



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: 12/3/2025

RECEIVED
DEC 05 2025

SPEEDY GAS

Location of Occupancy: 29000 LAKESHORE BLVD Business Name: _____
(ADDRESS)

Business Owner's Name & Address: LAKESHORE GAS, LLC. 6229 PEARL RD. PARMA HTS. OH. 44130

CITY/STATE/ZIP: WILLOWICK, OHIO

Telephone Number: 216-659-0111 Fax Number: _____ Federal ID Number: 39-2883999
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: LAKESHORE GAS, LLC.

6229 PEARL RD. PARMA HTS. 44130 216-659-0111

SUBMIT NEW DETAILED FLOOR PLAN: 1,800 SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 1,800

Building Size: 1,800 SF Total Number Of Employees: 2

Intended Number of Occupants: 19 Total Number of Seating: 0

Site Plan With Number of Paved Parking Spaces: 12 Hours Of Operation: 5AM - 1AM

Letter of Intent: ✓ Previous Use: GAS STATION/STORE Proposed Use: GAS STATION/STORE

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Gihad Zayed

Home Address/City/Zip: 6229 Pearl Rd. Parma Hts. OH 44130 Telephone Number: 216-659-0111

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: John Moore Date: 12/3/2025

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:

To whom it may concern,

My name is Gihad Zayed and I am the business representative for Lakeshore Gas LLC (Speedy Gas Lakeshore) located at 29000 Lakeshore Blvd. in Willowick Ohio. We intend to remodel the store inside and out, to give it a new look but to keep its existing purpose of a gas fueling station and convenience store. The store was in really bad shape and needed to be gutted and for everything to be brought back to the 21st century to make it a safe and desirable destination for the community. Everything we are doing will be in our building plans, my group and I operate in many cities and have good relationships with our neighbors every where we go. If you have any questions please don't hesitate to call me personally at 216-659-0111.

Sincerely

Gihad Zayed



Type of Business
What is being sold

For Office Use Only

Date: _____

Permit #: _____

Receipt #: _____

Amount: _____

City Of Willowick

31230 Vine St. Willowick Oh 44095

Commercial Zoning Application

440-516-3000

Issued By: _____



Property Address: 29000 LAKESHORE BLVD.

Owners Name: LAKESHORE GAS, LLC

Phone No: 216-659-0111

Owners Address: 6229 PEARL RD.

City, State, Zip: PARMA HTS, OH 44130

Contractor: RELIABLE GC INC.

Phone No: 216-659-0111

Contractor Address: 7250 PEARL RD - UNIT B

City, State, Zip: MIDDLEBURG HTS, OH 44130

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 \$ 350,000. -

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.

Property Owners / Agent Signature

12/3/2025

ARTHUR MORRIS

Print Name

Office Use Only

Approved Date: _____

Denied Reason: _____

Variance Needed Reviewed By: _____