



Brent Lewanski, David Hanna, owners and Ken Esry, applicant were present to explain the request. Occupancy was for 328 patrons which required 82 parking spaces. They had 62 on-site spaces and wanted to add 20 off-site parking spaces.

Mr. Molinski stated that the Division of Housing and Building had not been able to conclusively determine the number of required parking spaces based on the plans submitted. Revisions were received two days before the March meeting and did not provide sufficient detail. Discussion ensued between the staff, owners and applicant about the room configuration and its various uses. The Board agreed the description of the application was not clear. The Board stated the number of occupants and usage were not fully established. Contracts between Brownstone Daycare, NorthCoast Express Taxi Service, Westlake Cab and the Avenue Tap House were made available to the Board (made part of record). The Board reiterated the need for firm numbers prior to any determination.

A motion was made by Ms. Bender, seconded by Mr. Nagy to DEFER the application until the meeting of April 17, 2014. All of the members voting yea, the motion passed.

**6. Docket 03-03-14 1296 Giel Avenue**

Cynthia Schweigin, applicant requests approval of a 55 inch variance to the five foot side yard setback, and a 37 inch variance to the required 15 foot minimum sum of both side yards for placement of an air conditioner, pursuant to Section 1121.07 - Minimum Yard Requirements for Principal Buildings. The property is located in an R1H, Single Family and High Density district. (Page 6)

Cynthia Schweigin, applicant was present to explain the request. She plans to replace the rear porch with a larger one. The former A/C unit had been positioned between the porch and rear property line. If a newer unit were placed further in the rear yard, its efficiency would be diminished greatly. Because of the driveway's close proximity to the house, there was no room to place it next to the applicant's driveway. Therefore, the only location remaining for placement of the new A/C unit was in the side yard.

Mr. Molinski stated the staff had no objection to the proposal. Mr. Nagy closed public comment as there was no one to speak on the matter.

A motion was made by Ms. Bender, seconded by Mr. Bindel to GRANT the request provided the live screening from the street is maintained. All of the members voting yea, the motion passed.

**COMMUNICATION**

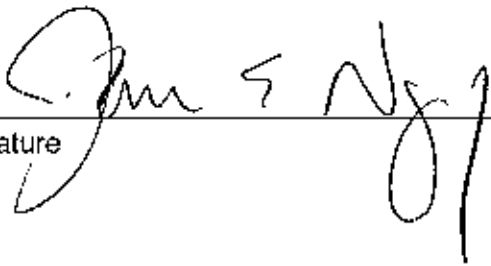
**7. Docket 03-04-14 Communication: Update to the Planning Commission from The Department of Planning and Development Administrative Staff, Regarding Exploration of Parking Code Modifications**

The Department of Planning and Development has begun exploring possible modifications to our parking code. We have done an initial analysis of parking related variances granted in recent years and begun to review best practices for parking codes. It is our intent to begin a productive discussion with the Board of Zoning Appeals about potential changes to our parking code. (Page 12)

Utilizing the presentation, Mr. Russell highlighted the proposed modifications to the parking code and the relationship to commercial districts. The City's parking codes were not current with today's needs. The parking code modifications were being presented to Lakewood's Planning Commission and Board of Building Standards/Architectural Board of Review. Discussion progressed about calculations for parking spaces, new and rehab developments, storm water run-off and water quality, and etc. Mr. Russell advised the Board the issue would be revisited at a future date.

**ADJOURN**

A motion was made by Mr. Nagy, seconded by Ms. Bender to **ADJOURN** the meeting at 7:00 p.m. All of the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature

4-17-14  
\_\_\_\_\_  
Date



### 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. Brent Lewanski

2. DAVID HANNA

3. Kenneth Esay

4. Cynthia Schupfer

5. Avena Miller

AVENA MILLER

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

\_\_\_\_\_

7. \_\_\_\_\_

\_\_\_\_\_

8. \_\_\_\_\_

\_\_\_\_\_

9. \_\_\_\_\_

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10. \_\_\_\_\_

\_\_\_\_\_

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

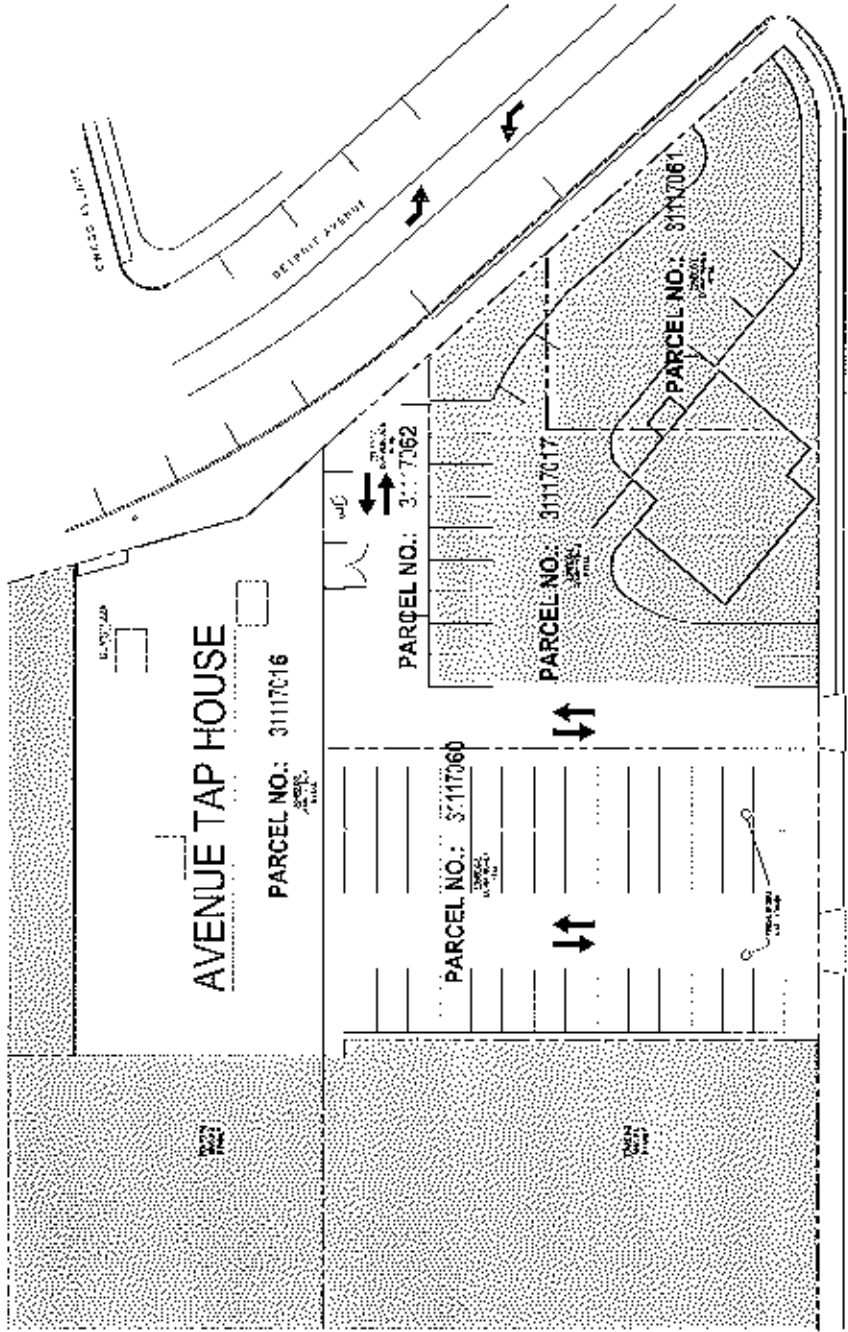
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Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

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, March 20, 2014



P-2106-4718-1

**PARKING SUMMARY**  
**EXISTING OFF-STREET PARKING PROVIDED:**  
 PARCEL NO. 60: 42 SPACES  
 PARCEL NO. 62: 4 SPACES  
 15 HC SPACE  
 PARCEL NO. 17: 13 SPACES  
 PARCEL NO. 61: 2 SPACES

**TOTAL EXISTING OFF-STREET PARKING SPACES:** 62  
 EXISTING ON-SITE SPACES

**PROPOSED AVENUE TAP HOUSE OCCUPANCY:** 328 PEOPLE

**TOTAL REQUIRED PARKING BY CITY OF LAKEWOOD:**  
 ESTIMATED 323 SEATS = 82 SPACES (.25 SPACES/SEAT)

62 EXISTING ON-SITE SPACES  
 - 21 PROPOSED OFF-STREET SPACES  
**PROPOSED: 82 REQUIRED SPACES**



10/20/2017 4:01PM 11/16/17  
**ROL ARCHITECTS, INC**  
 15102 Capital Sq., Suite 200  
 Shaker Heights, Ohio 44120  
 T: 216-352-4300 F: 216-762-4832  
 WWW.ROLA.COM

**THE AVENUE TAP HOUSE**  
 15006 2nd Ave - 2nd  
 Lakewood, OH 44107

**SITE PLAN**  
 SCALE: 1/16" = 1'-0"



**PARKING SUMMARY**

**EXISTING OFF-STREET PARKING PROVIDED:**

PARCEL NO. 80: 62 SPACES  
 PARCEL NO. 82: 4 SPACES  
 +1 HC SPACE  
 PARCEL NO. 17: 13 SPACES  
 PARCEL NO. 51: 2 SPACES

**TOTAL EXISTING OFF-STREET PARKING SPACES:**

61 SPACES  
 +1 HC SPACE

**PROPOSED AVENUE TAP HOUSE OCCUPANCY:**

600 PEOPLE

**REQUIRED PARKING BASED ON CITY OF LAKEWOOD ZONING CODE:**

FRONT BAR ESTIMATED 44 SEATS \* 11 SPACES (-22 SPACES/SEAT)

BACK BAR ESTIMATED 4,834 SQ. FT. STANDING AREA \* 411 SPACES (11 SPACE PER 12 SQ. FT. STANDING AREA)

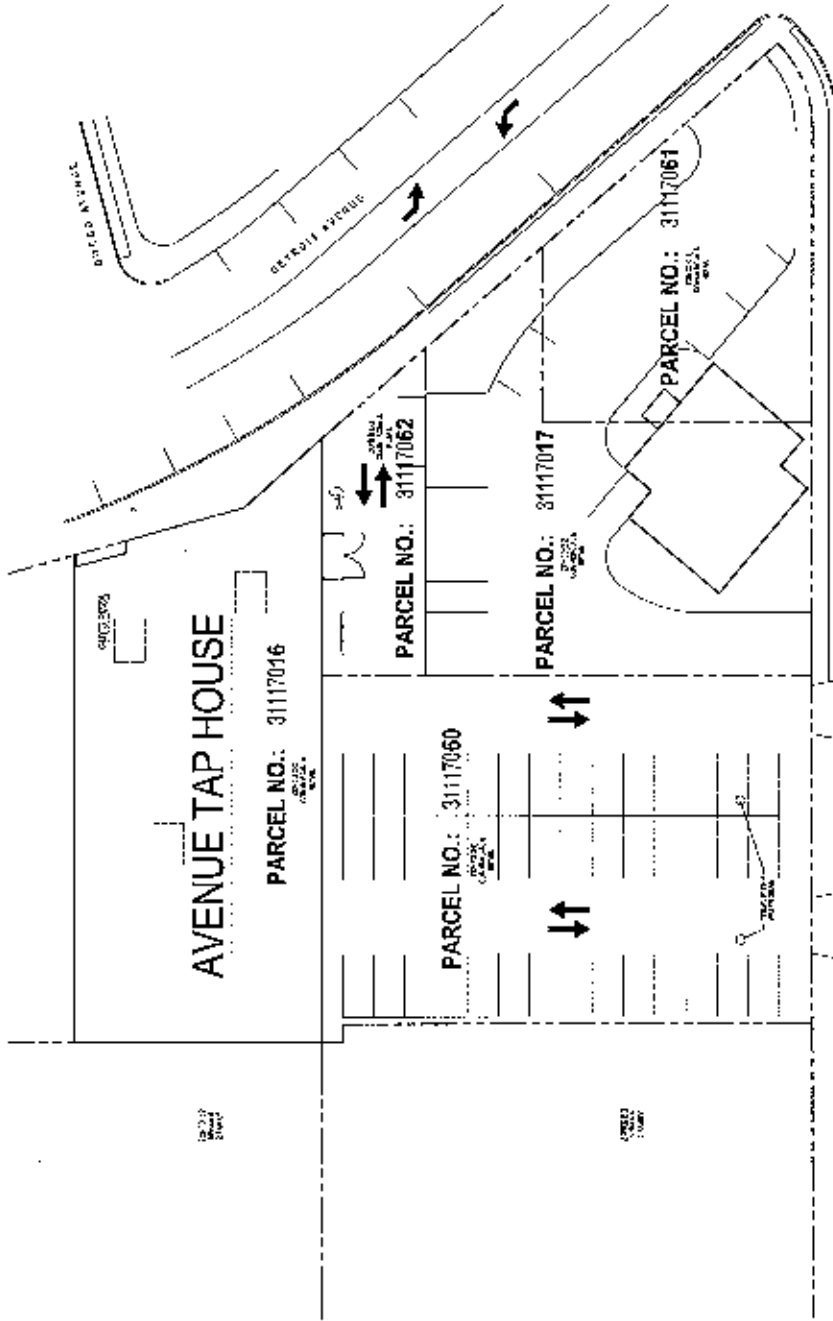
**TOTAL REQD. OFF-STREET PARKING SPACES:**

422 SPACES

**TOTAL OFF-STREET PARKING DEFICIT:**

422-62 = 360 SPACES

332 SPACES  
 +6 HC SPACES  
 +2 HC VAN SPACES  
 360 SPACES



**RDL ARCHITECTS, INC.**  
 15102 Copeland Blvd. Suite 200  
 Lakewood, Ohio 44120  
 1-216-752-1000 FAX 1-216-752-4000  
 www.rdlarch.com

**THE AVENUE TAP HOUSE**  
 18200 Detroit Avenue  
 Lakewood, Ohio 44120

**SITE PLAN**  
 SCALE: 1/16" = 1'-0"



### PARKING LOT LEASE AGREEMENT

THIS Lease is made on the 20<sup>th</sup> day of March, 2014 between Brownstone Daycare/Joe Mann, ("Lessor"), and Ringer LLC, dba Avenue Taphouse ("Lessee").

In consideration of the terms and conditions set forth below, the parties agree and will perform as follows;

1. Lessor does lease to Lessee the following described premises located in the City of Lakewood described as follows:  

A parcel of land whose address is 1309 Phelps Avenue, Lakewood, OH 44107 containing 20 parking spaces.
2. Term of this Lease shall continue through December 31<sup>st</sup>, 2015. Lessee agrees to pay the Lessor as rent for the Leased Premises the sum of (\$0.00) dollar a year upon execution of this Agreement. If Lessor wishes to charge a sum greater than \$0.00 he agrees to notify David Hanna at the Avenue Taphouse within 30 days of the Execution of this Lease. This Lease shall renew every year on December 31 for the term of one year unless terminated earlier in accordance with the provisions of this Lease.
3. Lessee agrees to remove trash and debris at its own expense after use by its guests.
4. Lessee accepts the premises as they are.
5. Lessee shall not make any change on or erect any structure or sign upon the Leased Premises unless the consent of the Lessor has been obtained in writing.
6. Lessee will use the Leased Premises solely for the parking of motor vehicles and for no other purpose. Lessee shall ONLY use the Leases Premises between the hours of 7:00 PM and 2:30 AM Monday through Sunday.
7. Lessee may not assign, sublet or otherwise transfer, convey or pledge its tenancy interest in the premises without the written consent of the Lessor.
8. This Lease may be terminated by either party at any time prior to the expiration of its term by giving the other party notice in writing in which case use of the Leased Premises, upon expiration of such notice, shall terminate.

EXECUTED as of this 20 day of MARCH, 2014.

BROWNSTONE DAYCARE  
By [Signature]

Ringer LLC, dba The Avenue Taphouse  
By [Signature]



Brendan T. McGreal  
Notary Public  
In and For the State of Ohio  
My Commission Expires  
March 15, 2018


Lakewood City Hall  
Michael Molinski  
12650 Detroit Road  
Lakewood, Ohio  
44107

March 20, 2014

Dear Mr Molinski,

My Name is Charlie Junke and I own and operate NorthCoast Express Taxi Service. We own 11 vehicles including two 20 passenger shuttle buses. NorthCoast services 18206 Detroit, The Avenue Taphouse, Lakewood. On Average we drop off 9 to 12 fares on each Friday or Saturday. On Average we pick up 11 to 14 fares each Friday or Saturday.

Please feel free to contact me with any questions,

 3/20/14  
Charles Junke

President

NorthCoast Express Taxi Service

440-532-0021



**THE WESTLAKE CAB SERVICE CO.**

19061 Depot Street  
ROCKY RIVER, OHIO 44116

General Offices  
331-5008

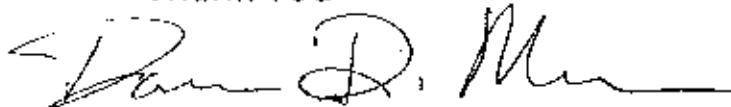
Cab Service  
331-5000

March 20, 2014

To whom it may concern;

Westlake Cab service to the Avenue  
Tap House average is approx. 20-30 drop offs, and 30-40  
pickups on each Friday and Saturday nights.

Thank You



Dominic DiMauro

Westlake Manager

**ELECTRICAL DATA**

UNIT SIZE - SERIES	V/PH	OPER VOLTS*		COMPR		FAN	MCA	MIN WIRE SIZE†	MIN WIRE SIZE†	MAX LENGTH (FT)‡	MAX LENGTH (FT)‡	MAX FUSE** or CKT BRK AMPS
		MAX	MIN	LRA	R.L.A.			F.L.A.	60° C	75° C	60° C	
24-30	208/230-1	187	253	66.0	10.9	0.8	19.8	14	14	60	67	20
36-30				72.0	13.2	0.7	17.2	14	14	45	44	30
48-30				105.0	18.6	1.1	24.3	12	12	51	49	40
60-30				130.0	25.7	1.3	33.6	8	10	93	67	60

\* Permissible limits of the voltage range at which the unit will operate satisfactorily

† If wire is applied at ambient greater than 30° C (86° F), consult table 310-18 of the NEC (ANSI/NFPA 70). The ampacity of non-metallic-sheathed cable (NM), trade name ROMEX, shall be that of 60° C (140° F) conditions, per the NEC (ANSI/NFPA 70) Article 336-26. If other than uncoated (no-plated), 60 or 75° C (140 or 167° C) insulation, copper wire (solid wire for 10 AWG or smaller, stranded wire for larger than 10 AWG) is used, consult applicable tables of the NEC (ANSI/NFPA 70).

‡ Length shown is as measured 1 way along wire path between unit and service panel for voltage drop not to exceed 2%.

\*\* Time-Delay fuse.

FLA - Full Load Amperes

LRA - Locked Rotor Amperes

MCA - Minimum Circuit Amperes

R.L.A. - Rated Load Amperes

NOTE: Control circuit is 24-V on all units and requires external power source. Copper wire must be used from service disconnect to unit.

All motors/compressors contain internal overload protection.

24ANA7

**A-WEIGHTED SOUND LEVEL (dBA)**

UNIT SIZE	STANDARD RATING	TYPICAL OCTAVE BAND SPECTRUM (without tone adjustment)						
		125	250	500	1000	2000	4000	8000
24-30	65-low stage	46.4	61.0	63.8	60.0	60.2	49.0	38.9
	68-high stage	44.9	57.9	63.8	58.0	55.7	48.6	39.0
36-30	69-low stage	50.4	55.9	55.8	58.0	58.2	49.5	42.4
	70-high stage	50.4	58.9	63.8	59.0	58.7	50.0	41.9
48-30	69-low stage	52.4	53.4	67.9	60.0	67.2	51.5	45.4
	70-high stage	52.4	58.9	59.8	60.5	57.2	51.0	44.4
60-30	74-low stage	58.9	58.9	61.8	61.5	61.2	63.0	47.9
	74-high stage	59.0	60.4	60.8	62.0	58.2	53.6	46.9

**A-WEIGHTED SOUND LEVEL (dBA) with ACCESSORY SOUND BLANKET**

UNIT SIZE	STANDARD RATING	TYPICAL OCTAVE BAND SPECTRUM (without tone adjustment)						
		125	250	500	1000	2000	4000	8000
24-30	65-low stage	49.4	60.9	62.8	62.5	57.7	47.0	37.9
	68-high stage	60.4	60.4	62.8	64.0	64.2	47.0	40.4

**CHARGING SUBCOOLING (TXV-TYPE EXPANSION DEVICE)**

UNIT SIZE - SERIES	REQUIRED SUBCOOLING (F)
24-30	10 HIGH STAGE
36-30	14 HIGH STAGE
48-30	15 HIGH STAGE
60-30	13 HIGH STAGE

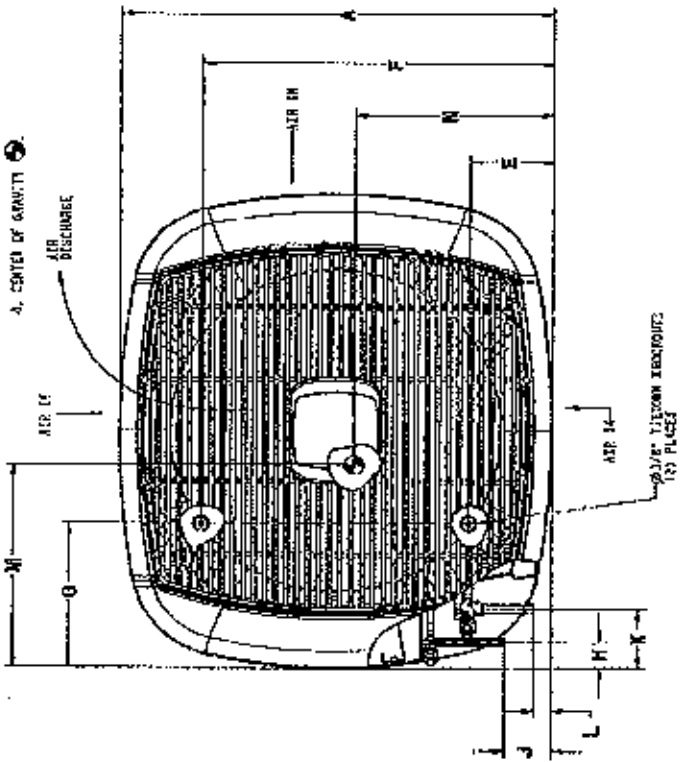
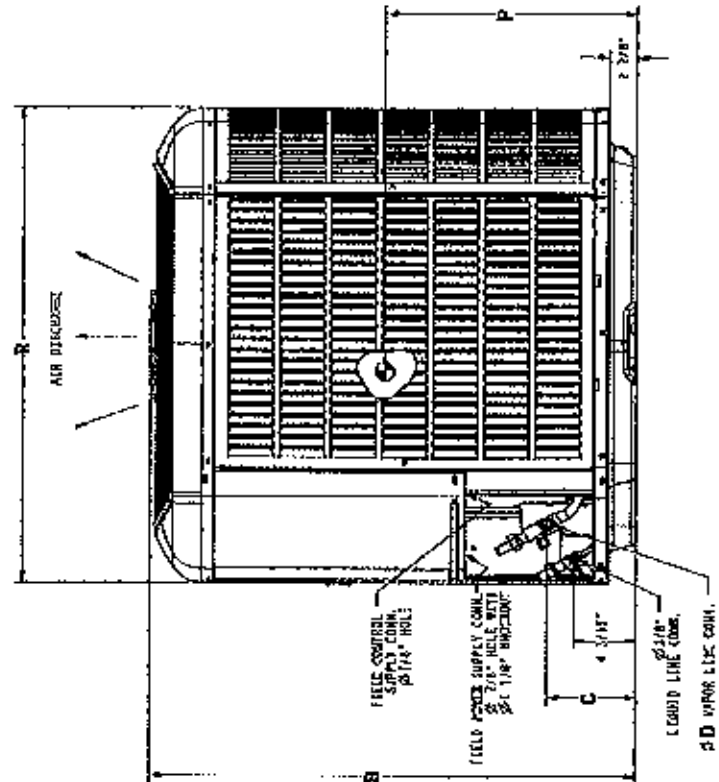
# DIMENSIONS

UNIT	SERIES	ELECTRICAL CHARACTERISTICS	A	B	C	D	E	F	G	H	J	K	L	M	N	P	R	OPERATING WEIGHT	SHIPPING WEIGHT	SHIPPING DIMENSIONS (L x W x H)
2400A30E	7	0 0 0	29 1/4"	24 3/16"	14 1/16"	5 3/8"	5 3/8"	23 3/4"	10 1/16"	1 3/4"	3 3/16"	1 3/16"	1 7/8"	19"	17"	10"	33"	3148	1519	34 1/8" x 30 1/2" x 40 7/8"
2400A30E	3	0 0 0	35 1/2"	31 1/4"	5 5/16"	3 1/4"	4 13/16"	22 3/4"	14 5/8"	1 3/4"	3 3/16"	1 3/16"	1 7/8"	19 3/4"	15 1/2"	16"	40"	3028	3264	41 1/8" x 36 5/8" x 40 7/8"
2400A30E	1	0 0 0	35 1/2"	45 1/2"	4 1/4"	2 3/4"	4 13/16"	22 3/4"	13 5/8"	1 3/4"	3 3/16"	1 3/16"	1 7/8"	19 3/4"	17"	18"	40"	3329	3549	41 1/8" x 38 5/8" x 40 7/8"
2400A30E	4	0 0 0	25 1/2"	45 1/2"	4 1/4"	2 3/4"	4 13/16"	22 3/4"	14 5/8"	1 3/4"	3 3/16"	1 3/16"	1 7/8"	19 3/4"	17 1/2"	40"	3508	3948	41 1/8" x 38 5/8" x 40 7/8"	

1 = 1/16"  
0 = 0"

**NOTES:**

1. ALLOW 30" CLEARANCE TO SERVICE SIDE OF UNIT. 60" ABOVE UNIT. 15" ON ONE SIDE. 15" ON OTHER ONE SIDE. AC 2" BETWEEN UNITS FOR PROPER AIRFLOW.
2. NOISE IN OUTDOOR OPERATING AMBIENT IN COOLING MODE IS 55 DB, 125 FT.
3. SERIES REFORMATION IS THE 130% POSITION OF THE UNIT MODEL NUMBER.
4. CENTER OF GRAVITY



UNIT SIZE	MINIMUM HOISTING PAD DIMENSIONS
24	29 1/2" x 35"
30-40-60	35 1/2" x 40"

24ANA7