

**AMENDED AGENDA  
BOARD OF ZONING APPEALS  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
JANUARY 19, 2023**

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

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

**Note: The December 15, 2022 meeting was canceled administratively as there was not a quorum.**

- 1. OATH: JEFFREY PIGOTT**
- 2. ROLL CALL**
- 3. APPROVE MINUTES OF THE NOVEMBER 17, 2022 MEETING**
- 4. ELECTION OF 2023 CHAIR AND VICE CHAIR**
- 5. OPENING REMARKS**

**OLD BUSINESS**

**RESIDENTIAL**

- 6. Docket No. 11-30-22  
1446 Cohassett Ave.**

Applicant Christina Schmitz of Schmitz Design Co, for property owners Brian and Jasmin Meisterics, proposes the demolition of an existing detached garage and the construction of a new, two-story detached garage on the site. The property is in the R1H, Single Family High-Density District. (Page 3)

- Variance 1: Request a variance to exceed the maximum permitted rear lot coverage for accessory structures. Permitted accessory rear lot coverage is 25% of the rear yard. In this instance, the rear yard is given as 2,550 square feet, the proposed accessory structure is 720 sq feet or 28.2%. Request a variance to exceed permitted rear lot coverage by 82 square feet to build a 720-square-foot garage as proposed. Pursuant to section 1121.09(c) Maximum Lot Coverage (Ord. 91-95. Passed 10-7-1996.)

**NEW BUSINESS**

**RESIDENTIAL**

- 7. Docket No. 12-32-22  
1655 Roosevelt Ave**

Applicant homeowner Christopher Walling proposes the construction of a new garage on the site of a previously demolished garage. The proposed garage has a calculated height of 19 feet, permitted maximum is 15 feet. The property is in the R1H, Single Family High-Density District. (Page 11)

- Variance 1: Request a variance to exceed the maximum permitted height of an accessory structure. The permitted accessory structure height is 15 feet calculated. The proposed garage height is calculated at 19 feet. Request a variance to exceed the permitted maximum height by 4 feet, as proposed. Pursuant to section 1121.05(b) Height Regulations (Ord. 91-95. Passed 10-7-1996.)

**8. Docket No. 01-01-23  
12903-05 Plover St.**

Applicant and property owner, Patricia Levstik proposes the construction of a small one-story addition onto the rear of the eastern unit of an existing side-by-side two-family home. The property is located in the R2, Single- and Two-Family District. (Page 23)

- Variance 1: Request a variance to construct an addition on the rear of the home which will reduce the size of the rear yard to 32 feet, which is less than the required minimum of 40 feet. Request a variance to reduce the size of the rear yard by 8 feet as proposed. Pursuant to section 1123.07 Minimum Yard Requirements (Ord. 91-95. Passed 10-7-1996.)

**COMMERCIAL**

**9. Docket No. 12-31-22  
12800 Madison Ave.  
Winwood Properties**

Applicant James Ptacek of Larsen Architects, for property owner Winwood Properties, proposes the conversion of the third-floor attic space in an existing multi-family building to an apartment with a small unroofed patio deck on the existing rear two-story addition. The property is located in the C2, Commercial Retail District. (Page 28)

- Variance 1: Request a variance to exceed the allowable height for an unroofed patio deck. The maximum permitted height for an unroofed patio deck is 42 inches, as the proposed unroofed patio deck will be at a maximum height of 23 feet. The deck will be constructed within the existing footprint of the structure, and the area of the deck will be approx. 112 sq. ft. Request a variance to exceed the maximum allowable height of an unroofed patio deck by 234 inches above the permitted 42 inches, as proposed. Pursuant to section 1127.03(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.: 11-30-22**

**Reference No.: BZA22-000051**

**Applicant Name: Christina Schmitz of Schmitz Design Co.**

**Project Address: 1446 Cohasset Ave.**

**Project Name:**

**Proposal: The demolition of an existing detached garage and the construction of a new two-story detached garage. The property is in the R1H, Single Family High-Density District.**

Brian Meisterics

# Two-Car Detached Garage

1446 Cohasset Ave.  
Lakewood, Ohio 44107

Lakewood BZA

11.30.2022



## ABBREVIATIONS

ADA	UL A117.1 2009 STANDARDS	N.I.C.	NOT IN CONTRACT
AFF	ABOVE FINISH FLOOR	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
ALUM	ALUMINUM		
B/	BOTTOM OF	O/	OVER
BD	BOARD	OC	ON CENTER
BLDG	BUILDING	OBC	OHIO BUILDING CODE
BOTT	BOTTOM	OL	OCCUPANT LOAD
		OPP	OPPOSITE
C.O.	CLEANOUT	PT	PRESSURE TREATED
CFM	CUBIC FEET PER MINUTE	PERF	PERFORATED
CLG	CEILING	PLAM	PLASTIC LAMINATE
CLR	CLEAR	PLYWD	PLYWOOD
CMU	CONCRETE MASONRY UNIT	PR	PAIR
CONC	CONCRETE	PTD	PAINTED
CONT	CONTINUOUS	PVC	POLYVINYL CHLORIDE
CPT	CARPET		
D.S.	DOWNSPOUT	R.O.	ROUGH OPENING
DEMO	DEMOLITION/DEMOLISH	REF	REFERENCE
DIA	DIAMETER	REQ'D	REQUIRED
DN	DOWN	RH	RIGHT HAND
DWG	DRAWING	RM	ROOM
		RR	RESTROOM
(E)	EXISTING	RTU	ROOF TOP UNIT
ETR	EXISTING TO REMAIN		
EA	EACH	S.B.O.	SUPPLIED BY OWNER
ELEV	ELEVATION	SAN	SANITARY
EQ	EQUAL	SCHED	SCHEDULE
EXIST	EXISTING	SF	SQUARE FOOT
EXT	EXTERIOR	SIM	SIMILAR
		SSTL	STAINLESS STEEL
FD	FLOOR DRAIN	STL	STEEL
FE	FIRE EXTINGUISHER	STRUCT	STRUCTURE/ STRUCTURAL
FFE	FINISH FLOOR ELEVATION		
FRP	FIBERGLASS REINFORCED PLASTIC	T/	TOP OF
FRT	FIRE RETARDANT TREATED	TYP	TYPICAL
FT	FEET/FOOT		
FTG	FOOTING	UL	UNDERWRITERS LABORATORIES
		UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	V	VOLT
GALV	GALVANIZED	V.I.F.	VERIFY IN FIELD
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER	VTR	VENT THROUGH ROOF
GWB	GYPSONUM WALL BOARD		
GYP	GYPSONUM	W	WIDE
		W/	WITH
HM	HOLLOW METAL	WD	WOOD
HSS	HOLLOW STEEL SECTION	WWF	WELDED WIRE FABRIC
IECC	INTERNATIONAL ENERGY CONSERVATION CODE	@	AT
LAV	LAVATORY	∅	CENTERLINE
LH	LEFT HAND		DIAMETER
LVL	LAMINATED VENEER LUMBER		
M.O.	MASONRY OPENING		
MASY	MASONRY		
MAX	MAXIMUM		
MECH	MECHANICAL		
MEP	MECHANICAL, ELECTRICAL, & PLUMBING		
MFR	MANUFACTURER		
MGYP	MOISTURE RESISTANT GYPSONUM BOARD		
MIN	MINIMUM		
MTL	METAL		

## GENERAL PROJECT NOTES

- The work shall conform to all applicable local, state, and national codes.
- Field verify existing conditions prior to performing any demolition, fabrication, or construction work.
- Contractor shall review and become familiar with all existing conditions prior to commencing work. Any conditions not documented on these drawings or observed to be different than those shown on these drawings are to be reported to the architect and owner prior to commencing the work. Contractor shall submit all not already submitted permit documents, qualifications, etc. and be responsible for all fees associated with permits, utility extensions, tap-inspections, etc. The contractor is responsible for obtaining the permits, and all associated permit and inspection costs / fees.
- If a discrepancy or conflict between code requirements, drawing details, specifications, engineering data, manufacturer's recommendations, existing conditions, or owner provided information becomes known to the contractor, they shall promptly report it to the architect/engineer and owner for corrective action.
- Contractor and sub-contractors shall determine erection procedures and sequencing and provide all required shoring and bracing as needed to complete the work. It is the sole responsibility of the contractor and sub-contractors to initiate, maintain, and supervise all safety requirements, precautions, and programs in connection with the work.
- Written dimensions take precedence over scaled dimensions.
- Before any work is started, all boundary lines shall be marked at their intersections with permanent markers and setbacks shall be checked for conformance.

## DRAWING INDEX

A0.0	Title Sheet
A0.1	General Notes
A1.0	Floor Plans
A2.0	Exterior Elevations
A3.0	Building Section
A4.0	Framing Plans
A5.0	Electrical Plans

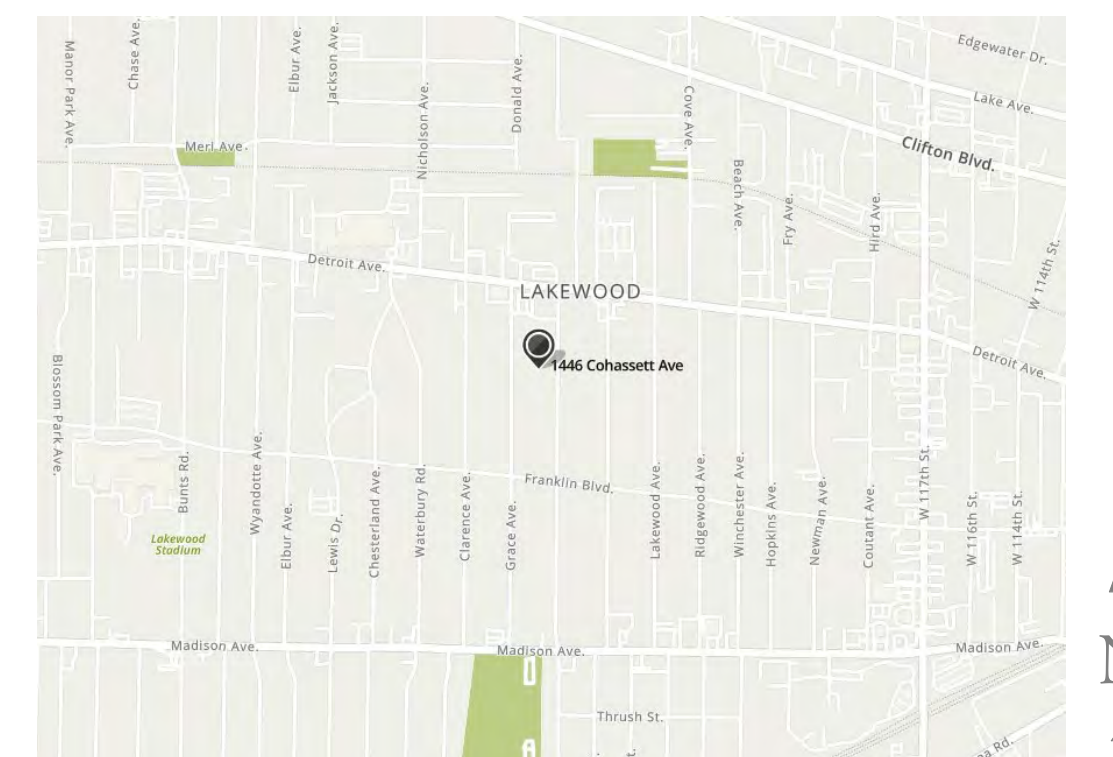
## CODE COMPLIANCE

<b>Applicable Codes:</b>	2019 Residential Code of Ohio (RCO)
	2017 Ohio Plumbing Code (OPC)
	2017 Ohio Mechanical Code (OMC)
	2017 National Electric Code (NEC)
	Local Building and Zoning Ordinances

**General Project Scope:** New detached 2 car garage with loft

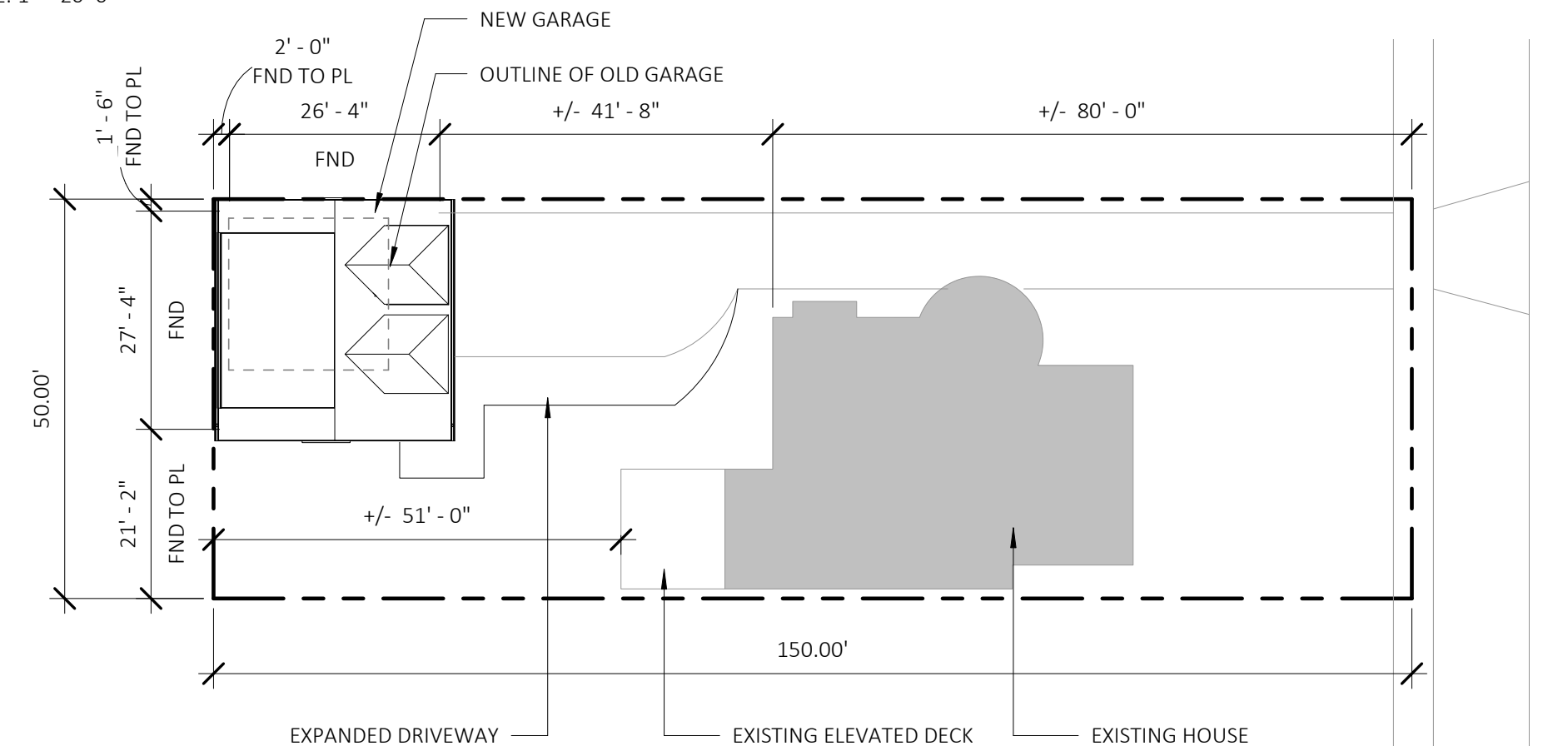
<b>Design Criteria:</b>	
Ground snow load	20 psf (RCO 301.2(6))
Wind design speed	115 mph (RCO 301.2(1))
Seismic design category	A (RCO 301.2(2))
Winter design temp	5° (RCO 301.2(1)e)
Ice barrier underlayment Required	(RCO 301.2(1))
Flood hazard	N/A
Air freezing index	1500 (RCO 403.3(2))
<b>Dead load</b>	
Floor Construction	12 psf
Roof Construction	15 psf
Exterior Stud Wall Construction	Vinyl Siding
Interior Wall Construction	12 psf
Gypsum Board	8 psf
<b>Live load (RCO 301.5)</b>	
Rooms other than sleeping rooms	40 psf
Passenger vehicle garages	50 psf
Stairs	40 psf
<b>Min roof live load (RCO 301.6)</b>	
4-12 pitch to < 12:12 pitch	16 psf
<b>Allowable Deflection (RCO 301.7)</b>	
Interior Walls and Partitions	H/180
Floors	L/360
Gypsum Ceilings	L/240
All other structural members	L/240
Exterior walls	H/180

## LOCATION MAP



## SITE PLAN

SCALE: 1" = 20'-0"



## ZONING INFORMATION:

Parcel No: 315-07-058  
Year Built: 1906  
District: R1H - Residential, Single Family (High Density)

Accessory Structures:  
Area: Shall not exceed 480 SF or 25% of the rear yard area, whichever is greater.  
Height: 15' above grade.  
Setbacks: 18" min. from any lot line.

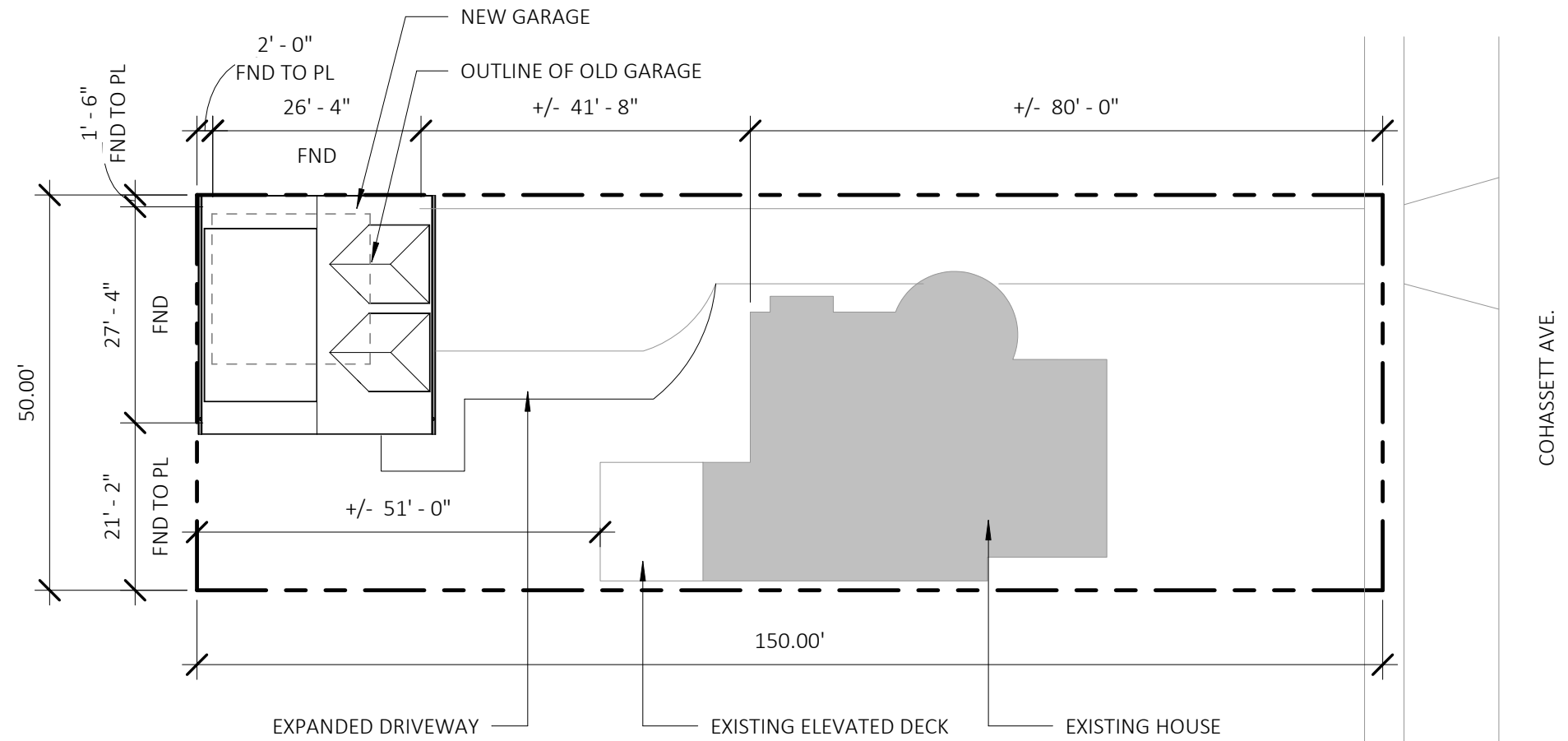
NOT FOR  
CONSTRUCTION

11.30.2022 Lakewood BZA

Title Sheet

A0.0

Project Number: 2244



**ZONING INFORMATION:**

Parcel No: 315-07-058  
 Year Built: 1906  
 District: R1H - Residential, Single Family (High Density)

**Accessory Structures:**

Area: Shall not exceed 480 SF or 25% of the rear yard area, whichever is greater.  
 Height: 15' above grade.  
 Setbacks: 18" min. from any lot line.



**Architectural Site Plan**

Brian Meisterics - Two-Car Garage  
 1446 Cohasset Ave.  
 Lakewood, Ohio 44107



NOT FOR CONSTRUCTION

11.30.2022 Lakewood BZA

Floor Plans

A1.0

Project Number: 2244

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**FLOOR PLAN GENERAL NOTES**

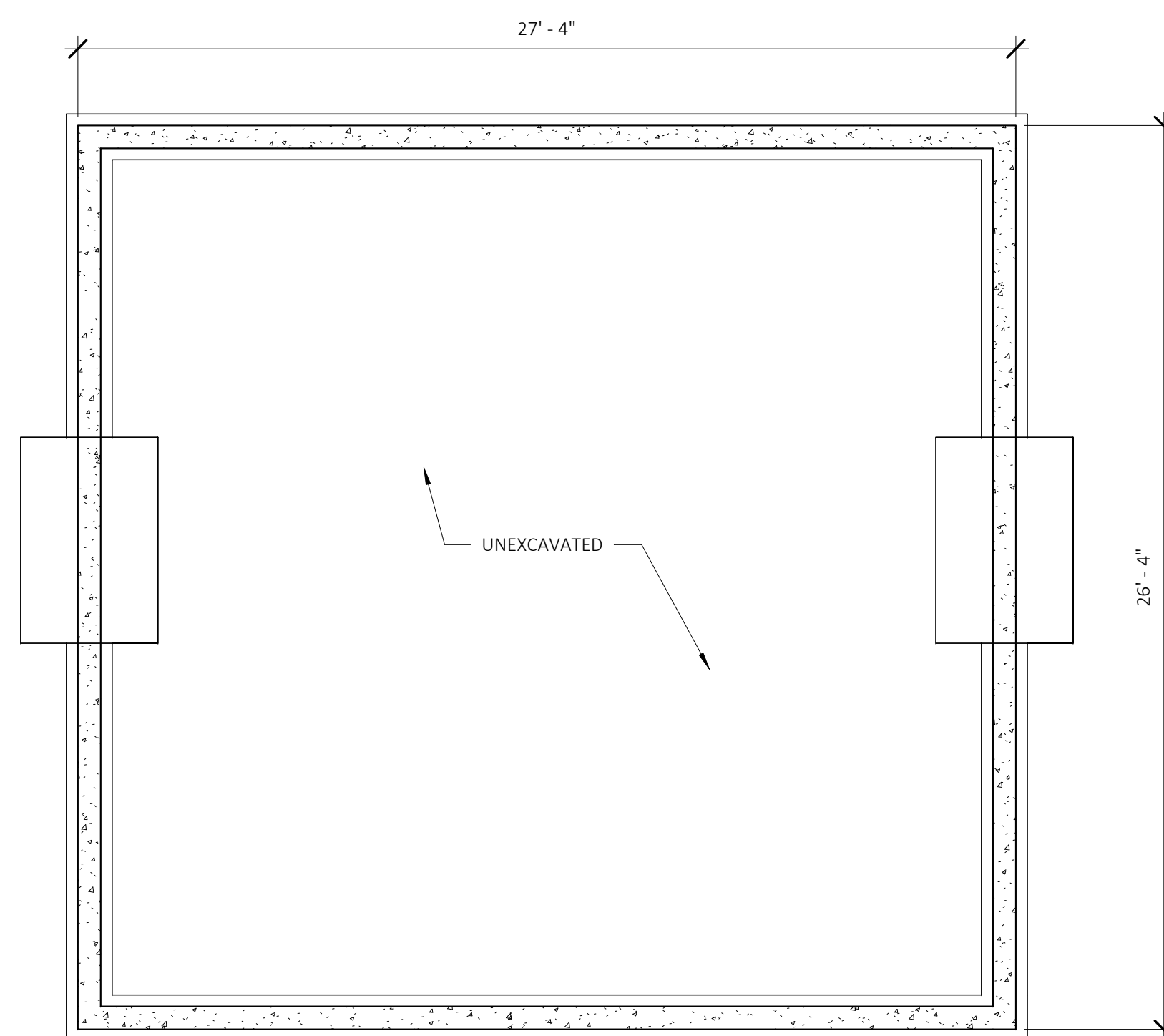
1. FIELD VERIFICATION OF ALL EXISTING CONDITIONS AND DIMENSIONS, INCLUDING FLOOR LEVEL HEIGHTS, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE FACE OF SHEATHING. ALL OTHER DIMENSIONS ARE TO FINISHED FACE U.N.O. ALL DIMENSIONS TO EXISTING CONSTRUCTION ARE TO BE VERIFIED IN THE FIELD BY CONTRACTOR.
3. INTERIOR WALL ASSEMBLIES SHALL CONSIST OF 1/2" GYP BD ON EA SIDE OF 2x4 WOOD FRAMING @ 16" OC, UNO.
4. FRAMING SIZES BASED OFF SPRUCE-PINE-FIR (SPF) GRADE #2 OR BETTER UNO.
5. FIELD VERIFY ALL RELEVANT DIMENSIONS AND CONDITIONS PRIOR TO FABRICATION OF ANY SYSTEMS.
6. WALL BRACING SHALL BE CONSTRUCTED IN COMPLIANCE WITH RCO 602.10.
7. HVAC DESIGN PROVIDED BY OTHERS, SHOWN HERE FOR REFERENCE AND COORDINATION ONLY.
8. PROPERLY BRACE ALL FOUNDATION WALLS PRIOR TO BACKFILLING.
9. CONTRACTOR TO CONFIRM THE FOUNDATION HEIGHT IS AT LEAST 6" ABOVE FINISHED GRADE AT THE FULL PERIMETER OF THE STRUCTURE.

**FLOOR PLAN LEGEND**

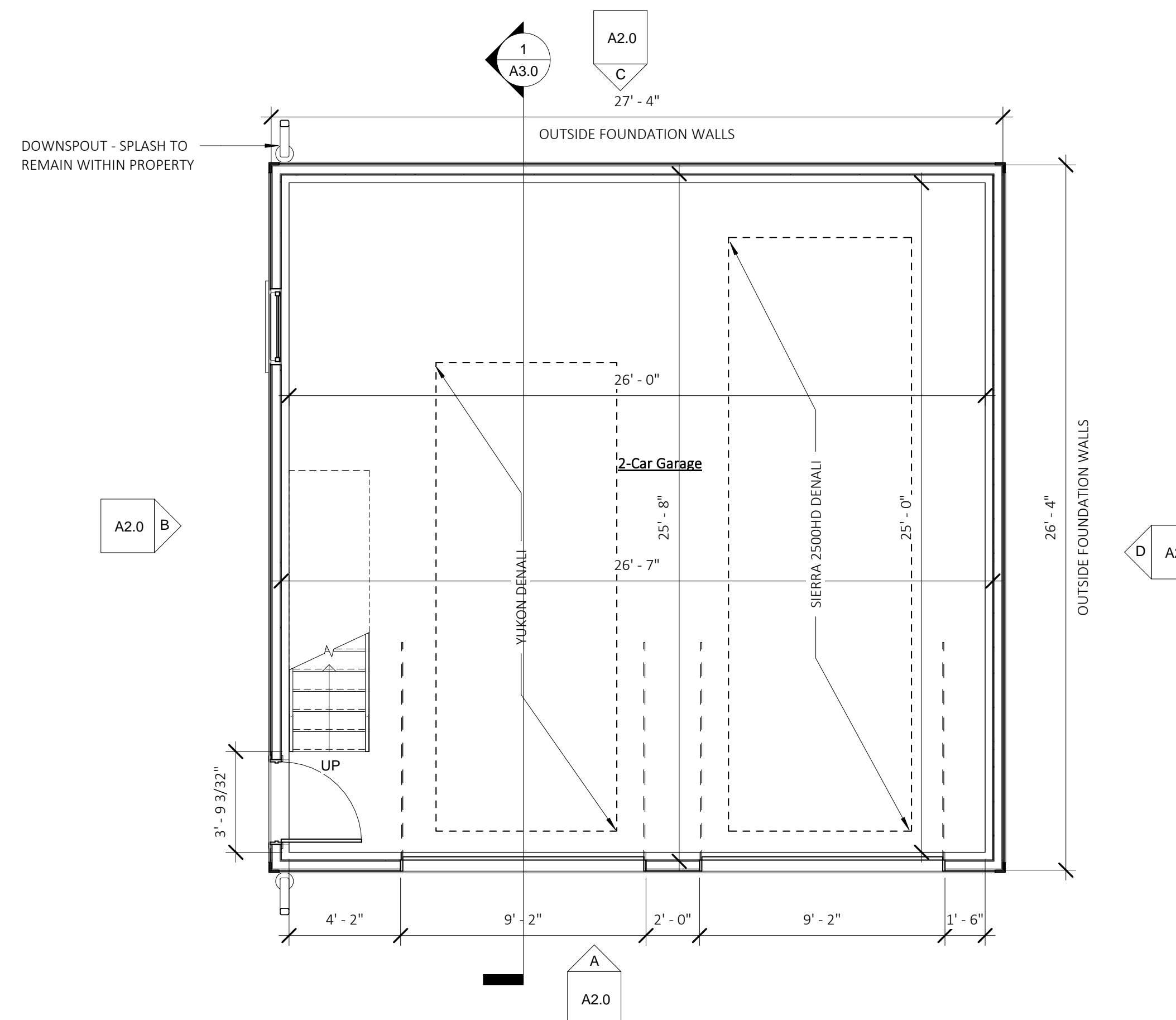
- EXISTING TO REMAIN
- NEW CONSTRUCTION

**ROOF PLAN GENERAL NOTES**

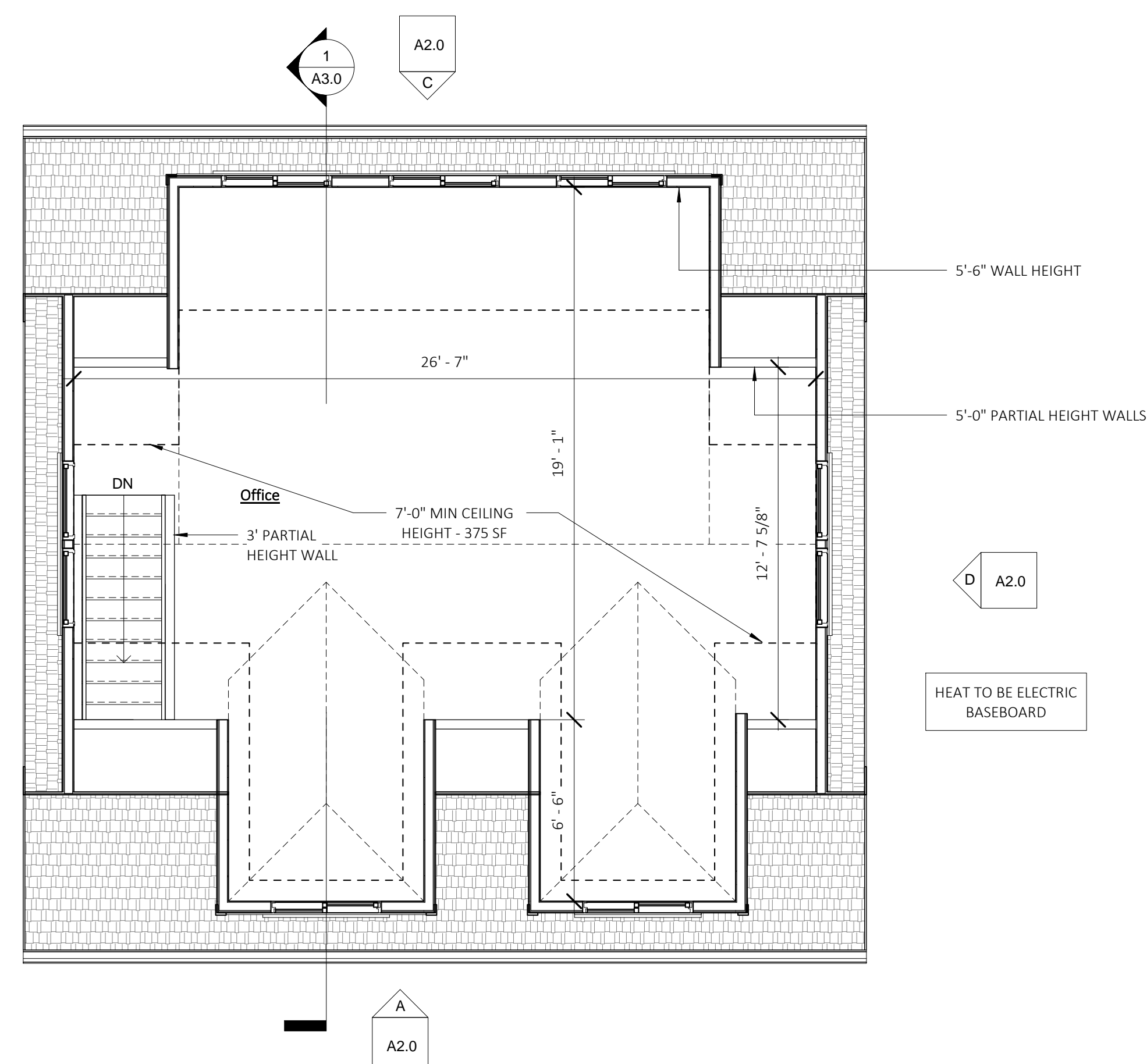
1. PROVIDE ICE GUARD ON ALL VALLEYS AND FOR 3' ON ALL EAVES.
2. WHERE ROOF PITCH IS LESS THAN 4:12, ICE GUARD SHALL BE CONTINUOUS UNDER ENTIRE ROOF AREA.



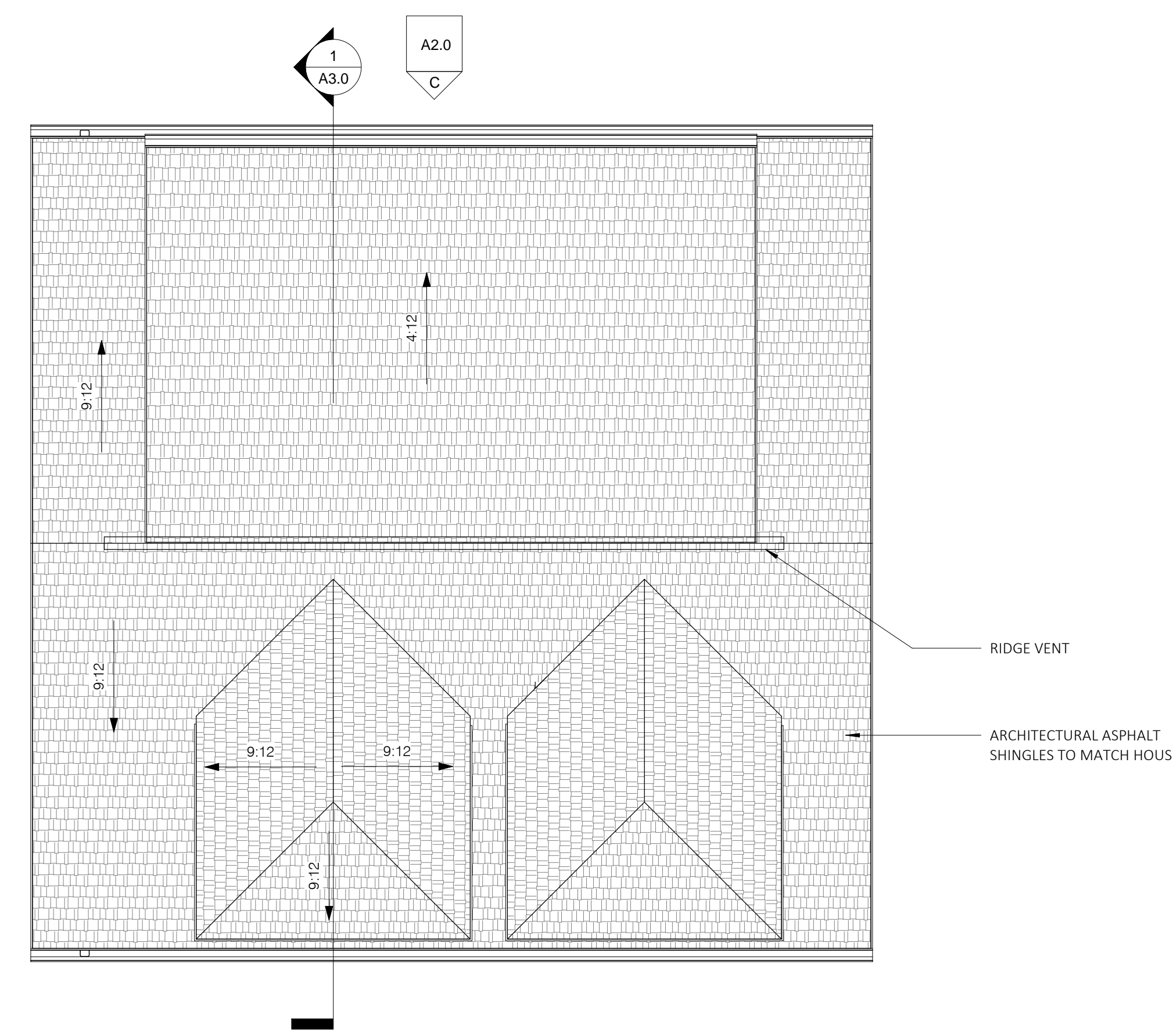
**A Foundation Plan**  
 1/4" = 1'-0"



**B Ground Level Plan**  
 1/4" = 1'-0"



**C Loft Plan**  
 1/4" = 1'-0"

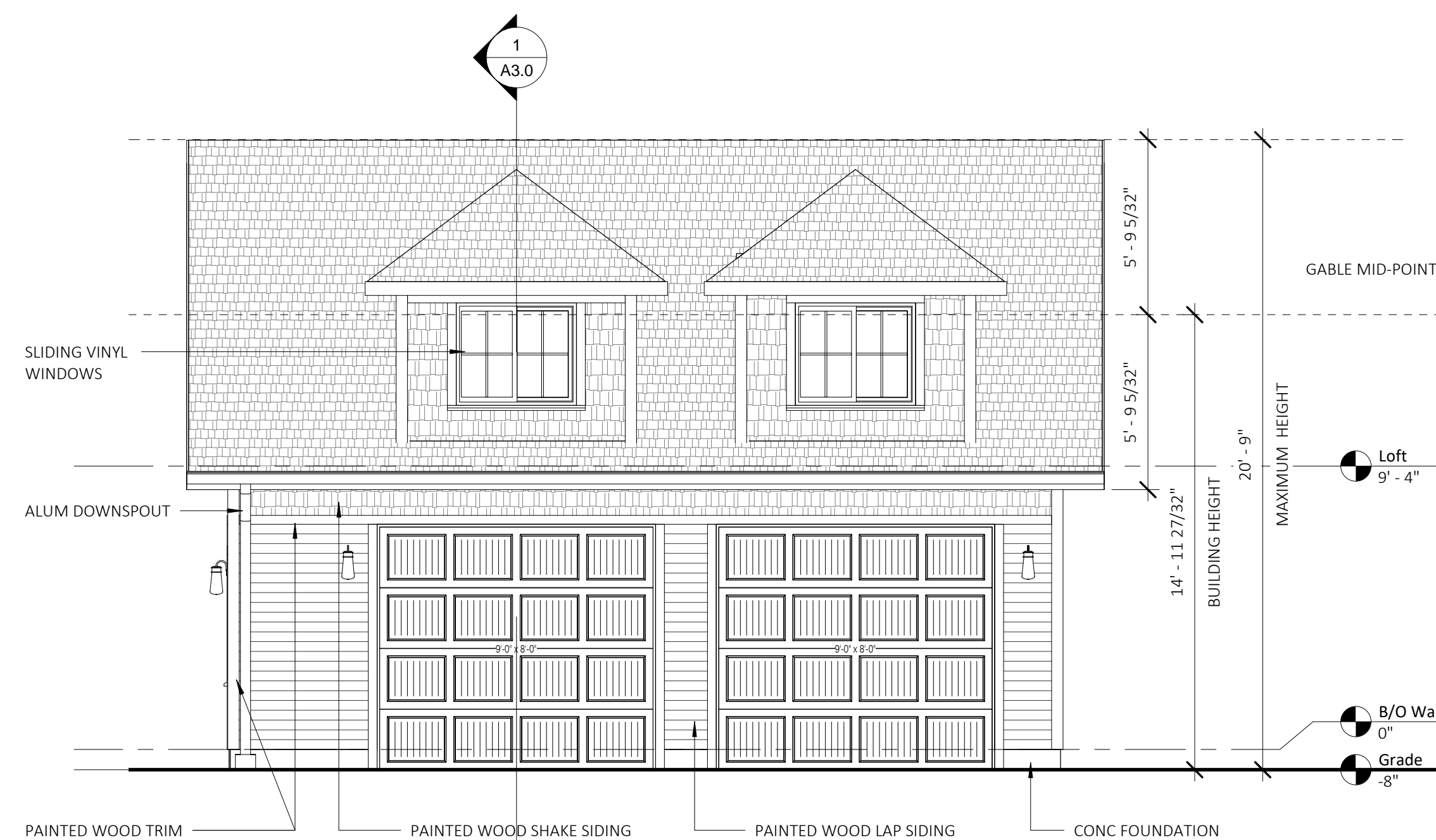


**D Roof Plan**  
 1/4" = 1'-0"



**EXTERIOR ELEVATION GENERAL NOTES**

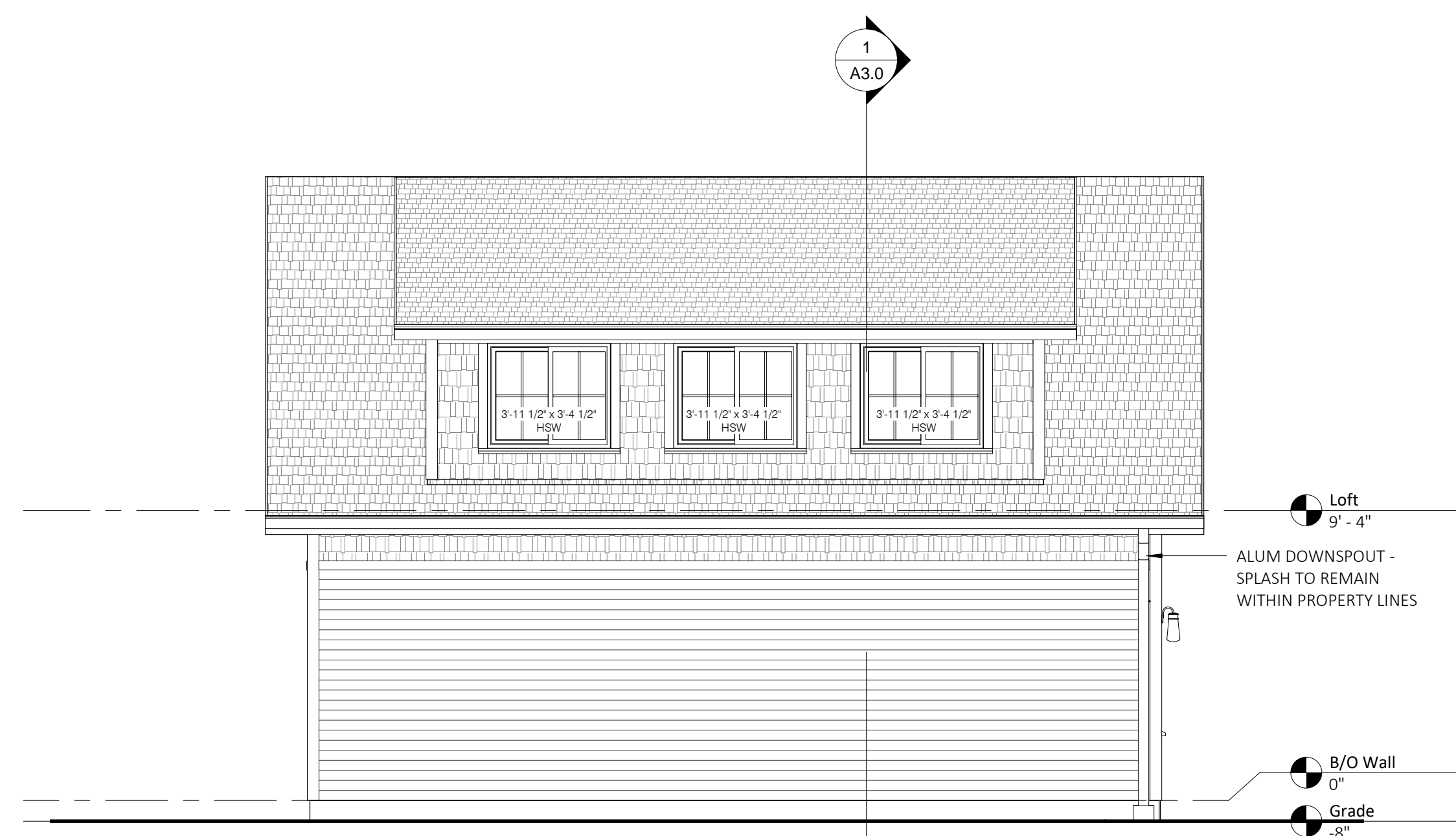
1. NEW VINYL SIDING, VINYL WINDOWS, AND ASPHALT SHINGLES TO MATCH EXISTING
2. (T) INDICATES TEMPERED GLASS



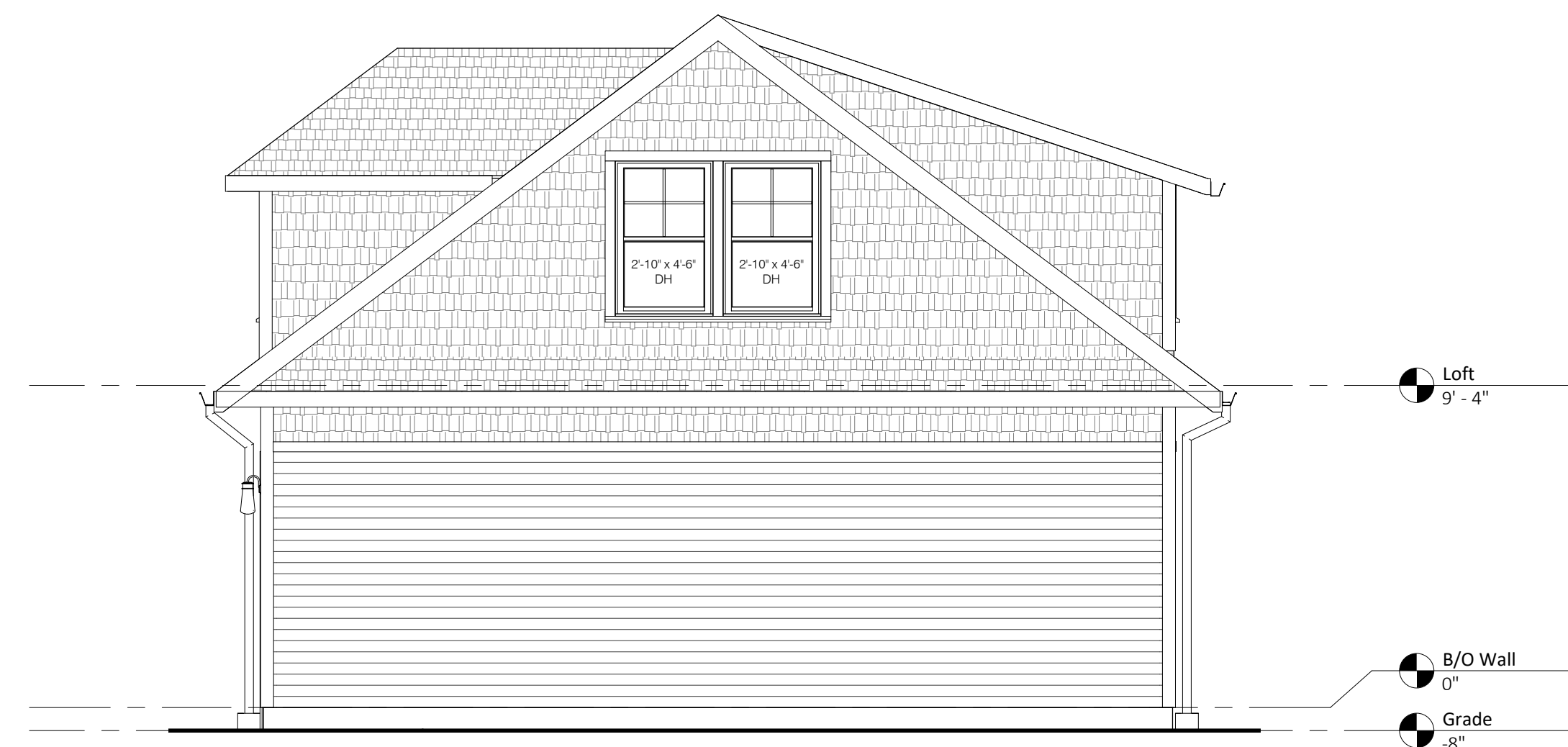
**A** East Elevation  
1/4" = 1'-0"



**B** South Elevation  
1/4" = 1'-0"



**C** West Elevation  
1/4" = 1'-0"



**D** North Elevation  
1/4" = 1'-0"

Brian Meisterics  
**Two-Car Detached Garage**  
1446 Cohasset Ave.  
Lakewood, Ohio 44107

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CONSTRUCTION

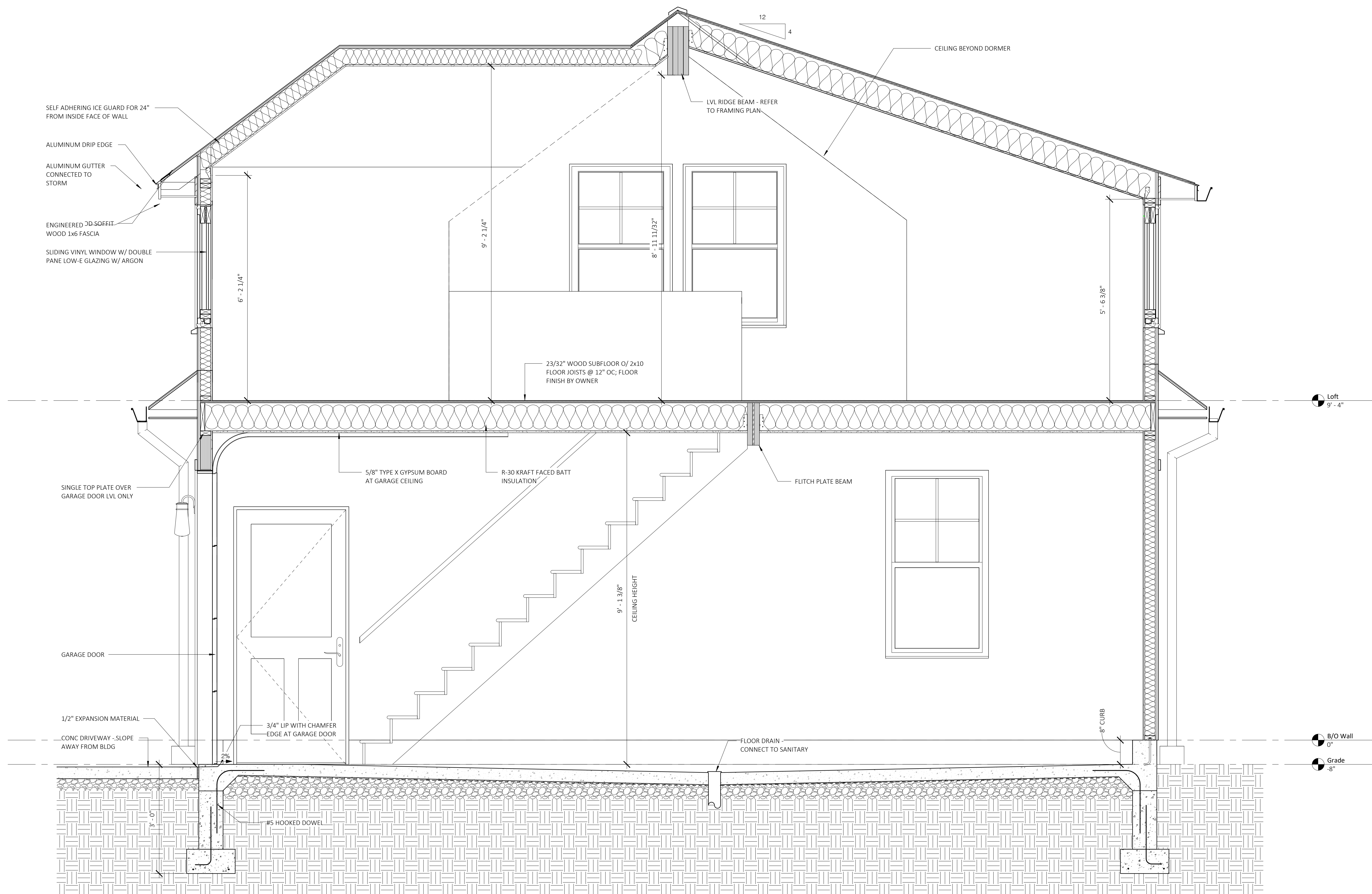
11.30.2022 Lakewood BZA

Exterior  
Elevations

**A2.0**

Project Number: 2244

Brian Meisterics  
**Two-Car Detached Garage**  
1446 Cohasset Ave.  
Lakewood, Ohio 44107



1 Building Section  
3/4" = 1'-0"

NOT FOR  
CONSTRUCTION

11.30.2022 Lakewood BZA

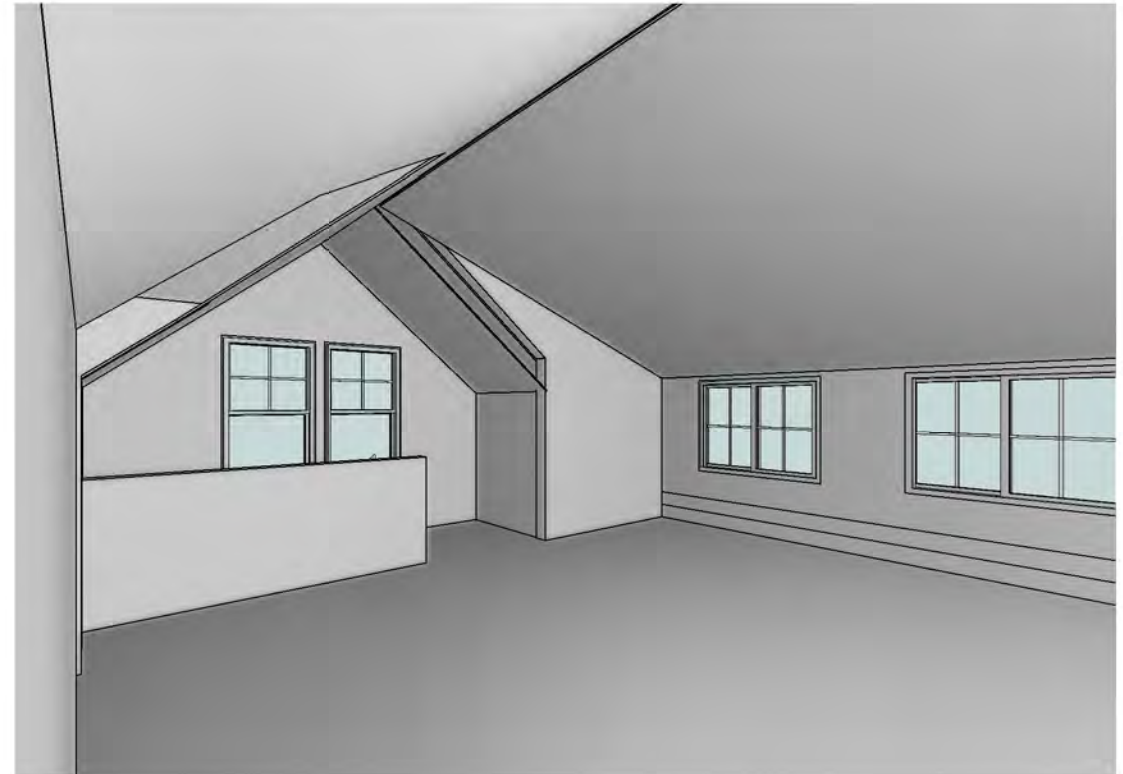
Building Section

A3.0

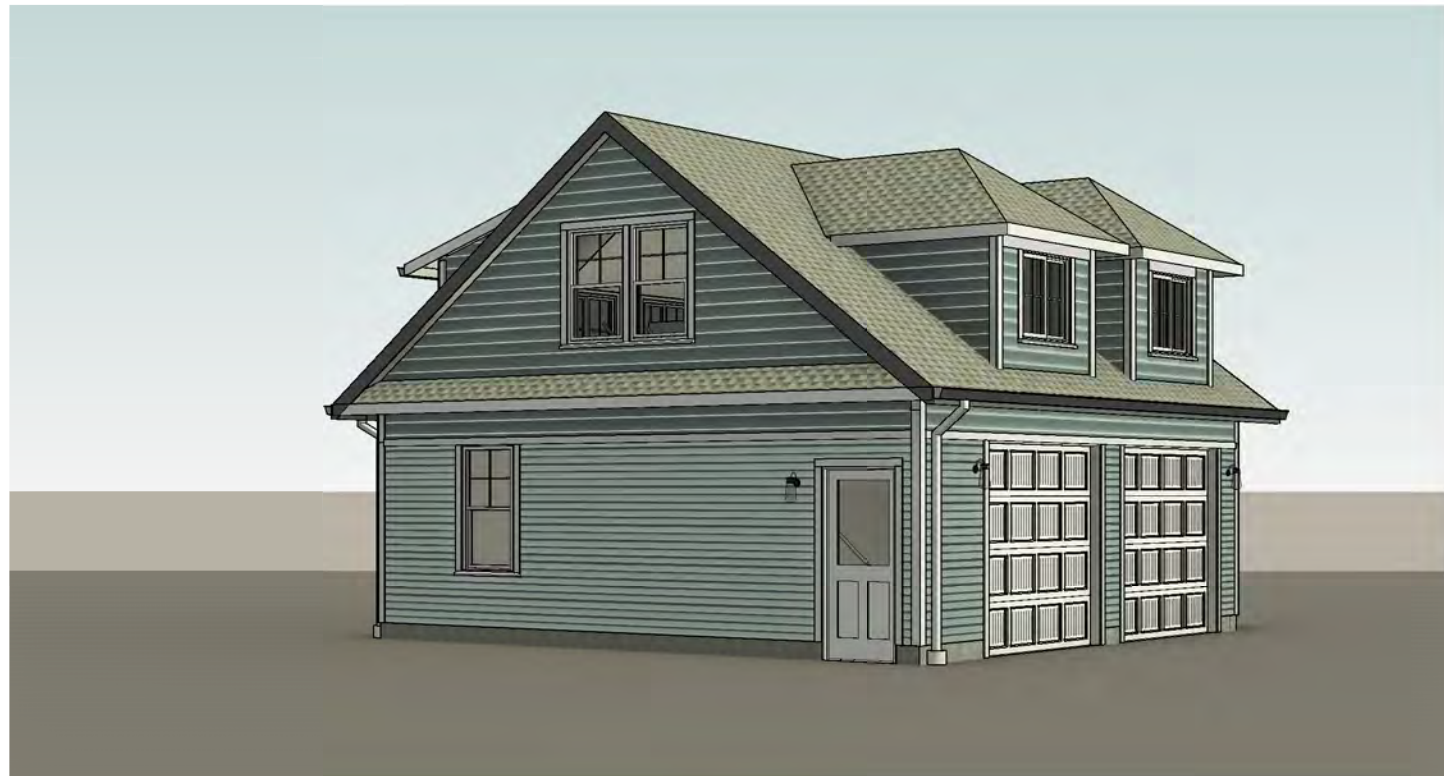
Project Number: 2244



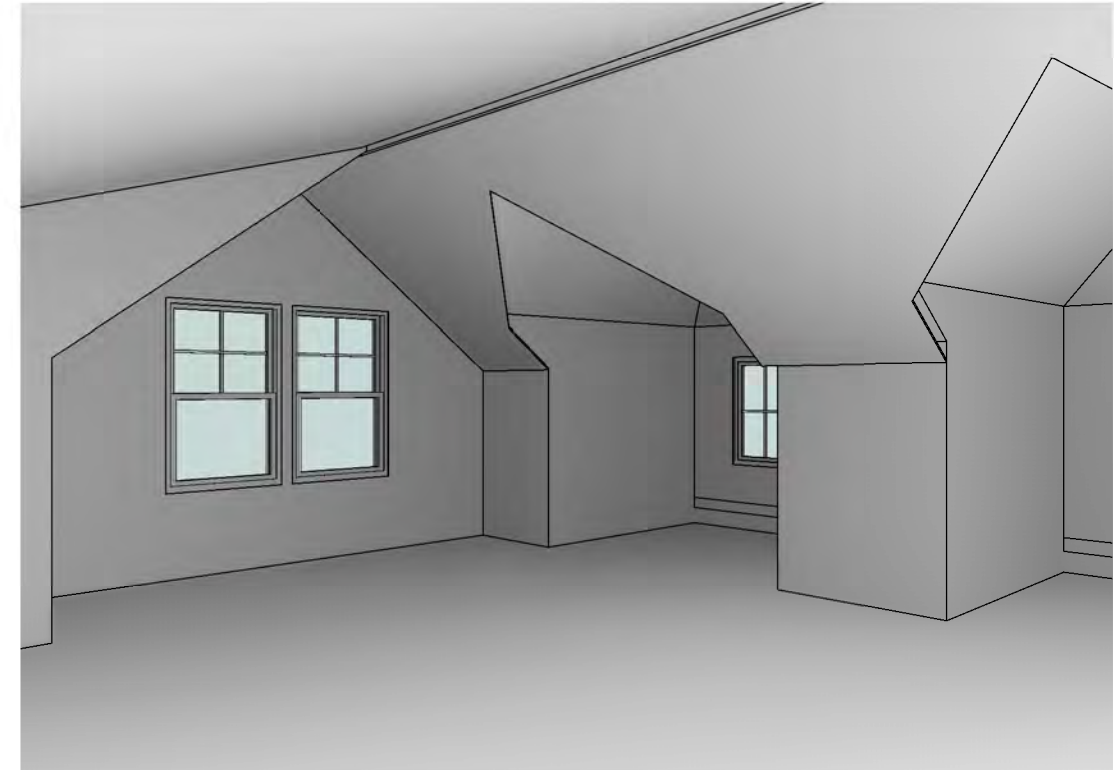
A Exterior Color



C Interior View Loft



B Exterior Color 2



D Interior Loft View 2

### 3D Views

Brian Meisterics - Two-Car Detached Garage  
1446 Cohasset Ave.  
Lakewood, Ohio 44107



## Existing Conditions

Brian Meisterics - Two-Car Detached Garage  
1446 Cohasset Ave.  
Lakewood, Ohio 44107



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## **Application Cover Page**

**Docket No.: 12-32-22**

**Reference No.: BZA22-000052**

**Applicant Name: Christopher Walling**

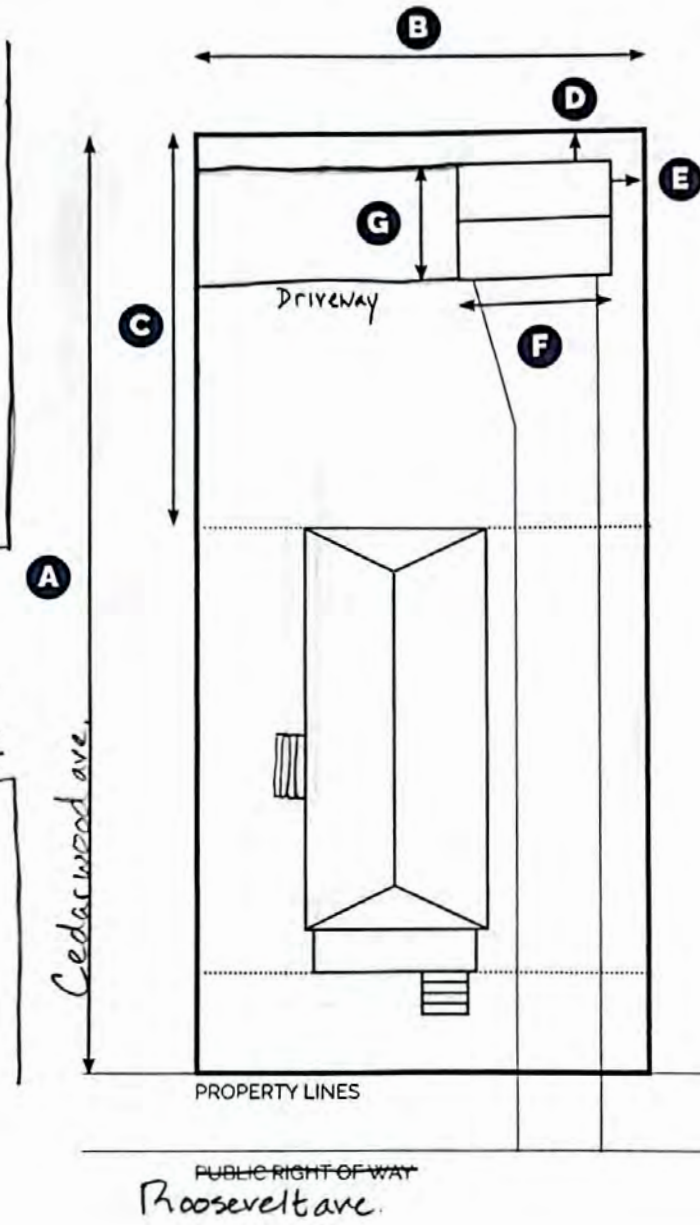
**Project Address: 1655 Roosevelt Ave.**

**Project Name:**

**Proposal: The construction of a new garage on the previously demolished garage site. The proposed garage has a calculated height of 19 feet, permitted maximum is 15 feet. The property is in the R1H, Single Family High-Density District.**

# DETACHED GARAGE PLACEMENT PLACEMENT WORKSHEET

PROPERTY ADDRESS: 11655 Roosevelt ave, Lakewood, OH. 44107



### DETACHED GARAGE (IN FEET)

<b>A</b>	LOT DEPTH	115'
<b>B</b>	LOT WIDTH	40'
<b>C</b>	REAR YARD <del>DEPTH</del> <sup>WIDTH</sup>	45'6"
<b>D</b>	<del>REAR</del> <sup>SIDE</sup> SETBACK	3'
<b>E</b>	<del>REAR</del> <sup>REAR</sup> SETBACK	18"
<b>F</b>	<del>DEPTH</del> <sup>DEPTH</sup>	20'
<b>G</b>	<del>WIDTH</del> <sup>WIDTH</sup>	24'
<b>-</b>	GARAGE AREA (WIDTH X DEPTH)	480 SF

### DRIVE WAY

REPLACEMENT	Y / <input type="radio"/> N
DRAIN	Y / <input type="radio"/> N

## SITE PLAN







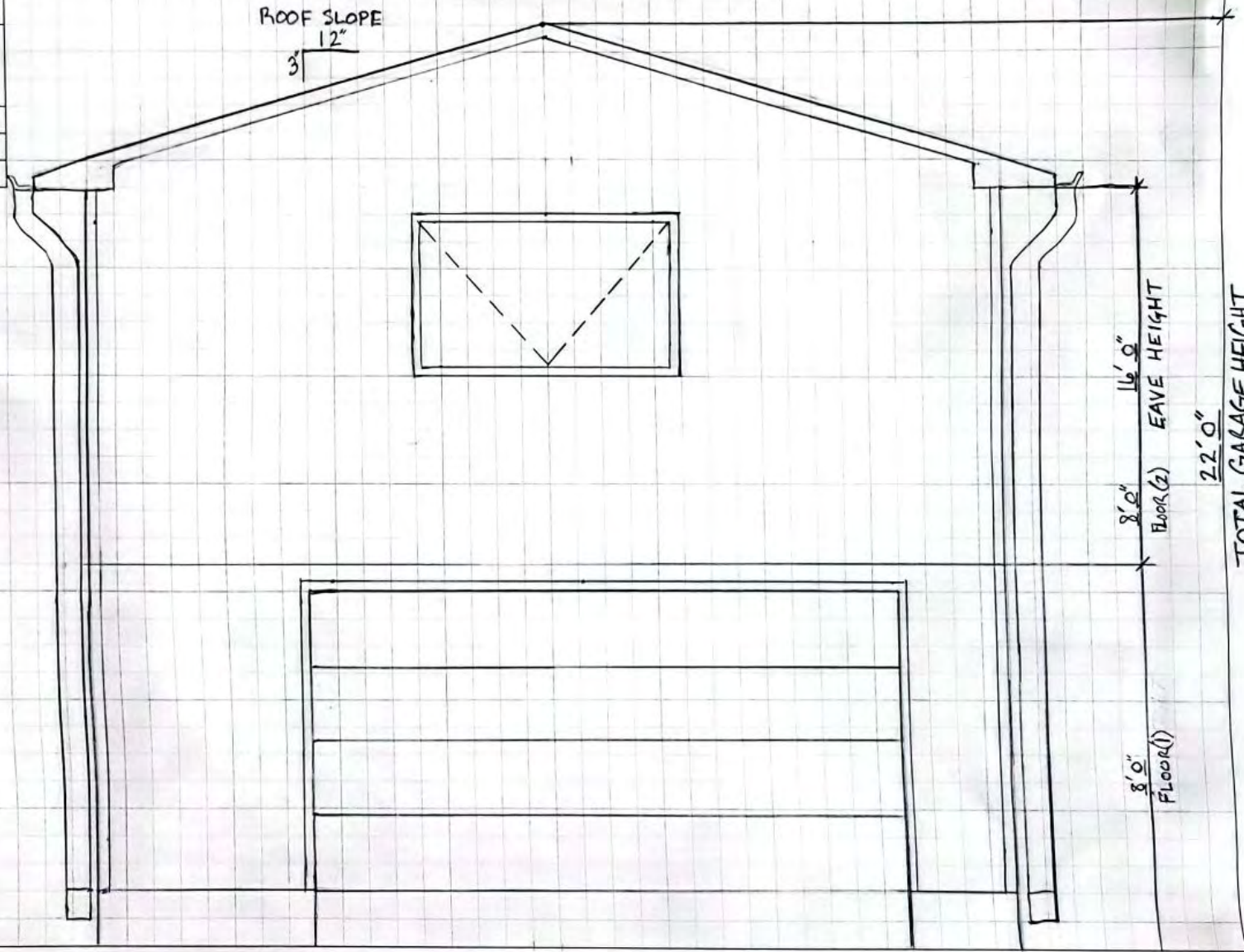


THE CONTRACTOR OF CHOICE®

Date	
Project	
Item of Work	3/12 Pitch Roof, TARCO WINDOW 32" X 24" AWNING VINYL
Needed By	
Completed By	
Cell Phone #	

WINDOW = 32" X 24" AWNING  
 GARAGE DOOR = 16' X 7'  
 FRONTAGE = 24' WIDE

# FRONT ELEVATION

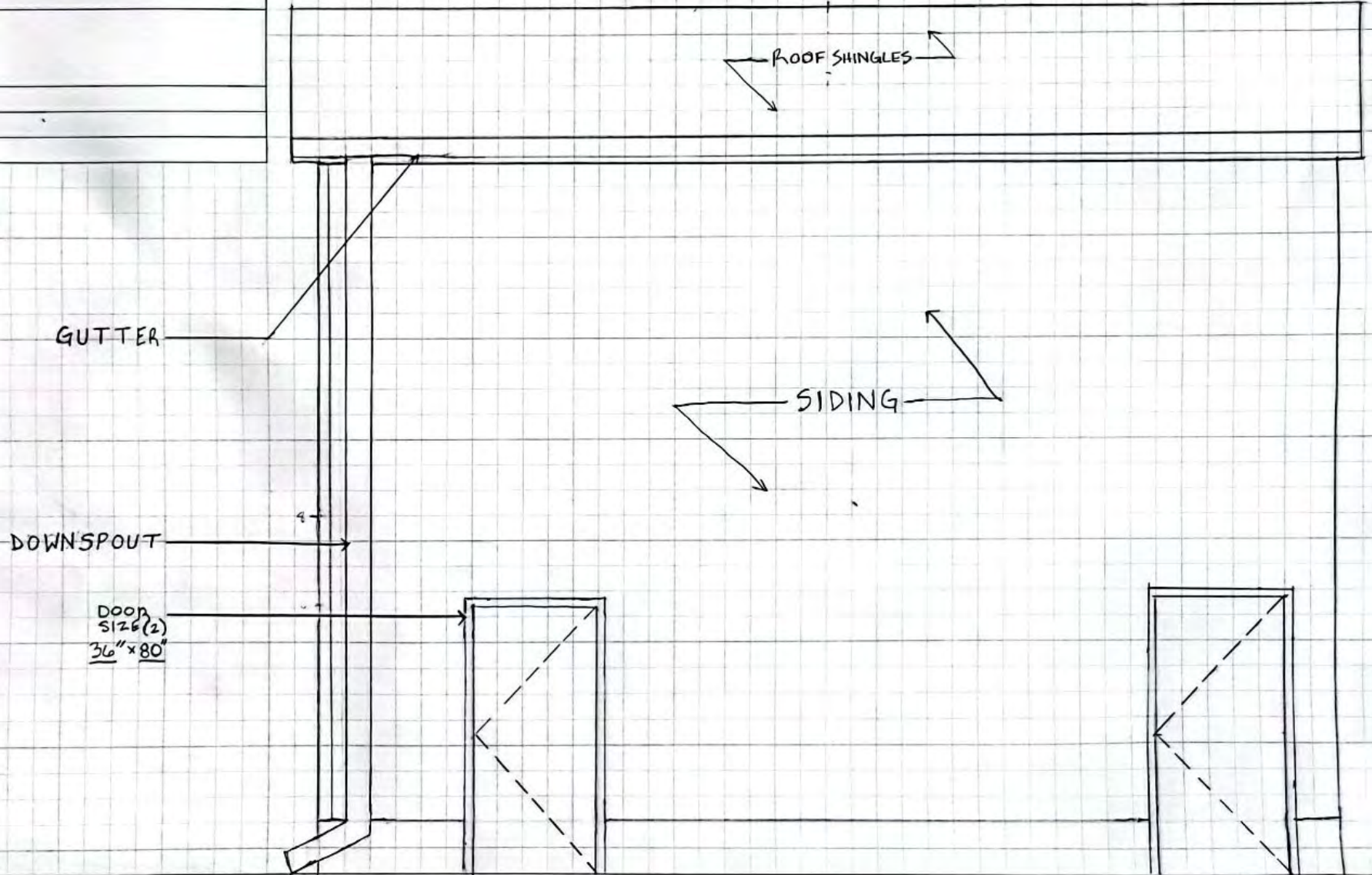




THE CONTRACTOR OF CHOICE

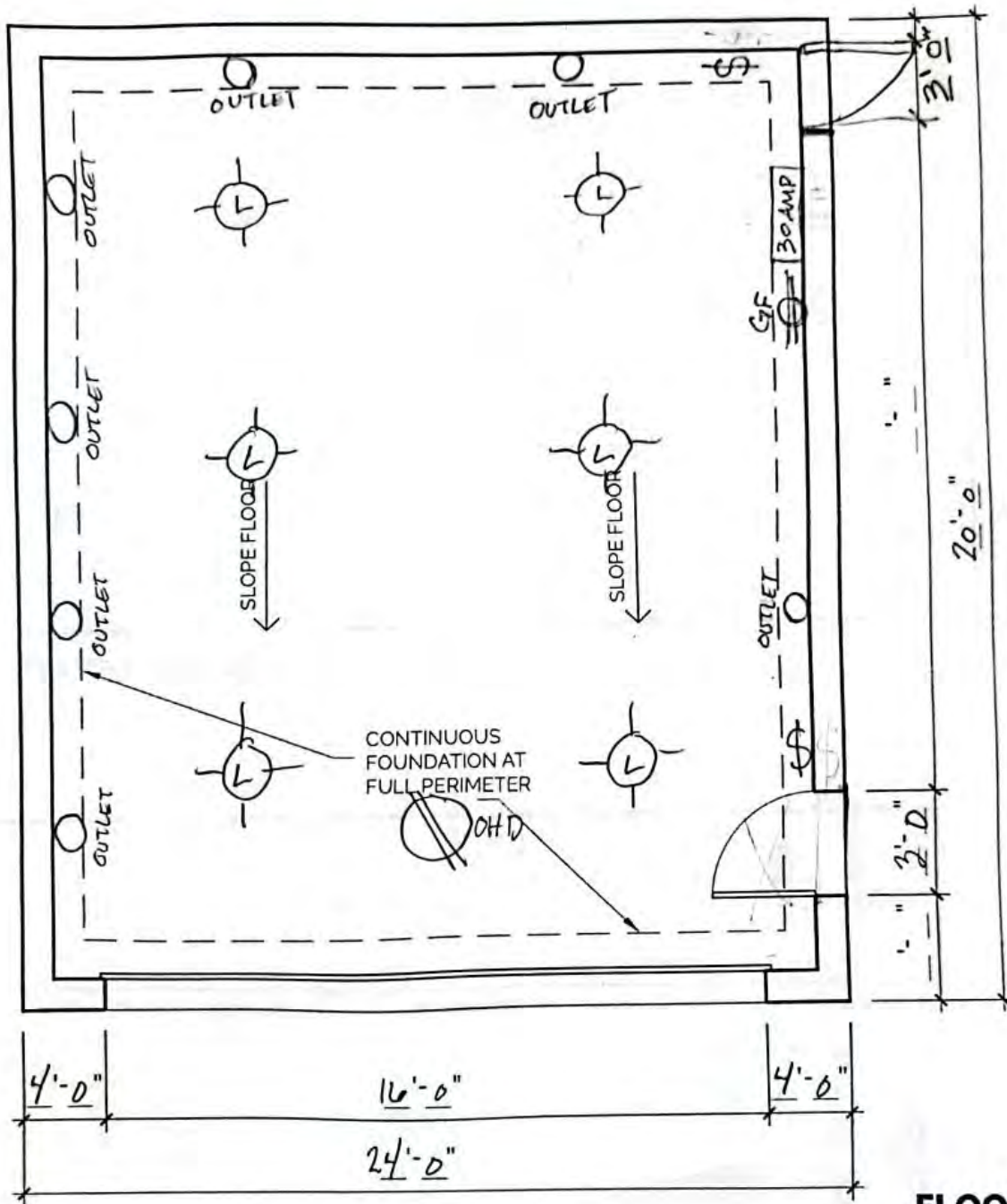
# LEFTSIDE ELEVATION

Date	
Project	
Item of Work	
Needed By	
Completed By	
Cell Phone #	



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

PROPERTY ADDRESS: 1655 Roosevelt ave, Lakewood, OH, 44107



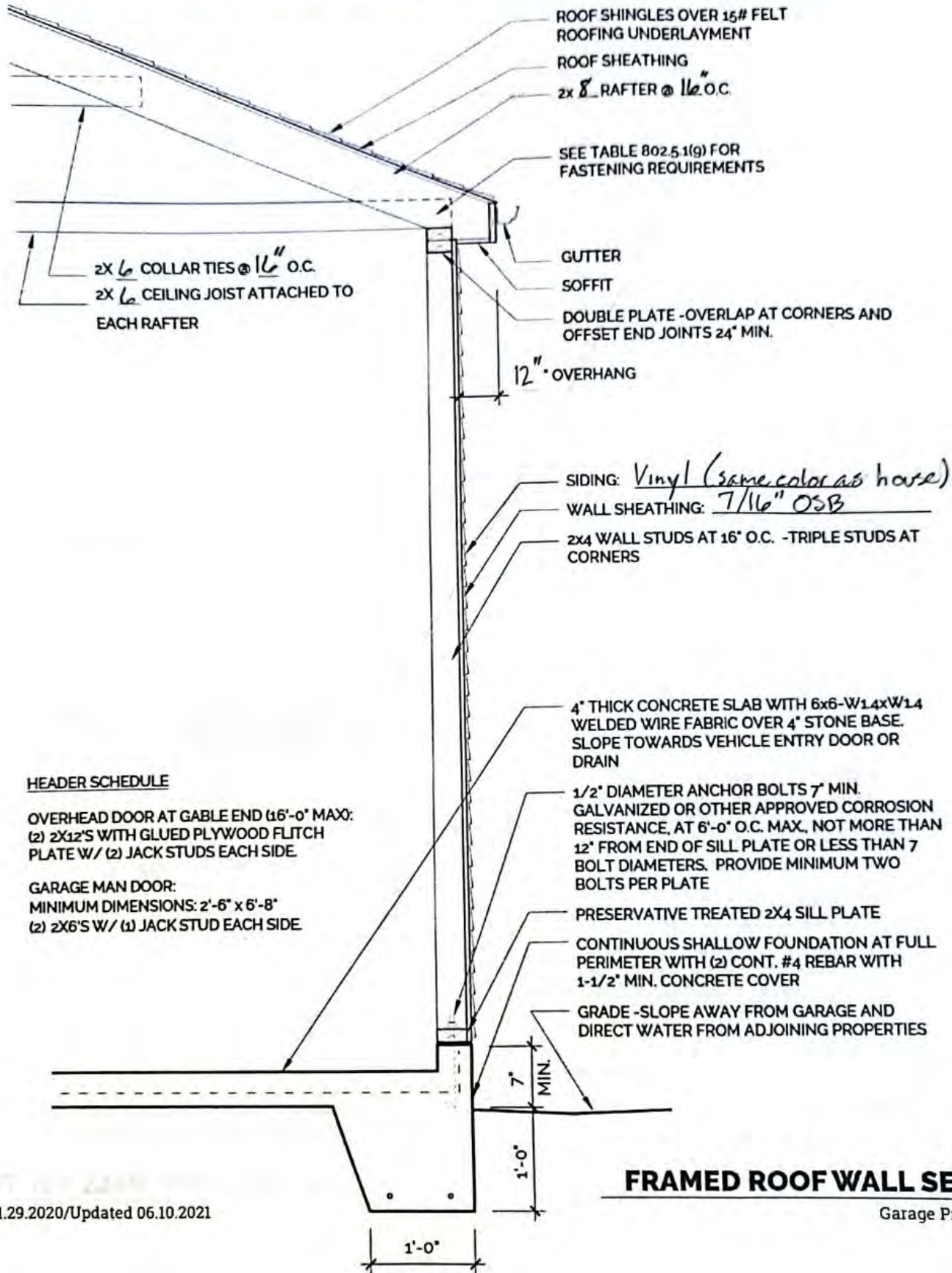
**FLOOR PLAN**

**ELECTRICAL SYMBOL LEGEND**

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

# DETACHED GARAGE PROTOTYPE SECTIONS

PROPERTY ADDRESS: 1655 Roosevelt



**HEADER SCHEDULE**

OVERHEAD DOOR AT GABLE END (16'-0" MAX):  
 (2) 2x12'S WITH GLUED PLYWOOD FLITCH PLATE W/ (2) JACK STUDS EACH SIDE.

GARAGE MAN DOOR:  
 MINIMUM DIMENSIONS: 2'-6" x 6'-8"  
 (2) 2x6'S W/ (1) JACK STUD EACH SIDE.

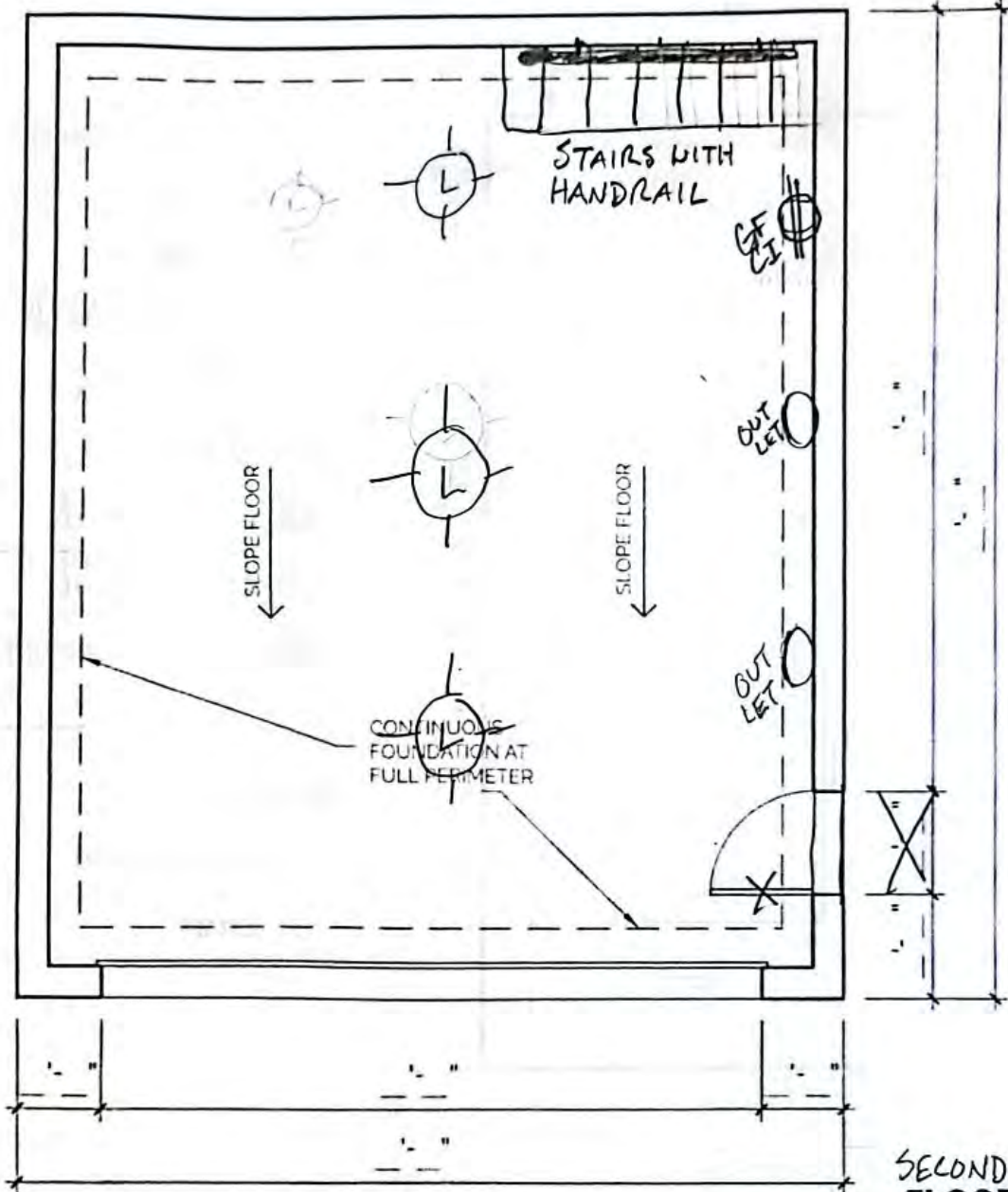
**FRAMED ROOF WALL SECTION**

Garage Prototype - 1

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

PROPERTY ADDRESS: 11655 Roosevelt ave, Lakewood, OH 44107

SECOND  
 FLOOR



SECOND FLOOR  
 FLOOR PLAN

**ELECTRICAL SYMBOL LEGEND**

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



DIVISION OF HOUSING AND BUILDING  
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Website: [www.lakewoodoh.gov](http://www.lakewoodoh.gov)

MAIN (216) 529-6270  
FAX (216) 529-5930

[building\\_permits@lakewoodoh.net](mailto:building_permits@lakewoodoh.net)  
[www.lakewoodoh.gov](http://www.lakewoodoh.gov)

### Owner Acknowledgement of Property Lines

Date: 11-2-2022

I hereby acknowledge that property line location is the sole responsibility of the property owner. The location of the accessory structure or addition to a primary structure on the plot plan will be measured from a point that the homeowner deems as the property line. Lakewood assumes no responsibility for errors related to property line location. If there is a question regarding an existing property line, a licensed surveyor should be consulted to obtain a property line survey.

Project address: 1655 Roosevelt ave, Lakewood, OH. 44107

Owner Name: Mercutio S. Hamerly

Owner Address: 1659 Roosevelt Ave, Lakewood, OH 44107

Owner Phone #: 440-241-6701

Email Address: smh.mercu@gmail.com

Project description: New garage

X

Mercutio S. Hamerly  
Property Owner Signature

May 2021



DIVISION OF HOUSING AND BUILDING  
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[www.lakewoodoh.gov](http://www.lakewoodoh.gov)

### Owner Acknowledgement of Property Lines

I hereby acknowledge that property line location is the sole responsibility of the property owner. The location of the accessory structure or addition to a primary structure on the plot plan will be measured from a point that the homeowner deems as the property line. Lakewood assumes no responsibility for errors related to property line location. If there is a question regarding an existing property line, a licensed surveyor should be consulted to obtain a property line survey.

Project address: 11655 Roosevelt Ave, Lakewood, OH 44107

Owner Name: Capla Friderco

Owner Address: 14221 Cedarwood Ave, Lakewood, OH 44107

Owner Phone #: 216 978-2458

Project description: 4' extension on new build garage  
New cement pad to be installed

Capla  
Owner Signature



**BOARD OF ZONING APPEALS**

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**Application Cover Page**

**Docket No.: 01-01-23**

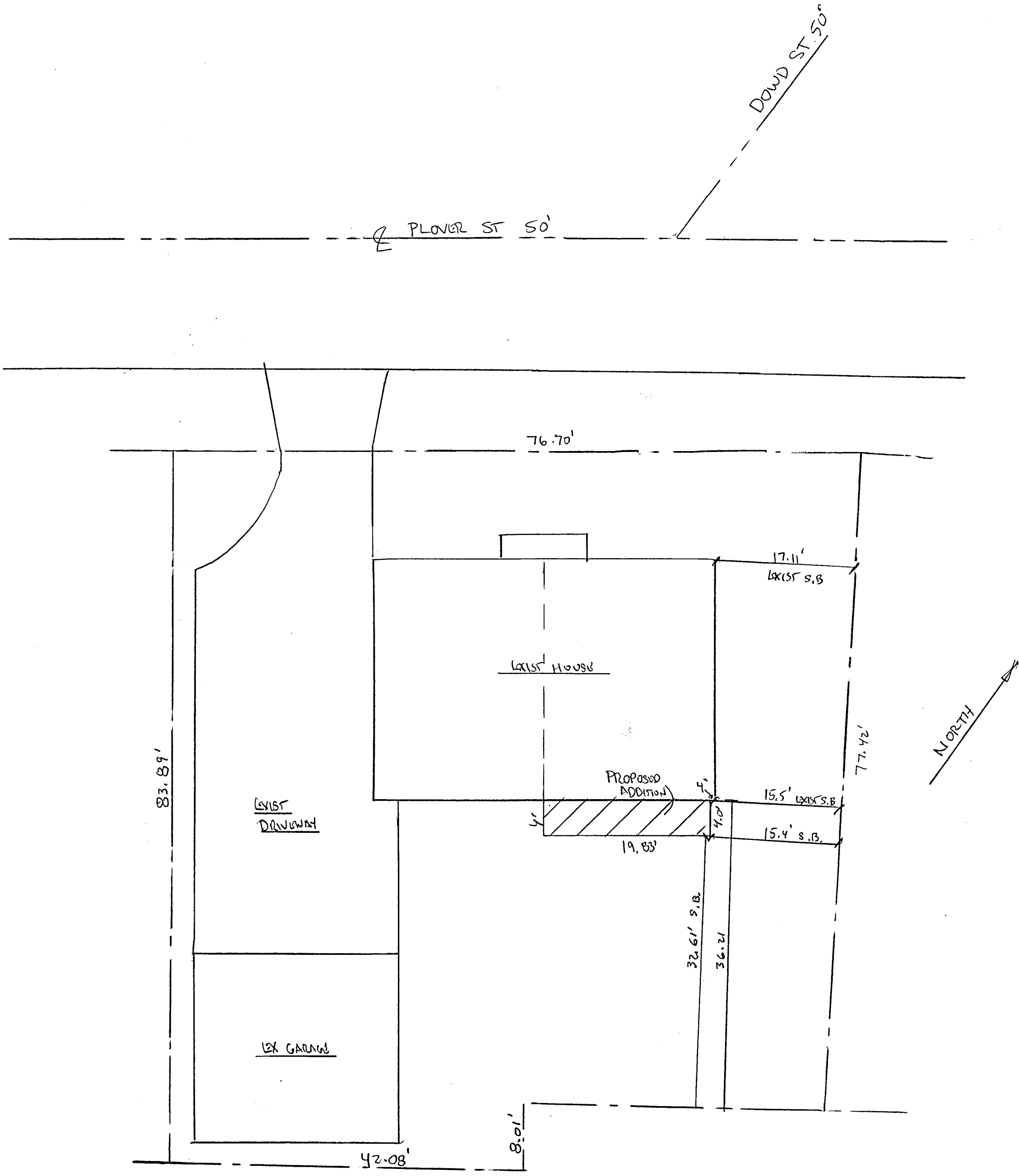
**Reference No.: BZA23-000001**

**Applicant Name: Patricia Levstik**

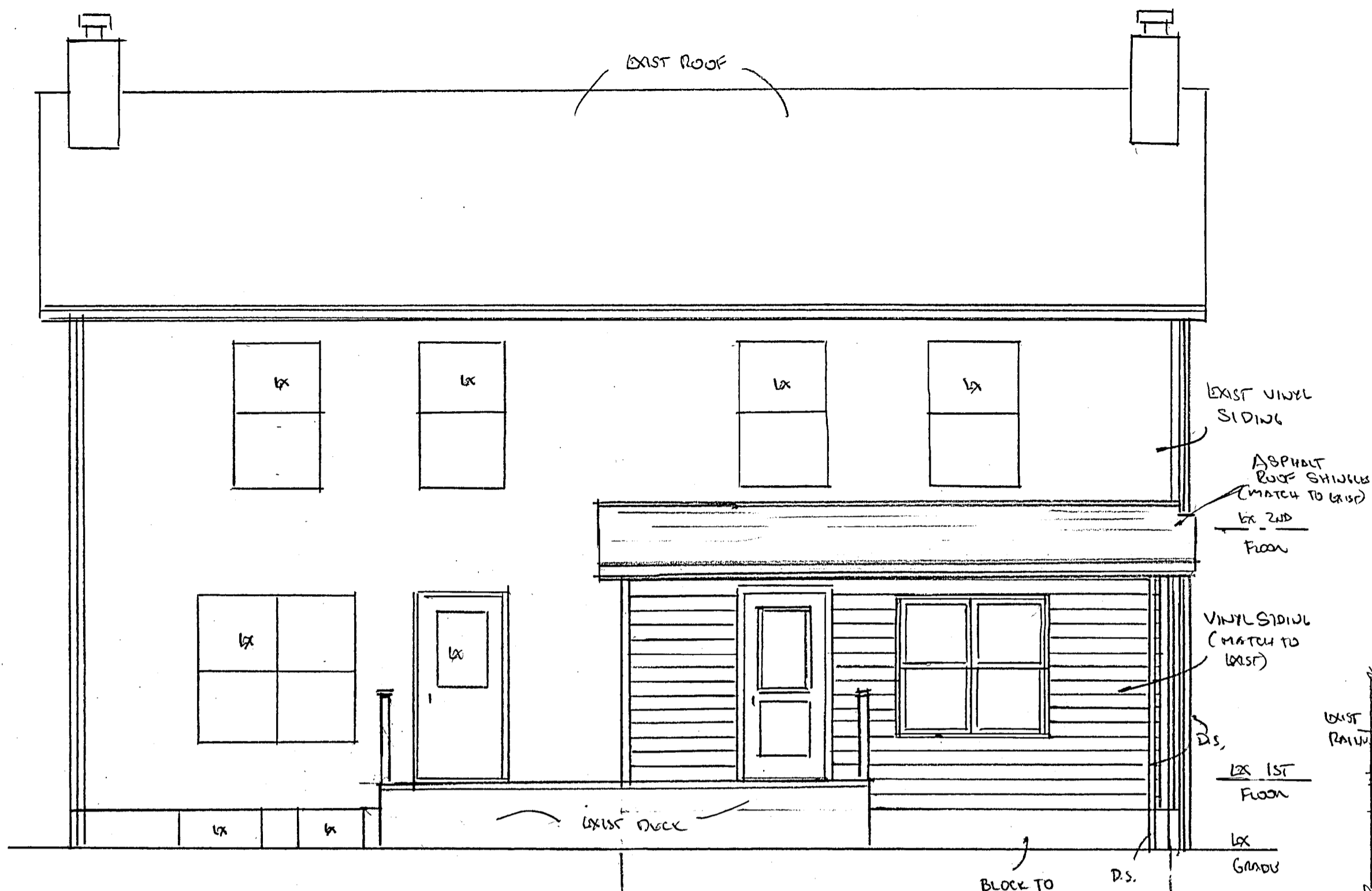
**Project Address: 12903-05 Plover St.**

**Project Name:**

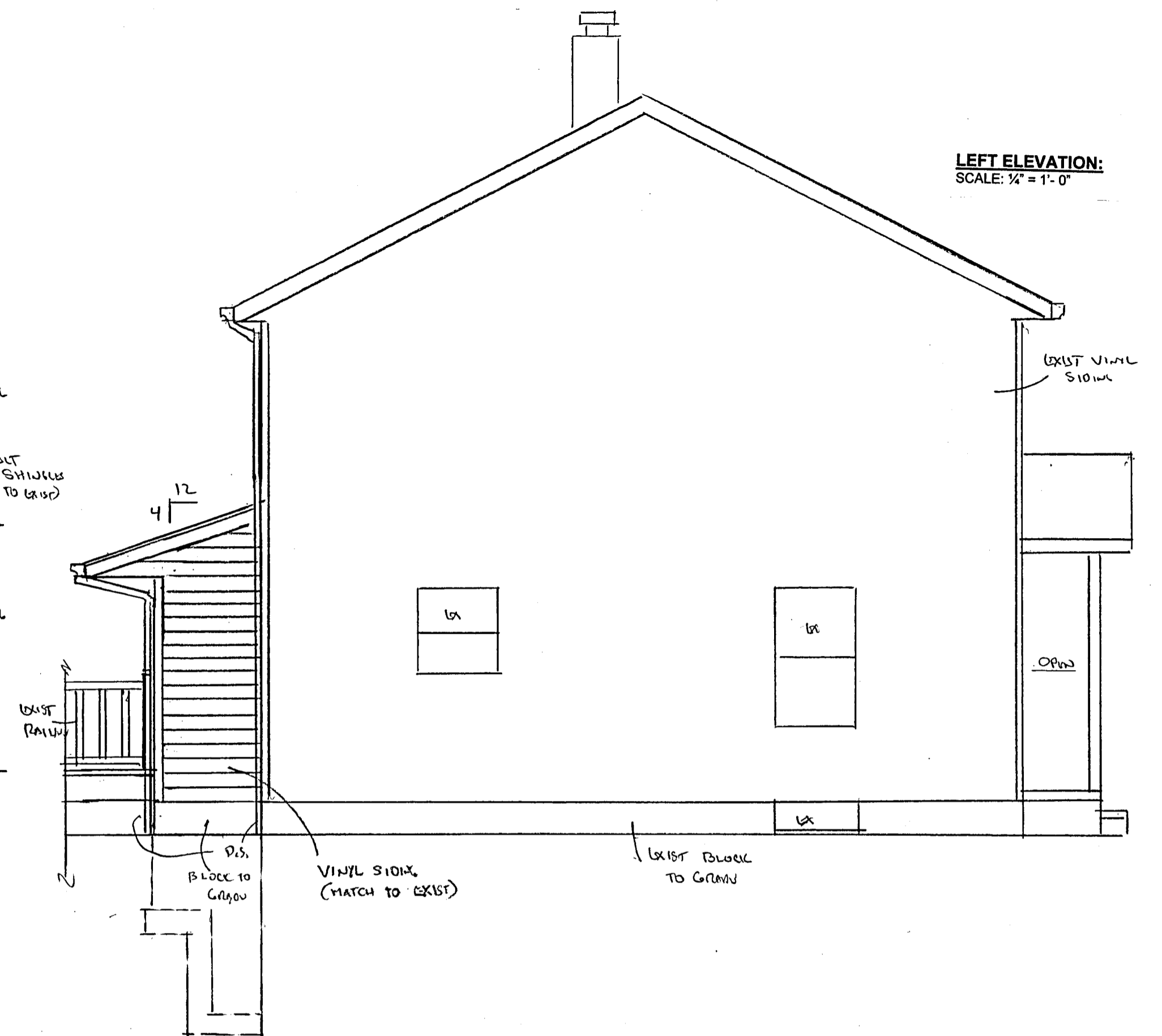
**Proposal: The construction of a small one-story addition onto the rear of the eastern unit of an existing side-by-side two-family home. The property is located in the R2, Single- and Two-Family District.**



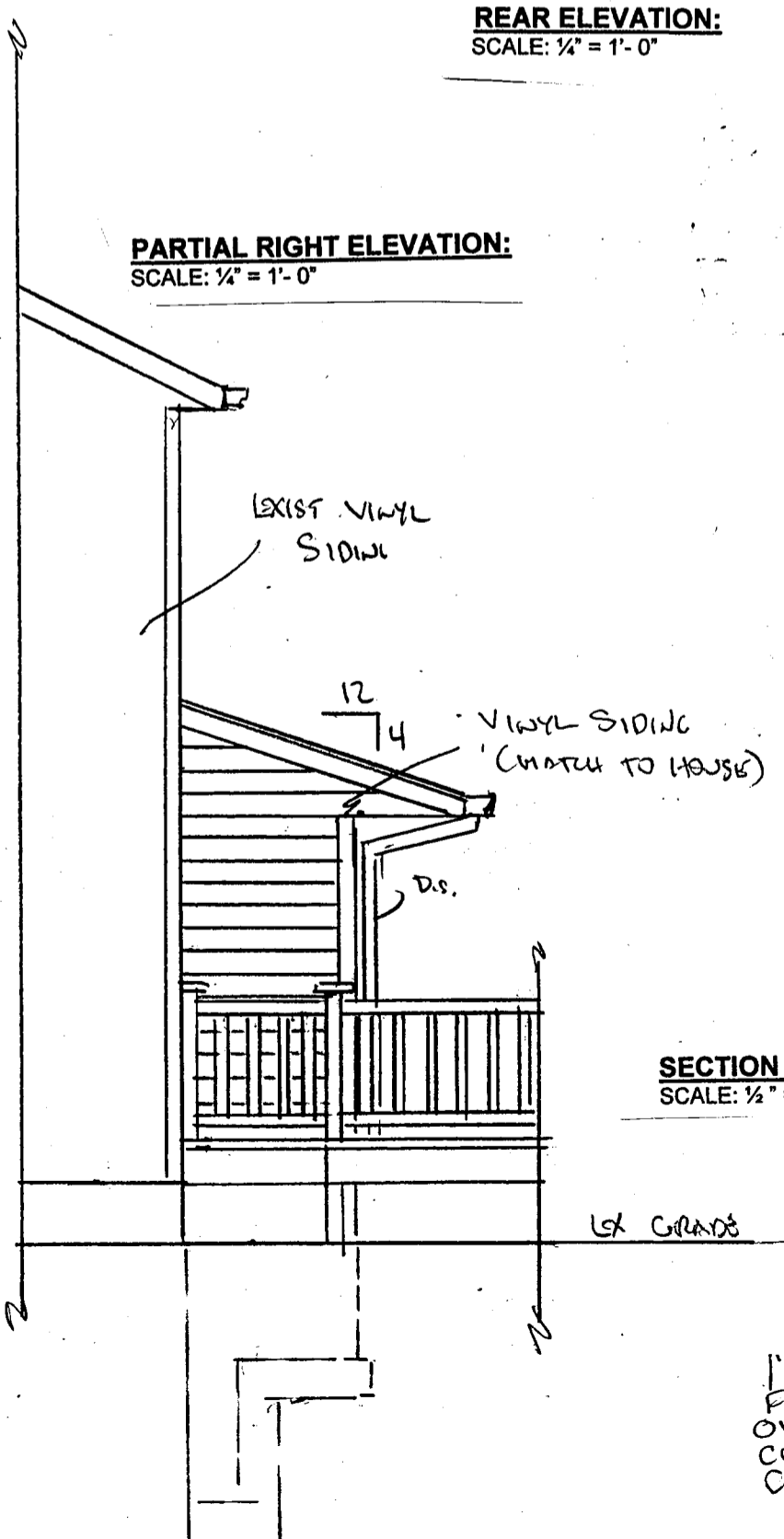
SITE PLAN  
 FOR  
 PROPOSED ADDITION  
 AT  
 12903 / 12905 PLOVER STREET  
 LAKEWOOD, OHIO  
 12/20/2022  
 SCALE: 1" = 10'



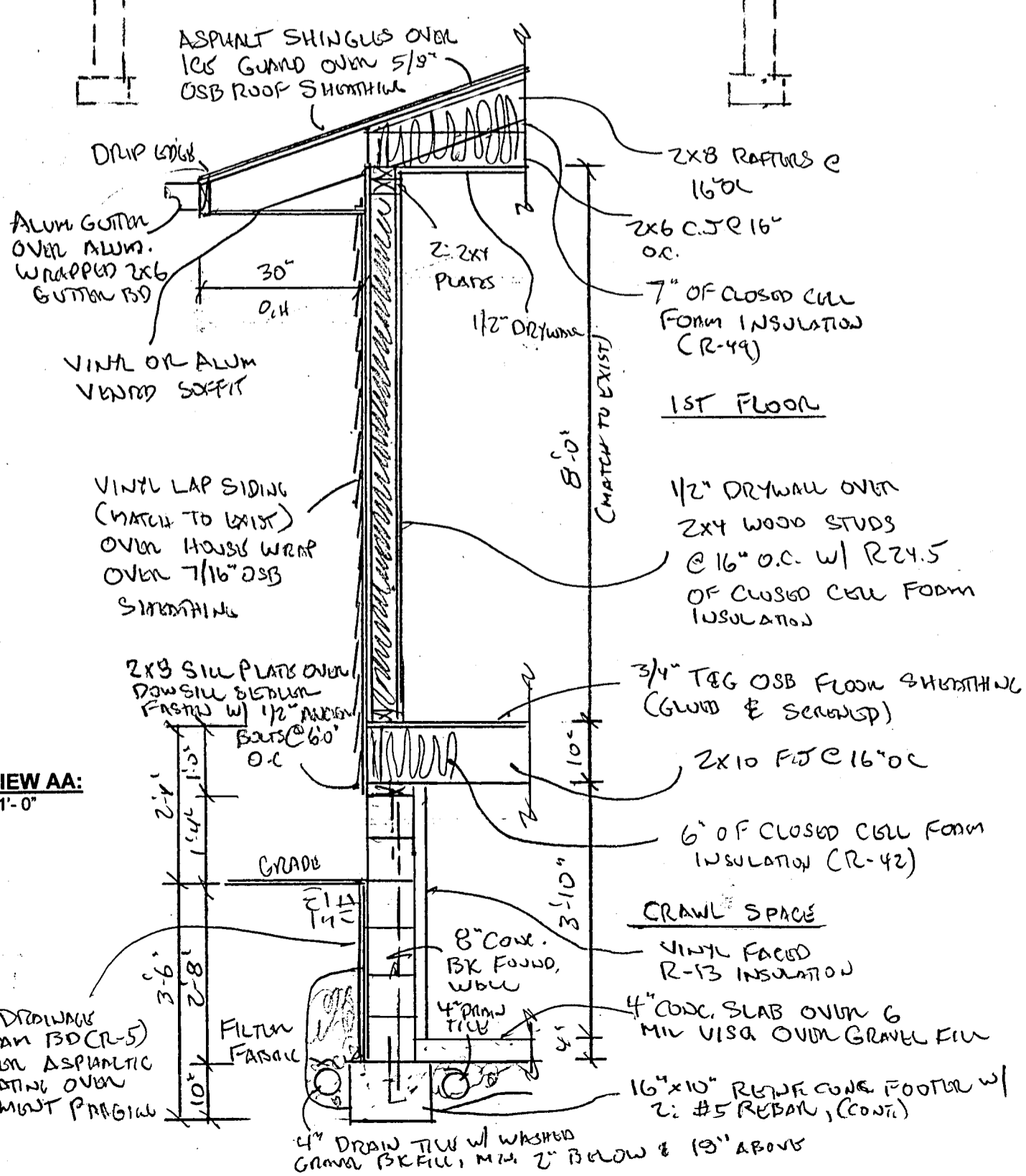
**REAR ELEVATION:**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION:**  
SCALE: 1/4" = 1'-0"



**PARTIAL RIGHT ELEVATION:**  
SCALE: 1/4" = 1'-0"

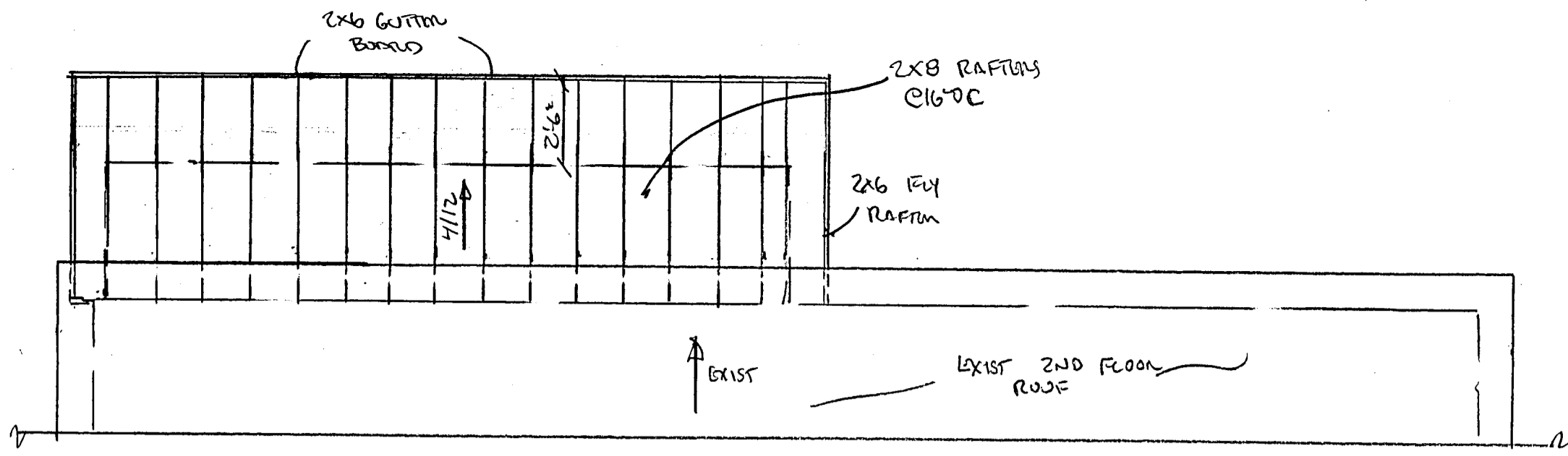


**SECTION VIEW AA:**  
SCALE: 1/4" = 1'-0"

**CONSTRUCTION NOTES:**

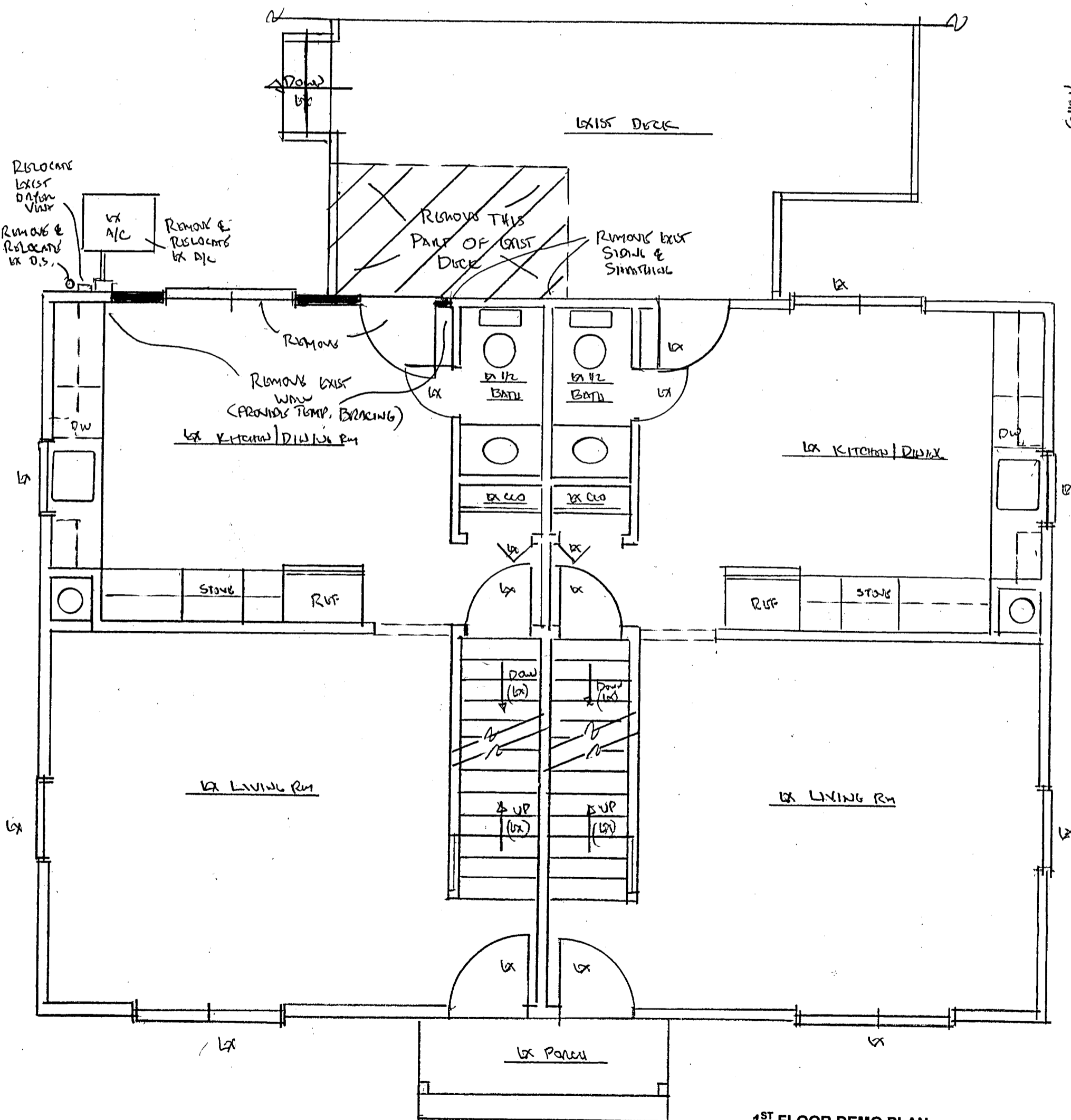
1. ALL NEW WORK ON THIS PROJECT, INCLUDING ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK SHALL BE IN COMPLIANCE WITH ALL BUILDING CODES INCLUDING THE 2019 VERSION OF THE OHIO RESIDENTIAL CODES AND THE 2017 VERSION OF THE ELECTRICAL, MECHANICAL AND PLUMBING NATIONAL CODES.
2. THIS PROJECT WILL CONSIST OF ADDING A REAR 1<sup>ST</sup> FLOOR ADDITION TO THE EXISTING LEFT UNIT. EXISTING DIMENSIONS AND LOCATIONS OF EXISTING WALLS ARE BASED ON FIELD MEASUREMENTS. THE CONTRACTOR / TRADES ARE RESPONSIBLE FOR MATCHING NEW FLOOR ELEVATIONS, WALL LOCATIONS TO EXISTING.
3. REPLACE/UPDATE THE EXISTING ELECTRICAL/MECHANICAL AT THE EXISTING AREAS THAT WILL BE REMODELLED TO CURRENT CODE REQUIREMENTS.
4. AT POINT LOADS ON ROOF PLAN, PROVIDE SOLID JACKING AND/OR STEEL POSTS FOR PROPER SUPPORT BEAMS UNDER POINT LOADS WITH LOAD TRANSFERS TO FOUNDATION.
5. ALL EXTERIOR WALLS FOR ALL NEW ADDITION AND REBUILD TO BE 2 X 4 WOOD STUD CONSTRUCTION AS NOTED ON THE PLANS, ALL OTHER NEW INTERIOR WALLS TO BE 2 X 4 CONSTRUCTION.
6. STRUCTURAL HEADERS: 2 (OR 3); 2" X 12", EXCEPT AS OTHERWISE NOTED. FIELD VERIFY ALL EXISTING WALL BEARING EXTERIOR WINDOW AND DOOR HEADERS ARE PROPERLY SIZED. IF NOT, REPLACE WITH NEW 3 (2); 2 X 12 HEADERS. AT NEW OPENINGS, PROVIDE ONE JACK ON EACH SIDE FOR SPANS UNDER 4', TWO JACKS FOR SPANS OVER 4'.
7. ALL NEW WINDOW OPENINGS TO BE SET AT EXISTING WINDOW HEIGHTS OR 6"-8" A.F.F.
8. DOOR SIDELITES AND ALL OTHER WINDOWS BELOW 18" A.F.F. OR WITHIN 60" OF A TUB OR SHOWER OR HAS OVER 9 SQ.FT. PER ANY SINGLE PIECE OF GLAZING MUST BE TEMPERED GLASS, AND LABELED AS SUCH.
9. RELOCATE EXISTING DRYER VENT TO REAR OF NEW ADDITION. RELOCATE EXISTING A/C CONDENSING UNIT AND ELECTRICAL BOX TO LEFT OF NEW ADDITION.
10. CEILING HEIGHTS FOR NEW 1<sup>ST</sup> FLOOR ADDITION TO BE AT, 8' - 0" A.F.F. (MATCH TO EXISTING)
11. GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING UTILITIES ARE NOT IN THE WAY OF THE NEW CONSTRUCTION.
12. PRIOR TO THE START OF WORK, HOMEOWNER WILL NEED TO REMOVE ALL INTERIOR FURNISHINGS, PERSONAL BELONGINGS, AND EXISTING APPLIANCES / FIXTURES IN THE AFFECTED CONSTRUCTION AREAS.
13. ALL NEW SOFFITS, TO BE VINYL RIBBED OR EQUAL TO EXISTING. ALL OVERHANG SOFFITS TO BE VENTED.
14. INSTALL VINYL LAP SIDING, (MATCH TO EXISTING), ALL OVER HOUSE WRAP
15. ROOF SHINGLES TO BE DIMENSIONAL ASPHALT SHINGLES OVER ICE GUARD UNDERLAYMENT WITH ICE GUARD INSTALLED UP REAR EXISTING 2<sup>ND</sup> FLOOR WALL 12" UNDER SIDING.
16. PROVIDE ROOF VENTS FOR PROPER VENTILATION AS REQUIRED BY CODE. PROVIDE NEW RIDGE VENTS.
17. UNDER ALL BEAM SUPPORTS ON FIRST FLOOR, VERIFY SOLID BLOCKING AND/OR SUPPORT IS PROVIDED FOR WEIGHT TRANSFER TO THE FOUNDATION.
18. FOR NEW EXTERIOR WALLS: INSTALL R-24.5 CLOSED CELL FOAM INSULATION; RIM BOARD LOCATIONS INSULATE WITH R-22 CLOSED CELL FOAM INSULATION; R-49 CLOSED CELL FOAM INSULATION FOR NEW CEILING, BELOW INSULATION Baffles. IN NEW CRAWL SPACE AREA, INSTALL R-13 VINYL FACED INSULATION FASTEN TO EXTERIOR PERIMETER BLOCK WALLS.
19. ALL SMOKE DETECTORS TO HAVE BATTERY BACK UP AND ALL TO BE INTERCONNECTED, IN ALL NEW AND EXISTING SLEEPING QUARTERS AND EGRESS HALLWAYS. PROVIDE CO DETECTOR IN HALL OUTSIDE SLEEPING QUARTERS ON EACH FLOOR AREA.
20. ALL DRYWALL FOR NEW CEILINGS TO BE MIN. 1/2" DRYWALL, FINISH TO BE SIMILAR TO EXISTING HOUSE. ALL WALLS TO BE 1/2" DRYWALL SANDED SMOOTH.
21. ROOF TO BE DESIGNED WITH MIN. TOTAL LOAD OF 60 PSF. (40L/20D).
22. UPDATE / MODIFY EXISTING FURNACE & A/C TO ACCOMMODATE NEW ADDITION
23. REPLACE EXISTING EXTERIOR DOOR WITH NEW 3' WIDE THERMATRU FIBERGLASS INSULATED DOOR WITH TEMPERED, INSULATED GLASS LITE, REPLACE EXISTING DOUBLE WINDOW WITH NEW SIMONTON, (OR EQUAL) VINYL DOUBLE HUNG 2'-2-8/5-0 D.H. WINDOWS; R.O.: 64" X 60"
24. REMOVE EXISTING DECK AND RAILING IN AFFECTED CONSTRUCTION AREA, AND THEN REINSTALL DECK AND RAILING TO NEW ADDITION.

**PROPOSED ADDITION  
FOR THE  
LEVSTIK RESIDENCE  
12903 / 12905 PLOVER STREET  
LAKEWOOD, OHIO  
12/30/2022  
DESIGNED BY  
JOSEPH E. CALDERWOOD, DESIGNER  
440-429-5164**



**ROOF FRAMING PLAN:**  
SCALE: 1/4" = 1'-0"

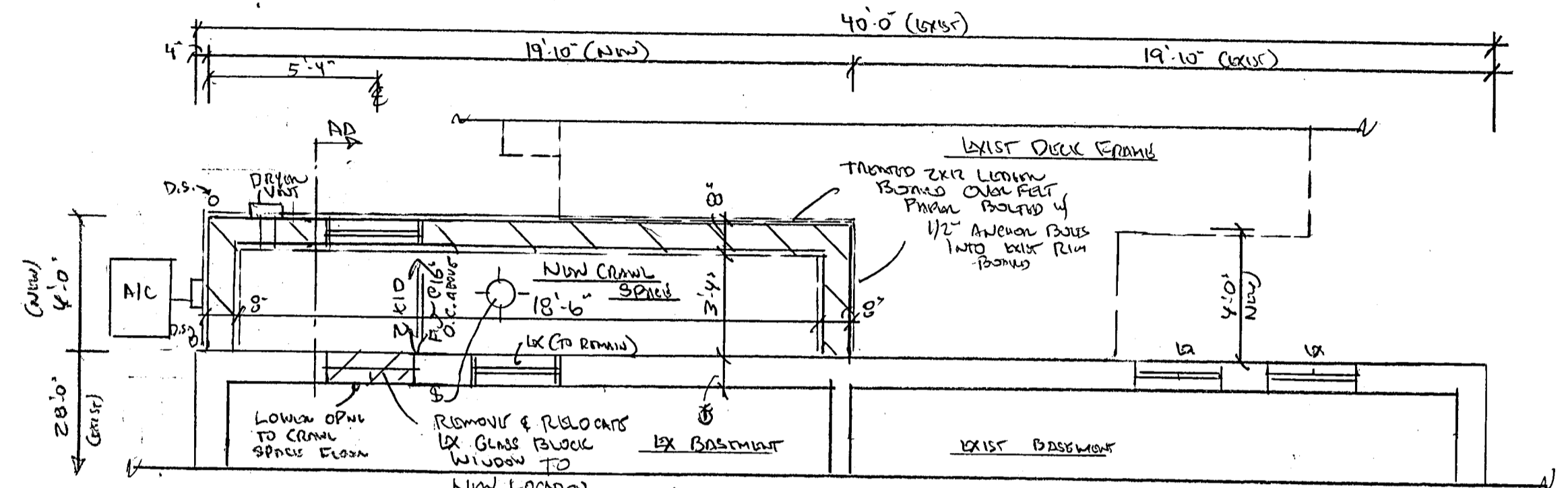
FRONT OF HOUSE



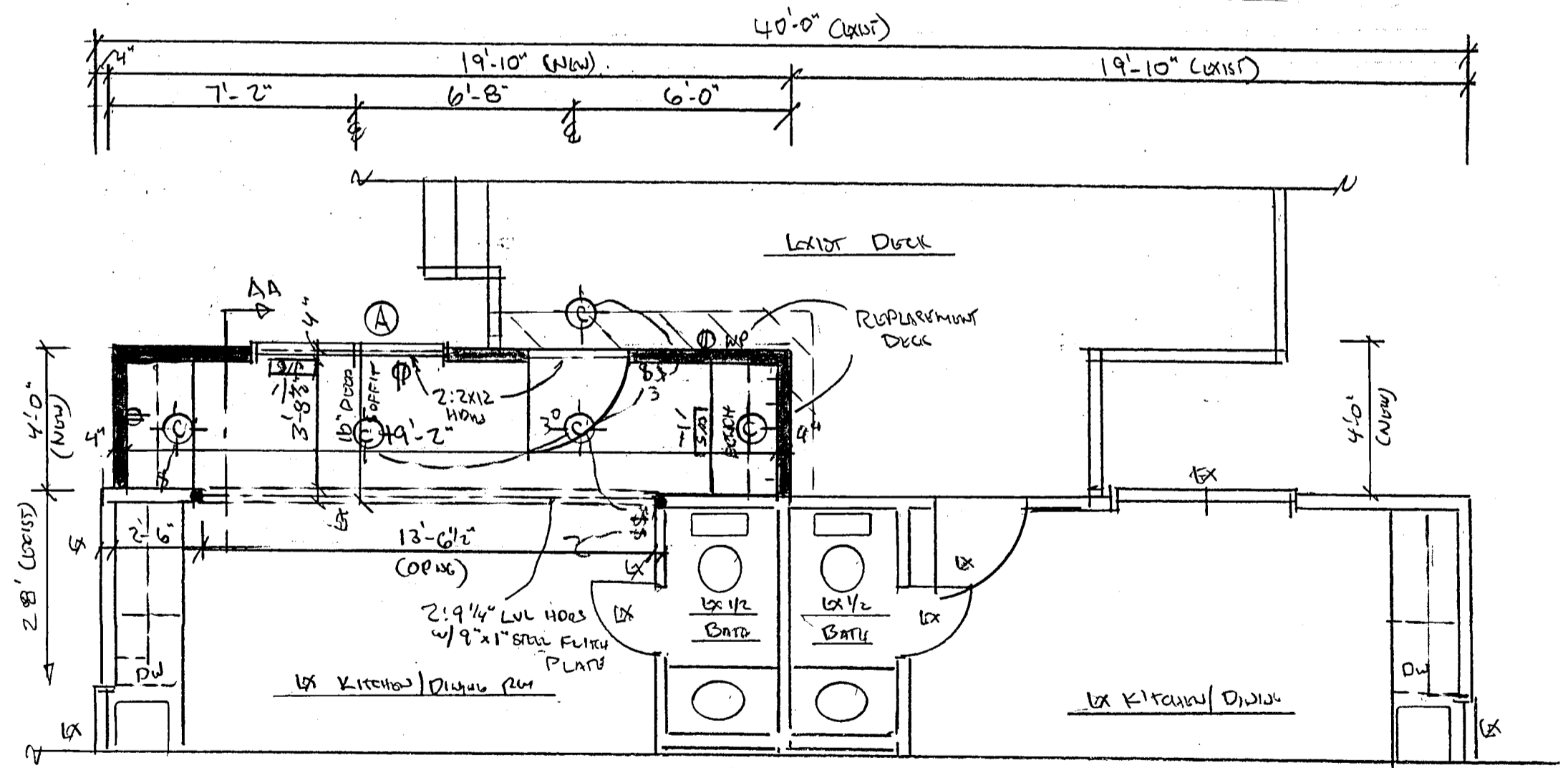
**1<sup>ST</sup> FLOOR DEMO PLAN:**  
SCALE: 1/4" = 1'-0"

**FOUNDATION NOTES:**

- 6 COURSE, 8" THICK BLOCK CRAWL SPACE FOUNDATION WITH 2 COURSES EXPOSED TO GRADE, ON STD. CONCRETE FOOTER. STEP DOWN FOUNDATION WALL AND FOOTER IN ACCORDANCE TO THE EXISTING GRADE, WHEREAS THE MIN. FOOTER DEPTH IS 42"
- CRAWL SPACE SLAB: 4" REINFORCED CONCRETE SLAB, 6 SAC, ON 6 MIL VISQUEEN OVER POROUS FILL, (COMPACTED). OVERLAP VISQUEEN BY MIN. 12"
- FOOTERS: CRAWL SPACE: 20" X 10" AND 20" X 8", REINFORCED CONCRETE FOOTER
- CRAWL SPACE W/CONTROL JOINTS W/ A MAXIMUM SEPARATION OF 10'
- FINISH GRADE AND GRADE SLOPE AROUND FOUNDATION WILL BE DETERMINED ON SITE.
- CEMENT PARGING ON SIDE AND REAR WALLS.
- ALL WATERPROOFING BELOW GRADE FOR NEW CRAWL SPACE TO BE APPROVED WATERPROOFING SYSTEM OR EQUAL, OVER CEMENT PARGING, COVERED WITH 1" FOAM BOARD, (R-5)
- ALL ANCHOR BOLTS FOR SILL PLATES TO BE 1/2" X 16" ANCHOR BOLTS SET AT 8'-0" O.C. WITH MIN. 12" FROM CORNERS. ANY FOUNDATION WALL AT OR LESS THAN 2'-0" LONG TO INCLUDE MIN. 2 ANCHOR BOLTS.
- INSTALL R-13 VINYL FACED INSULATION ON INTERIOR SIDE OF CRAWL SPACE BLOCK EXTERIOR WALLS.
- INSTALL 4" DRAIN TILE ALONG EXTERIOR PERIMETER OF CRAWL SPACE FOUNDATION WALLS WITH WASHED GRAVEL BACKFILL, WITH MIN. 2" BELOW AND 18" ABOVE TILE. BASED ON SOIL CONDITIONS, INSTALL INTERIOR 4" DRAIN TILE WITH GRAVEL BACKFILL. DISCHARGE BOTH DRAIN TILES TO EITHER EXISTING SUMP CROCK OR GRAVITY FED TO LOW POINT OF PROPERTY, (FIELD VERIFY)
- CRAWL SPACE FOR ACCESS THRU EXISTING WINDOW OPENING TOWARDS LEFT CORNER. REMOVE EXISTING WINDOW AND RELOCATE TO NEW LOCATION. EXPAND HEIGHT OF EXISTING OPENING TO FLUSH WITH NEW CRAWL SPACE FLOOR.



**FOUNDATION PLAN:**  
SCALE: 1/4" = 1'-0"  
NEW CRAWL SPACE AREA: 79.33 SQ. FT.



**1<sup>ST</sup> FLOOR PLAN:**  
SCALE: 1/4" = 1'-0"  
EXISTING LEFT UNIT 1<sup>ST</sup> FLOOR AREA: 560 SQ. FT.  
EXISTING RIGHT UNIT 1<sup>ST</sup> FLOOR AREA: 560 SQ. FT.  
NEW LEFT UNIT 1<sup>ST</sup> FLOOR AREA: 79.33 SQ. FT.  
TOTAL LEFT UNIT 1<sup>ST</sup> FLOOR AREA: 639.33 SQ. FT.

FRONT OF HOUSE

**PROPOSED ADDITION  
FOR THE  
LEVSTIK RESIDENCE**  
12903 / 12905 PLOVER STREET  
LAKEWOOD, OHIO  
12/30/2022  
DESIGNED BY  
JOSEPH E. CALDERWOOD, DESIGNER  
440-429-5164





**BOARD OF ZONING APPEALS**

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

## **Application Cover Page**

**Docket No.: 12-31-22**

**Reference No.: BZA22-000055**

**Applicant Name: James Ptacek of Larsen Architects**

**Project Address: 12800 Madison Ave.**

**Project Name: Apartment Building, One Storefront**

**Proposal: The conversion of the third-floor attic space into a 1,331-square-foot apartment with an unroofed elevated patio deck on the rear of the proposed attic apartment. Property is located in the C2, Commercial Retail District.**

## James Ptacek

---

**From:** Mike Milia <mmilia@winwoodprop.com>  
**Sent:** Tuesday, November 15, 2022 4:50 PM  
**To:** James Ptacek  
**Subject:** 12800 Madison Variance Submittal

JP,

Winwood authorizes you/Larsen Architects to handle the variance submittal for the 12800 Madison attic patio.

Thanks.

--

Mike Milia

**Winwood Properties**

P.O. Box 400  
Lakewood, Ohio 44107

O: 216-521-2200

[Winwoodproperties.com](http://Winwoodproperties.com)






Alameda

12800

Alameda

1650 Alameda Ave  
Lakewood, Ohio  
Google  
Street View - Aug 2019



 **LARSEN ARCHITECTS** 12800 Madison - Existing Rear View  
Google





21'-9"

NO  
PARKING  
ANY  
TIME

PETE & PETE  
WASTE MANAGEMENT CO.  
841-4421

# 12800 MADISON AVE. ATTIC RENOVATION

12800 MADISON AVE., LAKEWOOD, OH 44107 (PPN: 315-09-020)

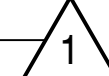
## CONTACT INFORMATION

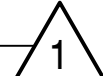
ARCHITECT OF RECORD: LARSEN ARCHITECTS  
 12506 EDGEWATER DR., SUITE 10, LAKEWOOD, OH 44107  
 TEL: 216-221-2350 FAX: 216-221-5670 WWW.LARSENARCHITECTS.COM  
 CONTACT: Jim "JP" Placek EMAIL: jplacek@larsenarchitects.com

OWNER: MADISON PROPERTIES, LLC  
 PO. BOX 400, LAKEWOOD, OH 44107  
 TEL: O: 216-521-2200  
 CONTACT: Mike Milia EMAIL: mmilia@winwoodprop.com

## PROJECT AND CODE INFORMATION

ADDRESS: 12800 MADISON AVE., LAKEWOOD, OH 44107  
 EXISTING BLDG. AREA: 2,760 SQ FT  
 ATTIC RENOVATION AREA: 1,331 NET S.F.

USE GROUP:  
 OHIO BLDG CODE: R2 AND B BUSINESS (NO CHANGE)   
 CONSTRUCTION TYPE: V B (NO CHANGE)  
 NUMBER OF STORIES: 2 (EXISTING W/ ATTIC)

BUILDING CODES:  
 OHIO BUILDING CODE 2017 (OBC)   
 NEC 2017  
 ASHRAE 90.1 2010, 2012 IECC  
 OHIO FIRE CODE 2017  
 ACCESSIBILITY: ICC A117.1 (2009)

SCOPE OF WORK:  
 RENOVATION OF EXISTING ATTIC INTO NEW  
 RESIDENTIAL DWELLING UNIT AT EXISTING 2-STORY  
 WOOD-FRAMED, BRICK EXTERIOR BLDG.

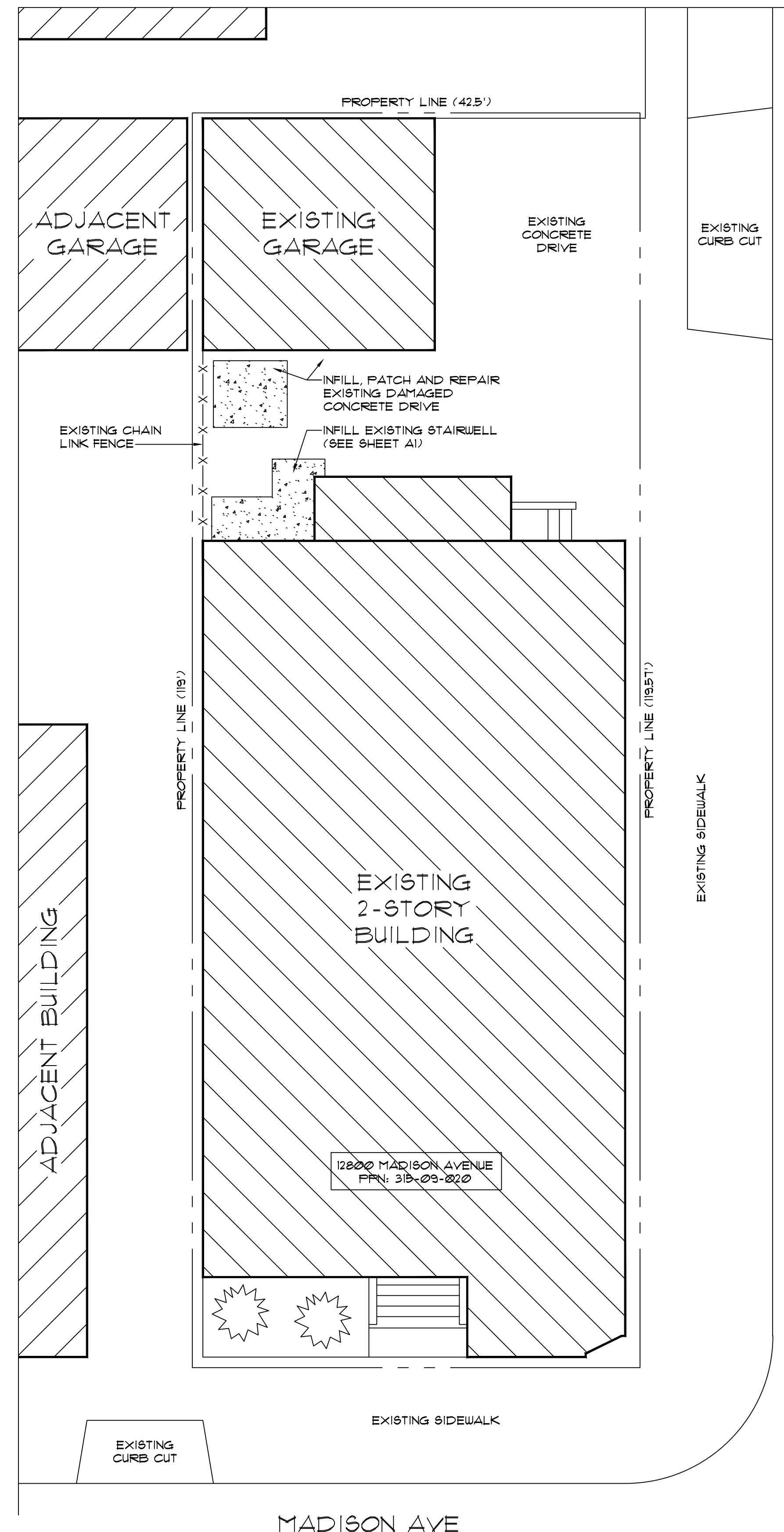
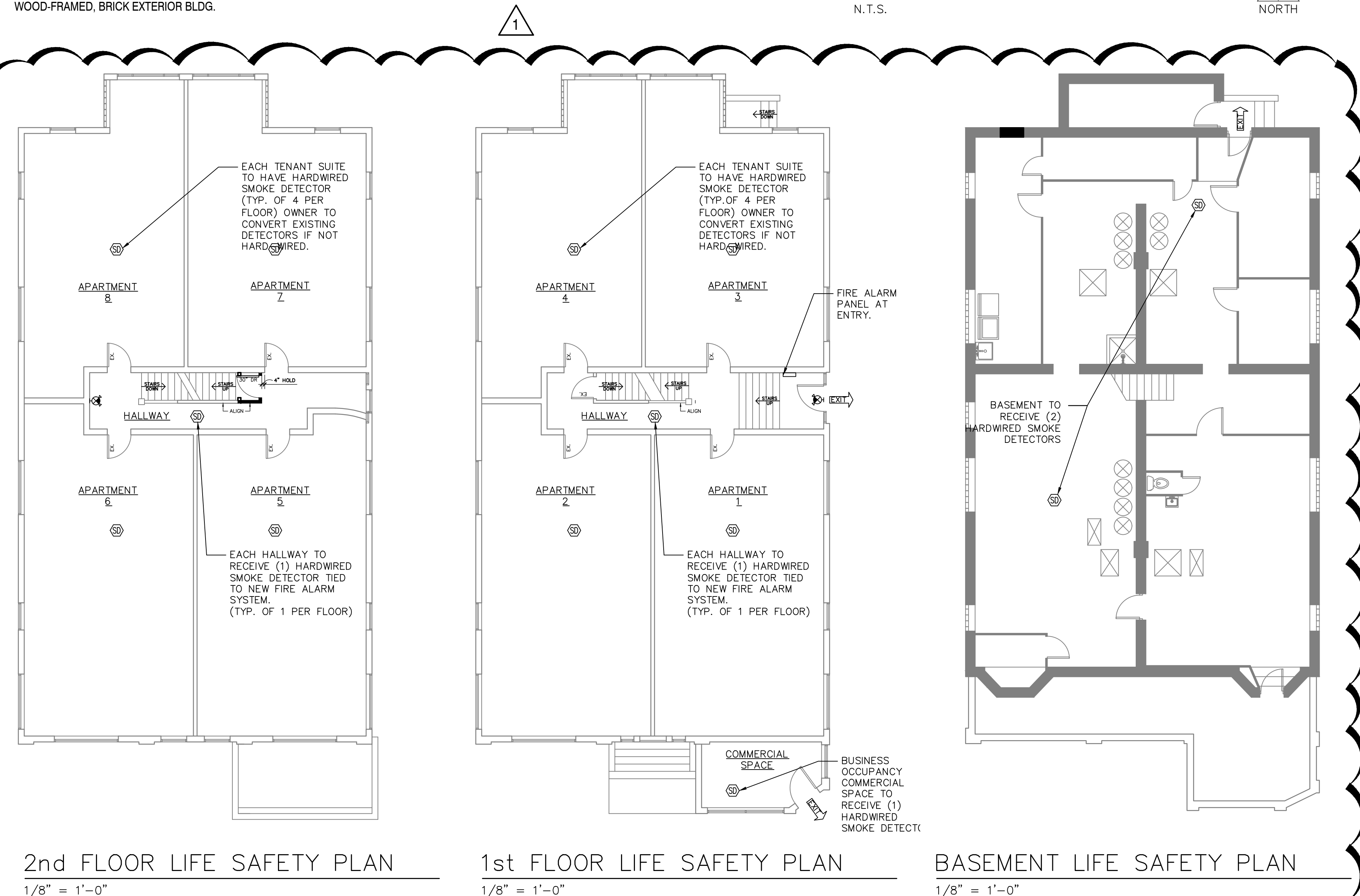
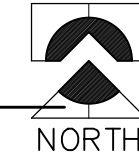
## DRAWING INDEX

A0 ARCHITECTURAL SITE PLAN & PROJECT NOTES  
 A1 DEMO & PARTIAL 2ND FLOOR PLAN, SECTIONS  
 A2 ATTIC FLOOR & REFLECTED CEILING PLANS



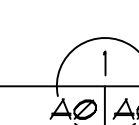
LOCATION MAP

N.T.S.

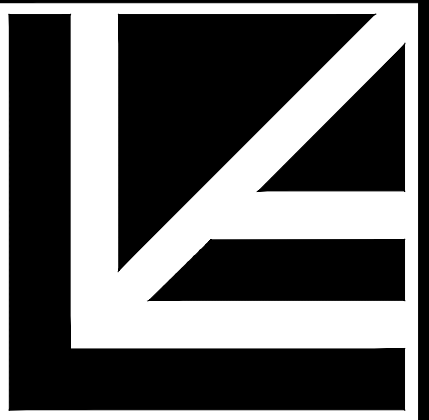
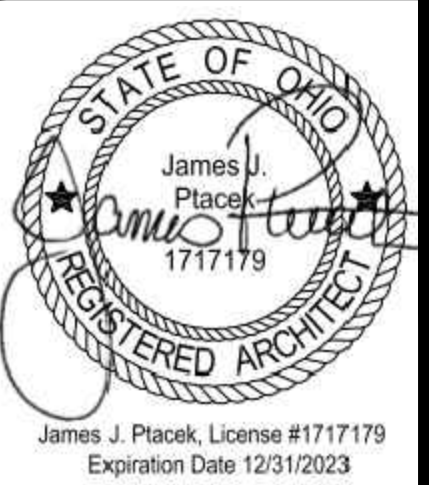
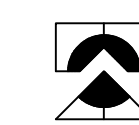


ARCHITECTURAL SITE PLAN

1/8" = 1'-0"



GRAPHIC SCALE (FEET)



**LARSEN ARCHITECTS**

12506 EDGEWATER DRIVE,  
 LAKEWOOD, OHIO 44107  
 216-221-2350

PROJECT No: 22038

**12800 MADISON AVE.  
 ATTIC RENOVATION**

**12800 MADISON AVE.  
 LAKEWOOD, OH 44107**

DRAWN BY: TMP  
 CHECKED BY: JPP

**ISSUE**  
 Issued for BBA  
 Distribution: 07-13-2022  
 Issued for BBA  
 Distribution: 09-30-2022

THE CONTRACTOR AGREES THAT LARSEN ARCHITECTS SHALL BE THE FINAL DETERMINER OF THE SCOPE & INTENT OF THESE DRAWINGS.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES OR OMISSIONS BEFORE BEGINNING OR FABRICATING ANY WORK.

NO SUBSTITUTIONS ARE PERMITTED UNLESS APPROVED BY THE ARCHITECT PRIOR TO BID ACCEPTANCE.

ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.

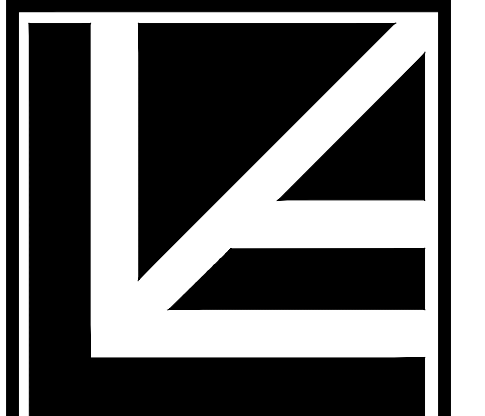
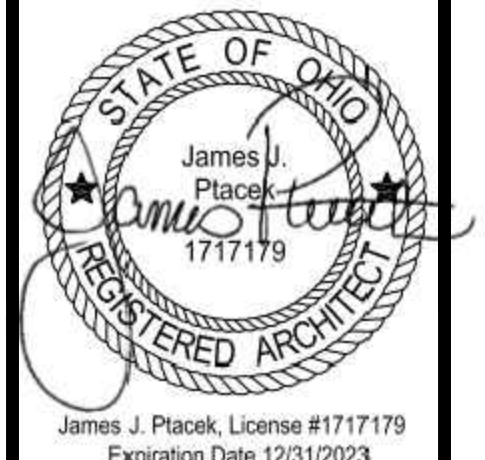
NOTES & DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

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SHEET NUMBER

**A0**

ARCH SITE PLAN & PROJECT NOTES



**LARSEN ARCHITECTS**

12506 EDGEWATER DRIVE,  
LAKEWOOD, OHIO 44107  
216-221-2350

PROJECT No: 22038

12800 MADISON AVE.  
ATTIC RENOVATION  
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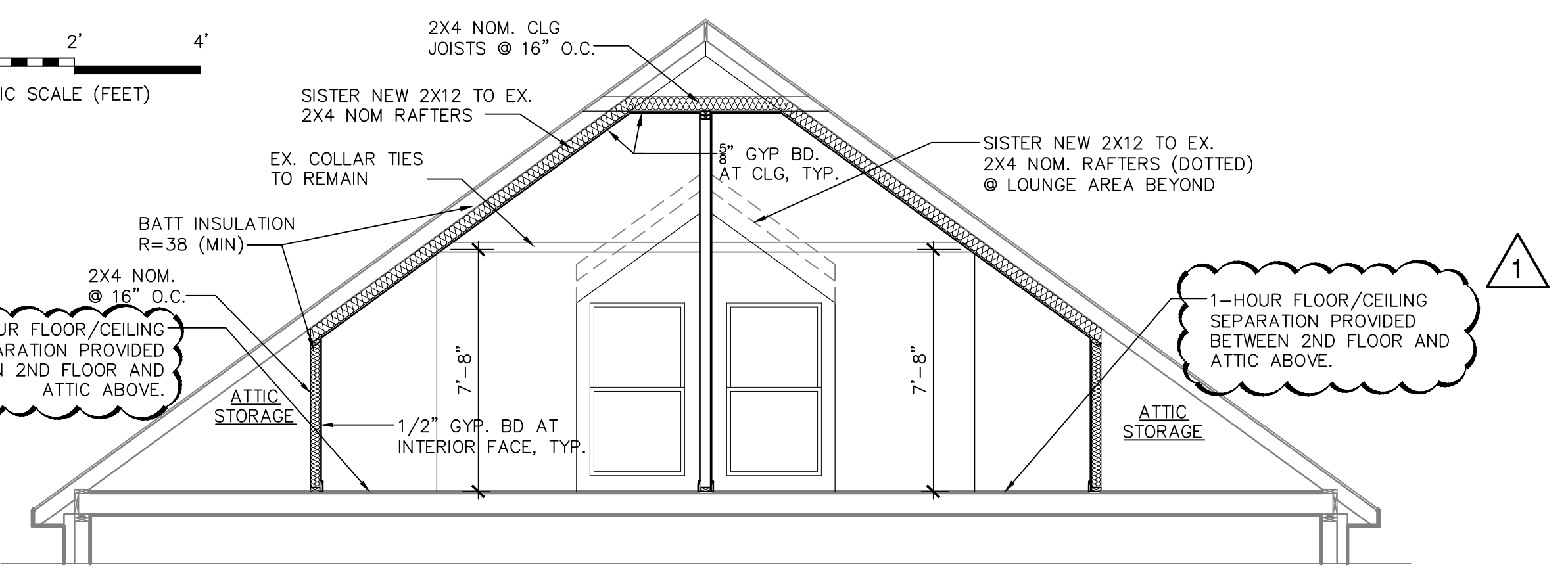
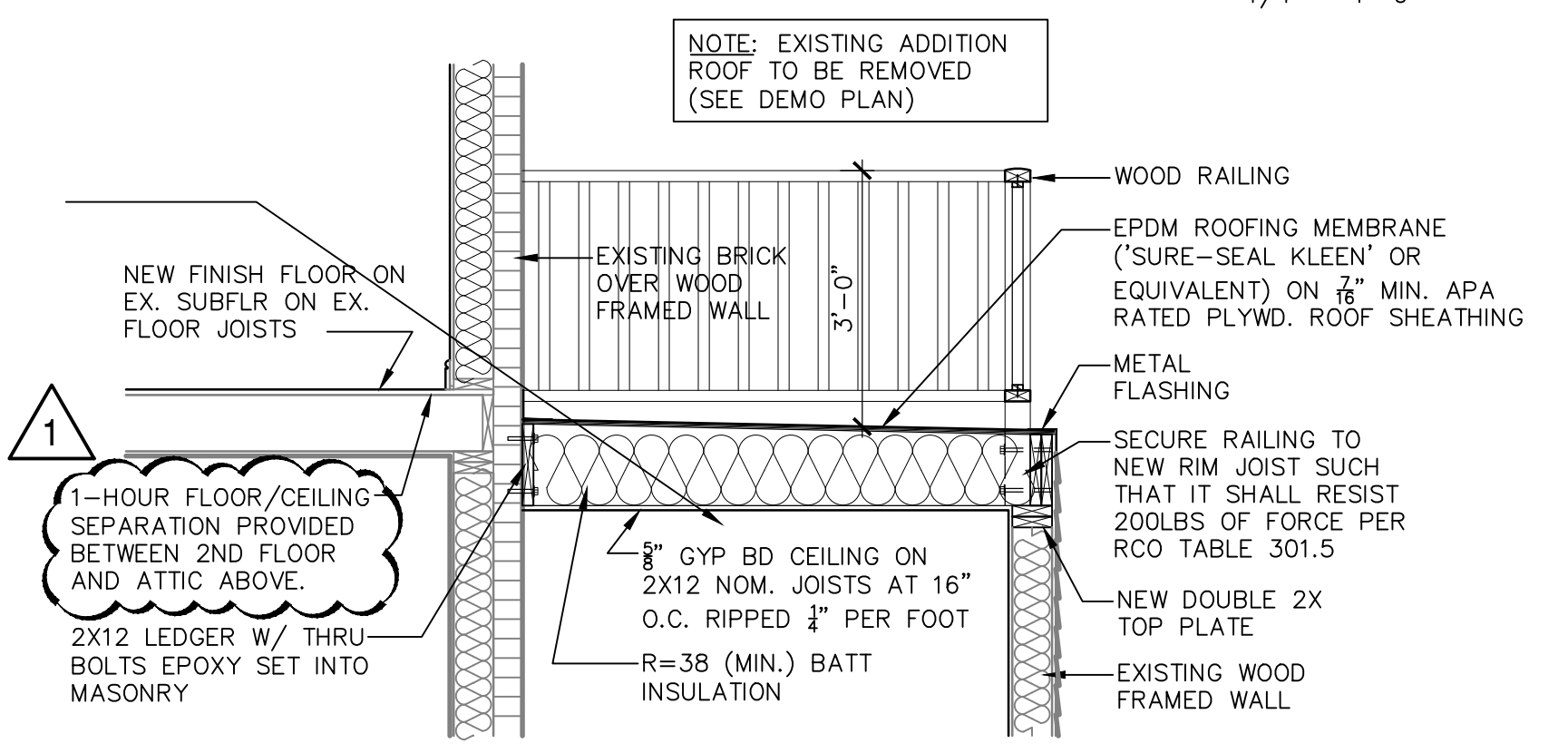
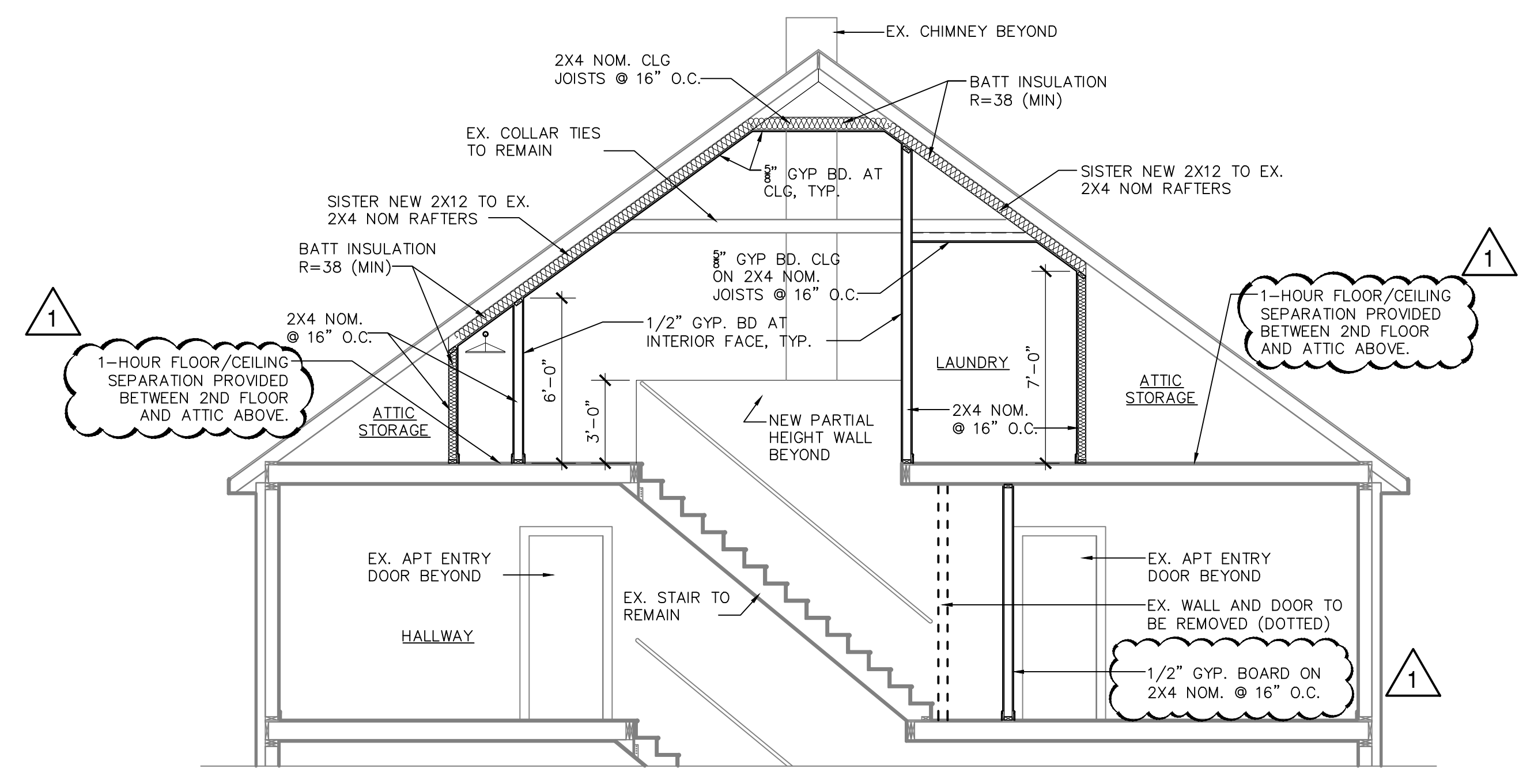
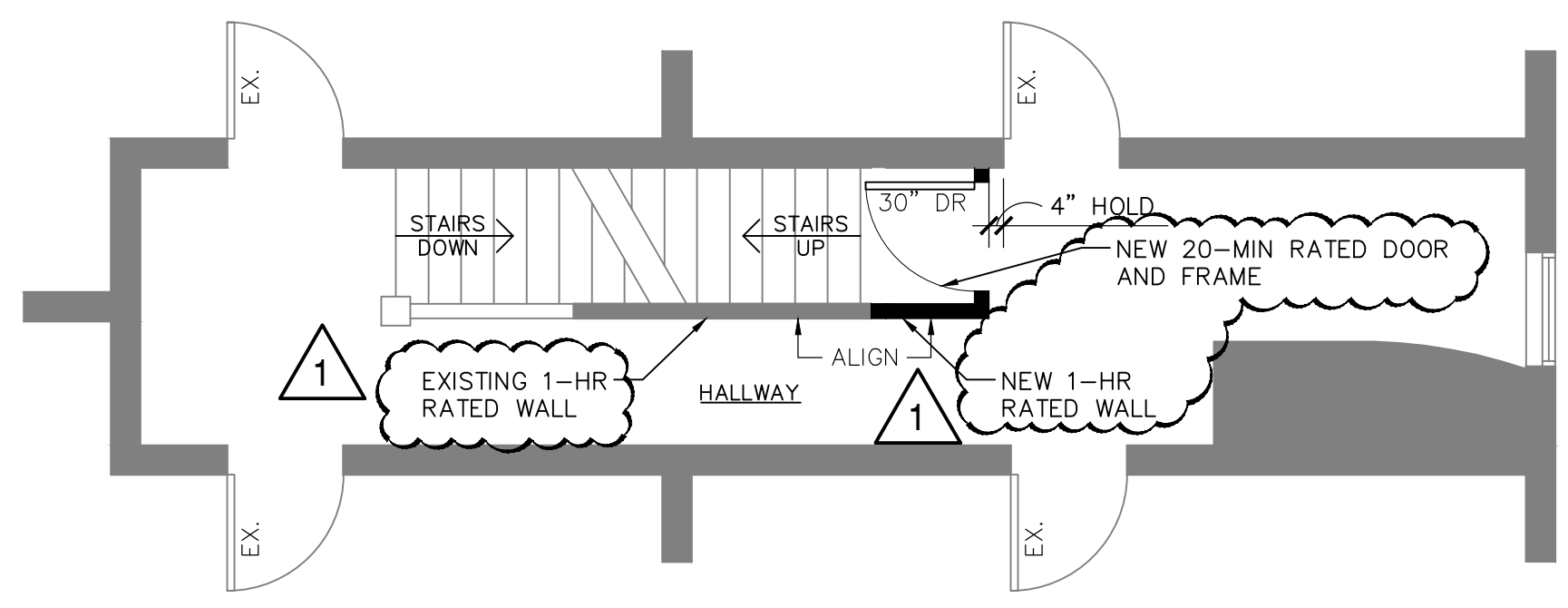
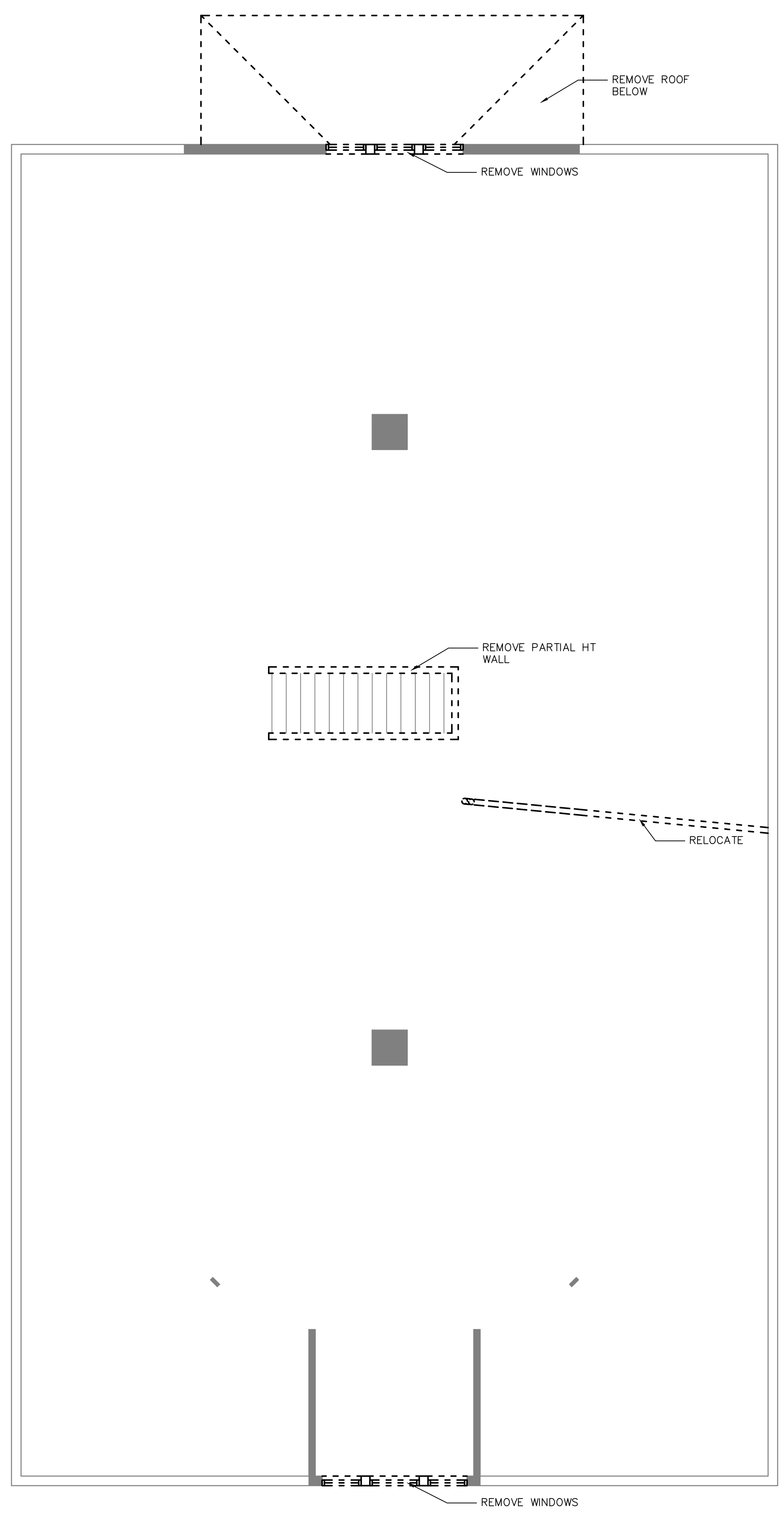
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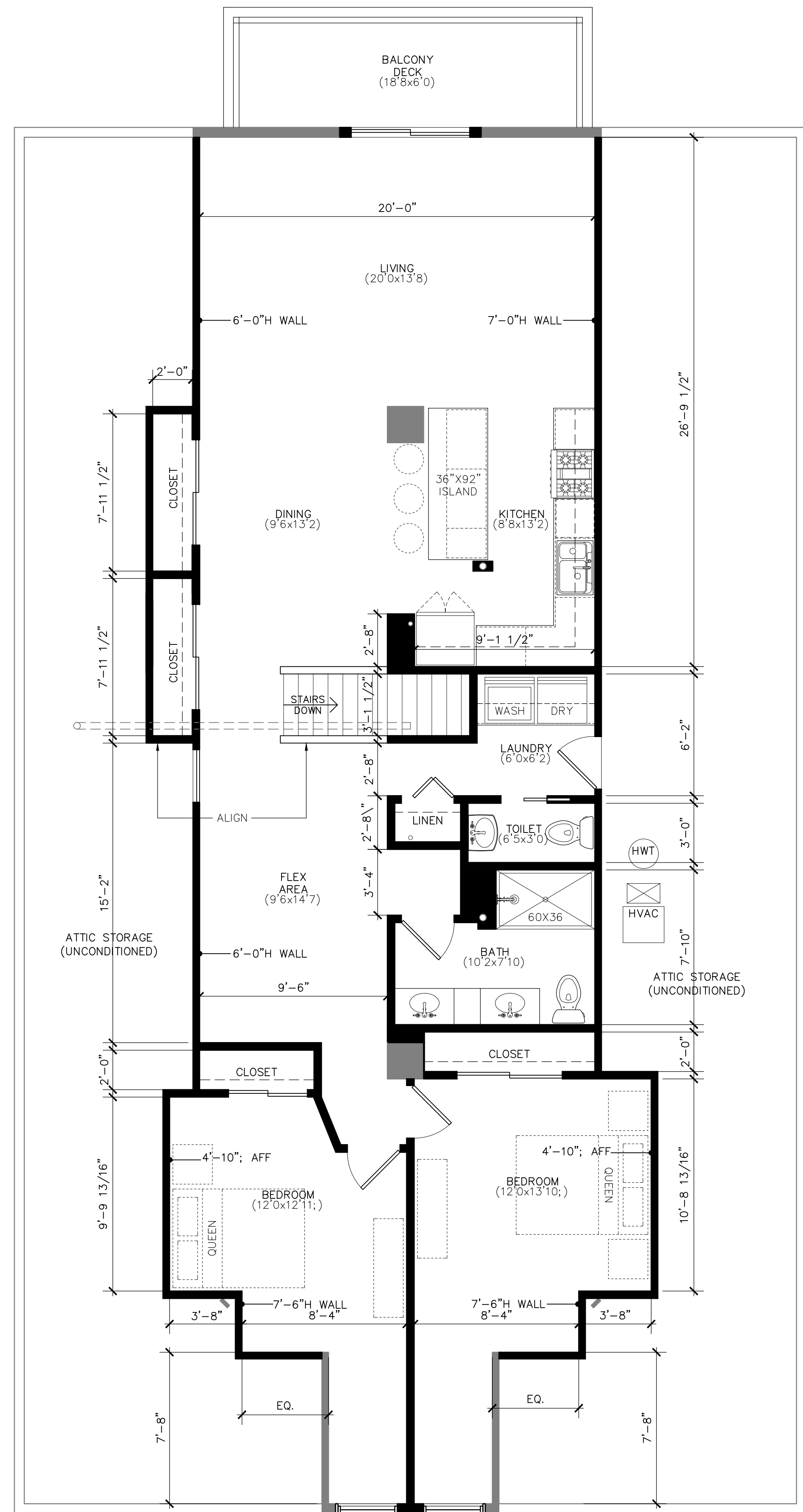
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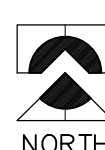
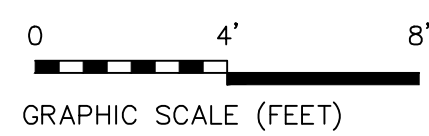
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SHEET NUMBER  
**A1**  
DEMO & PARTIAL 2ND FLOOR PLAN SECTIONS





ATTIC FLOOR PLAN  
1/4" = 1'-0"



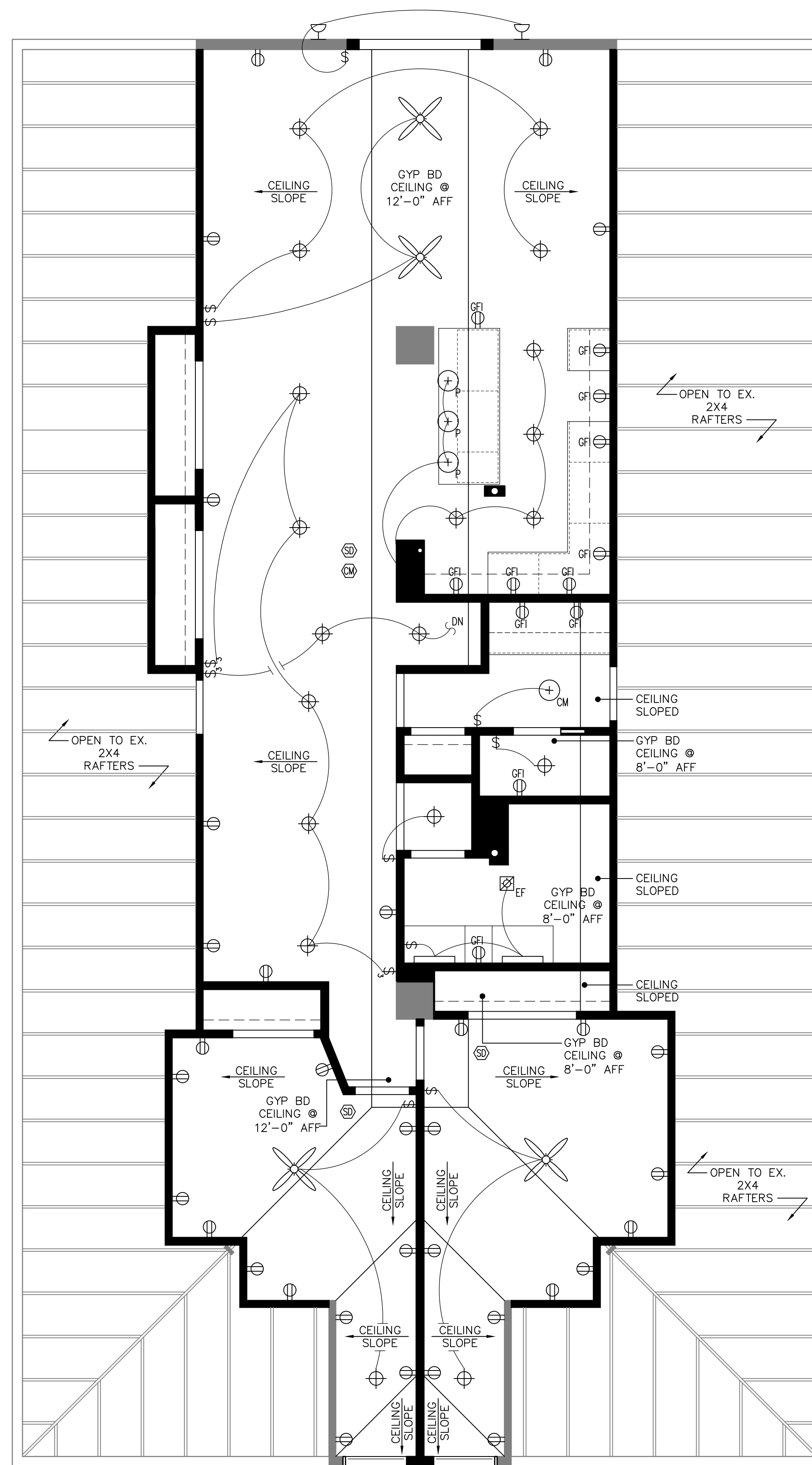
FLOOR PLAN KEY NOTES

1. EXISTING PLUMBING TO REMAIN
2. ALIGN NEW WALL WITH EXISTING MASONRY CHIMNEY TO REMAIN
3. NEW 1/2" GYP BD ON EXISTING MASONRY CHIMNEY TO REMAIN
4. EXISTING 2X POST TO REMAIN
5. EXISTING MASONRY CHIMNEY, LEAVE BRICK EXPOSED AND TOUCH UP AS REQUIRED

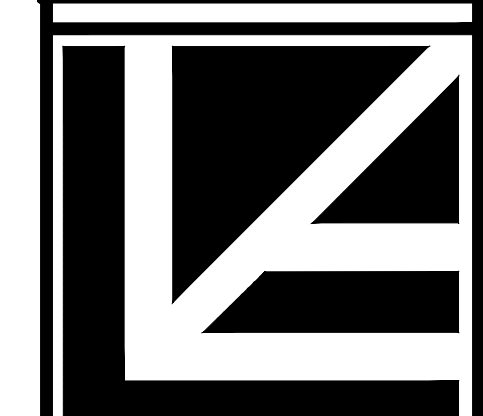
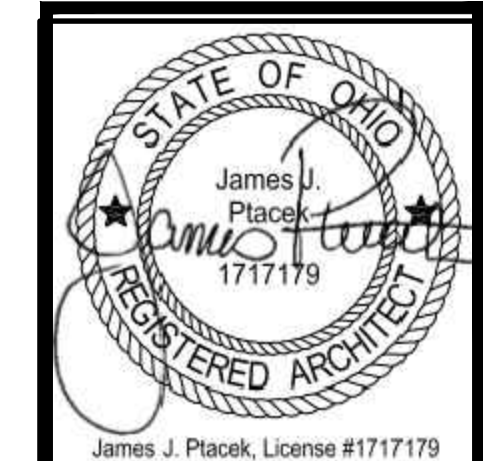
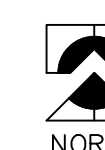
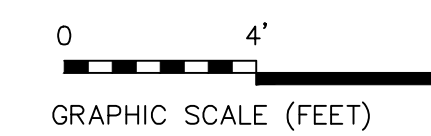
CEILING PLAN KEY

- PENDANT LIGHT
- 4" DOWN LIGHT
- VANITY LIGHT
- CEILING FAN/LIGHT COMBO
- SCONCE LIGHTING
- CEILING MOUNTED FIXTURE
- LIGHT/EXHAUST FAN COMBO
- 120V RECEPTACLE
- GFCI PROTECTED RECEPTACLE
- SWITCH, TYP.
- 3-WAY SWITCH
- HARD WIRED SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

NOTE: SPECIFIC FIXTURE STYLE TO BE SELECTED BY OWNER



ATTIC REFLECTED CEILING & ELECTRICAL LAYOUT PLAN  
1/4" = 1'-0"



**LARSEN ARCHITECTS**

12506 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107  
216-221-2350

PROJECT No: 22038

12800 MADISON AVE. ATTIC RENOVATION  
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SHEET NUMBER  
**A2**  
ATTIC FLR. & REFLECTED CLG PLANS