

which required a larger building than their existing one at 11900 Detroit Avenue; one of 25,000 plus square feet. The number of staff at the 11900 Detroit Avenue location was currently 35 to 38, and he anticipated the need to add five to ten employees who all paid Lakewood City taxes. The new store would enhance and add protection to the immediate neighborhood. They were active in the participation Lakewood organizations (e.g. LakewoodAlive, Live Well Lakewood, etc.).

Kurt L. Schmitz, ADA Architects, 17710 Detroit Avenue, described the PowerPoint presentation of the proposed development. The newer stores utilized natural daylight and other modern amenities. The proposed site included two properties to the south, an apartment building and a house. They revised their original proposal to a 24,688 square foot store with a 3,500 square foot mezzanine, 82 parking spaces, and underground storm retention. The employee parking would be at the rear of the property. A piece of the parcel, 13 ½ feet wide and at a 45 degree angle, would be taken from the adjoining lot and included in the lot consolidation.

Mr. Schmitz described the site plan. They planned to retain the house, garage, and driveway on the 56 plus foot wide lot and to have an eight-foot high privacy fence on the perimeter between the commercial property and its residential neighbors, landscaping, the trash dumpster would be next to the store, the fence at Grace and Detroit would be masonry and continue as a four foot high aluminum fence set on masonry piers at the driveway and additional landscaping. The building materials were in keeping with Lakewood's desires: bicycle rack, little use of EIFS, decorative parking lot fixtures, decorative building wall fixtures, recessed light sources, zero light level at property line, decorative fixtures on the building, and accent masonry. They would propose to use a blade sign. The elevations displayed parapets of varying heights and an integral mix of masonry materials. The canopy covers over docking and drive-throughs would be made of EIFS. Mr. Schmitz then described the displayed perspective renderings of driveway entries, piers, fences, and etc.

Ms. Cierebiej asked about traffic patterns. Mr. Schmitz said that Detroit Avenue was the main corridor. Two pedestrian ways had been created with a crosswalk and there were two points of entry and exit from the store. There were three proposed exits from the drive through pharmacy: Detroit, Grace, and Cohasset Avenues. No left turns had been discussed as of yet, and there had been no traffic study.

Mr. Greytak asked who owned the home located at 1425 Grace and was told it was not Discount Drug Mart, and it was vacant.

Ms. Cierebiej asked who owned the apartment building and was told that Discount Drug Mart was the current owner.

Thomas J. McConnell, of Discount Drug Mart, introduced himself.

Colleen Cotter, 1437 Grace Avenue, was the unofficial representative of the Grace and Cohasset residents. She said they were excited about new development and were not against Discount Drug Mart. Their concern was the acquisition of the additional lots for the

project increasing the commercial size in a residential district. She wondered about a potential traffic impact study. They were concerned about the razing of the apartment building and the evicted residents. She had a memo to present that outlined their concerns (based upon the original plan, not the one distributed on June 6th) that was made part of record. She respectfully asked the Commission not make a decision that evening. She presented a petition with over one hundred signatures for the record.

Ronald Boris, resident of the apartment building slated for demolition, spoke of the financial hardship and difficulty in finding a new home. He felt they should help with the relocation of the current residents. He stated the building was in good condition.

Linda McDonough, 1422 Grace Avenue, concurred with Mr. Boris as to the beauty of the apartment building. Her home was across from the proposed driveway. She was against the razing of the residential properties and the encroachment of commercial property.

Annie Caswell, 1431 Grace Avenue, voiced her concern about the loss of intrinsic value and was against the development as it currently stood.

Terri Kress, 1426 Cohasset Avenue, said her property abutted the development. She was not against the project. When Ganley occupied the space, it did not maintain the lot and had all but abandoned the property. She said there was vandalism and vagrancy, and the police had to come numerous times. Discount Drug Mart had begun to clean the parking lot and maintain the landscaping. She asked her neighbors to please be considerate of her choice.

Ashlee Zimmerman, 1506 Cohasset Avenue, asked the Commission to delay in making a decision until an environmental study was done.

Fred Wyss, 1435 Cohasset Avenue, said the proposed building and its auxiliary units were too large for the lot; the plan was flawed. Trucks would be a detriment. He was against the project as it was currently proposed because it would blight the neighborhood.

Mary Grodek, 1441 Grace Avenue, was not against Discount Drug Mart but was against part of the residential property being consolidated with the commercial property as it devalued the home and encroached into the neighborhood.

Ruth Coffey, 1487 Grace Avenue, was new to the neighborhood. She expressed concern about the lack of a traffic study. She requested they look to a U pattern entering from and exiting onto Detroit Avenue thereby negating the necessity for driveways on Grace and Cohasset Avenues.

Alexandra Daniels, 1485 Cohasset Avenue, was concerned about increased traffic and children traveling to Garfield Middle School.

April Georgins, librarian at Garfield Middle School, expressed her concern about the children. She asked for the applicants to comment about the upkeep of the store at 11900 Detroit Avenue.

Barbara Marburger, 1475 Grace Avenue, was a shopper at Discount Drug Mart. She felt her neighborhood was to pay the price for the new project. She was against the razing of the apartment building and its tenant evictions. She said a lot split was not part of the application. She noted the permanent parcel numbers on the agenda were incorrect. She asked the Commission to consider cautiously. She was against conditional use for commercial accessory parking.

Mary Louise Madigan, 12900 Lake Avenue, Ward IV councilwoman, said that no one was against the development but against its size and movement. The other concern was the process, short amount of time. She asked for a delay in a decision.

Kevin McDonough, 1422 Grace Avenue, said the exit from the drive through would be directly across from his home. He was not in favor of the razing of the apartment building. Grace Avenue was ten feet narrower than other streets and would not be able to take the increased amount of traffic.

Jessica Newell, 12970 Harlon Avenue, said she knew what it meant to lose square footage to the yards.

Linda Kolodny, 1417 Cohasset Avenue, was across the vacant lot. She was concerned about trucks waiting to deliver. She requested a traffic study. She already had trouble exiting her driveway and was concerned about safety of the children. She felt more time was needed before a decision was made.

Peter Vilberg, 1472 Grace Avenue, questioned the calculations of the reduced of the size of the building and felt any traffic study would not reflect truthfully because school was already closed. Additionally, Family Dollar would be on the next block. He suggested the proposal could emulate the new CVS store on Arthur Avenue.

Arlene DiFiore, 1490 Cohasset Avenue, wondered if the parking lot would promote illicit activity and suggested the posting of a security guard.

Emery Halasy, 1524 Cohasset Avenue, felt the plan needed to be revised.

Sherry Halasy, 15555 Hilliard Road, #904, empathized with the residents. She felt Ganley should be held responsible for abandonment. She thought that the Discount Drug Mart at 11900 Detroit Avenue could be renovated. She felt that Family Dollar and Discount Drug Mart would be too close to each other.

Mr. Moran, Mr. Schmitz and Mr. McConnell provided the following answers to the inquiries as reiterated by Mr. Siley:

Q: What are the proposed hours of operation?

A: The hours of operation would be 9:00 AM to 10:00 PM.

Q: Would you describe the lighting and photo metrics?

A: Photo metrics pertains to the amount of allowable light on the ground at any given site. High photo metrics would be rated 10 such as those used at a car lot. The city allows photo metrics rated no higher than a 3. They would be in compliance with Lakewood's zoning codes

Q: Would you discuss truck delivery route and hours of deliveries?

A: One possibility would be to enter onto Cohasset Avenue and back into the driveway. A visibility study was done on all of the turning curb cuts (i.e. landscaping, children crossing the street, the close proximity if the school, etc.). They increased the visibility for pedestrian use across Grace and Detroit Avenues. The truck dock was turned on its radius to give the driver better visibility of Cohasset Avenue. The fences were cut back to allow visibility for pedestrians and drivers. (He offered an alternate route that would keep the traffic off Cohasset Avenue via the PowerPoint.) Franklin was too far from the proposed project for safety; therefore Detroit Avenue would be the route. Trying to keep everyone to one curb cut would create a greater hazard. The three proposed access routes would prevent bottleneaking and accidents. He saw the majority of the entering and exiting being done on Detroit Avenue. Nor did he see Cohasset and Grace Avenues becoming major thoroughfares. Anticipated delivery hours at this site would occur between the hours of 9:00 AM and 4:00 PM, three semi-trucks per week, and the duration of the delivery trucks on the site would be approximately thirty minutes. The inside of the rear of the building was designed to unload the trucks, place the product in a staging area, and have the trucks exit the area as soon as possible. There would also be about fifteen smaller vendors that would deliver to the store who would not use the dock and given an access to the store through a man door. The man door would probably be located between the dock and the dumpster.

Q: What is the standard protocol for security at Discount Drug Mart?

A: Discussions had ensued about the placement of a security guard at the proposed site and determined one would be assigned if required. They preferred to not have one as it sent a negative connotation. There were thirty-six cameras inside and outside the building, and the thirty plus employees would also watch for illicit activity.

Q: What about a traffic study? Mr. Siley then deferred to Mr. Greytak, the City of Lakewood's Engineer.

A: Mr. Greytak replied the city had a lot of traffic data taken as part of the Phase II and Phase III traffic signal program. The proposals were based on traffic generation numbers from various manuals and based upon square footage of developments. He felt there was enough data to conduct a traffic study without additional counts. Mr. Siley continued that the concerns for the children and the schools were valid. The children would already be at school when the store opened for business, but at the end of the school day, there would be activity at the store.

Q: What are the customer counts for your store in regards to vehicular and foot traffic?

A: The information was not available at the meeting, but the counts vary at each store. Most shopping occurs after people leave work at 4:00 to 5:00 PM. The counts would be provided to the city. Mr. Greytak interjected that the traffic counts did include the school children.

Ms. Belsito, 1477 Cohasset Avenue, asked if there were existing stores that demonstrated the proposed. Mr. McConnell replied to the affirmative such as the one in Westlake. He continued that in order to have the space required for a 25,000 square foot store, they needed to build as the current location at 11900 Detroit did not allow room for expansion, and they did not own

the property surrounding it. There was a large one in Independence and one in Strongsville. The Discount Drug Mart located at Lakewood Plaza was slated for expansion and renovation with a completion date of October 2012.

Mr. Metzger asked about the ownership of the white house. Mr. McConnell stated they had a pending sale. At the completion of the sale, then the lot split would be requested.

Ms. Gierbiej Gillett asked about the traffic study. Mr. Greytak stated the drive-through allowed the Planning Commission to request one although it was not mandatory.

Mr. Schmitz said the store at 11900 Detroit Avenue was closing due to its small size. There was no other option to the current design. Encroachment into the residential area was no more than the commercial neighbors. The proposed development complied with the zoning codes and followed the attitude of promoting walkability.

Ms. Gillett asked about an environment impact study. Mr. Siley said that was not part of the Planning Commission review. However, the development would be required to follow EPA rules and guidelines.

Mr. Siley stated that Lakewood was fortunate to have the amount of redevelopment it was experiencing. The stability of the community depended upon it. The residents and developers were faced with understanding the issues, seeking balance, and coming to terms with change in respectful ways. He recommended the commission to carefully consider any decision and to be able to qualify it.

A motion was made by Ms. Gillett, seconded by Ms. Belsito, to **DEFER** the application to the meeting of July 5, 2012. All of the members voting yea, the motion passed. It was requested that a traffic study be provided to the Planning Commission, and the applicants would have submitted an application for a conditional use permit for drive-through prior to the meeting.

**8. Docket 06-13-12 15422 Detroit Avenue
First Church of Christ, Scientist**

Ian Andrews, LakewoodAlive, presents an application and recommendation to designate the First Church of Christ, Scientist (PP# 312-14-101) as an historic property (HP), pursuant to Chapter 1134. (Page 29)

Ian Andrews, Executive Director for LakewoodAlive, was present to explain the request. He said that LakewoodAlive was working toward the designation of downtown Lakewood as an historical district. The First Church of Christ, Scientist and the Masonic Temple were the most historic buildings in downtown district.

Mr. Siley provided the Commission with letters of support and opposition (made part of the record).

Kirk Roessler, representative of the owner, California Phone, Inc. The current owner had no plan to alter the exterior. The building was currently vacant, was for sale, and the owner felt any designate would prevent a potential buyer from purchasing it. He continued that a beautiful exterior did not qualify any building as historic; there were specific criteria that were required, and the applicant had not met them. A written response had been sent by Mr. Artiano that outlined the criteria. Ms. Mladek stated she reviewed the letter and information submitted. At the meeting on May 3, 2012, the Planning Commission determined the property was eligible to be designated as an Historic Property. Ms. Cierebiej and Mr. Siley interjected the Heritage Advisory Board had reviewed and agreed the property was eligible.

James Artiano, Counsel for California Phone, felt the owner had not been given proper notice.

Sean McDermott, 1490 Arthur Avenue, President of the Board for LakewoodAlive, spoke in support of the designation. He stated there was a conference call with Mr. Artiano prior to the May 3rd meeting about what would be discussed. The letters of opposition were not accurate when stating that criteria were not met in the two part test toward designation. The building in question the reason Chapter 1134 was adopted.

David Berkovitz, LRC Development, Akron, Ohio, represented the redevelopment of Lakewood Plaza. He praised the community and board members and administration. They had looked at purchasing the First Church of Christ, Scientist, but felt they would be hindered by any designation. As a developer, he was against the designation.

Sean McDermott countered that he too worked for a real estate developer, and there were inherent values in working with an historically designated building. He had correspondence from Mr. Artiano dating from April 24, 2012.

Mary Louise Madigan, 12900 Lake Avenue, Ward IV Councilwoman, said she served on Lakewood Council when Chapter 1134 was adopted and felt the building deserved an historical designation.

Heather Rudge, 13926 Clifton Boulevard, said she worked for an architectural firm and also managed an historic tax credit practice. Developers call looking for projects such as this where one can potentially get 30% cash return on an investment. For a \$5,000,000 project, one could get a 20% tax credit from the federal government and a 25% tax credit from the state. The designation would be an asset. She encouraged the commission to grant the designation.

Ms. Belsito asked for clarification about the tax credits. Ms. Rudge explained that is how redevelopment/rehabbing was being done currently. Ms. Belsito asked if the criteria had been met.

Mr. Andrews explained the building had met both parts and all of the criteria.

Ms. Gillett asked if someone from the Lakewood Heritage Advisory Board could speak to explain about economic hardship within Chapter 1134..

Richard Sicha, Lakewood Heritage Advisory Board, spoke of the section about economic hardship pertained to rehabilitation projects and was separate from the part of historic designation process and its economic benefits.

Mr. Artiano thought the eligibility was for the current evening's meeting, and felt his client and he had been misled about the process by the city and its non-profit organizations. He said the designation should be discussed with the future owner not the current one.

Mr. Roessler said the owner should be asked if the property could be designated as historical. He said that had not been done. He questioned the procedural process. The property had been vacant for over one year.

Ms. Karel asked if Chapter 1134 required a property owner's consent before designation as historic. Ms. Mladek replied it did not. She clarified the process. The meeting of May 3rd was the first step in a multiple step procedure. She referred to 1134.03 – Procedures for Identification, Review and Designation of an HPD or HP or Landmarks and specifically spoke of its sections (c) and (e).

Mr. Siley took issue with Mr. Artiano that he was misled about the procedure for eligibility. Mr. Siley found that any developer would find the property difficult, and not simply because of the designation but because of the boards and commissions during the review processes.

Ms. Karel asked if (f) and (g) were the two defining factors. Ms. Mladek said they were.

Jack (unable to hear name and signature illegible), Lakewood citizen, agreed the building was historic and was also a white elephant. He felt the issue should be tabled until a new owner was found.

Paula Reed, 1208 Manor Park Avenue, LakewoodAlive Board member and charged with the Downtown Lakewood program, said one of the things the program did was to maintain the historic character of downtown. She said the right buyer would be found, and that it was the Planning Commission's duty to ensure that Lakewood was best served.

Brian Lenahan, Broker for the sale of the building, asked for a delay in designation.

A motion was made by Mr. Metzger, seconded by Ms. Belsito, for the **RECOMMENDATION** to designate the First Church of Christ, Scientist (PP# 312-14-101) as an historic property (HP), pursuant to Chapter 1134. All of the members voting yea, the motion passed.

9. **Docket 06-14-12** **Communication from Planning and Development
Director Dru Siley: Renewal of Conditional Use Permit
for Outdoor Seasonal Dining.**

The following received approval of the annual renewal of Conditional Use permit for the year of 2012 through administrative review by the Director of Planning and Development:

- 14224 Madison Avenue, El Tango Taqueria; and
- 15010 Detroit Avenue, Yogurt Treats, "menchies". (Page 56)

A motion was made by Mr. Metzger, seconded by Ms. Karel, to **Receive and File** the application as submitted. All of the members voting yea, the motion passed.

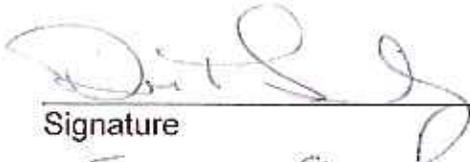
7. **Docket 06-12-12** **13215 Detroit Avenue**
Family Dollar

Brad Kowit, Lakewood-FDBTS, LLC, property owner and applicant, requests approval for Lot Consolidation of three (3) Permanent Parcel Numbers: 315-07-009, 315-07-010, and 315-07-093, pursuant to Section 1155.06 – Procedures for Lot Consolidations and Resubdivisions. This property is located in a C3, Commercial and General Business district. (Page 24)

A motion was made by Ms. Karel, seconded by Mr. Greytak, to **DEFER** the application to the meeting of July 5, 2012. All of the members voting yea, the motion passed.

10. Adjourn.

A motion was made by Ms. Cierbiej Belsito, seconded by Ms. Karel, to **ADJOURN** at 10:12 PM. All of the members voting yea, the motion passed.



Signature
For the Chair

July 5, 2012

Date



Oath

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

PRINT NAME:

1. Anthly Ciresi
2. Kenneth Tyson
3. Tom Moran
4. Duff Skidg
5. Tom M'Call
6. Colter Cofv
7. RONALD BORIS
8. LINDA McDONALD
9. Annie Caswell
10. Jerr' brass
11. Ashtea Zimmerman

SIGN NAME:

1. [Signature]
2. [Signature]
3. [Signature]
4. KURT L. SCHWARTZ
5. THOMAS S Mc CORWELL
6. [Signature]
7. Ronald Boris
8. [Signature]
9. [Signature]
10. [Signature]
11. A.Z.

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, June 7, 2012



Oath

I, the undersigned, hereby agree 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. Tress Wyss
- 2. My Guelch
- 3. Ruth Coffey
- 4. Alexandra R. Daniels
- 5. April Georginus
- 6. Barbara Marburger
- 7. Kevin M. [unclear]
- 8. Jessica Newell
- 9. Linda Kolodny
- 10. Russell [unclear]
- 11. Aileen DiStoro

- [Signature]
- Ruth Coffey
- 1485 Cohasset
- AR [unclear]
- 1475 Grace Ave.
- 1432 [unclear]
- [Signature]
- 1417 Cohasset
- 14712 GRACE
- 1490 Cohasset Ave

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, June 7, 2012



Oath

I, the undersigned, hereby agree 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. [Handwritten Signature]
2. Ray D. Selby
3. [Handwritten Signature]
4. Karl Roessler
5. [Handwritten Signature]
6. Sean Mc Dermott
7. DAVID BARNUM
8. [Handwritten Signature]
9. Heather Pudge
10. Richard Sierra
11. [Handwritten Signature]

1. 1524 Cornwell St
2. 15335 Valtine Rd #901
3. 3156 L. 178 E 5th CLEVELAND
4. 15422 Detroit
5. 15400 Detroit
6. [Handwritten Signature]
7. Levy & Co
8. [Handwritten Signature]
9. Heather Pudge
10. LHB
11. [Blank]

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

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

Date of Proceeding: Thursday, June 7, 2012



Oath

I, the undersigned, hereby agree 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. Paula Reed

2. Brian Leach

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

Paula Reed

Brian Leach

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, June 7, 2012

Proposed Drug Mart Development Project
Lakewood Planning Commission Meeting
June 7, 2012

Submitted by Michael and Kazuyo Ciccarello
1519 Grace Avenue
chicimoto@sbcglobal.net

For Submission into Public Record:

In support of Grace, Cohasset and Clarence Avenue residents, we would like to voice our concerns and strong opposition to any project development that would exceed the current commercially zoned footprint between Grace, Cohasset and Clarence Avenues. The proposed acquisition of residential parcels by Drug Mart (Grace Avenue), and rezoning for commercial use (providing additional parking spaces and a water retention barrier) is not warranted and seriously impacts and erodes our residential neighborhood.

Additionally, it is paramount that any redevelopment of the existing commercial footprint be completed in a manner that is sensitive to lighting, noise and hours of operation that can impact residential property adjacent to the development site and the residential neighborhood (traffic).

Traffic patterns should emphasize the use of Detroit Ave. and mitigate patron travel on Grace, Cohasset and Clarence Avenues. A traffic study, made available for public review and comment, is strongly recommended to assess the potential impact on adjacent residential streets and existing school year traffic patterns at Garfield Middle School.

Public review and comment should and must be concurrent throughout the planning continuum, not to impede development but to ensure that any proposed development will allow maximum and mutual benefit to all parties (residents, business and City).

Questions that we would like formally answered and entered into the record:

1. Do underground storage tanks (UST) currently exist on the development site?
2. If yes, how many and will the UST be removed?
3. If no, please cite the section of 40 CFR Part 280, U.S. EPA Regulations Pertaining to Underground Storage Tanks, which permits the UST to remain on site.
4. Will any public dollars (Federal, State or Local) be used for any aspect of site development (from the point of property acquisition to project completion including landscaping)?
5. If yes, please identify the source and amount of any public funding received for project development.

In closing, we strongly support continued commercial development in Lakewood that enhances goods and services available to Lakewood residents, successful business ventures that residents will frequent and support, and increased (property and sales tax) revenue for the City of Lakewood. But it is also critically important that the City of Lakewood, through its land use and planning efforts, exercises its due diligence to review and consider any potential negative impact on residential neighborhoods.

Respectfully Submitted for Lakewood City Planning Commission review and response,
Michael and Kazuyo Ciccarello
June 6, 2012

June 5, 2012

To: Planning Commission, City of Lakewood

CC: Mary Louise Madigan

Re: Proposed conditional use zoning for the Ganley property, purchased by Drug Mart – upcoming June 7, 2012 meeting

Dear members of the Planning Commission,

I am unable to attend Thursday night's meeting, so I wanted to write to you to voice my concerns over the proposed conditional use changes surrounding Drug Mart's plan to redevelop the Ganley auto dealership property at the end of Grace Ave. and Cohasset Ave., facing Detroit Rd.

My greatest concern over this conditional use proposal is the encroachment of Drug Mart onto the residential streets, and beyond the scope of the zoned commercial property that they have purchased. As with any commercial development, I am concerned over the impact that the development will have on the neighborhood, and whether or not the business going into that space will be a "good" corporate neighbor. I know many of my neighbors plan to attend this meeting and will be speaking about the many issues that we've discussed on the impact a large commercial operation will have on our respective streets. We are all very concerned over the impact that the increased traffic will bring (and the restricted traffic flows during the school hours that are designed to protect children walking to and from Garfield), the increased light and noise pollution, the placement of a trash dumpster right next to a residential property, inadequate green space, the environmental uncertainty and impact surrounding the cleanup and abatement of a property that has been an auto lot for more than 50 years, and the proposed hours of operations not fitting within the residential setting.

Drug Mart's plan to purchase the apartment building and the house on Grace Avenue, in my opinion, violates the line between commercial and residential use on these streets. I understand that Drug Mart is revising its plan to no longer include the house on Grace Ave, but merely taking 13 feet of that property, beyond the apartment building. That is still encroaching onto the residential portion of the street and creating a lot size that will lead to a structure that is out of scale for the neighborhood. With the house not being part of the development plan for Drug Mart, taking 13 feet of its current property, if I were the homeowner, I would be apoplectic and would not give up 13 feet of my property willingly.

Beyond the encroachment of Drug Mart onto the zoned residential lots it seeks to acquire, I am also concerned that the proposed development is vastly out of scale to the rest of the neighborhood. The original plan called for Drug Mart to have 120 parking spots (which has now been scaled back to 90 or some such) – this is still entirely too large for the scale of the neighborhood. If you go to any existing Drug Mart in Lakewood, Cleveland or surrounding areas now and have trouble finding a place to park, I would be surprised.

I would like to urge the Planning Commission to:

- Deny the conditional use permit and keep the Drug Mart development to the existing zoned commercial lot that they have purchased.
- Enforce the lines between residential and commercial use of a property.
- Make this decision **CAREFULLY and DELIBERATELY**, including the residents of this neighborhood in this process, as we have a vested interest in how this development impacts our homes, our property values and the quality of life that we seek in Lakewood.

I don't think any of my neighbors are opposed to development on that site – no one wants to see a crumbling, abandoned property that would attract critters and other problems. However, I think it is the responsibility of the planning commission to ensure that whatever is developed on that site 1) fits the scope and scale of the neighborhood; 2) does not detract from the residential component of these two historic streets; 3) does not grant carte blanche to Drug Mart to raze residential properties in favor of parking lots and a structure and operation that does not fit within the residential setting in which it will reside.

As with many of my neighbors, we purchased our properties on these two gorgeous streets of Lakewood. We love living here and we love what Lakewood has to offer to its many diverse residents. We want a voice in how the property that impacts each of our streets is developed, as we will have to bear the brunt of the impact of that property. I understand this is just the first step, but when you are looking at expanding out an existing commercial lot (which, by the way, hasn't really been done with other similar developments in Lakewood in recent years), I think the Planning Commission needs to pause, and very carefully consider the precedent they set.

Please include us in this conversation. We all want to see the property developed responsibly, but not at the expense of residential lots already existing on those streets. There was a commercial property for sale at the end of Grace Ave. and Cohasset Ave. which Ganley has sold to Drug Mart. I am asking that Drug Mart rescale their plans to fit the lot they purchased. Taking residential property for this purpose is unnecessary and once again, I urge the Planning Commission to not allow that to happen. There are many other issues that surround this property that we will want to discuss in the future, but the first step is to hold Drug Mart to the commercial lot that they have purchased, and not allow them to encroach on the residential properties beyond that line.

Respectfully,

Cathy Spicer
1519 Cohasset Ave.
Lakewood, OH

MEMO

To: City of Lakewood Planning Commission

From: Concerned Residents of Cohasset and Grace Avenues

Date: June 6, 2012

RE: Proposed Plans for Commercial Encroachment on Grace and Cohasset Avenues

Introduction

Lakewood is a diverse city which benefits from a vibrant residential community closely connected with a vibrant commercial community. In order for Lakewood to continue to be such a desirable place to live and do business, the city must maintain an appropriate balance between residential and commercial. The city must encourage new development while at the same time ensuring that its neighborhoods are not overly compromised. The proposed Drug Mart would convert three (3) residential lots or portions of those lots (one on Cohasset Avenue and two on Grace Avenue) to commercial use. The initial proposal involved demolishing two viable residential properties – an apartment building and a house built in 1899. The current proposal calls for demolishing the apartment building but not the house.

The development as proposed would not only result in the destruction of viable housing, it would also result in a commercial development that is of a scale that is beyond the neighborhood's capacity to absorb. The size of the development would inappropriately push commercial use and impact down Cohasset and Grace – well beyond the lots involved. These streets are not designed to absorb the traffic, light, and noise that will result from a store of this size.

These requests should be denied, as they are not in Lakewood's best interests. This would allow inappropriate commercial encroachment onto historical residential streets and is

contrary to the stated purposes of the City's Zoning Code which encourages the preservation of residential neighborhoods:

Lakewood consists of very distinctive neighborhoods that were settled at different times during its development each with its own distinctive housing patterns, which are reflective of the time period during which these neighborhoods were nurtured during the growth of the city. Many of these residential neighborhoods are easily recognizable by their consistency of characteristics. . . . The City encourages conservation, preservation, redevelopment, and revitalization of residential neighborhoods to preserve their unique environments and for the public welfare of the City. *The City acknowledges as a matter of public policy that the preservation and protection of residential neighborhoods is required for the health, safety and welfare of the people.*

City of Lakewood's Planning and Zoning Code Section 1133.09(a) (emphasis added).

The Grace / Cohassett neighborhood is indeed easily recognizable and special. These streets and their homes, most built around the turn of the 20th Century, are often featured in the city's own promotional materials. Each house is unique, yet they all fit together, creating a neighborhood which should be nurtured, protected and preserved.

It is against Lakewood's best interests to allow commercial development to encroach on residential streets in this manner. Lakewood's unique character must be maintained by adherence to Lakewood's Zoning Code, the intent of which is, in part, to "protect the character and value of residential, business, industrial, institutional, and public uses and to insure the orderly and beneficial development of same." Code Section 1101.04.

The Planning Commission should comply with the vision of Lakewood as described in the Lakewood Community Vision (1993) and the Planning and Zoning Code and protect the integrity of Lakewood's unique residential streets, while at the same time encouraging responsible development.

The group of residents who present this memorandum live on Cohassett and Grace. We are not against commercial development on Detroit. We are not against Drug Mart. We

**Memo Re: Plans for Commercial Encroachment on Grace Avenue
6/6/12**

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welcome appropriate commercial development that is appropriate in scale, placement and design.

We are against a commercial development that encroaches on our residential streets and will result in a store too large for our neighborhood, whose impacts will bleed well beyond property lines. A store that fits within the currently zoned commercial property would be appropriate for this location.

Procedure: Lack of Appropriate Notice

On May 31 some residents of Cohasset and Grace were informed by Dru Siley, Director of the Department of Planning and Development, that the Discount Drug Mart proposal will no longer include a request to demolish the historic home at 1425 Grace. We are so pleased by this.

However, we have not been given time to fully consider and respond to this new plan. In fact, we have not received a copy of the new design. This memo was drafted using the old design. Some of the concerns we raise in this memo have been resolved by this change, but many have not. We are unable to discern which of our concerns have been addressed, because we have not been provided with any new plan, other than a very rudimentary lot drawing. In order to consider a request for Conditional Use Permit, the Planning Commission must be able to fully understand the conditional use proposed for the lots involved. While details of the development may be resolved by the Architectural Review Board, the Planning Commission needs considerably more information than it has as of today (the day before the meeting) to determine whether the standards required for granting conditional use have been met.

We respectfully request that given the lack of time to study and consider the new request, the Planning Commission not consider the conditional use or lot consolidation at the June 7 meeting. In order to be considered at the June 7 meeting, the Drug Mart developers were to submit their application by May 23. This new application should not be considered an amendment to their earlier application. This is not a slight or even moderate change. It will require an entirely new plan. In fact, it will require a split of the lot at 1425 Grace, which should require an entirely new application.

The residents of Grace and Cohasset would appreciate the opportunity to fully engage in and contribute to process. We therefore respectfully request that the Planning Commission not take any action on the Drug Mart development request until a later meeting at which the neighbors have had advance notice of the proposed plans with an opportunity to examine, consider and respond.

Impact of the Proposed Development

There have recently been six (6) drug stores built or renovated in Lakewood. While a new Drug Mart may be of some benefit to the city, it will not bring any unique or exceptional benefits that outweigh the negative impact this encroachment will have on the neighborhood. In addition, there are other locations which are already commercial which could accommodate this or a similar store. And, the current commercial lot could accommodate a Drug Mart, just not of the size proposed. Therefore, given the balance of the benefit of the store compared to the impact on the city, the developer should not be given permission for conditional use, lot consolidation, or lot split.

The negative impacts of this development as proposed will include:

- **Blurring the line between residential and commercial.**

Lakewood's design is such that commercial and residential are close to each other, and in many circumstances, right next to each other. Currently on Grace there is a very appropriate transition from commercial to residential based on the current zoning. Commercial properties are located on the corner at Detroit. Then, apartment buildings flank each side of the street. Then single-family houses begin, with a few doubles in the mix. Cohasset does not benefit from this transition, but this is an opportunity to correct that. On Cohasset, a commercial property is on the corner, then a zoned residential lot that is currently empty and previously had conditional use granted.

By allowing the developer to take two residential properties on Grace, there is no longer any transition between residential and commercial. The character of Grace Avenue would be

significantly altered. The current situation on Cohasset is an example of the negative impact that conditional use can have on a neighborhood. The lot on Cohasset was granted conditional use for the old Ganley dealership. Rather than creating a buffer between commercial and residential, it has been a lot for old cars. It is an eyesore – not kept clean or maintained, even when Ganley was in full operation. This lot should be returned to its intended use – residential.

If the use of these lots goes to commercial, new homeowners would be left wondering whether the residential street they are considering in Lakewood will change significantly in the near future. The zoning code would lose its impact and certainty, because on any street, residential lots, even two lots in, could be changed to commercial. The consistent pattern of permitting commercial uses only on Detroit and other main thoroughfares and preserving residential uses on most north/south streets would be lost. Permitting a super-sized Drug Mart to alter that pattern of commercial use on the main east/west streets and extending it into a residential neighborhood would have serious long term effects on our neighborhood and set a precedent for further super size developments that are inconsistent with residential uses. The proposed development is simply inappropriate in its size and scope.

▪ **Increased traffic on residential streets**

The traffic on Grace and Cohasset is already more than many residential streets because of the location of Garfield School. These are not wide streets -- Grace is even more narrow than Cohasset. They are not designed to accommodate much traffic.

With the addition of a Family Dollar Store at the southwest corner of Grace and Detroit, the traffic on Grace will already be increasing. The proposed Drug Mart has an entrance/exit onto Grace, close to the Family Dollar exit/entrance onto Grace. The addition of a 28,000 square

foot store with 92 parking spaces will increase traffic on Grace and Cohassett considerably, disrupting the character of the neighborhood.

The traffic problems will be exacerbated if delivery trucks are allowed to enter the lot from Grace or Cohassett. On Grace this will mean that trucks will compete with trucks entering the Family Dollar lot for deliveries there. Trucks may well find themselves idling on Grace or Cohassett while they wait to enter into the lot, creating air quality, noise and safety issues.

Traffic from the Drug Mart should enter and exit off Detroit in order to keep traffic on Grace and Cohassett to a minimum.

To date no traffic study has been conducted. Such a study would need to be conducted (while school was in session) in order to obtain baseline information and to fully appreciate the potential impact the traffic associated with this sized store would have on the neighborhood. In addition, the anticipated increase in traffic due to the Family Dollar Store would need to be considered in making a final determination about the traffic increase in which this proposal would result.

- **Light and Noise Pollution**

The proximity of this development to the houses on Grace and Cohassett will result in noise and light pollution for the residents of these streets. A 92 car parking lot will require considerable lighting, with no apartment building between the lights and the houses. The headlights from the 92 cars anticipated will also negatively impact the houses on Grace and Cohassett. In fact, the entrance/exit on Grace would put car headlights aimed directly at the windows of a house and apartment building on Grace.

The noise from the air conditioning and heating units for the building, the traffic, delivery trucks, and trash removal trucks will also impact these streets. The proposed size of this store increases greatly the noise and light impact on the neighborhood. A smaller store would not generate this level of noise and light pollution.

▪ **Impact of Drive Thru**

The original drawing of this development included a drive thru in which cars would line up on the west side of the building, facing south. This would mean that the lights from cars in line would shine into the houses on Grace and Cohasset. If there is to be a drive thru it should be designed to have the least possible impact on the neighborhood. Cars should line up facing north, not south, away from any residences. In addition, without a traffic study it is impossible to determine the most appropriate design for the proposed drive thru.

▪ **Noise and Exhaust from Delivery Trucks**

The proposed Drug Mart will receive regular deliveries from its vendors. This will increase traffic as noted above, and will result in idling of these vehicles. Some deliveries will be of food, shipped in refrigerated trucks, increasing the likelihood of idling trucks in this residential neighborhood. Refrigerated trucks may arrive before the store opens, resulting in idling trucks on Grace or Cohasset -- perhaps overnight. Finally, these trucks will emit exhaust, further deteriorating the quality of life in this neighborhood.

- **Commercial Dumpster located next to family residence**

The proposed design places the dumpster right next to a home, with only a 6 foot high fence and a few feet between the dumpster and the home. This will result in noise and exhaust from the waste removal trucks. It will also result in a chronic smell from the garbage that is awaiting pickup. This will greatly impact this house.

- **Environmental Uncertainty**

We have been told that an environmental study has been completed and there are plans for clean-up of environmental issues left from the auto dealer and repair at this site. However, before this development moves forward it will be important for the neighbors to have access to the environmental tests that have been done and to understand the plans for clean-up. The neighbors request copies of those environmental test results and clean-up plans.

In addition, the neighbors request information about how the environmental clean-up itself will be done to limit impact on the neighborhood.

- **Storm Detention Area**

While storm detention areas are a benefit to our environment when they are necessary to catch storm run-off, it is not clear why such an area would be necessary in this plan. Grace and Cohasset slope down from Franklin to Detroit. Storm run-off from the Drug Mart parking lot will run downhill to Detroit, not uphill to the storm detention area. Proposing a storm detention area where it is not needed will limit the landscaping and other barriers that could be placed in this area.

▪ **Limit Hours to fit a residential street**

The developers propose to encroach onto a residential street by converting three lots from residential use to commercial use. Such a design requires limited hours to limit the impact on the residential street. Hours past 9:00 p.m. or before 8:00 a.m. will exacerbate the problems described above relating to light and noise pollution and traffic.

▪ **Inadequate Green Space**

The proposed design includes a small amount of green space, which is mostly devoted to the storm detention area. This small area does not create an adequate buffer between the residential houses and the commercial use. There are no trees or tall shrubs along most of the green space, providing little barrier for the light and noise that will result from this development. The proposed fence is only six feet tall, also creating little barrier. The proposed green space does not run the length of the property, from Grace to Cohasset.

• **Impact of lot split on the value of 1425 Grace**

The new proposal calls for the development to use 13 ½ feet of the property at 1425 Grace. Without an actual drawing of the development it is difficult to tell how far into the property that 13 ½ feet penetrate. Such a split of a residential lot for a house built in 1899 will surely have a negative impact on the viability of that house and therefore on its value. That will, in turn, have a negative impact on the value of the other houses in the neighborhood.

▪ **Fitting in for the long-term**

Whatever is built on this site must be of size, scope, style, and construction quality to fit into this unique neighborhood. Most of the houses on Grace and Cohasset are more than a century old. As city representatives are often quoted as saying: well-built wood houses should last 300 years. Our houses will be here for another 200 years. Whatever decisions are made now must have that longevity in mind, including guarantees of care and maintenance into the future.

A smaller store would not have this great an impact on the neighborhood. A smaller store would not have 92 parking spaces, would not generate the traffic, noise or light that this store would. A smaller store that would not require the conversion of three residential sites into commercial would be a much better fit for the neighborhood and for Lakewood. A smaller store, using less property, would fit this neighborhood for the long-term.

Issues Presented

1. A Lot Consolidation request is not in Lakewood's best interests and should be denied.

The developers propose to consolidate several separate lots into one lot for one commercial purpose. Pursuant to the Zoning Code the "Commission may disapprove the plan where it finds that the proposed use is not consistent with the [Lakewood Community] *Vision*, Code Section 1155.06(c)(2). The consolidation of these lots and corresponding Conditional Use Permit would allow commercial use to encroach onto established residential streets. Such proposed consolidation is not consistent with the Lakewood Community Vision, which highlights the need to "protect neighborhood character" of Lakewood. (*Lakewood Community Vision*, Approved 1993, page 18).

The former Ganley site is a large site even before the addition of historically residential lots. Lakewood will be well served with a business that is limited in size to the current commercially-zoned site. Any development of the site should be limited to its current commercial footprint and should not be allowed to encroach further onto Grace Avenue or to regain the lot on Cohasset previously granted conditional use.

As described below, the lot consolidation is not consistent with the goals set out in the Lakewood Zoning Code, which was established to implement the city's vision.

2. An Application for a Lot Split has not been submitted

The new plan would require a lot split. The developers have not submitted an application for a lot split. While the application form has one check box for "lot split/consolidation", the explanation on their application references only a lot consolidation, not a lot split. Therefore, a lot split should not be considered at this time, as an application was not timely submitted.

A full analysis of the impact of a lot split cannot be completed with this short notice. However, the impact on the viability and value of the house left at 1425 would clearly be considerable. That concern alone should be enough to delay any decision on a lot split so that the full impact of this proposal can be determined.

3. Neither the house at 1425 nor any part of its property meets the definition of property that can be used as Accessory Parking, and therefore a Conditional Use Permit should be denied.

A Conditional Use Permit for the single-family home lot in whole or part should not be granted using the Accessory Parking section because that lot does not meet the requirements set forth in the Code for such use.

In order for the Accessory Parking use to apply, the "lot on which the proposed use is to be located abuts the commercial lot to which it is accessory". In addition, "the parking lot shall be used only for the parking of non-commercial passenger motor vehicles." Code Section 1161.03(a). The proposed lot *does not abut* commercial property. Instead, it abuts the apartment building, which is zoned residential. If the accessory parking ordinance is interpreted in this manner, any single-family home on Grace and on Cobassett, or for that matter on any street in Lakewood, could be granted a conditional use as Accessory Parking. The purpose of this specific conditional use is clearly to allow for the possibility that a commercial interest could expand parking into one lot, not more.

Therefore, conditional use cannot be granted for the single family home at 1425 Grace or any portion of its property to be used as Accessory Parking.

- 4. The Conditional Use Permit request related to both the apartment building lot and the single-family home do not meet the general standards for conditional use and therefore should be denied.**

The proposed use of the two residential properties on Grace does not meet the general standards for conditional uses, as described in Code Sections 1161.02 and 1173.02.

This plan is not “consistent with the general objectives” of the residential zoned street, “as set forth in this Code and the Vision”. Code Section 1161.02(a). As noted above, one very clear goal of both the Code and the Vision is to protect the character of Lakewood’s unique residential streets. As described above, this encroachment would fly in the face of this vision of Lakewood.

This plan would also “change the essential character of the general vicinity in which it is located”. Code Section 1161.02(c). This plan would indeed change the essential character of Grace. The houses on Grace were mostly built between 1890 and 1930. They are mostly in the Victorian style. The entire street is residential, mostly single-family homes, except for the Ganley site. This proposal would bring a parking lot, traffic, light and noise onto Grace. It would remove the apartment building which is a natural transition from commercial to residential. It would indeed change the essential character of the street.

The proposed plan would also prove to be “injurious to the uses permitted . . . in the immediate vicinity”, as described above. Code Section 1161.02(d). In addition, as noted above, this proposed use will increase traffic on Grace and Cohasset, although how much is unknown as no traffic study or projection has been conducted. It seems apparent that “the proposed use will interfere substantially with vehicular and pedestrian traffic on surrounding public rights-of-way”. Code Section 1173.02(b)(5). Because no traffic study has been conducted, precisely how great an impact this will have is unfortunately unknown. However, the impact should not be

given the benefit of the doubt, and this factor should weigh against granting conditional use.

Certainly, the Planning Commission cannot be assured that “adequate measures have been taken to minimize traffic congestion on public streets”, as the Commission is required to find if it is to grant this request. Code Section 1161.02(g).

In addition, the proposed design will have a considerable negative impact on the neighborhood, as described above, and therefore cannot be found to be “designed, constructed, operated and maintained so as to be harmonious with existing and/or intended adjacent uses”, a factor the Commission is required to consider. Code Section 1173.02(b)(2).

If conditional use was granted for either property, such use should be limited to only green space or at the most to green space and parking for cars – not dumpsters, space for trucks or for a drive-thru.

Another factor that must be considered is “whether the proposed use will result in the destruction, loss, or damage to a property listed on the federal, state, or local register of historic places”. Neither the apartment building nor the single-family home is on these lists. However, the single family home was built in 1899 and is an important part of its historic street.

Finally, among the factors to be considered is “whether the proposed use will have a substantially detrimental impact on the public health, safety, and welfare.” Code Section 1173.02(b)(4). As noted in the section of the Code that governs the destruction of buildings:

The City encourages conservation, preservation, redevelopment, and revitalization of residential neighborhoods to preserve their unique environments and for the public welfare of the City. The City acknowledges as a matter of public policy that the preservation and protection of residential neighborhoods is required for the health, safety and welfare of the people.

Code Section 1133.09(a).

The destruction of these two buildings and the conversion of these lots from residential to commercial would indeed have a detrimental impact on the public health, safety and welfare.

5. Conditional use should not be granted for the lot on Cohasset

The lot proposed for conditional use on Cohasset admittedly has different circumstances. Unlike the two (2) lots on Grace, it is not currently used for a residential purpose. However, it is zoned residential and should be allowed to revert to that status. In order to meet the standards of conditional use, the developer must overcome the issues described above, most of which also relate to the Cohasset property. The only differences are that there is no structure on the lot currently, and its most recent use has been commercial. However, just because conditional use was granted in the past does not mean it should be granted for the future.

In fact, the conditional use granted for the Ganley dealership was not used well. The lot was not well kept and has had a negative impact on the neighborhood. At one point a house probably stood on that lot. Our community made a mistake and allowed a house to be torn down and the use to become commercial. That commercial use was not "designed, constructed, operated and maintained so as to be harmonious with existing and/or intended adjacent uses", as required by Code Section 1173.02(b)(2). This mistake should not be repeated.

Allowing a conditional use of this property will allow the Drug Mart scale to go beyond the capacity of the neighborhood to absorb, as discussed earlier. Keeping the development within the true commercial footprint is the appropriate sized development for this neighborhood.

Conclusion – Petition

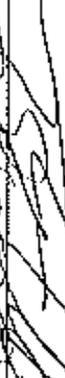
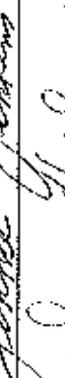
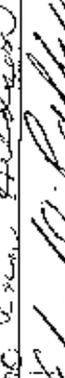
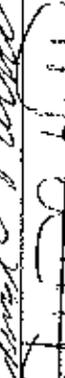
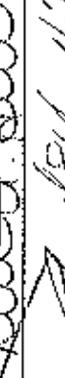
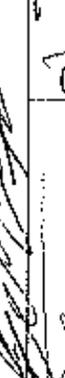
We are also not a small group. With this memorandum we present a petition signed by dozens of Lakewood citizens. Many live on Grace and Cobasset; many do not. All share our concern about the impact this encroachment would have on our city.

We present these concerns to our neighbors, the members of the Planning Commission. We do so not as obstructionists, but as engaged citizens of Lakewood. We are not against development, nor are we against commercial use in the current zoned commercial space. But we do believe in responsible development, and appropriate placement of commercial use. We want the best for our neighborhood and our city.

PETITION

Coalition to Save Grace and Cohasset Avenues

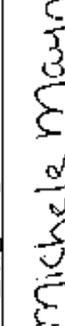
We, the undersigned residents of Lakewood, OH, oppose the expansion of the Drug Mart property at 13123 Detroit Ave at the North end of Grace and Cohasset Avenues, which includes razing of the apartment building at 1419 Grace and the single family home built in 1899 at 1425 Grace. This will lower the value of our homes in this historic area and be a serious traffic burden with Garfield Middle School across the street. It will harm the character of our neighborhood and will reduce our quality of life for many years to come.

Print Name	Address	Email	Signature
Jeffrey A Weber	1098 Homewood	jweber@cox.net	
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Jim O'Brien	1569 River St		
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Sherry Purno	1427 Newman Ave		
Crystal M. Ther	1435 Newman Ave		
Mich Cain	461 Newman Ave	wickesp@idgmail.com	
Jennie Jenkins	1485 Newman Ave		
Jo Ann Hudson	1493 Newman Ave		
Ed Pollock	1509 Newman Ave		
Shari Hila	1502 Newman Ave	shari.hila@yahoo.com	
Judith Hila	1502 Newman Ave		
John Mero	1502 Newman Ave		
Jeremy Hila	1502 Newman		
SHARKELOV	1458 NEWMAN		

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Print Name	Address	Email	Signature
Vanessa Ackley	11888 S. Lane Dr. #1 Lakewood, OH 44107	Vanessa-ackley@hotmail.com	
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Michele Maynard	1208 Nicholson Lakewood, OH 44107	mmaynard89@yahoo.com	

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Print Name	Address	Email	Signature
MARK BUCKLEY	1437 GRACE AVE		Mark Buckley
Carl Roloff	1438 Grace Ave	carlrolloff@comcast.net	<i>[Signature]</i>
Debby Roloff	1438 Grace Ave		<i>[Signature]</i>
Amanda Rali	1460 Grace Ave		<i>[Signature]</i>
C. Y. Bundo	1466 Grace		<i>[Signature]</i>
Colleen Thoepe	1490 GRACE		Colleen Thoepe
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Ann Chumston	1478 Grace Ave		<i>[Signature]</i>
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Michael Gray	1537 Grace	wellsburg@prodigy.net	Michael E. Gray

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Print Name	Address	Email	Signature
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Stacy Tucker	1487 Grace Ave		<i>Stacy Tucker</i>
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Maridell Couture	1457 Grace Ave	maridellc@cox.net	<i>Maridell Couture</i>
Marlene Entle	1445 Grace Ave	marssaff@cox.net	<i>Marlene Entle</i>
Mary Grodek	1441 Grace Ave	m.grodek@cschic.edu	<i>Mary Grodek</i>
Annie Caswell	1431 Grace Ave	anniecaswell331@gmail.com	<i>Annie Caswell</i>
STEPHEN CHIPS	1441 GRACE	STEPHEN.CHIPS@CENTINETS.NET	<i>Stephen Chips</i>

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Print Name	Address	Email	Signature
Kellen Cotter	1437 Grace	cmcotter@sbcglobal.net	<i>Kellen Cotter</i>
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Liam Birt	" "	2162215415	<i>Liam Birt</i>
Juan Birt	1515 GRACE AVE		<i>Juan Birt</i>
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Alexis	1575 Grace Ave	american@yahoo.com	<i>Alexis</i>
Julius Farkas	1550 Grace Ave		<i>Julius Farkas</i>
MARINA FARKAS	1550 GRACE AVE		<i>Marina Farkas</i>
Nimber Camar	1581 GRACE AVE		<i>Nimber Camar</i>

PETITION

Coalition to Save Grace and Cohasset Avenues

We, the undersigned residents of Lakewood, OH, oppose the expansion of the Drug Mart property at 13123 Detroit Ave at the North end of Grace and Cohasset Avenues, which includes razing of the apartment building at 1419 Grace and the single family home built in 1899 at 1425 Grace. This will lower the value of our homes in this historic area and be a serious traffic burden with Garfield Middle School across the street. It will harm the character of our neighborhood and will reduce our quality of life for many years to come.

Print Name	Address	Email	Signature
ORLANDO MELENDEZ	1551 GRACE		
Mae Helmut	1611 Grace		
MARK WIEMER	1645 GRACE		
Kathryn Woodfolk	1643 GRACE	ktwoodfolk@gmail.com	
JOHN KOTALAC	1638 GRACE		
Elizabeth Tomlin	1632 Grace Ave.		
Jeanne Gallagher	1620 Grace Ave		
Brandon Hoffman	1600 Grace Ave		
MARLY MULROY	1596 Grace Ave		
MIKE TOMASICH	1584 GRACE AVE		
TROY MATTHEWS	1560 GRACE AVE		
ALICE ARMBURSTER	1565 GRACE AVE		
Joseph Amburger	1565 Grace Ave		
STEVE ARMBURSTER	1565 GRACE		
MICHAEL CICCARELLA	1519 GRACE		

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Signature	Print Name	Address	Email
	PENNY SEIKO	1477 Wyandotte Blvd	PENNY0202@cox.net
	JONATHAN P. CANNON	1633 GRACE AVE	—
	ROSSELL POUNDS	2065 LEWIS DR	—
	Brian Bregalant	1415 Blossom Park	brb@bregalant.com
	Taylor Delaney	11850 Colgate	—
	Chris Sestini	2032 Waterbury	—
	Bob Donnelly	1462 Wynton	—
	David S. Woike	18722 Sloane Ave	—
	James Brown	13386 MADISON	—
	Cheryl Dean	1524 Roycroft	—
	PATRICIA FERRELL	1587 LAKELAND	—
	DAVID BURKHOLDER	14312 GARFIELD AVE. LEWIS, OHIO 44117	—
	Matt Lee	2138 Lewis	—
	Leigh Carson	13620 Detroit #302	—
	Kendall Hoffman	1058 Cliffdale Ave.	—
	Ruby Bristow	1325 NELSON	—

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Print Name	Address	Email	Signature
Nadine Sadeckas	1423 Cohasset	nssadeckas@yahoo.com	
Amira Salki	1467 Cohasset		AMIRA SALKI
ALI FARUQA	1473 Cohasset		
Katharine Cooper	1483 Cohasset	cooperak@bryghal.net	
Susie Hirsch	1583 Winchester	Susepche@aol.com	
AARON ZIMMERMAN	1506 Cohasset	AZIMM5@GMAIL.COM	
Asheer Zimmerman	1506 Cohasset Ave.	ASIMIA@YAHOO.COM	A. Zimmerman
DENISE EBERT	1475 COHASSET AVE.	dme723@aol.net	Dawn M. Grett
FRED WYSS	1435 COHASSET AVE	fdenniny@psdyanco.com	
Joe Hall	1440 COHASSET AVE	DE1-DOLLY@DOLLY.COM	
Bruce Schreiber	1428 Grace Avenue	BSchre845@aol.com	
Marie-France Schreiber	1428 Grace Avenue	mfscorx88@aol.net	

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Print Name	Address	Email	Signature
Karen Mears	1592 Northland Ave		Karen T. Mears
DAVIEZ W. MEARS ^{SR}	1590 NORTH CARRIAGE AVE		David W. Mears
Robin Spann	1353 Ethel Ave		Robin Spann
Steve Sullivan	1353 Ethel Ave		Steve Sullivan
Amanda Bawa	1349 Bonniereau		Amanda M. Bawa
Ryan Winkler	1574 Weyers Ave		Ryan Winkler
Lisa Fleming	1576 Winton Ave		Lisa Fleming
HELEN McONOLD	1586 Winton Ave		Helen McOnold
Jennifer Collins	2087 Graham Ave		Jennifer Collins
Kyle Holtz	14924 Lake Ave		Kyle Holtz
Maryellen Cuddeback	12530 Lakeside Ave		Maryellen Cuddeback
PHIL BEALL	17600 Detroit Ave		Phil Beall
Albusta Carmeli	1288 Andrews Ave		Albusta Carmeli
Anthony Ludman	1503 Sunnys Rd.		Anthony Ludman
Jean Kosnac	1305 Bona		Jean Kosnac

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Signature	Print Name	Address	Email
<i>Mary Ellen Harris</i>	MARY ELLEN HARRIS	1255 Nicholson	
<i>Sandra Kurch</i>	SANDRA KURCH	12437 LAKE AVE.	<i>Sandyonlake@cox.net</i>
<i>Carole Banyas</i>	Carole Banyas	1295 Bunts Rd	
<i>CS</i>	Colin Smith	2305 Ogontz Ave	
<i>Jamie Berman</i>	Jamie Berman	1494 Victoria	
<i>Eizabeth Grace</i>	Eizabeth Grace	1101 Homewood	
<i>James Schwidz</i>	JAMES SCHWIDZ	11846 Lake	
<i>Peter Hampton</i>	Peter Hampton	11866 Clifton Blvd. #105	
<i>Mary Kiley</i>	MARY KILEY	1553 ELMWOOD	
<i>Steve Karlin</i>	STEVE KARLIN	15011 ELMWOOD RD.	
<i>Bill Klawns</i>	BILL KLAWSER	1447 CLARENCE	
<i>Margaret Gael Roche</i>	MARGARET GAEL ROCHE	1439 COHASSET	
<i>M. B. Moore</i>	Mary Beth Moore	1435 Clarence	<i>mmb@cox.net</i>
<i>STEVE STRAFKE</i>	Steve R. Straffe	1466 CLARENCE	
<i>Leon Melnick</i>	Leon Melnick	1470 Clarence	
<i>Valerie Molinski</i>	Valerie Molinski	1480 Clarence Ave	<i>vmolinski@gmail.com</i>

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Signature	Print Name	Address	Email
	Gregory Sent	1427 Clarence	deutschmeister@hotmail.com
	Daniel J. Varah	1427 Clarence	danvarah@gmail.com
	Cynthia Peck	1431 Clarence	
	Timothy Peck	1431 CLARENCE	
	Marilyn Belsk	1459 CLARENCE	
	LYNN ORSINE	1451 CLARENCE	LYNN_TS_LAW@HOTMAIL.COM
	Liana T. Murta	1451 Clarence Ave	ljmurta@hotmail.com
	BRIAN G. MORAN	1481 CLARENCE	BGMORAN@GMAIL.COM
	JEFF PIATZ	1485 CLARENCE	JIP@yahoo.com
	Patrick Burns	1497 Clarence	
	Andon Gjika	1430 Fairwood	andon.gjika@yahoo.com
	Denise Novack	13455 Lake	teamnovack@cox.net
	Marsha Paul	17211 Edgewater	

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Signature	Print Name	Address	Email
	Tim Hampton	2410 Clarence	
	Ginny Schiros	1516 Clarence	
	MARY ANN PELOT	1320 Clarence	
	DARIN GARING	1483 GRACE AVE.	
	KATIE NORMAN	1533 Clarence Ave	
	Jim Norman	1533 CLARENCE.	
	SAM O'LEARY	1517 CLARENCE	
	JEFFREY J. STEWART	1511 CLARENCE	
	Anna Tuttle	1501 Clarence Ave.	
	Alicia H. Struze	1623 Cohasset Ave	
	TOM BANYAS	1295 BUNTS	
	MICHAEL S. KOVACH	13437 LAKE	
	Glenda Molovich	1129 Forest	

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Signature	Print Name	Address	Email
	JOAN SCHMITZ	1478 Northland	
	Heather O'Malley	1422 Grace Ave	rowrow@cox.net
	Kevin McDonnell	1422 Grace	THCMIA@COX.NET
	LINDA MCDONNELL	1422 Grace	
	Deanne F.	14535 Blvd	
	Mackenzie Siven	1437 Hawthorn Ave	
	ANNE CRUTE	1305 ST. CHARLES	

1/6/20
20
24

Schwarz, Johanna

From: planthm@aol.com
Sent: Wednesday, June 06, 2012 1:19 PM
To: Siley, Dru; Schwarz, Johanna
Cc: iandrews@lakewoodalive.com
Subject: Historic Preservation

To members of the Lakewood planning commission. As a resident and merchant (Owner of Plantation Home) of Lakewood I urge you in taking steps to preserve Lakewood's historic landmark structures such as The Christian Science Church on Detroit. Structures like this add to the beauty and uniqueness of our community. Please pursue the steps of designating this building as historic.

Sincerely-

David Stein

Plantation Home

14401 Detroit Ave

Lakewood, OH 44107

Schwarz, Johanna

From: gordon@shopgeigers.com
Sent: Wednesday, June 06, 2012 7:54 PM
To: Siley, Dru; Schwarz, Johanna
Cc: iandrews@lakewoodalive.com
Subject: First Church of Christ Historic Property Designation

Dear members of the Lakewood Planning Commission:

I write today to support LakewoodAlive's application to designate the First Church of Christ, Scientist (ChristianScience Church) a Historic Property. As a merchant/resident I believe in saving historic structures as a way to connect the present with the past while planning appropriately for the future. Many property owners, including ourselves, are currently reinvesting in their buildings further strengthening downtown Lakewood as a destination for residents and visitors alike. It is important to preserve and protect landmark structures, such as the Christian Science Church, which reinforce Lakewood's sense of place.

I urge you to designate the Christian Science Church as a Historic Property.

Sincerely,

Gordon D. Geiger
VP
Geiger's

Schwarz, Johanna

From: michal dotatowski <dolasek@yahoo.com>
Sent: Wednesday, June 06, 2012 9:35 PM
To: Schwarz, Johanna
Cc: 'Ian Andrews'
Subject: First Church of Christ, Scientist

To members of the Lakewood Planning Commission:

I write today to support LakewoodAlive's application to designate the First Church of Christ, Scientist (Christian Science Church) a Historic Property. As a merchant, I believe in saving historic structures as a way to connect the present with the past while planning appropriately for the future. Many property owners and tenants are currently reinvesting in their buildings, further strengthening downtown Lakewood as a destination for residents and visitors alike. It is important to preserve and protect landmark structures, such as the Christian Science Church, which reinforce Lakewood 's sense of place

I urge you to designate the Christian Science Church as a Historic Property.

Sincerely,

Tina Dotatowski

Owner, Lion and Blue

216-529-2328



Commercial
Real Estate
Development

1505 Federal Blvd
Akron, Ohio 44320
330-255-6958
FAX: 330-255-5242

June 7, 2012

Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107
Attn: Planning Commission

Dear Commission Members:

On behalf of LRC-G Lakewood, LLC I am writing to the Planning Commission concerning the application for the Historic Property designation at 15422 Detroit Ave, Lakewood, OH. This property is located directly to the west of our shopping center and is currently under evaluation by this Commission.

We believe the Planning Commission is aware the building has been vacant for some time now. The chances of a new religious or similar institution, occupying this structure for its original use is very minute for the foreseeable future. If the proposed Historic Property status is adopted, it will only make it more difficult for this property to secure a new commercial or business use due to restrictions that go along with this designation. This may very well leave this significant structure, within the City of Lakewood, vacant for a very long time. The thought of a vacant property is not a desirable situation to us as neighbors, especially as we are currently undergoing a major renovation and a large capital investment. We think that many of the citizens and businesses would have similar feelings about any predominant vacant building within the City.

There is no immanent need for the City of Lakewood and the Planning Commission to undertake adopting the Historic Property designation at this time. Adding this designation may very well be a significant hindrance to bringing this property back to a useful life. None of us can foresee the possible creative adaptive reuse and design that

may come about if owners, the City of Lakewood and the Planning Commission, are given the flexibility to adapt to meet the needs of the future and work together.

Additionally, the City of Lakewood and the Planning Commission would still maintain many tools to oversee the look and feel of any change proposed. As direct neighbors, we have a great interest as to what happens to this property. Based on the above reasons we see no benefit, to the neighbors, citizens, or the City of Lakewood in acting on this application and ask that you oppose adoption.

Thank you for your consideration in this matter.

Sincerely,



David Berkovitz
LRC-G Lakewood LLC

cc: Larry Levey
Dru Siley

ARTIANO & ASSOCIATES

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
3828 CARSON STREET, SUITE 102
TORRANCE, CA 90503

May 24, 2012

Dru Siley
Director of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107

Via Email dru.siley@lakewoodoh.net,
Fax 216-529-5907 and U.S. Mail

Re: **Docket No.: 06-13-12**
Date: June 7, 2012
Our client: California Phone, Inc.
Property: 15422 Detroit Avenue
Our File #: C489.17

Dear Mr. Siley:

Please accept this letter as the Opposition of our client, California Phone, Inc. ("CPI"), to the nomination by LakewoodAlive and the Lakewood Heritage Advisory Board, for Historic Designation of the Property located at 15422 Detroit Avenue, Lakewood, Ohio known as the First Church of Christ, Scientist Building.

It is requested by CPI that the Nomination for Designation be declined at this time for the following reasons:

I. THE PROPERTY DOES NOT SATISFY THE CRITERIA REQUIRED OF CHAPTER 1134.03(C) FOR DESIGNATION AS AN HISTORIC PROPERTY.

A. Background of First Church of Christ, Scientist (Lakewood).

The First Church of Christ, Scientist was founded in 1879 in *Boston, Massachusetts* by Mary Baker Eddy. In 1866, after recovering from an injury falling on ice, she believed that she was cured only after reading Bible passages about Jesus' healings. Thereafter, she maintained that all healing results from spiritual means.

The primary church of The First Church of Christ, Scientist is known as "The Mother Church" and is located in *Boston, Massachusetts*. The Mother Church was built in 1894 and was designed by Franklin I. Welch of *Maiden, Massachusetts*.

Christian Science first came to Cleveland in 1887, with services beginning in 1888. First Church of Christ, Scientist was established in Lakewood, Ohio in December, 1909, with 29 members. Membership in the organization grew rapidly, and in 1911, First Church of Christ, Scientist (Lakewood) purchased the Property for the construction of a church building, which was completed in 1922. First Church of Christ, Scientist (Lakewood) was designed by Charles Draper Faulkner, an architect based in *Chicago, Illinois*.

Christian Science structures are generally geometric forms and avoid traditional church features. While he designed churches in several styles, Mr. Faulkner preferred the Colonial Revival style. However, First Church of Christ, Scientist (Lakewood) was designed in the Roman Classic Style because it is believed to be modeled after First Church of Christ, Scientist (Cleveland). First Church of Christ, Scientist (Cleveland) was designed by the Cleveland-based firm of Walker and Weeks, which later designed Severance Hall. The building formerly housing First Church of Christ, Scientist (Cleveland) was designated as a Historic Place in 2003.

Mr. Faulkner is well known for designing Churches, having designed 33 Churches throughout the United States as well as in Japan. Faulkner designed two Christian Science churches in *Chicago, Illinois* and several other notable buildings in the *Chicago* area. Other than designing First Church of Christ, Scientist (Lakewood), Faulkner has no connection whatsoever to the City of Lakewood or the Cleveland-Metropolitan Area.

At the present time, there are approximately 30 churches in Lakewood, but there is no Christian Science membership. In fact, over the past eight decades, membership in Christian Science has steadily declined. Since 1971 the number of practitioners and teachers in the United States listed in the Christian Science Journal has fallen from nearly 5,000 to just over 300 and the number of Christian Science churches has fallen from 1,800 to approximately 900. Nevertheless, there remain active Christian Science churches in Rocky River and Cleveland Heights, Ohio.

B. First Church of Christ, Scientist (Lakewood) Fails to Satisfy Historic Properties Criteria.

Section 1134.03(c) of the Lakewood Zoning Code provides that in considering the designation of any building as a Historic Property, the Commission shall apply the following criteria with respect to that property:

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. A HPD's or 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. A IIPD's or HP's identification as the work of an architect or master builder whose individual work has influenced the development of the City;
8. A IIPD's or HP's embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural or technological innovation;
9. A IIPD's or 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. A IIPD's or HP's having yielded or its likelihood of yielding information important to the understanding of pre-history or history.

In addition to meeting at least one (1) of the above criteria, Section 1134.03(d) of the Lakewood Zoning Code mandates that a proposed Historic Place also must meet the following additional criteria to be designated a Historic Place:

1. The area within the proposed boundaries must have a high degree of historic integrity, without excessive loss of architectural or historic character; and
2. The area within the proposed boundaries 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 or architectural styles over a period of time.

Applying the foregoing criteria to the Property discloses that the Property should not be designated a Historic Place.

First, the character, interest or value of the Property has little or no value as part of the heritage of the City of Lakewood, the Cleveland-Metropolitan Area or the State of Ohio. As noted above, Faulkner was a Chicago-based architect, the majority of whose works are located in Chicago, Illinois. Unlike the First Church of Christ, Scientist (Cleveland), which was designed by a Cleveland architect who also designed other iconic buildings in the Cleveland area, Faulkner's ties to the Cleveland area are limited to this single building, which admittedly was not even designed in the style for which Faulkner is best known.

Second, the location of the site is not tied to any significant historic event. Unlike The Church of Jesus Christ of Latter-day Saints located in Kirtland, Ohio, which as the first

church established by that religion's founder, First Church of Christ, Scientist (Lakewood) has no ties to any historic event. Rather, The First Church of Christ, Scientist was established in Boston, Massachusetts and remains headquartered there.

Third, the Property is not identified with a person or persons who significantly contributed to the historic development of Lakewood. As noted above, neither Faulkner nor The First Church of Christ, Scientist has any special ties to the City of Lakewood, the Cleveland-Metropolitan Area or the State of Ohio. Indeed, at present there is no Christian Science membership in the City of Lakewood.

Fourth, the Property does not exemplify the cultural, economic, social, archeological or historic heritage of the City of Lakewood. Perhaps the Property exemplifies the historical heritage of The First Church of Christ, Scientist, but that is not a criterion for designating the Property as a Historic Place, particularly since The First Church of Christ, Scientist has no meaningful ties to the City of Lakewood.

Fifth, the Property does not portray the environment of a group of people in an era of history characterized by a distinctive architectural style. In fact, First Church of Christ, Scientist (Lakewood) does not even portray the environment of The First Church of Christ, Scientist. Faulkner's First Church of Christ, Scientist churches typically portray the Colonial Revival style; however, First Church of Christ, Scientist (Lakewood) portrays the Roman Classic style.

Sixth, the Property does not embody distinguished historical characteristics of a group of people in an era of history characterized by a distinctive architectural style. Christian Scientists and their churches do not embody the Roman Classic Style. A review of First Church of Christ, Scientist churches shows a mixed bag of architectural styles. If anything, the Classic Revival architectural style appears to dominate.

Seventh, the Property does not identify the work of an architect whose individual work has influenced the development of the City of Lakewood. Once again, Faulkner was a Chicago based architect who's only known work done in the Cleveland-Metropolitan Area is First Church of Christ, Scientist (Lakewood). Unlike Walker and Weeks, which designed First Church of Christ, Scientist (Cleveland) and Severance Hall, Faulkner and his works are identified with Chicago, not Lakewood, Cleveland or Ohio.

Eighth, the Property does not embody elements of architectural design representing a significant architectural innovation. The Property is not unique in its design. It is nothing akin to Falling Waters, a building embodying the organic architectural style created by Frank Lloyd Wright, nor even the Rock and Roll Hall of Fame and Museum in Cleveland, which features a unique architectural style created by internationally renowned architect, I.M. Pei. Rather, First Church of Christ, Scientist (Lakewood) is one of 33 churches designed by Faulkner. Its design is neither unique nor innovative.

Ninth, the Property does not have a unique location or physical characteristics representing an established visual feature of Lakewood. The Property is located on Detroit Avenue. Eight active churches are currently located on Detroit Avenue in Lakewood. Additionally, Lakewood Masonic Temple and Lakewood Public Library, which according to applicants share an architectural style with First Church of Christ, Scientist (Lakewood), are both located on Detroit Road. Clearly, First Church of Christ, Scientist (Lakewood) is not unique, either visually or by location.

Tenth, the manner in which this property has been constructed and converted to office space limits the number of users, the location limits the number of users and the recession has decreased the number of users of this property. This property is an owner occupied type of building and it cannot be rented or sold to anyone unless the prospective buyer or tenant is going to occupy the entire building.

Moreover, the foregoing discussion shows that the Property does not satisfy the criteria set forth in Section 1134.03(c) of the Lakewood zoning Code. The Property does not have a high degree of historic integrity. First Church of Christ, Scientist (Lakewood) has no special connection to Lakewood, Cleveland or Ohio. The Property has no historic integrity since it is no longer used as a Christian Scientist church. Its last use was as an office building and it is currently vacant. Designating the Property as a historic property likely will increase the risk that the Property remains vacant for an extended period of time.

Further, the Property does not have an internal historic cohesiveness in the sense of a shared common history of its inhabitants, historical development according to the vision of the City of Lakewood or a shared architectural style illustrating the evolution of architectural styles over time. The residents of Lakewood do not share any meaningful history with First Church of Christ, Scientists or Faulkner. The Property does not share any historical development according to the vision of the City of Lakewood nor does it illustrate the evolution of architectural styles over time. Indeed the only way for the Property to illustrate the evolution of architectural styles over time is to allow the Property's owner the freedom to use and develop the Property in a manner that best represents Lakewood presently, which may or may not include retaining the Property's current architectural style.

For all of the above reasons it is requested that the Planning Department decline the nomination of the subject property as a Historic Property at this time.

Respectfully Submitted,



James Artiano
ARTIANO & ASSOCIATES
AUTHORIZED REPRESENTATIVE OF
CALIFORNIA PHONE, INC.

JA:ja

cc: Client (via email only)
Scott A. Norcross (via email only)
Kirk Roessler (via email only)
LakewoodAlive (via email only)

Bibliography

"Church of Christ, Scientist (a.k.a. Christian Science)." *religionfacts.com*. 18 December 2005 (updated 9 August 2009). <http://religionfacts.com/a-z-religion-index/christian_science.htm>

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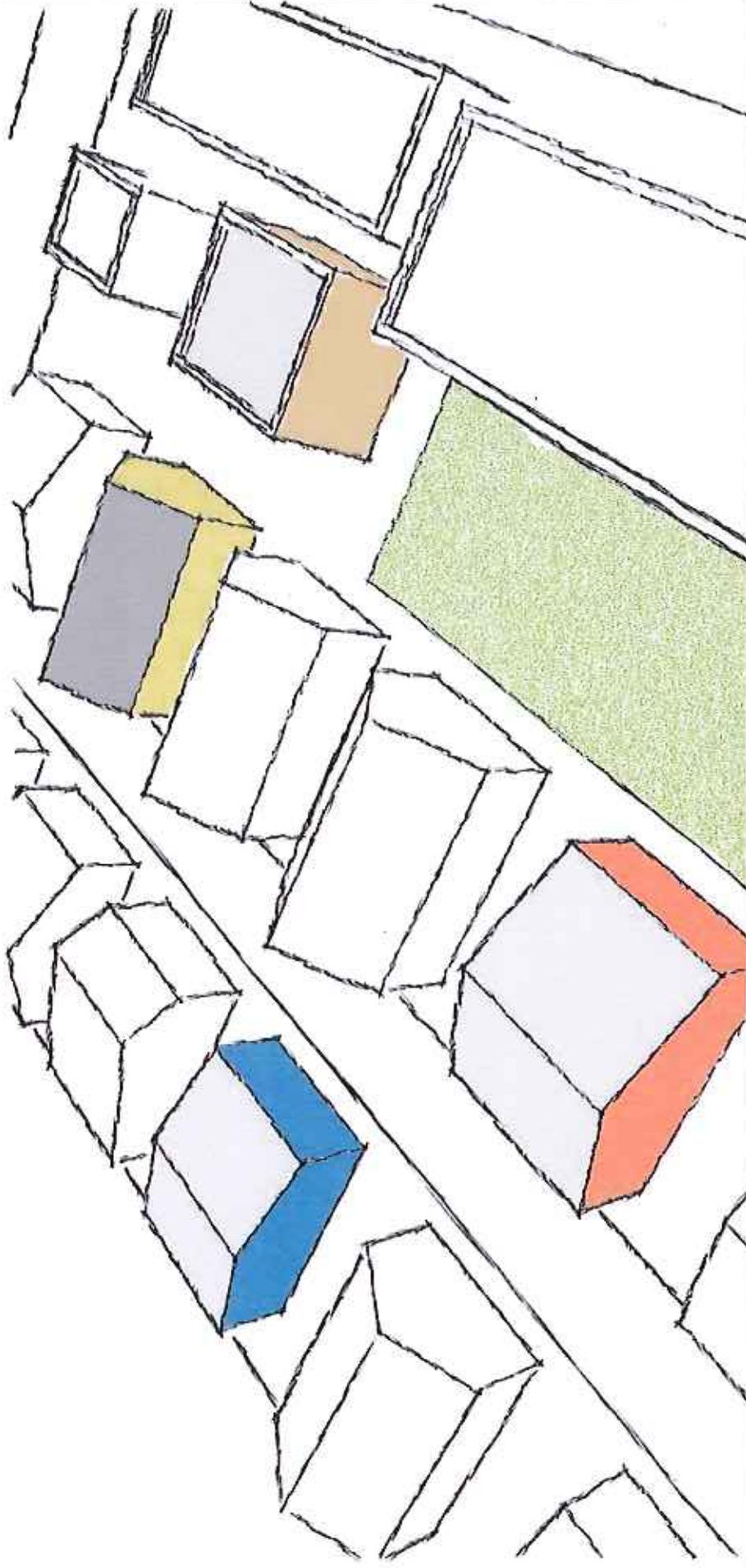
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"First Church of Christ, Scientist (Lakewood, Ohio)." *Wikipedia.org*. Retrieved May 17, 2012 from <[http://en.wikipedia.org/w/index.php?title=First_Church_of_Christ,_Scientist_\(Lakewood,_Ohio\)&oldid=451019783](http://en.wikipedia.org/w/index.php?title=First_Church_of_Christ,_Scientist_(Lakewood,_Ohio)&oldid=451019783)>

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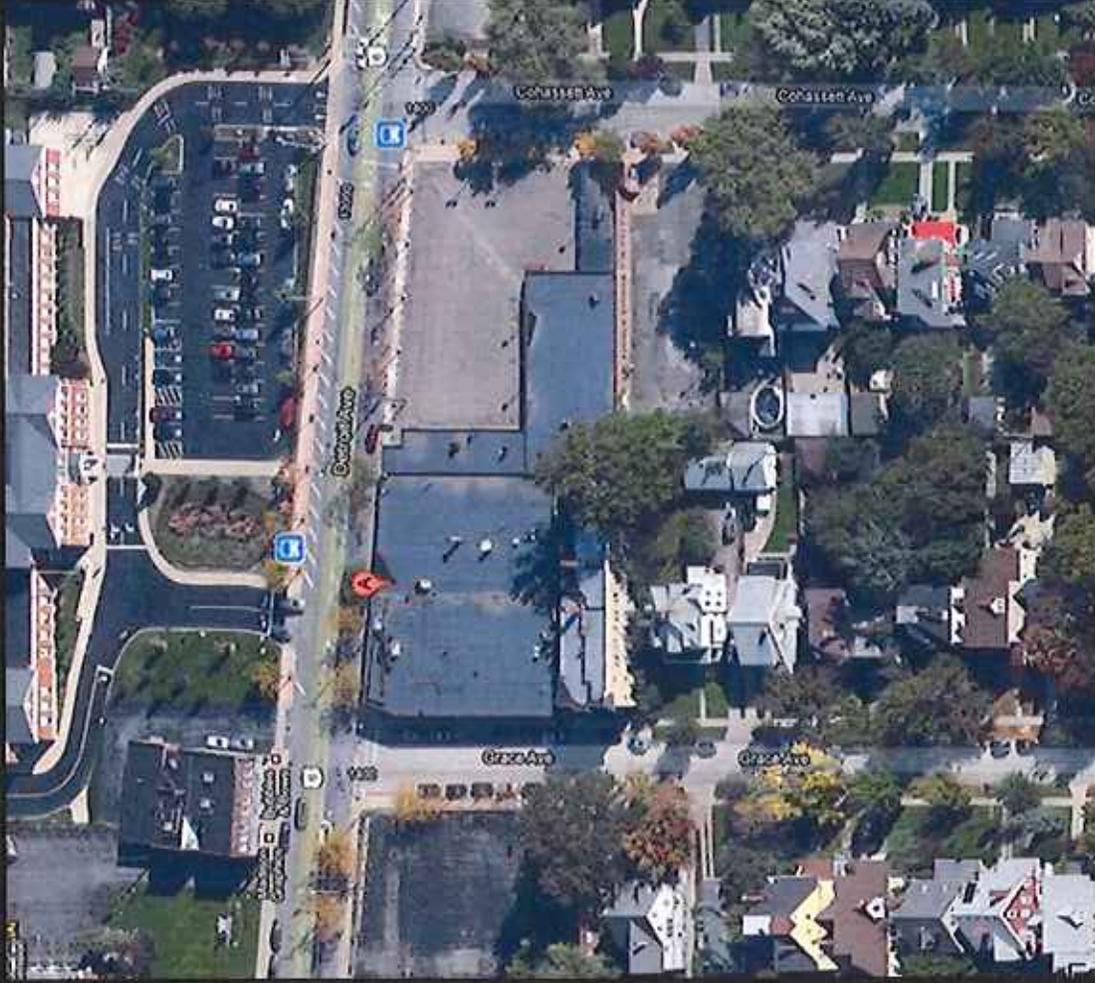
"List of former Christian Science churches, societies and buildings." *Wikipedia.org*. 13 May 2012 Retrieved May 16, 2012 from <http://en.wikipedia.org/w/index.php?title=/List_of_Former_Christian_Science_Churches,_Societies_and_Buildings&oldid=492409427>



Planning Commission

June 2012

Planning Commission
June 2012



13123 Detroit Avenue Discount Drug Mart

Planning Commission
June 2012



13123 Detroit Avenue
Discount Drug Mart

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13123 Detroit Avenue
Discount Drug Mart

Planning Commission
June 2012

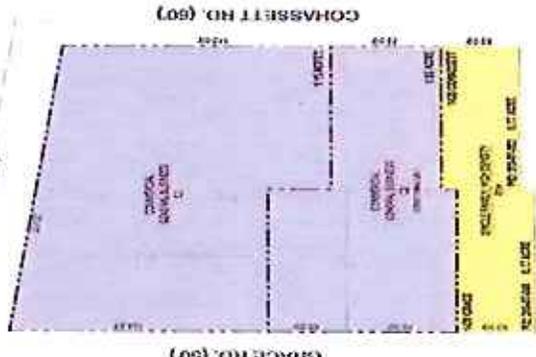
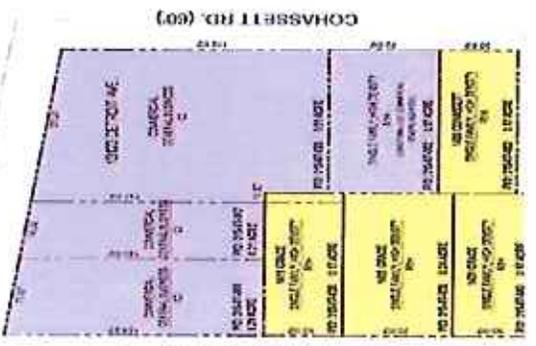


13123 Detroit Avenue Discount Drug Mart

Planning Commission
June 2012

DETROIT AVENUE (87)

DETROIT AVENUE (87)

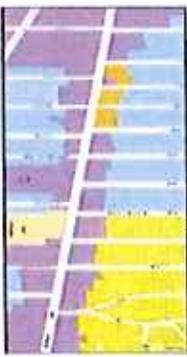
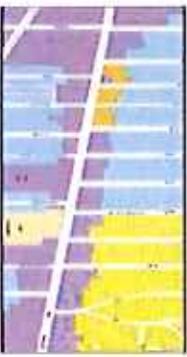


PROPOSED ZONING

EXISTING ZONING

LEGEND

- M2
- M1
- M1.5
- M1.5A
- M1.5B
- M1.5C
- M1.5D
- M1.5E
- M1.5F
- M1.5G
- M1.5H
- M1.5I
- M1.5J
- M1.5K
- M1.5L
- M1.5M
- M1.5N
- M1.5O
- M1.5P
- M1.5Q
- M1.5R
- M1.5S
- M1.5T
- M1.5U
- M1.5V
- M1.5W
- M1.5X
- M1.5Y
- M1.5Z







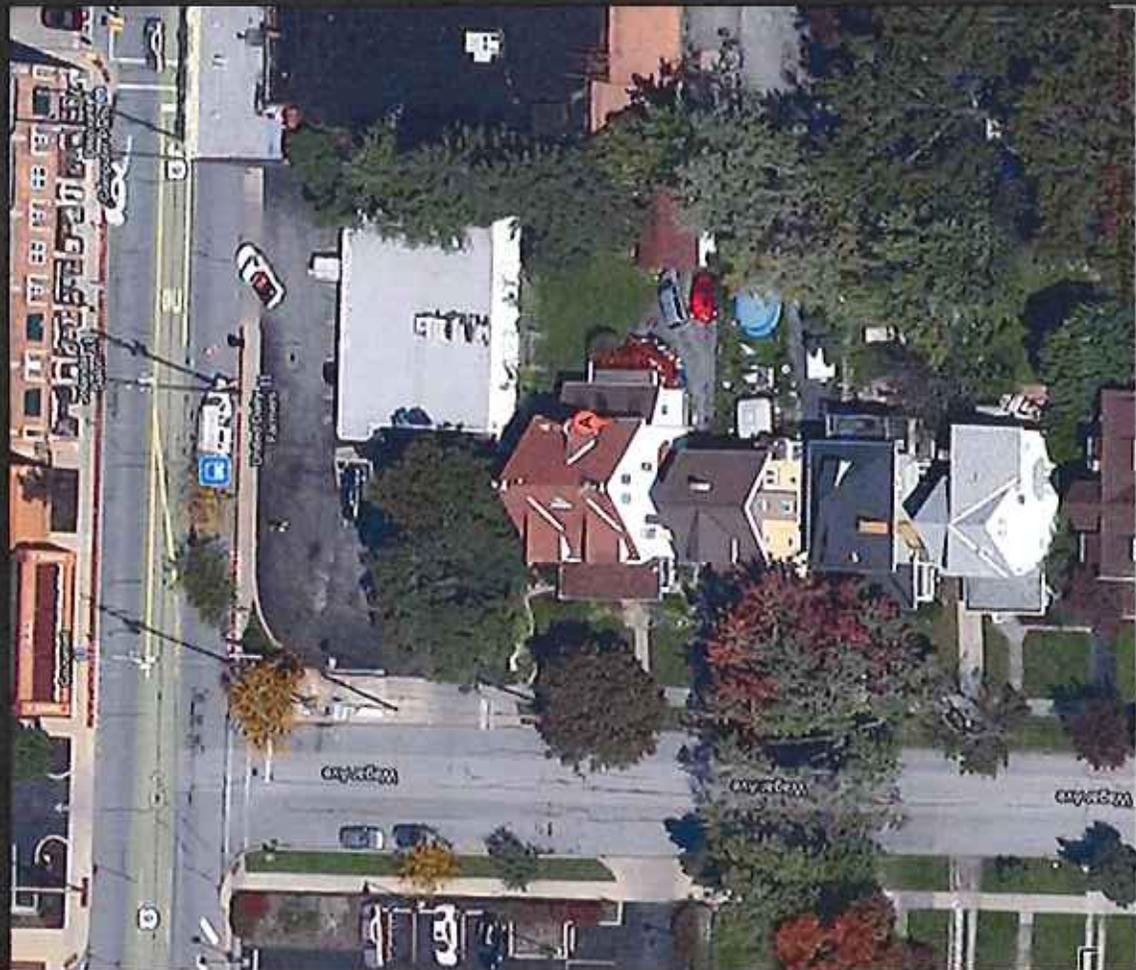

Discount DrugMart
 11111 10th Ave
 Detroit, MI 48204
 313.963.1234

ZONING

13123 Detroit Avenue

Discount Drug Mart

Planning Commission
 June 2012



1413 Wagar Avenue Handley-Boyt Gallery

Planning Commission
June 2012



**1413 Wagar Avenue
Handley-Boyt Gallery**

Planning Commission
June 2012



1413 Wagar Avenue Handley-Boyt Gallery

Planning Commission
June 2012



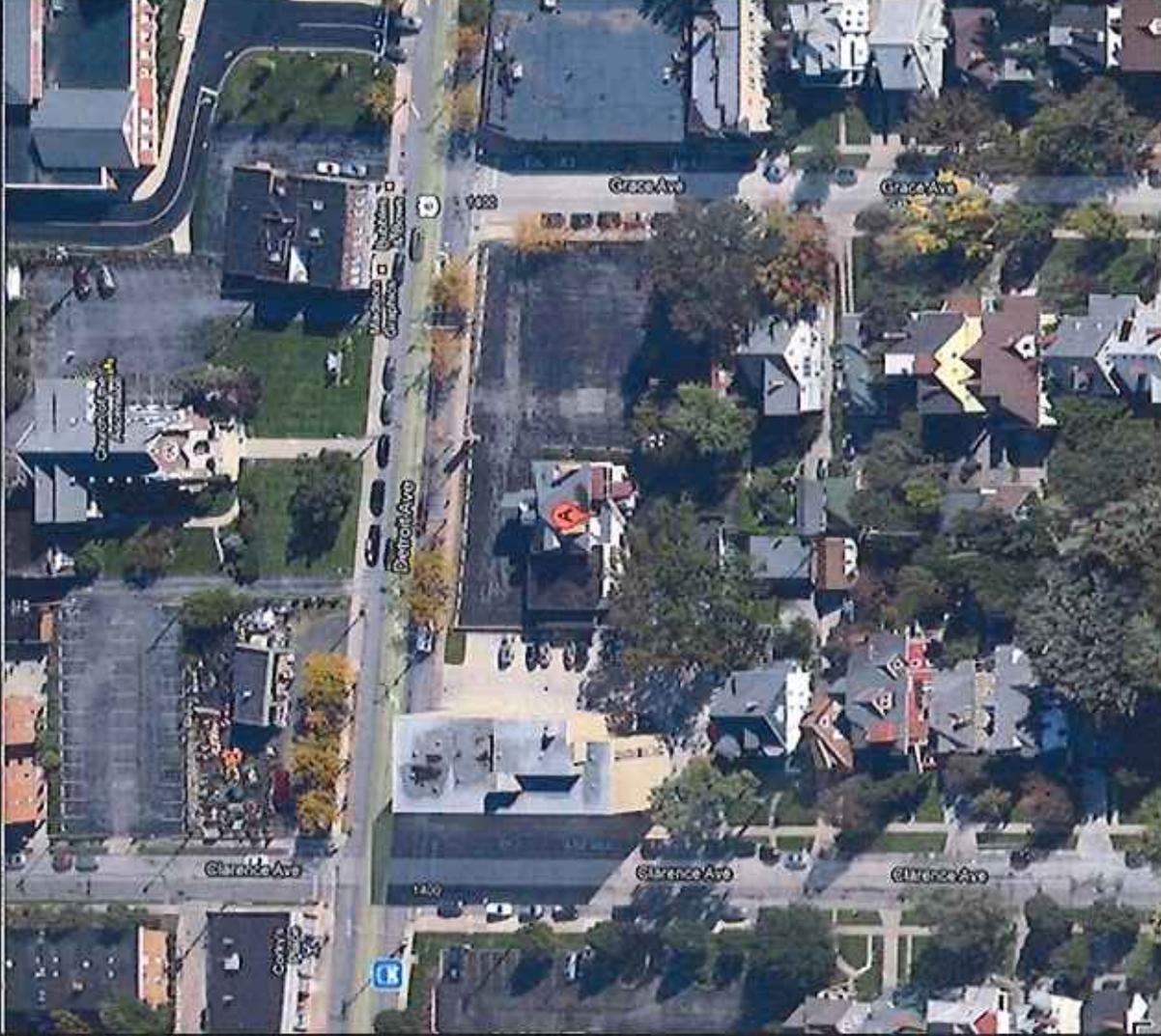
1236-38 Ethel Avenue Residential

Planning Commission
June 2012



1236-38 Ethel Avenue Residential

Planning Commission
June 2012



13215 Detroit Avenue Family Dollar

Planning Commission
June 2012



13215 Detroit Avenue
Family Dollar

Planning Commission
June 2012



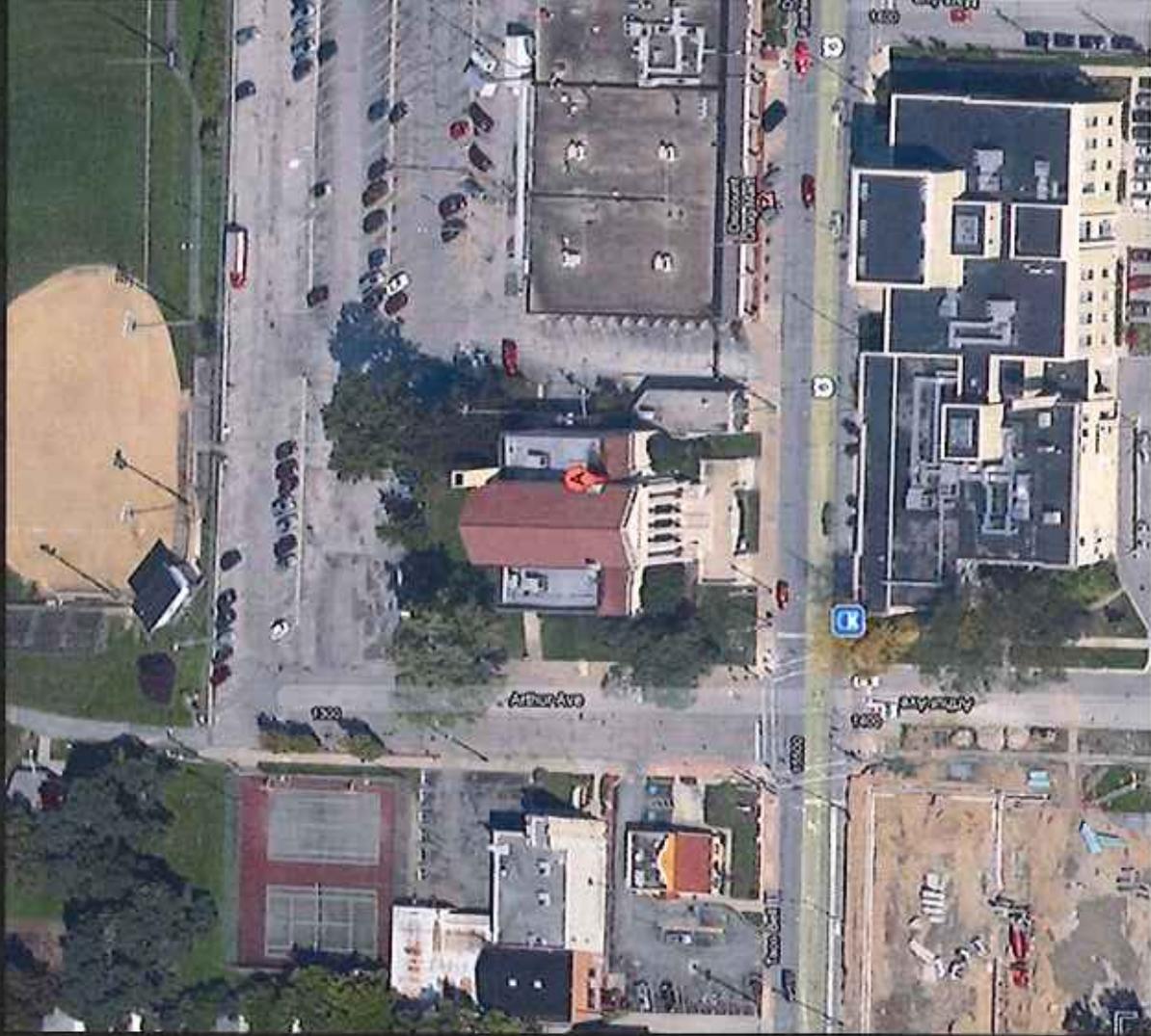
**13215 Detroit Avenue
Family Dollar**

Planning Commission
June 2012



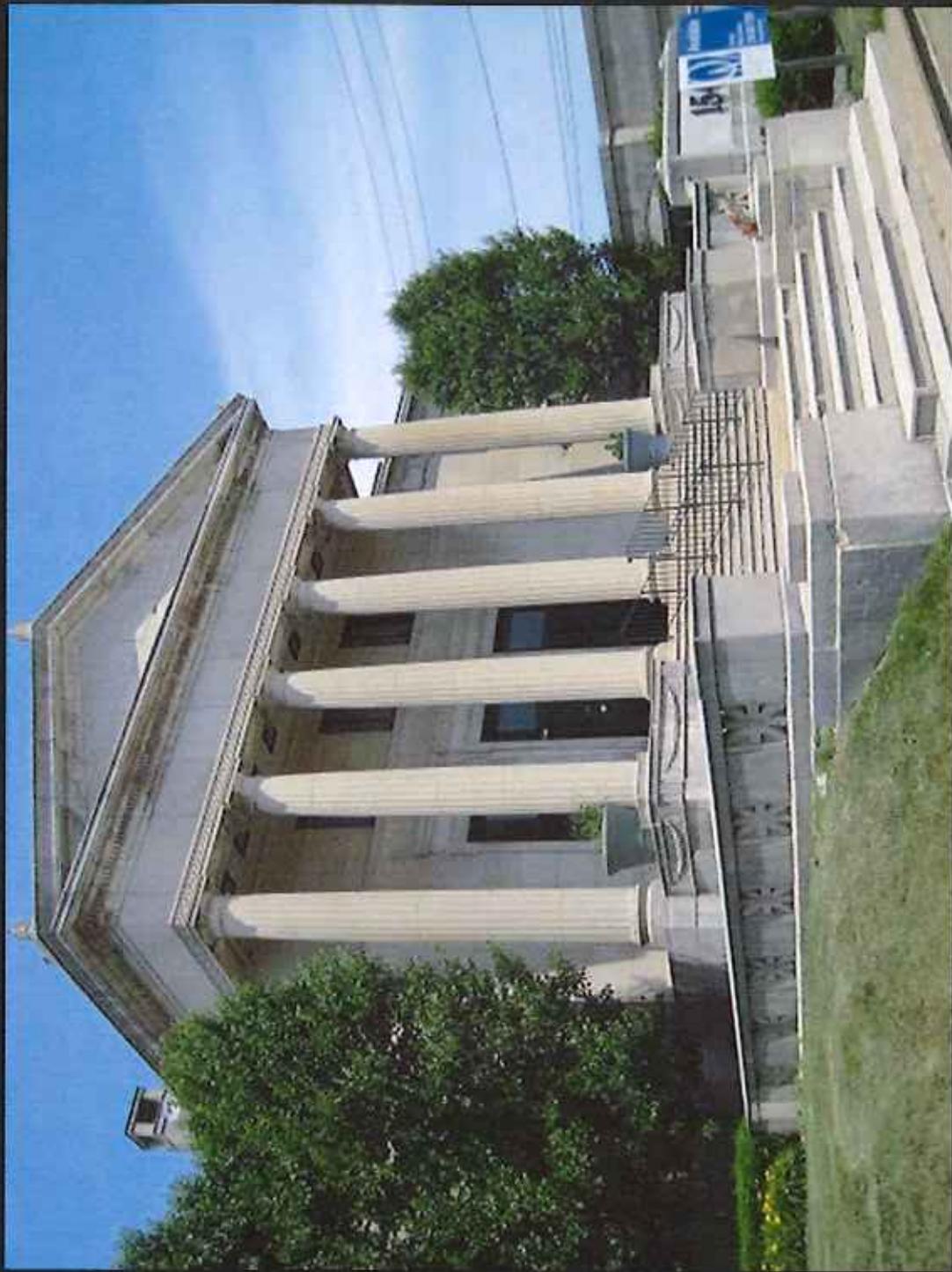
**13215 Detroit Avenue
Family Dollar**

Planning Commission
June 2012



15422 Detroit Avenue First Church of Christ, Scientist

Planning Commission
June 2012



Planning Commission
June 2012

15422 Detroit Avenue First Church of Christ, Scientist



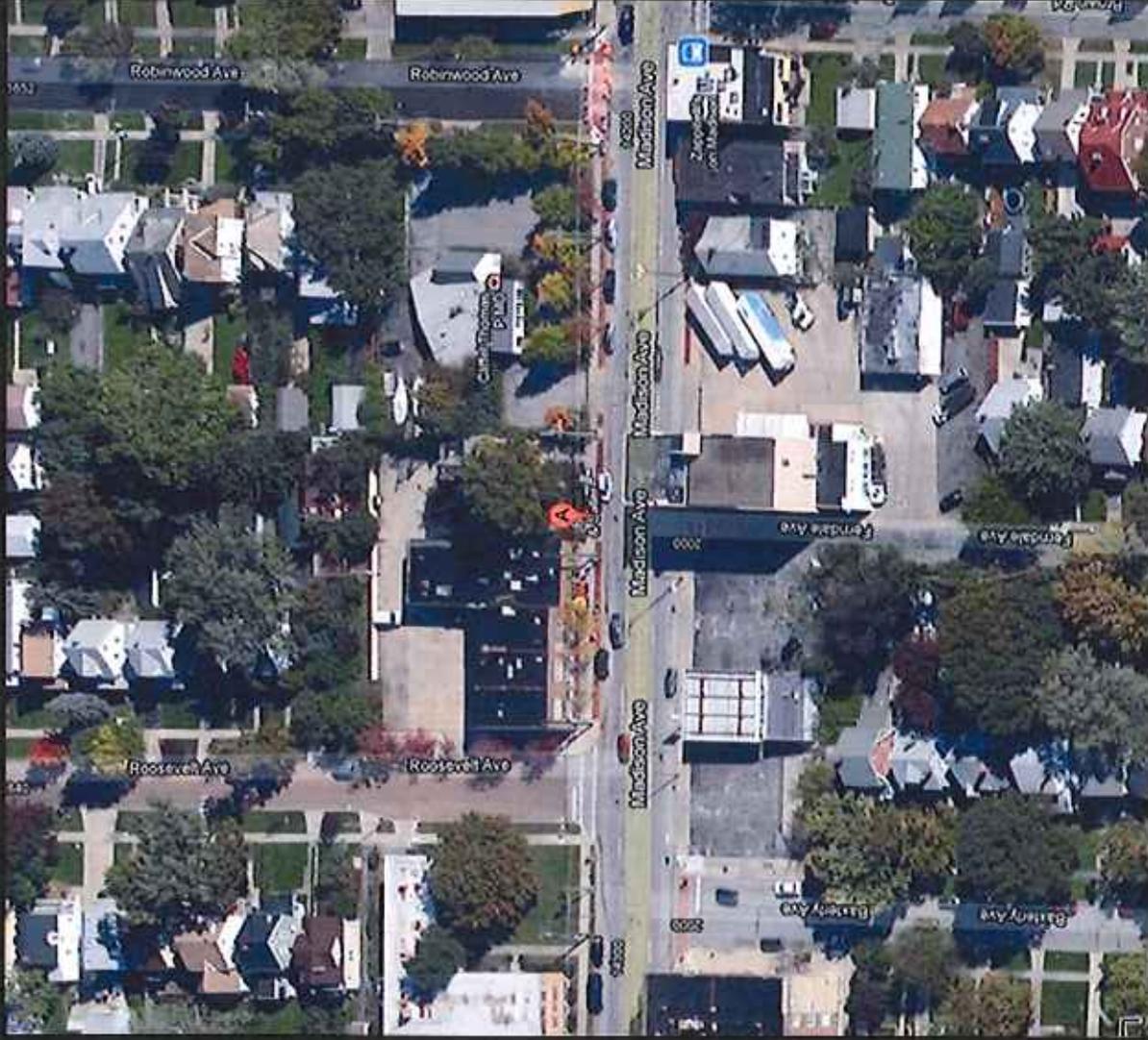
Planning Commission
June 2012

15422 Detroit Avenue First Church of Christ, Scientist



15422 Detroit Avenue
First Church of Christ, Scientist

Planning Commission
June 2012



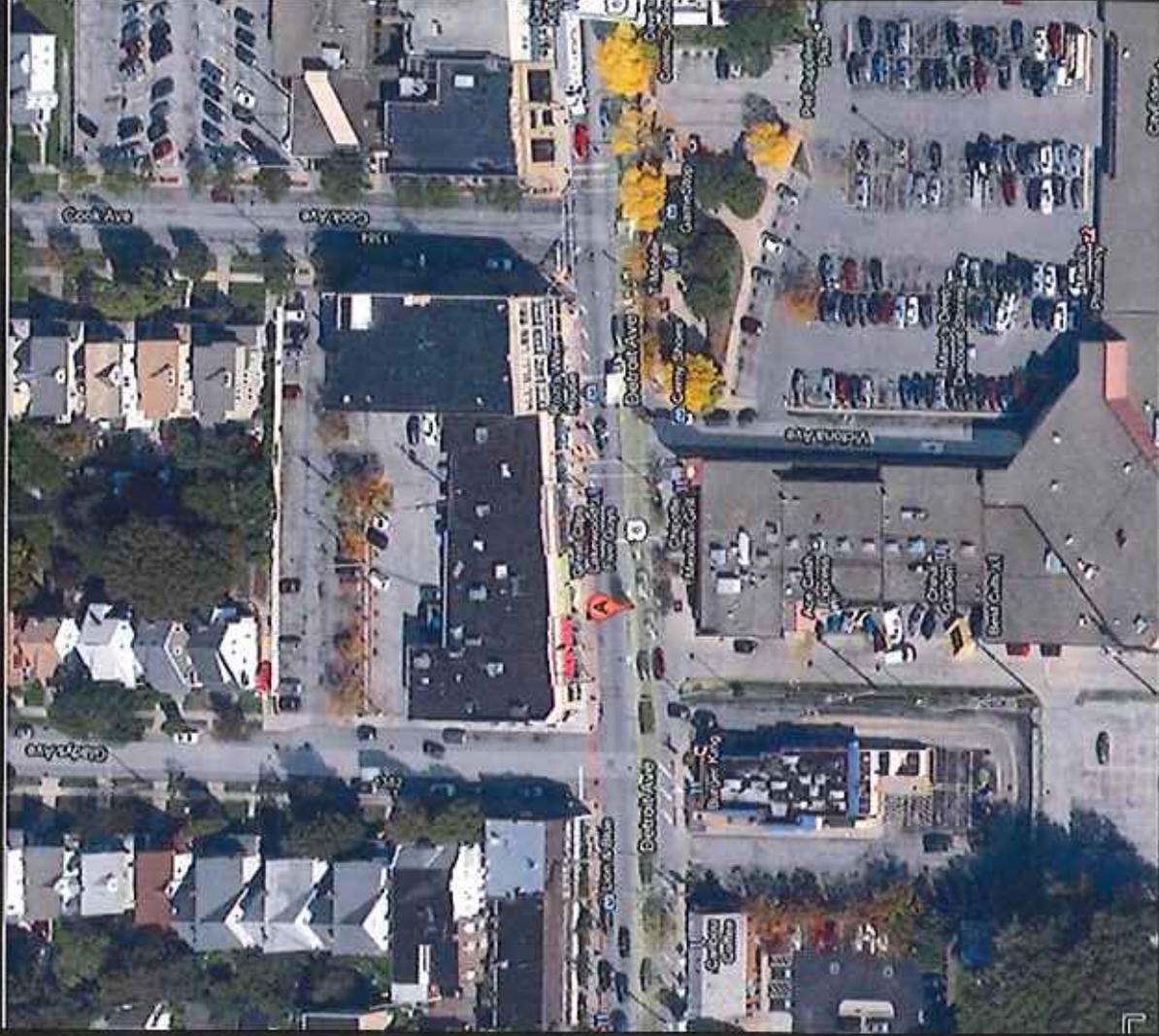
14224 Madison Avenue El Tango Taqueria

Planning Commission
June 2012



14224 Madison Avenue
El Tango Taqueria

Planning Commission
June 2012



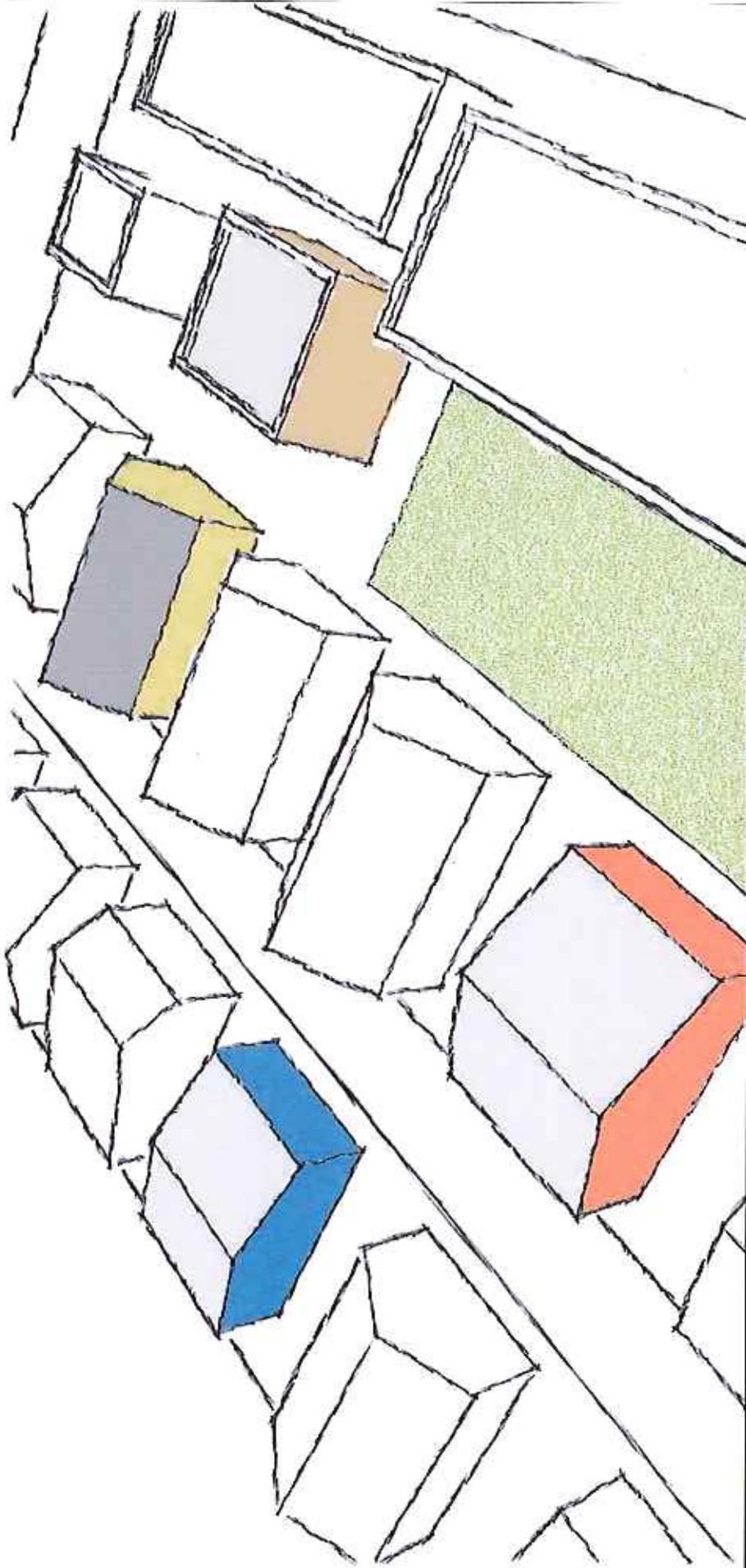
15010 Detroit Avenue Yogurt Treats “Menchies”

Planning Commission
June 2012



15010 Detroit Avenue Yogurt Treats "Menchie's"

Planning Commission
June 2012



Planning Commission

May 2012

Planning Commission
June 2012