

**DETAILED DESCRIPTION: GENERAL STANDARDS FOR CONDITIONAL USES**

When reviewing and application for a conditional use permit, the Planning Commission must determine that the proposed conditional use satisfies the standards listed on this form, as well as any use-specific standards that may apply to the proposal. It is the applicant's responsibility to address all general and specific standards for a conditional use. (See Title Seven – Conditional Use Regulations at:

[https://codelibrary.amlegal.com/codes/clevelandhts/latest/clevelandhts\\_oh/0-0-0-13983#JD\\_Part11T.7](https://codelibrary.amlegal.com/codes/clevelandhts/latest/clevelandhts_oh/0-0-0-13983#JD_Part11T.7)

**1. Provide a brief narrative describing your use**, including detail to help the Planning Commission understand your use such as number of full-time employees, hours of operation, how the building and/or the site will be used, number of persons who you will serve, the maximum number of people that will be serving at one time, any specific details that explain how the building or site is used, for example day care centers have designated drop-off and pick up parking spaces.

Convert existing auto mechanic shop into a new convenient store. (Retail Store)  
Existing gas pumps and canopy to remain.  
Parking is existing (See Site Plan).  
Remove existing garage doors and install new store front aluminum glazing system (See Elevations).  
Hours of operations: 6am to 10:00pm  
Number of Employees: 6 employees

**2. The conditional the use will be in general accord with the purpose, intent, and basic planning objectives of the Zoning Code, and with objectives for the district in which it would be located. Describe how your use would be viewed by eachv of the following general standards for conditional uses (a through j).**

a. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The conditional use will not be endanger the public health, safety, morals, confort or general welfare.

- b. The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the area.

The conditional use will not essentially change the character of the area.

- c. The conditional 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 conditional use will not be injurious to the immediate vicinity.

- d. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The conditional use will not impede the normal development of surrounding property.

- e. Adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.

No change to the existing utilities, access road nor to existing drainage.

- f. Adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.

No change to existing ingress or egress .

### Description of the Project


Convert existing auto mechanic shop located at 12404 Cedar Rd. Cleveland Heights Ohio 44106, into a new convenient store. (New Retail Store Area).

Existing gas pumps and canopy to remain the same (no change). Existing parking area and landscape area to remain the same (See site plan). Remove existing garage doors and install new store front aluminum glazing system to allow create new store entrance double doors (See Elevations). Proposed new complete interior renovation throughout the store:

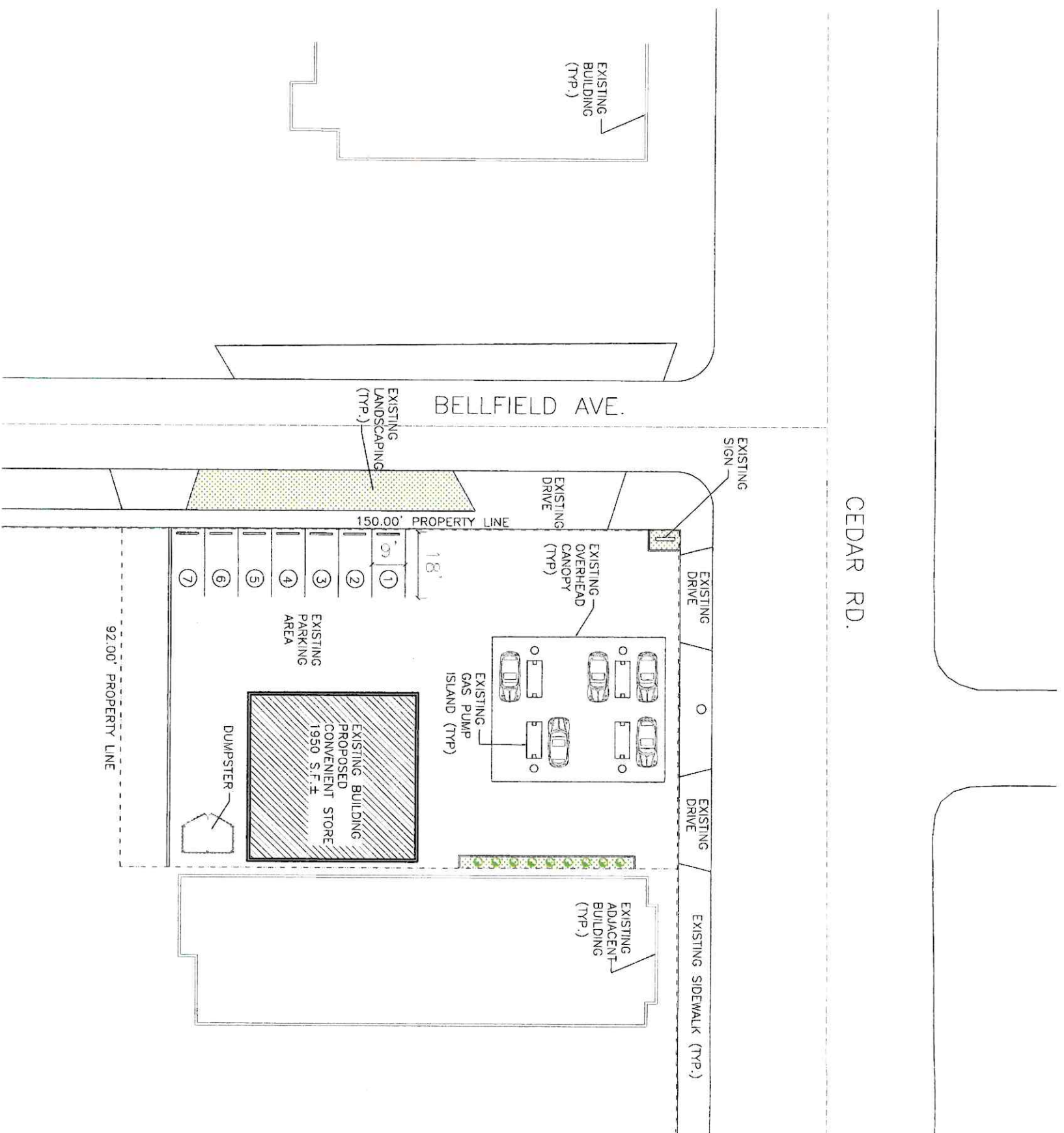
- New sales counter area
  - New walk-in cooler
  - New HVAC system to be installed.
  - Electrical system to be upgraded.
  - New handicap accessible toilet room
  - New flooring, new lighting, and new interior finishes.
- Please check attached drawings for more information.

Thanks

Your sincerely



Ibrahim Shehadeh



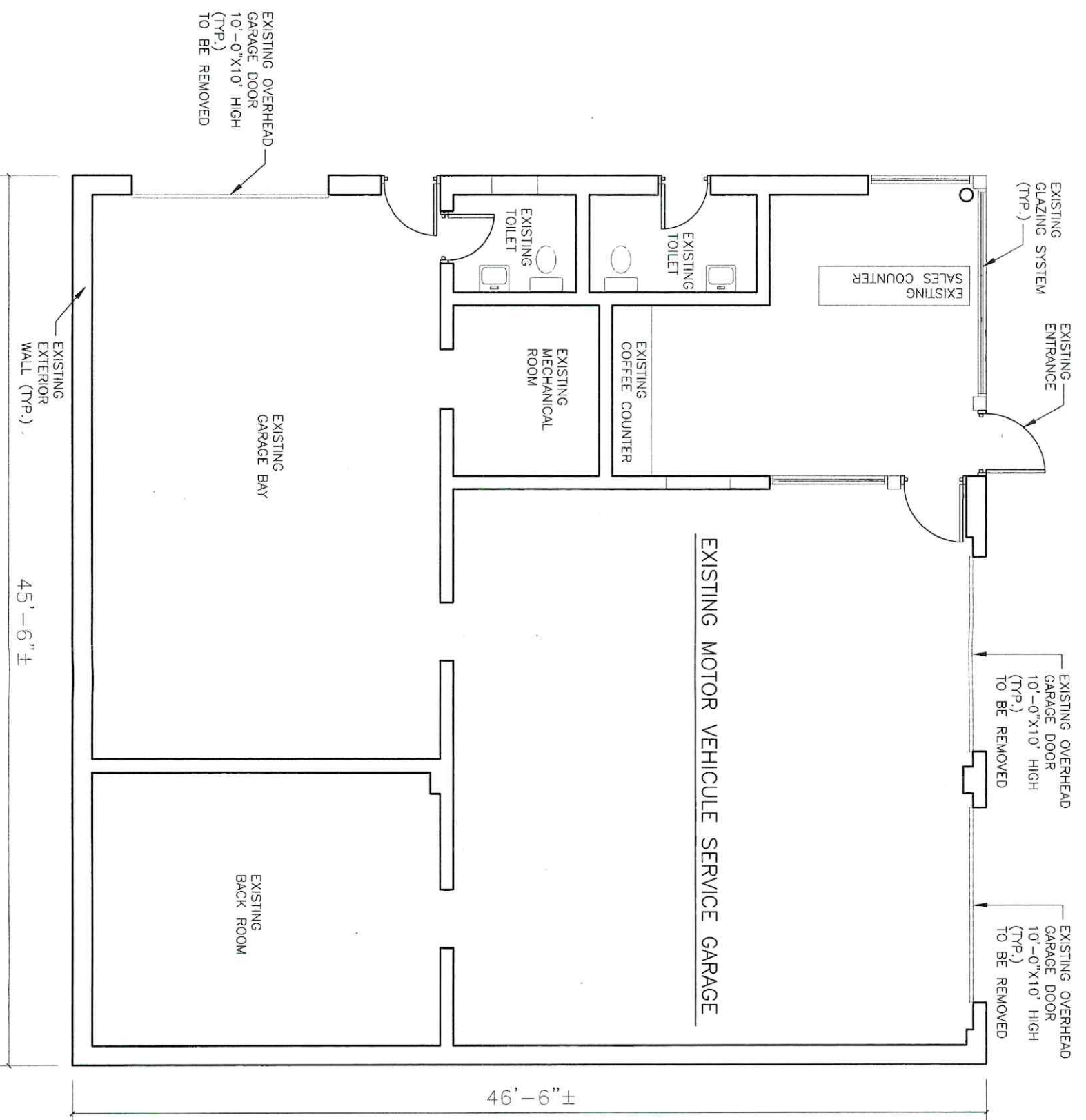
EXISTING SITE PLAN

SCALE: 1" = 20'-0"



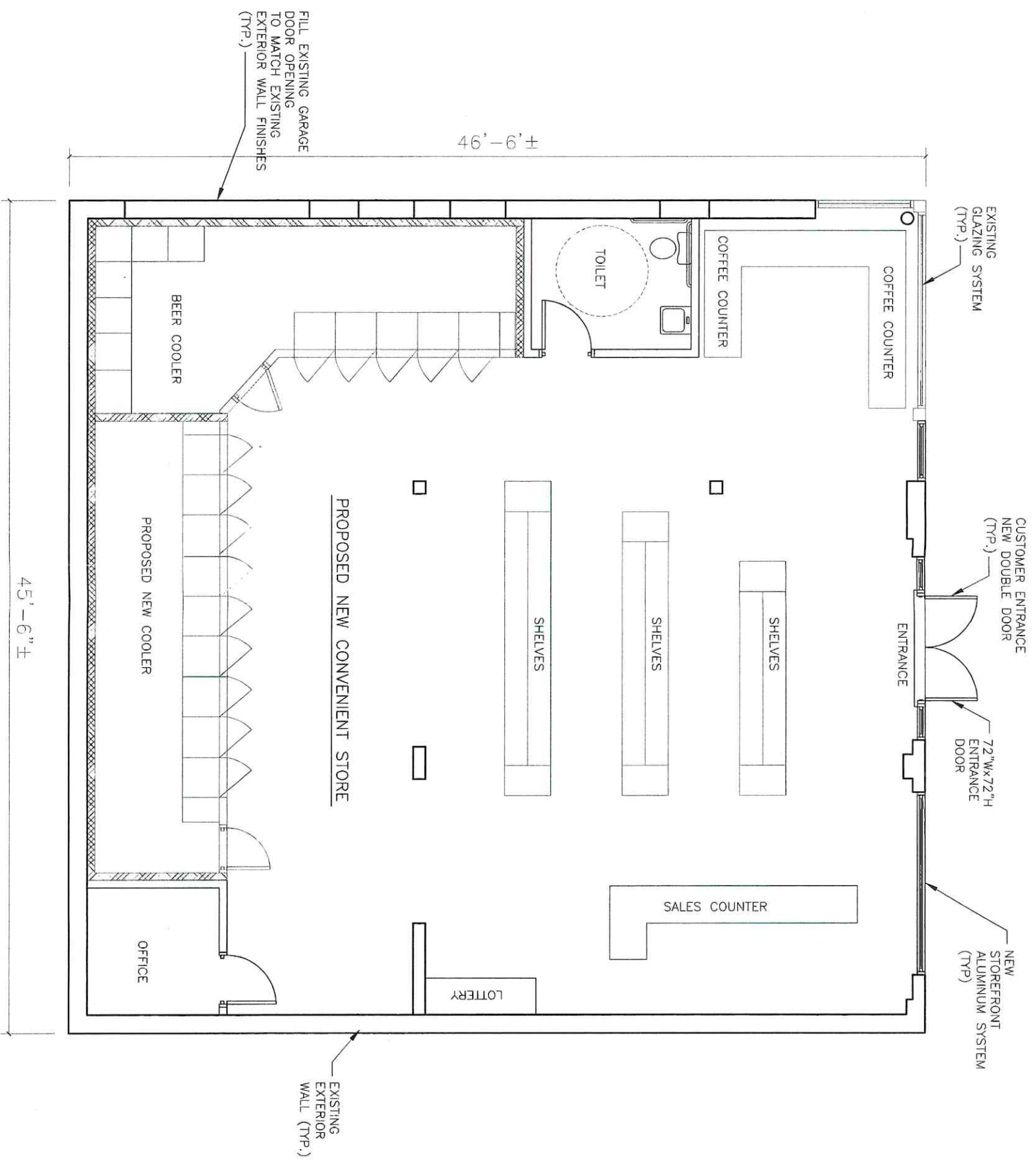
2-5-23

C-1



EXISTING FLOOR PLAN  
SCALE: 1/4" = 1'-0"



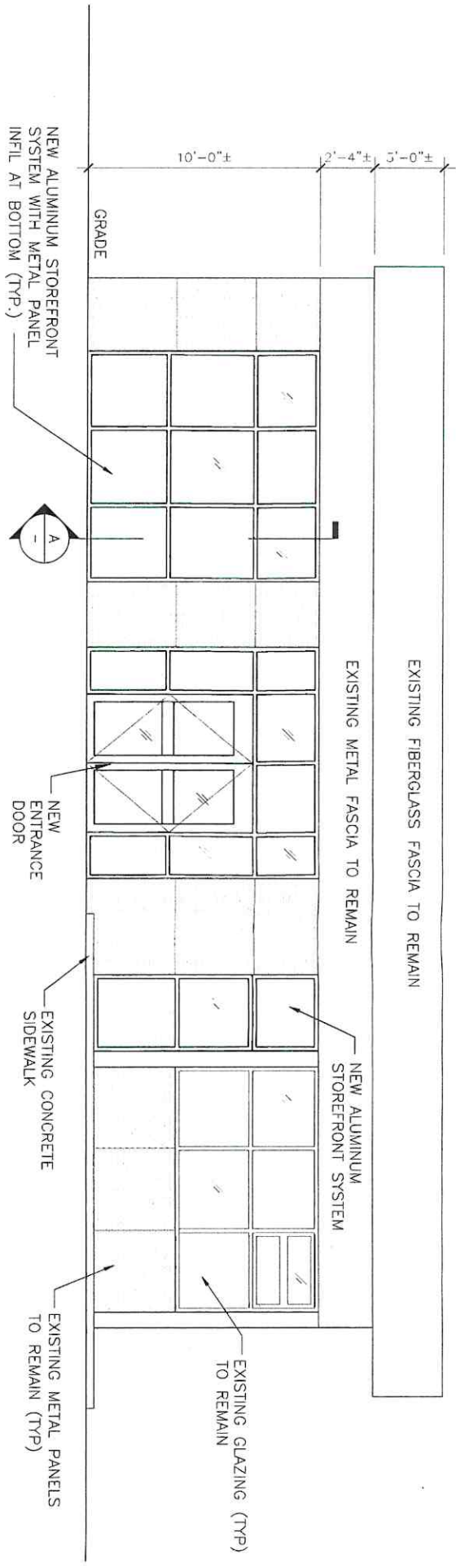


PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

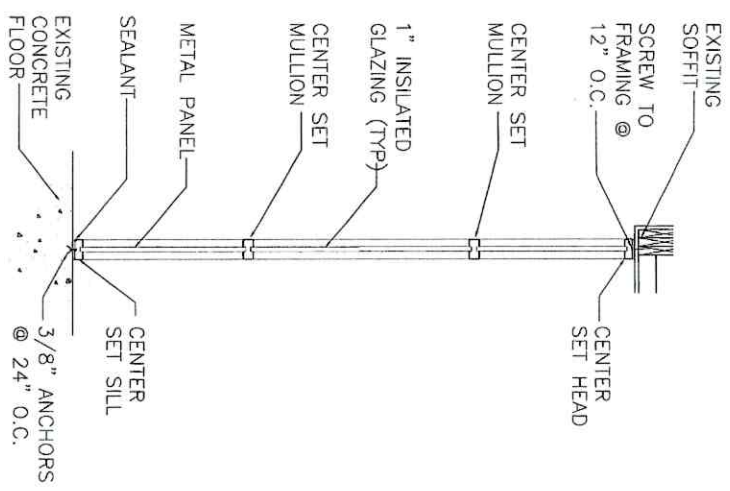


2-5-23

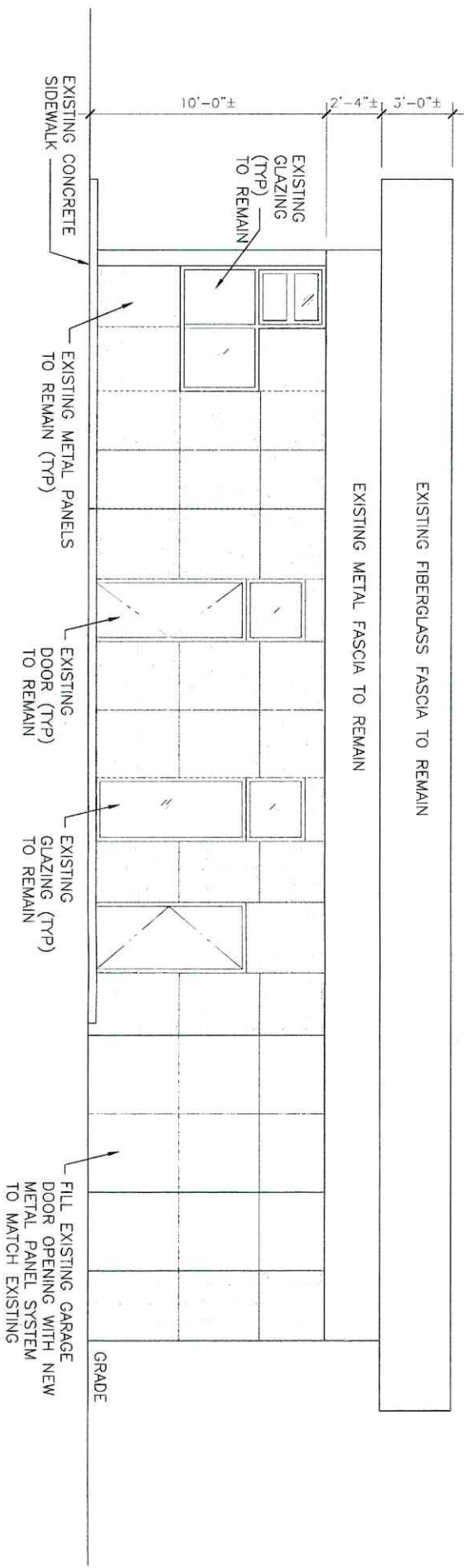
A-2



PROPOSED FRONT ELEVATION (NORTH SIDE)  
SCALE: 1/4" = 1'-0"



SECTION 'A'  
SCALE: 1/2" = 1'-0"



PROPOSED SIDE ELEVATION (WEST SIDE)  
SCALE: 1/4" = 1'-0"