

**AGENDA  
BOARD OF ZONING APPEALS  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
JANUARY 18, 2024**

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

**REVIEW MEETING  
6:30 P.M.  
AUDITORIUM**

- 1. ROLL CALL**
- 2. ELECTION OF 2024 CHAIR AND 2024 VICE CHAIR**
- 3. APPROVE MINUTES OF THE NOVEMBER 16, 2023 MEETING**
- 4. OPENING REMARKS**

**OLD BUSINESS**

- 5. Docket No. 12-18-23  
1108 W. Forest Rd.**

Applicant Mark Reinhold, Architect, for property owners Ryan and Lisa Spicer, proposes the demolition of the existing garage and the construction of a new garage. The proposed garage exceeds the maximum allowable height. The property is located in the R1L, Single-Family, Low-Density District. (Page 4)

- Variance 1: Request a variance to construct a new garage with a mid-span height of 15 feet 6 inches in height, which is 6 inches greater than the permitted 15 foot maximum height, as proposed. Pursuant to section 1121.05 (b) HEIGHT REGULATIONS (Ord. 91-95. Passed 10-7-1996.)

- 6. Docket No. 12-19-23  
12500 Edgewater Dr.  
The Waterford Condominiums**

Applicant Bobby Rolen, Rolen Brothers Fence Co. Inc., for the Waterford Condo Association, proposes the installation of a 129 foot long, 6 foot tall, metal ornamental fence, including 4 gates, two gates for pedestrian access and two for vehicle entrance and exit, as proposed. The property is located in the MH, Multi-Family High Density District. (Page 12)

- Variance 1: Request a variance to construct a fence that is 129 foot long in the front yard that is 6 feet tall. The maximum permitted height in a front yard is 3 feet tall. Request a variance to exceed the maximum permitted height by 3 feet for the length of the fence, as proposed. Pursuant to section 1153.03 FENCE PLACEMENT AND TYPES (c) Front Yards (2)A (Ord. 08-2021. Passed 5-17-21.)

- Variance 2: Request a variance to construct a 129 foot long, 6 foot high fence in the front yard. Maximum length permitted is 55% of the length of the foundation when placed in the front yard. The proposed fence is 85 feet longer than the 55% of the front foundation that is permitted. Request a variance to exceed the maximum length permitted in the front yard by 85 feet, as proposed. Pursuant to section 1153.03 FENCE PLACEMENT AND TYPES (c) Front Yards (2)B (Ord. 08-2021. Passed 5-17-21.)
- Variance 3: Request a variance to construct a fence that is 129 feet in length and 11 feet from the front foundation at its closest, and approximately 52 feet from the foundation at its furthest, where the fence is required to be no further than the 8 feet from the foundation, as proposed Pursuant to section 1153.03 FENCE PLACEMENT AND TYPES (c) Front Yards (2)C (Ord. 08-2021. Passed 5-17-21.)
- Variance 4: Request a variance to construct a fence that has a total number of 4 gates. Two(2)gates are 42 inch wide pedestrian gates and two gates are 15 foot wide vehicle slide gates, where zero gates are permitted in the front yard, as proposed. Pursuant to section 1153.03 FENCE PLACEMENT AND TYPES (c) Front Yards (2)E (Ord. 08-2021. Passed 5-17-21.)

## **NEW BUSINESS**

### **7. Docket No. 01-01-24 1017 Wilbert Rd.**

Charles Shamaly, applicant and property owner, proposes the demolition of the existing large, attached garage and the construction of a detached 252 square foot garage. The required side and rear setback for a detached garage is 3 feet, proposed garage is 6 inches from side lot line on the south-side lot line of property and 1 foot 6 inches from rear lot line. Request variances to reduce side and rear setbacks for detached garage, as proposed. The property is located in the R1M, Single-Family Medium Density District. (Page 24)

- Variance 1: Request a variance to construct a detached 252 square foot garage that is 6 inches from the south-side lot line, the minimum permitted side yard setback is 3 feet. Request a variance to reduce the south-side setback 6 inches, as proposed. Pursuant to 1121.10(a)(1) ADDITIONAL ACCESSORY STRUCTURE REGULATIONS (Ord. 32-16. Passed 9-6-2016.)
- Variance 2: Request a variance to construct a detached 252 sq. ft. garage that is 1 foot 6 inches from the rear lot line, minimum permitted rear yard setback is 3 feet. Request a variance to reduce the rear yard setback to 1 foot 6 inches, as proposed. Pursuant to 1121.10(a)(1) ADDITIONAL ACCESSORY STRUCTURE REGULATIONS (Ord. 32-16. Passed 9-6-2016.)

### **8. Docket No. 01-02-24 17301 Riverway Ave.**

Applicant Greg Hebble of Elyria Fence Inc., for property owner Timothy Clarke, proposes the installation of a 6 foot high wood privacy fence to replace the existing six foot high wood privacy fence in the same location. The property is located in the R1H, Single-Family High-Density District. (Page 45)

- Variance 1: Request a variance to rebuild 6 foot high wood privacy fence 1 foot 6 inches from the public sidewalk. The minimum required setback on a corner lot for a 6 foot tall privacy fence is a

minimum of 5 feet from the public sidewalk. Request a variance to reduce the 5 foot required setback to 1 foot 6 inches for the length of the approx. 71-foot fence, as proposed. 11530.03(e) (1) FENCE PLACEMENT AND TYPES (Ord. 08-2021. Passed 5-17-21.)

- Variance 2: Request a variance to exceed the maximum height of the fence and reduce the requirement that the fence be a minimum of fifty percent open to the through passage of light and air. The requirement is for a fence within 5 feet of the public sidewalk to be no taller than 48 inches and a minimum of 50% open to the through passage of light and air. The proposed fence is 72 inches in height and less than 50% open. Request a variance to exceed maximum allowable height by 24 inches and to install a wooden privacy fence that is less than 50% open to the through passage of light and air for the length that is closer than 5 feet to the public sidewalk, as proposed. 11530.03(e) (2) FENCE PLACEMENT AND TYPES (Ord. 08-2021. Passed 5-17-21.)

**9. Docket No. 01-03-24  
1026 Wilbert Rd.**

Applicant Jill Brandt of Brandt Architecture, for property owners Michael and Christine Foley, proposes the construction of an addition on the south side of the existing residence. The property is located in the R1M, Single-Family Medium Density District. (Page 56)

- Variance 1: Required side yard setback is 10 feet. Proposed addition would reduce the side yard setback on the south to 7 feet 4 inches. Request a variance of 2 feet 8 inches to reduce the side yard as proposed. Pursuant to 1121.07 MINIMUM YARD REQUIREMENTS (Ord. 91-95. Passed 10-7-1996.)

**10. Docket No. 01-04-24  
1047 Kirtland Ln.**

Applicant Brandon Young of Young Design Studio, for property owners Trevor Dasch and Meredith Ross, propose construction of a one-story addition to the existing residence. An existing unroofed patio deck at an elevation of 17 feet 11 inches will be removed and a new unroofed patio deck at 8 feet above grade will be installed off of the kitchen. The property is located in the R1M, Single-Family Medium Density District. (Page 64)

- Variance 1: Request a variance to construct a 370 square foot unroofed patio deck at a height at 8 feet above grade. The unroofed patio is 66 inches above permitted height and greater in area by 76 feet than what is permitted, as proposed. Pursuant to section 1121.03 (d) PERMITTED ACCESSORY USES (Ord. 24-98. Passed 5-18-1998.)

**ADJOURN**

*“Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact [Michelle Nochta at \(216\) 529-5906 michelle.nochta@lakewoodoh.net](mailto:michelle.nochta@lakewoodoh.net) .”*



BOARD OF ZONING APPEALS

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## Application Cover Page

**Docket No.: 12-18-23**

**Reference No.: BZA23-000045**

**Applicant Name: Mark H. Reinhold, Architect**

**Project Address: 1108 W. Forest Rd.**

**Project Name: n/a**

**Proposal: The demolition of an existing garage and the construction of a new garage. The proposed garage exceeds the maximum allowable height. The property is located in the R1L, Single-Family, Low-Density District.**

To whom it may concern,

Concerning my property at 1108 West Forest Road:

I give my permission to Lakewood and/or its representatives to enter my property, understanding that we have dogs.

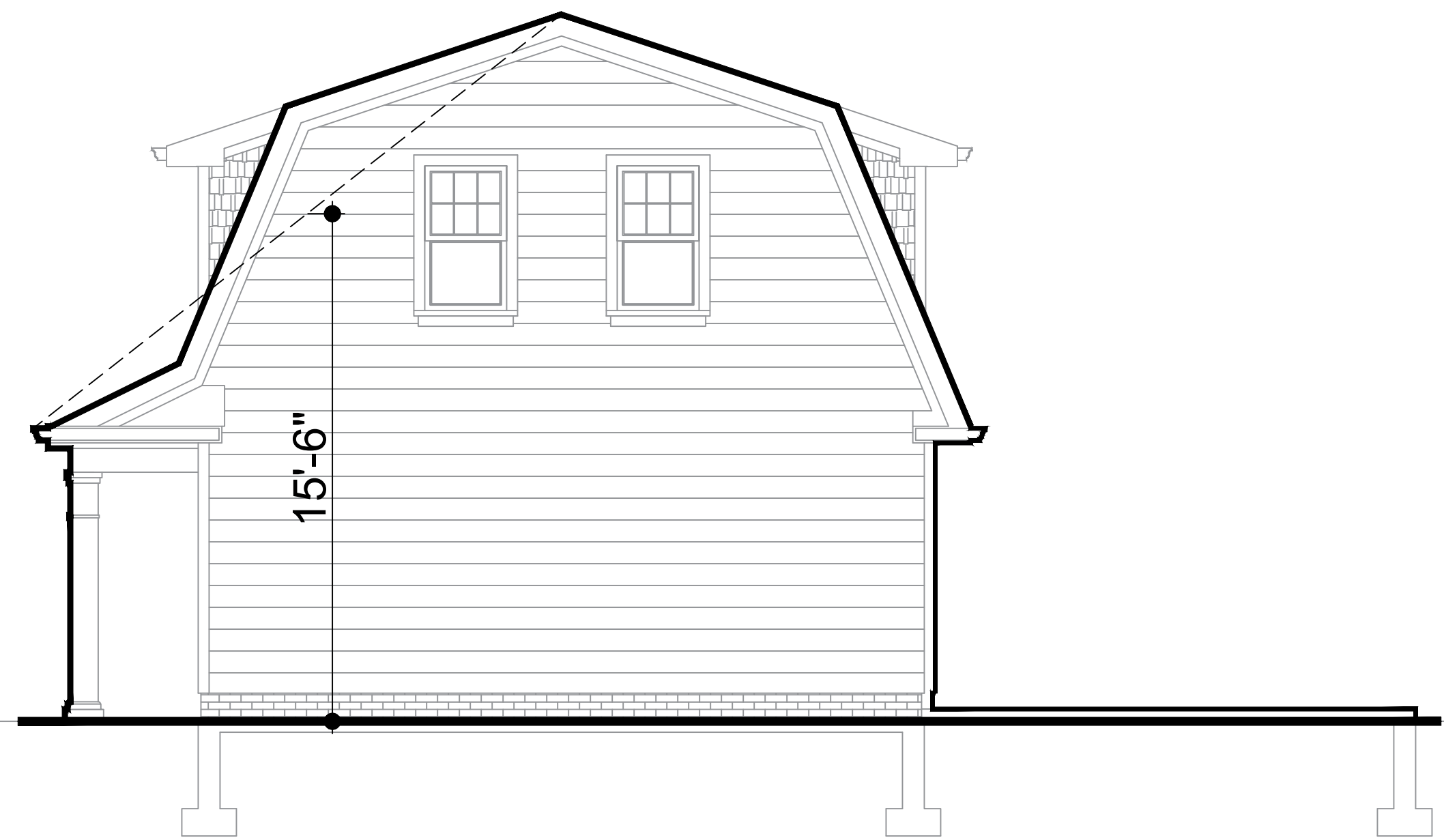
I give Mark Reinhold architect to limited powers to both apply for a zoning appeal and to speak in my stead for the zoning appeals meeting.

THANK YOU.

Regards,

—

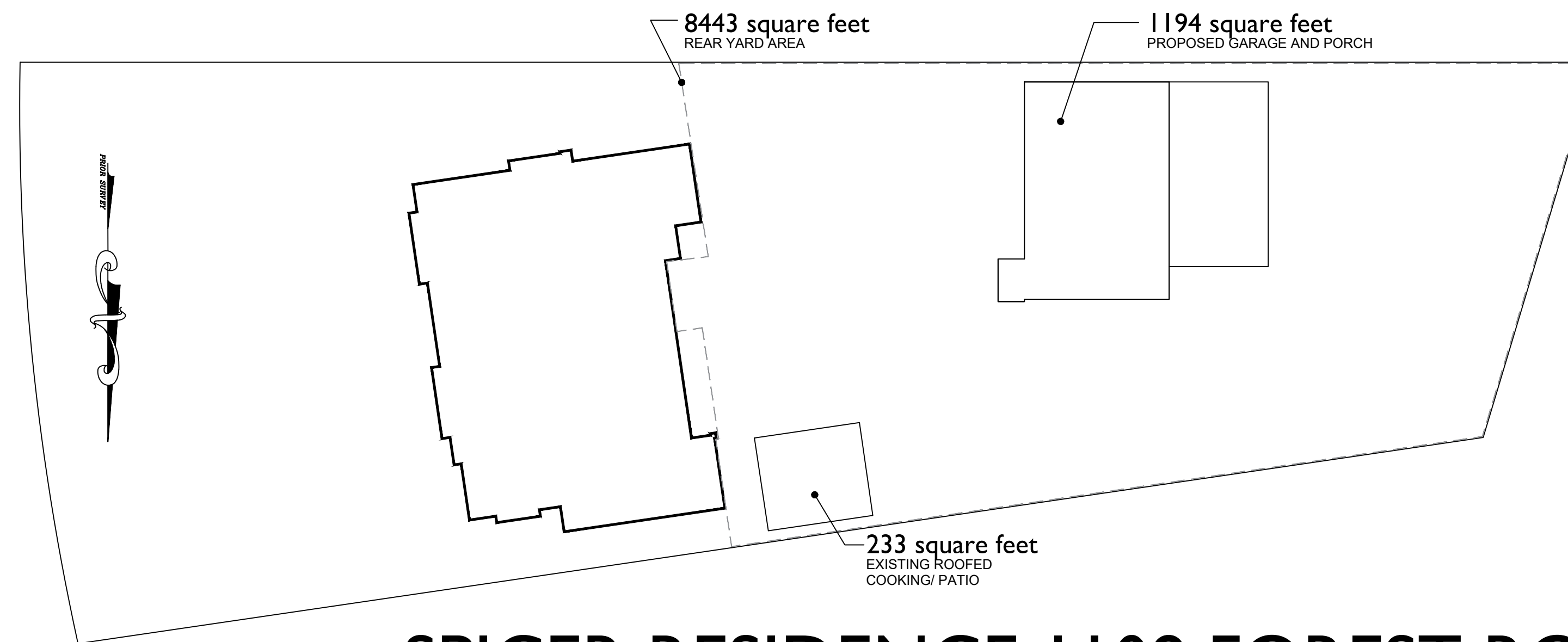
Ryan Spicer  
River City Wood Products, LLC  
O: (440) 808-9960  
F: (440) 808-9962  
M: (216) 509-8081  
E: ryan@rivercitywood.com  
W: www.rivercitywood.com



## SPICER RESIDENCE | 108 FOREST ROAD

### ROOF HEIGHT

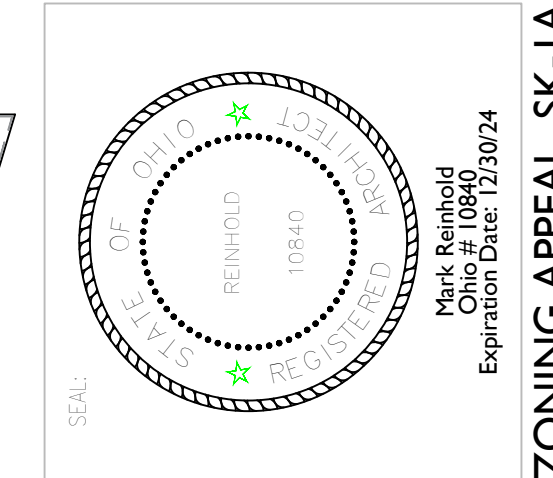
PROPOSED ROOF HEIGHT (MID-SPAN)	15'-6"
ALLOWABLE ROOF HEIGHT (MID-SPAN)	15'-0"
PERCENTAGE ABOVE CODE ALLOWABLE	3.33%



## SPICER RESIDENCE | 108 FOREST ROAD

### REAR YARD AREA COVERAGE

TOTAL REAR YARD AREA	8443 SQ. FT.
25% ALLOWABLE COVERAGE	2110.75 SQ. FT.
EXISTING COVERAGE	233 SQ. FT.
PROPOSED GARAGE/ PORCH	780 SQ. FT.
PROPOSED TOTAL COVERAGE	1013 SQ. FT.
PROPOSED TOTAL % COVERAGE	11.9%



OSTER SERVICES  
 1-6-2024  
 SCHEMATIC

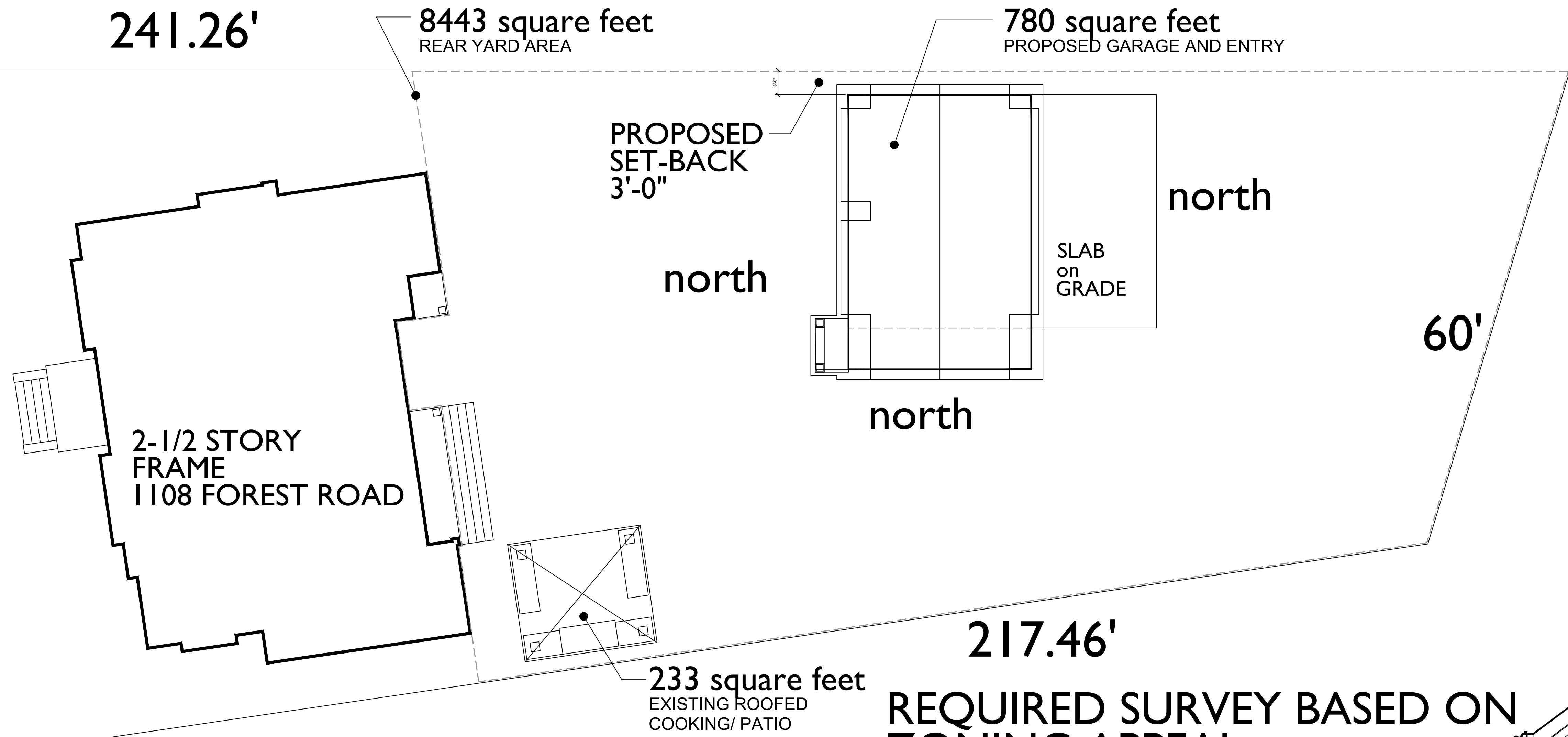
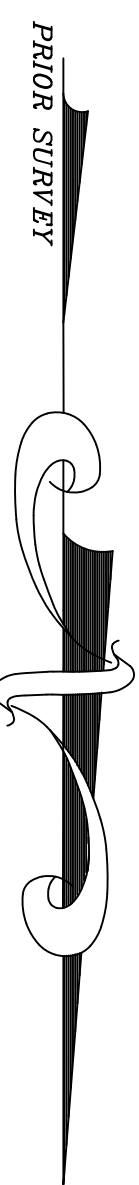
1108 FOREST ROAD, LAKEWOOD, OHIO 44107

SPICER RESIDENCE

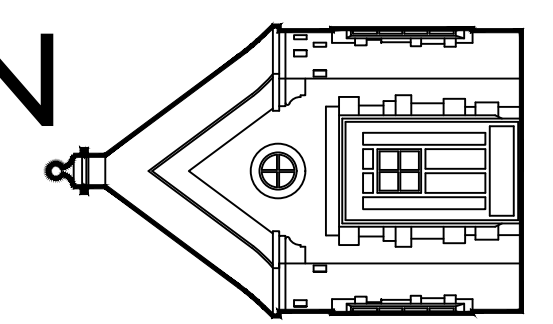
WEST FOREST ROAD (50')

SITE PLAN BASED ON:  
 McSTEEN & ASSOCIATES  
 MORTGAGE PLAT  
 DATED: 10/13/2011

A=90'

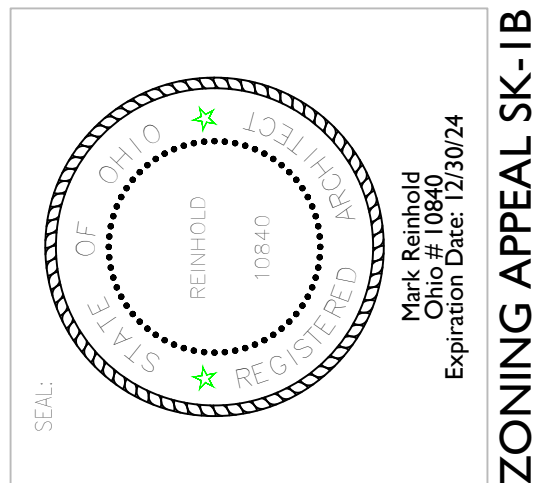


217.46'  
**REQUIRED SURVEY BASED ON ZONING APPEAL**



MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

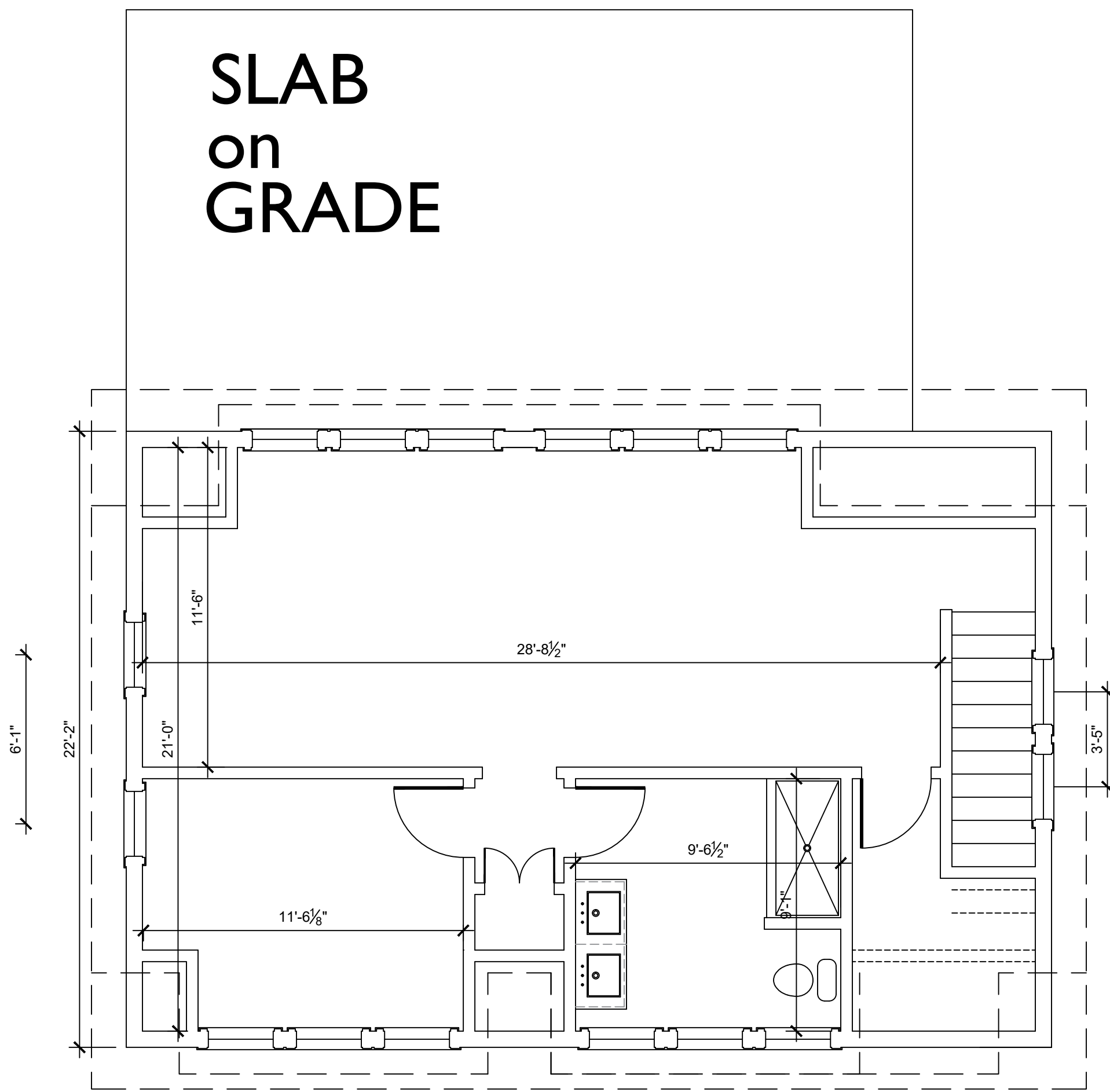
1108 FOREST ROAD, LAKEWOOD, OHIO 44107



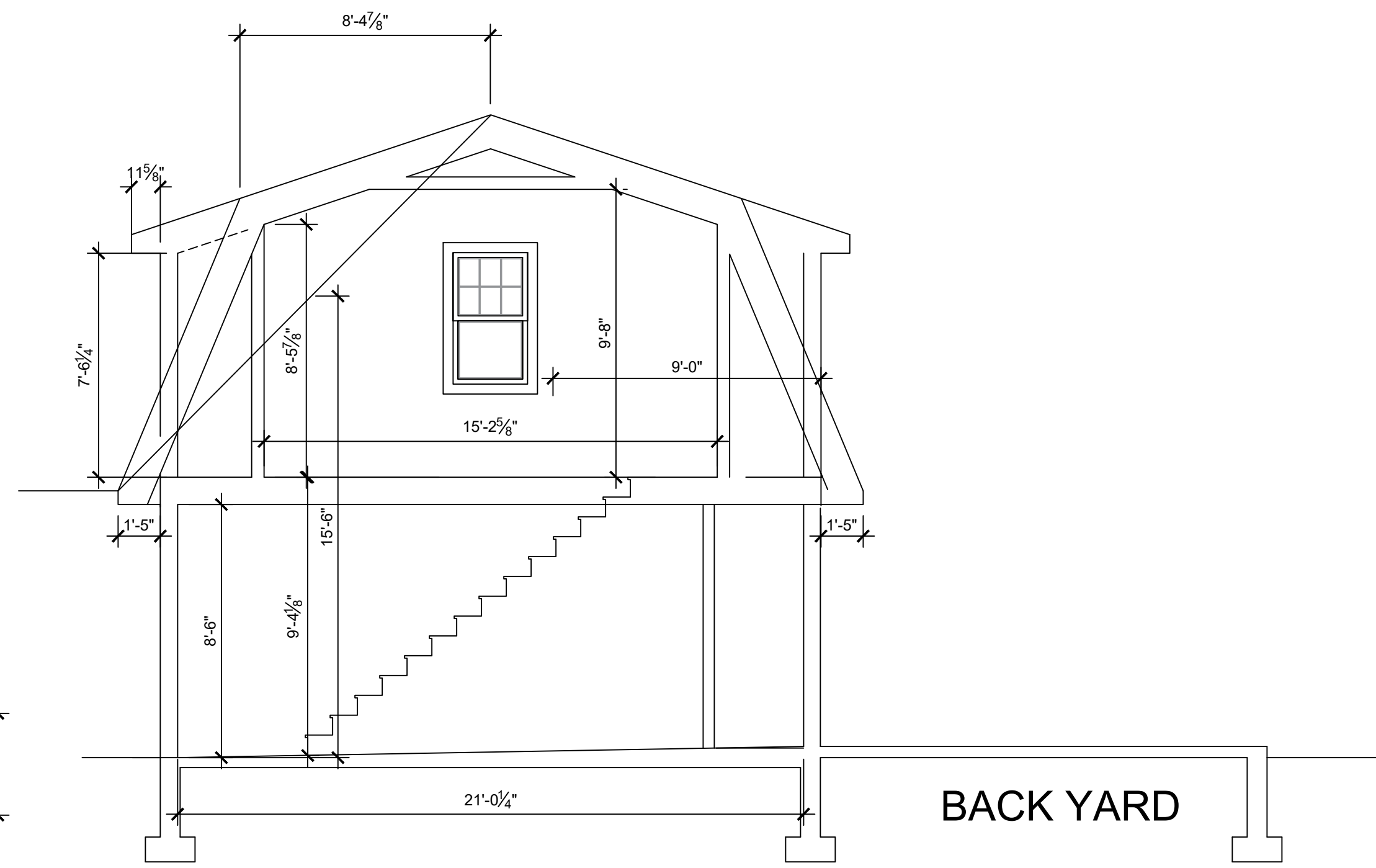
ZONING APPEAL SK-1B

BACK YARD

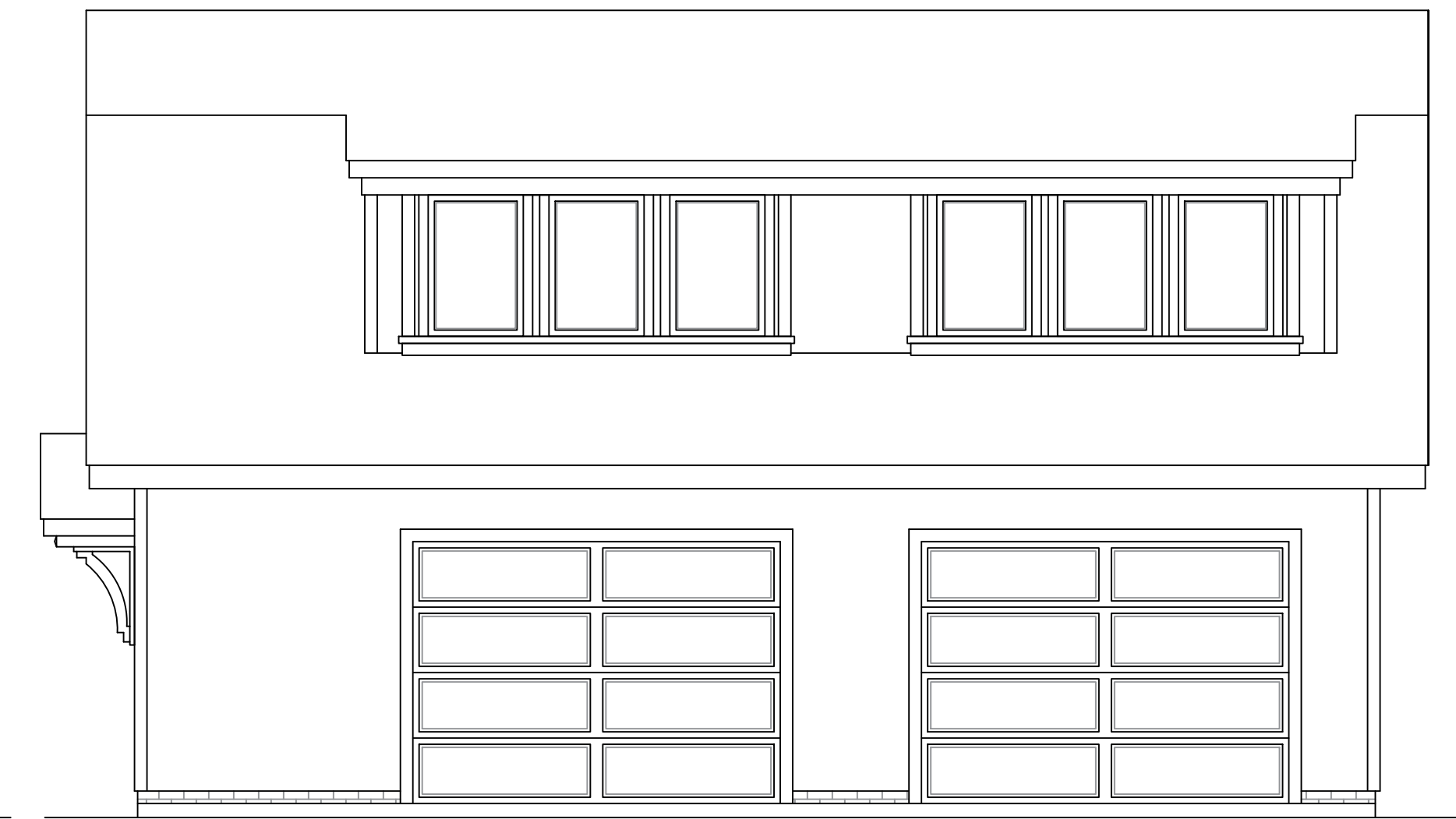
SLAB  
on  
GRADE



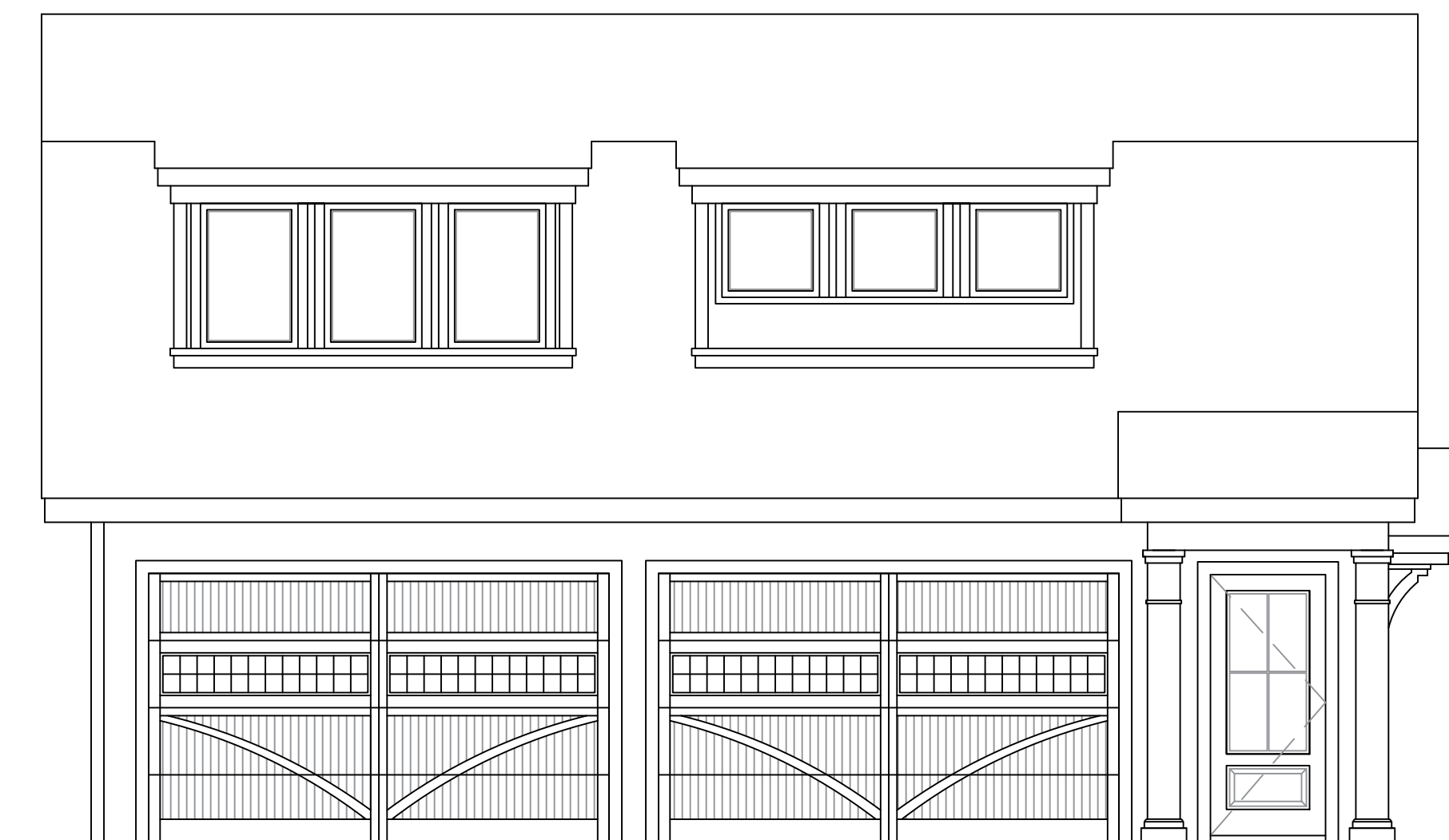
FRONT YARD



BACK YARD



BACK YARD

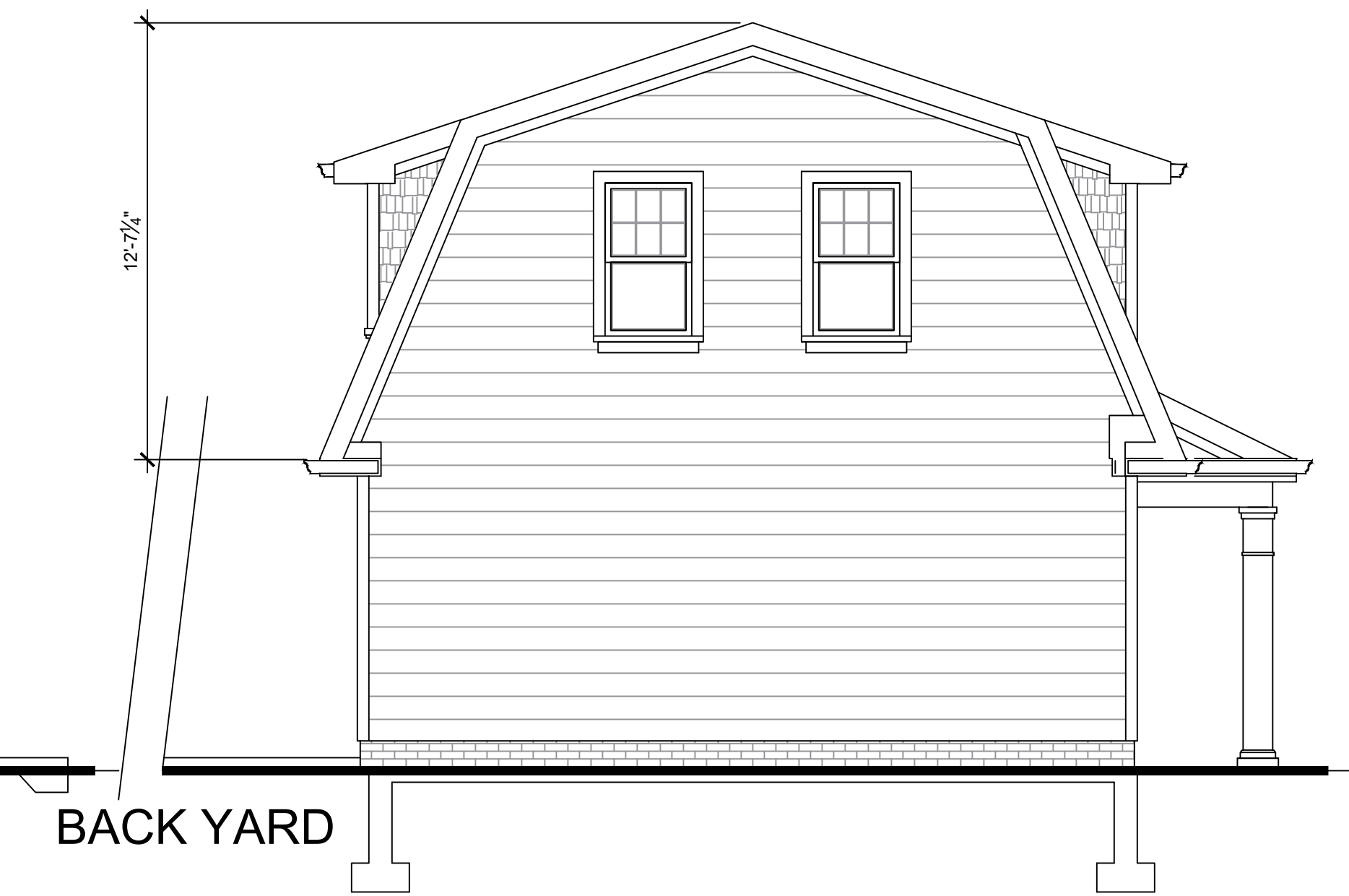


FRONT YARD



FRONT YARD

BACK YARD



BACK YARD

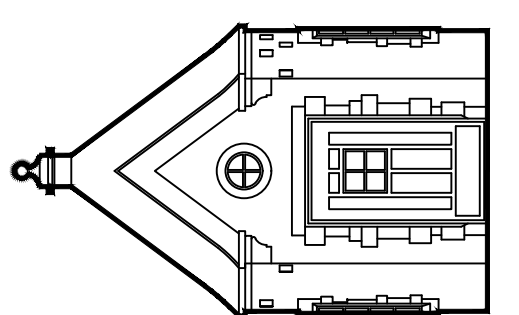
FRONT YARD

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

11-20-2023  
Mark Reinhold  
No. 128924  
Expires 12/31/24  
SCHEMATIC

SPICER RESIDENCE

1108 FOREST ROAD, LAKEWOOD, OHIO 44107













BOARD OF ZONING APPEALS

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## Application Cover Page

**Docket No.: 12-19-23**

**Reference No.: BZA23-000046, BZA23-000048, BZA23-000049, BZA23-000050**

**Applicant Name: Bobby Rolan, Rolan Brothers Fence Co. Inc.**

**Project Address: 12500 Edgewater Dr.**

**Project Name: The Waterford Condominiums**

**Proposal: The installation of a one hundred thirteen foot long (113'), six-inch (6") high flat top ornamental fence, including entrance and exit gates. The property is located in the MH, Multi-Family High Density District.**

## Johanna Schwarz

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**From:** Michelle Nochtta <Michelle.Nochtta@lakewoodoh.net>  
**Sent:** Wednesday, September 20, 2023 3:34 PM  
**To:** David Salinas  
**Cc:** Ryan Fairbanks  
**Subject:** Re: Waterford condominiums- F23-000126 - 12500 Edgewater Drive

Dave,

Yes, please reach out directly to Fire Marshal Fairbanks. It is my understanding he is out of the office this week, but he will reply to you on his return to the office next week.

Thanks,

Michelle Nochtta, AICP  
Senior Planner and ADA Coordinator- Planning & Development

City of Lakewood  
Department of Planning & Development  
12650 Detroit Avenue  
Lakewood, Ohio 44107

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**From:** David Salinas <DS@thecoralcompany.com>  
**Sent:** Wednesday, September 20, 2023 2:57 PM  
**To:** Michelle Nochtta <Michelle.Nochtta@lakewoodoh.net>  
**Subject:** Re: Waterford condominiums- F23-000126 - 12500 Edgewater Drive

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Hi Michelle-

Thank you for your email. Moving forward I'll be the main point of contact regarding the fencing/gate project at the Waterford.

After reading Chief Fairbanks email, I think I can answer most of his concerns. Would it be appropriate for me to reach out to him directly and meet with him and our contractor to review our plans?

On a side note, Mr. Donald Pollard does not sit or represent the Board of Directors at the Waterford and is not authorized to discuss plans with the city on behalf of the Association. He simply resides at the Waterford.

The Association wishes to continue seeking approval for the gate project as it has been voted on by the ownership. Please advise on the next steps I should take prior to meeting with the variance/zoning board.

Thanks in advance for all your help!

Dave



**David Salinas**  
**Director of Property Management**  
**The Coral Company**  
**4401 Rockside Road, Suite 390**  
**Independence, Ohio 44131**  
**Cell: 910-494-3224**  
**Fax: 216-767-1166**  
[ds@thecoralcompany.com](mailto:ds@thecoralcompany.com)  
[www.thecoralcompany.com](http://www.thecoralcompany.com)

---

**From:** Michelle Nochta <Michelle.Nochta@lakewoodoh.net>  
**Date:** Wednesday, September 20, 2023 at 2:03 PM  
**To:** David Salinas <DS@thecoralcompany.com>  
**Subject:** Fw: Waterford condominiums- F23-000126 - 12500 Edgewater Drive

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Salinas,

I have spoken to Mr. Brian Fabo and Mr. Michael Jelaric of the fencing company about the proposed gates at 12500 Edgewater. I sent the proposal to our police, fire and public works departments for review. Please see the response from Fire Marshal Fairbanks below, and if you could forward the email to Brian Fabo. The Fire Marshal has serious concerns about how the proposed gates and fencing will affect his department's ability to respond in the event of an emergency. In light of this information please review and let me know if you wish to proceed.

Michelle Nochta, AICP  
Senior Planner and ADA Coordinator- Planning & Development

City of Lakewood  
Department of Planning & Development  
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**From:** Ryan Fairbanks <Ryan.Fairbanks@lakewoodoh.net>  
**Sent:** Wednesday, September 13, 2023 3:02 PM  
**To:** Michelle Nochta <Michelle.Nochta@lakewoodoh.net>; William Albrecht <William.Albrecht@lakewoodoh.net>  
**Cc:** Shawn Leininger <Shawn.Leininger@lakewoodoh.net>  
**Subject:** Re: Waterford condominiums- F23-000126 - 12500 Edgewater Drive

Michelle,

The conversations I had with Donald Pollack, a board member, only included an overhead clearance restrictor bar over the driveways to limit the amount of delivery trucks. I advised him that our medic units could still access the east side driveway, as the Waterford desired.

It is standard operating procedure of the LFD to not park vehicles larger than our medic units on top of this garage.

It was never mentioned that access to the property would be restricted.

The fire department connections (FDC) are located underneath the overhangs, inside the proposed fence line. In the event of a fire, the main pumping fire engine parks in line with the west driveway to utilize the fire hydrant at the south west corner of the property. This vehicle is then required to lay out hoses up the west driveway to one of the two FDC's underneath the overhang. Water is then pumped into those connections to supply the hoses that are carried to upper floors by firefighters. The slidegate and fence will severely limit this access and delay the response for firefighters.

The Knox Box key switch on the east drive is adequate for an EMS response. Unfortunately, each vehicle is only equipped with one Knox Box key for security reasons. This key is also needed in the lobby to gain access to a key box in order to get inside the building and reach all of the other secured areas. Is it possible to have the gate remain open once the Knox switch is activated? If so, is it possible to install a Knox switch at the west drive gate? During an emergency, we cannot have the gates constantly closing and needing to be reopened.

The restriction of access to this property is not ideal in terms of emergency response to a building with such a high life hazard.

Thank you.

Ryan Fairbanks  
Fire Marshal  
City of Lakewood  
216-529-6660

---

**From:** Michelle Nochta <Michelle.Nochta@lakewoodoh.net>  
**Sent:** Wednesday, September 13, 2023 9:00 AM  
**To:** William Albrecht <William.Albrecht@lakewoodoh.net>; Ryan Fairbanks <Ryan.Fairbanks@lakewoodoh.net>  
**Cc:** Shawn Leininger <Shawn.Leininger@lakewoodoh.net>  
**Subject:** Fw: Waterford condominiums- F23-000126 - 12500 Edgewater Drive

Good morning,

The Waterford Condos are proposing a 6 ft. high security gate in front of the entrance and exits to their parking garage, forcing traffic onto the property to enter through the gate on the east, and exit through the gate on the west. The condo board president has stated they want to control access to keep heavy trucks off of the deck of the garage( the surface lot is above underground parking structure) and for security. Director Gordon suggested I reach out to your departments any questions/concerns/comments about the proposal. Due to the location of the gate on the west side of the building the proposal has to go to the Board of Zoning Appeals for a variance. Thanks for taking a look and I welcome any feedback/concerns related to the proposed fence and gates. They have noted they will install a Knox keyswitch for first responders.

Thanks,

Michelle Nochta, AICP  
Senior Planner and ADA Coordinator- Planning & Development

City of Lakewood  
Department of Planning & Development  
12650 Detroit Avenue  
Lakewood, Ohio 44107

(216) 529-6630 main  
(216) 529-5906 direct

Hi Michelle,

Sorry for the delayed response. Ironically this email was what I was texting you about yesterday. Either way no issues from Public Works as long as we don't have issues with cars backing up or blocking the sidewalk. If that were to happen we may need to reconsider the wait time at the gate. I would just clear this with Police and Fire. Just my thoughts.

Thanks,  
Chris Gordon  
Public Works Director  
City of Lakewood, Ohio  
12650 Detroit Avenue  
Lakewood, Ohio 44107  
Phone: 216-529-6812  
Email: [Chris.Gordon@lakewoodoh.net](mailto:Chris.Gordon@lakewoodoh.net)  
Website: [www.lakewoodoh.gov](http://www.lakewoodoh.gov)

Michelle Nochta, AICP

Senior Planner and ADA Coordinator- Planning & Development

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Department of Planning & Development  
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**From:** Michelle Nochta <Michelle.Nochta@lakewoodoh.net>  
**Sent:** Tuesday, September 12, 2023 3:38 PM  
**To:** Chris Gordon <Chris.Gordon@lakewoodoh.net>  
**Subject:** Fw: Waterford condominiums- F23-000126 - 12500 Edgewater Drive

Hi,  
The condo association is proposing the installation of the 6 ft high black aluminum fence with sliding gates shown in the attached. Enter on the east side exit on the west. Before they apply for zoning variance-e any objections from Public works ?

Michelle Nochta, AICP  
Senior Planner and ADA Coordinator- Planning & Development

City of Lakewood  
Department of Planning & Development  
12650 Detroit Avenue  
Lakewood, Ohio 44107

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---

**From:** Michelle Nochta <Michelle.Nochta@lakewoodoh.net>  
**Sent:** Thursday, September 7, 2023 10:28 AM

**To:** Chris Gordon <Chris.Gordon@lakewoodoh.net>  
**Subject:** Fw: Waterford condominiums- F23-000126 - 12500 Edgewater Drive

Hi Chris,

We have an applicant who would like to apply to the Board of Zoning Appeals for a gated 6 foot high fence in front of the Waterford Condos(site plan and specs attached) - 12500 Edgewater. In the past, anything like this that might cause traffic to back up onto the street we run past Public Works first before taking to the board. Let me know when you have time to discuss.

Thanks,

Michelle Nocht, AICP  
Senior Planner and ADA Coordinator- Planning & Development

City of Lakewood  
Department of Planning & Development  
12650 Detroit Avenue  
Lakewood, Ohio 44107

(216) 529-6630 main  
(216) 529-5906 direct

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---

**From:** Michael Jelarcic <mjelarcic@silcofs.com>  
**Sent:** Wednesday, September 6, 2023 3:43 PM  
**To:** Michelle Nocht <Michelle.Nocht@lakewoodoh.net>  
**Cc:** Eric Coon <fence-warehouse@sbcglobal.net>  
**Subject:** Waterford condominiums- F23-000126 - 12500 Edgewater Drive

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Good Afternoon Michelle,

Attached is the site drawing with all distances requested. I also answered all questions asked on the response sent from the building department.

Elite Decorative Aluminum Fencing

Fencing being provided is on (Page 12) – Style EFF-20 (Black)  
Slidegates will be the same style fence (Page13)- They will both be Ziptrack gates style EFF-20 (Black)  
I want to note this fencing is very close to a match for the balcony railings.

Please let me know if you have any questions. I would be happy to review the site document with you.

Thank you and have a great day,



## Mike Jelarcic

Fire & Security Consultant

Email: [mjelarcic@silcofs.com](mailto:mjelarcic@silcofs.com)

Service Email: [clesecservice@silcofs.com](mailto:clesecservice@silcofs.com)

Cell: 330.805.1475



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#SilcoFS

**SECURITY PRODUCTS & SERVICES**

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- Video Surveillance Systems
- Emergency Communication Systems

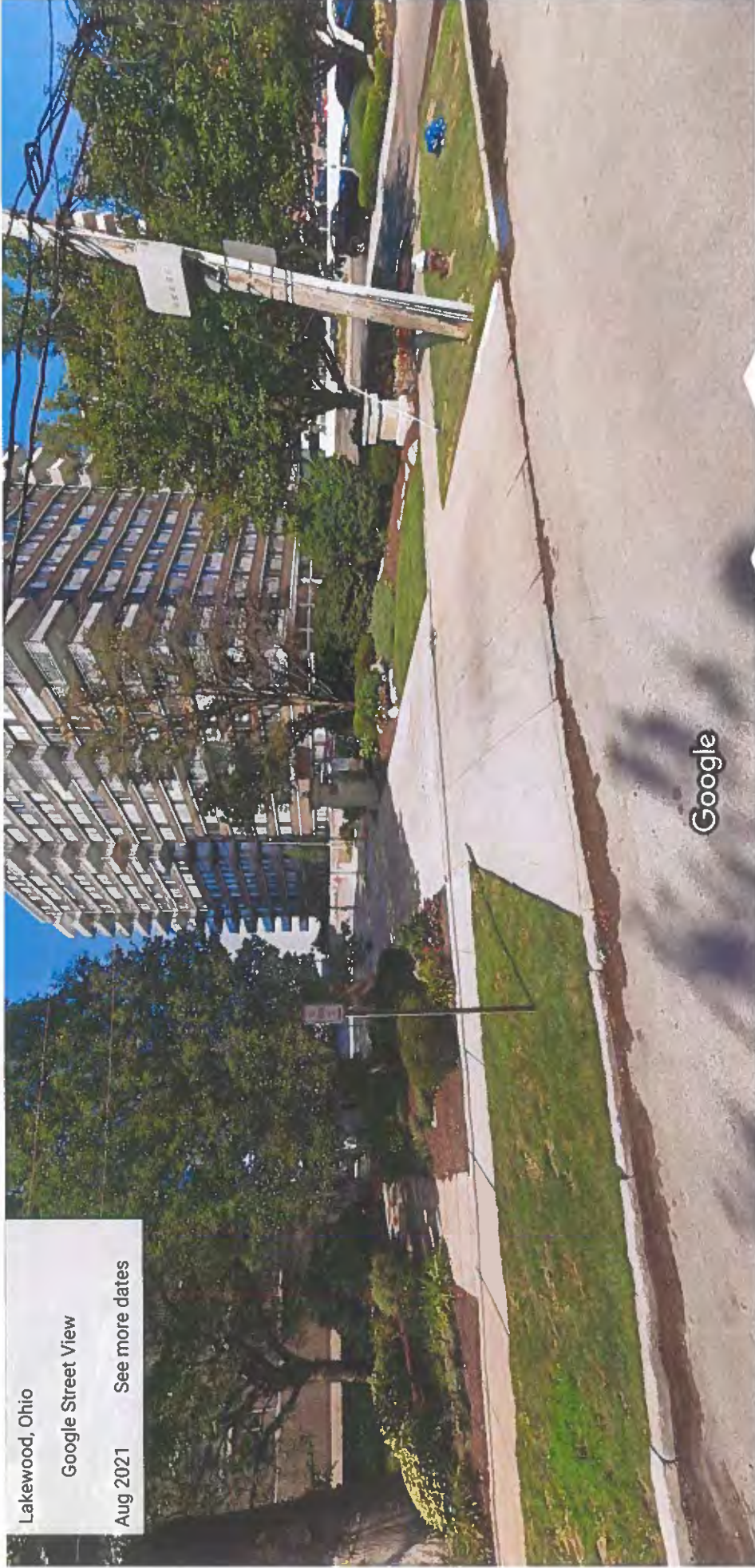
Channahon (815) 733-8866 | DeKalb (815) 448-8717 | Illinois (815) 448-2161 | (815) 538-4343 | (815) 882-9887

#SilcoFS

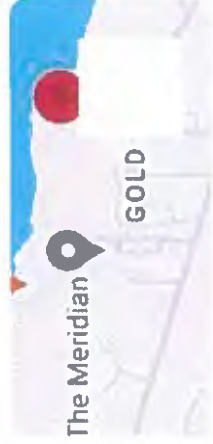
This email has been scanned for spam & viruses. If you believe this email should have been stopped by our filters, [click here](#) to report it.



- Total Width of Lot- 200'
- Total Depth of lot- 350'
- Length of Fence- 129'
- Length of Foundation wall- 80'
- Distance of fence from Foundation- West side- 11' / East Side - Within Foundation
- How long does gate take to open- Appx 5 seconds
- Gate will have option to be opened via transmitter, fob, keycode or telephone entry.
- Knox Keyswitch will be installed for first responders
- Deliveries will be handles via telephone entry system or repeat delivery drivers will be given a key code.
- Building tenants will continue to park as they always have.
- Gates will be kept close all hours of the day, unless otherwise determined in the future.
- NO guard will be at the gates.

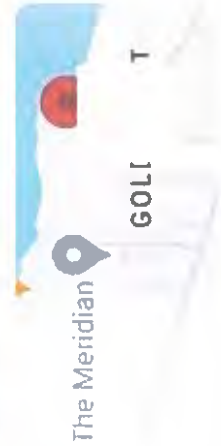


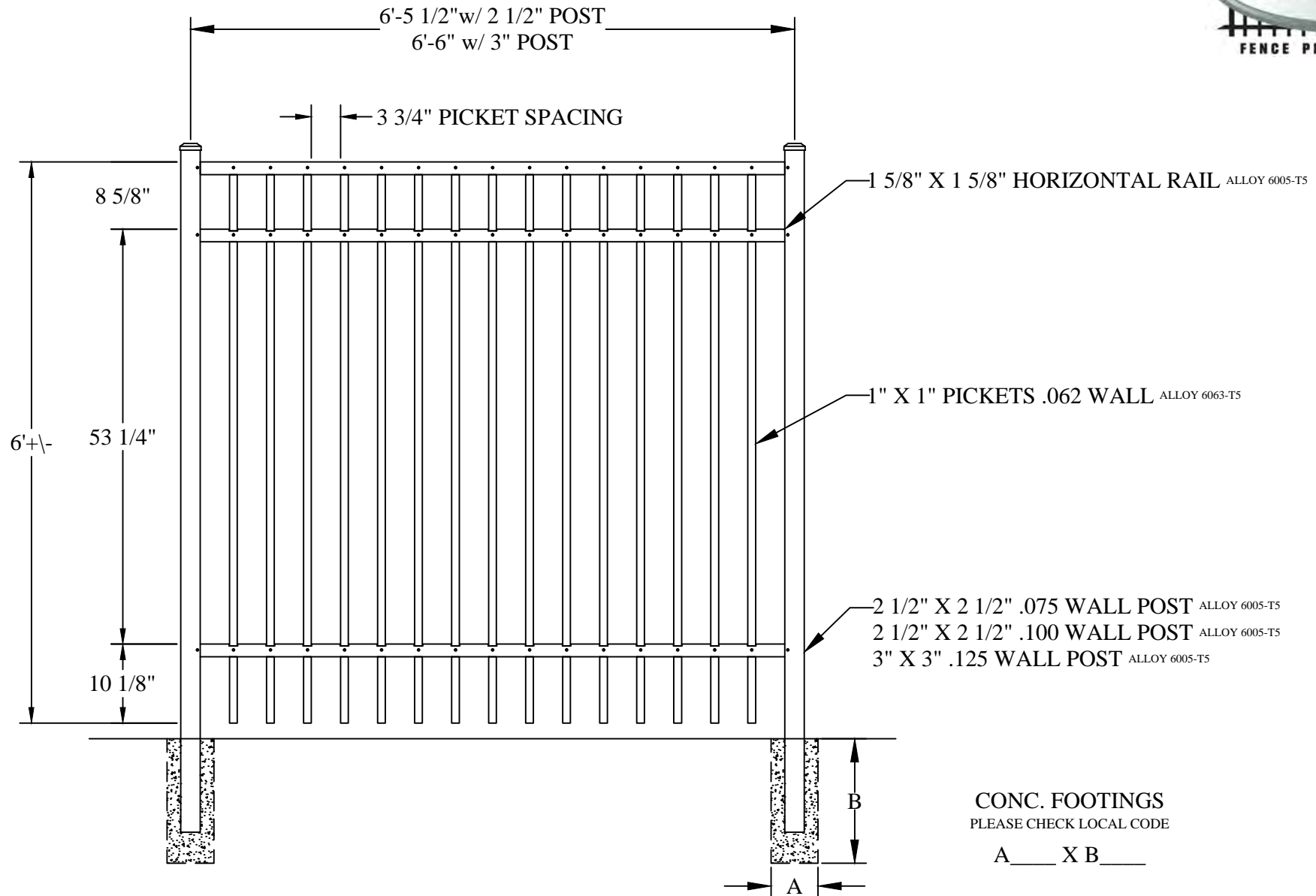
Lakewood, Ohio  
Google Street View  
Aug 2021 See more dates





Lakewood, Ohio  
Google Street View  
Aug 2021 See more dates





CONC. FOOTINGS  
PLEASE CHECK LOCAL CODE

A \_\_\_ X B \_\_\_

This drawing is the property of Elite Fence Products, Inc.. It is not to be reproduced, copied, or traced in whole or part without written permission. See product specifications for installation requirements.

NOTE: DRAWING NOT TO SCALE. ALL SECTIONS COME FULLY ASSEMBLED.

**EFF-20**  
INDUSTRIAL

6' HIGH 3-RAIL  
ALUMINUM FENCE PANEL  
1-1-16 V.1.0 | KS | KS | STD DRAWING

CONTRACTOR: \_\_\_\_\_  
PROJECT: \_\_\_\_\_

COLOR: \_\_\_\_\_  
DATE: \_\_\_\_\_



50925 RICHARD W. BLVD  
CHESTERFIELD TOWNSHIP, MI 48051  
WWW.ELITEFENCE.COM  
1-800-783-1331



BOARD OF ZONING APPEALS

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.lakewoodoh.gov

## Application Cover Page

**Docket No.:** 01-01-24

**Reference No.:** BZA23-000052, BZA24-000003

**Applicant Name:** Charles Shamaly

**Project Address:** 1017 Wilbert Rd.

**Project Name:** n/a

**Proposal:** The demolition of the existing large, attached garage and the construction of a detached 252 square foot garage. The required side and rear setback for a detached garage is 3 feet, proposed garage is 6 inches from side lot line on the south-side lot line of property and 1 foot 6 inches from rear lot line. Request variances to reduce side and rear setbacks for detached garage, as proposed. The property is located in the R1M, Single-Family Medium Density District.

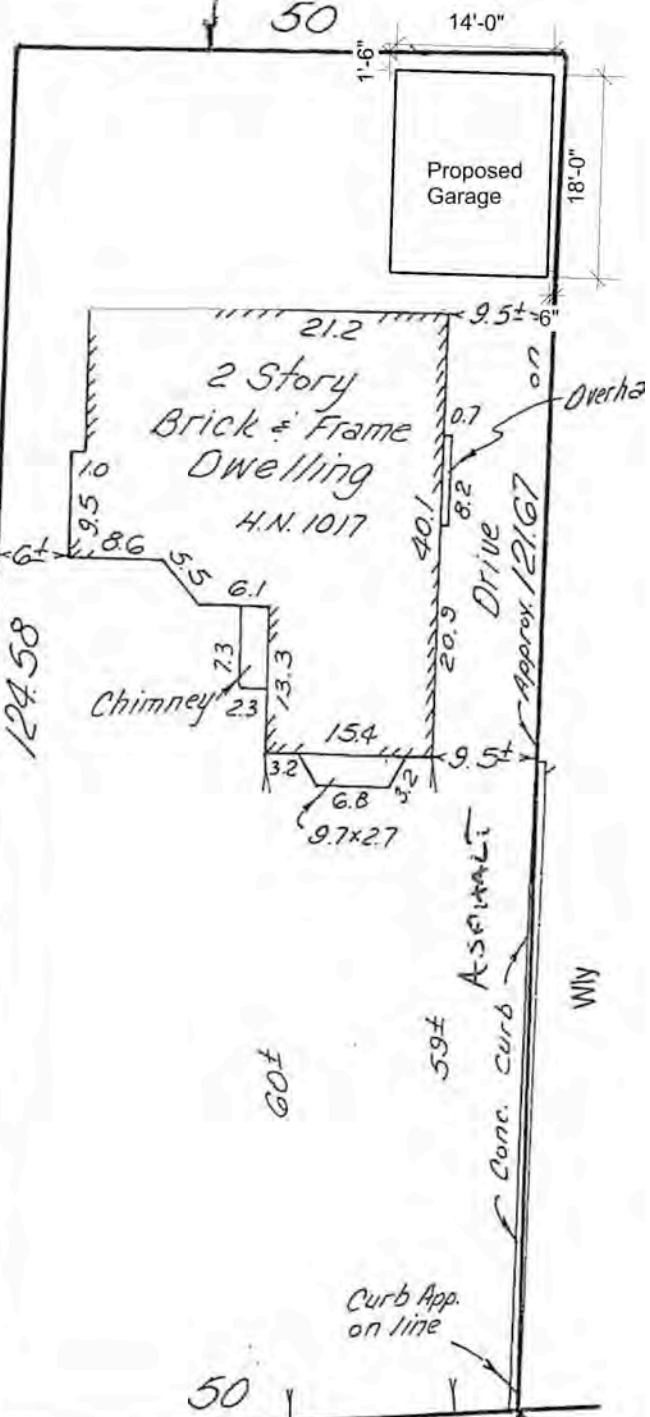
Wly Line  
Baldwin  
Vol. 2680 Pg. 559  
CCR



27



SCALE: 1" = 20'



SWly Corner  
Seidman  
Vol. 3115 Pg. 341  
CCR

R=8035

NWly Corner  
Sauer  
Vol. 2557 Pg. 332  
CCR

WILBERT

RD.

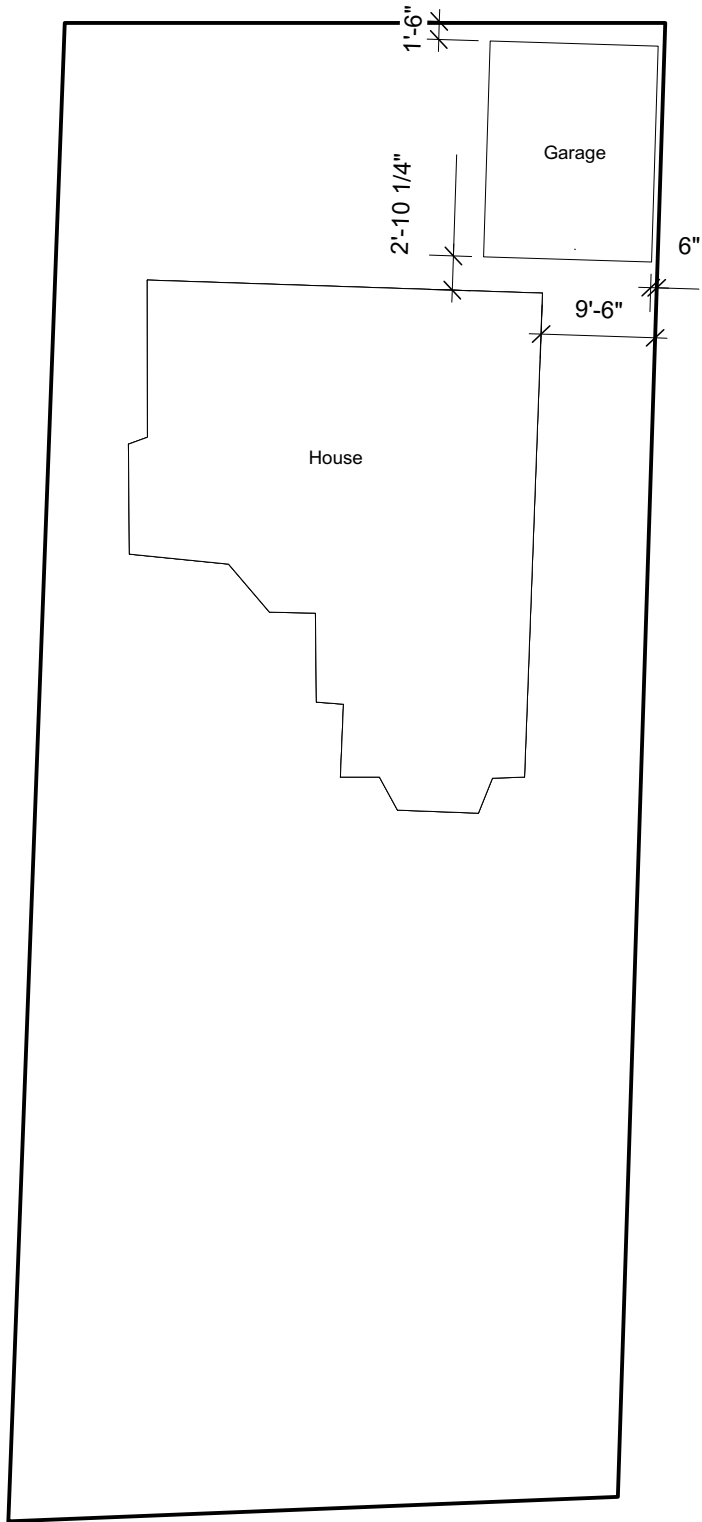
Ely Line

Sly

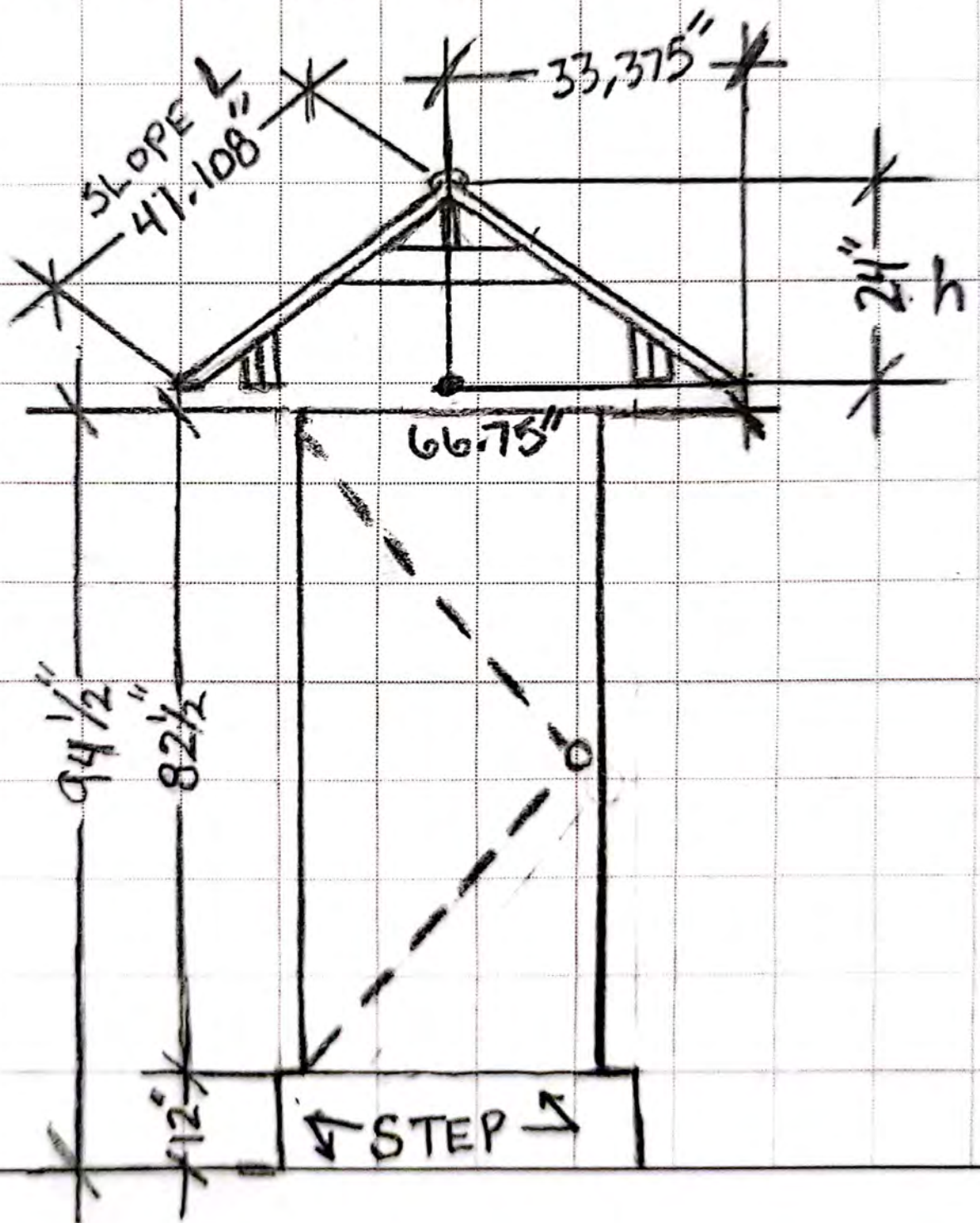
Wly

Property Line

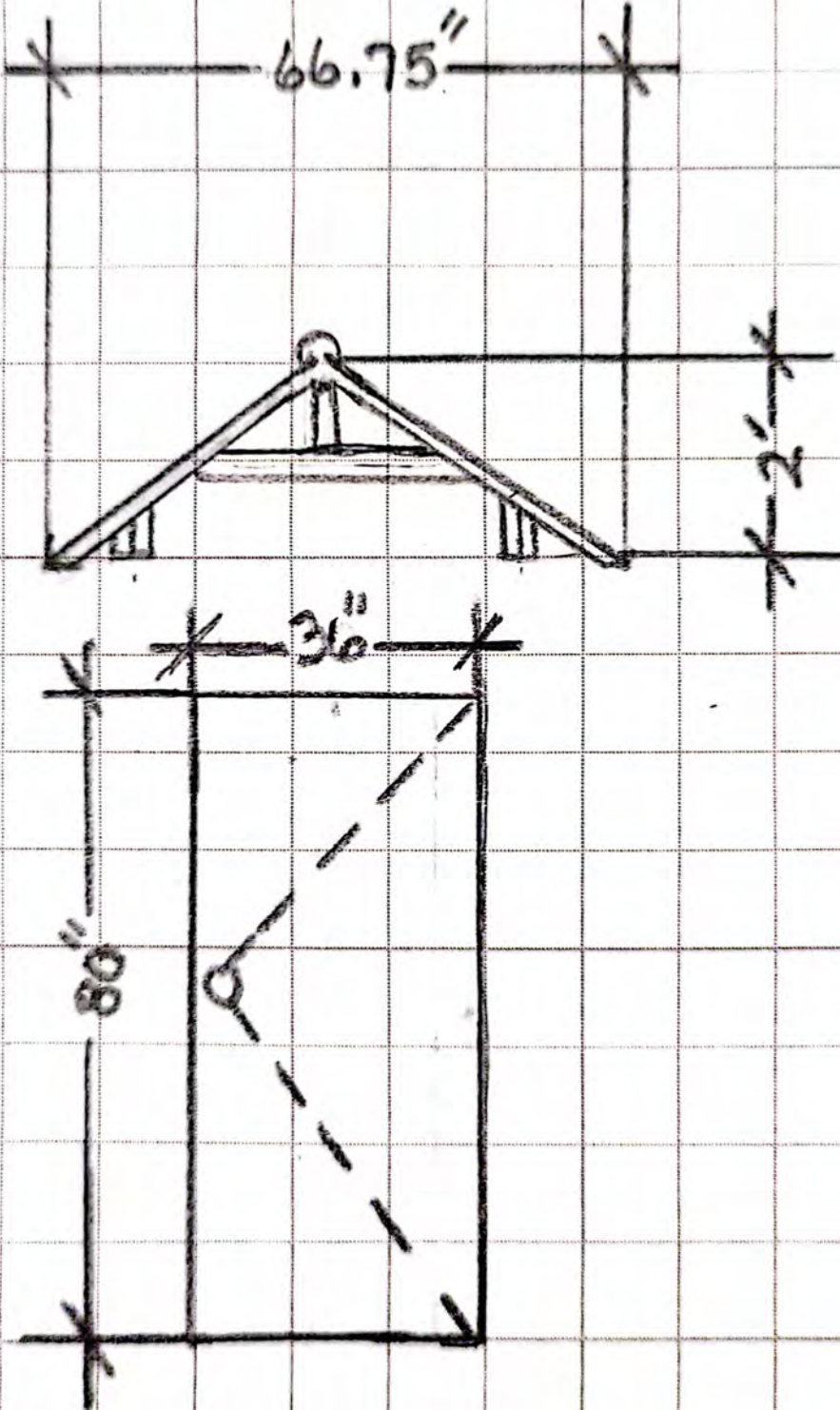
SITE MAP of 1017 Wilbert  
with proposed garage location

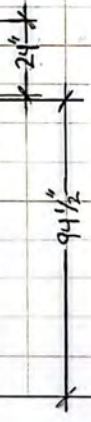
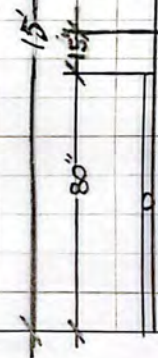
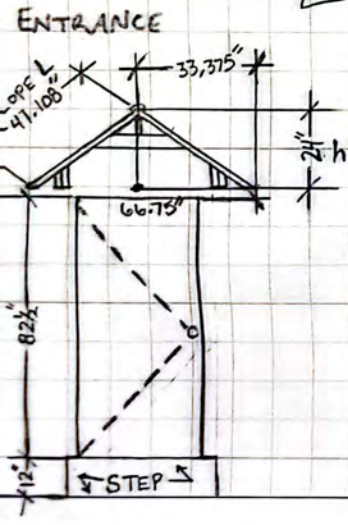
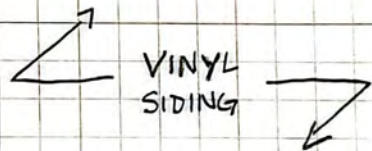
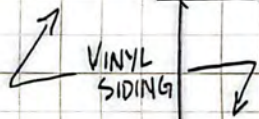
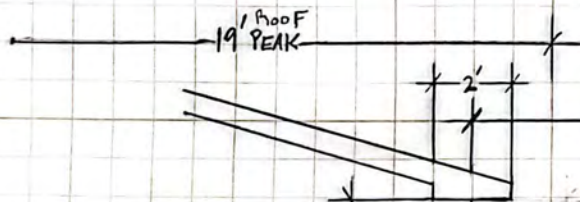
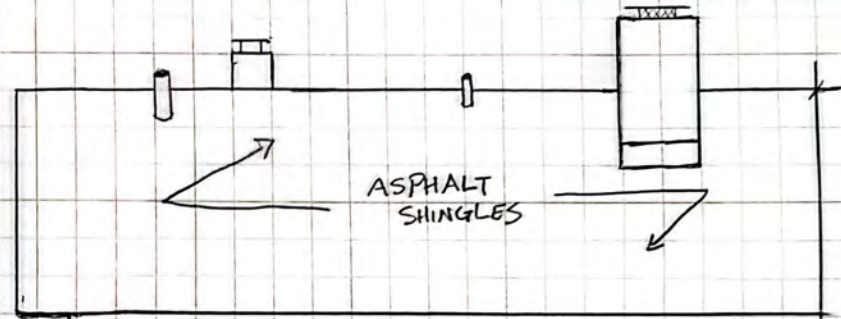
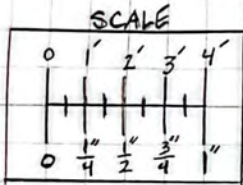


# HOUSE ENTRANCE

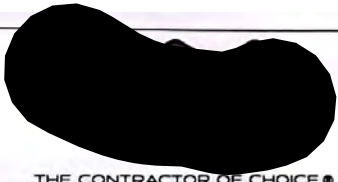


# GARAGE ENTRANCE





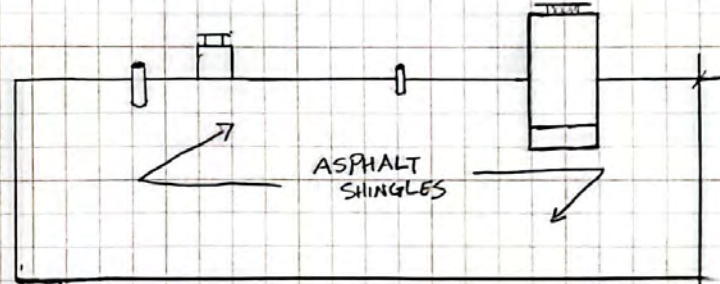
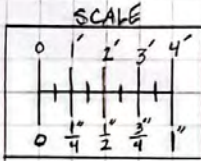
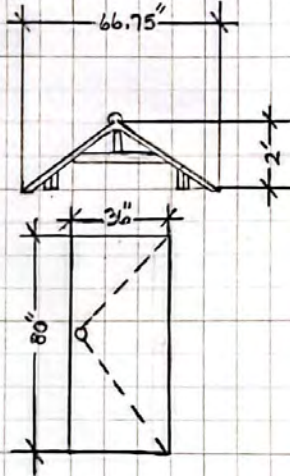
26'



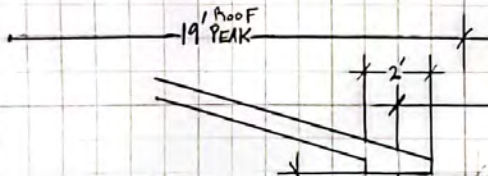
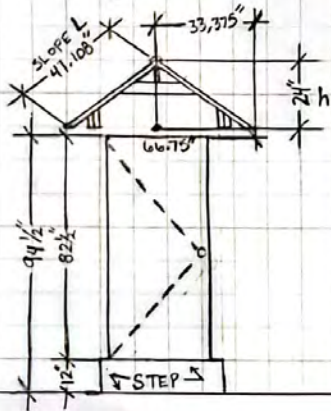
THE CONTRACTOR OF CHOICE®

Date	
Project	Phase 2 - Breezeway Connect
Item of Work	
Needed By	
Completed By	
Cell Phone #	

### GARAGE ENTRANCE



### HOUSE ENTRANCE



VINYL SIDING

178"

VINYL SIDING

25'

METAL ROOF

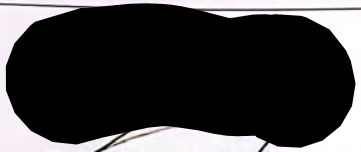
15'

41 1/2"

80"

21"

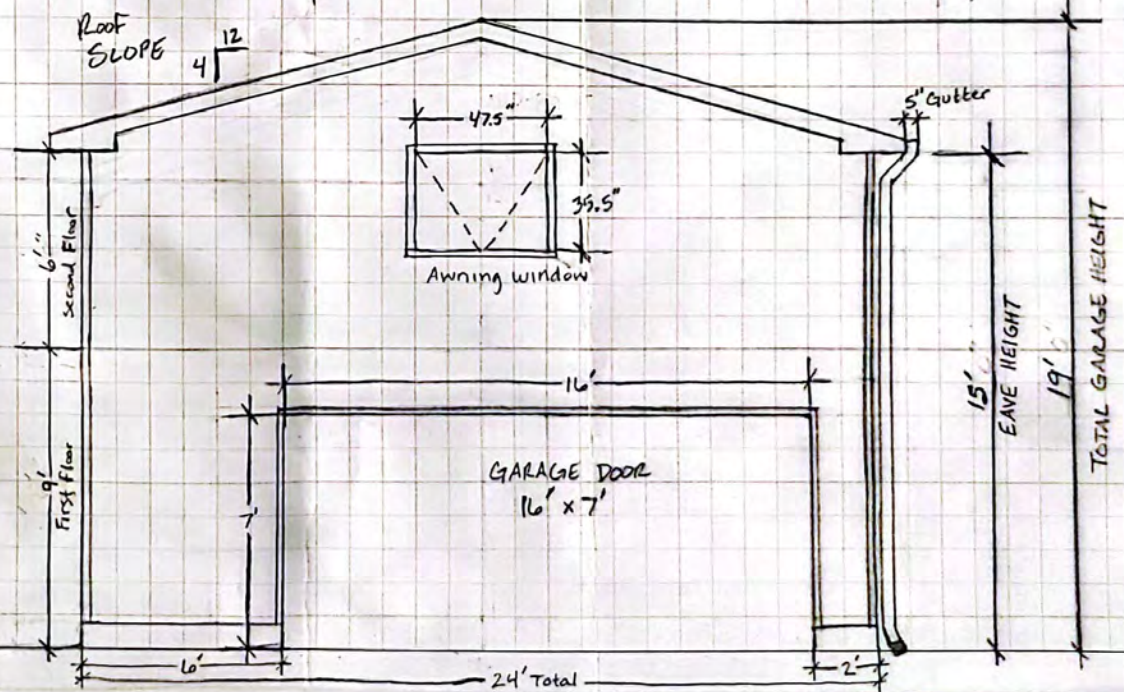
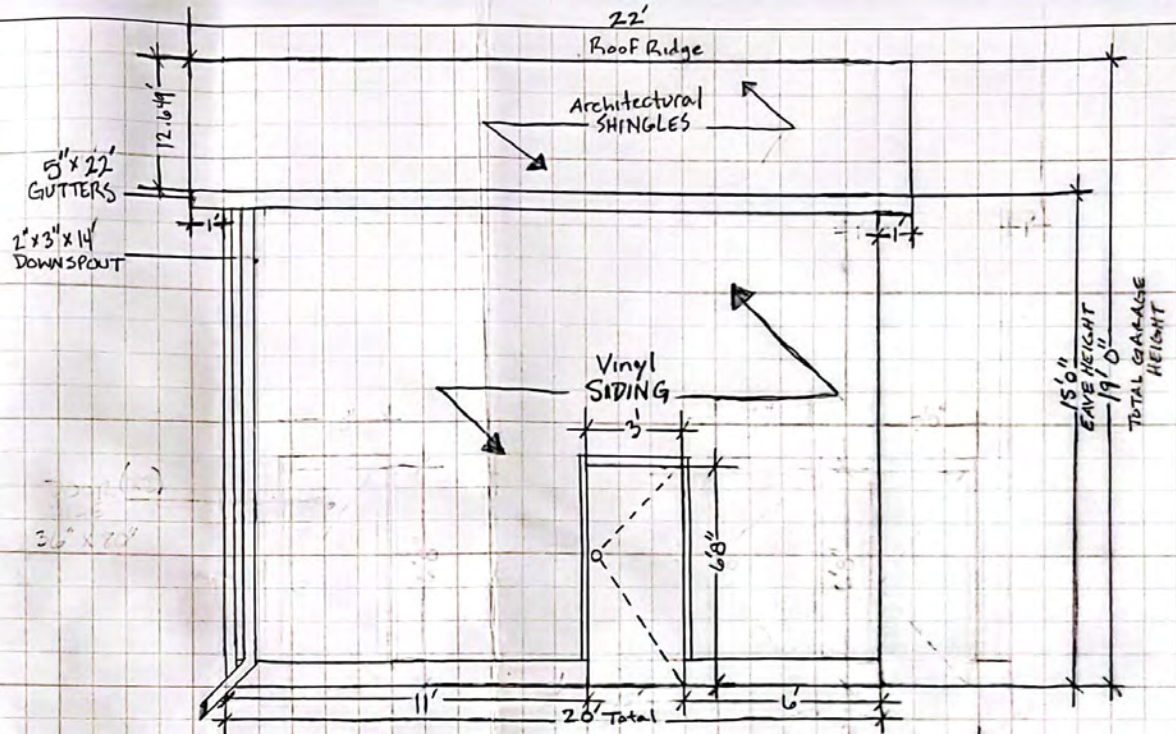
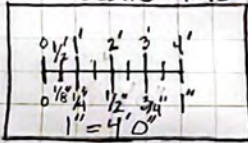
94 1/2"



THE CONTRACTOR OF CHOICE®

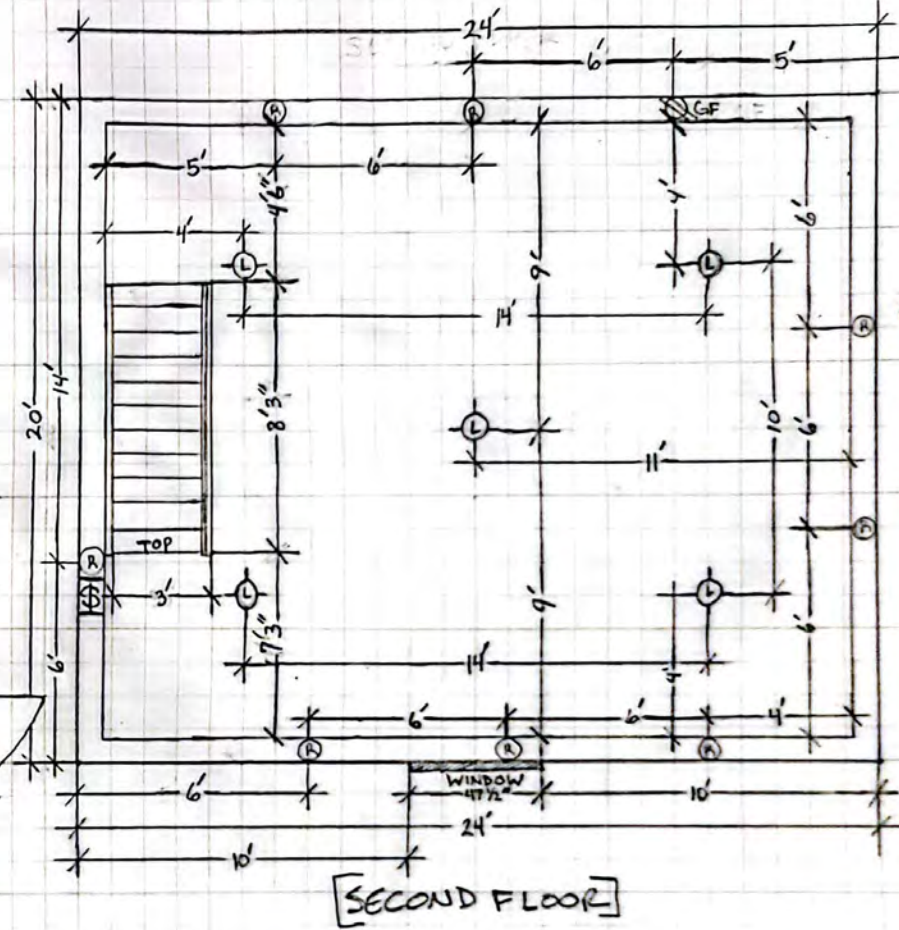
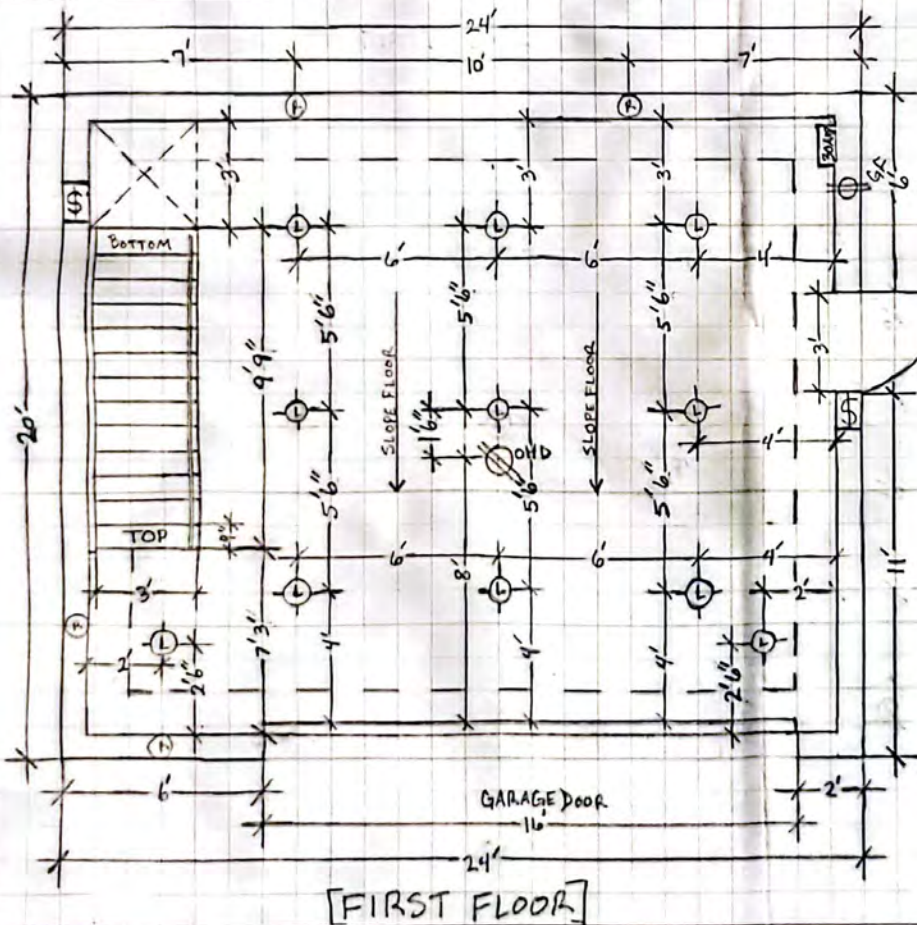
Date	
Project	PHASE I - GARAGE
Item of Work	1 sq = 1/4" = 1'0" Scale 1" = 4 sq = 4' 1:48
Needed By	
Completed By	
Cell Phone #	

Scale 1:48



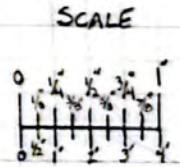
THE CONTRACTOR OF CHOICE®

Date	
Project	Garage - Interior - first floor + Second floor
Item of Work	
Needed By	
Completed By	
Cell Phone #	



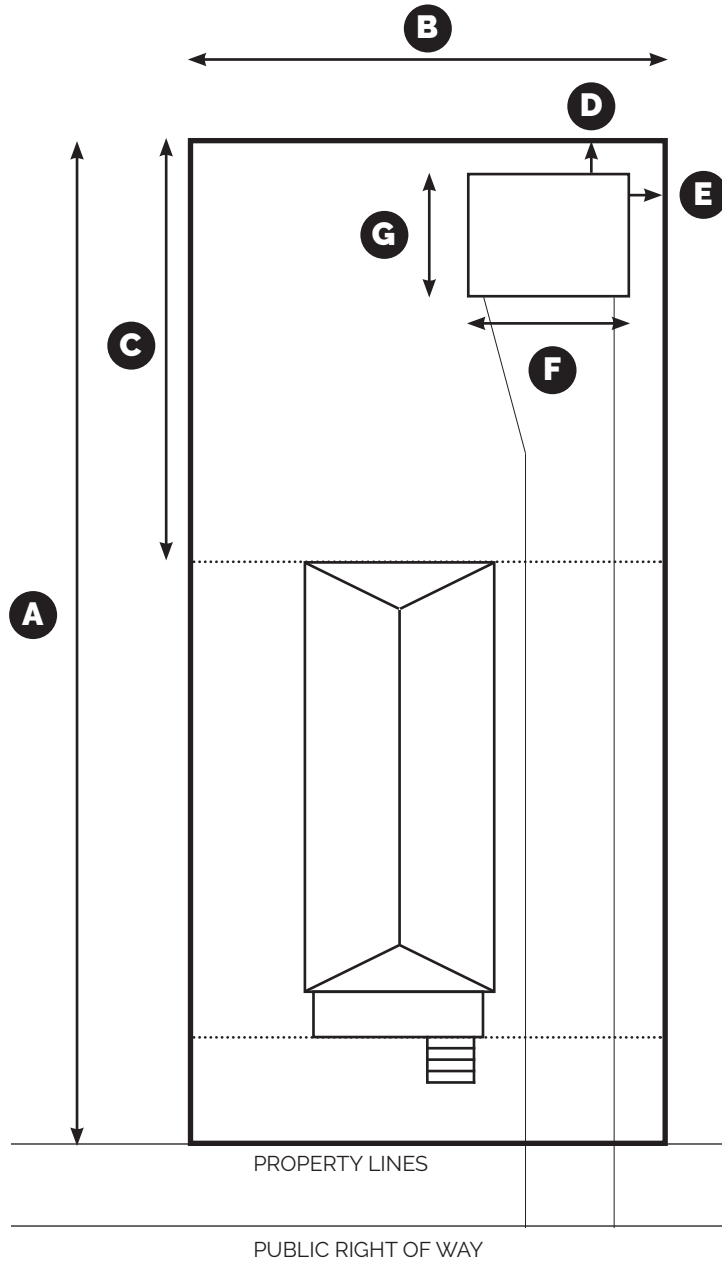
**KEY**

- ⌞ = Lightswitch
- Ⓡ = Receptacle
- Ⓛ ○ = Lights: Recessed, Surface mount, Wall mount
- Ⓜ 30 AMP = Sub-Panel with Disconnect Rating
- Ⓞ = 110V Duplex ceiling mounted door operator receptacle



# DETACHED GARAGE PLACEMENT PLACEMENT WORKSHEET (RIGHT-HAND OPTION)

PROPERTY ADDRESS: 1017 Wilbert rd.



### ORIENTATION

NORTH  
 (INDICATE DIRECTION) N



### DETACHED GARAGE (IN FEET)

<b>A</b>	LOT DEPTH	127.6
<b>B</b>	LOT WIDTH	50
<b>C</b>	REAR YARD DEPTH	22.5
<b>D</b>	REAR SETBACK	1.5
<b>E</b>	SIDE SETBACK	0.5
<b>F</b>	GARAGE WIDTH	14
<b>G</b>	GARAGE DEPTH	18
GARAGE AREA (WIDTH X DEPTH)		252 SF

### DRIVE WAY

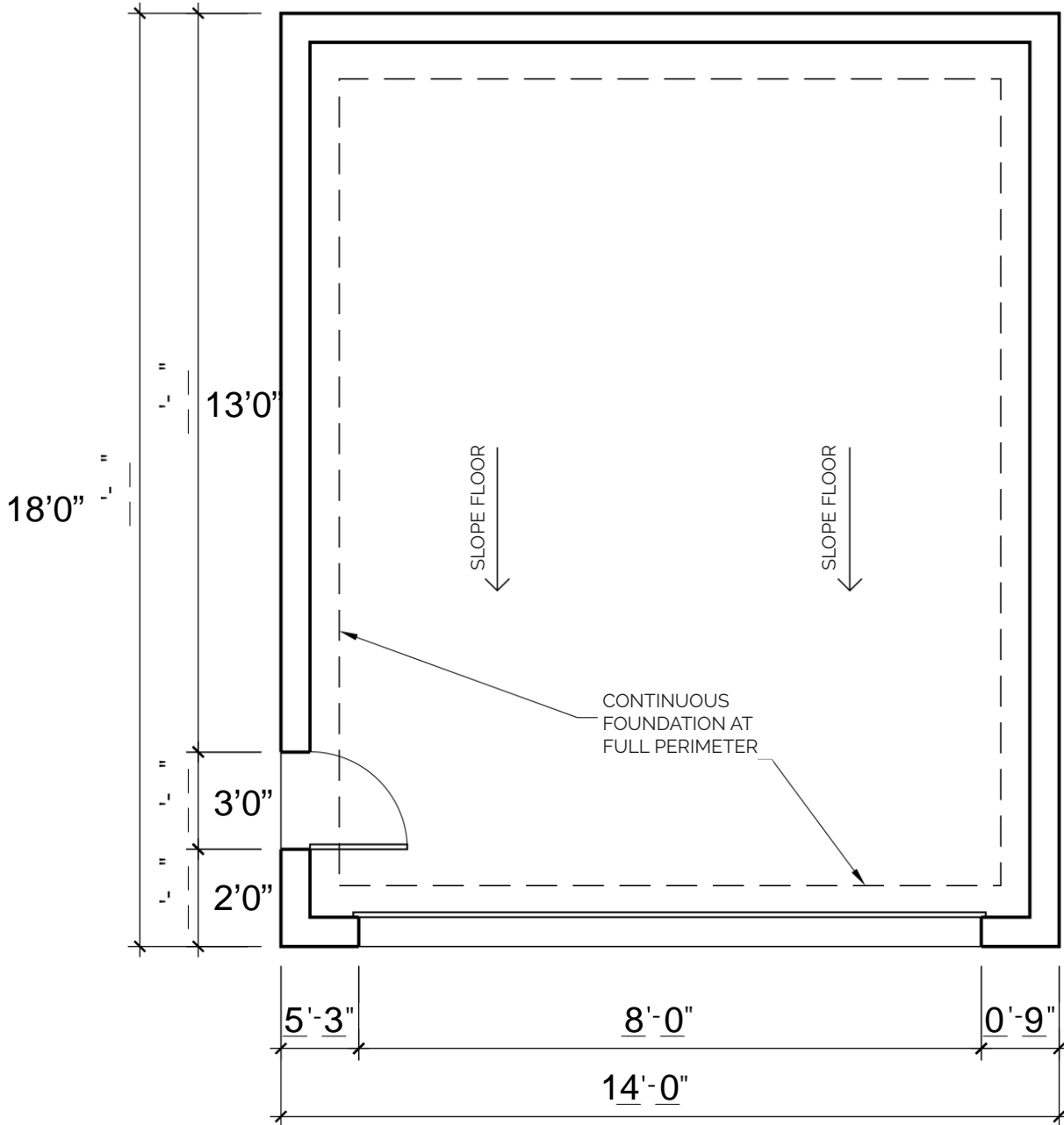
REPLACEMENT	Y / <b>(N)</b>
DRAIN	Y / <b>(N)</b>

### SITE PLAN

**DETACHED GARAGE PROTOTYPE  
 FLOOR PLAN (RIGHT-HAND OPTION)**






1017 Wilbert rd.

PROPERTY ADDRESS: \_\_\_\_\_



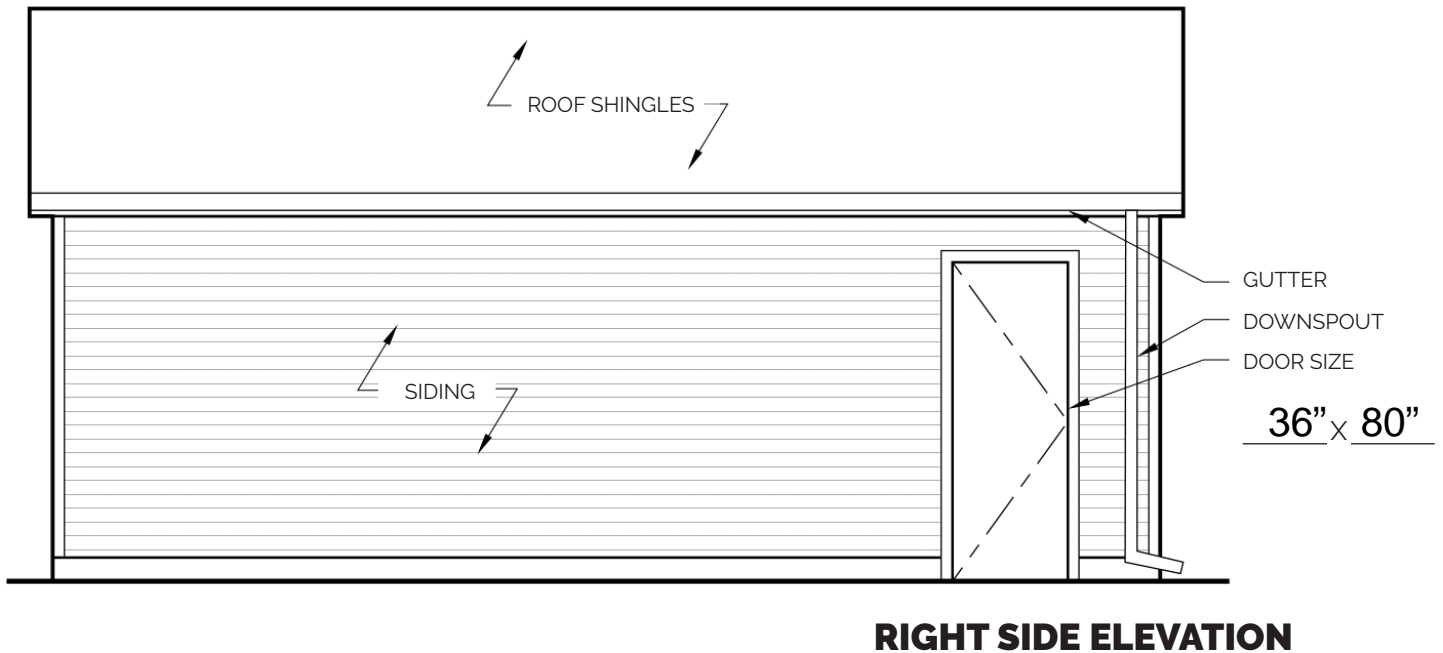
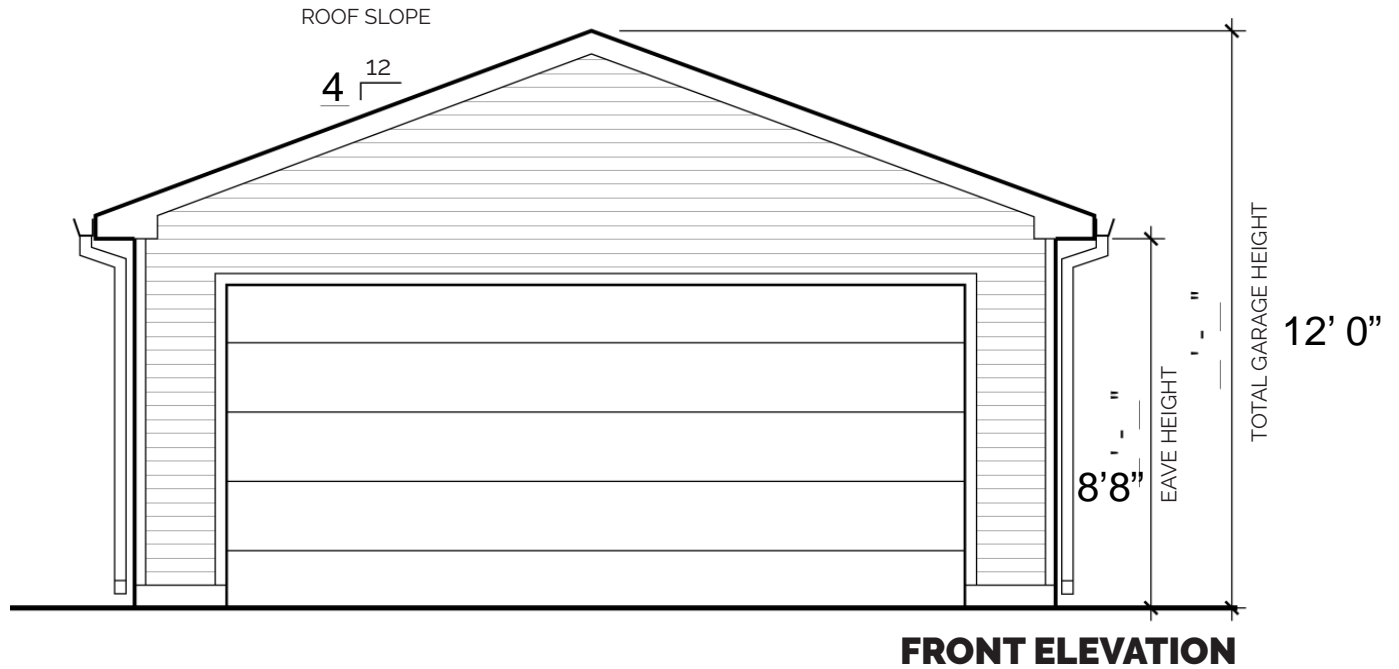
**FLOOR PLAN**

**ELECTRICAL SYMBOL LEGEND**

<p>OHD  </p> <p>GF  </p>	<p>110V DUPLEX CEILING MOUNTED              DOOR OPERATOR RECEPTACLE</p> <p>110V GFCI RECEPTACLE</p>	<p></p> <p></p>	<p>LIGHT SWITCH</p> <p>LIGHTS: RECESSED,              SURFACE MOUNT,              WALL MOUNT</p>	<p></p> <p>30 AMP</p>	<p>SUB-PANEL WITH              DISCONNECT RATING</p>
--	--	---	--	--	--

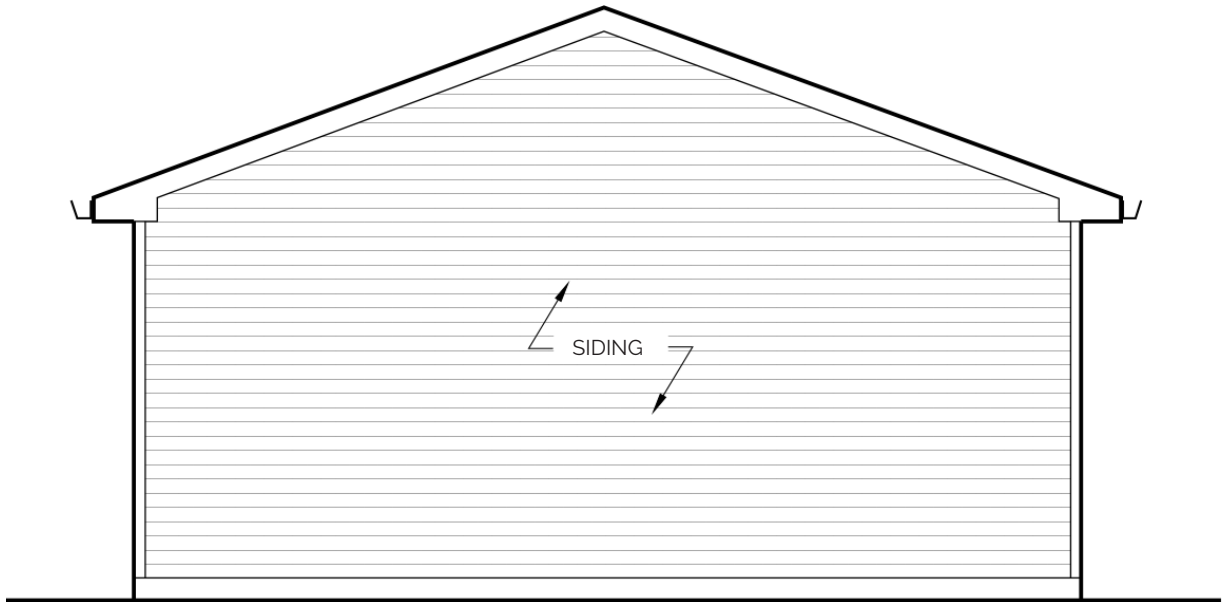
# DETACHED GARAGE PROTOTYPE ELEVATIONS (RIGHT-HAND OPTION)

PROPERTY ADDRESS: 1017 Wilbert rd.

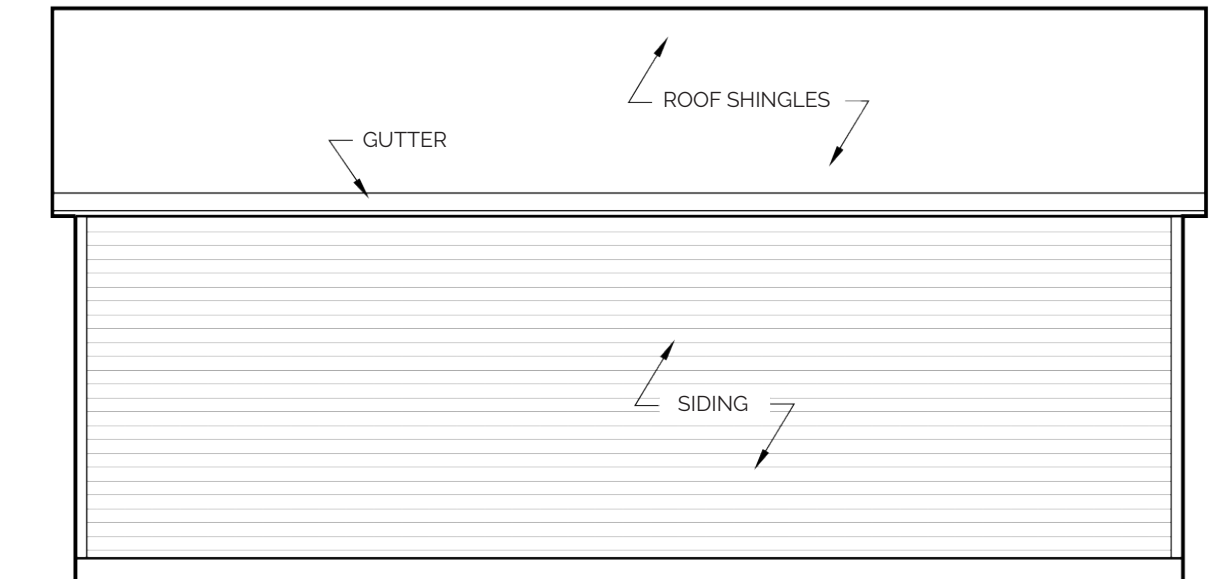


**DETACHED GARAGE PROTOTYPE  
ELEVATIONS (RIGHT- OR LEFT-HAND OPTION)**

PROPERTY ADDRESS: 1017 Wilbert rd.



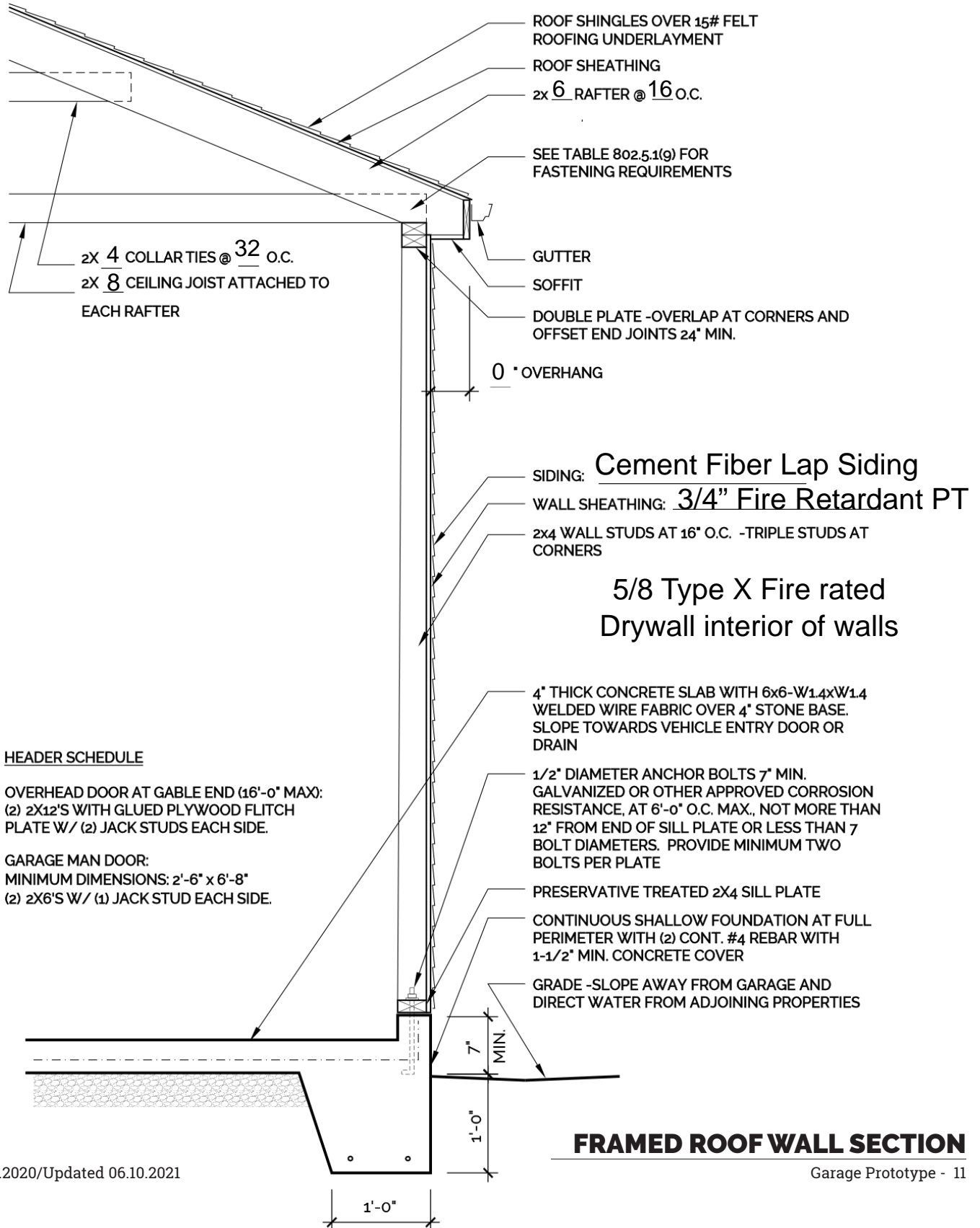
**REAR ELEVATION**



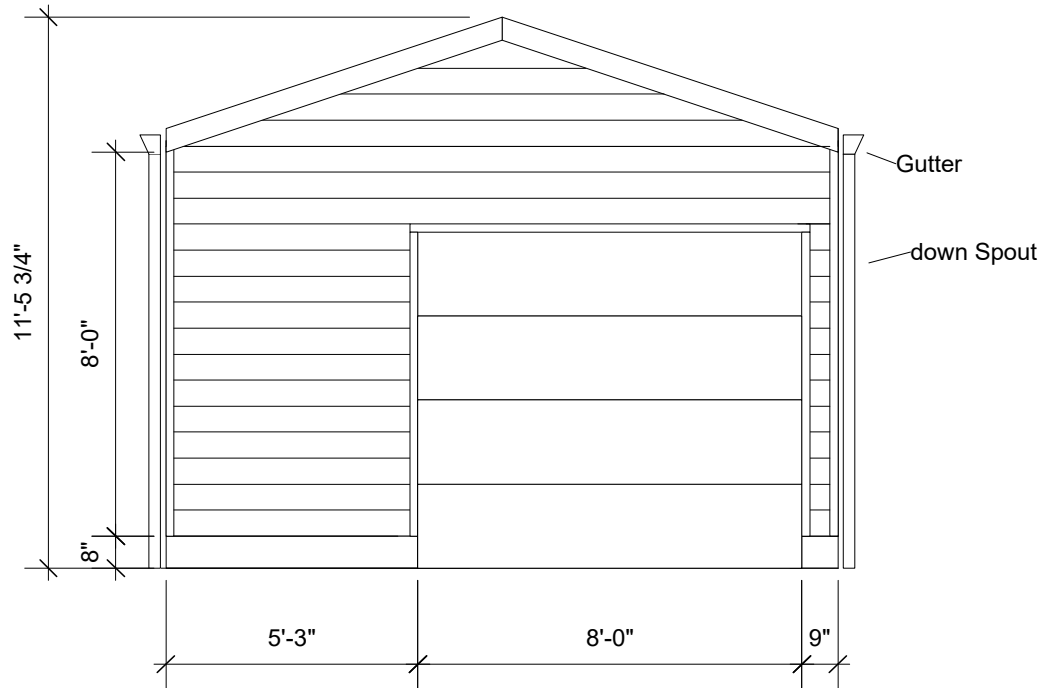
**SIDE ELEVATION**

# DETACHED GARAGE PROTOTYPE SECTIONS

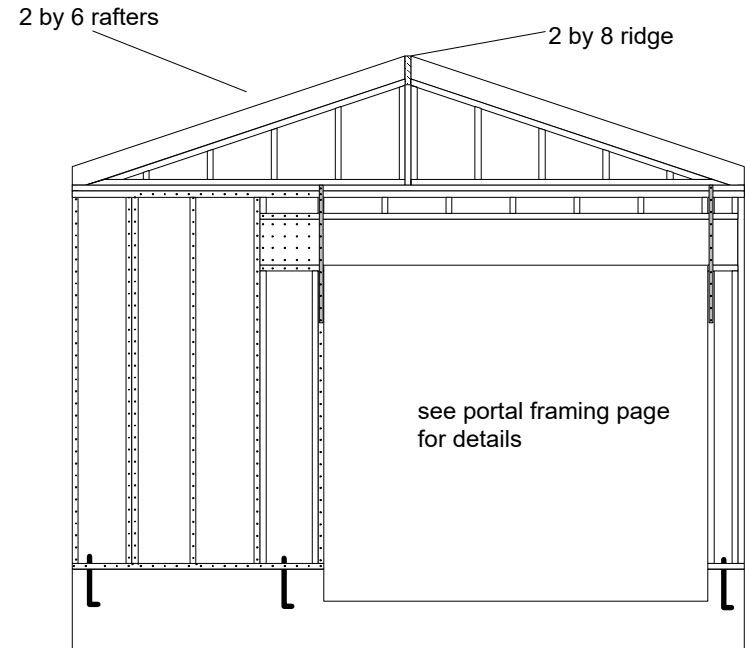
PROPERTY ADDRESS: \_\_\_\_\_



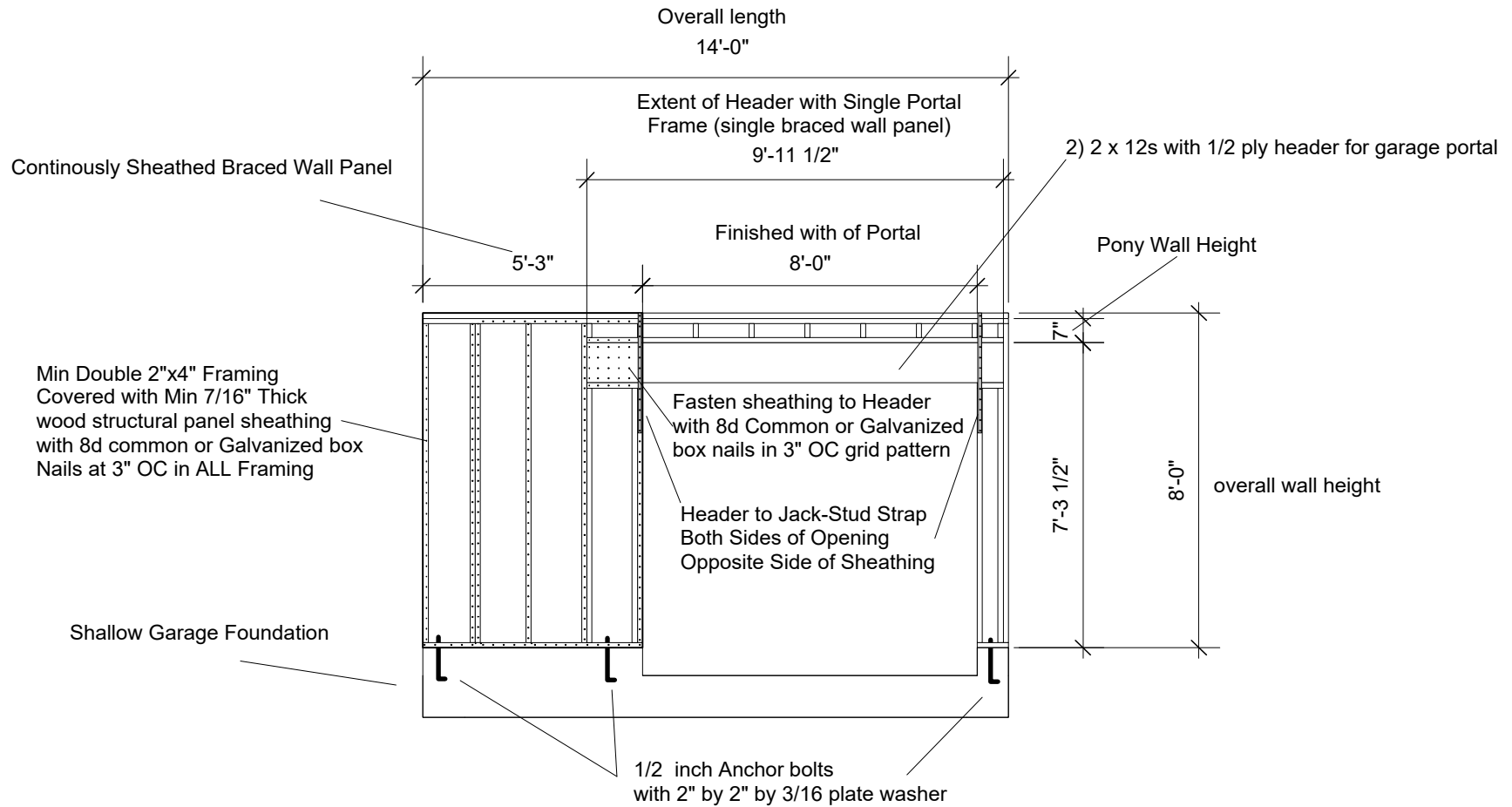
# Front Elevation



# Front Framing

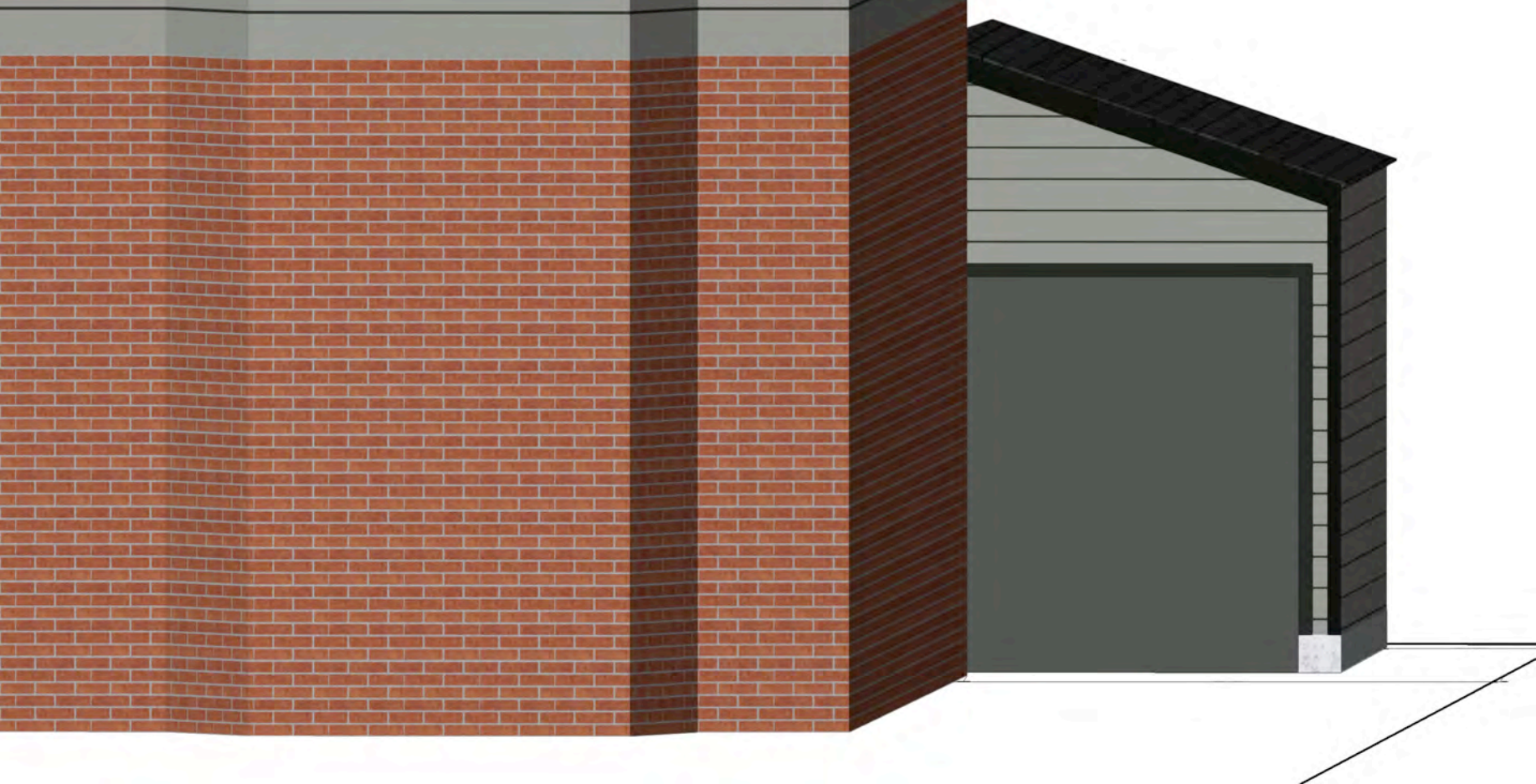


- 2) 2 by 4 top plate
- 2 by 6 rafters 16" O.C.
- 2 by 4 collar ties 32" O.C.
- 2 by 8 ceiling joist attached to each rafter.
- 2) 2 by 12 with 1/2 ply header for garage portal
- 2) 2 by 6 with 1/2 ply for man door header
- 1/2" by 10" anchor bolt space at minimum 6' apart
- 3/4" Fire Retardant Pressure Treated plywood exterior wall
- 5/8 Type X Fire Retardant drywall interior wall
- ground contact 2 by 4 bottom plate starting 8 inch above grade
- 1/2 anchor bolts @ 6' O.C and 12" to ends



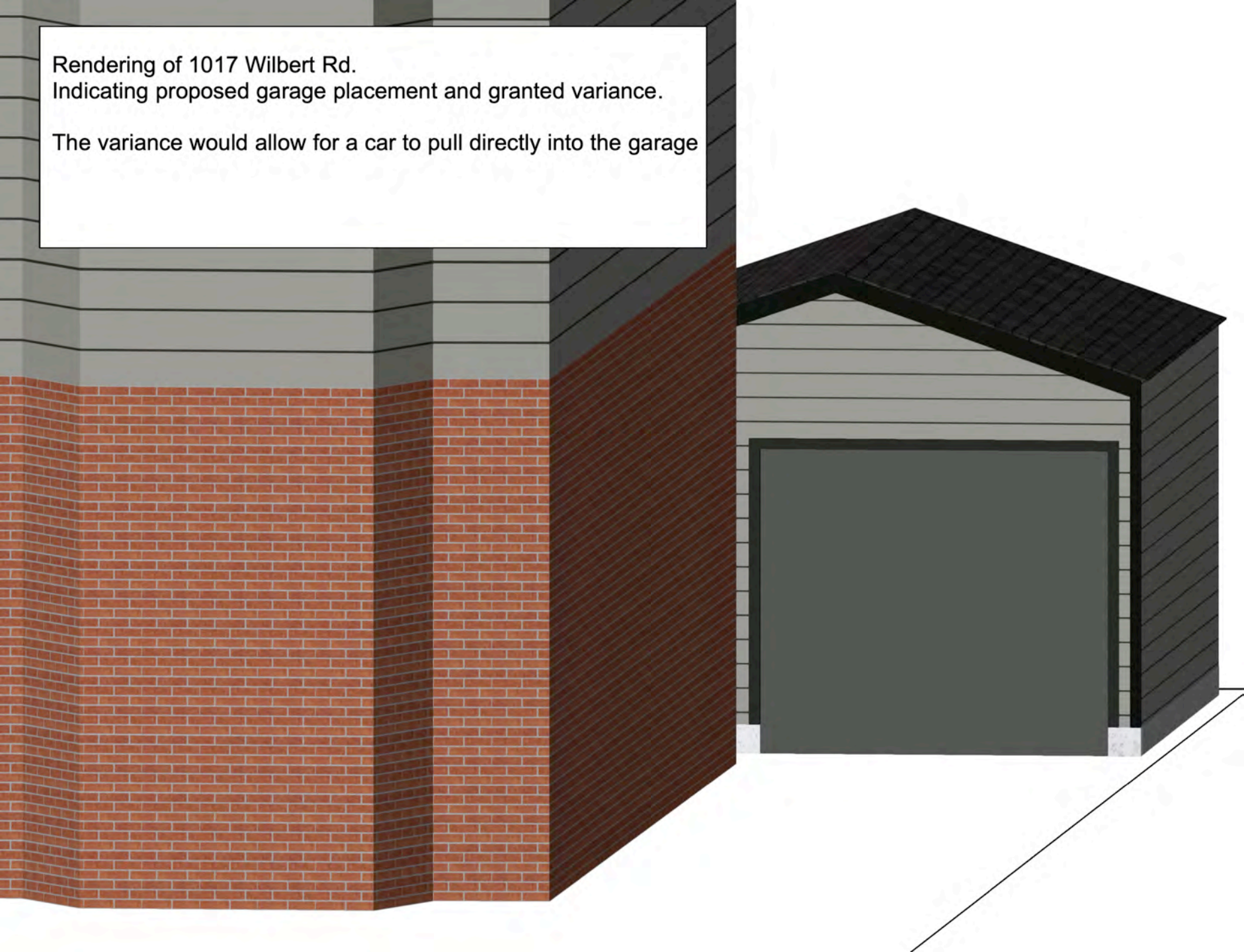
# Portal Framing Details

Rendering of 1017 Wilbert Rd. indicating garage placement per zoning requirements in medium density neighborhood without the requested variance.



Rendering of 1017 Wilbert Rd.  
Indicating proposed garage placement and granted variance.

The variance would allow for a car to pull directly into the garage











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www.lakewoodoh.gov

## Application Cover Page

**Docket No.: 01-02-24**

**Reference No.: BZA23-000053, BZA24-000004**

**Applicant Name: Greg Hebble, Elyria Fence Inc.**

**Project Address: 17013 Riverway Ave.**

**Project Name: n/a**

**Proposal: The installation of a 6 foot high wood privacy fence to replace the existing six foot high wood privacy fence in the same location. The property is located in the R1H, Single-Family High-Density District.**

---

---

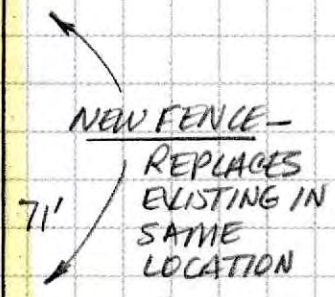
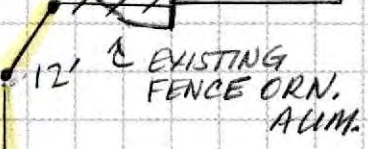
## **Greg Hebble**

---

**From:** Linda Grandstaff <lgrand100@gmail.com>  
**Sent:** Friday, December 29, 2023 11:38 AM  
**To:** Greg Hebble  
**Subject:** Re: from Greg at Elyria Fence

Hi Greg, please use this as our author represent us at the Zoning meeting. We also authorize the inspection although if they plan to come in the yard, please have them call me at (216) 337-6563. Thanks, Linda Grandstaff and Tim Clarke  
Sent from my iPhone

85'

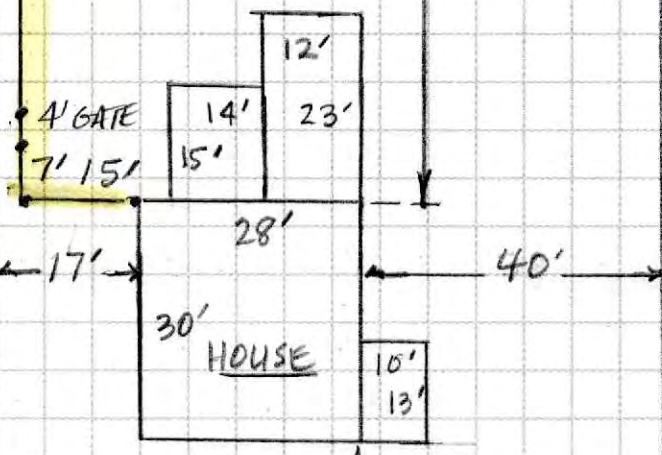


MCKINLEY AVE.

159.73'

126'

201.07



60.82 RADIUS

SCALE 1" = 24'

45'

51'

RIVERWAY DR



Basic Tools

Navigation

Measurement and Markup

Identify and Query

Additional Data Tools

Tool Labels X



Home



Identify



Initial View



Print



Export



Share



EagleView



Google Street View

Basic Tools

Survey Parcel (1)

☆ Survey Parcel 31310010

[See parcel details in MyPlace](#)

Owner: CLARKE TIMOTHY T

Address: 17301 RIVERWAY AVE, LAKEWOOD, OH, 44107

[Search Recorded Documents](#)

[View Building Sketch](#)



[Help Guide](#)

Displaying 1 - 1 (Total: 1)

Page 1 of 1

Layers

Survey Parcel (1)

Basemaps

0 30 60ft

PHONE 216-337-6563  
 HIS WORK 216-226-6645  
 HER WORK \_\_\_\_\_  
 EMAIL LGRAND100@GMAIL

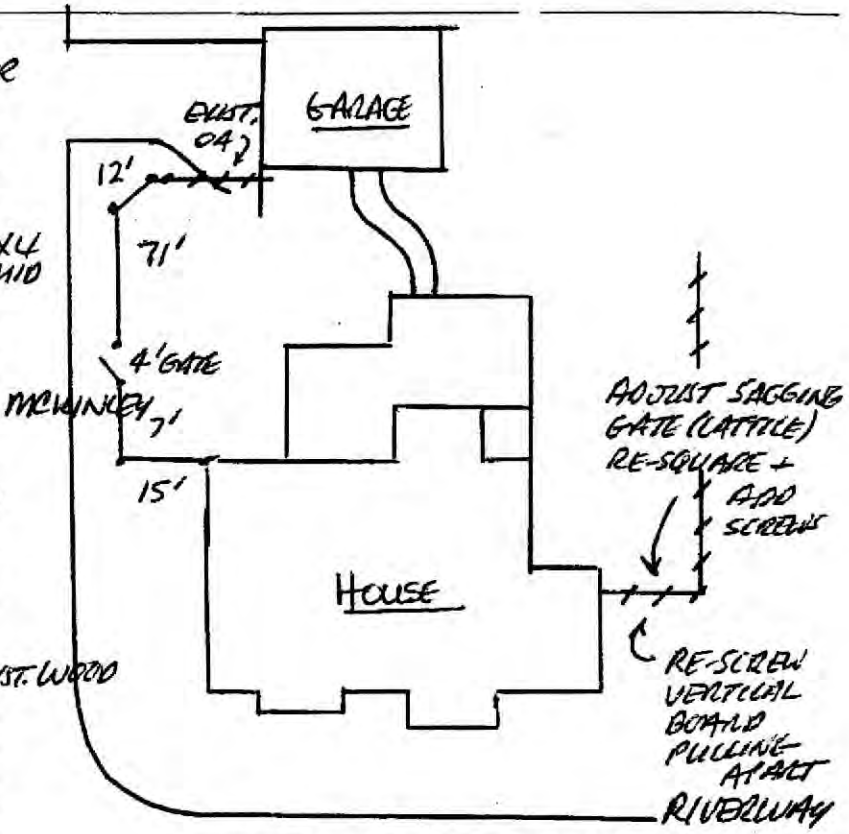
# Elyria Fence Inc.

"Setting The Standards In The Industry Since 1932"  
 230 Oberlin Rd. • Elyria, OH 44035  
 Elyria (440) 323-7581 • Toll Free 1-800-779-7581  
 Fax (440) 323-1685  
 www.elyria-fence.com

QUOTE DATE 9-1-23  
 CONTRACT DATE \_\_\_\_\_  
 LOG # \_\_\_\_\_  
 P.O. # \_\_\_\_\_  
 ATTN: \_\_\_\_\_  
 OUPS \_\_\_\_\_  
 P/L \_\_\_\_\_  
 LAYOUT \_\_\_\_\_

PROPOSAL TO: TIM CLARKE + LINDA GRANDSTAFF  
 ADDRESS: 17301 RIVERWAY DR. LAKEWOOD  
 INSTALLATION SITE: \_\_\_\_\_ TWP. 44107

- DIRECTIONS
- Height 6' (5+1)  
 Style SPACED GOOD NEIGHBOR  
 Color W/ SQUARE LATTICE
- Material WHITE CEDAR  
 Boards 1X4 W/ 1/2" SP  
 Frame 1X4 AND 2X2 - 1X4  
 Line Posts 4X4 TREATED MID  
 Terminals 4X4 TREATED  
 Gate Posts 4X6 TREATED  
 Post Caps PAVED  
 Gate Frame 2X4 IN/GROUT  
 Gate Style SABRE ARCH  
 Bracing N/A  
 Tension Wire N/A  
 Post Spacing 8' MAXIMUM  
 Concrete  Yes  No  
 Setting Depth 30"  
 Grade \_\_\_\_\_  
 Contour Level  Straight  
 Dirt HAUL AWAY  
 Clearing REMOVE EDGELINE OF EXIST. WOOD  
CUSTOMER TO CUT BACK VINES OFF FENCE  
 Permit  Yes  No Survey  Yes  No  
 Financed  Yes  No  
 Schedule \_\_\_\_\_



MATERIAL 8,150.00  
 LABOR 1,900.00  
 TAX/MISC PER 450.00  
 TOTAL 10,500.00  
 DEPOSIT 7,890.00  
 BALANCE \_\_\_\_\_  
 TERMS: DUE UPON COMPLETION

Accounts not paid when due shall bear interest at the rate of 1 1/2% per mo. on unpaid balance which's 18% annual percentage rate and in the event collection proceedings become necessary the Purchaser promises to pay all costs incident hereto, including attorney fees.

Customer is responsible for the location of all property lines, underground utilities and drains, and miscellaneous underground hazards. This proposal is hereby accepted by the undersigned as Purchaser, and the undersigned, having read the same, agrees to the terms and conditions of this contract. The Purchaser also acknowledges that he has received a copy of this proposal at the time of execution hereof. You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation for an explanation of this right. WE hereby authorize the obtaining of a credit report or reports.

See additional terms and conditions on reverse.  
 ACCEPTED Linda Grandstaff DATE 9/7/2023  
 ESTIMATOR GREG HEBBLE

Initial Here















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www.lakewoodoh.gov

## **Application Cover Page**

**Docket No.: 01-03-24**

**Reference No.: BZA24-000001**

**Applicant Name: Jill Brandt, Brandt Architecture**

**Project Address: 1026 Wilbert Rd.**

**Project Name: n/a**

**Proposal: The construction of an addition on the south side of the existing residence. The property is located in the R1M, Single-Family Medium Density District.**

## Johanna Schwarz

---

**From:** Michelle Nochta  
**Sent:** Wednesday, January 3, 2024 1:26 PM  
**Subject:** Fw: 1026 Wilbert BZA Owners Consent

---

**From:** Christine Foley <chfoley@sbcglobal.net>  
**Sent:** Wednesday, January 3, 2024 12:30 PM  
**To:** Jill Brandt <jbrandt@brandtarchitecture.com>  
**Cc:** Michelle Nochta <Michelle.Nochta@lakewoodoh.net>; Mike Foley <foleypol@yahoo.com>  
**Subject:** 1026 Wilbert BZA Owners Consent

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jill,

This e-mail serves as our consent to allow you and/or designee from your team to represent us in the BZA process for kitchen addition for 1026 Wilbert Road. If there is a specific form needed for signature, please let me know and I will work to get that over to you and/or Michelle ASAP.

Thanks for your (and Michelle's) help in expediting this today.

Chris

***Christine A. Foley***

*Phone: 216-965-3047  
E-mail: chfoley@sbcglobal.net*



**CAMPBELL &  
ASSOCIATES, INC.**  
Land Surveying

800.233.4117  
Fax: 866.454.7762  
3485 Fortuna Drive  
Suite 100  
Akron, OH 44312  
<http://www.campbellsurvey.com>

## Mortgage Location Survey



Made for and at the instance of: **UBS Bank USA and/or Cleveland Home Title Agency LTD and/or First American Title Co**

**Street Address:**

1026 Wilbert Rd, Lakewood, Ohio 44107

**New Owner:**

Christine Anne Foley and Michael Patrick Foley

**Present Owner:**

Joseph C Ripepi, Jr and Beth Ripepi

**Client Order No:** 23-0417

**Date:** March 22, 2023

This is to declare that on Mar 22, 2023 we made an inspection of the premises referenced above standing in the name of Joseph C Ripepi, Jr and Beth Ripepi, and at the time of such inspection we found Beth Ripepi to be in possession of said premises as present owner.

We further declare as to the existence or non-existence of the following at the time of our inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, visual evidence of drains, sewer, water, gas or oil pipe lines, utility lines across said premises:  
None apparent
2. Disputed boundaries and encroachments:  
None apparent
3. Indications of building construction, alterations or repairs, street or sidewalk construction or repairs within recent months:  
None Apparent



**CAMPBELL &  
ASSOCIATES, INC.**  
Land Surveying

800.233.4117  
Fax: 866.454.7762  
3485 Fortuna Drive  
Suite 100  
Akron, OH 44312  
<http://www.campbellsurvey.com>

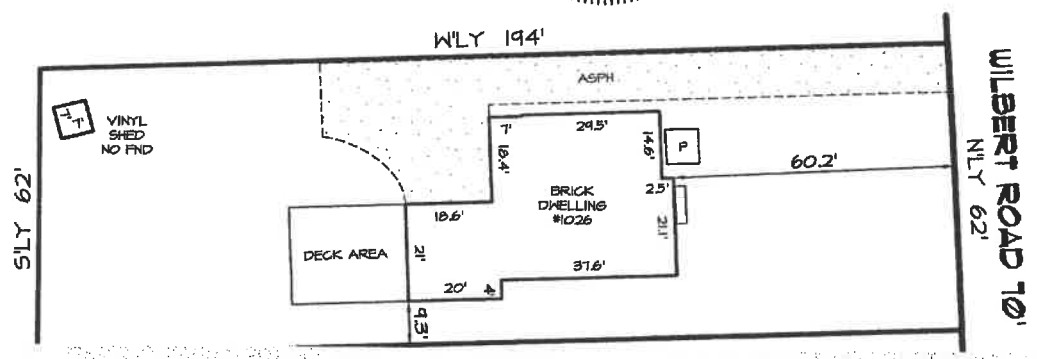
**Mortgage Location Survey**

APPROVED, ACKNOWLEDGED  
AND ACCEPTED BY:

CAF  
MPP

I/WE HAVE RECEIVED A COPY OF THIS  
SURVEY AND FIND THE CONDITIONS  
ACCEPTABLE TO ME/US.

\_\_\_\_\_  
BUYER/OWNER



**Street Address:**  
1026 Wilbert Rd, Lakewood, Ohio 44107

**New Owner:**  
Christine Anne Foley and Michael Patrick Foley

**Allotment:** Lake Avenue Realty Company Overlooking the Subdivision  
**Record Info:** Volume 50 of Maps, Page 32  
**Client Order No:** 23-0417 **Date:** March 22, 2023  
**Present Owner:**  
Joseph C Ripepi, Jr and Beth Ripepi

**This is to certify to:**  
UBS Bank USA and/or Cleveland Home Title Agency LTD and/or First American Title Co that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

Stephen P. Campbell  
Stephen P. Campbell - Reg. Surveyor No. 7330



**CAMPBELL &  
ASSOCIATES, INC.**  
Land Surveying

Cleveland Home Title Agency LTD  
28005 Clemens Road  
Westlake, OH 44145

800.233.4117  
Fax: 866.454.7762  
3485 Fortuna Drive  
Suite 100  
Akron, OH 44312  
<http://www.campbellsurvey.com>

# INVOICE

Please Remit To: 3485 Fortuna Drive, Suite 100, Akron, OH 44312

Your Order No.	Invoice No.	Date	Dept. No.	Client No.
23-0417	CL201285	March 23, 2023	410-01	37605

**Description**

Mortgage Location Survey at:  
1026 Wilbert Rd, Lakewood, Ohio

Christine Anne Foley and Michael Patrick Foley

Location Survey \$ 190.00

**Total \$ 190.00**

**Please Remit To: 3485 Fortuna Drive, Suite 100, Akron, OH 44312**

Please Indicate Invoice number on check

For Your Files

**DRAWING INDEX**

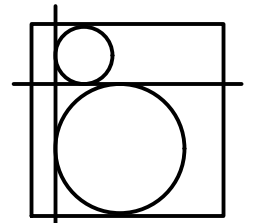
- T-1 SITE PLAN
- A-1 FLOOR PLANS
- A-2 ELEVATIONS

SCOPE OF WORK: ONE STORY 130 SQFT ADDITION AND RENOVATION TO AN EXISTING RESIDENTIAL STRUCTURE TO INCLUDE KITCHEN, MUDROOM AND BATHROOM

# FOLEY RESIDENCE 1026 WILBERT AVE

LOT COVERAGE:  
 LOT SIZE: = 12,168 SQ. FT  
 EXIST. HOUSE FOOTPRINT = 1,275 SQ.FT  
 EXIST. GARAGE FOOTPRINT: = 430 SQ. FT  
 TOTAL: = 1,705 SQ.FT 14.0%

NEW FOOTPRINT  
 EXISTING HOUSE TO REMAIN = 1,705 SQ. FT  
 ADDITION FOOTPRINT: = 130 SQ. FT  
 TOTAL : = 1,835 SQ. FT = 15.1%



**BRANDT  
ARCHITECTURE, LLC**

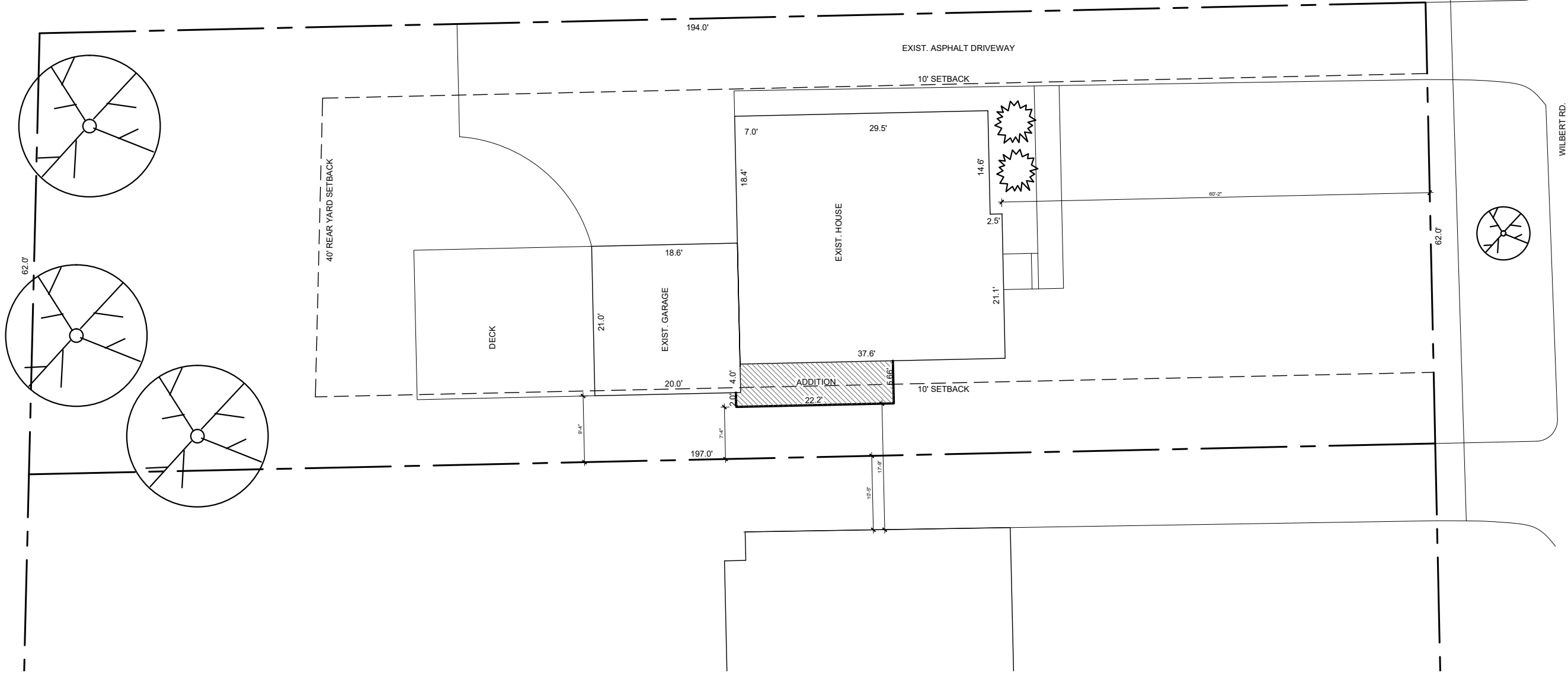
2220 Wooster Rd.  
 Rocky River, OH 44116  
 440-865-1824  
 brandtarchitecture.com

1/3/24 BZA

THE FOLEY RESIDENCE  
 1026 WILBERT RD.  
 LAKEWOOD, OHIO 44107

SITE PLAN

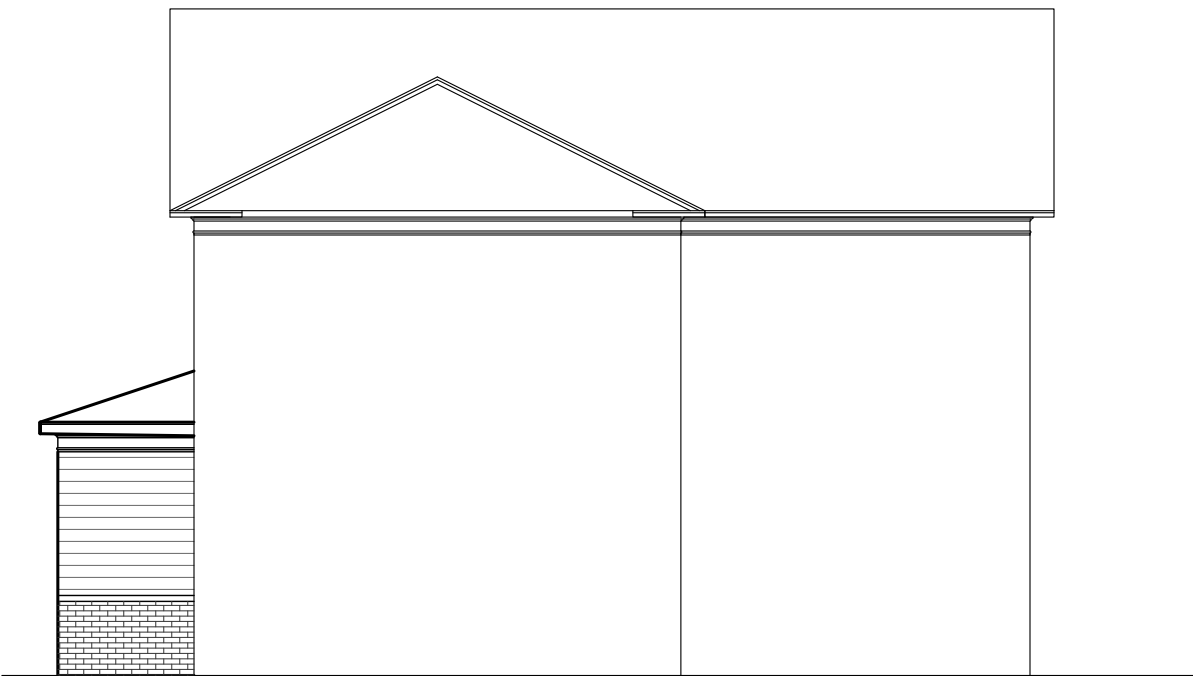
**T-1**



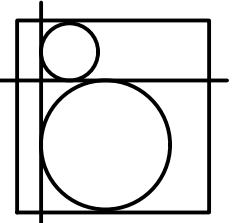
N  1 SITE PLAN  
 T-1 SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION  
A-2 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
A-2 SCALE: 1/8" = 1'-0"



**BRANDT  
ARCHITECTURE, LLC**

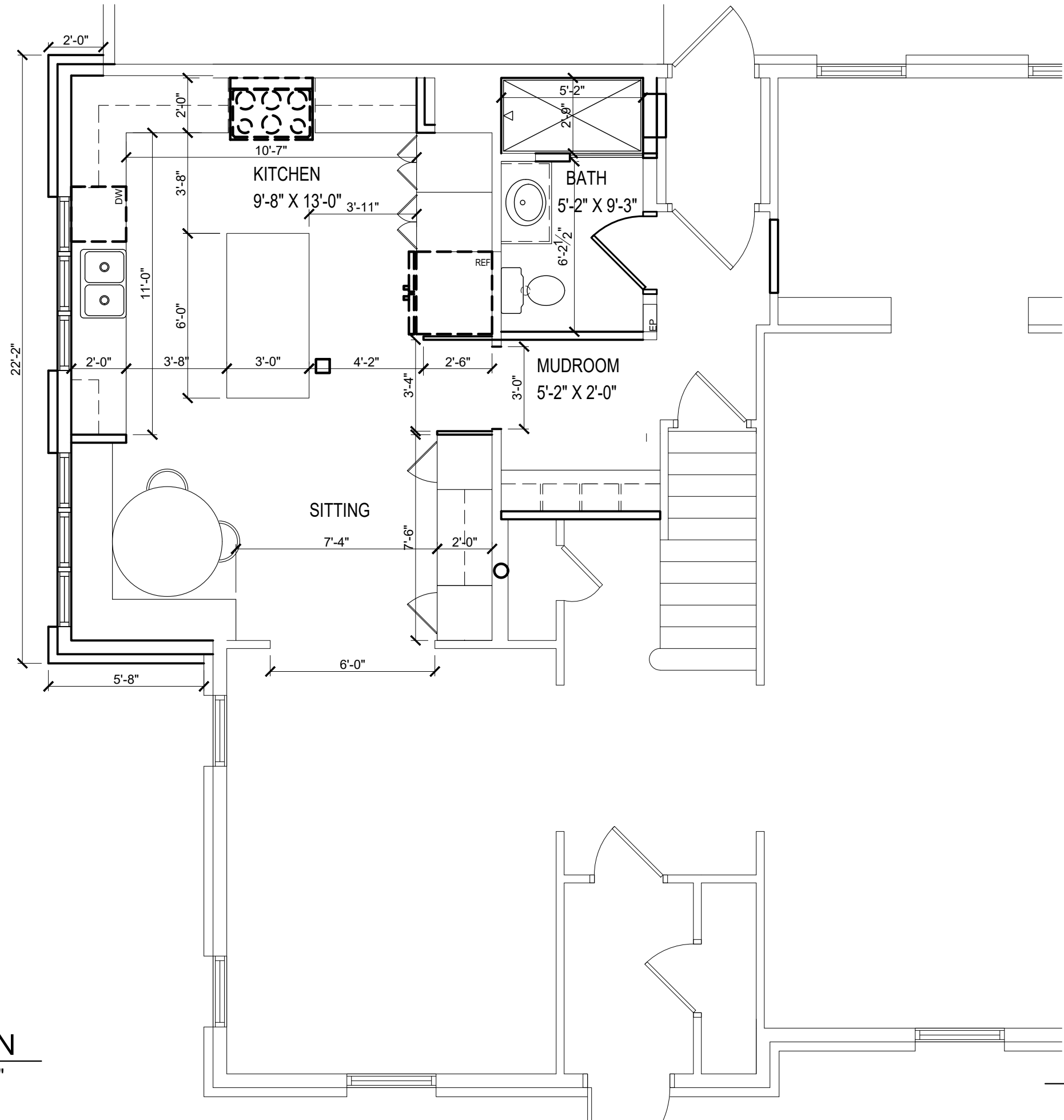
2220 Wooster Rd.  
Rocky River, OH 44116  
440-865-1824  
brandtarchitecture.com

1/3/24 BZA

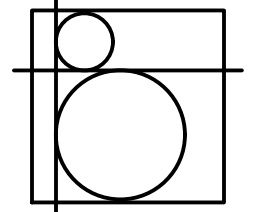
THE FOLEY RESIDENCE  
1026 WILBERT RD.  
LAKEWOOD, OHIO 44107

ELEVATIONS

**A-2**



1
**FLOOR PLAN**  
A-1
 SCALE: 1/4" = 1'-0"



**BRANDT  
ARCHITECTURE, LLC**

2220 Wooster Rd.  
Rocky River, OH 44116  
440-865-1824  
brandtarchitecture.com

1/3/24 BZA

**THE FOLEY RESIDENCE**  
 1026 WILBERT RD.  
 LAKEWOOD, OHIO 44107

FLOOR  
PLANS

**A-1**



BOARD OF ZONING APPEALS

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.lakewoodoh.gov

## Application Cover Page

**Docket No.: 01-04-24**

**Reference No.: BZA24-000002**

**Applicant Name: Brandon Young, Young Design Studio**

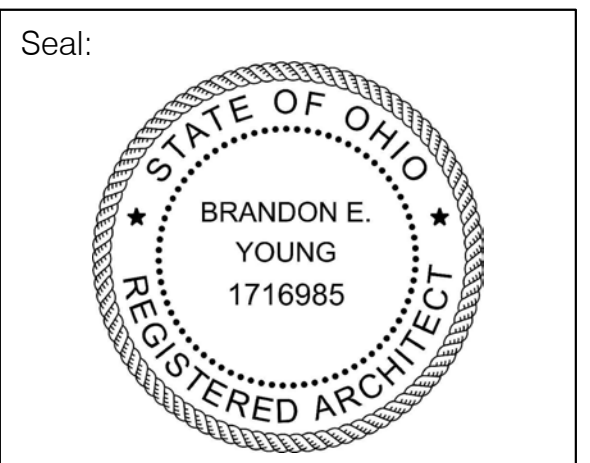
**Project Address: 1017 Kirtland Ln.**

**Project Name: n/a**

**Proposal: The construction of a one-story addition to the existing residence. An existing unroofed patio deck at an elevation of 17 feet 11 inches will be removed and a new unroofed patio deck at 8 feet above grade will be installed off of the kitchen. The property is located in the R1M, Single-Family Medium Density District.**



1  
AS-01  
**SITE PLAN**  
SCALE: 1/16" = 1'-0"



General Notes:

ISSUES:	DATE:
BZA	01-03-24

**YOUNG DESIGN STUDIO**  
15614 Detroit Ave.  
Lakewood, OH 44107  
www.youngdesignstudio.com  
p. 216.616.9212  
Architecture | Interiors | Urban Design

**Ross-Dasch Residence**

1047 Kirtland Ln  
Lakewood, Ohio 44107

Drawing Title:  
**Architectural Site Plan**

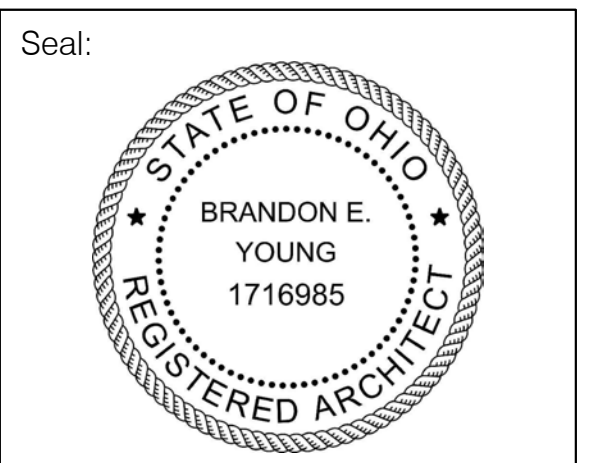
Drawn by: BEY/MBY	Date: 01-03-2024
Checked by:	Drawing Number:
Approved:	<b>AS-01</b>
Job Number:	







1  
AS-01  
**SITE PLAN**  
SCALE: 1/16" = 1'-0"



General Notes:

ISSUES:	DATE:
BZA	01-03-24

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Lakewood, OH 44107  
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**Ross-Dasch Residence**

1047 Kirtland Ln  
Lakewood, Ohio 44107

Drawing Title:  
**Architectural Site Plan**

Drawn by: BEY/MBY	Date: 01-03-2024
Checked by:	Drawing Number:
Approved:	<b>AS-01</b>
Job Number:	



2 SIDE (NORTH WEST) ELEVATION  
A2-01 SCALE: 1/4" = 1'-0"



1 BACK (NORTHEAST) ELEVATION  
A2-01 SCALE: 1/4" = 1'-0"



General Notes:

ISSUES:	DATE:
BZA	o 01-03-24
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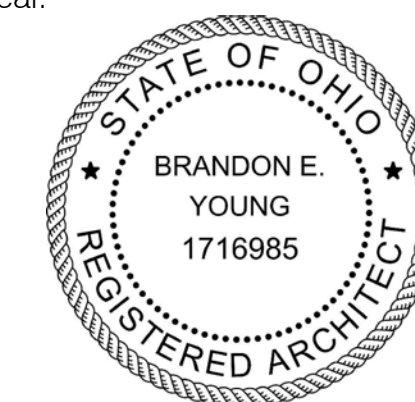
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Lakewood, OH 44107  
www.youngdesignstudio.com  
p. 216.616.9212  
Architecture | Interiors | Urban Design

**Ross-Dasch Residence**  
1047 Kirtland Ln  
Lakewood, Ohio 44107

Drawing Title:  
**EXTERIOR ELEVATIONS**

Drawn by: BEY/MBY	Date: 01-03-2024
Checked by:	Drawing Number:
Approved:	<b>A2-01</b>
Job Number:	

Seal:



General Notes:

ISSUES:	DATE:
BZA	o 01-03-24
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 p. 216.616.9212  
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Ross-Dasch Residence

1047 Kirtland Ln  
Lakewood, Ohio 44107

Drawing Title:

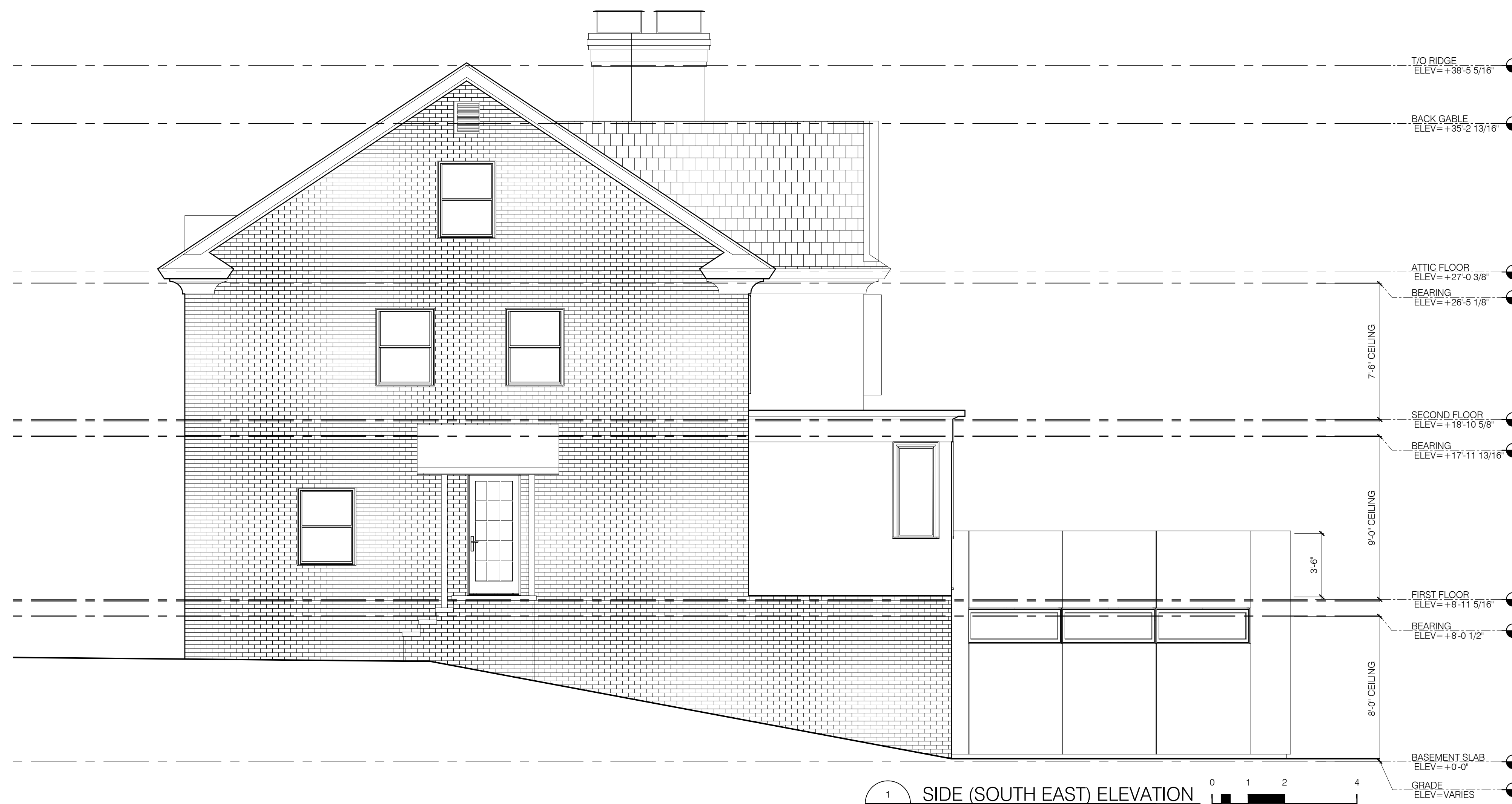
**EXTERIOR ELEVATIONS**

Drawn by: BEY/MBY Date: 01-03-2024

Checked by: Drawing Number:

Approved: **A2-02**

Job Number: File Name:



1 SIDE (SOUTH EAST) ELEVATION  
SCALE: 1/4" = 1'-0"



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STUDIO



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