



## Wash Stop/Lube Stop

Tom Morley, Wash Stop/Lube Stop, requests approval to demolish and rebuild a new car wash. This property is located in a C3, Commercial and General Business district.  
(Page 12)

William Dody, Dody Miller Architects, was present to explain the request, along with Chris Kontur, contractor, and Tom Morley, President of Lube Stop and applicant. The proposal was to build a new car wash that was behind the Lube Stop. Mr. Morley, President of Lube Stop, said the current car wash was twenty years old, and the opportunity existed for the formation of a new company called Wash Stop. Lube Stop was locally owned and operated; Cleveland, Akron and Canton. It would be an express car wash tunnel with the intent to adhere to setbacks, enclose the bays, change business hours, and focus on the environmental issues (permeable pavement, harvest surface water, look for grants from the Ohio sewer district).

Mr. Dody described the site plan as displayed on the PowerPoint presentation. It would be a fully automated system. Skylights and windows would provide the light, and the vehicles would be driven through the units via a belt system. Being cognizant of Lakewood's desires, they would use masonry and durable materials. He described the water capture system, board-on-board fencing to prevent encroachment of car lights into the neighbors' yards, indigenous plants and trees in the landscaping, and the vacuum canister system would be inside.

The commission asked about traffic flow. Utilizing the PowerPoint presentation, Mr. Dody indicated the changes to the traffic flow. The commission asked about noise. Mr. Dody said the noise would be minimal because of the design of the system. The expected hours of operation were from about 9 or 10 am until about 8 pm daily. Architectural details were yet to be finalized, but they were working closely with the Planning and commercial division. Mr. Morley explained proposed the lot's lighting and the touch screen teller system (nothing audible).

Michael Gill, 1372 Edwards Avenue, said the proposal looked appropriate to the location. He described the current problems; light encroachment, noise from customers, drainage problems, litter, and etc. He was concerned about the potential drive-thru interface in relationship to his property. Mr. Morley said they were taking past experience and new innovations into account with the design.

There were no additional public comments. Mr. Siley said the proposal met the conditions outlined in the code, and the city supported the project.

A motion was made by Ms. Cierebiej, seconded by Mr. Greytak, to **GRANT the request as outlined in the code**. All of the members voting yea, the motion passed.

**Mr. Stockman called items 4 and 5 together as they were the same property.**

### REQUEST FOR REHEARING

- |    |                 |  |
|----|-----------------|--|
| 4. | Docket 06-09-12 | 13123 Detroit Avenue<br>Discount Drug Mart |
|----|-----------------|--|

Eric Newland and Kurt Schmitz, ADA Architects, Inc., applicants, request approval a Lot Split/Combinations of Permanent Parcel Numbers 315-07-038, and a portion of 315-07-039, pursuant to Section 1155.06 – Procedures for Lot Consolidations and Resubdivisions. The applicants request Conditional Use for accessory parking lot for the above listed parcels in a residential district, pursuant to Sections 1123.04(b) – Conditionally Permitted Uses and 1161.03(a) – Supplemental Regulations for Specific Uses. This property is located in a C3, Commercial and General Business district and in an R1H, Single Family and High Density Residential district. This item was denied at the meeting of July 5, 2012. (Page 3)

**5. Docket 07-15-12 13123 Detroit Avenue  
Discount Drug Mart**

Kurt Schmitz, ADA Architects, Inc., applicant, requests approval for a Conditional Use permit for a drive-thru. This property is located in a C3, Commercial and General Business district and in an R1H, Single Family and High Density Residential district. This item was withdrawn at the meeting of July 5<sup>th</sup>, 2012. (Page 6)

Tom McConnell, Discount Drug Mart ("DDM"), was present to explain the request. He thanked the Planning Commission ("PC"), director Siley and Lakewood residents for their time. He said that past comments about DDM were erroneous with the exception that it was a for profit corporation. He said they understood the City of Lakewood as the business had been there for forty-five years. The Lakewood Plaza was being renovated, DDM was a tenant, and a substantial amount of money was being invested in expanding and renovating the store. With guidance from the city staff, they opened an east side second store. Over the years, DDM contributed much to the city via taxes, philanthropic donations, involvement in numerous community organizations and activities, school system, and etc. He continued that the gateway to Cohasset and Grace Avenues was not the apartment buildings, but a rundown, dilapidated auto dealership. It was also the gateway to downtown Lakewood. Based on the pre-review meeting held earlier that afternoon, he anticipated ABR approval for the proposed new store. In closing, he was disturbed by the three question telephone survey that was conducted the day prior to the current evening; particularly the one that stated DDM sold alcohol to minors, as it was untrue. Per the State of Ohio, DDM had never received a violation notice. He asked the commission to approve the revised proposal which addressed the legitimate concerns from last month's meeting.

Kurt Schmitz, ADA Architects, recapped the substantial changes. They omitted the request for seventeen feet of land in order to accommodate eight parking spaces near Grace Avenue, moved the building five feet to get a fifteen foot wide sidewalk along Cohasset Avenue, and added nine feet to the width of the front entry sidewalk. He wanted to explain why the building would face the residents of Grace Avenue, how the proposed development cleaned a brownfield site, addressed how the proposal met the code (1161.02), and review the Community Vision. The request for a rehearing was received within the required time.

Mr. Siley said the request for a drive-thru was withdrawn because the conditional use had been denied. Ms. Gillett asked about the lot split and consolidation. Mr. Siley said that one lot was removed from consideration; that being 1425 Cohasset Avenue.

Mr. Stockman deemed that the request for rehearing was not open for public comment.

A motion was made by Ms. Cierebiej, seconded by Mr. Metzger, to **GRANT the rehearing for Docket 06-09-12 and Docket 07-15-12.** Ms. Cierebiej, Mr. Greytak, Ms. Karel, Mr. Metzger, and Mr. Stockman voting yea, and Ms. Gillett voting nay, the motion passed.

## REHEARING

**6. Docket 06-09-12                    13123 Detroit Avenue  
Discount Drug Mart**

Eric Newland and Kurt Schmitz, ADA Architects, Inc., applicants, request approval a Lot Split/Combinations of Permanent Parcel Numbers 315-07-038, and a portion of 315-07-039, pursuant to Section 1155.06 – Procedures for Lot Consolidations and Resubdivisions. The applicants request Conditional Use for accessory parking lot for the above listed parcels in a residential district, pursuant to Sections 1123.04(b) – Conditionally Permitted Uses and 1161.03(a) – Supplemental Regulations for Specific Uses. This property is located in a C3, Commercial and General Business district and in n R1H, Single Family and High Density Residential district. This item was denied at the meeting of July 5, 2012. (Page 3)

**7. Docket 07-15-12                    13123 Detroit Avenue  
Discount Drug Mart**

Kurt Schmitz, ADA Architects, Inc., applicant, requests approval for a Conditional Use permit for a drive-thru. This property is located in a C3, Commercial and General Business district and in n R1H, Single Family and High Density Residential district. This item was withdrawn at the meeting of July 5<sup>th</sup>, 2012. (Page 6)

Kurt Schmitz, ADA Architects, explained the history of the properties and reason for the requests. In the past there was a coding error that resulted in a commercial property being mislabeled. Mr. Schmitz reiterated the changes as stated previously during the request for a rehearing. He read code 1161.02 and demonstrated how the project met the requirements. The essential character, walkability, and design of the development were in keeping with the character of Lakewood. They exceeded the buffer required between the commercial and residential properties. Properties values, quality of life, and rights would not be diminished. The white house at 1425 Grace Avenue would be renovated. DDM's investment was in excess of \$5 million. Measures were taken to create safe traffic patterns. The proposed business was compatible with the neighborhood. The proposal met the conditions for accessory parking as permitted per code 1161.03. DDM was more than a pharmacy by providing other services and products. Mr. Schmitz then explained the site plan (existing and proposed) as projected on the screen. The footprint of the site had been reduced by 9,000 square feet. He described the numerous PowerPoint photographs of the neighborhood. They were at a reduced number of 72 parking spots, a traffic impact study had been conducted (taking the school children into consideration), reduced the height of the building, and etc. He read the Community Vision's C-3 definition. The apartment building at 1419 Cohasset Avenue would not remain, it was not historical. No one was evicted but had been asked to move as was the right of the new owners, and DDM helped some of them relocate. The building was in need of major repairs and renovation; some of the problems were water damage, fire violations, code violations, small units, asbestos, poor lighting, mold, non ADA compliance, and more. Green space and landscaping was increased and scrutinized by ABR. Mature trees would remain and be maintained. All truck traffic would be on Detroit Avenue.

The dumpster and truck dock were relocated. The drive-thru had to remain where previously proposed due to potential hazardous traffic patterns. ABR guided DDM through the design. DDM, the boards and commission, and neighbors all engaged in the process. He compared DDM's development with others throughout the city. He reiterated some of Mr. McConnell's statements and repeated DDM was committed to the City of Lakewood in all aspects of growth, sustainability, character, and safety issues and was sensitive to the neighborhoods. DDM was in compliance with current commercial guidelines. There was one triangle of 1425 Grace Avenue property that DDM wanted in order to create conforming use for accessory parking.

There were no comments or concerns from the commission. Mr. Stockman asked for public comment.

Barb Marburger, 1475 Grace Avenue, said the application pertained to the lot split and consolidation and the conditional use for accessory parking. She left memorandum at P&D for the Planning Commission to review prior to the meeting. (The memorandum was put into record and affixed with the minutes.) She understood they did not receive it until just before the meeting, but DDM did. She then read and commented on the nine page memorandum into record. Mr. Siley assured her that all documentation was included and put into record.

Mr. Schmitz said they worked with the various entities, and the project was in compliance with the zoning codes.

Fred Wyss, 1435 Cohassett Avenue, Building Commissioner and Zoning Administrator for the City of Willoughby Hills, said that throughout the process, he'd worked to find truth, dispel rumors and misinformation, and educate the residents. The last meeting showed the City's willingness to allow conditional use for residential lots. The denial of the Grace Avenue lot was for the plan as presented, not the development. The triangle would provide for cohesiveness. Both of the streets had problematic issues, and the Lakewood Vision addressed them to allow for commercial development. The current plan presented a commercially sound one. The drive-thru was on commercial zoned property and was not a speaker receiver type. The truck dock, loading and access were on commercially zoned property. The Lakewood Vision and code were to be taken equally. The dumpster and its area were available for inspection by the City at all times. The current plan should be approved as it met criteria. He said the scope of the development was rare in today's market.

Terri Kress, 1426 Cohassett Avenue, abutted the property of the project and supported it 100%. Her property value would increase with the development per the opinion of three realty professionals. If not approved, the abandoned property would continue to decay. The development was needed to improve the Detroit Avenue corridor.

At this point in the meeting, the Chairman called for a five minute recess. When the meeting resumed, Mr. Siley noted that Bob Greytak would be rejoining the commission shortly. After Mr. Rolof presented himself as a commenter, Mr. Greytak returned.

Carl Rolof, 1438 Grace Avenue, thanked the commission for their work. He was for development, reiterated some highlights of concern from the last meeting and said they had not disappeared. Referring to his handout presentation, he felt that substantial changes had not been made to the project to warrant approval. He displayed the differences between them and quoted from the draft minutes. After running a comparison of two drawings through a

software system, the change was 1.4 percent. The granting of taking the triangular piece of land of 1425 Grace Avenue would be detrimental to any future owner, and the eight foot fence to the abutting property was not appropriate. He reiterated Mr. Siley's statement regarding the abutment of commercial to residential properties to 1420 Cohasset Avenue. He spoke of accessory parking, conditional use and driveway access. Not fully understanding the code, he consulted with one Lakewood's former P&D Directors who explained to him the differences between commercial egress/ingress vehicular traffic and residential driveways. He asked the commission to deny the requests.

Mr. Schmitz countered that at least 25 changes had been made to the plan from ABR alone, neighbors' comments were taken into account, the plan was compliance with the codes, the abutting neighbor said she approved of the eight foot fence, the apartment renovation would have cost a lot of money, and the redevelopment would benefit the neighbors with the cleaning of the brownfield area alone.

Mary Callahan Zunt, 1472 Cohasset Avenue, asked if DDM would sell liquor/alcoholic beverages since it was across from a school. She felt the evening was an example of good government in the fairness of allowing individuals to express their concerns. The current plan was the same as presented since the 1940's, and she questioned the zoning issues as they were not in keeping with a livable Lakewood.

Mr. Schmitz the changes were substantial. The store would sell liquor/alcoholic beverages; DDM did not sell to minors or via the drive-thru window. The plan did meet zoning codes.

Mike Summers, Mayor for the City of Lakewood, 1046 Wilbert Road, had paid close attention to all the discussion pertaining to the project; it was not unique to Lakewood. When his family lived on Arthur Avenue, there was a DDM, the Lakewood Library, Taco Bell, two church schools, and three churches at the end of the street. Over the years, the intersection had changed with the closing of the schools and churches, yet it remained a very busy area with the addition of the new CVS store. During the past weekend, he attended the Arthur Avenue block party for one and one half hours, and no comment was made about the positive or negative impact of CVS's location, although their fears and speculations were similar to the ones about DDM. Early in the process, he met with Ms. Colleen Cotter to discuss the various aspects of the approval and building of a development, and he felt confident that the City of Lakewood would end with having a better product as a result of interactions with the citizens, the volunteers who serve on the boards and commissions and Council, and city staff. Residential and commercial districts were a necessity for tax purposes and to provide services. There needed to be a healthy respect between residential and commercial districts. Viable neighborhoods were essential and were the essence of the Lakewood story. Ruth Gillett and he served on the PC in 1993-1995 when the zoning code was rewritten. It was a complicated process from which a not perfect document emerged, yet they were confident that any future arbitration and judgments would prevail on the part of the PC. The PC was charged and was allowed to make determinations. DDM was not a big box store, it was family owned with regionally local stores. He met with other inner ring suburb mayors, and there was no other major investment, with the exception of Walmart moving from Cleveland Heights to Lyndhurst that will result with a large empty space. The cleaning of a brownfield area was very important; its cost could exceed \$300,000. It was likely there would be 10,000 customers who walk to the new store. The proposal was a good one, and if problems occurred in the future, measures would be taken to remediate them.

Annie Caswell, 1431 Grace Avenue, shared a memo that had been prepared by neighbors. They opposed the development as it did not meet the codes. The purchase and rehab of the white house by a corporation was not appropriate. She then distributed the memo.

Linda McDonough, 1422 Grace Avenue, reiterated that there were 53 calls to the police at the W. 119<sup>th</sup> DDM store. She asked if the drawing was to scale; she felt it was not. She was concerned about the exiting cars as the headlights would shine directly on her home. She thanked the PC. She related a story about wanting to build a new oversized garage, appeared before the board, and was denied because it did not fit the footprint of the neighborhood. If the triangle of property was granted to DDM, it would hinder any new owner of the white house. She asked DDM to be considerate and sensitive to the neighbors.

Linda Kolodny, 1470 Cohasset Avenue, lived in a home on an irregular shaped lot. She felt DDM had listened to the concerns about truck traffic and was in favor of the lot consolidation/split and of the conditional use. She was in support of the DDM development. She said alcohol was available at the Red Rooster. She found a majority of Lakewood residents, with whom she spoke, were in favor of a new DDM. If not approved, there would be continued contention off any potential development at that site.

Stephen Yusko, 1487 Grace Avenue, said the precedence was being set on a business buying its way into a neighborhood. He asked why the PC was changing its vote from last month's decision.

Mary Grodek, 1441 Grace Avenue, wanted DDM to know she disconnected the telephone call from the phony telephone survey. She spoke of Lakewood Patch's quote from Quaker Steak and Lube that its establishment was tailored to the footprint and neighborhood. She felt the proposed DDM was too large for the lot; the design was not changed enough, was opposed to the displacement of apartment tenants, and disputed the statement of a previous commenter that the majority of residents were in favor of it. She felt DDM was asking for too much by taking two residences. For the record, she said that people disagreed with the long past approval of the Cohasset property behind DDM that was now a parking lot.

Denise Evert, 1435 Cohasset Avenue, canvassed the neighborhood and citizens of Lakewood and found that most were in favor of the new development. She presented a petition with 290 signatures to the commission (made part of the record). She encouraged the commission to grant approval as the redevelopment had made appropriate changes, adhered to the zoning codes and to the Community Vision, conditional use had been granted for Cohasset Avenue, Lakewood had set precedence in the past and should do so again, multiple abandoned and distressed properties would be replaced with an active, viable business.

Kevin McDonough, 1422 Grace Avenue, said trucks and vehicles would exit onto Grace Avenue. He gave the history of his home. He felt there was some sort of conspiracy theory with the white house. He was in opposition of the razing of the apartment building and thought the DDM store would be too big for the site.

Tammi Hanson, 1501 Grace Avenue, came to the meeting in hopes of speaking to the commission members prior their decision about the request for a rehearing. She said the materials submission was received after the required deadline. She felt the rules were being bent and a sense of distrust existed. She wanted a new DDM but wanted it to be smaller, to not raze the apartment building, did not want approval of a lot split/consolidation or conditional use. She wanted preservation of the neighborhood.

Mr. Schmitz said he was not aware of any conspiracy theory; the trucks would remain on DDM property and would not exit onto Grace Avenue, the cost to rehab the apartment was great, and the lot of the white house was one of the largest in the neighborhood. Mr. McConnell said the white house would be sold after it was repaired.

B Schreiber, 1428 Grace Avenue, watched the division of his Cohasset and Grace Avenues neighbors as a result of the issue. He said none of them came to talk to him, and fear was the motivating factor. He gave a synopsis of his work experience and awards with preservation and restoration. He said DDM had made an effort to comply with the requests, and the commission was there to interpret the law.

Peter Viiberg, 1472-74 Grace Avenue, said that any future owner of the white house would have difficulty in adding anything, even a deck, if the triangle of land were granted to DDM.

Mr. Stockman closed public comment.

Mr. Schmitz said they felt strongly that the pie shaped piece of land would not have an adverse effect, and property values would not decrease.

Todd Hunt, attorney for DDM, told the PC there were technical legal issues on which they would decide legally. Accessory parking was a permitted conditional use in Lakewood's code and was more than the term "spaces"; it included various things such as landscaping (parking and island) and access driveways. His work experience had provided him with knowledge about zoning. He encouraged granting of the requests.

The commission asked when construction would begin if the requests were granted. Mr. Schmitz replied it would be as soon as possible. Mr. Hunt said they were vacating the store at W. 119<sup>th</sup> in April or May 2013. The commission asked about traffic exiting onto the side streets, restricting turns to northbound only, residents excepted. Mr. Hunt said they would be willing to consider it. The commission asked about a replacement garage for the white house property. Mr. Siley said the current three car garage could be replaced, in kind, in the future.

Mr. Siley clarified the corner property was approximately 862 square feet and abutted commercial property currently to the east. The loading dock was located in a C-3. Mr. Siley read code 1130.02(a). The tenant of the white house, Krisztina Nadas, and John Nadas, trustee, each a letter of support and approval sent to Planning and Development.

A motion was made by Mr. Metzger to GRANT the Lot Split/Combination.

Mr. Siley said the commission had the right to place time conditions for conditional use review.

Mr. Butler said a vote for each item should be conducted separately.

Mr. Metzger withdrew the motion.

A motion was made by Mr. Metzger, seconded by Ms. Cierebiej, to GRANT the Lot Split/Combinations of Permanent Parcel Numbers 315-07-038, and a portion of 315-07-039.

Ms. Gillett sought clarification of 1425 abutting 1419. Mr. Butler said 1419 was zoned a non-conforming use in a residential zone. The splitting and combining of was for two residentially zoned properties and it abutted the commercially zoned Cohasset property. Using a rendering, Mr. Schmitz illustrated the properties and their connections. Mr. Siley stepped to the presentation to more clearly define the relationship of the properties. It was less than ten feet and was within the definition of 1130.02(a). Since it was not being rezoned differently from the existing residential designation, there could be no further encroachment by commercial zoning. Mr. Butler said it was a legal and arguable request to split and consolidate.

The motion was reiterated by Mr. Greytak:

A motion was made by Mr. Metzger, seconded by Ms. Cierebiej, to **GRANT** the Lot Split/Combinations of Permanent Parcel Numbers 315-07-038, and a portion of 315-07-039, for **Docket 06-09-12 with conditions as articulated per 1163 and the stipulation ABR approves**. Mr. Stockman, Ms. Cierebiej, Ms. Karel, Mr. Metzger, Mr. Greytak voting yea, and Ms. Gillett voting nay, the motion passed five to one.

A motion was made by Ms. Cierebiej, seconded by Mr. Metzger, to **GRANT with the following stipulations:**

1. The approval is based on the conditions as outlined in Chapter 1161 of the Lakewood Zoning Code.
2. The approval is based on the condition of approval of the site design from the Architectural Board of Review.
3. A traffic study must be completed between 6-12 months of the store opening, supplemented with a report to the Commission.
4. The city should give consideration to the owner's rebuilding of the garage, if necessary, as a three-car garage upon the owner submitting necessary drawings to the Division of Housing and Building.

Mr. Stockman, Ms. Cierebiej, Ms. Karel, Mr. Metzger, Mr. Greytak, and Ms. Gillett voting yea, the motion passed.

A motion was made by Mr. Metzger, seconded by Ms. Cierebiej, to **GRANT Docket 07-15-12** for a Conditional Use permit for a drive-thru. Mr. Stockman, Ms. Cierebiej, Ms. Karel, Mr. Metzger, Mr. Greytak, and Ms. Gillett voting yea, the motion passed.

## **NEW BUSINESS**

10. **Docket 08-18-12**                      **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:

- 15314 Madison Avenue, Mars Bar. (Page 13)

Mr. Siley stated there were no complaints as per the CAD report provided by the police.

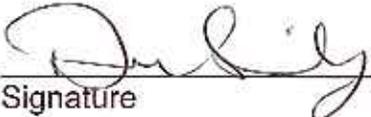
A motion was made by Ms. Karel, seconded by Ms. Cierebiej, to **Receive and File** the application subject to the following stipulations:

1. An updated insurance verification is provided to the city, and
2. The umbrellas received approval from ABR as per its guidelines.

All of the members voting yea, the motion passed.

11. **Adjourn.**

A motion was made by Ms. Cierebiej, seconded by Ms. Karel, to **ADJOURN** at 11:40 PM. All of the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature  
For the Chair.

September 6, 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:

SIGN NAME:

1. Bill Dedy
2. CHRIS KONTR
3. Tom Morley
4. Michael Gill
5. Tom McCornell
6. KURT SCHWITZ
7. Barb Marburger
8. Fred Wyss
9. Terri Kress
10. Carl Roloff
11. Nancy Zornst  
Linda McDoug

- Will Dedy
- Chris Kontr
- Tom Morley
- Michael Gill
- Tom McCornell
- Kurt Schwitz
- Barb Marburger
- Fred Wyss
- Terri Kress
- Carl Roloff
- Nancy Zornst

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, August 2, 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. MIKE SWANSON
2. Anne Caswell
3. Linda Kolodny
4. Stephen Yusko
5. Mary Gurek
6. PENSE EVER
7. Karin W. Wain
8. Tammi Hanson
9. B. Baker
10. KRISTAL VEITZING
11. \_\_\_\_\_

1. 16
2. Joanna
3. Dick
4. S. Hubbs
5. Mary Gurek
6. Dorothy Gurek
7. [Signature]
8. Tammi Hanson
9. Sodda Hart
10. \_\_\_\_\_
11. \_\_\_\_\_

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, August 2, 2012

**Petition in Favor of  
Discount Drug Mart  
Development Project**

**PETITION IN FAVOR OF DISCOUNT DRUG MART DEVELOPMENT PROJECT  
DETROIT AVE. AT GRACE/COHASSETT  
(FORMER GANLEY AUTO DEALERSHIP)**

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- PC voted on 7/5/12 to approve the conditional use of R-zoned lot on Cohasset Ave. (PID 315-07-006)
- PC voted on 7/5/12 denying approval of the R-zoned lot at 1419 Grace Ave.
- Lakewood follows the general rule of thumb of allowing "one lot in" when considering a conditional use for a residential lot when abutting a commercial lot
- We expect that each R-zoned lot would have been considered equally and voted upon equally. Since the PC allowed for the R-zoned lot on Cohasset Ave. for conditional use, then they should equally allow and approve the R-lot on Grace Ave. at the upcoming 8/2/2012 PC meeting and in support of the re-development project.
- DDM needs this approval for the conditional use permit for the lot at 1419 Grace Ave. (which will not change the zoning) in order to proceed with the project and to develop the site. Without approval and support, DDM will likely abandon the plans and the property will continue to sit vacant and deteriorate further
- DDM currently owns both parcels (315-07-038 and 315-07-006). They have requested conditional use permits only, not re-zoning of the parcels.
- DDM currently has a contingent offer to purchase 1425 Grace Ave. (pending PC approval) and to utilize a small clipped corner of the rear yard. This modification has been made at the request of the city and the residents and abandons the original plans to demolish the house and utilize 13.5 ft. of its side yard for parking lot. The house and side yard are to remain. DDM has made appropriate concessions to their original plans and we support this development, welcoming the opportunity for a vibrant business to develop our neighborhood

| NAME               | ADDRESS            | SIGNATURE          |
|--------------------|--------------------|--------------------|
| Ed L. Taylor       | 11720 Edgmont Hill | Ed L. Taylor       |
| Katherine A. May   | 1456 Parkwood Rd   | Katherine A. May   |
| Pat Normie         | 1482 Parkwood rd   | Pat Normie         |
| Chris Miel         | 1491 Parkwood Rd   | Chris Miel         |
| Sherry Pritch      | 1522 Parkwood Rd   | Sherry Pritch      |
| Dunston Haettgen   | 1485 Parkwood Rd   | Dunston Haettgen   |
| Lehly Lane         | 1445 Parkwood      | Lehly Lane         |
| Paul F. Bourne     | 1431 Parkwood Rd   | Paul F. Bourne     |
| Gail Pigh          | 13441 Harlon Ave   | Gail Pigh          |
| JERRY PIGH         | 13441 HANLON AVE   | Jerry Pigh         |
| Janet Reed         | 13436 Harlon Ave   | Janet Reed         |
| PAT CHANG          | 13414 Harlon Ave   | Pat Chang          |
| WILLIAM BURVEA     | 13309 HARLON AVE   | William Burvea     |
| Nolan C. Henneman  | 13305 Harlon Ave   | Nolan C. Henneman  |
| Janice Wald        | 13301 Harlon Ave   | Janice Wald        |
| Alan Sugar         | 12952 HARLON AVE   | Alan Sugar         |
| Kathleen M. O'Shea | 1296 Donald Ave    | Kathleen M. O'Shea |
| Samuel L. Madenore | 1298 DONALD AVE    | Samuel L. Madenore |
| Syng Jones         | 1310 Donald Ave    | Syng Jones         |
| Abbi Miller        | 1310 Donald Ave    | Abbi Miller        |
| Su Morit           | 1316 Donald Ave    | Su Morit           |
| Osman Elizabeth    | 1309 Donald Ave    | Osman Elizabeth    |
| Barbara Taylor     | 1299 Donald Ave    | Barbara Taylor     |
| Danene White       | 1287 Donald        | Danene White       |
| Scott K. Carson    | 1247 Donald Av     | Scott K. Carson    |
| Patrick Daniels    | 1257 Thoreau Rd    | Patrick Daniels    |
| Sarah Daniels      | 1257 Thoreau Rd.   | Sarah Daniels      |
| Christian VanHolen | 1293 Donald        | Christian VanHolen |
| JANET B. CASTLE    | 1262 DONALD        | Janet B. Castle    |
| Lindsay Bruner     | 1275 Donald        | Lindsay Bruner     |
| PATRICIA BURVEA    | 13406 HARLON AVE.  | Patricia Bruner    |
| JOHN P. NESSELHAUF | 13406 HARLON AVE.  | John P. Nesselhauf |
| Vishnu Nee         | 1580 Nicholson Ave | Vishnu Nee         |
| Daniel Hogan       | 1285 Nicholson Ave | Daniel Hogan       |
| Christina Shewy    | 1314 Nicholson     | Christina Shewy    |
| JOHN SHEERY        | 1314 NICHOLSON AVE | John Sheery        |
| John Doh           | 1358 Elbur Avenue  | John Doh           |
| Carmen Bowen       | 1203 Nicholson Ave | Carmen Bowen       |
| Marcy Gage         | 1297 Nicholson     | Marcy Gage         |
| Chris Gage         | 1323 Mead Ave      | Chris Gage         |
| GAGE S. BORREVI    | 1286 THOREAU ROAD  | Gage S. Borrevi    |
| Chris Miel         | 1280 Thoreau Rd    | Chris Miel         |
| Shawn Keit         | 1274 Thoreau       | Shawn Keit         |
| Shawn Keit         | 1262 Thoreau       | Shawn Keit         |

| NAME                   | ADDRESS              | SIGNATURE              |
|------------------------|----------------------|------------------------|
| <del>John Wotley</del> | 1854 Thoreau Rd      | <del>John Wotley</del> |
| John Wotley            | 1850 Thoreau Rd      | John Wotley            |
| James Warren           | 1246 Thoreau Rd      | James Warren           |
| John Maline            | 1230 THOREAU RD      | John Maline            |
| Elizabeth Hankins      | 12963 Emerson Ave    | Elizabeth O. Hankins   |
| Timothy Collins        | 12985 Emerson Ave    | Timothy Collins        |
| Frank Collins          | 12985 Emerson Ave    | Frank Collins          |
| Sarah DeFelix          | 13413 Emerson        | Sarah DeFelix          |
| Alyssa Damm            | 13433 Emerson        | Alyssa Damm            |
| Susan Anderson         | 13431 Emerson        | Susan Anderson         |
| Jim Anderson           | 13431 Emerson Ave    | Jim Anderson           |
| Elizabeth R Redstone   | 1262 Jackson         | Elizabeth R REDSTONE   |
| James T. Kirkley       | 1278 Jackson         | James T. Kirkley       |
| Linda Kutz             | 1280 Jackson         | Linda Kutz             |
| Greg Paulowski         | 13445 Merl           | Greg Paulowski         |
| Robert Smith           | 13419 Merl           | Robert Smith           |
| Matt Folie             | 13309 Merl           | Matt Folie             |
| Ave Tomko              | 13227 Merl           | Ave Tomko              |
| Becky Gardner          | 13221 Merl           | Becky Gardner          |
| Vickie DePouid         | 13215 Merl           | Vickie DePouid         |
| TIMOTHY BRUNO          | 13215 MERL           | Timothy Bruno          |
| Amanda Leone           | 13308 Hazelwood Ave  | Amanda Leone           |
| Holly Kustton          | 13300 Hazelwood Ave  | Holly Kustton          |
| SANDRA J. LISOWSKI     | 13230 HAZELWOOD AVE  | Sandra J. Lisowski     |
| CARNELLA M. ORBAN      | 13216 HAZELWOOD AVE. | Carnella M. Orban      |
| Melissa Cruz           | 13212 Hazelwood Ave. | Melissa Cruz           |
| Wanda Fuller           | 13208 Hazelwood      | Wanda Fuller           |
| DARLENE GOLE           | 13205 Hazelwood      | Darlene Gole           |
| Erin Corwin            | 13223 Hazelwood      | Erin Corwin            |
| Kristel Smith          | 13223 Hazelwood Ave  | Kristel Smith          |
| Michelle Scius         | 13312 Hazelwood      | Michelle Scius         |
| Karen Price            | 1428 Myrtle          | Karen Price            |
| Bob Price              | 1500 Woodland        | Bob Price              |
| Chris Stacho           | 16101 Woodland       | Chris Stacho           |
| Chris Stacho           | 1283 La prada        | Chris Stacho           |
| Frank Moyer            | 1591 Lakewood Ave    | Frank Moyer            |
| Richard P. Micran      | 1598 LEWIS DR        | Richard P. Micran      |
| George Landis          | 12506 Edgewater      | George Landis          |
| Chondra Jones          | 1472 Ridgewood       | Chondra Jones          |
| Jim Adams              | 12810 DETROIT APTS   | Jim Adams              |
| Andrea James           | 12009 Winton         | Andrea James           |
| Jahleen Kelly          | 12409 Madison        | Jahleen Kelly          |
| Timothy Shelton        | 1358 17th            | Timothy Shelton        |
| Timothy Shelton        | 1665 Clarence        | Timothy Shelton        |

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| NAME               | ADDRESS               | SIGNATURE           |
|--------------------|-----------------------|---------------------|
| William Ellis      | 2083 WARREN           | William Ellis       |
| Jacqueline McCondo | 1284 COVE AVE         | Jacqueline McCondo  |
| George Kelly       | 1366 WILL             | George Kelly        |
| Paul Miller        | 1467 Content Ave      | Paul Miller         |
| Brand Webb         | 2056 W. BLVD          | Brand Webb          |
| Donna Tramm        | 3934 W. 129           | Donna Tramm         |
| George Henry       | 1118 Detroit 503      | George Henry        |
| Laura Gibson       | 1604 Newman Ave       | Laura Gibson        |
| Frank Kalbraun     | 1486 Content          | Frank Kalbraun      |
| BERNICE L. BRAGG   | 8041 STEVEN-DAVID DR  | Bernice L. Bragg    |
| Ben Morrison       | 12540 Edgewater #207  | Ben Morrison        |
| KARPN ONEY         | 1430 W 77th ST        | Karpon Oney         |
| Todd Spearman      | 1341 W 114th St.      | Todd Spearman       |
| Marianne Dyer      | 13500 Detroit Ave     | Marianne Dyer       |
| Christine Rogers   | 11811 Franklin Blvd.  | Christine Rogers    |
| Kathleen S. Smith  | 1541 NEWMAN AVE #5    | Kathleen S. Smith   |
| Kirk Buckner       | 2201 W 93rd Cleveland | Kirk Buckner        |
| Maryann & Edwards  | 1369 Beach Rd         | MARJORIE L. EDWARDS |
| Lynne Jones        | 1491 Robinson Ave     | LYNNE JONES         |
| Bradley Cox        | 1466 Hopkins Ave      | Bradley Cox         |
| Henry Perrington   | 11492 Lark Ave        | Henry Perrington    |
| James O'Neil       | 1571 Ridgewood        | James O'Neil        |
| Donald Brown       | " "                   | Donald Brown        |
| Alan Lutkus        | PO Box 418/44107      | ALAN LUTKUS         |
| Allyn              | 2041 David/44107      | Allyn               |
| Mario Calavitta    | 12535 Edgewater       | MARIO CALAVITTA     |
| Sherry Calavitta   | 12535 Edgewater       | SHERRY CALAVITTA    |
| John S. Shiele     | 3322 Upt St           | John S. Shiele      |
| Angela Ruiz        | 1410 Ridgewood        | Angela Ruiz         |
| Richard Sheppard   | 1416 Ridgewood        | Richard Sheppard    |
| Francis Newkirk    | 1437 Newman           | FRANCIS NEWKIRK     |
| Sevda Zeynubova    | 1630 Wyandotte        | Sevda Zeynubova     |
| Margarita Lewicki  | 1221 Marlowe Ave      | Margarita Lewicki   |
| Belinda White      | 2080 Lewis Dr         | Belinda White       |
| Stephanie White    | 2060 Lewis Dr.        | Stephanie White     |
| ANTHONY MIKULIC    | 11821 DETROIT #8      | Anthony Mikulic     |
| Paula              | 11816 SLAVE DR        | Paula               |
| Parker Shannon D.  | 14785 Athens Ave      | Parker Shannon D.   |
| Angela Philpot     | 1323 W. 102st Cleve   | Angela Philpot      |
| DENSE EVERT        | 1435 COHASSET         | DENSE EVERT         |
| Frank Wilson       | 1435 COHASSET         | FRANK WILSON JR     |
| Laura Baker        | 1459 Cohasset         | Laura Baker         |
| Bruce Baker        | 1459 Cohasset         | Bruce Baker         |
| Seth Baker         | 1459 Cohasset         | Seth Baker          |

| NAME                | ADDRESS             | SIGNATURE           |
|---------------------|---------------------|---------------------|
| Catherine Hastings  | 1540 Waterbury Rd   | Catherine Hastings  |
| Tom Carbaugh        | 1339 Madison Ave    | Tom Carbaugh        |
| Jesse Williams      | 4076 Vandermant Rd  | Jesse Williams      |
| Raymond W. Peck     | 15721 Madison Ave.  | Raymond W. Peck     |
| Hurley Bishop       | 1330 Waterbury      | Hurley Bishop       |
| Alexey Alecko       | 1359 Lewis/Madison  | Alexey Alecko       |
| Mark W. Smith       | 1520 Waterbury      | Mark W. Smith       |
| Michael J. Sencen   | 1491 Waterbury      | Michael J. Sencen   |
| J. VADEN            | 1365 MARLOWE        | J. VADEN            |
| William K. Kerk     | 1518 Waterbury Ave  | William K. Kerk     |
| Ral Kasha           | 15112 WATERBURY AVE | Ral Kasha           |
| Mike Ramsay         | 4506 W. 154th       | Mike Ramsay         |
| Michael Smith       | 1018 Pennwood Ave   | Michael Smith       |
| TRETT PERKO         | 1414 Robinwood      | TRETT PERKO         |
| Melissa Brooks      | 1277 THOREAU RD     | Melissa Brooks      |
| Robert H. Green     | 1252 Pierce Rd      | Robert H. Green     |
| Jennifer A. Horvath | 12593 Clifton Blvd  | Jennifer A. Horvath |
| Jesse J. Jerny      | 12978 Emerson Ave   | Jesse J. Jerny      |
| Abdullah Shamsi     | 13421 Emerson Ave   | Abdullah Shamsi     |
| Erin Allard         | 1249 Belle Ave      | Erin Allard         |
| Thyala Stuber       | 13445 Emerson       | Thyala Stuber       |
| Robert Lynn         | 1259 Jackson        | Robert Lynn         |
| DAVID SMITH         | 1310 Jackson Ave    | DAVID SMITH         |
| Scott Spence        | 1294 Jackson Ave    | Scott Spence        |
| Mitchell D. Jackson | 13434 Merl Ave      | Mitchell D. Jackson |
| Jennifer Vetroba    | 13318 Merl Ave      | Jennifer Vetroba    |
| Harold LeRoy        | 13222 Merl Ave      | Harold LeRoy        |
| Paul Frost          | 13218 Merl Ave      | Paul Frost          |
| Fredrick Frost      | 13215 Merl Ave      | Fredrick Frost      |
| Caroline Urban      | 1337 Melrose Ave    | CAROLINE URBAN      |
| Steph E. Hemel      | 13315 Hazelwood Ave | Steph E. Hemel      |
| Laura M. Gaydos     | 13219 Hazelwood Ave | Laura M. Gaydos     |
| Karen Jerome        | 13213 Hazelwood Ave | Karen Jerome        |
| Miguel Peliclar     | 1333 COVE AVE       | Miguel Peliclar     |
| Mandair Leming      | 12518 Detroit       | Mandair Leming      |
| Veron Pomaroy       | 13509 Detroit Ave   | Veron Pomaroy       |
| Rudina Pomaroy      | 13509 Detroit       | Rudina Pomaroy      |
| JOSEPH PHEARER JR.  | 12506 LAKESIDE      | JOSEPH PHEARER JR.  |
| CAROL D. EDMON      | 11405 DALE AVE.     | CAROL D. EDMON      |
| DEANIS FARRETT      | 1292 W. 111         | DEANIS FARRETT      |
| Debbie Lavin        | 11906 Detroit Ave   | Debbie Lavin        |
| Heather Hamar       | 2184 Wyandotte Ave  | Heather Hamar       |
| Jonathan Boyer      | 2104 Wyandotte Ave  | Jonathan Boyer      |
| JOHN LICITIS        | 2089 W. 101ST       | JOHN LICITIS        |

| NAME / signature              | ADDRESS              | EMAIL / signature |
|-------------------------------|----------------------|-------------------|
| ROLAND MIRANDA                | 1276 VIRGINIA AVE    |                   |
| Linda Kolodny                 | 1417 Conassett Ave   |                   |
| Theresa Vogel                 | 1188 St. Charles Ave |                   |
| Anthony Vogel                 | 1188 St. Charles Ave |                   |
| Kathleen Cassidy              | 1196 ST. CHARLES AVE |                   |
| Jehanne Jones                 | 1700 Franklin Ave    |                   |
| Cody Amys                     | 8620 Bristolwood Cir |                   |
| KARA VACH-LASIKER             | 1192 ST. CHARLES AVE |                   |
| Hurley Bishop                 | 1530 Waterbury       |                   |
| LISA EUBANK                   | 1530 Waterbury       |                   |
| EDWARD EHRBAR                 | 1530 WATERBURY RD.   |                   |
| ERIC Goodwin                  | 1624 Lakewood Ave.   |                   |
| Michael D. Kolodny            | 1417 Conassett Ave.  |                   |
| Alicia Michael C. yashoo. com | 11825 43 Det. Rd     |                   |
| DAVID HAMMOND                 | 27319 Pineview DR.   |                   |
| Cebra Ruda                    | 1591 Lakewood Ave    |                   |
| Marta A. Kuisel               | 1336 Third Ave       |                   |
| DEBBY McKissey                | 11921 LAKE AVE       |                   |
| Clayde Harris                 | 12009 CRIFTON BLVD   |                   |
| Delilah J. Boudreau           | 1417 W. 107 APTS     |                   |
|                               | 1417 W. 107 APT #3   |                   |
| 1700 and 100                  | 1400 Rivewood Dr     |                   |
|                               | 14300 Dabney         |                   |
|                               | 12002 DETROIT AVE    |                   |
| Angela Fuentes                | 11800 Edgewood Dr    |                   |
|                               | 14626 CRIFTON BLVD   |                   |
| Dana Jo Stearns               | 1128 COVE            |                   |
|                               | 11803 W. L. Ave      |                   |
| Jim Birth                     | 1298 W 89TH          |                   |
|                               | 1363 COVE AVE        |                   |
|                               | 12900 LAKE #1414     |                   |
|                               | 1432 W. 77 ST.       |                   |
|                               | 9401 LAKE AVE CLE    |                   |
| Cathleen Johnston             | 3187 W. 46 44102     |                   |
| Laura Buehler                 | 13601 2nd Ave        |                   |
| Laurie Barnhart               | 7421 Eton Ave        |                   |
| Gary Taylor                   | 440-665-6644         |                   |
| Michelle Brill                | 216-246-9806         |                   |
| PAULINE CANTU                 | 1457 COUTANT AVE     |                   |
| Karla Hill                    | 1535 Elm             |                   |
| ARCA HAMBLY                   | 1425 NEWMAN AVE      |                   |
|                               | 1415 CLARENCE        |                   |
|                               | 3312 W. 111          |                   |
| Christina Hill                | 1411 Acker           |                   |





We, the undersigned are in favor of the relocation of Discount Drug Mart to the property between Cohasset Avenue and Grace Avenue on Detroit Road.

Name Address Email address Signature

|                    |                            |                      |  |
|--------------------|----------------------------|----------------------|--|
| Robert Rompala     | 17303 Detroit Ave          | N/A                  |  |
| Shannon Graber     | 1278 Chase Ave             | shgraber@yahoo.com   |  |
| Patrick Hanna      | 1353 Groeger               | MMCLF2011@gmail.com  |  |
| Ryan Schickendantz | 1728 Edwards               | rms26@gmail.com      |  |
| John R Kane        | 1520 Lauderdale            | j2171963@hotmail.com |  |
| Michael Kingery    | 1657 GRACE AVE             | Kingpin317@yahoo.com |  |
| Carlos Kingery     | 1659 Grace Ave             | -                    |  |
| Greg Frost         | 1622 Lakewood              | hallowfros@yahoo.com |  |
| Ali Porter         | 185 Ridgemoor Ave.         | -                    |  |
| Evan Franke        | 1091 Eric's CREE Lakewood. | -                    |  |
| James Walsh        | 1566 Lakeland Ave.         | -                    |  |
| Mike Selesic       | 1421 Westwood Ave          | -                    |  |
| DAVE DOMANSKI      | 1306 RICHMOND DR #10       | -                    |  |
|                    |                            |                      |  |
|                    |                            |                      |  |
|                    |                            |                      |  |
|                    |                            |                      |  |
|                    |                            |                      |  |

We, the undersigned are in favor of the relocation of Discount Drug Mart to the property between Cohasset Avenue and Grace Avenue on Detroit Road.

Name Address Email address Signature

|                           |                             |  |                      |
|---------------------------|-----------------------------|--|----------------------|
| Mary Fran Massimiani      | 1446 Cohasset Ave.          |  | Mary Fran Massimiani |
| Judy Spilka               | 1671 Parkwood Road          |  | Judy Spilka          |
| Cynthia Niznik            | 2050 Waterbury Road         |  | Cynthia Niznik       |
| Colleen Massimiani        | 174 Virginia St             |  | Colleen Massimiani   |
| Josua <del>Griffith</del> | 15118 ESTHER                |  | Josua Griffith       |
| Dennis Massimiani         | 2134 Dowd Ave               |  | Dennis Massimiani    |
| Kristen Good              | 2134 Dowd Ave.              |  | Kristen Good         |
| Isabella Massimiani       | 2134 Dowd Ave.              |  | Isabella Massimiani  |
| Michelle Voth             | 2266 Summit Ave             |  | Michelle Voth        |
| <del>Brianne</del>        | 2134 Dowd Ave.              |  | <del>Brianne</del>   |
| Mikata Massimiani         | 2134 Dowd Ave               |  | Mikata Massimiani    |
| Michael Gonzalez          | 1263 Cook Ave               |  | Michael Gonzalez     |
| Ginny Massimiani          | 1263 Cook Ave               |  | Ginny Massimiani     |
| Feres Massimiani          | 18821 Stearns Ave Wp        |  | Feres Massimiani     |
| John Royer                | <del>1453</del> Cohasset St |  | John Royer           |
| Sue Davis                 | 1456 Olivewood              |  | Sue Davis            |
| Patricia Massimiani       | 1658 Orchard Grove          |  | Patricia Massimiani  |
| Theresa M. Kress          | 1426 Cohasset Ave           |  | Theresa M. Kress     |
| Chelisea Gonzalez         | 1263 Cook Ave, 44107 44107  |  | Chelisea Gonzalez    |

We, the undersigned are in favor of the relocation of Discount Drug Mart to the property between Cohasset Avenue and Grace Avenue on Detroit Road.

Name Address Email address Signature

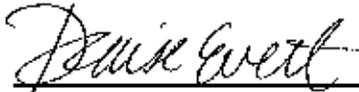
|                    |                                    |                           |                          |
|--------------------|------------------------------------|---------------------------|--------------------------|
| JIM MEYER          | 3330 W. 97TH ST<br>CLEVE, OH 44102 |                           | Jim Meyer                |
| NATHAN KEMMERER    | 1506 CONTACT<br>LAKESWOOD OHIO     |                           | Nathan Kemmerer          |
| Mack Emjeng        | 1477 Newmans<br>Cohasset OH        |                           | Mack Emjeng              |
| William Verby      | 1456 107TH<br>APR 3 Cleve          |                           | <del>William Verby</del> |
| SAY BIUM           | 1554 HOPKINS<br>LAKESWOOD OH       | skvmsa@yaha.com           | Say Bium                 |
| KAY THOMPSON       | 12000 EDGEMASTER                   |                           | Kay Thompson             |
| Juan Richards      | 1352 Chwertling                    | April                     | Juan Richards            |
| Patricia Richards  | 1559 Newcomer                      | TRANNUNGI@AOL.COM         | Patricia Richards        |
| Wendell Parnikane  | 1428 WAREHA                        | ADC4X@CLOCKTOWER.COM      | Wendell Parnikane        |
| RAMONA M. LISZOSKI | 1310 NICHOLSON                     |                           | Ramona M. Liszowski      |
| Clara Brown        | P.O. BOX 345 LAKESWOOD OH 44107    | cheustropm@cheustropm.com | Clara Brown              |
| Stephen Anderson   | 1786 Beach ave                     | DeltaWolf65@aol.com       | Stephen Anderson         |
| Lily Anderson      | 1386 Beach ave                     |                           | Lily Anderson            |
| WALTER BAILEY      | 12810 Detroit Ave<br>APT 1C        |                           | Walter Bailey            |
| Rose Kessel        | 12955 Clifton Blvd                 |                           | Rose Kessel              |
| Esteban Santiago   | 1710 Prospect Ave                  |                           | Esteban Santiago         |
| MARKEW EVANS       | 1776 N WALNUTWOOD AVE              |                           | Markew Evans             |

# Correspondences from Residents

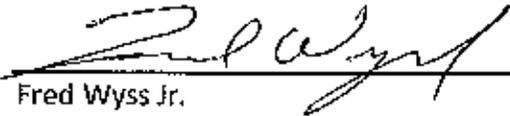
To: Lakewood Planning Dept.  
From: Denise Evert, Fred Wyss  
Re: Proposed Lakewood Discount Drug Mart – neighborhood petition signing

As residents of Cohasset Ave., we have become aware that the intent of the original petition regarding the proposed Discount Drug Mart development plan may have been misconstrued. Since we are now unclear and unsure as to what our signatures were in support of, we are requesting that our names and signatures be removed from the petition.

Thank you,



Denise Evert



Fred Wyss Jr.



To: Lakewood Planning Dept.  
From: Denise Evert, Fred Wyss  
Re: Proposed Lakewood Discount Drug Mart – neighborhood petition signing

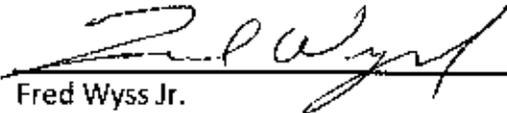
As residents of Cohasset Ave., we have become aware that the intent of the original petition regarding the proposed Discount Drug Mart development plan may have been misconstrued. Since we are now unclear and unsure as to what our signatures were in support of, we are requesting that our names and signatures be removed from the petition.

Thank you,



---

Denise Evert



---

Fred Wyss Jr.



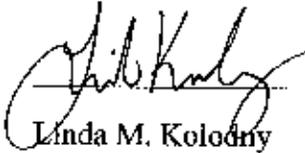
July 27, 2012

Dru Siley  
Secretary  
Department Of Planning & Development  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107

Dear Mr. Siley:

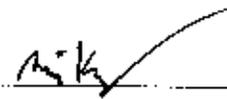
I write this letter of request to have my name and my husbands' name be removed from the petition, which was started by a group of residents from Grace Ave., the petition regarding DDM. We feel this group has manipulated using our names and falsified their agenda. We feel this group of residents withheld their true agenda and are against the development of the abandoned Ganley lot. My husband and I do not agree and request our names be removed from the petition. If you have any questions please contact me.

Sincerely,



---

Linda M. Kolodny



---

Michael D. Kolodny

Linda Kolodny  
Homowner  
1417 Cohasset Ave.  
Lakewood, Ohio 44107

July 28, 2012

Dear Grace Ave. Residents:

I wish to thank all of you for your warm welcome to Lakewood! My children and I have been truly happy here on Grace Avenue as we have begun our transition into our "new normal". As many of you know, I spent many hours working to help clear my grandparents' house with the eventual hope that I would move there with the children. However, the Lord works in mysterious ways. When word came about the Drug Mart development, I initially ignored it, knowing that it was just a part of living in an urban area. Eventually I was prompted to look around Lakewood again and discovered a home that was truly ideal for my family. We found a house on Lakewood Park that has enough bedrooms for all of us, and it beckoned us home. Since it is also a hundred year old home, it needs work. Therefore we are currently still residing on Grace until the work is complete. But we are eagerly awaiting the day we can begin to settle in our new home. I appreciate everyone's concern on our behalf, but I wanted to inform you that the Drug Mart development is not harming me or my children in any way.

Sincerely,

Krisztina J. Nadas



## Schwarz, Johanna

---

**From:** Siley, Dru  
**Sent:** Thursday, July 26, 2012 9:21 AM  
**To:** Schwarz, Johanna  
**Cc:** Sylvester, Bryce  
**Subject:** FW: Drug Mart project

Johanna-

Please print and add to the PC folder for next week.

Thanks,

Dru

**From:** John Nadas [<mailto:jnadas@neomed.edu>]  
**Sent:** Wednesday, July 25, 2012 10:54 PM  
**To:** Siley, Dru  
**Subject:** Drug Mart project

Dear Members of the City of Lakewood Planning Commission,

My name is John Nadas, I am the Trustee who has been entrusted with managing the house and property at 1425 Gracc Avenue. I have been anxiously following the discussions about the proposed Drug Mart project. It seems that it would be a great benefit to the community to replace the old car dealership with a new Drug Mart store. I have been very pleased with the innovative planning that Tom McConnell and Drug Mart have been doing to improve the neighborhood and to keep the street beautiful, and to renovate the house in which I grew up at 1425 Gracc Avenue. I strongly support this development and hope you will be able to approve it so that he can proceed with plans for the new store.

Sincerely,  
John Nadas

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## Schwarz, Johanna

---

**From:** Laura Schwartz Gaydos <zpymom@gmail.com>  
**Sent:** Thursday, August 02, 2012 6:16 AM  
**To:** Planning Dept  
**Subject:** Proposed Drug Mart

I'm writing today to lend my support in FAVOR of the proposed new location of Drug Mart on the site of the former Ganley dealership. There are far too many properties sitting vacant and abandoned in Lakewood, ESPECIALLY at the eastern end. I've lived on Hazelwood for over 15 years (Lakewood my entire life) and had hopes that this section of the city would be developed and improved for a long time. I applaud everyone's efforts in revitalizing the downtown area including the new CVS and the Quaker Steak & Lube. However, the eastern end of Lakewood has stalled and needs our immediate attention. The relocation of the Drug Mart to this now-empty eye sore is a great beginning. I understand from neighbors that Drug Mart has been extremely cooperative in working with residents regarding driveways and deliveries as well as traffic flow. Drug Mart is an Ohio owned company and a long-standing resident of Lakewood. It's time we step up and approve their plans to better our community.

**Schwarz, Johanna**

---

**From:** Ben Maupin <bmaupin1939@yahoo.com>  
**Sent:** Wednesday, August 01, 2012 3:50 PM  
**To:** Planning Dept  
**Subject:** Proposed New Drug Mart Store at the Former Ganley Dealer

I am in support of approval of the proposed new Drug Mart Store at the former Ganley Dealer

1. Has been commercial for a long time
2. Is a vacant building for a long time
3. We need a Drug Mart in the East End of Lakewood  
I have been shopping at this store for a long time
4. Will be an improvement over the existing Drug Mart Store

Benjamin S. Maupin  
12540 Edgewater Dr. #207  
Lakewood, OH 44107

**Schwarz, Johanna**

---

**From:** Margaret Leroy <margaret.leroy@att.net>  
**Sent:** Wednesday, August 01, 2012 10:17 AM  
**To:** Planning Dept  
**Subject:** Proposed new Drug Mart Store @ The Former Ganley Dealer

I would like to show my support for the approval of the re-development project. I have lived in Lakewood for 34 years and am in support of the re-development of the city. That space has been vacant way too long. Thank you. Merl Avenue resident.

**Schwarz, Johanna**

---

**From:** Shannon Graber <the.grabers@yahoo.com>  
**Sent:** Tuesday, July 31, 2012 10:08 PM  
**To:** Planning Dept  
**Subject:** In favor of drugmart...

Shannon Graber  
1278 Chase ave,  
Lakewood Oh. 44107

I AM IN FAVOR OF ADDING THE NEW DRUG MART.

## Schwarz, Johanna

---

**From:** DAVID GAKING <davegaking@gmail.com>  
**Sent:** Wednesday, August 01, 2012 7:55 AM  
**To:** Planning Dept  
**Subject:** Drug Mart Store

City of Lakewood,

As a resident of Lakewood I strongly support the new DrugMart store. I own 2 homes and a business in Lakewood. That old dealership has been a eye sore for many years and when it was open I could hear the phone and announcements over the PA system. I live on Clarence Ave between Detroit and Franklin. I am happy that a company is willing and able to develop a business in Lakewood. Lakewood needs the additional Tax revenue it will create.

How can I help?

--

**David Gaking**  
President  
Midwest Lighting Group LLC.  
[DaveGaking@gmail.com](mailto:DaveGaking@gmail.com)  
757-641-8139

**Schwarz, Johanna**

---

**From:** Darlene Gole <darlenegole@gmail.com>  
**Sent:** Tuesday, July 31, 2012 9:18 PM  
**To:** Planning Dept  
**Subject:** New DrugMart Store

Just wanted to let you know I'm in favor of the new Lakewood DrugMart store - i think its an exciting project and would improve our city!

thanks for listening  
Darlene Gole  
13205 Hazelwood Avenue  
Lakewood OH (A Great City)

## Schwarz, Johanna

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**From:** John Nesselhauf <paw99@cox.net>  
**Sent:** Monday, July 30, 2012 9:51 PM  
**To:** Planning Dept  
**Subject:** Drug Mart Re-development Plan

I wanted to make known my opinion regarding the proposed **Drug Mart development at the former Ganley Dealership** property between Grace and Cohasset and bordering Detroit Rd. and the annexation and re-development of the vacant apartment building adjacent to the Ganley property on the west and south of said property.

The properties have become dilapidated eyesores and are prime breeding grounds for crime, nesting places for the homeless and social predators. We need to give some thought for the safety of our youngsters who already have enough negative influences thrown at them and the dregs who frequent empty buildings need not have access to our children or our neighborhoods.

Not only would a new Drug Mart as planned give the immediate area a new look, I am sure the planning commission has looked at the outside of the proposed building and approved of the architectural appearance we want to see on Detroit Rd. It would also give a new look to Drug Mart who's property further to the east on Detroit looks many years older than it is.

Thank you for letting me state my opinion.

Best regards,

John Nesselhauf  
13406 Harlon Ave.  
Lakewood, Oh. 44107  
[paw99@cox.net](mailto:paw99@cox.net)

## Schwarz, Johanna

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**From:** pat evert <maw99@cox.net>  
**Sent:** Monday, July 30, 2012 9:18 PM  
**To:** Planning Dept  
**Subject:** Drug Mart re-development

I want it on record that **I am in support of the new Drug Mart development @ the former Ganley dealership building.** The empty Ganley building, the neglected Ganley lot and the vacant apartment building on the west end behind the lot are all eyesores and give the impression that the area is distressed. We need to clean up our city & support developing businesses. Outdated & abandoned store fronts do not portray our city in a fair or inviting light. They give the impression to all that pass through that our city is in distress, bringing down everyone's property values and giving our city a bad reputation.

Patricia J. Evert  
13406 Harlon Ave.  
Lakewood, Ohio 44107  
[maw99@cox.net](mailto:maw99@cox.net)

**Schwarz, Johanna**

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**From:** Christina Sherry <tina52993@yahoo.com>  
**Sent:** Monday, July 30, 2012 10:29 PM  
**To:** Planning Dept  
**Subject:** Drug Mart

I am in support of the Drug Mart project!  
Christina Sherry  
1314 Nicholson Ave

**Schwarz, Johanna**

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**From:** Janet castle <jbcastle01@yahoo.com>  
**Sent:** Thursday, August 02, 2012 9:05 AM  
**To:** Planning Dept  
**Subject:** new drug mart

I support and approve of the plans for the Ganley property to be the new Drug Mart. Empty buildings and parking lots are sad to see. The Drug Mart location now is obscure and would greatly be enhanced at the new location.

**Schwarz, Johanna**

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**From:** Bob Green <bgreen1946@yahoo.com>  
**Sent:** Thursday, August 02, 2012 3:27 PM  
**To:** Planning Dept  
**Subject:** Proposed new Drug Mart store.

I support the re-development project for the former Ganley Dealership for a new Drug Mart store.

**Schwarz, Johanna**

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**From:** Ginny Massimiani <gmassimiani@aol.com>  
**Sent:** Thursday, August 02, 2012 5:03 PM  
**To:** Planning Dept  
**Subject:** Drugmart

I support the Drug mart development project on Detroit Ave between Colhasset. Ave & Grace Ave.

Thank you,  
Ginny Massimiani  
1263 Cook Ave  
Lakewood Ohio

Sent from my iPhone

**Schwarz, Johanna**

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**From:** patrick chaney <patrick.a.chaney@gmail.com>  
**Sent:** Thursday, August 02, 2012 6:01 PM  
**To:** Planning Dept  
**Subject:** Approval: Re-Development Project

For the record, I approve of the Re-Development Project. (Proposed New Drug Mart Store @ The Former Ganley Dealer)

Sincerely,  
Patrick Chaney  
Home Owner  
13414 Harton Ave  
Lakewood, OH

**Schwarz, Johanna**

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**From:** Planning Dept  
**Sent:** Friday, August 03, 2012 10:25 AM  
**To:** 'Siley, Dru'  
**Subject:** FW: PC 8-2-12 & ARB 8-9-12  
**Attachments:** DM Comments 8-2-12.pdf

Printed.

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**From:** Marie-France Schreiber [<mailto:mfscnx08@att.net>]  
**Sent:** Thursday, August 02, 2012 12:09 PM  
**To:** Planning Dept  
**Subject:** PC 8-2-12 & ARB 8-9-12

Please accept this written document as an expression of my views pertaining to Drug Mart Development site on Detroit Avenue.

Thank you for your consideration.

Marie-France Schreiber

1428 Grace  
tel (216) 226-5329  
email [mfscnx08@att.net](mailto:mfscnx08@att.net)

August 2, 2012

Dear Planning Commission and Board of Building Standards/Architectural Board of Review/Sign Review:

My name is Marie-France Schreiber, presently residing at 1428 Grace Avenue and former tenant at 1509 Cohasset.

Hereto are my comments and concerns for upcoming meetings regarding Drug Mart redevelopment of Ganley site.

**To the Planning Commission:**

In consideration of DDM's recent appeals and submission of third set of changes, I am playing devil's advocate and leaving the final decision for the Planning Commission to ponder, as you clearly are most familiar with zoning and public safety. It is my sincere hope that for all parties concerned, Cohasset and Grace neighbors, that a happy medium can be found. The Ganley facility has lived its purpose, progress means another facility needs to be erected in its place. I leave you with one question, WHO will have deep enough pockets to clean up this site and make it viable again should you deny DDM's third request? Do we want another lot on the eastside of Lakewood (i.e. Rockport) to sit there vacant and be a blight to the entrance of our neighborhood? The decision is yours and yours alone. Please make it a sound one.

**To Board of Building Standards/Architectural Board of Review/Sign Review:**

The third set of drawings submitted by Dru Siley to neighbors on 7/23/12 have addressed some of the issues brought forth by the neighborhood.

It probably will not appease the Grace Avenue neighbors, because they are trying to save the apartment building, which DDM has deemed to be a gateway in/out of the parking lot. Yet, the Cohasset neighbors seem to be fine with all the loading/unloading going on in their front/back yard. Therefore, in keeping with big picture thinking, what is the best decision here.

Well, it's quite simple: Appease the community and strongly urge DDM to build the highest quality facility and maintain it to a higher standard than that which it currently has on the eastside. A poor corporate image is hard to improve upon when you're addressing one of the most historical residential areas in Lakewood. I, as their neighbor, will demand they maintain a higher standard. I will not tolerate poor management.

Finally, if you refer back to my comments of 7/5/12, I believe I outlined my likes, dislikes, improvements and the must. Here are a few points I'd like to make:

1) I stand firm that should you grant shaving of 872 sq. ft. of 1425 Grace, a board on

board 8 ft fence along that perimeter will not suffice as an adequate sound barrier. Why can't a brick wall be build there like the one on Parkhaven? That is a sea of asphalt, and that wall looks attractive.

2) The flow of traffic in/off Cohasset and Grace still bothers me. If all the loading/unloading, employee parking and garbage is on Cohasset side, why can't that only be an inbound entrance with traffic flowing into parking to exit on Grace and/or Detroit through parking lot. Same on Grace, why make that an entrance, when clearly 18 wheelers are going to be turning into that exit space in order to back into the dock. Having traffic come into the site from Grace is a traffic hazard and not in the best interest of public safety. Lest not forget, since all parties concerned seem to use CVS downtown as a barometer, that site has no entrance or exit on Detroit. All traffic flows in/out of parking lot on Arthur and Lakeland in a circular motion. The same should happen here, with movement Detroit → Cohasset → Grace. Also keep in mind, Family Dollar will have their vehicular traffic moving Detroit → Grace, with deliveries on Grace and Garfield Middle school traffic will be exiting one way going westbound on Detroit (if drivers obey the traffic sign) but have a propensity to go up Grace and turn around in the driveways of the first four houses on Grace. This may change with DDM in the picture, but that is yet to be determined.

3) I would like to see an enclosure built for the dumpster similar to the one at Dunkin Donuts on Spring Garden Avenue. It's tastefully done and would look appropriate near garages of adjacent properties.

4) I'm still pushing to limit hours (a) store hours 9 am to 10 pm and (b) delivery trucks/vans and trash removal to after school starts and before school ends (9 am to 2 pm). Some of us spend a lot of time on our front porches!

5) **A MUST:** GRANT Mr. Walters, principal of Garfield Middle School, request for a police officer presence when school lets out. He shares my concerns regarding vehicular traffic.

Finally, should the construction of this facility move forward, let's work together as a team to elevate the quality of the development for future generations to come. Dissension is not progress. One unified group doesn't make a neighborhood. We are all entitled to our opinions, but at the end of the day, someone has to make the decision. And, with that said, the burden is on the Planning Commission and ARB.

I hope you will consider my comments when making your final decisions.

**Schwarz, Johanna**

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**From:** Linda McDonough <copperface13@gmail.com>  
**Sent:** Monday, July 30, 2012 12:18 PM  
**To:** Planning Dept  
**Subject:** Planning Commission Hearing on August 5th

Planning Commission:

I request that you deny the Discount Drug Mart request for a rehearing at the August 5th meeting.

We have all (neighbors and commission) spent countless hours and effort to be thoughtful and considerate on this issue and reached a fair decision.

This proposal violates the Lakewood Community Vision and the General Standards for Conditional Use.

Respectfully,

Linda McDonough

**Schwarz, Johanna**

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**From:** annie caswell <anniecawell331@gmail.com>  
**Sent:** Sunday, July 29, 2012 10:46 PM  
**To:** Planning Dept  
**Subject:** Please deny the DDM request for rehearing

July 29, 2012

Planning Commission  
City of Lakewood  
12650 Detroit Ave  
Lakewood, OH 44107

Dear Members of the Planning Commission,

I respectfully request that you deny Discount Drug Mart's request for rehearing at the August 2<sup>nd</sup> Planning Commission meeting. The revisions are not substantive. The concerns we have presented in previous meetings are still relevant. The proposal violates the City Vision and the General Standards for Conditional Uses as set forth in the Planning and Zoning Code.

Thank you for your thoughtful deliberation and service to our city.

Sincerely,

Annie Caswell  
1431 Grace Ave  
Lakewood, OH 44107

July 29, 2012

Planning Commission  
City of Lakewood  
12650 Detroit Ave  
Lakewood, OH 44107

Dear Members of the Planning Commission,

I respectfully request that you deny Discount Drug Mart's request for rehearing at the August 2<sup>nd</sup> Planning Commission meeting. The revisions are not substantive. The concerns we have presented in previous meetings are still relevant. The proposal violates the Lakewood Community Vision and the General Standards for Conditional Uses as set forth in the Planning and Zoning Code.

Thank you for your thoughtful deliberation and service to our city.

Sincerely,

Charles Kelly

**Schwarz, Johanna**

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**From:** Carl Roloff <carlroloff@netscape.net>  
**Sent:** Monday, July 30, 2012 2:57 PM  
**To:** Planning Dept  
**Subject:** Please deny Discount Drug Mart rehearing on August 2nd  
**Attachments:** Letter\_to\_PC\_-\_PLEASE\_DENY\_REHEARING.pdf

July 30, 2012

Planning Commission  
City of Lakewood  
12650 Detroit Ave  
Lakewood, OH 44107

Dear Members of the Planning Commission,

I respectfully request that you deny Discount Drug Mart's request for rehearing at the August 2<sup>nd</sup> Planning Commission meeting. The revisions are not substantive and shouldn't be considered as grounds for a rehearing. The concerns we have presented in previous meetings are still relevant. The proposal violates the Lakewood Community Vision and the General Standards for Conditional Uses as set forth in the Planning and Zoning Code. I appreciate your time and believe that the request for rehearing should be quickly denied as it presents no substantive changes to the requests from last month.

Thank you for your thoughtful deliberation and service to our city.

Sincerely,

Carl Roloff  
1438 Grace Ave  
Lakewood, OH 44107  
(PDF version attached for your records)

## Schwarz, Johanna

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**From:** Michael Ciccarello <chicimoto@sbcglobal.net>  
**Sent:** Monday, July 30, 2012 10:49 PM  
**To:** Planning Dept  
**Cc:** annie\_caswell; syusko@sbcglobal.net; m.donnamiller@gmail.com; rbrookebaker@hotmail.com; Kevin McDonough; jacro94@sbcglobal.net; mmnottage@hotmail.com; kwenderoth@cox.net; kingsflame@juno.com; grace neighbors; maryjan1mg@gmail.com; Linda McDonogh; Colleen Cotter; Peter Viiberg; dme723@cox.net; donnytollitt@hotmail.com; cathyspicer1897@gmail.com; DenDolly@aol.com; carlroloff@netscape.net; colleenschmid21@gmail.com; lima0227@hotmail.com; barbmarburger@aol.com; joangroth@cox.net; L.Kolodny@yahoo.com; bob\_mckee@hotmail.com; tandjhanson@sbcglobal.net; neumanngraceave@aol.com; todd.saporito@fleckassociates.com; CKelly@atfgc.org; pcjdawn@att.net; ToddJSaporito@clevelandpride.org; jakecat23@yahoo.com; corridonil@yahoo.com; cal\_zunt@hotmail.com; ruthjcoffey@yahoo.com; penny002@cox.net; malloymike@aol.com; marsertle@cox.net  
**Subject:** Notification to Planning Commission Regarding Proposed Rehearing of DDM Development Plan  
**Attachments:** DDM\_Planning-Commission-30-July-2012.doc

Dear Planning Commission Members,

Attached is our (Michael and Kazuyo Ciccarello, 1519 Grace Avenue) formal comments and concerns related to the requested Rehearing of the Discount Drug Mart Development Plan at the August 2nd Planning Commission hearing.

The Commission's July 5th decision to deny a lot split and consolidation between 1425 and 1419 Grace Avenue, Lakewood, Ohio (PPN numbers 315-07-039 and 315-07-038) was appropriate and legitimate. Given the request made by Discount Drug Mart, there does not appear to any real substantive revision to the plan that would warrant a Rehearing.

We respectfully request that the Rehearing sought by Discount Drug Mart be denied at the August 2nd Planning Commission hearing. We would also request that we receive confirmation, via email, letter or voice mail, that our comments and concerns were reviewed and considered prior to the August 2nd hearing.

Thank you for your thoughtful consideration,  
Michael and Kazuyo Ciccarello  
1519 Grace Avenue

July 30, 2012

Planning Commission  
City of Lakewood  
12650 Detroit Ave  
Lakewood, OH 44107

Dear Members of the Planning Commission,

As concerned residents of Grace Avenue, and actively engaged in community development, my wife and I have been involved in the ongoing process of review regarding the proposed Discount Drug Mart development project on the former Ganley Auto Dealer site.

I continue to express my deep concern regarding any plans that would encroach on any Grace Avenue property currently zoned residential. I cannot understand how removing eight parking spaces from the original plan would be cause for reconsideration of the Commission's appropriate July 5<sup>th</sup> decision to deny a lot split and consolidation between 1425 and 1419 Grace Avenue, Lakewood, Ohio (PPN numbers 315-07-039 and 315-07-038).

As we have repeatedly requested, with just cause (Lakewood City Code regarding Conditional Use and the Community Vision to preserve and protect residential neighborhoods), the Discount Drug Mart development plan should be limited to the existing commercial footprint that includes the Cohassett residential parcel granted at the July 5<sup>th</sup> Planning Commission Hearing.

I respectfully request that you deny Discount Drug Mart's request for rehearing at the August 2<sup>nd</sup> Planning Commission meeting. The revisions are not substantive. The concerns we, the residents of Cohassett and Grace Avenues, have presented in previous meetings are still relevant. The proposal violates the Lakewood Community Vision and the General Standards for Conditional Uses as set forth in the Planning and Zoning Code.

Thank you for your thoughtful deliberation and service to our city.

Sincerely,  
Michael and Kazuyo Ciccarello  
1519 Grace Avenue  
216-221-1389

**Schwarz, Johanna**

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**From:** marsertle@cox.net  
**Sent:** Tuesday, July 31, 2012 6:44 AM  
**To:** Planning Dept  
**Subject:** August 2, 2012 Planning Commission Meeting - Drug Mart

July 30, 2012

Planning Commission  
City of Lakewood  
12650 Detroit Ave  
Lakewood, OH 44107

Dear Members of the Planning Commission,

I respectfully request that you deny Discount Drug Mart's request for rehearing at the August 2nd Planning Commission meeting. The revisions are not substantive. The concerns we have presented in previous meetings are still relevant. The proposal violates the Lakewood Community Vision and the General Standards for Conditional Uses as set forth in the Planning and Zoning Code.

Thank you for your thoughtful deliberation and service to our city.

Sincerely,

Marlene Ertle  
1445 Grace Avenue

**Schwarz, Johanna**

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**From:** joangroth@cox.net  
**Sent:** Tuesday, July 31, 2012 6:22 PM  
**To:** Planning Dept  
**Subject:** DDM Rehearing

July 31, 2012

Planning Commission

City of Lakewood

12650 Detroit Ave

Lakewood, OH 44107

Dear Members of the Planning Commission,

We respectfully request that you deny Discount Drug Mart's request for rehearing at the August 2nd Planning Commission meeting. The revisions are not substantive. The concerns we, residents of Cohasset and Grace Avenues, have presented in previous meetings are still relevant. The proposal violates the Lakewood Community Vision and the General Standards for Conditional Uses as set forth in the Planning and Zoning Code.

The apartment building is and has been for many, many years our buffer from the commercial property use on Detroit Avenue. We do not feel it is in the best interest of our neighborhood or within the city code to remove our buffer for a driveway.

Thank you for your thoughtful deliberation and service to our city.

Sincerely,

Dave Bliss and Joan Groth  
1504 Grace Avenue

**Schwarz, Johanna**

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**From:** Mike Malloy <malloymike@aol.com>  
**Sent:** Wednesday, August 01, 2012 8:28 AM  
**To:** Planning Dept  
**Subject:** Discount Drug Mart's request for rehearing

Planning Commission  
City of Lakewood  
12650 Detroit Ave  
Lakewood, Ohio 44107

Dear Members of the Planning Commission:

I request that you deny Discount Drug Mart's request for a rehearing at the August 2nd Planning Commission meeting. The revisions proposed are not substantive. The concerns we residents presented in previous meetings are still very relevant.

The proposal violates the Lakewood Community Vision and the General Standards for Conditional Uses as set forth in the Planning and Zoning Code.

I thank you for protecting the character of our neighborhood at the previous meeting and pray that you will continue to protect the residents of Lakewood.

Sincerely,

Michael and Mary Malloy  
1524 Grace Ave  
Lakewood, Ohio 44107

**Schwarz, Johanna**

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**From:** Tony Lima <lima0227@hotmail.com>  
**Sent:** Wednesday, August 01, 2012 10:47 AM  
**To:** Planning Dept  
**Subject:** Drug Mart plan

Dear Members of the Planning Commission,

I respectfully request that you deny Discount Drug Mart's request for rehearing at the August 2<sup>nd</sup> Planning Commission meeting. The revisions are not substantive. The concerns we, residents of Cohasset and Grace Avenues, have presented in previous meetings are still relevant. The proposal violates the Lakewood Community Vision and the General Standards for Conditional Uses as set forth in the Planning and Zoning Code.

Thank you for your thoughtful deliberation and service to our city.

Sincerely,

Anthony Lima  
1525 Cohasset Ave.

## Schwarz, Johanna

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**From:** William Birt <williambirt@sbcglobal.net>  
**Sent:** Thursday, August 02, 2012 1:10 PM  
**To:** Planning Dept  
**Subject:** Discount Drug Mart

My name is Cathy Birt, I live at 1515 Grace Ave. I am not able to attend the Planning Commission meeting but wanted you to know we oppose the rehearing for Discount Drug Mart. The proposal is not substantive, and the current plan VIOLATES THE Lakewood Community Vision and the General standards for Conditional Use in the Lakewood Planning and Zoning Code.

On a more personal note, We have been law abiding, tax paying Lakewood Residents for 24 years .As a resident and parent, who has my back? We raised four children here and although we did not send our children to the Lakewood Public School System we did support it. If I were a parent whose child went to Garfield School I would be beside myself at this point. Grace Ave. was such a wonderful street to raise our children that our oldest son named his oldest daughter Grace. I FEAR of what could happen with DDM encroaching down the street. Please do not allow this to happen. Please choose wisely as the choice is YOURS.

Thank You,  
William & Catherine Birt

To: The Lakewood Planning Commission

From: Colleen Cotter, 1437 Grace Avenue

Date: August 2, 2012

RE: Potential Rehearing of the Planning Commission's July 17<sup>th</sup> DDM Decisions

I am sorry to miss this meeting. We are out of town and unable to attend. I have requested that a neighbor deliver this message to the Planning Commission.

I encourage the Planning Commission to remember the issues that we have raised during the last two Planning Commission meetings. You considered those issues and made your decisions. You should not be swayed by these relatively minor changes in Drug Mart's plans.

In order to be granted conditional use for accessory parking, Drug Mart must show, and you must find all of the following. These are not factors to weigh. In order to grant conditional use, you must actually find each of the following.

- ❖ That this conditional use will not be detrimental to public health, safety and welfare;
- ❖ That this conditional use will not change the essential character of the neighborhood; and
- ❖ That the conditional use will not be injurious to the uses permitted by right in the immediate vicinity, nor substantially diminish or impair property values in the neighborhood.

The Planning Commission must also consider and weigh whether the conditional use is consistent with the community vision and whether the conditional use will be harmonious with the neighborhood.

At the prior meetings we presented considerable testimony and examples illustrating that Drug Mart's plan for this residential property does not meet these standards. Those include:

- ❖ The City's Vision states that as a matter of public policy the preservation and protection of residential neighborhoods is required for the health, safety and welfare of the people.
- ❖ This 28,000 square foot store with large parking lot will indeed be detrimental to this neighborhood. It is oversized for this location. It will destroy the transition from commercial to residential. It will change the essential character of this neighborhood.
- ❖ Splitting the white house's property and diverting part of the lots use to a commercial purpose will reduce the value of that property, impacting on the rest of the neighborhood.
- ❖ This oversized store will bring an inappropriate level of light, noise, traffic and exhaust well into this residential neighborhood. It will bring a sea of asphalt into a residential neighborhood where many walk, bike and take public transportation.

Drug Mart has not shown at the prior meetings that its plans meet the requirements of Lakewood's Code. The slightly revised plans do not meet these requirements any better than the old plans. I encourage the Planning Commission to remain steadfast in upholding the requirements of the Code and deny this request.

Finally, I feel compelled to comment on the process. I am part of an informally organized group of neighbors which has attempted to engage in good faith with Drug Mart and the City. In return we have been presented with new designs that address our concerns only on the fringes. On three separate occasions we have also been presented with last minute plan revisions, leaving us little time to examine, discuss and respond in time for Planning Commission and Architectural Board of Review meetings.

This pattern has continued to today. Drug Mart filed its request for a rehearing on July 13 and yet we were not informed until July 23, despite repeated requests that we be kept informed. During this delay, we were repeatedly told by city officials that nothing was happening. Because of summer vacations, this delay has meant that many of our neighbors were less able to engage in the process to which they have committed much of the last few months.

This group of engaged citizens deserves more respect.

An official with the new Quaker Steak & Lube Restaurant was recently quoted as stating that they made their Lakewood restaurant smaller than their usual restaurant to fit in with Lakewood. That is the kind of commercial development that Lakewood should embrace. Lakewood deserves a store that is designed to fit in our environment, not a store designed for a suburban strip mall, shoehorned into this space. The City of Lakewood deserves better.

I want to thank the Planning Commission for welcoming our engagement at your last 2 meetings. I want to thank you for respecting our views. I want to thank you for enforcing the City Code.

I ask you to find that Drug Mart has not shown that this design meets the requirements of the City Code, and to deny the lot split, the lot consolidation and the conditional use for both Grace properties.

# Presentations and Handouts from Residents

Reasons that the Planning Commission Should Deny  
Discount Drug Mart's Requests for Rehearing August 2

From Barb Marburger, 1475 Grace Avenue

**I. Does the Rehearing process apply to Discount Drug Mart's three applications?**

- The denials of Drug Mart's applications for lot split and consolidation and for a conditional use permit for accessory parking on 1419 Grace Avenue fall within the Commission's Rule allowing it to decide whether to rehear the applications.

- Since Drug Mart withdrew its application for a conditional use permit for a drive thru, that application was not voted on and was not denied. That application does not fall within the rehearing procedure in Article III, Section A of the Commission's Rules and Regulations.

The "rehearing" process is set out in the Planning Commission's Rules and Regulations:

ARTICLE III: Docket; Section A -- Matters to be Included on the Docket

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Applications to the Zoning Ordinances of the City that have been denied by the Commission may be resubmitted within ten (10) days, of the denial. If the Commission determines by vote that valid grounds have been submitted to hold a rehearing, then a rehearing shall be granted. If the request is not made within ten (10) days from the date of the ruling, no application on the same appeal may be made to the Commission for a period of six (6) months from the date the original application was denied.

a. Docket No. 06-09-12: "seeking lot consolidations; conditional use for general business"

i. Lot split and consolidation of 1419 Grace and 1425 Grace.

At the end of the public hearing on July 5, the Commission denied ADA's request to subdivide 1425 Grace, the White House lot, and consolidate the proposed northern section with 1419 Grace, the Apartment Building lot, finding that proposal to be inconsistent with the Community Vision.

In its July 13 letter to Director Siley, ADA wrote that its ground for seeking rehearing of this application is "DDM's plan to modify the limits of the originally proposed lot split and consolidation."

ii. conditional use permit for accessory parking on 1419 Grace.

At the end of the public hearing on July 5, the Commission failed to approve ADA's request for a conditional use permit for accessory parking on 1419 Grace Avenue, voting the motion down with three yeas, four nays.

In its July 13 letter to Director Siley, ADA wrote that its ground for seeking rehearing is "DDM's plan to revise its overall site plan to modify the limits of the building and parking areas originally proposed."

b. Docket No. 07-15-12: "Conditional Use for General Business with a Drive-Thru"

At the end of the public hearing on July 5, DDM withdrew its application for a conditional use permit for a drive-thru. (Director Siley noted that without the conditional use permit, DDM could not demolish the Apartment Building on 1419 Grace, and the proposed drive-thru window would be too close to a residential structure to be valid under the Zoning Code.) Since the application was not denied, the post-denial rehearing procedures set out in Article III, Section A do not apply to the drive-thru permit application.

2. **Should the Planning Commission grant DDM's requests for rehearing?**

The Commission's rules require that it determine by vote that valid grounds have been submitted to hold a rehearing. Discount Drug Mart's revised proposal does not present valid grounds for a rehearing with respect to the lot split and consolidation, or with respect to the conditional use permit for accessory parking.

a. Lot split and consolidation: Still degrading the residential lot and creating irregular lots.

With respect to the lot split and consolidation, DDM's modification of its prior proposal reduces from .05 acres to .02 acres the area of 1425 Grace that they propose to remove from that lot and attach to 1419 Grace. Like the prior proposal, this would create two irregularly shaped lots where currently there are only rectangular lots.

Previously, the object of the lot split and consolidation was to increase the area of 1419 Grace, which unlike 1425, could be granted a conditional use permit for accessory parking. The new proposal has the same objective. Previously, the proposal showed the newly enlarged 1419 Grace lot holding most of 14 parking spaces and a 24-foot wide two-way access road that would serve the drive-thru, the dumpster, the loading dock, the 14 parking spaces, and customer and employee parking on other parcels on the site. The new proposal shows the aggregated 1419 Grace lot holding all or most of seven (7) parking spaces and the same multi-purpose access road. With respect to the parcel from 1425 Grace lot that DDM seeks to split off and add to the 1419 Grace lot, there would be no parking on it whatsoever. It would become part of the central intersection of the primary service roads on the site.

While the new lot split proposal would have a less dramatic degradation of the 1425 Grace residential property, the new proposal has the same flaws as the last: Substantial negative impact on the use, value and aesthetic qualities of 1425 Grace, and invasion of the residential neighborhood with commercial activity, with even less claim than the prior proposal to a legitimate conditional use for accessory parking on either the split-off parcel fragment or the proposed aggregated lot at 1419 Grace.

The Commission would be justified in determining that the applicant has not presented valid grounds for rehearing its application for lot split and consolidation.

- b. Conditional use permit for accessory parking on 1419 Grace; Proposes even less accessory parking while substantially harming the residential character of the area.

With respect to the conditional use permit to allow 1419 Grace to be used for accessory parking, DDM's modification of its prior proposal presents less of a basis for approval of the permit than the previous proposal that was denied on July 5.

Although the prior proposal had all or most of 14 parking spaces on the area covered by 1419 Grace, the new proposal drops that number to seven (7) spaces. The demolition of the Apartment Building at 1419 Grace is still required by the new plan, and the entire lot would still be leveled and paved. The intrusion of the commercial activity into the residential neighborhood would be essentially unchanged. The plan still eliminates much of the curb and sidewalk in front of the Apartment Building for the construction of a 24-foot wide entrance/exit driveway for the DrugMart entirely within the R-1 II zone. The proposal still exceeds the scope of commercial use permitted uses on a residential lot.

The Commission would be justified in determining that the applicant has not presented valid grounds for rehearing its application for a conditional use permit for accessory parking on 1419 Grace.

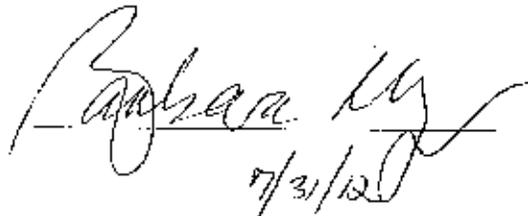
3. **If the Planning Commission grants one of both of the requests for rehearing, when should the hearing be held?**

The Commission's Rules and Regulations do not state that a rehearing will be held at the same meeting that a request for rehearing is granted. Although the Director of Development has placed both the requests for rehearing and the public hearings thereon on the Commission's August 2 agenda, obviously the public hearings cannot be definitely scheduled until the Commission has decided whether or not to grant them.

This point is raised because the Commission's prior consideration of these applications, at its June 7 and July 5, meetings, fully engaged all of the members of the Commission and included many issues, many questions, and extensive discussion. Neither of the two denial votes that DDM is seeking to reverse was unanimous.

There is no requirement in the Commission's Rules and Regulations that a public hearing should be held immediately if the Commission grants a request for rehearing. The majority of the Planning Commission members voted against approval of Drug Mart's application for a conditional use permit for accessory parking on 1491 Grace Avenue. In the event that any of that majority is not in attendance at the August 2 meeting (Mr. Stockman, Ms. Gillett, Ms. Belsito, and Mr. Greytak), the Commission is respectfully urged to consider scheduling the public hearing for a later meeting.

With great appreciation and respect for the work of the Planning Commission members and for their office,

  
7/31/12

**DISCOUNT DRUG MART'S REVISED REQUESTS FOR LOT SPLIT AND CONSOLIDATION AND FOR A CONDITIONAL USE PERMIT FOR ACCESSORY PARKING ON 1419 GRACE SHOULD BE DENIED.**

From Barb Marburger, 1475 Grace Avenue

**1. The Request for Lot Split and Consolidation Involving 1419 and 1425 Grace Avenue Should Be Denied.**

DDM's modification of its prior lot split and consolidation proposal reduces from .05 acres to .02 acres the area of 1425 Grace that they propose to remove from that lot and add to 1419 Grace. Like the prior proposal, this would create two irregularly shaped lots where currently there are only rectangular lots.

The objective of the lot split and consolidation is to use part of the yard at 1425 Grace to increase the area for Drug Mart's commercial development. Since 1425 Grace does not abut the commercial lot, its yard cannot be converted to the service of the commercial use for accessory parking unless it is split off from 1425 and attached to a lot that abuts the commercially zoned lot. Under Cod. Ord. 1163.03(a), 1419 Grace may be subject to permit for accessory parking since it abuts the commercial lot involved.

The current proposal shows the post-consolidation 1419 Grace lot holding all or most of seven (7) parking spaces and a multi-purpose access road that would serve the drive-thru, the dumpster, the loading dock, the seven (7) parking spaces, and customer and employee parking on other parcels on the site. In particular, the parcel from 1425 Grace lot that DDM seeks to split off and add to the 1419 Grace lot would have no parking on it whatsoever. It would become part of the central intersection of the primary service roads on the site.

**A. The Lot Split and Consolidation is intended to evade the restrictions in the Zoning Code that are intended to protect residential areas from intrusion by commercial development.**

The purpose of the lot split/consolidation is to use part of the yard at 1425 Grace - a non-abutting lot - so that that a portion of that residentially zoned lot, which is not subject to conditional use for accessory parking, can be approved for "accessory parking" to support DDM's commercial activity.

Consolidating a non-abutting lot with an abutting lot for the purpose of increasing the commercial activity's reach into a residential area is contrary to the clear purpose and intent of the Zoning Code, Section 1161.03(a)(1), which limits the accessory parking option to lots abutting the commercially zoned lot.

As Colleen Cotter said in her July 5 presentation, the lot split is being requested to work around the limitations that the Zoning Code places on commercial developments that border residential areas. The request violates the clear intent of the Council, and the administrative bodies like this Commission who reviewed that legislation, to prohibit commercial encroachment into residential areas except as permitted on (1) abutting lots, for (2) accessory parking.

- B. None of the yard area from 1425 Grace's lot that is proposed to be subdivided and consolidated would even be used for accessory parking under Drug Mart's plan.**

The residentially zoned yard area from 1425 Grace that DDM seeks to incorporate into its development would comprise part of the intersection of all the service roads on the DDM site. The revised Site Plan shows that the sole use of this particular triangle of land would be to accommodate movement of trucks to and from the Loading Dock and the Dumpster, and possibly for passenger vehicles to access the employee parking area.

DDM does not propose to place any parking spaces on the piece of land from 1425 Grace's yard. The split-off parcel from 1425 Grace is not intended to be used for a lawful use under the Zoning Code even for an abutting parcel.

- C. The proposed use does not meet the standard for approval of a lot split and consolidation under the Zoning Code.**

The Zoning Code describes lot splits and consolidations in broad strokes. Nonetheless, the contrast between the DDM proposal and the Code is obvious.

Zoning Code Section 1155.01, "Purpose," provides in relevant part:

The Subdivision Regulations are intended to provide for the harmonious development of the City, ensuring that the subdivision of land occurs in accordance with the provisions of this Code.

Zoning Code Section 1155.07, "Procedures For Lot Splits," provides in relevant part:

\*\*\*

(2) The Commission may disapprove the plan where it finds that the proposed use is not consistent with the Vision; findings supporting such disapproval shall be stated on the record and forwarded to the applicant within fourteen (14) calendar days.

Lakewood's Community Vision identifies as one of the zoning issues to be addressed: "Protect neighborhood character." (Community Vision, 1993, at page 18.)

This lot split and consolidation would create an inferior, truncated, undesirable residential lot with a unique century home on it. It would be deleterious to the neighborhood character, and is inconsistent with all prior development, residential, commercial or institutional, in this area.

Mr. Schmitz told the Commission back in June why he has designed the DDM project site to cut into the second tier of residential lots: "It allows me to get traffic around the building."

What is proposed is a substantial reduction in the yard space at 1425 Grace, taking 11% of the space that isn't occupied by a structure. (Documentation attached.) Turning 11% of the White House's yard space into an access road for garbage trucks and tractor trailers, and permitting Drug Mart's commercial activity to extend another 24 feet into the residential area beyond what is contemplated by the Zoning Code are not consistent with "Protection of the neighborhood character," the direction of the Vision.

This proposed alteration of the parcel lines will be permanent. Presently, there are no irregularly shaped residential lots on Grace or Cohasset between Detroit and Franklin Avenues, blocks that are ¼ mile long with a total of 92 residential lots on them. When future Planning Commissions look at the north end of Grace and Cohasset Avenues, they would surely wonder why the decision was made to let a developer carve up that residential lot, and at most, the record would show Mr. Schmitz stating that it would allow him to get traffic around his building.

This lot split proposal has same flaws as the previous proposal: Substantial negative impact on the use, value and aesthetic qualities of 1425 Grace Avenue, and invasion of the residential neighborhood with commercial activity, while offering only seven parking spaces to support its dubious application for a conditional use for accessory parking on the aggregated 1419 Grace lot as a whole. For these reasons, denial of the application constitutes "Protection of the neighborhood character."

The Planning Commission should deny the requested lot split and consolidation.

2. **The Request for a Conditional Use Permit For Accessory Parking on 1419 Grace Avenue Should Be Denied.**

With respect to the conditional use permit to allow 1419 Grace to be used for accessory parking, DDM's modification of its prior proposal presents even less justification for granting the permit than the previous proposal that the Commission denied on July 5.

The "Definitions" section of the Zoning Code, Section 1103.02, includes the term "Principal use": "PRINCIPAL USE means the use to which the greatest percentage of the principal structure or lot not occupied by a structure is devoted." Review of the current Site Plan shows that the principal use proposed for 1419 Grace Avenue is as a service driveway to provide access to the dumpster, to the loading dock, from the drive-thru, and potentially to off-street parking on 1420 Cohasset Avenue and on the commercial-district parking lot. In other words, the principal use of the residential lot would not be parking of non-commercial vehicles; the principal use would be as an interior service road. "It allows me to get traffic around the building."

Although the prior proposal had all or most of 14 parking spaces on the area covered by 1419 Grace, the new proposal drops that number to seven (7) spaces. The demolition of the Apartment Building at 1419 Grace is still required by the new proposal, and the entire lot would still be leveled and paved. The extent of the expansion of commercial activity into the residential neighborhood would be essentially unchanged. The plan still eliminates much of the curb and sidewalk in front of the Apartment Building, replacing them with a 24-foot wide

entrance/exit driveway for the Drug Mart entirely within the R-1 II zone. The proposal still significantly exceeds the scope of commercial activity permitted on a residential lot under the specific criteria listed in Cod. Ord. 1161.03(a). The proposal still fails to satisfy most of the general criteria listed in Cod. Ord. 1161.02(a) (i).

**A. The General Standards for approval of a conditional use do not support approval of the permit for accessory parking on 1419 Grace Avenue.**

Section 1161.02 of the Zoning Code requires that the Planning Commission find that the proposed use will meet the General Standards for issuance of a conditional use permit, (a) through (k) as appropriate, in addition to the specific criteria for the particular conditional use. The General Standards were discussed in Colleen Cotter's presentation at the July 5 public hearing. As she pointed out, Drug Mart's proposed use of the residential lot fails to meet a number of the General Standards. Here are some of the standards that she highlighted:

(a) That the conditional use will be consistent with the general objectives, or any specific objectives, for the zoning district in which it is located, as set forth in this Code and the Vision.

(b) That the conditional use will be designed, constructed, operated and maintained so as not to be detrimental to or endanger the public health, safety, or general welfare.

(c) That the conditional use will not change the essential character of the general vicinity in which it is located.

(d) That the conditional use will not be injurious to the uses permitted by right in the immediate vicinity, nor substantially diminish or impair property values within said vicinity.

\*\*\*

(g) That adequate measures have been taken to minimize traffic congestion on public streets.

The Record, the Minutes, and the Commission Members' memories hold numerous points that have been made by members of the neighborhood, by adjacent property owners, and by the Commission members themselves concerning the applicant's failure to meet these requirements. Those reasons alone justify denial of Drug Mart's request.

The remainder of this memorandum will address another General Standard that Drug Mart's request does not meet:

(i) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific conditions set forth in Section 1161.03.

Because neither the Specific Regulations in Section 1163.03(a) or any other part of the Zoning Code authorizes Drug Mart to conduct general commercial support activities on the abutting residentially zoned lots, its application cannot be approved.

**B. Drug Mart's site plan proposes prohibited commercial activity on the residential lots in its project.**

The conditional uses that may be permitted in Residential one-family and two-family districts are set out in Cod. Ord. 1123.04:

Section 1123.04 Conditionally Permitted Uses.

If approved by the Commission pursuant to Section 1173.02, the following may be permitted as conditional uses provided that the standards and conditions hereinafter specified are met:

- (a) Roomer, \*\*\*.
- (b) Accessory Parking, pursuant to Section 1161.03(a).
- (c) Re-use of an existing non-conforming structure, \*\*\*.
- (d) A Type B home occupation, pursuant to Chapter 1145 \*\*\*.
- (e) Wireless telecommunication antenna(s), \*\*\*.
- (f) Wind generation facility, \*\*\*

(Ord. 12-11, Passed 5-2-11.)

This section of the Code was just amended last May, in 2011, so it presumably says what the City Council, the Mayor, and the other land use authorities in City government think it should say. The only commercial-related conditional use that can be permitted on a residential lot is "accessory parking," and only as established in Section 1161.03(a).

Section 1161.03 of the Code sets out the "Supplemental Regulations for Specific Uses" that apply to conditional uses such as accessory parking. The introduction to the "Supplemental Regulations" states that the Commission is not prohibited "from prescribing supplementary conditions and safeguards in addition to these requirements." In other words, the Commission can impose more stringent requirements on applicants for conditional use permits. However, there is no statement that the Commission may expand or relax the requirements. To the contrary, the General Provisions at the beginning of the Zoning Code establish that if a use is not specified as permitted, it is prohibited:

Section 1101.06 Interpretation.

- (a) Unless otherwise stated, all uses not specified as permitted are prohibited.
- (b) Unless otherwise stated, all requirements are deemed to be the minimum.

(Ord. 91-95. Passed 10-7-96.)

The minimum regulations applicable to a conditional use of residential property are set out in Cod. Ord. § 1161.03(a):

(a) **Accessory Parking.** In a residential district, accessory parking for a lot in a commercial district may be permitted as a conditional use provided that:

(1) The lot on which the proposed use is to be located abuts the commercial lot to which it is accessory;

(2) The parking lot shall be used only for the parking of non-commercial passenger motor vehicles; and

(3) The proposed parking lot conforms to the design requirements set forth in Chapter 1325 of the Building Code and has been approved by the Architectural Board of Review prior to the demolition of any existing single-, two- or three-family dwelling, in the R1L, R1M, R1H, R2, ML, MH and I zoning districts, on the proposed lot. In addition, if applicable, approval by the Commission for conditional use as accessory parking under this subsection must also be approved prior to the demolition of any existing single-, two- or three-family dwelling on the proposed lot. \*\*\*.

When determining whether to grant a conditional use permit for accessory parking, the Commission may limit the hours of operation of the proposed conditional use.

(Ord. 52-10. Passed 9-20-10.)

This section of the Code was amended less than two years ago, in September, 2010, so it presumably says what the City Council, the Mayor, and the other land use authorities in City government think it should say. The specific criteria for accessory parking specifically state that the parking lot shall be used only for parking.

Vehicles must be able to get to the parking spaces, and access to the parking is included in these requirements. Subdivision (a)(3) of Section 1161.03 incorporates the design requirements in Chapter 1325 of the Code. The "Parking Design" standards, Cod. Ord. 1325.08, expressly provide that a parking lot must have "unobstructed access to a public street." Thus, the specific criteria do address the need for an access route to the parking spaces.

The Parking Design requirements anticipate that a parking lot might have driveways, aisles, ramps, or columns (presumably if it has more than one level). The Parking Design requirements mandate bumper or wheel stops and concrete curbs. The requirements allow light

fixtures for parking lots that are to be used after sunset. The requirements mandate screening for parking lots abutting residential lots.

However, the Parking Design requirements in Cod. Ord. 1325.08 do not provide for loading docks, covered truck docks, dumpsters, dumpster enclosures, drive-thru drive ways, or access roads to any of those uses. Nor do the Specific Criteria for Accessory Parking in 1161.03(a) provide for loading docks, covered truck docks, dumpsters, dumpster enclosures, drive-thru drive ways, or access roads to any of those uses.

Code § 1161.03(a)(2) states that "The parking lot shall be used only for the parking of non-commercial passenger motor vehicles."

Code § 1101.06(a) states that "Unless otherwise stated, all uses not specified as permitted are prohibited."

Why is it then that the Director of Development refers to Drug Mart's conditional use application as an application for "commercial parking/support"? That is the phrase attributed to Mr. Siley on page 3 of the minutes from the July 5 meeting. The Administration has not openly questioned Drug Mart's proposal to use the residentially zoned lots for the activities depicted in the site plans – For a covered loading dock, for a turn-around and temporary parking of delivery trucks, for dumpster in a dumpster enclosure, for exit from the drive-thru window. In other words, every commercial use that does not take place within the Drug-Mart structure will use the "accessory parking" areas on the residential lots.

I cannot speak to whether that is a smart design. But we can all see that it is not permitted under Lakewood's law.

The Codified Ordinances, including the Zoning Code, do specifically discuss loading and unloading spaces in other sections, as well as dumpsters and dumpster enclosures, off-street access drives to the loading and trash receptacle areas and interior vehicular circulation. The Council unquestionably is aware of those potential uses and can distinguish them from parking of non-commercial vehicles. Consequently, we can be certain that when Cod. Ord. §§ 1123.04 and 1161.03 refer to "accessory parking," the Code does not really mean "off-street parking, loading docks, trash receptacles, drive-thru access, and vehicular circulation aisles."

There is an entire Chapter, Chapter 1143, Off-Street Parking, that establishes off-street parking requirements, and off-street loading requirements, and interior circulation on the property, and distinguishes among those various uses.

In Section 1141.02, "Required Locations" for landscaping and screening, there are specific provisions concerning loading areas, and "vehicular circulation aisles," as well as parking areas.

Section 331.49, "Excessive Idling," refers to vehicles that are "loading or unloading at a loading dock or loading/unloading area."

Section 1129.06, in the Chapter on Commercial Districts, refers to screening of loading areas. Section 1129.16, also in the Commercial Districts Chapter, specifically addresses loading docks, trash enclosures, entrances and exits.

In the Planned Development Chapter, Chapter 1156, the Code addresses loading areas, "service and delivery access," and screening of "service areas."

In Section 1783.07, the Code discusses the placement of rubbish receptacles on commercial properties, and requires that rubbish receptacles be shielded from public view.

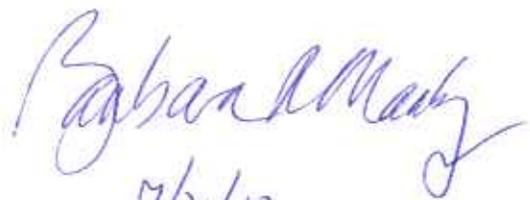
It is therefore clear beyond dispute that the Council is aware of the existence of loading areas, trash receptacles and trash receptacle enclosures, service and delivery access and vehicle circulation and aware of their necessity to commercial activities such as Drug Mart.<sup>1</sup> It is clear that the Council could have added service roads, drive-thru exits, and "vehicular circulation aisles" to the conditional uses permitted on residential lots, or to the specific criteria for "accessory parking" when those sections were amended in the past two years.

It did not do so.

The Specific Criteria for the conditional use of an abutting residential lot for "accessory parking" limits that use to parking of non-commercial vehicles and, by incorporation of the Parking Design standards, a driveway from the parking spaces to the road. The Zoning Code states that "All uses not specified as permitted are prohibited."

The Zoning Code does not permit an abutting residential lot to be converted to use for vehicular circulation aisles for a commercial use. The Planning Commission should deny the application for a conditional use permit for accessory parking on 1419 Grace Avenue.

With great appreciation and respect for the work of the Planning Commission members and for their office,

  
7/31/12

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<sup>1</sup> Although there is no dumpster, dumpster enclosure, loading dock or loading dock roof proposed for 1419 Grace Avenue, those uses are planned for 1420 Cohasset Avenue, also a residentially zoned lot. That fact demonstrates that the applicant and the Administration are not applying the Zoning Code to this site plan, and the Planning Commission must disregard their arguments to focus on the law.

**Drug Mart's Lot Split Application Would Reduce The White House's Open Space  
By More Than 10%.**

July 20, 2012 Site Plan AS-9.0: .02 acre = 871.2 sq. ft.

(Former plan: .05 acre = 2178 sq. ft.)

1425 Grace lot size: 10,500 sq. ft. *(from Auditor's Property Information: General Information)*

Foot print of House: 1758 sq. ft. *(from Auditor's building sketch)*

Footprint of Garage: 768 sq. ft. *(from Auditor's residential building tab)*

Total structure area: 2526 sq. ft.

Balance of lot without structure cover: 7974 sq. ft.

**Percentage of open lot proposed to be taken for commercial development: 11%**

| General Information | Transfer History | Certified Value | Land Record | Residential Bldg. Search | Taxes | Search Page |
|---------------------|------------------|-----------------|-------------|--------------------------|-------|-------------|
|---------------------|------------------|-----------------|-------------|--------------------------|-------|-------------|

PARCEL ID 315-07-039  
 OWNER NAME NADAS, JOHN MD. SUC TRS  
 ADDRESS 01425 GRACE AVT.  
 CITY LAKEWOOD  
 ZIP 44107

Web Not Accessible

Physical Description

|               |      |                  |        |
|---------------|------|------------------|--------|
| RECORD NUMBER | 1    | EFFECTIVE FRONT  | 70     |
| LAND TYPE     | PRM  | AVG DEPTH        | 150    |
| LEGAL FRONT   | 69.9 | LOT SIZE (SQFT.) | 10,500 |
| LEGAL DEPTH   | 150  |                  |        |

CUYAHOGA COUNTY ASSUMES NO LIABILITY FOR DAMAGES AS A RESULT OF ERRORS, OMISSIONS OR DISCREPANCIES CONTAINED IN THESE PAGES. PROSPECTIVE PURCHASERS SHOULD CONSULT A REAL ESTATE ATTORNEY AND PURCHASE A TITLE INSURANCE POLICY PRIOR TO THE SALE.

|                     |                  |                |             |                          |       |             |
|---------------------|------------------|----------------|-------------|--------------------------|-------|-------------|
| General Information | Transfer History | Current Values | Land Record | Residential Bldg. Status | Taxes | Search Page |
|---------------------|------------------|----------------|-------------|--------------------------|-------|-------------|

PARCEL ID: 315-07-039  
 OWNERS NAME: NADAS, JOHN MD: SUC TRS  
 ADDRESS: 01425 GRACE AVE  
 CITY: LAKEWOOD  
 ZIP: 44107



Field Operations

Residential Building:

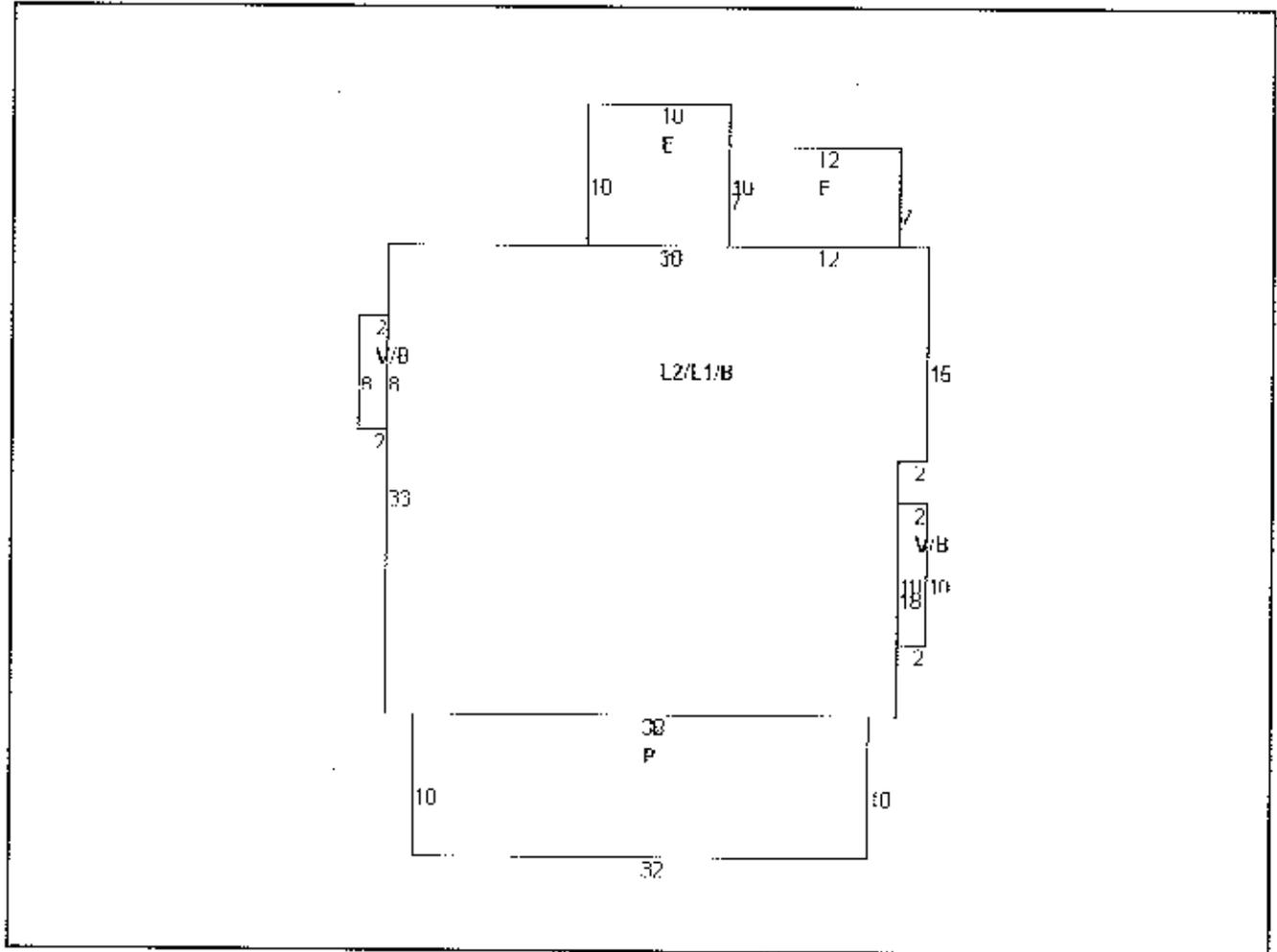
|                     |          |                   |      |
|---------------------|----------|-------------------|------|
| BLDG NUMBER         | 1 of 1   | ROOMS             | 8    |
| OCCUPANCY           | 1 FAMILY | BEDROOMS          | 4    |
| STYLE               | COL      | FULL BATHS        | 1    |
| QUALITY             | C+       | HALF BATHS        | 0    |
| CONDITION           | AVG      | PLUMB FIXTURES    | 6    |
| EXTERIOR WALLS      | A/V      | GARAGE TYPE       | DET  |
| BASEMENT TYPE       | BM1      | GARAGE AGE        | 1899 |
| ATHC TYPE           | UNF      | GARAGE TYPE       | DET  |
| HEAT TYPE           | HWS      | GARAGE CAPACITY   | 3    |
| STORY HEIGHT        | 2        | GARAGE AGE        | 1899 |
| YEAR BUILT          | 1899     | GARAGE SIZE       | 768  |
| LEACHMAN YEAR BUILT | 1950     | LIVING AREA BSMT  | 0    |
| ROOF TYPE           | GHI      | LIVING AREA 1     | 1254 |
| ROOF MATERIAL       | ASP      | LIVING AREA 2     | 1218 |
| AIR CONDITION       | N        | LIVING AREA UPPER | 0    |
| BASEMENT SQ FT      | 1234     | LIVING AREA TOTAL | 2472 |
| FINISHED BASEMENT   | 0        |                   |      |

Residential Amenities For Building: 1

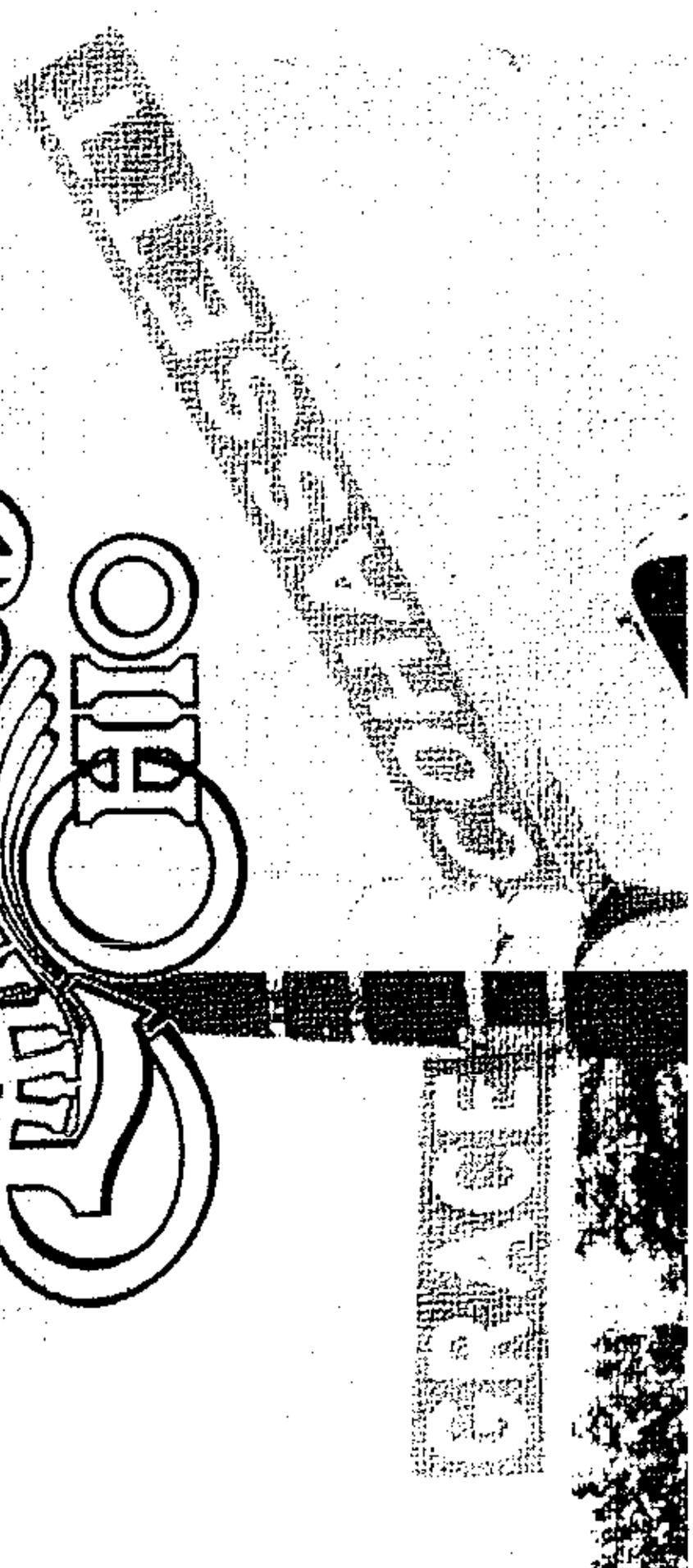
|              |                |                 |     |
|--------------|----------------|-----------------|-----|
| AMENITY TYPE | FP1            | AMENITY MEASURE | 2   |
| AMENITY TYPE | ENCLOSHD PORCH | AMENITY MEASURE | 184 |
| AMENITY TYPE | OPEN PORCH     | AMENITY MEASURE | 320 |

CUYAHOGA COUNTY ASSUMES NO LIABILITY FOR DAMAGES AS A RESULT OF ERRORS, OMISSIONS OR DISCREPANCIES CONTAINED IN THESE PAGES. PROSPECTIVE PURCHASERS SHOULD CONSULT A REAL ESTATE ATTORNEY AND PURCHASE A TITLE INSURANCE POLICY PRIOR TO THE SALE.

Parcel # 31507039  
Owner Name NADAS, JOHN MD, SUC TRS  
Address 1425 GRACE AVL, LAKEWOOD, 44107



# LAURELWOOD OHIO



LAURELWOOD  
OHIO

**Our zoning code includes  
important standards for  
conditional use. (1161.02)**

**The Discount Drug Mart  
plan does NOT meet  
these basic standards.**

Not be detrimental to public  
health, safety and welfare

Will not change the essential  
character

**Will not be injurious**

**Adequate measures to  
minimize traffic**

Consistent with community

*Vision*

Harmonious with existing

uses

**Will not interfere with  
vehicular and pedestrian  
traffic**

**impact on traffic**

light & noise

**not consistent with Lakewood's Vision**

concerns over middle school safety

**maze-like truck access**

**uses not consistent with code**

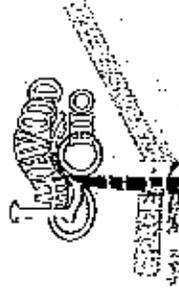
harmful to the neighborhood's character

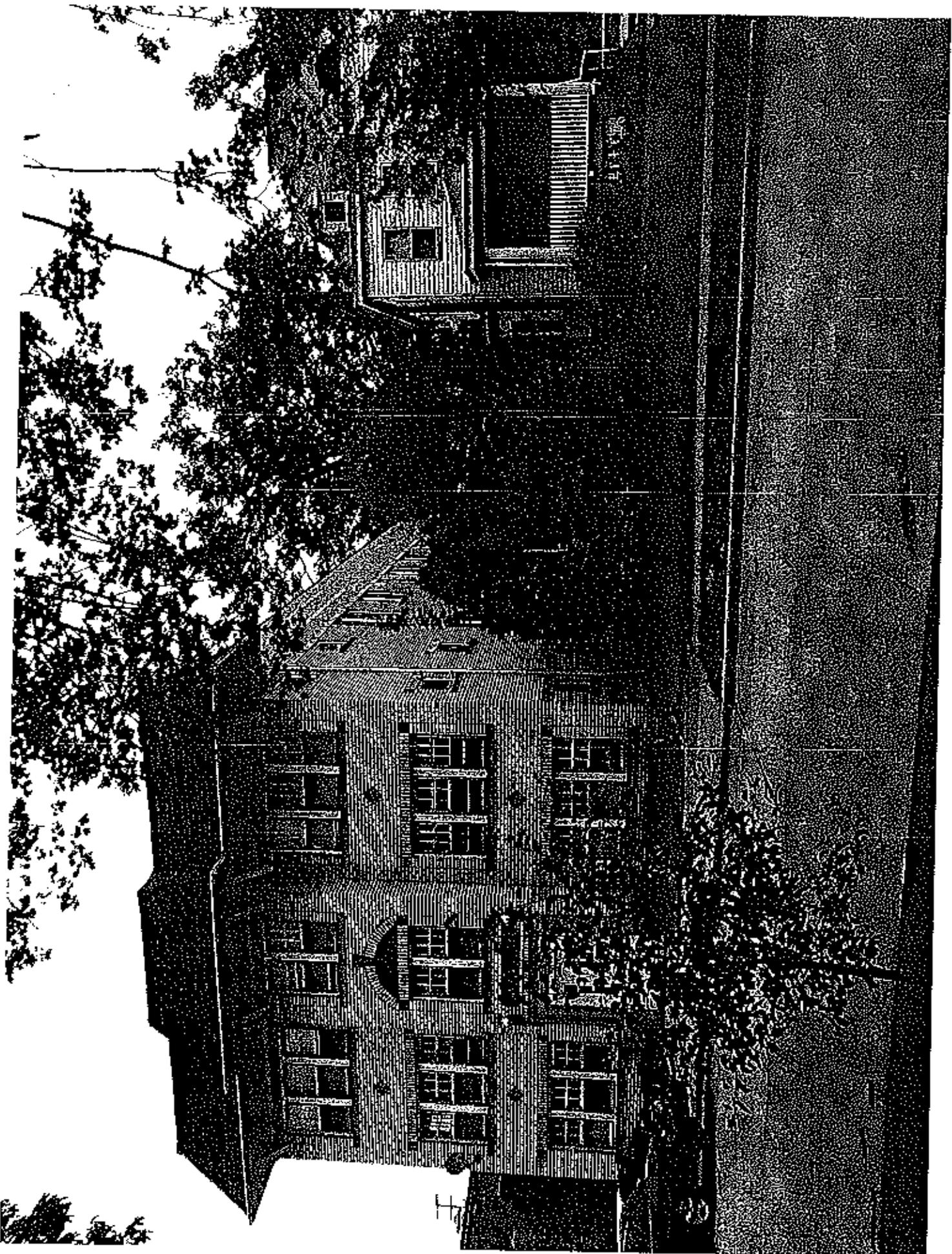
not pedestrian/bike friendly

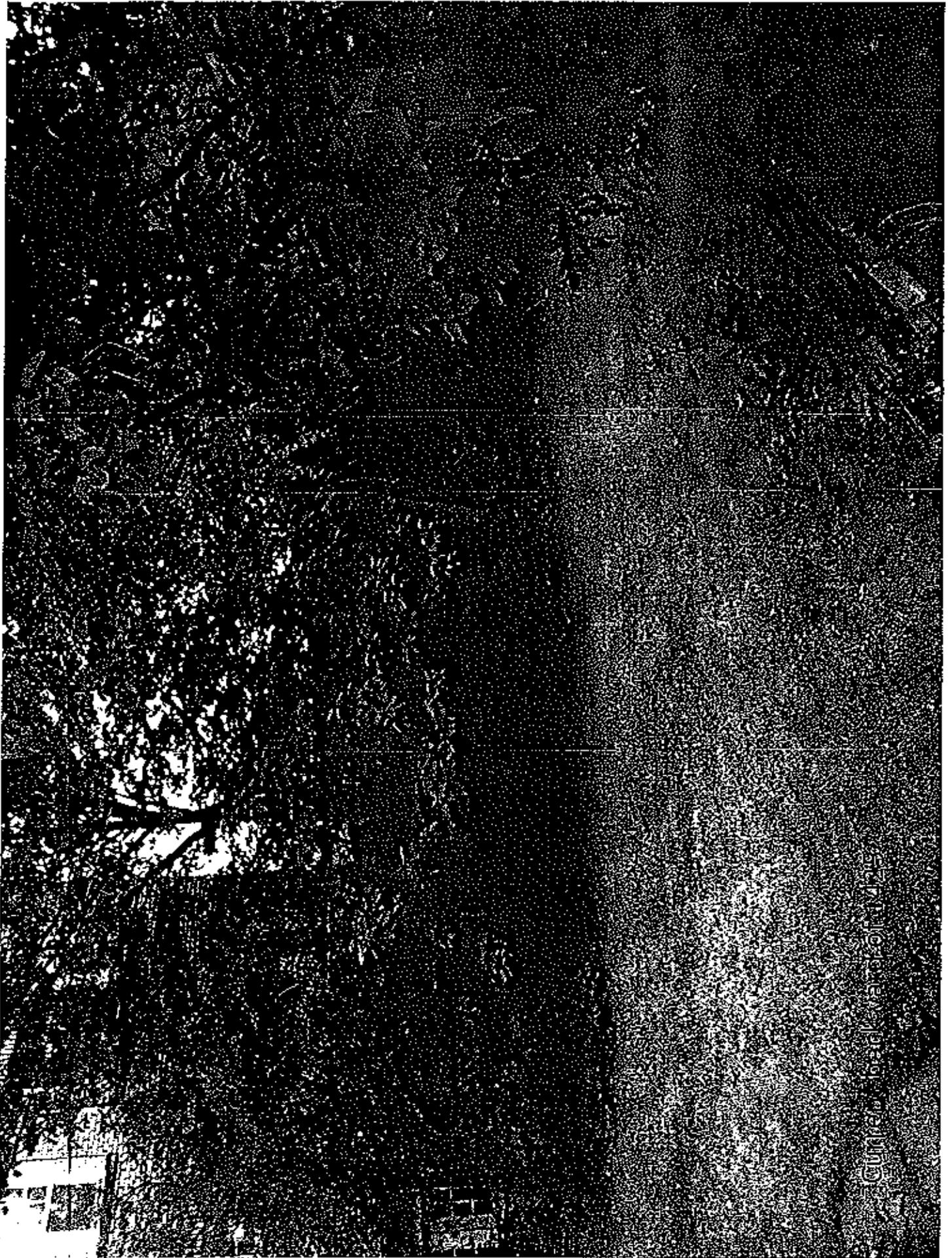
**out of scale**

**encroachment on residential areas**

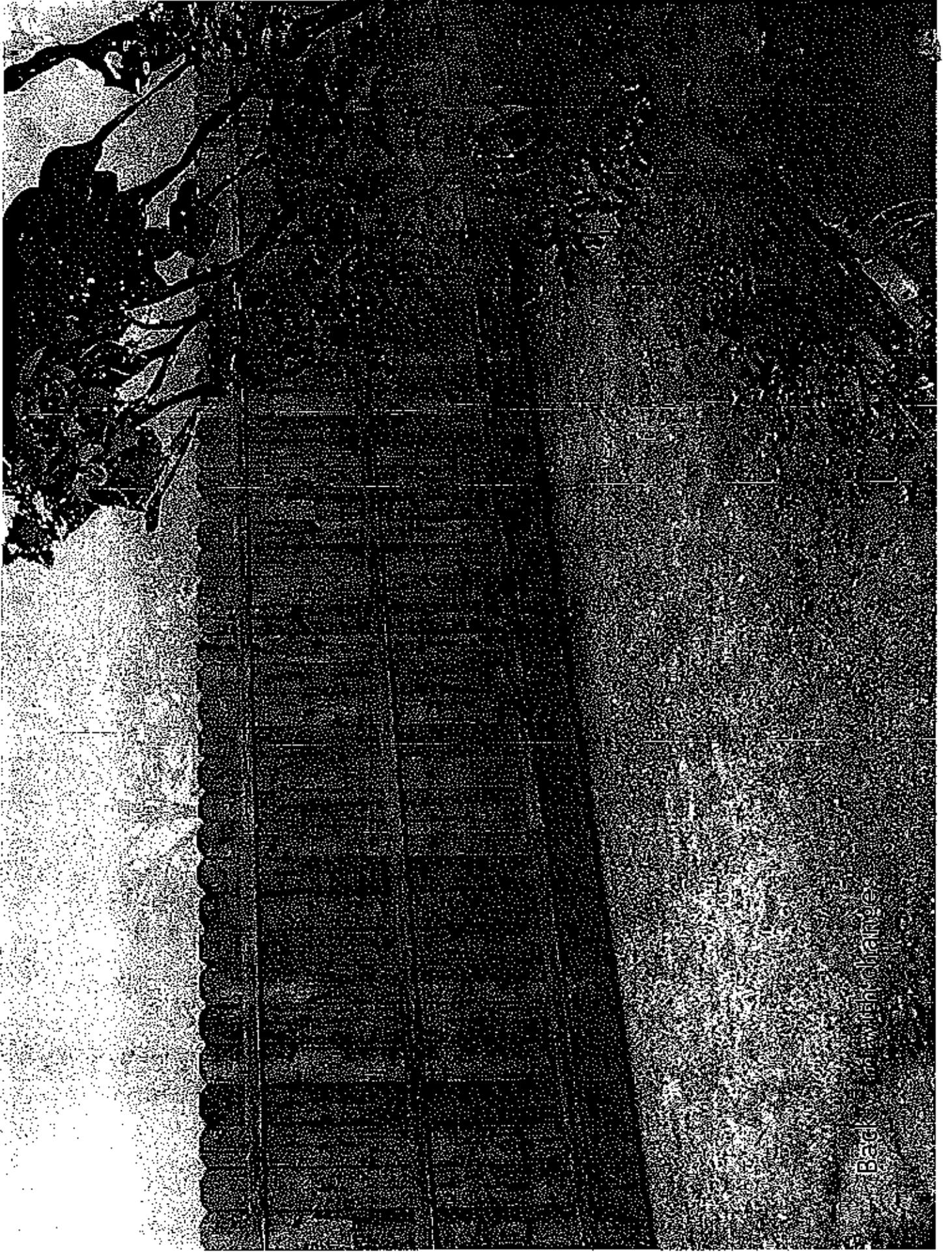
lot & zoning changes would be permanent





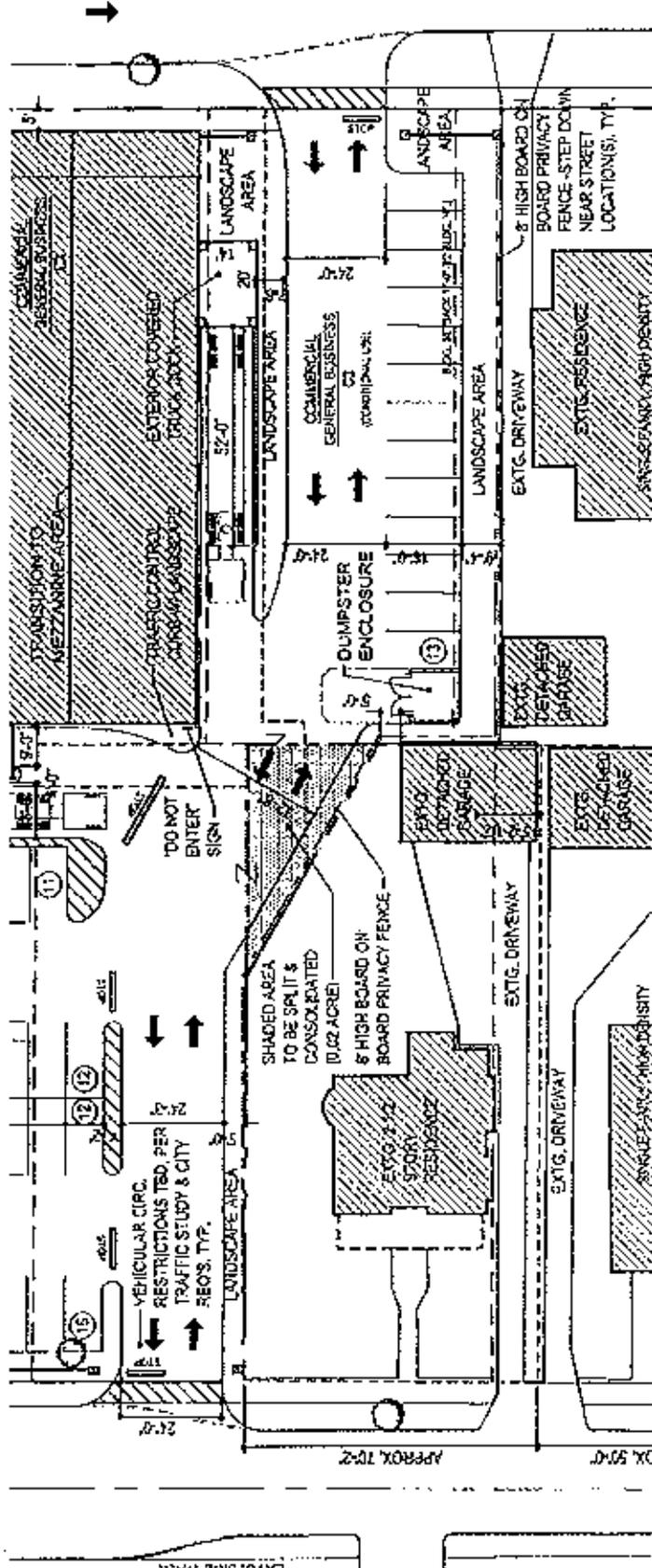


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Back to the fish changes

# Does it about?



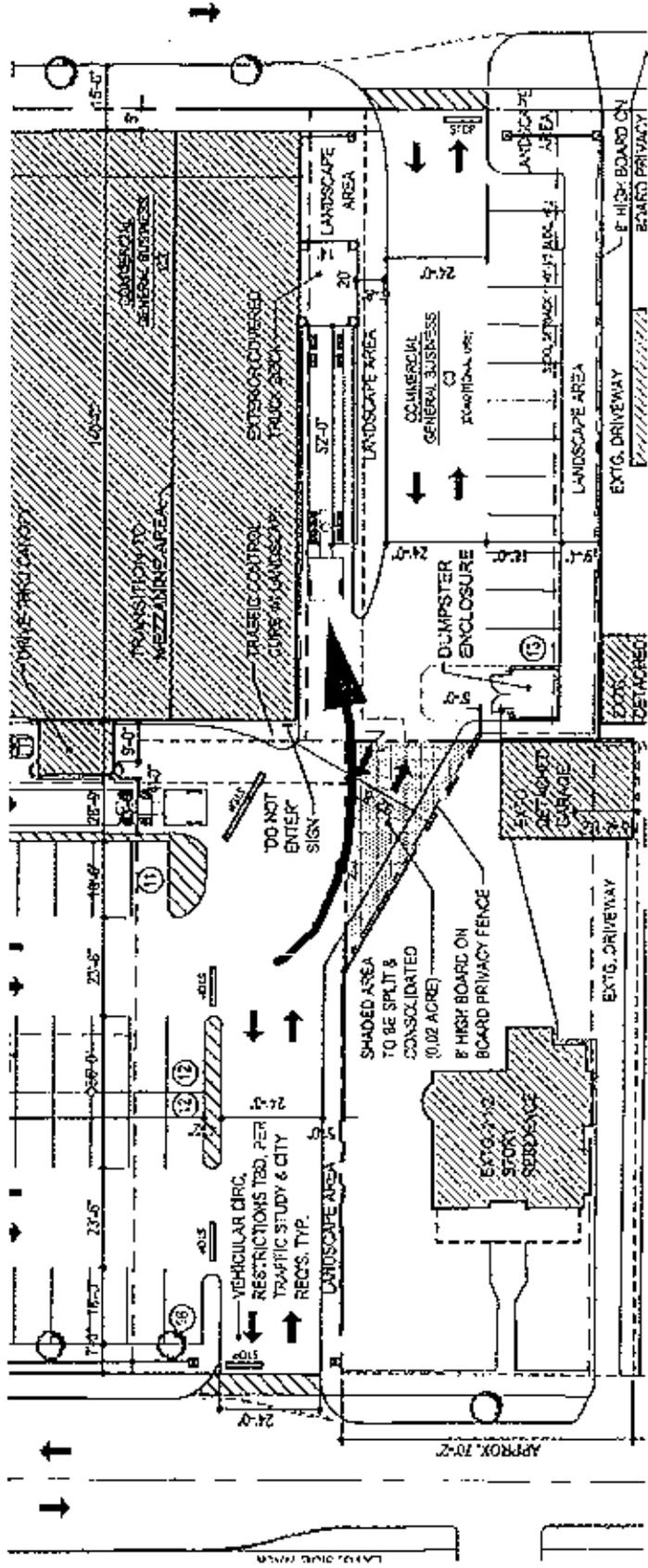
### **1161.03 (a) (1)**

The lot on which the proposed use is to be located abuts the commercial lot to which it is accessory

### **1161.03 (a) (2)**

The parking lot shall be used only for the parking of non-commercial passenger motor vehicles

# Access to the loading dock

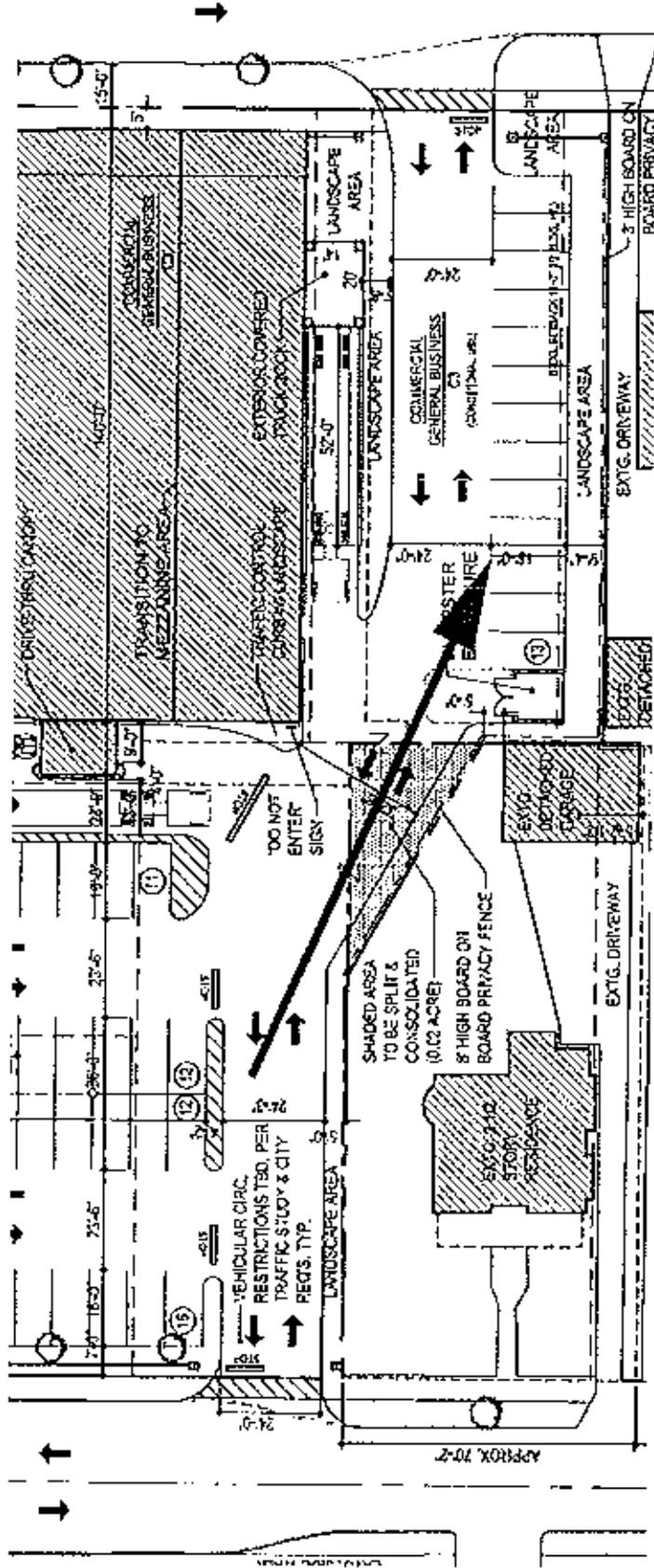


Abuts commercial lot to which it is accessory



Only for parking

# Access to 1420 Cohasset

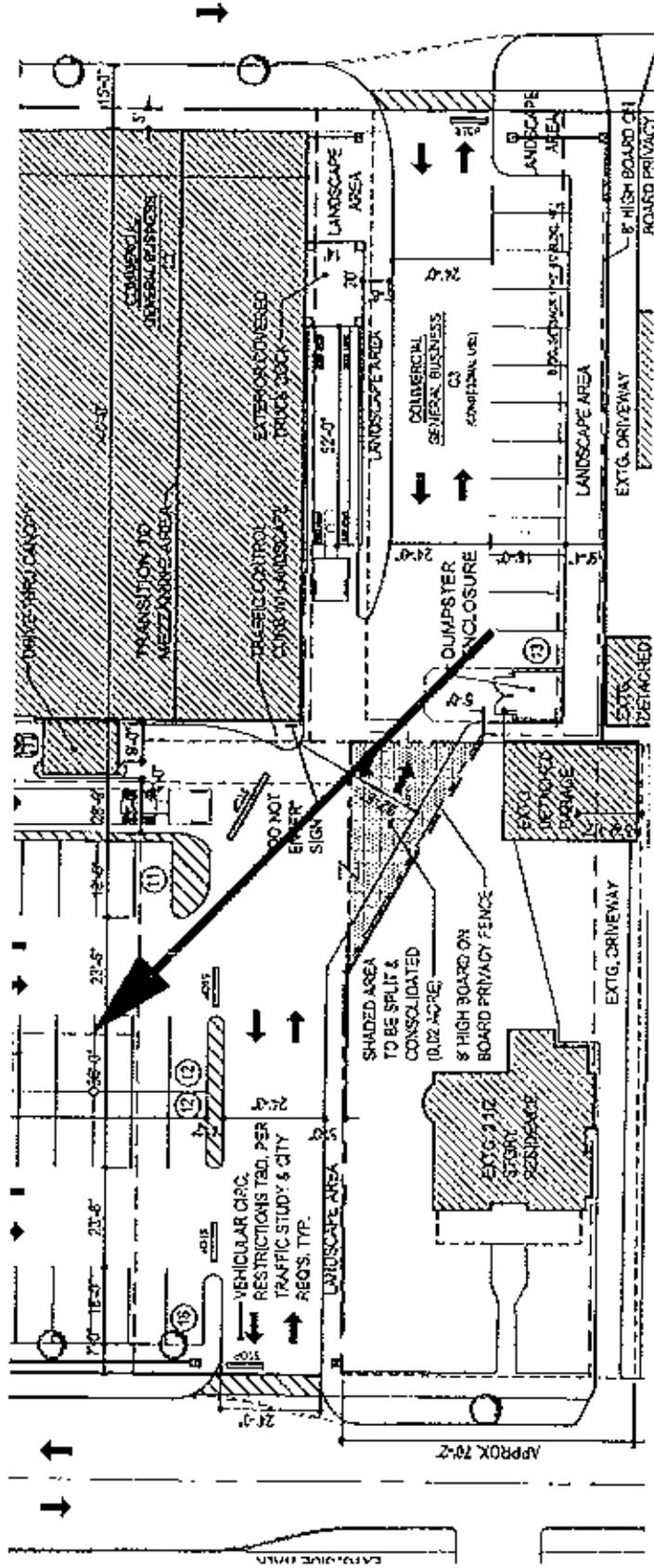


Abuts commercial lot to which it is accessory



Only for parking

# Access to Drug Mart commercial lot



Abuts commercial lot to which it is accessory



Only for parking

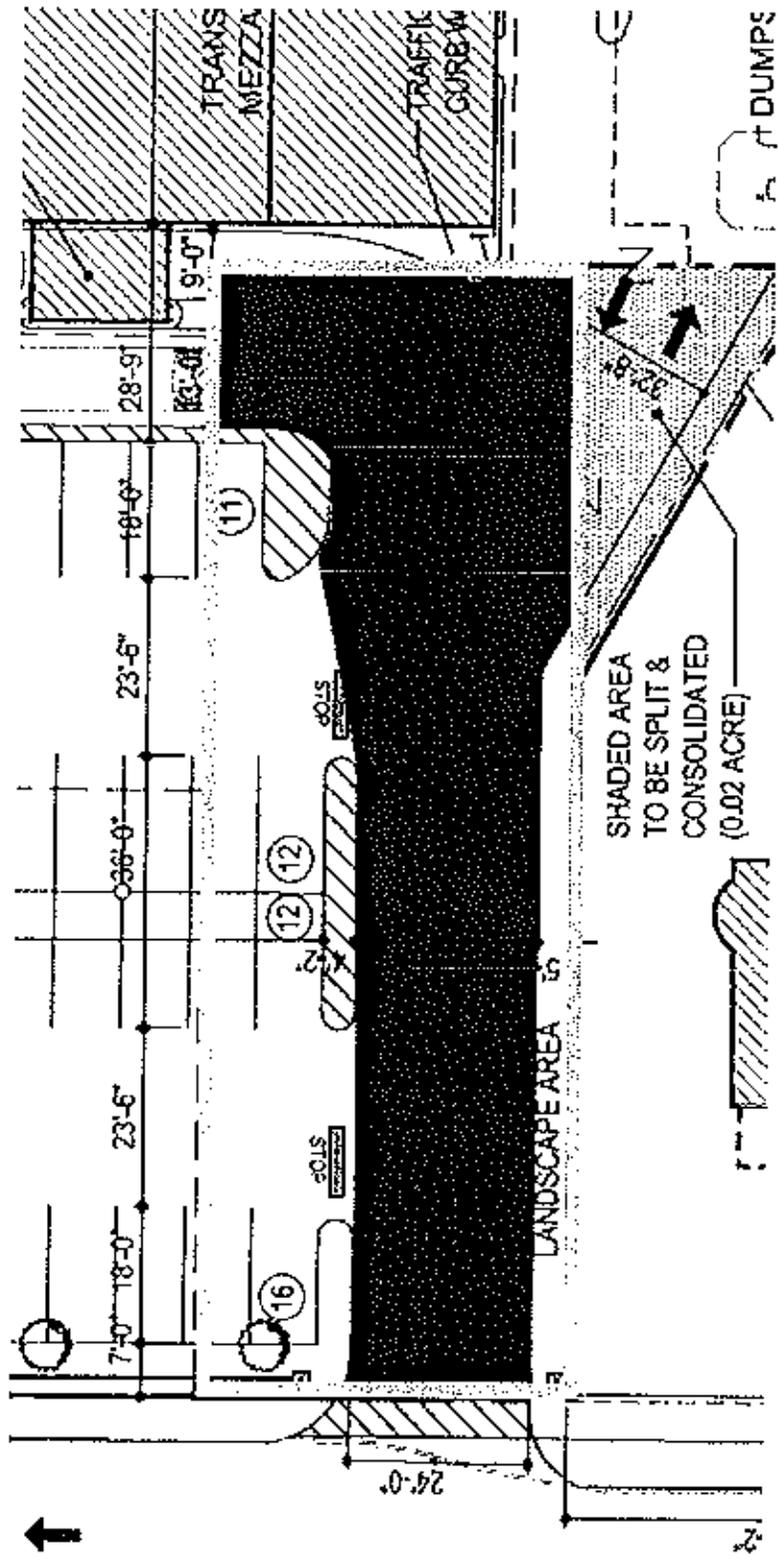
Does NOT meet the criteria for  
conditional use for accessory  
parking

The code is clear

**1101.06 (a)**

Unless otherwise stated, all uses not specified as permitted are prohibited.

# Not auxiliary parking



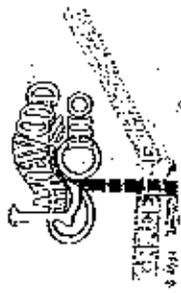
60% of lot used for access road

**If you approve this proposal:**

**You would ignore city ordinances.**

**You would give unfair advantage and value to developers and levy the cost to residents.**

**You would not be upholding the city Vision.**



**If you deny this proposal:**

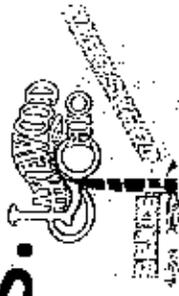
**You are upholding the city ordinances.**

**You are supporting the city's Vision.**

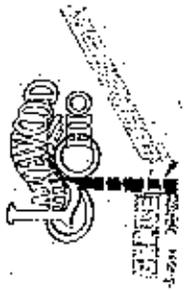
**You are supporting quality commercial development in Lakewood.**

**You are encouraging smart growth.**

**You are listening to your neighbors.**



# Thank you



# Planning Commission Hearing

## July 5<sup>th</sup>, 2012

### Discount Drugmart Redevelopment

13123 Detroit Avenue  
Former Ganley Dealership

#### Item 1: Lot Split & Consolidation

Proposal to Split and Consolidation to create 1 commercial parcel zoned C3

Proposal to Split and Consolidation to create 1 residential parcel zoned R1H

#### Item 2: Conditional Use for Accessory Parking

Proposal requesting approval of a conditional use of a R1H zoned parcel for parking

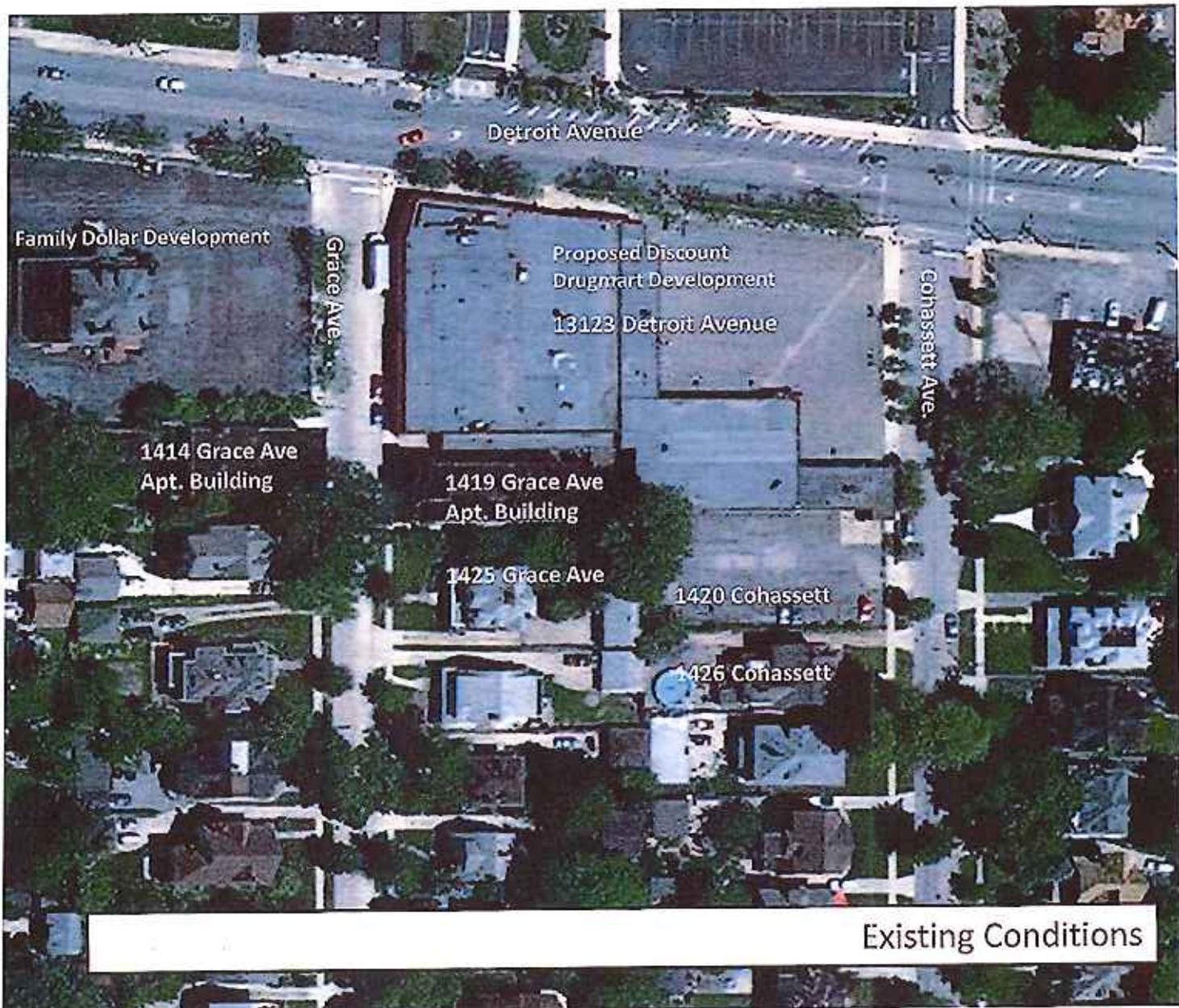
#### Item 3: Conditional Use for a Drive-thru

Proposal requesting approval of a drive-thru pharmacy

---



Existing Conditions



Detroit Avenue

Family Dollar Development

Grace Ave

Proposed Discount  
Drugmart Development  
13123 Detroit Avenue

Cohassett Ave

1414 Grace Ave  
Apt. Building

1419 Grace Ave  
Apt. Building

1425 Grace Ave

1420 Cohassett

1426 Cohassett

Existing Conditions



Detroit Avenue

Family Dollar Development

Grace Ave

Proposed Discount  
Drugmart Development  
13123 Detroit Avenue

Cohasset Ave

1414 Grace Ave  
Apt. Building

1419 Grace Ave  
Apt. Building

1425 Grace Ave

1420 Cohasset

1426 Cohasset

Existing Zoning



Detroit Avenue

Family Dollar Development

Grace Ave

Proposed Discount Drugmart Development  
13123 Detroit Avenue

Cohassett Ave.

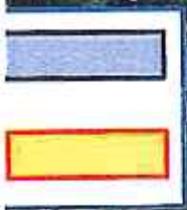
1414 Grace Ave  
Apt. Building

1419 Grace Ave  
Apt. Building

1425 Grace Ave

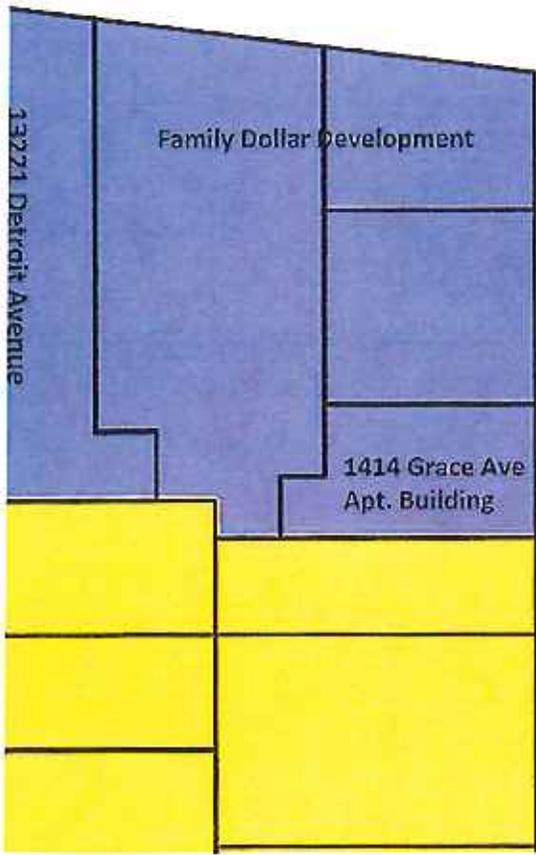
1420 Cohassett

1426 Cohassett



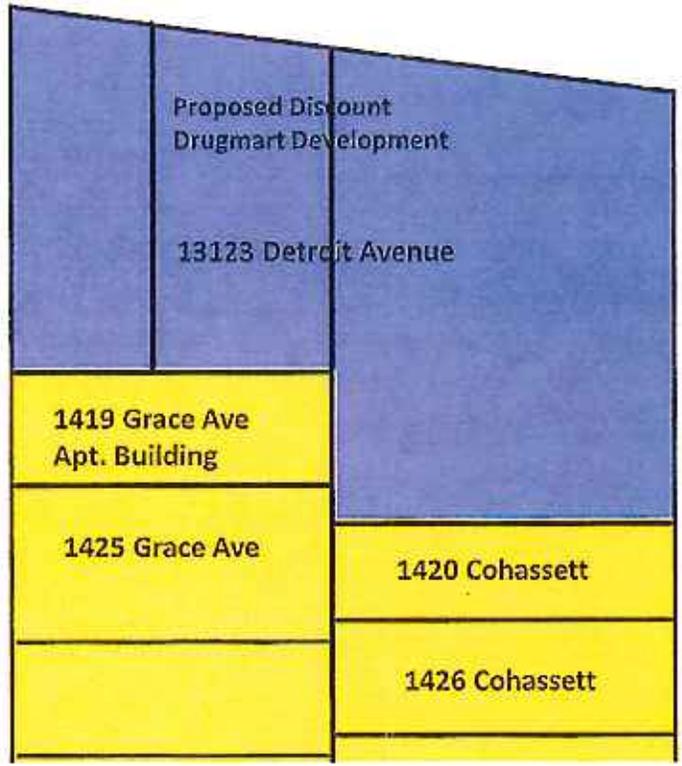
Existing Zoning





Detroit Avenue

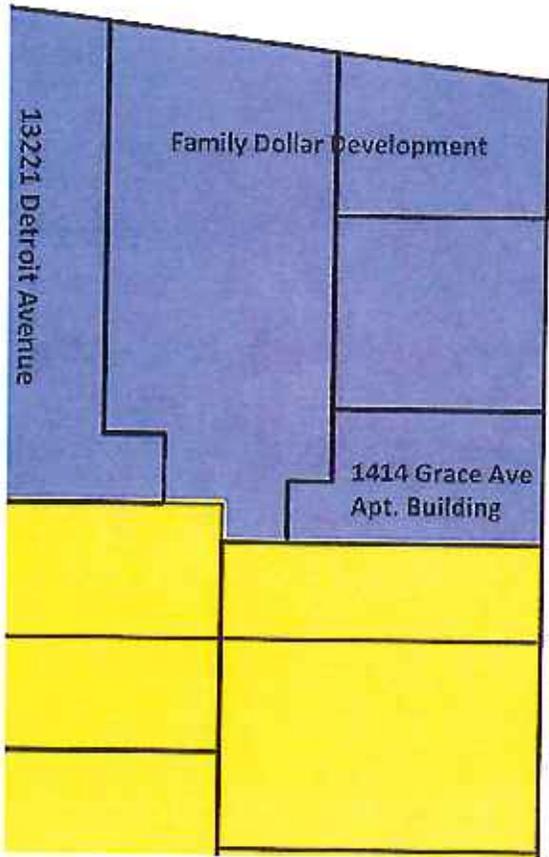
Grace Ave.



Cohasset Ave.

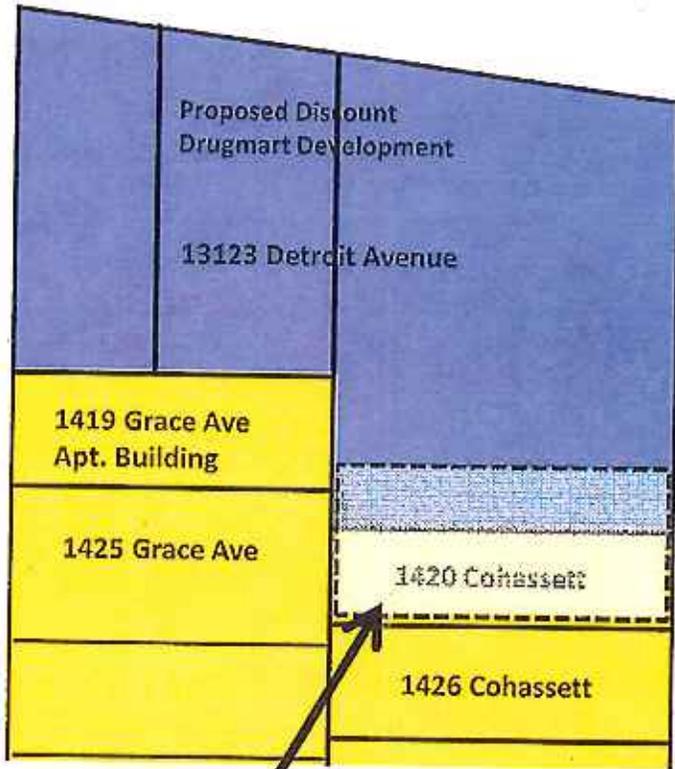


Existing Zoning



Detroit Avenue

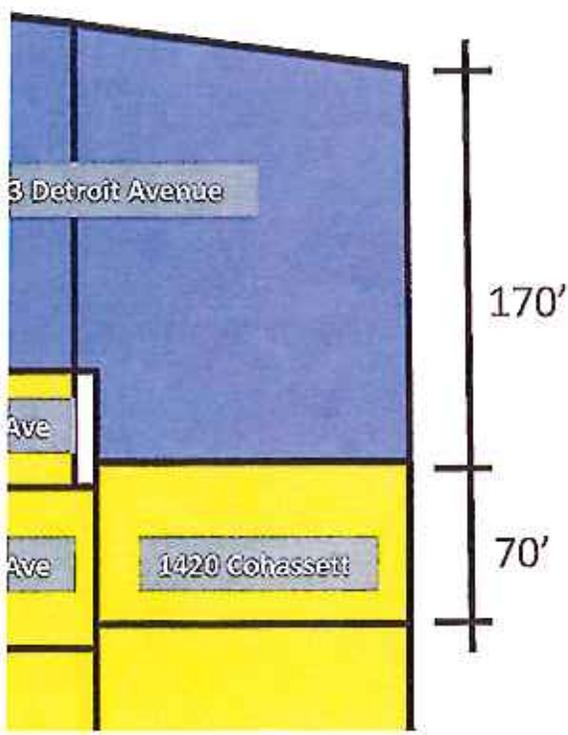
Grace Ave.



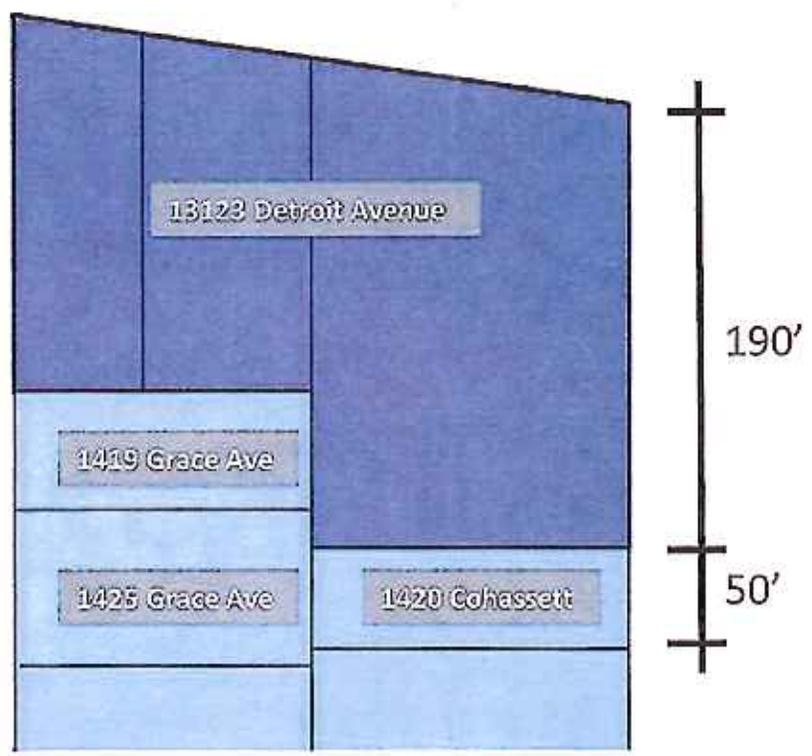
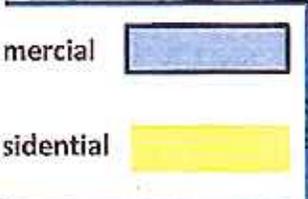
Cohasset Ave.

Existing Ganley South Parking Area

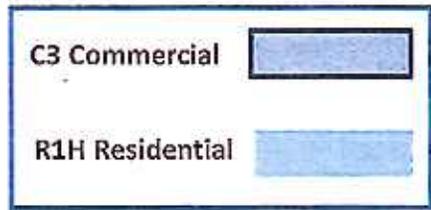




Zoning Map Online



1999 - 2008 Zoning Map







DETROIT

ST.

IREN  
ST.

110' STONE

NOT USED.

66'

75.50

75.50

30.20 30.20

141.08

95.50

65.58

100.00

83°06'10"

13122 Detroit Avenue

HELEN COTABISH

6-22-03

75

150

1426 Cohasset

CATH. FIK

4-5-20-03

MARY L. CLOUGH

5-6-11-03

CAROLINE C. NELSON

6-4-17-07

Cohasset Ave.

107

108

66

141.13  
GERTRUDE W. CRIDER

106  
12-10-04

141.39

MARIAN H. ROBERTS.  
105 2-9-05

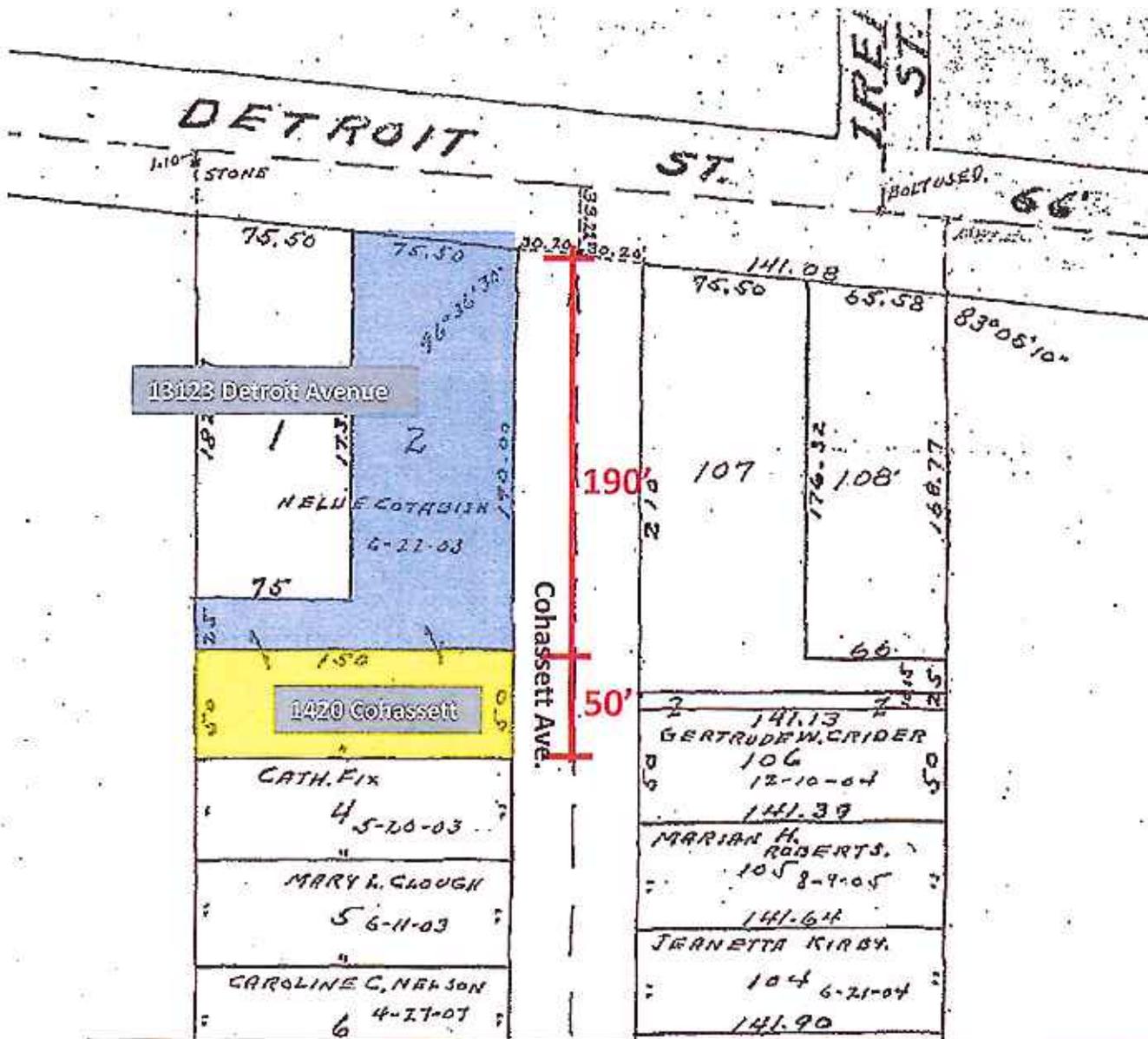
141.64

JERNETTA KIRBY

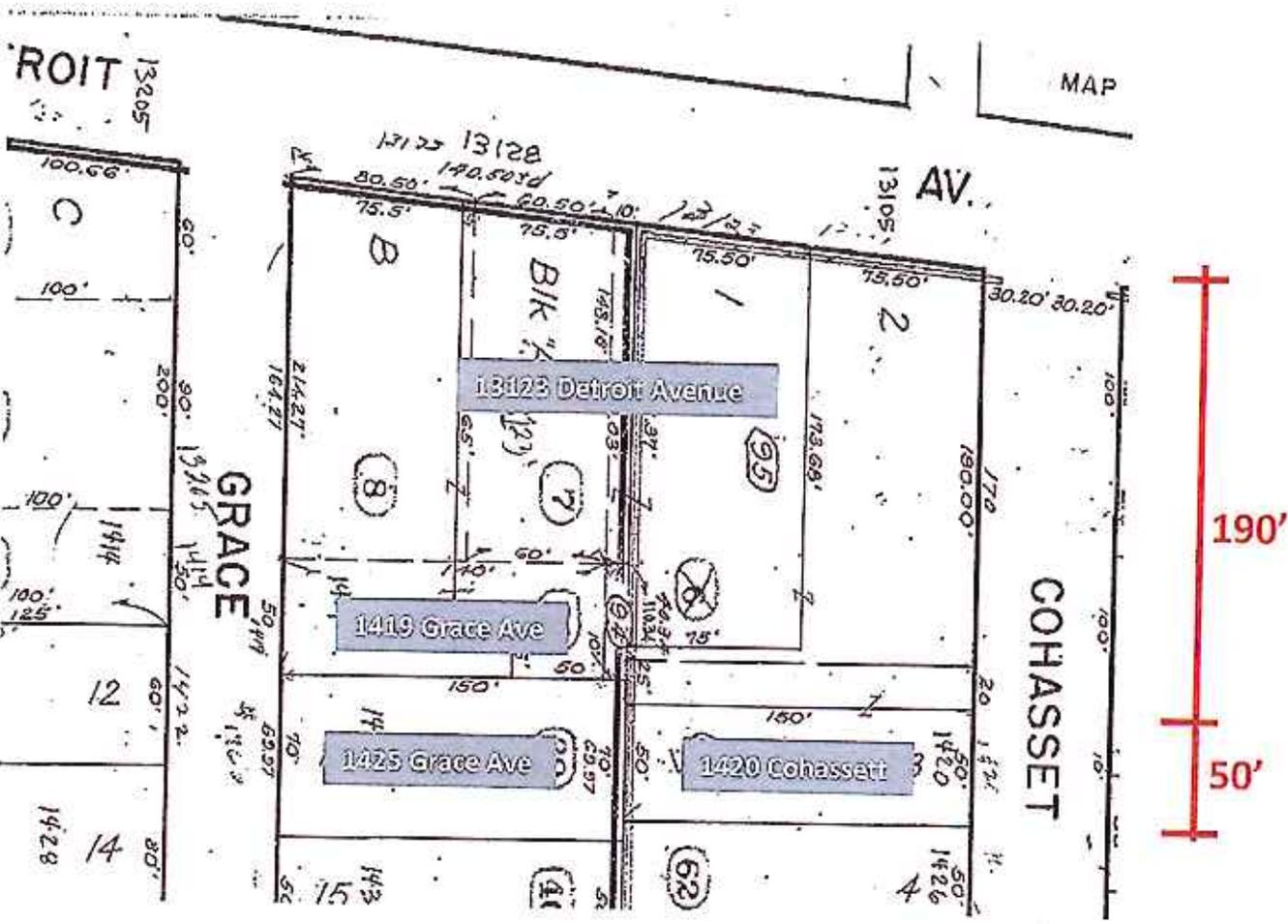
104 6-21-04

141.90

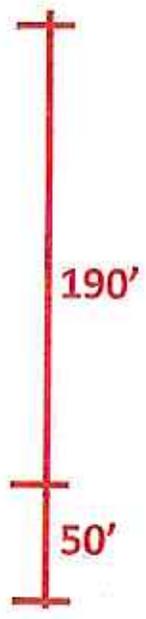
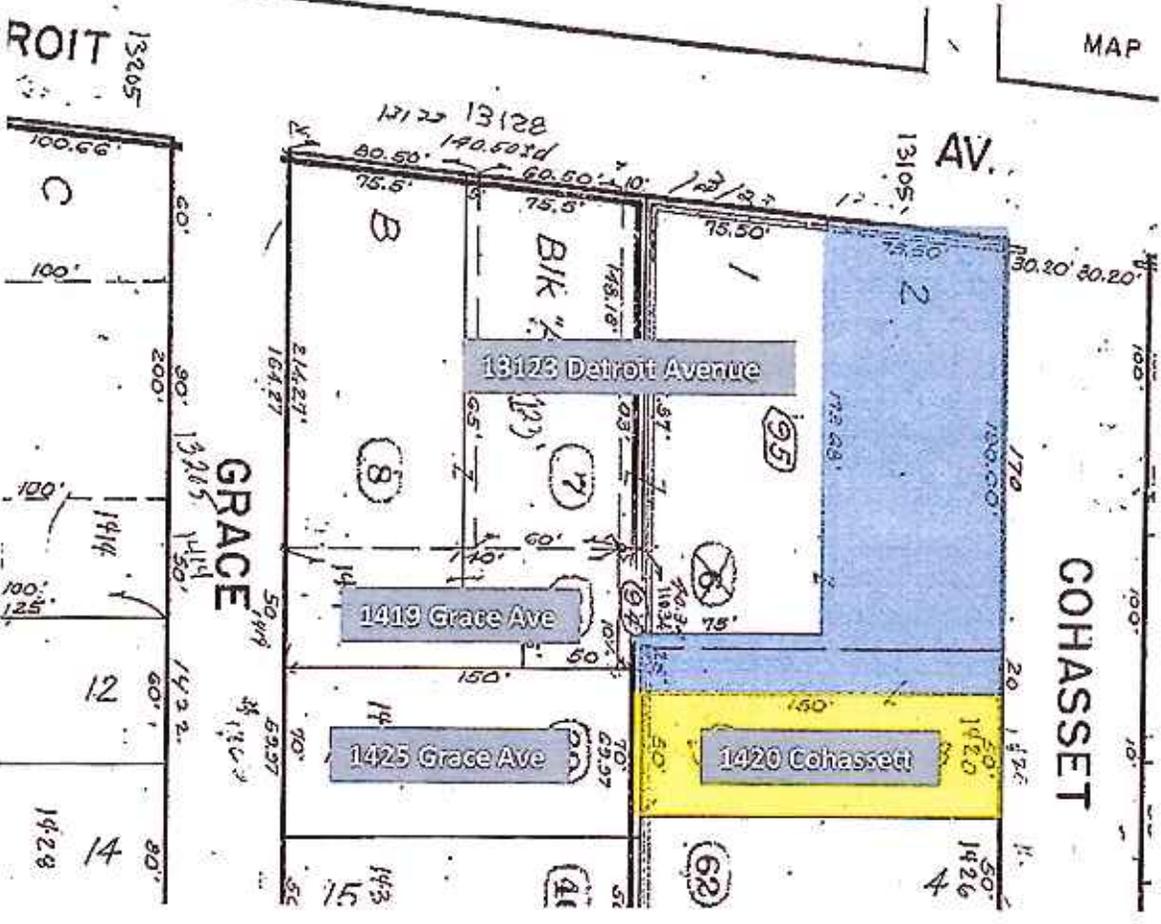
1907 Plat Map - Cotabish Property - Detroit and Cohasset



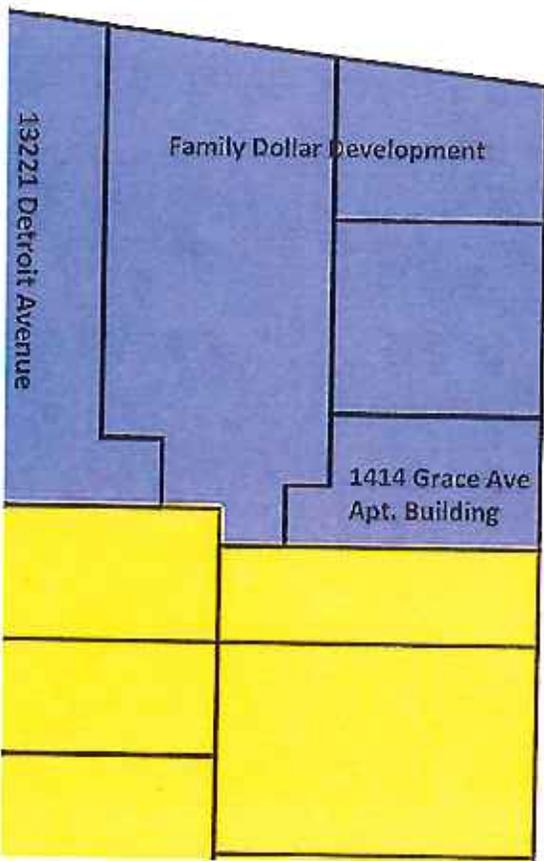
1907 Plat Map – Cotabish Property – Detroit and Cohasset



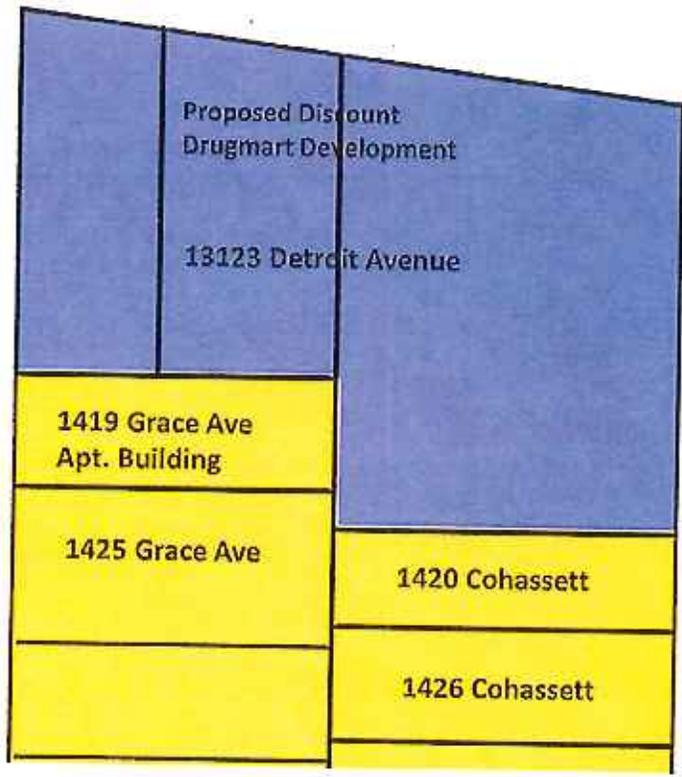
1949 Lakewood City Plat Map – Map 315 Page 7



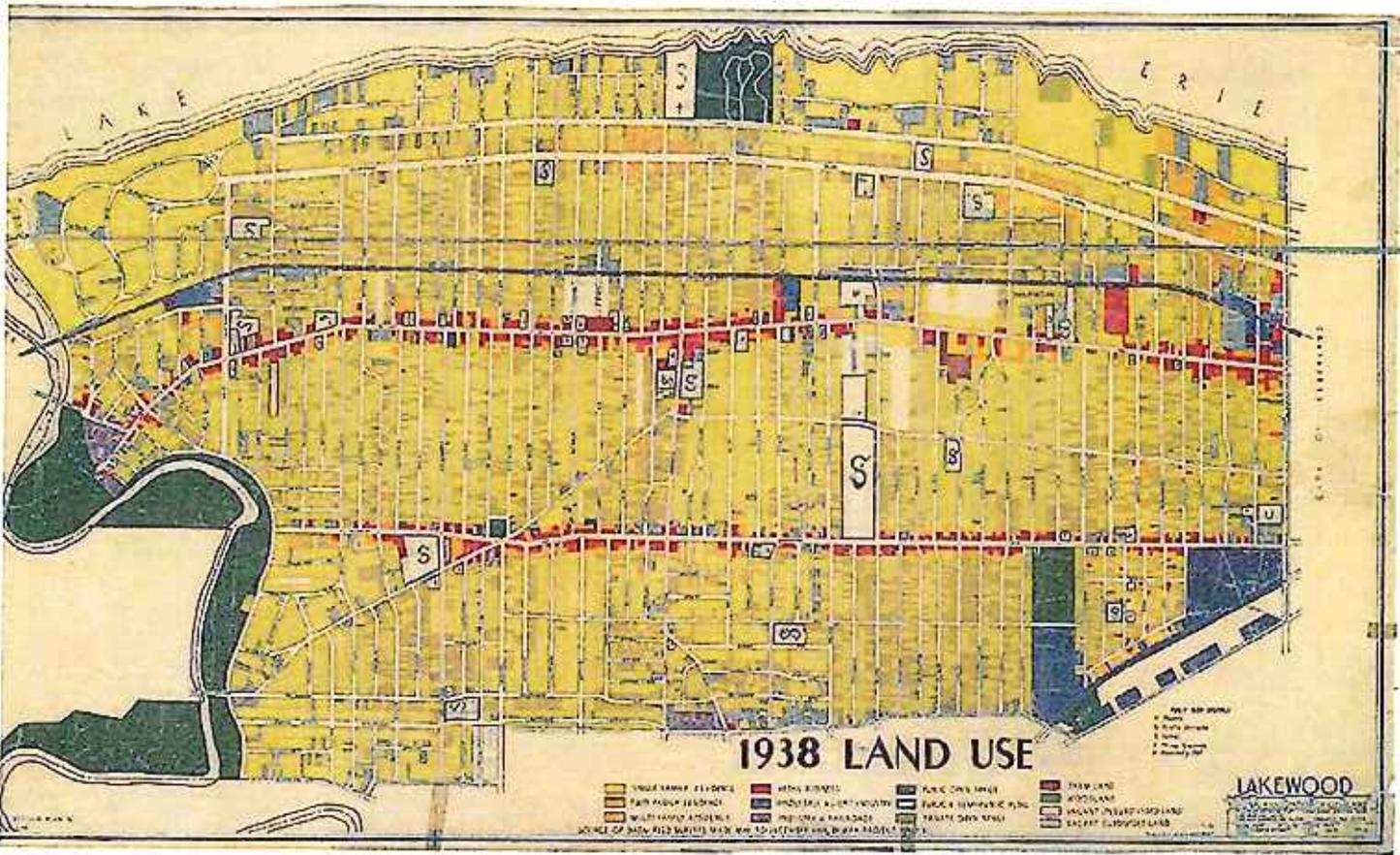
1949 Lakewood City Plat Map – Map 315 Page 7



Detroit Avenue



Existing Zoning



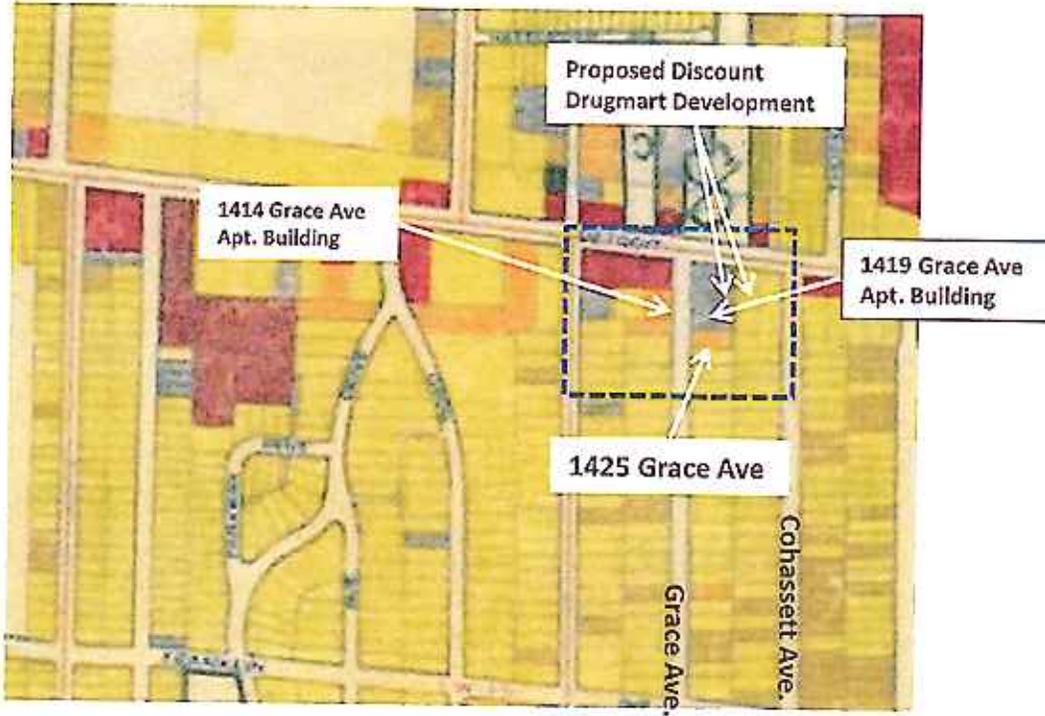
1938 Land Use Map

# 1938 LAND USE

S. School  
N. Police Station  
N. Assembly St.

- |                            |                           |                          |
|----------------------------|---------------------------|--------------------------|
| RETAIL BUSINESS            | PUBLIC OPEN SPACE         | FARM LAND                |
| WHOLESALE & LIGHT INDUSTRY | PUBLIC & SEMI-PUBLIC BLDG | WOODLAND                 |
| INDUSTRY & RAILROADS       | PRIVATE OPEN SPACE        | VACANT UNSUBDIVIDED LAND |
|                            |                           | VACANT SUBDIVIDED LAND   |

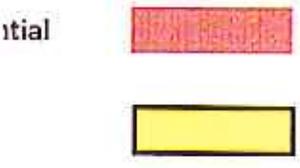
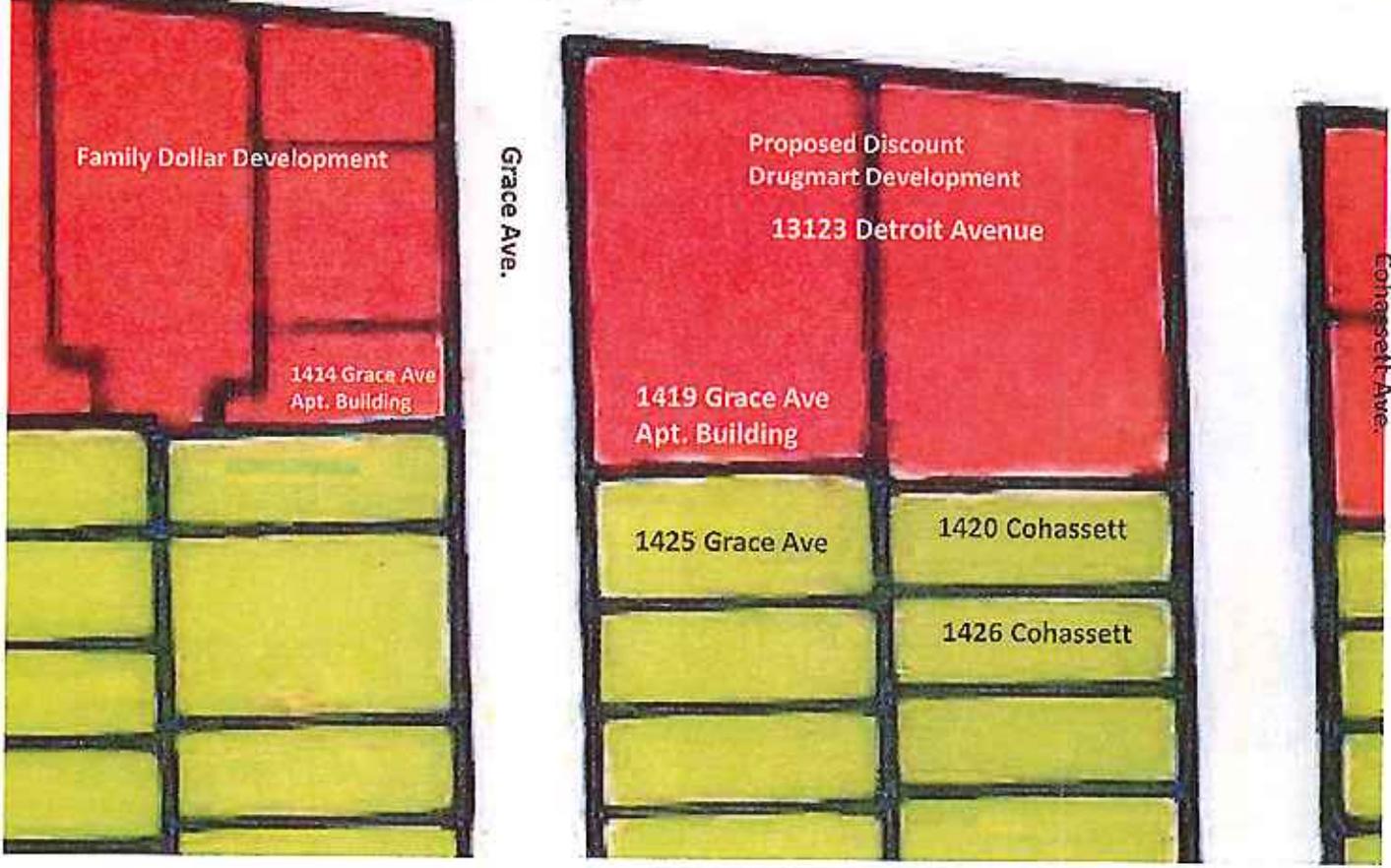
MAY TO DECEMBER 1938, BY WPA PROJECT, BOSTON



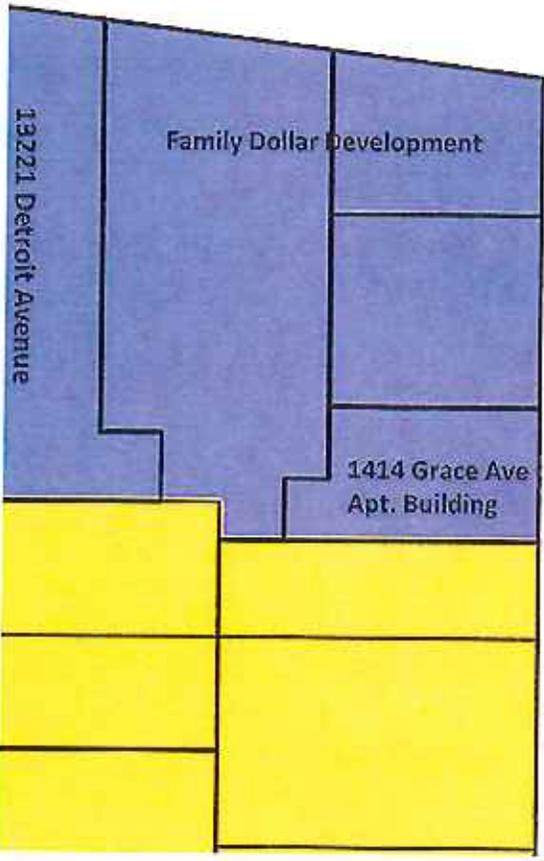
Whole Sale & Light Industry 1/2 Single Family Residential  
 Family Residence  
 Wholesale & Light Industry  
 Family Residence  
 Family Residence

1938 Zoning Map

# DETROIT

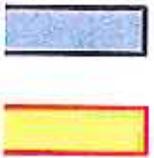
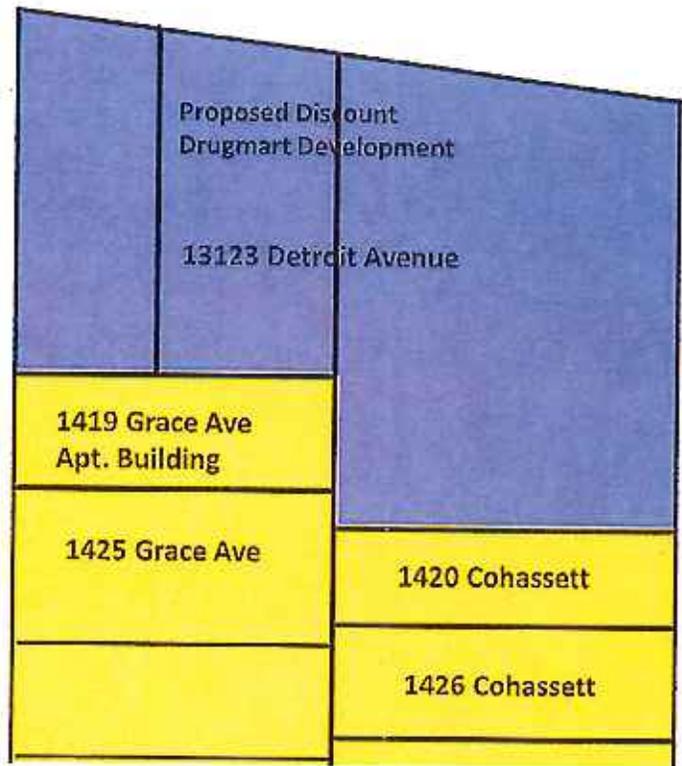


1983 Zoning Map



Detroit Avenue

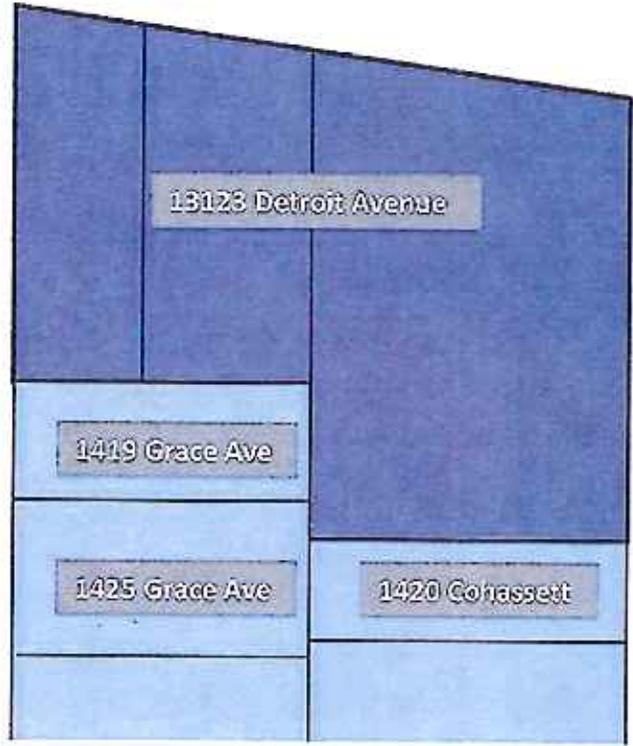
Grace Ave.





190'

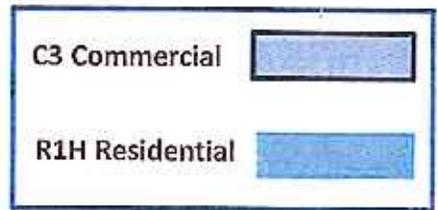
50'



190'

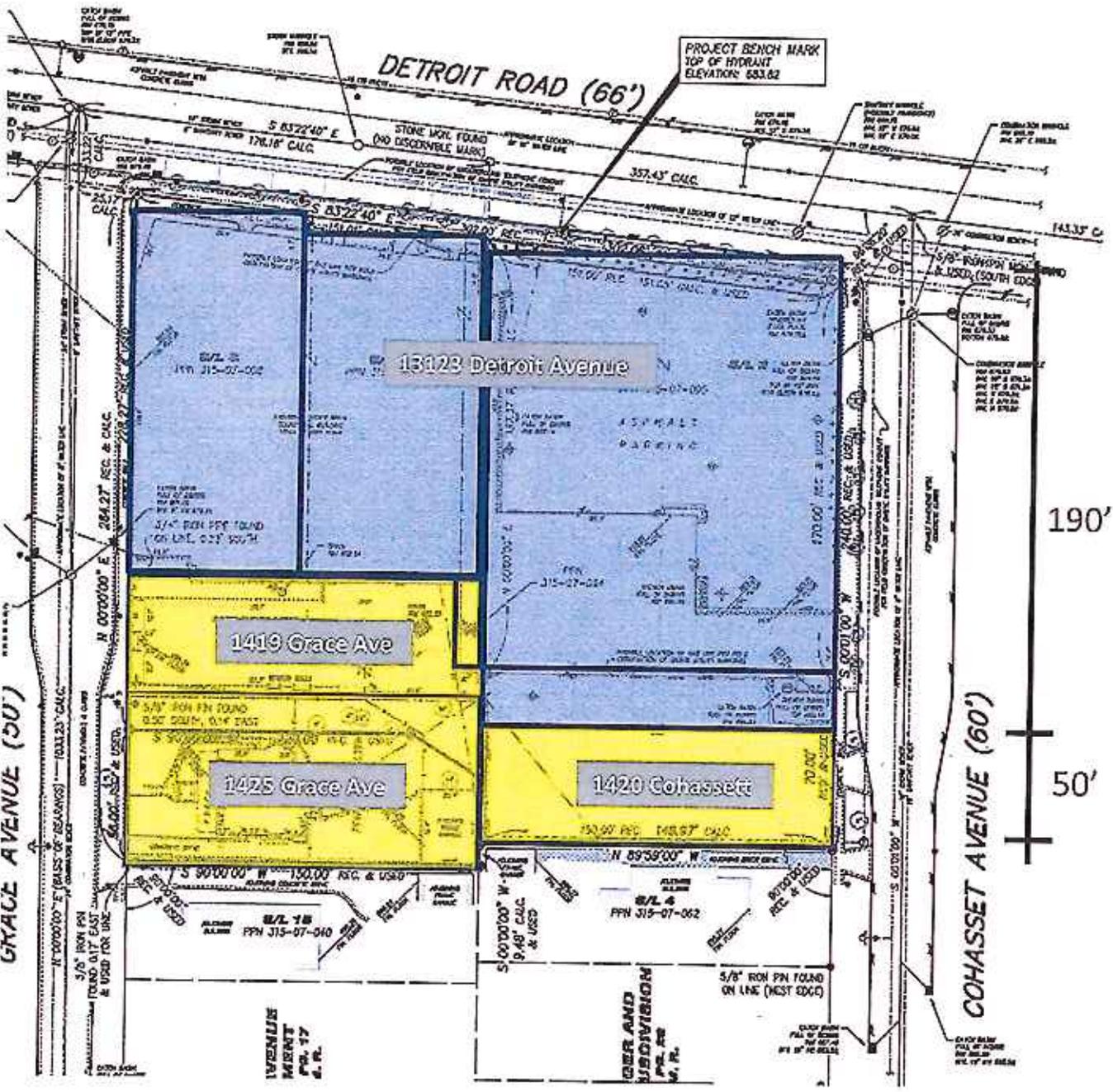
50'

1995 - 2008 Zoning Map  
(New Zoning Code Adopted 1995)



3 Zoning Map

| ZONATION | LOT SIZE SQ. FT. |
|----------|------------------|
| R1       | 14,000           |
| R2       | 5,000            |
| M1       | 15,000           |
| M2       | 10,000           |
| BR       | 5,000            |
| B1       | 6,000            |
| X        | 5,000            |



**DETROIT ROAD (66')**

PROJECT BENCH MARK  
TOP OF HYDRANT  
ELEVATION: 583.62

13122 Detroit Avenue

1416 Grace Ave

1425 Grace Ave

1420 Cohasset

**GRACE AVENUE (50')**

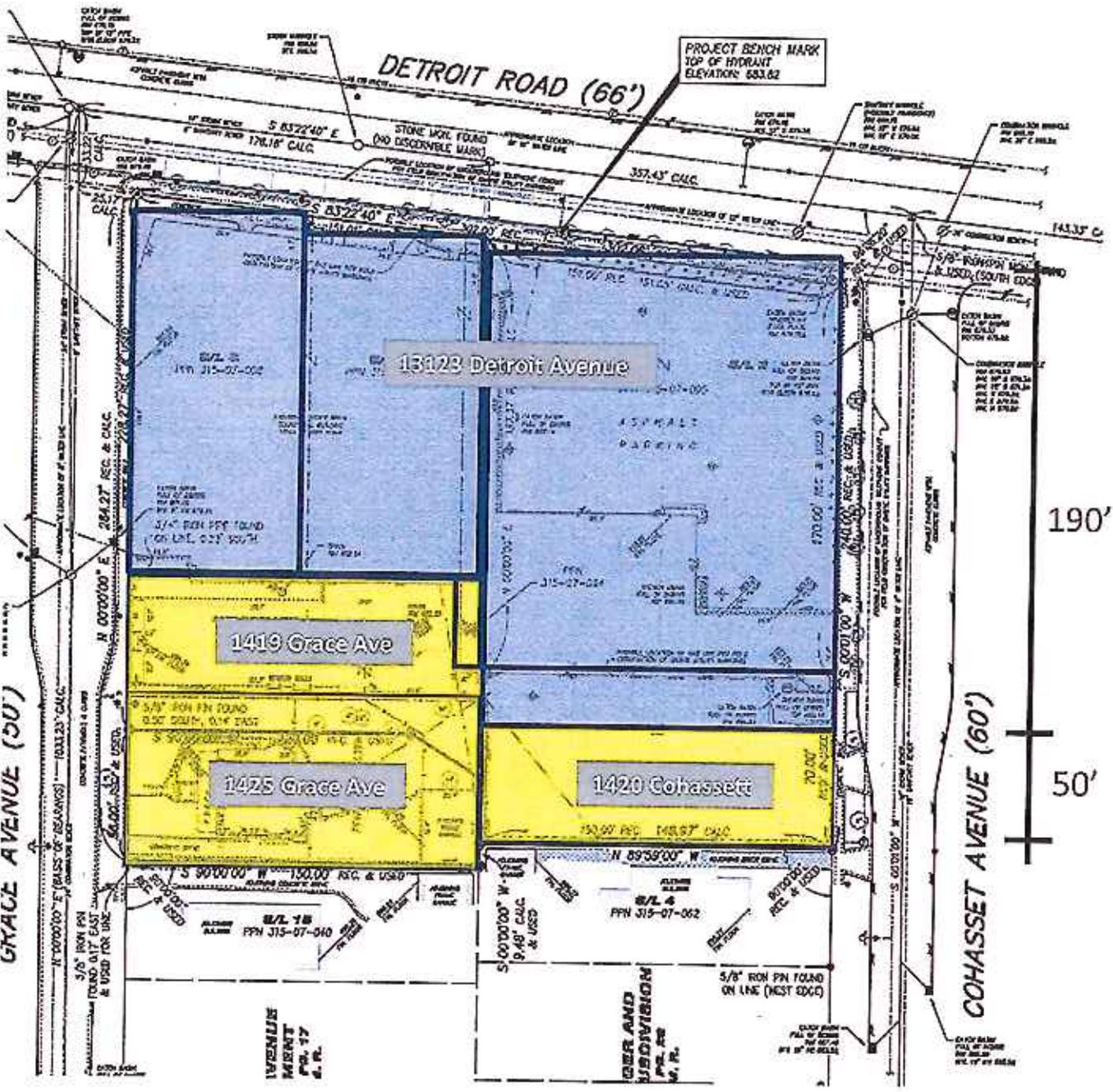
**COHASSET AVENUE (60')**

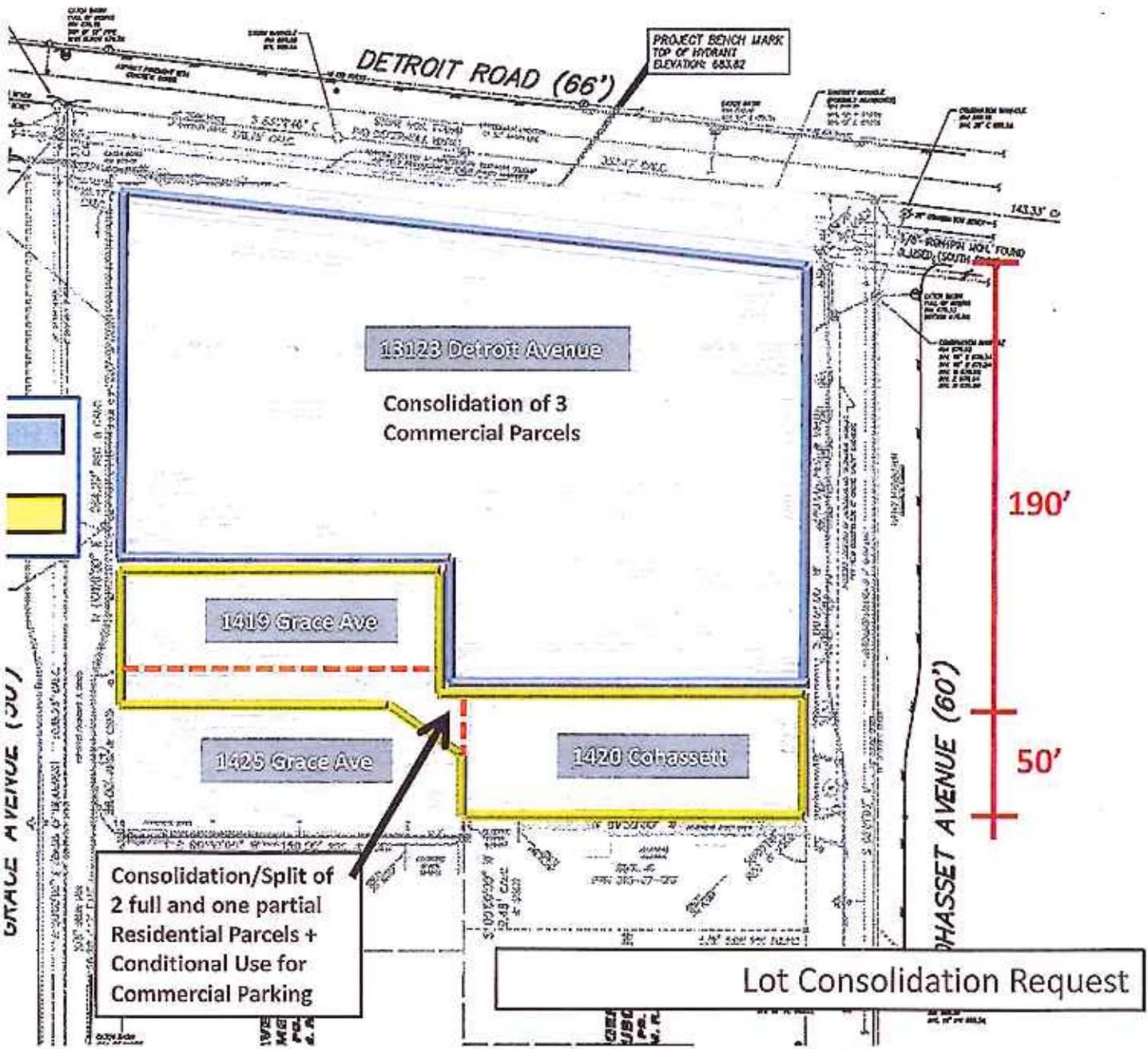
190'

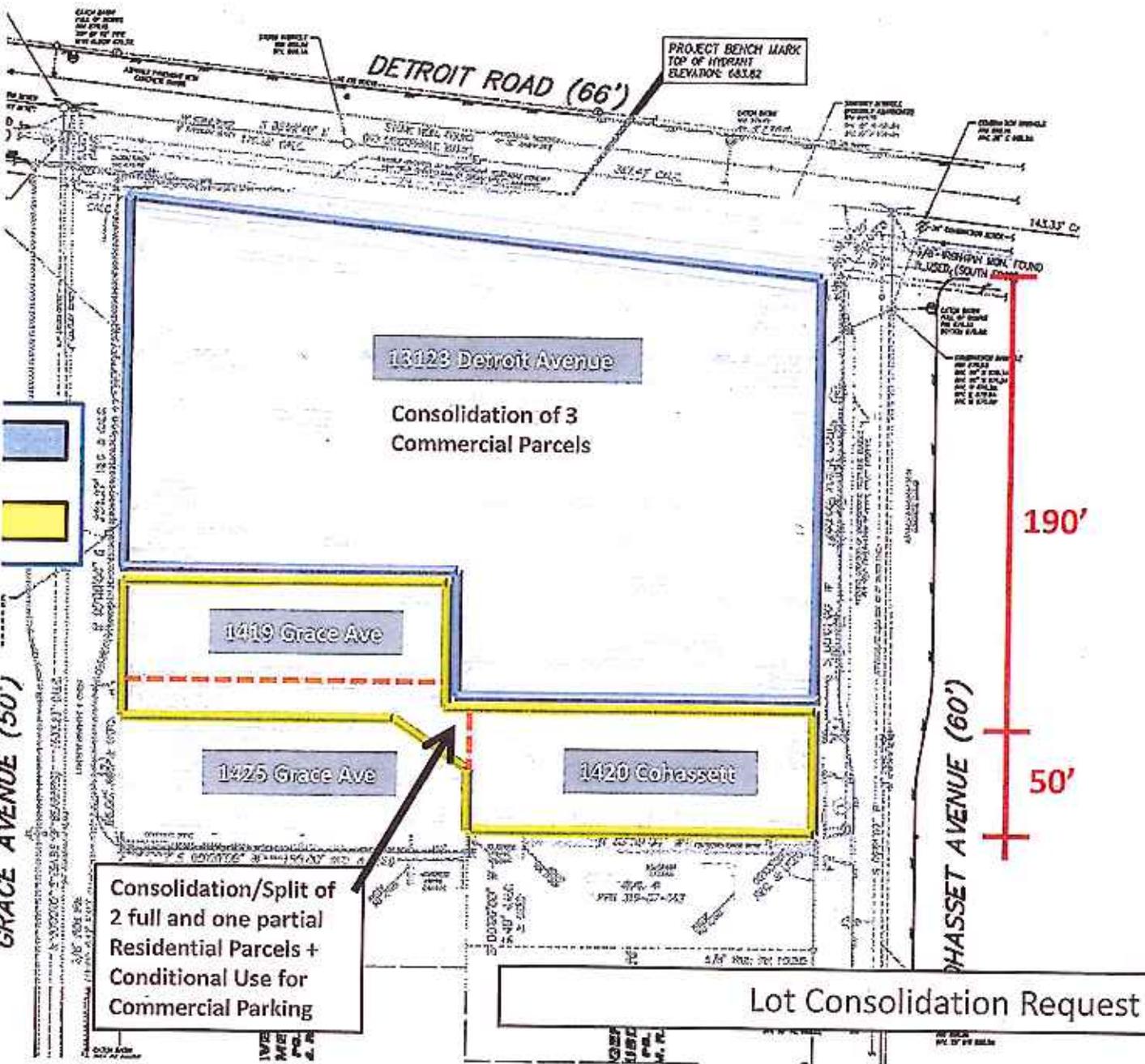
50'

VENUE  
MENTS  
PPN 315-07-010  
S. R.

GER AND  
UBDIVISION  
PPN 315-07-062  
S. R.







DETROIT ROAD (66')

PROJECT BENCH MARK  
TOP OF HYDRANT  
ELEVATION: 683.82

13123 Detroit Avenue

Consolidation of 3  
Commercial Parcels

1419 Grace Ave

1425 Grace Ave

1420 Cohasset

190'

50'

GRACE AVENUE (50')

CHASSET AVENUE (60')

Consolidation/Split of  
2 full and one partial  
Residential Parcels +  
Conditional Use for  
Commercial Parking

Lot Consolidation Request

EXTG. GARFIELD MIDDLE SCHOOL

DETROIT AVENUE (86')

13123 Detroit Avenue DRUGMART

1419 Grace Ave

1425 Grace Ave

1420 Cohasset

COHASSET RD. (60')

190'

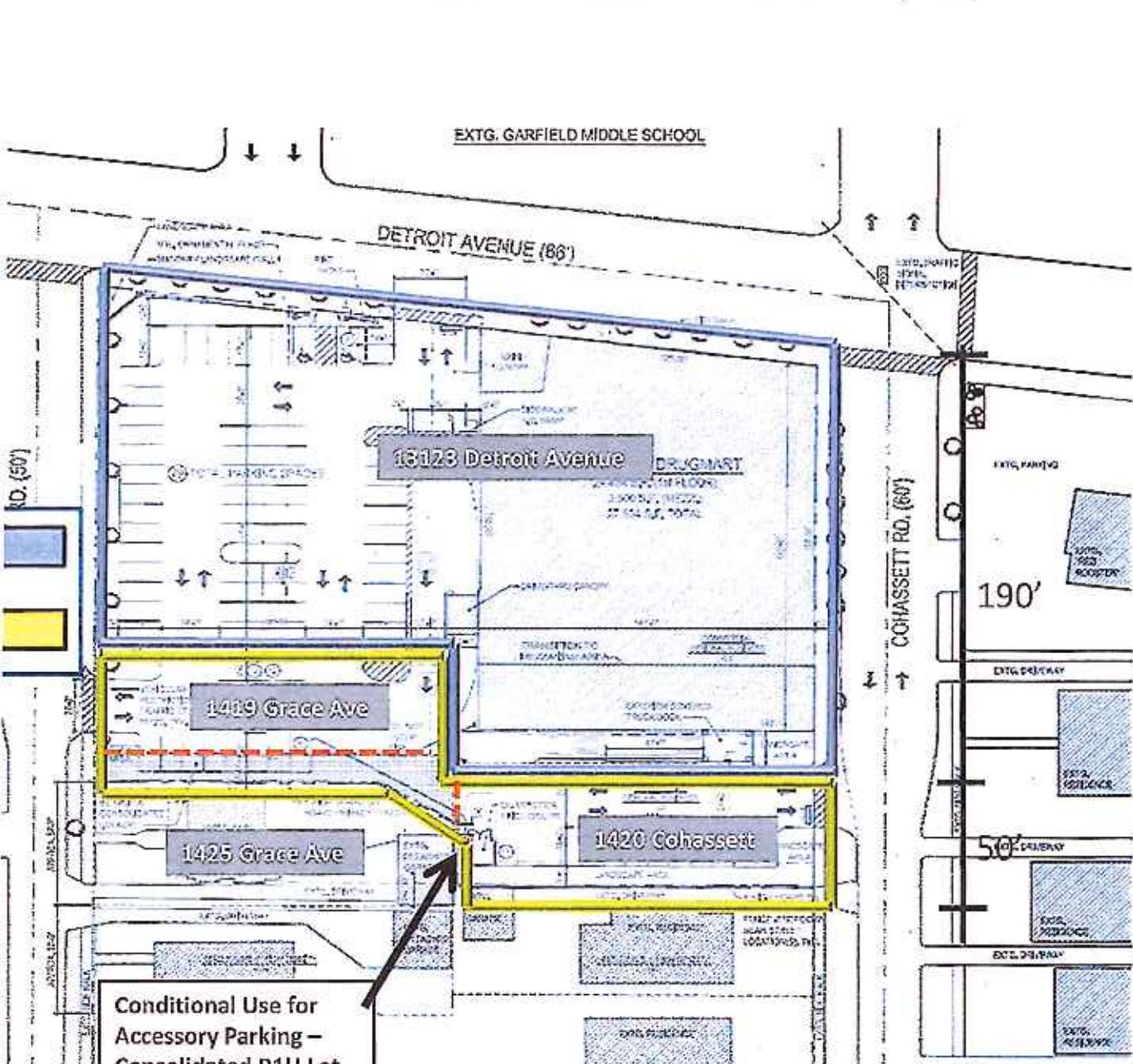
50'

Conditional Use for  
Accessory Parking –  
Consolidated R1H Lot

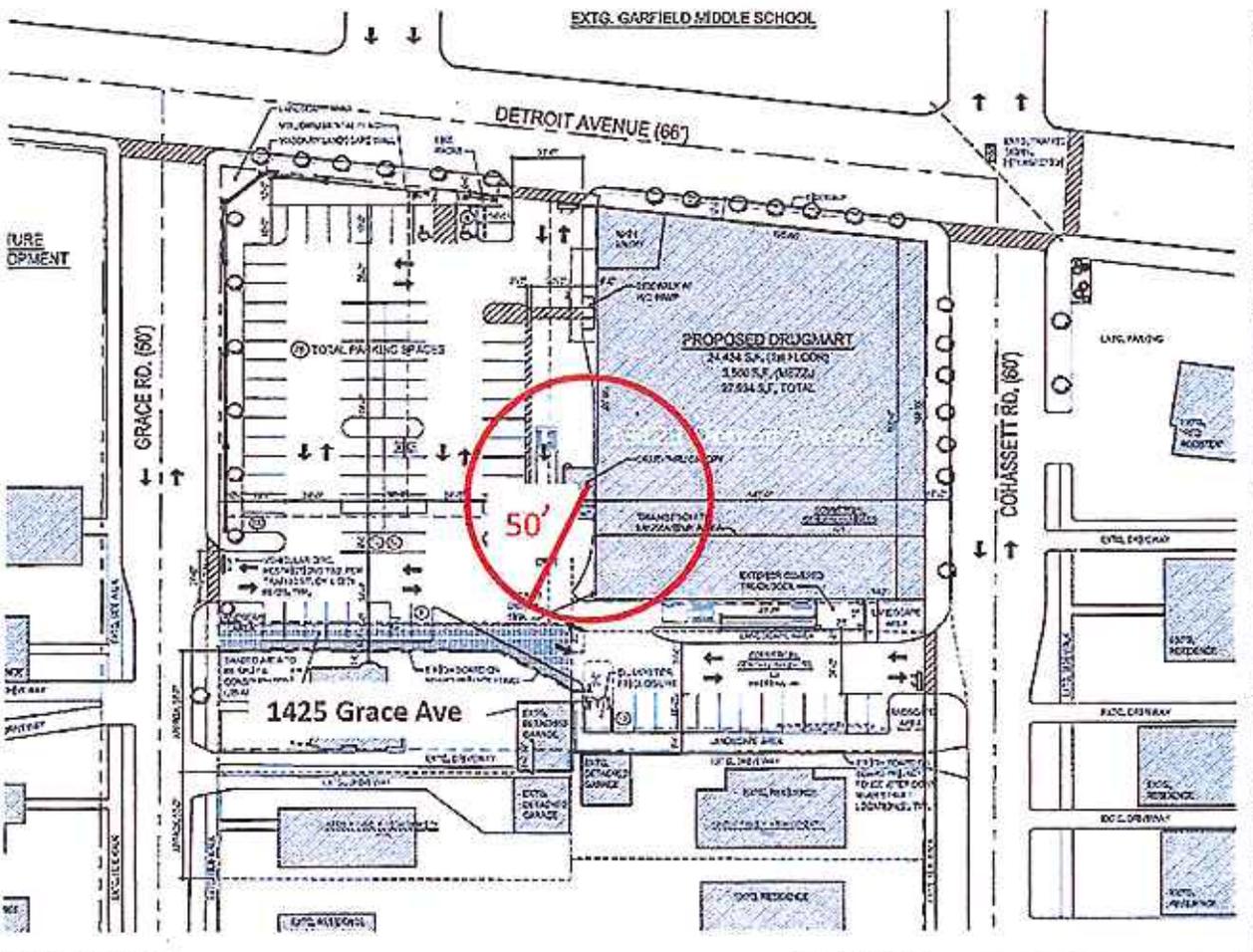
Consolidation Use Request – Accessory Parking

23,12

TOTAL BUILDING AREA  
SQUARE FEET  
TOTAL LOT AREA  
SQUARE FEET







RCH. SITE PLAN (02/28/12)  
 02/28/12

**SITE SUMMARY**  
 TOTAL AREA: 12,000 S.F.  
 TOTAL BUILDING AREA: 27,924 S.F.

Conditional Use Request – Drive-thru

# Planning Commission Hearing

## July 5<sup>th</sup>, 2012

### Discount Drugmart Redevelopment

13123 Detroit Avenue  
Former Ganley Dealership

**Item 1: Lot Split & Consolidation**

Proposal to Split and Consolidation to create 1 commercial parcel zoned C3  
Proposal to Split and Consolidation to create 1 residential parcel zoned R1H

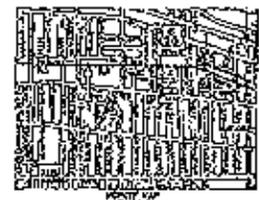
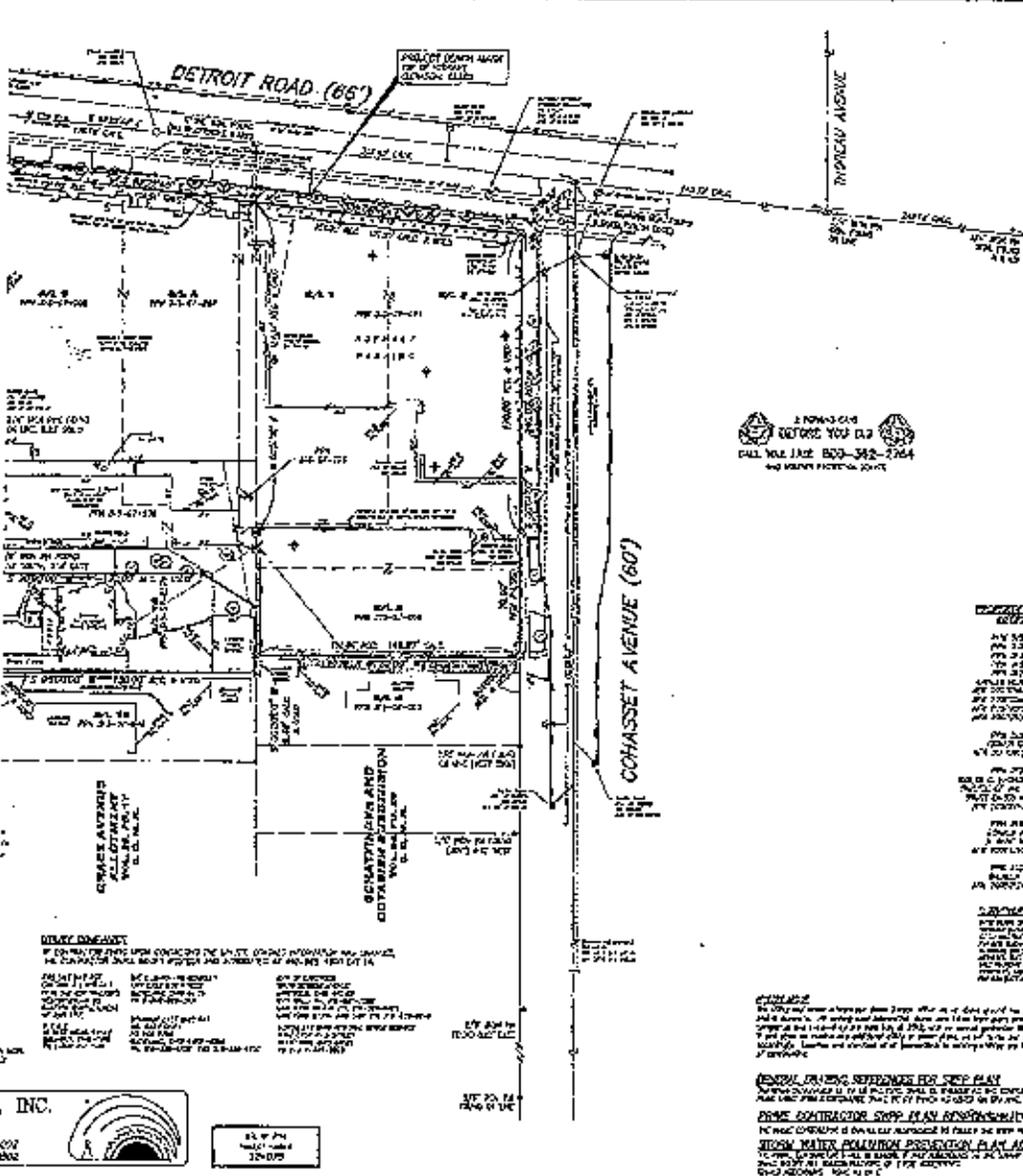
**Item 2: Conditional Use for Accessory Parking**

Proposal requesting approval of a conditional use of a R1H zoned parcel for parking

**Item 3: Conditional Use for a Drive-thru**

Proposal requesting approval of a drive-thru pharmacy

---



**ARCHITECTS, INC.**  
 1000 W. 10TH ST. SUITE 100  
 DENVER, CO 80202  
 TEL: 333-1111

ENGINEER  
 1000 W. 10TH ST. SUITE 100  
 DENVER, CO 80202  
 TEL: 333-1111

**GENERAL NOTES**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 4. ALL UTILITIES SHALL BE PROTECTED AND DEEPLY REPAIRED OR REPLACED AS NECESSARY.  
 5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SHOWN.  
 6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.  
 7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS AND SIDEWALKS UNLESS OTHERWISE SHOWN.  
 8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPING UNLESS OTHERWISE SHOWN.  
 10. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES SHOWN ON THIS PLAN.

**LEGEND**

|    |          |    |          |
|----|----------|----|----------|
| 1  | As Shown | 11 | As Shown |
| 2  | As Shown | 12 | As Shown |
| 3  | As Shown | 13 | As Shown |
| 4  | As Shown | 14 | As Shown |
| 5  | As Shown | 15 | As Shown |
| 6  | As Shown | 16 | As Shown |
| 7  | As Shown | 17 | As Shown |
| 8  | As Shown | 18 | As Shown |
| 9  | As Shown | 19 | As Shown |
| 10 | As Shown | 20 | As Shown |

**EXISTING CONDITIONS**  
 1. AS SHOWN  
 2. AS SHOWN  
 3. AS SHOWN  
 4. AS SHOWN  
 5. AS SHOWN  
 6. AS SHOWN  
 7. AS SHOWN  
 8. AS SHOWN  
 9. AS SHOWN  
 10. AS SHOWN  
 11. AS SHOWN  
 12. AS SHOWN  
 13. AS SHOWN  
 14. AS SHOWN  
 15. AS SHOWN  
 16. AS SHOWN  
 17. AS SHOWN  
 18. AS SHOWN  
 19. AS SHOWN  
 20. AS SHOWN

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PROPOSED  
**DISCOUNT DRUGMART**  
 DENVER, CO 80202

EXISTING  
 CONDTION  
 SURVEY

DATE: 05/08/78  
 JOB NO: 12175

**C-1**

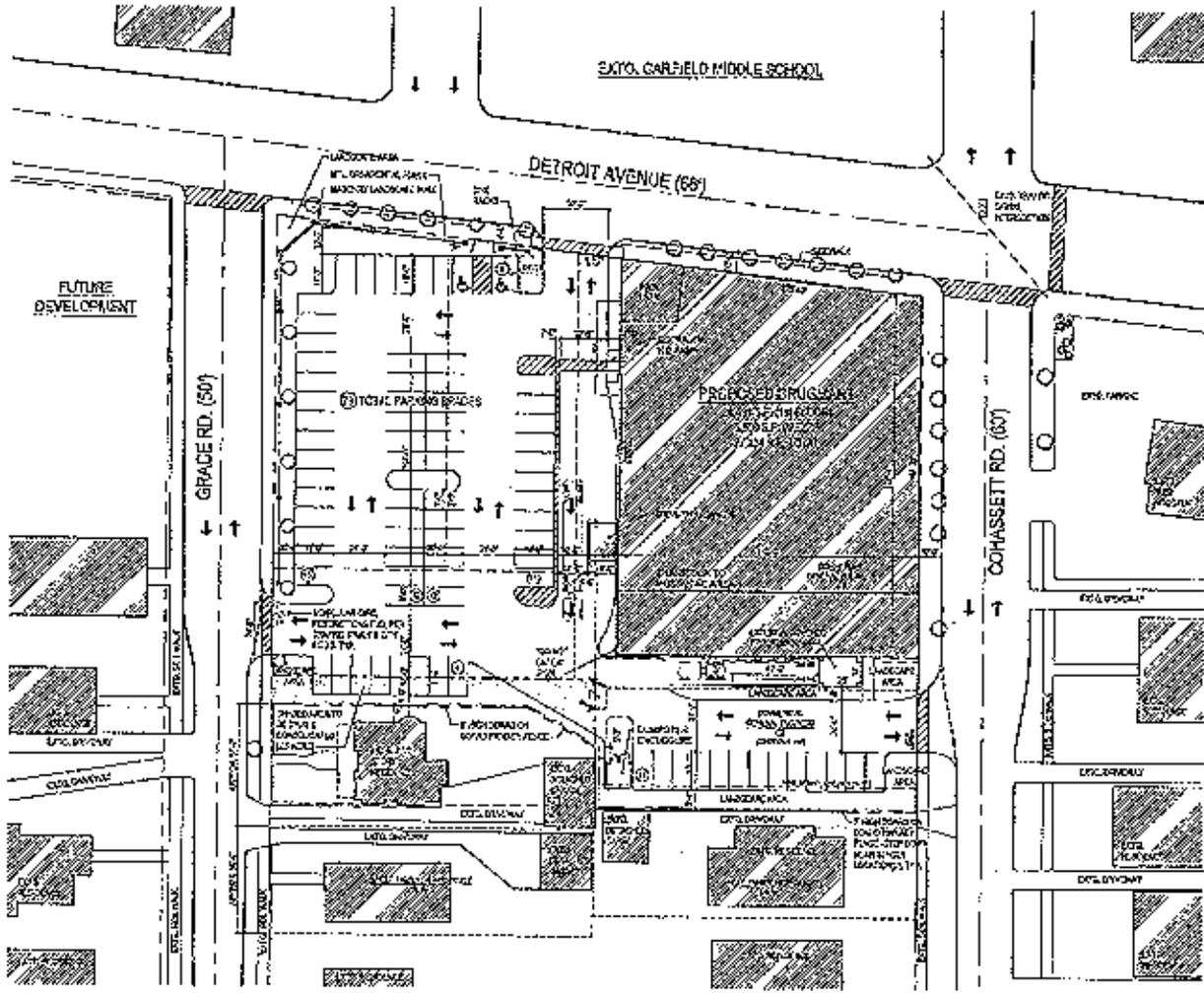
EX-101 CARFIELD MIDDLE SCHOOL

DETROIT AVENUE (66')

FUTURE DEVELOPMENT

GRACE RD. (50')

COHASSET RD. (60')



ARCH. SITE PLAN (05.26.12)

| SITE SUMMARY                         |                |
|--------------------------------------|----------------|
| TOTAL AREA:                          | 10,000 SQ. FT. |
| TOTAL BUILDING AREA:                 | 5,000 SQ. FT.  |
| TOTAL PARKING AREA:                  | 5,000 SQ. FT.  |
| TOTAL DRIVEWAY AREA:                 | 1,000 SQ. FT.  |
| TOTAL LANDSCAPE AREA:                | 1,000 SQ. FT.  |
| TOTAL SIDEWALK AREA:                 | 1,000 SQ. FT.  |
| TOTAL UTILITY AREA:                  | 1,000 SQ. FT.  |
| TOTAL FOUNDATION AREA:               | 1,000 SQ. FT.  |
| TOTAL CONCRETE AREA:                 | 1,000 SQ. FT.  |
| TOTAL BRICK AREA:                    | 1,000 SQ. FT.  |
| TOTAL ASPHALT AREA:                  | 1,000 SQ. FT.  |
| TOTAL GRAVEL AREA:                   | 1,000 SQ. FT.  |
| TOTAL SAND AREA:                     | 1,000 SQ. FT.  |
| TOTAL DIRT AREA:                     | 1,000 SQ. FT.  |
| TOTAL VEGETATION AREA:               | 1,000 SQ. FT.  |
| TOTAL TREES AREA:                    | 1,000 SQ. FT.  |
| TOTAL SHRUBS AREA:                   | 1,000 SQ. FT.  |
| TOTAL FLOWERS AREA:                  | 1,000 SQ. FT.  |
| TOTAL BUSHES AREA:                   | 1,000 SQ. FT.  |
| TOTAL HERBS AREA:                    | 1,000 SQ. FT.  |
| TOTAL FRUIT TREES AREA:              | 1,000 SQ. FT.  |
| TOTAL PALMS AREA:                    | 1,000 SQ. FT.  |
| TOTAL CACTI AREA:                    | 1,000 SQ. FT.  |
| TOTAL SUCULENTS AREA:                | 1,000 SQ. FT.  |
| TOTAL MOSS AREA:                     | 1,000 SQ. FT.  |
| TOTAL LICHENS AREA:                  | 1,000 SQ. FT.  |
| TOTAL FUNGI AREA:                    | 1,000 SQ. FT.  |
| TOTAL BIRDS AREA:                    | 1,000 SQ. FT.  |
| TOTAL MAMMALS AREA:                  | 1,000 SQ. FT.  |
| TOTAL REPTILES AREA:                 | 1,000 SQ. FT.  |
| TOTAL AMPHIBIANS AREA:               | 1,000 SQ. FT.  |
| TOTAL INSECTS AREA:                  | 1,000 SQ. FT.  |
| TOTAL MOLLUSKS AREA:                 | 1,000 SQ. FT.  |
| TOTAL ARACHNIDS AREA:                | 1,000 SQ. FT.  |
| TOTAL NEMATODES AREA:                | 1,000 SQ. FT.  |
| TOTAL PROTISTS AREA:                 | 1,000 SQ. FT.  |
| TOTAL PLANTS AREA:                   | 1,000 SQ. FT.  |
| TOTAL ANIMALS AREA:                  | 1,000 SQ. FT.  |
| TOTAL ECOSYSTEMS AREA:               | 1,000 SQ. FT.  |
| TOTAL BIOTOPES AREA:                 | 1,000 SQ. FT.  |
| TOTAL HABITATS AREA:                 | 1,000 SQ. FT.  |
| TOTAL ECOTONES AREA:                 | 1,000 SQ. FT.  |
| TOTAL ECOTYPES AREA:                 | 1,000 SQ. FT.  |
| TOTAL ECOSYSTEM SERVICES AREA:       | 1,000 SQ. FT.  |
| TOTAL ECOSYSTEM FUNCTIONS AREA:      | 1,000 SQ. FT.  |
| TOTAL ECOSYSTEM RESILIENCE AREA:     | 1,000 SQ. FT.  |
| TOTAL ECOSYSTEM SUSTAINABILITY AREA: | 1,000 SQ. FT.  |
| TOTAL ECOSYSTEM HEALTH AREA:         | 1,000 SQ. FT.  |
| TOTAL ECOSYSTEM INTEGRITY AREA:      | 1,000 SQ. FT.  |
| TOTAL ECOSYSTEM VITALITY AREA:       | 1,000 SQ. FT.  |
| TOTAL ECOSYSTEM PRODUCTIVITY AREA:   | 1,000 SQ. FT.  |
| TOTAL ECOSYSTEM EFFICIENCY AREA:     | 1,000 SQ. FT.  |
| TOTAL ECOSYSTEM STABILITY AREA:      | 1,000 SQ. FT.  |

**Discount Drug Mart**

ARCHITECTS, INC.

1000 W. WASHINGTON ST. SUITE 1000

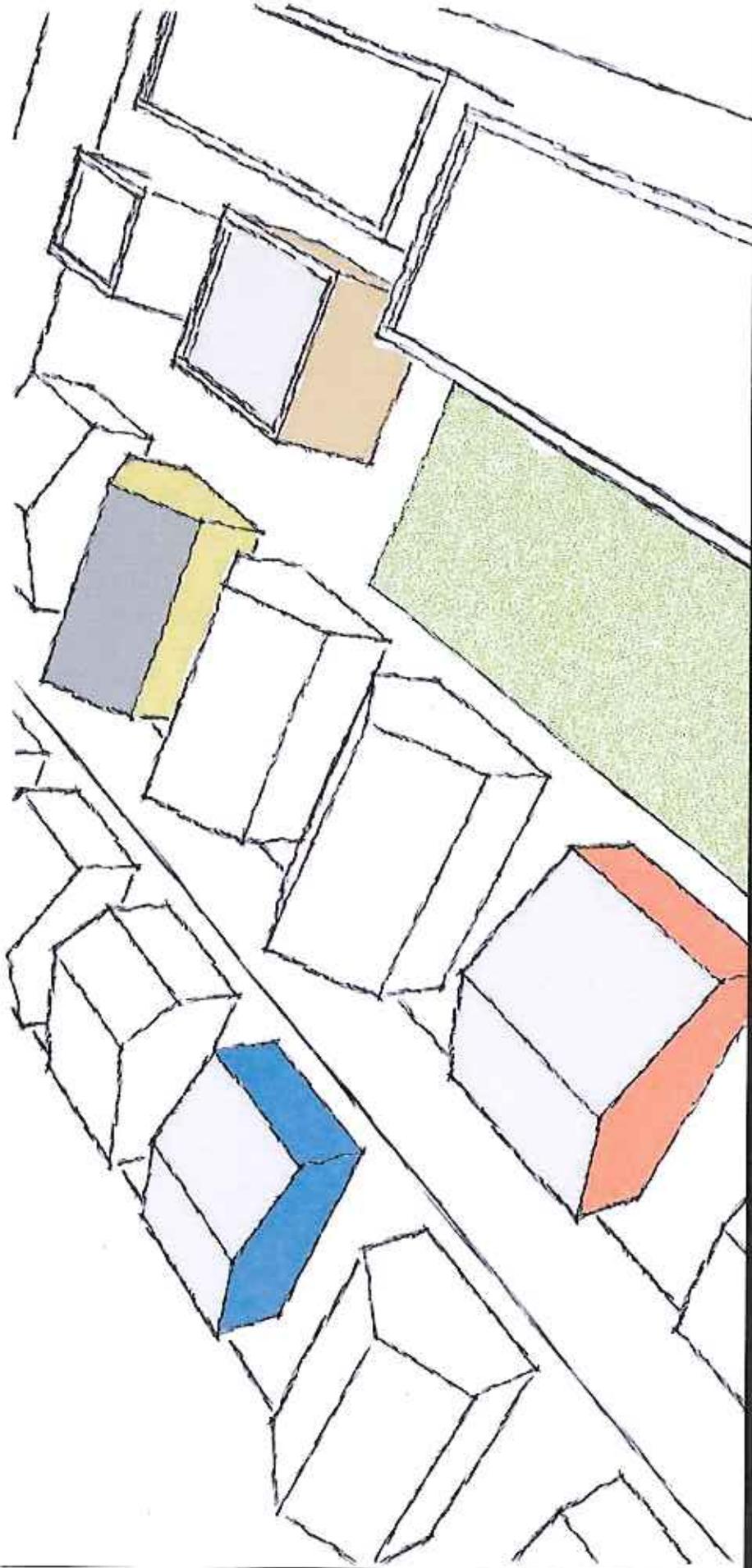
ANN ARBOR, MI 48106

PHONE: 734.769.1234

WWW.DDMART.COM

DATE: 05/26/12

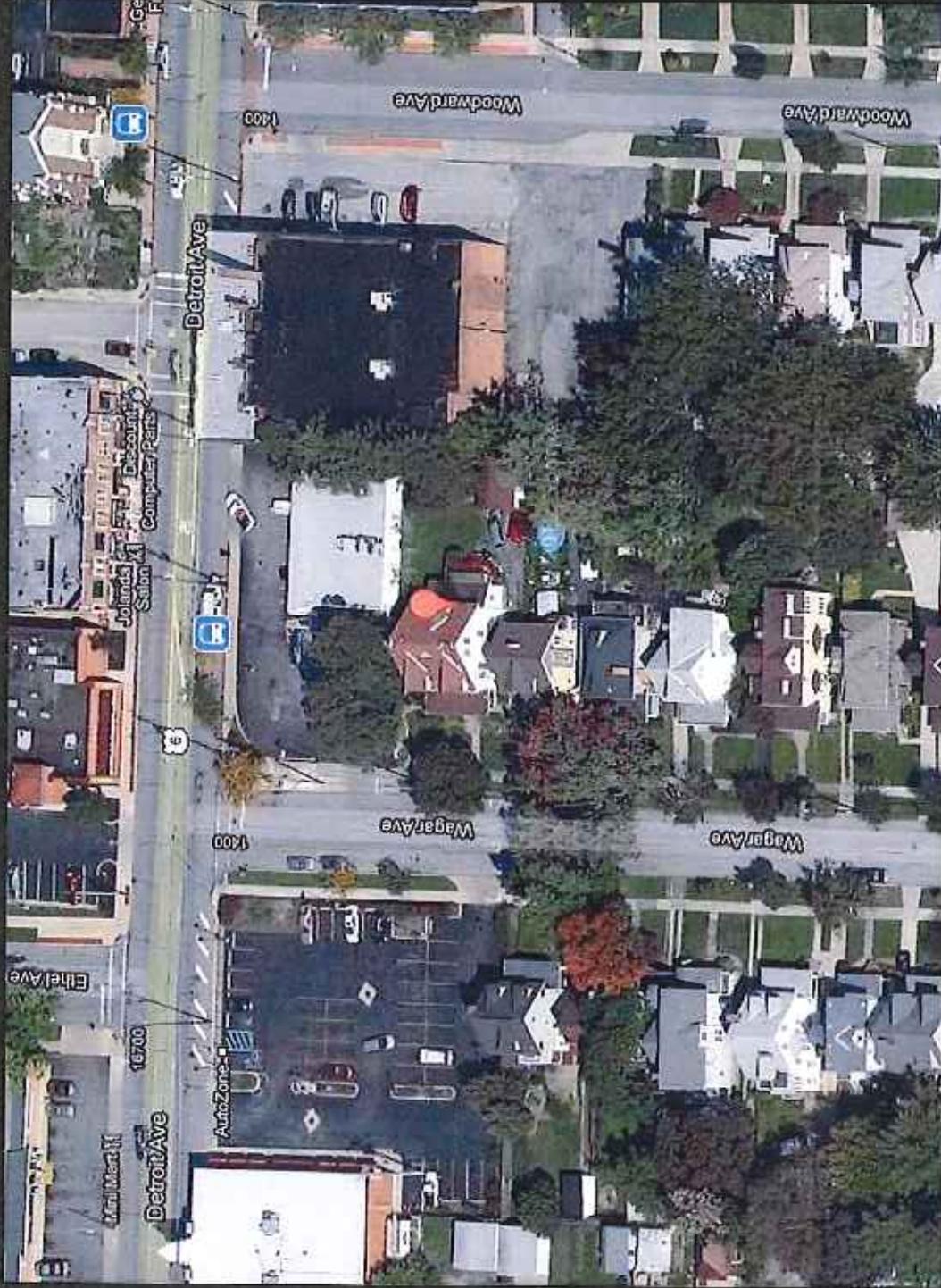
AS-7.0



# Planning Commission

July 2012

Planning Commission  
July 2012



# 1413 Wagar Avenue Handley-Boyt Gallery

Planning Commission  
July 2012



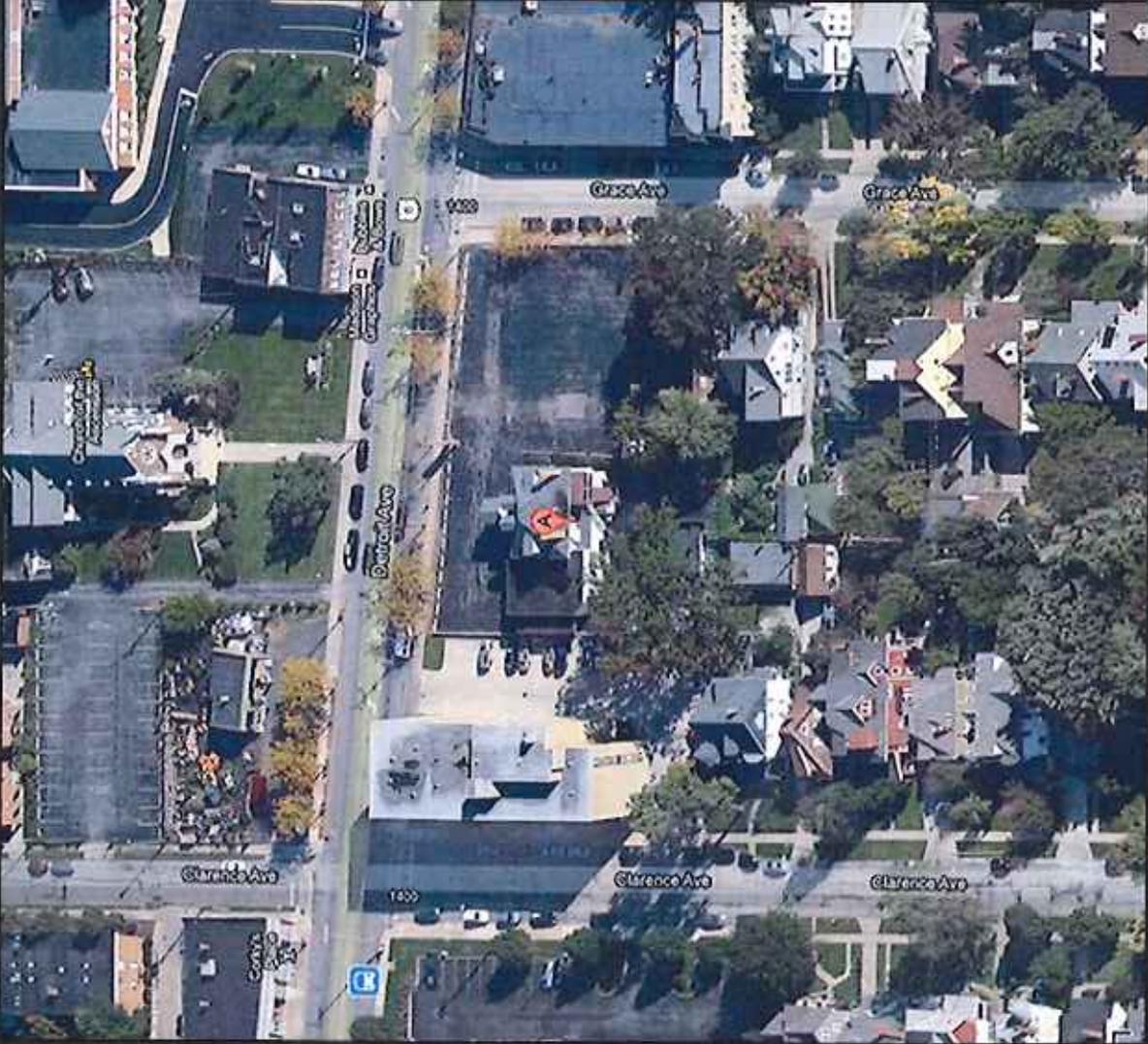
**1413 Wagar Avenue  
Handley-Boyt Gallery**

Planning Commission  
July 2012



1413 Wagar Avenue  
Handley-Boyt Gallery

Planning Commission  
July 2012



# 13215 Detroit Avenue Family Dollar

Planning Commission  
July 2012



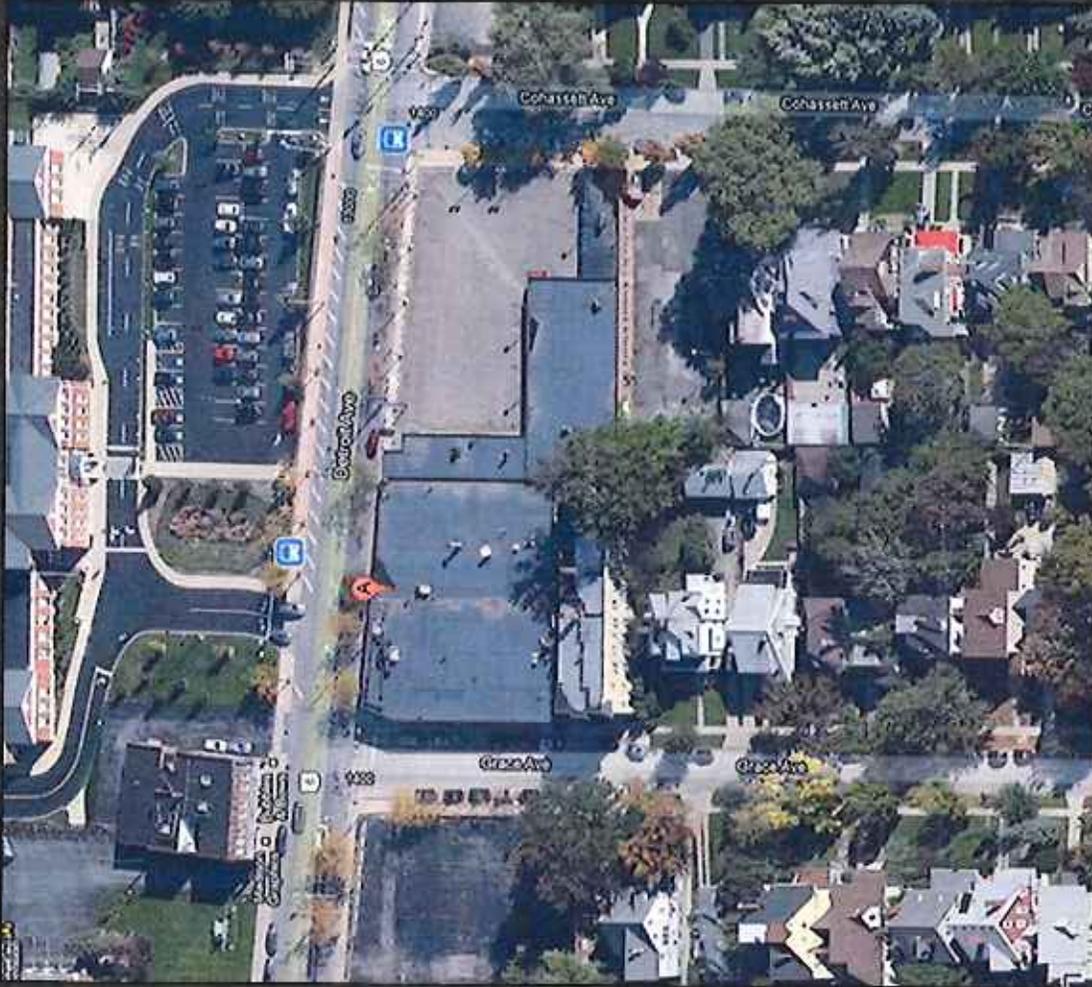
**13215 Detroit Avenue**  
**Family Dollar**

Planning Commission  
July 2012



# 13215 Detroit Avenue Family Dollar

Planning Commission  
July 2012



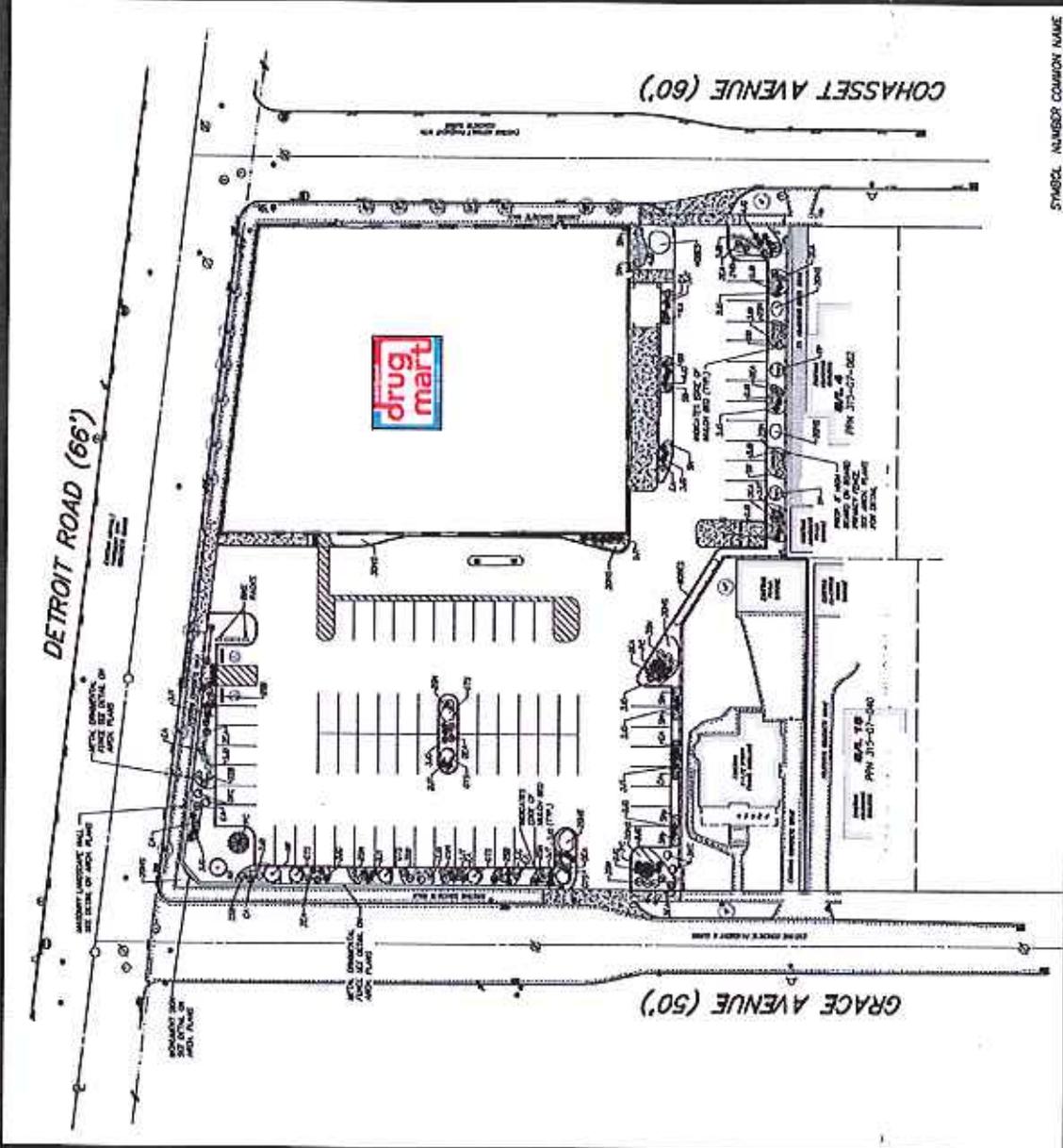
# 13123 Detroit Avenue Discount Drug Mart

Planning Commission  
July 2012



# 13123 Detroit Avenue Discount Drug Mart

Planning Commission  
July 2012

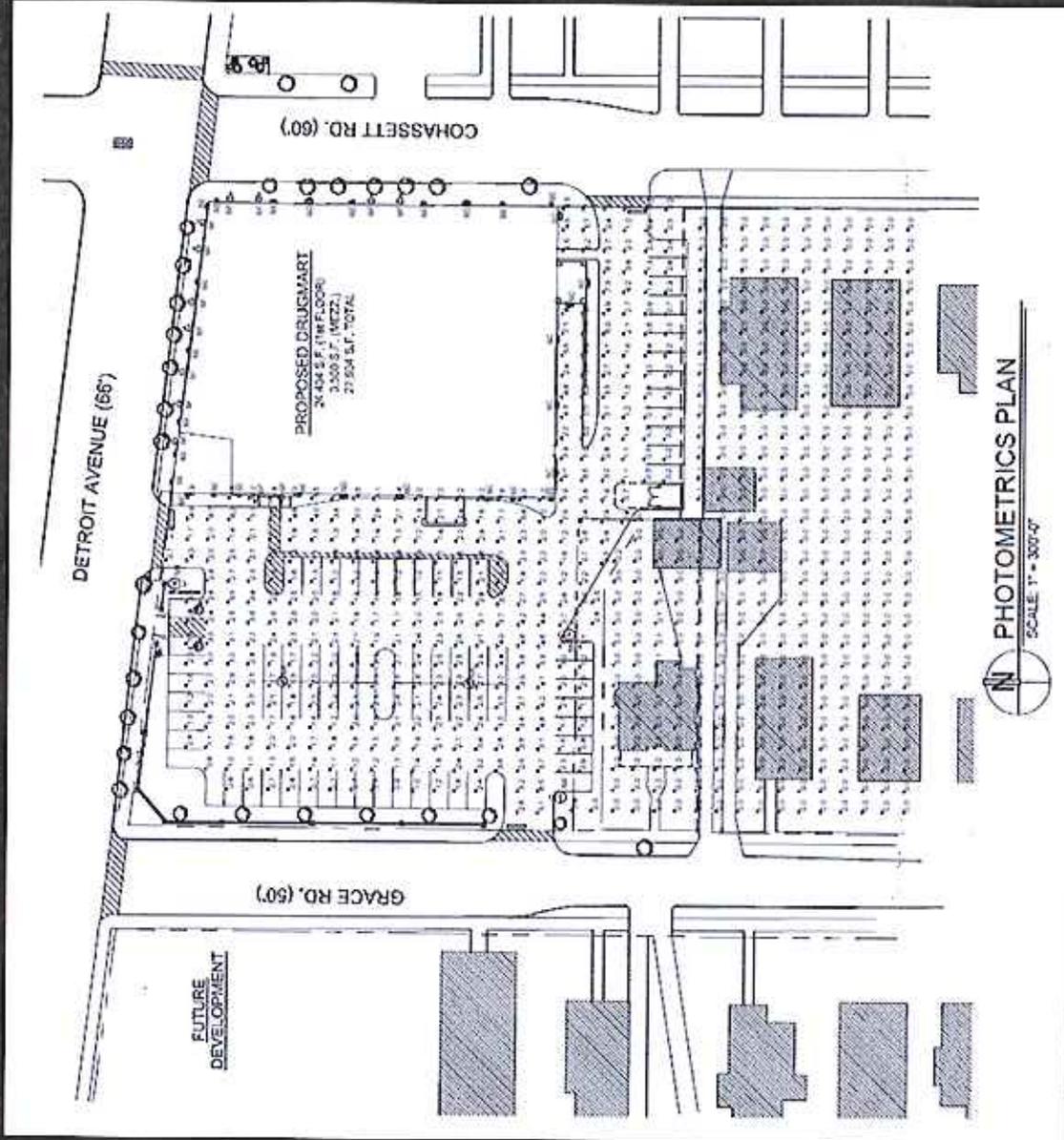


SYMBOL NUMBER COMMON NAME

# 13123 Detroit Avenue Discount Drug Mart

Planning Commission  
July 2012





# 13123 Detroit Avenue Discount Drug Mart

Planning Commission  
July 2012





**Wm**  
**Double Loop**  
**Bike Rack**

**DOUBLE LOOP BIKE RACK:**  
 AS MANUFACTURED BY "PARK IT"  
 WWW.PARKITBIKERACKS.COM



**AWNING FIXTURE:**  
 SIGN 1: AS MANUF. BY TMS LIGHTING  
 COLOR: BLACK



**Sign Bracket Store**  
 EXCLUSIVE

**40" HAIKU ARCH HANGING  
 BLADE SIGN BRACKET**  
 36" ROUND PREMIER CELLULAR PVC SIGN BLANK  
 BY "HOOKS AND LATTICE"



**PARKING LOT LIGHT FIXTURE:**  
 RVT SERIES LIGHT W/20'POLE  
 AS MANUFACTURED BY "WLS LIGHTING"  
 COLOR "BLACK"

**EXTERIOR WALL LIGHT FIXTURE:**  
 WMI HORIZONTAL LAMP SERIES  
 AS MANUFACTURED BY "WLS LIGHTING"  
 COLOR "BLACK" (NO ALUM. BAND)



**CLEAR ANODIZED ALUMINUM:**  
 DOOR AND STOREFRONT



**FENCING:**  
 CEDAR PRIVACY FENCE AND  
 ALUM. ORNAMENTAL FENCE



**ADA**  
 ARCHITECTS, INC.

The project and design shown herein is for informational purposes only. It is not intended to be a contract. The actual final project may vary from this rendering.

**Discount DrugMart**  
 Lakewood, Ohio  
 05.08.12



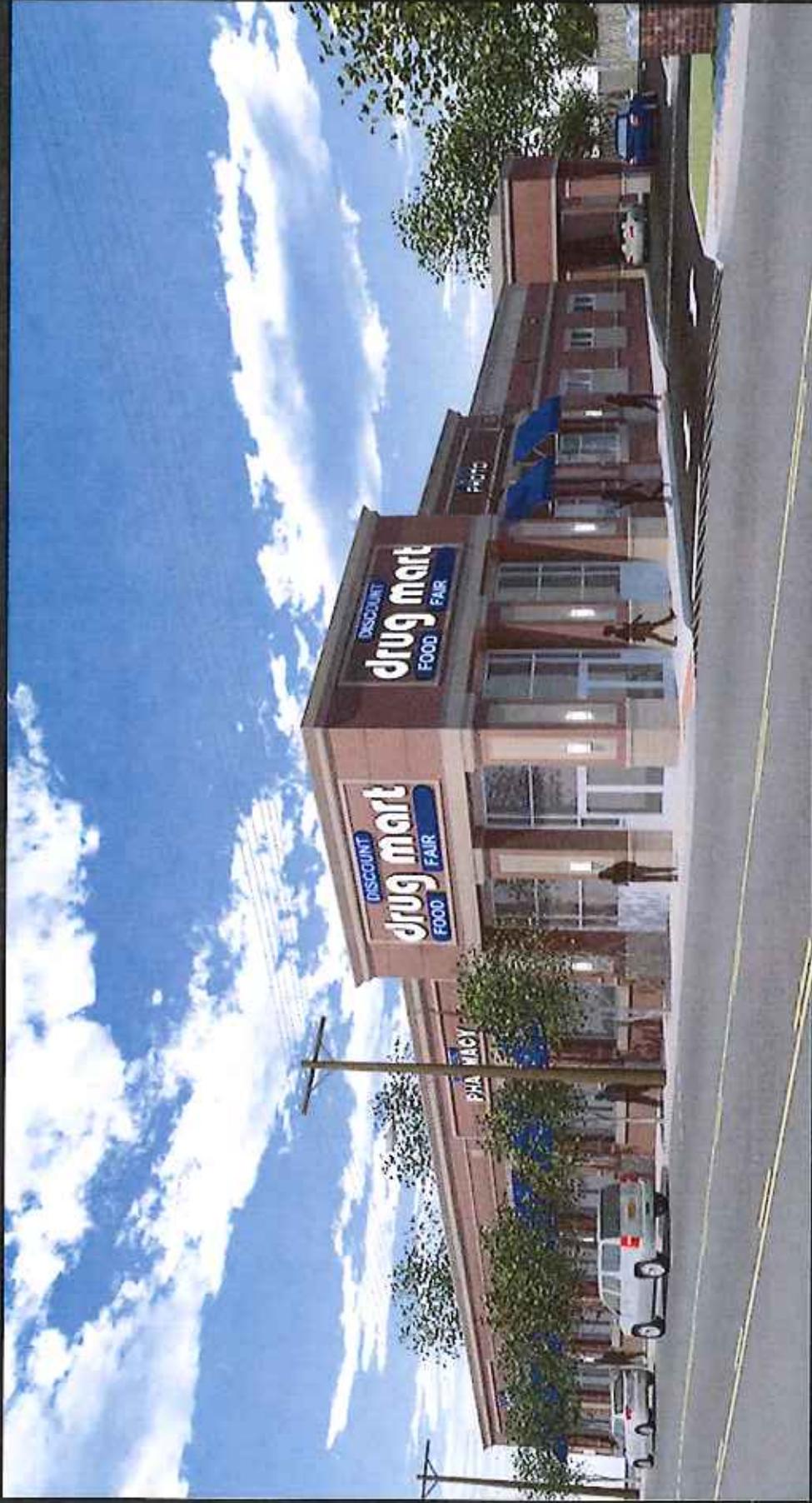
**Materials and Fixtures**



# 13123 Detroit Avenue

## Discount Drug Mart

Planning Commission  
 July 2012



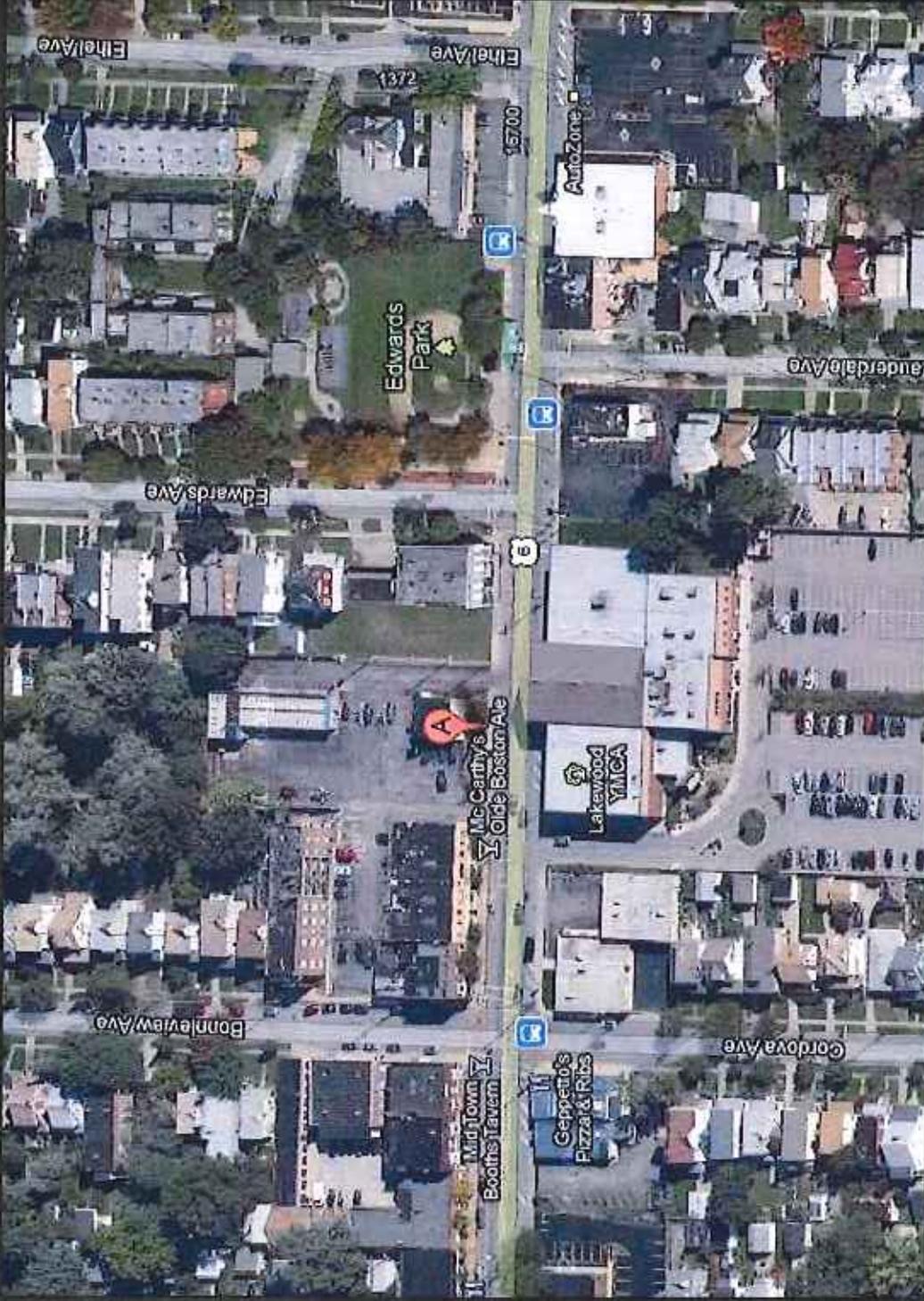
# 13123 Detroit Avenue Discount Drug Mart

Planning Commissioner  
July 2012



# 13123 Detroit Avenue Discount Drug Mart

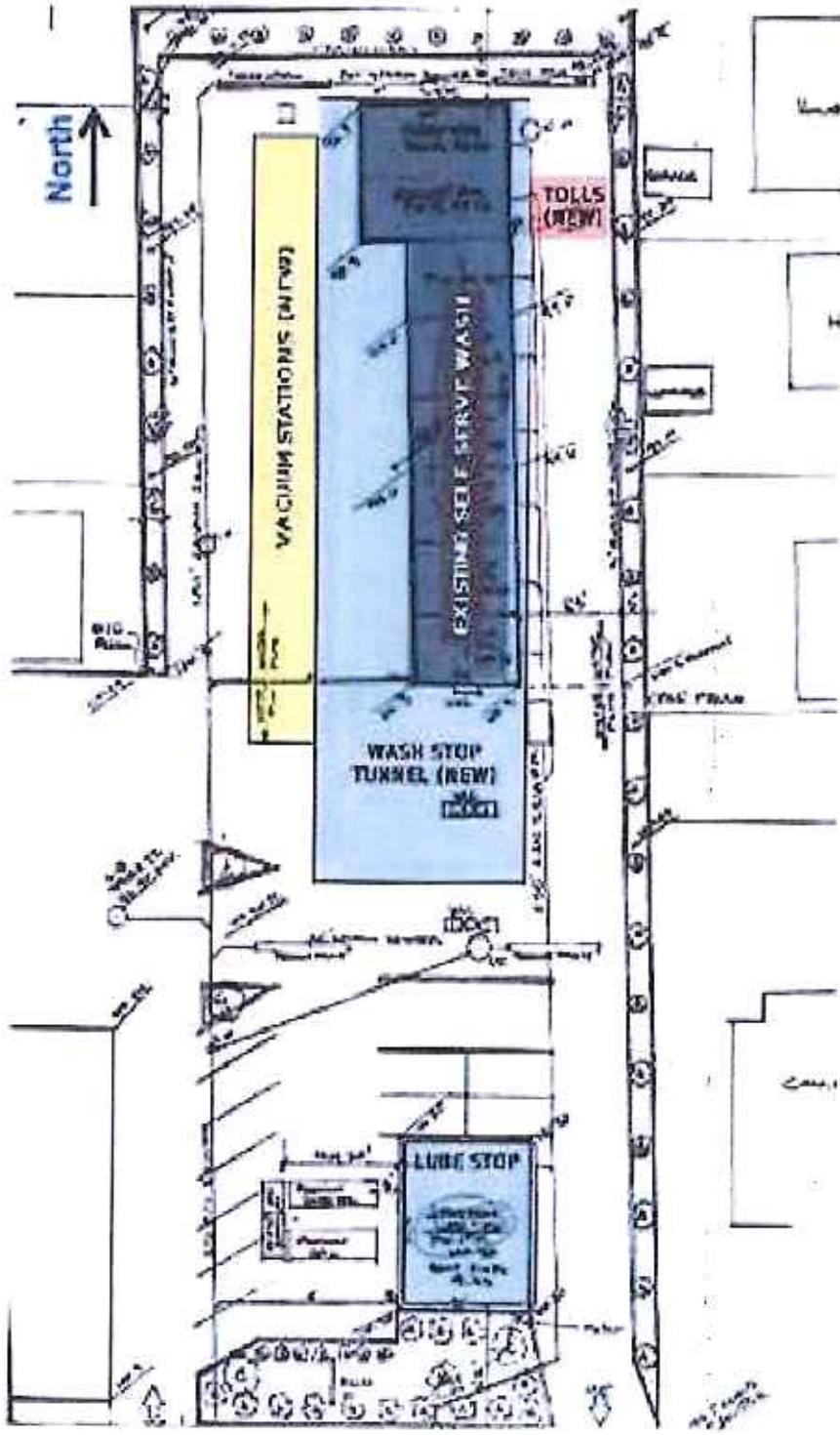
Planning Commission  
July 2012



# 16910 Detroit Avenue Wash Stop/Lube Stop

Planning Commission  
July 2012

# Wash Stop



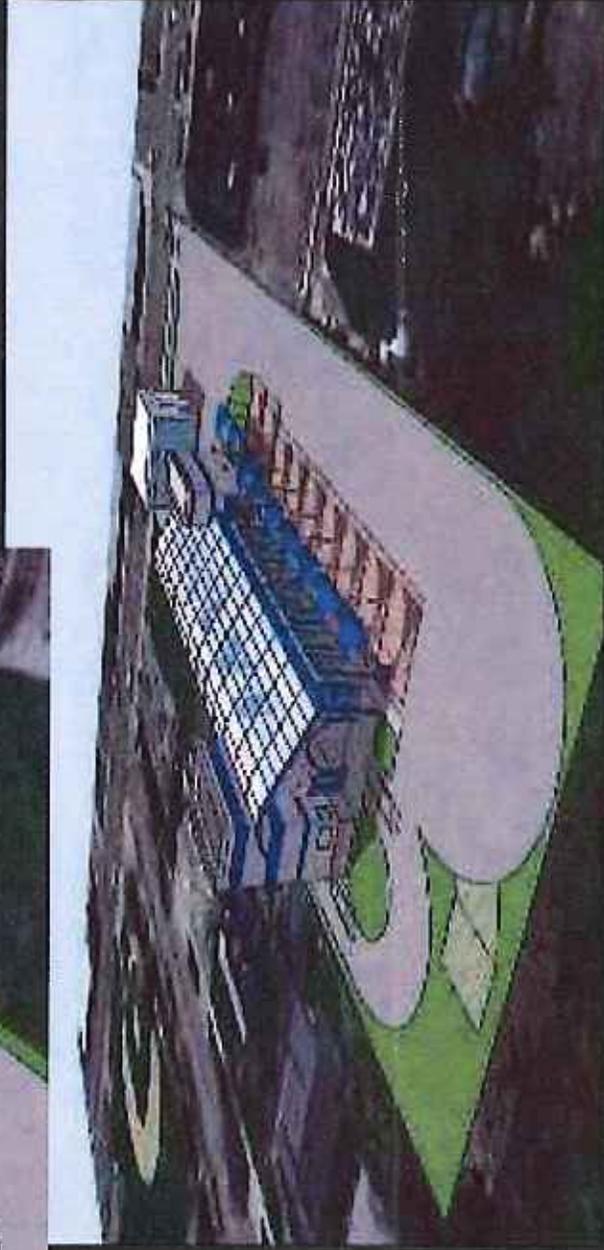
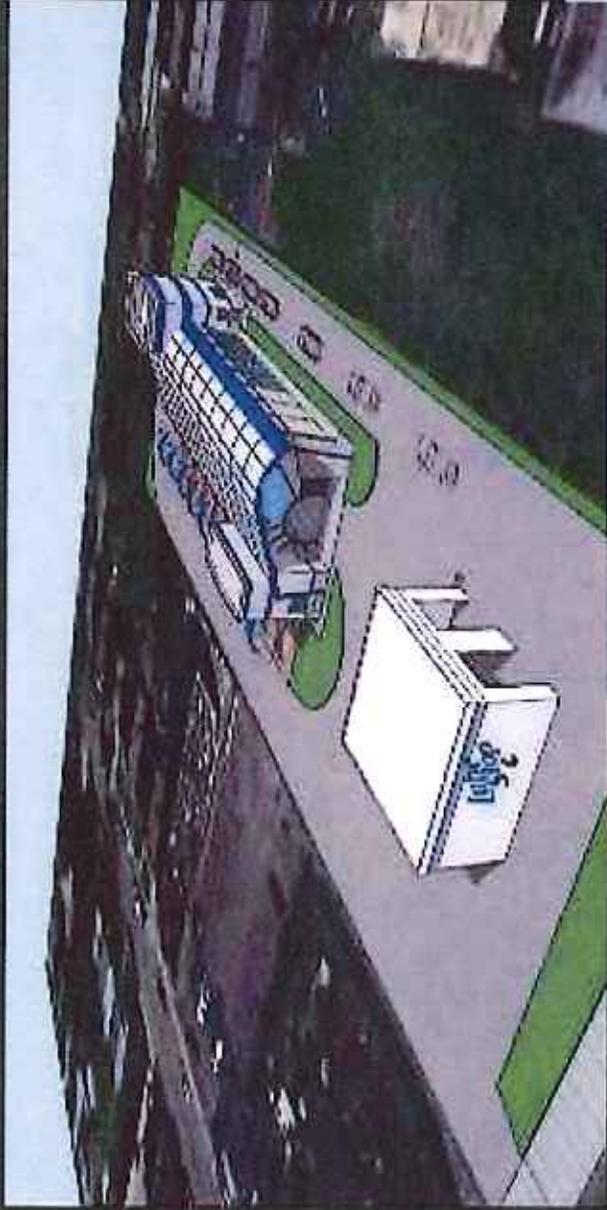
## 16910 Detroit Avenue Wash Stop/Lube Stop

Planning Commission  
July 2012



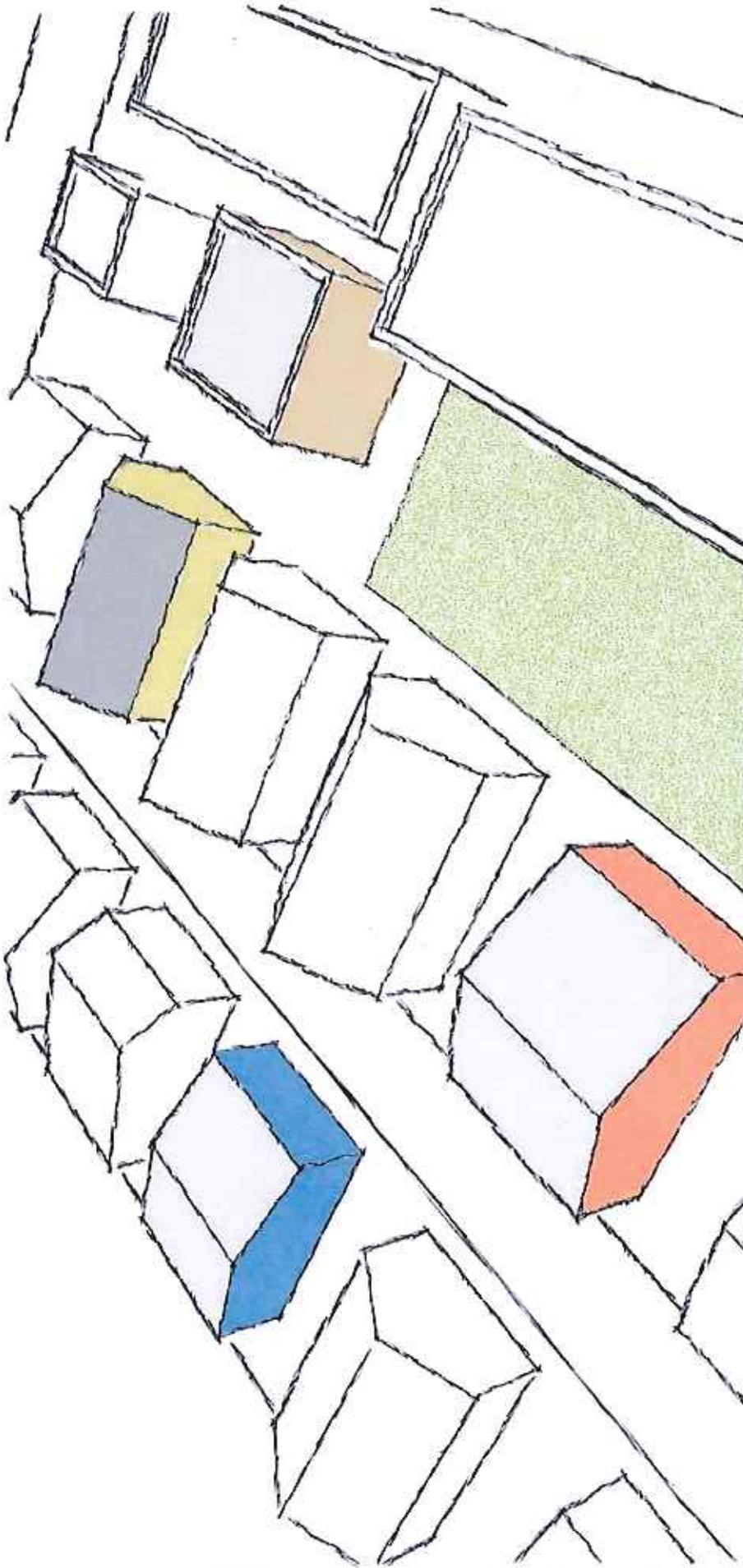
## 16910 Detroit Avenue Wash Stop/Lube Stop

Planning Commission  
July 2012



# 16910 Detroit Avenue Wash Stop/Lube Stop

Planning Commission  
July 2012



# Planning Commission

July 2012

Planning Commission  
July 2012