

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: 10/15/25

Location of Occupancy: 1197 East 305th Street Business Name: Bickford Flavors
(ADDRESS)

Business Owner's Name & Address: Scott Sofer, 1197 East 305th Street

CITY/STATE/ZIP: Wickliffe, OH 44092

Telephone Number: 440-494-7777 Fax Number: N/A Federal ID Number: 34-1316489
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: 1197 East 305, LLC

1197 East 305th Street, Willowick, OH 44092

SUBMIT NEW DETAILED FLOOR PLAN : N/A SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 4000

Building Size: 4000 Sq. Ft. Total Number Of Employees: 5-6

Intended Number of Occupants: 5-6 Total Number of Seating : N/A

Site Plan With Number of Paved Parking Spaces: attached Hours Of Operation : 8:00 am -4:30 pm

Letter of Intent: N/A see attached Previous Use: same Parking Lot Proposed Use: same Parking Lot

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: same business info listed above

Home Address/City/Zip: same as above Telephone Number: 440-494-7777

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: _____

Date: 10/15/25

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.

Letter of Intent

Letter of Intent to replace asphalt located at 1197 East 305th Street and 1101 East 305th Street owned by 1197 East 305, LLC.

1197 East 305, LLC is requesting approval for the presented engineered drawing to remove old and deteriorated asphalt and replace with new.

The asphalt work is to include, but not be limited to:

- * Removal and disposal of existing asphalt on both parcels
- * Grading, preparation, and necessary compaction for the consolidated areas for both parcels
- * Grading will be taken back to its original grade on both parcels
- * Necessary striping once parcels are joined and new asphalt replaced per the attached engineered drawing
- * Surface drainage patterns on the project parcels either to the south or north will not be altered by the proposed pavement rehabilitation work
- * There is no expansion of asphalt pavement / impervious area proposed as part of the project
- * The total disturbed area of the project will be less than 0.25 acres

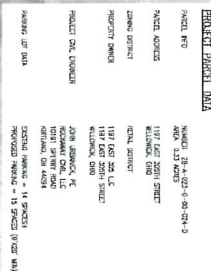
The above listed request is contingent on joining both parcels of land by the Lake County Tax Map as well as being recorded by Lake County Auditor's Office as one parcel.

Please let me know if there are any questions.

Scott Sofer

Scott Sofer, Sole Member
1197 East 305 LLC

1. **Providing/grading information and spot elevations.** Note to show there will be no ponding or increase in runoff onto adjacent properties.
2. **Show piping and outlet from storm structure (catch basin) within existing lot.** Note to note pipe size and outlet and confirm the existing pipe is functional.
3. **Setback issue with lesser barrier near north corner (less than 2').** Requires variance or modification.



1197 E 305TH STREET
WILLOWICK, OH

Sheel Revision

Sheet Name

RC Project # 25-034