

**AMENDED AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
APRIL 20, 2023**

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

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

- 1. ROLL CALL**
- 2. APPROVE MINUTES OF THE MARCH 16, 2023 MEETING**
- 3. OPENING REMARKS**

NEW BUSINESS

- 4. Docket No. 04-05-23
13429 Cliff Dr.**

Applicants Elizabeth Davis and Jeff Yezbak of Old World Classics LLC, for property owner Michelle Tomallo, propose the demolition of the existing home with an attached garage and the construction of a new home with an attached garage. The parcel is a corner lot with two front yard setbacks of 50 feet, reducing the buildable area of the lot. The proposed home requires two variances from the side yard setback regulations. The property is in the R1L, Single Family Low-Density Residential District. (Page 3)

- Variance 1: Request a variance to reduce the side yard setback on the east property line. The required setback is ten feet, the proposed is 9.86 feet. Request a variance to reduce the side yard setback on the east property line by .14 feet, as proposed. Pursuant to section 1121.07 Minimum Yard Requirements for Principal Buildings (Ord. 91-95. Passed 10-7-1996.)
- Variance 2: Request a variance to reduce the total of the combined side yards. The required combined total of the side yards is 25 feet, the proposal is a combined total of 19.86 feet. Request a variance to reduce the total of combined side yards by 5.14 feet, as proposed. Pursuant to section 1121.07 Minimum Yard Requirements for Principal Buildings (Ord. 91-95. Passed 10-7-1996.)

- 5. Docket No. 04-06-23
1077 Wilbert Rd.**

Applicants Susan Broadwater and Paul Beegan of Beegan Architectural Design, for property owners Ben and Laurie Manti, propose the demolition of the existing garage and the construction of a new garage that exceeds the allowable height. The property is located in the R1M Single-Family Medium Density Residential District. (Page 18)

- Variance 1: Request a variance to exceed the maximum height of an accessory structure. The maximum permitted accessory structure height is 15 feet. The proposed height of the new garage is calculated as 19 feet 3 ½ inches. Request a variance to exceed the permitted accessory structure height by 4 feet 3 ½ inches, as proposed. Pursuant to Section 1121.05(b) Height Regulations (Ord. 91-95. Passed 10-7-1996.)

**6. Docket No. 04-07-23
17836 Cannon Rd.**

Applicant and property owner Kevin Anderson proposes the demolition of the existing fence and the construction of a new fence adjacent to the west property line. The property is a corner lot, and the west property line abuts Webb Cliff Drive. The requirement is for a fence to be placed 5 feet from the public right of way, The proposal places a 29 feet 2 inch length of wooden privacy fencing that is 6-feet in height 1.5 feet from the public right of way, Webb Cliff Drive and an 8-foot length of wooden privacy fencing which is 36-inch-high 1.5 feet from the public right of way, Webb Cliff Drive. The property is located in the R2 Single- and Two-Family Residential District. (Page 24)

- Variance 1: Request a variance to reduce the setback of the fence on a corner lot in the side yard abutting Webb Cliff Drive. The requirement is for a 5-foot setback from the public right of way. Request a variance to place 29 feet 2 inches of 6-foot-high wooden privacy fence 1.5 feet from the public right of way Webb Cliff Drive, and an 8-foot section of 36 inch-high wooden fence 1.5 feet from the public right of way Webb Cliff drive, as proposed. Pursuant to Section 1153.03(b)(1) Fence Placement and Types) Height Regulations (Ord. 08-2021. Passed 5-17-21.)

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.: 04-05-23

Reference No.: BZA23-000009, BZA23-000013

Applicant Name: Elizabeth Davis and Jeff Yezbak of Old World Classics LLC

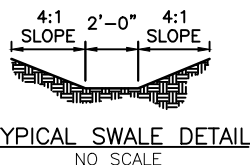
Project Address: 13429 Cliff Dr.

Project Name:

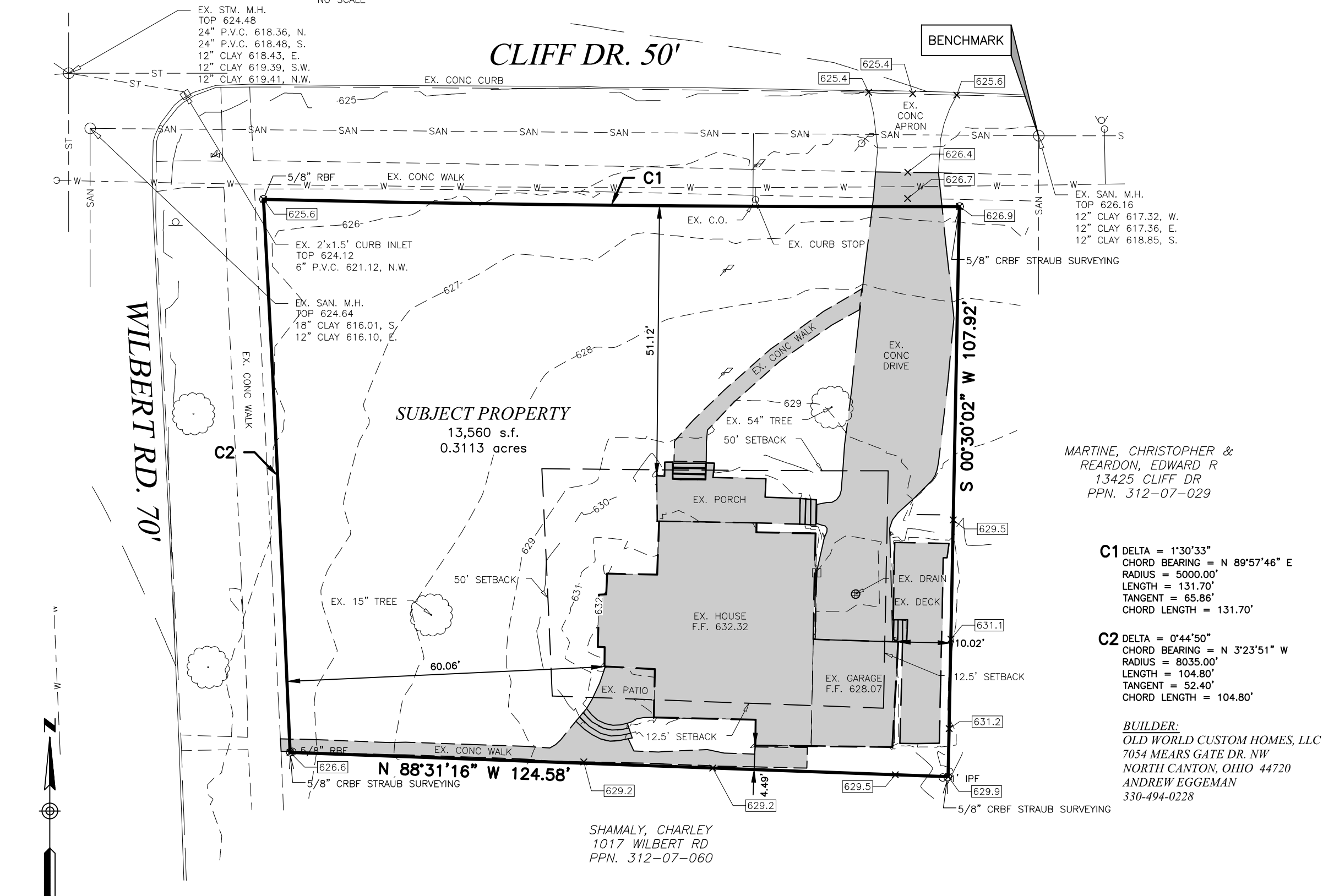
Proposal: The demolition of the existing home with an attached garage and the construction of a new home with attached garage. The parcel is a corner lot with two front yard setbacks of 50 feet, reducing the buildable area of the lot. The proposed home requires two variances from the side yard setback regulations. The property is in the R1L, Single Family Low-Density Residential District.

LEGEND

- CAPPED REBAR TO BE SET
- COO CURVE DATA
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING VALVE
- EXISTING MANHOLE
- EXISTING BOX INLET
- EXISTING CURB INLET
- ⊗ EXISTING LIGHT POLE
- ⊗ EXISTING POWER POLE
- FLOW DIRECTION OF DRAINAGE
- 00.00 NEW FINISHED GRADE ELEVATION
- 00.00 NEW FINISHED GRADE ELEVATION
00.0 EXISTING FINISHED GRADE ELEVATION
- 00.00 NEW FINISHED TOP CONCRETE GRADE ELEVATION
- C.O. NEW LATERAL CLEAN OUT
- * STABILIZED CONSTRUCTION ENTRANCE
- ➔ FLOOD ROUTE
- NEW TEMPORARY EROSION CONTROL (SILT FENCE)
- NEW TEMPORARY EROSION CONTROL AT INLET, USE ADS FLEXSTORM OR EQUAL
- DEMOLITION AREA
- 780 NEW FINISHED GRADE CONTOURS
- 775 EXISTING GRADE CONTOURS
- 784 EXISTING GRADE CONTOURS
- SAN EXISTING SANITARY SEWER
- LAT EXISTING SANITARY LATERAL
- LAT NEW SANITARY LATERAL
- ST EXISTING STORM SEWER
- RD EXISTING STORM LATERAL
- RD NEW STORM LATERAL
- W EXISTING WATER MAIN
- WS EXISTING WATER SERVICE
- WS NEW WATER SERVICE
- E NEW UTILITY SERVICE



REVISIONS:
 ▲ 3/23/2023: House Moved
 ▲ 3/27/2023: A/C Cabinet Added
 ▲ 4/11/2023: Per City of Lakewood



MARTINE, CHRISTOPHER &
 REARDON, EDWARD R
 13425 CLIFF DR
 PPN. 312-07-029

C1 DELTA = 1°30'33"
 CHORD BEARING = N 89°57'46" E
 RADIUS = 5000.00'
 LENGTH = 131.70'
 TANGENT = 65.86'
 CHORD LENGTH = 131.70'

C2 DELTA = 0°44'50"
 CHORD BEARING = N 3°23'51" W
 RADIUS = 8035.00'
 LENGTH = 104.80'
 TANGENT = 52.40'
 CHORD LENGTH = 104.80'

BUILDER:
 OLD WORLD CUSTOM HOMES, LLC
 7054 MEARS GATE DR. NW
 NORTH CANTON, OHIO 44720
 ANDREW EGGEMAN
 330-494-0228

SHAMALY, CHARLEY
 1017 WILBERT RD
 PPN. 312-07-060

0 20 40
 SCALE: 1" = 20'
 13429 CLIFF DRIVE
 PPN. 312-07-030

LOT BENCHMARK:
 RIM OF SANITARY MANHOLE LOCATED AS
 SHOWN ON PLAN
 ELEV. 926.16

PLOT PLAN PREPARED FOR
OLD WORLD CUSTOM HOMES
 SITUATED IN THE
CITY OF LAKEWOOD
COUNTY OF CUYAHOGA, STATE OF OHIO

PREPARED BY:
GBC DESIGN, INC.
 565 White Pond Dr. Akron, OH 44320-1123
 Phone 330-836-0228 Fax 330-836-5782
 PAGE 1 OF 2
 DATE: 3/22/2023
 DRAWN BY: NLM
 PROJECT No. 56025

LEGEND

- CAPPED REBAR TO BE SET
- COO CURVE DATA
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING VALVE
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- RD NEW STORM LATERAL
- W EXISTING WATER MAIN
- WS EXISTING WATER SERVICE
- WS NEW WATER SERVICE
- E NEW UTILITY SERVICE

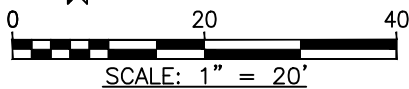
- PLOT PLAN NOTES:**
1. THIS PLAN SHALL NOT BE CONSIDERED A BOUNDARY SURVEY OF THE PARCEL SHOWN.
 2. LATERAL INVERT ELEVATIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY ACTUAL LATERAL INVERT ELEVATION AND LOCATION PRIOR TO CONSTRUCTION.
 3. CONTRACTOR TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES ON THE LOT PRIOR TO THE EXCAVATION OF THE FOUNDATION.
 4. EXISTING UNDERGROUND UTILITIES AND PAVEMENT ARE SHOWN PER SURVEY DATED MARCH 2023 AND UTILITY RECORDS.
 5. EXISTING CONTOURS SHOWN ARE REPRESENTATIVE OF FIELD WORK DATED MARCH 2023.
 6. FOUNDATION DIMENSIONS ARE MEASURED TO THE OUTSIDE CORNER OF FOUNDATION WALL OR BRICK FACE IF APPLICABLE.
 7. FOUNDATION DRAIN SUMP PUMP IS REQUIRED UNLESS HOMEBUILDER DETERMINES OTHERWISE DURING CONSTRUCTION.
 8. 2% SLOPE FOR SWALES IS PREFERRED, 1% MINIMUM.
 9. MOWABLE AREAS OF THE YARD ARE NOT TO EXCEED 3:1 SLOPE UNLESS OTHERWISE SHOWN ON PLAN.
 10. TEMPORARY CONSTRUCTION DRIVE TO BE MINIMUM 30' LONG WITH 8" LAYER OF #1 AND #2 AGGREGATE OVER GEOTEXTILE FABRIC AND IN SAME LOCATION AS THE PERMANENT DRIVEWAY.
 11. TEMPORARY CONCRETE WASHOUT BASIN TO BE LOCATED ON OPPOSITE SIDE OF LOT FROM CONSTRUCTION DRIVE OR BY HOMEBUILDER CONSTRUCTION TRAILER.
 12. CONTRACTOR MUST CHECK THE BENCHMARK ELEVATION WITH THE TOP OF CURB ELEVATIONS SHOWN ON THE PLAN PRIOR TO START OF CONSTRUCTION.
 13. IF CURB CUT REQUIRED, MAINTAIN 1" BOTTOM LIP AT DRIVEWAY.
 14. ALL CONSTRUCTION TRAFFIC IS RESTRICTED TO THE CONSTRUCTION ENTRANCE.

ZONING:
R1M
FRONT SETBACK - 60'
REAR SETBACK - 40'
SIDE SETBACK - 10'

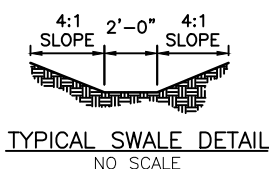
LOT COVERAGE = 17%

LIMITS OF DISTURBANCE = 0.231 ACRES

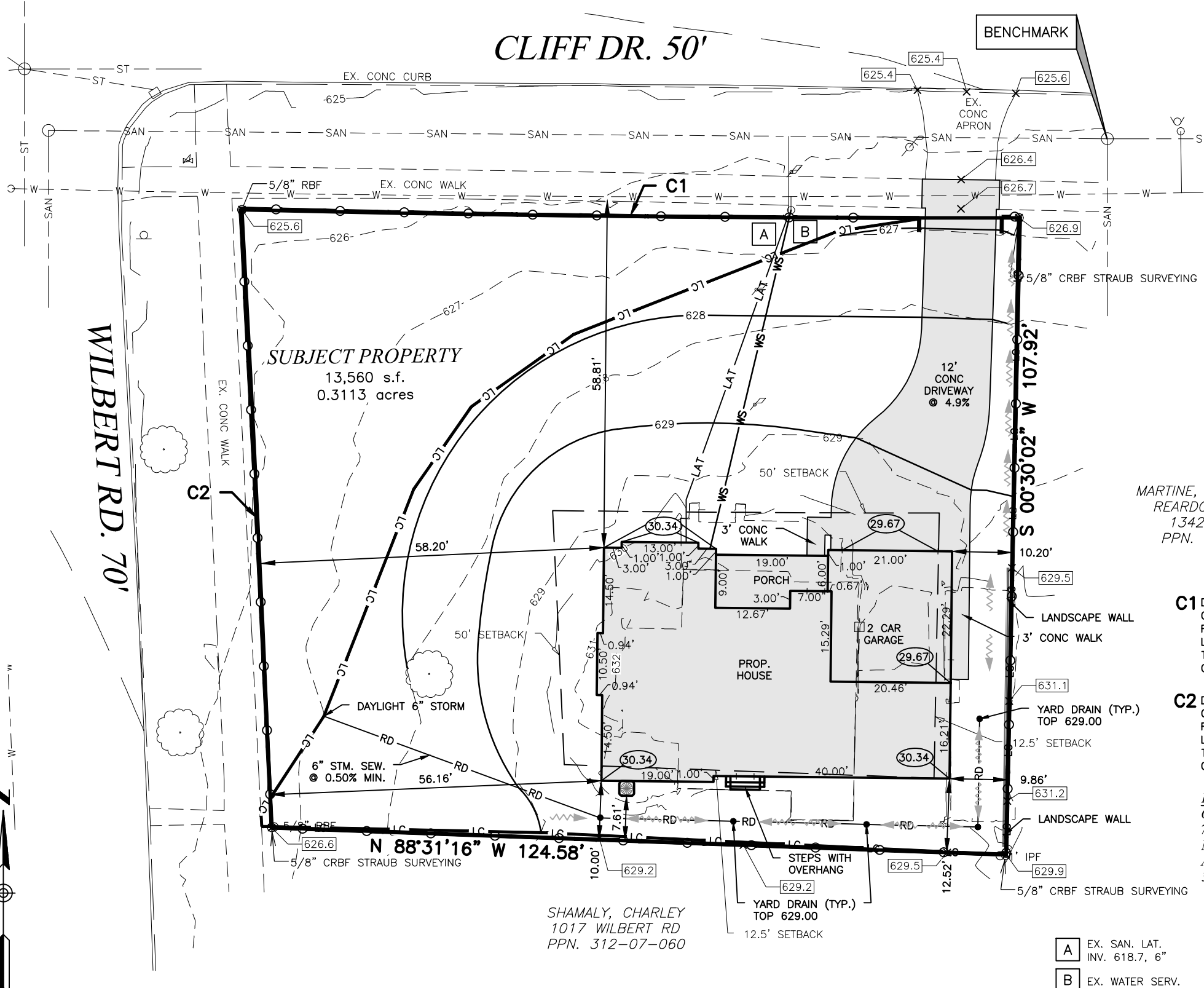
FINISH FLOOR ELEVATION	632.18
TOP OF WALL ELEVATION (8'-0" WALL)	631.00
GARAGE ELEVATION	629.67
BASEMENT FLOOR ELEVATION	623.34
TOP OF FOOTING ELEVATION	623.00
BOTTOM OF FOOTING ELEVATION	622.34



13429 CLIFF DRIVE
PPN. 312-07-030



- REVISIONS:**
- ▲ 3/23/2023: House Moved
 - ▲ 3/27/2023: A/C Cabinet Added
 - ▲ 4/11/2023: Per City of Lakewood



MARTINE, CHRISTOPHER &
REARDON, EDWARD R
13425 CLIFF DR
PPN. 312-07-029

C1 DELTA = 1°30'33"
CHORD BEARING = N 89°57'46" E
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BUILDER:
OLD WORLD CUSTOM HOMES, LLC
7054 MEARS GATE DR. NW
NORTH CANTON, OHIO 44720
ANDREW EGGEMAN
330-494-0228

DRIVE APRON =	0 S.F.
DRIVEWAY =	812 S.F.
CITY WALK =	65 S.F.
LEAD WALK =	24 S.F.
PORCH/STOOP =	172 S.F.
GARAGE WALK =	75 S.F.

- A EX. SAN. LAT.
INV. 618.7, 6"
- B EX. WATER SERV.

LOT BENCHMARK:
RIM OF SANITARY MANHOLE LOCATED AS SHOWN ON PLAN

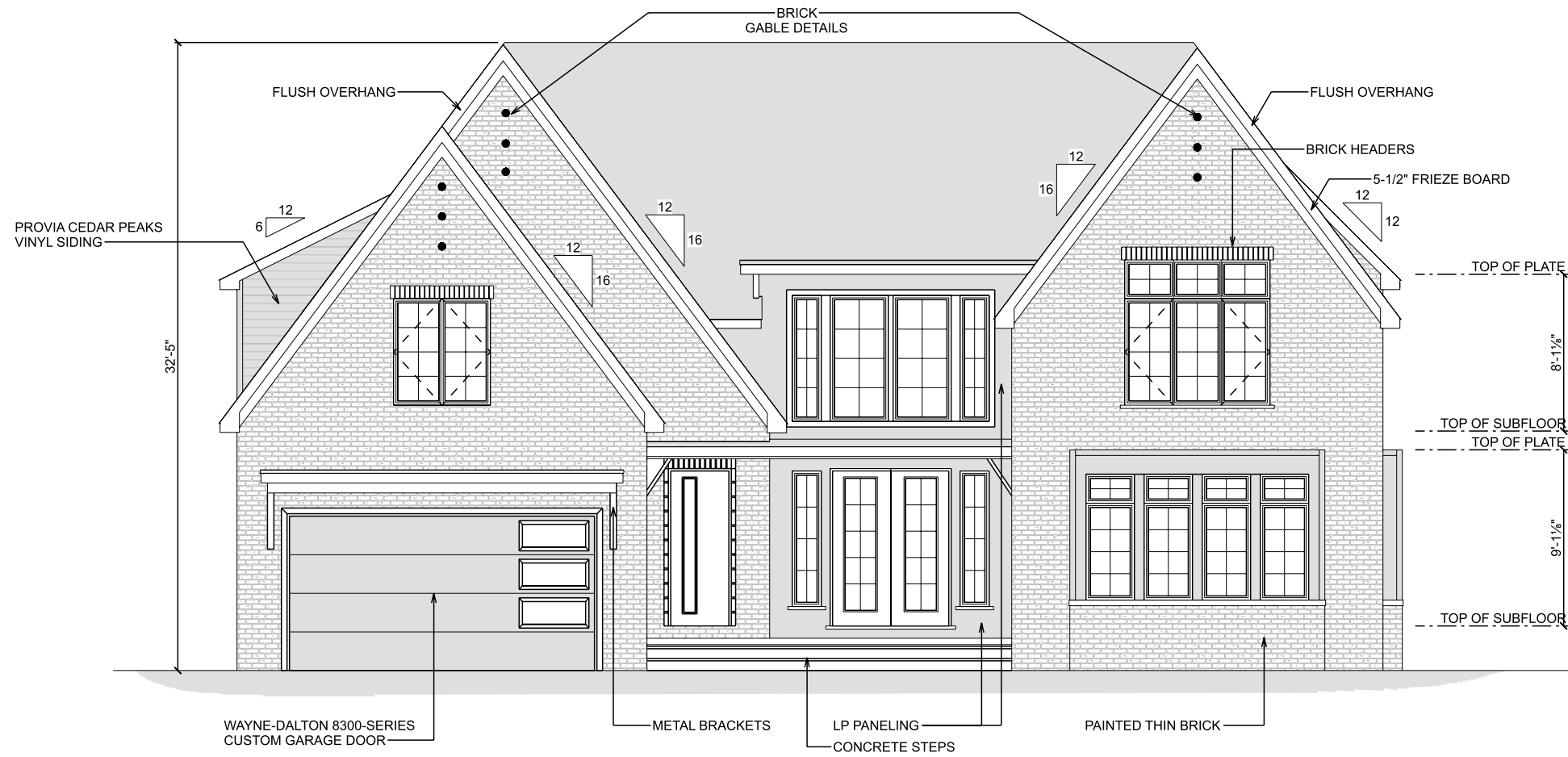
ELEV. 926.16

PLOT PLAN PREPARED FOR
OLD WORLD CUSTOM HOMES
SITUATED IN THE
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PREPARED BY:
GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320-1123
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DATE: 3/22/2023
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PAGE 2 OF 2

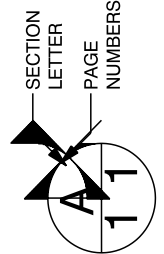


FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

THE TOMALLO RESIDENCE

13429 CLIFF DRIVE
 LAKEWOOD OH 44107

DRAWN BY: _____ PAGE: **2**
 SCALE: 1/8" = 1'-0"
 DATE: 4/11/2023 FRONT ELEVATION



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RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

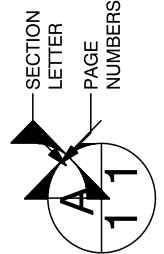


LEFT ELEVATION
SCALE: 1/8" = 1'-0"

THE TOMALLO RESIDENCE

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DRAWN BY: _____ PAGE: **3**
SCALE: 1/8" = 1'-0"
DATE: 4/11/2023 SIDE ELEVATIONS



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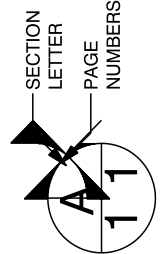


REAR ELEVATION
SCALE: 1/8" = 1'-0"

THE TOMALLO RESIDENCE

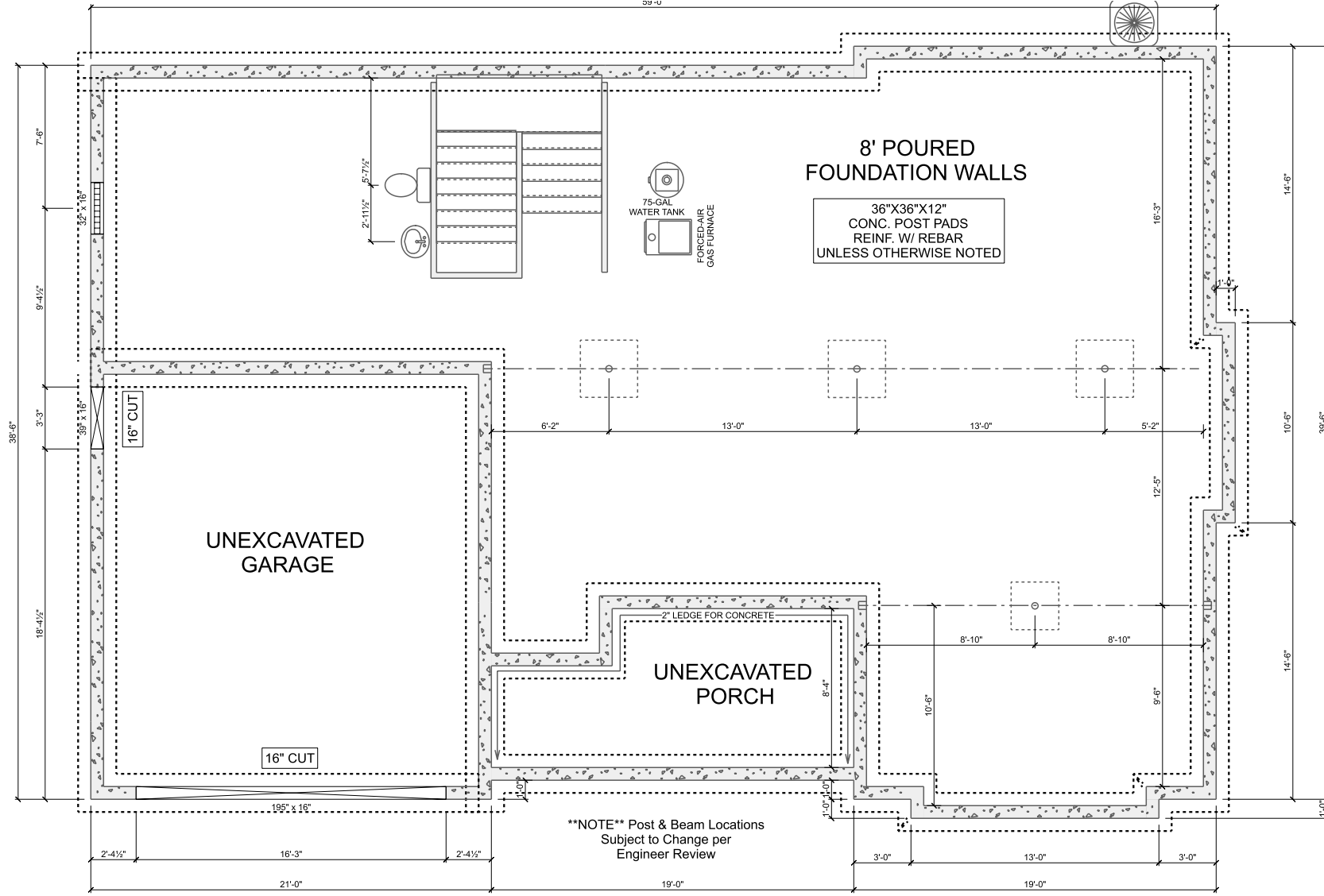
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LAKEWOOD OH 44107

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SCALE: 1/8" = 1'-0"
DATE: 4/11/2023 REAR ELEVATION



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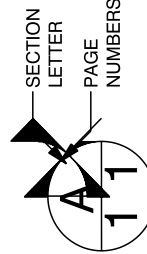
FOUNDATION
SCALE: 1/8" = 1'-0"



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THE TOMALLO RESIDENCE

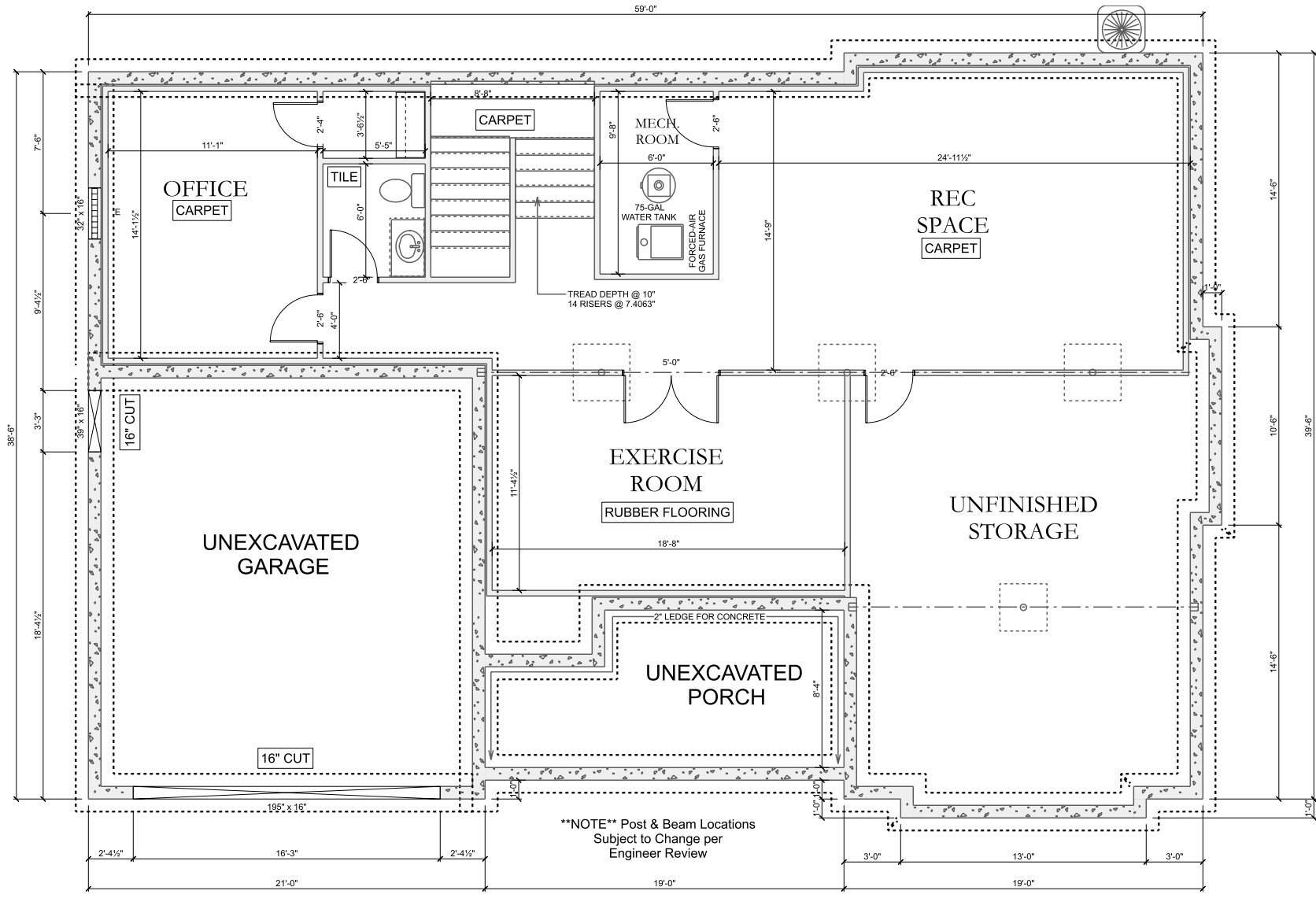
13429 CLIFF DRIVE
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SCALE: 1/8" = 1'-0"

DATE: 4/11/2023

PAGE: **5**
FOUNDATION



FINISHED BASEMENT

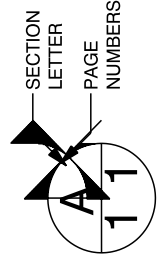
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SECTION LETTER
PAGE NUMBERS

THE TOMALLO RESIDENCE

13429 CLIFF DRIVE
LAKEWOOD OH 44107

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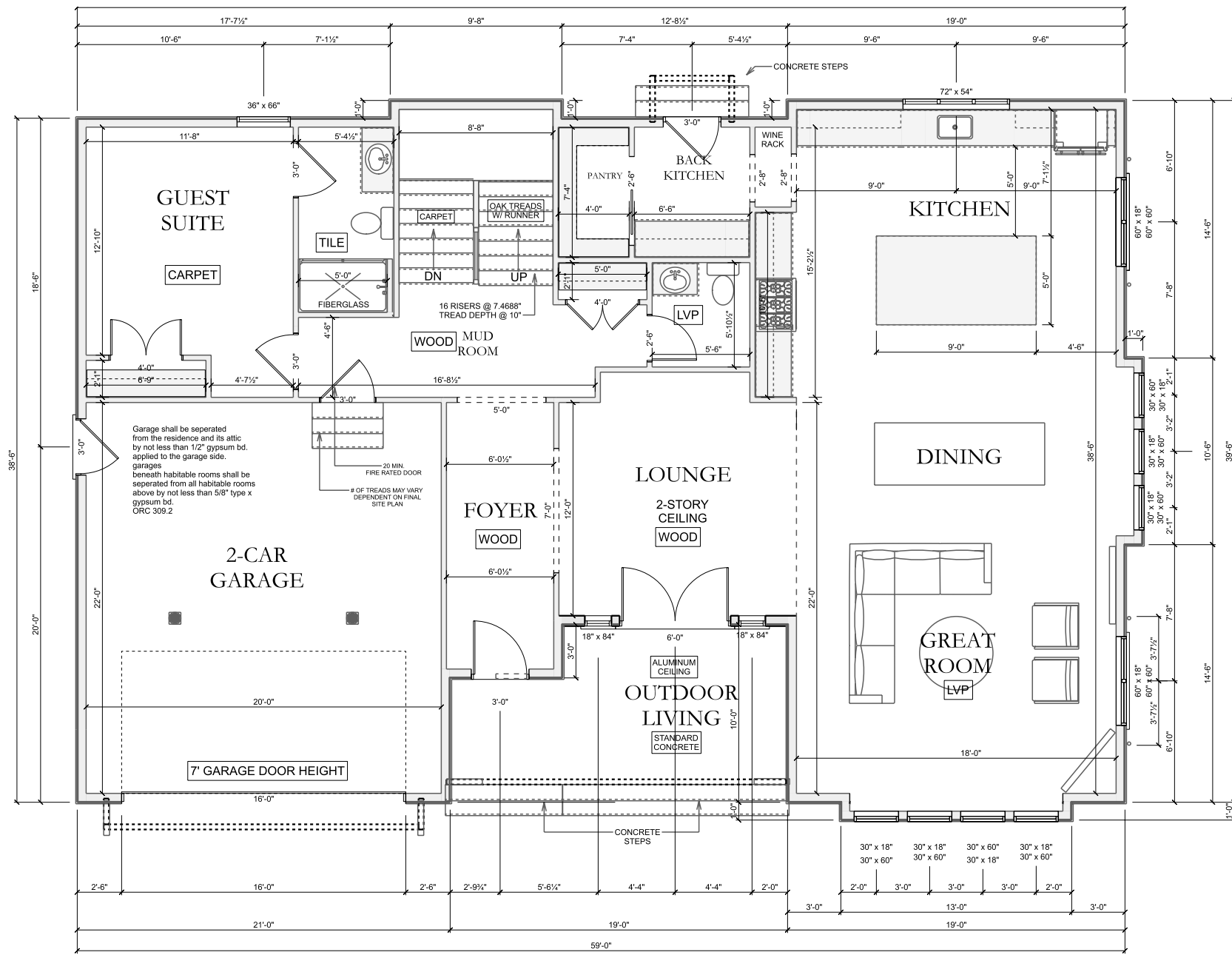
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DATE: 4/11/2023

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FINISHED BASEMENT



9'0" WALL HEIGHT
 8'0" DOOR HEIGHT
 8'0" DRYWALL OPENINGS
 UNLESS OTHERWISE NOTED

****NOTE**** ITEMIZED SPECIFICATIONS HOLD PRECEDENCE OVER CONCEPT PRINTS. ANY DISCREPANCIES TO BE ADDRESS IN BUILD GRADE PRINTS

NOTE: EMERGENCY & RESCUE OPENINGS
 5 SQ FT 24" MIN. HEIGHT, 20" MIN WIDTH, 44" MAX.
 SILL HEIGHT ABOVE FINISHED FLOOR.
 NOTED WITH "E"

EXTERIOR WALLS TO BE 2X6 WOOD
 STUDS AT 16" O.C. SPACING. THIS
 MEETS REQUIREMENTS OF TABLE
 R602.3.1 FOR WIND SPEEDS OF 100 MPH
 OR LESS.

WOOD STUD WALLS CAPPED WITH DOUBLE TOP PLATE
 INSTALLED TO PROVIDE OPERLAPPING AT CORNERS AND
 INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS ON
 TOP PLATES SHALL BE OFFSET AT LEAST 24". PLATES SHALL
 BE NOT LESS THAN 2" IN NOMINAL THICKNESS AND HAVE A
 WIDTH AT LEAST EQUAL TO THE WIDTH OF THE STUDS.

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT
 OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE
 BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND ROOF SPACE.
 #1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED
 SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
 #1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS. #1.2) HORIZONTALLY AT
 INTERVALS NOT EXCEEDING 10'. #2) AT ALL INTERCONNECTIONS BETWEEN
 CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS,
 DROP CEILINGS AND COVE CEILINGS. #3) IN CONCEALED SPACES BETWEEN STAIR
 STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER
 THE STAIRS SHALL BE COVERED WITH 1/2" GYPSUM DRYWALL. #4) AT OPENINGS
 AROUND VENTS, PIPES, AND AT CEILING AND FLOOR LEVEL WITH AN APPROVED
 MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF
 COMBUSTION.

HEADERS: (3) 2X10'S WITH (1) JACK EACH END
 UNLESS OTHERWISE NOTED

VAPOR BARRIER: IN ALL FRAME WALLS AND FLOORS
 AND CEILINGS NOT VENTILATED TO ALLOW MOISTURE
 TO ESCAPE AN APPROVED VAPOR RETARDER SHALL BE
 INSTALLED ON THE WARM-IN-WINTER SIDE OF THE
 THERMAL INSULATION PER RCO 601.3

AS LISTED IN THE 2019 RCO, GLAZING
 SHALL CONFORM TO ALL REQUIREMENTS
 OF SECTION 308.4

AS LISTED IN THE 2019 RCO, GLAZING
 SHALL CONFORM TO ALL REQUIREMENTS
 OF SECTION 308.4
 NO WINDOWS SHOWN ABOVE TUBS OR SHOWERS
 OR CLOSER THAN 24" TO A DOOR

BEAM BEARING: END OF JOIST, BEAM OR GIRDER TO BEAR
 1-1/2" OR GREATER ON WOOD OR METAL AND TO BEAR
 3" OR GREATER ON MASONRY PER RCO 502.6.

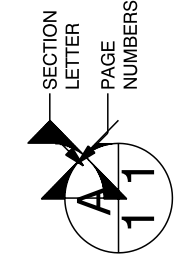
BEARING PARTITIONS: SOLID BLOCK ALL
 POINT LOADS FROM ROOF DOWN THROUGH
 FOUNDATION PER RCO 501.2

THE TOMALLO RESIDENCE

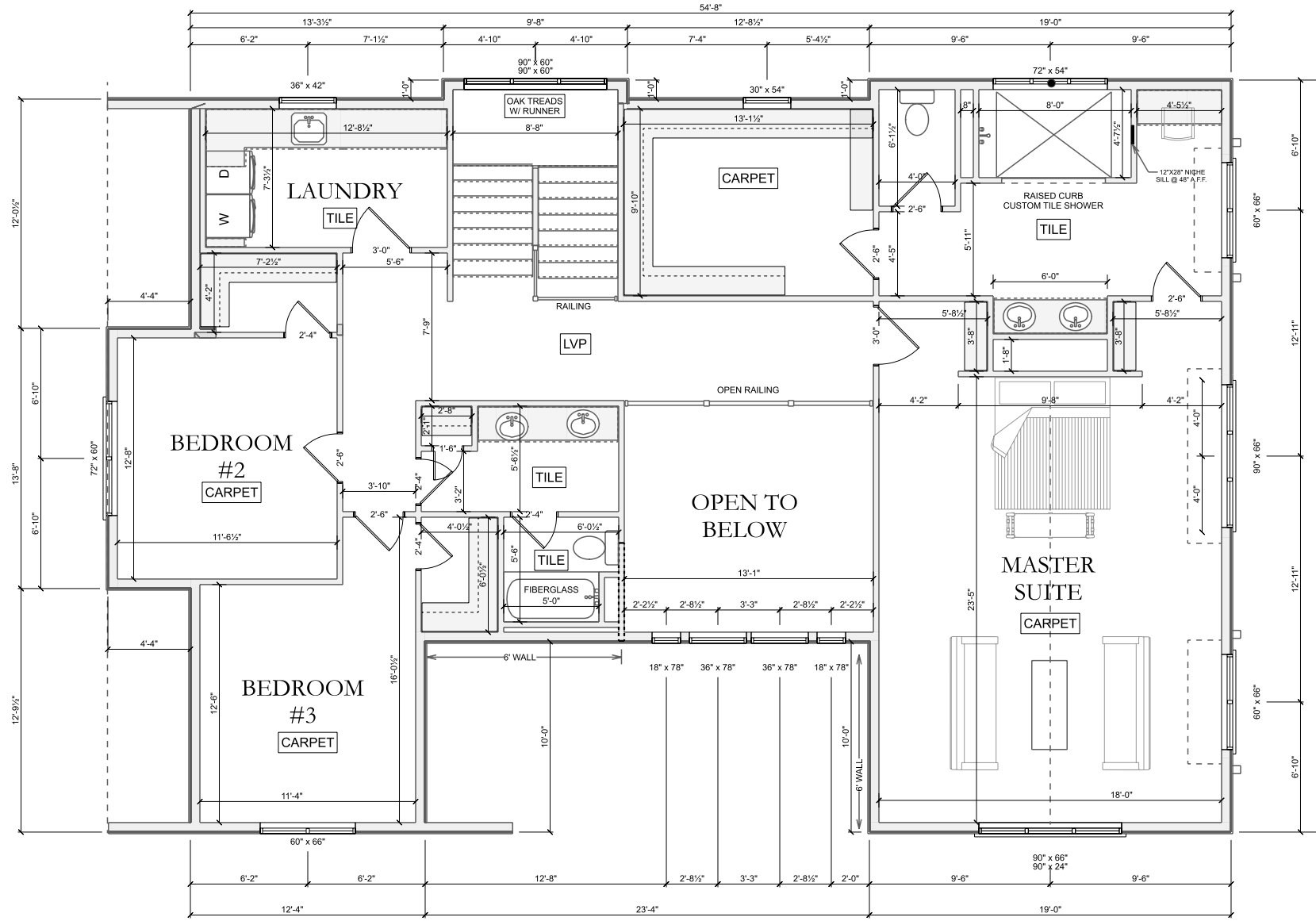
13429 CLIFF DRIVE
 LAKEWOOD OH 44107

DRAWN BY:
 SCALE: 1/8" = 1'-0"
 DATE: 4/11/2023

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7
 MAIN FLOOR



Old World Classics, LLC
 7056 Mears Gate Dr. NW
 North Canton, OH 44720
 330.494.0228
 www.oldworldclassics.com



8' WALL HEIGHT
 6'8" DOOR HEIGHT
 UNLESS OTHERWISE NOTED

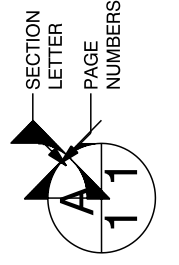
SECOND FLOOR
 SCALE: 1/8" = 1'-0"

THE TOMALLO RESIDENCE

13429 CLIFF DRIVE
 LAKEWOOD OH 44107

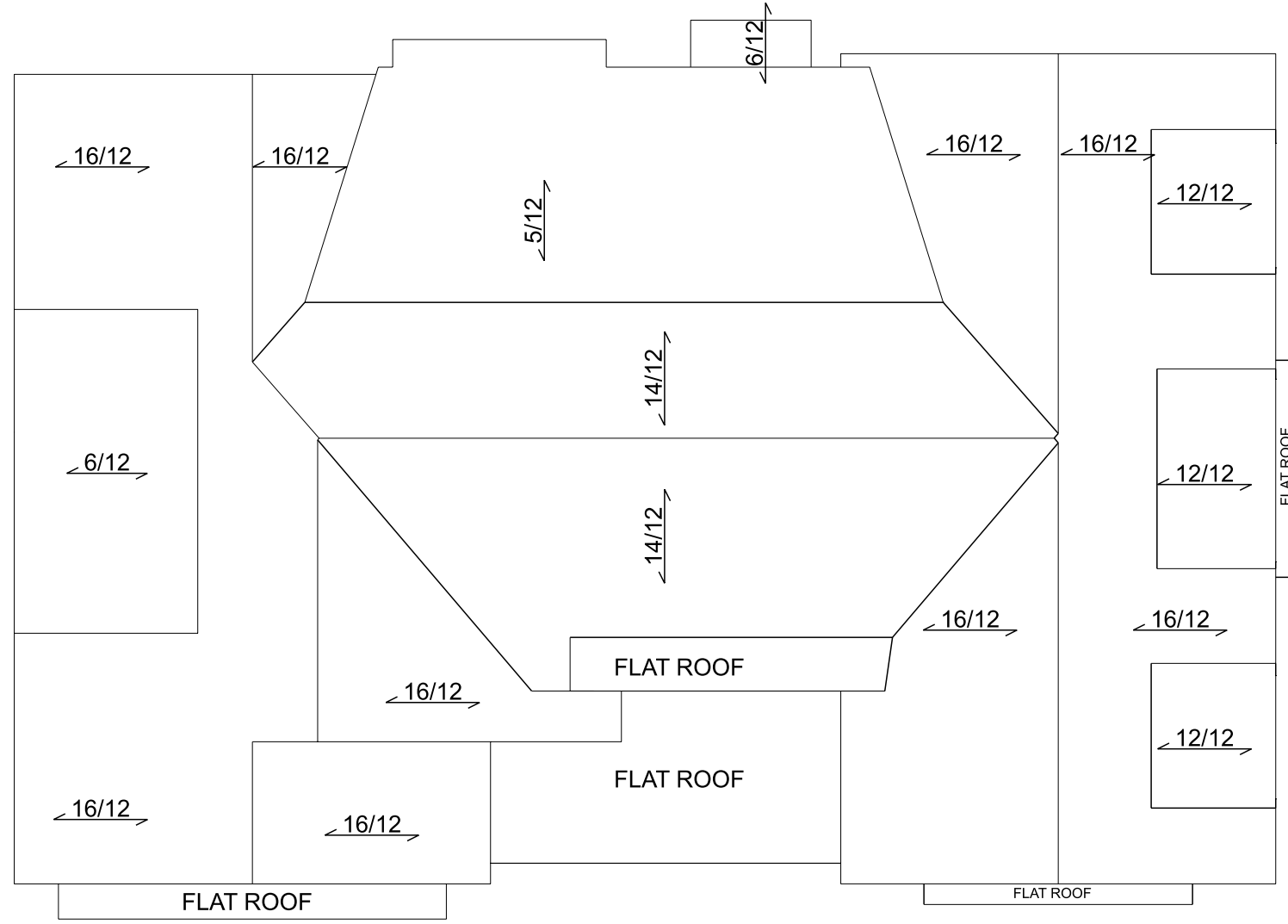
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 DATE: 4/11/2023

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 SECOND FLOOR



Old World
 CUSTOM HOMES

Old World Classics, LLC
 7056 Mears Gate Dr. NW
 North Canton, OH 44720
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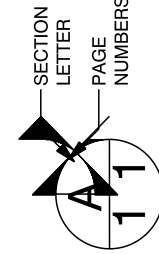
ROOF PLAN
SCALE: 1/8" = 1'-0"



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North Canton, OH 44720

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THE TOMALLO RESIDENCE

13429 CLIFF DRIVE
LAKEWOOD OH 44107

DRAWN BY:

SCALE: 1/8" = 1'-0"

DATE: 4/1/2023

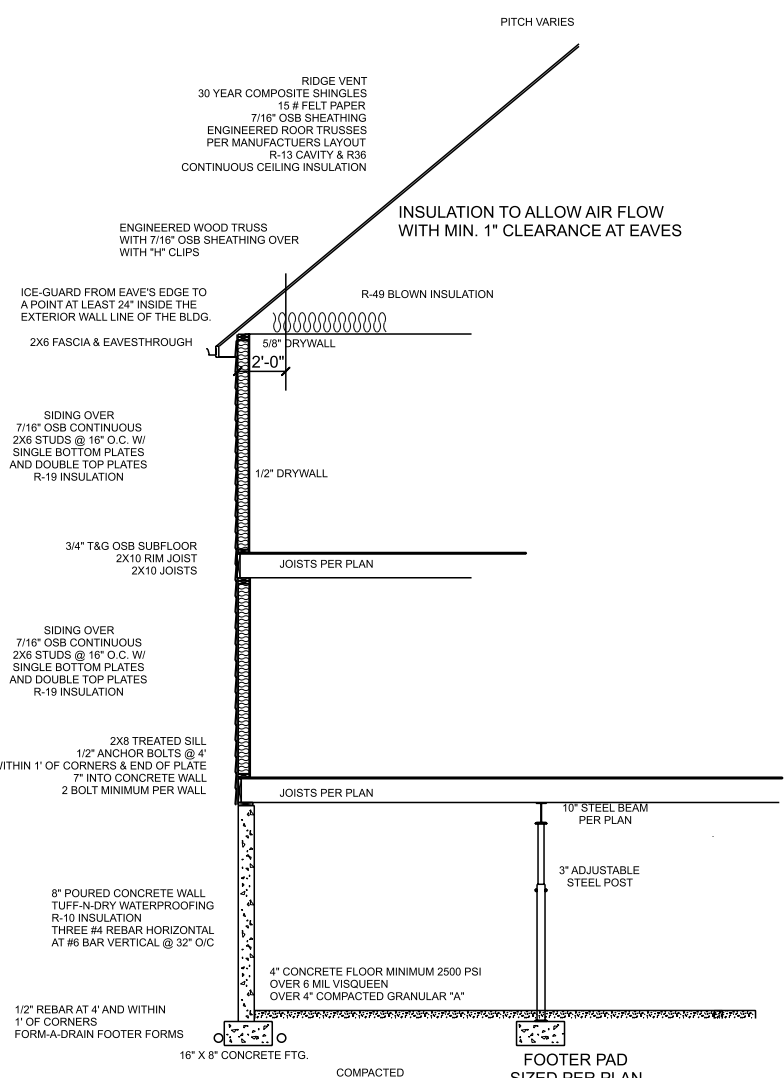
PAGE: **9**

ROOF PLAN

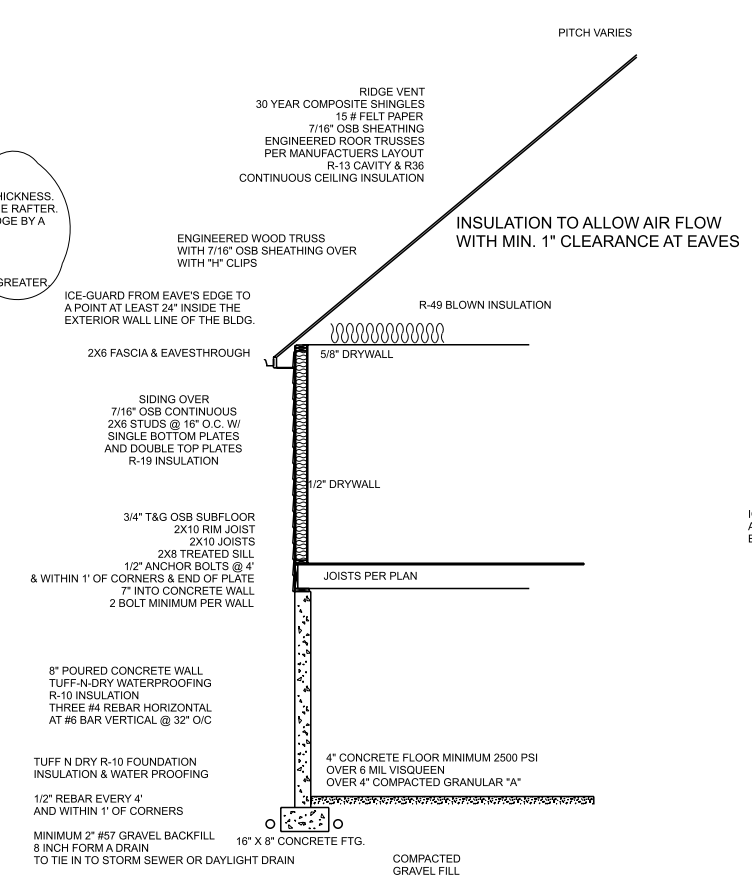
SECTION - 2X6 WALLS

SCALE: 1/8" = 1'-0"

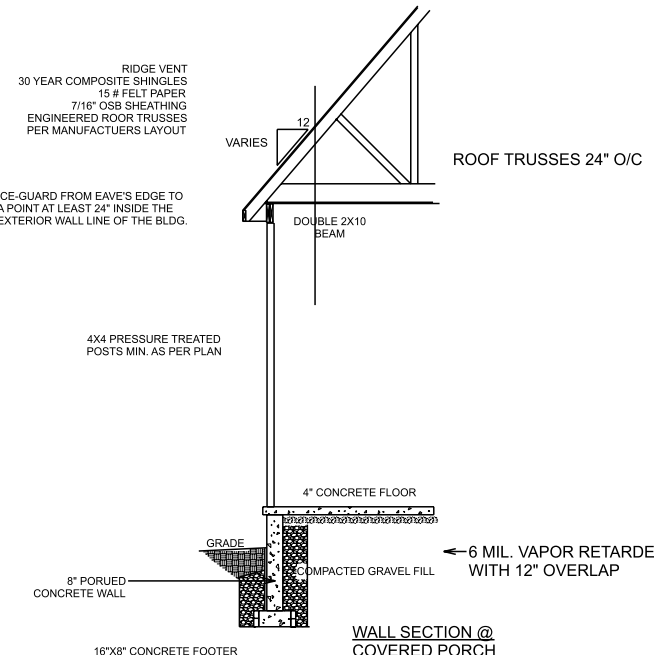
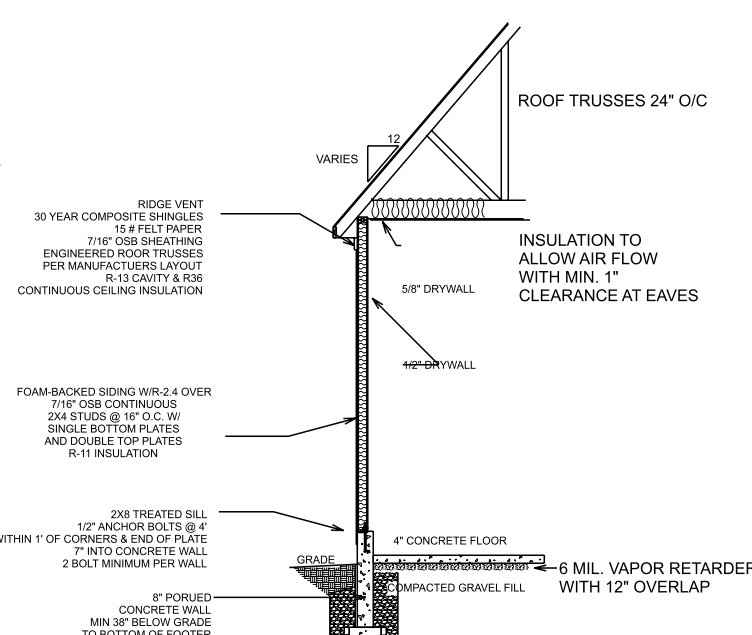
TYPICAL WALL SECTION @ 2 STORY



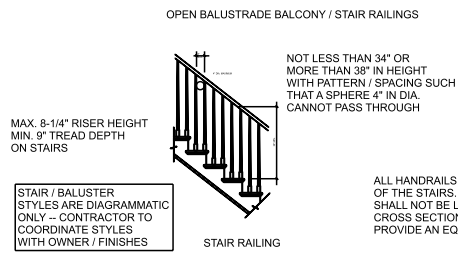
TYPICAL WALL SECTION



WALL SECTION @ GARAGE



WALL SECTION @ COVERED PORCH



ALL FOOTINGS AND FOUNDATION WALLS TO BE SIZED AND REINFORCED PER TABLES 401.4.1, 403.1, 402.2, 404.1.1 (1)-(4) AND 505.1

1. ALL TRUSS DRAWINGS TO BE ON SITE AND APPROVED PRIOR TO INSTALLATION
2. FIRE BLOCKING TO BE COMPLETED IN COMPLIANCE WITH R602.8
3. DRAFTSTOPPING TO BE COMPLETED IN COMPLIANCE WITH R502.12
4. ICE GUARD TO BE COMPLETED IN COMPLIANCE WITH R905.2.7.2

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WINDOW NOTES

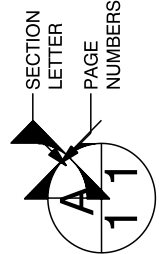
1. ANY GLASS IN A HAZARDOUS AREA WILL BE TEMPERED (GLAZED) PER R308.4
2. ALL BEDROOMS WILL HAVE 1 EMERGENCY & RESCUE OPENINGS PER R310.1 - 310.1.4

THE TOMALLO RESIDENCE

13429 CLIFF DRIVE
LAKEWOOD OH 44107

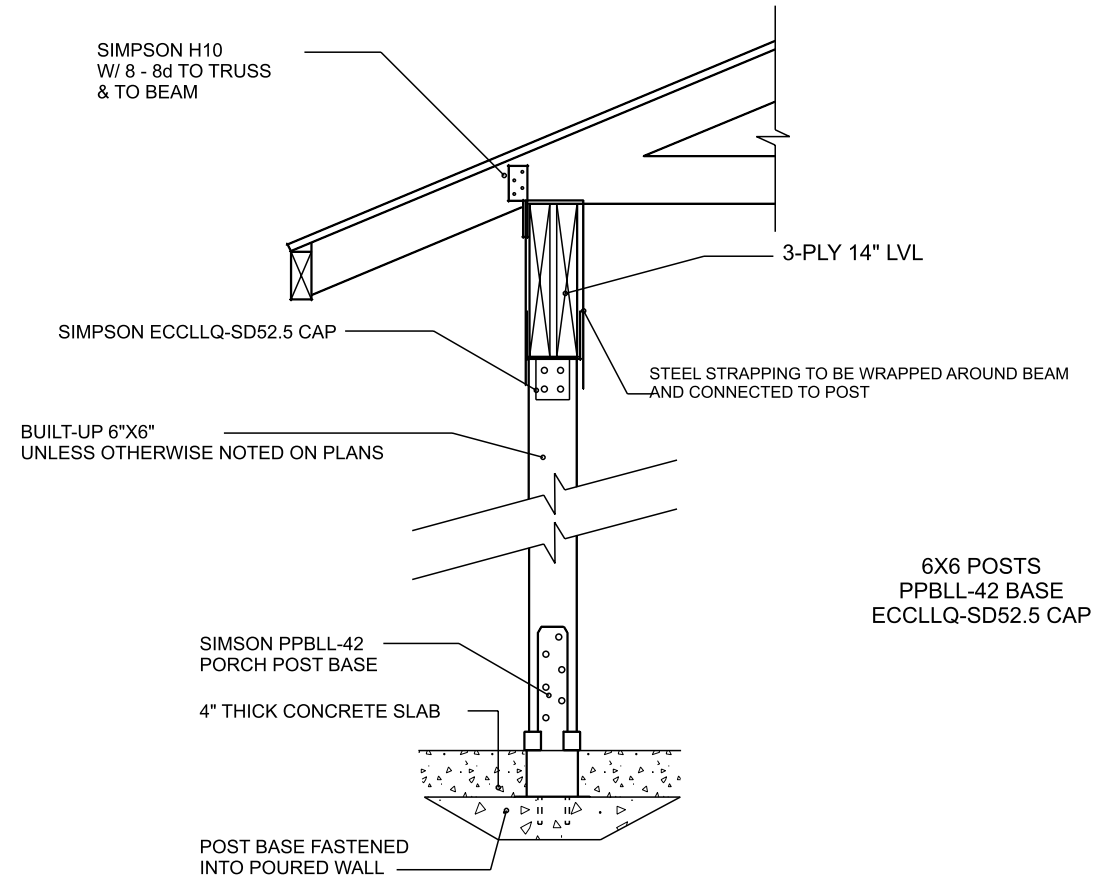
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SCALE: 1/8" = 1'-0"
DATE: 4/11/2023

PAGE: **10**
SECTIONS 2X6



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www.oldworldclassics.com

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North Canton, OH 44720



**COVERED PORCH
CONNECTIONS DETAIL**

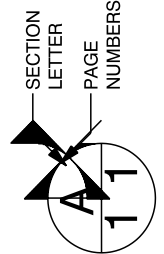
THE TOMALLO RESIDENCE

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DRAWN BY:
 SCALE: 1/4" = 1'-0"
 DATE: 4/11/2023

PAGE: **11**

ADDITIONAL DETAILS



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GENERAL CONSTRUCTION NOTES

MISCELLANEOUS:

FOR ANY ELEMENTS OF CONSTRUCTION NOT SPECIFICALLY NOTED ON THESE PLANS, COMPLY WITH THE LATEST EDITION OF THE OBOA RESIDENTIAL CODE OF OHIO, UNLESS LOCAL BUILDING AND ZONING DEPARTMENTS ADHERE TO A SPECIFIC EDITION.

TRUSSES:

ALL TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER WITH DETAIL DRAWINGS DESCRIBING TRUSS LAYOUTS AND LOAD CALCULATIONS USED TO DESIGN THE TRUSSES. 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.

LIVE LOADS:

IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO VERIFY THAT ALL POINT LOADS TRANSFER TO THE FOUNDATION OR SPECIFIED BEARING LOCATIONS. STRUCTURE SHALL BE DESIGNED TO RESIST MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS PER RCO. 301.5

CONCRETE:

ALL CONCRETE SHALL COMPLY WITH ACI 318-08: "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318-03: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. ALL EXTERIOR CONCRETE SHALL BE AIR-TRAINED PER RCO SECTION 402.2.

LUMBER:

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. PER RCO 502.1

TYP. SPF #2 OR BETTER Fb.....875 PSI

WALL STUDS SHALL BE A MINIMUM OF 2X6'S @ 16" O.C. AND SHALL BE ONE PIECE FULL HEIGHT AND A MINIMUM OF (2) STUDS AT EACH SIDES OF ALL OPENINGS THROUGH ALL WALLS UNLESS NOTED OTHERWISE

ALL EXTERIOR WALLS TO HAVE VAPOR BARRIER PER RCO 601.3
ALL EXTERIOR WALLS TO HAVE WATER RESISTANT BARRIER PER RCO 703.2
ALL WALL COVERINGS SHALL BE CAPABLE OF RESISTING WIND LOADS IN ACCORDANCE WITH TABLES 301.2(2) AND 301.2(3) PER RCO 703.1.2.

REFER TO THE TYPICAL WALL SECTION FOR SUBFLOOR AND ROOF SHEATHING THICKNESS AND MATERIAL TYPES.

BUILDING THERMAL ENVELOPE:

THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION PER RCO. 1102.4.1. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSIONS AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:

- ALL JOINTS, SEAMS, AND PENETRATIONS
- SITE-BUILT WINDOWS, DOORS, AND SKYLIGHTS
- OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMINGS
- UTILITY PROTECTIONS
- DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE
- KNEE WALLS
- WALLS & CEILINGS SEPARATING THE GARAGE FROM CONDITIONED SPACES
- BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
- ATTIC ACCESS OPENINGS
- OTHER SOURCES OF INFILTRATION

GENERAL CODE REQUIREMENTS

REFERENCE SECTIONS 1061.3 AND CHAPTER 44 OF THE RESIDENTIAL CODE OF OHIO

ROOFS:

ROOF SHINGLES SHALL BE APPLIED OVER A MINIMUM OF ONE POLY OF #15 FELT SHALL BE LAID PARALLEL TO THE EAVES, WITH A 2" TOP LAP AND 4" END LAP. FOR A ROOF WITH A 4/12 OR LESS PITCH REFER TO RCO SECTION 905.2. ICE GUARD AND WATERSHIELD AT ALL EAVES AND VALLEYS.

ATTICS:

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.

MECHANICALS:

ALL PLUMBING, ELECTRICAL, HEATING AND COOLING SYSTEMS SHALL COMPLY WITH ALL ORDINANCES SET FORTH BY THE LOCAL GOVERNING BUILDING AND ZONING DEPARTMENTS. PLUMBING SHALL ALSO COMPLY WITH THE OHIO PLUMBING CODE. ELECTRICAL SHALL ALSO COMPLY WITH THE NATIONAL ELECTRIC CODE AND THE 2013 RESIDENTIAL CODE OF OHIO.

SMOKE & CARBON DETECTORS:

ALL SMOKE & CARBON DETECTORS SHALL BE HARDWIRED & INTERCONNECTED WITH A BATTERY BACK-UP. THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE BUILDING PER RCO. 314.3 AND 315.1

FIRESTOPPING:

SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: CONCEALED SPACES OF STUD WALLS AND PARTITIONS AT THE CEILING AND FLOOR, OR ROOF LEVELS. AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS OVER CABINETS, DROP CEILINGS, ETC. ALSO AROUND VENTS, PIPES, AND CHIMNEYS AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTABLE MATERIALS.

INSULATION:

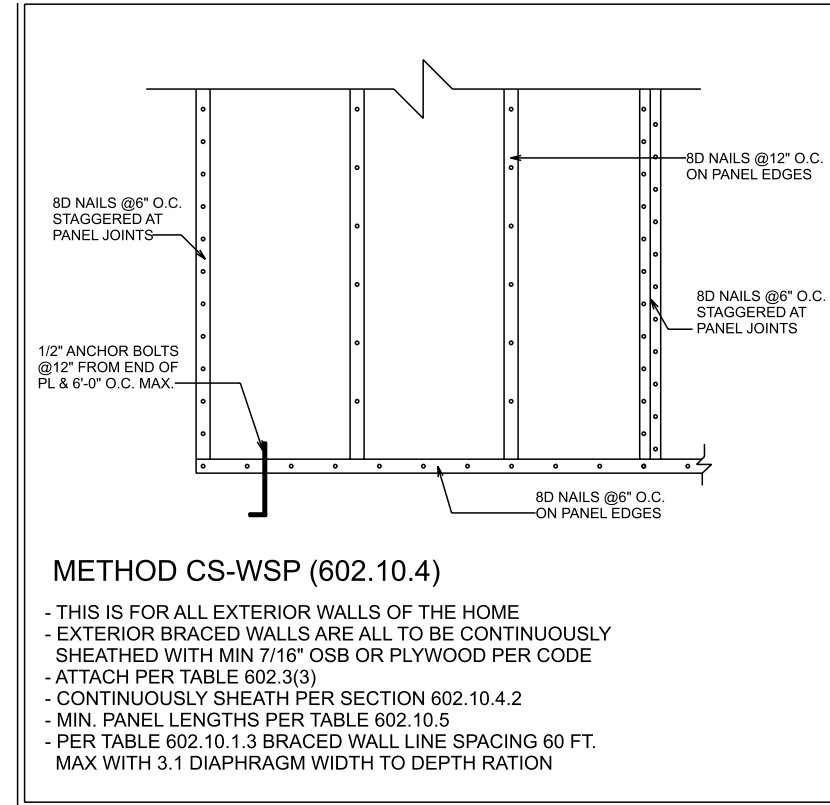
INSULATION SHALL BE INSTALLED AND ALSO COMPLY WITH ALL MINIMUM ORDINANCES SET FORTH BY THE LOCAL GOVERNING BUILDING AND ZONING DEPARTMENTS. REFER TO THE TYPICAL WALL SECTIONS FOR R-VALUES AND LOCATIONS.

SHEATHING:

EXTERIOR WALLS & ROOF SHALL BE CONTINUOUSLY SHEATHED WITH MIN. 7/16" OSB OR PLYWOOD PER SECTION 602.10 NAILED W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

FIREPLACES:

ALL CHIMNEYS AND FIREPLACES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF 2013 RCO AND INSTALLED PER THE ORDINANCES SET FORTH BY THE LOCAL GOVERNING BUILDING AND ZONING DEPARTMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO VERIFY THE ROUGH-OPENING DIMENSIONS FOR ALL PRE-FAB FIREPLACES WITH THE ACTUAL UNIT TO BE INSTALLED, PRIOR TO FRAMING.



BRACED WALL PANELS (NOT TO SCALE)

STAIR REQUIREMENTS:

MIN. STAIR WIDTH EXCLUDING WALL HANDRAIL.....	3'-0"
MINIMUM TREAD DEPTH.....	9"
MAXIMUM RISER HEIGHT.....	8-1/4"
MAXIMUM VARIANCE IN RISER HEIGHT.....	3/8"
MAXIMUM NOSING PROJECTION.....	1"
MINIMUM HEADROOM HEIGHT AT STAIR ANGLE.....	6'-8"
MINIMUM/MAXIMUM HANDRAIL HEIGHT.....	34" / 38"
MAXIMUM BALUSTER SPACING (CLEAR OPENING).....	<4"
MINIMUM GUARDRAIL HEIGHT AT STAIRS.....	34"
MINIMUM GUARDRAIL HEIGHT AT DECKS & BALCONIES.....	36"
MAXIMUM HAND GRIP WIDTH.....	2-1/4"
MINIMUM DISTANCE BETWEEN WALL AND HANDRAIL.....	1-1/2"

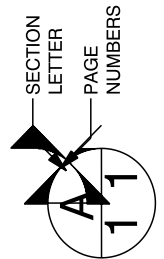
THE TOMALLO RESIDENCE

13429 CLIFF DRIVE
LAKEWOOD OH 44107

DRAWN BY: **AA**
SCALE: As Noted
DATE: 4/11/2023

PAGE: **12**

GENERAL NOTES



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BOARD OF ZONING APPEALS

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Application Cover Page

Docket No.: 04-06-23

Reference No.: BZA23-000010

Applicant Name: Susan Broadwater and Paul Beegan of Beegan Architectural Design

Project Address: 1077 Wilbert Rd.

Project Name:

Proposal: The demolition of the existing garage and the construction of a new garage which exceeds the allowable height. Property is located in the R1M Single Family Medium Density Residential District.

PROPERTY LINE (71')

30'-8"

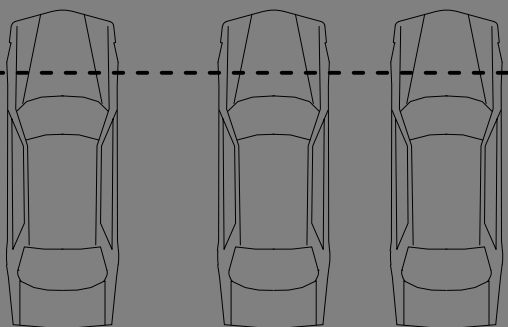
37'-4"

3'

3'

24'-0"

EXISTING GARAGE LOCATION



56'-0"±

1077 WILBERT AVENUE
PPN: 312-07-052

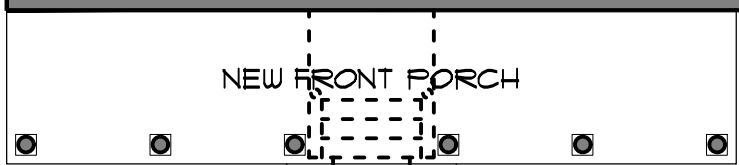
PROPERTY LINE (183')

PROPERTY LINE (183')

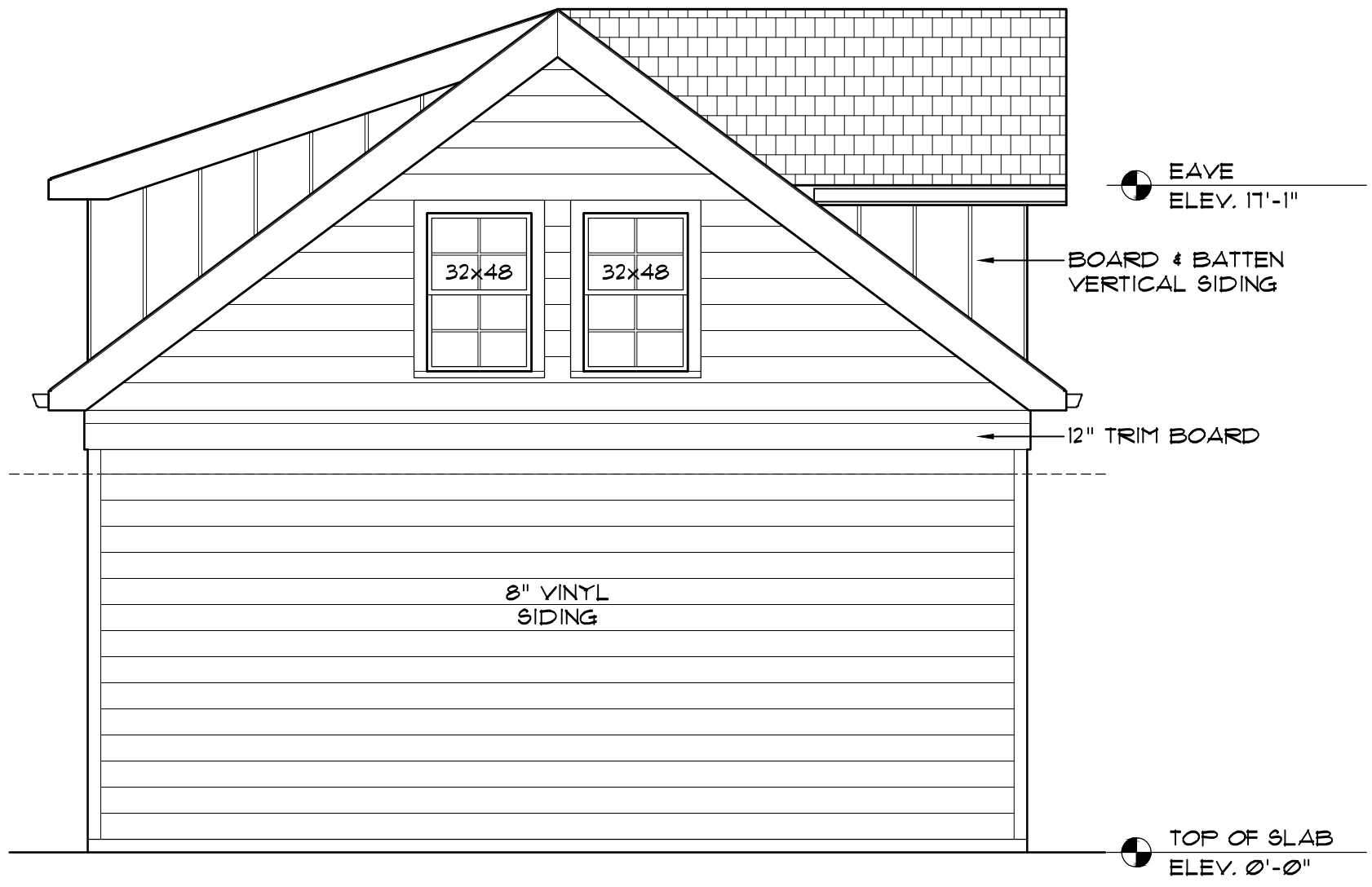
EXISTING HOUSE

8'-0"

NEW FRONT PORCH

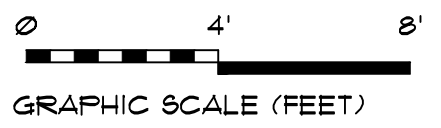
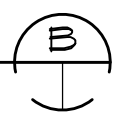


EXISTING DRIVE

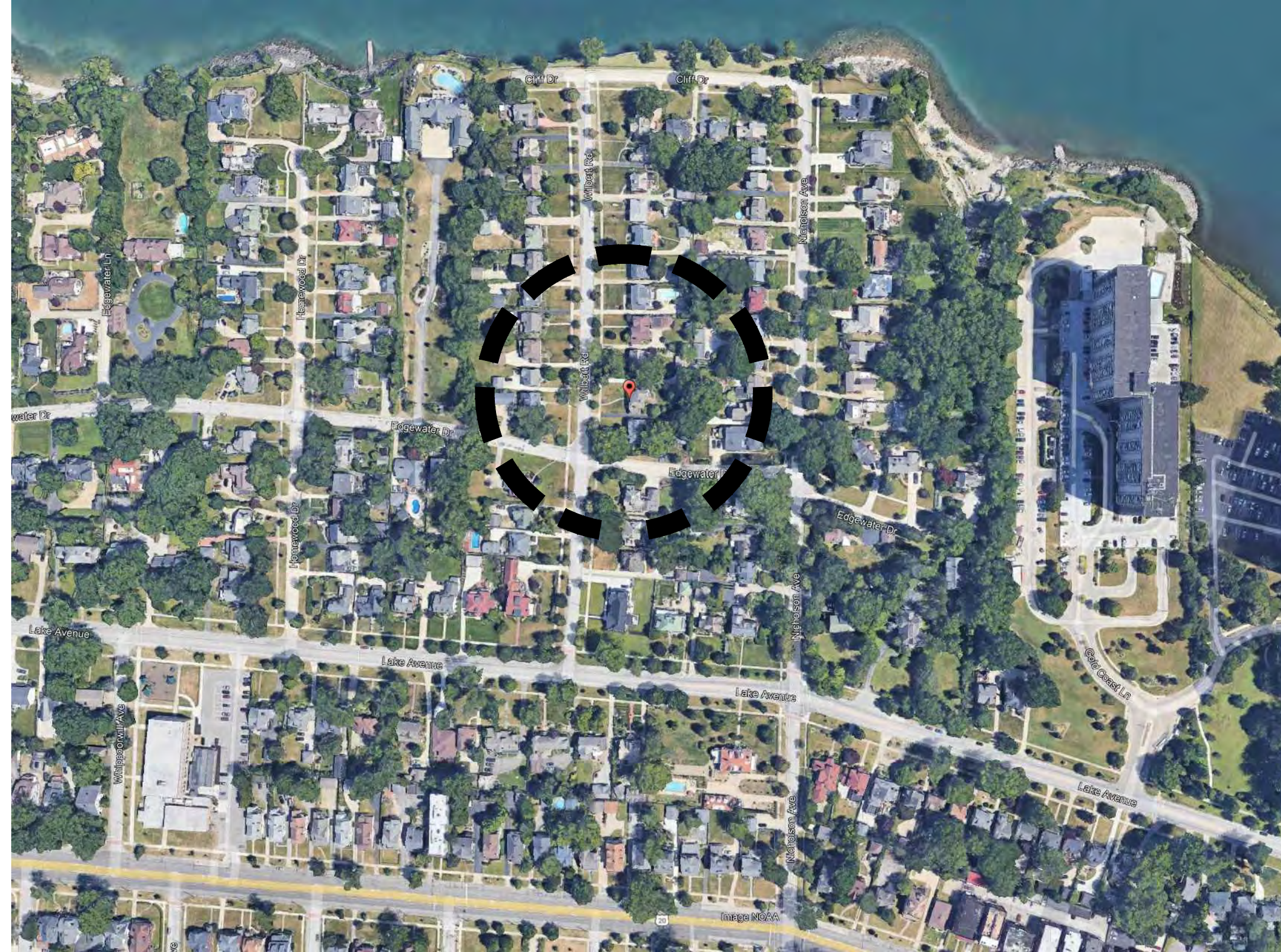


LEFT ELEVATION

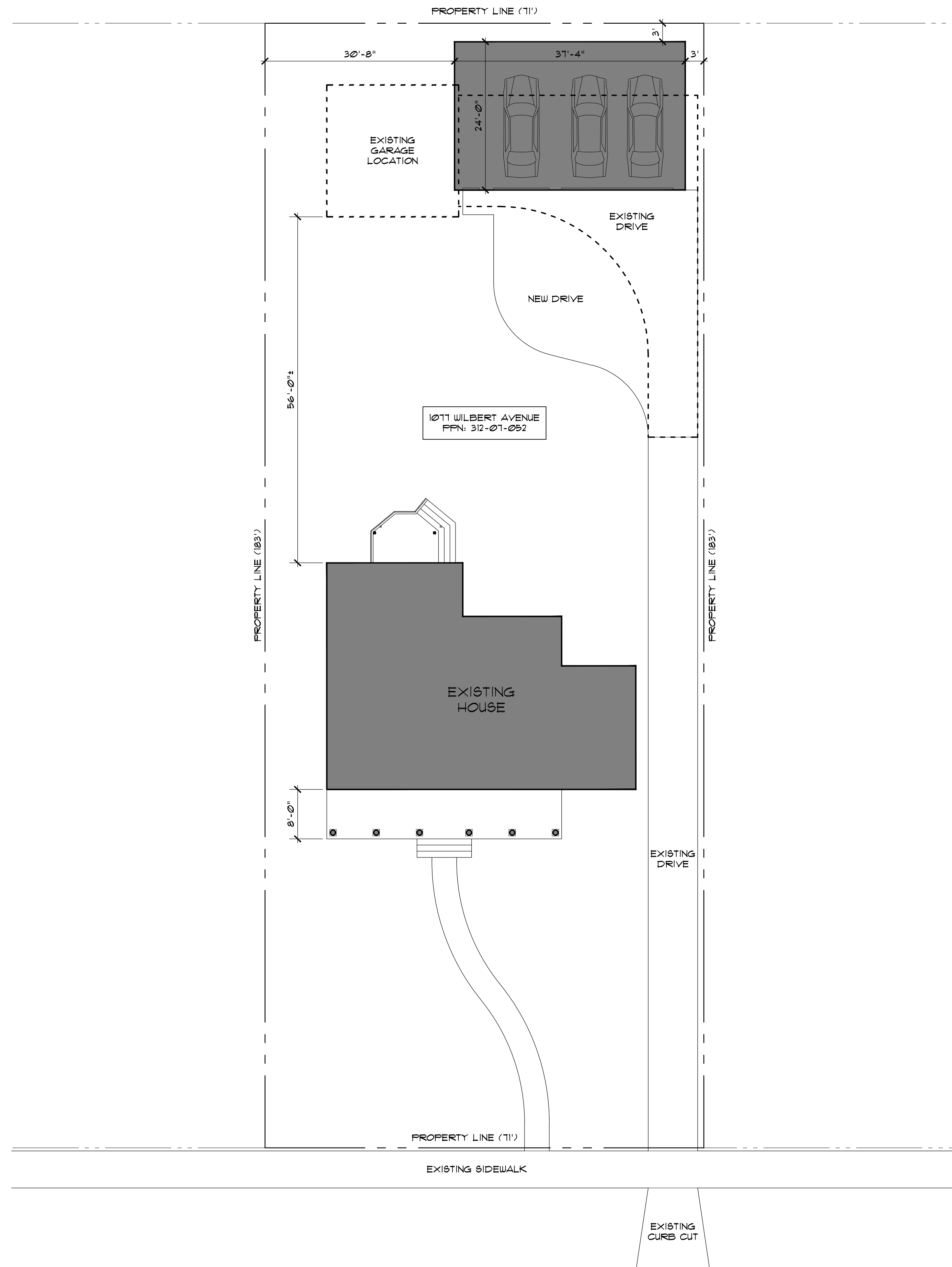
1/4" = 1'-0"



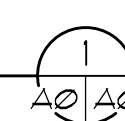
1077 Wilbert Road New Garage



SITE LOCATION MAP
N.T.S.



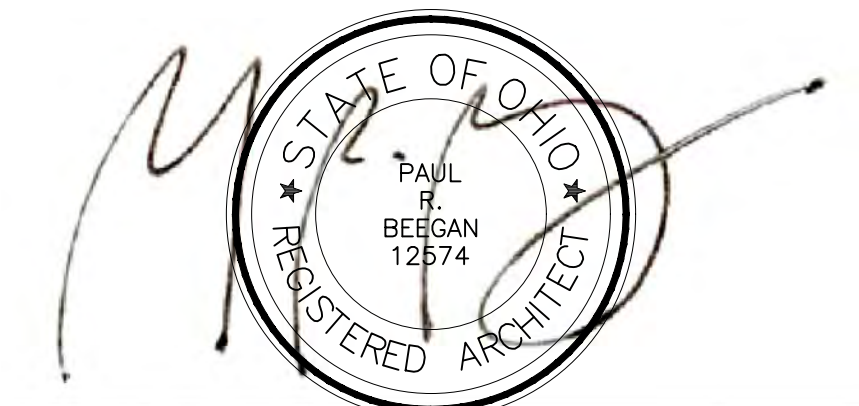
ARCHITECTURAL SITE PLAN
3/32" = 1'-0"



GRAPHIC SCALE (FEET)
0 10'-0" 21'-4"



ISSUE	DATE	DESCRIPTION
1	04.04.23	BZA
2	04.06.23	Revised BZA



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

BEEGAN
ARCHITECTURAL DESIGN

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LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 22-068

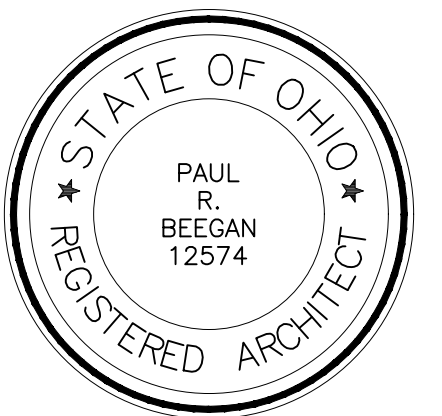
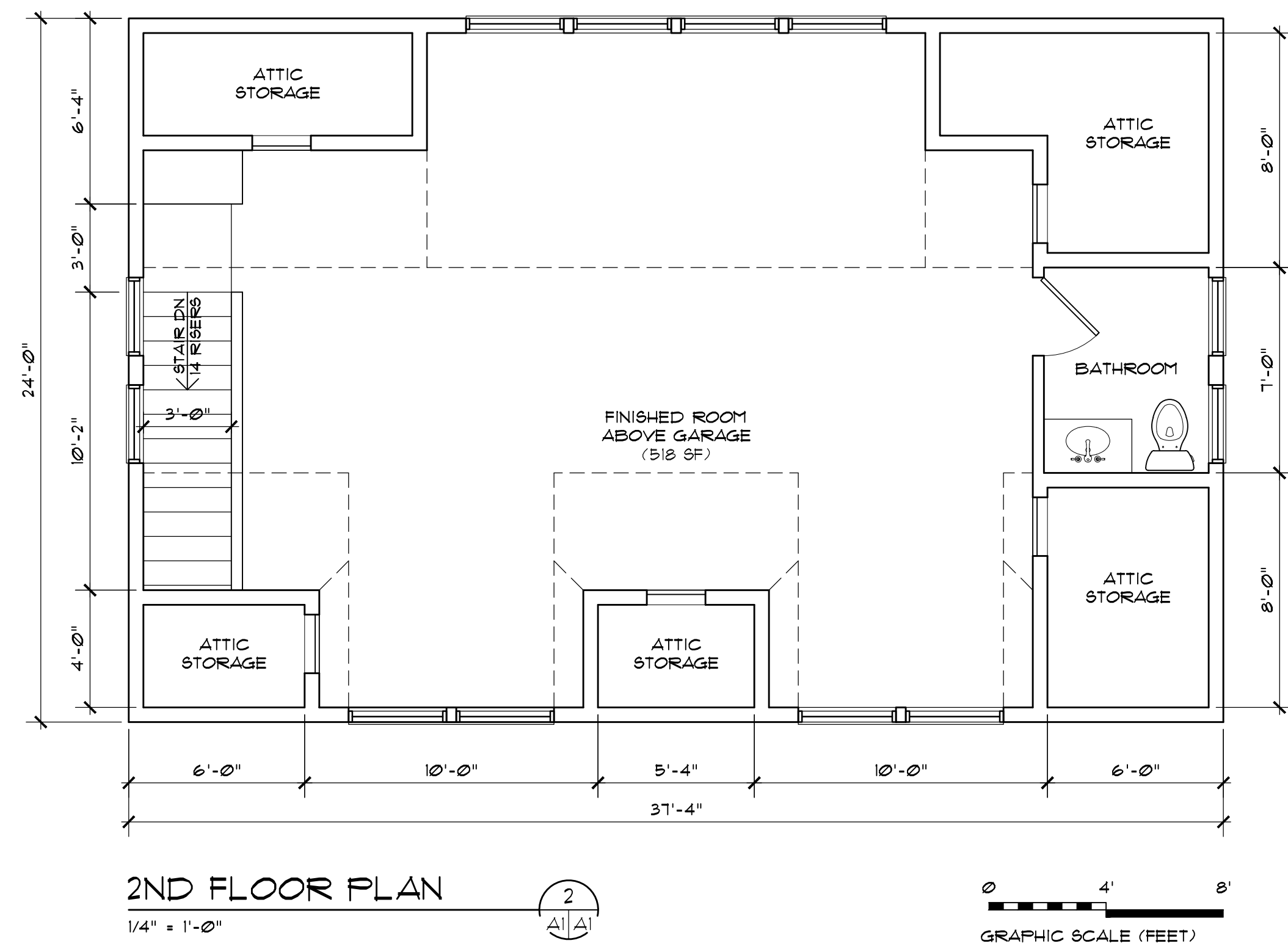
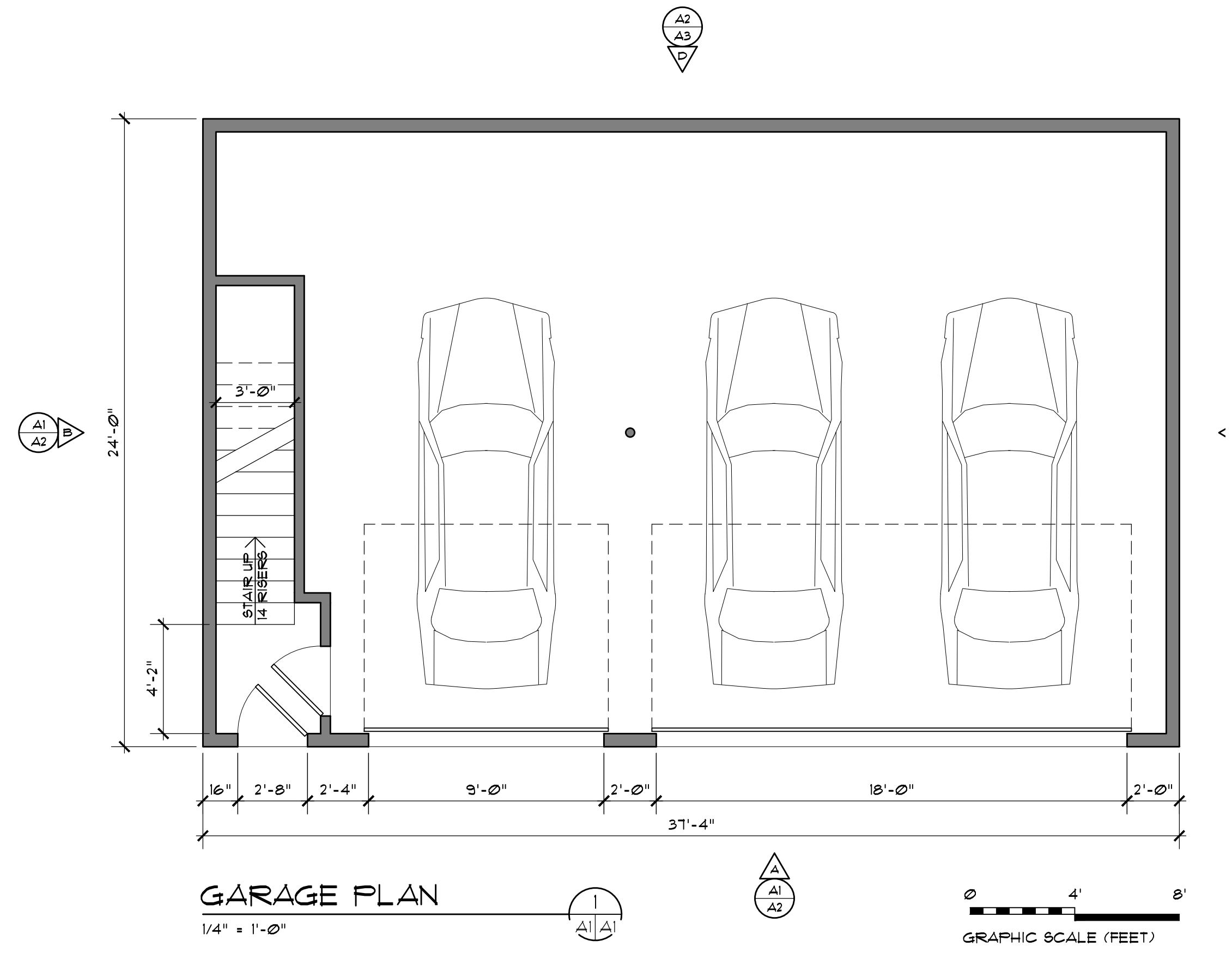
Manti Residence
Residential Renovations

1077 wilbert road
lakewood, ohio 44107

Architectural Site Plan

A0

ISSUE	DATE	DESCRIPTION
1	04.04.23	BZA
2	04.06.23	Revised BZA



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. 22-068

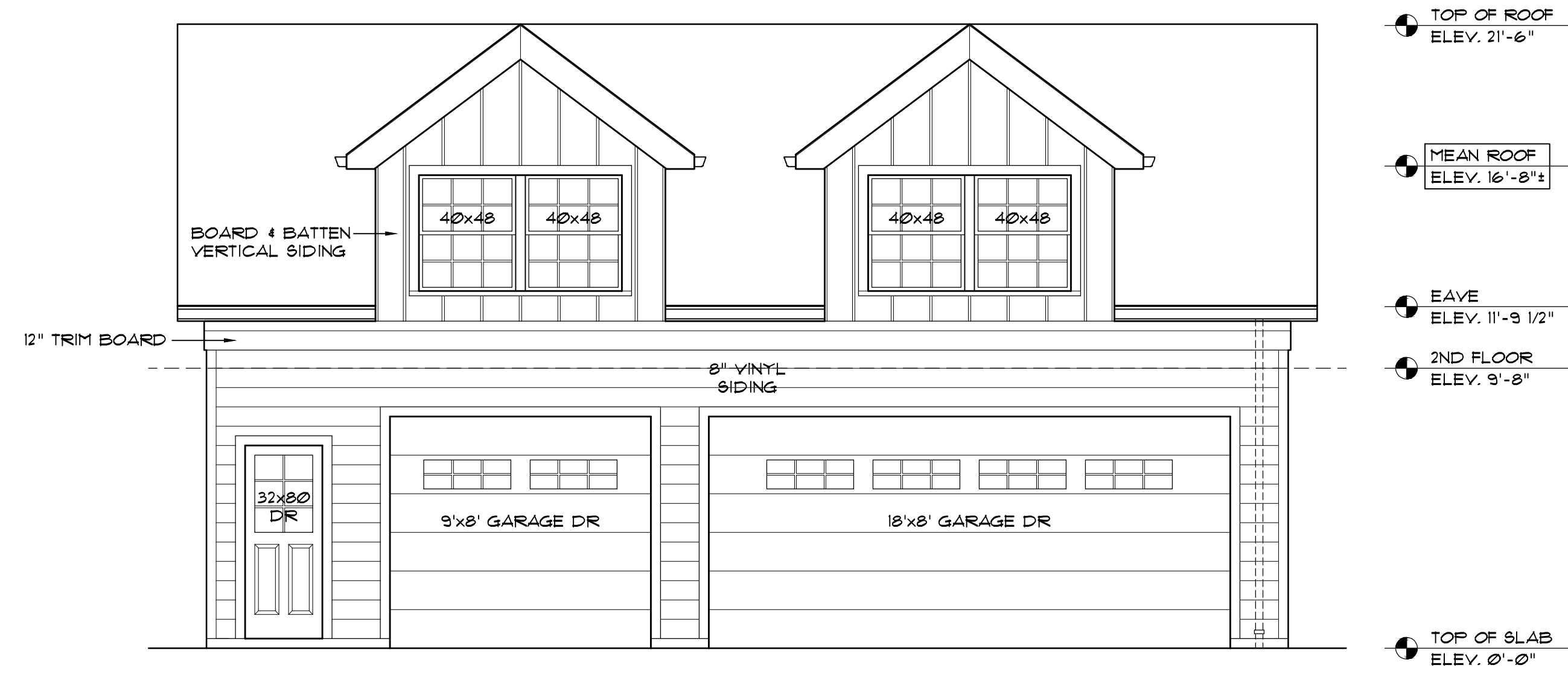
Manti Residence Residential Renovations

1077 wilbert road
lakewood, ohio 44107

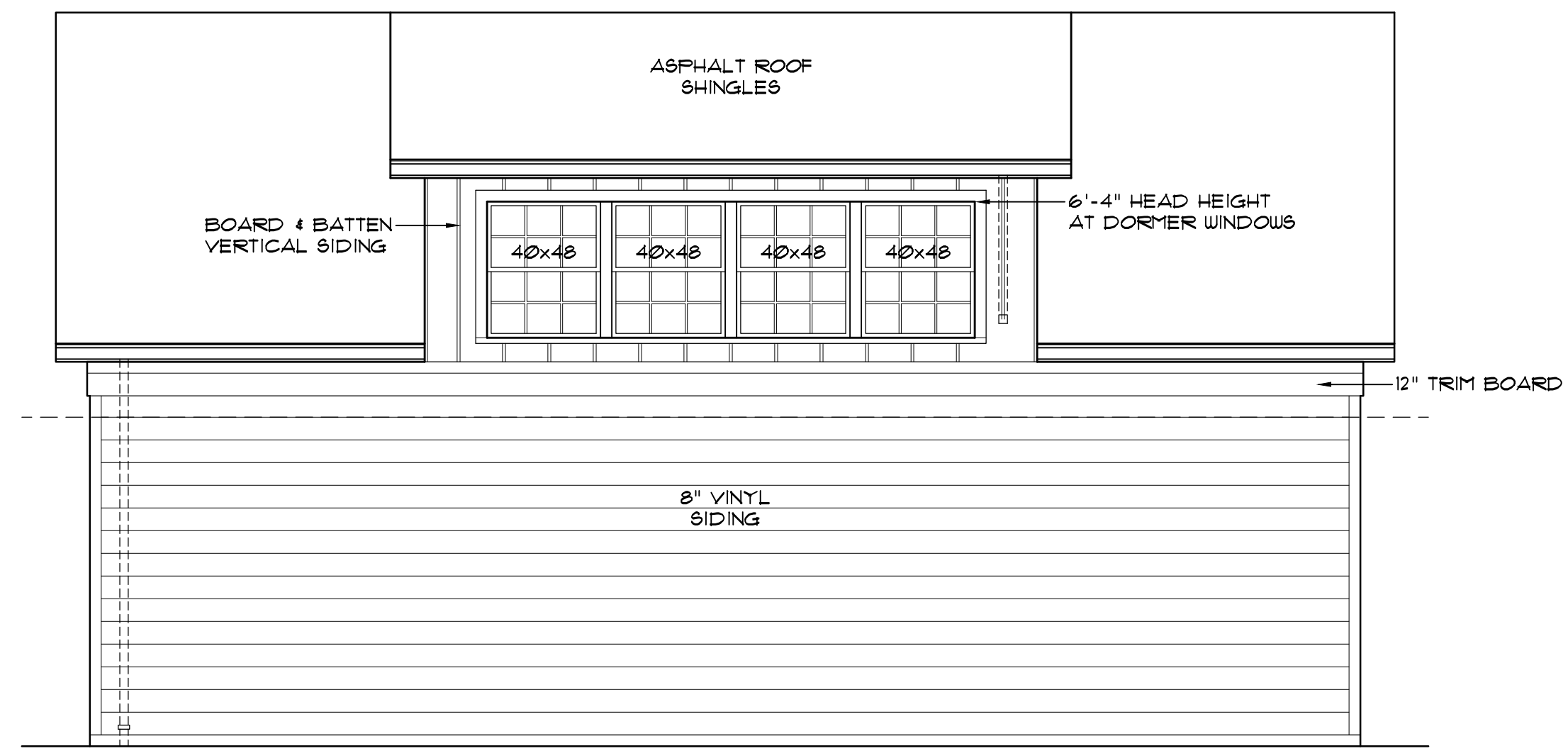
Floor Plans

A1

ISSUE	DATE	DESCRIPTION
1	04.04.23	BZA
2	04.06.23	Revised BZA



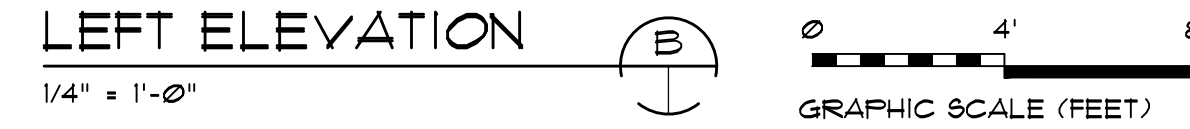
FRONT ELEVATION 'B'



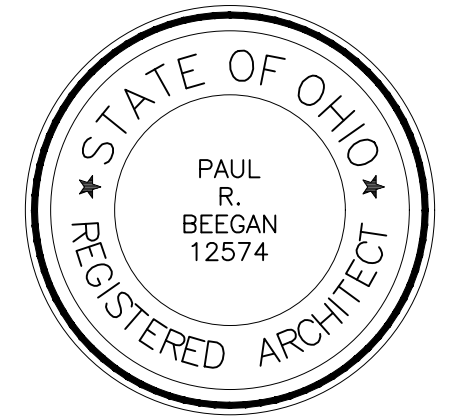
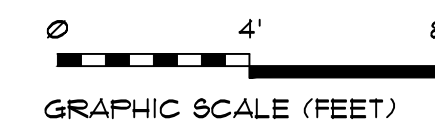
BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



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

BEEGAN

ARCHITECTURAL DESIGN

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project no. 22-068

Manti Residence Residential Renovations

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Exterior Elevations

A2



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Application Cover Page

Docket No.: 04-07-23

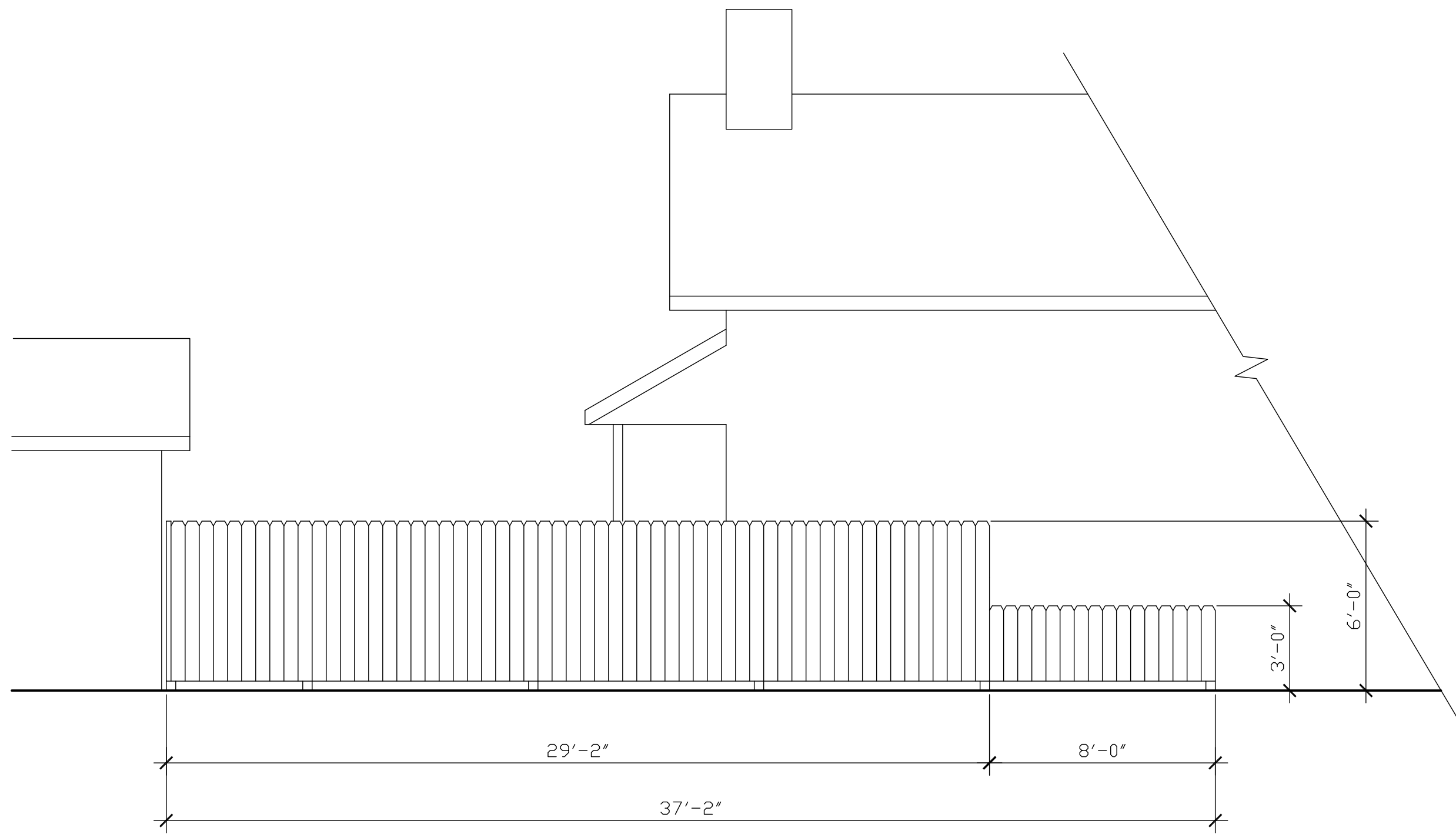
Reference No.: BZA23-000011

Applicant Name: Kevin Anderson

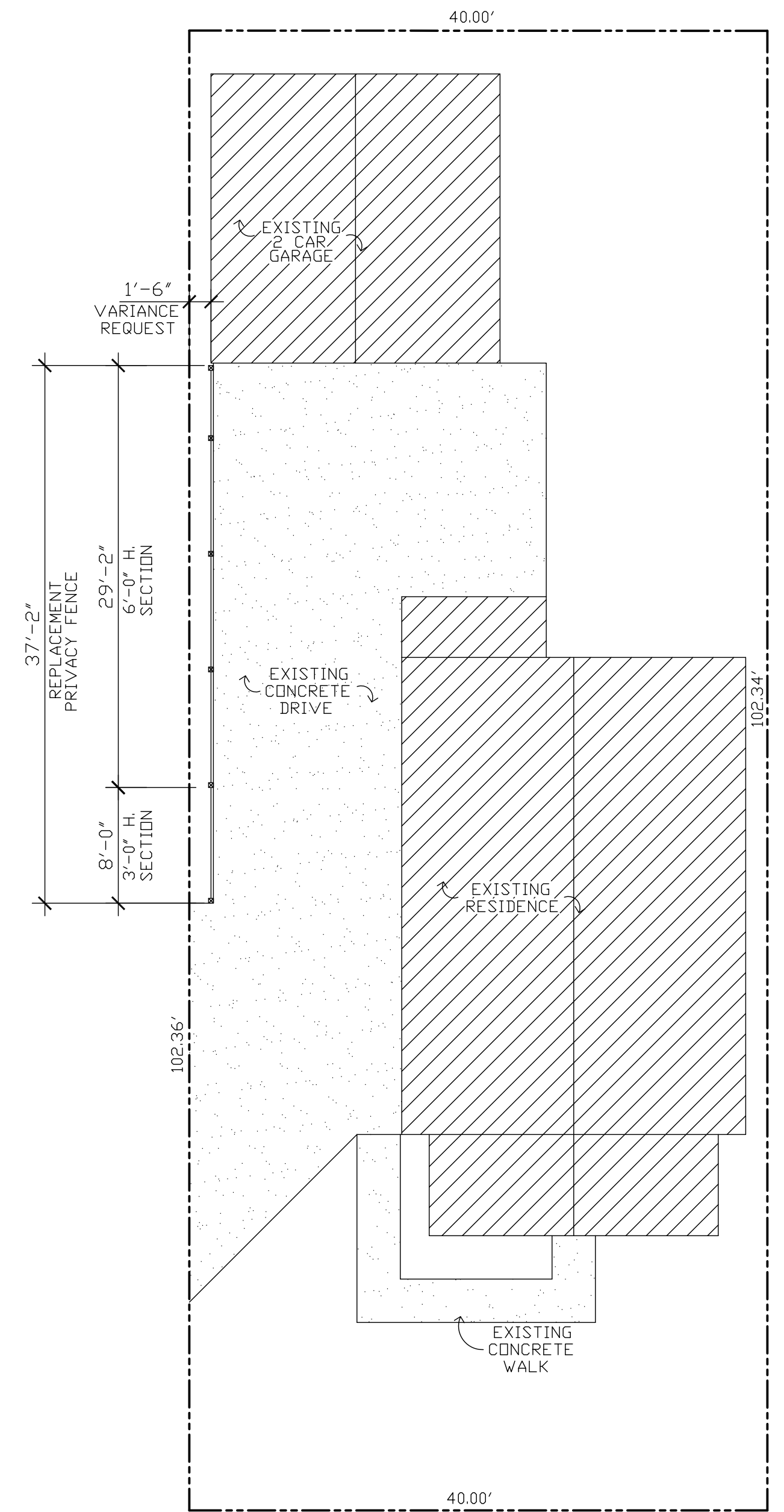
Project Address: 17836 Cannon Ave.

Project Name:

Proposal: The demolition of the existing fence and the construction of a new fence adjacent to the west property line. The property is a corner lot, and the west property line abuts Webb Cliff Drive. The requirement is for a fence to be placed 5 feet from the public right of way, The proposal places 29 feet 2 inches of 6-foot high wooden privacy fence 1.5 feet from the public right of way, and an 8-foot section of 36-inch-high wooden fence 1.5 feet from the public right of way. Property is located in the R2 Single- and Two-Family Residential District.



WEST ELEVATION



17836 CANNON AVENUE


40' R.O.W.

SITE PLAN



17839 Webb Cliff Dr

Lakewood, Ohio

 Google Street View

Aug 2019

[See more dates](#)





N/S Property line showing abutment to Webb Cliff.