

**MINUTES**  
**(Audio Recording Is Available)**  
**BOARD OF ZONING APPEALS**  
**DECEMBER 19, 2013**  
**LAKWOOD CITY HALL**

**PRE-REVIEW MEETING**  
**6:00 P.M.**  
**LAW CONFERENCE ROOM**

The meeting was called to order at 6:32 p.m.

1. Roll Call

Members Present

Cynthia Bender  
Kyle Krewson  
Jennifer Matousek  
James Nagy, Chairman  
Samuel O'Leary, Vice Chairman

Others Present

Mary Leigh, Secretary, DCD Programs Manager, P&D  
Michael Molinski, City Architect  
Kevin Butler, Law Director

2. Approve Minutes of the October 17, 2013 Meeting

A motion was made by Mr. Krewson, seconded by Mr. O'Leary to **APPROVE** the October 17, 2013 meeting minutes. Mr. Krewson, Ms. Matousek, Mr. Nagy and Mr. O'Leary voting yea, and Ms. Bender abstaining, the motion passed.

3. Approve Minutes of the November 21, 2013 Meeting

A motion was made by Ms. Bender, seconded by Mr. O'Leary to **APPROVE** the November 21, 2013 meeting minutes. Ms. Bender, Mr. Krewson, Mr. Nagy and Mr. O'Leary voting yea, and Ms. Matousek abstaining, the motion passed.

4. Opening Remarks

Ms. Leigh read the Opening Remarks and advised anyone wanting to speak to sign the Oath situated on the podium.

**NEW BUSINESS**

5. Docket 12-40-13

17100 Detroit Avenue  
Cleveland Pickle

Joshua Kabat, Cleveland Pickle, applicant requests approval for a variance for four (4) parking spaces, pursuant to Section 1143.05 – Schedule of Uses and Space Requirements. Eight (8) spaces are required for a new restaurant. The property is located in a C2, Commercial and Retail district. (Page 2)

Joshua Kabat, applicant was present to explain the request. The sandwich shop was for take-out primarily during the daytime.

Mr. Molinski spoke on behalf of the City administration. Based on a seating capacity, the required number of parking spaces was eight (8). The City was in favor of the variance.

Mr. Katat continued with the statement that most of his business occurred during the daytime, and his landlord had granted him the use of four spaces in the rear lot for his business while the other tenants were gone from the lot. He'd not made arrangements for additional parking spaces as there was adequate street parking on Bonnieview Avenue.

James Kretzschmar, Vintage Faire, 17106 Detroit Avenue had noticed an increase in the need for parking within the past 11 years because of the increased number of restaurants, other establishments and the reopening of St. James Church. Upstairs tenants tended to park on the streets rather in the lot. He felt that parking on the side streets was a detriment to his clientele. He then explained the parking lot and truck traffic to the rear/north of the building. He and his wife were not residents of Lakewood but were impressed with its growth and were aware of its problems. They were not against the variance but wanted to express their concerns. The Board thanked him for his insight. He suggested making the people to pay at the parking meters on Saturdays.

Nancy Kretzschmar, Vintage Faire, 17106 Detroit Avenue asked if the spaces in the rear lot would be allotted for customers or business owners? Delivery trucks took up numerous spaces.

Mr. Katat said he had a deal with the owners of El Carcinero for permitted parking in its lot for employees. The store would be open from 11:00 a.m. until 6:00 p.m. Monday through Saturday.

Mr. Kretzschmar clarified that of the garages in the rear lot, 40% were used for parking and 60% was used for storage. Mrs. Kretzschmar said that parking spots were removed by the sports bars when patios were installed.

Mr. Katat said he had contacted the City administration about the installation of a bicycle rack in front of his business.

A motion was made by Mr. Nagy, seconded by Ms. Bender to **GRANT the variance with the following stipulation:**

- **The variance shall exist upon Cleveland Pickle's opening and only so long as their use shall remain.**

All of the members voting yea, the motion passed.

#### **CALENDAR**

6. **Docket No. 12-41-13**

**2014 Board of Zoning Appeals Meeting Calendar**

(Page 5)

A motion was made by Mr. Krewson, seconded by Mr. O'Leary to **Receive and File** the 2014 meeting calendar. All of the members voting yea, the motion passed.

7. **ADJOURN**

A motion was made by Ms. Matousek, Ms. Bender seconded by to **ADJOURN** the meeting at 7:10 p.m. All of the members voting yea, the motion passed.

Signature Jan E. Noy

Date Jan 16 '14



### Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Justin KABAT

[Signature]

2. Nancy Kretzschmar

NANCY KRETZSCHMAR

3. James Kretzschmar

JAMES KRETZSCHMAR

4. \_\_\_\_\_

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5. \_\_\_\_\_

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6. \_\_\_\_\_

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11. \_\_\_\_\_

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Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

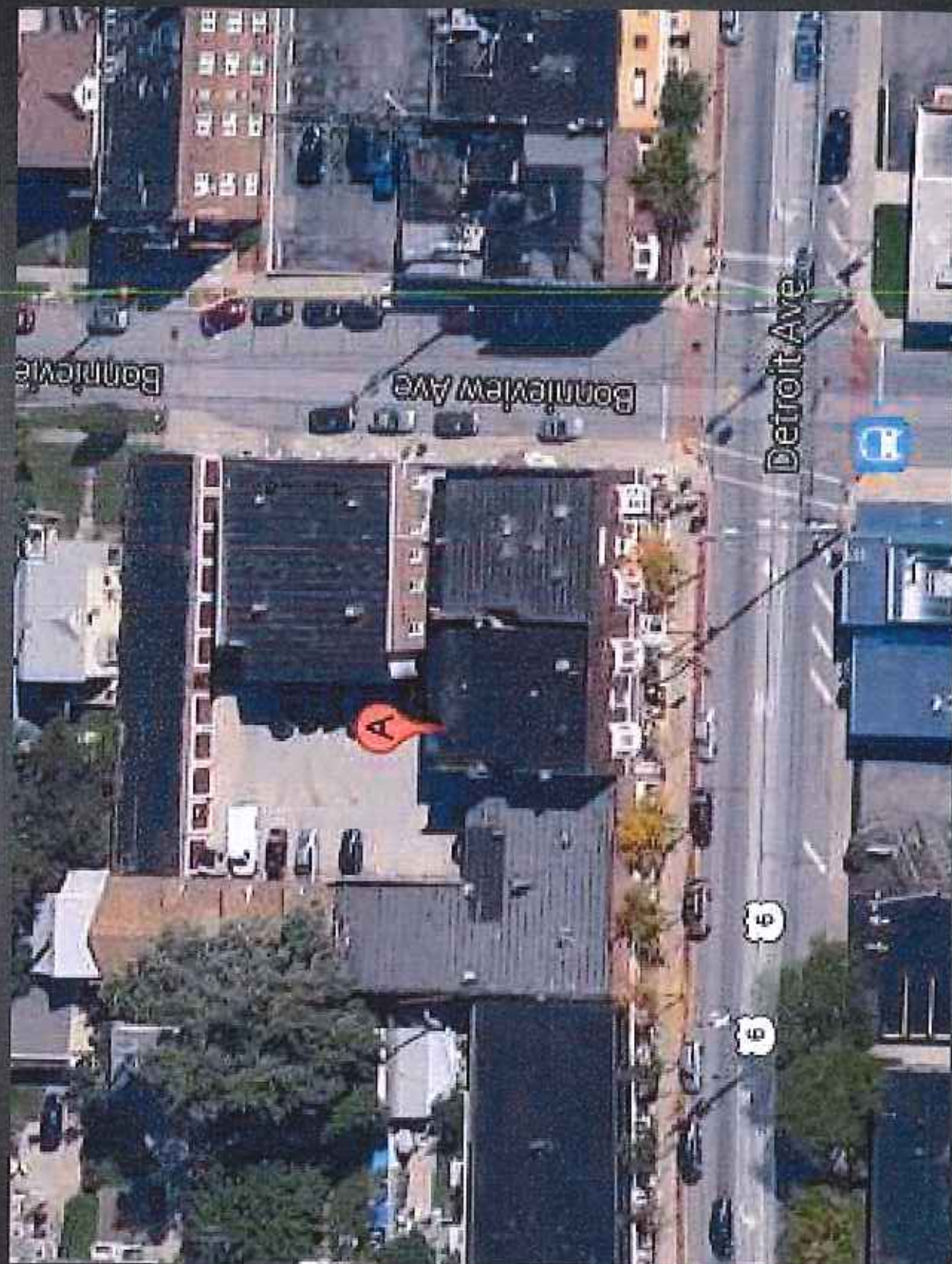
Lakewood Administrative Procedure:  ABR/BBS/Sign  Citizens Advisory  Civil Service  Dangerous Dog  
 Income Tax Appeals  Loan Approval  Nuisance Abatement Appeals  Planning  Zoning Appeals  Other:

Date of Proceeding: Thursday, December 19, 2013

# Board of Zoning Appeals

December 2013





323, December 2013



# 17100 Detroit Avenue



17100 Detroit Avenue



LEA December 2013



1224 December 2013

17100 Detroit Avenue

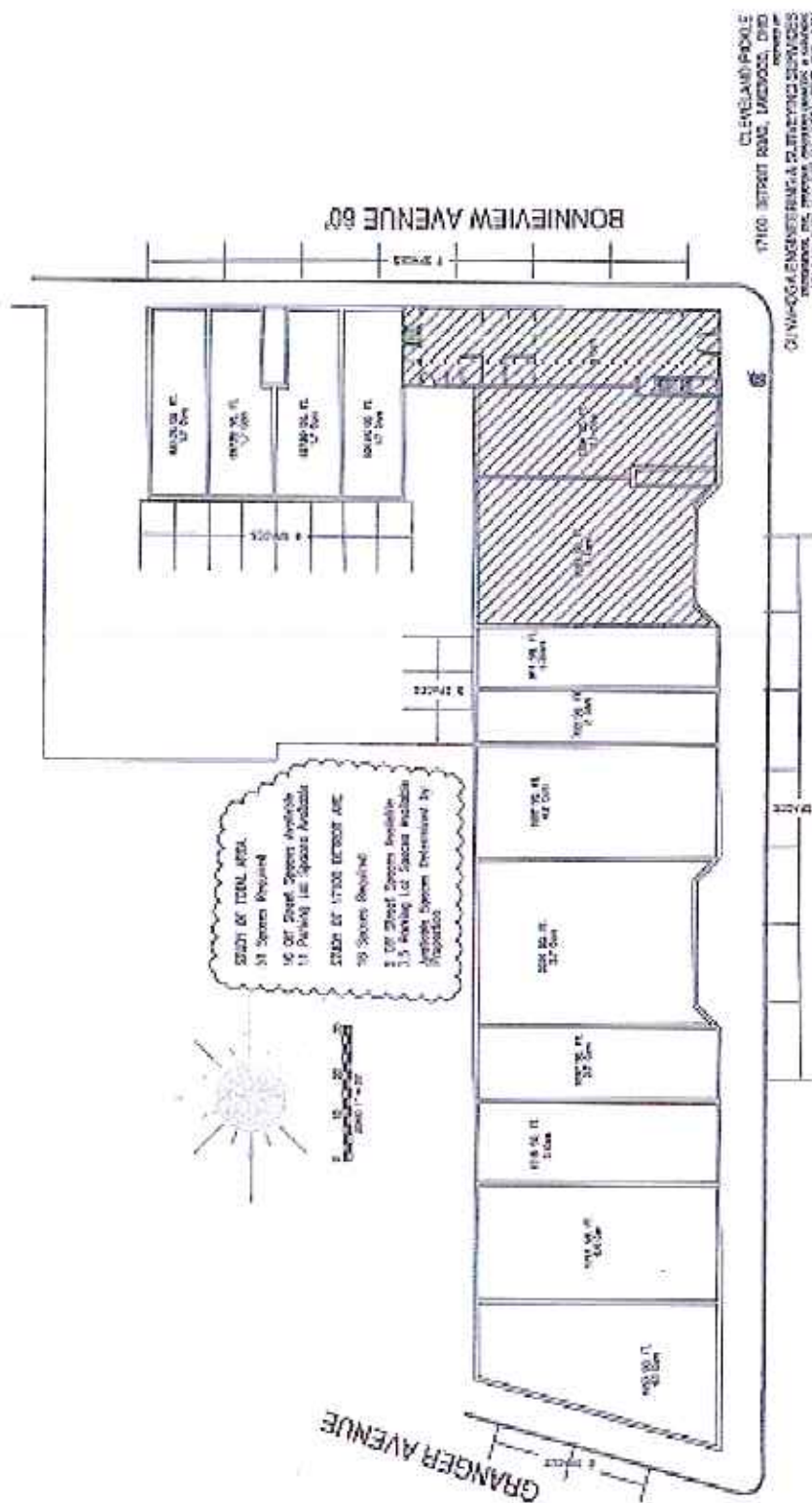




3427, December 2011



# 17100 Detroit Avenue



**STREET OF TOTAL AREA:**  
 51 Spaces Required  
 16 OF Street Spaces Available  
 11 Parking Lot Spaces Available

**STREET OF 17100 DETROIT AVE:**  
 19 Spaces Required  
 2 OF Street Spaces Available  
 3.5 Parking Lot Spaces Available  
 (Approach System Determined by Proprietor)

CLEVELAND POOLE  
 17160 DETROIT ROAD, LAKESIDE, OHIO  
 OPERATOR  
 CIVIL-ENGINEERING & SURVEYING SERVICES  
 17160 DETROIT ROAD, LAKESIDE, OHIO 44130  
 TEL: (440) 235-1100 FAX: (440) 235-1101  
 WWW: WWW.CLEVELANDPOOLE.COM

DATE: 10/20/13  
 PROJECT: 17100 DETROIT AVE  
 SHEET: 01C - SITE PLAN  
 (As noted on 10/20/13)



PARKING STUDY  
 X-2



# 17100 Detroit Avenue

# Board of Zoning Appeals

December 2013

