

MINUTES
(Audio Recording Is Available)
BOARD OF ZONING APPEALS
JANUARY 16, 2014
LAKEWOOD CITY HALL

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

The meeting was called to order at 6:30 p.m.

1. Roll Call

Members Present

Cynthia Bender
Kyle Krewson
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

A motion was made by Ms. Bender, seconded by Mr. Krewson to **EXCUSE** the absence of Jennifer Matousek. All of the members voting yea, the motion passed.

2. Introduction and Oath of Kyle Krewson; appointed to a full term upon completion of a former member's unexpired term.

Ms. Leigh administered the Oath to Kyle Krewson.

3. Election of Chair and Vice Chair

A motion was made by Mr. O'Leary, seconded by Ms. Bender to **ELECT James Nagy to the position of Chair** and to **ELECT Kyle Krewson to the position of Vice-Chair for the year of 2014**. All of the members voting yea, the motion passed.

4. Approve Minutes of the December 19, 2013 meeting

A motion was made by Ms. Bender, seconded by Mr. O'Leary to **APPROVE** the December 19, 2013 meeting minutes. All of the members voting yea, the motion passed.

5. Opening Remarks

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

The Parkview

Garrett Lapping, AoDK, Inc., applicant requests approval for two variances due to a proposed dwelling unit in lower level that functioned previously as a community room:

1. a variance for increasing non-conformity, pursuant to Section 1149.04 - Non-Conforming Structures,
2. a variance for off-street parking requirement, pursuant to Section 1143.05 - Schedule of Uses and Space Requirements.

The property is located in a C1, Commercial and Office district. (Page 2)

David Krebs, representative for AoDK Architects Inc., applicant was present to explain the request.

Mr. Krebs **WITHDREW** the request for the first variance from consideration.

The second variance was requested because the property owner wanted to convert a former community into a dwelling unit. He spoke of the garage parking spaces in the rear of the property and related vehicular traffic, and he addressed the off-street parking situation of the surrounding neighborhood.

Mr. Molinski stated the current code required 44 parking spaces. After visiting to the site for a visual inspection, he advised against the requirement for one (1) additional parking space due to the small, confined area, and safe vehicular maneuverability would be questionable. There was ample off-street parking as most of the businesses in the neighborhood were closed during the evenings. He recommended the variance was granted.

Mr. Nagy closed public comment as there was no one to speak on the matter.

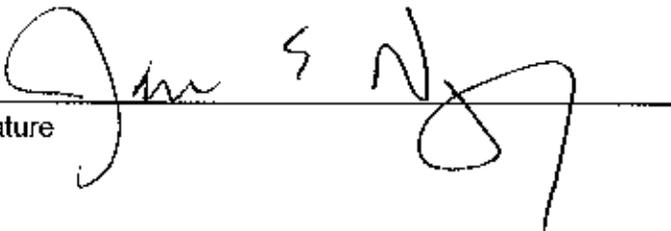
A motion was made by Mr. Krewson, seconded by Ms. Bender to **GRANT** the variance as requested. All of the members voting yea, the motion passed.

Mr. O'Leary announced his resignation from the Board of Zoning Appeals in order to assume his appointment as Ward 2 Councilman.

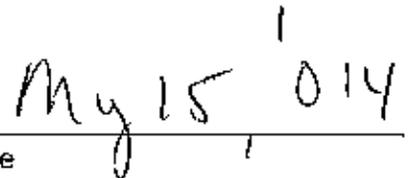
7. **ADJOURN**

A motion was made by Mr. O'Leary, seconded by Ms. Bender to **ADJOURN** the meeting at 6:48 p.m. All of the members voting yea, the motion passed.

Signature



Date



OATH OF OFFICE

I, Kyle Krewson, being first duly sworn according to law, upon my oath depose and say:

That I will support the Constitution of the United States and the State of Ohio, and the Charter and Ordinances of the City of Lakewood and will faithfully discharge the duties of the Board of Zoning Appeals of the City of Lakewood, Ohio so help me God.


Signature

1/16/2014
Date

Oath Administered by:



MARY E. LEIGH
Notary Public, State of Ohio
LORAIN COUNTY
My Commission Expires July 23, 2017



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. DAVID KREBS
2. _____
3. _____
4. _____
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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, January 16, 2014

ADMINISTERED BY:

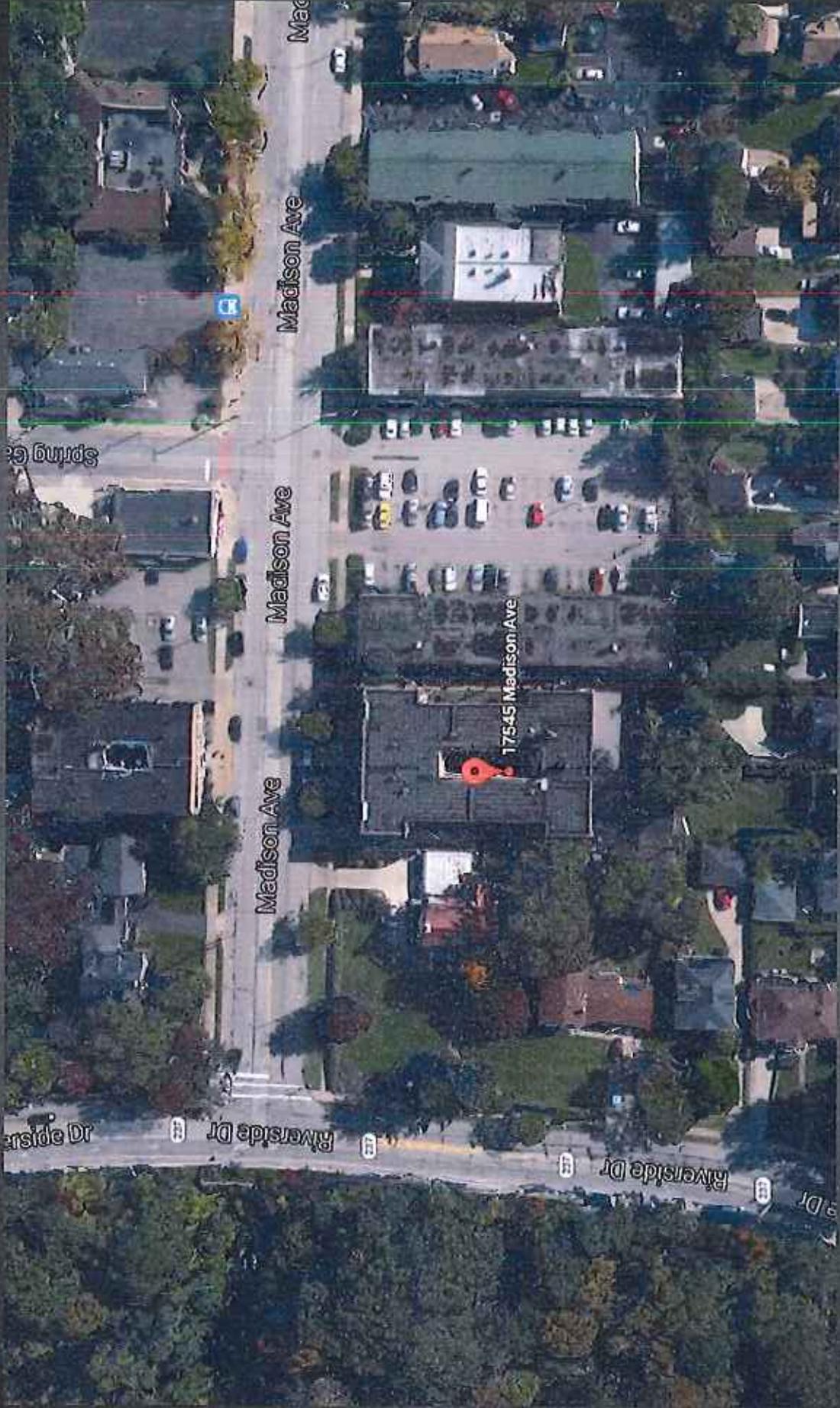
James E. Nagy, Esq.

JAMES E. NAGY, ESQ. (MY COMMISSION HAS NO EXPIRATION)

Board of Zoning Appeals

January 2014

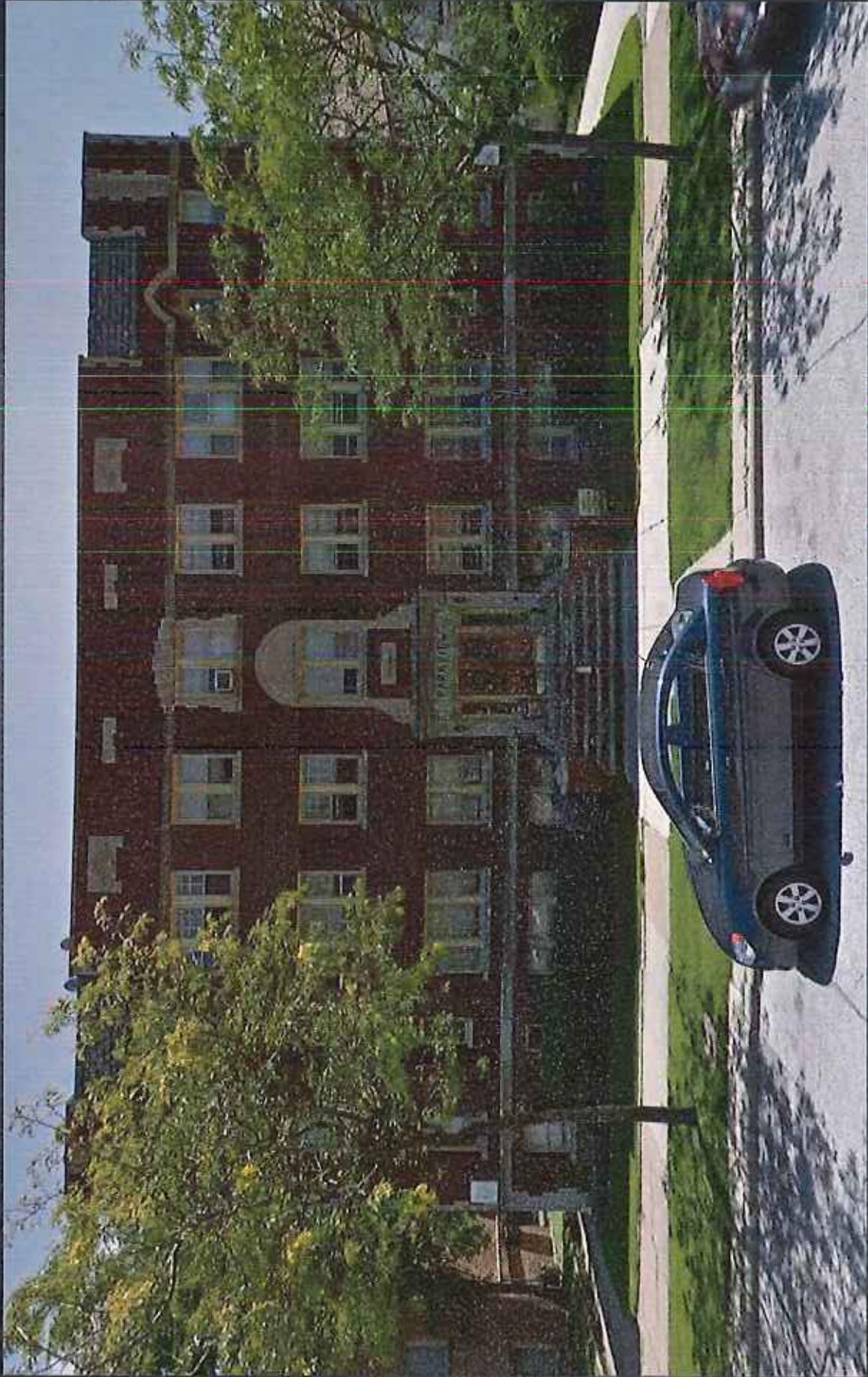




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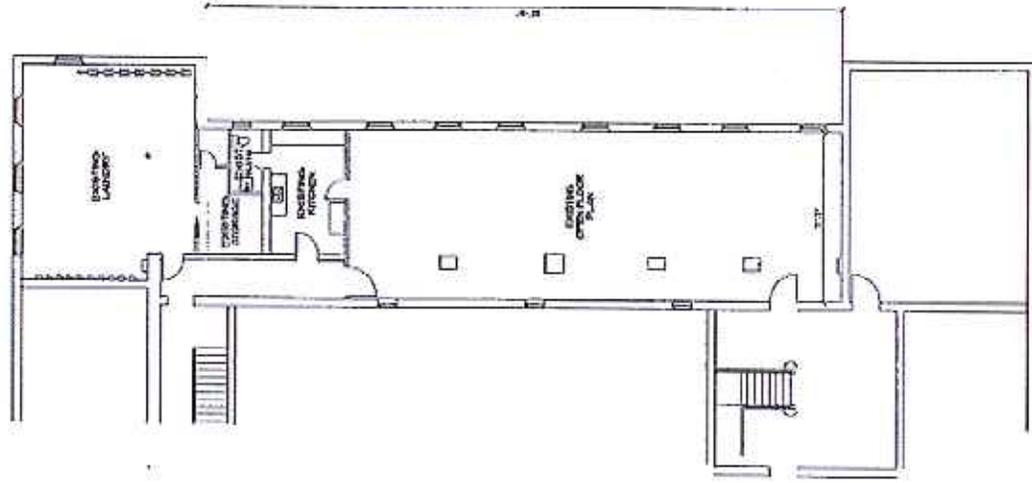
17545 Madison Avenue



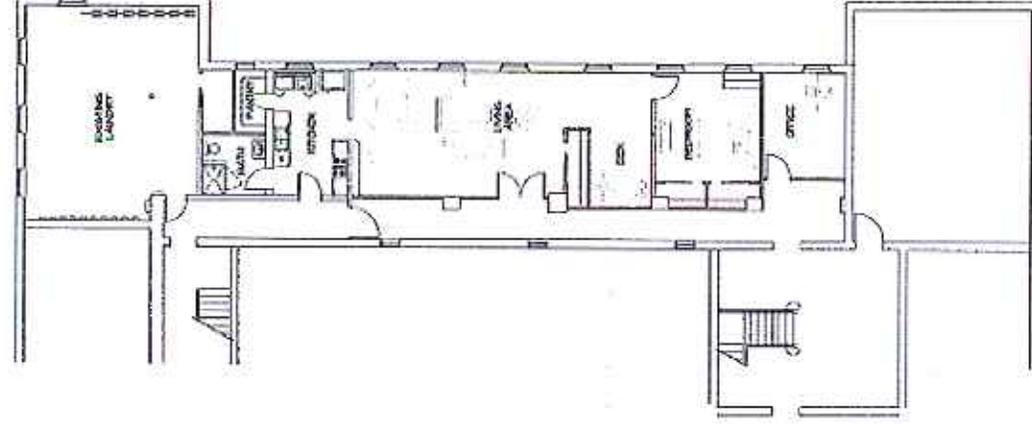
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17545 Madison Avenue



(A) EXISTING TENANT IMPROVEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"



(B) NEW TENANT IMPROVEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"



3/25/January 2014

17545 Madison Avenue

Board of Zoning Appeals

January 2014

