



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  
APRIL 16, 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 MARCH 19, 2026 MEETING
3. OPENING REMARKS

NEW BUSINESS

4. Docket No. 04-05-26  
17516 Daleview Ave.

Applicant Danile Marguiles architect for property owners Bruce Rhoads and Robert Audet, proposes demolition of the existing garage and the construction of a new two- car, two story garage. The proposed garage has a midpoint height greater than the 15 feet that is permitted.

Variance 1 : The applicant proposes the construction of a two-car, two -story garage that is 16' 4" , where 15 feet to the midpoint is the maximum permitted. Request a variance to exceed the maximum midpoint height by 1' 4" , as proposed. Pursuant to 1125.05(b) Height Regulations(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 Nohta at (216) 529-5906 [michelle.nochta@lakewoodoh.net](mailto:michelle.nochta@lakewoodoh.net)."*



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Application Cover Page

Docket No.: 04-05-26

Reference No.: BZA26-000005

Applicant Name: Daniel Margulies, Daniel Margulies Co Inc

Project Address: 17516 Daleview Dr.,

Project Name: n/a

Proposal: The applicant proposes demolition of the existing garage and the construction of a new two- car, two story garage. The proposed garage has a midpoint height greater than the 15 feet that is permitted.

David E Margulies

## 17516 Daleview - Applicant Responses

In order to for a variance request to be approved, applicants must demonstrate how their request meets the Practical Difficulty Test based on the below factors. The Board of Zoning Appeals must consider and weigh each response on its merits.

Please review each of the below 9 points and respond "Not Applicable", "Yes" or "No". If your answer is "Yes" or "No", please provide a brief explanation.

- (1) Whether there exist site conditions, such as narrowness, shallowness, or topography, unique to the property in question that are not applicable generally to other lands or structures in the same zoning district;

*No, there is no site condition that is unique to this property. The only issue I can site here is that this property backs up to apartment buildings and the additional height of the proposed garage will help to obscure the view of those apartments.*

- (2) Whether the property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether the property in question abuts a less restrictive zoning district;

*Yes, the properties to the north are less restrictive apartment buildings.*

- (3) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance(s);

*Yes, but with the variance, the return may be greater and a more beneficial use will be enjoyed.*

- (4) Whether the variance(s) is substantial;

*No, we believe the variance to be minimal as far as a height variance goes.*

- (5) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);

*No, the essential character of the neighborhood will not be altered whatsoever and the project will not affect adjoining properties.*

- (6) Whether the variance(s) would adversely affect the delivery of governmental services (e.g., water, sewer, refuse removal);

*No, governmental services will not be adversely affected.*

- (7) Whether the property owner purchased the property with knowledge of the zoning restriction;

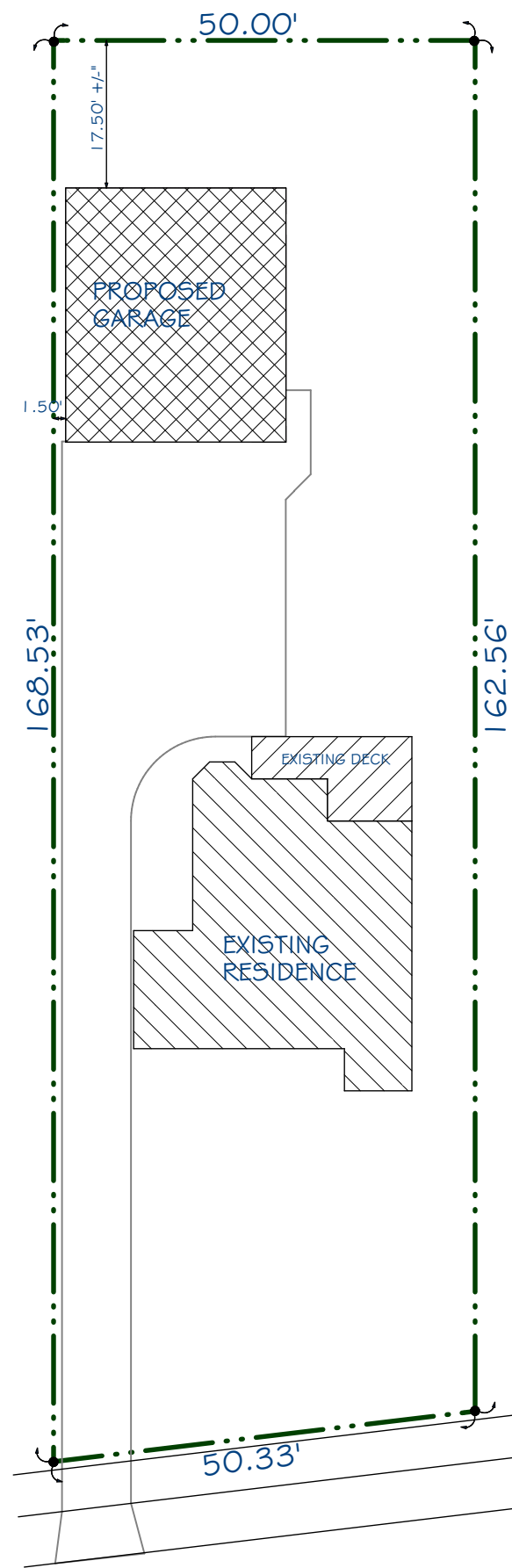
*No, the property owner had no knowledge of this zoning restriction.*

- (8) Whether the property owner's predicament feasibly can be obviated through some method other than a variance(s); and

*No, we see no other method to achieve our goals for this project.*

- (9) Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance(s).

*Yes, the spirit of the code would be observed as this is a relatively minor variance, which would allow a much more beneficial use of the property, From experience, we also believe this to be a fairly common variance.*



C/L DALEVIEW DR. 50'  
 SITE PLAN  
 1" = 20'



PERSPECTIVE VIEWING NORTHWEST  
 N.T.S.

NEW GARAGE for:  
**THE AUDET-RHOADS RESIDENCE**  
 17516 DALEVIEW DRIVE  
 LAKEWOOD, OHIO 44107

DRAWING INDEX	
#	DESCRIPTION
1	COVER SHEET • PERSPECTIVE VIEWING NORTHWEST • DRAWING INDEX • SITE PLAN
2	FIRST and SECOND FLOOR PLANS PERSPECTIVE VIEWING NORTHEAST
3	SOUTH, EAST, NORTH and WEST EXTERIOR ELEVATIONS • EXISTING CONDITIONS PHOTOGRAPHS
4	EXISTING CONDITIONS PHOTOGRAPH

4 EXISTING CONDITIONS PHOTOGRAPH

REV.

DESIGN: DANIEL MARGULIES COMPANY INC.  
 1210 CHASE AVENUE  
 LAKEWOOD, OHIO 44107  
 TEL: 440.356.0888  
 EMAIL: daniel@dmc.ohiocoxmail.com



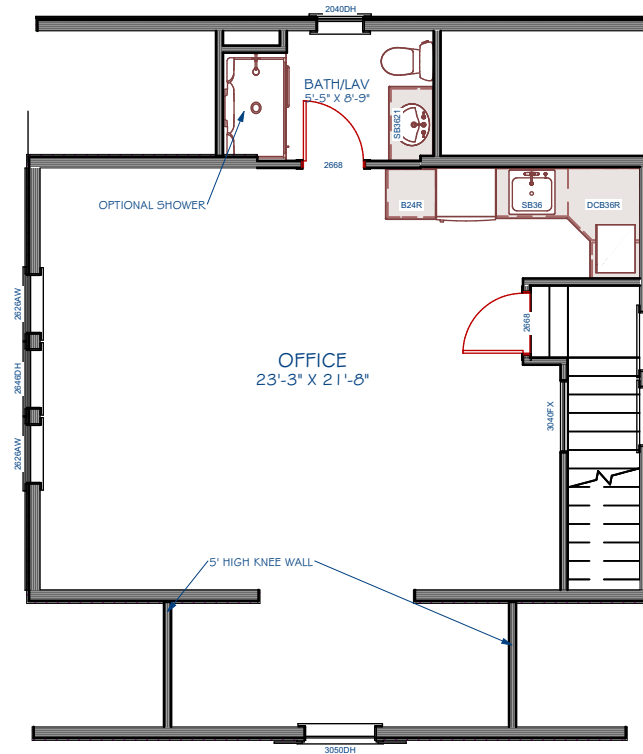
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ISSUE DATE  
 03.27.26: FOR  
 LAKEWOOD BZA

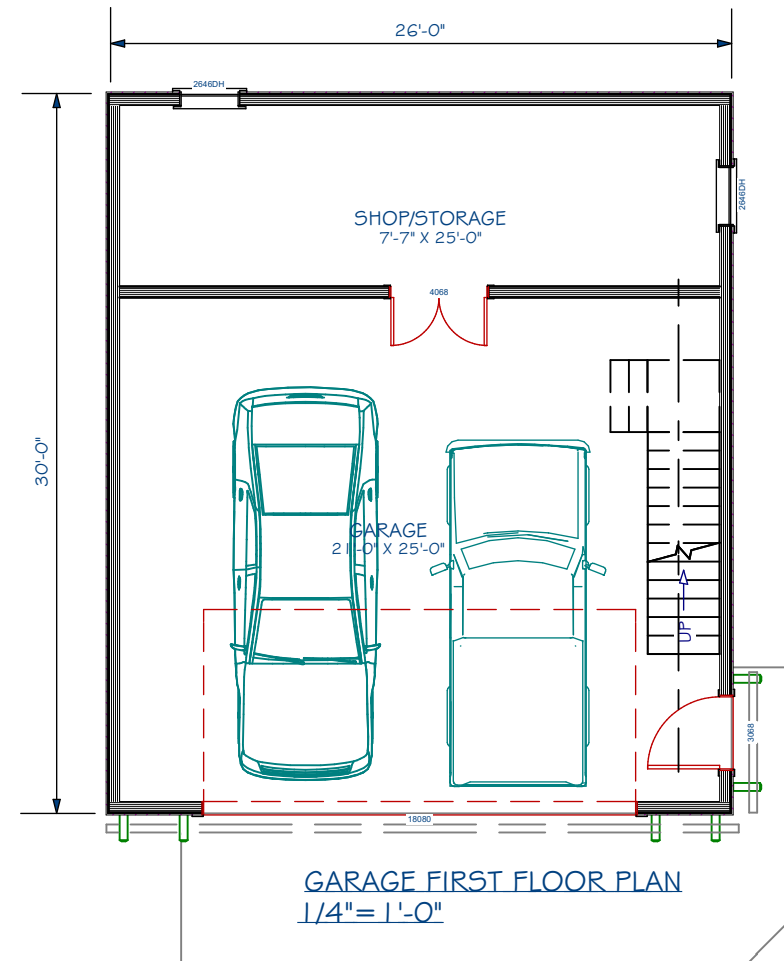
SHEET NO.  
 1 of 3



PERSPECTIVE VIEWING NORTHEAST  
N.T.S.



GARAGE SECOND FLOOR PLAN  
1/4" = 1'-0"



GARAGE FIRST FLOOR PLAN  
1/4" = 1'-0"

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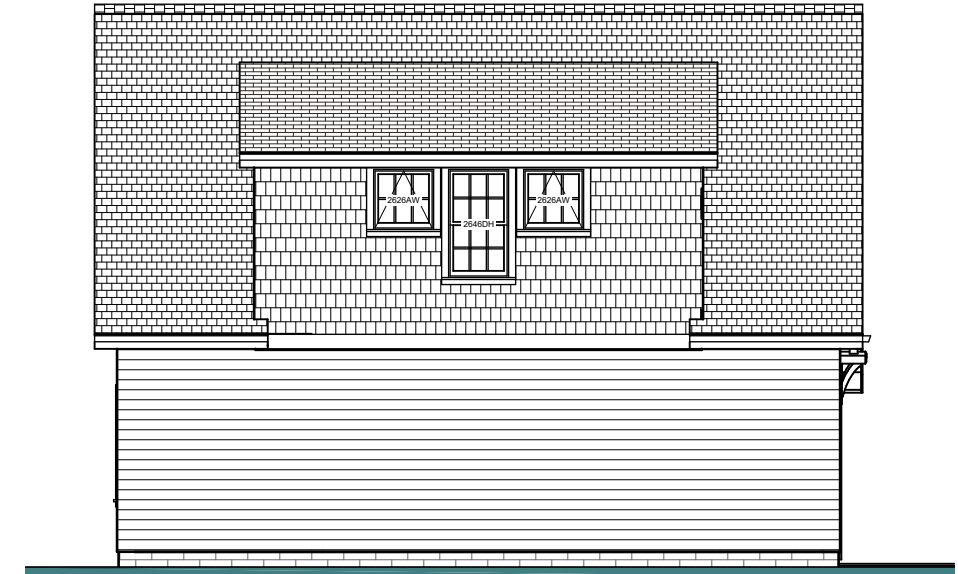
2 of 3



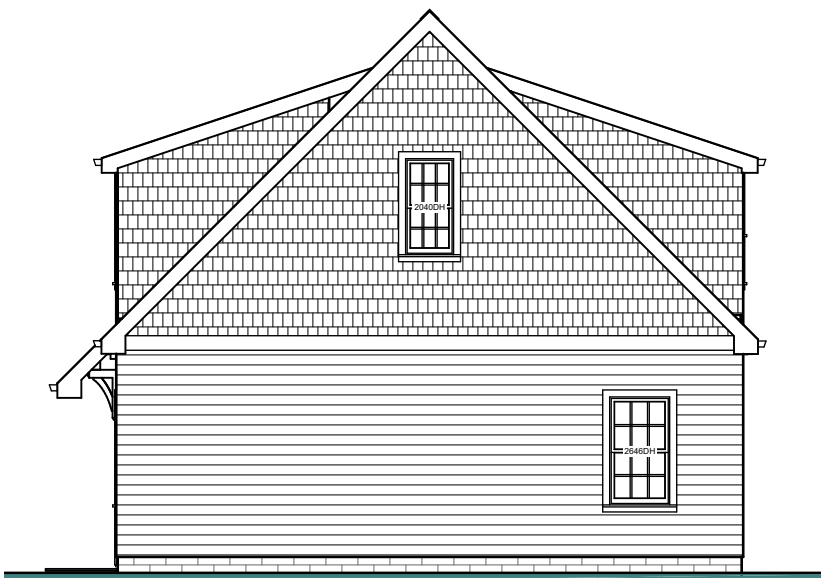
EXISTING CONDITIONS PHOTOGRAPH VIEWING NORTH  
N.T.S.



EXISTING CONDITIONS PHOTOGRAPH VIEWING NORTH  
N.T.S.



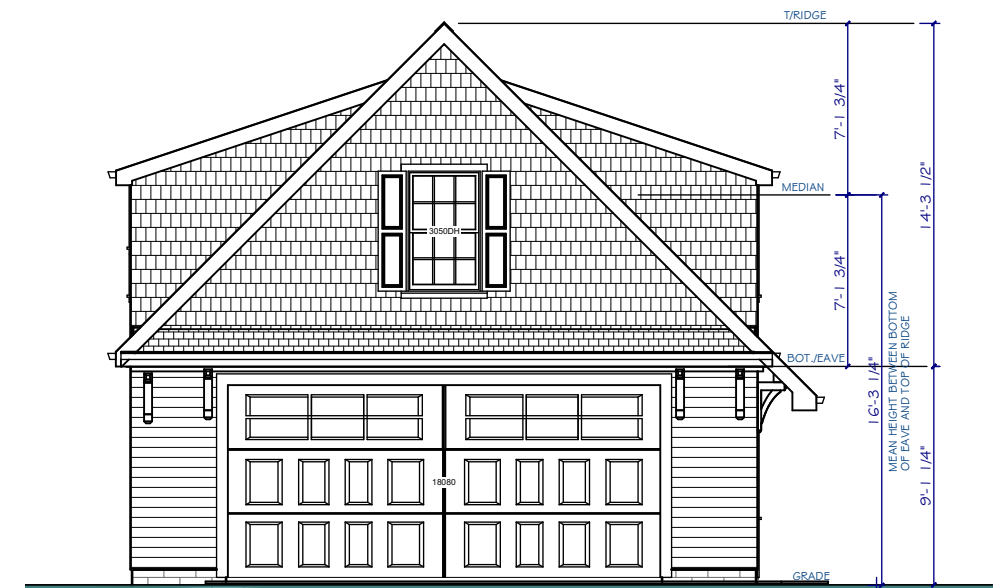
WEST ELEVATION  
1/4" = 1'-0"



NORTH ELEVATION  
1/4" = 1'-0"



EAST ELEVATION  
1/4" = 1'-0"



SOUTH ELEVATION  
1/4" = 1'-0"

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3 of 3

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