



City of Lakewood  
Board of Zoning Appeals

(216) 529-6630  
planning@lakewoodoh.gov

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AGENDA  
BOARD OF ZONING APPEALS  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
MARCH 20, 2025

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 20, 2025 MEETING
3. OPENING REMARKS

OLD BUSINESS

4. Docket No. 02-05-25  
17852 Lake Rd.

Applicant David T. Maddux of The Arcus Group for property owner Jack Griffiths proposes the construction of several additions to the principal structure, including a rear addition that has a second-floor unroofed patio deck. The property is in the R1L, Single-Family Low-Density District. (Page 3)

- Variance 1: Owner proposes the construction of several additions to the principal structure. An addition to one side of the home will reduce the combined side yard setback total to 21" where the minimum required is 25 ft. Request a variance to reduce the permitted combined side yard total to 21' as proposed. Pursuant to Schedule 1121.07 Minimum Yard Requirements for Principal Buildings (Ord. 91-95 Passed 10-07-1996)

- Variance 2: Owner proposes an addition on the rear of the principal structure that includes a 521 sq. foot unroofed patio deck on the second floor at a height of 9 feet. The maximum permitted is 300 sq. ft in area and 42 inches above grade. Request a variance to increase the maximum permitted height to 9 feet and the maximum permitted area to 521 sq. feet as proposed. Pursuant to 1121.03(d) Permitted Accessory Uses (Ord. 07-2023 Passed 11-20-2023)

## NEW BUSINESS

### 5. Docket No. 03-06-25 1180 French Ave.

Applicant and property owner Thomas J. Schoen proposes the construction of a new garage and a second story 516 square foot unroofed patio deck at 11 feet in height on the garage. The property is located in the R1H, Single-Family High Density District. (Page 27)

- Variance 1: Owner proposes an unroofed patio deck that is 1 foot six inches from the rear property line. The minimum permitted rear setback for a deck is 30 feet. Request a variance to decrease the minimum permitted rear setback for the deck to 1 foot six inches, as proposed. Pursuant to section 1121.03 (d) Permitted Accessory Uses (Ord. 07-2023. Passed 11-20-23.)
- Variance 2: Owner proposes an unroofed patio deck that is at an elevation of 11 feet in height. The maximum permitted height for a deck is 42 inches. Request a variance to increase the permitted height to 11 feet as proposed. Pursuant to section 1121.03 (d) Permitted Accessory Uses (Ord. 07-2023. Passed 11-20-23.)
- Variance 3: Owner proposes an unroofed patio deck that is 516 square feet in area. The maximum permitted area for a deck is 300 square feet. Request a variance to increase the maximum permitted area for the deck to 516 square feet, as proposed. Pursuant to section 1121.03 (d) Permitted Accessory Uses (Ord. 07-2023. Passed 11-20-23.)

## ADJOURN

*"Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 [michelle.nochta@lakewoodoh.net](mailto:michelle.nochta@lakewoodoh.net)."*



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Application Cover Page

Docket No.: 02-05-25

Reference No.: BZA 25-000007 and BZA25-000008

Applicant Name: David T. Maddux, The Arcus Group

Project Address: 17852 Lake Rd.

Project Name: n/a

Proposal: The construction of several additions to the principal structure, including a rear addition that has a second-floor unroofed patio deck. The property is in the R1L, Single-Family Low-Density District.

To Lakewood Planning Department

David Maddux, from the Arcus Group, Inc. Architects is authorized to submit this request for variance and act as my agent for the addition to 17852 Lake Road. The City of Lakewood has my permission for property access as it relates to the review for this variance request.

*Jack Griffiths*

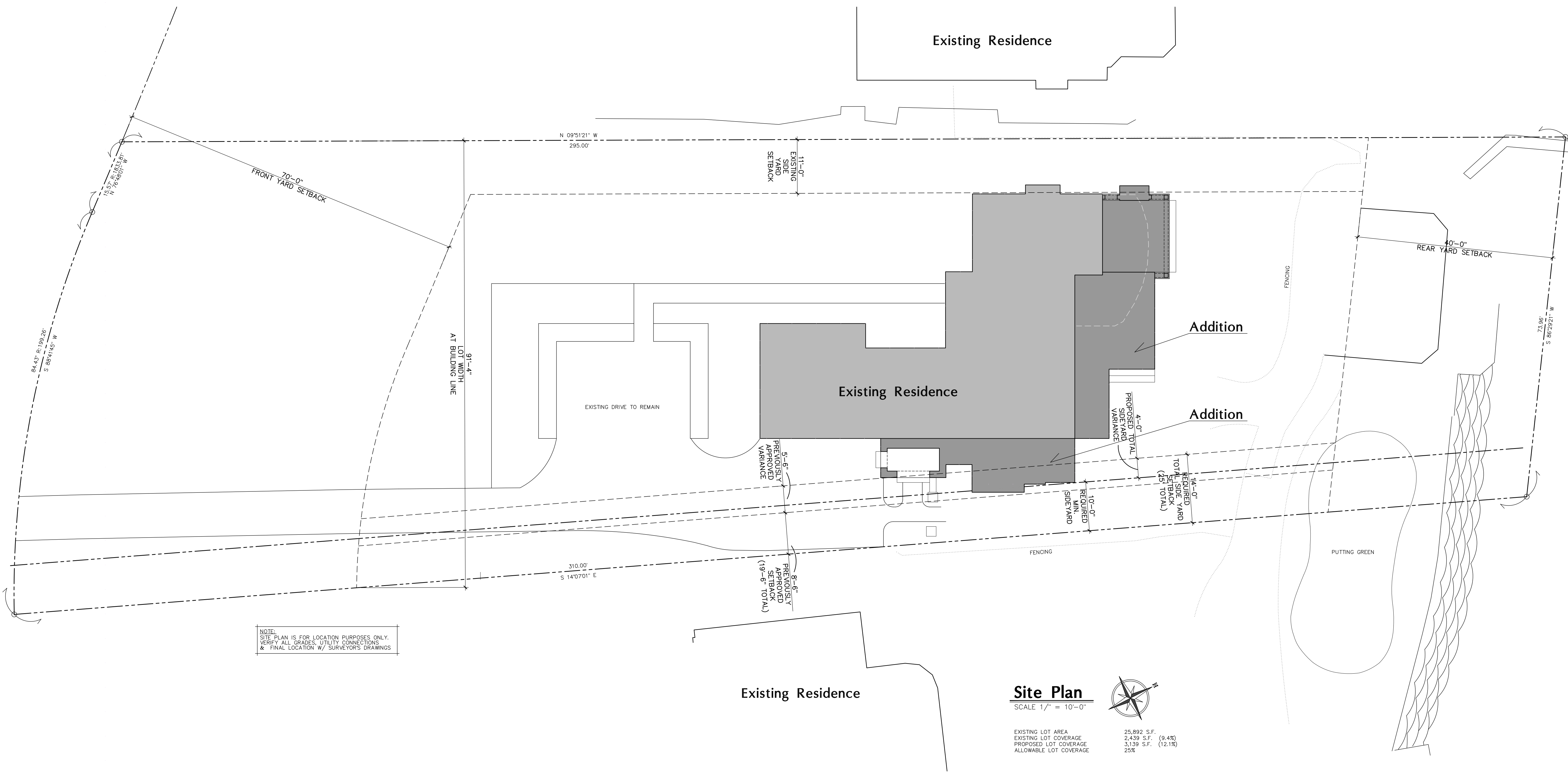
3-2-2022

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Jack Griffiths

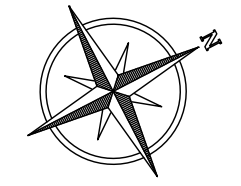
Date

Owner 17852 Lake Road.



NOTE:  
 SITE PLAN IS FOR LOCATION PURPOSES ONLY.  
 VERIFY ALL GRADES, UTILITY CONNECTIONS  
 & FINAL LOCATION W/ SURVEYOR'S DRAWINGS

**Site Plan**  
 SCALE 1/8" = 10'-0"



EXISTING LOT AREA	25,892 S.F.
EXISTING LOT COVERAGE	2,439 S.F. (9.4%)
PROPOSED LOT COVERAGE	3,139 S.F. (12.1%)
ALLOWABLE LOT COVERAGE	25%

Preliminary  
 Not For  
 Construction

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

ISSUE:	
1-6-25 REVIEW	
3-4-25 BZA REVIEW	

**Addition & Renovation for  
 The Griffiths Residence**  
 Ohio  
 17852 Lake Road  
 Lakewood

**The Arcus Group, Inc.**  
 ARCHITECTS  
 1244 Smith Court  
 Rocky River, Ohio 44116  
 Tel: 440.356.5330

Site Plan  
 (Scheme A+)

**SK-1**  
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PROJECT NO:	2501
DRAWN BY:	BCK
CHECKED BY:	DTM



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Application Cover Page

Docket No.: 03-06-25

Reference No.: BZA 25-0000010, BZA25-000011, and BZA25-000012

Applicant Name: Thomas J. Schoen

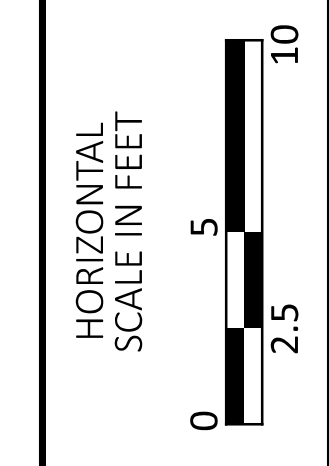
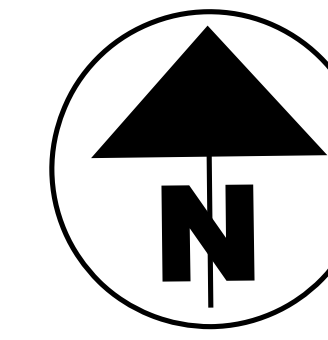
Project Address: 1180 French Ave.

Project Name: n/a

Proposal: The construction of a new garage and a second story 516 square foot unroofed patio deck at 11 feet in height on the garage. The property is located in the R1H, Single-Family High Density District.

Ben Brown





PPN 312-12-054  
WALTER J. GOMULA

PPN 312-12-053  
JOSEPHINE SCHMOLDT

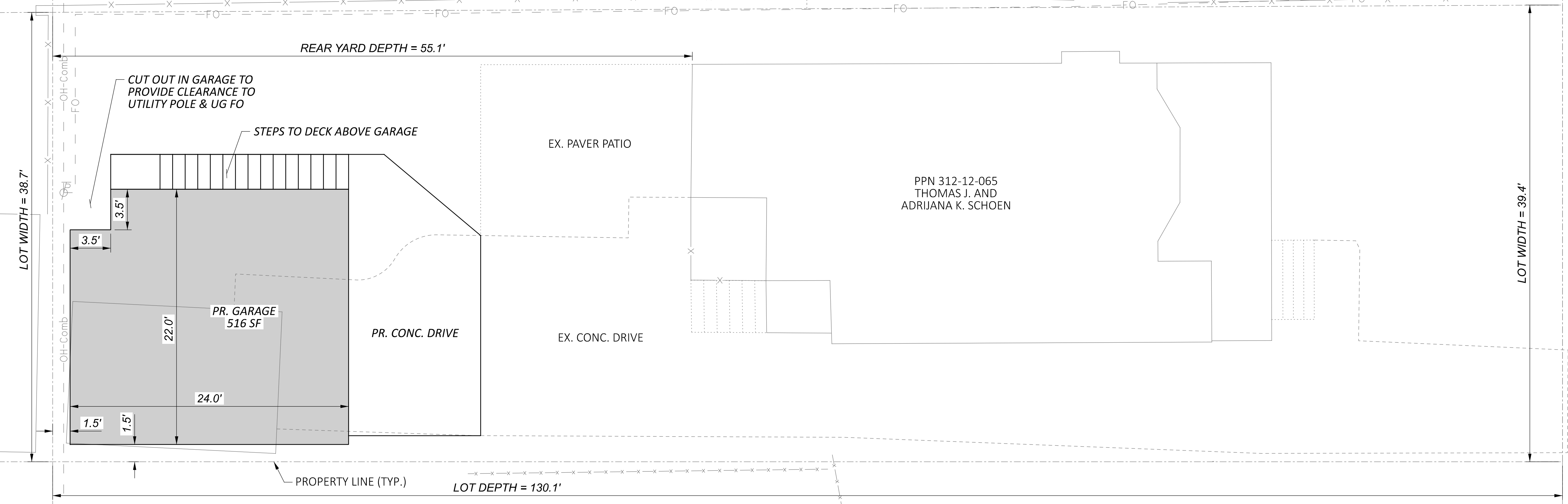
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GILBERTO CAFARELLI

PPN 312-12-056  
RAZ BITON

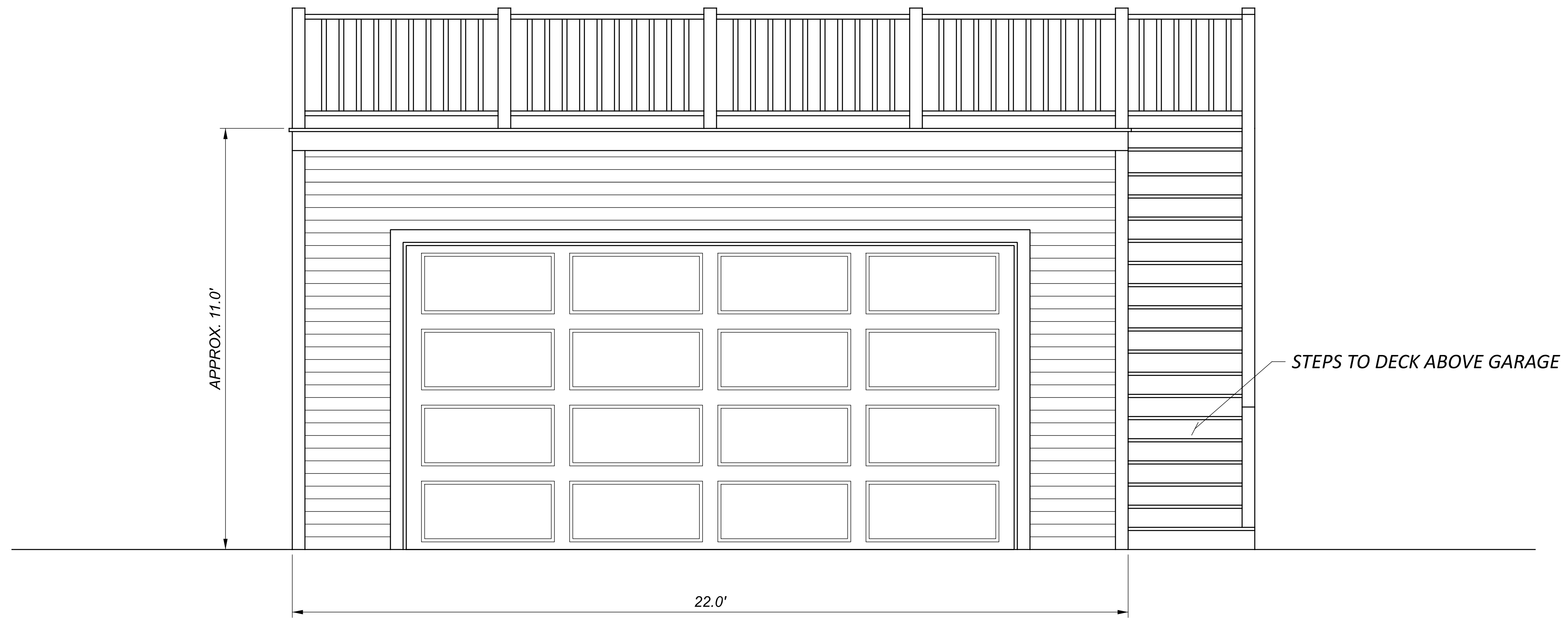
PPN 312-12-065  
THOMAS J. AND  
ADRIJANA K. SCHOEN

PPN 312-12-057  
AMY I. &  
ERIC D. HOGG

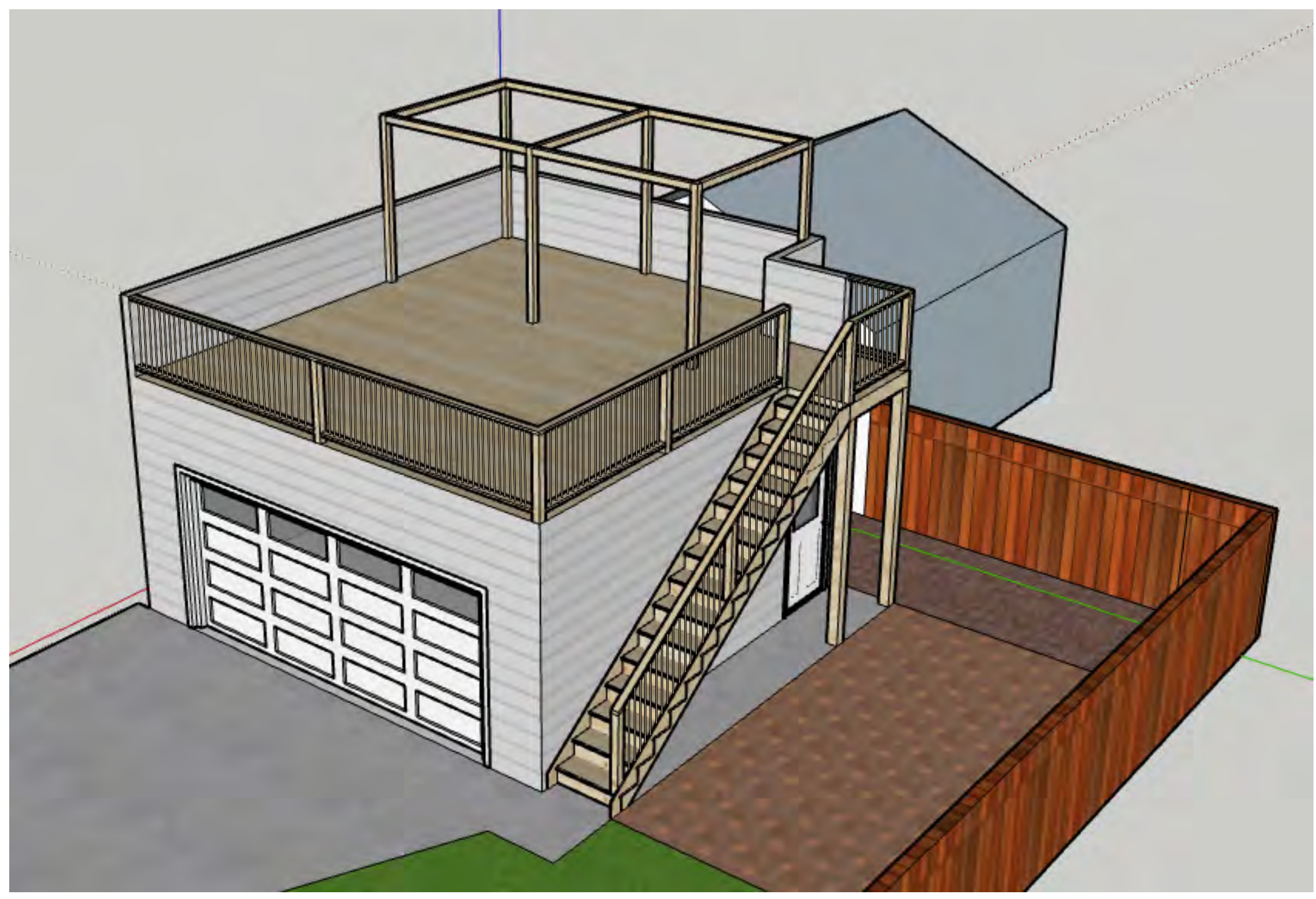
PPN 312-12-064  
ALLEN J. AND  
JENNIFER MIX



SITE  
PLAN



*ELEVATION VIEW*



*3D RENDERING*  
NOT TO SCALE