

**AMENDED AGENDA  
PLANNING COMMISSION  
CITY OF LAKEWOOD  
APRIL 1, 2021  
REMOTE MEETING**

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

**Review docket items**

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

Under the orders of the Governor and Director of Health of Ohio, the Planning Commission will meet remotely until further notice.

The remote meeting information will be posted by 5 PM the day of the meeting at [www.onelakewood.com/accordions/planning-commission/](http://www.onelakewood.com/accordions/planning-commission/)

- 1. Roll Call**
- 2. Approve the Minutes of the March 4, 2021**
- 3. Opening Remarks**

**NEW BUSINESS  
COMMUNICATION**

- 4. Docket No. 04-10-21  
Renewal of Conditional Use Permit for Outdoor Seasonal Dining**

The following businesses received approval for renewal of a Conditional Use permit for the year of 2021 through the annual administrative review by the Department of Planning and Development.

1. 11801 Clifton Boulevard, Dinerbar on Clifton.
2. 11904-0 Detroit Avenue, Five O'Clock Lounge.
3. 12401 Detroit Avenue, Peppers Italian Restaurant.
4. 14013 Detroit Avenue, GetGo.
5. 14018 Detroit Avenue, Winking Lizard (two front patios; SE and SW).
6. 14018 Detroit Avenue, Lizardville.
7. 14115 Detroit Avenue, Raising Cane's Chicken Fingers.
8. 14600 Detroit Avenue, Forage Public House.
9. 14718 Detroit Avenue, Melt Bar & Grilled.
10. 14900 Detroit Avenue, Rozi's Wine House.
11. 15012 Detroit Avenue, 16-Bit + Arcade.
12. 15027 Detroit Avenue, Starbucks Coffee.
13. 15326 Detroit Avenue, Voodoo Tuna.
14. 15400 Detroit Avenue, Humble Wine Bar.
15. 15605-07 1/2 Detroit Avenue, Merry Arts Pub + Grille.
16. 16512 Detroit Avenue, Cozumel Mexican Restaurant.

17. 16900-06 Detroit Avenue + 1386, 1376 Edwards Avenue, Lakewood Beer Garden + Food Truck Park.
18. 16934 Detroit Avenue, Midtown Booths.
19. 17103 Detroit Avenue, Game On Lakewood.
20. 17625 Detroit Avenue, Salt+.
21. 18401 Detroit Avenue, Molto Bene Italian Restaurant.
22. 18405 Detroit Avenue, India Garden Bar & Restaurant.
23. 18616-18622 Detroit Avenue, Around the Corner.
24. 12700 Lake Avenue, Pier W Restaurant.
25. 11926 Madison Avenue, The Flying Rib.
26. 12112 Madison Avenue, The Winchester.
27. 12906 Madison Avenue, Barroco (rear patio and sidewalk dining).
28. 13362 Madison Avenue, Woodstock aka Trio's.
29. 13368 Madison Avenue, The Bottlehouse Brewery.
30. 13427 Madison Avenue, Euro Gyro.
31. 13603 Madison Avenue, Hako Sushi.
32. 13715 Madison Avenue, Angelo's Pizza.
33. 14224 Madison Avenue, El Tango Taqueria.
34. 14810 Madison Avenue, The Red Rose Café.
35. 15314 Madison Avenue, Mars Bar.
36. 15527-33 Madison Avenue, Barrio's Lakewood aka Tres Amigos.
37. 17014 Madison Avenue, Mullen's of Madison.
38. 1332 West 117<sup>th</sup> Street, Dianna's Restaurant.
39. 1528 West 117<sup>th</sup> Street, Dunkin' Donuts.

COVID- 19 Temporary Outdoor Dining

1. 11822 Detroit Avenue, The Ohio Inn.
2. 13601-05 Detroit Avenue, O'Toole's Pub.
3. 14718 Detroit Avenue, Melt Bar and Grilled.
4. 15613 Detroit Avenue, Nature's Oasis.
5. 16900 Detroit Avenue, Lakewood Food Truck (igloos).
6. 16918-24 Detroit Avenue, El Carnicero.
7. 17112 Detroit Avenue, Cleveland Vegan
8. 17625 Detroit Avenue, Salt+.
9. 17900 Detroit Avenue, Side Quest.
10. 18206 Detroit Avenue, Avenue Tap House.
11. 18515 Detroit Avenue, Georgetown (igloos).
12. 18605 Detroit Avenue, Harry Buffalo.
13. 18616 Detroit Avenue, Around the Corner (igloos).
14. 12301 Madison Avenue, LBM.
15. 12301 Madison Avenue, LBM (parklet).
16. 12401 Madison Avenue, Griffin cider House and Gin Bar.
17. 13200 Madison Avenue, Mahall's Twenty Lanes.
18. 13333 Madison Avenue, Waterbury Bistro.
19. 13735 Madison Avenue, Dang Good Foods.
20. 14523 Madison Avenue, Sarita a restaurant.
21. 15314 Madison Avenue, Mars Bar & Café.
22. 15315 Madison Avenue, Buckeye Beer Engine (greenhouses).
23. 15527 Madison Avenue, Barrio.

**OLD BUSINESS  
CONDITIONAL USE**

- 5. Docket No. 11-51-20  
15625 Detroit Avenue  
Bar Italia**

Patrick Granzier of NCR Ventures, Bar Italia (formerly Lindy's Lake House) is applying for a conditional use permit to allow the operation of a parklet on Westwood Avenue; a conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporary. The property is in a C2 – Commercial, Retail district. (Page 9)

- 6. Docket No. 03-08-21\*  
11801 Detroit Avenue  
Caliber Collision**

Melissa Hernandez, Cross Architects, PLLC requests approval of a conditional use permit for the remodel of an existing building to an automobile paint and repair shop. Pursuant to Chapter 1161.03 (j) – Motor Vehicle Repair/Body Shop. The property is in a C3 - Commercial, General Business district. (Page 22)

**\*Applicant has requested a deferral.**

**PARKING PLAN**

- 7. Docket No. 03-09-21  
1516 W. 117<sup>th</sup> Street  
Rockport Enterprise**

Allen Chen, Rockport Enterprise LLC requests approval of a parking plan. Pursuant to Chapter 1143.09 – Parking Plan Review. The property is in a C3 - Commercial, General Business district. (Page 23)

**NEW BUSINESS**

**LOT SPLIT**

- 8. Docket No. 04-11-21  
17514 Detroit Avenue  
St. James Catholic Church**

Dru Siley, Liberty Development, Co. requests approval of lot split; PPN 311-23-022, PPN 311-23-023, and PPN 311-23-024. The purpose is to separate the school and rectory from the church for the purchase and reuse of those structures for offices. Pursuant to section 1155.07 – Procedures for Lot Splits. The property is in a C2 – Commercial, Retail district. (Page 28)

**CONDITIONAL USE**

- 9. Docket No. 04-12-21  
12501 Madison Avenue  
Lovebird Tattoos**

Kelly King, Lovebird Tattoos, LLC requests approval of a conditional use permit to operate a tattoo business. Pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(z) - body art establishments. The property is in a C2 – Commercial, Retail district. (Page 36)

**10. Docket No. 04-13-21  
18260 Detroit Avenue  
Cilantro Taqueria**

Edward Zalar, Cilantro Taqueria, requests approval of a conditional use permit for the temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31 A (9-21-2020). Property is in a C2 – Commercial, Retail district. (Page 38)

**11. Docket No. 04-14-21  
14319 Madison Avenue  
Harlow's Pizza**

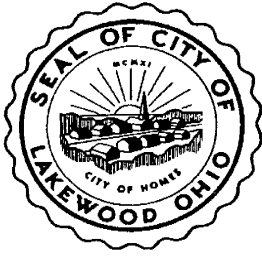
Emily Flamos, Harlow's Pizza requests approval of a conditional use for permit for the temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31 A (9-21-2020). Property is in a C2 – Commercial, Retail district. (Page 42)

**NEW BUSINESS  
COMMUNICATION**

**12. Docket No. 04-15-21  
Zoning Code Amendment  
Chapter 1153 Fences**

The City of Lakewood requests review and recommendation to City Council of proposed amendments to Chapter 1153 of the Codified Ordinances pertaining to the regulation of fences. (Page 47)

**ADJOURN**



PLANNING COMMISSION

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## Application Cover Page

**Docket No.: 04-10-21**

**Permit No.: PC21-000015**

**Applicant Name: Department of Planning and Development, City of Lakewood**

**Communication: Renewal of Conditional Use Permit for Outdoor Seasonal Dining**



PLANNING COMMISSION

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www.onelakewood.com

April 1, 2021

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

**Re: Docket No. 04-10-21  
Renewal of Conditional Use Permit for Outdoor Seasonal Dining**

Dear Members of the Planning Commission:

Conditional Use Permits for Outdoor/Seasonal Dining can be renewed annually through administrative review by the Department of Planning and Development. In lieu of public meetings, I have approved the renewal for the following businesses that applied and received your approval for the conditional use. The following businesses will have a conditional use permit for outdoor / seasonal dining in 2021:

1. 11801 Clifton Boulevard, Dinerbar on Clifton.
2. 11904-0 Detroit Avenue, Five O'Clock Lounge.
3. 12401 Detroit Avenue, Peppers Italian Restaurant.
4. 14013 Detroit Avenue, GetGo.
5. 14018 Detroit Avenue, Winking Lizard (two front patios; SE and SW).
6. 14018 Detroit Avenue, Lizardville.
7. 14115 Detroit Avenue, Raising Cane's Chicken Fingers.
8. 14600 Detroit Avenue, Forage Public House.
9. 14718 Detroit Avenue, Melt Bar & Grilled.
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11. 15012 Detroit Avenue, 16-Bit + Arcade.
12. 15027 Detroit Avenue, Starbucks Coffee.

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14. 15400 Detroit Avenue, Humble Wine Bar.
15. 15605-07 1/2 Detroit Avenue, Merry Arts Pub + Grille.
16. 16512 Detroit Avenue, Cozumel Mexican Restaurant.
17. 16900-06 Detroit Avenue + 1386, 1376 Edwards Avenue, Lakewood Beer Garden + Food Truck Park.
18. 16934 Detroit Avenue, Midtown Booths.
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26. 12112 Madison Avenue, The Winchester.
27. 12906 Madison Avenue, Barroco (rear patio and sidewalk dining).
28. 13362 Madison Avenue, Woodstock aka Trio's.
29. 13368 Madison Avenue, The Bottlehouse Brewery.
30. 13427 Madison Avenue, Euro Gyro.
31. 13603 Madison Avenue, Hako Sushi.[KM1]
32. 13715 Madison Avenue, Angelo's Pizza.
33. 14224 Madison Avenue, El Tango Taqueria.
34. 14810 Madison Avenue, The Red Rose Café.
35. 15314 Madison Avenue, Mars Bar.
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38. 1332 West 117<sup>th</sup> Street, Dianna's Restaurant.
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COVID- 19 Temporary Outdoor Dining

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8. 17625 Detroit Avenue, Salt+.
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10. 18206 Detroit Avenue, Avenue Tap House.
11. 18515 Detroit Avenue, Georgetown (igloos).

12. 18605 Detroit Avenue, Harry Buffalo.
13. 18616 Detroit Avenue, Around the Corner (igloos).
14. 12301 Madison Avenue, LBM.
15. 12301 Madison Avenue, LBM (parklet).
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18. 13333 Madison Avenue, Waterbury Bistro.
19. 13735 Madison Avenue, Dang Good Foods.
20. 14523 Madison Avenue, Sarita a restaurant.
21. 15314 Madison Avenue, Mars Bar & Café.
22. 15315 Madison Avenue, Buckeye Beer Engine (greenhouses).
23. 15527 Madison Avenue, Barrio.

Sincerely,

*Katelyn Z. Milius*

Katelyn Milius, Planner  
Commission Secretary



PLANNING COMMISSION

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## Application Cover Page

**Docket No.:** 11-51-20

**Permit No.:** PC20-000055

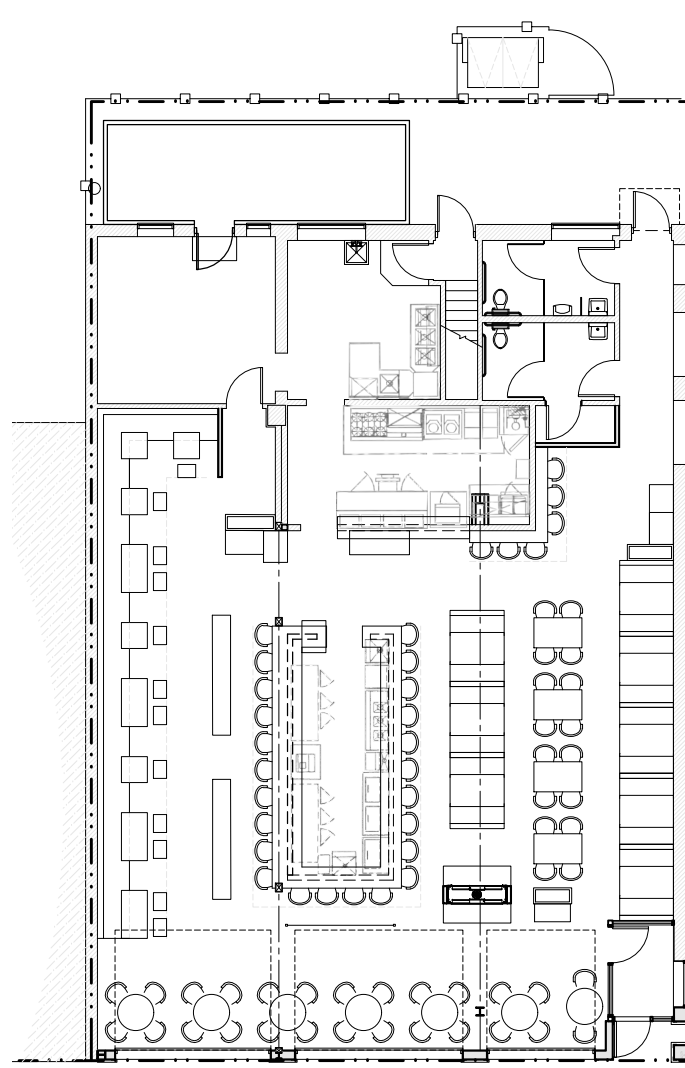
**Applicant Name:** Patrick Granzier, NCR Ventures

**Project Address:** 15625 Detroit Avenue

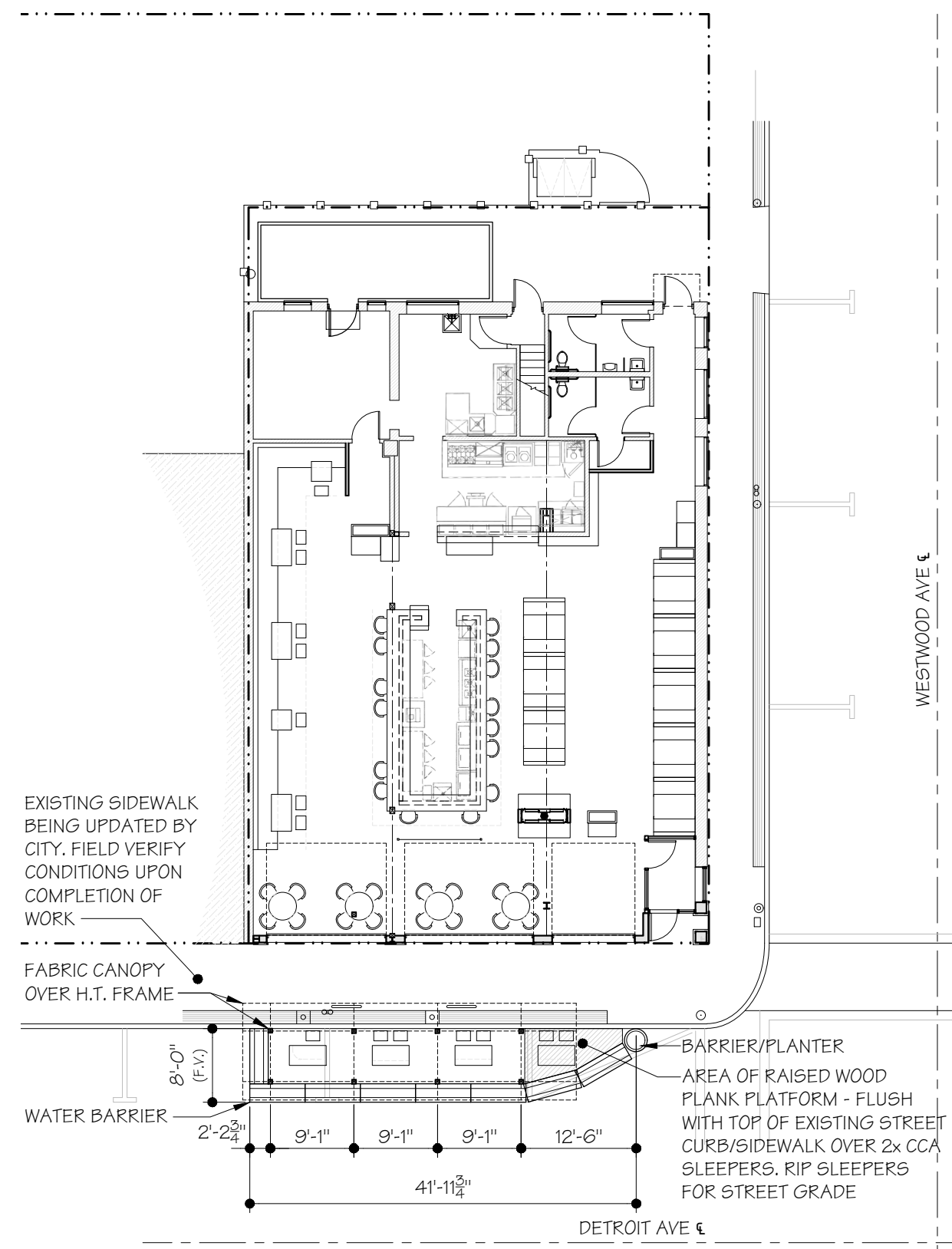
**Project Name:** Bar Italia

**Proposal:** A conditional use permit to allow the operation of a parklet on Westwood Avenue; a conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31(5-22-2020) until 10-31-2020. The property is in a C2 – Commercial, Retail district.

# PARKLET LAYOUT



**PRE-COVID LAYOUT**



EXISTING SIDEWALK BEING UPDATED BY CITY. FIELD VERIFY CONDITIONS UPON COMPLETION OF WORK

FABRIC CANOPY OVER H.T. FRAME

8'-0" (F.V.)  
WATER BARRIER

BARRIER/PLANTER  
AREA OF RAISED WOOD PLANK PLATFORM - FLUSH WITH TOP OF EXISTING STREET CURB/SIDEWALK OVER 2x CCA SLEEPERS. RIP SLEEPERS FOR STREET GRADE

WESTWOOD AVE €

DETROIT AVE €

**COVID LAYOUT w/ PROPOSED PARKLET**

SEAT COUNTS

|                       |           |
|-----------------------|-----------|
| PRE-COVID             | 140       |
| COVID-EXISTING        | 79        |
| PROPOSED PARKLET      | 16        |
| <b>PROPOSED TOTAL</b> | <b>95</b> |



LINDEY'S LAKE BAR  
November 4, 2020



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. \_\_\_\_\_  
DOCKET No. \_\_\_\_\_  
FEE PAID \_\_\_\_\_

**TEMPORARY OUTDOOR DINING**

**APPLICATION**

**LAKWOOD PLANNING COMMISSION**

Property Address 15625 DETROIT Business/Tenant Name Carley's Lake House

Property Owner Name JOHN GRANZIER Owner Phone 216-323-8844

Owner E-mail JGRANZIER@ROADRUNNER.COM Parcel Number \_\_\_\_\_

Project Summary: APPLYING FOR PERMIT ON WESTWOOD AVE SIDE OF BUILDING

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

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

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

**Submission Requirements:**

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

Applicant Name (Print Clearly): Patrick Granzier Company NLR Ventures, Com

Applicant Address: 372 KENNEDY RD. BAY VILLAGE

Phone: 440-503-2350 Fax: \_\_\_\_\_ E-mail: PAT@NLRVENTURES.COM

Signature: [Signature] Date: 10/20/2020

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

October 20, 2020

RE: Outdoor Patio Dining (15625 Detroit Ave)

To Whom It May Concern:

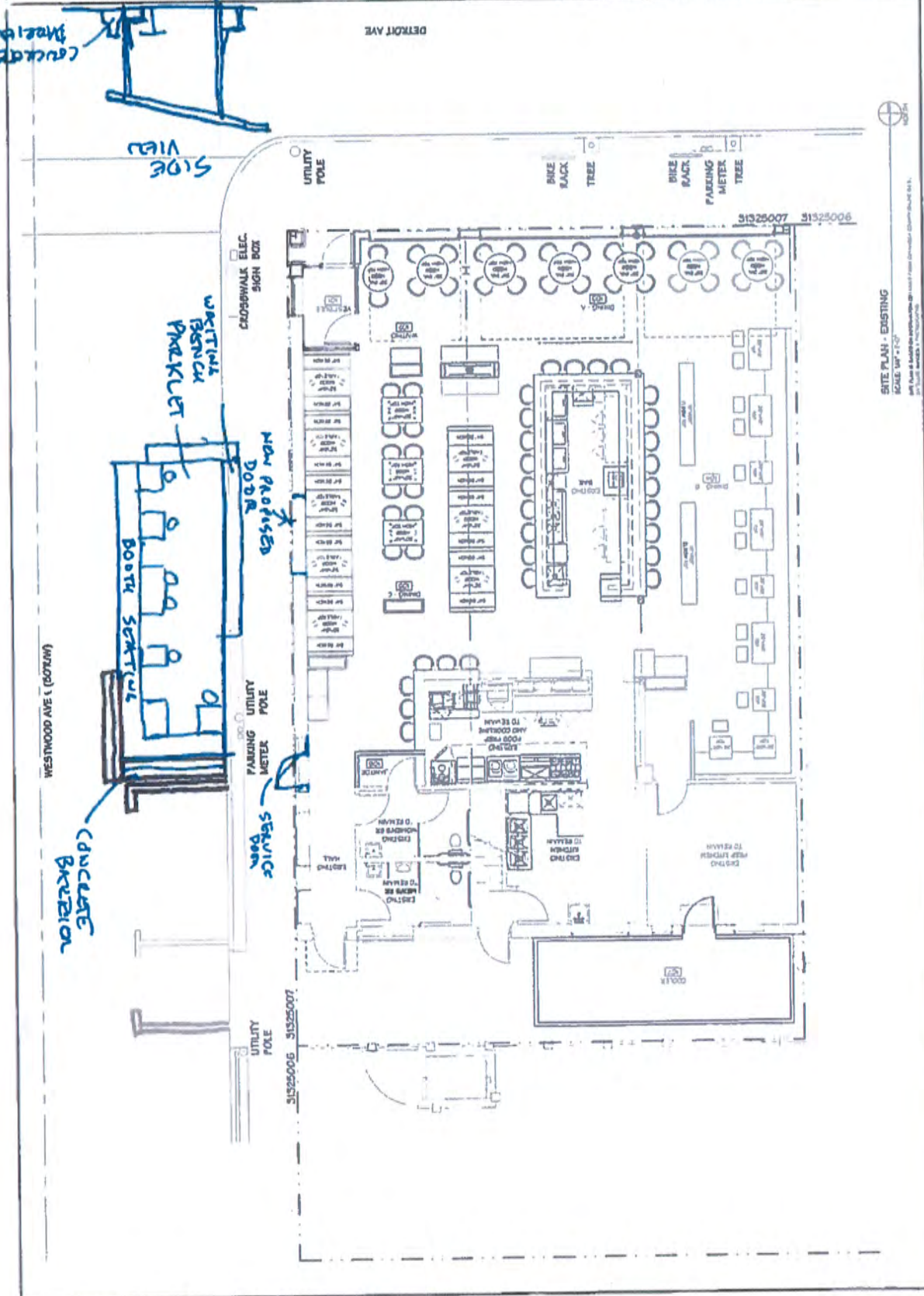
My name is John Granzier. I am the owner of the building with the address 15625 Detroit Ave, Lakewood, Ohio. The purpose of this letter is to grant permission for temporary outdoor dining at Lindey's Lake House—the tenant of said property.

Respectfully,  
John Granzier

October 21, 2020

To whom it may concern:

Lindey's Lake House, 15625 Detroit Avenue Requests to install a Parklet on the Westwood side of the Building. With the City of Lakewood's approval, we would use cement or water based barriers to secure the location. Due to the Covid, we are dramatically losing sales as we have no ability to offer outdoor dining. Lindey's Lake House would design the area to specifications of social distancing mandated by the Governor.



SITE PLAN - EXISTING  
 SCALE: 1/8" = 1'-0"  
 10/15/2014

WESTWOOD AVE (ROTARY)

DETROIT AVE

CROSSWALK  
SIDE VIEW

CROSSWALK ELEC. SIGN BOX

WALKING SERVICE PRACKET

NEW PROPOSED DOOR

BOOTH SEATING

DUPLICATE BAR/SEAT

UTILITY POLE  
PARKING METER  
SERVICE DECK

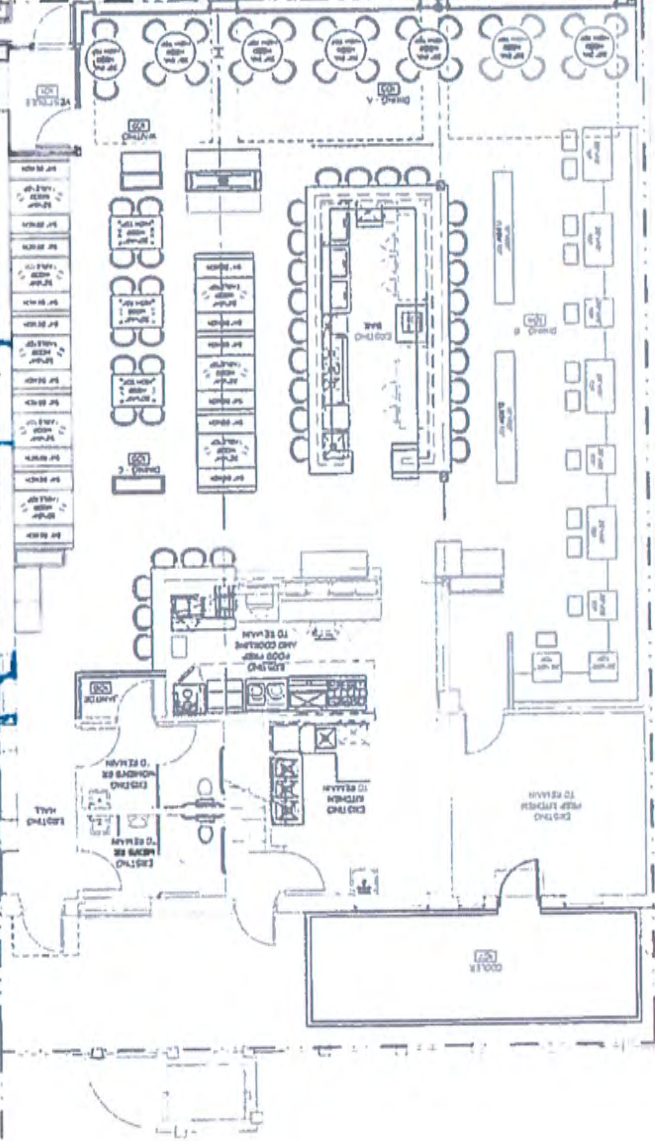
UTILITY POLE

31325005 31325007

31325007 31325006

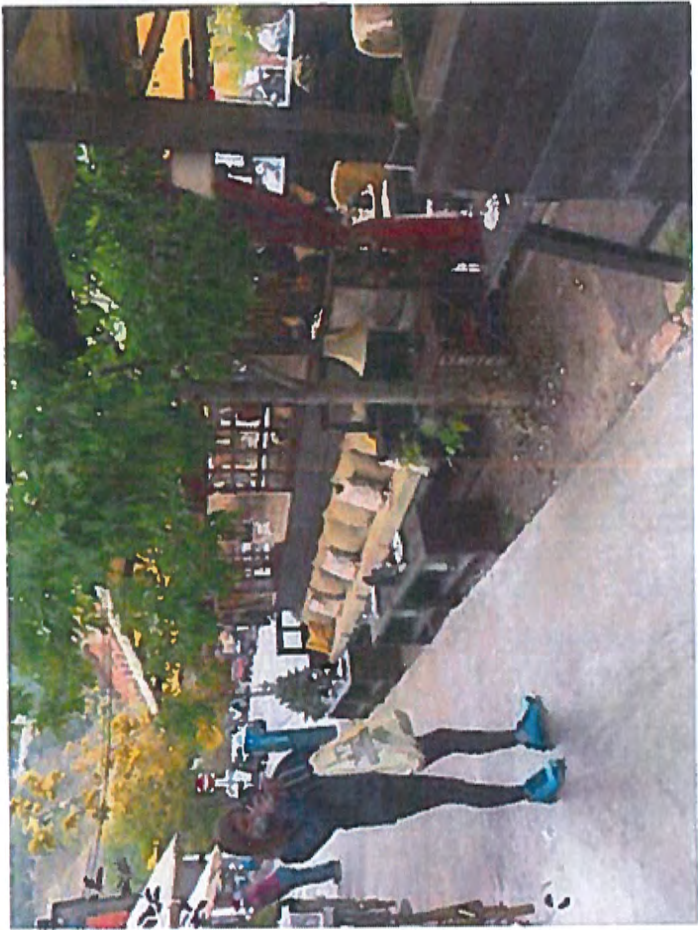
BIKE RACK  
TREE

BIKE RACK  
PARKING METER  
TREE



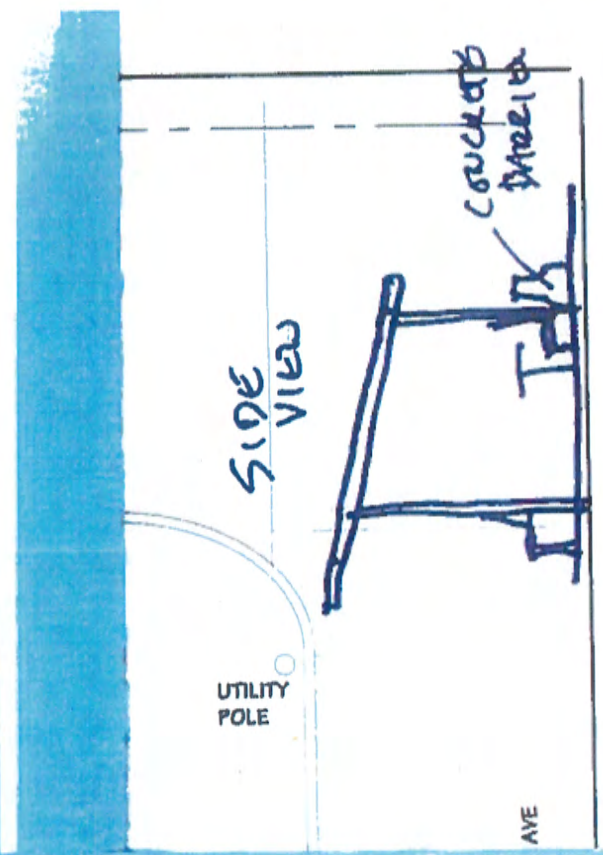


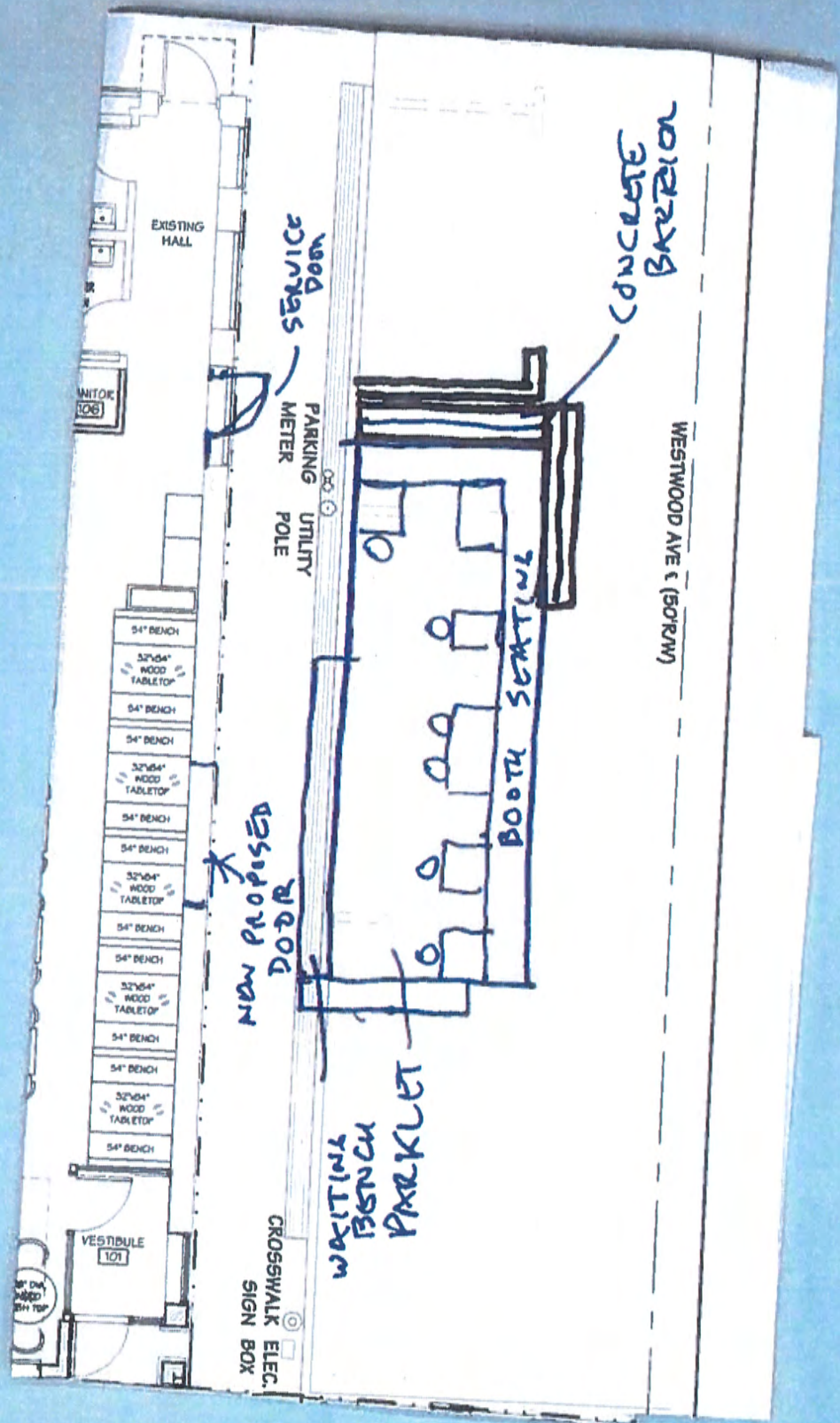






PANCAKETS





EXISTING HALL

SERVICE DOOR

PARKING METER UTILITY POLE

CONCRETE BARRIER

WESTWOOD AVE E (BORRM)

BOOTH SEATING

NEW PROPOSED DOOR

WAITING BENCH PARKLET

CROSSWALK ELEC. SIGN BOX

UNIT 108

- 54" BENCH
- 32x64 WOOD TABLETOP
- 54" BENCH
- 54" BENCH
- 32x64 WOOD TABLETOP
- 54" BENCH
- 54" BENCH
- 32x64 WOOD TABLETOP
- 54" BENCH
- 54" BENCH
- 32x64 WOOD TABLETOP
- 54" BENCH
- 54" BENCH
- 32x64 WOOD TABLETOP
- 54" BENCH

VESTIBULE 101

10/21/2020

Mail - Patrick Granzier - Outlook





PLANNING COMMISSION

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

## Application Cover Page

**Docket No.: 03-08-21**

**Permit No.: PC21-000007**

**Applicant Name: Melissa Hernandez, Cross Architects, PLLC**

**Project Address: 11801 Detroit Avenue**

**Project Name: Caliber Collision**

**Proposal: Approval of a conditional use permit for the remodel of an existing building to an automobile paint and repair shop.**



PLANNING COMMISSION

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## Application Cover Page

**Docket No.: 03-09-21**

**Permit No.: PC21-000008**

**Applicant Name: Allen Chen, Rockport Enterprise LLC**

**Project Address: 1516 W. 117<sup>th</sup> Street**

**Project Name: Rockport Enterprise**

**Proposal: Approval of a parking plan.**





BENCHMARK: TOP OF 1. PIN FRONT 1516 ELEV. = 697.65

|   |
|---|
| REVISIONS                               |
| CITY REVIEW                             |
| 11/04/2020                              |
| 12/11/2020                              |
| ADDED BOLLARD ROW, MODIFIED CS LOCATION |
| 01/26/2021                              |

# UTILITY & GRADING PLAN

IMPROVEMENT PLANS FOR 1616 W117TH STR. CITY OF LAKEWOOD, OHIO

CHECKED BY: JMS  
DRAWN BY: JMS  
C-4

CREEKSIDE ENGINEERING LLC  
13906 TINKERS CREEK RD.  
VALLEY VIEW, OHIO 44125  
(216) 496-7825  
JOB NO. 170502

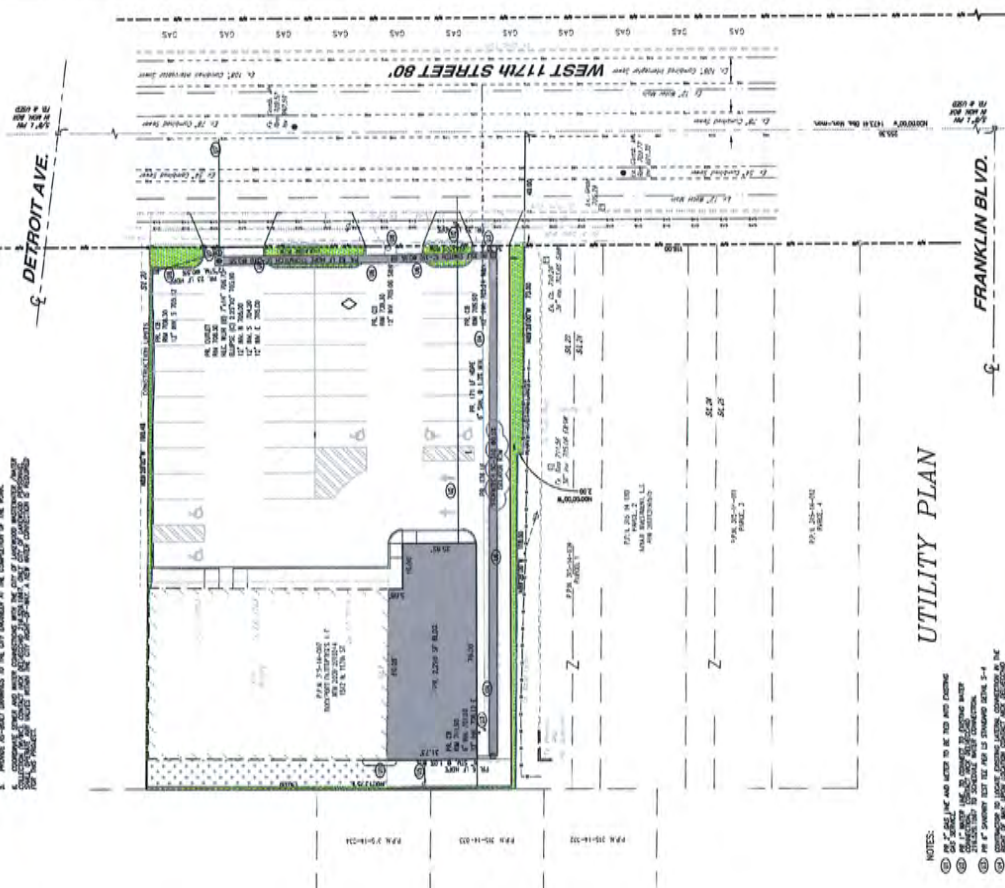


## GRADING PLAN



## UTILITY PLAN

- NOTES:
1. ALL UTILITIES SHOWN ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAKEWOOD SPECIFICATIONS.
  2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAKEWOOD SPECIFICATIONS.
  3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAKEWOOD SPECIFICATIONS.
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  10. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAKEWOOD SPECIFICATIONS.



LAKEWOOD UTILITY PLAN NOTES:

1. ALL UTILITIES SHOWN ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAKEWOOD SPECIFICATIONS.

2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAKEWOOD SPECIFICATIONS.

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CONSTRUCTION NOTES





PLANNING COMMISSION

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www.onelakewood.com

## Application Cover Page

**Docket No.:** 04-11-21

**Permit No.:** PC20-000010

**Applicant Name:** Dru Siley, Liberty Development Co.

**Project Address:** 17514 Detroit Avenue

**Project Name:** St. James Catholic Church

**Proposal:** lot split; PPN 311-23-022, PPN 311-23-023, and PPN 311-23-024. The purpose is to separate the school and rectory from the church for the purchase and reuse of those structures for offices. Pursuant to section 1155.07 – Procedures for Lot Splits. The property is in a C2 – Commercial, Retail district.



Catholic Diocese  
of Cleveland

Office of the Bishop

277/2021  
17 March 2021

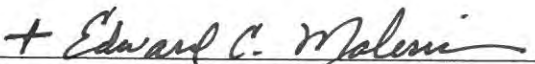
Lakewood Planning Commission  
12650 Detroit Avenue  
Lakewood, OH 44107

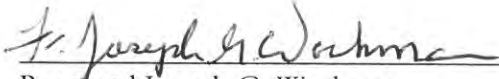
RE: 17415 Northwood Avenue  
Application for Planned Development and Design for a portion of the St. James Parish Campus  
Owner's Authorization

To Whom It May Concern:

The undersigned, representing both the legal owner (the Bishop of the Catholic Diocese of Cleveland as trustee for St. James Parish) and the beneficial owner (St. James Parish) of Permanent Parcel Number 311-23-022 have granted STJS Holdings LLC and Oster Services Commercial LLC permission to make application to the Planning Commission and Architectural Board of Review for the proposed lot split and redevelopment of a portion of said parcel.

Sincerely,

  
Most Reverend Edward C. Malesic, JCL  
Bishop of the Catholic Diocese of Cleveland

  
Reverend Joseph G. Workman  
Pastor of St. James Parish

## LEGAL DESCRIPTION and PLAT REVIEW COMMENTS

To: Katelyn Z. Milius, PE

Regarding: Lot Split and Consolidation Plat Saint James Catholic Church

From: Thomas M. Meeks, P.S.

Date: 3/29/21



We have found nothing that would preclude approval and the documents can be accepted as submitted.

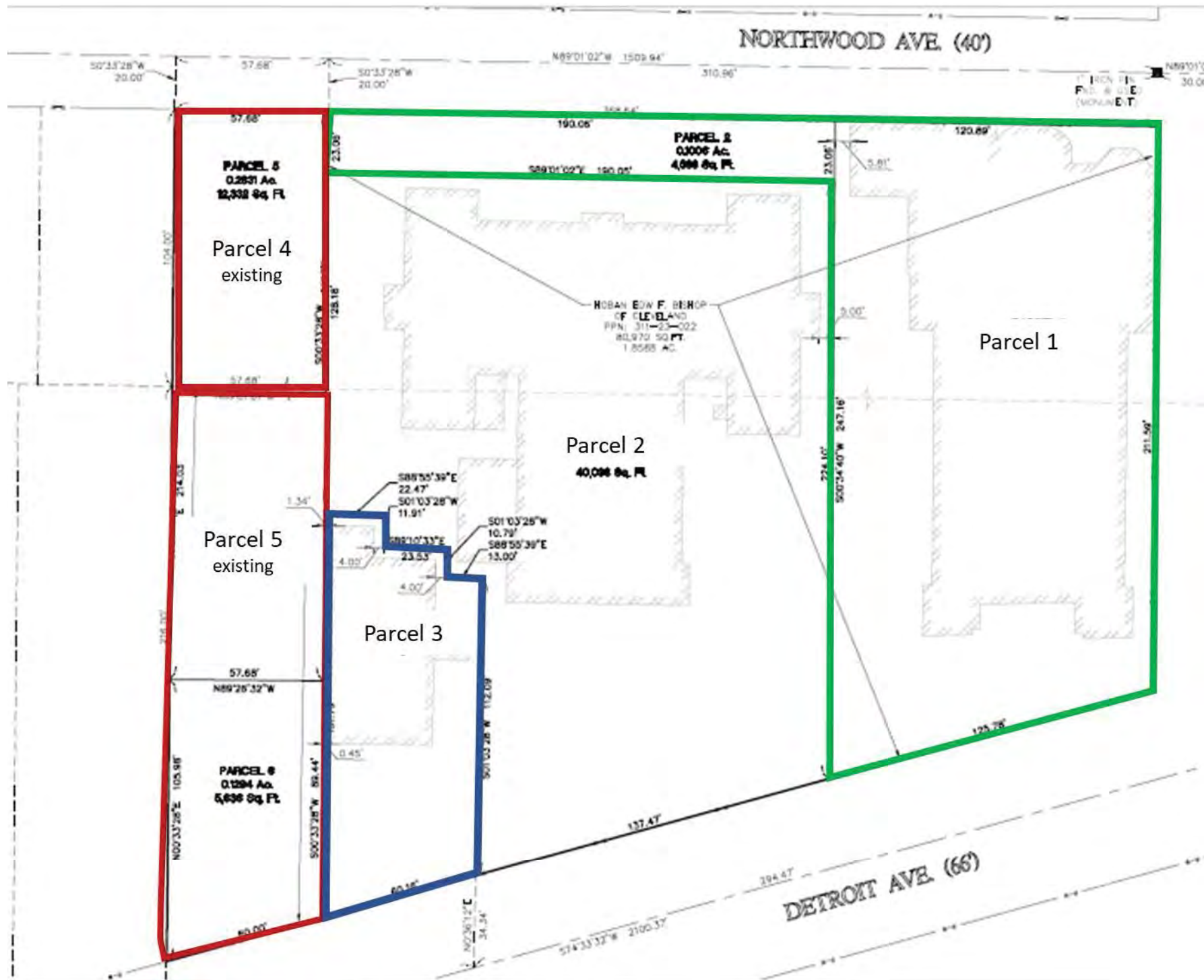


We require changes be made on the submittal documents for the items listed below.



The submitted documents have been revised addressing previous review comments.

- 
- Need to label the adjoining names, recording information, parcel no. and acreage on the western property lines of the subject property
  - Add an area of tabulation for the six proposed parcels
  - Need to add symbol/call out all corners to be set or found (interiorly or exteriorly) for all six proposed parcels
  - Need to show the original subplot numbers as noted on the Northwood Subdivision Plat
  - Note for all existing distances:
    - Record, Used and Measured Distances
  - Check the “City of Engineers Certificate” signature note Lakewood is misspelled.





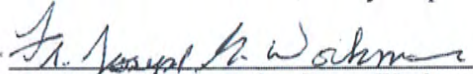
**EXHIBIT D**  
**SHARED PARKING AGREEMENT**

The general terms and conditions are as follows:

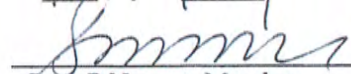
1. Purchaser and/or Tenant/s shall be permitted to use the available spaces in the designated parking areas on the subject property (PP# 311-23-024 and 311-23-023) to provide for business parking.
2. Typical business hours of operation for the Purchaser and/or Tenant of the subject property (PP# 311-23-024 and 311-23-023) are generally defined as Weekdays from 7:00 am until 6:00 pm and Saturdays from 8:00 am until 4:00 pm.



EXECUTED AND AGREED by the parties hereto, this the 16 day of February 2021.

  
St. James Parish; Father James Workman

17415 Northwood Ave  
Lakewood, OH 44107

  
Sean P Nugent, Member  
Oster Services Commercial LLC and  
STJS Holdings LLC  
1387 Mathews Ave, Lakewood, OH 44107

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. \_\_\_\_\_  
DOCKET No. \_\_\_\_\_  
FEE PAID \_\_\_\_\_

**APPLICATION**  
**LAKEWOOD PLANNING COMMISSION**

Property Address 17514 Detroit Avenue Business/Tenant Name St. James School  
Property Owner Name Diocese of Cleveland Owner Phone (216) 226-5116  
Owner E-mail jworkman@dioceseofcleveland.org Zoning C-2 Parcel Number See Exhibit  
Project Summary Lot split request to separate the school and rectory from the church to allow for the purchase and reuse of those structures for office.

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): Sean Nugent/Dru Siley Company Oster/Liberty Development Co.

Applicant Address: 1387 Mathews, Lakewood, OH, 44107

Phone: 440-892-1800 Fax: ostercommercial@gmai.com E-mail: ds@liberty-development.com

Signature:  Date: 03-11-2021

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

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

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

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





PLANNING COMMISSION

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www.onelakewood.com

## Application Cover Page

**Docket No.:** 04-12-21

**Permit No.:** PC20-000009

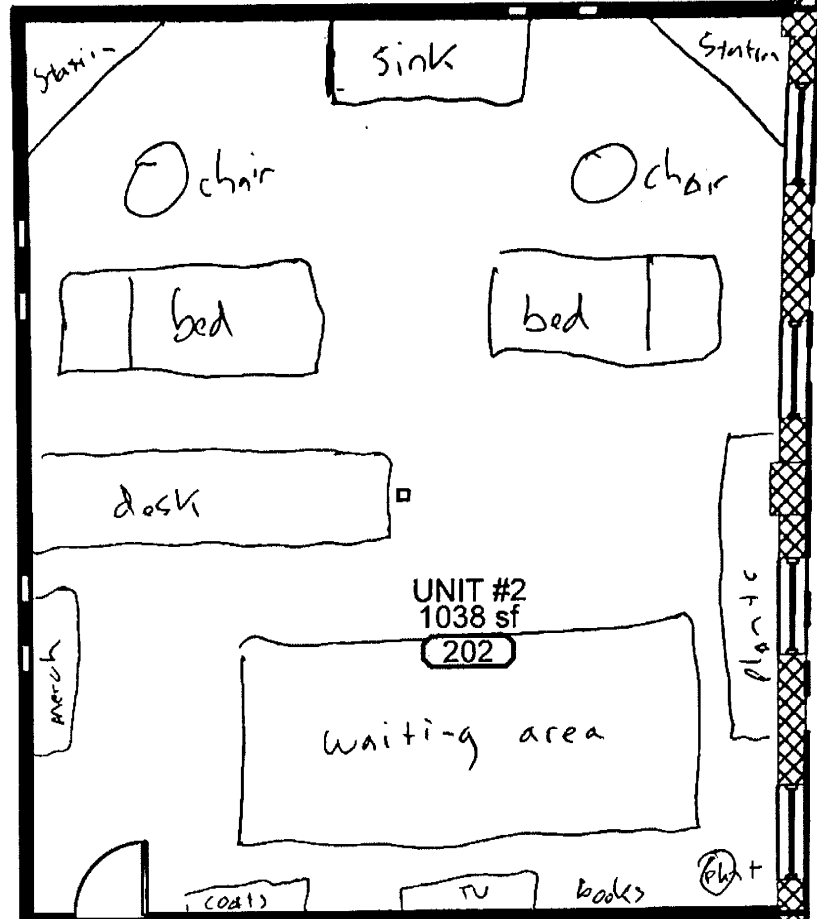
**Applicant Name:** Kelly King, Lovebirds Tattoo, LLC

**Project Address:** 12501 Madison Avenue

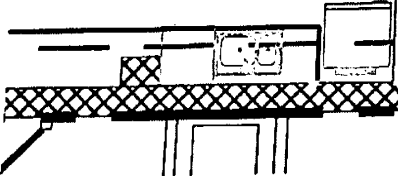
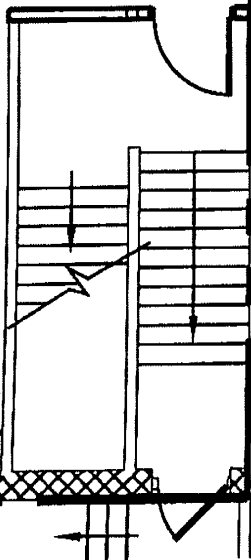
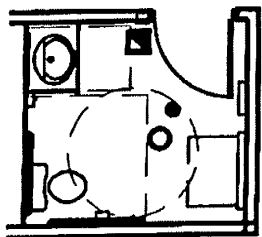
**Project Name:** Lovebirds Tattoos

**Proposal:** a conditional use permit to operate a tattoo business. Pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(z) - body art establishments. The property is in a C2 – Commercial, Retail district.

UNIT #1  
2345 sf  
201



UNIT #3  
945 sf  
203





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## Application Cover Page

**Docket No.:** 04-13-21

**Permit No.:** PC20-000011

**Applicant Name:** Edward Zalar, Cilantro Taqueria

**Project Address:** 18206 Detroit Avenue

**Project Name:** Cilantro Taqueria

**Proposal:** a conditional use permit for the temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31 A (9-21-2020). Property is in a C2 – Commercial, Retail district.

03/17/2021

To: City Of Lakewood

From: John K Pasalis  
1759 Farris Garden Path  
Westlake Ohio 44145

Subject: Patio at  
18260 Detroit Rd  
Lakewood Ohio 44107

To whom it may concern:

I John K Pasalis as the owner of the property listed above agree and give my permission to RER Llc Dba Cilantros Taqueria 18260 Detroit Lakewood Ohio to install and or build a patio on the property listed above.

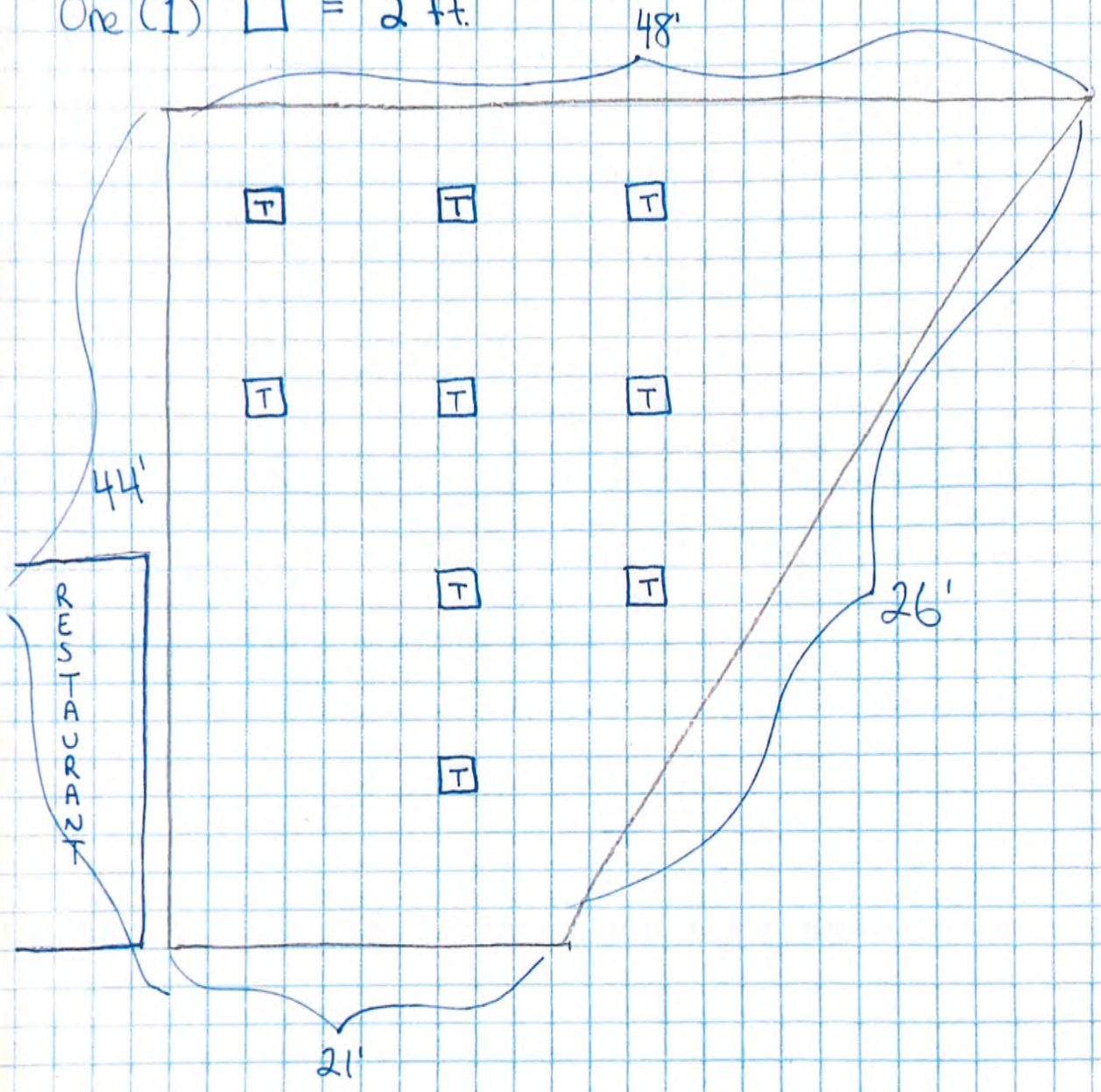


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John K Pasalis



One (1) "□" = 2 ft.





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## Application Cover Page

**Docket No.:** 04-14-21

**Permit No.:** PC20-000012

**Applicant Name:** Emily Flamos, Harlow' Pizza

**Project Address:** 14319 Madison Avenue

**Project Name:** Harlow's Pizza

**Proposal:** a conditional use permit for the temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31 A (9-21-2020). Property is in a C2 – Commercial, Retail district.



*Abundant*

14319



*Atari*

14319



Atakoum

14319





PLANNING COMMISSION

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

## Application Cover Page

**Docket No.: 04-15-21**

**Permit No.: PC21-000013**

**Applicant Name: Department of Planning and Development, City of Lakewood**

**Communication: Zoning Code Amendment, Chapter 1153 Fences**



PLANNING COMMISSION

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www.onelakewood.com

April 1, 2021

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

**Re: Docket No. 04-15-21  
Zoning Code Amendment  
Chapter 1153 Fences**

Dear Members of the Planning Commission:

The City of Lakewood requests review and recommendation to City Council of proposed amendments to Chapter 1153 of the Codified Ordinances pertaining to the regulation of fences.

Sincerely,

*Katelyn Z. Milius*

Katelyn Milius, Planner  
Commission Secretary

AN ORDINANCE to take effect immediately provided it receives the vote of at least two thirds of the members of Council, or otherwise to take effect at the earliest period allowed by law, amending Section 103.02 Definitions and Chapter 1153 Fences of the Codified Ordinances of the City of Lakewood in order to clarify fence installation requirements within the City of Lakewood.

WHEREAS, the fence code in Lakewood has not been substantially updated in nearly two decades; and

WHEREAS, the Division of Housing and Building, who is responsible for permitting and inspecting fence installations has run into situations which require further clarification; and

WHEREAS, updating the code at this time will provide further clarification for the Division of Housing and Building, contractors, property owners seeking a permit and neighboring property owners in addition to assisting in avoiding disputes prior to installation of a new fence; and

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this ordinance is an emergency measure and that it shall take effect immediately, and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the usual daily operation of municipal departments, in that this fence specifications and requirements should be further defined prior to the 2021 construction season; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LAKEWOOD:

Section 1. That Chapter 1153 Fences, currently reading as follows:

**1153.01 DEFINITIONS.**

(a) **FENCE** means an unroofed structure erected in such a manner and in such a location as to enclose, secure, partially enclose or secure, provide privacy for, decorate, define, or enhance all or any part of a lot.

(b) **LIVING FENCE** means a grouping of plants including, but not limited to, hedges, shrubs, bushes, or trees, arranged and/or growing in such a manner as to enclose, secure, partially enclose or secure, provide privacy for, decorate, define, or enhance all or any part of a lot.

**1153.02 REGULATIONS.**

(a) No fence, or living fence greater than thirty-six (36) inches above grade, shall be erected, placed, or extended in front of the building line; however, fences may be permitted in front of the building line along a side or rear property line where a residential lot abuts a lot containing a non-residential use.

(b) On a corner lot, no fence, or living fence greater than thirty-six (36) inches above grade, shall be erected or placed on the side lot line adjacent to the side street and extending from the rear

property line to the front building line or part thereof, except upon a determination by the Commissioner that such fence or living fence does not obstruct the view of vehicle or pedestrian traffic, or constitute a hazard. Said fence must be located a minimum of twelve (12) inches from the public right-of-way.

(c) Fences are permitted along a rear or side property line or portion of a rear or side property line provided that:

(1) Fences less than or equal to seventy-two (72) inches above grade may be of any type, subject to subsection (g);

(2) Fences greater than seventy-two (72) inches above grade but less than or equal to ninety-six (96) inches above grade shall be constructed such that at least fifty percent (50%) of any lineal foot of such fence is open for the through passage of light and air;

(3) No fence shall exceed ninety-six (96) inches above grade.

(d) A fence in front of the building line and parallel to the public right-of-way may be deemed a decorative fence, and is permitted, provided that:

(1) The fence shall be less than or equal to forty-two (42) inches above grade; a pole less than or equal to ninety-six (96) inches above grade may be included in such fence where such pole is used for lighting, address or a combination of both;

(2) Total length of the fence shall not exceed fifty-five percent (55%) of the foundation wall fronting the public right-of-way;

(3) No portion of the fence shall be situated further than eight (8) feet from any part of the structure, excluding entry stairs and landings; no portion of the fence shall be less than ten (10) feet from the public right-of-way;

(4) Only wooden fences known as picket, slat, and split-rail shall be permitted as decorative fences;

(5) No gate shall be included in the fence.

(6) The Architectural Board of Review (ABR) is hereby authorized to grant approvals to this subsection (d), Chapters 1171 and 1173 notwithstanding, where it finds that strict enforcement would be contrary to the intent and purpose of this subsection.

A. The ABR is hereby authorized to approve any fence design depicted in the most recent edition of the *American Institute of Architects' "Architectural Graphic Standards"* that it deems decorative.

B. In its decisions, the ABR shall consider the development of adjacent, contiguous, and neighboring buildings and properties in order to achieve the purposes of the ABR, as set forth in Chapter 1325.

(e) Fences and living fences on or immediately adjacent to a property line shall not be included in the calculation of total principal or accessory structure lot coverage.

(f) Fences shall display a finished face toward adjacent streets and properties.

(g) Barbed wire and/or razor fences:

(1) Are prohibited in residential and commercial zoning districts;

(2) Are permitted in industrial zoning districts provided that such fences shall be of chain link construction topped with barb arms with no more than three (3) strands of barbed wire; said arms to be no less than seventy-two (72) inches and no more than ninety-six (96) inches above grade.

(h) Fences enclosing swimming pools shall be permitted, pursuant to Section 1722.08.

(i) A fence shall be placed entirely within the property line of its respective parcel.

(j) A security fence as regulated by Section 1159.05(i)(1).

(k) Planned Development pursuant to Section 1156.05(k).

Is hereby repealed.

Section 2. New Chapter 1153 of the Codified Ordinances is hereby enacted to read as follows:

#### **1153.01 DEFINITIONS.**

- (a) FENCE means an unroofed structure, including a living fence, erected in such a manner and in such a location as to enclose, secure, partially enclose or secure, provide privacy for, decorate, define, or enhance all or any part of a lot.
- (b) LIVING FENCE means a grouping of plants including, but not limited to, hedges, shrubs, bushes, or trees, arranged and/or growing in such a manner as to enclose, secure, partially enclose or secure, provide privacy for, decorate, define, or enhance all or any part of a lot.
- (c) YARD, CORNER SIDE means a yard, occurring on a corner lot, which is adjacent to a public or private street, extending from the front foundation wall of the building which is facing the street to which it is addressed, to the rear lot line, and from the side foundation wall to the public or private right-of-way.

#### 1153.02 PERMIT REQUIRED.

Pursuant to 1306.62, a permit must be obtained prior to installing a new fence, replacing a fence, or modifying the location, height, material, type, style or other changes not considered a repair of any existing fence. The Building Commissioner has the authority to establish permit requirements and conditions required to ensure any application for permit conforms to the requirements of this Section.

#### 1153.03 FENCE PLACEMENT AND TYPES.

- (a) **Location.** The property owner installing or modifying a fence shall determine their own property lines and ascertain that the fence or wall as constructed does not deviate from the plans as approved by the Building Commissioner and does not encroach upon another lot. The issuance of a permit by the City shall not be construed to mean the City has determined the fence is not encroaching upon another lot, nor shall it relieve the property owner of the duty imposed herein. Fences and walls may be placed adjacent to a property line, but not on a property line.
- (b) **Placement.**
  - (1) To the extent possible, two fences or walls should not be placed back-to-back along a common property line. Every effort should be made to utilize the existing fence or wall. Otherwise, there shall be no separation between the two fences or walls, or a minimum separation of two (2) feet between fences or walls shall be provided for the maintenance of the fences or walls and the ground area between the two fences or walls.
  - (2) Wherever a public or private sidewalk or right-of-way and a driveway intersect, no part of a fence greater than thirty-six (36) inches above grade shall be within eight (8) feet of the intersection of the driveway and sidewalk or right-of-way.
- (c) **Front Yards.** No fence shall be erected, placed or extended in front of the front foundation wall of the primary structure. There are two exceptions:
  - (1) Along a side property line where a residential lot abuts a lot containing a non-residential use, upon determination by the Building Commissioner that such a fence does not obstruct the view of vehicle or pedestrian traffic or constitute a hazard. Maximum height of such fence is thirty-six (36) inches above grade. Fence must be a minimum of twelve (12) inches from the right of way.
  - (2) A fence erected in the front yard and parallel to the public right of way may be permitted provided that:
    - A. The maximum height shall be thirty-six (36) inches above grade.
    - B. The maximum length of the fence shall not exceed fifty-five percent (55%) of the foundation wall of the primary structure facing the public right of way.
    - C. The maximum distance from any portion of the primary structure, including porches, shall be eight (8) feet.
    - D. The minimum distance from the public right of way shall be ten (10) feet.
    - E. No gate shall be included in the fence.
- (d) **Rear and Side Yards.** A fence a maximum of ninety-six (96) inches above grade may be installed provided any portion above seventy-two (72) inches is a minimum of twenty-five percent (25%) open to the through passage of light and air between abutting properties.
- (e) **Corner Side Yards.**
  - (1) A fence a maximum of thirty-six (36) inches above grade and a minimum of fifty percent (50%) open to the through passage of light and air may be erected between the public or private right-of-

way and the building or setback line provided that it is a minimum of twelve (12) inches from the right of way.

- (2) In the area between the side foundation wall of the primary structure and the building or setback line any type of fence otherwise permitted in a side yard may installed as regulated by this Chapter.

#### 1153.04 ADDITIONAL FENCE REGULATIONS.

- (a) Fences shall be of durable materials conforming to accepted industry standards for fencing materials and display a finished face toward adjacent streets and properties and shall not be adorned with signs, graphics, or paintings of any kind.
- (b) All repairs or partial replacements to any part of an existing fence must match and conform to the existing size, shape, materials, and color or the entire fence shall be replaced completely.
- (c) Fences and living fences immediately adjacent to a property line shall not be included in the calculation of total principal or accessory structure lot coverage.
- (d) Fences enclosing swimming pools shall be permitted, pursuant to Section 1722.08.
- (e) A security fence is permitted as regulated by Section 1159.05(i)(1).
- (f) Barbed wire and/or razor fences:
  - (1) Are prohibited in residential and commercial zoning districts;
  - (2) Are permitted in industrial zoning districts provided that such fences shall be of chain link construction topped with barb arms with no more than three (3) strands of barbed wire; said arms to be no less than seventy-two (72) inches and no more than ninety-six (96) inches above grade.
- (g) Temporary construction fence for the protection of pedestrians during excavation and construction shall be approved by the Building Commissioner as part of the demolition or construction plan (See Ohio Building Code Chapter 33 for guidance). Temporary construction fencing shall remain in place until construction and all inspections are complete as certified by the Building Commissioner and must be removed upon such certification.
- (h) Fences are permitted in Planned Development Districts pursuant to Section 1156.05(k).
- (i) The Building Commissioner may require Architectural Board of Review (ABR) review and approval of any fence design. ABR shall consider fence designs depicted in the most recent edition of the American Institute of Architects' "Architectural Graphic Standards" and the development of adjacent, contiguous, and neighboring buildings, and properties in order to achieve the purposes of the ABR as set forth in Chapter 1325.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were passed in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including R.C. Section 121.22.

Section 5. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare in the City and for the usual daily operation of the City for the reasons set forth and defined in the preamble to this ordinance, and provided it receives the affirmative vote of at least two thirds of the members of Council this ordinance shall take effect and be in force immediately upon its adoption by the Council and approval by the Mayor, or otherwise it shall take effect and be in force after the earliest period allowed by law.