



SEAN BRENNAN
Chief Housing and Zoning Inspector

City of Willowick

31230 VINE STREET
WILLOWICK, OHIO 44095

BUILDING DEPARTMENT
Phone: 440-516-3000
Fax: 440-585-3776
Email: sbrennan@cityofwillowick.com

March 27, 2023

RE: Luxury Brand Party Co. / Top Designer Landscaping – Located at 30509 Euclid Ave.

Dear Chairman Carden,

On Thursday, March 9th, 2023 Luxury Brand Party Co. / Top Designer Landscaping was tabled by the Plan Review Board members. This will be brought back to the table for review of the Plan Review Board members pending approval from Planning Commission and City Council. The board reviewed this as a service establishment under (Retail District) codified ordinance 1145.03 (a) (3). Per the requirements from this code section this will be formally submitted to Planning Commission for the upcoming board meeting.

Please see the attached documents regarding the type of business, their letter of intent and a floor plan.

If you have any questions please contact me at your convenience.

Thank you,

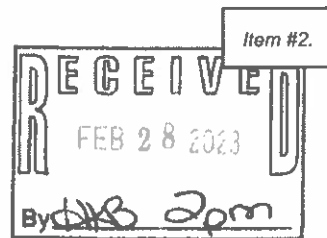
Sean Brennan

Chief Housing and Zoning Inspector

Plan Review Board Chairman



CITY OF WILLOWICK PLAN REVIEW BOARD
 APPLICATION FOR PERMIT TO OCCUPY FOR
 BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
 YOU MUST FILL OUT ENTIRE APPLICATION
 440-516-3000



PERMIT FEE: \$60.00

DATE: 1/29/23

Location of Occupancy: 30509 Eudio Ave Business Name: Webster & Webster Inc

*Luxury Brand
 Party Co,
 Top Designer
 Landscaping*

Business Owner's Name & Address: Rico Webster

CITY/STATE/ZIP: Willowick, OH 44095

Telephone Number: 216-990-4029 Fax Number: _____ Federal ID Number: 46-3957280
 Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: DAVID GUARAY (30509 Eudio)
30509 Eudio Ave Willowick, Ohio 44095 (216-438-8888)

SUBMIT NEW DETAILED FLOOR PLAN: SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: _____

Building Size: _____ Total Number Of Employees: 3+4

Intended Number of Occupants: 4 Total Number of Seating: 4

Site Plan With Number of Paved Parking Spaces: _____ Hours Of Operation: 9-5pm

Letter of Intent: Previous Use: _____ Proposed Use: _____

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Rico Webster

Home Address/City/Zip: 332 E. 330th Willowick, OH Telephone Number: 216-990-4029

I hereby certify that the above questions have been answered correctly by me and that the premises will be used for the purpose stated above. Any change in the purpose of occupancy will not be made without approval from Lake County Building, Willowick Fire & Willowick Zoning Department. A final approval by The Willowick Building Dept. (440)516-3000 or a representative thereof, must be complied with before opening of business. I do hereby further agree to maintain the above premises in compliance with the ordinances of the City of Willowick.

Applicant's Signature: Rico Webster Date: 1/30/23

Office use only:

Zoning District: _____ Authorized Occupants: _____

TEMPORARY APPROVED BY: _____ Date: _____

Zoning Dept. Inspected by: _____ DATE: _____

Zoning Permit # _____ Zoning Permit Fee \$ _____

Fire Dept. Inspected By: _____ Date: _____

CITY OF WILLOWICK-APPLICATION FOR COMMERCIAL ESTABLISHMENT LICENSE REQUIRED AFTER APPROVAL
 Note* A separate permit is required for all new signs from the Willowick Building Department.

Letter of Intent for 30509 Euclid Wickliffe Ohio 44092

The Luxury Brand Party Co and Top Designer Landscape

Sharing a co warehousing space

The front office space is for rental supply items to display. The rear space will be used for shared storage.

The Luxury Brand Party Co will occupy the front office space and use it as a showroom for rental supply items such as tables and chairs so that customers can view the inventory that we have for rent. Supplies will also be stored in the rear of the space to fulfill orders placed by customers. There will be two dedicated parking spaces on the side of the building for party supply customers. This space will not be used for hosting any types of events. We simply rent supplies and furniture to customers for their events.

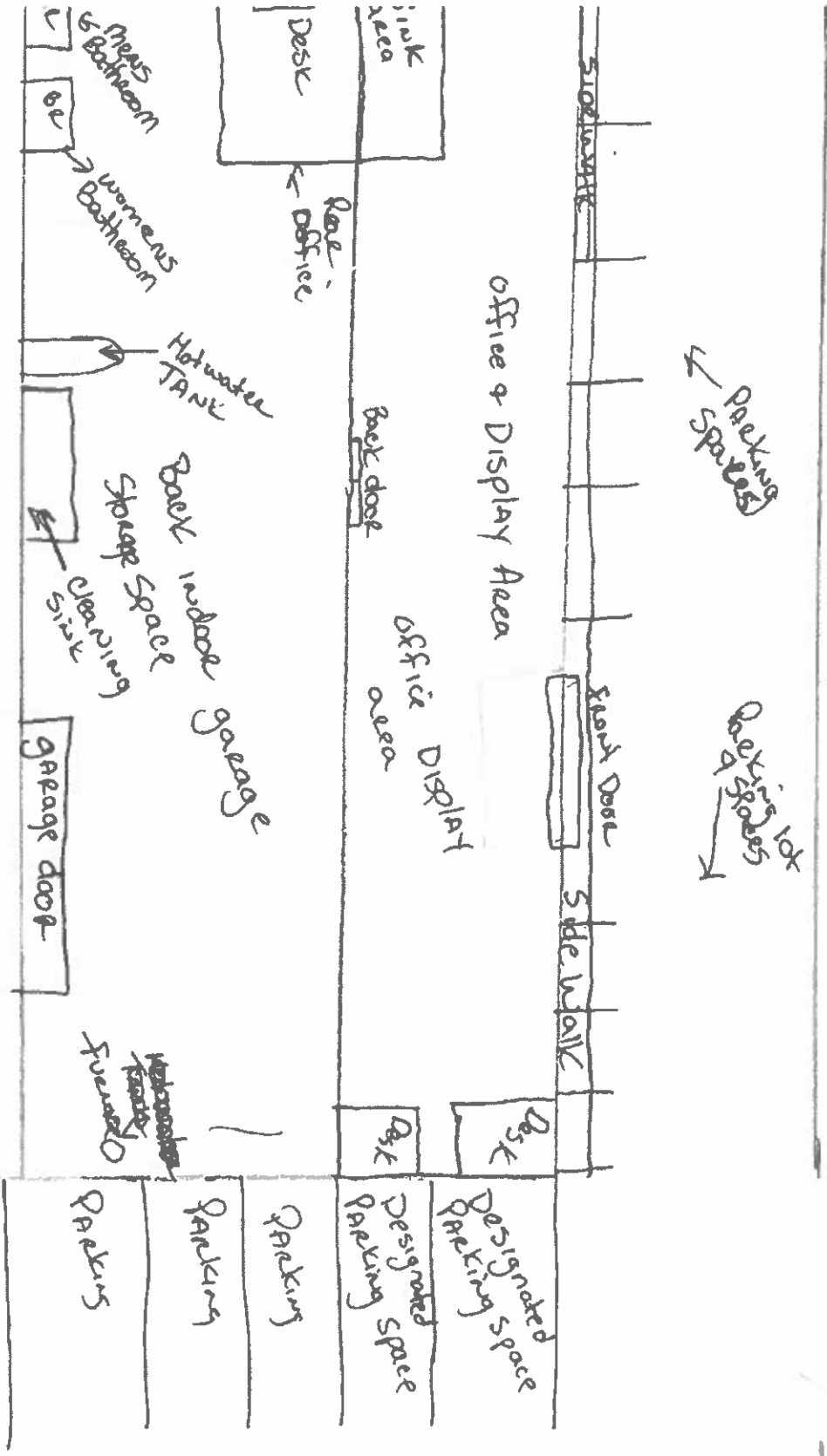
[Www.theluxurybrandpartyco.com](http://www.theluxurybrandpartyco.com)

Top Designer Landscaping will occupy an office in the rear of the space with an admin office and storage for items such as rakes, brooms, shovels and trash bags.

Vehicles for the landscaping business will be parked in the rear of the building.

Evelio Ave

Evelio Ave



Gravel Parking in the rear of the Building

Top Designer Landscaping Vehicle Parking



City of Willowick
PLAN REVIEW BOARD
 Thursday, March 09, 2023 at 3:00 PM
 Willowick Building & Service Center

ADA NOTICE

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

MINUTES

1. Call meeting to order

Chief Brennan called the March 9th, 2023, Plan Review Board meeting to order at 3:00pm.

Roll call

PRESENT

Sean Brennan
 Brian Turner
 Bill Malovrh Jr.
 Tim McLaughlin
 Ken Pintar

ALSO PRESENT

Councilwoman Antosh

ABSENT

Mike Lazor

Approval of minutes

Plan Review Board Minutes - February 23rd 2023

Motion to approve the February 23rd, 2023, meeting minutes made by Chief Turner, Seconded by Tim McLaughlin.

Voting Yea: Chief Brennan, Chief Turner, Chief Malovrh Jr., Tim McLaughlin, Ken Pintar

New business

Pie Cafe - Located at 31715 Vine Street

Rahmi Olgac was present representing Pie Cafe located at 31715 Vine Street. Chief Brennan stated that Mr. Olgac would like to open up a restaurant at that location and he provided a letter of intent stating that they will be selling pizza, coffee, drinks and sandwiches. Chief Brennan stated that Pie Cafe previously came to the Plan Review Board and was approved to re-do the full building, they were also approved for the parking at that time. They have the required parking, and the business is permitted in that district. At this time now that Pie Cafe is finishing its renovations, they are ready to open and

operate. Chief Brennan asked Mr. Olgac if the owner obtained occupancy from the county yet and Mr. Olgac stated that yes, he did.

Motion made by Ken Pintar, Seconded by Chief Turner.

Voting Yea: Chief Brennan, Chief Turner, Chief Malovrh Jr., Tim McLaughlin, Ken Pintar

Luxury Brand Party Co / Top Designer Landscaping - Located at 30509 Euclid Ave

Rico Webster was present representing Luxury Brand Party Co / Top Designer Landscaping located at 30509 Euclid Avenue. Chief Brennan advised that this is the building that has "At the Office Bar" located within the building. He stated that per the letter of intent Luxury Brand Party Co / Top Designer Landscaping is looking to have a party company where rental party supplies such as tables and chairs will be rented out. They are also looking to do a landscaping business out of the office as well. Mr. Webster stated that his landscaping company completes a lot of commercial landscaping contracts such as RTA, Cleveland Schools as well as sub-contracting and they have been in business for about 15 years, Luxury Brand Party Co is a new business which rental of items such as balloon arches, chairs, table clothes and other party supplies will be rented out. He advised that this would not be a party center. Chief Brennan asked regarding the landscaping business, if customers call him to contract services to which Mr. Webster responded stating yes, customers call him for services. Chief Brennan went over the uses in a retail district, he stated that based on the business submittal it would be more of a service-based industry for both of the businesses he is looking to open. Chief Brennan also asked questions regarding the parking plan and equipment and trailers. Mr. Webster stated that all the equipment will be stored inside the trailers so there would be no equipment within the building. The building will be used as an office space. Chief Brennan explained that when it comes to professional service establishments Planning Commission and City Council will need to approve these types of businesses. Chief Brennan advised that Plan Review Board can table the business pending the approval from Planning Commission and City Council.

Motion to table Luxury Brand Party Co / Top Designer Landscaping pending approval from Planning Commission and City Council made by Tim McLaughlin, Seconded by Chief Turner.

Voting Yea: Chief Brennan, Chief Turner, Chief Malovrh Jr., Tim McLaughlin, Ken Pintar

Willowick Cafe - Located at 28809 Lakeshore Blvd.

Dominic Polito was present with his Architect Michael Tomasic representing Willowick Cafe located at 28809 Lakeshore Boulevard. Chief Brennan stated that the plans submitted are for remodeling and renovations, it was previously a tavern. He advised that after reviewing the plans there are a few things to go over.

Mr. Polito stated that in August of 2022 is when he transitioned to helping his father with this business, on September 24th, 2022, the Willowick Cafe caught on fire, he wanted to thank Chief Turner and his firefighters for saving the building as a whole. Mr. Polito advised that he is looking to change the reputation of the establishment. He explained what he is looking to make this establishment into, something new and exciting. Chief Brennan went over the ordinances with the board and Mr. Polito with regards to parking. After looking at the parking spaces and what was submitted for seating, they need 1 parking space per 2 seats for a restaurant, per the plans there are 96 seats meaning he would need 48 parking spaces, he currently has 27. Chief Brennan stated that Mr. Polito has the right to appeal that at the Board of Zoning Appeals, he would go there for 21 spaces. The second item would be the required green space, currently there is a green belt of grass area located on the plans, per the ordinance 10' of

green space is required, and there is currently only 6', short about 4'. This can also be appealed at the Board of Zoning Appeals. There was some discussion regarding fencing and shrubs as well. As far as the business, it is permitted in that district. There was some discussion regarding the upstairs apartments, where only one is going to be used as residential as well as the "future patio" listed on the plans.

Mr. Polito provided different scenarios for the submittals of plans moving forward regarding seating and parking as well as different situations regarding Board of Zoning Appeals and City Council to determine how he will proceed and what his next steps are.

Motion made to approve preliminary plans pending approval from Board of Zoning Appeals and City Council by Chief Turner, Seconded by Ken Pintar.

Voting Yea: Chief Brennan, Chief Turner, Chief Malovrh Jr., Tim McLaughlin, Ken Pintar

Public portion

Public portion was open and closed with no public present at 3:44pm.

Old business

No old business.

Miscellaneous

No miscellaneous.

Adjournment

Motion made to adjourn the March 9th, 2023, Plan Review Board meeting at 3:45pm by Chief Turner, Seconded by Tim McLaughlin.

Voting Yea: Chief Brennan, Chief Turner, Chief Malovrh Jr., Tim McLaughlin, Ken Pintar