

**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: 5-1-26

Location of Occupancy: 1205 E 305th St Business Name: 305 Quick Stop
(ADDRESS)

Business Owner's Name & Address: EMAD AWAD - 706 FAIRFAX AVE

CITY/STATE/ZIP: Medina, Ohio 44250

Telephone Number: 440-554-8557 Fax Number: _____ Federal ID Number: 39-3823604
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: ED BRKIC - 30501 Euclid Ave
Willowick, Ohio 44029

SUBMIT NEW DETAILED FLOOR PLAN: SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 60 FT x 18 FT

Building Size: 7200 Sq ft Total Number Of Employees: 0-5

Intended Number of Occupants: 1 Total Number of Seating: 0

Site Plan With Number of Paved Parking Spaces: Hours Of Operation: 7am - 10 pm

Letter of Intent: Previous Use: Doggy Spa Proposed Use: Convenience Store

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Emad Awad

Home Address/City/Zip: 706 Fairfax Ave Telephone Number: 440-554-8557
Medina, Ohio 44250

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: Emad Awad Date: 5-1-2026

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.

RAPID BOOKKEEPING & TAX SERVICES LLC

15816 CHATFIELD AVE., CLEVELAND, OHIO 44111-4209

May 1, 2026

To: City of Willowick
31230 Vine Street
Willowick, Ohio 44095

Re: Letter of Intent – Willowick Building Dept.
For Property: 1205 E. 305th St., Willowick, OH 44092

To whom it may concern,

Please consider this my letter of intent to lease the property owned by Ed Brkic at 1205 East 305th Street, Willowick, Ohio 44092. It will be my intention to open up a retail convenience store named 305 Quick Stop. Inside items that I will be selling include: Soft Drinks, Beer and Wine (including Sunday sales), chips, candy, gum, cigarettes and other miscellaneous grocery items as well. I will be starting out having only 1 possibly 2 employees with the intention of hiring more in the future. The hours of operation will be 7 am to 10 pm Monday through Sunday.

Any other information that is needed, please contact me at (440) 554-8557 or my email is emadawad2290@gmail.com, or you can also call my bookkeeper (James Vrabel) at 216-538-3349, email at rapidtaxation66@yahoo.com.

Thank you for your consideration in this matter.

Sincerely,

Emad Awad

Owner – 305 Quick Stop



Items To Be Sold at 305 Quick Stop – 1205 E. 305th Street.
Willowick, Ohio 44095

Butter

Parmesan Cheese

Pasta

Jams & Jellies

Tortillas

Eggs

Beans

Peanuts

Bread: Hot Dog Buns/Hamburger Buns

Sour Cream

Beans

Butter

Yogurt

Broccoli

Soup

Cereal

Snacks – Chips, Popcorn, Candy

Condiments – Ketchup Mustard, Mayonnaise

Oatmeal

Garlic

Cookies

Nuts/Seeds

Bacon

Mushrooms

Salad Dressings

Spices

Frozen Foods

Hot Dogs

Sausages

Ice Cream

Drinks: Coffee, Tea, Juice, Soda Pop (All Flavors) Water, Beer/Wine (Incl. Sunday Sales)

Tobacco/Vapes, Ashtrays/Lighters/Cigarettes

STORAGE

OFFICE

**GLASS COUNTER
CASH REGISTER**

BATHROOM

COOLERS

SHELVING

SHELVING

SHELVING

COOLERS

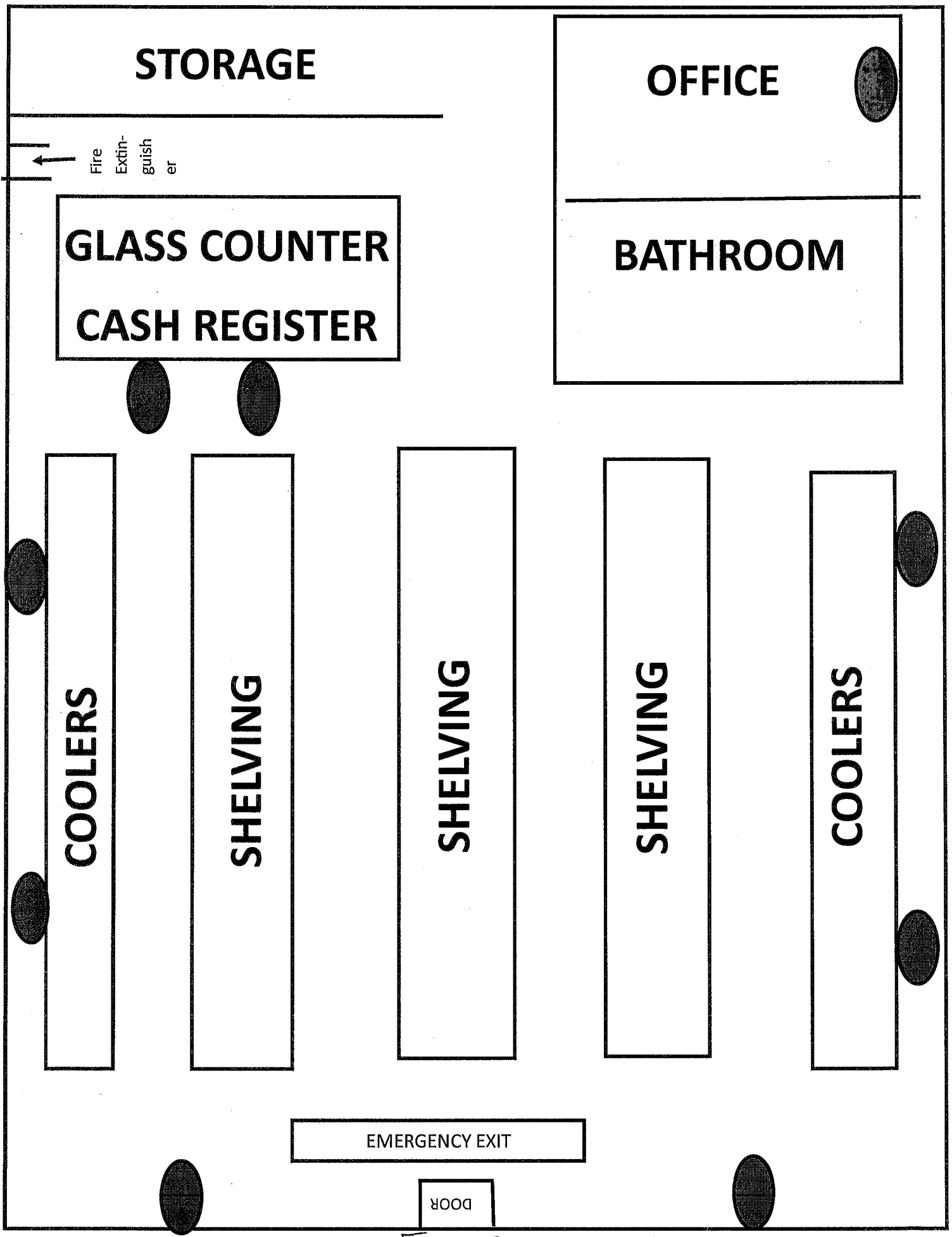
EMERGENCY EXIT

DOOR

Front

Fire
Extinguisher

= Wall Outlets



Lake County, OH



NOT TO SCALE

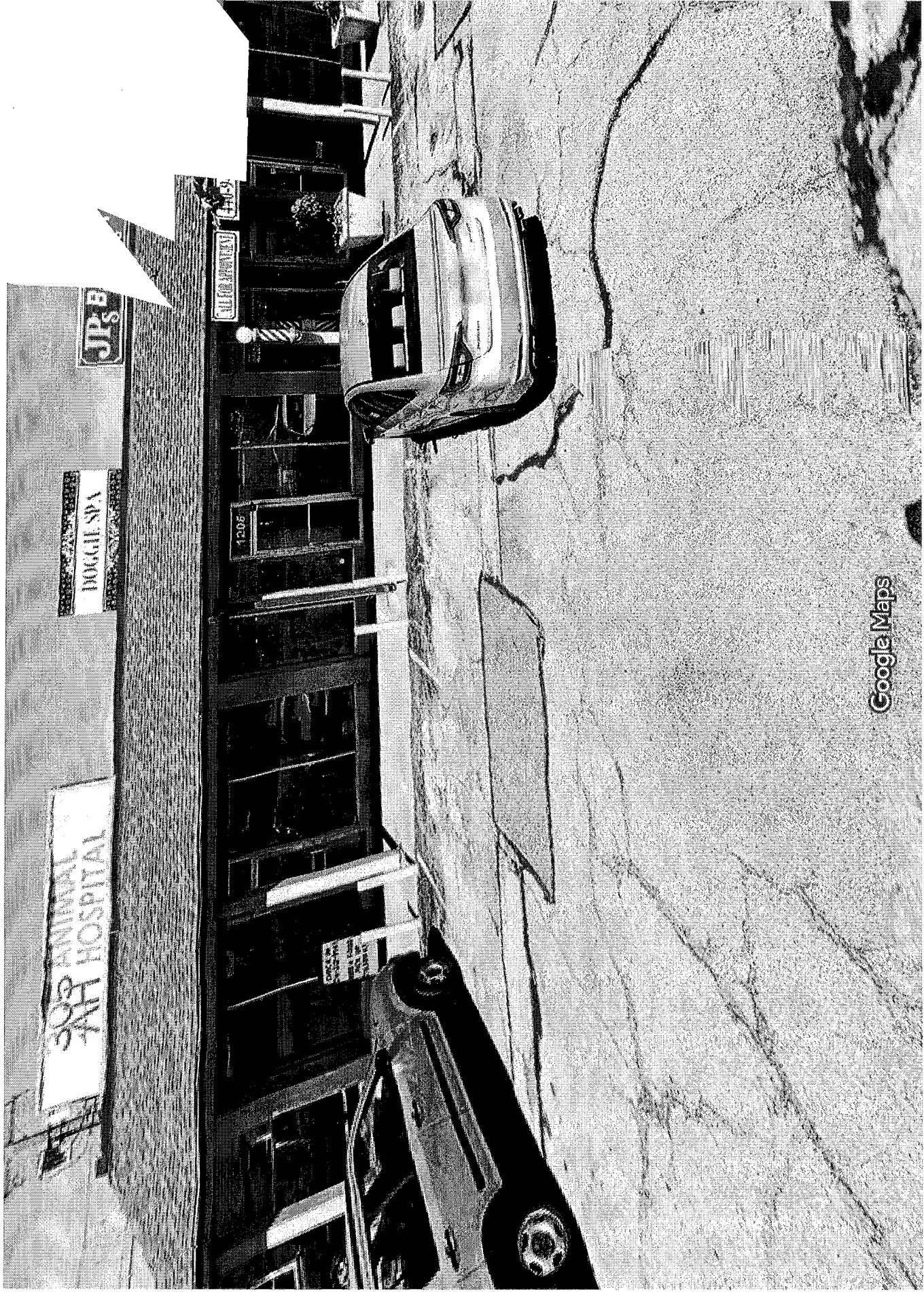


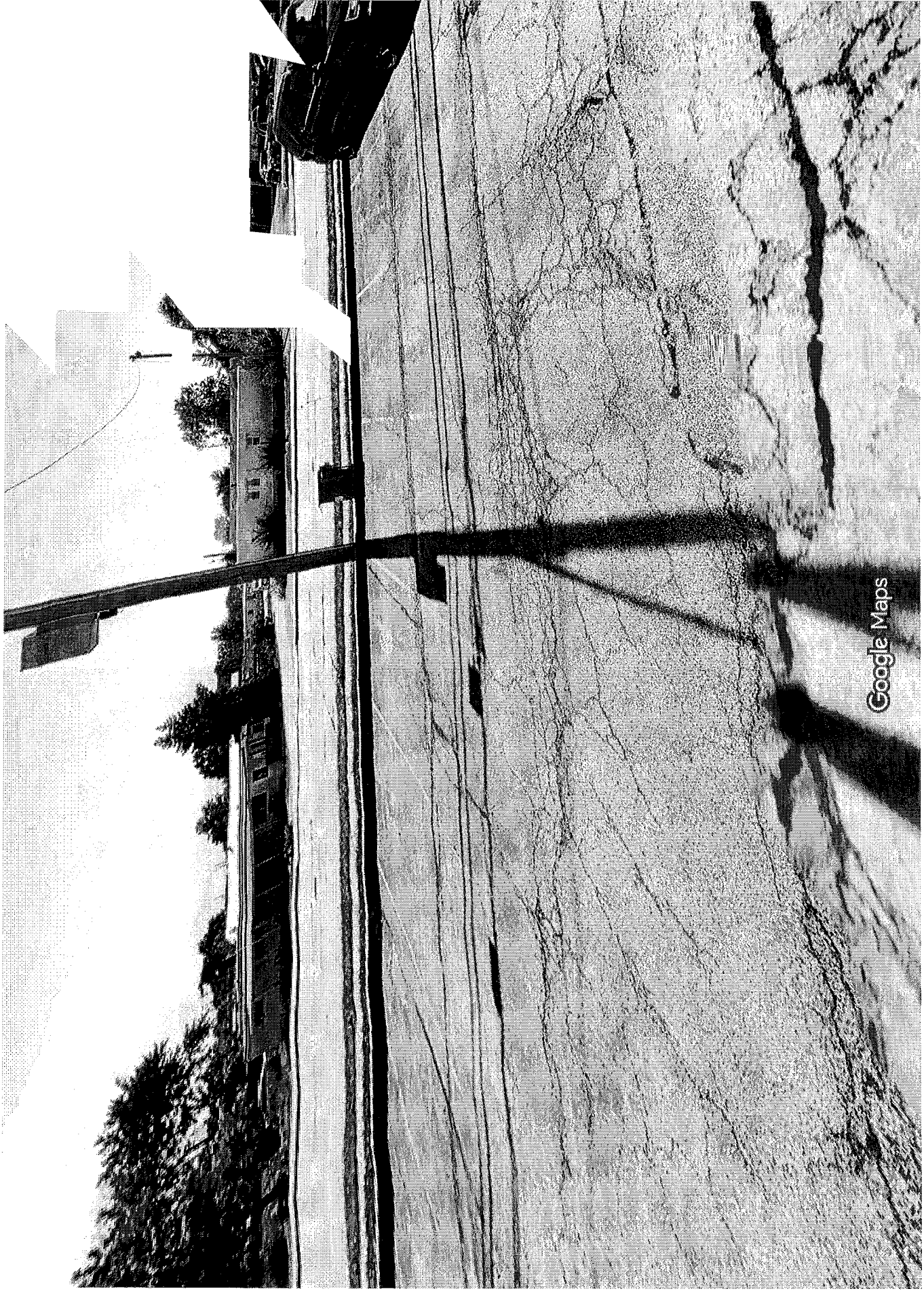
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NGEAS, NLS OS, NMA, Geodatasymelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, lake county, ohio, Eagleview 2025

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Property lines are graphic representations and are **NOT** survey accurate.
Lake County GIS Dept. / Lake County Tax Map Dept., 105 Main Street, Painesville, OH

1 inch = 23.51 ft
Creation Date: May 3, 2026





Google Maps