



City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
JUNE 18, 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 May 15, 2025 MEETING
3. OPENING REMARKS

NEW BUSINESS

4. Docket No. 06-10-25
17863 Lake Rd.

Applicant and property owner Waleed Ahmed has constructed 196 feet of white vinyl fence along the east side of the property; the installed fence is 7 feet in height. The owner has been notified that the fence is 1 foot taller than permitted, the approved permit was for 196 feet of 6 foot high white vinyl fence. The property is in the R1L, Single-Family Low-Density District.

- Variance 1: Owner has constructed 196 feet of fence that is 7 feet in height, permitted maximum height at this location is 6 feet. Request a variance to permit 196 feet of fence at 7 feet in height, as proposed. Pursuant to 1153.03(d) Fence Placement and Types, Rear and Side Yards (Ord. 08-2021, Passed 05-17-2021)

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."



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Application Cover Page

Docket No.: 06-10-25

Reference No.: BZA 25-000018

Applicant Name: Wahleed Ahmed

Project Address: 17863 Lake Road

Project Name: n/a

Proposal: Applicant and property owner Waleed Ahmed has constructed 196 feet of white vinyl fence along the east side of the property; the installed fence is 7 feet in height. The owner has been notified that the fence is 1 foot taller than permitted, the approved permit was for 196 feet of 6 foot high white vinyl fence. The property is in the R1L, Single-Family Low-Density District.





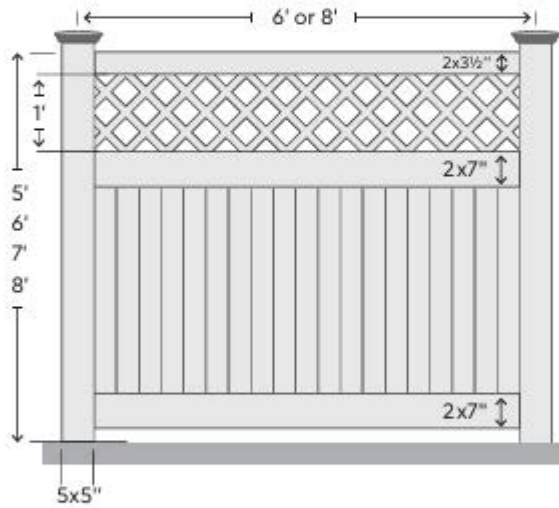








HUNTINGTON PRIVACY



CLASSIC COLLECTION COLORS



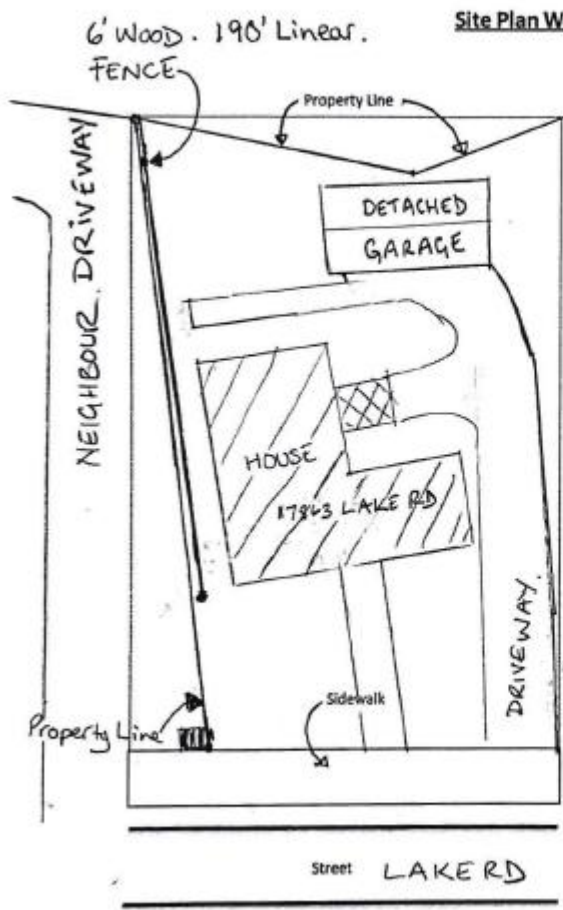
SIGNATURE COLLECTION COLORS



7' & 8' High only available in 6' wide sections | 7' High use a 6' x 6" x 10' post

8' High use a 6 1/2" x 6 1/2" x 11/16" post and requires an additional rail | No 7' or 8' High in Signature Colors

(330) 674-4418 | 7102 CR 77, Millersburg, OH 44654 | DuraluxOutdoor.com



F-25-000037



Requirements:

- 1. Location of existing buildings ✓
- 2. Location of existing fence N/A
- 3. Location of proposed fence ✓
(include height, length, materials, distance from property lines)
- 4. Property perimeter dimensions SEE SURVEY.
- 5. Location of driveway ✓

From: info@cityoflakewood.gov
 Sent: 05/16/2025, 09:35 AM
 To: kellyandrewd@gmail.com
 CC: Christopher Farmer@lakewood.gov
 Subject: 17843 Lake Ave - Fence Problem

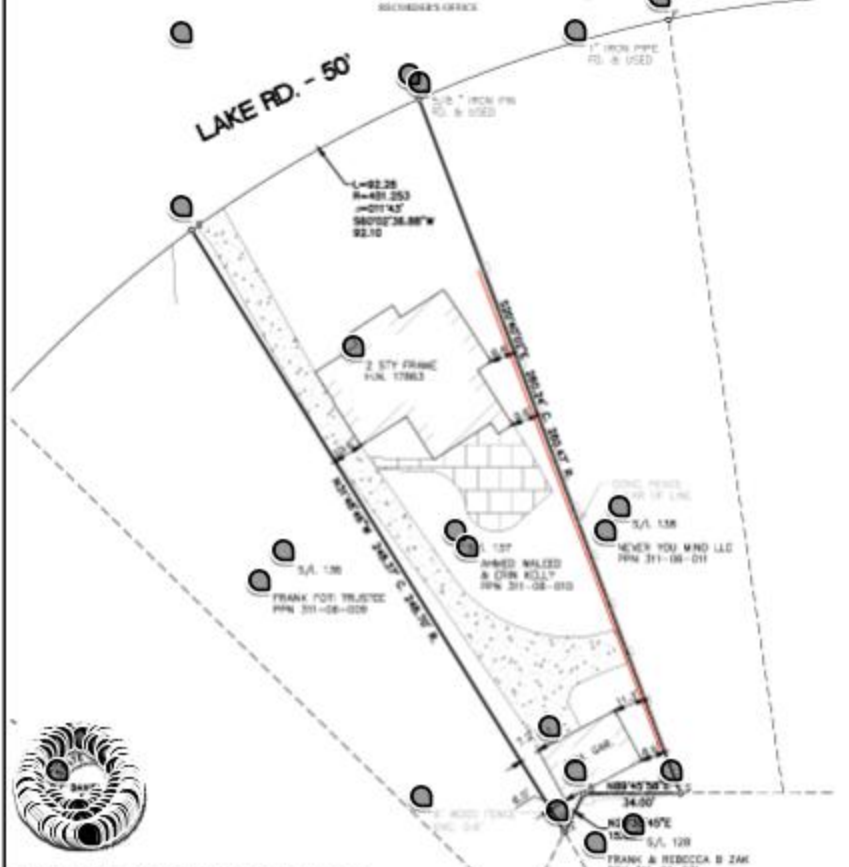
Hello,

I am the inspector on this fence permit and drove past the property today. I wanted to remind you that the fence can only be 6 feet tall from grade. When I drove past it appears the installers were adding a lattice on top of the 6-foot tall fence taking it over 6 feet. This is not in compliance with what was submitted on the permit application. Please ensure that the fence is no higher than 6 feet tall.

Thanks,
 Mike Reilly
 216-539-6274

PLAT OF SURVEY

REPLATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO
 AND KNOWN AS BEING SUBJECT NO. 177 IN THE CLIFTON PARK LAND AND IMPROVEMENT COMPANY'S ALLOTMENT - PART OF ORIGINAL
 BOX KNOTT TOWNSHIP SECTION NO. 23 AS SHOWN BY THE RECORDED PLAT IN VOLUME 294 OF MAPS, PAGE 11 OF CUYAHOGA COUNTY
 RECORDER'S OFFICE



SURVEYOR'S CERTIFICATION:

THIS SURVEY MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SET FORTH IN OHIO ADMINISTRATIVE CODE CHAPTER 4703-01.

DANIEL F. ENGLE, P.E.
 ENGLE, TROTTER & ASSOCIATES, LLC
 170 ARDEN VALLEY RD.
 VALLEY CITY, OH 44280 PH: 330.441.2300
 E-MAIL: MTRT@ENGLERESURVEYING.COM

BASES OF BEARINGS:

BEARINGS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM ESTABLISHED FROM GPS OBSERVATIONS ON 02/23/2021.

SURVEY NOTE:
 SURVEYOR HAS MADE NO INVESTIGATION OR DEFERRED RESEARCH FOR EVIDENCES OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OTHER TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH WOULD DISCLOSE.
 TOPOGRAPHIC FEATURES SHOWN FOR GRAPHIC CLARITY ONLY.

SURVEY REFERENCES:

RECORDED PLATS AS NOTED
 RECORDED PLATS AS NOTED

02/23/2021

REVISIONS

LEGEND:

- 5 SET 5/8" BY 30" STEEL PIN WITH CAP "B452"
- 9F FOUND STEEL PIN AS NOTED
- F FOUND MONUMENT BOX WITH STEEL PIN AS NOTED
- CL CENTERLINE
- R/W RIGHT OF WAY
- PPN PARCEL NUMBER
- INST INSTRUMENT NUMBER

- P POLYLINE
- C CALCULATED
- R RECORDED
- O OBSERVED
- U USED
- M MEASURED
- AC ACRES
- FT. SQUARE FEET
- LAND HOOK

Scale: 0 15 30 Feet

North Arrow

DR MT OH DPE