

**AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
FEBRUARY 15, 2024**

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

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

1. ROLL CALL
2. APPROVE MINUTES OF THE JANUARY 18, 2024 MEETING
3. OPENING REMARKS

OLD BUSINESS

4. **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 two sections of fence with 4 gates in front of the front foundation wall. Each section exceeds the allowable length, height, distance from foundation wall, and number of allowable gates, as proposed. The property is located in the MH, Multi-Family High Density District. (Page 4)

For the section of fence proposed on the East side of the property as an "Enter Only" gate:

- Variance 1: The maximum permitted height for a fence in the front yard is 3 feet, proposed fence is 6 ft. Request a variance of 3 ft. in height to install a fence that is 6 feet tall and 63 feet long, as proposed. Pursuant to section 1153.03(c)(2)A (Ord. 08-2021. Passed 5-17-21.)
- Variance 2: The maximum permitted length of the fence is 55% of the foundation wall, which is given as 80 feet, 55% of 80 feet is 44 feet. The proposed fence is 63 ft. in length. Request a variance of 19 feet in length, as proposed. Pursuant to section 1153.03(c)(2)B (Ord. 08-2021. Passed 5-17-21.)
- Variance 3: The maximum distance from any portion of the primary structure is eight feet, the fence will be 10 feet away at its nearest and 73 ft. away at its furthest. Request a variance to allow the fence to be further than 8 feet from the primary structure, as proposed. 1153.03(c)(2)C (Ord. 08-2021. Pursuant to section Passed 5-17-21.)

- Variance 4: No gate shall be included in the fence, as proposed the fence has a gate for a car and a gate for pedestrians. Request a variance to permit two gates in the fence, as proposed. Pursuant to section 1153.03(c)(2)E (Ord. 08-2021. Passed 5-17-21.)

For the section of fence proposed on the West side of the property as “Exit Only”:

- Variance 5: The maximum permitted height for a fence in the front yard is 3 feet, proposed fence is 6 ft. Request a variance of 3 ft. in height to install a fence that is 6 feet tall and 50 feet long, as proposed. Pursuant to section 1153.03(c)(2)A (Ord. 08-2021. Passed 5-17-21.)
- Variance 6: The maximum permitted length of the fence is 55% of the foundation wall, which is given as 80 feet, 55% of 80 feet is 44 feet. The proposed fence is 50 ft. in length. Request a variance of 6 feet in length, as proposed. Pursuant to section 1153.03(c)(2)B (Ord. 08-2021. Passed 5-17-21.)
- Variance 7: The maximum distance from any portion of the primary structure is eight feet, the fence will be 10 feet away at its nearest and 60 ft. away at its furthest. Request a variance to allow the fence to be further than 8 feet from the primary structure, as proposed. 1153.03(c)(2)C (Ord. 08-2021. Pursuant to section Passed 5-17-21.)
- Variance 8: No gate shall be included in the fence, as proposed the fence has a gate for a car and a gate for pedestrians. Request a variance to permit two gates in the fence, as proposed. Pursuant to section 1153.03(c)(2)E (Ord. 08-2021. Passed 5-17-21.)

NEW BUSINESS

5. Docket No. 02-05-24

1352 Kenilworth Ave.

Apartments

Applicant and property owner Doug Seib, RDS Investment LLC, proposes lot split and consolidation of a small portion of land that has an existing masonry single car garage on it. The portion will be split from 1352 Kenilworth Ave. and added to 1356-58 Kenilworth Ave. The garage is closer than the permitted 6 inches to the north and west boundary lines. The property is located in the R2, Single- and Two-Family District. (Page 17)

- Variance 1: Per a survey provided by the current owner, the existing masonry garage is 1.2 inches from the western property line. The required minimum setback for a masonry garage is 6 inches. Request a variance for the garage location and the property line to remain unchanged on the west side of the property at 1.2 inches when this portion of the parcel is split from 1352 Kenilworth Ave. and added to 1356-58 Kenilworth Ave, as proposed. Pursuant to 1121.10(a)(1) ADDITIONAL ACCESSORY STRUCTURE REGULATIONS (Ord. 32-16. Passed 9-6-2016.)
- Variance 2: Per a survey provided by the current owner, the existing masonry garage is 4.8 inches from the northern property line. The required minimum setback for a masonry garage is 6 inches. Request a variance for the property line and garage to remain unchanged on the north side of the property at 4.8 inches when this portion of the parcel is split from 1352 Kenilworth Ave. and added to 1356-58 Kenilworth Ave, as proposed. Pursuant to 1121.10(a)(1) ADDITIONAL ACCESSORY STRUCTURE REGULATIONS (Ord. 32-16. Passed 9-6-2016.)

**6. Docket No. 02-06-24
1062 Leedale Ave.**

Applicant Samuel Diaquila AIA of AMSR LLC, for property owner Patrick Tournoux, proposes the construction of a garage that is 550 sq. ft. in area and 15 feet, 11 inches in height at the mid-span. Exceeds maximum rear lot coverage and height as proposed. The property is located in the R1H, Single-Family High Density District. (Page 19)

- Variance 1: Maximum permitted lot coverage is 25% of the rear yard, calculated at 2,040, 25% of 2,040 is 510 sq ft. Proposed garage is 550 sq ft or 27% as proposed. Request a variance to exceed maximum rear lot coverage by 40 square feet as proposed. Pursuant to 1121.09(c) MAXIMUM ACCESORY LOT COVERAGE (Ord. 91-95. Passed 10-7-1996.)
- Variance 2: Maximum permitted height is 15 feet calculated at the mid-span. The calculated height of the proposed garage is 15 feet, 11 inches. Request a variance to exceed maximum calculated height by 11 inches, as proposed. Pursuant to section 1121.05(b) HEIGHT REGULATIONS (Ord. 91-95 Passed 10-7-96)

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](mailto:michelle.nochta@lakewoodoh.net) at (216) 529-5906 michelle.nochta@lakewoodoh.net.”



BOARD OF ZONING APPEALS

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Application Cover Page

Docket No.: 12-19-23

Reference No.: BZA23-000046, BZA23-000048, 4BZA23-000049, BZA23-000050, BZA24-000007, BZA24-000008, BZA24-000009, and BZA24-000010.

Applicant Name: Bobby Rolen, Rolen Brother Fence Co.

Project Address: 12500 Edgewater Dr.

Project Name: The Waterford Condominiums

Proposal: The installation of two sections of fence with 4 gates in front of the front foundation wall. Each section exceeds the allowable length, height, distance from foundation wall, and number of allowable gates, as proposed. The property is located in the MH, Multi-Family High Density District.

Johanna Schwarz

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

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

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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

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

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
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

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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
12650 Detroit Avenue
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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

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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
Website: www.lakewoodoh.gov

Michelle Nochta, AICP

Senior Planner and ADA Coordinator- 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
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Lakewood, Ohio 44107

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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

Service Email: clesecservice@silcofs.com

Cell: 330.805.1475



FIRE PRODUCTS & SERVICES

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- Exit & Emergency Lighting
- Sprinkler Systems, Fire Pumps & Backflow
- Commercial Kitchens
- Special Hazard Suppression

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#SilcoFS.com

SECURITY PRODUCTS & SERVICES

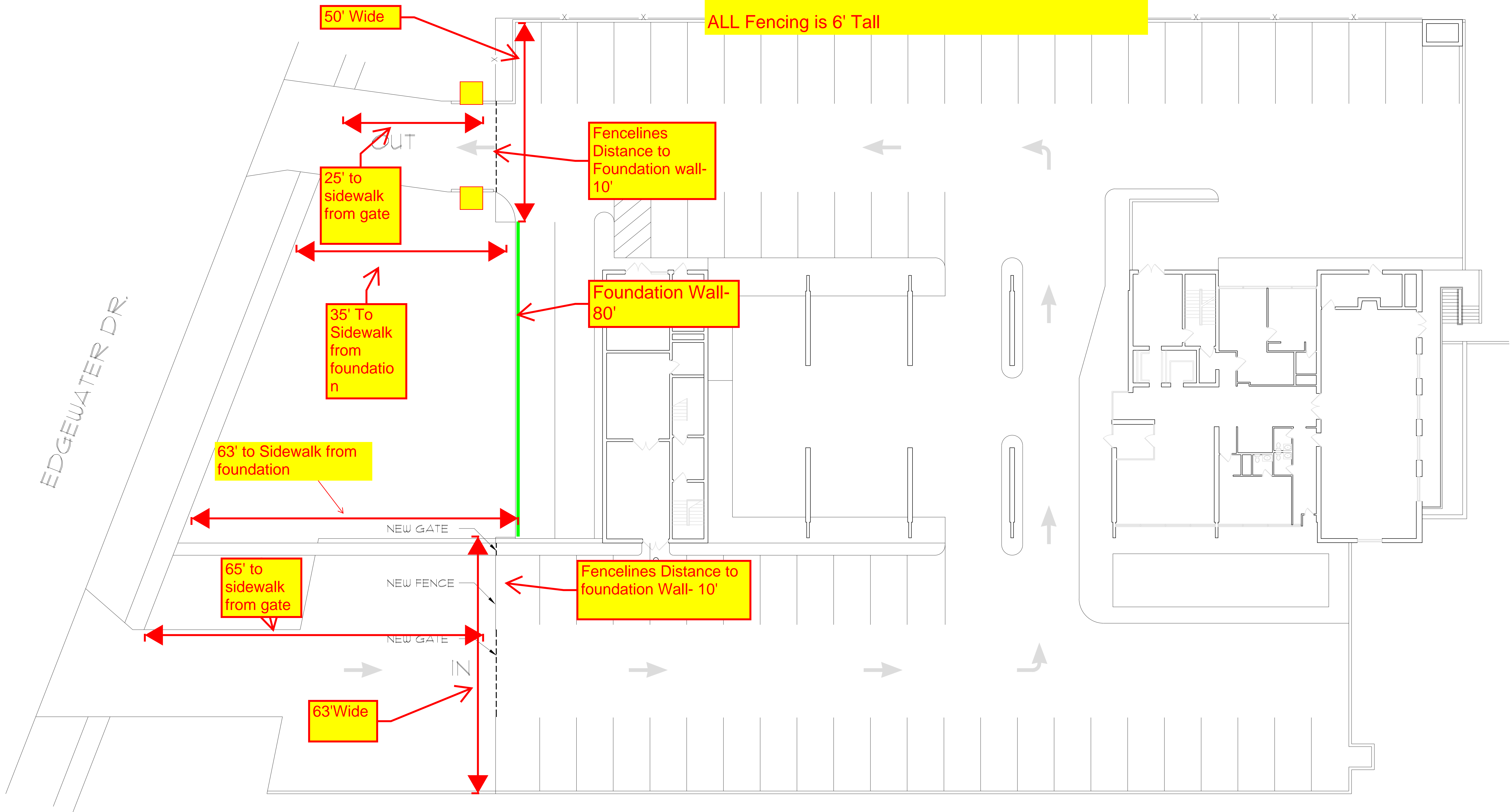
- Security Systems
- Access Control Systems
- Automated Doors & Barriers
- Intercom Systems
- Video Surveillance Systems
- Emergency Communication Systems

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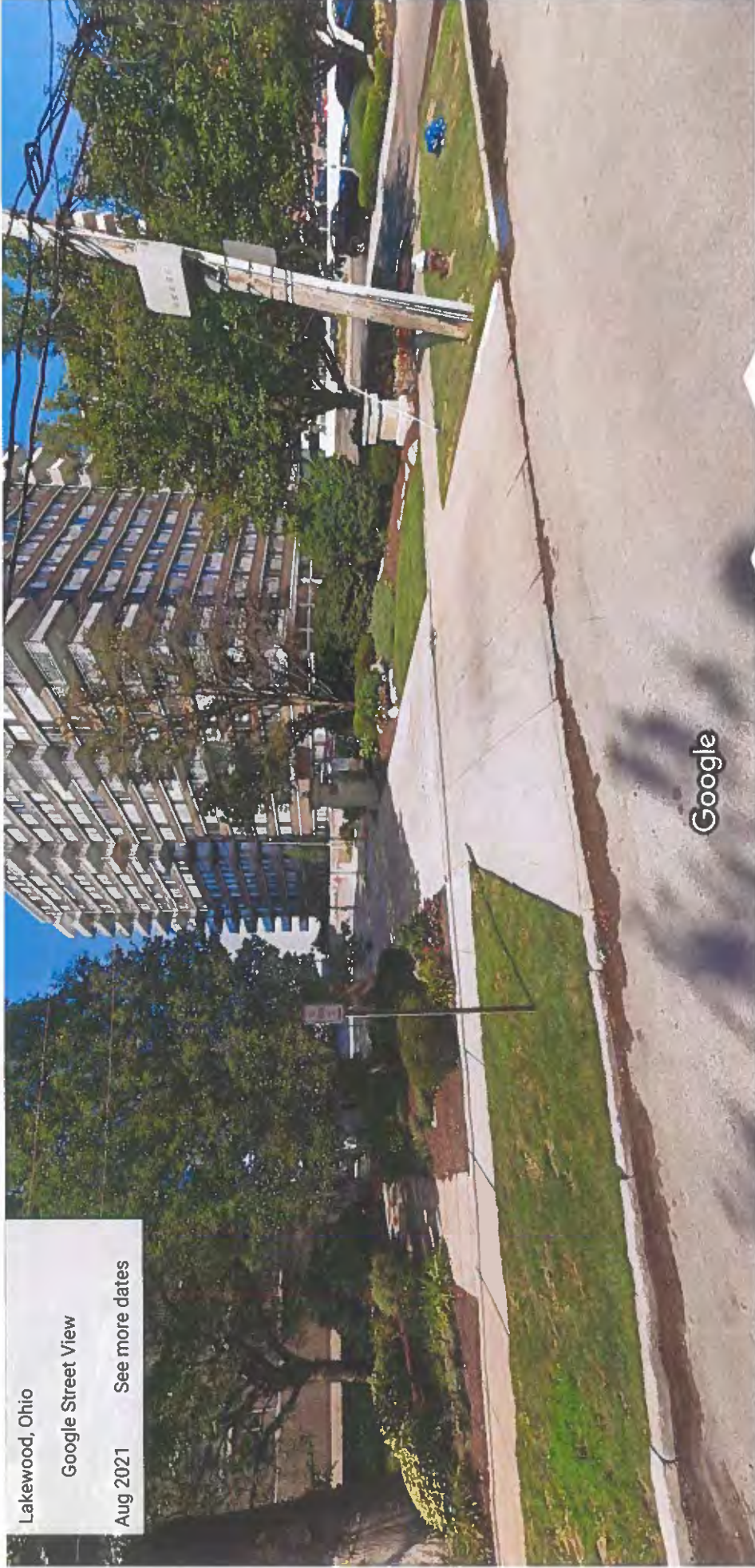
There Will be 2 slide gates and 2 man gates. 1 on each side.
Man gates will be 42" Wide
Slidegates will be 15' wide
ALL Fencing is 6' Tall



1 SITE PLAN
AS-1 SCALE: [North Arrow]

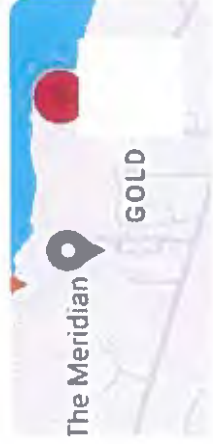


Total Width of Lot- 200'
 Total Depth of lot- 350'
 Length of Fence- 129'
 Length of Foundation wall- 80'
 Distance of fence from Foundation- West side- 11' / East Side - Within Foundation
 How long does gate take to open- Appx 5 seconds
 Gate will have option to be opened via transmitter, fob, keycode 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

Image capture: Aug 2021 © 2023 Google

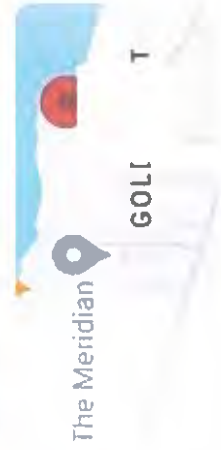


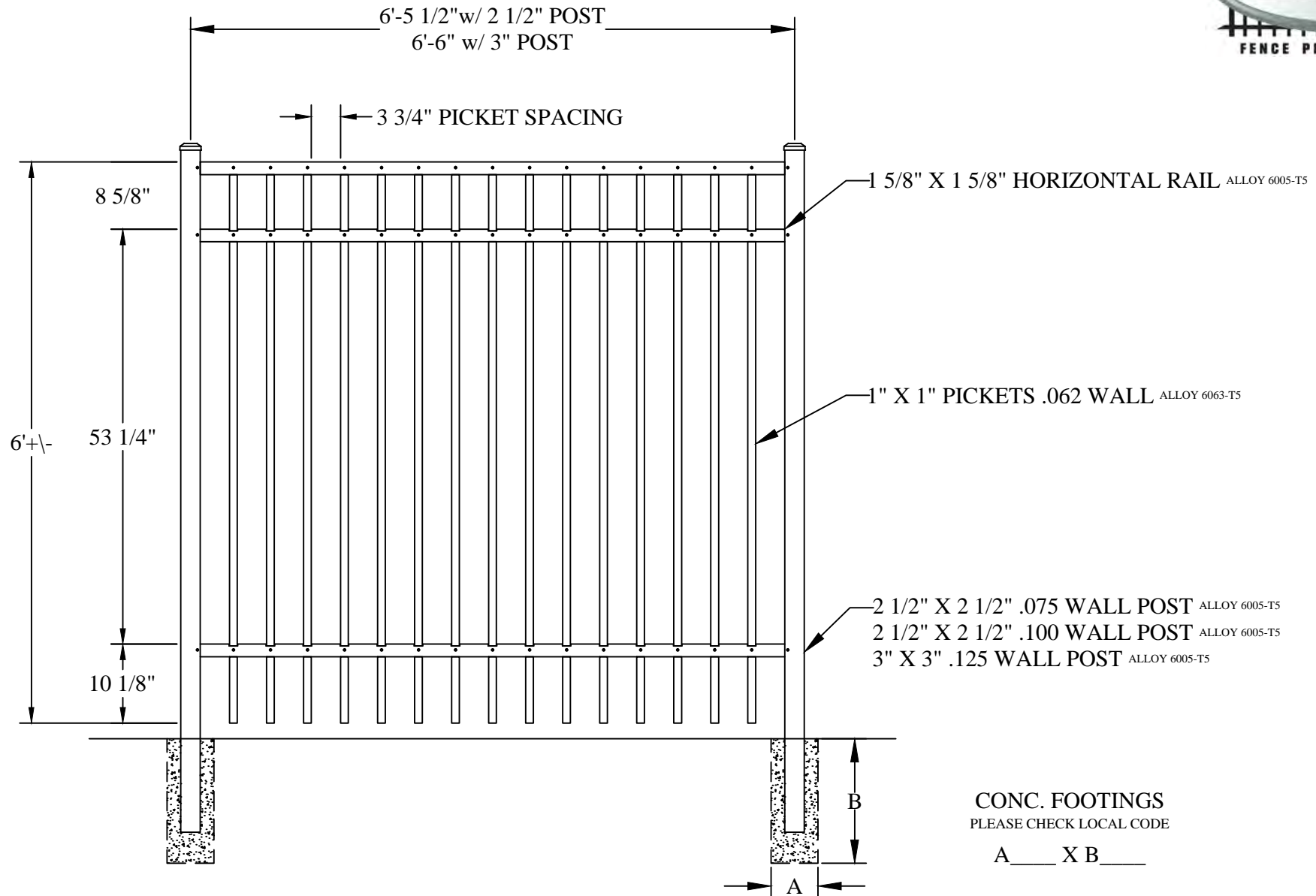


Lakewood, Ohio
Google Street View
Aug 2021 See more dates

Google

Image capture: Aug 2021 © 2023 Google





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

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.

EFF-20 INDUSTRIAL	6' HIGH 3-RAIL ALUMINUM FENCE PANEL	CONTRACTOR:	COLOR:	50925 RICHARD W. BLVD CHESTERFIELD TOWNSHIP, MI 48051 WWW.ELITEFENCE.COM 1-800-783-1331
	1-1-16 V.1.0 KS KS STD DRAWING	PROJECT:	DATE:	



BOARD OF ZONING APPEALS

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Application Cover Page

Docket No.: 02-05-24

Reference No.: BZA24-000006, BZA24-000011.

Applicant Name: Doug Seib, RDS Investment LLC

Project Address: 1352 Kenilworth Ave.

Project Name: Apartments

Proposal: The lot split and consolidation of a small portion of land that has an existing masonry single car garage on it. The portion will be split from 1352 Kenilworth and added to 1356-58 Kenilworth. The garage is closer than the permitted 6 inches to the north and west boundary lines. The property is located in the R2, Single- and Two-Family District.

PLAT OF LOT SPLIT AND CONSOLIDATION FOR RDS INVESTMENT, LLC

SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 23.
DECEMBER, 2023

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE BASED ON THE US SURVEY FOOT AND EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NORTH ZONE 3401, NAD83 (CORS 2012A) ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutoskey 1/11/24
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



THE INTENT OF THIS PLAT IS TO SPLIT A 283.4 SQ. FT. PARCEL OFF THE SOUTHWEST CORNER OF PARCEL 311-17-035 AND CONSOLIDATE IT WITH PPN 311-17-036.

OWNERS ACCEPTANCE

RDS INVEST, LLC, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT & CONSOLIDATION.

RDS INVEST, LLC MEMBER PRINT NAME
COUNTY OF CUYAHOGA }
STATE OF OHIO } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED RDS INVEST, LLC BY _____ ITS MEMBER, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF RDS INVEST, LLC IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT _____ OHIO, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

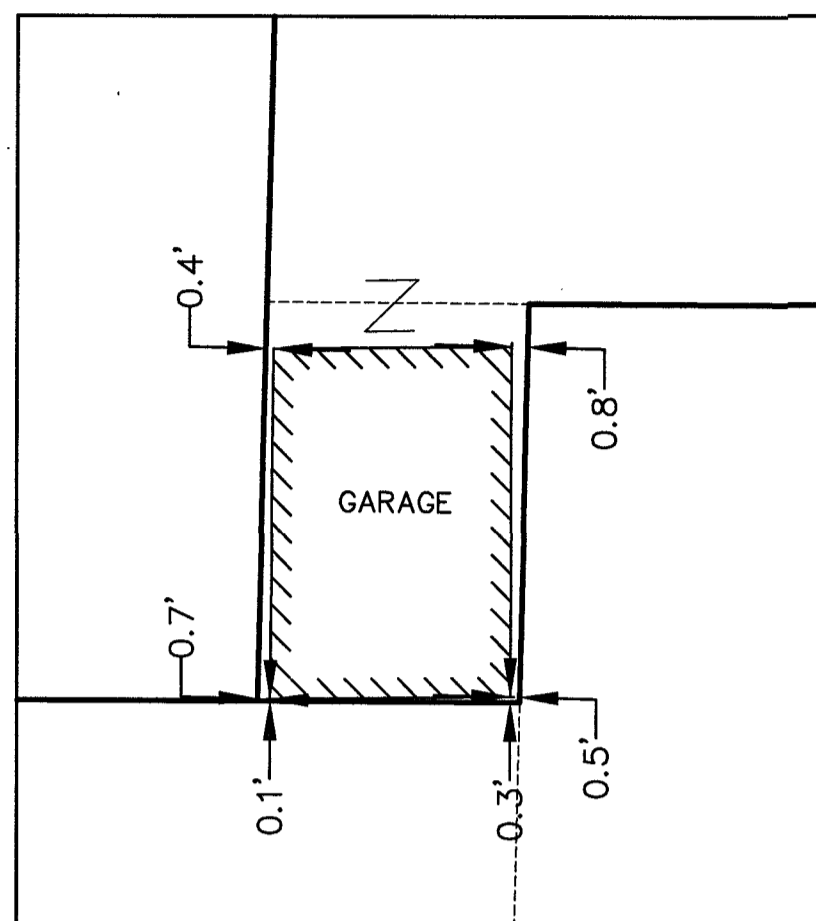
OWNERS ACCEPTANCE

BAILE PROPERTIES, LLC, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT & CONSOLIDATION.

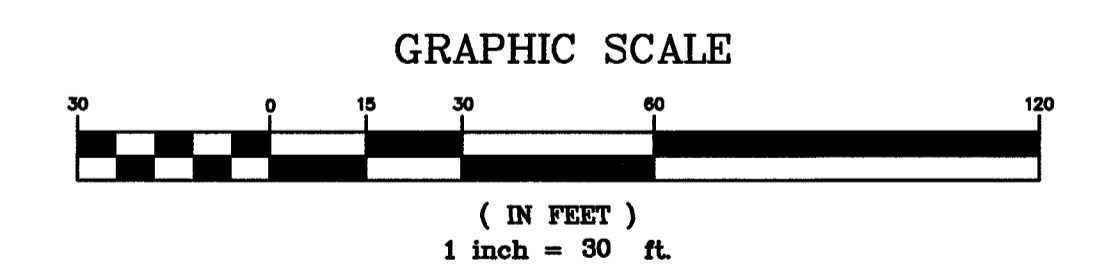
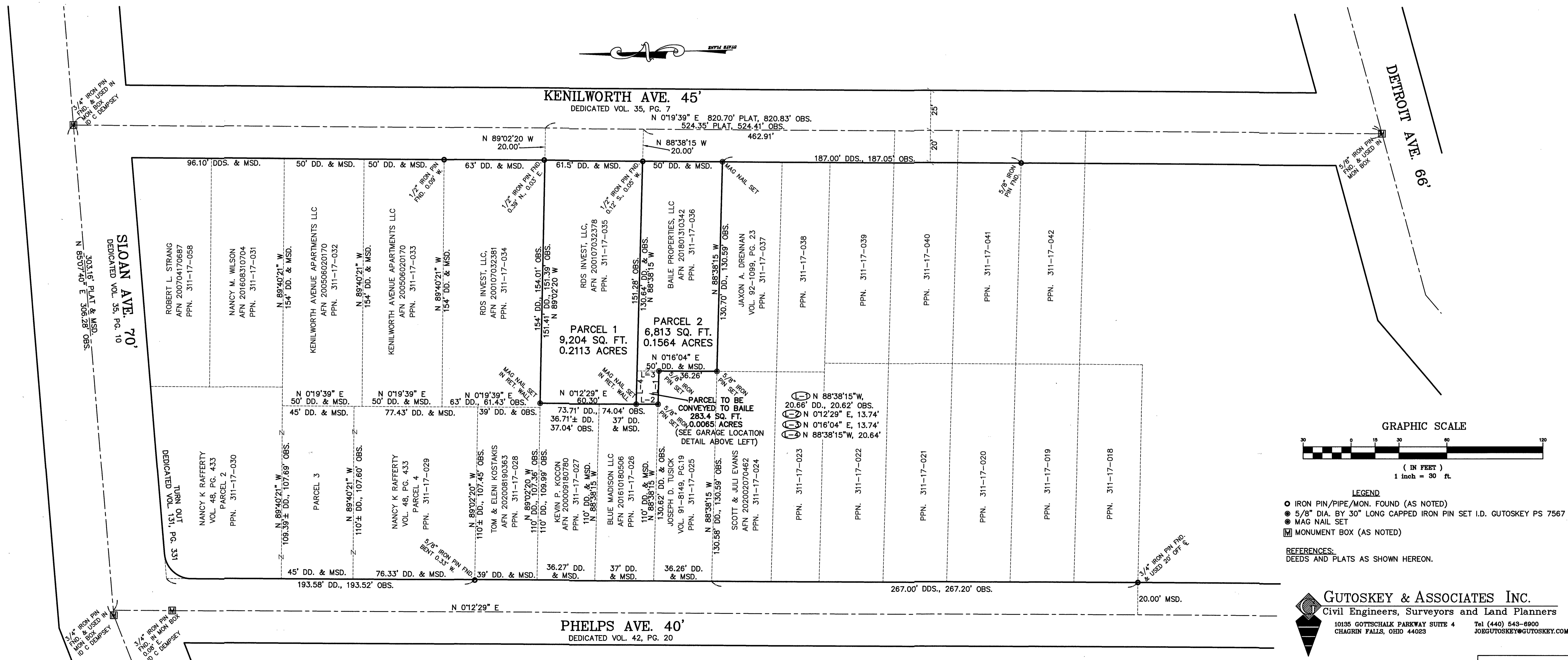
BAILE PROPERTIES, LLC MEMBER PRINT NAME
COUNTY OF CUYAHOGA }
STATE OF OHIO } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED BAILE PROPERTIES, LLC BY _____ ITS MEMBER, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF BAILE PROPERTIES, LLC IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT _____ OHIO, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____



GARAGE LOCATION DETAIL
SCALE 1"=10'



- LEGEND**
- IRON PIN/PIPE/MON. FOUND (AS NOTED)
 - 5/8" DIA. BY 30" LONG CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567
 - MAG NAIL SET
 - MONUMENT BOX (AS NOTED)

REFERENCES:
DEEDS AND PLATS AS SHOWN HEREON.

GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors and Land Planners
10135 GOTTISCHALK PARKWAY SUITE 4 CHAGRIN FALLS, OHIO 44023 Tel (440) 543-6900 JOEGUTOSKEY@GUTOSKEY.COM

CONTRACT No. 23-3953

REVISED JAN. 11, 2024



BOARD OF ZONING APPEALS

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Application Cover Page

Docket No.: 02-06-24

Reference No.: BZA24-000006, BZA24-000012

Applicant Name: Samuel Diaquila, AIA, AMSR LLC

Project Address: 1062 Leedale Ave.

Project Name: n/a

Proposal: The construction of a garage that is 550 sq. ft. in area and 15 feet, 11 inches in height at the mid-span. Exceeds maximum rear lot coverage and height as proposed. The property is located in the R1H, Single-Family High Density District.

Samuel V. Diaquila, AIA
Ohio Registered Architect 8808703
1039 Forest Cliff Drive
Lakewood, Ohio 44107
440.409.3500 sam@diaquila.com

31 January 2024

City of Lakewood Planning Commission
Board of Zoning Appeals
12650 Detroit Avenue
Lakewood, OH 441073

Re: Letter of Consent Tournoux Residence - 1062 Leedale Ave.

To Whom It Concerns,

This letter is written by Sam Diaquila, on behalf of Pat Tournoux in matters regarding the Application for Zoning Variance Appeal for the proposed 2 story garage located at 1062 Leedale Ave, Lakewood, Ohio.

Sam Diaquila my "agent" is authorized to represent me at any and all Board of Zoning Appeals or subsequent Building Depart meetings.

This letter shall also serve as the "Letter of Consent" which grants the City of Lakewood access to the subject property to review and photograph existing conditions as needed for matters related to this proposed construction.

Please call me at 440.409.3500 if you need any clarifications.

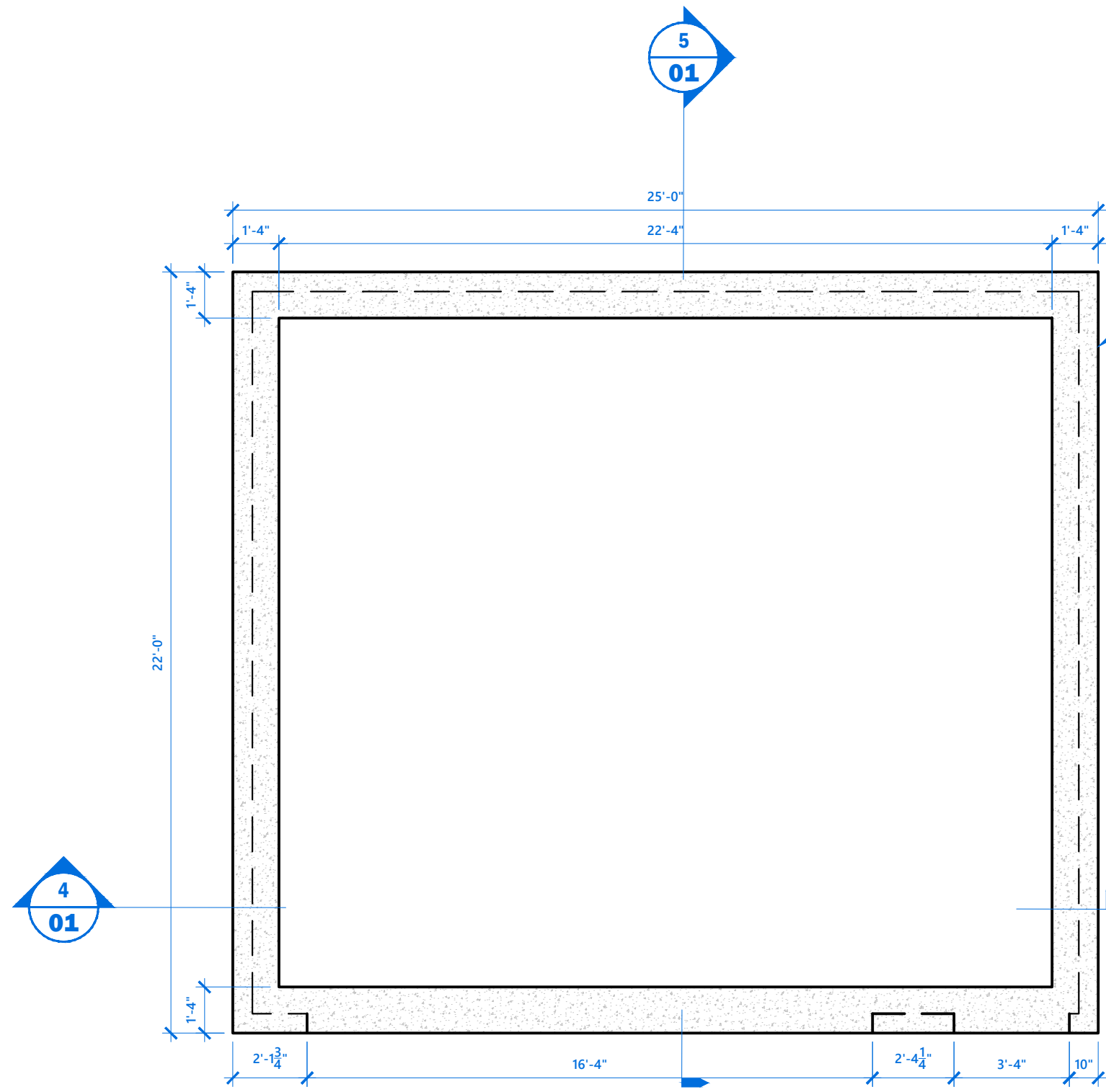
Respectfully Submitted:



Samuel V. Diaquila, AIA
Ohio Registered Architect #8808703

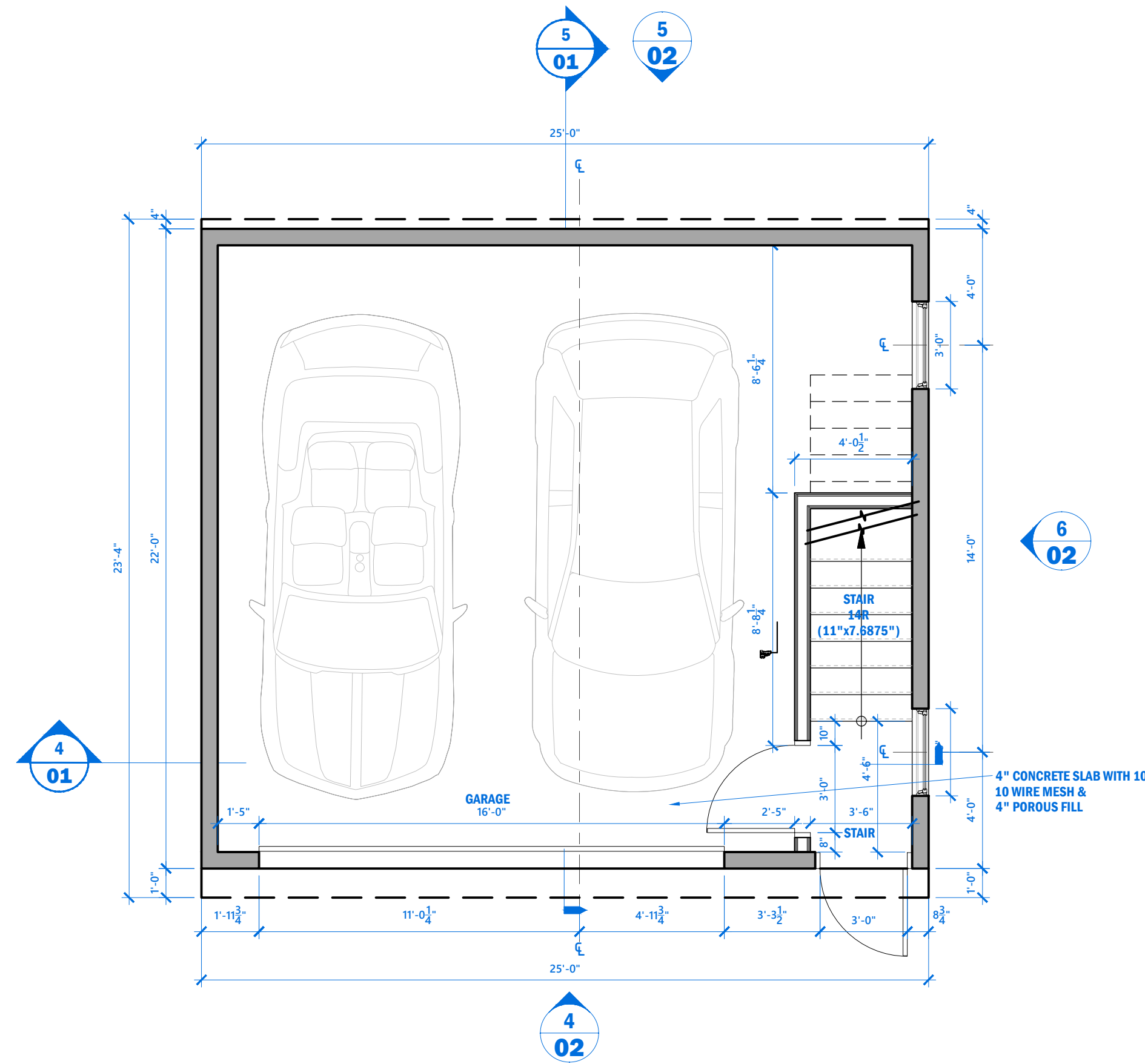
Pat Tournoux 1.31.24
Patrick Tournoux date
1062 Leedale Ave.
Lakewood, OH 44107
216.227.8551
patournoux@gmail.com

C: file



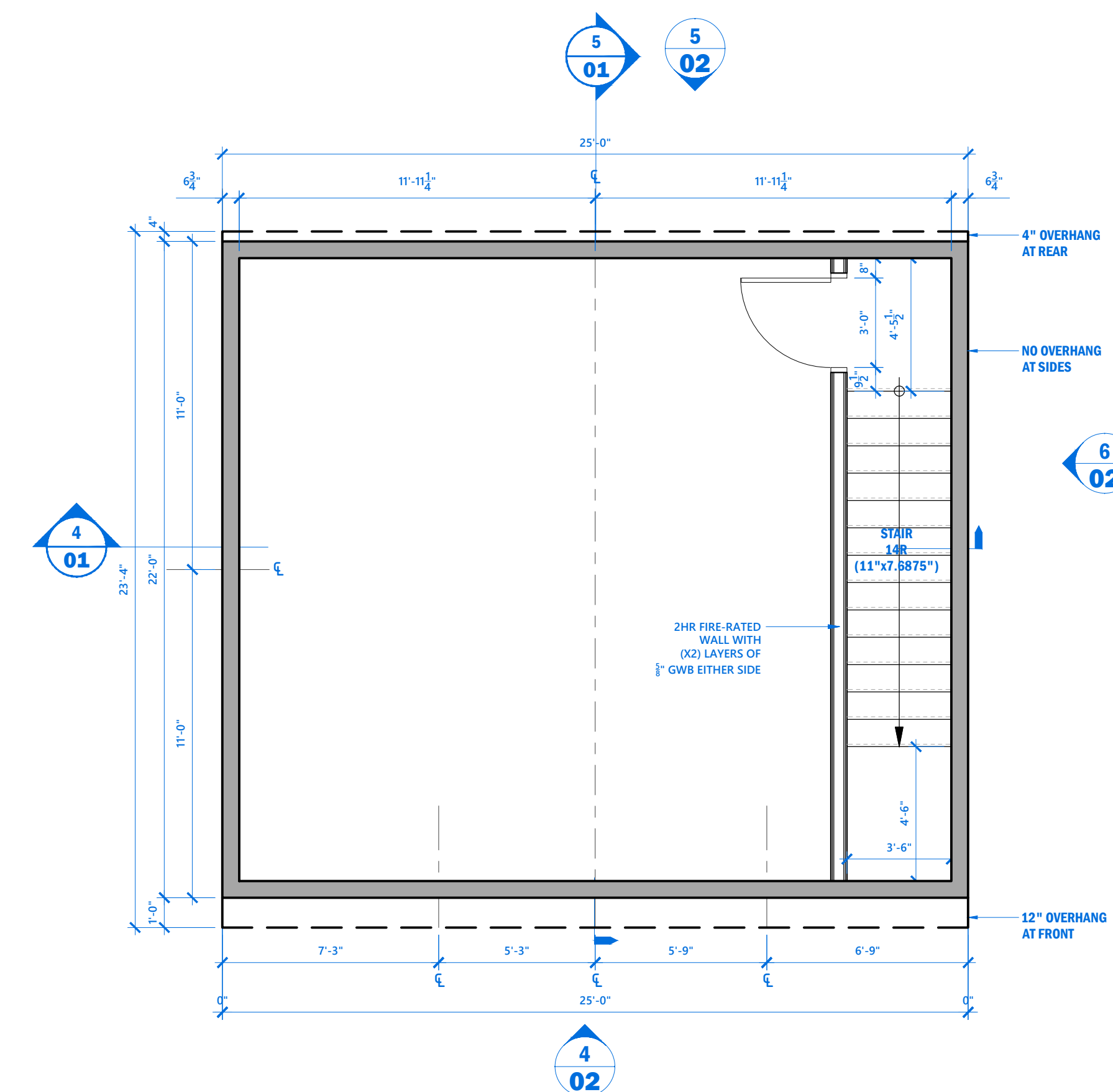
01 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



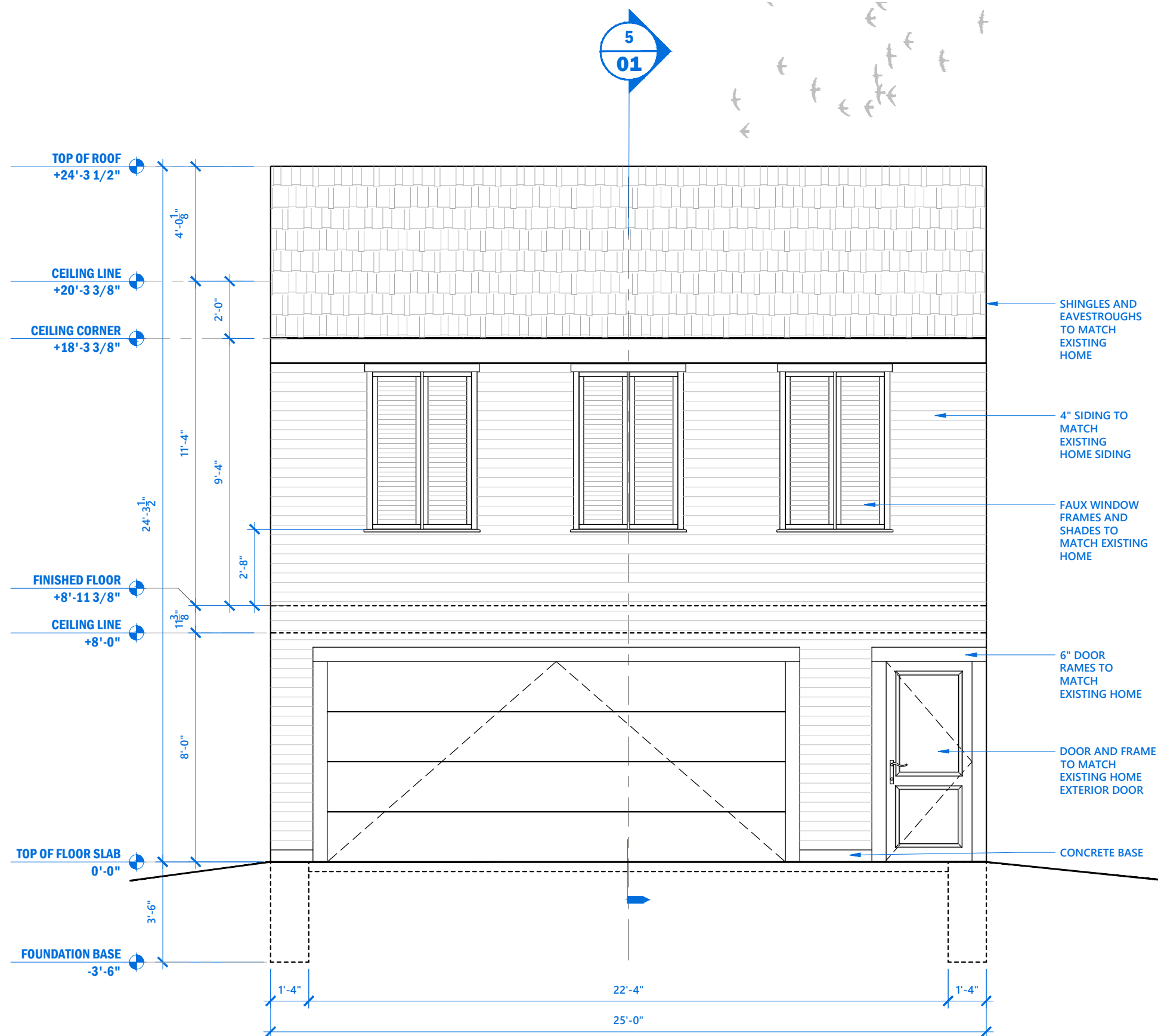
02 GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"



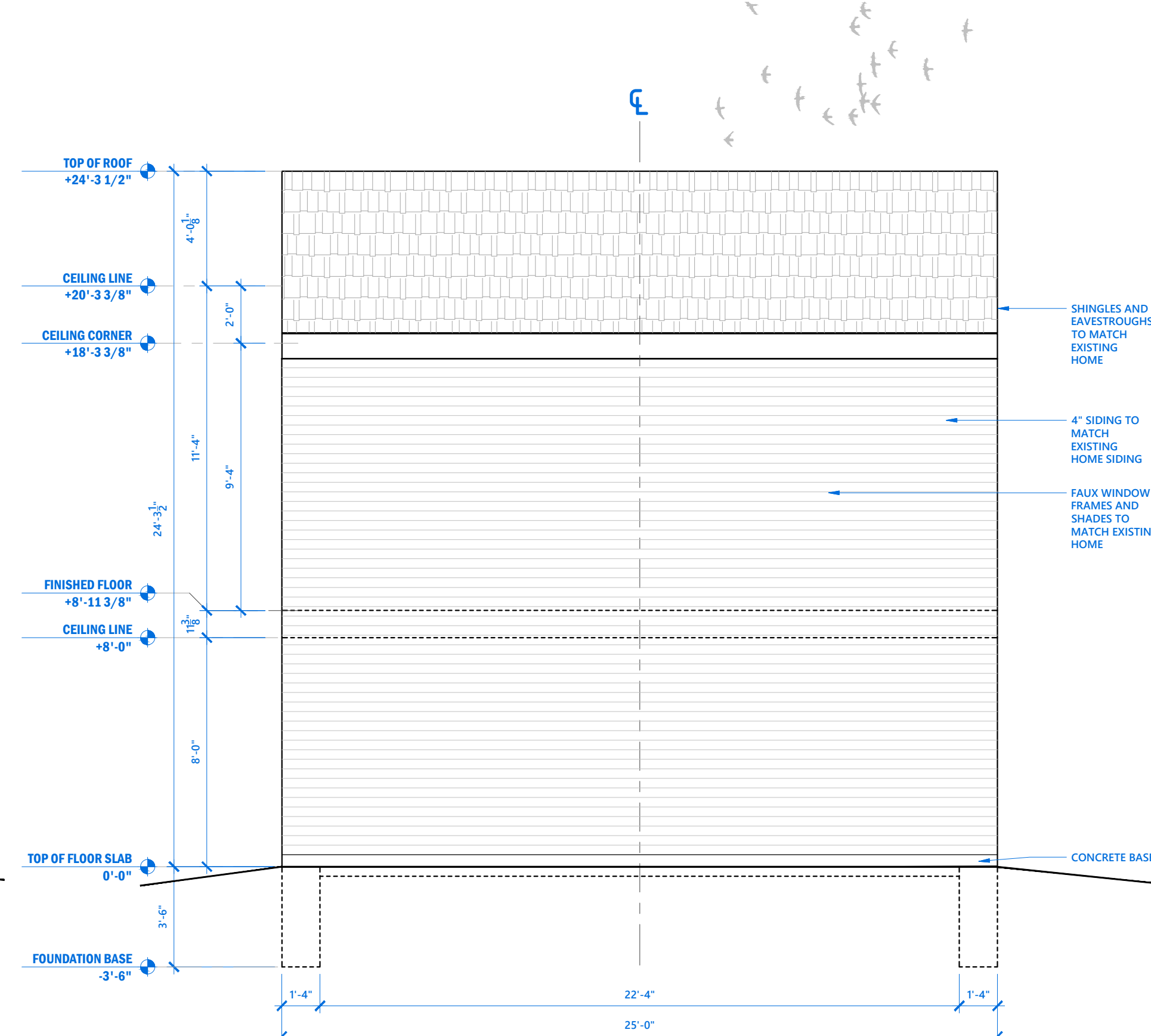
03 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



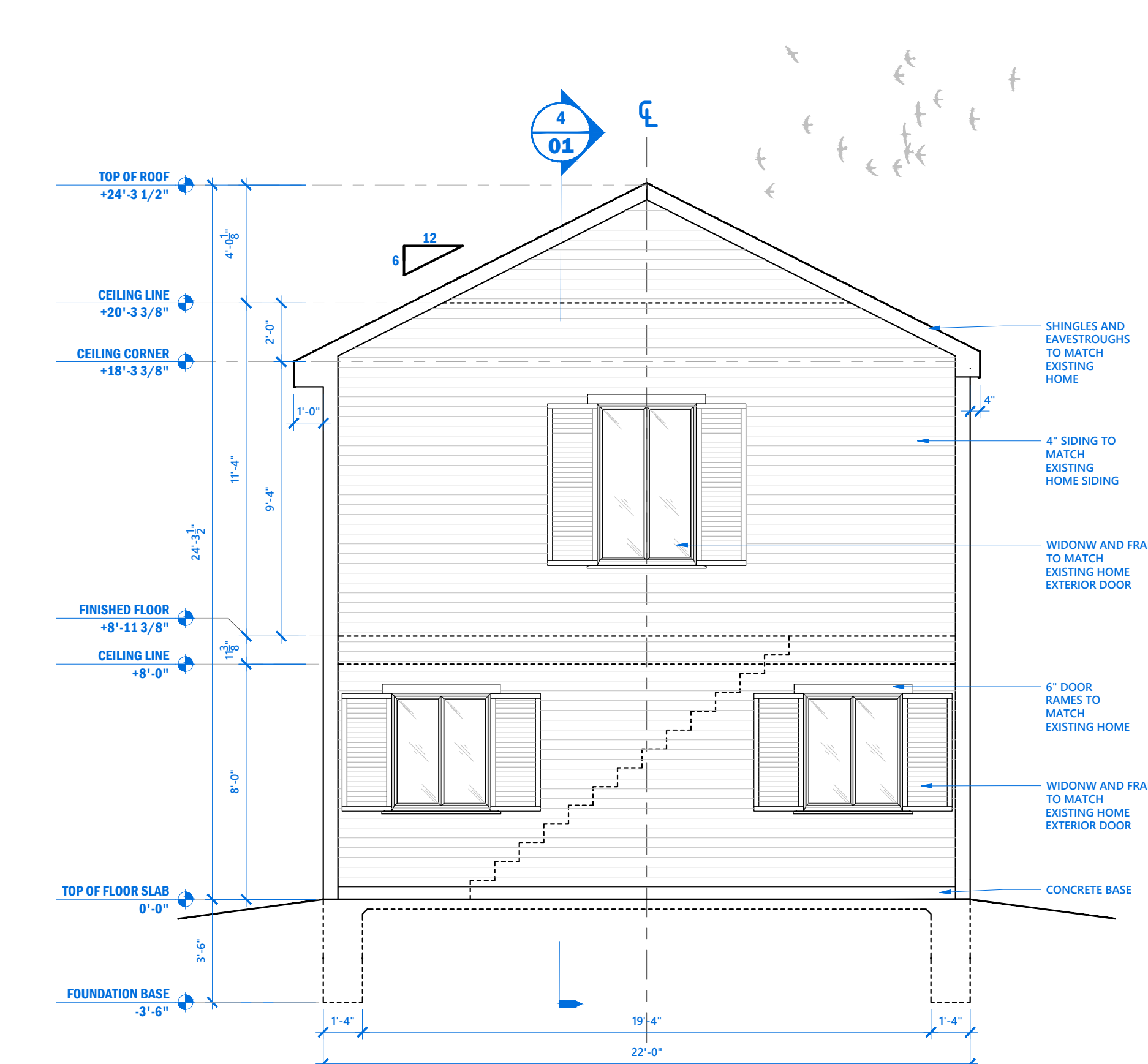
04 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



05 REAR ELEVATION

SCALE: 1/4" = 1'-0"



06 SIDE ELEVATION

SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	REVISED AND RE-ISSUED FOR APPROVAL	JAN 27/24
2	ISSUED FOR APPROVAL	FEB 24/23

REVISIONS

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PROJECT: **ROURNOUX RESIDENCE GARAGE**
LEEDALE AVENUE

TITLE: **SITE PLAN**
PROPOSED

JOB NO.: 0001
DRAWN BY: IBUDIK DATE: FEB 24/23

NORTH:

STAMP:

DRAWING NO.:

A-02

DATE: 07 JAN 2024 - 12:20PM FILE NAME: D:\06 WORKING\HOME\EXISTING PROJECTS\INTL\04 LEEDALE AVENUE\ROURNOUX RESIDENCE GARAGE\REV\PROJ\DWG\







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