



City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
JULY 17, 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 (The June meeting was cancelled.)
3. OPENING REMARKS

NEW BUSINESS

4. Docket No. 07-11-25
1649 Belle Ave.

Applicant James J. Ptacek, Larsen Architects for property owners Jason and Erica Hite, propose the demolition of an existing single story addition on the rear of the house that includes an unroofed second story patio deck of approx. 80 sq. ft. , and the construction of a new two story addition that includes a 170 sq. ft. second story unroofed patio deck. The property is in the R1H, Single-Family High-Density District. (Page 3)

- Variance 1: Applicant proposes a new rear addition that includes a second story 170 sq. foot unroofed patio deck at the second story elevation of 13 ft. Request a variance to exceed the 42 inches permitted in height, as proposed. Pursuant to 1121.03(d) Permitted Accessory Uses, (Ord. 07-2023, Passed 11-20-2023)

5. Docket No. 07-12-25
12984 Lake Ave.

Applicants and property owners Kayle Arrotta and Stephen Pursey propose the installation of a driveway gate. The property has been historically designated. The proposed gate has received a certificate of appropriateness from the Architectural Board of Review and requires an area variance due to current zoning code which does not permit gates in front yards. The property is in the R1M, Single-Family Medium-Density District. (Page 11)

- Variance 1: Applicant proposes the construction of a metal gate at the existing stone wall on their historic property. Current code does not permit a gate in the front yard, request a variance to permit the gate to be located in the front yard, as proposed. Pursuant to 1153.03(c)2(E) 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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Board of Zoning Appeals

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Application Cover Page

Docket No.: 07-11-25

Reference No.: BZA 25-000019

Applicant Name: James J. Ptacek, Larsen Architects

Project Address: 1649 Belle Ave.

Project Name: n/a

Proposal: The demolition of an existing single story addition on the rear of the house that includes an unroofed second story patio deck of approx. 80 sq. ft. , and the construction of a new two story addition that includes a 170 sq. ft. second story unroofed patio deck. The property is in the R1H, Single-Family High-Density District.

Q. 2

Answer

James Ptacek

From: Erica Hite <ericahite75@gmail.com>
Sent: Tuesday, March 18, 2025 11:37 AM
To: James Ptacek
Cc: Nancy Witom; Jason Hite
Subject: Authorization for online submission of house addition plans

Hi JP,

We authorize you to act on our behalf for the online submission of our house addition plans to the city of Lakewood for approval.

Thank you,
Jason and Erica Hite



To: City of Lakewood, Ohio
Division of Housing and Building
12650 Detroit Avenue
Lakewood, Ohio 44107

From: Jim "JP" Ptacek

Date: June 29, 2025

Attn: Michelle Nochta - AICP
Lakewood Planning Department - BZA
(216) 529-5906
Michelle.Nochta@lakewoodoh.gov

Project: RB25-000258
1469 Belle Avenue – Proposed Rear
Addition
24146

Ms. Nochta,

This letter is intended to support our submittal on behalf of the home owners for the BZA review of their proposed, unroofed, 2nd floor patio/deck space. Per LCO 1123.03(d)

An unroofed patio deck not to exceed 300 square feet in area and height not to exceed the first floor elevation above grade, Section [1123.05\(b\)](#) notwithstanding. The rear yard depth requirement shall not be less than thirty (30) feet measured from the back of the deck regardless of the requirements of Section [1123.07](#).

The proposed porch is about 170sf – and replaces a roughly 80 sf that currently exists off the 2nd floor bedroom space. The proposed addition (and patio deck) are nearly 80' from the rear property line.

- 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 house currently has an unroofed, rear 2nd floor, balcony – and the proposed addition will remove an existing garden area, the owner's request was to incorporate a slightly larger 2nd floor porch area to both replace the existing feature of the home, as well as partially replace a portion of the garden area that is being displaced by the addition.

- 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 - The variance in question is simply a use-based variance and conditions for maximum area and setback from the rear property line are satisfied.

- 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 - Addition could be built w/o the porch addition – but it's part of the initial character of the home and adjoining properties on the street have similar rear porches as an architectural feature. As the addition takes the place of a frequently used gardening plot – this would limit their ability to container garden w/o including this porch area.

Adjudication Response

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

No - The variance in question is simply a use-based variance and conditions for maximum area and setback from the rear property line are satisfied.

- 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 porch would be harmonious with other homes on the street that have similar features.

- 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 - Owner was unaware that there was an ordinance prohibiting unroofed 2nd floor porches.

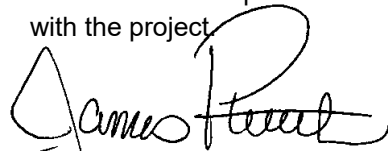
- 8) Whether the property owner's predicament feasibly can be obviated through some method other than a variance(s);

No – as the addition will displace their existing garden area – and the land behind the garage is too steep and too shady given the mature trees at the rear of the property – this is the only location that can allow for this function, and it replaces a currently existing condition.

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

Yes – spirit and intent of the code would be observed, and owner would have the opportunity to replace the existing rear porch area – and expand it to make up for the garden area the addition displaces.

If there are other questions or concern – please don't hesitate to call/email... thanks for your assistance with the project



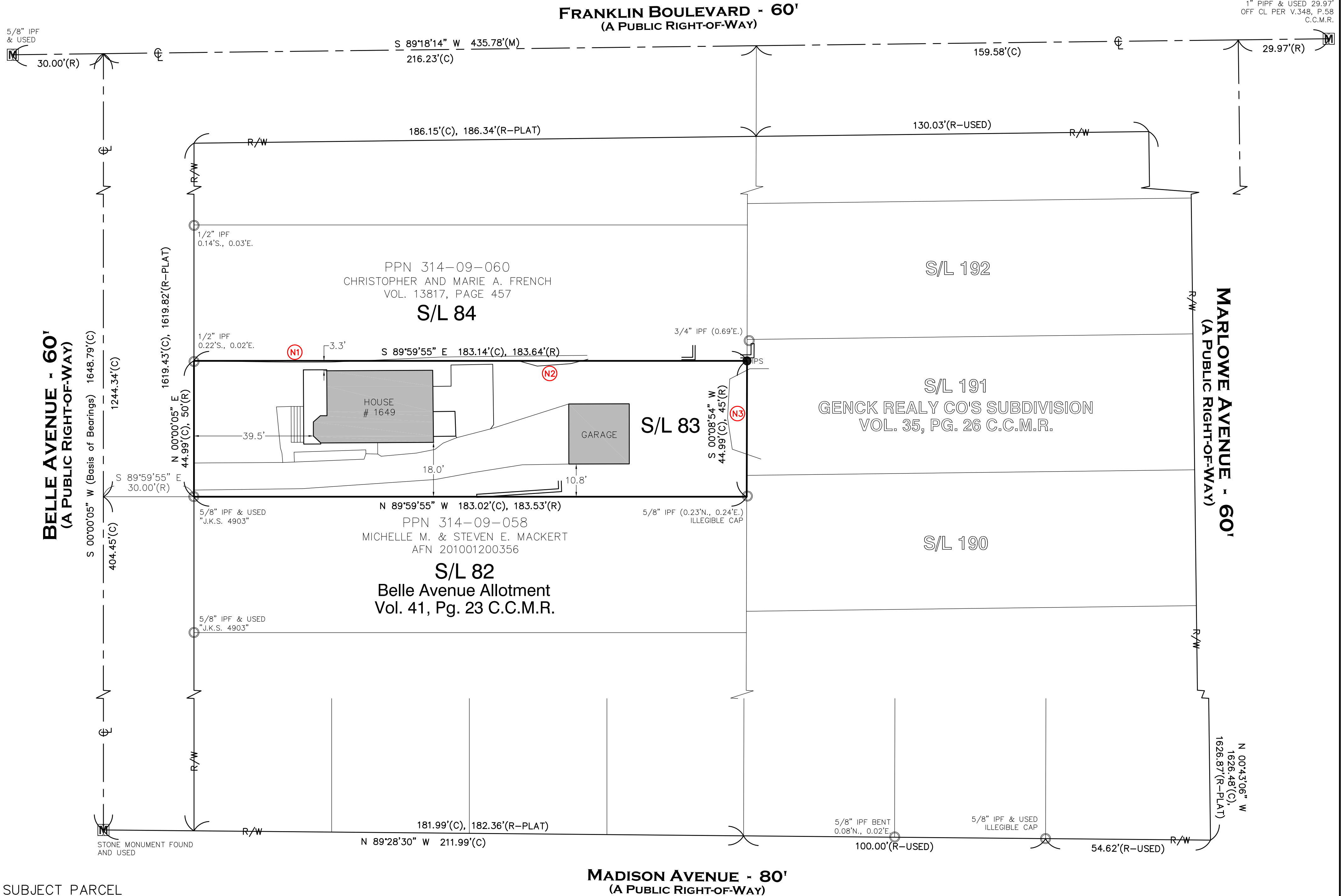
Jim "JP" Ptacek – LEED AP / AIA
Principal Larsen Architects

PLAT OF BOUNDARY SURVEY OF 1649 BELLE AVENUE, LAKEWOOD, OHIO KNOWN AS PPN 314-09-059

SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING SUBLOT NUMBER 83 IN THE BELLE AVENUE ALLOTMENT OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NUMBER 22, AS SHOWN BY THE RECORDED PLAT IN VOLUME 41, PAGE 23 OF CUYAHOGA COUNTY MAP RECORDS.

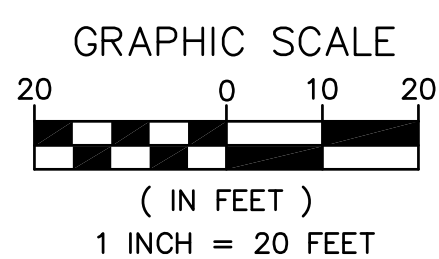
BEARINGS BASED ON THE CENTERLINE OF BELLE AVENUE AS SHOWN ON THE BELLE AVENUE ALLOTMENT

1" PIPF & USED 29.97'
OFF CL PER V.348, P.58
C.C.M.R.

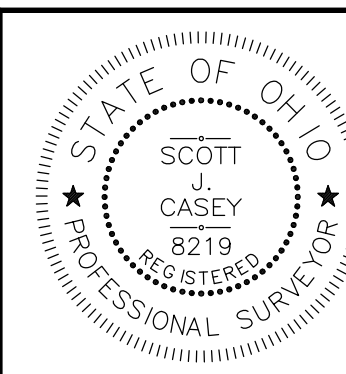


SUBJECT PARCEL
PPN 314-09-059
JASON AND ERICA HITE
AFN 201809140568
8,236 SQ.FT. OR 0.1891 ACRES

SURVEY NOTES:
N1 = ADJACENT ASPHALT DRIVE ENCROACHES SUBJECT PARCEL 0.5'
N2 = ADJACENT LANDSCAPING ENCROACHES SUBJECT PARCEL 1.7'
N3 = ADJACENT MOW AREA ENCROACHES SUBJECT PARCEL 6'



● - 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PROFESSIONAL SERVICES PS8219" - IPS	A. ACRES	PG. PAGE
Ⓜ - MONUMENT BOX FOUND	AFN AUDITOR'S FILE NUMBER	P.P.N. PERMANENT PARCEL NUMBER
○ - IRON PIN (IPF)/PIPE (PIP) FOUND	C.C.M.R. CUYAHOGA COUNTY MAP RECORDS	R/W RIGHT-OF-WAY
⊙ - DRILL HOLE SET - DHS	CL CENTERLINE	S SOUTH
⊗ - MAG NAIL SET - MNS	CL.F. CHAIN LINK FENCE	S.F. SQUARE FEET
(R) RECORD	CLRS. CLEARS	VOL. VOLUME
(C) CALCULATED	E EAST	W. WEST
(M) MEASURED	ENCRS. ENCROACHES	
(U) USED	N NORTH	



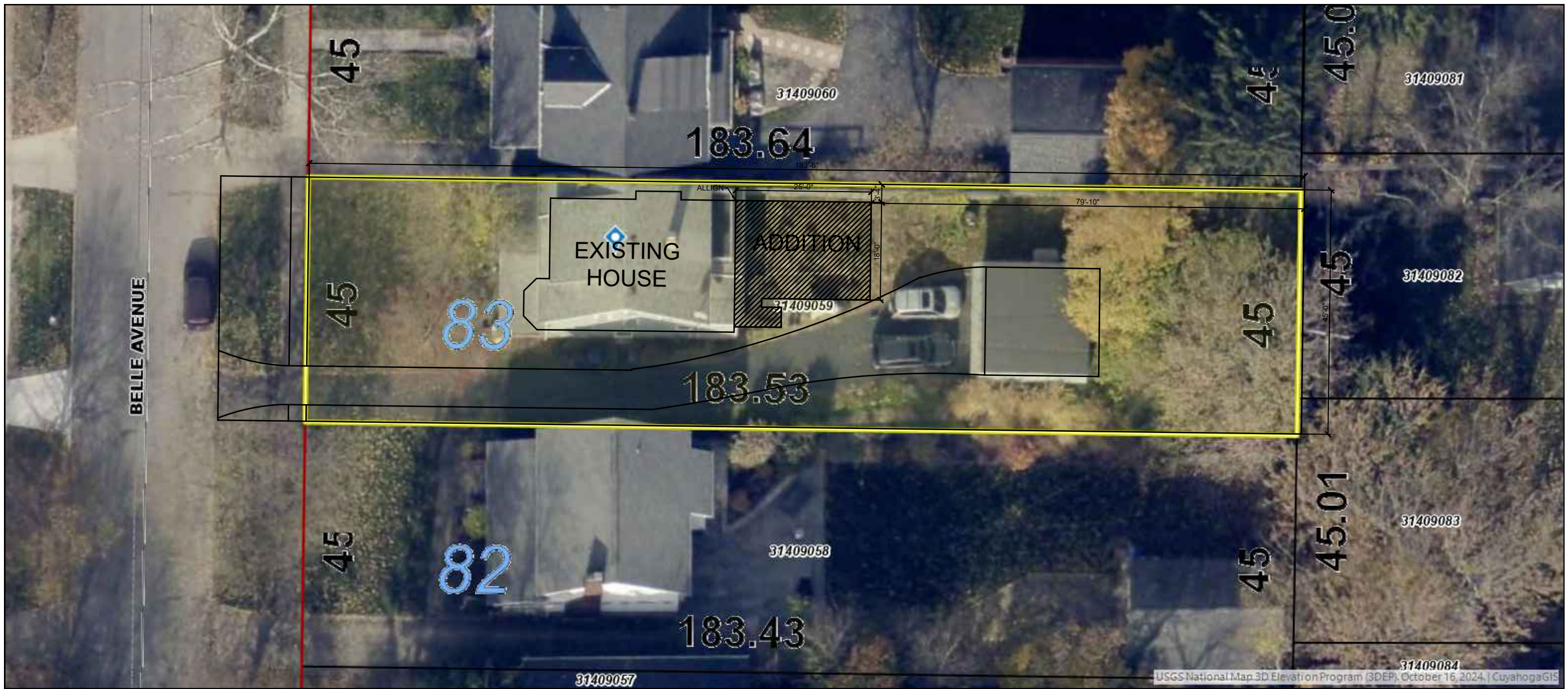
I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON JULY 31ST OF 2019. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

8/6/2019
SCOTT J. CASEY 8219

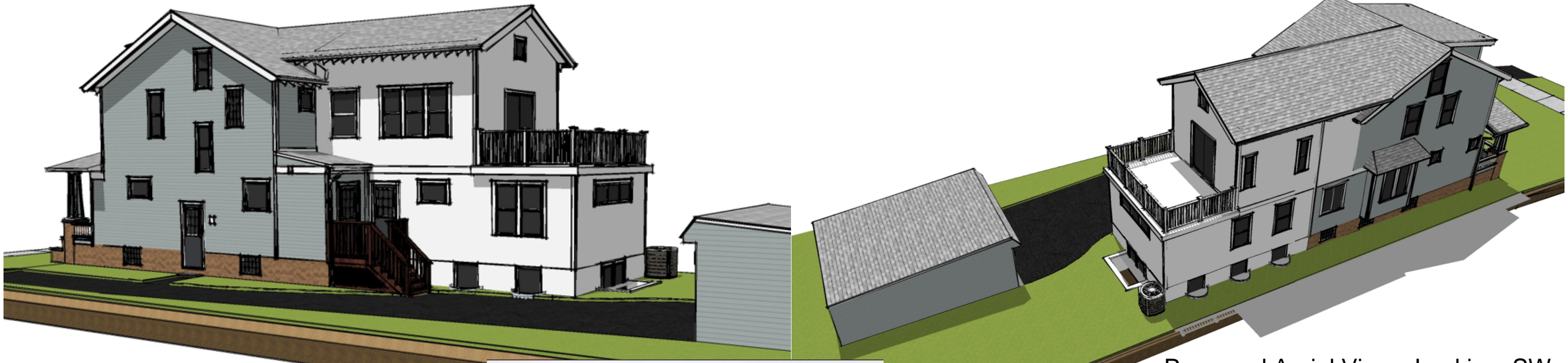
Casey Professional Services, LLC

1159 Holmden Avenue, Cleveland, OH 44109
216-781-4644 office & fax 216-299-9555 mobile
www.caseyps.com

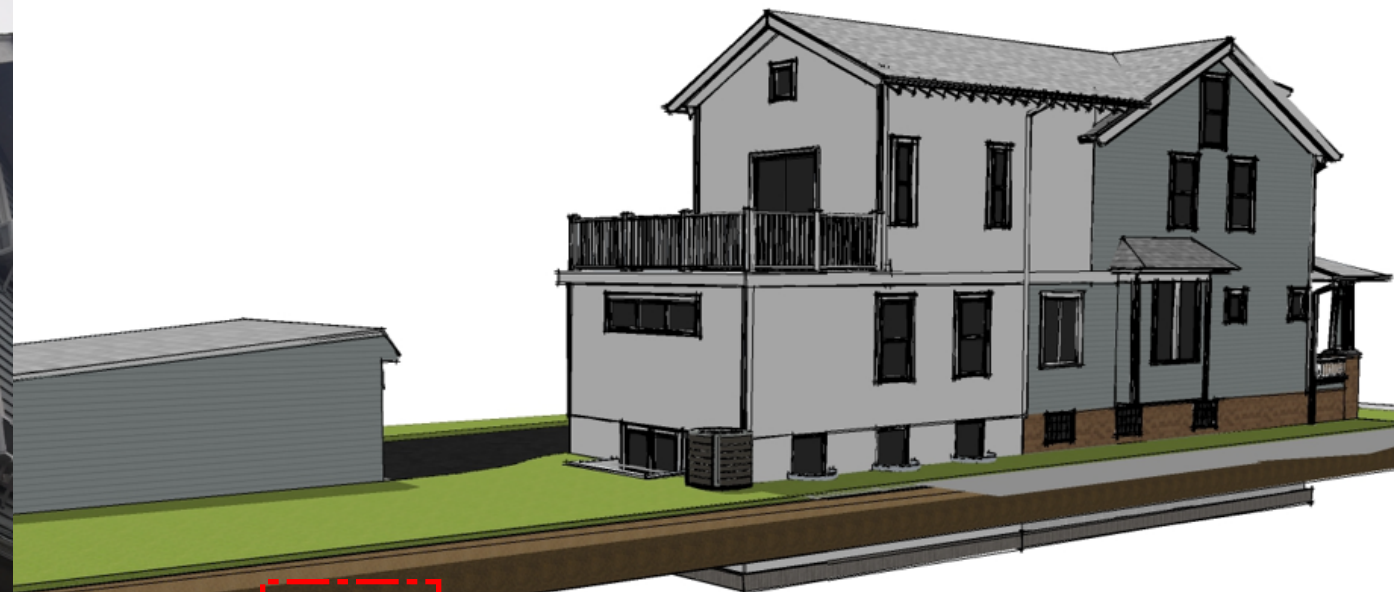
JOB NO.	19086
PREPARED FOR:	JASON AND ERICA HITE
SCALE:	1"=20'
DRAWN BY:	SJC
FIELD WORK DATE:	7/31/19



Proposed View - Looking NW



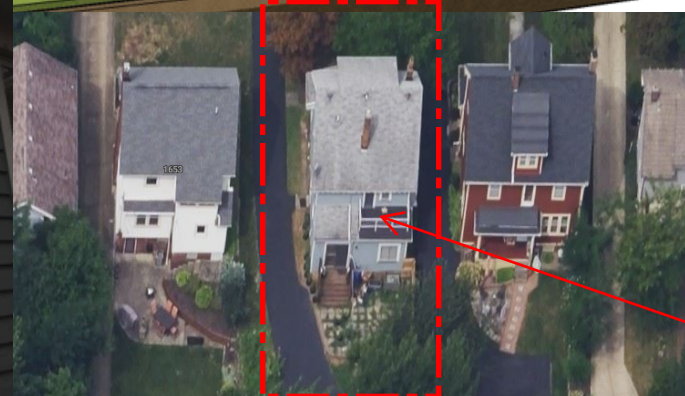
Proposed Aerial View - Looking SW



Existing Rear 2nd Floor Porch Conditions



Proposed View - Looking SW



Existing Rear Porch



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Application Cover Page

Docket No.: 07-12-25

Reference No.: BZA 24-000038

Applicant Name: Kayela Arrotta and Stephen Pursey

Project Address: 12984 Lake Ave.

Project Name: n/a

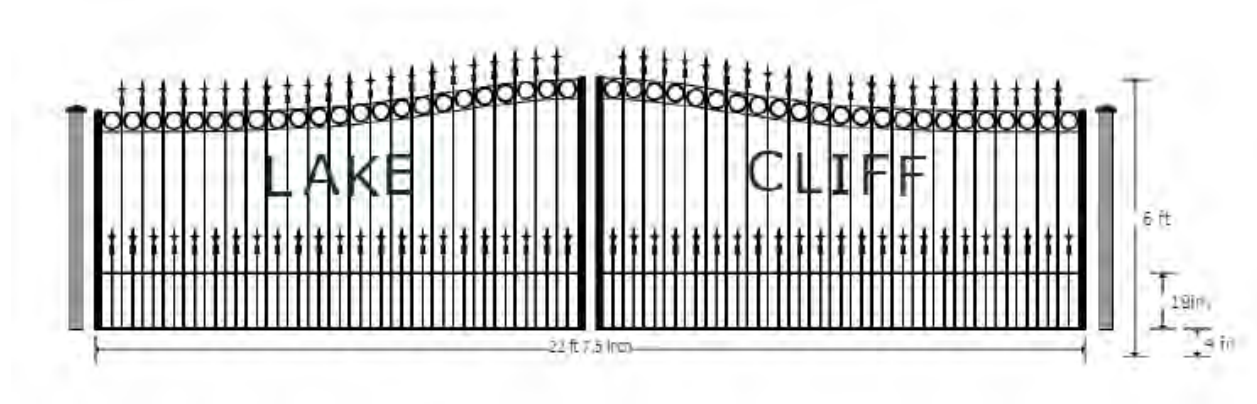
Proposal: The installation of a driveway gate. The property has been historically designated. The proposed gate has received a certificate of appropriateness from the Architectural Board of Review and requires an area variance due to current zoning code which does not permit gates in front yards. The property is in the R1M, Single-Family Medium-Density District.



Lake Cliff Repairs & Modifications

Driveway Gate: 6-foot black decorative metal driveway gate with “Lake Cliff” written in the middle (pictured below) to be added. Gate will be affixed to poles positioned behind the two opening columns of the rock wall at driveway entry. There will not be any part of the gate affixed to the historic rock wall.

Gate Mockup (final version will center lettering):



Approximate location of driveway gate indicated via transparent outline:



Fence: 4-foot black decorative metal fence that matches general aesthetic of driveway gate. Sample material pictured below, but exact fencing not selected as it may vary between fencing companies. Fence will outline entirety of both parcels, as depicted below, pending City of Lakewood approval.

Sample fencing material:



Border of two parcels where fence will be installed:



Porch ceiling repair: Porch ceiling is damaged and needs complete replacement. Will replace with similar knotty pine shiplap material. The ceiling will be finished with a clear sealant to preserve original wood tone aesthetic. Ambient porch lighting will be added via soft-glow light strips that will trace the entire perimeter of the new ceiling.

Current Porch Damage:



Planned replacement material:



Outside Wall Sconces: Two outside wall sconces will be added to the sides of the front parlor window.

Exact Wall Sconce (x2):



Approximate location of wall sconces to be added (red boxes):



Cameras: For security reasons, we plan to add two outside security cameras. These cameras will be placed in inconspicuous spots on the ceiling of the front porch. The cameras will be no larger than ~4 inches in diameter and will be similar to the picture below.



Tree Removal: Three large pine trees identified below will be removed to reduce potential damage to the house. Based on historical photographs, these trees are not original to the property and significantly obscure the view of the house.

Three trees outlined in red will be removed:



Slate Roof Repair: Roof flashings will be repaired and/or replaced, where necessary. Roof will be examined for any missing tiles and roof tiles will be replaced with similar shaped slate tiles in keeping with the original aesthetic of the roof.