



City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
MAY 15, 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 MARCH 20, 2025 MEETING
3. OPENING REMARKS

NEW BUSINESS

4. Docket No. 05-07-25
17879 Lake Rd.

Applicant Mark H. Reinhold of Mark Reinhold Architect for property owners Arvind Gounder and Lauren Graf proposes the construction of an addition to the principal structure and a one-story detached garage. The property is a corner lot in the R1L, Single-Family Low-Density District. (Page 3)

- Variance 1: Owner proposes the construction of an addition on the rear of the house. The required side yard setback is 10 feet, the proposed is at 5 feet 5 inches. Request a variance to reduce the permitted side yard setback total to 5 feet 5 inches as proposed. Pursuant to Schedule 1121.07 Minimum Yard Requirements for Principal Buildings (Ord. 91-95 Passed 10-07-1996)

- Variance 2: Owner proposes a to demolish the existing two-car garage and replace with a new detached garage. The garage on a corner lot may not be placed any closer to the street than the primary house on the abutting parcel, which in this instance is 52 feet 3 inches from the public right of way. Request a variance to place the front of the garage 35 feet 6 inches from the public-right -of way, a variance of 19 feet 9 inches as proposed. Pursuant to 1133.02(b) Structure in Front of Building Line (Ord. 91-95 Passed 10-07-1996)

**5. Docket No. 05-08-25
1256 Hall Ave.**

Applicant and property owner Olivia C. Kazimir proposes the construction of an uncovered rear deck attached to the rear of the home. The deck is 220 feet in area, at first floor grade and 26 feet from the rear property line. The property is located in the R2, Single- and Two-Family District. (Page 18)

- Variance 1: Owner proposes an unroofed patio deck that is 26 feet 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 26 feet, a variance of 4 feet, as proposed. Pursuant to section 1121.03 (d) Permitted Accessory Uses (Ord. 07-2023. Passed 11-20-23.)

**6. Docket No. 05-09-25
1605 Riverside Dr.**

Applicant and property owner Jordan Gallen Carter proposes the installation of a black four-foot aluminum fence along the Archdale Avenue side yard and a white treated four-foot fence with gated arbor in the northwest quadrant of the front yard. The property is in the R1L, Single-Family Low-Density District. (Page 27)

- Variance 1: Owner proposes 21 feet of black aluminum fence and 67 feet 7 inches of white picket fence in front of the building foundation on a corner lot, as proposed. Request a variance to permit, with a variance required for each of three sections with regard to distance from sidewalk, distance from foundation, height, length, and gate in the front yard, as proposed. Pursuant to section 1153.03(c)(2) Fence Placement and Types (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."



City of Lakewood
Board of Zoning Appeals

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Application Cover Page

Docket No.: 05-07-25

Reference No.: BZA 25-000014 and BZA25-000017

Applicant Name: Mark H. Reinhold, Mark Reinhold Architect

Project Address: 17879 Lake Rd..

Project Name: n/a

Proposal: The construction of an addition to the principal structure and a one-story detached garage. The property is a corner lot in the R1L, Single-Family Low-Density District.

Letter of Authorization

April 24, 2025

Board of Zoning Appeals

Lakewood, OH

To whom it may concern:

We, the owners of the property located at **17879 Lake Road, Lakewood, OH 44107**, hereby authorize **Mark Reinhold** to act on our behalf in all the proceedings involving the Board of Zoning Appeals including submitting applications for BZA review. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'L. Graf', with a large loop at the end.

(Lauren Graf)

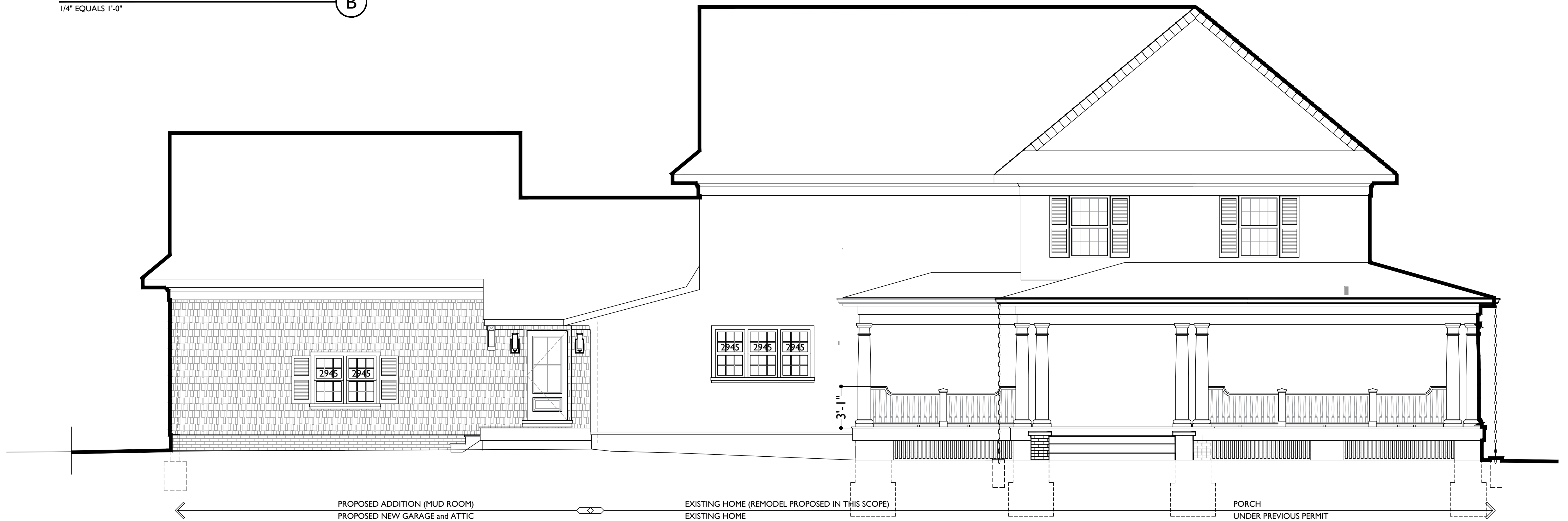
A handwritten signature in black ink, appearing to be 'Arvind Gounder', with a large loop at the end.

(Arvind Gounder)



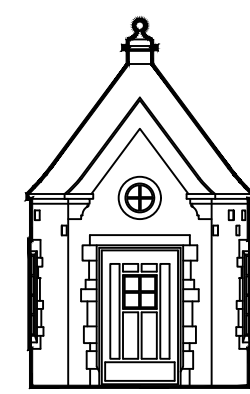
PROPOSED GARAGE AND MUD ROOM
EAST ELEVATION
 1/4" EQUALS 1'-0"

B



PROPOSED GARAGE AND MUD ROOM
NORTH ELEVATION
 1/4" EQUALS 1'-0"

A

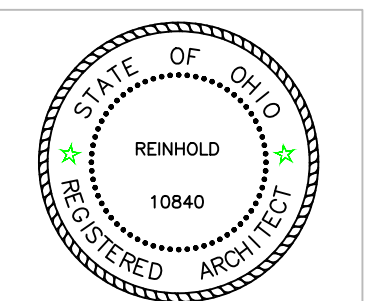


MARK REINHOLD architect

GRAF / GOUNDER RESIDENCE

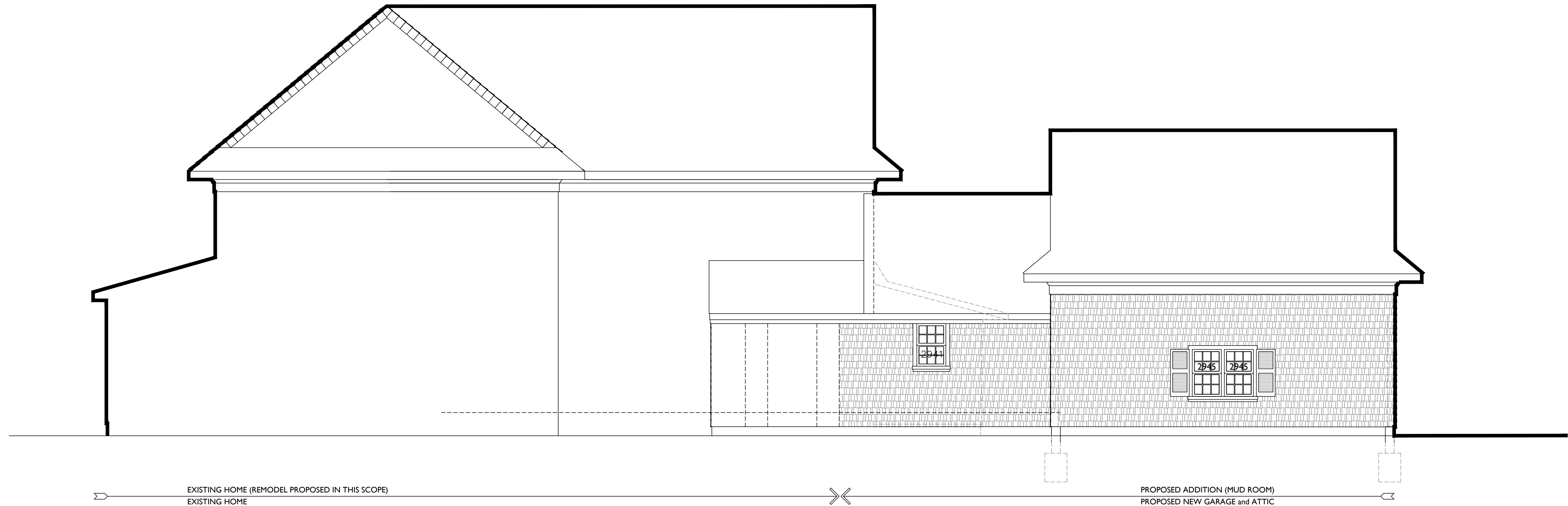
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

04/23/2025
 SCHEMATIC



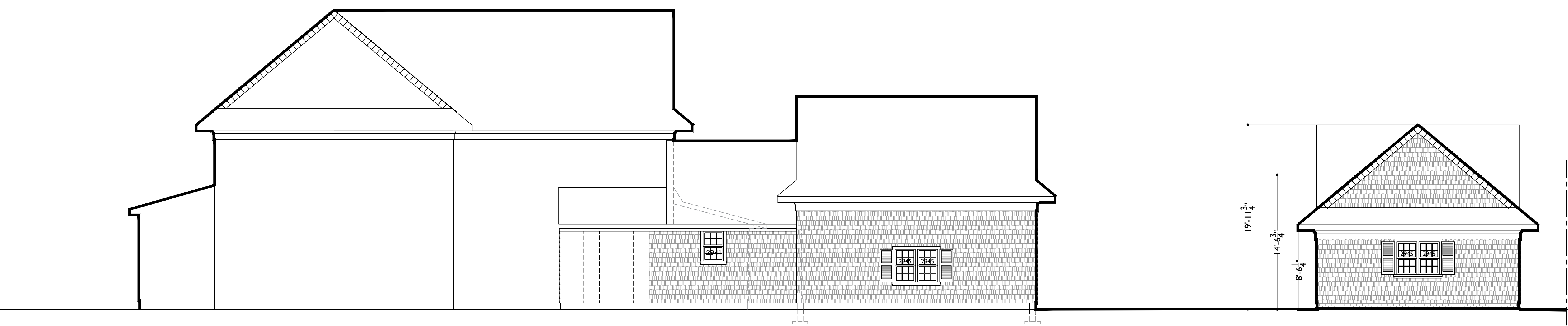
PRELIMINARY SK-1A

17879 LAKE ROAD, LAKEWOOD, OHIO 44107

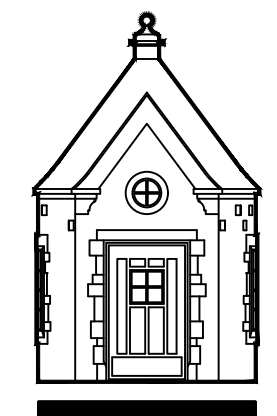
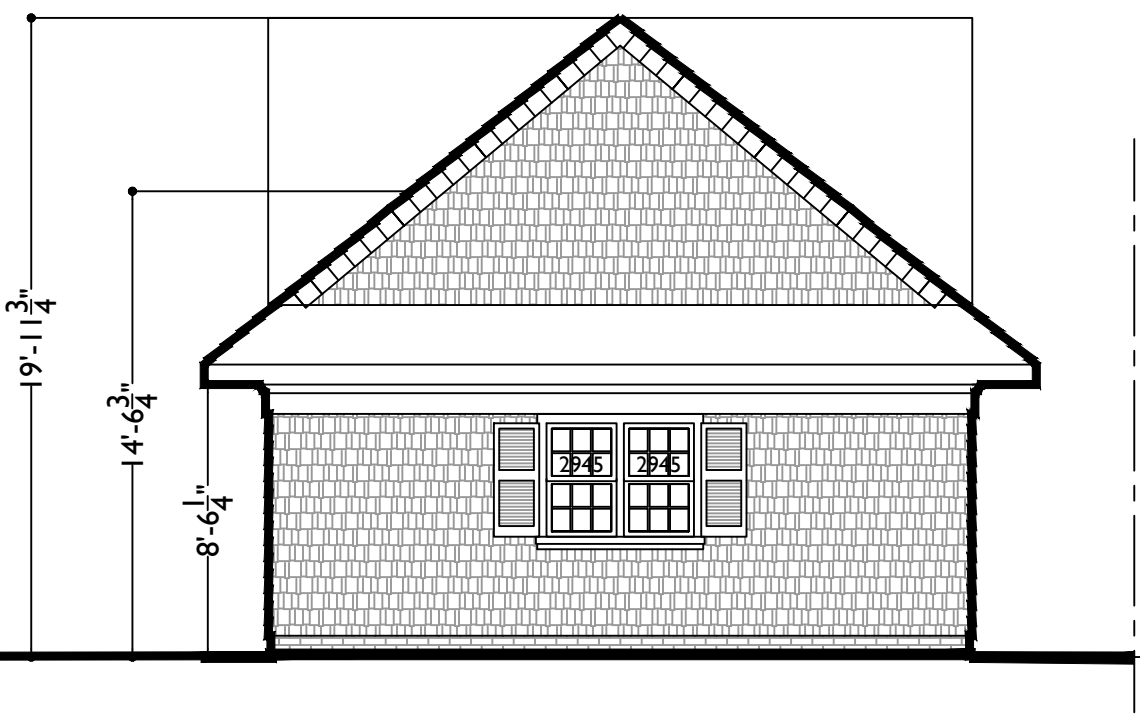


EXISTING HOME (REMODEL PROPOSED IN THIS SCOPE) PROPOSED ADDITION (MUD ROOM)
 EXISTING HOME PROPOSED NEW GARAGE and ATTIC

PROPOSED GARAGE AND MUD ROOM
SOUTH ELEVATION
 1/4" EQUALS 1'-0" (C)



PROPOSED GARAGE, MUD ROOM DETACHED GARAGE
SOUTH ELEVATION
 3/16" EQUALS 1'-0" (D)

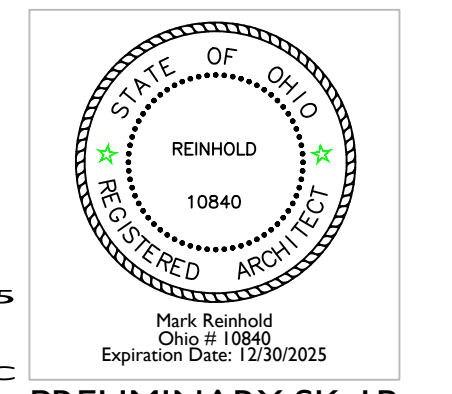


MARK REINHOLD architect

GRAF / GOUNDER RESIDENCE

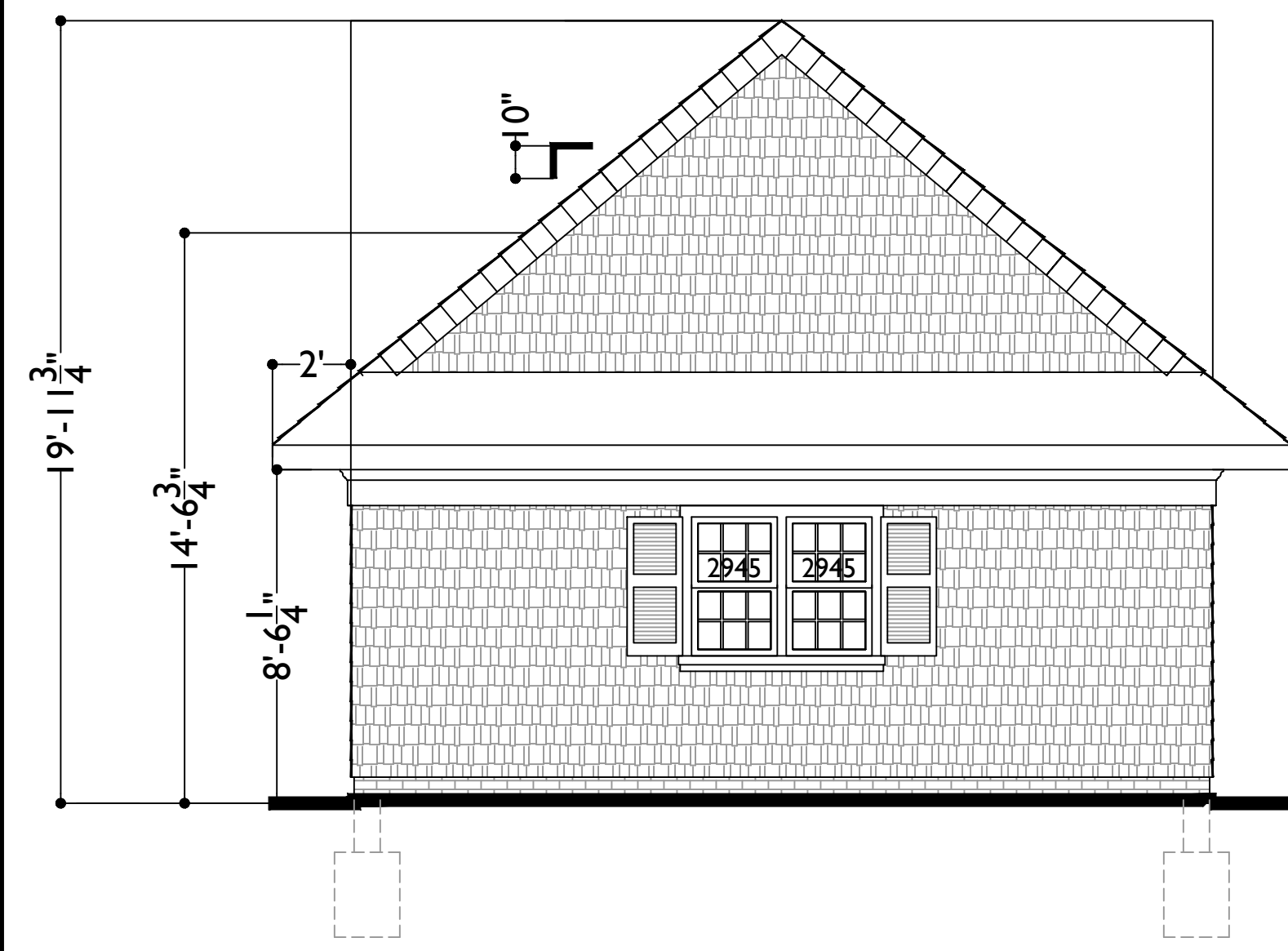
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

DATE: 04/23/2025
 SHEMATIC

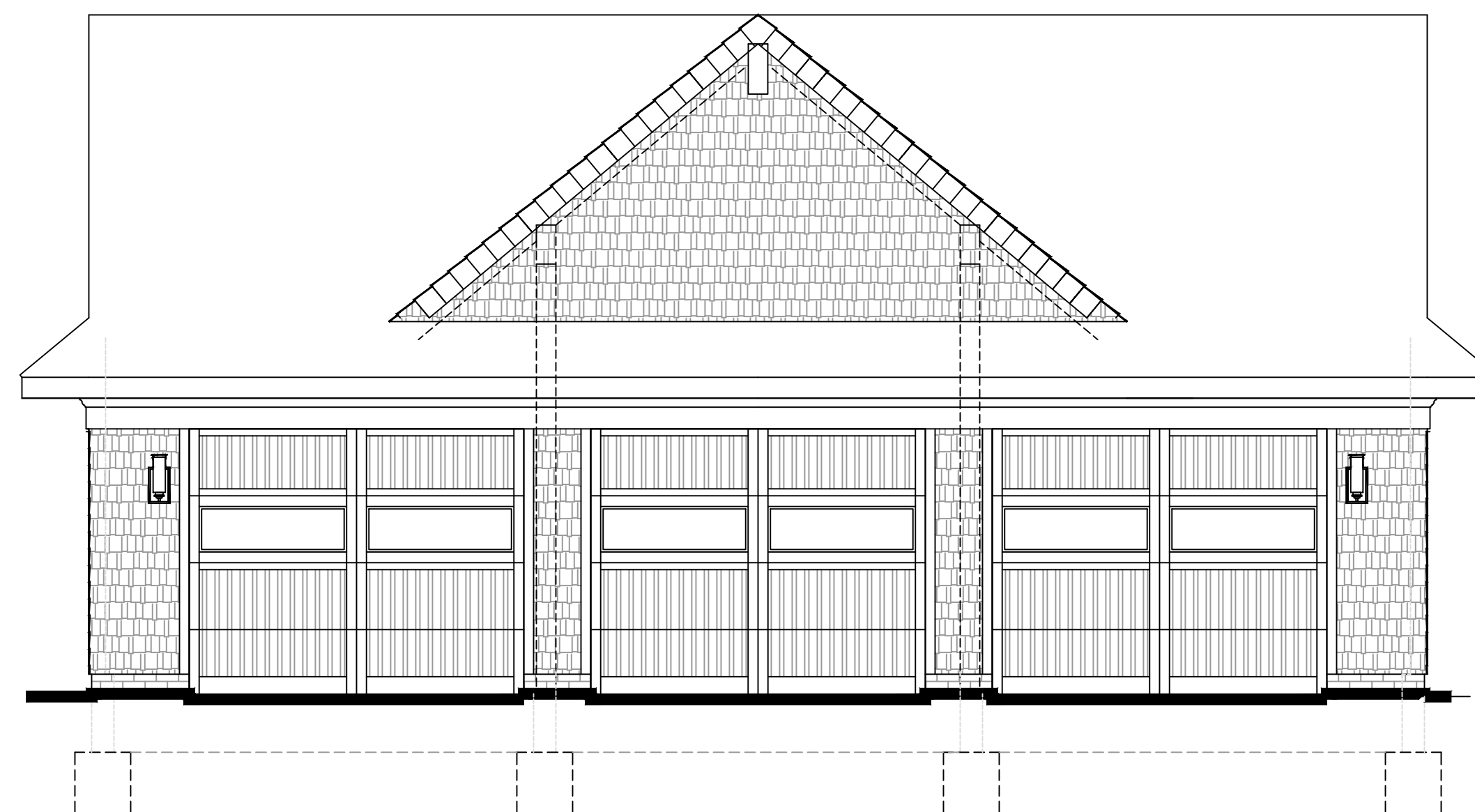


17879 LAKE ROAD, LAKEWOOD, OHIO 44107

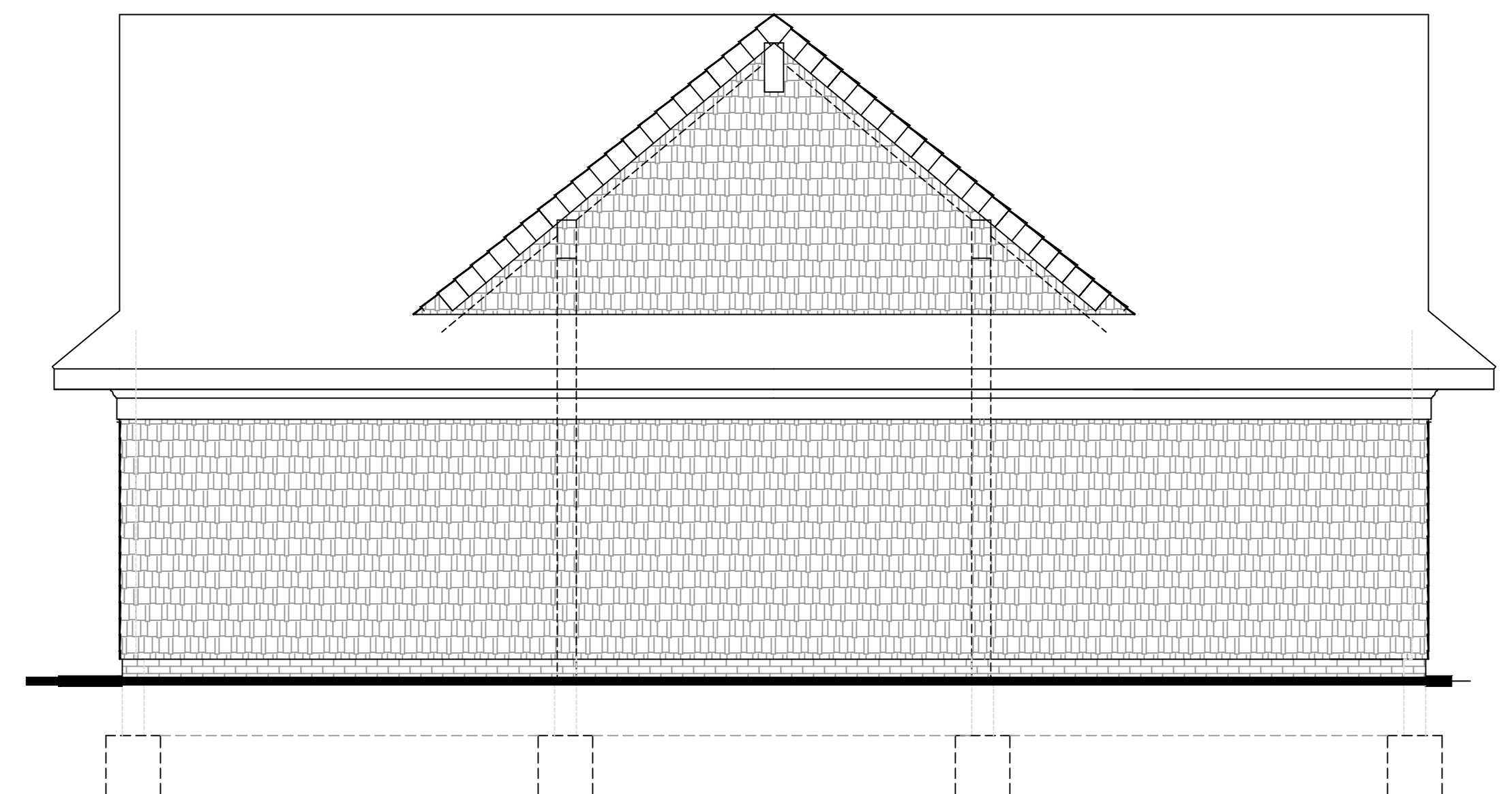
PRELIMINARY SK-1B



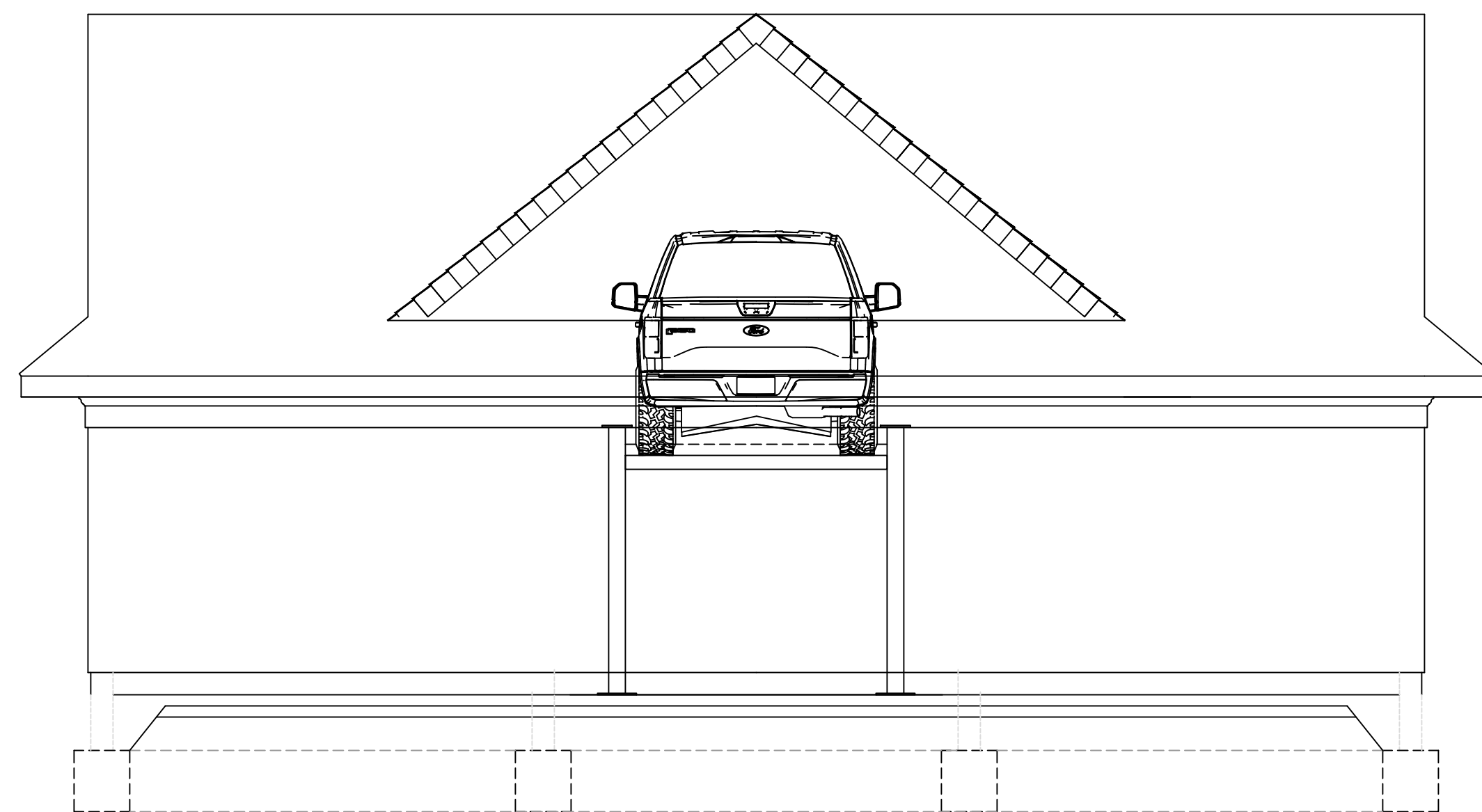
PROPOSED DETACHED GARAGE
NORTH and SOUTH ELEVATION (E)
 1/4" EQUALS 1'-0"



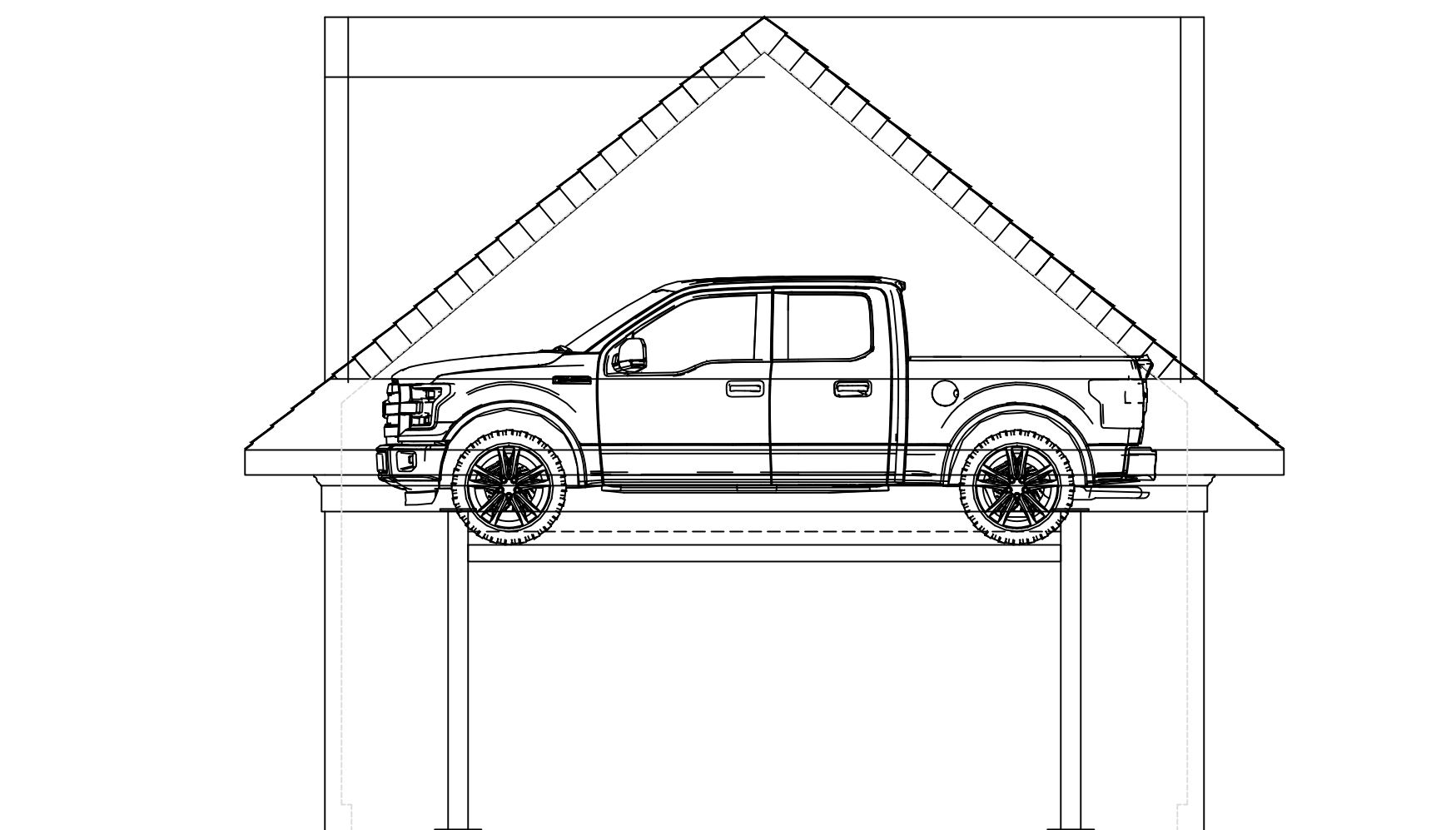
PROPOSED DETACHED GARAGE
WEST ELEVATION (F)
 1/4" EQUALS 1'-0"



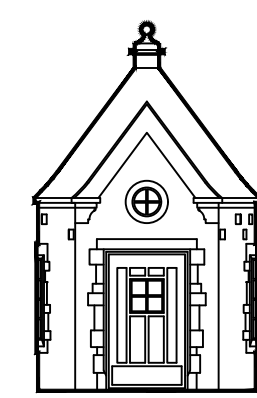
PROPOSED DETACHED GARAGE
EAST ELEVATION (G)
 1/4" EQUALS 1'-0"



PROPOSED DETACHED GARAGE
CAR LIFT SCHEMATIC SECTION (H)
 1/4" EQUALS 1'-0"



PROPOSED DETACHED GARAGE
CAR LIFT SCHEMATIC SECTION (I)
 1/4" EQUALS 1'-0"

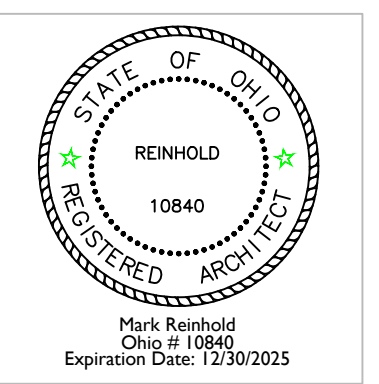


MARK REINHOLD architect

GRAF / GOUNDER RESIDENCE

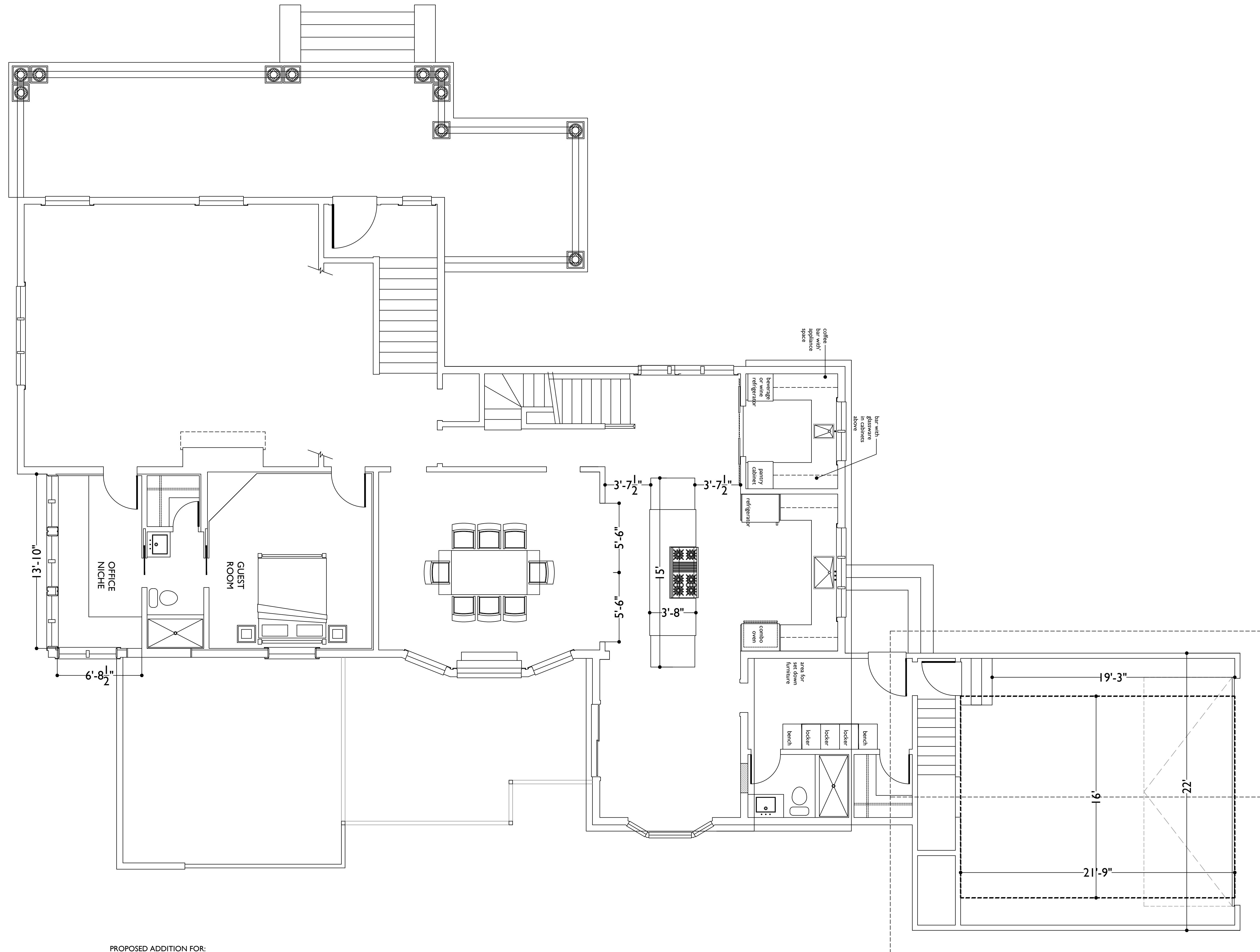
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

04/23/2025
 SCHEMATIC

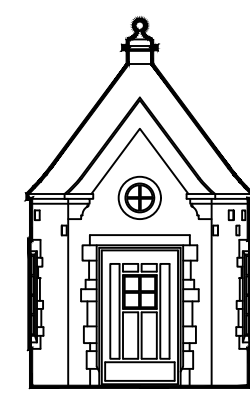


PRELIMINARY SK-1C

17879 LAKE ROAD, LAKEWOOD, OHIO 44107



PROPOSED ADDITION FOR:
GARAGE AND MUD ROOM
 1/4" EQUALS 1'-0"

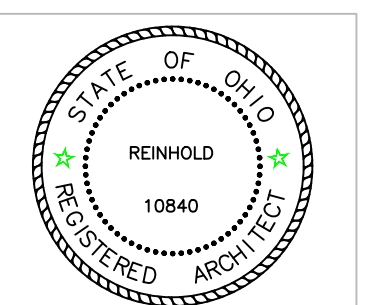


MARK REINHOLD architect

GRAF / GOUNDER RESIDENCE

1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

DATE: 04/23/2025
 SHEMATIC



PRELIMINARY SK-1D

17879 LAKE ROAD, LAKEWOOD, OHIO 44107

















City of Lakewood
Board of Zoning Appeals

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Application Cover Page

Docket No.: 05-08-25

Reference No.: BZA 25-000015

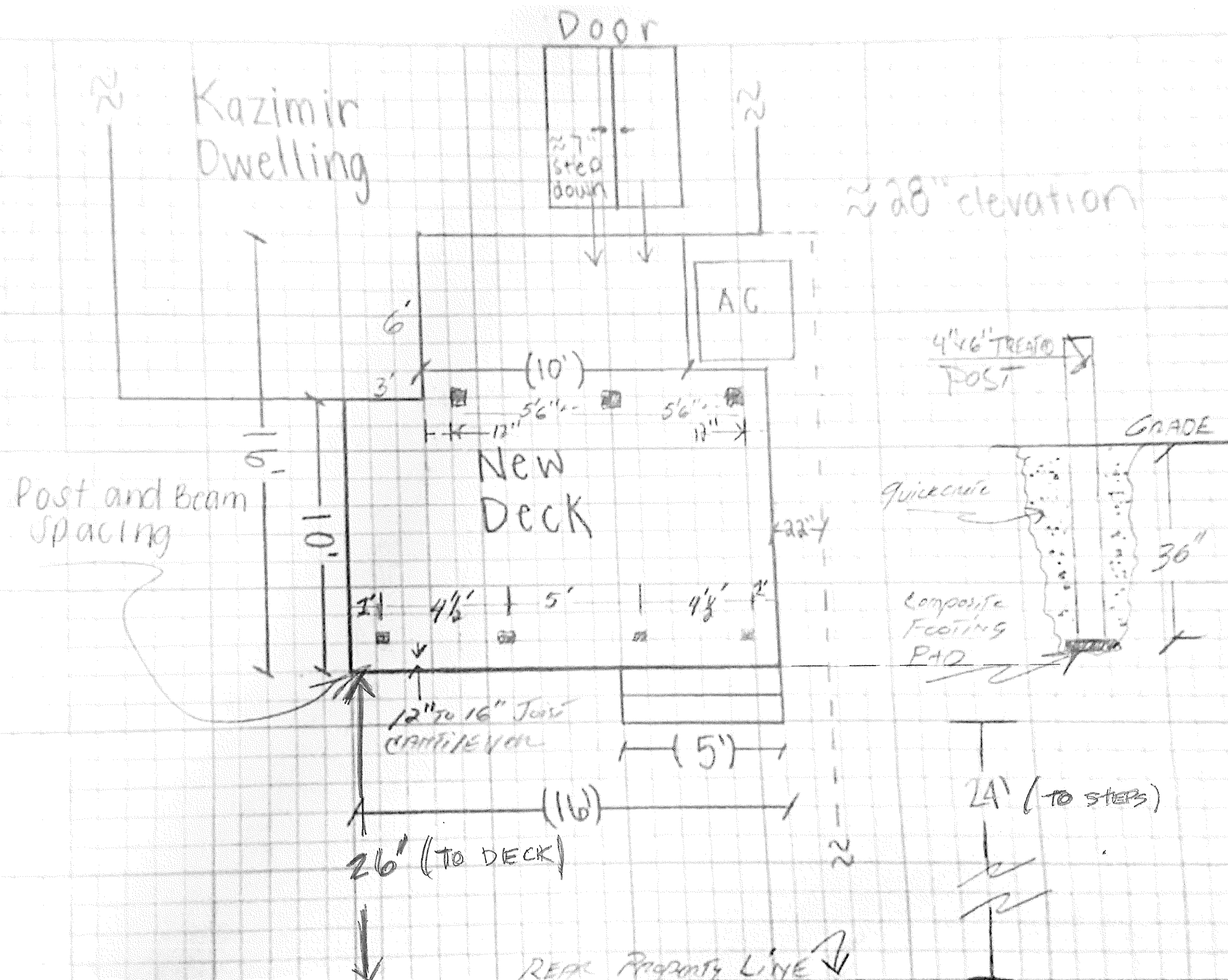
Applicant Name: Olivia C. Kazimir

Project Address: 1256 Hall Ave.

Project Name: n/a

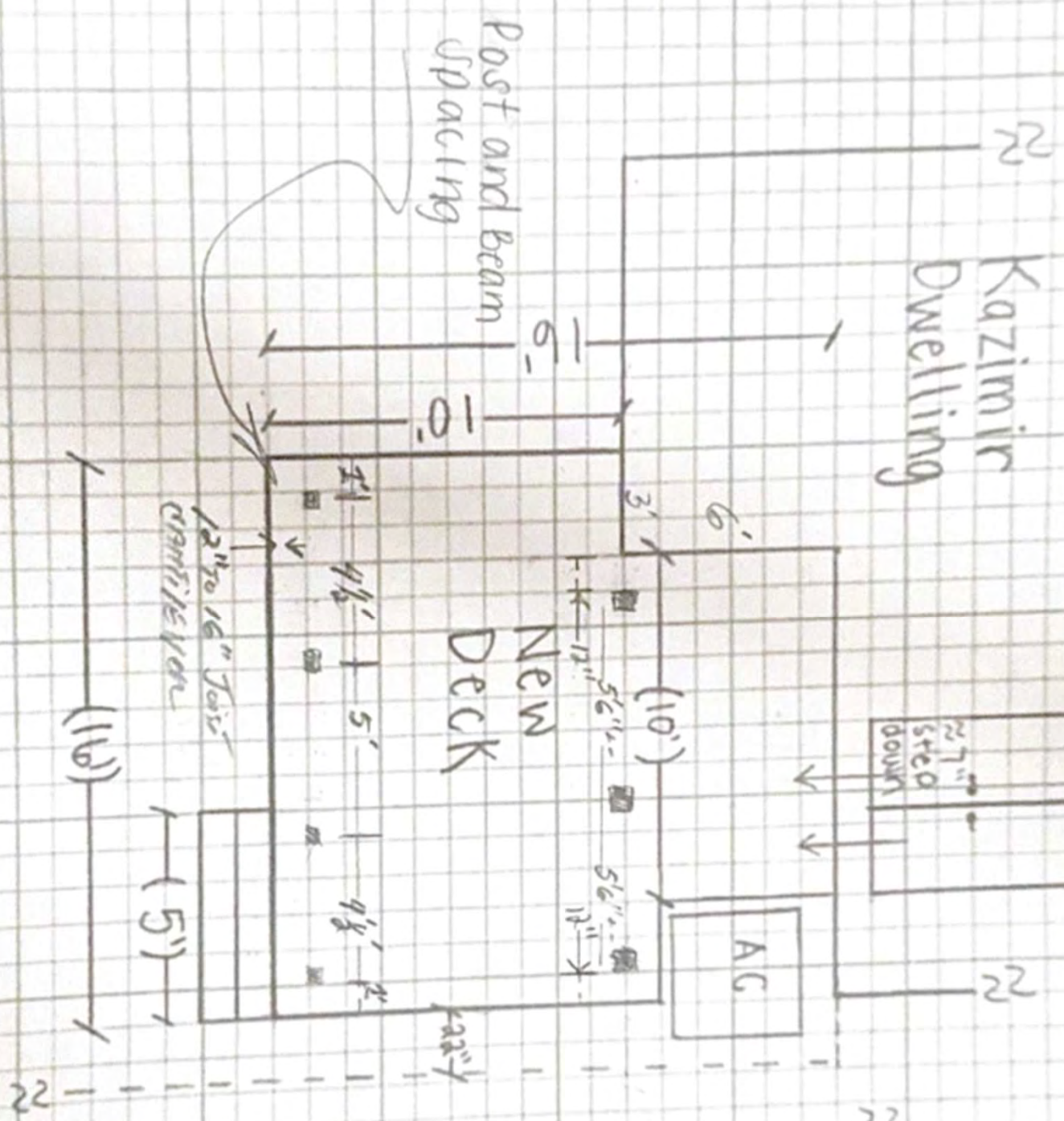
Proposal: The construction of an uncovered rear deck attached to the rear of the home. The deck is 220 feet in area, at first floor grade and 26 feet from the rear property line. The property is located in the R2, Single- and Two-Family District.

Handwritten signature in blue ink, appearing to read "Markus" or "Markus".



Kazimir Dwelling

Door



~28" elevation

4"x6" Treated POST



24"

REAR PROPERTY LINE

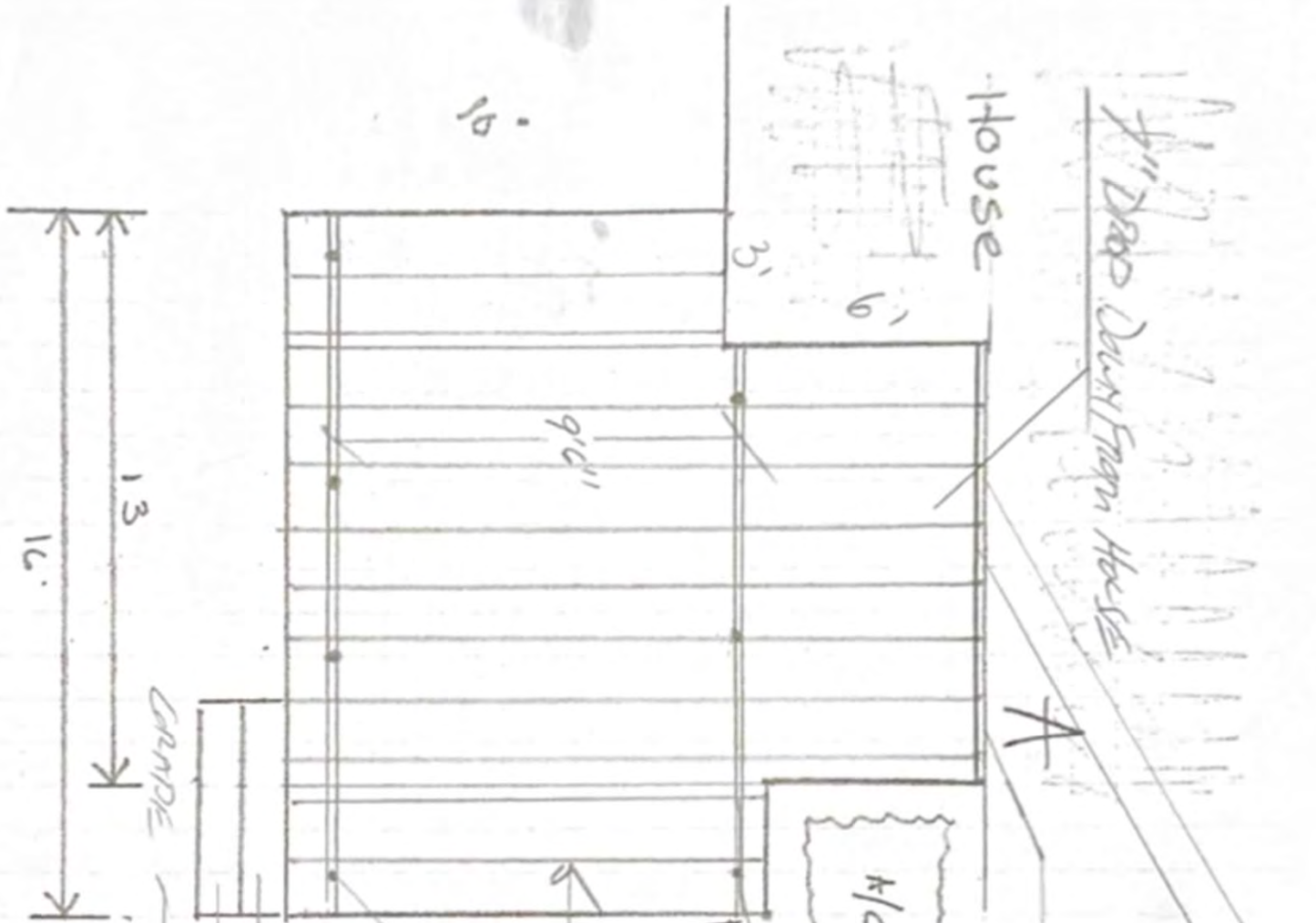
Flashing Tape Behind Ledger Board
Calk AND Install 2" Flashing To
TOP OF Ledger Board

2x8 Ledger Board Secured with 1/2" Lag Bolts
To Rim Joist in Sillgang Pattern
See fig. S02.T.1.3 (2)

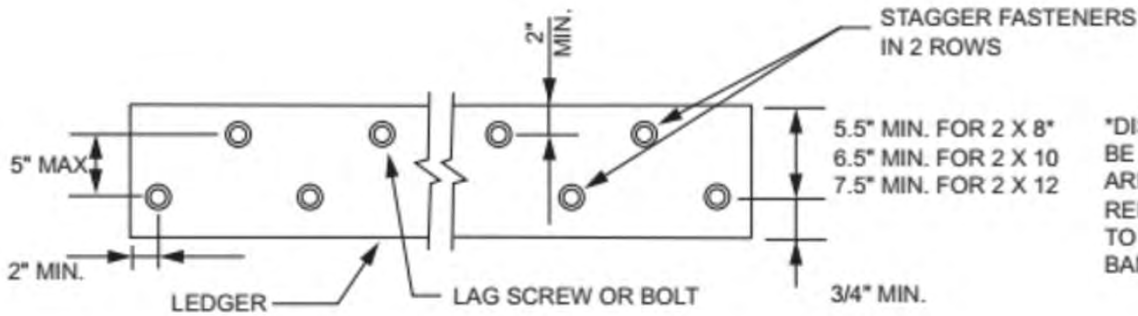
2-2x12x16' BEAMS SET INTO
NOTCHED 4x6" POST AND FASTENED
WITH TWO 1/2" x 7" GALVANIZED CARriage BOLT
AND 1/2" FLATWASHER 4/ HEX NUT

2x8x16' MCA #3 GRAIND COVERING 16" O.C.
SEE POST & BEAM SILLING TYPE

7" Deep Downy
7" Deep Downy
7" Deep Downy To Grade
NOTE: RAILING NOT REQUIRED FOR
3 STEPS OR UNDER

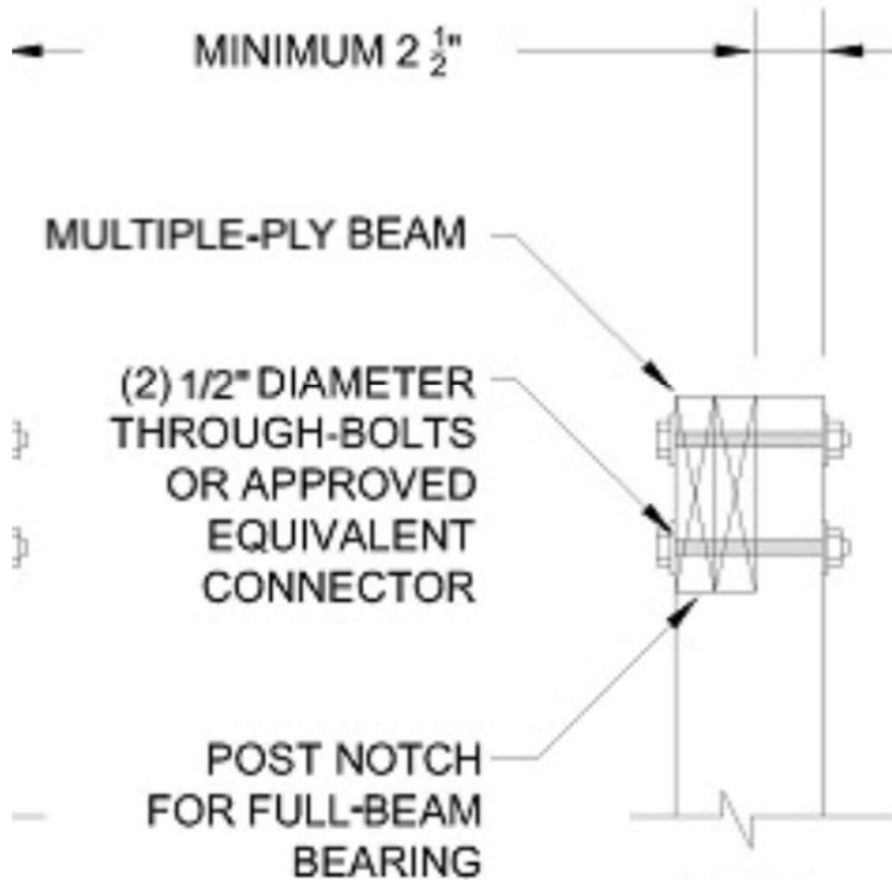


Section A 507.9.1.3(1)



*DISTANCE SHALL BE PERMITTED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACH 2 X 8 LEDGERS TO 2 X 8 BAND JOISTS.

Section B 507.5.1











City of Lakewood
Board of Zoning Appeals

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Application Cover Page

Docket No.: 05-09-25

Reference No.: BZA 25-000016

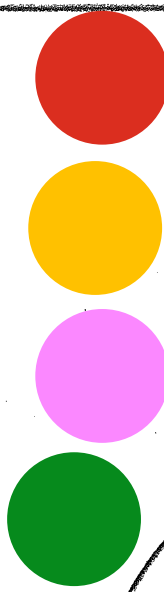
Applicant Name: Jordan Gallen Carter

Project Address: 1605 Riverside Dr.

Project Name: n/a

Proposal: The installation of a black four-foot aluminum fence along the Archdale Avenue side yard and a white treated four-foot fence with gated arbor in the northwest quadrant of the front yard. The property is in the R1L, Single-Family Low-Density District.





Existing Aluminum fence in backyard

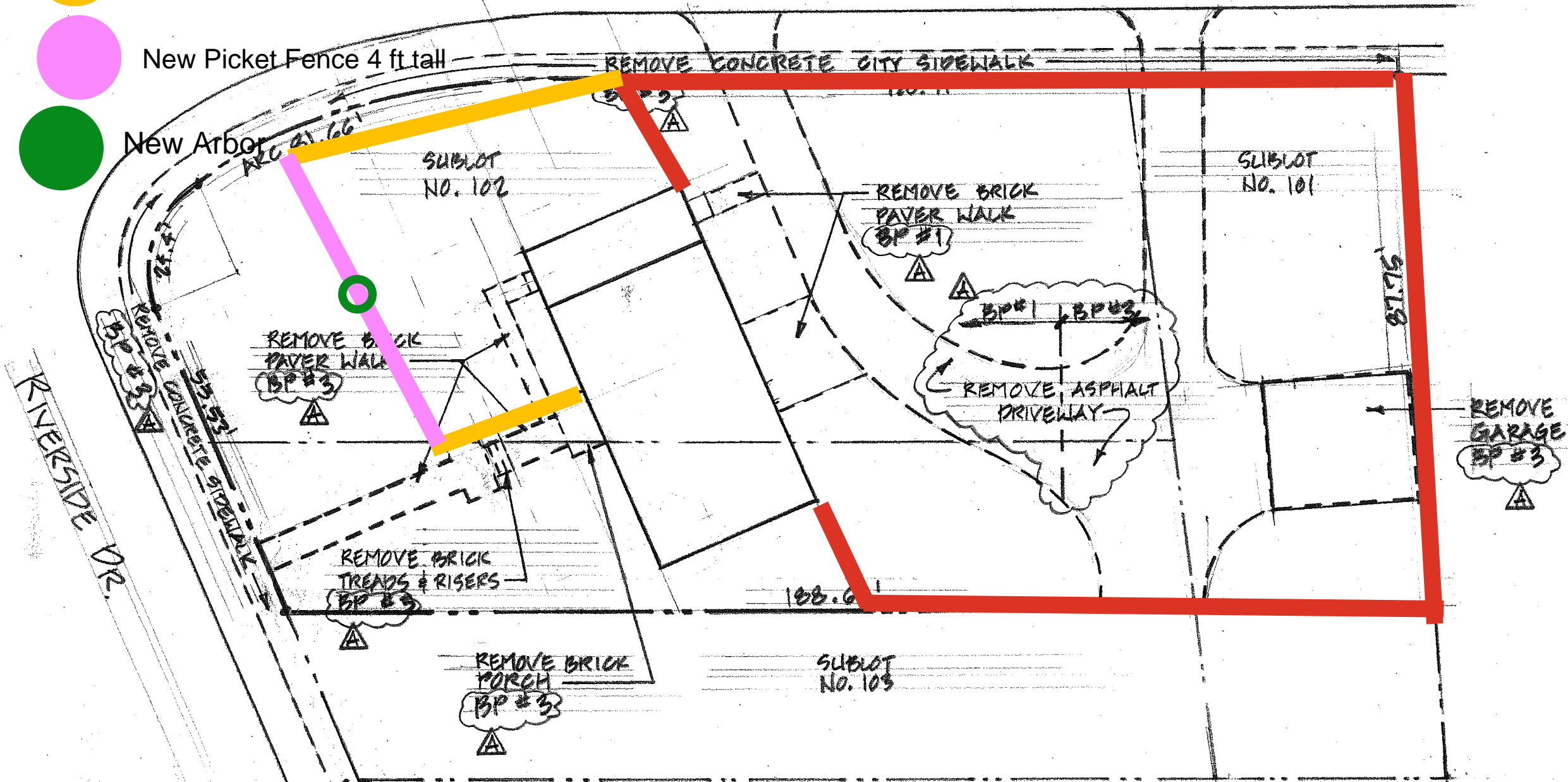
Aluminum fence extend to front 57 ft from existing backyard aluminum fence and 21 feet from front door

New Picket Fence 4 ft tall

New Arbor

ARCHDALE AVE.

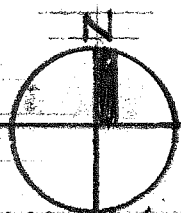
PARCEL NO. 313 18 035



REAL PROPERTY DESCRIPTION: SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO; AND KNOWN AS BEING SUBLOT NO. 102 AND PART OF SUBLOTS NOS. 101 AND 103 IN THE ROCKY RIVER NURSERY ALLOTMENT OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 23, AS SHOWN BY THE RECORDED PLAT IN VOLUME 53 OF MAPS, PAGE 19 OF CUY. CO. RECORDS, AND TOGETHER FORMING A PARCEL OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

SITE DEMOLITION PLAN

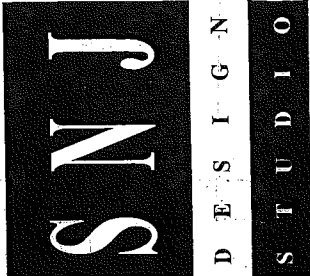
1" = 20'-0"



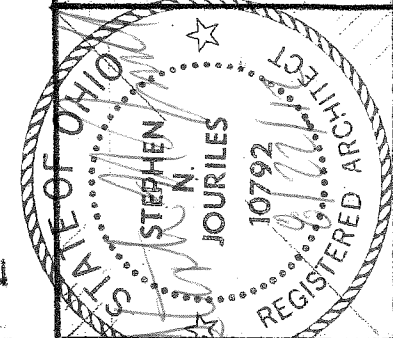
BEGINNING ON THE SOUTHERLY LINE OF ARCHDALE AVE. AT THE NORTHEASTERLY CORNER OF SUBLOT NO. 101; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF ARCHDALE AVE. 160.91 FT. TO A POINT OF CURVATURE; THENCE WESTERLY CONTINUING ALONG THE SOUTHERLY LINE OF ARCHDALE AVE. AN ARC DISTANCE OF 81.66 FT. TO THE EASTERLY END OF A CURVED TURNOUT BETWEEN THE

SOUTHERLY LINE OF ARCHDALE AVE. AND TO THE EASTERLY LINE OF RIVERSIDE DR.; THENCE SOUTHWESTERLY ALONG CURVED TURNOUT 24.40 FT; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF RIVERSIDE DR. 55.53 FT TO THE NORTHWESTERLY CORNER OF LAND CONVEYED... THENCE EASTERLY ALONG THE NORTHERLY LINE 166.66 FT TO THE WESTERLY LINE OF LAND CONVEYED... THENCE NORTHERLY ALONG THE WESTERLY LINE OF LAND CONVEYED... 87.75 FT TO THE PLACE OF BEGINNING.

ARCHITECTURE
REAL ESTATE INVESTMENT
Stephen N. Jouriles,
AIA, CDP, LEED AP
Architect
12518 Clifton Blvd.
Lakewood, OH 44107
216-316-0072
jellywork@cox.net



605 RIVERSIDE DR.
LAKEWOOD, OH 44107
NEW GARAGE AND
FRONT PORCH
SUN #1103



SITE DEMO PLAN
REV. MAR 7, 2012

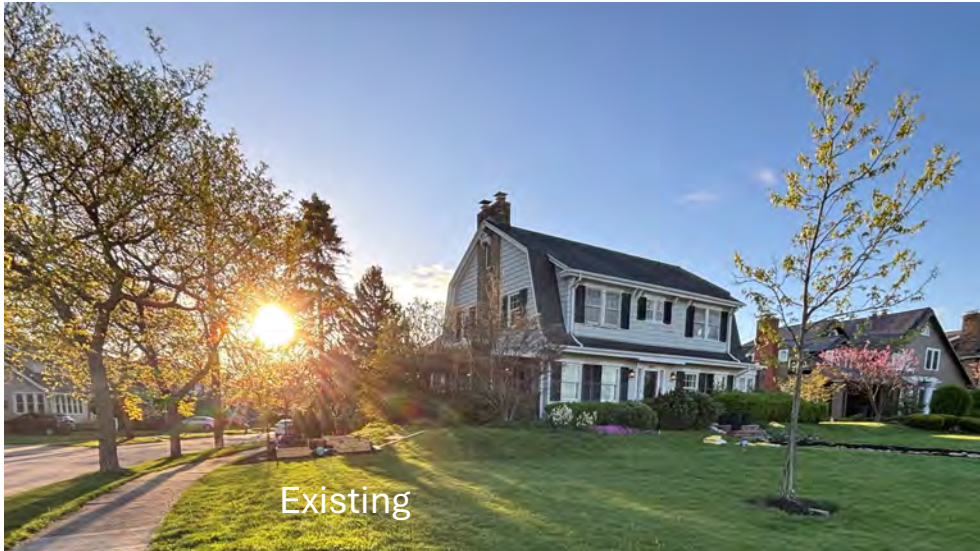


Fence Permit Application
1605 Riverside Dr
Lakewood, Ohio 44107
Residence of Rich Carter and Jordan Gallen Carter



Extend the existing 4-foot black aluminum fence along the Archdale property line by 57 feet to maintain a cohesive boundary.





In front of the house, 21 feet from the front door toward Riverside, we will install a Severe Weather 3/4-in x 3-1/2-in x 4-ft Pressure-Treated Pine French Gothic Fence Picket. The fence line will be set 46 feet and 7 inches away from Riverside.



4-foot-tall white picket fence using Severe Weather 3/4-in x 3-1/2-in x 4-ft Pressure-Treated Pine French Gothic Fence Pickets.







The arbor will be placed 11 feet from the Archdale sidewalk as a welcoming garden entrance. It features a 4-foot-tall gate with a 3'1" opening and a total arbor width of 7'9", blending functionality with aesthetic charm.



The fence will attach to the front of the house and extend 21 feet outward in a white picket style, connecting to the existing 4-foot-tall white picket fence. This section and the front will use the same Severe Weather 3/4-in x 3-1/2-in x 4-ft Pressure-Treated Pine French Gothic Fence Pickets.





MAIN (216) 529-5270
FAX (216) 529-5930

DIVISION OF HOUSING AND BUILDING
12810 DETROIT AVENUE - LAKEWOOD, OHIO 44107 • 216.529.4270 • FAX 216.529.5930

Buildings.permits@lakewoodohio.gov
www.lakewoodohio.gov

Owner Acknowledgement Property Lines

I hereby acknowledge that property line location is the sole responsibility of the property owner. The location of the accessory structure on the plot plan will be measured from a point that the homeowner deems as the property line. Lakewood assumes no responsibility for errors related to property line location. If there is a question regarding an existing property line, a licensed surveyor should be consulted to obtain a property line survey.

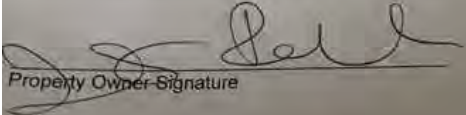
Owner Name: Richard Carter / Jordan Gallen Carter

Owner Address: 1605 Riverside Dr Lakewood, OH 44107

Owner Phone #: 330 606 0381

Email Address: JordanGallen1@gmail.com

Project description: Fence Variation


Property Owner Signature



Fence Permit Application
1605 Riverside Dr
Lakewood, Ohio 44107
Residence of Rich Carter and Jordan Gallen Carter

Case #:

Building Permit Application
 City of Lakewood Division of Housing and Building
 12500 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5830
 building.permits@lakewoodoh.gov

PROJECT ADDRESS: 1605 Riverside Dr Lakewood OH Sublot/Unit #

or PERMANENT PARCEL NUMBER:

PROPERTY CLASSIFICATION: 1, 2 or 3 Family OR Commercial (includes multi-family and condominiums)

Who is performing the work? Homeowner OR Contractor

PERMIT TYPE: Building Plumbing Mechanical Electrical *(complete reverse side) →

RELATED CASES: Correction Notice Plan Review A.B.R. Approval Case Number

SCOPE OF PERMIT (Check all that apply):

New Primary Structure Addition Alteration Repair Equip. Replacement Commercial Sign

Tent or Temporary Rear Deck Shed Pool/Hot Tub Water Controlling Waterproofing

Commercial Hood Fire Suppression Fire Alarm Storm Sewer Refrigeration

Demolition Paving ___ Drain ___ No Drain Fence ___ New or ___ Existing

Other (Please specify):

*VALUATION: (cost of the work) \$ *PROJECT SIZE: (in square feet)

BRIEF DESCRIPTION OF WORK: (include scope, dimension, location)

DRAIN IN WORKSPACE NEW REPLACEMENT EXISTING

Fence Variation
- extend existing additional 57 feet
- add front picket 21 feet in front house + 4 ft 7 inches
from main Riverside Street

PROPERTY OWNER NAME: Rich Carter Jordan Gallen Phone: 330 606 0981

Business Name (if applicable): _____ *Phone: _____

Mailing Address: 1605 Riverside Dr City: Lakewood State: OH Zip: 44107

CONTRACTOR CO. NAME: _____ *Phone: _____

CONTRACTOR NAME: _____ *Email: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

ARCHITECT/ENGINEER: _____ Phone: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

I hereby certify all information contained in this application is true, accurate and complete to the best of my knowledge. Furthermore, I am the property owner of record, or an authorized representative of the contractor registered with the city of Lakewood listed above and authorized by the property owner to perform the work described. I am primarily responsible for the work described and agree to abide by the applicable provisions of law and building codes adopted by the state of Ohio and the City of Lakewood. All subcontractors working under my direction shall be registered with the City of Lakewood. Perpetuation of fraud or misrepresentation including contractors or property owners obtaining permits on behalf of an unregistered contractor is a violation of LCO §1306.69 and punishable by fines, jail time and revocation of contractor registration.

SIGNATURE OF CONTRACTOR/OWNER: _____ DATE: 4-30-25 Anticipated Completion Date: 6/1/2025



Please help us keep Lakewood beautiful by permitting the fence of our community's dreams. If all goes well, you're warmly invited to swing by and pick some flowers or veggies—we're excited to grow something wonderful together. Thank you for helping Lakewood continue to shine and thrive!