

MINUTES
PLANNING COMMISSION
APRIL 3, 2014
LAKEWOOD CITY HALL

PRE-REVIEW MEETING
6:30 P.M.
LOWER CONFERENCE ROOM

Review docket items

REGULAR MEETING
7:00 P.M.
AUDITORIUM

1. Roll Call

MEMBERS PRESENT

Hannah Belsito
Mary Cierebiej, Chairman
William Gaydos
Louis McMahon
Patrick Metzger, Vice-Chairman
Mark Papke, City Engineer
Mark Stockman

OTHERS PRESENT

Jason Russell, Project Specialist II, P&D
Jennifer, Assistant Law Director

2. Approve the Minutes of the March 6, 2014 meeting

A motion was made by Mr. Gaydos, seconded by Mr. Stockman to **APPROVE** the minutes of the March 6, 2014 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

Mr. Russell read the Opening Remarks; Mr. Russell reminded the public that anyone giving testimony was to state one's name and address and sign the Oath

NEW BUSINESS

4. Docket No. 04-09-14 18897 Detroit Avenue Ext.
Unleashed – Dog Fitness & Wellness

Darlene Sidari, applicant requests the review and approval of a Conditional Use Permit to operate a dog fitness facility, pursuant to Section 1129.02 (Table) - Principal and Conditional Permitted Uses and Section 1161.03(b) - Supplemental Regulations for Specific Uses. The property is located in a C2, Commercial and Retail district. (Page 2)

Mr. Russell stated that the requested use was not categorized in the City's current zoning code, and this was an opportunity for the Planning Commission ("PC") to use Section 1173.03.

Frank Sidari and Darlene Sidari, applicants were present to explain the request. Mr. Sidari offered to answer any questions that PC had rather than reiterate everything that had been submitted. PC asked if the dogs would be walked on public streets. Mr. Sidari replied yes; probably in close proximity to the property. The plans had not been finalized fully.

Mr. Russell said there were no comments or questions from the City.

Ned Molovich, adjoining property owner at 11895 Detroit Avenue Ext. wanted to know about the hours of operation and noise level. Mr. Sidari replied the hours would be from 7:00 a.m. until 7:00 p.m. without overnight stay, Monday through Saturday (Saturday hours might be less). He suspected there would be no more than 15 dogs. They expected to do some renovations inside and outside. He did not know about the expected level of noise. PC members asked if soundproofing was part of the expected work. Mr. Sidari said there were parts of the building that were not air conditioned but would be; insulation was expected to be part of the work. The overhead door being kept open had not been addressed by the business owners.

Ms. Cierebiej stated that noise complaints were factors that would affect the continuance of conditional use.

Ms. Cierebiej closed public comment as there was no one else to address the issue.

A motion was made by Mr. Gaydos, seconded by Mr. Metzger to **GRANT the request with the stipulation that the city administration would monitor the noise and report complaints to the Commissioners.** The use would fall under 1173.03 and be similar to the use of dog grooming. All of the members voting yea, the motion passed.

COMMUNICATION

5. Docket No. 04-08-14

**Communication from P&D Project Specialist Jason Russell
Renewal of Conditional Use Permit for Outdoor Seasonal
Dining**

The following received approval of the annual renewal of Conditional Use permit for the year of 2014 through administrative review by the Jason Russell, Department of Planning and Development:

- 12401 Detroit Avenue; Peppers Italian Restaurant,
- 14718 Detroit Avenue; Melt Bar & Grilled,
- 15010 Detroit Avenue; Yogurt Treats, LLC ("menchie's"),
- 18616 Detroit Avenue; Around the Corner
- 11926 Madison Avenue; The Flying Rib,
- 13603 Madison Avenue; Bonnie and Clyde's, LLC
- 13715 Madison Avenue; Angelo's Pizza,
- 14224 Madison Avenue; El Tango Taqueria,
- 17014 Madison Avenue; Mullen's on Madison.

(Page 14)

Mr. Russell reported there were a couple of locations to which he wanted to bring to their attention. The first was 18616 Detroit Avenue, Around the Corner. In July 11, 2013 the Planning Commission granted to allow the patio doors to be open. Mr. Russell reported since then there were incidents of noise complaints; two of which the police officers found the doors to be opened outside the permitted time allowed thereby violating PC's ruling.

The other business of concern was 13715 Madison Avenue, Angelo's Pizza. P&D had received a number of e-mails referencing the effect on the neighborhood and they had been forwarded to PC members. Ms. Cierebiej continued the issues concerned parking and debris. The communications would be entered into record. Mr. Russell said there were two complaints about deliveries at 6:00 a.m.

Mr. Russell reported the police responded to two incidents for fighting at Mullen's on Madison. There were no incidents at El Tango Taqueria requiring the police. Bonnie & Clyde's had two reported incidents for noise. Police responded to The Flying Rib for three complaints for fighting. He clarified that the incidents cannot always be contributed to the businesses but within the vicinity.

The Commission asked the secretary, Mr. Russell to remind the owners of Around the Corner of the allowable hours the doors would be open, the City was to monitor the police records for noise complaints on a monthly basis, and report to the Commission of any continued violations. Regarding Angelo's Pizza, the Commission suggested that the City coordinate a meeting between the business owners and neighbors as the complaints went beyond the outdoor dining issue.

Discussion ensued about whether public comment could be taken for an item that was administratively approved. Ms. Mladek stated the Commission was not obliged to allow comments. Members of the audience responded the public notice letters clearly stated that comments could be given. Ms. Cierebiej said the Commission would allow comments but would restrict them to the time allotted and to the issue of outdoor dining, not parking or other issues.

There were not public comments regarding 12401 Detroit Avenue, Pepper's Italian Restaurant.

There were not public comments regarding 14718 Detroit Avenue, Melt Bar & Grilled.

There were not public comments regarding 14718 Detroit Avenue, Yogurt Treats, LLC ("menchie's").

Robert Fridrich, 1379 Mathews Avenue had comments about the Around the Corner. He complained of the music coming from the establishment, especially the bass instruments. Although he installed new windows and insulated his home, there is a buzzing sound. Ms. Mladek explained to the Commission that the patio at Around the Corner is grandfathered from the music restrictions. What had been conditionally approved by the Commission was the use of the rolling/French doors. The Commission had set time restrictions that the doors could be opened. The Commission suggested that calls are made to the City administration to make them aware of the situation when it occurs. Ms. Mladek added that calls could be made to the police who would respond to the complaint; that citations had been issued in the past.

There were not public comments regarding 11926 Madison Avenue; The Flying Rib.

Gina Smith, 2004 Elbur Avenue commented about the noise coming from Bonnie and Clyde's patio. Mr. Russell advised the Commission that the permitted hours for the patio were 10:00 p.m. on Sunday through

Thursday and 1:00 a.m. on Friday and Saturday. The Commission advised that complaints could be made to the police and City administration. Ms. Smith said she lived at this location for four years, and the situation had improved somewhat, but a noise issue existed still.

Beau Maxey, property owner on Madison and Elbur Avenue reiterated Ms. Smith's concerns. He stated that tenants had given notice because of the noise and the improper behavior of some of the bar's patrons. The Commission inquired about the patio's occupancy capacity and wondered if food was being served, or were people outside drinking only. The Commission directed the Secretary to send notice to the business owners about their restrictions.

Bonnie Lewandowski, owner of Bonnie and Clyde's countered that the number of patrons on the patio was not large, nor were they rowdy.

Discussion ensued about the permitted hours for the patio, and if was it for food, beverages or both. Mr. Russell explained that any property on the Administrative Approved docket could be pulled independently and recalled for a hearing at a later date.

There were no public comments regarding 14224 Madison Avenue; El Tango Taqueria.

Tom Keeper, 1661 Cordova Avenue said the eating area is an extension of the bar for the business at 17014 Madison Avenue; Mullen's on Madison. He said it was noisy every night. The Commission advised him to alert the police to the noise. Mr. Russell repeated there were two fights at the location. Ms. Mladek reemphasized that noise violations were citable offenses, and that police could be notified.

Aaron Zelezwik, 11820 Edgewater said he was the owner of Mullen's and wanted to be a good neighbor. He said he would provide his cellphone number to anyone that asks so that issues at the bar could be handled immediately.

Gerry Weber, 13711 Madison Avenue commented about the business located at 13715 Madison Avenue; Angelo's Pizza. He quoted from the Building Code regarding additional parking as it relates to outdoor dining. He said there was a parking problem for his business and surrounding businesses and residents. Mr. Russell said there were 16 outdoor seating spots. The variance for parking spaces was approved by the Board of Zoning Appeals in September 2011 (copies for the current meeting made part of record).

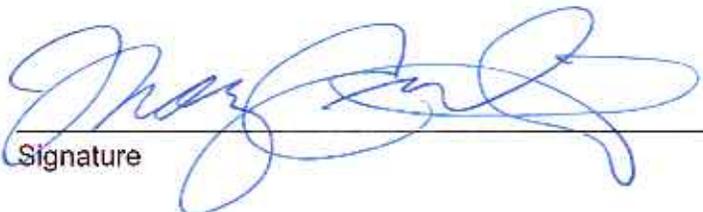
Sylvia Weber, 13711 Madison Avenue complained about the trash that blows onto their property from the outdoor dining site.

No one else from the public had comments. The Commission noted that problems arose throughout the year whether the patios were open or not. It was mentioned that there were other e-mail communications addressing the business located at 13715 Madison Avenue, Angelo's Pizza (not read into record but made part of record).

A motion was made by Mr. McMahon, seconded by Mr. Metzger to **RECEIVE AND FILE Docket No. 04-08-14 with the stipulation that letters are sent to the four businesses reminding them of their responsibility to be good neighbors and other conditions for Conditional Use permits (18616 Detroit Avenue; Around the Corner, 13603 Madison Avenue; Bonnie and Clyde's, LLC, 13715 Madison Avenue; Angelo's Pizza, and 17014 Madison Avenue; Mullen's on Madison.** All of the members voting yea, the motion passed.

ADJOURN

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


Signature

5-1-14
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. FRANK SIOMI
2. DECLINE SIOMI
3. GUY MALHOTRA
4. ROBERT FREDRICK
5. GINA SMITH
6. BEN MAXEY
7. BONNIE LEWANDOWSKI
8. DON VAN
9. A. RON ZEBEZWIK
10. BRAD M. VAN
11. _____

1. [Signature]
2. CAROL SIOMI
3. NED MALHOTRA
4. [Signature]
5. [Signature]
6. [Signature]
7. BONNIE LEWANDOWSKI
8. TOM KEEPER
9. 11620 Edgewater
10. 13711 MADISON
11. _____

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, April 3, 2014

City of Lakewood Planning Commission

April 3, 2014

TO: Planning Commission

FROM: Jason Russell
Secretary, Planning Commission

RE: Docket No. 04-09-14
18897 Detroit Avenue Ext.

Description: Darlene Sidari, applicant requests the review and approval of a Conditional Use Permit to operate a dog fitness facility. The property is located in a C2, Commercial and Retail district.

Code Section	Section Description	Notes
1129.02	Permitted Uses in Commercial Districts	All animal related uses are conditionally permitted in C2 commercial districts. For the purposes of this application, we have determined this use to be a dog grooming facility.
1161.02	General Standards for All Conditional Uses	All conditional uses should meet these standards.
1161.03(b)	<p>Supplemental Regulations for Specific Uses (b) Animal Clinics/Hospitals, Veterinarian Offices, and Grooming Services. In a C2 Retail District, animal clinics/hospitals, veterinarian offices, and grooming services may be permitted as a conditional use provided that:</p> <ol style="list-style-type: none">1. There shall be four (4) off-street parking spaces for each veterinarian or groomer practicing at the location of the proposed use;2. No outside animal runs, stalls, or cages shall be permitted on the lot; and3. The proposed use shall not be located in any structure housing a residential use.	The property is located in a freestanding structure with a three car garage and asphalt pad that can accommodate 4 cars

173.03

Schwarz, Johanna

From: Planning Dept
Sent: Tuesday, March 25, 2014 2:41 PM
To: Russell, Jason
Subject: FW: Docket # 04-09-14

Johanna Schwarz
Administrative Assistant II
Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
(216) 529-6631, (216) 529-5907 – fax
one.lakewoodoh.com

-----Original Message-----

From: Michael Baker [<mailto:papamike101@gmail.com>]
Sent: Tuesday, March 25, 2014 2:02 PM
To: Planning Dept
Cc: Michael Baker
Subject: Docket # 04-09-14

Jack Russell

I am concerned with this building condition. The back two section of this building are in terrible condition, the roof is falling in and raccoons are living in openings. Will any demo or renovating be done to bring this up to code. Will there be an area for dogs to urinate and go do their business? Will this create an odor in the area? Will these dog stay over night that may violate noise ordinates.. Dogs barking all night!!! Please let me know if these issues have been addressed. Could you E-Mail me any information about my concerns.

Thank You
Michael G Baker
216-469-8368

Bill Linker

	<u>Loud Music/Noise</u>	<u>Fighting/Disrub</u>
Muller's		
Barrio	∅	∅
El Tango	∅	∅
Angel's / early morning deliveries		
Bonnie + Clydes		∅
Flying Rib		

Epst
Go M
Molly
Revi
Apple
Ros.
Stu
Thu
Dub
20

**Around the Corner
Noise Complaints**

11/3/13 - 12:57 am
mod. loud, advised + closed
doors to patio)

10/13/13 - 12:51 am
bass to loud, front end
back door open

8/2/13 - 11:15 pm
door open / no door
specified

we need
SEO?

enplate)

steps or
wood pieces?)

20

HEADQUARTERS

WILLOUGHBY 33058 Mentor Ave. • 440-946-2250 • Fax 440-946-3214

BRANCHES

AKRON 2011 Tacoma Ave. • 330-247-1870 • Fax 330-247-1875

BEDFORD HTS. 23100 Mt. Rd. • 216-662-7000 • Fax 216-662-7720

CLARDON 665 South St. W. • 440-285-7480 • Fax 440-285-7483

CLEVELAND 1341 W. Cleve Ave. • 216-437-9500 • Fax 216-437-9500

ALACEDONIA 7772 Capital Blvd. • 330-467-9220 • Fax 330-467-9110

MEDINA 100 West Liberty St. W. • 330-772-8330 • Fax 330-772-5245

MENTOR LIGHTING CENTER 20001 Lorain Rd. • 440-205-1577 • Fax 440-205-9220

MIDDLEBURG HTS. 3007 Eagle Rd. • 440-243-7555 • Fax 440-243-7511

STREETSBORO 10325 St. Rt. 45 • 330-562-2609 • Fax 330-562-2444

WESTLAKE 28200 Diamond Rd. • 440-892-6767 • Fax 440-892-0880

Supplier of  Mars Electric, Inc.

www.mars-electric.com

Russell, Jason

From: Mladek, Jennifer
Sent: Monday, April 14, 2014 1:01 PM
To: Russell, Jason
Subject: FW: Bonnie & Clyddes

Jason

This is the young woman that spoke with me after the meeting on April 3rd. I am forwarding this to you for your file. I have notified Chief Malley and Captain Stone regarding the allegations that someone in dispatch is warning them when the police are called.

Thanks

Jennifer L. Mladek
Assistant Law Director
City of Lakewood
(216) 529-6036
jennifer.mladek@lakewoodoh.net

From: Beau Maxey [<mailto:beaumaxey@yahoo.com>]
Sent: Friday, April 11, 2014 12:26 PM
To: Mladek, Jennifer
Subject: Bonnie & Clyddes

Dear Jennifer,

My name is Brandy Maxey and I had the pleasure of meeting you last Thursday at the Building Commission meeting. We were very grateful that we actually got to voice out concerns regarding the noise levels on our neighbors patio. As my husband mentioned we do not want bad blood with our neighbor but with 3 of our tenants leases coming up this summer and patio noise always being an issue, they are telling us they are moving.

Our tenants have given us reasons other than noise that are quite concerning. There is a door to the patio that Bonnie would deliver food from, if people actually ate out there.. Well this door or gate is always open which the patrons walk out of to urinate on the dumpsters, sit on our steps to smoke and have private conversations, and in one instance actually knocking on a tenants back door waking them up in the middle of the night. Unfortunately when my one tenant who is actually pro-active does call the police regarding these issues the people are removed from the patio quickly before the police arrive. As I am sure you are aware of Bonnie is an ex-dispatcher for the LWPD so she is for warned prior to their arrival. It is painfully obvious.

So to conclude we don't want bad blood here but if the patio was allowed for an outdoor dining area then that's what it should be used for. It is used primarily for smoking and drinking. As Bonnie mentioned in the meeting it is not a rowdy place and that was not the point of the meeting. But when people, especially softball teams go outside they become loud. This effects my tenants sleep, not only on the weekends but every week night as well.

Thank you so much for hearing me as I must provide my tenants with a safe and comfortable place to live. They live above a bar they never complain about. But all too often they complain to me regarding Bonnie & Clyddes.

Respectfully Yours,

Brandy Maxey
440.213.6446

This email is intended only for the use of the party to which it is addressed and may contain information that is privileged, confidential, or protected by law. If you are not the intended recipient you are hereby notified that any dissemination, copying or distribution of this email or its contents is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.

Internet communications are not assured to be secure or clear of inaccuracies as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. Therefore, we do not accept responsibility for any errors or omissions that are present in this email, or any attachments, that have arisen as a result of a mail transmission.

Russell, Jason

From: Siley, Dru
Sent: Thursday, March 27, 2014 3:13 PM
To: Russell, Jason
Subject: Fwd: ADDITIONAL SEATING FOR ANGELO'S PIZZA

Sent from my iPhone

Begin forwarded message:

From: Barbara Bauer <bauersprotouch@sbcglobal.net>
Date: March 27, 2014 at 2:25:25 PM EDT
To: "Siley, Dru" <Dru.Siley@lakewoodoh.net>
Subject: ADDITIONAL SEATING FOR ANGELO'S PIZZA
Reply-To: Barbara Bauer <bauersprotouch@sbcglobal.net>

ATTENTION: Planning Director, City of Lakewood

I am a business associate of Weber Architecture for twenty plus years. I am contacting you in reference to Angelo's Pizza requesting that you allow them more seating space in their restaurant. Please consider the inconvenience they cause businesses adjacent to Angelo's. It has been increasingly difficult to find parking space when I have business with Weber's. Please, if you are going to allow more seating, make them provide more parking, such as valet parking. Thank you for your consideration,
Barbara Bauer, Owner,
Bauer's Professional Touch,
216 351 7171

This email is intended only for the use of the party to which it is addressed and may contain information that is privileged, confidential, or protected by law. If you are not the intended recipient you are hereby notified that any dissemination, copying or distribution of this email or its contents is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.

Internet communications are not assured to be secure or clear of inaccuracies as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. Therefore, we do not accept responsibility for any errors or omissions that are present in this email, or any attachments, that have arisen as a result of e-mail transmission.

Russell, Jason

From: Louisa Hoffman <lhoffman@oberlin.edu>
Sent: Monday, March 31, 2014 6:48 PM
To: Planning Dept
Cc: Siley, Dru; Russell, Jason; Sylvester, Bryce; Marx, Cynthia; Wintrick, Matthew; sweber@weberarchitecture.com
Subject: Comments regarding Docket No. 04-08-14

To the Planning Commission:

I received notice that there will be a hearing this Thursday (4/3) about the renewal of the outdoor dining for Angelo's Pizza. Unfortunately, I will be unable to make it to this meeting but I wanted to make sure my comments were on record.

I live at 13705 Madison Ave., and while I am not an abutting property, I share a driveway with 13715 Madison Ave. I am not in favor of the renewal of their outdoor seasonal permit, and I believe that there is a bigger issue that needs to be addressed with Angelo's as well.

The outdoor dining creates even MORE parking problems for my building and the surrounding local businesses and residents. Added tables means more cars, and it is an almost daily struggle with cars parking either in front of my driveway, or on the paint directly next to my driveway (this makes it impossible for me to turn straight into the driveway without first backing up and maneuvering my car). Many nights on my way home from work, there are people wildly searching for parking spots. Cars will unsafely pull far out of Wascana Ave. and idle where I cannot see them immediately. I have almost hit cars idling in the intersection, and have been almost t-boned more times than I can count. Extra seating just adds to this problem. Before adding extra seats, indoors or outdoors, their parking situation needs to be addressed.

Last summer, Angelo's seemed ill prepared for the way they handled their outdoor seating. It was very loud and I could even hear diners in my bedroom at night. Also, Angelo's seemed to have disregard for their surrounding environment and left trash from diners littered all over the ground.

I strongly support the Lakewood community and its local businesses and I am happy that Angelo's has had so much success. However, Angelo's needs to take into account their neighbors' safety. These are, after all, neighbors that have lifted them to success in the first place!

I urge the Commission to consider denying Angelo's the outdoor seasonal dining permit due to its negative effects on the surrounding businesses and residents. I also urge the Commission to consider working with Angelo's to finding a permanent solution to this ongoing parking problem.

Please feel free to contact me if you have any questions.

Sincerely,

Louisa C. Hoffman, M.J.S.
Archival Assistant
Oberlin College Archives
420 Mudd Center
Oberlin, OH 44074
W: (440) 775-8014

Russell, Jason

From: Christine Novotny <cnovotny23@yahoo.com>
Sent: Wednesday, April 02, 2014 9:00 PM
To: Planning Dept; Planning Dept
Cc: Siley, Dru; Russell, Jason; Sylvester, Bryce; Marx, Cynthia; Wintrick, Matthew; sweber@weberarchitecture.com
Subject: Comments regarding Docket No. 04-08-14

To the Planning Commission:

We have been made aware of a meeting Thursday April 3, 2014 in regards to the renewal of the outdoor dining for Angelo's Pizza. We wanted to make sure that our comments were heard and put on record because we will not be able to make the meeting.

My husband and I moved onto Wascana Avenue seven years ago. I am a life-long resident of Lakewood and I am proud to raise my family in this great city. Since February, 2007, we have had many concerns about Angelo's pizza. Our street has seen a heavy increase in traffic from garbage trucks, delivery trucks, and customers from Angelo's. This is a big safety issue. Our driveway is too often used as a turn around for customers that cannot find a parking spot due to their lack of parking. People do not just pull in our driveway and turn around, they barrel in and out of our driveway, which is a huge safety concern of ours because we have two very young children that like to play in their yard. In addition to the parking issues we face, the issue of trash from diners is also a huge concern of ours. We are out daily picking up pizza boxes, etc. that are left behind. We see this as a blatant disregard, on Angelo's part, for their neighbors and the surrounding community.

The outdoor dining creates even more seating for customers which makes the whole parking and traffic issue all the more concerning! The corner of Wascana and Madison is a very dangerous intersection. When the outdoor dining patio is set up it is very difficult to see traffic going west on Madison. I cannot count the number of times I almost had an accident.

We are very happy for Angelo's and their success. It is a great business to have in the city of Lakewood. However, by adding more seating to the dining room and outdoor patio, it raises these safety concerns. We feel that, because Angelo's cannot provide adequate parking for their customers, the outdoor seasonal dining permit should NOT be renewed.

If you have any questions, please feel free to contact us.

Sincerely,

Nathan and Christine Lee
2065 Wascana Avenue
Lakewood, OH 44107

(216)288-5529  (216)288-5529

(216)402-9138  (216)402-9138

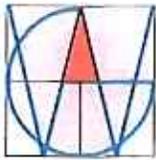
Russell, Jason

From: Andrew Stewart <andrew.stewart.art@gmail.com>
Sent: Thursday, April 03, 2014 2:23 PM
To: Planning Dept
Cc: Siley, Dru; Russell, Jason; Sylvester, Bryce; Marx, Cynthia; Wintrick, Matthew; sweber@weberarchitecture.com
Subject: Angelo's Outdoor Seating Proposal

It has come to my attention that Angelo's Pizza in Lakewood means to open up outdoor seating with the coming warm seasons. The prospect of this is very worrying to my fiance and I, as we are neighbors of the establishment, and parking in the area is already at a premium as it is, in large part due to the staggering draw of the Angelo's Pizza crowd.

Our driveway is often blocked by customers waiting in their cars (whether they are waiting for someone to go in and grab their carryout order, or waiting for a real parking space to open up, I do not know) despite the clearly marked signs prohibiting such inconsiderate violations. Also, due to the fact that we are only allowed one parking space in our lot, which I let my fiance have, my car must remain on the street. But when I do have to take my car to work, I almost always have to drive around the blocks a number of times coming home, waiting for one of Angelo's customers to leave so I can park and get to my apartment, or else park several long Lakewood blocks away.

When I do this I can't help but notice I am not the only one, as I have seen cars waiting in local residents' driveways, waiting to steal a parking space from someone leaving. The constant flow of traffic around this area has very nearly resulted in numerous accidents, and I shudder to think how this will be compounded by the fact that Angelo's is currently in the process of adding EVEN MORE seating on the INSIDE of the building. It seems like a very unsafe idea, and frankly makes things very inconvenient for their neighbors. We ask that the owner of the company be denied the renewal for outdoor seating and simply take the addition of indoor seating as a consolation. Their enormous presence in that location is enough of a burden on our community already.



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)

(t)(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.

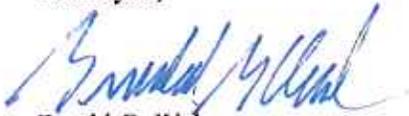
This would place all the parking they would need directly across the street.

(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,



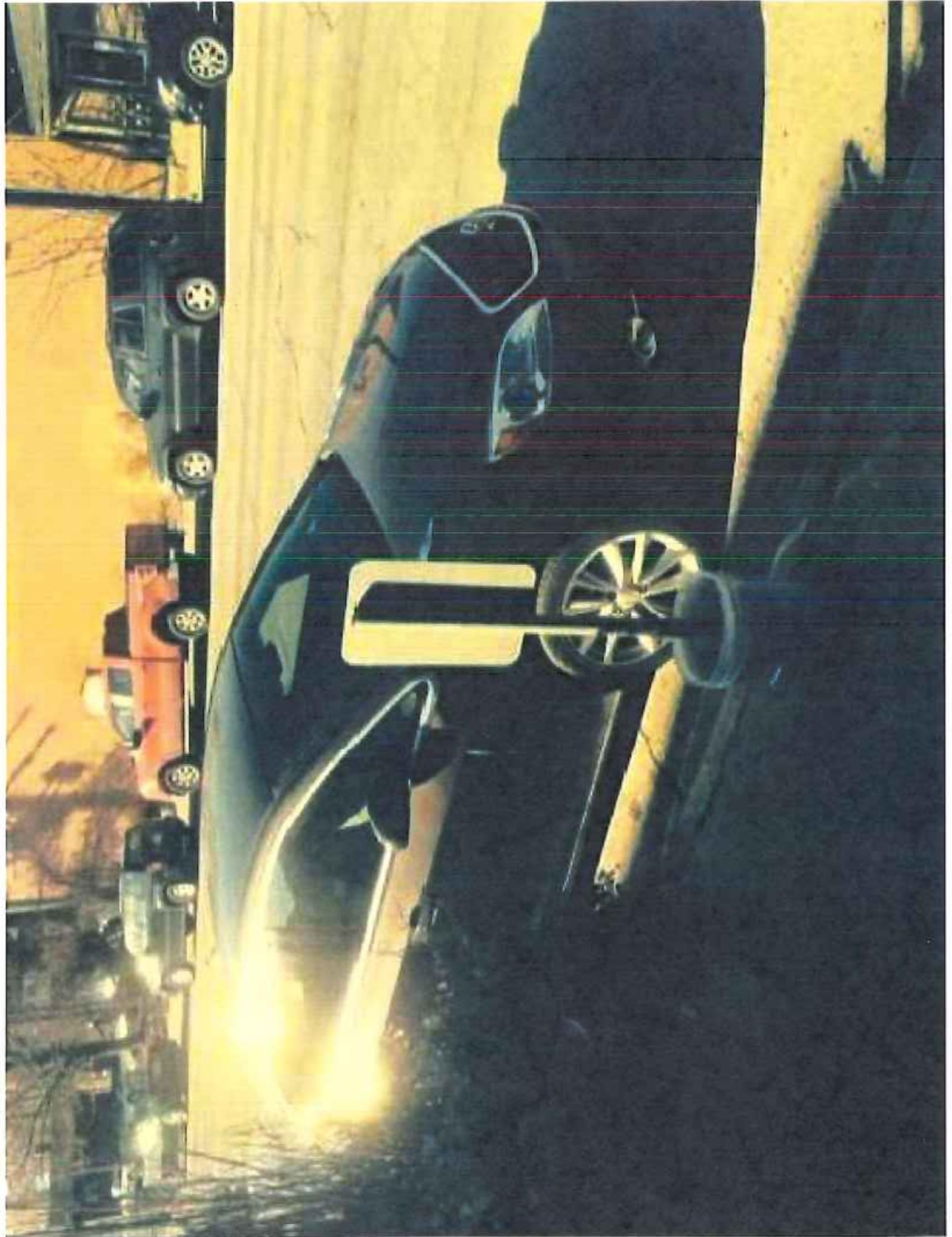
Gerald G. Weber
Weber Architecture



**Aerial Number 4
Angelo's Pizza**

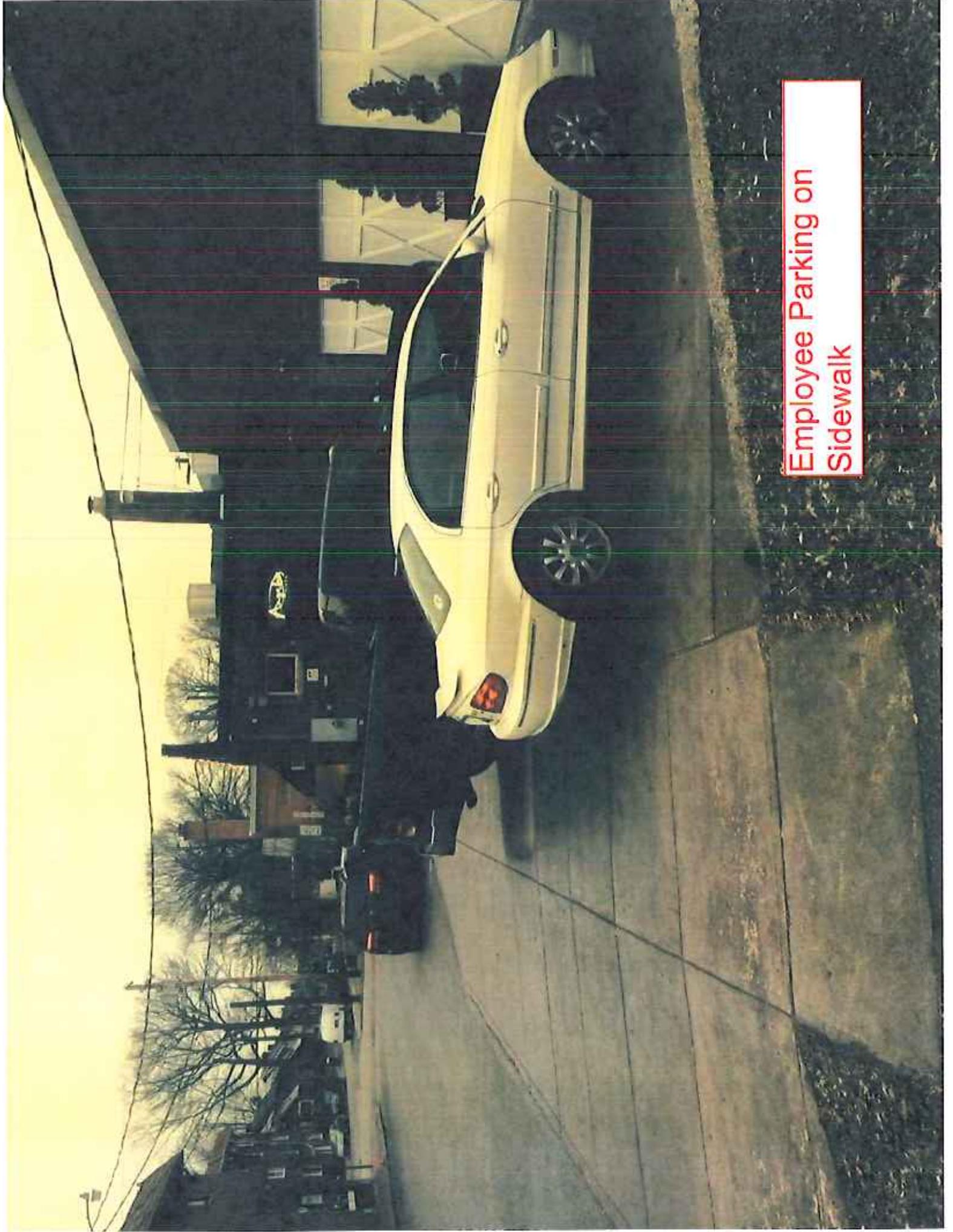
**300 foot radius to show locations of available parking for
Angelo's Pizza
Radius center is front entrance to Angelo's Pizza**



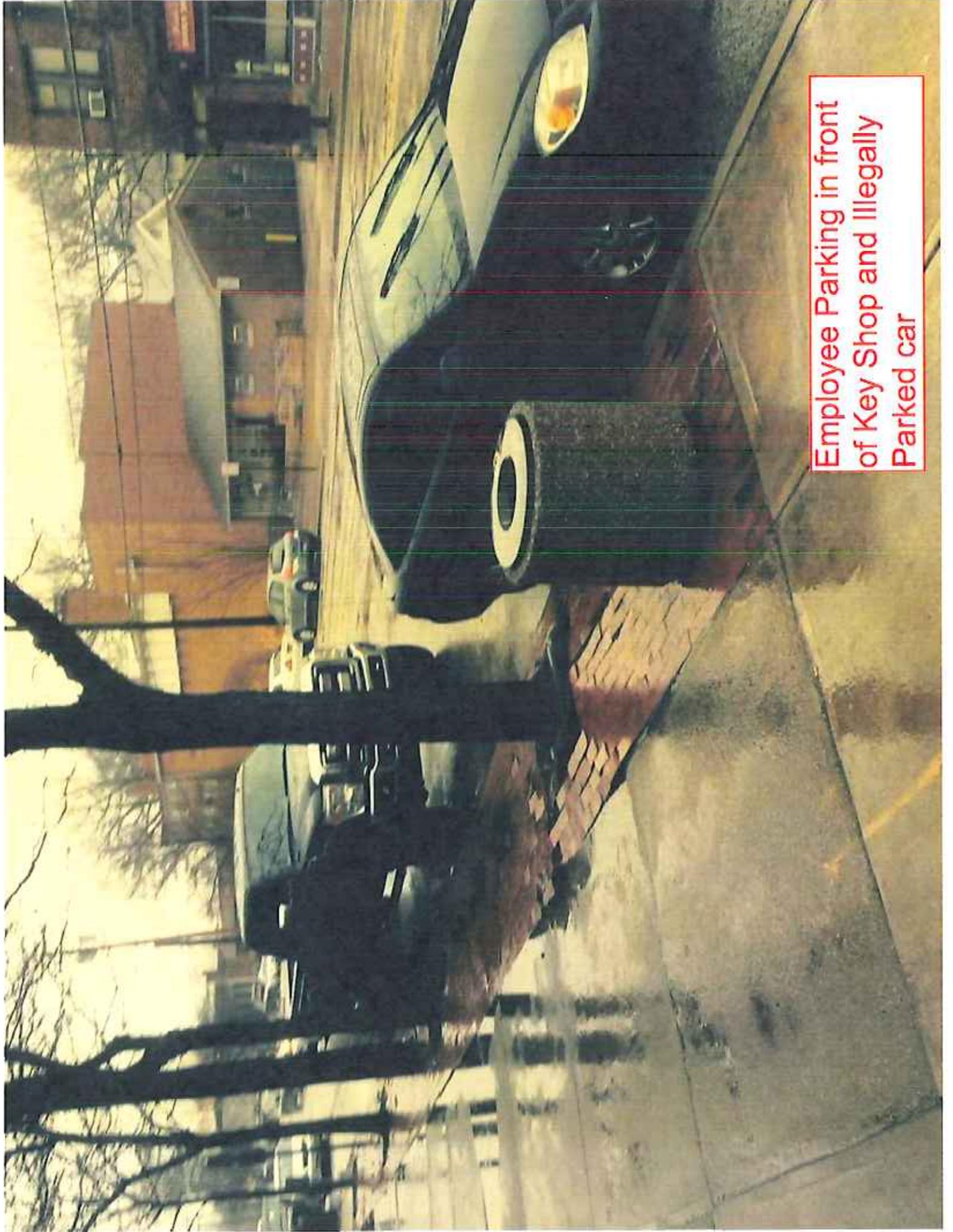




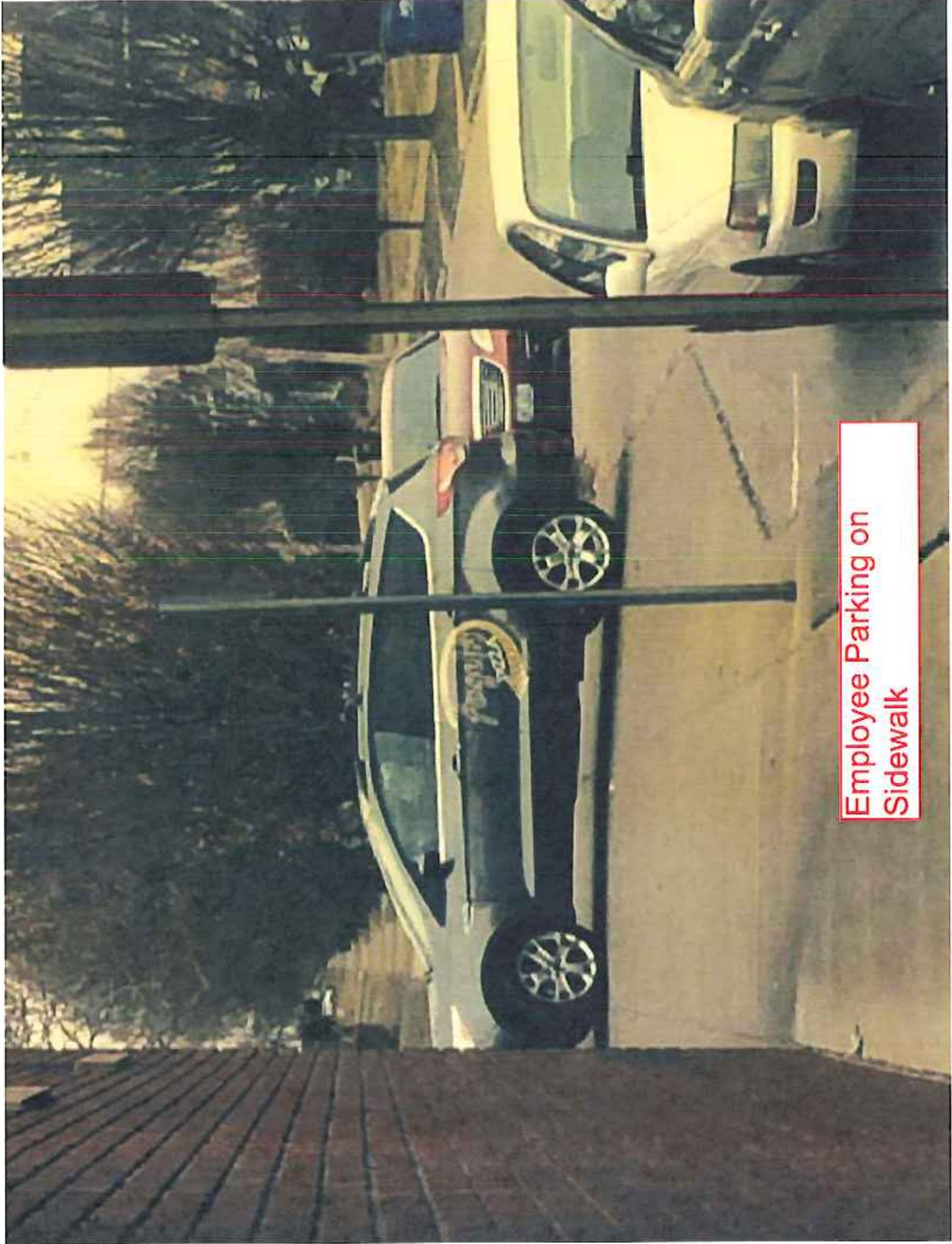




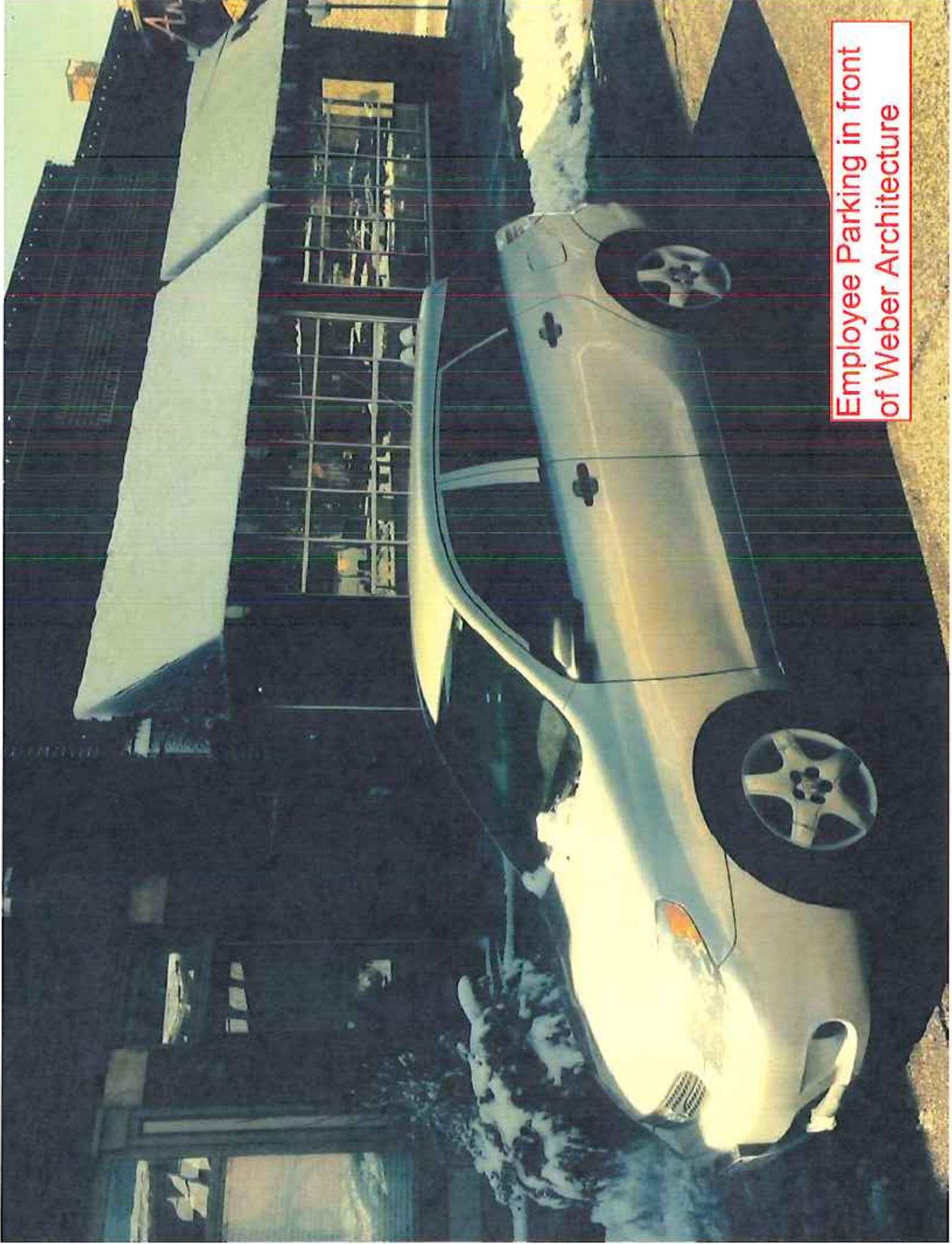
Employee Parking on Sidewalk



Employee Parking in front
of Key Shop and Illegally
Parked car



Employee Parking on Sidewalk

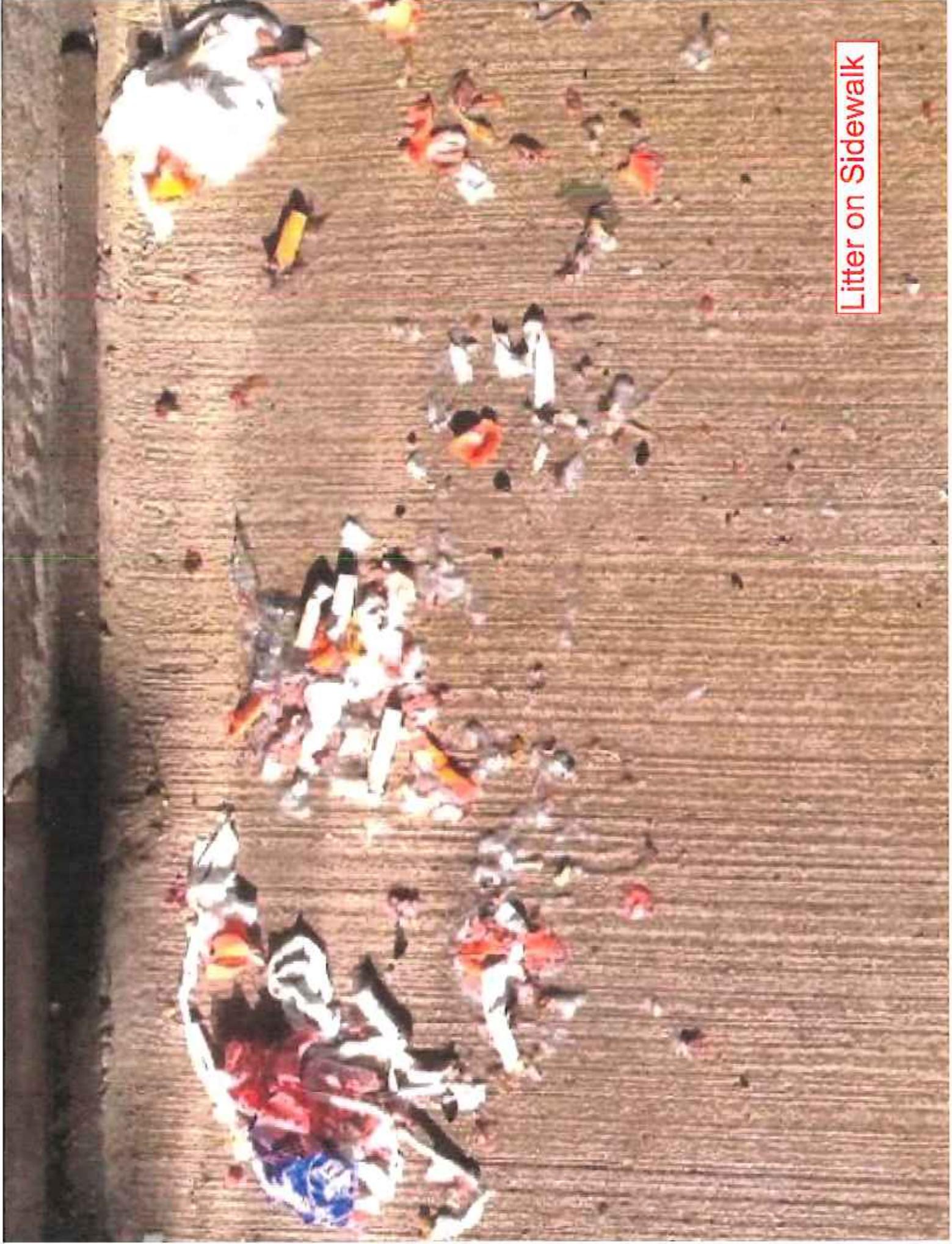


Employee Parking in front of Weber Architecture

Litter on Sidewalk



Litter on Sidewalk



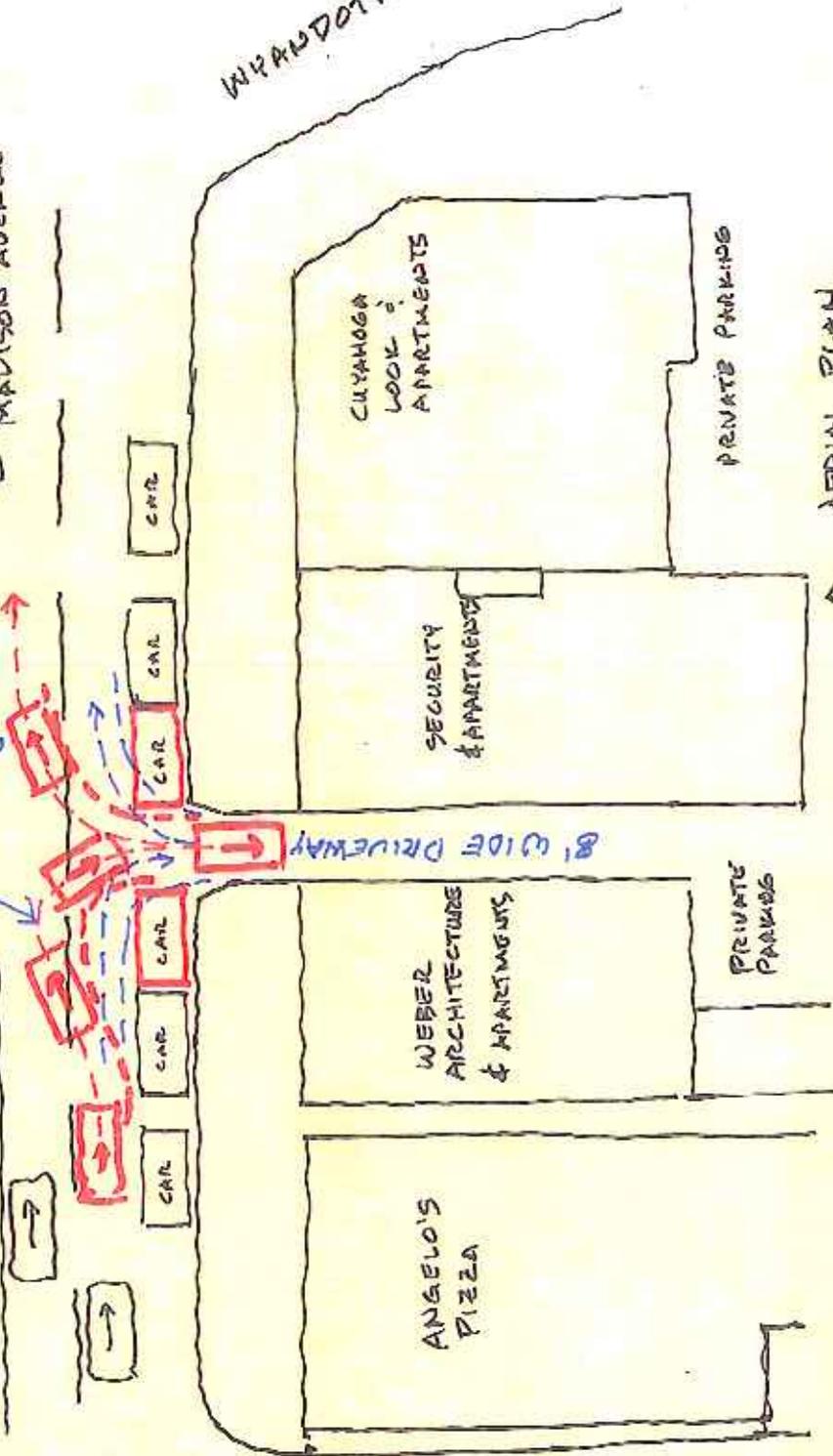
TURNING OUT TO HEAD EAST,
MUST TURN INTO MIDDLE
LANE TO AVOID HITTING
ILLEGALLY PARKED CAR

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

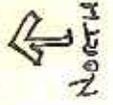
MADISON AVENUE

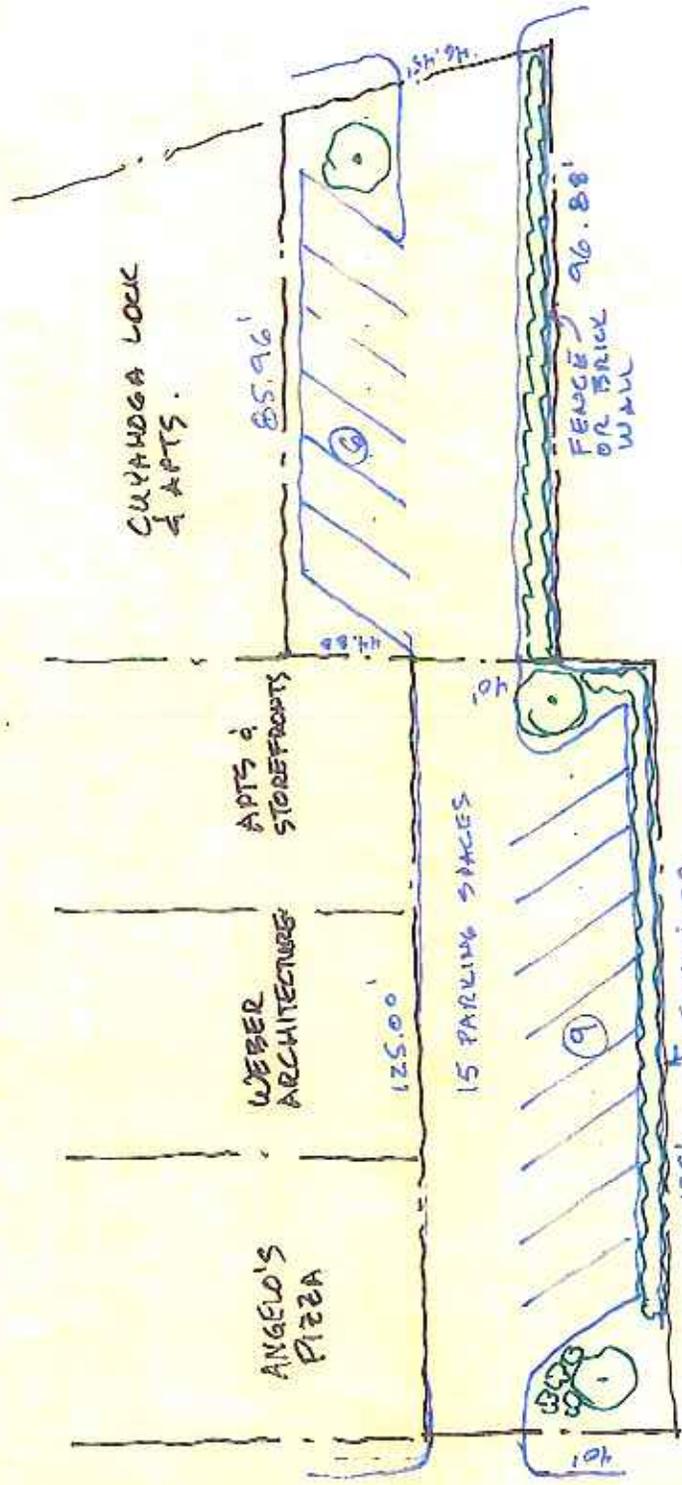
WPAWDOTTE

WASCANA

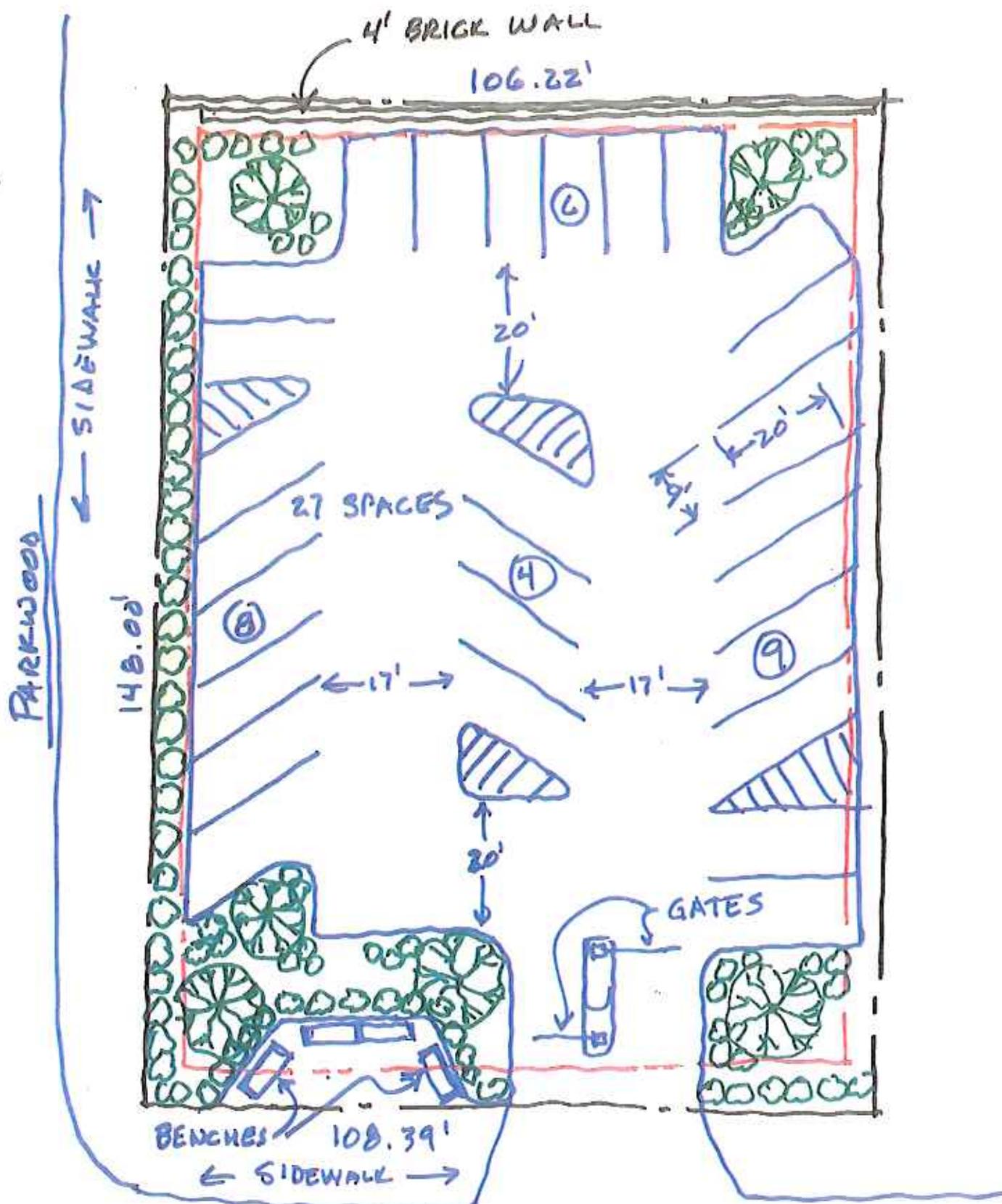


AERIAL PLAN
NO SCALE





↑ North
 SITE PLAN
 1" = 20'-0"



MADISON AVENUE

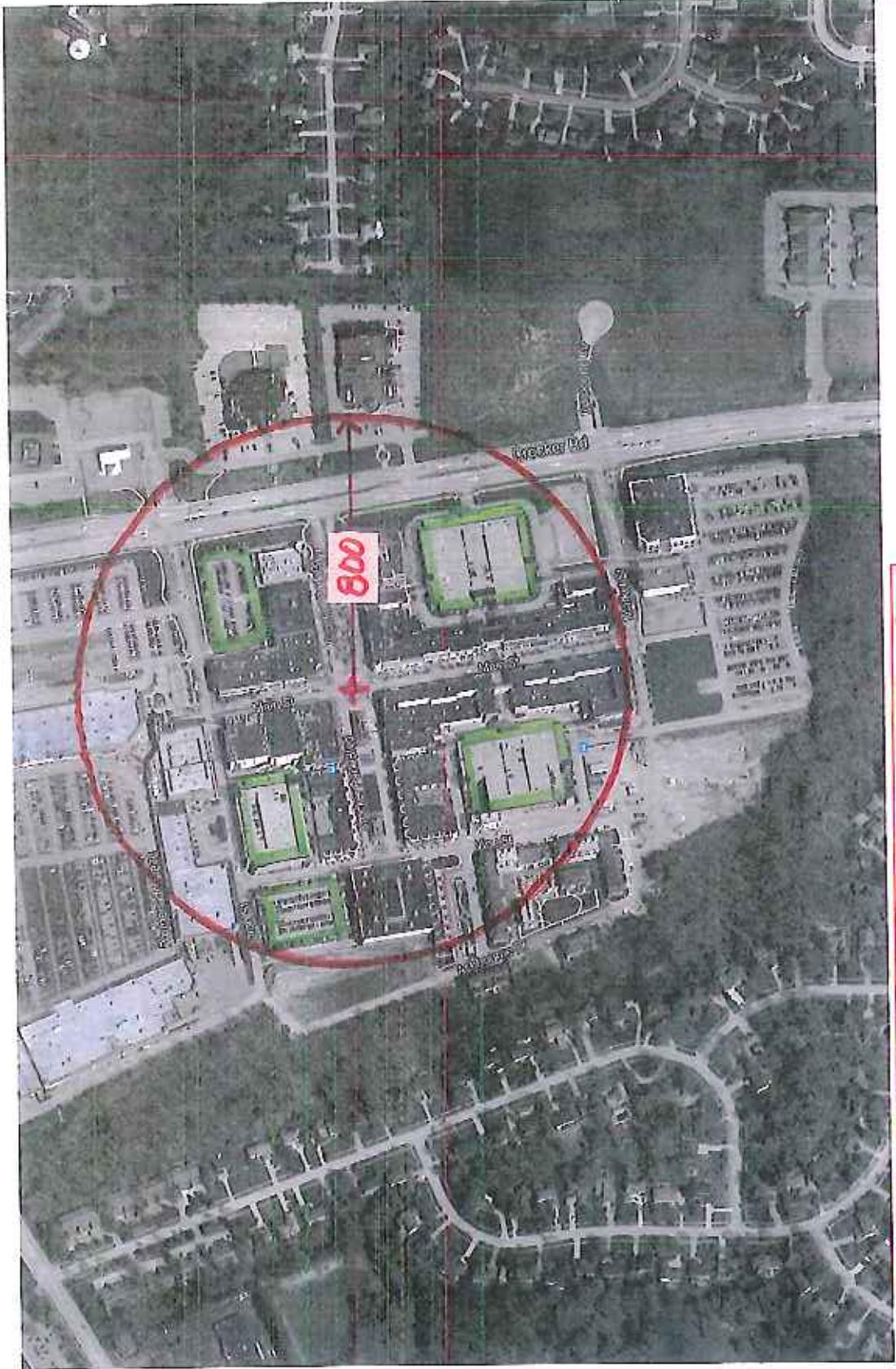


SITE PLAN
1" = 20'-0"



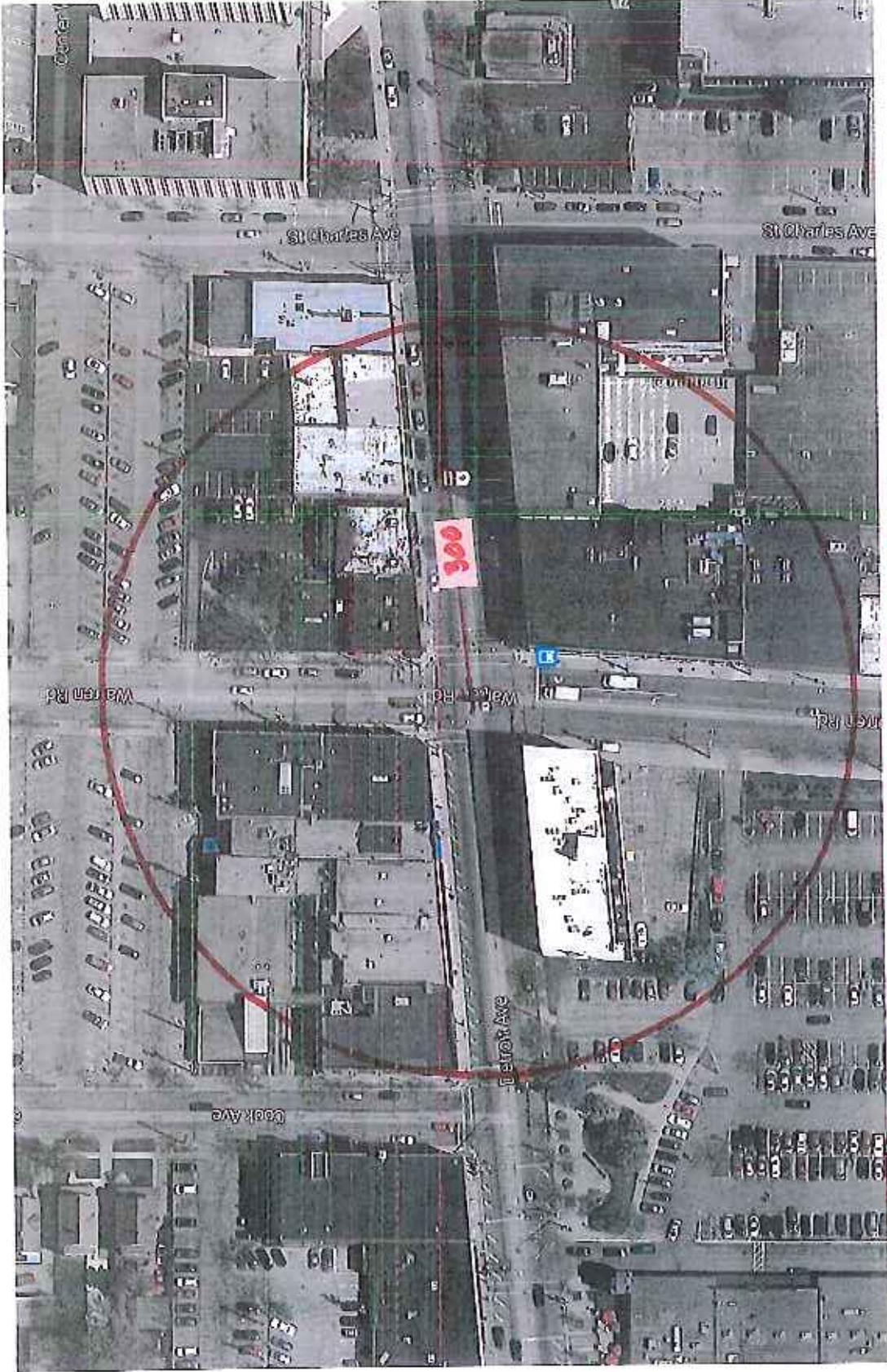
**Aerial Number 2
Angelo's Pizza**

**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



**Aerial Number 5
Angelo's Pizza**

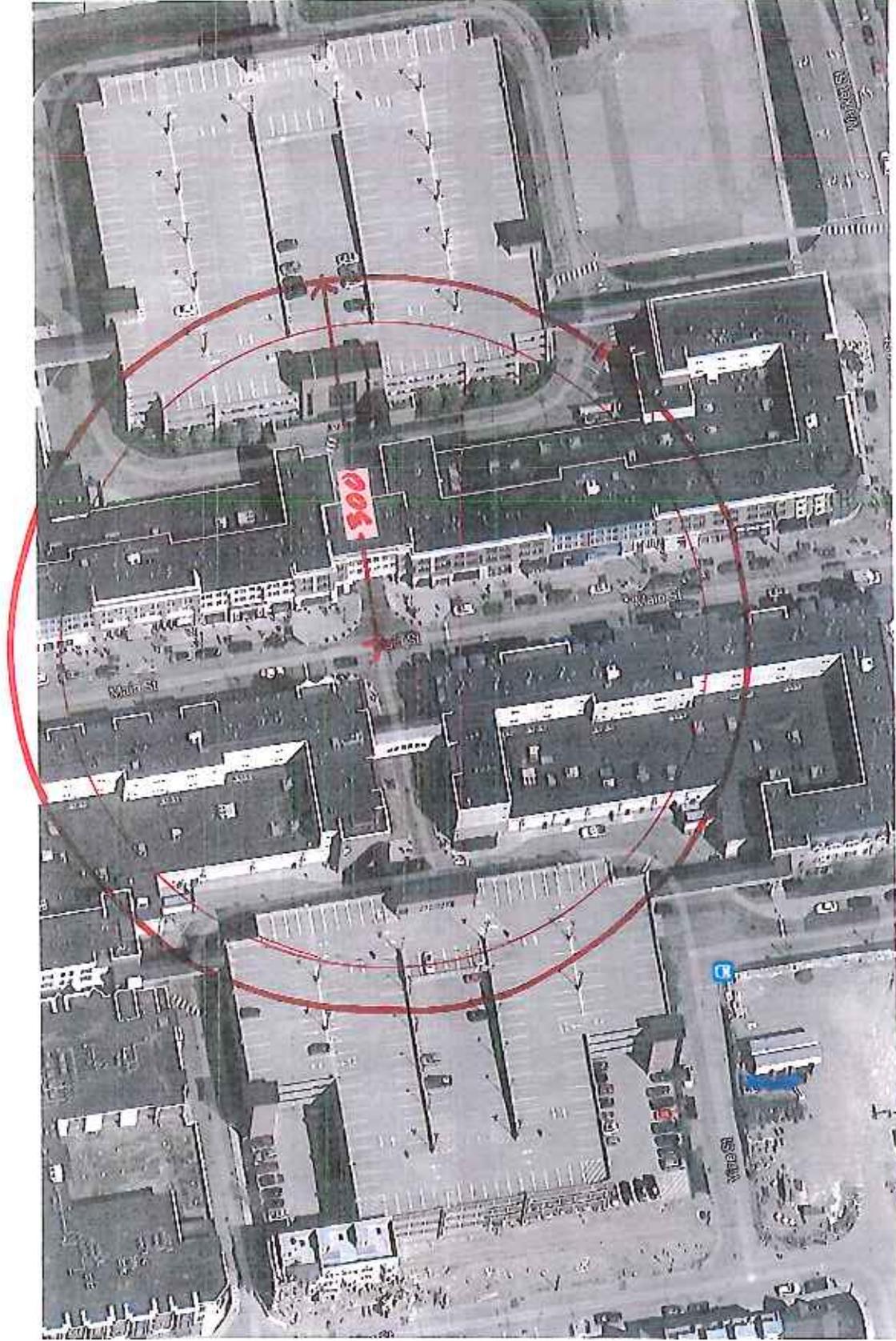
**300 foot radius to show locations of available parking for
Downtown Lakewood.
Radius center is intersection of Detroit Avenue and
Warren Road**



Aerial Number 6
Angelo's Pizza

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

Imagery ©2019 Google, Imagery ©2019 Map data ©2019 Google



Aerial Number 7
Angelo's Pizza

Mapillary 2023-03-06 10:40:00, State of Colorado, OSRM, Mapbox, ©2023, Imagery © 2023

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



3/27/2014

Dear Mr. Siley,

It has recently been brought to my attention that Angelo's Pizza is seeking additional seating capacity. I do not understand how this can be, since this requires additional parking. The parking/traffic situation is already beyond a safe limit for its current seating capacity.

On any given night, Wascana Avenue is overloaded with illegal parking and stopped traffic. Cars are illegally parked up on stop signs, parked on the corners of

Madison (impeding traffic vision), blocking sidewalks/driveways, no parking zones and so on. **This is such a safety hazzard that I avoid this intersection at all cost. It is truly a circus atmosphere at times, and I cannot believe the city would even consider additional seating a possibility.**

The current situation needs policed and enforced as well. Please take some time and consider these issues or maybe even see for yourself the problem that exists in our neighborhood. While we all know it's "good pizza" and so forth, it should not deter good judgement of the situation.

Thank you for your time,

Brian Jules
West Side Skates
14047 Madison Avenue
Lakewood, Ohio 44107
216-226-2470

On Apr 2, 2014, at 9:00 PM, "Christine Novotny"

<cnovotny23@yahoo.com> wrote:

To the Planning Commission:

We have been made aware of a meeting Thursday April 3, 2014 in regards to the renewal of the outdoor dining for Angelo's Pizza. We wanted to make sure that our comments were heard and put on record because we will not be able to make the meeting.

My husband and I moved onto Wascana Avenue seven years ago. I am a life-long resident of Lakewood and I am proud to raise my family in this great city. Since February, 2007, we have had many concerns about Angelo's pizza. Our street has seen a heavy increase in traffic from garbage trucks, delivery trucks, and customers from Angelo's. This is a big safety issue. Our driveway is too often used as a turn around for customers that cannot find a parking spot due to their lack of parking. People do not just pull in our driveway and turn around, they barrel in and out of our driveway, which is a huge safety concern of ours because we have two very young children that like to play in their yard. In addition to the parking issues we face, the issue of trash from diners is also a huge concern of ours. We are out daily picking up pizza boxes, etc. that are left behind. We see this as a blatant disregard, on Angelo's part, for their neighbors and the surrounding community.

The outdoor dining creates even more seating for customers which makes the whole parking and traffic issue all the more concerning! The corner of Wascana and Madison is a very dangerous intersection. When the outdoor dining patio is set up it is very difficult to see traffic going west on Madison. I cannot count the number of times I almost had an accident.

We are very happy for Angelo's and their success. It is a great business to have in the city of Lakewood. However, by adding more seating to the dining room and outdoor patio, it raises these safety concerns. We feel that, because Angelo's cannot provide adequate parking for their customers, the outdoor seasonal dining permit should NOT be renewed.

If you have any questions, please feel free to contact us.

Sincerely,

Nathan and Christine Lee
2065 Wascana Avenue
Lakewood, OH 44107
(216)288-5529 (216)288-5529
(216)402-9138 (216)402-9138





3/31/14

To the Planning Commission:

I received notice that there will be a hearing this Thursday (4/3) about the renewal of the outdoor dining for Angelo's Pizza. Unfortunately, I will be unable to make it to this meeting but I wanted to make sure my comments were on record.

I live at 13705 Madison Ave., and while I am not an abutting property, I share a driveway with 13715 Madison Ave. I am not in favor of the renewal of their outdoor seasonal permit, and I believe that there is a bigger issue that needs to be addressed with Angelo's as well.

The outdoor dining creates even MORE parking problems for my building and the surrounding local businesses and residents. Added tables means more cars, and it is an almost daily struggle with cars parking either in front of my driveway, or on the paint directly next to my driveway (this makes it impossible for me to turn straight into the driveway without first backing up and maneuvering my car). Many nights on my way home from work, there are people wildly searching for parking spots. Cars will unsafely pull far out of Wascana Ave. and idle where I cannot see them immediately. I have almost hit cars idling in the intersection, and have been almost t-boned more times than I can count. Extra seating just adds to this problem. Before adding extra seats, indoors or outdoors, their parking situation needs to be addressed.

Last summer, Angelo's seemed ill prepared for the way they handled their outdoor seating. It was very loud and I could even hear diners in my bedroom at night. Also, Angelo's seemed to have disregard for their surrounding environment and left trash from diners littered all over the ground.

I strongly support the Lakewood community and its local businesses and I am happy that Angelo's has had so much success. However, Angelo's needs to take into account their neighbors' safety. These are, after all, neighbors that have lifted them to success in the first place!

I urge the Commission to consider denying Angelo's the outdoor seasonal dining permit due to its negative effects on the surrounding businesses and residents. I also urge the Commission to consider working with Angelo's to finding a permanent solution to this ongoing parking problem.

Please feel free to contact me if you have any questions.
Sincerely,

Louisa C. Hoffman, M.L.S.
Archival Assistant
Oberlin College Archives
420 Mudd Center
Oberlin, OH 44074
W: (440) 775-8014
C: (440) 308-6142

Cc: Dru Siley, Planning Director
Jason Russell, Asst. Planning Director
Bryce Sylvester, Asst. Planning Director
Cindy Marx, City Councilperson-at-Large
Officer Matthew Wintrick, Ward Police Officer
Silvia Weber, Weber Architecture



3/31/2014

To: Dru Silcy, Planning Director

Sir,

I am the owner and operator of Precision Security Agency located at 13705 Madison Avenue. As you are aware, we have concerns about the parking situation around Angelo's Pizza. My company moved in September of 2011 and has been inconvenienced on many occasions due to the fact that patrons of Angelo's continue to block access to our driveway. These vehicles also park beyond the posted signage making it very difficult and sometimes dangerous to pull in and out of the driveway.

I personally experienced an incident on Wascana Avenue, whereas I was traveling north on Wascana and an unoccupied vehicle was double parked forcing me to go around, however there was another Angelo's patron backing out of a drive that did not see me due to the double parked vehicle and he backed into me. Fortunately there were no injuries and no damage occurred as a result.

As my business began to grow, I took it upon myself to be a conscience neighbor and business owner who made parking arrangements with another local business. This was for the safety and security of my clients. I hope that an amicable solution could be met, as this situation is only going to worsen as Angelo's expands.

Respectfully,

Theodore A Perez

Precision Security Agency
13705 Madison Avenue
Lakewood, Ohio 44107
cell: 216-408-5166

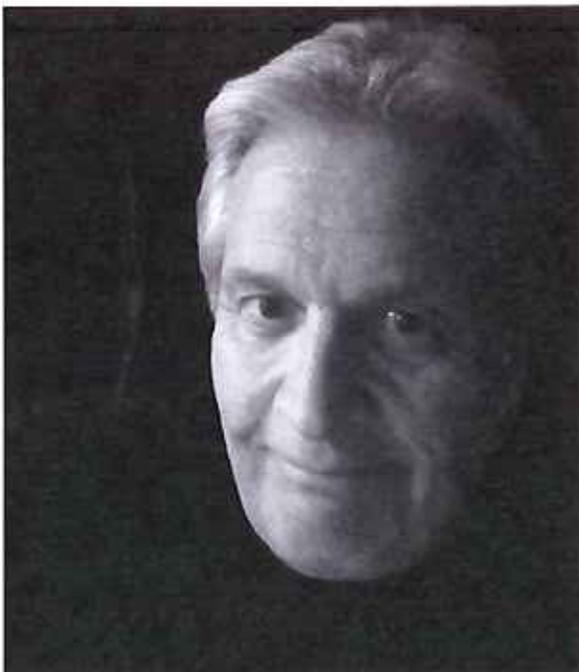
On Mon, Mar 31, 2014 at 10:02 AM, Ron Cellura <rcellura@2fruitionltd.com> wrote:
Dru:

In the past several months I have had several meetings with a business next to Angelo's Pizza. I realize that parking is an issue with any older neighborhood, but it seems that this business may having a negative impact on the adjoining businesses and residences. I find myself looking for a parking space constantly. I end up parking on a residential side street and in most cases and having to walk a fair distance to get to my meeting. It would seem that this restaurant does not have suitable parking based on their seating capacity or designated parking spaces for customer pick-ups and their delivery vehicles. I am not sure what the answer is to the issue other than the owner finding a better location or purchasing property to add to parking.

All of these business should be able to conduct their normal business functions on an equal basis.

Sincerely,
Ron Cellura

Ron Cellura
2 fruition ltd.
P.O. Box 23662
7227 Chagrin Road
Chagrin Falls, Ohio 44023
ph.: 216 272-7874
fax: 440 247-0147
email: rcellura@2fruitionltd.com





Dear Mr. Siley,

I have recently been informed Angelo's Pizza, at the corner of Madison Ave. and Wascana is proposing to increase the seating in their restaurant. I understand Angelo's Pizza is proposing the increase in seating without providing the code required additional parking.

As a professional engineer working in the City of Lakewood, I work extensively with Weber Architecture locate on the same block as Angelo's. I often meet at Weber Architecture in the evenings to discuss projects and regularly have had a difficult time finding nearby parking.

While I have on occasion been able to park in the drive next to Weber Architecture if I am stopping by to pick something up, I have witnessed cars blocking the driveway blocking access to the drive. Additionally, I have seen other illegally parked cars on Madison and Wascana when people appear to either be picking up carryout meals or apparently dining at Angelo's.

My dentist, Greg DeVor, is located at the corner of Madison and Wyandotte. While the parking situation has not been as critical at that location because of the hours kept by DeVor, I have on occasion had some difficulty finding parking within a block of the office. As I am strongly in favor of supporting local businesses over national chains, I am concerned with the existing parking conditions and the potential for additional cars parking illegally and potentially dangerously in the area.

I appreciate your consideration in this matter.

Sincerely,

David Huffman, PE



3/28/14

To: the Planning Department

I am writing to express my concern over the parking around Angelo's pizza. It's already very difficult to find parking in the area, and the Conditional use permit will just make this problem worse.

Sincerely,
Phil Faulhaber

PM Lighting & Electric LTD
34601 Mills Rd
N. Ridgeville, OH 44039
(440) 353-0030

Russell, Jason

From: gweber@weberarchitecture.com
Sent: Thursday, March 27, 2014 8:37 AM
To: Siley, Dru
Cc: Russell, Jason; Wintrick, Matthew; Summers, Mike; Sylvester, Bryce; sweber@weberarchitecture.com
Subject: Angelo's Pizza - Outdoor Dining

Dru,

How many additional seats for their outdoor dining is Angelo's Pizza requesting at the Planning Commission meeting April 3rd? Parking is a mess already. We have Angelo's customers asking us where they can park, no kidding ! Customers continually park in front of our driveway to pick up a pizza or dine in. This occurred as recently as Tuesday (03/25/14) of this week - an Angelo's customer parked, blocking our drive and went in to eat!! Once again we had to call the police who issued a Parking Ticket. Angelo's Pizza is becoming a greater nuisance in our neighborhood. We are not in favor of the outdoor dining, as it makes an already congested parking situation worse.

TRASH

Additionally, there is added trash as a result of the outdoor dining. We continually have to pick up napkins, crayons, paper wrappers, paper covers for straws, cigarette butts, etc. most mornings when outdoor dining is in operation. Noise in the evenings is also a problem. As we prepare to rent our apartments, this will create a deterrent to the prospective tenants.

CIGARETTES - No Container For Butts Provided.

We also have to pick up cigarette butts on a daily basis. Customers waiting for a table in front of our building and Angelo's smoke, and when called, they just drop the butts on the sidewalk. Most restaurants provide a receptacle for cigarette butts.

Angelo's needs to provide more, readily available parking for customers before adding additional seats. To make parking matters worse, Angelo's employees continue to park in front of our building at a parking meter and across the street, using up spaces that customers could use.

Additionally, the pizza delivery vehicles also create a safety hazard (parking on or blocking the sidewalk) and traffic problem. Delivery vehicles clog Wascana Ave. in the evenings because there is not enough parking provided for them as well.

We request you advise against granting the outdoor dining until the parking problem has been satisfactorily resolved.

Feel free to contact me directly if you have any questions

Gerry

Sent from my iPhone

Russell, Jason

From: Jeff Weber <jkweber@cox.net>
Sent: Thursday, April 03, 2014 1:32 AM
To: Russell, Jason
Cc: Siley, Dru; Sylvester, Bryce; Wintrick, Matthew; Marx, Cynthia
Subject: Conditional Use Permit:

Dear Planning Commission Members,

I am unable to attend the meeting on April 3, 2014 where you will consider renewing conditional use permits for a number of Lakewood businesses which will allow those businesses to provide outdoor dining during the coming season. I urge you to consider these permits on an individual basis, rather than a blanket approval, thus allowing public comment on individual permits.

To wit, I would like to comment on the permit for Angelo's Pizza. This business is to be commended for it's wonderful success and draw to the Madison Avenue area. Their success, however, has resulted in an increase in illegal parking and created tension among residents and neighboring businesses. The addition of outdoor tables will, no doubt, add to the parking issues.

I'm sensitive to the fact that Angelo's, like many other businesses in Lakewood, is 'landlocked' and unable to provide adequate parking during peak periods. I also understand even if a new parking lot would be possible, as has been suggested by some, it is unlikely to be completed in time for the upcoming season. Nonetheless, these facts do not preclude the owners of Angelo's from meeting with concerned neighbors to work out a mutually acceptable and creative solution to the parking situation. Some things which might be considered are:

- Increased education among Angelo's patrons regarding parking
- Shared parking facilities where business with no night-time hours make their lots available (c.g., Firestone)
- Complementary valet parking
- Outdoor attendants who monitor parking and direct patrons to appropriate places
- Shuttle service from nearby larger lots
- Requiring employees to park off-site, thus freeing up nearby spots
- Run take-out orders out to specially selected areas, rather than requiring patrons to come in

Bottom line: with success comes an obligation to be a good neighbor. At the very least, requiring a 30-day period to work out a solution seems prudent and does not impose an undo hardship on the owners of Angelo's. Failing to arrive at an acceptable solution during this time period should result in the denial of the conditional use permit, given the concern of so many neighbors.

In absentia, thanks for you consideration.

Jeffery Weber



FILE COPY

BOARD OF ZONING APPEALS

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.ohio.lakewood.com/development

William Feller, Architect
5861 Lotusdale Drive
Parma Heights, Ohio 44130

Re: Docket 09-48-11
13715 Madison Avenue
Angelo's Pizza

Dear Mr. Feller:

You requested a variance to Section 1143.05 - Schedule of Uses and Space Requirements - from the required parking for eighty-four (84) people. This property is located in C3, Commercial and General Business district. An application for this property was scheduled for the September 8th agenda of the Architectural Board of Review.

On September 15, 2011, the Board of Zoning Appeals met to make a determination on the above application. At the meeting, the Board voted to **GRANT** the variance as requested.

Please contact the Building Department for any necessary permits at 216-529-6270.

Sincerely,

Mary Leigh
Board Secretary
Planning and Development

Cc: Thomas Kess

12. Docket 09-48-11

**13715 Madison Avenue
Angelo's Pizza**

William Feller, Architect and applicant, requests a variance pursuant to Section 1143.05 - Schedule of Uses and Space Requirements. The applicant requests a variance from the required parking for eighty-four (84) people. This property is located in C3, Commercial and General Business district. An application for this property was scheduled for the September 8th agenda of the Architectural Board of Review. (Page 30)

Thomas Kess, business owner, was present to explain the request. They wanted to expand the inside for additional seating which affected the number of required parking spaces. They currently had 20 spaces.

Gerry Weber, owner of next door business at 13711 Madison Avenue, was in support of the variance but had concerns about parking in the area. Patrons have parked in front of Mr. Weber's driveway when they went into the store to get their food. He felt the City should allow Mr. Kess to purchase the vacant across the street for additional parking.

Charles Oweshevel (sp), 13723 Madison, the SW corner of Madison and Wascana Avenues, spoke in opposition of the request. He said he did not see where there were 20 parking spots. He complained the parking situation was awful with customers double and triple park. The customers have even parked in the lot behind his business at 13723 Madison. He had called the police to complain. He said there needs to be a parking lot.

Mr. Fillar said Mr. Apanasewicz, Building Department had no objections for a variance of one parking space.

Mr. Krewson stated he was aware of the parking situation, having been a customer himself. Mr. Kess said he needed to have his General Manager put the signs on the doors that direct customers where to park.

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

FILE COPY

Account: 101-0000-321. 30-02

DOCKET No. 09-48-11
FEE PAID 08/31/11

APPLICATION
BOARD OF ZONING APPEALS

PL 11 - 000205
dba ANGELO'S PIZZA

Property Address 13715 MADISON AVE Property Owner Name THE LOUS CORP.
Owner Phone (216) 406-1980 Owner Address 13715 MADISON AVE.
Zoning C3 Parcel Number 315-16-001

Description of Request/Hardship VARIANCE FROM CITY PARKING REQUIREMENTS.
PLEASE SEE ATTACHED LETTER. ALSO, EXPLORE ON STREET
HANDICAP PARKING SPACES.

APPLICATION FEE: \$25 Residential - \$50 Commercial.

Incomplete or Late Applications will not be Accepted.
(See calendar on page 2 for deadlines)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (3 copies, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (3 copies color, 8.5 x 11)
6. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
7. Fee

Applicant Name (Print Clearly): WILLIAM FELLER Company WILLIAM FELLER ARCH.
Applicant Address: 5861 LOTUSDALE DR., PARMA HTS. OH 44130
Phone: (4) 884-5570 Fax: N/A E-mail: bill.feller@sbcglobal.net
Signature: [Signature] Date: Aug. 30, 2011

OFFICE USE ONLY: Application Reviewed and Accepted by: [Signature] Date: 8/31/11

File History: _____

Bldg. Dept. Remarks: VARIANCE REQUESTED FOR PARKING
REQUIREMENTS FOR SEATING FOR 84 PEOPLE

09.48.11

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? Yes No

Please Print or Type:

Owner/Agent Name: Tom Kess

Property Address: 13715 Madison Ave

Owner/Agent Phone: (248) 406-1980

Tenant Name _____ Tenant Phone _____

Thomas J Kess
Owner/Agent Signature
Thomas J Kess
2011 Calendar

Architectural Board of Review/Sign Review Board/Board of Building Standards

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-29-10	Thursday	01-06-11	Thursday	01-13-11
February	Wednesday	01-26-11	Thursday	02-03-11	Thursday	02-10-11
March	Wednesday	02-23-11	Thursday	03-03-11	Thursday	03-10-11
April	Wednesday	03-30-11	Thursday	04-07-11	Thursday	04-14-11
May	Wednesday	04-27-11	Thursday	05-05-11	Thursday	05-12-11
June	Wednesday	05-25-11	Thursday	06-02-11	Thursday	06-09-11
July	Wednesday	06-29-11	Thursday	07-07-11	Thursday	07-14-11
August	Wednesday	07-27-11	Thursday	08-04-11	Thursday	08-11-11
September	Wednesday	08-24-11	Thursday	09-01-11	Thursday	09-08-11
October	Wednesday	09-28-11	Thursday	10-06-11	Thursday	10-13-11
November	Wednesday	10-26-11	Thursday	11-03-11	Thursday	11-10-11
December	Monday	11-23-11	Thursday	12-01-11	Thursday	12-09-11

PLEASE NOTE: Applications are submitted to the Building Department. It is recommended to submit them prior to the application deadline to review applications. Applications are due before noon on the dates indicated above. This will allow the Building Department to review the applications for completeness. Late or incomplete applications cannot be accepted.

Pre-Review Meetings start at 4:00 P.M. in the lower level conference room of Lakewood City Hall.

Review Meetings will commence at 5:30 P.M. in the Auditorium of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to receive review. Please use the western entrance.

William J. Feller II

5861 Lotusdale Drive, Parma Hts., Ohio 44130

Architect

(440) 884-5570

August 28, 2011

City of Lakewood, Ohio
Board of Zoning Appeals

Re: Parking for 13715 Madison Avenue, Angelo's Pizza

BZA Members,

Angelo's Pizza is planning a renovation which will include adding a bar and additional dining area seating. This will be accomplished by moving the "dough" and prep. area to the existing "garage" area, thus freeing-up space for the improvements.

The total proposed seating will be: 84 persons.

The total employee count will be: 15 persons.

Total occupancy will be: 99 persons.

The present occupancy is: 46 persons.

We are asking for a variance to the parking requirements. Per the Lakewood code;
We are required to have 1 parking space per 4 persons. (Or 0.25 spaces per person).

99 persons X 0.25=24.75 (25 spaces).

Presently, Angelo's Pizza has 5 on-site spaces, a lease agreement for 8 spaces at 13603 Madison Ave. (Toluidis), a lease agreement for 7 spaces at 13708 Madison Ave. (Gentner). These spaces total out to 20 parking spaces. Angelo's has not been able to secure any additional leased spaces in the area to meet the City's requirements.

Angelo's is also interested in exploring Handicapped street spaces. The OBC requires 4 Handicapped spaces due to the additional seating. Angelo's currently has one off-street HC space. (See site plan provided). The other 4 off-street spaces are required for the operation of the business (delivery vehicles and pizza delivery vehicles).

Thank you for your consideration.

Lou's Corporation dba Angelo's Pizza

13715 Madison Avenue, Lakewood Ohio 44107

August, 23, 2011

To Whom it may Concern:

I hereby authorize William J. Feller, Architect to represent Lou's Corp. (Angelo's Pizza) in matters pertaining to obtaining a building permit for our building located at 13715 Madison Avenue, Lakewood Ohio. This authorization is extended to Mr. Feller to represent our interest in the City of Lakewood's Architectural Review Board, Board of Zoning Appeals and submitting drawings for review with the Building Department.

This Authorization ends December 31, 2011.

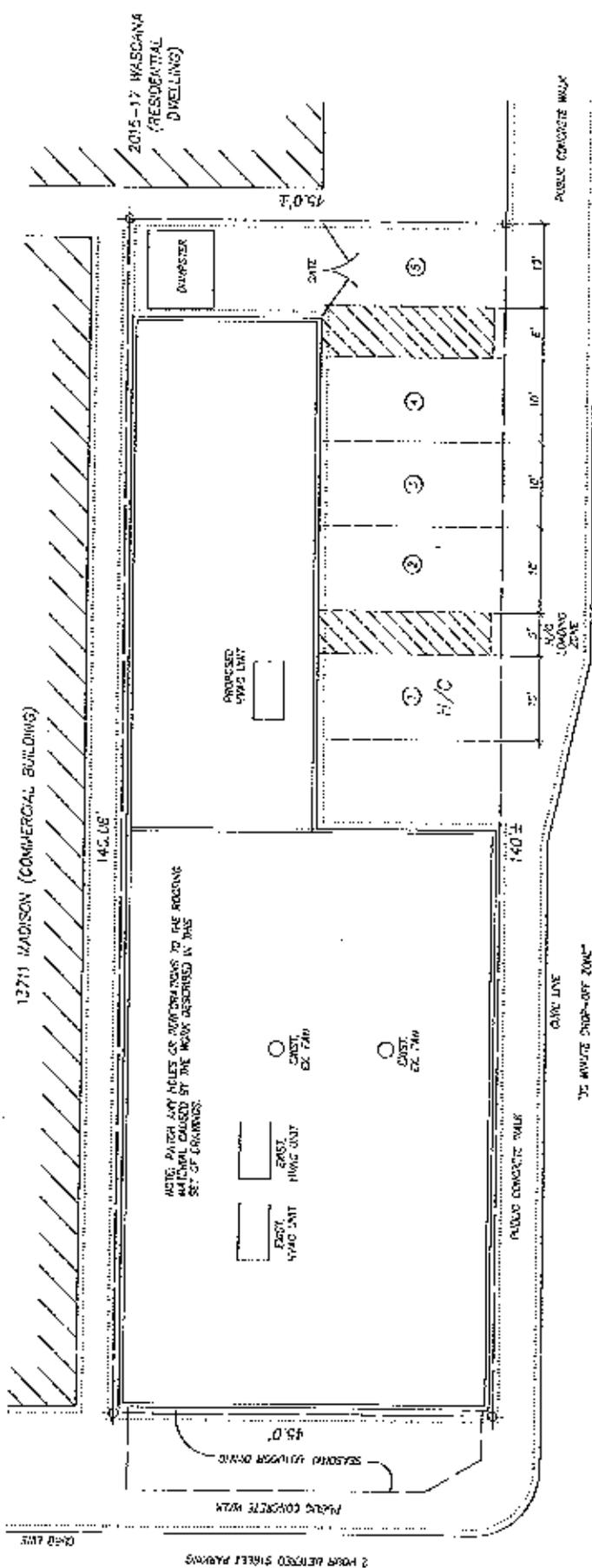
Sincerely,

Mr. Thomas Kess
Lou's Corp. (Angelo's Pizza)

Thomas J Kess
Owner

C.C. - CERAMIC TILE
 P.P. - FIBERGLASS REINFORCED PANELS
 H.C. - HANGERS

13711 MADISON (COMMERCIAL BUILDING)



MADISON AVENUE

2 HOUR AEROSOL SHELF PARKING

SITE PLAN (Roof Plan)

SCALE: 1/8" = 1'-0"



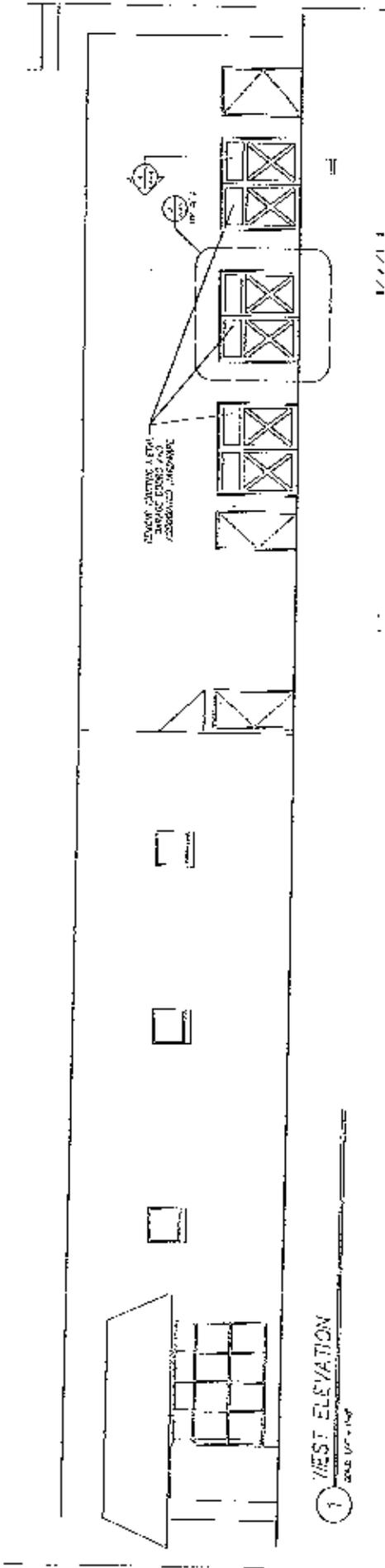
WASCANA AVENUE

75' WHITE DROP-OFF ZONE

PUBLIC CONCRETE WALK
20'± LWC

75' LWC
LOADING
ZONE

2015-17 WASCANA
(RESIDENTIAL
DWELLING)



1 WEST ELEVATION
SCALE 1/8" = 1'-0"

REPAIR EXISTING WINDOW
SERVICE DOORS AND
REFRIGERATOR

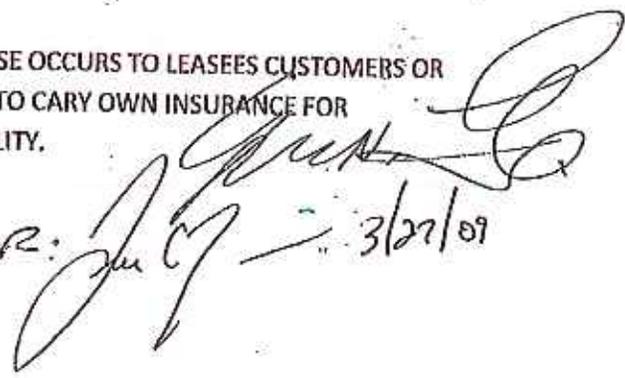
"Angelo's Pizza"

THIS AGREEMENT IS MADE BETWEEN TELIDIS LLC AND The Lou's Corp HEREIN REFERRED AS LESSEE. IN CONSIDERATION OF THE MUTUAL AGREEMENTS HEREIN SET FORTH, TELIDIS LLC DOES HEREBY DEMISE AND LEASES TO The Lou's Corp Angelo's AND LESSEE DOES HEREBY LEASE FROM LESSOR THE PREMISES IDENTIFIED AS 8 (EIGHT) PARKING SPOTS OF THE PARKING AREA AT 13603 MADISON AVENUE. PARTICULARLY THE 8 SPOTS LOCATED FACING DIRECTLY TO WYANDOTE AV. THE USE TO BE LIMITED TO LESSEES BUSINESS HOURS. STRICTLY NO OVERNIGHT PARKING.

THE TERM OF THIS LEASE TO BE FOR ONE YEAR STARTING THE MONTH OF THE SIGNING OF THIS DOCUMENT. TELIDIS LLC RESERVES THE RIGHT TO CANCEL AGREEMENT FOR ITS OWN RIGHTS AND CONSIDERATIONS IF NEED BE WITH A 15 DAY NOTICE TO LESSEE. IF THAT OCCURS ALL DEPOSITS TO BE RETURNED TO LESSEE. LESSOR EXPECTS 60 DAY NOTICE IN CASE OF TERMINATION. (see) LESSEE AGREES TO PAY 200 DOLLARS AS A FIXED MONTHLY RENT WITH AN ADDITIONAL 200 DOLLARS FOR A SECURITY DEPOSIT FOR THE ABOVE AGREEMENT.

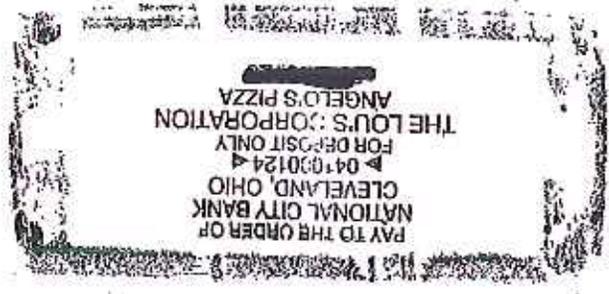
LESSOR HAS NO LIABILITY IN CASE ANY ACCIDENT OR MISSUSE OCCURS TO LEASEES CUSTOMERS OR DRIVERS ON THE PARKING FACILITY. LESSEE IS RESPONSIBLE TO CARY OWN INSURANCE FOR CUSTOMERS AND AGENTS USING TELIDIS LLC PARKING FACILITY.

3/23/2009.

LESSOR:  3/27/09

Telidis M.G.M.
P.O. Box 16846
Rocky River, Ohio 44115
Geo. Telidis - # (4) 590-3975

LESSEE:  3/27/09





13708 MADISON AVENUE • LAKEWOOD, OHIO • 216 221 2008 • FAX 216 221 0446 • www.gentnerchiro.com

August 4, 2011

City of Lakewood

Re: Angelo's Pizza Parking for Customers and Employees

This letter is to inform you that Gentner Chiropractic Center gives Angelo's Pizza (Thomas Kees) permission to use our parking lot after hours. Our hours of operation are as followed:

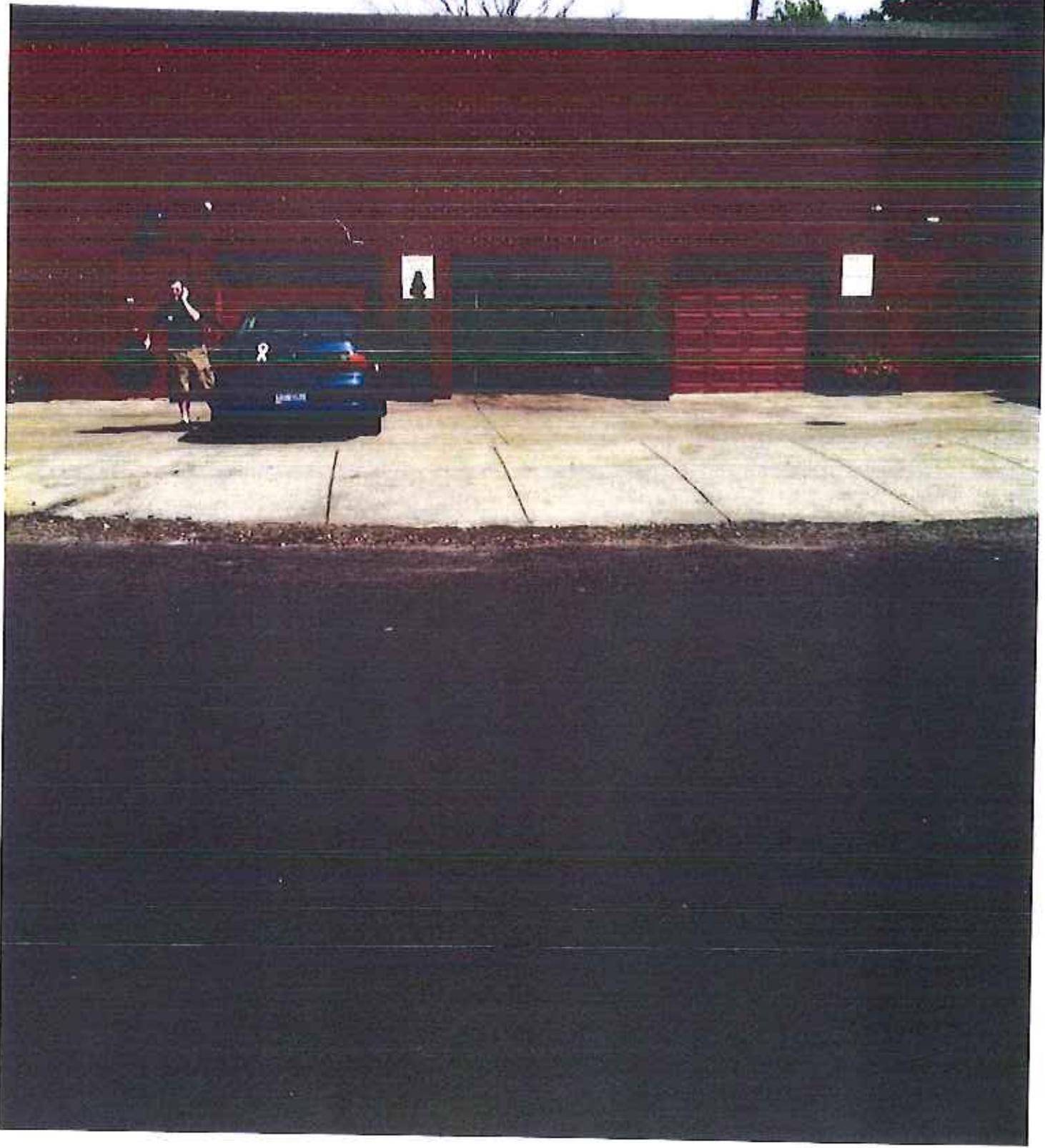
Monday	7:30 a.m. - 6:30 p.m.
Tuesday	8:30 a.m. - 5:00 p.m.
Wednesday	7:30 a.m. - 6:30 p.m.
Thursday	1:30 p.m. - 6:30 p.m.
Friday	6:30 a.m. - 1:00 p.m.

Once again, Angelo's Pizza Customers may use the Gentner Chiropractic parking spaces when we are not seeing patients. If you have any questions please feel free to contact our office at 216-221-2008.

Sincerely,

A handwritten signature in black ink, appearing to read 'John F. Gentner', written over a printed name and title.

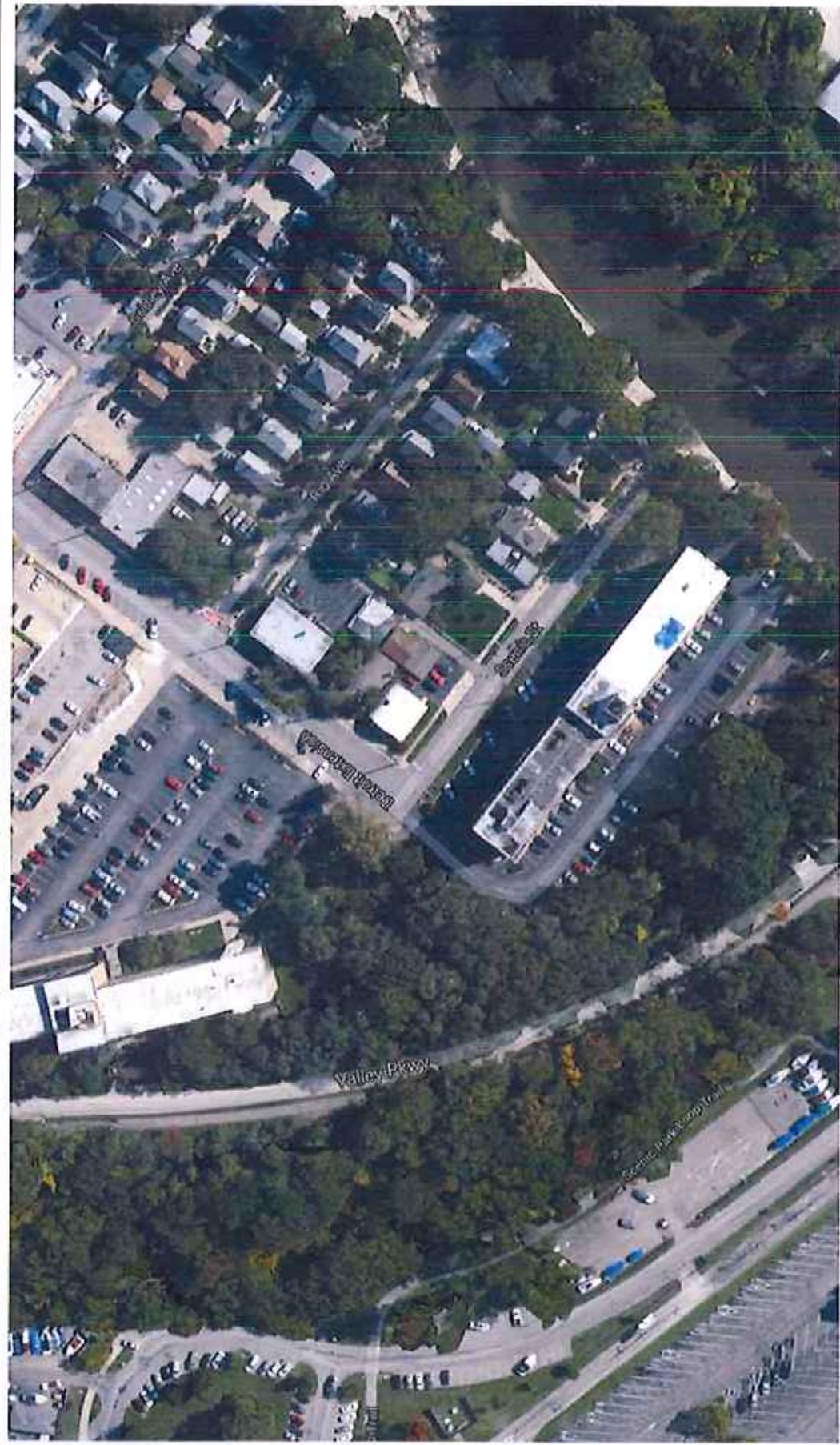
John F. Gentner
Gentner Chiropractic Center



Planning Commission

April 2014





11887 Detroit Avenue Ext.

Planning Commission
April 2014

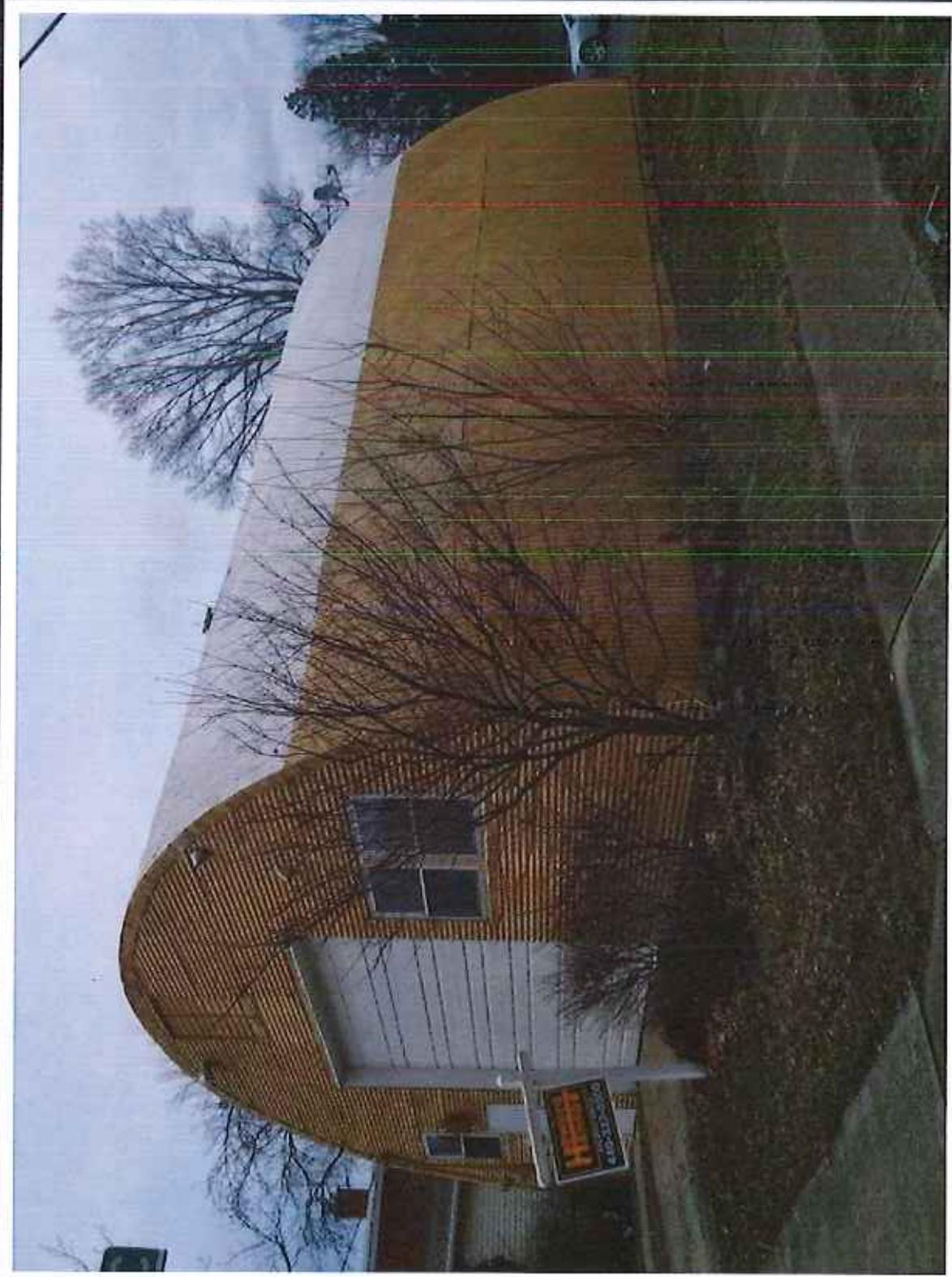




11887 Detroit Avenue Ext.



Planning Commission
April 2014



Planning Commission
April 2014

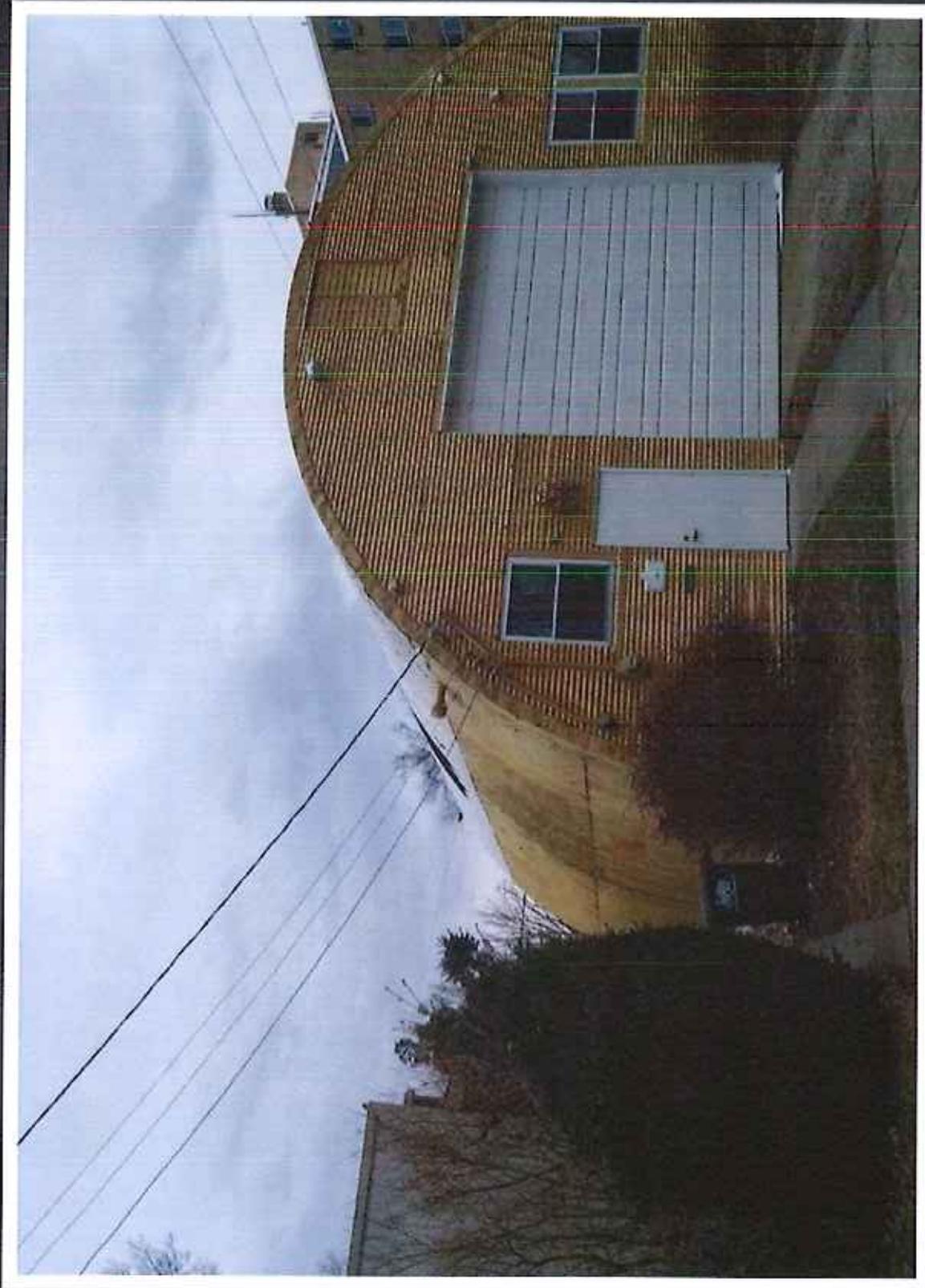


11887 Detroit Avenue Ext.



Planning Commission
April 2014

11887 Detroit Avenue Ext.



Planning Commission
April 2014

11887 Detroit Avenue Ext.

Outdoor Dining Administrative Review

12401 Detroit Avenue Peppers Italian Restaurant

14718 Detroit Avenue Melt Bar & Grilled

15010 Detroit Avenue Yogurt Treats, LLC

18616 Detroit Avenue Around the Corner

11926 Madison Avenue The Flying Rib

13603 Madison Avenue Bonnie and Clyde's, LLC

13715 Madison Avenue Angelo's Pizza

14224 Madison Avenue El Tango Taqueria

17014 Madison Avenue Mullen's on Madison



Planning Commission
April 2016

Outdoor Dining Administrative Review

Planning Commission

April 2014

