



City of Lakewood  
Planning Commission

(216) 529-6630  
planning@lakewoodoh.gov

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MINUTES  
PLANNING COMMISSION  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
SEPTEMBER 4, 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  
William Sanderson

Staff Present

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

A motion was made by Mr. McDermott, seconded by Mr. LaPointe to **EXCUSE** the absence of Kyle Reisz. All of the members voted yea; the motion passed.

2. APPROVE THE MINUTES OF THE THURSDAY, AUGUST 7, 2025 MEETING

A motion was made by Mr. LaPointe, seconded by Ms. Gall to **APPROVE** the August 7, 2025 meeting minutes. All of the members voted yea; the motion passed.

3. OPENING REMARKS

Mr. Baas read the Opening Remarks into record.

OLD BUSINESS

MIXED USE OVERLAY

4. Docket No. 08-28-25  
13815 and 13901 Detroit Ave.  
The View on Detroit East

Ron Tannenbaum, RDL Architects, applicant, requests the review and approval of a mixed use overlay – pursuant to Chapter 1135 – Mixed Use Overlay District. Property is in the C3 - Commercial, Business district. (Page 3)

Mr. McDermott recused himself from the proposal. Mackenzie Makepeace, DiGeronimo Development, and Gregory Soltis, RDL Architects, were present to explain the request. A comprehensive administrative analysis, comments, and recommendations were provided by Mr. Baas. Public comment was closed as no one spoke to the item.

#### Commissioners' Comments/Questions

- There was not a balance of parking between the east and west buildings. Was the intent to line vehicular parking and pedestrian crossing with each building?
  - Yes.
- Would there be signage directing pedestrian direction?
  - Yes, will explore signage for pedestrian crossings at the crosswalk.

A motion was made by Mr. LaPointe, seconded by Ms. Gall to **APPROVE** Docket No. 08-28-25 with the following conditions:

- Building is not to exceed four (4) stories in height, not including building mechanicals and their appurtenances.
- Minimum of 1,500 ft<sup>2</sup> of commercial space available to non-residents on ground floor with Detroit Avenue frontage and supporting bicycle parking infrastructure.
- Architectural Board of review (ABR) approval of Building and Parking Lot design.
- Landscaping plan (to be approved by ABR) that supports appropriate buffers and transitions between commercial streetscape, development/parking lots, and adjacent residential properties.
- Civil/Engineering approval of plans that include Stormwater Management Best Management Practices (BMP).

All of the members voted yea; the motion passed.

#### DESIGNATE AS HISTORIC

5. Docket No. 08-29-25  
13465 Franklin Blvd.  
Franklin School

Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to Designate as Historic property (HP) the Franklin School (PPN 31505121) - pursuant to Chapter 1134. Property is in the C4 - Commercial, Public School district. (Page 37)

Peter Ketter, Chair for Lakewood Heritage Advisory Board, was present to explain the request. Administrative analysis and comments were provided. Discussion started about consent from the property owner. Mr. Ketter said the property owner had not signed the consent form and was

willing to proceed with the request. Public comment was taken. David Fox, the new and current property owner announced that title transfer occurred on Wednesday, September 3, 2025, and he gave his consent for the designation.

#### Commissioners' Comments/Questions

- What is the boundary of the designated? The Commissioners would like to see a map.
- Are the windows original to the building?
  - They were replacement windows. Since the windows were replacements, the requirements were much less stringent under the Secretary of the Interior Standards, when no original windows remained.

The commissioners requested that if there were additional buildings being considered for historic designation, then bring them before the commissioners earlier in the process.

A motion was made by Mr. LaPointe, seconded by Mr. Sanderson to **Designate as Historic Property**. All of the members voted yea; the motion passed.

#### NEW BUSINESS

#### DETERMINATION OF SIMILAR USE

6. Docket No. 09-30-25  
13465 Franklin Blvd.  
Inner Peace

Samuel V. Diaquila AIA, AMSR LLC, applicant requests the determination and approval of a similar use permit – pursuant to Section 1173.02 – conditional use permits and Section 1173.03- determination of similar use. Property is in the C4 - Commercial, Public School district. (Page 54)

Samuel V. Diaquila AIA, AMSR LLC, applicant, and David Fox, property owner, were present to explain the request. Mr. Fox explained Inner Peace's narrative. Mr. Baas provided an administrative analysis, comments, and recommendations. Asked what changes to the building were planned (exterior/interior), the applicant replied that no changes were planned currently save for installation of ADA components, such as grab bars, repair of windows, etc. Public comment was taken about the current playground equipment.

#### Commissioners' Comments/Questions

- What were the plans for the area in front of the building and the fence?
  - After many meetings, the play equipment would not remain due to insurance and liability issues. It would be a green space.
  - They wanted to keep the current fence.
- Would the green space be accessible to all?

- It was no longer a public space but a private one. Legal issues did not allow for it to remain public.
- How many students do you expect/have?
  - There were about 165 on the roster, but the number would fluctuate on a daily basis.
- What is the range of student ages?
  - 18 to 65 years old.
- As some of the students would be reentering the workforce, who was your typical student?
  - Those with disabilities and autism spectrum disorder. Inner Peace was County and State funded and is licensed.
- Do you plan to have events?
  - Would partner with others and utilize the gym space for dances.
- Would the gym be rented to third parties?
  - No.
- Was the fence necessary?
  - Would consider removing it.
- Front yard fences were prohibited in the city of Lakewood.
- What about the parking lot.
  - It would remain as is.
- Were you willing to add green space, consider stormwater retention?
  - Yes.
- Would city administration offer/ provide information about receiving grants?
  - Yes.
- As the south and west fences would remain, would you commit to cleaning the area?
  - Yes, would clean the area and repair parking bays.

A motion was made by Mr. McDermott, seconded by Mr. Sanderson to **APPROVE** Docket No. 09-30-25 for a similar use permit with the following condition:

- Remove the front yard playground equipment, reseed the area, and remove the front yard fence.

All the members voted yea; the motion passed.

Docket No. 09-31-25 and Docket No. 09-32-25 were called together.

## PARKING PLAN

### 7. Docket No. 09-31-25 1205-07 Warren Rd.

James Prevost PE, PE Limited, applicant request the review and approval of a parking plan and not construct a new garage – pursuant to Chapter 1143.09 Parking Plan Review and 1143.10 Exceptions for Required Minimums. Property is in the R2 – Single- and Two-Family district. (Page 61)

## PARKING PLAN

### 8. Docket No. 09-32-25 1209-11 Warren Rd.

James Prevost PE, PE Limited, applicant, requests the review and approval of a parking plan and not construct new garage – pursuant to Chapter 1143.09 Parking Plan Review and 1143.10 Exceptions for Required Minimums. Property is in the R2 – Single- and Two-Family district. (Page 74)

James Prevost PE, PE Limited, applicant was present to explain the requests. Mr. Baas provided an administrative analysis, comments, and recommendations for both properties. Public comment was closed as no one addressed the item.

#### Commissioners' Comments/Questions

- Understood the issues, but the city had rules. The garages should be built, the use of gravel was not recommended, and did not support the requests.
- Saw that the original intent was to rebuild. What was the storage situation now?
  - Storage was in the basement. They employed a lawnmower service.
- How were the rear properties used now?
  - Primarily for parking.
- Could grass areas be reestablished?
  - Some of it.

#### Question for Administration:

- When would the Lakewood Zoning Refresh Project be completed?
  - In about twelve months.
- What is the maximum lot coverage for the rear yard?
  - For structures only, did not include concrete or pavement.

#### Commissioners' Comments/Questions

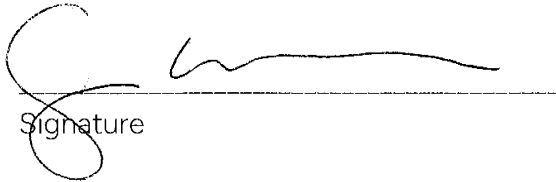
- Said the tenants would not park in the structures due to tight constraints.
- Struggled with the request because the owners signed a document when the demolition permits were issued that stated they would rebuild the garages.
  - The property owner, Mary Katherine Lynch, spoke as to why the garages had not been rebuilt. The units were short term rentals.
- Commissioners/City noted that gravel surface driveways/parking areas are generally not permitted and that, if the Commission was to consider approving the request, the applicant needed to give more thought to other pervious surfaces (pavers, etc.) as well as reducing the overall impervious/paved area in the rear yard of both homes.

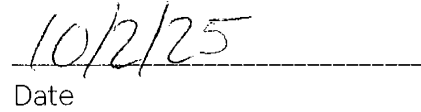
Administrative staff agreed the plan was incomplete and recommended a deferral.

A motion was made by Mr. LaPointe, seconded by Ms. Gall to DEFER Docket No. 09-31-25 and Docket No. 09-32-25 to allow time for the applicant to develop a more comprehensive plan. All of the members voted yea; the motion passed.

ADJOURN

Mr. McDermott ADJOURNED the meeting at 8:02 p.m.

  
Signature

  
Date



### Oath

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

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

PRINT NAME:

SIGN NAME:

- 1. Mackenzie Murrepeace
- 2. GREGORY SOLTIS
- 3. Linda Barbero
- 4. [Signature]
- 5. Sam Dinzuma
- 6. J. Meehan
- 7. Don Pascoe
- 8. M. Lynch
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_
- 11. \_\_\_\_\_

- [Signature]
- [Signature]
- [Signature]
- [Signature]
- [Signature]
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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, September 4, 2025

page 1 of 1

## Johanna Schwarz

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**From:** Brian Meng <bmeng@bialosky.com>  
**Sent:** Wednesday, September 3, 2025 6:11 PM  
**To:** Johanna Schwarz; Amanda L. Cramer; David Baas  
**Cc:** Ian Andrews; Amy Haney - Committee Chair  
**Subject:** FW: Agenda: Planning Commission

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

Johanna, Amanda, and Dave,

On behalf of LakewoodAlive we wanted to provide comments and observations to the projects on the current Lakewood Planning Commission agenda for the 09/04/2025 meeting:

4. Docket 08-28-25: The View on Detroit East
  - Similar to the comments we provided for the 8/7/2025 PC meeting:
    - It is exciting to see this project back on the agenda.
    - Is the use of CIFS consistent with the City's Commercial Design Principles? Section V notes stucco and EIFS as inappropriate building materials. If this is an allowable material, we would strongly suggest attention be paid by the development team in the detailing of the system.
    - Will the residential windows be operational?
  - We appreciate the summary of how this project meeting design principles. This is a complementary development that has taken many contradictory comments from Planning Commission and ABR, and has created a very contextual, attractive development that creates housing on an otherwise vacant and dilapidated property.
  - We appreciate the ground level commercial space on the East Building (however it does seem conducive to a wide variety of commercial uses) and locating the fitness area to help create an active ground level on Detroit Ave. On the east side of Bunts, the ground levels are a mix of residential and commercial uses, and the proposed plan doesn't seem out of context. However, in the future, if the market dictates, perhaps more commercial space can be considered.
5. Docket 08-29-25: Franklin School of Opportunity.
  - It is exciting to see the proposal for designating the Franklin School as a Historic Property.
6. Docket 09-30-25: 13465 Franklin Blvd. – Inner Peace
  - It is exciting to see this project on the agenda as a proposed reuse of the Franklin School of Opportunity.
  - What type of traffic and parking are anticipated for Inner Peace?
    - Will there be bus or passenger vehicle drop offs at certain times of day?
    - If so, will these be accessed via Lewis Dr.
  - Suggest striping a dedicated pedestrian path in the parking lot from the last row of parking to the rear entry plaza.
  - Will the building require future alternations for accessibility?
  - Please advise what will become of the playground and open space. It's become a defacto park for the neighborhood. Any sort of nod to this connection residents feel and ability for them to still be able to use this space would be ideal, and garner good will from the community.
7. Docket 09-31-25: 1205-07 Warren Road – Parking Plan
  - We acknowledge the current Lakewood Ordinance requires R2 zoned properties to provide 1 parking space within a garage.

- We also acknowledge this requirement has been discussed at prior ZPAC meetings regarding the requirements intent and if it warrants modification.
- We applaud the applicant’s creative proposal to provide a sustainable solution (porous pavement) as an alternate to a garage.

8. Docket 09-32-25: 1209-11 Warren Road – Parking Plan

- We acknowledge the current Lakewood Ordinance requires R2 zoned properties to provide 1 parking space within a garage.
- We also acknowledge this requirement has been discussed at prior ZPAC meetings regarding the requirements intent and if it warrants modification.
- We applaud the applicant’s creative proposal to provide a sustainable solution (porous pavement) as an alternate to a garage.

We truly appreciate the opportunity to share our thoughts with you on these applications. If you have any questions on our comments, please let us know and we would be happy to discuss further. It is exciting to see so many developments occurring in Lakewood.

Thank you,

**BRIAN MENG** RA, LEED AP  
Principal | Architect

**BIALOSKY** Always By Design.

P 216-767-2023

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**From:** Ian Andrews <iandrews@lakewoodalive.org>

**Sent:** Wednesday, August 27, 2025 1:34 PM

**To:** Amy Haney - Committee Chair <amyjhaney@gmail.com>; Brian Meng <bmeng@bialosky.com>

**Subject:** Fw: Agenda: Planning Commission

**Ian Andrews**

Executive Director

LakewoodAlive

12815 Detroit Avenue

Lakewood, OH 44107

216-521-0655



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**Upcoming Events:**

**8/27 – Cilantro Taqueria Dine to Donate**

**9/9 – Western Reserve Distillers Dine to Donate**

**9/19 – Despina's Bakery Dine to Donate**

**10/11 – 18<sup>th</sup> Annual Spooky Pooch Parade**

**10/14 – Western Reserve Distillers Dine to Donate**

**10/23 – 16<sup>th</sup> Annual Lakewood Chocolate Walk**



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**From:** Johanna Schwarz <[Johanna.Schwarz@lakewoodoh.gov](mailto:Johanna.Schwarz@lakewoodoh.gov)>

**Sent:** Wednesday, August 27, 2025 1:20 PM

**To:** Johanna Schwarz <[Johanna.Schwarz@lakewoodoh.gov](mailto:Johanna.Schwarz@lakewoodoh.gov)>

**Subject:** Agenda: Planning Commission

Good afternoon, Everyone,

Please click on the link to view the agenda of the Planning Commission scheduled for Thursday, September 4, 2025.

[https://www.lakewoodoh.gov/wp-content/uploads/2025/05/PCAgenda\\_090425.pdf](https://www.lakewoodoh.gov/wp-content/uploads/2025/05/PCAgenda_090425.pdf)

Thank you.

Sincerely,

*Johanna Schwarz*

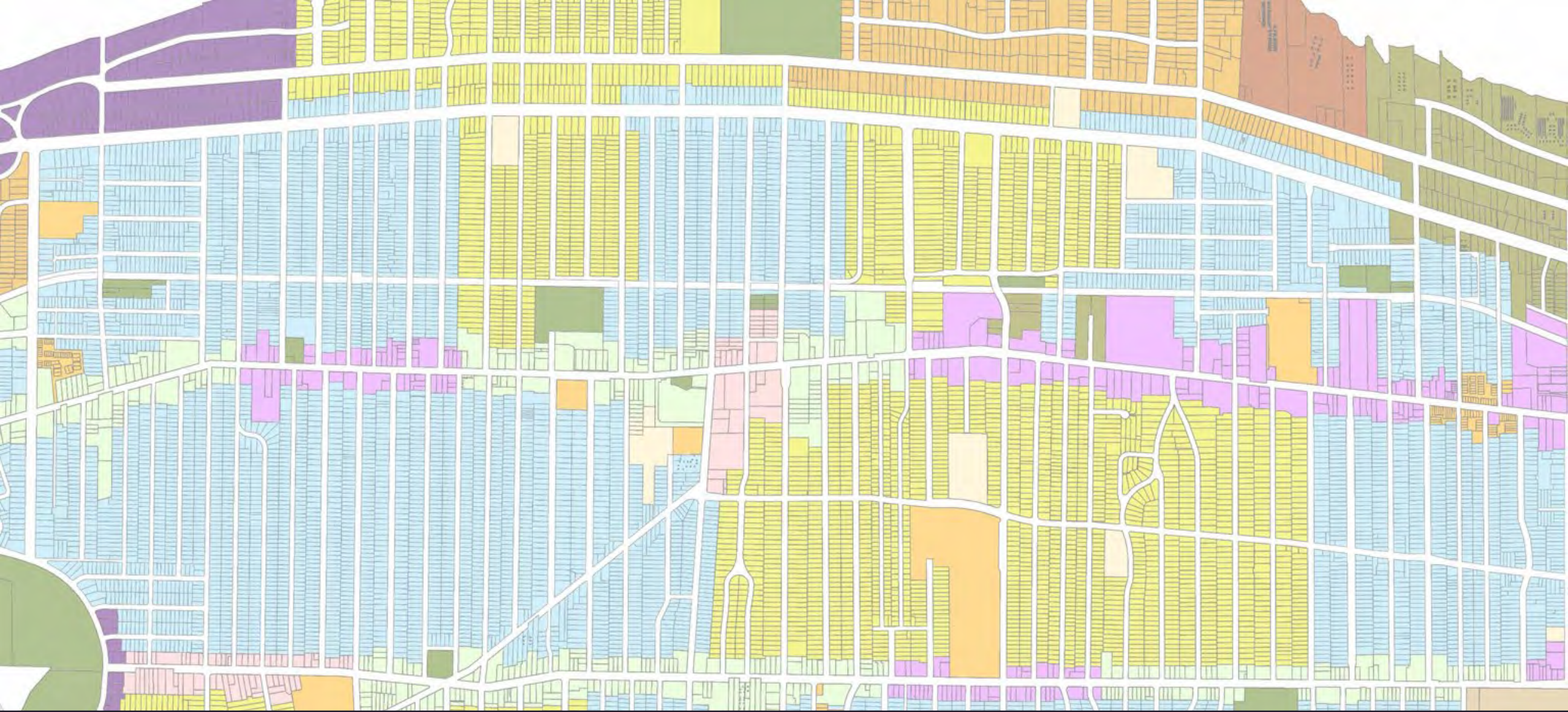
Administrative Assistant II

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# Planning Commission

September 2025





**Planning Commission**  
**September 2025 Agenda**

1. Roll call
2. Adoption of minutes – August 2025 meeting
3. Opening Remarks
4. 08-28-25: 13901 Detroit – The View on Detroit (Mixed Use Overlay)
5. 08-29-25: 13465 Franklin – Franklin School (Designate as Historic)
6. 09-30-25: 13465 Franklin – Inner Peace Cleveland (Similar Use Determination)
7. 09-31-25: 1205-07 Warren (Parking Plan Review – Exception to Required Minimum)
8. 09-32-25: 1209-11 Warren (Parking Plan Review – Exception to Required Minimum)
9. Adjourn



**Docket 08-28-25 – 13901 Detroit (View on Detroit East)**

**Mixed Use Overlay**



# Request (08-28-25)

The review of a **Mixed Use Overlay** pursuant to:

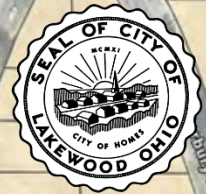
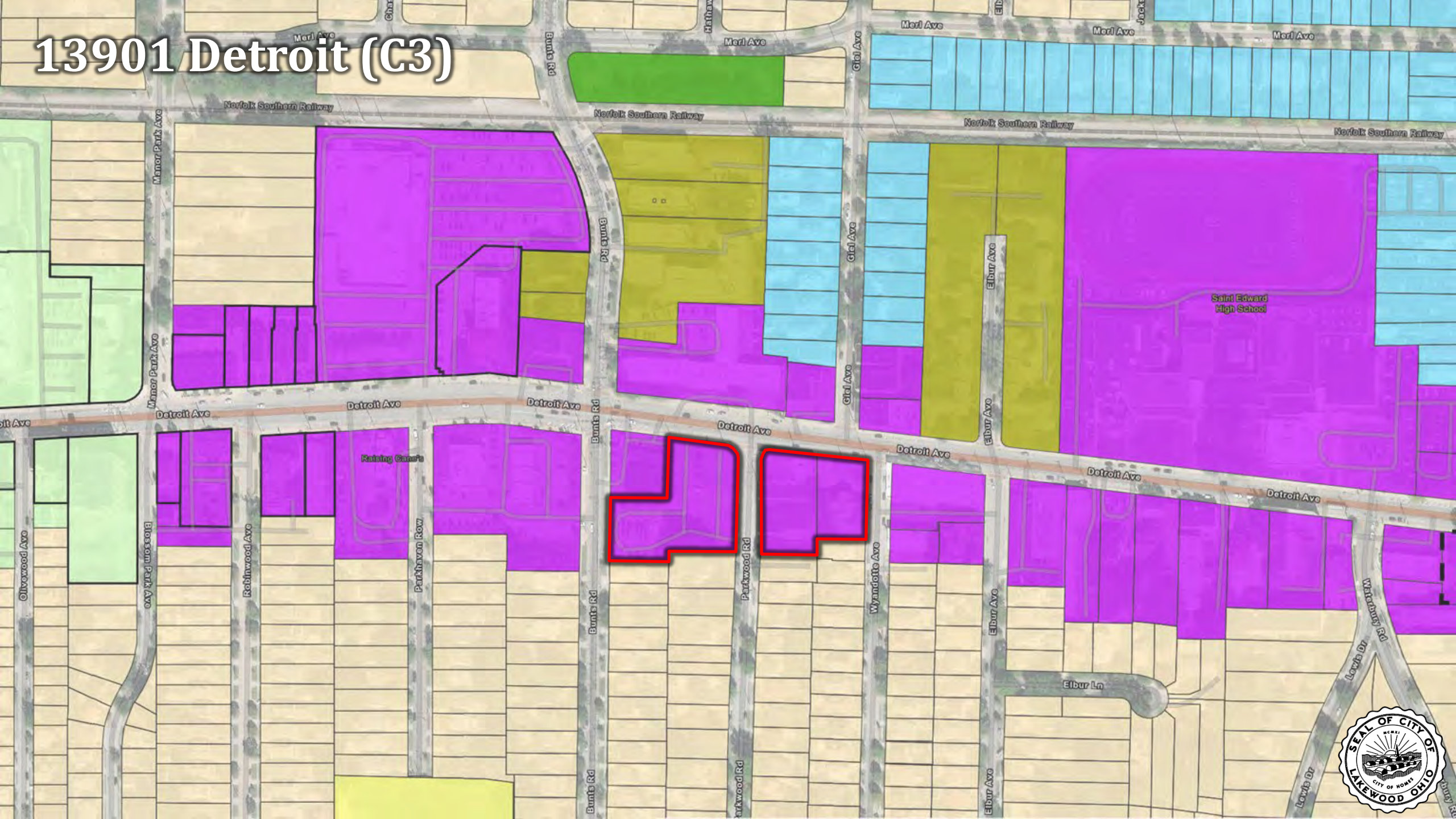
- Chapter 1135 (Mixed Use Overlay District)



# 13901 Detroit



# 13901 Detroit (C3)





# THE VIEW

ON DETROIT EAST

## THE VIEW ON DETROIT EAST LAKEWOOD, OHIO

MIXED USE COMMUNITY  
DESIGN SUBMISSION

ABR SUBMITTAL  
JULY 23, 2025

07.23.2025 RDL 25084R

THE VIEW ON DETROIT EAST | LAKEWOOD, OH

The drawings, specifications, ideas, design and arrangements represented hereby are and shall remain the property of the architect. No part of them or copies, disclosure 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.

**DiGERONIMO** **RDL**  
DEVELOPMENT ARCHITECTS

## 1135.01 PURPOSE.

(a) The purpose of the Mixed Use Overlay District is to provide a mechanism to accommodate development reuse and redevelopment in specified locations, which is in the public interest and may not otherwise be permitted pursuant to this Code . A Mixed Use Overlay District may overlay several base districts. However, the **uses permitted in each underlying district are limited to the boundaries of that district, and the regulations of the underlying district shall govern, except where additional uses are expressly allowed under this Chapter.**

(b) The Mixed Use Overlay District **requirements and regulations allow for more flexibility than those pertaining to other uses within the Code** . A Mixed Use Overlay District may be mapped in an area where the proposed use changes certain character and features otherwise limited by the underlying zoning only if it has been determined that the current and anticipated future uses in the immediate vicinity will be compatible with the mixed uses proposed and that such uses are consistent with the Development Plan. Therefore, the Commission shall consider Mixed Use Overlay developments on a case-by-case basis.



## 1135.01 PURPOSE. (Continued)

### (c) A Mixed Use Overlay District should offer one (1) or more of the following advantages:

- (1) Designs in residential and commercial areas that reflect the City's development and planning policies as set forth in this Code and that are consistent with the Vision .
- (2) 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 or variation from otherwise applicable zone district and development standards.**
- (3) Designs which encourage a mix of retail, service, office, housing, live-work units, and public activities to coexist in a manner that **reflects human scale and emphasizes pedestrian orientation**, taking advantage of the vitality that mixed uses can bring to the community.
- (4) Designs which provide substantial **buffers and transitions between areas of different land uses and development densities.**
- (5) Designs which enhance the appearance of neighborhoods by conserving areas of natural beauty and natural green spaces.
- (6) Designs which provide a choice in the type of environment available to the public by **allowing development that would not be possible under the strict application of other sections of this Code.**
- (7) Development and/or permanent reservation of open space, recreational areas and facilities.
- (8) A creative approach to the use of land and related physical facilities that result in **better urban design, higher quality construction and the provision of aesthetic amenities.**
- (9) The efficient use of land, so as to promote certain **economies in the provision of utilities, streets, schools, public grounds and buildings, and other facilities.**



## 1135.03 DESIGNATION OF A MIXED USE OVERLAY DISTRICT.

(a) Relationship to Base Districts. The Mixed Use Overlay District is an overlay zone, which may be applied to existing zoning districts as described in Section [1135.04](#), Location of Mixed Use Overlay District. When such a district is established, the Mixed Use Overlay District shall be shown as an overlay to the underlying districts by the designation of MUOD on the Zoning Map. A Mixed Use Overlay District may overlay several base districts, however, the uses permitted in each base district are limited to the boundaries of that base district, except as otherwise provided herein.

(b) Development Standards. The **development standards, including, but not limited to, the yard and setback requirements, the height limitations, parking requirements, open space areas, and signage shall be established as a function of the application to establish a Mixed Use Overlay District and the approval of the application.** The following regulations shall be observed:

(1) Signage.

A. **In a commercial district base zone, signage standards are set by the base zone.**

B. In a residential district base zone, the following additional signage regulations apply:

1. Signs must be non-illuminated.
2. Gooseneck fixtures or indirect spotlights concentrated on an area of a sign may be used to create illumination.
3. Only one sign per frontage, not to exceed 20 square feet per sign, shall be allowed.
4. Signs must be either projecting signs, erected on the outside wall of a building and projecting at an angle therefrom; or wall signs, integral with the exterior face of an exterior wall of a building, or attached to the wall or parallel with the wall and projecting not more than twelve inches therefrom.

The Commission may relax such standards if a creative and innovative design is submitted and the sign does not adversely affect neighboring properties.



## 1135.03 DESIGNATION OF A MIXED USE OVERLAY DISTRICT.

(b) Development Standards. (Continued)

### (2) **Parking.**

A. Applicants for Mixed Use Overlay developments shall submit a **parking and traffic management proposal that does not adversely affect the neighborhood, identifies peak use times, and explores shared parking agreements.**

B. **All residential uses must comply with parking requirements or maintain existing parking conditions.**

### (3) **Structural Requirements.**

A. Mixed Use Overlay proposals must contain a residential component.

B. Maintain form and scale of building being re-purposed.

C. **The primary design objective for the Mixed Use Overlay District are to reflect the area's architectural significance/character, while promoting the pedestrian scale environment. The design must be compatible with the neighborhood.**

D. The **principal or primary entrance to a non-residential structure must be located on the building front.**

(4) Outdoor dining. Outdoor dining shall be permitted as a conditional use in a Mixed Use Overlay District pursuant to Section [1161.03](#)(t).

## 1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.

- Multi-Family...Min. of 1/dwelling unit; max. of 2/dwelling unit.
- \*Businesses occupying...spaces under 2,500 sq. ft. are not required to provide off-street parking.



## 1135.05 PRINCIPAL AND CONDITIONALLY PERMITTED USES.

(a) Permitted Uses. Uses listed as permitted in the underlying “base” zone.

(b) Conditional Uses for a Commercial District Base Zone.

(1) Conditional Uses are those uses having some special impact or uniqueness that requires a careful review of their location, design, configuration, and special impact to determine the desirability of permitting their establishment on any given site. A Conditional Use may be granted pursuant to the requirements of Section [1129.02](#), Principal and Conditional Permitted Uses. Standards for specific Conditional Uses may be found in Chapter [1161](#), Conditional Uses, or elsewhere as referenced herein.

(2) In keeping with the desire for flexibility in this district, the following may be permitted as additional Conditional Uses in the Mixed Use Overlay District:

- A. Dwelling units, single-family residence attached.
- B. Live-work units where base zoning permits non-residential uses.
- C. Uses listed as conditional in the underlying base zone.

(3) **Modification of development standards shall be permitted on the authority of the Commission as part of the Conditional Use review.**



### 1135.08 MINIMUM LOT AREA, WIDTH, COVERAGE, AND HEIGHT.

Standards related to minimum lot area, lot width, lot coverage and maximum heights shall be **as required in the base zone for each lot.** However, **such standards may be relaxed without triggering the requirement to apply for a variance if the proposed standard is determined by the Commission to be consistent with the surrounding properties,** both within and outside of limits of the Mixed Used Overlay District.

### 1135.09 MINIMUM YARDS.

In addition to the required yard, a landscaped buffer of at least ten (10) feet shall also be provided, pursuant to Section 1141.03, Landscaping Plan. However, the **Commission may relax such standards if the proposed standard is determined to be consistent with the surrounding properties,** both within and outside the limits of the Mixed Use Overlay District.





## City of Lakewood

### Commercial District Design Guidelines

#### Architectural Board of Review

Adopted December 2010

Revised March 2011



Created through a partnership with  
The City of Lakewood's  
Architectural Board of Review  
Department of Planning and Development  
and  
Lakewood Alive's Downtown Design Committee

### Introduction

The Commercial District Design Guidelines embody community values and offer direction to new development, rehabilitation, redevelopment and other improvements in Lakewood's commercial districts. The target audience is developers, designers, property owners, business owners, visitors and residents.

At the core of these guidelines are three fundamental goals that serve as the basis for the design principles. These goals are the vision and articulation of the characteristics that make for a vibrant downtown and commercial districts. The design principles are categories to describe the physical elements and manifestations of that vision.

#### The Prime Directive – Fundamental Goals for Design and Development

##### Create Places for People

Vibrant cities promote and develop places that always put people first. Lakewood's places must be safe, comfortable, varied, attractive and fun.

##### Enhance Existing Assets

Vibrant cities require that development respond to and engage with its setting. Lakewood's existing qualities--its density, walkability, and historic streetcar-era building stock – should be enriched and preserved whenever possible.

##### Create Connections

Vibrant cities make it easy for people to navigate and connect to, from and within them. Lakewood's connections will link its' attributes, amenities and public spaces physically, psychologically and visually.

#### The Commercial Design Principles

The following five principles elaborate on the concepts, means and methods of development that will positively impact the physical realm of Lakewood's commercial districts.

- \_ Think Pedestrian First
- \_ Place Activity at the Street
- \_ Minimize the Impact of Parking and Vehicles
- \_ Compatibility with the Historic Context
- \_ Quality of Design



## I. Think Pedestrian First

Lakewood's commercial districts shall be designed and developed to provide for a safe and inviting pedestrian experience.

A comfortable, safe and attractive pedestrian experience is the key to the success of Lakewood's commercial districts. Buildings should be designed to promote walkability or rehabilitated to recapture the qualities of existing buildings and their original pedestrian orientation. The principle of Pedestrian First requires business entrances to engage the street and provide a clear entry sequence. Sidewalk areas should be wide enough to accommodate pedestrian activity while also allowing space for amenities such as landscaping, benches, transit waiting areas, and refuse containers.

### Fundamental Concepts

Building Entrance on the Street  
Active Uses: Dining, Retail, Business  
Consistent Setbacks to sidewalk  
Human scale design

### Design Elements

Windows at street level  
Encourage planters  
Appropriate scale signage (blade & pendant)  
No blank walls or blank windows  
Promote window displays  
Provide 4-season activity  
Inviting entrances  
No head-in parking  
Limit curb cuts & vehicle access  
Parking in the rear  
Scale of buildings in context with adjacent buildings  
Lighted building facades  
Consistent Setbacks to Sidewalks  
Promote outdoor dining  
Promote mixed-use  
    No residential at street level (doors only for access to 2<sup>nd</sup> floor and up)  
    Residential OK at transitions/connections to residential on side streets  
Prioritize Uses: Dining, Retail, Business  
Provide for day and evening activity  
Promote business and retail uses  
Provide public market place

## II. Place Activity at the Street

Lakewood's commercial districts shall have buildings that place active uses on the first floor and program elements at the street level.

The ground floor of buildings shall promote transparency by addressing the sidewalk and engaging both users of the building and casual pedestrians. Retail, dining, and active business uses with both day and evening programming are strongly encouraged at the ground floor. Building entrances, storefronts, and windows shall interact with the street with appropriate scale signage and window displays for pedestrians. Amenities in the public right-of-way are encouraged including public seating, outdoor dining, public art, planters, and seasonal decorations. Blank walls and obscured or blocked windows, as well as curb cuts, and parking lots on main streets are strongly discouraged.

### Fundamental Concepts

Building entrance on the street  
Street Wall - Infill gaps in street wall with compatible new construction.  
Windows at street level (transparency/permeability)  
Appropriate scale signage (blade & pendant)  
No blank walls or obscured of blank windows  
Provide benches or public seating

### Design Elements

Promote mixed-use  
Residential at 2<sup>nd</sup> floors and up  
No street level dwelling units on main streets  
Residential doors only at street level  
Residential OK at transitions/connections to residential on side streets  
Provide for day and evening activity  
Promote business and retail uses  
Parking garages behind primary structures  
Public Wi-Fi  
Promote window displays  
Encourage public art  
Provide for 4-season activity  
Bike racks  
Inviting Entrances  
Re-design bus shelters  
Provide public marketplace  
Consistent setbacks to sidewalk  
No angled parking  
Limit curb-cuts & vehicle access  
Parking in the rear  
Maintain appropriate sidewalk width to building height ratio  
Scale of buildings in context with adjacent buildings  
Infill gaps in street wall  
Unique architectural detailing  
Lighted building facades



### III. Minimize the Impact of Parking and Vehicles

Lakewood's commercial districts shall locate parking to the rear of the building and eliminate curb cuts along main avenues.

Parking areas and entrances to parking areas should be at the rear of commercial buildings and accessed from secondary streets. Curb cuts within blocks should be eliminated to mitigate the impact to primary pedestrian routes and to promote an uninterrupted public realm on the sidewalk and other pedestrian routes.

#### Fundamental Concepts

Parking in Rear

Minimize/eliminate mid-block curb cuts

No visible parking areas from the street

#### Design Elements

- Access to parking from side streets
- Pedestrian access through rear parking area
- Parking areas landscaped and defined with appropriate scale fencing
- Pedestrian scale lighting
- Minimize heat-island effect with landscaped islands
- Promote public parking areas with signage
- Enhance crosswalks
- Trees/landscaping
- Bike racks
- Wayfinding in parking lots to commercial district
- Design for rear entrances from parking
- Utilize environmentally friendly design including permeable pavements and bio-swales

### IV. Compatibility with the Historic Context

Lakewood's commercial districts shall have a physical character that relates well to the adjacent buildings both along the corridor and in transition to residential neighborhoods.

Respect the buildings and streetscape as a whole - the mass and scale, the architectural elements and details, the rhythm of those elements, and the building materials should guide project development. Buildings should be designed to respect adjacent existing buildings and streetscape fabric. Lakewood has an active commercial district with immediate adjacency to dense residential areas. Connections from and transitions into the residential district from the commercial core must be respected.

#### Fundamental Concepts

Appropriate mass and scale to commercial surroundings

Design that enhances or highlights contributing architecture

Retain and preserve the historic building stock

Locate buildings to the street wall

Respect connections & transitions adjacent to residential areas

Buffer to residential with appropriate design elements

#### Design Elements

- Four sided architecture
- Engage corner conditions
- Appropriate buffers to residential districts
- Cohesive streetscape elements
- Hierarchy of buildings
- Background buildings are important – not all buildings should be designed to call attention
- Designs should not compete with significant civic and historic buildings
- Parking located behind buildings
- Four season landscape design
- Appropriate attention to architectural detail
- Use of compatible and quality materials



## V. Quality of Design

Lakewood's commercial districts shall have well designed buildings of high quality materials, thoughtful detailing and have the potential to be effectively reused. The existing historic building stock should be retained, re-used, and rehabilitated.

Four-sided design is encouraged to utilize and make aesthetically pleasing all building elevations. Building rehabilitation and new construction shall include the appropriate high quality treatment of all visible elevations. The design, construction methods, and materials used in rehabilitation work should be appropriate to the period of construction of a building.

### Fundamental Concepts

Building materials for new and rehabilitated structures should compliment and be compatible with existing historic buildings. Inappropriate building materials include stucco or EIFS, split face concrete masonry units, jumbo brick and vinyl siding. Design that is contextual and brings visual interest to the streetscape should be encouraged. The Secretary of the Interior's *Standards for Rehabilitation* shall be used to guide the rehabilitation of historic buildings. Demolition of historic buildings is discouraged.

### Design Elements

Maintain or reinstate bulkheads, storefronts, transoms, doors, windows, cornices and parapets. Maintain or reinstate ratio and rhythm of doors and windows along visible elevations. Maintain unused secondary door locations in storefronts.

Maintain or reinstate original interior ceiling heights. Ceilings shall not be dropped in front of window openings or transoms. Where necessary, dropped ceilings shall be held off the storefront walls.

Where appropriate, new construction and additions shall provide a transition, such as a setback or graduated height increase, to buffer visual effect and feeling when adjacent to an historic building.

Appropriate, traditional, quality building materials shall be used for repair, rehabilitation and new construction.





PLANNING COMMISSION

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

July 9, 2020

Jerome Solove  
JSDI  
14837 Detroit Avenue, #339  
Lakewood, Ohio 44107

Re: **Docket No. 03-11-20**  
**13701 and 13901 Detroit Avenue**  
**Jerome Solove Development, Inc. (JSDI)**

Dear Mr. Solove:

At the meeting on 07/02/2020, the Lakewood Planning Commission considered the review of a conditional use for a mixed-use overlay district to construct two 4-story structure containing residential market rate apartments as well as designated commercial space on the first floor in the east building. Property is located in a C3, Commercial, General district. Pursuant to Chapter 1135 – Mixed-Use Overlay District.

The Commission **APPROVED** the request with the following conditions:

- Parking plan as proposed meets the minimum code requirements. The proposal is for 113-120 dwelling units in two buildings, each building not to exceed 4 stories in height, not including building mechanicals and their appurtenances, with 1,500-4,250 sq. ft of commercial space on the ground floor. Applicant will provide access to Detroit for both buildings.
- Minimum amount of commercial space available for non-residents of the project is a minimum of 1,500 square feet on the ground floor. Reference 1135.01(c)(3).
- Recommend an innovative landscaping plan for human scale as approved by ABR. Referencing 1135.01(c)(4) and 1135.01(c)(5) and 1141.
- Exceed the amount of Water Quality Volume treated and stored on site above the minimum as determined by Chapter 1339. Reference 1135.01(c)(1) and 1135.01(c)(2).
- Developer will work with the city and the RTA in the event a bus stop should be moved to the right of way adjacent to the development to create an innovative transit waiting environment.
- Developer will provide a minimum of 2 bike parking spaces for the commercial space.
- Height of the rooftop ancillary mechanical units met the code.
- Development's resident pedestrian access to/along Detroit Avenue for east and west buildings.

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

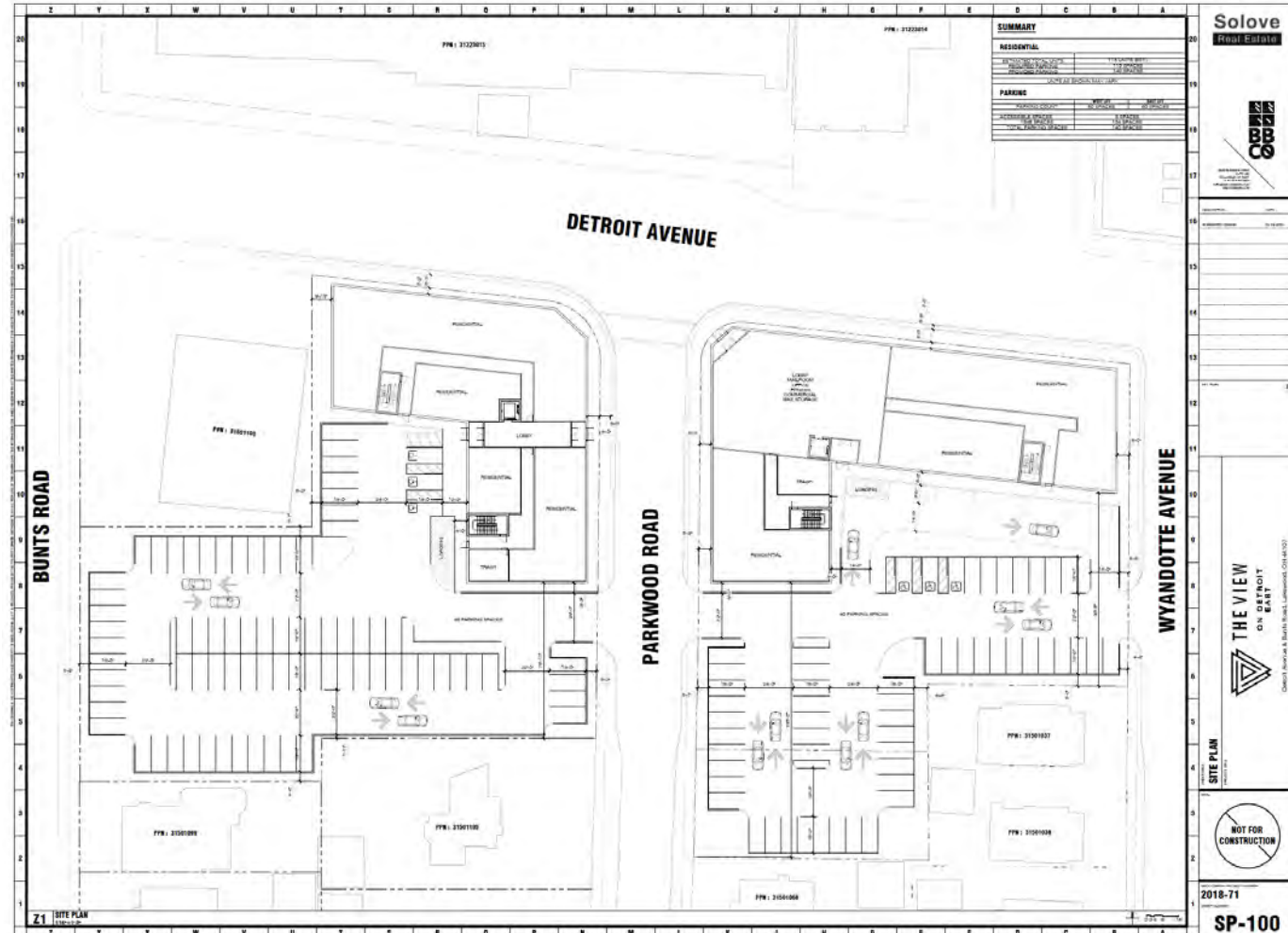
Sincerely,

Michelle Nochta  
Acting Board Secretary  
Planning and Development

# 2020 Review/Approval

## Planning Commission Review/Approval (2020)

- March – June 2020 (Deferred)
- Reviewed July 2020 (Conditional Approval)



**SUMMARY**

**RESIDENTIAL**

ESTIMATED TOTAL UNITS	113 UNITS (EST.)
REQUIRED PARKING	113 SPACES
PROVIDED PARKING	140 SPACES

UNITS AS SHOWN MAY VARY

**PARKING**

PARKING COUNT	WEST LOT	EAST LOT
	80 SPACES	60 SPACES
ACCESSIBLE SPACES	6 SPACES	
18x8 SPACES	134 SPACES	
TOTAL PARKING SPACES	140 SPACES	

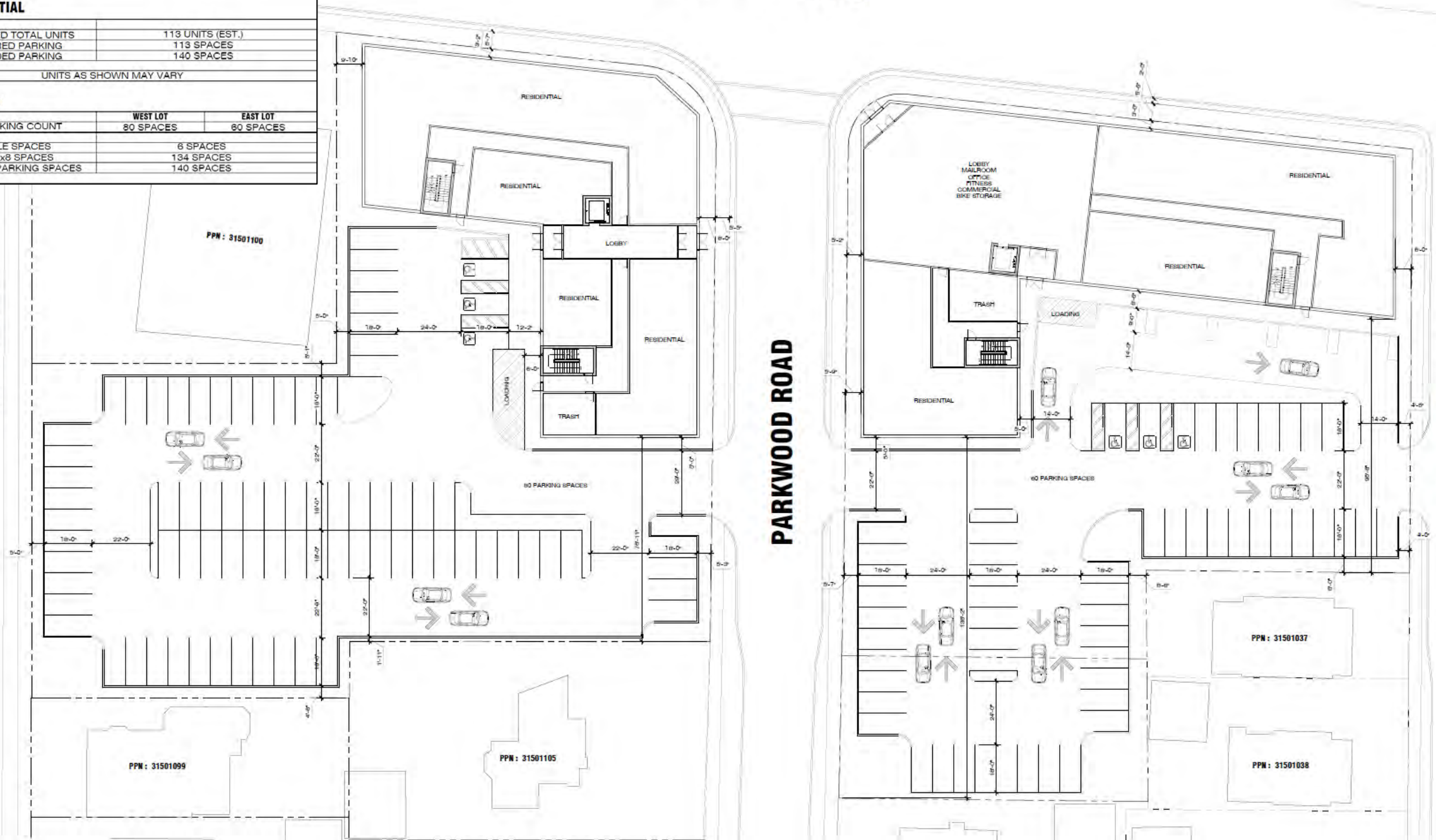
**DETROIT AVENUE**

**2020 Review/Approval**

**BUNTS ROAD**

**PARKWOOD ROAD**

**WYANDOTTE AVENUE**



December 28, 2020

Mr. Alex Solove  
Jerome Solove Development, Inc.  
470 Old Worthington Road  
Suite 200  
Westerville, Ohio 43082

**Re: The View on Detroit East  
Lakewood, Ohio  
Trip Generation Analysis**

Dear Mr. Solove:

TMS Engineers, Inc. has performed the following trip generation analysis for The View on Detroit East, a proposed residential development in the City of Lakewood, Cuyahoga County, Ohio. The development site is located along the south side of Detroit Avenue between Burns Road to the west and Wyandotte Avenue to the east (see **Location Map, Figure 1**).

The purpose of the trip generation analyses is to estimate the traffic that will be generated by the proposed residential development. The proposed site plan for The View on Detroit East development can be seen in **Figure 2**.

The following are the results of our trip generation analysis.

**TRIP GENERATION**

Calculating future total driveway trips requires an estimate of the traffic generated by the proposed development. The most widely accepted method of determining the amount of traffic that the proposed development will generate is to compare the proposed land use with existing facilities of the same use. The Institute of Transportation Engineers (ITE) has prepared a manual titled "**Trip Generation Manual**", which is a compilation of similar traffic generation studies to aid in making such a comparison. The most recent update of this manual is the 10<sup>th</sup> edition and was utilized for this analysis.

The proposed development is expected to consist of the following land use:

- **120 Residential Units**

Mr. Alex Solove  
December 28, 2020  
Page 2

The following table details the development land use from the site plan (**Figure 2**) and the corresponding ITE land use that will be used to forecast the site generated traffic volumes for the expected conditions:

ITE LAND USE CODE				
SITE PLAN DESCRIPTION	SIZE	LAND USE	ITE CODE	ITE DESCRIPTION
Residential Units	120 Units	Residential	221	Multifamily Housing (Mid-Rise)

**PROPOSED TRIP GENERATION CALCULATIONS**

Trip generation calculations were performed utilizing data contained in the **Trip Generation Manual** and the methods outlined in the (ITE) **Trip Generation Handbook**.

Based on the previously discussed trip generation analysis procedures, the table below shows the estimated site generated traffic during the AM and PM peak hours for the proposed The View on Detroit East development considering the number of dwelling units. A copy of the trip generation worksheet can be found attached to this letter.

NEW TRIP GENERATION - THE VIEW ON DETROIT EAST						
ITE TRIP GENERATION			TRIP ENDS			
ITE CODE	DESCRIPTION	SIZE (Units)	Weekday AM Peak Hour Between 7-9 AM (Enter/Exit)		Weekday PM Peak Hour Between 4-6 PM (Enter/Exit)	
221	Multifamily Housing (Mid-Rise)	120	11	30	32	21
<b>TOTAL NEW TRIPS</b>			<b>41</b>		<b>53</b>	

**CONCLUSIONS**

The previous table shows that the proposed residential development is expected to generate a total of 41 trips in the AM peak hour and 53 trips in the PM peak hour.

# 2020 Trip Generation Analysis

Mr. Alex Solove  
December 28, 2020  
Page 3

It is our opinion that, when the anticipated changes in traffic volumes are at these levels, the traffic generated by the proposed residential development should not have an impact on the surrounding roadway network based on the following guidance:

- The Institute of Transportation Engineers (ITE) recommends that a Traffic Impact Study (TIS) be performed whenever an increase in trips in any peak hour is greater than 100 trips per hour. This recommendation is made because this is the point where a change in roadway capacity may be found and mitigation may or may not be needed.
- The Ohio Department of Transportation (ODOT) **State Highway Access Management Manual** states that a Traffic Analysis (TA) is required for any development that adds 60-200 trips and a Traffic Impact Study (TIS) is required for any development that adds more than 200 trips in an hour. ODOT does not require further analysis when the volume of trips added to the adjacent street is determined to be below 60 trips in an hour. Site generated traffic less than 60 trips in an hour is typically less than the daily variations in the existing volumes on the adjacent street network and should not be perceived by the traveling public.

Since the proposed development is expected to generate less than 60 trips during both the AM and PM peak hours, it is our professional opinion that the amount of site generated traffic will not have an impact on the adjacent roadway network nor require additional traffic analyses.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

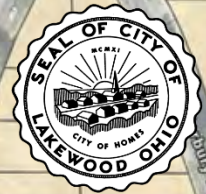
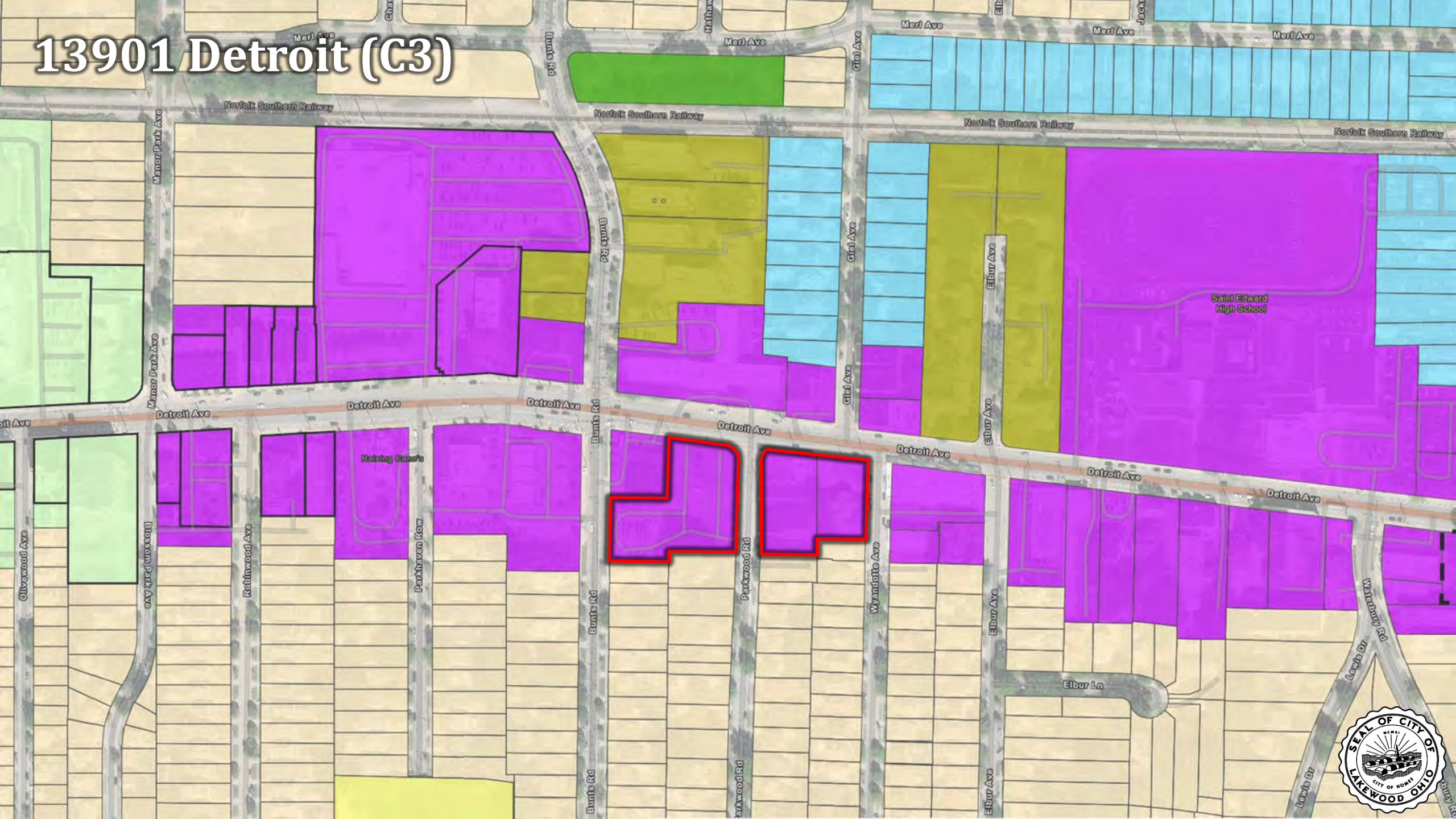
**TMS Engineers, Inc.**



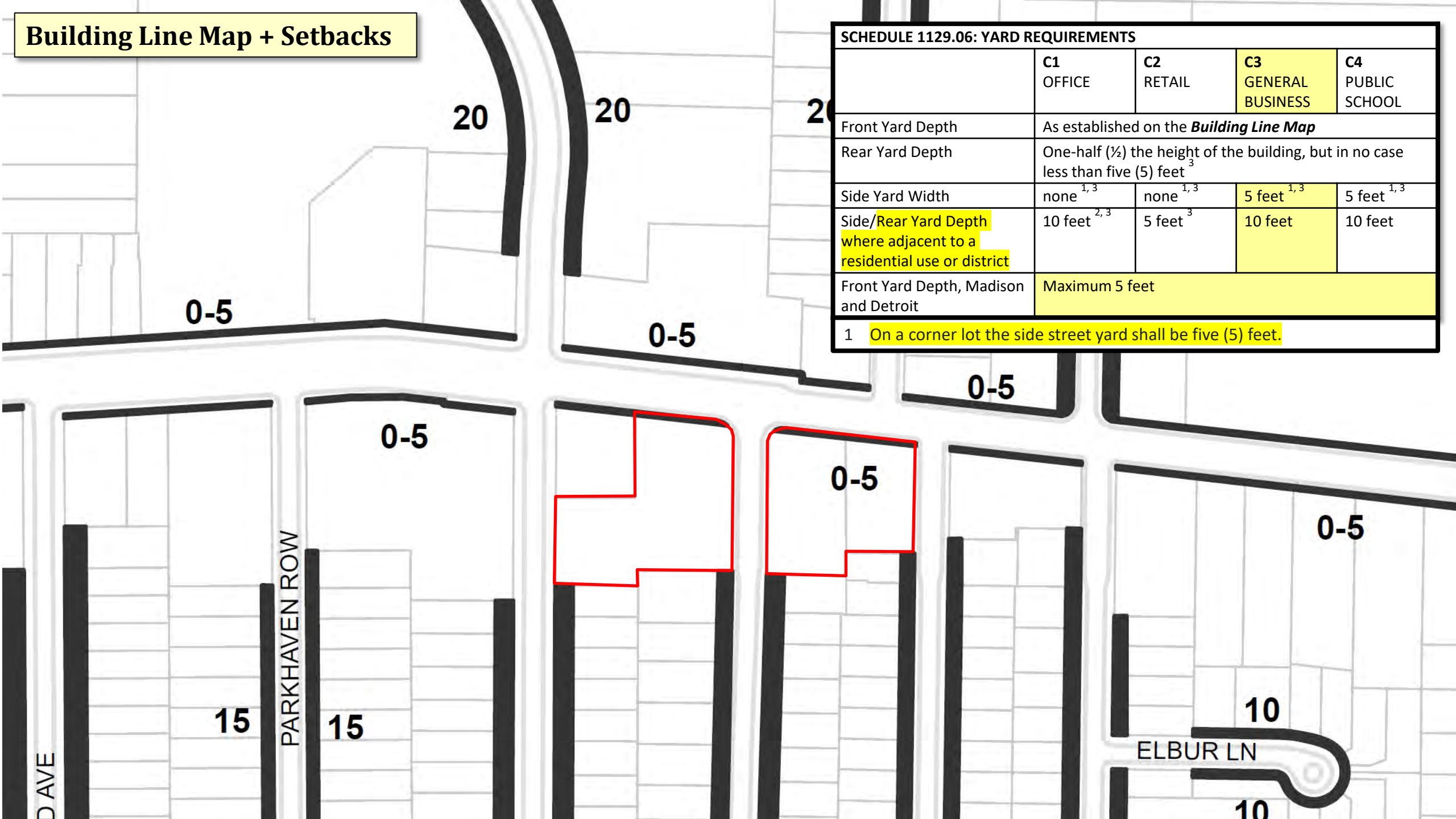
Andrew B. Comer, P.E.  
Senior Traffic Engineer

attachments

# 13901 Detroit (C3)



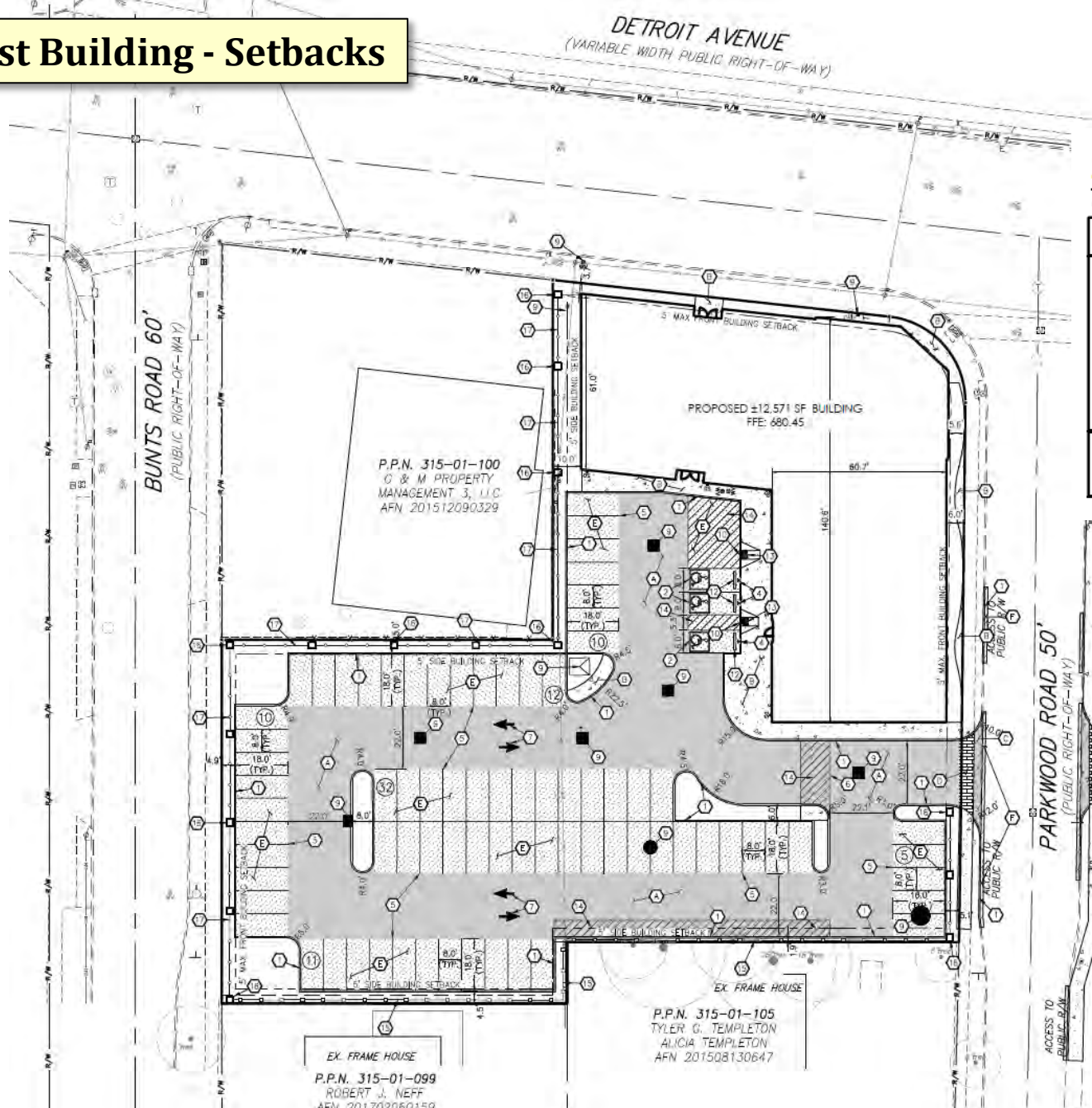
# Building Line Map + Setbacks



SCHEDULE 1129.06: YARD REQUIREMENTS				
	C1 OFFICE	C2 RETAIL	C3 GENERAL BUSINESS	C4 PUBLIC SCHOOL
Front Yard Depth	As established on the <i>Building Line Map</i>			
Rear Yard Depth	One-half (½) the height of the building, but in no case less than five (5) feet <sup>3</sup>			
Side Yard Width	none <sup>1,3</sup>	none <sup>1,3</sup>	5 feet <sup>1,3</sup>	5 feet <sup>1,3</sup>
Side/Rear Yard Depth where adjacent to a residential use or district	10 feet <sup>2,3</sup>	5 feet <sup>3</sup>	10 feet	10 feet
Front Yard Depth, Madison and Detroit	Maximum 5 feet			
1 On a corner lot the side street yard shall be five (5) feet.				



# West Building - Setbacks



## ZONING INFORMATION

CURRENT ZONING – COMMERCIAL–GENERAL DISTRICT "C3"

CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
1129.07	MAX. HT. OF BLDG	120 ft.	TBD
1129.05	MIN. LOT SIZE	10,000 s.f.	46,147.30 s.f. (1.06 ac)
1129.05	MIN. LOT FRONTAGE	80 ft.	116.9 ft.
1129.06	FRONT YARD SETBACK – BLDG	5 ft. max.	2.7 ft.*
1129.06	SIDE SETBACK – BLDG	5 ft.	71.6 ft.
1325.08(c)	MIN. DRIVE WIDTH (2 LANE)	90'-20 ft.; 60'-15 ft.; 45'-10 ft.	22 ft.
1325.08(b)	MINIMUM PARKING STALL SIZE	9 ft. X 18 ft.	8 ft X 18 ft
1143.05	MIN/MAX # OF SPACES	SEE PARKING TABLE BELOW	SEE PARKING TABLE BELOW

**\*1135.05: Modification of development standards shall be permitted on the authority of the Commission as part of the Conditional Use review.**

# Height

East Building: 44'

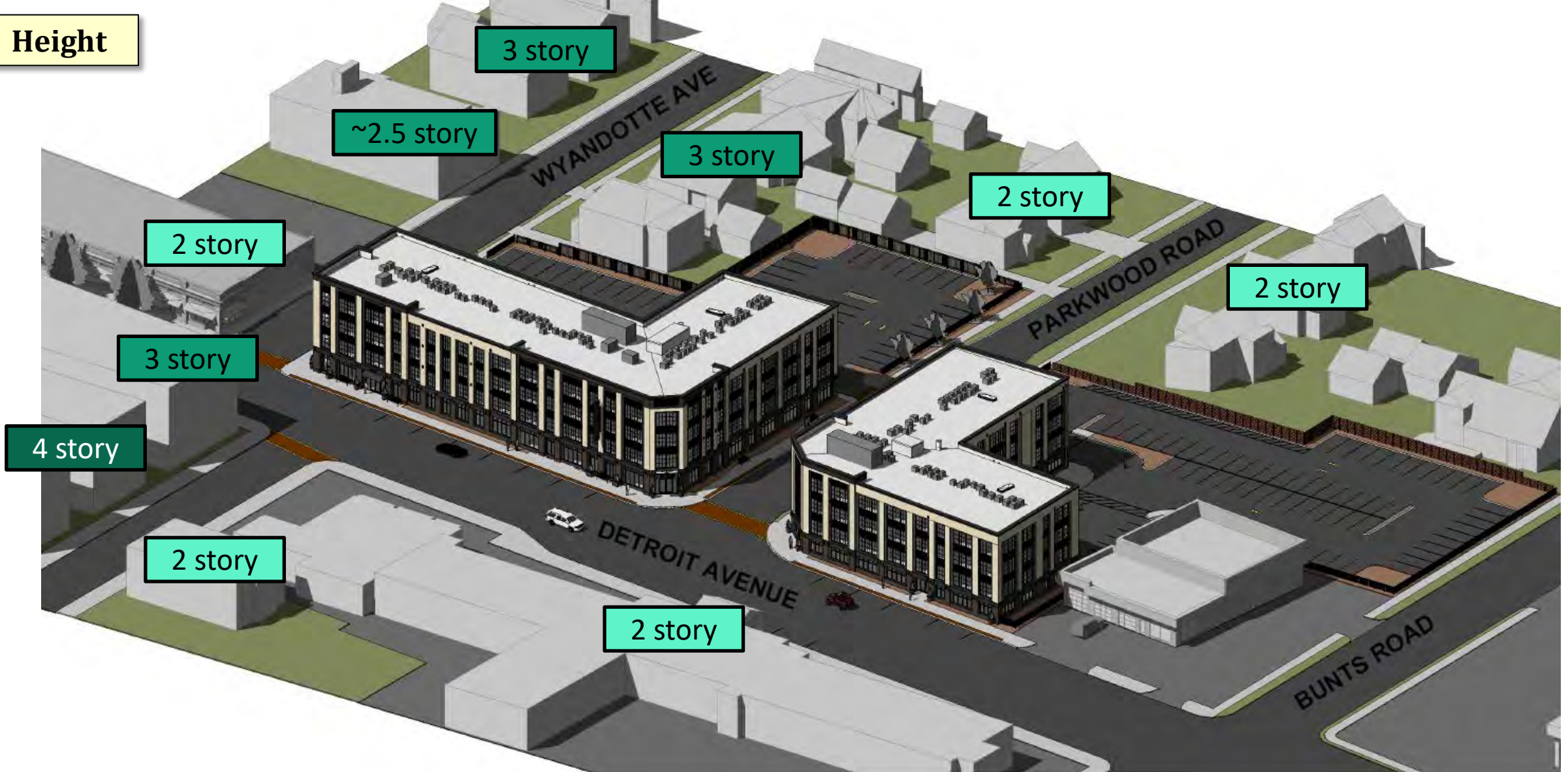


West Building: 44'



**\*1135.05: Modification of development standards shall be permitted on the authority of the Commission as part of the Conditional Use review.**

## Height



### 1129.07 HEIGHT REGULATIONS.

In the C1 Office, C2 Retail, C3 General Business, and C4 Public School District the **height of a principal structure shall not exceed 120 feet**; the height of an accessory structure shall not exceed twenty (20) feet, unless otherwise specified in this **Code**.

# Context - Wyandotte



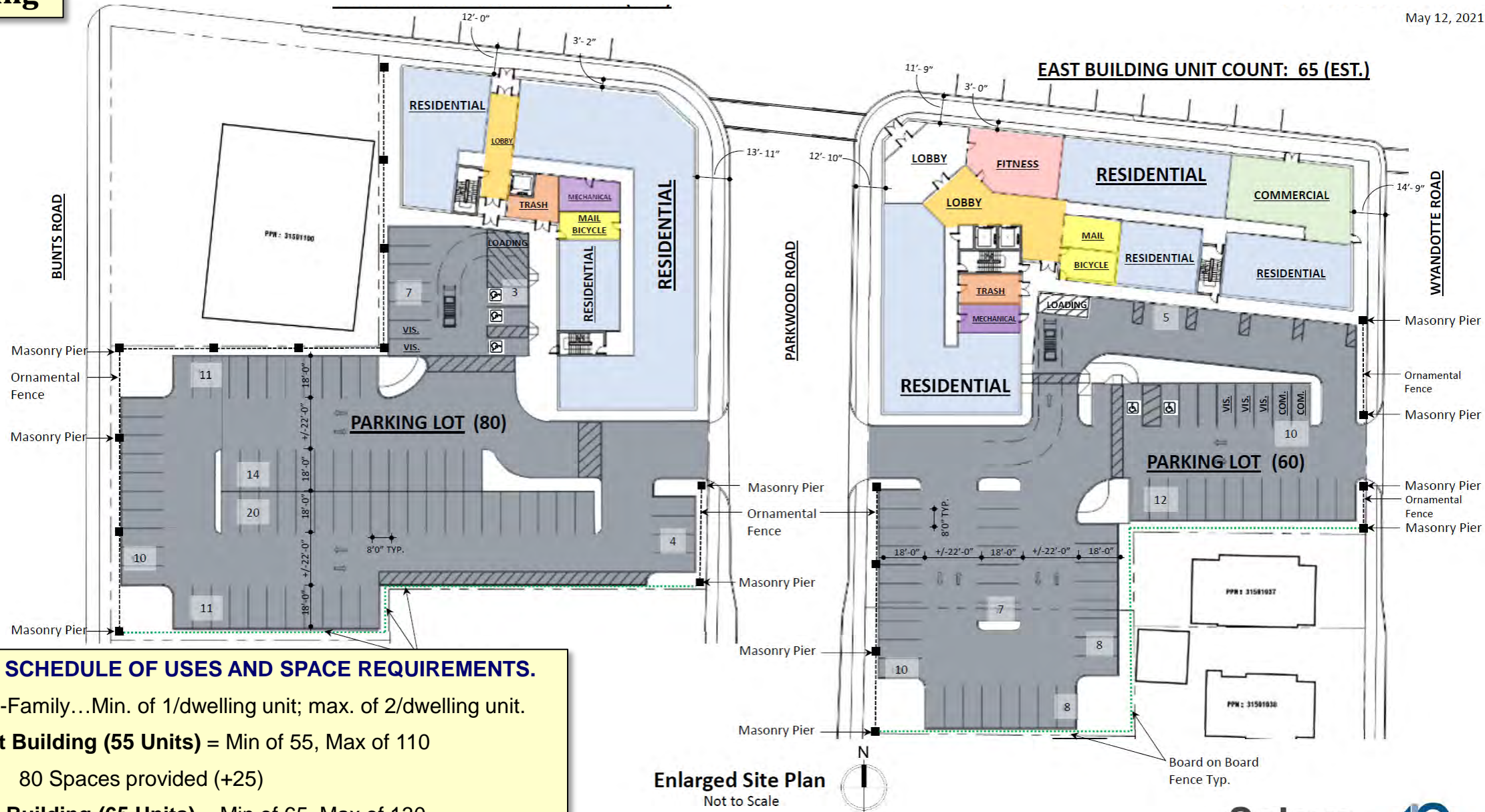
**Context - Parkwood**



# Parking

**\*1135.05: Modification of development standards shall be permitted on the authority of the Commission as part of the Conditional Use review.**

May 12, 2021



**Enlarged Site Plan**  
Not to Scale

- 1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.**
- Multi-Family...Min. of 1/dwelling unit; max. of 2/dwelling unit.
  - **West Building (55 Units)** = Min of 55, Max of 110
    - 80 Spaces provided (+25)
  - **East Building (65 Units)** = Min of 65, Max of 130
    - 60 Spaces provided (-5)
- Total of 140 spaces provided for 120 units (+20)**

# Recommendation (08-28-25) – Mixed Use Overlay

- Approval – with consideration on the following conditions:
  - Building not to exceed 4 stories in height, not including building mechanicals and their appurtenances.
  - Minimum of 1,500 ft<sup>2</sup> of commercial space available to non-residents on ground floor with Detroit Avenue frontage and supporting bicycle parking infrastructure.
  - Architectural Board of Review (ABR) approval of Building and Parking Lot design.
  - Landscaping plan (to be approved by ABR) that supports appropriate buffers and transitions between commercial streetscape, development/parking lots, and adjacent residential properties.
  - Civil/Engineering approval of plans that include Stormwater Management Best Management Practices (BMP)



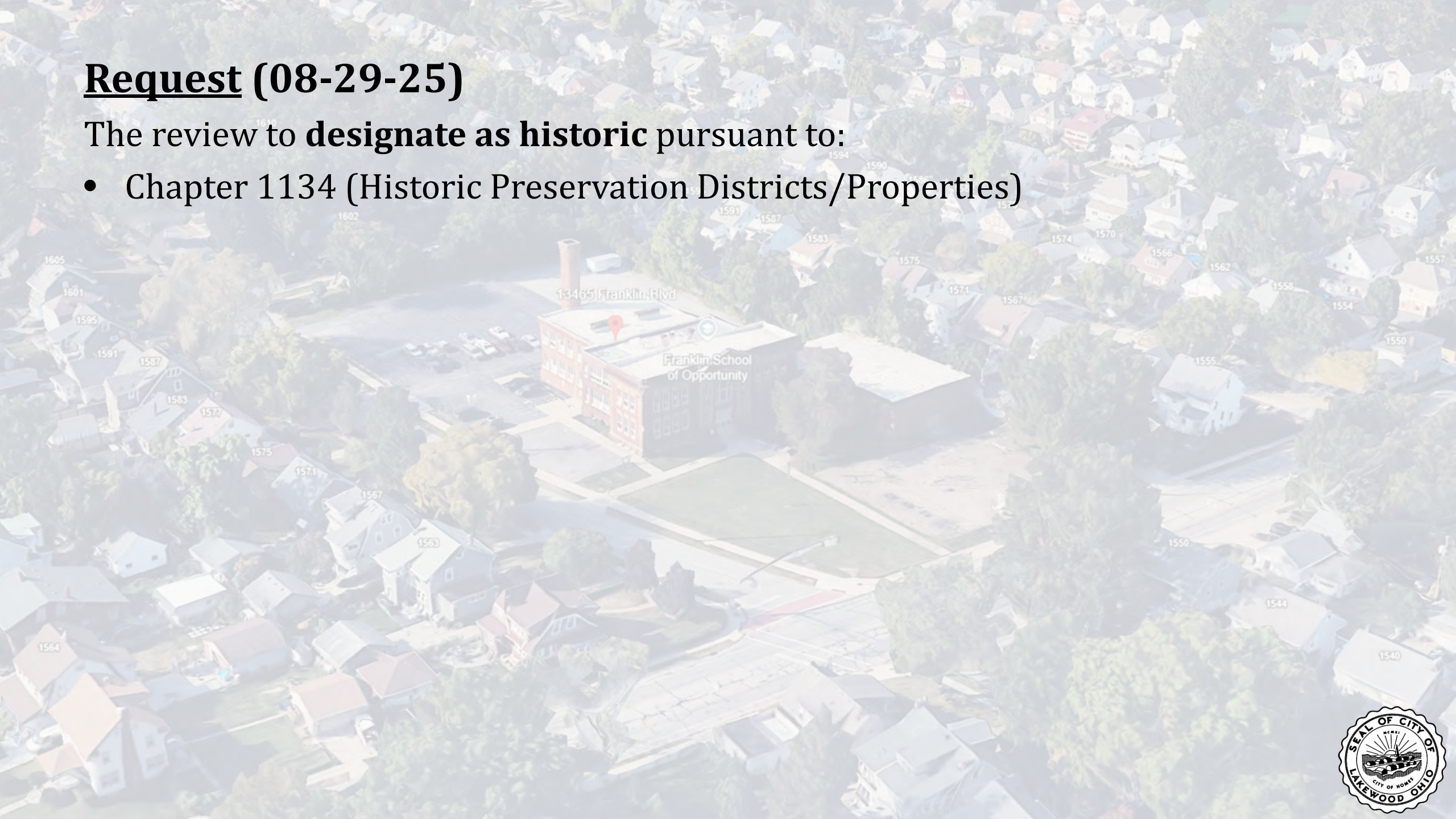
**Docket 08-29-25 – 13465 Franklin**  
**Designate as Historic**



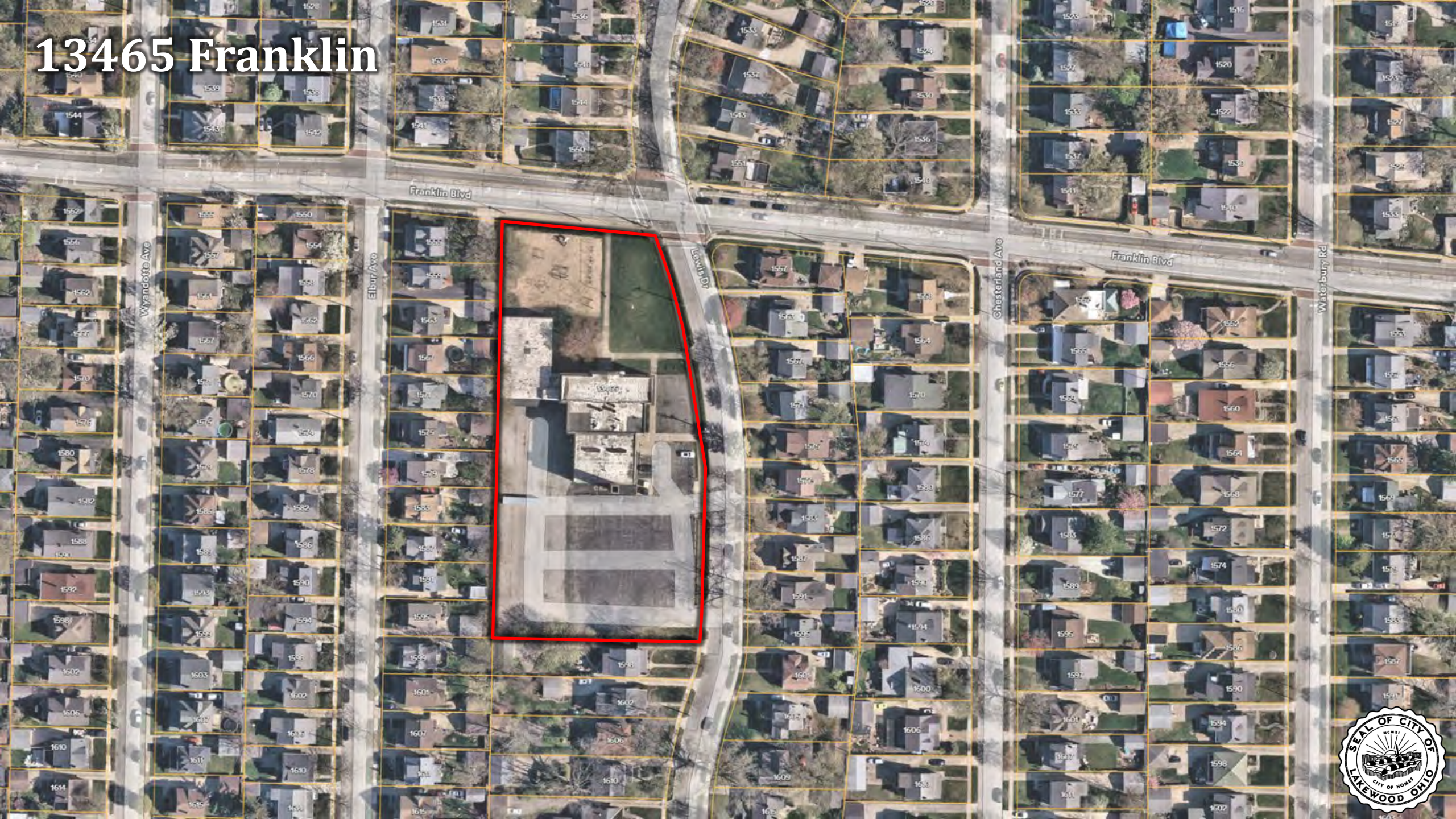
# Request (08-29-25)

The review to **designate as historic** pursuant to:

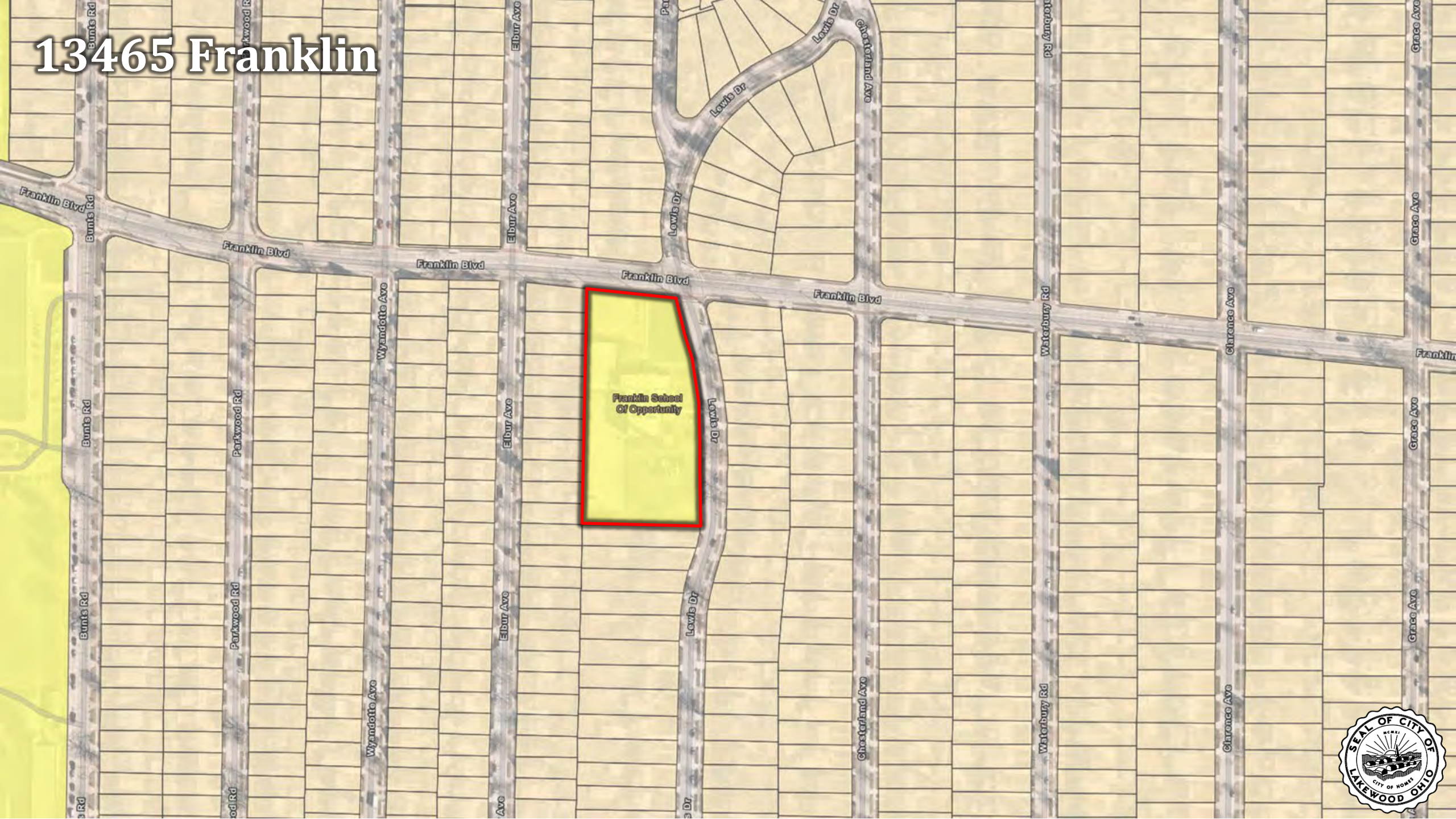
- Chapter 1134 (Historic Preservation Districts/Properties)

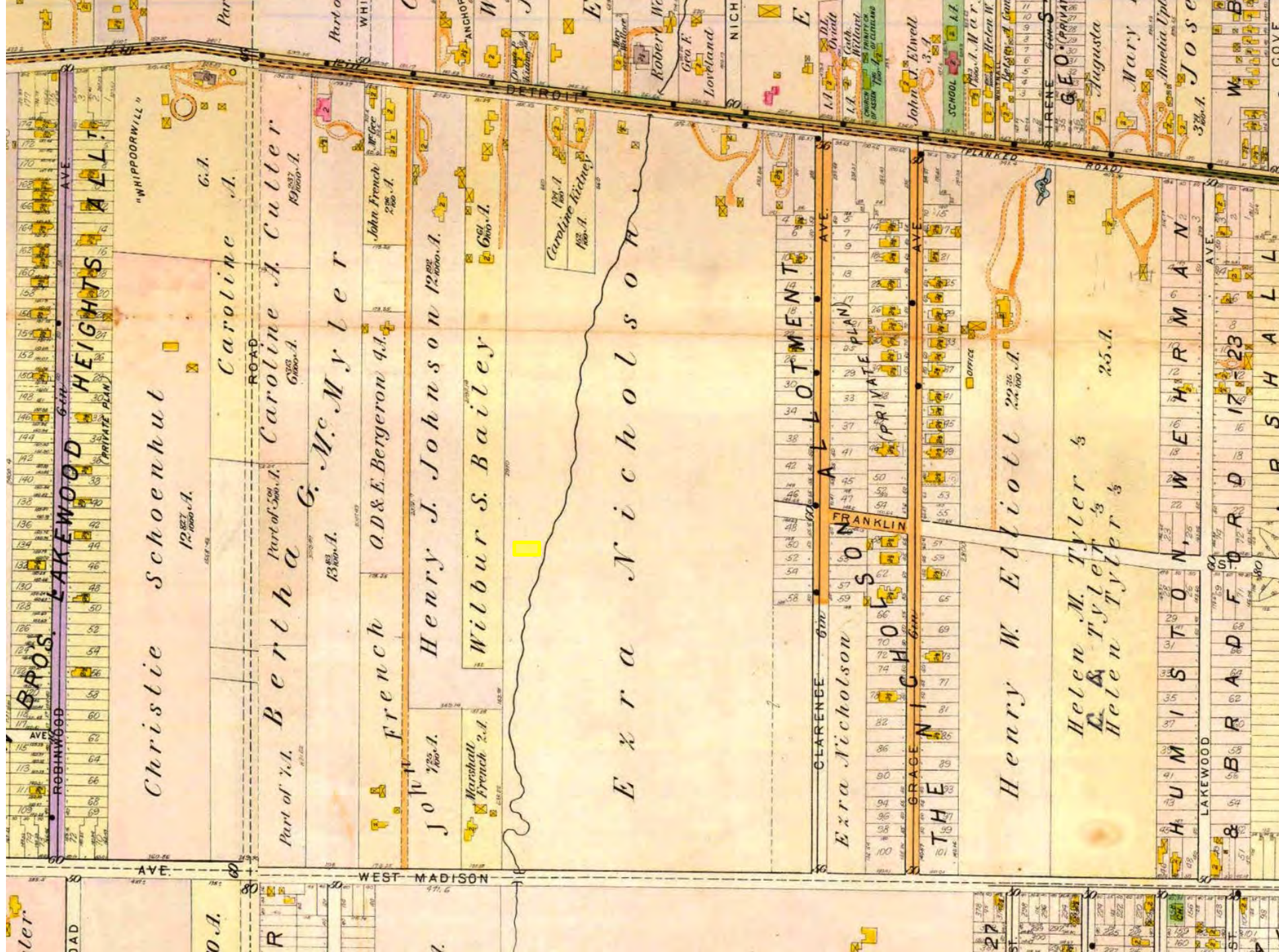


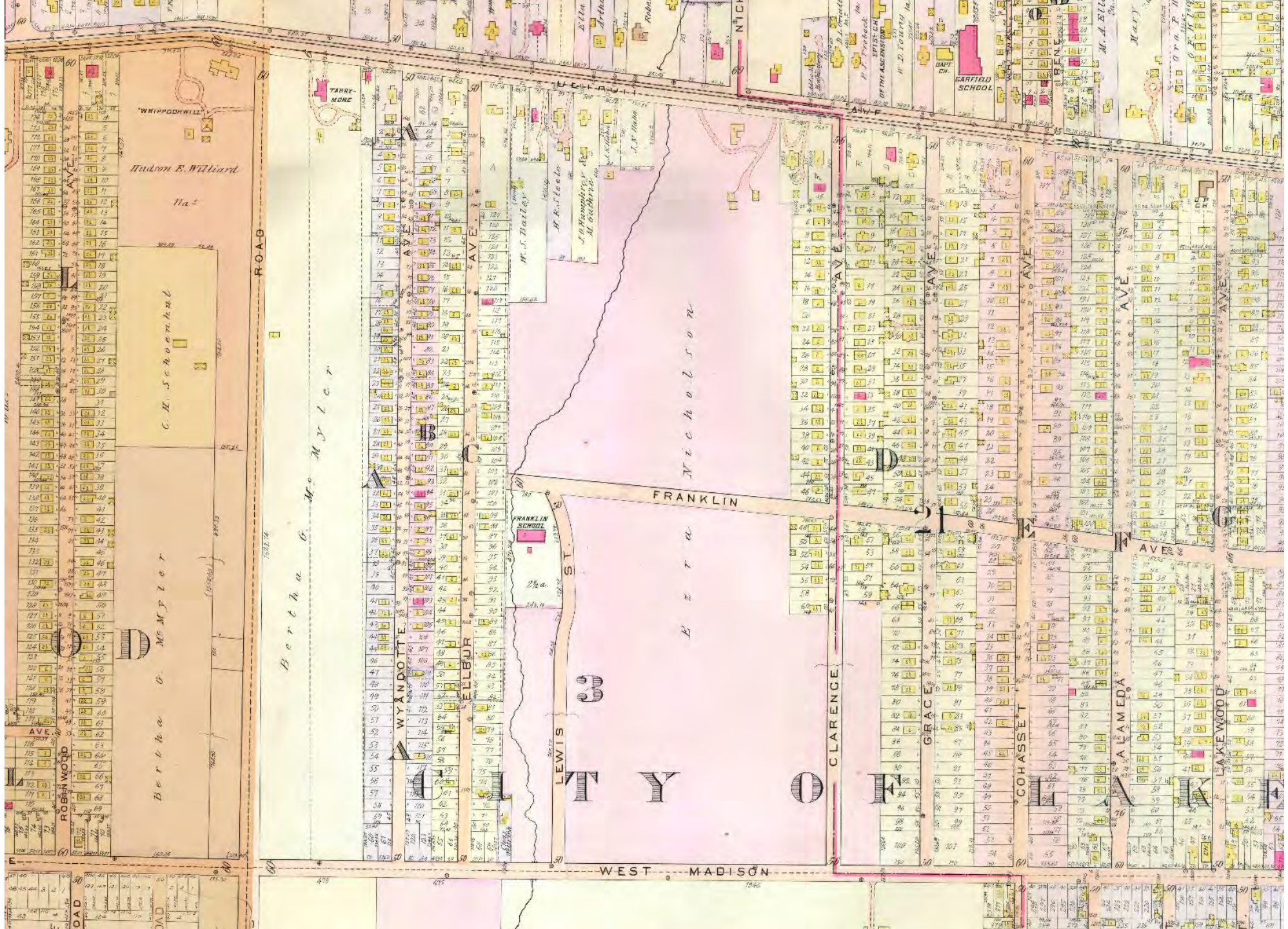
# 13465 Franklin



# 13465 Franklin







1915 ca. - Chesterland Avenue

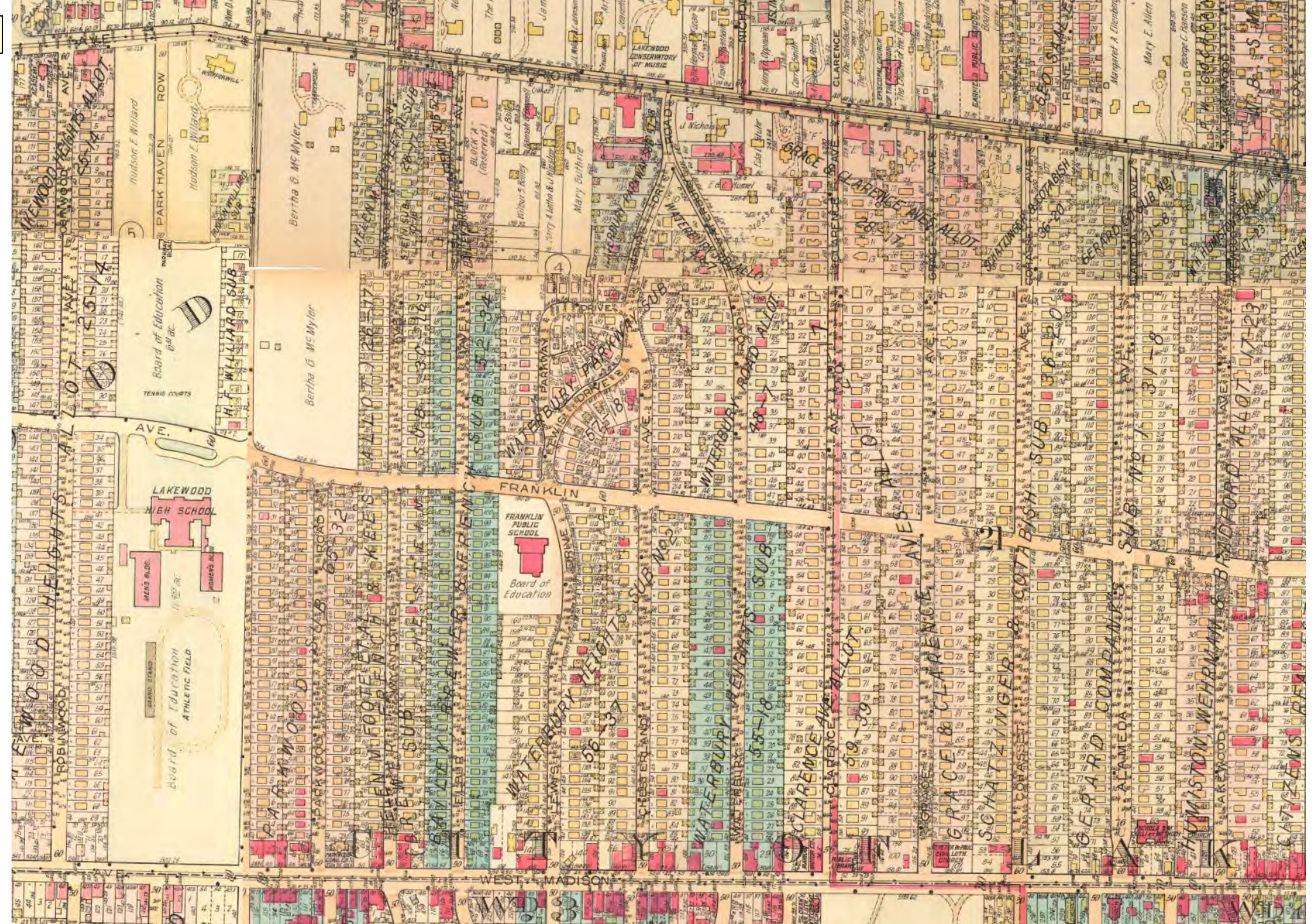


1918 ca. - Lewis Drive, north of Madison Avenue



1915





1980



1980



2005



2005



CITY OF LAKEWOOD  
Department of Planning and Development  
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

**Property Being Nominated:**

Historic Name (if applicable) Franklin School

Property Address 13465 Franklin Blvd. Lakewood, Ohio. 44107

Property Owner(s) Lakewood Board of Education

Owner Address 13701 Lake Avenue, Lakewood, Ohio

Phone 216.529.4000 Email ask@lakewoodcityschools.org

Private Ownership       Public Ownership

**Description of Property Being Nominated:**

Residential (check all that apply; provide description as needed to fully communicate nomination intent)

- House    Garage    Apartment Building    Associated Land  
 Other: \_\_\_\_\_  
 # of Contributing Buildings    # of Non-Contributing Buildings

Commercial

- Office/Retail/Mixed Use    Religious    Institutional    Associated Land  
 Other: \_\_\_\_\_  
 # of Contributing Buildings    # of Non-Contributing Buildings

Historic District

- Residential    Commercial    Mixed Use  
 # of Contributing Buildings    # of Non-Contributing Buildings

Other

- Site    Structure    Object  
 # of Contributing Resources    # of Non-Contributing Resources

**Verbal Boundary Description:**

Franklin School is situated on a 1.927 acre lot at the southwest corner of Franklin and Lewis Drive, in a residential area well back from the road. It has a playground in the front lawn and large surface parking lot to the rear. Permanent parcel #315-05-121.

**Nomination Prepared By:**

Name Peter Ketter Date May 20, 2025

Address 1265 W. Sixth St. Cleveland, OH 44113

Phone 216-302-3594 Email pketter@sandvickarchitects.com

Franklin School

Property Name  
13465 Franklin Blvd. Lakewood, OH 44107

Property Address

**Significant Dates or Periods of Construction**

1907 - Four room building constructed.  
1915 - Second addition, four rooms  
1921 - Third addition  
1950 - Gymnasium addition

**Architect/Builder**

L.W. Thomas, Architect  
Albert E. Skeel, Architect  
Chas. W. Hopkinson, Architect  
Conrad, Hays, Simpson & Ruth

**Narrative Statement of Significance**

Explain the historic and architectural significance of the property/district to Lakewood's history. Statement can include association with events that have made a significant contribution to the broad patterns of our history; association with lives of persons significant in our past; or property that illustrates the distinctive characteristics of a type, period, or method of construction; or is noted for its craftsmanship or architectural design. Include periods of significance (i.e. 1905-1920) and specific significant dates.

See attachments.

## Franklin School Architectural Description

Franklin School sits at the southwest corner of Franklin Boulevard and Lewis Drive, with a roughly rectangular site except that the western boundary follows the curve of Lewis Drive. The building faces north toward Franklin Boulevard, but with a generous set back of approximately 150 feet. The site north of the building includes a plain grass lawn with concrete sidewalks, as well as a gravel playground at the site's northwest corner, with a chain link fence around the property's perimeter. Other than narrow strips of grass along the sidewalk, the remainder of the property to the west and south of the building is currently paved and used for surface parking.

The original two-story building on a raised basement, constructed in 1907, is faced with two contrasting tones of glazed brick, with primary fields of dark red-orange brick and details executed in a much lighter yellow-orange brick. The lighter details include quoins at each corner, splayed window heads, a continuous band of corbelling above the second-floor windows, pairs of pilasters flanking the main entrance, and ornamental detailing in the central entrance bay. The same yellow-orange brick was also used to create a sign band across the top of the center bay, with darker brick used to spell out "Franklin School" and "AD" "07". The central entry bay projects out from the primary plane of the north façade, capped by a pediment with an oculus window in its center. A denticulated cornice adorns the parapet and continues around the gable of the central pediment. The building also features isolated stone details, including window sills, keystones above each arched window opening, pilaster bases and capitals, and a continuous band across the top of the raised basement. All original window and door openings on the primary north and east façades remain unaltered, although the windows and doors themselves have previously been replaced.

Two rectangular 2-story additions were added in 1915 and 1921, respectively, extending from the south side of the original building. Although simpler in design, they are faced in compatible red and orange brick, and of similar scale and character to the original. A more recent 1-story gymnasium addition was added in 1950, connecting to the west elevation of the original building and extending out to the north. Although faced in similarly toned red-orange brick, the newer addition is windowless except for a single opening on the north elevation, and generally much more modern in character than the original building or earlier additions.

Franklin School retains an overall high degree of historic and architectural integrity. The primary street-facing (north and east) façades of the original building retain the majority of their original materials and detailing, with no notable alteration of the building's character-defining Classical Revival composition and ornamentation. The 1915 and 1921 additions are of similar character and affected only the rear elevation of the original building, while also expressing their own historical significance as the school was expanded to accommodate Lakewood's growing population. While less harmonious in character, the 1950 gymnasium addition's placement in a secondary location, lower scale, and use of similar brick facing minimize its impact on the original building, which remains clearly visible and predominant when viewed from the street. Franklin School therefore continues to strongly reflect its historic appearance and character.

## Franklin School Narrative Statement of Significance

### **Architectural Significance**

Franklin School is one of the **most** significant school buildings in Lakewood. This 1907 building is notable for its Classical Revival style and brick construction utilizing two rich tones of glazed orange brick, punctuating the building's architectural details. Use of the light brick, rather than stone, to delineate the entablature and create the pilasters, quoins, and lintels, gives the building a rich visual texture that is unlike any other school building in Lakewood.

Significant architectural details include the projecting and pedimented central bay, with its large stone lintel above the central entry, decorative brick panel, and round-arched tripartite window at the second floor. The two pairs of brick pilasters framing the entrance support a continuous entablature, topped by the pediment with an oculus, all of which are notable Classical Revival details. Its round and segmental arched windows are highlighted with the light brick and small stone keystones, creating brick lintels and surrounds that emphasize the importance of the window openings in the overall design.

### **Historical Significance**

Constructed as a four-room building in 1907, Franklin School is one of Lakewood's few educational institutions remaining in its early form. With the exception of the former Board of Education building, Franklin School is the oldest school building in Lakewood that has not undergone significant façade alterations or been demolished. Additions to the school made in 1915 and 1921 increased its capacity to seventeen rooms. A gymnasium was constructed in 1950. Franklin School's exterior as it stands today has remained largely unchanged since that time.

Notably, Bertha Wagar, granddaughter of early Lakewood settler and education advocate Mars Wagar, was the second principal of Franklin School. Bertha served as principal from 1910 until 1914, after several years spent as a teacher in the Lakewood School District, then known as East Rockport Schools. The grandchildren of Mars Wagar, including Bertha, were among Lakewood's earliest schoolteachers.

Mars Wagar valued education and made significant contributions to education in Lakewood. The first classroom in Lakewood was in Mars Wagar's home. In 1829, he donated this space to schoolteacher Jonathan Parshall to conduct lessons before the first schoolhouse was constructed in Lakewood, then known as Rockport, in 1830. The first log schoolhouse was built by Mars Wagar and his neighbor, James Nicholson.

The construction of the first schoolhouse addressed Mars' concerns about the need for structured, routine education of Rockport children, including his own. Mars Wagar instilled his value of education in his family, leading to many of his descendants becoming education professionals. Bertha Wagar's career as a schoolteacher and her time as principal of Franklin School exemplify the Wagar family's commitment to education and community, dating back to one of Lakewood's earliest settlers. In this way, Franklin School tells an important part of Lakewood's educational history.

## 1134.03 PROCEDURES FOR IDENTIFICATION, NOMINATION AND DESIGNATION OF AN HPD OR HP.

(b) Nomination Procedure: The Heritage Advisory Board may propose to the Commission nominations of any area, place, building, public interior portion of a building, structure, work of art or other object as an HPD or HP.

In the case of an HP, if the Heritage Advisory Board does not propose a nomination, the owner of the proposed HP may directly propose to the Commission such nomination...

A proposal for nomination shall specify which specific site improvements are included in the proposal for nomination, and any improvements not specified shall be deemed not to have been nominated.

(c) The Commission may...**issue specific unique historic guidelines** to govern any such designated HPD or HP. The purpose of such guidelines are to assist the Architectural Board of Review to limit its judgment and review procedures to design and engineering issues, rather than its own independent view of historic appropriateness, which are hereby expressly left in the province of the Commission with the advice of the Heritage Advisory Board.

*(If specific architectural guidelines are not created, the Secretary of the Interior's Standards for Rehabilitation shall apply to an HPD or HP for Architectural Board of Review purposes)*



## 1134.03 PROCEDURES FOR IDENTIFICATION, NOMINATION AND DESIGNATION OF AN HPD OR HP.

(d) Considerations for Nomination: In considering the nomination...as an HPD or HP, the Commission shall apply the following criteria with respect to each property. **One (1) or more or the following must apply:**

- (1) The character, interest or value as part of the heritage of the City, the region, State of Ohio or the United States;
- (2) The location as a site of a significant historic event;
- (3) The identification with a person or persons who significantly contributed to the historic development of the City;
- (4) An...HP's exemplification of the cultural, economic, social, archeological, or historic heritage of the City;
- (5) The portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
- (6) The embodiment of distinguishing historical characteristics of a group of people in an era of history characterized by a distinctive architectural style;
- (7) ...HP's identification as the work of an architect or master builder whose individual work has influenced the development of the City;
- (8) ...HP's embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural or technological innovation;
- (9) ...HP's unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City, itself at large;
- (10) ...HP's having yielded or its likelihood of yielding information important to the understanding of prehistory or history.



## 1134.03 PROCEDURES FOR IDENTIFICATION, NOMINATION AND DESIGNATION OF AN HPD OR HP.

(f) Additional Considerations for an HP: In addition to meeting at least one (1) of the criteria listed in subsection (c) above, a proposed HP must also meet the following criteria in order to be designated an HP:

- (1) The proposed HP must have a high degree of historic integrity, without excessive loss of architectural or historic character.
- (2) The proposed HP must have an internal historic cohesiveness in the sense of a shared common history of its inhabitants, historical development according to the Vision, a shared architectural style or design, or a body of architecture illustrating the evolution of architectural styles over a period of time.



## 1134.03 PROCEDURES FOR IDENTIFICATION, NOMINATION AND DESIGNATION OF AN HPD OR HP.

- (g) Nomination by the Commission: After a hearing, the Commission may nominate...as eligible to be designated as either an HPD or an HP.
- (h) Nomination Not Self-Executing: Once the Commission has approved a nomination...as eligible to be designated either an HPD or an HP, the secretary of the Commission shall schedule a public hearing on the designation of the HPD or HP. The rules of this chapter, or the unique historic guidelines adopted by the Commission for any HPD or HP, are not effective until the HP or HPD is designated by the Commission.
- (i) Consent for Historic Designation: Prior to the hearing on designation of the nominated property or district, the person(s) who submitted the proposed nomination to the Commission shall attempt to secure the written consent...of the affected property owner(s) to the designation of a property...However, written approval is not required for the property to be determined as an HP or HPD...The Commission shall proceed to the public hearing on the question of the proposed designation and may defer action in its discretion while consent is being solicited.

### *SUBSEQUENT HEARING FOR DESIGNATION*

- (j) The application for designation and all accompanying submissions shall be reviewed and studied by the Commission prior to its decision. The Commission shall give due consideration to the advice of the Heritage Advisory Board, such consents to designation and comments as have been filed with it, and the views as may have been expressed by persons participating in the hearing before the Commission, as well as any other relevant information brought before the Commission, in making its decision with respect to the proposed designation of each HPD or HP by a majority vote of its members.



## 1134.03 PROCEDURES FOR IDENTIFICATION, NOMINATION AND DESIGNATION OF AN HPD OR HP.

(k) The Commission shall determine whether said area, place, site, building(s), public interior portions of a building, structure(s), works of art and other objects shall be designated as an HPD or HP. **In the event the owner of a property nominated as an HP...does not consent to designation, the Commission may only designate an HP or HPD by a vote of at least four of its members,** or otherwise the Commission may designate an HP or HPD by a majority vote of a quorum of its members. Regardless of any current National Register of Historic Places status, an HPD or HP must be locally determined by the Commission for this chapter to apply.

(l) **The Commission may approve by majority vote unique historic guidelines for a created district or a specific historic property. The Commission shall schedule a public hearing on the question of such guidelines, which may be a separate hearing or which may coincide with a hearing for nomination or designation.** If specific architectural guidelines are not created, the Secretary of the Interior's Standards for Rehabilitation shall apply to an HPD or HP for Architectural Board of Review purposes.

(m) Applications for nomination and designation which have been denied by the Commission may be resubmitted by the original applicant within ten (10) days from the date of ruling, if a request is made in writing by the applicant setting forth the grounds thereof. If the Commission determines by vote that valid grounds have been submitted, a rehearing shall be granted. If the request is not made within ten (10) days from date of ruling, no application on the same proposed HPD or HP may be made to the Commission by any party for a period of six (6) months from the date the original application was denied. The filing of an application for a rehearing shall not be deemed to extend the time permitted by law for the filing of an appeal to the Courts.



# **Recommendation (08-29-25) – Designate Historic (HP)**

- For Franklin School to be designated, consider if the property meets one of the criteria per 1134.03d:
  - Has character, interest or value as part of the heritage of City, the region, State, or US;
  - Is connected with person/s who significantly contributed to the historic development of the City;
  - Exemplifies the cultural, social, and historic heritage of the City;

*Or other criteria per 1134.03d; and, per 1134.03f, must have:*

  - ...a high degree of historic integrity, without excessive loss of architectural or historic character.
  - ...an internal historic cohesiveness in the sense of a shared common history of its inhabitants, historical development according to the Vision, a shared architectural style or design, or a body of architecture illustrating the evolution of architectural styles over a period of time.
- If designating HP - consider what specific historic guidelines would be required to govern this property...to assist ABR judgment in any future review procedures?



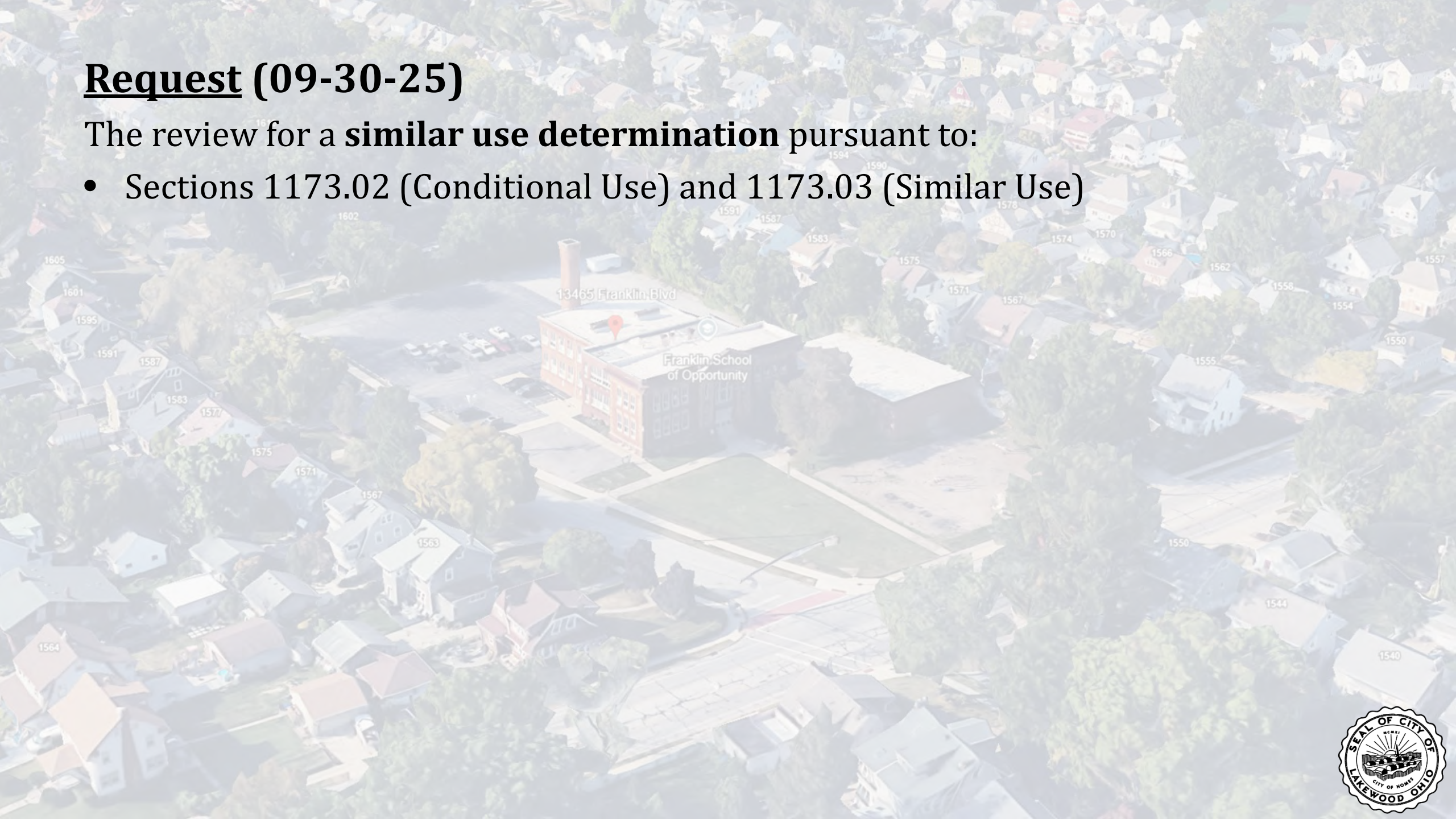
**Docket 09-30-25 - 13465 Franklin  
Inner Peace Cleveland (Similar Use)**



# Request (09-30-25)

The review for a **similar use determination** pursuant to:

- Sections 1173.02 (Conditional Use) and 1173.03 (Similar Use)



# 13465 Franklin Detroit



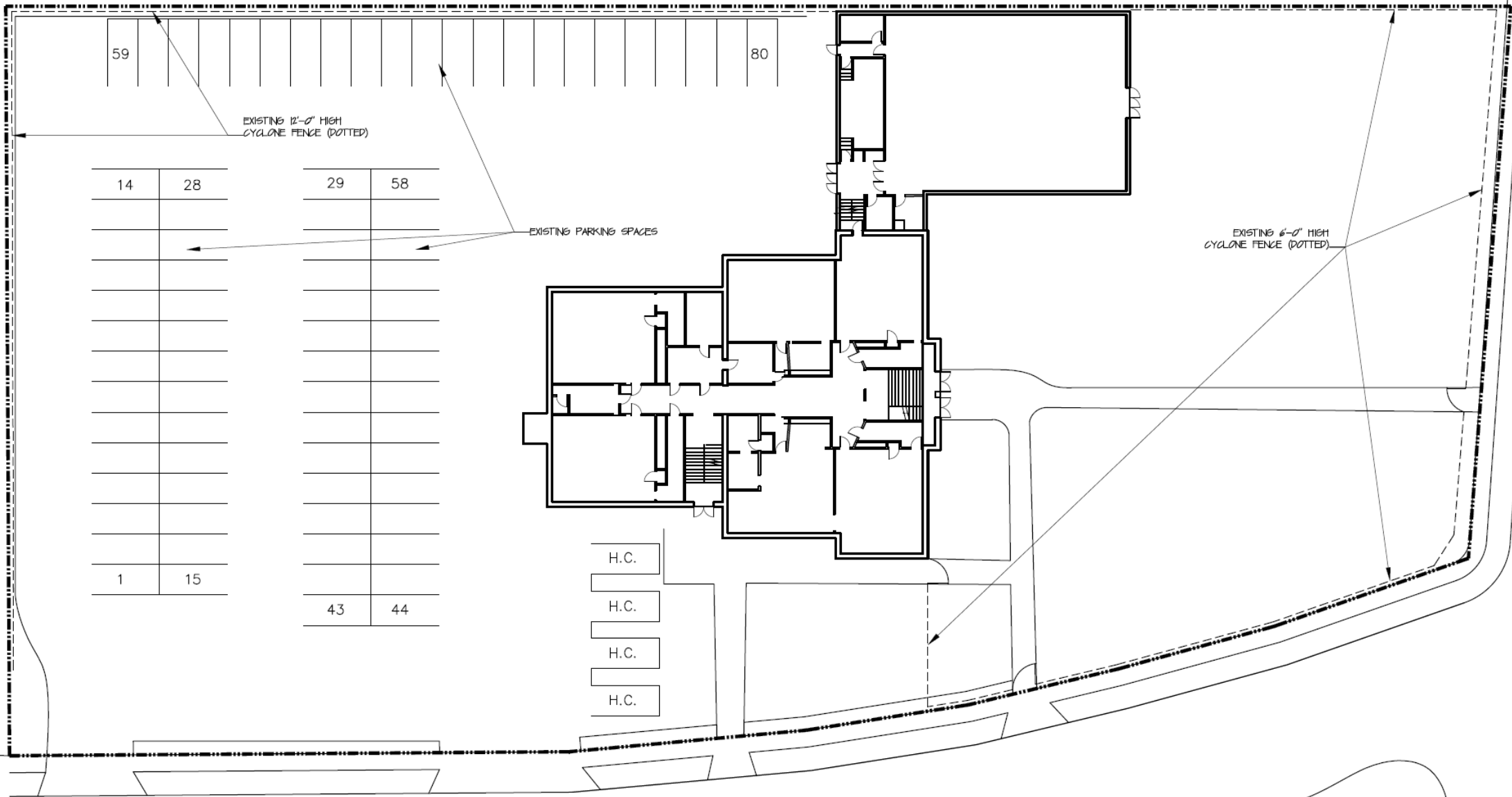
# 13465 Franklin (C4)





NO DOGS ALLOWED





FRANKLIN BLVD.

LEWIS DR.

59

80

14

28

29

58

1

15

43

44

H.C.

H.C.

H.C.

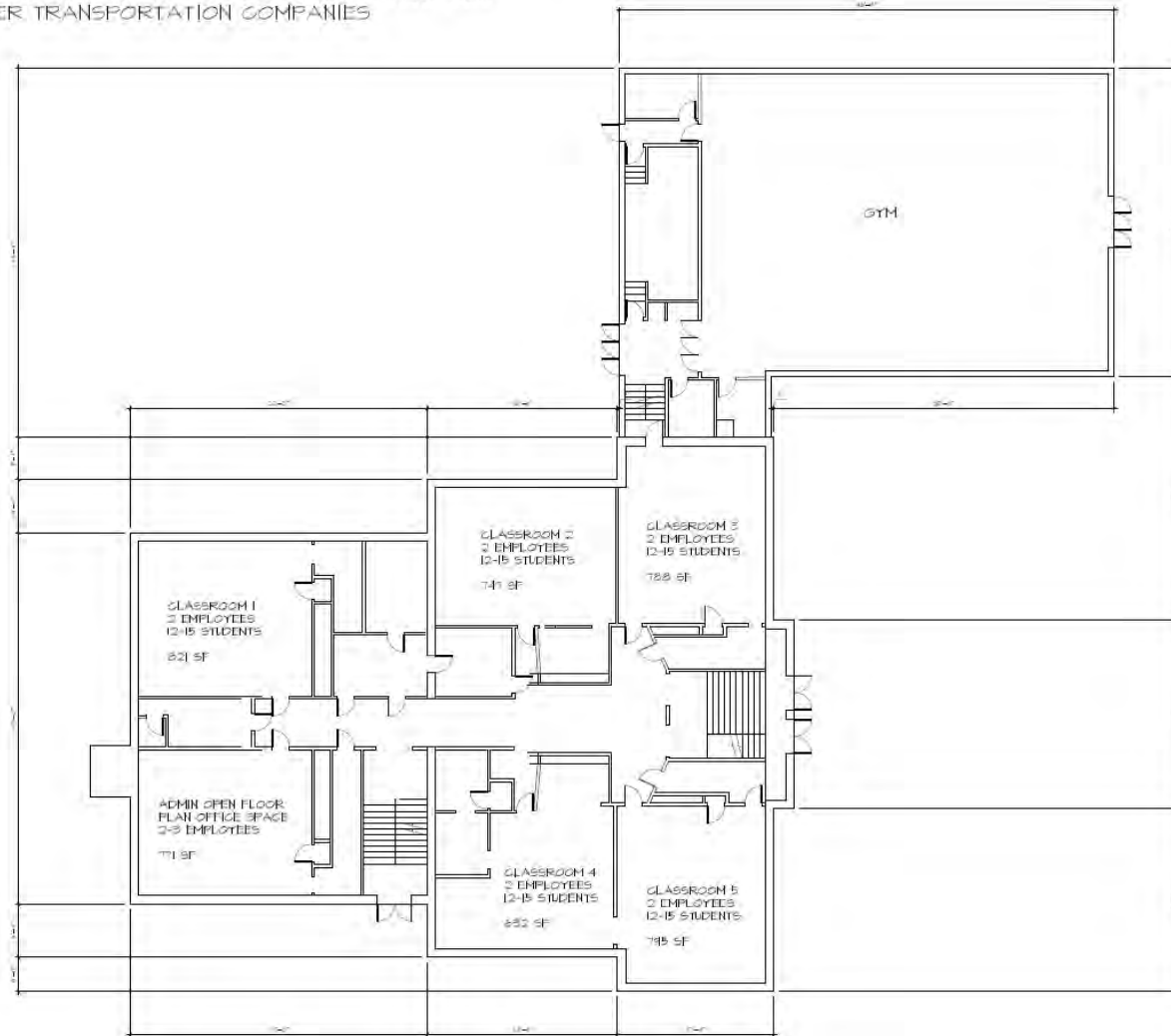
H.C.

EXISTING 12'-0" HIGH  
CYCLONE FENCE (DOTTED)

EXISTING PARKING SPACES

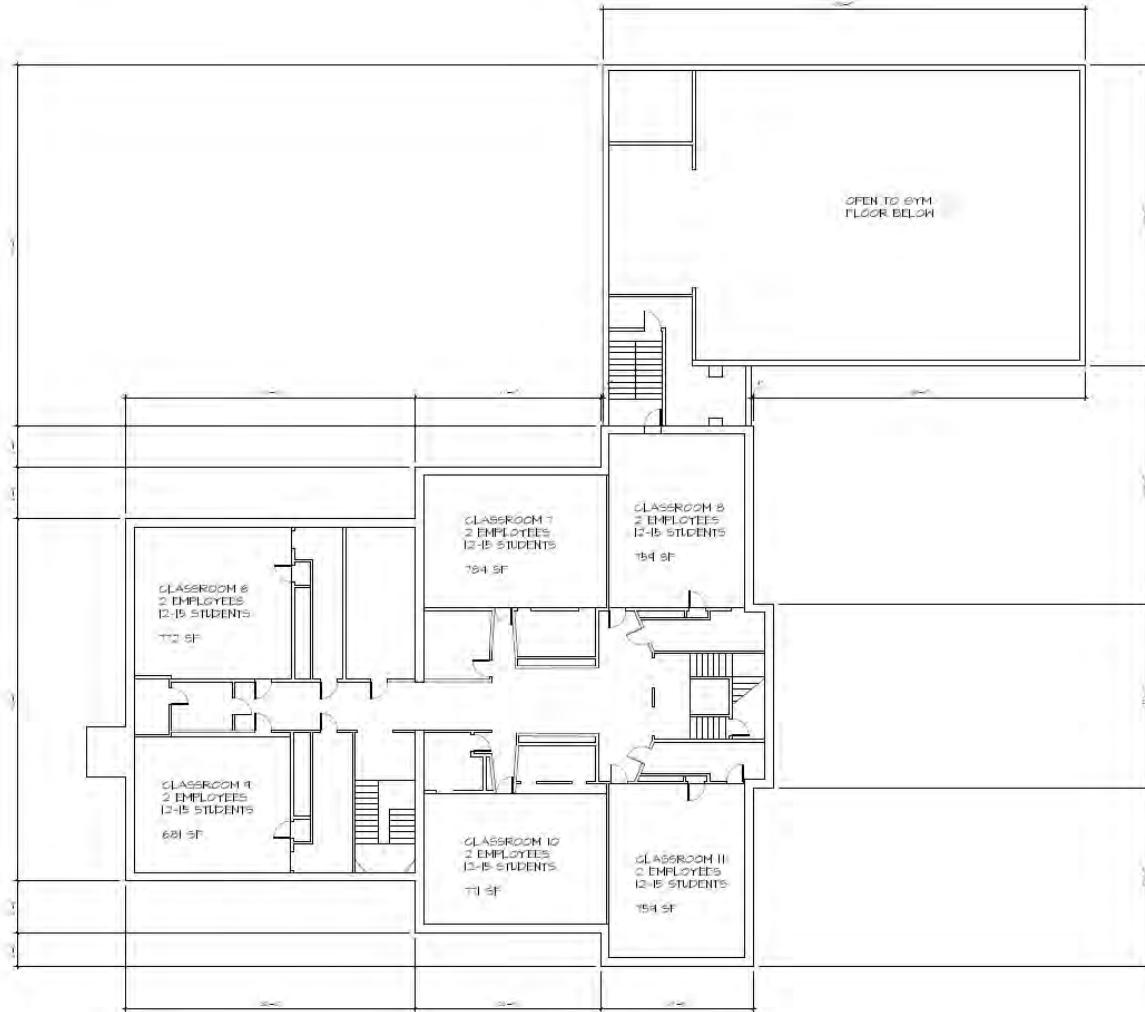
EXISTING 6'-0" HIGH  
CYCLONE FENCE (DOTTED)

TOTAL MAX. CAPACITY:  
25 EMPLOYEES  
165 STUDENTS  
PLEASE NOTE: STUDENTS DO NOT DRIVE AND ARE TRANSPORTED  
BY INNER PEACE CLEVELAND IN 12-15 PASSENGER VEHICLES  
AND/OR BY OTHER TRANSPORTATION COMPANIES



1 FIRST FLOOR PLAN  
1/8" = 1'-0"

13,971 SQUARE FEET



1 SECOND FLOOR PLAN  
1/8" = 1'-0"  
9,004 SQUARE FEET



28 August 2025

**City of Lakewood Planning & Development**

12650 Detroit Avenue  
Lakewood, Ohio 44107

**Attn: David Baas**

216.529.6637

[david.baas@lakewoodoh.gov](mailto:david.baas@lakewoodoh.gov)

**Re: Conditional Use Zoning Request for 13465 Franklin Blvd Lakewood OH 44107**

**David;**

The following outlines the proposed operational use of the existing Franklin School Building by Inner Peace Cleveland associated with the Request for Conditional Use Zoning.

Inner Peace Cleveland respectfully requests Lakewood Planning Commission approval for conditional use zoning for Franklin School located at 13465 Franklin Boulevard, Lakewood OH . 44107 parcel ID 315-05-121, under the determination of similar use. Our operations align directly with the purpose and structure of a traditional school, both in daily function and in the services we provide.

At this location, Inner Peace Cleveland will operate their Vocational Habilitation Program and Adult Day Support Program, each of which instills students with strong educational and vocational components. Similar to a school setting, our program model is community & classroom-based. Each classroom will serve approximately 10–15 students, supported by 1 instructor & 1 aid. Most of our students are fully ambulatory; the building will require only minimal modifications which include the installation of grab bars, handrails, and changing tables in certain restrooms to ensure accessibility.

Our daily operations mirror a traditional school calendar. Programs will run Monday through Friday from 8:00 AM to 2:00 PM, with closures for major holidays, a winter break, and a summer break. Although our full roster may include up to 165 students, it is important to note this does not represent daily attendance. Each individual student's schedule is person-centered and may range from 2 to 5 days per week, further reduced by personal absences due to illness, appointments, or other off site activities. Similarly, staffing will cap at 25 employees, though daily presence will vary based on operational needs and staff availability.



Regarding vehicular traffic and parking, in order to support our students, Inner Peace Cleveland provides transportation through 12–15 passenger vans as well as partnering with outside transportation companies. This structure significantly reduces parking demand and traffic flow, ensuring that operations do not overburden the surrounding neighborhood.

With these details of our daily operation, we believe our programming directly correlates with the educational purpose of a school and falls in line with the intent of the zoning classification. Therefore, we respectfully request the Lakewood Planning Commission's approval for conditional use zoning at Franklin School so that Inner Peace Cleveland may continue its mission of providing educational and vocational opportunities for adults with disabilities.

Respectfully Submitted:

**David Fox, Director of Operations**

Inner Peace Cleveland, LLC.  
10237 Berea Road  
Cleveland OH - 44102  
216-644-3296  
[DavidFox@InnerPeaceCleveland.com](mailto:DavidFox@InnerPeaceCleveland.com)  
[www.InnerPeaceCleveland.com](http://www.InnerPeaceCleveland.com)

### 1173.03 DETERMINATION OF SIMILAR USE.

- (b) The Commission shall consider and weigh the following factors when making a determination of similar use:
- (1) Whether the proposed use is compatible with the other uses listed as permitted or conditionally permitted in the district in which the proposed use would be located.
  - (2) Whether the proposed use will negatively impact the district in which it would be located when considering such factors as parking, traffic generation, and public services.
  - (3) Any other factors the Commission reasonably deems applicable.
- (c) Where the Commission finds that a proposed use is substantially similar to a permitted use in...Commercial Public School C4 District, or the Industrial (I) District in which it is to be located, the similar use shall be a **permitted similar use** for said district.
- (d) Where the Commission finds that a proposed use is substantially similar to a conditionally permitted use in a... Commercial Public School C4 District, or the Industrial (I) District in which it is to be located, the similar use shall be a **conditionally permitted similar use** for said district subject to the requirements of Section [1173.02](#).



## 1129.02 PRINCIPAL AND CONDITIONAL PERMITTED USES.

SCHEDULE 1129.02: PERMITTED USES IN COMMERCIAL DISTRICTS				
	C1 OFFICE	C2 RETAIL	C3 GENERAL BUSINESS	C4 PUBLIC SCHOOL
<b>INSTITUTIONAL</b>				
Elementary/Secondary Schools	P	P	P	C

## 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.



## CHAPTER 1143 Parking

### **1143.04 USE CATEGORIES.**

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

- (a) Commercial...
- (b) Industrial...
- (c) **Institutional**: includes buildings of all types and facilities used by public, quasi-public or nonprofit agencies that serve or assist the public or provide an accepted public purpose...

### **1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.**

<u>Institutional</u>	
Elementary, Secondary and High Schools, College, Trade School	As required by the Commission per Section <a href="#">1143.09</a>



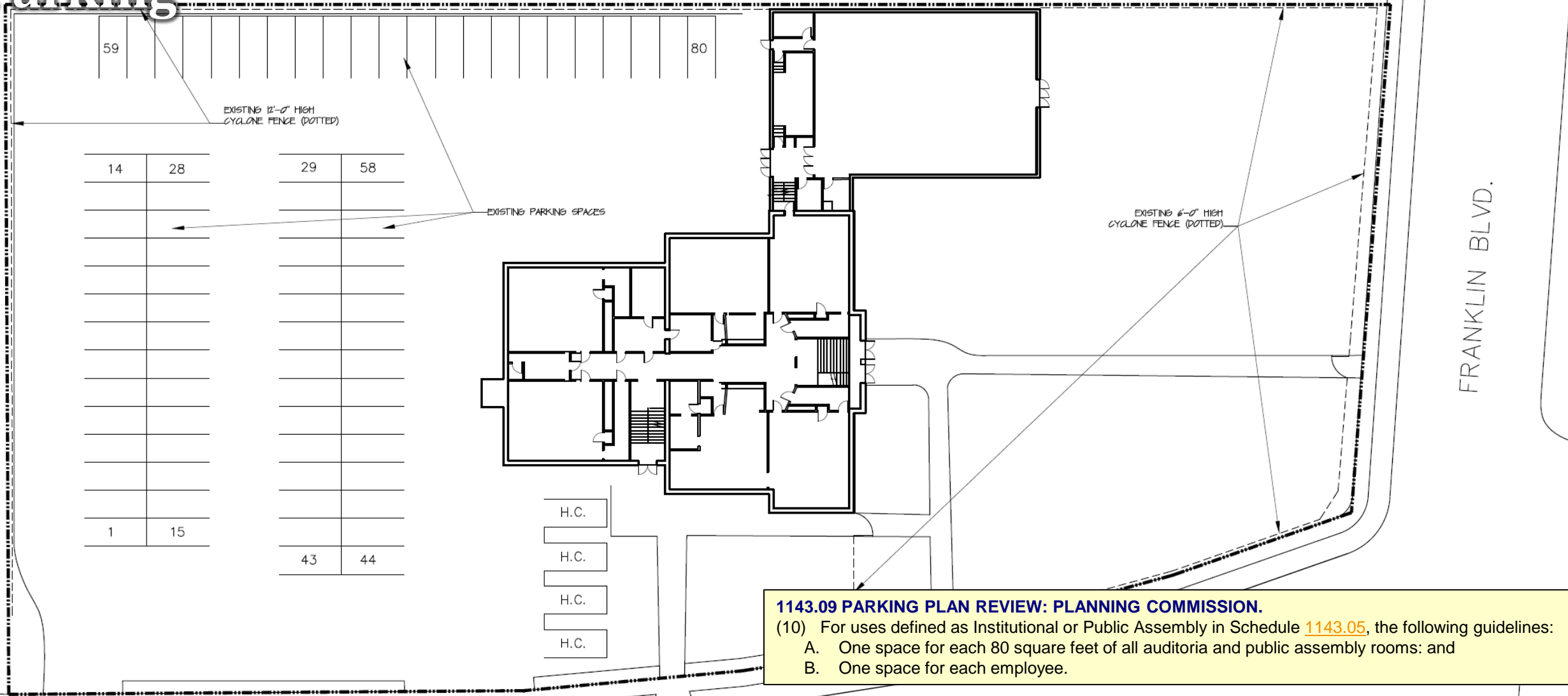
## 1143.09 PARKING PLAN REVIEW: PLANNING COMMISSION.

(a) The Commission shall review applications for parking plans that do not meet the set schedule in [1143.05](#). In addition to Section [1143.09](#) and Section [1143.10](#), the Commission may consider the following when reviewing an application:

- (1) Impact on central character of residential neighborhoods taking on overflow parking;
- (2) Available surface parking lots in the neighborhood that could be used for shared parking;
- (3) Similarly scaled projects throughout the City to compare parking footprint;
- (4) When a restaurant use is proposed, the total number of tables to parking spaces;
- (5) Total number of employees;
- (6) Alternative forms of transportation available in the neighborhood;
- (7) Implementation of bicycle facilities, including but not limited to, bicycle racks, covered bicycle parking, and shower facilities for employees;
- (8) Peak demand for parking spaces from all uses compared to the total supply of spaces;
- (9) Traffic impact analysis and/or a traffic demand study;
- (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.



# Parking



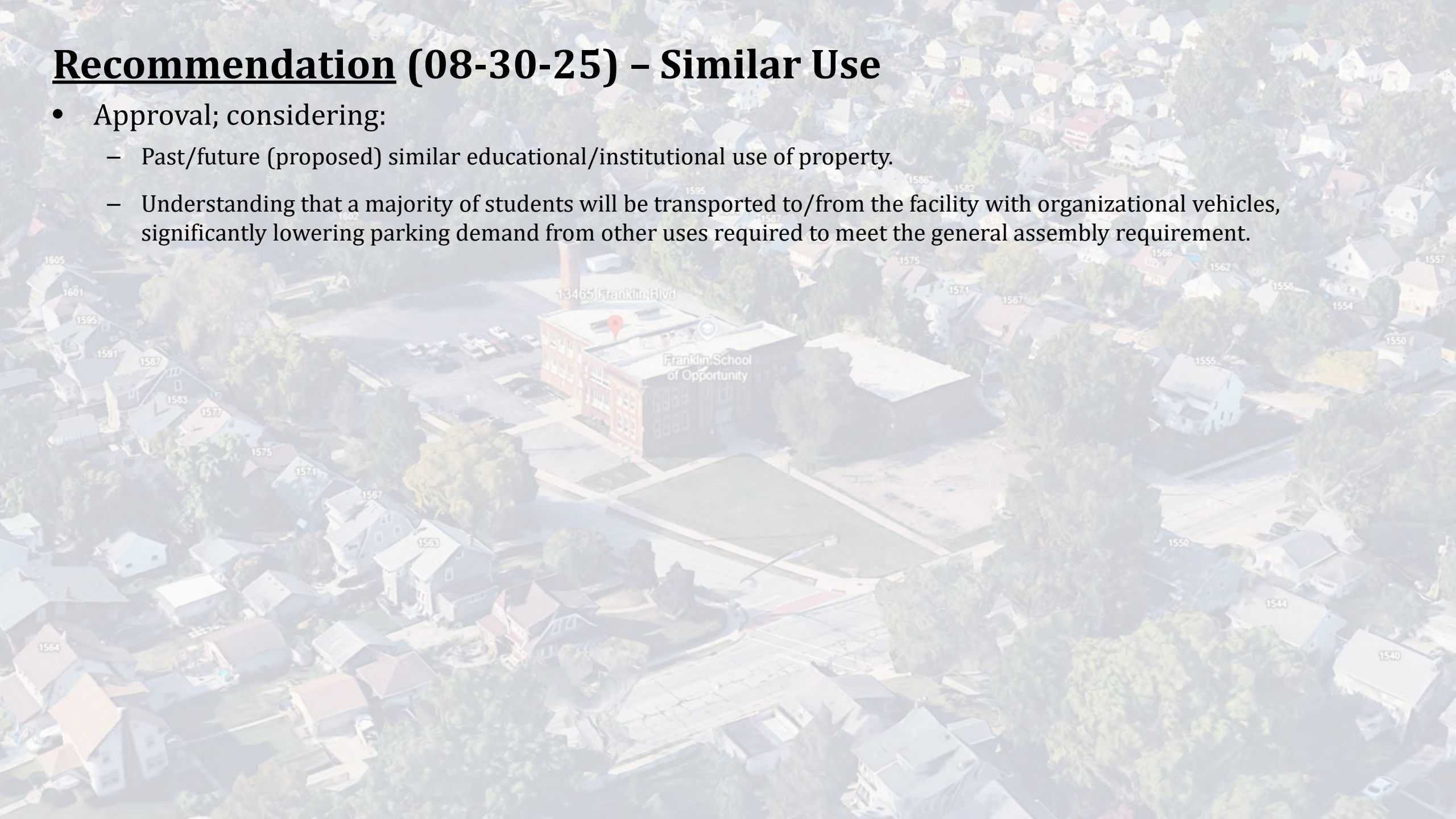
**1143.09 PARKING PLAN REVIEW: PLANNING COMMISSION.**  
 (10) For uses defined as Institutional or Public Assembly in Schedule [1143.05](#), the following guidelines:  
 A. One space for each 80 square feet of all auditoria and public assembly rooms: and  
 B. One space for each employee.

LEW

Use	Size	Min	Max	Provided
<b>Assembly (Classrooms)</b>	9,080 ft <sup>2</sup>	114*	N/A	59 (44 remaining w/15 Inner Peace Vans)
<b>Employees</b>	N/A	25	N/A	25

# **Recommendation (08-30-25) – Similar Use**

- Approval; considering:
  - Past/future (proposed) similar educational/institutional use of property.
  - Understanding that a majority of students will be transported to/from the facility with organizational vehicles, significantly lowering parking demand from other uses required to meet the general assembly requirement.





**Docket 09-31-25 – 1205-07 Warren  
Parking Plan – Exception to Required Minimum**

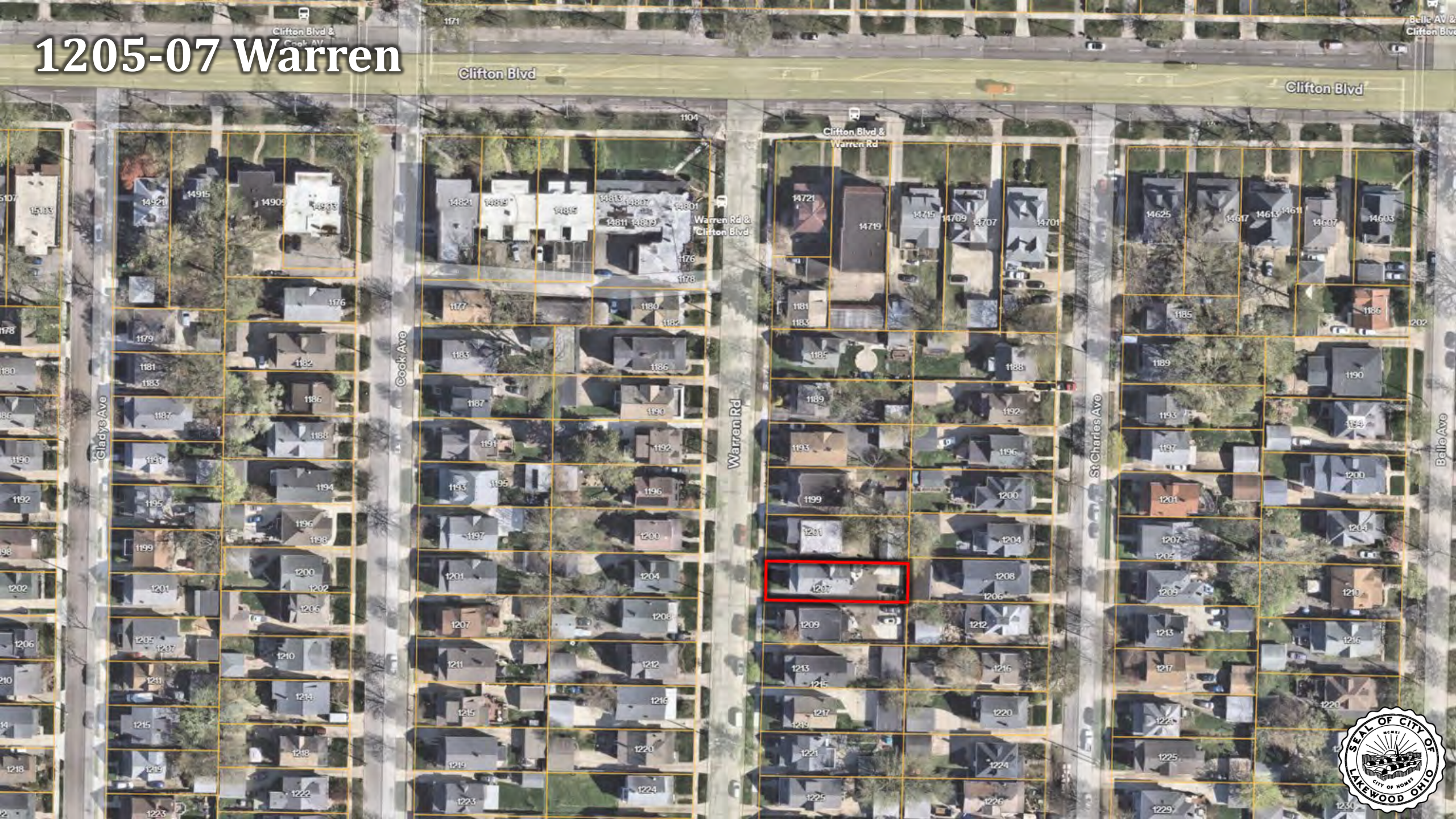
# Request (09-31-25)

The review of a **Parking Plan** pursuant to:

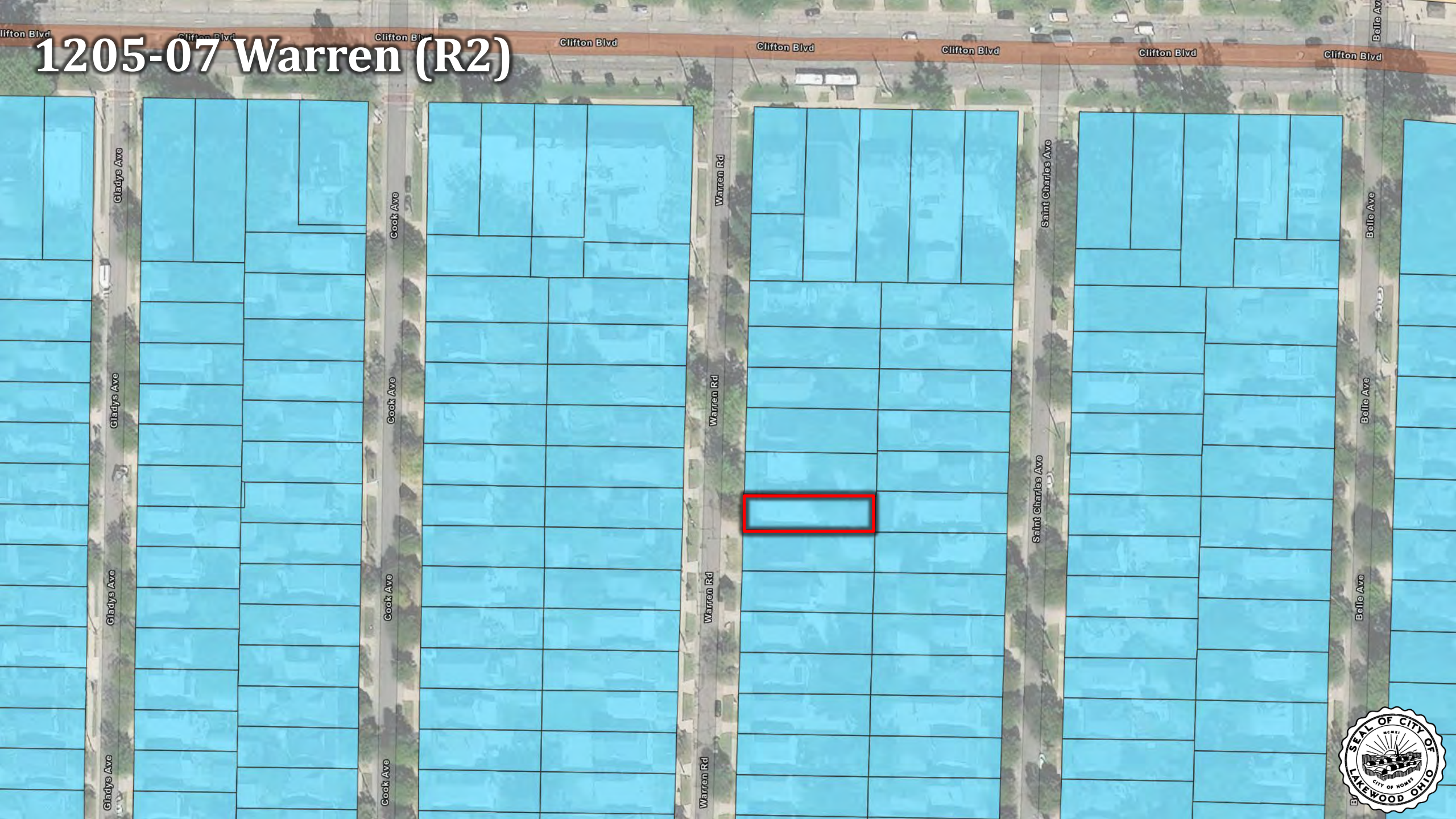
- Chapter 1143 (Parking)



# 1205-07 Warren



# 1205-07 Warren (R2)



Gladys Ave

Gladys Ave

Gladys Ave

Gladys Ave

Cook Ave

Cook Ave

Cook Ave

Cook Ave

Warren Rd

Warren Rd

Warren Rd

Warren Rd

Saint Charles Ave

Saint Charles Ave

Belle Ave

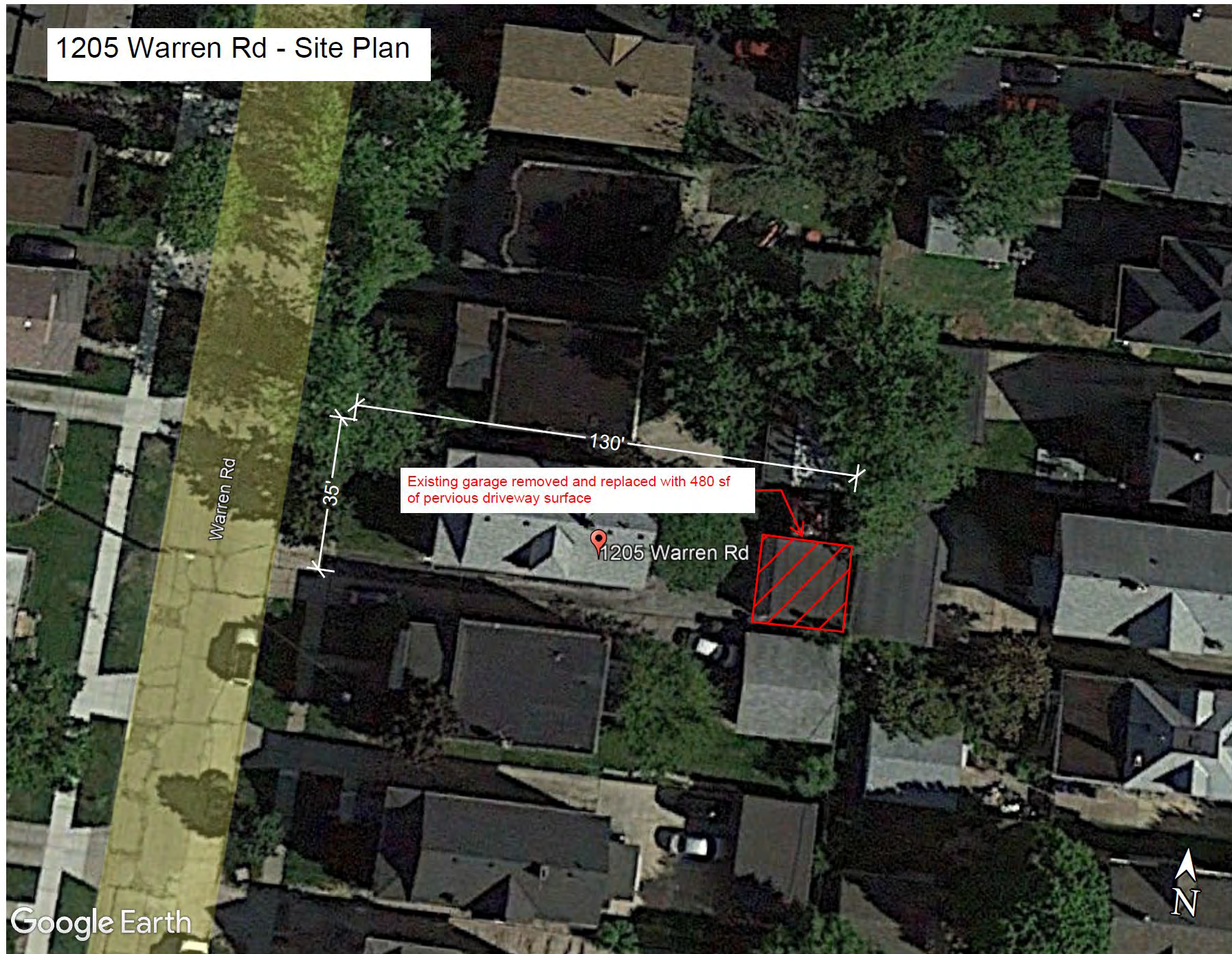
Belle Ave

Belle Ave

Belle Ave



1205 Warren Rd - Site Plan



Warren Rd

35'

130'

Existing garage removed and replaced with 480 sf of pervious driveway surface

1205 Warren Rd









# porous pavement solutions

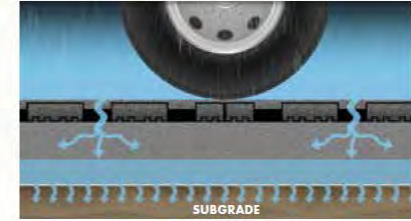
## RIGID PAVERS



### GEOBLOCK<sup>®</sup> & GEOPAVE<sup>®</sup> POROUS PAVEMENT SYSTEMS

#### RIGID PAVERS DELIVER PERFORMANCE

Environmental regulations that control and limit stormwater runoff, reduce impervious surface, and increase green space have resulted in the growth of permeable pavements for traffic areas. Presto Geosystems manufactures two high-quality rigid pavers that offer numerous environmental and performance benefits over hard surface pavements.



#### POROUS PAVEMENT OPTIONS

The GEOBLOCK and GEOPAVE systems are both rigid porous pavements designed to handle the most demanding load support requirements while promoting natural stormwater infiltration, reducing runoff, and reducing the need for detention or retention ponds.

#### GEOBLOCK GRASS PAVERS

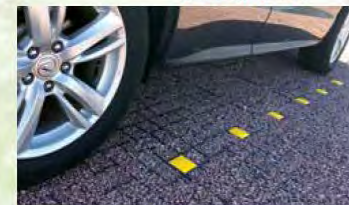
Robust design delivers exceptional protection to turf, resistance to torsional loading stresses and support for optimal growing medium.



#### GEOPAVE AGGREGATE PAVERS

Molded mesh bottom design spreads loads and keeps highly permeable aggregate confined for maximum stormwater infiltration and on-site storage.

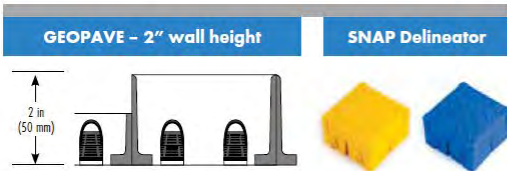
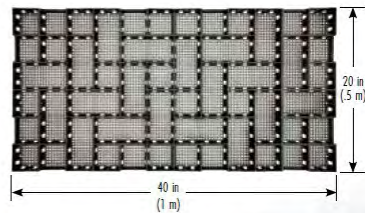
Shown with SNAP delineators.





## GEOPAVE® AGGREGATE PAVERS FOR EVERYDAY TRAFFIC

The industry's only aggregate paver system designed from the ground up for aggregate infill. The GEOPAVE system's structural framework holds highly-permeable, open-graded base course in place through a unique herringbone cell pattern and monolithic mesh bottom. Strong connections create one contiguous pavement that is highly resistant to traffic loading and torsional stresses. The herringbone surface offers a paver-stone aesthetic and allows colored stone for design options and area differentiation. GEOPAVE pavements are a natural way to infiltrate and store stormwater on-site.



## DESIGN RESOURCES SPECIFICATION & PLANNING TOOLS

Presto Geosystems offers comprehensive and easy-to-use resources and tools for designing GEOBLOCK®, GEOBLOCK®5150 and GEOPAVE® porous pavements. CSI-specifications, design resources and videos are available for each product.



### Depth of Engineered BASE Recommendation

DESCRIPTION	GEOBLOCK		GEOBLOCK5150		GEOPAVE	
	VEGETATED SURFACES		VEGETATED SURFACES		AGGREGATE SURFACES	
	Topsoil Infill Topsoil/Aggregate Base		Topsoil Infill Topsoil/Aggregate Base		Aggregate Infill Aggregate Base	
	CBR <sup>1</sup> 2-4	CBR >4	CBR <sup>1</sup> 2-4	CBR >4	CBR <sup>1</sup> 2-4	CBR >4
<b>Heavy Fire Truck Access &amp; H/HS25 loading</b> • Maximum Single Axle Loading of 40,000 lbs (178 kN) • Maximum Tire Pressure of 110 psi (758 kPa)	8 in (200 mm)	6 in (150 mm)	6 in (150 mm)	4 in (100 mm)	6 in (150 mm)	6 in (150 mm)
	Infrequent Passes		Infrequent Passes		Normal Traffic	
<b>Heavy Fire Truck Access &amp; H/HS20 loading</b> • Maximum Single Axle Loading of 32,000 lbs (145 kN) • Maximum Tire Pressure of 110 psi (758 kPa)	8 in (200 mm)	6 in (150 mm)	6 in (150 mm)	4 in (100 mm)	6 in (150 mm)	6 in (150 mm)
	Infrequent Passes		Infrequent Passes		Normal Traffic	
<b>Light Fire Truck &amp; H/HS15 Loading</b> • Maximum Single Axle Loading of 24,000 lbs (110 kN) • Maximum Tire Pressure of 85 psi (586 kPa)	6 in (150 mm)	4 in (100 mm)	4 in (100 mm)	2 in (50 mm)	6 in (150 mm)	4 in (100 mm)
	Infrequent Passes		Infrequent Passes		Normal Traffic	
<b>Utility/Delivery Truck &amp; H/HS10 Loading</b> • Maximum Single Axle Loading of 16,000 lbs (75 kN) • Maximum Tire Pressure of 60 psi (414 kPa)	4 in (100 mm)	4 in (100 mm)	2 in (50 mm)	2 in (50 mm)	4 in (100 mm)	2 in (50 mm)
	Infrequent Passes		Infrequent Passes		Normal Traffic	
<b>Cars &amp; Pickup Truck Access</b> • Maximum Single Axle Loading of 4,000 lbs (18 kN) • Maximum Tire Pressure of 45 psi (310 kPa)	2 in (50 mm)	2 in (50 mm)	None	None	2 in (50 mm)	None <sup>2</sup>
	Occasional Passes		Occasional Passes		Normal Traffic	
<b>Trail Use: Surface Stabilization</b> • <1,000 lb • Loading for ATVs, golf carts, campers, boats, equestrian, motorcycle, bicycle, pedestrian, wheelchairs	2 in (50 mm)	2 in (50 mm)	None	None	None	None
	Occasional Passes		Occasional Passes		Normal Traffic	

<sup>1</sup> For CBR<2, contact Reynolds Presto Products, Inc. for recommendations. CBR is the abbreviation for California Bearing Ratio.

<sup>2</sup> A minimum of 2 inches of aggregate base should be placed below the GEOPAVE units as a drainage layer and an infiltration storage area. Greater depth may be required depending upon design rainfall requirements and subbase permeability.

The Engineer of Record shall be responsible for the design and stability of the open graded base course.

## 1143.09 PARKING PLAN REVIEW: PLANNING COMMISSION.

(a) The Commission shall review applications for parking plans that do not meet the set schedule in [1143.05](#). In addition to Section [1143.09](#) and Section [1143.10](#), the Commission may consider the following when reviewing an application:

- (1) Impact on central character of residential neighborhoods taking on overflow parking;
- (2) Available surface parking lots in the neighborhood that could be used for shared parking;
- (3) Similarly scaled projects throughout the City to compare parking footprint;
- (4) When a restaurant use is proposed, the total number of tables to parking spaces:
- (5) Total number of employees;
- (6) Alternative forms of transportation available in the neighborhood;
- (7) Implementation of bicycle facilities, including but not limited to, bicycle racks, covered bicycle parking, and shower facilities for employees;
- (8) Peak demand for parking spaces from all uses compared to the total supply of spaces;
- (9) Traffic impact analysis and/or a traffic demand study;
- (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.

(b) The fees for parking plan applications shall be pursuant to Section [1173.06](#).

(Ord. 36-17. Passed 2-5-2018.)



## 1143.10 EXCEPTIONS TO REQUIRED MINIMUMS.

The number of parking spaces required may be reduced in accordance with the following credits as determined by the Commission when reviewing an application for a reduction to the minimum number of parking spaces required per Schedule [1143.05](#).

(a) For uses defined as Commercial in Section [1143.04](#), the Commission may consider the following...

(b) For uses defined as Residential in Section [1143.04](#), the Commission may consider the applicant's implementation of an improvement to the property that aligns with the general goals and objectives as described in the Vision including, but not limited to, the following:

- (1) Improvements to the property that may reduce carbon emissions and improve energy efficiency using environmental best management practices (BMPs) promulgated by the Environmental Protection Agency;
- (2) Storm water management techniques such as bio-swales, rain gardens, and pervious pavements;
- (3) A shed or storage building on site for landscaping equipment and additional storage;
- (4) An innovative landscaping plan, considered to be over and above the landscaping requirements as typically required by the Architectural Board of Review, which may include plant, flower and tree type, size, design, location and irrigation;
- (5) For properties not connected properly to the City's sanitary and storm system per Section [913.05](#), necessary improvements made by the applicant to connect correctly.

(Ord. 36-14. Passed 1-20-2015.)



# Demolition Application/Permit (DEM21-000125)

## Timeline – 1205/07 Warren

- Demo Application/Permit (Jan 2022)
- Correction Notice (Oct 2024)
- Second Notice (Jun 2025)
- Garage plans adjudicated/corrections (July 2025)
- Request for exemption (Aug 2025)

1205 Warren Rd - Garage Demo Site Plan



Existing above grade garage structure to be removed, existing concrete slab to remain

1205 Warren Rd



12650 DETROIT AVENUE • 44107 • 216/529-6270 • FAX 216/521-5930  
www.onelakewood.com

Date: 1/24/2022

Garage Demo Memo for Address: 1205 WARREN RD.

I, MARY KATHERINE LYRICH understand and agree to the requirements (HOMEOWNERS PRINTED NAME)

listed below, in order to obtain a demolition permit for my garage prior to plan approval.

- 1) The new garage pad will be placed on the lot according to Lakewood Codified Ordinances 1143.05.
- 2) Construction drawings complying with the 2019 Residential Code of Ohio (RCO) for the new garage pad and garage must be submitted for review a minimum of 30 days in advance of planned construction, and permits obtained.
- 3) The new garage will be completely rebuilt within 6 months of the closing of the demolition permit.

SIGNED: [Signature] (HOMEOWNERS SIGNATURE)

Date: 1-27-22

## CITY OF LAKEWOOD

\*\*\* DEMOLITION PERMIT - RESIDENTIAL DEMOLITION PERMIT CARD \*\*\*

Division of Housing & Building • 12650 Detroit Avenue • Lakewood, OH 44107 • (216) 529-6270  
File Number 21-006016  
Application Number DEM21-000125 Issue Date 01/25/2022  
Property Address 1205 WARREN RD Expiration Date 04/25/2022  
Parcel Number 31215086  
Property Zoning R2  
Use Group Code  
Type of Construction  
Work Description: Remove existing garage.

### OWNER

LYNCH, MARY KATHERINE  
1205 WARREN RD  
LAKEWOOD, OH 44107

### CONTRACTOR

PE Limited  
10710 EDGEWATER DRIVE  
CLEVELAND OH 44102  
(216) 210-3176  
CR21-000496

[Signature]  
Christopher Parmelee  
Building Commissioner

### Project Information

Assigned Inspector - David Lawrence  
Assigned Inspector Phone Number - 216-529-6282  
Project Valuation - \$8,000.00

### Special Notes & Comments

1. A NEW GARAGE MUST BE CONSTRUCTED WITHIN 6 MONTHS OF DEMOLITION. ALL SUBCONTRACTORS MUST BE REGISTERED WITH THE BUILDING DEPARTMENT. PROVIDE ROUGH-IN INSPECTIONS PRIOR TO COVERING ANY WORK.

- ALL SUBCONTRACTORS MUST BE REGISTERED WITH THE BUILDING DEPARTMENT. PROVIDE ROUGH-IN INSPECTIONS PRIOR TO COVERING ANY WORK.
- Work to be performed following all applicable adopted codes and ordinances of the City of Lakewood, OH
- This permit and one set of approved drawings, manufacturers' installation instructions and product information shall be kept at the work site and available for use by inspectors.
- Permit Holders are required to schedule inspections prior to covering any work.
- Call (216) 529-6270 to schedule inspections with David Lawrence. 24 hour notice is required.

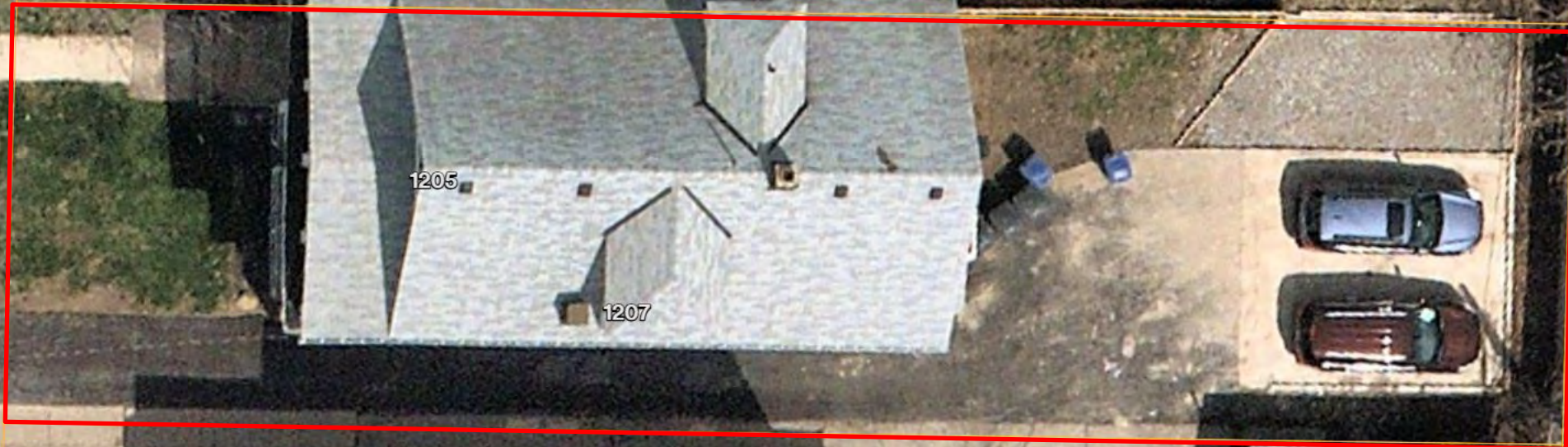
Quantity	Description	Amount	Total Cost
1.0	Application Fee	50.00	50.00
1.0	State Fee	0.50	0.50

September 2021

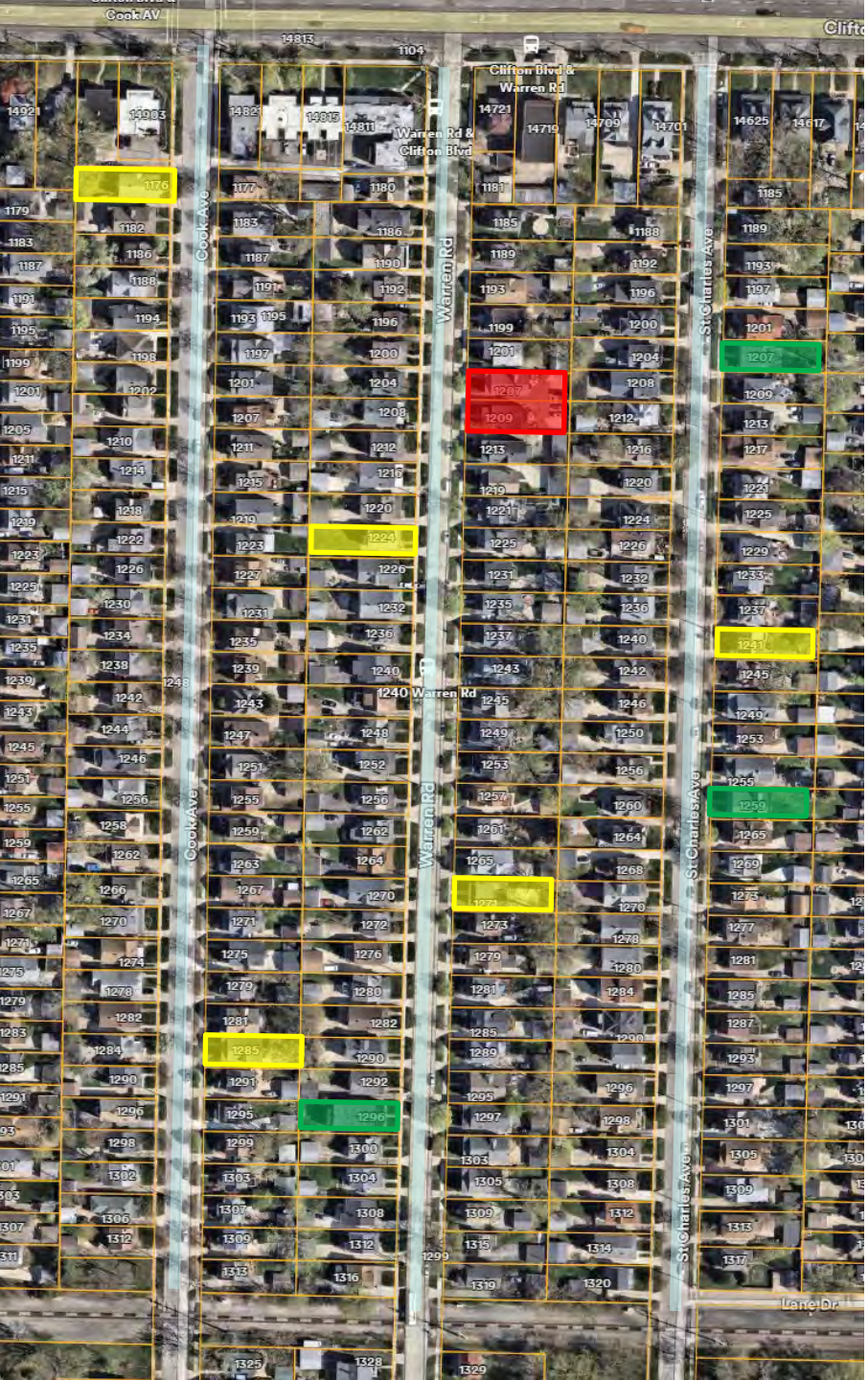


1143.05 - SCHEDULE OF USES AND SPACE REQUIREMENTS	
<u>Uses</u>	<u>Parking Space Requirement</u>
Single-, Two-, Three-Family	<b>Min. 1/dwelling unit; no max; 1 required space shall be in a garage.</b> The front yard shall not be used for off-street parking except in the Lagoon District.

April 2022

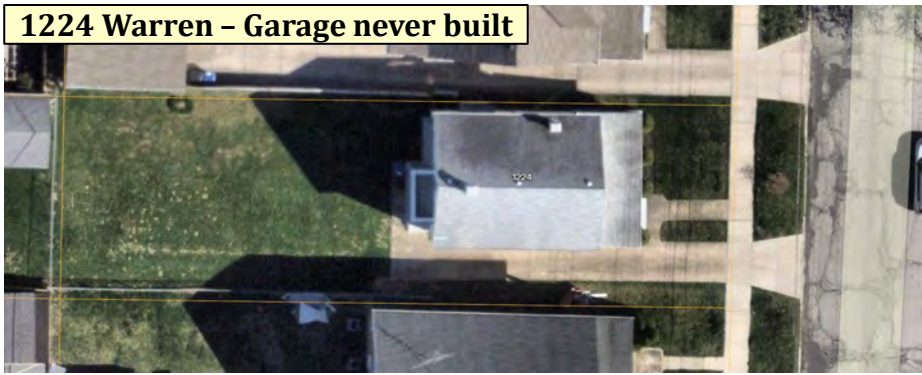


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# Area Parcels without Garages (Warren, Cook, St. Charles)

- Warren (2)\*
  - Single-Family (1)
  - Two-Family (1)
- Cook (2)
  - Two-Family (1)
  - Three-Family (1)
- St. Charles (1)\*
  - Single-Family (1)



5 out of a total 203 properties (2.4%)

\*3 additional properties had insufficient frontage/no driveway – no means to provide for off-street parking.

**Docket #06-25-24**



PLANNING COMMISSION

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

**DISPOSITION LETTER  
JUNE 11, 2024**

Hamza Abuhamdeh  
Adeeb's & Brothers  
2109 West 87<sup>th</sup> St.  
Cleveland, OH 44102

Re: **Docket No. 06-25-24**  
**1562 and 1564 Winchester Ave.**

Dear Applicant:

At the meeting on 6/6/2024, the Lakewood Planning Commission met regarding approval of a parking plan, pursuant to section 1143.09 – parking plan review; Planning Commission and section 1143.10 – exceptions to required minimum. The property is in an R2 Single- and Two-Family district.

**The Commission decided to APPROVE the request with the following condition:**

- That two sheds are constructed on the property.

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

**Docket #06-23-25**



City of Lakewood  
Planning Commission

(216) 529-6630  
planning@lakewoodoh.gov

**DISPOSITION LETTER  
JUNE 21, 2025**

Joseph Dzugaleski  
1606 Woodward Ave.  
Lakewood, OH 44107

Re: **Docket No. 06-23-25**  
**1606 Woodward Ave.**

Dear Applicant:

At the meeting on 6/3/2025, the Lakewood Planning Commission met for the review and approval of a parking plan by the replacement of a garage with a shed—pursuant to Chapter 1143.09 Parking Plan Review and 1143.10 Exceptions for Required Minimums. Property is in the R2 - Single- and Two-Family district.

**The Commission decided to APPROVE the request with the following conditions:**

- Shed will be high-quality, lumber construction and finished to match interior scheme of home.
- Mature tree in rear yard (adjacent to existing garage structure) will be retained/protected during demolition and construction of new shed.

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

## **Recommendation (09-31-25) – Parking Plan**

- Demolition (2022) approval included acknowledged obligation to meet code requirements through replacement of garage within 6 months.
- Process to replace garage started following second correction notice (June 2025).
- Code provides for exception – but if covered parking is not financially feasible (3-family home), then shed/storage should also be provided in addition to proposed permeable surface.



**Docket 09-32-25 – 1209-11 Warren  
Parking Plan – Exception to Required Minimum**

# Request (09-32-25)

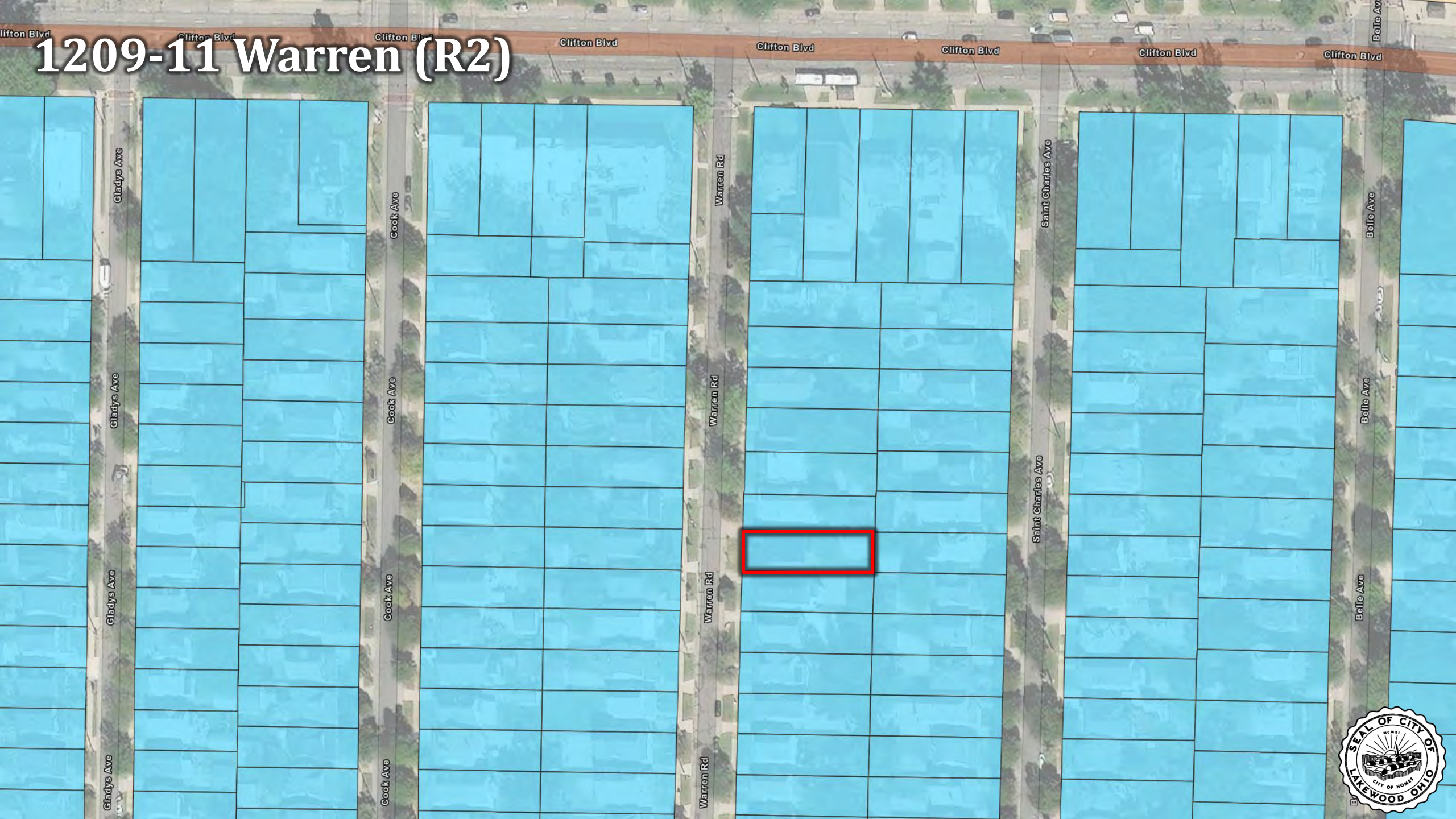
The review of a **Parking Plan** pursuant to:

- Chapter 1143 (Parking)





# 1209-11 Warren (R2)



1209 Warren Rd - Site Plan



Existing Garage Removed - Replace with 480 sf of pervious driveway surface

Warren Rd

40'

130'









# porous pavement solutions

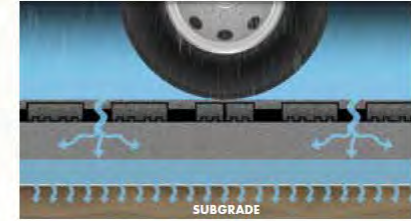
## RIGID PAVERS



## GEOBLOCK<sup>®</sup> & GEOPAVE<sup>®</sup> POROUS PAVEMENT SYSTEMS

### RIGID PAVERS DELIVER PERFORMANCE

Environmental regulations that control and limit stormwater runoff, reduce impervious surface, and increase green space have resulted in the growth of permeable pavements for traffic areas. Presto Geosystems manufactures two high-quality rigid pavers that offer numerous environmental and performance benefits over hard surface pavements.



### POROUS PAVEMENT OPTIONS

The GEOBLOCK and GEOPAVE systems are both rigid porous pavements designed to handle the most demanding load support requirements while promoting natural stormwater infiltration, reducing runoff, and reducing the need for detention or retention ponds.

### GEOBLOCK GRASS PAVERS

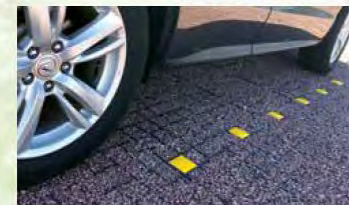
Robust design delivers exceptional protection to turf, resistance to torsional loading stresses and support for optimal growing medium.



### GEOPAVE AGGREGATE PAVERS

Molded mesh bottom design spreads loads and keeps highly permeable aggregate confined for maximum stormwater infiltration and on-site storage.

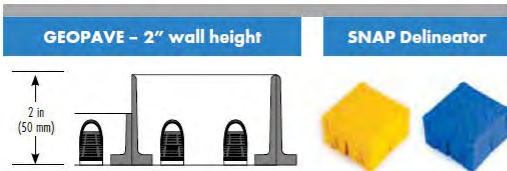
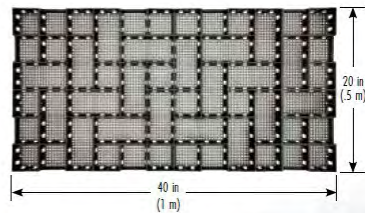
Shown with SNAP delineators.





## GEOPAVE® AGGREGATE PAVERS FOR EVERYDAY TRAFFIC

The industry's only aggregate paver system designed from the ground up for aggregate infill. The GEOPAVE system's structural framework holds highly-permeable, open-graded base course in place through a unique herringbone cell pattern and monolithic mesh bottom. Strong connections create one contiguous pavement that is highly resistant to traffic loading and torsional stresses. The herringbone surface offers a paver-stone aesthetic and allows colored stone for design options and area differentiation. GEOPAVE pavements are a natural way to infiltrate and store stormwater on-site.



## DESIGN RESOURCES SPECIFICATION & PLANNING TOOLS

Presto Geosystems offers comprehensive and easy-to-use resources and tools for designing GEOBLOCK®, GEOBLOCK®5150 and GEOPAVE® porous pavements. CSI-specifications, design resources and videos are available for each product.



### Depth of Engineered BASE Recommendation

DESCRIPTION	GEOBLOCK		GEOBLOCK5150		GEOPAVE	
	VEGETATED SURFACES		VEGETATED SURFACES		AGGREGATE SURFACES	
	Topsoil Infill Topsoil/Aggregate Base		Topsoil Infill Topsoil/Aggregate Base		Aggregate Infill Aggregate Base	
	CBR <sup>1</sup> 2-4	CBR >4	CBR <sup>1</sup> 2-4	CBR >4	CBR <sup>1</sup> 2-4	CBR >4
<b>Heavy Fire Truck Access &amp; H/HS25 loading</b> • Maximum Single Axle Loading of 40,000 lbs (178 kN) • Maximum Tire Pressure of 110 psi (758 kPa)	8 in (200 mm)	6 in (150 mm)	6 in (150 mm)	4 in (100 mm)	6 in (150 mm)	6 in (150 mm)
	Infrequent Passes		Infrequent Passes		Normal Traffic	
<b>Heavy Fire Truck Access &amp; H/HS20 loading</b> • Maximum Single Axle Loading of 32,000 lbs (145 kN) • Maximum Tire Pressure of 110 psi (758 kPa)	8 in (200 mm)	6 in (150 mm)	6 in (150 mm)	4 in (100 mm)	6 in (150 mm)	6 in (150 mm)
	Infrequent Passes		Infrequent Passes		Normal Traffic	
<b>Light Fire Truck &amp; H/HS15 Loading</b> • Maximum Single Axle Loading of 24,000 lbs (110 kN) • Maximum Tire Pressure of 85 psi (586 kPa)	6 in (150 mm)	4 in (100 mm)	4 in (100 mm)	2 in (50 mm)	6 in (150 mm)	4 in (100 mm)
	Infrequent Passes		Infrequent Passes		Normal Traffic	
<b>Utility/Delivery Truck &amp; H/HS10 Loading</b> • Maximum Single Axle Loading of 16,000 lbs (75 kN) • Maximum Tire Pressure of 60 psi (414 kPa)	4 in (100 mm)	4 in (100 mm)	2 in (50 mm)	2 in (50 mm)	4 in (100 mm)	2 in (50 mm)
	Infrequent Passes		Infrequent Passes		Normal Traffic	
<b>Cars &amp; Pickup Truck Access</b> • Maximum Single Axle Loading of 4,000 lbs (18 kN) • Maximum Tire Pressure of 45 psi (310 kPa)	2 in (50 mm)	2 in (50 mm)	None	None	2 in (50 mm)	None <sup>2</sup>
	Occasional Passes		Occasional Passes		Normal Traffic	
<b>Trail Use: Surface Stabilization</b> • <1,000 lb • Loading for ATVs, golf carts, campers, boats, equestrian, motorcycle, bicycle, pedestrian, wheelchairs	2 in (50 mm)	2 in (50 mm)	None	None	None	None
	Occasional Passes		Occasional Passes		Normal Traffic	

<sup>1</sup> For CBR<2, contact Reynolds Presto Products, Inc. for recommendations. CBR is the abbreviation for California Bearing Ratio.

<sup>2</sup> A minimum of 2 inches of aggregate base should be placed below the GEOPAVE units as a drainage layer and an infiltration storage area. Greater depth may be required depending upon design rainfall requirements and subbase permeability.

The Engineer of Record shall be responsible for the design and stability of the open graded base course.

## 1143.09 PARKING PLAN REVIEW: PLANNING COMMISSION.

(a) The Commission shall review applications for parking plans that do not meet the set schedule in [1143.05](#). In addition to Section [1143.09](#) and Section [1143.10](#), the Commission may consider the following when reviewing an application:

- (1) Impact on central character of residential neighborhoods taking on overflow parking;
- (2) Available surface parking lots in the neighborhood that could be used for shared parking;
- (3) Similarly scaled projects throughout the City to compare parking footprint;
- (4) When a restaurant use is proposed, the total number of tables to parking spaces:
- (5) Total number of employees;
- (6) Alternative forms of transportation available in the neighborhood;
- (7) Implementation of bicycle facilities, including but not limited to, bicycle racks, covered bicycle parking, and shower facilities for employees;
- (8) Peak demand for parking spaces from all uses compared to the total supply of spaces;
- (9) Traffic impact analysis and/or a traffic demand study;
- (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.

(b) The fees for parking plan applications shall be pursuant to Section [1173.06](#).

(Ord. 36-17. Passed 2-5-2018.)



## 1143.10 EXCEPTIONS TO REQUIRED MINIMUMS.

The number of parking spaces required may be reduced in accordance with the following credits as determined by the Commission when reviewing an application for a reduction to the minimum number of parking spaces required per Schedule [1143.05](#).

(a) For uses defined as Commercial in Section [1143.04](#), the Commission may consider the following...

(b) For uses defined as Residential in Section [1143.04](#), the Commission may consider the applicant's implementation of an improvement to the property that aligns with the general goals and objectives as described in the Vision including, but not limited to, the following:

- (1) Improvements to the property that may reduce carbon emissions and improve energy efficiency using environmental best management practices (BMPs) promulgated by the Environmental Protection Agency;
- (2) Storm water management techniques such as bio-swales, rain gardens, and pervious pavements;
- (3) A shed or storage building on site for landscaping equipment and additional storage;
- (4) An innovative landscaping plan, considered to be over and above the landscaping requirements as typically required by the Architectural Board of Review, which may include plant, flower and tree type, size, design, location and irrigation;
- (5) For properties not connected properly to the City's sanitary and storm system per Section [913.05](#), necessary improvements made by the applicant to connect correctly.

(Ord. 36-14. Passed 1-20-2015.)



# Demolition Application/Permit (DEM22-000045)

## Timeline – 1209/11 Warren

- Demo Application/Permit (April 2022)
- Correction Notice (Oct 2024)
- Second Notice (Jun 2025)
- Garage plans adjudicated/corrections (July 2025)
- Request for exemption (Aug 2025)

### PE Limited

10710 Edgewater Rd  
Cleveland, OH 44102

April 13, 2022

City of Lakewood  
Division of Housing & Building  
12650 Detroit Ave,  
Lakewood, OH 44107

RE: 1209 Warren Road  
Garage Demo Memo

To Whom It May Concern,

The above garage structure at the address referenced above shall be removed. The structure is composed of deteriorated wood and an asphalt shingle roof. All material will be hauled off site for disposal. There are no utilities associated with this accessory structure. The existing structure was constructed above grade on a concrete slab and foundation. There will be no earth disturbed, therefore the EDA is 0 acres and a stormwater management plan is not applicable. The existing concrete slab and foundation will remain in-tact.

Please contact me if you have any questions.

Sincerely,

James E. Prevost, PE

President  
PE Limited

1838 CARTER RD., CLEVELAND, OH 44113  
T (216) 210-3176



12650 DETROIT AVENUE • 44107 • 216/529-6270 • FAX 216/521-5930  
www.lakewoodoh.gov

### Garage Demo Memo

Date: April 13, 2022

Garage Demo Memo for Address: 1209 Warren Road

I Mary Katherine Lynch understand and agree to the requirements  
(HOMEOWNERS PRINTED NAME)

listed below, in order to obtain a demolition permit for my garage prior to plan approval.

- 1) The new garage pad will be placed on the lot according to Lakewood Codified Ordinances 1143.05.
- 2) Construction drawings complying with the 2019 Residential Code of Ohio (RCO) for the new garage pad and garage must be submitted for review a minimum of 30 days in advance of planned construction, and permits obtained.
- 3) The new garage will be completely rebuilt within 6 months of the closing of the demolition permit.

SIGNED: [Signature]  
(HOMEOWNERS SIGNATURE)

Date: 4-13-22

## CITY OF LAKEWOOD

### \*\*\* DEMOLITION PERMIT - RESIDENTIAL DEMOLITION PERMIT CARD \*\*\*

Division of Housing & Building • 12650 Detroit Avenue • Lakewood, OH 44107 • (216) 529-6270

File Number	22-001497	Issue Date	04/22/2022
Application Number	DEM22-000045	Expiration Date	07/22/2022
Property Address	1209 WARREN RD		
Parcel Number	31216143		
Property Zoning	R2		
Use Group Code			
Type of Construction			
Work Description:	Remove existing garage.		

**OWNER**  
SUBURBAN WEST LLC  
24532 LORAIN RD  
NORTH OLMSTED, OH 44070

**CONTRACTOR**  
PE Limited  
10710 EDGEWATER DRIVE  
CLEVELAND OH 44102  
(216) 210-3176  
CR21-000496

Christopher Parmelee  
Building Commissioner

### Project Information

Assigned Inspector - David Lawrence  
Assigned Inspector Phone Number - 216-529-6282  
Project Valuation - \$8,000.00

### Special Notes & Comments

1. A NEW GARAGE MUST BE CONSTRUCTED WITHIN 6 MONTHS OF DEMOLITION.

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Payment(s)

September 2021



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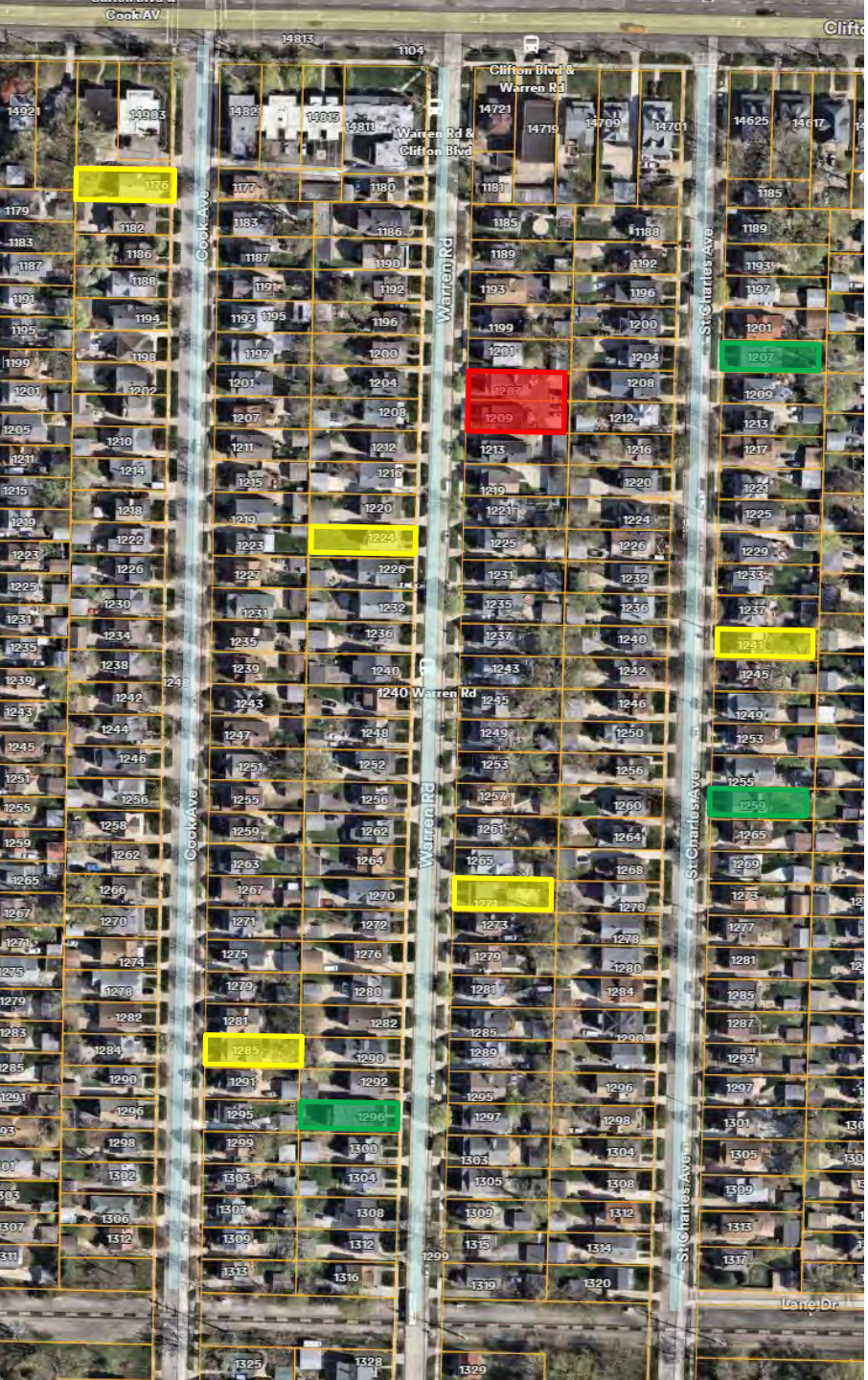


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August 2022



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# Area Parcels without Garages (Warren, Cook, St. Charles)

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- **St. Charles (1)\***
  - Single-Family (1)



*5 out of a total 203 properties (2.4%)*

*\*3 additional properties had insufficient frontage/no driveway – no means to provide for off-street parking.*

Docket #06-25-24



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
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**DISPOSITION LETTER  
JUNE 11, 2024**

Hamza Abuhamdeh  
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**The Commission decided to APPROVE the request with the following condition:**

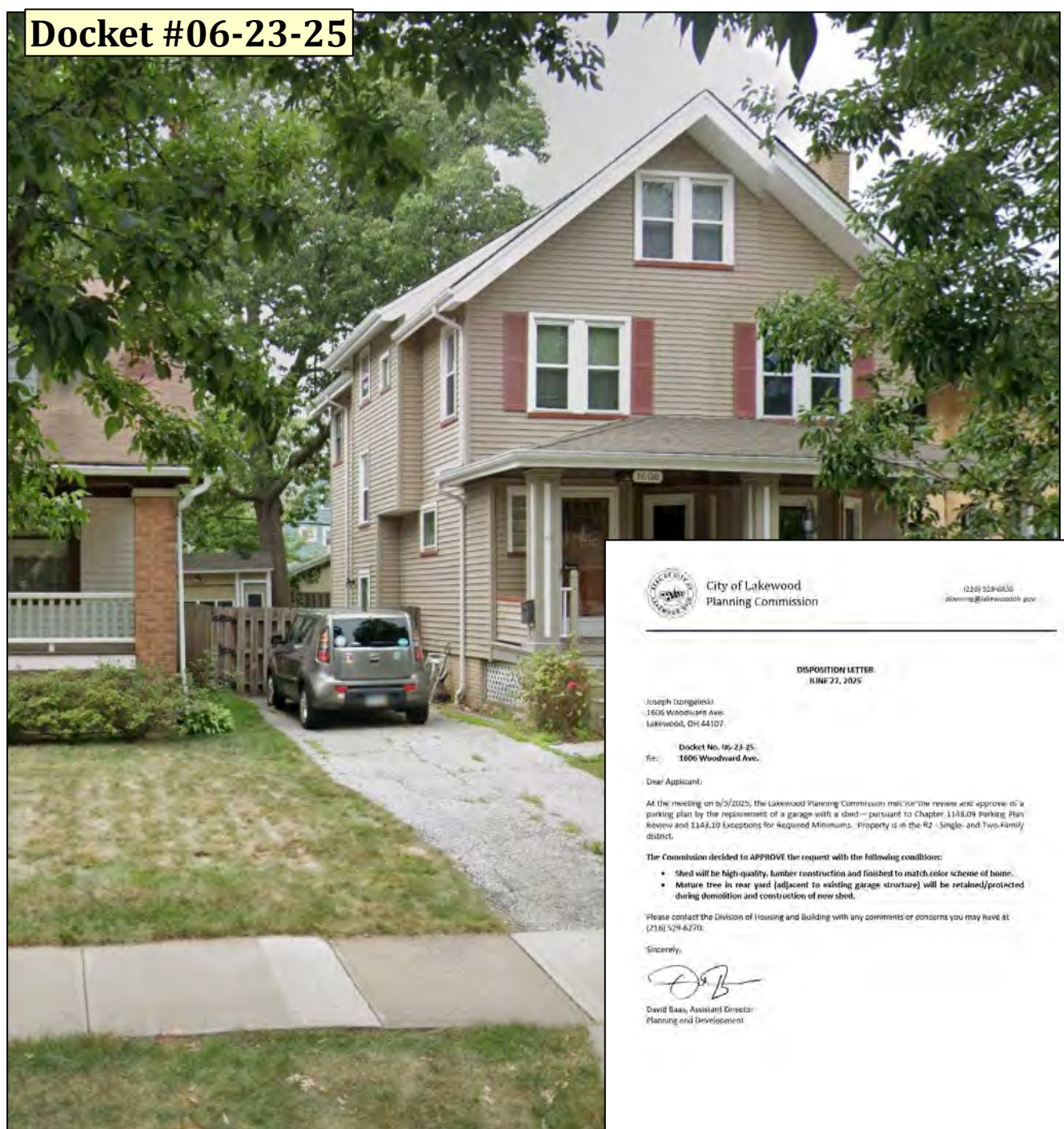
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Sincerely,

David Baas, Assistant Director  
Planning and Development

Docket #06-23-25



City of Lakewood  
Planning Commission

(216) 529-6630  
planning@lakewoodoh.gov

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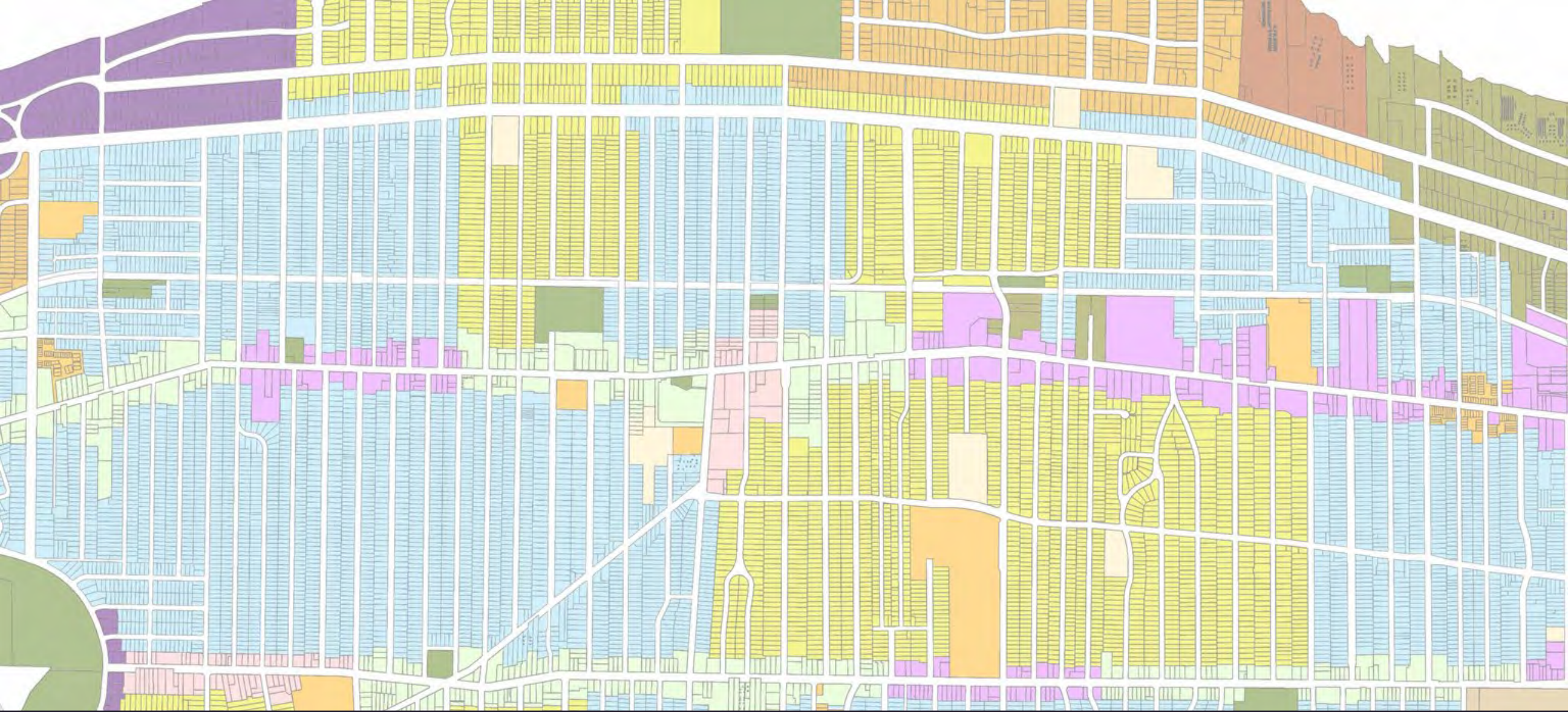
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Planning and Development

## **Recommendation (09-32-25) – Parking Plan**

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# Planning Commission

September 2025

