

TONE HOUSE COFFEE

TENANT USE &
RENOVATION SUBMISSION

20033
DETROIT RD
SUITE 103

PREPARED TO
Rocky River Planning Commission
October 2025

PRESENTED BY
Mark & Christina Razzante
Nick Clark, ETF Restoration



CITY OF ROCKY RIVER
21012 HILLIARD BOULEVARD
ROCKY RIVER, OH 44116
PHONE: (440) 331-0600 FAX: (440) 895-2628

APPLICATION FOR PLAN REVIEW IN PLANNED DEVELOPMENT AREA

Date: 10/3/25

Location of Project: 20033 Detroit Rd. Ste 103 Rocky River, OH 44116 _____
(P P Nos)

Present Use: Clothing Boutique Proposed Use: Coffee Shop

Owner: Kelly Martin (K&B Land) 20006 Detroit Rd #400 Rocky River, OH 44116 440-263-0660
(Name) (Address & Zip) (Tel No)

Engineer: N/A _____
(Name) (Address & Zip) (Tel No)

Architect: N/A _____
(Name) (Address & Zip) (Tel No)

Gross Land Area: N/A Acres sq. ft.

Building Area (Including Detached Accessory Buildings) 13,000 sq. ft.

Parking Spaces: 0 + 60 = Total: 60
(Enclosed) (Unenclosed)

Estimate of traffic volume to be generated by this project: 100 visits/day

Cost estimate (include all public & private improvements): \$ 40,000

Standards for construction of driveways, public & private streets, sidewalks, parking & loading areas and fire lanes.

Nothing new constructed outside of unit, recent improvements made to common outdoor areas

Methods and standards for maintenance of private streets, driveways, open spaces, parking areas, common land, garbage and waste disposal.

Garbage - City of RR, landlord takes care of the rest including snow removal and landscaping

J. Kelly Martin
(Owner's Signature)

Markrazzante@gmail.com
(Contact E-Mail Address)

This application must be accompanied by ten (10) sets of plans, as follows (see Sec: 1137).

PLAN REVIEW NOTES:

Planning Commission:
\$200 Application Fee Paid: _____ (Date)
Plan Exam Fee \$ _____

GENERAL INFORMATION

BACKGROUND

We are a husband & wife, both healthcare professionals, with a 1 year old daughter who have made our home in Rocky River. We love this community and want to invest in it, at the same time showing our daughter that anything is possible - even if it is well outside of your trained career paths.



PROPOSED USE

Coffee Shop

PREVIOUS USE

Clothing Boutique (Eleanor & Hobbs) - current
Tea Shop - previous

ZONING

"LB" - Local Business
Applicable Code: 1167.03

TENANT SPACE AREA

1500 sq ft (Customer Service Area 700 sq ft)

INTENDED HOURS OF OPERATION

MON - FRI 7:00am - 4:00pm
SAT - SUN 8:00am - 2:00pm
Staffing: 2-3 employees per shift

BUSINESS NARRATIVE

Tone House Coffee is a locally owned, design-forward coffee and smoothie shop that reflects the relaxed, modern character of Rocky River while providing a refined, community-driven option for your daily coffee or espresso.

The 1,500-square-foot space includes approximately 700 square feet of customer-service area (red box on the building layout page), with the remaining portion dedicated to prep, storage, and back-of-house use. Renovations will include a large custom espresso bar, updated plumbing and electrical systems, new commercial flooring, and interior finish upgrades consistent with building and health code requirements.

Tone House Coffee would replace the former Eleanor & Hobbs Clothing Boutique and will operate Monday through Friday from 7:00 a.m. to 4:00 p.m., and Saturday through Sunday from 8:00 a.m. to 2:00 p.m. With peak hours estimated between 7:30-9:30am, this is conveniently before the other businesses within the shared plaza are open. The shop will be staffed by 2-3 employees per shift, all of whom will park in the designated lot across the street to preserve all convenient parking for customers.

Our menu is tightly curated, and while all drinks are served “to-go,” the focus is a high quality drink worthy of your daily ritual. The Tone drinks are a small handful of high quality coffee and espresso drinks. It was important to us to source beans locally, and through a roaster that was both traceable and highly sustainable in their cultivation and processing. The House drinks are also minimal and health-focused, offering coffee-alternatives, two smoothie options, as well as Kiid Coffee, an organic supplement drink option for kids. With a focus on anti-inflammatory options (low sugar, low dairy, no fillers/gums), we intend to offer the largest local selection of dairy-alternatives for all beverages. We will prepare only drinks and smoothies. There will be no cooking or baking.

This is a family-centric community, and we appreciate the importance of involving our children in our daily routines, even ones as quick as stopping to grab a coffee. For this reason, it is important to us to offer benefits such as Kiid Coffee, having a changing area available in the restroom, and a child-safe space.

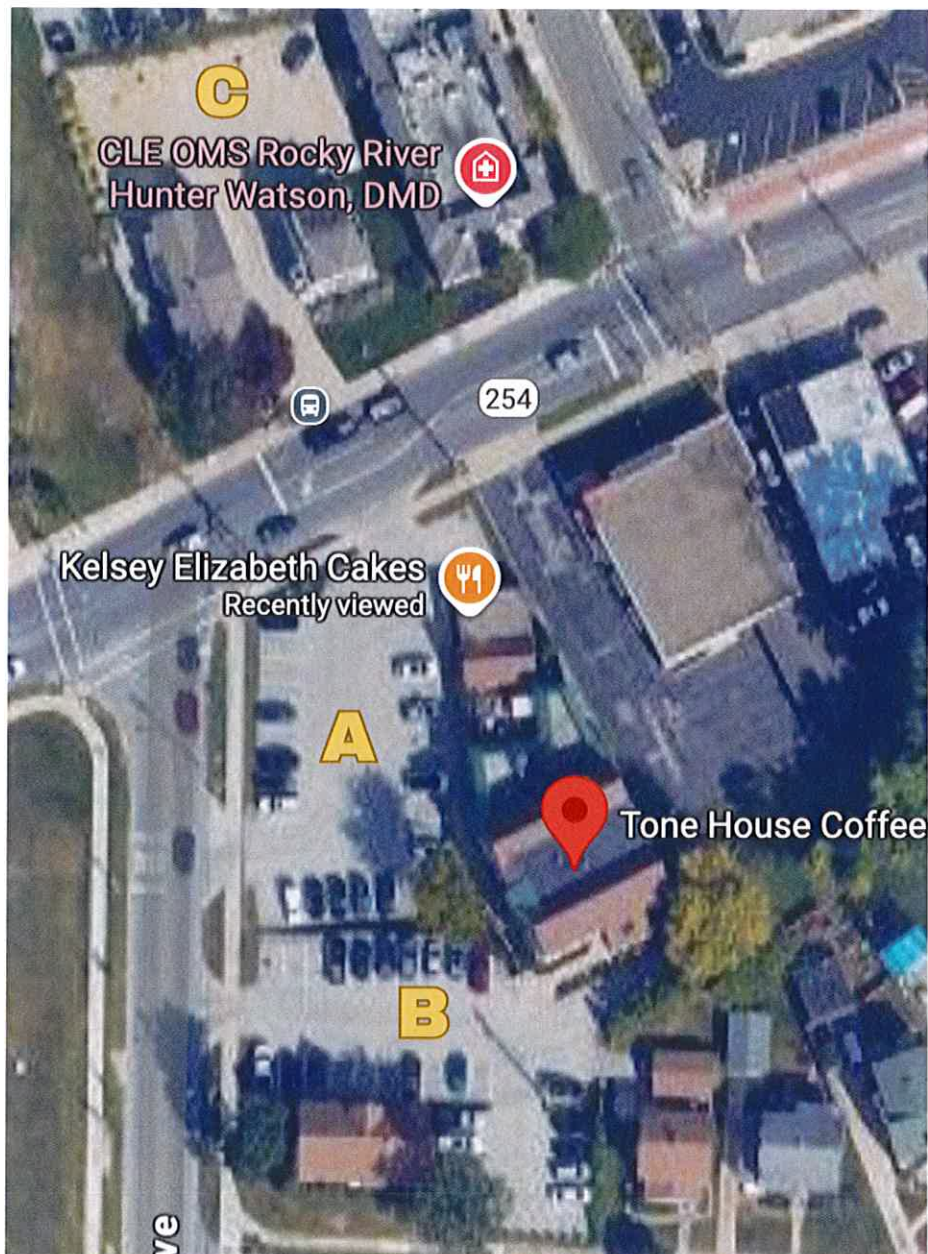
Tone House Coffee aims to enhance the Detroit Road corridor by offering a comfortable, aesthetic, and high-quality experience that complements nearby retail and service tenants. We are hopeful to begin to provide this, starting mid-December 2025.

PARKING CALCULATION

Per Rocky River Development Code 1187.09(d)(3), a retail establishment requires 4 per 1000sq ft.

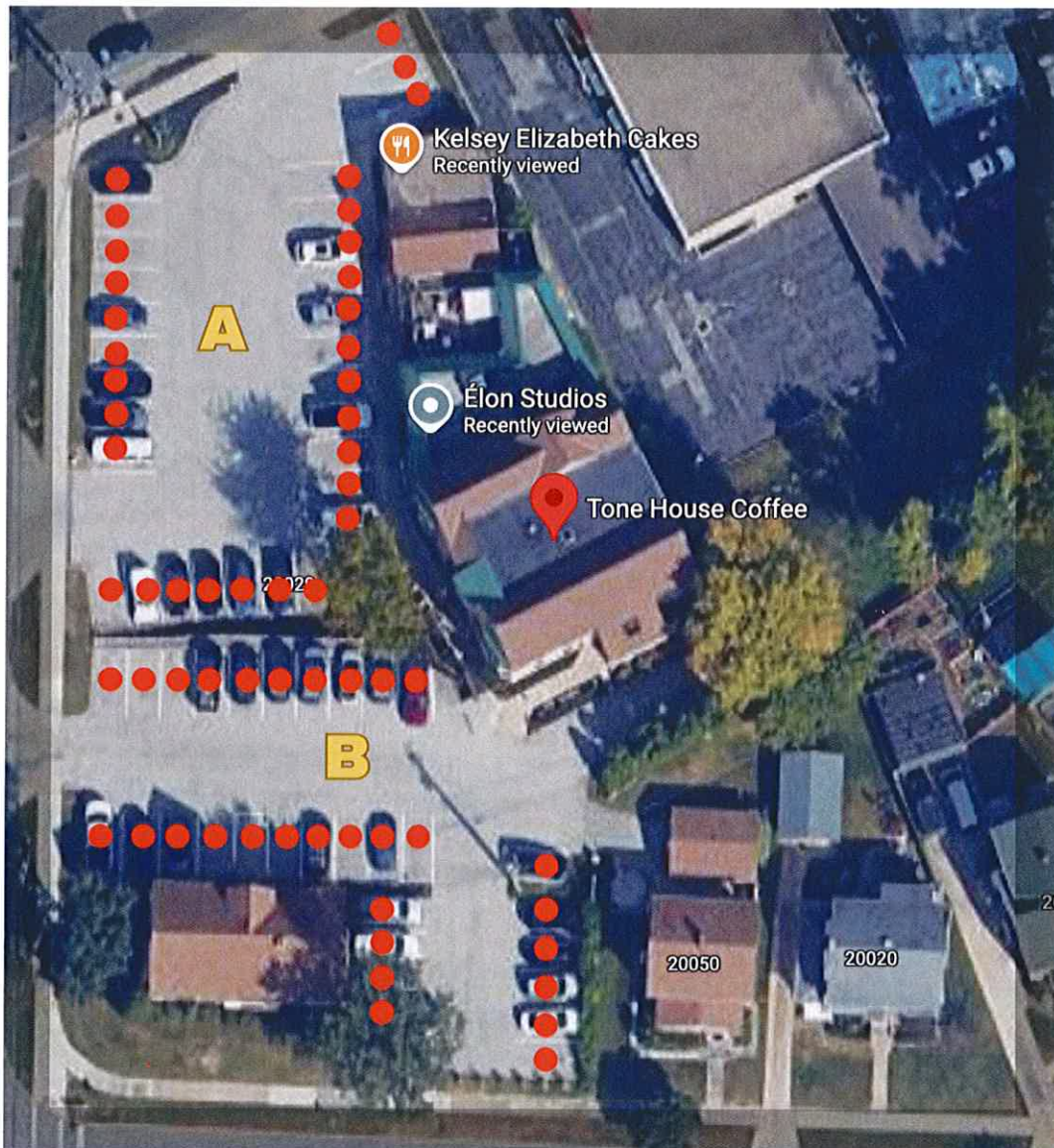
The landlord provides 60 parking spaces across Lot A (front) and Lot B (upper adjacent), as well as 17 additional spaces at Lot C (across the street). All employees are required to park in Lot C to maximize front-lot availability for patrons. This is consistent with employees of other tenants in the shared plaza.

The use complies with shared and off-site parking provisions under applicable codes 1187.15 and 1187.17.



PARKING CALCULATION

	Tenant	Hours	Business Class	Sq Ft	Parking Requirement
Annex Building	Several small single offices	Variable	Prof Serv = 3 per 1000sq ft	2400	(7.2) 8
1st / 2nd Floor	Tone House Coffee	Mon-Fri 7-4, Sat-Sun 8-2	Retail = 4 per 1000sq ft	1500	6
	Porterfi	Mon-Sat by appt	Retail = 4 per 1000sq ft	700	(2.8) 3
	Kelsey Elizabeth Cakes	Tues-Sat 10-6	Retail = 4 per 1000sq ft	1200	(4.8) 5
	Just Browsing	Wed-Sat by apt	Prof Serv = 3 per 1000sq ft	700	(2.1) 3
	Ascenta Wellness (CryoActive)	Mon-Fri 11-7, Sat 10-2	Per Serv = 4 per 1000sq ft	1200	(4.8) 5
	Elon Studios	Variable, 5 chairs	Salon = 2 per chair	1500	10
	Soothe Massage and Wellness	Sun-Sat 10-9	Per Serv = 4 per 1000sq ft	1800	(7.2) 8
3rd Floor	Gold Star/Equity Mortgage & Capital	Mon-Sat 9-8, Sun10-2	Prof Serv = 3 per 1000sq ft	3000	9
				14000	57

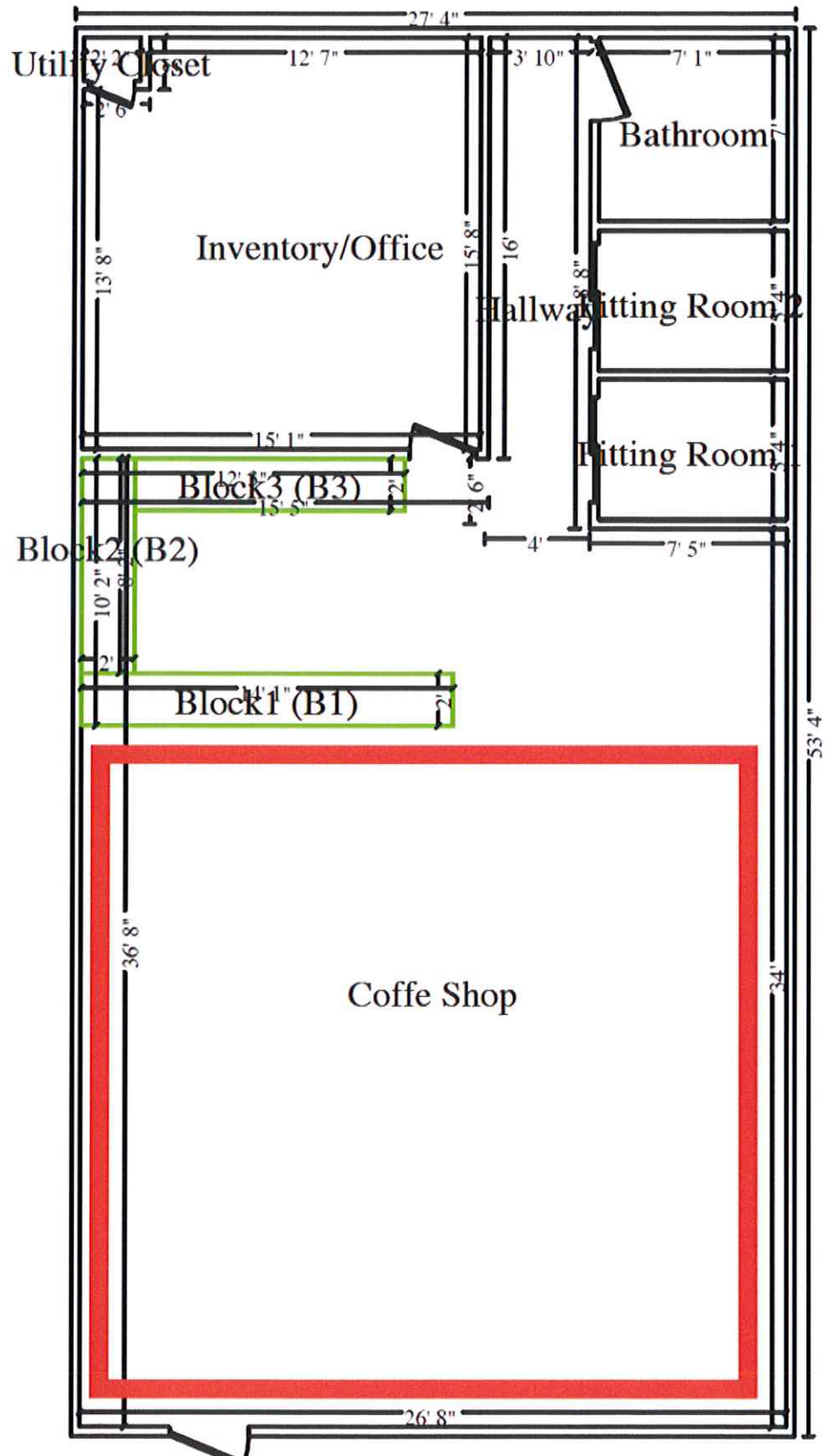


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NOTE: NEW CONC. APRON
ELEVATIONS TO MATCH
EXIST. STREET GRADE

PLANS AND PHOTOS

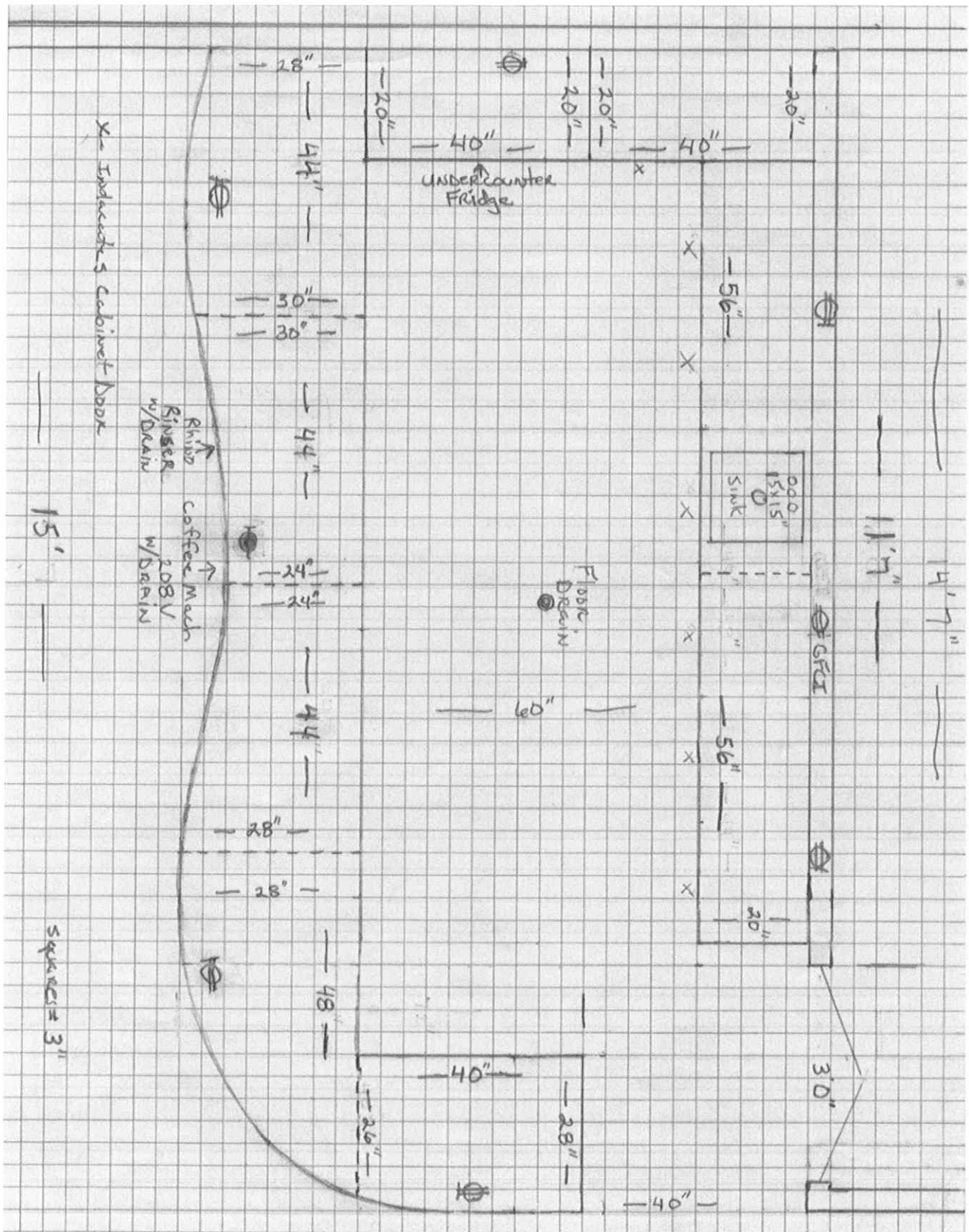
OVERALL LAYOUT



GENERAL CONTRACTOR

Nick Clark,
Project Manager
Emergency Task Force
Restoration
Office: 440-345-9060
Mobile: 440-409-8454
www.etfrestoration.com

ESPRESSO BAR BUILD-OUT



PLANS AND PHOTOS



Emergency Task Force Restoration

Client: Mark & Chrissy Razzante
Property: 20033 Detroit Rd Suite 103
Rocky River , OH 44116

Home: (440) 823-9262

Operator: N.FITZGE

Estimator: Nick Clark

Business: (440) 409-8454

E-mail: n.clark@etfrestoration.com

Type of Estimate:

Date Entered: 7/8/2025

Date Assigned:

Price List: OHCL8X_JUL25

Labor Efficiency: Restoration/Service/Remodel

Estimate: MARK_RAZZANTE

Proposal Estimate Summary

This estimate covers the construction of the coffee bar area, including all necessary labor and materials required for its completion. At this stage, the scope does not include painting, light fixtures, or HVAC systems.

Please be advised that unforeseen conditions may arise during the course of the project. Should any such circumstances result in additional costs, they will be communicated to you in advance. No work beyond the original scope will be performed, and no additional charges will be incurred, without your prior approval through a formal change order.

We are truly honored and excited for the opportunity to help bring your vision to life. We look forward to working closely with you throughout every step of this project.

PLANS AND PHOTOS



Emergency Task Force Restoration

MARK_RAZZANTE

Coffee Shop

Coffe Shop	Height: 8'
DESCRIPTION	QTY
1. Floor protection - cardboard and tape	948.00 SF
2. Finish Carpentry / Trim (Bid Item)	1.00 EA
Material and labor for building out the custom coffee bar and Condiment table per design the will need to be signed off on by Customers	
3. Countertop - solid surface	1.00 SF
Material and labor for the counter tops for the bar area and condiment table. Will need to be custom made to ensure perfect fitment.	
4. Plumbing (Bid Item)	1.00 EA
This price may go down a little bit pending on what the city is going to require for the drains and if we determine that a booster for hot water (Insta-hot) is not needed.	
5. Electrical (Bid Item)	1.00 EA
Material and labor for running the 220 line, 30 amp breaker, and estimate roughly adding 10 outlets. Again, price could change pending on if we add more or less outlets.	
6. R&R Vinyl plank flooring - per specs from ind. vinyl analysis	180.00 SF
Once the slab is cut out to accommodate drain for behind the bar area the flooring will need to be replaced with something commercial rated and slip resistant in the bar area.	

Miscellaneous	
DESCRIPTION	QTY
7. Taxes, insurance, permits & fees (Bid Item)	1.00 EA
This is at \$0.00 as of now due to not know what the amount is the city will be charging us for the permit. Once I get the cost, I will add into the estimate	
8. Tandem axle dump trailer - per load - including dump fees	1.00 EA
9. Commercial Supervision / Project Management - per hour	48.00 HR

Labor Minimums Applied	
DESCRIPTION	QTY
10. Cabinetry labor minimum	1.00 EA

PLANS AND PHOTOS



Emergency Task Force Restoration

Nick Clark

Grand Total Areas:

2,445.33	SF Walls	1,379.39	SF Ceiling	3,824.72	SF Walls and Ceiling
1,379.39	SF Floor	153.27	SY Flooring	305.67	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	305.67	LF Ceil. Perimeter
1,379.39	Floor Area	1,457.78	Total Area	2,445.33	Interior Wall Area
1,452.00	Exterior Wall Area	161.33	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

PLANS AND PHOTOS



ENTRY



INTERIOR SPACE



INTERIOR SPACE



INTERIOR SPACE



INTERIOR

PLANS AND PHOTOS



ESPRESSO BAR
LOCATION



PLANNED
OFFICE / STORAGE



BACK COUNTER
BEHIND
ESPRESSO BAR

PLANS AND PHOTOS



PREP / STOCK
ROOM
ENTRANCE



PREP / STOCK
ROOM



RESTROOM
HALLWAY



RESTROOM