

Dog Grooming (business name yet to be decided)  
2246 Lee Rd  
Cleveland Heights Ohio 44118

5/5/2018  
City of Cleveland Heights  
40 Severance Circle  
Cleveland Heights 44118

Re: Conditional Use Permit  
2246 Lee Rd.  
Cleveland Heights Ohio 44118

Dear City Officials,

We are addressing the City Code section 1153.05 (n) Animal Clinics, Veterinary Offices And Animal Grooming. An animal clinic, veterinary office or animal grooming establishment may be conditionally permitted in a C-2, C-2X or C3 District provided such use is located in a building having adequate soundproofing and odor controls to ensure that any noises and odors associated with the operation of the facility are not not detachable on neighboring properties. See subsection (bb), "animal day-care facilities and overnight boarding of animals".

We agree and will comply. Only dog grooming will take place inside the facility and will typically be limited to 4-5 dogs including overlapping appointments at a time during our standard hours of operation 8:00 a.m. to 6:00 p.m. Monday through Saturday, at most. There will be no overnight boarding or day care.

Business will be conducted by appointment but walk-ins will be accepted if there are available openings.

The front and rear doors are not left open, not only to contain the animals but to limit sound and odors from this operation. The animals will be restricted to the grooming area and the waiting area. The basement which is not currently closed off, will have a door added to that area.

The staff will consist of one employee to start due to this being a start up operation and limited workload and possibly adding a second employee once the operation has become more established.

Animals will typically be brought in by the customer after parking out front or nearby the facility. Grooming customers typically park their car for about 10 - 15 minutes. The animals might be heard while approaching the facility but no different than pet owners walking their pets in the neighborhood.

We will be adding a grooming sink to the facility compliant with all plumbing codes. In addition, we will be replacing the existing exhaust fan for a contained exhaust fan to restrict noise as well as allowing the fan to be operational year round. The new exhaust will require additional make-up air. Both the make-up air and exhaust will be code compliant.

We are looking forward to not only being a good neighbor but a great asset for the community.

Sincerely,



Linda McFadden. Owner/ Operator of Dog Grooming.

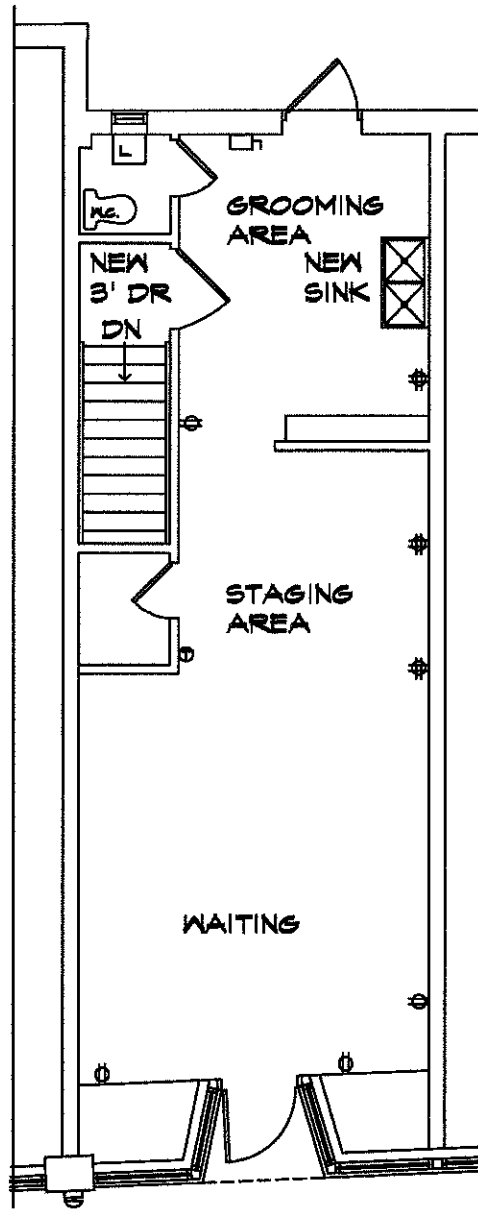
Linda McFadden  
2389 Rinard Rd.  
Cleveland Heights, Ohio 44118

(510) 915 4259  
lindajwm@gmail.com

Education: 1974 B.Sc. Life sciences, Westminster University, London.  
1998 M.Sc. Information science, City University, London.

A former veterinary technician, Linda McFadden owned and operated a successful dog grooming salon in Mill Valley, California for over twenty years where she enjoyed the support of many loyal clients and considered herself to be an asset to her community.

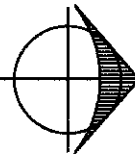
DRIVE/PARKING LOT



SIDEWALK

FLOOR PLAN

SCALE: 1/8"=1'-0"



NORTH

STUDIO ONE  
DESIGN GROUP, INC.  
2451 STRATFORD ROAD  
CLEVELAND HTS., OHIO

PROPOSED PLAN FOR;  
2246 LEE ROAD  
CLEVELAND HTS, OHIO 44118

JOB NO. 2018.028

MAY 3, 2018

EXHIBIT A



Meadowbrook Blvd

Lee Rd

The Fresh Fix of Heights

Meadowbrook Blvd

PROPOSED SPACE

Best Gyros

Cleveland Running Co

SGI-USA Cleveland Buddhist Center

Zoma Ethiopian

Myron's Beverage

Potters Co-Op

The Social Room

Kensington Rd

The Stone Oven

Anatolia Cafe  
Mediterranean Cuisine

Lee Rd

The Wine Spot