

**AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
OCTOBER 5, 2023
PRE-REVIEW MEETING
6:00 P.M.
CITY HALL AUDITORIUM**

REVIEW DOCKET ITEMS

**REGULAR MEETING
6:30 P.M.
AUDITORIUM**

1. ROLL CALL
2. APPROVE THE MINUTES OF THE SEPTEMBER 7, 2023 MEETING
3. OPENING REMARKS

NEW BUSINESS

LOT SPLIT/CONSOLIDATION

4. **Docket No. 10-21-23
14824-6/14806-22 Detroit Ave.
CoHatch**

Jason Galdun, Jeffrey A. Grusenmeyer & Associates, Inc., applicant requests approval for the lot split and consolidation of PPN 312-17-029, PPN 312-17-030, PPN 312-17-031, PPN 312-17-032, PPN 312-17-033, and PPN 312-170-34. Pursuant to Section 1155.07 – procedures for lot splits and Section 1155.06 – procedures for lot consolidations and resubdivisions. Property is in a C2 – Commercial, Retail district. (Page 3)

CONDITIONAL USE

5. **Docket No. 10-22-23
13741 Madison Ave.
Back Alley Social Club**

David Maddux, The Arcus Group Inc., applicant requests the review and approval for seasonal outdoor dining on the rear property, pursuant to section 1129.13 – supplemental regulations for outdoor seasonal dining facility. Property is in a C3 – Commercial, General Business District. (Page 18)

PARKING PLAN

6. **Docket No. 10-23-23
13741 Madison Ave.
Back Alley Social Club**

David Maddux, The Arcus Group Inc., applicant requests the review and approval for a parking plan, pursuant to section 1143.09 – parking plan review: Planning Commission and section 1143.10 – exceptions to required minimum. Property is in a C3 – Commercial, General Business District. (Page 32)

OLD BUSINESS

ORDINANCE AMENDMENT

7. Docket No. 05-11-23

Amendments to Chapters 1121, 1123, and 1133 of the Zoning Ordinance to Support Additional Dwelling Units and Principal Building Lot Coverage

On March 20, 2023, City Council referred Ordinance No. 07-2023 and the associated communication to the Housing, Planning, and Development Committee and the Planning Commission for deliberation and recommendation. (Page 46)

ADJOURN



PLANNING COMMISSION

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

Application Cover Page

Docket No.: 10-21-23

Permit No.: PC23-000024

Applicant Name: Jason Galdun, Jeffrey A. Grusenmeyer & Associates, Inc.

Project Address: 14824-6/14806-22 Detroit Ave.

Project Name: CoHatch

Proposal: Review and approval for the lot split and consolidation of PPN 312-17-029, PPN 312-17-030, PPN 312-17-031, PPN 312-17-032, PPN 312-17-033, and PPN 312-170-34. Pursuant to Section 1155.07 – procedures for lot splits and Section 1155.06 – procedures for lot consolidations and resubdivisions. Property is in a C2 – Commercial, Retail district.



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)

This Work Coordinated By:
Commercial Real Estate Due Diligence Management



3465 South Arlington Rd, Suite E#183
Akron, OH 44312
Office: 866-290-8121
website: www.amnational.net

Drwn By:	MDC	Date:	NOV 6, 2022
Surveyor Ref.No.:	22-162-10 ALTA.dwg	Revision:	ZONING
Aprvd By:	RLG	Date:	
Field Date:	Oct. 4, 2022	Revision:	
Scale:	1" = 20'	Date:	
		Revision:	

Prepared For:

Client Ref. No:

PROJECT ADDRESS

14826-14806 Detroit Ave., Lakewood OH 44107
Lakewood, OH 44107
County of Cuyahoga

Project Name:

Lakewood, OH

Project Reference:

20221751-1

Zoning Information

STATUS	"C-2" retail District within the National Historic District		STATUS
ITEM	REQUIRED	OBSERVED	Contact Info: (Zoning Dept contact info)
PERMITTED USE	YES	SAME	Global Zoning Prepared By: Hunter Reade (402)293-3415 Global Zoning Job# 22139 Date: October 10, 2022
MIN. LOT AREA	5,000 SQ. FT.	40,467 SQ. FT.	
MIN. LOT WIDTH	40 FEET LOT WIDTH	150.15 ±	
MAX. BLDG COVERAGE	NONE REQUIRED	NOT APPLICABLE	
MIN. SETBACKS FRONT	Max 5 Feet	0 Feet	
MIN. SETBACKS STREET SIDE	5 Feet	0 Feet	
INTERIOR SIDE SETBACK	None Required: 5 Feet when abutting a Residential District	NOT APPLICABLE	
MIN. SETBACKS REAR	1/2 the Height of the Building (7.65 Feet), but in no case less than 5 Feet; 5 Feet adjacent to Residential District or Use	4.5 FEET	
MAX BUILDING HEIGHT	120 FEET	35.3 FEET	
PARKING REGULAR	MIN: 29.34 Parking Spaces MAX: 73.35 Parking Spaces	2 SPACES	
PARKING HANDICAP		0 SPACES	
PARKING TOTAL		2 SPACES	

Notes:
Because there may be a need for interpretation of the applicable zoning codes, we refer you to City of Lakewood for zoning laws and applicable codes.

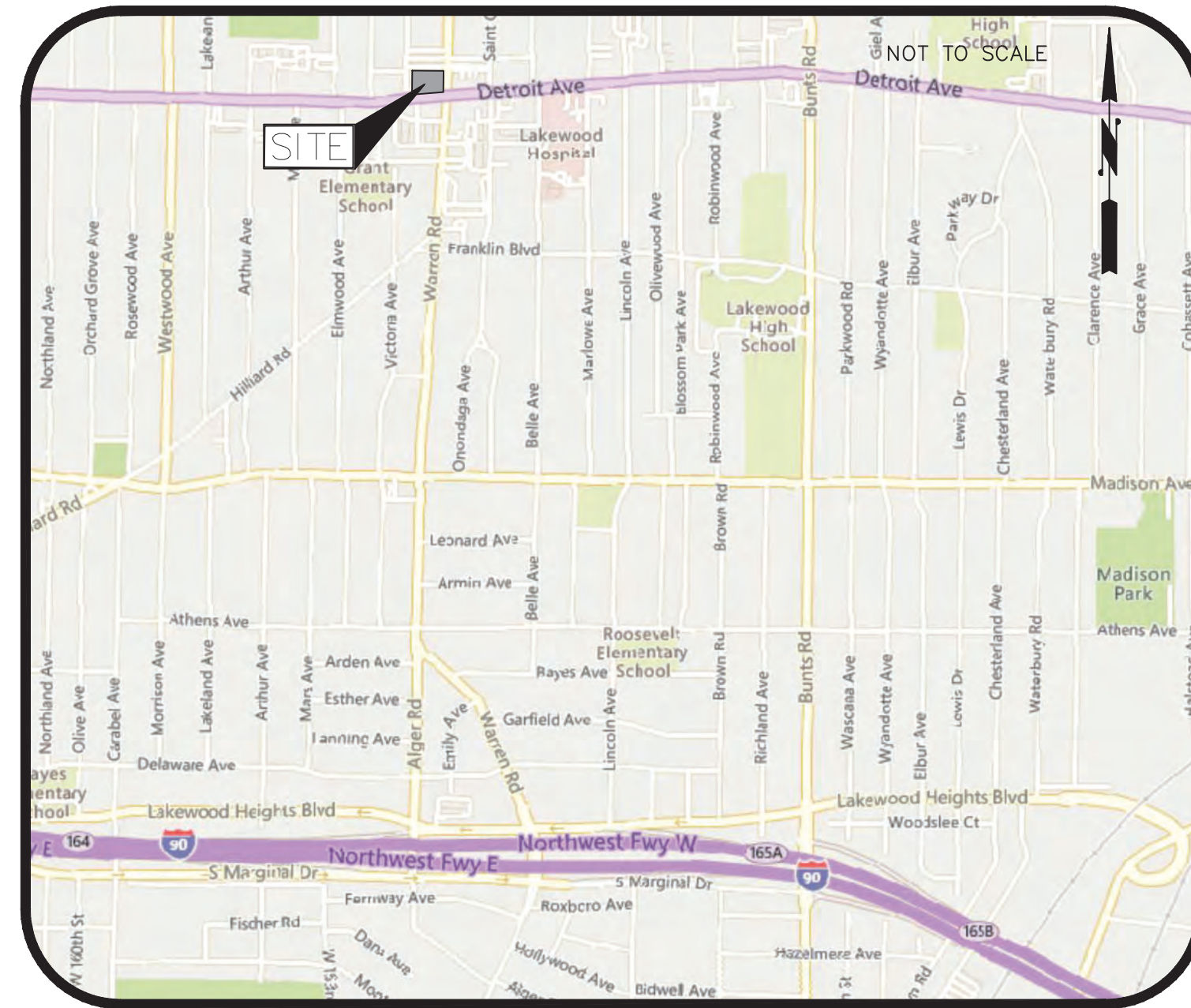
LEGEND

-----	EASEMENT	●	PIN FOUND
--- RW ---	RIGHT-OF-WAY	○	PIN SET
---	SETBACK LINE	✕	MAG NAIL FOUND
---	CENTERLINE	⊕	POWER POLE
---	SUBJECT PROPERTY LINE	⊕	LIGHT POLE
---	ADJACENT PROPERTY LINE	⊕	ELECTRIC METER
---	CONCRETE CURB	⊕	GROUND LIGHT
---	EDGE OF ASPHALT	⊕	GAS METER
---	EDGE OF CONCRETE	⊕	FLAG POLE
---	EDGE OF GRAVEL	⊕	LOCATION BUILDING HEIGHT MEASURED
---	FENCE LINE	⊕	SANITARY CLEANOUT
---	OVERHEAD ELECTRIC LINE	⊕	SQUARE CATCH BASIN
=====	RAILROAD TRACKS	⊕	ROUND CATCH BASIN
		⊕	MANHOLE
		⊕	WATER VALVE
		⊕	FIRE HYDRANT
		⊕	WATER SPIGOT
		⊕	FLAG POLE
		⊕	SIGN
		⊕	BOLLARD
		⊕	AC UNIT
		⊕	CORNER POST
		⊕	BIKE RACK
		⊕	PARKING METER
			POINT OF BEGINNING P.O.B.
			POINT OF COMMENCING P.O.C.
			AS-SURVEYED CALL (M)
			RECORD CALL (R)

Title Information

THE LAND SHOWN IN THE SURVEY IS THE SAME AS THAT DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. GLW2201533, DATED AUGUST 3, 2022 AT 6:59 A.M.

Vicinity Map



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 39035C 0156K, which bears an effective date of August 15, 2019 and is NOT in a Special Flood Hazard Area.

Surveyor Notes

- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO COOK AVENUE AND PEDESTRIAN ACCESS TO DETROIT AVENUE, WARREN ROAD AND COOK AVENUE, PUBLIC RIGHT-OF-WAYS.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE SURVEY WAS COMPLETED UTILIZING A COMBINATION OF STATIC AND REAL-TIME KINEMATIC GLOBAL POSITIONING TECHNIQUES.
- THE EQUIPMENT USED TO COLLECT THE SURVEY DATA WAS TWO (2) TOPCON GLOBAL POSITIONING RECEIVERS.
- DISTANCES SHOWN HEREON ARE HORIZONTAL, EXPRESSED IN U.S. SURVEY FOOT AND TENTHS THEREOF.
- THE BOUNDARY CLOSURES WITH NO GAPS, GORES OR OVERLAPS.
- THERE WERE NO WETLAND MARKERS OBSERVED AT THE TIME OF THIS SURVEY.
- ANY PLOTTABLE OFF-SITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN PLOTTED AND SHOWN HEREON.
- THE RECORD DESCRIPTION OF PROPERTY MATHEMATICALLY CLOSES WITH NO GAPS, GORES OR OVERLAPS.
- THERE WERE NO PARTY WALLS OBSERVED.
- THERE WERE NO CEMETERIES OR BURIAL PLOTS OBSERVED.
- BUILDING SQUARE FOOTAGE IS CALCULATED AT THE GROUND LEVEL. SECOND FLOOR IS ONE CONTINUOUS BUILDING.

Notes Corresponding to Schedule B

- EASEMENT SET FORTH IN THE DEED FROM L. F. MILLER (ALSO KNOWN AS LOUIS F. MILLER) AND FANNY L. MILLER, TO JOHN GEORGE GEHRING, FILED FOR RECORD APRIL 5, 1917 IN VOLUME 1953, PAGE 81, OF THE CUYAHOGA COUNTY RECORDS. (AS TO PARCEL 1)
 - LOCATED ON PROPERTY AS SHOWN HEREON
 - AGREEMENT BY AND BETWEEN L. F. MILLER AND FANNIE L. MILLER, AND THE LAKEWOOD STATE BANK, A CORPORATION, FILED FOR RECORD DECEMBER 31, 1917 IN VOLUME 2055, PAGE 17, OF THE CUYAHOGA COUNTY RECORDS. (AS TO PARCEL 1)
 - LOCATED ON PROPERTY AS SHOWN HEREON
 - AGREEMENT SET FORTH IN THE DEED FROM THE GUARDIAN TRUST COMPANY OF CLEVELAND, OHIO, TO GEORGE G. MARSHALL, FILED FOR RECORD APRIL 14, 1928 IN VOLUME 3747, PAGE 387, OF THE CUYAHOGA COUNTY RECORDS. (AS TO PARCEL 1)
- NO EASEMENTS LISTED IN DOCUMENT.
- AGREEMENT SET FORTH IN THE DEED FROM CHARLES LUCHT AND EMILIA LUCHT, AND JOHAN HERMANN BARTLING AND MARIA BARTLING, FILED FOR RECORD DECEMBER 8, 1909 IN VOLUME 1225, PAGE 426, OF THE CUYAHOGA COUNTY RECORDS. (AS TO PARCEL 2)
- NO EASEMENTS LISTED IN DOCUMENT.

Legal Description

Parcel 1: (PPN: 312-17-030)
Sited in the City of Lakewood, County of Cuyahoga, and State of Ohio:
And known as being part of Original Rockport Township Section No. 22, and bounded and described as follows:
Beginning on the Northernly line of Detroit Avenue, at a point South 84 deg. 07' 20" West, 59.09 feet (measured along said Northernly line) from its point of intersection with the Westernly line of Warren Road, said point being also the Southwesterly corner of land conveyed to John George Gehring by deed dated January 15, 1917 and recorded in Volume 1953, page 91, of the Cuyahoga County Records;
Thence Northernly, along the Westernly line of land so conveyed to John George Gehring, 156.05 feet to the Northwesterly corner thereof;
Thence Easterly, along the Northernly line of land so conveyed to John George Gehring, 58.78 feet to the Westernly line of Warren Road;
Thence Northernly, along the Westernly line of Warren Road, 10 feet to the Southeasterly corner of Sublot No. 151, in the Lakewood Realty Company's Allotment, as recorded in Volume 27 of Maps, page 26, of the Cuyahoga County Records;
Thence Westerly, along said Southerly line of Sublot No. 151, a distance of 86.81 feet to the Northeastery corner of land conveyed to George Sell by deed dated August 28, 1909 and recorded in Volume 1225, page 436, of the Cuyahoga County Records;
Thence Southerly, along the Easterly line of land so conveyed to George Sell, about 168.94 feet to the Northernly line of Detroit Avenue;
Thence Easterly, along the Northernly line of Detroit Avenue, about 28.18 feet to the place of beginning.
EXCEPTING THEREFROM that part thereof that was conveyed by The Guardian Savings and Trust Company to Charles Sell by deed dated July 23, 1924 and recorded in Volume 2904, page 221, of the Cuyahoga County Records, and described as:
Sited in the City of Lakewood, County of Cuyahoga, and State of Ohio, and known as being a strip of land having a uniform width of nineteen hundredths (19/100ths) of a foot off the westerly side of the premises conveyed to the grantor herein by deed recorded in Volume 2380 of Deeds, Page 560 of Cuyahoga County, Ohio, Records, the width of said strip being measured at right angles to the westerly line of said premises so conveyed to said Grantor and extending back from the northernly line of Detroit Avenue along the westerly line of said premises so conveyed to said grantor a distance of one hundred forty-six and eighty-nine hundredths (146.89) feet measured along the division line between said premises so conveyed to said grantor and premises of Roman Hartman abutting Grantor's said premises on the west, excepting from said strip of land so much thereof, if any, as is occupied by any portion or portions of Grantor's building or buildings now located upon the premises so conveyed to grantor as aforesaid.
Parcel 2: (PPN: 312-17-031 and 034, but listed with 312-17-030)
Sited in the City of Lakewood, County of Cuyahoga, and State of Ohio:
And known as being part of Sub-Lots Nos. 52, 53, and 54, in Charles A. Cook's Subdivision, of part of Original Rockport Township Section No. 22, as shown by the recorded plat in Volume 25 of Maps, page 2, of the Cuyahoga County Records, and part of Original Rockport Township Section No. 22, and together forming a parcel of land bounded and described as follows:
Beginning on the Northernly line of Detroit Avenue, 66 feet wide, at the Southeasterly corner of land conveyed to The Lorain Street Bank by deed dated January 14, 1937, and recorded in Volume 4697, page 234, of the Cuyahoga County Records;
Thence Easterly, along the Northernly line of Detroit Avenue, 68.84 feet to the Southeasterly corner of land conveyed to Charles R. Sell by deed dated July 23, 1924 and recorded in Volume 2904, page 221, of the Cuyahoga County Records;
Thence Northernly, along the Easterly line of land so conveyed to Charles R. Sell, 146.89 feet to the Northwesterly corner thereof;
Thence Westerly, along the Northernly line of land so conveyed, 0.19 feet to the Easterly line of land conveyed to George Sell by deed dated August 28, 1909 and recorded in Volume 1225, page 436, of the Cuyahoga County Records;
Thence Northernly, along the Easterly line of land so conveyed to George Sell, about 22.05 feet to the Southerly line of Sub-Lot No. 151, in the Lakewood Realty Company's Subdivision, as shown by the recorded plat in Volume 27 of Maps, page 26, of the Cuyahoga County Records;
Thence Westerly, along the Southerly line of said Sub-Lot, and along the Southerly line of the 2nd parcel of land conveyed to The City of Lakewood by deed dated March 16, 1954 and recorded in Volume 8027, page 498, of the Cuyahoga County Records, about 149.94 feet to the Easterly line of Cook Avenue;
Thence Southerly, along the Easterly line of Cook Avenue, 23.38 feet to the Northwesterly corner of land conveyed to The Midwest Holding Company by deed dated July 8, 1948 and recorded in Volume 6094, page 343, of the Cuyahoga County Records;
Thence Easterly, along the Northernly line of land so conveyed, 118.37 feet to the Easterly line of said Sub-Lot No. 52;
Thence Southerly, along the Easterly line of said Sub-Lots Nos. 52, and 53, a distance of 45 feet to the Southeasterly corner of land so conveyed to The Midwest Holding Company;
Thence Southerly, along the Southerly line of land so conveyed, 58.44 feet to the Northwesterly corner of land conveyed to The Lorain Street Bank, as first aforesaid;
Thence Southerly, along the Easterly line of land so conveyed to The Lorain Street Bank, 110.44 feet to the place of beginning, be the same more or less, but subject to all legal highways.
Parcel 3: (PPN: 312-17-033, but listed with 312-17-030)
Sited in the City of Lakewood, County of Cuyahoga, and State of Ohio:
And known as being the Southerly 5 feet of Sublot No. 52, and the Northernly 40 feet of Sublots Nos. 53, 54, and 55, in Charles A. Cook's Allotment, of part of Original Rockport Township Section No. 22, as shown by the recorded plat of said allotment in Volume 25 of Maps, page 2, of the Cuyahoga County Records, and together forming a parcel of land having a frontage of 45 feet on the Easterly side of Cook Avenue, and extending back between parallel lines, 118.36 feet on the Northernly line, 118.3 feet on the Southerly line, and has a rear line of 45 feet, as appears by said plat.
Parcel 4: (PPN: 312-17-032)
Sited in the City of Lakewood, County of Cuyahoga, and State of Ohio:
And known as being part of Sublots Nos. 54 and 55, in Charles A. Cook's Subdivision, of part of Original Rockport Township Section No. 22, as shown by the recorded plat of said Subdivision in Volume 25 of Maps, page 2, of the Cuyahoga County Records, and together bounded and described as follows:
Beginning in the Northernly line of Detroit Avenue (formerly Detroit Street), at a point 58.58 feet Westerly, measured along said Northernly line of Detroit Avenue, from the Southeasterly corner of Sublot No. 53, in said Charles A. Cook's Subdivision;
Thence Northernly, 110.44 feet to a point in the Southerly line of a parcel of land conveyed by Charles A. Cook, to Henry W. Burton by deed recorded in Volume 977, page 142, of the Cuyahoga County Records, which point is 58.44 feet Westerly, measured along said Southerly line of said parcel conveyed by Cook to Burton from the Easterly line of said Sublot No. 53;
Thence Westerly, along said Southerly line of said parcel conveyed by Cook to Burton, as aforesaid, about 60 feet to the Easterly line of Cook Avenue;
Thence Southerly, along said Easterly line of Cook Avenue, about 115.96 feet to the Northernly line of Detroit Avenue;
Thence Easterly, along the said Northernly line of Detroit Avenue, about 60.11 feet to the place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways.
Parcel 5: (PPN: 312-17-029)
Sited in the City of Lakewood, County of Cuyahoga, and State of Ohio:
And known as being part of Original Rockport Township Section No. 22, and bounded and described as follows:
Beginning at the intersection of the Northernly line of Detroit Avenue, with the Westernly line of Warren Road;
Thence Westerly, along said Northernly line of Detroit Avenue, 59.09 feet to the Southeasterly corner of land conveyed to The Guardian Savings and Trust Company by deed dated July 1, 1900 and recorded in Volume 2380, page 560, of the Cuyahoga County Records;
Thence Northernly, along the Easterly line of land so conveyed to The Guardian Savings and Trust Company, 156.05 feet to an inner corner thereof;
Thence Easterly, along a Southerly line of land so conveyed to The Guardian Savings and Trust Company, 58.78 feet to the Westernly line of Warren Road;
Thence Southerly, along said Westernly line of Warren Road, 150 feet to the place of beginning.
The description is the same as that described in Fidelity National Title Insurance Company, commitment no. GLW2201533, dated August 3, 2022 at 6:59 a.m.

SURVEYOR CERTIFICATION

To: FIDELITY NATIONAL TITLE INSURANCE COMPANY; CRDV ACQUISITION GROUP, LLC and American National, LLC. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18, 19 of Table A thereof. The fieldwork was completed on October 4, 2022

Date: October 5, 2022
Date of Last Revision: October 7, 2022
Network reference: #20221751-1

Robert L. Griffin, P.S.
Ohio Professional Surveyor No. 7204
rgriffin@ghgcivil.com

Land Area

TOTAL 0.929 ACRES (40467 SQ. FT.)

Building Area

BLDG AREA "A": 28,184 SQUARE FEET
BLDG AREA "B": 1,165 SQUARE FEET

Building Height

BLDG HEIGHT: 35.3 FT

Basis of Bearing

THE BASIS OF BEARING FOR THIS DESCRIPTION IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM AS PER NAD83 AS DERIVED FROM GPS OBSERVATION

Encroachment Statement

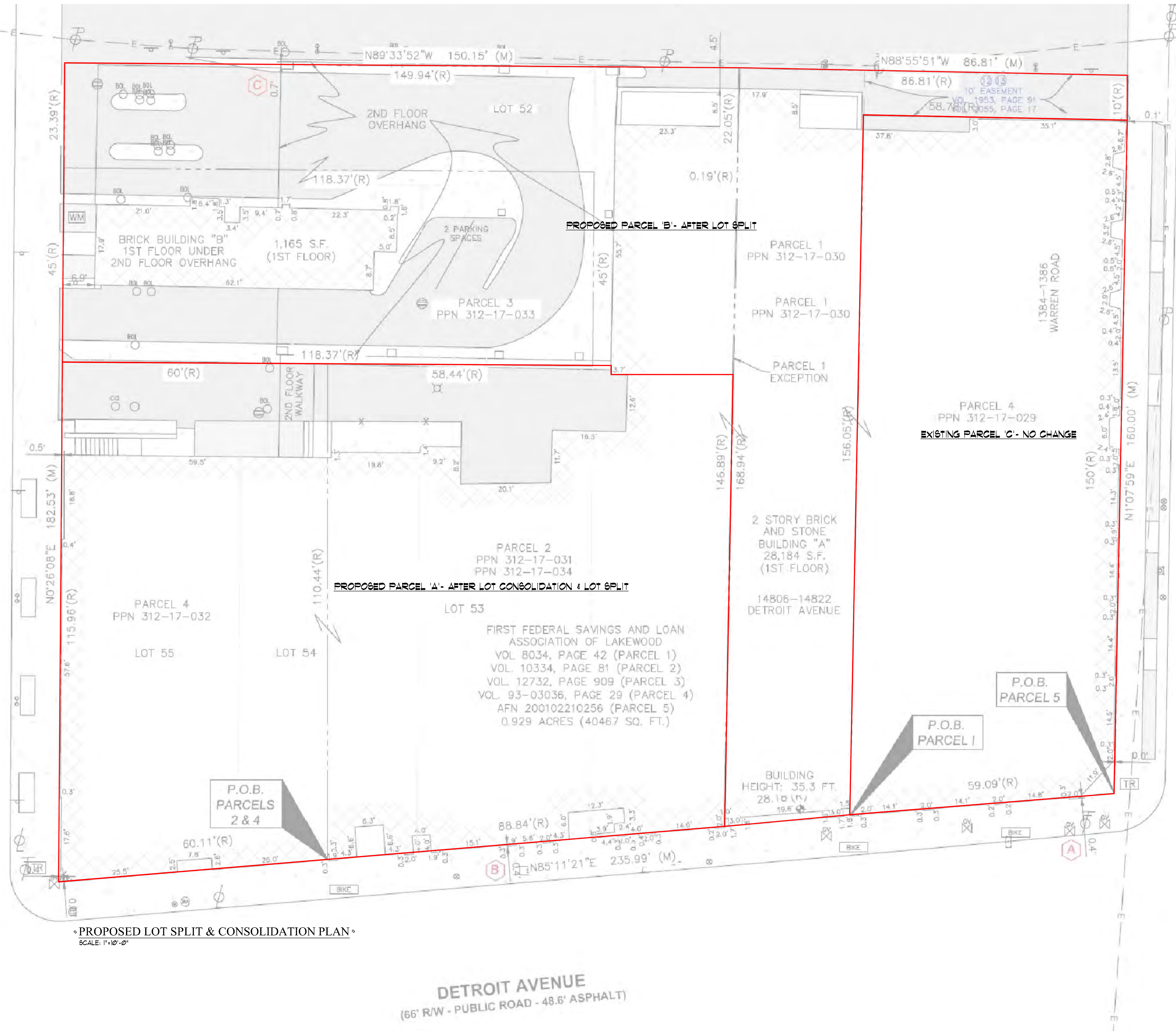
- (A) BUILDING OVER RIGHT OF WAY LINE 0.4'
- (B) BUILDING OVER RIGHT OF WAY LINE 0.4'
- (C) SECOND FLOOR OVERHANG OVER PROPERTY LINE 0.7'

Parking Information

2 Standard Spaces
0 Handicap Spaces
2 Total Parking Spaces

COOK AVENUE
(60' R/W - PUBLIC ROAD - 37.6' ASPHALT)

WARREN ROAD
(60' R/W - PUBLIC ROAD - 37.6' ASPHALT)



◊ PROPOSED LOT SPLIT & CONSOLIDATION PLAN ◊
SCALE: 1"=10'-0"

DETROIT AVENUE
(66' R/W - PUBLIC ROAD - 48.6' ASPHALT)



JEFFREY A. GRUSENMEYER & ASSOCIATES, INC. ARCHITECTS
21555 LORAIN ROAD, FAIRVIEW PARKS, OHIO 44126-4401-3333-1165



JEFFREY A. GRUSENMEYER
LICENSE #ARC8307419
EXPIRATION DATE 12/31/2023

DATE	MARK DESCRIPTION

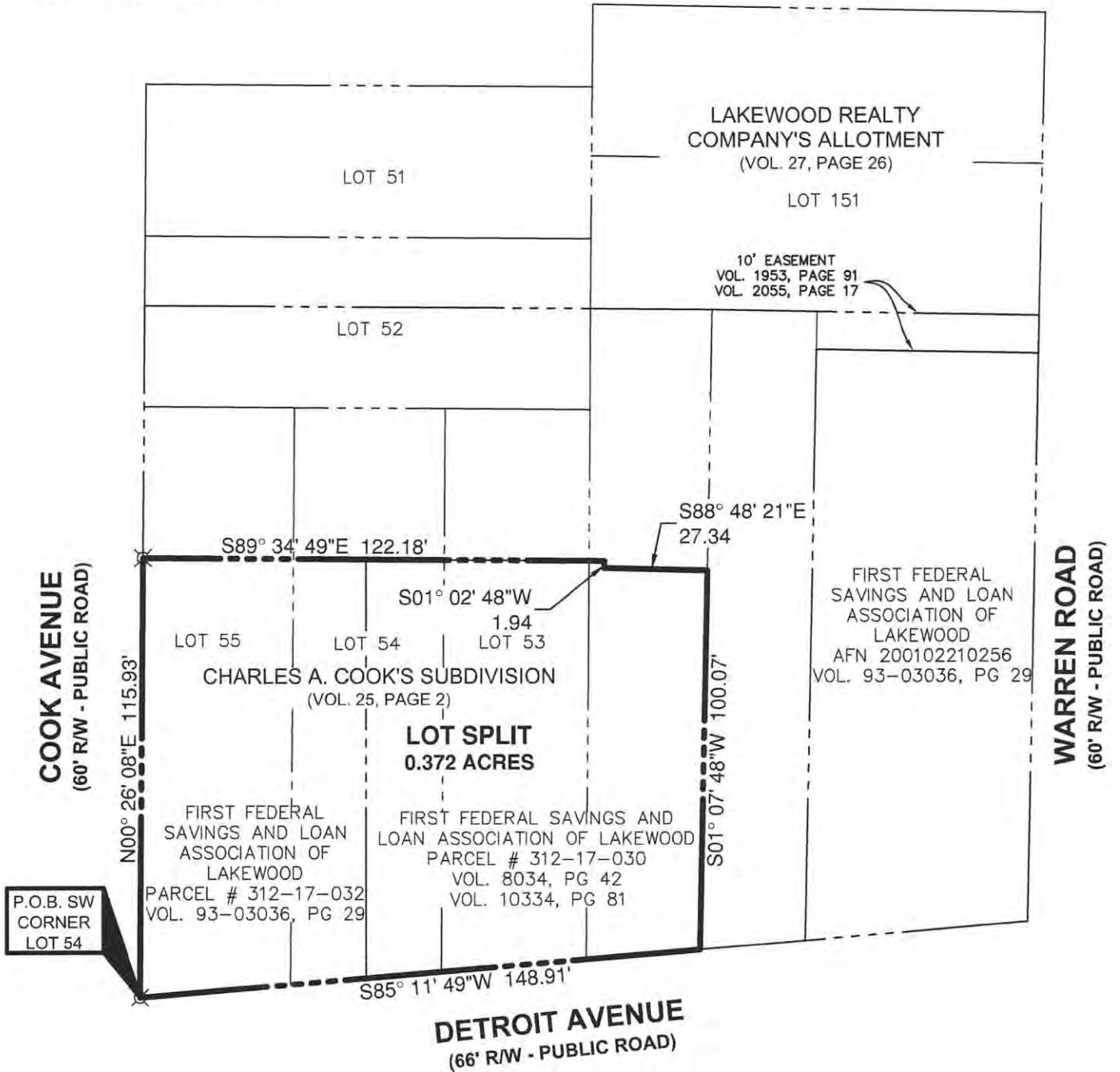
DATE	MARK DESCRIPTION
09/06/2023	B2A REVIEW

FIRST FEDERAL LAKEWOOD HEADQUARTER RENOVATIONS.
14806-14822 DETROIT AVENUE LAKEWOOD, OHIO 44107
PROPOSED LOT SPLIT/ LOT CONSOLIDATION

C100

SURVEYOR'S NOTES:

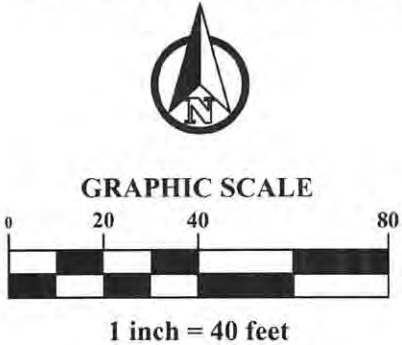
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD 83 (2011) ESTABLISHED BY SURVEY PERFORMED BY GANDEE HEYDINGER GROUP, LLC DURING MARCH 2023.
2. THIS SURVEY COMPLIES WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYING THE STATE OF OHIO", AS DEFINED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.
3. PERTINENT DOCUMENTS USED INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - DEED OF CURRENT PARCEL
 - ADJACENT DEEDS SHOWN ON PLAT



- LEGEND:**
- - PIPE FOUND
 - - PIN FOUND
 - (with horizontal lines) - 5/8 INCH DIAMETER, STEEL REBAR 30 INCHES IN LENGTH, SET WITH A ORANGE CAP INSCRIBED WITH "GHG LLC"
 - ⊗ - MAG NAIL SET
 - - SUBJECT PROPERTY LINE
 - - - - - ADJOINING PROPERTY LINE
 - P.O.B. --- - PLACE OF BEGINNING

BASIS OF BEARINGS:
 BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD 83 (2011).

Robert L. Griffin 9/22/2023
 Robert L. Griffin, P.S. #7204 Date



PLAT OF SURVEY
0.372 ACRES
 BEING PART OF ORIGINAL
 ROCKFORD TOWNSHIP
 SECTION 22, CITY OF
 LAKEWOOD, CUYAHOGA
 COUNTY, OHIO

PLAN PREPARED BY:

5676 SR 521, SUITE B, DELAWARE OH 43015
 P: 614.942.6042 WWW.GHGCIVIL.COM

SCALE: 1" = 40'
 DATE: SEPTEMBER 18, 2023

SHEET 1 / 1



GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS

Description
0.372 Acre Parcel

Situated in the State of Ohio, County of Cuyahoga, and the City of Lakewood. Being part of the Original Rockford Township Section 22 and being a portion of the Charles A. Cook's Subdivision as recorded in Volume 52 Page 2 of the Cuyahoga County Record of Plats and being a portion of the First Federal Savings and Loan Association of Lakewood as recorded in Deed Volume 8034 Page 42 being a portion of Deed Volume 10334 Page 81 and being a portion of Deed Volume 93-03036 Page 29 as recorded in the Cuyahoga Record of Deeds.

Beginning at a mag nail (set) at the southwest corner of Lot 55 of the Charles A. Cook Subdivision.

Thence from said place of beginning and following the west line of Lot 55, North 00 degrees 26 minutes 08 minutes East 115.93 feet to a mag nail (set).

Thence leaving the west line of Lot 54, South 89 degrees 34 minutes 49 seconds East 122.18 feet to a point.

Thence South 01 degree 02 seconds 48 minutes West 1.94 feet to a point.

Thence South 88 degrees 48 minutes 21 seconds East 27.34 feet to a point.

Thence South 01 degree 07 minutes 48 seconds West 100.07 feet to a point on the north right-of-way line of Detroit Avenue.

Thence following the north right-of-way line of Detroit Avenue, South 85 degrees 11 minutes 49 seconds West 148.91 feet to the place of beginning. Containing 0.372-acres. Being a portion of Parcel #312-17-030 and being a portion of Parcel #312-17-032

Bearings in this description are based on Grid Meridian of the Ohio Coordinate System, North Zone (NAD 83-2011), as determined by a survey performed by Gandee Hedinger Group, LLC in March of 2023.

All iron pins (set) are 5/8-inch diameter 30 inches in length with a plastic cap stamped, "GHG LLC".

This description was prepared by Robert L. Griffin, Professional Surveyor 7204, after a field survey of the parcel herein described during September 2023.



Robert L. Griffin 9/22/2023
Robert L. Griffin, PS 7204 Date:

PntNo	Bearing	Distance	Northing	Easting	Description
PP			4837.99	5007.85	
	N 00°26'08" E	115.93			
PP			4953.92	5008.73	
	S 89°34'49" E	122.18			
PP			4953.03	5130.90	
	S 01°02'48" W	1.94			
PP			4951.09	5130.87	
	S 88°48'21" E	27.34			
PP			4950.52	5158.20	
	S 01°07'48" W	100.07			
PP			4850.47	5156.23	
	S 85°11'49" W	148.91			
PP			4838.00	5007.84	

Closure Error Distance> 0.0051 Error Bearing> N 50°30'25" W
Closure Precision> 1 in 101186.8 Total Distance Inversed> 516.37

Area: 0.372 Acres

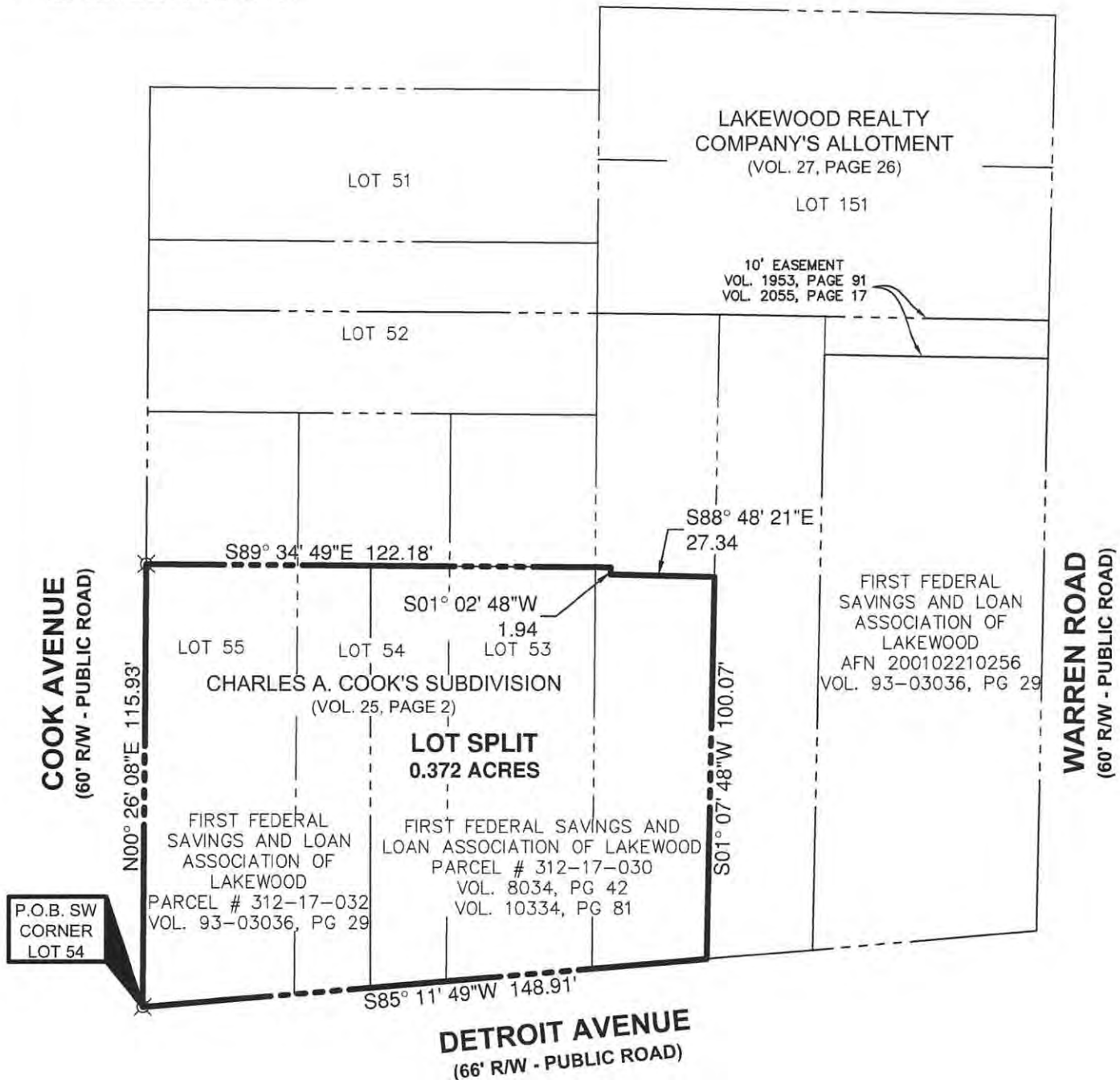
SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD 83 (2011) ESTABLISHED BY SURVEY PERFORMED BY GANDEE HEYDINGER GROUP, LLC DURING MARCH 2023.

2. THIS SURVEY COMPLIES WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYING THE STATE OF OHIO", AS DEFINED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

3. PERTINENT DOCUMENTS USED INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- DEED OF CURRENT PARCEL
- ADJACENT DEEDS SHOWN ON PLAT



LEGEND:

- PIPE FOUND
- PIN FOUND
- 5/8 INCH DIAMETER, STEEL REBAR 30 INCHES IN LENGTH, SET WITH A ORANGE CAP INSCRIBED WITH "GHG LLC"
- MAG NAIL SET
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- PLACE OF BEGINNING

P.O.B.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD 83 (2011).



GRAPHIC SCALE



1 inch = 40 feet



Robert L. Griffin 9/22/2023
 Robert L. Griffin, P.S. #7204 Date

PLAT OF SURVEY
0.372 ACRES
 BEING PART OF ORIGINAL
 ROCKFORD TOWNSHIP
 SECTION 22, CITY OF
 LAKEWOOD, CUYAHOGA
 COUNTY, OHIO

PLAN PREPARED BY:



5676 SR 521, SUITE B, DELAWARE OH 43015
 P: 614.942.6042 WWW.GHGCIVIL.COM

SCALE: 1"= 40'
 DATE: SEPTEMBER 18, 2023

SHEET 1 / 1





CLEARANCE 9'-4"

NO
PARKING





FIRST FEDERAL LAKEWOOD
FOUNDED 1935

FIRST FEDERAL LAKEWOOD
1935

First Federal Lakewood
14806

BEARANS KITCHEN & BAR

BEARANS KITCHEN & BAR

BEARANS KITCHEN & BAR



EPC .net/aortas



THE PLACE TO BE DELI-RESTAURANT



First Federal Lakewood

SPEED LIMIT 25
SLOW DOWN

NO PARKING
EXCEPT
IN THE
TIME

DEAGAN'S

Warren



PLANNING COMMISSION

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

Application Cover Page

Docket No.: 10-22-23

Permit No.: PC23-000025

Applicant Name: David Maddux, The Arcus Group Inc.

Project Address: 13741 Madison Ave.

Project Name: Back Alley Social Club

Proposal: Review and approval for seasonal outdoor dining on the rear property, pursuant to section 1129.13 – supplemental regulations for outdoor seasonal dining facility. Property is in a C3 – Commercial, General Business District.

City of Lakewood Planning Commission

Lakewood City Hall

12650 Detroit Rd.

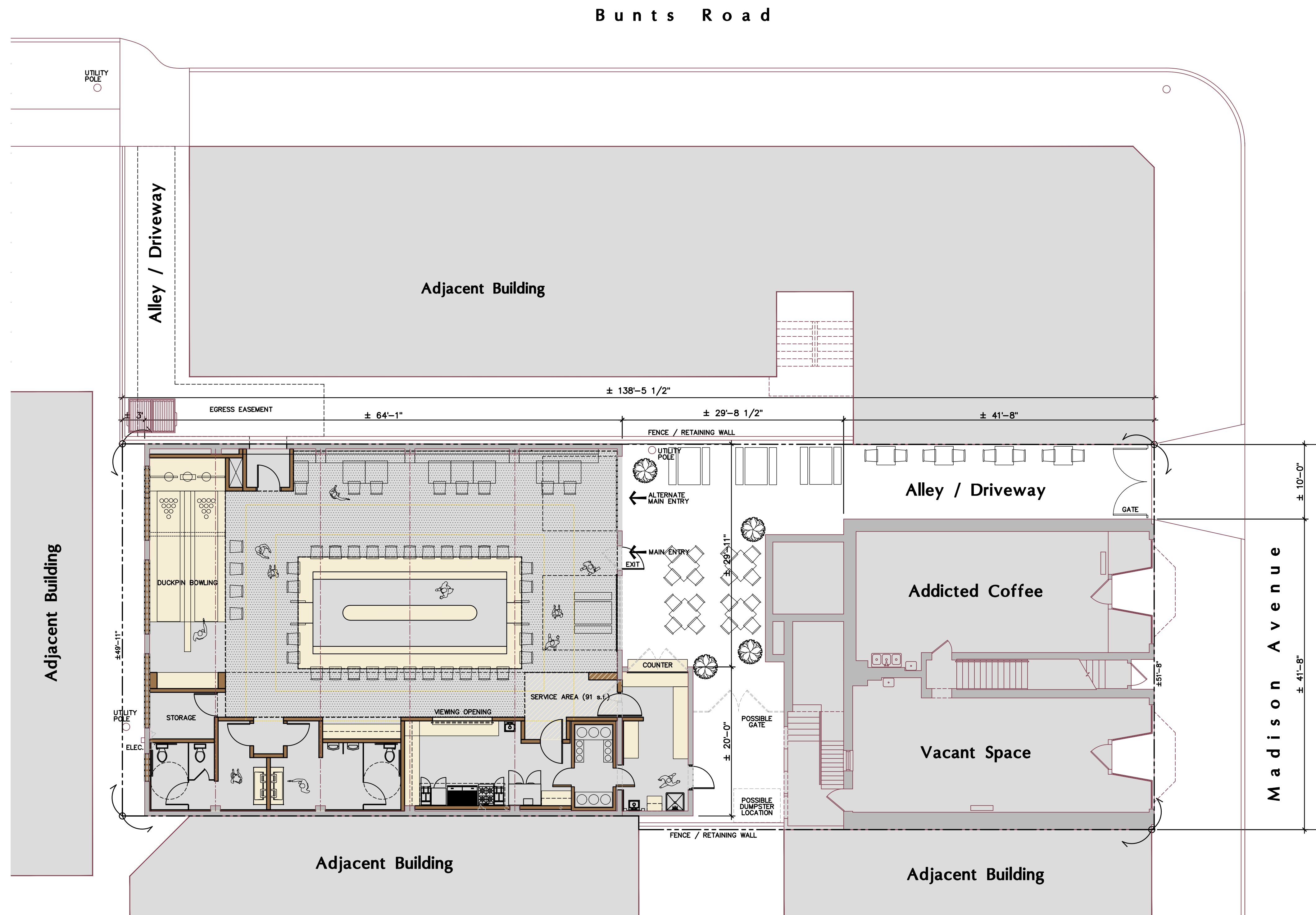
Lakewood , OH 44107

David Maddux of the Arcus Group, Inc. has my permission to represent Addicted Investments LLC., for the Back Alley Social Club, project submission to the Planning Commission and Architectural Review Board.

Vincent Brunori

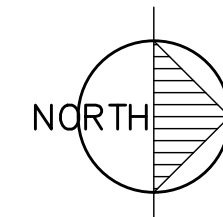
Vincent Brunori

Addicted Investments LLC.



Site / First Floor Plan

SCALE 1/8" = 1'-0"

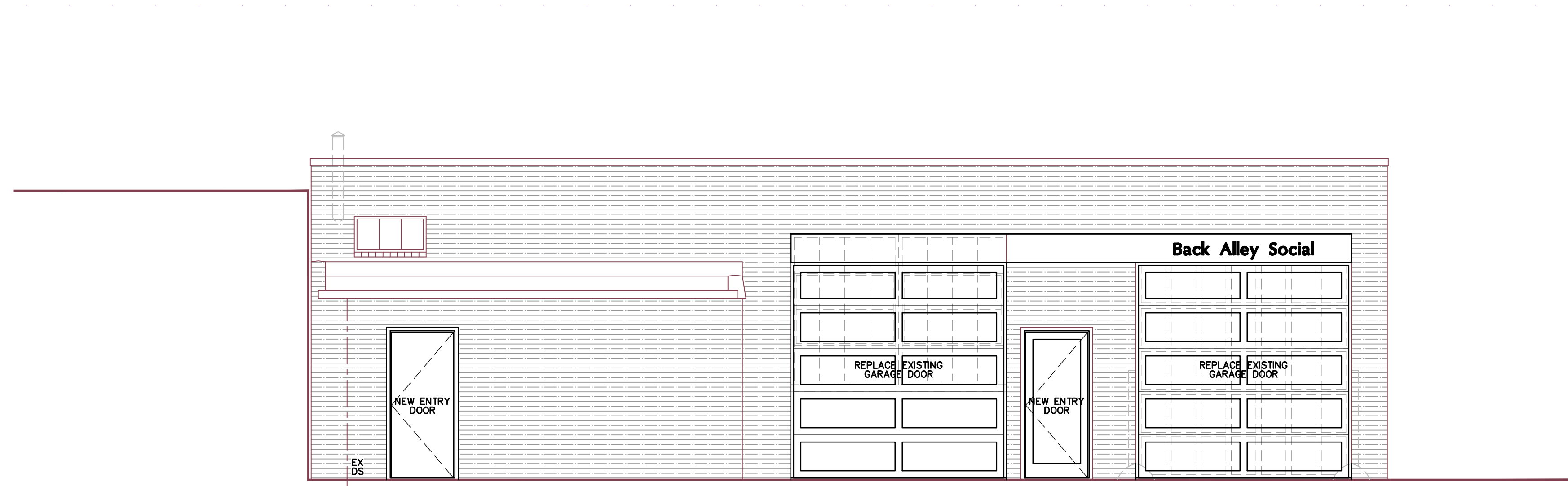


3,390 G.S.F. MAIN LEVEL

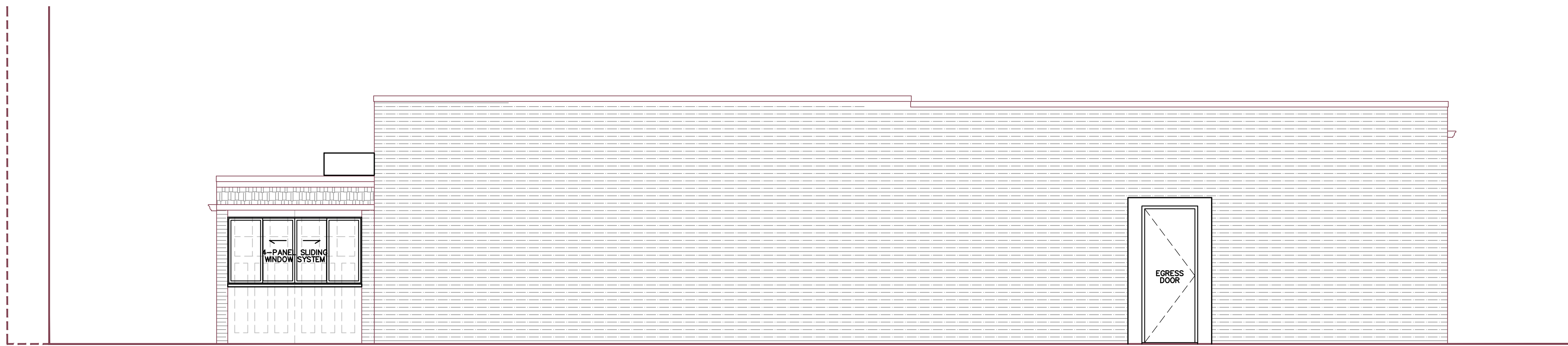
1,290	S.F.	MAIN LEVEL SEATING	(15 S.F./OCCUPANT)	86	OCCUPANTS
300	S.F.	STOCK/MISC.	(300 S.F./ OCCUPANT)	1	OCCUPANTS
1,490	S.F.	KITCHEN/BAR	(200 S.F./OCCUPANT)	8	OCCUPANTS
350	S.F.	DUCKPIN BOWLING		4	OCCUPANTS
				99	OCCUPANTS

Preliminary
Not For
Construction

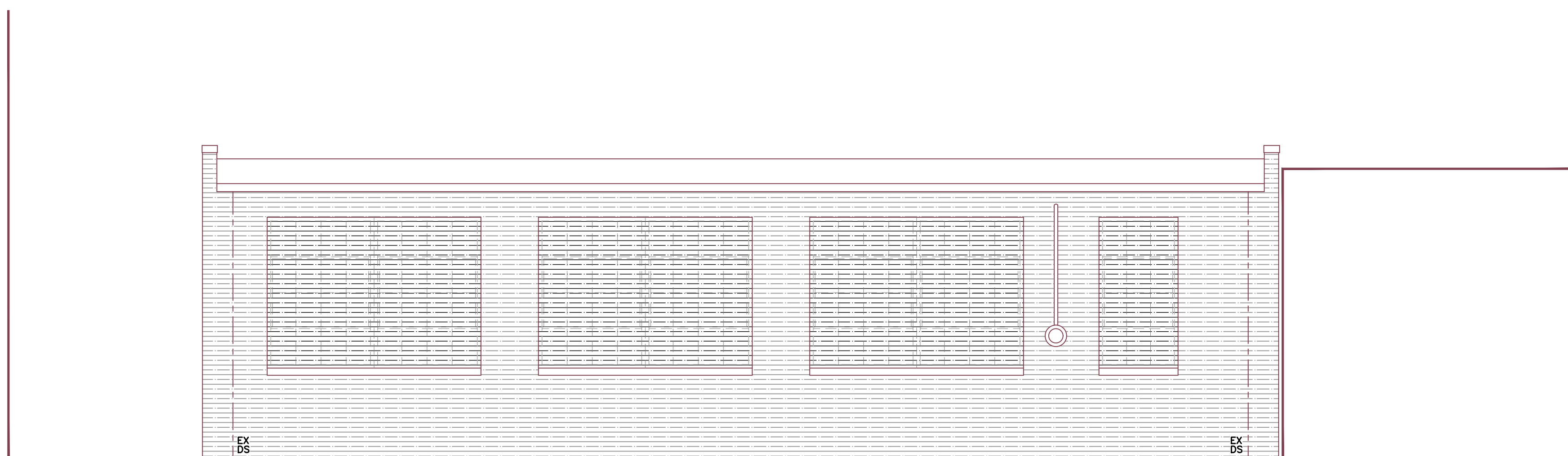
PRELIMINARY NOT FOR CONSTRUCTION	
ISSUE: 9-19-23 REVIEW	
Proposed Changes for Back Alley Social Club	Ohio
13743 Madison Avenue Lakewood	
<p>The Arcus Group, Inc. ARCHITECTS 1244 Smith Court Rocky River, Ohio 44116 Tel: 440.356.5330</p>	
Site / First Floor Plan	
A-1	
COPYRIGHT © 2023	
PROJECT NO:	22-55
DRAWN BY:	BK/RB
CHECKED BY:	DTM



Front Elevation (North)
SCALE 1/4" = 1'-0"



Side Elevation (West)
SCALE 1/4" = 1'-0"



Rear Elevation (South)
SCALE 1/4" = 1'-0"

Preliminary
Not For
Construction

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE	9-19-23 REVIEW

**Proposed Changes for
Back Alley Social Club**
13743 Madison Avenue
Lakewood Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5530

Elevations

A-2
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PROJECT NO:	22-55
DRAWN BY:	BK/RB
CHECKED BY:	DTM



Alley Approach



Main Entry



Outdoor Dining



Front Elevation (Madison Avenue)

SCALE 1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
9-19-23 REVIEW

Proposed Changes for
Back Alley Social Club

13743 Madison Avenue
Lakewood Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5330

Elevations
& Renderings

A-3

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PROJECT NO: 22-55
DRAWN BY: BK/RB
CHECKED BY: DTM

Preliminary
Not For
Construction





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W 145th



COFFEE
ICE CREAM



5.47







PRIVATE
PROPERTY
ILLEGALLY PARKED AND
UNAUTHORIZED VEHICLES
WILL BE TOWED AT
VEHICLE OWNER'S EXPENSE







PLANNING COMMISSION

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www.onelakewood.com

Application Cover Page

Docket No.: 10-23-23

Permit No.: PC23-000023

Applicant Name: David Maddux, The Arcus Group Inc.

Project Address: 13741 Madison Ave.

Project Name: Back Alley Social Club

Proposal: Review and approval for a parking plan, pursuant to section 1143.09 – parking plan review: Planning Commission and section 1143.10 – exceptions to required minimum. Property is in a C3 – Commercial, General Business District.

City of Lakewood Planning Commission

Lakewood City Hall

12650 Detroit Rd.

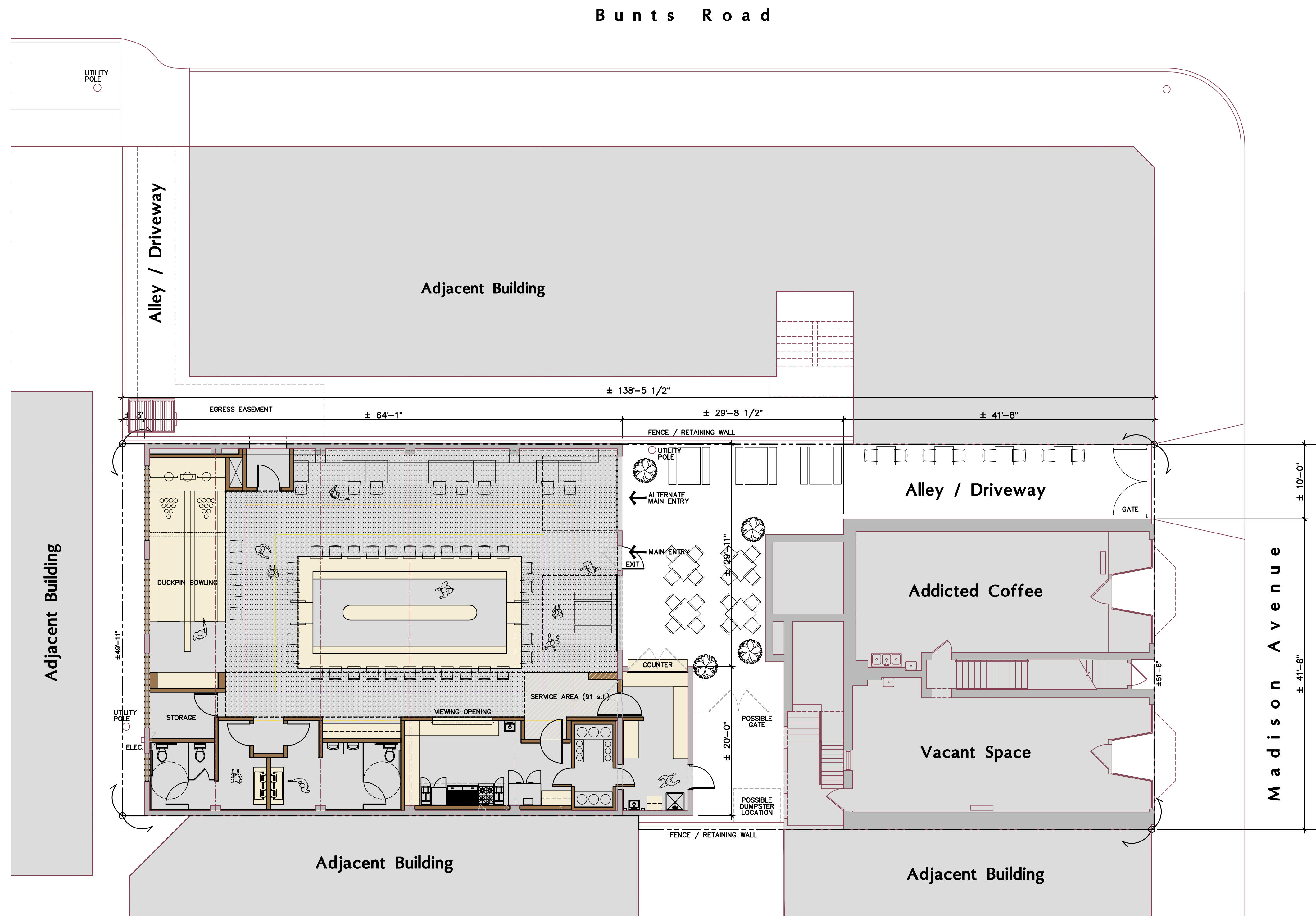
Lakewood , OH 44107

David Maddux of the Arcus Group, Inc. has my permission to represent Addicted Investments LLC., for the Back Alley Social Club, project submission to the Planning Commission and Architectural Review Board.

Vincent Brunori

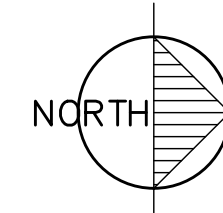
Vincent Brunori

Addicted Investments LLC.



Site / First Floor Plan

SCALE 1/8" = 1'-0"



3,390 G.S.F. MAIN LEVEL

1,290	S.F.	MAIN LEVEL SEATING	(15 S.F./OCCUPANT)	86	OCCUPANTS
300	S.F.	STOCK/MISC.	(300 S.F./ OCCUPANT)	1	OCCUPANTS
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350	S.F.	DUCKPIN BOWLING		4	OCCUPANTS
				99	OCCUPANTS

Preliminary
Not For
Construction

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE
9-19-23 REVIEW

Proposed Changes for
Back Alley Social Club

13743 Madison Avenue
Lakewood Ohio



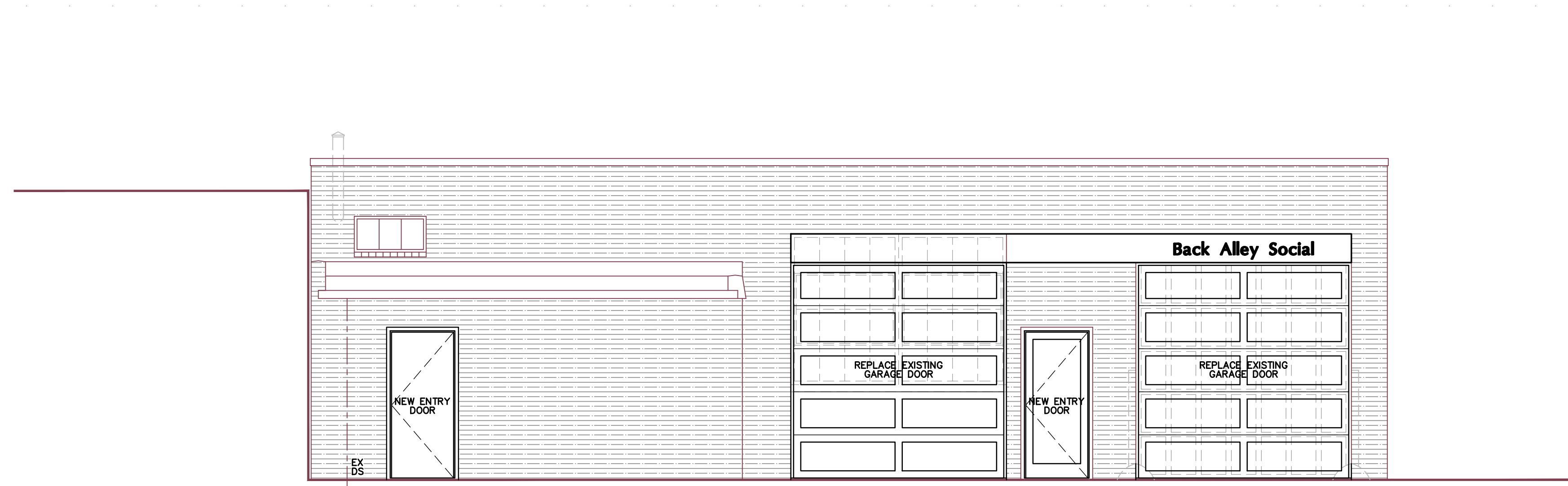
The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel. 440.356.5330

Site / First
Floor Plan

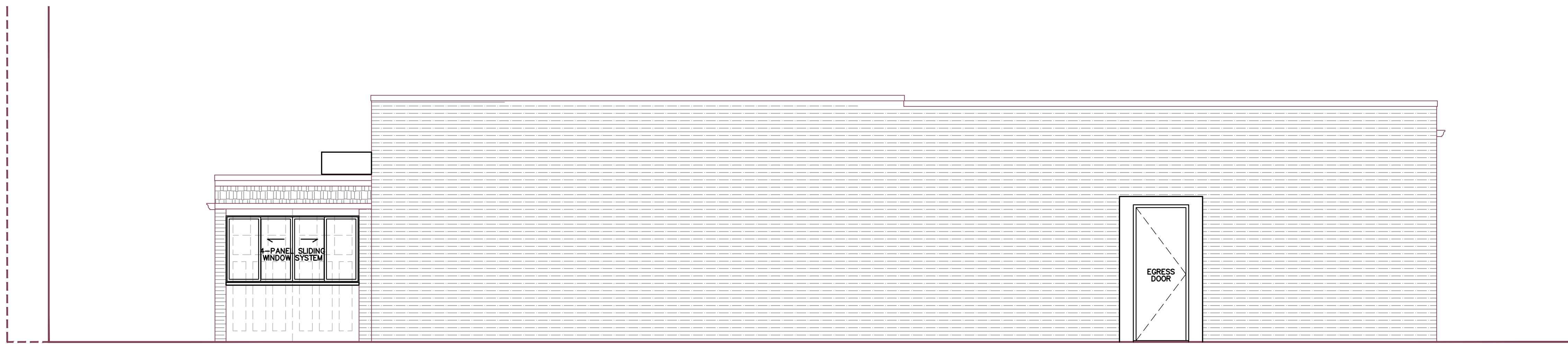
A-1

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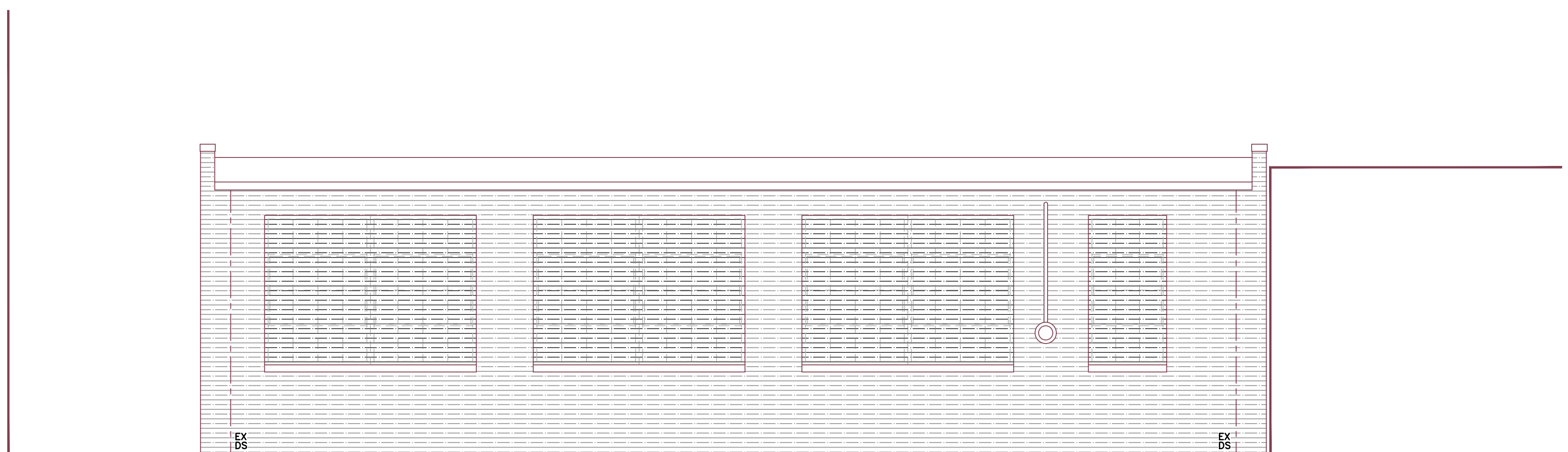
PROJECT NO: 22-55
DRAWN BY: BK/RB
CHECKED BY: DTM



Front Elevation (North)
SCALE 1/4" = 1'-0"




Side Elevation (West)
SCALE 1/4" = 1'-0"



Rear Elevation (South)
SCALE 1/4" = 1'-0"

Preliminary
Not For
Construction

PRELIMINARY NOT FOR CONSTRUCTION	
ISSUE: 9-19-23 REVIEW	
Proposed Changes for Back Alley Social Club	
13743 Madison Avenue Lakewood	Ohio
 The Arcus Group, Inc. ARCHITECTS 1244 Smith Court Rocky River, Ohio 44116 Tel: 440.356.5530	
Elevations	
A-2	
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PROJECT NO:	22-55
DRAWN BY:	BK/RB
CHECKED BY:	DTM



Alley Approach



Main Entry



Outdoor Dining



Front Elevation (Madison Avenue)

SCALE 1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
9-19-23 REVIEW

**Proposed Changes for
Back Alley Social Club**

13743 Madison Avenue
Lakewood Ohio

The Arcus Group, Inc.
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1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5330

Elevations
& Renderings

A-3

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5.47







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AND NOT A LEGAL NOTICE
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AND SERVICE CALL 361-6644



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20





PLANNING COMMISSION

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www.onelakewood.com

Application Cover Page

Docket No.: 05-11-23

Permit No.: PC23-000012

Applicant Name: City of Lakewood

Project Address: 12650 Detroit Ave.

Project Name: Amendments to Chapters 1121, 1123, and 1133 of the Zoning Ordinance to Support Additional Dwelling Units and Principal Building Lot Coverage

Proposal: On March 20, 2023, City Council referred Ordinance No. 07-2023 and the associated communication to the Housing, Planning, and Development Committee and the Planning Commission for deliberation and recommendation.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

12650 Detroit Avenue 44107 • (216) 529-6630 • FAX (216) 529-5907
www.lakewoodoh.gov

May 4, 2023

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

RE: Docket No. 05-12-23 - Amendments to Chapters 1121, 1123, and 1133 of the Zoning Ordinance to Support Additional Dwelling Units and Principal Building Lot Coverage

Dear Members of the Planning Commission:

On March 20, 2023, City Council referred Ordinance No. 07-2023 and the associated communication to the Housing, Planning, and Development Committee and the Planning Commission for deliberation and recommendation. Please review the attached documents that will be considered at the next regularly scheduled Planning Commission meeting.

Sincerely,

Shawn Leininger, AICP
Director of Planning & Development



**PLANNING &
DEVELOPMENT
DEPARTMENT**

12650 Detroit Avenue 44107 • (216) 529-6630 • FAX (216) 529-5907
www.lakewoodoh.gov

March 9, 2023

City Council
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: Zoning Code Amendment - Primary Lot Coverage and Additional District Regulations

Dear Council President Litten & Members of City Council:

Creating housing opportunities that support affordability, aging in place, and shared living are important goals of the Community Vision. To that end the Planning & Development Department has been exploring the subject of Accessory Dwelling Units (ADU's) to determine if recommended changes to the code would encourage investment in the construction of housing units and additions thereto while also maintaining the historic "front porch" neighborhood character of our residential single and two-family districts. The result of that exploration is this initial set of recommendations that adheres to that intent, focusing primarily on the R-2 zoning district.

Forty-six percent (46%) of all city parcels are currently zoned R-2 (Single and Two-Family) Residential District. There are more parcels zoned to allow two-dwelling units than any other type of parcel in the city. Of the 8,339 parcels zoned R-2 District, just 2,545 currently have a two-dwelling unit structure. This leaves nearly 6,000 properties that are zoned for two units and only have one.

Based on the analysis by City staff, there are two prohibitions within the code that contribute to the dearth of two-dwelling unit structures in the R-2 District. The first is a regulation passed in 1996 that prohibits the enlargement of a primary structure to accommodate more than one family. The second is a restriction on primary structure lot coverage.

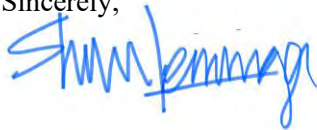
The current regulations cap primary structure lot area coverage at 25%, leaving, on a typical lot, an additional 10% of otherwise buildable land which – even though it may adhere to all other zoning requirements – is unusable. By increasing the allowable primary lot coverage to 35% and removing the prohibition to adding a second dwelling unit to a single-family home, property owners in the R-2 District who have a single-dwelling unit structure will be permitted to add a second unit either attached to or within the primary structure, provided other setback requirements are maintained.

In support of aging in place and shared living, single-family districts R-1H, R-1M and R-1L do not permit two separate units. However, a traditional intergenerational “in-law suite “which is not a separate dwelling unit, but a suite within the dwelling unit is permitted. Similar to the R-2 District, a typical lot is not fully usable given the lot coverage restriction of 25%. The proposed increase in permitted lot coverage to 35% will allow greater opportunity of investment in first floor in-law suites and additions that support shared living and aging in place in these single-family districts.

By maintaining current setbacks for the front, side, and rear property lines and continuing to adhere to the original development pattern of our neighborhoods and intent of our Zoning Districts, the high-quality housing character and scale that Lakewood is known for can be maintained with minimal impact on the existing neighborhood and infrastructure.

As this proposal amends the Zoning Code of the City of Lakewood, the Ordinance must be referred to the Planning Commission for review and recommendation as well as a committee deemed appropriate by City Council.

Sincerely,



Shawn Leininger, AICP
Director of Planning & Development



Michelle Nochta, AICP
Senior Planner

AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least five (5) members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, amending Sections 1121.09(a) Single-Family Maximum Lot Area Coverage, 1123.09(a) Single- and Two-Family Maximum Lot Coverage, and 1133.06 Conversion of Single-Family Structure Prohibited of the Codified Ordinances of the City of Lakewood in order to update the provisions.

WHEREAS, the City of Lakewood has established certain regulations limiting the building area coverage of lots and restricting the conversion of single-family dwellings to accommodate more than one family despite the use being permitted by the zoning district; and

WHEREAS, the regulations subject to this Ordinance were authorized in 1996 with the adoption of a new Zoning Code for the City of Lakewood; and

WHEREAS, the City desires to create new housing opportunities in the community, particularly those that support affordability, aging in place, and shared living; and

WHEREAS, with knowledge of the historical impact of these restrictions on the City’s goal, the City must amend the regulations; and

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this ordinance is an emergency measure and that it shall take effect immediately and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the usual daily operation of municipal departments in that these provisions should be enacted to advance the City’s goal to create new housing opportunities that enhance affordability, aging in place, and shared living; now, therefore,

BE IT ORDAINED BY THE CITY OF LAKEWOOD, STATE OF OHIO:

Section 1. That Sections 1121.09(a) Single-Family Maximum Lot Area Coverage, 1123.09(a) Single- and Two-Family Maximum Lot Coverage of the Codified Ordinances of the City of Lakewood, currently reading as follows:

1121.09(a). Maximum Lot Area Coverage. The principal structure including decks, patios, etc., shall not cover more than twenty-five percent (25%) of the lot area.

1123.09(a). Maximum Lot Area Coverage. The principal building, including attached decks, shall not cover more than twenty-five percent (25%) of the lot area.

are hereby repealed.

Section 2. That new Sections 1121.09(a) Single-Family Maximum Lot Area Coverage, 1123.09(a) Single- and Two-Family Maximum Lot Coverage are hereby enacted to read as follows:

1121.09(a). Maximum Lot Area Coverage. The principal structure including decks, patios, etc., shall not cover more than thirty-five percent (35%) of the lot area.

1123.09(a). Maximum Lot Area Coverage. The principal building, including attached decks, shall not cover more than thirty-five percent (35%) of the lot area.

Section 3. That Section 1133.06 Conversion of Single-Family Structure Prohibited of the Codified Ordinances of the City of Lakewood, currently reading as follows:

1133.06. Conversion of Single-Family Structure Prohibited. No single-family structure shall be converted to or enlarged or altered to accommodate more than one (1) family.

is hereby repealed.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all such deliberations of the Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

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

Adopted _____

John Litten, President of Council

Maureen M. Bach, Clerk of Council

Approved _____

Meghan F. George, Mayor

CHAPTER 1103

Definitions

1103.02 Definitions.

1103.02 DEFINITIONS.

The following terms and phrases shall have, for purposes of the Code, the meanings as set forth in this section.

(dd-3) DWELLING UNIT, ACCESSORY means a self-contained dwelling unit designed for occupancy by one family for living and sleeping purposes that provides complete independent living facilities, including its own entrance, kitchen, bathroom, and sleeping area that is located on the same lot as a larger single-family dwelling that serves as the principal use of the lot; and whose use is subordinate and incidental to the larger single-family dwelling..

(rr-1) LOT COVERAGE means that percent of the lot area occupied by a structure, including any part thereof, which extends beyond the foundation; roof overhangs of twelve (12) inches or less, including any rain gutter, shall be excluded from this calculation.

(rr-2) LOT COVERAGE, MAXIMUM means the portion of the lot covered by any structure or constructed element that impedes infiltration of stormwater into the ground or disrupts vegetated surfaces. For purposes of determining maximum lot coverage, buildings, structures, or constructed elements that allow some infiltration, such as decks, patios and driveways, porous pavers or concrete, or other elements that disturb ground cover shall be counted towards the total surface coverage unless it is demonstrated it is a functional and integral part of a stormwater system and best management practice as determined by the City Engineer or designee.

CHAPTER 1121
Single-Family Residential Districts

1121.09 Maximum lot area coverage.

1121.09 MAXIMUM LOT AREA COVERAGE.

(a) The principal structure, including ~~decks, patios, etc., attached accessory dwelling units~~, shall not cover more than ~~twenty-five percent (25%)~~ thirty-five percent (35%) of the lot area.

~~(b) Arbors, trellises, exterior steps, fences, and living fences shall be excluded from the lot coverage requirement.~~

(~~b~~) An accessory structure or structures shall not cover more than twenty-five percent (25%) of the area of the rear yard except as provided in Section 1121.03.

~~(c) The maximum lot coverage shall not exceed the following:~~

~~(1) 85% in the R1H District;~~

~~(2) 70% in the R1M District; and~~

~~(3) 60% in the R1L District.~~

CHAPTER 1123

Single- and Two-Family Residential Districts

1123.04 Conditionally permitted uses.

1123.09 Maximum lot area coverage.

1123.04 CONDITIONALLY PERMITTED USES.

If approved by the Commission pursuant to Section 1173.02, the following may be permitted as conditional uses provided that the standards and conditions hereinafter specified are met:

- (a) Roomer, pursuant to Section 1161.03(q).
- (b) Accessory Parking, pursuant to Section 1161.03(a).
- (c) Re-use of an existing non-conforming structure, pursuant to Section 1161.03(o).
- (d) A Type B home occupation, pursuant to Chapter 1145 and Section 1161.03(f).
- (e) Wireless telecommunication antenna(s), pursuant to Section 1159.04(c)(2).
- (f) Wind generation facility, pursuant to Chapter 1160.

~~(g) Accessory Dwelling Units, pursuant to Section 1161.03(bb).~~

1123.09 MAXIMUM LOT AREA COVERAGE.

(a) The principal building, including attached decks attached accessory dwelling units, shall not cover more than ~~twenty-five percent (25%)~~ thirty-five percent (35%) of the lot area.

~~—(b) Arbors, trellises, exterior steps, fences, and living fences shall be excluded from the lot coverage limitation.~~

(eb) An accessory structure or structures shall not cover more than twenty-five percent (25%) of the area of the rear yard except as provided in Section 1123.03. Accessory dwelling units are not subject to this provision and instead regulated by Section 1161.03(bb).

~~(c) The maximum lot coverage shall not exceed 85%.~~

CHAPTER 1133

Additional District Regulation

1133.06 Conversion of Single-Family Structure Prohibited.

1133.06 CONVERSION OF SINGLE-FAMILY STRUCTURE PROHIBITED.

No single-family structure shall be converted to or enlarged or altered to accommodate more than one (1) family, except that an accessory dwelling unit can be constructed or located on certain lots in accordance with Section 1161.03(bb).

CHAPTER 1161
Conditional Uses

1161.03 Conditionally permitted uses.

1161.03 SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES.

In addition to the general standards established in Section 1161.02, the following specific conditions shall apply to each use or class of uses listed in this Section 1161.03. Nothing in this Section shall prohibit the Commission from prescribing supplementary conditions and safeguards in addition to these requirements, or where no specific conditions are stated.

(bb) Accessory Dwelling Units. In a R2 Single- and Two-Family District accessory dwelling units may be permitted as a conditionally permitted use subject to the following regulations:

(1) The lot on which an accessory dwelling unit is placed shall have only one existing dwelling unit.

(2) The lot must be continuously occupied by the majority owner of the lot as their primary residence and as evidenced by documentation determined sufficient by the Planning & Development Director or designee.

(3) The accessory dwelling unit may be attached to or detached from any principal or accessory structure. If attached to a principal structure, the accessory dwelling unit must be designed in a manner to minimize the impact to the principal structure, to the maximum extent practical.

(4) For any accessory dwelling unit proposed over an existing accessory structure (i.e., a garage) the existing structure must meet current Building Code requirements.

(5) The accessory dwelling unit must be located in a side or rear yard and not be closer to any street frontage than the primary structure. In the case of a double frontage lot, the accessory dwelling unit shall meet the applicable setback standards.

(6) The minimum gross floor area of the accessory dwelling unit shall be that required by the applicable Building Code in effect at the time any permit is issued.

(7) The maximum gross floor area of the accessory dwelling unit shall be 50% of the gross lot coverage area of the principal structure, excluding porches, decks, and patios, or 1,000 square feet, whichever is less. The maximum gross floor area shall not include any exterior stairs or landings required for ingress or egress.

(8) For accessory dwelling units attached to the principal structure, the maximum height shall be that applicable for the principal structure. For accessory dwelling units that are detached or attached to an accessory structure, the maximum height shall be that

applicable for an accessory structure. In no instance shall the height of the accessory dwelling unit exceed the height of the principal structure.

(9) The accessory dwelling unit must be designed to be consistent and harmonious with the existing principal structure on the lot.

(10) There shall be one designated off-street parking space on the lot on which the accessory dwelling unit is located.

(11) The accessory dwelling unit must separately addressed with the address posted in accordance with Ohio Fire.

(12) An accessory dwelling unit cannot be separately conveyed for sale or purchase from the principal structure on the lot.

(13) The minimum rental term for an accessory dwelling unit shall not be less than 30 days.

(14) No certificate of compliance or completion or permit to occupy an accessory dwelling unit shall be issued until evidence is provided to the Planning & Development Director that a deed restriction providing notice of the regulations of this Chapter and Section, on a form approved by the Law Director, or designee, has be recorded on the lot with Cuyahoga County.