

**SPECIAL MEETING
AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
APRIL 22, 2021
REMOTE MEETING
5:00 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 3PM the day of the meeting at www.onelakewood.com/accordions/planning-commission/

1. **Roll Call**
2. **Opening Remarks**

**OLD BUSINESS
CONDITIONAL USE**

3. **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 Detroit 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 2)

ADJOURN



PLANNING COMMISSION

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

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.

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

LAKESWOOD PLANNING COMMISSION

Property Address 15625 Detroit Business/Tenant Name Lindey's Lake House

Property Owner Name John Granzier Owner Phone 216-323-8444

Owner E-mail JGranzier@roadrunner.com Parcel Number _____

Project Summary: Applying for Permits 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 NCA Ventures, Com

Applicant Address: 372 Kenilworth Rd. Bay Village

Phone: 440-503-2350 Fax: _____ E-mail: pat@ncaventures.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.

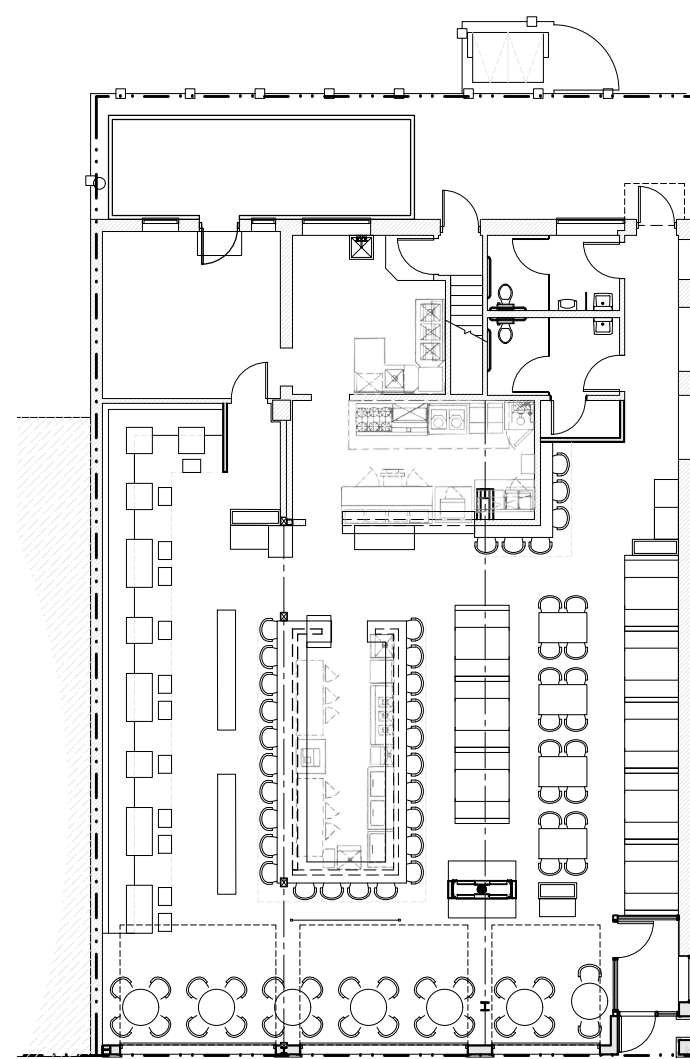
Respectfully,
John Granzier

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.

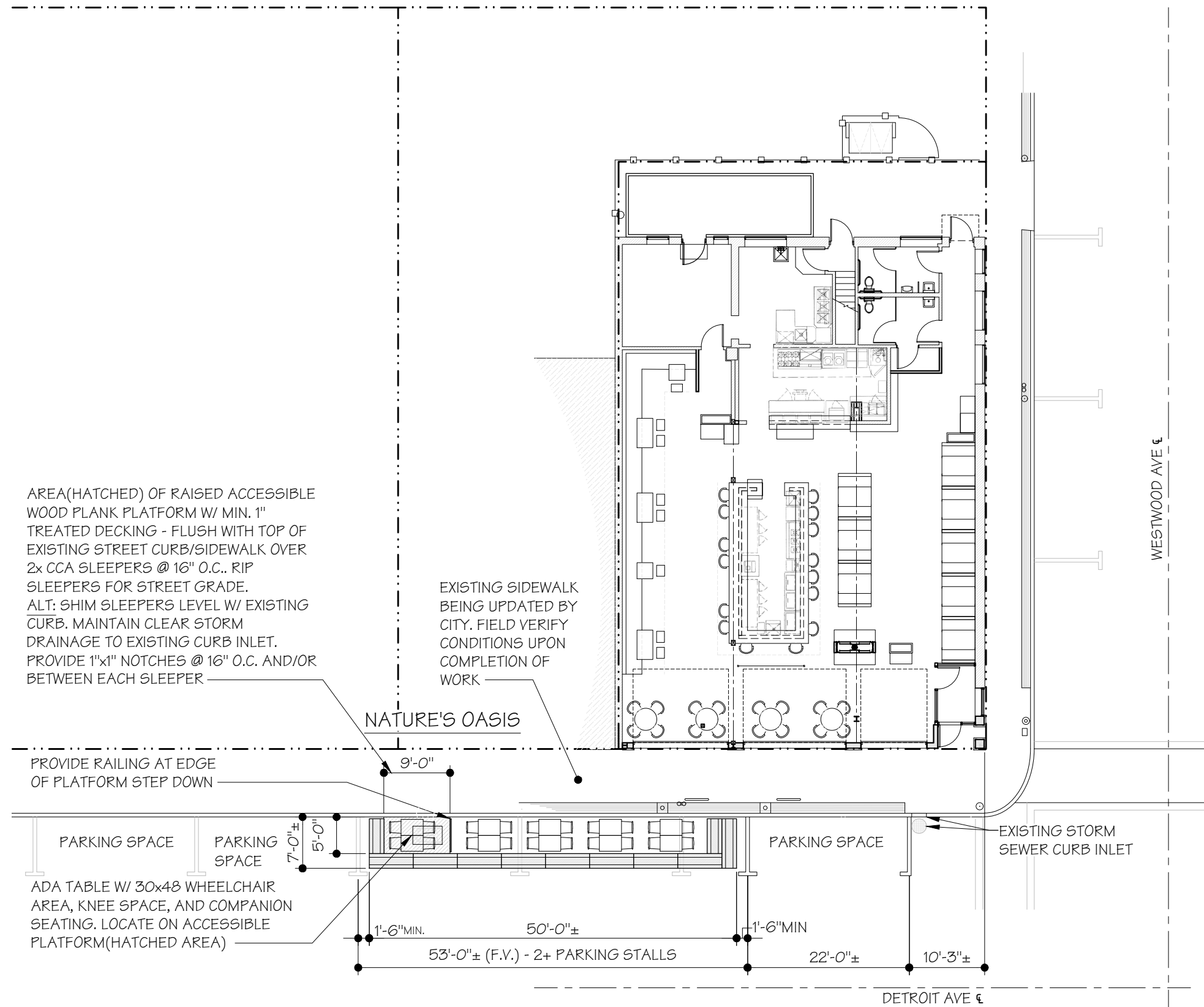
PARKLET LAYOUT



PRE-COVID LAYOUT

SEAT COUNTS

PRE-COVID	140
COVID-EXISTING	79
PROPOSED PARKLET	20
PROPOSED TOTAL	99



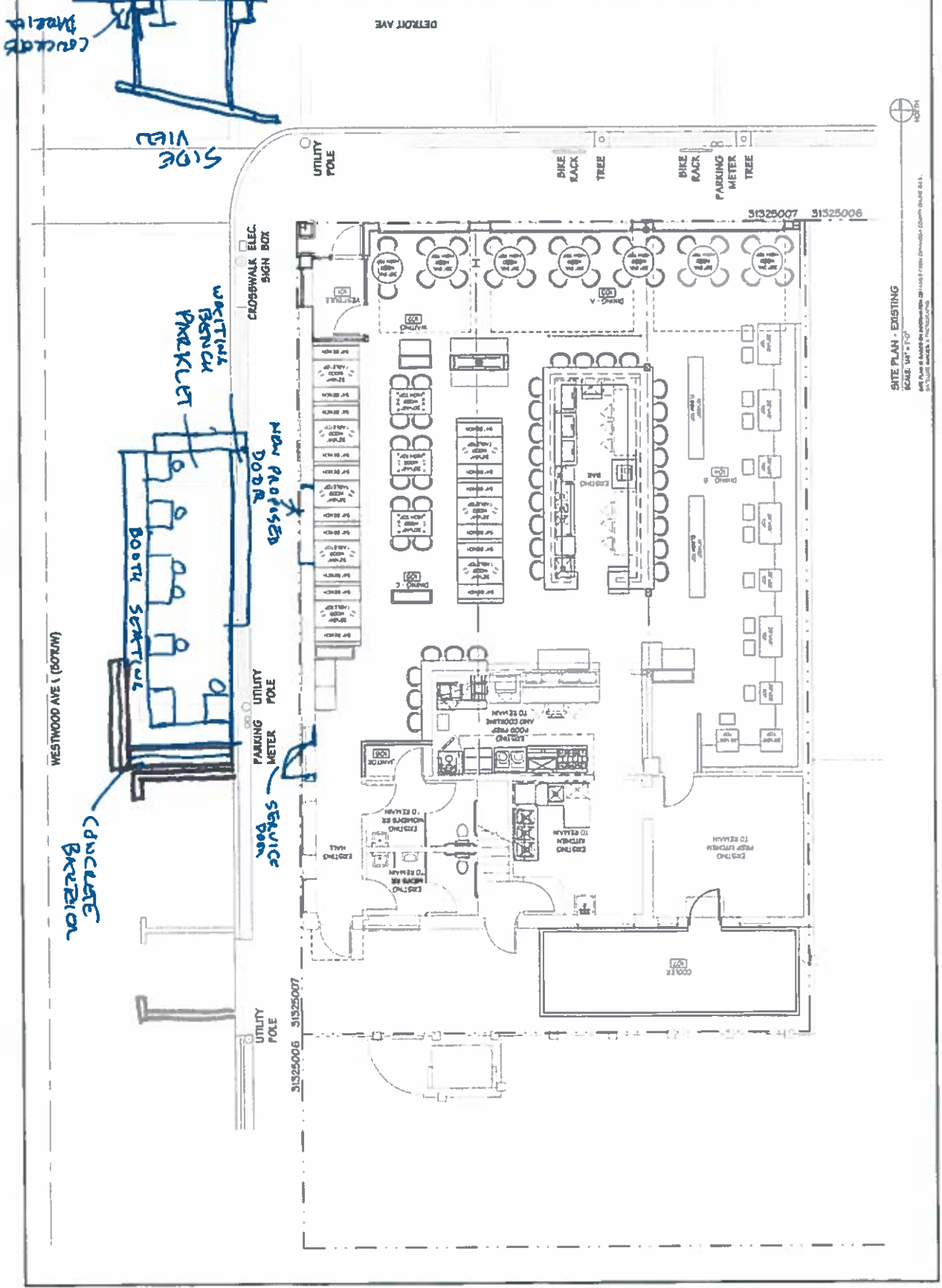
COVID LAYOUT w/ PROPOSED PARKLET



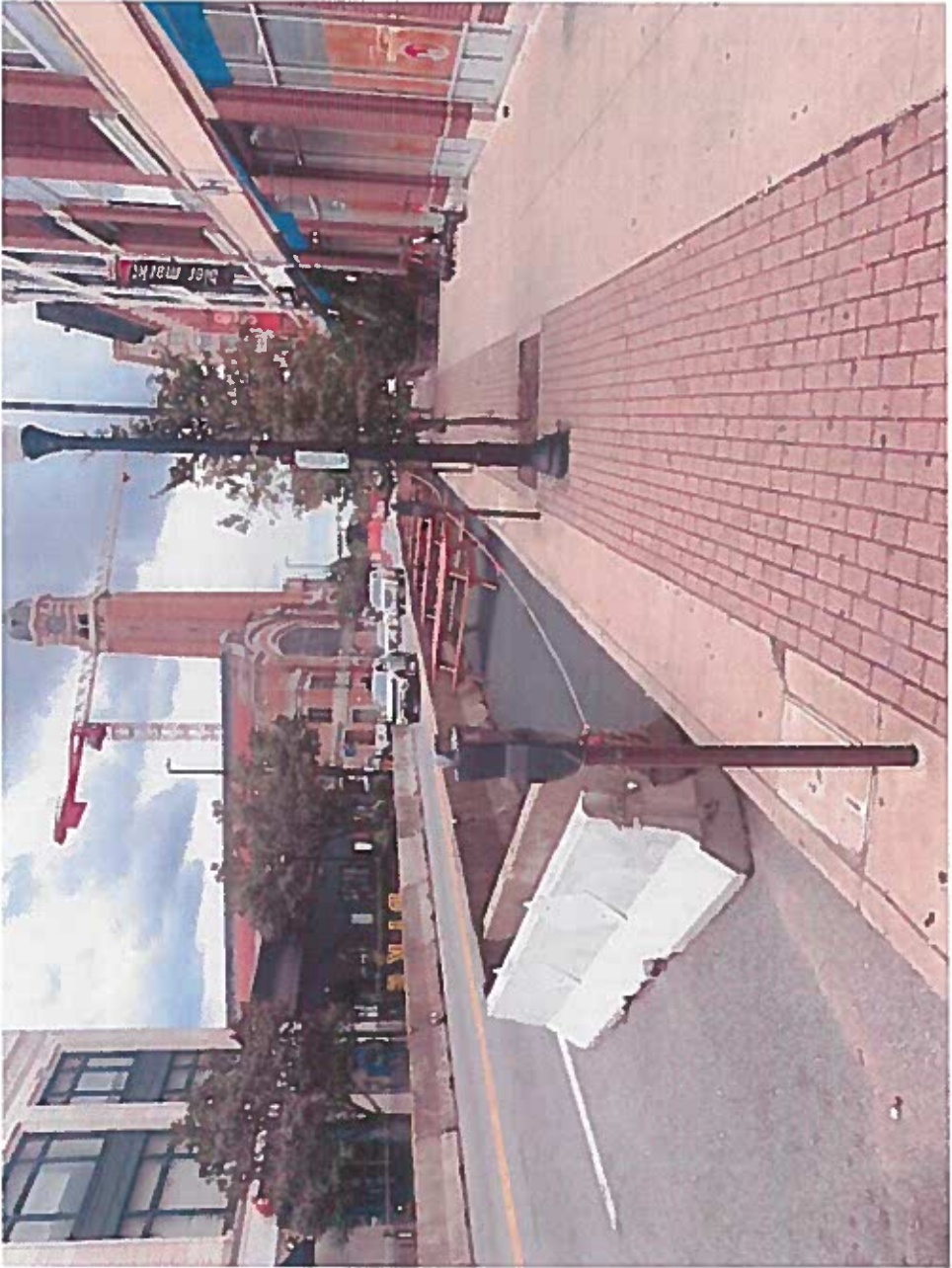
BAR ITALIA - 15625 DETROIT AVE, LAKEWOOD, OH

April 15, 2021





SITE PLAN - EXISTING
 SCALE: 1/4" = 1'-0"
 ALL DIMENSIONS SHOWN ARE AS SHOWN ON THE EXISTING SURVEY DATA.
 ALL DIMENSIONS ARE APPROXIMATE.

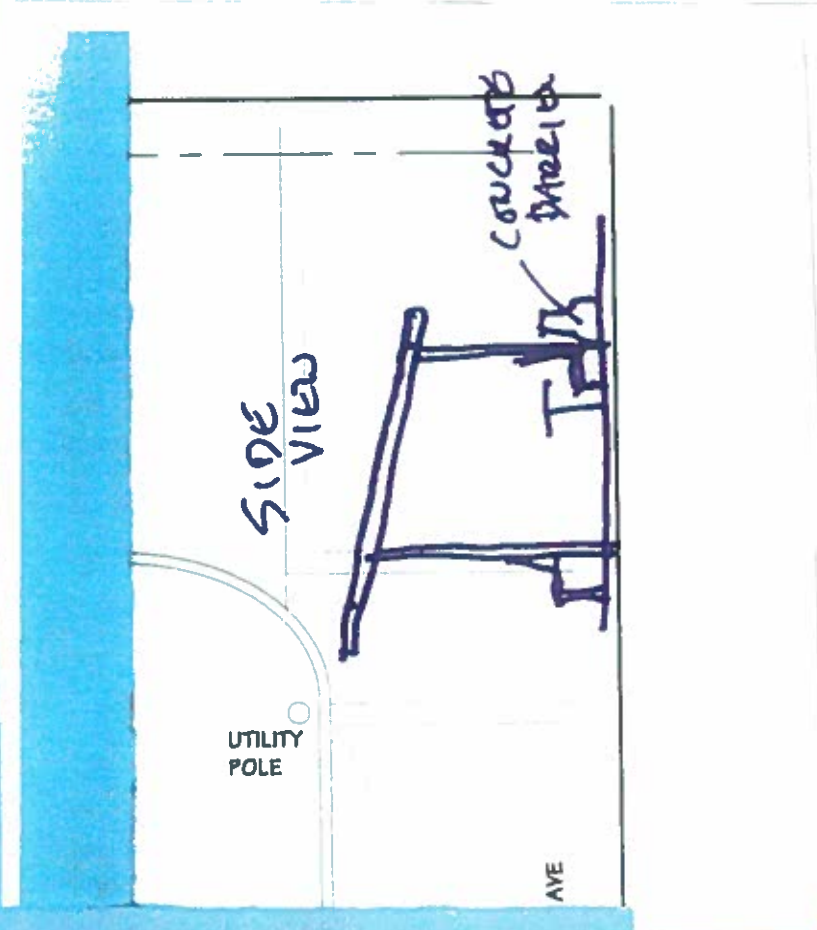


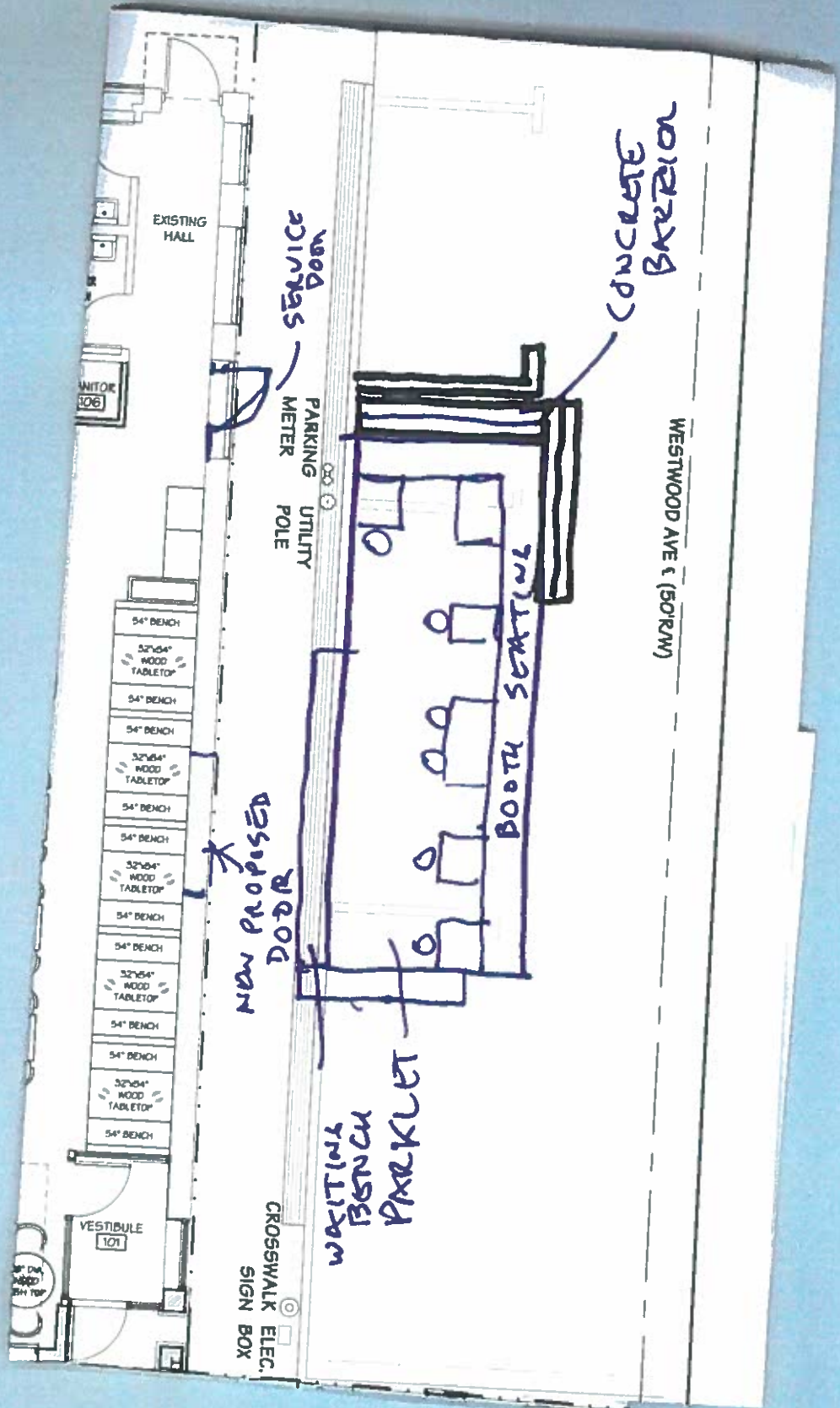






FRASCUETS





EXISTING HALL

SERVICE DOWN

PARKING METER UTILITY POLE

CONCRETE BARRIER

WESTWOOD AVE S (BORM)

BOOTH SEATING

NEW PROPOSED DOOR

WAITING BENCH PARKLET

UNIT 106

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

VESTIBULE 101

CROSSWALK ELEC. SIGN BOX

