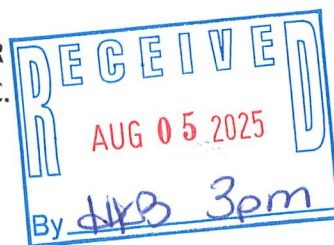


CITY OF WILLOWICK PLAN REVIEW BOARD  
APPLICATION FOR PERMIT TO OCCUPY FOR  
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.  
YOU MUST FILL OUT ENTIRE APPLICATION  
440-516-3000



PERMIT FEE: \$60.00

DATE: 8/5/25

Location of Occupancy: 32800 Lakewood Blvd Business Name: Lake County Senior  
(ADDRESS)

Business Owner's Name & Address: Rick Marney, 615 Canandaigua Ct.

CITY/STATE/ZIP: Willowick, OH 44095

Telephone Number: 440-585 Fax Number: \_\_\_\_\_ Federal ID Number: 34-1352387  
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Sam

SUBMIT NEW DETAILED FLOOR PLAN: 3,600 SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: Senior

Building Size: 60 x 60 Total Number Of Employees: \_\_\_\_\_

Intended Number of Occupants: \_\_\_\_\_ Total Number of Seating: \_\_\_\_\_

Site Plan With Number of Paved Parking Spaces: \_\_\_\_\_ Hours Of Operation: \_\_\_\_\_

Letter of Intent: \_\_\_\_\_ Previous Use: NEW BUILD Proposed Use: Senior

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: \_\_\_\_\_

Home Address/City/Zip: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

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: [Signature] Date: 8/5/25

**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.

For Office Use Only

Date: \_\_\_\_\_

Permit #: \_\_\_\_\_

Receipt #: \_\_\_\_\_

Amount: \_\_\_\_\_

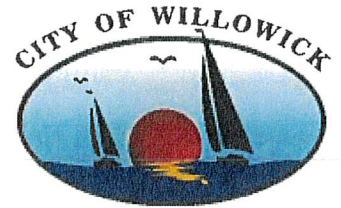
Issued By: \_\_\_\_\_

# City Of Willowick

31230 Vine St. Willowick Oh 44095

## Commercial Zoning Application

440-516-3000



Property Address: 32900 Lakewood Blvd, Willowick, Ohio

Owners Name: Rick Mariani

Phone No: \_\_\_\_\_

Owners Address: 615 Carrington Ct City, State, Zip Willowick, Oh 44095

Contractor: Zeno Building Systems Inc Phone No: 440-423-0570

Contractor Address: 450 Hawthorne City, State, Zip East Mills, Oh 44040

Farms

Zoning District : ☐ Apartment District ☒ Industrial District ☐ Retail District ☐ Mixed Use District ☐ Multi Family District

### Zoning Review Structure

2 Sets construction drawings required

2 Site plans required

☐ New Commercial Structure

☒ Addition

☐ Interior Alteration

☐ Exterior Alterations

☐ Demolition

☐ Other \_\_\_\_\_

### Zoning Review Accessory Structure

2 Sets construction drawings required

2 Site plans required

☐ Accessory Building

☐ Tool / Storage Shed > 120 sq. ft.

☐ Gazebo

☐ Deck

☐ Ramp

☐ Other \_\_\_\_\_

### Zoning Review Misc.

2 Site Plans Required

☐ A/C Unit (rear yard only)

☐ Generator (rear yard only)

☐ Other \_\_\_\_\_

Estimated Cost \$ 300,000.00

All commercial electrical, building, gas piping, hydronics and HVAC permits are to be obtained from the Lake County Building Department, 105 Main St., bldg. B, Second Floor, Painesville oh 44077. Phone # 440-350-2636.

I state that I am the owner/agent of the subject property, have read and understand the contents of this application; and that all information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

[Signature]

8/5/25

Stephen C. Zeno

Property Owners / Agent Signature

Date

Print Name

### Office Use Only

☐ Approved Date: \_\_\_\_\_

☐ Denied Reason \_\_\_\_\_

☐ Variance Needed Reviewed By: \_\_\_\_\_

2/5/25

LETTER OF INTENT

CITY OF WILLOWICK  
BUILDING DEPT.  
31230 VILLAGE ST.  
WILLOWICK, OHIO 44095

Dear Sirs:

MY NAME IS STEVE ZEVO, PRESIDENT  
OF ZEVO BUILDING SYSTEMS, INC. I WILL  
BE BUILDING A 3,600 SQ FT ADDITION  
TO LAMAR COUNTY SEWER AT 32900

LAMAR BLVD, WILLOWICK, OHIO.

I BUILT HIS ORIGINAL BUILDING AND  
1<sup>ST</sup> ADDITION. IT WILL BE USED AS  
STORAGE.

RESPECTFULLY SUBMITTED



STEPHEN C. ZEVO

ZEVO BUILDING SYSTEMS, INC



# BUILDING CODE INFORMATION

USE CATEGORY	CONC. TYPE	MINIMUM THICKNESS (IN)	MAX. SPACING (IN)
S1	2B	3,600	7

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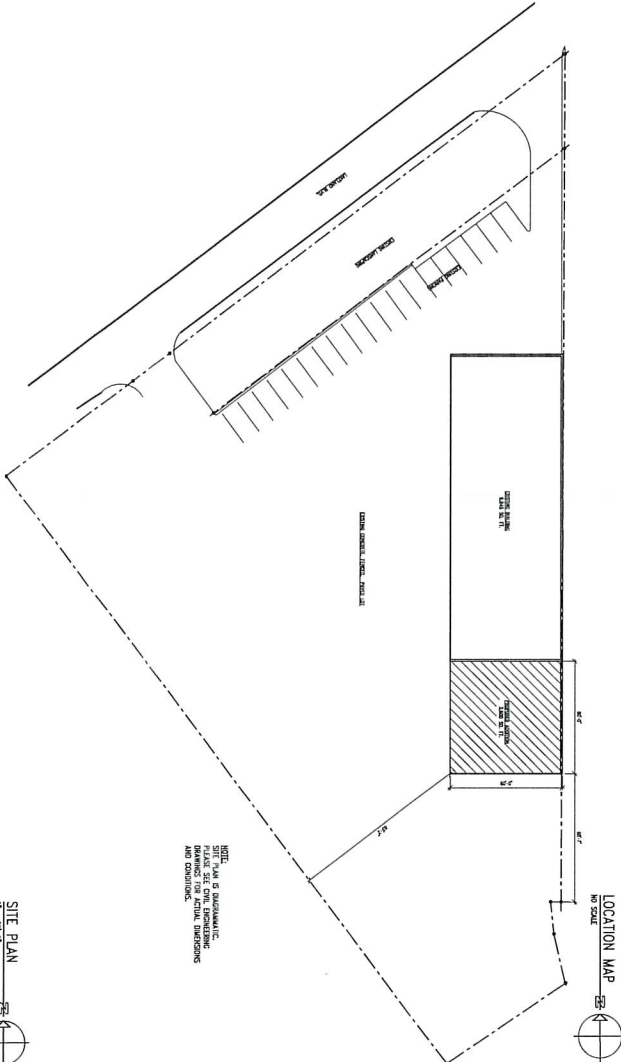
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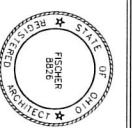
INDEX TO DRAWINGS
0-100 COVER SHEET-SITE PLAN-GENERAL NOTES
A-100 FOUNDATION PLAN
A-101 FLOOR PLAN
A-102 SECTION-DETAILS
A-103 FLOOR PLAN ELEVATIONS
BFC-100 MECHANICAL & PLUMBING PLANS & SPECIFICATIONS
CI-103 CIVIL ENGINEERING / SITE INFORMATION
I-17 METAL BUILDING DRAWINGS

**ARCHITECTS INC.**  
554 West Ninth Street  
Lima, Ohio 44022  
Tel: (440) 315-2300  
E-mail: andrea@fisherarch.com

Project Name	© 2025
Scale	
Sheet	06/17/25
Drawn	06/17/25
Check	07/17/25
Client Name/Project Name/Address	

**LAKE COUNTY SEWER**  
(Building Addition)  
32900 Lakeland Blvd.  
Willowick, Ohio 44095

Drawing Name  
Drawing Title  
Project Number  
25.0234  
Sheet #  
G-100  
DATE: 06/17/25  
PROJECT: 25.0234  
SHEET: G-100



FISCHER & ASSOCIATES



ARCHITECTS INC.

354 West Ninth Street  
Lakeland, Ohio 44092  
Tel: (440) 315-2300  
E-mail: [andrea@fisherarch.com](mailto:andrea@fisherarch.com)

Fischer & Associates © 2025  
SHEET NO. 25.0234  
DATE: 05/15/25  
BY: 05/15/25  
CHECKED: 07/17/25

Draw Name/Project Name/Address

# LAKE COUNTY SEWER

(Building Addition)

32900 Lakeland Blvd.  
Willowick, Ohio 44095

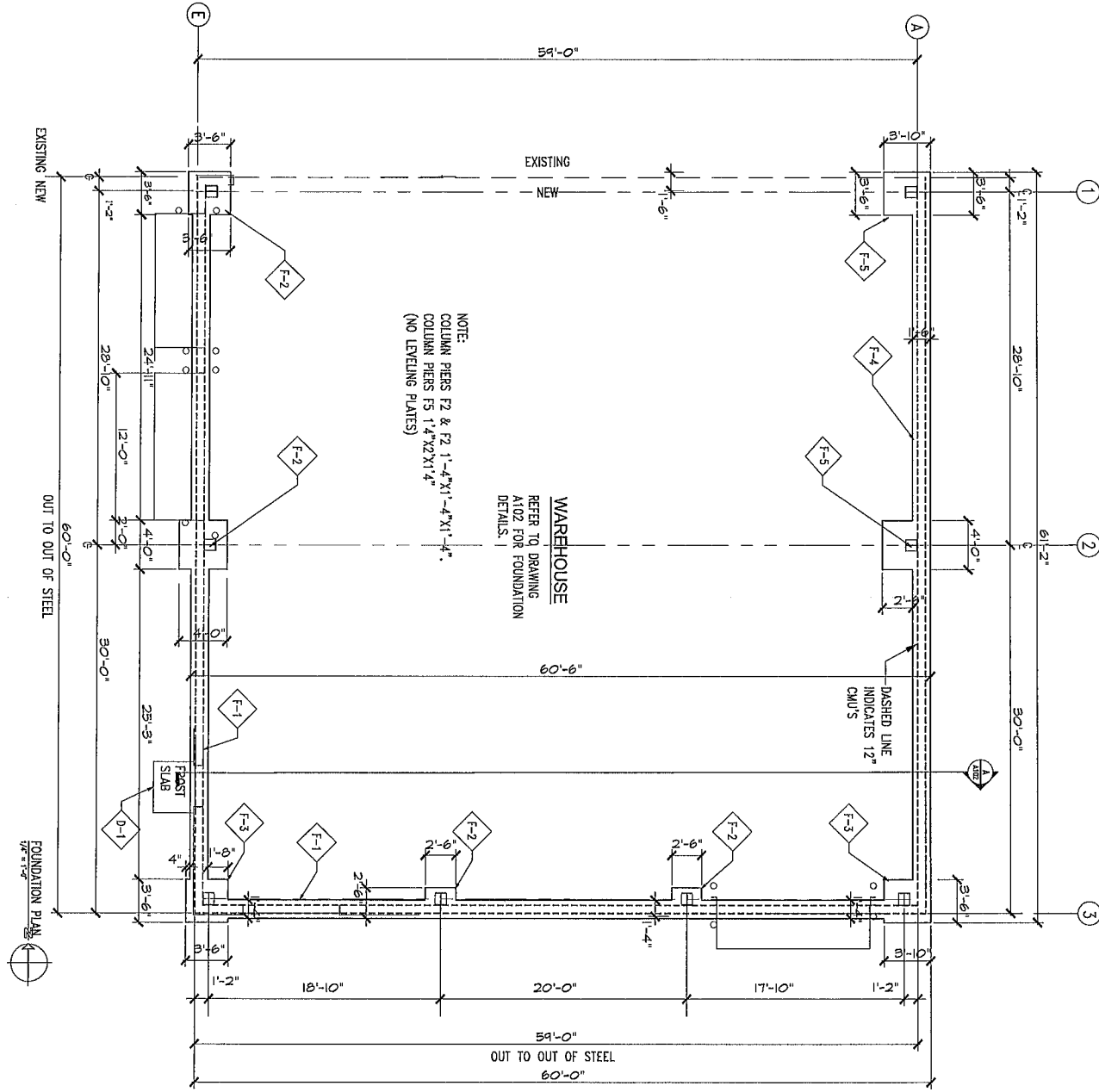
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DRAWING TITLE

Fischer Project Number  
25.0234  
SHEET #

A-100



GARY FISCHER, LICENSED PROFESSIONAL ENGINEER  
EXPIRATION DATE: 12/31/2025



FISCHER & ASSOCIATES



ARCHITECTS INC.

554 West Ninth Street  
Lima, Ohio 44092  
Tel: (440) 315-2300  
E-mail: [info@fisherinc.com](mailto:info@fisherinc.com)

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SSA/E DATE: 05/14/25  
PBA DATE: 05/14/25  
RCH DATE: 05/14/25  
FCH DATE: 05/17/25

Client Name/Project Name/Address

# LAKE COUNTY SEWER

(Building Addition)

32900 Lakeland Blvd.  
Willowick, Ohio 44095

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DRAWING TITLE

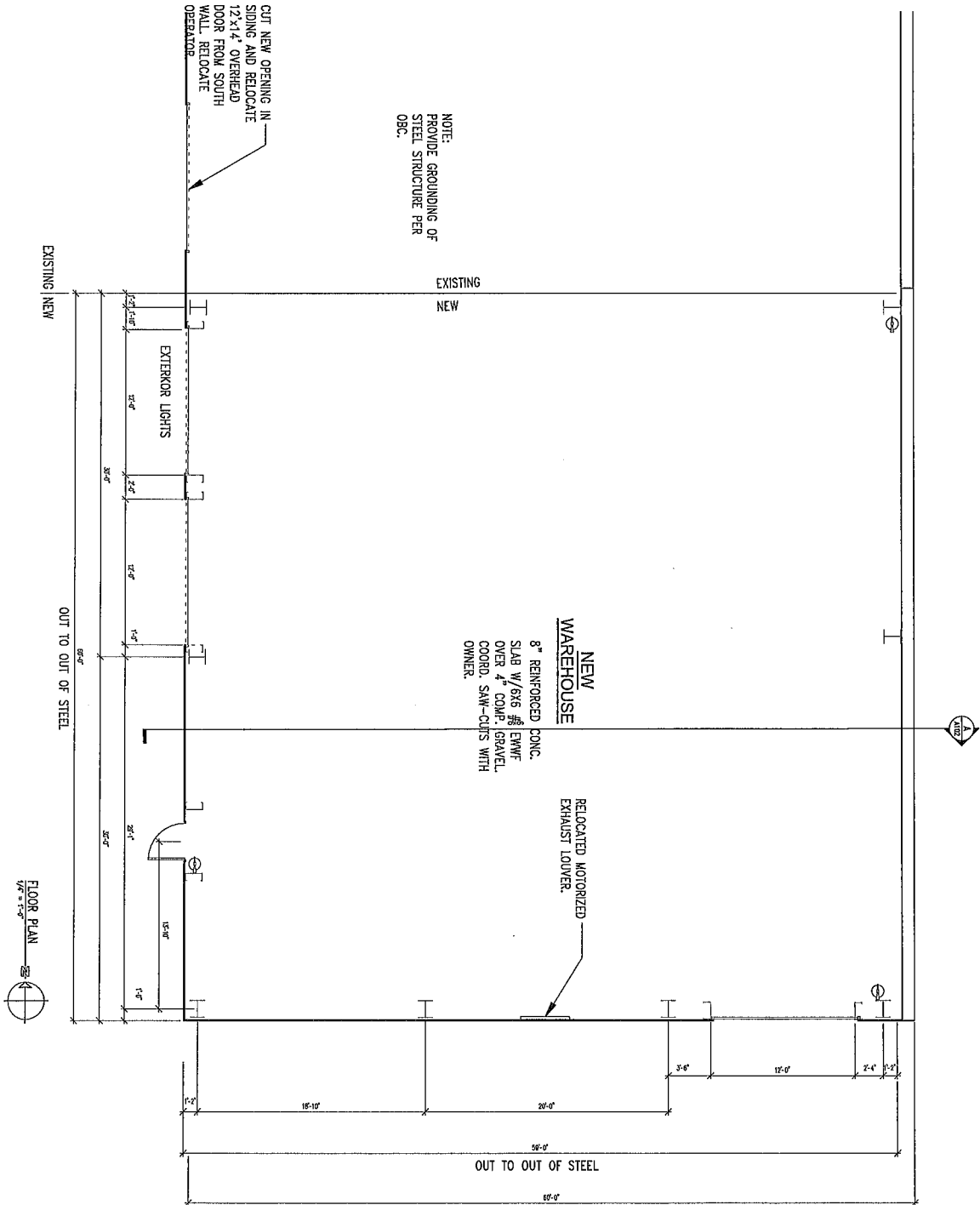
Fischer Project Number  
25.023A

SHEET #

A-101



GARY FISCHER, LICENSE #28835  
EXPIRATION DATE 12/31/2025



FISCHER & ASSOCIATES



ARCHITECTS INC.

354 West Ninth Street  
Lakeland, Ohio 44092  
Tel: (440) 315-2900  
E-mail: aurdan@fischerand.com

Fischer & Associates © 2025

SCALE: 1/8"=1'-0"  
DATE: 05/14/25  
BY: JES  
CHECKED: 05/15/25  
DATE: 07/07/25

Drawn: Venn/Project Manager/Architect

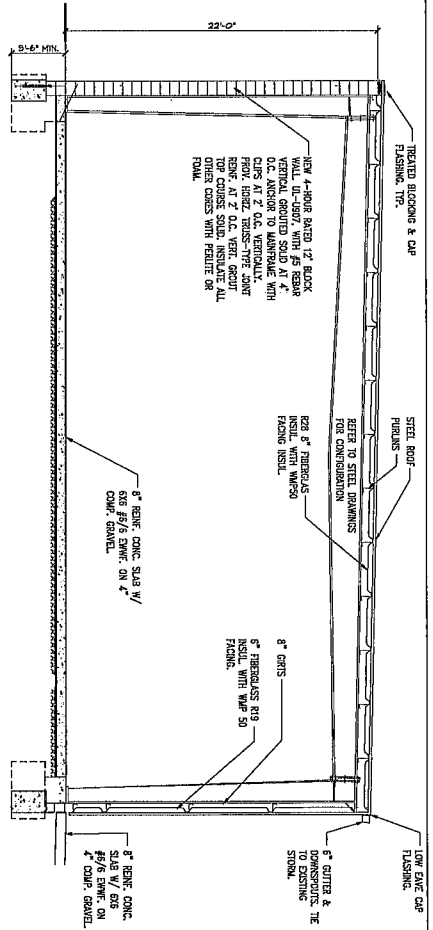
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(Building Addition)

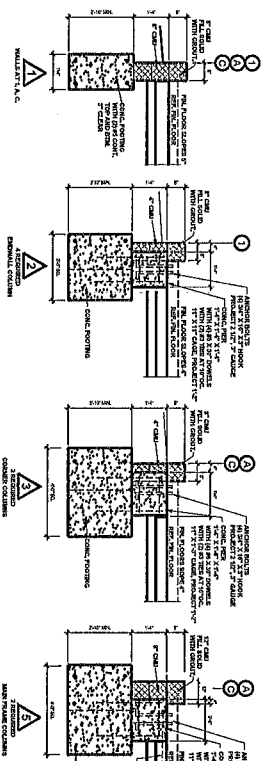
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Willowick, Ohio 44095

Owner: Project Number  
25.023A  
SHEET #

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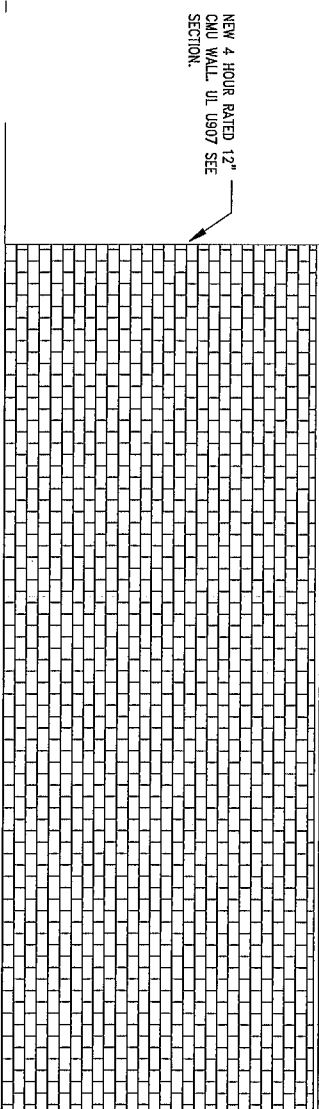
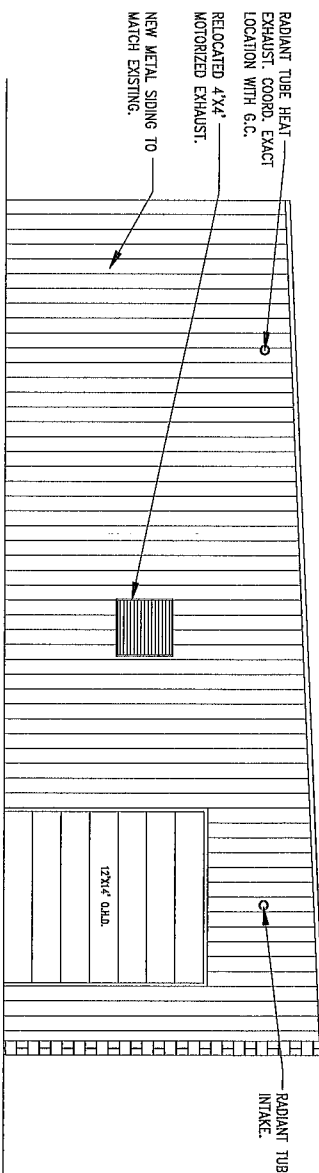
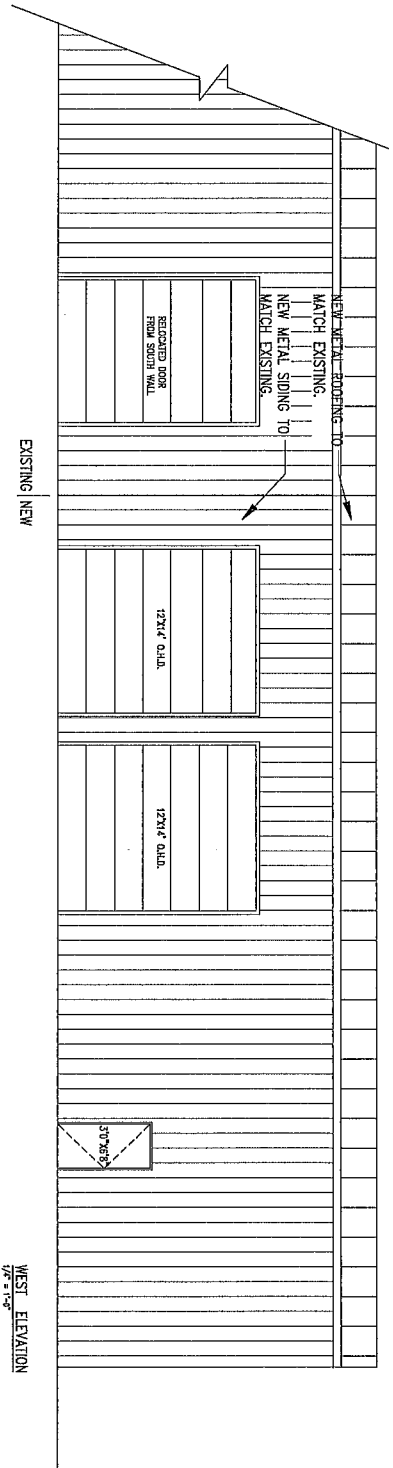


BUILDING SECTION A  
1/8"=1'-0"



FROST SLAB DETAIL  
1/8"=1'-0"

FROST WALL AT MASONRY  
1/8"=1'-0"



FISCHER & ASSOCIATES



ARCHITECTS INC.

534 West Ninth Street  
Lima, Ohio 44023  
Tel: (440) 315-5300  
E mail: info@fischerarch.com

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ISSUE: © 2005  
DATE: 04/16/05  
DRAWN: 04/16/05  
CHECKED: 07/17/05  
PROJECT:

Client Name/Project Name/Address

LAKE COUNTY SEWER  
(Building Addition)  
32900 Lakeland Blvd.  
Willowick, Ohio 44095

Drawing Name  
Drawing Title

Fischer Project Number  
26-023A  
SHEET #

A-103



GARY FISCHER LICENSE #8826  
EXPIRATION DATE 12/31/2025

















FISCHER & ASSOCIATES



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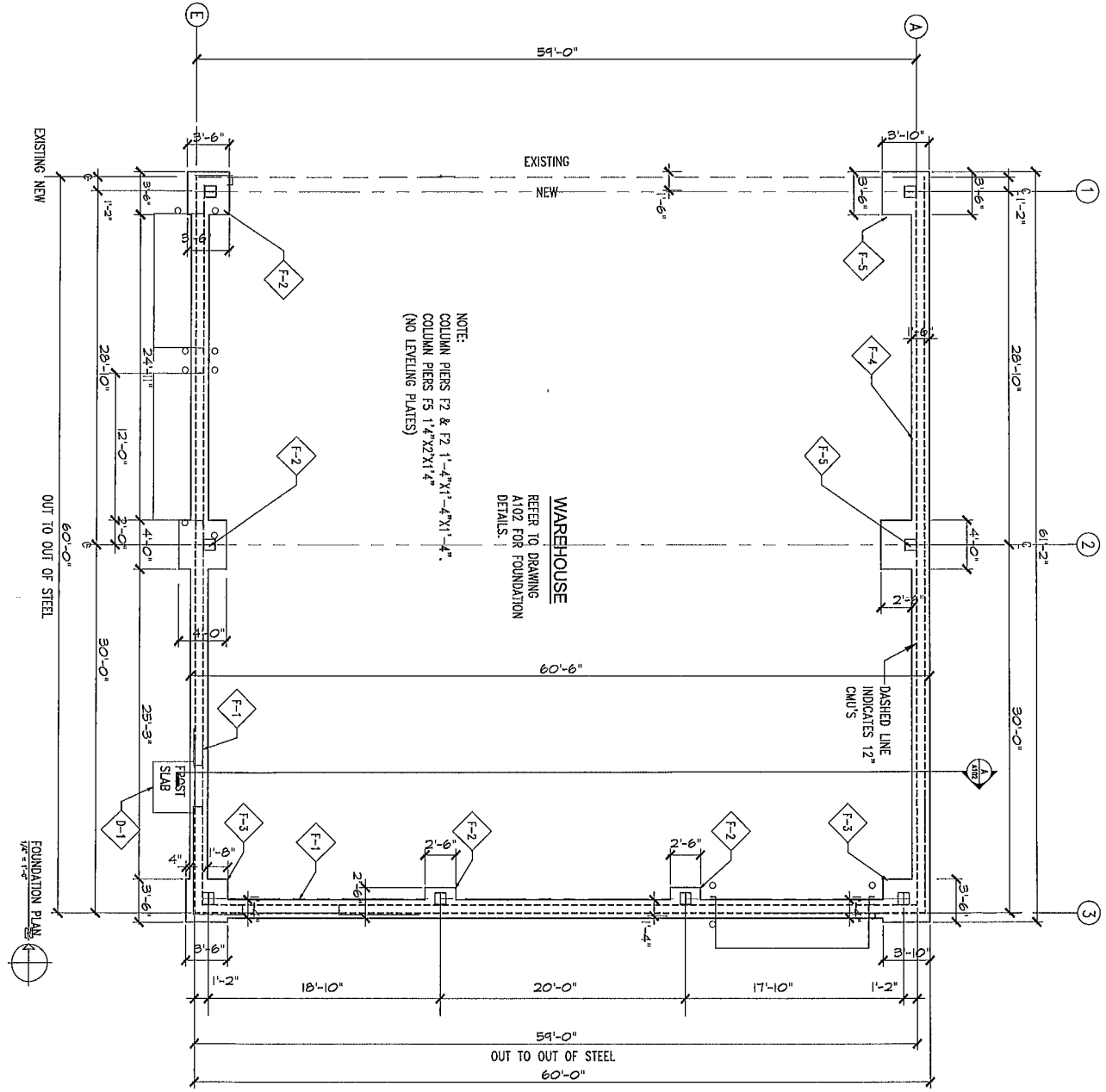
554 West Ninth Street  
Lima, Ohio 44092  
Tel: (440) 315-2300  
E-mail: [info@fisherarch.com](mailto:info@fisherarch.com)

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DESIGN: [blank] DATE: [blank]  
REVIEW: [blank] DATE: [blank]  
PROJECT: [blank] DATE: [blank]

Sheet Name/Project Name/Address

LAKE COUNTY SEWER  
(Building Addition)  
32900 Lakeland Blvd.  
Willowick, Ohio 44095

Drawing Name  
Drawing Title  
Fischer Project Number  
715.0234  
Sheet #  
A-100



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554 West Ninth Street  
Lorain, Ohio 44052  
Tel: (440) 315-2300

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Fischer & Associates	
ISSUE:	DATE:
REGUM	05/15/17
REVIEW	06/16/17
REBUT	07/17/17

Client Name/Project Name/Address

(Building Addition)

32900 Lakeland Blvd.  
Willowick, Ohio 44095

Drawing Name
DRAWING TITLE

Fischer Project Number  
25.023A  
SHEET #

A-101



GARY FISCHER LICENSE #8826  
EXPIRATION DATE 12/31/2025

5

224 West Ninth Street

all: andrea@tiscali.it

1000

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(Building Addition)

32900 Lakeland Blvd.  
Willowick, Ohio 44095

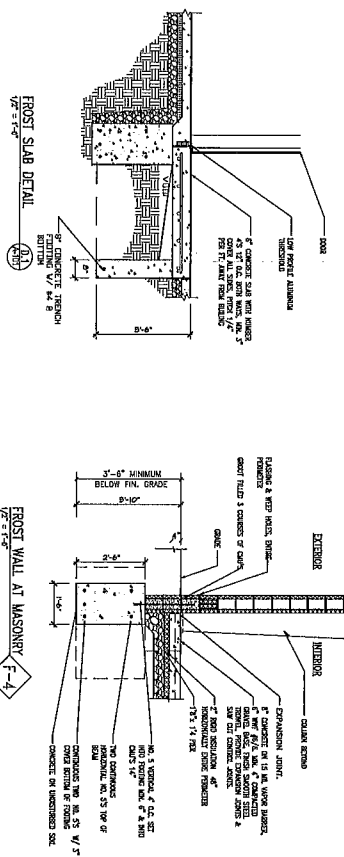
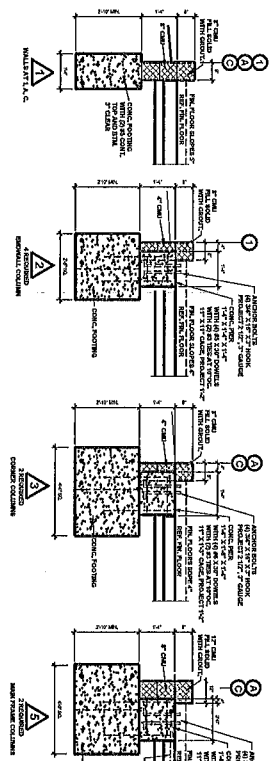
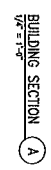
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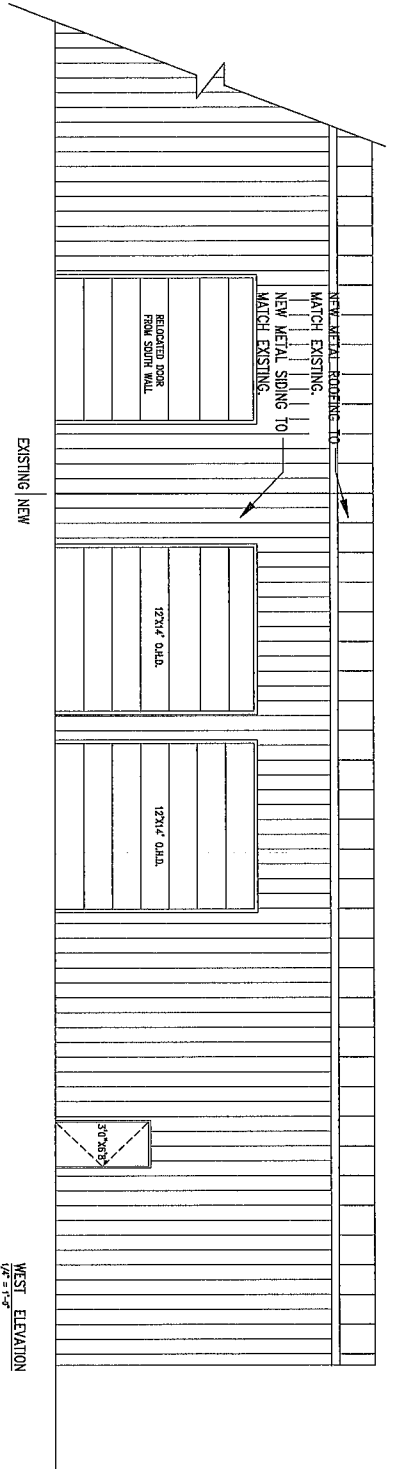
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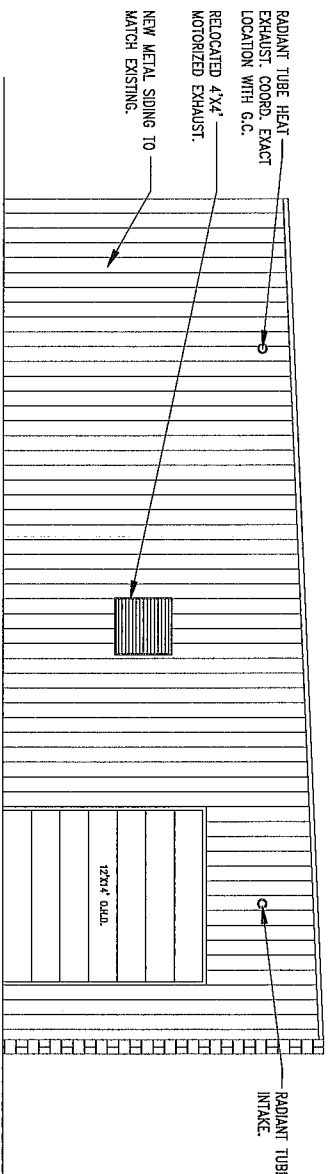


STATE FISCAL LICENSE #8846  
EXPIRATION DATE 12/31/2025

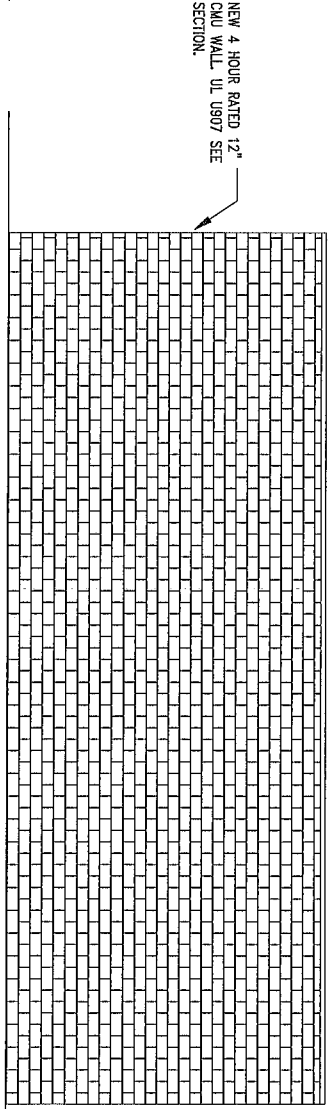




WEST ELEVATION  
1/4" = 1'-0"



SOUTH ELEVATION  
1/4" = 1'-0"



EAST ELEVATION  
1/4" = 1'-0"

FISCHER & ASSOCIATES



ARCHITECTS INC.

554 West Ninth Street  
Lorain, Ohio 44032  
Tel: (440) 315-2300  
E-mail: [enl@fischermn.com](mailto:enl@fischermn.com)

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DATE: 05/15/02  
REVISION: 06/16/05  
DRAWN: 07/17/05

Client Name/Project Name/Address

LAKE COUNTY SEWER  
(Building Addition)  
32900 Lakeland Blvd.  
Willowick, Ohio 44095

Drawing Name  
DRAWING TITLE

Building Project Number  
25.02.3A  
SHEET #

A-103



SEAL, FISCHER & ASSOCIATES, ARCHITECTS, INC.  
EXPIRATION DATE 12/31/2005











