

**AGENDA
PLANNING COMMISSION
JULY 2, 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 July 2, 2020 remote meeting information will be posted by 5 PM the day of the meeting at www.onelakewood.com/accordions/planning-commission/

- 1. Roll Call**
- 2. Approve the Minutes of the May 21, 2020 Special Meeting**
- 3. Approve the Minutes of the June 4, 2020 Meeting**
- 4. Approve the Minutes of the June 18, 2020 Special Meeting**
- 5. Opening Remarks**

OLD BUSINESS

CONDITIONAL USE

- 6. 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 Chapter 1135 – Mixed-Use Overlay District. (Page 3)

PARKING PLAN REVIEW

- 7. 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: Planning Commission. (Ord. 36-17. Passed 2-5-2018). (Page 5)

NEW BUSINESS

CONDITIONAL USE

- 8. Docket No. 07-29-20**
15613 Detroit Avenue
Nature's Oasis

Elliott Endsley, Nature's Oasis 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. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31(5-22-2020) until 10-31-2020. (Page 18)

- 9. Docket No. 07-30-20**
13735 Madison Avenue
Dang Good Foods

Daniel Ang, Dang Good Foods 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. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31(5-22-2020) until 10-31-2020. (Page 19)

- 10. Docket No. 07-31-20**
1579 Newman Avenue
Balansere LLC

Sarah Slowik, Balansere LLC requests conditional use in order to operate an in-home massage therapy business; property is in an R2 Single and Two-Family district. Pursuant to 1145.01 (b) Type B Home Occupations. (Page 31)

- 11. Docket No. 07-32-20**
12507 Plover Street
12507 Plover Street, LLC

Brian Fabo, Fabo Architecture Inc. requests conditional use for mixed-use in order to have professional offices and two apartments; property is in an R2 Single and Two-Family district. Pursuant to 1149.04 Non-Conforming Structures (Ord. 91-95. Passed 10-7-1996). (Page 37)

- 12. Docket No. 07-33-20**
2051 Quail Street
Lakewood Montessori

Becki Bell, Lakewood Montessori School requests conditional use for a nonconforming property in order to operate a pre-school; property is in an R2 Single and Two-Family district. Pursuant to 1149.04 Non-Conforming Structures (Ord. 91-95. Passed 10-7-1996). (Page 48)

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)



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

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
14665 Morgan Trail
Novelty, OH 44072
cell: 216-570-9085



To: Katelyn Milius
City of Lakewood Planning Department
12650 Detroit Ave.
Lakewood, OH 44107
(216) 521-7580
Katelyn.Milius@lakewoodoh.net

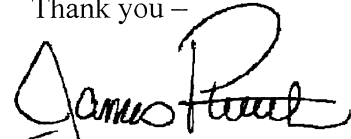
From: Jim "JP" Ptacek
Date: 4 June 2020
Project: Stonewall Sports Complex
Proj. # 20011

Bullet Point Review of Project Operational Considerations:

- Fieldhouse:
 - (3) dodgeball/volleyball courts (1) feature court and (1) mezzanine track – available for practice/rental use throughout the year – average hourly use for practice or rental would likely fall between 10-30 persons
 - Dodgeball league is seasonal – January – March with a tournament at the end.
 - Dodgeball team is anticipated to be 15 players, 6 teams playing on 3 courts – 90 players / game. Anticipated that an additional 90 people (preceeding/trailing game teams would be in or around the fieldhouse / mezzanine track – another 90 persons anticipated.
 - Tournament play would anticipate a crowd of 250
 - A fall recreational league (not currently in existence) would have smaller participation
 - Peak league use day will typically be Sunday 5-10pm
 - Daily operational hours of the fieldhouse are likely Noon-9/10pm
- Restaurant:
 - Inside occupancy approx. 200 persons
 - Patio occupancy approx. 50 persons – (May-October seasonal use)
 - Operational hours:
 - 4pm-12am – Monday-Thursday
 - 4pm-2:30am – Friday
 - 11am-2:30am – Saturday & Sunday
 - Staffing assumes:
 - 1 or 2 host – coat check persons
 - 6 bartender staff
 - 5 kitchen staff
 - Facility clean-up by staff or contract.
- Courtyard:
 - Seasonal use May-October
 - Use during operational hours of Fieldhouse/Restaurant
 - Limited play use – more casual use – yoga classes, giant jenga, some featured events on the court
 - Raised masonry wall to the North to shield sound transmission.

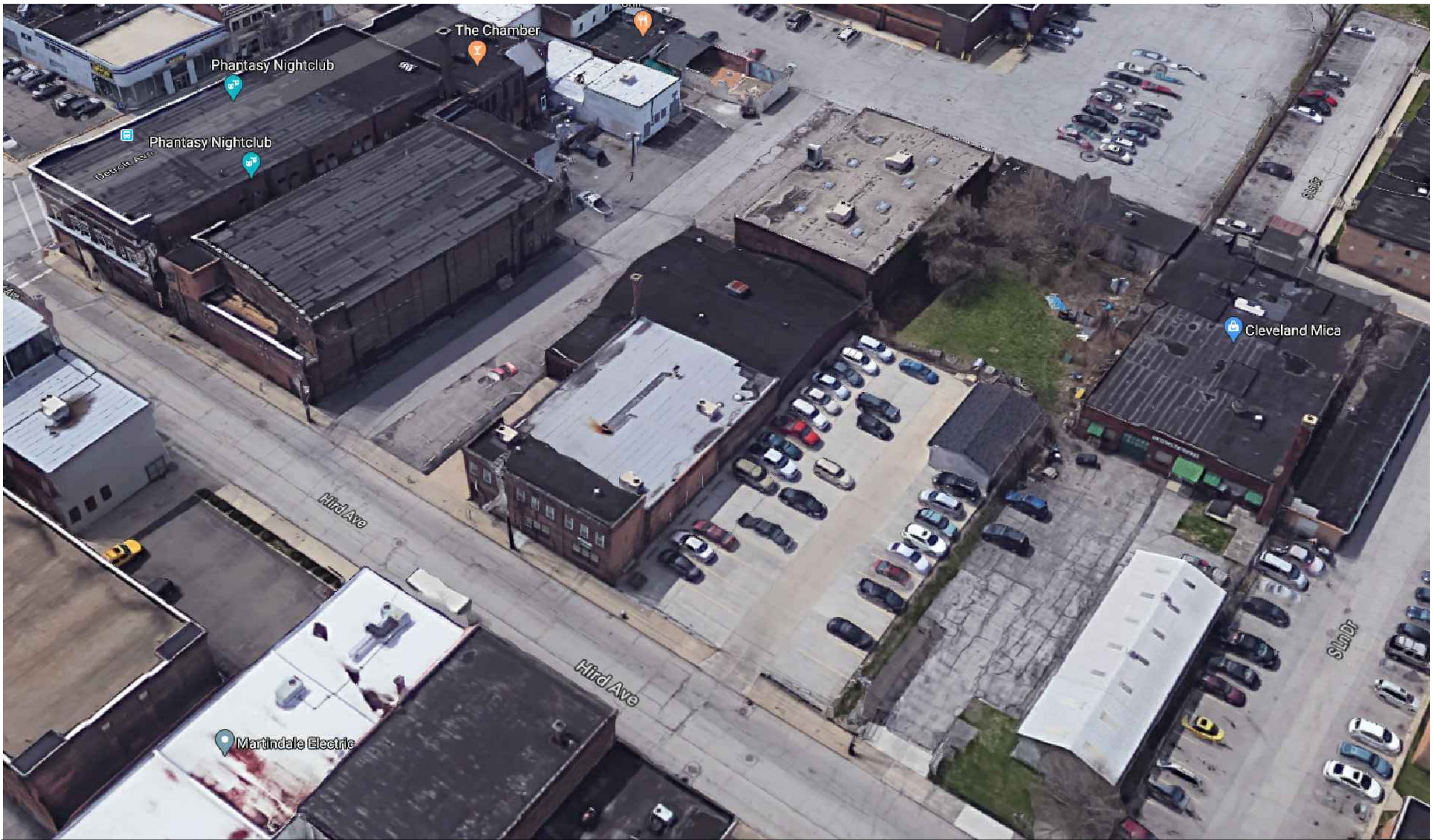
- Transportation Plan:
 - Increase access to shared parking (contacts with adjoining neighboring parking options)
 - Incentivize alternate transportation use – proposed discount for Uber/Lyft/Public Transportation/biking
- We are working on contacting neighboring businesses to communicate about our plans.
- We are conscious of our context in the neighborhood and the project is intended to favor openings on the South and East sides to limit sound transmission towards more residential areas.
- Fieldhouse building is getting a new exterior insulation system and additional internal baffles to mask transmission of sound, and new West addition will provide additional mass to reduce sound transmission from Fieldhouse uses.

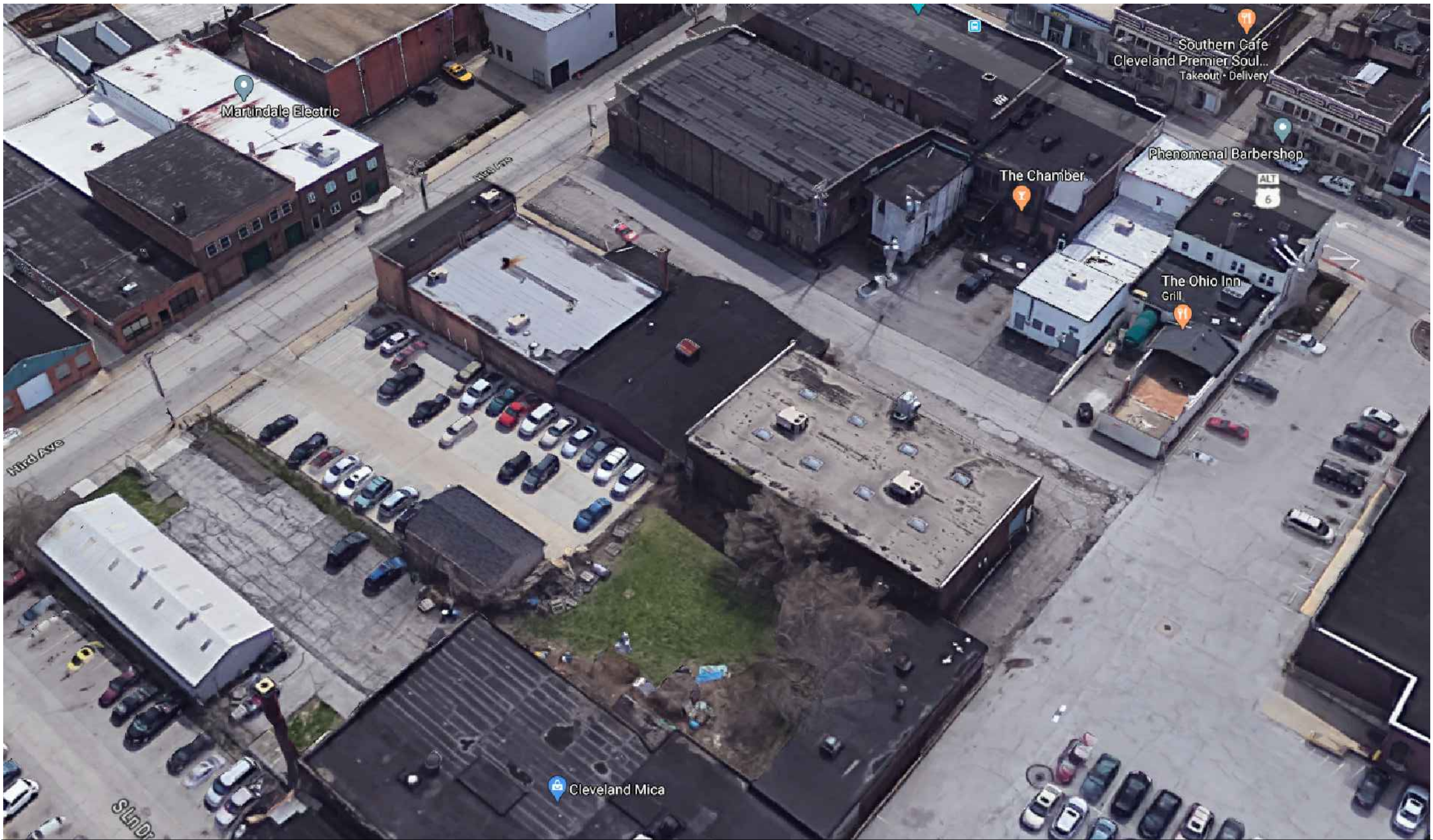
Thank you –

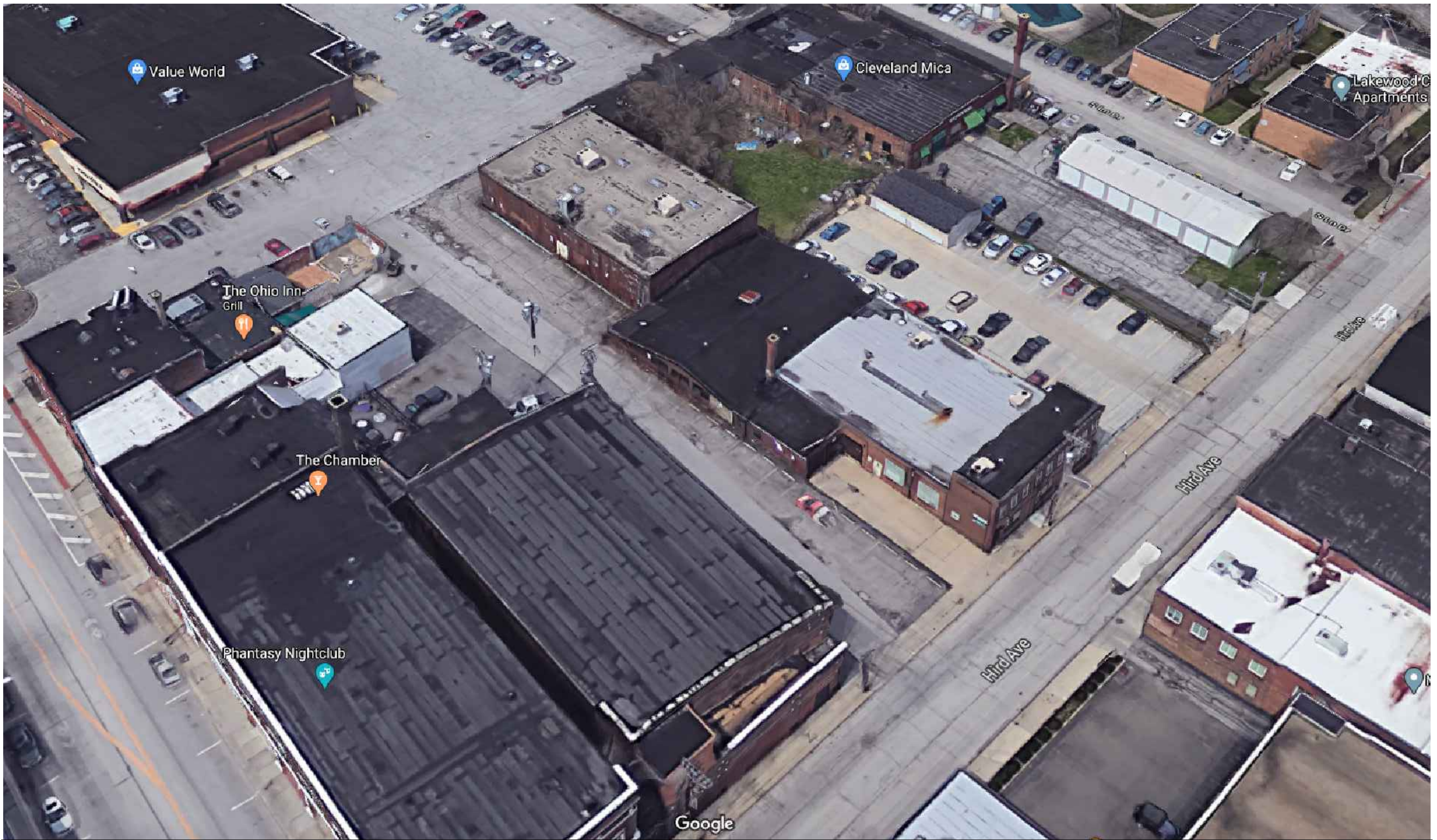
A handwritten signature in black ink that reads "Jim Ptacek". The signature is stylized with a large, looping initial "J" and "P".

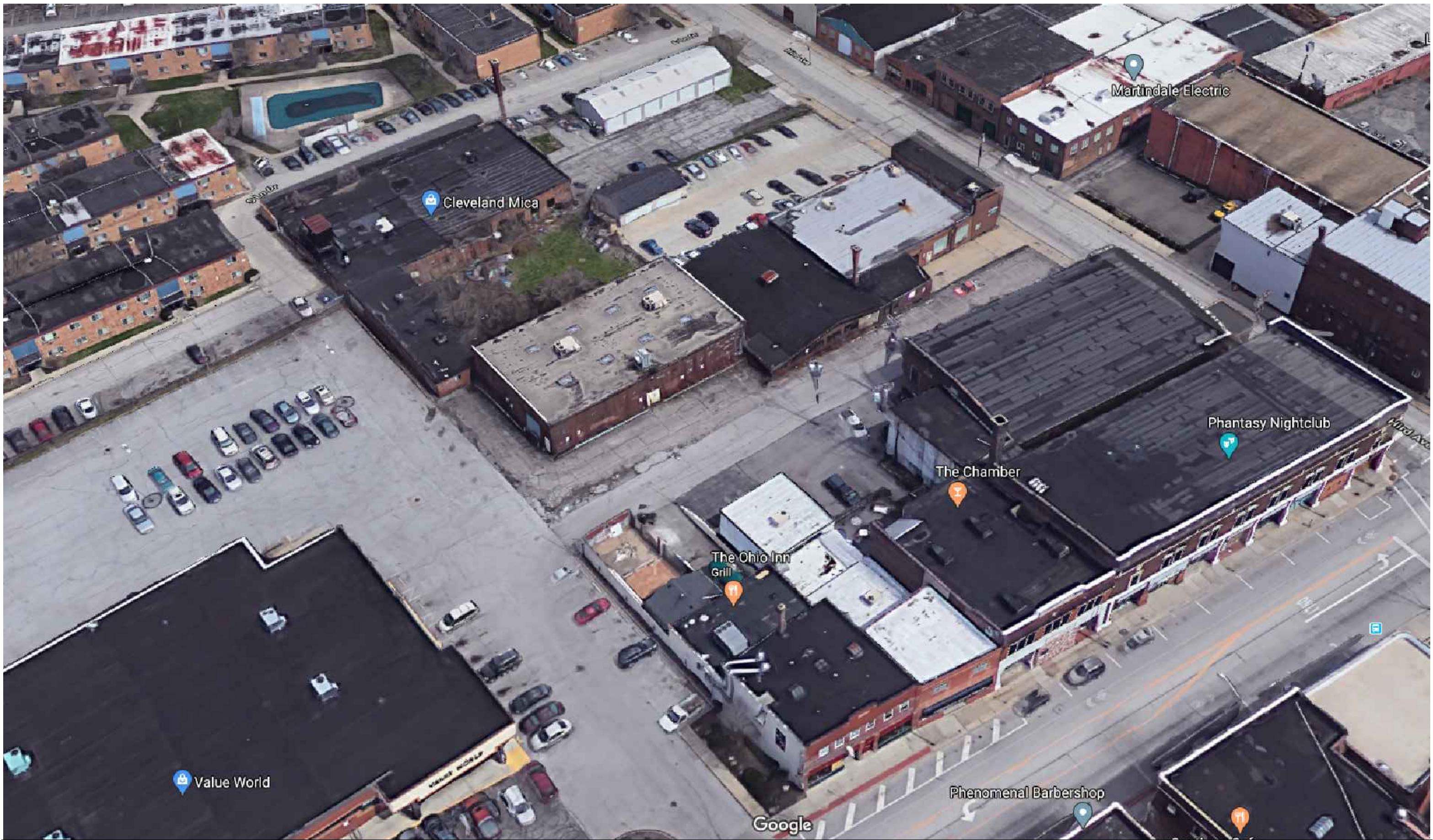
Jim "JP" Ptacek – AIA – LEED AP
Principal - Larsen Architects

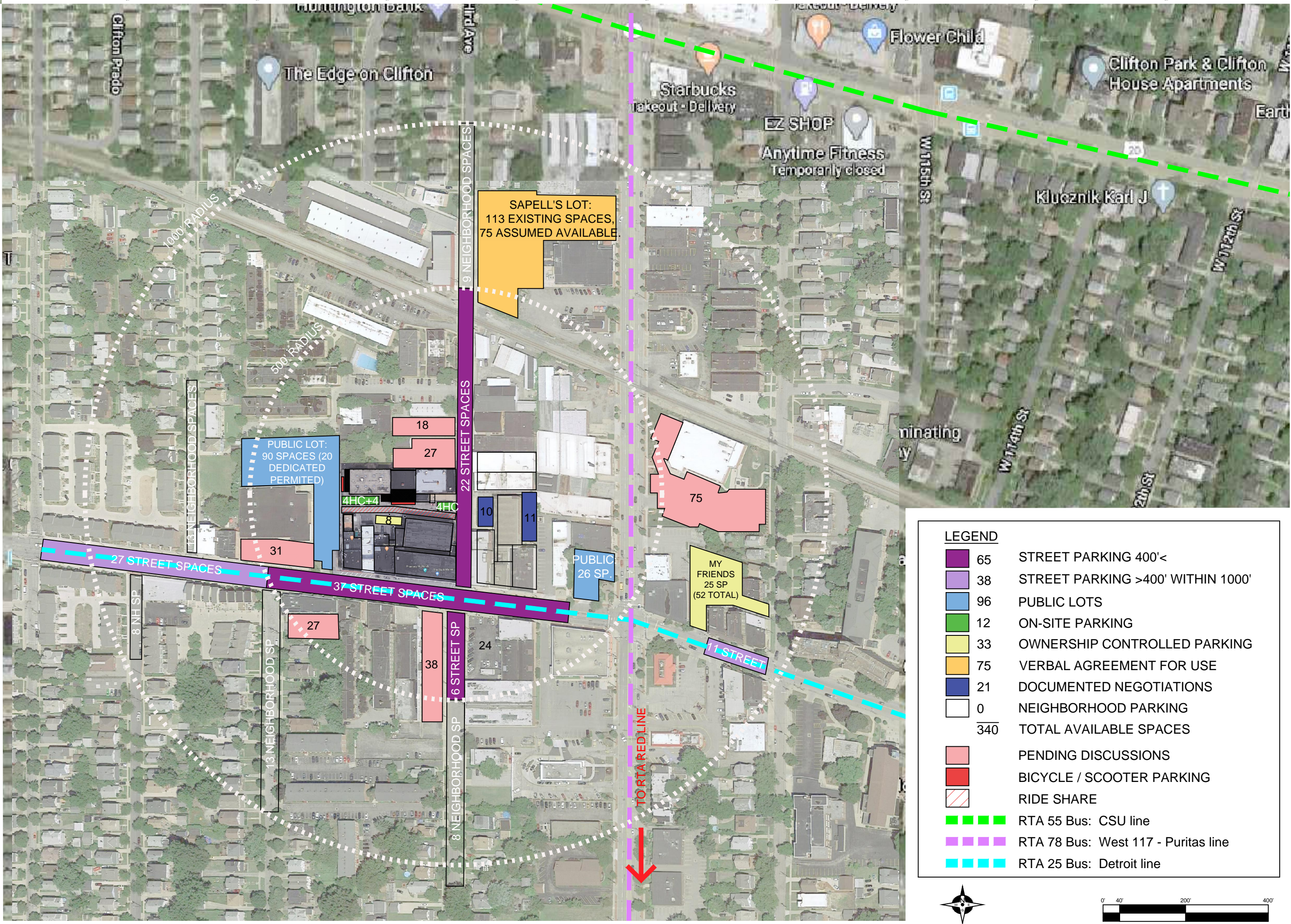
cc: file





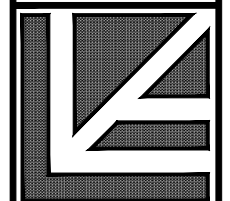






LEGEND

65	STREET PARKING 400'<
38	STREET PARKING >400' WITHIN 1000'
96	PUBLIC LOTS
12	ON-SITE PARKING
33	OWNERSHIP CONTROLLED PARKING
75	VERBAL AGREEMENT FOR USE
21	DOCUMENTED NEGOTIATIONS
0	NEIGHBORHOOD PARKING
340	TOTAL AVAILABLE SPACES
(Pink)	PENDING DISCUSSIONS
(Red)	BICYCLE / SCOOTER PARKING
(Hatched)	RIDE SHARE
(Green dashed)	RTA 55 Bus: CSU line
(Purple dashed)	RTA 78 Bus: West 117 - Puritas line
(Cyan dashed)	RTA 25 Bus: Detroit line



LARSEN ARCHITECTS

12506 EDGEWATER DRIVE
LAKEWOOD, OHIO 44107
216-221-2350

PROJECT No: 20011

The Fieldhouse
S d
1384 HIRD AVE
LAKEWOOD, OH 44107

DRAWN BY:
CHECKED BY:

ISSUE
PLANNING COMMISSION
6-17-2020

THE CONTRACTOR AGREES THAT LARSEN ARCHITECTS SHALL BE THE FINAL DETERMINER OF THE SCOPE & INTENT OF THESE DRAWINGS.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES OR OMISSIONS BEFORE BEGINNING OR FABRICATING ANY WORK.

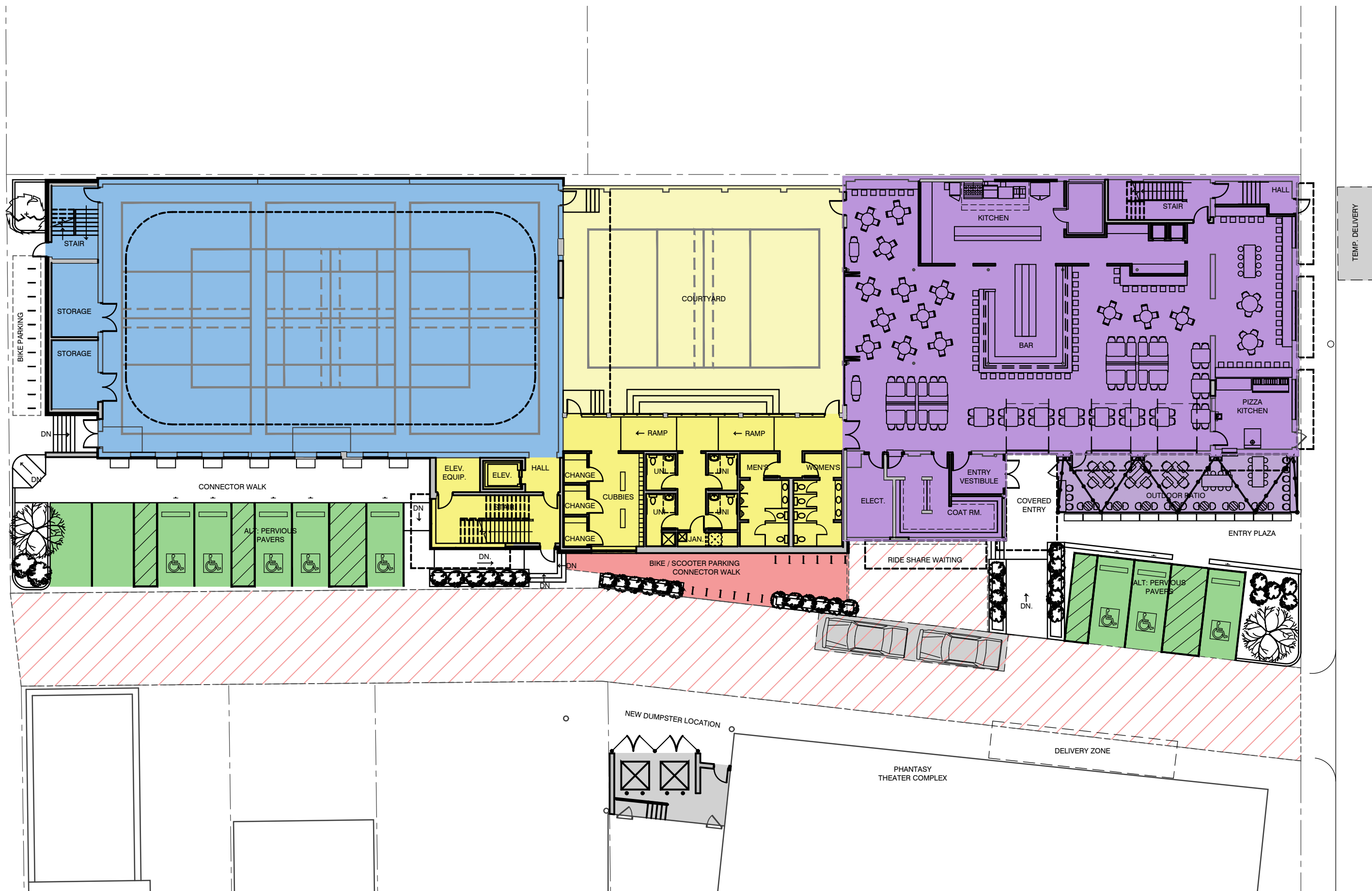
NO SUBSTITUTIONS ARE PERMITTED UNLESS APPROVED BY THE ARCHITECT PRIOR TO BID ACCEPTANCE.

ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.

NOTES & DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

ANY DUPLICATION OR MODIFICATION IS FORBIDDEN WITHOUT PRIOR WRITTEN PERMISSION FROM LARSEN ARCHITECTS.

SHEET NUMBER
AS-1
AERIAL PARKING MAP



Daniel Budish & Betsy Figgie

Cleveland June 9, 2020.

Dear Betsy and Daniel,

I am pleased to present you with this letter to confirm our interest to partner with you to establish a LGBTQ Hub (Hub) in East Lakewood. As we drafted our partnership, it will cover potential master lease the second and third floors of the Reidy Brothers Building (RBB) as well as the ballroom space behind North Coast College. The North Coast College will take necessary actions to become LGBTQ certified college, with a goal to become an epicenter of the future Hub.

We are aware of your multiple initiatives and projects in the neighborhood, and we would like to confirm our intentions to help and assist you in any possible way.

The North Coast College owns two parking lots, both with an access from Hird street, which we will gladly share with you in conjunction with sharing with you other adjacent parking places to satisfy parking needs of the future Hub. A majority of the current NCC courses occur during regular business hours and that the parking is usually available for use-sharing most nights and weekends.

We are also interested in working with you other initiatives such as students' housing that would benefit the LGBTQ community as well as the college and its students.

This letter is not to be construed as a binding commitment and merely an expression of interest in furthering discussions to work on initiatives identified above.

Thank you and we look forward to continuing these leasing conversations.

Sincerely,

Dr. Milan Milasinovic, President





June 23, 2020

Betsy Figgie
West 117 Development, LLC
14665 Morgan Trail
Novelty, OH 44072

RE: Shared Parking Agreement – Letter of Intent

Dear Mr. Budish and Ms. Figgie:

As longtime business owners on the east side of Lakewood, we are excited for the investments that you will be making to our neighborhood. We believe that your project to create a new hub for the LGBTQ Community of Greater Cleveland will help improve the surrounding streetscape, add much needed foot-traffic to help make the area safer, and boost our property values.

We understand that along with the increased activity will come an increase in parking needs and we would like to work with you on a potential shared parking arrangement that would allow our parking lots to be used by Studio West at times that they are not needed by Martindale Electric Co. employees (generally after 6pm on weekdays, after 2 pm on Saturdays, and all day Sunday). From what we understand about your hours of operation, it seems that a shared parking arrangement would make good sense, given the peak parking need at Studio West would coincide with the hours that we are not open.

Between Martindale Electric and Cleveland Mica, there are approximately 45 existing parking spaces across two parking lots on the west side of Hird Ave. (PPNs 312-33-031 & 312-33-033). Additionally, as part of your project to renovate the building at 1384 Hird Ave., we are excited about the potential for the grass lot owned by Cleveland Mica (PPN 312-33-032) to be graded, paved, and striped for the benefit of all parties. This would add an approximate 22 parking spaces to the site for a total of 67. If cars are double parked in a valet condition, it's estimated that you could fit approximately 84 cars across the various parking lots.

This letter represents a non-binding intent to work with West 117 Development, LLC on a shared parking arrangement. While there are still details that have to be worked out, we believe that the Studio West project and a shared parking arrangement could be beneficial to all parties and we look forward to working with you on a formal agreement over the coming months.

Sincerely,

Linas Biliunas, President
Martindale Electric Co.

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

REFERENCE No. PL20-000038
DOCKET No. 07-29-20
FEE PAID n/a

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 15613 Detroit Ave Business/Tenant Name Nature's Oasis

Property Owner Name Peter Spirollari Owner Phone _____

Owner E-mail Petersold2@gmail.com Zoning _____ Parcel Number _____

Project Summary Construct a temporary patio in our building's back parking lot using picnic tables and Removable Planters & benches as a barrier.

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): Elliott Endsley Company Nature's Oasis

Applicant Address: 15613 Detroit Ave Lakewood, OH 44107

Phone: 330-207-6116 Fax: _____ E-mail: elliott@naturesoasisstores.com

Signature: Elliott Endsley Date: 6/17/20

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. PC20-000037
DOCKET No. 07-30-20
FEE PAID n/a

TEMPORARY OUTDOOR DINING

APPLICATION

LAKWOOD PLANNING COMMISSION

Property Address 13735 Madison Ave Business/Tenant Name Dang Good Foods
Property Owner Name Charlie Calanni Owner Phone 2162286979
Owner E-mail _____ Zoning _____ Parcel Number _____
Project Summary Outdoor dining

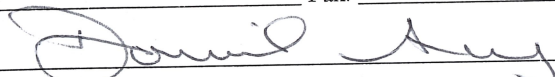
Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

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 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): Daniel Ang Company Dang Good Foods
Applicant Address: 13735 Madison Ave Lakewood OH 44107
Phone: 2164566333 Fax: _____ E-mail: youhadme@danggoodfoods.com
Signature:  Date: June 08, 2020

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

File History: _____

Bldg. Dept. Remarks: _____

ORD. _____ SECTION _____

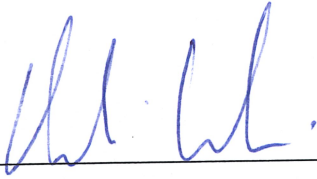
Docket No. 07-30-20 - 13735 Madison Avenue - Dang Good Foods

- 1) the length and width of the table is 33inches on both sides with chairs included the total length and width would be 6-7 feet.
- 2) No alcohol will be served
- 3) Total width of sidewalk is 12ft table and chairs total with is about 7ft so left with about 5-6ft of space (see pics)
- 4) Door is recessed into the dining room so no obstructions to the entry way (see pic attached)
- 5) Photos attached
- 6) a tiny chalk-type post-it note (3 inch by 2 inch) on table to denote seating is reserved for restaurant customers will be placed on table.

June 08, 2020

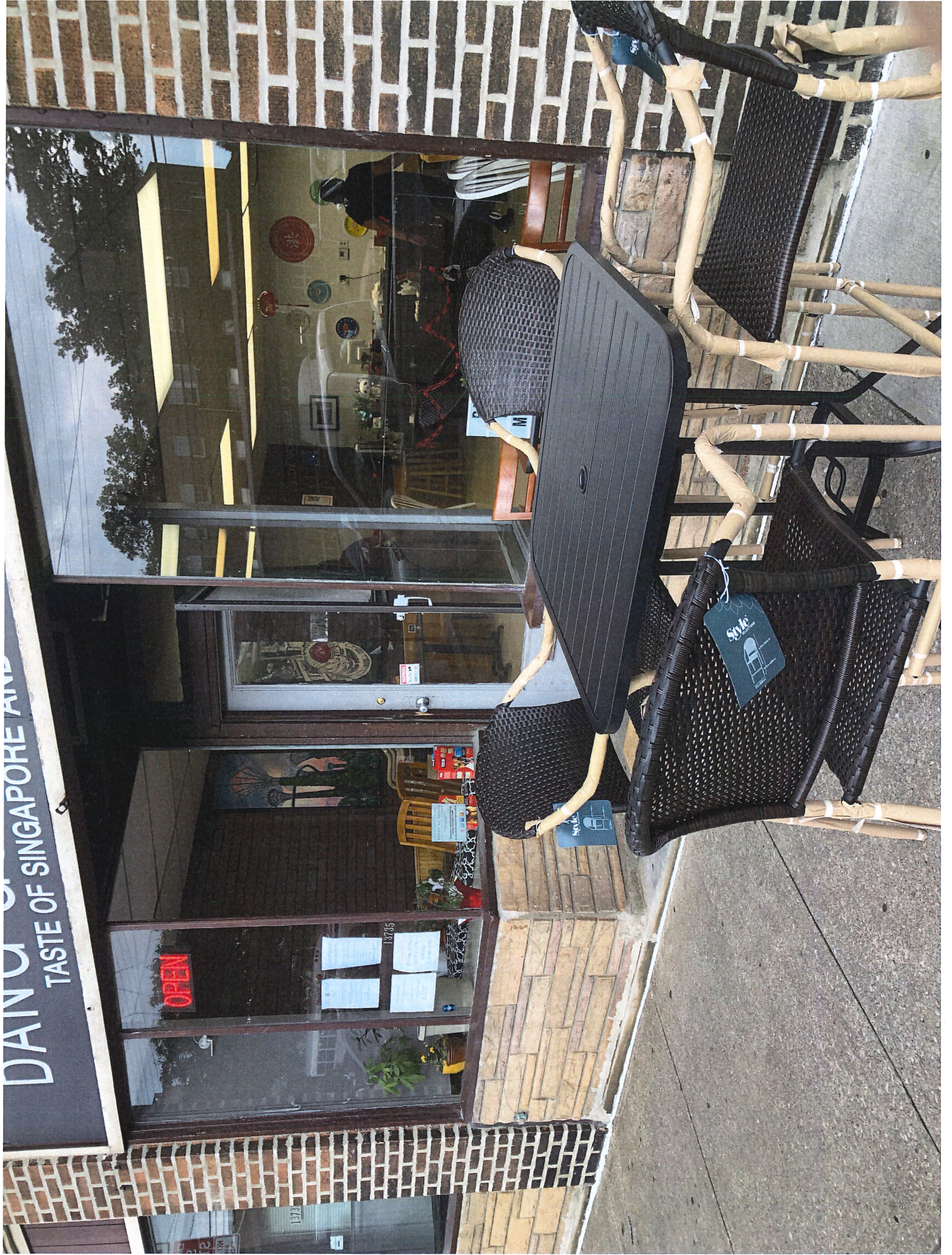
Charlie Calanni, Owner
13735 Madison Ave
Lakewood, OH 44107

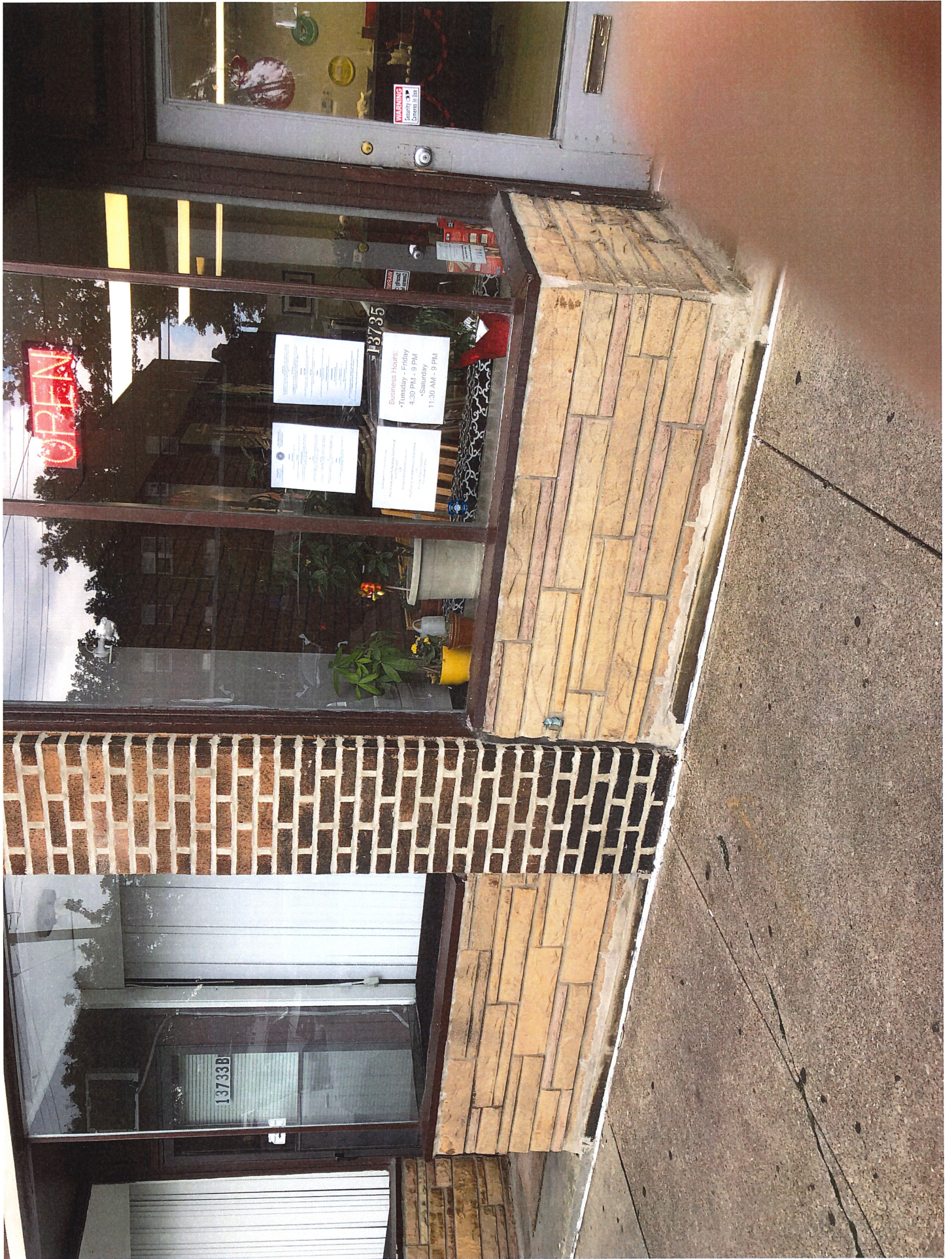
I, Charlie Calanni owner of above mentioned property, authorize Dang Good Foods' application for outdoor dining dated June 08, 2020.



June 08, 2020

Charlie Calanni





OPEN

13735

Business Hours:
Tuesday - Friday
4:00 PM - 9:00 PM
Saturday
11:30 AM - 9 PM

BUSINESS
Security
Camera 18.00

13735B







Bar

Ruby Beauty Cosmetics & Makeup Studio
Online Scheduling Available www.rubybeautybar.com



DANG GOOD FOODS
100% VEGAN



DANG GOOD FOODS

TASTE OF SINGAPORE AND MORE



BLACK LIVES MATTER

Congrats
L
CLASS OF 2020





PLANNING COMMISSION

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

Application Cover Page

Docket No.: 07-31-20

Reference No.: PC20-000034

Applicant Name: Sarah Slowik

Project Name: Balansere LLC

Project Address: 1579 Newman Avenue

Proposal: Conditional Use: In-home Massage Therapy, Type B Home Occupancy

Fee Paid: \$75.00 paid

My name is Sarah Slowik and I am a self-employed, licensed massage therapist in the state of Ohio. My company name, in which I am the sole owner, is Balansere LLC.

I have been practicing massage therapist for over the past 15 years. I have worked primarily in high-end spas and gyms, where I have achieved a significant group of dedicated clients.

With recent events impacting so many practices, I have decided that it is in the best interest of preserving my livelihood and safety of my clients to open a small household business. I have set up a dedicated small room for massage therapy (which is less than 15% of the overall habitable floor area of the dwelling, as stipulated in city ordinance regulations 1145.02, paragraph (a), defined in the building code) and have instituted sanitation practices that far exceed what I see is being offered at routine spas and gyms.

I will be seeing one client at a time. I do not have any employees working for me. My quiet street has adequate parking for the short time I will be seeing each client.

I have reviewed the pertinent ordinances cited by the city pertaining to a Type B Home Occupation as set forth in the city ordinance definitions 1145.01, paragraph (b), along with their corresponding requirements. I meet all of these conditions.

Attached below are copies of my driver's license, the incorporation certificate from the state of Ohio for Balansere LLC, a copy of my massage therapy license from the state of Ohio, and a picture of the massage therapy room.



**STATE OF OHIO
CERTIFICATE**

Ohio Secretary of State, Frank LaRose
4480088

It is hereby certified that the Secretary of State of Ohio has custody of the business records for
BALANSERE LLC

and, that said business records show the filing and recording of:

Document(s)

DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG
Effective Date: 05/29/2020

Document No(s):

202015002040



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the
Secretary of State at Columbus, Ohio this
29th day of May, A.D. 2020.

Frank LaRose
Ohio Secretary of State



State Medical Board of

Ohio

30 East Broad Street, 3rd Floor
Columbus, Ohio 43215-6127
(614) 466-3934

THE RECORDS OF THE STATE MEDICAL BOARD OF OHIO INDICATE
THAT YOU HOLD THE FOLLOWING ACTIVE LICENSE:

33.022313
Sarah Slowik

Effective Date: 01/13/2020
Expiration Date: 01/01/2022



I am the owner, Kathi Persteiner. Sarah Slowik is my tentant.

Kathi Persteiner

kdpernsteiner@gmail.com

440-840-2692

I am the occupant, Sarah Slowik, I authorize property access.

Sarah Slowik

305-582-7734

Mizzsarah77@gmail.com



PLANNING COMMISSION

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

Application Cover Page

Docket No.: 07-32-20

Reference No.: PC20-000036

Applicant Name: Brian Fabo, Fabo Architecture Inc.

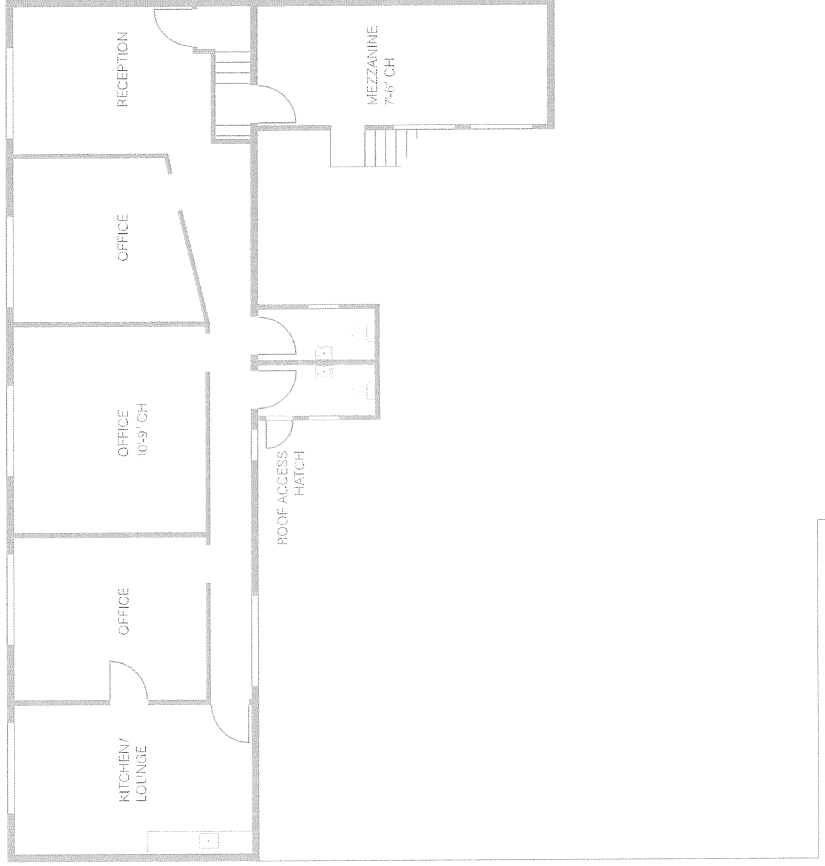
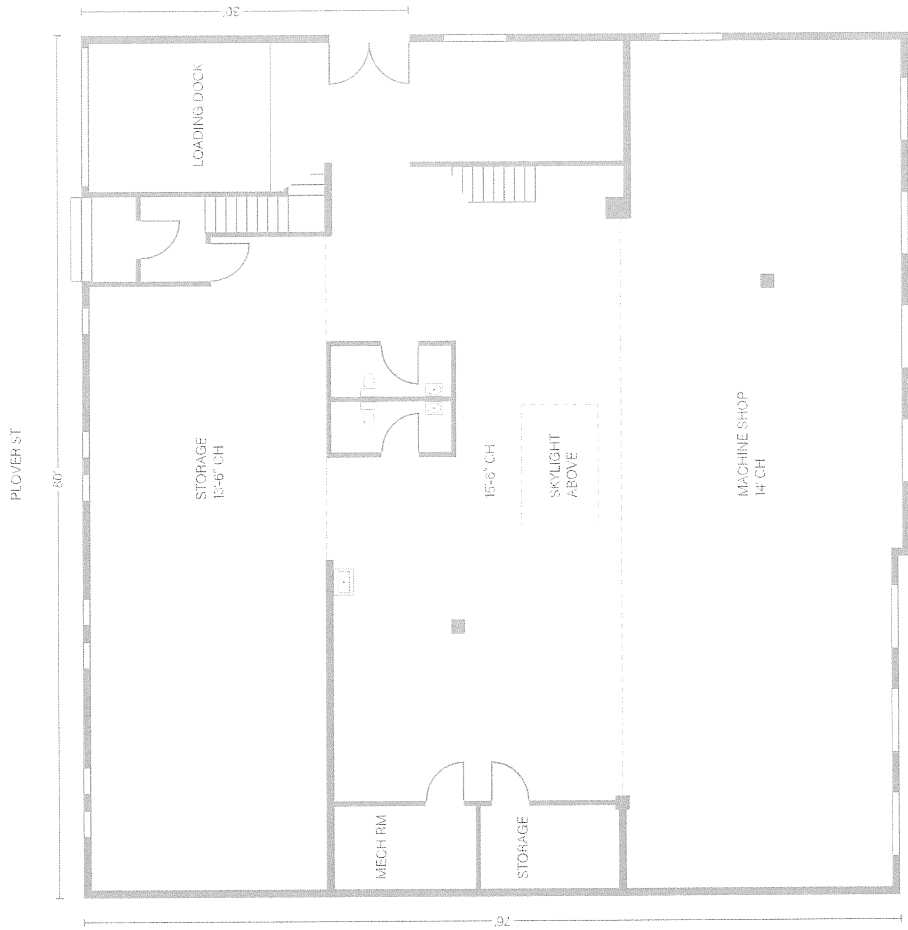
Project Name: 12507 Plover Street, LLC

Project Address: 12507 Plover Street

**Proposal: Conditional Use: Professional Offices: Renovation into multiple
business and two apartments.**

Fee Paid: \$150.00 paid

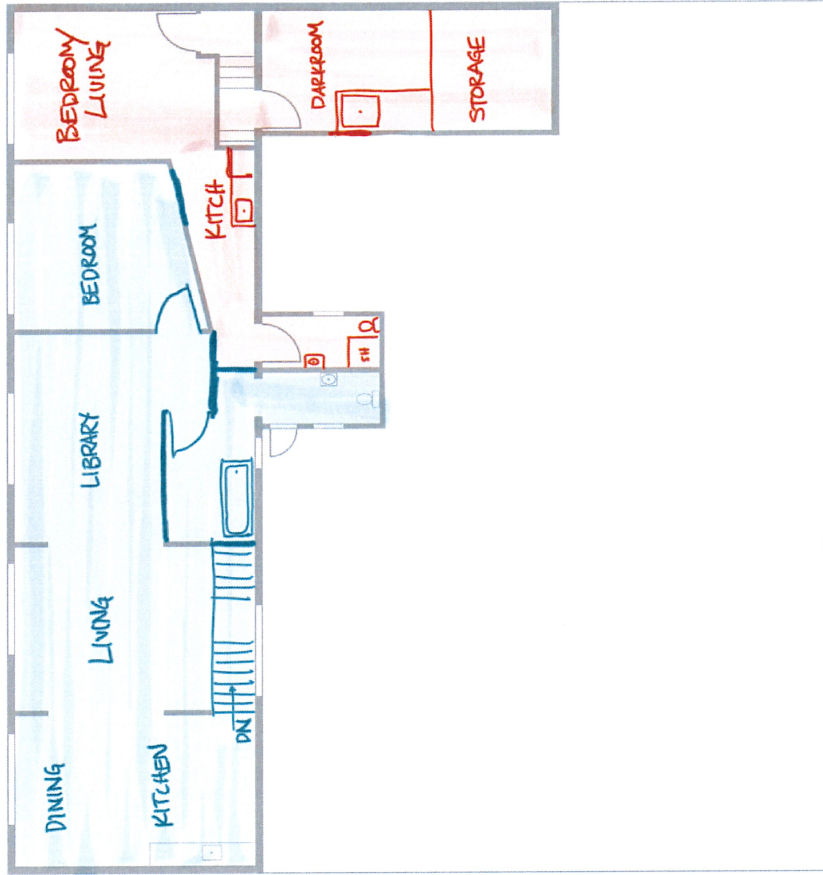
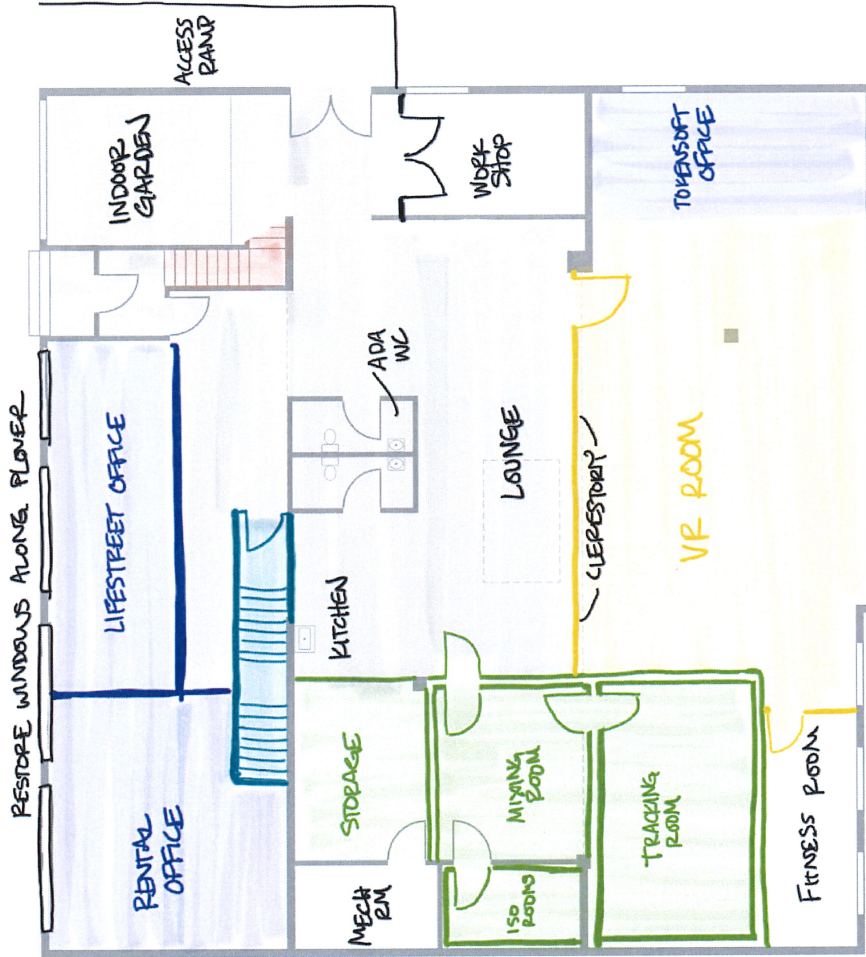
EXISTING



12507 PLOVER ST
LAKEWOOD OH



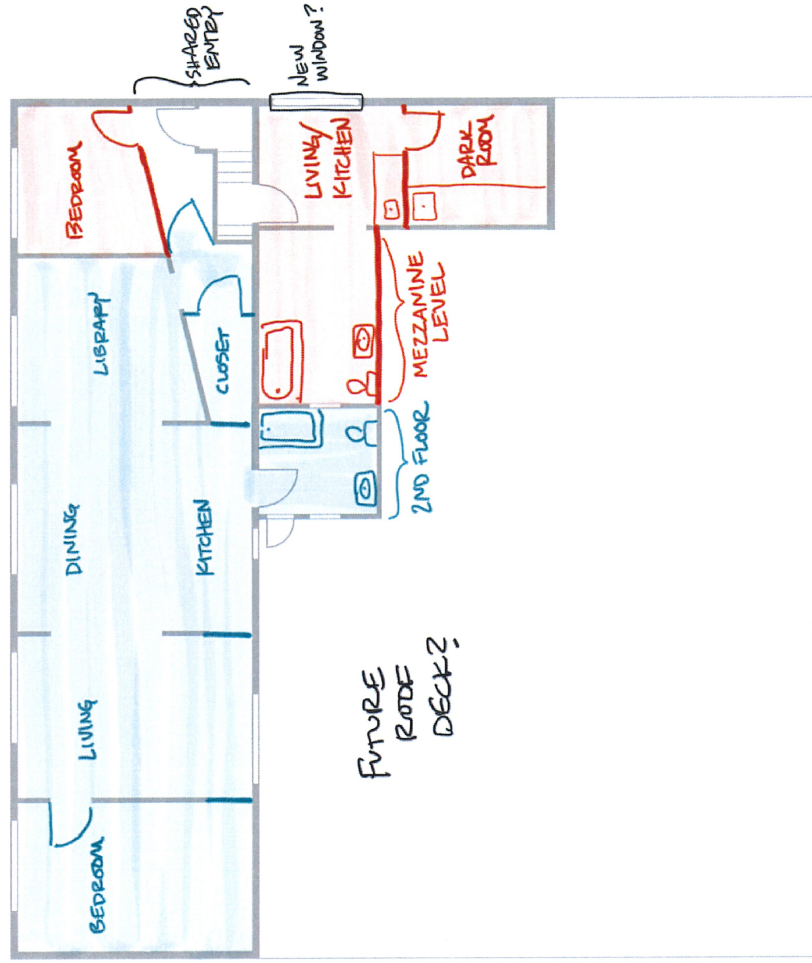
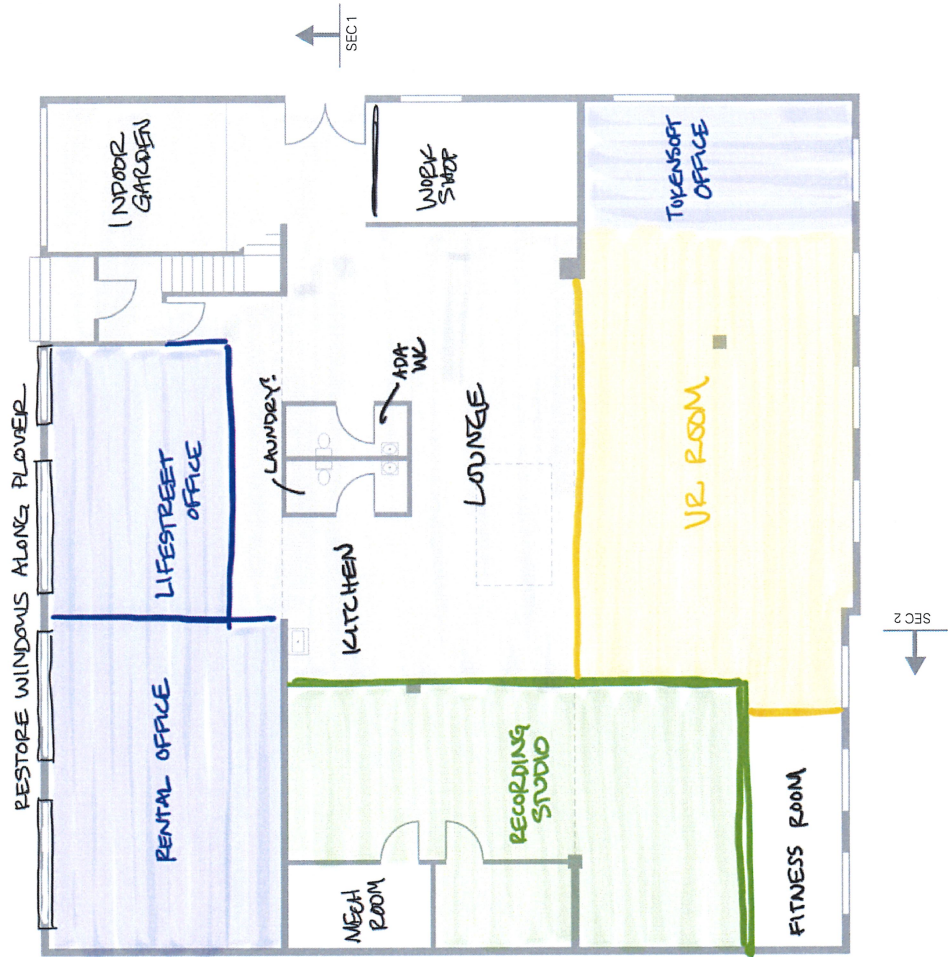
APARTMENT CONCEPT 1



- APARTMENT 1
- APARTMENT 2
- OFFICES
- RECORDING STUDIO
- VR DEV ROOM
- COMMON AREAS



APARTMENT CONCEPT 2



- APARTMENT 1
- APARTMENT 2
- OFFICES
- RECORDING STUDIO
- VR DEN ROOM
- COMMON AREAS

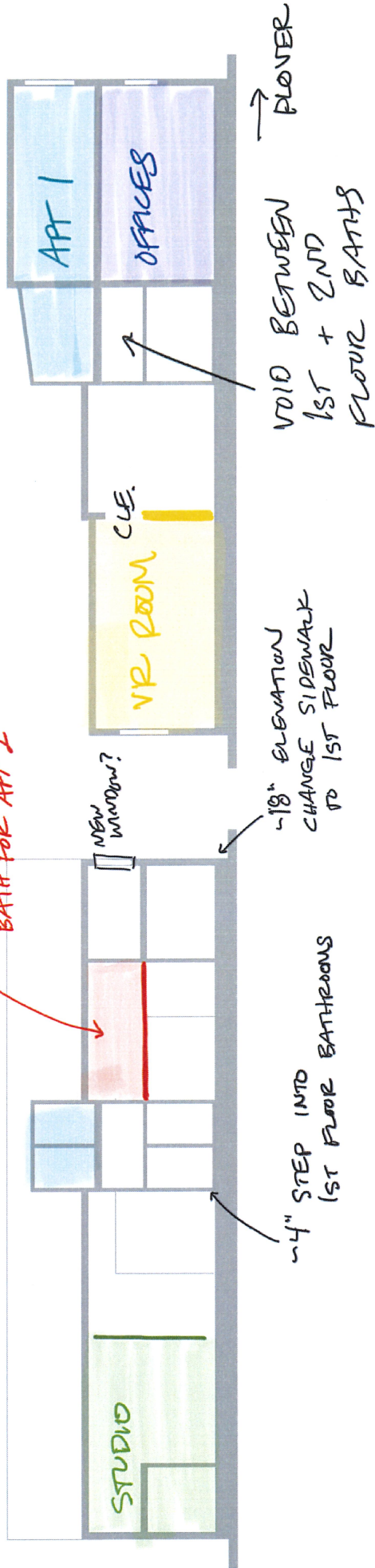
12507 PLOVER ST
LAKEWOOD OH



SEC 1

SEC 2

POTENTIAL MEZZ BATH FOR APT 2

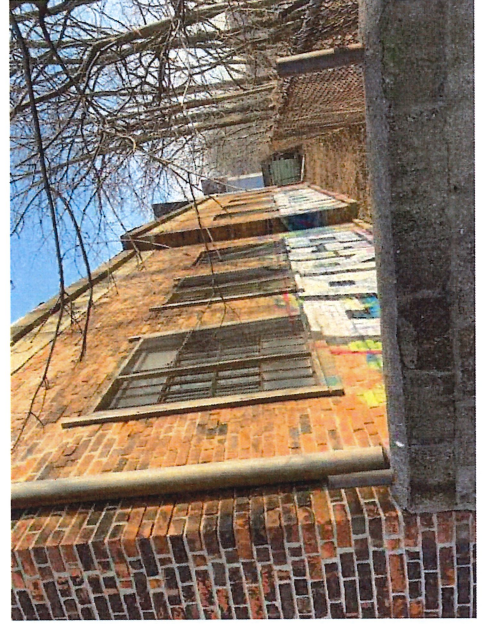




12507 Plover St: North facade



East facade



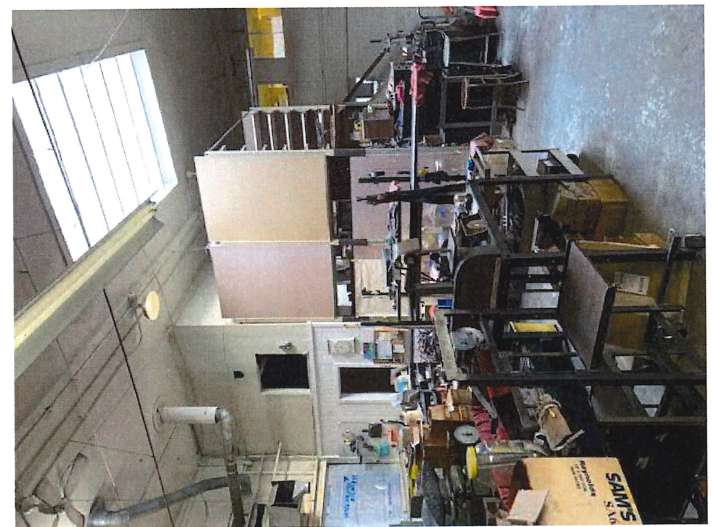
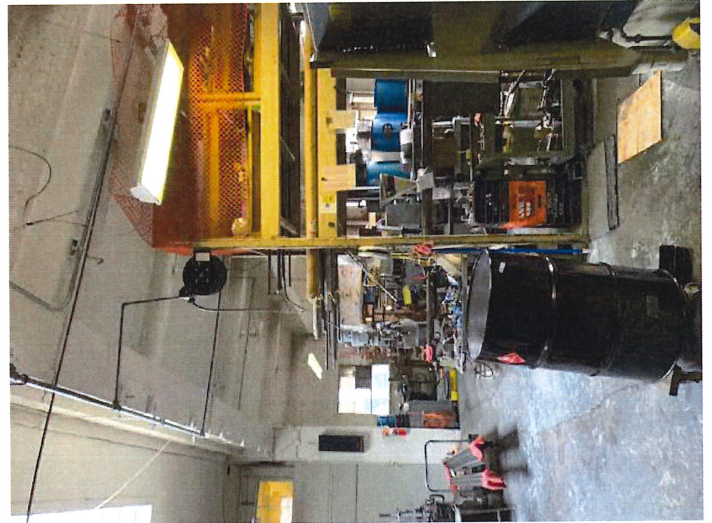
South facade



West facade



Ground floor, south room





Ground floor, north room



Mezzanine



Ground floor, loading bay





Second floor





PLANNING COMMISSION

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

Application Cover Page

Docket No.: 07-33-20

Reference No.: PC20-000035

Applicant Name: Beki Bell

Project Name: Lakewood Montessori School

Project Address: 2051 Quail Street

**Proposal: Conditional Use: Type A Child Care: Change from one nonconforming
use (church) to another (pre-school)**

Fee Paid: \$75.00 paid

Commercial Building Inspections, LLC

Commercial Inspection Report



2051 Quail Street, Lakewood, Ohio 44107
Inspection prepared for: Beki Bell
Date of Inspection: 6/12/2020 Time: 10:00am
Age of Home: 82 Years old Size: 3636 Square feet
Weather: 72 Degrees

Inspector: Dave Range
Phone: 440-954-2191
Email: cbiconsultant1@gmail.com

INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (www.nachi.org/comsop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these

components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to

periodically monitor those areas that are not readily accessible.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

Report Summary

6.5.1 Roof		
Page 5 Item: 1	Roof Covering	<ul style="list-style-type: none"> • Areas of missing slate shingles were noted on the bell tower. I recommend having new shingles properly installed to prevent moisture intrusion into the structure. • Missing asphalt shingles were noted on the South and East sides of the main section of the roof. I recommend having new shingles installed in these areas to prevent moisture from entering the structure. • The roll roofing on the Eastern most section of the flat roof is beyond its useful lifespan and should be replaced to prevent moisture from entering the structure.
Page 6 Item: 3	Gutters	<ul style="list-style-type: none"> • The gutter at the East side of the main church roof was pulling off and should be secured to properly discharge water away from the structure.
6.5.2 Exterior		
Page 7 Item: 1	Siding, Flashing and Trim	<ul style="list-style-type: none"> • Aluminum siding noted. Some of the corner pieces were missing which could allow moisture to enter the structure. I recommend having new pieces installed.
6.5.4 Basement, Foundation and Crawlspace		
Page 8 Item: 2	Crawlspace	<ul style="list-style-type: none"> • Limited access due to low headroom. Therefore, the review of joists, plumbing, structural support, etc. is limited.
6.5.5 Heating and Ventilation		
Page 9 Item: 3	Heating Systems Accessibility	<ul style="list-style-type: none"> • This heating system at the East side of the structure is deemed inaccessible by this Inspector because of the size of the overhead clearance. This system was functional using the thermostat.
6.5.8 Electrical		
Page 12 Item: 7	Open Splices	<ul style="list-style-type: none"> • Knob and tube wiring was noted in the basement and attic. This type of wiring was commonly used between 1880 and 1950. This wiring system has no grounding system. Some insurance companies won't insure a building which has this type of wiring installed. I recommend calling your insurer to find out what their policy is regarding this issue.
Page 13 Item: 8	GFCI	<ul style="list-style-type: none"> • I recommend having Ground Fault Circuit Interrupters (GFCI) type receptacles installed within six feet of all water sources.
6.5.11 Doors, Windows and Interior		
Page 15 Item: 2	Interior	<ul style="list-style-type: none"> • Water stains were noted on the ceiling at the East side of the buildings, the roof in this area will need to be replaced in the near future. • The floors in the bathrooms in the basement were not level, because of this the ceramic tiles may end up cracking. • The floor in the kitchen at the East side of the structure was not level. The crawlspace in this area was inaccessible so it could not be determined what was causing this issue.
Page 16 Item: 3	Damaged Windows	<ul style="list-style-type: none"> • A window on the upper East side was boarded up.

6.5.1 Roof

1. Roof Covering

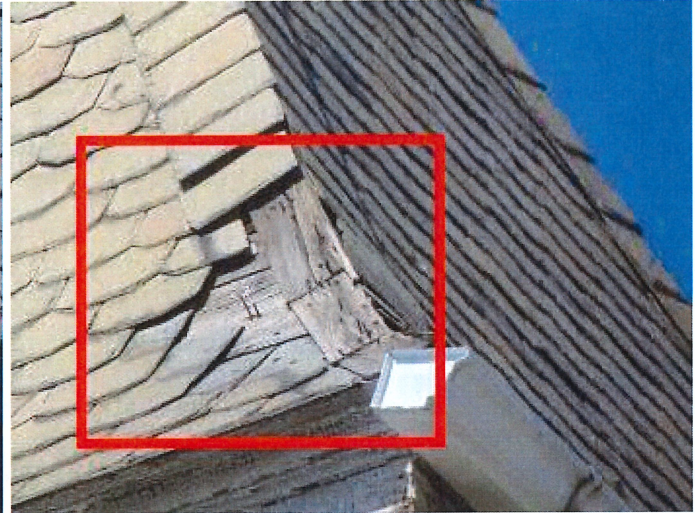
Materials: Asphalt shingles noted. • Slate roof noted. • Roll roofing noted.

Observations:

- Areas of missing slate shingles were noted on the bell tower. I recommend having new shingles properly installed to prevent moisture intrusion into the structure.
- Missing asphalt shingles were noted on the South and East sides of the main section of the roof. I recommend having new shingles installed in these areas to prevent moisture from entering the structure.
- The roll roofing on the Eastern most section of the flat roof is beyond its useful lifespan and should be replaced to prevent moisture from entering the structure.



Missing asphalt shingles were noted on the South side of the main section of the roof. I recommend having new shingles installed in these areas to prevent moisture from entering the structure.



Areas of missing slate shingles were noted on the bell tower. I recommend having new shingles properly installed to prevent moisture intrusion into the structure.



The roll roofing on the Eastern most section of the flat roof is beyond its useful lifespan and should be replaced to prevent moisture from entering the structure.



The roll roofing on the Eastern most section of the flat roof is beyond its useful lifespan and should be replaced to prevent moisture from entering the structure.



The roll roofing on the Eastern most section of the flat roof is beyond its useful lifespan and should be replaced to prevent moisture from entering the structure.



Missing asphalt shingles were noted on the South and East sides of the main section of the roof. I recommend having new shingles installed in these areas to prevent moisture from entering the structure.

2. Slopes

Observations:

- The roof appears to have areas of sloped surface leading to the roof drains.

3. Gutters

Observations:

- The gutter at the East side of the main church roof was pulling off and should be secured to properly discharge water away from the structure.



The gutter at the East side of the main church roof was pulling off and should be secured to properly discharge water away from the structure.

4. Vents, Flashings, Skylights, Chimney and other Roof Penetrations

Observations:

- No deficiencies were noted with the vent stacks that were going through the roof structure.

6.5.2 Exterior

1. Siding, Flashing and Trim

Observations:

- Aluminum siding noted. Some of the corner pieces were missing which could allow moisture to enter the structure. I recommend having new pieces installed.

2. Doors, Decks, Stoops, Steps, Stairs, Porches, Railings, Eaves, Soffits and Fascias

Observations:

- The main entry doors are wood. No major deficiencies were noted.

3. Windows

Observations:

- Wood framed, fixed windows were noted. Some windows had plastic installed over them.

4. Vegetation

Observations:

- No major issues noted.

5. Sidewalks

Observations:

- No major deficiency was noted with the sidewalk.

6.5.4 Basement, Foundation and Crawlspace

1. Basement

Observations:

- Partial basement noted.

2. Crawlspace

Observations:

- Limited access due to low headroom. Therefore, the review of joists, plumbing, structural support, etc. is limited.



FYI picture of the crawlspace



FYI picture of the crawlspace

3. Visible Structural Components

Observations:

- Wood joist construction noted.

4. Location Of Under-Floor Access Openings

Observations:

- Interior stairwell.

5. Present or Clear Indications Of Active Water Penetration Observed

Observations:

- No stains or evidence of moisture penetration was observed at the accessible perimeter of the building.

6.5.5 Heating and Ventilation

1. Gas Meters

Observations:

- The gas meter was installed in the basement.



The gas meter was installed in the basement.

2. Heating Systems Operating Controls and Energy Source

Observations:

- The heating system was operable at the time of inspection using normal operating controls.
- This type of system has an average typical lifespan of 25-30 years.



This type of system has an average typical lifespan of 25-30 years.

3. Heating Systems Accessibility

Observations:

- This heating system at the East side of the structure is deemed inaccessible by this Inspector because of the size of the overhead clearance. This system was functional using the thermostat.



This heating system at the East side of the structure is deemed inaccessible by this Inspector because of the size of the overhead clearance. This system was functional using the thermostat.

6.5.7 Plumbing

1. Main Shutoff

Observations:

- The main water shutoff valve was located in the vanity under the sink in the women's bathroom in the basement.



2. Water Heating Equipment

Observations:

- The water heater was manufactured in June of 2009, these heaters have a 12-15 year typical useful lifespan.

3. Toilets

Observations:

- The toilets were functioning properly at the time of the inspection.

4. Sinks, Tubs, Showers

Observations:

- No deficiencies were noted with the operated sinks in the bathrooms.

5. Water Supply

Observations:

- The water flow in the bathrooms and kitchen appeared satisfactory.

6. Drain, Waste, Vent

Observations:

- The drains for the sinks in the bathrooms and kitchens appeared to be draining sufficiently.

7. Public or Private Water

Observations:

- The building is being supplied by a public water source.

6.5.8 Electrical

1. Service Drop/Lateral

Observations:

- There was an overhead service supply noted.

2. Meter Enclosures

Observations:

- The electrical meters were located in the basement. No deficiencies were noted.

3. Service Conductors

Observations:

- Service conductors are encased in **PVC** conduit.

4. Main Disconnect

Observations:

- Main disconnect is located in the main distribution panel



Main disconnect is located in the main distribution panel

5. Amperage Rating

Observations:

- 100 amp

6. Switches and Lights

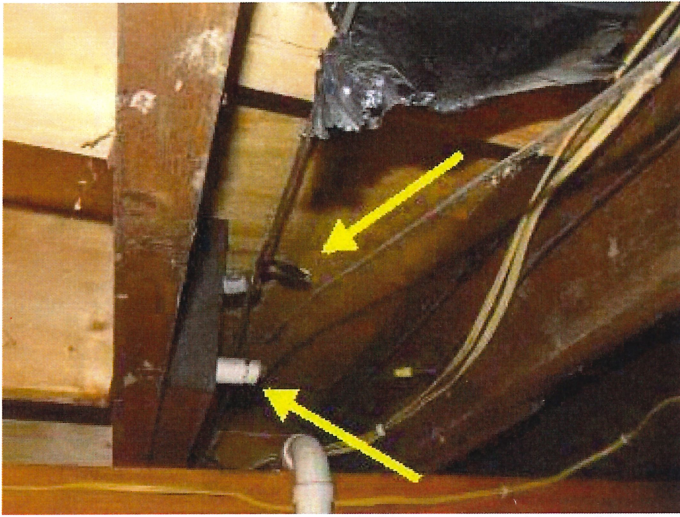
Observations:

- No deficiencies were noted with the lights and switches they were operated.

7. Open Splices

Observations:

- **Knob and tube wiring was noted in the basement and attic. This type of wiring was commonly used between 1880 and 1950. This wiring system has no grounding system. Some insurance companies won't insure a building which has this type of wiring installed. I recommend calling your insurer to find out what their policy is regarding this issue.**



Knob and tube wiring was noted in the basement and attic. This type of wiring was commonly used between 1880 and 1950. This wiring system has no grounding system. Some insurance companies won't insure a building which has this type of wiring installed. I recommend calling your insurer to find out what their policy is regarding this issue.



Knob and tube wiring was noted in the basement and attic. This type of wiring was commonly used between 1880 and 1950. This wiring system has no grounding system. Some insurance companies won't insure a building which has this type of wiring installed. I recommend calling your insurer to find out what their policy is regarding this issue.

8. GFCI

Observations:

- I recommend having Ground Fault Circuit Interrupters (GFCI) type receptacles installed within six feet of all water sources.

6.5.10 Attic Ventilation and Insulation

1. Unfinished spaces

Observations:

- No signs of moisture intrusion was noted on the roof sheathing in th attic area.



No signs of moisture intrusion was noted on the roof sheathing in th attic area.

6.5.11 Doors, Windows and Interior

1. Doors and Windows

Observations:

- A cracked/broken window was noted on the upper South side of the structure.
- There was damaged trim noted on the South side of the building.



There was damaged trim noted on the South side of the building. A cracked/broken window was noted on the upper South side of the structure.

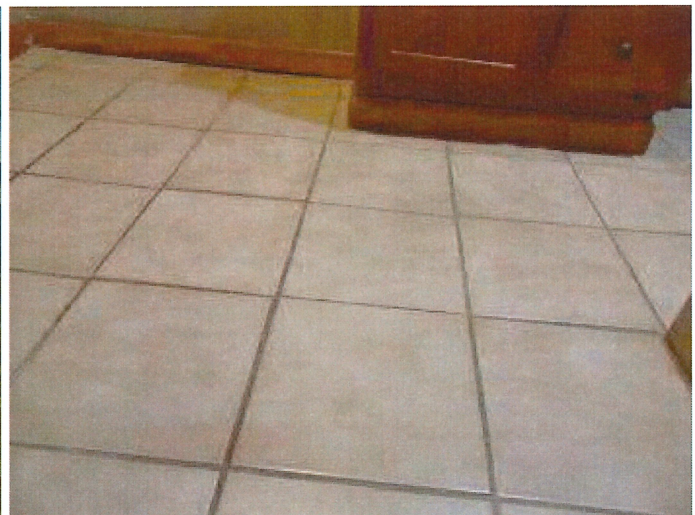
2. Interior

Observations:

- Water stains were noted on the ceiling at the East side of the buildings, the roof in this area will need to be replaced in the near future.
- The floors in the bathrooms in the basement were not level, because of this the ceramic tiles may end up cracking.
- The floor in the kitchen at the East side of the structure was not level. The crawlspace in this area was inaccessible so it could not be determined what was causing this issue.



The floor in the kitchen at the East side of the structure was not level. The crawlspace in this area was inaccessible so it could not be determined what was causing this issue.



The floors in the bathrooms in the basement were not level, because of this the ceramic tiles may end up cracking.

3. Damaged Windows

Observations:

- A window on the upper East side was boarded up.



A window on the upper East side was boarded up.

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.