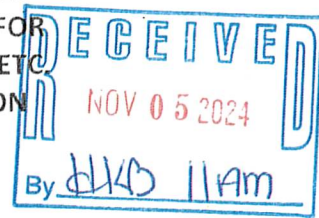




CITY OF WILLOWICK PLAN REVIEW BOARD
 APPLICATION FOR PERMIT TO OCCUPY FOR
 BUSINESS, COMMERCIAL, INDUSTRIAL, ETC
 YOU MUST FILL OUT ENTIRE APPLICATION
 440-516-3000

Item #1.



PERMIT FEE: \$60.00
 DATE: 10-25-24

Location of Occupancy: 31222 Vine St. Business Name: CLE Electric Inc
 (ADDRESS)

Business Owner's Name & Address: Aaron Leben 4730 Baldwin Rd

CITY/STATE/ZIP: Perry, OH 44081

Telephone Number: 440-223-6396 Fax Number: N/A Federal ID Number: 81-0989972
 Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Vine Street Real Estate Inc.
31222 Vine St. Willowick, OH 440-223-6396

SUBMIT NEW DETAILED FLOOR PLAN: Yes SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 3156 sq ft

Building Size: 8,154 sq ft Total Number Of Employees: 4

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

Site Plan With Number of Paved Parking Spaces: 32 Hours Of Operation: 8:00^{am} - 4:30^{pm}

Letter of Intent: Yes Previous Use: Hardware Store Proposed Use: Administrative Office
Retail Lease

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Aaron Leben

Home Address/City/Zip: 4730 Baldwin Rd Perry, OH 44081 Telephone Number: 440-223-6396

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: 10-25-24

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: _____

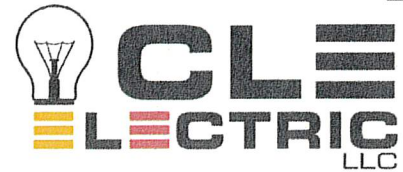
CLE Electric LLC

Tel 216-302-7744

Email: Info@CLEElectric.com

Web: www.CLEElectric.com

OH License # 47914



October 26, 2024

Mr. Sean Brennan
City of Willowick
31230 Vine Street
Willowick, OH 44095

RE: Letter of Intent for Certificate of Occupancy

Dear Mr. Brennan,

This is our letter of intent for a Certificate of Occupancy for CLE Electric LLC for the building located at 31222 Vine Street, Willowick, OH 44095.

The Owners of this business are Aaron Joe Leben and Felix Shcherbakov.

We are requesting this Certificate of Occupancy for the purpose of Administrative Offices and other retail uses.

Please let me know if you need anything further.

Respectfully submitted,

Aaron J. Leben, CEO

CLE Electric LLC

REV	DATE

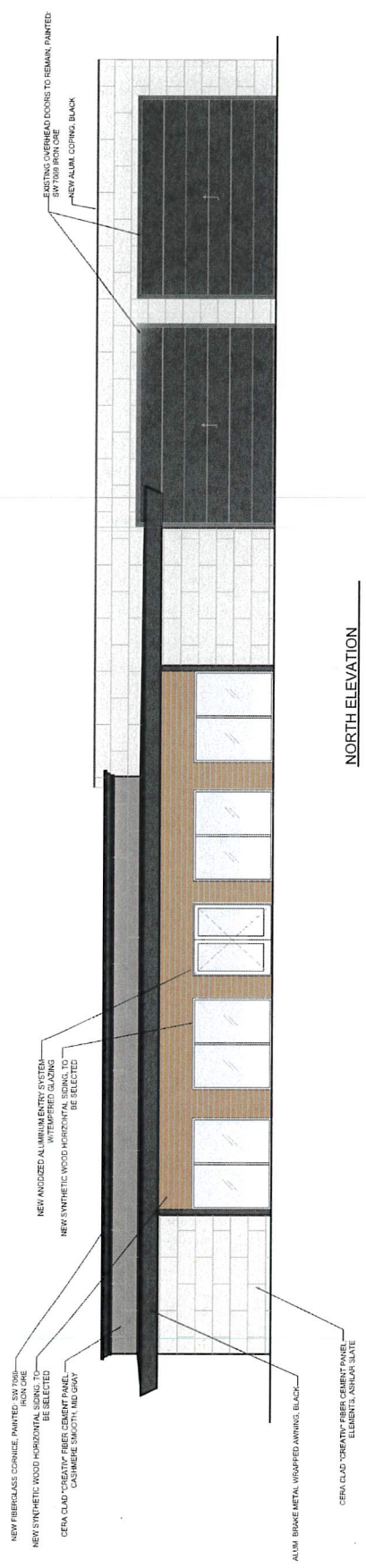
L.S. ARCHITECTS
 2802 LORAIN ROAD
 FAIRVIEW PARK, OH 44126
 PHONE 204-03-0054 FAX 440-70-8887



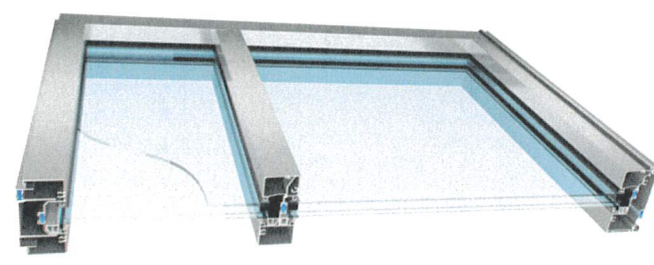
ALTERATIONS FOR
CLE ELECTRIC
 31222 VINE ST.
 WILLOWICK, OH

JOB NO.	24-140
DATE	1/11/24
ISSUE	REVISION
SHEET	

M.1



NORTH ELEVATION



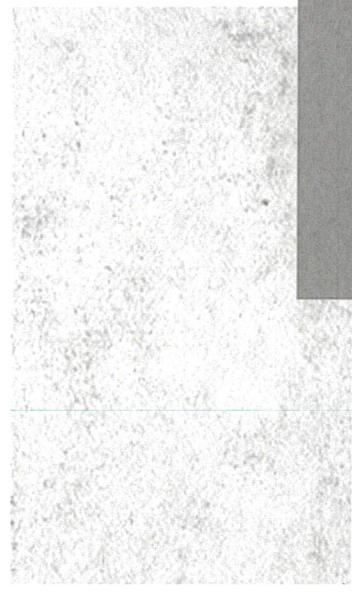
ALUMINUM STOREFRONT GLAZED SYSTEM



SYNTHETIC WOOD SIDING, TO BE SELECTED



SHERWIN WILLIAMS "IRON ORE" SW 7069



CERA CLAD TRIPLE COATED FIBERGLASS WALL PANEL, ELEMENTS "ASHLAR SLATE"

CERA CLAD TRIPLE COATED FIBERGLASS WALL PANEL, CASHMERE SMOOTH "MID GRAY"

ZONING REGULATIONS

CITY OF WILLOWICK
LAKE COUNTY
CITY OF WILLOWICK HEIGHTS ZONING CODE
PERMITTED USES: PROFESSIONAL, BUSINESS AND SERVICE ESTABLISHMENTS
LOT AREA: 42,699 SQ. FT. (.98 ACRES)

EXISTING COMMERCIAL STRUCTURE:
BUILDING AREA: 8,154 SQ. FT.
PROPOSED LOT COVERAGE: 19%
MAX. BUILDING HEIGHT: 3 STOREYS OR 33'-0" (WHICHEVER IS GREATER)

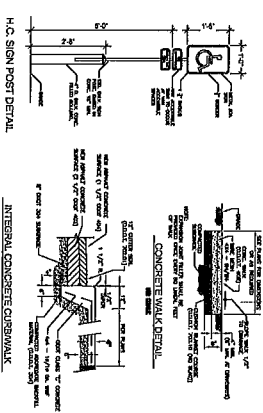
PARKING REQUIRED:
OFFICE USE 1/250 @ 3,156 SF = 126
13 SPACES REQUIRED
FUTURE TENANT (TIBD) USE @ 4,989 SF
19 SPACES PROVIDED
13 PARKING SPACES REQUIRED
32 PARKING SPACES PROPOSED

LANDSCAPE SPECIFICATIONS

- CONTRIBUTE TO OPEN SPACE, BIODIVERSITY AND COHESIVE COMMUNITY.
- IMPROVE VISUAL QUALITY AND AESTHETIC APPEAL.
- PROTECT AND ENHANCE EXISTING TREES AND LANDSCAPE FEATURES.
- PROVIDE SHADE AND PROTECTION FROM SUN AND WIND.
- IMPROVE AIR QUALITY AND REDUCE CARBON FOOTPRINT.
- ENHANCE WATER MANAGEMENT AND DRAINAGE.
- PROVIDE HABITAT FOR LOCAL WILDLIFE AND INSECTS.
- IMPROVE SOIL HEALTH AND FERTILITY.
- REDUCE NOISE POLLUTION.
- IMPROVE ENERGY EFFICIENCY.
- PROVIDE EDUCATIONAL OPPORTUNITIES.
- ENHANCE COMMUNITY WELL-BEING AND QUALITY OF LIFE.
- PROVIDE VISUAL SCREENING AND PRIVACY.
- IMPROVE CURB APPEAL AND STREET SCENESCAPE.
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.O. PROVIDE EDUCATIONAL OPPORTUNITIES.

NOTE: LANDSCAPE PLANS SHALL BE SUBMITTED BY AN UNDERGROUND IRRIGATION SYSTEM. SEE SCHEDULE (OR APPROVED SCHEDULE).

NO.	DATE	REVISION
1	08/15/2024	ISSUED FOR PERMITS
2	08/15/2024	ISSUED FOR PERMITS



LEGEND

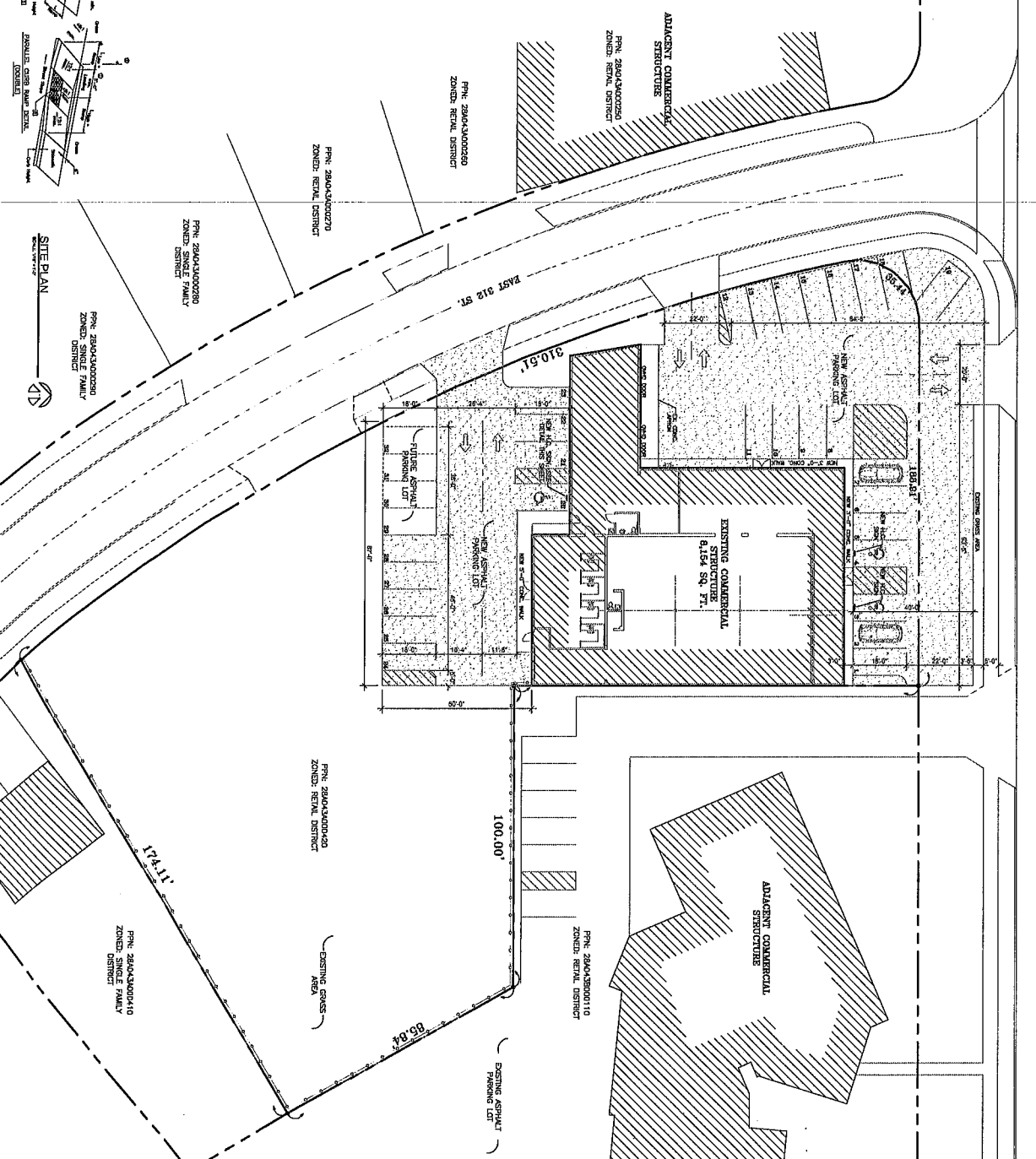
1. H.O. SIGN POST DETAIL

2. INTEGRAL CONCRETE CURB/WALK

3. ASPHALT FINISH DETAILS

4. INTERPOLARIZABLE CURB/WALK DETAIL

5. ASPHALT CURB/WALK DETAIL



ALTERATIONS FOR:
CLE ELECTRIC
31222 VINE ST.
WILLOWICK, OH

25022 LORAN ROAD
 FAIRVIEW PARK, OH 44126
 PHONE 216-403-8854 FAX 440-401-76-8897



NO.	DATE	REVISION
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2	08/15/2024	ISSUED FOR PERMITS

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