



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

MINUTES
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
MAY 1, 2025
6:00 P.M.
RECORDED

<https://www.lakewoodoh.gov/videos-2/>

1. ROLL CALL

Members Present

Hannah Gall
Nicholas LaPointe, Vice Chair
Sean McDermott, Chair
Kyle Reisz
William Sanderson

Staff Present

David Baas, Assistant Director, Planning and Development
Jen Swallow, Chief Assistant Law Director
Mark Papke, Engineer

2. APPROVE THE MINUTES OF THE THURSDAY, APRIL 3, 2025 MEETING

A motion was made by Mr. LaPointe, seconded by Mr. Reisz to APPROVE the April 3, 2025 meeting minutes. Mr. McDermott, Ms. Gall, Mr. LaPointe, Mr. Reisz, Mr. Sanderson voted yea; the motion passed.

3. OPENING REMARKS

Mr. Baas read the Opening Remarks into record.

OLD BUSINESS

CONDITIONAL USE

4. Docket No. 04-13-25
15607 Madison Ave.
Doc Lanky's

Mitchell Eyerman, Doc Lanky's, applicant requests the review and approval for a conditional use permit to operate seasonal outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. The property is in a C2 – Commercial, Retail district. (Page 3)

Mitchell Eyerman, Doc Lanky's, applicant was present to explain the request for four tables and fifteen seats. Mr. Baas provided the outdoor dining regulations, staff recommendations, and one public comment that was submitted prior to the meeting (made part of record). Public comment was closed as no one addressed the item.

Commissioner's Questions/Comments

- State of Ohio no longer requires fencing/barrier(s).
- Needed to be mindful of ADA compliance.
- Suggested moving the tables against the building.

A motion was made by Mr. Reisz, seconded by Mr. Sanderson to APPROVE the request for outdoor sidewalk dining with the following condition:

- Submit to administrative staff a revised plan that shows the tables against the building, removal of the fencing (planters), and provide accurate dimensions to ensure the PROWAG requirements are being met.

All the members voted yea; the motion passed.

NEW BUSINESS

LOT CONSOLIDATION

5. Docket No. 05-17-25
15431 Edgewater Dr.

Mark Reinhold, Mark Reinhold Architect, applicant requests the review and approval for a lot consolidation of PPN. 311-13-011 and PPN 311-13-012, pursuant to Section 1155.06 – procedures for lot consolidations and resubdivision. Property is located in the R1H, Single Family High Density district. (Page 11)

Mark Reinhold, Mark Reinhold Architect, applicant was present to explain the request. Mr. Baas presented the administrative comments which recommended approval with a condition. A letter of support and one petition of support from five adjacent Neighbors were received prior to the meeting (made part of record). Public comment was taken.

Commissioners' Questions/Comments

- The zoning issue was reviewed by administrative staff and found no setback issues.
- Suggested planting legacy-type shade trees to replace the ones removed previously.

A motion was made by Mr. Reisz, seconded by Mr. Sanderson to APPROVE the request for a lot consolidation with the following condition:

- The City Engineer reviews and approves the consolidation plat .

All the members voted yea; the motion passed.

CONDITIONAL USE

6. Docket No. 05-18-25
17415 Northwood Ave.
St. James Hall

Jess Oster, Oster Services, applicant requests the review and approval of a condition use permit for banquet hall, party center use – pursuant to section 1129.02 – principal and conditional permitted uses. Property is located in the C2, Commercial and Retail district. (Page 24)

Joe Matejka, president and owner of Walk Your Plans and occupant of the former gymnasium, and Jess Oster, Oster Services, applicant were present to explain the request. During the day, it was used as a projection facility for blueprints. The evening was used as an event space (permitted up to 100 people and wanted permission for 200 people). Mr. Baas presented administrative comments and parking requirements. The operations of the multiple businesses could result in parking conflicts with the St. James Parish. Public comment was taken.

Public Questions/Comments

- Parking on Northwood and Granger Avenues was awful.
- There was no space for residential street parking.
- Traffic was terrible; the city should make Northwood Avenue a one-way street.
- Will not be able to sell the home.

Commissioners' Questions/Comments

- Explain the ownership and businesses
 - There are five owners of the building (STJS) and six businesses contained in the building.
- Explain the shared parking agreement between STJS and St. James Parish.
 - Five businesses use the parking lot(s) between 9:00 a.m. and 5:00 p.m.
 - The event space opens after 5:00 p.m.
- The agreement references Sacred Hour Spa; is there a separate agreement?
 - Unknown.
- Require clarification/additional information about the shared parking agreement.
- Provide information about the future on-site construction of the Warrior Club patio/landscaping.
 - The rectory (Sacred Hour) construction was due to be finished by May 15, 2025.
- Did the city conduct a formal parking plan review?
 - No. The parking for commercial adaptive uses redevelopment was "by right".

- Would the arrival before 5:00 p.m. of caterers promote parking issues?
 - Potentially but would work with the other businesses. Food preparation would be done off-site.
- Needed to approach this the same way as the Screw Factory parking issues – with St. James School providing the Commission a more comprehensive picture of parking demand across all building users during weekday and weekend hours.

Discussion continued about who owned which spots on Northwood Avenue and the northside of the building. Wedding events would be discouraged; smaller events would be encouraged.

A motion was made by Mr. McDermott, seconded by Mr. Sanderson to TABLE the request. All the members voted yea; the motion passed.

PLANNED DEVELOPMENT

7. Docket No. 05-19-25
 Marlowe Ave. (at Madison)
 Marlowe Park Townhouses

Nicholas Christoff, Christoff Group, applicant request the review and approval of minor modifications for the planned development of 16 for sale townhouses – pursuant to Chapter 1156 – planned development. Property is zoned as a Planned Development. The property/project was sold to a new developer after approval was granted at the May 7, 2020 Planning Commission meeting. (Page 43)

Mr. Baas provided a synopsis of the previous departmental approvals. Nicholas Christoff, Christoff Group, applicant, and Mark Reinhold, Architect, were present to explain the request. Public comment was taken.

Public Questions/Comments

- Glad there was not a lot of change to the formerly approved project.
- Parking was an issue already.
- When would construction start and what is the anticipated end date?
- Wanted to see the use of quality materials.
- Want the building heights and setbacks to be in keeping with the neighboring residences.

Commissioners' Questions/Comments

- What is the pad (on site plan)
 - It is an equipment vault for ATT (has a permanent easement).
- Will there be some way to prevent pedestrian traffic through the five-foot opening between Madison Avenue Unit 2 and Unit 3?
 - This was for maintenance access to service air conditioners, etc.
- The front of the Madison buildings looked very close to the road.
 - Landscaping would be added, which should mitigate the issue.

- Discuss the parking on the eastern section of the project.
 - Each unit had an attached two-car garage.
 - Visitor parking could be designated and marked.
- Presume there had been safety forces (Fire) review.
 - Not at this time.
- Was there a cross-over easement to Lincoln?
 - Not officially.
- All the water and sewer improvements were done.
- Looks like a nice development.
- Appreciated the minor changes on the Marlowe Avenue side.
- Liked the treatment on the Madison Avenue side.
- Recommended clear story windows on Unit 4.
- Starting prices would be the high \$400Ks to low \$500Ks.
- There would be an HOA for the common area, and it would be comprised of the townhouse owners. The easement rights could be assigned to the HOA at a later date.
- They did not yet own the property, as it was contingent upon PC and ABR approvals.

Mr. Baas provided administrative comments and suggested approval with conditions.

A motion was made by Mr. Sanderson, seconded by Ms. Gall to APPROVE the request with the following conditions:

- The applicant returns with the final plat and the final disposition on whether the previously outlined rear access easement will remain in place. If an easement is in place, it should be annotated on the plat.
- Confirm there is a desire to obtain a shared parking agreement with the adjacent church to provide additional/overflow parking for the development.
- Safety Forces (Fire) review the site plan.
- ABR approval.

All of the members voted yea; the motion passed.

LOT SPLIT

8. Docket No. 05-20-25
 12534 Lake Ave.
 Shady Cove Townhouses

Gregory Soltis, RDL Architects, applicant requests the review and approval for a lot split of PPN 312-10-017 to accommodate ten (10) townhouses - pursuant to Section 1155.07 - lot splits. Property is located in the MH, Multi-Family High Density district. (Page 58)

Gregory Soltis, RDL Architects, applicant was present to explain the request. Mr. Baas provided a summary of the previous approval for 16 townhouses. Public comment was closed as no one addressed the item.

Commissioners' Questions/Comments

Clarify the pedestrian access and parking easement.
The easement is for the driveway and guest parking.
Who provided the plat?
A licensed surveyor did everything.

Mr. Baas confirmed the zoning and that an easement was required to be in place. The Commissioners wanted a legal written document to accompany the plat to ensure the property rights of the owners.

A motion was made by Mr. McDermott, seconded by Mr. LaPointe to APPROVE the request for a revised lot split as submitted with the following condition:

- A recordable easement document accompanies the plat that guarantees and provides access to sublots 1 through 10 on the plat as shown.

All the members voted yea; the motion passed.

ADJOURN

Mr. McDermott ADJOURNED the meeting at 8:03 p.m.



Signature *FOR THE CHAIR*

5 JUNE 2025

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. Mitchell Eyerman
- 2. Mark Reynolds
- 3. Amelia Leonard
- 4. JEAN SPACKMAN
- 5. Nicholas Christoff
- 6. Stephanie Kluk
- 7. GREGORY SOLTIS
- 8. _____
- 9. _____
- 10. _____
- 11. _____

- 1. *[Signature]*
- 2. *[Signature]*
- 3. *[Signature]*
- 4. *[Signature]*
- 5. *[Signature]*
- 6. *[Signature]*
- 7. *[Signature]*
- 8. _____
- 9. _____
- 10. _____
- 11. _____

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: Thursday, May 1, 2025

Johanna Schwarz

From: Scott Michaud <scott.a.michaud@gmail.com>
Sent: Saturday, April 26, 2025 4:18 PM
To: Planning Dept
Subject: Comments on Docket No. 04-13-25 – Project and Site Concerns
Attachments: Doc Lankys Proposal Comments.pdf

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

Dear David Baas and the Lakewood Planning Commission,

Thank you for providing the public notice on April 22, 2025, regarding Docket No. 04-13-25.

As a nearby resident who walks the project site almost daily, I **support** the idea of the new seating area but have several concerns and **suggestions** for both the property owner and the City to consider:

- **Bike Racks and Streetscape Improvements:**

- The bike racks previously located along the sidewalk have been removed. I recommend reinstalling them, either relocated to the side of the building or placed in the front where the "No Parking" zone is currently marked. These racks are regularly used by cyclists visiting Barrio, Doc Lanky's, and residents of the nearby apartments.
- Additionally, installing a **bike rack with planters** or creating a **small curb bump-out** in this area would help prevent illegal parking, remove the need for the "No Parking" sign, and improve the overall streetscape.

- **Crosswalk and Traffic Flow:**

The curb currently rounds inward toward Lakeland, and combined with the building's corner, it creates a blind spot. Drivers pulling onto Madison must navigate around parked cars, reducing visibility and increasing pedestrian risks. Specifically with the traffic typically doing 35+ mph in the 25 mph zone of Maddison.

Additionally, the current curb design forces pedestrians to angle awkwardly into Madison rather than cross directly.

I suggest installing **curb bump-outs** to:

- Improve driver visibility and pedestrian safety,
- Prevent cars from parking too close to the stop sign,
- Widen the sidewalk area near the Patio Tavern where sidewalk congestion already exists due to electrical equipment and gathering patrons.

(Adding grass to the bump-out areas would also be a nice visual improvement.)

- **Sidewalk Width and Accessibility:**

If curb bump-outs are not added, what is the plan for the brick sidewalk area containing the tree and "No Parking" sign?

This location could become a serious pinch point for pedestrians, particularly near the seating area.

The current plans do not fully show how tight the tree planter is to the walkway. After doing some

measurements, I am concerned that sidewalk width may not meet ADA accessibility standards, especially for those using wheelchairs or mobility devices. At times groups of 2-3 wide can be walking the sidewalk going to Madison Ave attractions/residencies.

- **Hours of Operation and Noise Concerns:**

Will there be any adjustments to the hours of operation for the new seating area or the businesses?

It has been an ongoing issue that patrons of Doc Lanky's (formerly Two Bucks) and Patio Tavern stay outside well after closing, often smoking, playing loud music in their cars, and gathering loudly between 1:30 a.m. and 3:30 a.m. With my windows facing the parking areas, this has been a persistent disruption, particularly Sunday through Thursday nights.

While I usually wait 10–20 minutes before contacting the non-emergency number, it often takes another 30–45 minutes for the groups to disperse.

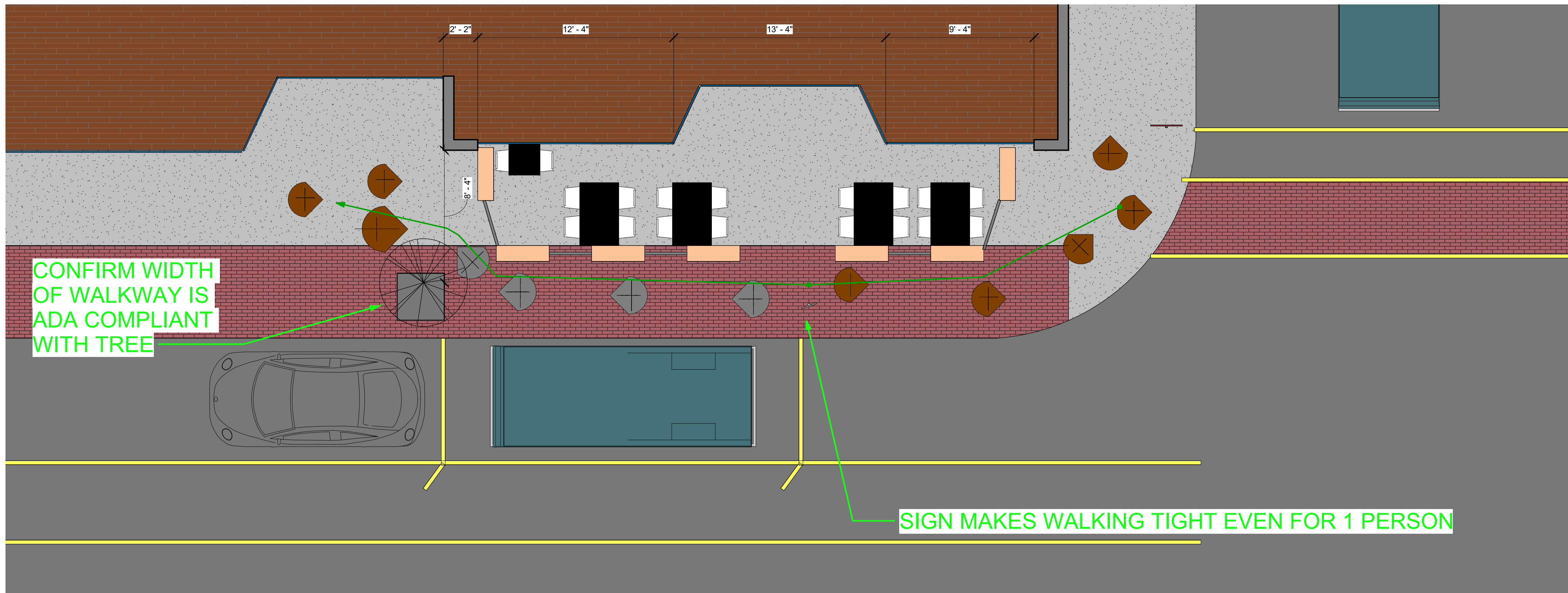
This consistent late-night noise seriously impacts the ability of nearby residents to sleep during the workweek.

Thank you for considering these concerns. I have attached a PDF with additional notes and diagrams for your review.

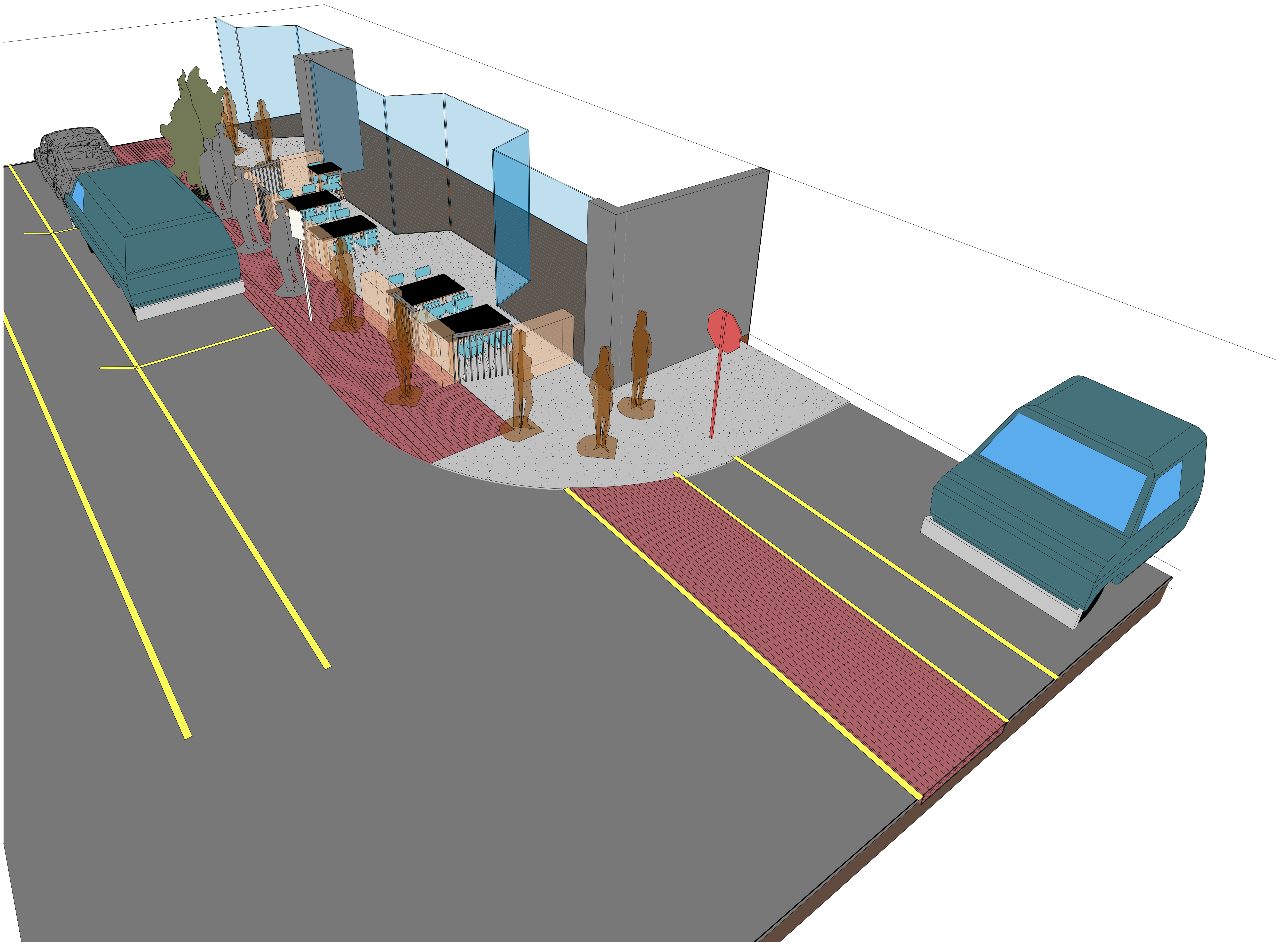
Sincerely,

Scott Michaud

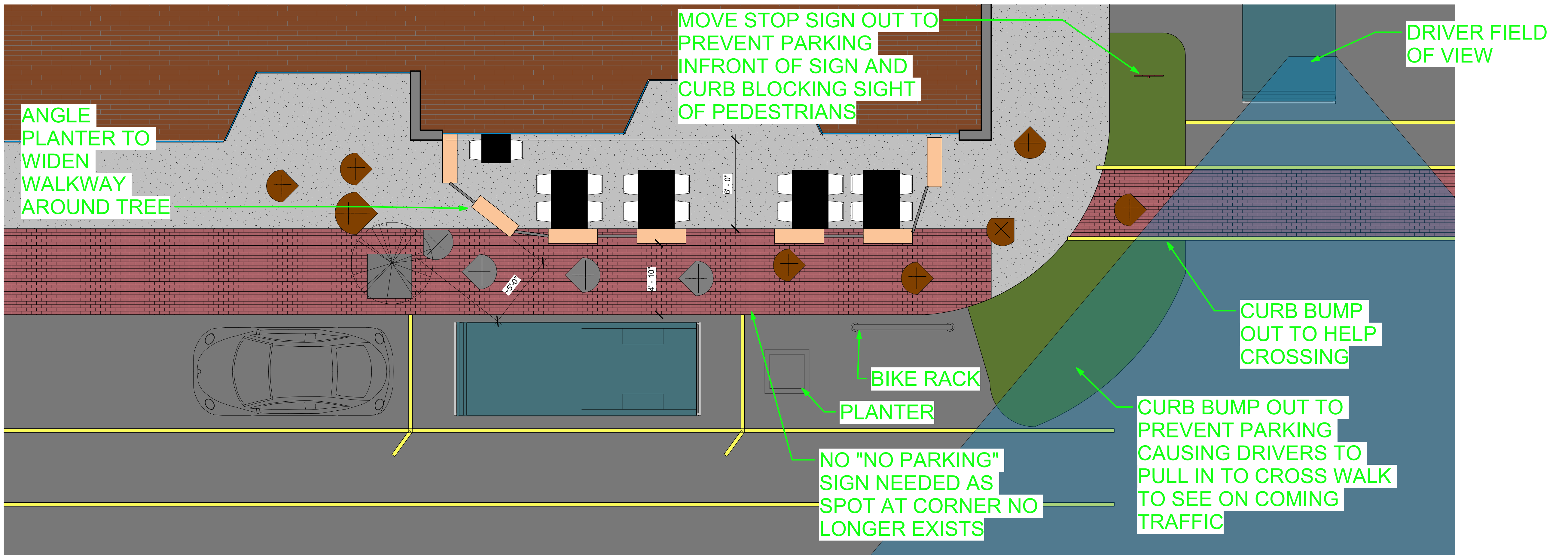
Lakeland Ave Resident



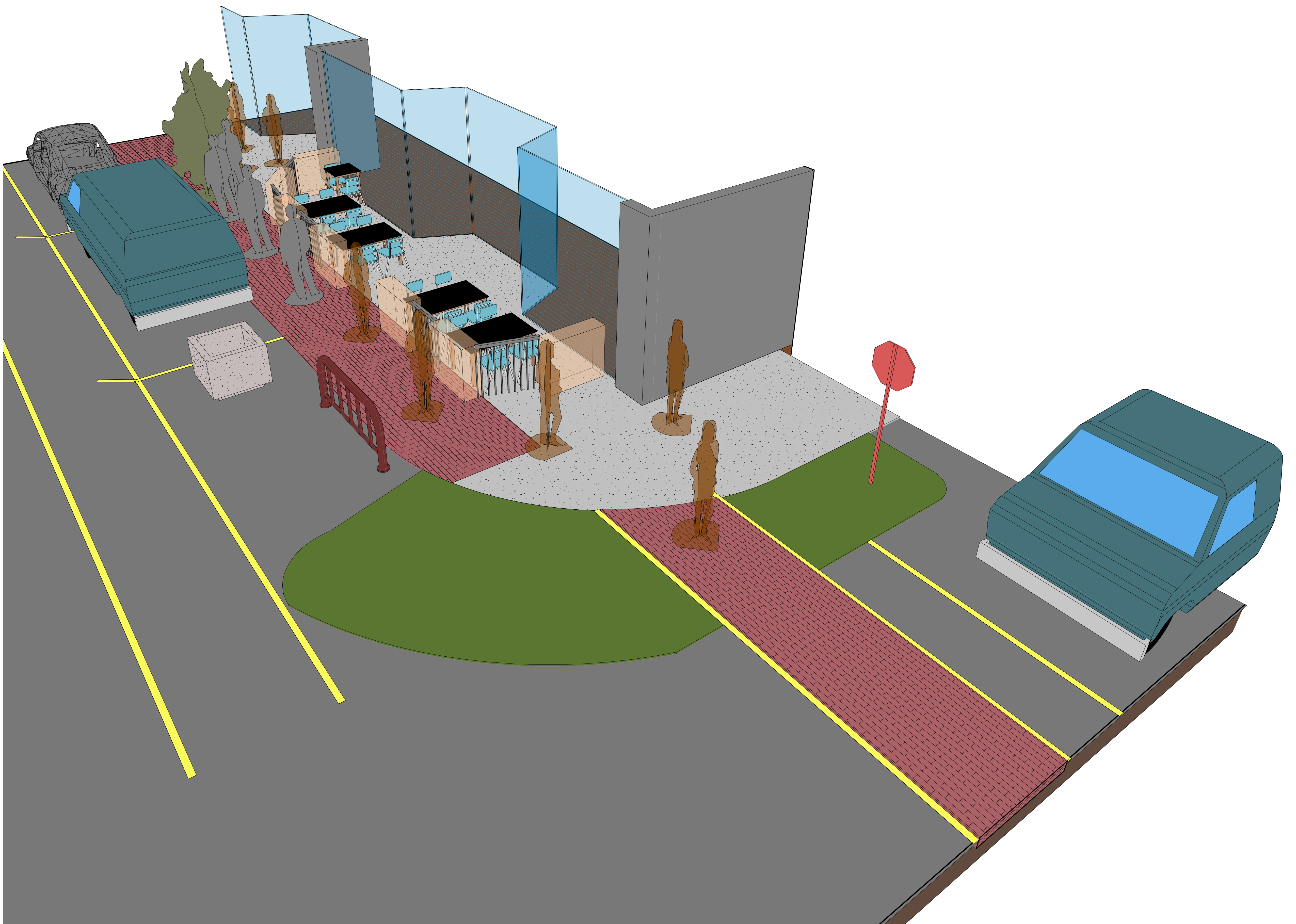
1 PLAN AS PROPOSED
1/4" = 1'-0"



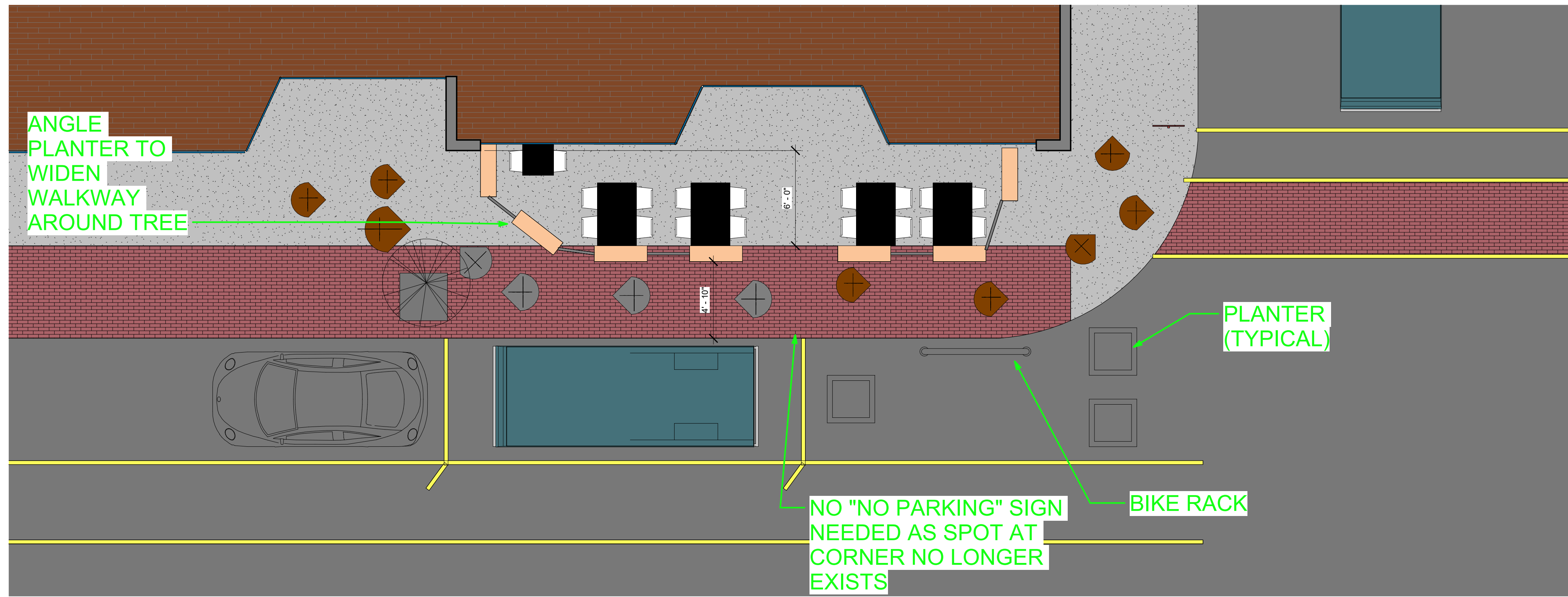
4 Proposed Plan ISO



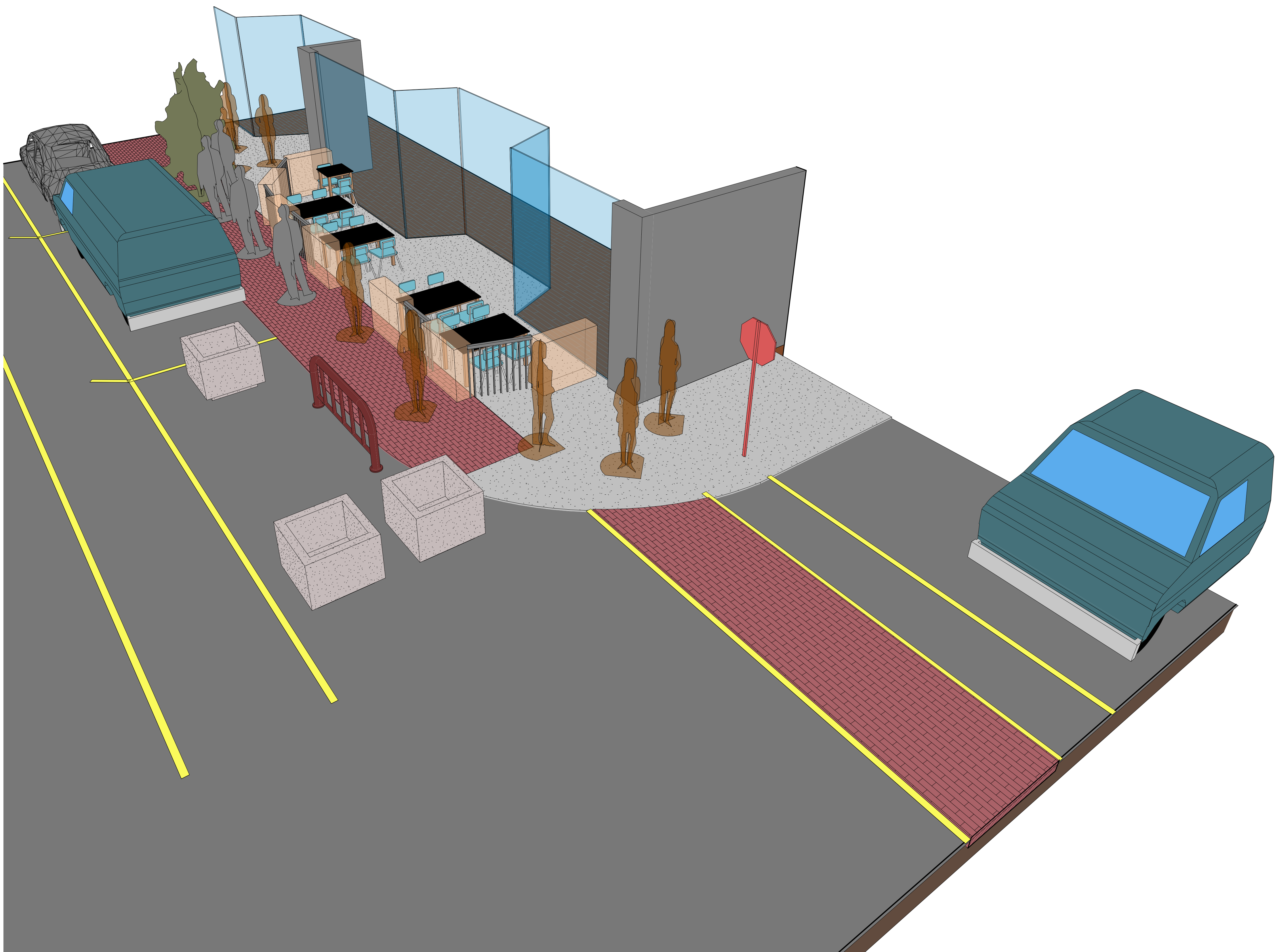
2 SUGGESTION 1
1/4" = 1'-0"



1 SUGGESTION 1



② SUGGESTION 2
1/4" = 1'-0"



① SUGGESTION 2

Johanna Schwarz

From: Amanda Johnson <jamanda87@yahoo.com>
Sent: Thursday, May 1, 2025 11:46 AM
To: Planning Dept
Subject: Marlowe townhomes

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

Hello, I live on Marlowe Avenue very close to where the townhomes will be built and I plan to attend tonight but in the event I cannot I was wondering if we could address parking. We are a street that has some rentals as well as owners, and our street is quite short in length. We also have a lot of sarita and spin traffic with really no close public lot options.

We also have a lot of elementary aged kids on our street that play, over 10 to 12 that are ages 10 and under. I can see that there are garages for the townhomes, but I am more worried about with 16 townhomes when people have visitors and other family members driving within the household that we are going to have even less parking as well as increased through traffic.

Amanda Vitek

[Sent from Yahoo Mail for iPhone](#)

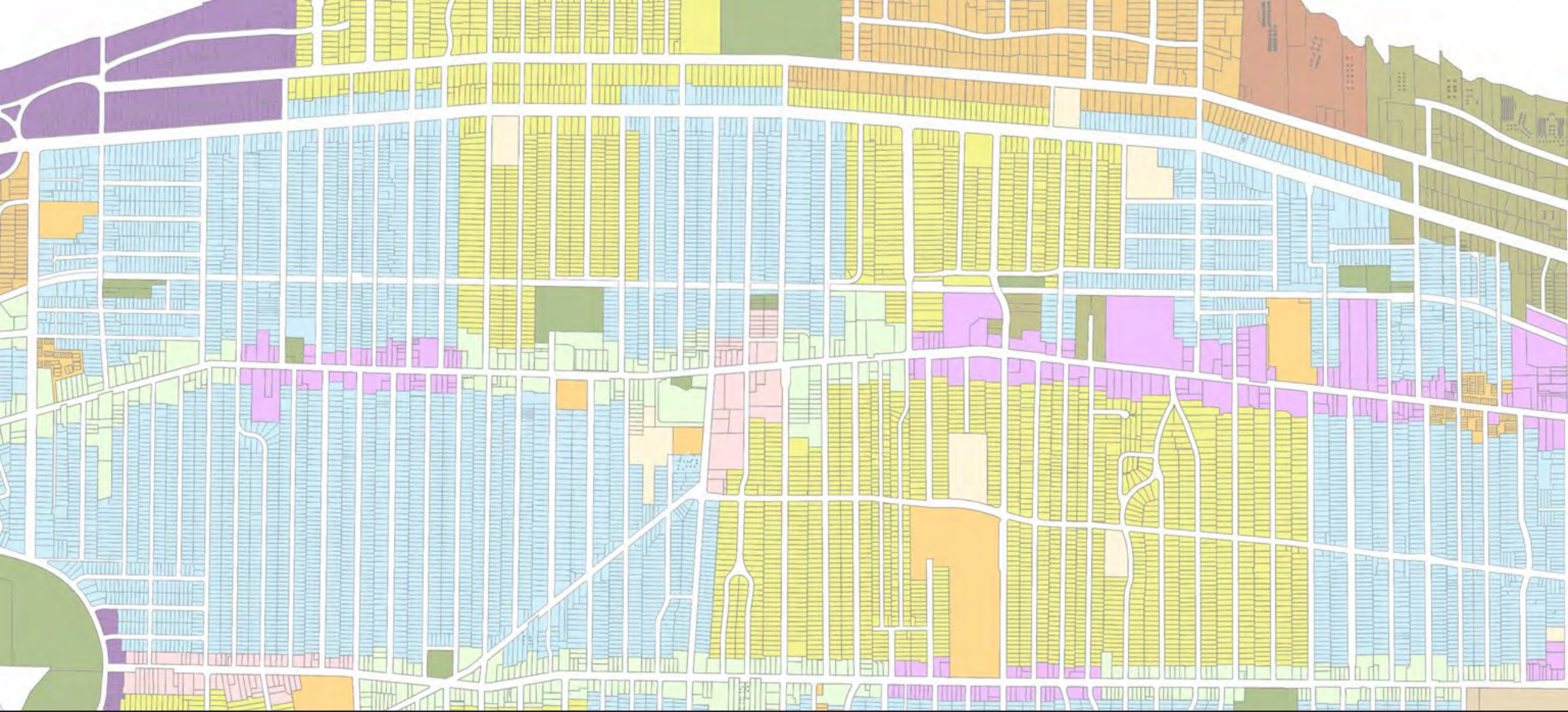
April 28, 2025

To: Lakewood Planning and Building Departments

From Neighbors of 15431 Edgewater Dr, Lakewood, Oh 44107

We the undersign neighbors re in support of the addition and modification plans submitted to City of Lakewood for David and Mae Williams at 15431 Edgewater Dr., Lakewood, OH 44107

<u>Andrea & Ryan Salem</u> Andrea M. Salem	<u>15430 Edgewater Dr.</u>
<u>SUZANNE BEDARCHEK</u> Suzanne Bedarchule	<u>15430 Edgewater Dr.</u>
<u>Logan</u>	<u>15524 Edgewater Dr.</u>
<u>Nathaniel Hanna</u>	<u>1051 Lakeland Ave.</u>
<u>Patrick Andrews</u>	<u>15432 Edgewater Dr.</u>
<u> </u>	<u> </u>



Planning Commission

May 2025





Planning Commission
May 2025 Agenda

1. Roll call
2. Adoption of minutes – April 2025 meeting
3. Opening Remarks
4. 04-13-25: 15607 Madison (Conditional Use – Outdoor Dining/Doc Lanky’s)
5. 05-17-25: 15431 Edgewater (Lot Consolidation)
6. 05-18-25: 17415 Northwood (Conditional Use – Event Space)
7. 05-19-25: Marlowe Park Townhomes (Planned Development – Minor Modification)
8. 05-20-25: 12534 Lake (Lot Split – Return for Modification)
9. Adjourn



15607 Madison Ave



Docket 04-13-25 - 15607 Madison
Conditional Use - Outdoor Dining (Doc Lanky's)

Request (04-13-25)

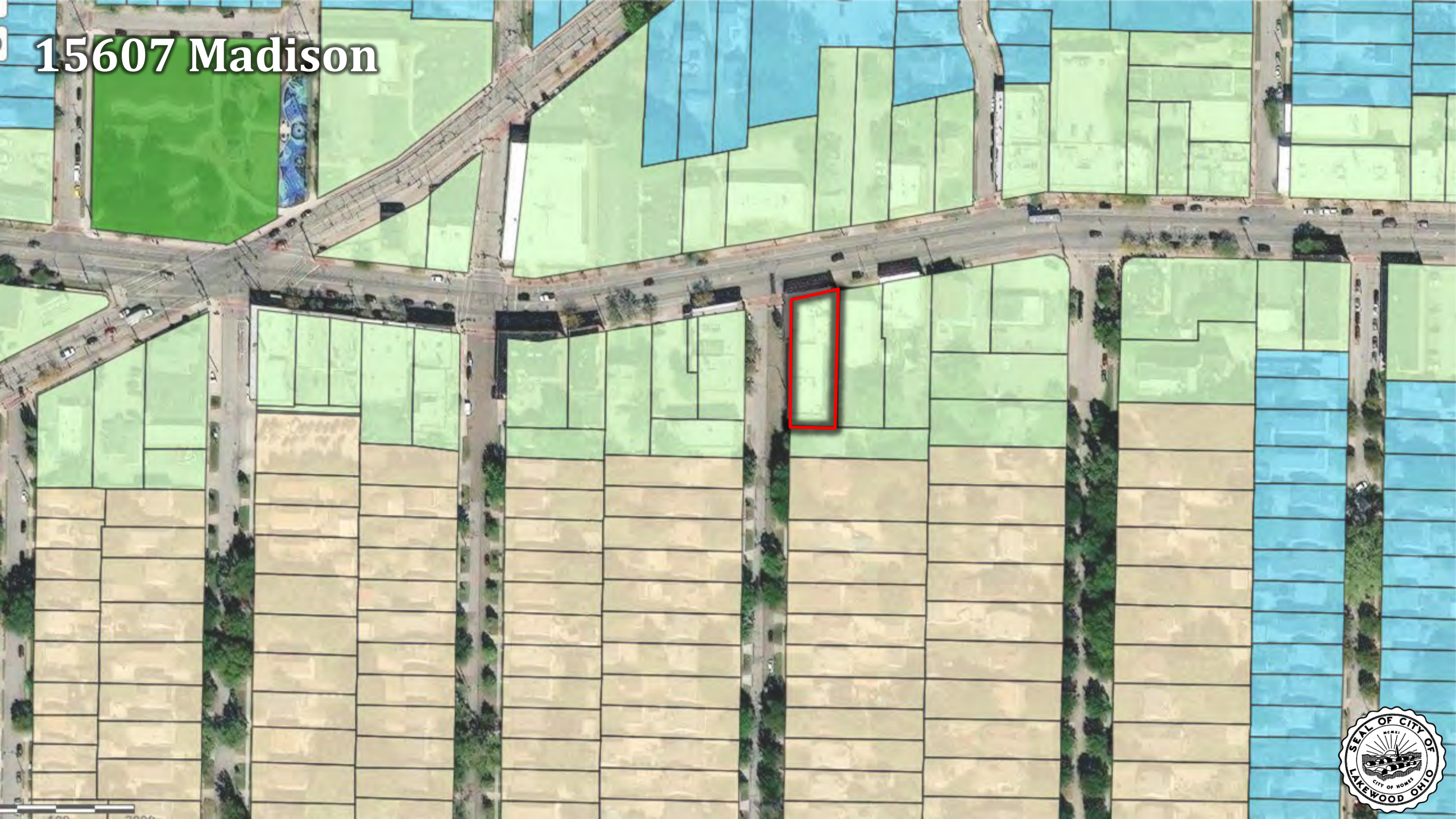
The review of **Conditional Use - Outdoor Dining** pursuant to:

- Chapter 1161 (Conditional Use Regulations)

15607 Madison Ave



15607 Madison



LANKY'S

Food & Drinks

15607

OPEN

HMSORUSA,LLC





DOC LANKY'S

FOOD & DRINK

OPEN

NO
PARKING
ANY
TIME

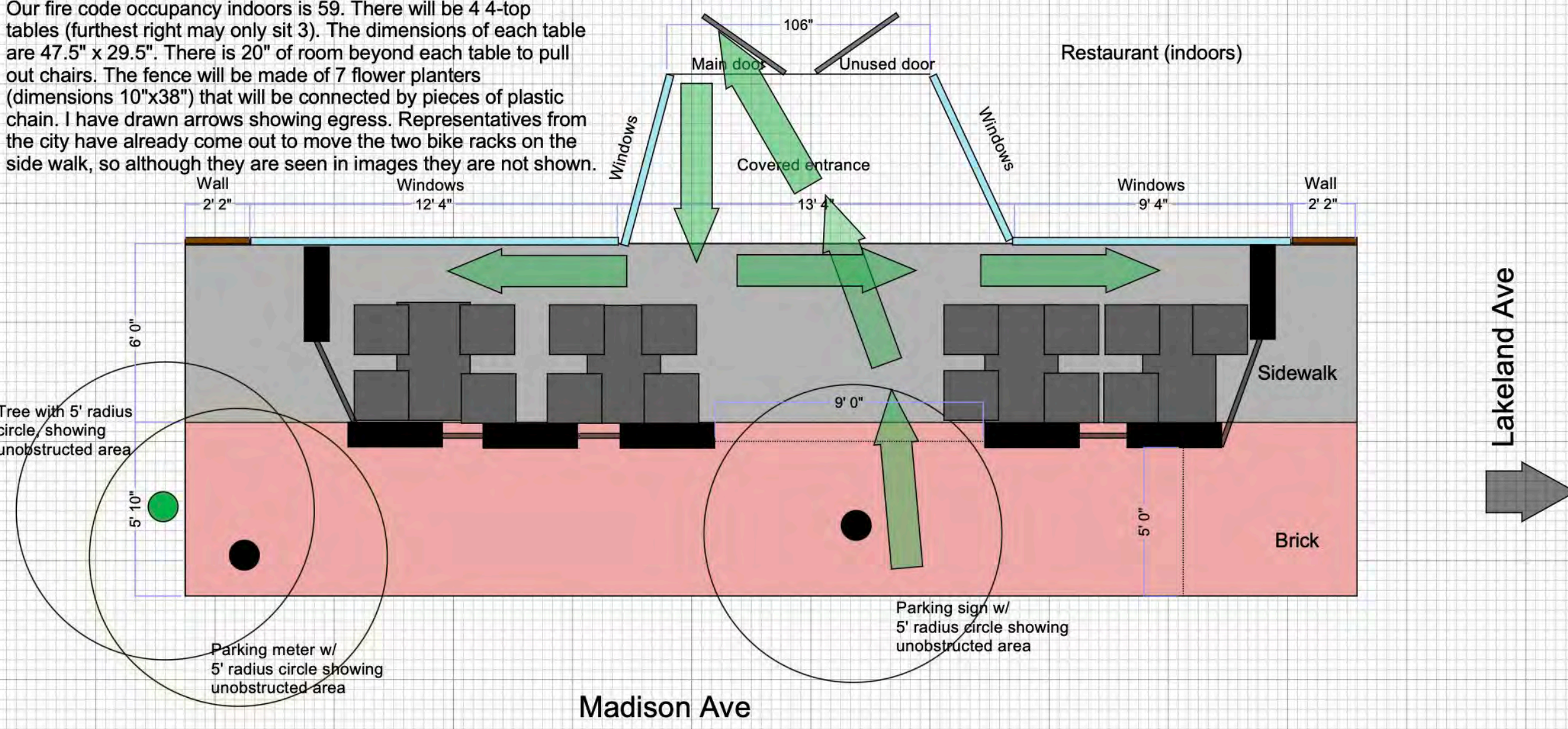




DOC LANKY'S

DOC LANKY'S
Food & Drink

In total there will be seating for 15 people outside.
 Our fire code occupancy indoors is 59. There will be 4 4-top tables (furthest right may only sit 3). The dimensions of each table are 47.5" x 29.5". There is 20" of room beyond each table to pull out chairs. The fence will be made of 7 flower planters (dimensions 10"x38") that will be connected by pieces of plastic chain. I have drawn arrows showing egress. Representatives from the city have already come out to move the two bike racks on the side walk, so although they are seen in images they are not shown.



< Tables and Chair Sets

Lancaster Table & Seating Alloy Series 47 1/2" x 29 1/2"
Onyx Black Standard Height Outdoor Table with 4 Cafe
Chairs

Item #: 164D3048BLK

★★★★★ Read 8 reviews | 1 answered question



×

40" x 36" x 12" Rolling Metal...



1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

A conditional use, and uses accessory to such conditional uses, shall be permitted where the use is identified by this Code as a conditionally permitted use, or is found by the Commission to be a substantially similar use, in the zoning district in which the use is located. In addition to any specific regulations required by this Code or the Ordinances, the Commission shall find:

- (a) That the conditional use will be consistent with the **general objectives, or any specific objectives, for the zoning district in which it is located, as set forth in this Code and the Vision.**
- (b) That the conditional use will be designed, constructed, operated and maintained so as not to be detrimental to or endanger the public health, safety, or general welfare.
- (c) That the conditional use **will not change the essential character of the general vicinity** in which it is located.
- (d) That the conditional use **will not be injurious to the uses permitted by right in the immediate vicinity**, nor substantially diminish or impair property values within said vicinity.
- (e) That establishment of the conditional use **will not impede the normal and orderly development of uses** permitted by right in the immediate vicinity.
- (f) That adequate utilities and public facilities and services, such as streets and sewer and water services, are or will be provided; and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.
- (g) That **adequate measures have been taken to minimize traffic congestion** on public streets.
- (h) That the conditional use will not suffer substantial hardship in the future due to the conditional use being surrounded by uses permitted by right, which are incompatible with the conditional use.
- (i) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific conditions set forth in Section 1161.03.
- (j) A Conditional Use Permit issued pursuant to this Chapter may not be transferred to any other person or address.



(t) Outdoor Dining Facility.

Any person operating a restaurant, bar, tavern, or nightclub use...may be permitted to operate an outdoor dining facility as a conditionally permitted accessory use subject to the following:

(1) (application...)

(2) The outdoor dining facility shall be **located directly adjacent to the lawfully operating restaurant use**. The outdoor dining facility may be located immediately adjacent to the front of the restaurant use, on the side or rear of the restaurant use or as approved by the Planning Commission.

(3) The **floor space of the outdoor dining facility** and any walkway connecting such facility with the restaurant use and the parking lot or any public or private sidewalk shall be constructed of an approved hard surface material meeting all local, state, and federal requirements, including, where applicable, the current United States Access Board Public Right-of-Way Accessibility Guidelines (PROWAG).

(4) The applicant **must keep the outdoor dining facility sanitary, neat and clean at all times**, free from accumulation of food, litter, snow, ice, and other potentially dangerous or unsanitary matter.

(5) The outdoor dining facility **must be in compliance with the Americans with Disabilities Act**, 42 U.S.C. § 12101 et seq. (as used in this section, the "ADA"), and at a **minimum allow for five feet of continuous pedestrian access width along the public sidewalk free from all obstruction** and must not create any pedestrian hazards. With the concurrence of the Public Safety Director, Police Chief, Fire Chief, Building Commissioner, Public Works Director, and City Engineer, the Planning Commission may allow a reduced minimum width of continuous pedestrian access to be permitted as allowed by the current PROWAG where the applicant can demonstrate that passing spaces will be available within the public right-of-way and within the frontage of the storefront, at the maximum interval of fifty feet, and have a minimum passing space recommended by the PROWAG that is free of all obstructions.



(t) Outdoor Dining Facility.

(6) An applicant whose restaurant use is at an intersection of public streets **shall not locate the outdoor dining facility in a manner that will impede vehicular sight distance at that intersection.** Setbacks from the intersection for the outdoor dining area will be determined by the Planning Commission on an individual basis specific to individual site conditions after review and recommendation by the Public Safety Director, Police Chief, Fire Chief, Building Commissioner, Public Works Director, and City Engineer.

(7) The **maximum number of seats for the outdoor dining facility will be determined by the Planning Commission** upon review of the amount of space available, compliance with minimum parking and other requirements of Zoning Code, the PROWAG, Building Code, and other applicable local, state, and federal requirements.

(8) **Applicants who serve alcoholic beverages** as part of their restaurant use must meet all requirements of the Ohio Department of Commerce, Division of Liquor Control, and the following standards:

A. Where an outdoor dining facility or any portion of an outdoor dining facility is located on public property, the owner of the facility shall **sign a use of public property agreement approved by the Director of Law** that indemnifies and holds the City harmless from any claims, liability or damages arising from the operation or location of the outdoor dining facility, and shall provide an insurance policy in an amount approved by the Director of Law with the City named as an additional insured. Upon approval of the outdoor dining facility conditional use by the Planning Commission, the Director is authorized to enter into the use of public property agreement on behalf of the City.

B. **A barrier on some or all sides of the outdoor dining facility may be required.** The Planning Commission will make a determination as to the extent and location of a barrier necessary for the outdoor dining facility. Any such barrier shall be in accordance with the Outdoor Dining Design Guidelines, Building Code, Ohio Fire Code, Ohio Department of Commerce, Division of Liquor Control requirements.

C. The **entrance to the outdoor dining facility must be easily recognizable and adjacent to or as close to a publicly used door of the restaurant use as is commercially practicable** in the Planning Commission's determination and comply with the Ohio Fire Code.

D. Unless authorized by the establishment of a designated outdoor refreshment area in accordance with Ohio Revised Code, **no person shall be permitted to carry alcoholic beverages from the outdoor dining facility to any place outside the outdoor dining facility** except the adjacent restaurant use, and the facility shall be designed in a way so as to maintain compliance with this provision.



(t) Outdoor Dining Facility.

(9) Applicants who do not serve alcoholic beverages as part of their restaurant use must meet the following standards:

A. Where an outdoor dining facility or any portion of an outdoor dining facility is located on public property, the owner of the facility shall **sign a use of public property agreement approved by the Director of Law** that indemnifies and holds the City harmless from any claims, liability or damages arising from the operation or location of the outdoor dining facility, and shall provide an insurance policy in an amount approved by the Director of Law with the City named as an additional insured. Upon approval of the outdoor dining facility conditional use by the Planning Commission, the Director is authorized to enter into the use of public property agreement on behalf of the City.

B. **A barrier on some or all sides of the outdoor dining facility may be required.** The Planning Commission will make a determination as to extent and location of a barrier necessary for the outdoor dining facility. Any such barrier shall be in accordance with the Outdoor Dining Design Guidelines and the Ohio Fire Code.

(10) The outdoor dining facility must have **adequate illumination during evening hours** in accordance with the Outdoor Dining Design Guidelines. All lighting will be designed to minimize the intrusive effect of glare and illumination upon abutting areas, especially residential properties pursuant to Section 1306.311.

(11) **Buffering with landscaping or fencing of the outdoor dining facility, if the facility is adjacent to residential or sensitive uses, may be required.** Buffering requirements will be determined by the Planning Commission and shall be in accordance with the Outdoor Dining Design Guidelines.

(12) An **outdoor dining facility with a capacity of more than eight seats shall be included in the gross floor area square footage to determine parking space requirements** per Chapter 1143.

(13) **Furniture and enclosures located within the outdoor dining facility may not be stored on the public right-of-way and must be removed entirely from the right-of-way on or before November 30 through March 31.** From December 1 through March 31, and in order to take advantage of unseasonable weather or special events, the Director shall have the authority to allow a single-day use of the public right-of-way in accordance with any approved conditional use permit. All furniture and fixtures used in an outdoor dining facility in the public right-of-way must be readily removable without damage to the surface of the right-of-way. **An outdoor dining facility located entirely on private property is permitted year-round with prior approval of the Planning Commission.**



(t) Outdoor Dining Facility.

(14) An outdoor dining facility shall **operate only between the hours of 8:00 a.m. and 10:00 p.m. Sunday through Thursday, 8:00 a.m. Friday to 1:00 a.m. Saturday and 8:00 a.m. Saturday to 1:00 a.m. Sunday.** The limitations set forth herein, and any additional limitations placed on hours of operation as may be determined by the Planning Commission, are designed to assure adequate peace, quiet and serenity in the evening and morning hours during which residents of the City are entitled to enjoy a period of rest and relaxation without intrusion from the possibilities of excessive noise and activity in adjacent areas. The Planning Commission may temporarily extend the hours and dates of operation of any outdoor dining facility where the outdoor dining facility is located within the footprint of a special event that is either sponsored by the City or permitted under the Codified Ordinances.

(15) **Outside entertainment**, whether by band, orchestra, instrument, musician, singer, radio, television, loudspeaker, microphone, recital or any other individual, group or mechanical device, shall only be permitted in an outdoor dining facility **pursuant to Chapter 515** of the Ordinances of the City. The Planning Commission may prohibit or provide for other restrictions and conditions related to such entertainment as it deems necessary to protect the surrounding neighborhood. All speakers must be facing inward toward the outdoor dining facility. All outdoor entertainment **must cease at 10:00 p.m.**

(16) Unless otherwise approved by the Architectural Board of Review, **signage of any kind is not permitted on tables, umbrellas, chairs, or barriers** that are part of the outdoor dining facility.

(17) The outdoor dining facility **shall comply with the requirements of the state smoking and tobacco use laws.**

(18) The Director may require adjustments, after approval of the Planning Commission, to the layout, dimensions, or distance from the property line of any outdoor dining facility in order to ensure pedestrian safety and maintain shared use of the public right-of-way.



(t) Outdoor Dining Facility.

(19) Notwithstanding anything in this chapter or section to the contrary, any outdoor dining facility conditional use permit application shall be heard by the Planning Commission and, if approved, shall expire twelve months from the date of issuance. **Subsequent renewal of the conditional use permit may be made administratively by the Director if no significant modifications to the conditions of the permit have been proposed and no violations of the Code have been determined.** Determination of renewal status is at the discretion of the Director. The conditional use permit for an outdoor dining facility is non-transferable.

(20) Notwithstanding anything in this chapter or section to the contrary, any conditional use permit granted for the outdoor dining facility **may be revoked by the Planning Commission after referral to the Planning Commission by the Director and a public hearing.** Notice of such hearing shall be sent to the applicant and to others pursuant to Section 1173.07(b)(2) of this Code as if a zoning change were requested. The Director shall have the authority to cancel a use of public property agreement upon thirty days' written notice. Once a notice of cancellation of the use of public property agreement has been issued, the owner of the restaurant has five business days to remove any portion of the outdoor dining facility that is in the public right-of-way and restore the public right-of-way to the condition in which it existed prior to the creation of the outdoor dining facility.

(Ord. 33-2022. Passed 11-21-22.)

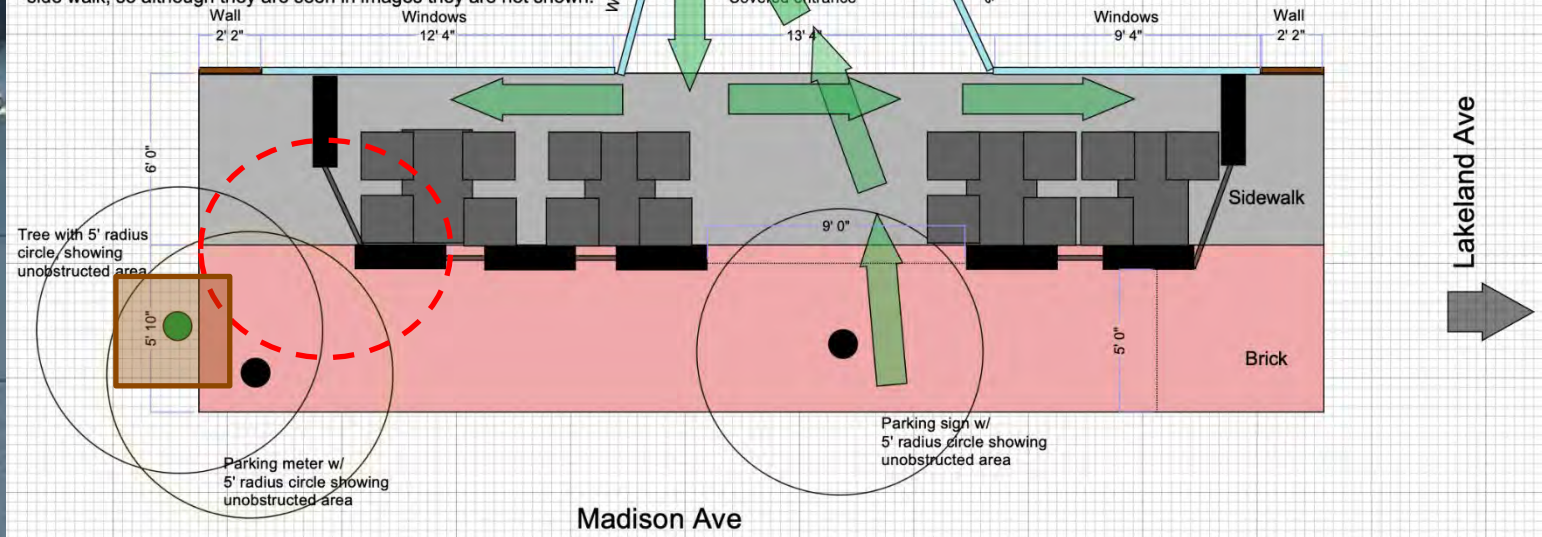








In total there will be seating for 15 people outside. Our fire code occupancy indoors is 59. There will be 4 4-top tables (furthest right may only sit 3). The dimensions of each table are 47.5" x 29.5". There is 20" of room beyond each table to pull out chairs. The fence will be made of 7 flower planters (dimensions 10"x38") that will be connected by pieces of plastic chain. I have drawn arrows showing egress. Representatives from the city have already come out to move the two bike racks on the side walk, so although they are seen in images they are not shown.





LANKY'S

FOOD & DRINK

DOC LANKY'S

OPEN

TOOTH PA

Marrison

NO PARKING ANY TIME

Recommendation (04-13-25) – Conditional Use (Outdoor Dining)

- Must confirm proposal provides minimum five feet of continuous pedestrian access width along the public sidewalk free from all obstruction; and/or that minimum passing spaces (4') will be available...at the maximum interval of 50' (PROWAG).
- Must ensure floor space of the outdoor dining facility meets PROWAG.
- ABR approval (on May docket).

15607 Madison Ave

Public Comment (04-13-25) – Conditional Use (Outdoor Dining)

Submitted in advance:

- 1 Letter (Scott Michaud, Lakeland Resident)
 - Bike Racks and Streetscape Improvements
 - Crosswalk and Traffic Flow
 - Sidewalk width and Accessibility
 - Hours of Operation and Noise Concern

15607 Madison Ave



Docket 05-17-25 - 15431 Edgewater
Lot Consolidation



Request (05-17-25)

The review of a **Lot Consolidation** pursuant to:

- Chapter 1155 (Subdivision Regulations)

Property is in the R1H (Residential, Single-Family, High Density) District

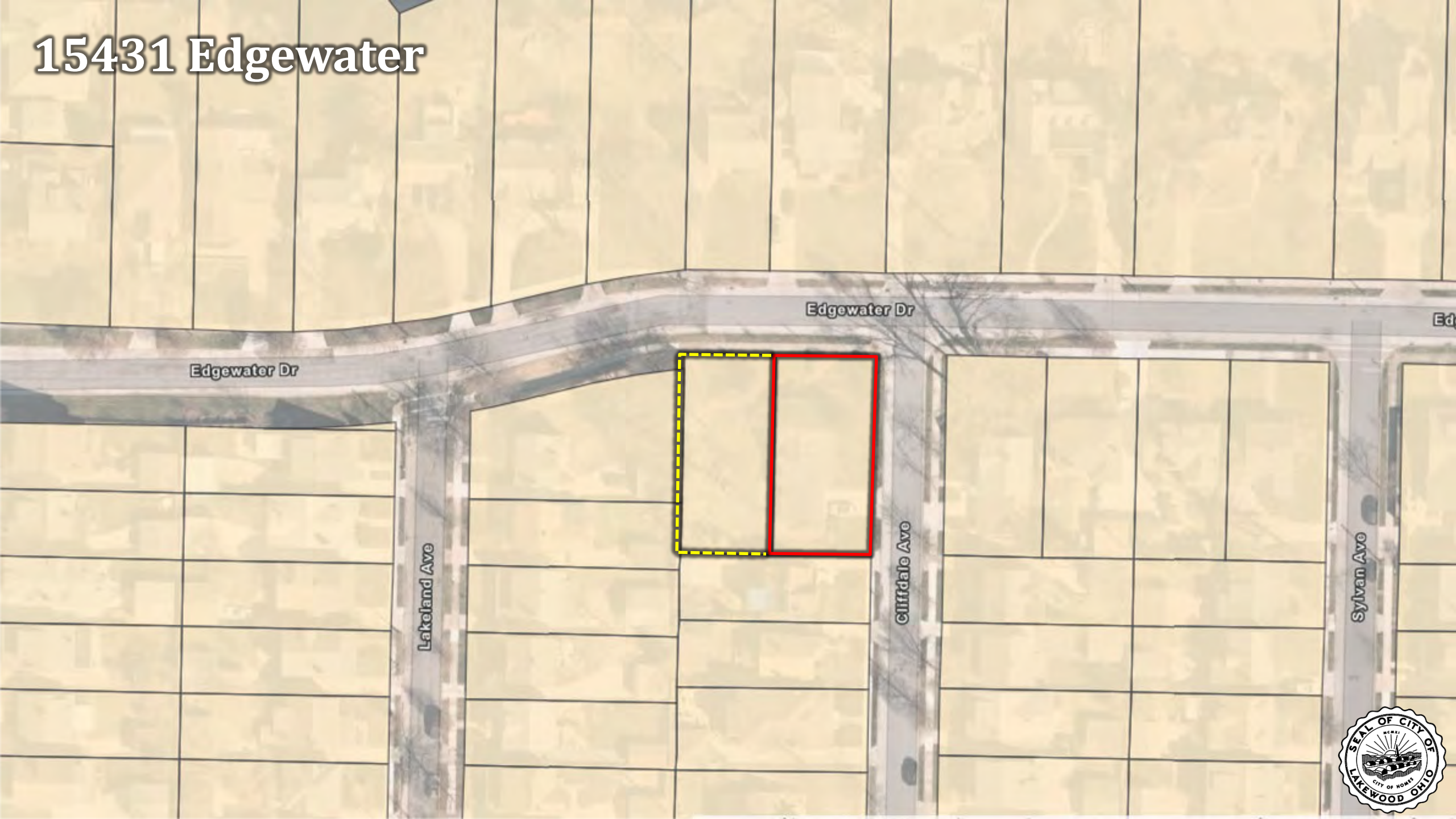
Design approval provided at ABR March 2025 meeting



15431 Edgewater



15431 Edgewater



Edgewater Dr

Edgewater Dr

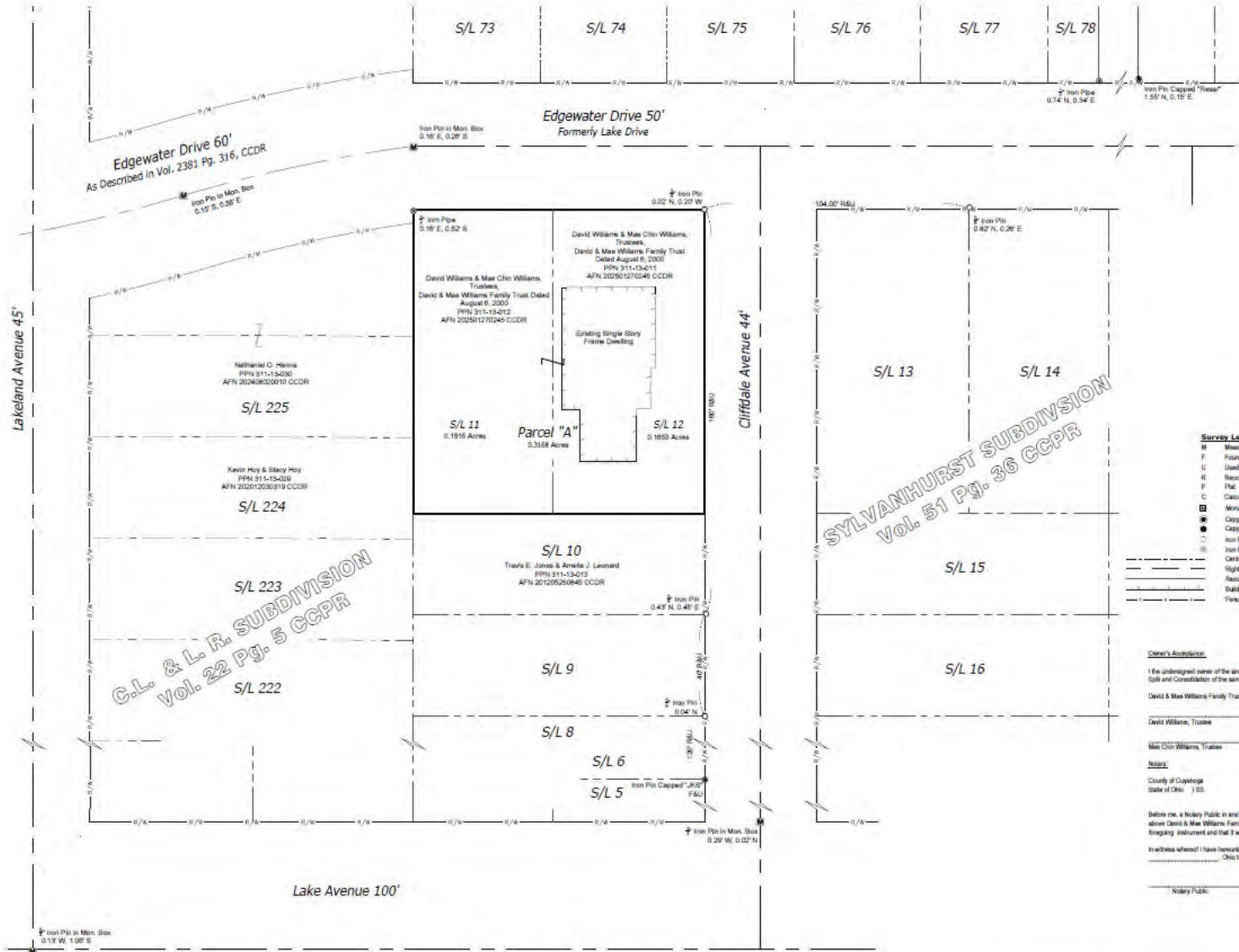
Lakeland Ave

Cliffdale Ave

Sylvan Ave



Known as Sublots No. 11 & 12
in
the Sylvanhurst Subdivision
of a part of
Original Rockport Township Lot Nos. 22
County of Cuyahoga, State of Ohio
as shown in Plat Volume 51, Page 36
of Cuyahoga County Plat Records



References:
Cuyahoga County GIS
Plat of Sylvanhurst Subdivision Vol. 51, Pg. 36 CCOR
Plat of C.L. & L.R. Subdivision Vol. 22, Pg. 5 CCOR
CL Newell's Resubdivision, Not Recorded
Subject Deed as shown
Adjoining Deeds as shown

Area Table
PPN 311-13-012: 0.1515 Ac.
PPN 311-13-011: 0.1853 Ac.
Parcel "A" = 0.3168 Ac.

- Survey Legend**
- M Measured
 - F Found
 - U Used
 - R Record
 - P Plat
 - C Calculated
 - Monument Box
 - Capped Iron Pin Found
 - Capped Iron Pin (CIP) Set
 - Iron Pin (IP) Found as Described
 - Iron Pin (IP) Found as Described, Certain
 - Right of Way (ROW) Line
 - Record Property Line
 - Building Line
 - Fence Line

- CCOR Cuyahoga County Deed Records
- CCPR Cuyahoga County Plat Records
- PPN Proposed Parcel Number
- N North
- S South
- E East
- W West
- CLR Chain of PL
- PL Property Line
- Proposed Land Hook
- Existing Land Hook

Surveyor's Note:
The basis of bearings for this survey is arbitrary and as to an assumed meridian used to denote angles only. Distances are in feet and decimal parts thereof. References used are listed herein. This map prepared from a survey performed by me or under my direction in March, 2025.
By: Michael A. Straub, Ohio Professional Surveyor No. S-7026

Owner's Acknowledgment:
I, the undersigned owner of the land shown herein, do hereby accept the plat and Lot and Confirmation of the same.
David & Mae Williams Family Trust, dated August 8, 2000.
David Williams, Trustee
Mae Chis Williams, Trustee

Accepted:
This plat is hereby approved by the City of Lakewood Planning Commission this ___ day of _____, 2025.
Chairman _____
Secretary _____

Notary:
County of Cuyahoga
State of Ohio 195
Before me, a Notary Public in and for said County and State, personally appeared the above David & Mae Williams Family Trust, who acknowledged that they do sign the foregoing instrument and that I was then free and well and legal.
In witness whereof I have hereunto set my hand and official seal at _____, Ohio the ___ day of _____, 2025.
Notary Public: _____

This plat is hereby approved by the City of Lakewood Engineer this ___ day of _____, 2025.
City Engineer _____

STRAUB SURVEYING, LLC
PROFESSIONAL LASER SCANNING AND SURVEYING SERVICES
17822 ENGLEWOOD DRIVE MIDDLEBURGH HEIGHTS, OHIO 44130
PHONE: 440-333-1700 INFO@STRAUBSURVEYING.COM

Date of Survey: February, 2025
Field Book: 73 Pg. 14
Survey By: G. Winters
Drawn By: J. Wintersteller
Checked By:
Project No. 25-020
DWG. 25-020.dwg

Revisions			
NO.	DATE	DESCRIPTION	BY

Consolidation Plat
15431 Edgewater Drive
Lakewood, Ohio

Prepared For
David & Mae Williams
15431 Edgewater Drive
Lakewood, Ohio 44107

Sht.
1
of
1

Lakeland Avenue 45'

Edgewater Drive 50'
Formerly Lake Drive

Edgewater Drive 60'
As Described in Vol. 2381 Pg. 316, CCDR

Iron Pin in Mon. Box
0.16' E, 0.26' S

Iron Pin in Mon. Box
0.15' S, 0.38' E

3/4" Iron Pin
0.02' N, 0.20' W

3/4" Iron Pipe
0.16' E, 0.52' S

David Williams & Mae Chin Williams,
Trustees,
David & Mae Williams Family Trust Dated
August 6, 2000
PPN 311-13-012
AFN 202501270245 CCDR

David Williams & Mae Chin Williams,
Trustees,
David & Mae Williams Family Trust
Dated August 6, 2000
PPN 311-13-011
AFN 202501270245 CCDR

Existing Single Story
Frame Dwelling

Nathaniel O. Hanna
PPN 311-13-030
AFN 202408020010 CCDR

S/L 225

S/L 11
0.1515 Acres

Parcel "A"
0.3168 Acres

S/L 12
0.1653 Acres

Kevin Hoy & Stacy Hoy
PPN 311-13-029
AFN 202012030319 CCDR

S/L 224

S/L 10

Travis E. Jones & Amelia J. Leonard
PPN 311-13-013
AFN 201205250845 CCDR

5/8" Iron Pin
0.43' N, 0.45' E

SUBDIVISION
CCDR

S/L 223

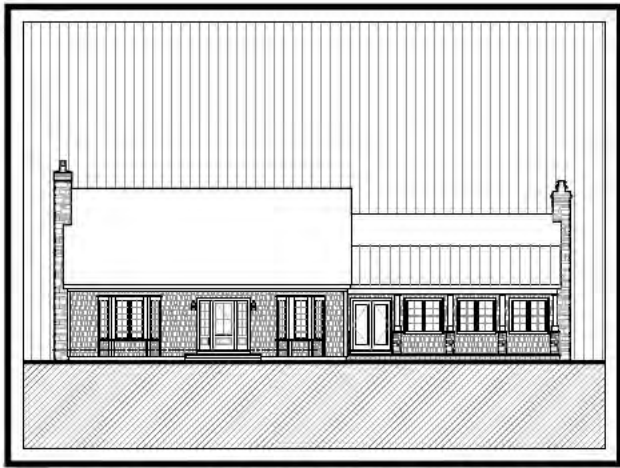
Cliffdale Avenue 44'

104.00' R&U
R/W

S/L 13

SYLVANHURST
Vol. 51

S/L

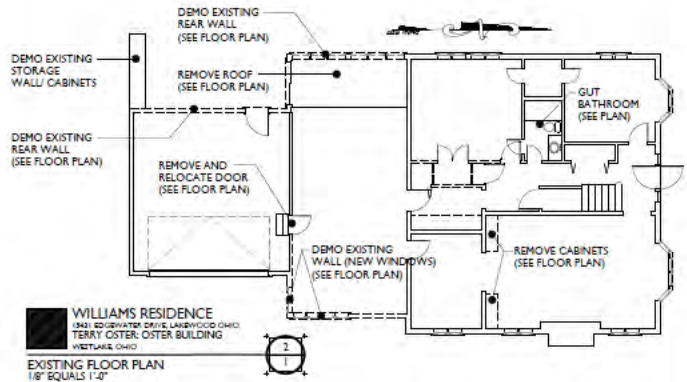


DAVID and MAE WILLIAMS RESIDENCE
15431 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107

WILLIAMS ABR REVIEW DRAWINGS

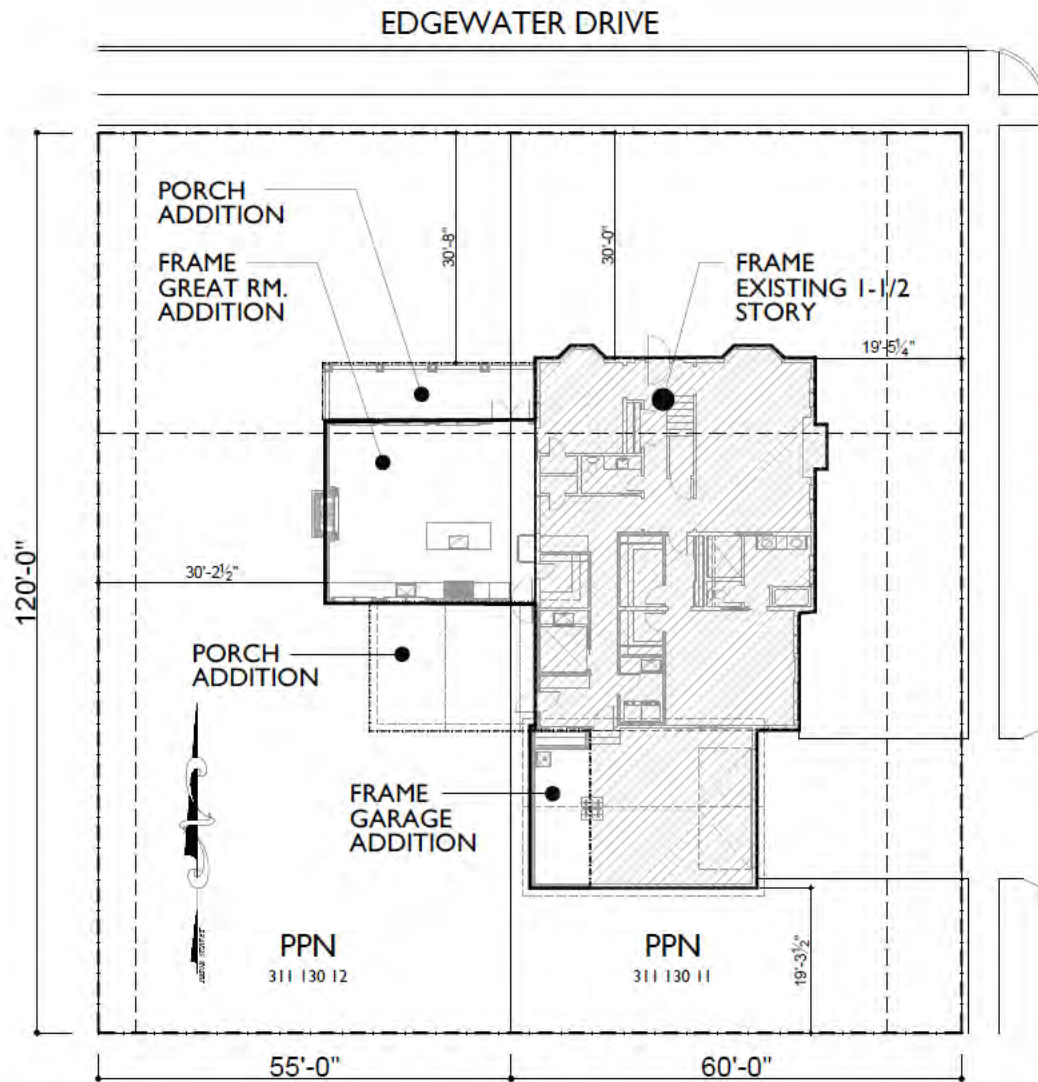
LIST OF DRAWINGS

TITLE SHEET, SITE PLAN	1
FLOOR PLAN, FRONT ELEVATION	2
EXTERIOR ELEVATIONS	3



WILLIAMS RESIDENCE
15431 EDGEWATER DRIVE, LAKEWOOD, OHIO
TERRY OSTER, OSTER BUILDING
WYRLAKE, OHIO
EXISTING FLOOR PLAN
1/8" EQUALS 1'-0"

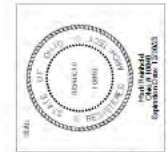
REMOVE ALL WINDOW FOR
REPLACEMENT WINDOWS



WILLIAMS RESIDENCE
15431 EDGEWATER DRIVE, LAKEWOOD, OHIO
TERRY OSTER, OSTER BUILDING
WYRLAKE, OHIO
NORTH ELEVATION (FRONT)
1/8" EQUALS 1'-0"

EDGEWATER DRIVE

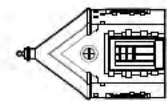
CLIFFDALE AVENUE



OSTER BUILDING
032-19-2402-5
TERRY OSTER
ABR REVIEW

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) 906-7097

DAVID and MAE WILLIAMS RESIDENCE 15431 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107

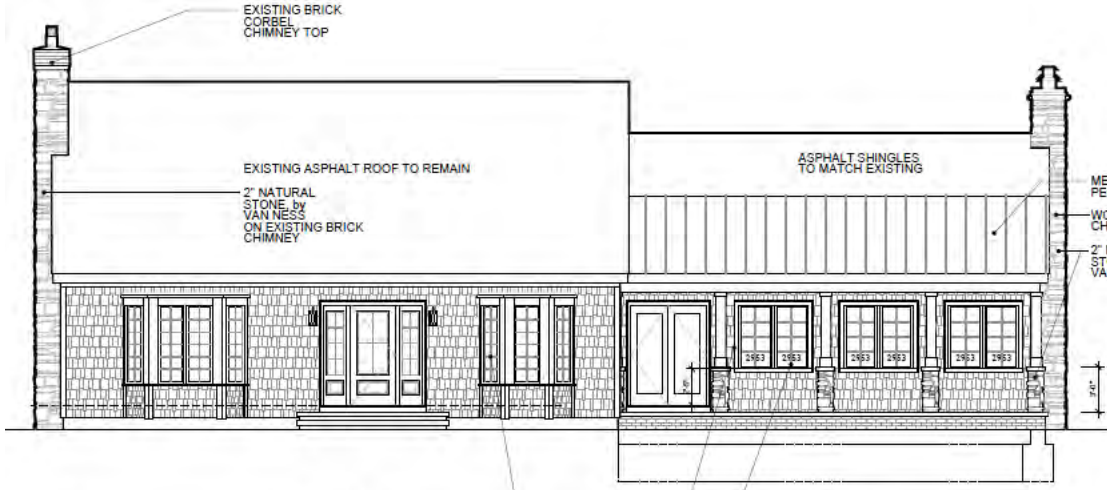




OWNER BUILDING
02-19-2025
XBR REVIEW

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (314) 866-7097

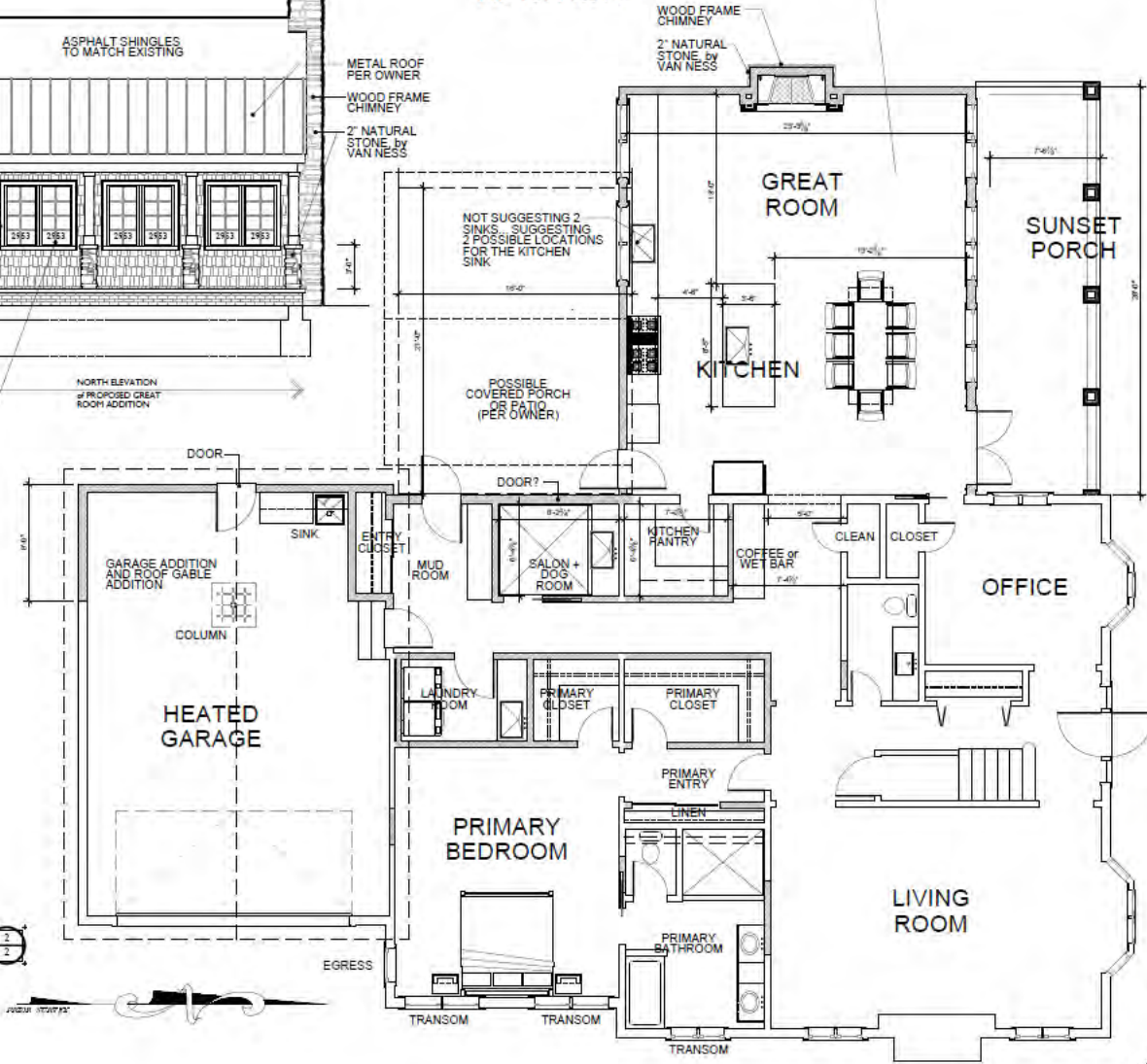
DAVID and MAE WILLIAMS RESIDENCE 1543 EDGEWATER DRIVE LAKEWOOD, OHIO 44107



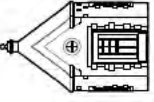
WILLIAMS RESIDENCE
1543 EDGEWATER DRIVE, LAKEWOOD, OHIO
TERRY OSTER, OSTER BUILDING
WESTLAKE, OHIO
NORTH ELEVATION (FRONT)
1/4" EQUALS 1'-0"

WHITE VINYL TRIM
(MATCH EXISTING)
BLACK WINDOW, BLACK
MULLIONS, BLACK SASH

FRAME
GREAT RM.
ADDITION



WILLIAMS RESIDENCE
1543 EDGEWATER DRIVE, LAKEWOOD, OHIO
TERRY OSTER, OSTER BUILDING
WESTLAKE, OHIO
FIRST FLOOR PLAN
1/4" EQUALS 1'-0"



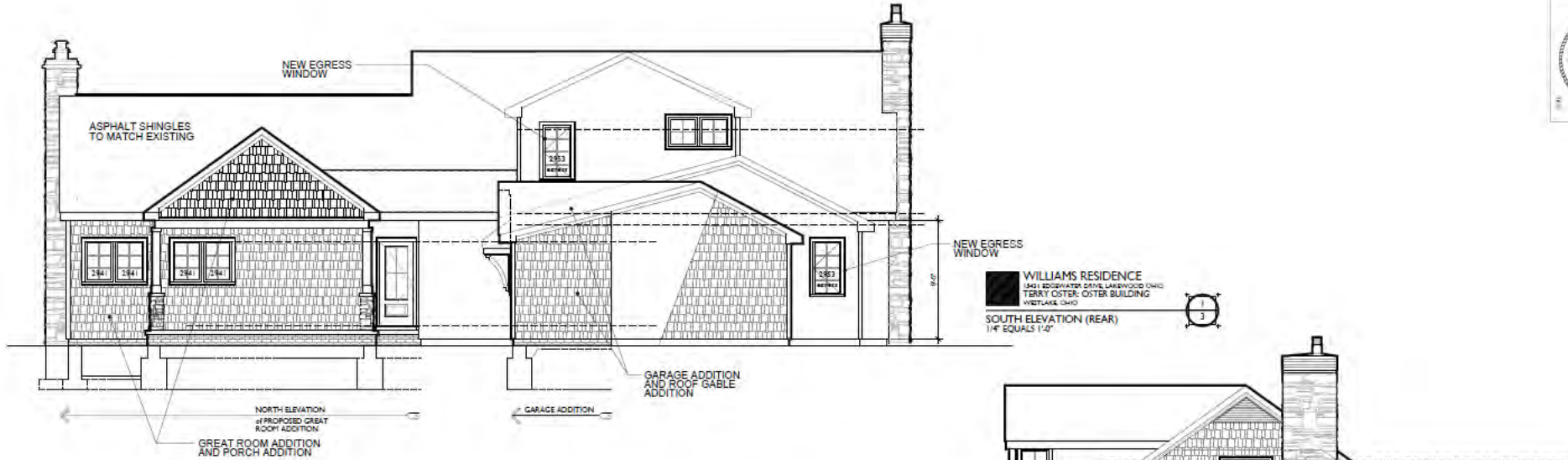
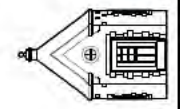


SCHEMATIC SK-2

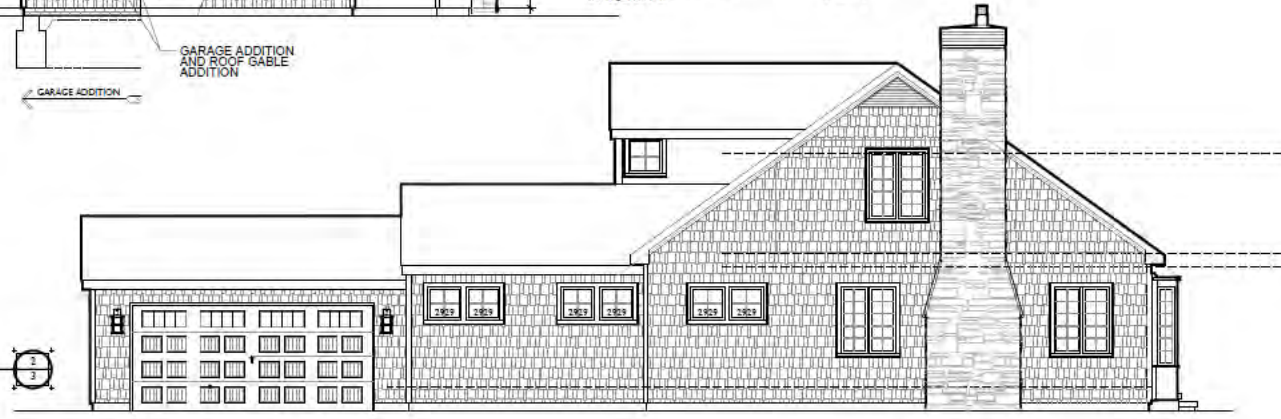
NOT DETERMINED
07-25-2025
DATE OF PRINT
10/15/2025

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) 906-7097

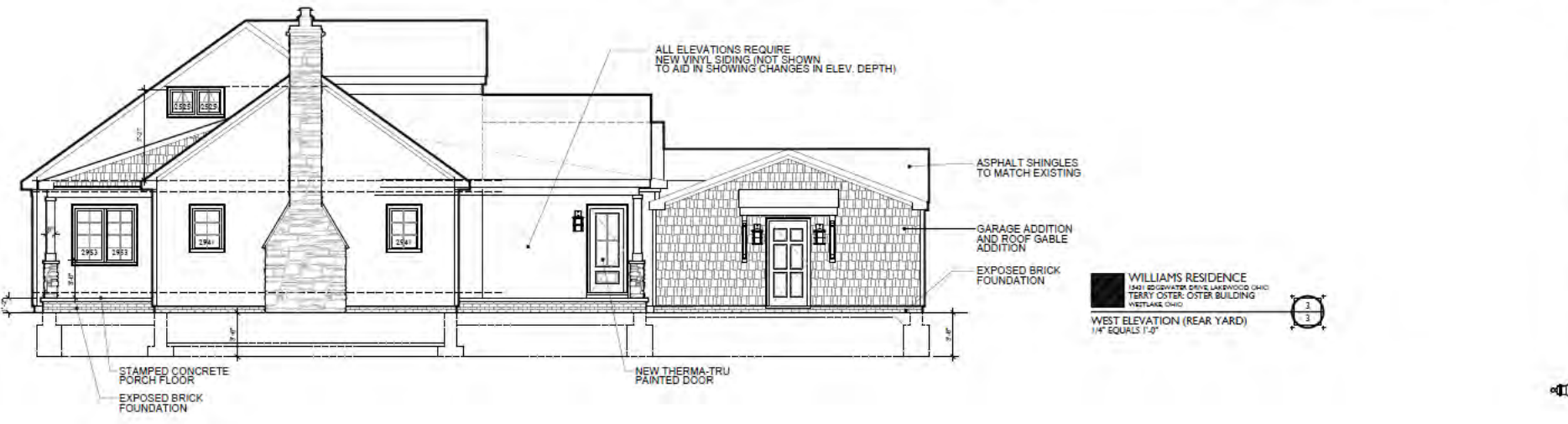
DAVID and MAE WILLIAMS RESIDENCE 15431 EDGEWATER DRIVE LAKEWOOD, OHIO 44107



WILLIAMS RESIDENCE
15431 EDGEWATER DRIVE LAKEWOOD OHIO
TERRY OSTER, OSTER BUILDING
WESTLAKE OHIO
SOUTH ELEVATION (REAR)
1/4" EQUALS 1'-0"



WILLIAMS RESIDENCE
15431 EDGEWATER DRIVE LAKEWOOD OHIO
TERRY OSTER, OSTER BUILDING
WESTLAKE OHIO
EAST ELEVATION (SIDE CLIFFDALE)
1/4" EQUALS 1'-0"



WILLIAMS RESIDENCE
15431 EDGEWATER DRIVE LAKEWOOD OHIO
TERRY OSTER, OSTER BUILDING
WESTLAKE OHIO
WEST ELEVATION (REAR YARD)
1/4" EQUALS 1'-0"















1155.06 PROCEDURES FOR LOT CONSOLIDATIONS AND RESUBDIVISIONS.

- (a) Application. A preliminary plan and plat complying with the requirements set forth in Section [1155.03](#) shall be prepared for each lot consolidation or resubdivision and submitted with an application for approval to the Director, except, at the discretion of the Director, the preliminary plan may be waived, prior to the deadline established by the Commission by rule. The purposes of the preliminary plan are to determine if it qualifies as a lot consolidation or resubdivision, its relation to adjacent lot consolidations or resubdivisions, and compliance with other **City** codes.
- (b) Review by Engineer. The Director shall submit the preliminary plan and plat to the Engineer for review and if it is satisfactory, the Engineer shall so certify the approval thereon.
- (c) Approval. The Commission shall review all required maps and the report of the Engineer for compliance with the applicable sections of this Chapter and the **Code**. The Chairman and Secretary of the Commission shall make an approval notation on the preliminary plan and the plat.
- (1) If any proposed lot or parcel does not fully conform with the provisions of the **Code**, the Commission shall refer the application to the Board with the request that the Board determine whether the applicant should be entitled to a variance from strict compliance with the provisions of the **Code** which the proposed lot consolidation or resubdivision violates. Upon review and the decision of the Board, the proposed lot consolidation or resubdivision shall be returned to the Commission for its final review and approval, disapproval or modification.
- (2) The Commission may disapprove the plan where it finds that the proposed use is not consistent with the **Vision**; findings supporting such disapproval shall be stated on the record and forwarded to the applicant within fourteen (14) calendar days.
- (3) Upon approval by the Commission, the applicant has 180 days to provide a final plat to the Engineer. Failure to provide the aforementioned plat will cause the decision of the Commission to be null and void. The Commission for good cause may extend the aforesaid 180-day period.
- (d) Recording. The approved plat shall be filed and recorded in the offices of the County Auditor and County Recorder by an authorized representative of the **City** with thirty (30) days after final approval.
- (e) Fees. A review and recording fee, established pursuant to Section [1173.06](#) shall be included with the application.
- (Ord. 24-98. Passed 5-18-1998.)
- (f) Notice Procedures. Where a lot consolidation or resubdivision is requested, notice of the public hearing held pursuant to Section [1171.03](#)(i) shall be made in a newspaper of general circulation no less than seven (7) days before the hearing; said notice shall state the time and place of the hearing in accordance with Chapter [107](#) (Publication of Legal Notices) of the Ordinances.

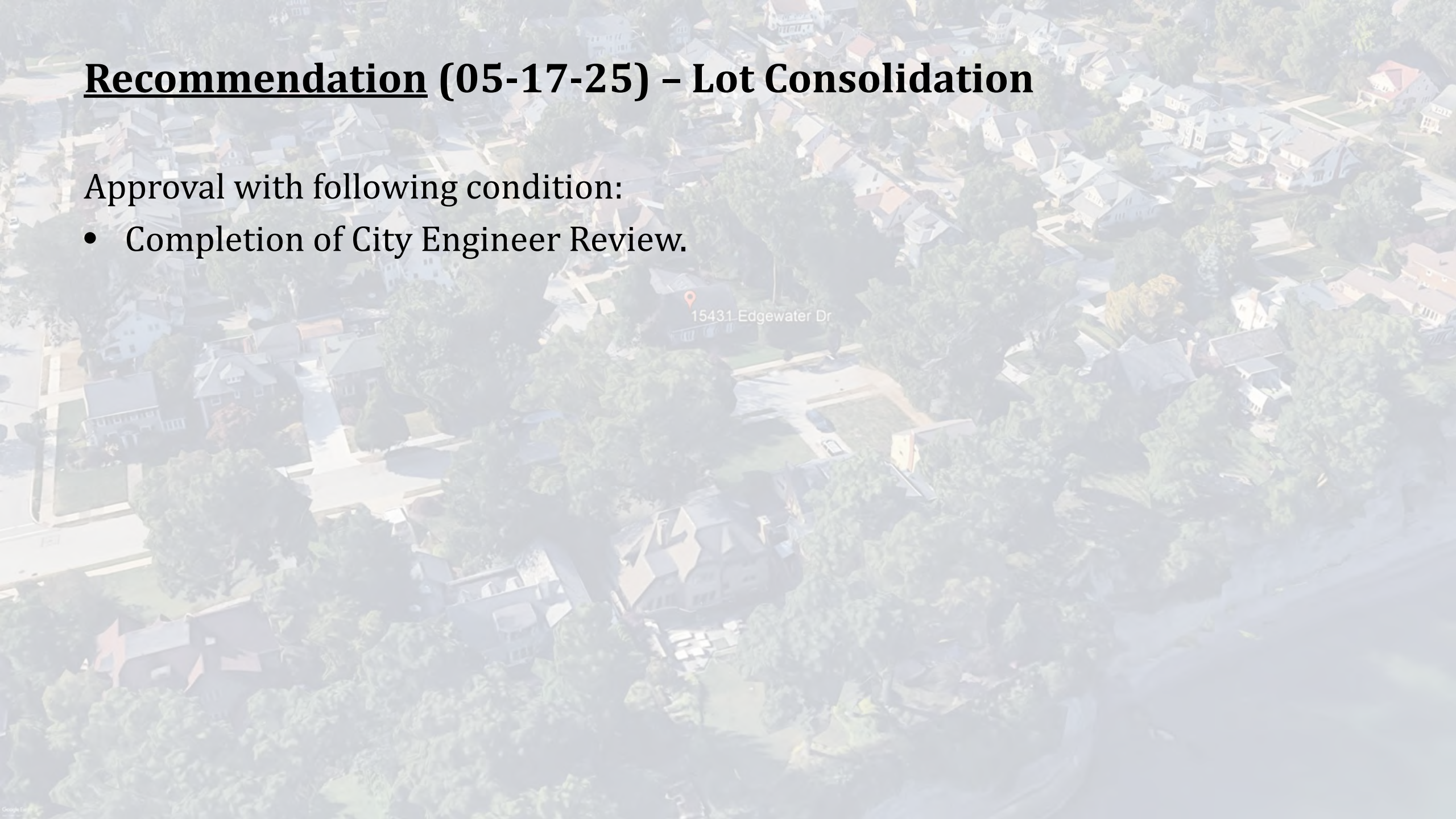
(Ord. 124-05. Passed 2-6-2006.)



Recommendation (05-17-25) – Lot Consolidation

Approval with following condition:

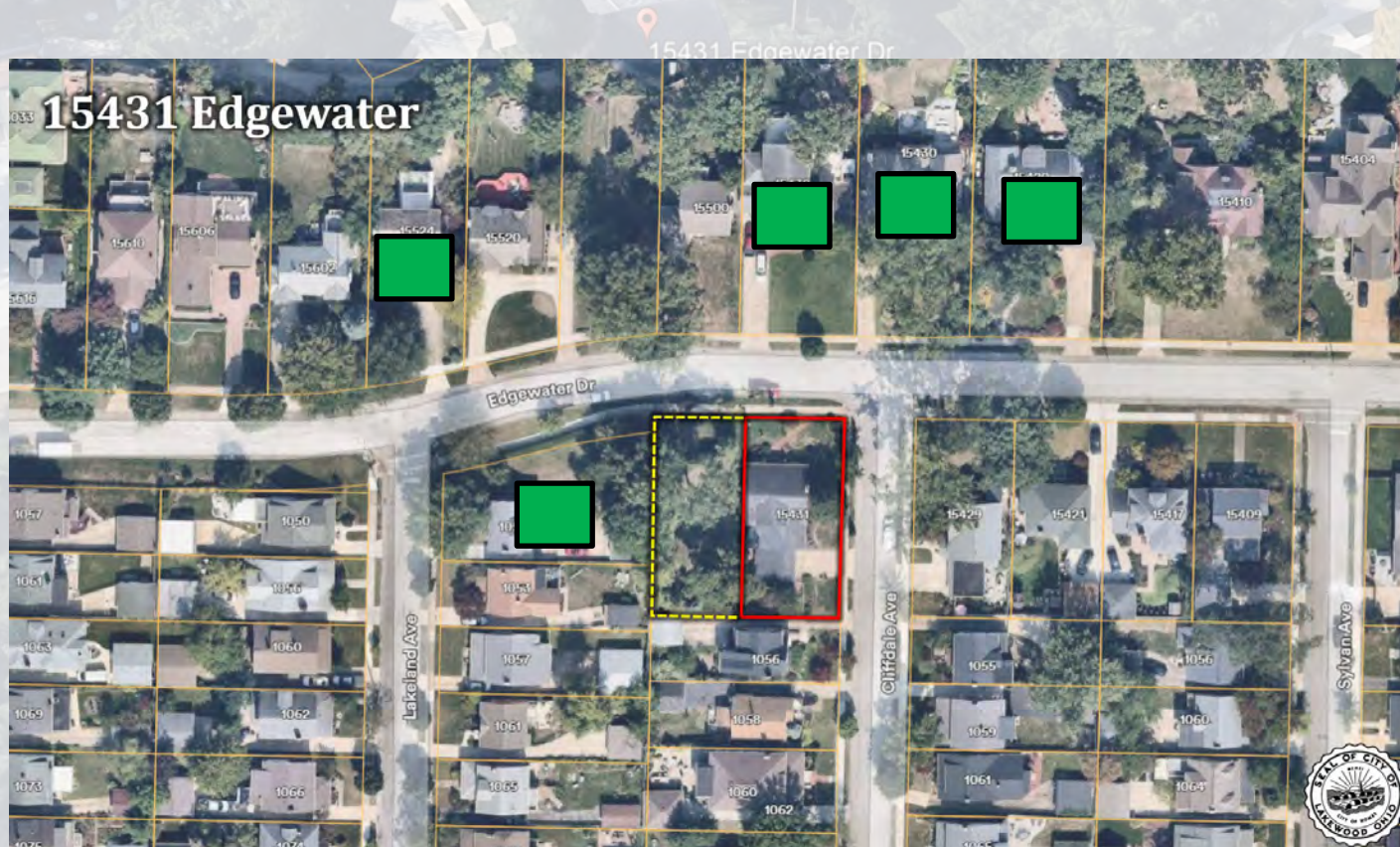
- Completion of City Engineer Review.



Public Comment (05-17-25) – Lot Consolidation

Submitted in advance:

- 1 Letter + Petition of Support (5 Adjacent Neighbors)





17415 Detroit Ave



Docket 05-18-25 – 17415 Northwood
Conditional Use – Banquet/Party Center (St. James Hall)

Request (05-18-25)

The review of a **Conditional Use (Banquet/Party Center)** pursuant to:

- Chapter 1129.02 (Principal and Conditional Permitted Uses)

Property is in the C2 (Commercial, Retail) District

17415 Detroit Ave



17415 Northwood



St. James School



GENERAL NOTES: 1. THIS PLAN AND SET TO BE INTERPRETED ACCORDING TO THE CODES AND REGULATIONS OF THE STATE OF OHIO. 2. THE DESIGNER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED. 3. THE DESIGNER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED. 4. THE DESIGNER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED.



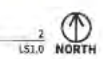
FIRST FLOOR
14,472sf

FIRST FLOOR LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"



SECOND FLOOR
13,099sf

SECOND FLOOR LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"



THIRD FLOOR
8,845sf

THIRD FLOOR LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"



SYMBOLS LEGEND

- EGRESS ROUTE
- DECISION POINT
- NON RATED DEMISING WALL
- 1HR FIRE RATED WALL
- 2HR FIRE RATED WALL (NOT USED)
- FULLY RECESSED
- SEMI RECESSED
- SURFACE MOUNTED
- SURFACE MOUNTED (NO CABINET)

HSB ARCHITECTS + ENGINEERS
1250 OLD RIVER ROAD, SUITE #201
CLEVELAND, OHIO 44113
WWW.HSBARCH.COM

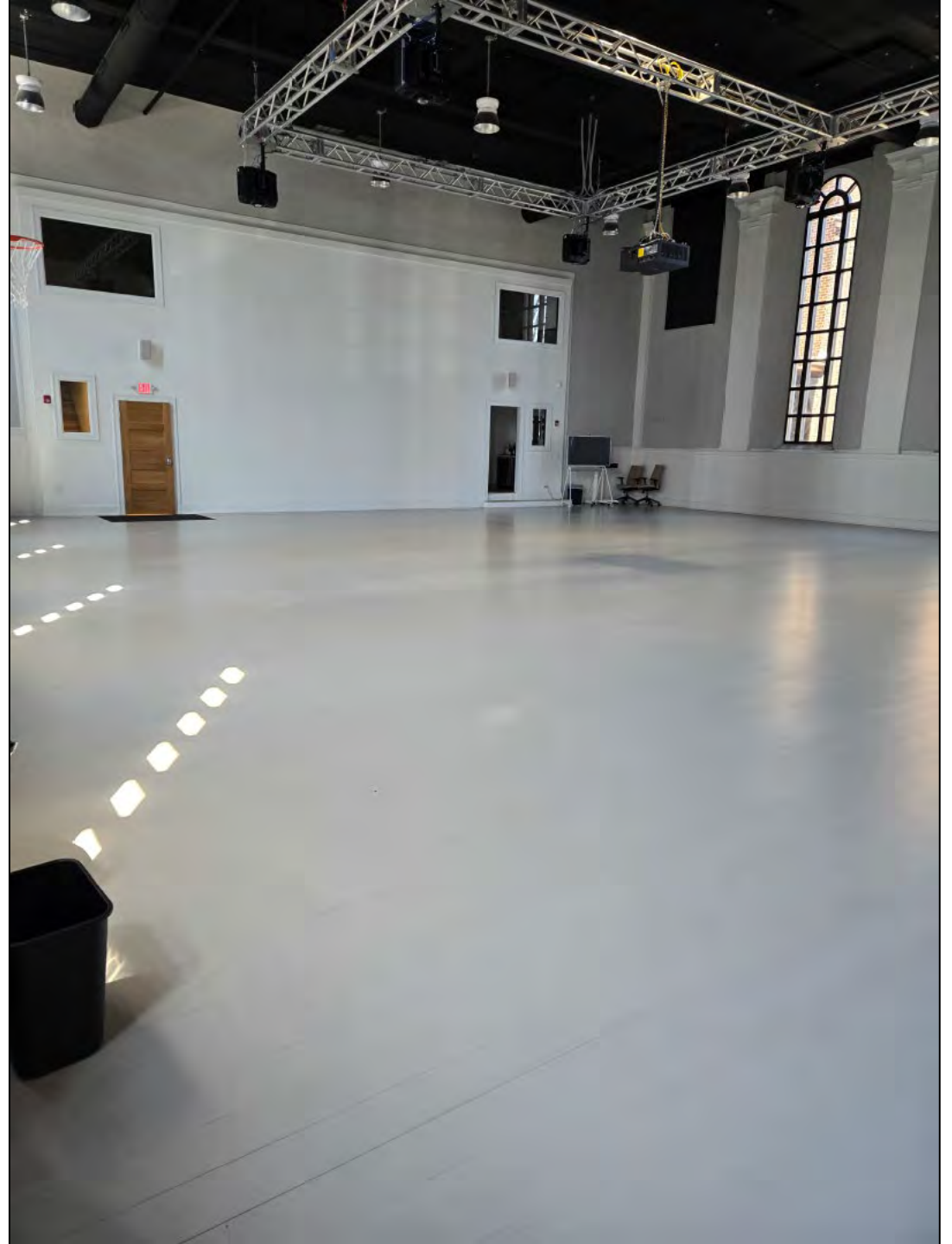
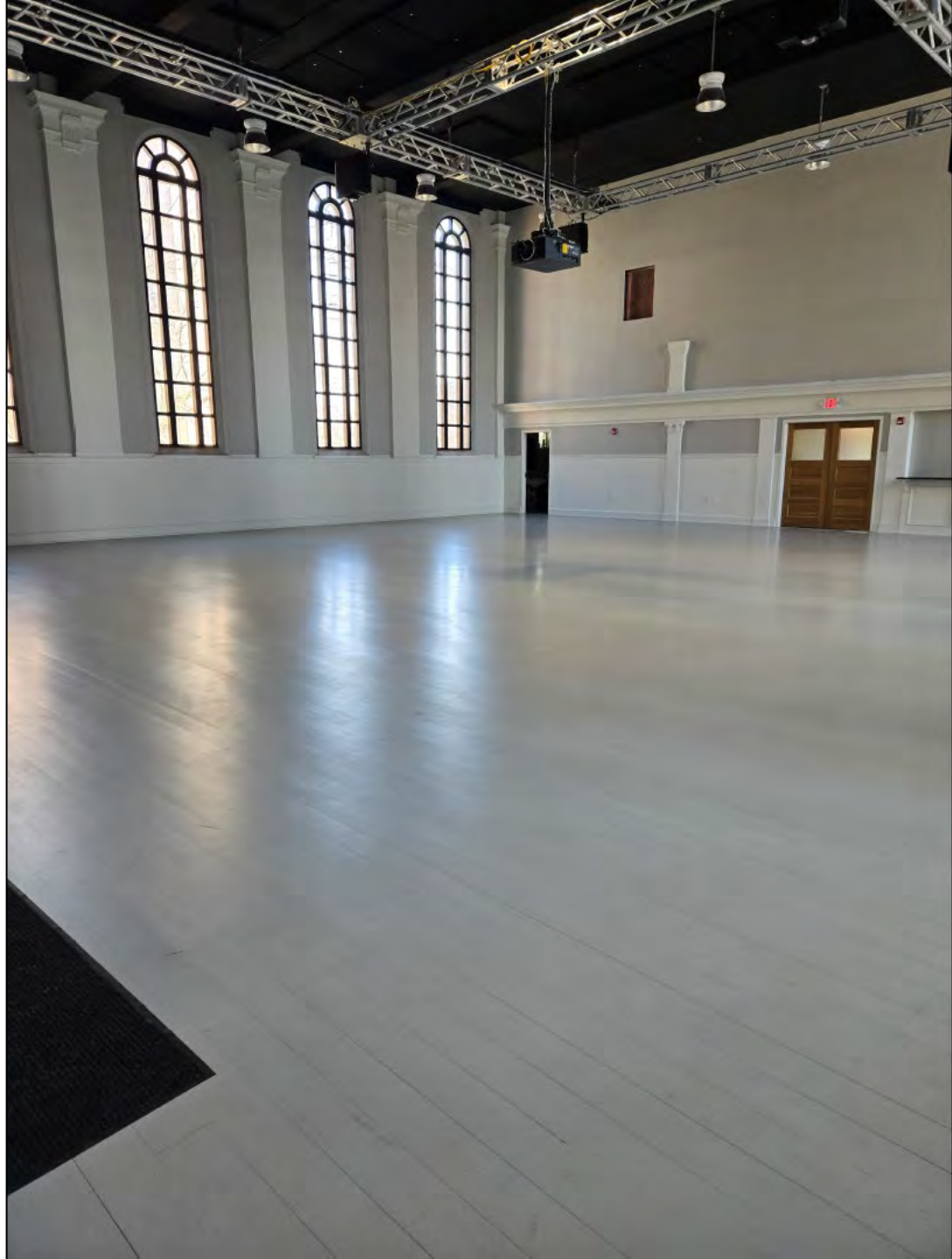
STATE OF OHIO
Robert Balke
9758
REGISTERED ARCHITECT
Expiration Dec 31, 2022

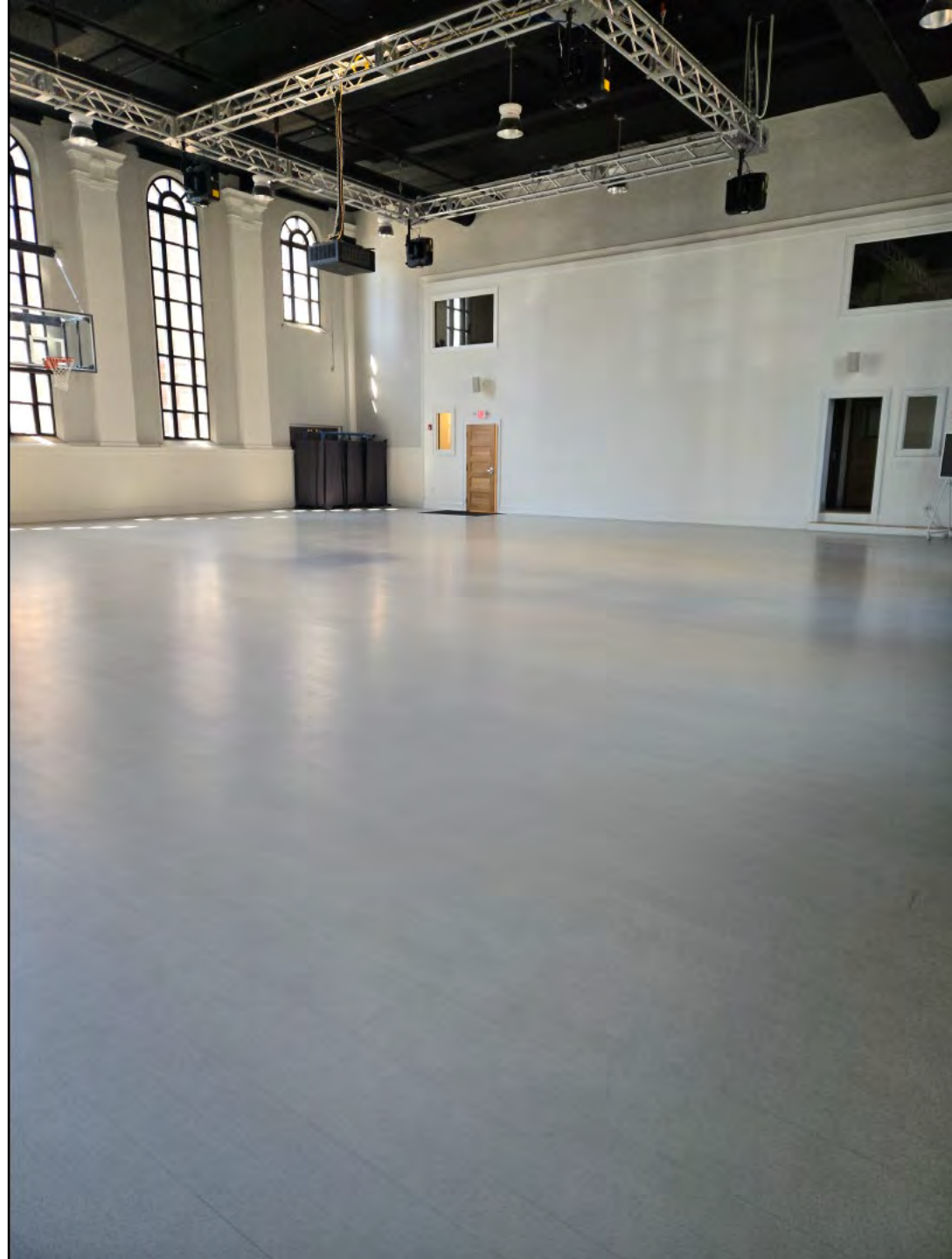
DATE	ISSUE
11/20/20	EXISTING CONDITIONS
2/12/21	PLANNING COMMISSION
3/9/21	MECHANICAL DESIGN REVIEW
4/12/21	MECH PROGRESS REVIEW (SC)
5/4/21	ELECTRICAL DESIGN REVIEW
6/1/21	CONCRETE REVIEW (SC)
7/1/21	FINAL SET

DRAWN BY: JF
JOB NO. 20225

OSTER SERVICES
ST JAMES
LAKEWOOD, OH
1754 DETROIT AVE
LAKEWOOD, OH 44130

LIFE SAFETY PLANS
LS1.0





PPN: 202307240433 DEEA
07/24/2023 04:07 PM
AMT \$0.00 RCPT# 20230724000203
CONV \$0.00 PAID BY FNITS HOLDINGS

Michael Chant Des
CUYAHOGA COUNTY FISCAL OFFICE

AMENDED AND RESTATED EASEMENT
(parking)

THIS EASEMENT (the "Easement") is entered into by and between THE MOST REVEREND EDWARD C. MALESIC, BISHOP OF THE CATHOLIC DIOCESE OF CLEVELAND, IN HIS CAPACITY AS IMPLIED TRUSTEE FOR ST. JAMES PARISH (the "Grantor"), and STJS HOLDINGS LLC, an Ohio limited liability company (the "Grantee"). This Easement amends and restates the Easement recorded on March 13, 2022 in the Official Records of the Cuyahoga County Fiscal Office at AFN 202203140286; and the terms and provisions of this Easement will control in the event of any inconsistencies therewith.

RECITALS:

A. Grantor owns real property commonly known as 17514 Detroit Avenue in the City of Lakewood, County of Cuyahoga and State of Ohio identified as being part of Permanent Parcel Nos. 311-23-023 and 311-23-024, which are more fully described on Exhibit A, attached hereto and made a part hereof (the "Grantor's Property").

B. Grantee owns real property known as being Permanent Parcel No. 311-23-107 that is adjacent to Grantor's Property.

C. Grantor's Property includes a paved parking lot (the "Parking Lot").

D. Grantor has agreed to grant Grantee, its successors and assigns, a perpetual, non-exclusive easement and right-of-way upon, over and across the Parking Lot for automobile and pedestrian ingress and egress and vehicle parking rights in accordance with the terms herein.

Now therefore, the parties agree:

1. **Grant of Non-Exclusive Easement.** For valuable consideration paid, the Grantor grants to Grantee and its agents, contractors, visitors, guests and invitees, on a perpetual, non-exclusive basis, an ingress, egress, vehicle parking and right of way easement upon, over and across the Parking Lot,

CHICAGO TITLE INSURANCE CO.
213 7040552
ESCROW ORDER



as more fully depicted on Exhibit B for automobile and pedestrian use and related purposes, subject to the following conditions:

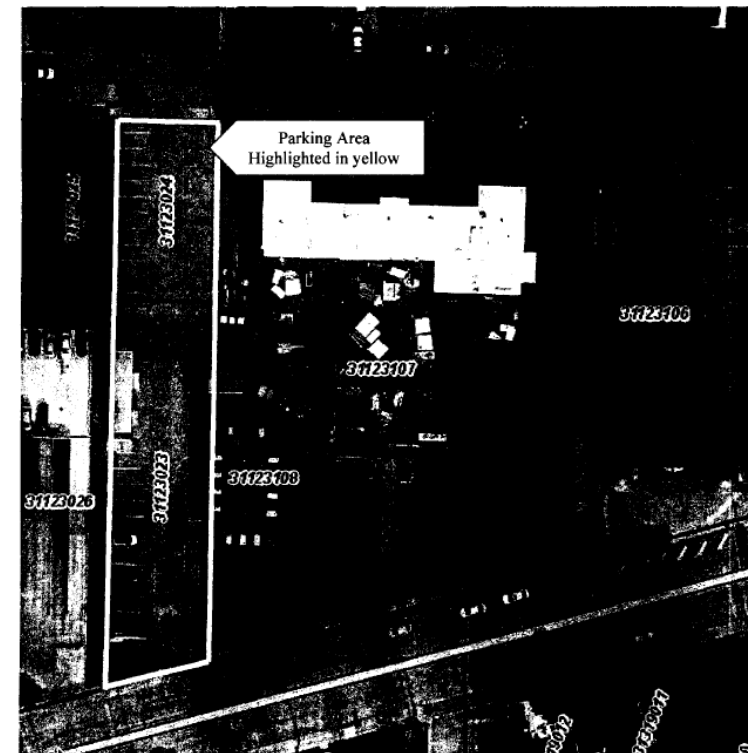
- a. at all times Grantor will have at least ten (10) parking spaces available for its use;
- b. Grantee's use is available six (6) days a week (Mondays through Saturdays), twenty-four (24) hours each day and on Sundays other than during the hours of 8:00am to Noon; and
- c. Grantee's use shall be limited to a maximum of fifty percent (50%) of the total parking spaces and shall ensure that Grantor has use of no less than fifty percent (50%) of the total parking spaces in the Parking Lot on a "Special Event," which for purposes of this Easement shall mean any Catholic Holy Day, between the hours of 4:00 p.m. and 6:00 p.m. on any Saturday on which a Vigil Mass is celebrated and any other event where Grantee provides advance written notice of

2. **Main** maintenance and upk alterations, additions, damage to the Parkin excepting normal we percent (60%) of the c to maintain and keep and seal coating. If/w may agree, Grantor, G under an Easement re Reciprocal Easement properly maintained a therewith.

3. **Reser** that does not unreason forth herein.

4. **Cove** covenant, easement ar this Easement shall run therein, in perpetuity, canceled or terminate Grantee's Property, as record owner(s) and re The grantee(s) of the C thereto, whether from upon and subject to c contained herein. By and personal represent assigns, to keep, obser respect to the property written agreement exc

EXHIBIT B
DEPICTION OF PARKING LOT



1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

A conditional use, and uses accessory to such conditional uses, shall be permitted where the use is identified by this Code as a conditionally permitted use, or is found by the Commission to be a substantially similar use, in the zoning district in which the use is located. In addition to any specific regulations required by this Code or the Ordinances, the Commission shall find:

- (a) That the conditional use will be consistent with the **general objectives, or any specific objectives, for the zoning district in which it is located, as set forth in this Code and the Vision.**
- (b) That the conditional use will be designed, constructed, operated and maintained so as not to be detrimental to or endanger the public health, safety, or general welfare.
- (c) That the conditional use **will not change the essential character of the general vicinity** in which it is located.
- (d) That the conditional use **will not be injurious to the uses permitted by right in the immediate vicinity**, nor substantially diminish or impair property values within said vicinity.
- (e) That establishment of the conditional use **will not impede the normal and orderly development of uses** permitted by right in the immediate vicinity.
- (f) That adequate utilities and public facilities and services, such as streets and sewer and water services, are or will be provided; and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.
- (g) That **adequate measures have been taken to minimize traffic congestion** on public streets.
- (h) That the conditional use will not suffer substantial hardship in the future due to the conditional use being surrounded by uses permitted by right, which are incompatible with the conditional use.
- (i) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific conditions set forth in Section 1161.03.
- (j) A Conditional Use Permit issued pursuant to this Chapter may not be transferred to any other person or address.



SCHEDULE 1129.02: PERMITTED USES IN COMMERCIAL DISTRICTS

	C1 OFFICE	C2 RETAIL	C3 GENERAL BUSINESS	C4 PUBLIC SCHOOL
ENTERTAINMENT				
Theaters, Banquet Hall, Party Center	-	C	P	C'

1143.04 USE CATEGORIES.

For the sole purpose of calculating parking requirements, uses are defined as follows:

- (e) Public Assembly: includes all buildings or portions of buildings, used for gathering together 100 or more persons for such purposes as deliberation, worship, entertainment, eating, drinking or amusement. Examples of assembly include, but are not limited to, large meeting rooms and classrooms, auditoriums with fixed or loose chair seating, multi-purpose rooms, concert halls, and theaters. Restaurants, or other rooms used primarily for the service of food are not places of public assembly.

1143.09 PARKING PLAN REVIEW: PLANNING COMMISSION.

(10) For uses defined as Institutional or Public Assembly in Schedule [1143.05](#), the following guidelines:

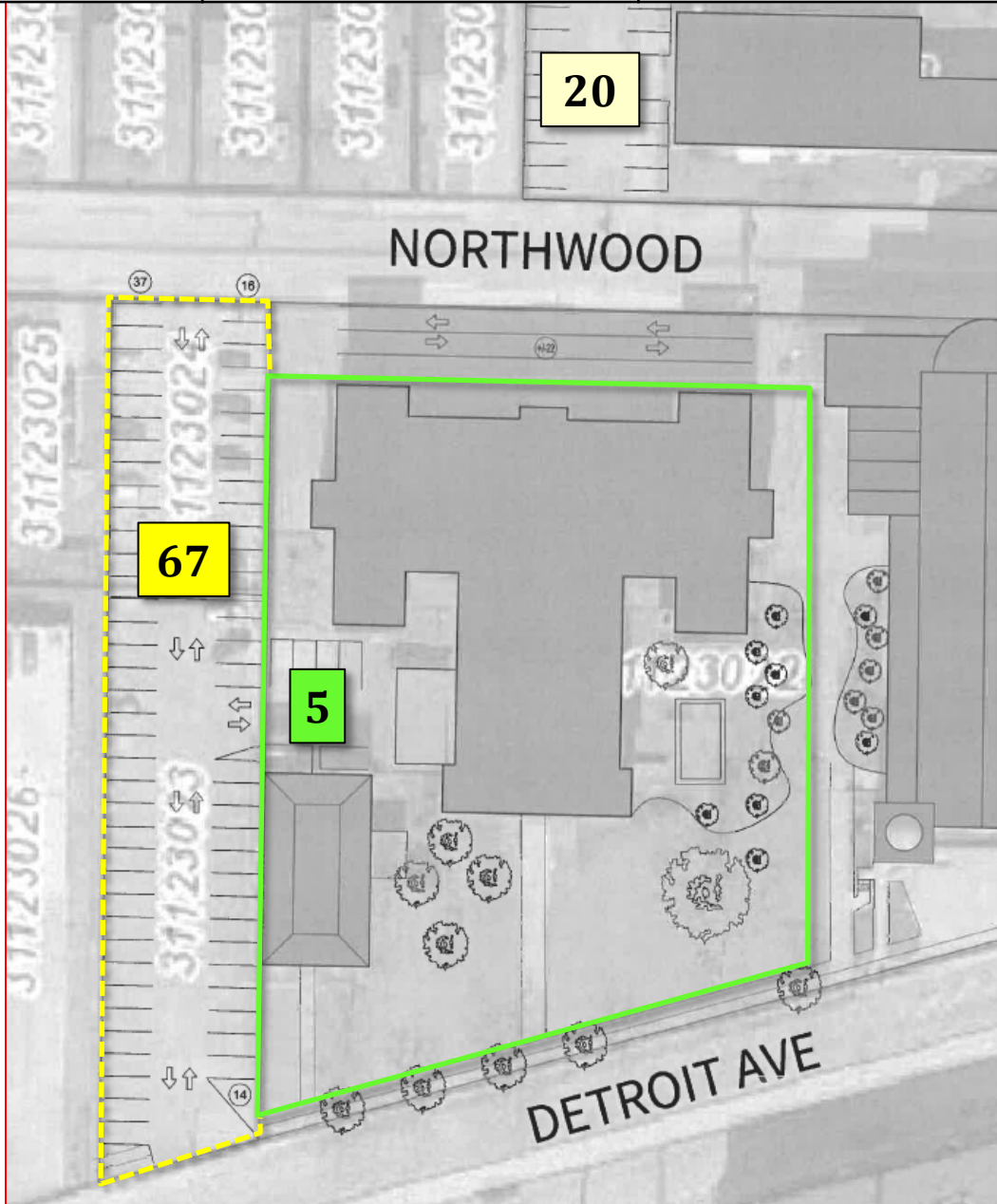
- A. One space for each 80 square feet of all auditoria and public assembly rooms: and
- B. One space for each employee.

Requirement		Min (1 per 80ft ²)	Staff	Total
The Hall at St. James	~3,500 ft ²	(43.75) = 44	X	44 + Staff Spaces

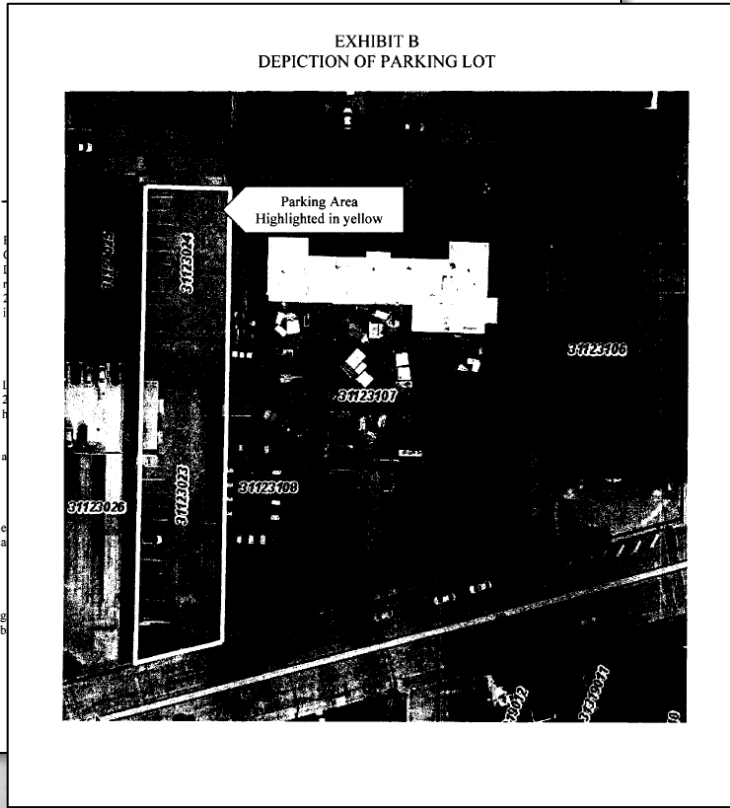


Requirement		Min (1 per 80ft ²)	Staff	Total Requirement
The Hall at St. James	~3,500 ft ²	(43.75) = 44	X	44 + Staff Spaces

On-site + Shared Agreement = 72 spaces



Doc # 202307240433 Recorded: 07/24/2023 04:07 PM Page 1 of 10
 PPN: 202307240433 DEEA
 AMT \$0.00 07/24/2023 04:07 PM
 CONV \$0.00 RCPTR 20230724000203
 PAID BY FNTHS HOLDINGS
Paula Chant Dow
 CUYAHOGA COUNTY FISCAL OFFICE



CHICAGO TITLE INSURANCE CO
 ESCROW
 213 7840552
 ORDER



DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE - LAKEWOOD, OHIO 44107 • 216.529.6270 • FAX 216.529.6918
Website: www.lakewoodoh.gov

CHRISTOPHER S. PARMELEE
BUILDING COMMISSIONER
16284001

WILLIAM WAGNER
ASSISTANT BUILDING COMMISSIONER
16284001

MARK D. JEWETT
PROPERTY MAINTENANCE SUPERVISOR
16284001

CERTIFICATE OF USE AND OCCUPANCY

Location: 17415 Northwood
Business Name: The Hall at St. James
Issued To: Jess Oster
Address: 17415 Northwood Lakewood, Oh 44107

No. of Dwelling Units: 0	Zoning District: C2
No. of Retail Units: 0	Change of Use: Yes
Other Units: 0	New or Existing: Existing
Parking Required: Yes	Type of Construction: 2A
Number of Parking Spaces: 20	Owner Occupied: Yes
Number of Garage Spaces: 0	Use Group: A-2 & B
Number of Open Spaces: Street	
Auto Sprinkler System Required: Yes	
Auto Sprinkler System Installed: Yes	
Demand at base of riser: 90.4	
Hazard Classification for which sprinkler system was designed: Ord. Group 1	
Approval based on 2024 Ohio Building Code.	
Date Issued: 3/21/2025	
Reference Number: CB25-000015	
Inspector Contact Information: Christopher S. Parmelee	
Conditions: Occupant load not to exceed 200 persons	

THIS CERTIFICATE IS NONTRANSFERABLE

Christopher Parmelee
Building Commissioner

Issued pursuant to Lakewood Zoning Code Sec. 1173.01, et Seq and Section 111.4 of the Residential Code of Ohio in One-, Two-, and Three-Family Dwellings in compliance with Chapters 3781 and 3791 of the Ohio Revised Code

This certificate shall be posted in a conspicuous place upon the premises.



DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE - LAKEWOOD, OHIO 44107

MAIN (216) 529 6270

FAX (216) 529 5930

housing.building@Lakewoodoh.gov
www.lakewoodoh.gov

**MAXIMUM APPROVED OCCUPANCY
FOR THIS SPACE
200
PERSONS**

Property Address:
17415 NORTHWOOD AVE
Case Number:
CB25-000015
Conditions: Egress paths to remain open at all times.

Business Name:
The Hall at St. James
Issued: March 21st, 2025

Christopher Parmelee
Building Commissioner

IN ACCORDANCE WITH THE OHIO BUILDING CODE AND THE OHIO FIRE CODE THIS DOCUMENT SHALL BE POSTED IN A CONSPICUOUS PLACE AND BE MAINTAINED PERMANENTLY NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY.

Recommendation (05-18-25) – Conditional Use

Approval with following condition:

- Close coordination on events between School/Hall and Church/Parish to deconflict shared parking demand to greatest extent possible.

17415 Detroit Ave



Madison Ave & Marlowe Ave

Docket 05-19-25 – Marlowe Park Townhomes Planned Development – Minor Modification



Request (05-19-25)

The review of a **Minor Modification to a Planned Development** pursuant to:

- Chapter 1156 (Planned Development)

Property was designated a PD district by Ordinance 28-19 (6/25/2020).

The PD is adjacent to both:

- R2 (Single and Two-Family); and
- C2 (Commercial, Retail) Districts.

Madison Ave & Marlowe Ave



Marlowe Park Townhomes



Marlowe Park Townhomes



Background: Code + Timeline (Marlowe Park Townhomes)

1156.04 PLANNED DEVELOPMENTS.

(k)(2) Effect of approval of a Final PD Plan.

- A. An approved Final PD Plan shall be valid for a period of two (2) years from the date City Council approves the rezoning.
- B. During the period...(N/A).
- C. **Within the two (2) year period**, the developer/owner shall:
 1. **Submit the plat portion of the Final PD Plan...**
 2. **Undertake substantial construction of at least the first approved phase** of the PD development.

(m) Modifications of Final PD Plan.

(1) A minor modification shall be defined, for purposes of this Chapter, as any alteration other than a major modification (as defined below) to an already approved Final PD Plan.

- A. **A minor modification must be reviewed and approved by the Commission and Architectural Board of Review.**

(2) A major modification shall be defined, for purposes of this Chapter, as the addition to an already approved Final PD Plan of any property or properties...that changes the mix of uses.

TIMELINE.

- Project introduced (December 2019)
- PC & ABR provided final PD approval (May 2020)
- **Council provided PD approval; legislation adopted (June 2020)**
- **PC provided final Plat approval (September 2020)**
- **City Engineer provided Civil Plan approval (December 2020)**
- Civil Site Work (Winter – Fall 2021)
- Ownership transfers - LDC Madison to Marlowe Park LLC (August 2021)
- **Final Inspection - Civil Site Preparation (December 2021)**



Roles & Responsibilities (PC/ABR)

Planning Commission

Land Use/Zoning:

- ❑ Standards for Preliminary Review set forth in 1156.03
 - ...sensitive to the abutting land uses...mixed use is encouraged (use table and area map).
 - ...comply with the subdivision requirements as set forth in Chapter 1155 (final plat).
 - Adverse impacts on adjacent properties, including but not limited to increased traffic or noise...(traffic impact)
- ❑ (1156.05) PD Design Principles:
 - Building (Structure Height, FAR) and Site (Lot Size, Setbacks)
 - Pedestrian Access and Circulation
 - Vehicular Circulation and Access (Traffic Impact Study)
 - Parking (quantity)
 - [Plaza Design] + Streetscape improvements + Landscaping.

Architectural Board of Review

Building Orientation/Design/Materials:

- ❑ Standards for review set forth in 1156.05 and Chapter 1325 of the building code.
 - (1325)...by regulating, according to accepted and recognized architectural principles, the design, use of materials, finished grade lines, dimensions, orientation and location of all...buildings to be erected...(including Commercial District and other guidelines)
 - (1156.05) PD Design Principles
 - Building and Site (Massing/Design)
 - Pedestrian Access and Circulation
 - Vehicular Circulation and Access
 - Parking (Visual impact, 1325.08/Design)
 - [Plaza Design] + Streetscape improvements + Landscaping.
 - Building Materials
 - (Finalize) Landscaping
 - (Finalize) Streetscape improvements
 - Service Area and Mechanical Screening
 - Signage (Master sign plan required)
 - Lighting (...including photometric illustration)







ELEVATION (MARLOWE AVENUE)





PRIMARY ELEVATION (MADISON AVENUE) SOUTHEAST CORNER of MADISON AND MARLOWE, LAKEWOOD, OHIO 44107



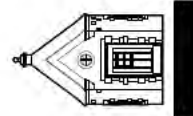
ELEVATION (MARLOWE AVENUE) SOUTHEAST CORNER of MADISON AND MARLOWE, LAKEWOOD, OHIO 44107



DATE: 03-04-2020
BY: MRE
PROJECT: TOWN HOME DEVELOPMENT
SHEET: 1 OF 1
SCALE: AS SHOWN
SHEET TITLE: PRIMARY ELEVATION

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) 906 7087

TOWN HOME DEVELOPMENT SOUTHEAST CORNER of MADISON & MARLOWE, LAKEWOOD, OH.





MARLOWE AVENUE ELEVATION
BUILDING ONE and THREE WEST ELEVATION
1/4" EQUALS 1'-0"

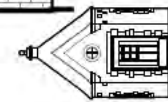


SIDEYARD TYPICAL ELEVATION
BUILDING 1 and 3 NORTH and SOUTH ELEVATIONS
1/4" EQUALS 1'-0"



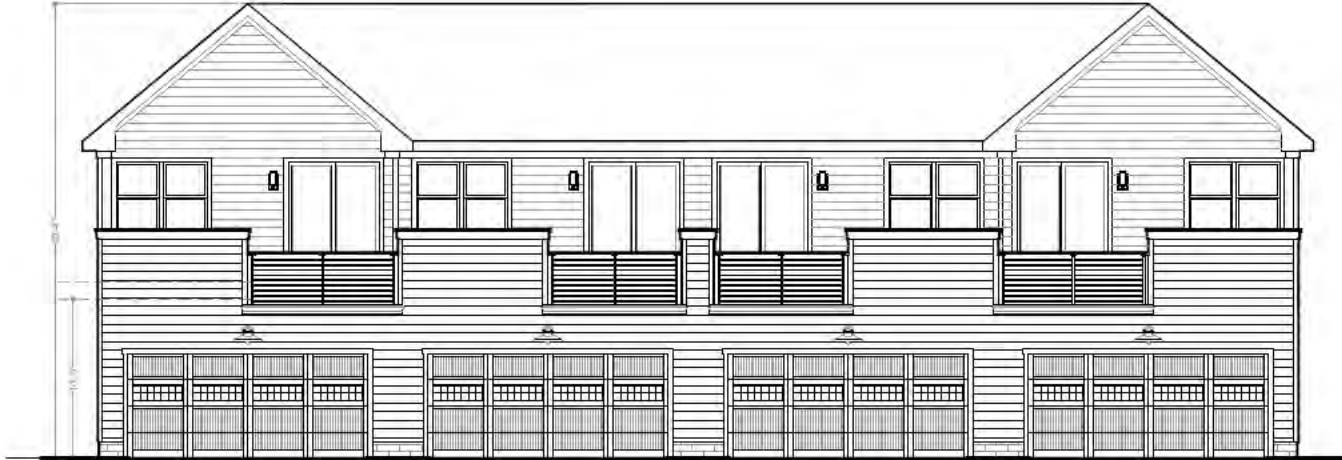
SIDEYARD TYPICAL ELEVATION
BUILDING TWO NORTH and SOUTH ELEVATIONS
1/4" EQUALS 1'-0"

MARK REINHOLD architect 1128 Forest Road, Lakewood, Ohio 44107 (216) 806-7997
TOWN HOME DEVELOPMENT TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.





MARLOWE AVENUE ELEVATION
BUILDING TWO WEST ELEVATION
1/4" EQUALS 1'-0"

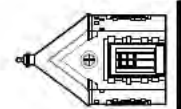


MARLOWE AVENUE ELEVATION
BUILDING TYPICAL REAR (EAST) ELEVATION
1/4" EQUALS 1'-0"



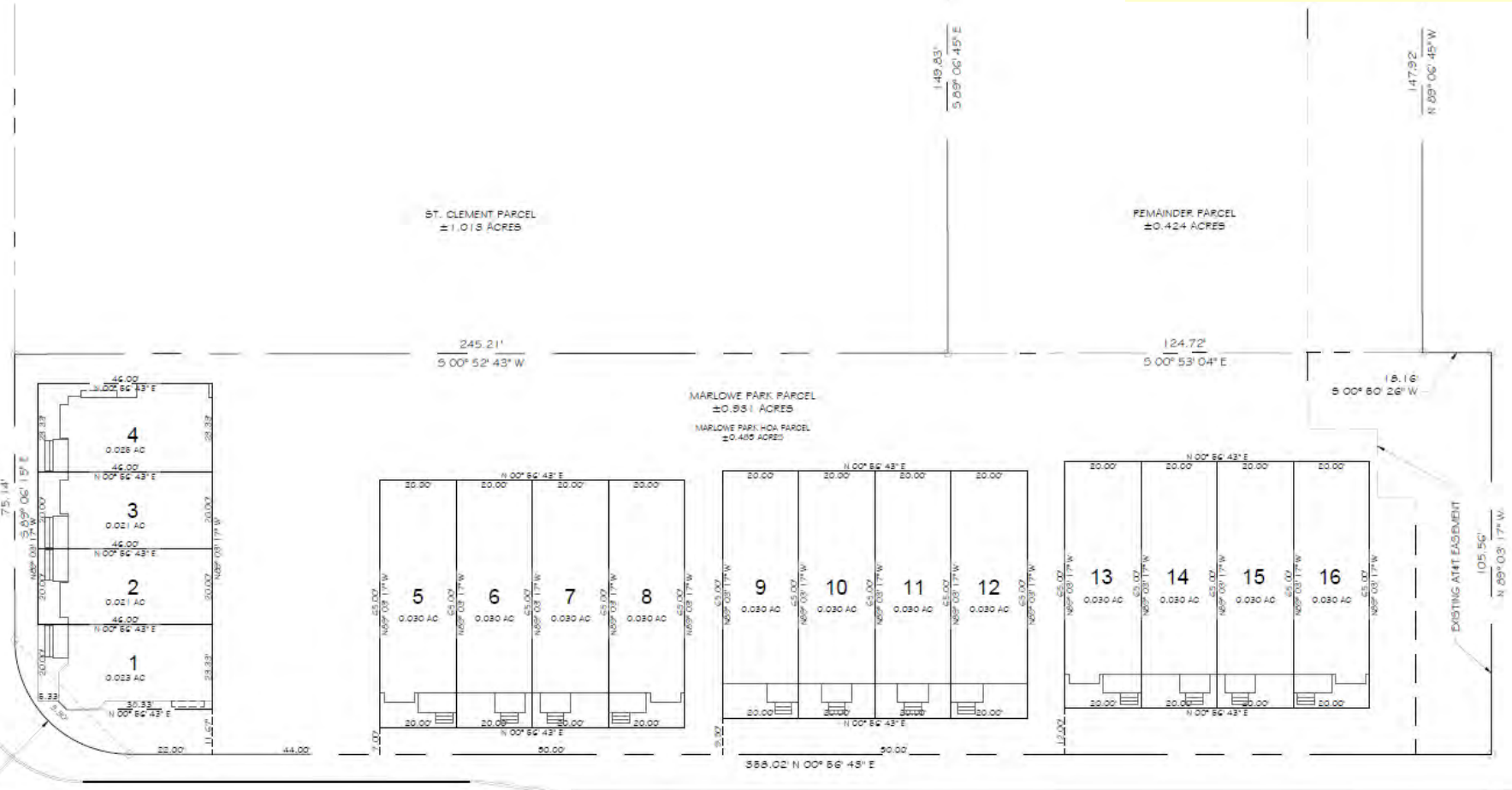
MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) 906 7097
TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH

TOWN HOME DEVELOPMENT

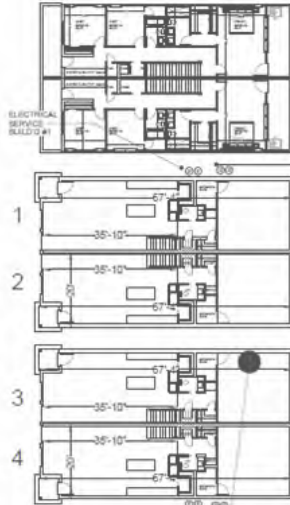
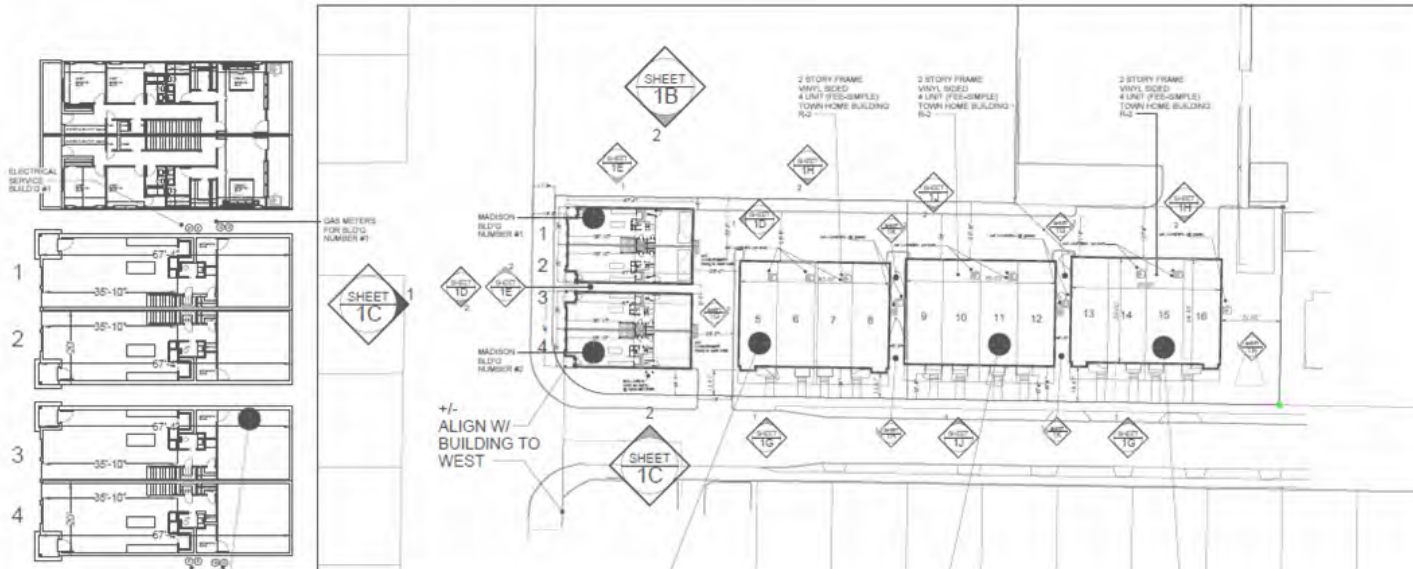


Madison Avenue

R = 80.00
 A = 47.10
 Δ = 89° 57' 08"
 CH = 42.41
 N 42° 55' 14" E

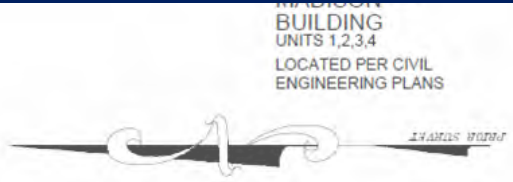


Marlowe Avenue

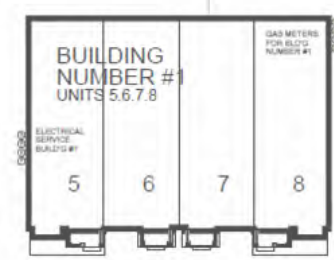


MADISON BUILDING BUILDINGS 1, 2 and 3
 CHRISTOFF 3724-2025
 1800 W. MARLOWE AVENUE, LAKEWOOD, OH, 44107
 (216) 906-7087
 SCHEMATIC

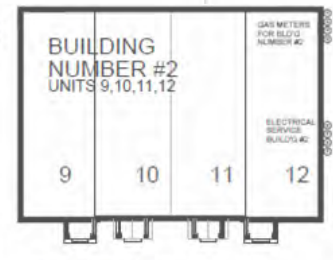
Applicant Presentation



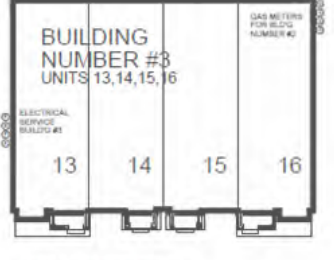
MADISON BUILDING UNITS 1,2,3,4 LOCATED PER CIVIL ENGINEERING PLANS



LOCATED PER CIVIL ENGINEERING PLANS

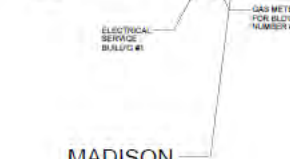
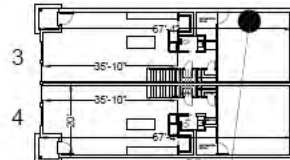
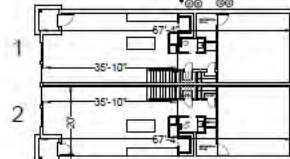
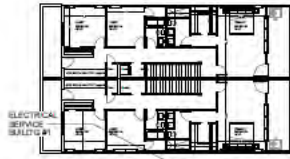


LOCATED PER CIVIL ENGINEERING PLANS

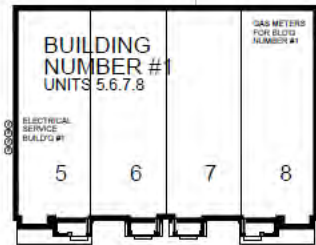
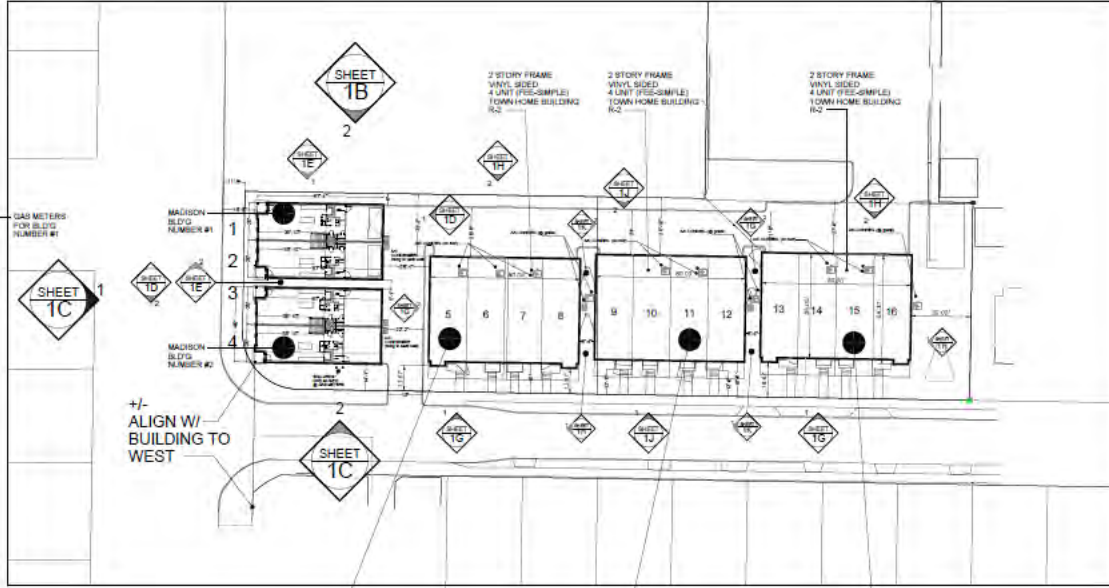


LOCATED PER CIVIL ENGINEERING PLANS

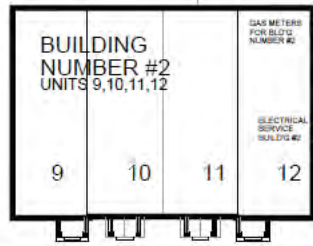
MARK REINHOLD ARCHITECTS
 TOWN HOME DEVELOPMENT



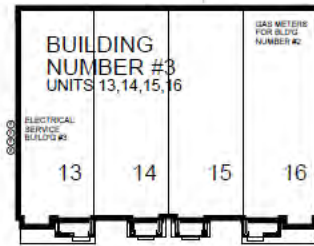
MADISON BUILDING
UNITS 1,2,3,4
LOCATED PER CIVIL
ENGINEERING PLANS



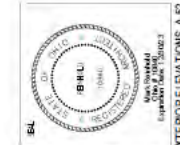
LOCATED PER CIVIL
ENGINEERING PLANS



LOCATED PER CIVIL
ENGINEERING PLANS



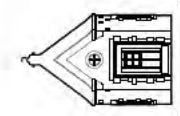
LOCATED PER CIVIL
ENGINEERING PLANS



MADISON BUILDING
BUILDINGS 1,2 and 3

CHRISTOFF
3/24/2028
SCHEMATIC

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) 906 7097



TOWN HOME DEVELOPMENT

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

EXTERELEVATIONS A&Z



MADISON BUILDING 2

MARLOWE BUILDING 1

MARLOWE BUILDING 2

MARLOWE BUILDING 3

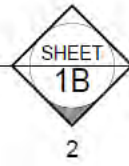
CHRISTOFF DEVELOPMENT
MARLOWE ELEVATION

3/32" = 1'-0"



CHRISTOFF DEVELOPMENT
MARLOWE ELEVATION

3/32" = 1'-0"



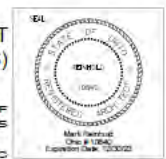
MARK REINHOLD architect

TOWN HOME DEVELOPMENT

MARLOWE STREET
BUILDINGS (TOTAL ELEVATIONS)

1120 Forest Road, Lakewood, Ohio 44107 (216) 906-7097

CHRISTOFF
4-15-2025
SCHEMATIC



TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

STREET ELEVATIONS SK-18

BUILDING ONE

BUILDING TWO

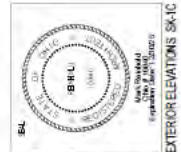


MADISON ELEVATION

CHRISTOFF DEVELOPMENT
 MADISON BUILDINGS (north / front) ELEVATIONS
 1/4" = 1'-0"



CHRISTOFF DEVELOPMENT
 MADISON BUILDINGS (westside) ELEVATION
 1/4" = 1'-0"



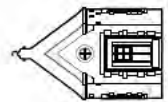
MADISON BUILDING
 BUILDINGS 1/2 (duplexes)

CHRISTOFF
 ARCHITECT
 31.15-2025
 ESTHEMATIC

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) 908 7087

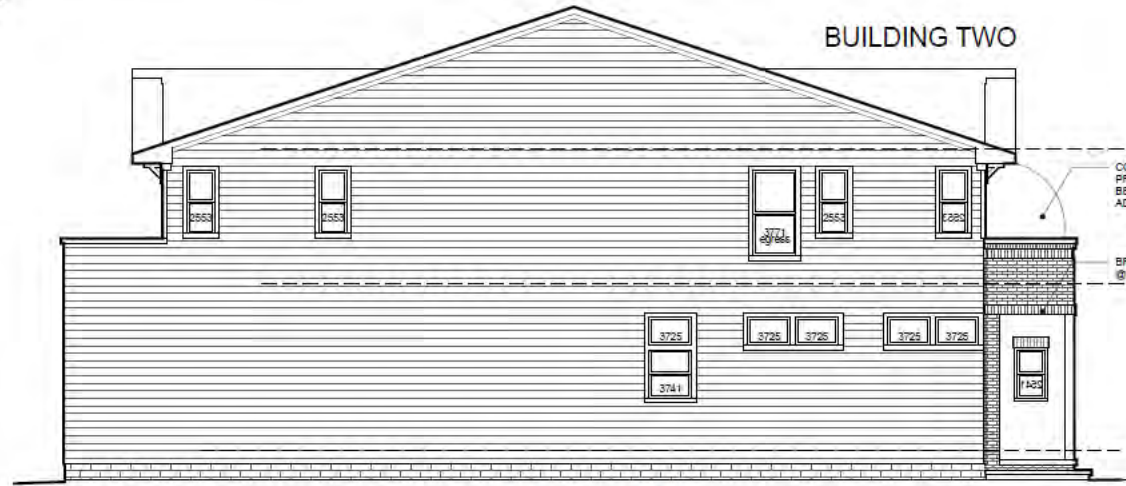
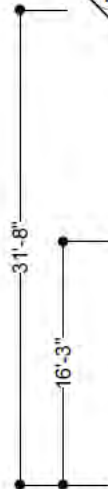
TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH

TOWN HOME DEVELOPMENT





CHRISTOFF DEVELOPMENT
 MADISON BUILDINGS (south / rear) ELEVATIONS
 1/4" = 1'-0"



ELEVATION BETWEEN BUILDINGS

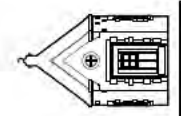
CHRISTOFF DEVELOPMENT
 MADISON BUILDING 2 (between building east) ELEV.
 1/4" = 1'-0"



MADISON BUILDING
 BUILDINGS 1/2 (duplexes)

CHRISTOFF
 ARCHITECT
 1120 Forest Road, Lakewood, Ohio 44107 (216) 806-7097
 1-18-2025
 SCHEMATIC

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) 806-7097



TOWN HOME DEVELOPMENT

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

EXTERIOR ELEVATIONS SK-10



CHRISTOFF DEVELOPMENT
MADISON BUILDINGS (east / side) ELEVATION
1/4" = 1'-0"

SHEET
1E
1



CHRISTOFF DEVELOPMENT
MADISON BUILDING (between west bldg. 1) ELEV.
1/4" = 1'-0"

2
SHEET
1E



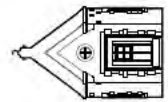
MADISON BUILDING
BUILDINGS 1/2 (duplexes)

CHRISTOFF
ARCHITECT
1120 Forest Road, Lakewood, Ohio 44107 (216) 906 7097
1.15.2025
SCHEMATIC

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) 906 7097

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

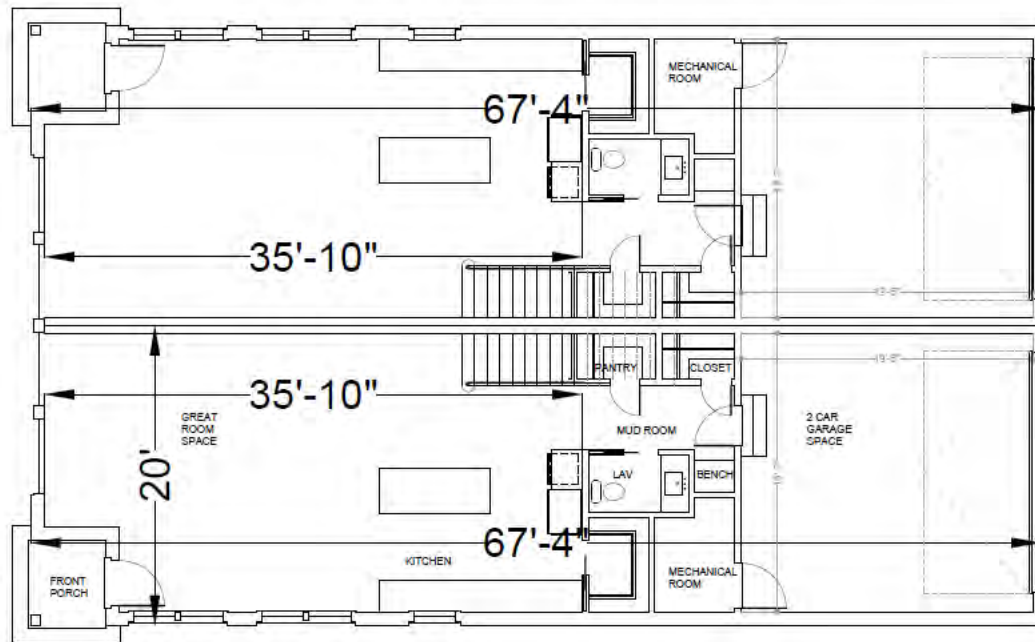
TOWN HOME DEVELOPMENT





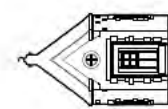
CHRISTOFF DEVELOPMENT
SECOND FLOOR BUILDING ON MADISON

1/4" = 1'-0"



CHRISTOFF DEVELOPMENT
FIRST FLOOR DUPLEXES ON MADISON

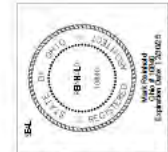
1/4" = 1'-0"



MARK REINHOLD architect
TOWN HOME DEVELOPMENT

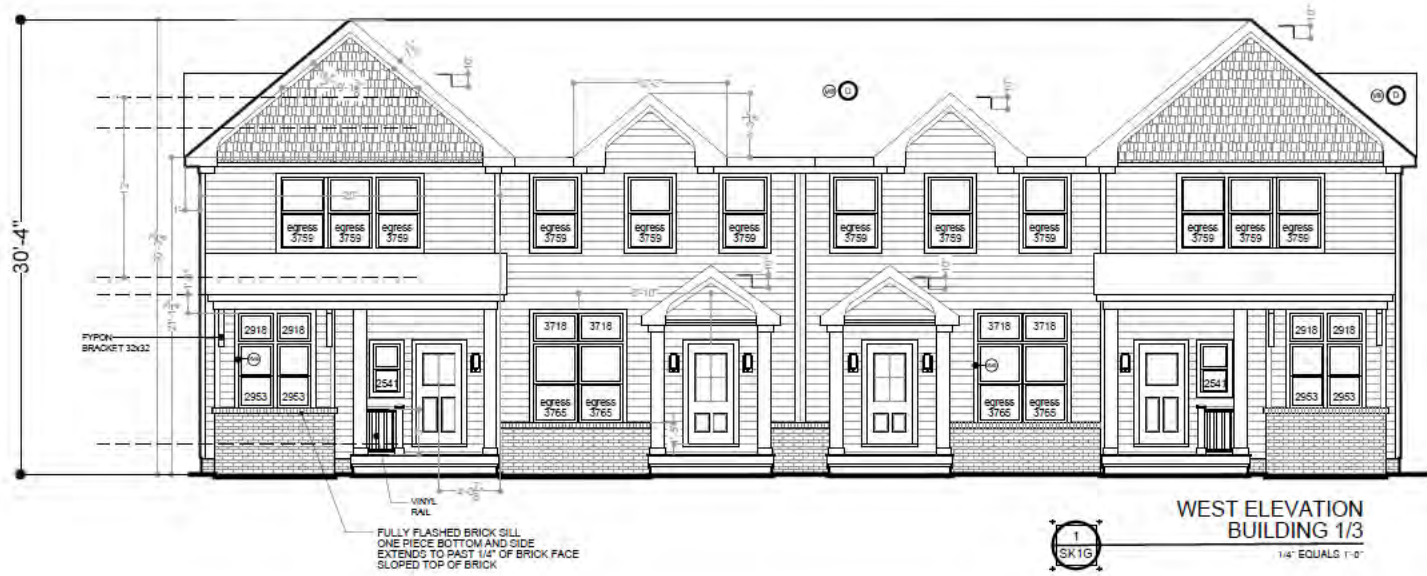
MADISON BUILDING
BUILDINGS 1/2 (duplexes)

1120 Forest Road, Lakewood, Ohio 44107 (216) 806-7097



SCHEMATIC

MADISON BLDGS. PLANS SK-IF



WEST ELEVATION
BUILDING 1/3

1/4" EQUALS 1'-0"



NORTH ELEVATION
BUILDING 1/3

1/4" EQUALS 1'-0"



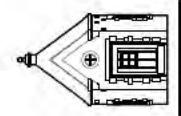
MARLOWE BUILDINGS
BUILDINGS 1/3 (quads)

SCHEMATIC

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) 806 7097

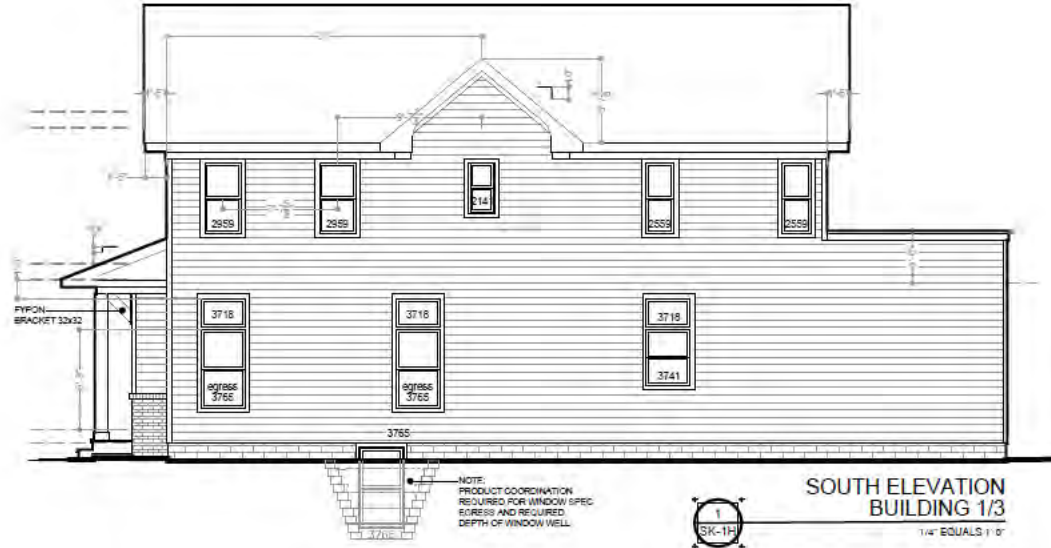
DATE: 07-2025

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.



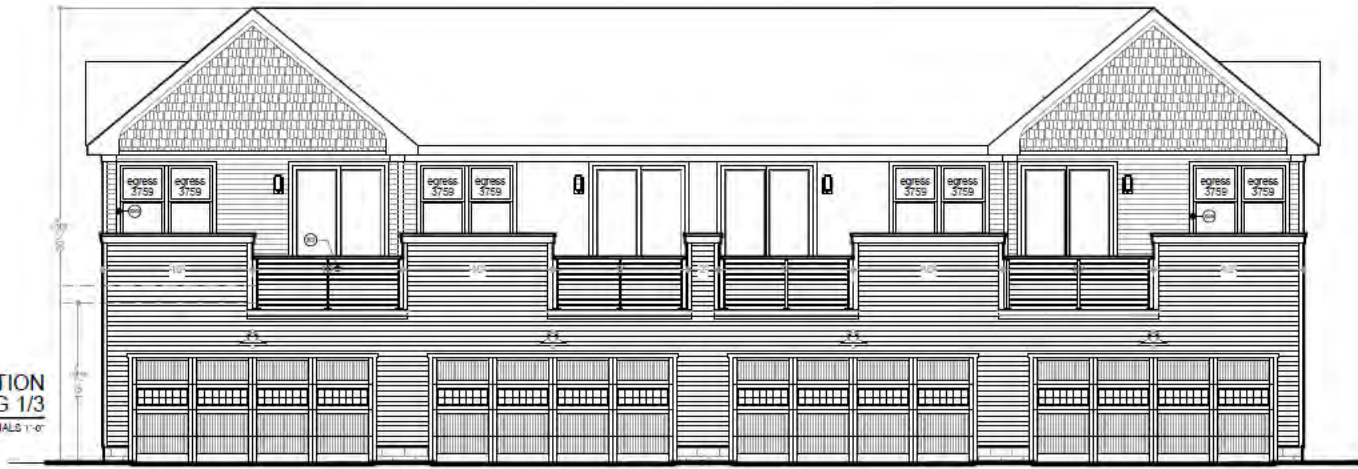
TOWN HOME DEVELOPMENT

BUILDINGS ELEVATIONS SK-1G



SOUTH ELEVATION
BUILDING 1/3

1/4" EQUALS 1'-0"



EAST ELEVATION
BUILDING 1/3

1/4" EQUALS 1'-0"



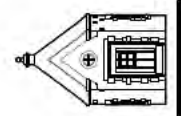
MARLOWE BUILDINGS
BUILDINGS 1/3 (quads)

OLVERSTOFF
ARCHITECTURE
377 E. 2025
SCHEMATIC

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (316) 906-7097

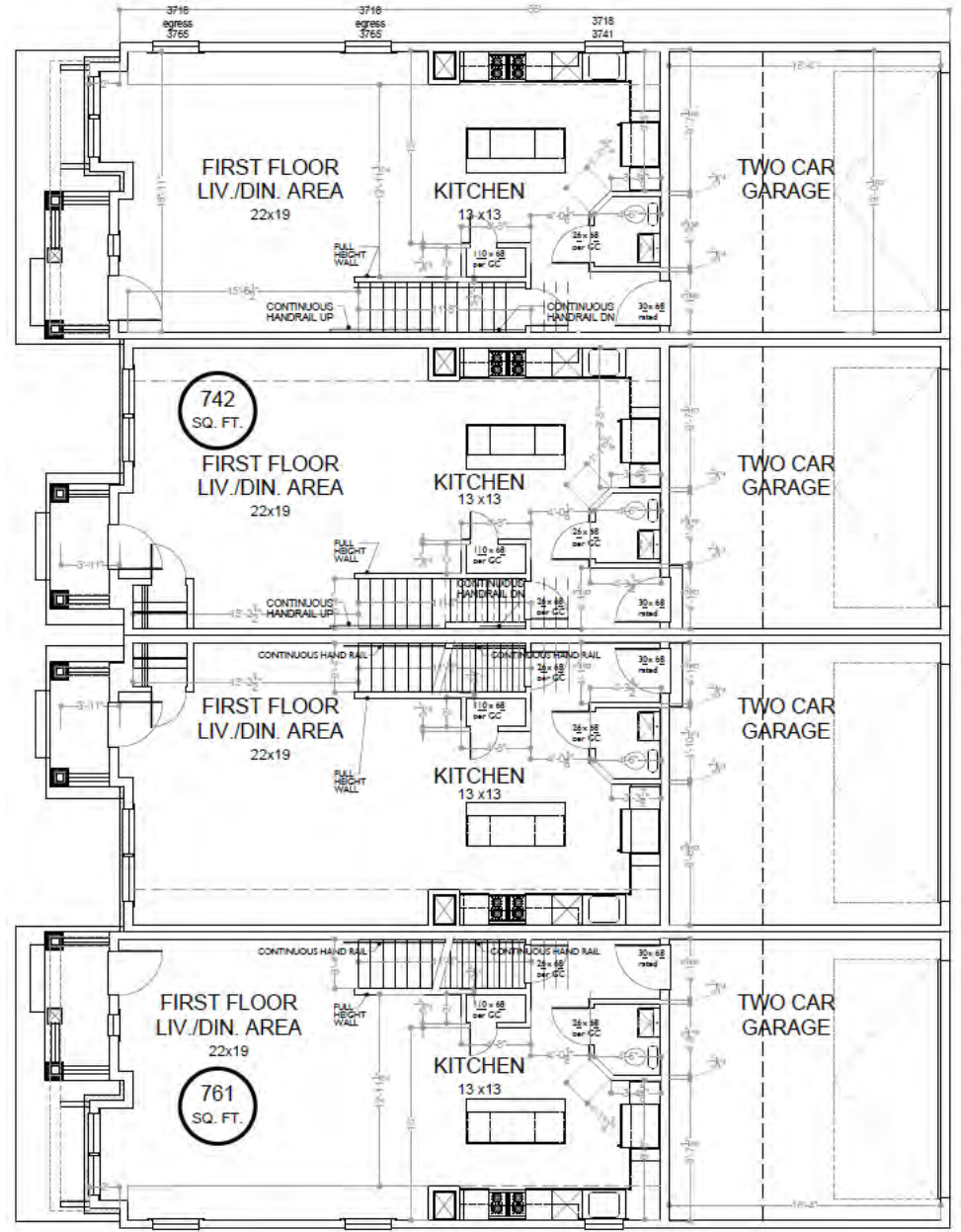
TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

TOWN HOME DEVELOPMENT

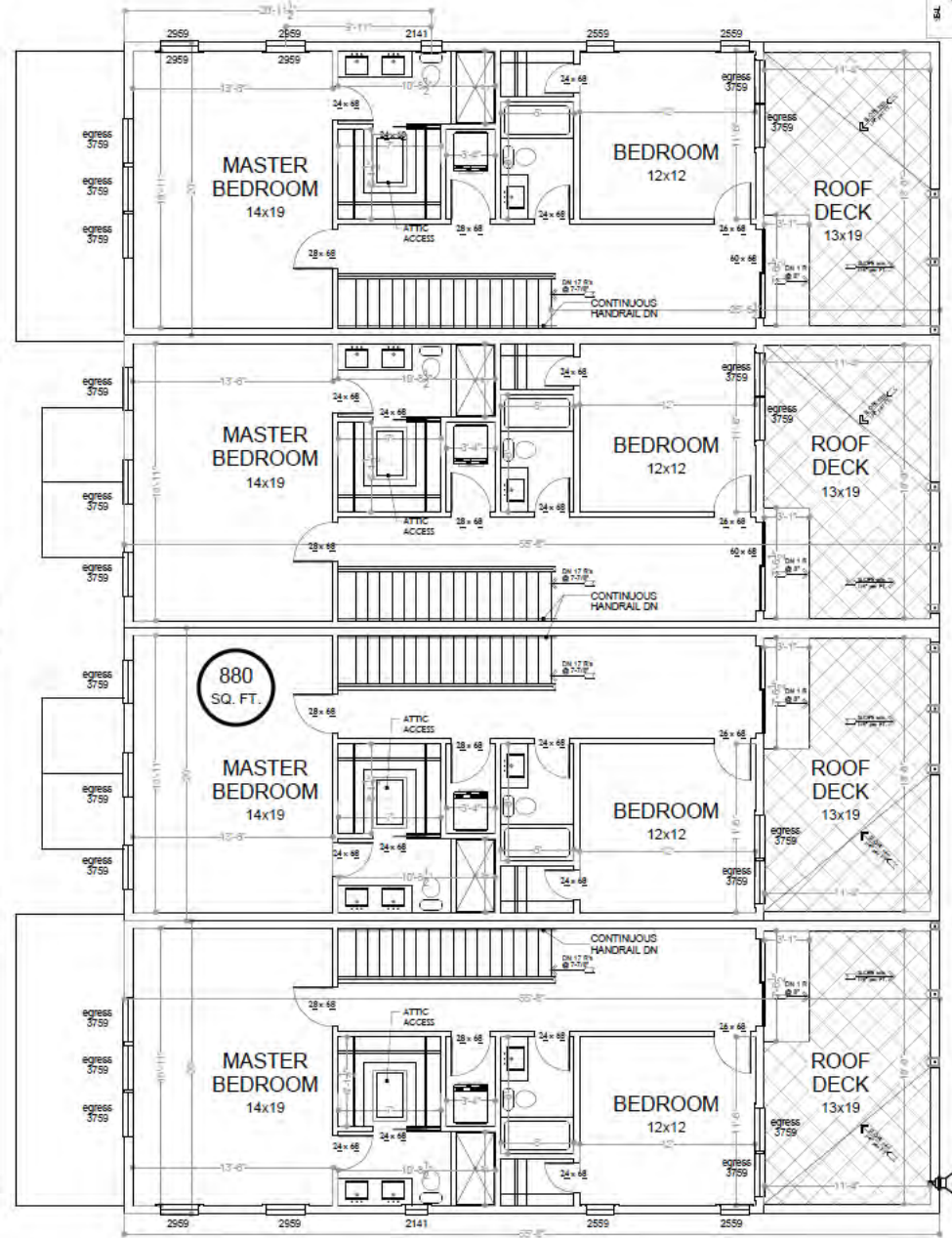


SITE PLAN FOR BUILDINGS ONE OR BUILDING THREE (see unit numbers)
 UNIT 5 (see site plan) 5/13 UNIT 13 (see site plan)

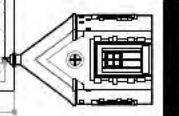
FLOOR PLAN 1/3 GRADE (1) LEVEL
 1/4" = EQUALS 1' 0"



FLOOR PLAN 1/3 SECOND LEVEL
 1/4" = EQUALS 1' 0"

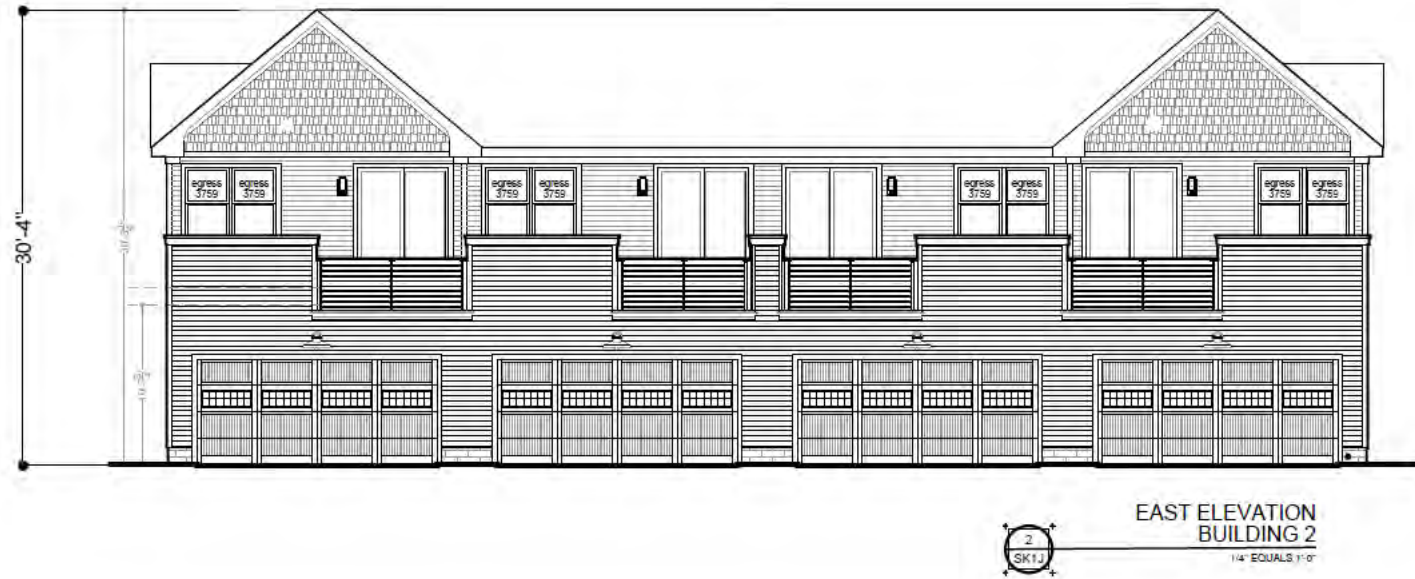


BUILDINGS 1 and 3
 MARK REINHOLD architect
 1120 Forest Road, Lakewood, Ohio 44107 (216) 906-7097
 CIVIL SERVICE # 2714-2025
 SCHEMATIC
 TOWN HOME DEVELOPMENT
 TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

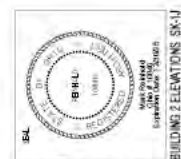




WEST ELEVATION
BUILDING 2
1/4" EQUALS 1'-0"



EAST ELEVATION
BUILDING 2
1/4" EQUALS 1'-0"



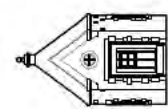
MARLOWE BUILDINGS
BUILDING 2 (quad)

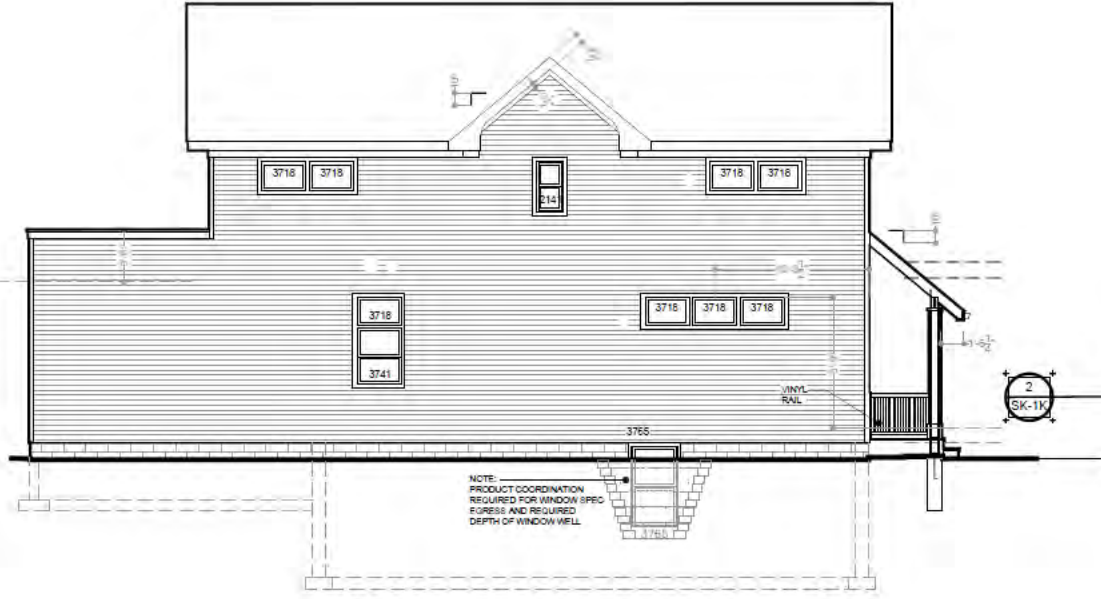
SCHEMATIC
3-1-2026

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) 806 7097

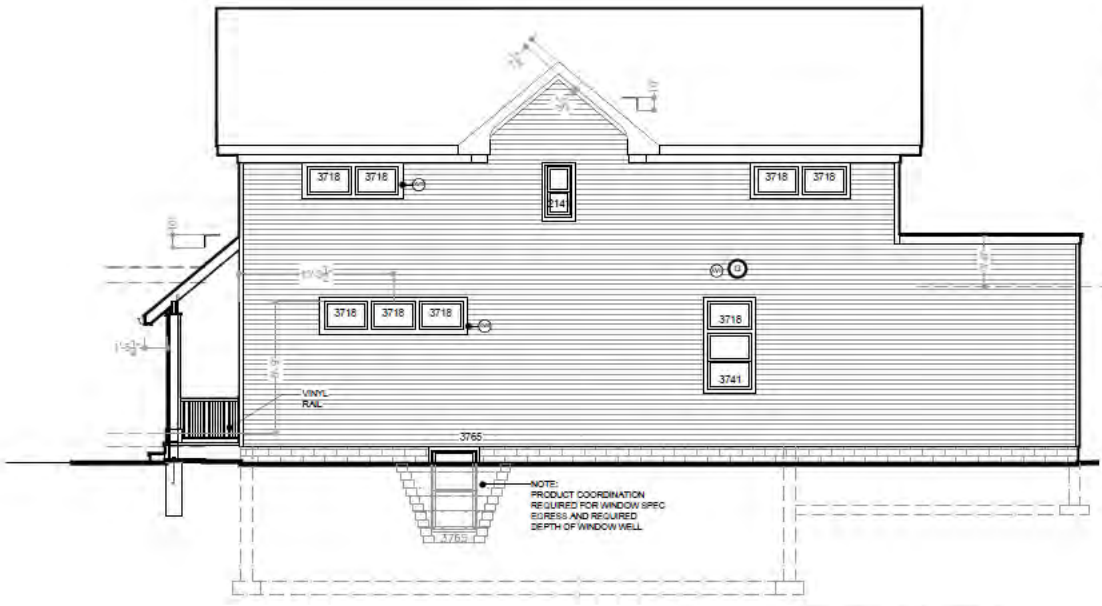
TOWN HOME DEVELOPMENT

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

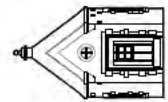




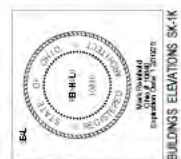
NORTH ELEVATION
BUILDING 2
1/4" = EQUALS 1'-0"



SOUTH ELEVATION
BUILDING 2
1/4" = EQUALS 1'-0"



MARLOWE BUILDINGS
BUILDING 2 (quad)



MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) 906-7097
 CHRISTOFF
 3718-2026
 SCHEMATIC
 BUILDINGS ELEVATIONS SK-1K

TOWN HOME DEVELOPMENT

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

SITE PLAN FOR BUILDINGS ONE
OR BUILDING THREE (see unit numbers)

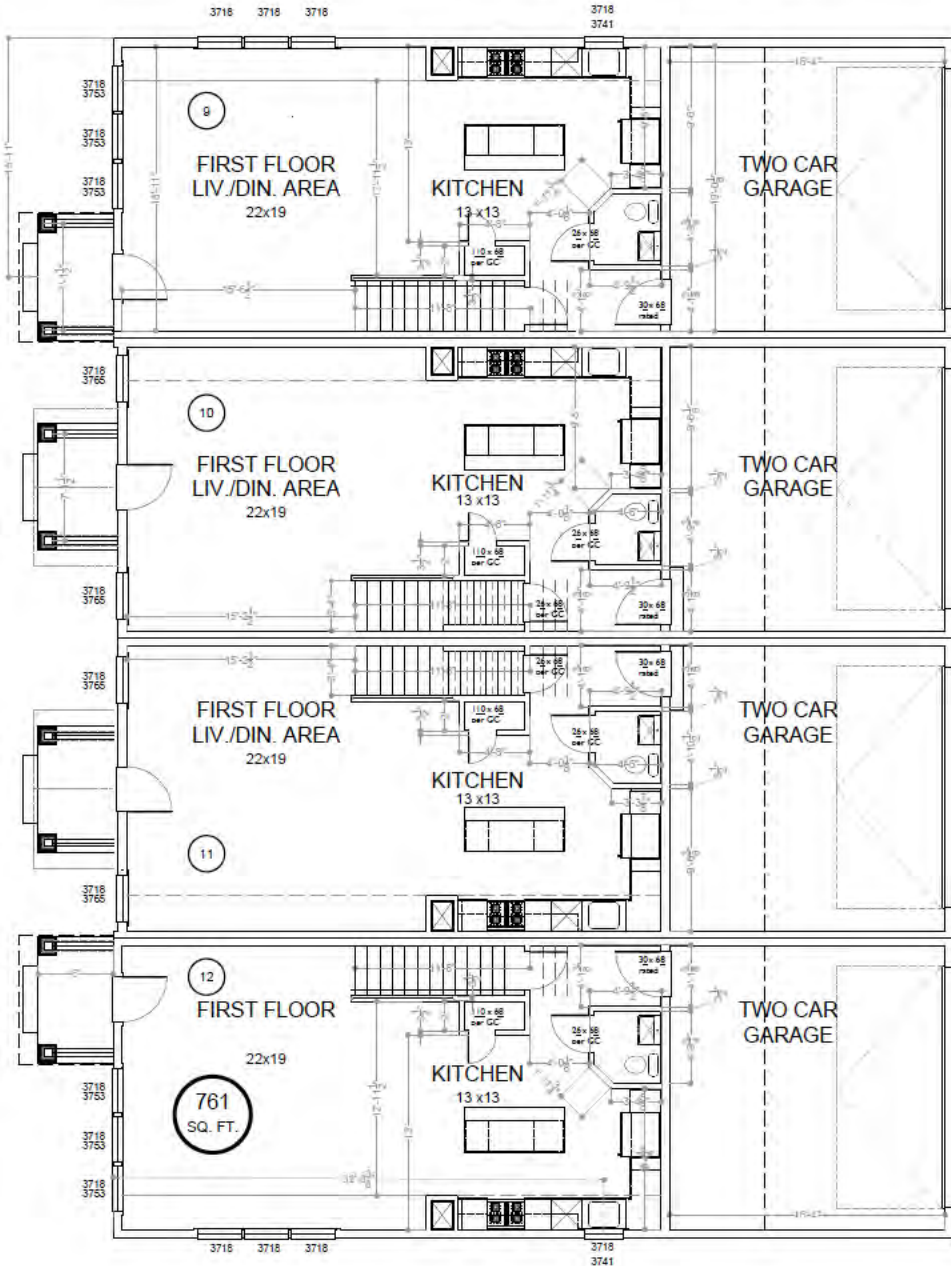
UNIT 5
(see site plan)

UNIT 13
(see site plan)

1
SK-1L

FLOOR PLAN BLDG 2
GRADE (1) LEVEL

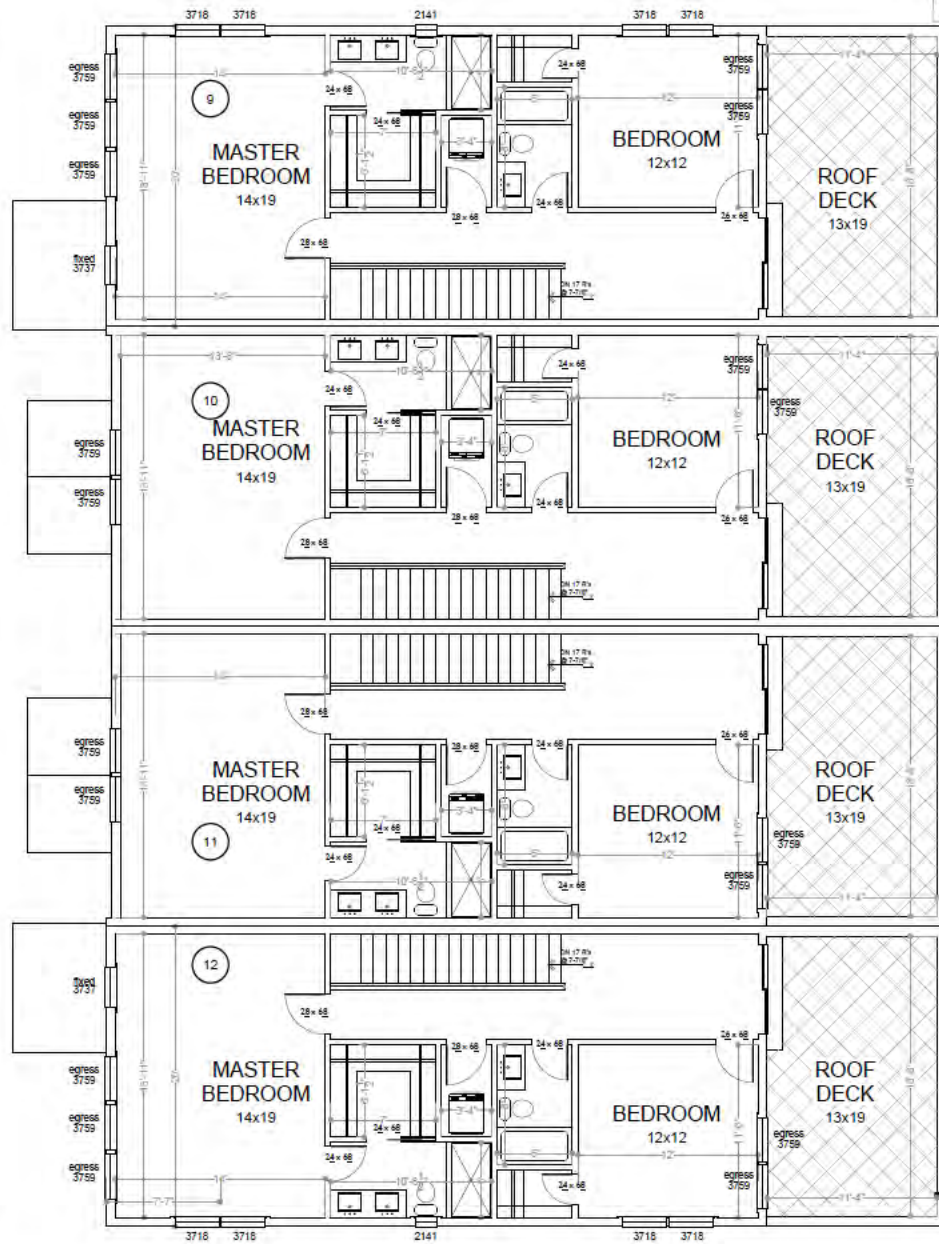
1/4" EQUALS 1'-0"



2
SK-1L

FLOOR PLAN BLD'G 2
SECOND LEVEL

1/4" EQUALS 1'-0"



MARLOWE BUILDINGS
BUILDING 2 (quad)

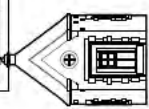
MARK REINHOLD architect
1120 Forest Road, Lakewood, Ohio 44107 (216) 806-7097
REGISTERED ARCHITECT
STATE OF OHIO
NO. 100000000

SCHEMATIC

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

TOWN HOME DEVELOPMENT

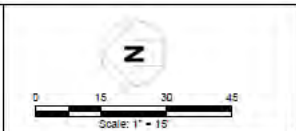
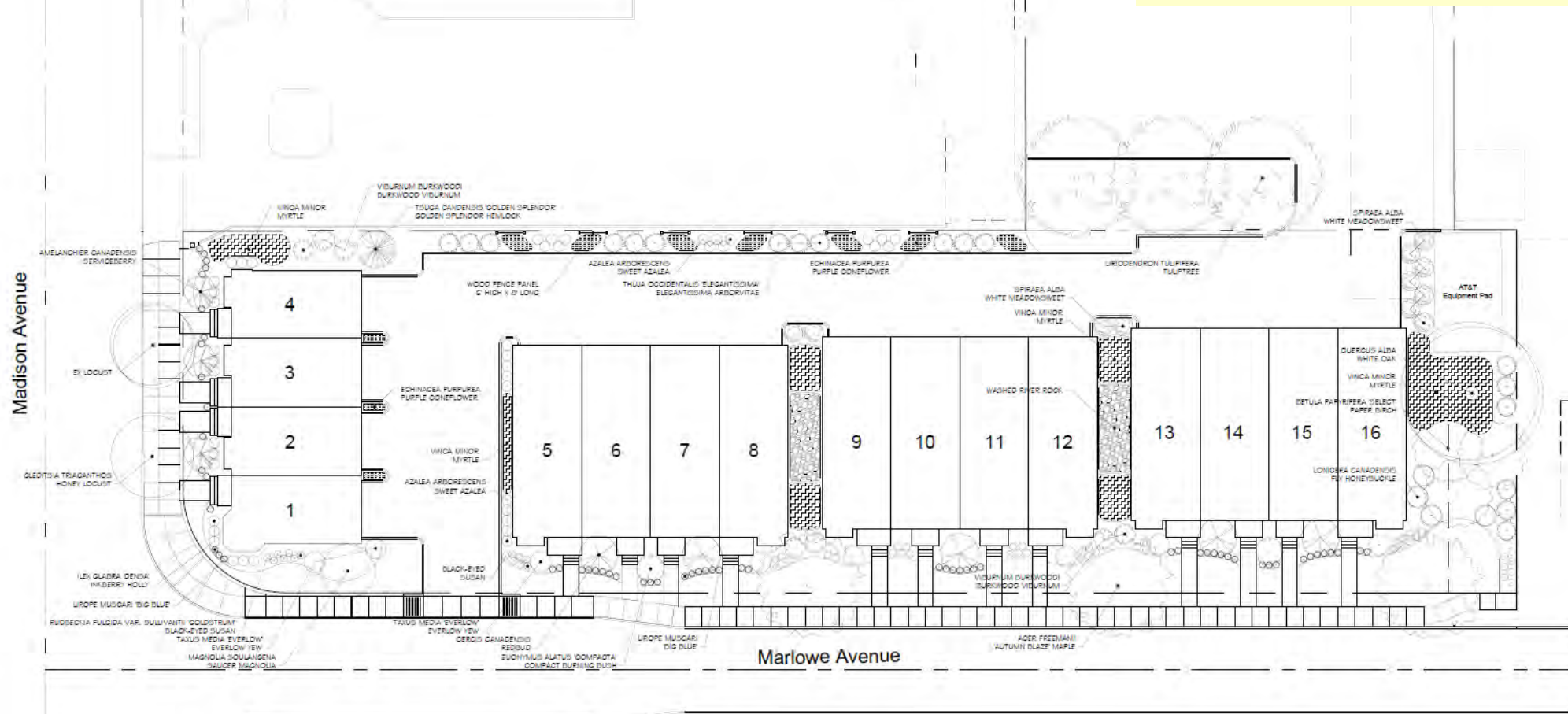
BUILDING 2 PLANS SK-1L



Landscaping Plan

Approved PD – May/June 2020

(Submitted w/Modification)

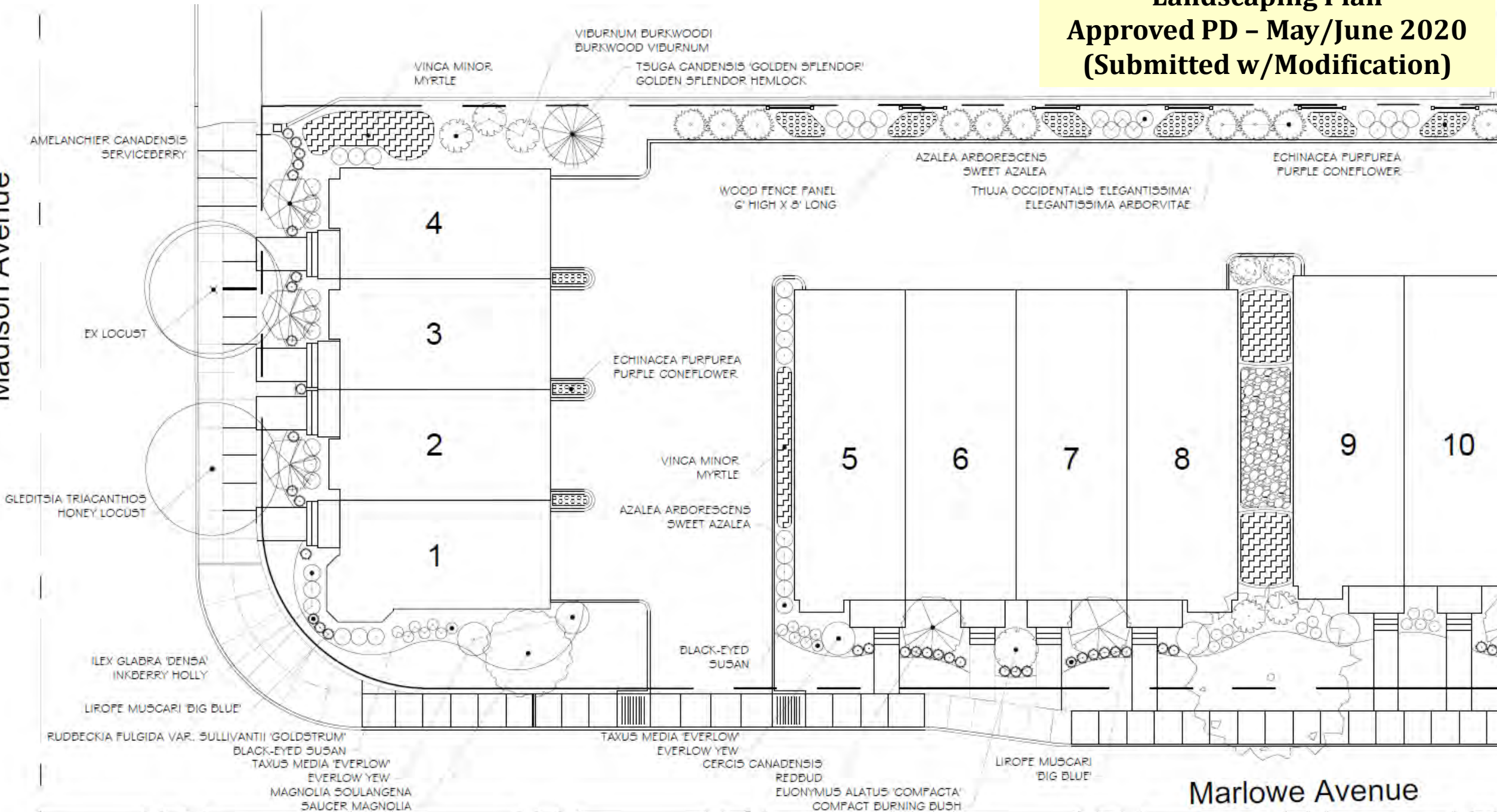


Landscape Plan

Marlowe Park	OFF	20-APR-2020
Lakewood, Ohio	DATE	
	NO. OF SHEETS	06

Landscaping Plan
Approved PD – May/June 2020
(Submitted w/Modification)

Madison Avenue



AMELANCHIER CANADENSIS
SERVICEBERRY

VINCA MINOR
MYRTLE

VIBURNUM BURKWOODI
BURKWOOD VIBURNUM

TSUGA CANDENSIS 'GOLDEN SPLENDOR'
GOLDEN SPLENDOR HEMLOCK

AZALEA ARBORESCENS
SWEET AZALEA

ECHINACEA PURPUREA
PURPLE CONEFLOWER

WOOD FENCE PANEL
6' HIGH X 8' LONG

THUJA OCCIDENTALIS 'ELEGANTISSIMA'
ELEGANTISSIMA ARBORVITAE

4

3

2

1

ECHINACEA PURPUREA
PURPLE CONEFLOWER

VINCA MINOR
MYRTLE

AZALEA ARBORESCENS
SWEET AZALEA

5

6

7

8

9

10

EX LOCUST

GLEDITSIA TRIACANTHOS
HONEY LOCUST

ILEX GLABRA 'DENSE'
INKBERRY HOLLY

LIROPE MUSCARI 'BIG BLUE'

BLACK-EYED
SUSAN

RUDBECKIA FULGIDA VAR. SULLIVANTII 'GOLDSTRUM'
BLACK-EYED SUSAN

TAXUS MEDIA 'EVERLOW'
EVERLOW YEW

MAGNOLIA SOULANGENA
SAUCER MAGNOLIA

TAXUS MEDIA 'EVERLOW'
EVERLOW YEW

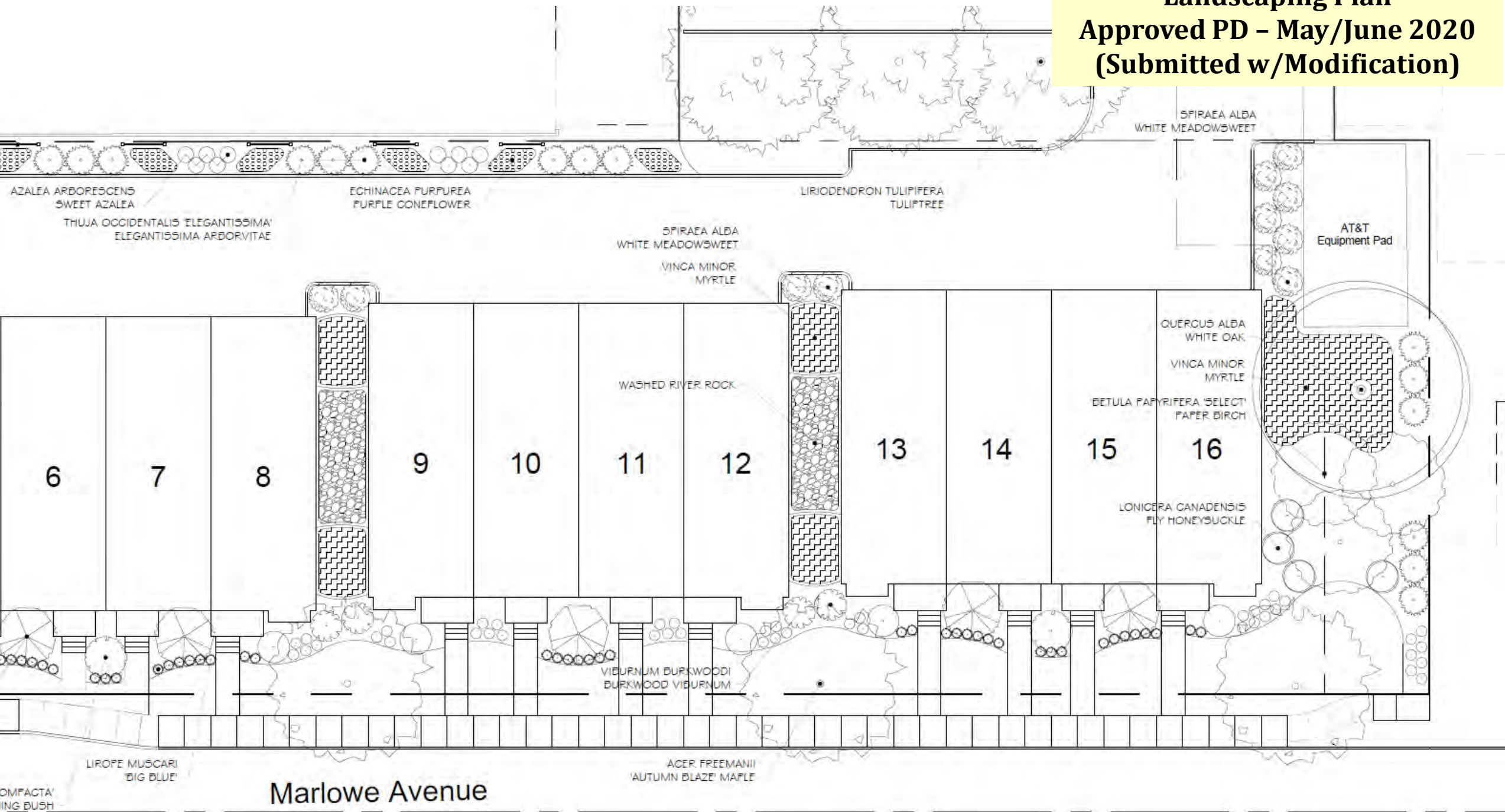
CERCIS CANADENSIS
REDDUD

EUONYMUS ALATUS 'COMPACTA'
COMPACT BURNING BUSH

LIROPE MUSCARI
'BIG BLUE'

Marlowe Avenue

Landscaping Plan
Approved PD – May/June 2020
(Submitted w/Modification)



Marlowe Park Townhomes

Fence and Landscape Images



Shadow Box Fence 6 ft.



Autumn Blaze Maple



Tulip Tree



Saucer Magnolia



Serviceberry



Paper Birch



White Oak



Golden Splendor Hemlock

**Landscaping Plan
Approved PD – May/June 2020
(Submitted w/Modification)**

**Landscaping Plan
Approved PD – May/June 2020
(Submitted w/Modification)**



Arborvitae (elegantissima)



Redbud



Compact Burning Bush



Everlow Yew



Purple Coneflower



Sweet Azalea



Liriope "Big Blue"



Black-Eyed Susan

**Landscaping Plan
Approved PD – May/June 2020
(Submitted w/Modification)**



Spirea Alba



Fly Honeysuckle



Inkberry Holly



Myrtle

1156.01 PURPOSE.

(a) Planned Development (PD) zoning is intended to encourage orderly development and redevelopment of property, while **allowing more flexibility and creativity in design** to achieve **high quality, integrated site planning** not otherwise possible under the constraints of normal zoning requirements without detriment to neighboring properties.

PDs are intended to permit a more flexible approach to land use control and to promote development that is innovative, integrated with surrounding uses, and shows sensitivity to cultural, environmental, and economic considerations

(b) Planned Development Zoning is intended to **encourage development which is consistent with the Community Vision** including more compact development, pedestrian-friendly site design, urban street character, energy-efficient design, industry best practices, and accommodation of a range of compatible land uses through appropriate site design. PDs are intended to permit a more flexible approach to land use control and to promote a variety of housing types.

(c) A PD encourages the **development of compact, pedestrian-scaled, neighborhoods while providing greater efficiencies in use of infrastructure**. It is intended to help advance revitalization initiatives and recognize the market demand for new residential and commercial development within compact, pedestrian friendly districts.

PD zoning is intended to **work in conjunction with the proactive development** of pocket parks, open spaces, and the creation of public spaces within the districts. PD Zoning specifically discourages those uses that: promote a strip center development pattern, promote idle land and over parking, and detract from the image enhancement intentions of this district.

(Ord. 17-17. Passed 3-20-17.)



1156.02 LOCATION OF PLANNED DEVELOPMENTS.

(e) A PD should utilize the **following characteristics to the greatest possible extent which shall be considered in the approval process:**

- (1) Designs that reflect the Vision and that offer types or densities of development that are not available under the other Sections of this Code.
- (2) Designs that utilize a creative approach to achieve better urban design, efficiencies in use of land and infrastructure, and the provision of aesthetic amenities.
- (3) Designs that provide appropriate buffers and transitions between areas with different land uses and development densities.
- (4) Designs that maintain or enhance the appearance of neighborhoods by complementing neighborhood architectural character.
- (5) Designs that are intended to encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted uses and/or modification of variation from otherwise applicable zone district and development standards.
- (6) Designs that conserve areas of natural beauty and green spaces to the greatest degree possible consistent with accommodating new development.
- (7) Designs that incorporate "green architecture" pursuant to Resolution 7746-03...City...Green Building Policy.

(Ord. 17-17. Passed 3-20-17.)



1156.05 DESIGN PRINCIPLES. (1 OF 6)

The following Design Principles provide certain guidelines and requirements, as noted, in the design preparation of a Preliminary PD Plan.

(a) Building and Site Design.

- (1) Wherever feasible, buildings shall be designed to provide massing configurations with a variety of different wall planes. Plain, monolithic structures with long walls and roof plane surfaces are discouraged.
- (2) Building facades should incorporate design elements such as changes in color or texture; projections, recesses, and reveals; arcades or pergolas providing pedestrian interest; or equivalent elements that subdivide the wall into human scale proportions. Blank facades are highly discouraged, especially on walls facing streets or pedestrian ways.
- (3) Commercial Building facades shall have highly visible customer entrances that feature canopies, overhangs, arcades, distinctive roof forms, arches, display windows, or landscaped features. Primary entrances should face streets on which they are located.
- (4) Buildings shall have well defined rooflines with attention to architectural detail. Consideration should be given to the prevailing pattern of roofs in the area surrounding and within the PD.
- (5) Sloping roofs, where used, shall have one (1) or more of the following architectural features: gables, hips, horizontal or vertical breaks, or other similar techniques that are to be integrated into the building architecture.

(b) Building Materials. Building materials shall be limited to brick, masonry, stucco, wood, fiber, cement siding, wood shingle, wood siding, cultured stone, or other similar materials. Prohibited materials include aluminum or vinyl siding, dryvit-type products on the lowest eight (8) feet of any structure, split faced block, and other similar materials.



1156.05 DESIGN PRINCIPLES. (2 OF 6)

(c) Vehicular Circulation and Access.

- (1) Circulation systems shall be designed to efficiently facilitate traffic flow, yet designed to discourage speeds and volumes that impede pedestrian activity and safety.
- (2) Street designs are encouraged to incorporate traffic calming devices and techniques.
- (3) Common or shared access points are encouraged.
- (4) To the maximum extent feasible, common or shared service and delivery access shall be provided between adjacent parcels or buildings, and provided to the rear of buildings.
- (5) Safe and adequate site distances shall be provided at all intersections.
- (6) Transit stops should be incorporated into site plans, where feasible.
- (7) The developer as part of the site plan review process shall provide traffic impact studies.

(d) Pedestrian Access and Circulation.

- (1) A coordinated pedestrian system shall be provided throughout the PD, including connections between uses on the site, and between the site and adjacent properties and rights-of-way. Pedestrian connections shall be provided to properties across streets wherever feasible.
- (2) The site shall be connected to adjacent properties and pedestrian facilities to the maximum extent feasible.
- (3) Continuous sidewalks or other pedestrian facilities shall be provided between the primary entrances to buildings, all parking areas that serve the buildings, pedestrian facilities on adjacent properties that extend to the boundaries shared with the PD, any public sidewalk along perimeter streets, or other community amenities or gathering spaces.
- (4) Decorative sidewalks, such as brick pavers, are encouraged at key intersections or streets.
- (5) Street furniture or other amenities are encouraged, such as plazas, benches, and decorative pedestrian light fixtures.
- (6) Open and public areas should be provided as a mixture of green space landscaping and hardscape pedestrian areas with a goal of twenty (20) percent of the site area.



1156.05 DESIGN PRINCIPLES. (3 OF 6)

(e) Parking.

(1) Adequate parking shall be provided, but excessive parking is discouraged. The standards contained in Chapter [1143](#) shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations as determined by the Commission, and a finding by the Commission that the modified parking standards would comply with the provisions of the Code and the intent of the PD.

(2) The visual impact of parking shall be minimized through the use of interior landscaped islands and through dividing parking spaces into groupings.

(3) The edges of parking lots shall be screened through landscaping or other methods such as decorative fences.

(4) A minimum of one (1) off-street parking space shall be required behind each residential unit or garage. No garage openings shall be permitted onto public streets.

(f) Landscaping and Screening.

(1) It shall be the duty of the Commission to determine whether a reasonable percentage of the area within a PD shall be maintained in a combination of landscaped and urban open space. The project must adhere to the spirit of the City's landscape values. The standards contained in Chapter [1141](#) shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations determined by the Commission that such considerations would comply with the provisions of the Code and the intent of the PD.

(2) Pedestrian access from adjacent residential streets is encouraged. The owners of residential property directly abutting rear yards, parking and loading areas of a PD shall be contacted and offered masonry screening and/or appropriately designed alternatives. PD applicants shall document meetings with abutting residential owners and the results of such meetings. The intent of this provision is for the applicant to involve nearby residents in the PD project. City staff shall assist in this process.

(3) Where required, screening fences and walls shall be erected. The standards of Chapter [1141](#) shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations determined by the Commission that such considerations would comply with the provisions of the Code and the intent of the PD.

(4) If used, the owner of the property on which the fence is required to be erected shall permanently and adequately maintain screening fences or walls. The following types of walls or fences shall qualify, Chapter [1141](#) notwithstanding.



1156.05 DESIGN PRINCIPLES. (4 OF 6)

(f) Landscaping and Screening. (CONTINUED)

- (5) Masonry wall or fence. Masonry fences or walls shall be constructed with the finish side out and of any of the following materials:
- A. Native stone
 - B. Brick
 - C. Precast concrete panels with decorative finish or decorative concrete masonry units
 - D. In no case shall more than twenty-five percent (25%) of the area of the fence be erected with common smooth-face masonry units.
- (6) Ribbed metal panel fence. Suitably finished to blend with the primary structure and supported by structurally sound metal frame.
- (7) Vegetative screening. Using plants and fence materials, vegetative screens may be proposed.
- (8) Screening of roof-mounted equipment. All roof-mounted equipment that rises above the roofline of any building or structure

(g) Streetscape Improvements.

- (1) A Streetscape Plan shall be submitted for the entire site. The Streetscape Plan shall address the relationship between vehicular and pedestrian traffic, pedestrian facilities, street and sidewalk lighting, landscaping, street furniture, trash receptacles, and transit stops.
- (2) The design of streets, pedestrian ways, landscaping, lighting, and street furniture shall be coordinated/integrated throughout the site.
- (3) Vehicular streets and driveways shall be designed to be compatible with pedestrian ways to encourage a pedestrian friendly environment. The width of streets shall be sensitive to pedestrian scale, and shall be minimized to avoid overwhelming that pedestrian scale while allowing for efficient vehicular traffic flow.
- (4) Site furnishings such as benches, seating, trash receptacles, bike racks, lighting fixtures, and tree grates shall be addressed in the Streetscape Plan.

(h) Service Area and Mechanical Screening.

- (1) The location of service areas and mechanical equipment shall be considered as part of the overall site design.
- (2) Service areas and mechanical equipment shall be screened from public view.



1156.05 DESIGN PRINCIPLES. (5 OF 6)

(i) Signage.

- (1) A master sign plan shall be prepared illustrating the location, type, size, and materials of all signage, pursuant to Chapter [1329](#) of the Building Code.
- (2) It shall be the duty of the Board of Building Standards/Architectural Board of Review to review the sign proposal. The standards contained in Chapter [1329](#) of the Building Code shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations determined by the Board of Building Standards/Architectural Board of Review that such considerations would comply with the provisions of the Building Code and the intent of the PD. Generally, the standard will be landscaped monument signs and multi-tenant signs.

(j) Lighting.

- (1) A lighting plan shall be prepared, including a photometric illustration.
- (2) It shall be the duty of the Board of Building Standards/Architectural Board of Review to review the lighting proposal. The standards contained in Chapter [1306](#) of the Property Maintenance Code shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations determined by the Board of Building Standards/Architectural Board of Review that such considerations would comply with the provisions of the Building Code and the intent of the PD.
- (3) Lighting shall be designed to avoid spillover onto adjacent properties through the use of cutoff shields or other similar features.

(k) Fences. It shall be the duty of the Architectural Board of Review to review the fence requirements pursuant to Chapter [1153](#) to determine whether said plan is consistent with the provisions of the Code and the intent of the PD.



1156.05 DESIGN PRINCIPLES. (6 OF 6)

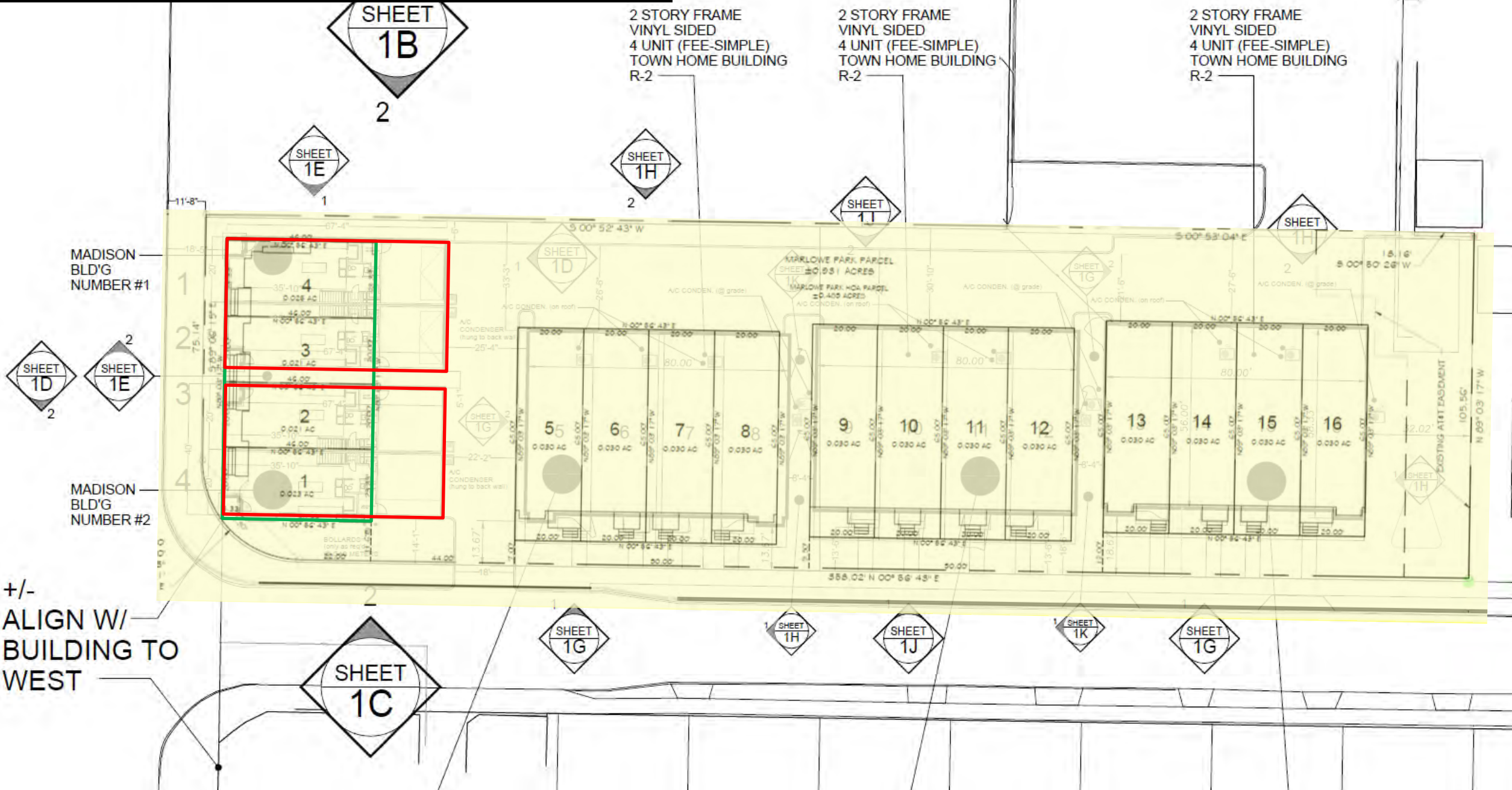
(l) Urban Open Space.

- (1) Common open space (whether dedicated to public use or owned and maintained in common by the owner or owners) shall be reserved for the leisure and recreational use of all the project's occupants and readily accessible thereto.
- (2) The guideline for PD open space is twenty percent (20%) of the project area.
- (3) Landscaping requirements can be incorporated into the open space requirement pursuant to subsection (f).
- (4) The Commission in making this determination may consider the availability and nature of adjacent or nearby public open space and parkland.
- (5) Common open space is land area of which at least fifty percent (50%) is not covered by buildings, structures or the building's parking spaces.
- (6) Common open space shall be guaranteed by a restrictive covenant in the deed describing the open space and its uses, and requirements regarding maintenance, and improvement that run with the land for the benefit of occupants or the public.

(m) Amenities. All PD's with residential uses should provide on-site amenities within the site which contribute to the open space. These amenities may include but are not limited to: courtyards, a swimming pool, spa, clubhouse, tot lot with play equipment, picnic shelter/barbecue area, court game facilities such as tennis, basketball, or racquetball, or child day care facilities.



Recorded Plat vs. Updated Site Plan



Massing/Height

Approved PD - May/June 2020



35' 9.5"

30' 4"



ELEVATION / MARLOWE AVENUE

Proposed Modification

31' 8"

30' 4"



16' 3"



MADISON BUILDING 2

MARLOWE BUILDING 1

MARLOWE BUILDING 2

MARLOWE BUILDING 3

CHRISTOFF DEVELOPMENT
MARLOWE ELEVATION

3/32" = 1'-0"



Massing/Height

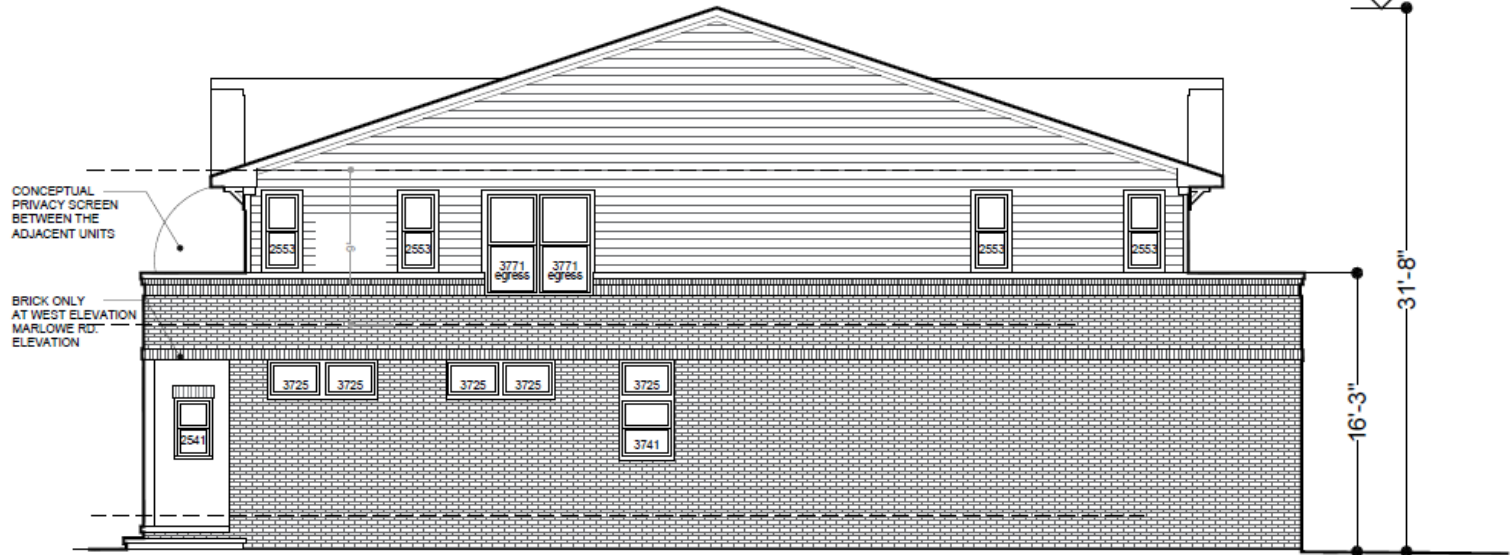
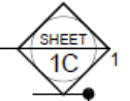
BUILDING ONE

BUILDING TWO

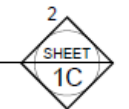


MADISON ELEVATION

CHRISTOFF DEVELOPMENT
MADISON BUILDINGS (north / front) ELEVATIONS
1/4" = 1'-0"



CHRISTOFF DEVELOPMENT
MADISON BUILDINGS (west/side) ELEVATION
1/4" = 1'-0"



Neighborhood Context (West)



Neighborhood Context (West)



Neighborhood Context (East)



Neighborhood Context (Block)

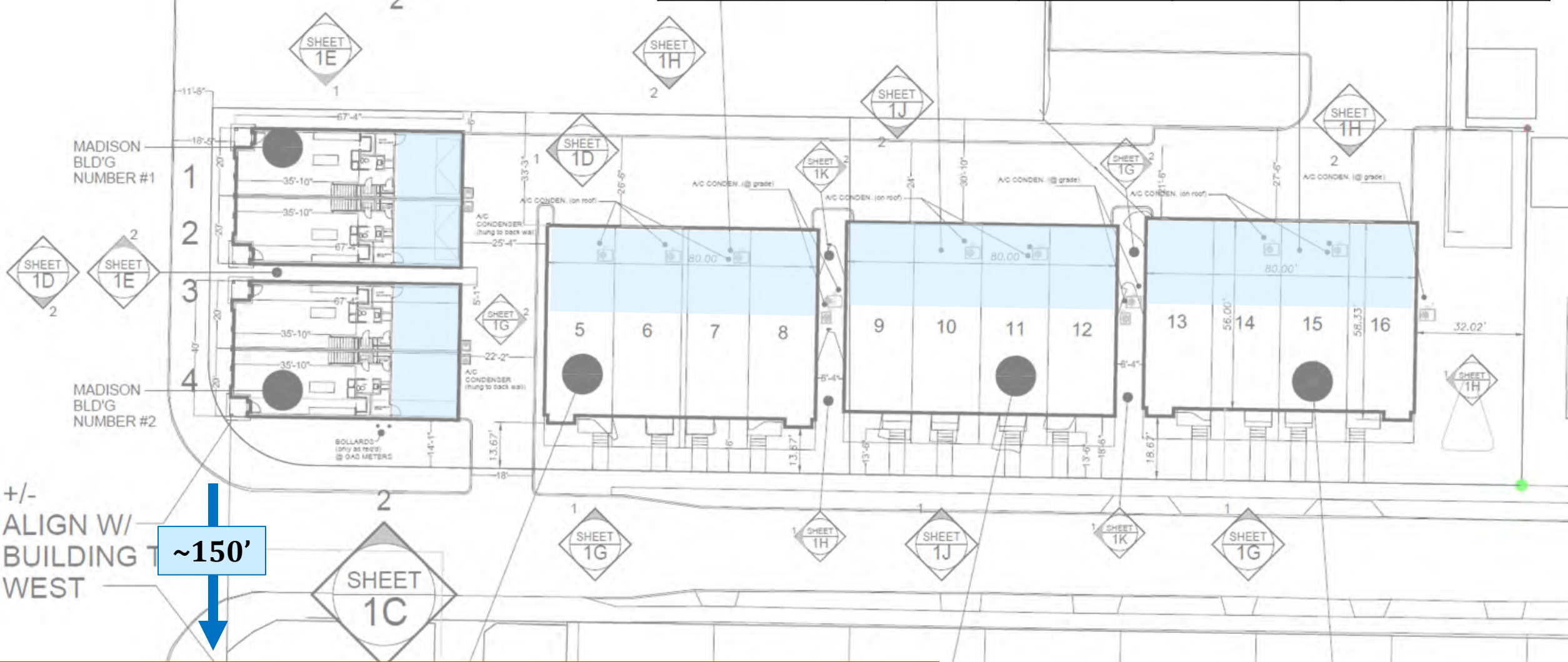


Parking

1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.

- Residential (Single-Family): Min. 1 per dwelling unit/No Max; 1 required space shall be in a garage

Use	Size	Minimum	Maximum	Proposed
Single-Family	16 Units	16 Spaces	N/A	32 Spaces



31 Additional Public Spaces (Municipal Lot #3 - 14521 Madison)

Recommendation (05-19-25) – Minor Modification/PD

Deferral to June with further consideration towards:

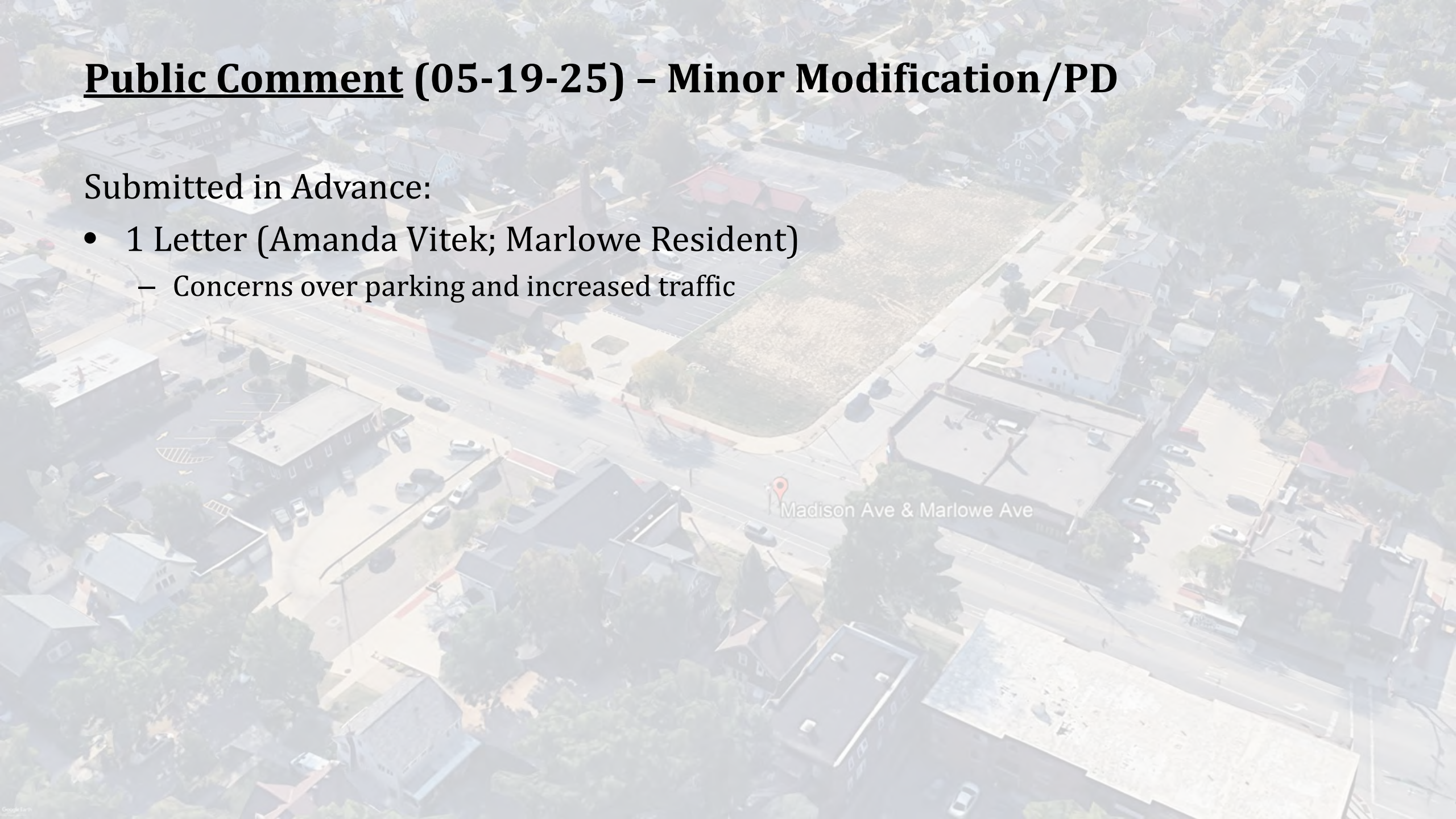
- Madison building(s) massing/height in relation to commercial corridor/context.
- Update Landscaping Plan to reflect changes to Madison Building(s) & Setbacks.
- Update Plat to reflect new property lines for separated Madison Building(s).
- Safety Forces (Fire) Review of Site Plan.
- Other areas as appropriate.

Madison Ave & Marlowe Ave

Public Comment (05-19-25) – Minor Modification/PD

Submitted in Advance:

- 1 Letter (Amanda Vitek; Marlowe Resident)
 - Concerns over parking and increased traffic



Madison Ave & Marlowe Ave



12534 Lake Ave

Docket 05-20-25 - 12534 Lake
Lot Split (Return for Modification)



Request (05-20-25)

The review of a **Lot Split (Return for Modification)** pursuant to:

- Chapter 1155 (Subdivision Regulations)

Property is in the MH (Residential, Multi-family, High-Density) District.

Original Plat approved by PC at June 2024 meeting.

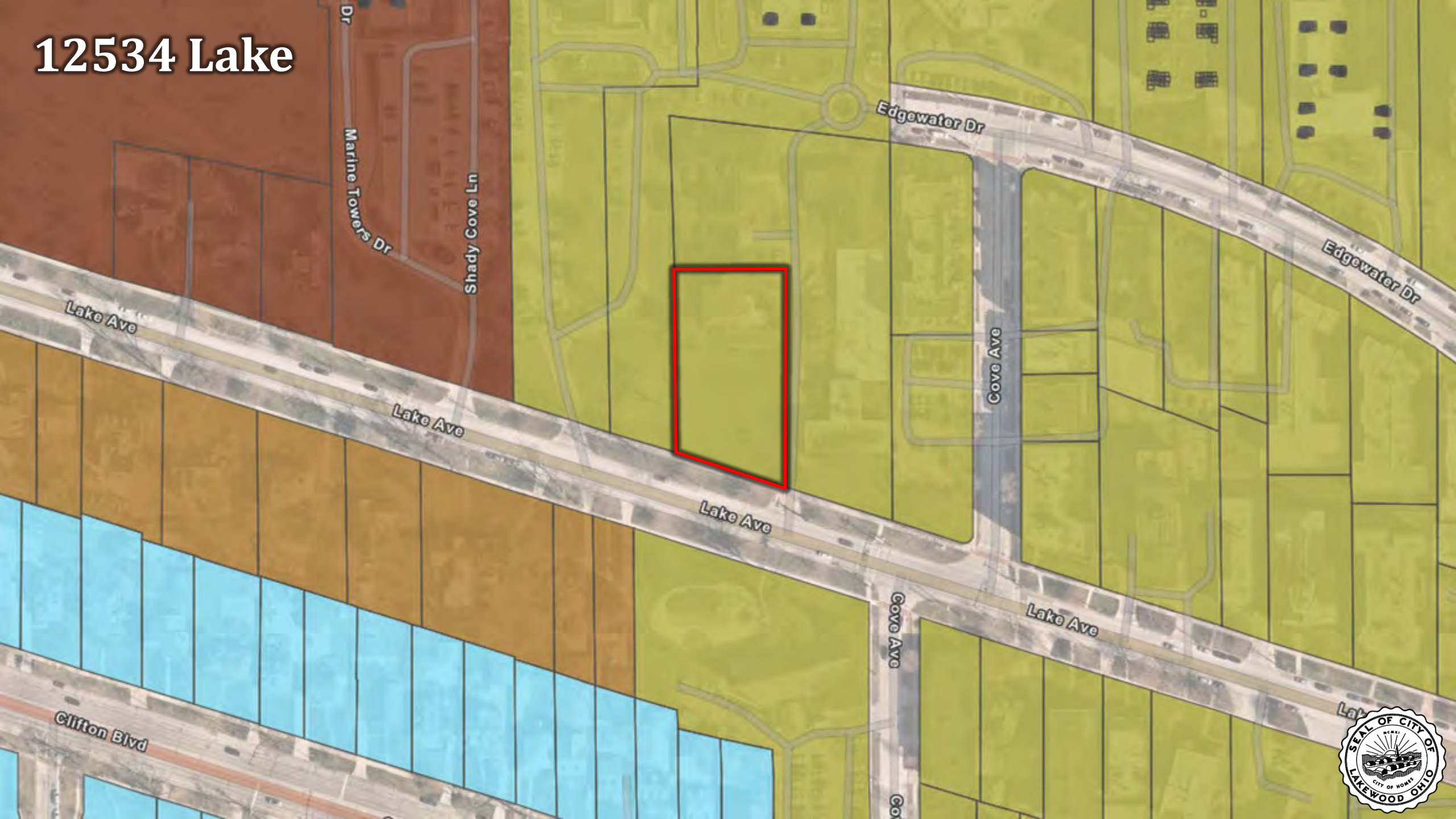
Update/design modifications were approved by ABR at April 2025 meeting.




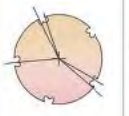












12534 Lake



12534 Lake



Applicant Presentation

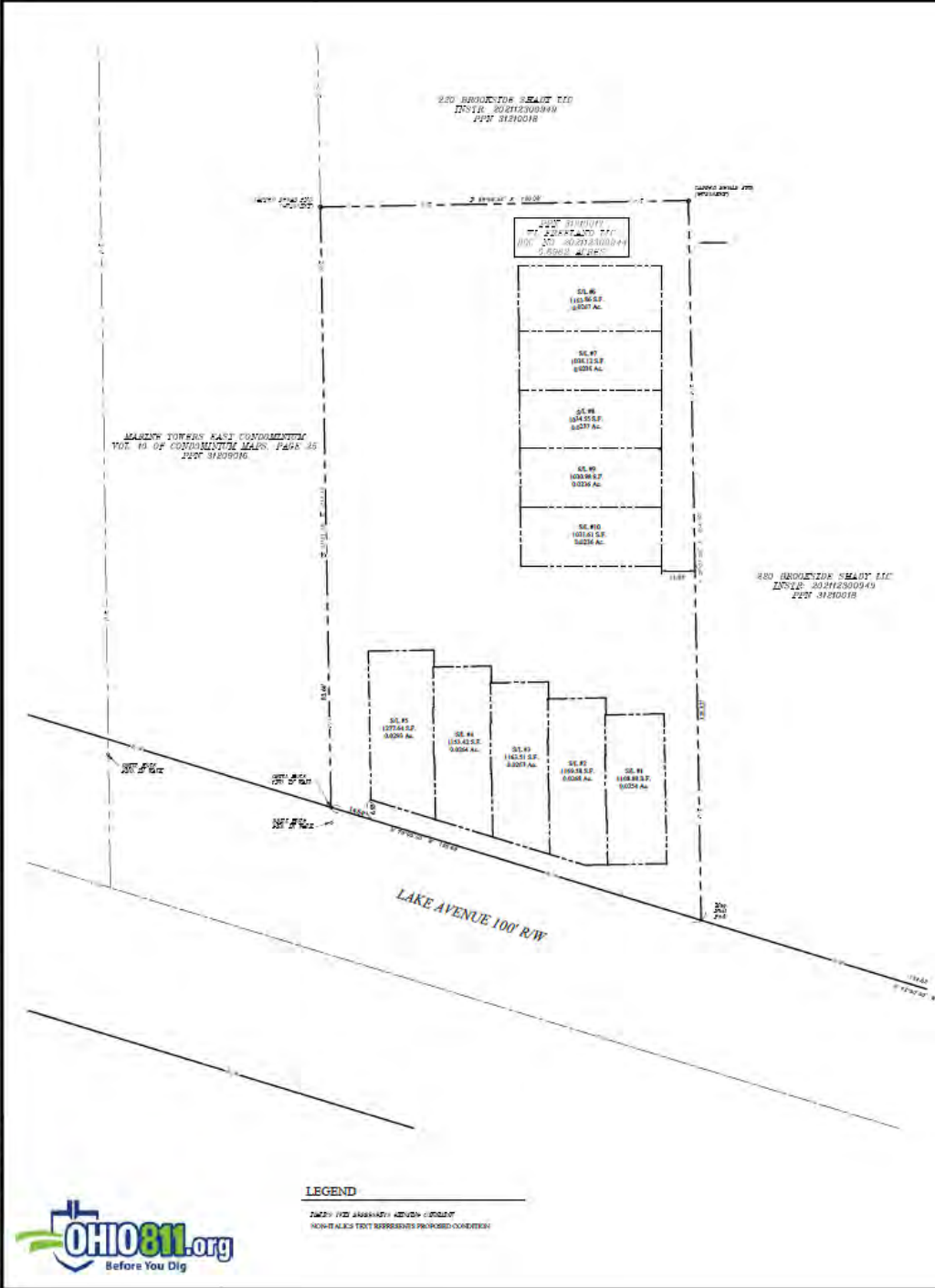
IMAGE	ICON	SPECIES	# OF PLANTS
		White Spire Birch <i>Betula nigra</i>	11
		Horsechestnut <i>Aesculus hippocastanum</i>	3
		Black Gum <i>Eucalyptus aggregata</i>	6
		Sky Rocket Juniper <i>Juniperus scopulorum</i>	52
		Angelina Sedum <i>Sedum anglicum</i>	4
		Ivory Halo Red Twig Dogwood <i>Cornus alba</i>	30
		Green Mountain Boxwood <i>Buxis x</i>	72



LAKESWOOD TOWNHOMES | LAKESWOOD OHIO | LANDSCAPE DESIGN

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.





220 BRONKHORST ROAD LLC
 DIST# 202112300949
 TWP 3120018

220 BRONKHORST ROAD LLC
 DIST# 202112300949
 TWP 3120018

MASSIVE TOWERS EAST CONDOMINIUM
 VOL. 19 OF CONDOMINIUM MAPS, PAGE 45
 TWP 3120018

LEGEND
 DASHED LINE: EXISTING UTILITY
 SOLID LINE: PROPOSED UTILITY

SITE BENCH MARK
 BENCH MARK #1
 DESCRIPTION
 8" DIA. METAL SET IN CONCRETE ON SOUTH SIDE OF LIGHT POLE
 LOCATED NORTH OF THE MAIN PROPERTY CORNER.
 ELEVATION = 644.53

WEBER ENGINEERING SERVICES
 2555 Harville Rd., Suite B
 Rossstown, OH 44272
 www.WeberEngineeringServices.com
 336.326.3077
 mail@webercs.com

STATE OF OHIO
 MATTHEW WEBER
 61709
 PROFESSIONAL ENGINEER
 Reg. No.: 61709

CLIENT:
RDL ARCHITECTS
 21111 CHAGRIN BLVD., #110
 BEACHWOOD, OHIO 44122
 216.752.4300

OWNER:
VL FREELAND LLC
 P.O. BOX 203390
 MIDDLEBURG HEIGHTS, OH
 44130

**SHADY COVE TOWNHOMES
 NEW CONSTRUCTION**
 12534 LAKE AVE, LAKEWOOD, OH

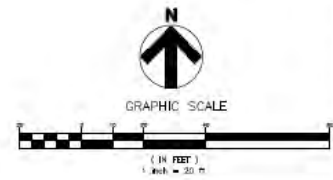
Issue Date
02-17-2024
02-26-2024
03-04-2024
03-05-2024
04-25-2024
06-17-2024
07-31-2024
08-12-2024
02-13-2025

PROGRESS
 03-26-2025
 04-14-2025

**PRELIMINARY
 PLAT**

C102A
 Project No. 2023-252

OWNER CERTIFICATION
 I, THE UNDERSIGNED, VL FREELAND LLC, THROUGH ITS AGENT, HEREBY CERTIFIES THAT THE ATTACHED PLAT ACCURATELY REPRESENTS THE SHADY COVE TOWNHOMES, A SUBDIVISION OF 44 LOTS (LOT NUMBERS 1 THROUGH 14 EXCLUSIVE) AND THE SAME WAS PREPARED AT OUR EXPENSE.
 VL FREELAND LLC, HEREBY GRANTS INTO THE SHADY COVE HOMEOWNERS ASSOCIATION, INC. AN "ACCESS UTILITY AND MAINTENANCE EASEMENT" AS SHOWN HEREON.
 SAID ACCESS UTILITY AND MAINTENANCE EASEMENT IS NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR THE CONVENIENCE AND BENEFIT OF THE HOMEOWNERS WITHIN SHADY COVE SUBDIVISION AND IS TO BE MAINTAINED BY THE SHADY COVE HOMEOWNERS ASSOCIATION, INC.
 THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMANCE WITH ALL EXISTING PAID FOR, PLATTED, HEALTH OR OTHER LAWS, RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF LAKEWOOD, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBDIVISION OWNERS OR ASSIGNED TAKING TITLE FROM OF UNDERSIGNED OR THROUGH THE UNDERSIGNED.
 IN WITNESS WHEREOF, VL FREELAND LLC, THROUGH ITS AGENT, HAS HERETO SET HIS HAND AT _____, OHIO, THIS _____ DAY OF _____, 2024.
 BY: _____ AGENT
 NOTARY PUBLIC
 STATE OF OHIO
 COUNTY OF CUYAHOGA
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, VL FREELAND LLC, THROUGH ITS AGENT WHO ALEXANDER DEARD THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED.
 IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2024.
 NOTARY PUBLIC
 APPROVALS
 CITY ENGINEER
 THIS PLAT IS HEREBY APPROVED, BY THE CITY ENGINEER OF THE CITY OF LAKEWOOD THIS _____ DAY OF _____, 2024.
 LAKE WOOD CITY ENGINEER
 PLANNING COMMISSION
 THIS PLAT HEREBY APPROVED, BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD THIS _____ DAY OF _____, 2024.
 PLANNING COMMISSION CHAIRMAN
 PLANNING COMMISSION SECRETARY





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

REVISED DISPOSITION LETTER JUNE 20, 2024

Tyler Brummett
Brookside Shady LLC
716 University Court
Cleveland, OH 44113

Docket No. 06-22-24
Re: 12534 Lake Ave.
Shady Cove Townhouses

Dear Applicant:

At the meeting on 6/6/2024, the Lakewood Planning Commission met regarding approval for lot splits to accommodate 16 townhouses (PPN 31210017), pursuant to Section 1155.07 – lot splits. Property is located in the MH, Multi-Family, Hight Density district.

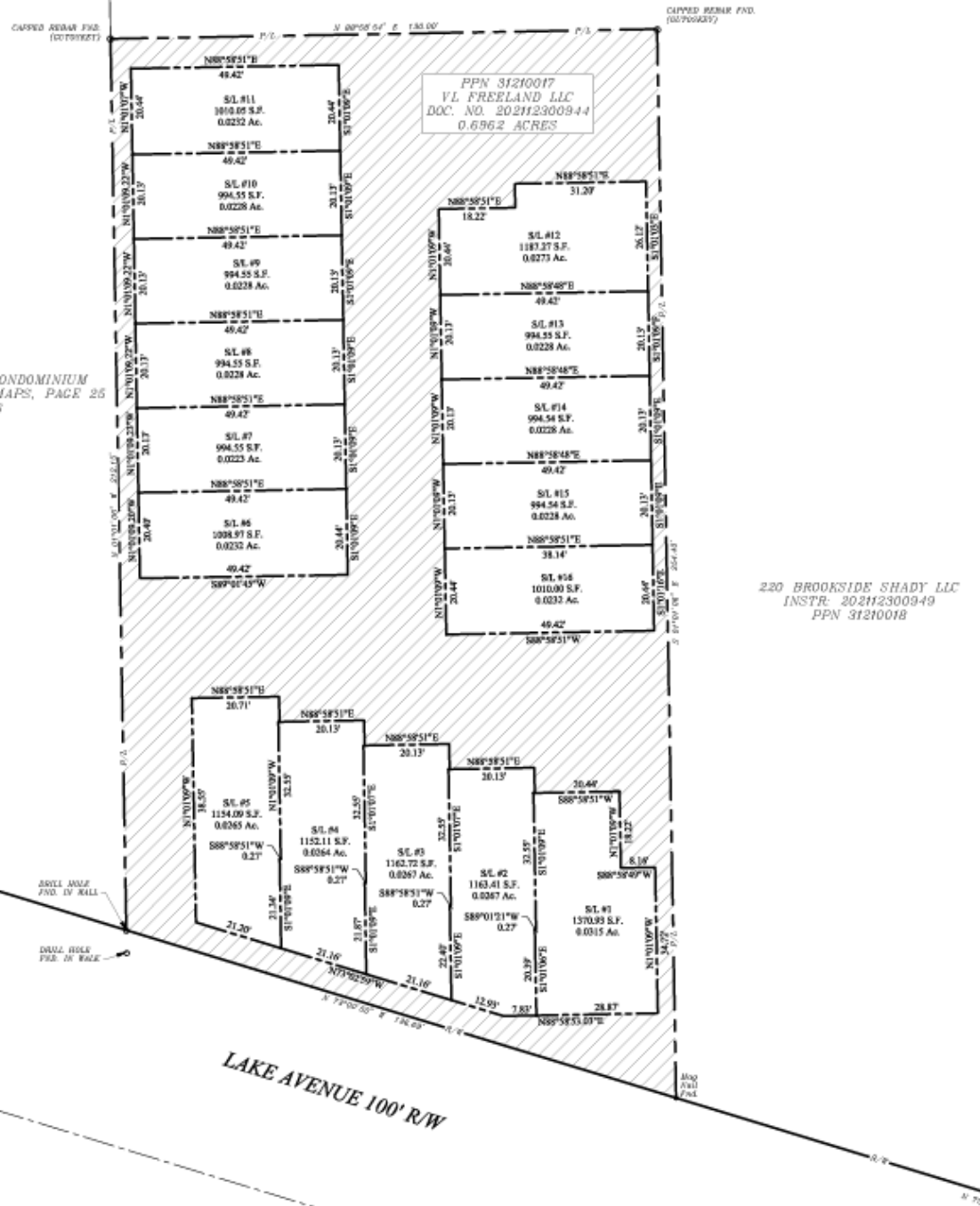
The Commission decided to APPROVE the plat as submitted with the following conditions:

1. The plat is submitted for City Engineer review.
2. An exclusive easement be established for access from Lake Ave. to both ingress/egress points up to the project development on the east side of the site and that easement is reviewed and approved by the City's Engineer and recorded at the time of the plat recordation.

Please contact the Division of Housing and Building with any comments or concerns you may have at (216) 529-6270.

Sincerely,

David Baas, Assistant Director
Planning and Development



1155.07 PROCEDURES FOR LOT SPLITS.

- (a) Application. A lot split map based on field survey prepared by a professional surveyor registered in the State of Ohio showing existing structure(s) on the parcel(s) involved and the proposed lot line change shall be submitted to the Director prior to the deadline established by the Commission by rule.
- (b) Review by Engineer. The Director shall submit the preliminary plan and plat to the Engineer for review and if it is satisfactory, the Engineer shall so certify the approval thereon.
- (c) Approval. The Commission shall review all required maps and the report of the Engineer for compliance with the applicable sections of this Chapter and the **Code**. The Chairman and Secretary of the Commission shall make an approval notation on the preliminary plan and the plat.
- (1) If any proposed lot or parcel does not fully conform with the provisions of the **Code**, the Commission shall refer the application to the Board with the request that the Board determine whether the applicant should be entitled to a variance from strict compliance with the provisions of the **Code** which the proposed lot split violates. Upon review and the decision of the Board, the proposed lot split shall be returned to the Commission for its final review and approval, disapproval or modification.
- (2) The Commission may disapprove the plan where it finds that the proposed use is not consistent with the **Vision**; findings supporting such disapproval shall be stated on the record and forwarded to the applicant within fourteen (14) calendar days.
- (3) Upon approval by the Commission, the applicant has 180 days to provide a final plat to the Engineer. Failure to provide the aforementioned plat will cause the decision of the Commission to be null and void. The Commission for good cause may extend the aforesaid 180 day period.
- (d) Recording. The approved plat shall be filed and recorded in the offices of the County Auditor and County Recorder by an authorized representative of the **City** with thirty (30) days after final approval.
- (e) Fees. A review and recording fee, established pursuant to Section [1173.06](#) shall be included with the application.

(Ord. 24-98. Passed 5-18-1998.)

- (f) Notice Procedures. Where a lot split is requested, notice of the public hearing held pursuant to Section [1171.03](#)(i) shall be made in a newspaper of general circulation no less than seven (7) days before the hearing; said notice shall state the time and place of the hearing in accordance with Chapter [107](#) (Publication of Legal Notices) of the Ordinances.

(Ord. 124-05. Passed 2-6-2006.)

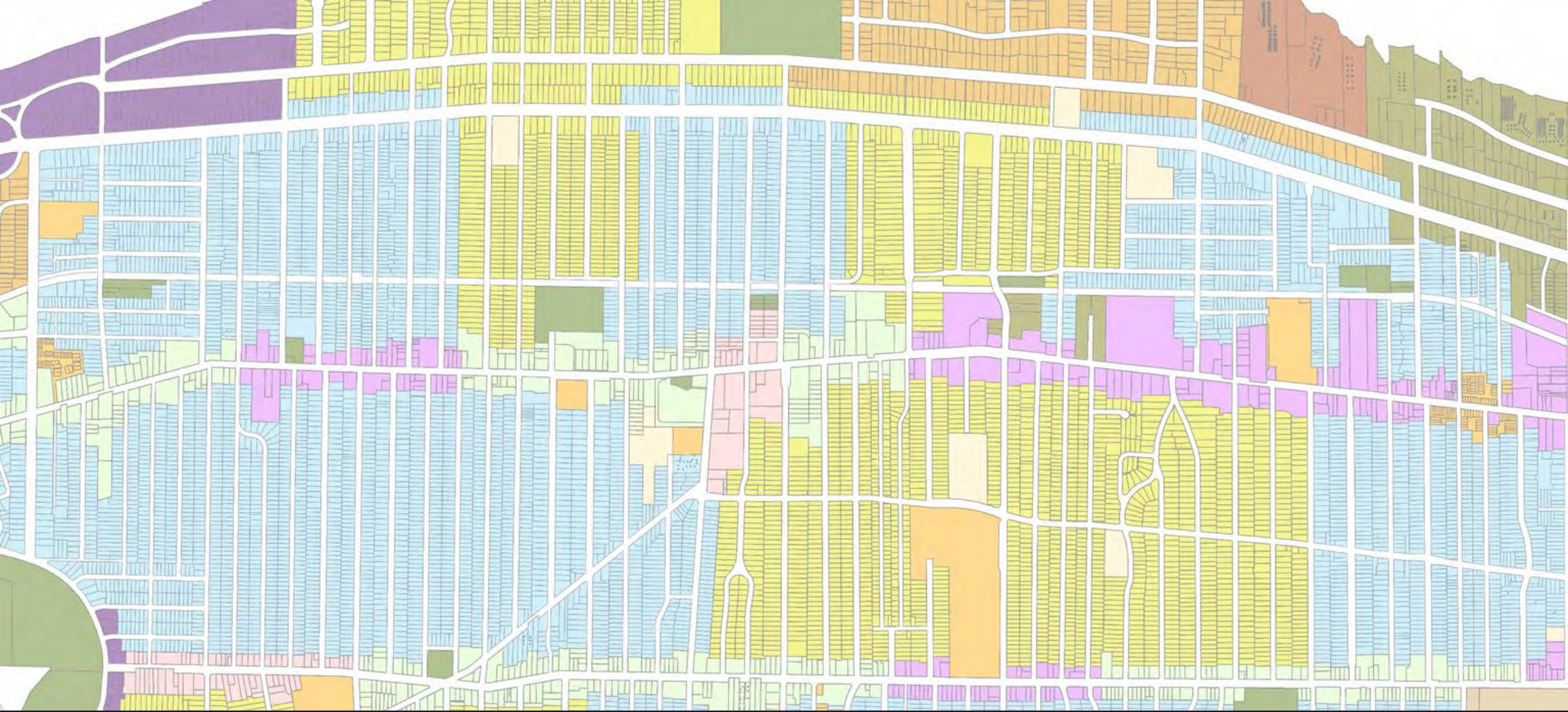


Recommendation (05-20-25) – Lot Split (Return for Modification)

Approval with the following conditions:

- City Engineer review is complete.
- An exclusive easement be established for access from Lake Ave. to both ingress/egress points up to the project development on the east side of the site and that easement is reviewed and approved by the City's Engineer and recorded at the time of the plat recordation.

12534 Lake Ave



Planning Commission

May 2025

