

**OLMSTED TOWNSHIP ZONING COMMISSION
RESOLUTION D-10**

**Recommending approval of a Development Plan for the expansion
of Fat Little Buddies**

WHEREAS, Section 520 of the Olmsted Township Zoning Resolution requires plan approval for any existing or previously approved development meeting the criteria which proposes to alter, reconstruct or otherwise modify a use or site including expanding the floor area of the permitted use or changing the use which requires an increase in the amount of parking or a change in the site's circulation; and,

WHEREAS, The Board of Zoning Appeals shall review development plans for conditional uses when the conditional use involves new construction of a building or structure or any change or alteration to a conditional use that expands the floor area of the permitted use, increases the number of dwelling units in a multi-family development, or changes the use which requires an increase in the amount of parking or a change in the site's circulation; and,

WHEREAS, Catherine and Joseph O'Malley, 3408 Balsam Dr., Westlake, Ohio has submitted to the Olmsted Township Board of Zoning Appeals for the expansion of a conditional use; and,

WHEREAS, The Olmsted Township Board of Zoning Appeals has approved the request for a conditional use provided the development plan is approved by the Olmsted Township Board of Trustees; and,

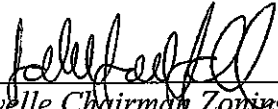
WHEREAS, Fat Little Buddies has submitted to the Olmsted Township Zoning Commission for its review and recommendations to the Olmsted Township Board of Trustees a development plan for property located at 26906 Cook Rd.; and,

WHEREAS, The Olmsted Township Zoning Commission has held the required public hearing on October 28, 2010; and,

NOW, THEREFORE, BE IT RESOLVED that the Olmsted Township Zoning Commission recommends to the Olmsted Township Board of Trustees conditional approval of the plan for the expansion of Fat Little Buddies to permit construction of an outdoor bar and the conversion of residential space to retail space.

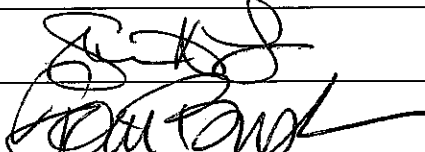
On a motion of Mr. McMakin, seconded by Mr. Dobies, the foregoing resolution was approved.

AYES: Campanalie, McMakin, Dobies, Lavelle

 10/22/10
John Lavelle Chairman Zoning Commission Date

Adopted this 28 day of OCTOBER, 2010

Attest 
Township Clerk


Township Trustees

Olmsted Township

Building Department

26908 Cook Road • Olmsted Township, Ohio 44138 • (440)-235-8025
Website: olmstedtownship.org

Date: 06-23-2010 Project: Business Expansion Type of Construction: 3B
Address: 26906 cook Road Use Group: A2 Applicant: Catherine A O'Malley & Joseph O'Malley
Plans by/number: Michael N Connolly/31037 Zoning: R-B

In response to your application for plan approval [Olmsted Township Resolutions], we have reviewed the plans to determine compliance with the Olmsted Township Resolutions. The following items require clarification, plans to conform to all required codes per Olmsted Township even if not specifically addressed in the following:

Project Plans has not been approved

TITLE II DISTRICT REGULATIONS

CHAPTER 250 Business, Commercial and Industrial District Regulations

- 1) OTZR Section 250.03 Schedule of Permitted Uses
 - a. 250.03 (d) (2) Assembly hall, meetings place, party center in a RB district is a conditional use and need the approval of the Board of Zoning Appeals before it can expand
- 2) OTZR Section 250.12 Development Plan Review
 - a. All uses in a nonresidential shall be permitted only after development plans have been reviewed and approved by the Zoning Commission according to the procedures set forth in chapter 520

CHAPTER 270 Conditional Use Regulations

- 3) OTZR Section 270.02 General Criteria for all Conditional Uses
 - a. 270.02 project to comply with items (a) to (k)
- 4) OTZR Section 270.05 Specific Standards for Conditional Uses in Business, Commercial and Industrial Districts
 - a. 270.05 (c) Specific development conditions
 - i. 270.05 (c) (1) lighting
 - ii. 270.05 (c) (2) Hours of operation

TITLE III REGULATIONS APPLICABLE TO ALL DISTRICTS

CHAPTER 310 Off-Street Parking and Loading Regulations

- 5) OTZR Section 310.02 Parking Facilities Required
 - a. 310.02 (c) Change in use requiring more parking unknown no seating identified
- 6) OTZR Section 310.05 Allowance for Shared Parking
 - a. 310.06 (a) the Zoning commission may approve a lesser number of spaces it can be shown it is appropriate and consistent with these regulations
- 7) OTZR Section 310.14 Development Plan Review
 - a. 310.14 Development review per Chapter 520 required

TITLE V

CHAPTER 520 Development Plan Review

- 8) OTZR Section 520.02 Development Plan Review Required
 - a. 520.02 (a) the zoning commission shall review development plans
 - b. 520.02 (b) the board of Zoning appeals shall review development plans involving conditional uses

CHAPTER 530 Conditional Use Permits and Similar Uses

- 9) OTZR Section 530.02 Submission of application
 - a. 530.02 submissions of applications

CHAPTER 540 Appeals and Variances

- 10) OTZR Section 540.01 Appeals to the Board of Zoning Appeals
 - a. 540.01 anyone adversely effected by any decision or action of the zoning inspector or by any administrative officer deciding matters relating to this board, may appeal the decision

Please return letter with signature and statement of compliance for items indicated, or revise and resubmit 2 sets of corrected plans to our office. It will help the plan reviewer and expedite the review your project (If you identify the changes you have

made by circling them in red or otherwise indicating how you have resolved the items of non-compliance [correction letter]). If you have any questions about any of the above items please contact the building department for further clarification. Items that cannot be resolved can be appealed.

Notice of appeal shall be filed with the officer from whom the appeal is taken and with the secretary of the Board of Zoning Appeals within 20 days after the date of any adverse order, requirement, decision, or determination. Such written notice of appeal shall specify therein the grounds and reasons for the appeal. The officer from whom the appeal is taken shall transmit to the secretary of the Board of Zoning Appeals all data pertaining to the subject matter upon which the action so appealed was taken.

Application to be filed at:
Olmsted Township Board of Zoning Appeals
26908 Cook Rd.
Olmsted Township, Ohio 44138
440-235-4225

Respectfully,

A handwritten signature in cursive script that reads "Anthony Bumbalis ABK". The signature is written in black ink and is positioned to the right of the word "Respectfully,".

Anthony Bumbalis
Building Commissioner

Phone: 440-235-4225

Olmsted Township Building Department
26908 Cook Road Olmsted Township, Ohio 44138

Fax: 440-235-8025

COMMERCIAL BUILDING PERMIT APPLICATION

Date of submittal: 3/10/10

Project Address 26906 Cook Road Parcel # 262-15-005
Property Owner's Name ~~John & Catherine~~ Catherine A. O'Malley + Joseph O'Malley
Property Owner's Address 3408 Balsam Drive
Property Owner's Phone 216-387-2093 Fax 216-803-3388 Wireless Phone 216-570-1007

Contractor Name Parkway Inc. Contact Person Tim Straight License # _____
Address 26915 Westwood Rd. Ste. B2 Westlake OH 44145
Contractor's Phone # 440-310-1575 Fax _____ Wireless Phone 440-503-8607

Drawings Author MICHAEL H. GONNALLY PE. Contact STU KUEBNER
Address 2186 DRURY AVE AKRON OH 44305
Drawings Author Phone # 216-374-7218 Fax # 440-427-1461 Wireless Phone _____

GENERAL PROJECT INFORMATION

Estimated Cost: \$ 3,000.00

Describe project: Demolition of wall to create opening

Change of Occupancy? Yes No

If yes, what type of establishment was located at the above address previously? _____
What was the name of the establishment? _____
What is the proposed type of establishment? _____
What is the proposed name of the establishment? _____

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL AND ANY NEW ELECTRICAL WORK PERFORMED IN CONJUNCTION WITH THIS PROJECT, ALONG WITH ANY NEW SIGNAGE BEING INSTALLED OR REPLACED.

Authorization

The undersigned stated that he/she is the owner of the property or authorized agent for the owner of the project address. This permit is subject to the observance of all resolutions of Olmsted Township and the laws of the State of Ohio, and is subject to revocation if these are not observed.

Joseph P. O'Malley Manager 3/8/10
Signature of Property Owner (required) Date

Joseph P. O'Malley
Printed Name

Tim Straight 3/10/10
Signature of Contractor Date

Tim Straight
Printed Name

It is the responsibility of the owner and/or contractor to notify the Building Department of all required inspections.

**OLMSTED TOWNSHIP
BUILDING DEPARTMENT**

DEPARTMENT USE ONLY

MAR 11 2010

Permit fee (a) 90.00 plan review BUILDING / ZONING REVIEW Permit Fee: \$ 100.00
Permit fee (b) 1.80 + State 3%: \$ 3.00
Permit fee (c) _____
Permit fee (d) _____ = Total Permit fee: \$ 194.80

RECEIVED

Zoning Use RESTAURANT + BAR Zoning District RB

Review Approved by: _____ Date: _____
Review Disapproved by: _____ Date: _____

NOTES: _____

Phone: 440-235-4225

Olmsted Township Building Department
26908 Cook Road Olmsted Township, Ohio 44138

Fax: 440-235-8025

COMMERCIAL BUILDING PERMIT APPLICATION

Date of submittal: 5-25-2010

Project Address 26906 COOK ROAD Parcel # 262-15-005
Property Owner's Name CATHERINE A. O'MALLEY & JOSEPH O'MALLEY
Property Owner's Address 3905 RAMSON DRIVE
Property Owner's Phone 216-387-2092 Fax 216-803-3788 Wireless Phone 216-570-1007

Contractor Name PARWAY, INC. Contact Person TIM STRAUGH License #
Address 216915 WESTWOOD RD. ST. B2 WESTLAKE OHIO 44145
Contractor's Phone # 440-310-1915 Fax _____ Wireless Phone 440-603-8007

Drawings Author MICHAEL W. CONNOLLY Contact STU KUEBEN
Address 2186 DRURY AVE AFRON OHIO 44705
Drawings Author Phone # 330-784-2373 Fax # _____ Wireless Phone _____

GENERAL PROJECT INFORMATION

Estimated Cost \$ 3,000

Describe project: CAVITY - OUTSIDE BAR-FRAMING PLANS

Change of Occupancy? Yes No

If yes, what type of establishment was located at the above address previously? _____

What was the name of the establishment? _____

What is the proposed type of establishment? _____

What is the proposed name of the establishment? _____

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL AND ANY NEW ELECTRICAL WORK PERFORMED IN CONJUNCTION WITH THIS PROJECT, ALONG WITH ANY NEW SIGNAGE BEING INSTALLED OR REPLACED.

Authorization

The undersigned stated that he/she is the owner of the property or authorized agent for the owner of the project address. This permit is subject to the observance of all resolutions of Olmsted Township and the laws of the State of Ohio, and is subject to revocation if these are not observed.

Catherine A. O'Malley
Signature of Property Owner (required) _____ Date _____

Catherine A. O'Malley
Printed Name _____

Signature of Contractor _____ Date _____ Printed Name _____

It is the responsibility of the owner and/or contractor to notify the Building Department of a change in ownership.
OLMSTED TOWNSHIP BUILDING DEPARTMENT

DEPARTMENT USE ONLY

Permit fee (a) 250.00 Dev. Plan BUILDING / ZONING REVIEW Permit Fee: \$ _____
Permit fee (b) _____ + State 3%: \$ _____
Permit fee (c) _____
Permit fee (d) _____ = Total Permit fee: \$ _____

MAY 25 2010

RECEIVED

Zoning Use _____ Zoning District _____

Review Approved by: _____ Date: _____

Review Disapproved by: _____ Date: _____

NOTES: _____

Planning Commission Development Plan Approval

Olmsted Township Building Department

Phone: 440-235-4225
8025

26908 Cook Road • Olmsted Township, Ohio 44138

Fax: 440-235-

APPLICATION FOR VARIANCE

Department Use Only
Application # 2010 0545 Date Received 7/13/10 Hearing Date 9-15-2010

Applicant's Name CATHERINE & JOSEPH O'MALLEY Date 7-12-10
Address 3408 DAMSON DRIVE PALSAM 44145 Phone 216-387-2093
Project Address 26906-04 COOK RD Sub Lot # _____ Permanent Parcel # 262-15-004

Property Owner's Name CATHERINE & JOSEPH O'MALLEY Phone 216-387-2093
Property Owner's Address 3408 DAMSON DRIVE
Property Owner's Phone 216-387-2093 Fax 216-808-3388 Wireless Phone 216-570-1007

Variance Request from Section _____ of the Olmsted Township Zoning Resolutions
CHANGE FROM R1D TO B-A2

Evidence of practical difficulty (see Section 540.06 (b) 1-9)
CHANGE OUTSIDE SEATING AREA REMOVE EXISTING BAR - ADD NEW BAR SEATING 30 CUSTOMERS. PARKING VARIANCE

OLMSTED TOWNSHIP
BUILDING DEPARTMENT

Please provide seven (7) copies of the following when applying for this variance:

1. Completed application.
2. Site plan drawn to scale or clearly dimensioned indicating all buildings and lot dimensions.
3. Detail drawings such as: Elevations, Floor plans, and other drawings that convey need for variance.*
4. Samples of intended construction, drawings, brochures, manufactures images, etc.

JUL 13 2010

* It is to the applicant's advantage to provide any information that shows evidence of practical difficulty.

RECEIVED

Authorization/ Property Access

The undersigned states that he/she is the owner of the property or authorized agent for the owner of the project address indicated in this application, and furthermore by signing below, I authorize members of Olmsted Township Building Department and Board of Zoning Appeals access to the property for the limited purposes of photographing and or viewing the area affected by the variance requested in this application and verification of project dimensions.

Stuart S. Kuerben 7-12-10 STUART S. KUERBEN
Property Owner/Agent Date Printed Name

DEPARTMENT USE ONLY

ADMINISTRATIVE ACTION

1st - BZA ACTION: No expansion of use found a Conditional use found 9-15-10 COMMENTS/CONDITIONS: _____

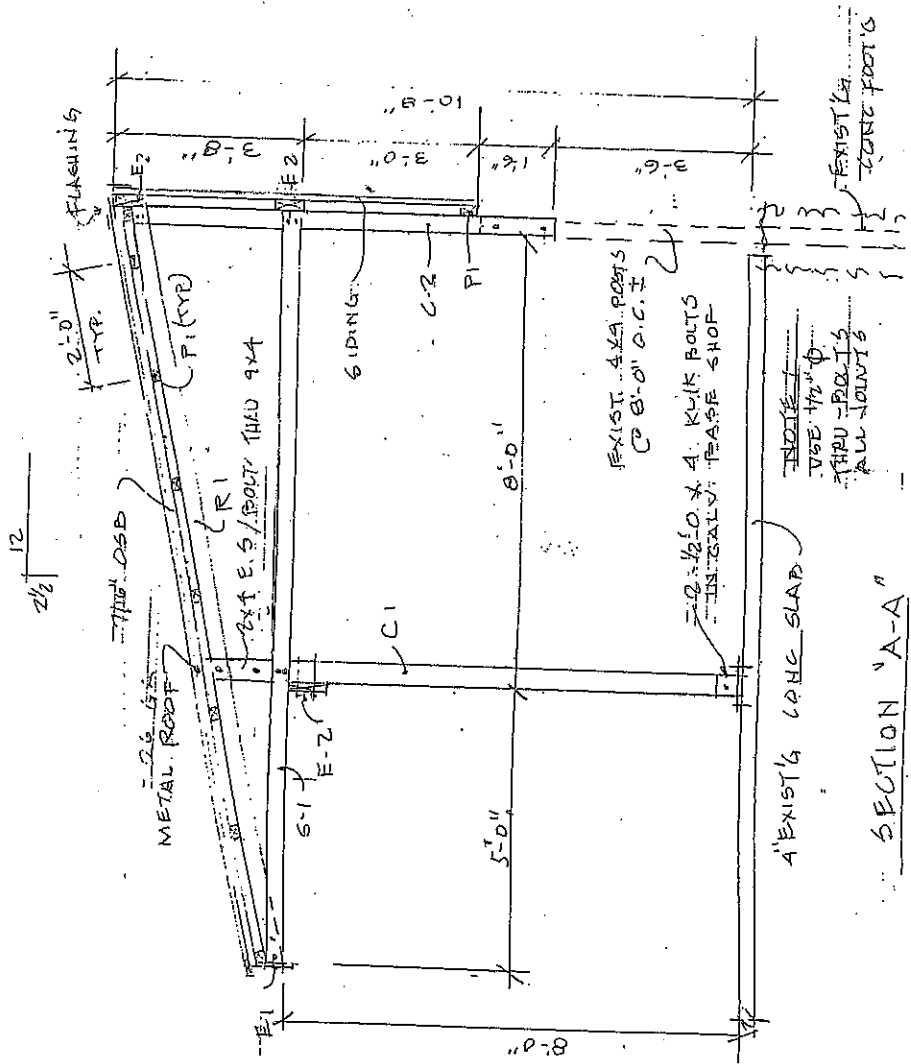
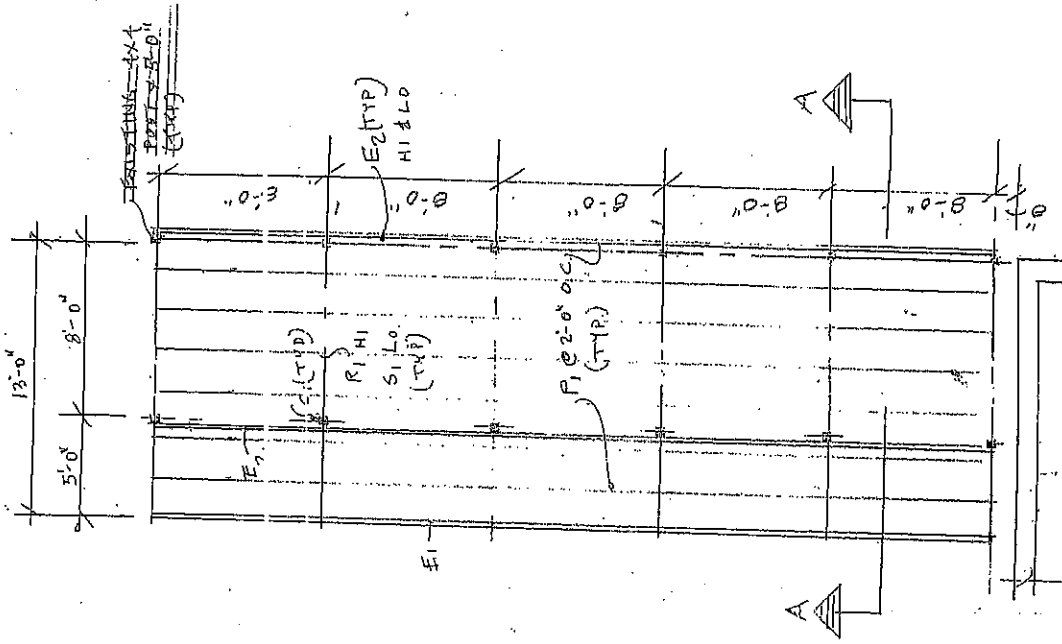
CHAIR SIGNATURE: [Signature] _____

2nd - BZA ACTION: _____ COMMENTS/CONDITIONS: _____

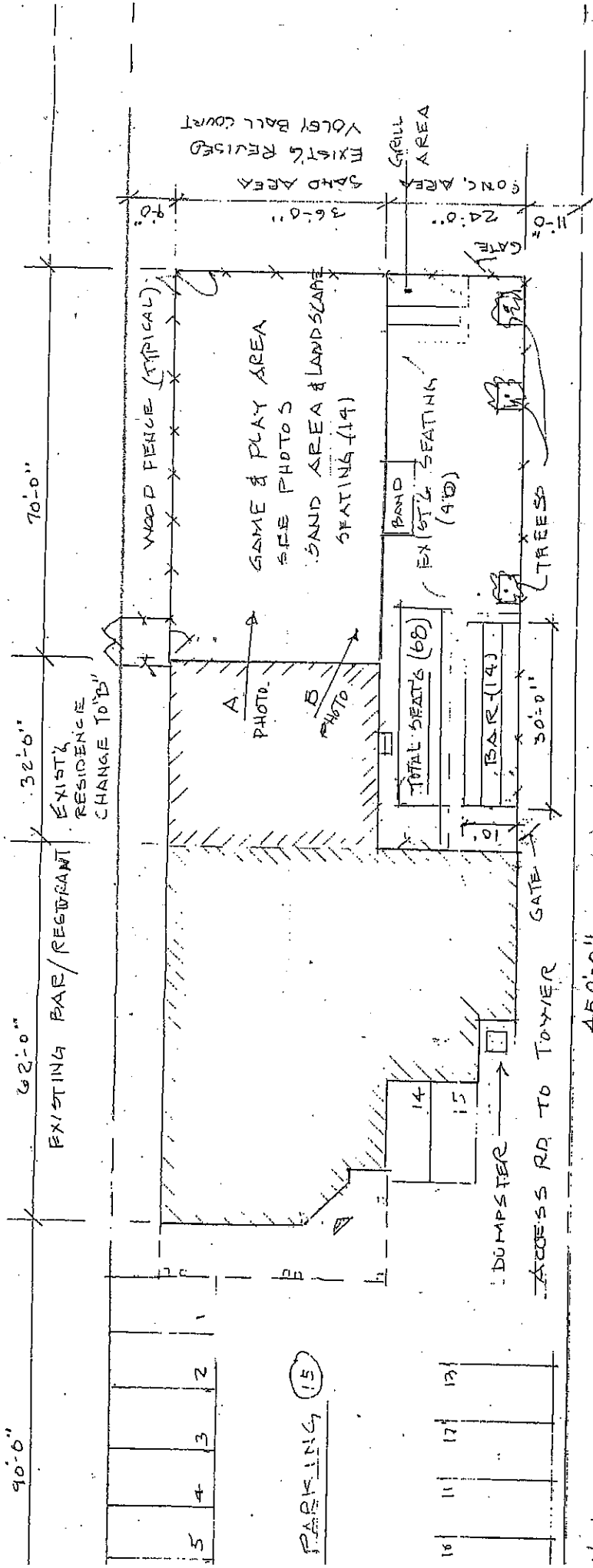
CHAIR SIGNATURE: _____

3rd - BZA ACTION: _____ COMMENTS/CONDITIONS: _____

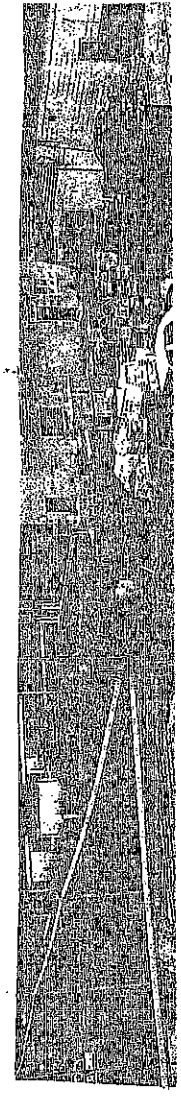
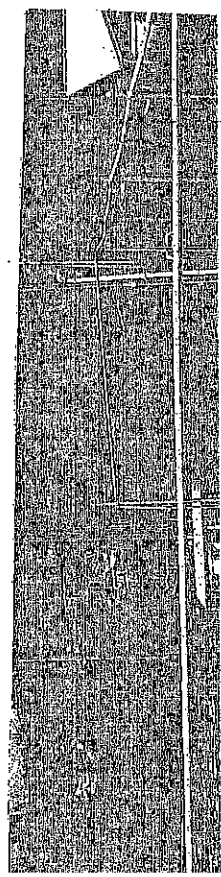
CHAIR SIGNATURE: _____



SECTION "A-A"



SITE PLAN
1" = 20'-0"



OLMSTED TOWNSHIP ZONING COMMISSION
26900 COOK ROAD
OLMSTED TOWNSHIP, OHIO 44138
440-235-4225
fax: 440-235-8025
Regular Meeting
October 27, 2010
7:00 p.m.

1. MEETING CALLED TO ORDER

2. APPROVAL OF MINUTES

3. OLD BUSINESS

4. NEW BUSINESS

- a. Fat Little Buddies Development Plan
Resolution E-10
- b. Sign- Olmsted Township Fire Department

5. FLOOR DISCUSSION
November meeting Date

6. ADJOURNMENT

Next Meeting
November , 2010

OLMSTED TOWNSHIP ZONING COMMISSION
26900 COOK ROAD
OLMSTED TOWNSHIP, OHIO 44138
440-235-4225
fax: 440-235-8025

Regular Meeting
September 22, 2010
7:00 p.m.

1. MEETING CALLED TO ORDER

2. APPROVAL OF MINUTES

a. May 26, 2010

3. OLD BUSINESS

4. NEW BUSINESS

a. Gamers Club Development Plan
7096 Columbia Rd.
Resolution B-10

b. Christ Our Righteousness
7074 Columbia Rd.
Resolution C-10

5. FLOOR DISCUSSION

6. ADJOURNMENT

Next Meeting
October 27, 2010

**Olmsted
Township
Zoning Commission**

26900 Cook Road Olmsted Township, Ohio 44138
Phone 440-235-3051 Fax 440-235-8025

October 4, 2010

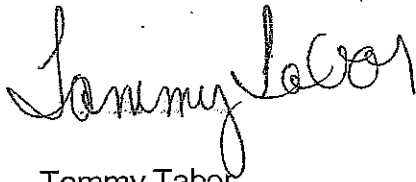
Catherine And Joseph O'Malley
26906 Cook Rd.
Olmsted Twp., Ohio 44138

Dear Mr. & Mrs. O'Malley:

The Olmsted Township Zoning Commission has requested that you appear before the Board for development plan review. The application and \$250.00 fee will need to be submitted by October 8, 2010 to be included on the agenda for October 27, 2008.

If you have any further questions feel free to contact this office.

Sincerely,



Tammy Tabor

Secretary

Sent 10/4/10

The Olmsted Township Zoning Commission will hold the following public hearing on Wednesday October 27, 2010 at 7:00 p.m. at the Township Hall, 26900 Cook Road. Application, #20100545, submitted by Catherine & Joseph O'Malley, seeks approval of a development plan to expand the existing business by altering the existing building and construct an outdoor bar and seating area to the existing business. The business, known as Fat Little Buddies, 26906 Cook Rd. requests approval to permit alterations to the facility that will allow for additional occupancy to the existing structure. The number of available parking spaces will not accommodate the expansion of the occupancy.

Copies of this application are available for review at the Olmsted Township Building Department, 26908 Cook Rd. Any person attending the hearing will be afforded the opportunity to be heard.

T Tabor News Sun Sept. 2, 2010

OLMSTED TOWNSHIP BOARD OF APPEALS
26900 COOK ROAD
OLMSTED TOWNSHIP, OHIO 44138
440-235-4225
fax: 440-235-8025

7:00 p.m.

Regular Meeting
September 15, 2010

AGENDA

1. MEETING CALLED TO ORDER

2. APPROVAL OF MINUTES

June 16, 2010

July 12, 2010

3. OLD BUSINESS

- a. #20100507 – Variance – Fence over a Storm Sewer Easement
Waffen - 27332 Beatrice Ln.

4. NEW BUSINESS

- a. #20100545 Fat Little Buddies –Expansion /Parking
b. #20100636 Cantley -6573 Fitch Rd. – Setback variance
c. #20100664 DiSanto Enterprises – Development Plan/Fees - *REQUEST TO
TABLE BY Applicant*

5. DISCUSSION

6. ADJOURNMENT

NEXT REGULAR MEETING
October 20, 2010

**Olmsted
Township
Board of Zoning Appeals**

26900 Cook Road Olmsted Township, Ohio 44138
Phone 440-235-4225 Fax 440-235-8025

September 16, 2010

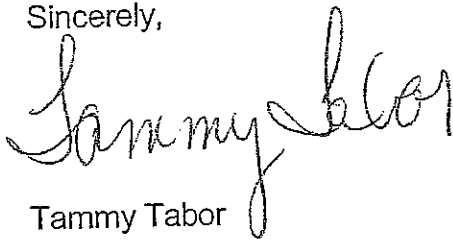
Catherine & Joseph O'Malley
26906 Cook Rd.
Olmsted Twp, Ohio 44138

Dear Mr. & Mrs. O'Malley:

At the September 15, 2010 meeting of the Olmsted Township Board of Appeals, the board determined that the changes to your facility do not constitute an expansion of the use.

The application for changes to the facility will be heard at the September 22, 2010 meeting of the Olmsted Township Zoning Commission to determine development plan approval. Please contact this office if you have any further questions.

Sincerely,



Tammy Tabor
Secretary

Cc: S. Kuebler

**Olmsted
Township Board of
Zoning Appeals**

26908 Cook Road, Olmsted Township, Ohio 44138
Phone 440-235-4225 Fax 440-235-8025

August 30, 2010

Dear Resident;

Please be advised that the Olmsted Township Board of Appeals will hold a public hearing on September 15, 2010 at the Township Hall, 26900 Cook Road, Olmsted Township, Ohio 7:00 p.m. This application, #20100545, submitted by Catherine & Joseph O'Malley, seeks a variance to expand the existing business by altering the existing building and construct an outdoor bar and seating area to the existing business. The business, known as Fat Little Buddies, 26906 Cook Rd. requests approval to permit alterations to the facility that will allow for additional occupancy to the existing structure. The number of available parking spaces will not accommodate the expansion of the occupancy. Anyone attending the hearing will be afforded the opportunity to be heard.

Copies of this application are available for review at the Olmsted Township Building Department during normal business hours.

Tammy Tabor
Secretary

**Olmsted
Township Board of
Zoning Appeals**

26908 Cook Road, Olmsted Township, Ohio 44138
Phone 440-235-4225 Fax 440-235-8025

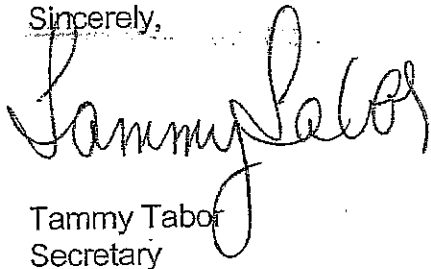
August 30, 2010

Catherine & Joseph O'Malley
3408 Balsam Dr.
Westlake, Ohio 44145

Dear Mr. & Mrs. O'Malley:

The Olmsted Township Board of Zoning Appeals will hold a public hearing on your request for a variance on September 15, 2010. The meeting will be held at the Township Hall 26900 Cook Road at 7:00 P.M. You or your representative must attend this meeting, please notify this office if you will not be able to attend. Thank you.

Sincerely,



Tammy Tabor
Secretary

DICKSON OR CURRENT RESIDENT
26907 HEATHERWOOD CIR
OLMSTED TWP, OH 44138

SWEENYOR CURRENT RESIDENT
26909 HEATHERWOOD CIR.
OLMSTED TWP, OH 44138

TURNER OR CURRENT RESIDENT
26911 HEATHERWOOD CIR
OLMSTED TWP, OH 44138

SAMUEL
26906 HEATHERWOOD CIR
OLMSTED TWP, OH 44138

MANDRYK OR CURRENT RESIDENT
26908 HEATHERWOOD CIR
OLMSTED TWP, OH 44138

ZNIDARSIC OR CURRENT RESIDENT
26912 HEATHERWOOD CIR
OLMSTED TWP, OH 44138

WINTER OR CURRENT RESIDENT
26910 HEATHERWOOD CIR
OLMSTED TWP, OH 44138

CURRENT RESIDENT
26886 COOK RD.
OLMSTED TWP, OH 44138

BERG OR CURRENT RESIDENT
7361 FITCH RD
OLMSTED TWP, OH 44138

WRIGHT OR CURRENT RESIDENT
7339 FITCH RD.
OLMSTED TWP, OH 44138

CHANDRA
7317 FITCH RD.
OLMSTED TWP, OH 44138

GEE
22012 OLDE CREEK TR
STRONGSVILLE, OH 44149

KOBIE OR CURRENT RESIDENT
26917 COOK RD
OLMSTED TWP, OH 44138

MOUGINIS OR CURRENT RESIDENT
26913 COOK RD.
OLMSTED TWP, OH 44138

CANUTE OR CURRENT RESIDENT
26909 COOK RD.
OLMSTED TWP, OH 44138

CALABRASE OR CURRENT RESIDENT
26907 COOK RD.
OLMSTED TWP, OH 44138

SCHECKEL OR CURRENT RESIDENT
26905 COOK RD
OLMSTED TWP, OH 44138

FREES
26903 COOK RD.
OLMSTED TWP, OH 44138

SCOTT
26901 COOK RD
OLMSTED TWP, OH 44138

RHODES
26887 COOK RD.
OLMSTED TWP, OH 44138

SEFCIK
26885 COOK RD
OLMSTED TWP, OH 44138

CHELEDNIK
26883 COOK RD.
OLMSTED TWP, OH 44138

MCNEA
26881 COOK RD.
OLMSTED TWP, OH 44138

HEBOVIA
7280 FITCH RD.
OLMSTED TWP, OH 44138

KRYSLAK
7260 FITCH RD
OLMSTED TWP, OH 44138

CARLIN
7240 FITCH RD.
OLMSTED TWP, OH 44138

BALDWIN
7220 FITCH RD
OLMSTED TWP, OH 44138

CURRENT RESIDENT
7200 FITCH RD.
OLMSTED TWP, OH 44138

TOTH
7180 FITCH RD
OLMSTED TWP, OH 44138

MCCOLLUM
26905 HEATHERWOOD CIR
OLMSTED TWP, OH 44138

WON/KO
26903 HEATHERWOOD CIR
OLMSTED TWP, OH 44138

LEHNER
26902 COOK RD
OLMSTED TWP, OH 44138

LONG
26904 HEATHERWOOD CIR
OLMSTED TWP, OH 44138

FIRST FEDERAL OF LAKEWOOD
26908 COOK RD.
OLMSTED TWP, OH 44138

OHIO MEDICAL GROUP
26908 COOK RD.
OLMSTED TWP, OH 44138

RIO CLEANERS
26910 COOK RD
OLMSTED TWP, OH 44138

CONTOUR EXPRESS
26914 COOK RD.
OLMSTED TWP, OH 44138

CONVENIENT FOOD MART
26918 COOK RD.
OLMSTED TWP, OH 44138

STATE FARM
26922 COOK RD.
OLMSTED TWP, OH 44138

DR. ASMAR
26924 COOK RD.
OLMSTED TWP, OH 44138

PRIMO PIZZA
26926 COOK RD.
OLMSTED TWP, OH 44138

OLMSTED TWP FIRE DEPT
26900 COOK RD.
OLMSTED TWP, OH 44138

OLMSTD TOWNSHIP TRUSTEES
26900 COOK RD.
OLMSTED TWP., OHIO 44138

OLMSTED TWP. POLICE DEPT
26900 COOK RD
OLMSTED TWP, OH 44138

CENTER PROPERTIES
23826 LORAIN RD.
NORTH OLMSTED, OHIO 44070