



City of Willowick
PLAN REVIEW BOARD
Thursday, January 12, 2023 at 3:00 PM
Willowick Building & Service Center

ADA NOTICE

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

AGENDA

1. **Call meeting to order**
2. **Roll call**
3. **Approval of minutes**
 1. [November 10th, 2022 - Meeting Minutes](#)
4. **New business**
 1. [Mazzola Supply, LLC - located at 30521 Euclid Ave](#)
5. **Public portion**
6. **Old business**
7. **Miscellaneous**
8. **Adjournment**



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Thursday, November 10, 2022 at 3:00 PM
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ADA NOTICE

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MINUTES

1. Call meeting to order

Roll call

PRESENT

Sean Brennan

Brian Turner

Tim McLaughlin

Mike Lazor

ABSENT

Bill Malovrh Jr.

Approval of minutes

Minutes - October 13, 2022

Motion made by Chief Turner, Seconded by Mr. Lazor.

Voting Yea: Chief Brennan, Chief Turner, Mr. McLaughlin, Mr. Lazor

New business

Cleveland Pizza / Six City Tavern (Final Plans) - located at 31222 Vine Street

Derek Jones was present as the owner of Cleveland Pizza / Six City Tavern and Mark Maltry representing Gem Construction who will be doing the work at this establishment. Chief Brennan advised that they provided the final plans for the establishment which were previously sent to the board members for review. There was some discussion regarding the final plans and Mr. Maltry indicated that the requested updates will be provided next week. He did question the comment about the additional catch basins and then there was some discussion between Mr. McLaughlin and Mr. Maltry regarding placements of catch basins both current and new. Mr. McLaughlin stated that if the plan submitted works, then he is fine with it. Mr. McLaughlin and Mr. Maltry will be communicating more throughout the process. Chief Brennan advised that there are going to be variances needed for the setback (20' needed and submitted at 16' 9"), fence requirements (currently the plan is submitted at an 8' high fence and maximum is 6'), 10' greenspace is needed per the ordinance (how it is currently submitted they won't have enough greenspace due to the parking lot size), and due to the square footage of the building per

the ordinance they are required to have 82 parking spaces (currently submitted at 70). These are the variances that they will need to submit for. Chief Brennan asked if there are any traffic concerns, and no concerns were mentioned other than making sure there is proper signage.

Motion made by Mr. McLaughlin, Seconded Chief Brennan to approve Cleveland Pizza / Six City Tavern (Final Plans) pending approval of the variances needed from Board of Zoning Appeals and City Council.

Voting Yea: Chief Brennan, Chief Turner, Mr. McLaughlin, Mr. Lazor

Public portion

Old business

Miscellaneous

Adjournment

Motion made by Brennan, Seconded by Lazor.

Voting Yea: Chief Brennan, Chief Turner, Mr. McLaughlin, Mr. Lazor



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: 12-10-2022

Location of Occupancy: 30521 Euclid Ave Business Name: MAZZOLA Supply, LLC.

Business Owner's Name & Address: MIKE MAZZOLA 9032 EAST MOUNTAINVIEW

CITY/STATE/ZIP: Chardon Ohio 44024

Telephone Number: 440-943-3313 Fax Number: NO FAX. Federal ID Number: 270-60-2178 55
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: SOULTANA NOLIDS
29849 Bryce Rd Pepper Pike Ohio 44124 - 216-765-

SUBMIT NEW DETAILED FLOOR PLAN: N/A SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: N/A

Building Size: N/A Total Number Of Employees: 0

Intended Number of Occupants: 1 Total Number of Seating: NONE.

Site Plan With Number of Paved Parking Spaces: N/A Hours Of Operation: 8 to 4 PM

Letter of Intent: Previous Use: TOSS. Proposed Use: OVER FLOW ORGANIC MATERIAL FOR RESALE.

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: MIKE MAZZOLA

Home Address/City/Zip: 9032 EAST MOUNTAINVIEW Telephone Number: 440-285-9455
Chardon Ohio 44024

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: 12-10-2022

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.

Lake County GIS



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 = 94 feet

Creation Date: December 8, 2022

Mazzola Supply LLC,
440-943-3313.

12-12-2022.

My name is Mike MAZZOLA
owner of MAZZOLA Supply LLC.
A Willowick. Based Co.

This letter of Intent is for
the Property of SOULTANA &
VASILIKI NOLIDAS. My intention
is to use this LAND for the
Storage and ReSale of chaf,
SAW DUST chips and BARK Debris.
That is created from firewood
splitting. And cleaning the ground
of Debris. AS well A Leaves
brought in over the Fall months.
This combination of material
is very useful to me. it is very
organic and Fertil. After
processing in Early Spring this
is added to my Soil Blends
AS well AS Compost All for
Landscape Applications. This is
then sold to my local customers.

Thank you

Mazzola