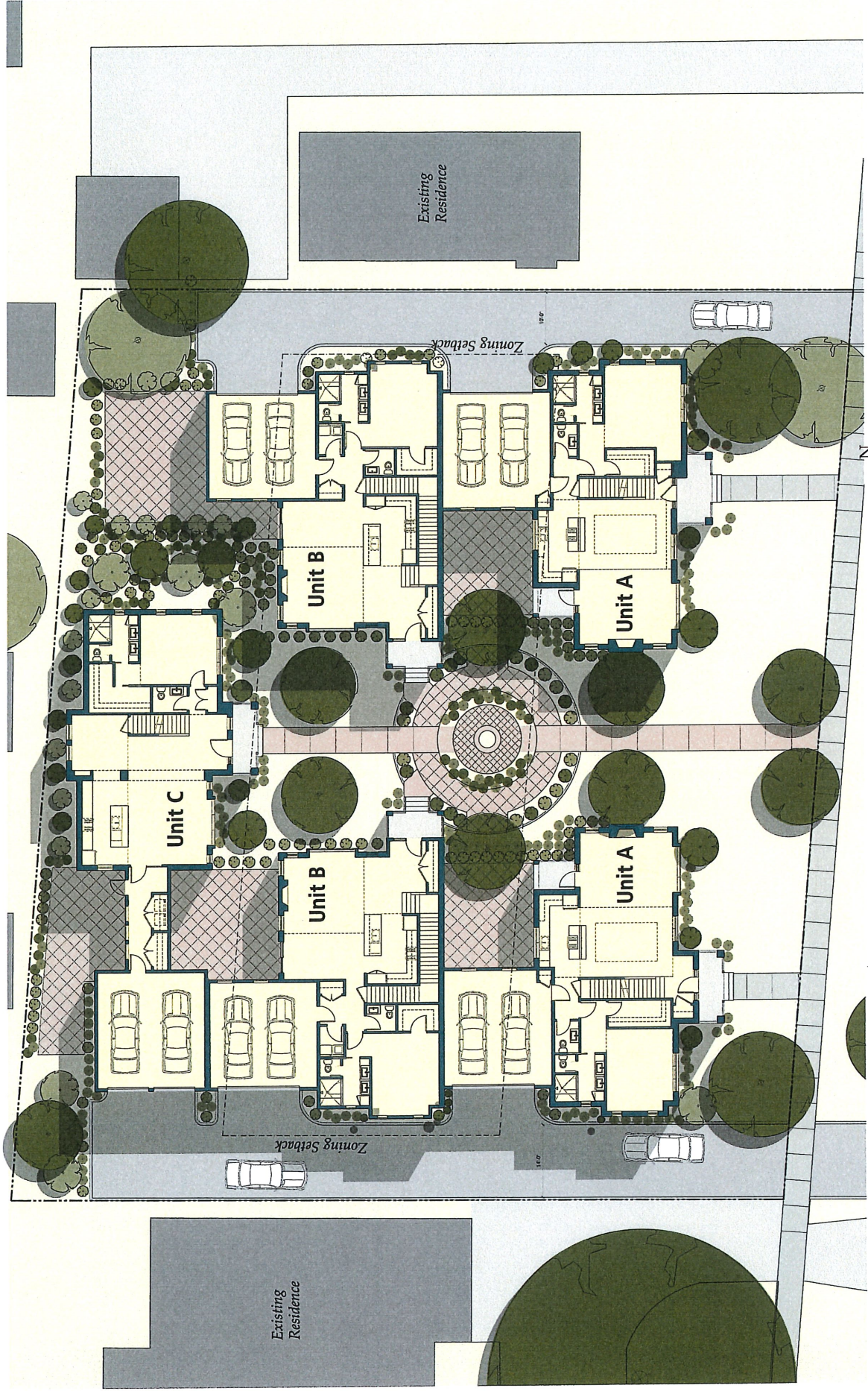


Site Aerial



02.20.2019

DIMIT ARCHITECTS
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02.20.2019

Site Aerial



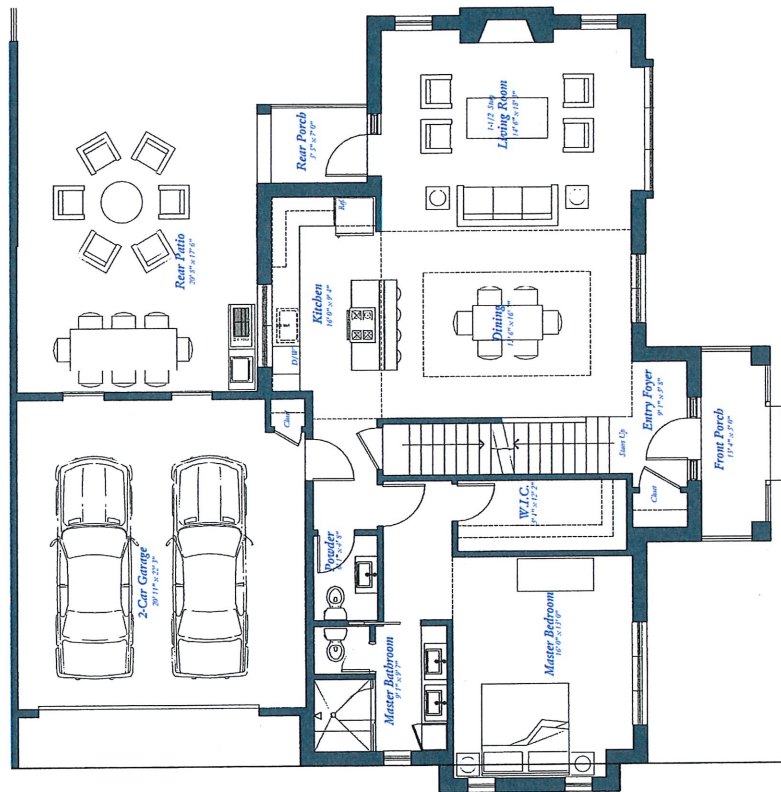
Lake Avenue Homes
Lakewood, Ohio



46

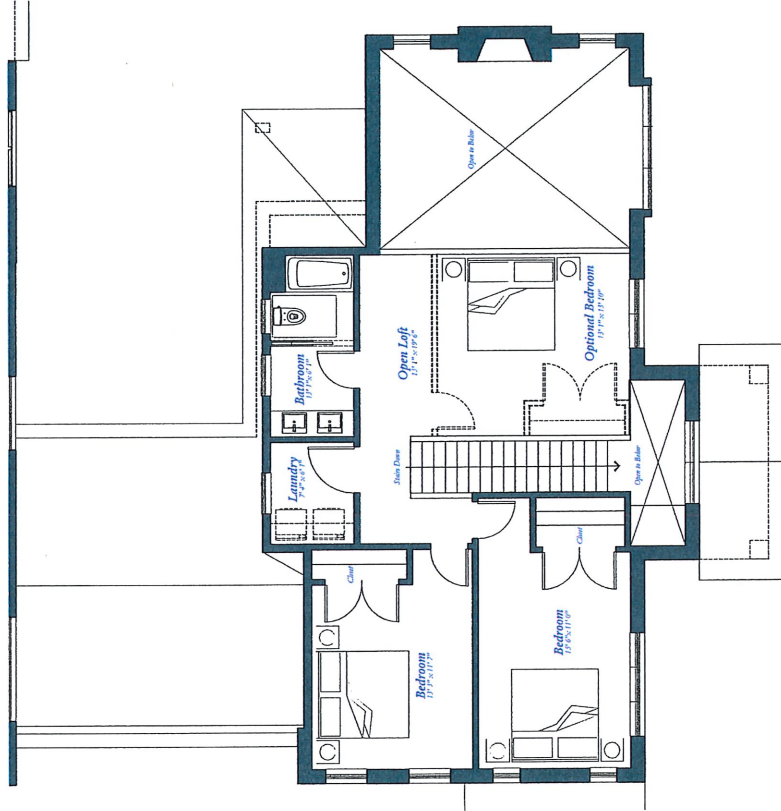
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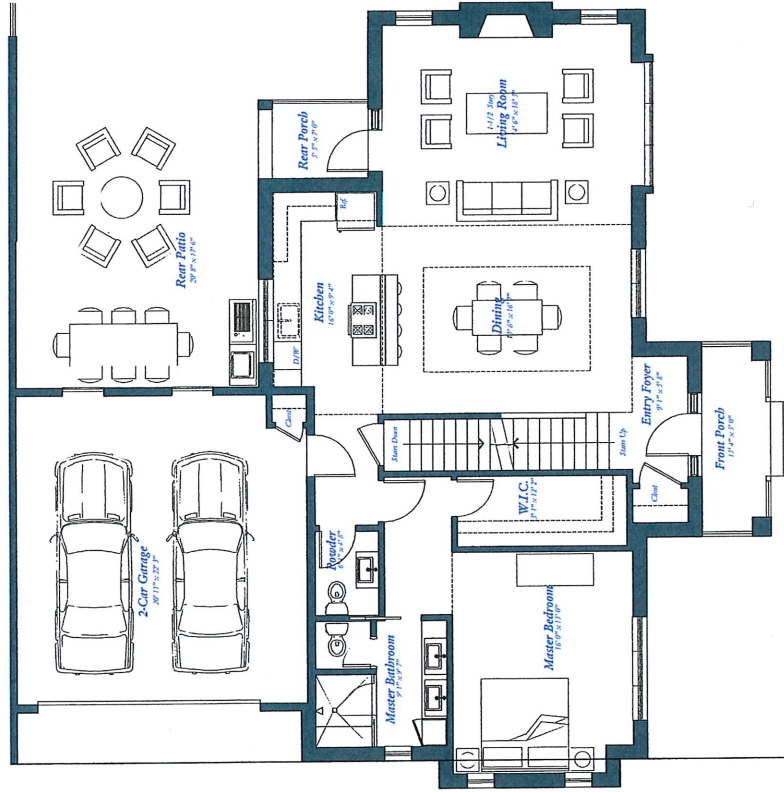
Unit A

Scale: 1/4" = 1'-0"



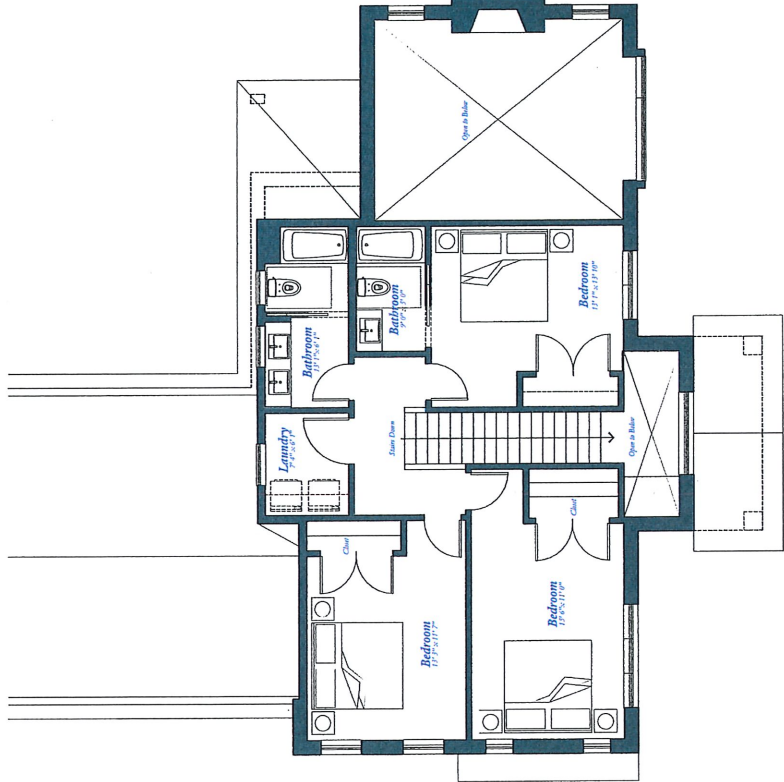
Unit A

Scale: 1/4" = 1'-0"



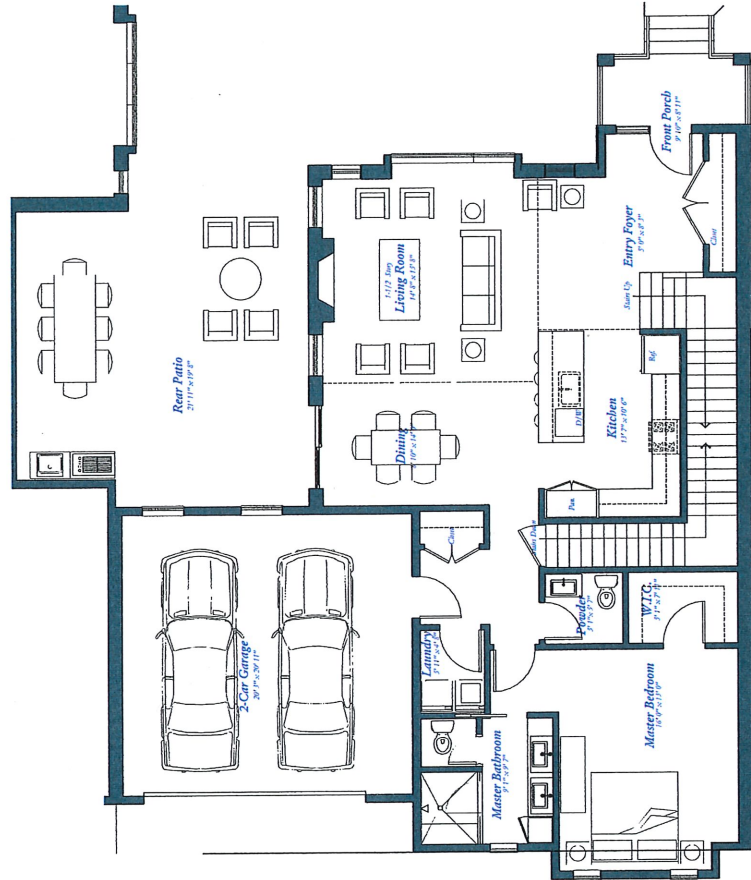
Unit A - Alt
Scale: 1/8" = 1'-0"

First Floor - (1 bdrm - 1 1/2 bath - 1,233 NSF - 1,425 GSF)
TOTAL - (6 bdrm - 3 1/2 bath - 2,178 NSF - 2,367 GSF)
Basement Square Footage - (up to 1,425 GSF)
Garage Square Footage - (678 GSF)



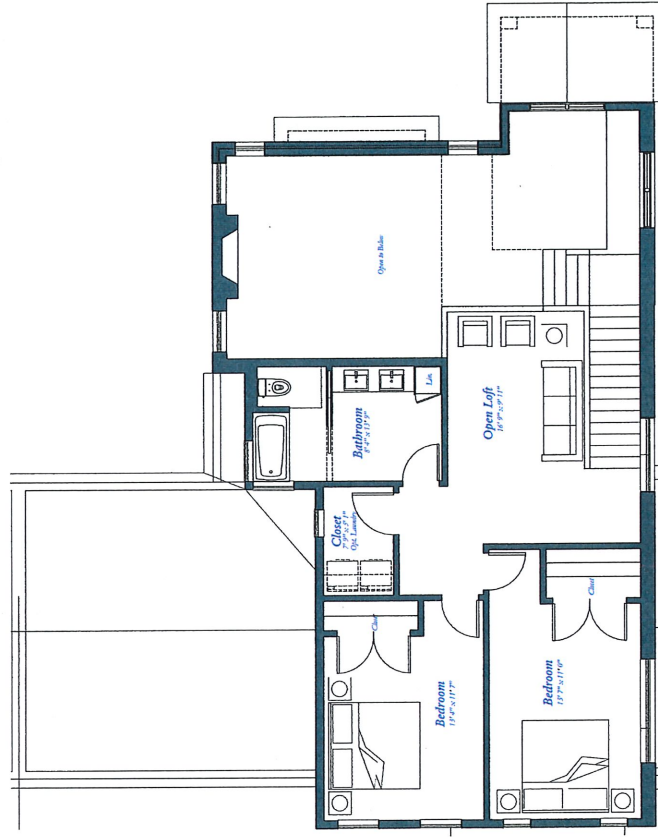
Unit A - Alt
Scale: 1/8" = 1'-0"

Second Floor - (3 bdrm - 2 bath - 895 NSF - 942 GSF)
TOTAL - (6 bdrm - 3 1/2 bath - 2,178 NSF - 2,367 GSF)
Basement Square Footage - (up to 1,425 GSF)
Garage Square Footage - (678 GSF)



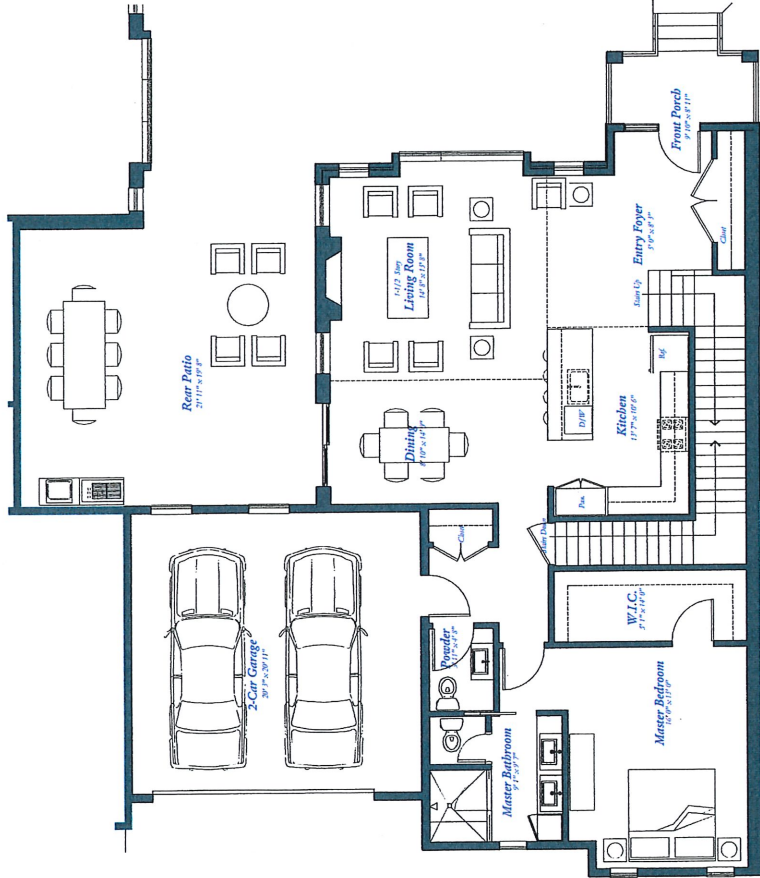
Unit B

Scale: 1/4" = 1'-0"



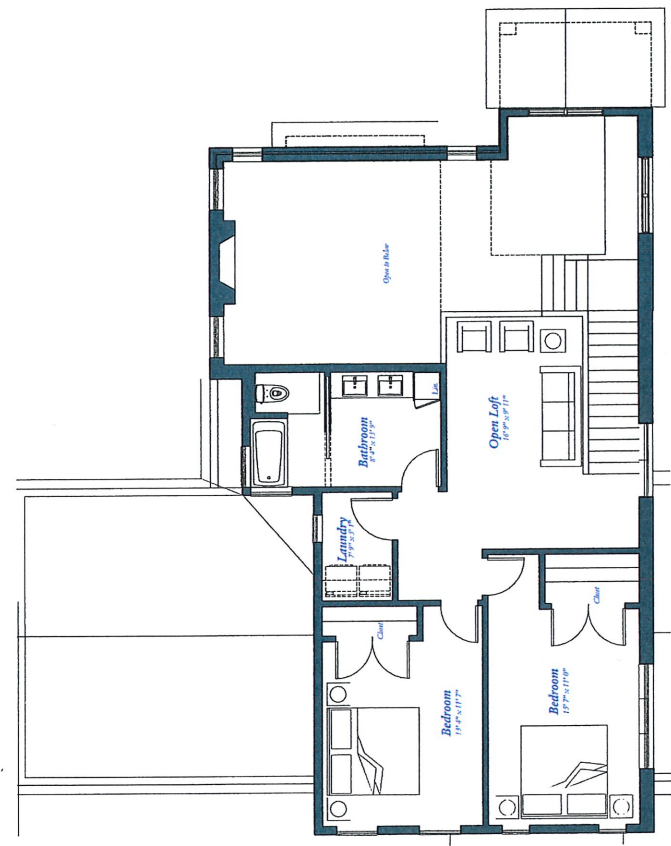
Unit B

Scale: 1/4" = 1'-0"



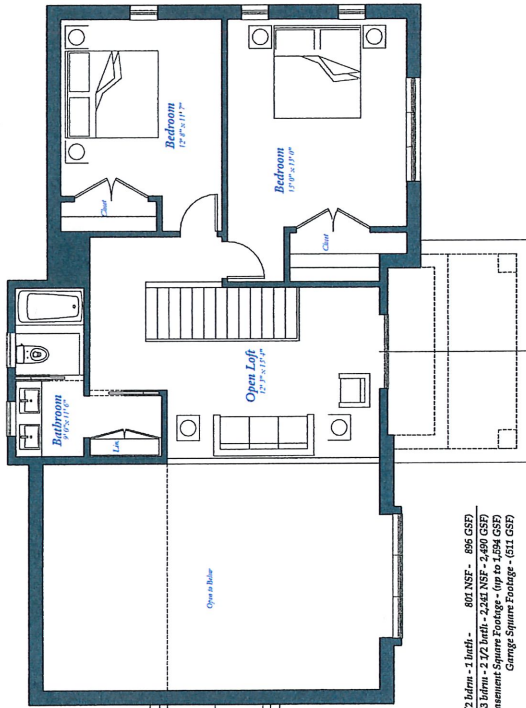
Unit B - Alt

Scale: 1/4" = 1'-0"
 First Floor - 01 bdrm - 1 1/2 bath - 1,262 NSF - 1,814 GSF
 TOTAL - 03 bdrm - 2 1/2 bath - 2,082 NSF - 2,732 GSF
 Basement Square Footage - (up to 1,814 GSF)
 Garage Square Footage - (670 GSF)



Unit B - Alt

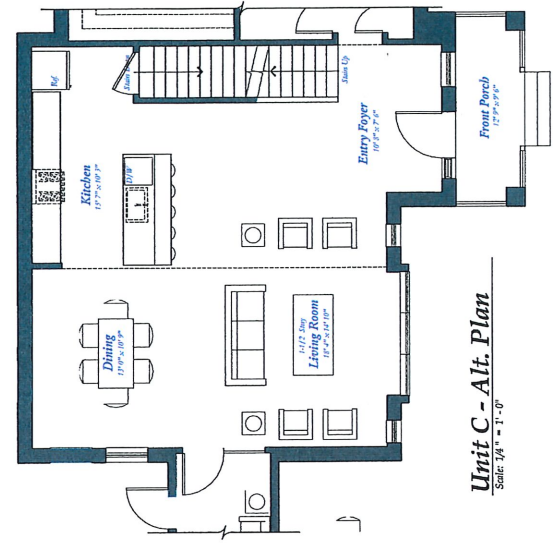
Scale: 1/4" = 1'-0"
 Second Floor - 02 bdrm - 1 bath - 820 NSF - 918 GSF
 TOTAL - 03 bdrm - 2 1/2 bath - 2,082 NSF - 2,732 GSF
 Basement Square Footage - (up to 1,814 GSF)
 Garage Square Footage - (670 GSF)



Unit C

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

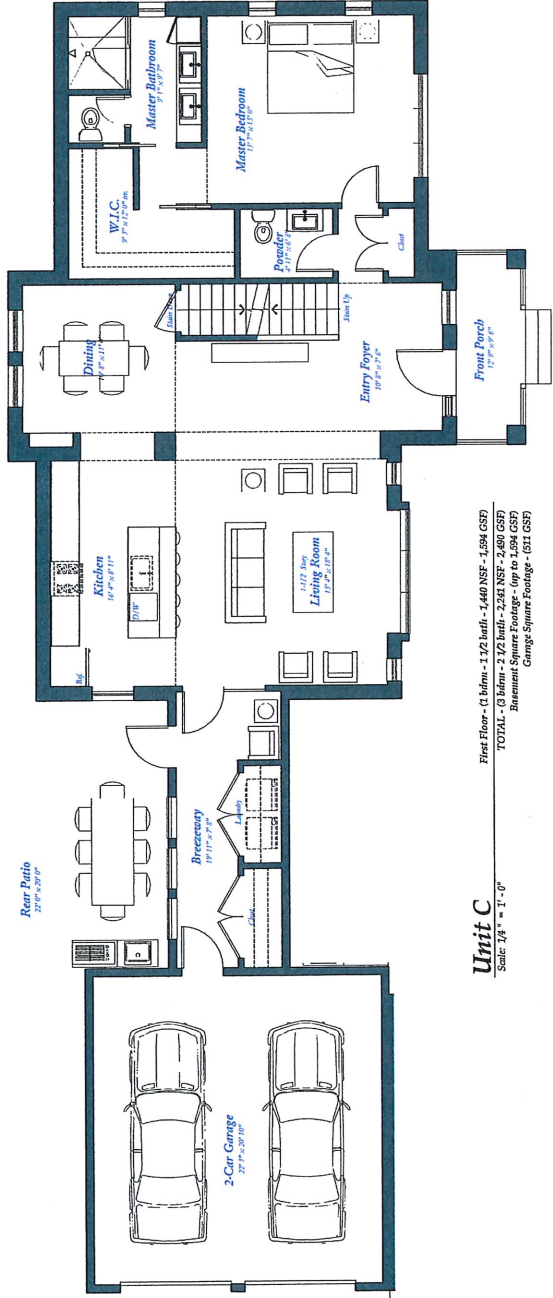
Second Floor - 0.5 bdrm - 1 bath - 681 NSF - 896 GSF
 TOTAL - 2.172 bdrm - 2.172 bath - 2,324 NSF - 2,890 GSF
 Basement Square Footage - (up to 1,894 GSF)
 Garage Square Footage - (511 GSF)



Unit C - Alt. Plan

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

First Floor - 0.1 bdrm - 1.02 bath - 1,440 NSF - 1,694 GSF
 TOTAL - 0.3 bdrm - 2.172 bath - 2,324 NSF - 2,890 GSF
 Basement Square Footage - (up to 1,894 GSF)
 Garage Square Footage - (511 GSF)



Unit C

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

02.20.2019

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Lake Avenue Homes
 Lakewood, Ohio



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1 LAKE AVENUE ELEVATION
SCALE: 1/8" = 1'-0"



2 LAKE AVENUE SOUTH
BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"

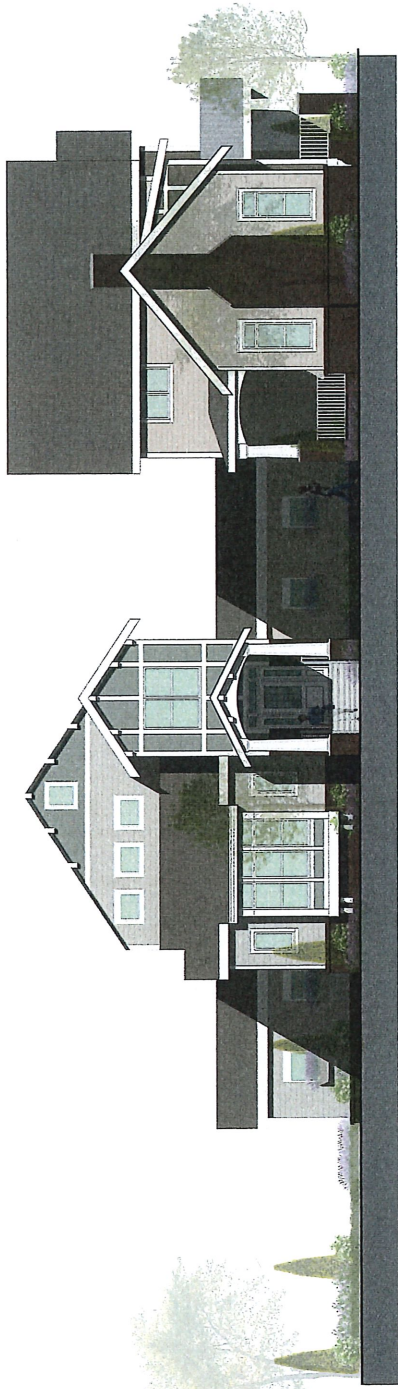
Lake Avenue Homes
Lakewood, Ohio

EXTERIOR ELEVATIONS

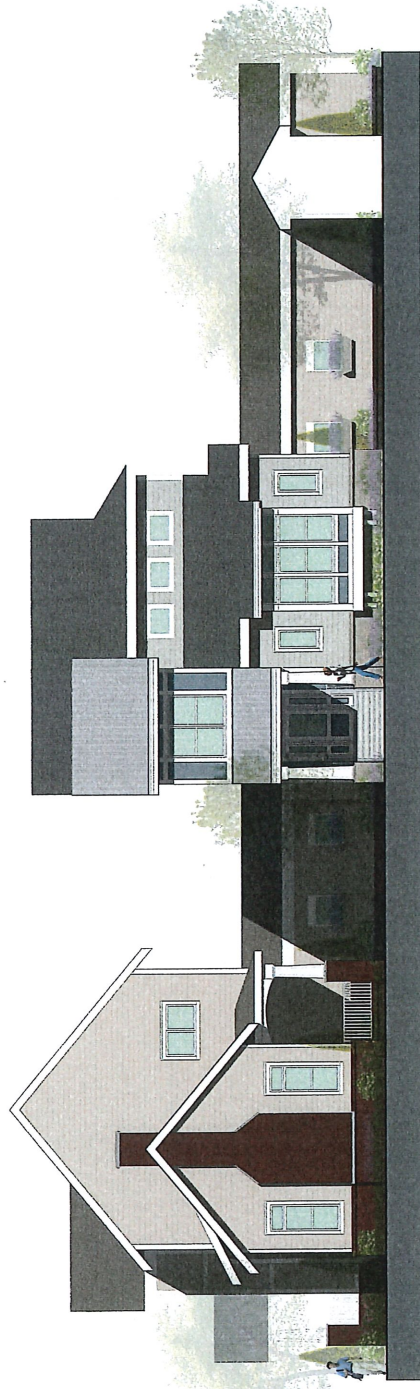
02.20.2019

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INTERIOR COURTYARD EAST
BUILDING ELEVATIONS
SCALE: 3/8" = 1'-0"



INTERIOR COURTYARD WEST
BUILDING ELEVATIONS
SCALE: 3/8" = 1'-0"

Lake Avenue Homes
Lakewood, Ohio

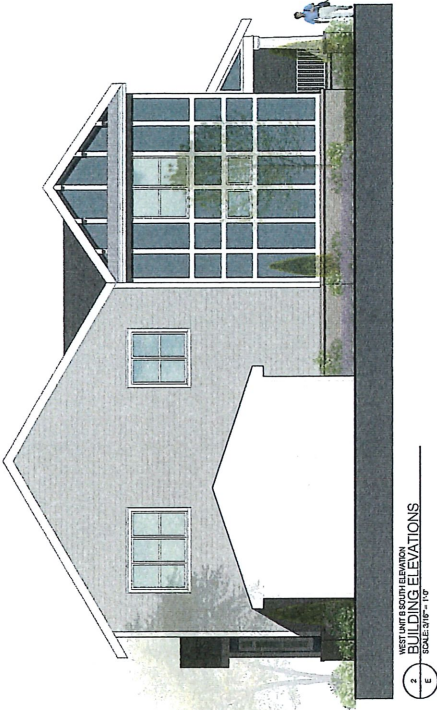
EXTERIOR ELEVATIONS

02.20.2019

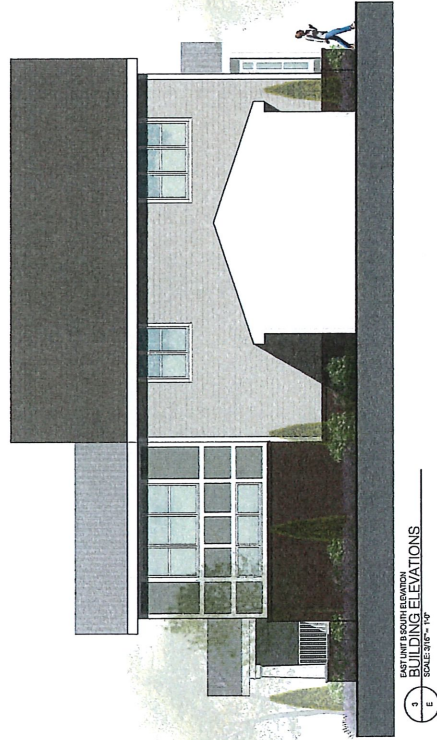
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REAR ELEVATION
BUILDING ELEVATIONS
SCALE: 3/8" = 1'-0"



SIDE ELEVATION
BUILDING ELEVATIONS
SCALE: 3/8" = 1'-0"



FRONT ELEVATION
BUILDING ELEVATIONS
SCALE: 3/8" = 1'-0"

Lake Avenue Homes
Lakewood, Ohio

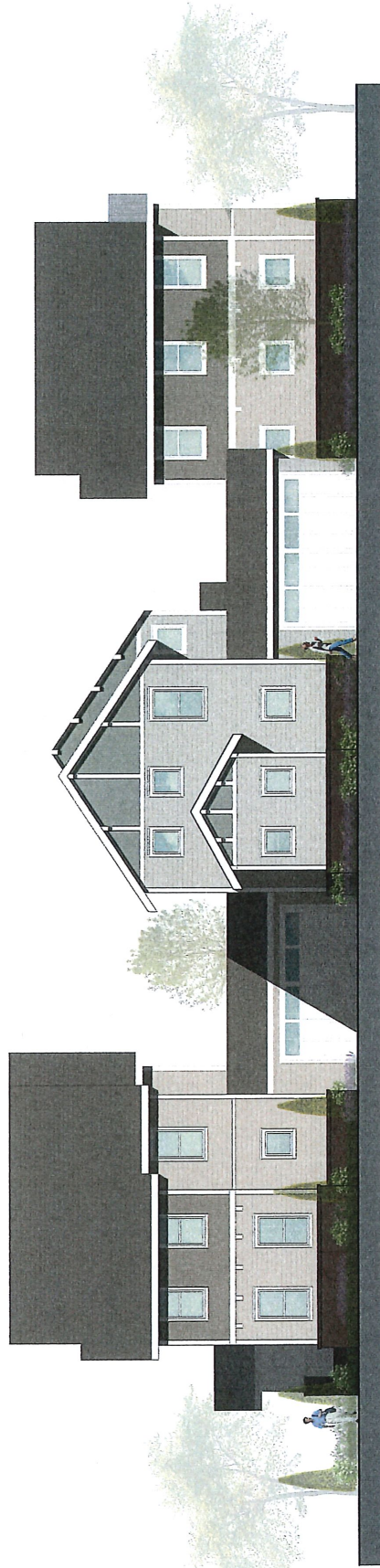
EXTERIOR ELEVATIONS

02.20.2019

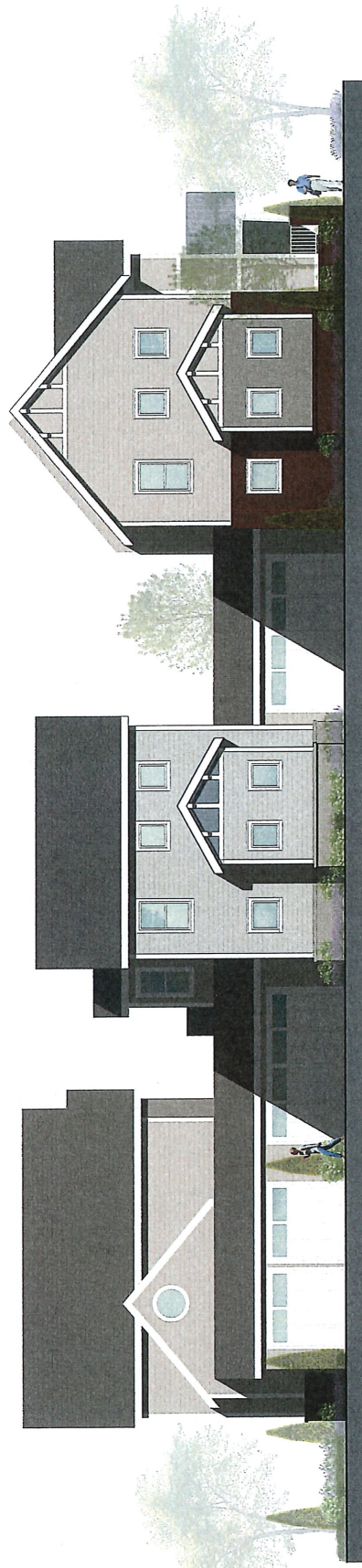
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13000 BIRCH DRIVE, LAKESIDE, OHIO 44130
TEL: 440.225.1100
WWW.DIMITARCHITECTS.COM



1
C
DRIVEABLE EAST ELEVATION
SITE ELEVATION
SCALE: 3/16" = 1'-0"



1
C
DRIVEABLE WEST ELEVATION
SITE ELEVATION
SCALE: 3/16" = 1'-0"

Lake Avenue Homes
Lakewood, Ohio

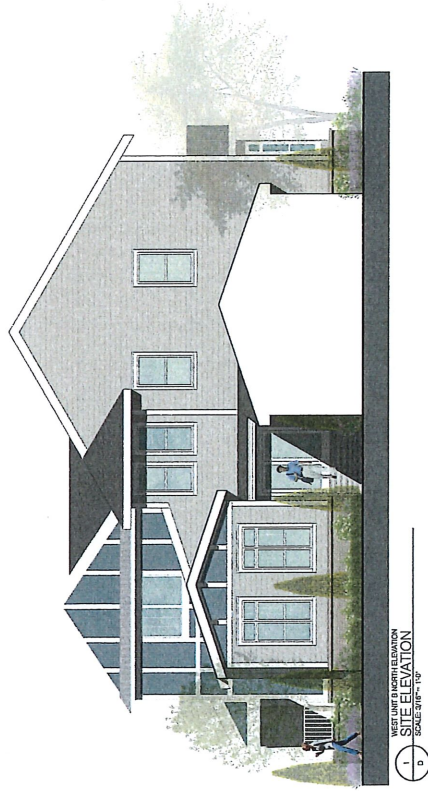
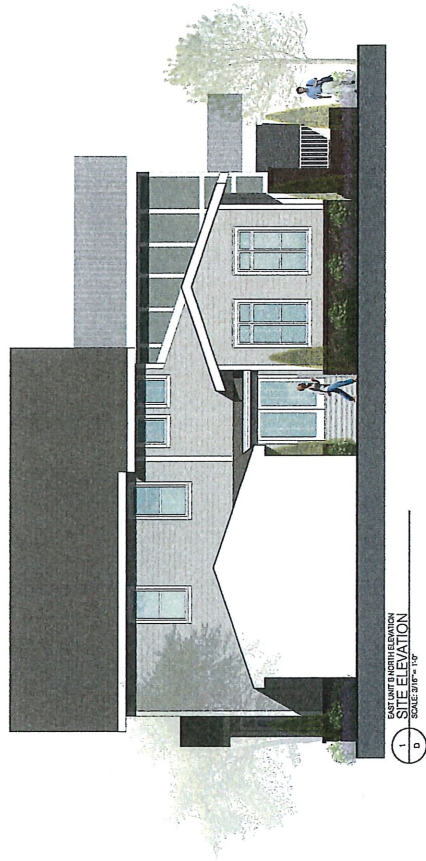


55

EXTERIOR ELEVATIONS

02.20.2019

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Lake Avenue Homes
Lakewood, Ohio

EXTERIOR ELEVATIONS

02.20.2019

DIMIT ARCHITECTS
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10/20/18 10/20/18 10/20/18 10/20/18 10/20/18

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

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

APPLICATION

LAKWOOD PLANNING COMMISSION

Property Address: 15801 Detroit
16000 Detroit Ave Business/Tenant Name: Steve Barry Buick
Property Owner Name: Fairlane Realty Company Inc Owner Phone: 440-532-0453
Owner E-mail: Stevebarry@stevebarrybuick.com Zoning: C-3 Parcel Number: See summary
Project Summary: See attached

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

ACTION REQUESTED (Check all that apply)

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

Submission Requirements:

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

Applicant Name (Print Clearly): Jerome Solove Company: JSDI
Applicant Address: 470 Olde Worthington Rd, Suite 200. Westerville, OH 43082
Phone: 614-410-6734 Fax: 866-218-6067 E-mail: jsolove@solove.com
Signature: [Signature] Date: 2-19-19

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

File History: _____

Bldg. Dept. Remarks: _____

ORD. 17-13 SECTION 1135

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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: Fairlane Realty Company Inc / Steve Barry
 Property Address: 16000 Detroit Ave
 440-532-0453
 Owner/Agent Phone: 440-532-0453
 Tenant Name: Steve Barry Buick Tenant Phone: 440-532-0453

 Owner/Agent Signature

**2019 Calendar
 Planning Commission**

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

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

Pre-Review Meetings for the Commission start at **6:30 P.M.** in the **East Conference Room** (adjacent to the auditorium) unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

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

Former Barry Buick Site: Market Rate Apartments Project Description:

February 18, 2019

In 2012 and again in 2017, the City of Lakewood adopted Lakewood's Community Vision (the "Vision"), which has been instrumental in serving as a master plan for, among other items, development and housing. The Vision establishes both realistic and aspirational goals that holistically embody what Lakewood is today and what Lakewood will one day grow to become. Among the focus areas of the Vision, housing is a key factor. Specifically, one of the major aspects of housing in Lakewood is the need for the development of a variety of housing options. With precious and finite land available for redevelopment in Lakewood, proposals for the reutilization of land need to be taken seriously and carefully executed to maximize many community and market factors as the opportunity to redevelop may only present itself once or twice a century, such as the Barry Buick site.

In an effort to comply with the Vision, we are requesting approval, through the expansion of the Mixed Use Overlay District established at Rosewood Avenue and Detroit Avenue (as part of the Rosewood Place development), of a new mixed-use project as described herein. Although the project does not yet have an official name, the project will consist of approximately 150 market rate apartments located on two sides of Detroit Avenue on the former Barry Buick site between Rosewood and Cranford Avenues (the "Project"). The Project will create a district unto itself, while both filling a gaping hole in the Detroit Avenue corridor but also complement the neighborhoods flanking the corridor. Furthermore, the Project not only meets the need head on established in the Vision related to housing, but addresses numerous other focus areas and key factors, including infill development, redevelopment, environmental conscience and high-quality development, the broadening of the tax base, the incorporation of streetscapes and public spaces, and pedestrian focused design. The compact pedestrian-scaled project will continue to "raise the bar" for urban redevelopment in Lakewood.

The project requests no development subsidies or incentives and includes first-rate amenities to the apartment residents including ample parking, an outdoor pool and sun deck, lounge, fitness facilities, and meeting rooms, among other typical amenities offered in comparable luxury product in the region. Additionally, public amenities such as a publicly accessible greenspace on Cranford Avenue and streetscape and pedestrian amenities along Detroit Avenue, Rosewood Avenue, Cranford Avenue, and Orchard Grove Avenue.

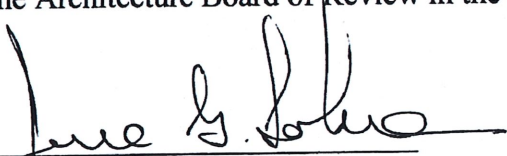
The total acreage for the project is approximately 2.4 acres on four separate parcels and sits wholly within the C3 zoning designation. The project consists of three primary structures; two mid-rise apartment buildings and one commercial building. North of Detroit Avenue, a 70,000 square foot 3-story mid-rise residential building is proposed between Brockley and Cranford Avenues which sits in a streetscape formation shielding the view of 82 surface and covered vehicle spaces. A proposed pocket park is situated on Cranford Avenue. Also on the north side of Detroit Avenue but situated between Cranford and Westlake Avenues is an associated "bowling alley" lot that will continue to be utilized for surface parking of approximately 28 vehicle spaces.

South of Detroit Avenue between Rosewood and Orchard Grove Avenues a 62,500 square foot 3-story mid-rise residential building is proposed in a streetscape configuration, shielding view of 44 parking spaces behind and under the structure. A single-story 5,000 square foot commercial building is proposed west of Orchard Grove Avenue and will house a coffee shop, fitness facility

for residents of the project, a leasing office, and complimentary space to an outdoor pool, also for residents of the project. Thirty-two vehicular parking spaces wrap the proposed commercial building.

In order to further comply with the Vision, all apartments will be single level "garden flats". The architecture of the buildings will be developed to compliment the surrounding neighborhoods, single family homes, and commercial structures along the Detroit Avenue corridor. Traditional and modern materials, including environmentally sensitive design, will be incorporated with guidance from the Architecture Board of Review.

It is our belief that we have designed this community based project in the spirit of the Vision and envision the expansion of the established Mixed Use Overlay District to bring this project to reality. We look forward to working with the neighbors, city staff, the Planning Commission, and the Architecture Board of Review in the coming weeks.

A handwritten signature in black ink, appearing to read "Jerome G. Solove", written over a horizontal line.

Signed: Jerome Solove, President
Jerome Solove Development Inc.

February 15th, 2019

Recipient Name

Director of Planning and Development

City of Lakewood

12650 Detroit Avenue

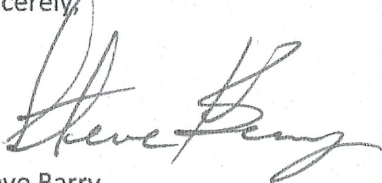
Lakewood, OH 44107

RE: Letter of Authorization – Jerome Solove Development Inc.
Apartment Project at 16000 Detroit Avenue (parcel numbers: 31133027, 31322001, 31322002,
31322150, 31322149, 31325011, 31325012, 31325013, 31325014, 31130025)

Dear Mr. Sylvester,

Fairlane Realty Company Inc. 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 Fairlane Realty Company Inc, to the Lakewood City Council, Planning Commission, and Architecture Board of Review. Please contact me with any questions at stevebarry@stevebarrybuick.com.

Sincerely,



Steve Barry

cc: Jerome Solove
Alex Solove

BARRY
LAKewood OH

MIXED USE COMMUNITY
CONCEPTUAL DESIGN
02.25.2019

Former Barry Buick Site: Market Rate Apartments Project Description:

February 18, 2019

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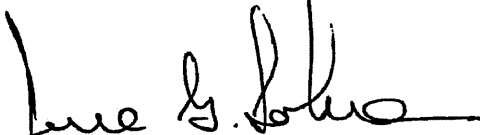
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VR
63

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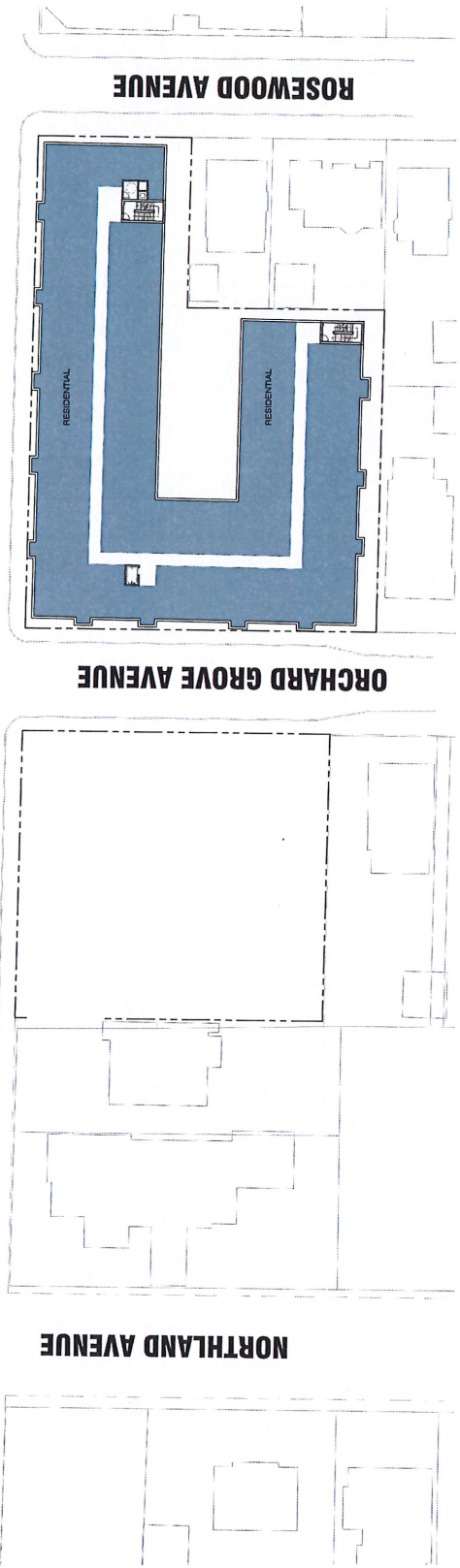
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A handwritten signature in cursive script, appearing to read "Jerome Solove", written over a horizontal line.

Signed: Jerome Solove, President
Jerome Solove Development Inc.





DETROIT AVENUE

BARRY | LAKEWOOD, OHIO 44107
02.25.2019

① **SECOND & THIRD FLOOR PLAN**

Solve
Real Estate

BBCODESIGN

4
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AERIAL VIEW 01

BARRY | LAKEWOOD, OHIO 44107
02.25.2018

3D VIEWS

Solove **BBCODESIGN**
Real Estate

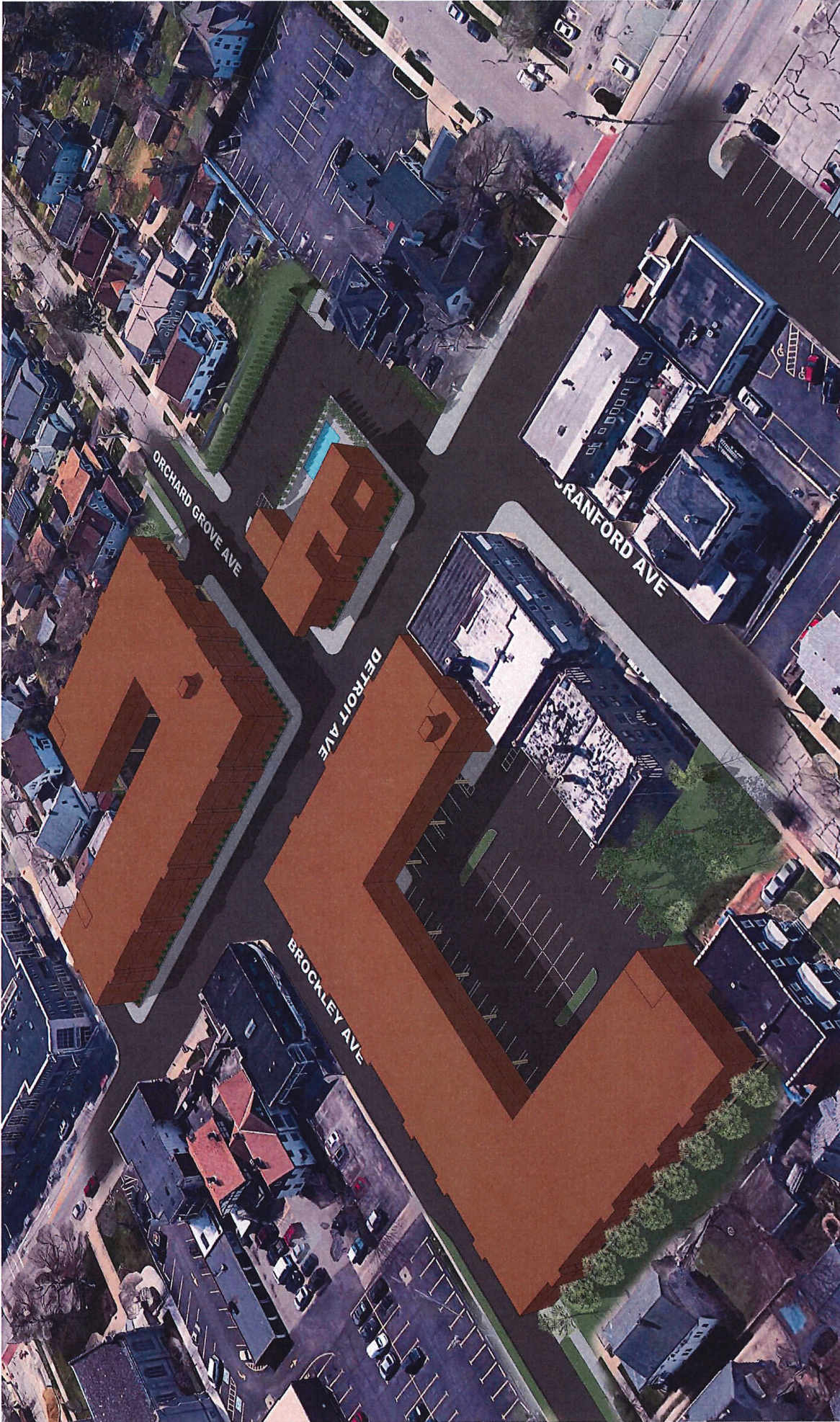


AERIAL VIEW 02

BARRY | LAKEWOOD, OHIO 44107
02.25.2019

3D VIEWS

Solove
Real Estate
BBCODESIGN



AERIAL VIEW 03

BARRY | LAKEWOOD, OHIO 44107
06.22.2019

3D VIEWS

Solove **BBCODESIGN**
Real Estate

7
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Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PL19-002497
DOCKET No. 03-07-19
FEE PAID \$150.00 js check

APPLICATION

18607-09 Detroit Ave **LAKWOOD PLANNING COMMISSION**

Property Address Parcel #: 311-18-088 Business/Tenant Name GTI Ohio LLC
Property Owner Name Lakewood West End LLD Owner Phone 216-952-6166
Owner E-mail thegeorgegroup@aol.com Zoning Retail C-2 Parcel Number 311-18-088
Project Summary Medical Marijuana Dispensary. See Attachments.

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)
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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): Robert George Company GTI Ohio LLC

Applicant Address: 18605 Detroit Road Lakewood, Ohio 44107

Phone: 216-650-6741 Fax: 216-221-5071 E-mail: bgeorge@corpimg.net

Signature: Robert J. George Date: 2/15/19

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

File History: _____

Bldg. Dept. Remarks: _____

ORD. 31-17 SECTION 1129.02

71

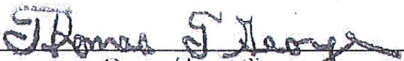
AUTHORIZATION FOR PROPERTY ACCESS

(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: Tony George d/b/a Lakewood West End LLD
 Property Address: Approx. 18607-18609 Detroit Avenue, Lakewood, OH 44107, Parcel# 311-18-088
 Owner/Agent Phone: 216-952-6166
 Tenant Name GTI Ohio LLC Tenant Phone 216-650-6741



 Owner/Agent Signature

**2019 Calendar
 Planning Commission**

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

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

Pre-Review Meetings for the Commission start at **6:30 P.M.** in the **East Conference Room** (adjacent to the auditorium) unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

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

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21 South Evergreen Avenue
 Suite 200
 Arlington Heights, IL 60005
 847.788.9200
 www.greenbergfarrow.com
 We Are Global

Letter of Transmittal

February 18, 2019

To Katelyn Milius City of Lakewood Planning Commission 12650 Detroit Ave. Lakewood, OH 44107 (216)-529-5933	Project GTI Ohio, LLC / DETROIT AVE 18607-18609 Detroit Ave, Conditional Use Permit Project # 20181824.0 From Margaret Blum
--	--

We are sending you the following enclosures via **Air Express - Standard for your use:**

Copies	Date	Description
One (1)	02/18/2019	Cover Letter, as prepared by GreenbergFarrow
One (1)	02/15/2019	Lakewood Planning Commission Conditional Use Application and Authorization for Property Access, as prepared by GreenbergFarrow
One (1)	11/13/2017	Original Approved Ordinance, as signed by the Lakewood Planning Commission
One (1)	10/18/2017	Original Conditional Use Submittal Package, as prepared by GTI Ohio, LLC
One (1)	02/18/2019	Letter of Authorization from the Property owner, as prepared by Tony George, Lakewood West End LLC
One (1)		CUP fee check # 000000000000 000181 for \$150.00, as prepared by GTI.

Ms. Milius,

Enclosed please find the materials relative to the Conditional Use Permit for a Medical Marijuana Dispensary proposed at Approx. 18607-18609 Detroit Ave, Lakewood, OH. Please let me know as soon as possible if there are any additional items required for this submittal.

I can be reached at 847.828.4272 or at mblum@greenbergfarrow.com . Thank you for your time.

If enclosures are not as noted, please contact sender at once.
 Copies



73



21 South Evergreen Avenue
Suite 200
Arlington Heights, IL 60005
847.788.9200
www.greenbergfarrow.com
We Are Global

February 18, 2019

To Katelyn Milius
City of Lakewood
Planning Commission
12650 Detroit Ave.
Lakewood, OH 44107
T: (216) 529-6634

Project Green Thumb Ind. - Lakewood, OH / DETROIT AVE
Project # 20181823.0
Re Conditional Use Permit Reinstatement
Approx. 18607-18609 Detroit Ave

Dear Ms. Milius, City Staff and Members of the Planning Commission:

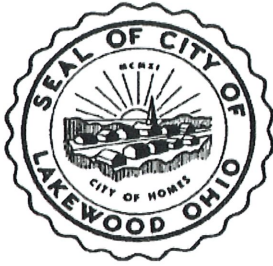
On November 2, 2017, the Lakewood Planning Commission approved Conditional Use Permit (CUP), Docket # 11-27-17, PPN 311-18-088, for the construction of a Medical Marijuana Dispensary at approximately 18607-18609 Detroit Avenue in Lakewood. Per City Ordinances, an approved CUP is valid for one calendar year, therefore the approved CUP expired on November 2, 2018.

On behalf of our client, GTI Ohio, LLC, please accept the enclosed Conditional Use Permit submission package requesting reinstatement of the initially approved Conditional Use Permit. There are no changes anticipated regarding the project information as originally submitted and therefore, the enclosed package is fundamentally a resubmittal the same information as per the originally approved CUP application.

Thank you in advance for your consideration of this request. We look forward to an appearance before the Planning Commission to reintroduce the project and address any questions. In the meantime, I can be reached at 847.828.4272 or at mblum@greenbergfarrow.com should you require any additional information.

Sincerely,

Margaret Blum, PLA
Development Manager / Senior Associate



PLANNING COMMISSION

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

11/08/2017

REVISED
11/13/2017

Robert George
GTI Ohio LLC
18605 Detroit Avenue
Lakewood, Ohio 44107

Re: **Docket No.11-27-17**
18605 DETROIT AVE
GTI Ohio LLC

Dear Robert George:

At the meeting on 11/02/2017, the Lakewood Planning Commission considered the review and approval of a Conditional Use in order to operate a Medical Marijuana Dispensary; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district.

The Board decided to **CONDITIONALLY APPROVE** the application with the following stipulations:

- **The new building is built to city code and approved by ABR,**
- **The security plan is approved by the Chief of Police including cameras approval,**
- **A security guard will be onsite for all hours,**
- **Compliance to all ABR requirements,**
- **Comply with all city permitting business licensing requirements,**
- **A mandatory one year annual review,**
- **Compliant with all state codes and licenses granted,**
- **Conditional use is in effect upon legislation as of November 13, 2017, and**
- **Approved bollards in front and rear of the building.**

Please contact the Division of Housing and Building with any comments or concerns you may have at (216) 529-6270.

Sincerely,

Katelyn Z. Milius

Katelyn Milius, Commission Secretary
Planner, Planning and Development

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. PL17-002158
DOCKET No. 11-27-17
FEE PAID \$150.00; check

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address Parcel #: 311-18-088 Business/Tenant Name GTI Ohio LLC
Property Owner Name Lakewood West End LLC Owner Phone 216-952-6166
Owner E-mail thegeorgigroup@aol.com Zoning Retail Parcel Number 311-18-088
Project Summary Medical Marijuana Dispensary. See attachments.

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): Robert George Company GTI Ohio LLC
Applicant Address: 18605 Detroit Road Lakewood, OH 44107
Phone: 216-650-6741 Fax: 216-221-5071 E-mail: bgeorge@corpmg.net
Signature: Robert J. George Date: 10/18/17

OFFICE USE ONLY: Application Reviewed and Accepted by: KZM Date: 10-18-17 11:46AM

File History: _____

Bldg. Dept. Remarks: _____

ORD. _____ SECTION _____

36 76

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: Tony Geoge d/b/a Lakewood West End LLD
 Property Address: Approx. 18607-18609 Detroit Road, Lakewood, OH 44107; Parcel #311-18-088
 Owner/Agent Phone: 216 - 952 - 6166
 Tenant Name GTI Ohio LLC Tenant Phone 216 - 650 - 6741



 Owner/Agent Signature

2017 Calendar Planning Commission

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
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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Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107

Dear Lakewood Planning Commission:

Please accept this submission packet on behalf of the Applicant, GTI Ohio, LLC ("GTI"), as formal application for a Conditional Use Permit from the Lakewood Planning Commission for the property identified as Parcel # 311-18-088.

Currently involved in a thorough application process with the Ohio Department of Pharmacy ("DPH"), through which GTI will be submitting a license application and Management and Operations Profile, GTI now seeks approval from the City of Lakewood for a Conditional Use Permit at Parcel # 311-18-088 for the purposes of a Medical Marijuana Dispensary.

Notably, in addition to the requirements set forth by the City of Lakewood Planning Commission, as well as the local building code, GTI must comply with significant and detailed requirements set forth in the DPH regulations including constant oversight and monitoring of security, storage, recordkeeping, emergency procedures, labeling and packaging of marijuana products, waste disposal, architectural design, signage, marketing, hiring and personnel, delivery, transportation of medical marijuana, and the dispensing of marijuana for medical use.

Consequently, not only will GTI be responsible for self-monitoring, self-reporting, and self-regulation, but both the DPH and the City will have extensive and intensive oversight over and access to the site, GTI, and its safety, practices, procedures, and operations. To that end, GTI is committed to a mutually beneficial, symbiotic community partnership and relationship with the City, along with complete transparency of its operations with those essential City departments.

Sincerely,



Robert George
GTI Ohio LLC
18605 Detroit Road
Lakewood, OH 44107

The following documents (as redacted copies, or originals, as appropriate) are included:

- 1) **Attachment 1** - A detailed written description of the request signed by the applicant/owner
- 2) **Attachment 2** - Letter of authorization from property owner
- 3) **Attachment 3** - A scaled site plan detailing elements of the proposal and showing adjacent properties and uses
- 4) **Attachment 4** - Photos of the existing conditions
- 5) **Attachment 5** - Detailed Security Plan
- 6) **Attachment 6** - Parking Plan
- 7) Authorization for Property Access signed by the owners (Pg. 2 of the application form)

Attachment 1

GTI Ohio, LLC Medical Marijuana Dispensary Conditional Use Permit Request and Narrative Parcels #315-15-021, #315-15-020, #315-15-063

INTRODUCTION

GTI Ohio, LLC ("GTI"), a limited liability company organized and existing under Ohio law, is seeking a Conditional Use Permit from the Lakewood Planning Commission for the siting and operation of a Medical Marijuana Dispensary ("MMD") at Parcels #315-15-021, #315-15-020 and #315-15-063 ("Site").

THE SITE AND STRUCTURES

The Site is comprised of (3) parcels, two of which are undeveloped lots (Parcels 315-15-021, #315-15-020) and one of which contains an asphalt paved parking area (Parcel#315-15-063). All (3) parcels are owned by Lakewood West End, LLC (see Attachment 2). GTI and Lakewood West End, LLC have a binding Letter of Agreement to Lease the Site. A notarized statement from Lakewood West End, LLC authorizing occupancy of the parcel by GTI Ohio, LLC for a MMD is included in this submission (see Attachment 2).

The total acreage of the (3) parcels is approximately 12,465 SF / 0.29 acres. The parcels are zoned C-3 Commercial General and are located on the north side of Madison Avenue on the west end of Lakewood. The parcels sit between 11810 Madison Avenue and 11824 Madison Avenue. This location meets all five-hundred foot (500') offset requirements necessary per the Ohio Administrative Code 3796:6-2-02 and the City of Lakewood. The C-3 zoning designation allows MMD uses with a Conditional Use Permit from the Lakewood Planning Commission. The Site is not listed on the Federal, State or Local Register of Historic Places.

GTI recognizes the sensitive nature of its proposed use and intends for its location to balance patient accessibility with security and privacy. Recognizing the nature of dispensing medicinal marijuana, the Site provides ideal operational oversight and control to ensure the health, safety, and general well-being of the public-as well as patients seeking medical marijuana.

The +/-12,465 square foot parcel will be utilized for ground up construction of the proposed MMD and parking improvements in accordance with the plans included with this submission (see Attachment 3). The gross floor area of the proposed building is +/- 3,000 square feet; parking will be provided for 16 cars, including 1 ADA compliant space.

Site layout has been thoughtfully designed to maximize discretion, security, and control. Appropriately placed downcast luminaries, security cameras, parking, delivery, entry and exit

spaces each fulfill a purposeful goal. Site circulation is such which allows for constant monitoring and visibility, as well as appropriate emergency vehicle access and maneuverability.

Development of the proposed Site will include 9 new parking stalls, including 1 ADA complaint stall, for MMD patrons in the front of the building; an additional 7 parking spaces will be provided in the rear of the facility for MMD employees. The Site and landscaping will be consistently monitored and maintained as needed.

Site lighting and surveillance (as more fully detailed in the Security Plan- see Attachment 5) adequately illuminate the parking and entrance/exit areas of the Site, while allowing the video-capture of identifying information (persons, license plates, vehicles) to dissuade impropriety, increase patient comfort, and provide a means of timely, reliable identification to the Lakewood Police Department if necessary. Exterior camera locations will be established in the field based upon many factors, including natural light levels and landscaping.

The building furthers Site, product, and patient control as displayed on the included Floor Plans and Elevations. This design allows for the delivery, storage, and dispensing of medical marijuana, products containing marijuana, related supplies, and educational materials- all to take place within a fully enclosed, extremely secure building, with such activities invisible from the exterior of the business.

No outside storage of medical marijuana, its related supplies, or educational materials will occur; any waste containing the aforementioned will be stored in a dedicated, secured area within the Site, and will be transported to GTI's cultivation facility for proper, secure disposal in accordance with all regulations.

On-site marijuana and marijuana products will be stored in a secure vault room in minimally necessary quantities, in such a manner that its odor could not be detected by a person with an unimpaired and otherwise normal sense of smell at the exterior of the Site. Signage shall be minimal and will not include off-premises identification. On-premises, signage or other marketing on the exterior of the building, or visible from the public way, will not promote or encourage the use or abuse of marijuana or other drugs for non-medical purposes, or by minors, and will not actively market marijuana or other drugs for medicinal purposes.

THE COMPANY

An organization of accomplished business professionals, entrepreneurs, and philanthropists, many of whom have ties to Ohio, GTI's founders have a proven, successful track record of developing and adhering to sustainable business practices. What's more, they have relevant experience in designing, developing, and operating medical marijuana facilities in highly regulated environments similar to the proposed MMD, and are dedicated to serving patients in need of quality medicine and ensuring that its efforts positively impact the Lakewood community.

GTI has a track record of investing in the communities where it operates, from hiring area residents and contractors to locally sourcing supplies. Specifically:

- At all of its Illinois facilities, GTI used local contractors for facility construction and hires qualified area residents to carry out daily operations.
- GTI generates a variety of jobs in each community in which it operates, such as growers, trimmers, packagers, security officers, and transportation agents, which creates an economic ripple effect throughout the area.
- GTI emphasizes employing veterans as well as developmentally and physically disabled individuals.
- GTI uses locally-sourced supplies for its business needs; GTI has a proven track record of sourcing supplies within 150 miles of its operating businesses to best utilize the resources in its backyard by partnering with local and regional suppliers.

Additional information about GTI's core team members can be found in the Company Overview provided and at www.gtigrows.com.

THE USE

GTI will sell medical marijuana and other marijuana products pursuant to State of Ohio Regulations, and if approved for a Conditional Use Permit in Lakewood, in strict accordance with local regulations and codes. GTI recognizes the sensitive nature of its proposed use and intends for its location to balance patient accessibility with security and privacy, and is dedicated to ensuring that its efforts positively impact Lakewood while providing high quality medicinal products to patients in need. As such, GTI conceptualizes the design and construction of a safe, compliant, efficient, and transparent registered medical marijuana dispensary. The primary components of the Management Plan are as follows:

1. Retail Operations: GTI's proposed MMD in Lakewood will provide qualified patients and caregivers with a safe, secure, and inviting environment to purchase medical marijuana and at the same time receive medical marijuana information and education. In no event will GTI sell or distribute medical marijuana during non-business hours. GTI will ensure that all dispensary agents working at the MMD complete an approved training program prior to serving patients. The MMD will also have up-to-date educational materials for all of its registered patients and caregivers. These materials will be available in languages accessible to all patients and caregivers, including for the visually-and hearing-impaired. GTI will educate its registered patients and caregivers regarding the proper procedures for returning expired, unused, damaged, contaminated, and recalled marijuana.

Additionally, GTI will accept, at no charge, unused, excess or contaminated marijuana from patients and caregivers, whether the material was purchased from GTI or not, and will segregate and store such product until disposal occurs at GTI's cultivation facility, while maintaining appropriate record of such. The MMD will be staffed by security personnel during hours of operation; surveillance cameras will monitor the Site twenty

four (24) hour per day, seven (7) days per week. GTI will only dispense marijuana to qualified registered patients and caregivers who provide proper forms of identification - a valid DPH-issued ID card along with one of the following: driver's license, government issued ID card, military ID card, or passport. Patients or caregivers who fail to provide proper forms of identification will be denied access.

2. Security Plan (see Attachment 5): The goal of GTI's security program is to prevent diversion, theft, and loss of marijuana and to provide for the safety of all patients, caregivers, and agents. GTI will work closely with the Lakewood Police Department to address any security concerns it may have on an ongoing basis. The scope of operations for the security team includes all domains of a holistic, high-performance operational security system dedicated to advancing best practices. These include:
 - a. Site Security - security program management and structure (i.e., leadership, staffing, and training); core security operations (i.e., screening and search, monitoring of facility and operations, incident response, investigations); physical security (i.e., security controls and procedures, system maintenance and testing, physical barriers and perimeter security, vehicles and equipment, lighting, locks and key control, signage, prohibited items, storage rooms, sally port and delivery, trash collection and storage, utilities, uninterrupted power supply, and backup power supply); security policies, procedures and processes (i.e., workplace violence mitigation, threat assessment, agent suspension, and termination); and emergency management (i.e., planning principles and approach, first responder protocols, National Incident Management System (NIMS), and Incident Command System (ICS)).
 - b. Security Surveillance System - includes methodology and solution platform (i.e., security design methodology and security system solution platform) and platform components (i.e., security surveillance and closed-circuit television system, access control system, alarm system, intrusion detection system, exterior detection devices, fire and life safety system and information).
 - c. Product Security - includes program monitoring, inspection, and review of best practices and technologies to ensure any opportunity for product diversion or theft is eliminated.
 - d. Shipping/Transportation Security - includes shipping manifest, shipping containers and locks, GPS-equipped delivery vehicles, highly trained agents, and standard arrival and departure procedures for deliveries from the cultivation facility to the proposed Site in Lakewood.

GTI will ensure that only qualified patients, caregivers, agents and authorized persons, vendors, contractors or visitors will have access to our facilities. Individuals not engaged in authorized activity will not be permitted on the premises. All agents will undergo criminal history background checks prior to commencing employment and on an annual basis as required by law.

Marijuana will be stored in Limited Access Areas in a secure locked safe or vault room to prevent diversion, theft and loss. Agents will be required to visibly display an identification badge at all times. All contractors, vendors, and visitors will be logged in/out, be required to display an ID badge, and will be escorted by an authorized GTI agent.

The outside perimeter of the MMD will be sufficiently lit to allow for surveillance and certain foliage will be removed if and as necessary so as not to allow persons to conceal themselves from sight. Perimeter alarms will be placed on all entry points and perimeter windows; the retail space will have duress, panic, and holdup alarms that are connected to local law enforcement systems. Video cameras will be used in the entire facility, including all areas that contain marijuana, including waste, product inventory, and the vault area, as well as all entrances/exits and in the parking lot. Surveillance cameras will be angled to clearly capture all persons entering or exiting the MMD and will remain operational during a power outage. In addition, there will be a redundancy alarm system that will ensure an active alarm in the event the primary alarm is compromised. A failure notification system will notify a designated GTI agent and local law enforcement in the event of a surveillance system failure within five (5) minutes. Finally, there will be frequent sweeps of cash drawers and cash will be placed in a safe located in the vault room; additionally, there will be frequent and random cash pickups by the bank to limit the amount of cash on site.

Waste: GTI will implement a waste disposal program for the safe and proper disposal of expired, unused, damaged, contaminated, and recalled marijuana as well as any other waste containing marijuana or marijuana product. Waste consisting of marijuana or marijuana products will be transported to the cultivation facility and properly disposed of. Prior to being transported to the cultivation facility, waste containing medical marijuana or marijuana products will be segregated from product in inventory and stored under video surveillance.

Delivery: GTI will deliver marijuana from its cultivation facility to Lakewood on a regular basis, depending on the needs of the dispensary. Deliveries will occur at random times using random routes.

Reporting: GTI will comply with all regulations for the recording, storage, and provision of required information, such as shipping manifests, visitor logs, and returned product. Additionally, prior to issuance of a Certificate of Occupancy, GTI will provide to the Lakewood Police Department, Fire Department, Building Commissioner, Board of Health, and Zoning Board of Appeals the names, phone numbers, mailing and email addresses of all management staff and key-holders, including at least two (2) operators of the Site who will be designated contact persons to whom notice should be made if there are operating problems associated with the Site or its use. Such information shall be updated as needed.

The designated contact person will notify the Lakewood Police Department, Fire Department, Building Commissioner, Board of Health and the Zoning Board of Appeals in writing at least thirty (30) days prior to any change in ownership or management of the Site, and within twelve

(12) hours following a violation, a potential violation, or any attempts to violate applicable law, or any criminal, potential criminal, or attempted criminal activities at the Site.

A designated contact person will respond by phone or email within twenty-four (24) hours of the time of contact and inquiry regarding operations at the Site by a town official.

BENEFITS TO LAKEWOOD

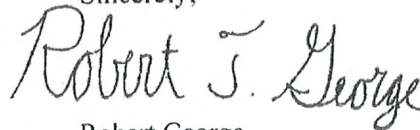
GTI expects to directly and indirectly provide substantial beneficial fiscal impact to the City of Lakewood. As an organization committed to philanthropy, GTI looks forward to expanding their philanthropic mission by forming relationships with local charitable organizations to help further their respective goals.

Highlighted below are some of the direct benefits of GTI's presence in Lakewood, which include, but are not limited to:

- Equal opportunity employment providing well-compensated, full-time jobs, with benefits, for Lakewood residents, with an emphasis on hiring veterans and those with physical and developmental disabilities;
- Hire Lakewood Police Department officers for security details at the Site, if necessary;
- Hire local contractors during build-out of, and ongoing maintenance at, the Site as needed;
- Increase in economic activity to local business with patients coming to Site;
- Economic boost from the increased spending of the employed;
- Additional revenue from property taxes;
- Elimination of unregulated Hardship Cultivations which contribute to diversion of marijuana for non-medical purposes and can lead to increased crime;
- Partnership with an experienced and reputable company in the medical marijuana industry; and
- Assist Lakewood with providing the benefits of medical marijuana to the local patient population.

Thank you for your consideration and we deeply appreciate your time.

Sincerely,



Robert George
GTI Ohio, LLC
18605 Detroit Road
Lakewood, OH 44107

Lakewood, OH 44107

Attachment 2

LETTER OF AUTHORIZATION TO OCCUPY PROPERTY

CERTIFICATION

c/o Department of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107

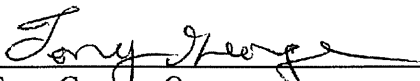
To the Department of Planning & Development:

I, Tony George, d/b/a Lakewood West End LLC, am the current sole owner of the approximately 3,800 square feet at Parcel # 311-18-088, in the city of Lakewood, Cuyahoga County, Ohio. Attached to this Certification as Exhibit 1 is a property summary report from Cuyahoga County reflecting that I am the owner of record.

I have entered into a contract with applicant GTI Ohio, LLC ("GTI") whereby GTI will lease approximately 3,800 square feet of that land (referred to herein as the "Property") for the purpose of operating a medical marijuana dispensary facility if it is awarded a medical marijuana retail dispensary license.


By this Certification, I certify my consent to GTI's lease, for a minimum of the term of the initial provisional license, of the Property for the purpose of operating a medical marijuana retail dispensary facility. I also certify that there are no mortgages or liens on the Property and thus no consent for the use is needed from any mortgagees or lienholders.

Signed this 18 day of October, 2017.



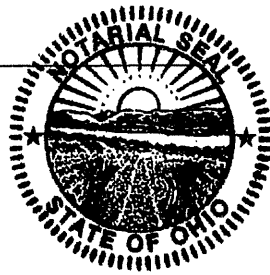
Tony George, Owner

Subscribed and sworn before me this 18 day of October, 2017.



Notary Public

My Commission Expires: September 7, 2019



Charles Shuck
Notary Public
State of Ohio
My Commission expires
September 7, 2019 87

47

Exhibit A



Cuyahoga County, Ohio - Property Summary Report Parcel: 311-18-088



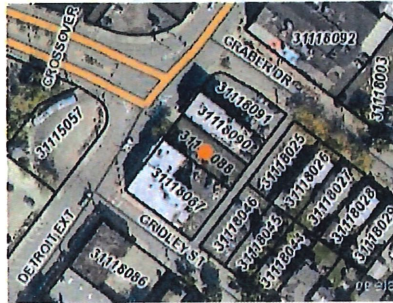
Owner LAKEWOOD WEST END LLC
Address DETROIT AVE
 LAKEWOOD, OH. 44107
Land Use (4300) C - CAFETERIA
Legal Description 23 SCENICPK 0029 WP
Neighborhood Code 76387

SKETCH

Building 0

Sketch not available for this parcel.

MAP VIEW



BUILDING INFORMATION

LAND

Code	Frontage	Depth	Acres	Sq Ft
PRM	36	100	0.09	3,800

VALUATION

2017 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value

PERMITS

Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes

IMPROVEMENTS

Type	Description	Size	Height	Depth
200	PAVING	3,600 SQUARE FEET		

SALES

Date	Buyer	Seller	Price
11/17/2006	LAKEWOOD WEST END LLC	George, Thomas T.	\$0
1/12/1998	George, Thomas T.	Steve Baratko Inc	\$0
8/13/1982	Steve Baratko Inc	Baratko Steve & Josephine M	\$0
1/1/1976	Baratko Steve & Josephine M		\$0

Taxes

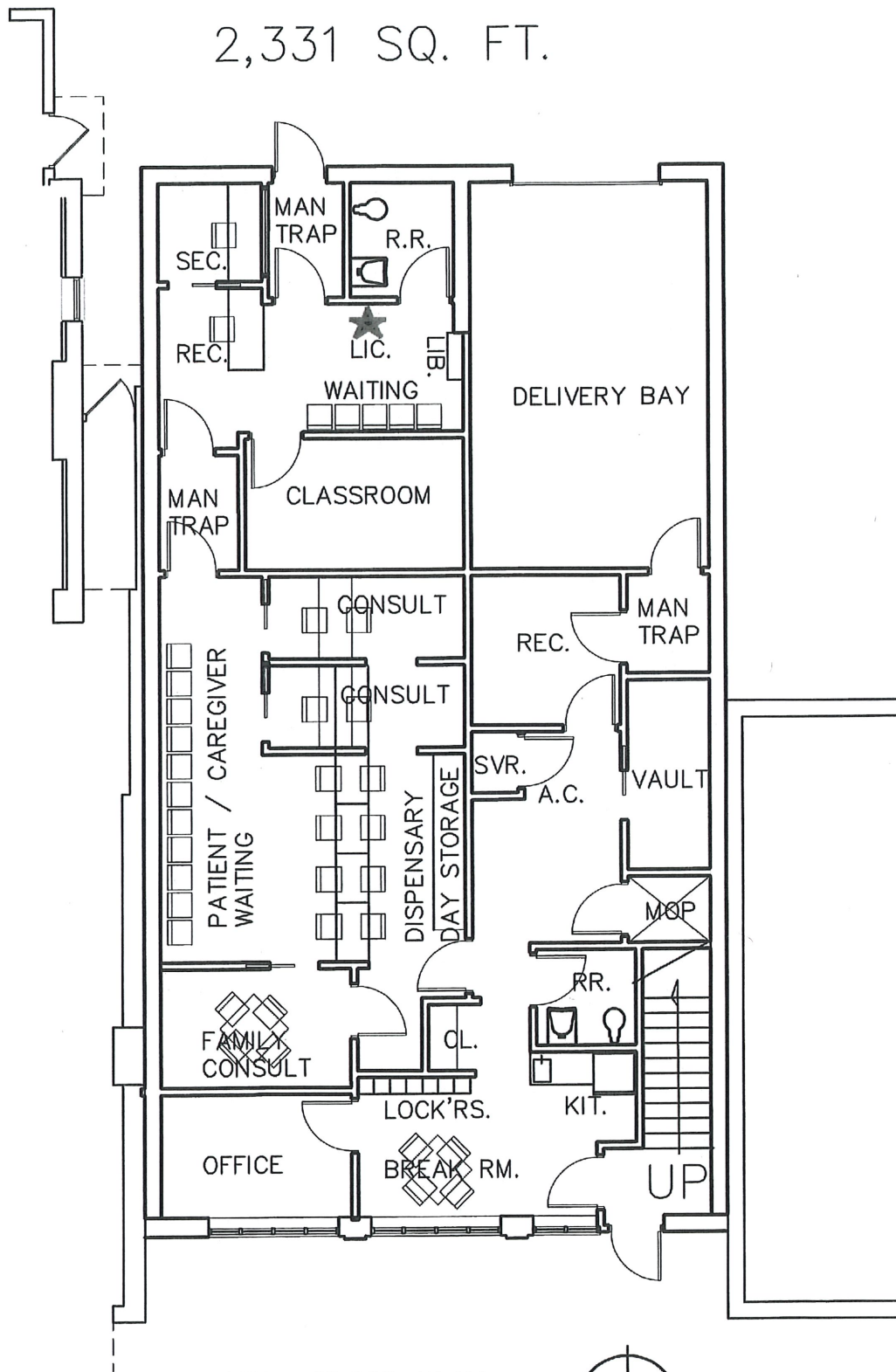
2017 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$0.00	\$0.00	\$0.00

Information included on this report is believed to be accurate, but is not guaranteed. Cuyahoga County is not liable for errors or omissions.

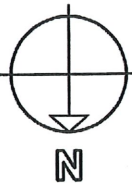
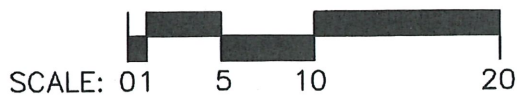
28
48

Attachment 3

2,331 SQ. FT.



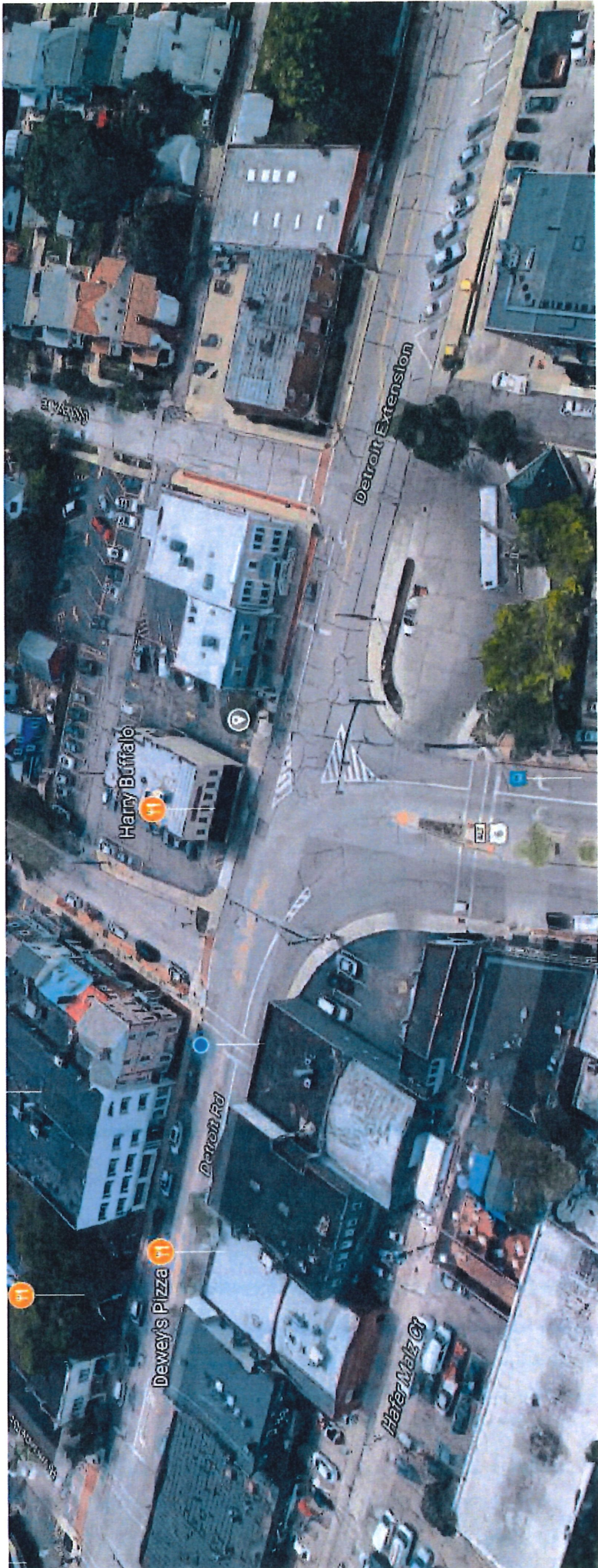
1ST. FLOOR PLAN



~~50~~ 90

Attachment 4

Current Photos of Existing Property



92
52



53⁹³



94
54

Attachment 6

Parking Plan

*See Attachment 3 (Site Plan) for Parking Plan sketch.

The following are the requirements for development of the adjacent parking area to 18605 Detroit Road:

Lot Requirements:

Side yard setback required: 0' Front yard setback required: 5' Rear yard setback required: 5'
Min. lot size required 5,000 Sq. Ft.

Current Lot size- 3,800 Sq. Ft. (Under)

Existing Frontage- 35.9 Ft. (Under)

Parking Calculations:

Parking Spaces Owned: 74 spaces

Parking Lost by Developing Addition: 6 spaces

Parking Required for all three buildings: 15 spaces

Parking for the dispensary as outlined on the plan 27 spaces including 2 ADA spaces.

Result:

More parking than City of Lakewood Planning and Zoning Code prescribes- *parking exceeds City of Lakewood standards.*

LETTER OF AUTHORIZATION TO OCCUPY PROPERTY

CERTIFICATION

c/o Department of Planning &
Development City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107

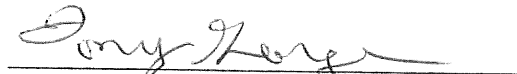
To the Department of Planning & Development:

I, Tony George, d/b/a Lakewood West End LLC, am the current sole owner of Parcel# 311-18-088, in the city of Lakewood, Cuyahoga County, Ohio. Attached to this Certification as Exhibit 1 is a property summary report from Cuyahoga County reflecting that I am the owner of record.

I have entered into a contract with applicant GTI Ohio, LLC ("GTI") whereby GTI will lease approximately 3,800 square feet of that land (referred to herein as the "Property") for the purpose of operating a medical marijuana dispensary.

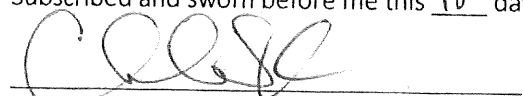
By this Certification, I certify my consent to GTI's lease, for a minimum of the term of the initial provisional license, of the Property for the purpose of operating a medical marijuana retail dispensary facility. I certify that there are no mortgages or liens on the Property and thus no consent for the use is needed from any mortgagees or lienholders. I also certify my support of GTI's pursuit of all applications for Parcel# 311-18-088, in the city of Lakewood, Cuyahoga County, Ohio.

Signed this 18th day of February, 2019



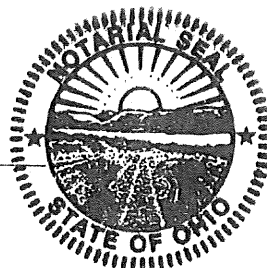
Tony George, Owner

Subscribed and sworn before me this 18th day of February, 2019



Notary Public

My Commission Expires: September 7, 2019



Charles Shuck
Notary Public
State of Ohio
My Commission expires
September 7, 2019

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

REFERENCE No. PL19-002499
DOCKET No. 03-08-19
FEE PAID _____

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 11818 Madison Ave, Lakewood, OH 44107 Business/Tenant Name GTI Ohio LLC
Property Owner Name Lakewood West End LLC Owner Phone 216-952-6166
Owner E-mail thegeorgegroup@aol.com Zoning Retail C-3 Parcel Number 315-15-021, 315-15-020, 315-15-063.
Project Summary Medical Marijuana Dispensary. See Attachments.

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): Robert George Company GTI Ohio LLC
Applicant Address: 18605 Detroit Road Lakewood, OH 44107
Phone: 216-65-6741 Fax: 216-221-5071 E-mail: bgeorge@corpimg.net
Signature: Robert S. George Date: 2/15/2019

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

File History: _____

Bldg. Dept. Remarks: _____

ORD. 31-17 SECTION 1129.02

97

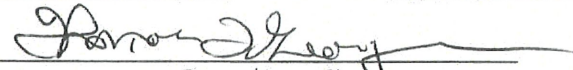
AUTHORIZATION FOR PROPERTY ACCESS

(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: Tony George d/b/a Lakewood West End LLC
 Property Address: 11818 Madison Ave, Lakewood, OH 44107
 Owner/Agent Phone: 216-952-6166
 Tenant Name GTI Ohio LLC Tenant Phone 216-650-6741



 Owner/Agent Signature

**2019 Calendar
 Planning Commission**

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

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

Pre-Review Meetings for the Commission start at **6:30 P.M.** in the **East Conference Room** (adjacent to the auditorium) unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

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



21 South Evergreen Avenue
Suite 200
Arlington Heights, IL 60005
847.788.9200
www.greenbergfarrow.com
We Are Global

February 20, 2019

Katelyn Milius, City Planner
City of Lakewood - Planning Commission
12650 Detroit Ave.
Lakewood, OH 44107
T: (216) 529-6634

Re: Conditional Use Permit Request
GTI Ohio, LLC - Medical Marijuana Dispensary
11818 Madison Avenue
Lakewood, Ohio 44107
PIN#s 315-15-021, #315-15-020, #315-15-063

Dear Ms. Milius, City staff, Members of the Planning Commission:

On behalf of our client GTI Ohio, LLC. (GTI), enclosed please find our formal submission package to support our request for a Conditional Use Permit from the Lakewood Planning Commission for the properties identified as Parcels #315-15-021, #315-15-020, and #315-15-063.

Having completed a rigorous application process with the Ohio Department of Pharmacy (DPH), through which GTI has received licensing approval, GTI now seeks approval from the City of Lakewood for a Conditional Use Permit at Parcels #315-15-021, #315-15-020, and #315-15-063 for the purposes of establishing a Medical Marijuana Dispensary (MMD).

In addition to the requirements set forth by the City of Lakewood Planning Commission and compliance with the local building codes, GTI must also comply with significant and detailed requirements set forth per DPH regulations for MMDs which include constant oversight and monitoring of security, storage, recordkeeping, emergency procedures, labeling and packaging of marijuana products, waste disposal, architectural design, signage, marketing, hiring and personnel, delivery, transportation of medical marijuana, and the dispensing of marijuana for medical use. Consequently, not only will GTI be responsible for self-monitoring, self-reporting, and self-regulation, but both DPH and the City will have extensive and intensive oversight over and access to the MMD facility, GTI, and its safety, practices, procedures, and operations.

Mr. Alex M. Harnocz, City Planner
Conditional Use Permit, Lakewood OH

Please be assured that GTI is committed to a mutually beneficial partnership with the City and a positive relationship with the community as a whole. To that end, GTI offers complete transparency of its operations with any and all essential City departments.

On behalf of GTI, we thank you in advance for your thoughtful consideration of this Conditional Use Permit request and look forward to attending an upcoming Planning Commission meeting to present the project and address questions. In the meantime, I can be reached at 847.828.4272 should any additional information be required.

Sincerely,

A handwritten signature in black ink, appearing to read "Margaret A. L. Blum". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Margaret A. L. Blum, PLA
Development Manager / Senior Associate



21 South Evergreen Avenue
 Suite 200
 Arlington Heights, IL 60005
 847.788.9200
 www.greenbergfarrow.com
 We Are Global

Letter of Transmittal

February 20, 2019

To Katelyn Milius
 City of Lakewood
 Planning Commission
 12650 Detroit Ave.
 Lakewood, OH 44107
 T: (216)-529-5933

Project GTI Ohio, LLC / MADISON AVE
 11818 Madison Ave, Conditional Use Permit
 Project # 20181824.0
 From Margaret Blum

We are sending you the following enclosures via **Air Express - Standard for your use:**

Copies	Date	Description
(1)	02/20/19	CUP Cover Letter, as prepared by GreenbergFarrow
(1)	2/15/19	Application for Conditional Use Permit, incl. Authorization for Property Access, as prepared by Robert George, Lakewood West End, LLC
(1)		Table of Submission Documents
(1)		Attachment 1 – CUP Request & Narrative, as prepared by Robert George, Lakewood West End, LLC
(1)	2/18/19	Attachment 2 - Letter of Authorization to Occupy Property, as prepared by Tony George, Lakewood West End, LLC
(1)		Exhibits A-1 thru A-3: Tax Parcel Exhibits as provided by Cuyahoga County, OH
(1)	02/18/2019	Attachment 3 - Site Plan, as prepared by GreenbergFarrow and Floor Plan (by others, dated 11/14/17)
(1)		Attachment 4 - Photos of Existing Conditions, as provided by GreenbergFarrow
	11/14/17	Attachment 5 – Security 7 Access Control Plans (by others)
(1)		Attachment 6 – Parking Plan as prepared by GreenbergFarrow
(1)		CUP fee check # 000183 000183 for \$150.00, as prepared by Green Thumb Industries

Message



101

Ms. Milius,

Enclosed please find the materials relative to the Conditional Use Permit request for a Medical Marijuana Dispensary proposed at 11818 Madison Ave, Lakewood, OH. Please let me know as soon as possible if there are any additional items required for this submittal.

I can be reached at 847.828.4272 or at mblum@greenbergfarrow.com. Thank you for your time.

If enclosures are not as noted, please contact sender at once.

Copies

The following documents (as redacted copies, or originals, as appropriate) are included:

- 1) **Attachment 1** - A detailed written description of the request signed by the applicant/owner
- 2) **Attachment 2** - Letter of authorization from property owner
- 3) **Attachment 3** - A scaled site plan detailing elements of the proposal and showing adjacent properties and uses
- 4) **Attachment 4** - Photos of the existing conditions
- 5) **Attachment 5** - Detailed Security Plan
- 6) **Attachment 6** - Parking Plan

Attachment 1

GTI Ohio, LLC Medical Marijuana Dispensary Conditional Use Permit Request and Narrative Parcels #315-15-021, #315-15-020, #315-15-063

INTRODUCTION

GTI Ohio, LLC ("GTI"), a limited liability company organized and existing under Ohio law, is seeking a Conditional Use Permit from the Lakewood Planning Commission for the siting and operation of a Medical Marijuana Dispensary ("MMD") at Parcels #315-15-021, #315-15-020 and #315-15-063 ("Site").

THE SITE AND STRUCTURES

The Site is comprised of (3) parcels, two of which are undeveloped lots (Parcels 315-15-021, #315-15-020) and one of which contains an asphalt paved parking area (Parcel#315-15-063). All (3) parcels are owned by Lakewood West End, LLC (see Attachment 2). GTI and Lakewood West End, LLC have a binding Letter of Agreement to Lease the Site. A notarized statement from Lakewood West End, LLC authorizing occupancy of the parcel by GTI Ohio, LLC for a MMD is included in this submission (see Attachment 2).

The total acreage of the (3) parcels is approximately 12,465 SF / 0.29 acres. The parcels are zoned C-3 Commercial General and are located on the north side of Madison Avenue on the west end of Lakewood. The parcels sit between 11810 Madison Avenue and 11824 Madison Avenue. This location meets all five-hundred foot (500') offset requirements necessary per the Ohio Administrative Code 3796:6-2-02 and the City of Lakewood. The C-3 zoning designation allows MMD uses with a Conditional Use Permit from the Lakewood Planning Commission. The Site is not listed on the Federal, State or Local Register of Historic Places.

GTI recognizes the sensitive nature of its proposed use and intends for its location to balance patient accessibility with security and privacy. Recognizing the nature of dispensing medicinal marijuana, the Site provides ideal operational oversight and control to ensure the health, safety, and general well-being of the public-as well as patients seeking medical marijuana.

The +/-12,465 square foot parcel will be utilized for ground up construction of the proposed MMD and parking improvements in accordance with the plans included with this submission (see Attachment 3). The gross floor area of the proposed building is +/- 3,000 square feet; parking will be provided for 16 cars, including 1 ADA compliant space.

Site layout has been thoughtfully designed to maximize discretion, security, and control. Appropriately placed downcast luminaries, security cameras, parking, delivery, entry and exit

spaces each fulfill a purposeful goal. Site circulation is such which allows for constant monitoring and visibility, as well as appropriate emergency vehicle access and maneuverability.

Development of the proposed Site will include 9 new parking stalls, including 1 ADA complaint stall, for MMD patrons in the front of the building; an additional 7 parking spaces will be provided in the rear of the facility for MMD employees. The Site and landscaping will be consistently monitored and maintained as needed.

Site lighting and surveillance (as more fully detailed in the Security Plan- see Attachment 5) adequately illuminate the parking and entrance/exit areas of the Site, while allowing the video-capture of identifying information (persons, license plates, vehicles) to dissuade impropriety, increase patient comfort, and provide a means of timely, reliable identification to the Lakewood Police Department if necessary. Exterior camera locations will be established in the field based upon many factors, including natural light levels and landscaping.

The building furthers Site, product, and patient control as displayed on the included Floor Plans and Elevations. This design allows for the delivery, storage, and dispensing of medical marijuana, products containing marijuana, related supplies, and educational materials- all to take place within a fully enclosed, extremely secure building, with such activities invisible from the exterior of the business.

No outside storage of medical marijuana, its related supplies, or educational materials will occur; any waste containing the aforementioned will be stored in a dedicated, secured area within the Site, and will be transported to GTI's cultivation facility for proper, secure disposal in accordance with all regulations.

On-site marijuana and marijuana products will be stored in a secure vault room in minimally necessary quantities, in such a manner that its odor could not be detected by a person with an unimpaired and otherwise normal sense of smell at the exterior of the Site. Signage shall be minimal and will not include off-premises identification. On-premises, signage or other marketing on the exterior of the building, or visible from the public way, will not promote or encourage the use or abuse of marijuana or other drugs for non-medical purposes, or by minors, and will not actively market marijuana or other drugs for medicinal purposes.

THE COMPANY

An organization of accomplished business professionals, entrepreneurs, and philanthropists, many of whom have ties to Ohio, GTI's founders have a proven, successful track record of developing and adhering to sustainable business practices. What's more, they have relevant experience in designing, developing, and operating medical marijuana facilities in highly regulated environments similar to the proposed MMD, and are dedicated to serving patients in need of quality medicine and ensuring that its efforts positively impact the Lakewood community.

GTI has a track record of investing in the communities where it operates, from hiring area residents and contractors to locally sourcing supplies. Specifically:

- At all of its Illinois facilities, GTI used local contractors for facility construction and hires qualified area residents to carry out daily operations.
- GTI generates a variety of jobs in each community in which it operates, such as growers, trimmers, packagers, security officers, and transportation agents, which creates an economic ripple effect throughout the area.
- GTI emphasizes employing veterans as well as developmentally and physically disabled individuals.
- GTI uses locally-sourced supplies for its business needs; GTI has a proven track record of sourcing supplies within 150 miles of its operating businesses to best utilize the resources in its backyard by partnering with local and regional suppliers.

Additional information about GTI's core team members can be found in the Company Overview provided and at www.gtigrows.com.

THE USE

GTI will sell medical marijuana and other marijuana products pursuant to State of Ohio Regulations, and if approved for a Conditional Use Permit in Lakewood, in strict accordance with local regulations and codes. GTI recognizes the sensitive nature of its proposed use and intends for its location to balance patient accessibility with security and privacy, and is dedicated to ensuring that its efforts positively impact Lakewood while providing high quality medicinal products to patients in need. As such, GTI conceptualizes the design and construction of a safe, compliant, efficient, and transparent registered medical marijuana dispensary. The primary components of the Management Plan are as follows:

1. Retail Operations: GTI's proposed MMD in Lakewood will provide qualified patients and caregivers with a safe, secure, and inviting environment to purchase medical marijuana and at the same time receive medical marijuana information and education. In no event will GTI sell or distribute medical marijuana during non-business hours. GTI will ensure that all dispensary agents working at the MMD complete an approved training program prior to serving patients. The MMD will also have up-to-date educational materials for all of its registered patients and caregivers. These materials will be available in languages accessible to all patients and caregivers, including for the visually-and hearing-impaired. GTI will educate its registered patients and caregivers regarding the proper procedures for returning expired, unused, damaged, contaminated, and recalled marijuana.

Additionally, GTI will accept, at no charge, unused, excess or contaminated marijuana from patients and caregivers, whether the material was purchased from GTI or not, and will segregate and store such product until disposal occurs at GTI's cultivation facility, while maintaining appropriate record of such. The MMD will be staffed by security personnel during hours of operation; surveillance cameras will monitor the Site twenty

four (24) hour per day, seven (7) days per week. GTI will only dispense marijuana to qualified registered patients and caregivers who provide proper forms of identification - a valid DPH-issued ID card along with one of the following: driver's license, government issued ID card, military ID card, or passport. Patients or caregivers who fail to provide proper forms of identification will be denied access.

2. Security Plan (see Attachment 5): The goal of GTI's security program is to prevent diversion, theft, and loss of marijuana and to provide for the safety of all patients, caregivers, and agents. GTI will work closely with the Lakewood Police Department to address any security concerns it may have on an ongoing basis. The scope of operations for the security team includes all domains of a holistic, high-performance operational security system dedicated to advancing best practices. These include:
 - a. Site Security - security program management and structure (i.e., leadership, staffing, and training); core security operations (i.e., screening and search, monitoring of facility and operations, incident response, investigations); physical security (i.e., security controls and procedures, system maintenance and testing, physical barriers and perimeter security, vehicles and equipment, lighting, locks and key control, signage, prohibited items, storage rooms, sally port and delivery, trash collection and storage, utilities, uninterrupted power supply, and backup power supply); security policies, procedures and processes (i.e., workplace violence mitigation, threat assessment, agent suspension, and termination); and emergency management (i.e., planning principles and approach, first responder protocols, National Incident Management System (NIMS), and Incident Command System (ICS)).
 - b. Security Surveillance System - includes methodology and solution platform (i.e., security design methodology and security system solution platform) and platform components (i.e., security surveillance and closed-circuit television system, access control system, alarm system, intrusion detection system, exterior detection devices, fire and life safety system and information).
 - c. Product Security - includes program monitoring, inspection, and review of best practices and technologies to ensure any opportunity for product diversion or theft is eliminated.
 - d. Shipping/Transportation Security - includes shipping manifest, shipping containers and locks, GPS-equipped delivery vehicles, highly trained agents, and standard arrival and departure procedures for deliveries from the cultivation facility to the proposed Site in Lakewood.

GTI will ensure that only qualified patients, caregivers, agents and authorized persons, vendors, contractors or visitors will have access to our facilities. Individuals not engaged in authorized activity will not be permitted on the premises. All agents will undergo criminal history background checks prior to commencing employment and on an annual basis as required by law.

Marijuana will be stored in Limited Access Areas in a secure locked safe or vault room to prevent diversion, theft and loss. Agents will be required to visibly display an identification badge at all times. All contractors, vendors, and visitors will be logged in/out, be required to display an ID badge, and will be escorted by an authorized GTI agent.

The outside perimeter of the MMD will be sufficiently lit to allow for surveillance and certain foliage will be removed if and as necessary so as not to allow persons to conceal themselves from sight. Perimeter alarms will be placed on all entry points and perimeter windows; the retail space will have duress, panic, and holdup alarms that are connected to local law enforcement systems. Video cameras will be used in the entire facility, including all areas that contain marijuana, including waste, product inventory, and the vault area, as well as all entrances/exits and in the parking lot. Surveillance cameras will be angled to clearly capture all persons entering or exiting the MMD and will remain operational during a power outage. In addition, there will be a redundancy alarm system that will ensure an active alarm in the event the primary alarm is compromised. A failure notification system will notify a designated GTI agent and local law enforcement in the event of a surveillance system failure within five (5) minutes. Finally, there will be frequent sweeps of cash drawers and cash will be placed in a safe located in the vault room; additionally, there will be frequent and random cash pickups by the bank to limit the amount of cash on site.

Waste: GTI will implement a waste disposal program for the safe and proper disposal of expired, unused, damaged, contaminated, and recalled marijuana as well as any other waste containing marijuana or marijuana product. Waste consisting of marijuana or marijuana products will be transported to the cultivation facility and properly disposed of. Prior to being transported to the cultivation facility, waste containing medical marijuana or marijuana products will be segregated from product in inventory and stored under video surveillance.

Delivery: GTI will deliver marijuana from its cultivation facility to Lakewood on a regular basis, depending on the needs of the dispensary. Deliveries will occur at random times using random routes.

Reporting: GTI will comply with all regulations for the recording, storage, and provision of required information, such as shipping manifests, visitor logs, and returned product. Additionally, prior to issuance of a Certificate of Occupancy, GTI will provide to the Lakewood Police Department, Fire Department, Building Commissioner, Board of Health, and Zoning Board of Appeals the names, phone numbers, mailing and email addresses of all management staff and key-holders, including at least two (2) operators of the Site who will be designated contact persons to whom notice should be made if there are operating problems associated with the Site or its use. Such information shall be updated as needed.

The designated contact person will notify the Lakewood Police Department, Fire Department, Building Commissioner, Board of Health and the Zoning Board of Appeals in writing at least thirty (30) days prior to any change in ownership or management of the Site, and within twelve

(12) hours following a violation, a potential violation, or any attempts to violate applicable law, or any criminal, potential criminal, or attempted criminal activities at the Site.

A designated contact person will respond by phone or email within twenty-four (24) hours of the time of contact and inquiry regarding operations at the Site by a town official.

BENEFITS TO LAKEWOOD

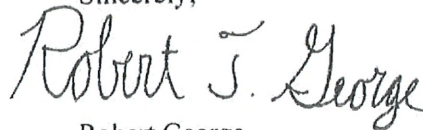
GTI expects to directly and indirectly provide substantial beneficial fiscal impact to the City of Lakewood. As an organization committed to philanthropy, GTI looks forward to expanding their philanthropic mission by forming relationships with local charitable organizations to help further their respective goals.

Highlighted below are some of the direct benefits of GTI's presence in Lakewood, which include, but are not limited to:

- Equal opportunity employment providing well-compensated, full-time jobs, with benefits, for Lakewood residents, with an emphasis on hiring veterans and those with physical and developmental disabilities;
- Hire Lakewood Police Department officers for security details at the Site, if necessary;
- Hire local contractors during build-out of, and ongoing maintenance at, the Site as needed;
- Increase in economic activity to local business with patients coming to Site;
- Economic boost from the increased spending of the employed;
- Additional revenue from property taxes;
- Elimination of unregulated Hardship Cultivations which contribute to diversion of marijuana for non-medical purposes and can lead to increased crime;
- Partnership with an experienced and reputable company in the medical marijuana industry; and
- Assist Lakewood with providing the benefits of medical marijuana to the local patient population.

Thank you for your consideration and we deeply appreciate your time.

Sincerely,



Robert George
GTI Ohio, LLC
18605 Detroit Road
Lakewood, OH 44107

ATTACHMENT 2

LETTER OF AUTHORIZATION TO OCCUPY PROPERTY

CERTIFICATION

c/o Department of Planning &
Development City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107

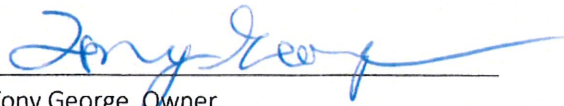
To the Department of Planning & Development:

I, Tony George, d/b/a Lakewood West End LLC, am the current sole owner of Parcel#'s 315-15-020, 315-15-021, 315-15-063, in the city of Lakewood, Cuyahoga County, Ohio. Attached to this Certification as Exhibit 1 is a property summary report from Cuyahoga County reflecting that I am the owner of record.

I have entered into a contract with applicant GTI Ohio, LLC ("GTI") whereby GTI will lease approximately 0.286 acres of that land (referred to herein as the "Property") for the purpose of operating a medical marijuana dispensary.

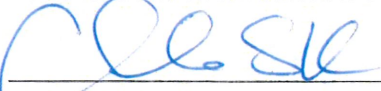
By this Certification, I certify my consent to GTI's lease, for a minimum of the term of the initial provisional license, of the Property for the purpose of operating a medical marijuana retail dispensary facility. I certify that there are no mortgages or liens on the Property and thus no consent for the use is needed from any mortgagees or lienholders. I also certify my support of GTI's Conditional Use Permit application for Parcel#'s 315-15-020, 315-15-021, 315-15-063, in the city of Lakewood, Cuyahoga County, Ohio.

Signed this 18th day of February, 2019



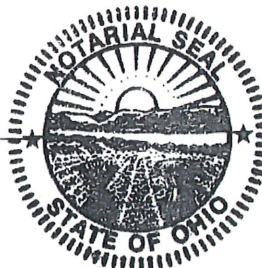
Tony George, Owner

Subscribed and sworn before me this 18th day of February, 2019



Notary Public

My Commission Expires: September 7, 2019



Charles Shuck
Notary Public
State of Ohio
My Commission expires
September 7, 2019



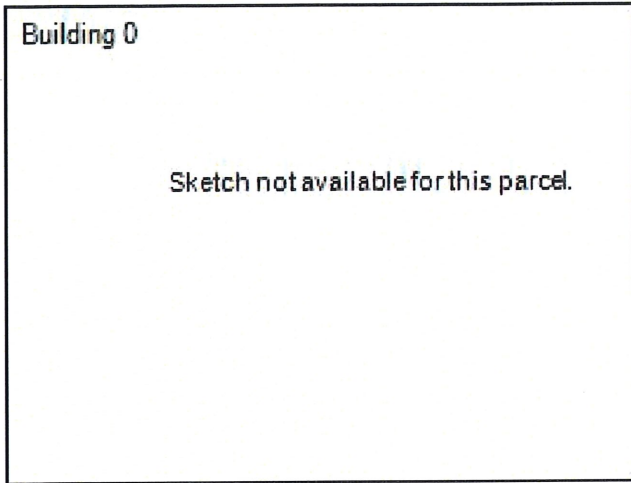
EXHIBIT A-1

Cuyahoga County, Ohio - Property Summary Report
Parcel: 315-15-020



Owner GEORGE THOMAS T
Address 11818 MADISON AVE
 LAKEWOOD, OH. 44107
Land Use (4000) C - COMMERCIAL VAC LAND
Legal Description 21 NEWMAN 0053 SEP
Neighborhood Code 75181

SKETCH



MAP VIEW



BUILDING INFORMATION

LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	30	150	0.1	4,500

VALUATION

2018 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$22,500	\$0	\$0	\$7,880
Building Value	\$0	\$0	\$0	\$0
Total Value	\$22,500	\$0	\$0	\$7,880
Land Use	4000			COMMERCIAL VACANT LAND

PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
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IMPROVEMENTS

Type	Description	Size	Height Depth
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SALES

Date	Buyer	Seller	Price
12/19/2001	Rennell Richard J Db	Rennell Richard	\$0
12/19/2001	George Thomas T	Rennell Richard J Db	\$0
1/26/1993	Rennell Richard	Lockie Lee Builders	\$0
3/19/1980	Lockie Lee Builders	Novak Charles A	\$0
3/13/1980	Novak Charles A	Levstik Frances	\$17,000
1/1/1975	Levstik Frances		\$0

Taxes

2018 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$906.38	\$906.38	\$.00

(((

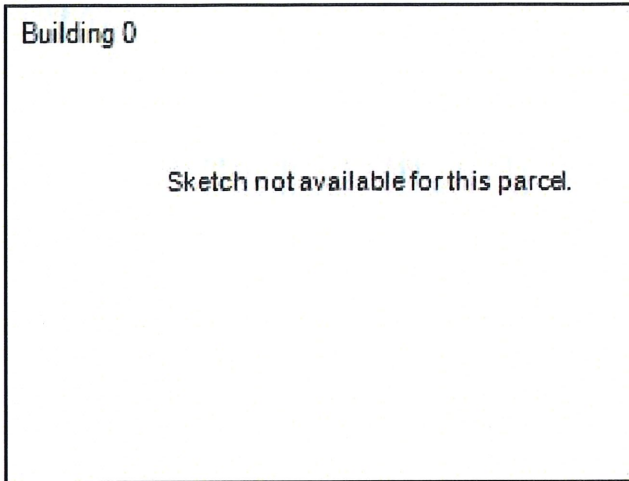


EXHIBIT A-3
Cuyahoga County, Ohio - Property Summary Report
Parcel: 315-15-063



Owner GEORGE, THOMAS T. ...
Address NEWMAN AVE
 LAKEWOOD, OH. 44107
Land Use (4020) C - WALK-UP APTS 20-39 U
Legal Description 21 CHARLES SCHILLA JR SUB 0001 ALL
Neighborhood Code 75183

SKETCH



MAP VIEW



BUILDING INFORMATION

LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	48	70	0.08	3,360

VALUATION

	2018 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$20,200	\$0	\$0	\$0	\$7,070
Building Value	\$3,700	\$0	\$0	\$0	\$1,300
Total Value	\$23,900	\$0	\$0	\$0	\$8,370
Land Use	4020	APARTMENTS 20-39 UNITS (WALK-UP)			

PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
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IMPROVEMENTS

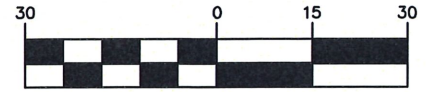
Type	Description	Size	Height Depth
200	PAVING	3,000 SQUARE FEET	

SALES

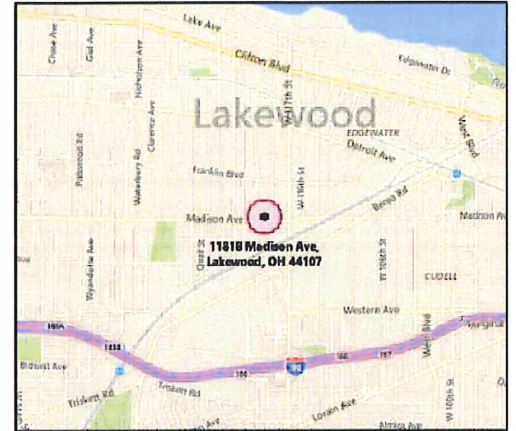
Date	Buyer	Seller	Price
5/9/1997	George, Thomas T. ...	George, Thomas T.	\$0
5/8/1997	George, Thomas T.	Chilla Charles Jr	\$675,000
1/1/1981	Chilla Charles Jr		\$0

Taxes

	2018 Taxes	Charges	Payments	Balance Due
Tax Balance Summary		\$962.76	\$962.76	\$0.00

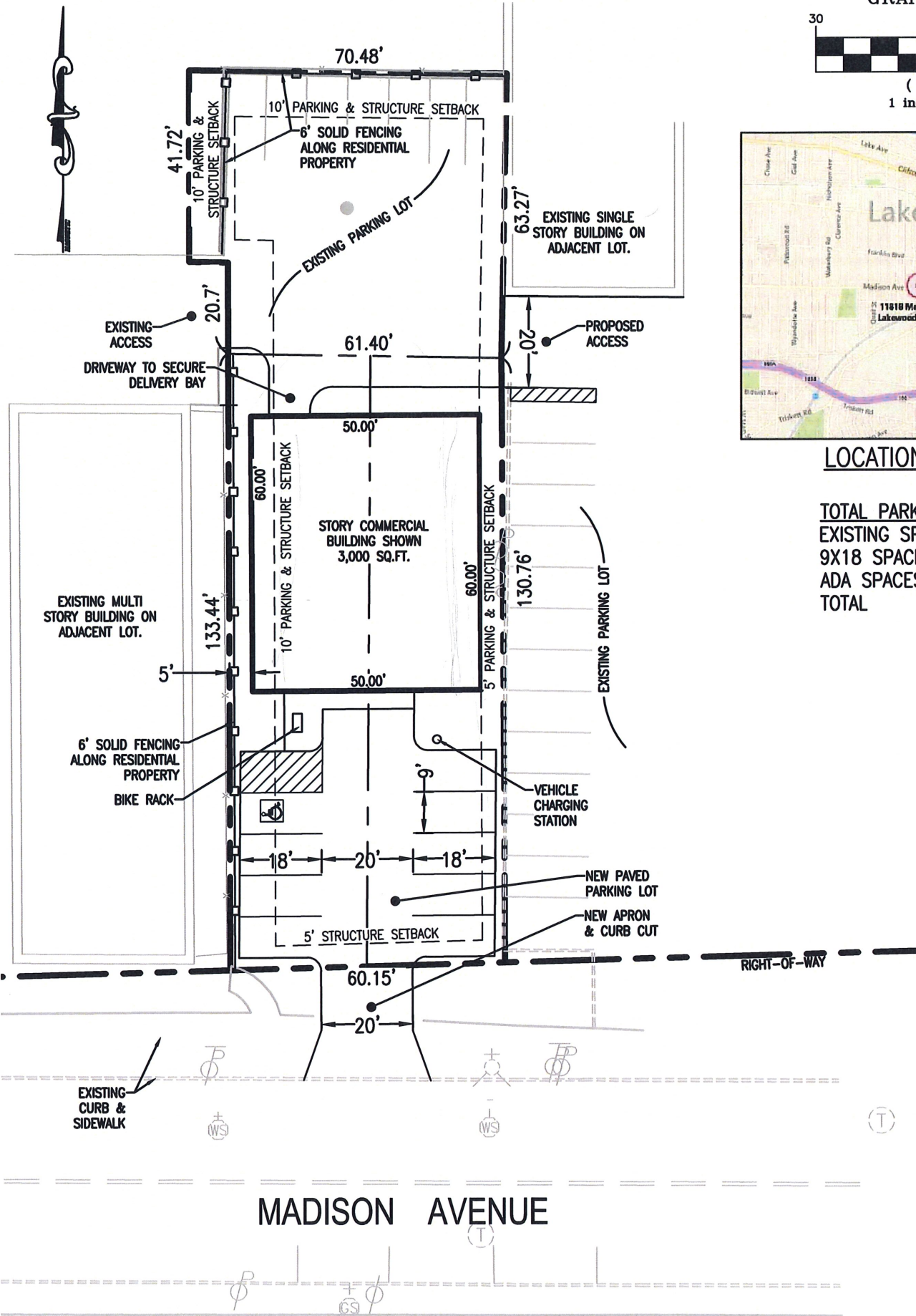


(IN FEET)
1 inch = 30 ft.



LOCATION MAP

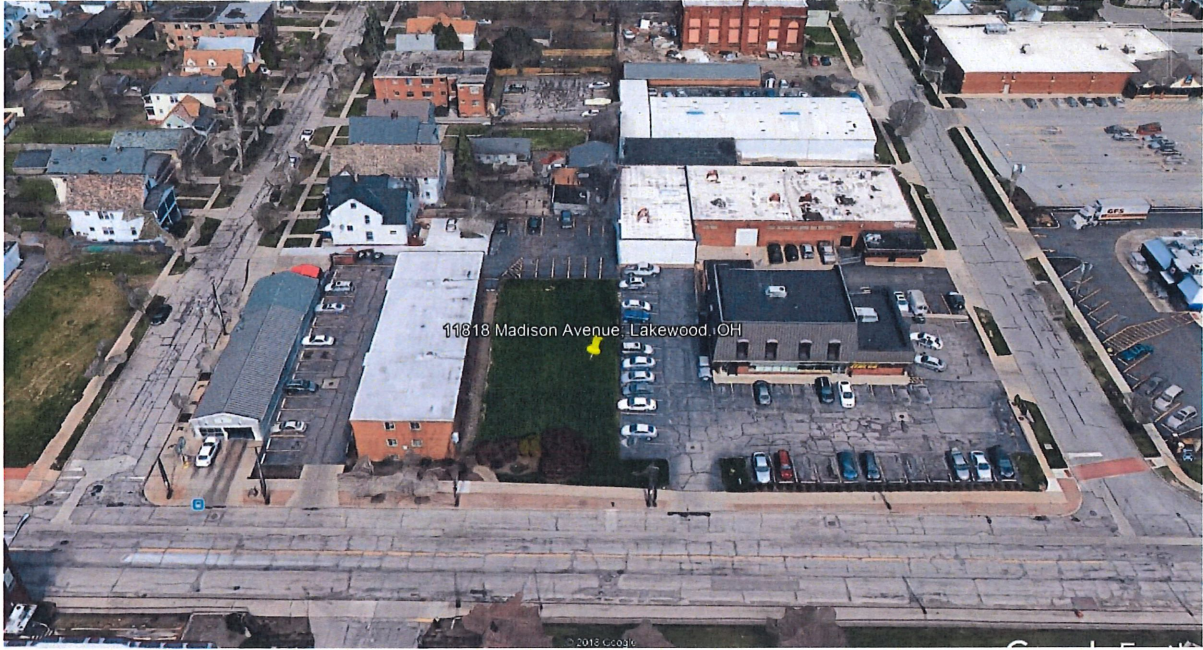
TOTAL PARKING	
EXISTING SPACES	7
9X18 SPACES	8
ADA SPACES	1
TOTAL	16



MADISON AVENUE

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ATTACHMENT 4



BIRDS-EYE VIEW LOOKING NORTH



STREET VIEW FACING NORTHWEST



STREET VIEW FACING NORTHEAST



PARCEL #315-15-063 VIEW FACING SOUTHEAST

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Attachment 6

Parking Plan

*See Attachment 3 (Site Plan) for Parking Plan sketch.

The following are the requirements for development of parking improvements associated with the proposed MMD at 11818 Madison Avenue and adjacent Parcels.

Lot Requirements:

Min. Lot Size: 10,000 sf.
Min. Lot Frontage: 80 ft.

Proposed Lot (combined parcels): 12,465 sf.
Existing Lot Frontage: 60.15 ft.*

Building Setbacks:

FY: 0 to 5 ft. maximum
SY Adj. to Residential: 10 ft. min.
SY Adj. to Non-Residential: 5 ft. min.
RY Adj. to Residential: 5 ft. min.

Proposed FY: 60.6 ft. @ west; 59.6 ft. @ east*
Proposed SY Adj. to Residential: 5 ft. w/6 ft. solid fence*
Proposed SY Adj. to Non-Residential: 5 ft.
Proposed RY Adj. to Residential: 5 ft. w/6 ft. solid fence*

Parking Setbacks:

FY: Not Permitted*
SY Adj. to Residential: 10 ft. min.
SY Adj. to Non-Residential: 5 ft. min.
RY Adj. to Residential: 10 ft. min.

Proposed FY: 2.6 ft. @ west; 1.5 ft. @ east*
Proposed SY Adj. to Residential: 2.5 ft. w/6 ft. solid fence*
Proposed SY Adj. to Non-Residential: 1.4 ft.*
Proposed RY Adj. to Residential: 5 ft. or less w/6 ft. solid fence*

*NOTE: Applicant has submitted a Variance request concurrent with this request for Conditional Use Permit. Variance request addresses the need for code deviations related to lot size, parking and building location, [REDACTED] location, perimeter landscape, and parking and building setbacks.

Parking Calculations:

Building Gross Square Feet: 3,000 GSF

MMD Parking Requirements: Not identified in code. City of Lakewood Parking Requirements for Commercial - Retail are identified as: 1 space per 1,000 GSF; max. 2.5 spaces per 1,000 GSF

Proposed Parking: The proposed parking lot at the front (south) side of the Site will allow for ease of access to the proposed facility. In this area, (9) parking stalls are provided for MMD patrons, of which (1) stall is ADA compliant.

There are an additional 7 parking spaces proposed at the rear of the facility. These spaces are to be used by MMD employees and security personnel only. Access for the secured interior delivery bay is also in this area.

Result:

Proposed parking *exceeds* City of Lakewood parking requirements.