



## **Planning Commission Conditional Use Permit Info Sheet**

Printed Date: September 05, 2025

**Property Address:**

3203 MAYFIELD RD CLEVELAND HEIGHTS, OH 44118

**Property Type**

Multi-Family Residential, Commercial, etc.

Provide a brief narrative describing your use, including details 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.

Alternative Solutions Car Care has for 30 years operated from 8:00 A.M. to 5:00 P.M. Monday through Friday. Alternative Solutions Car Care 2.0 will continue to operate the establishment with the same hours and days. I and my employees all have knowledge of parking spots on said property.

A. That the conditional use will be in general accord with the purpose, intent, and basic planning objectives of the Zoning Code, and with the objectives for the district in which located.

Alternative Solution Car Care 2.0 will not change any purpose or planning objectives of the Zoning Code. This is the same business that has operated in Cleveland Heights since 1997. The only difference is a change in ownership.

B. That 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.

Alternative Solutions Car Care 2.0 has since increased maintenance of the property and business to encourage patronage. Alternative Solutions Car Care 2.0's employees and myself have consistently maintained their safety and the safety of customers. I have taken many measures to ensure the morals, comfort, and general welfare of everyone who visits my establishment.

C. That the conditional use will be designed, constructed, operated, and maintained so as to be

I, James McGinnis, have gone over and beyond to maintain the property at 3203 Mayfield Road well before I took

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.

D. That 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.

E. That 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.

F. That adequate utilities, access roads, drainage, and /or necessary facilities have been or are being provided.

G. That adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.

H. That the establishment of the conditional use should 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.

I. That there is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that are incompatible.

J. That the conditional use shall address the

ownership. I make the general vicinity, the buildings, the office, and the parking lot a priority. Alternative Solutions Car Care has always been a positive influence to the City of Cleveland Heights and Alternative Solutions Car Care 2.0 will continue on that directive.

Alternative Solutions Car Care 2.0 will continue to provide a non-injurious environment to the surrounding businesses. We are respectful to the surrounding businesses and expect the same in return. My property and the business substantially increase property value within the city and neighborhood.

Alternative Solutions Car Care 2.0 conditional use will not impede the normal and orderly development and improvement of the surrounding property that belongs to the surrounding businesses. I encourage any and all maintenance or self improvement to surrounding businesses.

Alternative Solutions Car Care 2.0 and I have and will provide adequate utilities, driveway entrance, drainage, and facilities for employees and customers.

Alternative Solutions Car Care operated for 30 years with no traffic congestion or parking on public streets. Alternative Solutions Car Care 2.0 will continue to provide a working lot to minimize traffic congestion in the public streets.

Alternative Solutions Car Care 2.0 and I are up to code on the property and the buildings. I have insurance to protect myself, the employees, the equipment, the vehicles, and customers. Alternative Solutions Car Care 2.0's conditional use only increases the economic wellbeing of the community by having cameras and an alarm system.

Alternative Solutions Car Care 2.0's conditional use for future hardship by incompatibility of surrounding uses will do its very best to minimize hardship by keeping property maintained, property lines maintained, seeking guidelines and authorization from city for any use not familiar with the conditional use of the establishment.

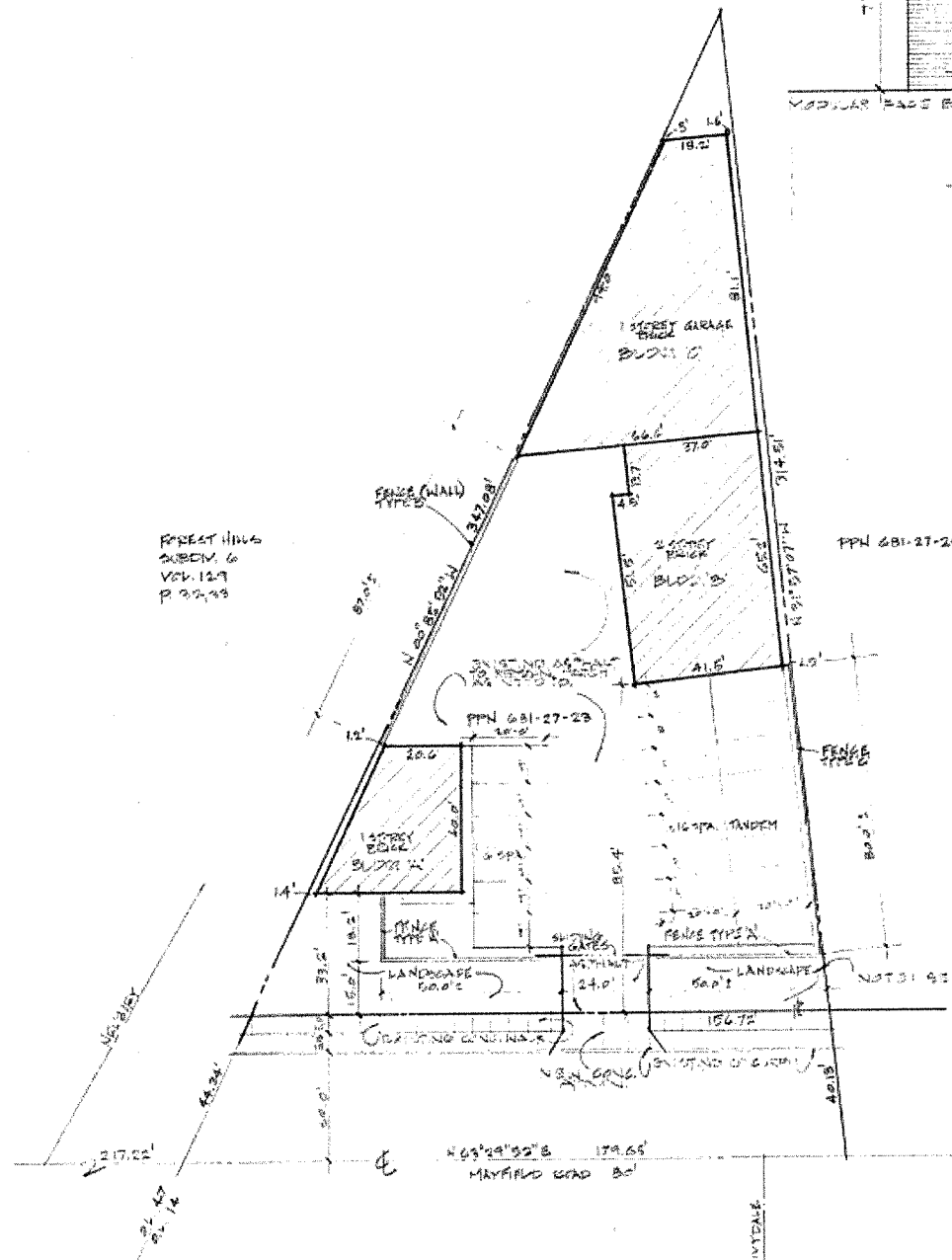
Alternative Solutions Car Care 2.0 and I will continue to sustain the buildings and property for preservation of

sustainability guideline of  
Section 1165.06.

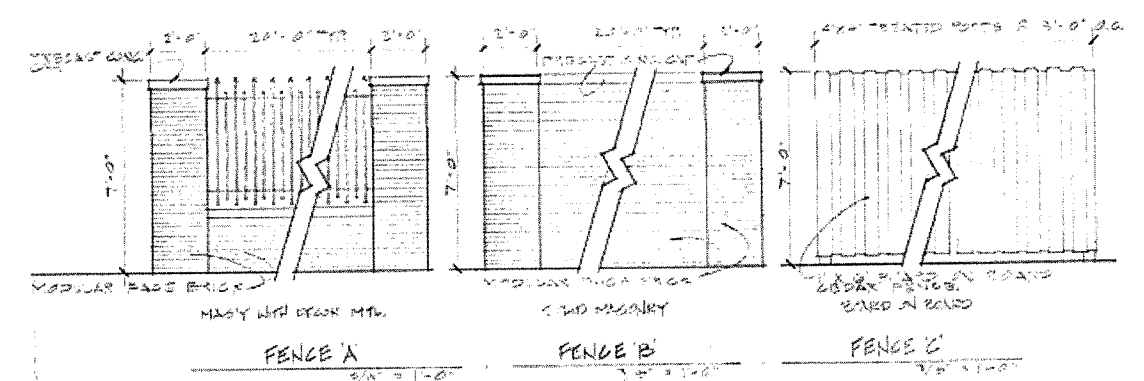
existing structures. I will continue to make developments for preservation of existing structures, respects views and sunlight access, and a safe environment. I will continue to minimize environmental impact and promote public safety by providing the repair, disposal, and preservation of vehicles at said establishment.

K. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153.

Alternative Solutions Car Care 2.0 and I will conform to the applicable regulations of the district by conforming to any and all district regulations which aren't grandfathered in. I will maintain any and all landscaping, area, width, and yard regulations for auto service repair, hours of operation, building and proeprty codes set forth by the City of Cleveland Heights. I will conform to district regulations to operate Alternative Solutions Car Care 2.0.



SITE IMPROVEMENT PLAN  
1" = 20'-0"



BUILDING / SITE DATA

BUILDING A	2,000.0 SQ. FT.
BUILDING B	2,000.0 SQ. FT.
BUILDING C	3,448.0 SQ. FT.
	7,448.0 SQ. FT. TOTAL
SITE	12,430.0 SQ. FT. (0.28 ACRES)
PAVING AREA	11,147.0 SQ. FT.
FENCE A	115 L.N. FT.
FENCE B	147 L.N. FT.
FENCE C	88 L.N. FT.
PARKING SPACES	22

APPROVED  
12/11/96  
CITY OF CLEVELAND HEIGHTS, OH.  
Project 96-41  
Planning Commission  
**RECEIVED**  
DEC 11 1995  
CITY OF CLEVELAND HEIGHTS  
PLANNING DEPARTMENT

**RECEIVED**  
DEC 12 1995  
CITY OF CLEVELAND HEIGHTS  
PLANNING DEPARTMENT

JOHN DANIEL FAY ARCHITECTS  
7888 Mayfield Road • Cleveland, Ohio 44129 • (216) 789-0022

ALTERNATIVE SOLUTIONS  
3203 MAYFIELD RD. N.W.  
CUTV. LAND REDEV. DIST.

11-21-96  
24.2  
20.2

PROJECT NUMBER  
23-0-0

5-1

