

**AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
FEBRUARY 16, 2023**

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

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

- 1. OATH FOR NEW MEMBER ANTHONY SANTIAGO**
- 2. ROLL CALL**
- 3. APPROVE MINUTES OF THE NOVEMBER 17, 2022, MEETING AND JANUARY 19, 2023 MEETING**
- 4. OPENING REMARKS**

OLD BUSINESS

- 5. 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 17 feet, permitted maximum is 15 feet. The property is in the R1H, Single Family High-Density District. (Page 3)

- Variance 1: Request a variance to exceed the maximum permitted height of an accessory structure. The maximum permitted accessory structure height is 15 feet calculated. The proposed garage height is calculated at 17 feet. Request a variance to exceed the permitted maximum height by 2 feet, as proposed. Pursuant to section 1121.05(b) Height Regulations (Ord. 91-95. Passed 10-7-1996.)
- Variance 2: Request a variance to reduce the minimum required side yard setback of an accessory structure. The permitted minimum setback for a wood structure is 18 inches. Request a variance to reduce the side setback of the garage on the south side to 12 inches, as proposed. Pursuant to section 1121.10(a) (Ord. 32-16. Passed 9-6-2016.)

NEW BUSINESS

- 6. Docket No. 02-02-23
2183 Eldred Ave**

Applicant Susan Broadwater of Beegan Architecture for property owner Daniel Boich proposes the construction of a new garage. The proposed garage has a calculated height of 17 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 maximum permitted accessory structure height is 15 feet calculated. The proposed garage height is calculated at 17 feet. Request a variance to exceed the permitted maximum height by 2 feet, as proposed. Pursuant to section 1121.05(b) Height Regulations (Ord. 91-95. Passed 10-7-1996.)

**7. Docket No. 02-03-23
914 Beach Road**

Applicant and architect Mark Reinhold for property owner Diane Ferguson proposes the construction of a new townhome on a waterfront lot that is currently vacant in the lagoons. The proposal has a second-story unroofed patio deck which requires a variance and is over the 90% primary lot coverage. The property is located in the L, Lagoon District. (Page 18)

- Variance 1: Request a variance to exceed the maximum permitted lot coverage for a waterfront lot in the lagoon district. Permitted lot coverage is 90%, as proposed lot coverage is 90.8% Request a variance to exceed permitted lot coverage by 0.8% as proposed. Pursuant to 1125.09(a) (Ord. 91-95. Passed 10-7-1996.)
- Variance 2: Request a variance to place a 360 square foot unroofed patio deck at 11 feet 10 inches above grade. The maximum permitted height is 42 inches and the maximum permitted area is 240 square feet. Request a variance to exceed the permitted height by 100 inches and the permitted area by 120 square feet, as proposed. Pursuant to section 1125.03(d) (Ord. 73-08. Passed 9-2-2008.)

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 .”



BOARD OF ZONING APPEALS

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

Application Cover Page

Docket No.: 12-32-22

Reference No.: BZA22-000052, BZA23-000004

Applicant Name: Christopher Walling

Project Address: 1655 Roosevelt Ave.

Project Name:

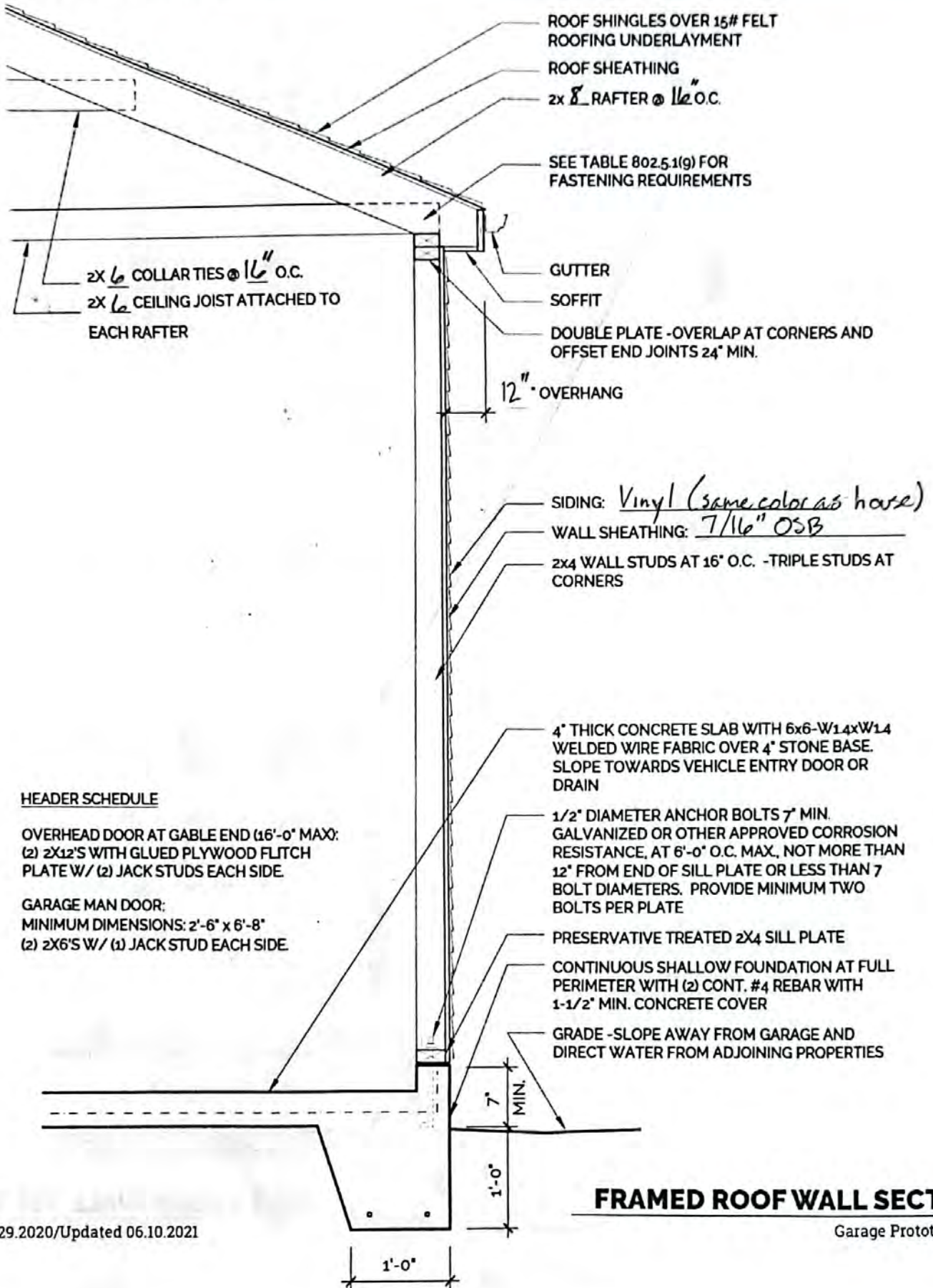
Proposal: The construction of a new garage on the previously demolished garage site. The proposed garage has a calculated height of 17 feet, permitted maximum is 15 feet. The property is in the R1H, Single Family High-Density District.





DETACHED GARAGE PROTOTYPE SECTIONS

PROPERTY ADDRESS: 1655 Roosevelt



ROOF SHINGLES OVER 15# FELT ROOFING UNDERLAYMENT
 ROOF SHEATHING
 2x 8 RAFTER @ 16" O.C.

SEE TABLE 802.5.1(9) FOR FASTENING REQUIREMENTS

2x 6 COLLAR TIES @ 16" O.C.
 2x 6 CEILING JOIST ATTACHED TO EACH RAFTER

GUTTER
 SOFFIT
 DOUBLE PLATE - OVERLAP AT CORNERS AND OFFSET END JOINTS 24" MIN.

12" OVERHANG

SIDING: Vinyl (same color as house)
 WALL SHEATHING: 7/16" OSB
 2x4 WALL STUDS AT 16" O.C. - TRIPLE STUDS AT CORNERS

4" THICK CONCRETE SLAB WITH 6x6-W14xW14 WELDED WIRE FABRIC OVER 4" STONE BASE. SLOPE TOWARDS VEHICLE ENTRY DOOR OR DRAIN

1/2" DIAMETER ANCHOR BOLTS 7" MIN. GALVANIZED OR OTHER APPROVED CORROSION RESISTANCE, AT 6'-0" O.C. MAX, NOT MORE THAN 12" FROM END OF SILL PLATE OR LESS THAN 7 BOLT DIAMETERS. PROVIDE MINIMUM TWO BOLTS PER PLATE

PRESERVATIVE TREATED 2x4 SILL PLATE
 CONTINUOUS SHALLOW FOUNDATION AT FULL PERIMETER WITH (2) CONT. #4 REBAR WITH 1-1/2" MIN. CONCRETE COVER

GRADE - SLOPE AWAY FROM GARAGE AND DIRECT WATER FROM ADJOINING PROPERTIES

HEADER SCHEDULE

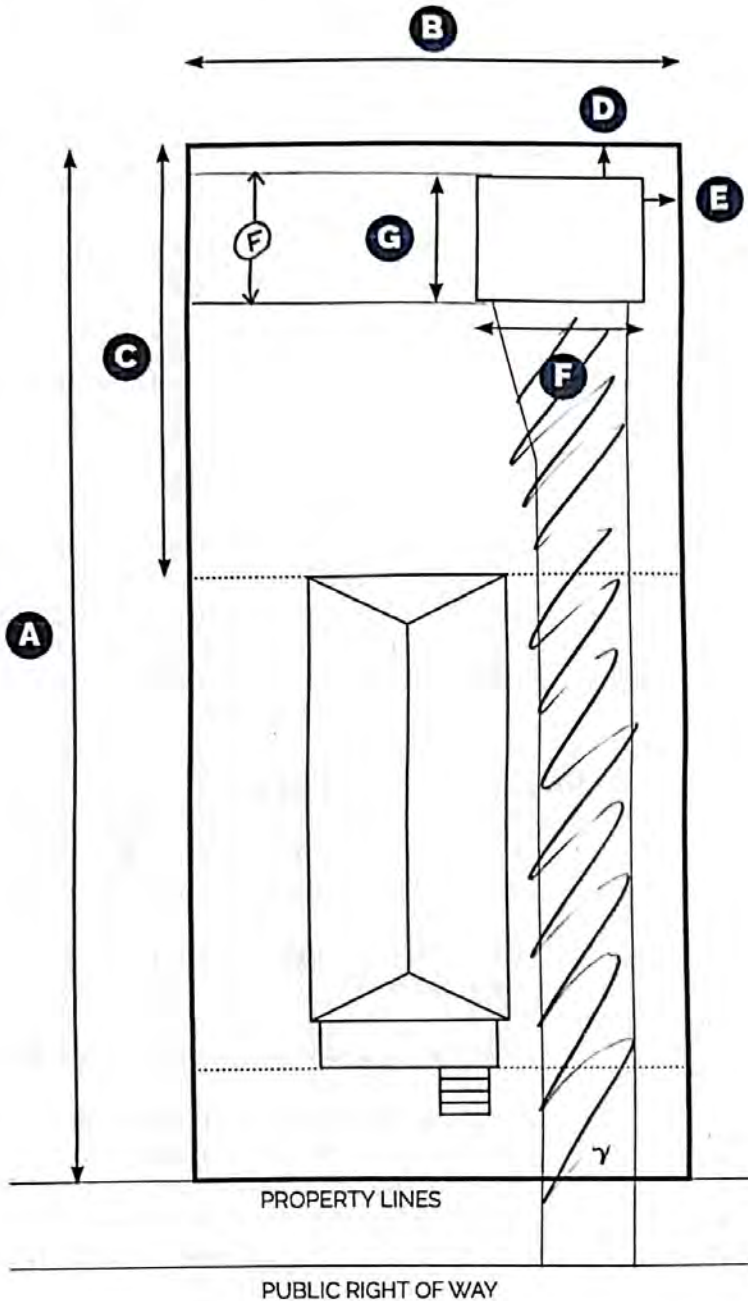
OVERHEAD DOOR AT GABLE END (16'-0" MAX):
 (2) 2x12'S WITH GLUED PLYWOOD FLITCH PLATE W/ (2) JACK STUDS EACH SIDE.

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

FRAMED ROOF WALL SECTION

DETACHED GARAGE PLACEMENT PLACEMENT WORKSHEET (RIGHT-HAND OPTION)

PROPERTY ADDRESS: 11655 Roosevelt Ave, Lakewood, OH 44107



ORIENTATION

NORTH
 (INDICATE DIRECTION)



DETACHED GARAGE (IN FEET)

A	LOT DEPTH	<u>114.97'</u>
B	LOT WIDTH	<u>40'</u>
C	REAR YARD DEPTH	<u>24 10'</u>
D	REAR SETBACK	<u>10 3'</u>
E	SIDE SETBACK	<u>1'</u>
F	GARAGE WIDTH	<u>24' 20' 18'</u>
G	GARAGE DEPTH	<u>20'</u>

GARAGE AREA (WIDTH X DEPTH)
480 SF ~~371.62~~ SF

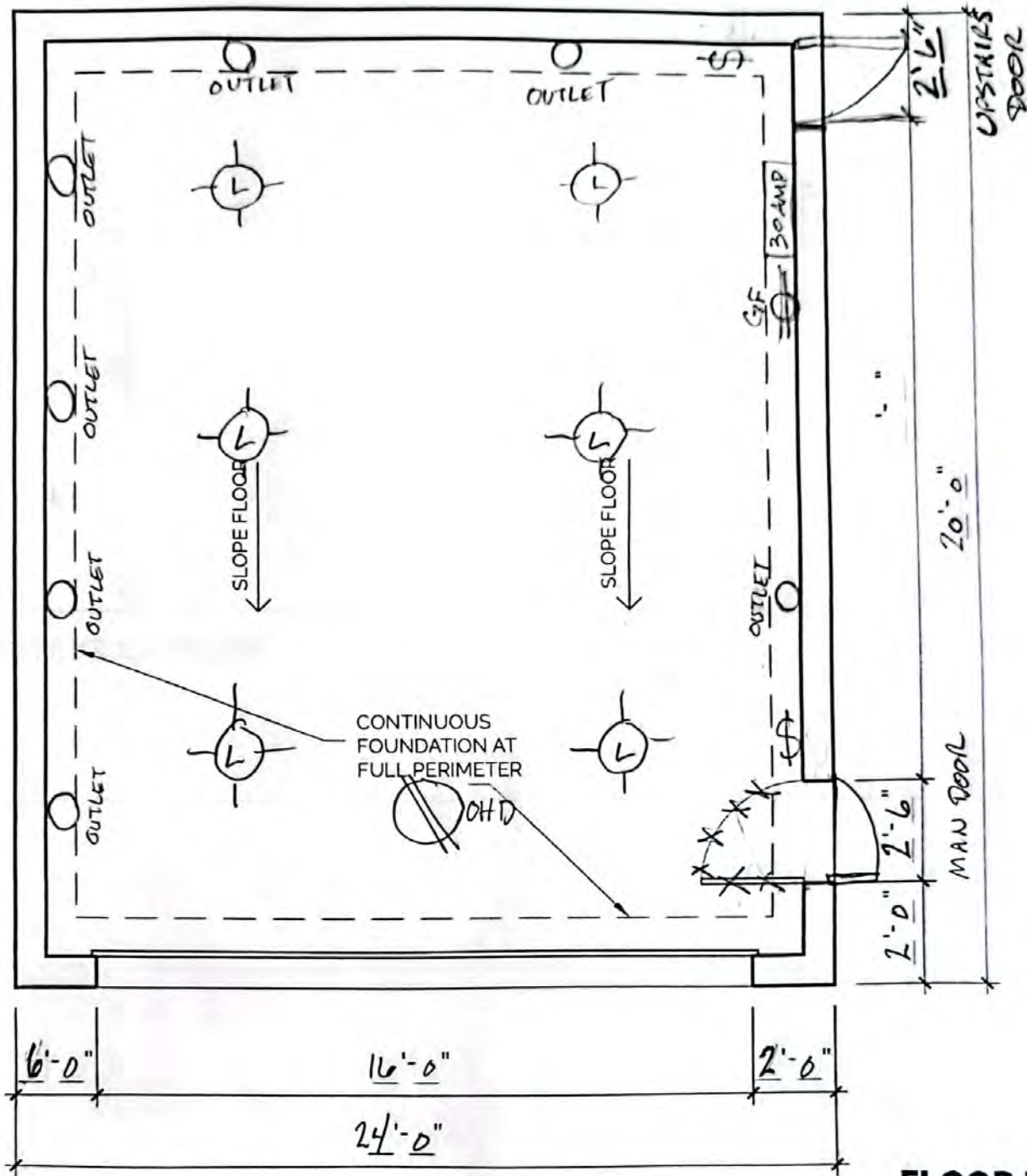
DRIVE WAY

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

SITE PLAN



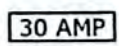

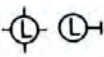
**DETACHED GARAGE PROTOTYPE
 FLOOR PLAN (LEFT-HAND OPTION)**

PROPERTY ADDRESS: 1655 Roosevelt Ave, Lakewood, OH 44107



FLOOR PLAN

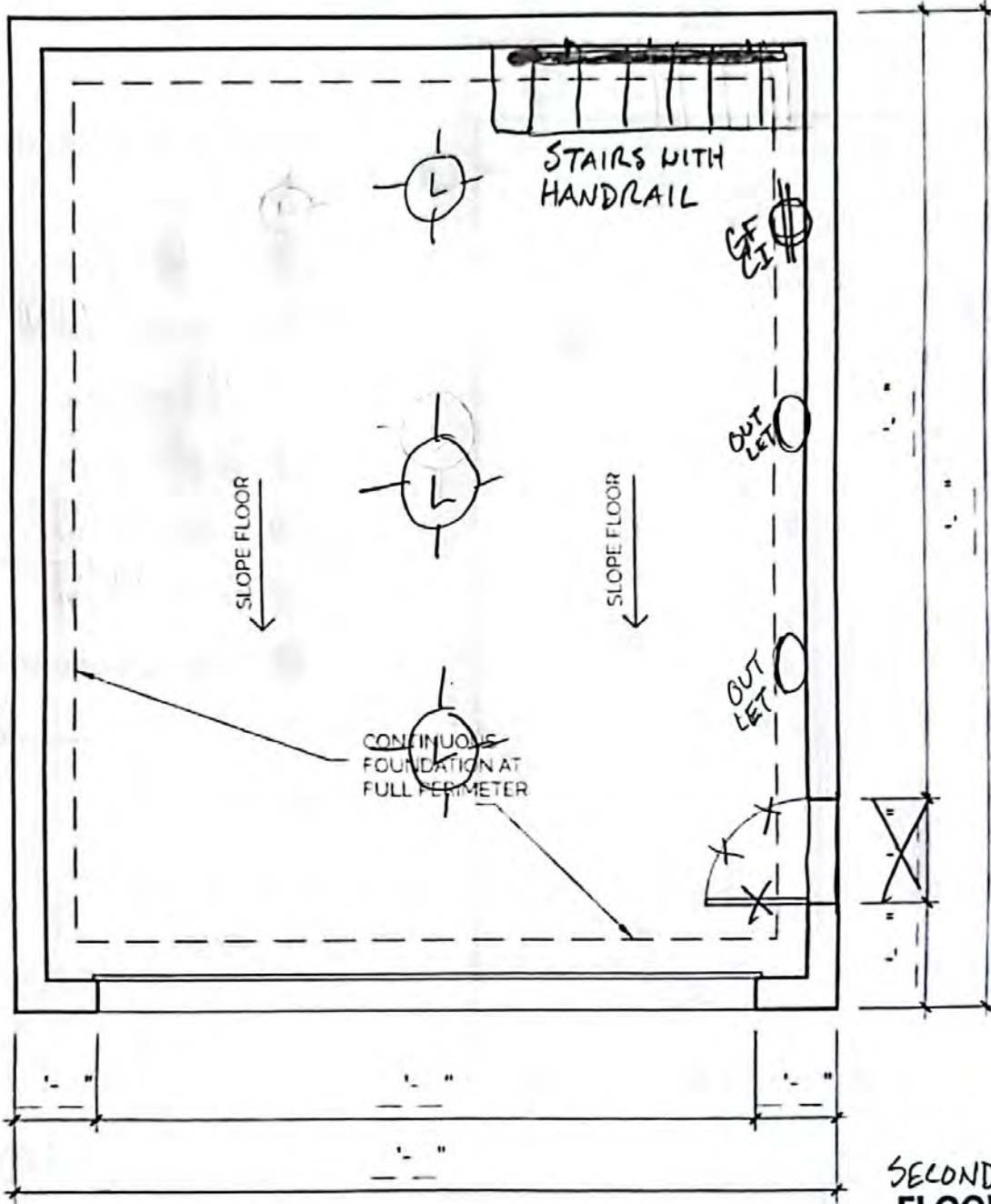
ELECTRICAL SYMBOL LEGEND

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

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







PROPERTY ADDRESS: 1655 Roosevelt ave, Lakewood, OH 44107

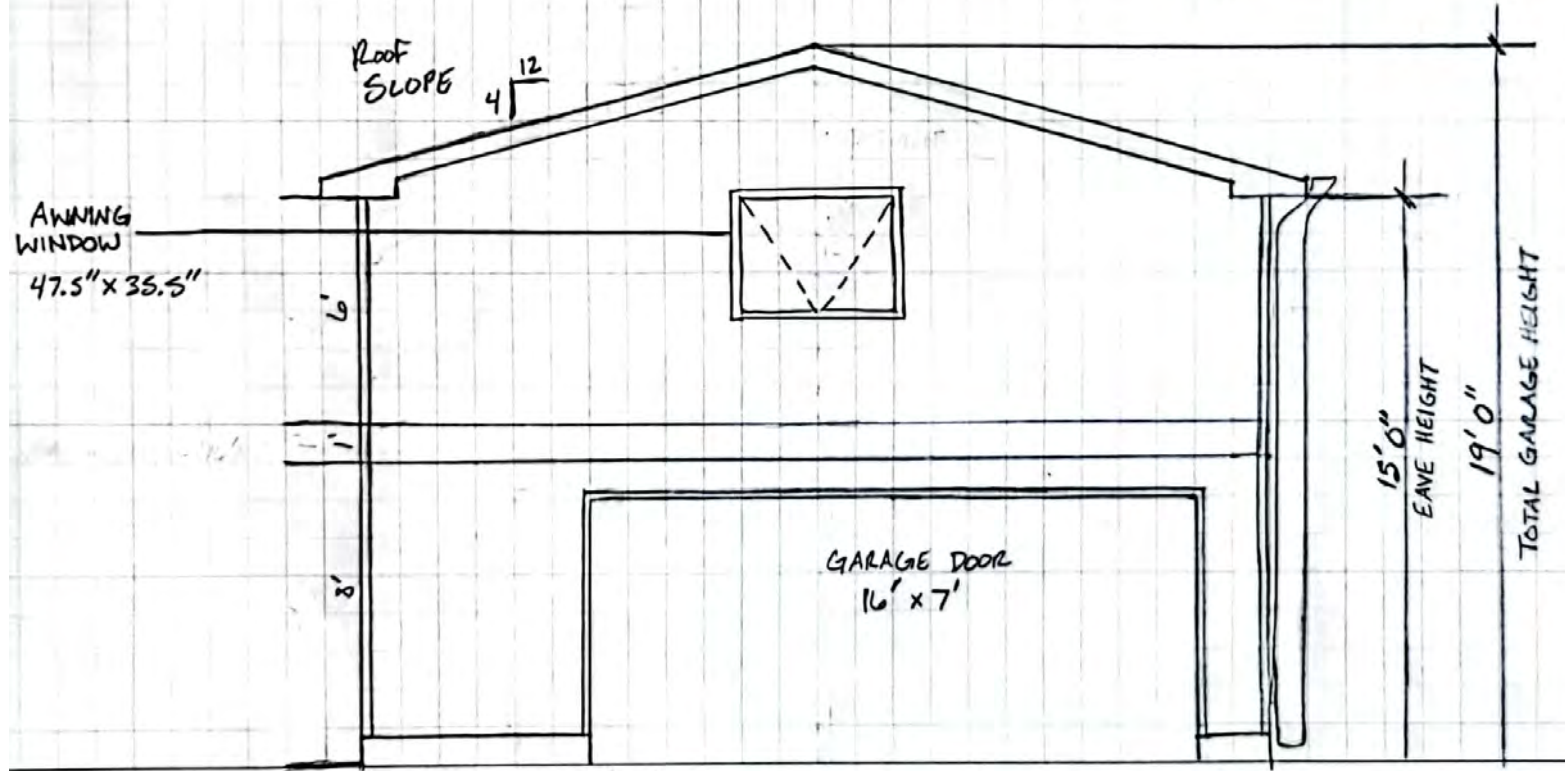
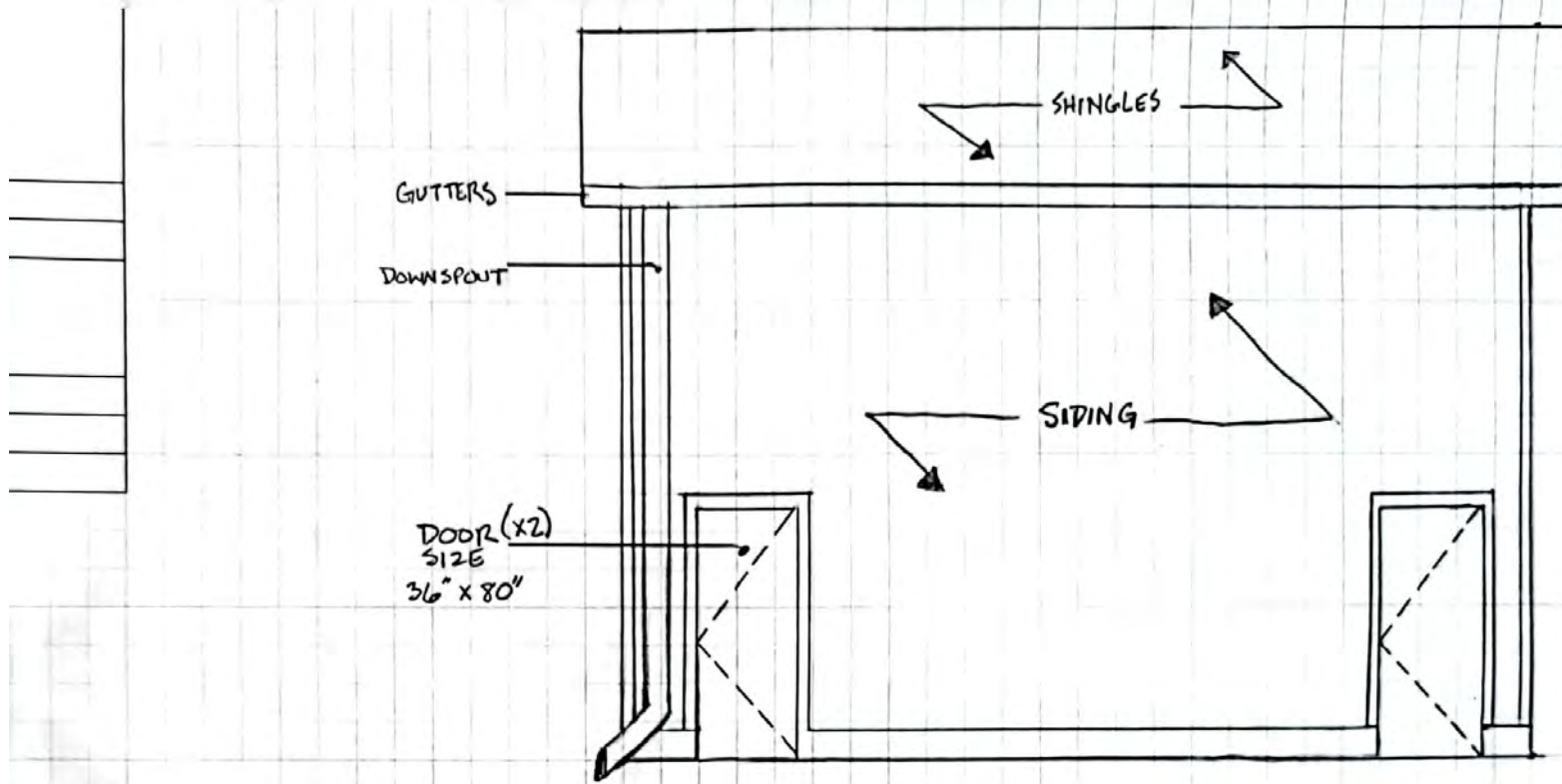
SECOND FLOOR



SECOND FLOOR
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		





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Application Cover Page

Docket No.: 02-03-23

Reference No.: BZA23-000002

Applicant Name: Susan Broadwater, Beegan Architecture

Project Address: 2183 Eldred Ave.

Project Name:

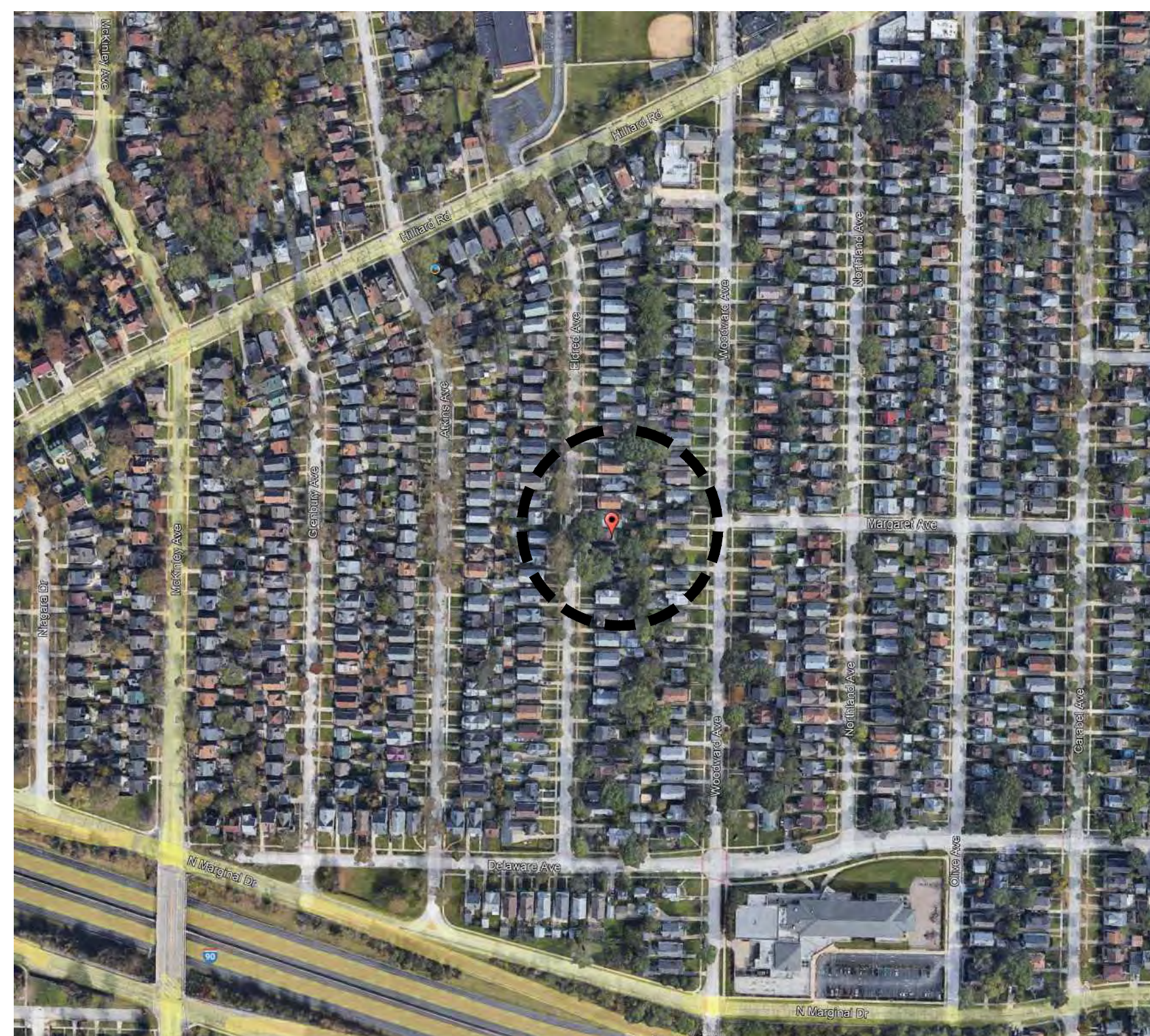
Proposal: The construction of a new garage. The proposed garage has a calculated height of 17 feet, permitted maximum is 15 feet. The property is in the R1H, Single Family High-Density District.

2183 Eldred Avenue

ISSUE	DATE	DESCRIPTION
1	09.23.22	plan review and permit

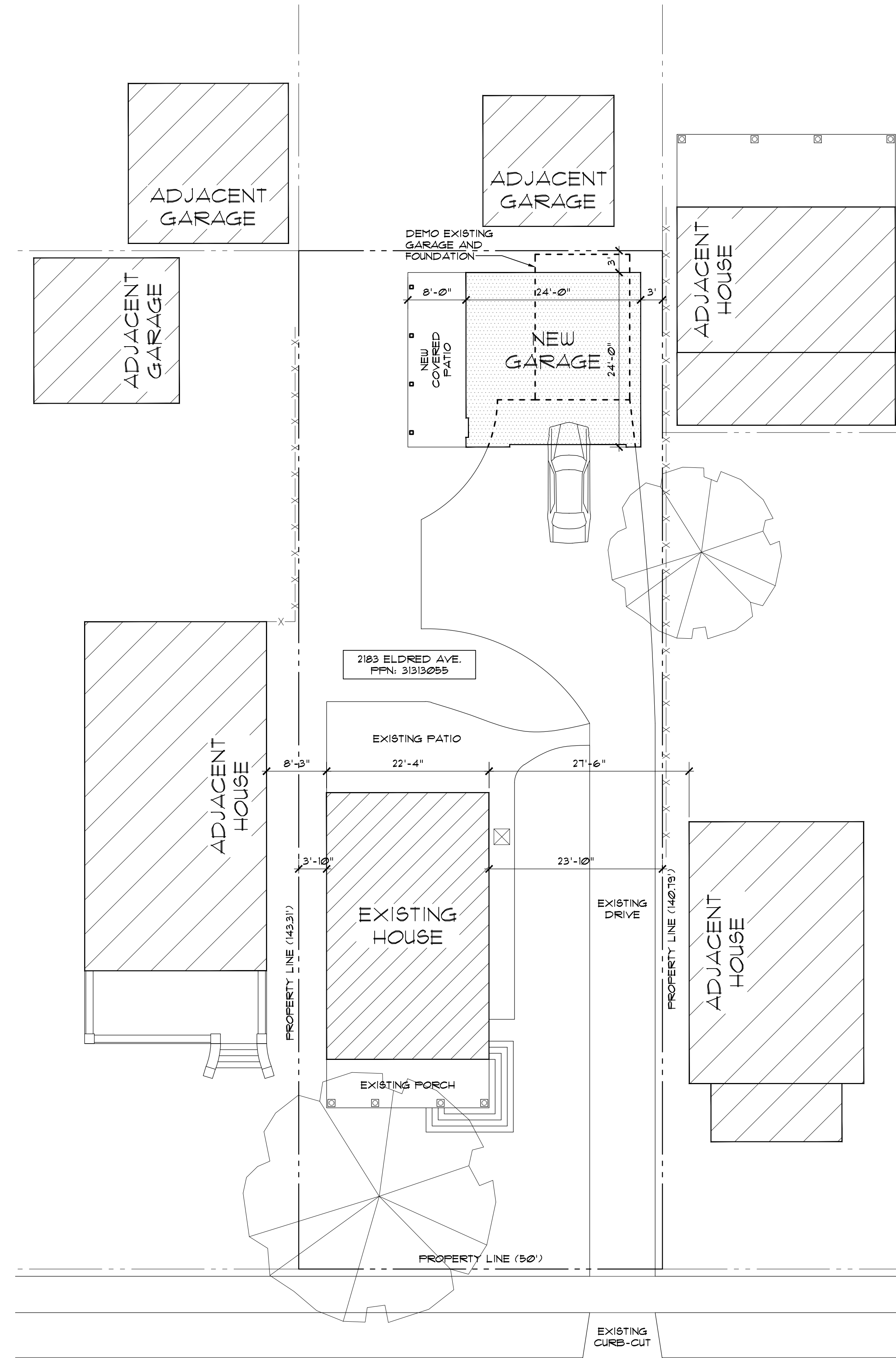
PROJECT DESCRIPTION:	
A. ARCHITECTURAL:	NEW SLAB AND FRAMING OF NEW GARAGE
WALL SYSTEM:	NEW WOOD FRAMING W/ BATT INSULATION
FOUNDATION SYSTEM:	NEW CONCRETE FOUNDATION AND FOOTERS
FLOOR SYSTEM:	NEW WOOD FLOOR JOISTS AND SUBFLOOR
ROOF SYSTEM:	NEW ASPHALT SHINGLES ON FLYWOOD SHEATHING
B. STRUCTURAL:	NEW WOOD FRAMING 4 LVL BEAMS
C. MECHANICAL:	NEW HVAC SYSTEM - AIR HANDLER, CONDENSER, AND DUCTWORK
D. PLUMBING:	TIE NEW DOWNSPOUTS INTO EXISTING STORM WATER LEAD AND NEW FLOOR DRAIN INTO EXISTING SANITARY SYSTEM
E. ELECTRICAL:	NEW WIRING INCLUDING LIGHTS, OUTLETS, AND SWITCHES ON NEW ELECTRICAL PANEL, NEW SERVICE FOR RESIDENTIAL USE
SITE INFORMATION:	
PROPERTY LOCATION:	2183 ELDRED AVE. LAKEWOOD, OH 44107
ZONING DISTRICT:	RESIDENTIAL
SURROUNDING LAND USES:	RESIDENTIAL
PARCEL SIZE:	1000 SF (0.16 ACRES)
BUILDING INFORMATION:	
A. USE GROUP CLASSIFICATION:	RESIDENTIAL - 1 FAMILY PLATTED LOT
B. CONSTRUCTION CLASS	YB, UNPROTECTED, NONCOMBUSTIBLE / COMBUSTIBLE
C. PROJECT AREA:	NEW GARAGE: 516 SF

PROJECT SCOPE NOTES		DESIGN DATA	
1.	ALL FINISH MATERIALS TO BE SELECTED BY OWNER. PROVIDE SAMPLES OF ALL FINISH MATERIALS FOR REVIEW AND APPROVAL BY OWNER.	FLOOR LIVE LOAD:	40 PSF
2.	NEW WINDOWS TO BE SELECTED BY OWNER.	ROOF LIVE LOAD:	30 PSF
3.	NEW PLUMBING SUPPLY AND WASTE TO TIE INTO EXISTING SUPPLY AND SANITARY. PROVIDE 1" HW & CW SUPPLY PIPING (PEX OR COPPER) WITH PVC WASTE CONNECTIONS (2" FOR SINKS, 3" FOR TOILETS, 4" FOR STACKS) WITH CLEANOUTS AS REQUIRED.	GROUND SNOW LOAD (Pg)	20 PSF
		SNOW EXPOSURE FACTOR (Ce)	1.0
		THERMAL FACTOR (Ct)	1.0
		SNOW IMPORTANCE FACTOR (Is)	1.0
		BASIC WIND SPEED (3 SEC. GUST)	115 MPH
		WIND IMPORTANCE FACTOR (Iw)	1.0
		WIND EXPOSURE CATEGORY	B



SITE LOCATION MAP

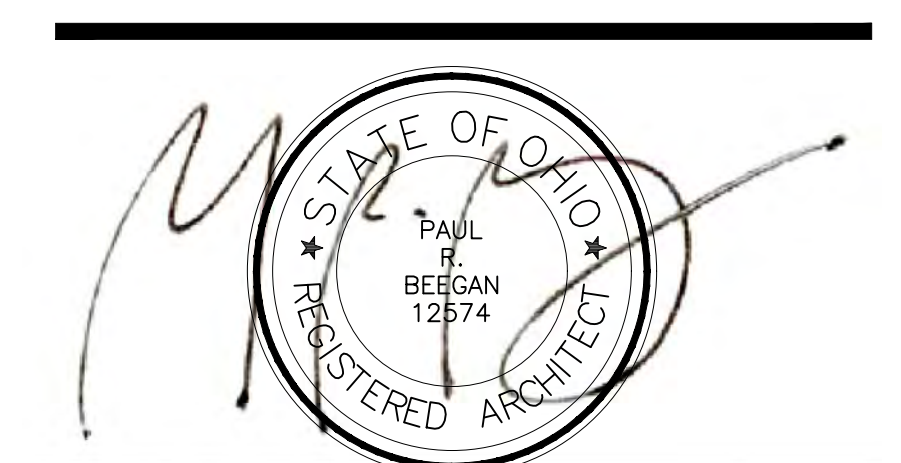
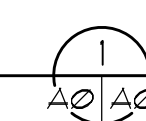
N.T.S.



ELDRED AVE.

SITE PLAN

1" = 10'



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2023

BEEGAN
ARCHITECTURAL DESIGN

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project no. 22-041

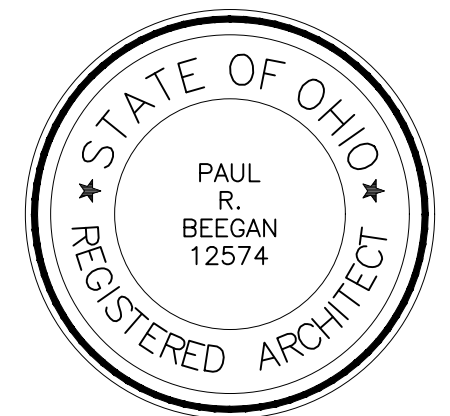
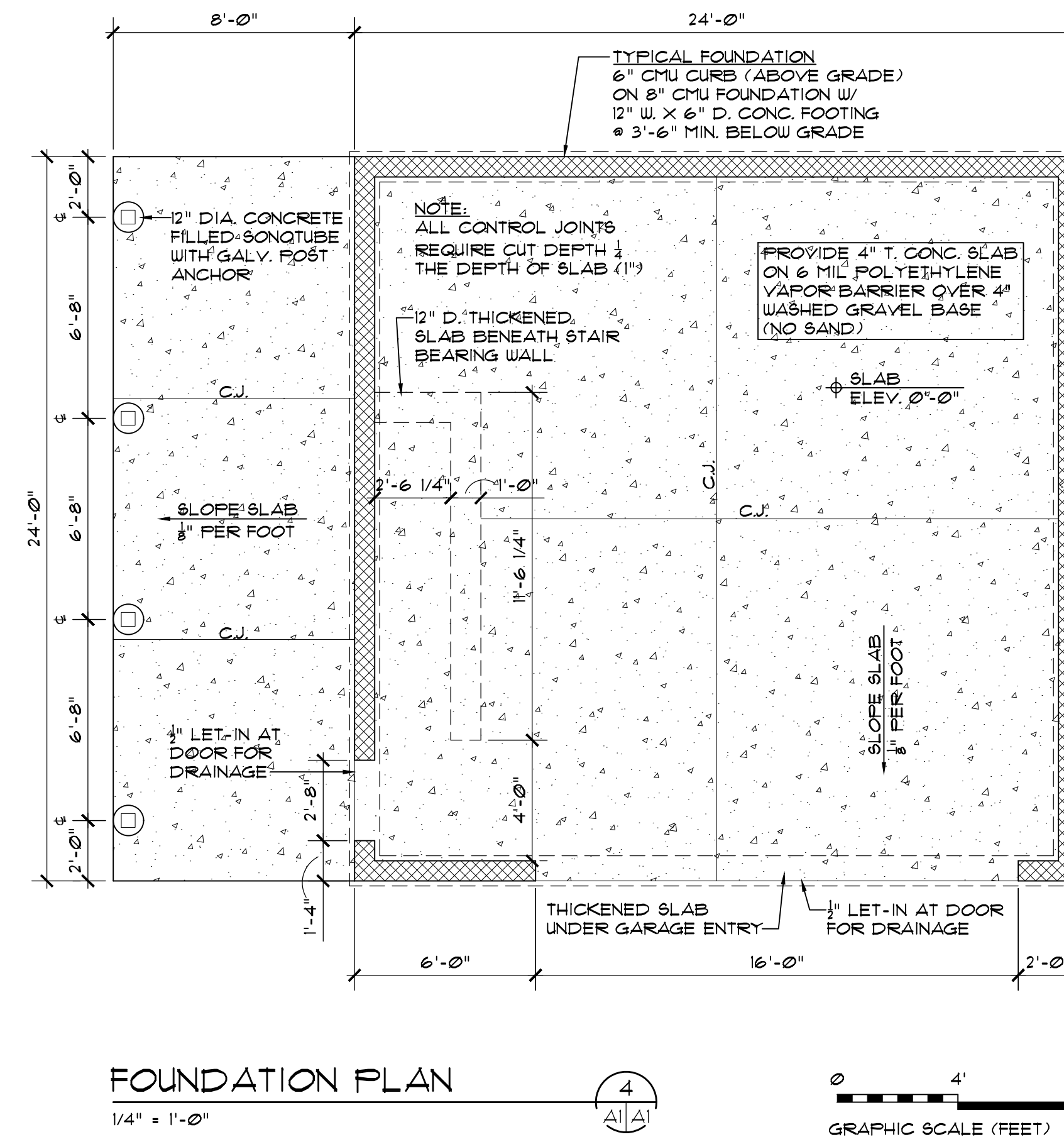
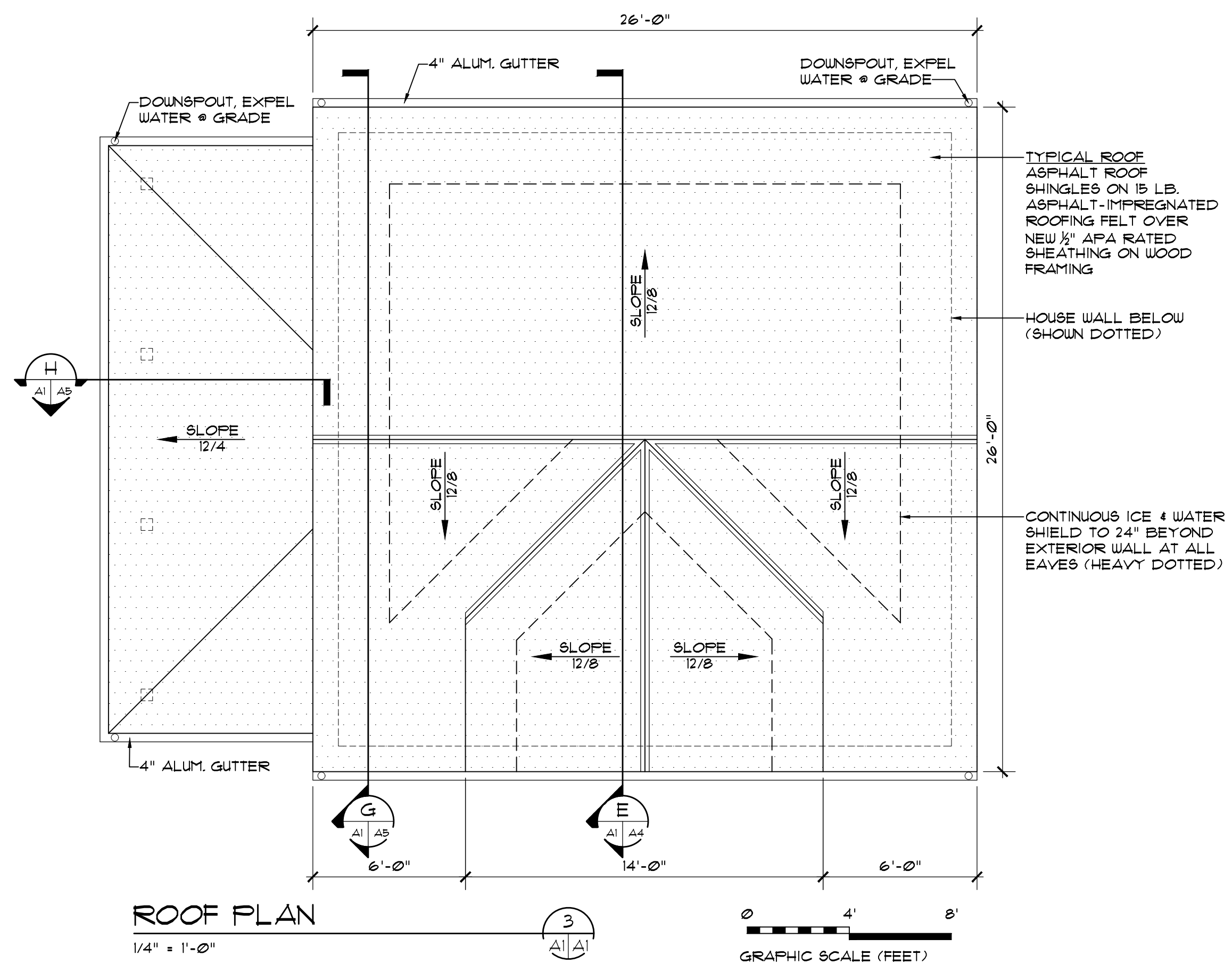
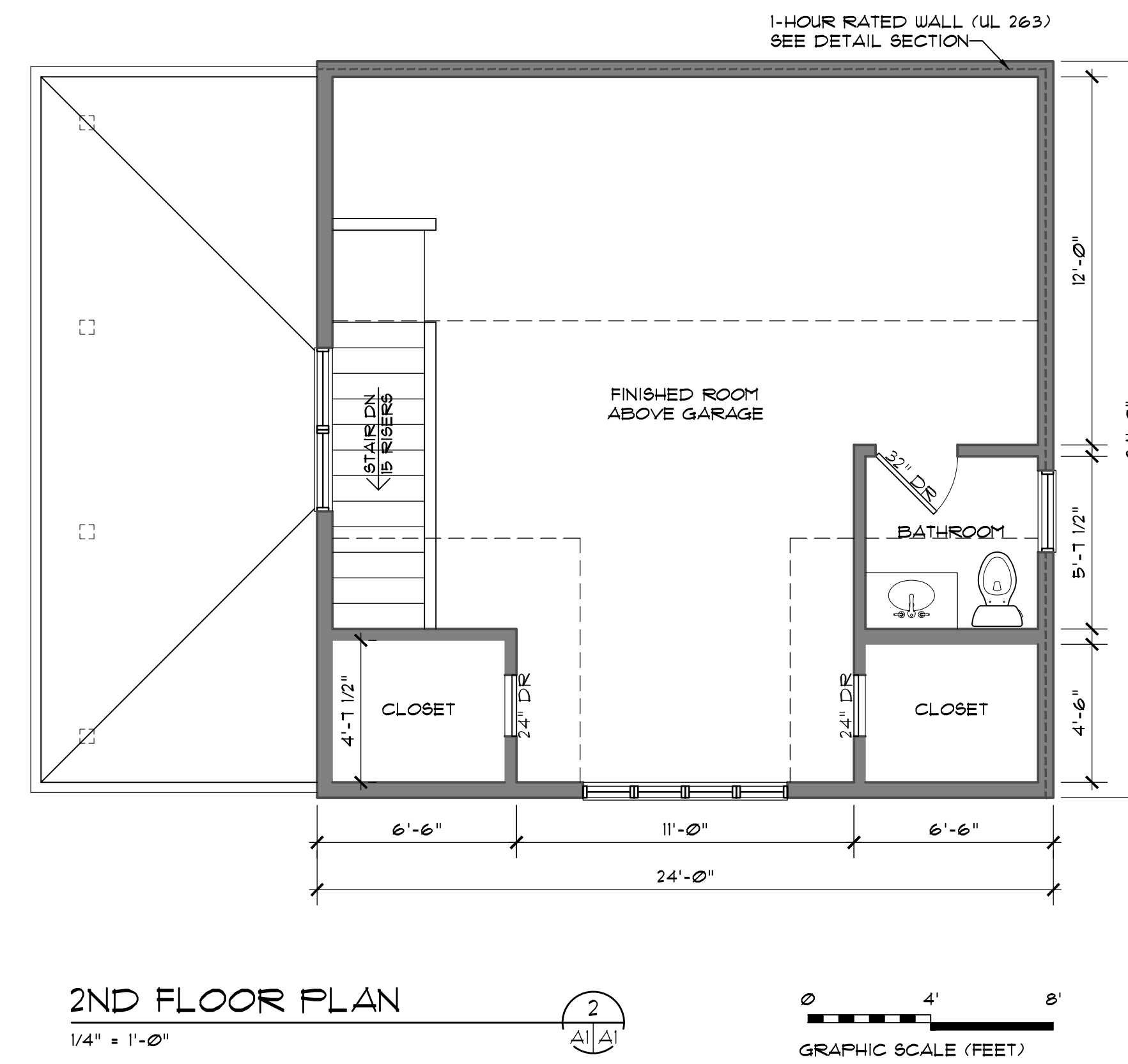
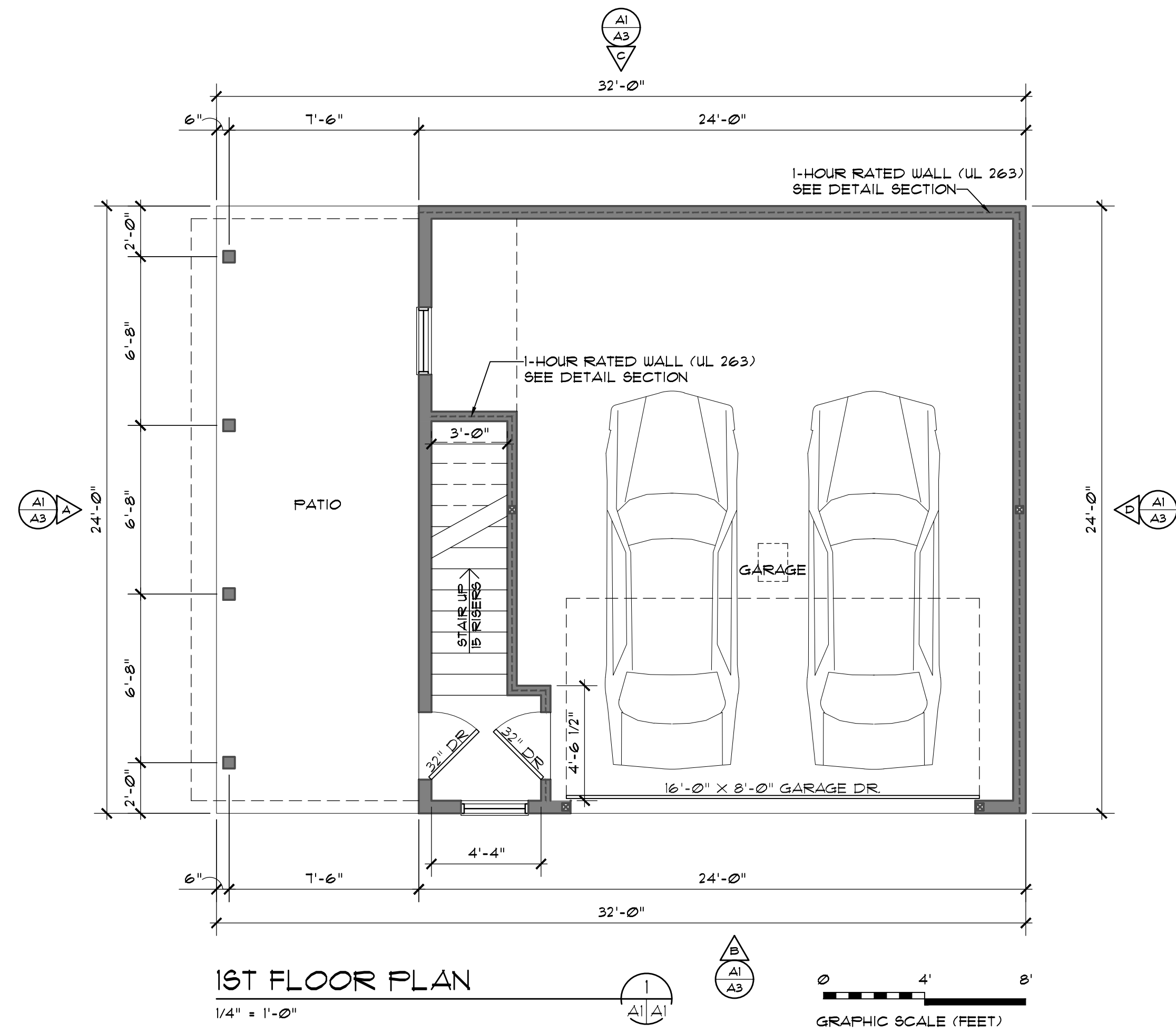
Boich Residence
New Garage

2183 Eldred Avenue
Lakewood, Ohio 44107

Architectural Site Plan

A0

ISSUE	DATE	DESCRIPTION
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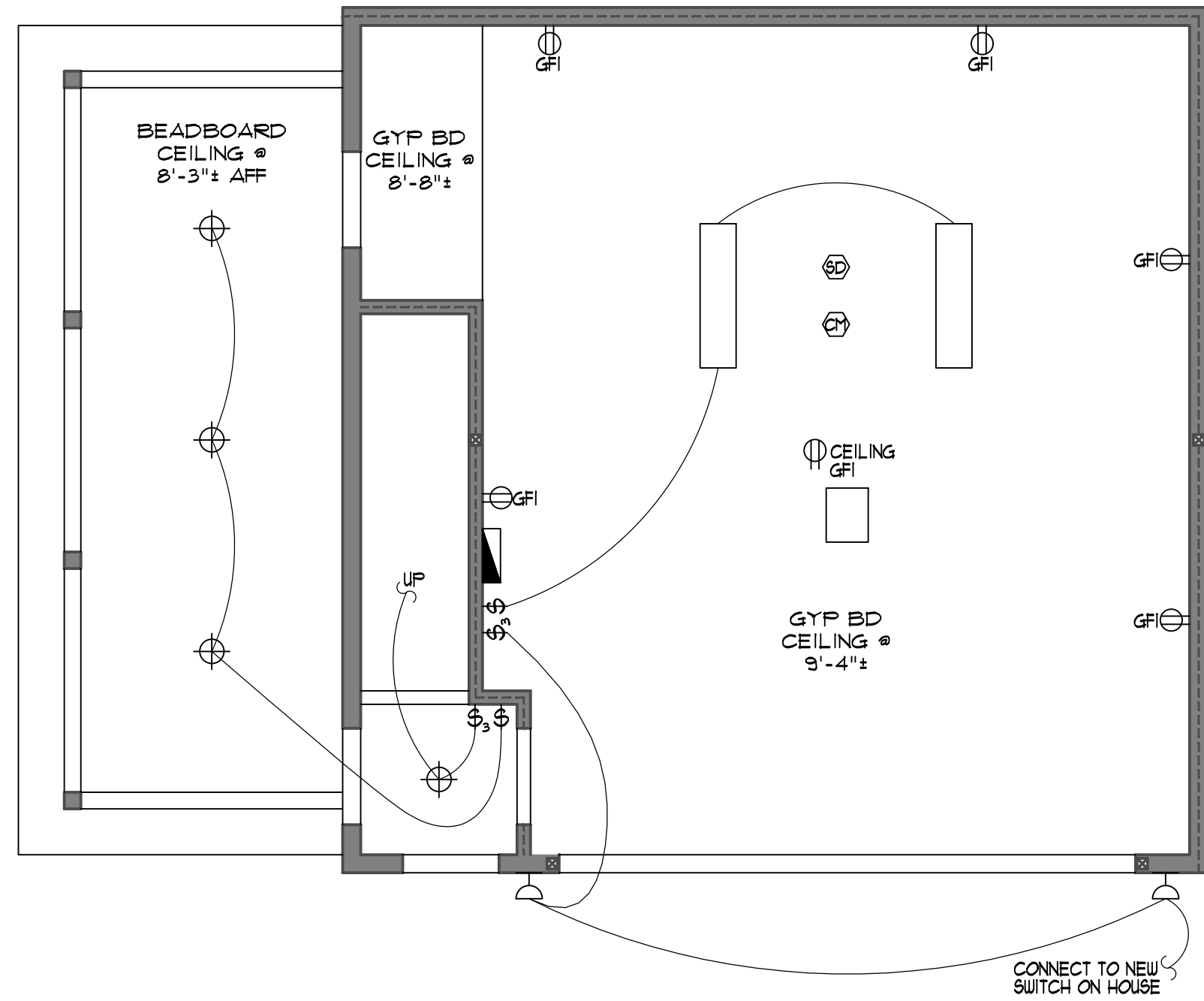
Boich Residence New Garage

2183 eldred avenue
lakewood, ohio 44107

Floor, Roof & Foundation Plans

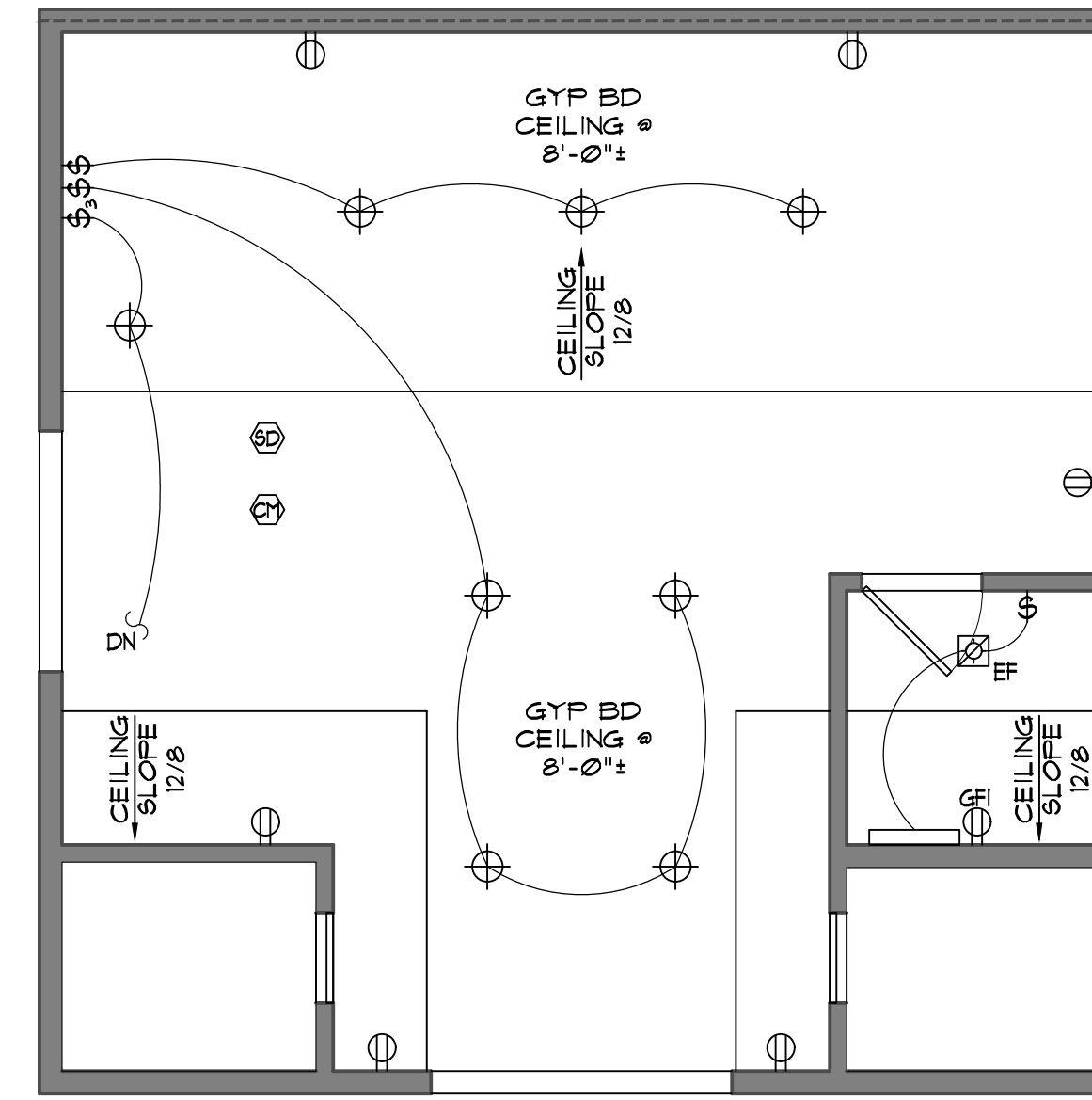
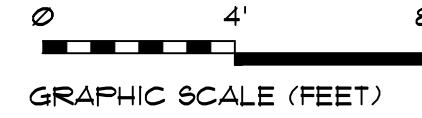
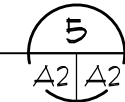


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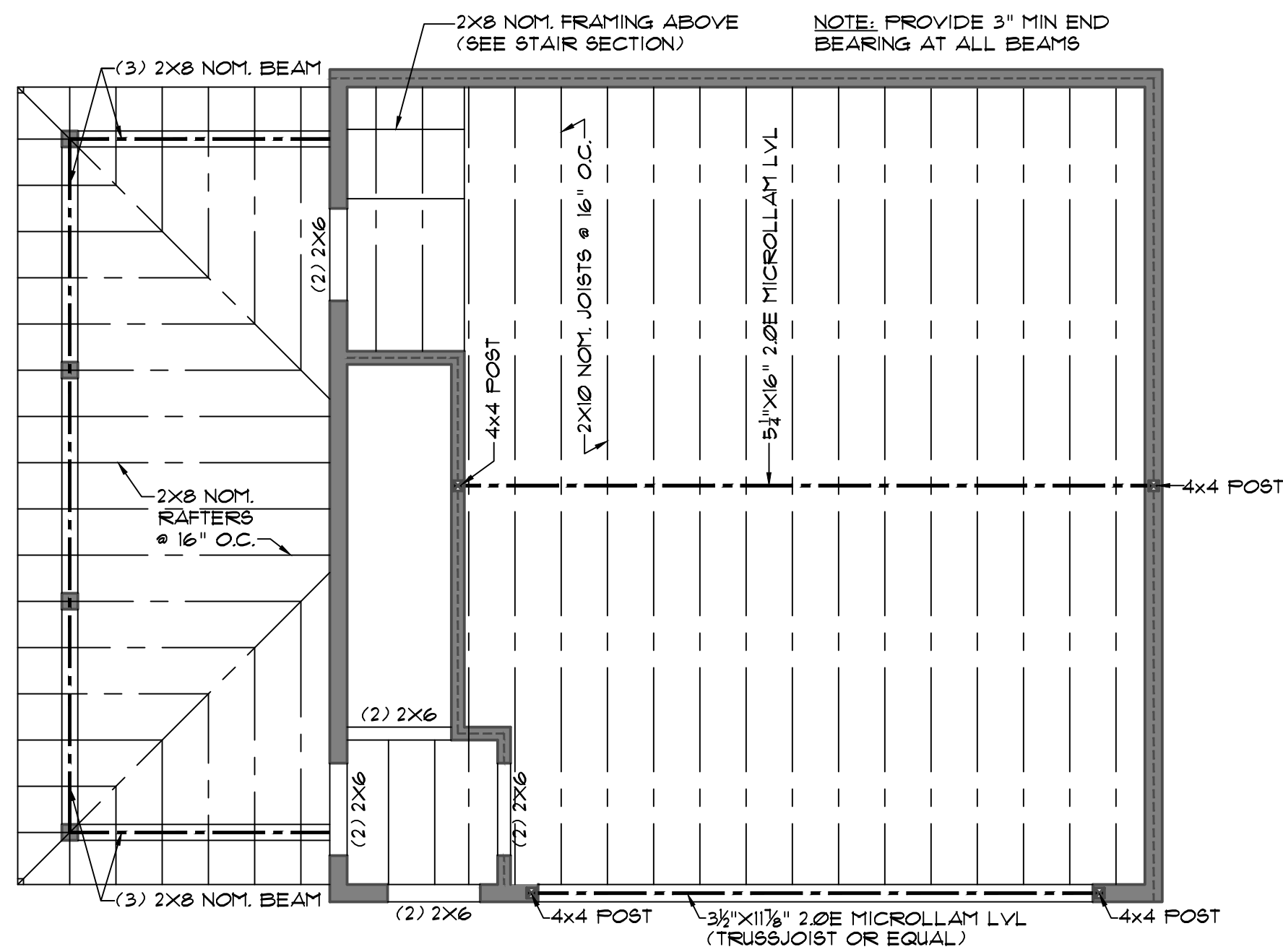
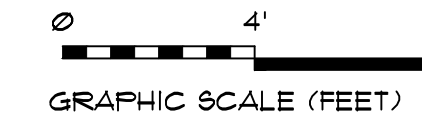
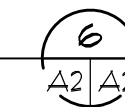
1ST FLOOR REFLECTED CEILING & ELECTRICAL LAYOUT PLAN

1/4" = 1'-0"



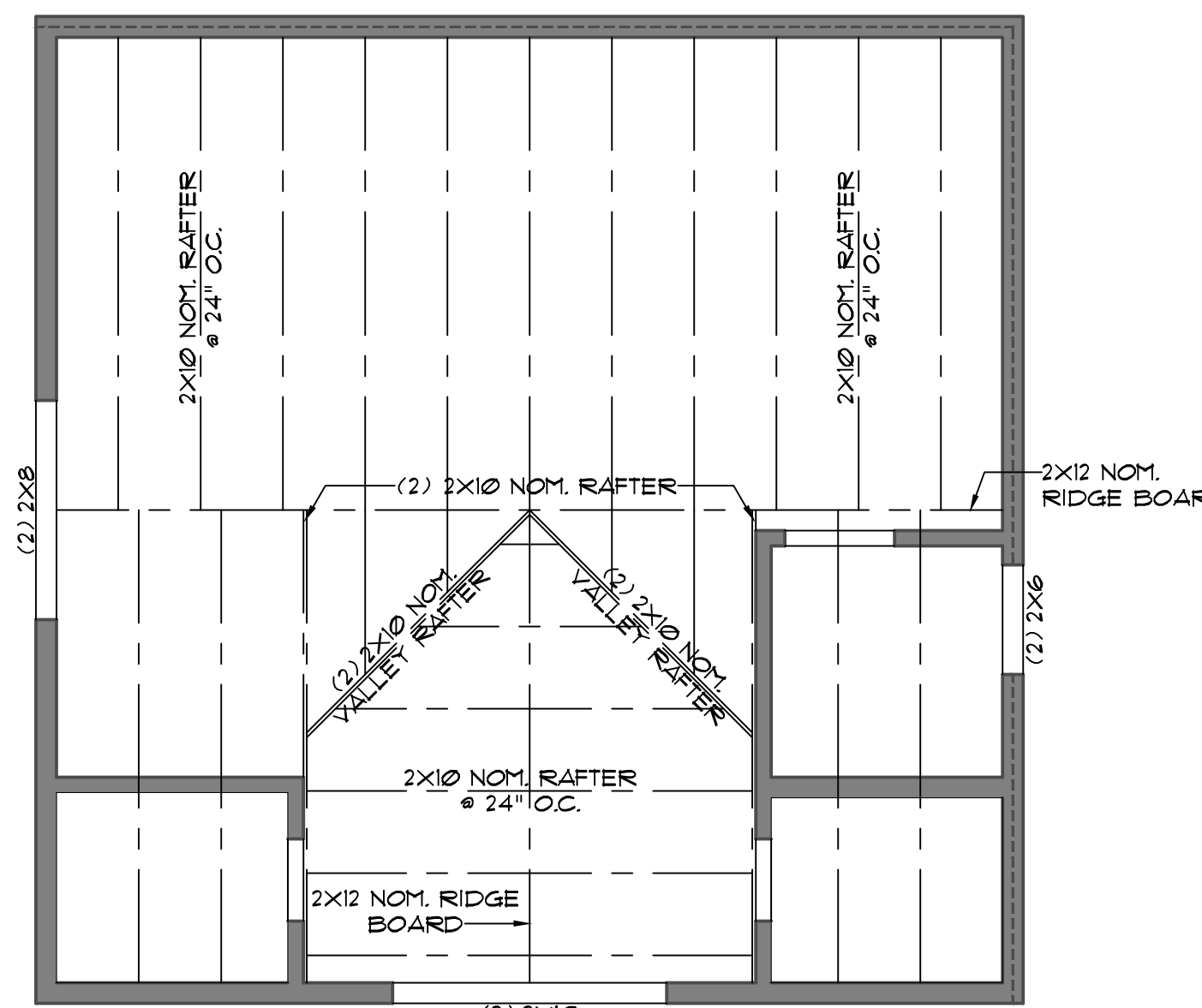
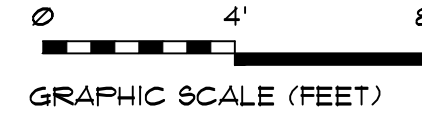
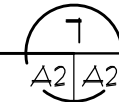
2ND FLOOR REFLECTED CEILING & ELECTRICAL LAYOUT PLAN

1/4" = 1'-0"



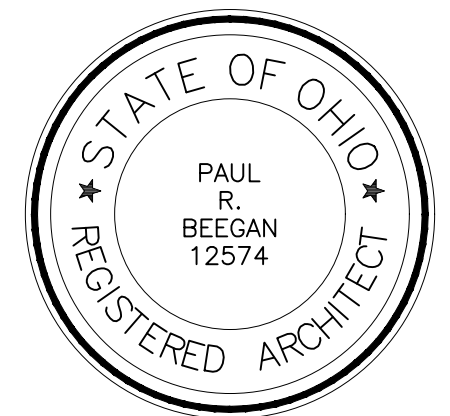
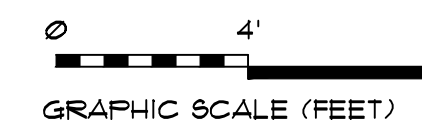
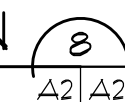
1ST FLOOR FRAMING PLAN

1/4" = 1'-0"



2ND FLOOR FRAMING PLAN

1/4" = 1'-0"



PAUL R. BEEGAN, LICENSE #12574
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project no. 22-041

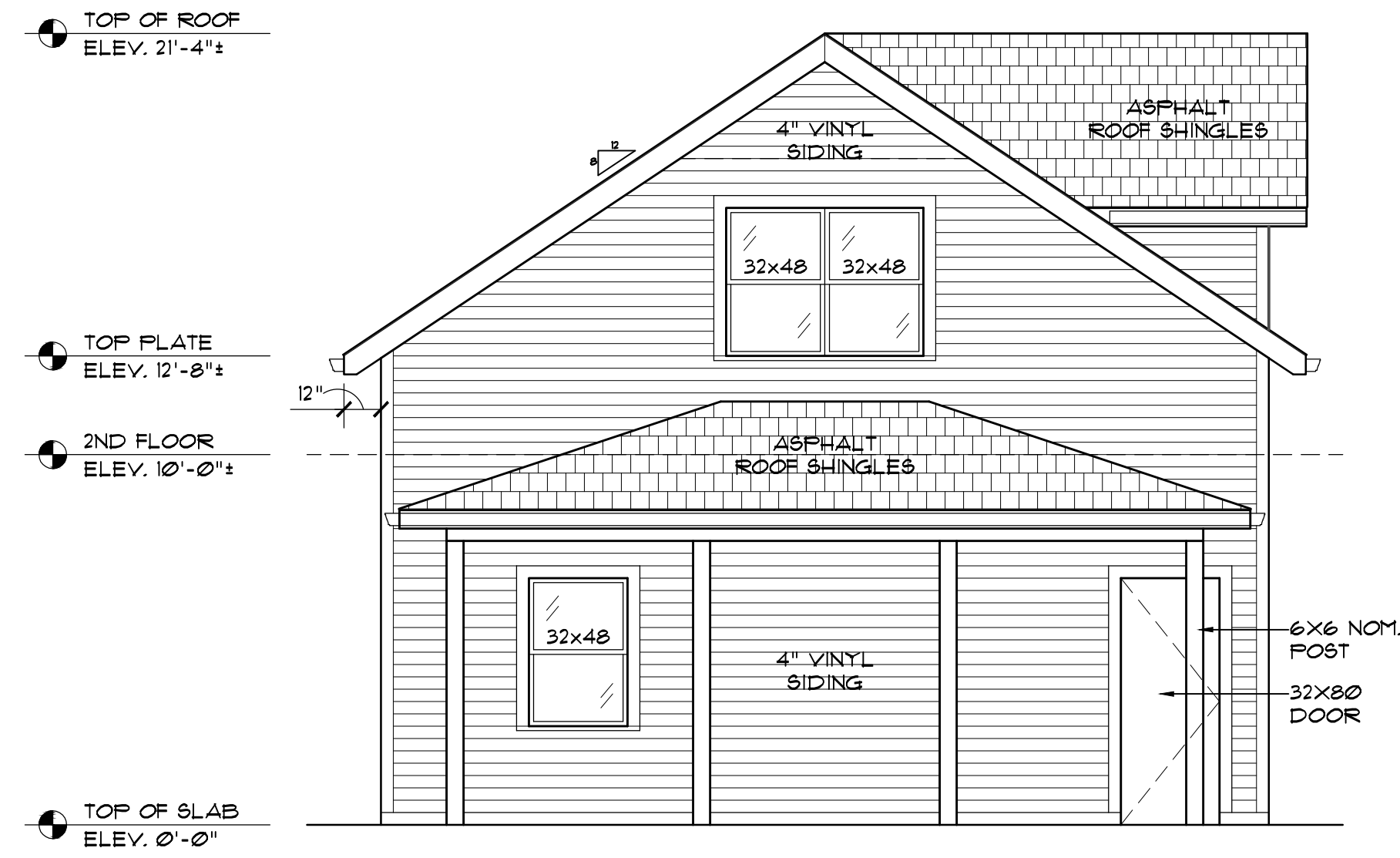
Boich Residence New Garage

2183 Eldred Avenue
Lakewood, Ohio 44107

Reflected Ceiling, Electrical Layout & Framing Plans

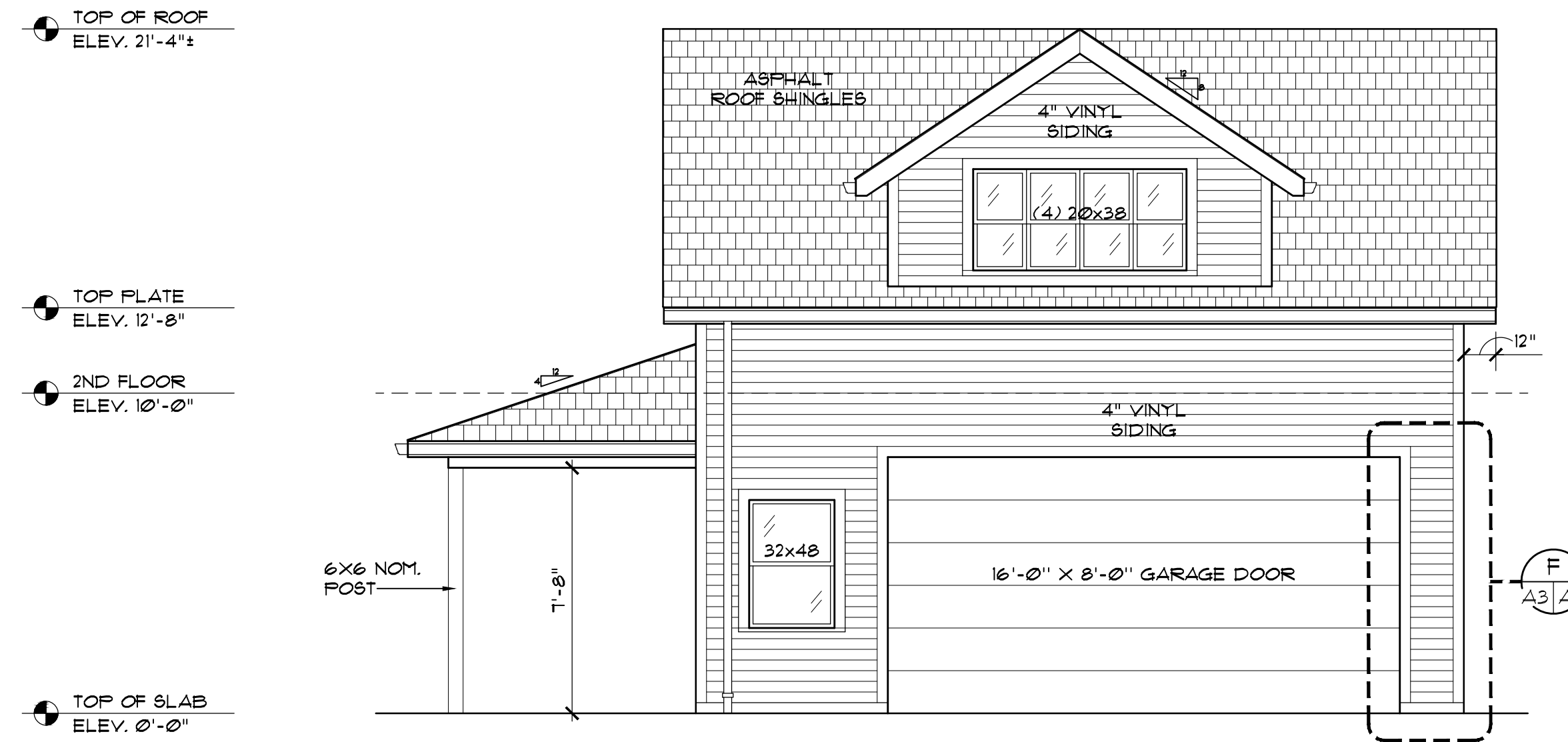
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ISSUE	DATE	DESCRIPTION
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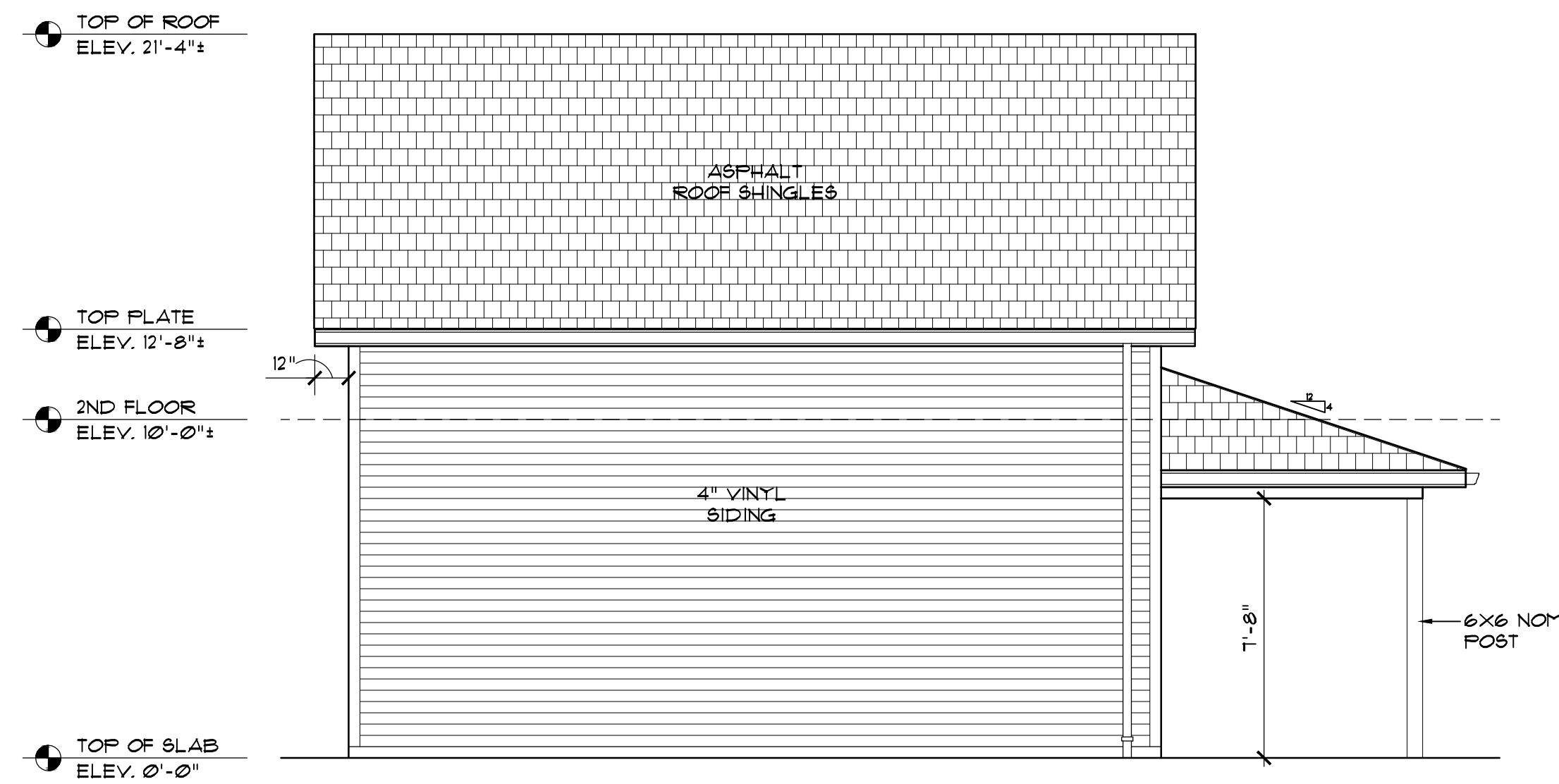
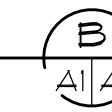
LEFT ELEVATION

1/4" = 1'-0"



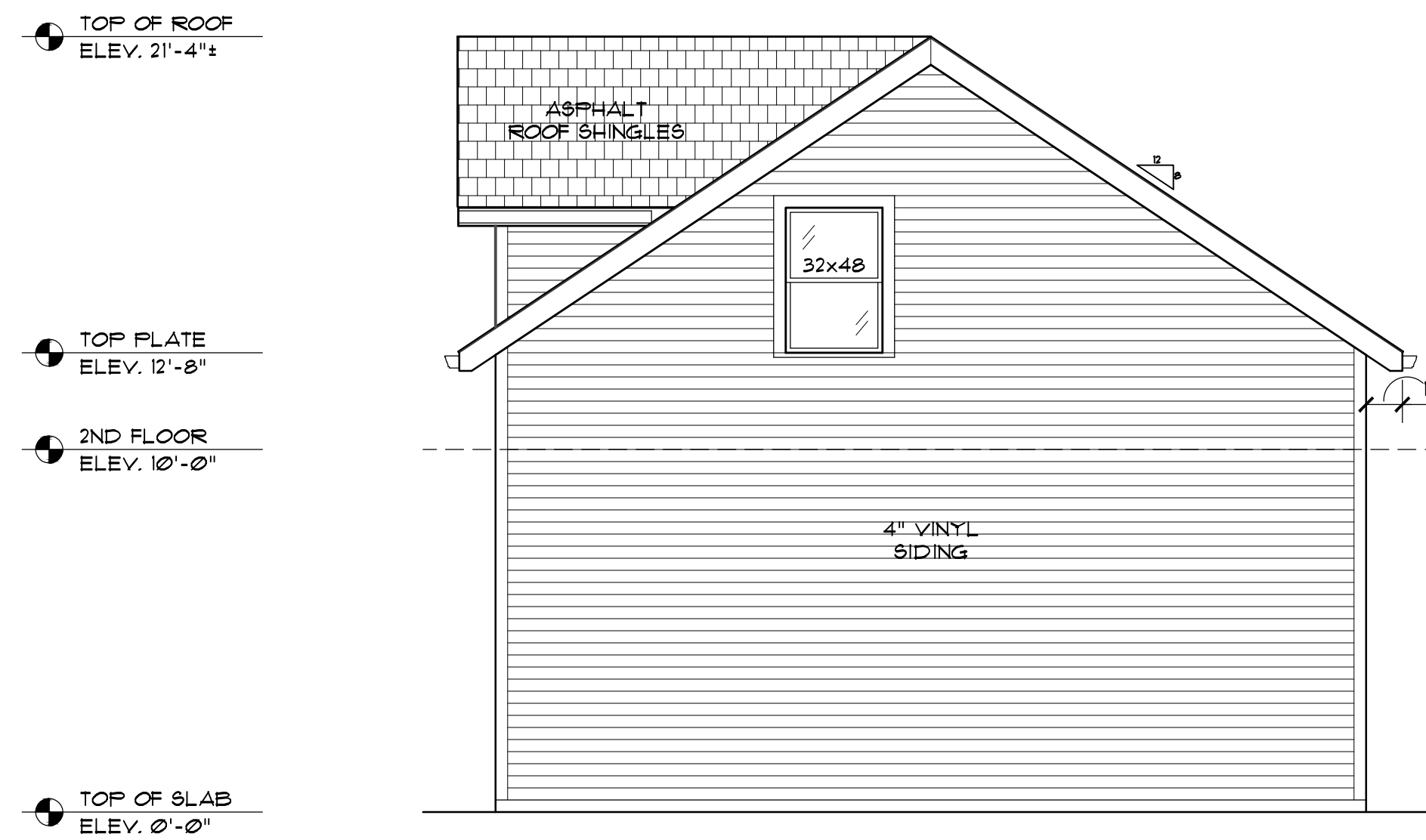
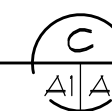
FRONT ELEVATION

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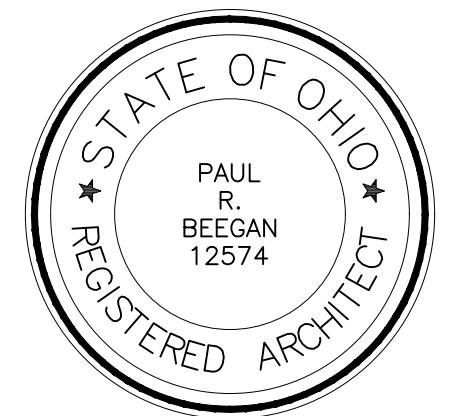
REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



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EXPIRATION DATE: 12.31.2023

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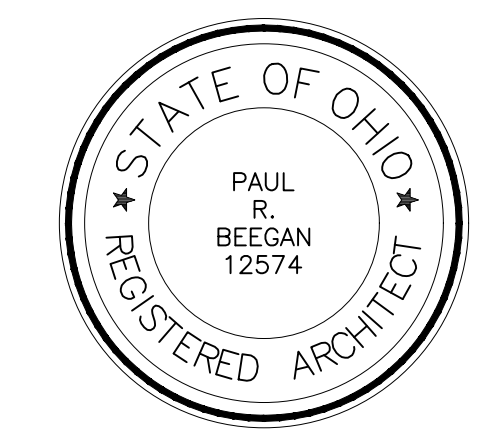
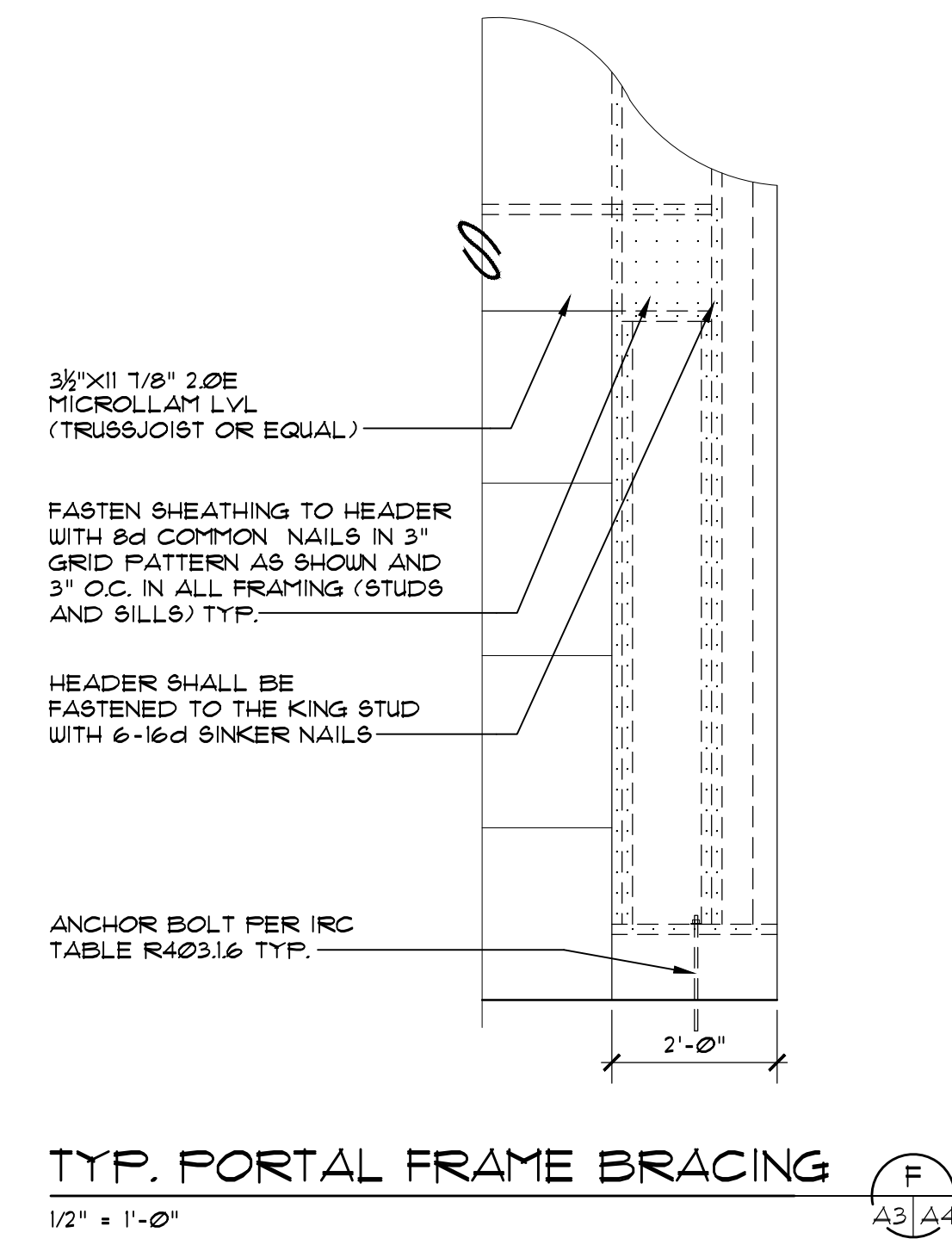
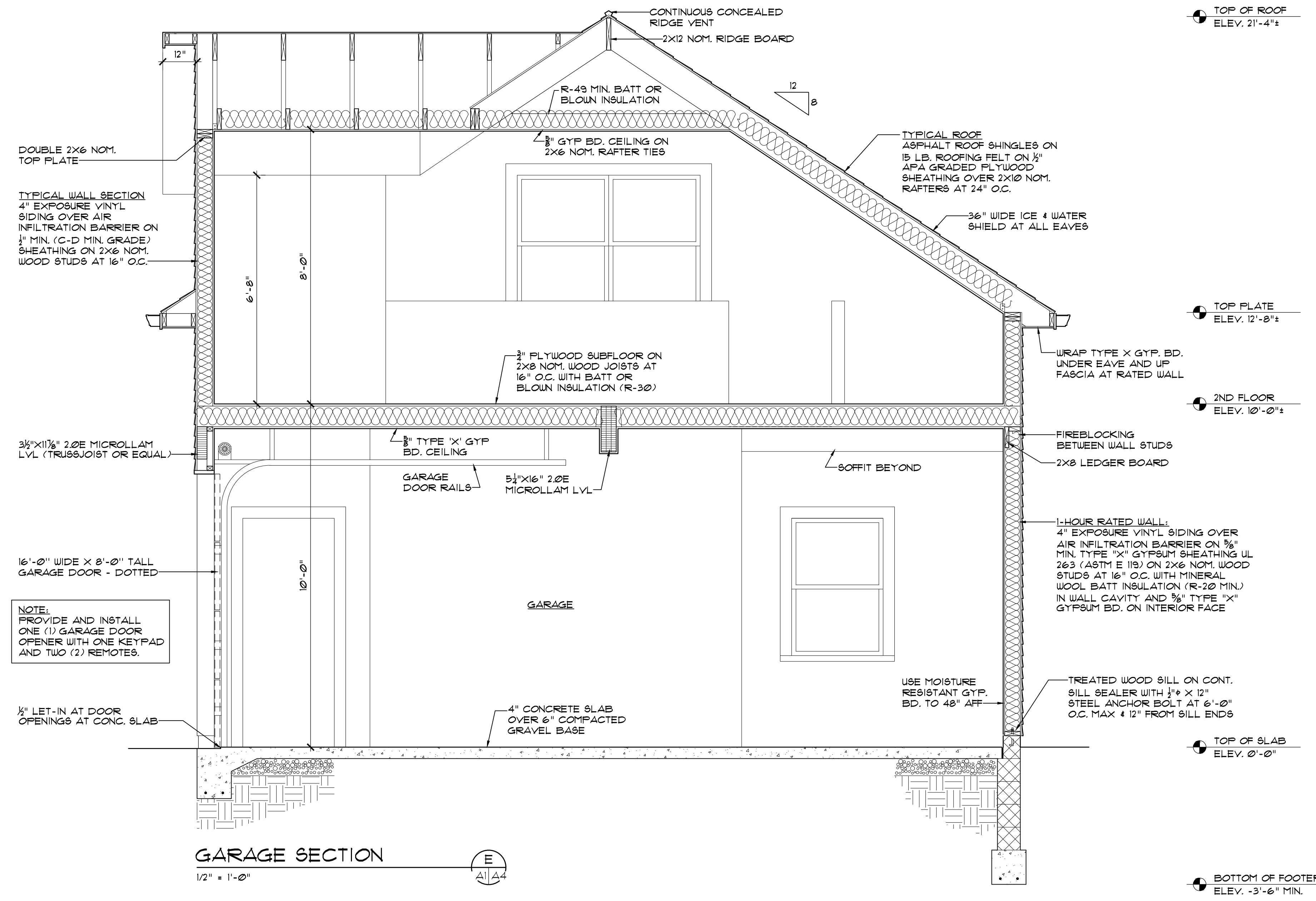
Boich Residence New Garage

2183 eldred avenue
lakewood, ohio 44107

Exterior Elevations

A3

ISSUE	DATE	DESCRIPTION
1	09.23.22	plan review and permit



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2023

BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM
216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 22-041

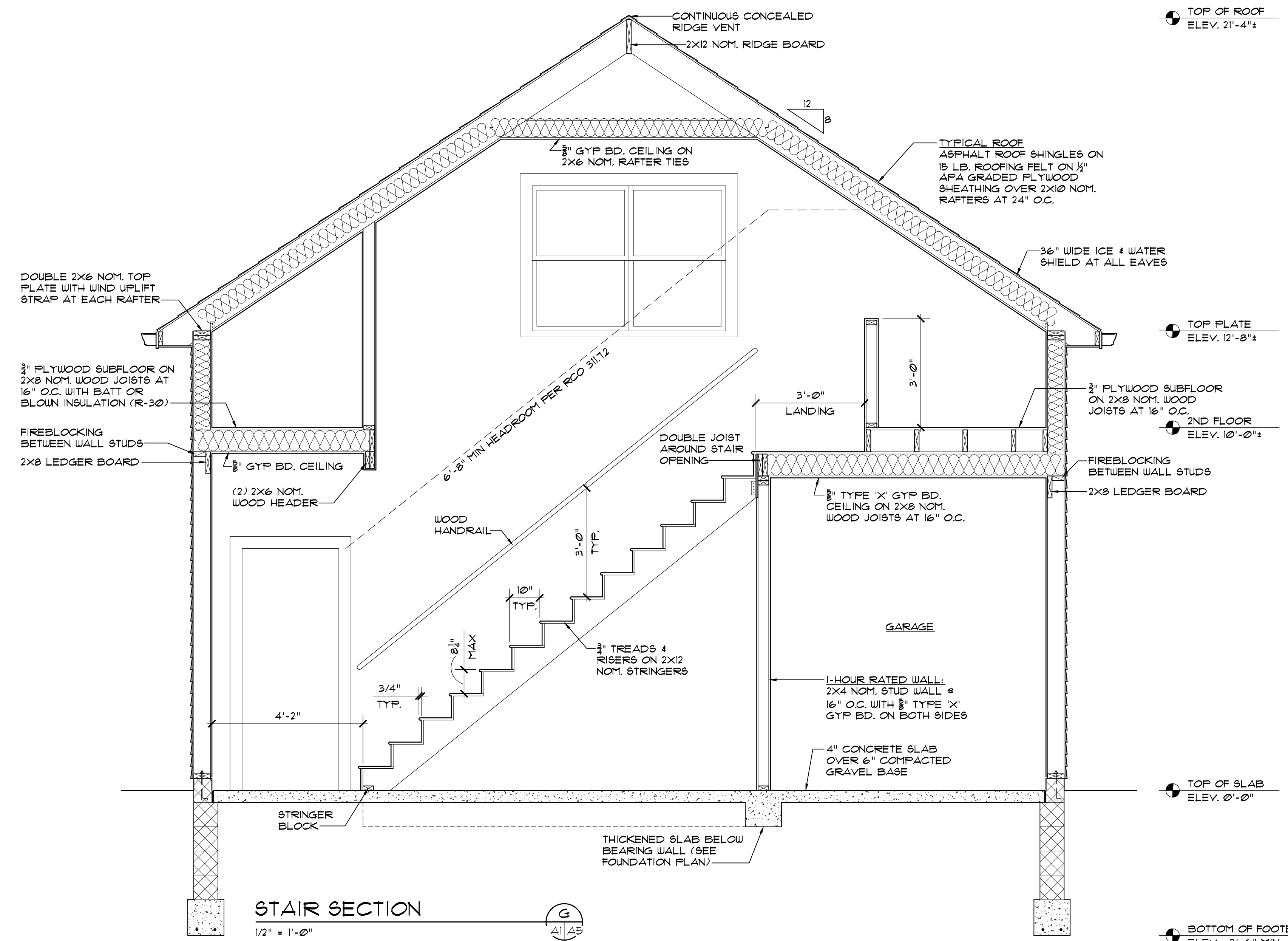
Boich Residence New Garage

2183 eldred avenue
lakewood, ohio 44107

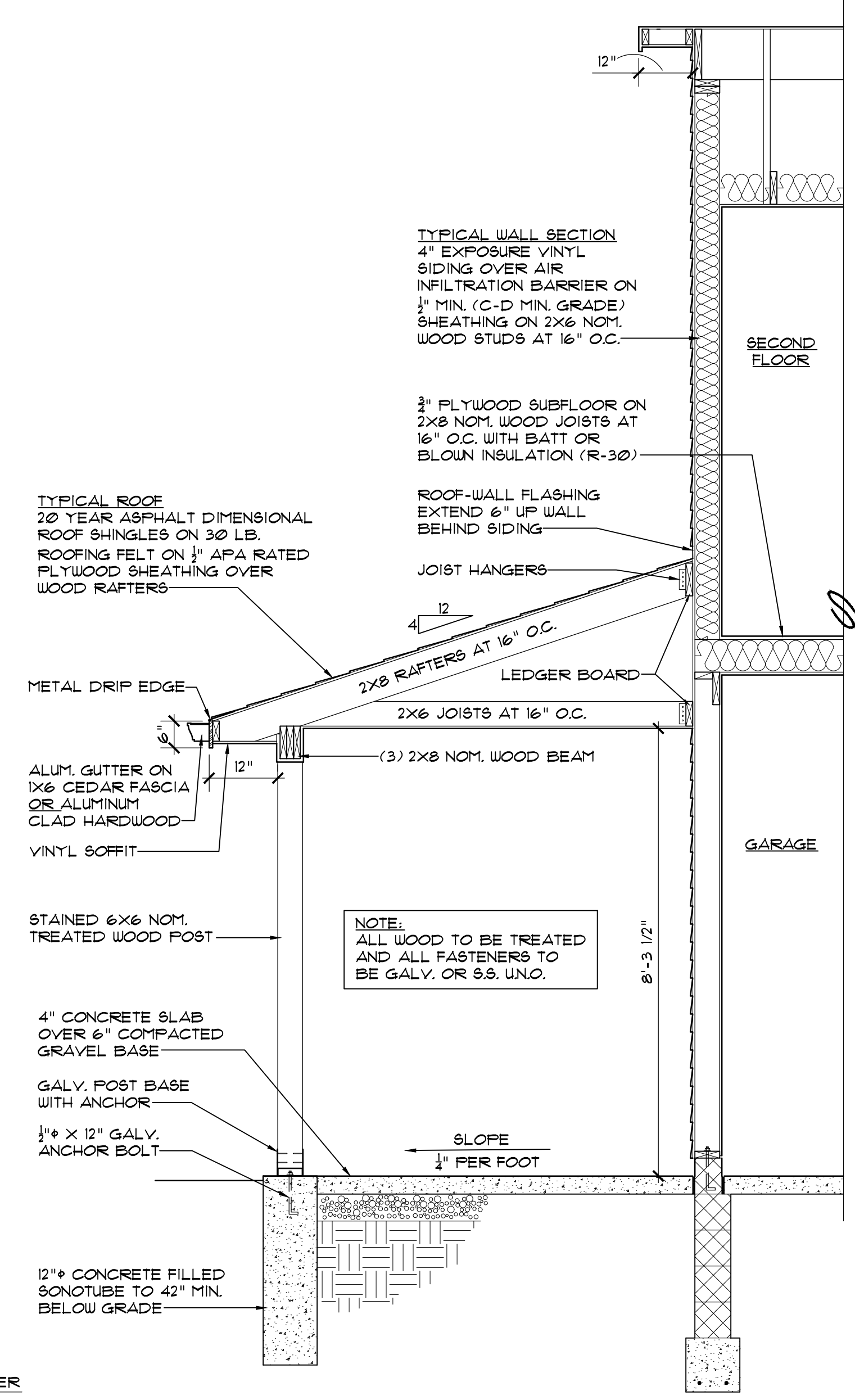
Detail Sections

A4

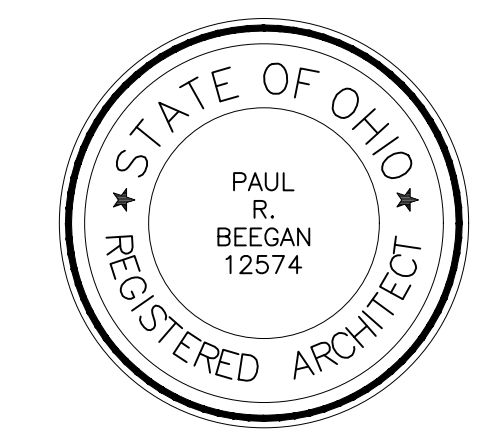
ISSUE	DATE	DESCRIPTION
1	09.23.22	plan review and permit



STAIR SECTION
1/2" = 1'-0"
G
A1/45



PATIO SECTION
1/2" = 1'-0"
H
A1/45



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2023

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Detail Sections

A5



BOARD OF ZONING APPEALS

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

Application Cover Page

Docket No.: 02-03-23

Reference No.: BZA23-000003, BZA23-000005

Applicant Name: Mark Reinhold, Architect

Project Address: 914 Beach Rd.

Project Name:

Proposal: The construction of a new townhome on a waterfront lot that is currently vacant in the lagoons. The proposal has a second-story unroofed patio deck which requires a variance and is over the 90% primary lot coverage. The property is located in the L, Lagoon District.



914 Beach Inbox x



Diane Ferguson <dferg910@gmail.com>

5:53 PM (13 minutes ago)

to me

To whom it concerns,

I give Mark Reinhold permission to apply for zoning appeals related to the build at 914 Beach Rd, Lakewood, OH.

Thank You,
Diane Ferguson

Sent from my iPhone

Received, thank you.

Thank you!

Got it.

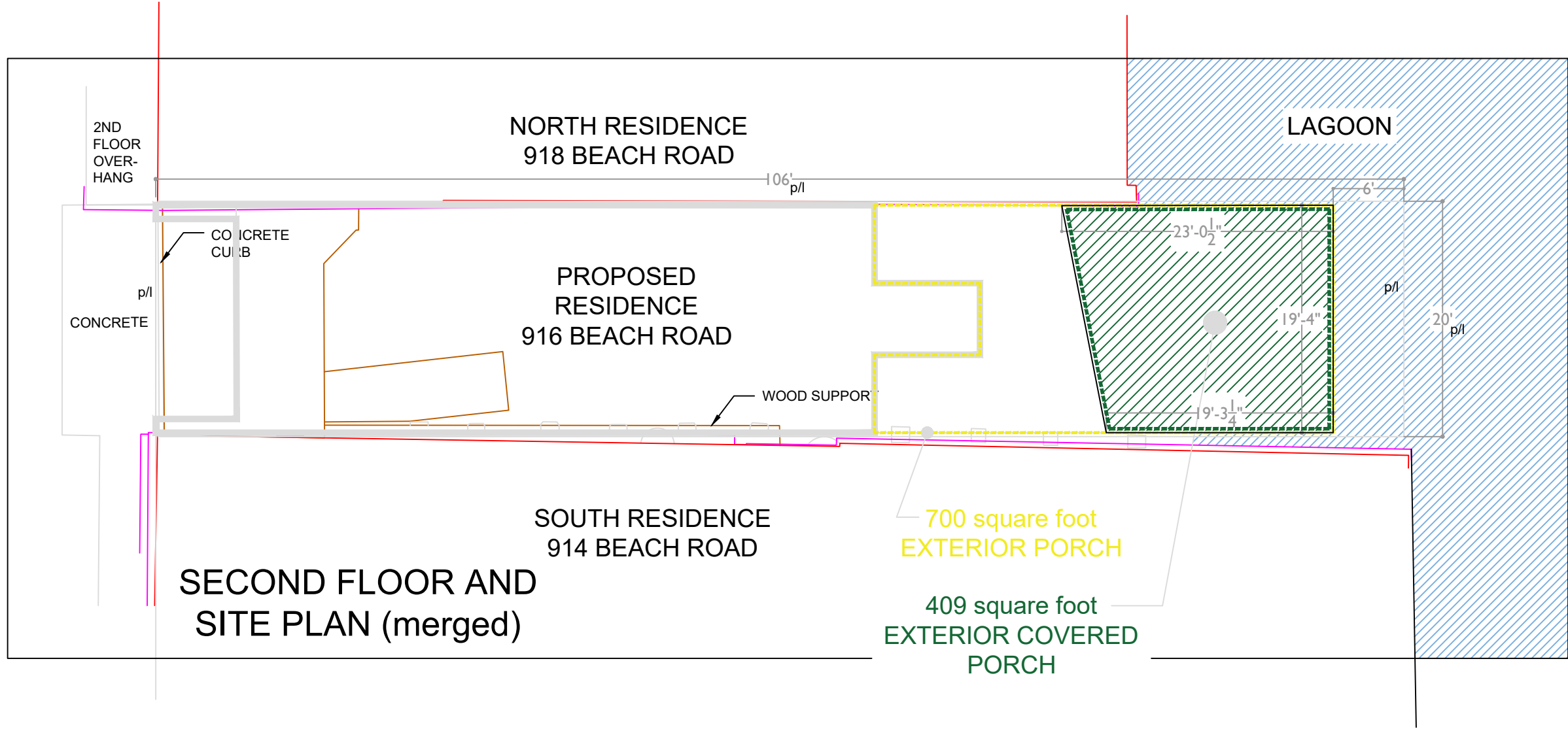
Reply

Forward

No

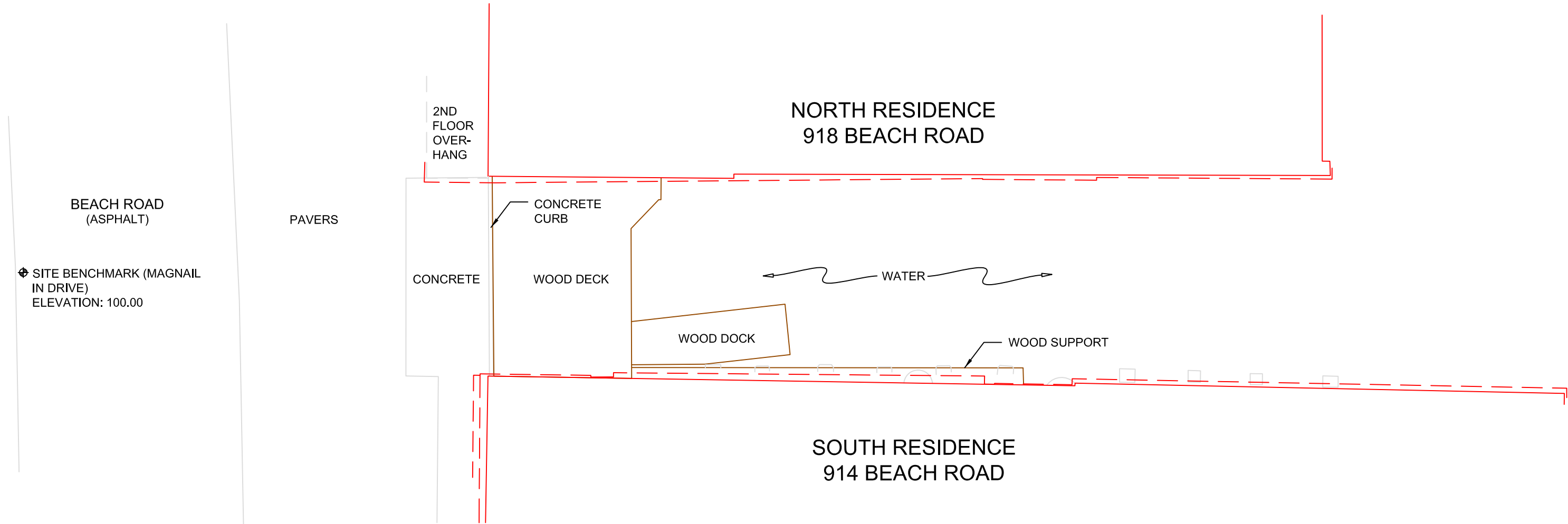
No

variance request to be approved, applicants must demonstrate how their request meets the Practical Difficulty Test based on the below factors. The
consider and weigh each response on its merits.



BEACH ROAD
(ASPHALT)

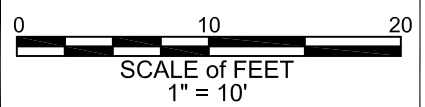
◆ SITE BENCHMARK (MAGNAIL
IN DRIVE)
ELEVATION: 100.00



Surveyor's Note: A boundary survey was not performed.

Survey By: ES	PROJECT : 20-021 Beach Road Elevations	REVISIONS			
		No.	Date	Description	By
Drawn By: ES/MS		0	1/21/21	Original Issue	MS

STRAUB SURVEYING, LLC
 PROFESSIONAL LASER SCANNING AND SURVEYING SERVICES
 12815 DETROIT AVENUE LAKEWOOD, OHIO 44107
 PHONE: 440-333-1700 INFO@STRAUBSURVEYING.COM



Site Plan
 910-914 Beach Road, Lakewood, Ohio





