

**AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
JULY 20, 2023**

**PRE-REVIEW MEETING
6:00 P.M.
EAST CONFERENCE ROOM**

**REVIEW MEETING
6:30 P.M.**

- 1. ROLL CALL**
- 2. APPROVE MINUTES OF THE JUNE 15, 2023 MEETING**
- 3. OPENING REMARKS**

NEW BUSINESS

- 4. Docket No. 07-12-23
17416 Lake Ave.**

Applicant Susan Broadwater of Beegan Architectural Designs, for property owners Craig and Kathryn Brocklehurst, proposes an addition to the front of an existing garage. The property is located in the R1L Single-Family, High-Density District. (Page 2)

- Variance 1: Request a variance to reduce the front yard setback of the primary structure. The required front yard setback is 50 ft. The existing front yard is 56 feet 10 inches. Request a variance of 3 feet 3 inches to place the garage addition 46 feet 9 inches from the public right of way, as proposed. Pursuant to Schedule 1121.07 Minimum Yard Requirements (Ord. 91-95. Passed 10-7-1996.)

ADJOURN

“Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 michelle.nochta@lakewoodoh.net .”



BOARD OF ZONING APPEALS

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

Application Cover Page

Docket No.: 07-12-23

Reference No.: BZA23-000024

Applicant Name: Susan Broadwater, Beegan Architectural Design

Project Address: 17416 Lake Ave.

Project Name: n/a

Proposal: An addition to the front of an existing garage. The property is located in the R1L Single-Family, High-Density District.

From: [Craig Brocklehurst](#)
To: susan.beegan-ad.com
Subject: Lakewood consent letter
Date: Wednesday, June 21, 2023 10:22:17 AM

Hello

>

> This letter is for the city of lakewood to allow our home at 17416 Lake Ave to be photographed as part of the ABZ process. We do not have a dog.

>

> If you have any questions, please let me know

>

> Craig Brocklehurst

> 440 984 8448

17416 Lake Avenue



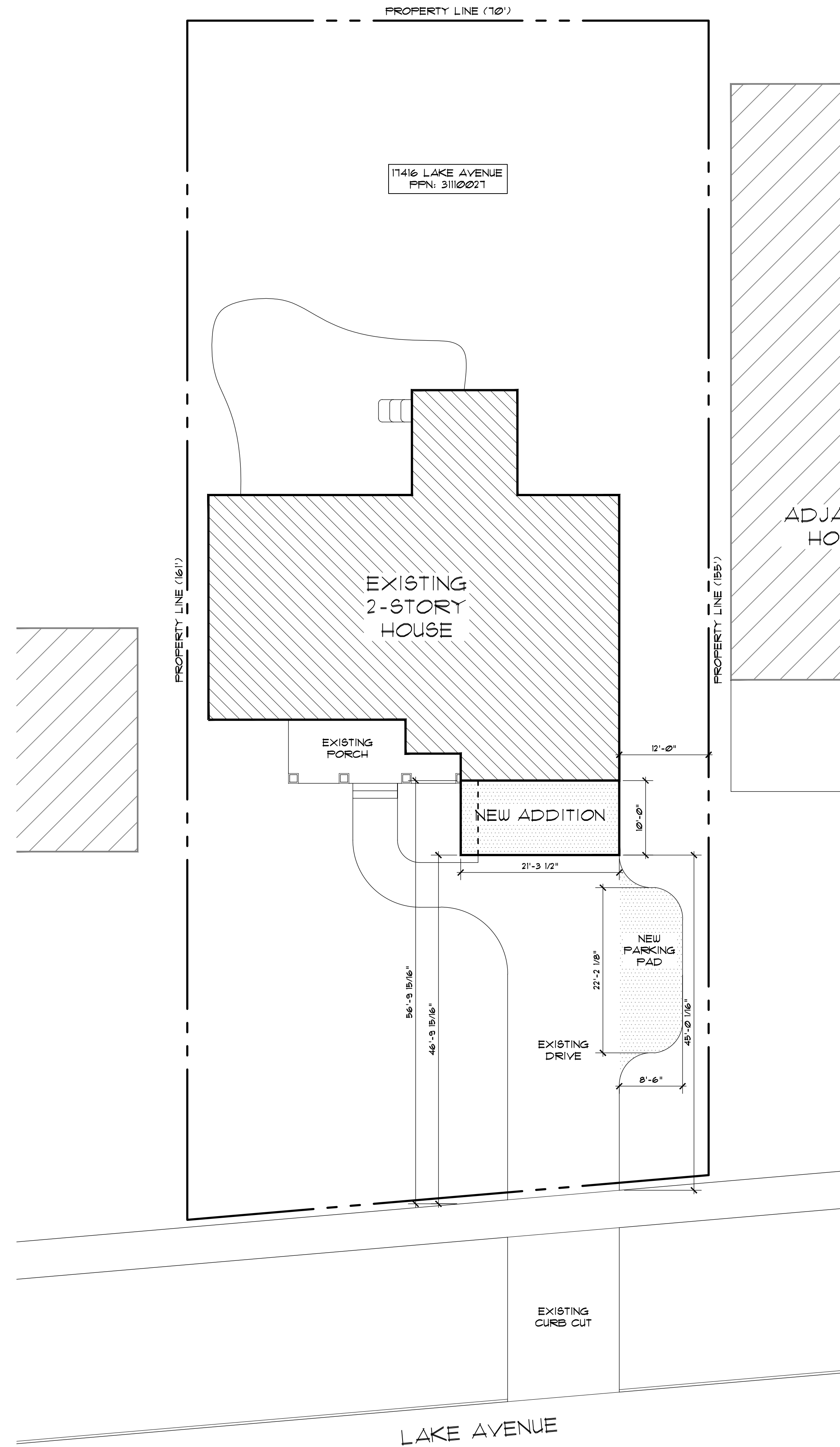
SITE LOCATION MAP
N.T.S.



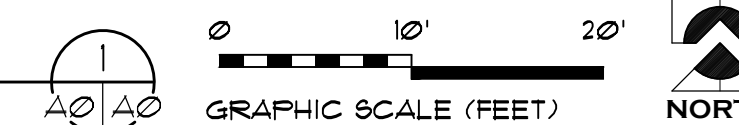
EXISTING HOUSE
N.T.S.



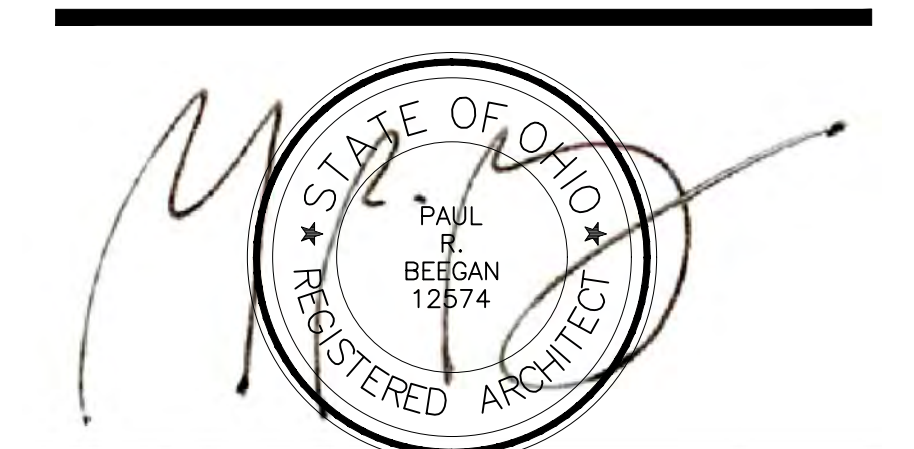
PROPOSED ADDITION
N.T.S.



SITE PLAN
1" = 10'-0"



ISSUE	DATE	DESCRIPTION
1	06.27.23	BZA Presentation



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2023

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM
216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-031

**Brocklehurst Residence
Addition & Renovations**

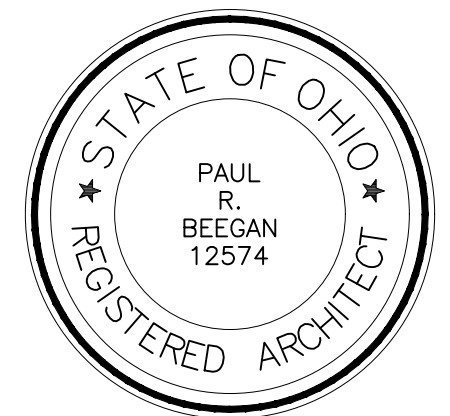
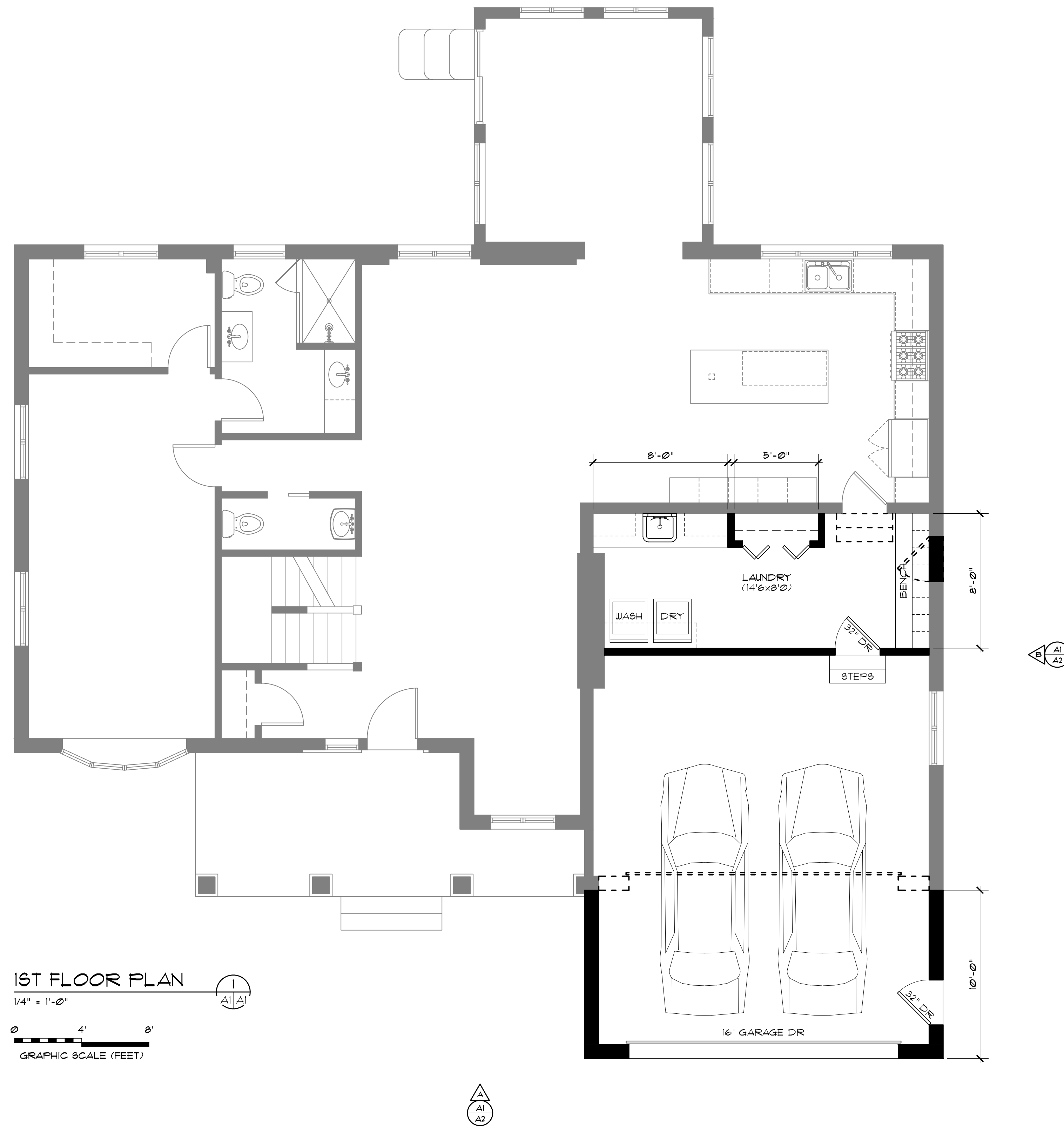
17416 lake avenue
lakewood, ohio 44107

Architectural Site Plan
Existing House

A0

17 416 Lake Avenue

ISSUE	DATE	DESCRIPTION
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BEEGAN ARCHITECTURAL DESIGN

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Brocklehurst Residence Addition & Renovations

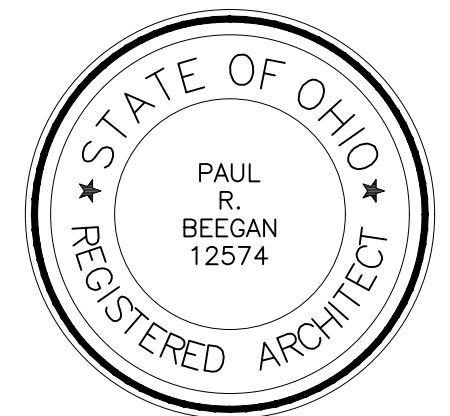
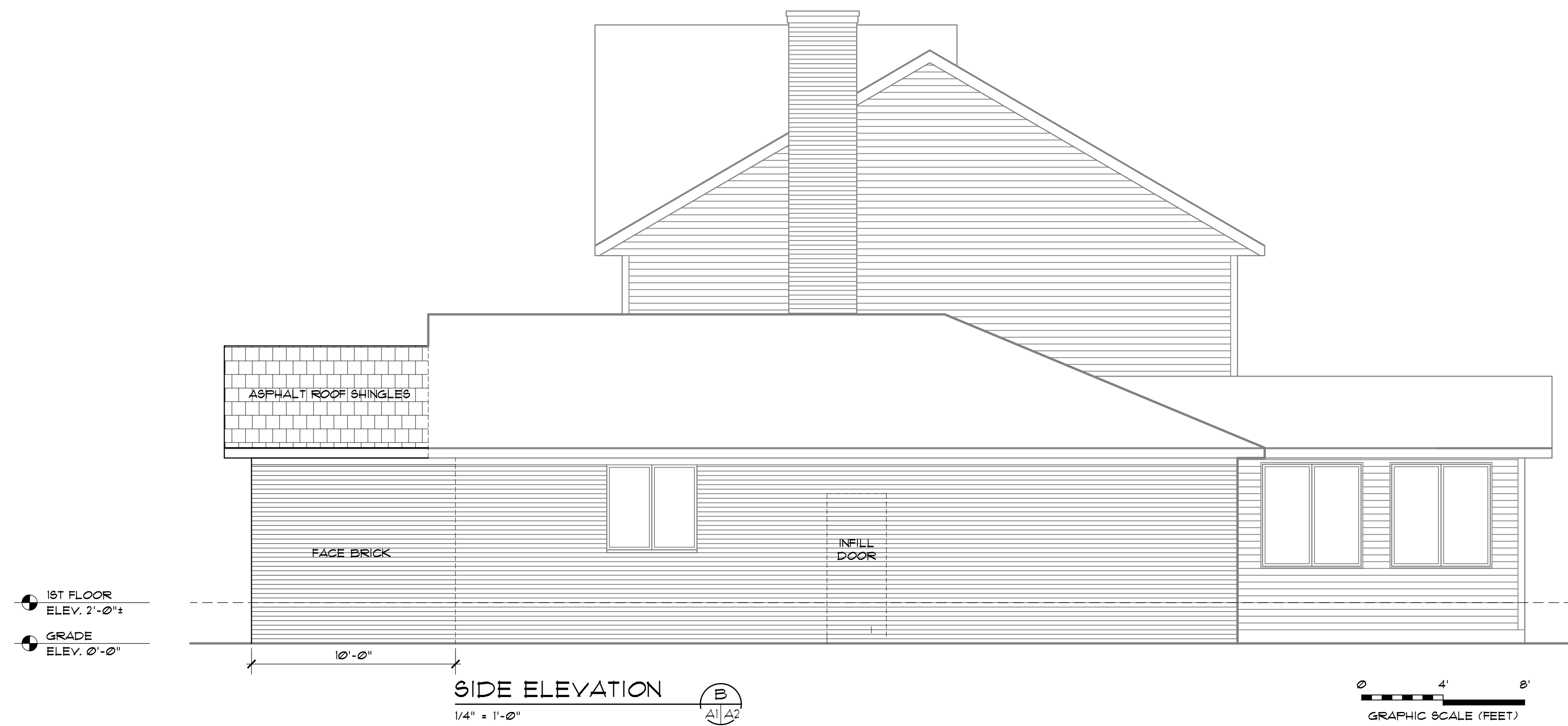
17416 lake avenue
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1st Floor Plan

A1

17416 Lake Avenue

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**Brocklehurst Residence
Addition & Renovations**

17416 lake avenue
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Exterior Elevations

A2