

**AGENDA  
PLANNING COMMISSION  
JUNE 4, 2020  
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 June 4, 2020 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 May 7, meeting**
- 3. Opening Remarks**

**OLD BUSINESS**

**CONDITIONAL USE**

- 4. Docket No. 03-11-20  
13701 & 13901 Detroit Avenue  
Jerome Solove Development, Inc. (JDSI)**

Jerome Solove, JDSI, applicant requests review of a conditional use for a mixed-use overlay district to construct two 4-story structure containing residential market rate apartments as well as designated commercial space on the first floor in the east building. Property is located in a C3, Commercial, General district. Pursuant to section 1161.03(v) – mixed-use overlay district and chapter 1135. (Page 4)

**\*Per the applicant's request, this item is deferred from the June meeting.**

**NEW BUSINESS**

**PARKING PLAN REVIEW**

- 5. Docket No. 06-14-20  
1384 Hird Avenue  
Stonewall Sports Complex**

James J. Ptacek, Larsen Architects requests the review of proposed parking for Stonewall Sports Complex; property is in a C3 Commercial - General district. Pursuant to section 1143.09 - parking plan review. (Page 6)

**CONDITIONAL USE**

- 6. Docket No. 06-15-20  
14718 Detroit Avenue  
Melt Bar and Grill**

Matt Fish, Melt Bar and Grill requests 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; property is in a C1 Commercial - General district. (Page 8)

**7. Docket No. 06-16-20**  
**16918-24 Detroit Avenue**  
**El Carnicero**

Eric Williams, Top Rope Restaurants requests 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; property is in a C3 Commercial - General district. (Page 13)

**8. Docket No. 06-17-20**  
**17112 Detroit Avenue**  
**Cleveland Vegan**

Laura Ross, Cleveland Vegan requests 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; property is in a C2 Commercial - Retail district. (Page 14)

**9. Docket No. 06-18-20**  
**17625 Detroit Avenue**  
**Salt+**

Jessica Parkinson, And Pepper, LLC Salt DBA requests 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; property is in a C2 Commercial - Retail district. (Page 21)

**10. Docket No. 06-19-20**  
**18605 Detroit Avenue**  
**Harry Buffalo**

Tony George, Harry Buffalo requests 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; property is in a C2 Commercial - Retail district. (Page 23)

**11. Docket No. 06-20-20**  
**12301 Madison Avenue**  
**LBM**

Eric Ho, LBM requests 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; property is in a C2 Commercial - Retail district. (Page 26)

**12. Docket No. 06-21-20**  
**15314 Madison Avenue**  
**Mars Bar**

George Gountis, Mars Bar LLC requests 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; property is in a C2 Commercial - Retail district. (Page 35)

**13. Docket No. 06-22-20  
13200 Madison Avenue  
Mahall's Twenty Lanes**

Joseph Pavlick, FP Madison LLC requests 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; property is in a C2 Commercial - Retail district. (Page 37)

**COMMUNICATION**

**14. Docket No. 06-23-20  
Detroit Avenue (Sloane to Graber) Improvements Project**

The City of Lakewood is working with Osborne Engineering on the redesign of Detroit Avenue (US-6) from Sloane Avenue/Valley Parkway to Graber Drive. The planned improvements intend to:

- Improve connections and access for all modes of transportation into the Rocky River Reservation;
- Increase safety for pedestrians and bicyclists by reducing the crosswalk lengths across Detroit, widening the sidewalk on the north side of Detroit, and adding a multi-use trail on the southern portion of Detroit;
- Provide for transit waiting areas in the project area;
- Aesthetically improve the gateway into Lakewood; and
- Improve water and sewer infrastructure and replace the deteriorated pavement.

The design consultant Osborn Engineering will be presenting the engineering design for the street layout, which will be posted for public comment after the meeting. (Page 43)

**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. PC20-000009  
DOCKET No. 03-11-20  
FEE PAID \$150.00 js cc

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

Property Address 13701 & 13901 Detroit Ave. Business/Tenant Name N/A

Property Owner Name Stavash Family LLC/Lakewood Chrysler Plymouth Owner Phone 440-452-8765 / 216-403-2712

Owner E-mail smcdermott1490@gmail.com / cschuster@spltzer.com Zoning C3 & R1H Parcel Number 31501101, 31501070, 31501069, 31501102, 31501036

Project Summary Conditional Use request under the Mixed-Use Overlay District. JSDI is proposing two 4-story structures containing residential market rate apartments as well as designated commercial space on the first floor in eastern 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): Jerome Solove Company JSDI

Applicant Address: 14837 Detroit Avenue #339 Lakewood, OH 44107

Phone: 614-425-2104 Fax: \_\_\_\_\_ E-mail: asolove@solove.com

Signature: *Aly Solove* Date: 2-19-20

OFFICE USE ONLY: Application Reviewed and Accepted by: K. Milius Date: 2/20/20

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

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

\_\_\_\_\_

\_\_\_\_\_

ORD. 43-08 SECTION 1161.03(v)

## Johanna Schwarz

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**From:** Katelyn Milius  
**Sent:** Wednesday, May 27, 2020 2:47 PM  
**To:** Johanna Schwarz  
**Subject:** FW: Detroit & Bunts

-----Original Message-----

From: Alex Solove <asolove@solove.com>  
Sent: Wednesday, May 27, 2020 2:46 PM  
To: Katelyn Milius <Katelyn.Milius@lakewoodoh.net>  
Subject: Detroit & Bunts

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Katelyn,

Please defer our Detroit and Bunts project for the month of June. We are hoping to be back and presenting soon.

Thanks,

Alex

Alex Solove  
614-425-2104  
asolove@solove.com  
<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.soloverealestate.com&c=E,1,8laA2KJN1j6kJ8GgXfSoNa-2UbjvY14BjkW7U179RyvCNpfvVRS163kdvrM6MVcho051ix7T0skM6nDuDnFRqiyhpGT5n1bKo1OQ6Y-Selk1SQ,,&typo=1>



PLANNING COMMISSION

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

## Application Cover Page

**Docket No.: 06-14-20**

**Reference No.: PC20-000017**

**Applicant Name: James J. Ptacek, Larsen Architects**

**Project Name: Stonewall Sports Complex**

**Project Address: 1384 Hird Avenue**

**Proposal: Review proposed parking for Stonewall Sports Complex**

## James Ptacek

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**From:** Betsy Figgie <bfiggie@gmail.com>  
**Sent:** Wednesday, May 20, 2020 9:56 AM  
**To:** James Ptacek  
**Subject:** Selection of Representative

*As a Member of West 117 Development, LLC, I hereby authorize Jim "JP" Ptacek of Larsen Architects to act as our representative on behalf of our organization in seeking municipal approvals for our projects. Should you have any questions please do not hesitate to call or email.*

Betsy V. Figgie  
[bfiggie@gmail.com](mailto:bfiggie@gmail.com)  
14665 Morgan Trail  
Novelty, OH 44072  
cell: 216-570-9085

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 14718 Detroit Ave Business/Tenant Name Melt Bar and Grilled Inc.

Property Owner Name Chas & Gordon Geiger Owner Phone 216-233-6303

Owner E-mail chas@shopgeigers.com Zoning \_\_\_\_\_ Parcel Number 312-17-027

Project Summary Extended Seasonal Patio in the back parking lot of Melt Bar and Grilled.

This lot is private property and owned by the Geigers.

**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 additional 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): Matt Fish Company Melt Bar and Grilled Inc

Applicant Address: PO BOX 771150

Phone: 216-392-5285 Fax: 216-431-7760 E-mail: mattfish@meltbarandgrilled.com

Signature:  Date: May 23, 2020

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

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

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

\_\_\_\_\_

\_\_\_\_\_

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



May 23, 2020

Planning Commission  
Lakewood Patio Extension Application  
Melt Bar and Grilled  
14718 Detroit Road  
Business Owner – Matt Fish  
Property Owner – Chas & Gordon Geiger


To whom it may concerns,

This detailed written description is for the proposed extension to the Melt Bar and Grilled patio.

Due to Covid-19 we are requesting the ability to extend our patio. The location of the extension will be in the back of our building located at 14718 Detroit Ave. The extension will attach to the current patio and have access through an existing gate. The patio will extend into the back parking lot which is a private lot owned by The Geigers. The patio will take up 2.5 parking spaces that are controlled by Melt Bar and Grilled. The patio extension will be designated by temporary fencing. Access to the patio will only be from inside the location by designated staff members.

Ideally, we plan to add 6 tables to the patio extension for a maximum seating of 40 guests.

Thank you

  
5-23-2020

Matt Fish  
Owner / Founder  
Melt Bar and Grilled  
PO Box 771150  
Lakewood, Ohio 44107  
216-431-7760  
meltbarandgrilled.com

**WARREN ST. CHARLES INVESTMENTS, LLC.**

**5/22/2020**

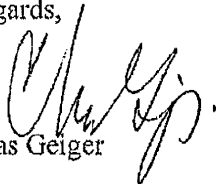
Lakewood Planning Commission

Melt Bar and Grilled Inc., our tenant at 14718 Detroit Ave., has requested a Temporary Outdoor Dining permit.

I support and give unrestricted permission to Melt and Matt Fish to extend their seasonal dining patio in their back parking lot.

If you require anything else please contact me at 216-233-6303.

Regards,



Chas Geiger

Warren St. Charles Investments LLC, and Geiger's





ENTRANCE  
EXIT  
GATE

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  
LAKEWOOD PLANNING COMMISSION**

Property Address 10918-24 DETROIT AVE Business/Tenant Name EL CARNICERO  
Property Owner Name WOODRIDGE REAL ESTATE Owner Phone (440) 773-8039  
Owner E-mail CHRIS@WOODRIDGEREG.COM Zoning \_\_\_\_\_ Parcel Number \_\_\_\_\_  
Project Summary \_\_\_\_\_

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): ERIC P. WILLIAMS Company EL CARNICERO  
Applicant Address: 10918-24 DETROIT AVE LAKEWOOD OH 44107  
Phone: (216) 548-3779 Fax: (216) 220-3130 E-mail: ERIC@MOMOCHO.COM  
Signature: \_\_\_\_\_ Date: 5/22/2020

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

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

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

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

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**

**LAKELWOOD PLANNING COMMISSION**

Property Address 17112/17100 Detroit Business/Tenant Name Cleveland Vegan  
Property Owner Name Angelo Coutris Owner Phone 440-343-4051  
Owner E-mail ajcoutris@americanrestoration.com Zoning Commercial Parcel Number 31127026  
Project Summary We hope to add 3-4 tables outside on our sidewalk in front of our storefront

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): Laura Ross Company Cleveland Vegan  
Applicant Address: 1570 Arthur Ave  
Phone: 216-832-7440 Fax: \_\_\_\_\_ E-mail: clevelandvegan@gmail.com  
Signature: Laura Ross Date: 5/25/20

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

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

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

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



Dear City of Lakewood Planning Commission:

Thank you for giving us the opportunity to submit this plan. We appreciate your openness to helping the businesses of Lakewood.

Cleveland Vegan is proposing a temporary outdoor dining request that entails adding four (4), 30"x30" tables with two seats on either side of each table to our current storefront.

We propose adding one table on the left of the entrance. We have 11' of open space on that side of our entrance.

The next two tables would be placed on the right hand side of the entrance. We have 18' of space to place these two tables.

Our last table would be placed in the alcove of the unused door on the far right of our storefront. This space is shared with Le Salsa, but will not impede on people entering or exiting their business. At this point, their business is not open, so we do not foresee having any issues placing a table there. Our half of the alcove measures 7.5'deep x 5' wide.

Again, we thank you for this opportunity. Please let us know if you have any further questions.

Thank you for your time,

A handwritten signature in black ink that reads "Laura T. Ross".

Laura T. Ross  
Owner, Cleveland Vegan  
5/26/20

A handwritten signature in black ink that reads "Justin A. Gorski".

Justin A. Gorski  
Owner, Cleveland Vegan  
5/26/20

17112 Detroit Ave  
Lakewood, OH 44107  
216-832-7440  
clevelandvegan.com

May 25, 2020

To City of Lakewood Planning Commission Department

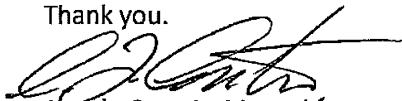
RE: Cleveland Vegan

Temporary Outdoor Dining

As the Managing Member of Detroit Maile Properties of which includes Cleveland Vegan, I authorize the outdoor temporary dining area for Cleveland Vegan located at, 17112 Detroit Ave, Lakewood Ohio 44107.

If you need any further information, please feel free to contact me at 440-343-4051.

Thank you.

A handwritten signature in black ink, appearing to read 'Angelo Coutris', written in a cursive style.

Angelo Coutris, Managing Member  
Detroit Maile Properties  
16926 Detroit Ave.  
Lakewood, Ohio

Cleveland began Tony's Out door dining - 17112 Belmont Ave

Sidewalk - 9' wide

Left sidewalk width 7' from left  
right sidewalk width 5' from right

Edge - mounting small downspout over 5' wide at this edge

\*Priming 4 inches for storefront. Each side is 10.50' wide \*

11000 R.C.A. 1440

Loma Pass  
(Sawyer)

Clearance height of  
ground floor

Le Salso

17108  
Le Salso Ave

Old York

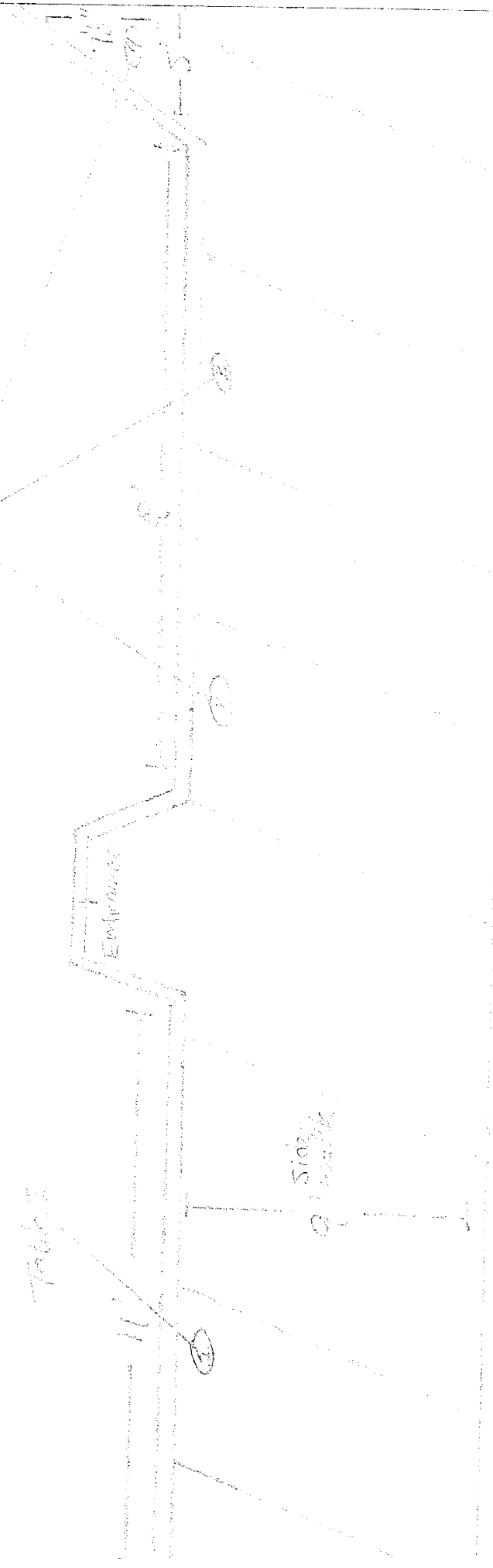
17114 Belmont Ave

Address of

Table

Entrance

Side  
table



Tree

Tree

17114 Belmont Ave

17108

# Cleveland Vegan



# Bakery & Cafe





**Cleveland Vegan**

**Bakery & Cafe**

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 17625 Detroit Ave Business/Tenant Name And Pepper, LLC DBA Salt+  
Property Owner Name Perry Drosos Owner Phone 216-387-8786  
Owner E-mail Pndrosos Zoning \_\_\_\_\_ Parcel Number \_\_\_\_\_  
Project Summary Extension of Patio

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): Jessica Parkison Company And Pepper, LLC Salt DBA  
Applicant Address: 17625 DETROIT AVE LAKWOOD, OH 44107  
Phone: 216-221-4866 Fax: — E-mail: info@saltcleveland.com  
Signature: Jessica Parkison Date: \_\_\_\_\_

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

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

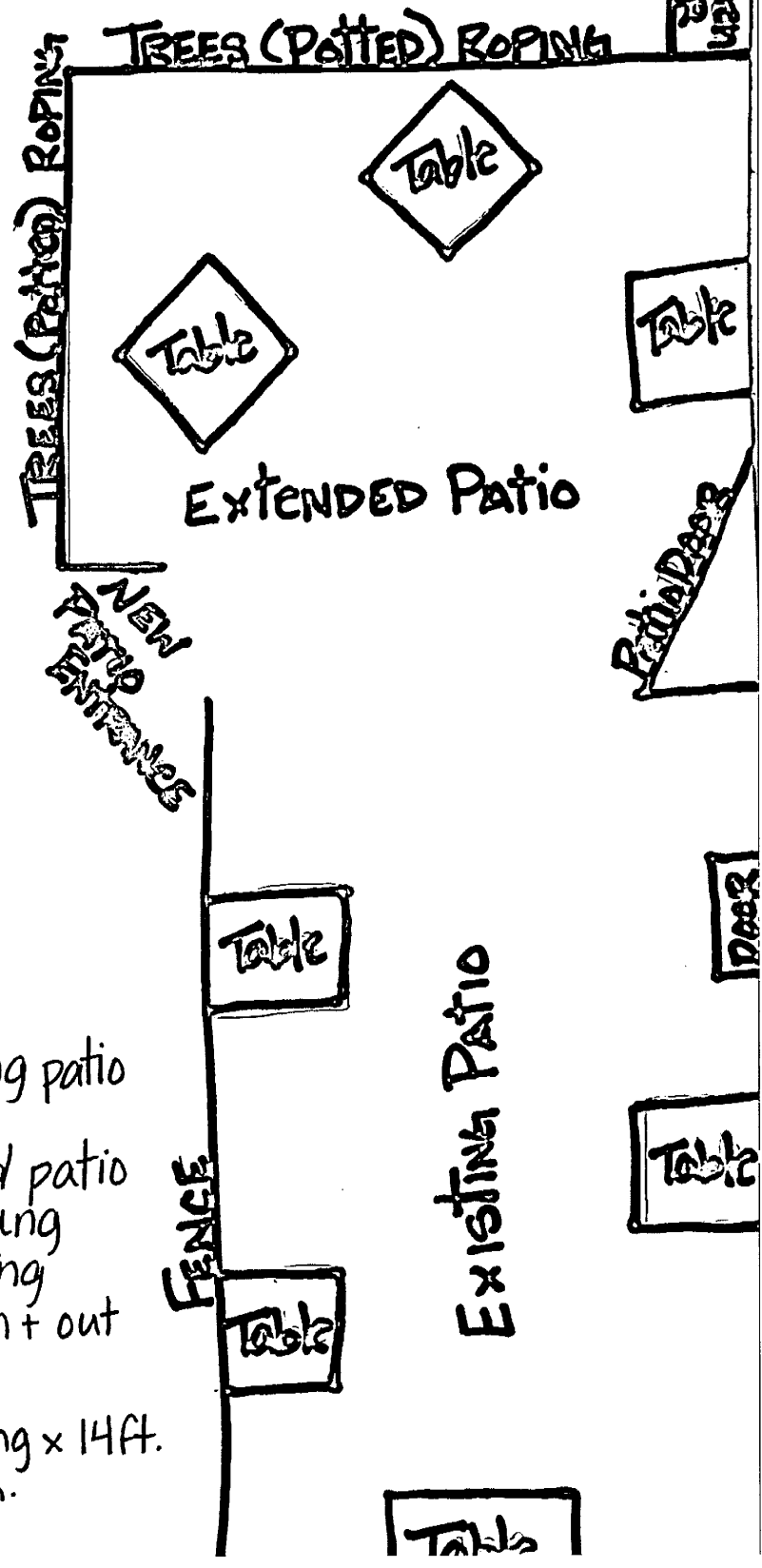
Bldg. Dept. Remarks: \_\_\_\_\_

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

# ROCKWAY

SIDEWALK

PARKING LOT



- o move 3 tables from existing patio to extended patio
- o Line perimeter of extended patio with tall potted trees + roping
- o maintain social distancing
- o space for cars to come in + out and park.
- o The dimensions are 18ft. long x 14ft. wide. Tables are 31 x 31 in.

Account 301-000-321 30-03 (1-1/2) Lot Can Gas Use 7-1/2  
Account 301-000-340 60-00 (1-1/2) Lot Can Gas Use 15-1/2

REFERENCE No \_\_\_\_\_  
DOCKET No \_\_\_\_\_  
FEE PAID \_\_\_\_\_

**TEMPORARY OUTDOOR DINING**

**APPLICATION**

**LAKELWOOD PLANNING COMMISSION**

Property Address: 18605 Detroit Avenue Business Contact Name: Harry Buffalo  
Property Owner Name: Tony George Owner Phone: 2162211313  
Owner E-mail: mpotraffke@corpmsg.net Zoning: Retail Parcel Number: 311-18-025

Project Summary: Permission to create an outdoor dining area in our parking lot with 7 tables and the ability to serve a maximum of 28 guests.

Late Applications Will Not Be Accepted (See schedule on page 2 for details)

**ACTION REQUESTED** Check all that apply:

- Minor Sub-Division - Commercial \$200, Residential \$200, Planned Development \$300
- Lot Consolidation / Lot Split - Commercial \$200, Residential \$200, Planned Development \$300
- Planned Development - \$300
- Similar Use - Commercial \$50, Residential \$25
- Conditional Use - Commercial \$125, Residential \$75 (See Chapter 11-7 of the Zoning Code for additional 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 1/2 x 11)
- 4. Photos of the existing conditions.
- 5. Authorization for Property Access signed by the owner - Pg. 2 of this application form.
- 6. Fees.

Applicant Name: Tony George Firm/Class: \_\_\_\_\_ Company: Harry Buffalo

Applicant Address: 18605 Detroit Avenue Lakewood OH 44107

Phone: (216) 221-1313 Fax: (216) 221-5071 E-mail: mpotraffke@corpmsg.net

Signature: T. George Date: 5/25/20

OFFICIAL USE ONLY application Review of and accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

Fee Moneys: \_\_\_\_\_

Eng Dept Remarks: \_\_\_\_\_

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



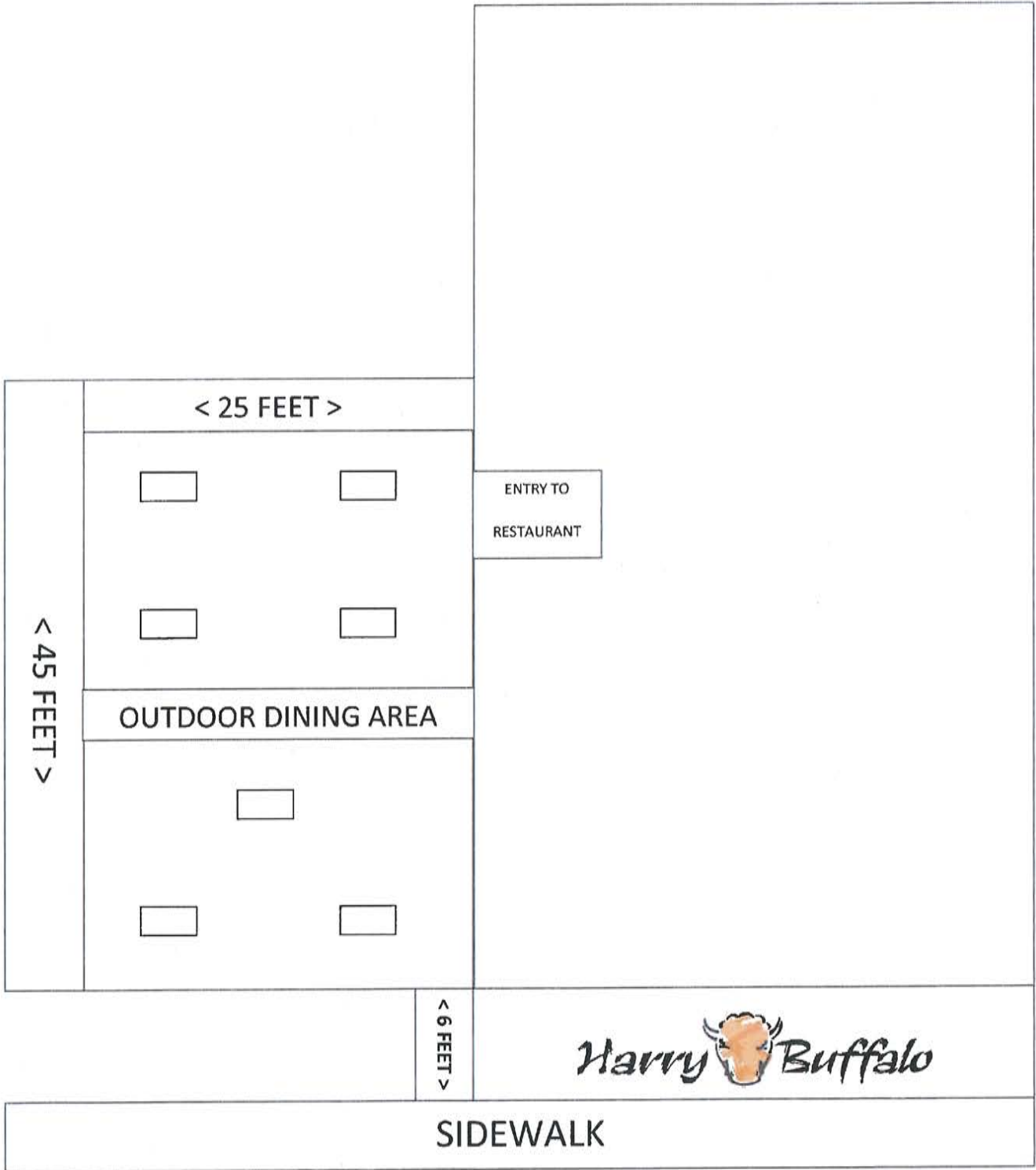
## TEMPORARY OUTDOOR DINING SUBMISSION

We request permission to create a temporary outdoor dining area to the left of our existing restaurant. The space that we are requesting allows us to seat 28 additional guests while providing more than enough social distancing between guests to meet the guidelines set forth by the Ohio Department of Health. There will be an entry door for guests to enter the building contained within the space to use the restroom and for staff to come in and out to serve the guests. This also provides an added safety measure for guests to avoid the street and the oncoming traffic. We would greatly appreciate permission to create this space in order to bring in some added revenue during these extremely trying times for our business. Thank You.

Tony George

A handwritten signature in blue ink that reads "T George".





< 25 FEET >



ENTRY TO  
RESTAURANT



OUTDOOR DINING AREA



< 45 FEET >

< 6 FEET >



SIDEWALK

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  
LAKEWOOD PLANNING COMMISSION**

Property Address 12301 Madison Ave Business/Tenant Name LBM  
Property Owner Name Scalish Construction Owner Phone 216-501-2533  
Owner E-mail frank.scalish@scalishconstruction.com Zoning C2 Parcel Number \_\_\_\_\_  
Project Summary Outdoor dining area for LBM

**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): Eric Ho Company LBM

Applicant Address: 12301 Madison Ave Lakewood OH 44107

Phone: 216-712-4692 Fax: \_\_\_\_\_ E-mail: Eric@LBMBBar.com

Signature:  Date: 05/24/20

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

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

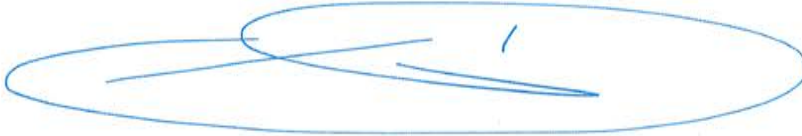
Bldg. Dept. Remarks: \_\_\_\_\_

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

To Lakewood Planning Department,

I Frank Scalish of Scalish Construction and property owner of 12301 Madison Ave, hereby approve the plans submitted by Eric Ho of LBM for their COVID-19 outdoor dining application.

Sincerely,



Frank Scalish

Date:

5/25/20

## LBM COVID-19 Outdoor Dining Proposal

5/25/20

12301 Madison Ave

Lakewood, OH 44107

Business: 216-712-4692

Cell: 212-518-1075

[Eric@LBMBBar.com](mailto:Eric@LBMBBar.com)

### Proposed Sectioned Off Area:

Lark Ave from Madison Ave crosswalk going south to first driveway of SE corner residents.

### Traffic Barriers:

8 ft Concrete Barriers

### Alcohol Boundary:

3' High 4' Long Raised Garden Beds spaced 4' apart from each other, concrete traffic barriers and sidewalk.

### Seating Chart:

10 bistro tables with umbrellas

3 chairs at each table

Allowing 8 feet diameter "seated area"

Allowing 6 feet social distancing back to back from "seated area"

LBM allowed maximum party size of 6. Maximum 2 tables pushed together.

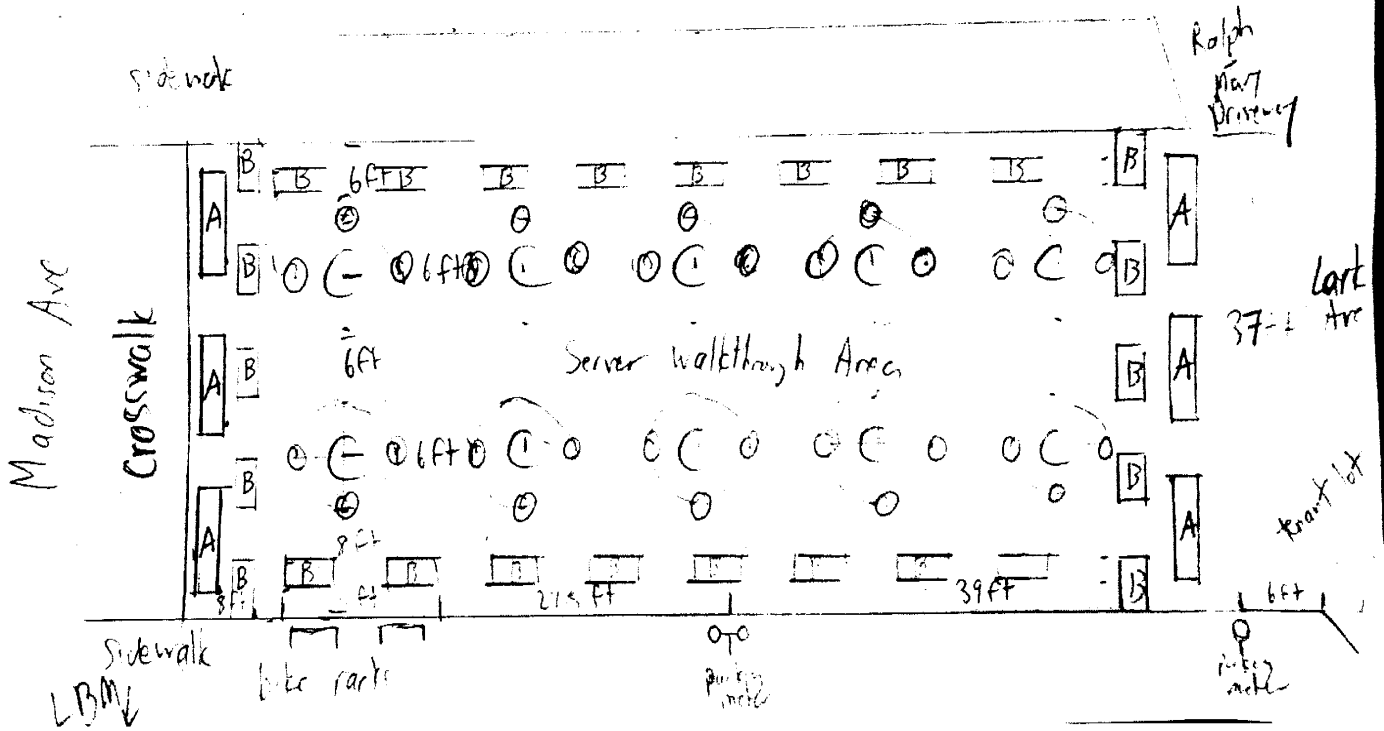
Chairs situated to allow an unhindered and unoccupied server walkthrough area with.



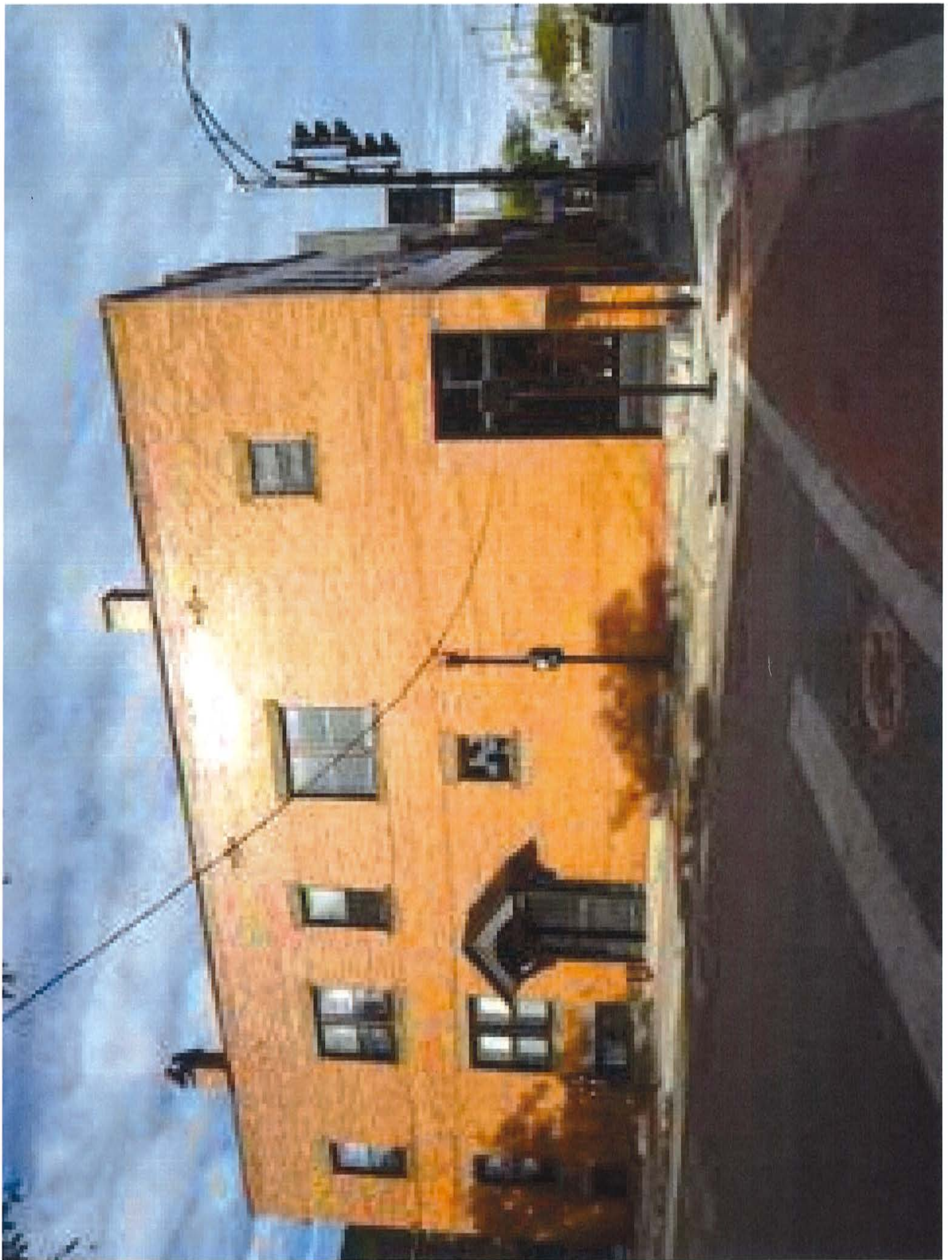
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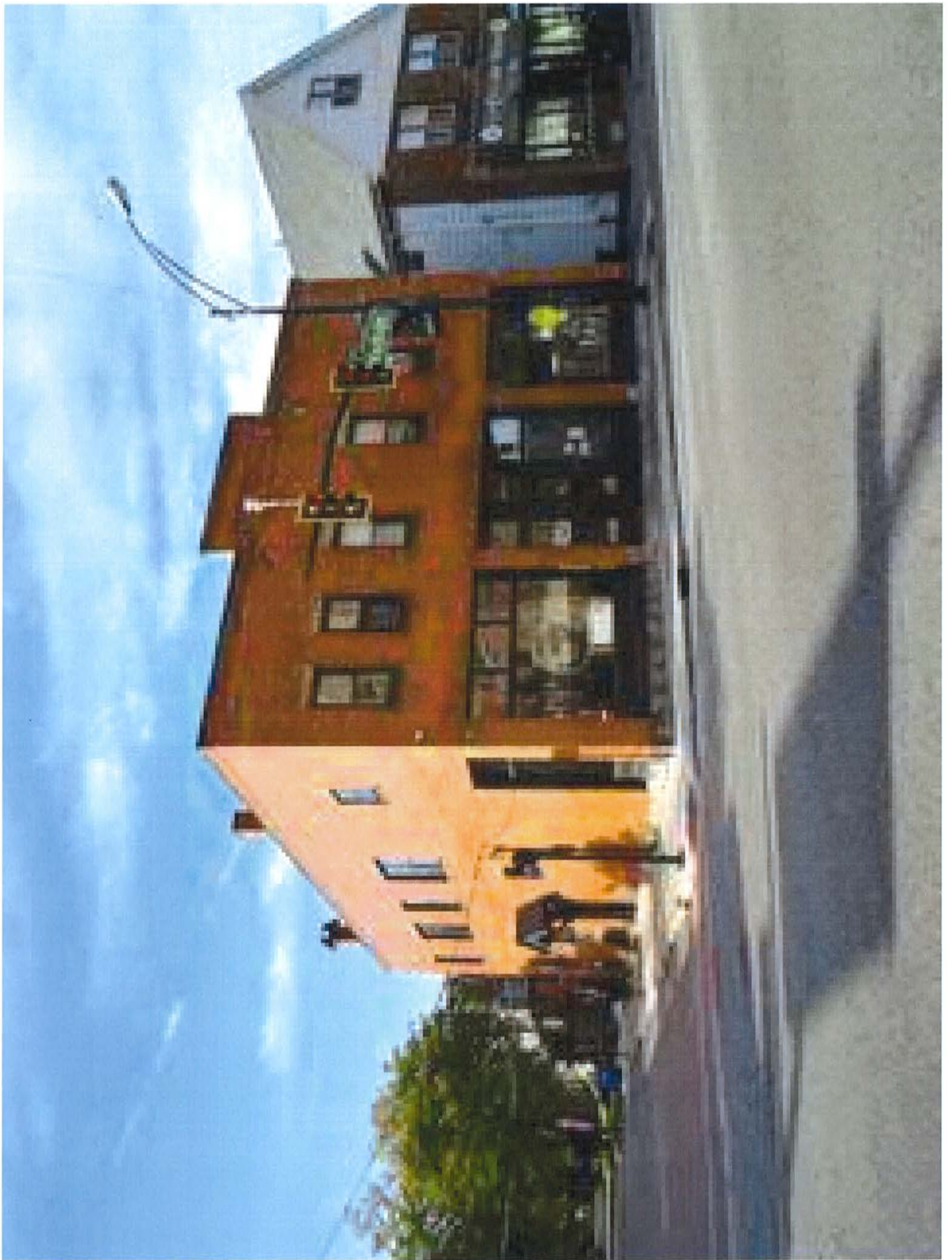
- A - 8' Concrete Barriers
- B - 4' 36" high raised garden beds (Acts as alcohol boundary)
- C - 8' Seated Area (Bistro Table w/ Umbrellas)
- O - Chairs/Seats

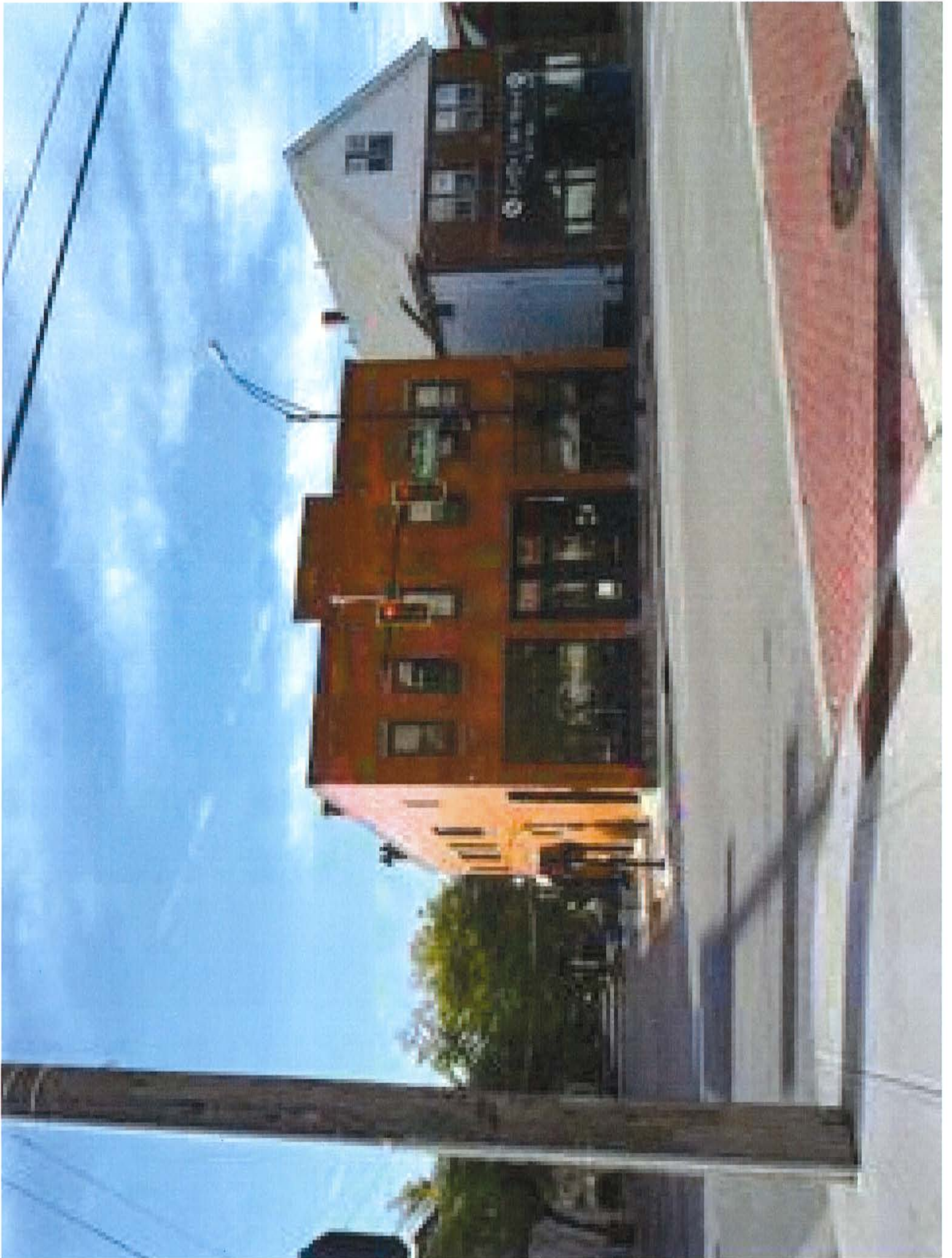
Scale  
1cm = 4ft

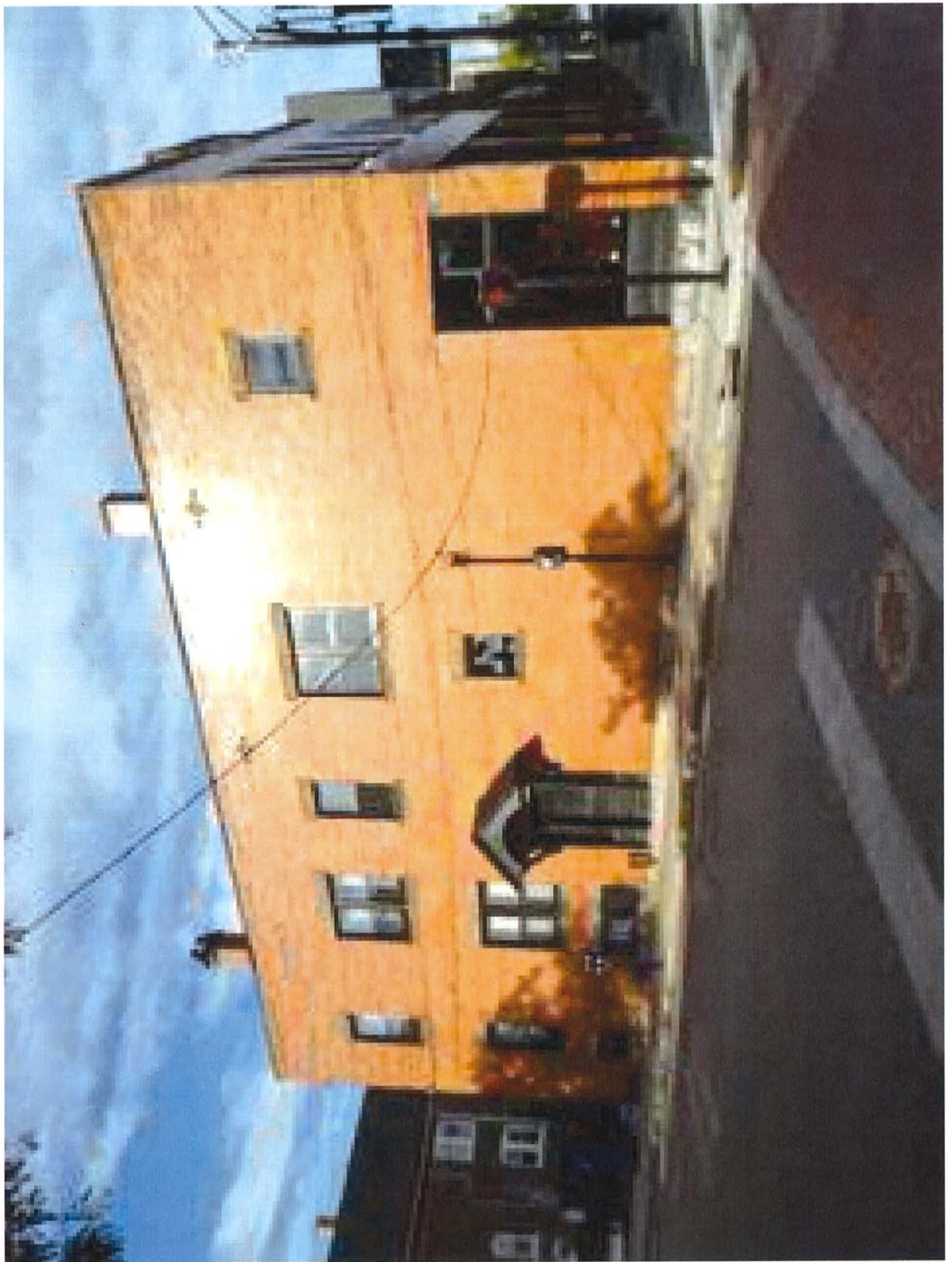












Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)  
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

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

**TEMPORARY OUTDOOR DINING**

**APPLICATION**

**LAKEWOOD PLANNING COMMISSION**

Property Address 15314 Madison Avenue Business/Tenant Name Mars Bar & Café  
Property Owner Name Gountis Properties Owner Phone 216-965-1867  
Owner E-mail Gounti@gmail.com Zoning \_\_\_\_\_ Parcel Number \_\_\_\_\_

Project Summary Conditional use patio extension (for back patio.) If available and able extension of  
Front patio to street.


**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 sealed site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s):

Applicant Name (Print Clearly): George Gountis Company Mars Bar LLC.  
Applicant Address: 15400 Madison Avenue  
Phone: 216-965-1867 Fax: N/A E-mail: Gounti@gmail.com  
Signature:  Date: 5/23/2020

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

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

Bldg. Dept. Remarks: \_\_\_\_\_  
\_\_\_\_\_  
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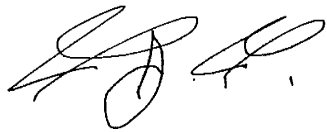
ORD. \_\_\_\_\_ SECTION \_\_\_\_\_

To Whom It May Concern,

Hello and thank you so much for your time and effort in helping us business owners. Yes, overall these times have been difficult. Within the past week we have seen a larger influx of people coming to our establishment to eat, drink, and have some time to themselves. Our patios are doing ok as of now. yet, they still need a bit of attention especially during these testing times. Attached are some of our plans. Please review and note any questions, comments, or concerns. Thank you so much for your time! Along the front if possible, we would like to extend the patio to the street. We would Work with you to properly accommodate all of our walkers, runners, bikers, and families walking by. I understand there are certain concerns and liabilities which come with this.

Second, and most important the extension to our rear patio. In the rear of our establishment, we do have a good amount of space, which if we put a fence, barricade, and/or obstruction to pass, we believe this will work out fairly well, and this would be our best option to begin this process. Please look these plans over and let us know if you have any suggestions or questions.

Thanks again!

A handwritten signature in black ink, appearing to read 'G. Gountis', with a stylized flourish at the end.

-George Gountis

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 13200 Madison Ave. Business/Tenant Name Mahalls Twenty Lanes

Property Owner Name FP Madison LLC Owner Phone 330-265-4476

Owner E-mail Joseph.PAVLICK@gmail.com Zoning comm. Parcel Number 31509025

Project Summary TEMPORARY OUT-DOOR DINING

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.
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- 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): Joseph Pavlick Company FP Madison LLC

Applicant Address: 13200 Madison Ave, Lakewood, OH 44107

Phone: 330-265-4476 Fax: N/A E-mail: JOSEPH.PAVLICK@gmail.com

Signature: [Signature] Date: \_\_\_\_\_

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

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

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

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

May 26, 2020

Lakewood Planning Commission  
12650 Detroit Avenue  
Lakewood, OH 44107

Re: Parcel # 31509025  
13200 Madison Avenue, Lakewood, OH

This is a request for the addition of temporary outdoor dining spaces along the southern edge of our building, facing Madison Avenue. Since 1924, Mahalls has provided a safe space for family gatherings and celebrations. In order to maximize the safety of our staff and patrons, extending our seating options onto a patio is essential. We are grateful to the City of Lakewood for recognizing this need and giving us the opportunity to provide additional, open-air seating options to the community.

We have partnered with the Lakewood Plant Company to create beautiful, connecting wooden planter boxes, 6ft by 2 ft, as the patio enclosures. The patio will consist of two sections, with section 1 in front of the two glass garage doors (which will be open) and section 2 positioned in front of the 3 restaurant windows. Each patio section will accommodate guests at either 2, 4 and 6 seat tables with a total capacity of 30.

See Attached

1. Scaled drawing of East Patio
2. Scaled drawing of West Patio
3. Photos of existing space
4. Photos of prototype for Lakewood Plan Company walls
5. Photos of possible example of pedestrian barrier

Sincerely,  
  
Joseph Pavlick



+

(8)

1/2000

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1/2000

1/2000

1/2000

1/2000

1/2000

1/2000

Scale

1/2000







PLANNING COMMISSION

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

June 4, 2020

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

**Re: Communication regarding the Detroit Avenue (Sloane to Graber) Improvements Project**

Dear Members of the Planning Commission:

The City of Lakewood is working with Osborne Engineering on the redesign of Detroit Avenue (US-6) from Sloane Avenue/Valley Parkway to Graber Drive. The planned improvements intend to:

- Improve connections and access for all modes of transportation into the Rocky River Reservation;
- Increase safety for pedestrians and bicyclists by reducing the crosswalk lengths across Detroit, widening the sidewalk on the north side of Detroit, and adding a multi-use trail on the southern portion of Detroit;
- Provide for transit waiting areas in the project area;
- Aesthetically improve the gateway into Lakewood; and
- Improve water and sewer infrastructure and replace the deteriorated pavement.

The design consultant Osborn Engineering will be presenting the engineering design for the street layout, which will be posted for public comment after the meeting.

Sincerely,

Katelyn Milius, Acting Director  
Commission Secretary

May 28, 2020

RE: Communication about the Detroit Avenue (Sloane to Graber) Improvements Project

Dear Members of Planning Commission,

The City of Lakewood is working with Osborne Engineering on the redesign of Detroit Avenue (US-6) from Sloane Avenue/Valley Parkway to Graber Drive. The planned improvements intend to:

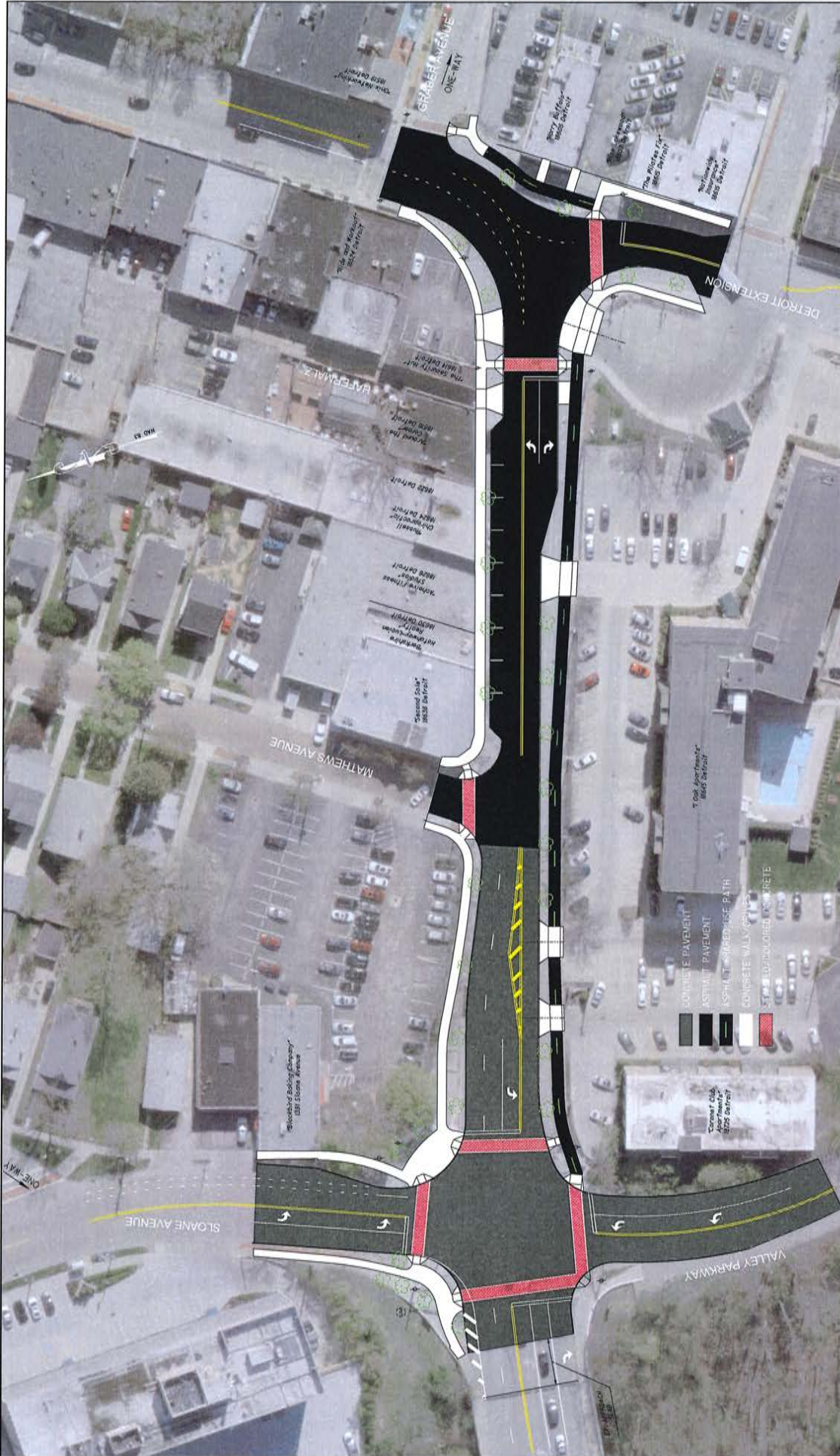
- Improve connections and access for all modes of transportation into the Rocky River Reservation;
- Increase safety for pedestrians and bicyclists by reducing the crosswalk lengths across Detroit, widening the sidewalk on the north side of Detroit, and adding a multi-use trail on the southern portion of Detroit;
- Provide for transit waiting areas in the project area;
- Aesthetically improve the gateway into Lakewood; and
- Improve water and sewer infrastructure and replace the deteriorated pavement.

The design consultant Osborn Engineering will be presenting the engineering design for the street layout, which will be posted for public comment after the meeting.

Please let me know if you have further questions.

Respectfully,

Mark K. Papke, PE, CPESC  
City Engineer



1	2/28/19	ALIGNMENTS	CAR	DESIGNED BY: DRP	SCALE: HORIZ: 1"=30'
				DRAWN BY: DRP	VERT: FILE
				CHECKED BY: MEP	PROJECT & FILE NAME:
				DATE: 2/25/19	FILE
				THE OSBORN ENGINEERING COMPANY	
				1111 CLEVELAND, OHIO 44114-1574	
				P. 516.861-3300 F. 516.861-3329	
					SHEET NO. OF XX
					BT
					REFURNS
					NO. DATE

**DETROIT AVENUE  
IMPROVEMENTS  
FROM SLOANE AVENUE TO  
GRABER AVENUE**

**CITY OF LAKEWOOD, OHIO**  
DEPARTMENT OF PUBLIC WORKS  
DIVISION OF ENGINEERING AND CONSTRUCTION

X-XXXX