

**AGENDA  
BOARD OF ZONING APPEALS  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
SEPTEMBER 21, 2023**

**PRE-REVIEW MEETING  
6:00 P.M.  
AUDITORIUM**

**REVIEW MEETING  
6:30 P.M.  
AUDITORIUM**

- 1. OATH: NEW MEMBER, MATT MARKLING**
- 2. ROLL CALL**
- 3. APPROVE MINUTES OF THE JULY 20, 2023 MEETING**
- 4. OPENING REMARKS**

**NEW BUSINESS**

- 5. Docket No. 09-13-23  
14824-6 + 14806-22 Detroit Ave.  
CoHatch**

Applicant Jason Galdun of Jeffrey A. Grusenmeyer & Associates, Inc. on behalf of property owner First Federal of Lakewood proposes the consolidation of several parcels to create three parcels, referred to as proposed parcels A, B, and C. Proposed parcels A and B require variances for side and rear setbacks while parcel C will remain unchanged. The property is located in the C2 Commercial Retail District. (Page 3)

- Variance 1 for Parcel A: Request a variance to reduce the corner side yard setback of the existing primary structure on the west side of proposed parcel A. The required side yard is 5 feet. The existing side yard is 6 inches. Request a variance of 4 feet 6 inches for the corner side yard to retain the existing corner side yard, as proposed. Pursuant to Schedule 1129.06 Yard Requirements (Ord. 12-11. Passed 5-2-2011.)
- Variance 2 for Parcel A: Request a variance to reduce the rear yard setback of the primary structure on the north side of proposed parcel A. The required side yard is to be one-half the building height, or no less than 5 feet, the existing rear yard setback is zero inches. Request a variance of ½ the height of the existing building to retain the existing rear yard, as proposed. Pursuant to Schedule 1129.06 Yard Requirements (Ord. 12-11. Passed 5-2-2011.)
- Variance 1 for Parcel B: Request a variance to reduce the rear yard setback of the existing primary structure on the north side of proposed parcel B. The required side yard is to be one-half the building height, or no less than 5 feet, the existing rear yard setback is zero. Request a variance

of ½ the height of the building to retain the existing rear yard, as proposed. Pursuant to Schedule 1129.06 Yard Requirements (Ord. 12-11. Passed 5-2-2011.)

**ADJOURN**

*“Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 [michelle.nochta@lakewoodoh.net](mailto:michelle.nochta@lakewoodoh.net) .”*



**BOARD OF ZONING APPEALS**

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.lakewoodoh.gov

## **Application Cover Page**

**Docket No.: 09-13-23**

**Reference No.: BZA23-000029, BZA23-000032, BZA23-000033**

**Applicant Name: Jason Galdun, Jeffrey A. Grusenmeyer & Associates, Inc.**

**Project Address: 14824-6 + 14806-22 Detroit Ave.**

**Project Name: CoHatch**

**Proposal: The consolidation of several parcels to create three parcels, referred to as proposed parcels A, B, and C. Proposed parcels A and B require variances for side and rear setbacks while parcel C will remain unchanged. The property is located in the C2 Commercial Retail District.**

## Jeffrey A. Grusenmeyer

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**From:** Jeffrey A. Grusenmeyer <jag@jagassoc.com>  
**Sent:** Tuesday, September 5, 2023 2:47 PM  
**To:** 'Paul Capka'  
**Subject:** RE: Invoice

Paul:

It is hard to tell at this point but I would estimate approximately \$35,000 since we will be engaging MEP engineers at some point in the near future.

As far as the lot split, let us know if we can be of assistance. FFL will need to provide the lot split criteria to the surveyor. I understand that you spoke to Jason earlier today and I will be in the office this afternoon if you want to talk.

Please let me know if there are any questions or I can be of any further assistance.

Sincerely,

Jeffrey A. Grusenmeyer, RA, NCARB, President  
JEFFREY A. GRUSENMEYER & ASSOCIATES, INC., Architects  
Certified State of Ohio Building Official and Master Plans Examiner  
21555 Lorain Road, Fairview Park, Ohio 44126  
440-333-1165  
[www.jagassoc.com](http://www.jagassoc.com)

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**From:** Paul Capka <pcapka@firstmutualholding.com>  
**Sent:** Tuesday, September 5, 2023 11:59 AM  
**To:** Jeffrey A. Grusenmeyer <jag@jagassoc.com>; Ted Yorkievitz <tyork@firstmutualholding.com>  
**Subject:** RE: Invoice

Thank you Jeff, Ted will process the invoice.

I left a message for you this morning, so timing is perfect! Need to connect with you on the lot split.

Separately -- we're forecasting expenses for the balance of this year, -- would you be able to estimate your expense related to the lot split; and next phase of drawings relative to the renovation and timing thereto? Ballpark numbers are fine, just trying to plan out the balance of the year and into next.

Thank you.



**Paul V. Capka**

*SVP and Chief Credit Officer*

14806 Detroit Ave., Lakewood, OH 44107

o: (216) 529-2714 | c: (216) 571-2163

[pcapka@firstmutualholding.com](mailto:pcapka@firstmutualholding.com)

---

**From:** Jeffrey A. Grusenmeyer <[jag@jagassoc.com](mailto:jag@jagassoc.com)>  
**Sent:** Tuesday, September 5, 2023 11:15 AM  
**To:** Ted Yorkievitz <[tyork@firstmutualholding.com](mailto:tyork@firstmutualholding.com)>; Paul Capka <[pcapka@firstmutualholding.com](mailto:pcapka@firstmutualholding.com)>  
**Subject:** Invoice

*EXTERNAL EMAIL: Please do not open any attachments or click on any links unless you know the sender and were expecting the email.*

Ted:

Attached is the invoice for August, 2023.

Please let me know if there are any questions or I can be of any further assistance.

Sincerely,

Jeffrey A. Grusenmeyer, RA, NCARB, President  
**JEFFREY A. GRUSENMEYER & ASSOCIATES, INC.**, Architects  
21555 Lorain Road, Fairview Park, Ohio 44126  
440-333-1165  
[www.jagassoc.com](http://www.jagassoc.com)

Jeffrey A. Grusenmeyer & Associates, Inc. - CONFIDENTIAL COMMUNICATION

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Commercial Real Estate  
Due Diligence Management  
3465 South Arlington Rd Suite E#183  
Akron, OH 44312  
866.290.8121  
www.amnational.net

## ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)

This Work Coordinated By:  
Commercial Real Estate Due Diligence Management



3465 South Arlington Rd, Suite E#183  
Akron, OH 44312  
Office: 866-290-8121  
website: www.amnational.net

Drwn By:	MDC	Date:	NOV 6, 2022
Surveyor Ref.No.:	22-162-10 ALTA.dwg	Revision:	ZONING
Aprvd By:	RLG	Date:	
Field Date:	Oct. 4, 2022	Revision:	
Scale:	1" = 20'	Date:	
		Revision:	

Prepared For:

Client Ref. No:

## PROJECT ADDRESS

14826-14806 Detroit Ave., Lakewood OH 44107  
Lakewood, OH 44107  
County of Cuyahoga

Project Name:

Lakewood, OH

Project Reference:

20221751-1

## Zoning Information

STATUS	"C-2" retail District within the National Historic District		STATUS
ITEM	REQUIRED	OBSERVED	Contact Info: (Zoning Dept contact info)
PERMITTED USE	YES	SAME	Global Zoning Prepared By: Hunter Reade (402)293-3415 Global Zoning Job# 22139 Date: October 10, 2022
MIN. LOT AREA	5,000 SQ. FT.	40,467 SQ. FT.	
MIN. LOT WIDTH	40 FEET LOT WIDTH	150.15 ±	
MAX. BLDG COVERAGE	NONE REQUIRED	NOT APPLICABLE	
MIN. SETBACKS FRONT	Max 5 Feet	0 Feet	
MIN. SETBACKS STREET SIDE	5 Feet	0 Feet	
INTERIOR SIDE SETBACK	None Required: 5 Feet when abutting a Residential District	NOT APPLICABLE	Notes: Because there may be a need for interpretation of the applicable zoning codes, we refer you to City of Lakewood for zoning laws and applicable codes.
MIN. SETBACKS REAR	1/2 the Height of the Building (7.65 Feet), but in no case less than 5 Feet; 5 Feet adjacent to Residential District or Use	4.5 FEET	
MAX BUILDING HEIGHT	120 FEET	35.3 FEET	
PARKING REGULAR	MIN: 29.34 Parking Spaces MAX: 73.35 Parking Spaces	2 SPACES	
PARKING HANDICAP		0 SPACES	
PARKING TOTAL		2 SPACES	

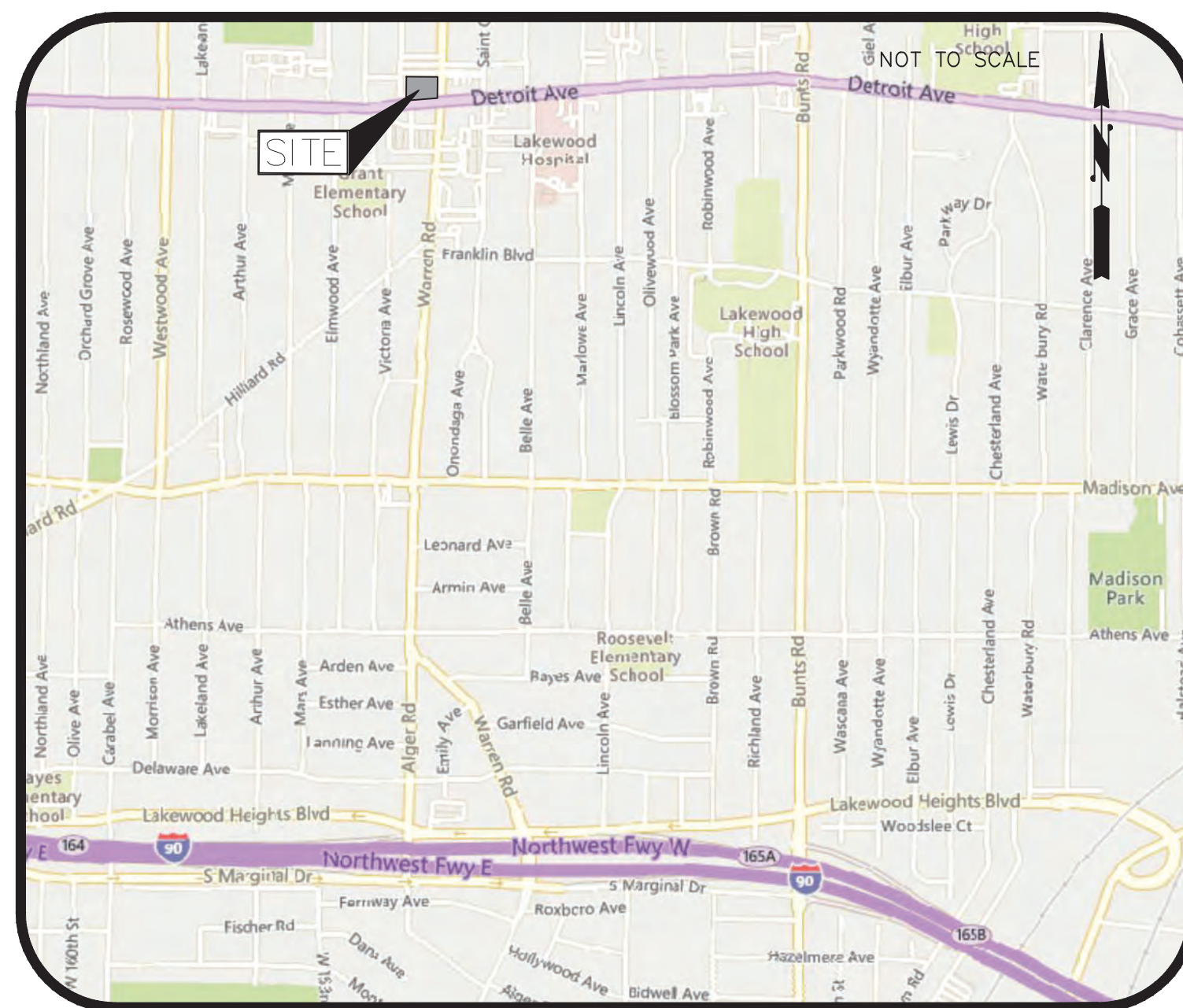
## LEGEND

-----	EASEMENT	●	PIN FOUND
--- RW ---	RIGHT-OF-WAY	○	PIN SET
---	SETBACK LINE	✕	MAG NAIL FOUND
---	CENTERLINE	⊕	POWER POLE
---	SUBJECT PROPERTY LINE	⊕	LIGHT POLE
---	ADJACENT PROPERTY LINE	⊕	ELECTRIC METER
---	CONCRETE CURB	⊕	GROUND LIGHT
---	EDGE OF ASPHALT	⊕	GAS METER
---	EDGE OF CONCRETE	⊕	FLAG POLE
---	EDGE OF GRAVEL	⊕	LOCATION BUILDING HEIGHT MEASURED
---	FENCE LINE	⊕	SANITARY CLEANOUT
---	OVERHEAD ELECTRIC LINE	⊕	SQUARE CATCH BASIN
=====	RAILROAD TRACKS	⊕	ROUND CATCH BASIN
		⊕	MANHOLE
		⊕	WATER VALVE
		⊕	FIRE HYDRANT
		⊕	WATER SPIGOT
		⊕	FLAG POLE
		⊕	SIGN
		⊕	BOLLARD
		⊕	AC UNIT
		⊕	CORNER POST
		⊕	BIKE RACK
		⊕	PARKING METER
			POINT OF BEGINNING P.O.B.
			POINT OF COMMENCING P.O.C.
			AS-SURVEYED CALL (M)
			RECORD CALL (R)

## Title Information

THE LAND SHOWN IN THE SURVEY IS THE SAME AS THAT DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. GLW2201533, DATED AUGUST 3, 2022 AT 6:59 A.M.

## Vicinity Map



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 39035C 0156K, which bears an effective date of August 15, 2019 and is NOT in a Special Flood Hazard Area.

## Surveyor Notes

- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO COOK AVENUE AND PEDESTRIAN ACCESS TO DETROIT AVENUE, WARREN ROAD AND COOK AVENUE, PUBLIC RIGHT-OF-WAYS.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE SURVEY WAS COMPLETED UTILIZING A COMBINATION OF STATIC AND REAL-TIME KINEMATIC GLOBAL POSITIONING TECHNIQUES.
- THE EQUIPMENT USED TO COLLECT THE SURVEY DATA WAS TWO (2) TOPCON GLOBAL POSITIONING RECEIVERS.
- DISTANCES SHOWN HEREON ARE HORIZONTAL, EXPRESSED IN U.S. SURVEY FOOT AND TENTHS THEREOF.
- THE BOUNDARY CLOSURES WITH NO GAPS, GORES OR OVERLAPS.
- THERE WERE NO WETLAND MARKERS OBSERVED AT THE TIME OF THIS SURVEY.
- ANY PLOTTABLE OFF-SITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN PLOTTED AND SHOWN HEREON.
- THE RECORD DESCRIPTION OF PROPERTY MATHEMATICALLY CLOSES WITH NO GAPS, GORES OR OVERLAPS.
- THERE WERE NO PARTY WALLS OBSERVED.
- THERE WERE NO CEMETERIES OR BURIAL PLOTS OBSERVED.
- BUILDING SQUARE FOOTAGE IS CALCULATED AT THE GROUND LEVEL. SECOND FLOOR IS ONE CONTINUOUS BUILDING.

## Notes Corresponding to Schedule B

- EASEMENT SET FORTH IN THE DEED FROM L. F. MILLER (ALSO KNOWN AS LOUIS F. MILLER) AND FANNY L. MILLER, TO JOHN GEORGE GEHRING, FILED FOR RECORD APRIL 5, 1917 IN VOLUME 1953, PAGE 81, OF THE CUYAHOGA COUNTY RECORDS. (AS TO PARCEL 1)
  - LOCATED ON PROPERTY AS SHOWN HEREON
  - AGREEMENT BY AND BETWEEN L. F. MILLER AND FANNIE L. MILLER, AND THE LAKEWOOD STATE BANK, A CORPORATION, FILED FOR RECORD DECEMBER 31, 1917 IN VOLUME 2055, PAGE 17, OF THE CUYAHOGA COUNTY RECORDS. (AS TO PARCEL 1)
  - LOCATED ON PROPERTY AS SHOWN HEREON
  - AGREEMENT SET FORTH IN THE DEED FROM THE GUARDIAN TRUST COMPANY OF CLEVELAND, OHIO, TO GEORGE G. MARSHALL, FILED FOR RECORD APRIL 14, 1928 IN VOLUME 3747, PAGE 387, OF THE CUYAHOGA COUNTY RECORDS. (AS TO PARCEL 1)
- NO EASEMENTS LISTED IN DOCUMENT.
- AGREEMENT SET FORTH IN THE DEED FROM CHARLES LUCHT AND EMILIA LUCHT, AND JOHAN HERMANN BARTLING AND MARIA BARTLING, FILED FOR RECORD DECEMBER 8, 1909 IN VOLUME 1225, PAGE 426, OF THE CUYAHOGA COUNTY RECORDS. (AS TO PARCEL 2)
- NO EASEMENTS LISTED IN DOCUMENT.

## Legal Description

Parcel 1: (PPN: 312-17-030)  
Sited in the City of Lakewood, County of Cuyahoga, and State of Ohio:  
And known as being part of Original Rockport Township Section No. 22, and bounded and described as follows:  
Beginning on the Northernly line of Detroit Avenue, at a point South 84 deg. 07' 20" West, 59.09 feet (measured along said Northernly line) from its point of intersection with the Westernly line of Warren Road, said point being also the Southwesterly corner of land conveyed to John George Gehring by deed dated January 15, 1917 and recorded in Volume 1953, page 91, of the Cuyahoga County Records;  
Thence Northernly, along the Westernly line of land so conveyed to John George Gehring, 156.05 feet to the Northwesterly corner thereof;  
Thence Easterly, along the Northernly line of land so conveyed to John George Gehring, 58.78 feet to the Westernly line of Warren Road;  
Thence Northernly, along the Westernly line of Warren Road, 10 feet to the Southeastery corner of Sublot No. 151, in the Lakewood Realty Company's Allotment, as recorded in Volume 27 of Maps, page 26, of the Cuyahoga County Records;  
Thence Westerly, along said Southernly line of Sublot No. 151, a distance of 86.81 feet to the Northeastery corner of land conveyed to George Sell by deed dated August 28, 1909 and recorded in Volume 1225, page 436, of the Cuyahoga County Records;  
Thence Southernly, along the Easterly line of land so conveyed to George Sell, about 168.94 feet to the Northernly line of Detroit Avenue;  
Thence Easterly, along the Northernly line of Detroit Avenue, about 28.18 feet to the place of beginning.  
EXCEPTING THEREFROM that part thereof that was conveyed by The Guardian Savings and Trust Company to Charles Sell by deed dated July 23, 1924 and recorded in Volume 2904, page 221, of the Cuyahoga County Records, and described as:  
Sited in the City of Lakewood, County of Cuyahoga, and State of Ohio, and known as being a strip of land having a uniform width of nineteen hundredths (19/100ths) of a foot off the westerly side of the premises conveyed to the grantor herein by deed recorded in Volume 2380 of Deeds, Page 560 of Cuyahoga County, Ohio, Records, the width of said strip being measured at right angles to the westerly line of said premises so conveyed to said Grantor and extending back from the northernly line of Detroit Avenue along the westerly line of said premises so conveyed to said grantor a distance of one hundred forty-six and eighty-nine hundredths (146.89) feet measured along the division line between said premises so conveyed to said grantor and premises of Roman Hartman abutting Grantor's said premises on the west, excepting from said strip of land so much thereof, if any, as is occupied by any portion or portions of Grantor's building or buildings now located upon the premises so conveyed to grantor as aforesaid.  
Parcel 2: (PPN: 312-17-031 and 034, but listed with 312-17-030)  
Sited in the City of Lakewood, County of Cuyahoga, and State of Ohio:  
And known as being part of Sub Lots Nos. 52, 53, and 54, in Charles A. Cook's Subdivision, of part of Original Rockport Township Section No. 22, as shown by the recorded plat in Volume 25 of Maps, page 2, of the Cuyahoga County Records, and part of Original Rockport Township Section No. 22, and together forming a parcel of land bounded and described as follows:  
Beginning on the Northernly line of Detroit Avenue, 66 feet wide, at the Southeastery corner of land conveyed to The Lorain Street Bank by deed dated January 14, 1937, and recorded in Volume 4697, page 294, of the Cuyahoga County Records;  
Thence Easterly, along the Northernly line of Detroit Avenue, 68.84 feet to the Southeastery corner of land conveyed to Charles R. Sell by deed dated July 23, 1924 and recorded in Volume 2904, page 221, of the Cuyahoga County Records;  
Thence Northernly, along the Easterly line of land so conveyed to Charles R. Sell, 146.89 feet to the Northwesterly corner thereof;  
Thence Westerly, along the Northernly line of land so conveyed, 0.19 feet to the Easterly line of land conveyed to George Sell by deed dated August 28, 1909 and recorded in Volume 1225, page 436, of the Cuyahoga County Records;  
Thence Northernly, along the Easterly line of land so conveyed to George Sell, about 22.05 feet to the Southernly line of Sub Lot No. 151, in the Lakewood Realty Company's Subdivision, as shown by the recorded plat in Volume 27 of Maps, page 26, of the Cuyahoga County Records;  
Thence Westerly, along the Southernly line of said Sub Lot, and along the Southernly line of the 2nd parcel of land conveyed to The City of Lakewood by deed dated March 16, 1954 and recorded in Volume 8027, page 498, of the Cuyahoga County Records, about 149.94 feet to the Easterly line of Cook Avenue;  
Thence Southernly, along the Easterly line of Cook Avenue, 23.38 feet to the Northwesterly corner of land conveyed to The Midwest Holding Company by deed dated July 8, 1948 and recorded in Volume 6094, page 343, of the Cuyahoga County Records;  
Thence Easterly, along the Northernly line of land so conveyed, 118.37 feet to the Easterly line of said Sub Lot No. 52;  
Thence Southernly, along the Easterly line of said Sub Lots Nos. 52, and 53, a distance of 45 feet to the Southeastery corner of land so conveyed to The Midwest Holding Company;  
Thence Southernly, along the Southernly line of land so conveyed, 58.44 feet to the Northwesterly corner of land conveyed to The Lorain Street Bank, as first aforesaid;  
Thence Southernly, along the Easterly line of land so conveyed to The Lorain Street Bank, 110.44 feet to the place of beginning, be the same more or less, but subject to all legal highways.  
Parcel 3: (PPN: 312-17-033, but listed with 312-17-030)  
Sited in the City of Lakewood, County of Cuyahoga, and State of Ohio:  
And known as being the Southernly 5 feet of Sublot No. 52, and the Northernly 40 feet of Sublots Nos. 53, 54, and 55, in Charles A. Cook's Allotment, of part of Original Rockport Township Section No. 22, as shown by the recorded plat of said allotment in Volume 25 of Maps, page 2, of the Cuyahoga County Records, and together forming a parcel of land having a frontage of 45 feet on the Easterly side of Cook Avenue, and extending back between parallel lines, 118.36 feet on the Northernly line, 118.3 feet on the Southernly line, and has a rear line of 45 feet, as appears by said plat.  
Parcel 4: (PPN: 312-17-032)  
Sited in the City of Lakewood, County of Cuyahoga, and State of Ohio:  
And known as being part of Sublots Nos. 54 and 55, in Charles A. Cook's Subdivision, of part of Original Rockport Township Section No. 22, as shown by the recorded plat of said Subdivision in Volume 25 of Maps, page 2, of the Cuyahoga County Records, and together bounded and described as follows:  
Beginning in the Northernly line of Detroit Avenue (formerly Detroit Street), at a point 58.58 feet Westerly, measured along said Northernly line of Detroit Avenue, from the Southeastery corner of Sublot No. 53, in said Charles A. Cook's Subdivision;  
Thence Northernly, 110.44 feet to a point in the Southernly line of a parcel of land conveyed by Charles A. Cook, to Henry W. Burton by deed recorded in Volume 977, page 142, of the Cuyahoga County Records, which point is 58.44 feet Westerly, measured along said Southernly line of said parcel conveyed by Cook to Burton from the Easterly line of said Sublot No. 53;  
Thence Westerly, along said Southernly line of said parcel conveyed by Cook to Burton, as aforesaid, about 60 feet to the Easterly line of Cook Avenue;  
Thence Southernly, along said Easterly line of Cook Avenue, about 115.96 feet to the Northernly line of Detroit Avenue;  
Thence Easterly, along the said Northernly line of Detroit Avenue, about 60.11 feet to the place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways.  
Parcel 5: (PPN: 312-17-029)  
Sited in the City of Lakewood, County of Cuyahoga, and State of Ohio:  
And known as being part of Original Rockport Township Section No. 22, and bounded and described as follows:  
Beginning at the intersection of the Northernly line of Detroit Avenue, with the Westernly line of Warren Road;  
Thence Westerly, along said Northernly line of Detroit Avenue, 59.09 feet to the Southeastery corner of land conveyed to The Guardian Savings and Trust Company by deed dated July 1, 1900 and recorded in Volume 2380, page 560, of the Cuyahoga County Records;  
Thence Northernly, along the Easterly line of land so conveyed to The Guardian Savings and Trust Company, 156.05 feet to an inner corner thereof;  
Thence Easterly, along a Southernly line of land so conveyed to The Guardian Savings and Trust Company, 58.78 feet to the Westernly line of Warren Road;  
Thence Southernly, along said Westernly line of Warren Road, 150 feet to the place of beginning.  
The description is the same as that described in Fidelity National Title Insurance Company, commitment no. GLW2201533, dated August 3, 2022 at 6:59 a.m.

## SURVEYOR CERTIFICATION

To: FIDELITY NATIONAL TITLE INSURANCE COMPANY; CRDV ACQUISITION GROUP, LLC and American National, LLC. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18, 19 of Table A thereof. The fieldwork was completed on October 4, 2022

Date: October 5, 2022  
Date of Last Revision: October 7, 2022  
Network reference: #20221751-1

Robert L. Griffin, P.S.  
Ohio Professional Surveyor No. 7204  
rgriffin@ghgcivil.com

## Land Area

TOTAL 0.929 ACRES (40467 SQ. FT.)

## Building Area

BLDG AREA "A": 28,184 SQUARE FEET  
BLDG AREA "B": 1,165 SQUARE FEET

## Building Height

BLDG HEIGHT: 35.3 FT

## Basis of Bearing

THE BASIS OF BEARING FOR THIS DESCRIPTION IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM AS PER NAD83 AS DERIVED FROM GPS OBSERVATION

## Encroachment Statement

- (A) BUILDING OVER RIGHT OF WAY LINE 0.4'
- (B) BUILDING OVER RIGHT OF WAY LINE 0.4'
- (C) SECOND FLOOR OVERHANG OVER PROPERTY LINE 0.7'

## Parking Information

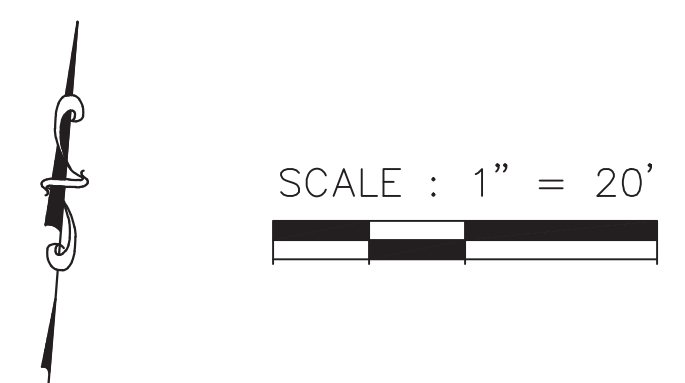
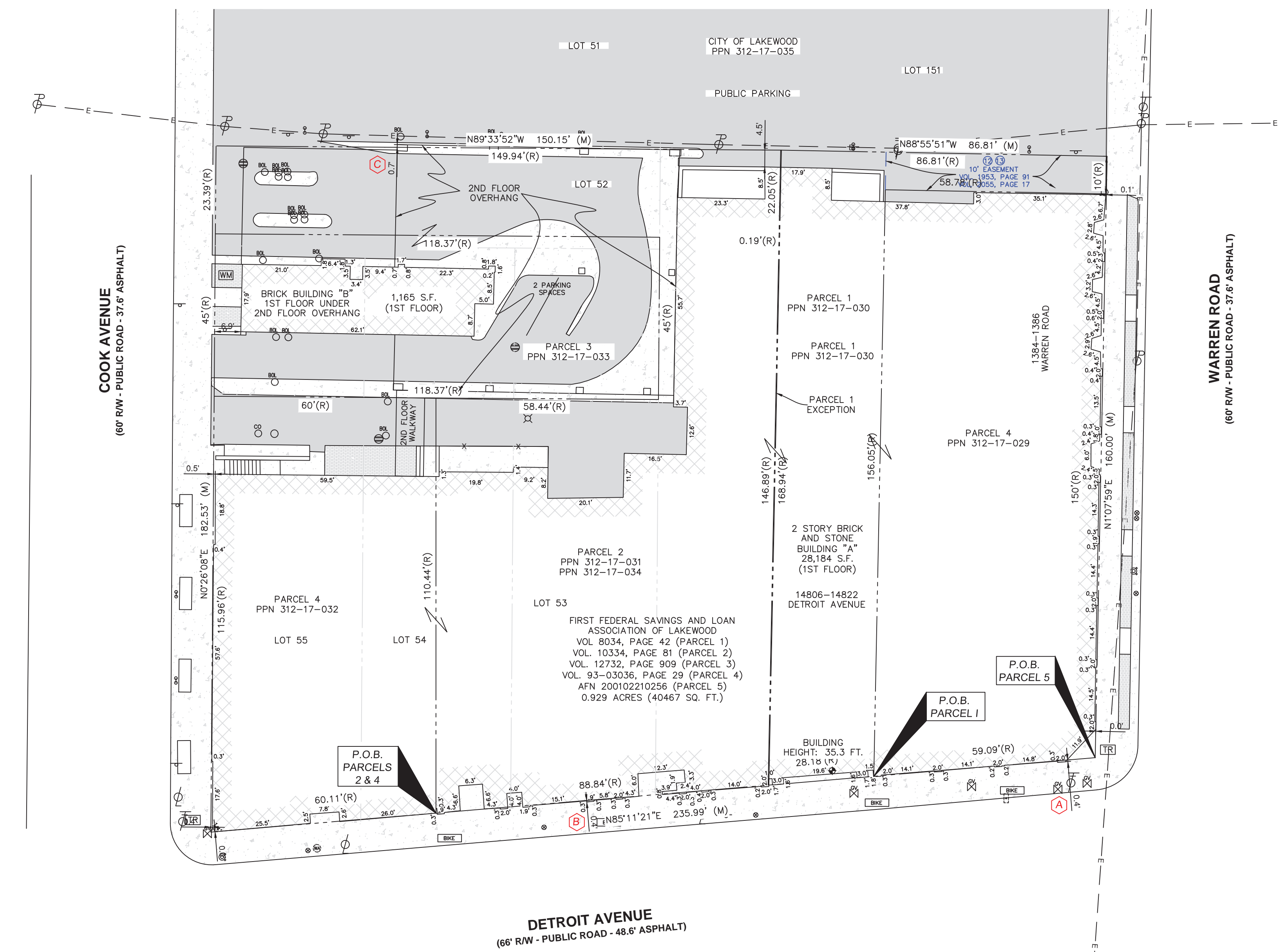
2 Standard Spaces  
0 Handicap Spaces  
2 Total Parking Spaces



Commercial Real Estate  
Due Diligence Management  
3465 South Arlington Rd. Suite E#183  
Akron, OH 44312  
866.290.8121  
www.amnational.net

### LEGEND

- |           |                        |   |                                   |
|-----------|------------------------|---|-----------------------------------|
| ---       | EASEMENT               | ● | PIN FOUND                         |
| - - - - - | RIGHT-OF-WAY           | ○ | PIN SET                           |
| ---       | SETBACK LINE           | ⊗ | MAG NAIL FOUND                    |
| ---       | CENTERLINE             | ⊕ | POWER POLE                        |
| ---       | SUBJECT PROPERTY LINE  | ⊙ | LIGHT POLE                        |
| ---       | ADJACENT PROPERTY LINE | ⊙ | ELECTRIC METER                    |
| ---       | CONCRETE CURB          | ⊙ | GROUND LIGHT                      |
| ---       | EDGE OF ASPHALT        | ⊙ | GAS METER                         |
| ---       | EDGE OF CONCRETE       | ⊙ | FLAG POLE                         |
| ---       | EDGE OF GRAVEL         | ⊙ | LOCATION BUILDING HEIGHT MEASURED |
| ---       | FENCE LINE             | ⊙ | SANITARY CLEANOUT                 |
| ---       | OVERHEAD ELECTRIC LINE | ⊙ | SQUARE CATCH BASIN                |
|           | RAILROAD TRACKS        | ⊙ | ROUND CATCH BASIN                 |
| ▨         | CONCRETE               | ⊙ | MANHOLE                           |
| ▩         | ASPHALT                | ⊙ | WATER VALVE                       |
| ▧         | EXISTING BUILDING      | ⊙ | FIRE HYDRANT                      |
|           |                        | ⊙ | WATER SPIGOT                      |
|           |                        | ⊙ | FLAG POLE                         |
|           |                        | ⊙ | SIGN                              |
|           |                        | ⊙ | BOLLARD                           |
|           |                        | ⊙ | AC UNIT                           |
|           |                        | ⊙ | CORNER POST                       |
|           |                        | ⊙ | BIKE RACK                         |
|           |                        | ⊙ | PARKING METER                     |
|           |                        |   | POINT OF BEGINNING P.O.B.         |
|           |                        |   | POINT OF COMMENCING P.O.C.        |
|           |                        |   | AS-SURVEYED CALL (M)              |
|           |                        |   | RECORD CALL (R)                   |



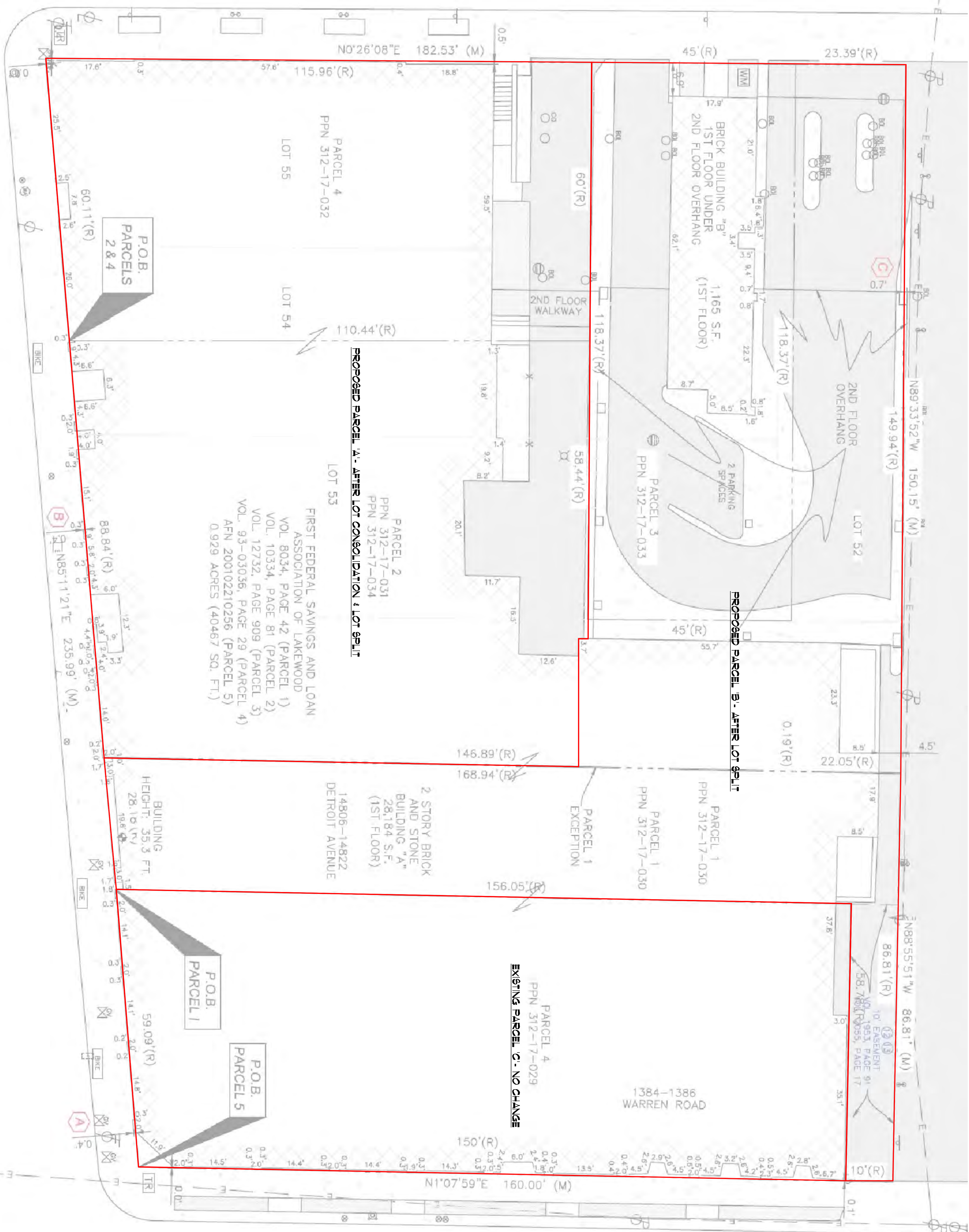
**GHD**  
CANDEE HEYDINGER GROUP  
CIVIL ENGINEERS & SURVEYORS  
642 Brookside Boulevard, Westerville, Ohio 43081  
614-942-6082 www.ghdcivil.com

**COOK AVENUE**  
(60' R/W - PUBLIC ROAD - 37.6' ASPHALT)

PROPOSED LOT SPLIT & CONSOLIDATION PLAN.  
SCALE: 1"=20'-0"

**DETROIT AVENUE**  
(66' R/W - PUBLIC ROAD - 48.6' ASPHALT)

**WARREN ROAD**  
(60' R/W - PUBLIC ROAD - 37.6' ASPHALT)



**PROPOSED PARCEL 1A - AFTER LOT CONSOLIDATION & LOT SPLIT**

**PROPOSED PARCEL 1B - AFTER LOT SPLIT**

**EXISTING PARCEL 1C - NO CHANGE**

**PARCEL 2**  
PPN 312-17-031  
PPN 312-17-034

**PARCEL 3**  
PPN 312-17-033

**PARCEL 4**  
PPN 312-17-032

**PARCEL 5**  
PPN 312-17-029

**2 STORY BRICK AND STONE BUILDING "A"**  
28,184 S.F. (1ST FLOOR)

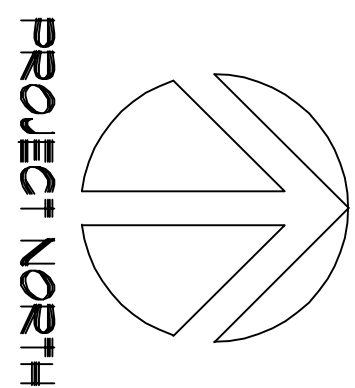
14806-14822  
DETROIT AVENUE

**BUILDING HEIGHT: 35.3 FT**  
28.10 (TV)

P.O.B. PARCEL 1

P.O.B. PARCEL 5

P.O.B. PARCELS 2 & 4



**C100**

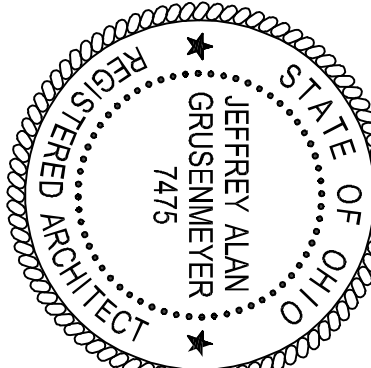
**FIRST FEDERAL LAKEWOOD HEADQUARTER RENOVATIONS.**

14800-14826 DETROIT AVENUE LAKEWOOD, OHIO 44107  
**PROPOSED LOT SPLIT/ LOT CONSOLIDATION**

DATE	MARK	DESCRIPTION
09/06/2023		BZA REVIEW

DATE	MARK	DESCRIPTION

JEFFREY A. GRUSENMEYER  
LICENSED ARCHITECT  
EXPIRATION DATE 03/31/2023



**JEFFREY A. GRUSENMEYER & ASSOCIATES, INC. ARCHITECTS**

21555 LORAIN ROAD, FAIRVIEW PARK, OHIO 44126-440-333-1165