



City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
MARCH 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 FEBRUARY 19, 2026 MEETING
3. OPENING REMARKS

NEW BUSINESS

4. Docket No. 03-04-26
1020 Parkside Dr.

Applicant Heather Davies of Davies Architecture, for owners Meghan and Brian Cook, proposes the demolition of the existing 450 sq.ft. garage and the construction of a new 480 sq.ft. detached garage that exceeds the permitted height, and covered front entry that reduces the required front setback, and a second story addition in the existing footprint. Proposal requires area variance to exceed permitted height of a garage and to reduce the minimum required front setback. Additionally, the proposal requires Architectural Review Board approval for new front entry and second story addition. Property is located in the R1M, Single Family Medium Density District.

Variance 1: Applicant proposes the demolition of the existing 450 sq foot garage and the replacement with a 480 sq foot garge with a second story. The proposal exceeds the permitted

midpoint height of 15 '. Request a variance for the proposed garage to exceed the permitted midpoint height by 1 foot. 8 inches. as proposed. Pursuant to section 1121.05(b) Height Regulations (Ord. 91-95 Passed 10-7-1996).

Variance 2: Applicant proposes the construction of a roof over the existing uncovered front entry. The required front setback is 36 feet, the proposal reduces the setback for the entry to 33 feet, 5 inches. Request a variance to reduce the front setback by 2 feet and 7 inches, as proposed. Pursuant to section 1121.07 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."



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Application Cover Page

Docket No.: 03-04-26

Reference No.: BZA26-000004

Applicant Name: Heather Davies, Davies Architecture

Project Address: 1020 Parkside Dr.

Project Name: n/a

Proposal: The applicant proposes construction of a new detached garage and covered front porch.

March 4, 2026

Brian and Meagan Cook, as the legal property owners of 1020 Parkside Drive, Lakewood, Ohio give Davies Architecture permission to apply for a variance at the subject property. Additionally, we agree to grant town officials access and the right to photograph our property as needed prior to the Board of Zoning Appeals hearing.

A handwritten signature in black ink, appearing to be 'B C' followed by a long horizontal line.

Brian Cook

A handwritten signature in blue ink that reads 'Meagan Cook'.

Meagan Cook

THE COOK RESIDENCE

DRAWING LIST:

- A-0 COVER PAGE, SITE PLAN, EXISTING & PHOTOS
- A-1 PROPOSED FLOOR PLANS
- A-2 PROPOSED FLOOR PLANS
- A-3 EXTERIOR ELEVATIONS
- G-1 PROPOSED GARAGE
- EX-1 EXISTING PLANS
- EX-2 EXISTING ELEVATIONS



REAR VIEW OF HOUSE



FRONT VIEW OF HOUSE



FRONT VIEW OF HOUSE & GARAGE



REAR VIEW OF HOUSE & GARAGE FROM PARK



FRONT VIEW OF EXISTING GARAGE



SIDE VIEW OF EXISTING GARAGE



VIEW OF EXISTING GARAGE FROM DRIVEWAY



1020 PARKSIDE RD
LAKEMOOD, OHIO
8,190 SF LOT
R-1M
SINGLE FAMILY, MEDIUM
DENSITY ZONE
312-03-010

REAR YARD:
2,740 SF

ACCESSORY STRUCTURE:
25% (685 SF) = ALLOWED
17.5% (480 SF) = PROPOSED

MAXIMUM TOTAL LOT
COVERAGE:
8,190 SF x 70% = 5,733 SF
ALLOWED

1,365 + 480 = 1,845 SF
PROPOSED

LAKEMOOD
PARK

EXISTING PHOTOS

1
A-0

NOT TO SCALE

IN

2
A-0

ARCHITECTURAL SITE PLAN

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



DAVIES
ARCHITECTURE

16550 CHILCOTHE RD
CHAGRIN FALLS, OHIO 44023
P: 614.323.0524
HEATHER@DAVIESARCHITECTURE.COM



DATE:
2026 January 8 - Client Review
2026 January 27 - Revisions
2026 February 13 - Revisions
2026 March 3 - B2A Submittal

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Renovations to the:
The Cook Residence
1020 Parkside Drive
Lakewood, Ohio

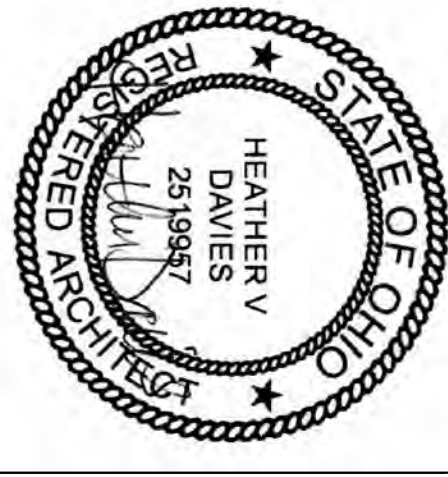
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EX'G FLOOR PLAN

A-0



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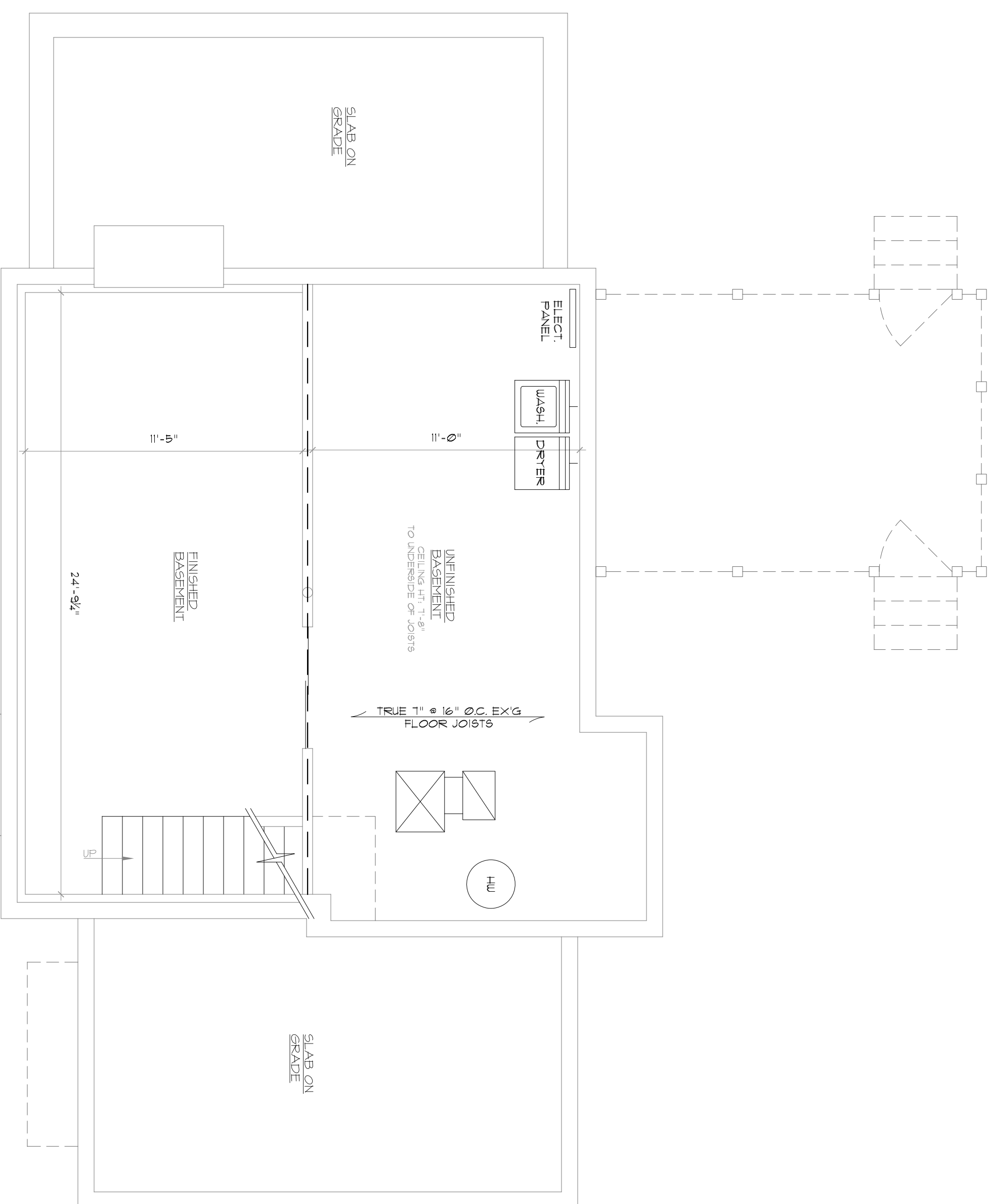
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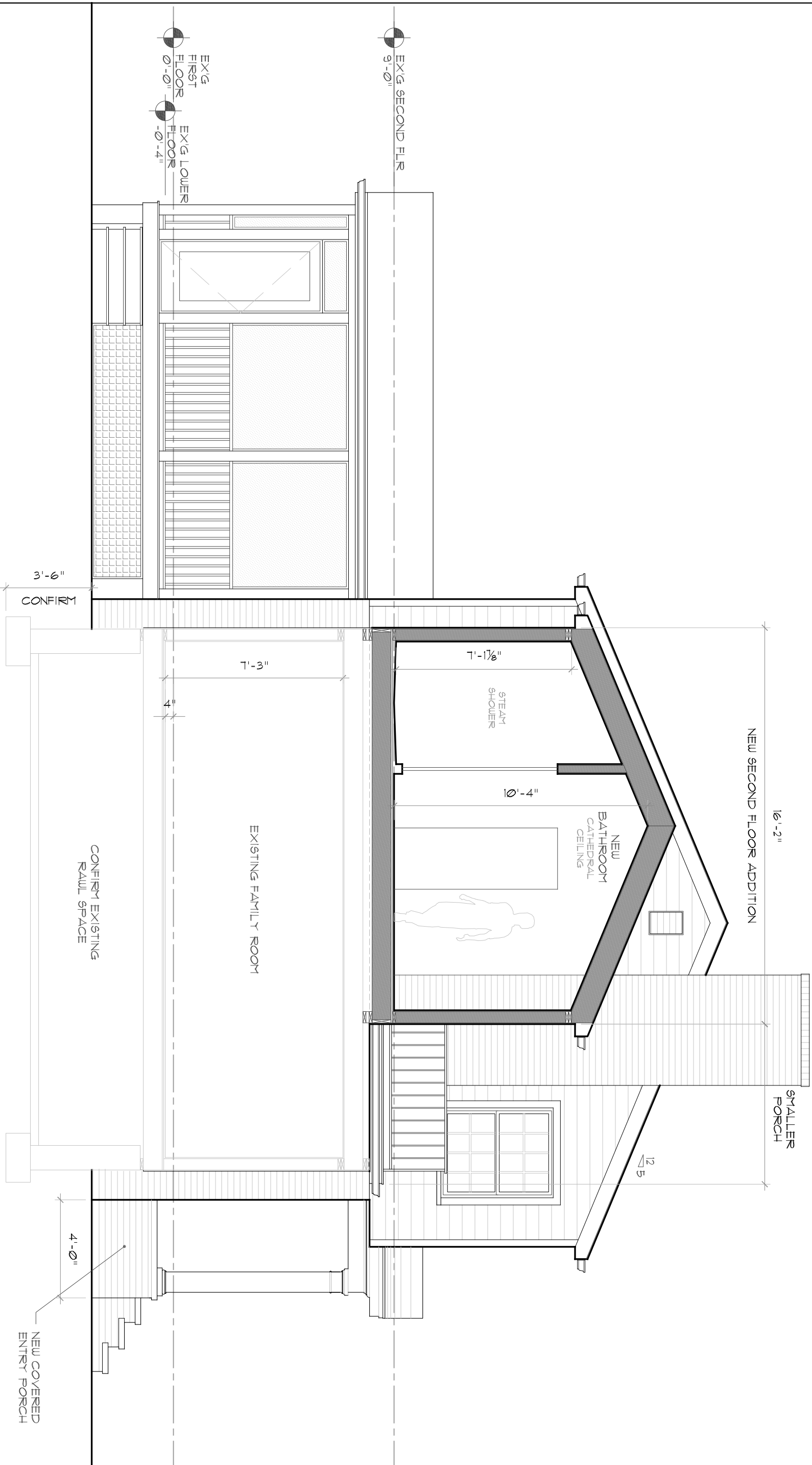
FLOOR PLANS

A-2

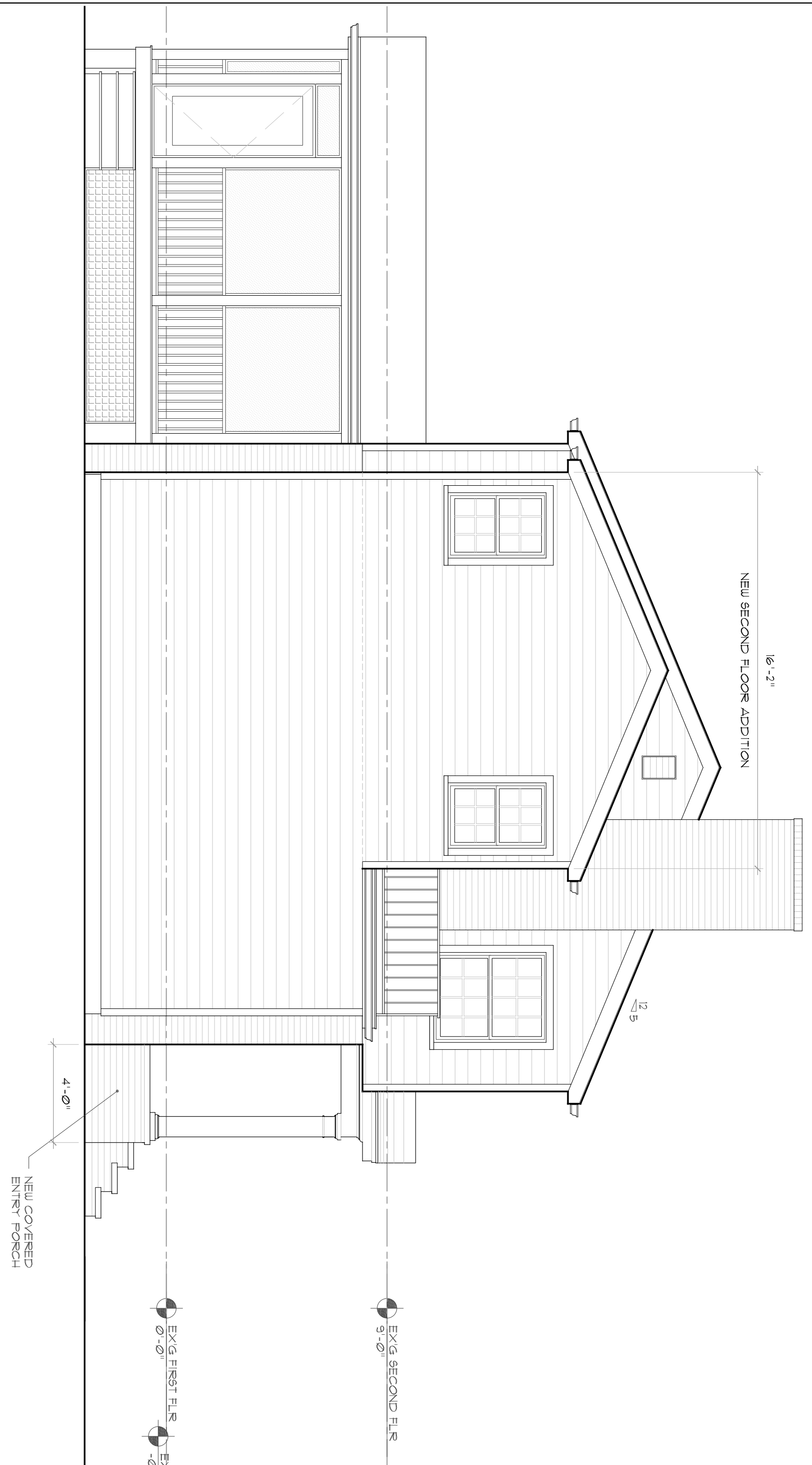


1
BASEMENT PLAN

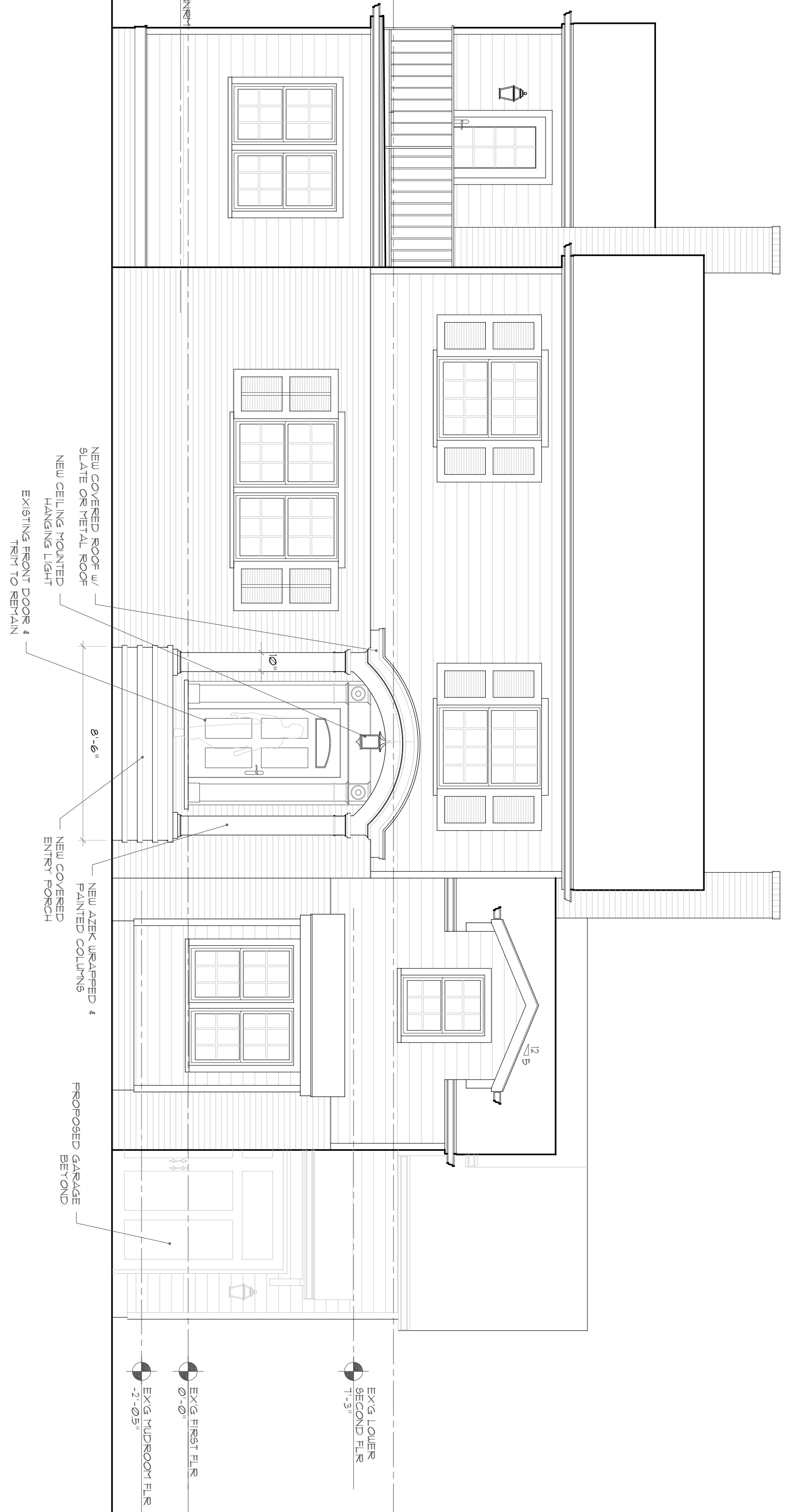
A-2
SCALE: 1/4" = 1'-0"



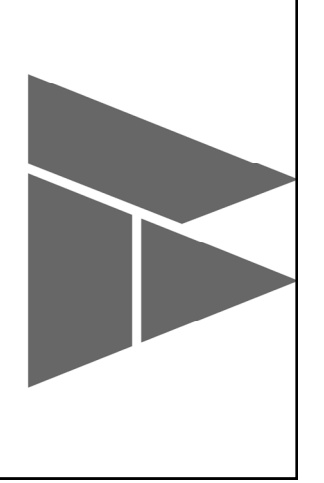
2
A-3
 SIDE (SOUTH) ELEVATION
 SCALE 1/4" = 1'-0"



2
A-3
 SIDE (SOUTH) ELEVATION
 SCALE 1/4" = 1'-0"

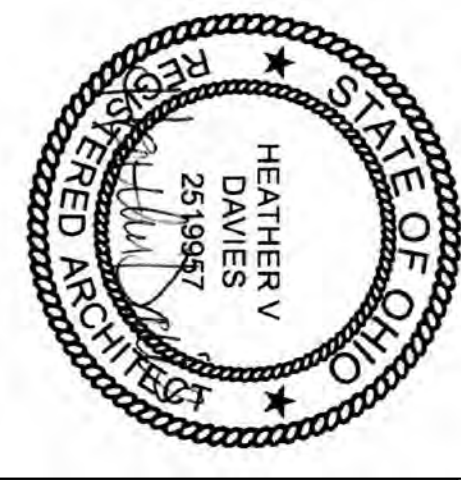


1
A-3
 PROPOSED FRONT ELEVATION
 SCALE 1/4" = 1'-0"



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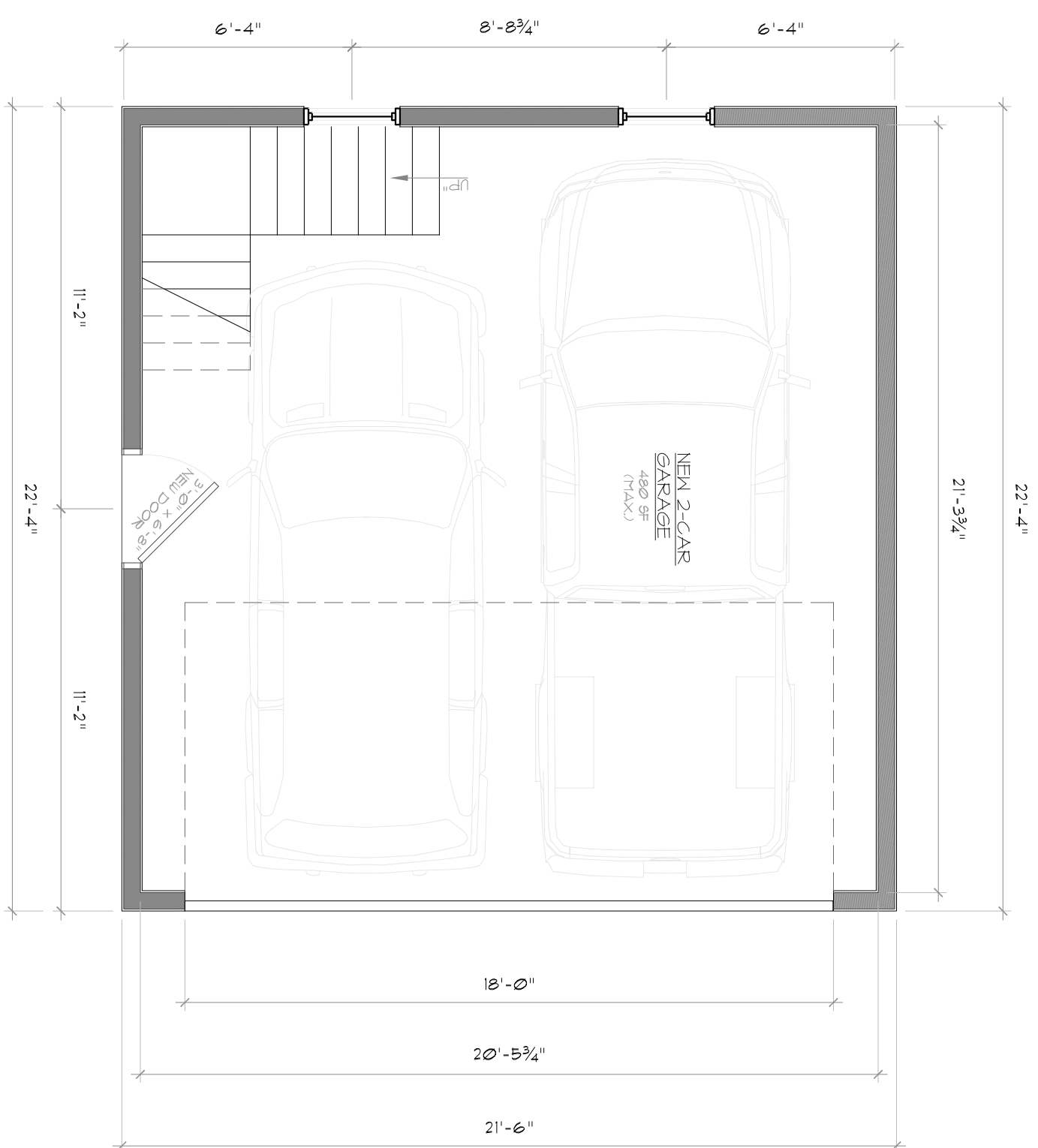
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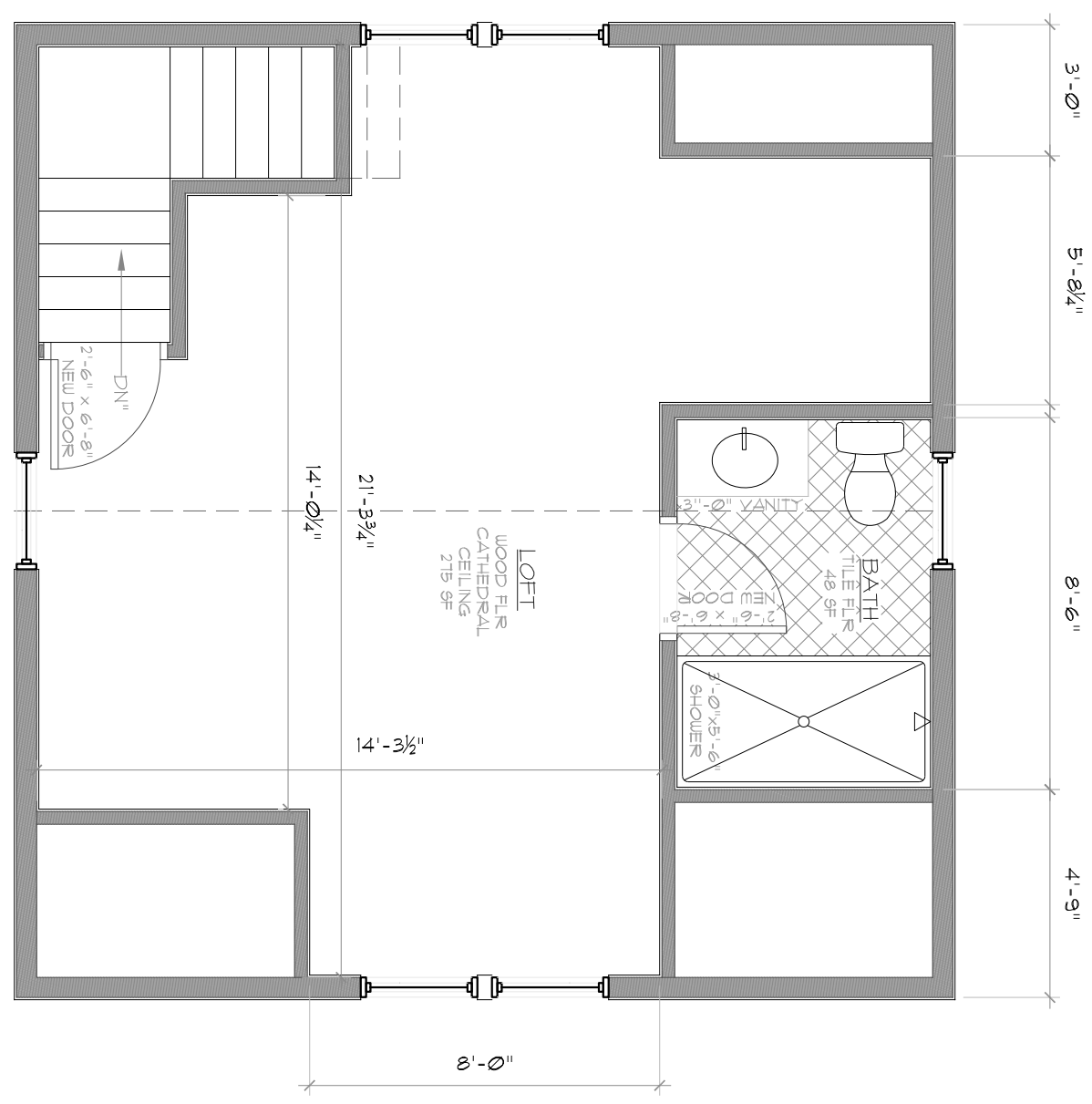
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EXTERIOR ELEVATIONS

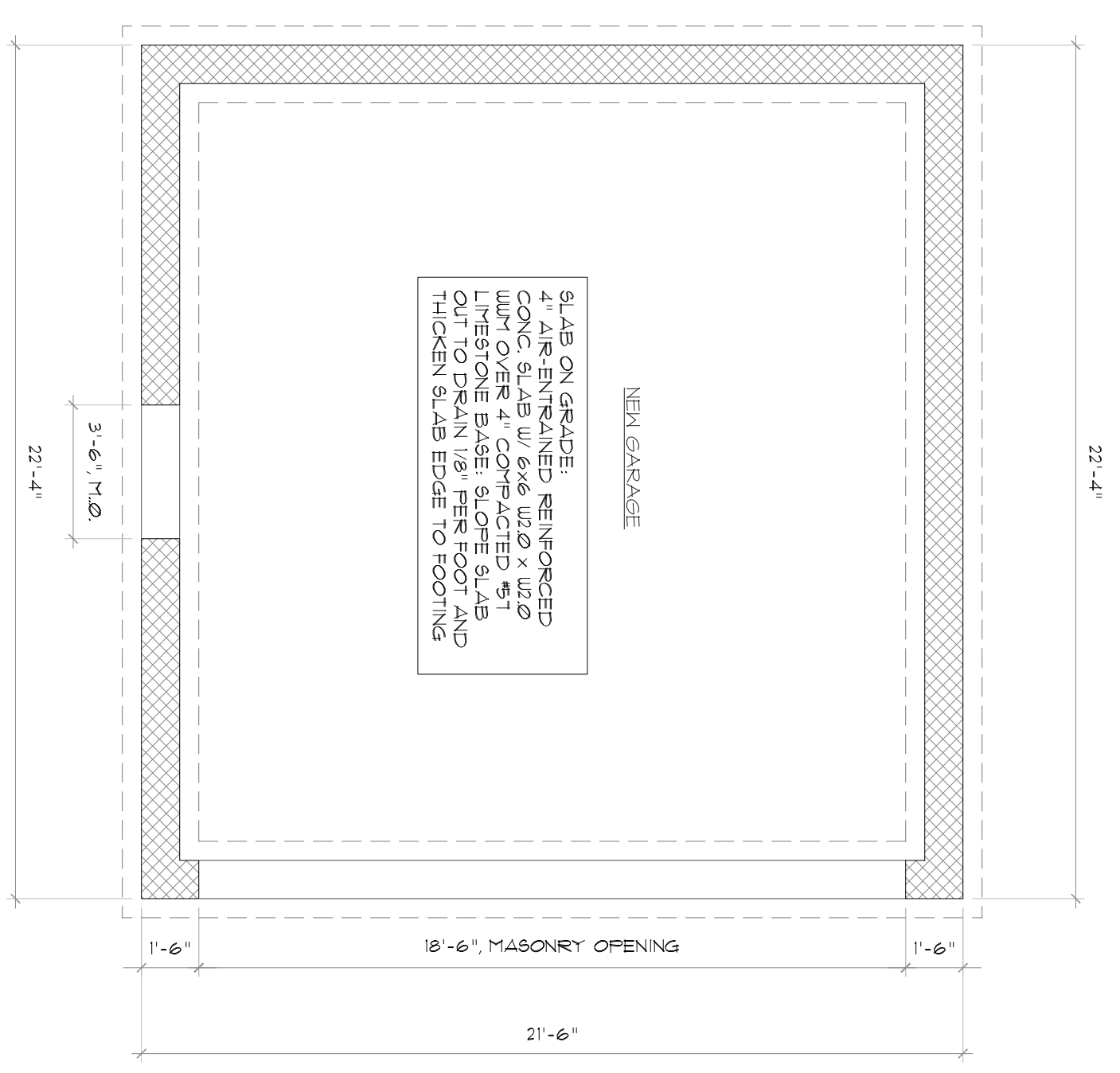
A-3



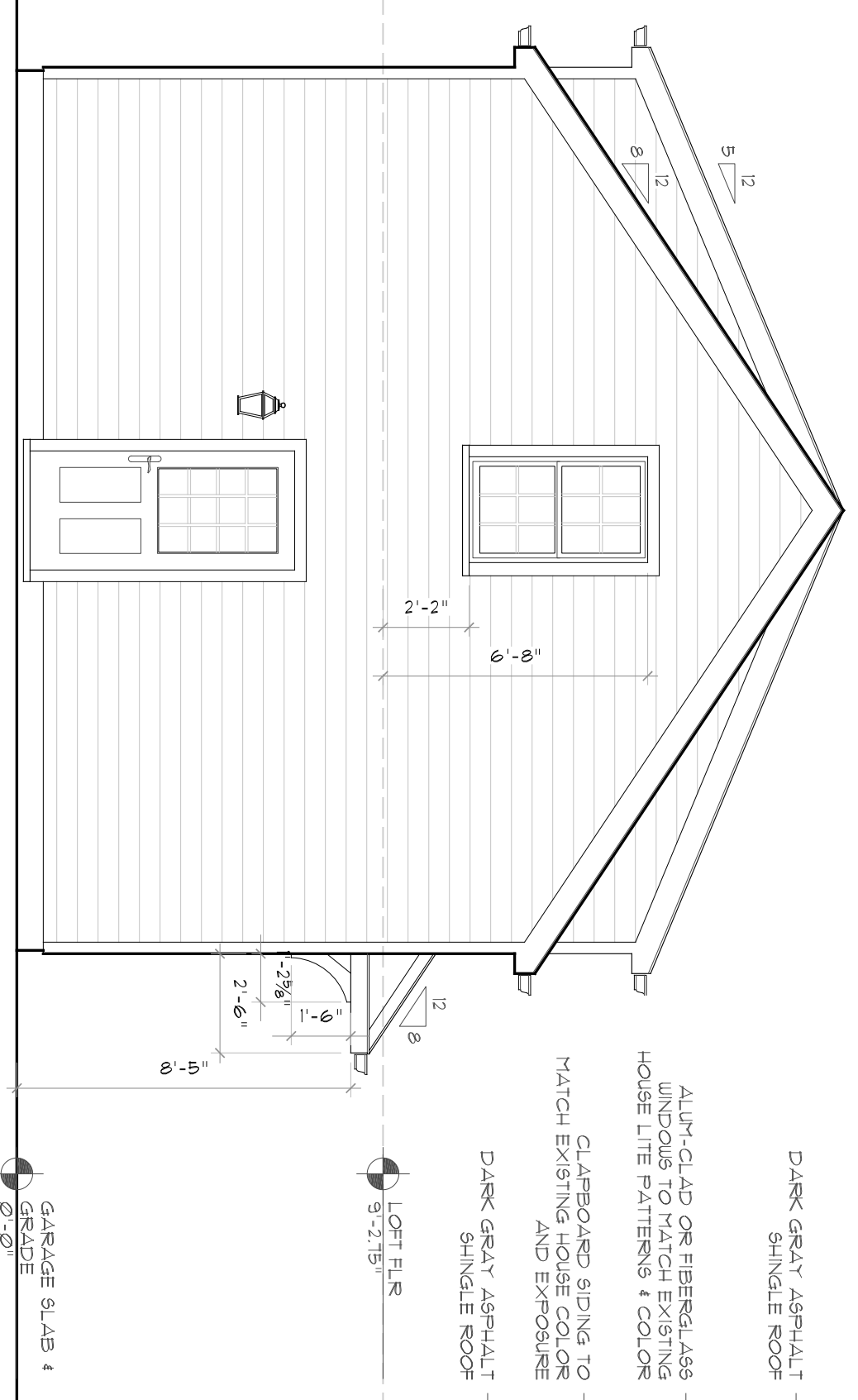
5 GARAGE PLAN
SCALE: 1/4" = 1'-0"



6 LOFT PLAN
SCALE: 1/4" = 1'-0"



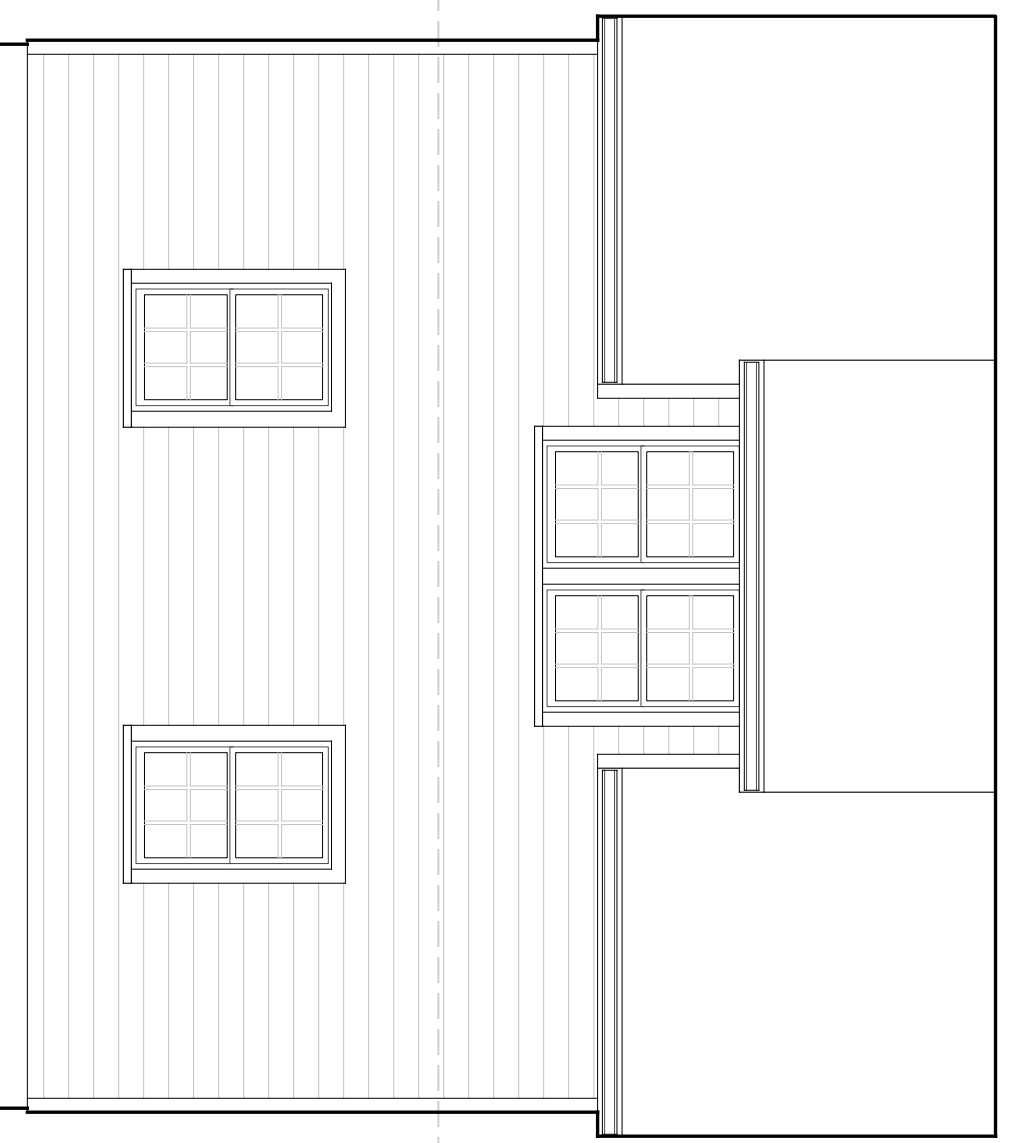
7 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



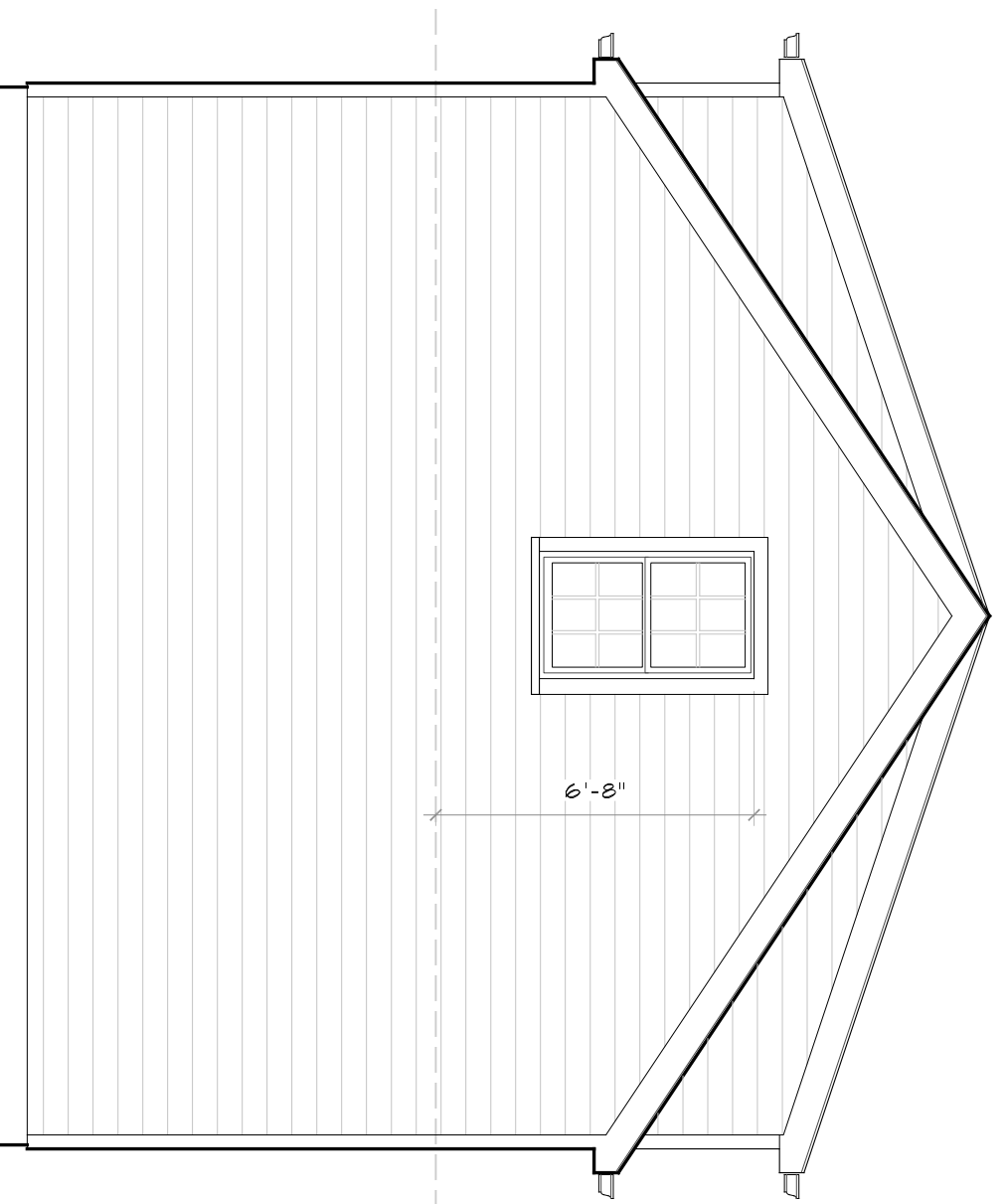
1 SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR (PARK) ELEVATION
SCALE: 1/4" = 1'-0"



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

Renovations to the:

The Cook Residence

1020 Parkside Drive
Lakewood, Ohio

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G-1

GARAGE PLANS

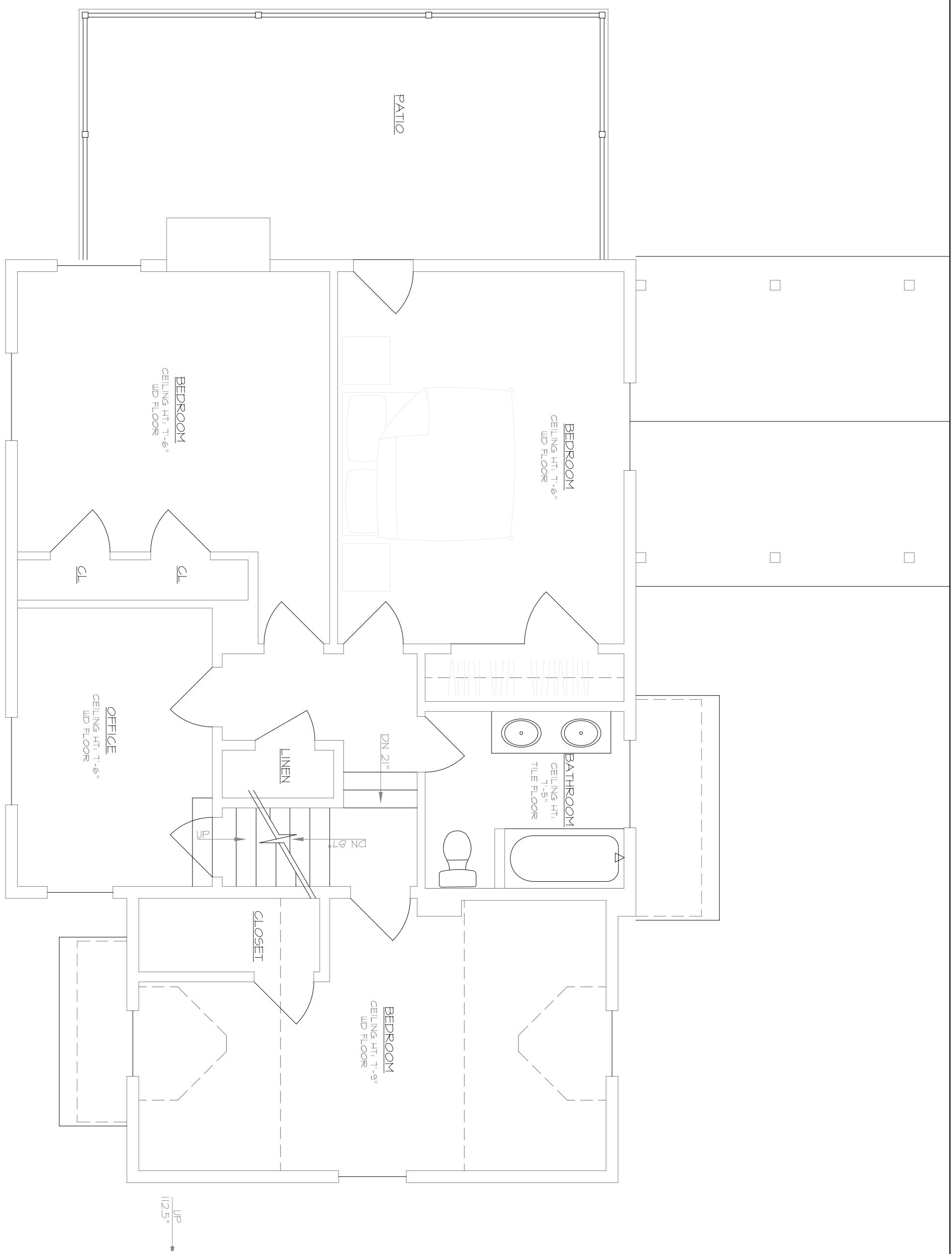
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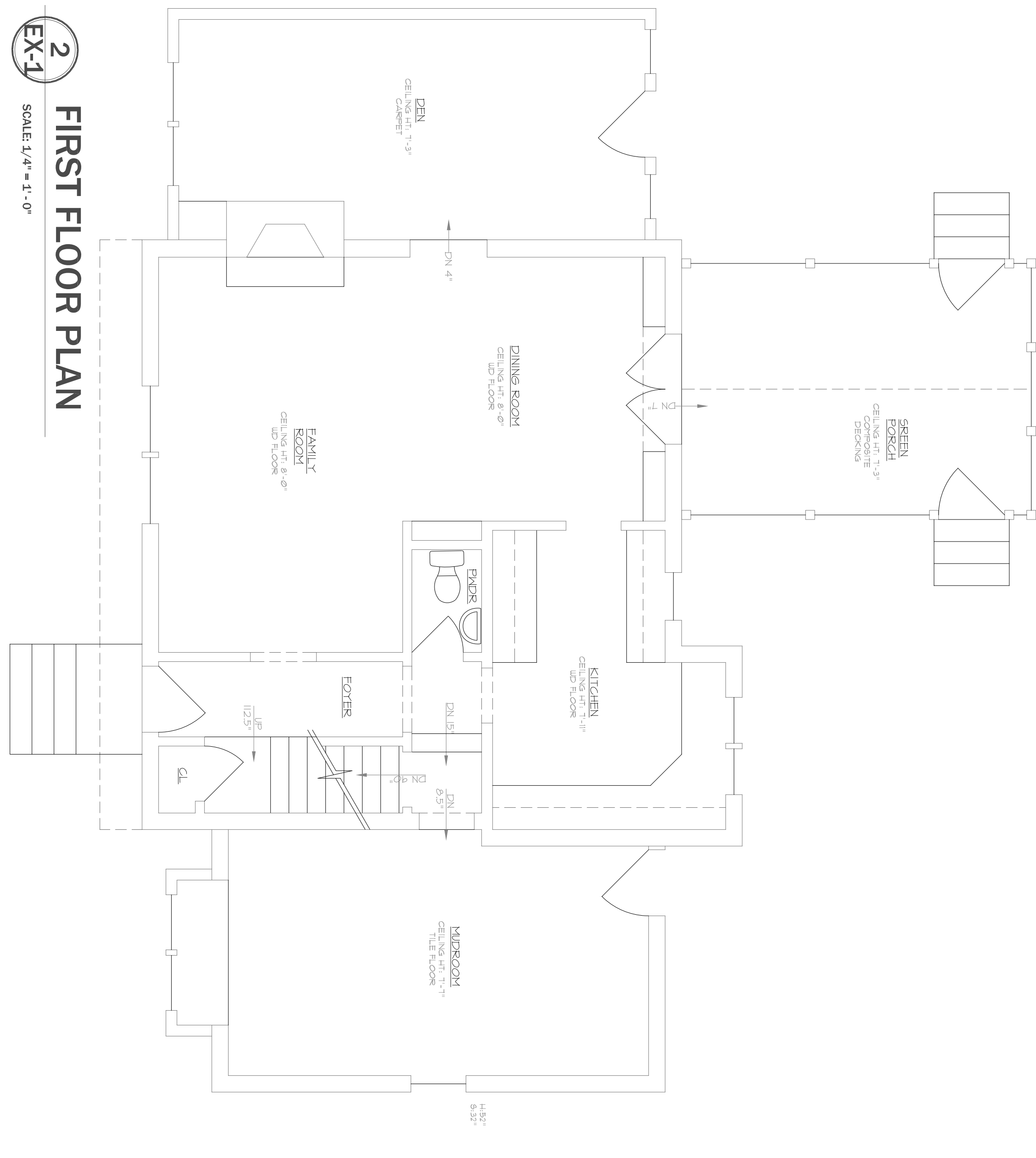
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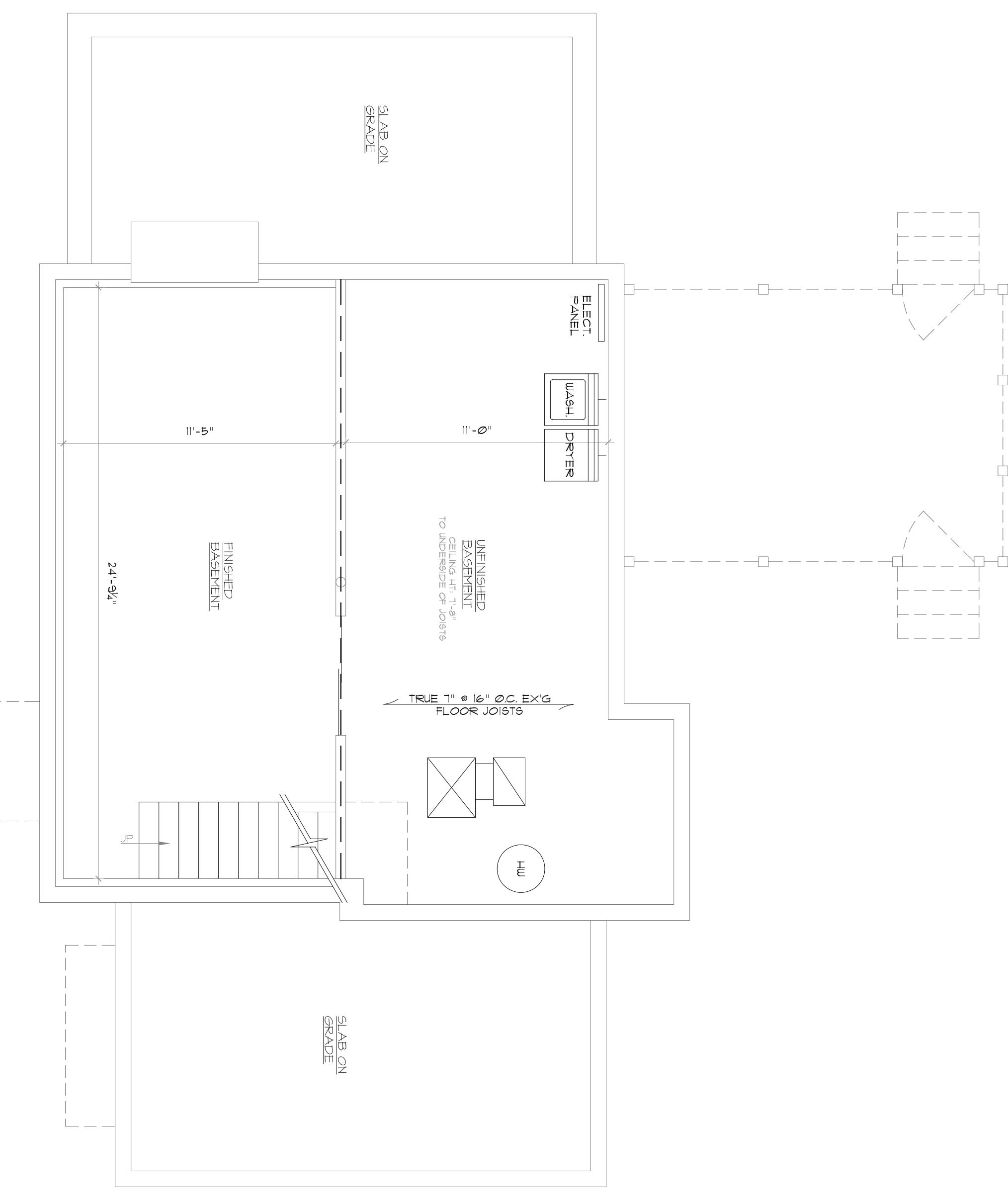
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3 SECOND FLOOR PLAN
 EX-1 SCALE 1/4" = 1'-0"

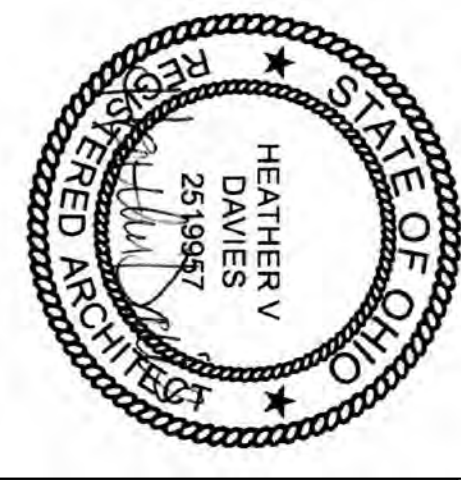


2 FIRST FLOOR PLAN
 EX-1 SCALE 1/4" = 1'-0"



1 BASEMENT FLOOR PLAN
 EX-1 SCALE 1/4" = 1'-0"

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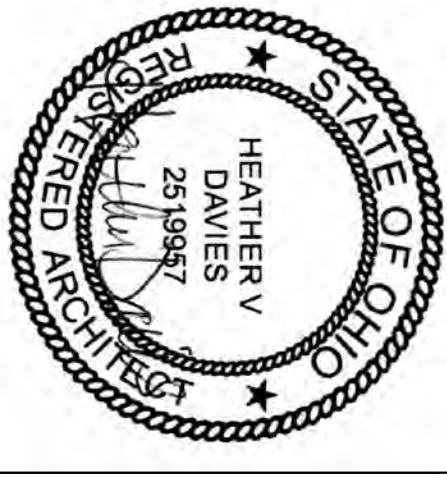
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EX'G FLOOR PLAN

EX-1



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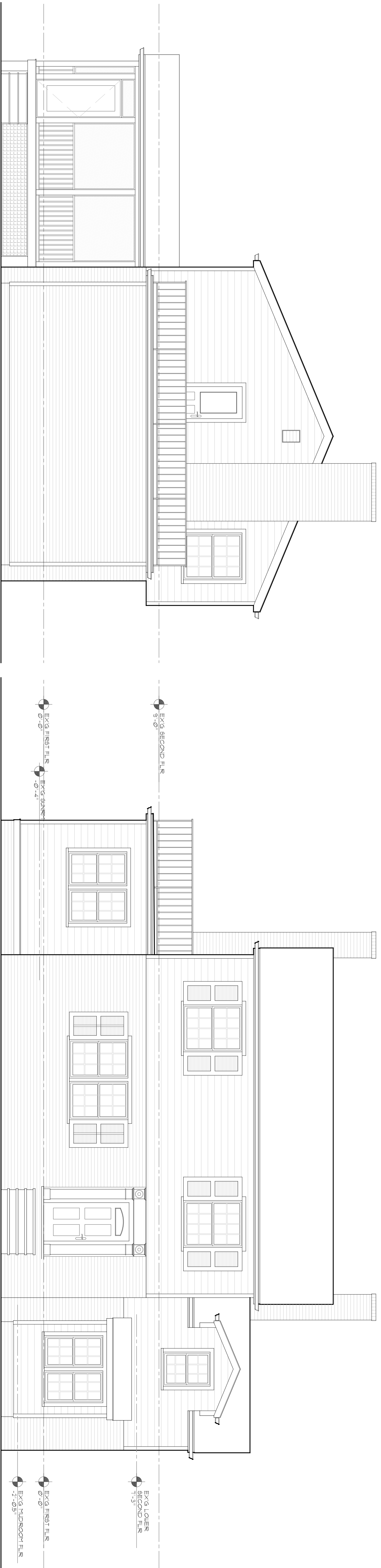
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Lakewood, Ohio

PROJECT # 202561

EXTERIOR ELEVATIONS

EX-2



2
FIRST FLOOR PLAN

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

1
EXISTING FRONT ELEVATION

EX-2
SCALE: 1/4" = 1'-0"

THE COOK RESIDENCE

DRAWING LIST:

- A-0 COVER PAGE, SITE PLAN, EXISTING & PHOTOS
- A-1 PROPOSED FLOOR PLANS
- A-2 PROPOSED FLOOR PLANS
- A-3 EXTERIOR ELEVATIONS
- G-1 PROPOSED GARAGE
- EX-1 EXISTING PLANS
- EX-2 EXISTING ELEVATIONS



REAR VIEW OF HOUSE



FRONT VIEW OF HOUSE



FRONT VIEW OF HOUSE & GARAGE



REAR VIEW OF HOUSE & GARAGE FROM PARK



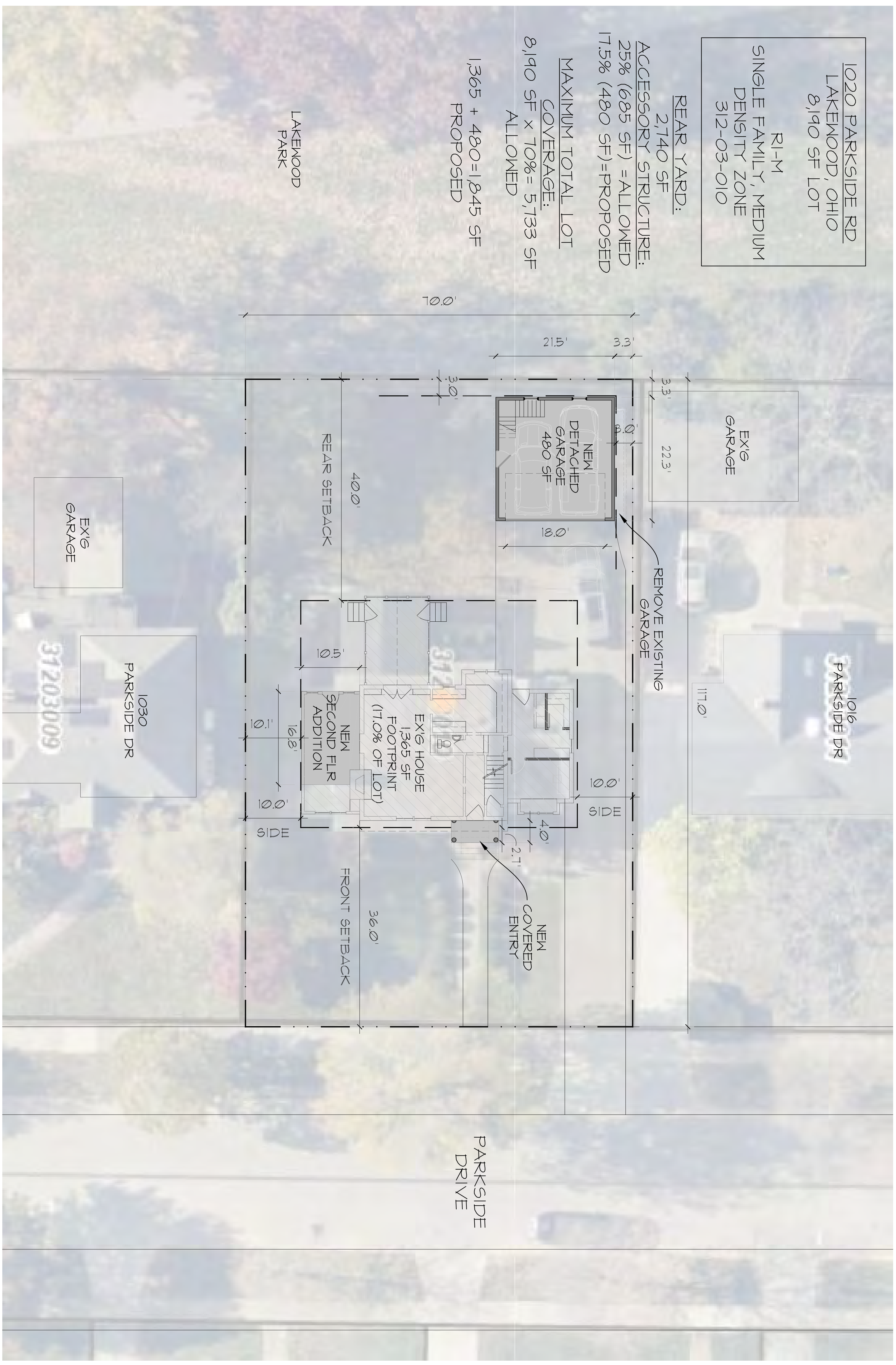
FRONT VIEW OF EXISTING GARAGE



SIDE VIEW OF EXISTING GARAGE



VIEW OF EXISTING GARAGE FROM DRIVEWAY



EXISTING PHOTOS

1 A-0

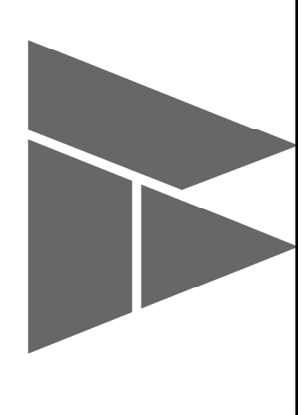
NOT TO SCALE

IN

2 A-0

ARCHITECTURAL SITE PLAN

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



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EX'G FLOOR PLAN

A-0