

MINUTES
(Audio Recording Is Available)
BOARD OF ZONING APPEALS
NOVEMBER 20, 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 6:35 p.m.

1. **Roll Call**

Members Present

Cynthia Bender
Christopher Bindel
Kyle Krewson, Vice-Chairman
Jennifer Matousek
James Nagy, Chairman

Others Present

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

2. **Approve Minutes of the September 18, 2014 meeting.** Deferred from October's meeting.

A motion was made by Ms. Bender, seconded by Mr. Bindel to **APPROVE** the minutes of the September 18, 2014 meeting. All of the members voting yea, the motion passed.

3. **Approve the Minutes of the October 16, 2014 meeting.**

A motion was made by Mr. Krewson, seconded by Ms. Matousek to **APPROVE** the minutes of the October 16, 2014 meeting. All of the members voting yea, the motion passed.

4. **Opening Remarks**

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

OLD 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. This item was deferred from the meeting of October 16, 2014. (Page 2)

Bryce Sylvester, City Planner for the City of Lakewood stated the applicant had requested a deferral. The traffic impact study obtained by the applicant addressed the level of service and found no significant impact. Mr. Sylvester stated that the city was not concerned with the morning drop-off time but rather the 4 p.m. to 6 p.m. pick-up time. Angelo's Pizza was located across the street, and it was very busy. Located to the west was a busy intersection. In the city's opinion, the traffic impact study did not address the issue of pick-up time of the 150 students adequately. The city and applicant were working together currently to reach a solution to the problem; the applicant requested a deferral to allow time for figuring how to manage traffic circulation.

A motion was made by Mr. Nagy, seconded by Mr. Bindel to **DEFER** the application until the meeting of December 18, 2014.

Mr. Sylvester asked the Chairman if public comment could be given. He had not spoken to any member of the public about the deferral request prior to the meeting.

Steven Schurr, 1679 Parkwood Road said his house abutted directly north of the subject property. His wife spoke at a previous meeting, and he had not much to add. However, he brought documentation that displayed the five parking spots that required the use of his driveway for drop-off and pick-up of children from the former church's daycare facility. Damage occurred to his home (siding and fence) as a result of people backing from the spots. He has lived at 1679 Parkwood Road since 2004. The previous home owners had an agreement with the church for the use of four spots on Sundays. Mr. and Mrs. Schurr agreed to continue with the parking arrangement. Aside from Sundays, church administrators used two spots, and the Schurrs were allowed to use the other two spots. There was no agreement with the current subject property owners.

Public comment was closed as there was no one else to speak on the matter.

A motion and second were on the table to **DEFER** the item until **the meeting of December 18, 2014**. All of the members voting yea, the motion passed.

NEW BUSINESS

6. Docket No. 11-31-14 13476 Edgewater Drive

Brian Giovinazzi, Evergreen Homes Ohio, LLC, applicant requests the review and approval of three (3) variances:

1. a 2 foot, 6 inch variance to the required 35 foot height requirement in order to construct a chimney that will be 37 feet, 6 inches tall at its highest point, pursuant to Section 1121.05 - Height Regulation,
2. a 3 foot side yard variance to the required 10 foot on the West side of the property in order to install an electrical panel and CT cabinet that will be 7 feet from the property line to the West, pursuant to Section 1121.07 - Minimum Side Yard Requirement,
3. a 4 foot side yard variance in order to install a set of stairs 6 feet from the Eastern property line, pursuant to Section 1121.07 - Minimum Side Yard Requirements.

The property is located in an R1M, Single Family and Medium Density district. (Page 88)

Brian Giovinazzi, Evergreen Homes Ohio, LLC, 20685 Chestnut Drive, Strongsville, applicant was present to explain the request for three variances. A variance was needed for the chimney because its pots extended a bit beyond what code allows. The second variance request was for an electrical panel and CT cabinet that were needed to power the home (provided by CEI). The third variance was for a landing and stairs that were to be built on the east side of the property.

Mr. Molinski said the 1st variance request for the chimney/chimney pots was a minor one. He asked the applicant if the chimney/chimney pots height was required or was it decorative. Mr. Giovinazzi said it was decorative. Regarding the 2nd variance request for a CT cabinet, the unit might not take the entire three feet. Pertaining to the 3rd variance request for a side stair, it was needed after construction of the home started because the terrain was not flat. The Division of Housing and Building had no issues with the requests.

Mr. Giovinazzi stated he had spoken with the neighbor to the west about the CT unit and explained that landscaping would screen it.

Mr. Krewson asked about the construction; how far along was it. Mr. Giovinazzi replied the foundation was completed, and a few more months remained. Asked about the width of the property, Mr. Giovinazzi was not sure, but the house would be close to the full allowable width. Mr. Molinski added the footprint of the home conformed to the setback allowances; he did not have the lot dimensions. Mr. Krewson asked for the rear yard setback for the zoned district. Mr. Molinski said he did not have that information with him. Mr. Krewson asked for the setback if it was an accessory structure such as a garage. Mr. Molinski said it would be a zero foot setback. It was noted this was different because the side yard was the rear yard to the neighboring properties. Mr. Krewson asked if the CT box could be placed somewhere else. Mr. Giovinazzi said utility challenges existed already; possible A/C units, transformer, things planned for the front of the property as it was a courtyard. Therefore, it would be a problem to get power into the house if the box were placed by the garages because the utility company took issue with power lines placed under concrete. The mechanicals room was placed in the basement already. It was required that the cabinet was placed outside. Mr. Molinski said the cabinet needed to be placed close to the electrical panel and point of service; the proposed location was the ideal one for the home. Mr. Krewson approved of the variances and felt no precedence would be established with their granting.

Ms. Bender asked about plans for the existing home on the property. Mr. Giovinazzi stated there had been no determination. Ms. Bender asked Mr. Molinski what the city's opinion was about two large houses existing on the same lot. Mr. Molinski replied they were set on two separate parcels. An issue would ensue if the front parcel were sold; the north property would be landlocked. There had been discussion about it. Mr. Butler said if the south parcel were sold without an easement provided to the north parcel owner, it would be done so at the peril of the north property owner. It was not a city issue.

Ms. Matousek inquired why the unit was required. Mr. Giovinazzi said electric service to most homes was 100 amps; this one would be 800 amps. The cabinet was required by CEI.

A motion was made by Mr. Krewson, seconded by Ms. Bender to **GRANT the request for variances 1 (chimney) and 3 (stairs) as submitted, and GRANT variance 2 (electric panel and CT cabinet) with the stipulation the depth of the cabinet does not exceed three feet.** 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 7:06 p.m. All of the members voting yea, the motion passed.

Signature Jan S Nagy

Date 12-18-'14



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. Stephen Schur
3. Brian Gilwin
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

[Signature]
[Signature]
[Signature]

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: _____

From: Erin Gendt [<mailto:erin@ldaarchitecture.com>]
Sent: Wednesday, November 12, 2014 5:11 PM
To: Sylvester, Bryce
Subject: Kidzenia

Bryce-

Here is the staffing ratio chart that we based our occupancy on:

Age of children	Staff/child ratio
Infants (birth and under 12 months)	1 to 5 or 2 to 12 in same room
Infants (12 months and under 18 months)	1 to 6
Toddlers (18 months and under 2 1/2 years)	1 to 7
Toddlers (2 1/2 years and under 3 years)	1 to 8
Preschool - three years	1 to 12
Preschool - four and five years of age	1 to 14
School age - kindergarten to 11	1 to 18
School age - 11 years through 14 years	1 to 20

Thanks,

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

Schwarz, Johanna

From: Sylvester, Bryce
Sent: Thursday, November 20, 2014 4:05 PM
To: Schwarz, Johanna; Leigh, Mary
Subject: FW: Kidzenia Parking Variance
Attachments: Angelos Letter.pdf

Bryce Sylvester, AICP
Planner
Department of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107
216-529-6635 (Office)



From: gweber@weberarchitecture.com [<mailto:gweber@weberarchitecture.com>]
Sent: Thursday, November 20, 2014 3:59 PM
To: Sylvester, Bryce
Cc: Planning Dept; sweber@weberarchitecture.com
Subject: Kidzenia Parking Variance

Bryce,

I am unable to attend tonight's Zoning Appeals meeting. Please accept this email as an objection to the requested parking variance for 32 parking spaces.

My business, located at 13711 Madison Avenue, is directly across the street from the proposed Kidzenia Lakewood Daycare. My business has suffered from the lack of parking in this neighborhood:

- For years Calanni Auto Repair has been parking customer cars on the side streets. sometime as many as 100 vehicles are parked on the side streets. I have witnessed Mr. Calanni parking a vehicle at the corner of Franklin and Waterbury.
- I still witness Calanni Auto Repair parking vehicles on the side streets at metered parking spaces after hours.
- Angelo's Pizza has already obtained a large parking variance so they could add a bar area and expand their indoor seating. Angelo's offers half price pizza on Monday's, and the area becomes very congested between 4 and 7 pm with customers coming to pick up their pizza's and parking to eat in. Adding to this congestion are 10 to 12 Angelo's delivery vehicles, that are most active during the same hours every day. We have endured customers parking in front of our driveway for years before the City installed bollards and bicycle parking in front of my office. Please refer to the attached letter, dated April 4, 2014, which discusses the parking problem created by Angelo's Pizza.

Now a proposed daycare wants to open in the vacant building located at 13714 Madison Avenue, directly across the street from my business. They are requesting a 32 parking space variance from the 37 parking spaces required for this

use. If this variance is granted, even for 1 parking space, the parking problem will just increase in this neighborhood. There are no "leasable" spaces within 300 feet of the proposed Daycare, as Angelo's Pizza already has shared parking agreements for 15 of their required parking spaces with other neighborhood businesses. I have named these parking spaces phantom spaces, as no one really knows they exist except the City, Angelo's Pizza, and the owners of the parking lot where the spaces are located. There is just no place to put the additional vehicles!! Either the owner of the Proposed Daycare needs to buy adjacent property and build a parking lot for their required parking, or abandon the project and look elsewhere in Lakewood for a building which already has parking. The vacant Spitzer building on Detroit comes to mind, with an abundant parking lot across Parkwood.

Adding to the congestion will be the Daycare customers dropping off and picking up their children. Pick up during the afternoon will severely increase the traffic in the neighborhood, as Angelo's customers are vying for parking and delivery vehicles are in and out constantly already during pick up hours. It will create a mess.

A 148 child daycare is not a good fit to this neighborhood, and I firmly object to the granting of the requested variance, or any variance at all for parking.

Thank you,

Gerry Weber
Architect, LEED® AP

Weber Architecture
13711 Madison Avenue
Lakewood, Ohio 44107
216-226-6009
Cell: 216-952-7038
Fax: 216-521-2206

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Weber Architecture
13711 Madison Avenue
Lakewood, Ohio 44107
Tel 216.226.6009
Fax 216.521.2206
gweber@weberarchitecture.com

April 3, 2014

Re: Angelo's Pizza
Outdoor Dining Conditional Use Permit
13715 Madison Avenue
Lakewood, OH 44107

Lakewood Planning Commission
12650 Detroit Avenue
Lakewood, OH 44107

Dear Members of the Planning Commission,

I am President of Weber Architecture, and my architectural practice occupies the first floor of the building directly to the east of Angelo's Pizza. Weber Architecture has occupied this location since spring of 2000, approximately one year before Angelo's Pizza moved in next door.

I am here tonight to speak against Angelo's Pizza's request to renew their Outdoor Dining Conditional Use Permit.

At issue (here) is the lack of adequate parking, traffic congestion, and safety hazards created by a combination of things:

- 1. Angelo's Pizza customers dining-in have very limited spaces to park that are either near the restaurant or readily visible from the restaurant's entrance.**
- 2. Customers picking up their carry-out orders consistently park in NO PARKING ZONES on either side of our driveway, or actually blocking our driveway. The comments we most often hear when we ask Angelo's customers to move are: "Oh, we are just picking up our pizza!" or "Where are we supposed to park if we can't park here?!"**
- 3. In the evenings, there is traffic congestion along Wascana created by Angelo's delivery staff, which on many evenings' numbers at least twelve (12) drivers. The pizza delivery drivers continuously double and triple park on Wascana, blocking both the sidewalks and the street.***

*Please see attached letters from Detective Ted Perez, Louisa Hoffman, and Brian Jules, re: this safety hazard.

(more)

Per the City of Lakewood Zoning Code, Angelo's Pizza is required to provide twenty five (25) parking spaces. According to City of Lakewood Records, the Lakewood Board of Zoning Appeals granted Angelo's Pizza a variance for Twenty (20) spaces. This means Angelo's is operating their business with Five (5) less parking spaces than is required by the Zoning Code.

The current twenty (20) parking spaces provided by Angelo's for their customers are a combination of the following:

Five (5) parking spaces on Angelo's Pizza's property.

Seven (7) parking spaces located across Madison Avenue off-site behind Gentner Chiropractic, 13708 Madison Avenue

Eight (8) parking spaces located off-site in the parking lot at 13603 Madison Avenue, which is located at the south east corner of Madison Avenue and Wyandotte .

An aerial photo, attached, shows these off site spaces are not visible from the street in front of Angelo's Pizza. There is NO SIGNAGE on the off-site parking locations stating these spaces are for Angelo's parking. There are no signs inside of Angelo's restaurant stating where they have off-site customer parking. Angelo's customers have no idea that the off-site parking spaces exist!

1143.04 USE CATEGORIES.

(b) Food and Beverage Services:

- (1) Quality restaurant; including restaurants, lounges, and bars with or without dancing, and entertainment facilities, which provide only seated table service.*
- (4) Carry out; which provides quickly or previously prepared food to a service counter; the patron carries the food off premises for consumption.*

FOOD AND BEVERAGE				
Quality Restaurant		.25/Seat	None	
Family Restaurant		.25/Seat	None	
Fast Food	10/Drive-Through Lane	.25/Seat provided	None	
Carry Out		2.5/1,000 sq. ft. GFA	None	
Bars/Taverns		.25/Seat	None	One (1) required space for every twelve (12) square feet of designated standing area.

(more)

The Lakewood Zoning Code determines the required parking based on the use. The parking requirements for Angelo's Pizza are based on a "Quality Restaurant", which serves both food and liquor.

We all know that Angelo's Pizza is more than just a "Quality Restaurant". Angelo's Pizza also has a thriving delivery and carry out business. The City of Lakewood failed to take this into account when the parking requirements were calculated.

If the parking spaces required for a "Carry Out" Food and Beverage Service are included in the required parking spaces, the amount would increase by Ten (10) parking spaces. Please keep in mind these parking spaces do not take into account the Angelo's delivery vehicles.

The actual total of parking spaces that Angelo's Pizza should provide for their booming pizza business is thirty five (35), per the City of Lakewood Zoning Code. They are currently fifteen (15) spaces short.

Trash from Outdoor Dining

Section 1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES, states the following:

- (b) *That the conditional use will be designed, constructed, operated, and maintained so as not to be detrimental to or endanger the public health, safety, or general welfare.*
- (g) *That adequate measures have been taken to minimize traffic congestion on public streets.*

Both of the above conditions have affected our neighborhood adversely. Angelo's does not clean the trash left from Outdoor Dining area. See photo attached. We regularly have to clean up the sidewalk in front of our building of debris and trash left from outdoor diners the night before.

During Angelo's busy nights: Monday's (half price pizza), Fridays, Saturdays, and Sundays, there are always customers double parked or parked in NO PARKING ZONES all along Madison Avenue between Wascana and Wyandotte.

Section 1161.03 SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES, states the following:

- (t)(4) *The Applicant must keep the outdoor/Seasonal Dining Facility sanitary, neat and clean at all times, free from accumulation of food, litter, snow, ice and other potentially dangerous or unsanitary matter.*

See note above. Almost every morning we are picking up litter, cigarette butts, and/or food in front of our building.

(more)

(i)(12) An Outdoor/Seasonal Dining Facility need not require additional off-street parking unless the Planning Commission determines otherwise, or unless the Outdoor/Seasonal Dining Facility creates an overflow parking problem on adjacent public streets. Should a parking problem arise due to the Outdoor/Seasonal Dining Facility, the Director shall require the Applicant to make provisions for sufficient off-street parking on nearby non-residential properties.

We present photos taken recently, before the Outdoor/Seasonal Dining Facility has opened, which demonstrate what we regularly experience. We have called the Police numerous times in the last month to report cars parked illegally next to or blocking our driveway, and a few vehicles actually received a ticket. We have two apartments above our office and cannot maintain tenants if they have difficulty coming and going. When a car is illegally parked next to the driveway, it makes it very difficult to turn into the driveway. We often have to move back into the middle lane, then re-align in order to make the turn into the driveway without hitting the illegally parked car.

Angelo's Pizza outgrew this location the day they moved in! Now Angelo's is a neighborhood nuisance!

Approximately three (3) years ago, Angelo's Pizza had the opportunity to purchase the two family house directly to the south of their property and convert it into a parking lot. Weber Architecture even offered free architectural services if they pursued this option.

Attached is a preliminary Sketch Plan showing how the purchase of the two (2) residential properties south of Angelo's and the adjacent commercial properties, between Wascana and Wyandotte can be converted into much needed parking.

This proposal would add fifteen (15) parking spaces directly adjacent to Angelo's Pizza and would help relieve the traffic congestion on Wascana. The City of Lakewood could assist with the approvals by streamlining the permit process.

We have suggested Angelo's purchase the vacant property owned by the City of Lakewood located between Calanni Auto and Firestone on the north side of Madison. Tom Kess's (Owner of Angelo's) reply: Why should I, I'm doing just fine the way things are now."

We also suggested to Tom Kess he could purchase the former Sullivan's Pub, located on Madison Avenue, when it was for sale. We got the same response.

Now the church on the corner of Parkwood and Madison, directly across the street from Angelo's, is for sale. We haven't recommended this to Angelo's Pizza, however, I will take this opportunity to suggest it now. Based on a preliminary sketch I drew, Angelo's could install a parking lot with 27 parking spaces at this location.

This would place all the parking they would need directly across the street.

(more)

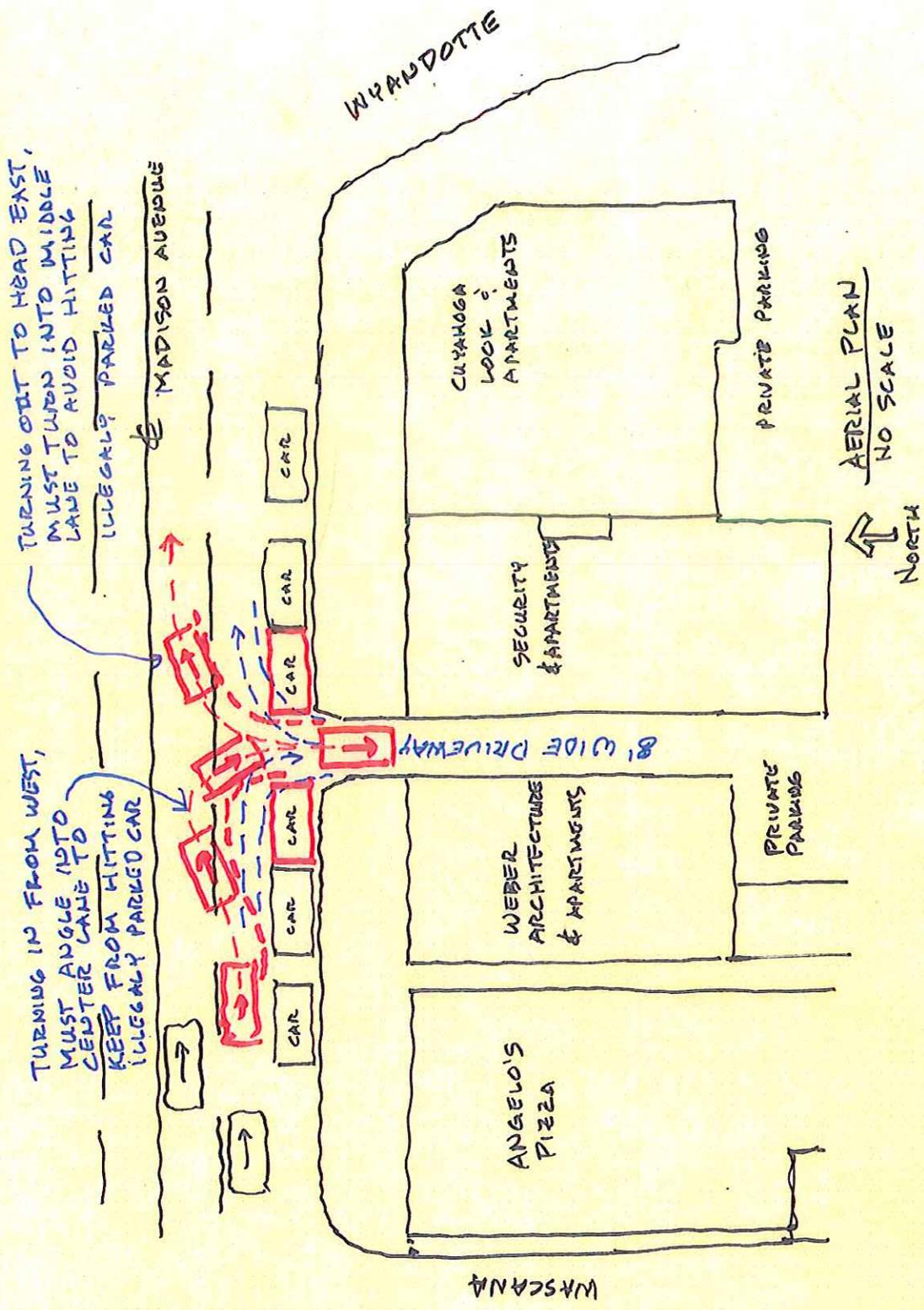
Based on Item # (1)(12) above, the Planning Commission has the authority to determine that Angelo's Pizza requires additional parking, and can make the additional parking a "Condition" of the Outdoor /Seasonal Dining Conditional Use Permit.

I respectfully request you deny the Applicant's request for an Outdoor/Seasonal Dining Facility until the parking issue has been satisfactorily addressed.

Thank you,



Gerald G. Weber
Weber Architecture



TURNING IN FROM WEST,
MUST ANGLE INTO
CENTER LANE TO
KEEP FROM HITTING
ILLEGALLY PARKED CAR

TURNING OUT TO HEAD EAST,
MUST TURN INTO MIDDLE
LANE TO AVOID HITTING
ILLEGALLY PARKED CAR

WYANDOTTE

WASCANA

CUYAHOGA
LOOK &
APARTMENTS

SECURITY
& APARTMENTS

WEBER
ARCHITECTURE
& APARTMENTS

ANGELO'S
PIZZA

PRIVATE PARKING

PRIVATE PARKING

AERIAL PLAN
NO SCALE

North

8' WIDE DRIVEWAY

MADISON AVENUE

CAR

CAR

CAR

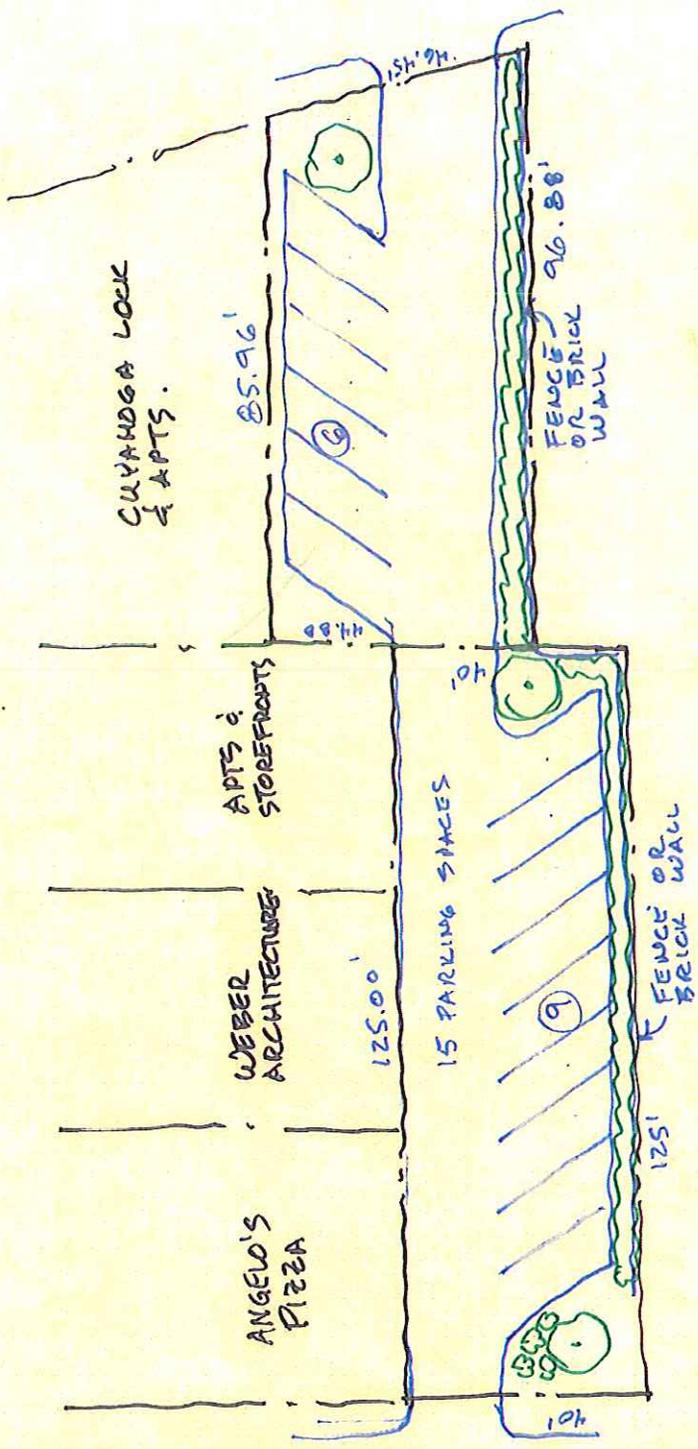
CAR

CAR

CAR

CAR

CAR




 North
 SITE PLAN
 1" = 20'-0"



Weber Architecture

13711 Madison Avenue
Lakewood, Ohio 44107
Tel 216.226.6009
Fax 216.521.2206
gweber@weberarchitecture.com

April 3, 2014

Re: Angelo's Pizza
Outdoor Dining Conditional Use Permit
13715 Madison Avenue
Lakewood, OH 44107

Lakewood Planning Commission
12650 Detroit Avenue
Lakewood, OH 44107

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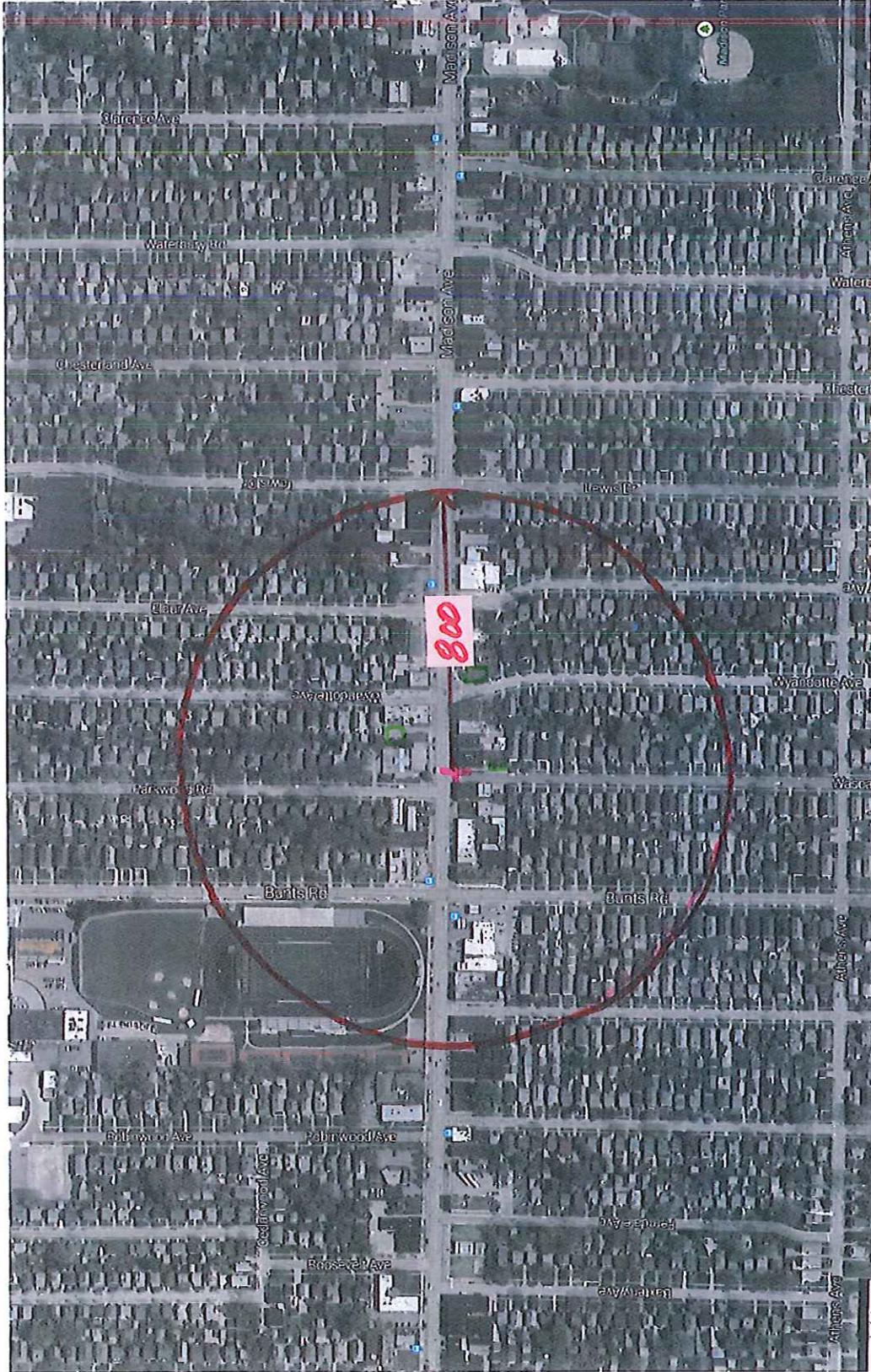
I am here tonight to speak against Angelo's Pizza's request to renew their Outdoor Dining Conditional Use Permit.

At issue (here) is the lack of adequate parking, traffic congestion, and safety hazards created by a combination of things:

- 1. Angelo's Pizza customers dining-in have very limited spaces to park that are either near the restaurant or readily visible from the restaurant's entrance.**
- 2. Customers picking up their carry-out orders consistently park in NO PARKING ZONES on either side of our driveway, or actually blocking our driveway. The comments we most often hear when we ask Angelo's customers to move are: "Oh, we are just picking up our pizza!" or "Where are we supposed to park if we can't park here?!"**
- 3. In the evenings, there is traffic congestion along Wascana created by Angelo's delivery staff, which on many evenings' numbers at least twelve (12) drivers. The pizza delivery drivers continuously double and triple park on Wascana, blocking both the sidewalks and the street.***

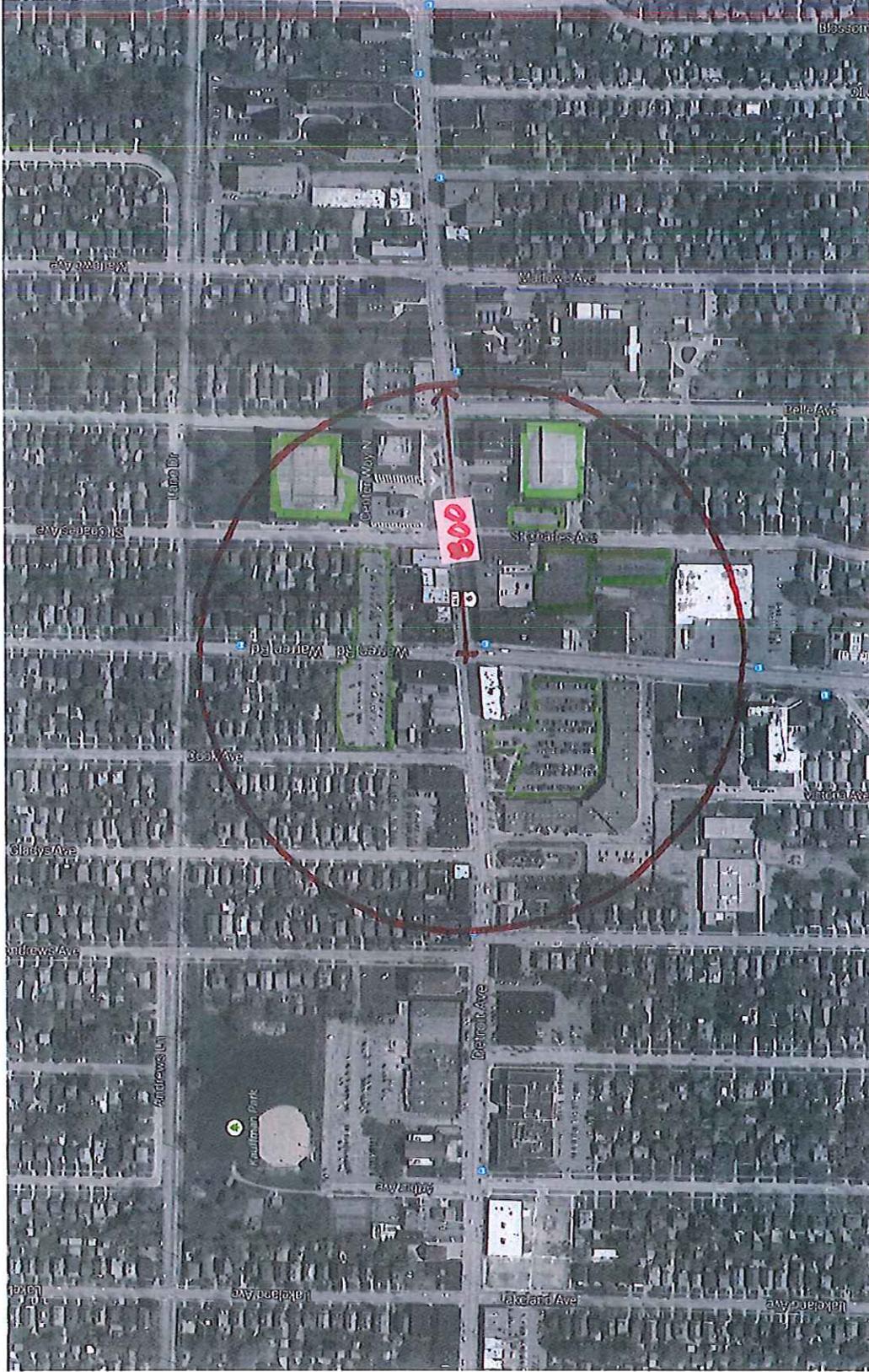
*Please see attached letters from Detective Ted Perez, Louisa Hoffman, and Brian Jules, re: this safety hazard.

(more)



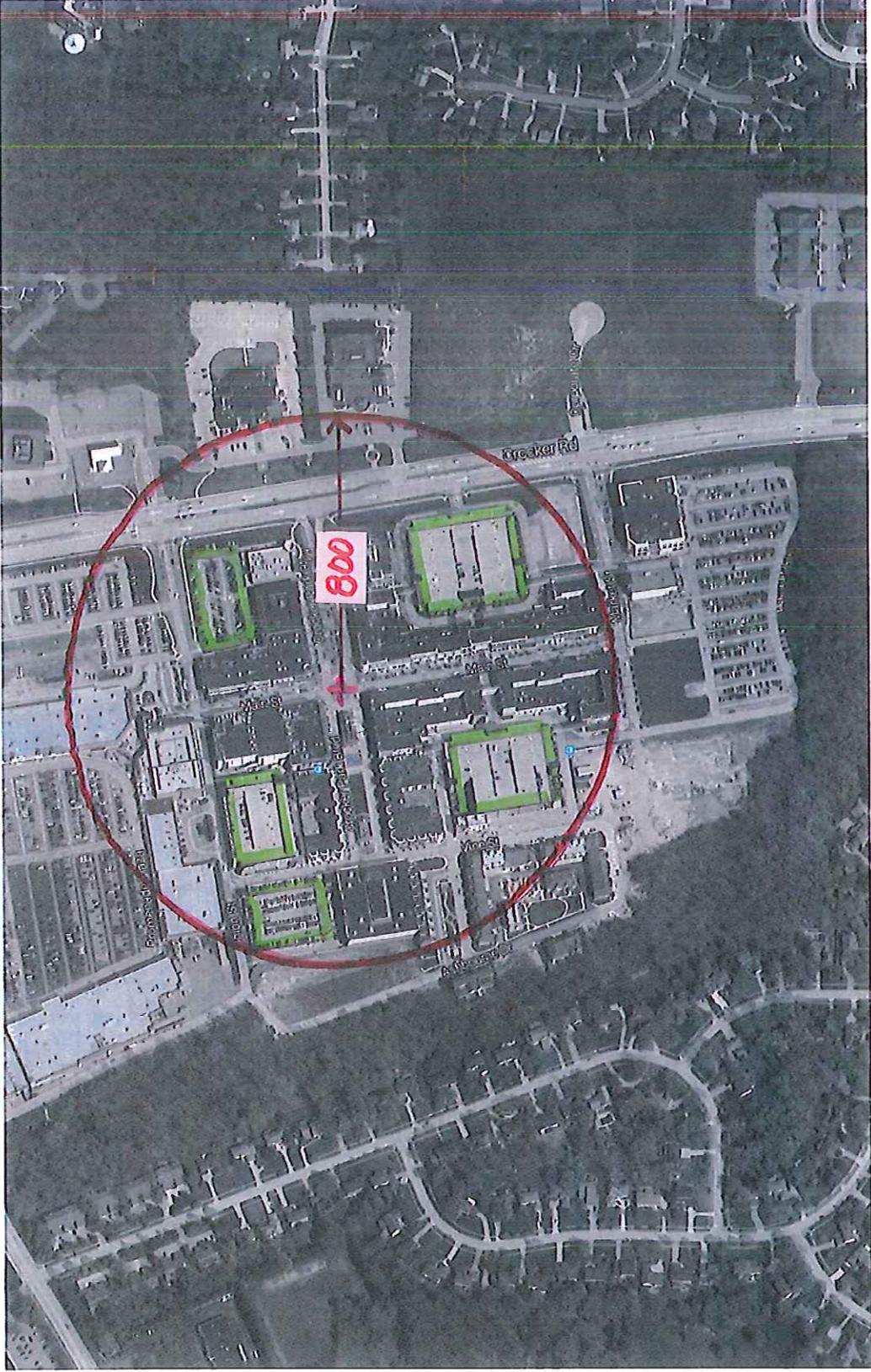
**Aerial Number 1
Angelo's Pizza**

**800 foot radius to show locations of available parking.
Radius center is Angelo's Pizza front door.**



**Aerial Number 2
Angelo's Pizza**

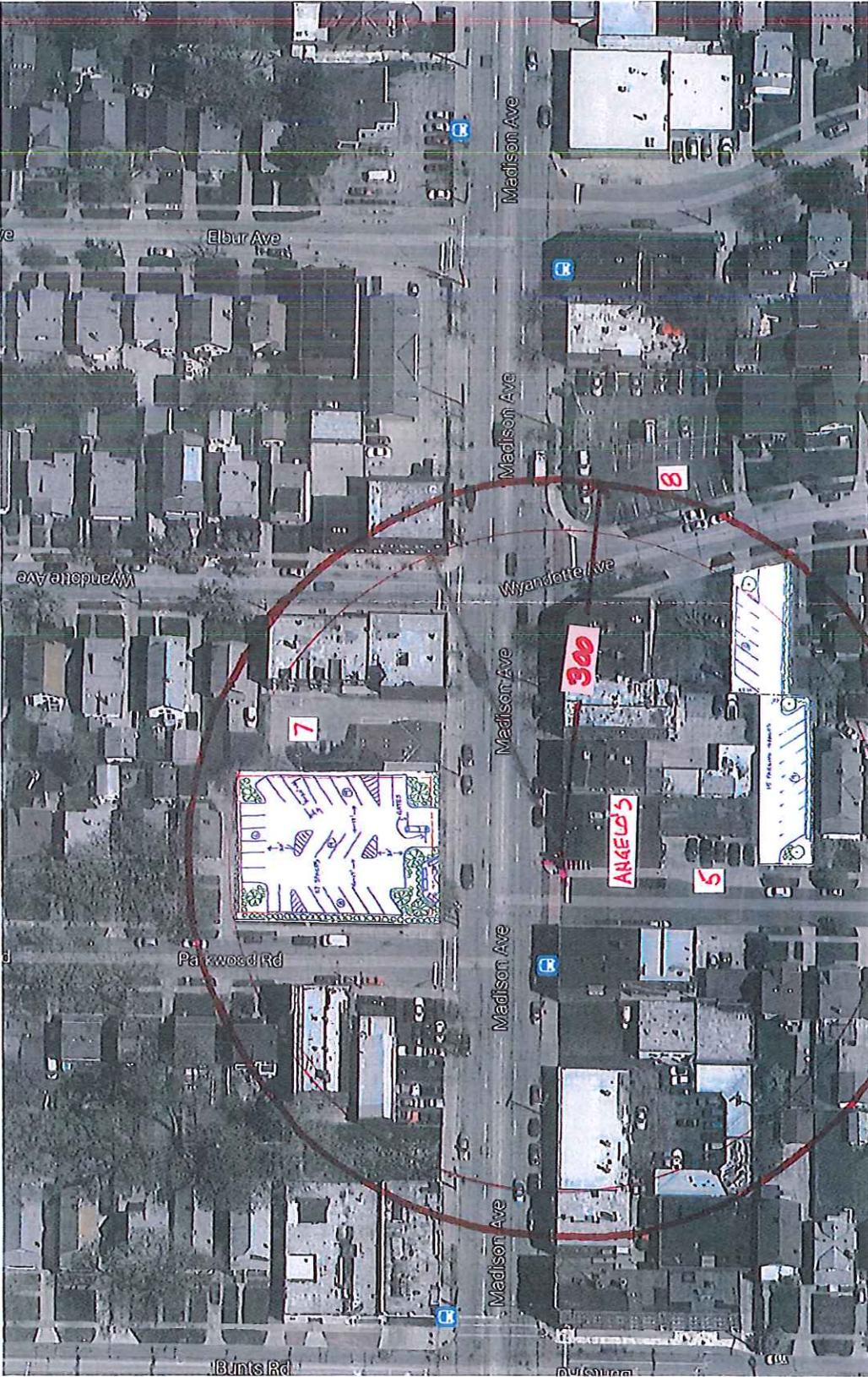
**800 foot radius to show locations of available parking for
Downtown Lakewood.
Radius center is intersection of Detroit Avenue and
Warren Road**



800 foot radius to show locations of available parking for Crocker Park.
Radius center is Main intersection of Crocker Park.

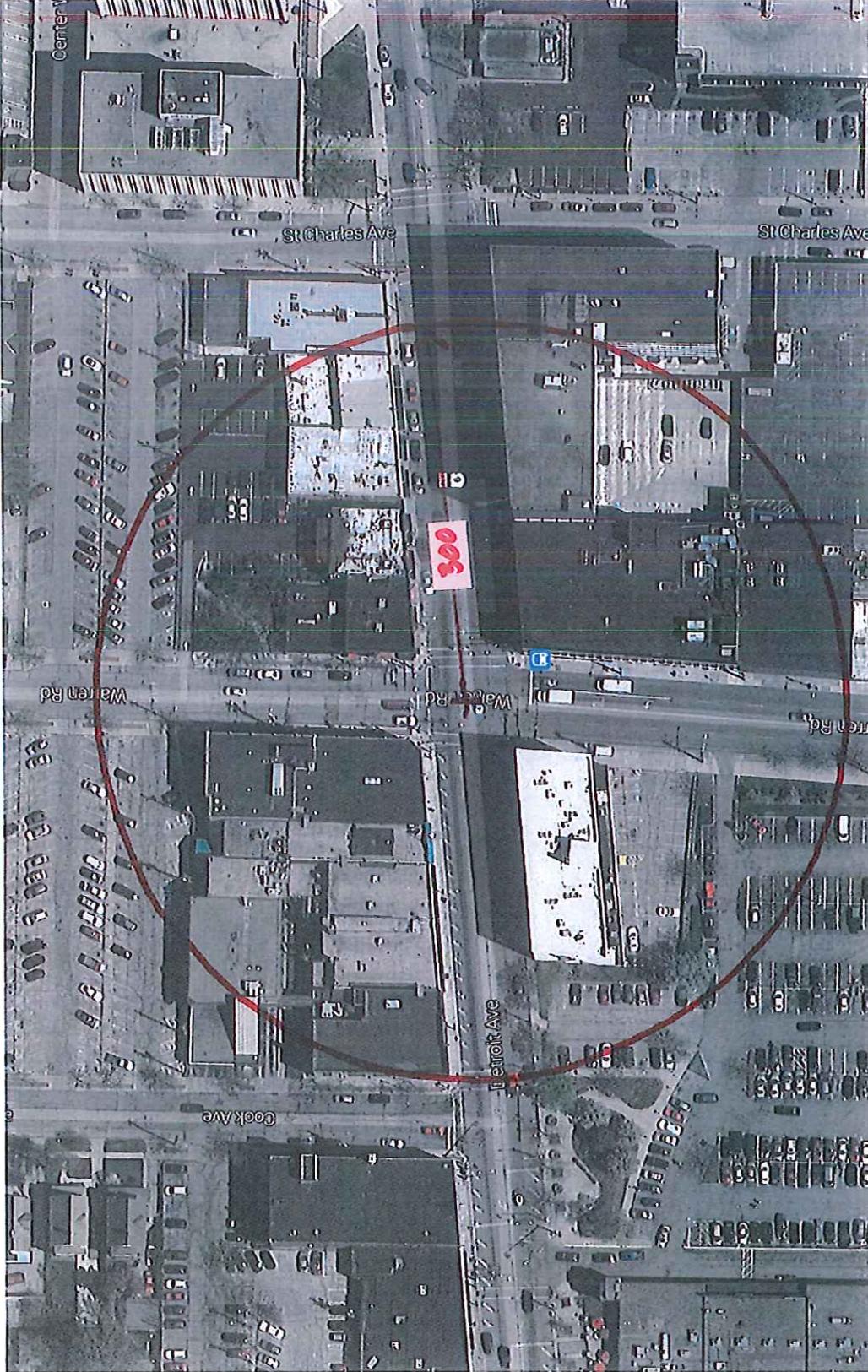
Aerial Number 3
Angelo's Pizza

Imagery ©2014, DigitalGlobe, State of Ohio / OSIP, U.S. Geological Survey, USCA Farm Service Agency, Map data ©2014 Google 700 ft



300 foot radius to show locations of available parking for Angelo's Pizza
Radius center is front entrance to Angelo's Pizza

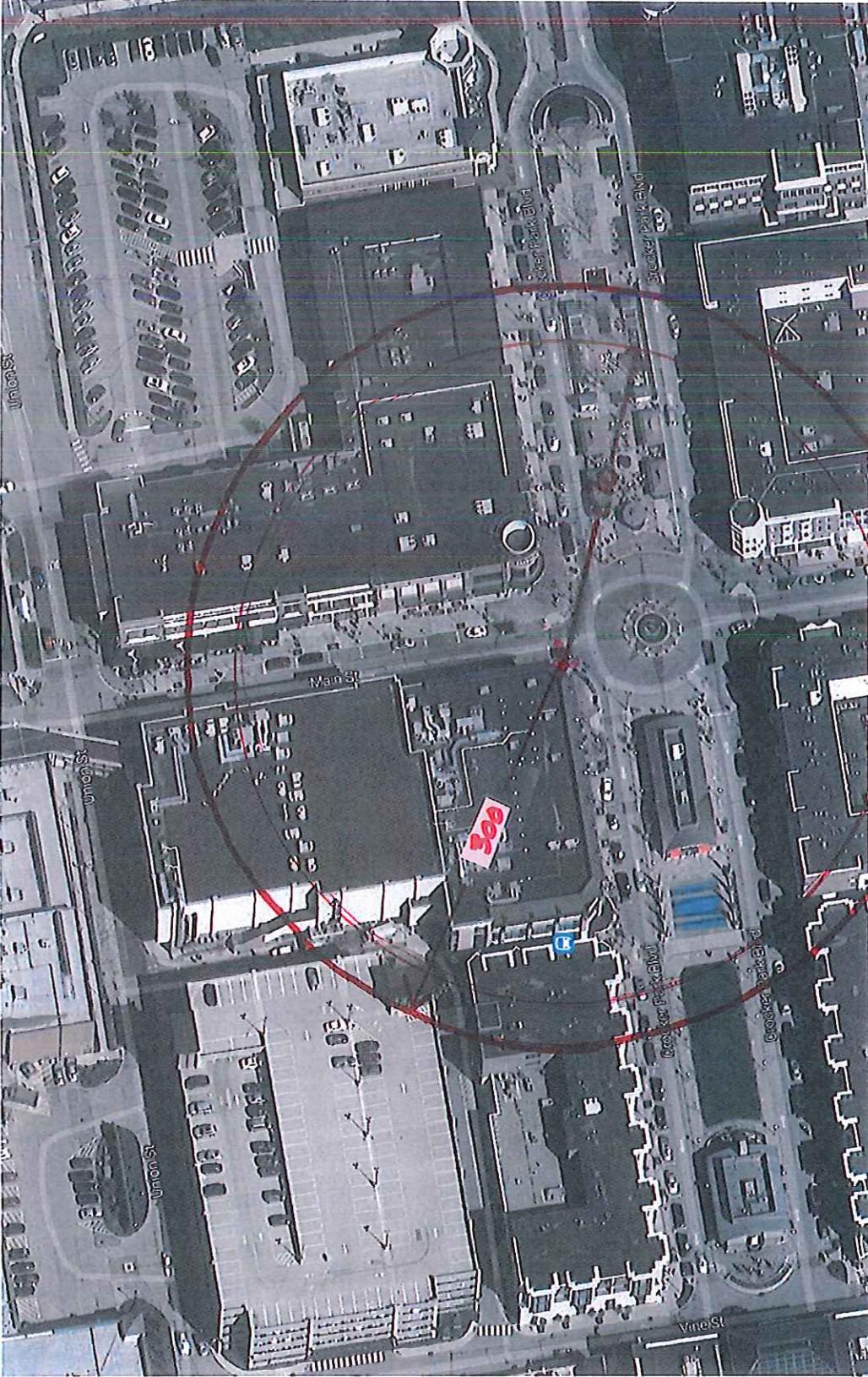
Aerial Number 4
Angelo's Pizza



Aerial Number 5
Angelo's Pizza

Imagery ©2014 DigitalGlobe, Map data ©2014 Google 50 ft

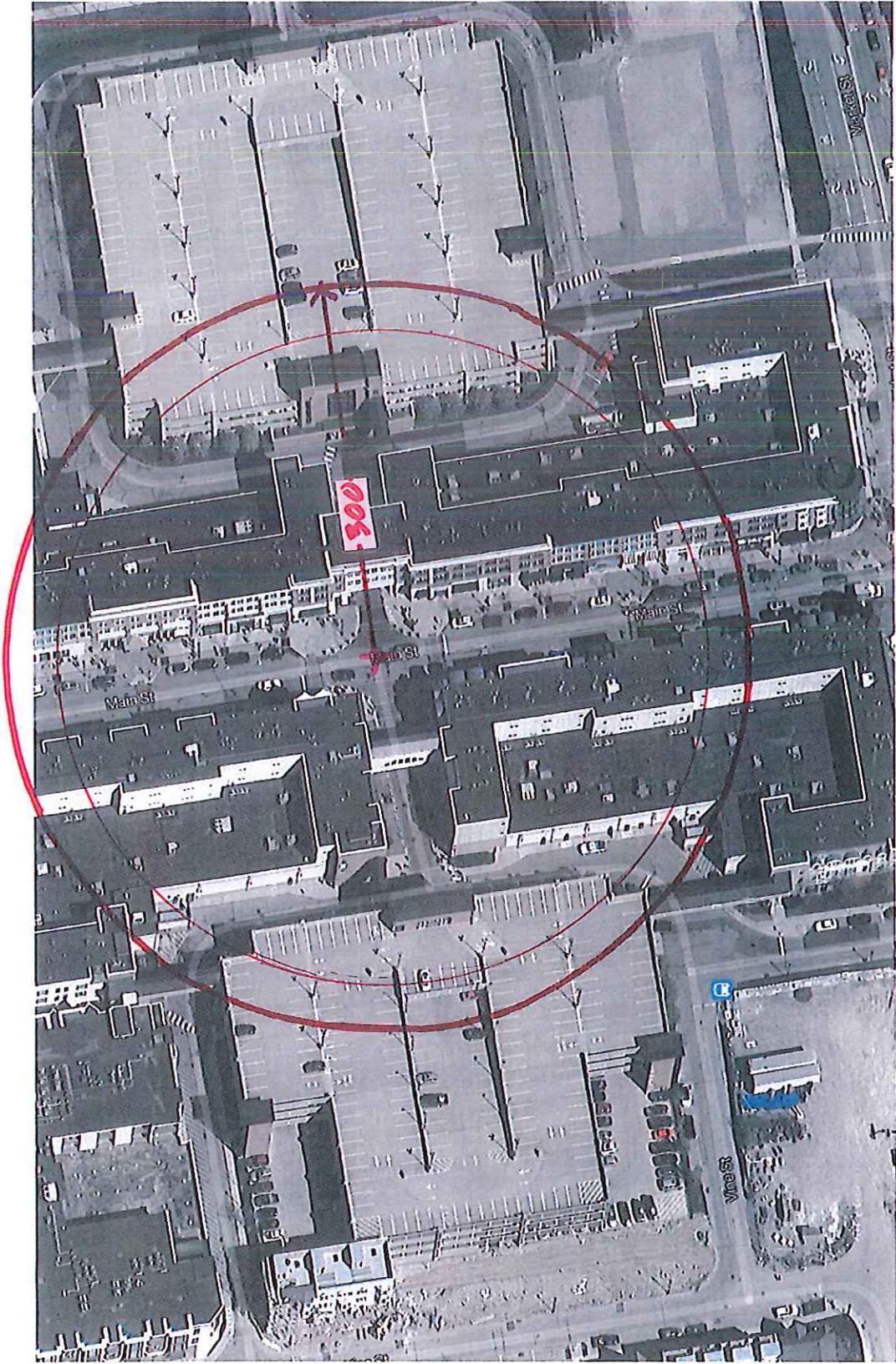
300 foot radius to show locations of available parking for
Downtown Lakewood.
Radius center is intersection of Detroit Avenue and
Warren Road



**Aerial Number 6
Angelo's Pizza**

Imagery ©2014 DigitalGlobe, State of Ohio / OSIP, Map data ©2014 Google 30 ft.

**300 foot radius to show locations of available parking for Crocker Park.
Radius center is front entrance of Brio Restaurant in Crocker Park.**



Aerial Number 7
Angelo's Pizza

Imagery ©2014 DigitalGlobe, State of Ohio / CSIF, Map data ©2014 Google

300 foot radius to show locations of available parking for Crocker Park.
Radius center is South intersection of Crocker Park.

Schwarz, Johanna

From: sweber@weberarchitecture.com
Sent: Thursday, November 20, 2014 4:03 PM
To: Planning Dept
Cc: Summers, Mike; gweber@weberarchitecture.com
Subject: Docket No. 09-29-14 13714 Madison Avenue Kidzenia Lakewood Daycare

Dear Planning Department,

Please submit this letter at the meeting this evening regarding the above referenced request for 32 parking space variance.

I am unable to attend the meeting in person.

I STRONGLY OBJECT to the variance for 32 parking spaces requested by Kidzenia Lakewood Daycare.

Our neighborhood has very limited parking for existing businesses.

Currently, ALL of the metered street parking is mainly occupied by two businesses, Angelo's Pizza and Calanni's Auto Service.

Angelo's with a seating capacity of 90 for dining in along with an incredibly busy pick-up business creates safety hazards with parking and traffic congestion during dinner hours.

Calanni Auto Service allegedly uses metered parking spaces for vehicles associated with the business.

Angelo's was granted a parking variance for their increased seating capacity by "renting" parking spaces in the lot BEHIND Gentner's Chiropractic and a private lot at the corner of Wyandotte and Madison. These "phantom" parking spaces are a desperate attempt to meet yet another request for variance for additional parking spaces.

Angelo's customers picking up food after work are typically hungry and in a hurry. Many of the Angelo's customers double and triple park on Madison, and Wascana. Angelo's customers currently park on the sidewalks on Wascana and block driveways.

People picking up their children from the proposed daycare facility after work will be battling with Angelo's customers for the almost nonexistent parking spaces.

Please deny the Parking Variance request by Kidzenia Daycare for 32 parking spaces. Granting a variance for 3 parking spaces would be problematic. Granting 32 parking spaces borders on the ridiculous.

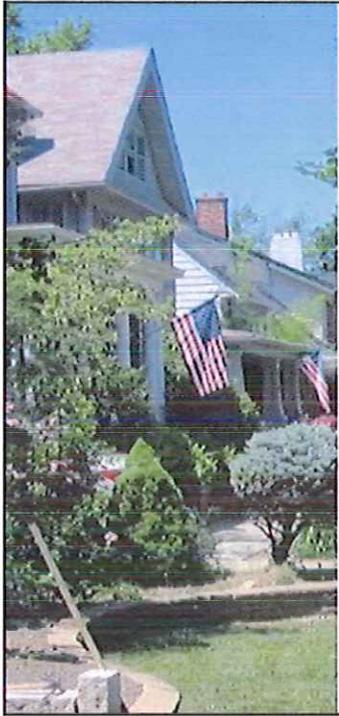
Perhaps the Planning Department can direct Kidzenia Daycare to other properties in Lakewood which would provide the necessary parking.

Thank you.

Respectfully submitted.

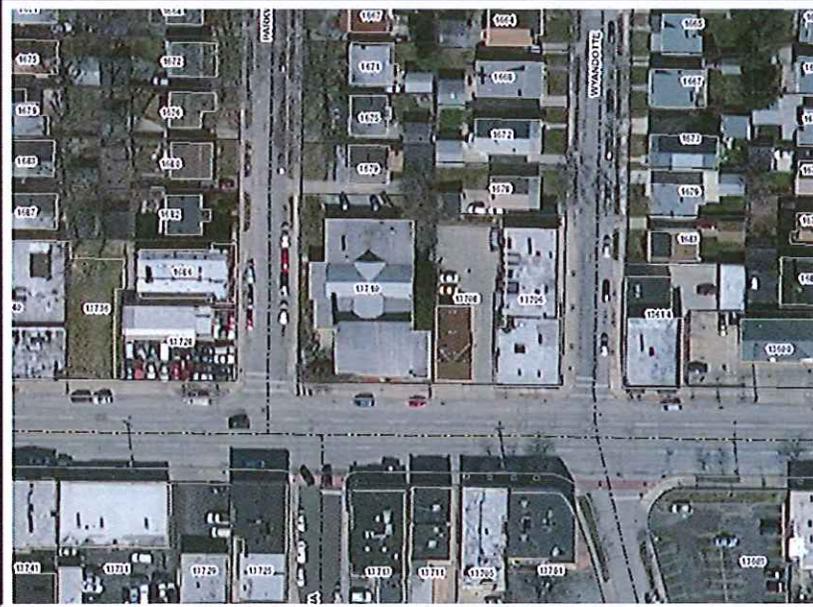
Silvia Weber
Building Owner
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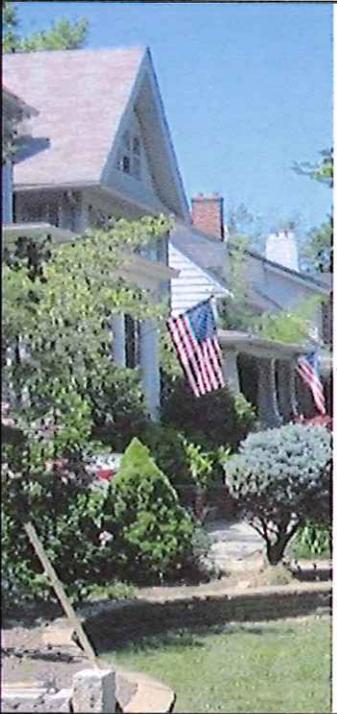
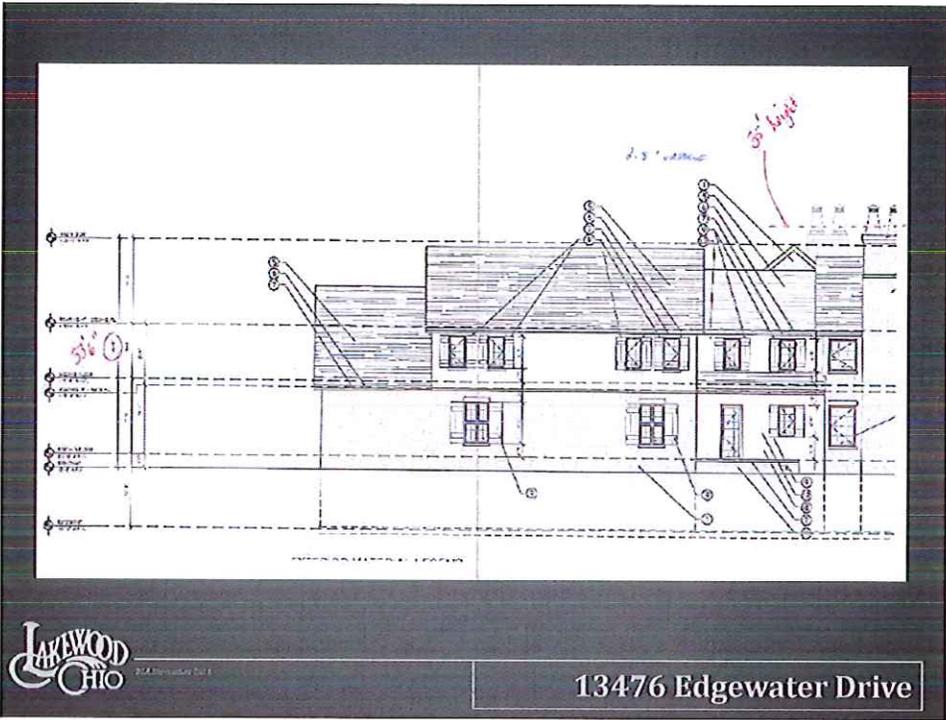
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