

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

Location of Occupancy: 29000 LAKESHORE BLVD Business Name: SPEEDY GAS  
(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: [Signature] 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: \_\_\_\_\_

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 21<sup>st</sup> 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: \_\_\_\_\_

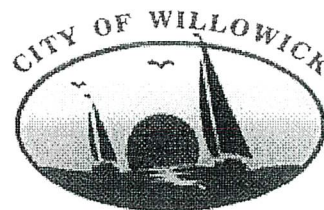
Issued By: \_\_\_\_\_

# City Of Willowick

31230 Vine St. Willowick Oh 44095

## Commercial Zoning Application

440-516-3000



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. 44138

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

Date

Print Name

12/3/2025

ARTHUR MORRIS

### Office Use Only

☐ Approved Date: \_\_\_\_\_

☐ Denied Reason: \_\_\_\_\_

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