

**AGENDA
PLANNING COMMISSION
APRIL 5, 2018
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING
6:30 P.M.
EAST CONFERENCE ROOM**

Review docket items

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

1. Roll Call
2. Approve the Minutes of the February 22, 2018 Special Meeting
3. Approve the Minutes of the March 1, 2018 meeting
4. Opening Remarks

NEW BUSINESS

CONDITIONAL USE

5. **Docket No. 04-11-18
12518 Detroit Avenue
Olympus Tattoo Studio**

William Johenning, Olympus Tattoo Studio, applicant requests the review and approval for the operation of a tattoo shop, pursuant to section 1129.02 - permitted and conditional permitted uses; the property is located in a C2, Commercial and Retail district. (Page 4)

6. **Docket No. 04-12-18
13743 Madison Avenue
Addicted Coffee**

Vincent Brunori, Addicted Coffee, applicant requests the review and approval of seasonal sidewalk dining, pursuant to Section 1161.03(t) - outdoor/seasonal dining facility. The proposal will be heard by the Architectural Board of Review at its April 12, 2018 meeting. The property is located in a C3, Commercial and General Business district. (Page 7)

PLANNED DEVELOPMENT

7. **Docket No. 04-13-18
1375, 1379 and 1391 Fry Avenue
Knez Homes, Inc.**

William Sanderson, Knez Homes, Inc., applicant requests the review and approval of a planned development for the construction of nine townhouse style units. The property is located in a C3, Commercial and General Business district. (Page 15)

RECOMMENDATION TO DESIGNATE

8. **Docket No. 04-14-18**
1456 Warren Road
Lakewood Board of Education

Dru Siley, Liberty Development, applicant presents an application and recommendation to designate the property located at 1456 Warren Road, Lakewood Board of Education, (PP# 314-04-019) as eligible to become an historic property (HP), pursuant to Chapter 1134. The property is located in a C4 - Commercial, Public School district. (Page 32)

REQUEST FOR REZONING

9. **Docket No. 04-15-18**
1456 and 1470 Warren Road
Lakewood Board of Education

Dru Siley, Liberty Development, applicant requests the review and approval to rezone the property known as 1456 and 1470 Warren Road from C-4, Public Schools to C-3, General Business. (Page 42)

COMMUNICATION

10. **Docket No. 04-16-18**
Communication from Katelyn Milius, Planner
Renewal of Conditional Use Permit for Delivery Hours

The following received approval for renewal of Conditional Use permit for delivery hours until 3:00 A.M. through administrative review by the Department of Planning and Development:

- 18508 Detroit Avenue; Insomnia Cookies.

Approval of a Conditional Use permit was granted by the Planning Commission at its October 5, 2017 meeting with the stipulation there was a six-month administrative review. (Page 54)

COMMUNICATION

11. **Docket No. 04-17-18**
Communication from Katelyn Milius, Planner
Renewal of Conditional Use Permit for Outdoor Seasonal Dining

The following received approval of the annual renewal of Conditional Use permit for the year of 2018 through administrative review by the Department of Planning and Development:

- 11904-08 Detroit Avenue; Five O'Clock Lounge,
- 12401 Detroit Avenue; Peppers Italian Restaurant,
- 13601 Detroit Avenue; O'Toole's Pub & Restaurant,
- 14013 Detroit Avenue; GetGo,
- 14018 Detroit Avenue; Winking Lizard (two front patios; SE and SW),
- 14018 Detroit Avenue; Lizardville,
- 14600 Detroit Avenue; Forage Public House,
- 14718 Detroit Avenue; Melt Bar & Grilled,
- 14900 Detroit Avenue; Rozi's Wine House,
- 15008 Detroit Avenue; Yogurt Treats, LLC ("menchie's"),
- 15012 Detroit Avenue; 16-Bit + Arcade,
- 15326 Detroit Avenue; Voodoo Tuna,
- 15400 Detroit Avenue; Humble Wine Bar,

- 15605-07 1/2 Detroit Avenue; Merry Arts Pub + Grille,
- 16512 Detroit Avenue; Cozumel Mexican Restaurant,
- 16934 Detroit Avenue; Midtown Booths,
- 17103 Detroit Avenue; Game On Lakewood,
- 17625 Detroit Avenue; Salt+
- 18405 Detroit Avenue; India Garden Bar & Restaurant,
- 18616-18622 Detroit Avenue; Around the Corner,
- 12700 Lake Avenue; Pier W Restaurant,
- 11926 Madison Avenue; The Flying Rib,
- 12112 Madison Avenue; The Winchester,
- 12906 Madison Avenue; Barroco (rear patio and sidewalk dining),
- 13362 Madison Avenue; Woodstock aka Trio's,
- 13368 Madison Avenue; The Bottlehouse Brewery,
- 13603 Madison Avenue; YUZU,
- 13715 Madison Avenue; Angelo's Pizza,
- 14224 Madison Avenue; El Tango Taqueria,
- 14810 Madison Avenue; The Red Rose Café,
- 15314 Madison Avenue; Mars Bar,
- 15527-33 Madison Avenue; Barrio's Lakewood aka Tres Amigos,
- 17014 Madison Avenue; Mullen's of Madison,
- 1332 West 117th Street; Dianna's Restaurant,
- 1528 West 117th Street; Dunkin' Donuts.

(Page 55)

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. PL18-002298
DOCKET No. 04-11-18
FEE PAID _____

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 12518 Detroit Ave Business/Tenant Name Olympus Tattoo Studio
Property Owner Name Ndue Deda Owner Phone 216-253-4878
Owner E-mail _____ Zoning C2 Parcel Number 31220042
Project Summary I plan on opening a tattoo studio

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): Bill Jochening Company N/A
Applicant Address: 2052 Carabel Ave, Lakewood, OH, 44107
Phone: 440-668-8395 Fax: N/A E-mail: wjochening@gmail.com
Signature: [Signature] Date: 3/25/2018

OFFICE USE ONLY: Application Reviewed and Accepted by: K. Milius Date: 3/26/18

File History: _____
Bldg. Dept. Remarks: _____

ORD. 31-17 SECTION 1129.02

4

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: Adue Dada
 Property Address: 12518 Detroit ave Lakewood
 Owner/Agent Phone: 216-253-4878
 Tenant Name _____ Tenant Phone _____
Adue Dada
 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.

Planning Commission:

Applicant Bill Johenning has my permission to apply for a conditional use for a body art establishment located at 12518 Detroit Avenue (Down).

Sincerely,

Owner

John Jam

03-26-18

Business Description

Olympus Tattoo Studio, LLC

12518 Detroit Ave

Lakewood, OH

44107

Olympus Tattoo Studio will be a private tattoo studio aimed at providing high-quality tattoos and a clean, safe and fun environment for all who enter. Our target customers will be existing clients, friends of existing clients, professional athletes, musicians, and residents of Lakewood looking to add to their tattoo collection. While we will accept walk-in business, our main goal is to create a private work studio for our artist and our clients to feel comfortable and be able to work with our existing client base. Many of our clients include professional athletes who like to feel safe and unbothered when traveling in public. We want to take them out of the limelight and make them feel safe at our shop.

Our goal is to open our doors to our clients by June. We look to employ one to two artists other than the owner on opening and will have no more than four artists working together in one shop.

I think there are a few characteristics that our shop has that will give us a competitive advantage. As mentioned before, we have a lot of professional athletes coming to us for tattoos. I've learned first-hand that tattooing well-known people will give you great exposure and quickly build your clientele. When most of the athletes that come in get tattooed, they will post their results on social media, always tagging the artist in their posts. Also, in regards to social media, the two artists that will start out working at Olympus have a combined 14,300+ followers on Instagram. Advertising and marketing on Instagram will give us a big advantage at drawing attention when we are ready to open the shop. Our employees also consist of award-winners and sponsored artists. When looking for a piece of art that lasts a lifetime, people want to go to the best, most qualified artists in the area. Awards and sponsorships give us the credentials that many other artists in the area do not have.

References

1. Wyatt Kibler, **All Tattoos**, Strongsville, OH
Former Manager, Fellow Artist (Mar. 2012 - Apr. 2014)
(330) 421-2048
2. Tom Meyer, **Ink Addiction**, Jupiter, FL
Owner, Fellow Artist (May 2016 - Nov. 2016)
(772) 486-0021
3. Mike Donnelly, **Focused Tattoos**, Cleveland, OH
Fellow Artist (Nov. 2016 - Present)
(440) 305-4843

Bill Johenning

2052 Carabel Ave
Lakewood, OH, 44107
(440) 668-8395
WJOHENNING@GMAIL.COM

Profile

I am an award-winning tattoo artist with over 4 years of professional tattoo experience. I have a strong knowledge for marketing/advertising as well as art and design

Experience

November 2016 - Present

Focused Tattoos, Cleveland, OH - *Tattoo Artist*

- Market myself and get in touch with new clients
- Discuss designs and create a tattoo that both myself and the client agree is best us
- Give insight and instructions on proper care for tattoos

May 2016 - November 2016

Ink Addiction, Jupiter, FL - *Tattoo Artist*

- Market myself and get in touch with new clients
- Discuss designs and create a tattoo that both myself and the client agree is best us
- Give insight and instructions on proper care for tattoos

March 2012 - April 2014

All Tattoos, Strongsville, OH - *Tattoo Artist*

- Market myself and get in touch with new clients
- Discuss designs and create a tattoo that both myself and the client agree is best us
- Give insight and instructions on proper care for tattoos

Education

August 2007 - May 2011

St. Edward High School - *Graduated 2011*

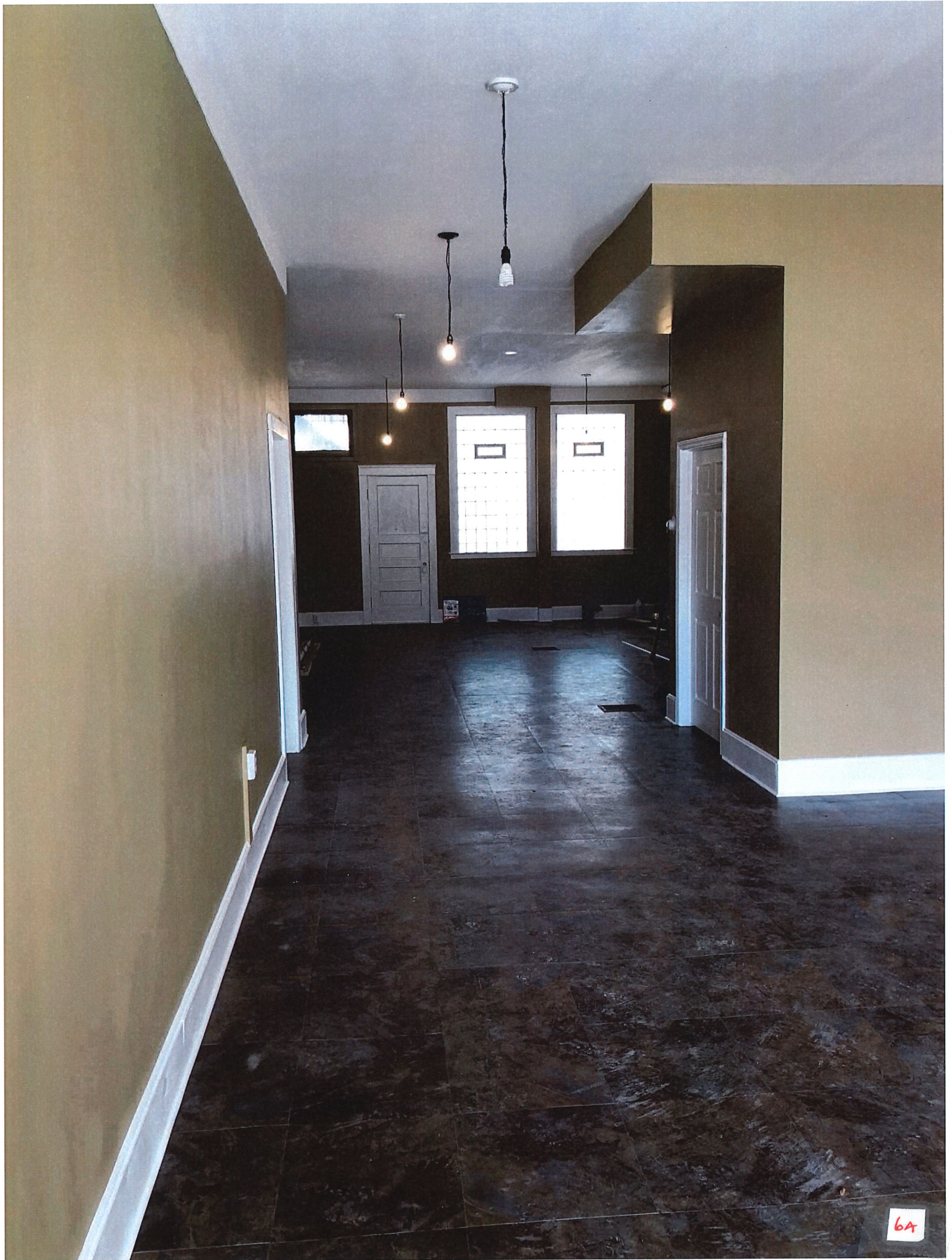
August 2014 - May 2016

The Ohio State University - *Art/Design*

Awards/Accolades

3rd Place - Best Hand Tattoo, **Cleveland Tattoo Convention, 2017**

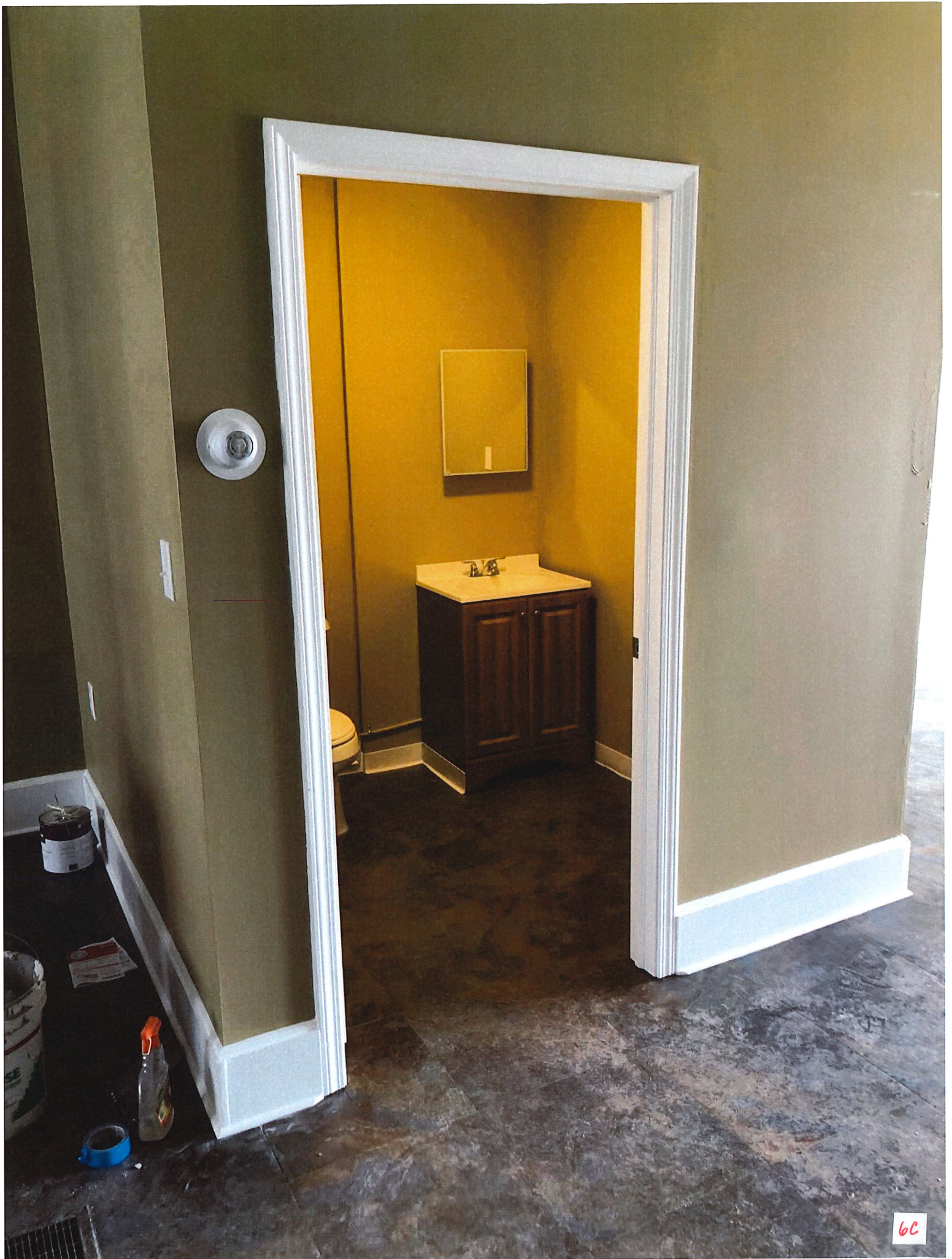
Sponsored by Painful Pleasures (Tattoo Supply) and Peak Needles



6A



6B

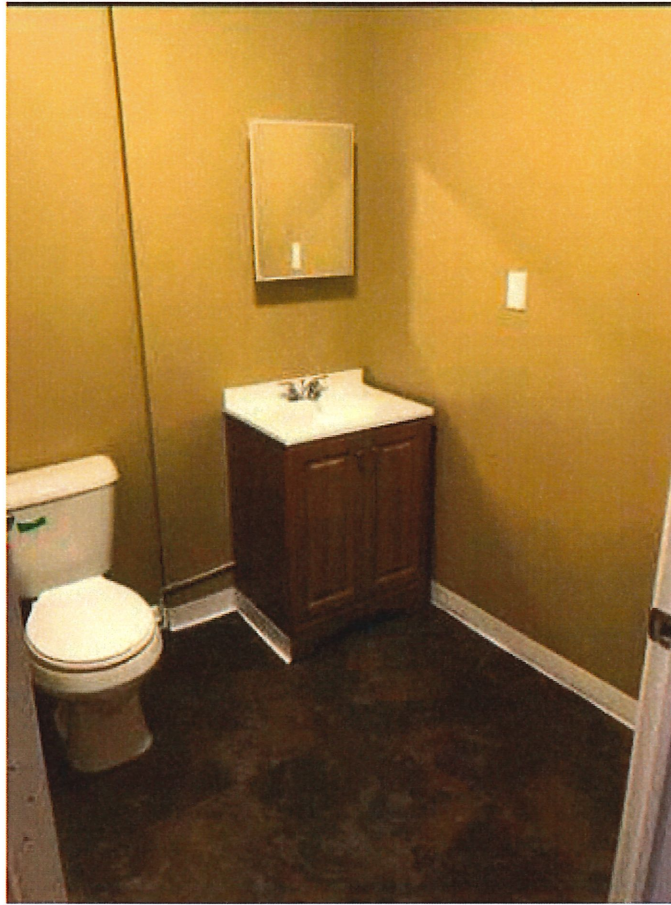


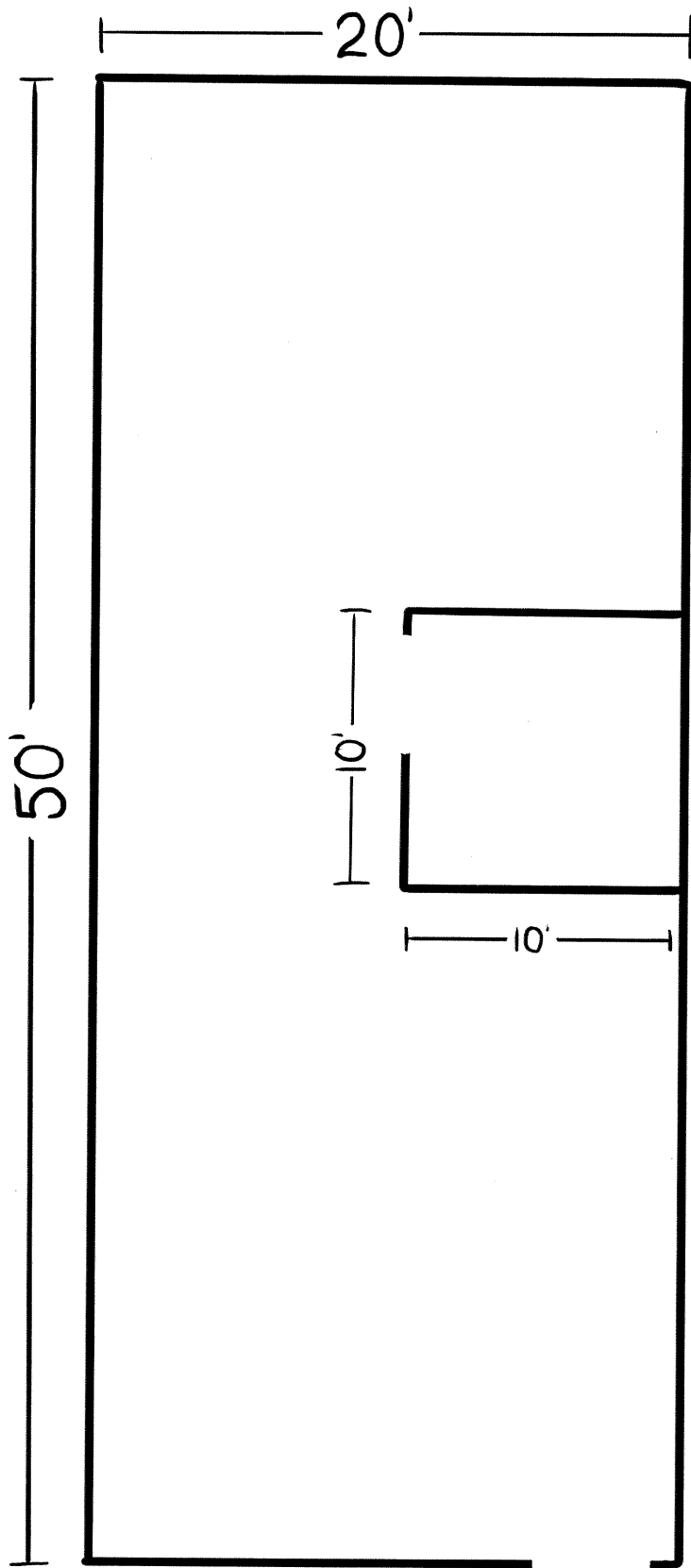
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Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PL18-002254
DOCKET No. 04-12-18
FEE PAID _____

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 13743 Madison Business/Tenant Name Addicted Coffee
Property Owner Name Vincent Brunori Owner Phone 216 387-9554
Owner E-mail addicted44107@gmail.com Zoning C3 Parcel Number 31424012
Project Summary placing 24 tables and chairs in front of business.
To be removed daily.

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): Vincent Brunori Company Addicted Coffee
Applicant Address: 13743 Madison Ave Lakewood OH 44107
Phone: 216 387-9554 Fax: _____ E-mail: addicted44107@gmail.com
Signature: [Signature] Date: 3-15-18

OFFICE USE ONLY: Application Reviewed and Accepted by: K. Milius Date: 3/22/18

File History: _____

Bldg. Dept. Remarks: _____

ORD. 17-15 SECTION 1161.03(+)

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: Vincent Brunori

Property Address: 13743 madison

Owner/Agent Phone: 216 387-9554

Tenant Name _____ Tenant Phone _____

 Vincent Brunori
Owner/Agent Signature

**2018 Calendar
Planning Commission**

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ErieViewApt, LLC

3/15/2018

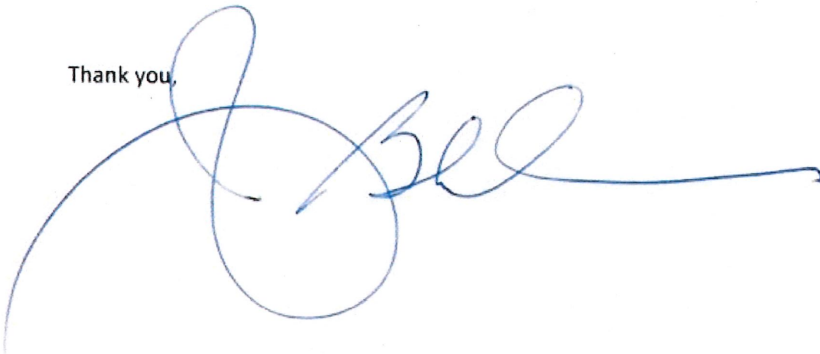
31954 Lake Rd

Avon Lake, OH 44012

Manager: Jim Bluhm

I authorize the outside use of tables and chairs by the tenant (Addicted Coffee) located at the 13743 Madison Ave Lakewood, Ohio 44107. Any further questions or concerns please contact me.

Thank you,

A handwritten signature in blue ink, appearing to be 'J Bluhm', written over the 'Thank you,' text.





COFFEE

OPEN

20% OFF

18249

ADDICTED

COFFEE
ICE CREAM

11





COFFEE
ICE CREAM

OPEN

COFFEE

PROPOSAL



proposal

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. PL18-002294
DOCKET No. 04-13-18
FEE PAID _____

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 1375,79&91 Fry Ave. Business/Tenant Name N/A- vacant land
Property Owner Name Knez Homes, Inc. Owner Phone 216-280-6152
Owner E-mail bsanderson@knez.net Zoning C-3 Parcel Number 312-052,053,054

Project Summary Create a PUD to support the development of 9 for-sale attached town home style units on property currently zoned C-3 general business

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): William Sanderson Company Knez Homes, Inc.

Applicant Address: 7555 Fredle Drive, suite 210, Concord, Ohio 44077

Phone: 216-280-6152 Fax: 440-579-0117 E-mail: bsanderson@knez.net

Signature:  William Sanderson/Agent Date: 3/21/2018

OFFICE USE ONLY: Application Reviewed and Accepted by: K. Mitrus Date: 3/22/18

File History: _____

Bldg. Dept. Remarks: _____

ORD. 17-17 SECTION 1156.04

PD Application for Consideration by Planning Commission
1375, 1379 and 1391 Fry Avenue
Knez Homes, Inc.

The three Fry Avenue lots were originally acquired by Rysar Properties/Rockport Square, LLC to expand the development footprint of the original Rockport Square Project. As the revised development plan was executed, these lots were not included. Knez Homes, Inc. dba Triban Investments is the Development Manager for Rockport Square. As Rockport Square/Forest City nears completion of the Rockport Square Project, Knez purchased these three lots from RS, LLC. Although they are zoned C-3 General Business, the lots contained houses at one time. These homes were demolished sometime in 2006.

The property is bordered by the Parking Lot/garage for the mixed use building (Edwards) to the south, the Value World building that is ON the property line on the east, a Lakewood owned parking lot behind Value World also to the east, and multi-family rental properties to the north. Rockport Square town homes and single family/rental homes are across the street.

Our proposed plan demonstrates many of the characteristics specifically sighted in 1156.02(e) as requirements for consideration of approval of a PD development. Specifically;

1. In addition to traditional Town Home configurations, we are utilizing a Carriage Home design to provide a home that is very much in demand and not currently available in Lakewood. With the advent of the Tiny House movement, many of today's buyers are seeking smaller, less expensive alternatives to the traditional housing model. However, very few people can actually cope with the minimal size and other restrictions of the Tiny House and in Ohio, having direct access to attached parking for storage and/or parking is both a convenience in winter and viewed as a safety feature for some buyers. Millennial and increasingly, empty nester buyers are not afraid of stairs, and are willing to trade an "urban style" for traditional housing types. This unique housing type will allow us to attract the widest number of potential owners with a home type that is a proven performer in other infill markets where we also build.
2. The addition of the Carriage Home style to the planned development significantly increases the density and maximizes the productive use of a scarce land asset. By proposing a Town Home/Carriage Home style of development, instead of three single family homes that were originally on the site, the 9 proposed homes triple the utilization of the public infrastructure without increasing the City of Lakewood's cost of maintenance or front foot cost. (the onsite utilities that serve the units will be private and installed with the drive lane unless otherwise requested by Lakewood engineering.) As successfully demonstrated in other Triban and Knez communities, a thoughtful unit design and proper planning will result in a design that is aesthetically pleasing to buyers who seek the urban loft/urban view scape and who don't place a premium on park or traditional street views. The contemporary architecture style and mass is used to enhance and reinforce the urban feel. This is appropriate in the transition from a heavy commercial/mixed use on Detroit and apartments to the north and east.
3. Our experience has taught us that rather than surround diverse uses with open spaces that can become a maintenance burden, create awkward transitions and sometimes feel threatening and vacant to residents and neighbors, if we "crowd" the boundary with appropriate and similarly dense homes whose living areas and view sheds are carefully and thoughtfully oriented, we can

actually enhance the transitional spaces and make them an “amenity” that highlights and reinforces the urban infill theme rather than just an awkward lawn or buffer area. We have also located the east-west drive lane in a way that maximizes the distance between our homes and the two family home next door (as opposed to the Mixed Use Building/Parking Lots) and additionally provides for good line of sight and pedestrian and bike visibility for cars entering or exiting the community. This also creates an access lane for future development.

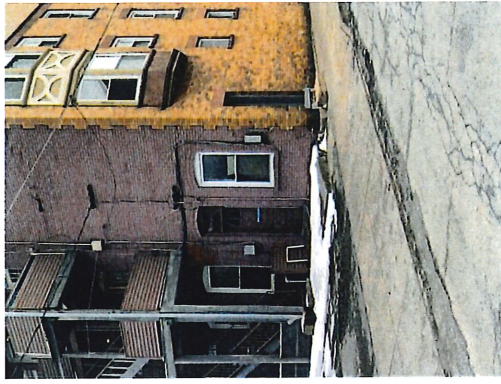
4. The contemporary architectural style and scale seamlessly fuses the diverse architecture that is present in the Rockport Square phase 1A homes, the Cleveland Clinic building, the blocky style of the Edwards building (mixed use to the south) as well as the apartments and commercial/transitional architecture that is visible to the east that incorporates factory, warehouse and the service area of mixed use buildings that line Detroit. It is not incongruous with the transition between the two contemporary phases of Rockport Square (1A and 2) and the recently completed traditional style town homes of phase 1B and 3.
5. While Town Home and Carriage Home styles are very traditional, we use them in a creative and unique way that accomplishes many goals simultaneously:
 - a. Creates a variety of home styles and sizes available in a single community
 - b. Provides a variety of price points and living conditions to suite a diverse group of target buyers.
 - c. Establishes a for-sale product that, while not widely available in Lakewood, is increasing in popularity and zoning acceptance in many other densely populated and progressive areas. Sometimes referred to as an ADU (accessory dwelling units) or “granny flats”, these homes allow established areas with a housing shortage or desire to maximize the availability of affordable housing in densely populated areas. Our designs vary from the typical configuration in two important ways; they incorporate attached parking for the units, instead of relying on neighborhood (or no) parking and they are more vertical than typical to provide the most value and to create enough square footage to make the economics of the land plan and parking footprint feasible from a financial and livability standpoint. If not for the parking dilemma, it’s conceivable that Lakewood would amend the zoning code to allow for ADU type units over garages and to be constructed in the rear of existing SF and TF homes.
6. Our plan does utilize space that is otherwise inaccessible or unusable to create an area for enhanced storm water infiltration. While small areas, these areas do create value for this small community. This also creates a good line of sight for parking lot and pedestrian travel. This also provides limited outdoor space for owners- although Lakewood’s vibrant urban landscape and community amenities are the outdoor living spaces that serve this function.
7. All Knez Homes are built to meet or exceed the Enterprise Green Building Standard (or equal). This provides the economical and resource efficiency that buyers of today’s new homes expect. Our typical HERS score averages between 46 and 52, which for our market is on the extreme high end of the performance scale (the lower the number, the higher the performance). The advantage of using EG over LEED and other similar programs is that they are designed specifically for residential construction. This makes it easy for the customer to understand the true value of the program and realize actual savings in utility expenses. We increase value by using materials with long lives and low maintenance cost.

FRY AVENUE TOWNHOMES

1375, 1379, & 1391 Fry Avenue

Planned Development for Planning Commission Consideration





Site Context

Fry Avenue Townhomes
1375, 1379, & 1391 Fry



B.R. Knez Construction, Inc.
7555 Fredle Drive, Suite 210

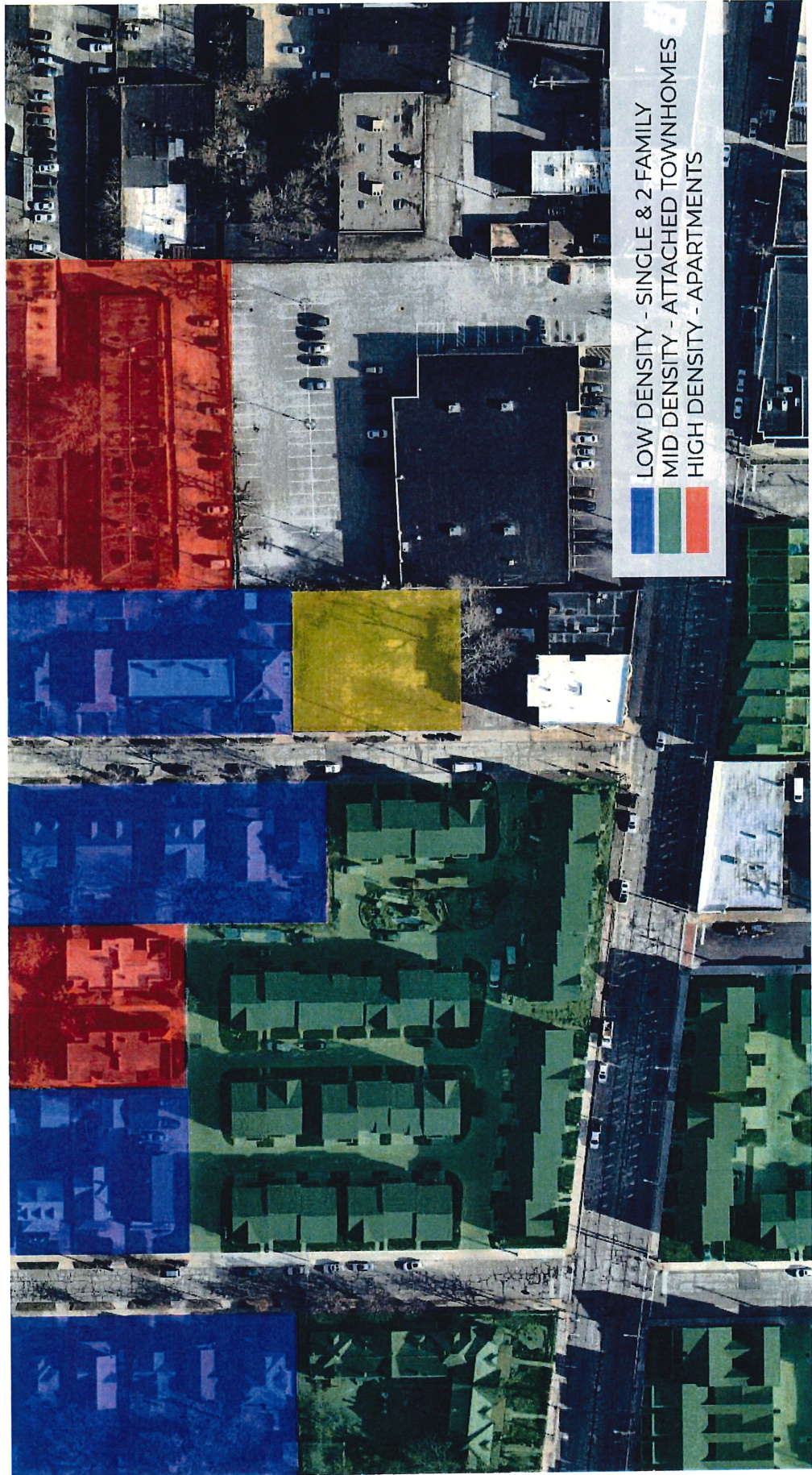
DRAWN BY:	REVISID:	DRAWING SIZE:
HCP	13/17	11x17
DATE:	DATE:	DATE:



DRAWING SIZE	11x17
REVISED	
DATE	

B.R. Knez Construction, Inc.
 7555 Fredle Drive, Suite 210
 1375, 1379, & 1391 FV

Site Context



■ LOW DENSITY - SINGLE & 2 FAMILY
■ MID DENSITY - ATTACHED TOWNHOMES
■ HIGH DENSITY - APARTMENTS



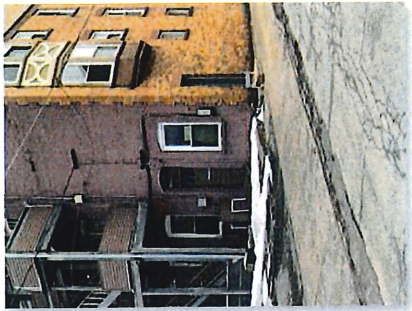
Site Context

FV Avenue Townhomes
 1375, 1379, & 1391 FV

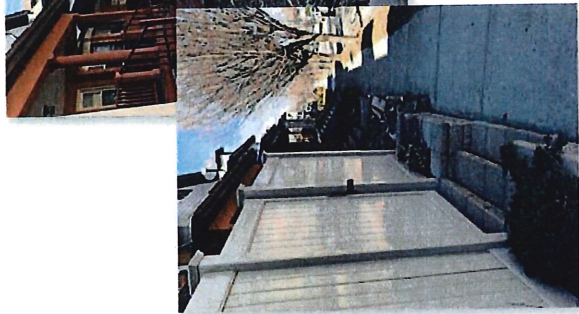
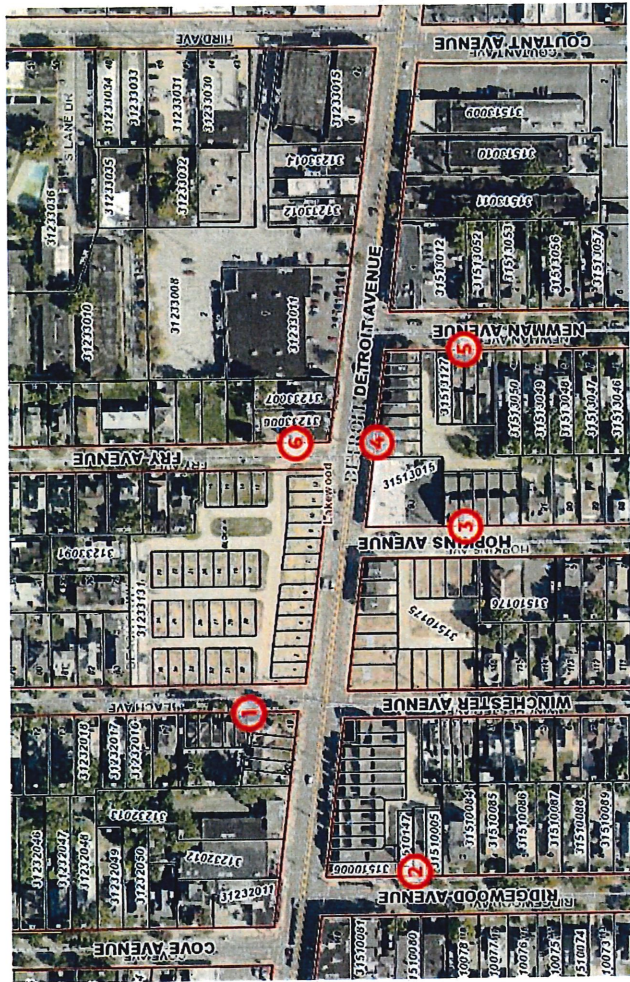


B.R. Knez Construction, Inc.
 7555 Fredle Drive, Suite 210

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HCP	HCP	11X17
DATE:	REVISION:	CR 7



6



1



5



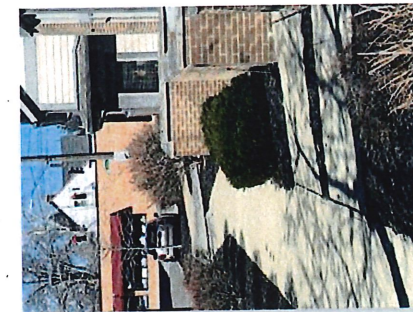
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2



2

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HCP	DATE:	1/11/14
REVISION:		
DATE:		

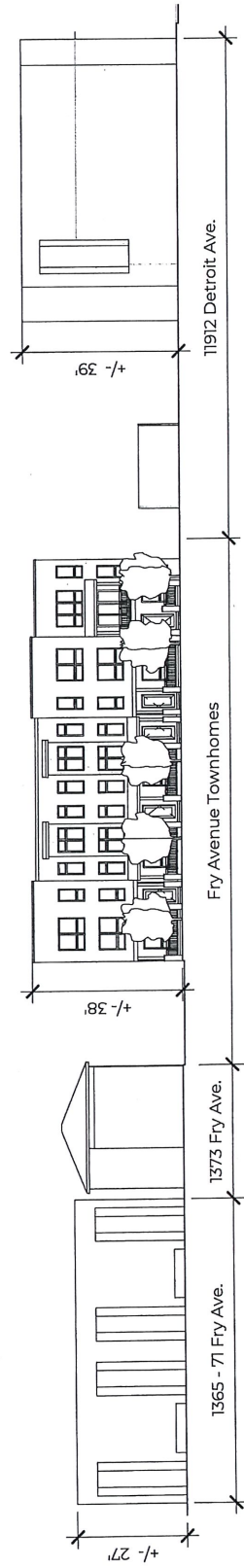
B.R. Knez Construction, Inc.
7555 Fredle Drive, Suite 210



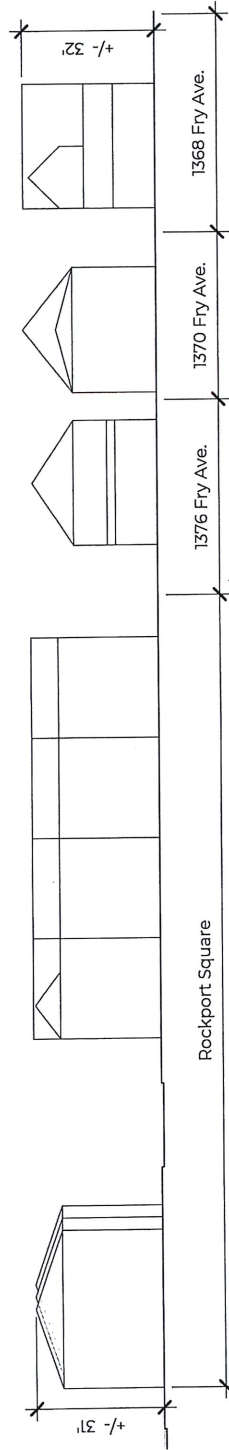
FV Avenue Townhomes
1375, 1379, & 1391 FV

Site Context





1 Fry Ave. Looking East
1" = 30'-0"



2 Fry Ave. Looking West
1" = 30'-0"

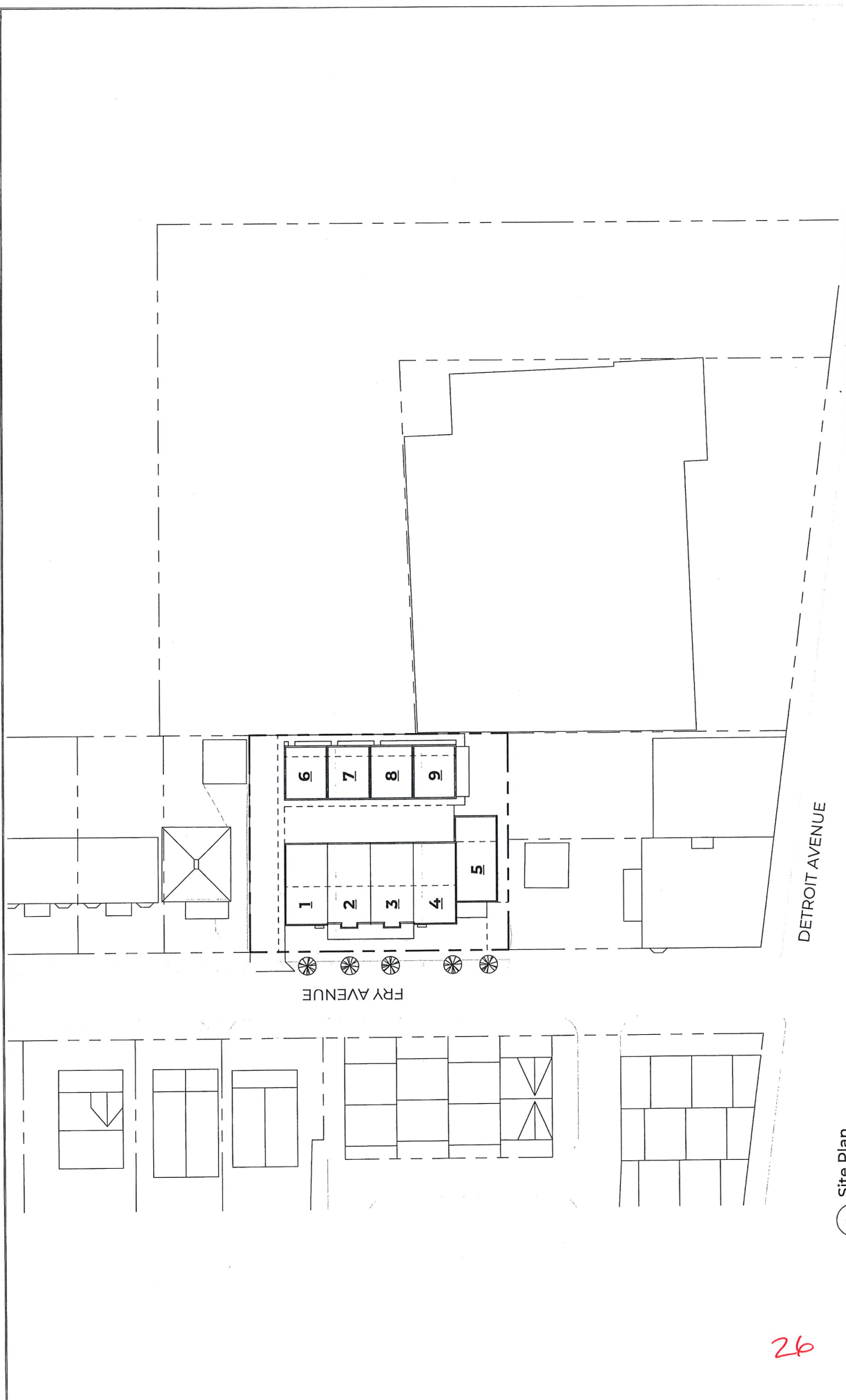
Site Context

Fry Avenue Townhomes
1375, 1379, & 1391 Fry



B.R. Knez Construction, Inc.
7555 Fiedle Drive, Suite 210

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HCP		1/4" = 1'-0"
DATE:	APPVATION:	CNC



1 Site Plan
1" = 40'-0"

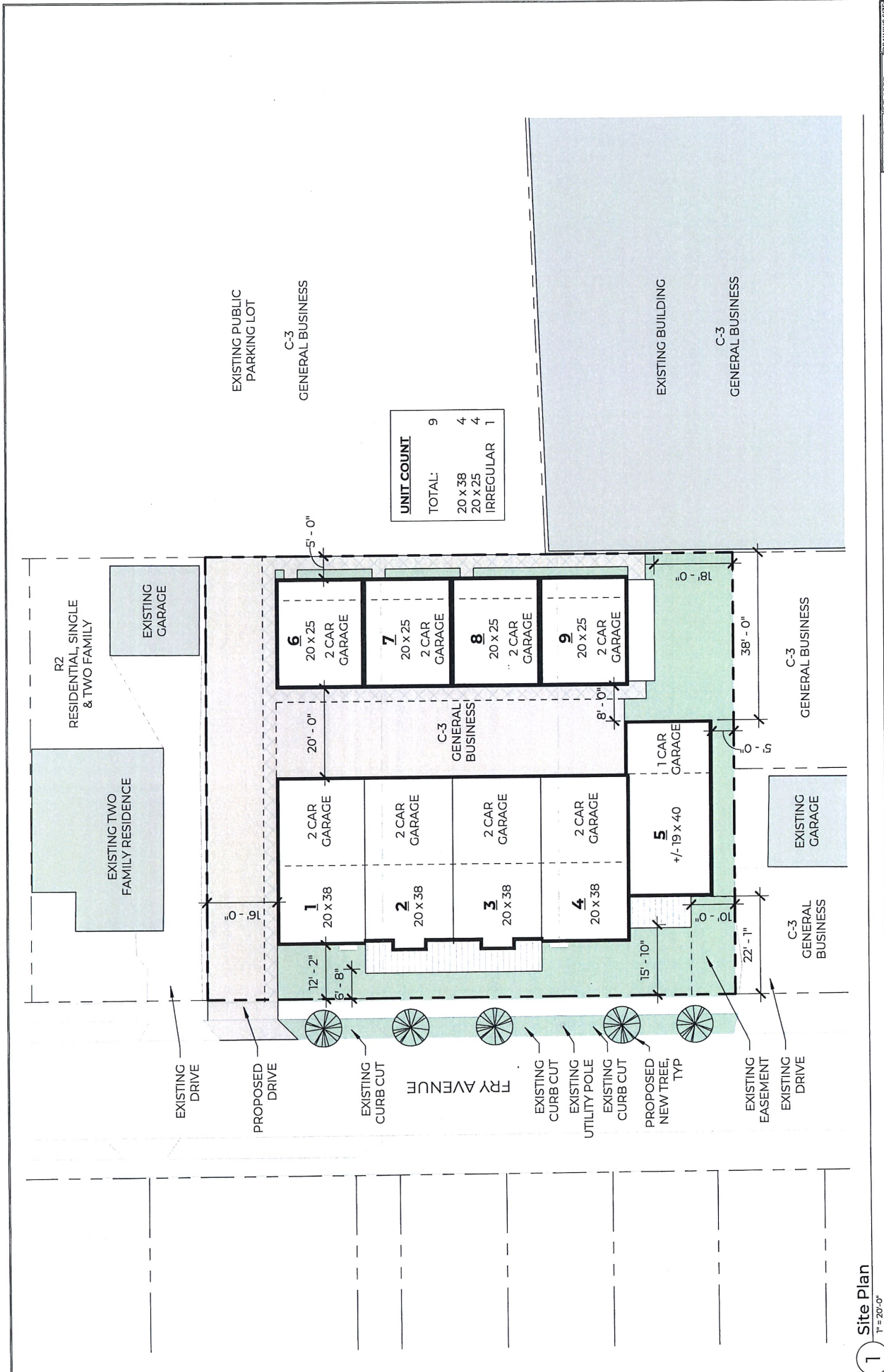
Site Context

Fry Avenue Townhomes
1375, 1379, & 1391 Fry



B.R. Kneez Construction, Inc.
7555 Fredle Drive, Suite 210

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DATE:	REVISION:	C 1 2



UNIT COUNT	
TOTAL:	9
20 x 38	4
20 x 25	4
IRREGULAR	1

1 Site Plan
1" = 20'-0"

DRAWING SIZE	DATE
11x17	

DRAWN BY: HCP
 REVISION: HCP
 DATE: HCP

Fry Avenue Townhomes
 1375, 1379, & 1391 Fry

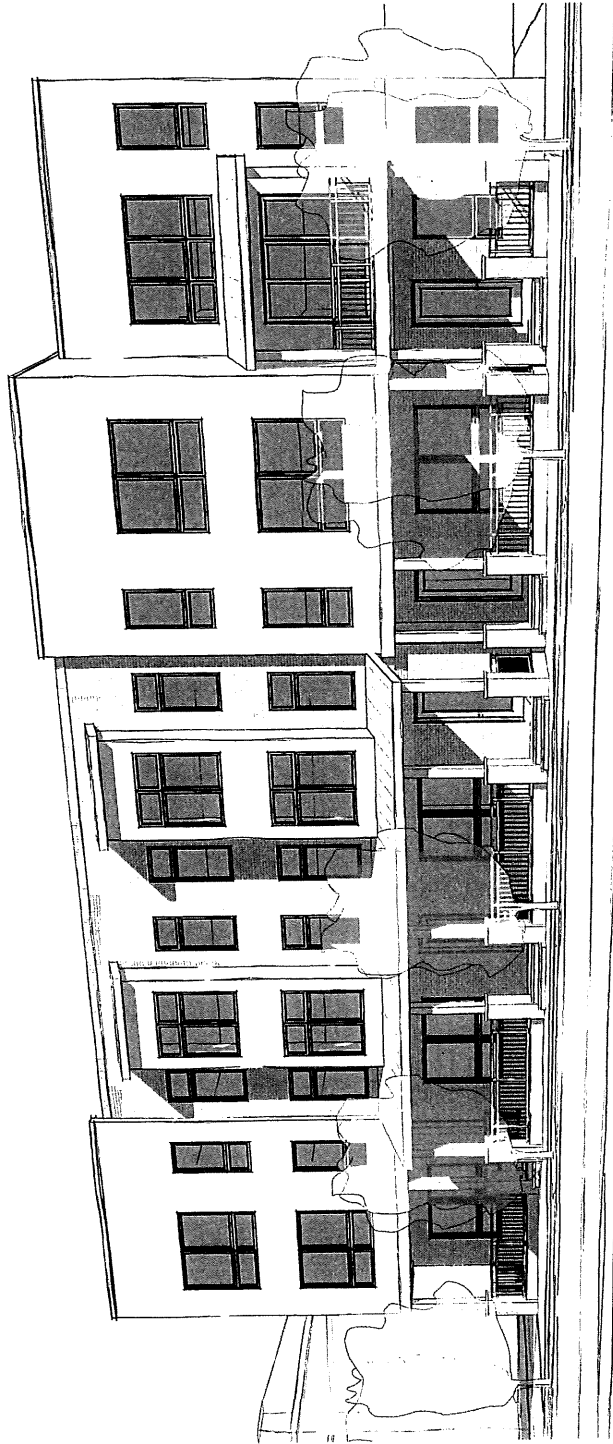


Schematic Site Plan

B.R. Knez Construction, Inc.
 7555 Fredle Drive, Suite 210

Knez

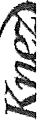
27



1 View from Fry Ave.

Perspective View

Fry Avenue Townhomes
1375, 1379, & 1391 Fry



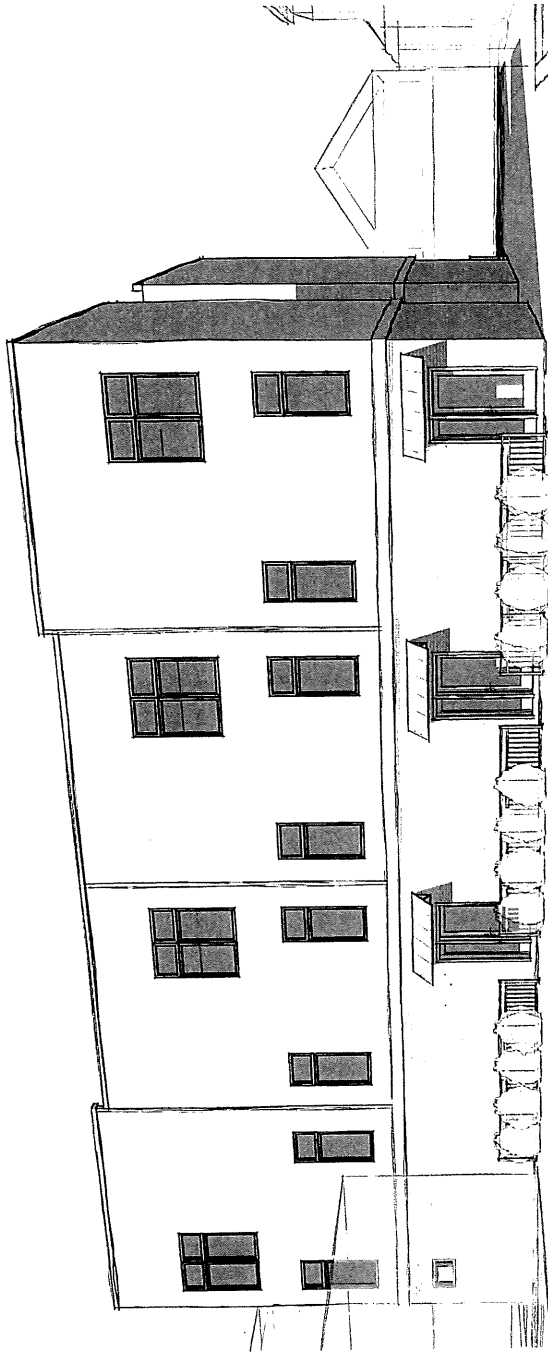
B.R. Knez Construction, Inc.
7555 Fredle Drive, Suite 210

DRAWN BY:
HCP

REVISID:
REVISION:

DRAWING SIZE
DATE

270



1 View from East Parking Lot



Perspective Views

Fry Avenue Townhomes
1375, 1379, & 1391 FV



B.R. Knez Construction, Inc.
7555 Fredle Drive, Suite 210

DRAWN BY:
HCP

REVISED:
REVISIONS:

DRAWING SIZE:
11x17

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. PL18-002296
DOCKET No. 04-14-18
FEE PAID _____

APPLICATION
LAKEWOOD PLANNING COMMISSION

Property Address 1456 Warren Road Business/Tenant Name Lakewood Board of Education
Property Owner Name Lakewood City Schools Owner Phone 216-529-4000
Owner E-mail _____ Zoning C-4 Parcel Number 314-04-019
Project Summary Request for determination of eligibility for designation as a Historic Property under Chapter 1134 Historic Preservation Districts (HPD) and Historic Properties (HP)

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): Dru Siley Company Liberty Development Co

Applicant Address: 28045 Ranney Parkway Suite E Westlake, OH 44145

Phone: 4408921800 Fax: 4408921801 E-mail: ds@liberty-development.com

Signature:  Date: 09/19/2018

OFFICE USE ONLY: Application Reviewed and Accepted by: K. Milins Date: 3/21/18

File History: _____

Bldg. Dept. Remarks: _____

ORD. 15-14 SECTION 1134.03

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

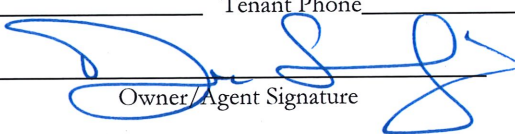
Please Print or Type:

Owner/Agent Name: Dru Siley

Property Address: 1456 Warren Road

Owner/Agent Phone: 440-892-1800 x 100

Tenant Name _____ Tenant Phone _____



 Owner/Agent Signature

**2018 Calendar
Planning Commission**

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
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.



LIBERTY
DEVELOPMENT COMPANY

28045 Ranney Parkway, Suite E | Westlake, OH 44145
p (440) 892-1800 | f (440) 892-1801

March 19th, 2018

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

**RE: 1456 Warren Road – East Rockport Central School
Nomination as a Historic Property – determination of eligibility**

Dear Members of the Commission:

Liberty Development Company is requesting to begin the process to nominate the former East Rockport Central School Building located at 1456 Warren Road as a Historic Property (HP) under Chapter 1134 of the Lakewood Zoning Code.

We are asking to be placed on the April 5th, 2018 docket for a discussion with the Commission to determine if the subject property is eligible to designated as an HP per the code. Should the property be determined to be eligible at that meeting, we understand a second meeting and a more detailed application will be required to make a formal designation.

The attached application includes the following:

1. A brief native of the properties history and the proposed adaptive reuse
2. Site plan and survey
3. Photographs of the existing building
4. Letter of authorization from the property owner

Please feel free to contact me at your convenience should you have any questions or require additional information.

Sincerely,

Dru Siley
Vice President, Development
440-892-1800 x111
ds@liberty-development.com



LIBERTY
DEVELOPMENT COMPANY

28045 Ranney Parkway, Suite E | Westlake, OH 44145
p (440) 892-1800 | f (440) 892-1801

Project Summary

1456 Warren Road – East Rockport Central School

Nomination as a Historic Property – determination of eligibility

Liberty Development Company (LDC) was selected by the Lakewood Board of Education (BOE) through a competitive RFP process in 2017 to purchase the subject property from the Board. As part of LDC's strategy for the property, our company proposed to rehab and adaptively reuse the original East Rockport Central School Building as an office building and potentially the future home of the BOE's administrative offices. The agreement with Board establishes that at a minimum we nominate the façade of 1456 Warren Road as a Historic Property under Lakewood's Chapter 1134.



A brief history of 1456 Warren Road

Present day Lakewood began as Township 7, Range 14, of the Connecticut Western Reserve in 1805. In 1819 a small group of eighteen families living in the area of present-day Lakewood, Rocky River, and part of Cleveland's West Park neighborhood named the growing community Rockport Township.

Under the Ohio Common School Act of April 9, 1867, three schools were allotted to East Rockport, called 6, 8, and 10. With an election held in January 1871 East Rockport formed its own school district and in March of that year the first school board members were elected. These elections were said to have been held on School 6, a one-story brick building located on Warren Road.

In 1879, the building located at 1456 Warrant Road was dedicated as East Rockport Central School. Designed by the Cleveland firm of Coburn and Barnum, it was built as a cost of \$4,519 plus an extra \$42 to engrave the school's name above the central windows of the second story. It replaced a one-story building, school 6, dating from the beginnings of the East Rockport school district.

1134.03 PROCEDURES FOR IDENTIFICATION, NOMINATION AND DESIGNATION OF AN HPD OR HP.

(d) Considerations for Nomination: In considering the nomination of any area, place, building, public interior portion of a building, structure, work of art or other object in the City as an HPD or HP, the Commission shall apply the following criteria with respect to each property. One (1) or more of the following must apply:

- (1) The character, interest or value as part of the heritage of the City, the region, State of Ohio or the United States;
- (2) The location as a site of a significant historic event;

We feel the East Rockport Central School Building qualifies as eligible for designation as a Historic Property under Chapter 1134.03 (d) criteria 1 and 2. Additionally, under the requirements outlined in 1134.3 subsection (f)(1), provided below, we feel the subject property also meets this test to be eligible to be designated as an HP.

(f) Additional Considerations for an HP: In addition to meeting at least one (1) of the criteria listed in subsection (d) above, a proposed HP must also meet the following criteria in order to be designated an HP:

- (1) The proposed HP must have a high degree of historic integrity, without excessive loss of architectural or historic character.



LAKWOOD CITY SCHOOLS

March 19, 2018

Lakewood Planning Commission
12650 Detroit Avenue
Lakewood, OH 44107

RE: 1456 Warren Road – East Rockport School

Request for Determination of Eligibility as a Historic Property (HP) per
Chapter 1134
Owner's Authorization

To Whom It May Concern:

Liberty Development Company has permission to pursue on behalf of the
Lakewood Board of Education a nomination for 1456 Warren Road as a Historic
Property.

Sincerely,

Jeffrey W. Patterson
Superintendent

Jeffrey W. Patterson
Superintendent
(216) 529-4092
(216) 228-8327-Fax

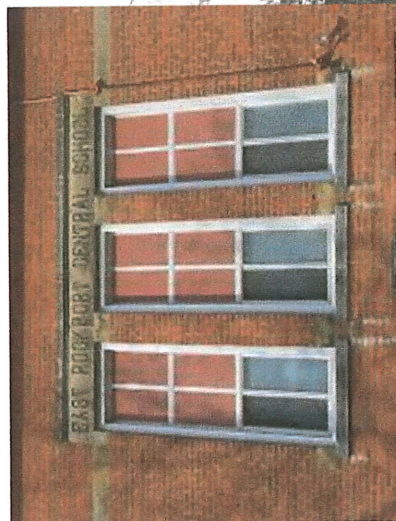
Executive Offices
1470 Warren Road
Lakewood, Ohio
44107-3997

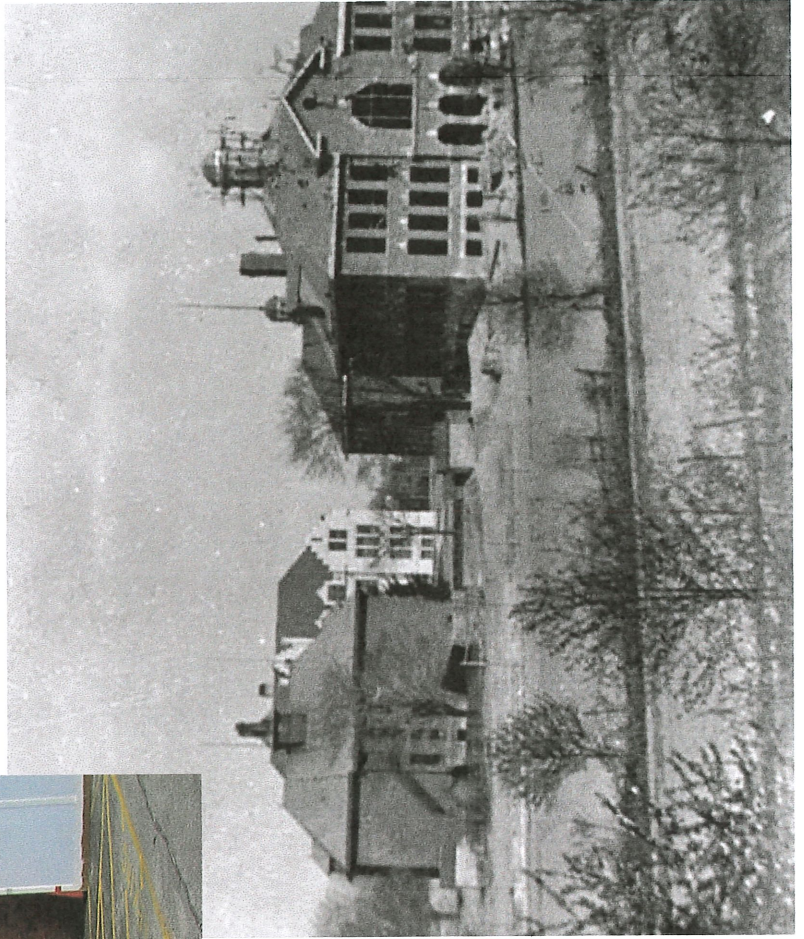
37





PHOTO COURTESY OF THE HISTORIC SOCIETY OF EAST RIVINGTON





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. PL18-002297
DOCKET No. 04-15-18
FEE PAID No Fee-

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 1456 & 1470 Warren Road Business/Tenant Name Lakewood Board of Education
Property Owner Name Lakewood City Schools Owner Phone 216-529-4000
Owner E-mail _____ Zoning C-4 Parcel Number 314-04-019
Project Summary Request for to rezone the subject property from C-4 (Public Schools) to C-3 (General Business) to permit the reuse of the property for office and commercial purposes

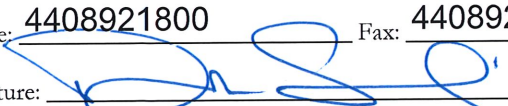
Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

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): Dru Siley Company Liberty Development Co
Applicant Address: 28045 Ranney Parkway Suite E Westlake, OH 44145
Phone: 4408921800 Fax: 4408921801 E-mail: ds@liberty-development.com
Signature:  Date: 09/19/2018

OFFICE USE ONLY: Application Reviewed and Accepted by: K. Milius Date: 3/21/18

File History: _____
Bldg. Dept. Remarks: _____

ORD. 105-07 SECTION 1171.02

42

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: Dru Siley

Property Address: 1456 and 1470 Warren Road

Owner/Agent Phone: 440-892-1800 x 100

Tenant Name _____ Tenant Phone _____


Owner/Agent Signature

**2018 Calendar
Planning Commission**

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
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May	Wednesday	04-18-18	Thursday	05-03-18	Thursday	05-03-18
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January	Wednesday	12-19-18	Thursday	01-03-19	Thursday	01-03-19

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43



LIBERTY
DEVELOPMENT COMPANY

26045 Ranney Parkway, Suite E | Westlake, OH 44145
p (440) 892-1800 | f (440) 892-1801

March 19th, 2018

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

**RE: 1456 & 1470 Warren Road
Lakewood Board of Education Offices
Request to change zoning from C-4 (Public Schools) to C-3 (General Business)**

Dear Members of the Commission:

Liberty Development Company is requesting to change the zoning of the property known as 1456 and 1470 Warren Road from C-4 Public Schools to C-3 General Business to allow for the on-going function of the property for office and commercial use. Currently, the subject property is owned by the Lakewood Board of Education and has been the Board's administrative offices.

The attached application includes the following:

1. A written description of the request
2. Site plan and survey
3. Photographs of the existing buildings
4. Letter of authorization from the property owner

Please feel free to contact me at your convenience should you have any questions or require additional information.

Sincerely,

Dru Siley
Vice President, Development
440-892-1800 x111
ds@liberty-development.com



LIBERTY
DEVELOPMENT COMPANY

28045 Ranney Parkway, Suite E | Westlake, OH 44145
p (440) 892-1800 | f (440) 892-1801

Project Summary

1456 & 1470 Warren Road – Board of Education Administrative Offices Zoning Change Request from C-4 (Public Schools) to C-3 (General Business)

Liberty Development Company (LDC) was selected by the Lakewood Board of Education (BOE) through a competitive RFP process in 2017 to purchase the subject property from the Board. As part of LDC's strategy for the property, our company proposed to rehab and adaptively reuse the original East Rockport Central School Building, 1456 Warren Road, as an office building and potentially the future home of the BOE's administrative offices. In the near term, Liberty has proposed that the BOE lease back 1470 Warren Road for approximately 1.5 years while the rehab of 1456 is under construction.



The current zoning of the property must be amended in order for the above outlined project to occur and for the site to be viable as a privately owned, commercial property in the downtown core. As it stands, the 1.61 acre property is currently zone C-4 (Public Schools) and that districts permits approximately 66 different commercial uses as conditional uses. However, 63 of those uses can only be permitted if the subject property has frontage on Detroit or Madison Avenues. The only 3 conditional uses that would be possible for the subject property under the current zoning are single-family homes, multi-family dwellings and bed and breakfasts. The zoning map for the property and a schedule of uses has been included with this application.

Our request is that the zoning for the property be changed to C-3 (General Business) that grants a range of permitted uses, including office, that would allow the project for 1456 Warren to move forward and positions the entire property as a viable commercial location.



LAKEWOOD CITY SCHOOLS

March 19, 2018

Lakewood Planning Commission
12650 Detroit Avenue
Lakewood, OH 44107

RE: 1456 and 1470 Warren Road
Request for Zoning Change from C-4 (Public Schools) to C-3 (General Business)
Owner's Authorization

To Whom It May Concern:

Liberty Development Company has permission to pursue on behalf of the Lakewood Board of Education a zoning change for 1456 and 1470 Warren Road from the current C-4 (Public Schools) to C-3 (General Business).

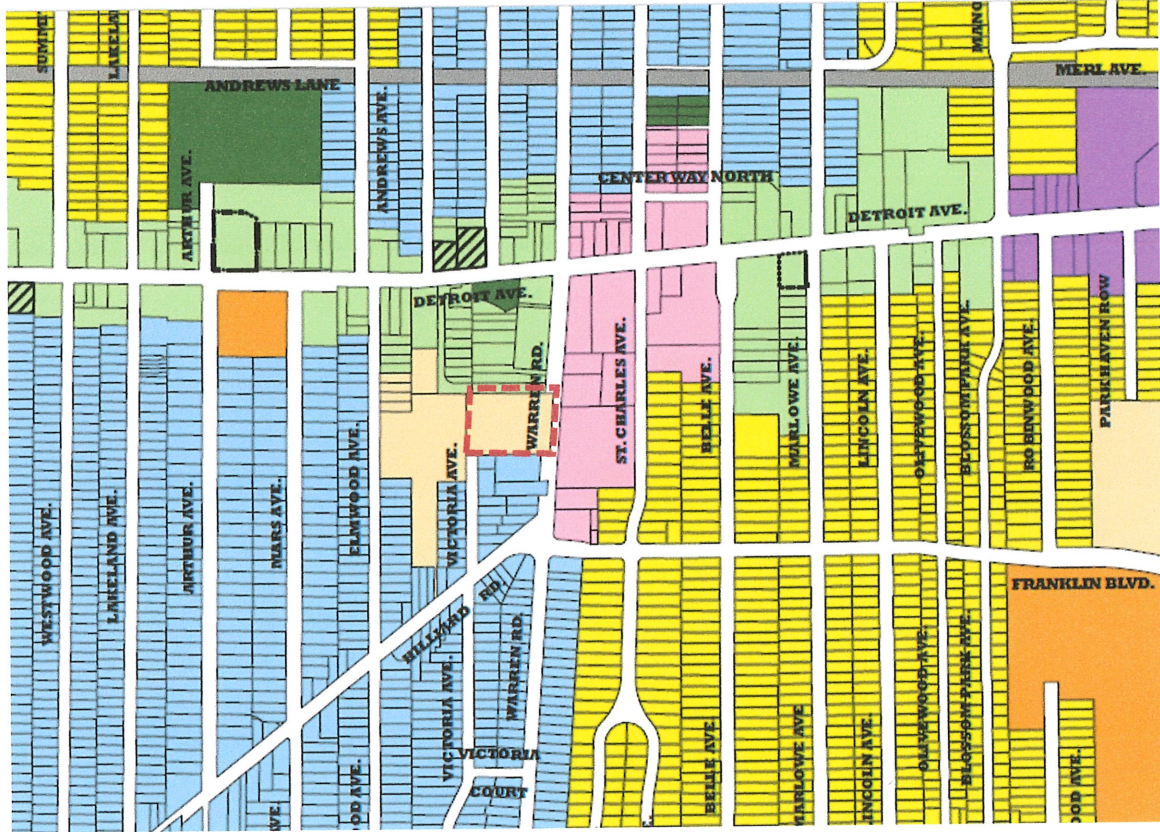
Sincerely,

Jeffrey W. Patterson
Superintendent


















Jeffrey W. Patterson
Superintendent
(216) 529-4092
(216) 228-8327-Fax

Executive Offices
1470 Warren Road
Lakewood, Ohio
44107-3997

46



1456 & 1470 Warren Road

-  Mixed Use Overlay
-  Historic Designation - National
-  Historic Designation - Local
-  C1 - Commercial, Office
-  C2 - Commercial, Retail
-  C3 - Commercial, General
-  C4 - Commercial, Public School
-  I - Industrial
-  L - Residential, Lagoon
-  MH - Residential, Multi-Family (High Density)
-  ML - Residential, Multi-Family (Low Density)
-  PD - Planned Development
-  Park
-  R1H - Residential, Single Family (High Density)
-  R1M - Residential, Single Family (Medium Density)
-  R1L - Residential, Single Family (Low Density)
-  R2 - Residential, Single and Two Family

SCHEDULE 1129.02: PERMITTED USES IN COMMERCIAL DISTRICTS

	C1 OFFICE	C2 RETAIL	C3 GENERAL BUSINESS	C4 PUBLIC SCHOOL
RESIDENTIAL				
Single-Family/Two-Family Dwellings	-	-	-	C
Multi-Family Dwellings	-	C ¹	C ¹	C ¹
Mixed Use Structure	P	P	P	C ⁷
Hotels/Motels	-	-	P	C ⁷
Groups/Convalescent/Nursing/Assisted Living	C	C	P	C ⁷
Day-Care Centers (6+ children)	P	P	P	C ⁷
Bed and Breakfast Establishment	C	C	C	C
INSTITUTIONAL				
Funeral Homes	-	C	P	C ⁷
Places of Worship	C	C	C	C ⁷
Elementary/Secondary Schools	P	P	P	C
Trade/Vocational Schools	-	C	P	C ⁷
Colleges	C	P	P	C ⁷
Libraries	C	P	P	C ⁷
Hospitals	C	C	P	C ⁷
Public Parks and Playgrounds	C	C	C	C ⁷
Parking Facility as a Principal Use	P	P	P	C ⁷
ENTERTAINMENT				
Indoor Commercial Recreation	-	C	P	C ⁷
Theaters, Banquet Hall, Party Center	-	C	P	C ⁷
Studios for Instruction	-	P	P	C ⁷
Fraternal Organizations	-	C	P	C ⁷
Museum/Art Gallery	P	P	P	C ⁷
Auditorium	-	C	P	C ⁷

FOOD AND BEVERAGE SERVICES				
Restaurant seated Table Service	P ²	P	P	C ⁷
Restaurants – Fast Food	C ²	P	P	C ²
Bar, Tavern, Nightclub	C ²	P	P	C ²
Outdoor/Seasonal Dining Facility	C ³	C ³	C ³	C ^{3,7}
PROFESSIONAL SERVICES				
Offices <i>Including:</i>				
Business, Medical, and Government	P	P	P	C ⁷
Medical Clinics/Urgent Care Facility	C	C	P	C ⁷
Radio/TV/Video/Audio Production	C	C	P	C ⁷

SCHEDULE 1129.02: PERMITTED USES IN COMMERCIAL DISTRICTS (Cont.)				
	C1 OFFICE	C2 RETAIL	C3 GENERAL BUSINESS	C4 PUBLIC SCHOOL
RETAIL/SERVICE USES				
General Retail <i>Including:</i>				
Book and Stationery Stores,	P	P	P	C ⁷
Apparel Stores, Florists,	P	P	P	C ⁷
Antique Stores, Sporting Good Stores	P	P	P	C ⁷
Jewelry Stores,	P	P	P	C ⁷
Second Hand and Resale Stores,	P	P	P	C ⁷
Specialty Gift Stores,	P	P	P	C ⁷
Retail Variety Stores, and	P	P	P	C ⁷
Floor Coverings.	P	P	P	C ⁷
Media Stores	P ⁴	P ⁴	P ⁴	C ⁷
Sexually Oriented Businesses <i>Including:</i>				
Adult Arcades,	P ⁵	P ⁵	P ⁵	-
Adult Cabarets,	P ⁵	P ⁵	P ⁵	-
Adult Media Stores,	P ⁵	P ⁵	P ⁵	-

Adult Novelty Stores, ⁶	P ⁵	P ⁵	P ⁵	-
Adult Motion Picture Theaters,	P ⁵	P ⁵	P ⁵	-
Adult Theaters,	P ⁵	P ⁵	P ⁵	-
Nude Model Studios,	P ⁵	P ⁵	P ⁵	-
Sexual Encounter Centers,	P ⁵	P ⁵	P ⁵	-
Any combination of above.	P ⁵	P ⁵	P ⁵	-

Service Retail, Including:

Printing Services,	C ²	P	P	C ^{2,7}
Shoe Repair,	C ²	P	P	C ^{2,7}
Photographic Studios,	C ²	P	P	C ^{2,7}
Tailoring, Dress Making and	C ²	P	P	C ^{2,7}
Dry Cleaning,	C ²	P	P	C ^{2,7}
Upholstery.	C ²	P	P	C ^{2,7}
Body Art Establishment.	C	C	C	

Convenience Retail, Including:

Bakeries, Grocery,	P	P	P	C ⁷
Supermarkets,	P	P	P	C ⁷
Beverage Stores including	P	P	P	C ⁷
Liquor, Film/Video Rental, and Drug Stores.	P	P	P	C ⁷

SCHEDULE 1129.02: PERMITTED USES IN COMMERCIAL DISTRICTS (Cont.)

	C1 OFFICE	C2 RETAIL	C3 GENERAL BUSINESS	C4 PUBLIC SCHOOL
Hard Goods Retail Including:				
Automotive Part and Supplies,	-	P	P	C ⁷
Furniture Sales,	-	P	P	C ⁷
Hardware and Locksmith Services,	-	P	P	C ⁷
Garden Supplies, Nurseries,	-	P	P	C ⁷
Lumber and Building Supplies,	-	P	P	C ⁷

Appliance Repair and Sales, and	-	P	P	C ⁷
Display and Showrooms for any	-	P	P	C ⁷
Building Product.	-	P	P	C ⁷
Personal Care Services Including:				
Barber and Beauty Shops,	C ²	P	P	C ^{2,7}
Cosmetology and Cosmetic Salons,	C ²	P	P	C ^{2,7}
Diet Counseling Centers,	C ²	P	P	C ^{2,7}
Electrolysis Services,	C ²	P	P	C ^{2,7}
Fingernail and Tanning Salons, and	C ²	P	P	C ^{2,7}
Massotherapy Services.	C ²	P	P	C ^{2,7}
OTHER RETAIL/SERVICES Including:				
Animal Clinics/Hospitals,	-	C	P	C ⁷
Veterinarian Offices, and	-	C	P	C ⁷
Grooming Services.	-	C	P	C ⁷
Medical Marijuana Dispensaries.	C ⁹	C ⁹	C ⁹	
LAUNDROMAT	-	P	P	C ⁷
STORAGE WHOLESALE/UTILITY Including:				
Warehousing,	-	-	C	-
Wholesale Trade Operations,	-	-	C	-
Self-Storage Facility.	-	-	C	-
AUTOMOTIVE SERVICES				
Gasoline Service Station	-	C	P	-
Motor Vehicle Sales and Leasing	-	C	P	-
Motor Vehicle Repair Shop	-	C	C	-
Motor Vehicle Rental or Leasing Agency	C	C	C	-
Motor Vehicle Washing/Detailing Facility	-	C	C	-

SCHEDULE 1129.02: PERMITTED USES IN COMMERCIAL DISTRICTS (Cont.)				
	C1 OFFICE	C2 RETAIL	C3 GENERAL BUSINESS	C4 PUBLIC SCHOOL
INDUSTRIAL <i>Including:</i>				
Manufacturing, Processing,	-	-	C	-
Assembly, and/or Packaging Plant.	-	-	C	-
Light Industrial (as above, no more than 1,000 sq.ft. or five [5] employees.)	-	C	P	-
DRIVE-THROUGH FACILITY	C	C	C	-

- 1 As regulated by Chapter [1127](#).
- 2 Use is limited to the ground floor of the structure.
- 3 Permitted only as an accessory use and limited to the ground floor level.
- 4 Reference Sections [1103.02\(o\)](#), [1103.02\(tt\)](#) and [1103.02\(uu\)](#), and Section [1129.15](#) herein.
- 5 As regulated by Chapter [1163](#) and Chapter [777](#).
- 6 Reference Section [1103.02\(i\)](#), or Chapter [1163](#).
- 7 Use shall be limited to Detroit Avenue and/or Madison Avenue as regulated by Chapters [1156](#) and [1161](#).
- 8 Reference Sections [1129.17](#) and [1161.03\(y\)](#).
- 9 As regulated by Chapter [1165](#) and Chapter [779](#).
(Ord. 31-17. Passed 11-20-2017; Ord. 32-17. Passed 10-2-2017.)



PLANNING COMMISSION

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

April 5, 2018

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

**Re: Communication from Katelyn Milius, Planner
Renewal of Conditional Use Permit for Delivery Hours**

Conditional Use Permits for Delivery Hours can be renewed through administrative review by the Department of Planning and Development. The following business applied and received your approval at its October 5, 2017 meeting to allow delivery hours until 3:00 a.m. with the stipulation there was an administrative review in six months. I have approved the renewal for the following business:

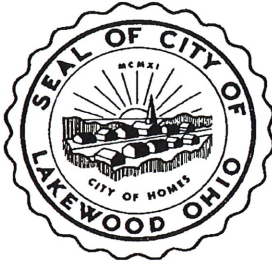
- 18508 Detroit Avenue; Insomnia Cookies.

This conditional use has proven to improve business for the responsible proprietor. I want to thank the Commission and the above captioned business for proving that the use can benefit our city.

Sincerely,

Katelyn Z. Milius

Katelyn Milius, Planner
Commission Secretary



PLANNING COMMISSION

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April 5, 2018

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

**Re: Communication from Katelyn Milius, Planner
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 2018:

- 11904-08 Detroit Avenue; Five O'Clock Lounge,
- 12401 Detroit Avenue; Peppers Italian Restaurant,
- 13601 Detroit Avenue; O'Toole's Pub & Restaurant,
- 14013 Detroit Avenue; GetGo,
- 14018 Detroit Avenue; Winking Lizard (two front patios; SE and SW),
- 14018 Detroit Avenue; Lizardville,
- 14600 Detroit Avenue; Forage Public House,
- 14718 Detroit Avenue; Melt Bar & Grilled,
- 14900 Detroit Avenue; Rozi's Wine House,
- 15008 Detroit Avenue; Yogurt Treats, LLC ("menchie's"),
- 15012 Detroit Avenue; 16-Bit + Arcade,
- 15326 Detroit Avenue; Voodoo Tuna,
- 15400 Detroit Avenue; Humble Wine Bar,
- 15605-07 1/2 Detroit Avenue; Merry Arts Pub + Grille,
- 16512 Detroit Avenue; Cozumel Mexican Restaurant,
- 16934 Detroit Avenue; Midtown Booths,
- 17103 Detroit Avenue; Game On Lakewood,
- 17625 Detroit Avenue; Salt+
- 18405 Detroit Avenue; India Garden Bar & Restaurant,
- 18616-18622 Detroit Avenue; Around the Corner,
- 12700 Lake Avenue; Pier W Restaurant,
- 11926 Madison Avenue; The Flying Rib,

- 12112 Madison Avenue; The Winchester,
- 12906 Madison Avenue; Barroco (rear patio and sidewalk dining),
- 13362 Madison Avenue; Woodstock aka Trio's,
- 13368 Madison Avenue; The Bottlehouse Brewery,
- 13603 Madison Avenue; YUZU,
- 13715 Madison Avenue; Angelo's Pizza,
- 14224 Madison Avenue; El Tango Taqueria,
- 14810 Madison Avenue; The Red Rose Café,
- 15314 Madison Avenue; Mars Bar,
- 15527-33 Madison Avenue; Barrio's Lakewood aka Tres Amigos,
- 17014 Madison Avenue; Mullen's of Madison,
- 1332 West 117th Street; Dianna's Restaurant,
- 1528 West 117th Street; Dunkin' Donuts.

This conditional use has proven to improve business for responsible proprietors and enhanced activity on our streets. I want to thank the Commission and the above captioned businesses for proving that the use can benefit our city.

Sincerely,

Katelyn Z. Milius

Katelyn Milius, Planner
Commission Secretary