



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 21, 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 APRIL 16, 2026 MEETING
3. OPENING REMARKS

NEW BUSINESS

4. Docket No. 05-06-26
17516 Daleview Ave.

Applicant Daniel 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 permitted 15 feet. Property is located in the R1H Single Family High Density District.

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)

5. Docket No. 05-07-26
1194 Cook Ave.

Applicant David Linden, property owner, proposes demolition of the existing two-car garage and the construction of a new two-car+ garage. The proposed garage is 80 sqft larger in area than the permitted 480 sq. ft.. Property is located in the R2 Single and Two Family District.

Variance 1 : Property owner proposes the demolition of existing garage and the construction of a new 560 sq. ft. garage where 480 sq. ft. is permitted. Request a variance to increase the maximum permitted rear lot coverage to 560 sq. ft. as proposed. Pursuant to Section 1123.03. (Ord. 91-95. Passed 10-7-1996.)

6. Docket No. 05-08-26
1044 Roy Dr.

Applicant Greg Allen, Greg Allen Builders, for property owner, Michelle Hubbell, proposes demolition of existing rear patio roof and construction of new rear patio roof. The proposed patio roof is 4 feet deeper than the existing and encroaches into the rear setback. Property is located in the R1M Single Family Medium Density District.

Variance 1: The applicant proposes the demolition of the existing rear porch which is 14' x 8' and the construction of a new rear porch 12' x 16'. The property is on a corner lot that is 12,012 sq ft in area, the existing house is 24' 6" from the rear property line. Request a variance to reduce the rear setback to 12' 6" to accommodate the 192 sq. ft. rear covered patio. Pursuant to 1121.07 Rear Yard Depth (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."



City of Lakewood
Board of Zoning Appeals

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Application Cover Page

Docket No.: 05-06-26

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 the construction of a new detached garage, height variance 1'31/4

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;

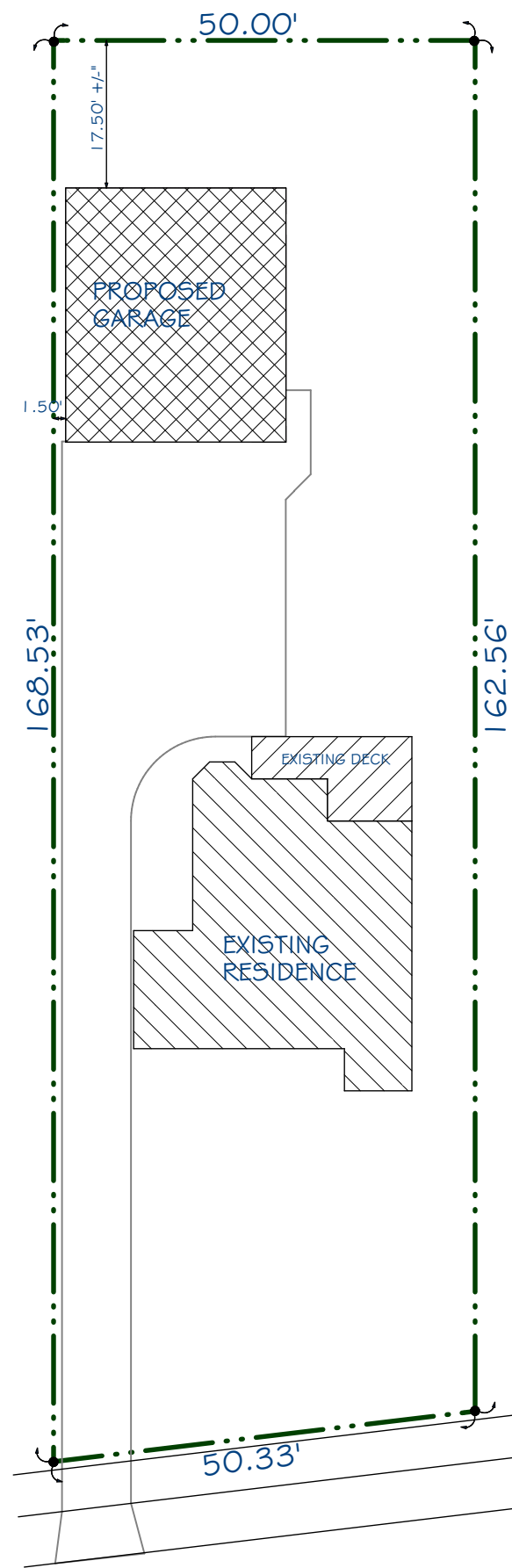
No, the property owner had no knowledge of this zoning restriction.

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

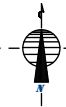
No, we see no other method to achieve our goals for this project.

- (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.



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.ohiocorral.com



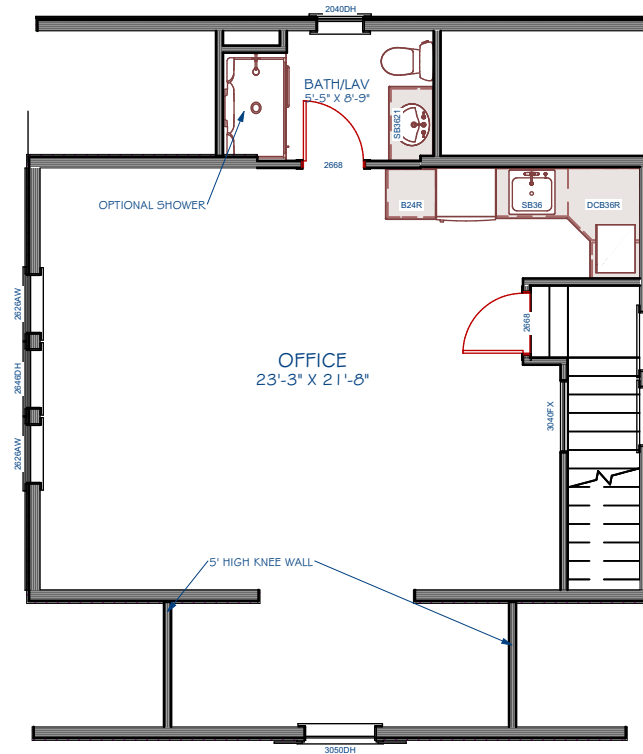
NEW GARAGE for:
THE AUDET-RHOADS RESIDENCE
 17516 DALEVIEW DRIVE
 LAKEWOOD, OHIO 44107

ISSUE DATE
 03.27.26: FOR
 LAKEWOOD BZA

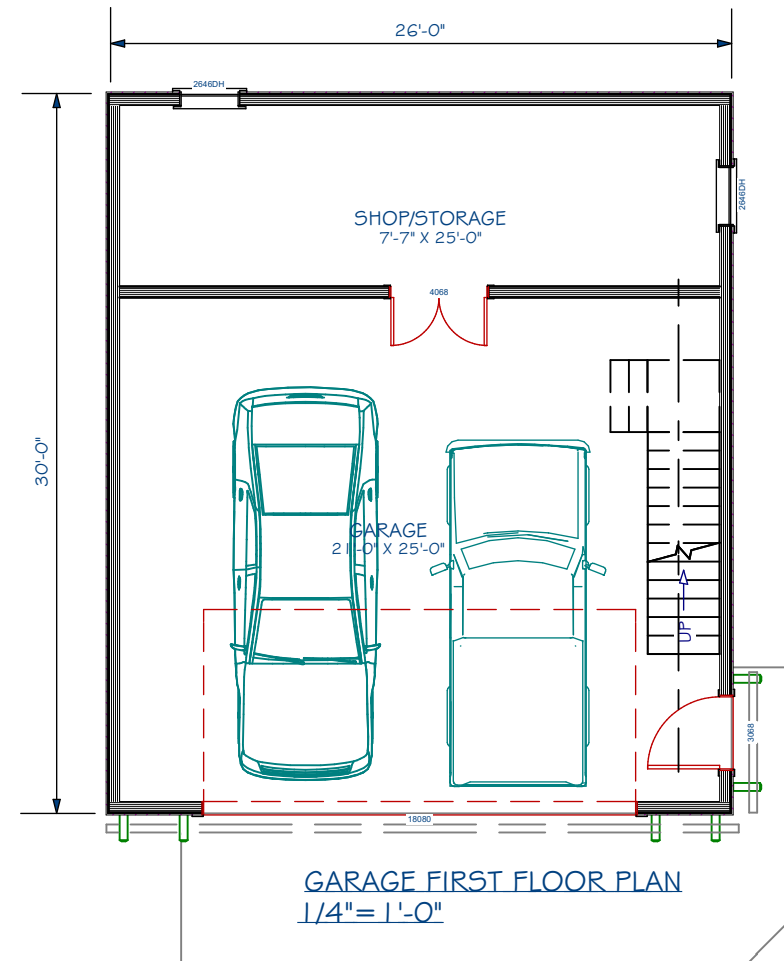
SHEET NO.
 1 of 3



PERSPECTIVE VIEWING NORTHEAST
N.T.S.



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



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

REV.

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



NEW GARAGE for:
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LAKEWOOD, OHIO 44107

ISSUE DATE
03.27.26: FOR
LAKEWOOD BZA

SHEET NO.

2 of 3



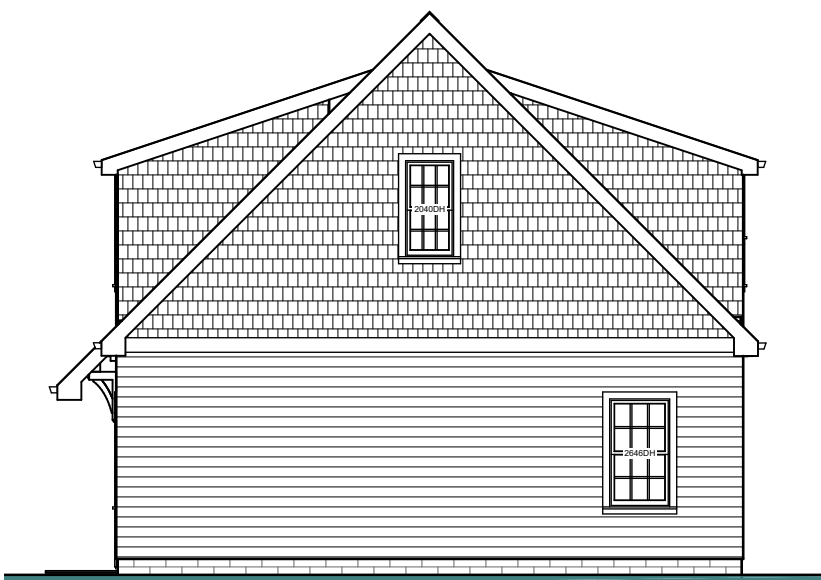
EXISTING CONDITIONS PHOTOGRAPH VIEWING NORTH
N.T.S.



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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TEL: 440.356.0888
EMAIL: daniel@dmc.ohioemail.com



NEW GARAGE for:
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17516 DALEVIEW DRIVE
LAKEWOOD, OHIO 44107

ISSUE DATE
03.27.26; FOR
LAKEWOOD BZA

SHEET NO.
3 of 3

REV.



City of Lakewood
Board of Zoning Appeals

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Application Cover Page

Docket No.: 05-07-26

Reference No.: BZA26-000008

Applicant Name: David Linden

Project Address: 1194 Cook Ave.

Project Name: n/a

Proposal: The applicant proposes the construction of a new detached garage, increased square footage allowance.

David Linden

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.

(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;

Yes. The increased garage area is necessary to allow cars to maneuver around the back of the house. The back stairwell is also being remodeled due to conditions rendering the back stairwell unsafe. To comply with required stair widths, the back stairwell will extend the rear of the property more than two feet farther back. Even with the previous stairwell (which was 20' x 24', including a 4' wide storage area, maneuvering in and out of the left garage unit with even a small car was extremely difficult and required pivoting multiple times to avoid hitting the back of the house. The additionally width will allow cars to begin turning before being completely out of the garage and will allow residents the opportunity to have a slightly smaller car in the left unit. Additionally, the storage area is necessary to house a lawnmower, edger, and other equipment for gardening and maintaining the property.

(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;

Not Applicable.

(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);

The property will yield a reasonable return. The larger garage will render the property more desirable and will cater to residents having a larger variety of car sizes. Additionally, accessing the left garage unit without the variance will be extremely difficult for smaller cars and impossible for SUVs or trucks.

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

The variance is not substantial. The variance merely seeks an additional 4 feet of width (80 square feet total) than that permitted by the Code.

(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);

The essential character of the neighborhood would not be altered at all. The garage would merely be slightly larger and would extend into an area of the property that would otherwise not be utilized. Adjoining properties would not be affected. The rear of the property is adjacent to other garages and a wider garage would not affect the line of sight or anything else pertaining to adjacent properties.

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

No.

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

No.

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

No. Without a variance, most cars will simply not be able to access the left garage unit.

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

Yes. Granting the variance will maintain the unique, walkable, and historic character of the residential area at Cook Ave. Furthermore, the variance will allow residents the ability to park their car in a locked and safe environment, and protect cars from precipitation and frost in the winter. Additionally, granting the variance will impose no hardships on adjacent properties or other residents. The garage would extend into an area of the yard that is otherwise unoccupied and not utilized, and will allow users the ability to maneuver in and out of the garage.

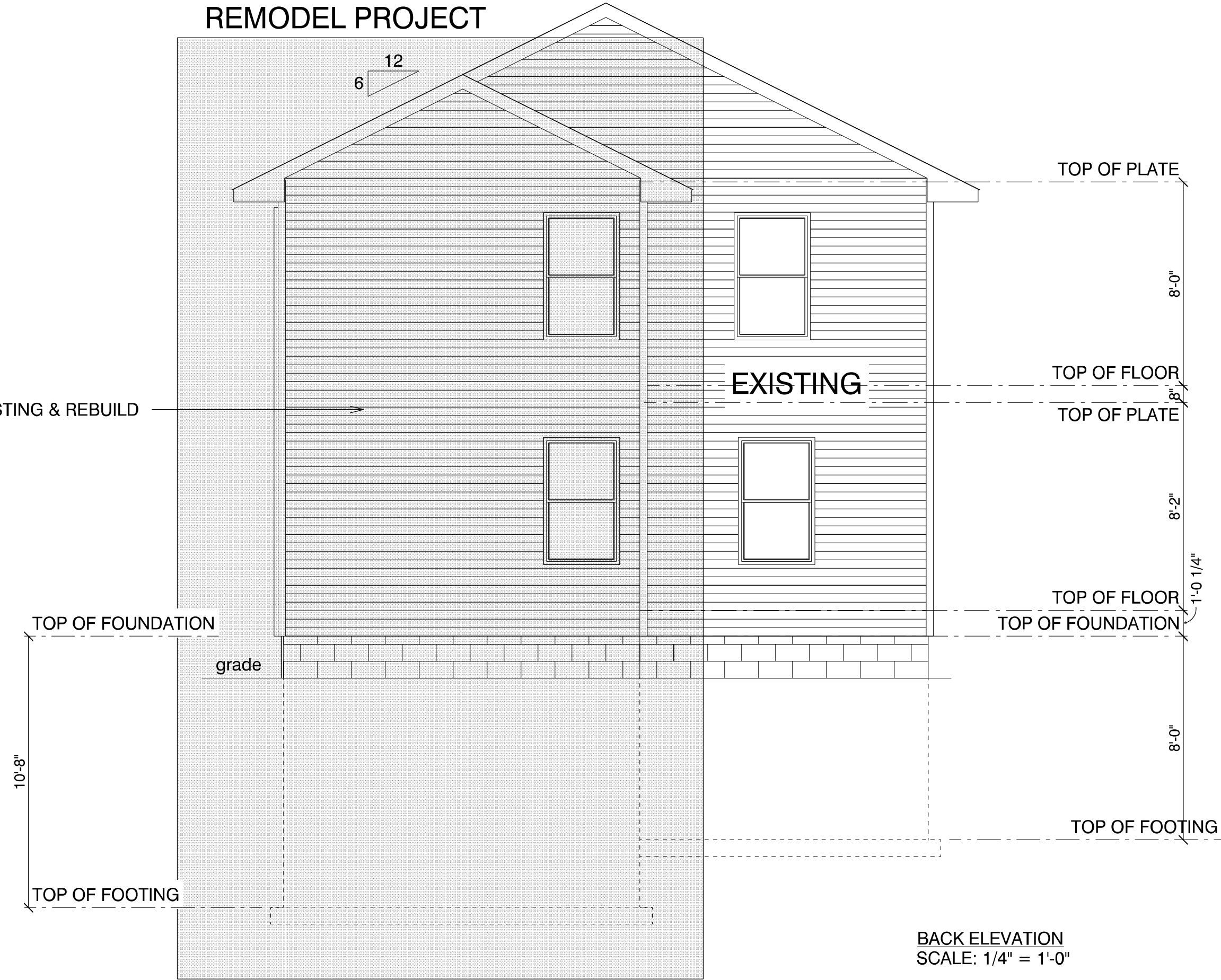




REMODEL PROJECT

6 12

REMOVE EXISTING & REBUILD



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

DAVID LINDEN

PAGE: **1**

PROJECT ADDRESS:
1194 COOK AVE.
LAKEWOOD OH

THE SITE, SITE CONDITIONS, AND ALL OTHER
STRUCTURAL REQUIREMENTS ARE THE SOLE
RESPONSIBILITY OF THE GENERAL CONTRACTOR
OR OWNER AND MUST COMPLY WITH ALL LOCAL
AND/OR STATE BUILDING CODES. VARIATIONS IN
FLOOR PLANS AND ELEVATIONS MAY EXIST
THROUGH HUMAN ERROR.

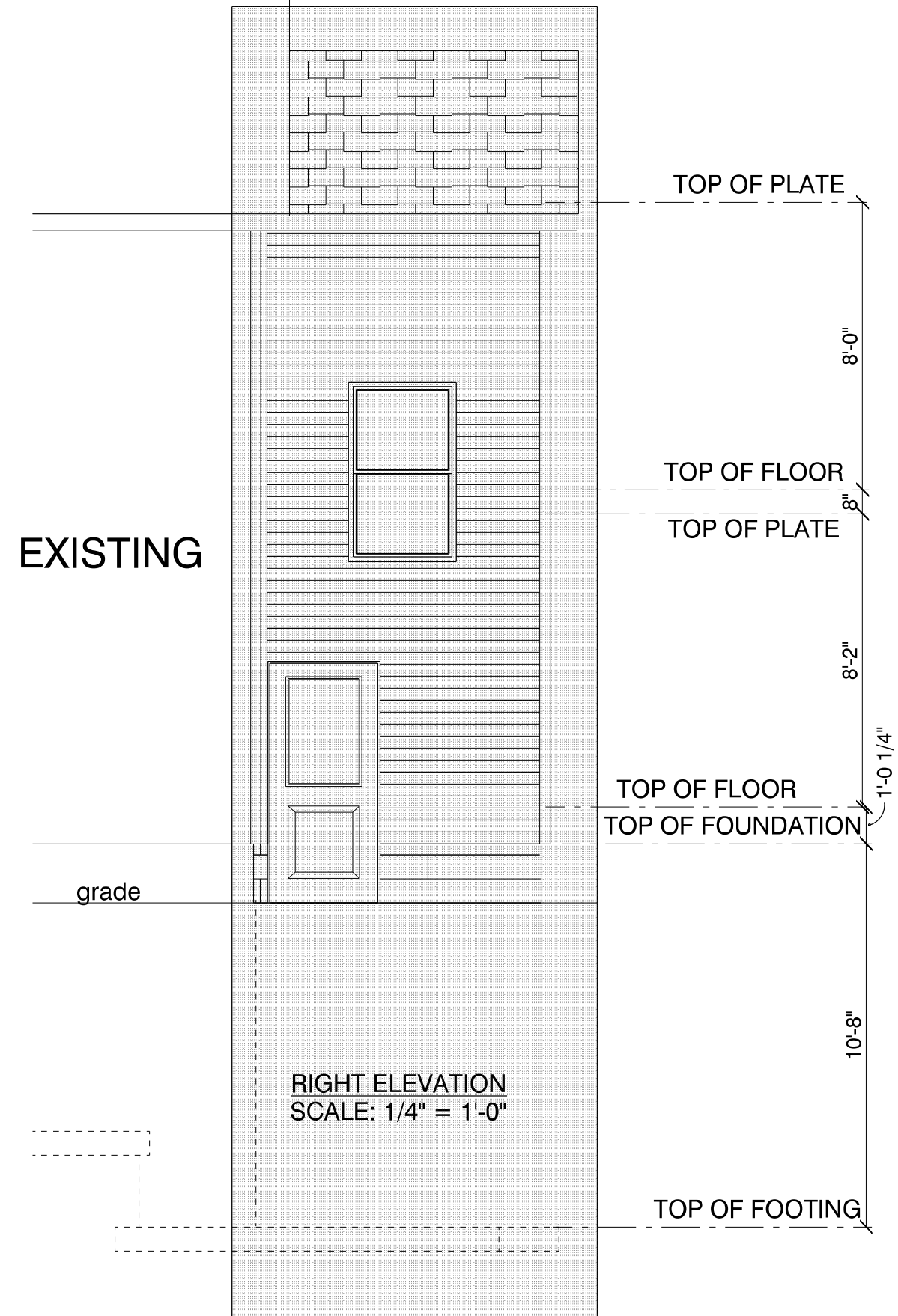
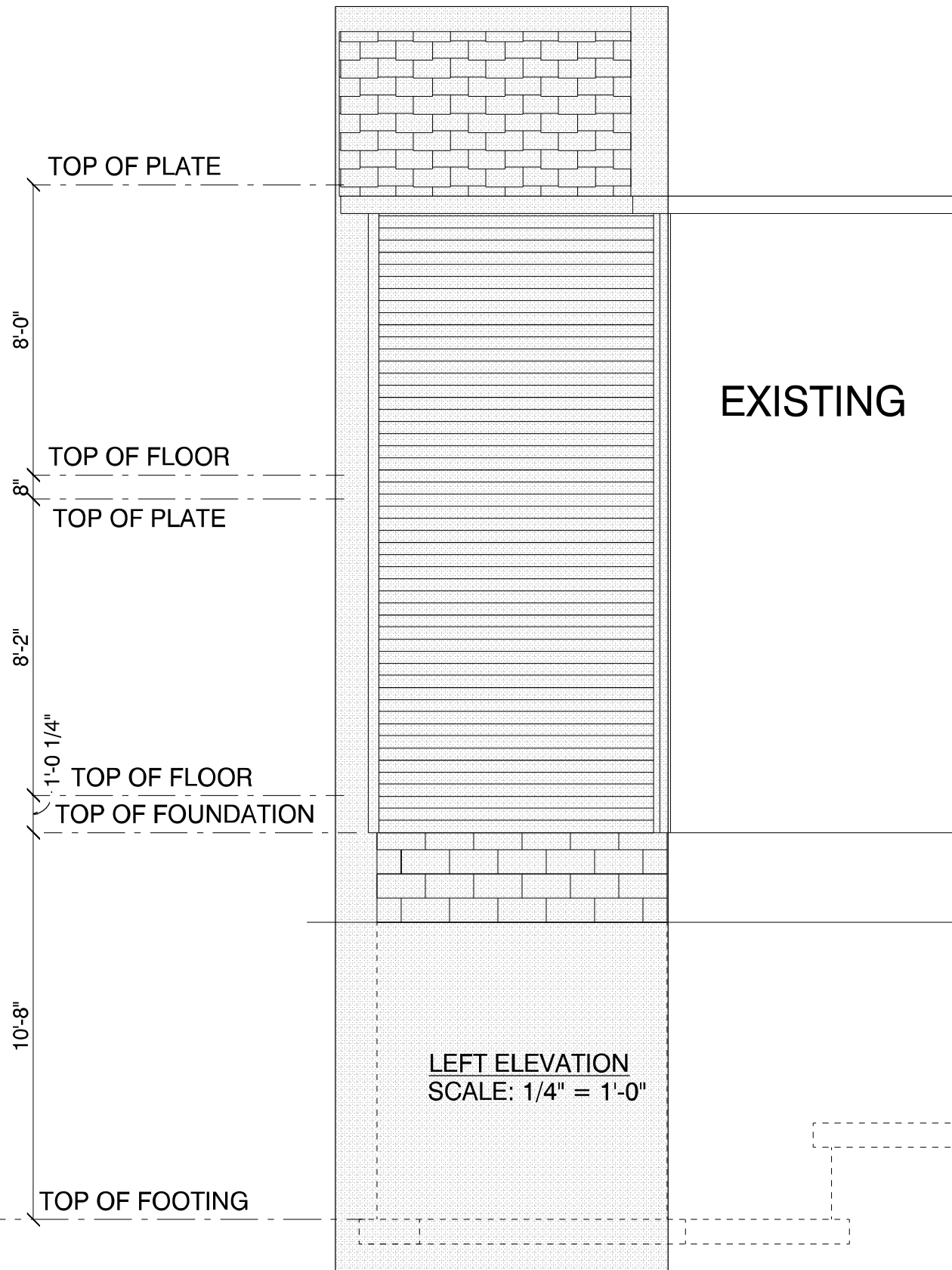
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SCALE: 1/4" = 1'-0"
DATE: 3/18/2026

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MAIN FLOOR	112	
SECOND FLOOR	112	
COVERED PORCH	N/A	
DECKS	N/A	
GARAGE	N/A	

**DOUBLE N
CONSTRUCTION**

REMODEL PROJECT

REMODEL PROJECT



DAVID LINDEN

PROJECT ADDRESS:
1194 COOK AVE.
LAKEWOOD OH

PAGE: **2**

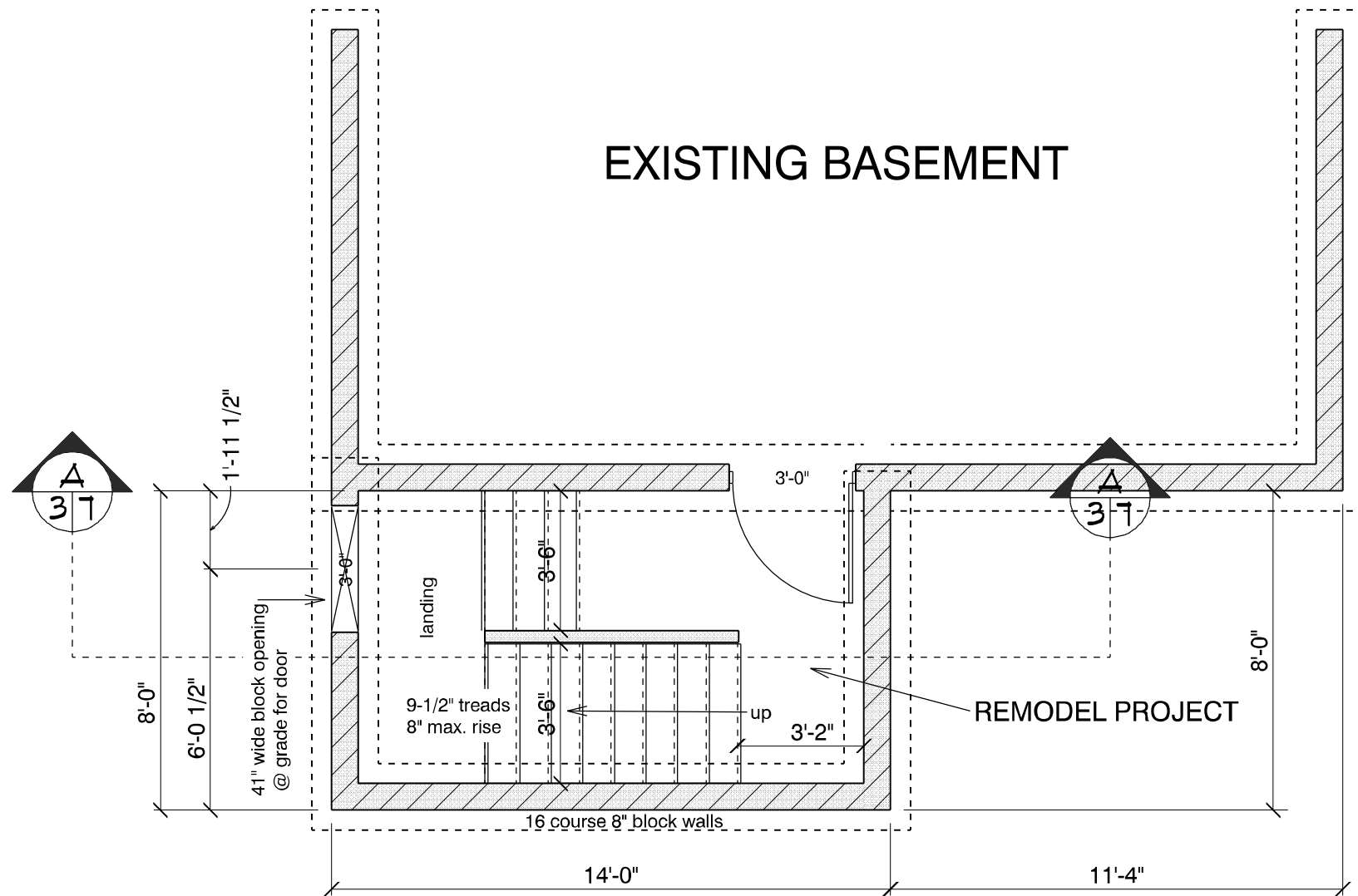
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SCALE: 1/4" = 1'-0"
DATE: 3/18/2026

	SQUARE FT.
MAIN FLOOR	112
SECOND FLOOR	112
COVERED PORCH	N/A
DECKS	N/A
GARAGE	N/A

**DOUBLE N
CONSTRUCTION**

PRINT SIZE: 11x17



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

EXISTING BASEMENT

REMODEL PROJECT

**DOUBLE N
CONSTRUCTION**

PRINT SIZE: 11x17

	SQUARE FT.
MAIN FLOOR	112
SECOND FLOOR	112
COVERED PORCH	N/A
DECKS	N/A
GARAGE	N/A

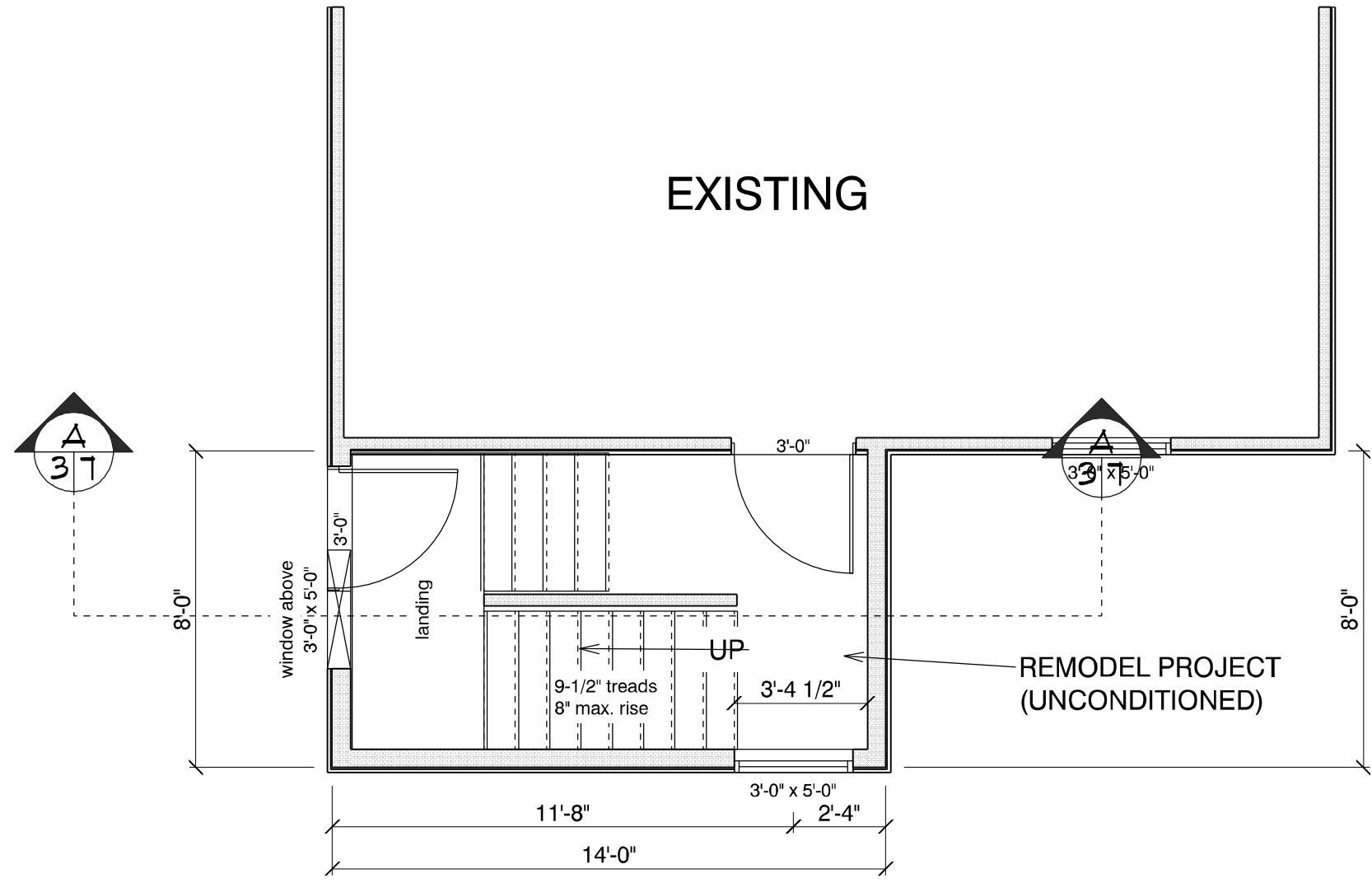
DRAWN BY: J. KURTZ
SCALE: 1/4" = 1'-0"
DATE: 3/18/2026

DAVID LINDEN

PROJECT ADDRESS:
1194 COOK AVE.
LAKEWOOD OH

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



EXISTING

REMODEL PROJECT
(UNCONDITIONED)

**DOUBLE N
CONSTRUCTION**

PRINT SIZE: 11x17	SQUARE FT.
MAIN FLOOR	112
SECOND FLOOR	112
COVERED PORCH	N/A
DECKS	N/A
GARAGE	N/A

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DATE: 3/18/2026

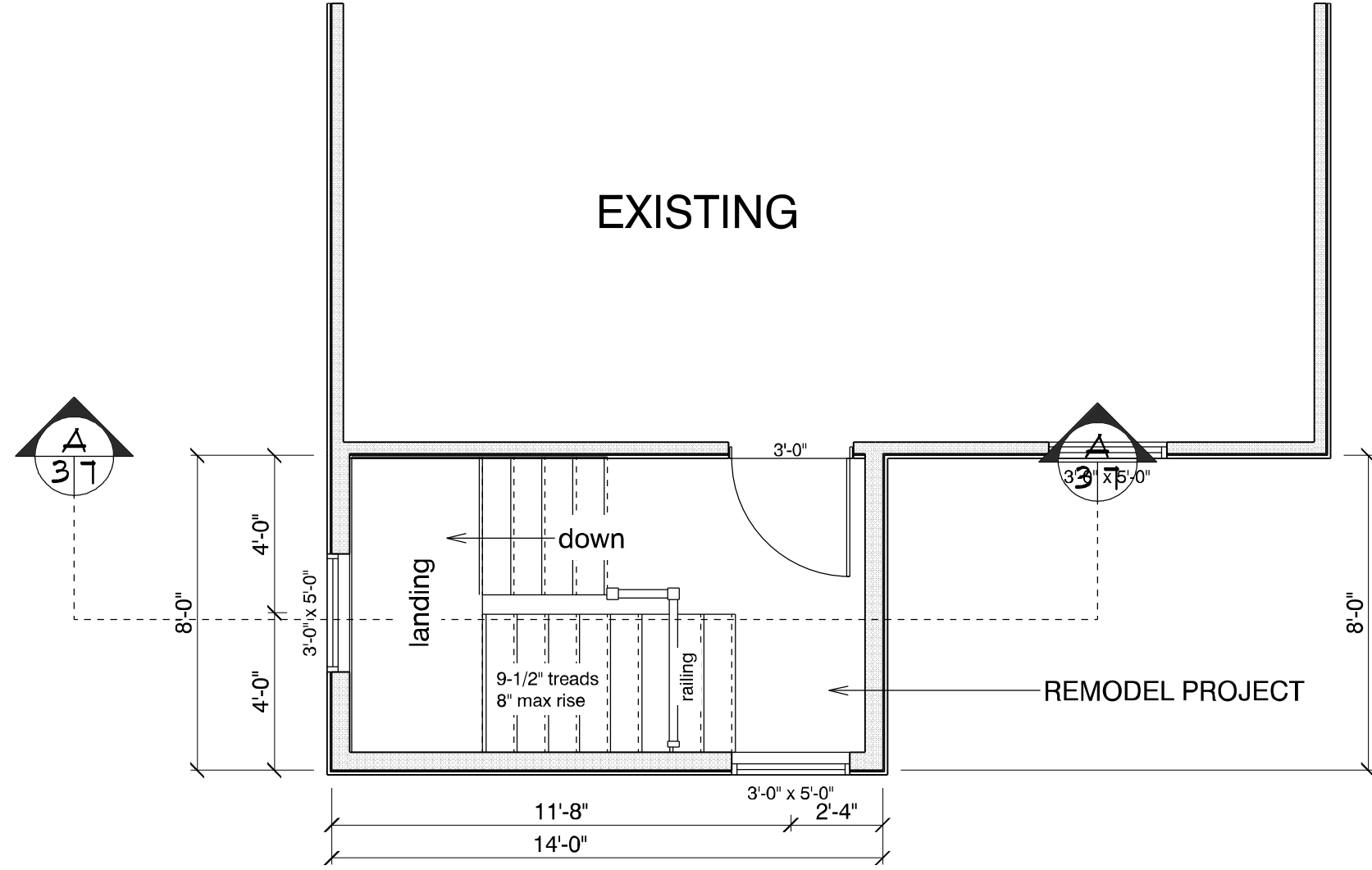
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PROJECT ADDRESS:
1194 COOK AVE.
LAKEWOOD OH

DAVID LINDEN

PAGE: **4**

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



**DOUBLE N
CONSTRUCTION**

PRINT SIZE: 11x17		SQUARE FT.	
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COVERED PORCH	N/A	DECKS	N/A
		GARAGE	N/A

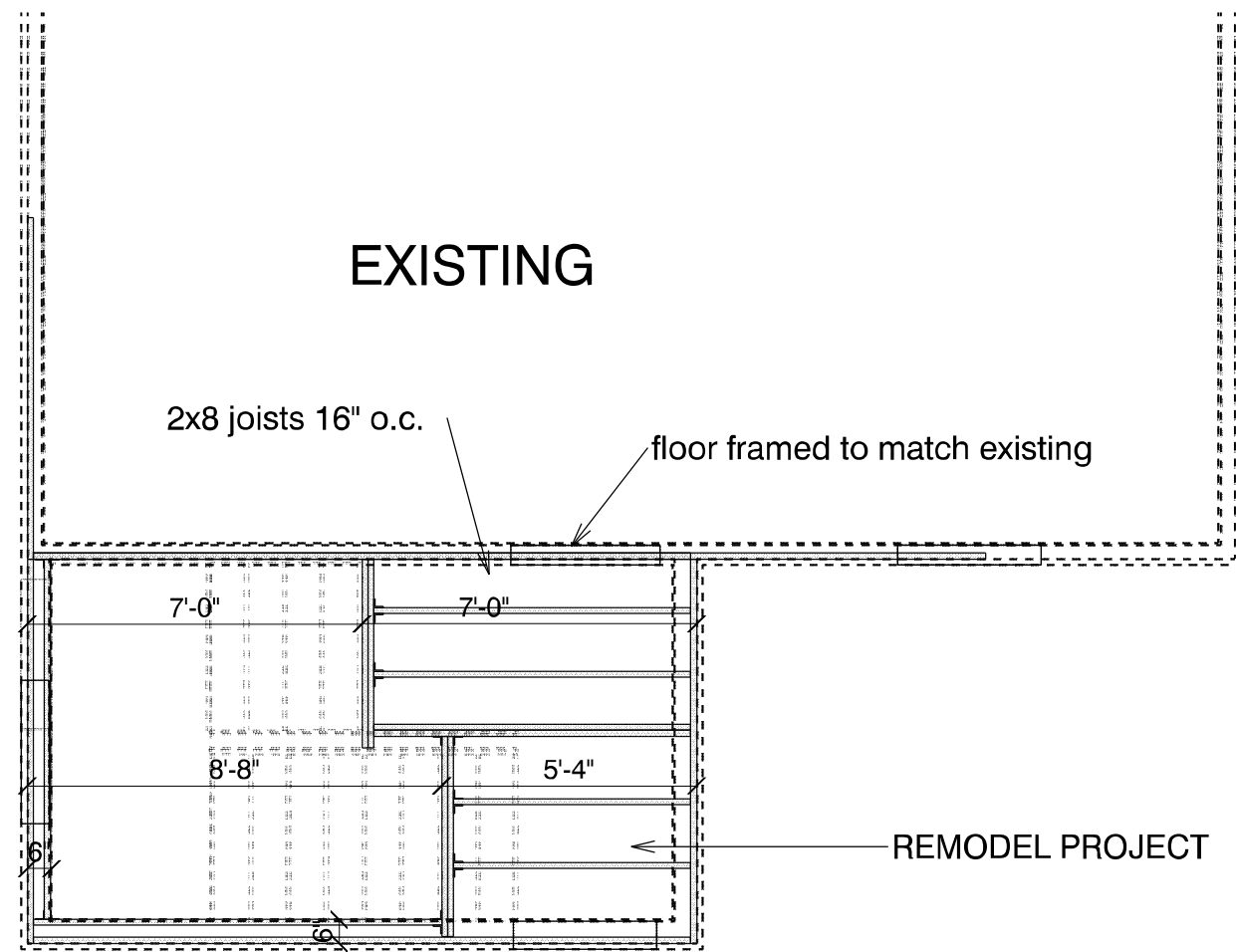
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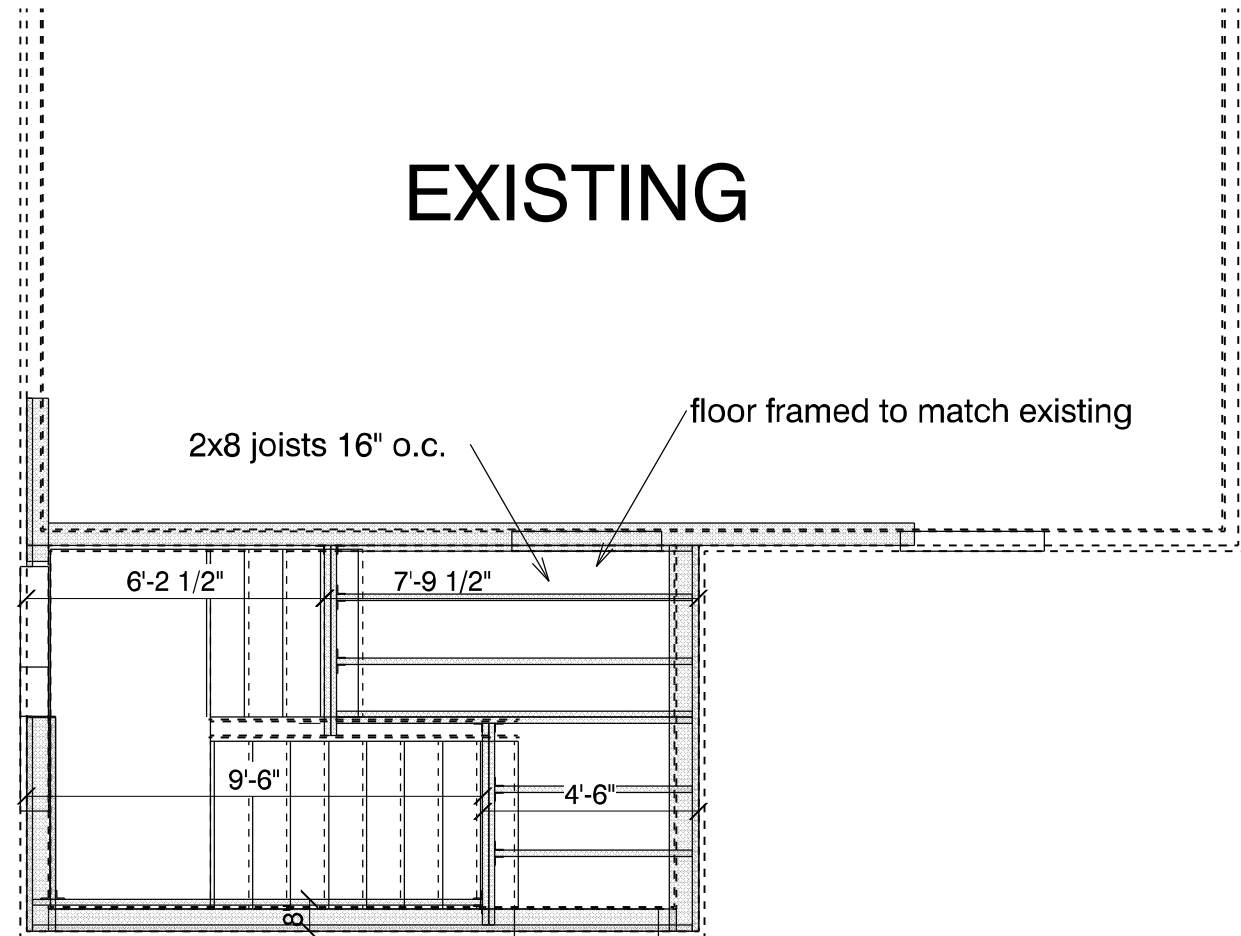
DAVID LINDEN

PROJECT ADDRESS:
1194 COOK AVE.
LAKEWOOD OH

PAGE: **5**



SECOND FLOOR - FLOOR SYSTEM
SCALE: 1/4" = 1'-0"



MAIN FLOOR 1 - FLOOR SYSTEM
SCALE: 1/4" = 1'-0"

DAVID LINDEN

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DATE: 3/18/2026

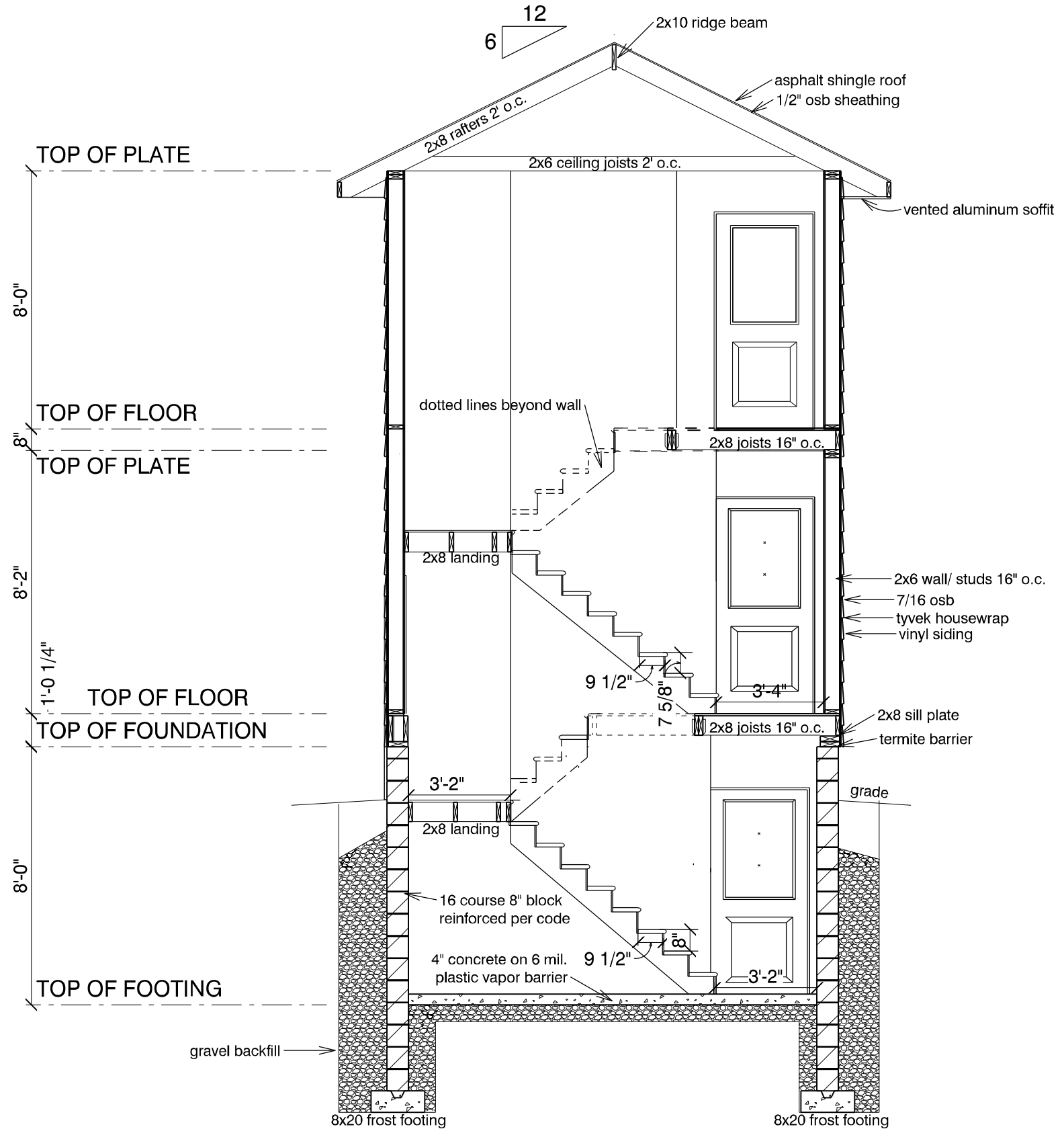
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PRINT SIZE: 11x17	SQUARE FT.	
MAIN FLOOR	112	
SECOND FLOOR	112	
COVERED PORCH	N/A	
DECKS	N/A	
GARAGE	N/A	

**DOUBLE N
CONSTRUCTION**

GENERAL NOTES

- 1) THIS BUILDING IS A SINGLE FAMILY RESIDENCE AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF OHIO 2019
- 2) BUILDING DESIGN IS BASED ON THE FOLLOWING LOADS;
 FLOOR LIVE LOAD=40PSF
 ROOF LIVE LOAD=20PSF
 ROOF SNOW LOAD=20 PSF
 ROOF DEAD LOAD=10PSF
 CEILING / FLOOR DEAD LOAD=10PSF
 ULTIMATE DESIGN WIND SPEED=115MPH
 SEISMIC DESIGN CATEGORY-A
 ICE GUARD REQ.D-YES
 WIND EXPOSURE=B
 GROUND SNOW LOAD=20PSF
 PRESUMPTIVE SOIL BEARING CAPACITY=1500PSF
 WINTER DESIGN TEMP.-5 DEG./FROST DEPTH 36"
- 3) CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF;
 3000 PSI FOR FOOTERS
 3500 PSI FOR SLABS
- 4) ANY LVL'S SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 2.0X10⁶ PSI & ALLOWABLE BENDING STRESS OF 2900 PSI
- 5) ANY GLU-LAM BEAMS TO HAVE MINIMUM MODULUS ELASTICITY OF 1.8X10⁶ PSI & ALLOWABLE BENDING STRESS OF 2400 PSI
- 6) ALL WOOD IN CONTACT WITH SOIL SHALL BE PRESERVATIVE TREATED
- 7) ALL FASTENERS IN CONTACT W/ TREATED WOOD SHALL BE HOT DIPPED GALVANIZED OR OTHERWISE APPROVED FOR CONTACT W/ TREATED WOOD
- 8) ALL LOGS & TIMBERS TO BE #1 EASTERN WHITE PINE OR BETTER
- 9) ALL NOMINAL LUMBER TO BE #2 SPF OR BETTER
- 10) ALL NOMINAL TREATED LUMBER TO BE #1 SYP OR BETTER



CROSS SECTION A
 SCALE: 1/4" = 1'-0"

DAVID LINDEN

PAGE: **7**

PROJECT ADDRESS:
 1194 COOK AVE.
 LAKEWOOD OH

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DRAWN BY: J. KURTZ
 SCALE: 1/4" = 1'-0"
 DATE: 3/18/2026

SQUARE FT.	
MAIN FLOOR	112
SECOND FLOOR	112
COVERED PORCH	N/A
DECKS	N/A
GARAGE	N/A

DOUBLE N CONSTRUCTION



COOK AVENUE

SITE PLAN
SCALE: 1" = 20'-0"

DOUBLE N CONSTRUCTION

PRINT SIZE: 11x17

	SQUARE FT.
MAIN FLOOR	112
SECOND FLOOR	112
COVERED PORCH	N/A
DECKS	N/A
GARAGE	N/A

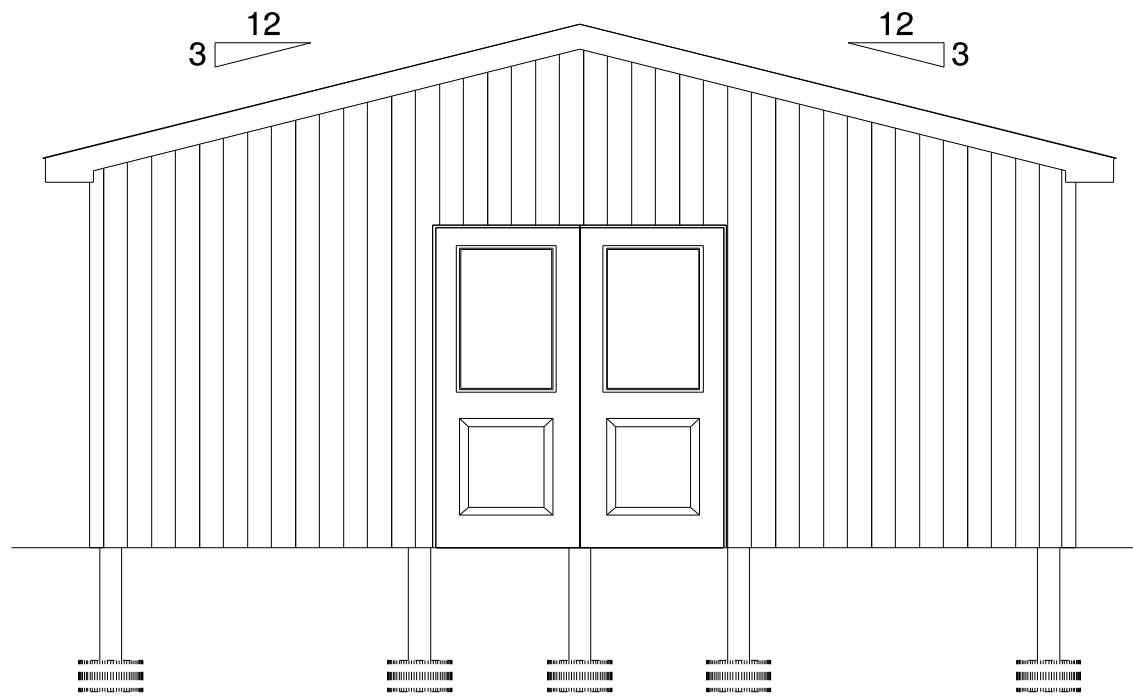
DRAWN BY: J KURTZ
SCALE: 1" = 20'-0"
DATE: 3/18/2026

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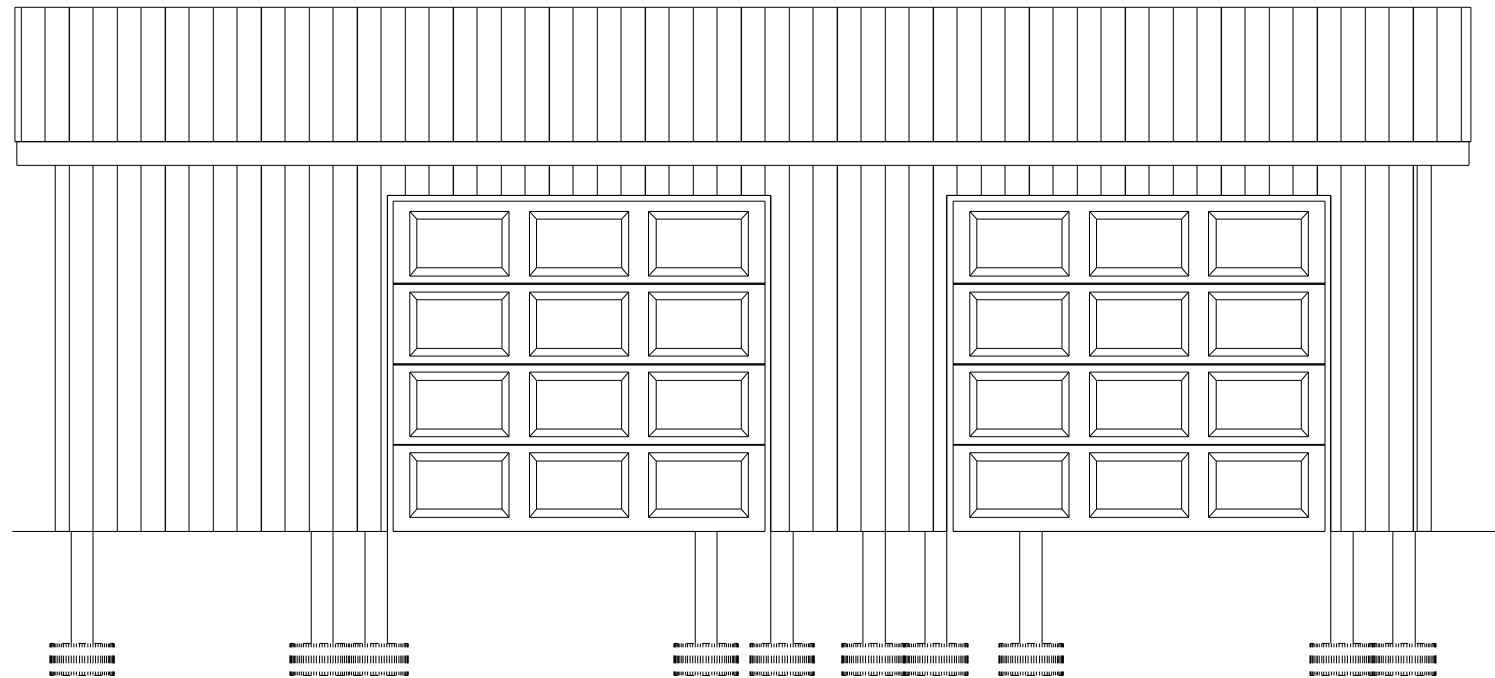
DAVID LINDEN

Imagery ©2026 Airbus
Google



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

20x28 POST FRAME GARAGE



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

DAVID LINDEN GARAGE

PROJECT ADDRESS:
1194 COOK AVE.
LAKEWOOD OH

PAGE:
1

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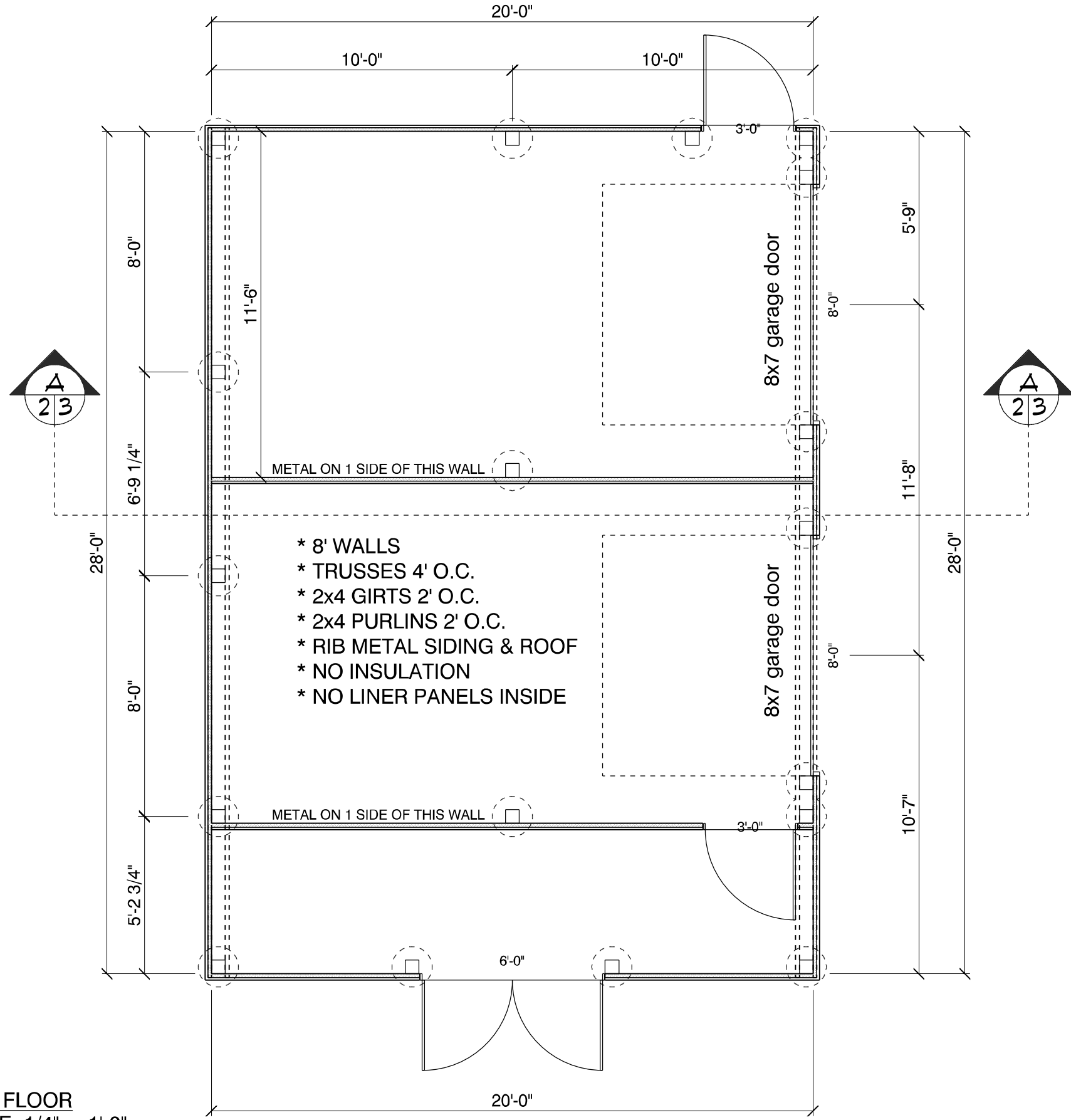
DRAWN BY: J. KURTZ
SCALE: 1/4" = 1'-0"
DATE: 3/17/2026

SQUARE FT.	
MAIN FLOOR	560
SECOND FLOOR	N/A
COVERED PORCH	N/A
DECKS	N/A
GARAGE	N/A

PRINT SIZE: 11x17

DOUBLE N CONSTRUCTION

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



- * 8' WALLS
- * TRUSSES 4' O.C.
- * 2x4 GIRTS 2' O.C.
- * 2x4 PURLINS 2' O.C.
- * RIB METAL SIDING & ROOF
- * NO INSULATION
- * NO LINER PANELS INSIDE

DOUBLE N CONSTRUCTION

PRINT SIZE: 11x17	SQUARE FT.	
MAIN FLOOR	560	
SECOND FLOOR	N/A	
COVERED PORCH	N/A	
DECKS	N/A	
GARAGE	N/A	

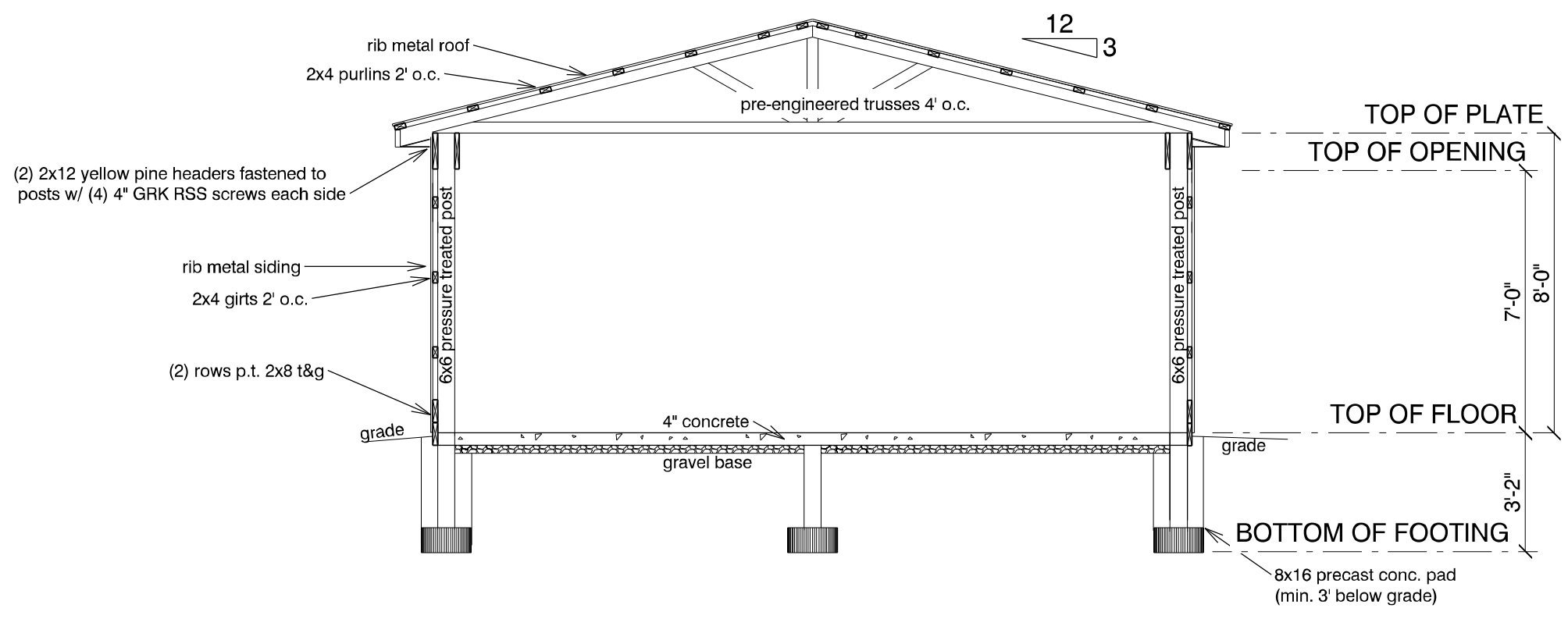
DAVID LINDEN GARAGE

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PAGE: 2

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A
2 3
CROSS SECTION A
SCALE: 1/4" = 1'-0"

DAVID LINDEN GARAGE

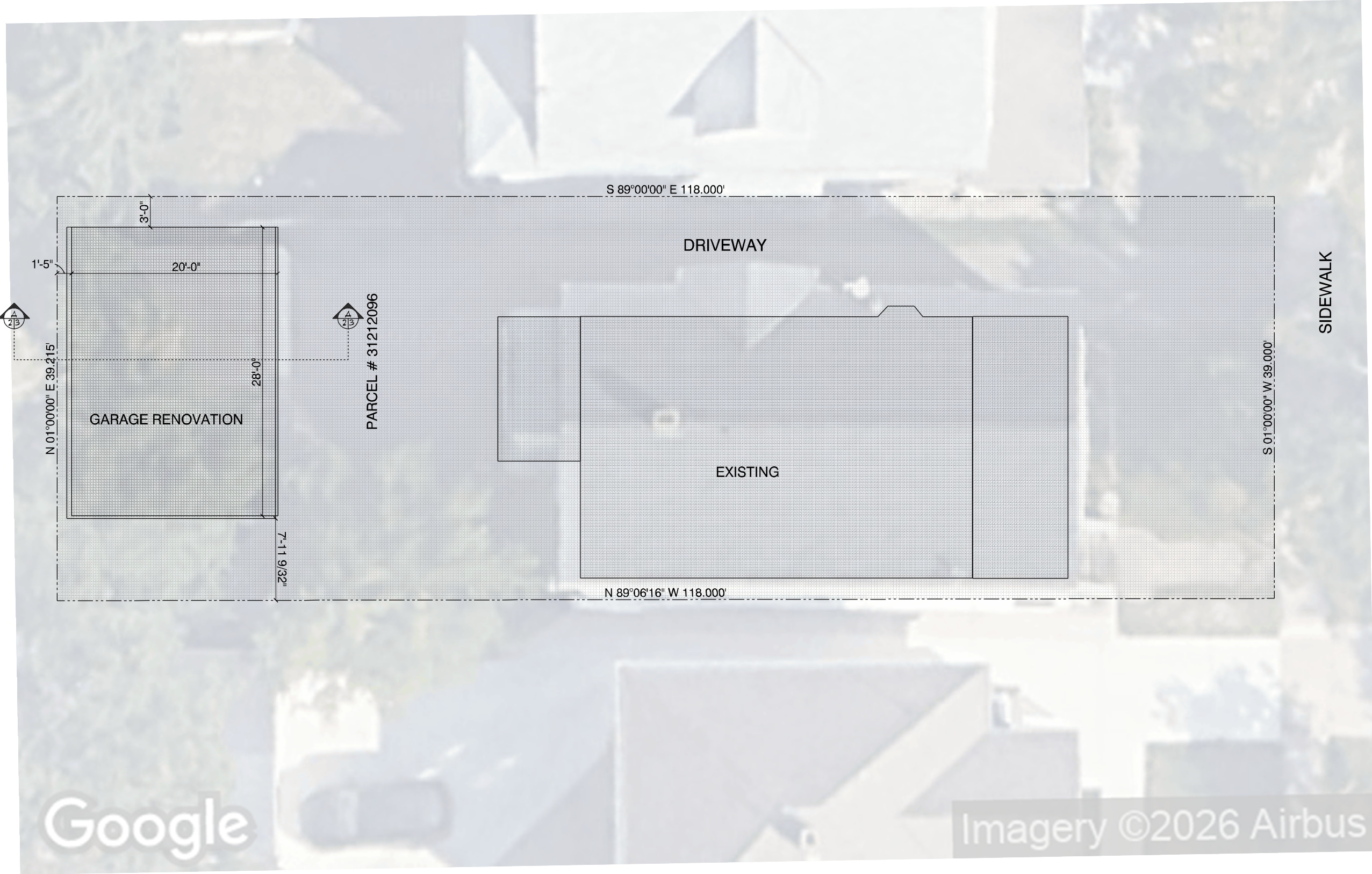
PROJECT ADDRESS: 1194 COOK AVE. LAKEWOOD OH
PAGE: 3

THE SITE, SITE CONDITIONS, AND ALL OTHER STRUCTURAL REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR OWNER AND MUST COMPLY WITH ALL LOCAL AND/OR STATE BUILDING CODES. VARIATIONS IN FLOOR PLANS AND ELEVATIONS MAY EXIST THROUGH HUMAN ERROR.

DRAWN BY: J. KURTZ
SCALE: 1/4" = 1'-0"
DATE: 3/17/2026

PRINT SIZE: 11x17	SQUARE FT.	
MAIN FLOOR	560	
SECOND FLOOR	N/A	
COVERED PORCH	N/A	
DECKS	N/A	
GARAGE	N/A	

DOUBLE N CONSTRUCTION



SITE PLAN
SCALE: 1" = 10'-0"

DAVID LINDEN GARAGE

PROJECT ADDRESS:
1194 COOK AVE.
LAKEWOOD OH

PAGE:
4

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SCALE: 1" = 10'-0"
DATE: 3/17/2026

PRINT SIZE: 11x17	SQUARE FT.	
MAIN FLOOR	560	
SECOND FLOOR	N/A	
COVERED PORCH	N/A	
DECKS	N/A	
GARAGE	N/A	

DOUBLE N CONSTRUCTION



City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 05-08-26

Reference No.: BZA26-000009

Applicant Name: Greg Allen, Greg Allen Builders

Project Address: 1044 Roy Dr.

Project Name: n/a

Proposal: The applicant proposes the demolition and rebuild of rear porch roof with new footers.

mal

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.

(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. Open yard. No site concerns or grade concerns.

(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;

No

(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);

No. Porch roof is existing and is failing and falling down. Needs to be replaced.

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

yes. needs to be replaced

(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. No roof will enhance house and replace the look of the failing roof.

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

No.

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

I don't know

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

no. The existing roof is the same size. somebody must have built it without a permit.

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

Yes it would..









Hubbell Patio Cover

1044 Roy Dr Lakewood, OH 44107
 Greg Allen Builders
 3888 Long Rd Avon, OH



Foundation and slab:

Qty	UM	Description
7.88	Yards	4inch slump Concrete
5.00	Tons	#57 Gravel
6	EA	5-ft x 10-ft Steel Wire Mesh Sheet Item #417740 Model #189314
10	EA	5/8-in x 10-ft Steel #5 Rebar Item #664480 Model #50118
3	EA	2x6 Lumber to up form slab sides
4	EA	0.5-in x 4-in x 5-ft Reflex Rubber Concrete Expansion Joints Item #10358 Model #646170
4	EA	1/2 in. x 10 in. Hot-Galvanized Anchor Bolt

Framing and Trim:

Qty	UM	Description
2	EA	2x14x16' PWT Treated LVL
4	EA	2x12 x12' PWT Treated LVL
2	EA	2x10x20' PWT Treated LVL
22	EA	2x8x10' #2 or better Pine
10	EA	2x8x8' #2 or better Pine
25	EA	2x4x8' #2 or better Pine
6	EA	4x4x10' Pressure Treated #2 or better Pine
4	EA	ABA ZMAX Galvanized Adjustable Standoff Post Base for 4x4 Nominal Lumber ZIP System 5/8-in x 4-ft x 8-ft OSB Sheathing Item #124624 Model #OSB5848ZRT
16	EA	ZIP System 90.0-ft x 3.75-in Panel System Tape Item #314218 Model #HZIPTAPE
5	EA	ZIP System 90.0-ft x 3.75-in Panel System Tape Item #314218 Model #HZIPTAPE
3	EA	Grace Ice & Water Shield Ice and water shield 36-in x 75-ft 200-sq ft Rubber Roof Underlayment Item #169827 Model #5003002
21	EA	Owens Corning Oakridge Estate Gray Algae Resistant Architectural Roof Shingles (32.8-sq ft per Bundle) Item #10076 Model #HL20
2	EA	Amerimax Professional Grade 5-in x 192-in White K style Gutter Item #54838 Model #26105020192
5	EA	Amerimax F4.5 2.43-in x 10-ft White Aluminum Drip Edge Item #3429649 Model #5505400120
36	EA	1x6 Poplar V-groove T & G
16	EA	1x6 Boral
6	EA	1x12 Boral
4	EA	1x10 Boral
20	EA	H2.5A 18-Gauge ZMAX Galvanized Hurricane Tie

CLIENT
Michelle Hubbell

PROJECT
Patio Cover

PROJECT NO.
00039

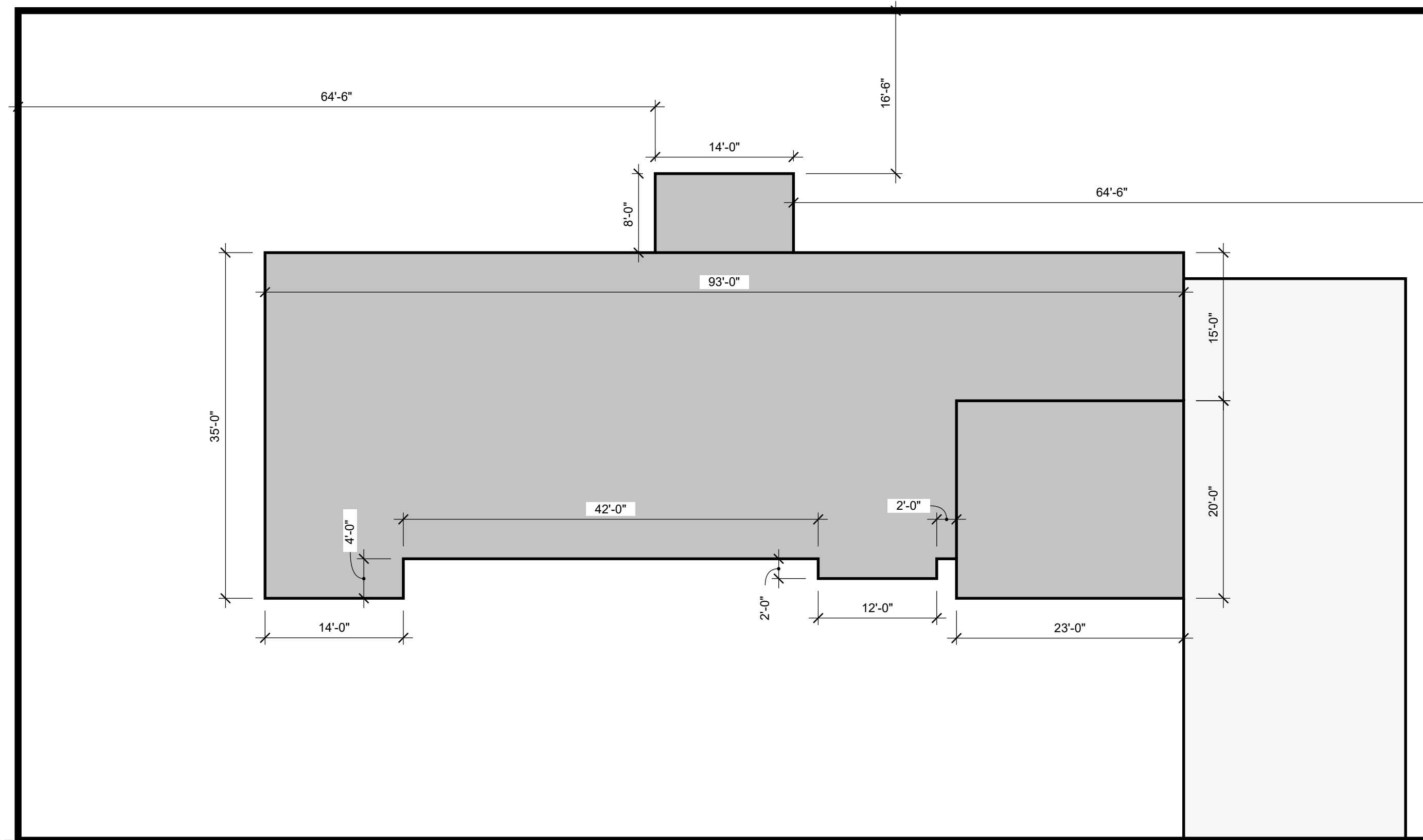
ISSUE
4/2/26

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GAB

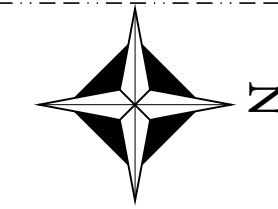
DESCRIPTION
Opening Page



Existing Layout

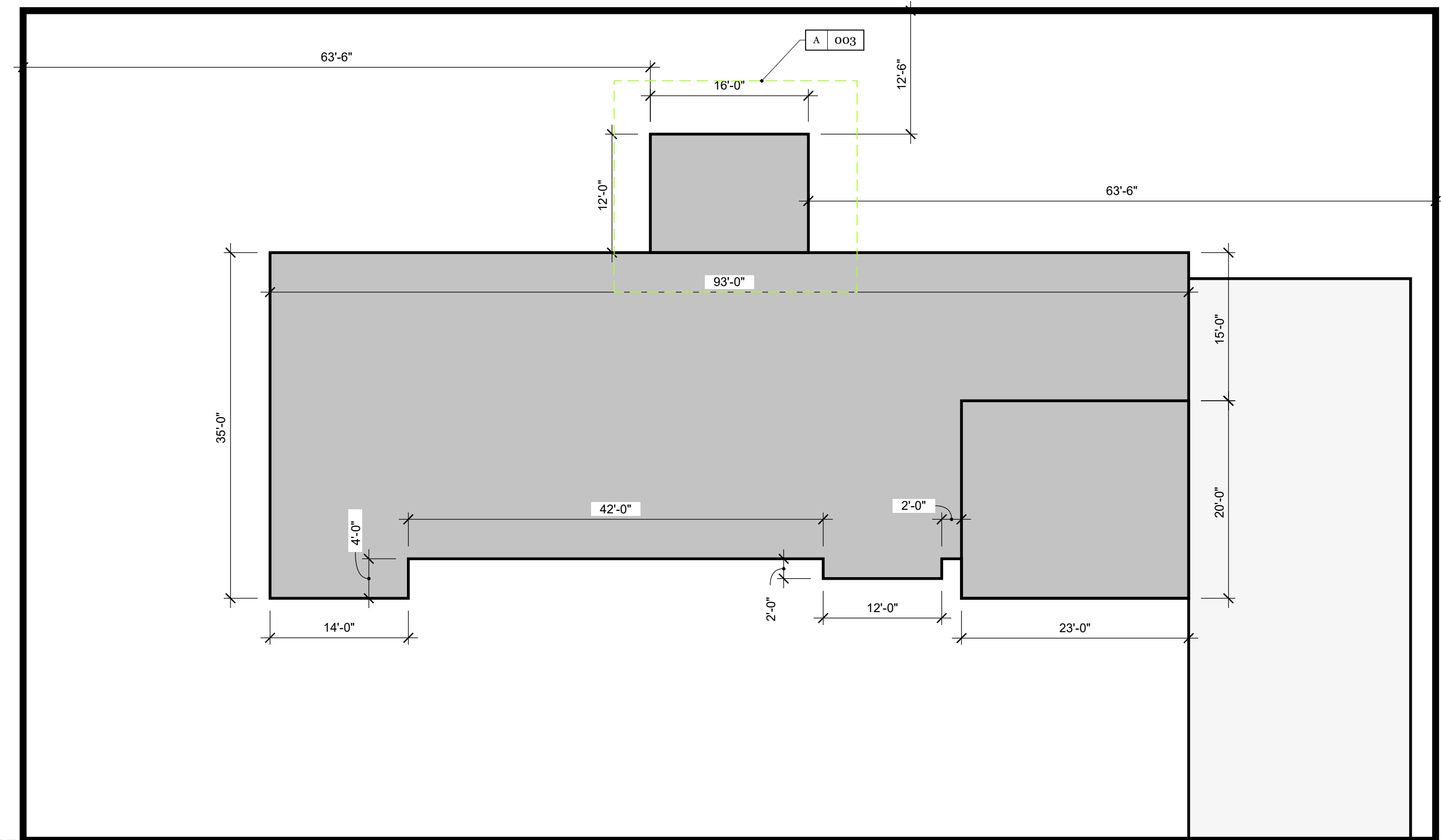


Roy Dr

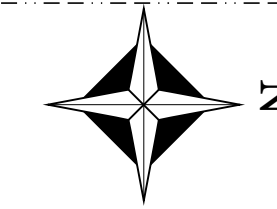


Scale: 1" = 10'

Proposed Layout



Roy Dr



Scale: 1" = 10'

