

CONDITIONAL USE PERMIT APPLICATION FORM

Please type or print clearly Project number _____

Date submitted _____

Contact information:

Applicant(s) _____

Phone _____ (fax) _____

Applicant(s) e-mail address _____

Address of subject property _____

Mailing address of applicant _____

Applicant's representative, if any _____

Phone _____ (fax) _____

Applicant's representative e-mail address _____

Address of representative _____

Property owner, if different from applicant _____

Phone _____ (fax) _____

Property owner's e-mail address _____

Address of property owner _____

Required supporting documentation:

- _____ Copies of completed application (15 Copies)
- _____ Detailed written description of project (15 Copies)
- _____ Site plan (15 copies drawn to scale)
- _____ Proof of ownership, option, or lease agreement (1 Copy) _____
- Application fee check no. _____

Additional supporting documentation may be required (verify with staff):

- _____ Floor plan (15 copies, drawn to scale)
- _____ Elevations (15 copies)

Applicant's Signature  _____ Date January 23, 2020

Please print name _____

Conditional Use Application for Motorcars Collision Center

3077 Mayfield Road Cleveland Heights Ohio 44118

X Dot OpCo LLC dba Motorcars Collision Center

Motorcars Collision Center, located at 3077 Mayfield Road, is has been owned and operated by International Securities LLC as part of the Motorcars group. XDot LLC is purchasing the operations from International Securities LTD and renting the real estate from GMG Cleveland. The operation will remain the same – this is simply an ownership change.

The Collision Center primarily improves body work including painting for new and used cars. The Collision Center repaired approximately 1,000 cars in 2019. The collision center employs 25 employees. Employees at this location range from trade to professional. Also included on the premises is a room where we store customer files and professional office space.

Please note that the real property will continue to be owned by GMG Cleveland LLC with a lease to X Dot OpCo LLC.

The current hours of operation are as follows. We intend to maintain these hours:

Monday 7am – 8pm

Tuesday 7am – 8pm

Wednesday 7am – 8pm

Thursday 7am – 8pm

Friday 7am – 7pm

Saturday 8am – 7pm

Sunday 10am – 3pm

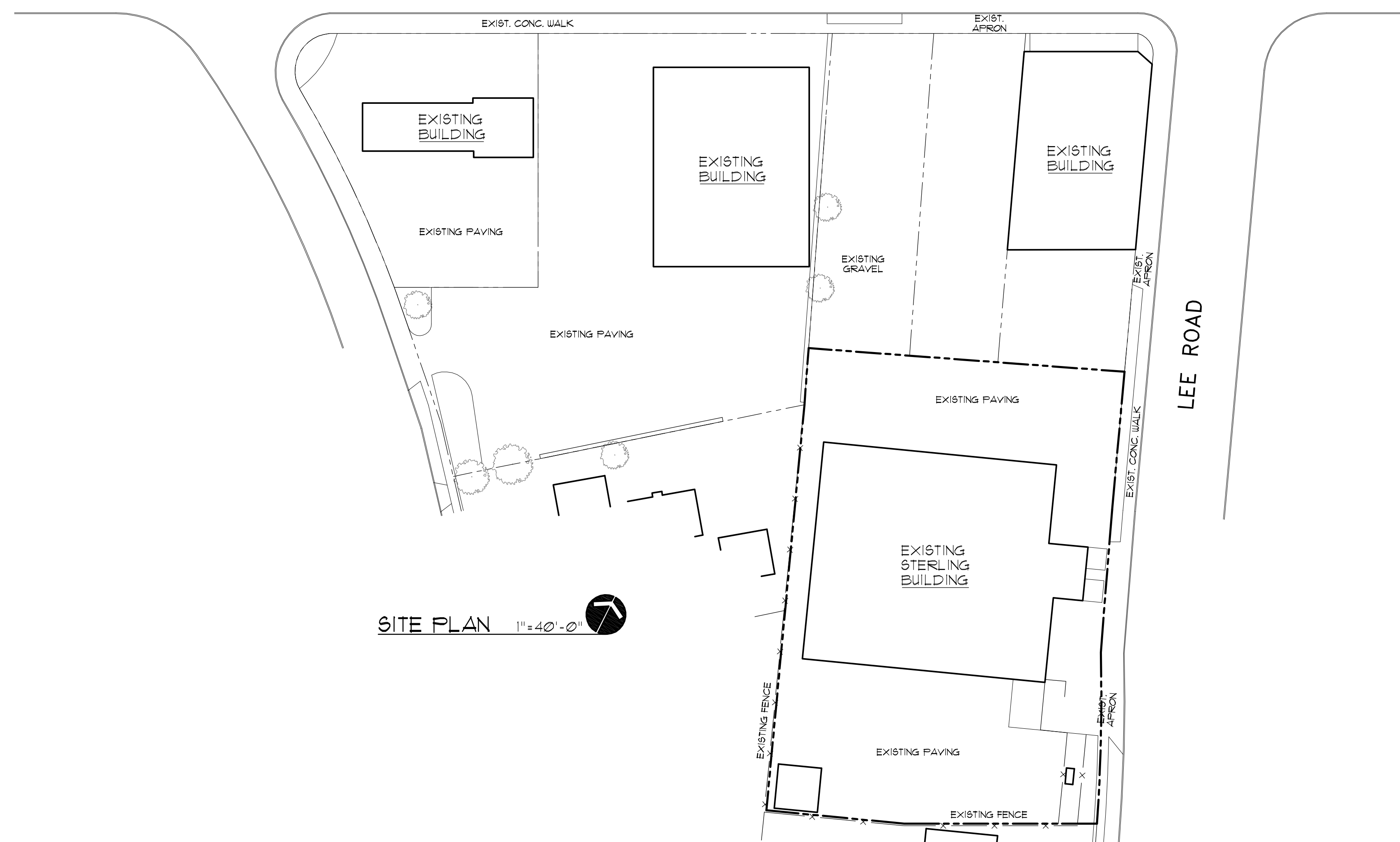
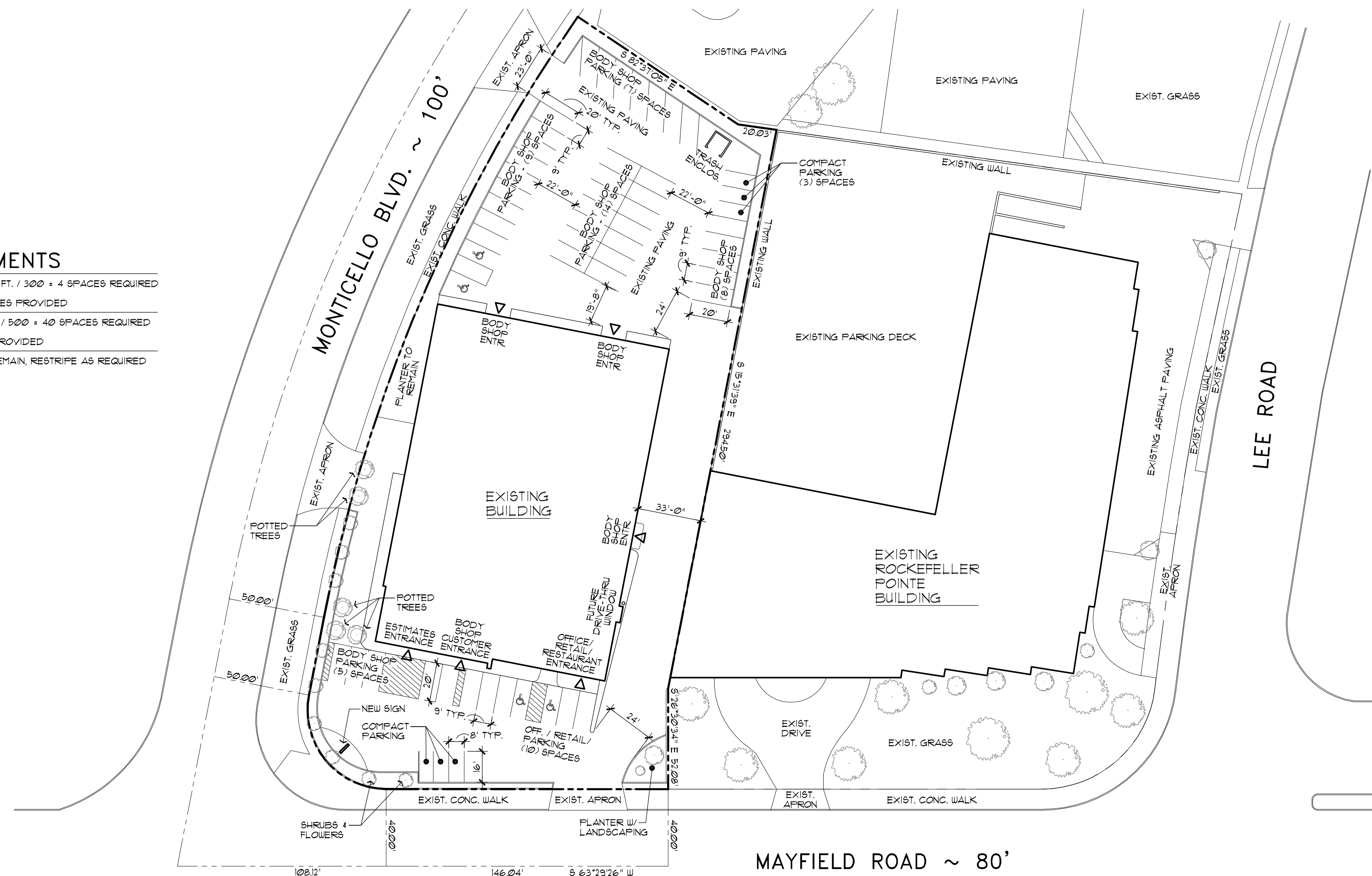
Conditional Use Standards:

- The dealership will continue historical operations in the purpose already permitted in a district with other automotive retail and service centers.
- The operation of the dealership will in no way endanger the public health, safety, morals, comfort, or general welfare.
- The operation of the dealership will not essentially change the character of the area as it has been there since the 1950s.
- The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
- The operations will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- Adequate utilities, access roads, drainage, and necessary facilities are provided.

- Adequate measures have been taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.
- The operation will not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire, and schools.

PARKING REQUIREMENTS

OFFICE / RETAIL / RESTAURANT = 1100 SQ. FT. / 300 = 4 SPACES REQUIRED
 OFFICE / RETAIL / RESTAURANT = 10 SPACES PROVIDED
 MOTORCARS BODY SHOP = 19664 SQ. FT. / 500 = 40 SPACES REQUIRED
 MOTORCARS BODY SHOP = 43 SPACES PROVIDED
 NOTE: EXISTING PARKING SURFACES TO REMAIN, RESTRIPE AS REQUIRED



SITE PLAN 1" = 40' - 0"

Revised / Issued:

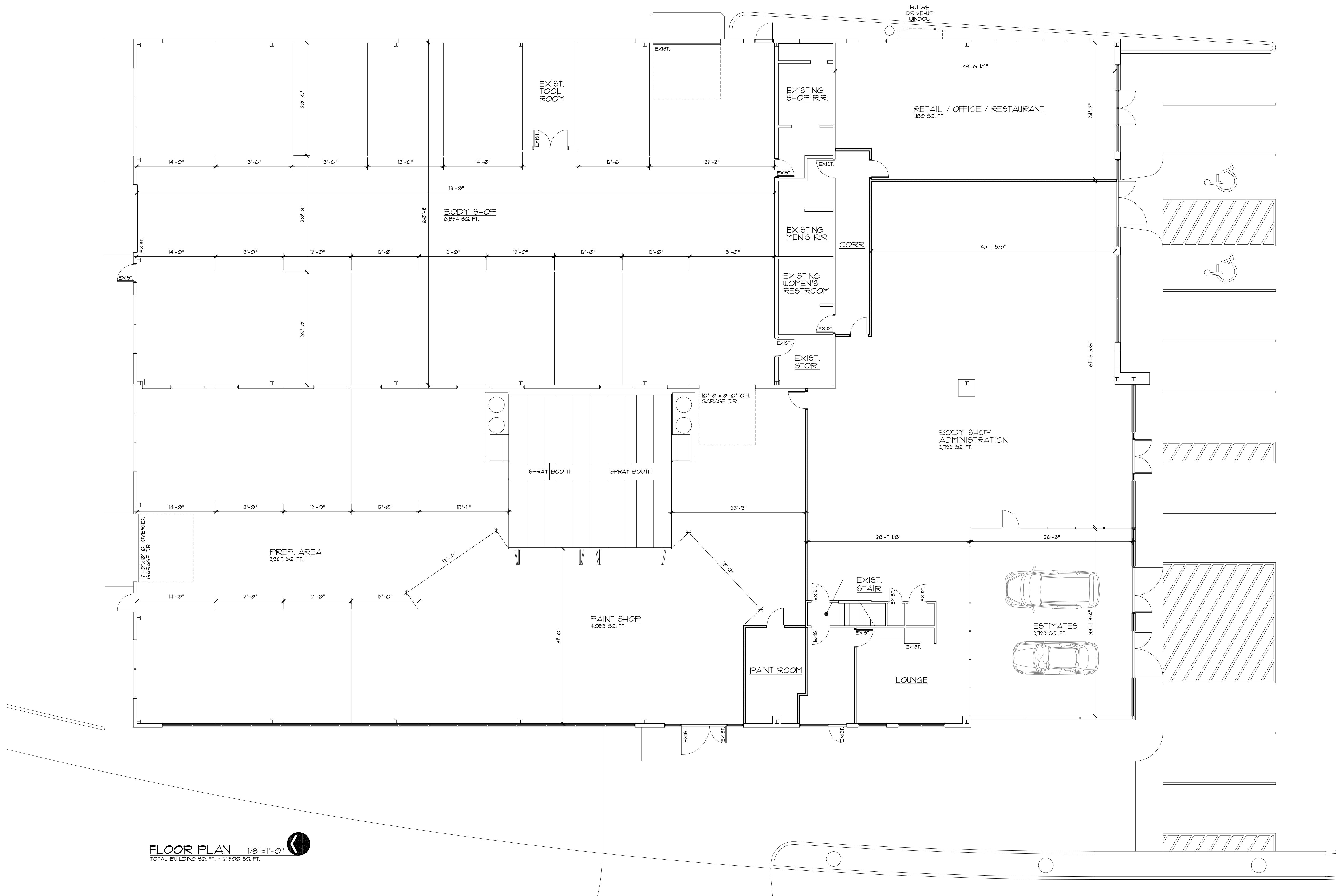
Cornachione & Wallace
 505 West Park Avenue
 Barberton, Ohio 44203
 Tel. 330.753.0566
 Fax. 330.753.0581
 Website www.CWArchitectsinc.com

ARCHITECTS, INC.

PRELIMINARY - NOT FOR CONSTRUCTION
 PROPOSED ALTERATIONS
 FOR
MOTORCARS BODY SHOP
 3077 MAYFIELD ROAD
 CLEVELAND HEIGHTS, OHIO

Drawn: TBW	Checked:
Date: 10-13-15	Project No: 2015P
SITE.dwg	1" = 40'

SITE



FLOOR PLAN 1/8"=1'-0"
 TOTAL BUILDING SQ. FT. = 21500 SQ. FT.

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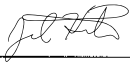
Drawn: TBW	Checked:
Date: 10-13-15	Project No: 2015P
PLAN.dwg	1/8"=1'-0"

CONSENT TO ACCESS PROPERTY

I, the undersigned responsible party (owner, occupant, tenant, or agent for the property owner) of the property described herein, do hereby consent to entry upon said property, at a reasonable time and to the extent necessary, by the City of Cleveland Heights and its officers, employees, and/or agents for the purpose of inspecting said property for compliance with the City's Zoning, Housing, and/or Building Codes. I further certify that I have authority to grant access to said property.

2926 Mayfield Road Cleveland Heights, Ohio 44118

Property Address



Signature of Responsible Party

Jed Hunter

Name of Responsible Party (please print)

I am the: owner occupant tenant agent for property owner

773-456-7003

Telephone Number

January 23, 2020

Date

PLEASE NOTE THAT FAILURE TO CONSENT TO A SITE INSPECTION OF YOUR PROPERTY MAY CAUSE DELAY IN YOUR APPLICATION AND/OR MAY CAUSE YOUR APPLICATION TO BE CONSIDERED INCOMPLETE.