

**MINUTES**  
(Partial audio recording is available)  
**PLANNING COMMISSION**  
**MAY 1, 2014**  
**LAKWOOD CITY HALL**  
  
**PRE-REVIEW MEETING**  
**6:30 P.M.**  
**LOWER CONFERENCE ROOM**

Review docket items

**REGULAR MEETING**  
**7:00 P.M.**  
**AUDITORIUM**

**1. Roll Call**

MEMBERS PRESENT

Mary Cierebiej, Chairman  
William Gaydos  
Louis McMahon  
Patrick Metzger, Vice-Chairman  
Mark Papke, City Engineer  
Mark Stockman

OTHERS PRESENT

Jason Russell, Project Specialist II, P&D  
Jennifer, Assistant Law Director  
Dru Siley, Director Planning and Development

A motion was made by Mr. Metzger, seconded by Mr. Stockman to **EXCUSE** the absence of Hannah Belsito. All of the members voting yea, the motion passed.

**2. Approve the Minutes of the April 3, 2014 meeting**

A motion was made by Mr. Gaydos, seconded by Mr. Stockman to **APPROVE** the minutes of the April 3, 2014 meeting. All of the members voting yea, the motion passed.

**3. Opening Remarks**

Mr. Russell read the Opening Remarks; Mr. Russell reminded the public that anyone giving testimony was to state one's name and address and sign the Oath

**NEW BUSINESS**

6. **Docket No. 05-12-14**                      **15008 Detroit Avenue**  
**16-Bit Bar + Arcade**

Troy Allen, 16-Bit Bar + Arcade and applicant requests the review and approval of a Conditional Use Permit for an outdoor dining facility on private property, pursuant to Section 1129.13 - Supplemental Regulations for Outdoor/Seasonal Dining Facility, Section 1161.03(t) - Outdoor/Seasonal Dining



Tom Leneghan, applicant requests the review and approval of a Conditional Use Permit to convert St. Gregory's Church into a brewery/restaurant; the parish house would be renovated for residential use, pursuant to Section 1135.03 - Designation of a Mixed Use Overlay District and Section 1161.03(v) - Mixed Use Overlay District. This property is located in an R2, Single and Two-Family district. (Page 3)

Mr. Siley remarked that this proposed project was an example for last year's revisions of the mixed used overly district code; a creative way of repurposing unusual buildings in unusual settings. The applicants demonstrated their success at their other businesses. Primarily, the evening's meeting a work shop; approval would not be granted. Input was needed from the public, Commission and pertinent parties.

Tom Leneghan, Sean Fairbairn, and Jake Hawley were present to explain the request. Mr. Hawley spoke as he described their PowerPoint presentation. He detailed their work experience and training. They were experienced restaurateurs. He said they were in the conceptual planning stage and welcomed feedback from the administration, Commission and public. He described the rehabbing/repurposing of their other projects and their accomplishments. Design concepts of the interior were described, there would be minimum changes done to the exterior, and he would live in the on-site rectory, it would not be rented. It would be a very small brewery. In the future, they wanted an outdoor patio. They wanted to have recurring quarterly neighborhood meetings. Hours of operation would be from 4:00 p.m. to 10:00pm on Sunday through Thursday, and 1 p.m. until 11:00 p.m. on Friday through Saturday. There would be no deliveries on Sunday; Monday through Saturday delivery hours would be between 9:00 a.m. through noon. At their other locations, they used off-duty police to address security and found it acted as a deterrent to possible problems. They had contacted a valet service already and could get 44 cars into the parking lot.

The Commission asked about the type of food that would be served. Mr. Hawley responded they would have a small menu with foods such as pizza and simple appetizers. Asked if other beer or wine would be offered for sale, Mr. Hawley said they would have about five different bottled beers as their brewery would be small.

Tom Bullock, Ward 2 Councilman was encouraged by the presented detail of the proposed project. He asked the City and its Boards/Commissions to be diligent before rendering any decision. He felt this business was the type sought to brand Lakewood as an artisan community.

Brian Frolo, Codesign, 14414 Detroit Avenue read from a prepared statement (made part of record) that, in addition to other concerns, questioned the potential parking issues and the need for another tavern in Lakewood. He asked what kind of the benefits this type of business brought to the community, and what message was presented to the children by allowing overflow parking in a neighboring school lot.

Sandra Heredos, resident on Quail Street across from the church asked the proposed hours for the music be reduced by one hour.

John Lutz, Pastor of the North Coast Baptist Church, 2051 Quail Street addressed his concerns by reading from a prepared statement (made part of record). He said there was not a need for this establishment as it did not complement the neighborhood, and if it were allowed, crime would increase. The proposed repurposing of the church was not appropriate.

(Name and address not understood on recording) A gentleman was against the project as it would not promote safety in the neighborhood.

Bily Fronimo, Real Estate investor in Ohio City and Tremont spoke about property values. The proposal was upscale and would enhance the neighborhood, thereby increasing property values.

Tamara Alibeckoff stated that vacant buildings had a detrimental effect on neighborhoods, and the proposed project was better than having nothing in it.

Mary Louise Madigan, Ward IV Councilwoman said there was an increased interest in the east end of Lakewood. The City and community had worked hard; a couple of results were the expansion of the police force and extensive upgrades to Madison Park. Mixed-Use development was one of the goals of and for the City. She asked for everyone to be open-minded and attend the future meetings.

Sam (William) Bridgeman, 1299 Edwards Avenue was excited by the proposal and thought it would be good for the neighborhood. He did not want the church and rectory to become deteriorated due to its vacancy.

Mark Snyder, 2090 Dowd Avenue thought it would be a great asset to the community.

Kathleen Barker, Halstead Avenue said the development would not increase the property values. There would not be enough space for parking. She had difficulty finding a place to park when she arrived home from work.

Sharon Viccaro stated that the number of parking spaces in the neighborhood was inadequate, and there were too many bars in Lakewood already. She spoke of the relationship of alcohol consumption to crime (handout made part of record).

Charles Ballou, 1652 Roosevelt Avenue was a former parishioner of St. Gregory's Church. He spoke in support of the project.

Bonnie Faust lived on Plover, about one and one half blocks from the church. She said there was no parking space available for her to park upon arriving home from work. After-school activities occurred after 4:00 p.m. There was insufficient parking for the area.

Ian Andrews, LakewoodAlive said it was both a serious issue and an exciting concept. Although many questions remained to be answered, he was in favor of the project.

Ms. Cierebiej closed public comment. The applicants and administrative were asked to address the questions and issues posed by the public. Mr. Russell said there were 13 questions, some of them were duplicates and some would be combined, and they would be answered by the applicants and administrative staff. The questions were as follows:

1. How does angled parking help?
2. How does a restaurant/bar work in proximity to a school?
3. How will you handle increased vehicular traffic?
4. How would you handle the parking lot lights and their impact on adjacent properties?
5. How would you handle patrons outside/leaving the facility?
6. Did you consider the Winchester Tavern location as a site?
7. How would you handle the use of the school parking lot for brewery parking?
8. What would be the benefits to the area?
9. What would be the hours for live and/or on-site music?
10. Would you describe the discrepancies between the business plan and the article by Cleveland.com?
11. Would there be parking for bikes?
12. Would there be restroom accessibility?
13. How are you going to address the parking situation?

Mr. Russell read the questions to be answered by the applicants:

- How do you address a bar and restaurant within close proximity to a school?

Tom Leneghan's other businesses were located close to schools: one was across the street from St. John Cantius Church and School, another was 150 feet from St. Peter/Paul Church, and a third was 500 feet from Tremont Montessori School. In 15 years, he'd never had a problem with his businesses in their respective neighborhoods. His observation was the areas improved.

- **How do you address the parking concerns in the neighborhood, will there be parking for bikes, and what about the use of the school property for brewery parking?**

Mr. Leneghan said he did not know if the school would allow parking on its property. In Tremont, he worked with the schools and other businesses toward a viable working valet program. It was located in a walkable area. He did want any conflict with the neighbors.

Mr. Siley interjected the city's parking code was being re-worked to address the issue of the lack of city-wide parking.

- **What would be the hours for live music or use within the facility?**

Mr. Leneghan said they had no plans for live entertainment and was not sure where the idea of live music came from.

Ms. Cierebiej acknowledged that the business plan submitted as a part of the application indicated that they did not intend to have live music past 11pm at the property.

- **Can you explain the discrepancies between the business plan and the report on Cleveland.com?**

Mr. Leneghan replied the business plan for St. Gregory's Church was in the preliminary stage. Ms. Cierebiej added that hours of business were restricted by the Mixed Use Overlay District guidelines. Mr. Russell stated that the business plan had not been edited since its initial submission, but the PowerPoint presentation was updated.

- **How are you going to address the impact of parking lot lights on adjacent properties?**

They would use down-lit lighting. Ms. Cierebiej stated that approval would have to be given by the Architectural Board of Review ("ABR"). Mr. Siley said that among other things, there would be photometric studies, and that ABR and the city administration would ensure proper ADA accessibility, sprinkler system, and compliance to all other safety issues and building codes.

- **How are you going to address your patrons' activities once they are outside the facility?**

As a responsible business owner, the first priority was to not over-serve a patron. Also, their staff were professionals.

- **Did you consider the Winchester Tavern as a location?**

They looked at many locations including the Winchester Tavern and determined their concept would not work there.

Ms. Cierebiej suggested the applicants keep the idea of brewery and restaurant in the forefront of their mind as the menu was barely discussed. She encouraged them to reach out to residents to determine the type of cuisine missing in the area. Perhaps the restaurant could fill a need.

Mr. Siley said the city administration would work very closely with the applicants prior to the meeting in June by reviewing the codes. Further Commission discussion ensued with the Commission acknowledging the facility

had been vacant for a couple of years. The Commission and City administration would work diligently and respectfully of the Diocese. The proposed project was a valid one with applicants who had proven their expertise.

A motion was made by Mr. Gaydos, seconded by Mr. Papke to DEFER the request until the June 5, 2014 meeting. All of the members voting yea, the motion passed.

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The Chairwoman called for a recess at this point of the meeting (1:49:30). The recording was stopped and not reactivated to record the following communication.

**COMMUNICATION**

7. Docket No. 05-13-14

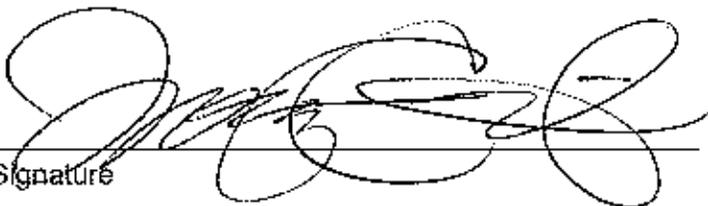
**Update from the Cuyahoga County Planning Commission  
by Kristin Hopkins, AICP, Regarding Parking Code Revision  
Options**

As a part of our ongoing work to revise Lakewood's Parking Code, the Department of Planning and Development has asked Kristin Hopkins from Cuyahoga County Planning Commission to present potential options to consider during our parking code revision process. The County Planning Commission recently completed a review of Euclid's parking code and presented a number of options to City of Euclid officials to consider during their revision, Kristin will share those options to us for our consideration. (Page 25)

(Presentation made part of record.)

**ADJOURN**

A motion was made by Mr. Gaydos, seconded by Mr. Stockman, to ADJOURN the meeting at 9:32 p.m. All of the members voting yea, the motion passed.

Signature 

Date 6-5-14



### 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. Jared Langston
2. John Lane
3. Tom KENEGHAN
4. SEAN FAIRBAIRN
5. JAKE HAWLEY
6. Tom Bullock
7. [Signature]
8. Sandra Heredias
9. John Lutz
10. [Signature]
11. Billy Fronimo

1. [Signature]
2. [Signature]
3. [Signature]
4. [Signature]
5. [Signature]
6. [Signature]
7. [Signature]
8. Sandra Heredias
9. [Signature]
10. [Signature]
11. [Signature]

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, May 1, 2014



### 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. Tamara Alibeckoff

2. ~~Mary~~

3. William Bridgman

4. Mark Suga

5. Kathleen Barker

Kathleen P. Barker

6. SHARON VICCAO

\_\_\_\_\_

7. Charles Ballo

8. Bonnie Faud

Bonnie Faud

9. Ia Andrews

10. \_\_\_\_\_

\_\_\_\_\_

11. \_\_\_\_\_

\_\_\_\_\_

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, May 1, 2014

**City of Lakewood Planning Commission**

May 1, 2014

**TO:** Planning Commission

**FROM:** Jason Russell  
Secretary, Planning Commission

**RE:** Docket No. 05-12-14  
15008 Detroit

**Description:** Troy Allen, applicant, requests a conditional use permit to operate an outdoor dining facility at 16-Bit Bar + Arcade

Code Section	Section Description	Notes
1129.13	<p>Supplemental Regulations for Outdoor/Seasonal Dining Facility</p> <p><i>(b) A conditionally permitted outdoor/seasonal dining facility shall comply with the following regulations and those for conditional uses set forth in Chapter 1161.</i></p> <p><i>(1) Outdoor/seasonal dining is used in conjunction with, and is under the same management and exclusive control of, a restaurant, bar, tavern or nightclub located on the same or contiguous property;</i></p> <p><i>(2) The outside seating capacity shall not exceed twenty-five percent (25%) of the restaurant, bar, tavern or nightclub seating capacity.</i></p>	<p>The applicant is seeking to use the former Five Guys outdoor dining facility that is located in front of the business, but located on private property. They will have 22 seats outdoors.</p>
1161.02	General Standards for All Conditional Uses	All conditional uses should meet these standards.
1161.03(t)	Supplemental Regulations for Specific Uses Outdoor/Seasonal Dining Facility	<p>The current patio allows for uncontrolled access to the patio. Since the facility will be serving alcohol, the Commission should confirm how they will be controlling access to the patio.</p> <p>They have already been approved by ABR.</p>

13 BIT BAR + ARCADE  
 HENNINGTON  
 1223 10<sup>th</sup> ST. SW  
 ASPEN, CO. WY. 81602



1. CONTRACT NO.  
 2. DRAWING NO.  
 3. PROJECT NAME  
 4. PROJECT ADDRESS

5. DATE OF ISSUE  
 6. DATE OF REVISION  
 7. DATE OF REVISION  
 8. DATE OF REVISION

9. SCALE

**SYMBOLS - LEGEND**

- 1. COUNTER
- 2. BAR
- 3. SEAT
- 4. CHAIR
- 5. TABLE
- 6. STOVE
- 7. SINK
- 8. REFRIG.
- 9. DISHWASHER
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1. BAR

**EQUIPMENT AND FURNITURE PLAN**

2. BAR

3. BAR

4. BAR

5. BAR

6. BAR

7. BAR

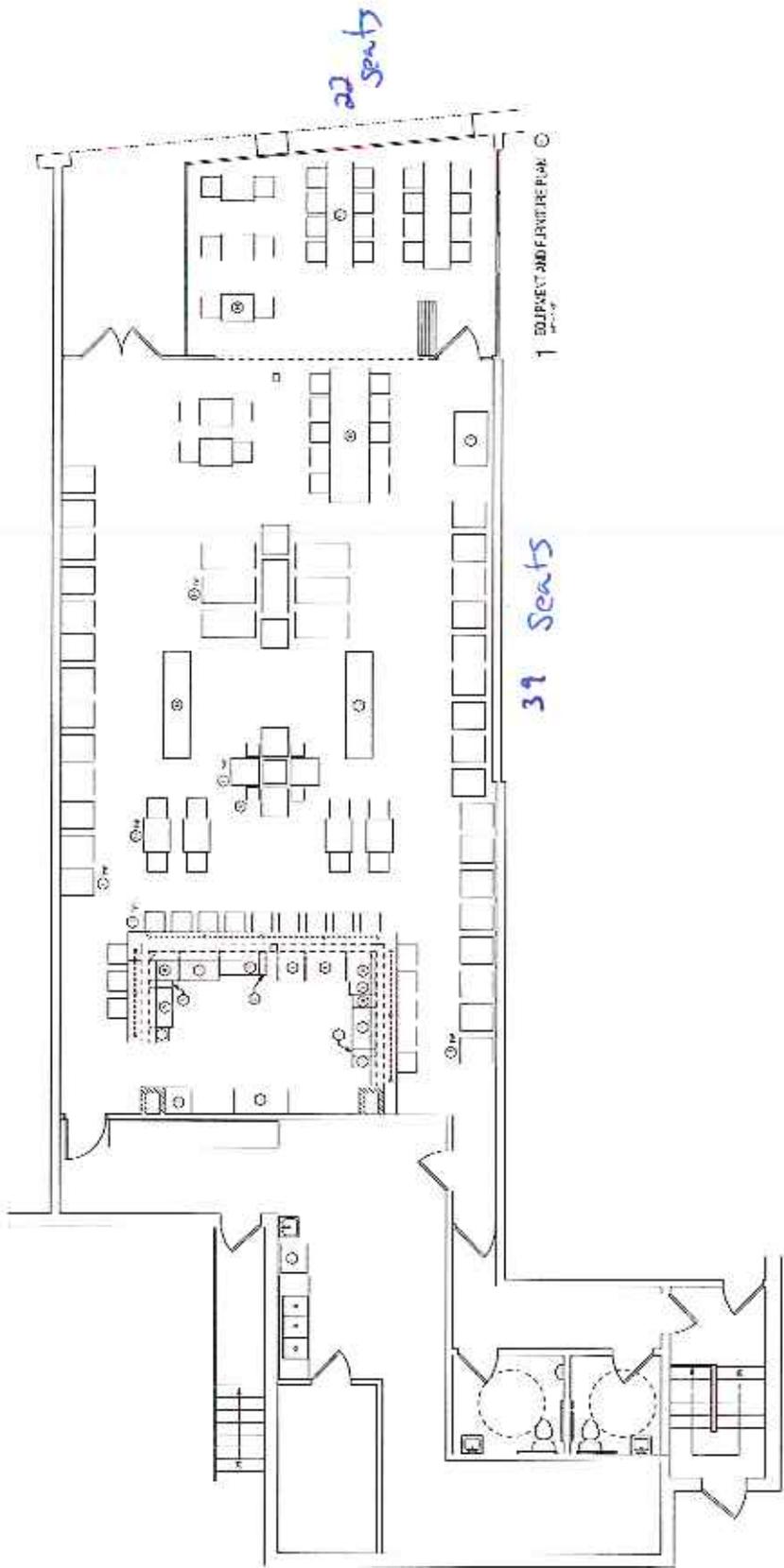
8. BAR

9. BAR

10. BAR

A104

11. BAR



**15 FT 360+ AFORDE  
RENOVATION**

CONTRACT NO. 15  
DATE: 05/12/14



1. 15 FT 360+ AFORDE  
2. 15 FT 360+ AFORDE  
3. 15 FT 360+ AFORDE  
4. 15 FT 360+ AFORDE

NOT TO SCALE  
FOR INFORMATION ONLY  
DO NOT CONSIDER THIS AS A CONTRACT DOCUMENT

DATE: 05/12/14

**2. MATERIALS**

- 1. FLOORING: POLYURETHANE
- 2. WALLS: GYPSUM BOARD
- 3. CEILING: POP
- 4. LIGHTING: RECESSED
- 5. PAINT: SEMI-GLOSS
- 6. DOORS: 1 1/2" CORE
- 7. WINDOWS: 1 1/2" CORE
- 8. PARTITION WALLS: 1 1/2" CORE
- 9. GLASS: CLEAR
- 10. GLASS: TINTED

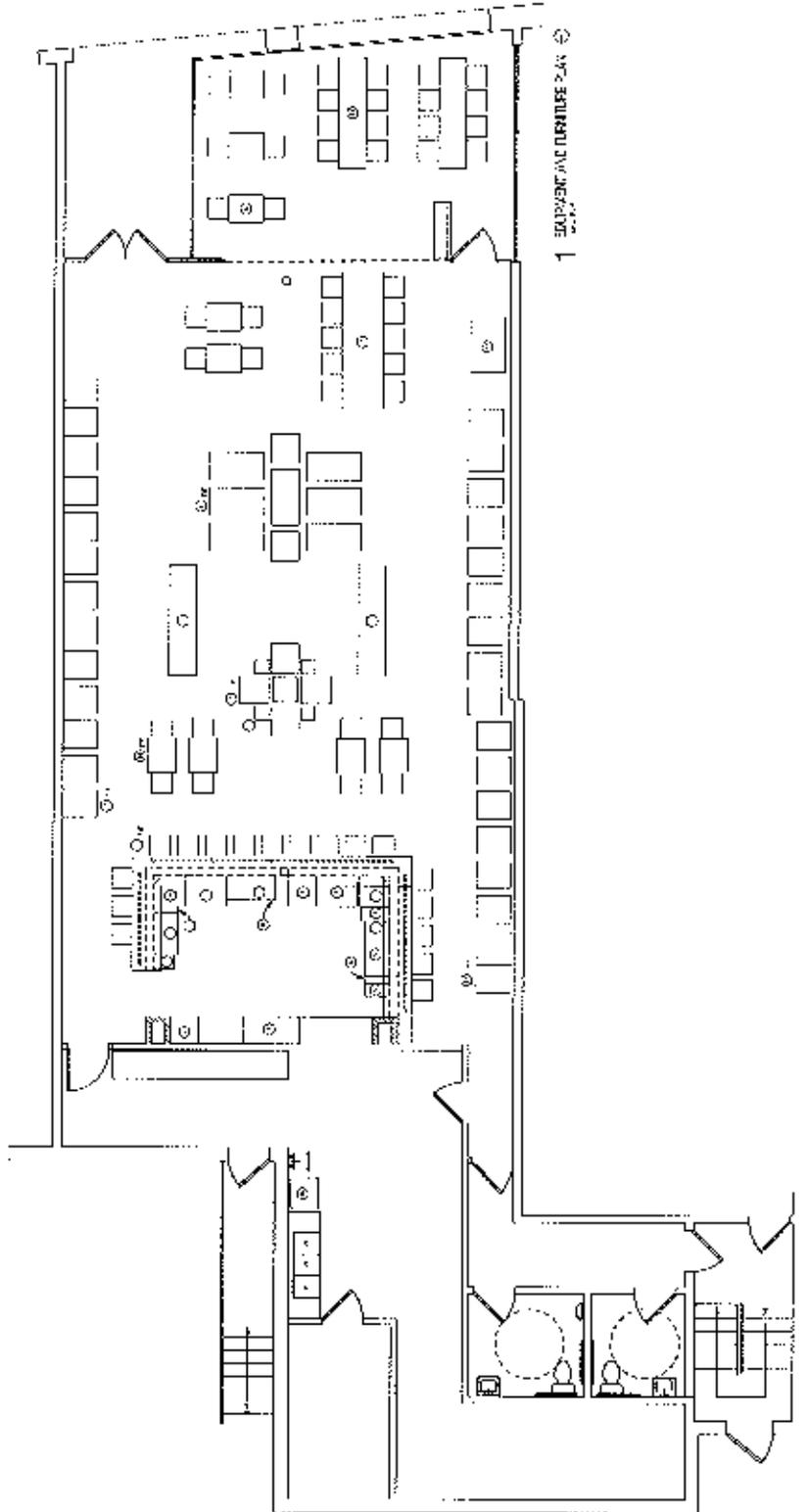
DATE: 05/12/14

**CONTRACT AND  
FURNITURE PLAN**

DATE: 05/12/14

A104

DATE: 05/12/14





**CITY OF LAKEWOOD**  
 DIVISION OF BUILDING INSPECTION  
**Certificate of Use and Occupancy**

Location: **15012 DETROIT AVENUE**  
 Zoning District: **C2/MUOD** Type of Construction: **3B** New: **NO** Existing: **YES**  
 Change of Use: **YES** Use Group: **A-2** Owner Occupied: **N/A**  
 Automatic Sprinkler System Installed: **NO** Required: **NO**  
 Demand at base of Riser: **N/A**  
 Hazard Classification for which sprinkler system was designed: **N/A**  
 Ohio Building Code edition on which plan approval was issued: **N/A**

Issued to: **RAJI SANKAR (Owner/Tenant)** Phone: **(216) 529-9999**  
 Address: **15012 DETROIT AVENUE, LAKEWOOD, OHIO 44107**  
 dba: **FIVE GUYS BURGERS AND FRIES** Phone: **(216) 529-9999**

No. of Dwelling Units: **0** No. of Retail Units: **0** Other: **ASSEMBLY**  
 Parking Required: **YES** Parking Available: **YES** Garage Spaces: **NO** Open Spaces: **YES**

Date Issued: **November 16, 2009, by DAK**

- CONDITIONS:  
 1) Applications 09-20000235 and 09-20000101  
 2) Cellar for incidental storage only.  
 3) Occupant load 96.  
 4) Outdoor dining area occupant load 24 max.

**THIS CERTIFICATE IS NONTRANSFERABLE**

*Robert J. James* P.E.  
 Building Official

Issued pursuant to Lakewood Zoning Code Sec. 1173.01.

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

kle

City of Lakewood Planning Commission

May 1, 2014

16 A.D. Rowi

Submitted drawing has 35 seats in the basement. Giving them 8.75 outdoor seats.

TO: Planning Commission  
 FROM: Jason Russell  
 Secretary, Planning Commission  
 RE: Docket No. 05-11-14  
 14018 Detroit Avenue

Denial  
 Dangerous Precedent  
 Not two separate businesses  
 As submitted, business has already reached 25% max capacity

Description: Neil Talevski, applicant, requests a conditional use permit to operate an outdoor dining facility at Winking Lizard.

Code Section	Section Description	Notes
1129.13	<p>Supplemental Regulations for Outdoor/Seasonal Dining Facility</p> <p>(b) A conditionally permitted outdoor/seasonal dining facility shall comply with the following regulations and those for conditional uses set forth in Chapter 1161.</p> <p>(1) Outdoor/seasonal dining is used in conjunction with, and is under the same management and exclusive control of, a restaurant, bar, tavern or nightclub located on the same or contiguous property;</p> <p>(2) The outside seating capacity shall not exceed twenty-five percent (25%) of the restaurant, bar, tavern or nightclub seating capacity.</p>	<p>Winking Lizard already has "2" outdoor dining facilities at the front of the property. They have a covered portion on the porch of the building and a second patio in the former front lawn of the building. These two patios already meet the maximum of 25% seating capacity.</p>
1161.02	General Standards for All Conditional Uses	All conditional uses should meet these standards.
1161.03(t)	<p>Supplemental Regulations for Specific Uses Outdoor/Seasonal Dining Facility</p> <p>(7) The total number of seats for the Outdoor/Seasonal Dining Facility shall not exceed 25% of the maximum number of previously approved indoor seats for the Restaurant Use. The final number of seats for the Outdoor/Seasonal Dining Facility will be determined by the Planning Commission upon review of the amount of space available, the ADA and the Building Code.</p>	<p>Winking Lizard already has "2" outdoor dining facilities at the front of the property. They have a covered portion on the porch of the building and a second patio in the former front lawn of the building. These two patios already meet the maximum of 25% seating capacity.</p>

Notes: After speaking with the applicant, they are looking to install an outdoor patio on the eastern side of the building. This patio would serve the new Lizardville concept in the basement of the facility. The applicant feels that Lizardville is a separate business from Winking Lizard and should

*May 1, 2014*

have a separate outdoor dining capacity calculation. In April 2013, the Commission approved their current outdoor dining configuration based on an interior capacity of 261 seats. Their submittal in May 2014 also uses the same 261 seat calculation. The applicant has said they will resubmit their drawings to reflect only Lizardville seating capacity.



Elena Marculescu, applicant and property owner was present to explain the request. Alex Marculescu spoke on behalf of the applicant, his mother. He resided at 1425 Westwood in the second floor unit. His parents lived in the first floor unit. The baking would be done in the second floor unit. This would be a part-time business on the weekends with customers coming to get the product by appointment two or three times a week, or the product would be delivered.

Mr. Siley said the City supported the request because this type of home business is why the ordinance was written and adopted. There would be no adverse effect on the neighborhood from vehicular or pedestrian traffic. The only condition was if the Health Department required certification, the certification was provided to the City prior to operation of the business.

There was no public comment.

A motion was made by Mr. Gaydos, seconded by Ms. Karel, to GRANT with the stipulation any required certification is provided to the City. All of the members voting yea, the motion passed.

6. Docket 04-08-13 14018 Detroit Avenue  
Winking Lizard

James Callan, owner and applicant, requests a Conditional Use Permit for an outdoor dining facility, pursuant to Sections 1129.03 – Accessory Uses, 1161.03(t) – Outdoor/Seasonal Dining Facility, and 1173.02 – Conditional Use Permit. The plan is to expand the existing patio on the SE corner of the building. The property is located in a C3, Commercial and General Business district. (Page 10)

Jim Callan, owner and applicant, was present to explain the request. Using the PowerPoint presentation, he showed the proposed expansion. There would be landscaping as a buffer, wrought iron fencing, and an extended access ramp. The entrance to the patio would be from the porch, and there would be an emergency gate. He planned to add 12 tables; total seating for 80 to 100. The current total number of the indoor seating was 393. The area would remain uncovered, and there would be no additional lighting. Mr. Siley said that based on indoor capacity, the number of allowable outdoor seating was 98.

There was no comment from the public. Mr. Siley said this was in a significant location and agreed with Mr. Gaydos there were no neighboring residential properties. Police reports from the past 12 months indicated no noise issues or incidents requiring police intervention. However, he noted that one of the drawings indicated an indoor seating capacity of 265, not 393. The indoor seating capacity needed confirmation, and then the drawing would need to be corrected. The Architectural Board of Review ("ABR") would see the proposal next week at its meeting to discuss tables, chairs, railings, landscaping and all other pertinent issues.

A motion was made by Mr. Gaydos, seconded by Ms. Karel, to GRANT with the stipulation the proposal was approved by ABR. All of the members voting yea, the motion passed.





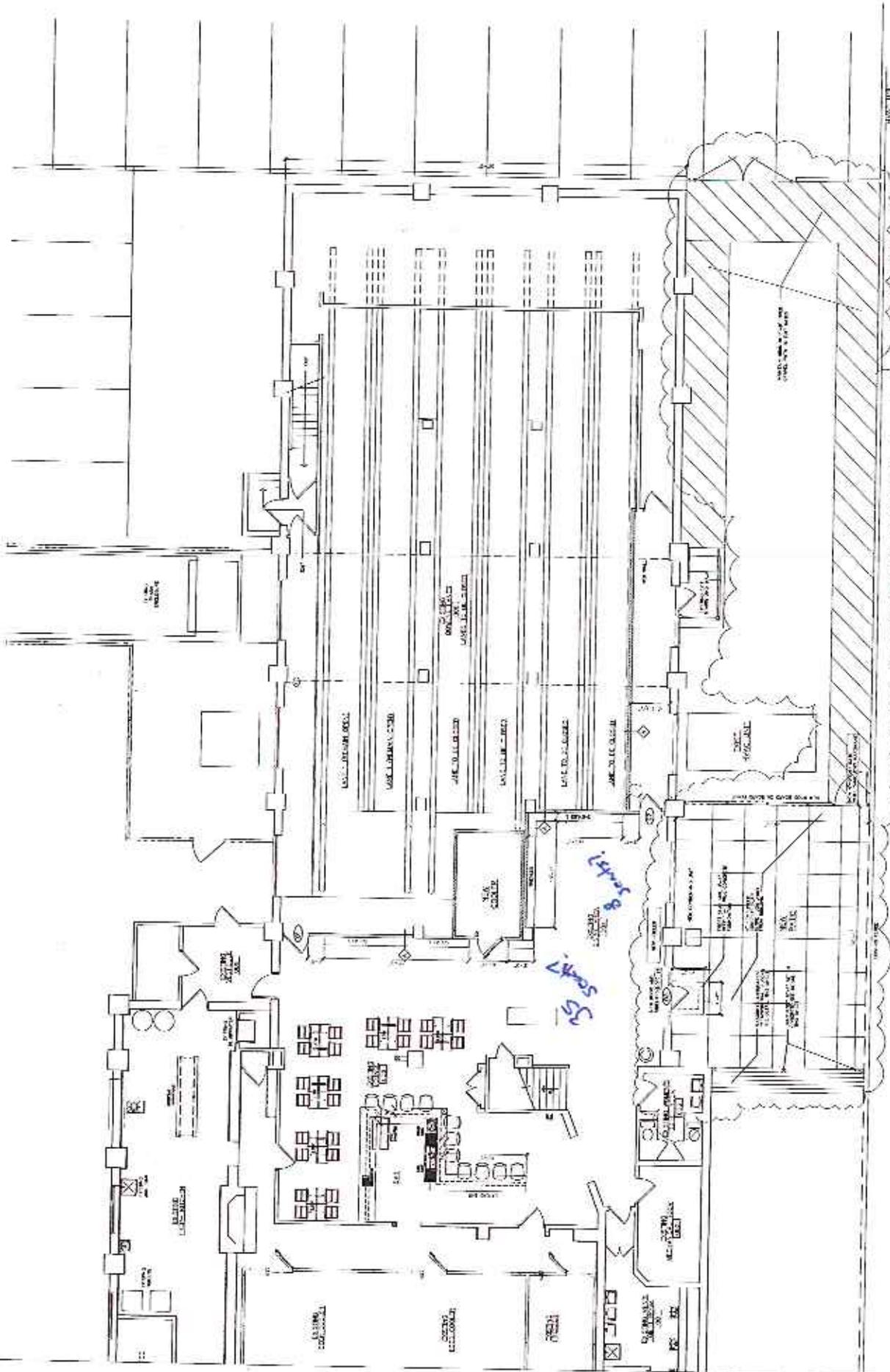
STATE OF OHIO  
 PROFESSIONAL ENGINEER  
 JAMES W. LUTZ  
 LICENSE NO. 10482  
 EXPIRES 12/31/2018

ATTACHED FOR  
**WINKING LIZARD, INC.**  
 14018 DENKOR AVENUE  
 LAMARCO, OHIO

DATE: 08/14/18  
 DRAWN BY: JML  
 CHECKED BY: JML  
 PROJECT NO.: 18-001

NO.	DESCRIPTION
1	REVISION
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5	REVISION
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7	REVISION
8	REVISION
9	REVISION
10	REVISION

**A1**



**PARTIAL EXISTING LOWER LEVEL**  
 SCALE: 1/4" = 1'-0"

ARCHITECTURAL  
 14018 DENKOR AVENUE  
 LAMARCO, OHIO 43004





05-11-14



**City of Lakewood Planning Commission**

May 1, 2014

**TO:** Planning Commission

**FROM:** Jason Russell  
Secretary, Planning Commission

**RE:** Docket No. 05-10-14  
2035 Quail St.

**Description:** Tom Leneghan, applicant, proposes converting St. Gregory's church into a brewery/restaurant. The facility is currently zoned R2 and will require approval of mixed use overlay to operate. Such approval would be conditional in nature.

<b>Code Section</b>	<b>Section Description</b>	<b>Notes</b>
1135.03	Designation of a Mixed Use Overlay District ( b) <i>(b) Development Standards</i>	The applicant proposes rehabbing the parish house on site for residential use. Initial plan is to have the owner/operate live at the home. The applicant has not submitted any plans for lighting and signage at the facility.
1161.02	General Standards for All Conditional Uses	All conditional uses should meet these standards.
1161.03(v)	Supplemental Regulations for Specific Uses Mixed Use Overlay	The conditional use must satisfy all requirements set forth in Chapter 1135

**NOTES:** The Planning Department held a community meeting on April 17<sup>th</sup> and invited all members of the Birdtown neighborhood to learn more about the proposal. The meeting was sparsely attended, but the most engaged residents in the area were there. This Planning Commission meeting will be the first of several meetings to discuss this proposal. The applicant has an option on the property; his offer is contingent on receiving approval of the mixed use overlay district.

## Schwarz, Johanna

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**From:** Scott Ditzenberger <scottditzen@yahoo.com>  
**Sent:** Monday, April 28, 2014 3:55 PM  
**To:** Planning Dept  
**Subject:** In Support of St. Gregory's Church project

Dear Planning Commission Members:

I am unable to attend the meeting so I wanted to voice my full and unequivocal support for granting the Conditional Use Permit to convert the St. Gregory's Church into a brewery/restaurant.

I have resided in Birdtown for ten years and have been anticipating this kind of exact kind of positive development to take root. The pizza/brewery concept (along with similar bar/restaurants/cafes) is one that has met with good success in reviving walkable, residential neighborhoods in San Diego. For example, the Pizza Port Brewery in Ocean Beach is located within a neighborhood zoned for both business and residential. Best of all the pizza/beer concept allows for a family atmosphere that can welcome families and craft beer lovers alike. This is the kind of place where parents take their children after soccer practice or school.

The family friendly and residentially located Pizza Port:  
<http://sandiegobeerinsider.com/get-beer/pizza-port-ocean-beach/>

I love Lakewood and living in Birdtown. I would very much like to see my little neighborhood reclaim it's history with small businesses located within its unique and intimate confines. One need only look to Tremont to see how entrepreneurs who, when given the chance, can help take the lead in improving quality of life within in the community. There is no reason why we cannot find similar success, albeit on a much smaller scale than with Tremont. Also, the brewery/pizza concept is alluring to a daytime, family crowd, which I'm not sure that even Tremont can boast a similar venue.

Unfortunately I am often derided by other Lakewoodites for putting down roots in Birdtown. Yet from the first time I toured the neighborhood I saw great history and greater potential. My older friends in this neighborhood reminisce of the little bars and the shops from years past. My younger friends also see the potential; they chose to live here over many other fine places neighborhoods. They talk about the closed storefronts and imagine opening up a small bakery, cafe, art gallery, nautical gift shop, etc. These are very cool people with some very cool ideas. Sometimes all it takes is that first step to show the way for all of the possibilities. We are at that first step.

For the record I have never met them, but from my experience all the owners of Barrio have been responsible. They do a great job with their business and they seem to hire great employees. They keep a clean environment. They attract responsible patrons. They seem like just the people to help kickstart the rebirth of Birdtown. The success of this project will surely spark more positive growth. This is much more than a small restaurant/brewery; it's signifies something better for Birdtown and for all of Lakewood. It will lead the way. It will inspire.

Best,

Scott M. Ditzenberger, Esq.

Maryland Ubaid  
2036 Halstead Avenue  
Lakewood, Ohio 44107

April 28, 2014

Mr. Jason Russell  
Lakewood Planning Commission  
12650 Detroit Avenue  
Lakewood, Ohio 44107

Re: Docket No. 05-10-14  
2035 Quail Street  
St. Gregory's Church

Dear Mr. Russell,

I am writing this letter on behalf of myself, owner of 2036 Halstead Avenue, and my parents, Hanna and Hilda Ubaid, owners of 2041 Halstead Avenue.

I have several concerns about the potential future use of St. Gregory's Church at 2035 Quail Street. After reading the Public Notice issued by your office, I am adamantly opposed to the establishment of a brewery/restaurant in place of the old church. I have a vested interest in two properties in the neighborhood and strongly believe that a brewery/restaurant at the aforementioned location will be a nuisance to the neighborhood for the following reasons:

1) The location of the potential brewery/restaurant is out of place. The area is primarily residential and having a business, particularly a brewery, in-between houses and across the street from an elementary school is unbecoming.

2) The location in question is directly across the street from Harrison Elementary School. The proximity of the potential brewery to the school is too close for comfort. Lakewood City Schools do not provide busing for their students and many children walk to and from school. Students involved in after-school extracurricular activities may leave the school later in the evening and have to walk by patrons of this potential brewery, who likely have been drinking alcohol and may be under the influence.

3) A brewery/restaurant greatly increases the chances that intoxicated individuals will be wandering around the neighborhood and yelling obscenities through all hours of the night, even after the brewery is closed. Our quiet neighborhood is not likely to stay as such if this establishment opens its doors.

4) With that being said, a flood of strangers will flow into the neighborhood, which can lead to higher crime rates, vandalism, and other illegal activities around residential homes. Further, with the

consumption of alcohol the likelihood of taxi services in the area will increase, thus, more strangers in the area.

5) Most houses in Lakewood are duplexes and parking is always an issue. Many Lakewood residents currently park on the streets and if this brewery/restaurant opens many of those spots will be used by patrons of this potential establishment. For instance, my parents' home does not have a driveway and they must park on the street. Parking will become a burden on my parents and many other residents if this brewery is opened.

6) Permitting a brewery/restaurant in the middle of a residential area will lead to a domino effect of similar businesses in the area.

7) Odors emitted from the brewery will pollute the neighborhood with an undesirable smell.

8) If the business in question does not succeed and has to shut its doors, a vacant restaurant/brewery will be an eye-sore and will make the neighborhood look run-down therefore decreasing property values.

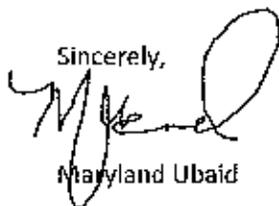
I sincerely hope you to take my concerns into consideration when making your decision. I am wholeheartedly against the commercialization of this residential area. I have lived in the "Historical Bird Town" area for over fourteen years and just over the past couple of years Bird Town has been back on the rise and is becoming a nicer place to live. Allowing this establishment to be built will not benefit the area or its residents.

Please share my concerns, as you see fit, at the Planning Commission meeting on May 1<sup>st</sup>, as I will be unable to attend.

Should you have any questions, I can be reached at 216-214-0155 or at [marylandubaid@gmail.com](mailto:marylandubaid@gmail.com).

Thank you for your time and consideration regarding this matter.

Sincerely,



Maryland Ubaid



Patty Levstik &lt;pattylevstik@gmail.com&gt;

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**Resident Response to Docket No. 05-10-14**

1 message

**Patty Levstik** <pattylevstik@gmail.com>

Thu, May 1, 2014 at 5:44 PM

To: Planning@lakewoodoh.net

Dear City Of Lakewood Planning Commission,

I writing in response to a notice I received regarding Docket No. 05-10-14 on 2035 Quail Street St. Gregory's Church. My name is Patty Levstik and I am the property manager of and resident at my parents, Pete and Kathy Levstik's property on 12903/12905 Plover St. When we designed and built this duplex back in 2001, Birdtown was much different than it is today. Many of the businesses in the neighborhood were vacant and many of the homes in the area were run down and poorly maintained. Slowly, with the help of the City of Lakewood's support in helping residents to "beautify" our area and also to identify absentee owners of nuisance properties, the neighborhood began to change in a very positive way. Suddenly, artists began to recognize the beauty of this historic neighborhood and so they helped transform underutilized space in the Screw Factory into creative artists' lofts. Unique locally owned eating establishments like Taco Tonto (formerly Bela Dubby), Barocco's, and even the new and improved Mahall's 20 Lanes began bringing new people to our part of Lakewood. Now, Mr. Leneghan has recognized the potential of this historic area and wants to help transform another vacant space into a unique, locally owned eatery and brewery. I have to say that I think this is a wonderful idea and I am in full support of changing the permit for him to use this property in such a way! Actually, many of my family and friends have often talked over the years about how much potential this area has if only people with the skills and experience would invest in it. Clearly, we are in the midst of this great transformation.

I should mention that the owners of the property (12903/12905 Plover St.) that I manage and reside in as well as my housemate, Tina McAvinue, and my tenants residing at 12905 Plover St. are in full support of this new venture in Birdtown.

Thank you for your time.

Warmly,

Patty Levstik

12903 Plover St.  
216-659-7990  
pattylevstik@gmail.com

**Schwarz, Johanna**

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**From:** Keith Stover <kdma4us@yahoo.com>  
**Sent:** Thursday, May 01, 2014 7:26 PM  
**To:** Planning Dept  
**Subject:** Docket # 05-10-14 2035 Quail Street St. Gregory's Church

To Whom it may concern,

I was unable to attend the meeting tonight regarding Docket # 05-10-14 .St Gregory's Church. I am against this proposal for many reasons, mostly due to the fact that this area is residential and Harrison Elementary is across the street from the proposed site. Children go to and from the school all rear round, weather it is for school or just to play on the schools play area. Added traffic on Quail and Thrush would not in my opinion be safe for the children.

My other concern is the fact that it will have a brewery, I see and hear the effects of people coming down Quail who have just visited a bar on Madison Ave. There are fights and they are very obnoxious at 2 and 3am. My building ( 2023 Quail ) that I reside in with my husband and two children is next to the proposed site. It is not uncommon for people (especially in the summer) to stand in front of my building or the building next to ours ( at all hours) and cause major disturbances. I do call the Lakewood Police Dept. but it really does not detour this behavior. Therefore I strongly feel that this proposition will only add the problem. I have lived in Lakewood for twenty seven years and eighteen of those years have been at this address.

I hope that you take all of these concerns into account when making your decision.

Sincerely,  
Marsha Stover (resident)

Thank you Commission.

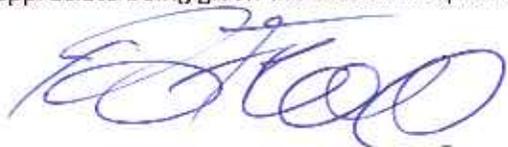
Lakewood residents and/or business owners should welcome new developments, especially those with *the potential* to expand the tax base, provide jobs and increase the standard of living in the community. Yet many believe such potential must be tempered by a deliberate analysis of the facts of *any* proposal, and that these be examined in the context of community standards and zoning codes. Sandy Banks' proposal deserves this scrutiny, with particular emphasis on Chapter 1135 Mixed Use Overlay District section (c). Please carefully entertain and provide us answers to the following questions *before* granting a Conditional Use Permit to see this project realized. Namely:

- 1) How does the proposed "angle in parking" encourage flexibility, innovation, and creativity of site and development design?
- 2) How does the proposed mix of food service/bar operations *positively* coexist with surrounding housing units, nearby school and adjacent churches, in such a manner as to reflect human scale and emphasize pedestrian orientation? For instance, the existing 22 car parking lot – now mostly empty – will bring increased vehicular (and perhaps even impaired) traffic into and out of the neighborhood on at least three two-lane residential streets seven days a week, during school hours and late into the evening.
- 3) How do requirements for high mast parking lot lighting that will disturb neighboring homeowners provide *substantial* buffers and transitions between areas of different land uses and densities?
- 4) How do service areas and inebriated, tobacco smoking patrons of restaurants and bars enhance the appearance of any residential neighborhood, here or in Tremont?
- 5) Recognize that there are already many bars and restaurants in Lakewood. In fact, the nearby Winchester Music Hall is for sale, has a liquor license and requires no Conditional Use Permit. Explain how one more bar provides *a choice* in the type of environment that is *not otherwise already available* within walking distance of the neighborhood?
- 6) What kind of message are we as a community sending our children if we allow a brewery to use an elementary school parking lot for overflow parking? Is this a nod to promoting the efficient use of land and certain economies on the provision of utilities, streets, *schools*, public grounds and buildings, and other facilities?

In closing, we understand that is it not the intention of the Commission to automatically grant exceptions for Mixed Use Overlay Districts, and for that we are grateful. But it is expected that the Commission shall grant only such increases or uses which [are consistent] with the benefits resulting from the Mixed Use Overlay. What specific benefits – other than tax revenue and a few dozen minimum wage jobs – are offered by the proposal, and how are these weighted against the expectation of the community to live in a safe and secure environment (currently unnecessary off duty patrols notwithstanding)? How does the proposal:

- How does it **Strike a Balance** between competing interests and posit itself as a steward of limited resources?
- How does it **Build Connections** that invite daily activity and promote community cohesion that occurs when the streets are safer, neighborhoods stronger, and its people are healthier?
- How does it **Create Places for People** that are first safe, THEN comfortable, varied, attractive and fun?
- How does it **Enhance Existing Assets** with a focus FIRST on quality of life; THEN 2. economic and community development potential; and lastly efficiency?
- How does it **Think about Tomorrow**, strengthen civic resilience and build up the local capacity for innovation, adaptation and cultural change?

I appreciate being given the chance to speak on this matter. Thank you for your time.



Brian Frolo

Considerations regarding the proposed brewery on Quail St.

Thank you for the opportunity to speak with you tonight on this proposal.

I would like to address some concerns in the Mr. Leneghan's Business Plan for the Lakewood Brew Works and Restaurant.

1. **Mr. Leneghan you state in your business plan concept overview that you focus on two objectives?**

a. Does the concept fill a need? Will it compliment the community?

i. Birdtown has five bars in it that all serve food to their customers? How does it fill a need? It actually fills a want not a need.

b. Will it compliment the community?

i. to show kindness or regard for by a gift or other favor:

1. How will this compliment the community?

a. READ CRIME STATS

*establishments that serve both alcohol and food*

2. **Mr. Leneghan, you state in the property re-use that "Our group not only is emphatic to the nature of the building and its prior usage, but feel that our concept will be a respectful re-use of the property."**

a. How is putting a brewery in a church a re-use of the property?

i. People go to church to get of alcohol, to find help for their families, to teach their children about God and his truths regarding right and wrong.

3. **Mr. Leneghan, you state in the Addressing neighbors and City of Lakewood's questions: that**

a. Hours of operation will be:

i. (3/19/14) Open 7 days a week starting at 4pm, closing at midnight from Sun to Thurs, and 1am on Friday and Saturday (to respect the neighbors)

ii. (4/28/14) Yet in an article on Cleveland.com that "the hours will be short from 4pm to 10pm, Sun through Thursday, and 1pm to 11pm Friday and Saturday

4. **In closing, God says "Wine is a mocker and strong drink is raging, and whosoever is deceived thereby is not wise"**

**This is a bad idea, it is not right, it is not wise.**

**Thank you**

*Let common sense be used  
in this matter*



## Developers want to turn Lakewood church into brewery and restaurant in Birdtown neighborhood

St. Gregory

St. Gregory the Theologian Byzantine Catholic Church in Lakewood's Birdtown neighborhood could be developed into a brewery and pizza restaurant, according to plans by developers. *(Bruce Geiselman, NEOMG)*

**Bruce Geiselman, Northeast Ohio Media Group** By **Bruce Geiselman, Northeast Ohio Media Group**

**Email the author | Follow on Twitter**

on April 28, 2014 at 3:05 PM, updated April 28, 2014 at 4:31 PM

We see an opportunity in this up-and-coming Birdtown area of Lakewood.

LAKEWOOD, Ohio - Developers wants to turn a closed church in the Birdtown neighborhood into a brewery and pizza restaurant.

St. Gregory the Theologian Byzantine Catholic Church, built in 1925, **has been vacant since 2012**. The church is at the intersection of Quail and Thrush streets. Its neighbors include North Coast Baptist Church, Harrison Elementary School, and residential houses.

The developers plan to go before Lakewood's **Planning Commission** at 7 p.m. May 1. They need the city to grant a conditional use permit to operate a business in a residential neighborhood. City Planner Jason Russell said it would likely take two or more hearings for the developers to address the commission's questions.

Tom Leneghan, Sean Fairbairn and Jake Hawley have an option to purchase the building from the **Byzantine Catholic Eparchy of Parma**. Leneghan and Fairbairn are co-owners of the **Barrio** restaurants in Lakewood and Cleveland's Tremont neighborhood. Hawley is area director for the Barrio restaurants.

Leneghan also owns **PJ McIntyre's Irish Pub** in the Kamm's Corners neighborhood of Cleveland and **The Treehouse Restaurant** in Tremont. He renovated both those buildings.

The Birdtown restaurant and bar would be small, seating only 150 people, Hawley said. Eventually, they would like to build an outdoor dining area, too.

All the beer would be brewed onsite. However, since the brewery would be small, it is unlikely neighbors would notice any odors, he said.

The hours of operation would be short, from 4 p.m. to 10 p.m. Sunday through Thursday, and 1 p.m. to 11 p.m. Friday and Saturday.

"We know there is a school very close, and we don't want to interfere," Hawley said.

There is a shortage of off-street parking. The church has a lot with about 30 parking spaces, but the developers said they would work with the city to secure additional off-street parking and possibly offer a valet service.

"We see an opportunity in this up-and-coming Birdtown area of Lakewood," Hawley said. "It's a unique neighborhood with historic character that we really like. It's a great mixture of eclectic residences with the ability to add dynamic commercial properties. We think this idea could start a revolution in that area and bring in more business and bring more value to all the properties in that area."

The developers and city officials said finding an appropriate buyer for a shuttered church is challenging.

"There is limited usage for these huge spaces," Hawley said. "Luckily, I think we have a pretty good idea of how to repurpose that space."

In addition to renovating the church, the developers plan to refurbish the parish house next door so Hawley would live onsite. That way, one of the owners would readily be available if residents had any concerns, Hawley said.

Refurbishing and occupying the adjacent parish house likely would be a prerequisite for obtaining city approval to operate a business in the residential neighborhood, Russell said. The city has the authority to permit a business to operate in a residential neighborhood as long as the project includes a residential component, he said.

The city and developers held a public information session with Birdtown residents at Lakewood Public Library on Madison Avenue April 17. Only four Lakewood residents turned out. Another meeting will be held in about a month, Hawley said.

"I appreciate this is not going to be the one and only neighborhood meeting," City Council President Mary Louise Madigan said.

She said she supports attracting new businesses to the east end of town, but she is reserving judgment about his project until she learns specifics at the Planning Commission meeting.

Madigan said she is concerned about the lack of parking in the area and wants to learn details about how developers will address that issue. She also wants to learn how neighbors feel about the proposal.

"We're trying to capture the momentum from downtown and move it east," Madigan said. "Changes were made to the zoning code over a year ago to allow this kind of development in Birdtown."

Russell said the neighbors ultimately would have a big say in the future of the project.

"We want to make it harmonious with the neighborhood," he said.

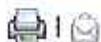
Bishop John M. Kudrick, of the Eparchy of Parma, could not be reached for comment on the possible sale of the church. **The city criticized the church** last year when it removed the building's onion dome without giving prior notice or obtaining permits. Kudrick at the time said the church was clearing sacred objects prior to the building's sale and relied on a contractor to obtain necessary paperwork. The church obtained a permit after the work was completed, a city official said.

The public will be invited to speak at the Planning Commission meeting, which begins at 7 p.m. May 1 in the auditorium at City Hall, 12650 Detroit Ave.

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## Alcohol and Crime



While drinking and driving has received a great deal of public and media attention, the relationship between alcohol and crime, for both offenders and victims, has not received the same level of public attention. The relationship between alcohol and crimes including domestic abuse and violence, underage drinking, robbery, assault and sexual assault is clearly documented.

**FACT:** 5.3 million adults – 36% of those under correctional supervision at the time – were drinking at the time of their conviction offense

**Excessive drinking leads to criminal behavior:**

The US Department of Justice (DOJ) estimated that a majority of criminal offenders were under the influence of alcohol alone when they committed their crimes.

Federal research shows that for the 40% of convicted murderers being held in either jail or State prison, alcohol use was a factor in the homicide.

**FACT:** Alcohol is a factor in 40% of all violent crimes today

About 3 million violent crimes occur each year in which victims perceive the offender to have been drinking. Crimes include: rape, sexual assault, robbery, aggravated and simple assault. About two-thirds of violent crimes are

characterized as simple assaults.

Based on victim reports, alcohol use by the offender was a factor in:

- 37% of rapes and sexual assaults
- 15% of robberies
- 27% of aggravated assaults, and
- 25% of simple assaults



**Statistics showing correlation between alcohol and crime (from the [NCADD Fact Sheet Alcohol and Crime](#)):**

Among violent crimes, the offender is far more likely to have been drinking than under the influence of other drugs, with the exception of robberies, where other drugs are likely to have been used such as alcohol.

Alcohol is more likely to be a factor in violence, where the attacker and the victim know each other. Two-thirds of victims who were attacked by an intimate (including a current or former spouse, boyfriend or girlfriend) reported that alcohol had been involved, and only 31% of victimizations by strangers are alcohol-related.

Nearly 500,000 incidents between intimates involve offenders who have been drinking; in addition, 118,000 incidents of family violence (excluding spouses) involve alcohol, as do 744,000 incidents among acquaintances.

1.4 million incidents of alcohol-related violence are committed against strangers.

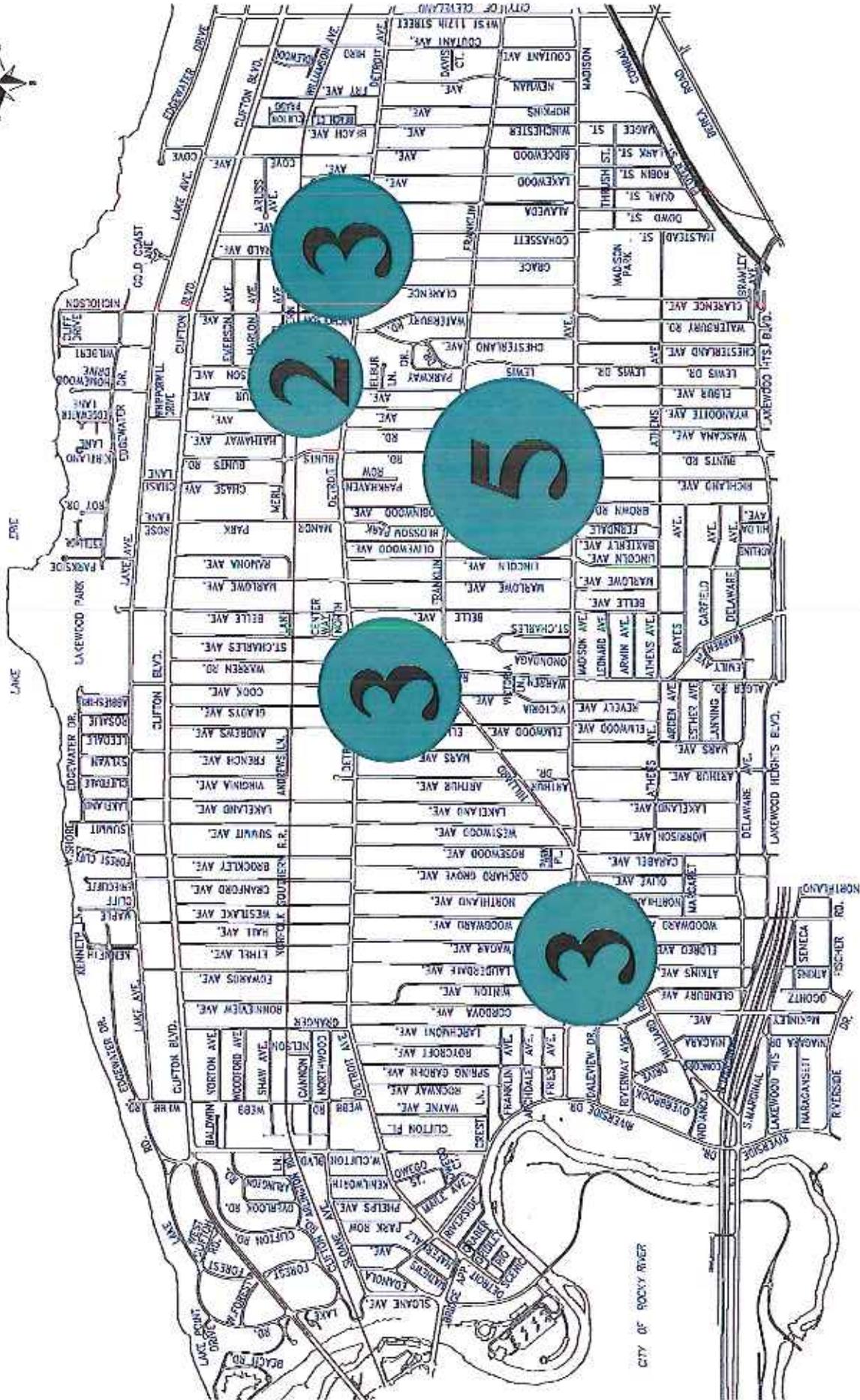
Individuals under age 21 were the victims in just over 13% of incidents of alcohol-related violence, and the offenders in nearly 9%.

70% of alcohol-related incidents of violence occur in the home with greatest frequency at 11:00 pm.....20% of these incidents involve the use of a weapon other than hands, fists or feet.

**Men and women suffer. Children suffer. Families suffer. Loved ones suffer. People get killed. Alcohol and Crime go hand in hand. It's simply a fact.**

Effectively confronting alcohol-related crime will require a balanced approach of public education, professional training, increased assessment and referral for treatment, expanded access to treatment, recovery housing and recovery support. For the great majority of offenders, we rely solely on punishment or incarceration as the only response.....and for most, not surprisingly, it is ineffective. Plain and simple, we have failed to treat the cause - binge drinking, alcohol abuse and dependence- alcoholism.

**DVD: Past These Walls: A Story of Alcohol, Drugs, Jail and Hope** – Featuring Mark Lundholm and produced by NCADD's Richmond Affiliate, The McShin Foundation.



# CITY OF LAKEWOOD OHIO

## Lakewood's Community Vision

1. We envision a community that is a great place to live; a community that cares about the environment; a community that:
  - Maintains a high quality of development;
  - Has regular community events such as fairs and festivals and other diverse cultural entertainment facilities;
  - Has efficient and effective multimodal transportation network;
  - Enables commercial and residential land uses to successfully coexist;
  - Supports diversity.
  
6. We envision a growing and diverse business sector which provides residents with a wide range of products and competitive services.
  
7. We envision a vibrant and attractive business environment that focuses on the community's accessibility, the availability of business support services, and which has a well-trained work force.

## Thinking about Tomorrow

- **Preserve and respect historic context in commercial development projects**
- Promote the use of storm water management techniques such as bio-swales, rain gardens, and pervious pavements in commercial districts
- Support environmentally sustainable development practices such as energy efficiency
- Strengthen economic development efforts to further support Madison Avenue
- Design and develop commercial districts to provide for a safe and inviting pedestrian experience

## Commercial Development Goals

- Goal 1:** Encourage a mix of development that meets community employment, shopping, and service needs
- Goal 2:** Require high quality design for all rehab and redevelopment projects
- Goal 3:** Support local business growth and entrepreneurship

BIRDTOWN  
BREWERY  
&  
RESTAURANT

## Meet our team...

- **Tom Leneghan**
  - Over 25 years of experience as a general contractor and restaurateur.
- **Sean Fairbairn**
  - Over 20 years of restaurant experience with some of the most reputable restaurants in Cleveland.
- **Jake Hawley**
  - Business minded with 8 years of restaurant experience.

# Who we are....DEVELOPERS

Award winning General Contractors with over 25 years of commercial historic renovation

## 1912 Theater Building in Tremont



# Tremont Animal Clinic

Before....

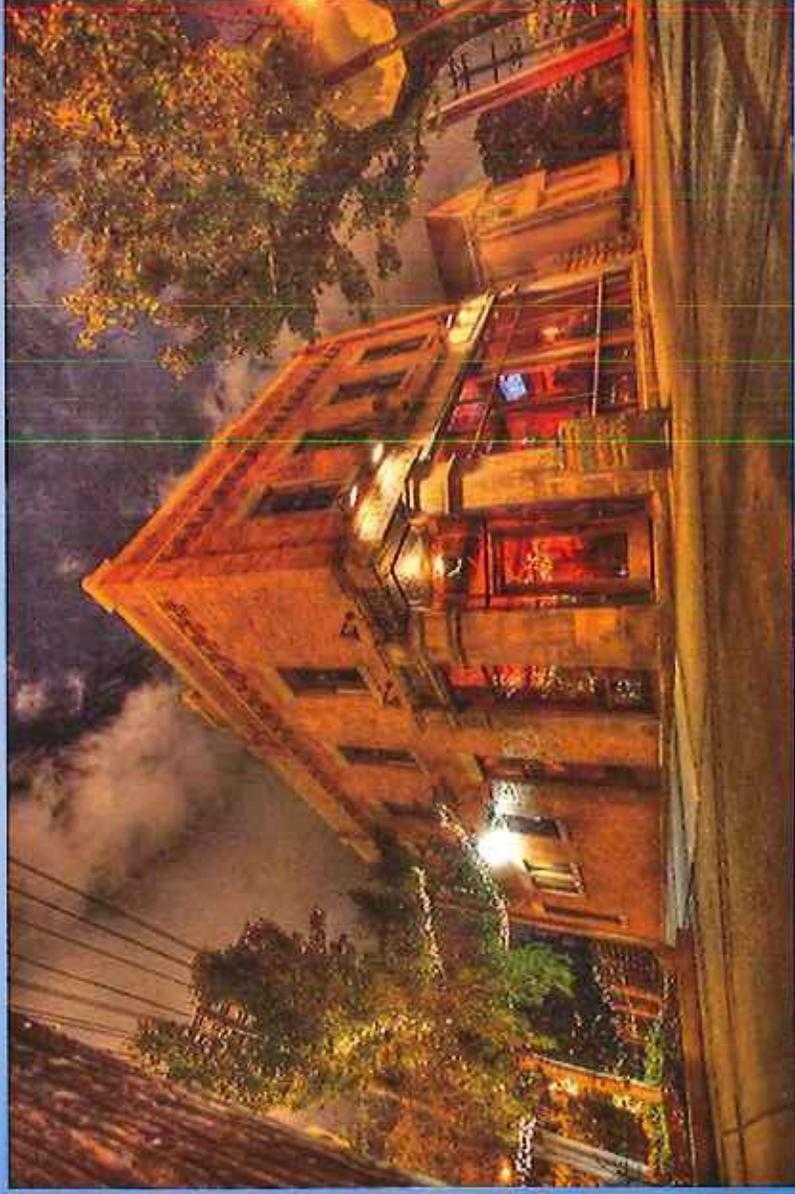


After....



# Other historic renovations.....

Treehouse Pub - Tremont



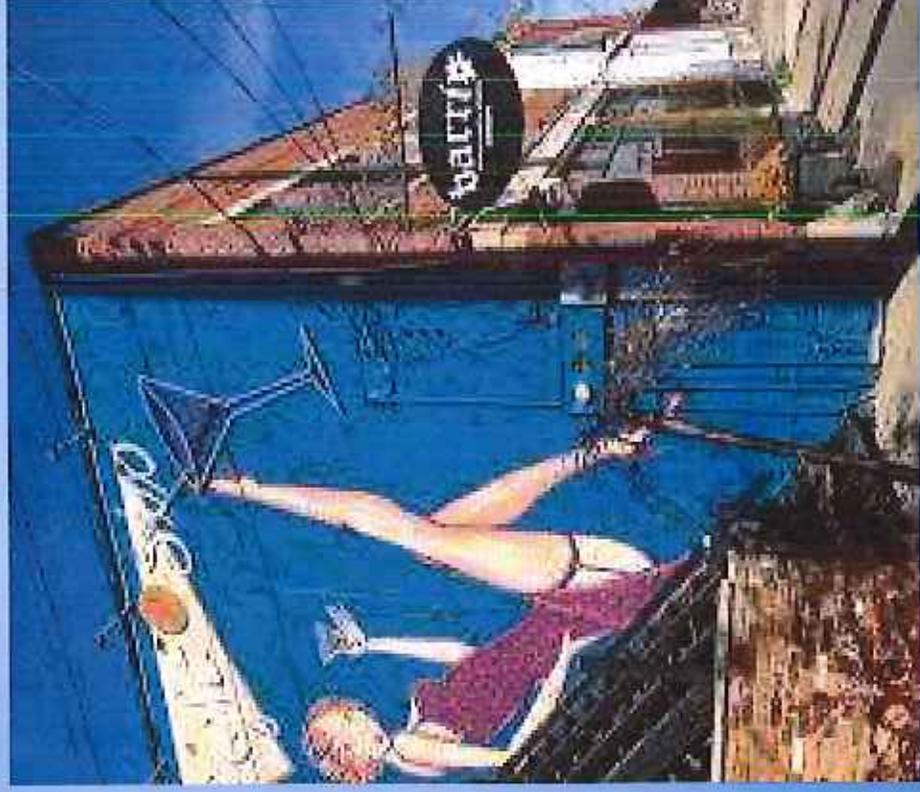
# Other historic renovations....

## PJ McIntyres Pub - West Park



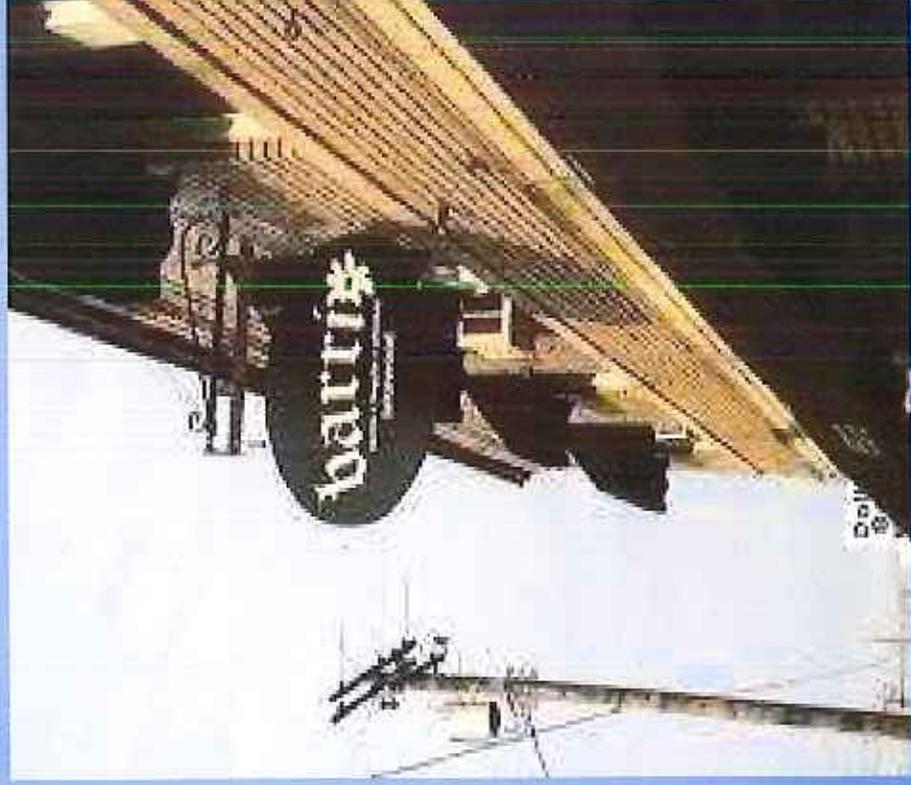
# Other historic renovations....

Barrio - Tremont



# Recent properties...

Barrío - Lakewood



# Current projects....

Barrio - Gateway



Barrio - Lakewood  
Storefront Revitalization



# Accomplishments.....

- Recognized by the National Preservation Society for historic restoration.
- Completed over ten historic storefront renovations all recognized by The City of Cleveland.
- Our establishments have a long history of awards and recognition by Cleveland Magazine, Cleveland Scene Magazine, and The Plain Dealer.
  - The Treehouse Pub - Opened 1995
  - PJ McIntyres Pub - Opened 2007
  - Barrio Tremont - Opened 2012
  - Barrio Lakewood - Opened 2013

# Who we are...RESTAURATEURS

Over 20 years of success as a leading hospitality group



# Why Birdtown?

- A national historic district fits well with our expertise in renovating historic spaces.
- This type of concept can be a catalyst for commercial growth for the Birdtown neighborhood.
- We feel that Birdtown is a close knit community with a unique history of commercial and residential properties existing harmoniously.
- Walkable neighborhood and very accessible from downtown and major highways.

# Respecting the architectural character of the building...

- Handpainted ceilings and unique stained glass pieces
- Minimal exterior modifications.
- Parish's home will be rehabbed and will be the home of the operating partner.
- Bishop has issued a letter of support of this adaptive re-use of the property.



# About Birdtown Brewery

- Lakewood does not have an on premise brewery.
- Opening with a 3.5 barrel brewing system allows Birdtown Brewery to be a boutique style brewery.
- Craft beer is the new wine.
- The food menu will be casual cool focusing on brick oven pizza.
- We want to create a family oriented atmosphere where all walks of life can feel comfortable.

# Restaurant Composition

- Dining Room
- Bar
- Brewing
- Balcony
- Basement
- Party Room
- Restrooms
- Prep
- Brewing
- Outdoor Beer Garden



# Respecting our fellow neighbors

- An operating partner will be living on premise and available 24/7.
- We will hold quarterly neighborhood meetings.
- Hours of operation.
  - Sunday - Thursday open till 4pm-10pm
  - Friday - Saturday 1pm - 11pm



# Construction Timeline

- Looking to purchase the property by June 2014.
- Parish house rehab Summer of 2014
- Brewery construction will start sometime Winter 2014.
- Majority of construction will be on interior.
- Projected opening date Summer 2015.

# Addressing concerns.....

- Deliveries
  - Deliveries will take place Monday - Saturday between 9am - 12noon.
  - We will utilize the on premise parking lot for all deliveries.
- Working with the school
  - We have been located across from a school for over 20 years in Tremont
  - By opening at 4pm eliminates any concerns for school / restaurant conflict.
- Security

# Addressing concerns....

- Parking
  - Valet 7 days a week.
    - The existing lot has 22 parking spaces
    - We are currently working with the city of Lakewood to secure an ancillary parking lot for possible overflow.
  - We will promote non-vehicle use.

# Conclusion

- Thank you for your time!
- Questions or comments?

# Parking



## UPDATING OFF-STREET PARKING REGULATIONS

### RESEARCH, ALTERNATIVES & RECOMMENDATIONS

Cuyahoga  
County  
Planning  
Commission

Discussions  
with the city of  
Euclid

Winter/Spring  
2014

8501 KENNEDY  
AVENUE  
CLEVELAND, OH 44130

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### EUCLID'S IMPETUS FOR CHANGE

- **Challenges with current parking regulations:**
  - Narrow list of standards for specific uses
  - Excessive requirements - frequent requests for variances
  - Restrictive sharing allowance
  - Lack of design standards for parking spaces, aisles, landscaping, lighting, etc.
  - Parking requirements scattered throughout Zoning Code
- Sparked CCPC's desire to expand research for use in other local communities.

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### GETTING PARKING RIGHT

**GOAL:** Ensure adequate parking for land uses without causing nuisance for surrounding properties.

- What is the right amount?
- Who is best suited for determining the right amount?
- What happens when **too little** parking? Or **too much** parking?
- Who should pay for it? Build it? Maintain it?
- How much does free parking really cost?

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## POSSIBLE PARKING ZONING CODE STRATEGIES

- Purpose statement
- Minimum parking requirements
- Maximum parking requirements
- District Specific Standards (based on context)
- Shared Parking
- Parking Requirement Reduction, Exemptions
  - Bicycle parking
  - Transit Allowances
  - Senior Residential Parking Requirements
- Deferred Construction
- Parking Lot Design
  - Aisles
  - Landscaping
  - Paving materials

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## REQUIREMENTS BY USE

- Where do minimum requirements come from?
  - Other communities
  - National research (ITE)
  - Local research
- What about maximum requirements?

Part Art -  
Part Science

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## BORROWING FROM OTHERS

### ▪ Copying parking requirements from other cities is risky:

- Repeating someone else's mistakes - did they simply borrow too?
- Typically, have no idea where the requirements came from in the first place.
- How similar are the communities based on factors that influence travel modes - density, income, age?

Bank With Drive-Through  
 + 1 space per 200 sq ft A.  
 + 1 space at each electronic banking service facility.  
 + 3 additional stacking spaces per drive-in lane.  
 + adequate stacking area to approach each drive-in lane.

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## PARKING GENERATION HANDBOOK

By Institute of Transportation Engineers (ITE)

- Reports peak parking occupancy as observed in surveys by transportation engineers.
- But...majority of data derived from suburban development




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## LIMITED SURVEY SITES FROM ITE

Detailed Land Use	Location	Period During Week	# of Study Sites	Capacity Sq. Ft.
College and high school (parking) sites	Urban	Monday	5	72
College and high school (parking) sites	Urban	Monday	2	65
College and high school (parking) sites	Urban	Monday	19	36
Full-time education with over 100 acres	Sub	Monday	27	124
Full-time education with 100 acres	Sub	Monday	85	100
High density (off-street) parking in fringe	Urban	Monday	27	181
High density (off-street) parking in fringe	Urban	Monday	20	72
High density (off-street) parking in fringe	Urban	Monday	19	72
High density (off-street) parking in fringe	Urban	Monday	7	104
High density (off-street) parking with bus or ramp	Urban	Monday	21	78
High density (off-street) parking with bus or ramp	Urban	Monday	7	81

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## LOCAL RESEARCH

- Examined recent parking variances
  - Requested and denied
  - Requested and approved
- Discussions with developers
- Potential for county-wide **SUPPLY & DEMAND** database

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### SUMMARY OF AMENDMENTS

- Purpose Statement - expanded to note flexibility
- Standards by Use - updated/expanded
- Shared Parking - expanded
- Allowance for Reduced Requirements - added
- Stacking Spaces - consolidated & expanded
- Parking Lot Design - consolidated & expanded
- Bicycle Parking - created design standards

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### SAMPLE PURPOSE STATEMENT

- The purpose of required parking spaces is to provide enough on-site parking to accommodate the majority of traffic generated by the range of uses which might locate at the site over time.
- Transit supportive plazas and bicycle parking may be substituted for some required parking on a site to encourage transit use and bicycling by employees and visitors to the site.
- The required parking numbers correspond to broad use categories, not specific uses, in response to this long-term emphasis.

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### EXPANDED/CONSOLIDATED LIST OF USES

- |                                      |                                       |
|--------------------------------------|---------------------------------------|
| ▪ Residential                        | ▪ Restaurant                          |
| ▪ Senior housing                     | ▪ Bar, tavern, live entertainment     |
| ▪ Assisted care, nursing home        | ▪ Counter service / carry out         |
| ▪ Extended stay hotel                | ▪ Dine-in restaurant                  |
| ▪ Retail/Office Establishments       | ▪ Outlets dining                      |
| ▪ Small freestanding store           | ▪ Automotive                          |
| ▪ Shopping center                    | ▪ Gasoline Stations                   |
| ▪ Home furnishing & office equipment | ▪ Car sales                           |
| ▪ Animal clinic, veterinarian office | ▪ Car wash - automated & self service |
|                                      | ▪ Mini Self-Storage                   |

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## DOWNTOWN OVERLAY DISTRICT

- Maintained district specific requirements based on research

	EXISTING REQUIREMENTS	PROPOSED REQUIREMENTS	REMARKS
On-Street Parking	25 spaces	10 spaces	+15 spaces
Short-Term Central Business District Parking	100 spaces +/-	50 spaces +/-	+50 spaces +/-
Short-Term Central Business District Parking	100 spaces +/-	50 spaces +/-	+50 spaces +/-

All operational including the surrounding




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## SHARED PARKING - EXPANDED

Land Use	Schedule 3389.05(b)(1)					
	Weekday			Weekend		
	Mid - 7am	7am - 6pm	6pm - Mid	Mid - 7am	7am - 6pm	6pm - Mid
A. Residential	100%	55%	85%	100%	85%	75%
B. Commercial	0%	100%	80%	0%	70%	60%
C. Restaurant	50%	100%	70%	5%	70%	50%
D. Hotel/Motel	100%	65%	90%	100%	85%	80%
E. Place of Assembly	0%	10%	70%	5%	70%	100%
F. Office	5%	100%	5%	0%	80%	85%
G. Industrial	5%	80%	5%	0%	80%	80%

- Shared parking agreements are required for shared parking
- Shared parking must be within a certain proximity of the use
- Planning and Zoning Commission has authority to approve shared parking arrangement based on a shared parking **FEASIBILITY STUDY**

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## PARKING REDUCTION OPTIONS

**On Street Parking**



- 1 space per each adjacent on-site lot space

**Transit Proximity**



- 10% when building entrance is within 300ft of bus stop

**Public Parking Lots**



- 1 space per each public parking lot space within 500ft of use's entrance

**Bicycle Parking**



- 1 space per 6 bike parking spaces or 1 space per 4 covered bike parking spaces

Zoning Commissioner: up to 20%      P&Z Comm. up to 50% as a conditional use

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### LIGHTING STANDARDS

- Must either be cutoff or decorative
- Shall be shaded or diffused to abate light pollution on adjoining property and abutting traffic.

Cutoff Lighting

Non-Cutoff Lighting

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### LANDSCAPING REQUIREMENTS

- **Minimum interior requirements**
  - Applies to lots of 50+ spaces
  - 7% of interior parking lot area
  - Minimum 100 sf per landscaped islands
- **Consolidated requirements from Downtown Overlay District and U-7 Districts**

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**UPDATING OFF-STREET PARKING REGULATIONS**

**RESEARCH, ALTERNATIVES & RECOMMENDATIONS**

**QUESTIONS?**

KRISTIN HOPKINS, AICP  
 CUYAHOGA COUNTY PLANNING COMMISSION  
 KHOPKINS@CUYAHOGACOUNTY.US

Cuyahoga County Planning Commission

Discussion with the City of Lyndhurst

Winter/Spring 2014

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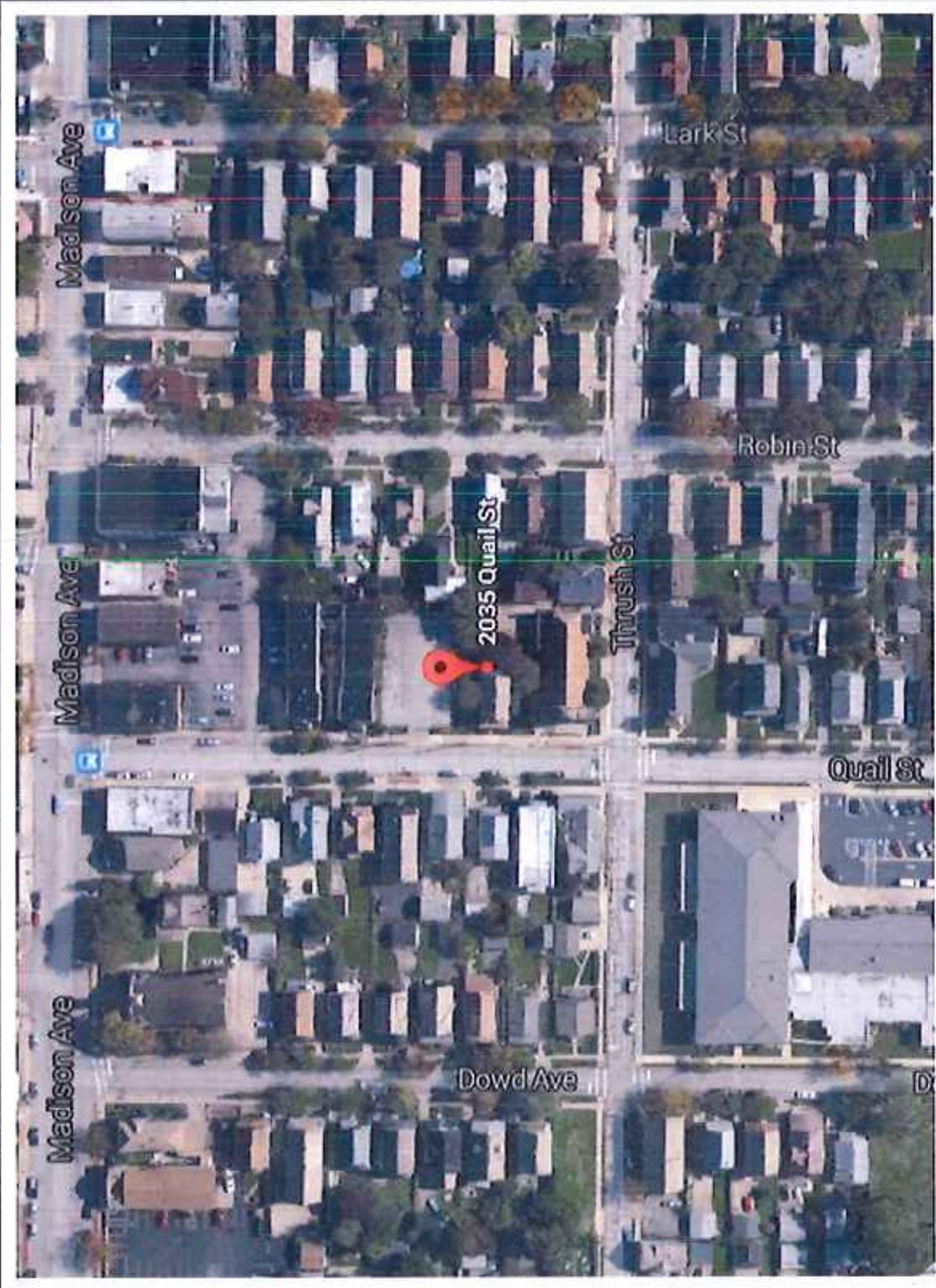
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# Planning Commission

May 2014

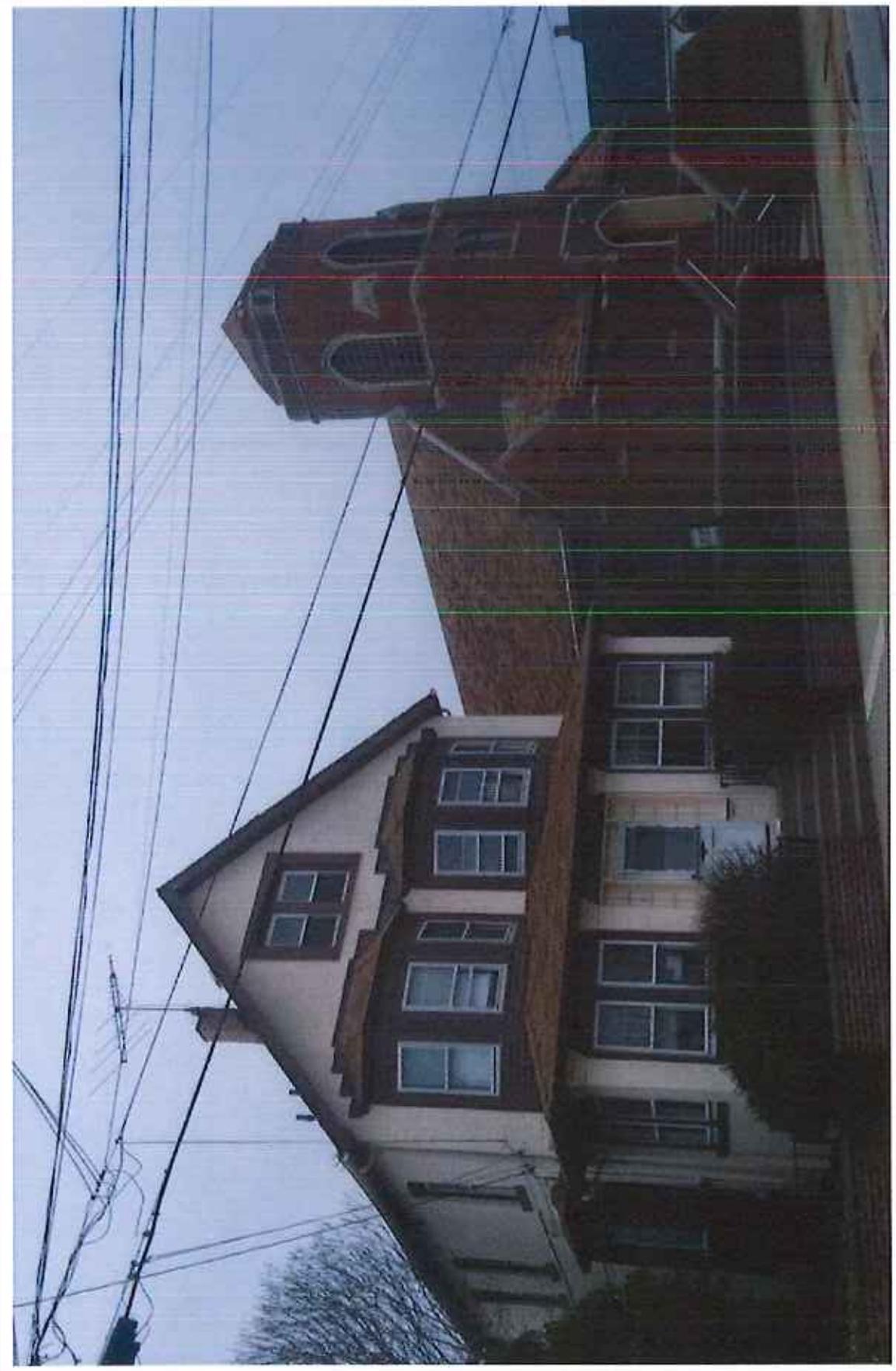




# 2035 Quail Street



Planning Commission  
May 2014



2035 Quail Street



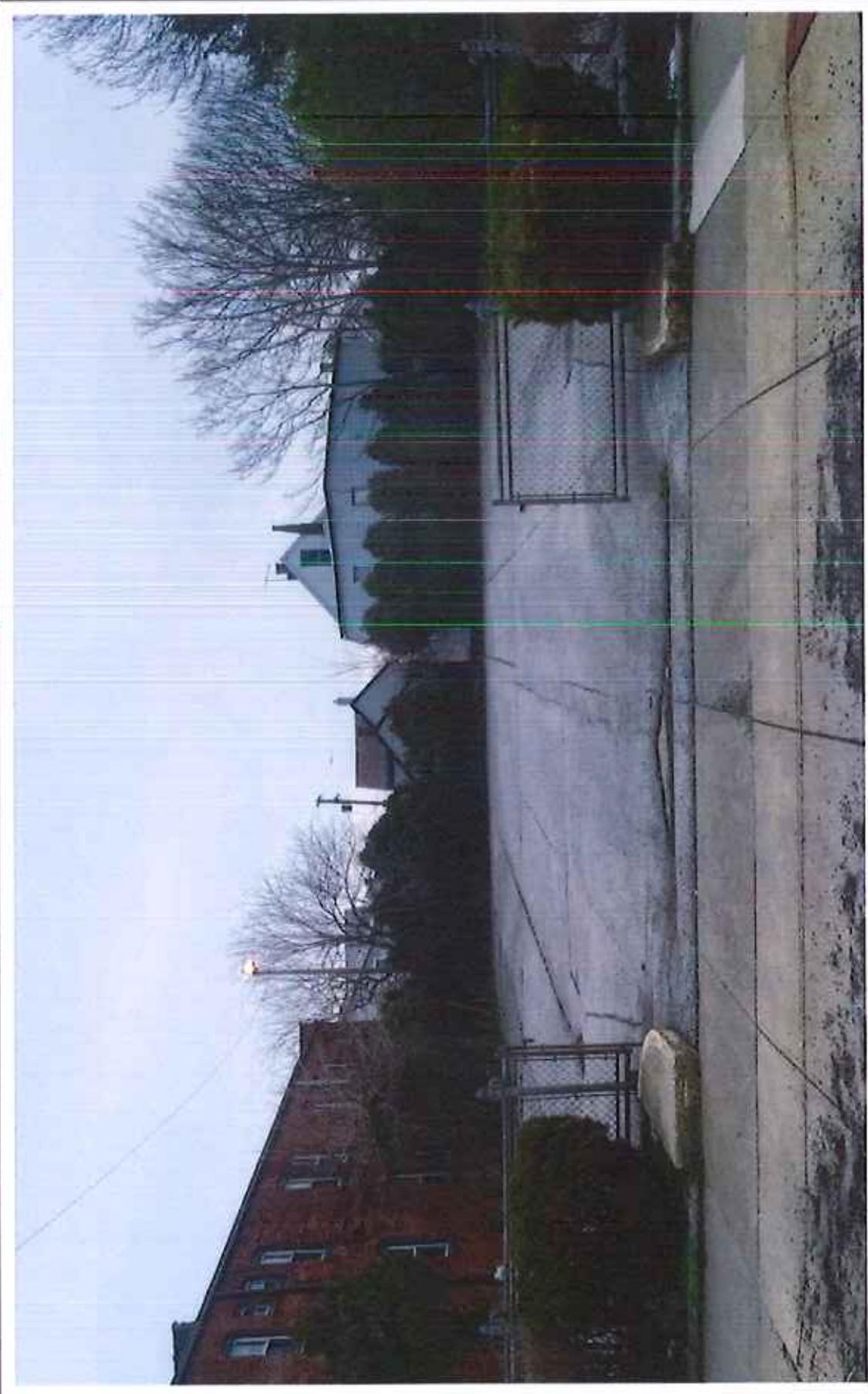
Planning Commission  
May 2014



2035 Quail Street

Planning Commission  
May 2014





2035 Quail Street



Planning Commission  
May 2014



Planning Commission  
May 2014



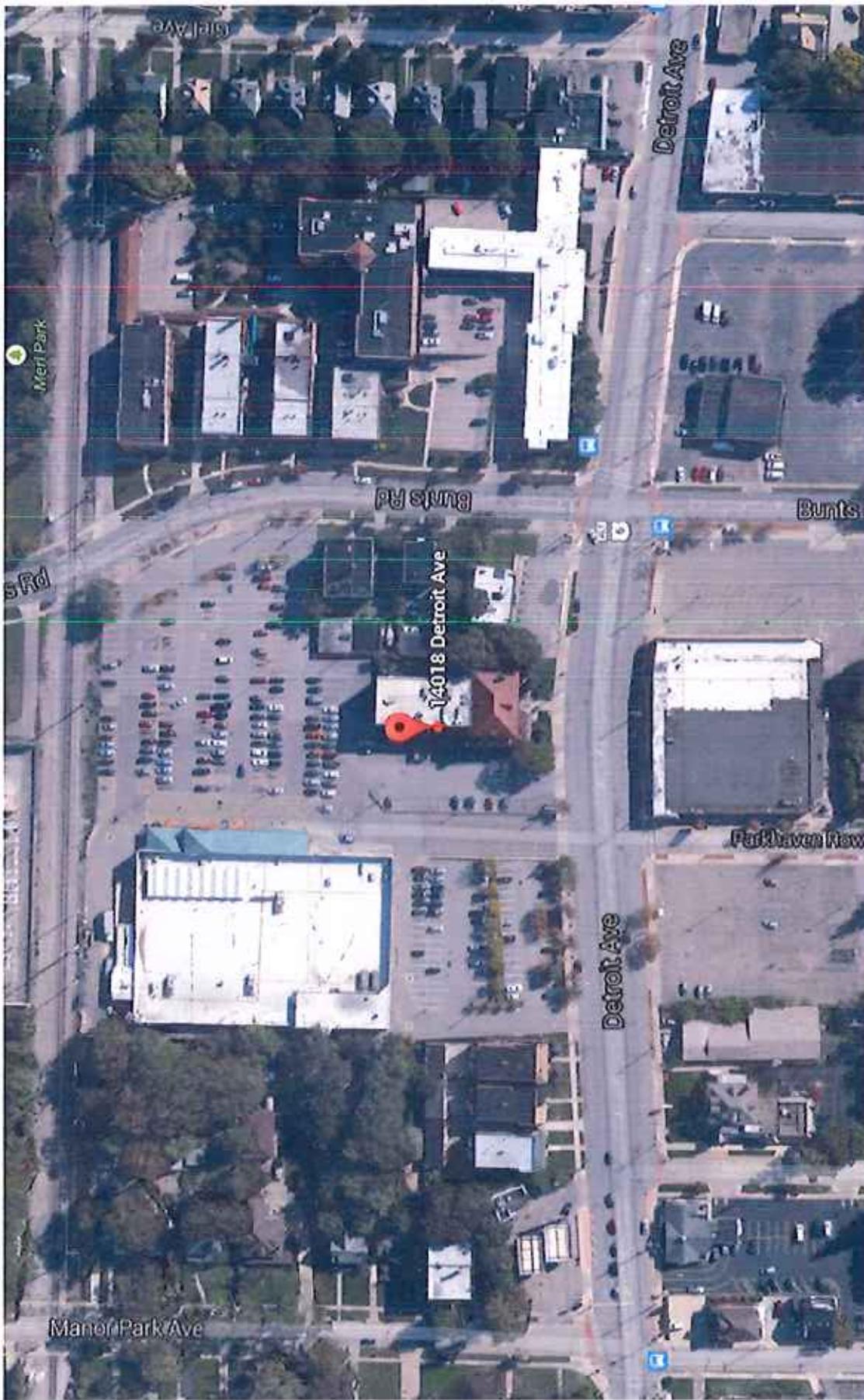
# 2035 Quail Street



2035 Quail Street



Planning Commission  
May 2014



# 14018 Detroit Avenue



Planning Commission  
May 2014



Planning Commission  
May 2014



14018 Detroit Avenue



14018 Detroit Avenue

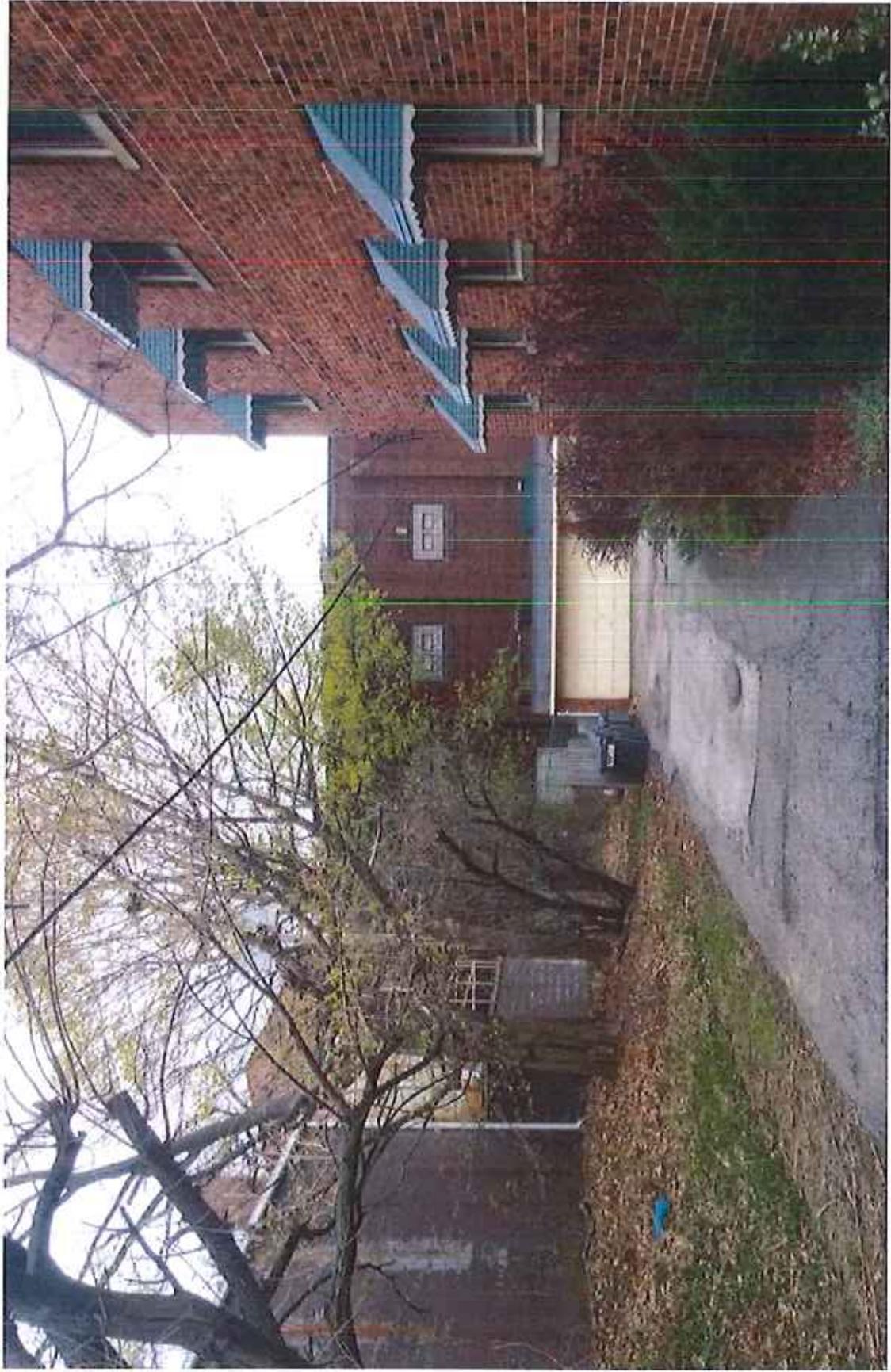


Planning Commission  
May 2014



Planning Commission  
May 2014

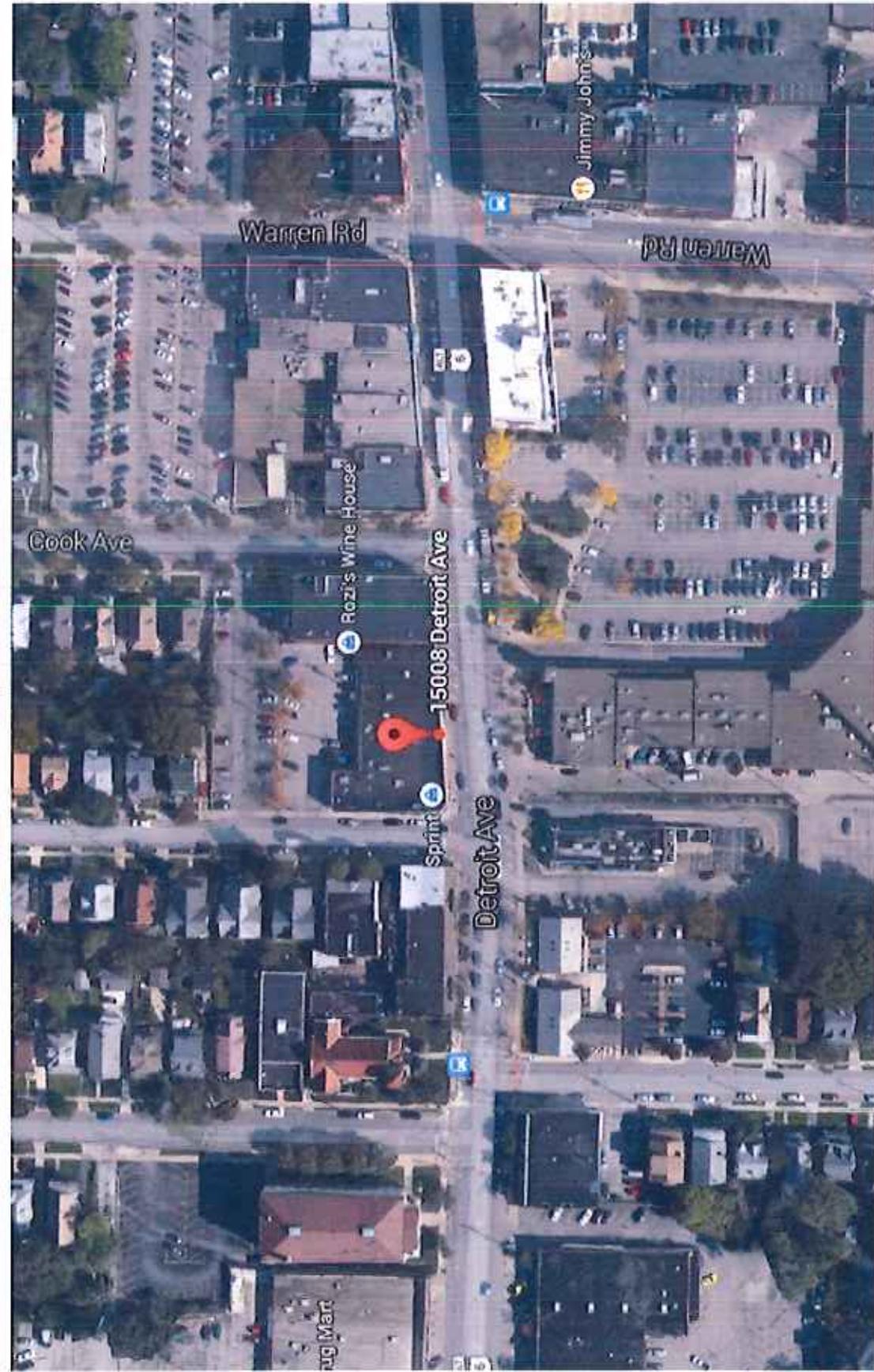
14018 Detroit Avenue



14018 Detroit Avenue

Planning Commission  
May 2014





15008 Detroit Avenue

Planning Commission  
May 2014





Planning Commission  
May 2014

15008 Detroit Avenue



15008 Detroit Avenue



Planning Commission  
May 2014



Planning Commission  
May 2014



15008 Detroit Avenue

# Planning Commission

May 2014

