



**City of Willowick**  
**PLAN REVIEW BOARD**  
Thursday, August 24, 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. 1. Plan Review Board Minutes - June 22nd, 2023
4. **New business**
  1. 1. Cloud Infinity Smoke Shop - Located at 1071 E. 305th Street
  2. 2. Sound Stage Tavern - Located at 30525 Euclid Ave
5. **Public portion**
6. **Old business**
7. **Miscellaneous**
8. **Adjournment**



**City of Willowick**  
**PLAN REVIEW BOARD**  
 Thursday, June 22, 2023 at 3:00 PM  
 Willowick Building & Service Center

**ADA NOTICE**

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**MINUTES**

**1. Call meeting to order**

Chief Brennan called the June 22nd, 2023, Plan Review Board meeting to order at 3:00pm.

**Roll call**

PRESENT

Chief Brennan

Chief Turner

Tim McLaughlin

Mike Lazor

Don Lynn for Chief Malovrh Jr

ABSENT

Chief Malovrh Jr.

**Approval of minutes**

Plan Review Board Meeting Minutes - June 8th, 2023

Motion made to approve the June 8th, 2023, Plan Review Board minutes by Chief Turner, Seconded by Tim McLaughlin.

Voting Yea: Chief Brennan, Chief Turner, Chief McLaughlin, Mike Lazor, Don Lynn for Chief Malovrh Jr

**New business**

The Baller Zone - Located at 295 Shoregate Mall (Previously located at 29900 Lakeshore Blvd)

Teresa King was present representing The Baller Zone. She advised the board that this business is the same business that she was previously approved for at the other location, a gaming internet cafe. She stated that she is having to relocate from the current location to this proposed new location because the current building owner provided Teresa King with a 90 day notice due to the fact that there is a large retailer that will be moving into the area, that retailer is renting the space next to her current location which is 9000 sq feet and they wanted to accommodate them with the square footage that The Baller Zone currently has as well. However, the current building owner did offer The Baller Zone relocation.

She stated that she has already done some preliminary work at the new location, and it seems the interior alterations that she will need is only going to be electrical and some minor plumbing due to a water meter. The electrical plans have been submitted to the Lake County Building Department. She is awaiting her official move in date to the new location. Chief Brennan advised the board that he reviewed section 761 under the Entertainment Devices, and all of the requirements including the additional photo ID for one of her employees which is required per the ordinance, and all the additional required documents were all provided initially. Chief Brennan will be contacting Teresa King to set up the walk through of the establishment.

Motion made to approve The Baller Zone - Located at 295 Shoregate Mall (Previously located at 29900 Lakeshore Blvd) by Mike Lazor Seconded by Don Lynn for Chief Malovrh Jr

Voting Yea: Chief Brennan, Chief Turner, Tim McLaughlin, Mike Lazor, Don Lynn for Chief Malovrh Jr

### **Public portion**

None.

### **Old business**

None.

### **Miscellaneous**

None.

### **Adjournment**

Motion made to adjourn the June 22nd, 2023, Plan Review Board meeting at 3:10pm by Mike Lazor, Seconded Chief Turner.

Voting Yea: Chief Brennan, Chief Turner, Tim McLaughlin, Mike Lazor, Don Lynn for Chief Malovrh Jr



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: 8/14/23

Location of Occupancy: 1071 E 305 Street Business Name: Cloud Infinity Smoke Shop  
(ADDRESS)

Business Owner's Name & Address: Shadi Bshara 29510 Detroit Rd.

CITY/STATE/ZIP: Westlake, OH 44145

Telephone Number: (216) 575-4621 Fax Number: \_\_\_\_\_ Federal ID Number: 724-23-7131  
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Vincent D'Agostino  
6120 Parkland Blvd. suite 101 Mayfield Hts OH 44124  
Phone # (440) 771-2916

SUBMIT NEW DETAILED FLOOR PLAN: \_\_\_\_\_ SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 2,000

Building Size: 2,000 Total Number Of Employees: 0

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

Site Plan With Number of Paved Parking Spaces: 50 Hours Of Operation: M-S 10am - 10pm

Letter of Intent:  Previous Use: Safety Shop Proposed Use: Vape / Smoke Shop

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Shadi Bshara

Home Address/City/Zip: 29510 Detroit Rd Telephone Number: (216) 575-4621  
Westlake, OH 44145

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: 8-14-23

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.

Shadi Bshara/ Owner

Shadybshara@icloud.com

August 9, 2023

Property:

1071 E 305th Street, Willowick, OH 44092

To whom it may concern:

This letter is to express interest on behalf of Cloud Infinity Smoke Shop, in leasing the property of 2000 Sq ft. Located at: 1071 E 305th Street, Willowick, OH 44092

Cloud Infinity Smoke Shop will primarily be the start of many retail vape shops based in Ohio. This property will be used to sell vape items, CBD, smoke shop items/accessories, and tobacco products.

I have been in the smoking accessory and

vaping industry for about 7 years now. I am a supplier of these products with a large consumer base, but now I am looking to expand my expertise in the retail aspect of the industry. Being my own supplier of the products I will be selling, along with my knowledge of the products, I have great confidence in my success of opening one of many future stores. I am excited at the prospect of opening/leasing the aforementioned space and feel that Cloud Infinity Smoke Shop will bring value to the community. Thank you for considering this request. I am looking forward to a prompt and favorable reply.

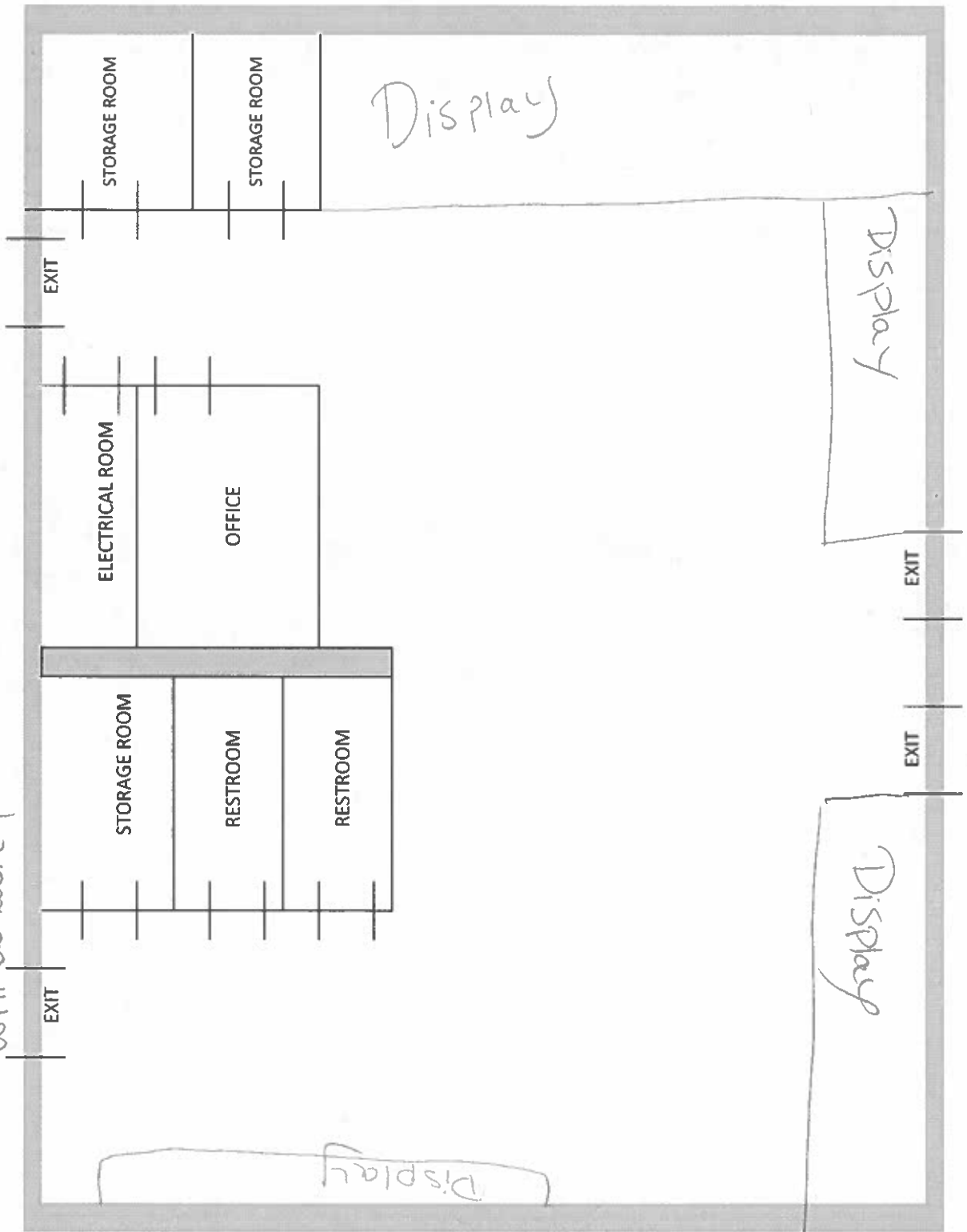
Respectfully submitted,

Shadi Bshara  
(216) 575 -4621



1071 E. 305 STREET WILLOWICK, OHIO

This one will be locked



1071 E. 305th Street  
Willowick, OH

Item #1.

Web AppBuilder for ArcGIS

Parking



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 = 47 feet

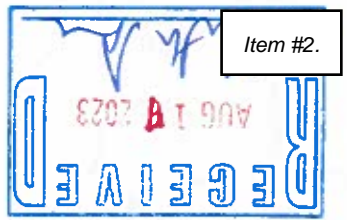
Creation Date: August 14, 2023

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 APPLICATION FOR PERMIT TO OCCUPY FOR  
 BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.  
 YOU MUST FILL OUT ENTIRE APPLICATION  
 440-516-3000



PERMIT FEE: \$60.00

DATE: 8-11-2023

Location of Occupancy: 30525 Euclid Av Business Name: Sound stage TAVERN  
 (ADDRESS)

Business Owner's Name & Address: DOMINIC Apolito

CITY/STATE/ZIP: 30220 Forest Grove Rd Willowick OHIO 44095

Telephone Number: 440-669-7406 Fax Number: \_\_\_\_\_ Federal ID Number: \_\_\_\_\_  
 Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: MIKO Comella  
30525 Euclid Av Willowick OHIO 44095

SUBMIT NEW DETAILED FLOOR PLAN: NO CHGTS SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 3000 SQ FT

Building Size: 3000 SQ FT 46 x 72 Total Number Of Employees: 12 - 14

Intended Number of Occupants: 120 Total Number of Seating: 120

Site Plan With Number of Paved Parking Spaces: 70 Hours Of Operation: 11<sup>AM</sup> - 2:00<sup>AM</sup> MTH, SUN

Letter of Intent:  Previous Use: TAVERN Proposed Use: TAVERN

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: DOMINIC Apolito

Home Address/City/Zip: 30220 Forest Grove Rd Willowick OH: 44095 Telephone Number: 440-669-7406

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CITY OF WILLOWICK-APPLICATION FOR COMMERCIAL ESTABLISHMENT LICENSE REQUIRED AFTER APPROVAL  
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SUBJECT: Intent to open and operate

To whom it may concern,

I, Dominic Apolito (owner), am formally addressing my intent to open and operate our business, The Sound Stage Tavern, formerly known as the Stage Pass, located at 30525 Euclid Avenue, Wickliffe, Ohio.

Our purpose here at the Sound Stage Tavern is to provide a safe and family friendly environment for all to enjoy.

By re-opening the doors, we are providing more jobs to the community with many equal opportunity employment options. Everyone will be held to the same safety standards and protocols and provide quality service to all who come through our doors.

Our food menu is something to be desired, as we are creating out-of-the-box items and pairings that you will not see anywhere else in the area. The idea is to stand out and have a little something for everyone. Our selection of drink options will also be something to be enjoyed.

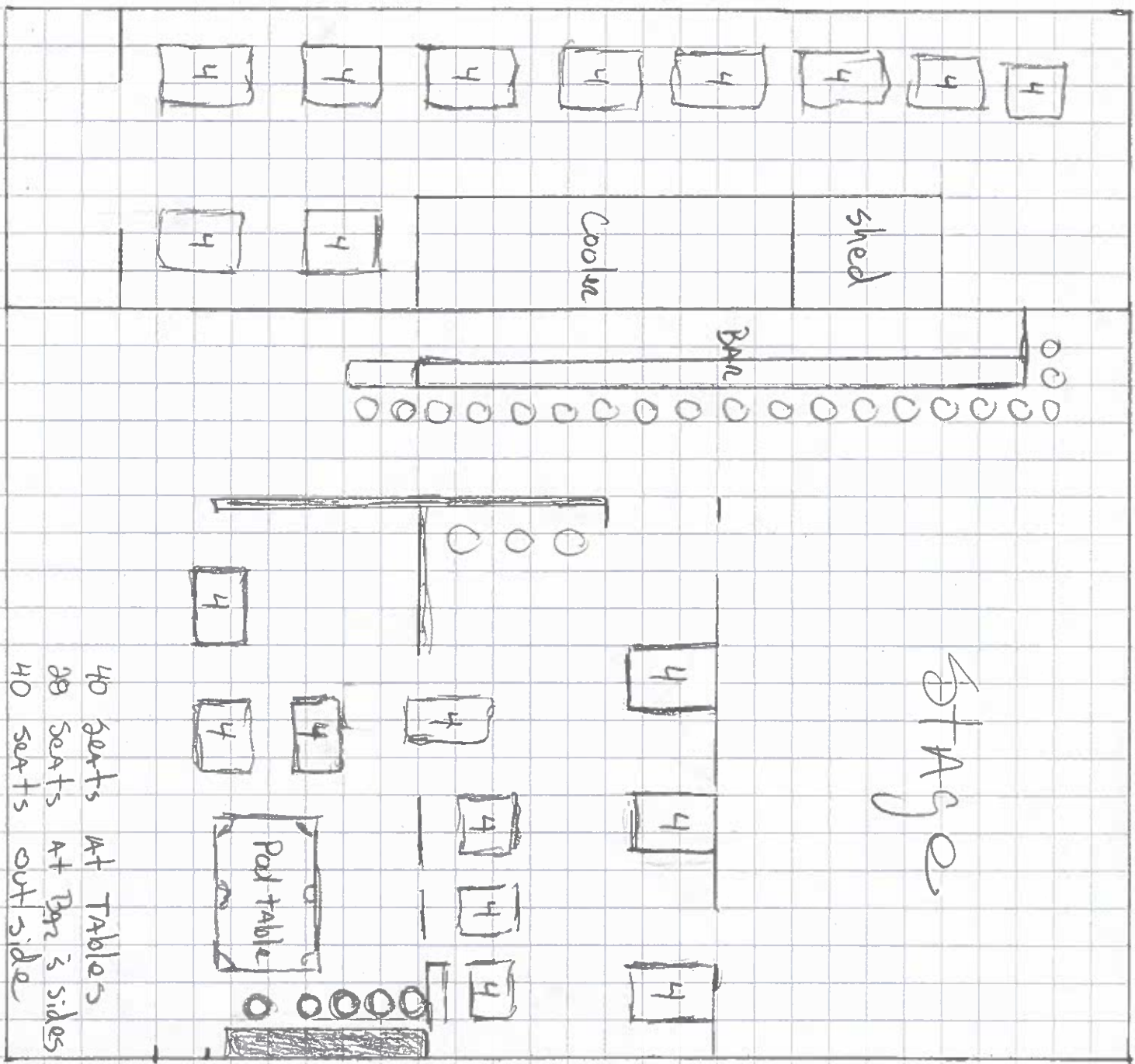
With the ability to showcase musical talent, we at the Sound Stage will be encouraging and supporting local music artists by giving them a platform on which to perform a few nights a week. In addition to scheduled band performances, we will be hosting a variety of open mic nights and themed events.

Our patio will allow for a weather permitting outdoor dining experience. Our pool table has opened up the doors for local pool leagues to have a spot to play and compete. The large screen tvs and projections will give the community a place to watch and support all of their favorite local sports teams with their family and friends.

We are also hoping this venue to be a place for other community gatherings, host fundraisers and provide for other public or private events. The Sound Stage is here to serve and support it's community and looks forward to growing along side it.

We hope to have the privilege of being a local favorite for the ages.

Thank you for your consideration.



40 seats at Tables  
 88 seats at Bar & sides  
 40 seats outside

150 = 3 FT  
 seating chart  
 (E)

150 = 3ft

2 Hand: car parking  
6 Bicycle parking

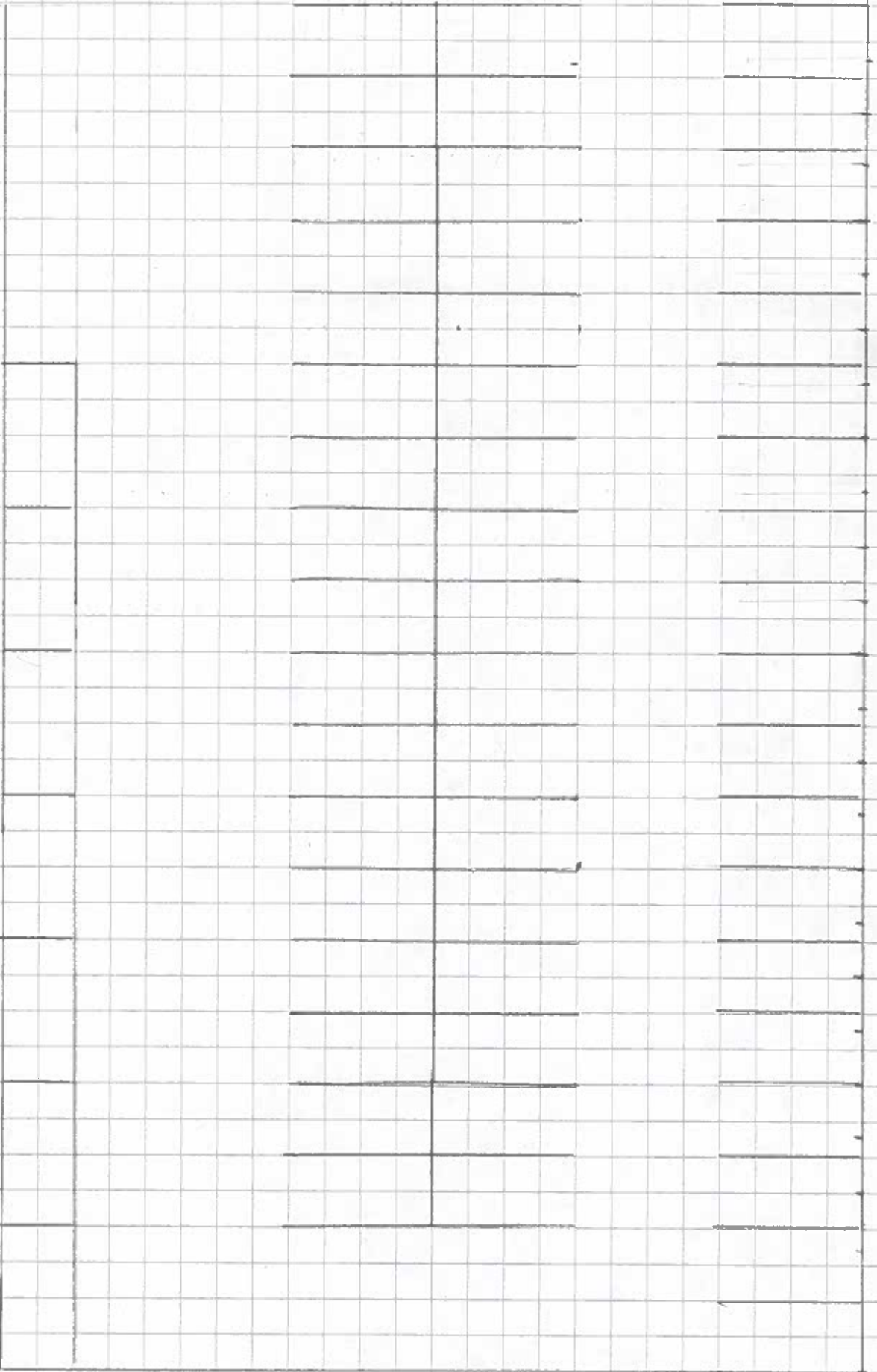
Drive way side  
←

Euclid Ave

Building  
ENTRANCE  
D

Handicap parking

Handicap parking

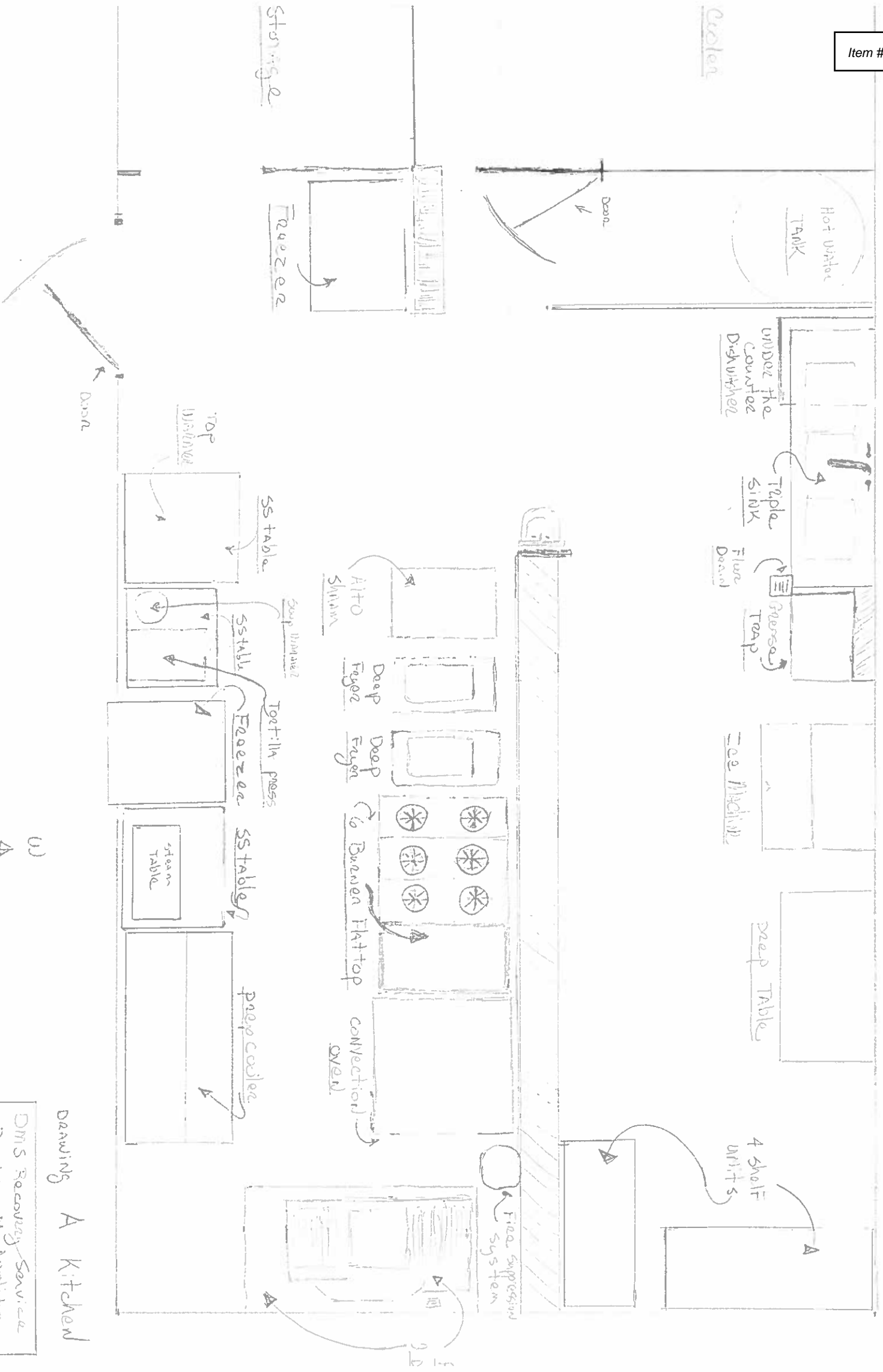


parallel parking 7 spaces

Regular parking 55 spaces

PARKING AREA ROAD	62-5 spaces
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DRAWING ©



U) A

Drawing A Kitchen

DMS Recovery Service  
Domestic w/ Apollito

