

The applicant had communicated via e-mail of the intent to defer hearing of the item until the next meeting.

A motion was made by Ms. Bender, 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

6. Docket No. 10-30-14 17112 Detroit Avenue
Cleveland Vegan

Justin Gorski, Cleveland Vegan, applicant requests the review and approval of a variance of 8 parking spaces, pursuant to Section 1143.05, Schedule of Uses and Space Requirements. The applicant is opening a restaurant with 32 proposed seats. Property is located in a C-2 Commercial and Retail district. (Page 23)

Justin Gorski, applicant was present to explain the request. He presented a letter that gave permission for Cleveland Vegan patrons to use the lot located at 17117 Detroit on Saturdays and Sundays for the balance of 2014 (letter made part of record). In 2015, the agreement would be reevaluated based upon usage to determine if monetary compensation was warranted, and if the agreement was working.

Mr. Molinski stated the building was one of many in the city that had no parking associated with it. Administrative staff supported the request for a variance.

Bryce Sylvester, Planner for the City of Lakewood reported that this particular district in Lakewood had seen a significant investment in the past 18 months and spoke of the parking challenges. He reminded the Board that the parking code was in the process of being revised to address today's issues; one revision was to remove the parking requirements for small businesses under 2,500 square feet .

The Board asked if this request was more or less than what was required for the previous business. Mr. Sylvester replied this one was a little more. He added the no word from other businesses that there was any negative impact on them in regards to the parking situation.

Discussion continued with the suggestion that the variance could be granted for one year in case the code changes. Mr. Molinski said that procedure was not an uncommon one for personnel in the Division of Housing and Building. It was recommended that appropriate signage would be required for the shared parking.

A motion was made by Mr. Krewson, seconded by Ms. Bender to GRANT the request for one year with the following stipulation:

- There is appropriate signage regarding the shared parking.

All of the members voting yea, the motion passed.

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

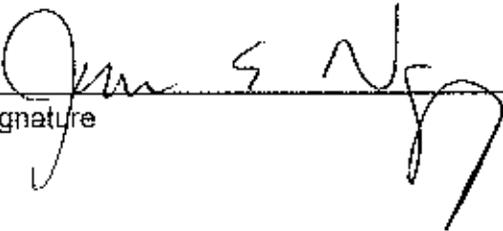
R2, Single and Two-Family district. This item was deferred from the meeting of August 21, 2014.
(Page 2)

Neither the applicant nor representative was present to explain the request. Ms. Leigh said that in September, the applicant stated she would make arrangements for transportation in order to attend the meeting. A meeting notification letter had been mailed from City Hall regarding the October meeting, and Ms. Leigh had not received any communication from Ms. Kerns.

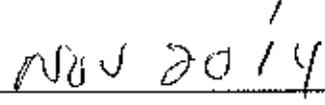
A motion was made by Ms. Matousek, seconded by Ms. Bender to **DENY** the request for a variance. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Nagy, seconded by Ms. Matousek to **ADJOURN** the meeting at 6:56 p.m. All of the members voting yea, the motion passed.



Signature



Date

From: Erin Gendt [mailto:erin@ldaarchitecture.com]
Sent: Friday, October 10, 2014 11:08 AM
To: Leigh, Mary
Subject: RE: Lakewood Daycare

Mary-

I received my letter of notice for this month's BZA meeting and noticed that the Kidzenia Daycare is still on the docket. We are deferring until November, I just wanted to confirm.

Thank you,

Erin Gendt
Project Designer

LDA Architects, Inc.
The Offices at the Agora
5000 Euclid Ave., Suite 104
Cleveland, OH 44103
216.539.5353
www.ldaarchitecture.com

From: Leigh, Mary [mailto:Mary.Leigh@lakewoodoh.net]
Sent: Tuesday, September 30, 2014 4:39 PM
To: Erin Gendt
Cc: Schwarz, Johanna
Subject: RE: Lakewood Daycare

Bryce did let me know, but I appreciate your sending me the request to defer in writing. I'll add it to the file and we'll see you again in November.

Mary

From: Erin Gendt [mailto:erin@ldaarchitecture.com]
Sent: Tuesday, September 30, 2014 4:37 PM
To: Leigh, Mary
Subject: Lakewood Daycare

Mary-

I submitted a deferral request to Bryce Sylvester but want to make sure it gets to you as well. We would like to defer our Board of Zoning Appeals meeting from October 18th to November 20th as we will not receive the required traffic impact analysis in time for the October meeting. We will submit new materials once we have them, in time for the November deadline. Please let me know if you need any additional information.

Thank you,

Erin Gendt
Project Designer
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www.ldaarchitecture.com

10/3/2014

Dr. Edward A. Hadaway, DDS
Dr. Denver D. Jenkins, Jr. DDS
17117 Detroit Ave
Cleveland, OH
(216) 221-0300

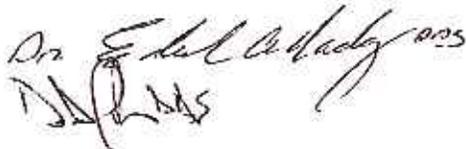
To Whom It May Concern:

We have recently been in contact with the owners of Cleveland Vegan (located at 17112 Detroit Ave.) across the street from our business (located at 17117 Detroit Ave.) in regards to a weekend parking allowance. Cleveland Vegan approached me and asked if we would allow their patrons to use our lot on Saturdays and Sundays from 9am-2pm.

After speaking with my partner we both agreed to allow Cleveland Vegan patrons to use our lot through the end of the year. At that point we will see the volume of usage of the lot and work with Cleveland Vegan to come up with a more concrete plan.

We are excited to see all of these new businesses starting up- particularly in our area- and are willing to help when and where we can.

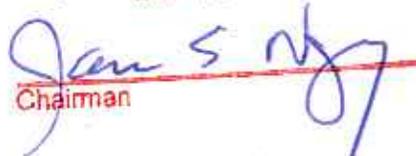
Thank you for your time and consideration,



Dr. Edward A. Hadaway, DDS
Dr. Denver D. Jenkins, Jr. DDS

City of Lakewood
Board of Zoning Appeals
Approved as set forth in the minutes

of OCT 16 2014 meeting.



Chairman

Docket No.	Project Address	Business/Applicant	Request	Summary	Meeting Date	Result
10-29-09	15724 Detroit Avenue	Aaron Plasco, Esq.	Variance - Off-Street Parking	Number of spaces	10/15/2009	Approved w/stipulation
12-36-09	13415 Madison Avenue	Mike Najjar	Variance - Schedule of Uses and Space Requirements	Number of spaces	12/17/2009	Approved w/stipulations
04-04-10	15800 Detroit Avenue	5+D Unlimited	Variance - Schedule of Uses and Space Requirements	Number of spaces	4/15/2010	Grant - 14 spaces
04-07-11	17804 Detroit Avenue	The Sweet Spot	Variance - Schedule of Uses and Space Requirements	Number of spaces	4/21/2011	Withdrawn
04-09-11	2040 Halstead Avenue	Richard Artman	Variance - Schedule of Uses and Space Requirements	Number of spaces; No garage	4/21/2011	Deferred
04-13-11	13415 Detroit Avenue	Clifton Food Venture LLC dba Katie's Clean & Green Laundry Center	Variance - Parking Lot Design	Number of spaces	4/21/2011	Granted
08-42-11	15008-10 Detroit Avenue	menchie's	Variance - Schedule of Uses and Space Requirements	Number of spaces	8/18/2011	Granted
09-48-11	13715 Madison Avenue	Angelo's Pizza Barocco - Ches	Variance - Schedule of Uses and Space Requirements	Number of spaces	9/15/2011	Granted
06-30-12	12906 Madison Avenue	McGettrick	Schedule of Uses and Space Requirements - parking spaces	Number of Spaces	6/21/2012	Granted w/stipulation
11-46-12	15100 Detroit Avenue; Marjorie Building	Robert Blatcaford, Blatchford Architects	Request for 5 total parking spaces.	Number of Spaces	11/15/2012	Granted with stipulation
01-02-13	15617 Detroit Avenue	David G. Clifford, Advantegrity for Arbera, LLC	Seeking a variance for five parking spaces	Number of Spaces	1/17/2013	Granted
04-11-13	1341 Marlowe Avenue	Michael N. Starnas, Thorson Baker & Assoc. Inc / Northwesterly Assisted Living	a 7 parking space variance to the required 38 spaces based on 15 employees and \$1 units (1 per employee plus .25 per dwelling unit required) in order to install a patio garden and have an approved parking load of 3.	Number of Spaces	4/18/2013	GRANTED with the stipulation it would be good only for the term of the current operation and use of the property
Docket 05-22-13	15603 Madison Avenue	Kimberly G. Nowotny, Roxu, LLC	approval for a variance of six (6) parking spaces from the 11 required for a restaurant seating 42 people, pursuant to Schedule 1143.05 - Parking Uses and Space Requirements	Number of Spaces	5/16/2013	GRANT the variance with the stipulation a single U-bicycle rack was installed
12-02-13	17100 Detroit Avenue	Cleveland Pickle/Joshua Kabat	variance for 4 parking spaces, pursuant to Section 1143.05 - Schedule of Uses and Space Requirements; 8 spaces are required for a new restaurant	Number of Spaces	12/19/2013	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
02-02-14	18206 Detroit Avenue	Avenue Tap House / Ken Essy, RDL Architects	approval of a variance for 360 parking spaces to the required 422 spaces; 62 spaces exist, pursuant to Section 1143.05 TABLE	Number of Spaces	2/20/2014	



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. Justin Gorski

[Handwritten signature]

2. Bryce Sylvester

[Handwritten signature]

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

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

FOR CITY USE ONLY

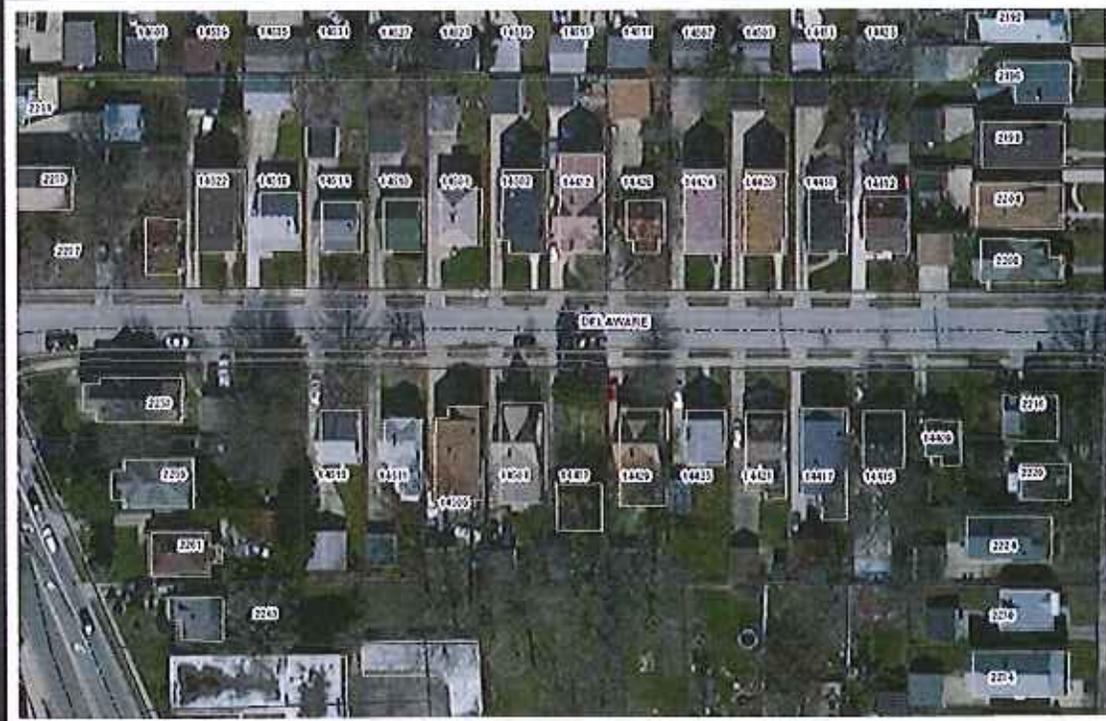
Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, October 16, 2014



Board of Zoning Appeals

October 2014



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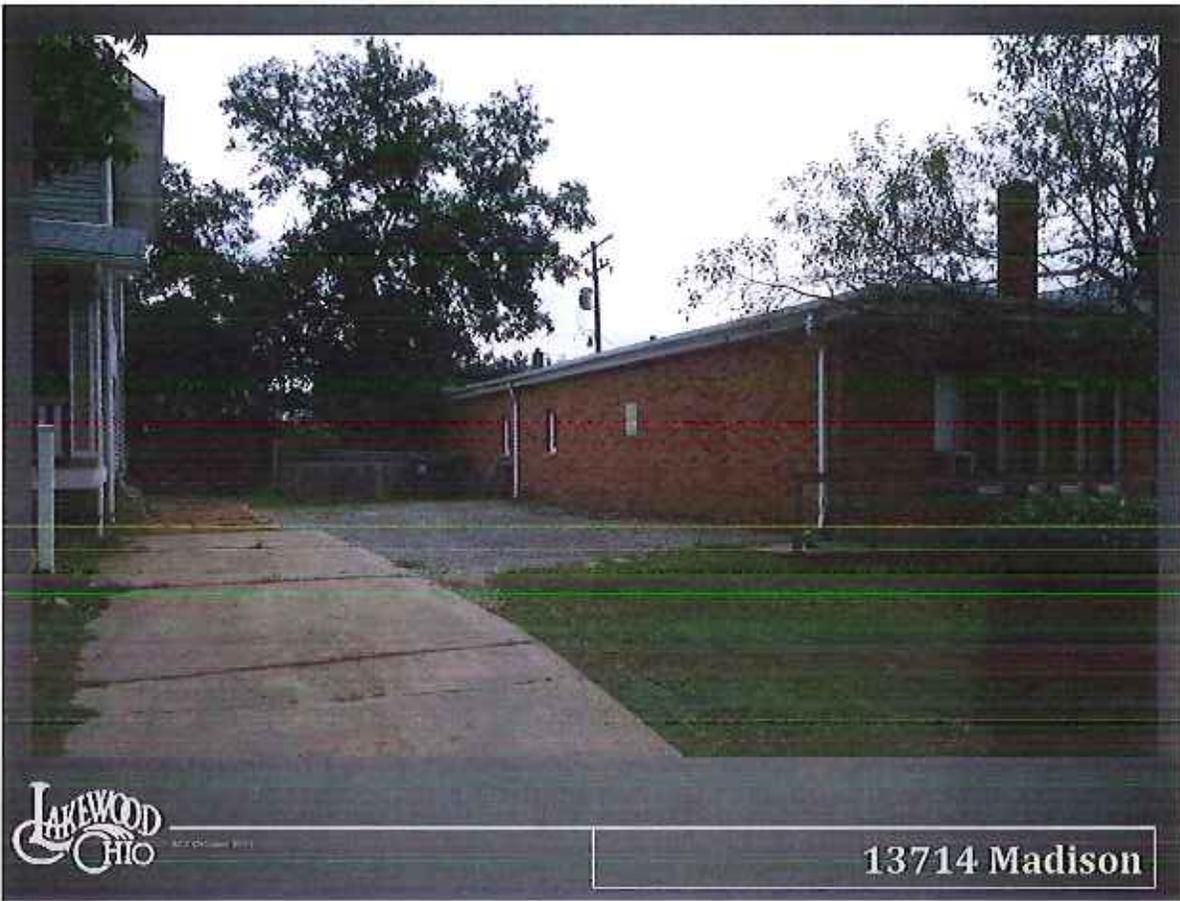
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Board of Zoning Appeals

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