

**AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
NOVEMBER 4, 2021
PRE-REVIEW MEETING
6:30 P.M.
AUDITORIUM**

Review docket items

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

- 1. Introduction and Oath of New Member: Nicholas LaPointe**
- 2. Roll Call**
- 3. Approve the Minutes of the October 7, 2021 meeting**
- 4. Opening Remarks**

**NEW BUSINESS
PARKING PLAN**

- 5. Docket No. 10-26-21
2015 Lark St.
Apartment Building**

Steven Kordalski, Kordalski Architects, applicant requests parking plan review and approval. Pursuant to Section 1143.05 – Schedule of Uses and Space Requirements. This property is located in an R2 - : Single- and Two-Family district. (Page 2)

CONDITIONAL USE

- 6. Docket No. 10-27-21
13706 Madison Ave.
Metropolis Tattoo**

Matthew Grunden, Metropolis Tattoo, applicant requests approval of a conditional use permit to operate a tattoo business. Pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(z) - body art establishments. The property is in a C3 – Commercial, Retail district. (Page 9)

ADJOURN



PLANNING COMMISSION

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

Application Cover Page

Docket No.: 10-26-21

Permit No.: PC21-000033

Applicant Name: Steven Kordalski, Kordalski Architects

Project Address: 2015 Lark St.

Project Name: Apartment Building

Proposal: Parking plan review and approval. Pursuant to Section 1143.05 – Schedule of Uses and Space Requirements. This property is located in an R2 - : Single- and Two-Family district.

Dear City of Lakewood Planning Commission,

Thank you for taking the time to review this special parking plan request. My name is Gerald Bolger and I took ownership of this property at 2015 Lark Street at the beginning of this year.

The property at 2015 Lark Street is a 4-unit lawful non-conformity. Which I understand means that it was originally designed as a dwelling for one (or possibly two) families, but sometime over the years had been modified into what is now a four-family building.

Currently there are three families living at this address. One of the units is undergoing renovation and it will be marketed and rented to a fourth family in the coming weeks.

The current parking situation at this property is that it is restricting parking access to just a single family, forcing all other families to find street parking. There is a narrow driveway that runs the length of the primary residence building that leads to a small 2-car garage tucked in the back lot. The garage is not being utilized to park vehicles because the space behind the main building is too tight for a vehicle to make the necessary maneuvers to get in and out. What is happening as a result is that just one single car will park in the long driveway on the side of the main building while anyone else living at or visiting the property are forced to find street parking somewhere in the neighborhood.

I have similar properties like this with multiple families and, because of the transient nature of their living situation, they almost never make use of a parking garage even when the space is accessible. So it is understandable that the tight parking arrangement at 2015 Lark Street makes it even less desirable.

I want to do the right thing for the City of Lakewood, for the families living at this address as well as the those that live in the immediate neighborhood. My intention is to create a parking situation that would accommodate all residents in the building, offering them each one dedicated parking space per unit. This would be in the best interest of the residents who move into 2015 Lark Street but it would also be accommodating to all other residents who live on Lark Street. As the space is tight behind the building, I am hopeful that our draft plans are acceptable by the Planning Commission and we can find a path forward that is beneficial for everyone.

Thank you for your consideration.

Kind Regards,

Gerald Bolger

MADISON AVE. VARIES

MADISON AVE.

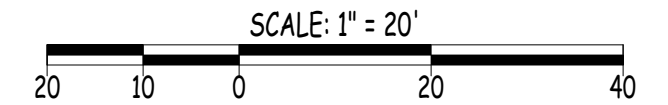
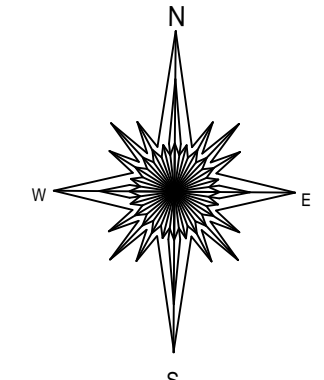
N 89°37'57" E 1893.30' Obs.

PLAT OF SURVEY

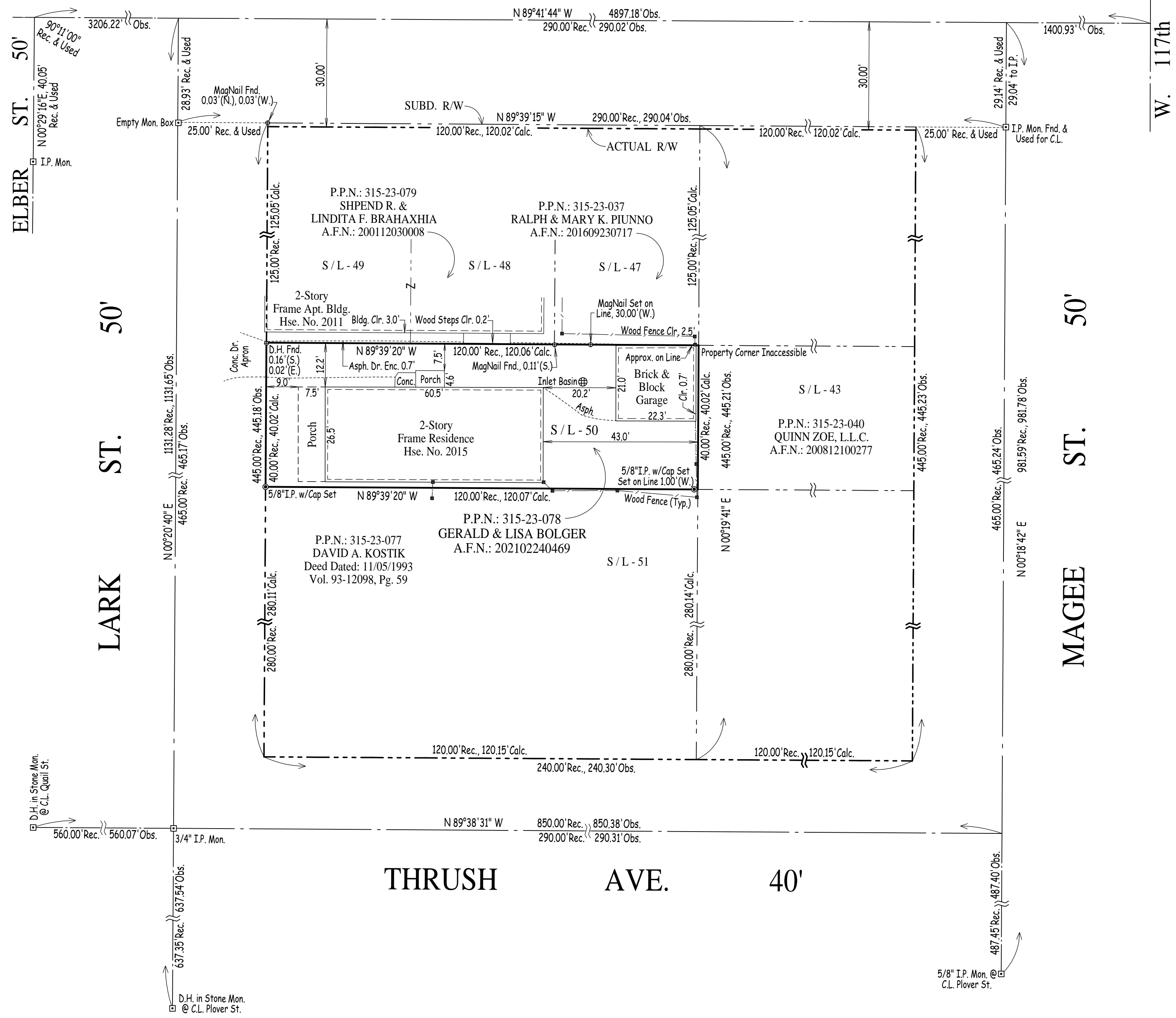
PREPARED FOR

GERALD & LISA BOLGER

IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOW AS BEING SUBLT NO. 50 IN THE PLEASANT HILL ALLOTMENT OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 20, AS SHOWN BY THE RECORDED PLAT IN VOLUME 20 OF MAPS, PAGE 9 OF CUYAHOGA COUNTY RECORDS.



DATE: JULY 23, 2021



DOCUMENTS OF RECORD

LOT SPLIT & CONSOL. SURVEY FOR SS. C & M HAVEN INC. DEMPSEY SURVEYING CO. 2011 A.F.N.: 201112050607

NATIONAL SURVEY PLAT JOB NO. 67091 JULY 24-25, 1936

CITIZENS REAL ESTATE CO. SUBDIVISION NO. 2 DECEMBER 1907 Vol. 37, Pg. 14, CCMR

CITY OF LAKEWOOD CENTERLINE SURVEY PLATS #1462, 1462A BY HAAS

C.S.R.: Bk. 64, Pg. 14-15 Bk. 79, Pg. 16-17

LEGEND:

- P.P.N. = PERMANENT PARCEL NUMBER
- A.F.N. = AUTOMATIC FILE NUMBER
- C.S.R. = CLEVELAND SURVEY RECORDS
- S / L = SUB-LOT
- Mon. = MONUMENT
- D.H. = DRILL HOLE
- I.P. = IRON PIN
- Fnd. = FOUND
- Rec. = RECORD
- Dd. = DEED
- Obs. = OBSERVED
- Calc. = CALCULATED
- = SURVEY MONUMENT

THIS PLAT WAS PREPARED FROM A FIELD SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (OAC 4733-37). ALL IRON PINS SET BEAR CAPS INSCRIBED "D.J.B. PS 6939". BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I ACKNOWLEDGE TO BE CORRECT.

DAVID J. BRUCKNER, P.S.
REGISTERED OHIO PROFESSIONAL SURVEYOR NO. 6939



DAVID J. BRUCKNER
4270 WEST 182ND. ST.
CLEVELAND, OHIO 44135
216-941-0720

Existing Condition Photographs

2015 Lark Street, Lakewood, Ohio

Kordalski Architects Inc., 2026 Murray Hill Road, Cleveland, Ohio 44106

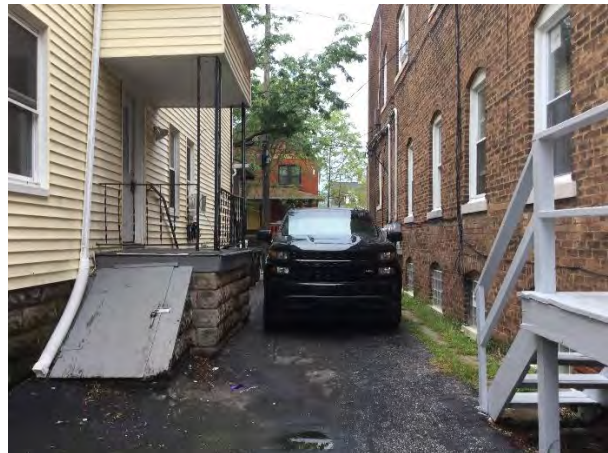
Job No. 2105



Lark Street view



View halfway back to garage



Drive looking toward Lark Street



Garage



View looking north

Existing Condition Photographs

2015 Lark Street, Lakewood, Ohio

Kordalski Architects Inc., 2026 Murray Hill Road, Cleveland, Ohio 44106

Job No. 2105



Rear yard looking north



Garage south elevation



Garage west elevation



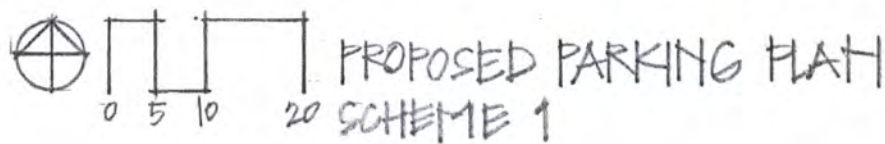
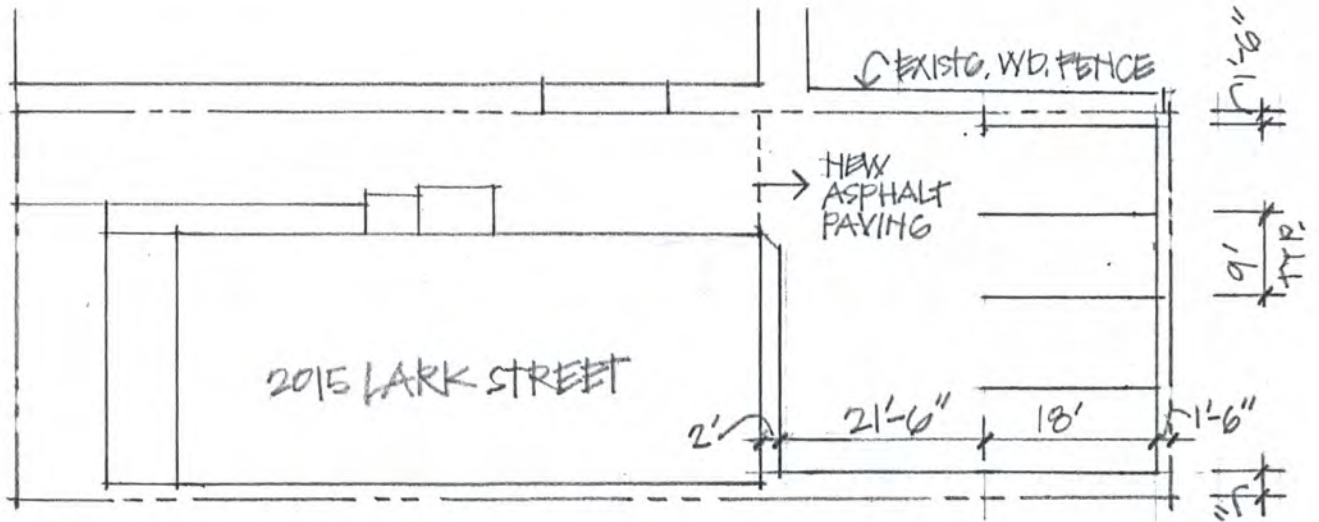
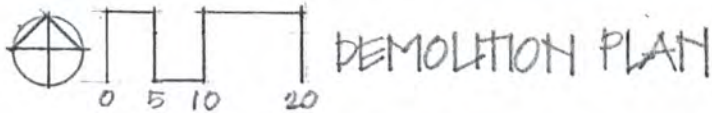
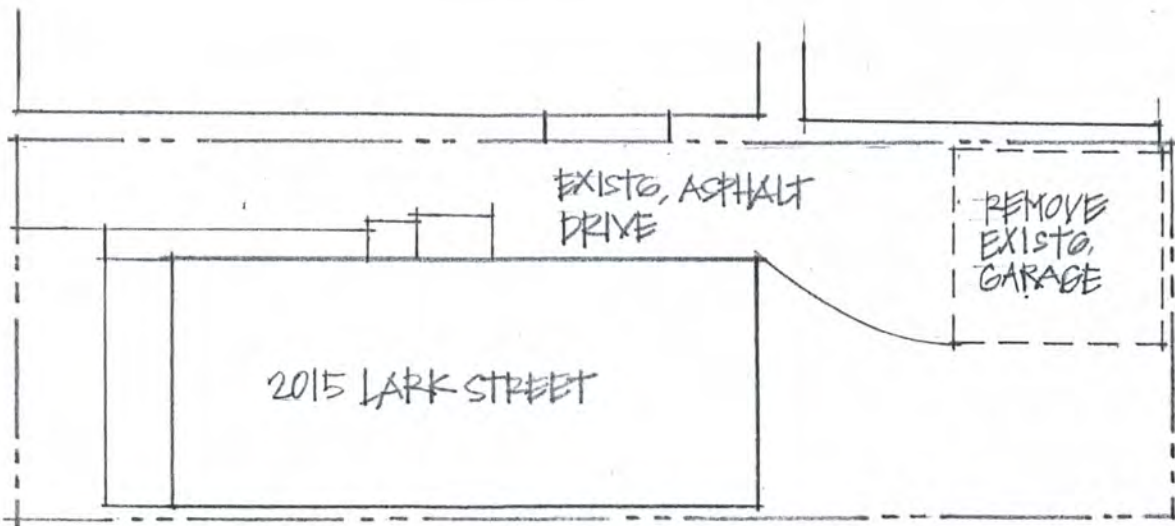
Garage northwest corner



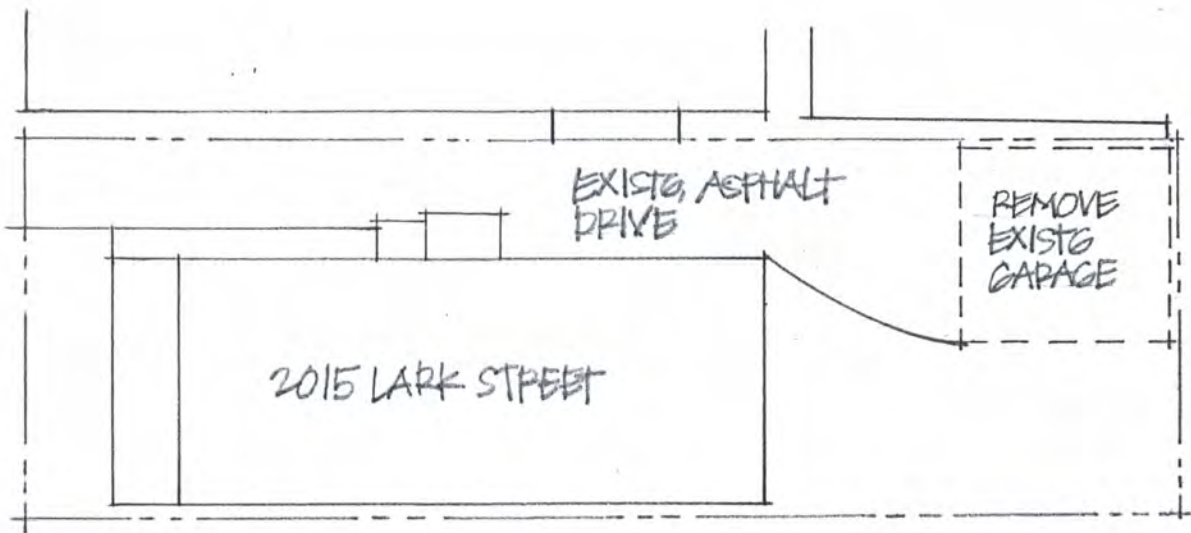
Garage north wall


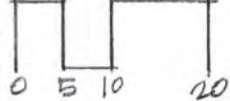


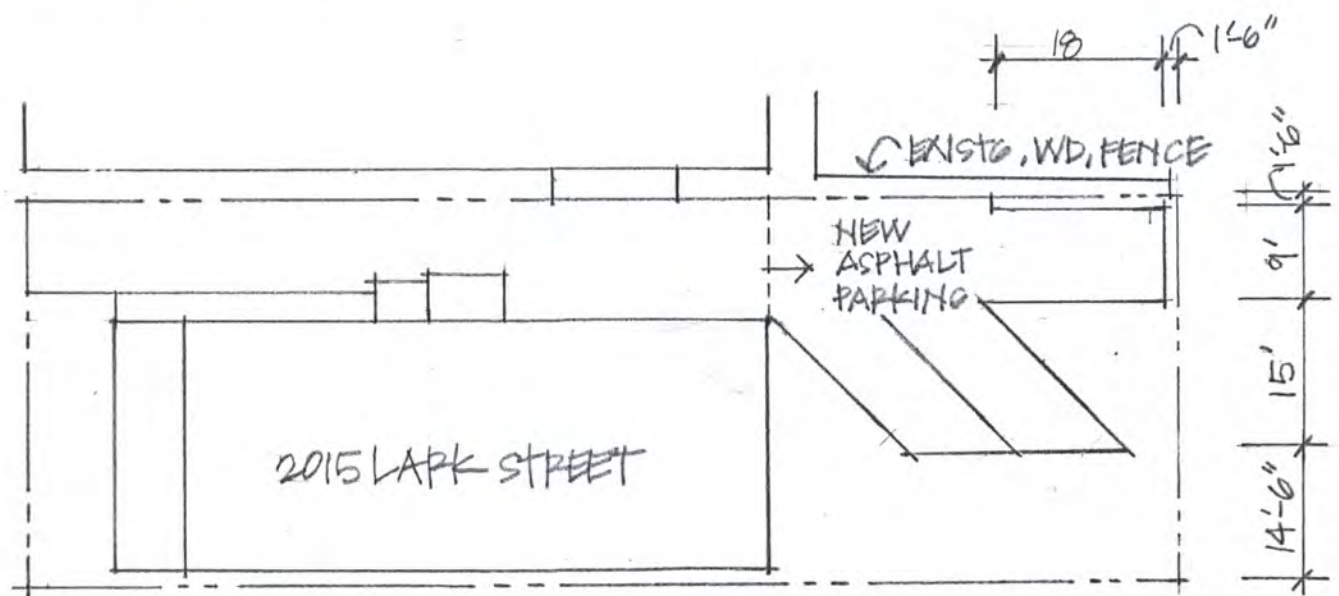
Garage north wall damage


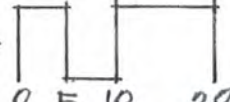


2015 LARK STREET, LAKEWOOD, OHIO
 PROPOSED GARAGE REMOVAL / PARKING PLAN
 SCHEME 1 - 4 PARKING SPACES
 KOPDALSKI ARCHITECTS INC. JOB NO. 2105 10.18.21





 DEMOLITION PLAN





 PROPOSED PARKING PLAN
 SCHEME 2

2015 LARK STREET, LAKEWOOD, OHIO
 PROPOSED GARAGE REMOVAL / PARKING PLAN
 SCHEME 2 - 3 PARKING SPACES
 KORDALSKI ARCHITECTS INC. JOB NO. 2105 10.18.21



PLANNING COMMISSION

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Application Cover Page

Docket No.: 10-27-21

Permit No.: PC21-000034

Applicant Name: Matthew Grunden, Metropolis Tattoo

Project Address: 13706 Madison Ave.

Project Name: Metropolis Tattoo

Proposal: Conditional use permit to operate a tattoo business. Pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(z) - body art establishments. The property is in a C3 – Commercial, Retail district.

Applicant:
Matthew Grunden
2105 Brown Rd.
Lakewood, Ohio
44107
(440) 231-1530
Email: mattgrundungeon@gmail.com

Work history not including apprenticeship period:

Metropolis Tattoo
4798 Clark ave.
Cleveland Ohio
Owner and professional reference:
Damian James (216) 533-6736 Kyle Dixon (330) 980-8365
November 2019- Current

King Crow Tattoo and social club (no longer open)
28923 Lorain Rd.
North Olmsted, Ohio
44070
Owner and professional reference:
Kyle Dixon (330)980-8365
January 2019- November 2019

252 Tattoo
11721 Bellaire Rd.
Cleveland, Ohio
44135
Owner and professional reference:
Rodney Rose (216)252-8088
January 2018- January 2019

True Art Tattoo
4118 Lorain Ave.
Cleveland, Ohio
44113
Previous co-owner and professional reference:
John Artist (216)773-4215
September 2013- January 2018

Flesh FX Tattoo
8706 Mentor Avenue
Mentor, Ohio 44060
Owner and professional reference:
Anthony Adkins (440)679-0444

Applicant:
Carol Huck
2105 Brown Rd.
Lakewood, Ohio
44107
(216) 202-2648
Email: caroljhuck@yahoo.com

Work history not including apprenticeship period:

Metropolis Tattoo
4798 Clark ave.
Cleveland Ohio

Owner and professional reference:

Damian James (216) 533-6736 Kyle Dixon (330) 980-8365
November 2019- Current

King Crow Tattoo and social club (no longer open)

28923 Lorain Rd.
North Olmsted, Ohio
44070

Owner and professional reference:

Kyle Dixon (330)980-8365
January 2019- November 2019

Combined personal references:

Thomas Kess (216) 406-1980

Owner of Angelo's Pizza in Lakewood (and prospective
business neighbor)

Ryan Grammerstorf (216) 832-9451

GM of Barrio and Lakewood community member

Julie Kline (216) 789-0112

Howard Hanna Realtor and Lakewood community member

Autumn Sabin (440) 749-1084

Educator with Lakewood Public Schools (LHS) and
community member

13720 Madison Avenue.

Lakewood, Ohio 44107

Parcel# 315-03-027

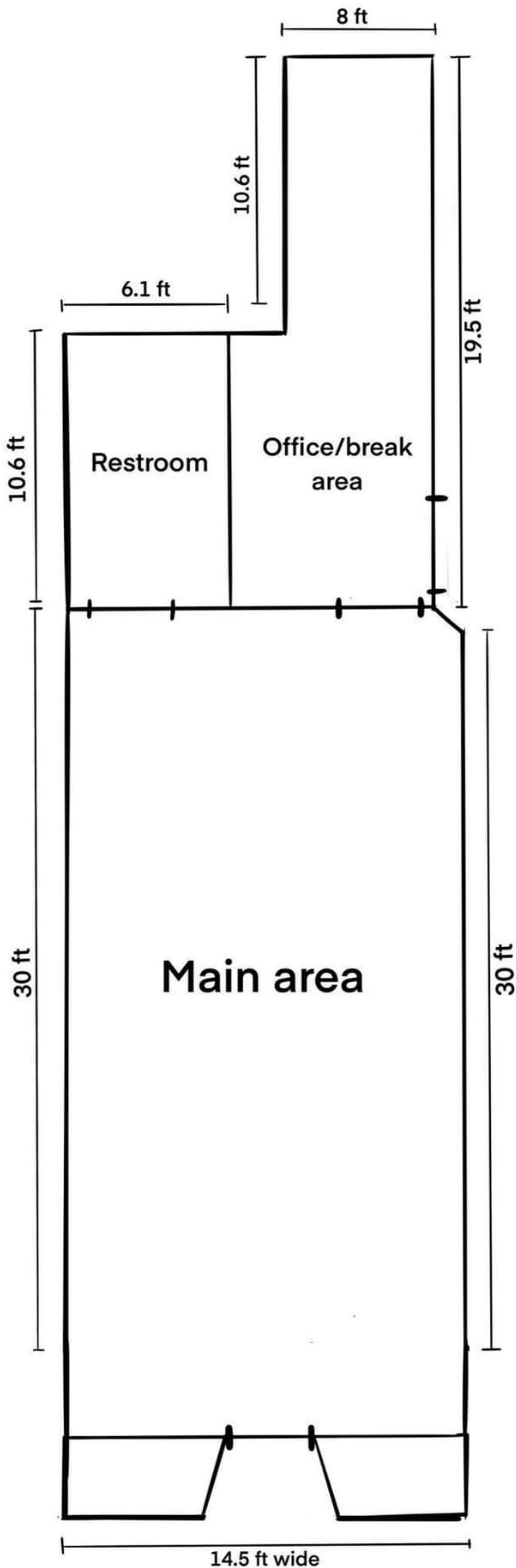
Owner: Annette Pakis (440) 777-4572

Property manager: Dan Pakis (440) 242-4432

Email: Danpakis@roadrunner.net

My partner and I would equally own and operate the body art establishment, Matthew has 14 years of experience and I have 3. I've included our previous and current experience in the industry with contact information of owners for verification and personal references from the Lakewood community and neighboring businesses.

Thank you in advance for your consideration!



**600 sq ft total
Not including full
basement
(which will just
be used for
storage)**

13720 Madison Avenue











