

**MINUTES
PLANNING COMMISSION
JULY 1, 2021
CITY OF LAKEWOOD
AUDITORIUM
7:00 P.M.
MEETING – RECORDED
<https://www.lakewoodoh.gov/videos-2/>**

The meeting was called to order at 7:00 p.m.

1. Roll Call

Members Present

Monica Jordan, Vice Chair
Nathan Kelly
Kyle Krewson, Chair
Jeffrey Wise

Others Present

Katelyn Milius, Secretary, Senior Planner
Jennifer Swallow, Executive Assistant Law Director
Shawn Leininger, Director of Planning and Development
Michelle Nochta, City Planner

A motion was made by Mr. Krewson, seconded by Mr. Wise to **EXCUSE** the absence of Sean McDermott. All the members voting yea, the motion passed.

2. Approve the Minutes of the June 3, 2021 Meeting

A motion was made by Mr. Krewson, seconded by Ms. Jordan to **APPROVE** the minutes. Ms. Jordan, Mr. Krewson, Mr. Wise voting yea, and Mr. Kelly voting to abstain, the motion passed.

3. Opening Remarks

Administrative staff (“staff”) read the Opening Remarks into record. The Commission Members (“members”) were volunteers and advised the public to send notice through the chat function if one wanted to address a particular docket item.

OLD BUSINESS

CONDITIONAL USE

**4. Docket No. 03-08-21*
11801 Detroit Avenue
Caliber Collision**

Melissa Hernandez, Cross Architects, PLLC requests approval of a conditional use permit for the remodel of an existing building to an automobile paint and repair shop. Pursuant to Chapter 1161.03 (j) – Motor Vehicle Repair/Body Shop. The property is in a C3 - Commercial, General Business district.
(Page 3)

***Applicant has requested a deferral.**

Staff advised the members of the applicant’s request to defer the item. The members noted that since the item was deferred a number of times, it would be tabled.

A motion was made by Mr. Krewson, seconded by Mr. Kelly to **TABLE** the request. All the members voting yea, the motion passed.

COMMUNICATION

REVIEW OF CONDITIONAL USE

**5. Docket No. 05-08-12
15605-07 1/2 Detroit Ave.
Merry Arts Pub & Grille**

Review of conditional use compliance as requested by the Lakewood Planning Commission at the May 6, 2021 meeting. At the May 3, 2012, John Granzier, Merry Arts Pub & Grille business owner requested a conditional use for Outdoor/Seasonal Dining Facility pursuant to Sections 1129.13 – Supplemental Regulations for Outdoor/Seasonal Dining Facility, 1161.03(t) – Supplemental Regulations for Specific Uses, and 1173.02 – Conditional Use Permit. This property is located in a C2, Commercial and Retail district. (Page 5)

Staff relayed a communication, CAD reports were reviewed, there were no complaints. John Granzier, Merry Arts Pub & Grille business owner spoke. The members thanked him for taking the issue seriously. Public comment was taken. Staff explained the closing times.

The members decided to **RECEIVE and FILE** the item.

**NEW BUSINESS
LOT SPLIT/CONSOLIDATION**

**6. Docket 07-19-21
14531 Lake Ave.**

Haitham Hamadeh, property owner requests approval of lot consolidation of three parcels: PPN 312-15-004, PPN 312-15-006 and PPN 312-15-007. Pursuant to section 1155.06 – Procedures for lot consolidations and resubdivisions. This property is in an R1M, Single-Family, Medium Density district. (Page 19)

“Sam” Haitham Hamadeh, property owner was present to explain the request. there was discussion about the construction of a four-car garage. Staff provided an analysis and recommendations. Public comment was closed as no one addressed the item. The members sought clarification from the staff. Mike Kolberg, owner of a neighboring property explained maintenance as described by the easement.

A motion was made by Mr. Kelly, seconded by Ms. Jordan to **APPROVE** the request with the following conditions:

- There is final approval from the City Engineer.
- Easement provided/verified for properties needing access.

All the members voting yea, the motion passed.

**7. Docket 07-20-21
12928 Berea Rd.
Lakewood Refuse**

Mark Papke, Engineer, City of Lakewood requests approval for lot consolidation of two parcels: PPN 315-24-001 and PPN 315-24-011. Pursuant to section 1155.06 – Procedures for lot consolidations and resubdivisions. This property is in an Industrial district. (Page 41)

David Watkins, Osborn Engineering was present to explain the request. Staff said the proposal had been reviewed. Public comment was closed as no one addressed the item. The members said it was an appropriate proposal.

A motion was made by Ms. Jordan, seconded by Mr. Wise to **APPROVE** the request as presented. All the members voting yea, the motion passed.

COMMUNICATION

8. Docket 07-21-21

TLCI Community Confluence

A communication from city staff summarizing the Transportation for Livable Communities (TLCI) "Community Confluence" report, led by Cuyahoga County Planning Commission in partnership with Rocky River and the Cleveland Metroparks. The report can be found at https://www.lakewoodoh.gov/wp-content/uploads/2016/02/CommunityConfluence_03-24-2021_sm.pdf (Page 46)

Katelyn Milius, Senior Planner explained the report. The members asked about public input/involvement, buffer designs, position of the bike lanes in relationship to car and pedestrian lanes, traffic count on Hilliard. Public comment was taken. Discussion continued about placement of a bike lane between a parked car and the curb.

The members decided to **RECEIVE and FILE** the communication.

9. Docket 07-22-21

Accessory Dwelling Units (ADUs)

Review of Accessory Dwelling Units (ADUs) and Implementation in the City of Lakewood. (Page 48)

Michelle Nochta, Planner was present to explain the communication. The members asked if the City planned to amend the 25% lot coverage requirement, the City needed to keep the Community Vision in mind and guard against outside investors looking to maximize their profits, suggested the code could be written for a case-by-case basis, asked the number of existing non-conforming ADUs in the city, said Lakewood was a desirable area to age in place, applauded the staff for the enlightening report, discussed the Cuyahoga County Planning survey, placement of a manufactured home (ECHO housing/granny flats) and tiny house. Public comment was taken.

The members decided to **RECEIVE and FILE** the communication.


As this was Ms. Jordan's last meeting as a member of the Planning Commission, administrative staff and members thanked Ms. Monica Jordan for her time and contribution to the Commission.

ADJOURN

A motion was made by Ms. Jordan, seconded by Mr. Krewson to **ADJOURN** the meeting at 8:21 p.m. All the members voting yea, the motion passed.



Signature



Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Sam Hamadeh

2. MIKE KOLBORG

3. DAVID WATKINS

4. RALPH AQUINO

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

Sam Hamadeh

Mike Kolborg

David Watkins

Ralph Aquino

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: July 1, 2021

Johanna Schwarz

From: Planning Dept
Sent: Tuesday, June 29, 2021 8:30 AM
To: Katelyn Milius
Subject: FW: Question 15605-07 Detroit

Tracking:	Recipient	Delivery
	Katelyn Milius	Delivered: 6/29/2021 8:30 AM

Johanna Schwarz
Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax

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

From: Stacy Careccia <s.rawlings@sbcglobal.net>
Sent: Tuesday, June 29, 2021 7:01 AM
To: Planning Dept <Planning@lakewoodoh.net>
Subject: Question 15605-07 Detroit

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

I am unable to attend the meeting as I work till 8:30 PM. I just want to know what it means for Merry Arts wanting conditional/Seasonal outdoor seasonal dining. They have an outdoor patio in the back so I'm not exactly sure what they're asking for or how to comment on this as the letter is very vague.
If this is asking for use on Detroit Avenue and taking away additional parking like Bar Italia I am 100% against this but I would like to have more details as far as what they're asking for.

Stacy Careccia

Forbici Salon
15618 Detroit Avenue
Lakewood, Ohio 44107

216.227.0077

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.forbicisalon.net&c=E,1,SOvVkgJTDGLgAtaG92xrcXgCZKv0czVPA-Z74ZgU5Z9KwQdNTLHhL3-FCBIYFTC2TKFvNBPCwDHBt7AnRlF0SJV1N_f9xU8P-l8qA4lGp58wl3lR&typo=1

Johanna Schwarz

From: Planning Dept
Sent: Tuesday, June 29, 2021 2:22 PM
To: Katelyn Milius
Subject: FW: Feedback

Johanna Schwarz

Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax

From: Fetch & Co <fetchandtrader@gmail.com>
Sent: Tuesday, June 29, 2021 1:42 PM
To: Planning Dept <Planning@lakewoodoh.net>
Subject: Feedback

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

Hi there. This is Fetch & Co
If this is for a front patio closing the street parking we are against this.

We did not realize bar italia was taking up parking spots for their project and we don't feel taking basically all the spots on this block for parking are a great thing.

Docket #05-08-12
They do have a back patio

Lawyers Title Insurance Corporation

MK Ferguson Plaza • 1500 West 3rd St. • Cleveland, OH 44113 • 216-861-3600 • Fax 216-861-6542

October 20, 1994

Michael E. Murman
Law Director
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107

Order No. 50686

Attention: Michael E. Murman

CHAIN OF TITLE REPORT

RE: 1141 BELLE AVENUE, LAKEWOOD, OHIO 44107
(See Exhibit A Attached)

LAWYERS TITLE INSURANCE CORPORATION agrees to provide the chain of title and notation of leases, as hereinafter set forth as an accommodation to The City of Lakewood.

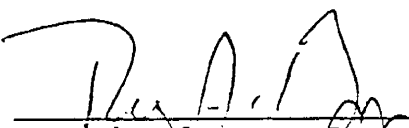
It is not the intent of this listing to warrant for any purposes whatsoever that the following have, in fact, been owners or lessees of the subject real estate or that they collectively comprise all of the owners and/or lessees of the property. Further, LAWYERS TITLE INSURANCE CORPORATION has no information and makes no assurances or representations regarding the use to which the subject property has been subjected by the parties so listed.

Based upon a search of the public records, wherein deeds and leases are recorded, in the Office of the County Recorder of Cuyahoga County, Ohio, the following is a listing of the owners whose deeds were recorded, and the lessees, whose leases were recorded from September 30, 1952 to December 22, 1989 as to the captioned real estate, see attached.

This Chain of Title Report is provided for the use and benefit of The City of Lakewood only and may not be used by any other party whatsoever. LAWYERS TITLE INSURANCE CORPORATION assumes no liability whatsoever for the information disclosed or failed to be disclosed herein by reason of negligence or any other legal theory of responsibility attempted to be asserted against the undersigned.

Dated this 20th day of October 1994.

LAWYERS TITLE INSURANCE CORPORATION



Theodore A. Breznai
Branch Counsel

1141 BELLE AVENUE
LAKEWOOD, OHIO 44107

Order No. 50686 (2)

DEEDS AND LEASES

1. Fiduciary Deed to Michael Kolberg and Kathleen A. Kolberg, husband and wife acquired from Estate of Jean M. Mooney, the above parcel, being the Southerly 60 feet of Sublots Nos. 1, 2 and 3 and the Southerly 60 feet of the Westerly 11.21 feet of Sublot No. 4, all of The Wieber, Rhodes and Eell's Subdivision, dated December 18, 1989, filed for record December 22, 1989 at 2:41 P.M. in Volume 89-7157, Page 17.
2. Warranty Deed to Jean M. Mooney, single, from Lawrence J. Efferth, widower and unremarried, acquired same premises subject to an 18 foot wide easement for driveway purposes, the Northerly line of the easement being 140 feet South of Lake Road, dated December 30, 1966, filed for record February 14, 1967 in Volume 11894, Page 743.
3. Auditor's Deed to Lawrence J. Efferth, widower, from Ralph J. Perk, County Auditor, acquired part of premises, being the Southerly 60 feet of all of Sublots Nos. 3 and 4 and part of Sublot No. 2, dated July 12, 1966, filed for record July 26, 1966 at 2:31 P.M. in Volume 11841, Page 47.
4. Warranty Deed to Lawrence J. Efferth and Jane B. Efferth, husband and wife, from Cornelia C. Kalassay, divorced and not remarried, acquired the balance of the premises, being the Southerly 60 feet of Sublot No. 1 and part of Sublot No. 2, dated June 28, 1957, filed for record July 19, 1957 at 10:01 A.M. in Volume 8884, Page 730.
5. Warranty Deed to Cornelia C. Kalassay, from Charles A. Moss, single, acquired the balance of the premises, being the Southerly 60 feet of Sublot No. 1 and part of Sublot No. 2, dated April 3, 1952, filed for record November 10, 1956 in Volume 8802, Page 181.
6. Warranty Deed to Charles A. Moss, from Charles A. Moss, Inc., acquired the Southerly 60 feet of Sublots Nos. 1, 2, 3 and 4, dated September 3, 1952, filed for record September 30, 1952 at 10:24 A.M. in Volume 7635, Page 651.

~~SECRET~~

1141 BELLE AVENUE
LAKEWOOD, OHIO 44107

Order No. 50686

EXHIBIT A

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio:

and known as being part of Sublots Nos. 1, 2, 3 and 4 in The Wieber, Rhodes and Eell's Subdivision of part of Original Rockport Township Section No. 22 as shown by the recorded plat in Volume 25 of Maps, Page 26 of Cuyahoga County Records, and together forming a parcel of land bounded and described as follows:

Beginning on the Easterly side of Belle Avenue at the Southwesterly corner of Sublot No. 1;

Thence Northerly along the Easterly side of Belle Avenue 60 feet;
Thence Easterly and parallel with the Southerly line of Lake Avenue about 172.99 feet to the Southeasterly corner of a parcel of land conveyed to Geraldine F. Vance and Pauline L. Hahn by deed dated February 24, 1950 and recorded in Volume 6893, Page 377 of Cuyahoga County Records;

Thence Southerly along the Southerly prolongation of the Easterly line of said parcel so conveyed 60 feet to the Southerly line of Sublot No. 4;

Thence Westerly along said Southerly line and along the Southerly line of Sublots Nos. 3, 2 and 1 about 173.69 feet to the place of beginning as appears by said plat, be the same more or less, but subject to all legal highways.

Permanent Parcels Nos. 312-15-004 and 312-15-006

File entry

IN THE COURT OF COMMON PLEAS
CUYAHOGA COUNTY, OHIO

MICHAEL KOLBERG, et al.]	CASE NO. 219789
]	
Plaintiffs,]	JUDGE: LILLIAN J. GREENE
]	
v.]	
]	
BRIAN MORAN, et al.]	
]	
Defendants.]	<u>JUDGMENT ENTRY</u>
]	

This action came on for trial before the Court, and the issues having been duly tried and a decision having been duly rendered in part for Plaintiffs and in part for Defendants,

It is therefore ordered, adjudged, and decreed as follows:

1. That Plaintiffs' administrative appeal from a decision of Defendant City of Lakewood Board of Zoning Appeals is not well taken and therefore overruled.

2. That Plaintiffs' action for Declaratory Judgment is well taken in part as set forth herein.

3. That the subject property, described as:

Situated in the City of Lakewood, County of Ohio, and State of Ohio and known as being part of Sublots Nos. 1, 2, 3 and 4 in Wieber Rhodes and Eell's Subdivision of part of Original Rockport Township Section No. 22, as shown by the recorded plat in Volume 25 of Maps, Page 26 of Cuyahoga County Records, and together forming a parcel of land bounded and described as follows:

Beginning on the Easterly side of Belle Avenue at the Southwesterly corner of Sublot No. 1; thence Northerly along the Easterly side of Belle Avenue 60.75 feet; thence Easterly and parallel with the Southerly

line of Lake Avenue about 172.99 feet to the Southeasterly corner of a parcel of land conveyed to Geraldine F. Vance and Pauline L. Hahn by deed dated February 24, 1950, and recorded in Volume 6893, Page 377 of Cuyahoga County Records; thence Southerly along the Southerly prolongation of the Easterly line of said parcel so conveyed 60.70 feet to the Southerly line of Sublot No. 4; thence Westerly along said Southerly line and along the Southerly line of Sublots Nos. 3, 2 and 1 about 173.69 feet to the place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways,

is not well suited for a single-family or two-family dwelling.

4. That Plaintiff will be denied a reasonable use of his land if restricted to the uses currently permitted by the Zoning Code of Defendant City.

5. That the reasonable use of the land which is most compatible with the intent of the Zoning Code and the neighborhood is the rental of a maximum of thirty-two (32) parking spaces, garaged or not garaged, for noncommercial vehicles and such use is hereby permitted.

6. That the parties have reached agreement as to the site plan and design of permissible structures, required landscaping, and signage necessary to realize such a use consistent with the intent and objectives of the Zoning Code, a sketch of which is attached hereto as Exhibit A and permitted as depicted thereon and as set forth herein.

7. That, prior to construction of the structures described in Exhibit A, Plaintiffs are permitted to improve the subject land to accommodate parking for a maximum of thirty-two (32)

noncommercial vehicles; said improvements to be substantially as set forth in the drawings attached hereto as Exhibit B.

8. That the zoning variances necessary to permit the parking of a limited number of noncommercial vehicles are the minimum variances necessary to allow Plaintiffs the above permitted use of the land and they are hereby granted.

9. That upon payment of the customary fees required by the ordinances of the City of Lakewood, Defendant City shall issue Plaintiffs the permits necessary to construct improvements and/or occupy the land consistent with this Court's findings and the applicable building codes.

10. That Plaintiffs may subdivide the subject land as described in Paragraph 3 herein from Parcel No. 1 shown on the Lot Consolidation Plat for Michael and Kathleen Kolberg recorded in Volume 249, Page 54 of Cuyahoga County Map records, leaving parking as the principal use of the subject land, but are not required to do so in order to occupy and use the land for the rental of a maximum number of thirty-two (32) parking spaces for noncommercial vehicles. The County Recorder and County Engineer are to accept a copy of this Judgment Entry as authority to allow such subdivision from Permanent Parcel Number 312-15-004.

11. The provisions of this Judgment Entry shall run with the land and its provisions shall inure to Plaintiffs and their heirs, executors, successors and assigns.

12. That no further administrative review by the City is required in these proceedings.

13. That Defendant shall pay costs.

Date

Judge Lillian J. Greene
Court of Common Pleas
Cuyahoga County, Ohio

APPROVED:

By: _____
Warren P. Geiger
Attorney for Plaintiff

By: _____
Michael E. Murman
Law Director, City of Lakewood
Attorney for Defendant

Legal Description for "Parcel A" – 0.2556 Acres

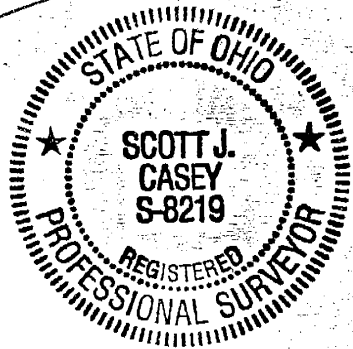
Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being part of a single parcel of land in Original Rockport Township Section Number 22 further known as being Parcel A in the Lot Split & Consolidation as shown by the recorded plat in AFN _____ of Cuyahoga County Records, said premises containing 11,136 Square Feet or 0.2556 Acres of land being the same more or less, but subject to all legal highways and easements of records.

Prepared by:

Scott Casey, P.S. for Casey Professional Service, LLC

1159 Holmden Avenue, Cleveland, OH 44109, 216-781-4644, CaseyPS.com

 5/17/2021

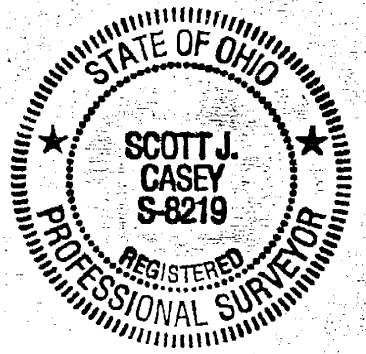


Legal Description for "Parcel B" – 0.1210 Acres

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being part of a single parcel of land in Original Rockport Township Section Number 22 further known as being Parcel B in the Lot Split & Consolidation as shown by the recorded plat in AFN _____ of Cuyahoga County Records, said premises containing 5,271 Square Feet or 0.1210 Acres of land being the same more or less, but subject to all legal highways and easements of records.

Prepared by:
Scott Casey, P.S. for Casey Professional Service, LLC
1159 Holmden Avenue, Cleveland, OH 44109, 216-781-4644, CaseyPS.com

SC 5/17/2021



CUYAHOGA COUNTY RECORDER
LILLIAN J GREENE - 2
DEQC 5/8/2009 2:09:36 PM
200905080393

(Quit-Claim Deed)

KNOW ALL MEN BY THESE PRESENTS

That,

HAITHAM HAMADEH
(Unmarried)

the Grantor, who claims title by or through the instrument recorded in Instrument No. 200709270265, Cuyahoga County Recorder's Office, for the consideration of Ten Dollars (\$10.00), received to his full satisfaction of

THE ORIENT'S GLORY, L.L.C.
(a Florida Limited Liability Company)

the Grantee, whose tax mailing address will be

14592 Braddock Oak Drive, Orlando, Florida 32837

has GIVEN, GRANTED, REMISED, RELEASED AND FOREVER QUIT-CLAIMED and does by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee, its successors and assigns forever, all such right and title as the said Grantor has or ought to have in and to the following described piece or parcel of land:

Situated in the County of Cuyahoga in the State of Ohio and in the City of Lakewood and known as being part of Sublots Nos. 1, 2, 3 and 4 in Weber, Rhodes and Eells Subdivision of part of Original Rockport Township Section No. 22, as shown by the recorded plat in Volume 25 of Maps, Page 26 of Cuyahoga County Records, and together forming a parcel of land bounded and described as follows: Beginning on the Easterly side of Belle Avenue at the Southwesterly corner of Sublot No. 1; Thence Northerly along the Easterly side of Belle Avenue 60 feet; Thence Easterly and parallel with the Southerly line of Lake Avenue about 172.99 feet to the Southeasterly corner of a parcel of land conveyed to Geraldine F. Vance and Pauline L. Hahn by deed dated February 24, 1950 and recorded in Volume 6893, Page 377 of Cuyahoga County Records; Thence Southerly along the Southerly prolongation of the Easterly line of said parcel so conveyed 60 feet to the Southerly line of Sublot No. 4; Thence Westerly along said Southerly line and along the Southerly line of Sublots Nos. 3, 2 and 1 about 173.99 feet to the place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways.

Permanent Parcel #: 312-15-004

Type Instrument: Quit Claim Deed Ex	Date: 5/8/2009 2:03:00 PM
Tax District #: 3180	Tax List Year: 2009
Grantor: HAMADEH, HAITHAM	Land Use Code: 5000
Grantee: THE ORIENT'S GLORY L.L.C.	Land Value: 8,000
Balance Assumed: \$ 0.00	Building Value: 0
Total Consideration: \$ 0.00	Total Value: 8,000
Conv. Fee Paid: \$ 0.00	Arms Length Sale: NO
Transfer Fee Paid: \$ 0.50	Rcpt: D-05082009-10
Fee Paid by: PUBLIC	Inst #: 401769
Exempt Code:	Check #:

Frank Russo
CUYAHOGA COUNTY AUDITOR

Permanent Parcel Nos. 312-15-004 and 312-15-006

V/L's Lake/Belle Avenue
Lakewood, Ohio 44107

TO HAVE AND TO HOLD the premises aforesaid, with the appurtenances thereunto, belonging unto the said Grantee, its successors and assigns, so that neither the said Grantor, nor his heirs, or any other persons claiming title through or under him, shall or will hereafter claim or demand any right or title to the premises, or any part thereof, but they and every one of them, shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, this 8th day of May, 2009.

Haitham Hamadeh
HAITHAM HAMADEH

STATE OF OHIO) ss:
COUNTY OF Cuyahoga

Before me, a Notary Public in and for said County and State, personally appeared the above-named HAITHAM HAMADEH, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio this 8th day of May, 2009.

Joseph T. Burke
Notary Public

Prepared by: Joseph T. Burke, Esq.
24500 Center Ridge Road, #175
Westlake, Ohio 44145
(440) 835-8200

JOSEPH T. BURKE, ATTY.
NOTARY PUBLIC • STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

CUYAHOGA COUNTY RECORDER
LILLIAN J GREENE - 2
DEQC 5/8/2009 2:09:36 PM
200905080390

(Quit-Claim Deed)

KNOW ALL MEN BY THESE PRESENTS

That,

HAITHAM HAMADEH
(Unmarried)

the Grantor, who claims title by or through the instrument recorded in Instrument No. 200606300983, Cuyahoga County Recorder's Office, for the consideration of Ten Dollars (\$10.00), received to his full satisfaction of

THE ORIENT'S GLORY, L.L.C.
(a Florida Limited Liability Company)

the Grantee, whose tax mailing address will be

14592 Braddock Oak Drive, Orlando, Florida 32837

has GIVEN, GRANTED, REMISED, RELEASED AND FOREVER QUIT-CLAIMED and does by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee, its successors and assigns forever, all such right and title as the said Grantor has or ought to have in and to the following described piece or parcel of land situated in the City of Lakewood, County of Cuyahoga and State of Ohio:

And known as being part of Sublot No. 1 in the Wieber, Rhodes and Eell's Subdivision, of part of Original Rockport Township Section No. 22, as shown by the recorded plat in Volume 25 of Maps, Page 26 of Cuyahoga County Records, and bounded and described, as follows:

Beginning at the intersection of the Southerly line of Lake Avenue with the Easterly line of Belle Avenue; thence Easterly along the Southerly line of said Lake Avenue, 42.45 feet; thence Southerly 140 feet to a point which is distant 42.75 feet Easterly from the Easterly line of Belle Avenue, measured along a line drawn from a point in the Easterly line of Belle Avenue 60 feet Northerly from the Southwesterly corner of Sublot No. 1 in said Allotment, to a point on the Easterly line of Sublot No. 4 in said Allotment, 60 feet Northerly from the Southeasterly corner thereof; thence Westerly along said line 42.75 feet to the Easterly line of Belle Avenue; thence Northerly along the Easterly line of said Belle Avenue, 140 feet to the place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 312-15-007

14531-33 Lake Avenue
Lakewood, Ohio 44107

TO HAVE AND TO HOLD the premises aforesaid, with the appurtenances thereunto, belonging unto the said Grantee, its successors and assigns, so that neither the said Grantor, nor his heirs, or any other persons claiming title through or under him, shall or will hereafter claim or demand any right or title to the premises, or any part thereof, but they and every one of them, shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, this 8th day of May, 2009.

gm Hamodeh.
HAITHAM HAMADEH

STATE OF OHIO) ss:
COUNTY OF Cuyahoga

Before me, a Notary Public in and for said County and State, personally appeared the above-named HAITHAM HAMADEH, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio, this 8th day of May, 2009.

Joseph T. Burke
Notary Public

JOSEPH T. BURKE, ATTY.
NOTARY PUBLIC • STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

Prepared by: Joseph T. Burke, Esq.
24500 Center Ridge Road, #175
Westlake, Ohio 44145
(440) 835-8200

Permanent 312-15-007
Parcel #:

Type Instrument: Quit Claim Deed Ex	Date: 5/8/2009 1:51:00 PM
Tax District #: 3180	Tax List Year: 2009
Grantor: HAMADEH, HAITHAM	Land Use Code: 5200
Grantee: THE ORIENT'S GLORY L.L.C.	Land Value: 46,100
Balance Assumed: \$ 0.00	Building Value: 173,900
Total Consideration: \$ 0.00	Total Value: 220,000
Conv. Fee Paid: \$ 0.00	Arms Length Sale: NO
Transfer Fee Paid: \$ 0.50	Rcpt: D-05082009-10
Fee Paid by: PUBLIC	Inst #: 401763
Exempt Code:	Check #:

Frank Russo
CUYAHOGA COUNTY AUDITOR

(13)
Deed
10/21

The Ohio Legal Blank Co. Cleveland
Publishers and Dealers Since 1883



That ROBERT M. LANIGAN AND DEBORAH H. LANIGAN, Husband and Wife,
who claim title by or through instrument, recorded in Volume _____, Page _____, County _____, the Grantors,
Recorder's Office, for the divers good causes and considerations thereunto moving, and especially for
the sum of TEN AND NO/100-----Dollars (\$ 10.00)
received to their full satisfaction of MICHAEL KOLBERG and KATHLEEN ANN KOLBERG,
Husband and Wife,

21223

whose TEN MAILING ADDRESS will be 14523-25 Lake Avenue
Lakewood, Ohio 44107

Give, Grant, Bargain, Sell and Convey unto the said Grantees, and to the survivor of them,
his or her heirs and assigns, the following described premises, situated in the City _____ of
Lakewood, County of Cuyahoga and State of Ohio:

and known as being part of Sublots Nos. 2 and 3 in Wieber, Rhodes and Bell's Sub-
division of part of Original Rockport Township Section No. 22, as shown by the
recorded plat in Volume 25, Page 26 of Cuyahoga County Records, and together form-
ing a parcel of land bounded and described as follows: Beginning in the Southerly
side of Lake Avenue at the Northeasterly corner of the third parcel of land conveyed
to Helen C. Moss by deed dated December 23, 1947 and recorded in Volume 6448, Page
434 of Cuyahoga County Records; thence Easterly along the Southerly side of Lake
Avenue, 43 feet to the Northwesterly corner of a parcel of land conveyed to Geraldine
F. Vance and Pauline L. Hahn by deed dated February 24, 1950 and recorded in Volume
6993, Page 377 of Cuyahoga County Records; thence Southerly along the Westerly line
of said parcel so conveyed to Geraldine F. Vance and Pauline L. Hahn, 140 feet to
the Southwesterly corner thereof; thence Westerly 43.31 feet to the Southeasterly
corner of the third parcel conveyed to Helen C. Moss as aforesaid; thence Northerly
along the Easterly line of said third parcel 140 feet to the place of beginning,
as appears by said plat, be the same more or less, but subject to all legal highways.

Together with an easement for ingress and egress over that part of the premises
hereinafter described which lies Westerly of the Easterly line produced Southerly,
of the above described premises.

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio: and known
as being part of Sublots Nos. 1, 2, 3, and 4 in the Wieber, Rhodes and Bell's Sub-
division of part of Original Rockport Township Section No. 22 as shown by the
recorded plat in Volume 25 of Maps, Page 26 of Cuyahoga County Records and bounded
and described as follows:

Beginning on the Easterly line of Belle Avenue at a point which is distant 140 feet
Southerly, measured along said Easterly line from its intersection with the
Southerly line of Lake Avenue; thence Easterly and parallel with said Southerly line
of Lake Avenue 215.99 feet to the Easterly line of said Sublot No. 4; thence
Southerly along said Easterly line of Sublot No. 4, 18 feet; thence Westerly and
parallel with said Southerly line of Lake Avenue 216.19 feet to the Easterly line
of Belle Avenue; thence Northerly along said Easterly line of Belle Avenue 18 feet
to the place of beginning, as appears by said plat, be the same more or less, but
subject to all legal highways.

The said perpetual easement hereinabove described shall and must be used by all
parties thereto and for a driveway only and no other purposes, nor may any of
such parties ever block said driveway with any obstructions to prevent the use of
the premises hereinabove described in this deed for driveway purposes. The
maintenance of said driveway, paving, etc., must be maintained by all parties,
their heirs, legal representatives, successors or assigns in equal proportion.

Permanent Parcel No. 312-15-119

Notary Public Seal and Signature

be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and bargained premises... thereunto belonging, unto the said Grantees, and to the survivor of them, his or her separate heirs and assigns forever.

And the said Grantor s , for themselves and their heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns, that said Grantor s are the true and lawful owner s of said premises, and are well seized of the same in fee simple, and have good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except restrictions and reservations of record, easements, zoning ordinances, and taxes and assessments, both general and special, not yet due and payable.

and further, that said Grantor s will warrant and defend the same against all claims of all persons whatsoever, except as hereinbefore provided.

And for valuable consideration ROBERT M. LANIGAN and DEBORAH H. LANIGAN, Husband and Wife, do hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all their right and expectancy of Power in the above described premises.

In Witness Whereof we have hereunto set our hands, the fourteenth day of JUNE, in the year of our Lord one thousand nine hundred and eighty six. Signed and acknowledged in presence of

Signatures of Robert M. Lanigan and Deborah H. Lanigan with printed names below.

State of Ohio } Before me, a Notary Public
Cuyahoga County, } ss. In and for said County and State, personally appeared the above named ROBERT M. LANIGAN and DEBORAH H. LANIGAN who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at this 14th day of June, A. D. 1986

This instrument prepared by GLAVINOS & HOTZ Attorneys at Law 25000 Center Ridge Road, Suite 5 Westlake, Ohio 44145 PH: (216) 892-1990

Michele L. Black Notary Public State of Ohio, Cuyahoga County My Commission Expires: May 13, 1991



ROBERT M. LANIGAN and DEBORAH H. LANIGAN Husband and Wife
MICHAEL KOLBERG and KATHLEEN ANN KOLBERG Husband and Wife

RECORDED 15 117
CONVEYANCE IS COMPATIBLE WITH SEC. 319.022 O.R.C.
PAID
Transferred JUN 27 1986
COUNTY RECORDER
Michele L. Black
Notary Public
State of Ohio

County of ... 55
Recorded for Record on the
day of ... 19
at ... o'clock ... M.
and Recorded ... 19 ... in
Deed Book ... Page
Recorders Fee \$
COUNTY RECORDER




1

Agenda

1. Caliber Collision – Deferral Requested (Table)
2. Merry Arts – Outdoor Dining Review
3. 14531 Lake Ave. – Lot Split and Consolidation
4. Lakewood Refuse – Lot Consolidation
5. Communication – TLCI Community Confluence
6. Communication – Accessory Dwelling Units

Planning Commission
July 1, 2021



2



Docket No. 03-08-21
11801 Detroit Avenue

CALIBER COLLISION
*(REQUESTED DEFERRAL, RECOMMEND
TABLING)*

3



Docket No. 05-08-12
15605-07 1/2 Detroit Ave.

MERRY ARTS PUB & GRILLE

4

Request

Review of conditional use compliance as requested by the Lakewood Planning Commission at the May 6, 2021 meeting. At the May 3, 2012, John Granzier, Merry Arts Pub & Grille business owner requested a conditional use for Outdoor/Seasonal Dining Facility pursuant to Sections 1129.13 – Supplemental Regulations for Outdoor/Seasonal Dining Facility, 1161.03(t) – Supplemental Regulations for Specific Uses, and 1173.02 – Conditional Use Permit. This property is located in a C2, Commercial and Retail district.

5



Docket No. 07-19-21
14531 Lake Ave.

LOT SPLIT AND CONSOLIDATION

6

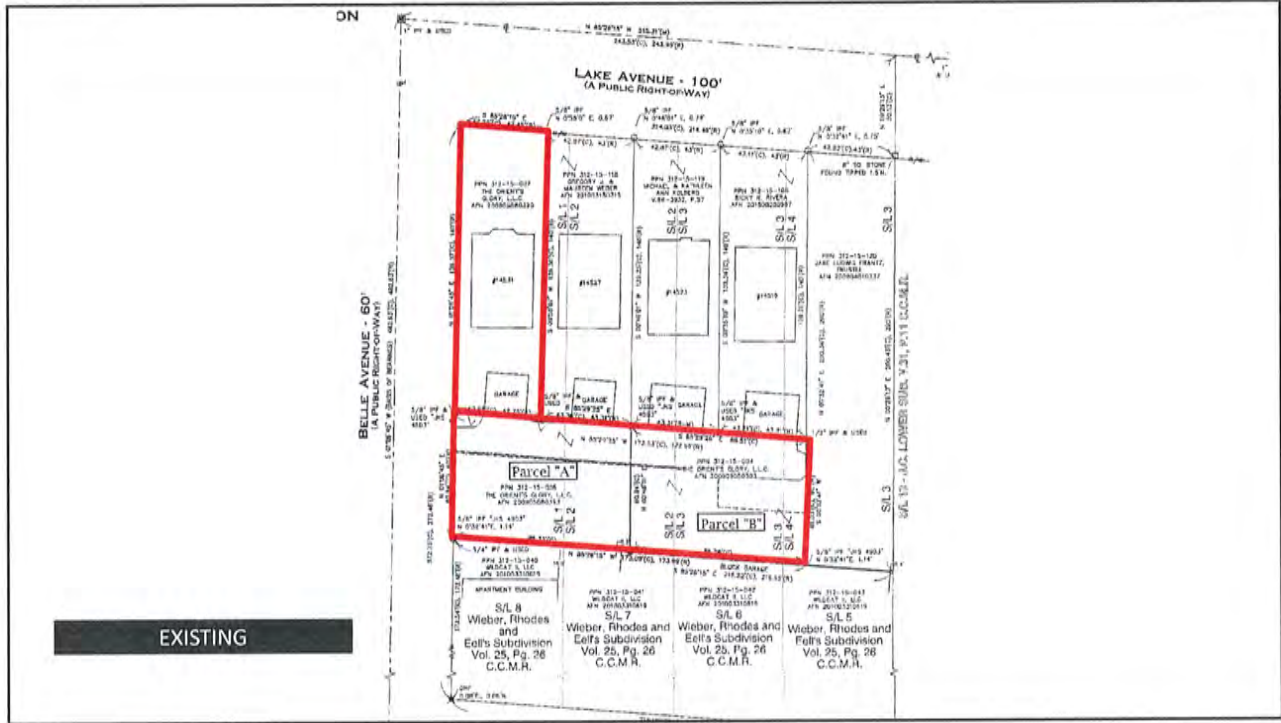


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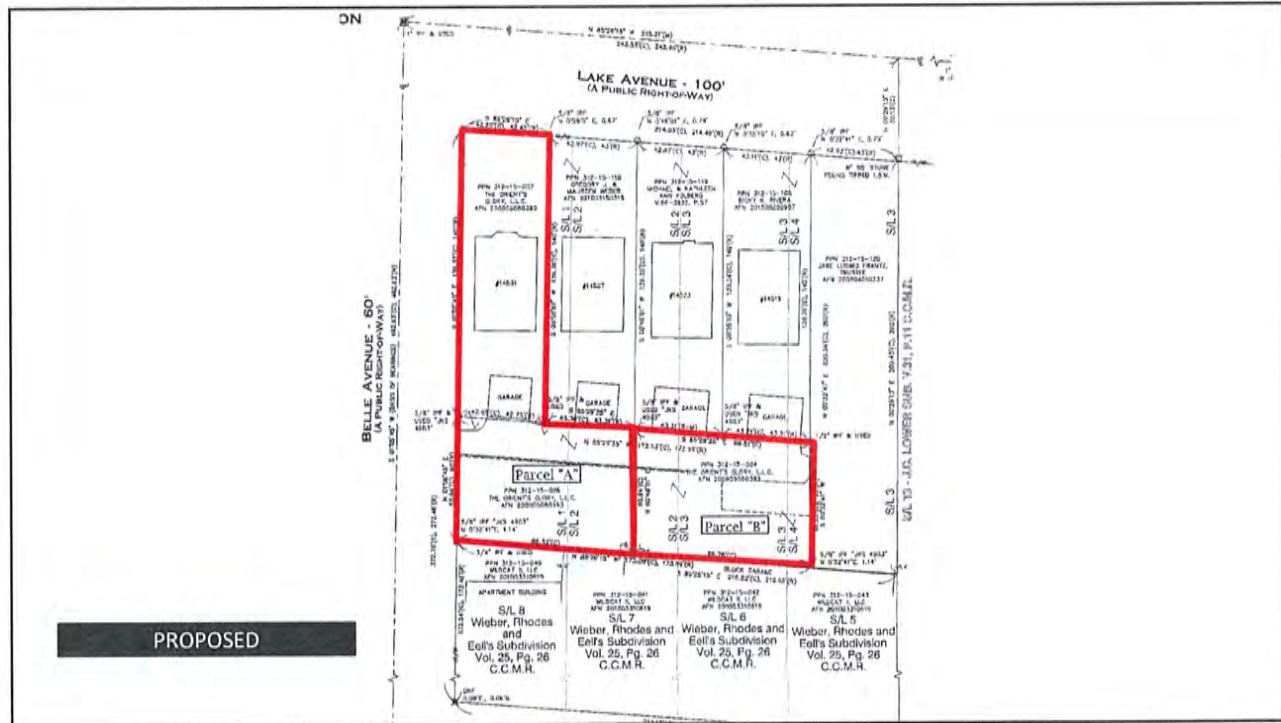
Request

Review and approval of lot consolidation of three parcels: PPN 312-15-004, PPN 312-15-006 and PPN 312-15-007. Pursuant to section 1155.06 – Procedures for lot consolidations and resubdivisions. This property is in an R1M, Single-Family, Medium Density district.

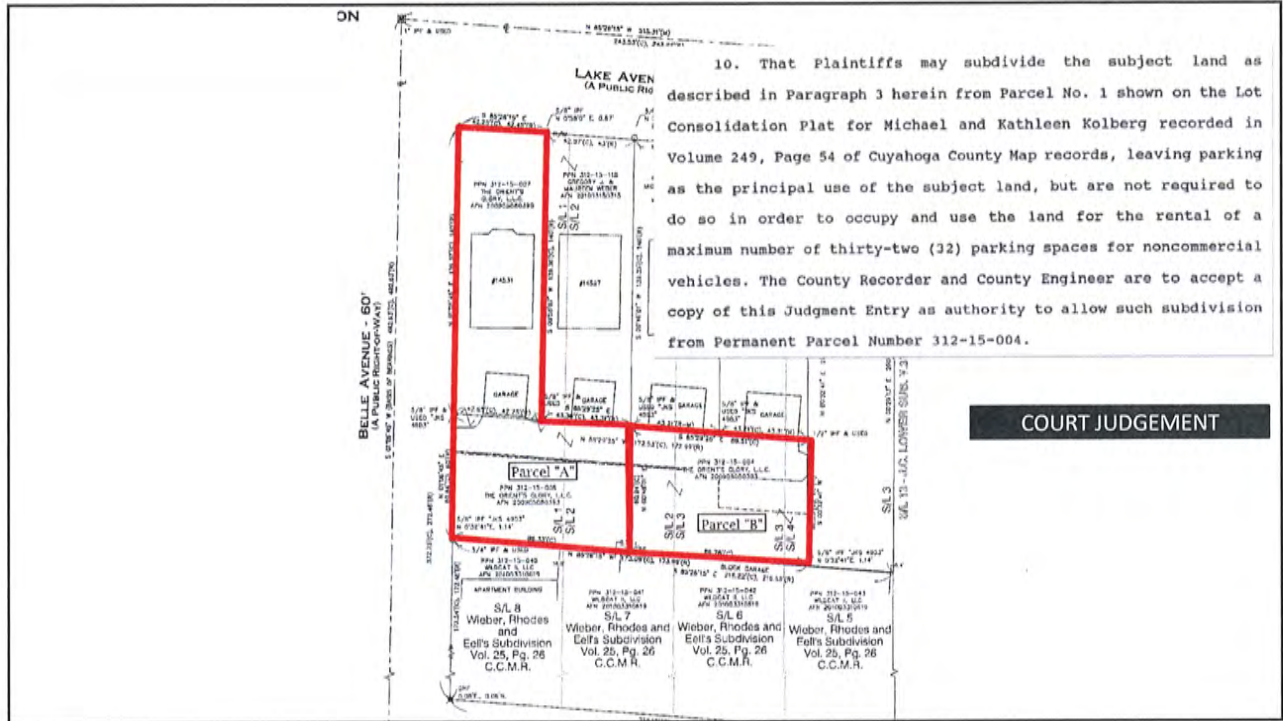
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11

Request
 Review and approval of lot consolidation of three parcels: PPN 312-15-004, PPN 312-15-006 and PPN 312-15-007. Pursuant to section 1155.06 – Procedures for lot consolidations and resubdivisions. This property is in an R1M, Single-Family, Medium Density district.

Recommended conditions:
 Final approval from City Engineer
 Easements provided/verified for properties needing access

12



Docket No. 07-20-21
12928 Berea Rd.

LAKWOOD REFUSE LOT CONSOLIDATION

13



14



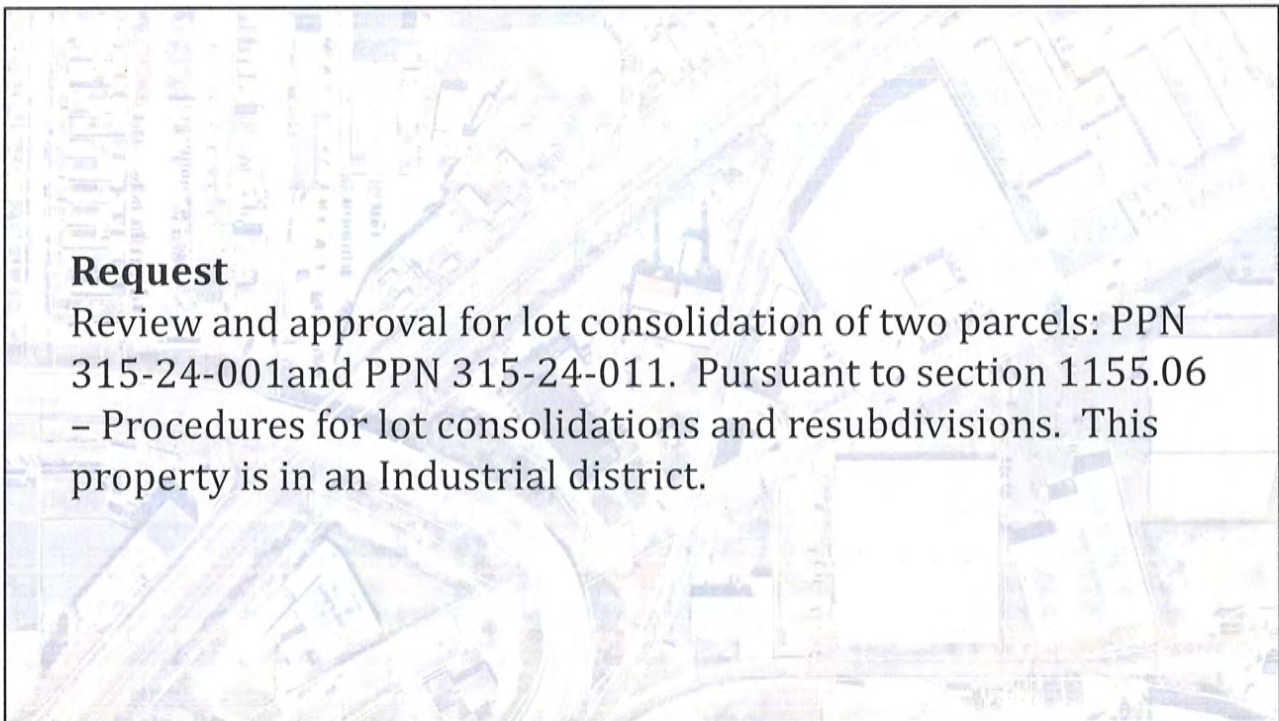
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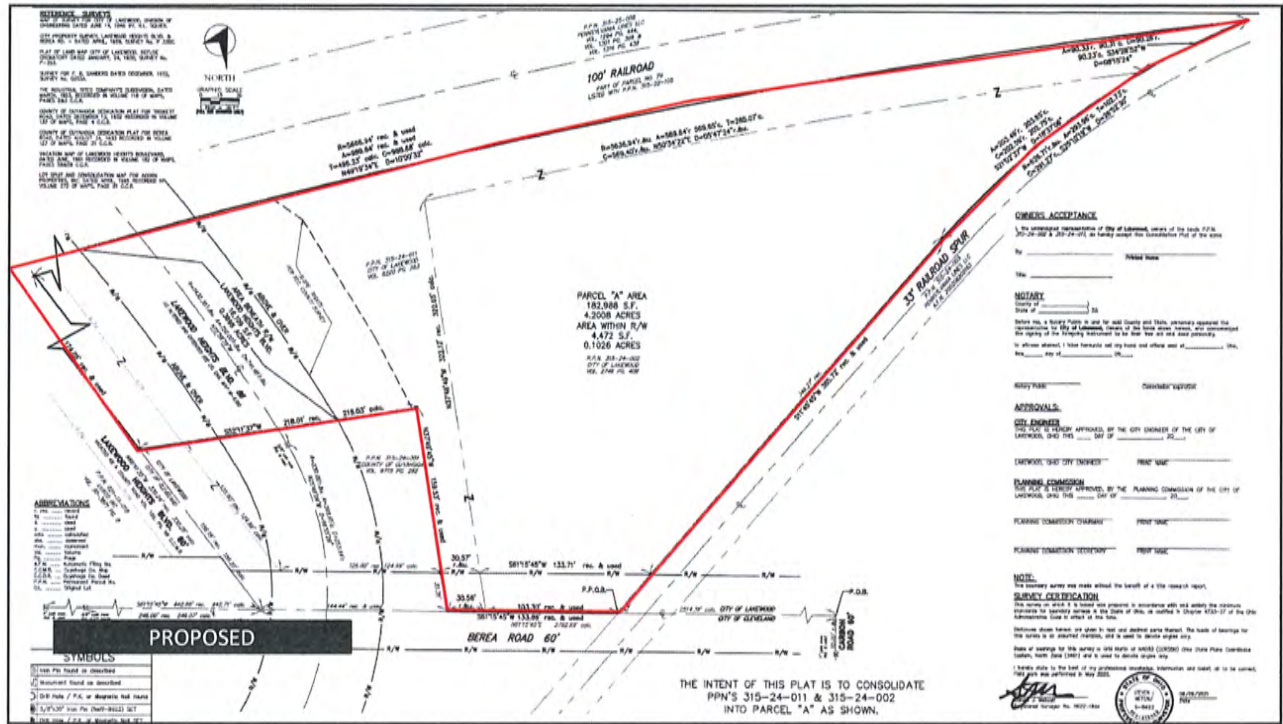
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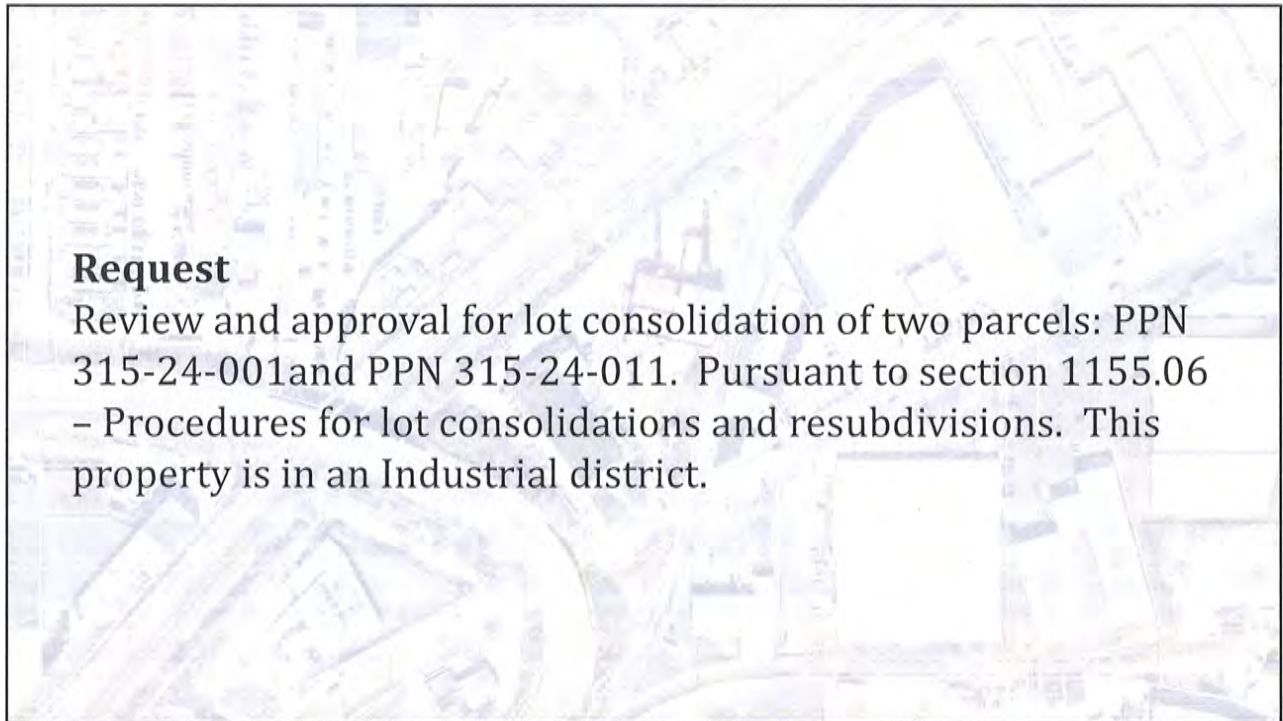
Request

Review and approval for lot consolidation of two parcels: PPN 315-24-001 and PPN 315-24-011. Pursuant to section 1155.06 – Procedures for lot consolidations and resubdivisions. This property is in an Industrial district.

20




23



Request

Review and approval for lot consolidation of two parcels: PPN 315-24-001 and PPN 315-24-011. Pursuant to section 1155.06 – Procedures for lot consolidations and resubdivisions. This property is in an Industrial district.

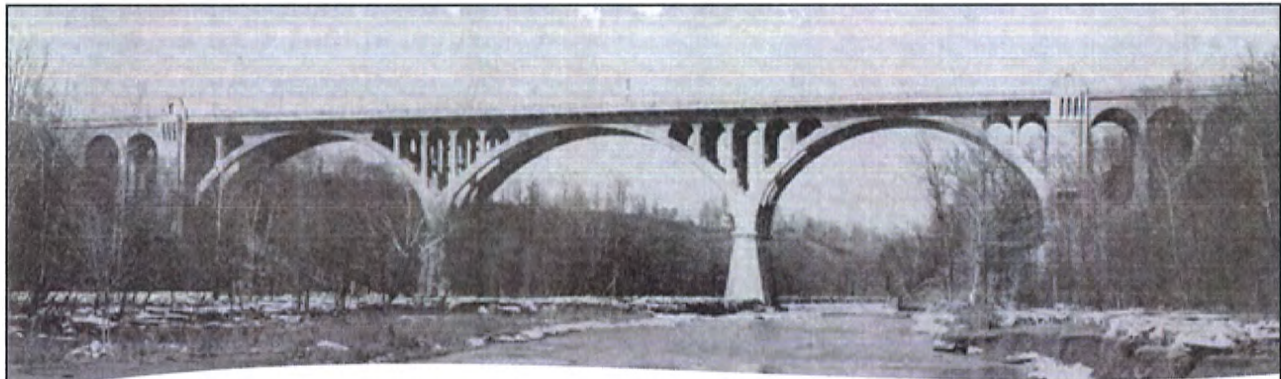
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Docket No. 07-21-21

COMMUNICATION TLCI COMMUNITY CONFLUENCE

25




Project :

Community Confluence is a Northeast Ohio Areawide Coordinating Agency (NOACA) Transportation for Livable Communities Initiative (TLCI) led by **Cuyahoga County Planning Commission, Cleveland Metroparks, the City of Lakewood, and the City of Rocky River.**

Goal:


To improve the multi modal and active transportation access, circulation, safety, and wayfinding between the cities of Lakewood, Rocky River, and the Rocky River Reservation.

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Community Confluence:
Connecting the Cities of Lakewood & Rocky River,
and the Rocky River Reservation

Virtual Webinar
December 15, 2020



27


01 STUDY AREA
Project Summary

MAP 1 LEGEND

- MAJOR STREET
- MAJOR INTERSECTION
- BRIDGE
- GENERAL STUDY AREA

COMMUNITY CONFLUENCE
Virtual Webinar



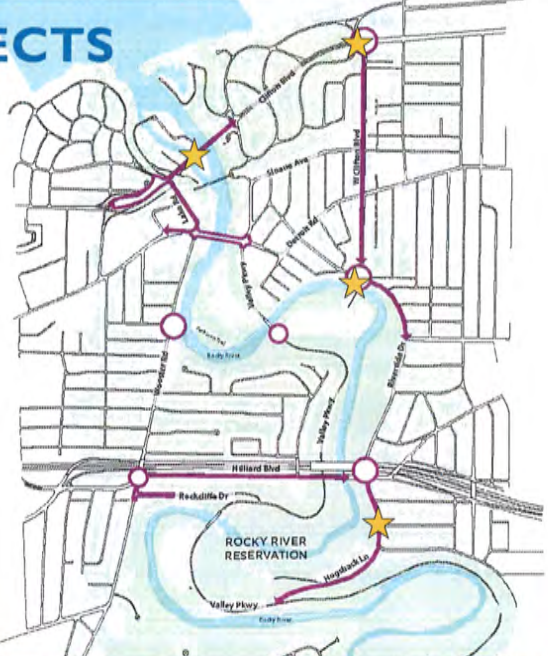
28

02 PRIORITY PROJECTS


Plan Recommendations

Recommendations:

- ★ Clifton Blvd/Lake Rd
- ★ West Clifton Road Intersection
- ★ Riverside Drive
 - Hilliard Rd. Bridge/Riverside Dr. Intersection
 - Hogsback Lane
 - Wooster/Hilliard/Rockcliff
 - Wooster Road Overlook
- ★ Detroit Road Bridge
 - Valley Parkway Improvements



COMMUNITY CONFLUENCE
Virtual Meeting



29

02 2.W. CLIFTON ROAD

Plan Recommendations



COMMUNITY CONFLUENCE
Virtual Meeting



30

02 2.W. CLIFTON ROAD

Plan Recommendations




- 1 Shared use path
- 2 New crosswalks
- 3 Widen Tree Lawn
- 4 Parking Lane
- 5 Additional Sidewalks

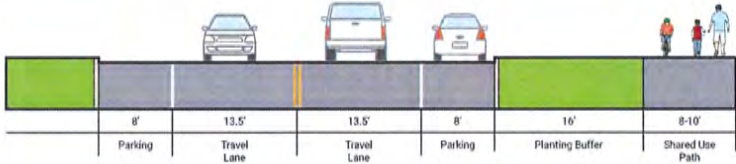
COMMUNITY CONFLUENCE
Virtual Workshop

OHM
ORANGE COUNTY HOUSING MANAGEMENT

31


02 2.W. CLIFTON ROAD

Plan Recommendations



8'	13.5'	13.5'	8'	16'	8-10'	
Parking	Travel Lane	Travel Lane	Parking	Planting Buffer	Shared Use Path	

W Clifton Blvd Section - Proposed



COMMUNITY CONFLUENCE
Virtual Workshop

OHM
ORANGE COUNTY HOUSING MANAGEMENT

32

02 3. RIVERSIDE DRIVE

Plan Recommendations

- 1 Shared use path
- 2 Bike and pedestrian crossing
- 3 Two-way separated bike lane
- 4 Sharrow
- 5 Transition buffer
- 6 Increased buffer for turning cyclists

COMMUNITY CONFLUENCE
Urban Workshop

33

02 3. RIVERSIDE DRIVE

Plan Recommendations

Riverside Drive Section - Short-Term (Looking Northbound)

Riverside Drive Section - Long-Term (Looking Northbound)

COMMUNITY CONFLUENCE
Urban Workshop

34

02 HILLIARD/RIVERSIDE

Plan Recommendations



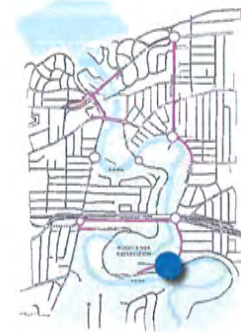
COMMUNITY CONFLUENCE
Virtual Mobility



35

02 4. HOGSBACK LANE

Plan Recommendations



COMMUNITY CONFLUENCE
Virtual Mobility



36

02 4. HOGSBACK LANE

Plan Recommendations

Short-Term Riverside Drive Section (38' Total ROW)

10'	6'	11'	11'	4'	5'
Two-Way Separated Bike Lane	Buffer	Travel Lane	Travel Lane	Buffer	Sidewalk

Long-Term Riverside Drive Section (38' Total ROW)

10'	6'	11'	11'	4'	5'
Shared Use Path	Buffer	Travel Lane	Travel Lane	Buffer	Sidewalk

Key Map

37

02 4. HOGSBACK LANE

Plan Recommendations

Hogsback Lane Section (43' Total ROW)

3'	10'	5'	11'	11'	5'	3'
Shoulder	Shared Use Path	Buffer	Travel Lane	Travel Lane	Buffer	Shoulder

Key Map


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Next Steps:

- Study information is online at the project website, www.countyplanning.us/projects/community-confluence/
- Lakewood in partnership with Cleveland Metroparks is constructing improvements east of the Detroit Avenue Bridge, including a section of all purpose trail
- An engineering study for Clifton Boulevard is underway sponsored by Cuyahoga County Public Works with participation from Lakewood, Rocky River, and Cleveland Metroparks
- Hilliard Road Bridge replacement design is underway
- Coordination of future Hogsback Lane improvements are ongoing

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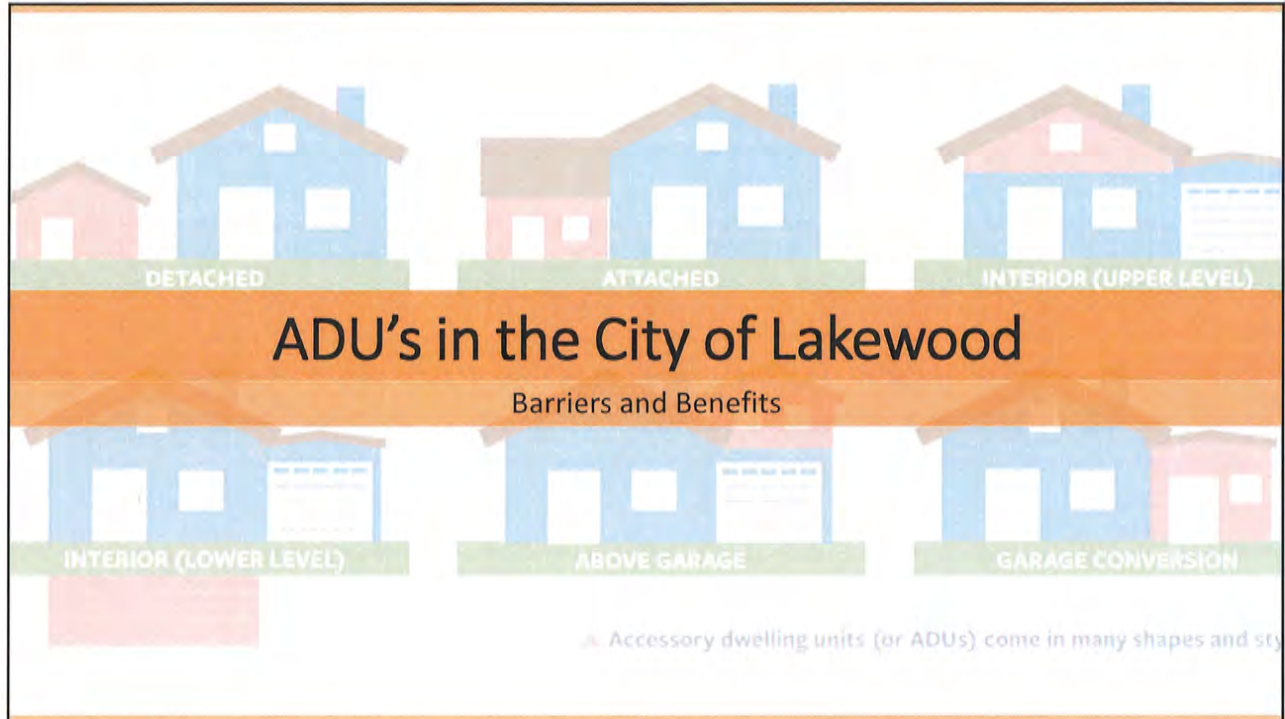


Docket No. 07-22-21

**COMMUNICATION
ACCESSORY DWELLING UNITS**

42





1

What is an ADU?

What is an ADU?
ADU is an independent or accessory dwelling unit, with facilities for sleeping, a kitchen and full bath, that is on the same property as a larger, primary dwelling unit.

What is an in-law suite?
An **in-law suite** is a suite of rooms with facilities for sleeping, and may have facilities for cooking and bathing. The suite must share common entrances with the primary unit, and be must be occupied by members of the same family.

How is family defined?
Family means an individual or two (2) or more persons living together as a single housekeeping group in a dwelling unit. A "single housekeeping group" exists where the group of individuals share expenses and labor related to the maintenance of the dwelling unit and are living and eating together as a household.

▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

AARP 2019

2

Why ADU's now?

- Other communities are re-examining their ADU policies to promote growth
- Housing prices are rising, ADU's are typically less expensive to build than a new single family dwelling unit. Construction costs range between \$40,000-\$150,000(HUD 2020)
- Encourages intergenerational living, which enables aging in place
- New construction can incorporate Universal Design principles which promote accessibility
- Increase property values, helps seniors to maintain financial independence

WHO LIVES IN AN ADU?

3

Lakewood's History of ADU's

We already have ADU's!

- In the R2 district ,a second unit attached to the primary is currently permitted
- In the R1H,R1M, R1L districts, an "in-law suite" is currently permitted; with the requirement that persons in the home live as a family/household, and the in-law suite shares the same exits as the main home.
- Parking requirements- must meet current parking requirements, one space per unit, first space must be in a garage
- Any existing detached ADU's, or "house behind a house" are existing non-conformities, and could not be rebuilt under current codes without seeking variances

4

What type of ADU meets Lakewood's Priorities?

- Aging in Place
- Housing Affordability

ADU Type	Aging in Place	Affordability	Parking	Healthy and Safe
Attic Conversion	✗	✓	✓	✓
Basement Conversion	✗	✓✗	✓	✓✗
Apartment above Garage	✗	✗	✓	✓
Detached	✓	✗	✓	✓
Attached	✓	✓	✓	✓

5

Detached ADU

- **Parking Code**- reducing area in rear yard makes it difficult to meet the covered parking requirement
- **Building Code**- existing garages cannot meet code for dwelling units. Complete teardown required, increasing cost. Utilities like water, sewer and gas do not currently extend to the rear yards
- **Fire Code**- secondary units are difficult to access, harder to find. Logistically difficult for fire department
- **Cost**- typically three times the cost of an addition
- **Zoning** -Zoning code is not written to address a second detached dwelling unit. The historical rhythm of the street is disrupted
- **Aging in Place**- detached units typically have to be on the second floor in order to meet requirements for covered parking. Second floor units do not support accessibility.
- **Demand**- handful of inquiries per year

6

Attached ADU

- **Parking Code-** by extending the primary structure, existing covered parking may be maintained
- **Building Code-** additions are new construction
- **Fire Code-** supported by fire department
- **Cost-** one third the cost of a detached unit
- **Zoning** –currently permitted in the code, restricted by primary lot coverage
- **Aging in Place-** attached units can be first floor , making accessibility much less expensive to achieve
- **Demand-** handful of projects a year

7

Parcels by District

Residential parcels by Zoning district and building type	Single Family Unit		Two-Family Units		All Parcels in all districts(17,956)		Percent of all parcels- single family		Percent of all parcels- two family	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
R2	4,938	52.23%	2,545	30.52%	8,339	46.44%	4,938	27.50%	2,545	14.17%
R1H	3,562	37.67%	678	15.31%	4,428	24.66%	3,562	19.84%	678	3.78%
R1M	396	4.19%	22	0.67%	451	2.51%	396	2.21%	22	0.12%
R1L	305	3.23%	11	0.33%	352	1.96%	305	1.70%	11	0.06%

8

Where Can I build an ADU?

- You may build a second dwelling unit attached to your primary structure if your property is zoned R2 and you currently have 1 dwelling unit.
- In Lakewood, there are 4,938(52%) of R2 properties currently have a single dwelling unit. R2 parcels with a single dwelling unit account for 27% of all parcels in the city.
- All Single family Zoned parcels are eligible to build an "in-law" suite. R1 parcels account for 23% of all parcels in the city.

Combined, 50% of all parcels may build either an attached ADU or an in-law suite.

Zoning District Name	Single Dwelling Unit	Two Dwelling Units	Three Family Units
R2	4,938	2,545	154
R1H	3,562	678	51
R1M	396	22	1
R1L	305	11	0

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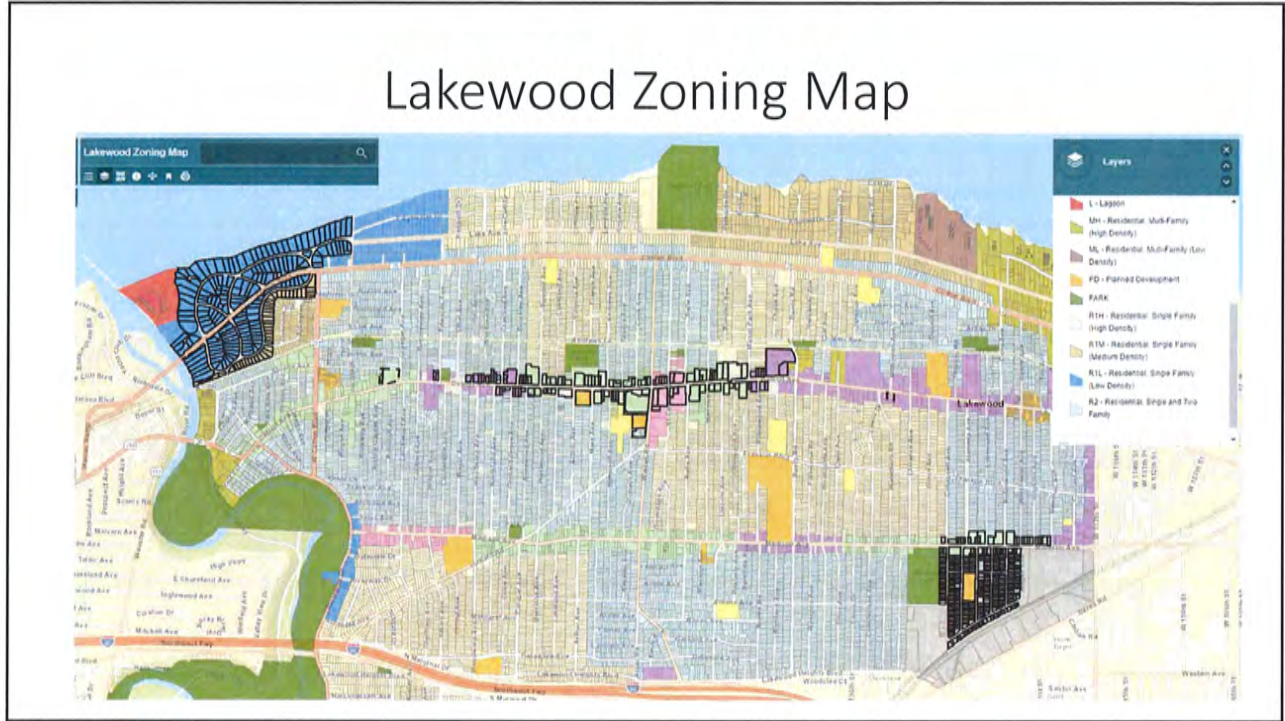
Could an increase in permitted primary lot coverage encourage investment in attached ADU's?

Allowable front, side and rear setbacks dictate the buildable area on a parcel. Our survey found that the 25 % primary lot coverage restriction means area within the setbacks there is otherwise usable land prohibited from being developed. A survey of sample properties showed on average a lot in the R2 district has approx. 300 sq. ft of buildable area within the setbacks rendered unbuildable due to primary lot coverage restrictions. Could an increase in permitted lot coverage increase the number of attached ADU's?

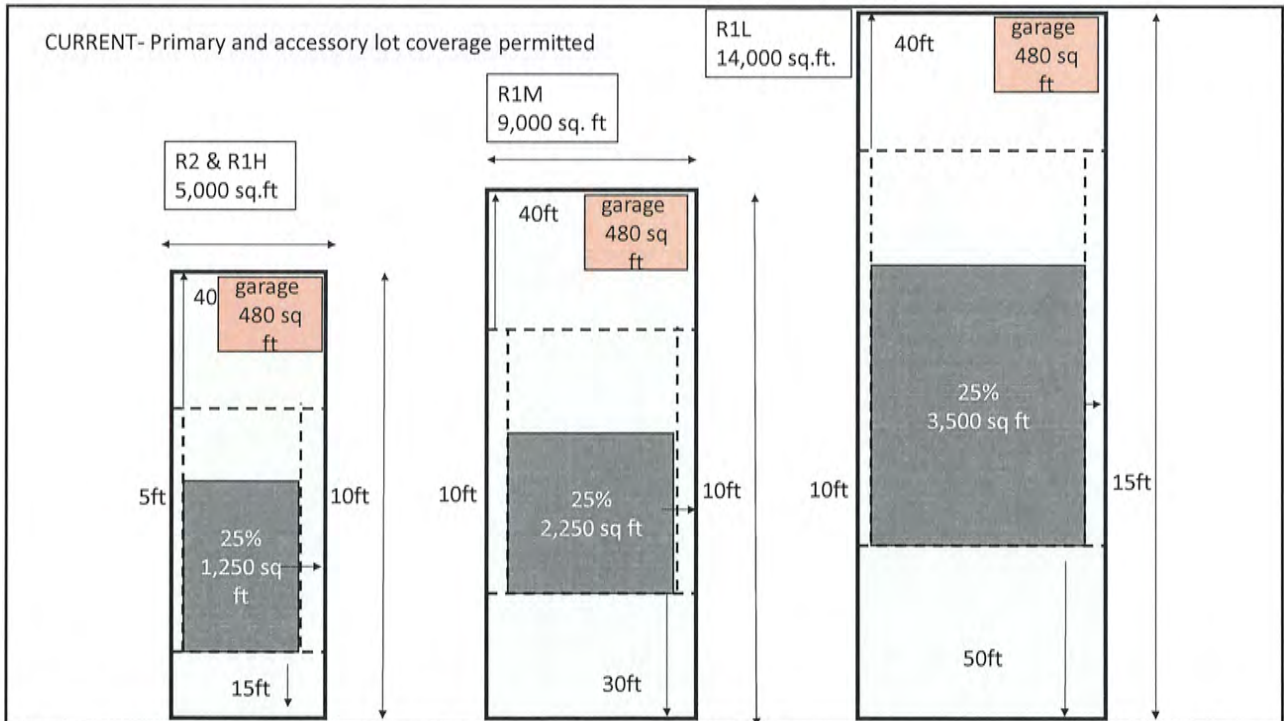
Zoning District	Subject parcel lot size (sq ft)	Existing primary structure (sq ft)	Current lot coverage percentage	Max. allowable primary lot coverage (25%)	Buildable primary lot coverage remaining	Average Rear setback
Averages in R2 samples	5,721	1,134	22%	1,432	298	66
Averages in R1H samples	7,913	1,515	21%	1,978	464	73
Averages in R1M samples	11,973	2,208	18%	2,993	785	65
Averages in R1L samples	19,961	3,215	18%	4,990	1,574	70

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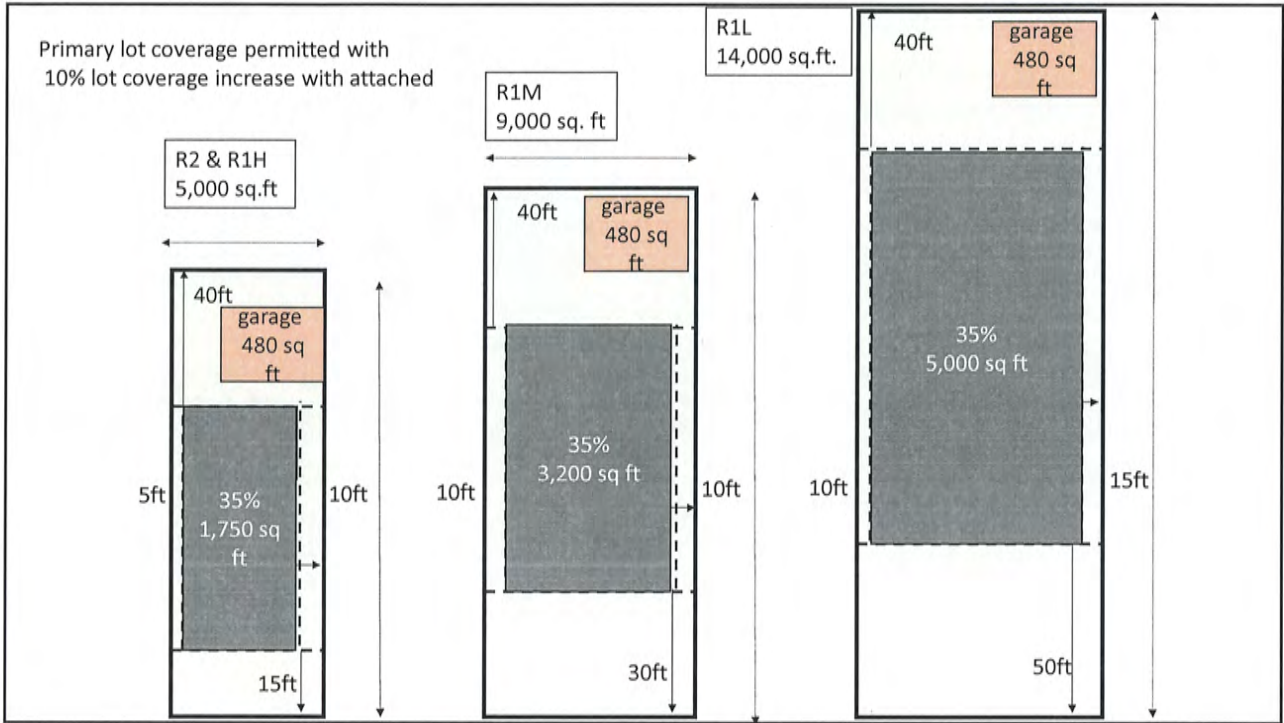
Lakewood Zoning Map



11



12



13

R2

Single family house- 1550 Woodward
Existing house footprint-1,118 sq. ft.
25% of 5,000= 1,250 sq. ft. allowable.
By right they can expand 132 sq. ft without a variance, and construct a 584 sq. ft. garage
*There is 580 sq. ft remaining on subject property in the green zone, not buildable due to max lot coverage, does not encroach on any setbacks.

Woodward Ave

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Lot Coverage Comparison-Neighboring Communities

	Shaker Hts.	Cleveland Hts.	Rocky River	Bay Village	University Hts.	Lakewood
Max. Primary Lot Coverage	50% all structures 1223.10	1121.12	28% 1153.07	45% 1158.4	25% not to exceed 1,750 1252.06	25%
Accessory Structures	700 sq ft max. size	60% of rear yard	Max. size 600 sq ft	Max. size 700 sq ft	35% of rear yard, and counted in primary coverage	480 sq ft or 25% of rear yard
Rear yard setback	25 ft	30 ft	25 ft	35 ft	25 ft	40ft

15

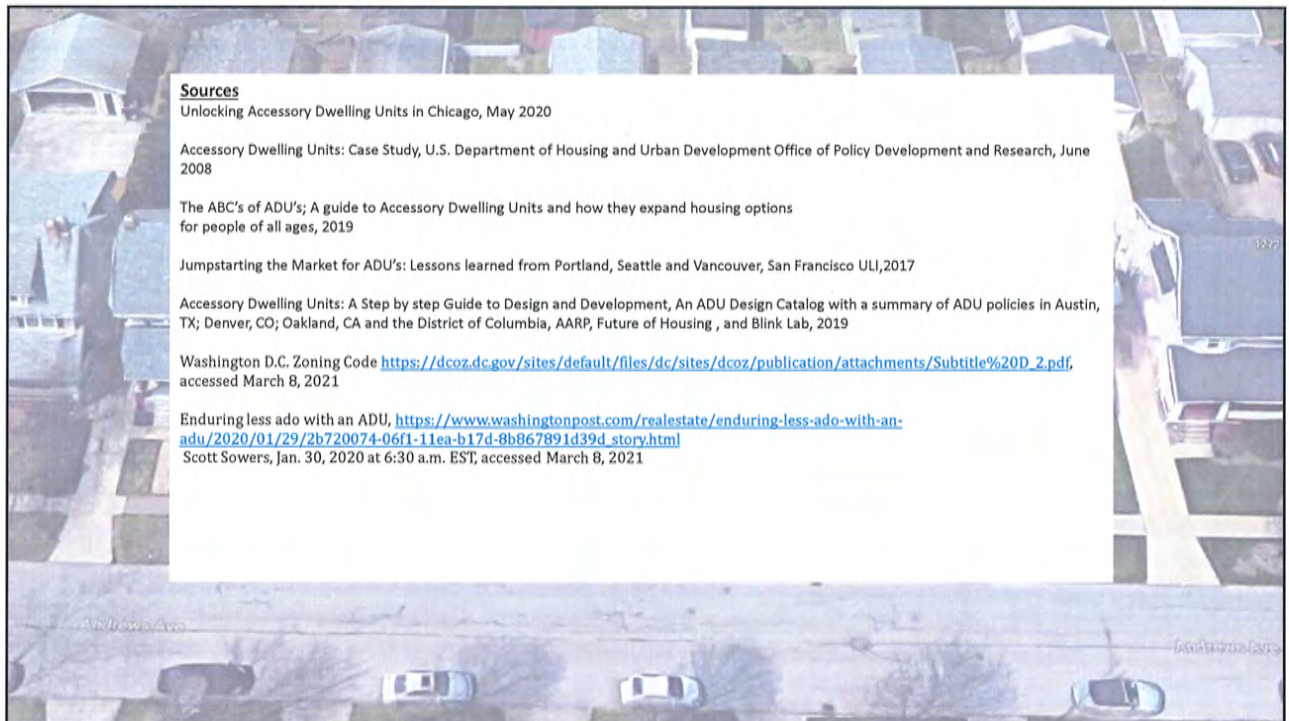
Recommended changes that would encourage investment and smoother permitting of attached ADU's

- Clarify the code by removing any language that prohibits the addition of a second dwelling unit in the R2
- Increase allowable primary lot coverage in all single and two-family districts, while maintaining existing setbacks.
- Maintain existing parking requirements
- Create educational materials for distribution that clarify the city's regulations and policies
- Community engagement on the topic, measure the success of increased education on currently permitted attached ADU's and in-law suites

16



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