



City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
FEBRUARY 19, 2026

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 DECEMBER 18, 2025 MEETING and JANUARY 30, 2026 SPECIAL MEETING
3. OPENING REMARKS
4. ELECTION OF OFFICERS FOR 2026
 - CHAIR
 - VICE CHAIR

NEW BUSINESS

5. Docket No. 02-01-26
1270 Edwards Ave.

Applicant Mark Ieropoli of Avon Lake on behalf of property owner Priority Landings, LLC, proposes the construction of a new detached garage that has a second story and exceeds maximum permitted height. Property is located in the R2 Single and Two-Family Residential District.

Variance 1: The applicant proposes the demolition of the existing two car garage and the construction of a 34' x 34' foot garage with a second story and a midpoint height of 17' 4" The maximum permitted height at the calculated midpoint is 15'. Request a variance to exceed the maximum permitted midpoint height and construct the two -story garage at a calculated midpoint height of 17' 4" , as proposed. Pursuant to 1123.05(b)HEIGHT REGULATIONS(ORD. 91-95 PASSED 10-7-1996)

**6. Docket No. 02-02-26
17820 Shaw Ave.**

Applicant Aaron Lemley, property owner and occupant, proposes the construction of a one-story rear addition. The addition reduces the rear yard to 20 feet, where 40 is required. Property is located in the R2 Single and Two-Family Residential District.

Variance 1: The applicant proposas a single story addition on the rear of the existing home. The addition is proposed as the same width as the house at 27' and the depth of the addition is proposed at 18' , as proposed would reduce the rear yard setback to 20', where a minimum of 40' is required. Request a variance to reduce the required rear yard setback to 20', as proposed. Pursuant to 1123.07 MINIMUM YARD REQUIREMENTS(ORD 91-95, PASSED 10-7-1996)

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."



City of Lakewood
Board of Zoning Appeals

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Application Cover Page

Docket No.: 02-01-26

Reference No.: BZA26-000001

Applicant Name: Mark Ieropoli

Project Address: 1270 Edwards Ave.

Project Name: n/a

Proposal: The applicant is requesting a height variance for new detached garage. The property is in the R2, Single and Two Family District.

Handwritten signature in blue ink, appearing to read "M. J. ...".

From: Mark Ieropoli <mconstruct03@gmail.com>
Sent: Monday, February 2, 2026 2:46 PM
To: Michelle Nochtta <michelle.nochtta@lakewoodoh.net>
Subject: 1270 Edwards

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
My brother Andrew Ieropoli is authorized to speak on my behalf.

Mark Ieropoli
216-406-8210 cel

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L20000337536

Entity Name: PRIORITY LANDINGS LLC

Current Principal Place of Business:

32610 DIAMONDHEAD DRIVE
AVON LAKE, OH 44012

Current Mailing Address:

PO BOX 52
AVON, OH 44011

FEI Number: 82-1277276

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

JEEVES FLORIDA RENTALS
7978 LAKE WILSON RD.
DAVENPORT, FL 33896 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Authorized Person(s) Detail :

Title MGR
Name IEROPOLI, MARK
Address PO BOX 52
City-State-Zip: AVON OH 44011

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MARK IEROPOLI

PRESIDENT

02/17/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
 PRIORITY LANDINGS LLC

Filing Information

Document Number L20000337536
FEI/EIN Number 82-1277276
Date Filed 10/23/2020
Effective Date 10/23/2020
State FL
Status ACTIVE

Principal Address

32610 diamondhead drive
 avon lake, OH 44012

Changed: 01/25/2024

Mailing Address

PO BOX 52
 AVON, OH 44011

Registered Agent Name & Address

JEEVES FLORIDA RENTALS
 7978 LAKE WILSON RD.
 DAVENPORT, FL 33896

Authorized Person(s) Detail

Name & Address

Title MGR

IEROPOLI, MARK
 PO BOX 52
 AVON, OH 44011

Annual Reports

Report Year	Filed Date
2023	03/04/2023
2024	01/25/2024
2025	02/17/2025

Document Images

02/17/2025 -- ANNUAL REPORT	View image in PDF format
01/25/2024 -- ANNUAL REPORT	View image in PDF format
03/04/2023 -- ANNUAL REPORT	View image in PDF format
04/11/2022 -- ANNUAL REPORT	View image in PDF format
04/01/2021 -- ANNUAL REPORT	View image in PDF format
10/23/2020 -- Florida Limited Liability	View image in PDF format











drawing index

- A-1 cover sheet
- A-2 elevations
- A-3 foundation floor plan
- A-4 main floor plan
- A-5 upper floor plan
- A-6 section/details
- E-1 electrical plan

code summary & design criteria

- 2024 Ohio Plumbing Code
- 2024 Ohio Mechanical Code
- 2023 National Electric Code (NEC) - NFPA 70-17
- 2021 International Fuel Gas Code
- Accessibility - Chapter 11 OBC with current amendments & ICC/ANSI A117.1-2009
- 2018 International Energy Conservation Code
- ASHRAE 90.1-2010
- 2016 National Fire Alarm Code (NFPA 13-16)
- 2016 International Fire Code
- 2019 OBC - Residential Code of Ohio (RCO)

Design Snow Load:
 section 301 design criteria
 figure 301.2(5) ground snow loads
 roof snow load = 20 psf

Design Wind Load:
 table 301.2(2) component and cladding loads for a building
 with a mean roof height of 33 feet located in exposure b
 115 mph (3 second gust)

building information

Square Foot (Finished/Living)	
Basement	0
Main Floor	0
Upper Floor	947
	947

Concrete	
Basement	0
Garage	1156
Entry Covered Porch	0
Rear Covered Porch	0

general notes

the use of these documents is restricted to the ordinal site for which they were prepared, reuse or reproduction of the documents (in whole or in part), for any other purpose is prohibited. Streamline Designs, and Jonah Bok retains all rights of ownership for these documents.

do not scale drawings, written dimensions govern.

if a discrepancy or conflict between code requirements, drawings details, specifications, engineering data, manufacturer's recommendations, or owner provided information becomes known to the contractor, he or she shall promptly report to the conflict or discrepancy in writing to the architect or owner's representative for clarification and corrected action, in addition, any work installed in conflict with requirements identified herein, without proper notification shall be corrected by the contractor at this or her expense, and at no cost to the architect, engineer, occupant, or building owner.

all exterior dimensions are from face of masonry to face of masonry, or face of sheathing unless otherwise noted. verify all dimensions prior to beginning work.

all interior dimensions are from the face of rough framing to face of rough framing unless otherwise noted. verify all dimensions prior to beginning work.

sub-contractor shall determine erection procedure and sequencing and provide whatever bracing that may be required to complete the work.

verify all rough openings with manufacturer prior to framing.

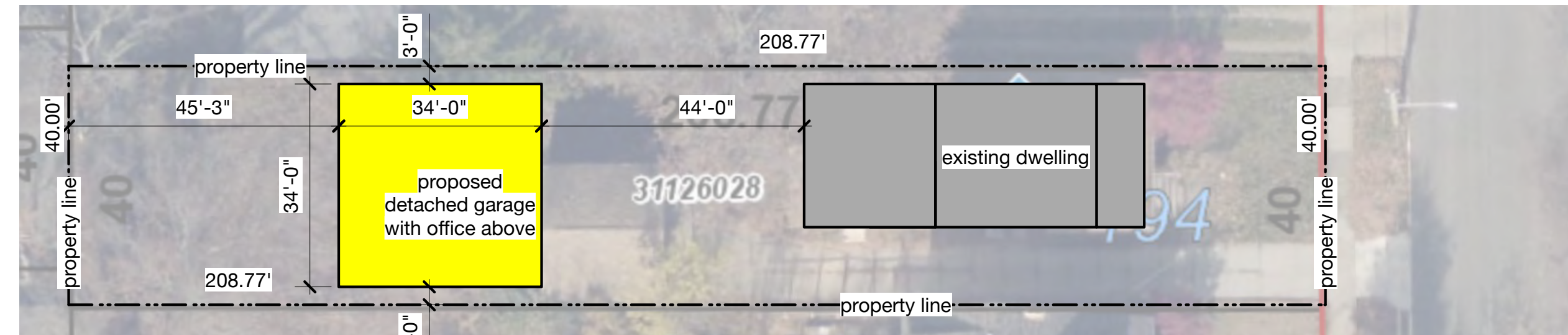
each sub-contractor shall obtain and pay for required permits and schedule at inspections and coordinate all trades.

the contractor and sub-contractors shall be solely responsible for complying with all federal, state and local safety requirements together with exercising precautions at all times for the protection of all persons including employees and property. 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.

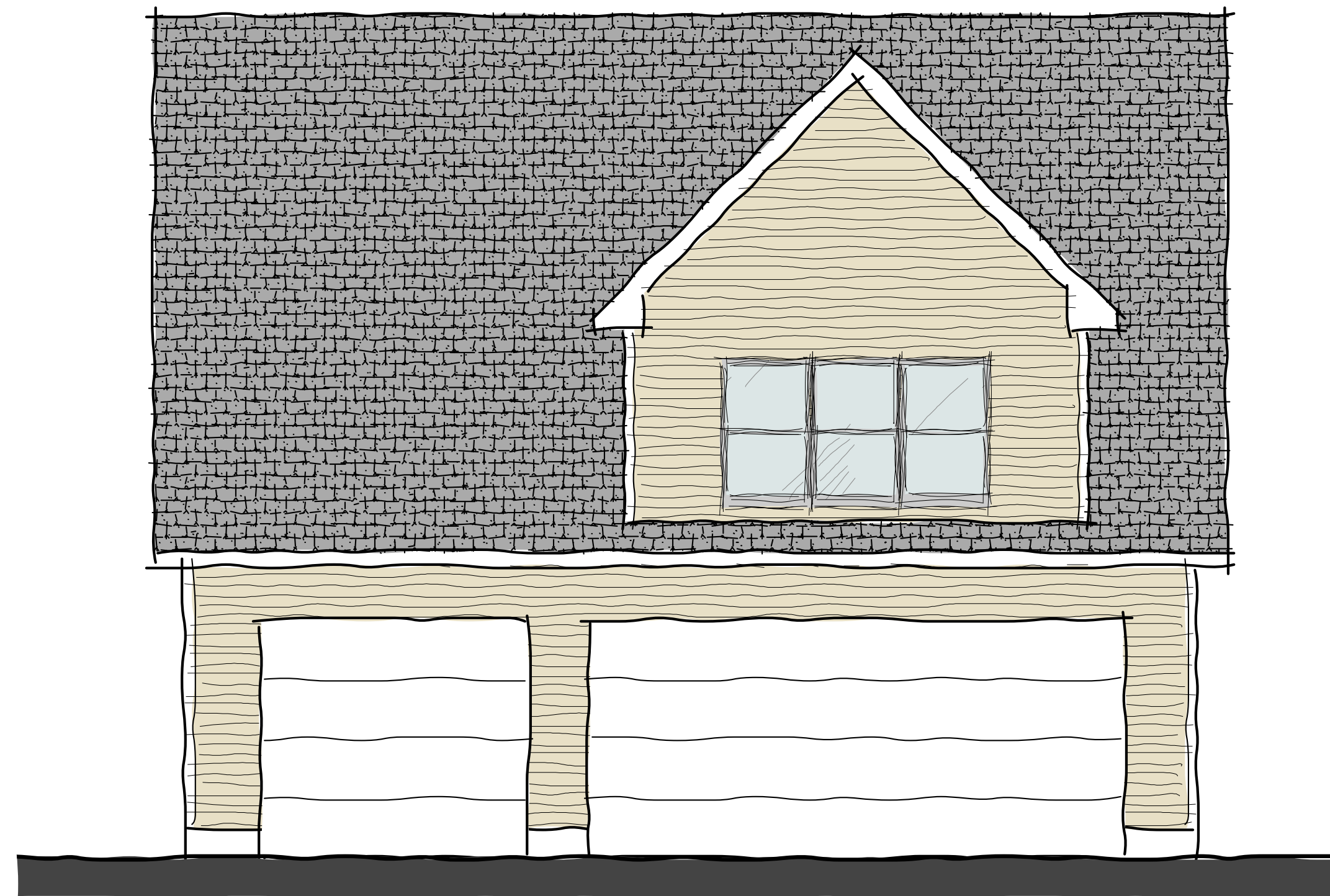
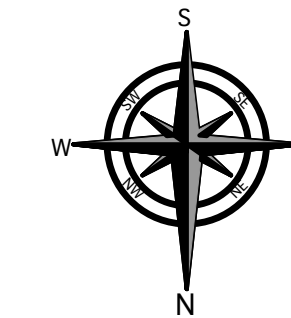
draftstopping shall be provided in all attic areas exceeding 3,000 sq. ft. in area.

firestopping shall be installed in all concealed spaces of stud walls and partitions including furred or studded off spaces of masonry or concrete walls, and at the ceiling and floor or roof levels. firestopping shall be installed at the interconnections between vertical and horizontal spaced such as occurring at soffits over cabinets, drop ceilings, cove ceiling and etc.

symbols and abbreviations used on these drawings are considered to be construction standards. if the contractor has questions regarding abbreviations or symbols as to their exact meaning, the designer shall be notified at once for clarification.



scale: 20'-0" = 1'-0"



symbol legend

<ul style="list-style-type: none"> point load above, continues load point load above, transferred load to there bearing section sheet cross section sloped ceiling direction stair direction elevation heights inches feet door size (3'-0") 	<ul style="list-style-type: none"> existing floor joist/ceiling joist/rafter direction floor joist direction ceiling joist direction rafter direction roof truss direction roof truss girder flush multiple joist or beam dropped header or beam steel beam footer closet rod and shelf 	<ul style="list-style-type: none"> kitchen cabinet and cased openings cantilever floors other floor building lines roof line elevation lines hidden line & post footing regular object line center line plumbing fixtures above 	<ul style="list-style-type: none"> main floor walls main floor bearing walls upper floor walls upper floor bearing walls half wall face brick walls above basement floor walls c.m.u. foundation wall contrasting foundation wall poured foundation wall
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streamline designs does not provide any construction supervision, builder and/or owner is responsible to verify that all structure matches the plans as drawn and designed.

streamline designs is not responsible for structural or non structural issues related to soil conditions, any design, plan flip, site study, mechanical or truss related changes and/or issues brought to streamline designs after the printing of final construction sets will be considered changes to the drawings and billed.

streamline designs is not a truss designer. engineered roof trusses are the responsibility of the builder and/or owner, lumber company and truss manufacturer. truss designed roof plans are to be reviewed by the truss manufacturer prior to printing final construction sets, during this review process it will be the responsibility of the truss manufacturer to verify that all plate heights, heel heights and roof pitches will create a buildable truss package. the truss manufacturer is also responsible to verify, and if necessary, adjust the size of or add any beam, post or header that is directly effected or required to carry the roof loads. in this event, the truss manufacturer, builder and/or owner shall contact schill architecture, llc to update the plan set.

it is the responsibility of the builder and/or owner to field verify all as built dimensions of foundation and framing prior to ordering trusses. streamline designs assumes no responsibility for trusses ordered solely from this set of construction documents.

streamline designs assumes no responsibility for any construction schedule changes or delays due to any engineered roof truss issues.

all trusses are to be designed by the truss manufacturer with detailed drawings describing truss layouts and load calculations used to design the trusses.

abbreviation legend

a.f.f.	above finish floor	elev.	elevation	max.	maximum	sched.	schedule
a.c.t.	acoustical ceiling tile	eq.	equal	mech.	mechanical	sht. no.	sheet number
alum.	aluminum	ex.	existing	mtl.	metal	sect.	section
approx.	approximate	exp. jt.	expansion joint	min.	minimum	stl. fr.	steel frame
bd.	board	fin.	finish	midg.	moulding	struct.	structural
b.o.	bottom of	flr.	floor	mtd.	mounted	s.g.	supply grille
blk'g	blocking	g.b.	glass block	mfr.	manufacturer	susp. clg.	suspended ceiling
bm.	beam	gl.	glass	n.i.c.	not in contract	sim.	similar
c.t.	ceramic tile	gyp. bd	gypsum board	n.t.s.	not to scale	t.	tread
clg.	ceiling	h.m.	hollow metal	o.c.	on center	t.o.	top of
cl.	center line	h.p.	high point	o.d.	outside dimension	typ.	typical
c.j.	control joint	ht.	height	opn'g.	opening	u.n.o.	unless noted otherwise
chr.	clear dimension	hr.	hour	plas.	plaster	v.i.f.	verify in field
cmu	concrete masonry unit	i.d.	inside dimension	plam.	plastic laminate	vin.	vinyl
col.	column	insul.	insulation	pld.	painted	vnr.	vener
conc.	concrete	jst. brg.	joist bearing	plumb.	plumbing	v.b.	vapor barrier
contr.	contractor	l.p.	low point	r.	riser	w.w.f.	welded wire fabric
cpt.	carpet	m.o.	masonry opening	r.d.	roof drain	w/	with
d.s.	down spout	mas.	masonry	r.o.	rough opening	wd.	wood
dbl.	double	matl.	material	ref.	refer to	w.p.	work point
dtl.	detail			reinf.	reinforced	win.	window
dn.	down			r.g.	return grille		
dwg (s)	drawings			rfg.	roofing		
ea.	each						
elec.	electrical						

consultants

STRUCTURAL ENGINEERING BY:

all residential plans drawn by streamline designs are structurally sized by an independent structural engineer.

any beam size, wall movements or spanned opening changes made during construction to a stamped set of plans without consulting streamline designs completely negates any structural responsibilities of independent structural engineer.



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 OHIO UTILITIES PROTECTION SERVICE



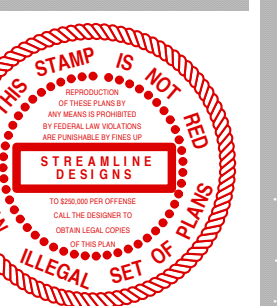
baseline structural criteria & design information

Framing Lumber (Minimum): E = 1,600,000 psi Fb = 1400 psi Fv = 105 psi	Microlam (LVL): E = 1,900,000 psi Fb = 2600 psi Fv = 285 psi	Parallam (PSL): E = 2,000,000 psi Fb = 2900 psi Fv = 290 psi	Steel: ASTM A-36 E = 29,000,000 psi Fb = 22 ksi Fv = 14.5 ksi	Wind Speed (design) 90 MPH, ASD / 115 MPH ULT exposure B	Concrete: Interior = 3000 psi Exterior = 4000 psi (air)	Soil Bearing Capacity (min.): 2500 psf assumed, geotechnical engineer to verify soil bearing capacity	Live Loads: Roof = 30 psf Floor = 40 psf Ceilings = 20 psf Attic = 10 psf (no storage) Attic = 20 psf (limited storage) Decks = 40 psf Balconies (Exterior) = 40 psf	Dead Loads: Roof = 15 psf Ceilings = 10 psf Floor = 12 psf	Allowable Deflection: Rafters = L/180 Ceilings = L/240 Floors = L/360 Beams & Headers = L/360 Lintels for Masonry = L/600 (L = Span Length)	Truss Data (Min.): Top Chord: LL= 25 psf DL= 10 psf Bottom Chord: LL= 10 psf (no storage) DL= 5 psf	Seismic Category B
--	--	--	---	--	--	--	--	--	--	---	------------------------------

Engineered Products
 LVL's, PSL's, TJI's by Truss Joist Weyerhaeuser

all engineered floor systems shall be designed by the manufacturer.

it is the builder and/or owners responsibility to supply any/or all of this information if requested by the building department to issue building permits.



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JOB NUMBER

2103

DRAWN BY:

JMB

DATE

1/26/26

ISSUE

permits

REV

DATE

DESCRIP

SHEET TITLE

cover sheet

SHEET

A-1

of

7

note

- 1) building contractor to verify all materials, finishes and sizes prior to construction.
- 2) provide safety glass for window glazing < 18" x 11" or adjust window size 18"
- 3) field verify all window locations & rough openings as required with window manufacturer's specifications.
- 4) treated wood ridge all anchors, connectors, fasteners etc. must be of suitable material to resist reaction or corrosion with the treated lumber. Consult with manufacturer or material supplier for proper fasteners required.



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JOB NUMBER
2103

DRAWN BY:
JMB

DATE	ISSUE
1/2/26	permits

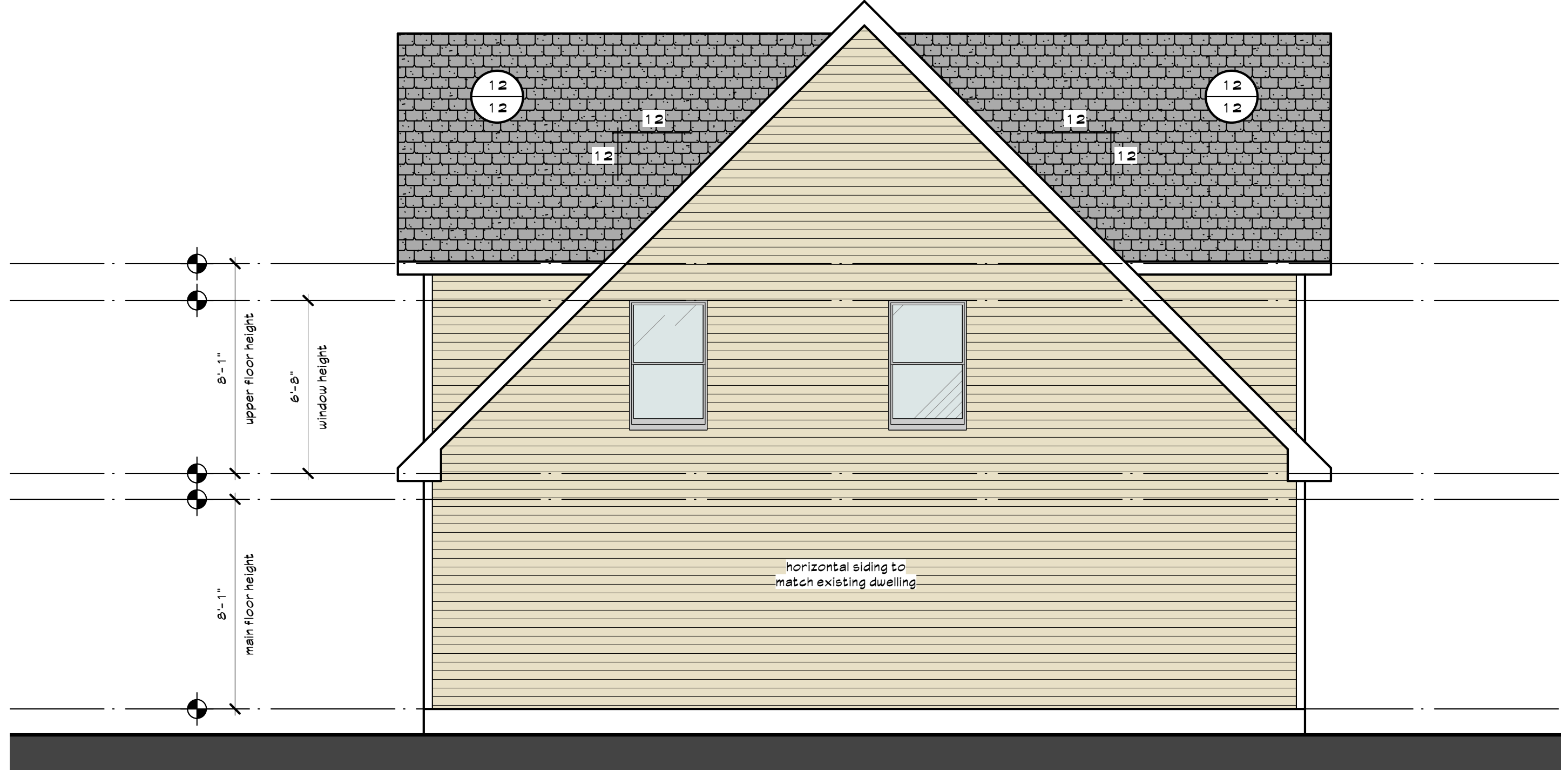
REV	DATE	DESCRIP.

SHEET TITLE

elevations

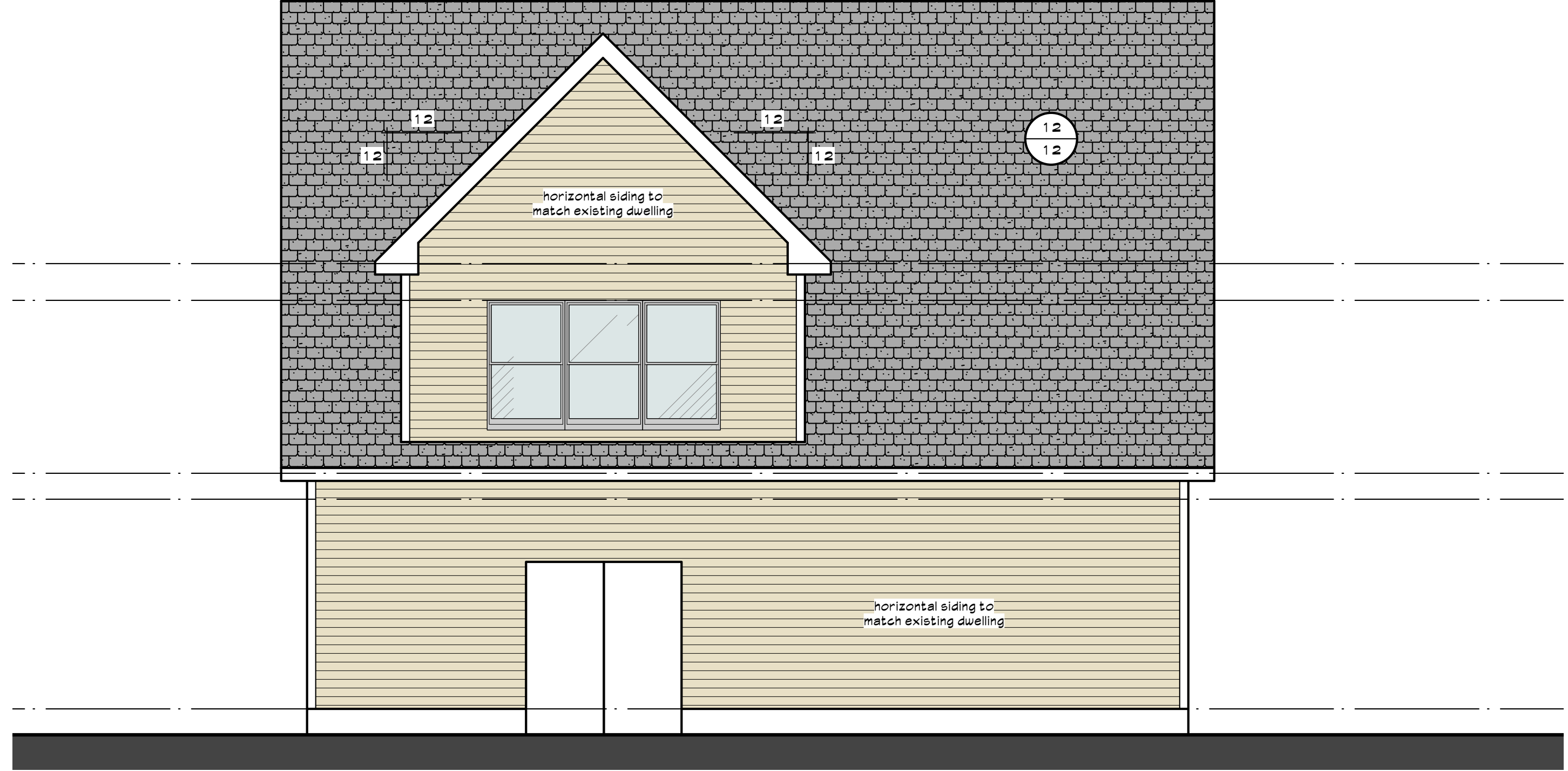
SHEET

A-2



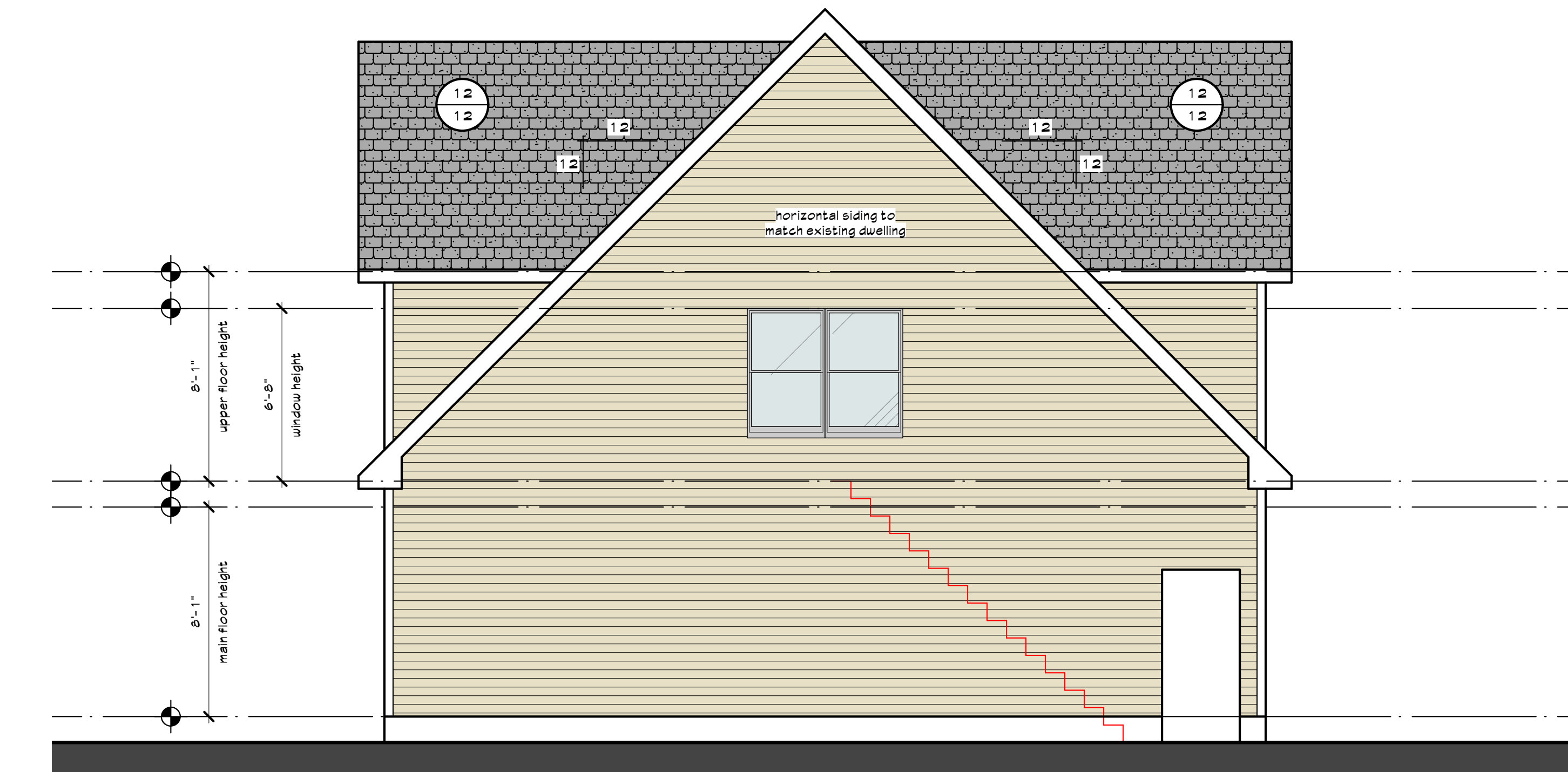
left side elevation

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



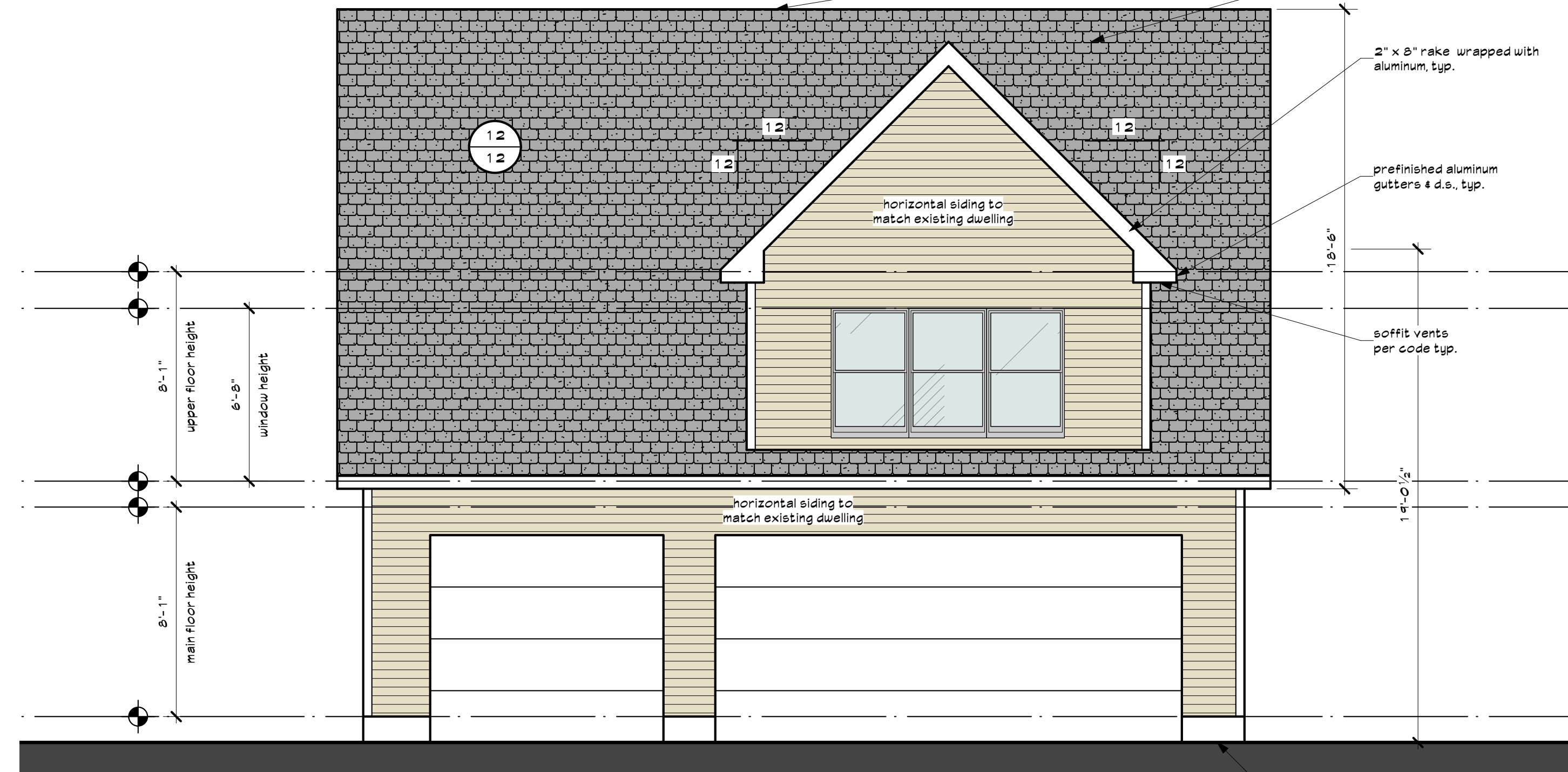
rear elevation

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



right side elevation

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



front elevation

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

header schedule

- typical header u.o.o.
- 1) 2"x12" with 1/2" plywood spacer for 2"x4" walls.
 - 2) 2"x12" with 1/2" plywood spacer for 2"x6" walls.

lvl notes

- * lvs denote laminated veneer lumber sections with section depths indicated on plan.
- * all lvs are 1"3/4" wide typical.
- * all lvs are flush with floor framing u.o.o.

column schedule

- * unless noted otherwise, 4'-0" openings shall have 1 jamb & 1 king stud each side, openings over 4'-0" shall have 2 jamba & 2 king studs each side.
- * block all joists & multi stud joists to solid support below, multi stud joists shall be glued & nailed.
- * all columns to be laterally braced full length.

- | | | | |
|------------|--------|------------|--|
| C1 | (3)2x4 | C2 | (5)2x6 |
| C3 | (4)2x4 | C4 | (8)2x6 |
| C5 | (5)2x4 | C7 | 6x6 |
| C6 | (6)2x4 | C11 | 3 1/2" x 5 1/4" PSL |
| C8 | 4x4 | C12 | 5 1/4" x 5 1/4" PSL |
| C9 | (3)2x6 | C13 | has 4x4 square steel column with 1/2" bearing plate and cap plate bolted to sound bearing and beam above |
| C10 | (4)2x6 | C14 | 3" dia. adjust. schd. 40 steel column with 1/2" bearing plate bolted to sound bearing |

post & footing schedule

- P1** 4x4 treated wood post with post base and post cap on 16" dia. x 48" deep conc. footing on undisturbed soil
- P2** 6x6 treated wood post with post base and post cap on 20" dia. x 48" deep conc. footing on undisturbed soil
- P3** 8x8 treated wood post with post base and post cap on 32" dia. x 48" deep conc. footing on undisturbed soil

steel column & footing schedule

- W** 4" inside dia. schedule 40 steel column over 42"x42"x12" deep conc. footing with (5)#5 bars each way at bottom
- X** 4" inside dia. schedule 40 steel column over 38"x38"x12" deep conc. footing with (4)#5 bars each way at bottom
- Y** 4" inside dia. schedule 40 steel column over 30"x30"x12" deep conc. footing with (3)#5 bars each way at bottom
- Z** 38"x38"x12" deep conc. footing with (4)#5 bars each way at bottom
- U** 30"x30"x12" deep conc. footing with (3)#5 bars each way at bottom
- V** 24"x24"x12" deep conc. footing with (2)#5 bars each way at bottom

steel lintel schedule

- | | |
|------------------------------|---------------------------|
| opening up to 4'-0" | L 3 1/2" x 3 1/2" x 1/4" |
| opening from 4'-1" to 6'-0" | L 5 x 3 1/2" x 5/16" |
| opening from 6'-1" to 7'-0" | L 6 x 3 1/2" x 3/8" |
| opening from 7'-1" to 10'-0" | W 6 x 18 with 5/16" plate |

- 1) all lintels shall have 1" of end bearing for each foot span with a min. of 6" bearing @ each end.
- 2) all lintels shall bear on 8" of solid masonry

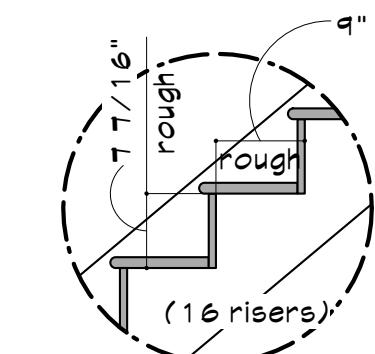
wall key

- foundation walls
- basement floor walls
- new main floor walls
- new upper floor walls

<p>8" CMU</p>	<p>12" CMU</p>
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c.m.u. vertical reinforcing

reference only

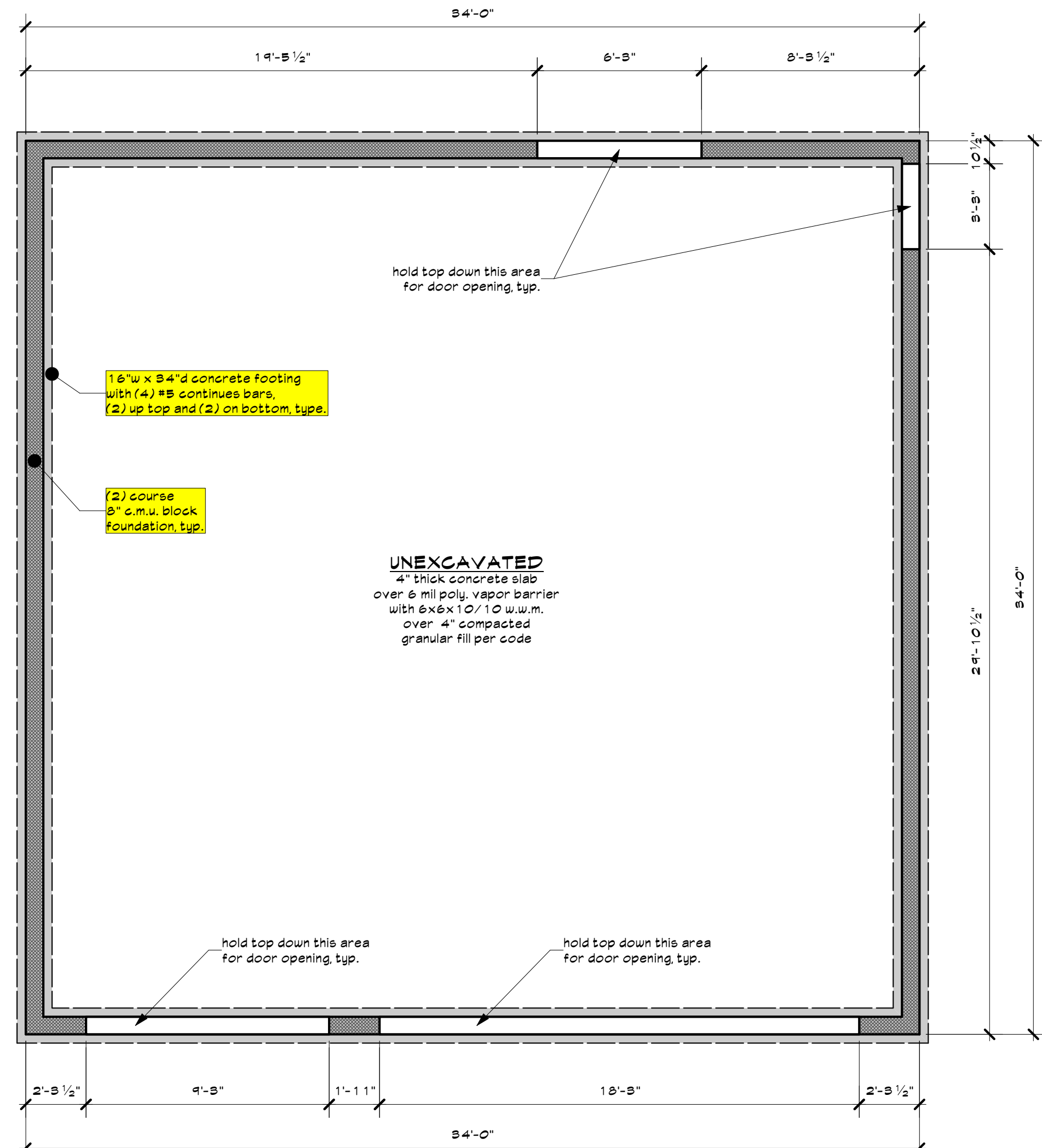


rough framed stairs
main floor to upper floor
floor to floor = 9'-11"

it is the responsibility of the builder to inform the owner or if the owner is acting as his or her own contractor to know that all houses have a potential to have radon levels which may exceed the recommended levels established by the united states environmental protection agency.

the builder and/or owner shall decide what action, if any, should be taken concerning radon. it is not the responsibility of streamline designs to determine if a radon abatement system is required.

for any elements of construction not specifically noted on these plans, comply with the latest edition of the residential code of ohio, unless local building and zoning departments adhere to a specific edition.



foundation plan
scale: 1/4" = 1'-0"
FOUNDATIONS DESIGNED FOR MIN 1500 PSF ALLOWABLE SOIL BEARING TO BE FIELD VERIFIED.

foundation notes (c.m.u. walls)

- 1) 2 course ext. max blk (8" w cmu) on 3/4" h x 16" w. reinforced concrete footing
- 2) typical footing 2'4x x 16" w continuous concrete for 8" cmu walls with 4# rebar. (2) high and (2) low
- 3) provide (2) #4 vert. steel rebar bar (full hd) @ all beam bearing locations (grt. sold)
- 4) all dimensions are taken from the face of masonry or rough framing.
- 5) see topo for all grades and spot elevations
- 6) step footings as req'd. to maintain 3'-6" min. from depth

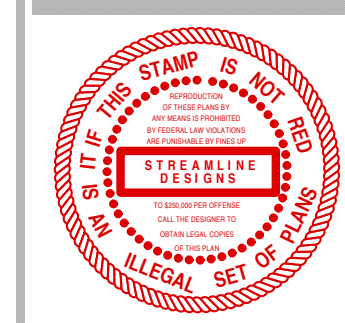
floor joist schedule

Ohio Residential Building Code 2019 R5502.2(2)
Lumber Grade Plan 19 (2017) #1 or equal, unless noted otherwise. Refer to TJI floor joist shop drawings for layout and spacing of joist.

- 550 1002** 20" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 550)
- 550 1003** 20" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 550)
- 550 1004** 20" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 350)
- 550 1005** 20" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 350)
- 550 1006** 20" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 210)
- 550 1007** 20" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 210)
- 550 1008** 16" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 550)
- 550 1009** 16" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 550)
- 550 1010** 16" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 350)
- 550 1011** 16" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 350)
- 550 1012** 16" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 210)
- 550 1013** 16" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 210)
- 550 1014** 14" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 550)
- 550 1015** 14" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 550)
- 550 1016** 14" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 350)
- 550 1017** 14" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 350)
- 550 1018** 14" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 210)
- 550 1019** 14" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 210)
- 550 1020** 11 7/8" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 550)
- 550 1021** 11 7/8" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 550)
- 550 1022** 11 7/8" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 350)
- 550 1023** 11 7/8" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 350)
- 550 1024** 11 7/8" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 210)
- 550 1025** 11 7/8" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 210)
- 550 1026** 9 1/2" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 550)
- 550 1027** 9 1/2" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 550)
- 550 1028** 9 1/2" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 350)
- 550 1029** 9 1/2" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 350)
- 550 1030** 9 1/2" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 210)
- 550 1031** 9 1/2" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 210)
- K** 2X12 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- M** 2X12 floor joists @ 16" o.c. double every other joist with 'x' bracing @ midspan or as required.
- N** (2) 2X12 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- O** 2X10 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- P** 2X10 floor joists @ 16" o.c. double every other joist with 'x' bracing @ midspan or as required.
- Q** (2) 2X10 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- R** 2X10 treated floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.

treated wood note

- 1) all anchors, connectors, fasteners etc. must be of suitable material to resist corrosion with the treated lumber. consult with manufacturer or material supplier for proper fasteners required.
- 2) provide preservative treated wood with quality mark at:
 - a) framing members with n f of grade or concrete or masonry.
 - b) exterior wood siding/trailing wall framing with n f of grade.
 - c) 2" of concrete steps, porch slabs, patio slab or similar.



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JOB NUMBER
2103

DRAWN BY:
JMB

DATE	ISSUE
1/2/26	permits

REV	DATE	DESCRIP.

SHEET TITLE

foundation floor plan

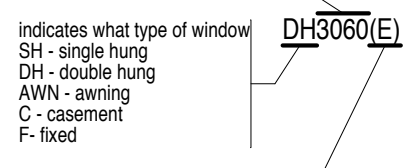
SHEET

A-3

window size designation note

window sizes are designated in feet and inches.

indicates the size of window
3060 = 3'-0" x 6'-0"



indicates the operation of window
(E) - egress
(T) - tempered glass

treated wood note

- all anchors, connectors, fasteners etc. must be of suitable material to resist reaction condition with the treated lumber. consult with manufacturer or material supplier for proper fasteners required.
- provide preservative treated wood with quality mark as:
 - framing members with K grade on concrete or masonry.
 - exterior wood siding/trim/finish framing with W or G grade or $2"$ of concrete sleep, porch slab, or patio slab or similar.

header schedule

- typical header u.o.n.
- 2"x12" with 1/2" plywood spacer for 2"x4" walls.
 - 2"x12" with 1/2" plywood spacer for 2"x6" walls.

lvl notes

- "M" denote laminated veneer lumber sections with section depths indicated on plan.
- all lvs are 1'-0" wide joist.
- all lvs are flush with floor framing u.o.n.

rafter/ceiling joist schedule

Ohio Residential Building Code 2019 R5302.2(2)
Lumber Species-Fir (SPF) #2 or equal, unless noted otherwise. Refer to roof truss shop drawings for layout and spacing of joist.

- A** 2" x 12" rafters @ 16" o.c.
- B** 2" x 10" rafters @ 16" o.c.
- C** 2" x 8" rafters @ 16" o.c.
- D** 2" x 6" rafters @ 16" o.c.
- E** 2" x 12" ceiling joist @ 16" o.c.
- F** 2" x 10" ceiling joist @ 16" o.c.
- G** 2" x 10" ceiling joists @ 16" o.c. Douglas fir select structural
- H** 2" x 8" ceiling joists @ 16" o.c.
- J** 2" x 6" ceiling joists @ 16" o.c.
- T1** pre-engineered roof truss system refer to mfg. shop drawings
- T2** pre-engineered roof truss system silic type refer to mfg. shop drawings
- T3** pre-engineered roof truss system scissor type OR modified refer to mfg. shop drawings
- TG** pre-engineered girder truss refer to mfg. shop drawings

column schedule

unless noted otherwise, 4'-0" openings shall have 1 jamb & 1 king stud each side. openings over 4'-0" shall have 2 jamb & 2 king studs each side.

- block all posts & multi stud posts to solid support below. multi stud posts shall be glued & nailed.
- all columns to be laterally braced full length.

- C1** (3)2x4
- C2** (5)2x6
- C3** (4)2x4
- C4** (6)2x6
- C5** (5)2x4
- C6** 6x6
- C7** (6)2x4
- C8** 3 1/2" x 5 1/4" PSL
- C9** 4x4
- C10** 5 1/4" x 5 1/4" PSL
- C11** (3)2x6
- C12** has 4x4 square steel column with 1/2" bearing plate and cap plate bolted to sound bearing and beam above
- C13** 3" dia. adjust. schd. 40 steel column with 1/2" bearing plate bolted to sound bearing
- C14** (4)2x6

post & footing schedule

- P1** 4x4 treated wood post with post base and post cap on 16" dia. x 48" deep conc. footing on undisturbed soil
- P2** 6x6 treated wood post with post base and post cap on 20" dia. x 48" deep conc. footing on undisturbed soil
- P3** 8x8 treated wood post with post base and post cap on 32" dia. x 48" deep conc. footing on undisturbed soil

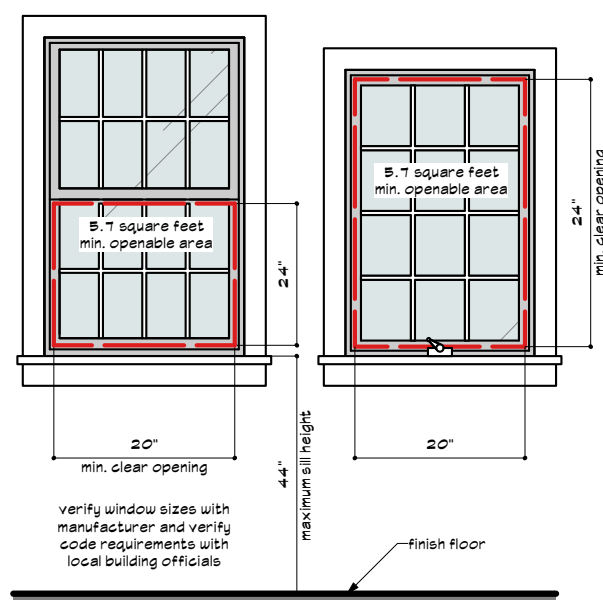
steel column & footing schedule

- W** 4" inside dia. schedule 40 steel column over 42"x12" deep conc. footing with (5)#5 bars each way at bottom
- X** 4" inside dia. schedule 40 steel column over 30"x30"x12" deep conc. footing with (4)#5 bars each way at bottom
- Y** 4" inside dia. schedule 40 steel column over 30"x30"x12" deep conc. footing with (3)#5 bars each way at bottom
- Z** 36"x36"x12" deep conc. footing with (4)#5 bars each way at bottom
- U** 30"x30"x12" deep conc. footing with (3)#5 bars each way at bottom
- V** 24"x24"x12" deep conc. footing with (2)#5 bars each way at bottom

steel lintel schedule

- opening up to 4'-0" L 3 1/2" x 3 1/2" x 1/4"
- opening from 4'-1" to 6'-0" L 5 x 3 1/2" x 5/16"
- opening from 6'-1" to 7'-0" L 6 x 3 1/2" x 3/8"
- opening from 7'-1" to 10'-0" W 6 x 18 with 5/16" plate

- note:
1) all lintels shall have 1" of end bearing for each floor span with a min. of 6" bearing @ each end.
2) all lintels shall bear on 8" of solid masonry



typical window egress requirements

g.c. shall provide caulk and seal package of all gaps between frame walls.

g.c. and / or owners shall notify the architect of any field changes made to the plans or building during construction.

field changes made to the building without the consultation and/or approval of the architect will be the sole responsibility of g.c. and building owners.

g.c. shall notify the architect of any questions or clarifications of the design drawings. any changes or alteration made to the drawings without the consent or clarification of the framing notes

all windows shall be flashed and sealed over nailing flanges with window flashing tape.

all enclosed attics and rafter spaces shall have cross ventilation with the net free ventilating area not less than 1/300 of the area to be ventilated. all openings shall be protected against the entrance of snow and rain.

provide 1"x3" x" bridging @ 8' 0" o.c. or solid blocking all angled walls are 45 degrees u.o.n.

adjust all overhangs of different pitches to maintain consistent level.

all lumber in contact with masonry and/or concrete shall be protected from decay in accordance with o.r.c. 317.1.2 provide 2" / 4" clear spacing between masonry fireplaces and all wood framing.

provide firestopping between floor levels.

all cutting, notching, and boring shall be in conformance with o.r.c. r-602.6 & r-602.6.1 all joists, beams and girders shall bear a minimum of 1-1/2" on wood or metal, and 3" on masonry.

of masonry or concrete walls, and at the ceiling and floor or roof levels.

it is the responsibility of the builder and/or owner to verify that all lumber used for this project meets or exceeds the minimum requirements of strength and moisture content set forth by the state and local building codes.

all lumber shall be stamped with the grademark of an approved testing agency.

all jacks shall be blocked below the deck.

all partitions over 10' 0" high shall be framed w/ 2"x6" @ 16" o.c.
provide 3-2x4 structural column @ wood beam bearing points.
provide 3" steel column @ steel beam bearing points.
provide 2x6 top plate of all steel beams- stagger bolt @ 2' 0" o.c. w/ 3/8" bolts.
provide galvanized joist hangers @ all flush beams. install per manufacturers specifications.
provide 2x8 stiffbac

porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height.

open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads.

required guards on open sides of stairways, raised floor area, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches or more in diameter.

firestopping shall be installed in all concealed spaces of stud walls and partitions including furred or studded off spaces of masonry or concrete walls, and at the ceiling and floor or roof levels.

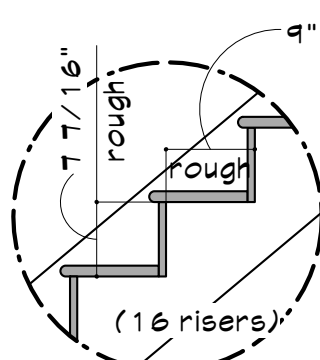
firestopping shall be installed at all interconnections between vertical and horizontal spaces such as occurring at soffits over cabinets, drop ceilings, cove ceiling, etc.

coordinate cabinet layout & design with architect

coordinate closet layout & design with architect

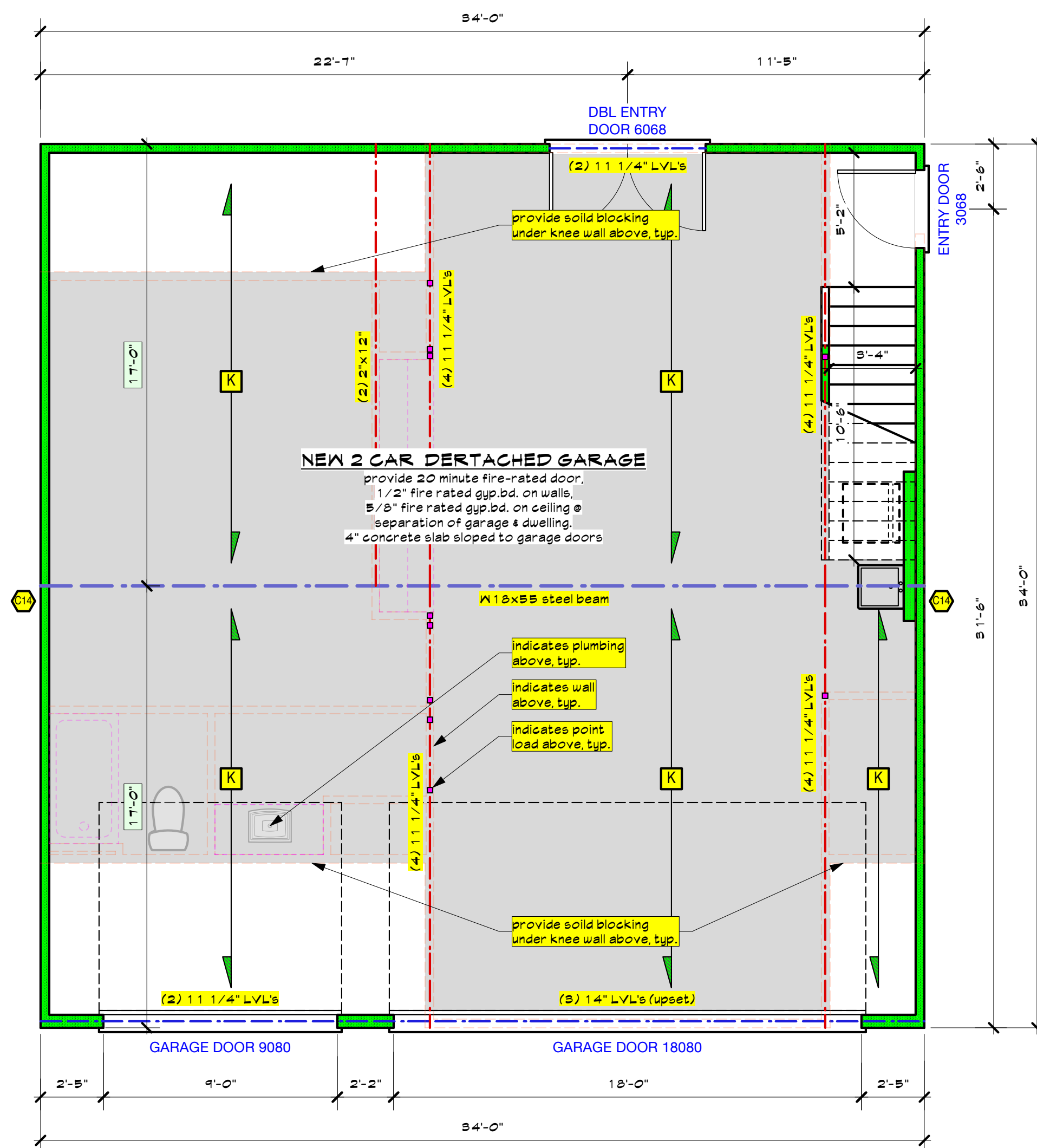
wall key

- foundation walls
- basement floor walls
- new main floor walls
- new upper floor walls



rough framed stairs

main floor to upper floor floor to floor = 9'-11"



main floor plan

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

main floor walls are 8'-1", unless noted otherwise
exterior and interior doors are 6'-8", unless noted otherwise
windows are 6'-8", unless noted otherwise
1156 sq/ft

general plan notes

- exterior walls are dimensioned at 4" to the outside
1) 1/2" draftling with 3 1/2" rough, unless otherwise noted.
2) exterior walls are dimensioned at 6" to the outside
1) 2" draftling with 5 1/2" rough, unless otherwise noted.
interior wood frame walls are dimensioned at 3 1/2" rough, unless otherwise noted.
- building contractor must verify all site conditions prior to commencement of construction.
- all wall angles are 45 degrees unless otherwise noted.
- field verify all window locations & rough openings as required with window manufacturers specifications.
- provide safety glass for window glazing < 18" a.l. or adjust window size typ.
- structural and framing members indicated are sized based on species of lumber that satisfy the span.
- builder to verify that all roof truss bracing and bear on load bearing walls which align as shown and terminate at foundation and be supported by thickened slab grade beam or footing as indicated.

wall bracing notes

all exterior walls shall be continuously sheathed and built per wall type 1 specification indicated on wall brace details, sheet A-9

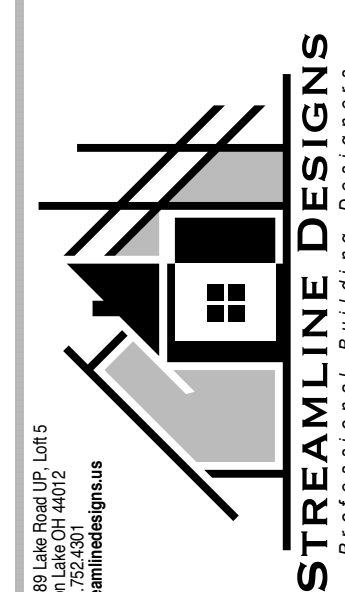
denotes type 2 interior braced wall to be built per specifications and details on sheet A-9

floor joist schedule

Ohio Residential Building Code 2019 R5302.2(2)
Lumber Species-Fir (SPF) #2 or equal, unless noted otherwise. Refer to T&E floor joist shop drawings for layout and spacing of joist.

- 550** 20" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 550)
- 550** 20" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 550)
- 550** 20" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 550)
- 550** 20" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 550)
- 550** 20" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 550)
- 550** 20" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 550)
- 550** 16" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 550)
- 550** 16" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 550)
- 550** 16" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 550)
- 550** 16" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 550)
- 550** 14" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 550)
- 550** 14" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 550)
- 550** 14" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 550)
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- 550** 2X12 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- 550** 2X12 floor joists @ 16" o.c. double every other joist with 'x' bracing @ midspan or as required.
- 550** 2X12 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- 550** 2X10 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
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- 550** 2X10 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- 550** 2X10 treated floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.

PLANS DESIGNED & PREPARED BY:



Priority Landings, LLC

1270 Edwards Ave., Lakewood, Ohio, 44107



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JOB NUMBER

2103

DRAWN BY:

JMB

DATE

1/26

ISSUE

permits

REV

DATE

DESCRIP.

SHEET TITLE

main floor plan

SHEET

A-4

of 7

303.1 habitable rooms.

all habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants.

the minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.

exceptions:

1. the glazed areas need not be openable where the opening is not required by section 310 and an approved mechanical ventilation system capable of producing 0.35 air change per hour in the room is installed or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm) (78 l/s) per occupant computed on the basis of two occupants for the first bedroom and one occupant for each additional bedroom.

2. the glazed areas need not be installed in rooms where exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

3. use of sunroom additions and patio covers, as defined in section 202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening.

303.2 adjoining rooms.

for the purpose of determining light and ventilation requirements, any room shall be considered as a portion of an adjoining room when at least one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room but not less than 25 square feet (2.3 m2).

exception: openings required for light and/or ventilation shall be permitted to open into a thermally isolated sunroom addition or patio cover, provided that there is an openable area between the adjoining room and the sunroom, addition or patio cover of not less than one-tenth of the floor area of the interior room but not less than 20 square feet (2 m2).

the minimum openable area to the outdoors shall be based upon the total floor area being ventilated.

303.3 bathrooms.

bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m2), one-half of which must be openable.

exception: the glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. the minimum ventilation rates 4101.8-3-01 40 shall be 50 cubic feet per minute (24 l/s) for intermittent ventilation or 20 cubic feet per minute (10 l/s) for continuous ventilation. ventilation air from the space shall be exhausted directly to the outside.

303.4 opening location.

outdoor intake and exhaust openings shall be located in accordance with sections 303.4.1 and 303.4.2.

303.4.2 exhaust openings.

exhaust air shall not be directed onto walkways.

303.4.1 intake openings.

mechanical and gravity outdoor air intake openings shall be located a minimum of 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets, alleys, parking lots and loading docks, except as otherwise specified in this code.

where a source of contaminant is located within 10 feet (3048 mm) of an intake opening, such opening shall be located a minimum of 2 feet (610 mm) below the contaminant source.

for the purpose of this section, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall not be considered as hazardous or noxious.

303.5 outside opening protection.

air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles having a minimum opening size of . inch (6 mm) and a maximum opening size of . inch (13 mm), in any dimension. openings shall be protected against local weather conditions.

outdoor air exhaust and intake openings shall meet the provisions for exterior wall opening protectives in accordance with this code.

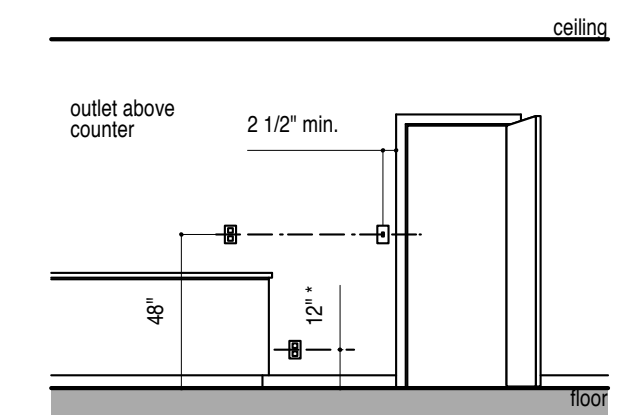
electrical notes

- 1) the electrical plans shown here are suggested. electrical layouts can be altered as required for owners preferences or superseded by any governing code. the local governing codes take precedence over this layout.
- 2) all electrical work must be performed in accordance with all governing codes and regulations.
- 3) all electrical equipment must meet the underwriters laboratories (ul) standards. consult local applicable codes for specific requirements.
- 4) provide proper electrical outlets for dishwasher, trash compactor, garbage disposal and microwave.
- 5) provide proper electrical outlets for clothes dryer, range and air conditioners.
- 6) provide proper outlet or wiring for whirlpool tub.
- 7) all kitchen, bathroom, sink areas, outdoor outlets and basement outlets to be equipped as gfi ground fault interrupting circuits.
- 8) all kitchen, bathroom, sink areas, outdoor outlets and basement outlets to be equipped as gfi ground fault interrupting circuits.
- 9) all branch circuits that supply 125 volt, single phase, 15 and 20 ampere outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter. listed to provide protection of the entire branch circuit provides smoke alarms/detectors in compliance with all governing codes.

all electrical fixtures, switches and wiring indicated on the drawing are for design purposes only. contractor to verify with owner and local building officials.

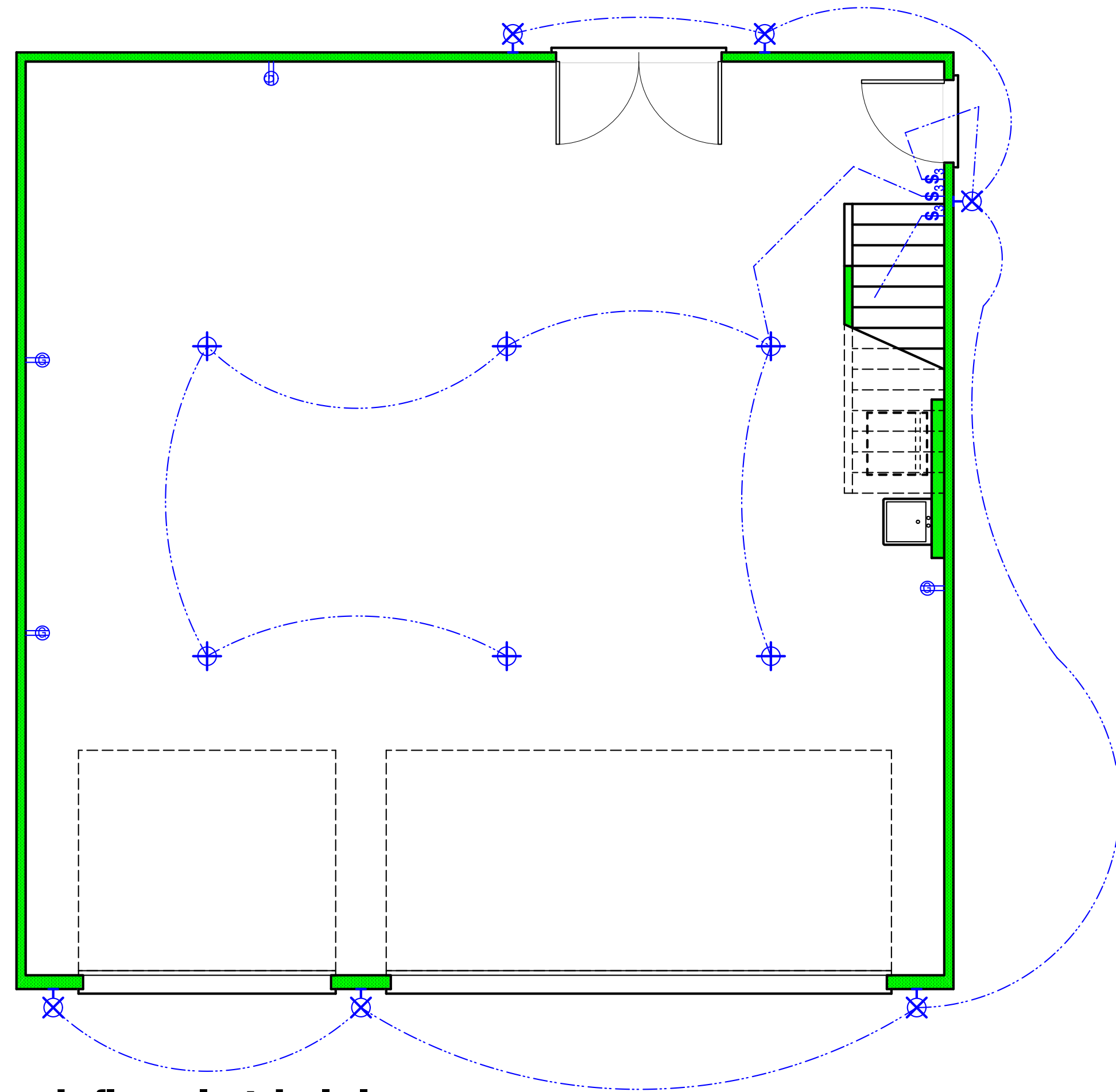
symbol legend

- ⊕ duplex receptacle 110v
- ⊕ receptacle 220v
- ⊕ weather proof gfi duplex recept.
- ⊕ floor mounted duplex recept.
- ⊕ gfi duplex recept.
- ⊕ ceiling mounted light fixture
- ⊕ wall mounted light fixture
- ⊕ surface mounted light with pull chain
- ⊕ ceiling mounted light fixture & fan
- ⊕ exhaust fan
- ⊕ single pole switch
- ⊕ three way switch
- ⊕ recessed ceiling light fixture
- ⊕ recessed cig. light w/ vapor proof lens
- ⊕ surface mounted flood light
- ⊕ smoke detector w/ battery backup
- ⊕ c/o detector w/ battery backup
- ⊕ telephone outlet
- ⊕ cable tv outlet



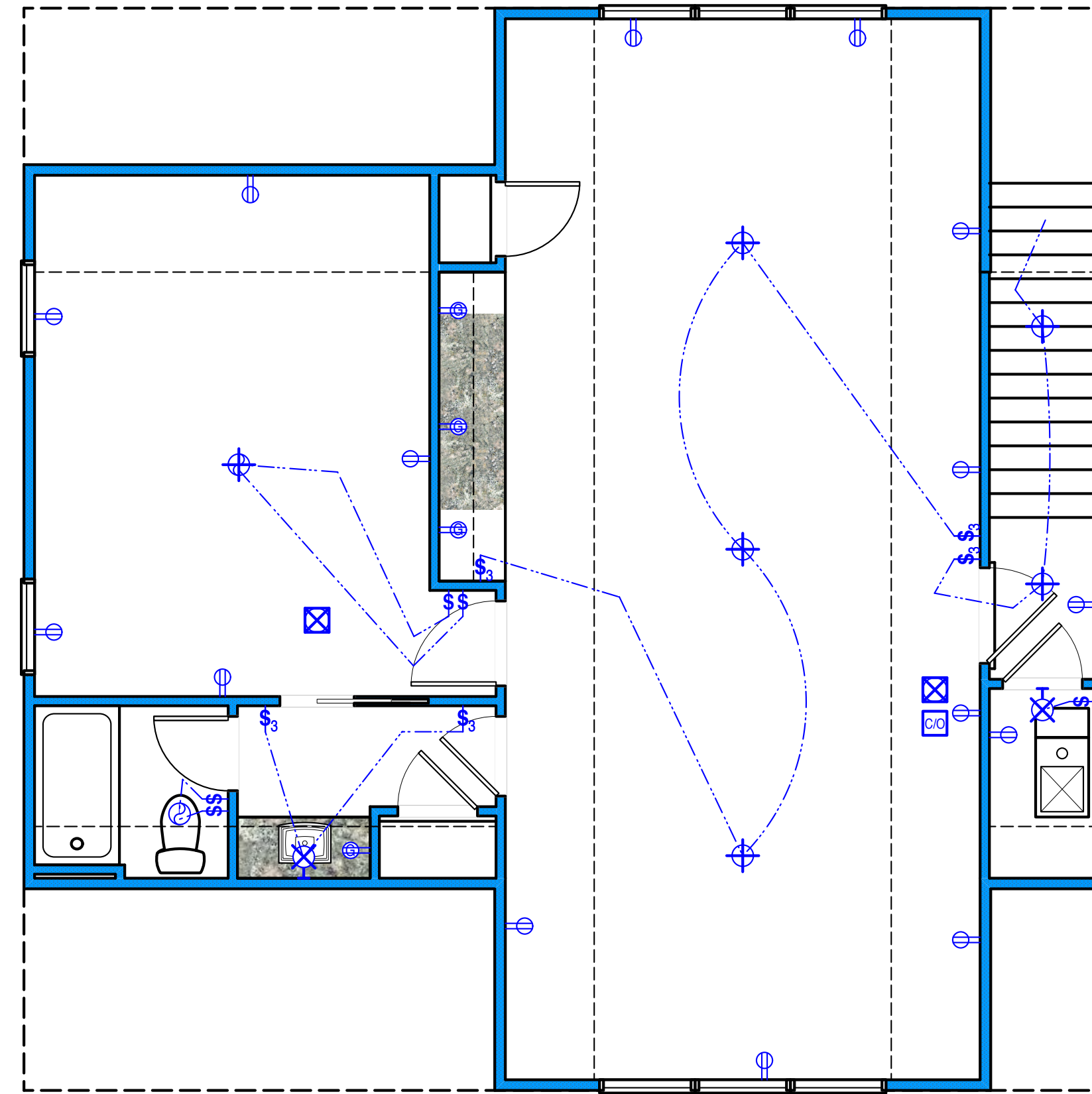
typ. heights of recep.-switches

* (18" for disabled)



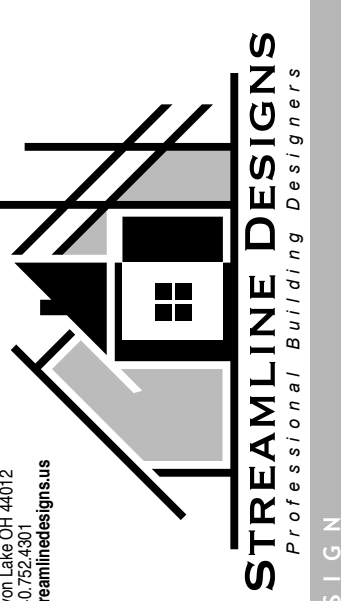
main floor electrical plan

scale: 3/16" = 1'-0"



upper floor electrical plan

scale: 3/16" = 1'-0"



Priority Landings, LLC
1270 Edwards Ave., Lakewood, Ohio, 44107



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JOB NUMBER

2103

DRAWN BY:

JMB

DATE

1/2/26

ISSUE

permits

REV DATE DESCRIP.

SHEET TITLE

electrical plan

SHEET

E-1

of 7



City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 02-01-26

Reference No.: BZA26-000002

Applicant Name: Aaron Lemley

Project Address: 17820 Shaw Ave.

Project Name: n/a

Proposal: The applicant is requesting a rear yard setback(quantity, distance)variance to allow construction of a one-story rear addition. The property is in the R2, Single and Two Family District.

Handwritten signature in blue ink, possibly reading "G. H. [unclear]".

17820 Board of Zoning Appeals application

Aaron Lemley

Due 2/4

BUILDING INFORMATION

Building Record Number	1	Occupancy	1-FAMILY	Story Height	2
Style	COLONIAL	Year Built	1924	Exterior Walls	FRAME
Condition	AVERAGE	Construction Quality	C / AVERAGE	Roof Type	GABLE
Roof Material	ASPH-SHINGLE	Heat Type	FORCED-AIR	Air Conditioning	NONE
Attic Type	UNFINISHED	Basement Type	BASEMENT	Basement Square Feet	812
Basement Finished	No	Rooms	6	Bedrooms	3
Bathrooms (Full/Half)	1/0	Garage Type	NONE	Garage Capacity	
Year Garage Built		Garage Size		Living Area Basement	
Living Area 1	882	Living Area 2	812	Living Area Upper	
Living Area Total	1,694	Floor Location		Party Wall	

LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	45	100	0.1	4,500

VALUATION

2025 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value

PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
2021	30 - New Construction			100%	No	SHED PERMIT 100% COMPLETE NO VALUE 1-1-2021
2008	10 - Razing			100%	No	DEMO GARAGE RAZED 100% COMP 1-1-2008

IMPROVEMENTS

Type	Description	Size	Height Depth
240	SHED	80 SQUARE FEET	



Cuyahoga County GIS Viewer

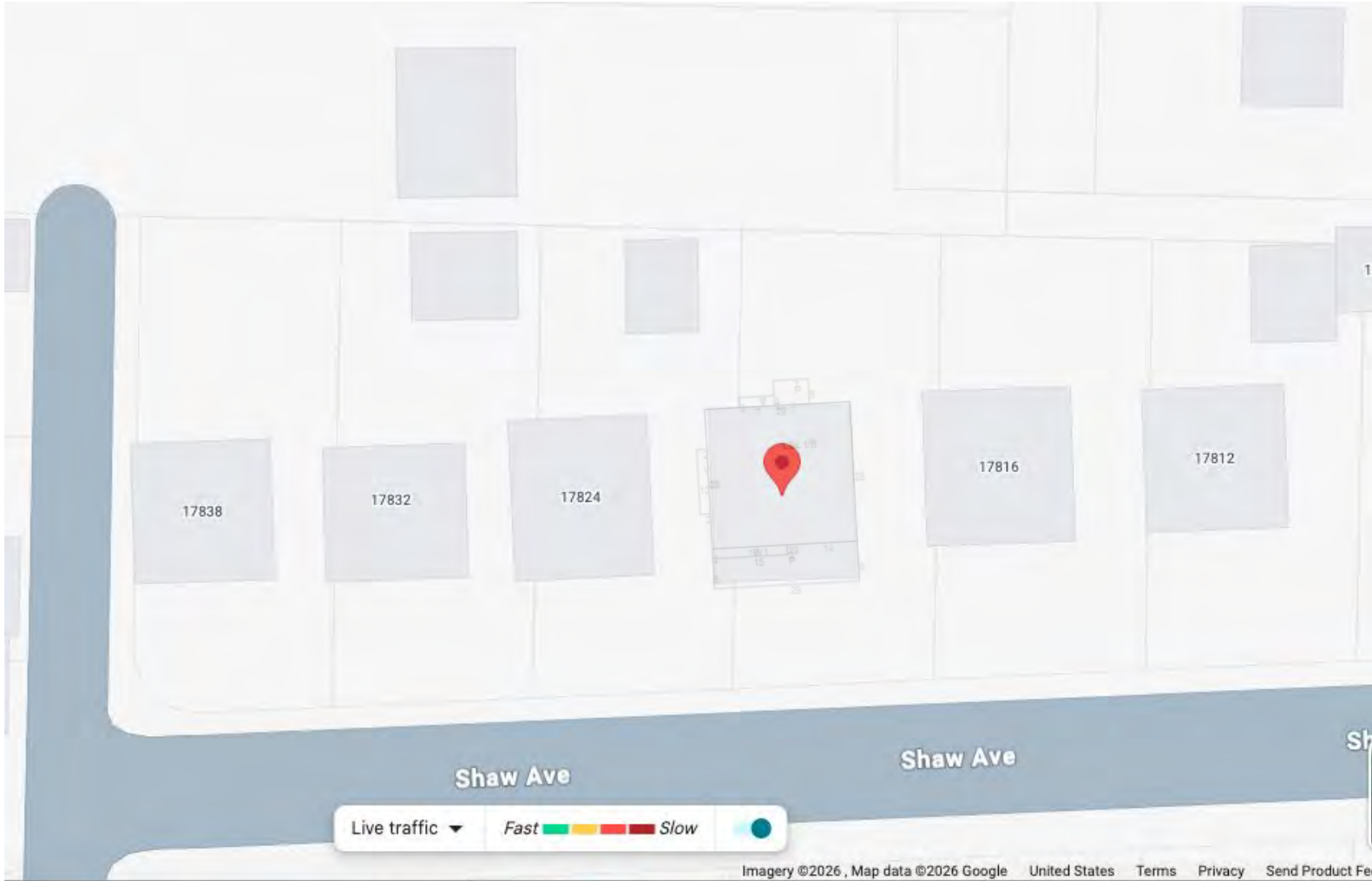


Date Created: 1/9/2026

Legend

- * Site Addresses
- Municipalities
- Right Of Way
- Platted Centerline
- Parcel
- Buildings - 2017
- Road Centerlines
- Private Street
- National Flood Hazard Layer

EXISTING FOOTPRINT = 1,109 SF
 TOTAL LOT AREA = 4,500 SF
 LOT COV. MAX = 35% = 1,575 SF
 BUILDBLE AREA = 466 SF



17838

17832

17824

17816

17812

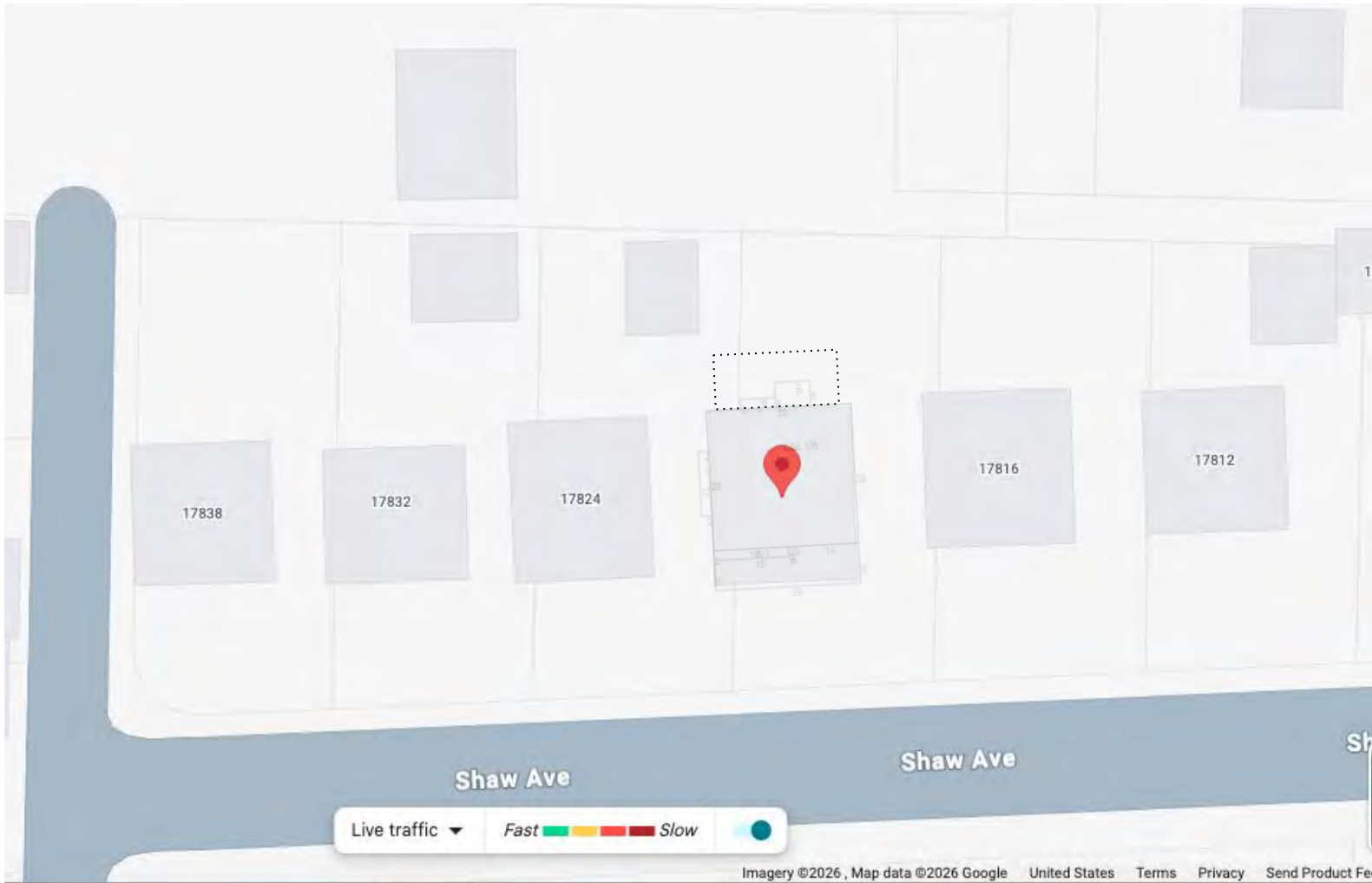
Shaw Ave

Shaw Ave

Live traffic ▼

Fast ■ ■ ■ Slow





$20 + 18 + 42 + 22 = 102'$

102'

20'

18'

27'

42'

22'

17838

17832

17824

17816

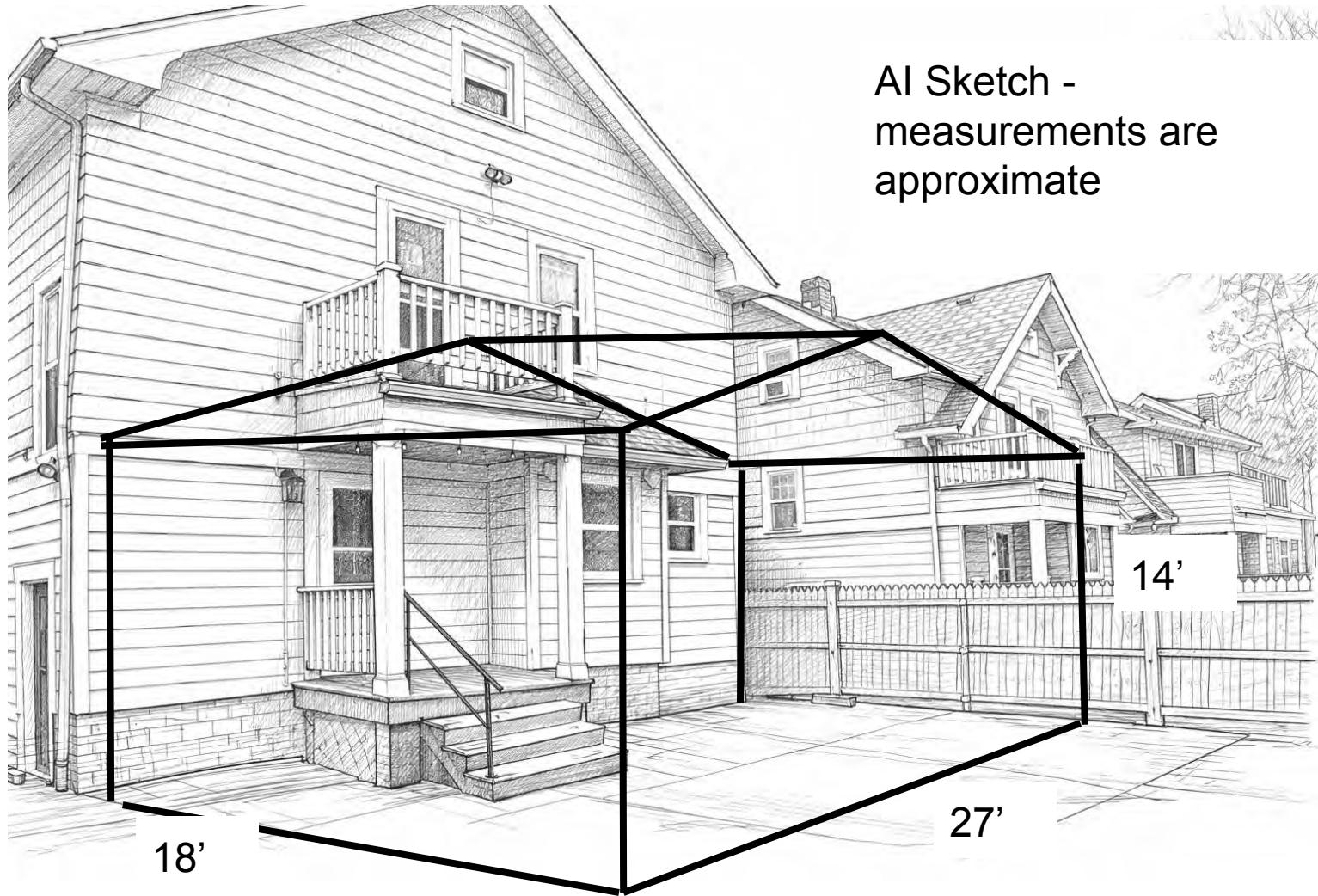
17812

Shaw Ave

Shaw Ave

Live traffic ▼ Fast 🟢 🟡 🔴 Slow 🟡

AI Sketch -
measurements are
approximate

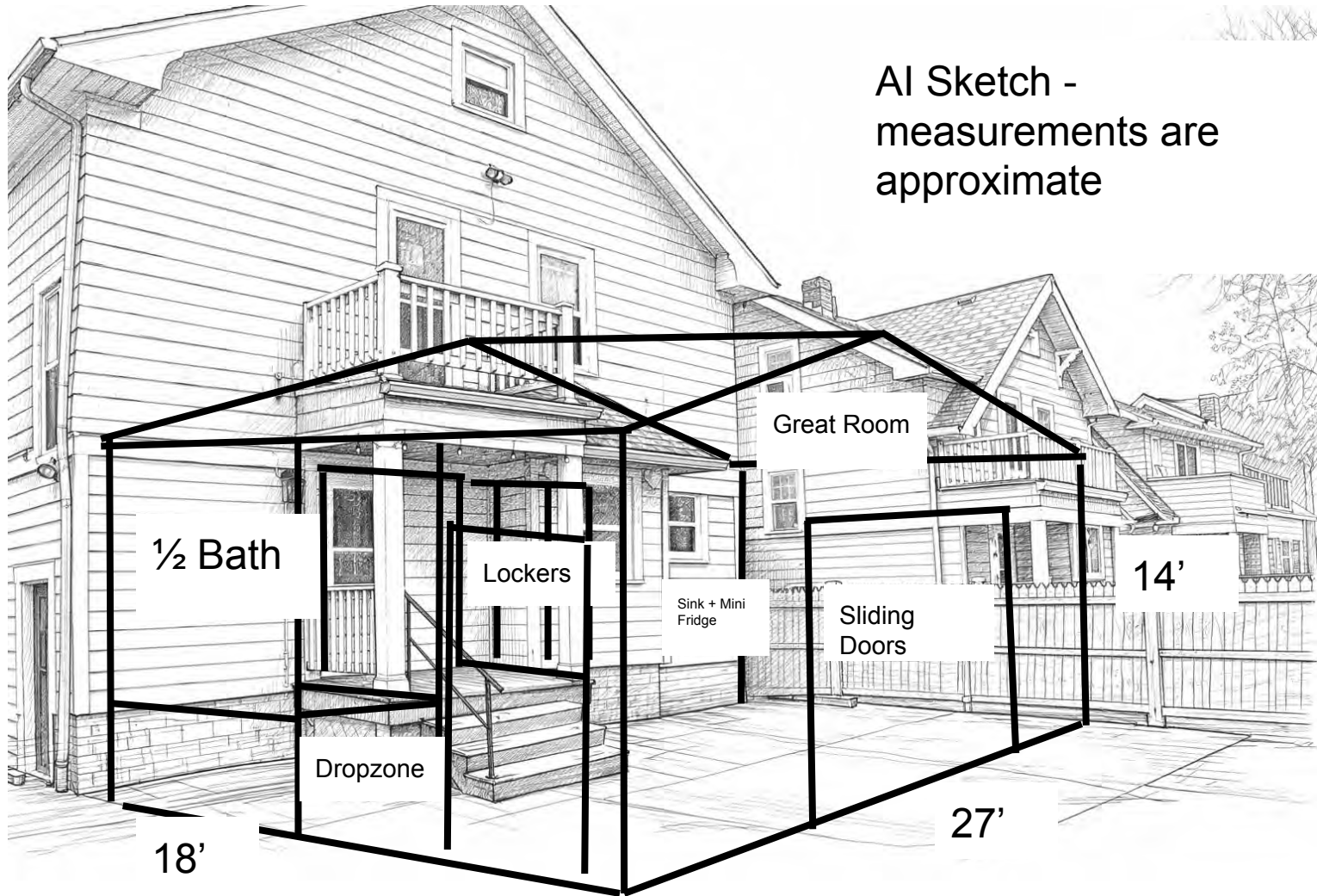


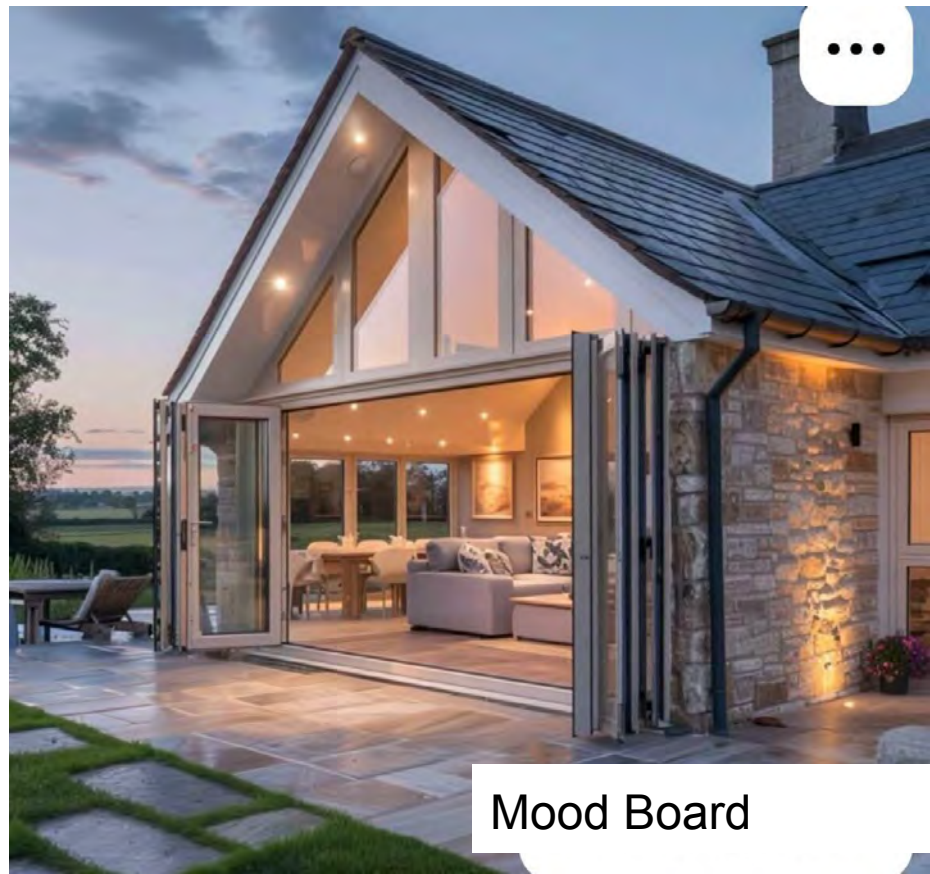
18'

27'

14'

AI Sketch -
measurements are
approximate





Mood Board





Mood Board





AI rendering - not to scale

<https://chatgpt.com/c/69764cc5-6fac-8326-88bc-ccf41e6f3b3a>