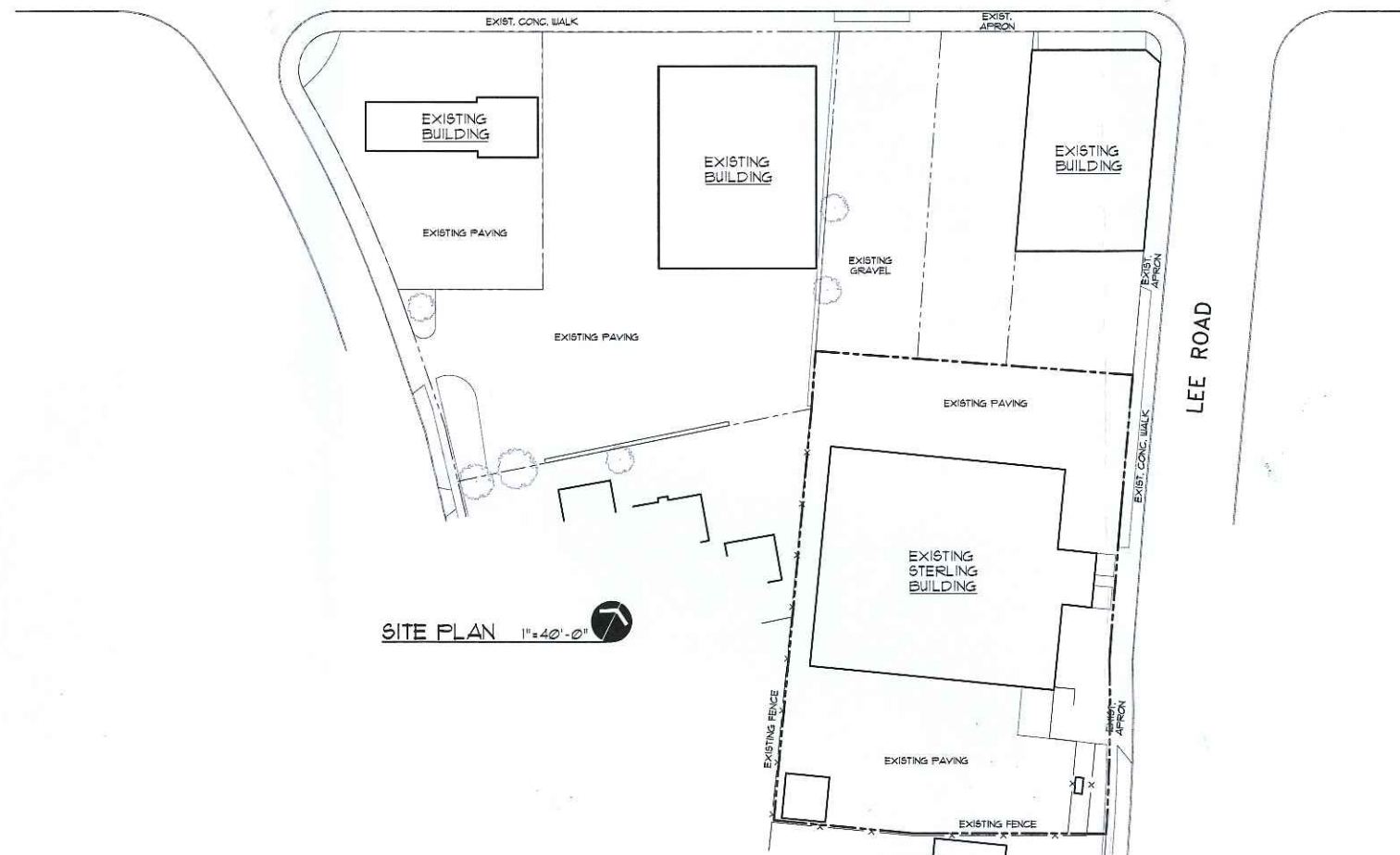
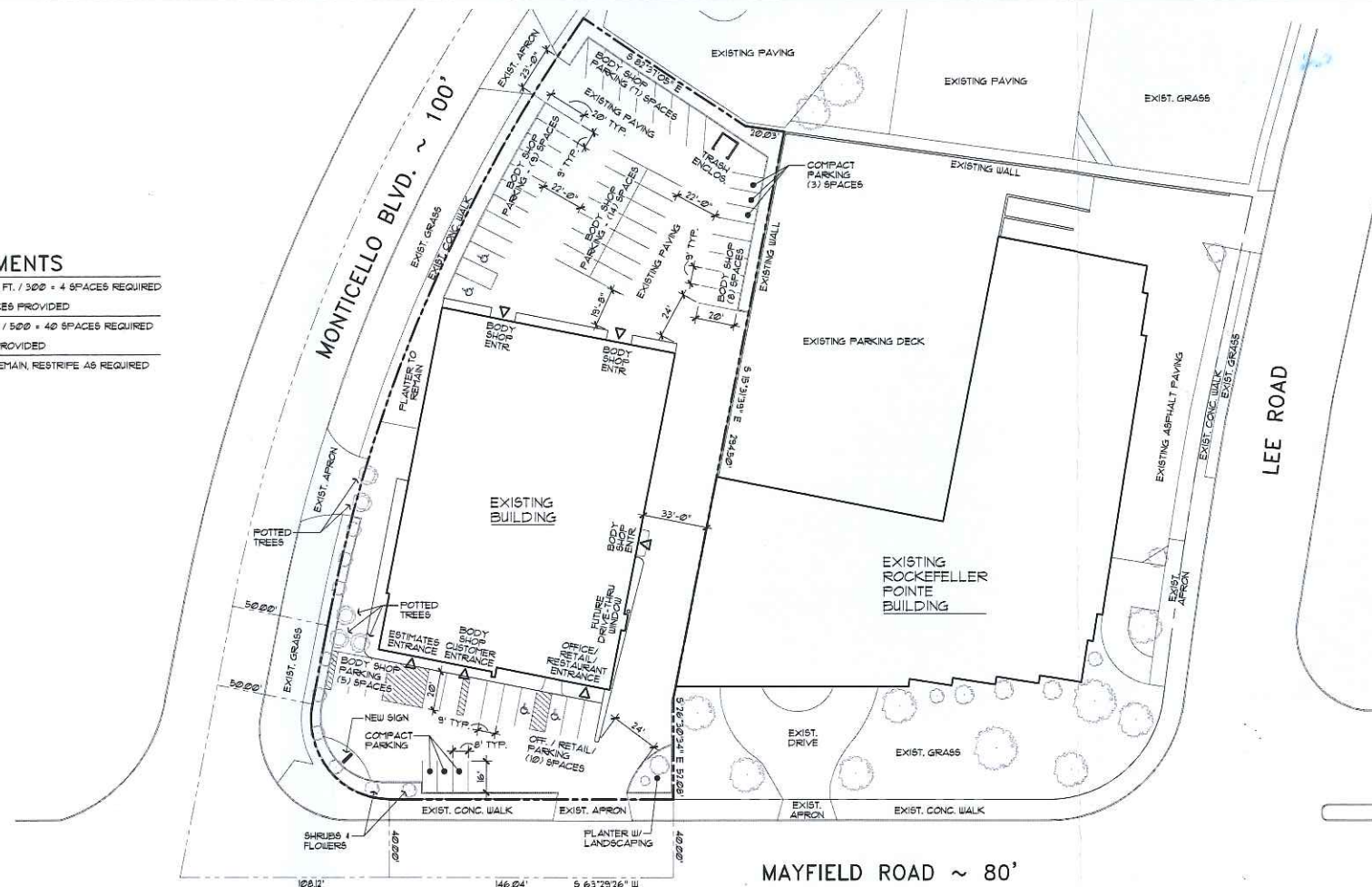


Statement of Hardship

- A. We have tried to get multiple retail tenants for the property at 3077 Mayfield Road. Some of the tenants the city did not like and others did not make economic sense. We dealt with the following retail companies:
- a. Goodwill
 - b. Aldi
 - c. Winking Lizard
 - d. Craft Brew Pub (Lakewood)
 - e. Harry Buffalo
 - f. Party Center
 - g. Chi Filet
 - h. Panera
 - i. Starbucks
 - j. Chipotle
 - k. Storage facility
 - l. Goodman Real-estate services
 - m. Kelly and Visconsi Associates
- B. The variance is for full Automotive use of the building. There is other automotive use buildings in the city.
- C. We tried to make the retail space work and was unsuccessful. The building the existing body shop is in, is in need of repair. In order to repair the building we would need to shut our business down for three to four months. This could put us out of business and cause us to lose our employees.
- D. We own the property behind the building and it would not affect the building to our West.
- E. The variance will not affect anyone around us. We will be installing state of the art paint booths.
- F. The variance will be consistent with what the spirit of the area is. The building had automotive use for many years.
- G. Moving the body shop to 3077 Mayfield is the only solution we have to solve our problems. It gets us out of our current building with issues and fills our new building with a viable business.

PARKING REQUIREMENTS

OFFICE / RETAIL / RESTAURANT + 150 SQ. FT. / 500' + 4 SPACES REQUIRED
 OFFICE / RETAIL / RESTAURANT + 10 SPACES PROVIDED
 MOTORCARS BODY SHOP + 13,664 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:

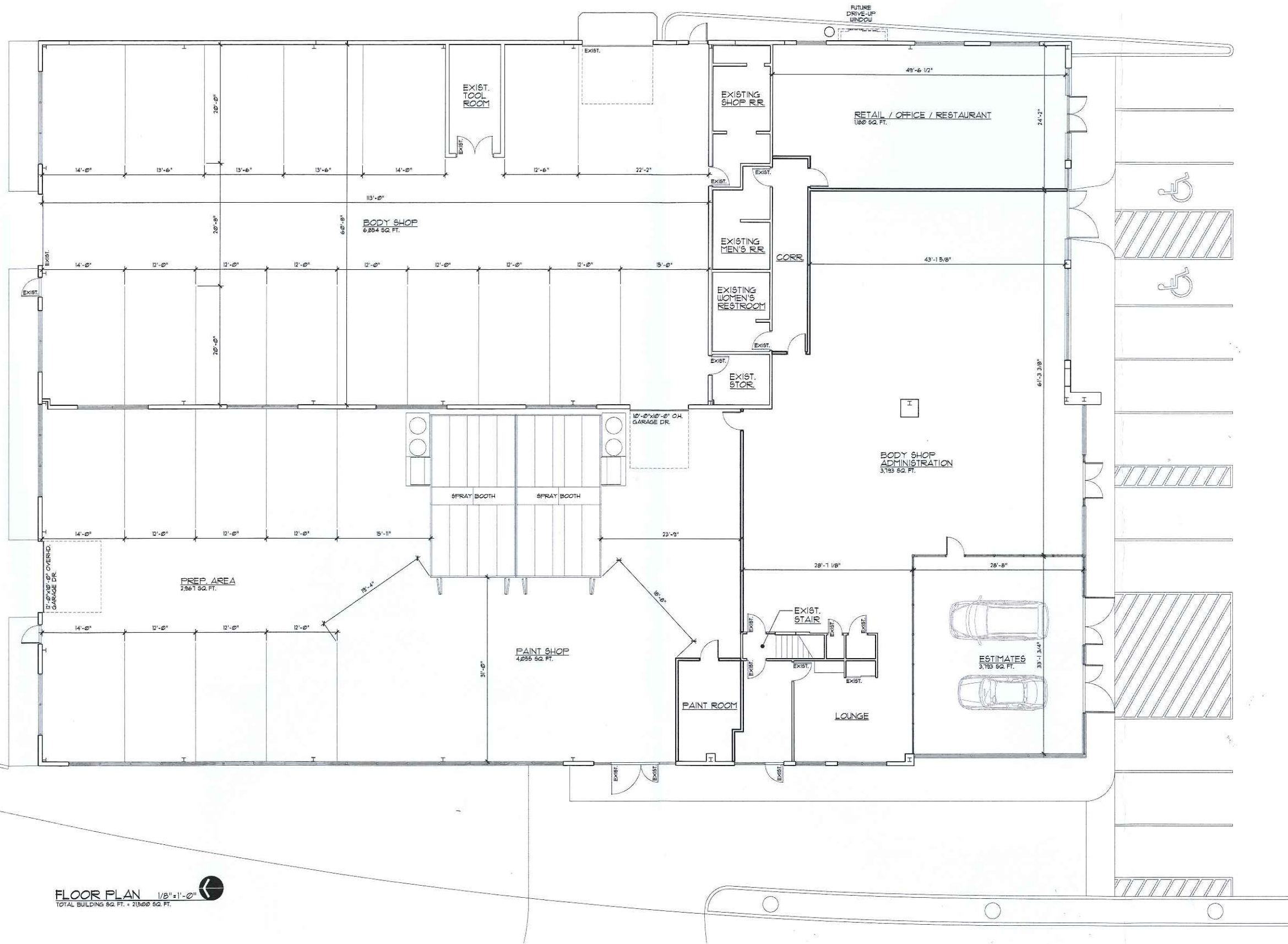
Cornachione & Wallace
 505 West Park Avenue
 Barberton, Ohio 44203
 Tel. 330.753.0566
 Fax. 330.753.0581
 Website www.CWArchitectsinc.com

ARCHITECTS, I N C.

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. = 21,500 SQ. FT.

Revised / Issued:

Cornachione & Wallace
 505 West Park Avenue
 Borbeton, Ohio 44203
 Tel. 330.753.0566
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ARCHITECTS, INC.

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

RECEIVED
 OCT 14 2015

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

PLAN