



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  
OCTOBER 2, 2025  
6:00 P.M.  
RECORDED

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

1. ROLL CALL

Members Present

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

Staff Present

David Baas, Assistant Director, Planning and Development  
Mark Papke, Engineer

2. APPROVE THE MINUTES OF THE SEPTEMBER 4 2025 MEETING

A motion was made by Mr. LaPointe, seconded by Ms. Gall to **APPROVE** the September 4, 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

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

PARKING PLAN

4. 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 3)

## PARKING PLAN

### 5. 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 9)

James Prevost PE, PE Limited, applicant was present to explain the requests. Mr. Baas provided administrative comments. Mr. Papke said that the use of impervious pavers could be designed per ODNR guidelines, reviewed and inspected by the city, and an agreement could be instituted, and annual inspections should be conducted by the county.

### Commissioners' Questions/Comments

- Asked about the possibility of stacking the cars in the driveways.
  - Not enough width to open vehicle doors.
- Did the applicant have an alternative plan if the Planning Commission did not approve the requests.
  - His experience was that tenants/people did not park in garages.
- Explain the maneuverability into the triangular area of the north corner parking spot.
  - A vehicle would have to cross over part of the bioswale.

Public comment was closed as no one addressed the item.

- What was the width of the parcels?
  - 35' and 40'.
- Would the applicant be willing to reduce parking spots to five and increase the bioswale/grass area?
  - Yes.
- Did the applicant own other properties in the area?
  - Yes, these were the only ones in Lakewood, other ones is other cities.
- Where did they park?
  - Varies. It depended on the city.
- Would a knowledgeable/qualified contractor perform the work?
  - The applicant stated he was qualified to do the work.
- The impervious pavers needed to be maintained in order to function properly.
- Wanted the sedges to be incorporated into the parking areas and bioswales.
- Wanted to limit the number of spaces to five.

- Was there an existing shared use document?
  - No but would get one.

Discussion continued among the members, staff, and applicant about bioswales and stormwater drainage and curb between the properties.


A motion was made by Reisz, seconded by LaPointe to **APPROVE** Docket No. 09-31-25 and Docket 09-32-25 with the following conditions:

- The Ohio EPA Rainwater and Land Development Manual is used to guide the installation of both the pervious pavers and bioswale.
- The pavers/bioswales will comply with City Code Chapter 1339 (Stormwater Management).
- The owner will enter into an appropriate maintenance agreement with the City (PW/Engineering) that includes annual inspections by Cuyahoga County Soil and Water to ensure proper long-term functionality.
- Provide a center six-inch curb along the central property line to separate the pervious pavers into two separate areas/systems.
- Provide a four- to five-foot-deep arborvitae hedge along the eastern property line (with fence) to provide additional screening for the neighboring properties.
- Wrap the landscape buffer (along eastern property line) around both the north and south edges of the property.
- Reduce the size of the pervious paver area on 1209-11 Warren Road to accommodate two cars instead of three.
- Put into place a shared use driveway agreement for the two properties.

Ms. Gall, Mr. LaPoint, Mr. Reisz voted yea, and Mr. McDermott, Mr. Sanderson voted nay; the motion passed.

**ADJOURN**

Mr. McDermott **ADJOURNED** the meeting at 6:42 p.m.

  
\_\_\_\_\_  
Signature

11/6/25  
\_\_\_\_\_  
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. JAMES PAVLOST  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
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James Pavlost  
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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, October 2, 2025

## Johanna Schwarz

---

**From:** Brian Meng <bmeng@bialosky.com>  
**Sent:** Wednesday, October 1, 2025 8:57 AM  
**To:** Johanna Schwarz; Amanda L. Cramer; David Baas  
**Cc:** Ian Andrews; Amy Haney  
**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 10/02/2025 meeting:

4. Docket 09-31-25: 1205-07 Warren Road – Parking Plan
  - Same comments as last month:
    - 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.
5. Docket 09-32-25: 1209-11 Warren Road – Parking Plan
  - Same comments as last month:
    - 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

Ian

**Ian Andrews**

Executive Director  
LakewoodAlive  
12815 Detroit Avenue  
Lakewood, OH 44107  
216-521-0655  
[lakewoodalive.org](http://lakewoodalive.org)



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**Upcoming Events:**

- 9/28 – [Lakewood Toolbox Tool Sale](#)
- 10/2 – [Knowing Your Home: Aging In Place](#)
- 10/7 – [Dewey's Pizza Dine to Donate](#)
- 10/11 – [18<sup>th</sup> Annual Spooky Pooch Parade](#)
- 10/14 – [Western Reserve Distillers Dine to Donate](#)
- 10/16 – [Knowing Your Home: Ask the Experts: Your Home](#)
- 10/23 – [16<sup>th</sup> Annual Lakewood Chocolate Walk](#)
- 10/23 – [Knowing Your Home: Roofing & Home Winterization](#)
- 11/11 – [Western Reserve Distillers Dine to Donate](#)
- 11/19 – [Aladdin's Dine to Donate](#)
- 12/6 – [19<sup>th</sup> Annual Light Up Lakewood](#)



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

**Sent:** Monday, September 22, 2025 2:44 PM

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

**Cc:** Alexandria M. Bobosky <[Alex.Bobosky@lakewoodoh.gov](mailto:Alex.Bobosky@lakewoodoh.gov)>; [anccats@yahoo.com](mailto:anccats@yahoo.com) <[anccats@yahoo.com](mailto:anccats@yahoo.com)>; Angela J. Byington <[Angela.Byington@lakewoodoh.gov](mailto:Angela.Byington@lakewoodoh.gov)>; Angelina Hamilton Steiner <[Angelina.Steiner@lakewoodoh.gov](mailto:Angelina.Steiner@lakewoodoh.gov)>; [bdb484@gmail.com](mailto:bdb484@gmail.com) <[bdb484@gmail.com](mailto:bdb484@gmail.com)>; [blove@westlifeneews.com](mailto:blove@westlifeneews.com) <[blove@westlifeneews.com](mailto:blove@westlifeneews.com)>; Bruce E. Hare <[Bruce.Hare@lakewoodoh.gov](mailto:Bruce.Hare@lakewoodoh.gov)>; Bryan J. Evans <[Bryan.Evans@lakewoodoh.gov](mailto:Bryan.Evans@lakewoodoh.gov)>; Charles Huber <[Charles.Huber@lakewoodoh.gov](mailto:Charles.Huber@lakewoodoh.gov)>; Chris Gordon <[Chris.Gordon@lakewoodoh.gov](mailto:Chris.Gordon@lakewoodoh.gov)>; Cindy A. Marx <[Cindy.Marx@lakewoodoh.gov](mailto:Cindy.Marx@lakewoodoh.gov)>; Cindy Strebig <[Cindy.Strebig@lakewoodoh.gov](mailto:Cindy.Strebig@lakewoodoh.gov)>; Claudia M. Dillinger <[Claudia.Dillinger@lakewoodoh.gov](mailto:Claudia.Dillinger@lakewoodoh.gov)>; Cleveland City Planning Commission ([cityplanning@clevelandohio.gov](mailto:cityplanning@clevelandohio.gov)) <[cityplanning@clevelandohio.gov](mailto:cityplanning@clevelandohio.gov)>; [colinbmcewen@gmail.com](mailto:colinbmcewen@gmail.com) <[colinbmcewen@gmail.com](mailto:colinbmcewen@gmail.com)>; Colleen Gillespie <[Colleen.Gillespie@lakewoodoh.gov](mailto:Colleen.Gillespie@lakewoodoh.gov)>; [contact@lakewoodpubliclibrary.org](mailto:contact@lakewoodpubliclibrary.org) <[contact@lakewoodpubliclibrary.org](mailto:contact@lakewoodpubliclibrary.org)>;

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**Subject:** Agenda: Planning Commission

Good afternoon, Everyone,

Please click on the link to view the agenda of the Planning Commission scheduled for Thursday, October 2, 2025.

[https://www.lakewoodoh.gov/wp-content/uploads/2025/05/PCAgenda\\_100225.pdf](https://www.lakewoodoh.gov/wp-content/uploads/2025/05/PCAgenda_100225.pdf)

Thank you.

Sincerely,



Administrative Assistant II

City of Lakewood

Department of Planning and Development

12650 Detroit Avenue

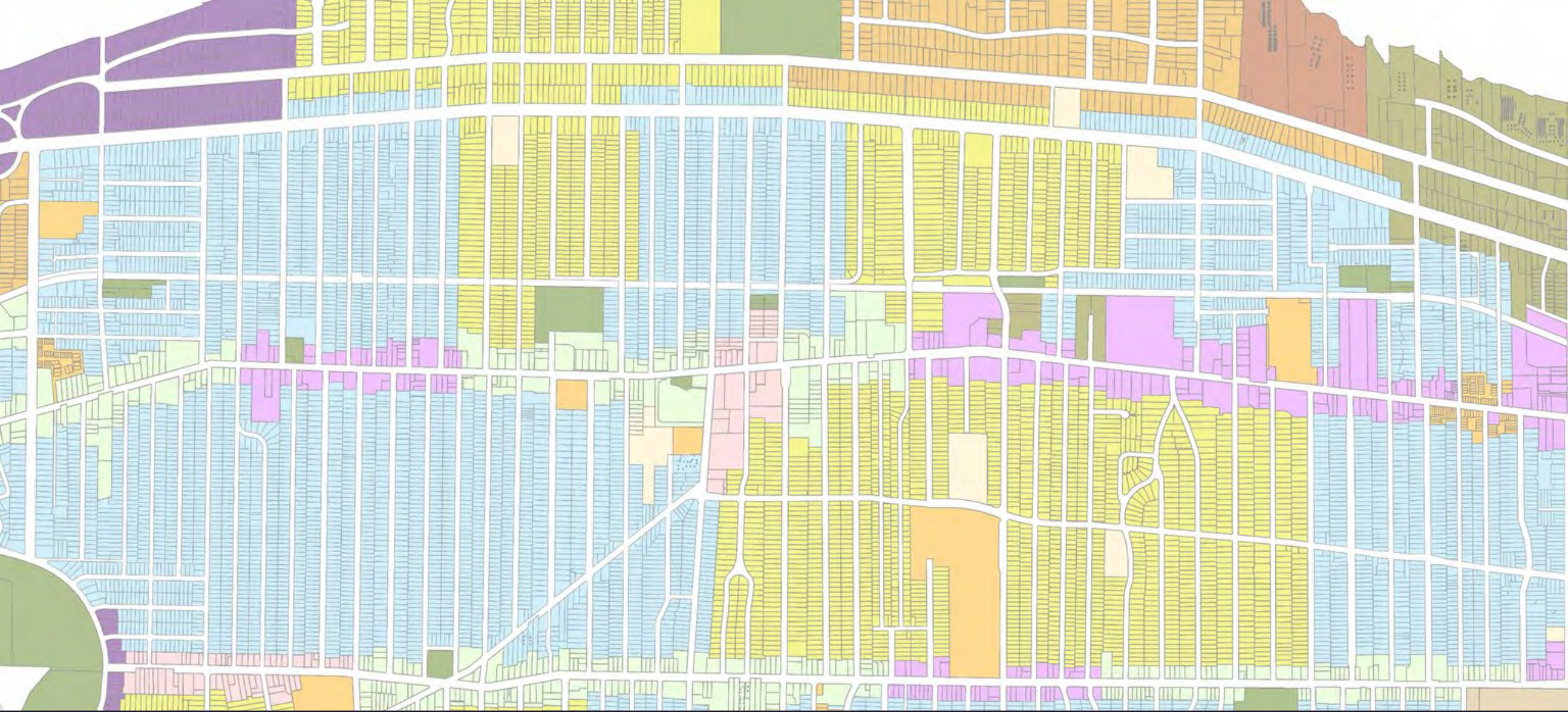
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# Planning Commission

October 2025





**Planning Commission**  
**October 2025 Agenda**

1. Roll call
2. Adoption of minutes – September 2025 meeting
3. Opening Remarks
4. 09-31-25: 1205-07 Warren (Parking Plan Review – Exception to Required Minimum)
5. 09-32-25: 1209-11 Warren (Parking Plan Review – Exception to Required Minimum)
6. Adjourn



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

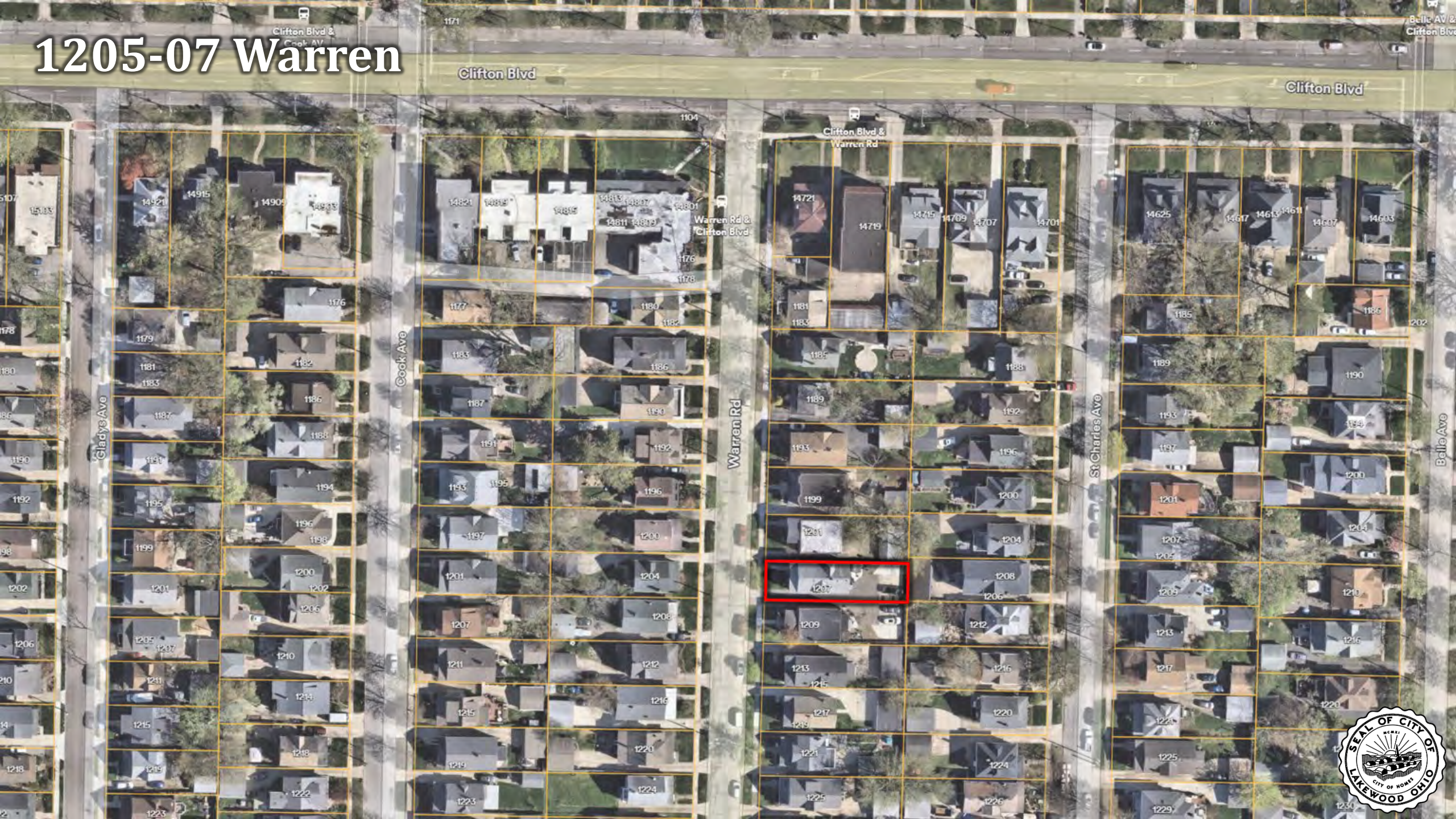
# Request (09-31-25)

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

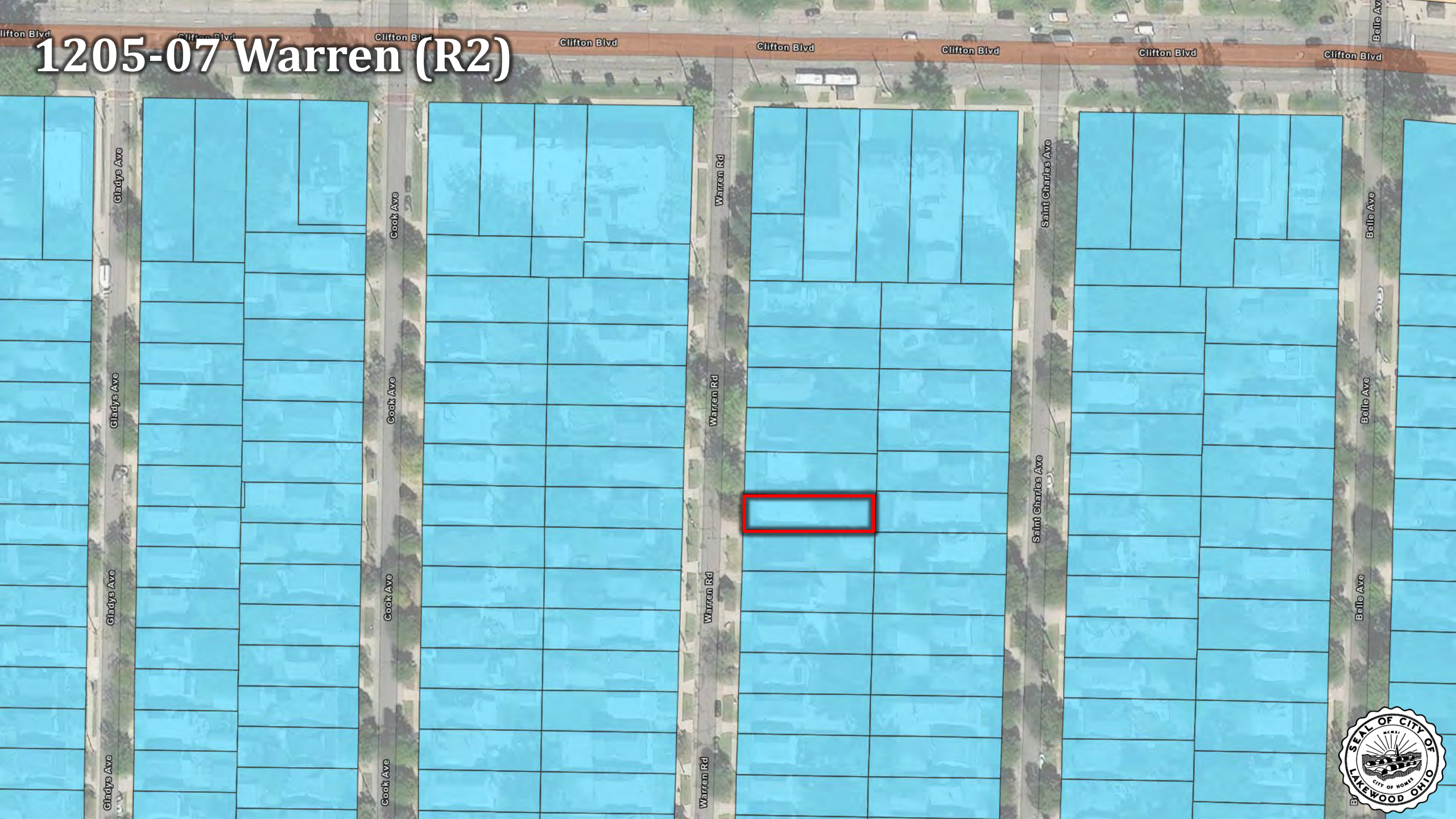
- Chapter 1143 (Parking)



# 1205-07 Warren



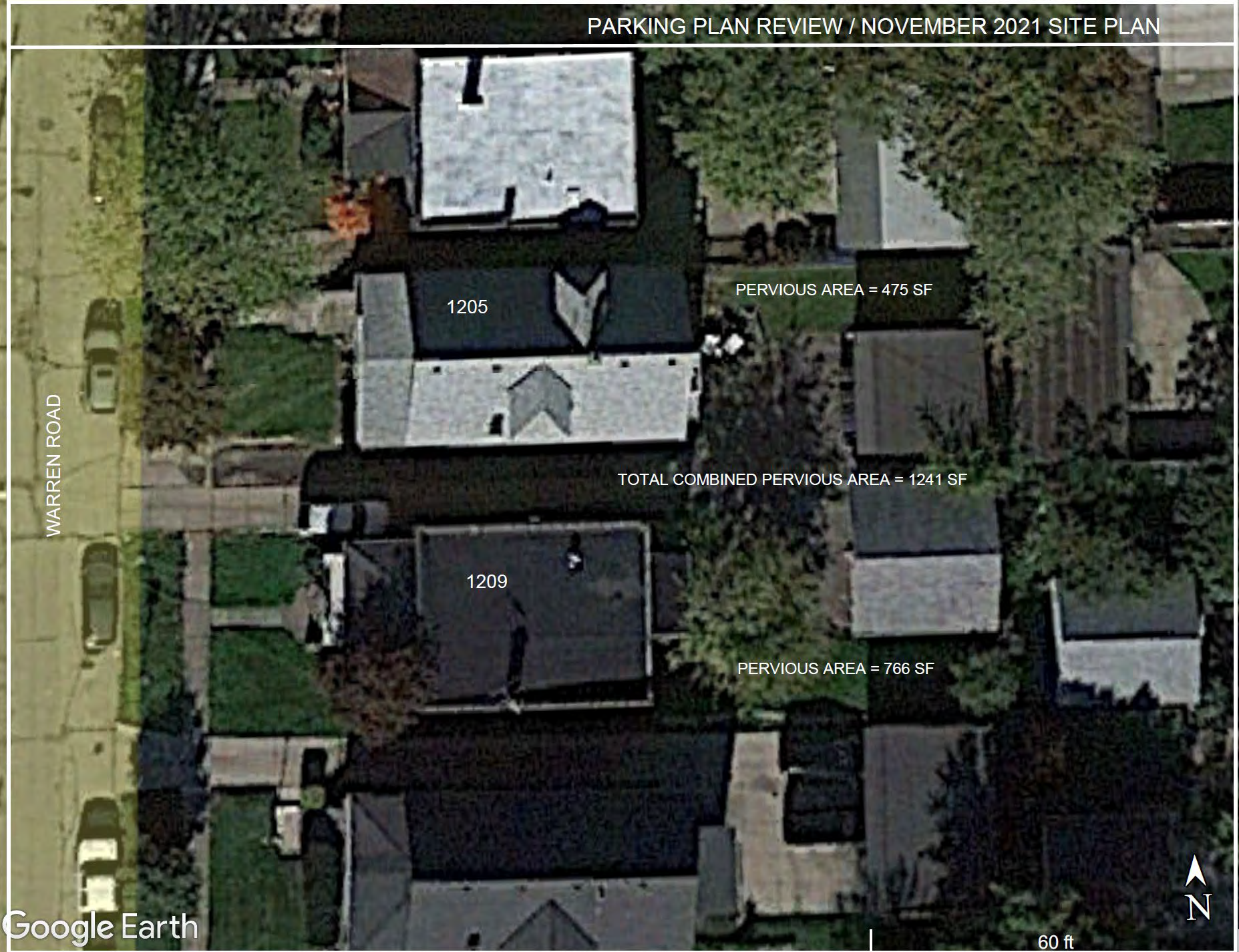
# 1205-07 Warren (R2)











WARREN ROAD

1205

PERVIOUS AREA = 475 SF

TOTAL COMBINED PERVIOUS AREA = 1241 SF

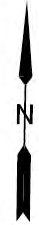
1209

PERVIOUS AREA = 766 SF

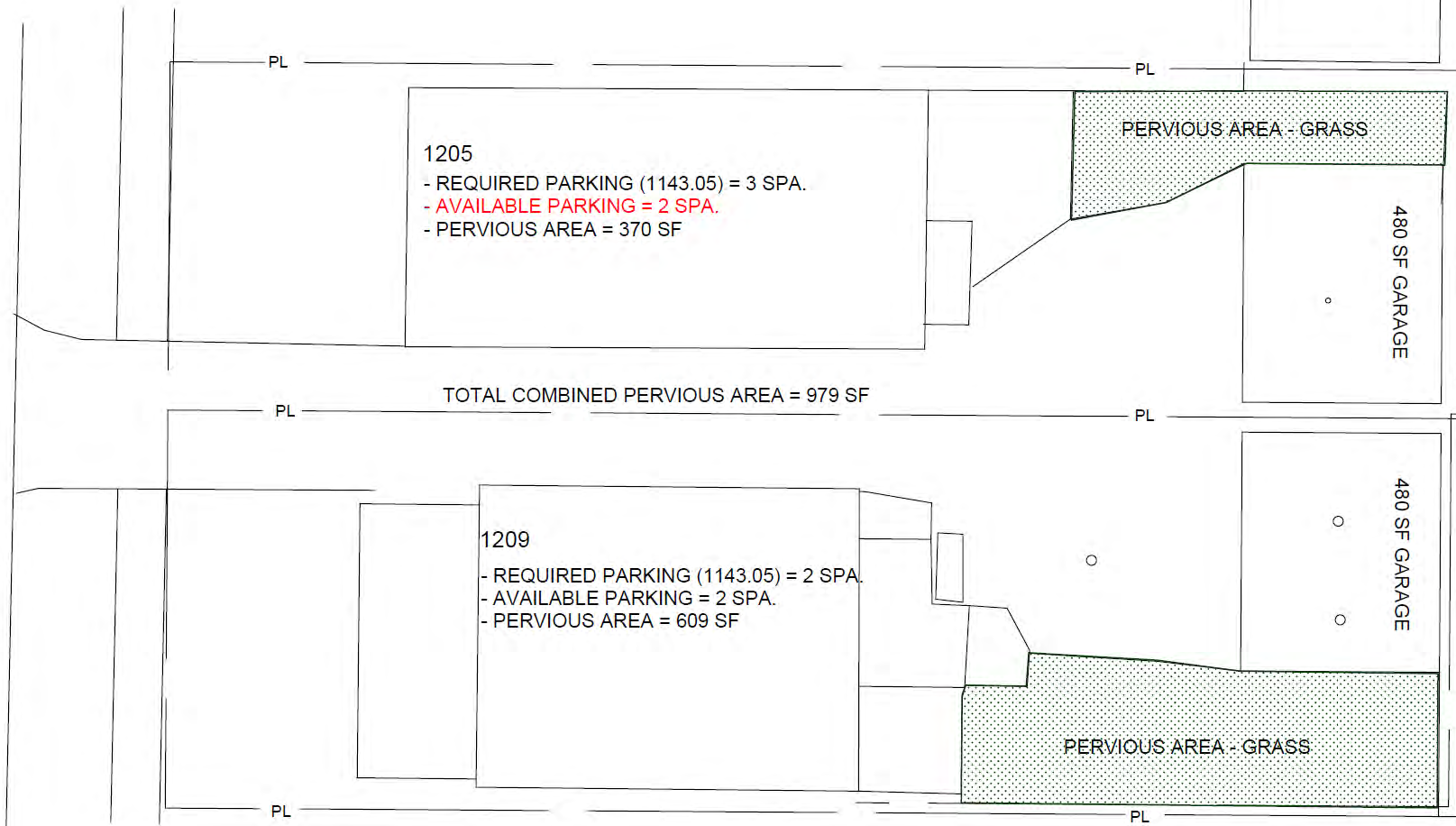


SITE PLAN GARAGE SUMMARY:

- 1) Increases on-street parking by at least two vehicles
- 2) Increases rainfall time of concentration and discharge to stressed sewer system
- 3) Increase in rodent attraction and protection
- 4) Difficulty to maneuver vehicle in garage and unload vehicle will deter off street parking



WARREN ROAD



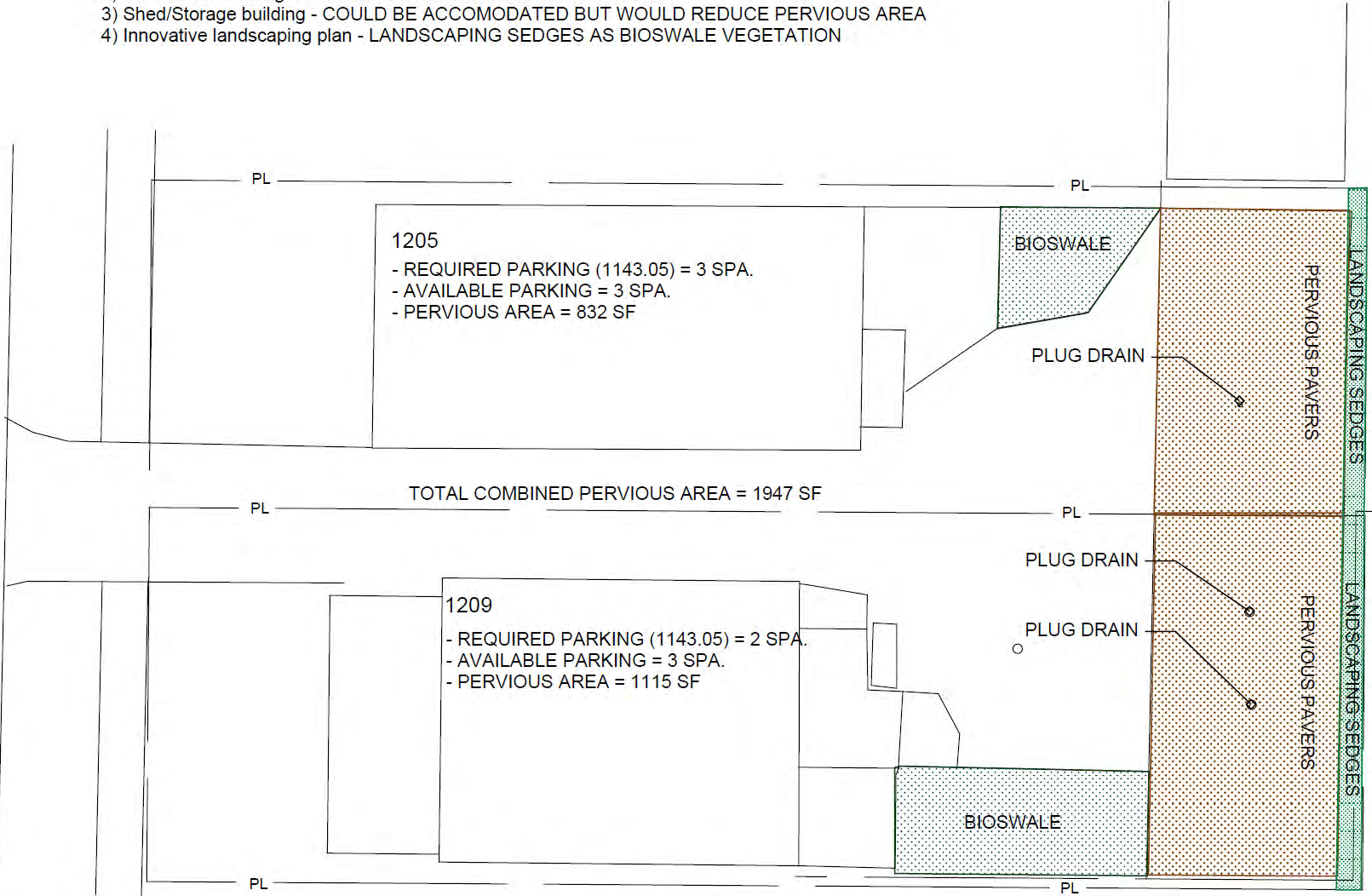
PARKING PLAN REVIEW / PROPERTY IMPROVEMENT PLAN

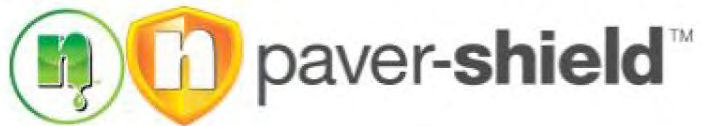
EXCEPTIONS TO MINIMUM REQUIREMENTS (1143.10):

- 1) Improvements to property that reduce carbon emissions and improve energy efficiency - REDUCE CONCRETE/ASPHALT AND REDUCE ELECTRIC CONSUMPTION
- 2) Storm water management - BIOSWALE and PERVIOUS PAVERS
- 3) Shed/Storage building - COULD BE ACCOMODATED BUT WOULD REDUCE PERVIOUS AREA
- 4) Innovative landscaping plan - LANDSCAPING SEDGES AS BIOSWALE VEGETATION



WARREN ROAD





SF-RIMA Environmental Pavers from Nicolock Paving Stones include all the eco-friendly features you could want with an abundance of rich style. The paving stones have chamfered edges for a real stone feel and a smooth, flat surface that's easy to walk, drive or ride on. Integrated 1/2-inch gaps between stones create approximately 10 percent open surface area, helping to handle heavy rains and promote better drainage. SF-RIMA paving stones are sold by the pallet and each pallet covers approximately 91 square feet.

## SF-RIMA®

Do your part to help the environment by choosing SF-RIMA® Environmental Pavers from Nicolock Paving Stone. Designed to look and feel like natural stone, SF-RIMA paving stones are engineered to allow water to percolate through when it rains. That means that rainwater is returned to the soil and the aquifer rather than running off into storm drains and sewers. Choosing [eco-friendly pavers](#) can also help you maximize your property, by creating paved, permeable areas that meet local requirements as well as your own unique needs.

- ✓ Flat surface
- ✓ Chamfered edges
- ✓ 1/2" gaps create approximately 10% open surface area
- ✓ 91 square feet per pallet
- ✓ Disability Act (ADA) Compliant

[FIND A DEALER](#)

[FIND A CONTRACTOR](#)

## CHOOSE YOUR COLOR

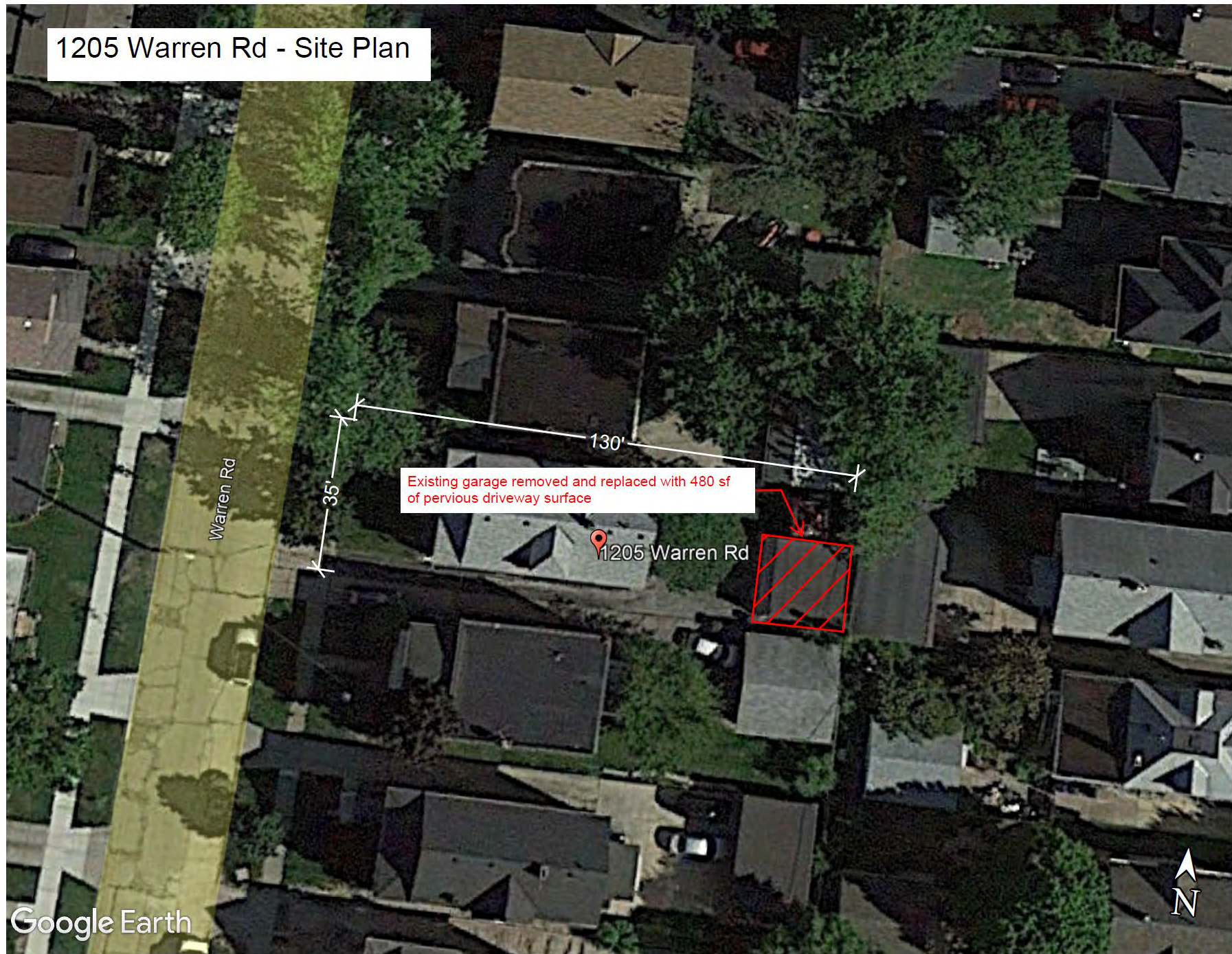


\* Premium Color

\*\* Deluxe Color

## PATTERNS

1205 Warren Rd - Site Plan



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

1205 Warren Rd

## 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 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: 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.

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- Work to be performed following all applicable adopted codes and ordinances of the City of Lakewood, OH
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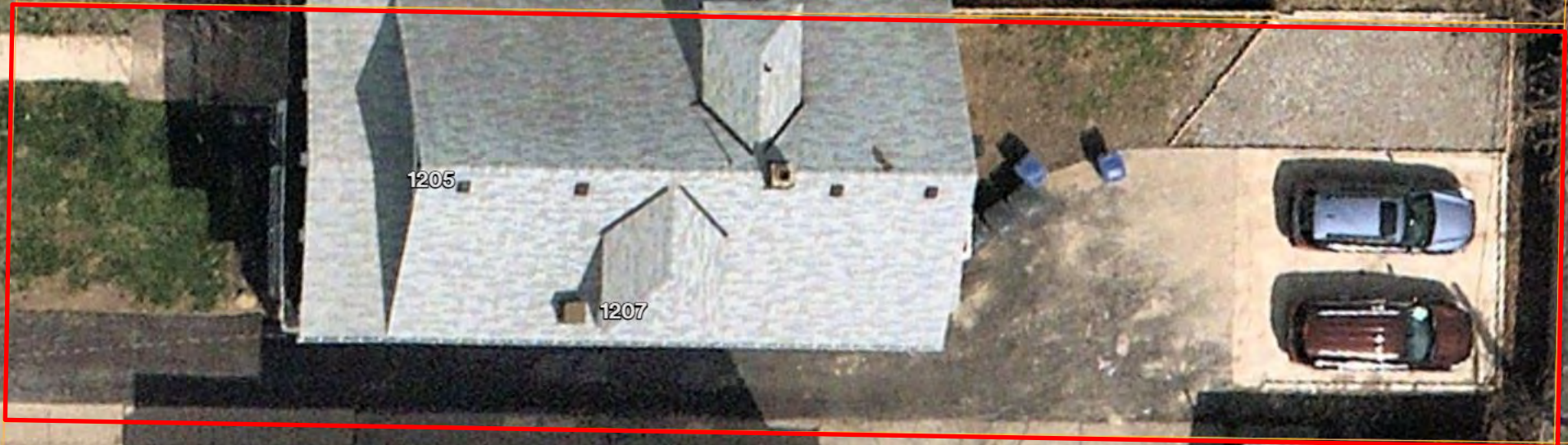
Quantity	Description	Amount	Total Cost
1.0	Application Fee	50.00	50.00
1.0	State Fee	0.50	0.50

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



1205

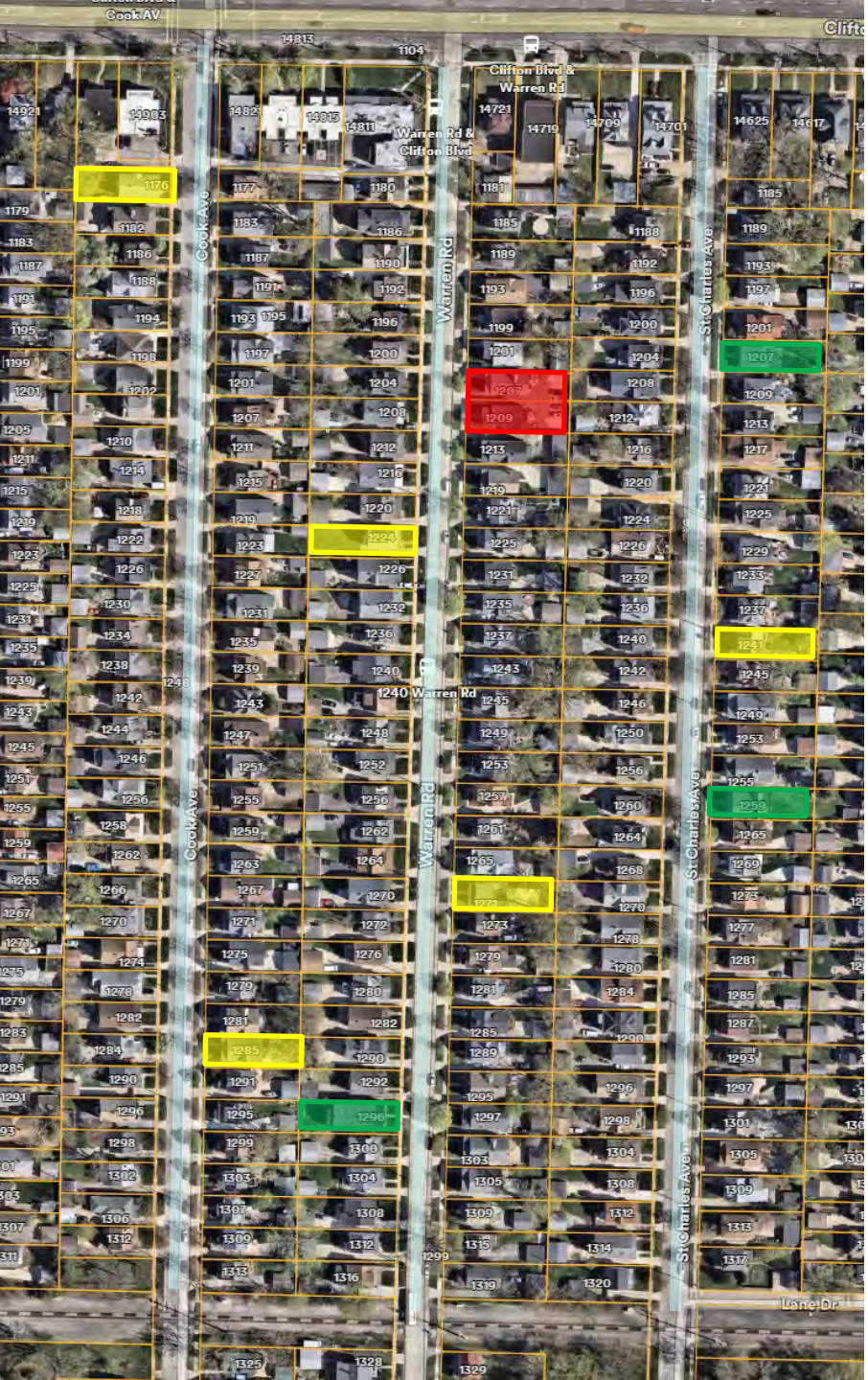
1207

1209

1211

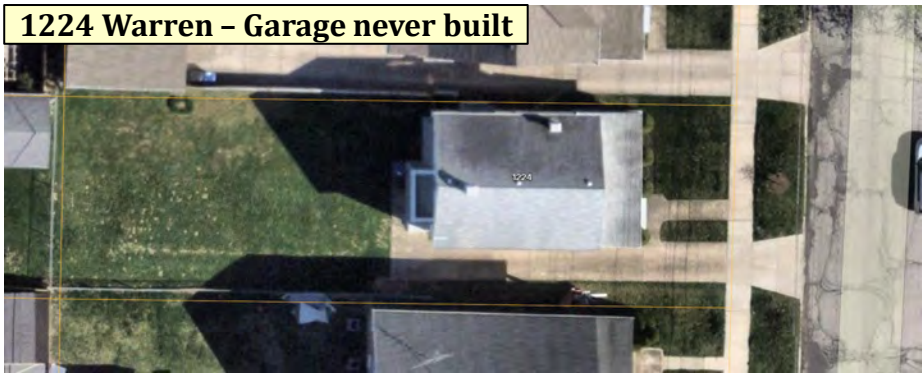
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# Area Parcels without Garages (Warren, Cook, St. Charles)

- 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:**

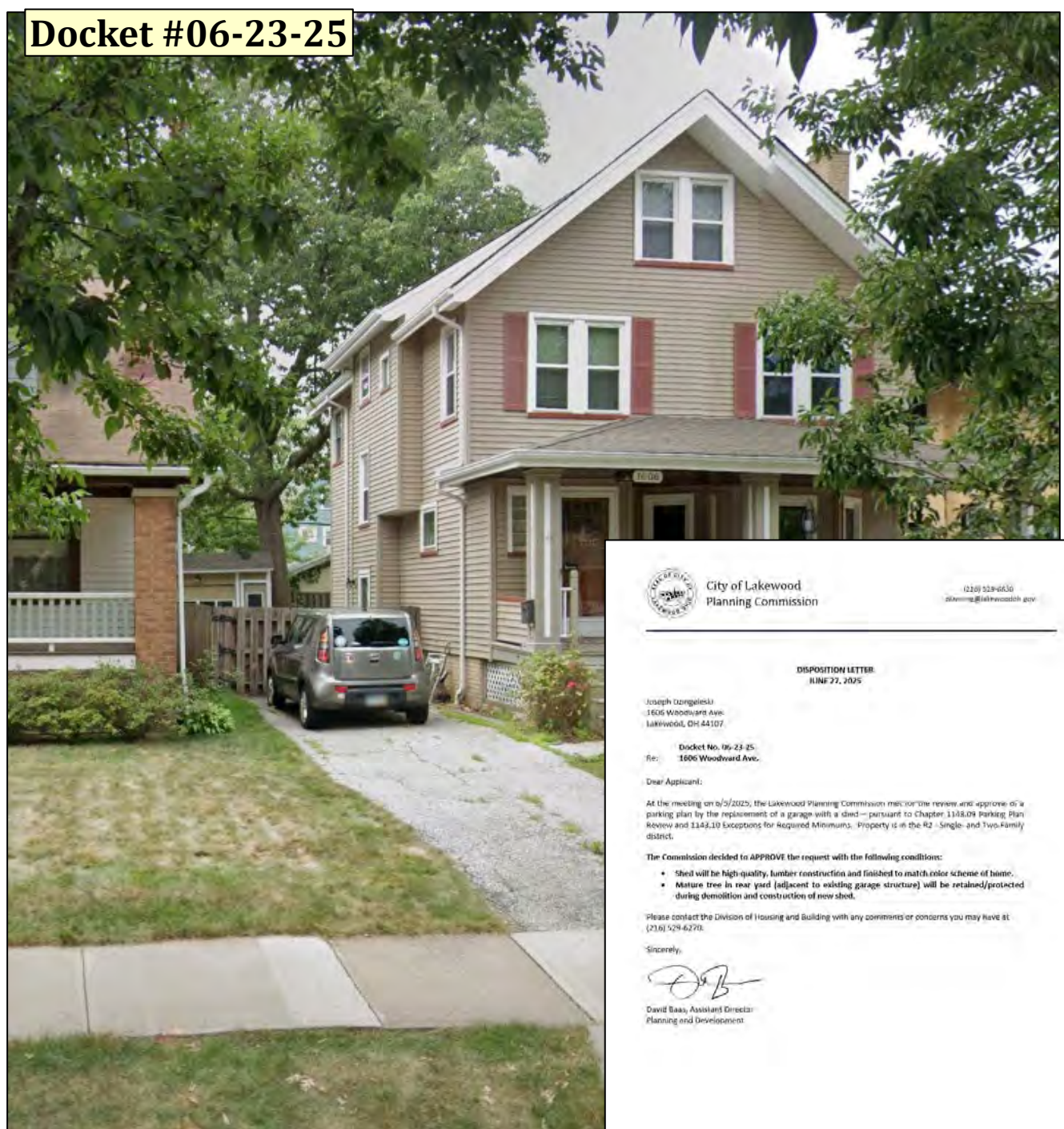
- That two sheds are constructed on the property.

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 appears to have only begun three years later due to second correction notice (June 2025).
- Code provides for exception – Storm water management (bio-swales, pervious pavements)



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

# Request (09-32-25)

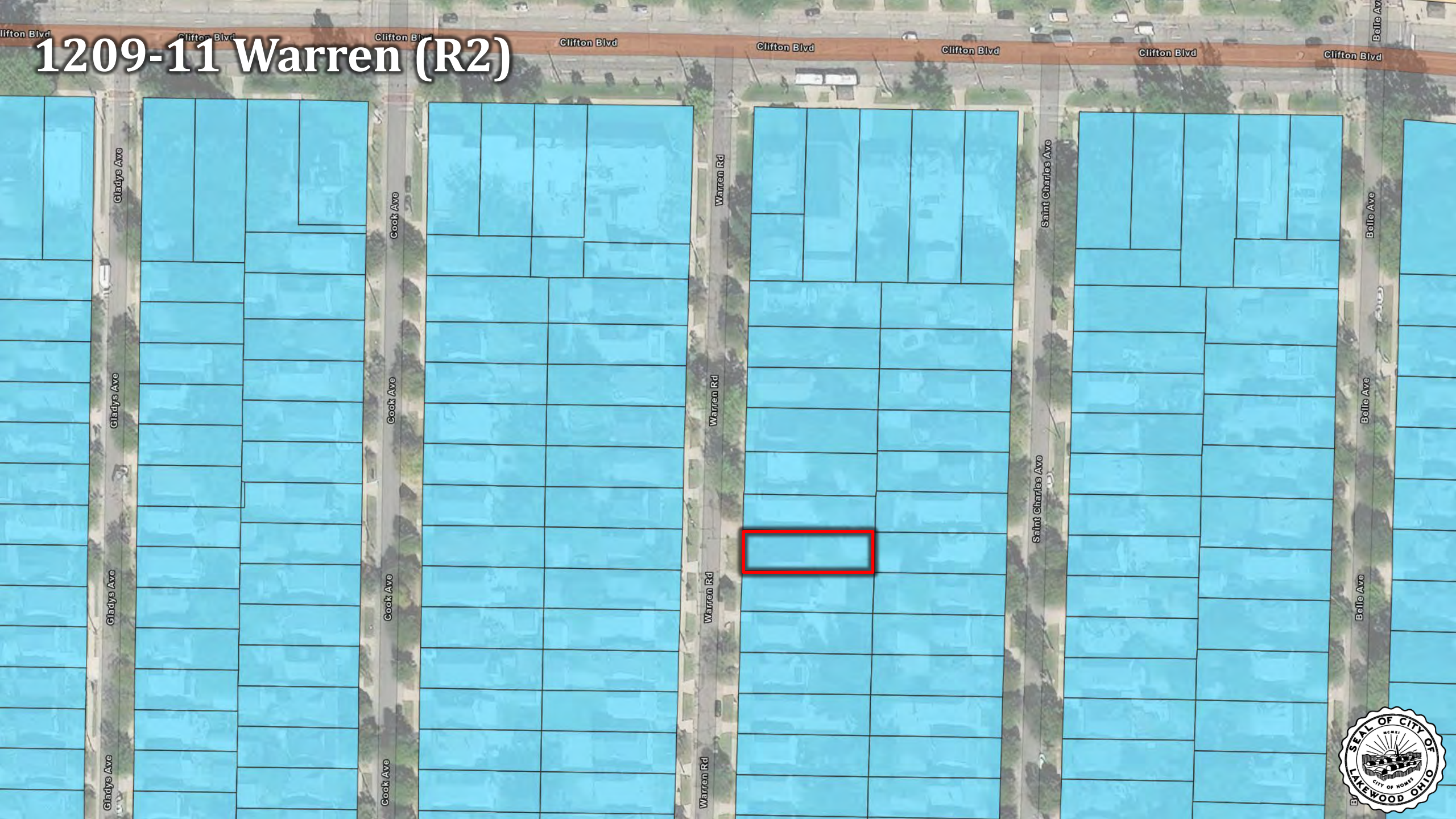
The review of a **Parking Plan** pursuant to:

- Chapter 1143 (Parking)





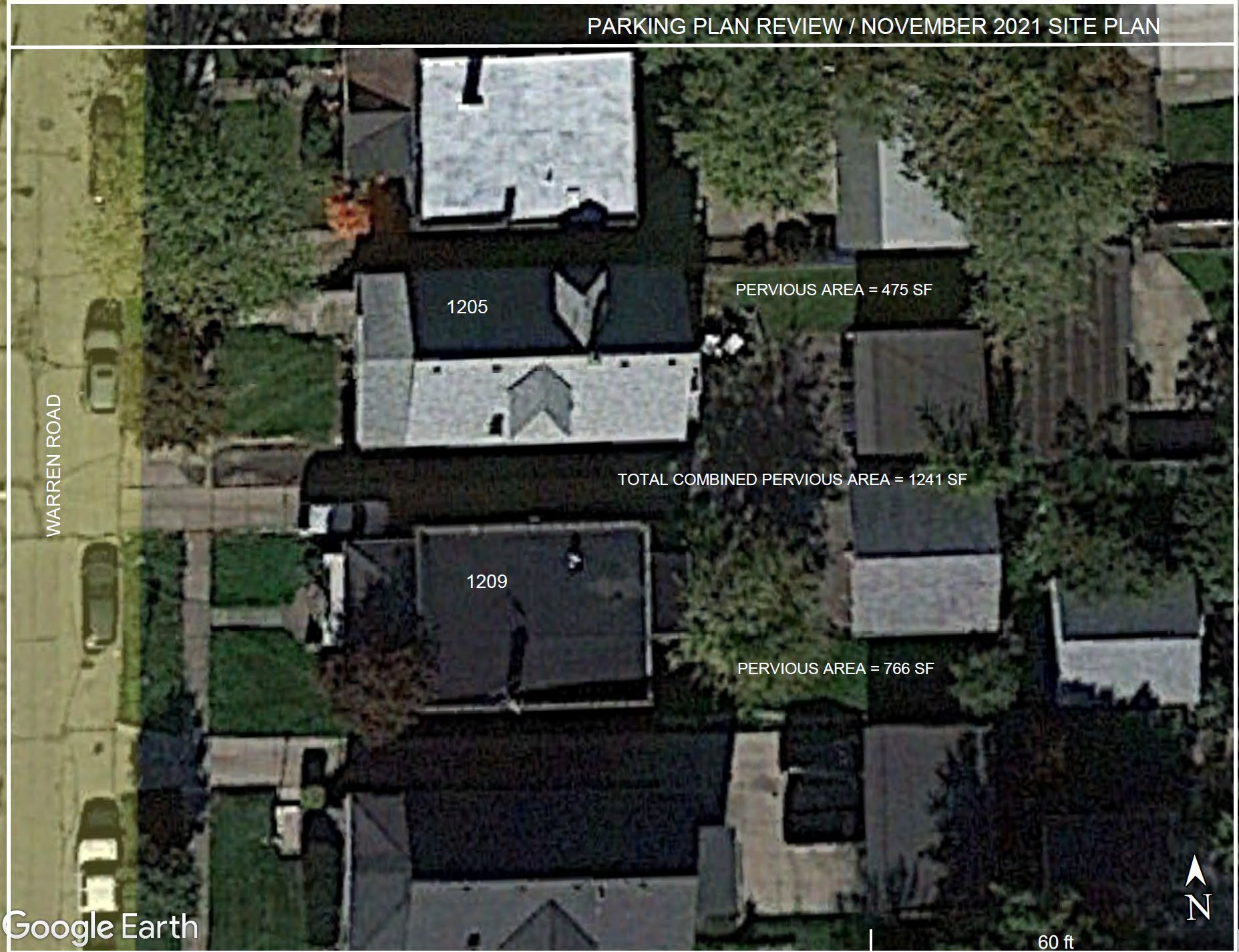
# 1209-11 Warren (R2)











WARREN ROAD

1205

PERVIOUS AREA = 475 SF

TOTAL COMBINED PERVIOUS AREA = 1241 SF

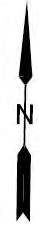
1209

PERVIOUS AREA = 766 SF

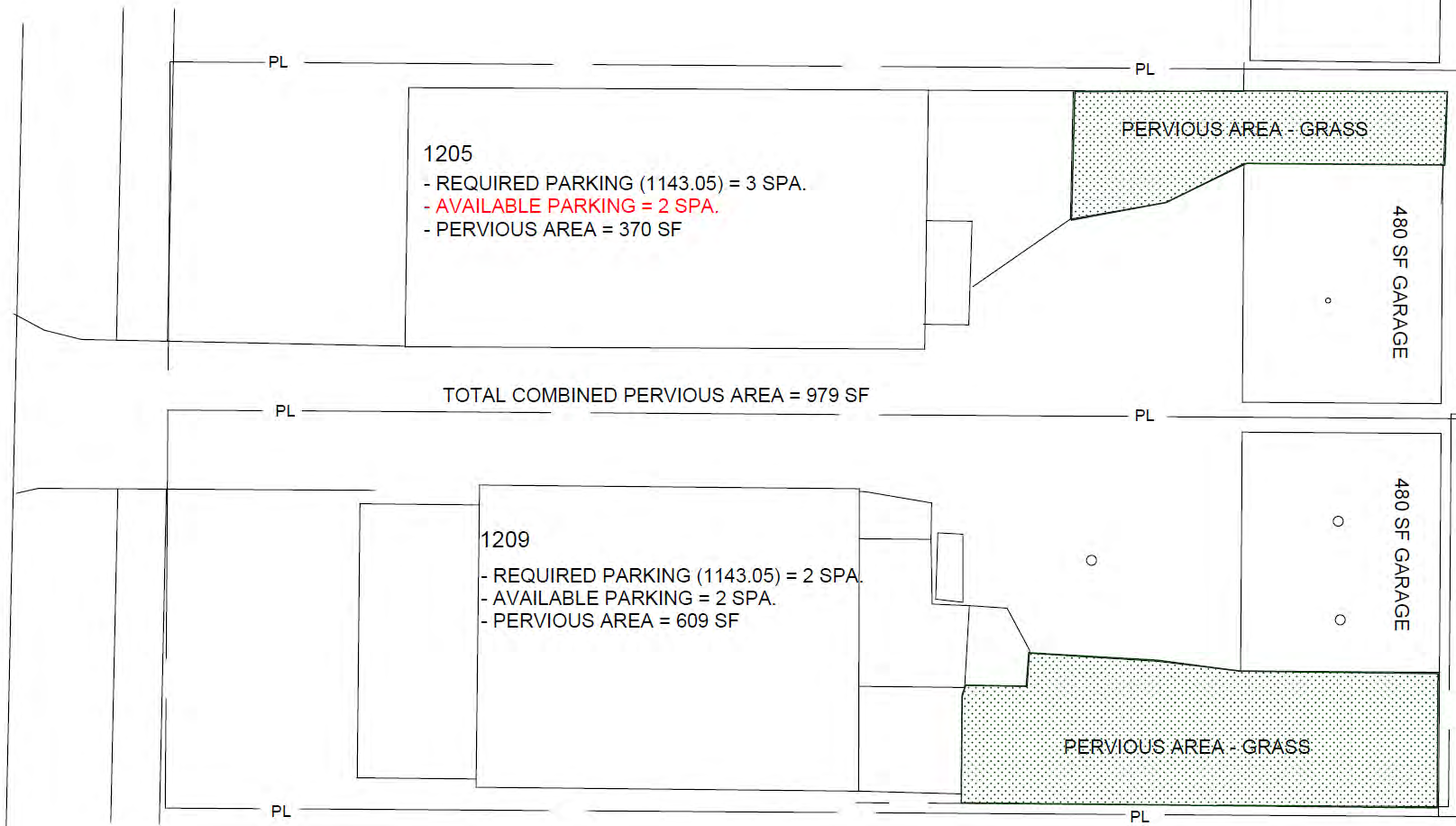


SITE PLAN GARAGE SUMMARY:

- 1) Increases on-street parking by at least two vehicles
- 2) Increases rainfall time of concentration and discharge to stressed sewer system
- 3) Increase in rodent attraction and protection
- 4) Difficulty to maneuver vehicle in garage and unload vehicle will deter off street parking



WARREN ROAD



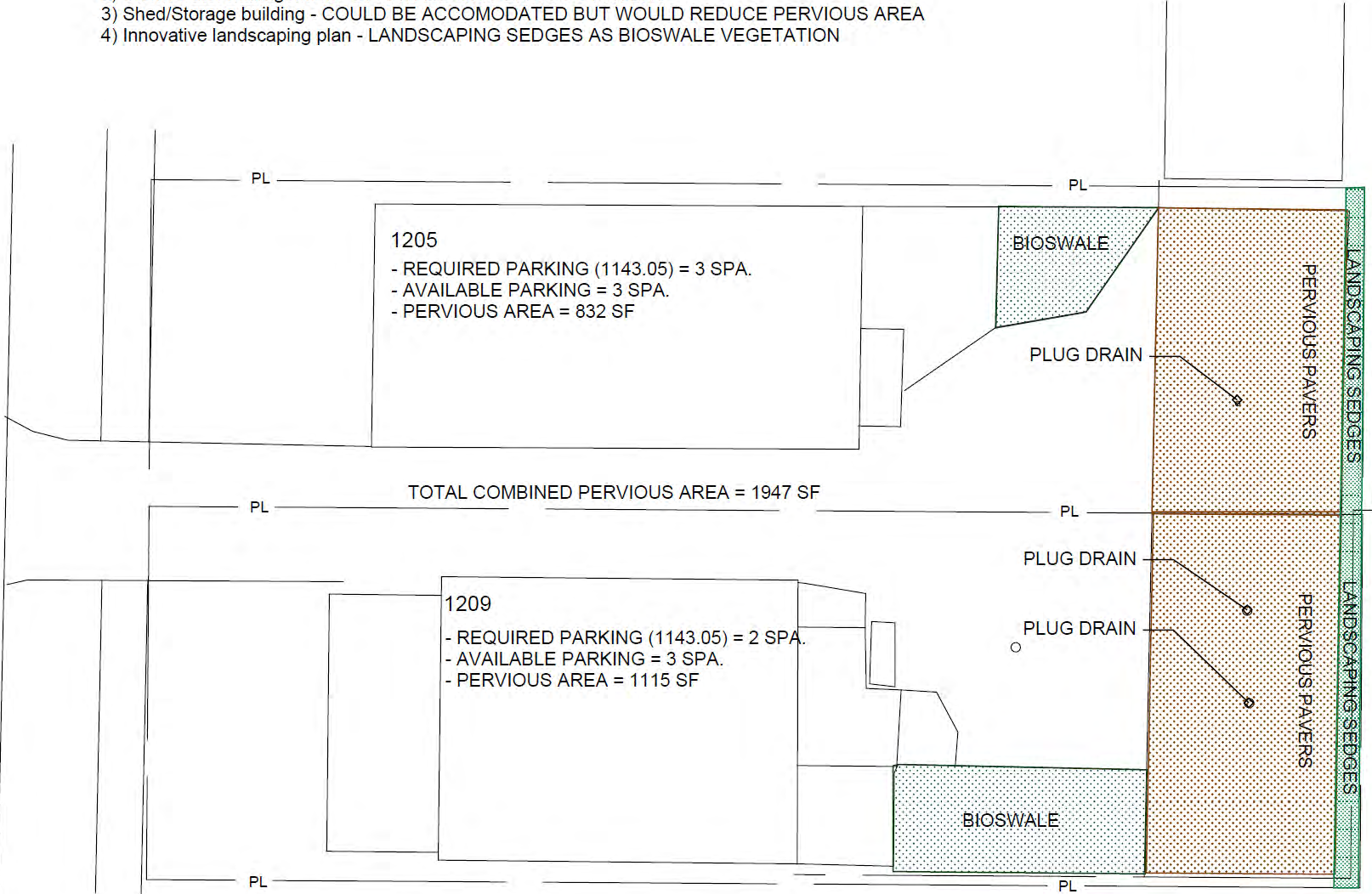
PARKING PLAN REVIEW / PROPERTY IMPROVEMENT PLAN

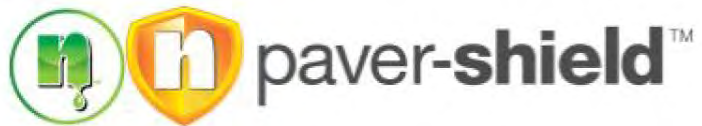
EXCEPTIONS TO MINIMUM REQUIREMENTS (1143.10):

- 1) Improvements to property that reduce carbon emissions and improve energy efficiency - REDUCE CONCRETE/ASPHALT AND REDUCE ELECTRIC CONSUMPTION
- 2) Storm water management - BIOSWALE and PERVIOUS PAVERS
- 3) Shed/Storage building - COULD BE ACCOMODATED BUT WOULD REDUCE PERVIOUS AREA
- 4) Innovative landscaping plan - LANDSCAPING SEDGES AS BIOSWALE VEGETATION



WARREN ROAD





SF-RIMA Environmental Pavers from Nicolock Paving Stones include all the eco-friendly features you could want with an abundance of rich style. The paving stones have chamfered edges for a real stone feel and a smooth, flat surface that's easy to walk, drive or ride on. Integrated 1/2-inch gaps between stones create approximately 10 percent open surface area, helping to handle heavy rains and promote better drainage. SF-RIMA paving stones are sold by the pallet and each pallet covers approximately 91 square feet.

## SF-RIMA®

Do your part to help the environment by choosing SF-RIMA® Environmental Pavers from Nicolock Paving Stone. Designed to look and feel like natural stone, SF-RIMA paving stones are engineered to allow water to percolate through when it rains. That means that rainwater is returned to the soil and the aquifer rather than running off into storm drains and sewers. Choosing [eco-friendly pavers](#) can also help you maximize your property, by creating paved, permeable areas that meet local requirements as well as your own unique needs.

- ✓ Flat surface
- ✓ Chamfered edges
- ✓ 1/2" gaps create approximately 10% open surface area
- ✓ 91 square feet per pallet
- ✓ Disability Act (ADA) Compliant

[FIND A DEALER](#)

[FIND A CONTRACTOR](#)

## CHOOSE YOUR COLOR



\* Premium Color

\*\* Deluxe Color

## PATTERNS

# 1209 Warren Rd - Site Plan



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

Warren Rd

40'

130'



## 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: (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

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### Payment(s)

September 2021



1143.05 - SCHEDULE OF USES AND SPACE REQUIREMENTS	
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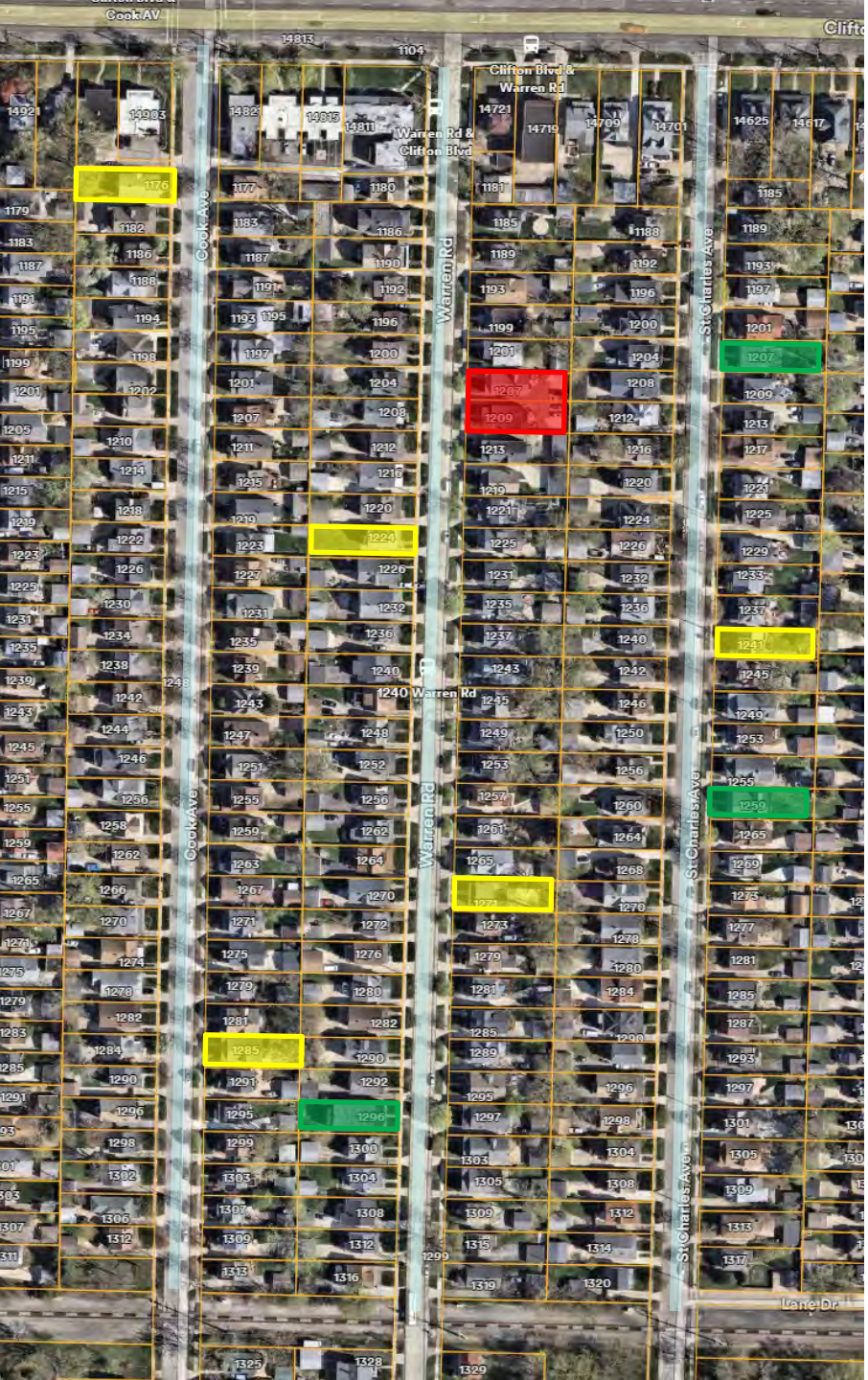


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August 2022

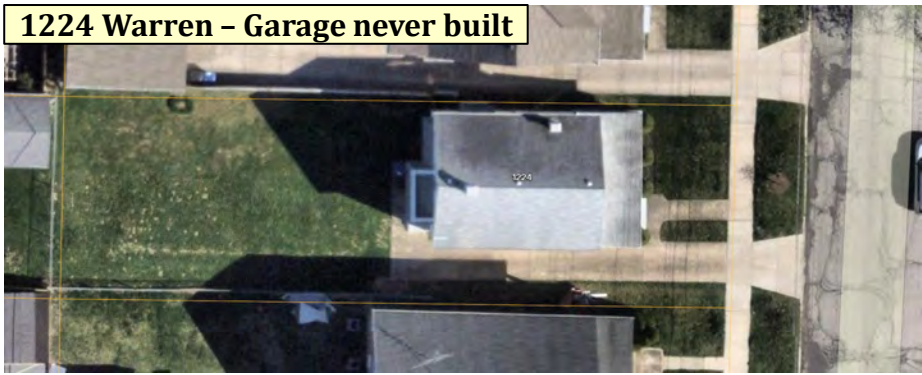


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5 out of a total 203 properties (2.4%)

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**Docket #06-25-24**



PLANNING COMMISSION

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

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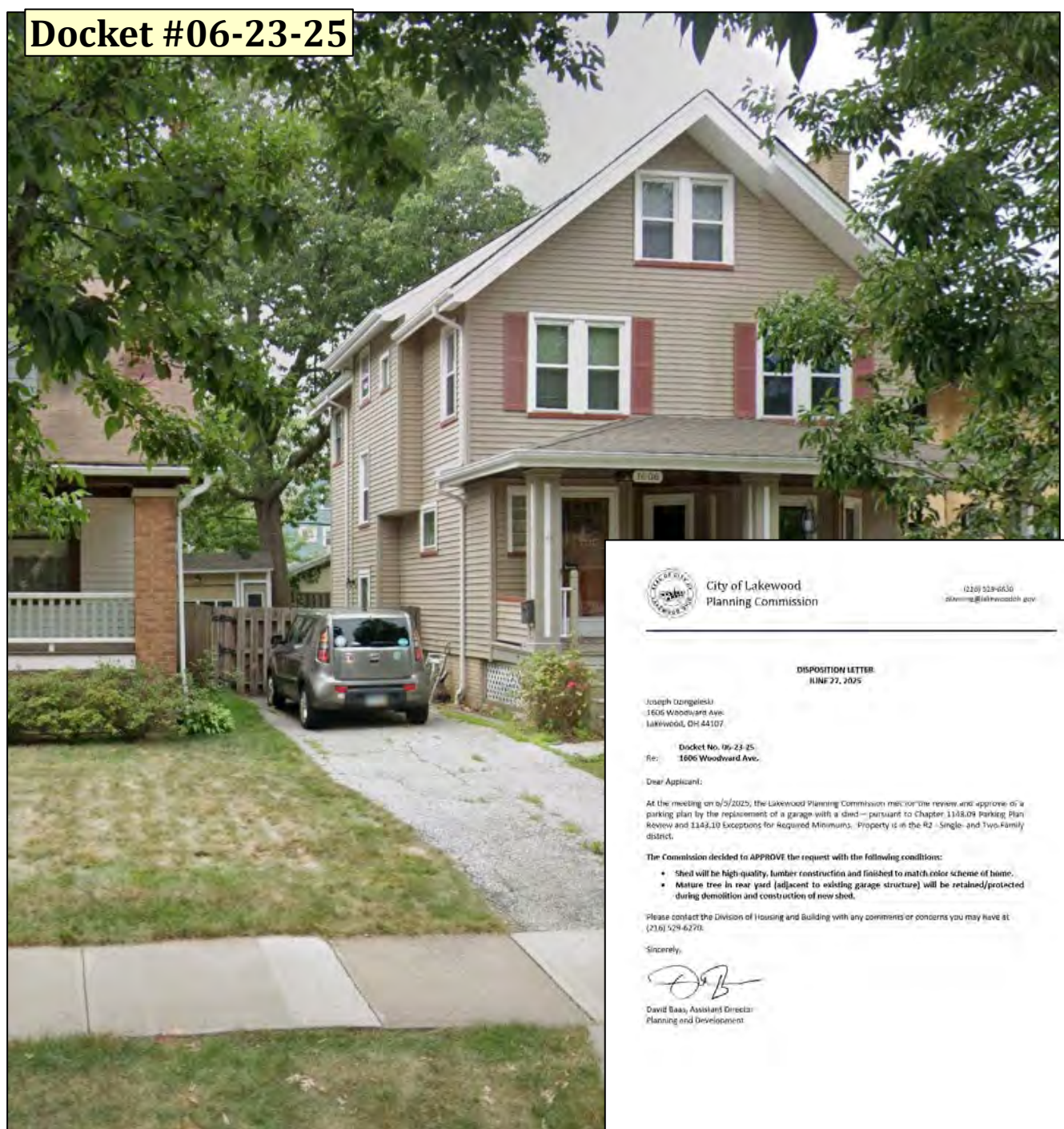
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Sincerely,

David Baas, Assistant Director  
Planning and Development

**Docket #06-23-25**



City of Lakewood  
Planning Commission

(216) 529-6630  
planning@lakewoodoh.gov

**DISPOSITION LETTER  
JUNE 21, 2025**

Joseph Dzugaleski  
1606 Woodward Ave.  
Lakewood, OH 44107

Re: **Docket No. 06-23-25**  
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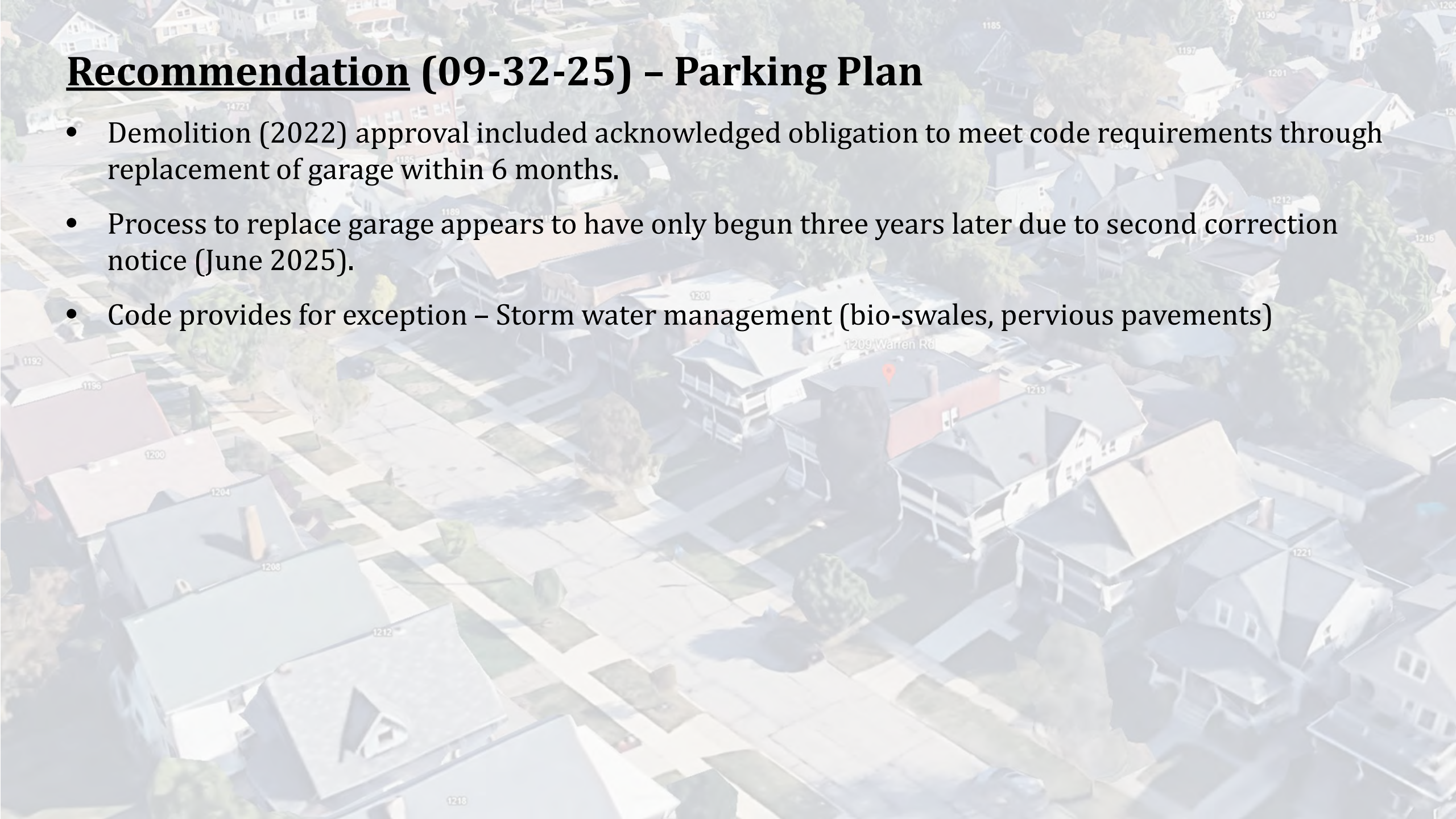
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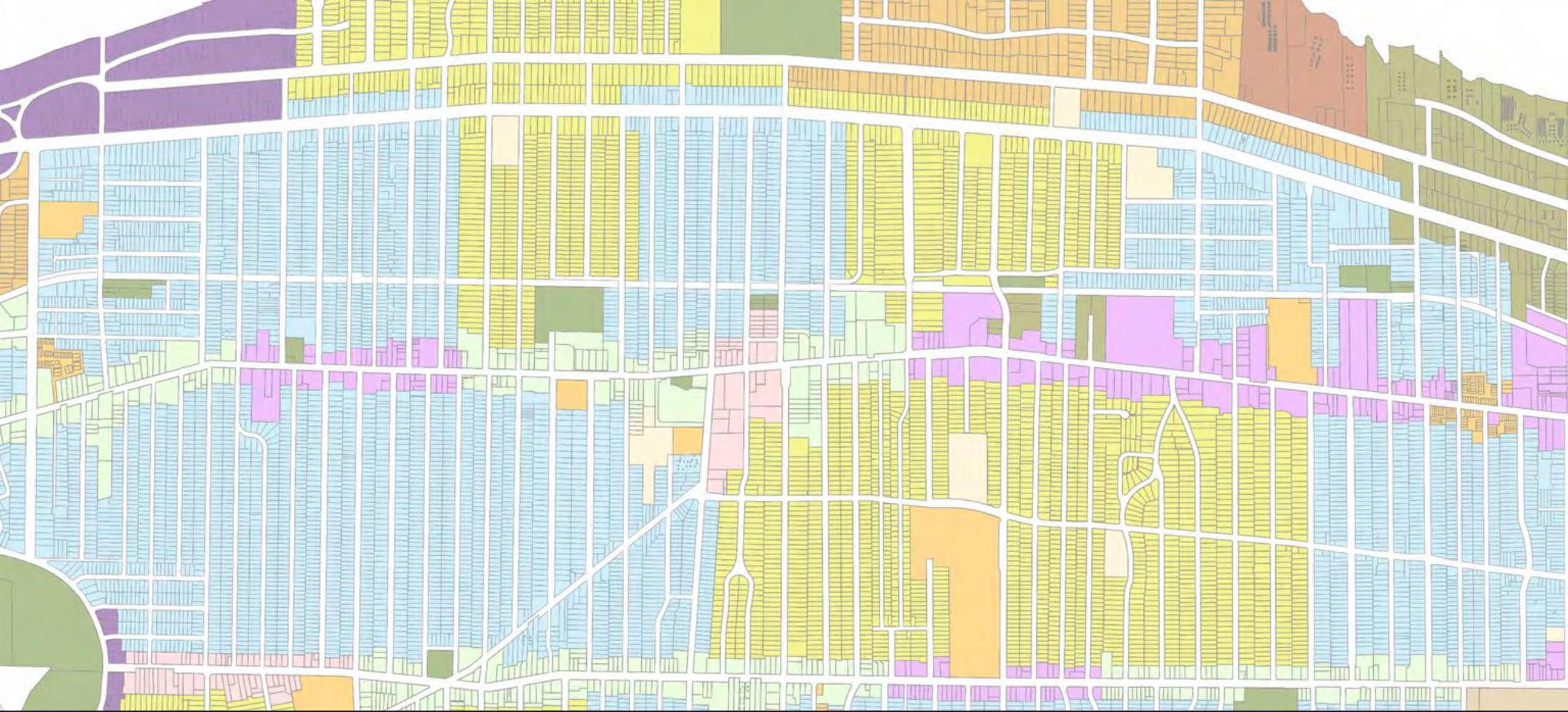
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David Baas, Assistant Director  
Planning and Development

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- Process to replace garage appears to have only begun three years later due to second correction notice (June 2025).
- Code provides for exception – Storm water management (bio-swales, pervious pavements)





# Planning Commission

October 2025

