

**AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
JULY 18, 2024**

**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 JUNE 20, 2024 MEETING**
- 3. OPENING REMARKS**

OLD BUSINESS

- 4. Docket No. 06-11-24
1655 Roosevelt Ave.**

Applicant and property owner Christopher Wallings proposes the construction of a new attached garage. The property is located in the R1H, Single-Family High Density District. (Page 3)

- Variance 1: The proposed addition to the primary structure exceeds the maximum permitted lot coverage for a primary structure. Permitted lot coverage by a primary structure is 35% as proposed total primary lot coverage is 40%. Request a variance to exceed permitted primary lot coverage by 234 square feet, as proposed. Pursuant to section 1121.09(a) Maximum Lot Coverage. (Ord. 07-2023. Passed 11-20-23.)
- Variance 2: The proposed primary structure does not meet the minimum combined setback requirement of a minimum of 15 feet in the R1L District. The south side yard is proposed at zero feet, east side yard is proposed at three feet, the combined total of both side yards is three feet. The minimum required combined total is 15 feet. Request a variance of 12 feet, as proposed. Pursuant to section 1121.07 Minimum Yard Requirements for Principal Buildings. (Ord. 91-95. Passed 10-7-1996.)
- Variance 3: The proposed primary structure does not meet the required minimum side yard setback on the south side of the property. The minimum side yard requirement is five feet, a zero foot setback is proposed. Request a variance of five feet, to construct as proposed. Pursuant to section 1121.07 Minimum Yard Requirements for Principal Buildings. (Ord. 91-95. Passed 10-7-1996.)

- Variance 4: The proposed primary structure does not meet the required minimum side yard setback on the east side of the property. The minimum side yard required is five feet, three feet is proposed. Request a variance of two feet, to construct as proposed. Pursuant to section 1121.07 Minimum Yard Requirements for Principal Buildings. (Ord. 91-95. Passed 10-7-1996.)

NEW BUSINESS

**5. Docket No. 07-13-24
18169 Clifton Rd.**

Applicant and property owner Michael Davis proposes the construction of a new two-story garage and a new front porch on the primary structure. The property is located in the R1M, Single-Family Medium Density District. (Page 36)

- Variance 1: Owner proposes to remove existing rear addition and front porch and then construct new front, side and rear porches, with the front porch to be located at 37 feet 3 inches from the public right of way, minimum permitted front setback is 50 feet. Request a variance to reduce the front yard setback by 12 feet 9 inches, as proposed. Pursuant to section 1121.07 Minimum Yard requirements (Ord. 07-2023. Passed 11-20-23.)
- Variance 2: Demolish the existing garage and construct a new two-story three car garage with a home office above. The proposed height is calculated at 15 feet 6 inches, maximum allowed height is a 15 feet height at the mid-span. Request a variance to exceed maximum allowable height by 6 inches, as proposed. Pursuant to section 1121.05 (b)Height Regulations (Ord. 91-95. Passed 10-7-96.)

**6. Docket No. 07-14-24
1500 Robinwood Ave.**

Applicant and property owner Chris Eccher proposes the construction of a new two-story garage. The property is located in the R1H, Single-Family High Density District. (Page 49)

- Variance 1: Owner proposes the construction of a new garage two-story single care garage that is approximately 312 square feet in area and has a calculated height of 18 feet 4 inches, the maximum permitted calculated height is 15 feet. Request a variance to exceed maximum permitted height by 3 feet 4 inches, as proposed. Pursuant to section 1121.05 (b)Height Regulations (Ord. 91-95. Passed 10-7-96.)

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 Noichta at \(216\) 529-5906 michelle.noichta@lakewoodoh.net](mailto:Michelle.Noichta@lakewoodoh.net).”



BOARD OF ZONING APPEALS

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.lakewoodoh.gov

Application Cover Page

Docket No.: 06-11-24

Reference No.: BZA23-000051, BZA24-000022, BZA24-000023, and BZA24-000024

Applicant Name: Christopher Walling

Project Address: 1655 Roosevelt Ave.

Project Name: n/a

Proposal: The construction of a new attached garage. The property is in the R1H, Single-Family High Density District.



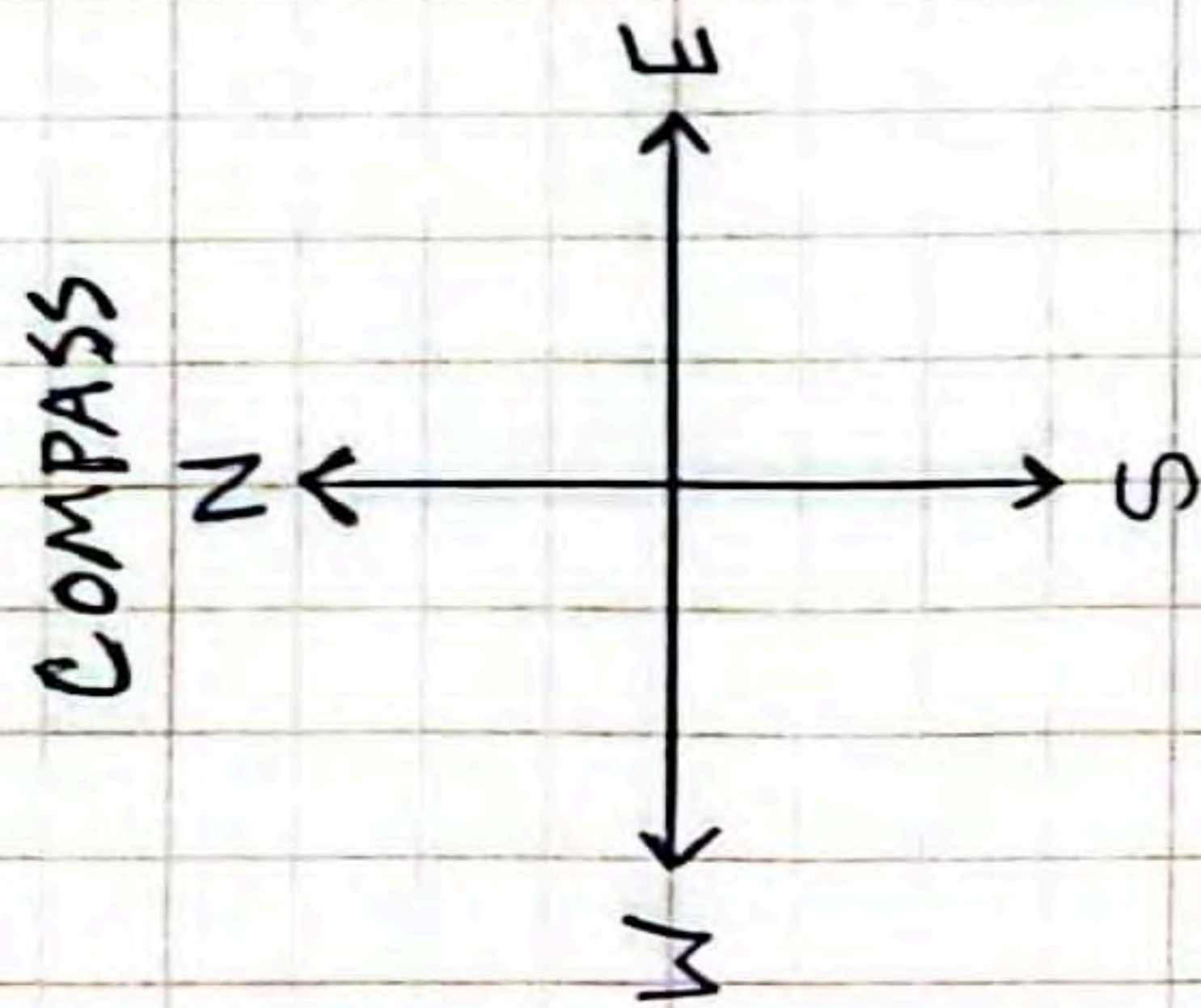
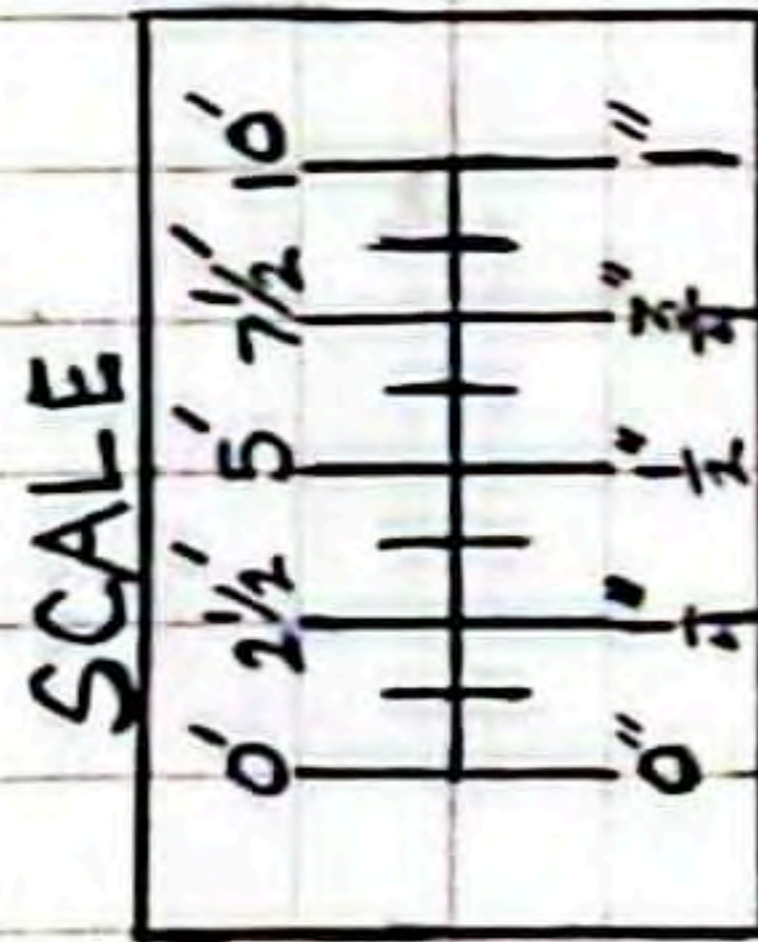
Project

Item of Work

Needed By

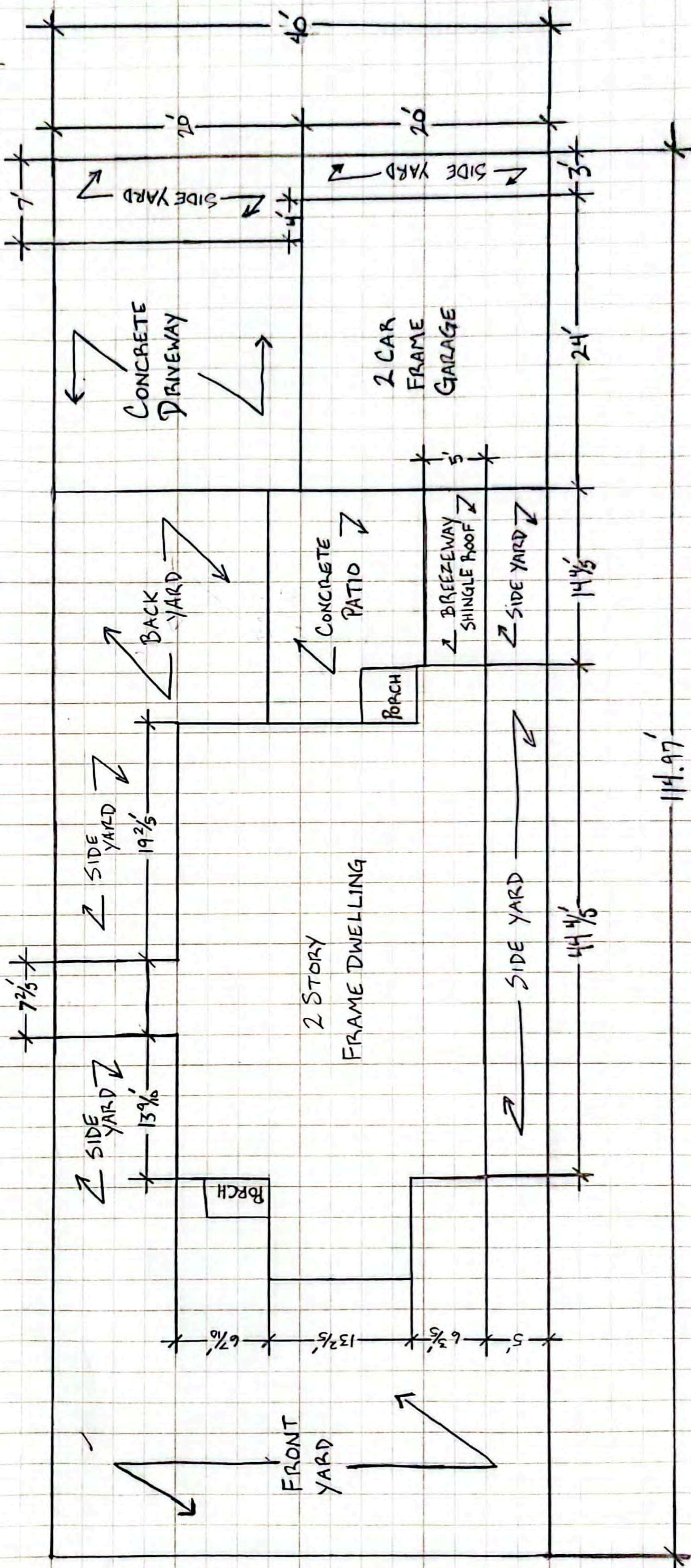
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Cell Phone #



CEDARWOOD AVE.

ROOSEVELT AVE.

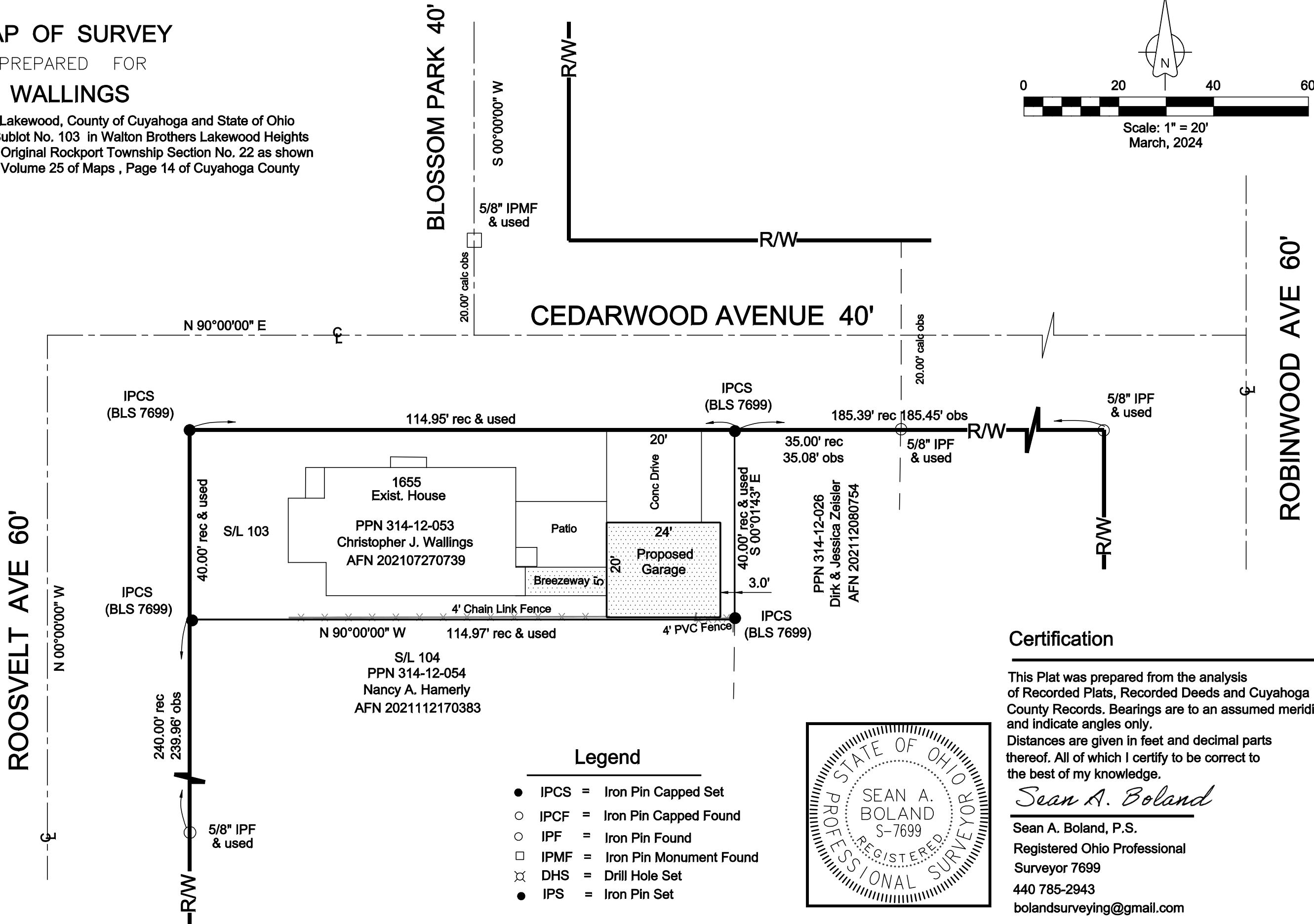
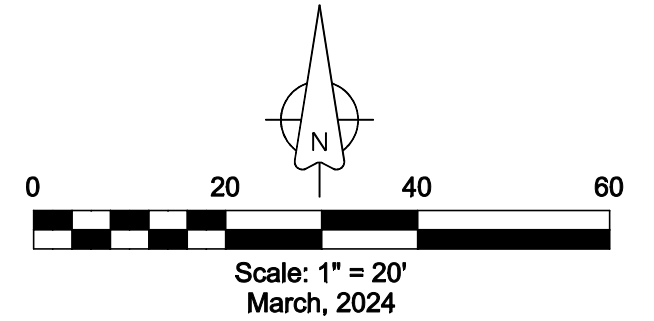


114.97'

MAP OF SURVEY

PREPARED FOR
WALLINGS

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot No. 103 in Walton Brothers Lakewood Heights Allotment and part of Original Rockport Township Section No. 22 as shown by the recorded Plat Volume 25 of Maps, Page 14 of Cuyahoga County Records.



Certification

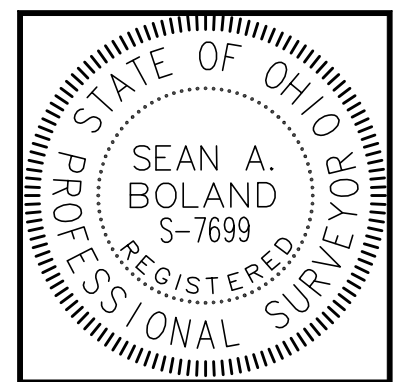
This Plat was prepared from the analysis of Recorded Plats, Recorded Deeds and Cuyahoga County Records. Bearings are to an assumed meridian and indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge.

Sean A. Boland

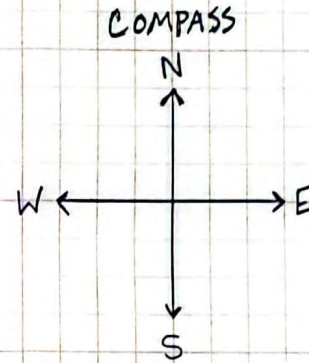
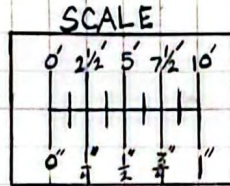
Sean A. Boland, P.S.
Registered Ohio Professional
Surveyor 7699
440 785-2943
bolandsurveying@gmail.com

Legend

- IPCS = Iron Pin Capped Set
- IPCF = Iron Pin Capped Found
- IPF = Iron Pin Found
- IPMF = Iron Pin Monument Found
- ⊗ DHS = Drill Hole Set
- IPS = Iron Pin Set

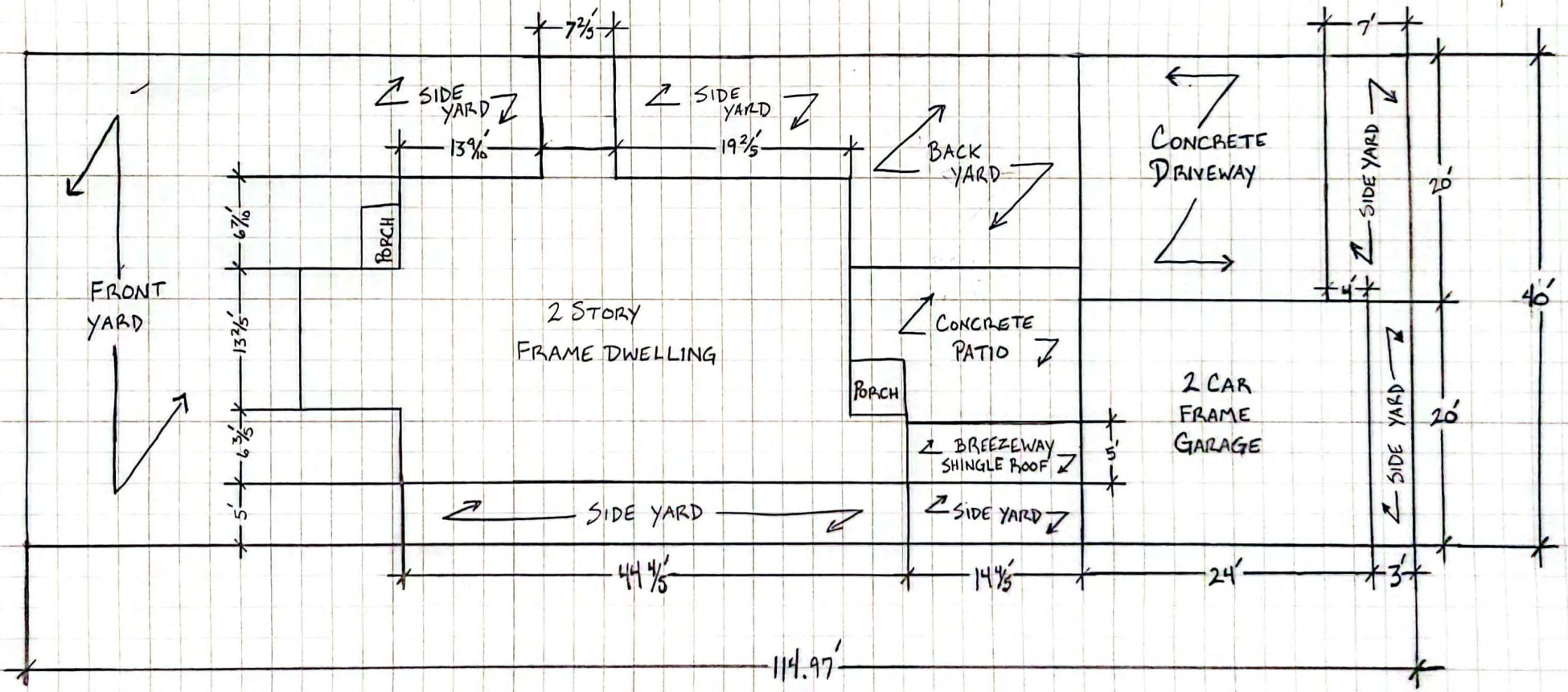


Project	
Item of Work	
Needed By	
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CEDARWOOD AVE.

ROOSEVELT AVE.





Cleveland Planning Commission.

MARK OPREA

WANTS TO BECOME CITY. WHAT DOES AND HOW DOES IT GETTING THERE?

Moss, manager of Strategic Initiatives at the Cleveland Commission, believes all interest stems from a desire for more potential as a walking neighborhood or a bulk of the city's residents. The origin of it is most likely tied to the pandemic," sitting at a conference table outside his office. "It was a lot of ways, one that many people thought about but had sort of always been wanted. How they worked. They spent their time." Moss, a geospatial analysis guru who works daily, is a central figure in Hall's gradual build-out of a 15-minute city pitch to city hall next year. By the end of the year and about a dozen of these are planning to send two bills of legislation that would be a legal standpoint. It's a pilot of a 21st century Cleveland's 1929 zoning code in neighborhoods (Hough, Detroit-Shoreway, Fairfax), would be done. And on that would require

developers to build housing with non-car transportation incentives in mind.

As Moss told Scene in a dense two-hour interview, a bulk of the reasons why the 15-minute city concept is just now surfacing is because our legacy zoning code—the structural laws that tell developers what they can or can't build or use on a specific site—is, by design, limiting. It's why it's called Exclusionary Zoning: This here can only be a single-family house; that over there can only be an industrial site.

Moss and City Planning's answer, as begun in a \$225,000 partnership with Code Studio, was to adopt, and eventually codify, what's called Form-Based Code. While its older uncle — exclusionary zoning — solidified a top-down approach to tell Clevelanders what to build and where to build it, Form-Based, Moss said, taps into a data analysis of a specific neighborhood and the "needs and desires" of its residents. (A drug store? A school? A daycare? A decent park?)

Take the Detroit-Shoreway pilot project, for example.

Back in October 2019, Code Studio consultants, CPC staff (then Kyle Reisz, now project manager

Shannan Leonard), and Councilman Matt Zone held open houses in Detroit-Shoreway to demonstrate how the newly dubbed Land Code could reshape the surrounding 20-or-so blocks in the next decade. Resident input—"Better landscaping policies," "Need traffic calming," "Need pedestrian infrastructure on Lake Avenue"—influenced planners to draft a specific Form-Based code for Detroit-Shoreway, one that included raising the max building height limit (to 7 stories), allowing accessory dwelling units ("granny flats"), and building triplexes and more townhomes.

The upshot is what, Moss said, wouldn't be possible under the city's nearly 96-year-old zoning rules: to build the aforementioned projects in areas where such mixed-use construction is not legal. Sure, developers could get a zoning variance—the "norm," according to Moss—but dealing with Board of Zoning Appeals takes, on average, upwards of three to four months. In other words, Moss said, it's a deterrent.

Getting a Cleveland Land Code made official in 2024, Moss said, would remove that variance norm entirely. Constructing mixed-use projects like Church + State, or Waverly & Oak, would be more streamlined, along with arming builders more with locals' interests in mind.

"[Developers] have very little room to do something that's perhaps more contextual, more creative," Moss said. "Everything trends towards the same product based on that. And so what Form-Based Code allows is greater flexibility in terms of what developers can build."

The ideal would be to build, Moss said, specifically in what's called Transit Oriented Development areas, spots within a 5-minute walk to an RTA bus station or rail stop. Which is actually more of Cleveland's 78 square miles than one might think: 40 percent, or 31 square miles, of the city's land comprises areas close to "high-frequency transit." (Which Moss defines as arriving in 15-minute intervals.)

It's the ultimate intention of legalizing the Land Code: to encourage as many developers, with either townhouses, cottage courts or mid-rises in their eyes, to build on long-dormant parking surfaces, used car lots or abandoned Burger King sites to reach the golden benchmark of 15-minute density—30 housing units per acre. (20 units/acre, Moss said, is the "bronze" benchmark.)

The rub, again, goes back to the

UPFRONT



Matt Moss, manager of Strategic Planning Initiatives at the Cleveland Planning Commission.

MARK OPREA

**CLEVELAND WANTS TO BECOME
A 15-MINUTE CITY. WHAT DOES
THAT MEAN? AND HOW DOES IT
PLAN ON GETTING THERE?**

problem of "outdated" zoning law, those created by pre-Depression era Clevelanders.

"All that land? You can't use it," Moss said, referring to 60 percent of the TOD area. "It's either industrial, which doesn't permit housing at all. Or it's single or two-family [housing], which means you can't build more than two units within that five-minute walk."

Assuming the Land Code pilot legislation will pass in council before December, Moss and his CPC team's second prong of 15-minute legislation is complementary.

Taking a cue from transit-rich megapolises like San Francisco, Moss and his team in writing a Transit Demand Management "menu" for developers hungry to see projects built near the Red Line or bus routes. What was by developer preference in the past would then become law: urging those builders, via a "menu" of auto-alternative options, to think how they're incorporating 15-minute city ideas into their build.

In a draft of that TDM legislation shown to Scene, if they want their building permits issued, developers would have to choose from a 42 options all assigned point values. Subsidize RTA passes for your tenants? That's 8 points. Want to provide van pools or shuttles? That's six. Choose to unbundle parking from the lease? That's five. (Those values might change as the proposal works its way toward council.)

The latter being a Moss favorite. As the central goal with the new TDM legislation is to eliminate parking requirements entirely.

"Basically what we're saying to developers is, 'Build parking if you need it,'" he said. "Right now? They have no choice. They have to build it. But now [with TDM], we're saying, 'Build parking if you want.'"

In the end, Moss, who's keen to point out statistics related to a 1927 zoning map, the goal is a numerical one at its heart. As to reach the ideal of the 15-minute city, or come close to its fruits, Cleveland would have to nurture 25 to 35 housing units per acre, filling up those dry pockets of nothingness, or replacing pre-1939 homes with multi-unit apartments.

Ironically enough, Moss said, the code overhauls and transit-friendly point system is not just a "shift towards more urban form," he said, but "permitting the city to be what it once was, and what used to be." That is, as a 1920 zoning map on CPC's website shows, tiny lots and dense neighborhoods before the alluring call of suburbia.

In the planning commission



A map from the City Planning Commission's 15-Minute study. Parts of the map in black are areas where building three-plus units of housing are illegal under Cleveland's existing code. CLEVELAND PLANNING COMMISSION

conference room, Moss clicks between the map and today's source, from 2010. The difference between the two is stark. "I mean, this is 1920," he said, showing a mass array of homes off Lorain Avenue. "This is what the city used to look like. You can see this, all of this used to all be housing!"

He clicks to the 2010 map. The tiny lots grow bigger. "Okay, it's gone now," Moss said. His cursors wavers over a big census tract. "Look at all these surface lots," he said.

—Mark Oprea

Ballot Initiative Campaign Launched to Give Residents Control Over How Cleveland Spends Part of Its Budget

People's Budget Cleveland (PB Cle) last Friday officially began collecting signatures to get a ballot initiative before voters in November that would install a charter amendment to give residents a say in how up to \$14 million of the city's annual budget would be spent.

"Giving residents direct power over a small sliver of the city's budget is not to disregard the nuanced compromises that public officials have to make, the charter amendment for 2% is much, much larger than that," said PB Cle campaign manager Molly Martin. "It's about breaking the grip that corporations have on our democracy, especially in states like Ohio whose political leadership is overwhelmingly hostile to communities of color."

PB Cle will need about 6,000 valid signatures from registered Cleveland voters for the ballot initiative to

appear in November's election, and its goal is to collect 15,000 signatures by July 4. To accomplish this, volunteers and paid workers will collect signatures in different neighborhoods around Cleveland and at events like Pride.

If passed, the charter amendment would create an 11-member committee — five selected by city council, five by the mayor, and one city employee — who would gather ideas and organize voting, open to all residents older than 13, on what to use the funds for.

"I think that it would create a better community, people will be able to work together and also will help city council as well because you just

DIGIT WIDGET

27

Longest streak of rainless days in Cleveland, which happened Sept. 30 to Oct. 26, 1963.

<10%

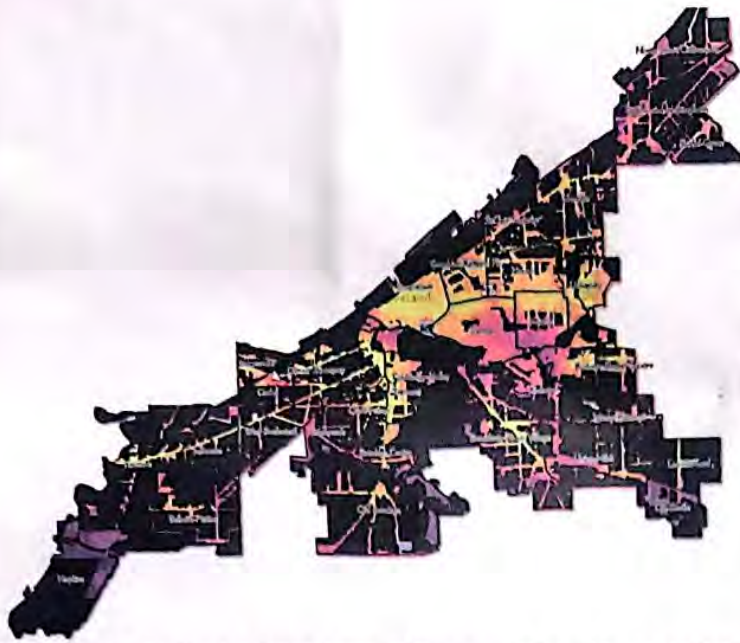
Amount of Ohio college and university teachers and professors who are Black.

223,000

Ohio drivers who have participated in the state's license amnesty program that lowers or waives fees.

\$136 million

Amount of fees they've saved.



A map from the City Planning Commission's 15-Minute study. Parts of the map in black are areas where building three-plus units of housing are illegal under Cleveland's existing code. CLEVELAND PLANNING COMMISSION

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"I think that it would create a better community, people will be able to work together and also will help city council as well because you just

can't have the same people working in the same arenas, you need to have a lot more people with other ideas," said community organizer Delores Gray. "Everybody should have a chance to make a difference in their neighborhood."

People's Budget Cleveland, originally called Participatory Budgeting Cleveland, was formed by activists in 2021 to give residents a say in how city dollars are used. With the support of Mayor Justin Bibb and several council members, the group brought plans for a \$5 million pilot program before City Council, but the legislation was ultimately tabled as some in council balked at letting residents participate in the process.

At the time, Council President Blaine Griffin expressed concern over how the proposed \$5 million would be spread equitably across the city, resulting in "more affluent, more populated, more middle-class neighborhoods" receiving more of the funding. Council member Kris Harsh also raised concerns about the pilot program in January.

"I'm actually very, very concerned that this is going to have an anti-democratic effect on our city," Harsh said at the time. "We cannot send a message that the government doesn't work and try to get more people in government. Those two messages are not going to work."

Unlike the proposed pilot program, which would have been funded by ARPA dollars, the charter amendment would designate 2% of the city budget — \$14 million, currently — to the People's Budget.

Council president Blaine Griffin is still staunchly against the idea.

"We, City Council, are the representatives of the People," he told Signal Cleveland in a statement. "It's kind of disingenuous, dangerous, and misleading for a group of people to promote themselves as the only group of people that has a relationship and intimate and unique understanding of the needs of our community."

Organizers say that misrepresents their efforts.

"They need to have transparency. What are you hiding? We're not trying to take power, we're trying to assist," said Gray. "We're trying to get help for our neighborhoods. I think a lot of it is about them trying to control and being fearful, as well. And it shouldn't be that way, people should be involved in every aspect of what's going on." — Maria Elena Scott

DIGIT WIDGET

27
Longest streak of rainless days in Cleveland, which happened Sept. 30 to Oct. 26, 1963.

<10%
Amount of Ohio college and university teachers and professors who are Black.

223,000
Ohio drivers who have participated in the state's license amnesty program that lowers or waives fees.

\$136 million
Amount of fees they've saved.

scene@clevescene.com
[@clevelandscene](https://www.instagram.com/clevelandscene)

1173.04 Variances

Factors to be considered and weighed when determining whether an applicant will experience practical difficulty:

1. Whether there exist site conditions (narrowness, shallowness, or topography) unique to property in question that are not applicable generally to other lands or structures in same zoning district;
2. Whether property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether property in question abuts a less restrictive zoning district;
3. Whether property in question will yield a reasonable return or whether there can be any beneficial use of property without the variance(s);
4. Whether variance(s) is substantial;
5. Whether essential character of neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);
6. Whether variance(s) would adversely affect delivery of governmental services (e.g., water, sewer, refuse removal);
7. Whether property owner purchased property with knowledge of zoning restriction;
8. Whether property owner's predicament feasibly can be obviated through some method other than a variance(s); and
9. Whether spirit/intent of Code would be observed and substantial justice done by granting the variance(s).

(Ord. 91-95. Passed 10-7-1996.)

1224 Edwards Avenue

April Stoltz, applicant and property owner, requests approval for a variance, pursuant to Section 1123.05(b) - Height Regulations. The applicant requests a five foot, six inch (5', 6") variance to build a garage twenty feet, 6 inches (20', 6") in height; the maximum allowable height is fifteen feet (15'). This property is located in an R2, Single Family and Two Family district. (Page 23)

April Stoltz, applicant, was present to explain the request. She wanted a second floor to the proposed garage for storage purposes only. The design would resemble a coach house. Letters of support from her neighbors were delivered to the board.

Greg Ristagno, her contractor, was present and asked if the board wanted to see photographs of garages similar in height in the city. The board declined.

Mr. Fillar **said** the Division of Housing and Building had no objections.

There were no other comments from the public.

Ms. Leigh read a letter of opposition from Julie Labinski, 1221 Bonnieview Avenue into record. "Re: Docket 10-39-12

1224 Edwards Avenue

Dear Persons,

Thank you for the opportunity to express my opinion regarding the request for a height variance on a proposed garage structure located at 1224 Edwards Avenue.

I strongly oppose the idea of allowing for a 37% (5 feet 6 inches) height variance as I feel this would detract from the aesthetics and essential character of our neighborhood by giving the appearance of a second main structure on the premises.

Allowing this major height variance would not be within the spirit of Section 1123.05(b) of the Lakewood zoning code and quite possibly be repulsive to our modest streetscape.

Respectfully,

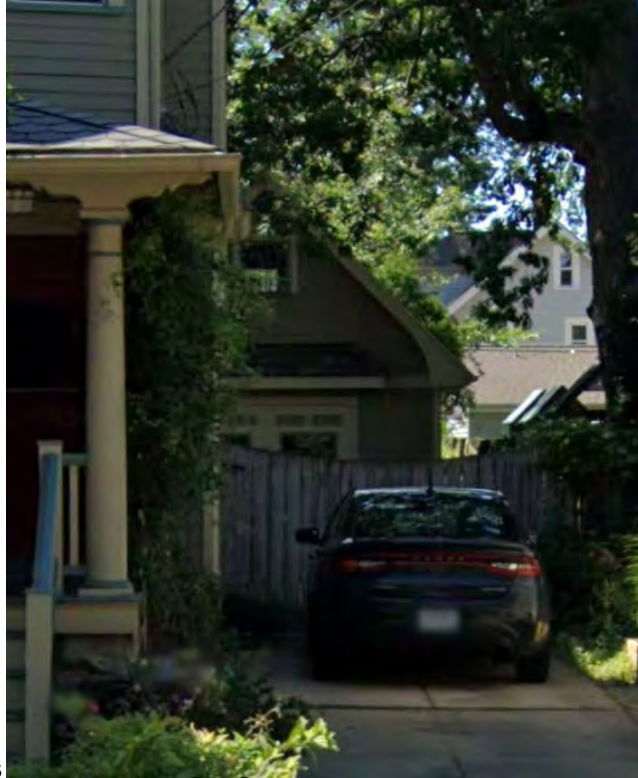
Julie Labinski 1221

Bonnieview “

Ms. Stoltz spoke with Ms. Labinski, **and** nothing of opposition was mentioned during the conversation. Ms. Stoltz submitted three letters of support: Laurie Schnickendantz 1228 Edwards Avenue, name illegible (Farrell as per Fiscal Officer's site); 1225 Bonnieview Avenue, and Terence H. Sandoval; 1220 Edwards Avenue.

Mr. Fillar restated the Division **of** Housing and Building had no objections. Ms. Matousek commented garage height issues came before the Board of Zoning Appeals repeatedly. Ms. Stoltz was hoping to use the additional height **for** drying of herbs **and** food storage; there would be electricity but no plumbing.

A motion was made by Mr. Nagy, seconded by Ms. Matousek, to GRANT **the** variance **with** the stipulation **the** second **floor** is used for incidental **storage only**. All of the members voting yea and **no** one voting nay, the motion passed.



1224 Edwards

1497 Arthur Avenue

Megan Fox, applicant and property owner, requests approval for a variance, pursuant to Section 1123.05(b) Height Regulations. The applicant requests a six foot, five and one half (6', 5,5") variance to build a garage twenty-one feet, five and one half inches (21', 5.5") in height; the maximum allowable height is fifteen feet (15'). This property is located in an R2, Single Family and Two Family district. (Page 37)

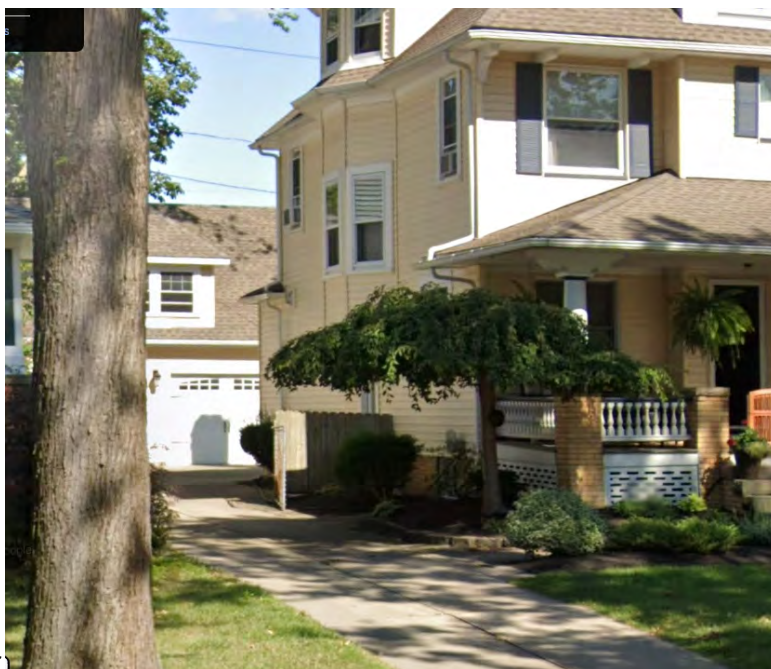
Jim Fox, property owner, and Cindy Stockman were present to explain the request. Mr. Fox said they had four vehicles, and they wanted to have a second floor in the garage for storage to allow parking of vehicles in it. Ms. Stockman tried to emulate the style of the garage to the house.

There were no comments from the public. Mr. **Fillar** said the Division of Housing and Building had no objections.

4

Ms. Bender sought clarification that the extra height would be used for incidental storage only. Mr. Fox stated yes.

A motion was made by Ms. Bender, seconded by Mr. O'Leary, to **GRANT** the variance as requested. All of the members voting yea and no one voting nay, the motion passed.



1497 Arthur

OLD BUSINESS

4. Docket 04-12-12

1485 Clarence Avenue

Rudy Stanek, property owner and applicant, requests approval for a variance pursuant to Section 1121.05(b) – Height Regulations. The applicant requests a five foot (5') variance to the allowable fifteen foot (15') in order to construct a twenty foot (20') high garage. This property is located in an R1H, Single Family and High Density district. This item was deferred from the meeting on April 19, 2012. (Page 4)

Rudy Stanek was present to explain the request. He amended his proposal to seventeen feet, nine inches (17', 9") for a two-foot, nine inch (2', 9") variance. Mr. McKee, the neighbor, agreed verbally with new dimensions per a telephone conversation.

There were no comments or questions from the public.

1

Cynthia Bender sought confirmation that no commercial work would be conducted from the garage. Mr. Stanek concurred; its use was to store a 1924 Chevrolet, two other vehicles, and incidental items.

A motion was made by Mr. Krewson, seconded by Ms. Matousek, to **GRANT** the request as amended. All of the members voting yea, the motion passed.

17. Docket 06-31-12

1550 Rosewood Avenue

David Maddux, the Arcus Group, applicant, requests approval for a variance pursuant to Section 1123.05(b) – Height Regulations. The applicant requests a three foot variance to the height of the garage in order to construct an eighteen foot garage where fifteen foot is allowed. This property is located in an R2, Single Family and Two Family district. (Page 81)

David Maddux was present to explain the request. The replacement garage would match the home architecturally. It would extend into two directions of the yard by a couple of feet.

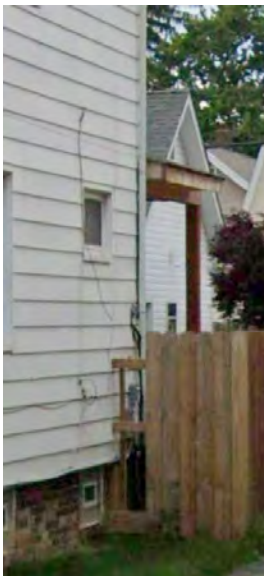
8

Mr. Fillar said the Division of Housing and Building had no objections. The project would appear before the Board of Building Standards for approval of being built on a monolithic slab in lieu of 36 inch footers.

There were no comments or questions from the public.

Mr. Krewson asked for a hardship. Mr. Maddux said it was to match architecturally and to use the storage upstairs for incidentals only. There would be a hatch opening with a pull down stair.

A motion was made by Mr. Krewson, seconded by Ms. Bender, to **GRANT with the stipulation the upper portion is used for incidental storage only.**



18. **Docket 06-32-12**

1626 Waterbury Road

Tom D'Amico, The Great Garage Company, applicant, requests approval for a variance pursuant to Section 1121.03(a) – Permitted Accessory Uses and Section 1121.05(b) – Height Regulations. The applicant requests lot coverage of twenty-five and one half (25.5) square feet, and one and one half (1.5') feet height to the allowable sixteen and one half feet (16.5'). This property is located in an R1H, Single Family and High Density district. (Page 88)

Tom D'Amico was present to explain the request. They need to house an RV in addition to another vehicle.

Mr. Fillar said the Division of Housing and Building had no objections to lot coverage or height.

There were no comments or questions from the public.

Mr. Krewson asked for clarification of the elevations drawing.

A motion was made by Mr. Nagy, seconded by Mr. Krewson, to **GRANT with the stipulation the upper portion is used for incidental storage only.**



6. Docket 3-05-12

1507 Waterbury Drive

Maria Scalish, property owner and applicant, requests approval for a variance pursuant to Section 1121.05(b) – Height Regulations. The applicant requests a five foot (5') variance to the allowable fifteen foot (15') in order to construct a twenty foot (20') high garage. This property is located in an R1H, Single Family and High Density district. (Page 5)

Maria Scalish was present and deferred to her spouse, Frank A. Scalish, to explain the request. They proposed to raze their dilapidated garage and rebuild with a two car garage slightly higher than the current.

Mr. Fillar said the Division of Housing and Building had no objections. There were no comments or questions from the public or the Board.

A motion was made by Ms. Matousek, seconded by Ms. Bender, to **GRANT with the stipulation the extra height is used for incidental storage only**. All of the members voting yea, the motion passed.

11. Docket 04-13-12

1646 Lewis Drive

3

Brendan Grady, of URS Corporation and applicant, requests approval for a variance pursuant to Section 1121.05(b) – Height Regulations. The applicant requests a two foot (2') variance to the allowable fifteen foot (15') in order to construct a seventeen foot (17') high garage. This property is located in an R1H, Single Family and High Density district. (Page 19)

Brendan Grady was present to explain the request. His brother was the owner of 1646 Lewis. The garage was dilapidated and needed to be replaced. He was trying to match the roof pitch of 6-12 to the pitch of the house and would be limited to incidental storage.

Mr. Fillar said the Division of Housing and Building had no objections. There were no comments or questions from the public or Board.

A motion was made by Ms. Matousek, seconded by Mr. Nagy, to **GRANT with the stipulation the extra height is used for incidental storage only**. All of the members voting yea, the motion passed.

7. Docket 03-06-12

14415 Delaware Avenue

Todd Renzelman, property owner and applicant, requests approval for a variance pursuant to Section 1121.05(b) – Height Regulations. The applicant requests a four foot (4') variance to the allowable fifteen foot (15') in order to construct a nineteen foot (19') high garage. This property is located in an R2, Single Family and Two Family district. (Page 21)

2

Todd Renzelman, property owner and applicant, was present to explain the request. He said he needed storage space, and the rear properties were graded higher than his.

Mr. Maynard stated the Division of Building had no opposition to the request. There were no comments from the public.

A motion was made by Ms. Breiner, seconded by Ms. Matousek, to **GRANT the request with the stipulation the upstairs of the garage was used for storage only**. All of the members voting yea, the motion passed.

11. Docket 05-18-13

17440 Norton Avenue

Peter A. Hempfling, applicant and property owner, requests approval for a three foot (3') variance to the maximum garage height of 15 feet in order to build a four (4) car, 768 square foot garage, pursuant to Section 1123.05(b) -- Height Regulations. The property is located in an R2, Single and Two Family district. (Page 57)

Peter A. Hempfling, applicant and property owner was present to explain the request. The footprint of the garage had been approved and would be sympathetic to the architecture of the home. The upstairs would be for storage. Letters of support were given to the Board (made part of record).

There were no comments or questions from the public. Mr. Siley said that City had no objections. However, since the department had not a picture of the front of the home for the presentation, a photo was pulled from Google and proved to be outdated.

The Board asked about the use of the extra space. Mr. Hempfling said it would be used for incidental storage only.

A motion was made by Ms. Bender, seconded by Ms. Matousek, to **GRANT** the variance as requested. All of the members voting yea, the motion passed.

6. Docket 06-25-13

15419 Hilliard Road

Brad Swan, property owner and applicant, requests approval of a three foot, six inch (3', 6") variance to the maximum 15 foot height of an accessory structure in order to build an 18 foot, 6 inch tall garage, pursuant to section 1123.05(b) – Height Regulations. The property is located in an R2, Single and Two Family district. (Page 14)

Brad Swan, property owner and applicant was present to explain the request. He recently purchased the property and had invested over ~~\$8,000~~ \$80,000 in renovations within the past three weeks. A larger garage was needed to house his vehicles; his truck was 22 feet long and 7.5 feet high and was the reason for the tall garage door. He wanted the roofs of the garage and house to match. H&B told him that he did not need to appear before ABR, just BZA.

Ms. Leigh said there was no opposition from H&B. Mr. Swan said he's spoken with his neighbors.

There were no comments or questions from the public.

A motion was made by Mr. O'Leary, seconded by Ms. Bender, to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

NEW BUSINESS

4. Docket 07-26-13

1666 Lincoln Avenue

Diane Bija, New Creation Builders, applicant requests approval for a three foot (3') variance to the maximum 15 foot allowable in order to build a garage 18 foot in height, pursuant to Section 1121.05(b) – Height Regulations. The property is located in an R1H, Single and High Density district. (Page 2)

Diane Bija, New Creation Builders, applicant and Rose-Marie Janesz, property owner, were present to explain the request.

Ms. Leigh advised the Board the application had been before the Architectural Board of Review at its July 11, 2013 meeting with the request for a variance from the requirement to fire rate the exterior walls within five feet (5') of the property line; the hearing resulted in a request for two variances as it included approval for placement of the garage closer to the property line than permitted. The requests were denied.

A motion was made by Mr. Krewson, seconded by Ms. Bender, to **CONDITIONALLY GRANT** the application with the following stipulations:

9

-
1. the location and fire rating are approved by the Division of Housing and Building as per the disposition of the Architecture Board of Review meeting on July 11, 2013, and
 2. the upper level of the garage is used for incidental storage only.
- All of the members voting yea, the motion passed.

7. **Docket 08-30-13**

1276 Warren Road

Valerie Garcia, property owner and applicant, requests approval to build an 18 foot high garage that needs a three (3) foot variance to the maximum 15 foot, pursuant to section 1123.05(b) – Height Regulations. The property is located in an R2, Single Family and Two Family district. (Page 19)

John Garcia, property owner was present to explain the request. He wanted to increase the first level height by one foot and pitch the roof for upstairs storage.

Ms. Leigh stated there were no objections from H&B. There were no comments or questions from the public.

The Board sought affirmation the second level would be for incidental storage only.

A motion was made by Mr. Krewson, seconded by Ms. Bender, to **GRANT** the request **with the stipulation the second level would be for incidental storage only**. All of the members voting yea, the motion passed.

2

9. **Docket 08-32-13**

1586 Arthur Avenue

Paul Beegan, Beegan Architectural Design, applicant requests approval of a four foot, four inch (4', 4") variance to the allowed 15 foot maximum in order to build a 19 foot, 4 inch garage in height, pursuant to section 1123.05(b) – Height Regulations. The property is located in an R2, Single Family and Two Family district. (Page 30)

Paul Beegan, applicant and Diane Craighead, property owner were present to explain the request. A larger garage was needed allow for vehicular maneuverability and a rear walk-up stairway to the upper level for storage.

Ms. Leigh stated there were no objections from H&B.

Mary Huck, 1579 Lakeland Avenue was concerned about a larger garage casting a shadow over her vegetable garden. It was determined that her property was not directly adjacent to the proposed garage and would not be affected.

A motion was made by Ms. Bender, seconded by Mr. Krewson, to **GRANT** the request as submitted. All of the members voting yea, the motion passed.

5. Docket 09-35-13

2043 Lakeland Avenue

Amy D'Amico, the Great Garage Co., applicant requests approval for a variance to build an 18 foot, 9 ½ inch high garage that needs a three (3) foot, nine and one half (9 ½) inch variance to the maximum 15 foot, pursuant to section 1123.05(b) – Height Regulations. The property is located in an R1H, Single Family and High Density district. (Page 8)

John D'Amico, the Great Garage Company, applicant was present to explain the request. After razing a 20' x 22' garage, they wanted to replace it with a 24' x 24' for storage of their two vehicles and lawn equipment. The upstairs would be for storage; the home had a basement, but the ceiling was too low, and the basement was damp. The roof, siding and paint of the new garage would match the home.

Ms. Leigh stated the Division of Housing and Building had no objections.

Eric Kvasnicka, 2042 Arthur Avenue asked to see the plans; he thought it might be too high. He sought assurance the upstairs would be for storage only.

Mr. D'Amico said the structure would set about 20 feet from the property line; it would not be insulated or heated.

Mr. Nagy closed public comment as there was no one else to speak on the matter.

A motion was made by Ms. Matousek, seconded by Ms. Bender to **GRANT** the request as submitted.

NEW BUSINESS

6. **Docket 05-07-14**

13415 Emerson Avenue

Robert H. Heba, applicant and property owner, requests the review and approval of two variances: (1) a 5-foot variance to the allowed 15-foot in order to construct a garage 20 feet in height, pursuant to Section 1123.05 (b) - Height Regulations, and (2) a 208.5 sq. ft. variance in order to build a 720 sq. ft. garage pursuant to Section 1123.09(c) - Maximum Lot Area Coverage. The property is located in an R-2, Single and Two-Family district. (Page 2)

1

Robert H. Heba, applicant and property owner was present to explain the request. A bigger garage was needed for storage as the residents had five vehicles, including a dirt bike and ATV, and garden tools; an existing shed currently housed most of the items. Mr. Molinski said the large garage would not be obtrusive to the neighbors or neighborhood; therefore, the Division of Housing and Building ("H&B") had no objections.

Mr. Nagy closed public comment as there was no one else to address the issue. There were no comments or questions from the Board members.

A motion was made by Ms. Bender, seconded by Mr. Nagy to **GRANT** the request **with the following stipulations:**

- **The shed would be removed from the property, and**
- **The upstairs of the garage would be used for storage of incidental items only.**

All of the members voting yea, the motion passed.

7. Docket No. 08-23-14

16908 Edgewater Drive

Pericles Drosos, applicant requests approval requests approval of a 6 ft. 6 inch variance to the required 15 ft. pursuant to Section 1121.05 (b), Height Regulations in order to build a new garage that will be 21 ft. 6 inches in height. The property is located in an R1L, Single Family, Low Density district. (Page 22)

Pericles Drosos, applicant was present to explain the request. The current garage was damaged by a fallen tree last November. He wanted to replace it with a more modern garage; one that would accommodate an SUV. He wanted to pitch the roof to match that of the house.

Mr. Molinski stated the drawing indicated a second floor loft and wanted to know its intended use. Mr. Drosos replied it would be for storage only. He did not intend to finish it for any other use.

Jack Weigand, 1050 Kenneth Drive was present and asked if the garage would be built in the same location as the prior garage, and if it would be bigger. Mr. Drosos responded to the affirmative to both questions.

Mr. Drosos said he needed storage space not additional living space, and the garage would not have plumbing.

A motion was made by Mr. Bindel, seconded by Ms. Bender to **GRANT** the request with the following stipulation:

- ♦ The upstairs area is used for incidental storage only.

All of the members voting yea, the motion passed.

8. Docket No. 08-24-14 16121 Lake Avenue

Louis McMahon, applicant requests approval of a 4 ft. 4 1/4 inch variance to the required 15 ft. pursuant to Section 1121.05 (b), Height Regulations in order to construct a garage that is 19 ft. 4 1/4 inches at its highest point. The property is located in an R1H, Single Family, High Density district. (Page 27)

Louis McMahon, applicant was present to explain the request. He need storage space.

3

Mr. Molinski said the Division of Housing and Building ("H&B") had not objections.

Public comment was closed as there was no one to speak on the matter.

A motion was made by Mr. Krewson, seconded by Mr. Bindel to **GRANT** the request **with the following stipulation:**

- **The upstairs area is used for incidental storage only.**

All of the members voting yea, the motion passed.

11. Docket No. 08-27-14 1501 Clarence Avenue

Anna Delia, applicant requests approval of a 2 ft. 1 inch variance to the required 15 ft. pursuant to Section 1121.05 (b), Height Regulations for Accessory Structures in order to build a garage that is 17 ft. 1 in. in height. The property is located in an R1H, Single Family, High Density district. (Page 53)

Chris Delia, representative was present to explain the request. The applicant needed additional storage.

Mr. Molinski supported the request; the proposal would fit better with the neighborhood.

Jeff Newman, 1494 Grace Avenue spoke in support of the request.

Public comment was closed as there was no one else to speak on the matter.

A motion was made by Ms. Matousek, seconded by Mr. Bindel to **GRANT** the request as submitted. All of the members voting yea, the motion passed.

5

NEW BUSINESS

6. Docket No. 04-05-15 1440 Arthur Avenue

Chris Constantine, property owner and applicant requests the review and approval for a 4', 4" variance to the 15' height regulation for an accessory structure in order to build a garage 19', 4" in height, pursuant to Section 1123.05(b) – Height Regulations. The property is located in an R2, Single and Two Family district. (Page 3)

Chris Constantine was present to explain the request.

Administrative staff was in support of the request. There was no public comment.

A motion was made by Ms. Bender, seconded by Mr. Amendola to **GRANT** the request. All of the members voting yea, the motion passed.

6. Docket No. 05-08-15 1636 Alameda Avenue

Anthony Kovacic, property owner and applicant, request the review and approval of two variances related to the construction of a new garage: (1) A 144 square foot variance to the 480 square foot size requirement for garages pursuant to Section 1123.03(a) – Permitted Accessory Uses and (2) A 5 foot 3 inch variance to the 15 foot height requirement for accessory structures, pursuant to Section 1123.05(b) – Height Regulations. The property is located in a R2, Single and Two Family district. (Page 20)

Mr. Sylvester stated that only one variance was needed; a variance was being requested for (2) A 5 foot 3 inch variance to the 15 foot height requirement for accessory structures, pursuant to Section 1123.05(b) – Height Regulations.

Anthony Kovacic, property owner and applicant was present to explain the request.

Mike Molinski sought confirmation that the garage would store personal items and no work vans. Access to the attic for stored incidental items would be from a set of dropdown stairs.

2

A motion was made by Mr. Amendola, seconded by Mr. Bindel to **APPROVE** the request with the stipulation the attic space is used for incidental storage only. All of the members voting yea, the motion passed.

NEW BUSINESS

5. Docket No. 06-09-15

2154 Arthur Avenue

Stephen N. Jouriles, SNJ Design, applicant, requests the review and approval for a 3', 6" variance to the 15' height regulation for an accessory structure in order to build a garage 18', 6" in height, pursuant to Section 1121.05 – Height Regulations. The property is located in an R1H, Single Family and High Density district. (Page 13)

Gregory Calleri, property owner as present to explain the request.

Mr. Molinski was concerned the garage would be close to a two story the structure facing the neighboring property to the rear. He recommended approving the height with the stipulation the roof would be a regular gambrel roof.

Public comment was closed as there was no one to address the issue.

Mr. Krewson was concerned about the height of the second floors that would span the width of the garage. Ms. Bender concurred and was concerned about establishing precedence if the variance was granted. Mr. Amendola said the request was for height only, not the design.

A motion was made by Mr. Nagy, seconded by Mr. Amendola to **APPROVE** the request with the stipulation the second floor is used for incidental storage only. Mr. Amendola, Ms. Bender, and Mr. Nagy voting yea, and Mr. Krewson voting nay, the motion passed.

6. Docket No. 06-10-15

1294 Brockley Avenue

William Cody Carlisle, owner and applicant, requests the review and approval for a 4', 10" variance to the 15' height regulation for an accessory structure in order to build a garage 19', 10" in height, pursuant to Section 1121.05(b) – Height Regulations. The property is located in a R2, Single and Two Family district. (Page 26)

William Cody Carlisle, owner and applicant was present to explain the request.

Mike Molinski said the city supported the request for a variance.

Public comment was closed as there was no one to address the issue.

Mr. Krewson applauded the garage design and supported the request.

A motion was made by Mr. Amendola, seconded by Mr. Bindel to **APPROVE** the request. All of the members voting yea, the motion passed.

NEW BUSINESS

4. Docket No. 08-14-15

13926 Clifton Boulevard

Heather Rudge, applicant and property owner, requests the review and approval of a 3' variance to build a garage 18' in height; the maximum allowable height for an accessory structure is 15', pursuant to Section 1121.05 – height regulations. The property is located in an R1H, Single Family and High Density district. (Page 2)

Heather Rudge, applicant was present to explain the request.

Mr. Molinski stated administrative staff supported the proposal.

Public comment was closed as there was no one to address the issue.

Mr. Krewson said the garage design complemented the house very nicely.

1

A motion was made by Mr. Krewson, seconded by Mr. Bindel to **APPROVE** the request **with the stipulation the upstairs portion is used for incidental storage only**. All of the members voting yea, the motion passed.

NEW BUSINESS

4. Docket No. 09-17-15

1292 Summit Avenue

Peter Lora, Idea Remodeling, applicant, requests the review and approval of a 4 foot, 1 inch variance in order to build a garage 19 feet, 1 inch in height; the maximum allowable is 15 foot, pursuant to Section 1121.05 – height regulations. This property is located in an R1H, Single Family and High Density district. (Page 2)

Peter Lora, Idea Remodeling, applicant was present to explain the request.

Mr. Molinski wanted to know how the upstairs space would be accessed; Mr. Lora replied there would be a pull-down ladder. There was no opposition from the Division of Housing and Building ("H&B").

Public comment was closed as there was no one to address the issue.

Mr. Amendola asked if there would be electricity; Mr. Lora replied there would..

1

A motion was made by Mr. Krewson, seconded by Mr. Amendola to **APPROVE** the request **with the stipulation the upstairs portion is used for incidental storage only**. All of the members voting yea, the motion passed.

OLD BUSINESS

5. **Docket No. 06-10-18**
2211 Clarence Avenue

1

Alex Oster, applicant and property owner requests the review and approval to build a garage requiring three ~~two~~ variances:

- 1) to exceed the maximum rear lot coverage of an accessory structure by two hundred ten square feet,
 - 2) exceed the height restriction by two feet, and
 - 3) a six inch variance to the required eighteen inches in order to place foundation of wooden accessory structure twelve inches from rear property line,
- pursuant to sections 1123.05(b) – height regulations, 1123.09(c) – maximum lot coverage, and 1123.10(a) – additional accessory structure regulations. The property is located in an R2, Single and Two-Family Residential district. This item was deferred from the June meeting. (Page 2B)

Mr. Oster, applicant and property owner was present to explain the request.

Ms. Nochtka said the administrative staff supported the request as the rear abutting property was industrial, and the applicant did not have storage space. Mr. Oster confirmed the new garage addition would be affixed to the existing garage. Mr. Krewson stated the height of the garage would not affect the neighboring properties, as its building mass would be at the rear of the structure. Public comment was closed. Ms. Nochtka stated there were letters of support (made part of record). There were no further questions or comments from the members.

A motion was made by Mr. Krewson, seconded by Mr. Bindel to **APPROVE** all three variances with the following condition:

- The attic space is used for incidental storage purposes only.

All of the members voting yea, the motion passed.

5. **Docket No. 02-03-19**
1235 Summit Avenue

Michael Pomerantz, property owner and applicant proposes to construct an accessory structure that's calculated height is 16.5 feet. The maximum allowable calculated height is 15 feet. A variance of 1.5 feet is requested to construct as proposed 1121.05(b) pursuant to section 1121.05(b); the property is located in an R1H, Single Family and High Density district. (Page 21)

Joseph Moore, representative of the applicant and Michael Pomerantz, property owner and applicant were present to explain the request.

The members asked if the new garage would have the same footprint, as the soon to be demolished. Staff explained the calculations. Other roof options had been presented to the applicant that would not require the variance; therefore, staff did not support the request. A member expressed concern about setting precedence. Discussion continued. Staff said there was a telephone call from a neighbor in support, also the receipt of a letter of support (made part of record). Public comment was taken, and a third member of the public spoke in support of the request. Mr. Fleck responded to a theoretical question which resulted in a discussion about precedence.

A motion was made by Mr. Brown, seconded by Mr. Amendola to **APPROVE** the request for a variance. Mr. Amendola, Mr. Brown, Ms. Otter voting yea, and Mr. Bindel voting nay, the motion passed.

NEW BUSINESS

**5. Docket No. 12-33-19
1210 West Clifton Boulevard**

Property owners Robert E. and Laura Ann E. Dezort propose the demolition of the existing two car garage and small addition and the reconstruction of a two-story, two-car garage and a 120 square foot addition on the primary structure. The proposed garage would cover 646 sq. ft. of the rear yard and be placed 1 foot from the side and rear lot lines. The proposed garage would be 16 feet 9 inches tall (calculated height). The proposed single-story addition is 8 feet wide and 15 feet long. The addition would reduce the rear yard setback to 36.5 feet and exceed the allowable primary lot coverage by 134.5 sq. ft. Property is located in the R1M Single Family Medium Density Residential District.

- First Variance: The lot size is 6,582 square feet. With the proposed addition the total primary lot coverage will exceed the allowable 25% (1,660 sq. ft) by an additional 2% (134.5 sq feet). First variance request is to exceed maximum primary lot coverage by an additional 2% or 134.5 sq ft. for a total primary lot coverage of 27%. Section 1121.09(a) (Ord. 91-95, Passed 10-7-1996.)
- Second Variance: The proposed addition reduces the rear yard setback from the required 40 feet to 36.5 feet. The Second variance request is to reduce the rear yard setback by 3.5 feet. Section 1121.07 (Ord. 91-95, Passed 10-7-1996.)
- Third Variance: The proposed garage exceeds the allowable rear lot coverage of 480 sq. ft by 168 sq. ft to cover 37% of the rear yard. The rear lot area is calculated as 1,734 sq. ft. The third variance request is to exceed maximum rear lot coverage by 168 sq. ft. Section 1121.09(c) (Ord. 91-95, Passed 10-7-1996.)

2

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- Fourth Variance: The proposed garage has a calculated height of 16 feet and 9 inches. The maximum allowable calculated height for an accessory structure is 15 feet. The fourth variance request is to exceed maximum allowable height of an accessory structure by 21" for a total calculated height of 16 feet 9 inches. Section 1121.05(b) (Ord. 91-95, Passed 10-7-1996.)
 - Fifth Variance: The proposed garage will be located 1 foot from the rear property line. Wooden garages must be located 3 feet from the rear property line. Fifth variance request is to reduce the side yard setback for an accessory structure to 1 foot. Section 1121.10(1)(a) (Ord. 32-16, Passed 9-6-2016.)
 - Sixth Variance: The proposed garage will be located 1 foot from the rear property line. Wooden garages must be located 3 feet from the rear property line. Fifth variance request is to reduce the side yard setback for an accessory structure to 1 foot. Section 1121.10(1)(a) (Ord. 32-16, Passed 9-6-2016.)

(Page 10a)

Robert E. and Laura Ann E. Dezort, property owners were present to explain the requests. Staff provided a background of the project; the existing structures are located on a corner lot. The parcel has a large front yard and a small backyard due to the shape of the lot and the placement and size of the original home. The house and garage are also on a small hill. Fire rating and requirements were outlined by the Plans Examiner. Maintenance of the garage was addressed. Discussion continued about the proposed garage height. Public comment was not taken as no one addressed the issue. No comments were received prior to the meeting. There was further discussion about stormwater, elevations of the proposed garage.

A motion was made by Mr. Amendola, seconded by Ms. Bolino to **APPROVE** the requests. All the members voting yea, the motion passed.

OLD BUSINESS

RESIDENTIAL

6. Docket No. 11-30-22
1446 Cohasset Ave.

Applicant Christina Schmitz of Schmitz Design Co. for property owners Brian and Jasmin Meisterics, proposes the demolition of an existing detached garage and the construction of a new, two-story detached garage on the site. The property is in the R1H, Single Family High-Density District. (Page 3)

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- Variance 1: Request a variance to exceed the maximum permitted rear lot coverage for accessory structures. Permitted accessory rear lot coverage is 25% of the rear yard. In this instance, the rear yard is given as 2,550 square feet, the proposed accessory structure is 720 sq feet or 28.2%. Request a variance to exceed permitted rear lot coverage by 82 square feet to build a 720-square-foot garage as proposed. Pursuant to section 1121.09(c) Maximum Lot Coverage (Ord. 91-95 Passed 10-7-1996.)

Applicant Christina Schmitz of Schmitz Design Co., and Brian Meisterics, property owner, were present to explain the request. The members asked how the previous and current proposals differed, appreciated the applicant and owner's patience, said it was a modest request, asked for clarification of the phrase "usable space". Staff provided the administrative comments. No public comment was received prior to the meeting.

A motion was made by Ms. Otter, seconded by Ms. Bolino to **APPROVE** the request as presented. Mr. Alexander, Ms. Bolino, Ms. Otter, and Mr. Pigott voting yea, the motion passed.

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**5. Docket No. 02-02-23
2183 Eldred Ave.**

Applicant Susan Broadwater of Beegan Architecture for property owner Daniel Boich proposes the construction of a new garage. 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 Residential District. (Page 4)

- Variance 1: Request a variance to exceed the maximum permitted height of an accessory structure. The maximum permitted accessory structure height is 15 feet calculated. The proposed garage height is calculated at 16 feet 4 inches. Request a variance to exceed the permitted maximum height by 1 foot 4 inches feet, as proposed. Pursuant to section 1121.05(b) Height Regulations (Ord. 91-95. Passed 10-7-1996.)

Paul Beegan, Beegan Architecture was present to explain the request. The members thanked the applicant for the modifications; the proposed garage height had been reduced by 8 inches from the previous month's submittal. Public comment was closed as no one addressed the item. Staff did not receive any public comment prior to the meeting.

A motion was made by Ms. Otter, seconded by Ms. Bolino to **APPROVE** the request as presented. Ms. Bolino, Ms. Otter, Mr. Pigott, and Mr. Santiago voting yea, the motion passed.

RESIDENTIAL

**6. Docket No. 11-30-22
1446 Cohasset Ave.**

Applicant Christina Schmitz of Schmitz Design Co, for property owners Brian and Jasmin Meisterics, proposes the demolition of an existing detached garage and the construction of a new, two-story detached garage on the site. The property is in the R1H, Single Family High-Density District. (Page 3)

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- Variance 1: Request a variance to exceed the maximum permitted rear lot coverage for accessory structures. Permitted accessory rear lot coverage is 25% of the rear yard. In this instance, the rear yard is given as 2,550 square feet, the proposed accessory structure is 720 sq feet or 28.2%. Request a variance to exceed permitted rear lot coverage by 82 square feet to build a 720-square-foot garage as proposed Pursuant to section 1121.09(c) Maximum Lot Coverage (Ord. 91-95. Passed 10-7-1996.)

Applicant Christina Schmitz of Schmitz Design Co., and Brian Meisterics, property owner, were present to explain the request. The members asked how the previous and current proposals differed, appreciated the applicant and owner's patience, said it was a modest request, asked for clarification of the phrase "usable space". Staff provided the administrative comments. No public comment was received prior to the meeting.

A motion was made by Ms. Otter, seconded by Ms. Bolino to **APPROVE** the request as presented. Mr. Alexander, Ms. Bolino, Ms. Otter, and Mr. Pigott voting yea, the motion passed.



BOARD OF ZONING APPEALS

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
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Application Cover Page

Docket No.: 07-13-24

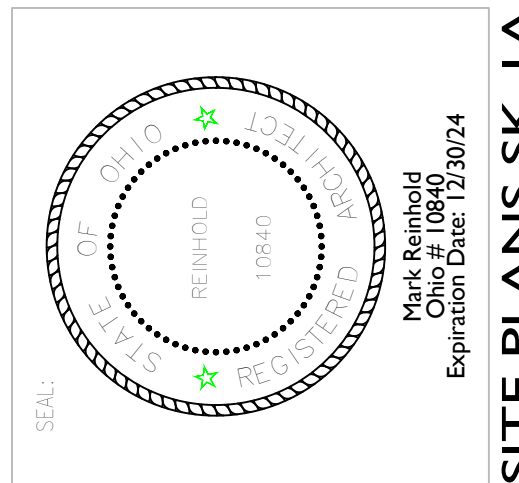
Reference No.: BZA24-000026 and BZA24-000027

Applicant Name: Michael Davis

Project Address: 18169 Clifton Rd.

Project Name: n/a

Proposal: The construction of a new two-story garage and a new front porch on the primary structure. The property is located in the R1M, Single-Family Medium Density District.



SITE PLANS SK-1A

HOMEOWNER PERMIT
07-03-2024
Mark Reinhold
Expiration Date: 12/31/2024

18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

DAVIS RESIDENCE

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

THE CLIFTON PARK LAND & IMPROVEMENT CO. ALLOTMENT
PLAT BOOK 29, PAGE 11

C-1	C-2	C-3
R= 656.14' (P)	R= 656.14' (P)	R= 631.14' (P)
L= 60.00' (D&M)	L= 60.00' (D&M)	L= 215.88' (M)
Δ= 5°14'22" (D)	Δ= 5°14'22" (D)	Δ= 19°35'53" (M)
N 53°50'10" E 59.97' (D)	N 42°52'00" E 59.97' (D)	N 71°38'45" E 214.83' (M)

PT. S/L'S 185 & 186
PN 31107016
SCOTT R. KIMES
AMY C. KIMES
AFN 199904191398

EXACTA SURVEY (7-2-2024)
ORIGINAL DRAWING

SUBJECT PARCEL
PT. OF S/L'S 184 & 185
MICHAEL R. DAVIS
KATHRYN M. DAVIS
AFH 2024 06180162
AREA = 11,160.46 S.F.
= 0.256 ACRES

PT. S/L'S 183 & 184
PN 31107018
NANCY D. BINER, TR.
AFN 201606130159

LOT AREA:
11,160 SQUARE FEET
GARAGE:
972 SQUARE FEET
HOUSE and PORCHES:
1742 SQUARE FEET
TOTAL COVERAGE:
2714 SQUARE FEET
PERCENTAGE COVERAGE:
24.3%

THE CLIFTON PARK LAND & IMPROVEMENT CO. ALLOTMENT
PLAT BOOK 29, PAGE 11

PT. S/L'S 185 & 186
PN 31107016
SCOTT R. KIMES
AMY C. KIMES
AFN 199904191398

SITE PLAN (7-3-2024)
EDITED DRAWING

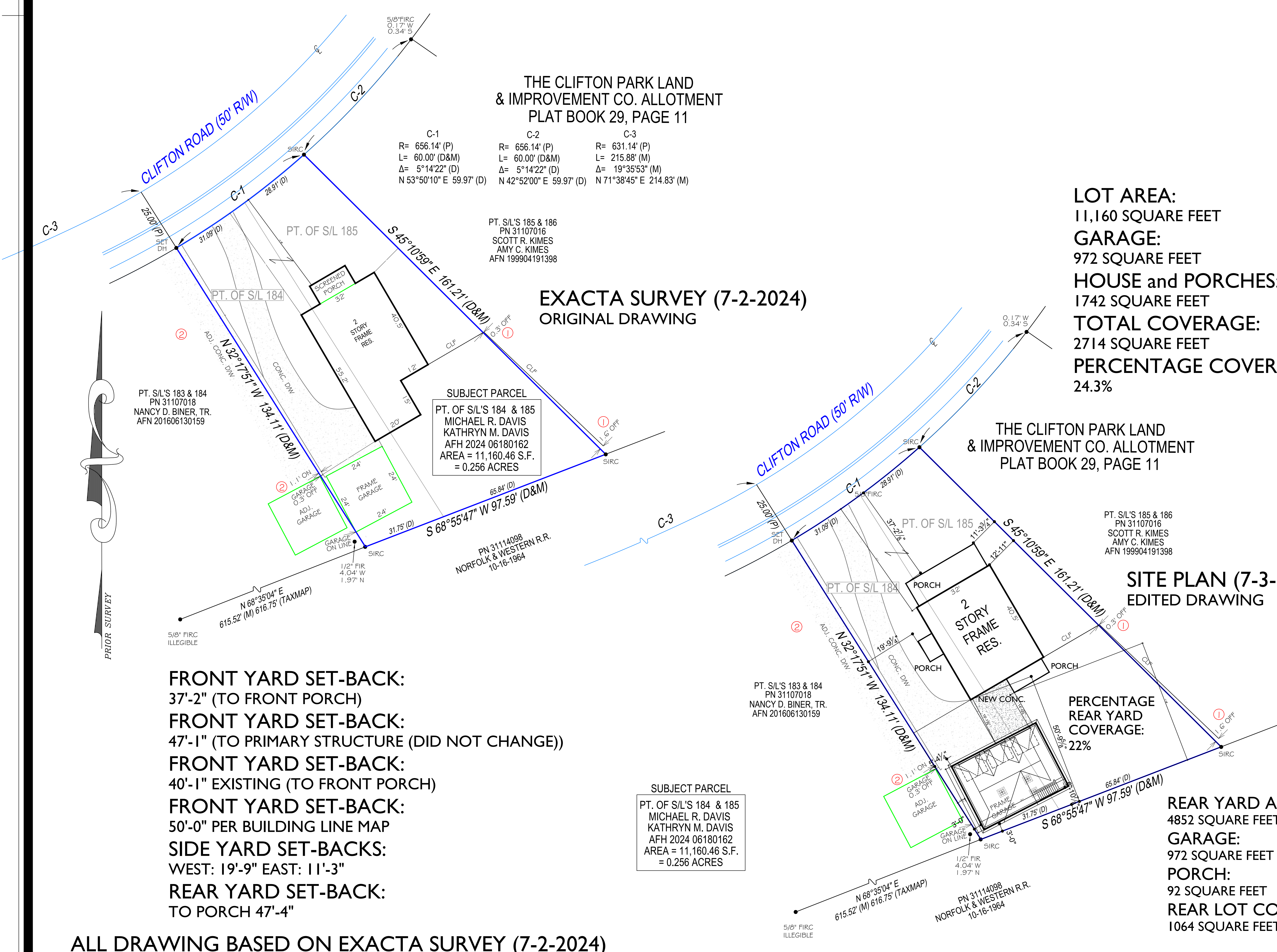
PERCENTAGE
REAR YARD
COVERAGE:
22%

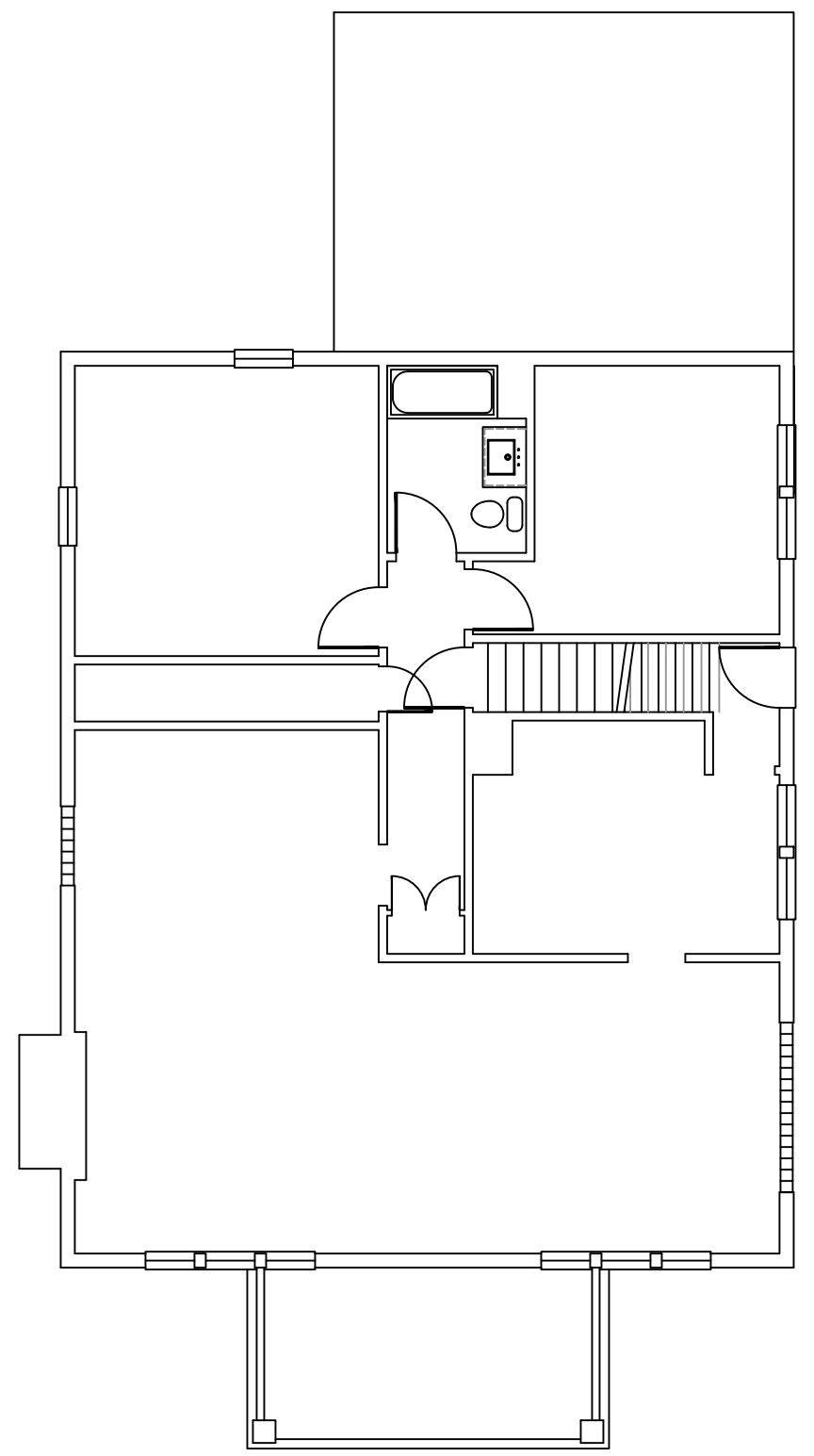
SUBJECT PARCEL
PT. OF S/L'S 184 & 185
MICHAEL R. DAVIS
KATHRYN M. DAVIS
AFH 2024 06180162
AREA = 11,160.46 S.F.
= 0.256 ACRES

REAR YARD AREA:
4852 SQUARE FEET
GARAGE:
972 SQUARE FEET
PORCH:
92 SQUARE FEET
REAR LOT COVERAGE:
1064 SQUARE FEET

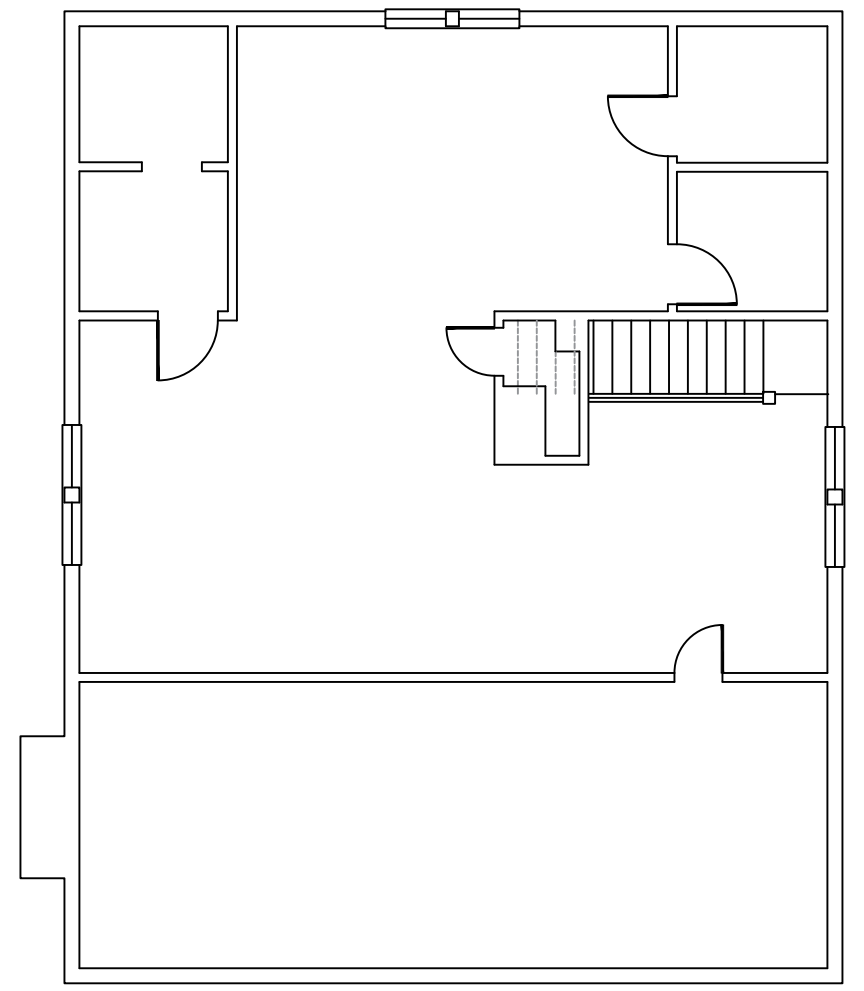
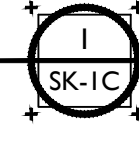
- FRONT YARD SET-BACK:
37'-2" (TO FRONT PORCH)
- FRONT YARD SET-BACK:
47'-1" (TO PRIMARY STRUCTURE (DID NOT CHANGE))
- FRONT YARD SET-BACK:
40'-1" EXISTING (TO FRONT PORCH)
- FRONT YARD SET-BACK:
50'-0" PER BUILDING LINE MAP
- SIDE YARD SET-BACKS:
WEST: 19'-9" EAST: 11'-3"
- REAR YARD SET-BACK:
TO PORCH 47'-4"

ALL DRAWING BASED ON EXACTA SURVEY (7-2-2024)

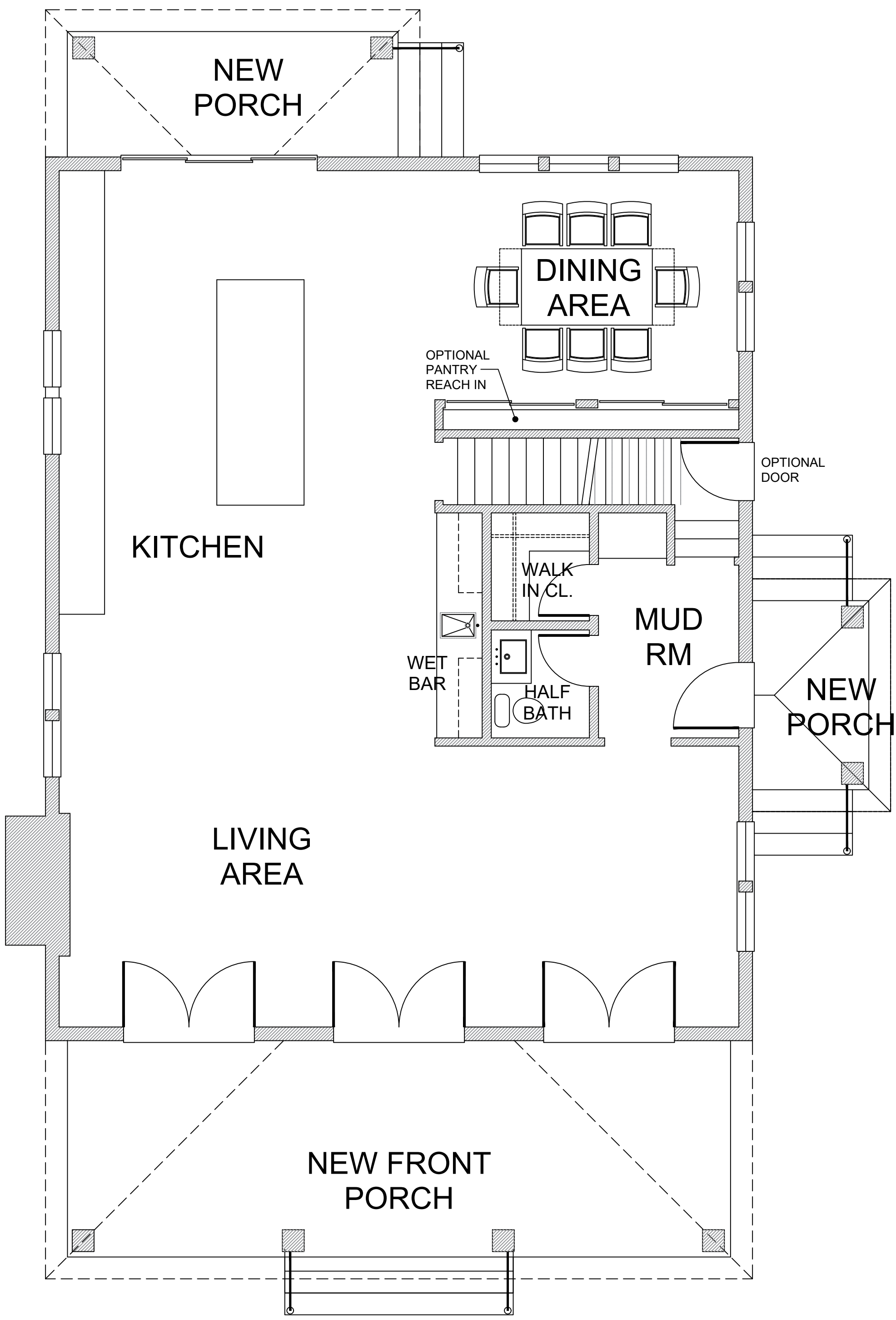
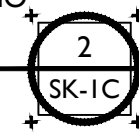




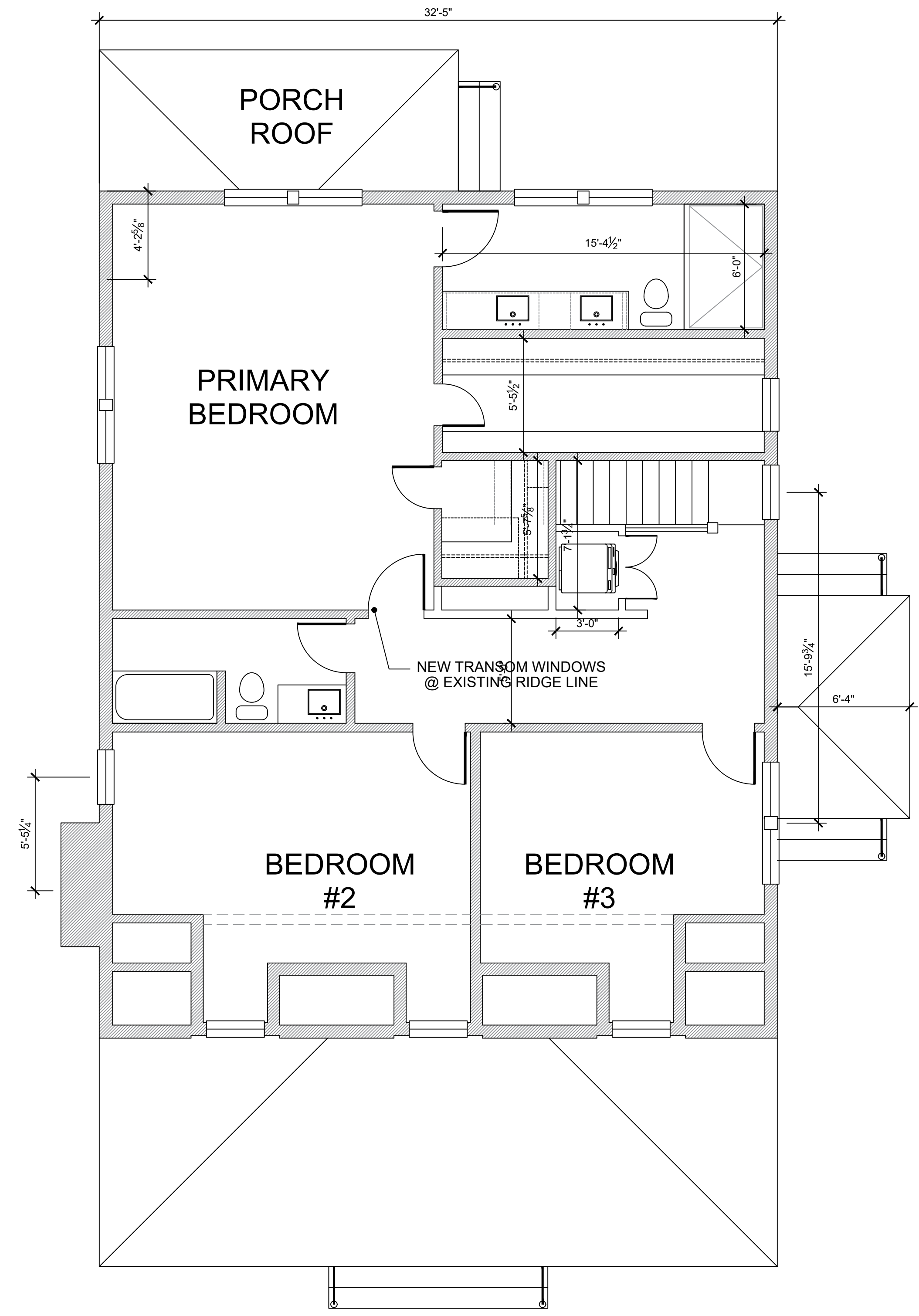
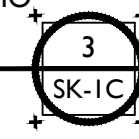
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO,
EXISTING FIRST FLOOR PLAN
1/8" EQUALS 1'-0"



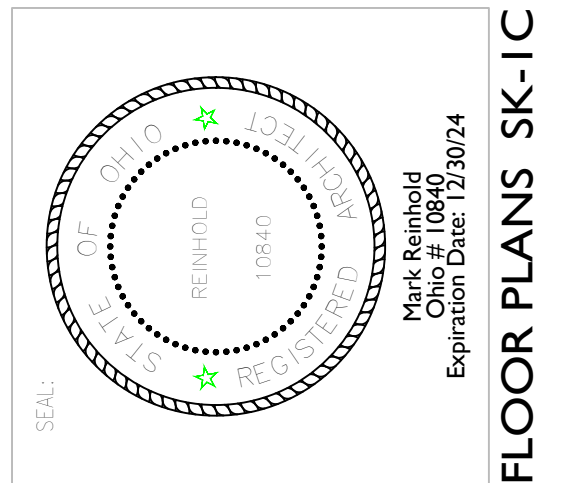
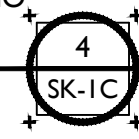
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO,
EXISTING SECOND FLOOR PLAN
1/8" EQUALS 1'-0"



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO,
PROPOSED FIRST FLOOR PLAN
1/4" EQUALS 1'-0"



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO,
PROPOSED SECOND FLOOR PLAN
1/4" EQUALS 1'-0"



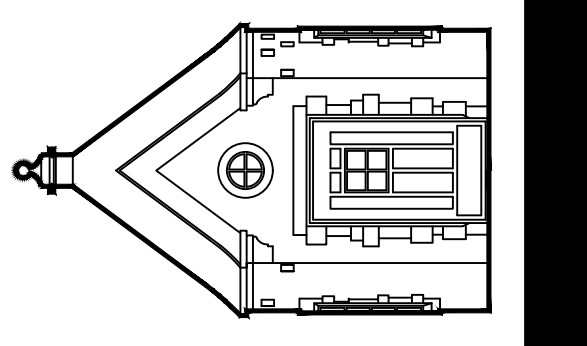
HOMEOWNER PERMIT
07-03-2024
Mark Reinhold
No. 129024
Expiration Date: 12/31/24
SCHEMATIC

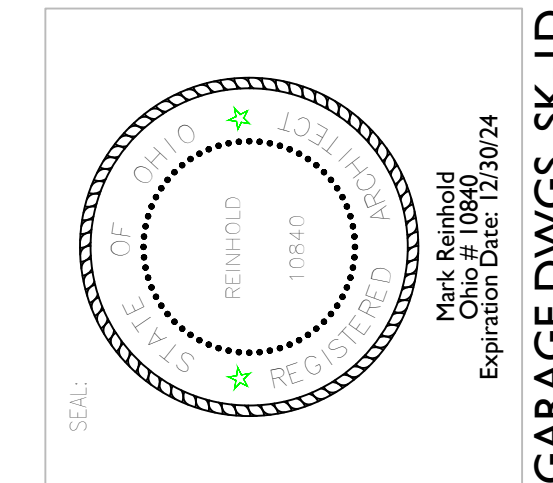
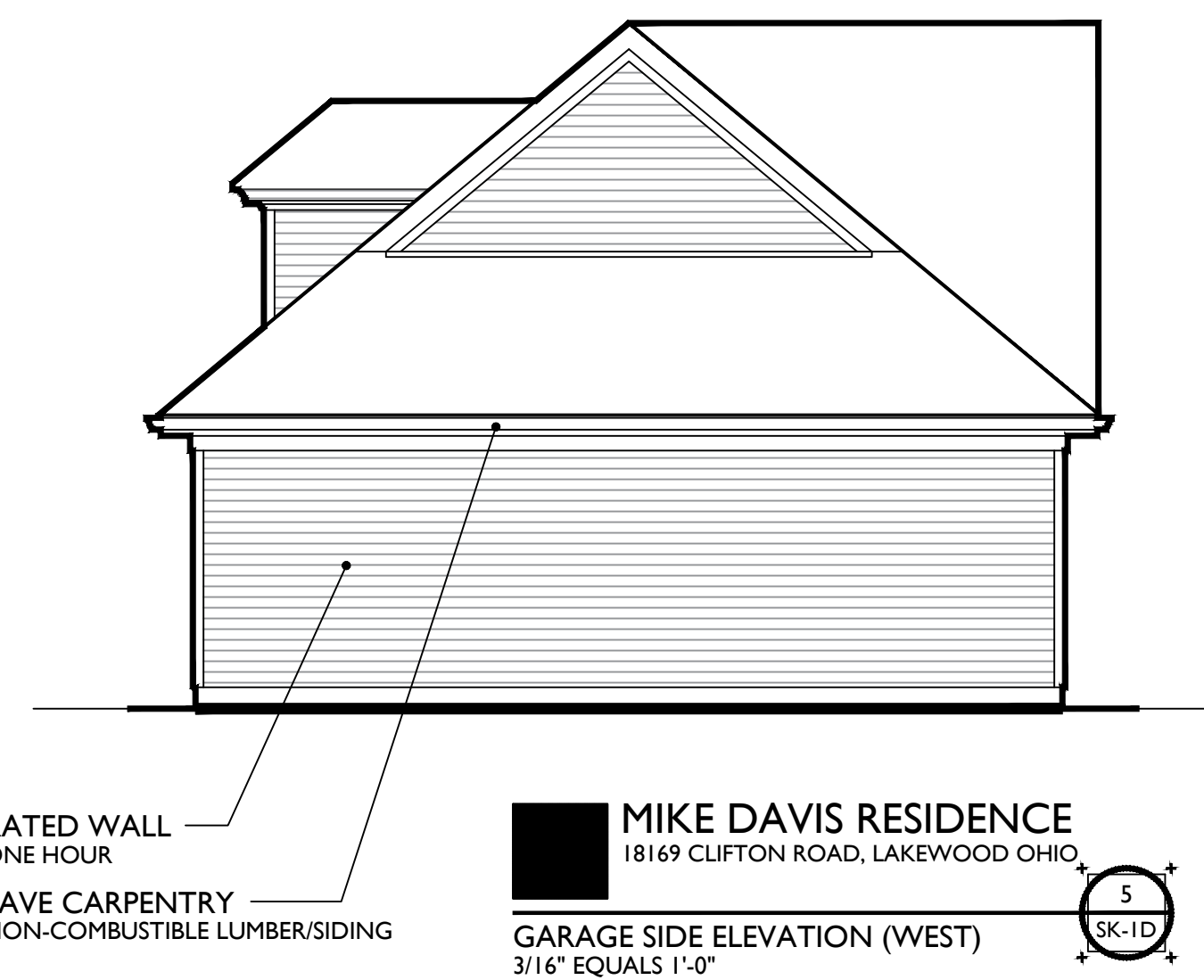
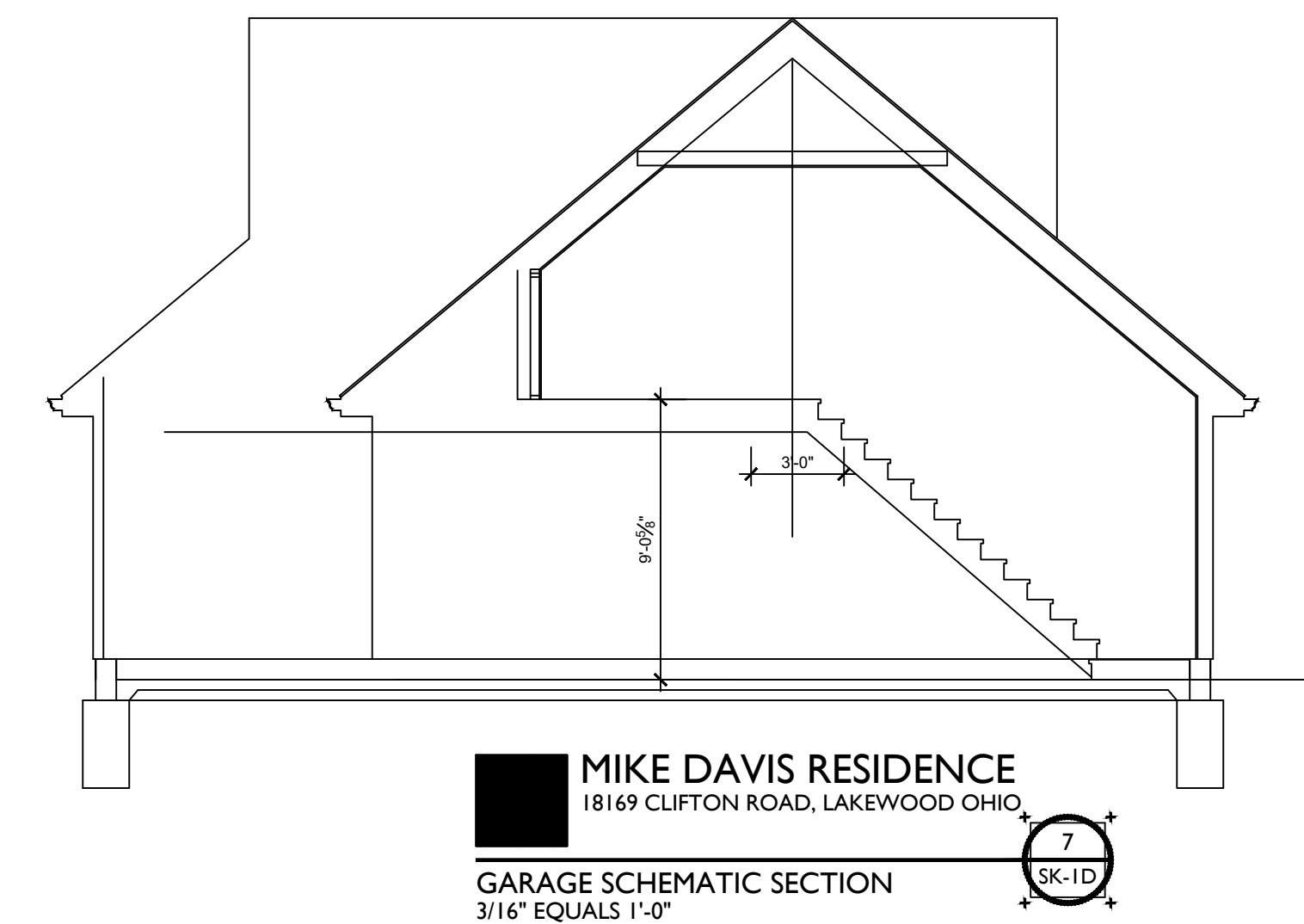
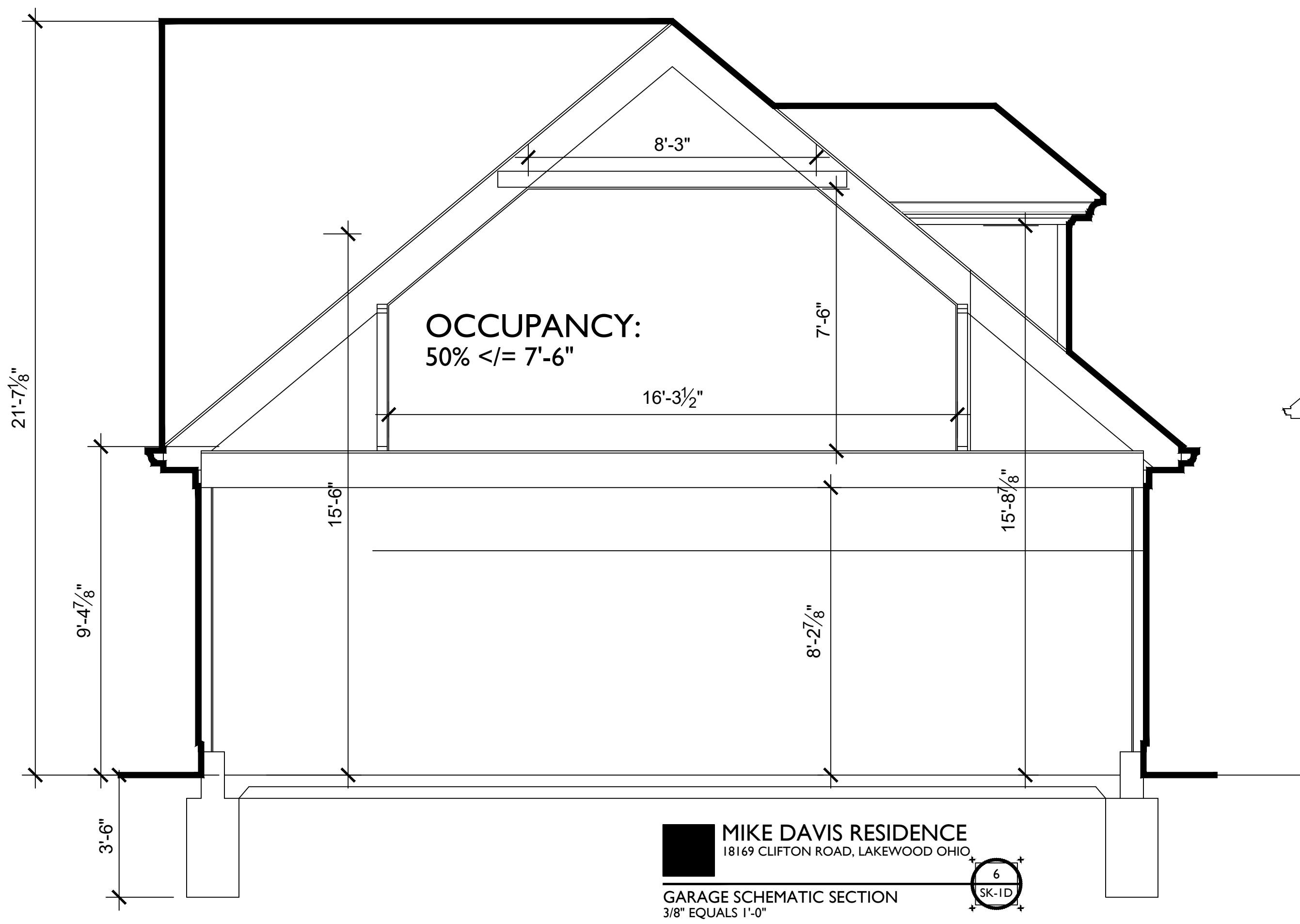
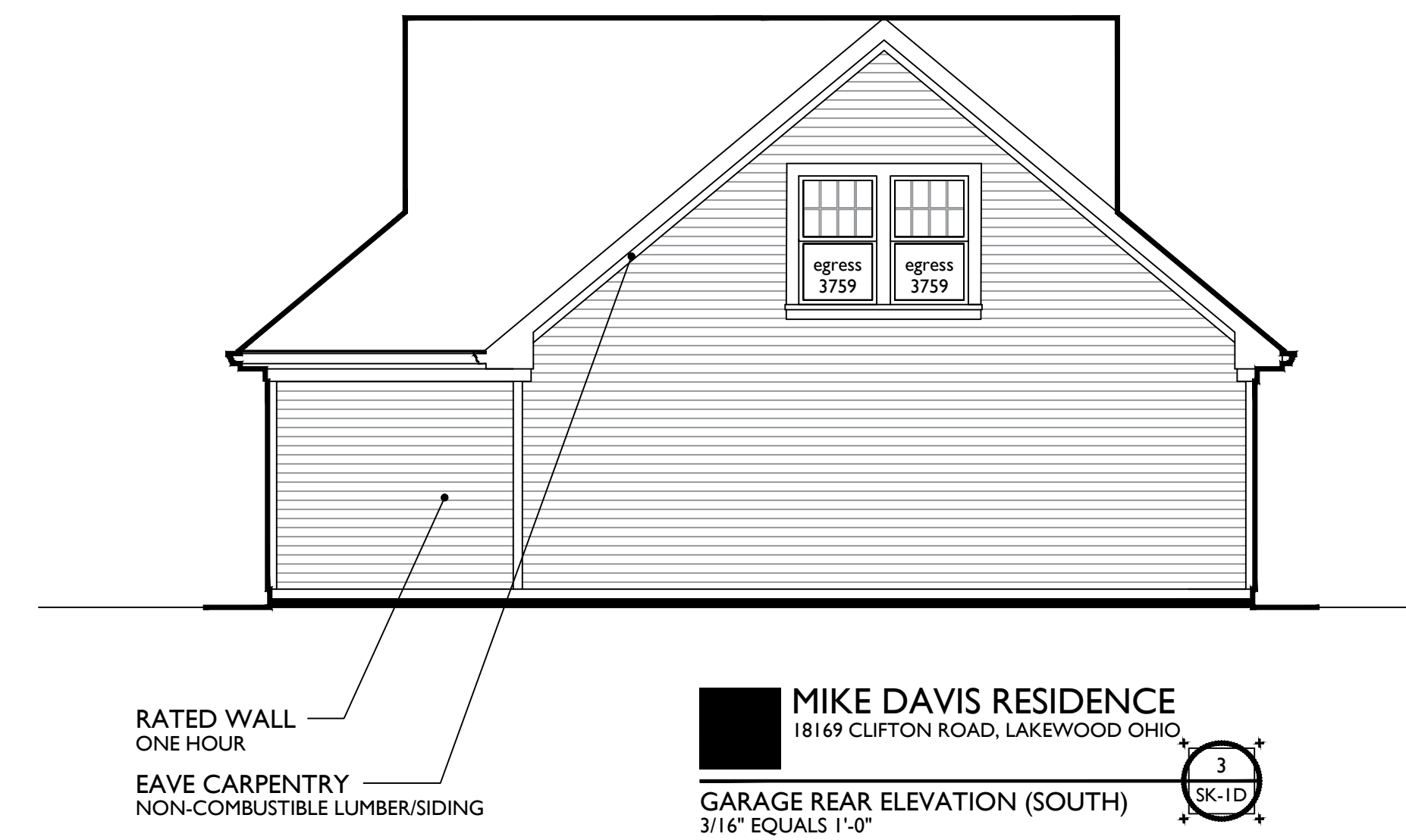
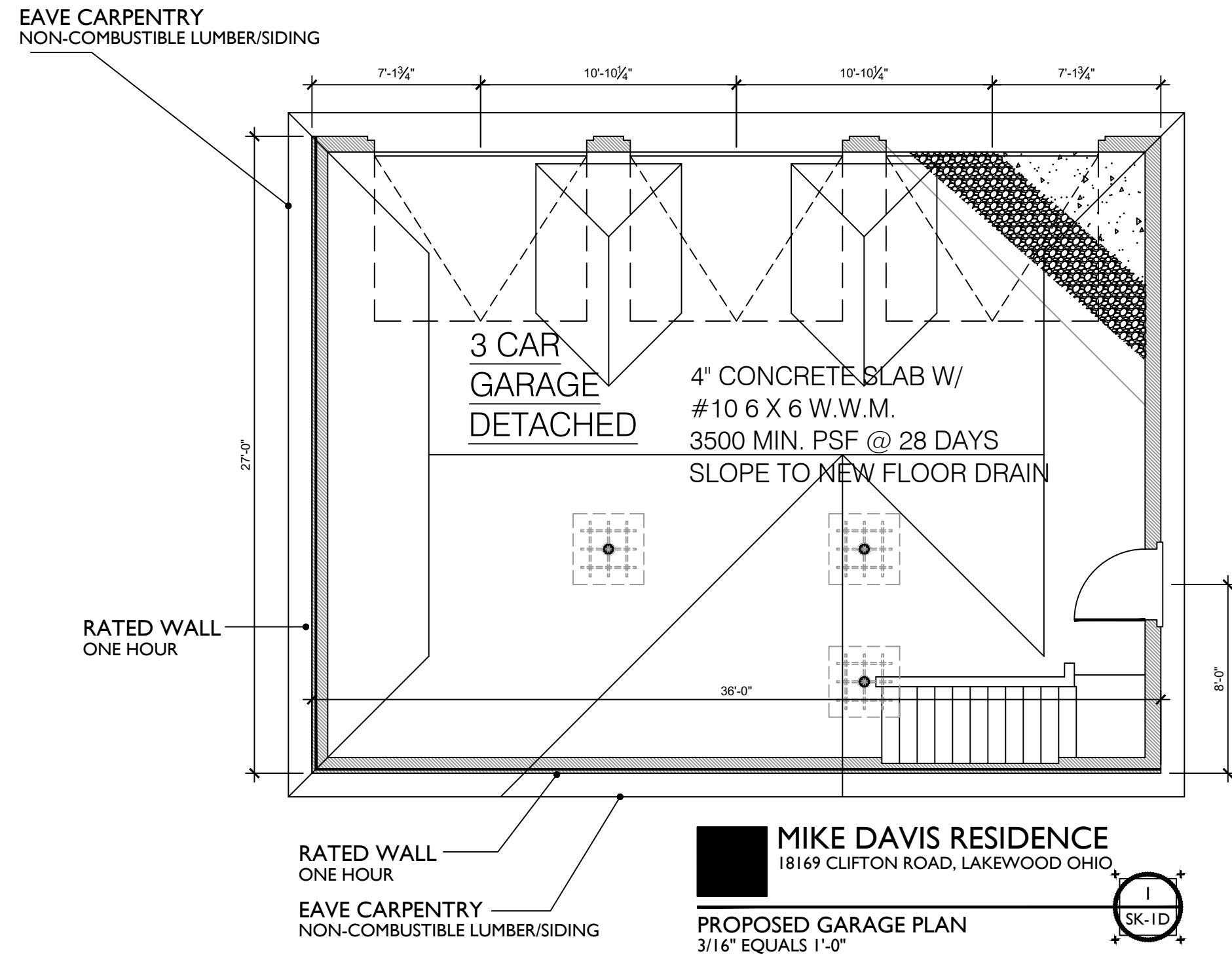
MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

FLOOR PLANS SK-1C

DAVIS RESIDENCE



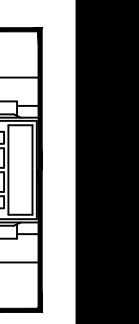
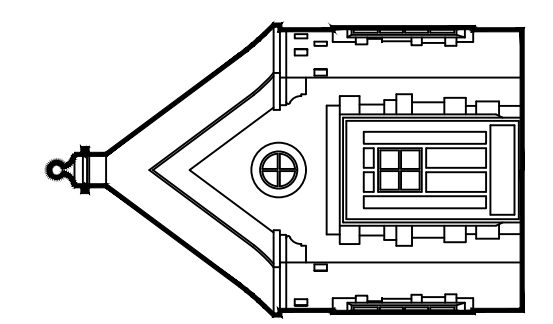


HOMEOWNER PERMIT
07-03-2024
SCHEMATIC

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

18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

DAVIS RESIDENCE



25'-4 1/4"



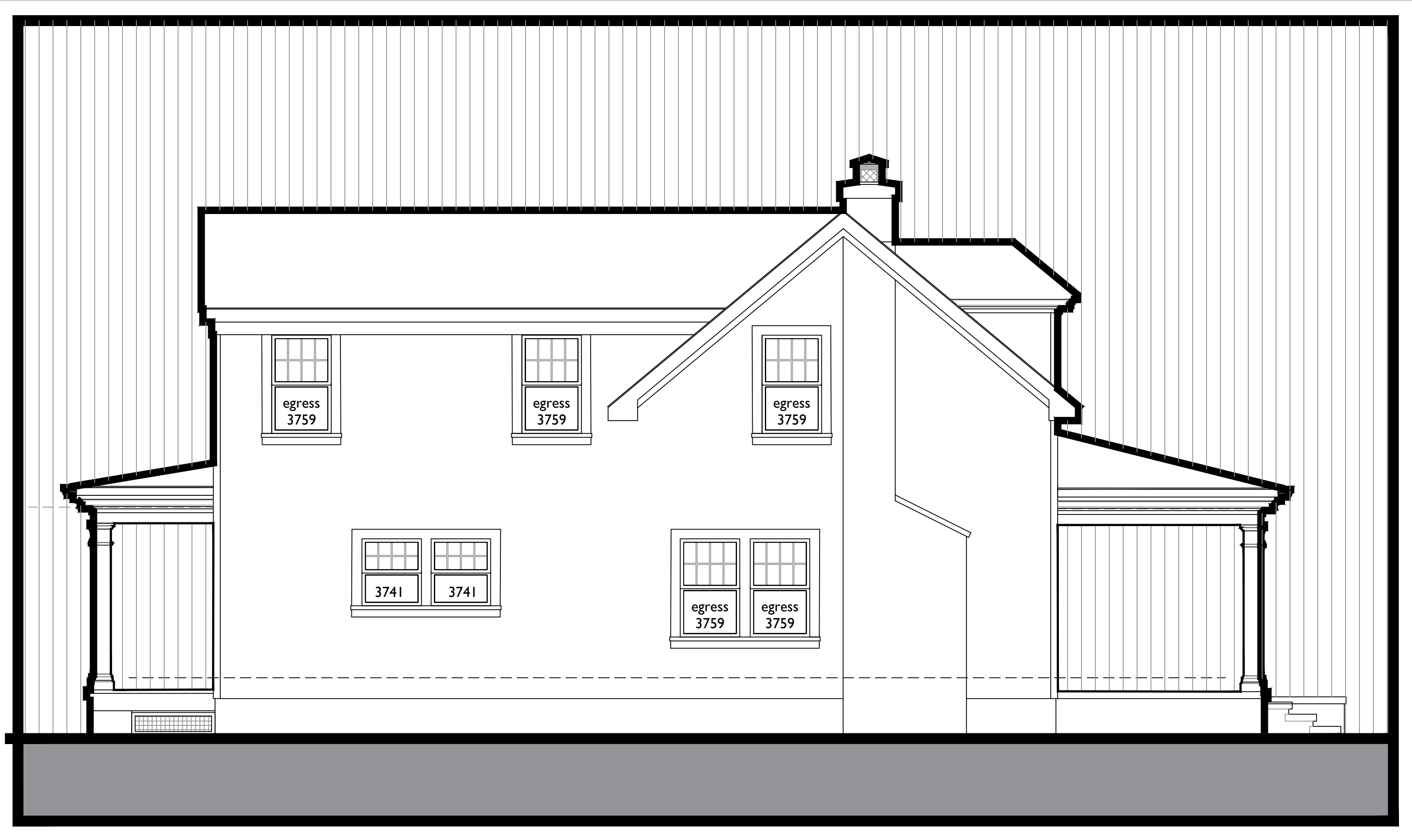
FRONT ELEVATION (NORTH) 18169 Clifton Road)



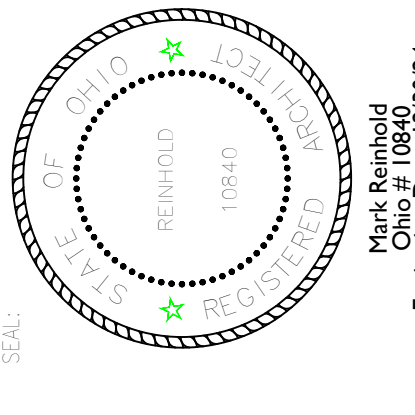
SIDE ELEVATION (WEST) 18169 Clifton Road)



REAR ELEVATION (SOUTH) 18169 Clifton Road)



SIDE ELEVATION (EAST) 18169 Clifton Road)

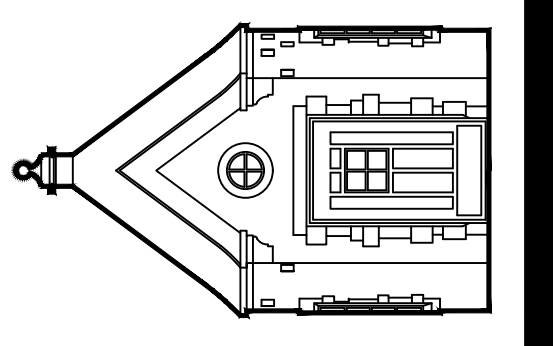


HOMEOWNER PERMIT
07-03-2024
SCHEMATIC

MARK REINHOLD architect | 1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

DAVIS RESIDENCE

18169 CLIFTON ROAD, LAKEWOOD OHIO 44107





19149









572ZF7









BOARD OF ZONING APPEALS

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.lakewoodoh.gov

Application Cover Page

Docket No.: 07-14-24

Reference No.: BZA24-000025

Applicant Name: Chris Eccher

Project Address: 1500 Robinwood Ave.

Project Name: n/a

Proposal: The construction of a new two-story garage. The property is located in the R1H, Single-Family High Density District.

To Whom It May Concern,

We give approval for the proposed new 2 story garage to be constructed at 1500 Robinwood Avenue in Lakewood, Ohio. We have seen the prints and elevations for the build and understand the scope of the project.

JEANNE McMASTER *jeanne mcmaster*
1501 ROBINWOOD 216-339-0618

JAMES Stipkovich *James*
1507 Robinwood Ave. 440-499-3557

May C. Gubart
1501 Blossom Park Ave
Lakewood 44107 216-225-5862

Michelle Lehman
1489 Robinwood Ave
Lakewood, OH 44107
440-503-2587

Jordanne & Andrew Gabre A.J.
1495 Blossom Park Ave. (216) 903-2051
Lakewood, OH 44107

denise reitz
1497 Robinwood Ave
Lakewood, OH 44107

Adam Shega
1496 Robinwood Ave.
Lakewood, OH 44107
330-388-0597

Thomas Kildren (416) 498-9226
1493 Robinwood Ave.
Lakewood, OH 44107

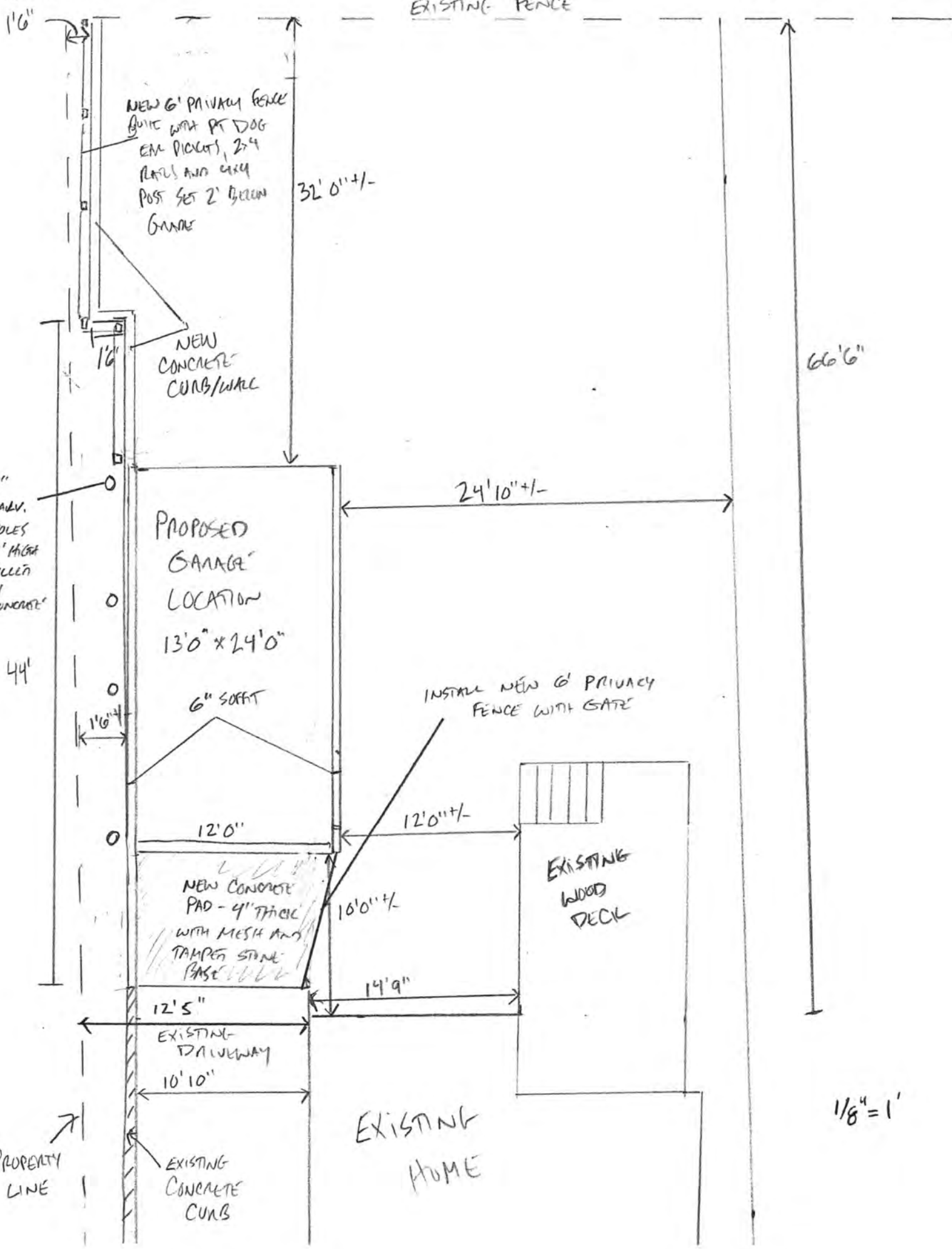
Stephanie Paynter (520) 631-4142
1500 Robinwood Ave
Lakewood, OH 44107

SHEEN FORD (678) 882-6779
1504 ROBINWOOD AVE
LAKEWOOD, OH 44107

ECCHER GARAGE
1500 RUBINWOOD

PLOT PLAN

EXISTING FENCE



ADV. DUES
"PHASE
ILLUSTRATION
INCREASE"

44'

PROPERTY LINE

EXISTING HOME

PROPOSED GARAGE LOCATION
13'0" x 24'0"

6" SOFFIT

12'0"

NEW CONCRETE PAD - 4" THICK
WITH MESH AND
TAMPED STONE
BASE

EXISTING DRIVEWAY
10'10"

EXISTING CONCRETE CURB

INSTALL NEW 6' PRIVACY FENCE WITH GATE

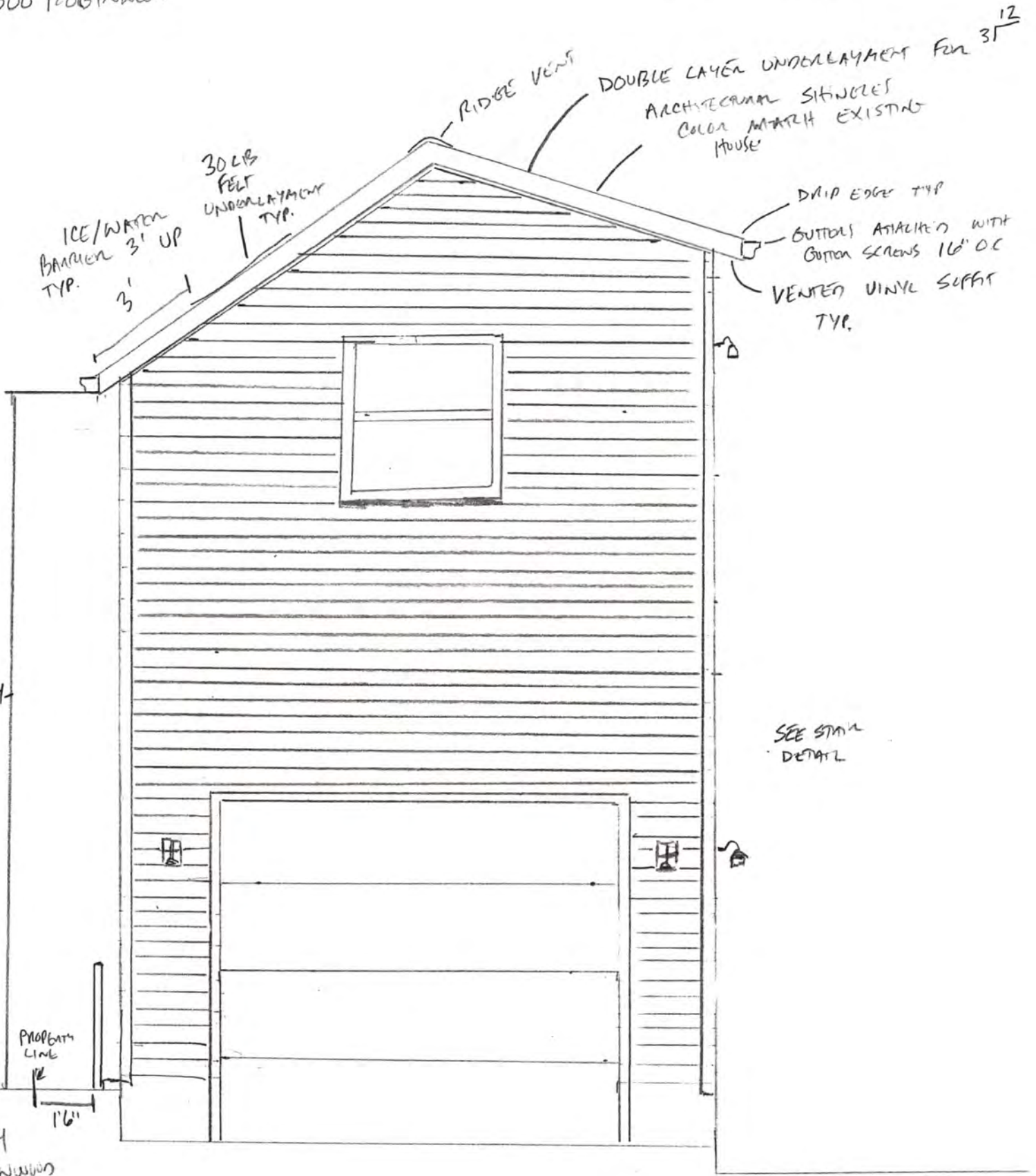
EXISTING WOOD DECK

1/8" = 1'

ECCHEN
1500 ROBINWOOD

WEST ELEVATION

$\frac{12}{31}$

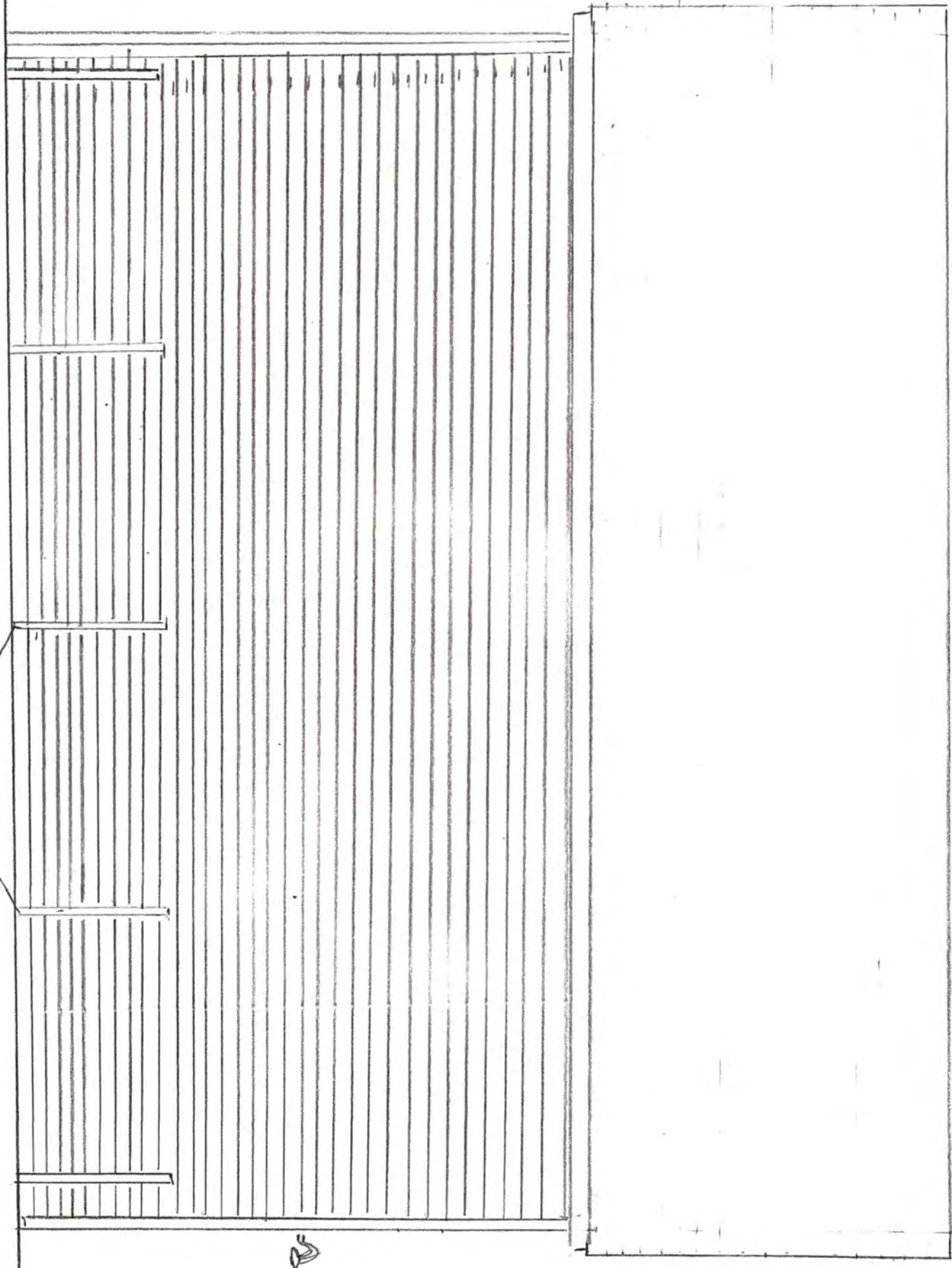


1504
ROBINWOOD
DRIVEWAY
GRADE

1500
YARD GRADE

$\frac{3}{16} = 1'$

ECCIPM
1500 NO. 81 N. 1/2 W. 1/4



3" GALVANIZED
POSTS FILLED
WITH CONCRETE

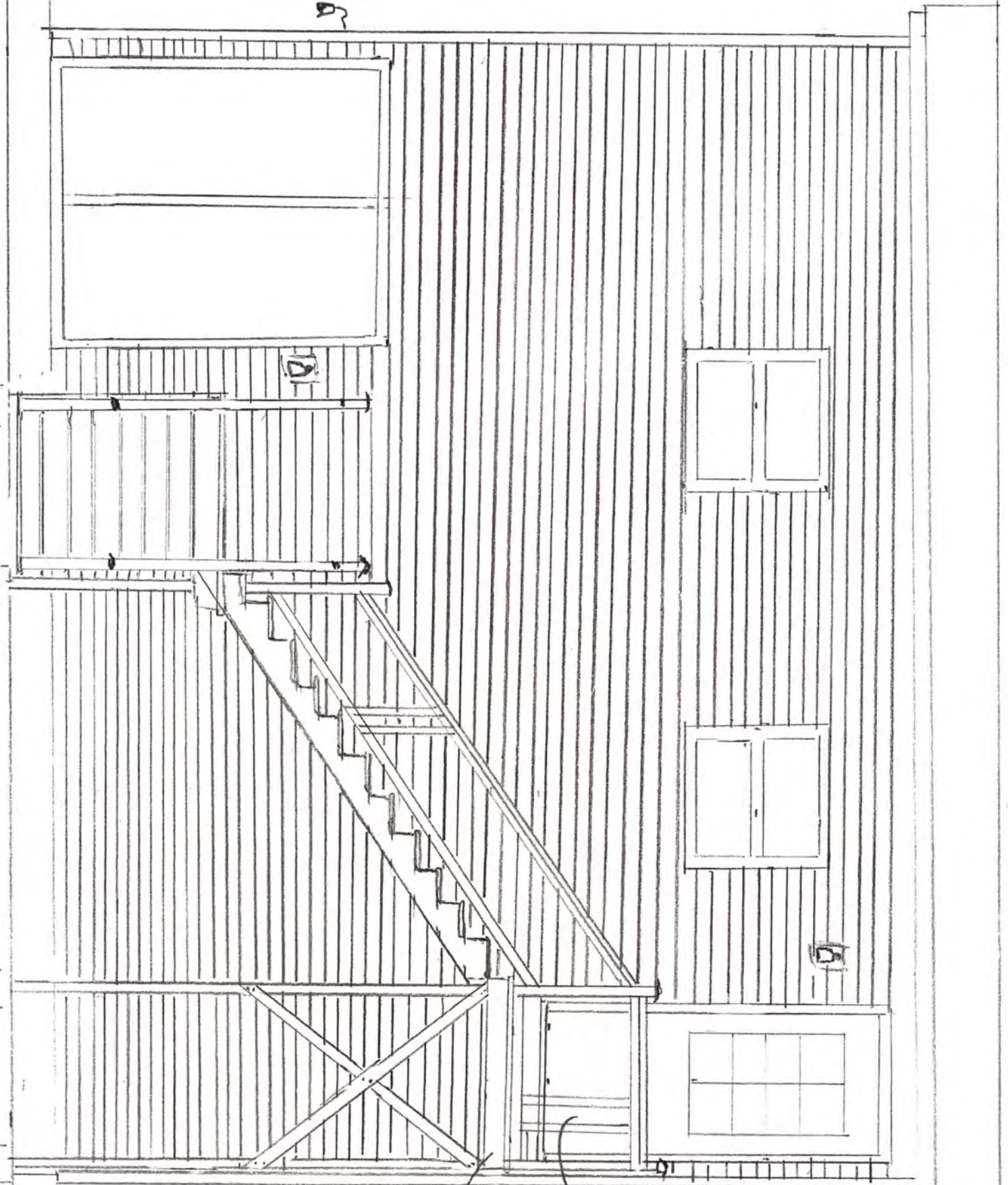
3/8" = 1'

SOUTH ELEVATION

8

ECCENTR
1500 ROBINWOOD

NORTH ELEVATION



3/8" = 1'

SEE
STAIR
FRAMING
DETAIL

2x2 BRACKETS
3 1/2" SPACING
NOT SH.
EXCEPT 4"
TYP.

A

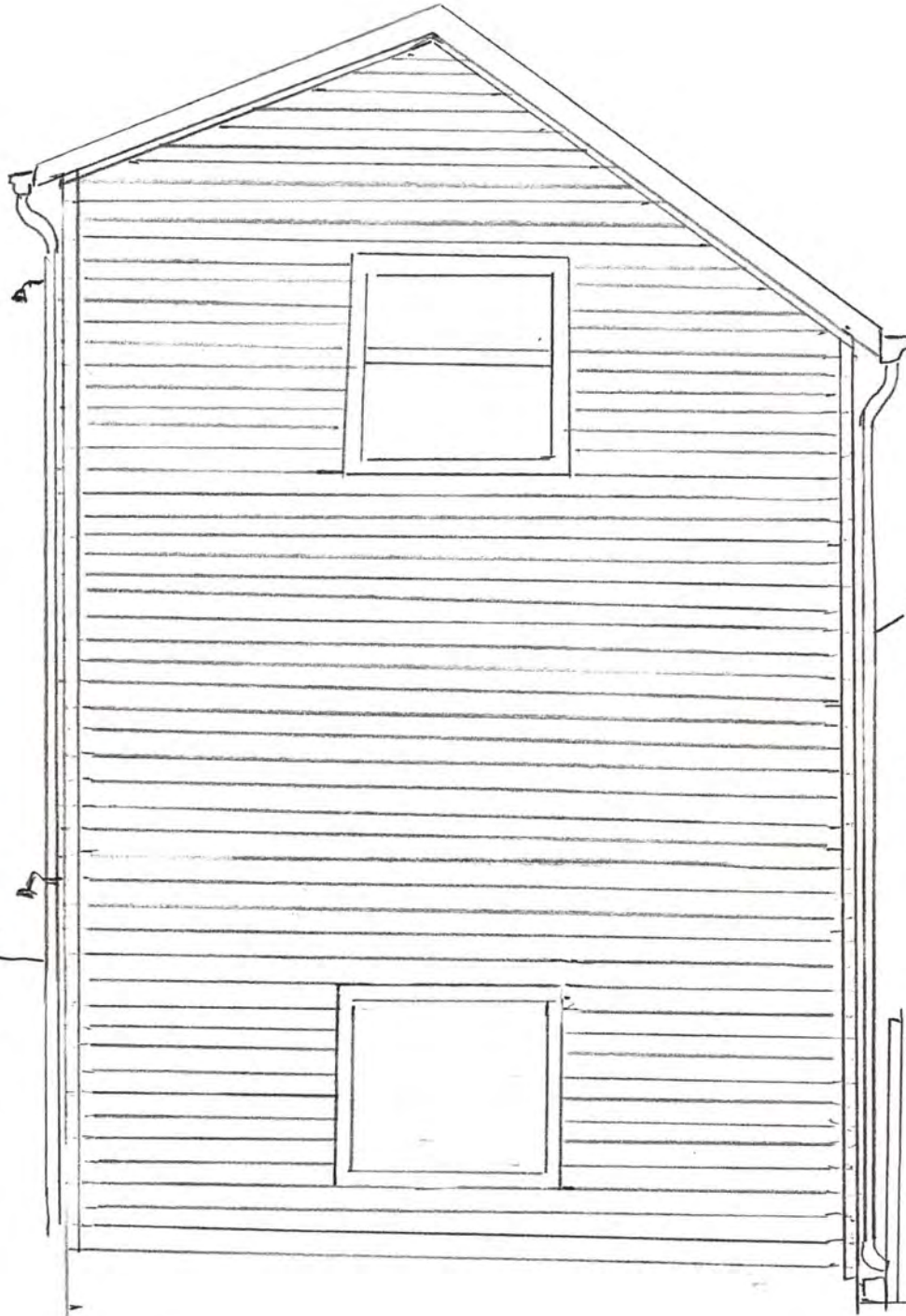
B

C

D

Eccton
1500 ROBINWOOD

EAST ELEVATION



SEE
STAIR
DETAIL

DOWNSPOUT
PITCHED
AWAY
FROM
STRUCTURE

DOWNSPOUT
FILLER INTO
RAIN BARREL
WITH RUNOFF
PITCHED AWAY
FROM
STRUCTURE

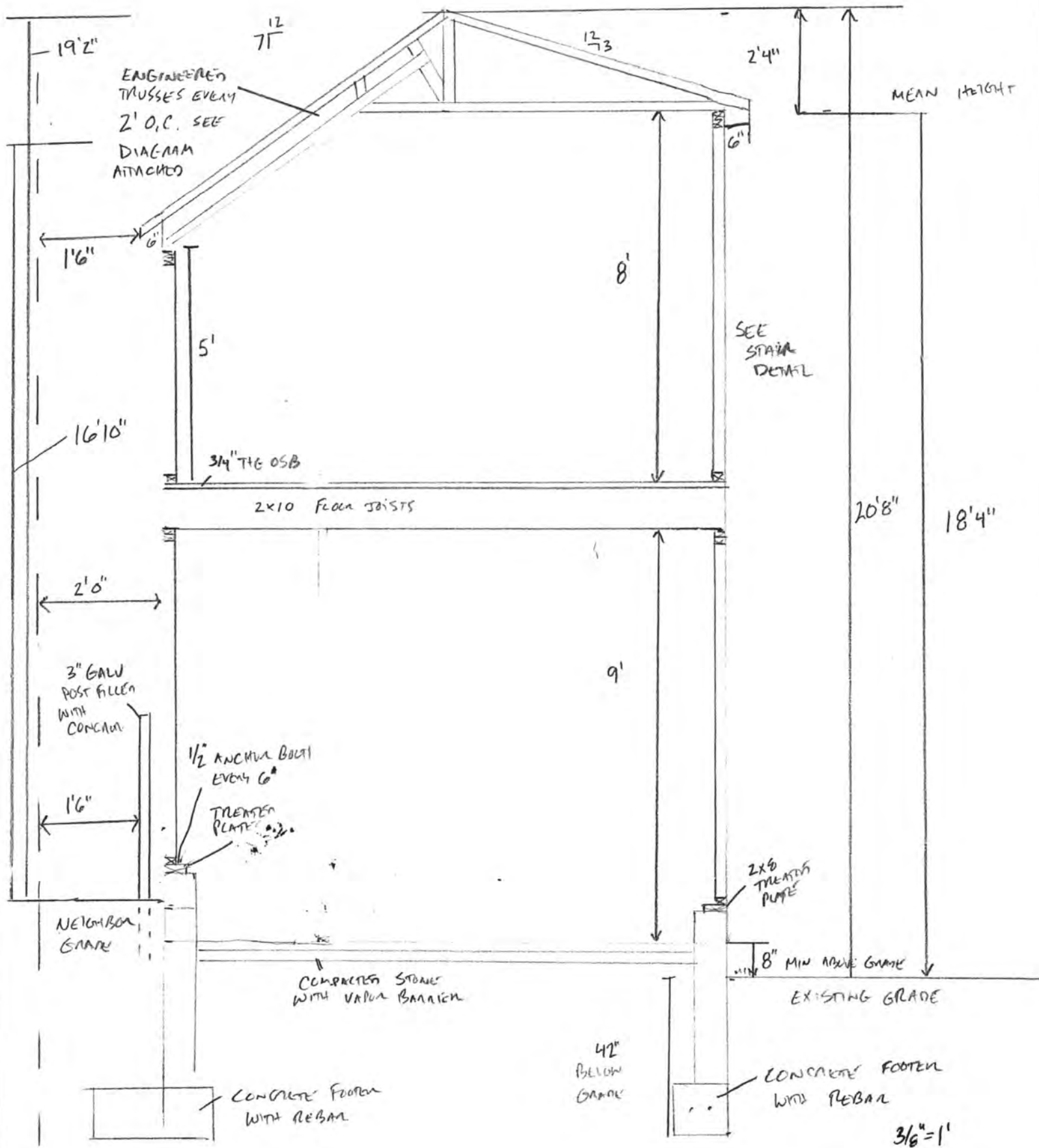
PRESSURE TREATED
STEP WITH 11" MEAN
AND RISE 6"-8" TYP

1504 ROBINWOOD
DRIVEWAY
GRADE

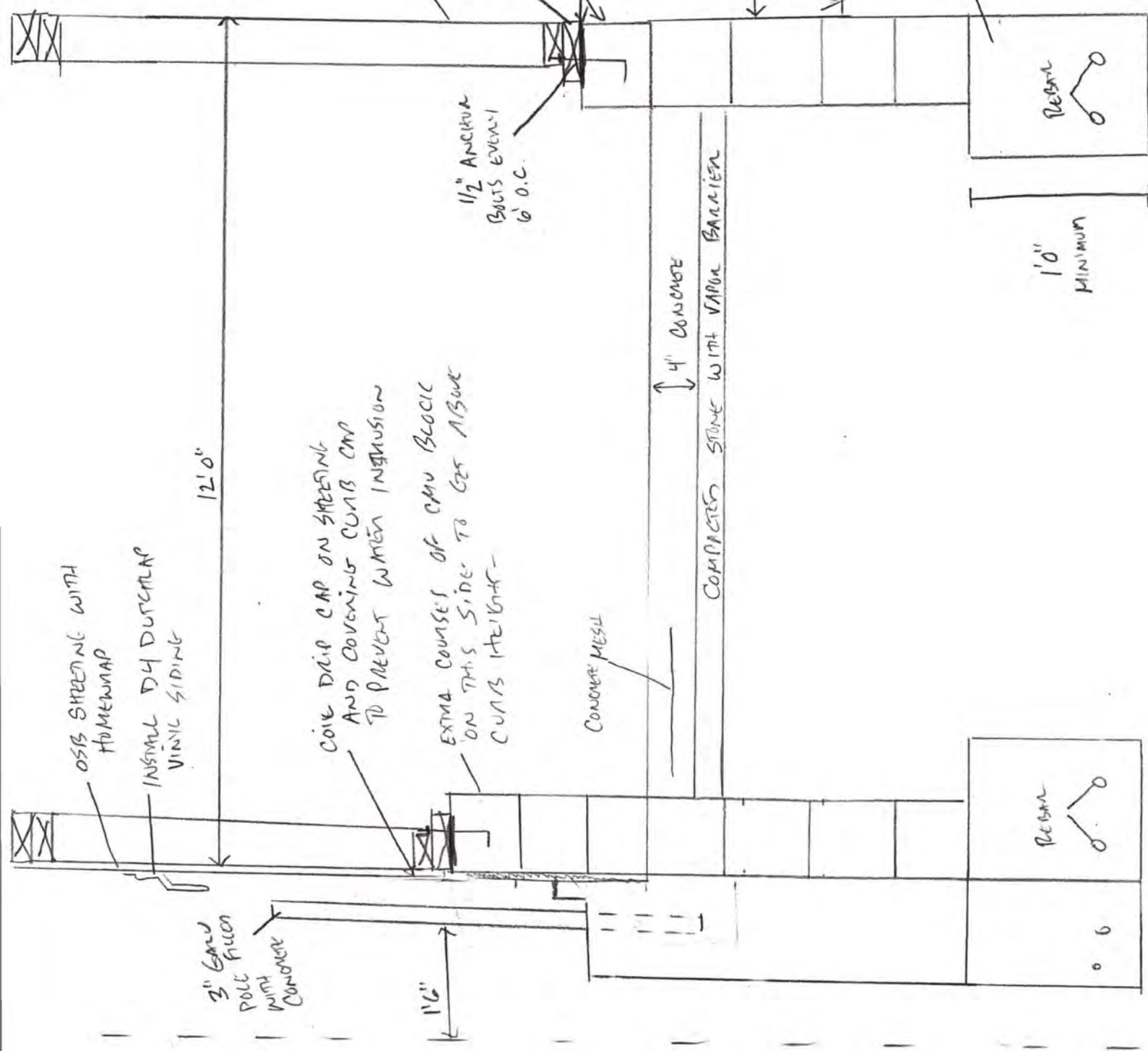
3/8" = 1'

1500 YARD
GRADE

ECCHEM
1508 ROBINWOOD



ECCHER GARAGE
1500 ROBINWOOD
FOOTER PLAN



12'0"

OSB SHEETING WITH
HOMEWRAP
INSTALL D4 DUCTTAP
VINYL SIDING

CONCRETE CURB
AND COVERING CURB CMU
TO PREVENT WATER INTRUSION
EXTRA COURSES OF CMU BLOCK
ON THIS SIDE TO GET ABOVE
CURB HEIGHT

3" GALV
POLE FILLER
WITH
CONCRETE

16"

1 1/2" ANCHOR
BOOTS EVERY
6" O.C.

2x4 FRAMING

2x8 SILL PLATE - TREATED

8" CMU BLOCK

SILL SEAL

EXISTING DRIVEWAY HEIGHT

4" CONCRETE

COMPACTED STONE WITH VAPOR BARRIER

CONCRETE MESH

6" + 1"

MINIMUM SCRATCH
COAT TO EXPOSED
BLOCK FACE

VINYL SIDING

EXISTING GRADE

CONCRETE

4 1/2"

1'0"
MINIMUM

Beam

Beam

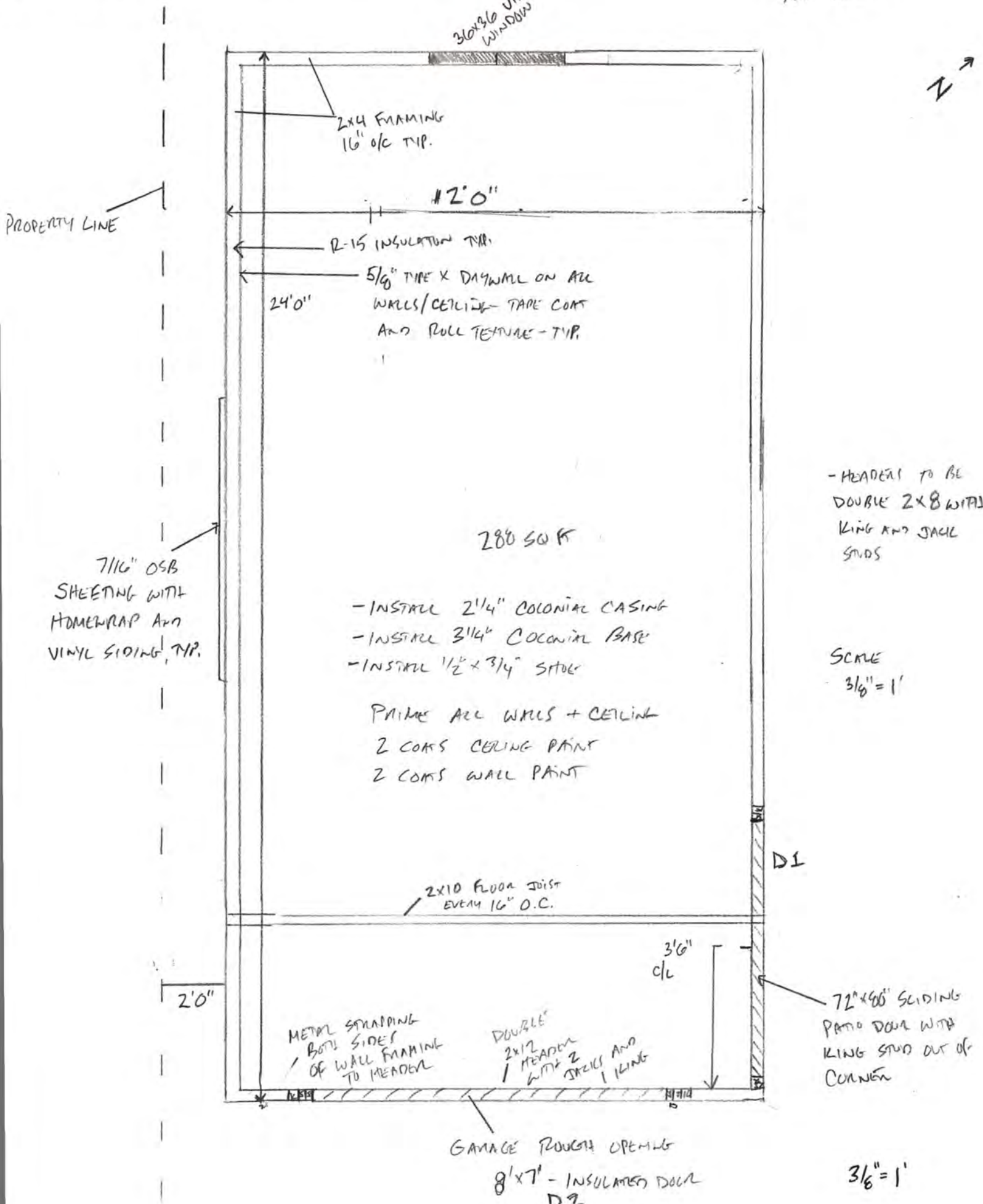
o o

3/8" = 1'

ECCHER GARAGE
1500 ROBINWOOD AVE.

1ST FLOOR

FLOOR PLAN
1ST FLOOR



30x36 VINYL WINDOW

2x4 FRAMING
16" O/C TIP.

28'0"

R-15 INSULATION TIP.

5/8" TYPE X DRYWALL ON ALL
WALLS/CEILING - TAPE COAT
AND ROLL TEXTURE - TIP.

24'0"

28'0" SQ FT

- INSTALL 2 1/4" COLONIAL CASING
- INSTALL 3 1/4" COLONIAL BASE
- INSTALL 1/2" x 3/4" STICKS

PRIME ALL WALLS + CEILING
2 COATS CEILING PAINT
2 COATS WALL PAINT

- HEADERS TO BE
DOUBLE 2x8 WITH
KING AND JACK
STUDS

SCALE
3/8" = 1'

7/16" OSB
SHEETING WITH
HOMEWRAP AND
VINYL SIDING, TIP.

2x10 FLOOR JOIST
EVERY 16" O.C.

DI

2'0"

3/8"
CL

METAL STRAPPING
BOTH SIDES
OF WALL FRAMING
TO HEADER

DOUBLE
2x12
HEADER
WITH 2
JACKS AND
1 KING

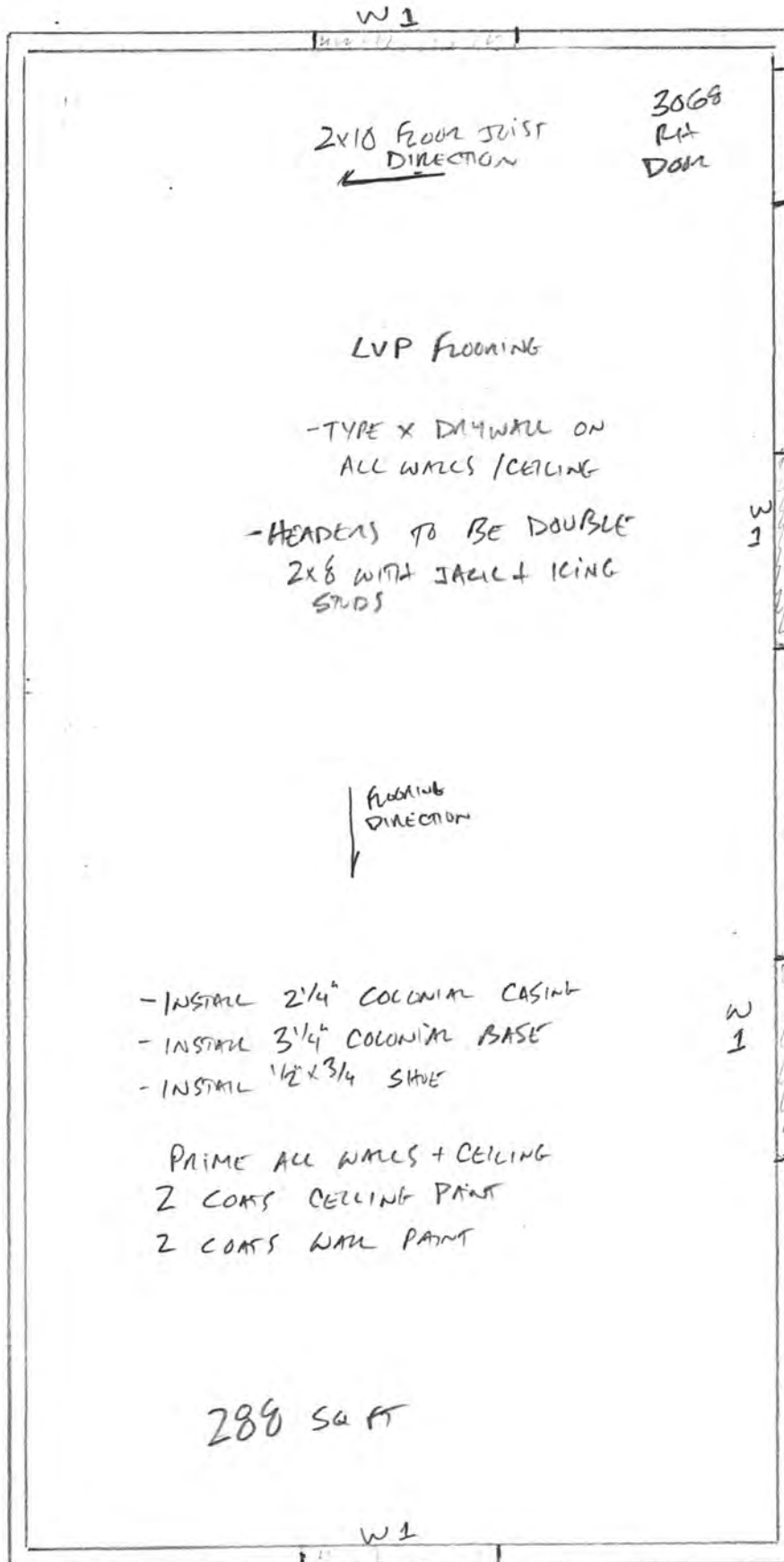
72"x66" SIDING
PATIO DOOR WITH
KING STUD OUT OF
CORNER

GARAGE ROUGH OPENING
8'x7' - INSULATED DOOR
D9

3/8" = 1'

ECCLETON
1500 ROBINWOOD

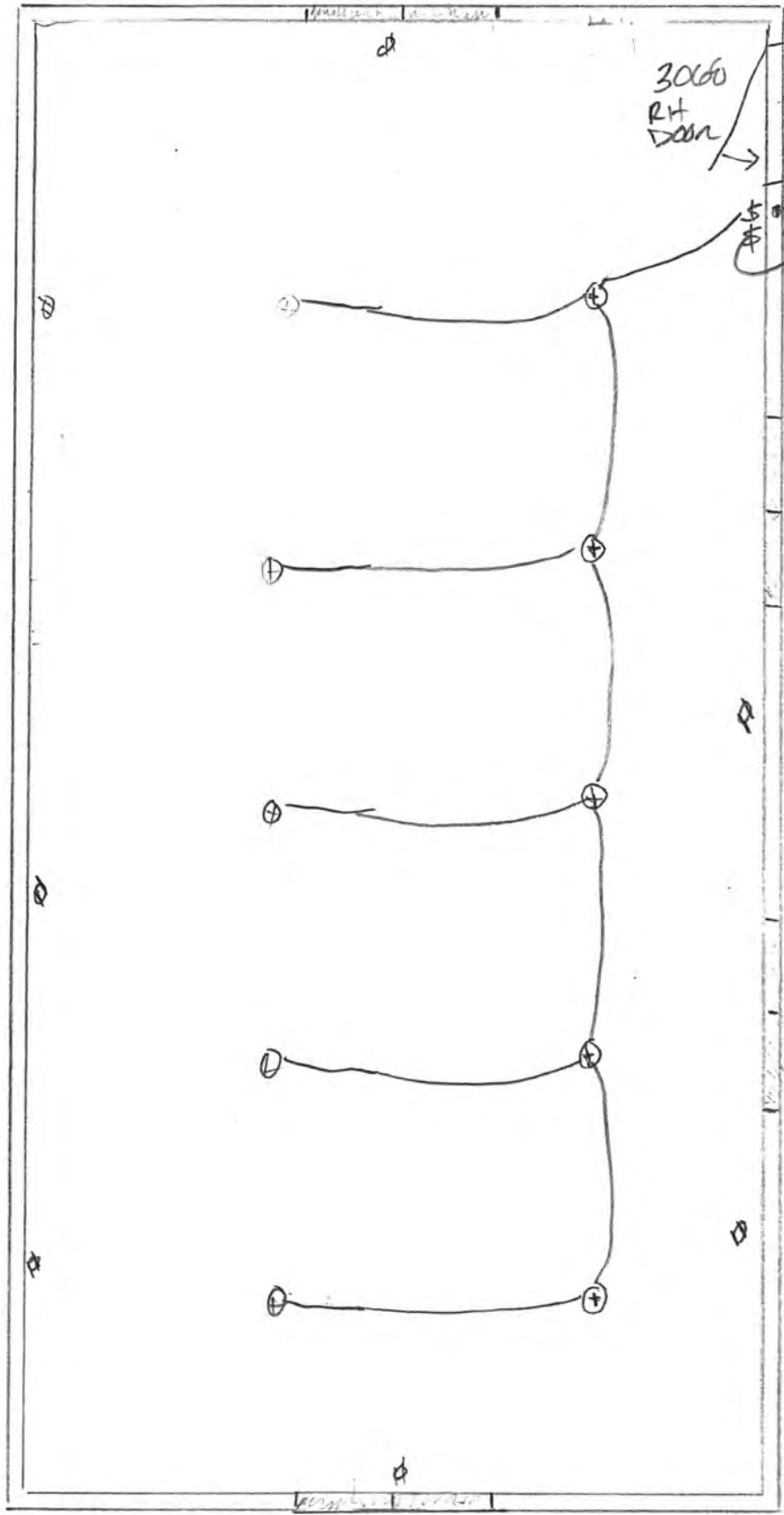
2ND FLOOR
FLOOR PLAN



3/8" = 1'

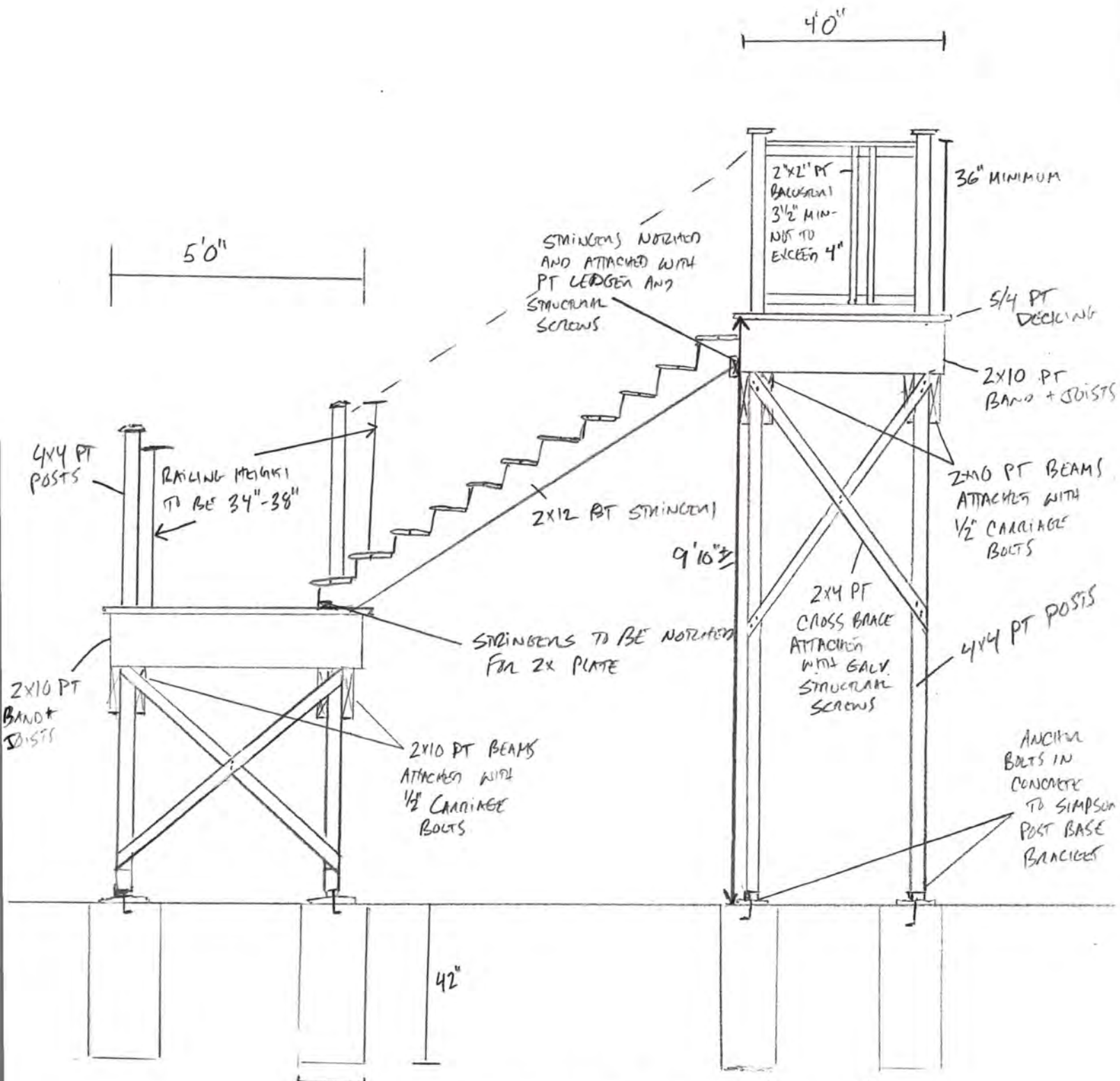
ECCHEN
1500 ROBINWOOD

GARAGE
2ND FLOOR ELECTRICAL



$3/8" = 1'$

STAIR DETAIL
A



10" * ALL FASTENERS TO BE GALVANIZED

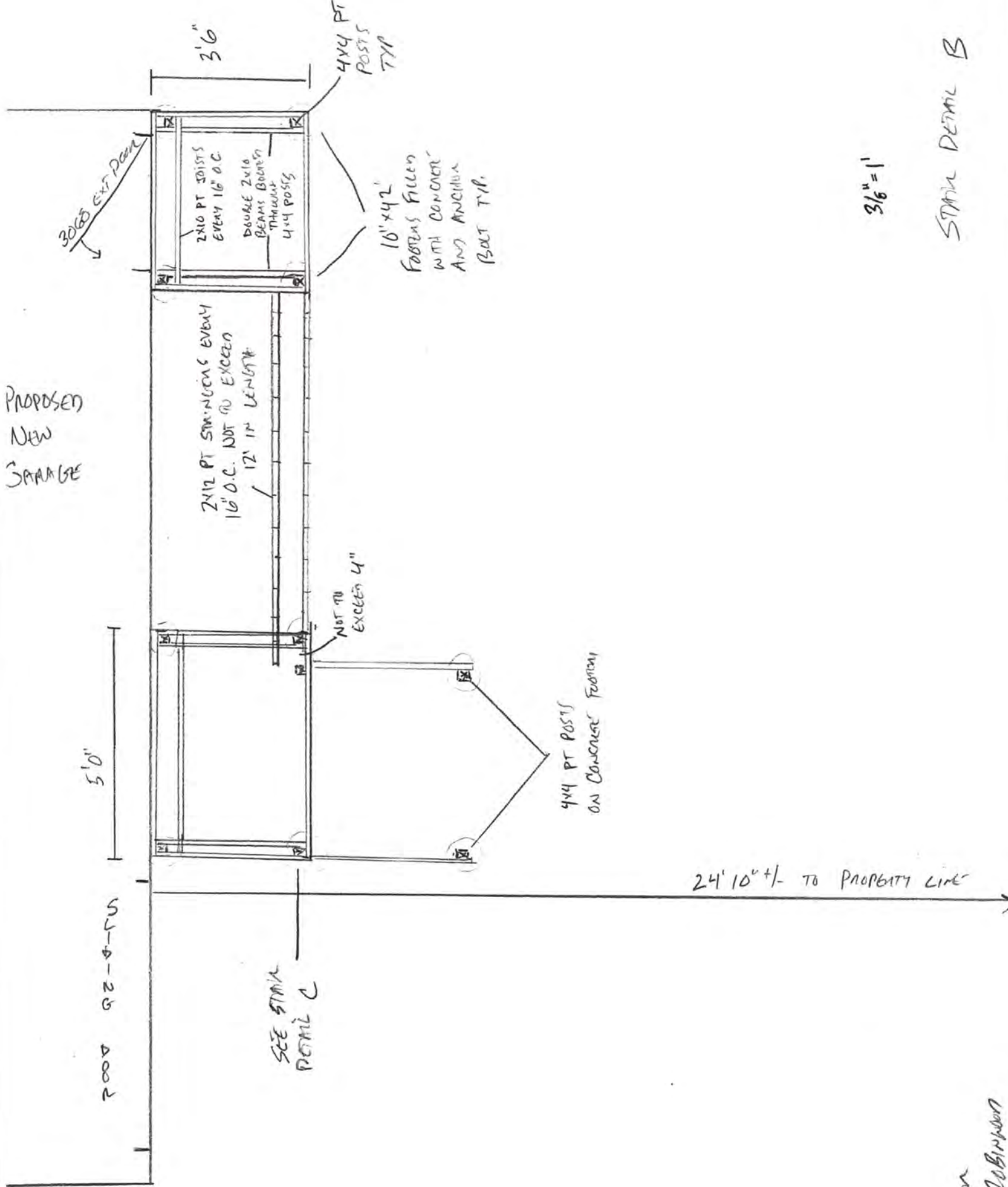
* PRESSURE TREATED 2x12
NOT TO EXCEED 12' IN LENGTH
WITH 5/4 TREATED THREAD @ 11"
AND RISERS NOT TO EXCEED
9" IN HEIGHT

42" DEEP
10" CONCRETE
FOOTING

3/8" = 1"

ECCOMEN
1500 ROBINWOOD

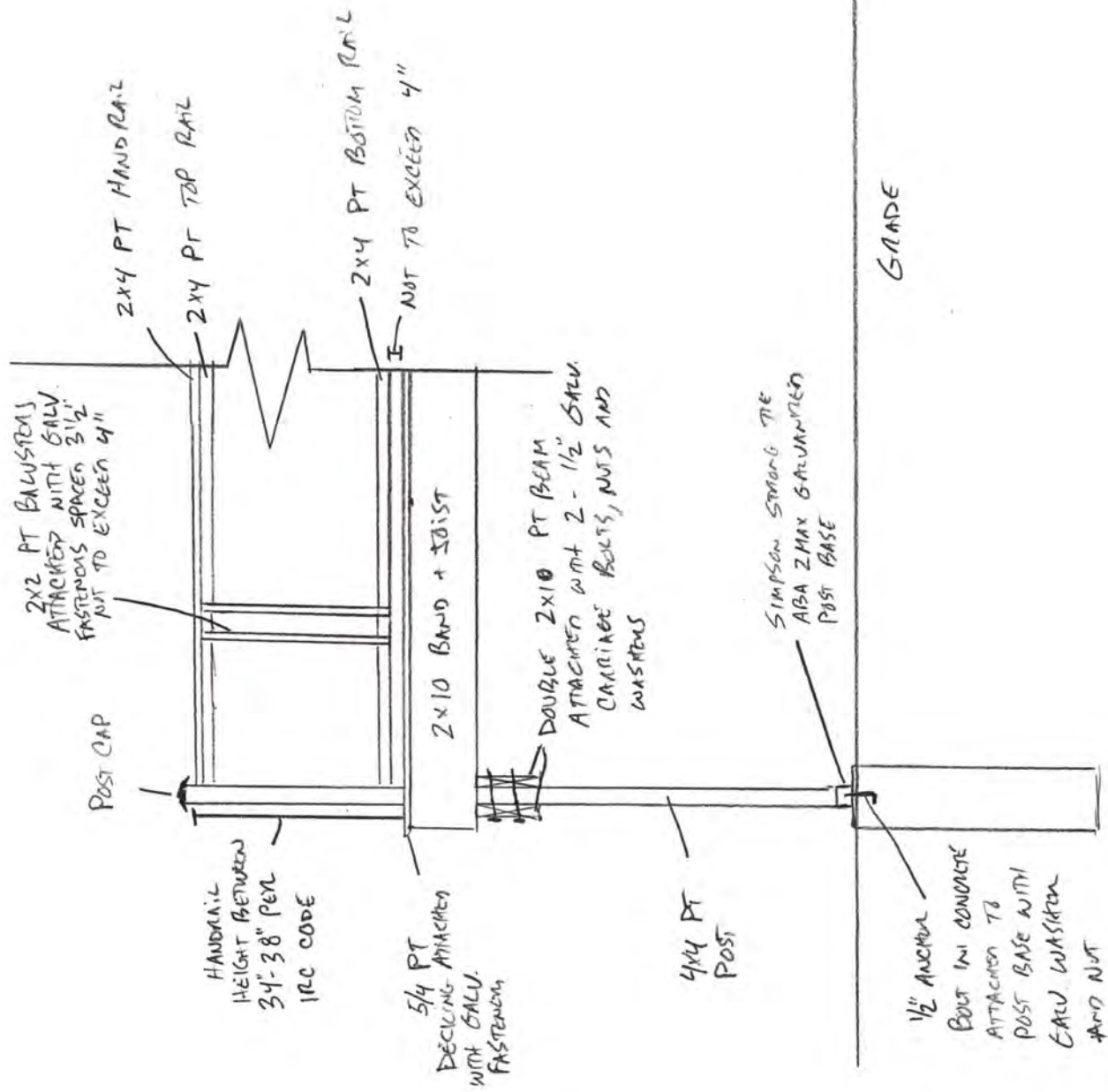
PROPOSED
NEW
STAIRCASE



3/16" = 1'

STAIR DETAIL B

ECCHEA
1500 Robinson



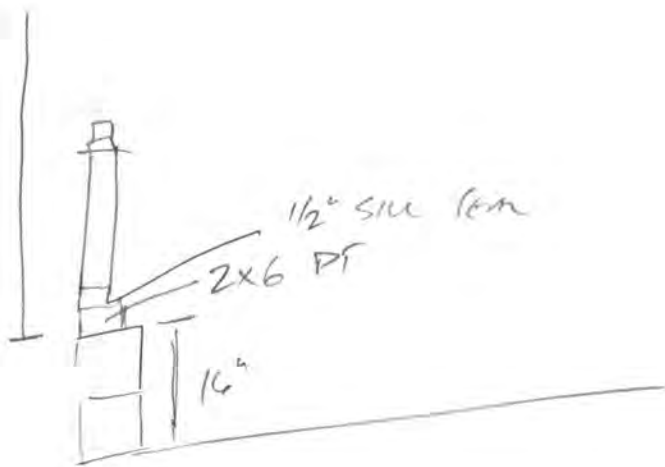
3/8" = 1"

4'8"

5'

10" - 3/4"

92" 9' - 16"



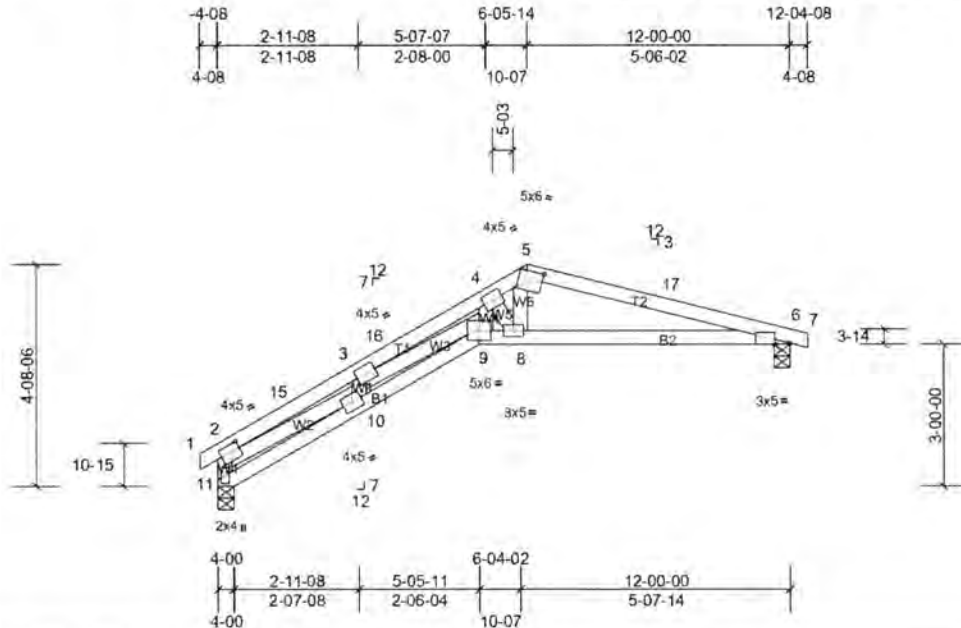
Job 24060368-A	Truss A1	Truss Type Roof Special	Qty 13	Ply 1	Roof Job Reference (optional)
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Carter Components, Newlon Falls

Run: 8.73 S Apr 25 2024 Print: 8.730 S Apr 25 2024 MiTek Industries, Inc. Thu Jun 20 08:08:51

Page: 1

ID: pFRul3RkEpc8Tv_2x4Or9Fz4T6G-15kGdPz8HJC7gAoJ8kJeCheY0hBkKfP5n4dWz4T_h



Scale = 1/4" = 1'

Plate Offsets (X, Y): [2;2-00,1-12], [5;3-13,2-00], [6;3-12,Edge]

Loading	(psf)	Spacing	2-00-00	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP	
TCLL (roof)	25.0	Plate Grip DOL	1.15	TC	0.44	Vert(LL)	-0.10	9-10	>999	360	MT20	197/144
Snow (Ps/Pg)	23.1/30.0	Lumber DOL	1.15	BC	0.66	Vert(CT)	-0.18	9-10	>805	240		
TCDL	10.0	Rep Stress Incr	YES	WB	0.39	Horz(CT)	0.12	6	n/a	n/a		
BCLL	0.0	Code	IRC2018/TPI2014	Matrix-MS								
BCDL	10.0											
											Weight: 42 lb	FT = 20%

LUMBER

TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 WEBS 2x4 SPF No.2

BRACING

TOP CHORD
 BOT CHORD

Structural wood sheathing directly applied or 3/6-9 oc purlins except end verticals.
 Rigid ceiling directly applied or 7/4-5 oc bracing.

REACTIONS (lb/size) 6=535/4-00, (min. 1-08), 11=546/4-00, (min. 1-08)
 Max Horiz 11=83 (LC 14)
 Max Uplift 6=-17 (LC 11), 11=-2 (LC 14)
 Max Grav 6=599 (LC 22), 11=638 (LC 21)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-11=-668/255, 2-15=-2009/613, 3-15=-1938/622, 3-16=-2388/748, 4-16=-2330/759, 4-5=-1498/522, 5-17=-1273/442, 6-17=-1297/434
 BOT CHORD 9-10=-642/1822, 8-9=-590/1855, 6-8=-377/1235
 WEBS 4-9=-308/963, 4-8=-895/297, 5-8=-240/889, 3-9=97/512, 3-10=-327/142, 2-10=-453/1587

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-16: Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Ke=1.00; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) 0-4-8 to 2-10-3, Interior (1) 2-10-3 to 3-5-14, Exterior(2R) 3-5-14 to 9-4-8, Exterior(2E) 9-4-8 to 12-4-8 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- ** TCLL: ASCE 7-16; Pr=25.0 psf (roof LL; Lum DOL=1.15 Plate DOL=1.15); Pg=30.0 psf; Ps= varies (23.1 psf Lum DOL=1.15 Plate DOL=1.15) see load cases; Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 23.1 psf on overhangs non-concurrent with other live loads.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- Bearing at joint(s) 11 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 2 lb uplift at joint 11 and 17 lb uplift at joint 6.
- This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

- Dead + Snow (balanced); Lumber Increase=1.15, Plate Increase=1.15
 Uniform Loads (lb/ft)
 Vert. 1-2=-66, 2-5=-66; 5-7=-66, 9-11=-20, 9-12=-20

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

CARTER[®] *Lumber*

Newton Falls Component Plant
3747 State Rd 5
Newton Falls, OH 44444
Phone #:330-872-6474



Builder: Eccher

Model: Eccher

THE PLACEMENT PLAN NOTES:

1. The Placement Plan is a diagram for truss installation. It is not an engineered drawing and has not been reviewed by an engineer. The Owner/Building Designer is responsible for obtaining an engineer's review if one is required by the local jurisdiction.
2. The responsibilities of the Owner, Contractor, Building Designer, Component Designer and Component Manufacturer shall be as set forth in ANSI/TPI 1. Capitalized terms shall be as defined in ANSI/TP 1 unless otherwise indicated.
3. Each Component is designed as an individual component utilizing information provided by others. The Owner/Building Designer is responsible for reviewing all Component Submittal Packages and individual Component Design Drawings for compliance with the Construction Documents and compatibility with the overall Building design.
4. Contractor will not proceed with component installation until the Owner/Building Designer has reviewed the Component Submittal Package. Questions on the suitability of any Component will be resolved by the Building Designer.
5. The Building Designer and Contractor are responsible for all temporary and permanent bracing.
6. The Placement Plan assumes the building is dimensionally correct, structurally sound, and in a suitable condition to support each Component during installation and thereafter, including but not limited to installation of all bearing points. Proper design and construction of all structural components, including foundations, headers, beams, walls and columns are the responsibility of the Owner, Building Designer and Contractor.
7. Do not cut, drill, or modify any Component without first consulting the Component Manufacturer or Building Designer. Damaged Components shall not be installed unless directed by the Building Designer or approved by the Component Manufacturer.
8. Components must be handled and installed following all applicable safety standards and best practices, including but not limited to BCSI, OSHA, TPI and local codes. Failure to properly handle, brace or otherwise install Component can result in serious injury or death.

THE UNIVERSITY OF CHICAGO



THE UNIVERSITY OF CHICAGO

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I hereby acknowledge the receipt of the sum of \$100.00 from the University of Chicago, which I have received in full payment of the amount due to the University of Chicago for the year ending June 30, 1954. This amount was received from the University of Chicago, which I have received in full payment of the amount due to the University of Chicago for the year ending June 30, 1954.

I have signed this statement in the presence of the following witnesses:

The Witness

Given under my hand and seal of office this _____ day of _____, 1954.

Your Honor

The Secretary

The Treasurer

THE UNIVERSITY OF CHICAGO



MAIN (216) 529-6270

FAX (216) 529-5930

building.permits@lakewoodoh.gov

DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107

Owner Acknowledgement of Property Lines

Date: 6/30/24

I hereby acknowledge that property line location is the sole responsibility of the property owner. The location of the accessory structure or addition to a primary 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.

Project address: 1500 ROBINWOOD AVENUE, LAKEWOOD OH 44107


Owner Name: CHRISTOPHER + JENNIFER ECCHEN

Owner Address: 1500 ROBINWOOD AVENUE

Owner Phone #: 216-849-7988

Email Address: sc_contracting@att.net

Project description: DEMO OF GARAGE + PERMITS/NECESSARY 2 STORY GARAGE



Property Owner Signature

314-11-059

40					40				40
	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)
YES	YES	YES	YES						
23	24	25	26	27	28	29	30	31	
40	40	40	40	40	40	40	40	40	40
1493	1497	1501	1505	1509	1513	1517	1523	1525 27	1529 31

ROBINWOOD NR-26 & SUR. 2002

1496	1500	1504	1508	1512	1518	20	20	1522	1528
40	40	40	40	40	40	40	40	40	40
155	154	153	152	151	150	149	148	147	
		YES	YES						
(60)	(59)	(58)	(57)	(56)	(55)		(54)	(53)	
40				40		20	20	40	39.86
181.15	151.13	151.11	151.09	151.07	151.05	151.03	151.02	151	149.47
	X								

50						50	69.70
(61)	(62)	(63)	(64)	(65)	(66)	(67)	
10	11	12	13	14	15	16	
50	50	50	50	50	50	63.16	
70.17	70.16	70.15	70.14	70.13	70.12	70.11	70.40
1495	1501	1505	1511	1515	1521	1525	

BLOSSOM

KLEINMAN'S "BLOSSOM PARK" SUBD. V. 75 P. 5

ROBINWOOD AVENUE 2 STORY GARAGES

1437	1469	1511	1660
1449	1475	1484	
1457	1477	1625	
1441	1517	1666	

FRANKLIN

SLI46

SLI45

DED. V. 82 P. 8

(52)

60'

WAL

HUD

Copying done by us
 Road for site





1469

1027095



1461

KAG-1797



















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