MINUTES
(Audio Recording Is Available)
BOARD OF ZONING APPEALS
SEPTEMBER 18, 2014
LAKEWOOD CITY HALL

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

REVIEW MEETING
6:30 P.M.
AUDITORIUM

The meeting was called to order at 6:45 p.m.

1. **Roll Call**

Members Present	Others Present
Christopher Bindel	Mary Leigh, Secretary, DCD Programs Manager, P&D
Kyle Krewson, Vice-Chairman	Kevin Butler, Law Director
James Nagy, Chairman	Michael Molinski, Building Commissioner

A motion was made by Mr. Krewson, seconded by Mr. Bindel to **EXCUSE** the absences of Cynthia Bender and Jennifer Matousek. All of the members voting yea, the motion passed.

2. **Approve Minutes of the August 21, 2014 meeting.**

Mr. Nagy requested that the minutes be amended on Page 2, paragraph 3, Docket No. 08-22-14, to more accurately reflect public comment pertaining to the negative impact of a garage not being built. The minutes were approved as amended.

A motion was made by Mr. Krewson, seconded by Mr. Bindel to **APPROVE** the minutes of the August 21 2014 meeting as amended. All of the members voting yea, the motion passed.

3. **Opening Remarks**

Ms. Leigh read the Opening Remarks and asked for anyone speaking to sign the Oath that was on the podium.

OLD BUSINESS

4. **Docket No. 08-21-14** **14429 Delaware Avenue**

Donna Kerns, Daycare Down the Street, applicant requests approval of a variance to not re-build a garage pursuant to Section 1143.05, Schedule of Uses and Space. The property is located in an R2, Single and Two-Family district. This item was deferred from the meeting of August 21, 2014. (Page 2)

The applicant, Donna Kerns, requested that her application be deferred until the October meeting as she was unable to secure transportation to the meeting.

A motion was made by Mr. Nagy, seconded by Mr. Krewson to **DEFER** the request until the meeting of October 16, 2014. All of the members voting yea, the motion passed.

NEW BUSINESS

5. **Docket No. 09-29-14** **13714 Madison Avenue**
Kidzenia Lakewood Daycare

Erin Gendt, LDA Architects, applicant requests the review and approval of a 32 parking space variance to the required 37, pursuant to Section 1143.05, Schedule of Space and Use Requirements. The property owner is opening a day care center with 148 children. Five existing spaces are on site. The property is located in C-3, Commercial and General Business district. (Page 5)

Bryce Sylvester, Planner with the City of Lakewood's Department of Planning and Development explained the proposal and the City's position. The city administration supported the request; however, he suggested a deferral until next month to allow the applicant to supply a study analysis of the traffic.

Erin Gendt, LDA Architects, applicant explained the drop-off zone, on-site parking, daycare hours of operation, traffic flow and the length of time it would take for children drop-off and pick-up. She spoke of the surrounding parking availability in the neighborhood.

Mr. Molinski said the Division of Housing and Building had no comments except to say additional data was needed before granting a variance.

Sylvia Weber, 13711 Madison Avenue was against the granting of a parking variance because of clients unable to find parking near her business among other things.

Gerald G. Weber, 13711 Madison Avenue was against the granting of a parking variance because of traffic congestion, bike racks that eliminated parking spaces, and other items.

Shannon Schur, 1679 Parkwood read into record a prepared statement. Her driveway was shared with the subject property. She described numerous incidents as a result of the lack of parking.

Ms. Gendt stated she was unaware of the parking conditions with the shared driveway when the property was purchased. She would provide a parking analysis.

A motion was made by Mr. Nagy, seconded by Mr. Bindel to **DEFER** the request until the meeting of October 16, 2014. All of the members voting yea, the motion passed.

ADJOURN

The meeting was **ADJOURNED** at 7:21 p.m.

Signature

Nov 20 01Y

Date

Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear 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. Bryce Sylvester	
2. ERIN GENDT	
3. SILVIA WERON	
4. GERALD G. WERON	
5. Shannon Schur	
6.	
7.	
8.	
9.	
10.	
11.	

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

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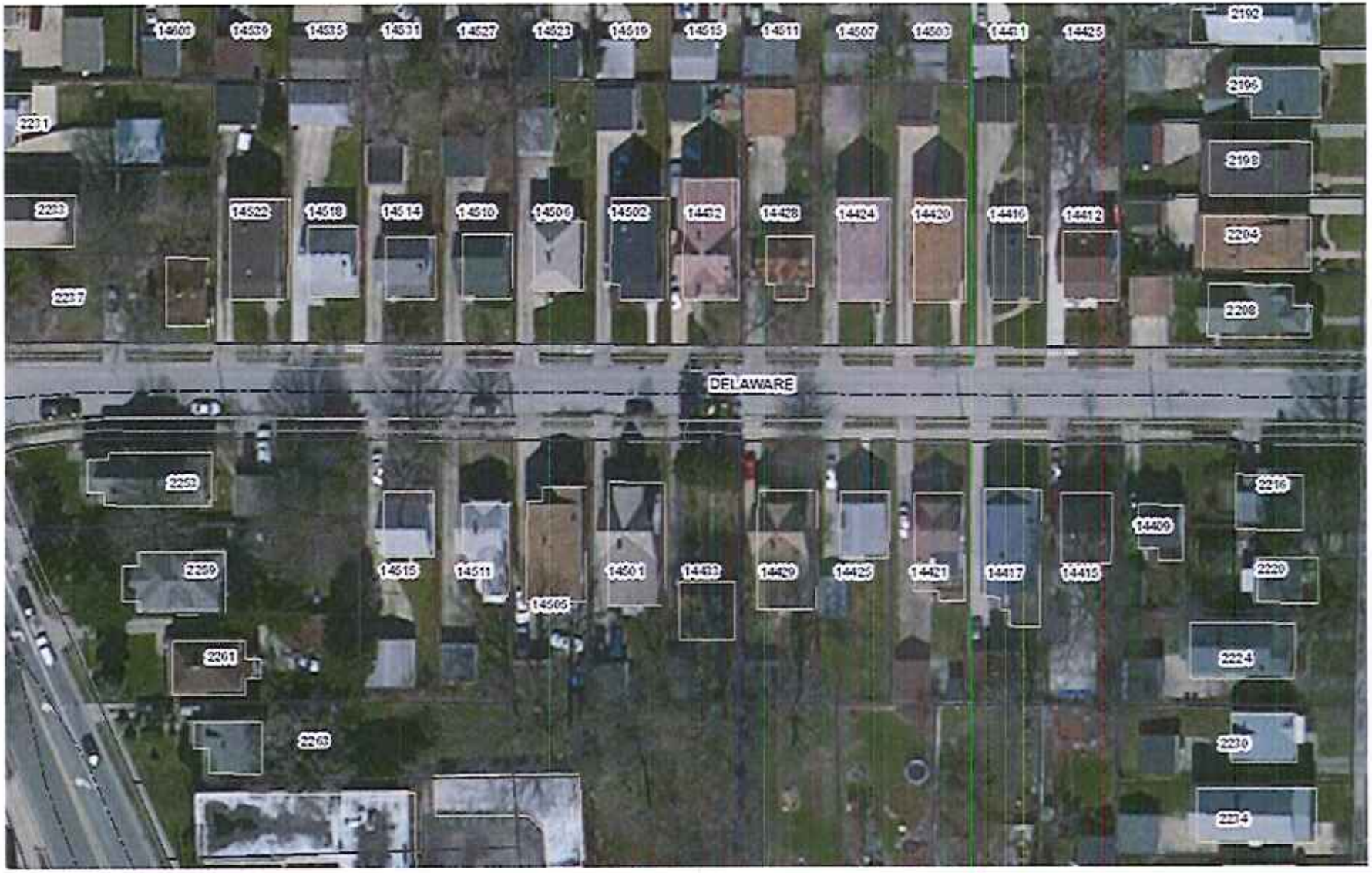
Lakewood Administrative Procedure: ☐ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ■ Zoning Appeals ☐ Other:

Date of Proceeding: September 18, 2014

Board of Zoning Appeals

August 2014

LAKEWOOD OHIO



LAKEWOOD OHIO

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14429 Delaware

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