

**AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
JUNE 15, 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 MAY 18, 2023 MEETING**
- 3. OPENING REMARKS**

OLD BUSINESS

- 4. Docket No. 12-32-22
1655 Roosevelt Ave.**

Applicant and property owner Christopher Walling proposes the construction of a new garage on the existing concrete garage pad. The proposed garage has a calculated height of 17 feet, permitted maximum is 15 feet. The property is in the R1H, Single Family High-Density District. (Page 3)

- Variance 1: Request a variance to exceed the maximum permitted height of an accessory structure. The permitted accessory structure height is 15 feet, and the proposed garage height is calculated at 17 feet, calculated pursuant to 1103.01(q)., Request a variance to exceed the permitted maximum height by two feet, as proposed. Pursuant to section 1121.05(b) Height Regulations (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 6)

- 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 garage has a calculated height of 16 feet, four inches, calculated pursuant to 1103.01(q). Request a variance to exceed the permitted accessory structure height by one foot, four inches, as proposed. Pursuant to Section 1121.05(b) Height Regulations (Ord. 91-95. Passed 10-7-1996.)

NEW BUSINESS

6. Docket No. 06-11-23 2011 Lark

Applicant and owner Jim Miketo of Neighborhood Drummer LLC proposes the installation of two heat pump units eight inches from the south property line on the west side of the building. The existing structure is three feet, five inches from the property line. The requirement is five feet. The property is located in the C2 Commercial Retail District. (Page 8)

- Variance 1: Request a variance to reduce the side yard setback of the primary structure. The required side yard is five feet. The existing side yard is three feet, five inches. Request a variance of 2 feet, 9 inches to place two heat pump units 8 inches from the side property line, each unit is 29 inches in width and will be placed 4 inches from the existing structure, as proposed. Pursuant to Schedule 1129.07 Yard Requirements (Ord. 12-11. Passed 5-2-2011.) *

*Note: Special Variance Required for decibel rating exceeding the allowable rating of 70: The Board of Zoning Appeals is not given the authority to grant a variance to Chapter 15: Noise Control. The power to grant the special variance is given to the building commissioner pursuant to section 505.12(a) Special Variances (Ord. 66-76. Passed 12-6-1976.) and the test given is unnecessary hardship. Any area variance granted will be contingent on the units either being compliant with the ratings specified in Chapter 15 or applying for and receiving a special variance from the building commissioner.

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

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Application Cover Page

Docket No.: 12-32-22

Reference No.: BZA22-000052, BZA23-000004

Applicant Name: Christopher Walling

Project Address: 1655 Roosevelt Ave.

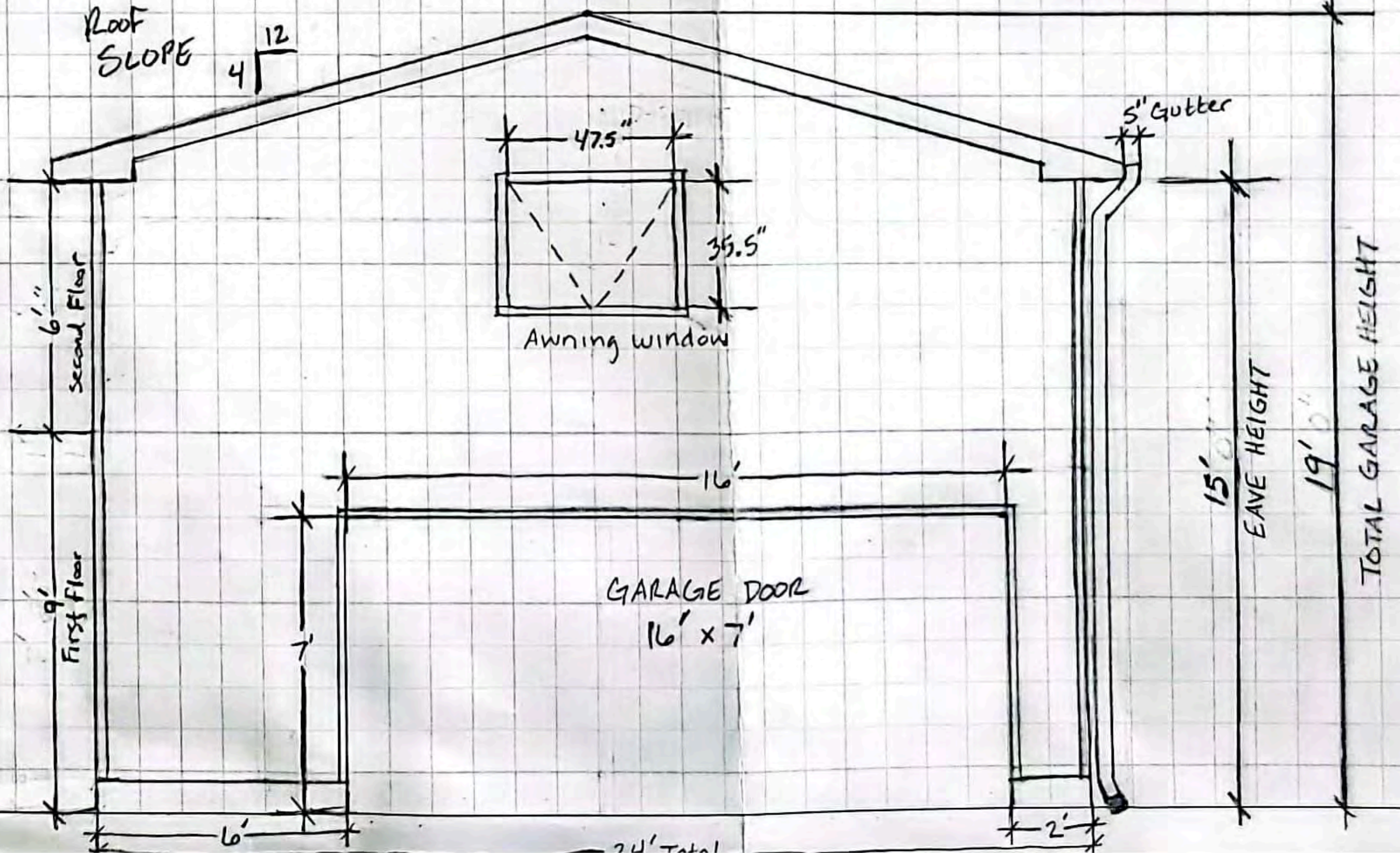
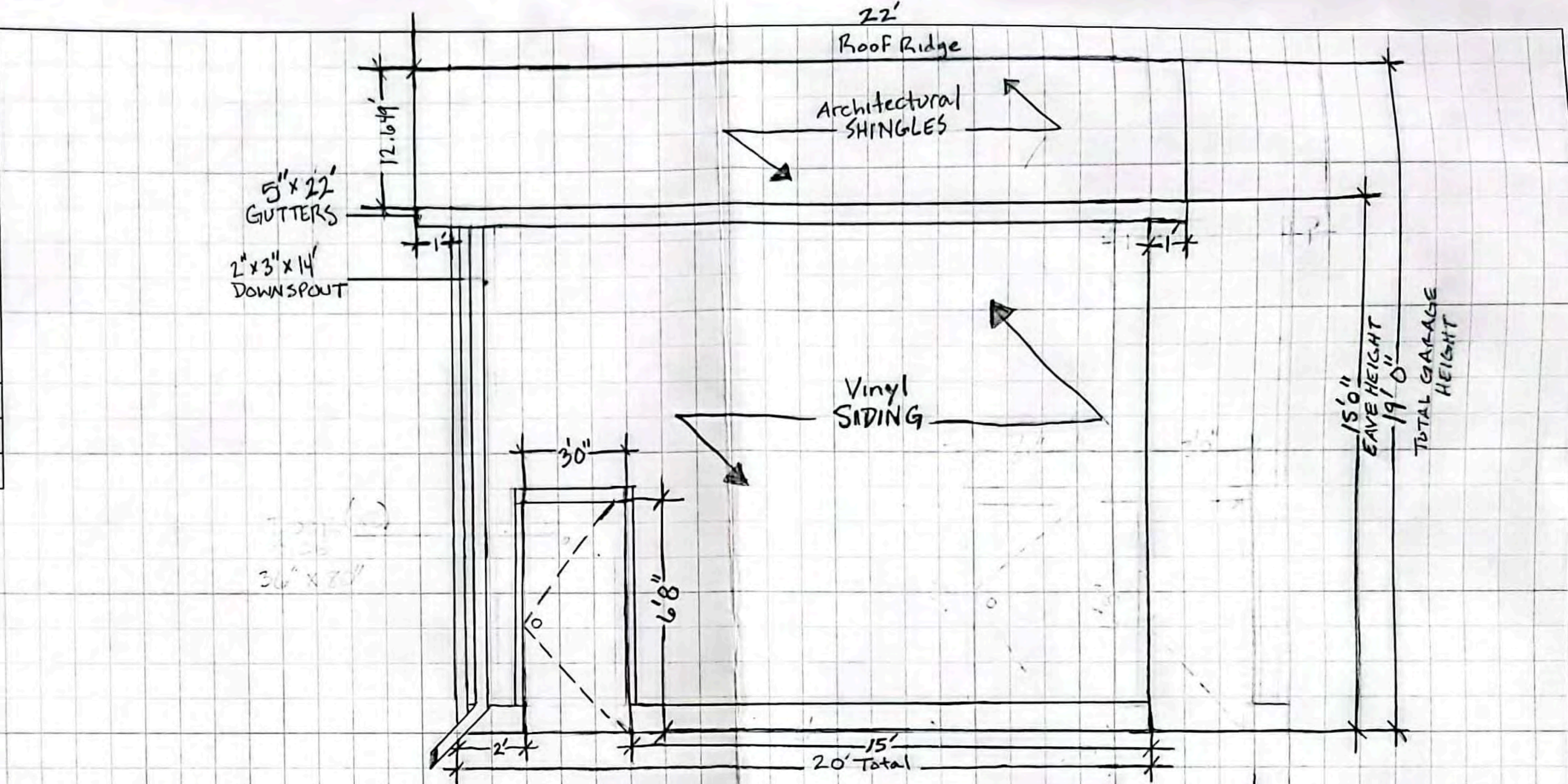
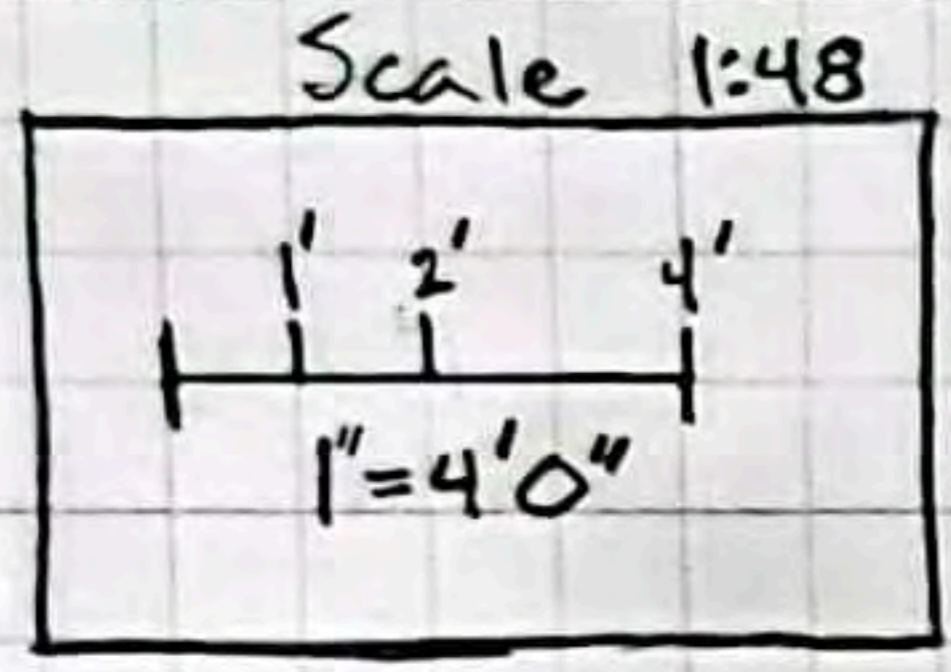
Project Name:

Proposal: The construction of a new garage on the previously demolished garage site. The proposed garage has a calculated height of 17 feet, permitted maximum is 15 feet. The property is in the R1H, Single Family High-Density District.



THE CONTRACTOR OF CHOICE®

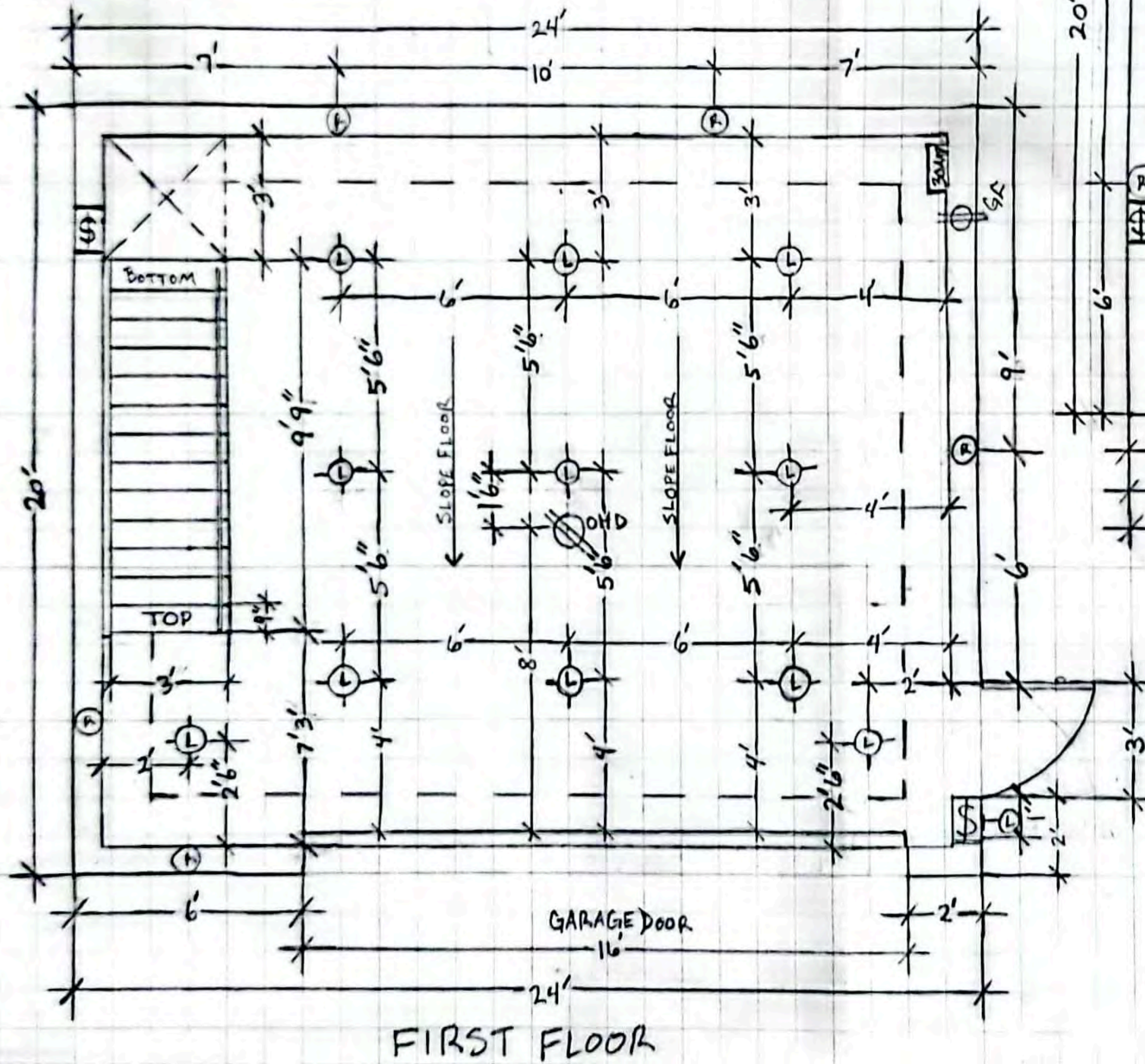
Date	
Project	
Item of Work	1 sq = 1/4" = 1'0" 1" = 4 sq = 4' Scale 1:48
Needed By	
Completed By	
Cell Phone #	



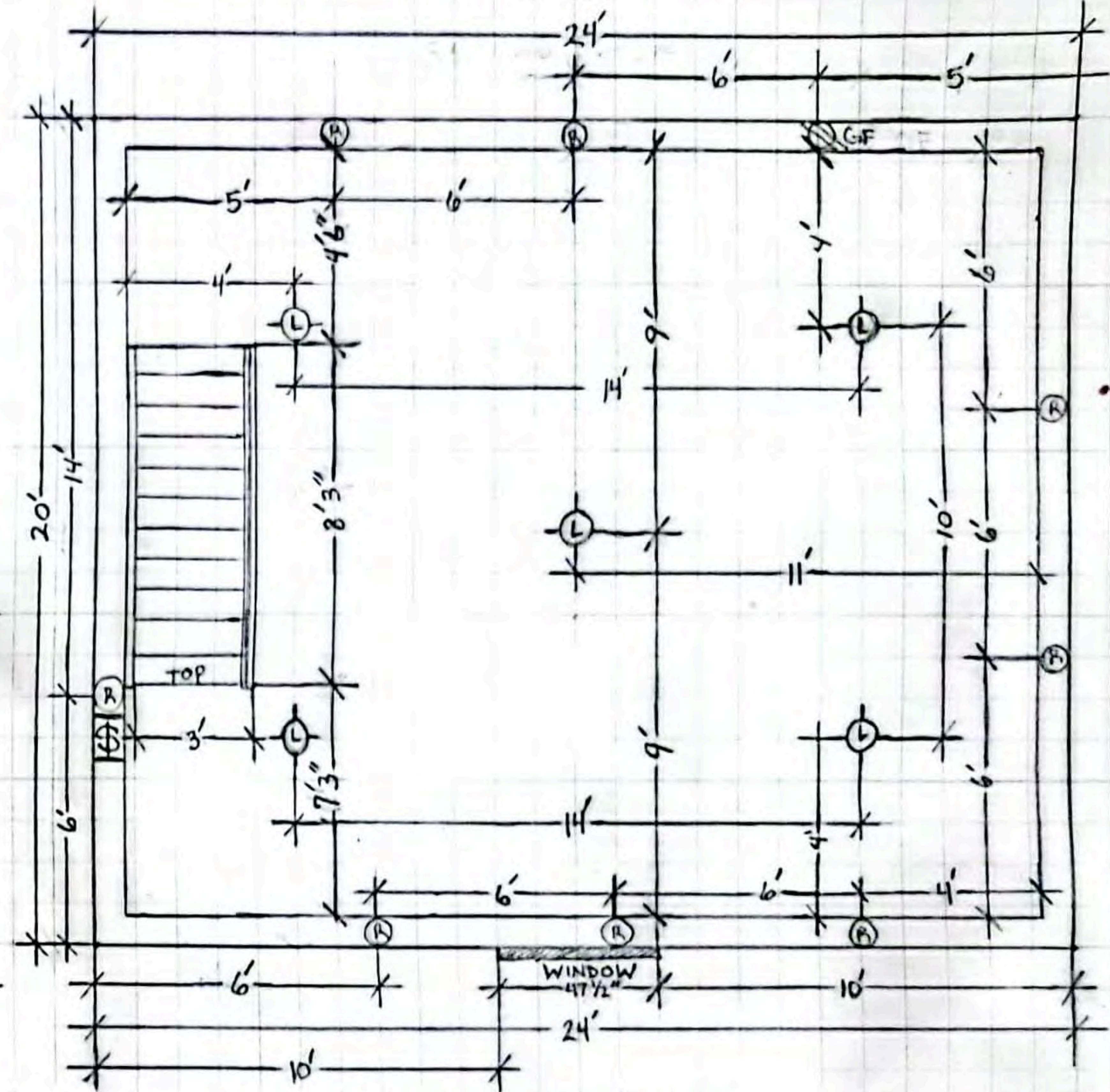


THE CONTRACTOR OF CHOICE®

Date	
Project	Garage - Interior - first floor + second floor
Item of Work	
Needed By	
Completed By	
Cell Phone #	



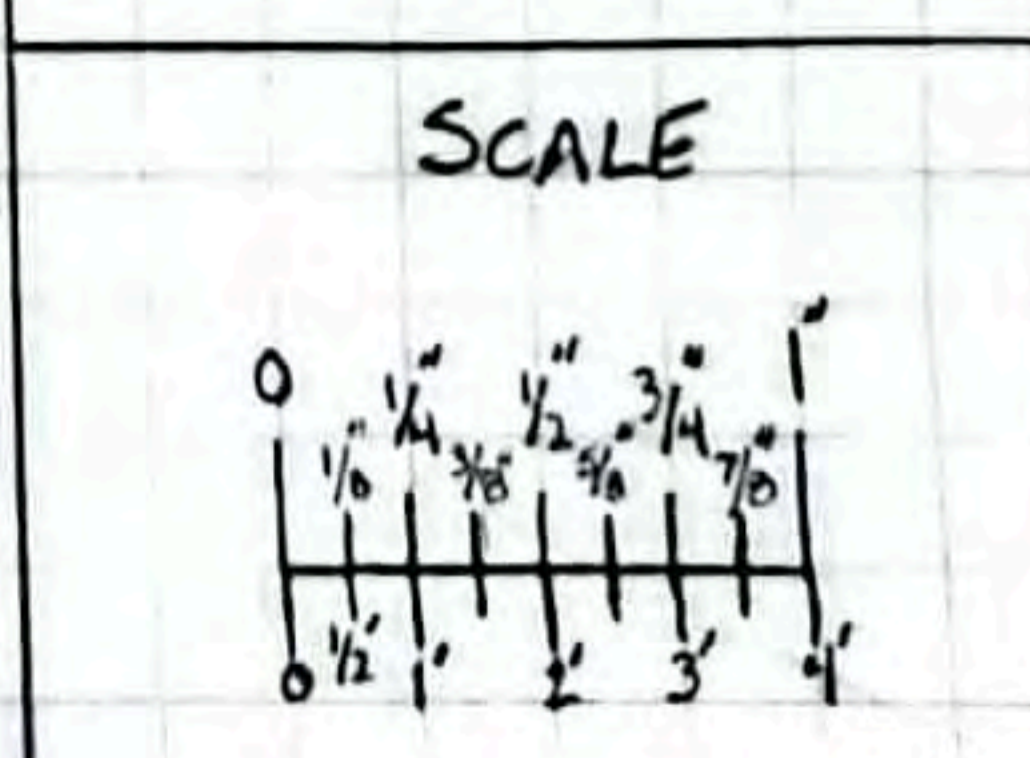
FIRST FLOOR



SECOND FLOOR

KEY

- ⊖ = Lightswitch
- Ⓡ = Receptacle
- Ⓛ ⊖ = Lights: Recessed, Surface mount, wall mount
- 30 AMP = Sub-Panel with Disconnect Rating
- ⊗ OHD = 110V Duplex ceiling mounted door operator receptacle





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Application Cover Page

Docket No.: 04-06-23

Reference No.: BZA23-000010

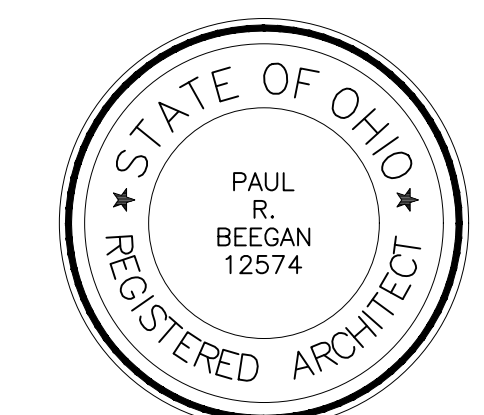
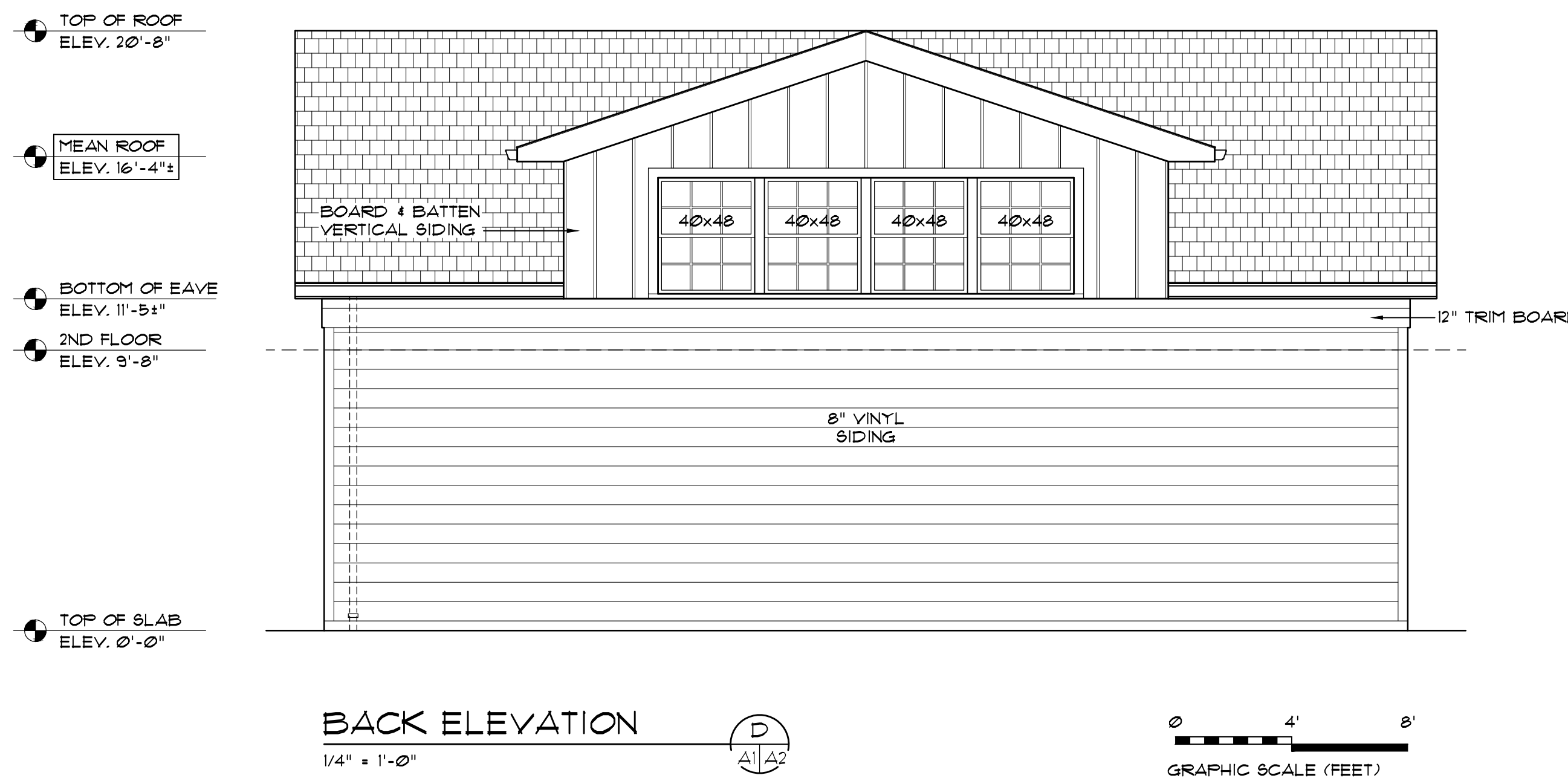
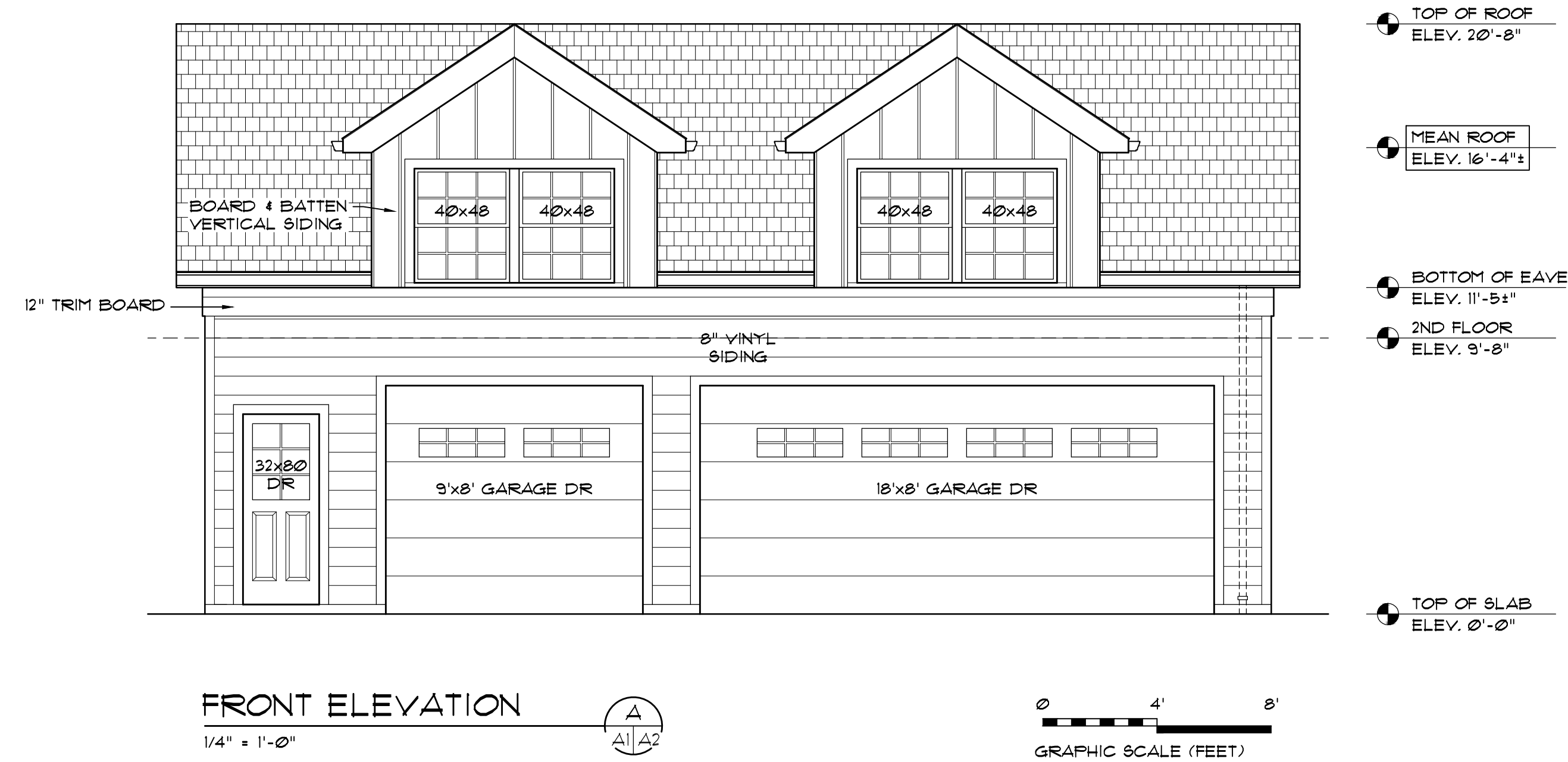
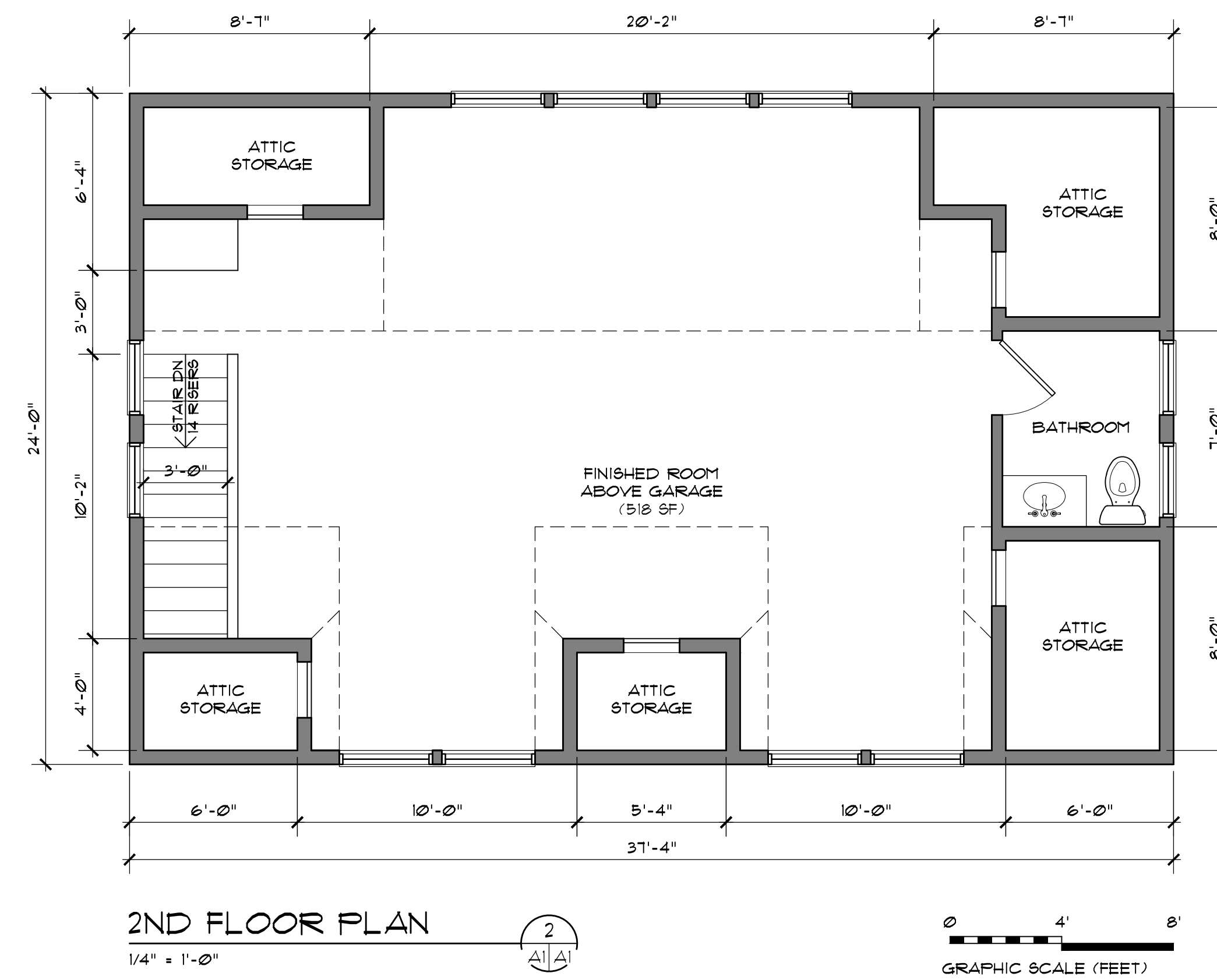
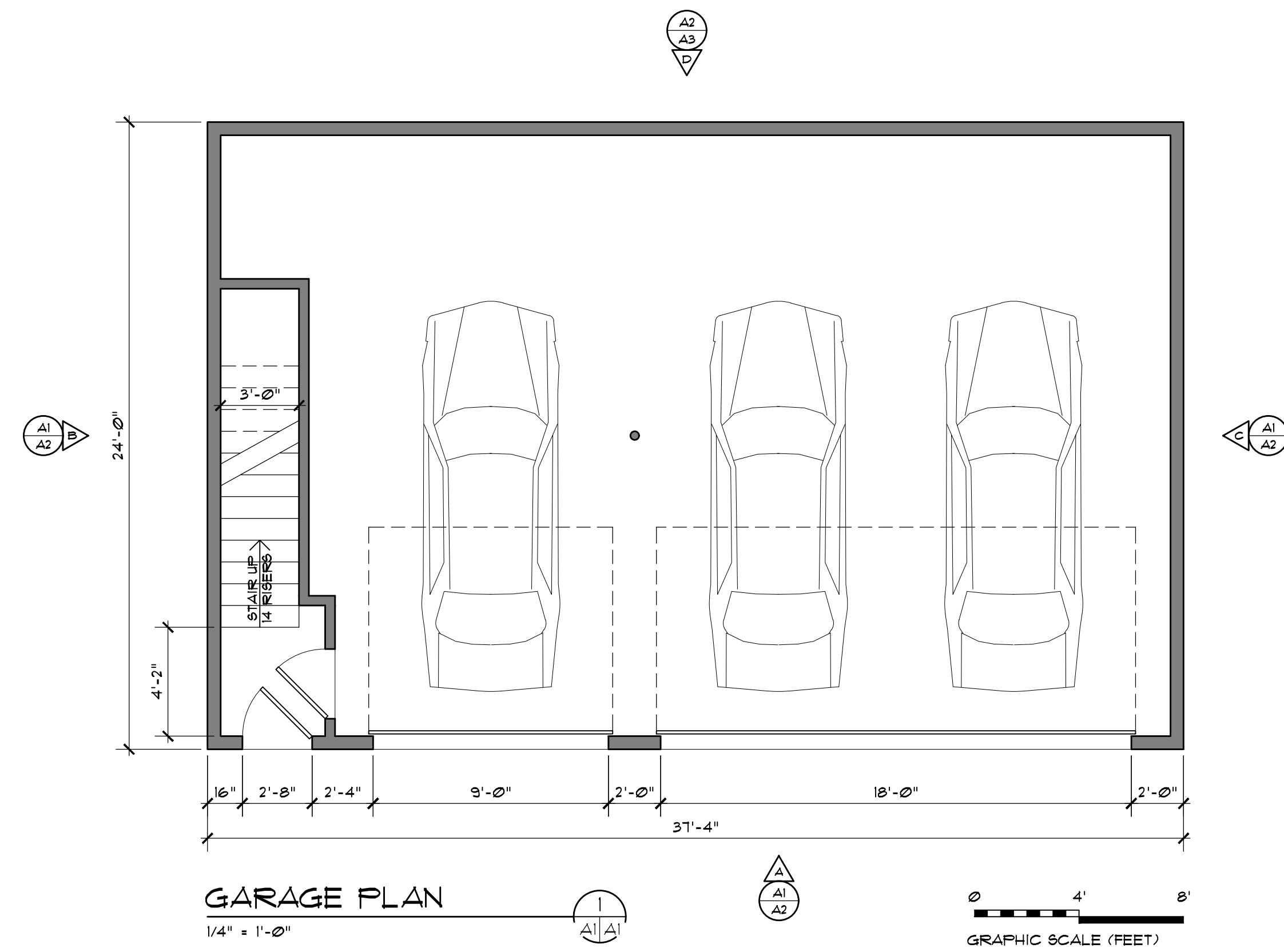
Applicant Name: Susan Broadwater and Paul Beegan of Beegan Architectural Design

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.

ISSUE	DATE	DESCRIPTION
1	05.24.23	Preliminary
2	06.02.23	design study



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 &
Elevations -
Option A

A2



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Application Cover Page

Docket No.: 06-11-23

Reference No.: BZA23-000023

Applicant Name: Jim Miketo

Project Address: 2011 Lark St.

Project Name: Neighborhood Drummer LLC

Proposal: The installation of two heat pump units eight inches from the south property line on the west side of the building. The existing structure is three feet, five inches from the property line. The requirement is five feet. The property is located in the C2 Commercial Retail District.

PLAT OF BOUNDARY SURVEY

OF
12213 & 12223 MADISON AVENUE, LAKEWOOD, OHIO
KNOWN AS
PPN's 315-23-036 & 037

SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING
SUBLOT NO. 47 AND THE NORTHERLY 90 FEET OF SUBLOT NOS. 48 AND 49 IN THE PLEASANT HILL
ALLOTMENT OF PART OF ORIGINAL ROCKPORT TOWNSHIP, SECTION NO. 20 AS SHOWN BY THE RECORDED
PLAT IN VOLUME 20, PAGE 9 OF CUYAHOGA COUNTY MAP RECORDS.

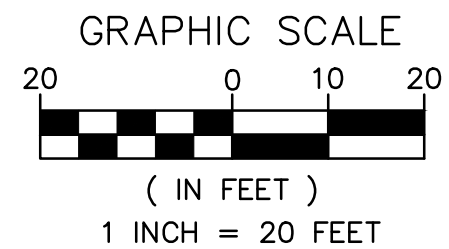
MADISON AVENUE
(VARIABLE WIDTH)
(A PUBLIC RIGHT-OF-WAY)



BEARINGS BASED ON THE CENTERLINE
OF MADISON AVENUE AS DEPICTED ON
THE LOT CONSOLIDATION PLAT RECORDED
IN VOLUME 276, PAGE 8 C.C.M.R.



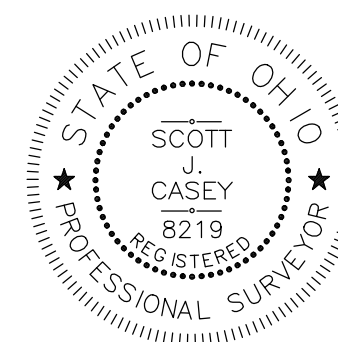
- SURVEY NOTES:**
- N1 = ADJACENT GARAGE ON LINE
 - E1 = GRATED WINDOW WELLS LIE IN RIGHT OF WAY
 - E2 = GAS SERVICE TO ADJACENT LIES ON SUBJECT PARCEL
 - E3 = FOUNDATION OF ADJACENT BUILDING LIES ON SUBJECT PARCEL
 - E4 = SUBJECT BUILDING ENCROACHES RIGHT OF WAY 0.25'
 - E5 = SUBJECT BUILDING ENCROACHES RIGHT OF WAY 0.15'
 - E6 = SUBJECT CONCRETE ENCROACHES ADJACENT 0.2'



- - 5/8" BY 30" IRON PIN SET AND CAPPED CASEY PROFESSIONAL SERVICES PS8219"
- Ⓜ - MONUMENT BOX FOUND
- - IRON PIN/PIPE FOUND
- ⊙ - DRILL HOLE SET
- ⊗ - MAG NAIL SET
- (R) RECORD
- (C) CALCULATED
- (M) MEASURED

- A. ACRES
- AFN AUDITOR'S FILE NUMBER
- C.C.M.R. CUYAHOGA COUNTY MAP RECORDS
- CL CENTERLINE
- C.L.F. CHAIN LINK FENCE
- CLRS CLEARS
- E EAST
- ENCRS. ENCROACHES
- N NORTH

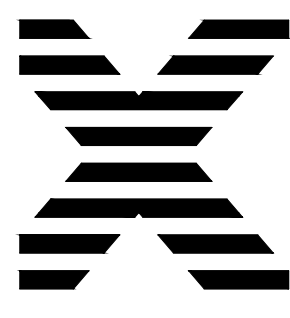
- PG. PAGE
- P.P.N. PERMANENT PARCEL NUMBER
- R/W RIGHT-OF-WAY
- S SOUTH
- S.F. SQUARE FEET
- VOL. VOLUME
- W. WEST



I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON OCTOBER 25 OF 2016. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4753.37.

10/27/2016
SCOTT J. CASEY PS8219

EXACTA OHIO
2132 E. 9th St., CLEVELAND, OH 44115
OFFICE: (216) 751-9000 FAX: (216) 752-9510
WEBSITE: WWW.EXACTA OHIO.COM



JOB NO.	16091
SCALE:	1"=20'
DRAWN BY:	SJC
FIELD WORK DATE:	10/25/16