

**AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
SEPTEMBER 19, 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 AUGUST 15, 2024 MEETING
3. OPENING REMARKS

NEW BUSINESS

4. **Docket No. 07-13-24
18169 Clifton Road**

Applicant and owner Michael Davis and architect Mark Reinhold, propose the demolition and construction of a new single family home and detached garage. The home is proposed at the same front yard setback as the existing structure which is 10 feet in front of the building line. The property is located in the R1M, Single-Family Medium Density District. (Page 3)

- Variance 1: Owner proposes the demolition of the existing structure and detached garage and the construction of a new home and detached garage, the home will be at the same setback as the existing, which is 10 feet in front of the required 50 foot building line. Request a variance to reduce the front building line setback from the required 50 feet and construct the new home at 40 feet from the public right of way, as proposed. Pursuant to section 1121.07 Minimum Yard requirements (Ord. 91-95. Passed 10-07-96.)

5. **Docket No. 09-17-24
1646 Marlowe Avenue**

Applicant and owner Jennifer Wetzal proposes the installation along South and West sides of the rear yard 142 feet of 6 foot high board on board “good neighbor” fence with a 1 foot lattice topper. Maximum permitted height is 6 feet, variance required for 142 feet of lattice above the 6 feet permitted height, as proposed. Property is located in the R1H, single Family High density District. (Page 27)

- Variance 1: Owner proposes the installation along South and West sides of the rear yard 142 feet of 6 foot high board on board “good neighbor” fence with a 1 foot lattice topper. Maximum permitted height is 6 feet, variance required for 142 feet of lattice above the 6 feet permitted height, as

proposed. Pursuant to section 1153.032(d) Fence Placement and Types Rear and Side Yards
(Ord. 08-2021 Passed 5-17-2021)

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](tel:2165295906) 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.: 07-13-24

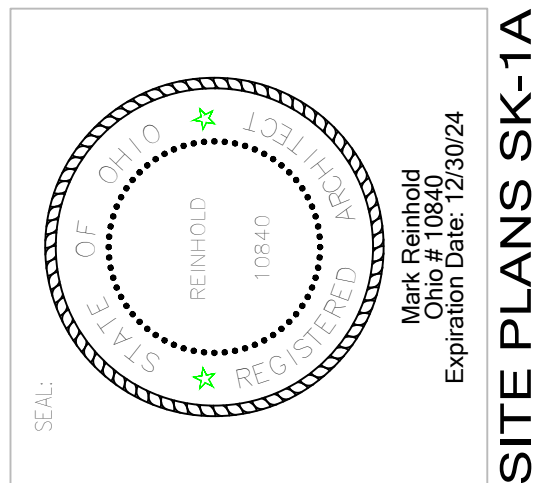
Reference No.: BZA24-000026

Applicant Name: Michael Davis

Project Address: 18169 Clifton Rd.

Project Name: n/a

Proposal: The demolition and construction of a new single family home and detached garage. The home is proposed at the same front yard setback as the existing structure which is 10 feet in front of the building line. The property is located in the R1M, Single-Family Medium Density District.



SITE PLANS SK-1A

HOMEOWNER PERMIT
07-26-2024
Mark Reinhold
Architect
No. 10840
Exp. 12/30/24

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

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

LOT AREA:
11,160 SQUARE FEET
GARAGE:
794 SQUARE FEET
HOUSE and PORCHES:
2265 SQUARE FEET
TOTAL COVERAGE:
3059 SQUARE FEET
PERCENTAGE COVERAGE:
27.4%

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

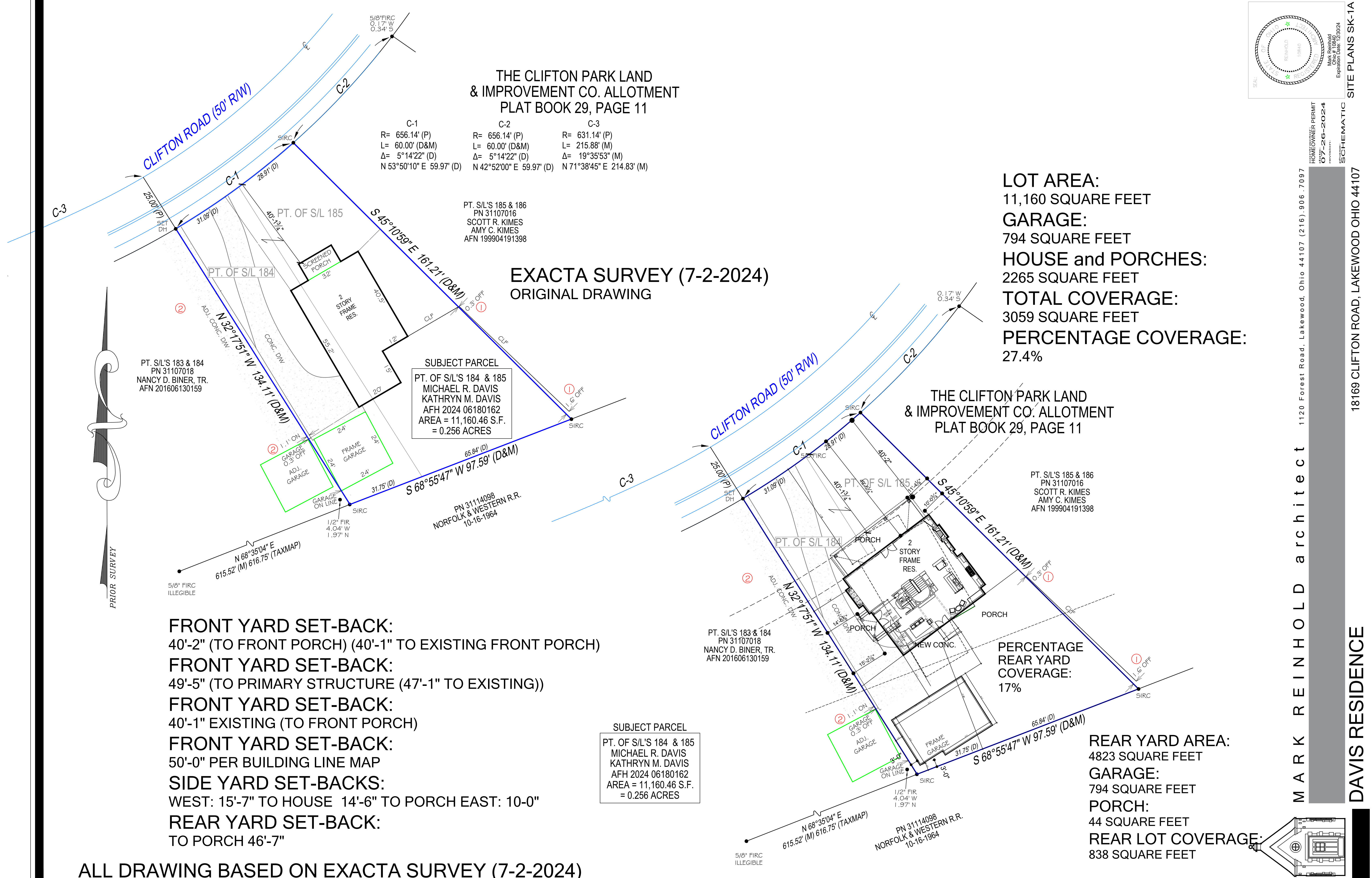
PT. S/L'S 185 & 186
PN 31107016
SCOTT R. KIMES
AMY C. KIMES
AFN 199904191398

PERCENTAGE
REAR YARD
COVERAGE:
17%

REAR YARD AREA:
4823 SQUARE FEET
GARAGE:
794 SQUARE FEET
PORCH:
44 SQUARE FEET
REAR LOT COVERAGE:
838 SQUARE FEET

- FRONT YARD SET-BACK:
40'-2" (TO FRONT PORCH) (40'-1" TO EXISTING FRONT PORCH)
- FRONT YARD SET-BACK:
49'-5" (TO PRIMARY STRUCTURE (47'-1" TO EXISTING))
- 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: 15'-7" TO HOUSE 14'-6" TO PORCH EAST: 10'-0"
- REAR YARD SET-BACK:
TO PORCH 46'-7"

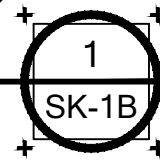
ALL DRAWING BASED ON EXACTA SURVEY (7-2-2024)





MIKE DAVIS RESIDENCE
 18169 CLIFTON ROAD, LAKEWOOD OHIO

HOUSE FRONT ELEVATION (NORTH)
 3/16" EQUALS 1'-0"

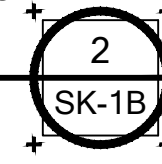


6

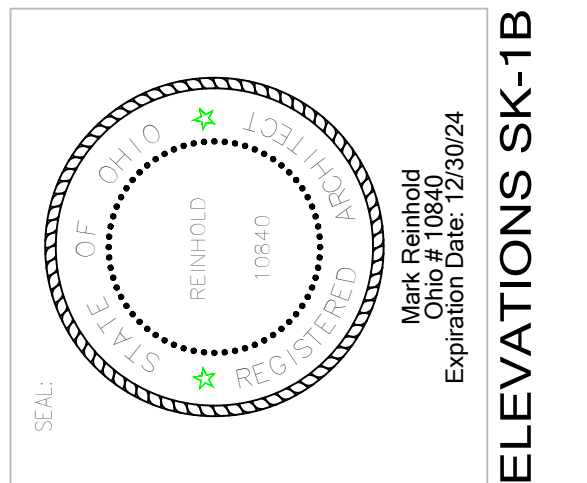
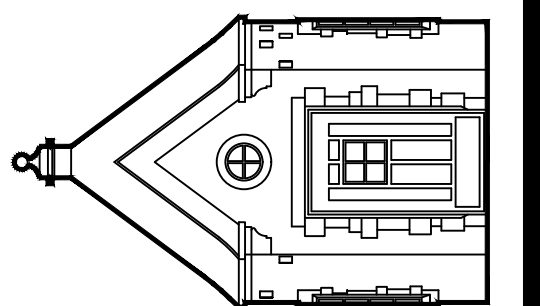


MIKE DAVIS RESIDENCE
 18169 CLIFTON ROAD, LAKEWOOD OHIO

HOUSE SIDE ELEVATION (EAST)
 1/4" EQUALS 1'-0"



8



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

HOMEOWNER PERMIT
 07-26-2024

SCHEMATIC

DAVIS RESIDENCE

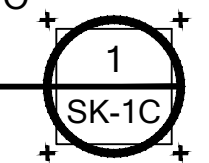
18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

ELEVATIONS SK-1B



MIKE DAVIS RESIDENCE
 18169 CLIFTON ROAD, LAKEWOOD OHIO

HOUSE REAR ELEVATION (SOUTH)
 1/4" EQUALS 1'-0"

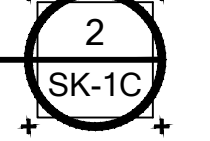


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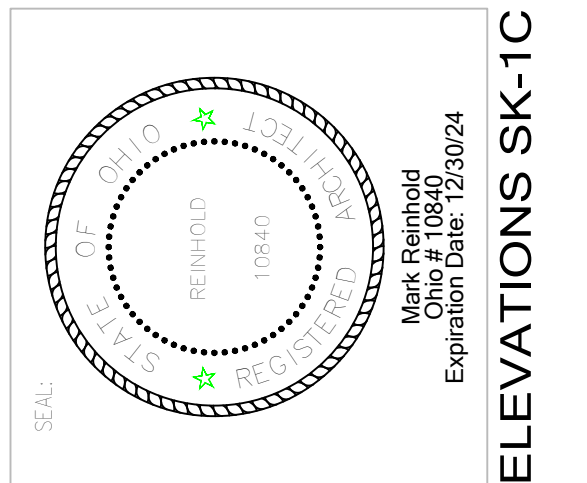
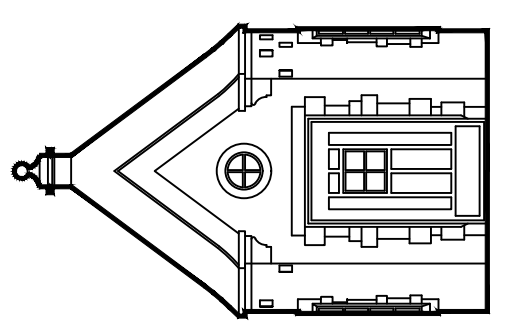


MIKE DAVIS RESIDENCE
 18169 CLIFTON ROAD, LAKEWOOD OHIO

HOUSE SIDE ELEVATION (WEST)
 1/4" EQUALS 1'-0"



7



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

HOMEOWNER PERMIT
 07-26-2024
 Mark Reinhold
 Registered Professional Engineer
 No. 10840
 Expiration Date: 12/31/24

DAVIS RESIDENCE

18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

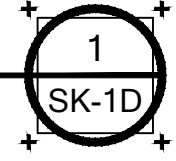
SCHEMATIC

ELEVATIONS SK-1C



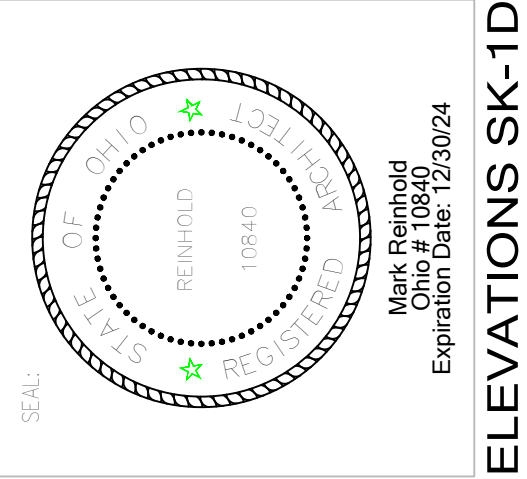
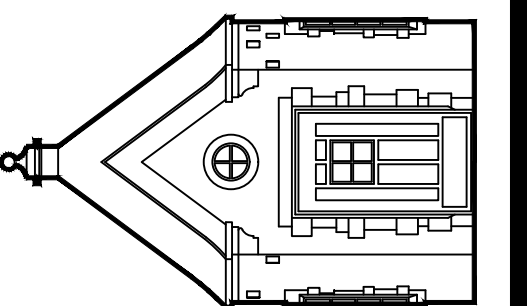
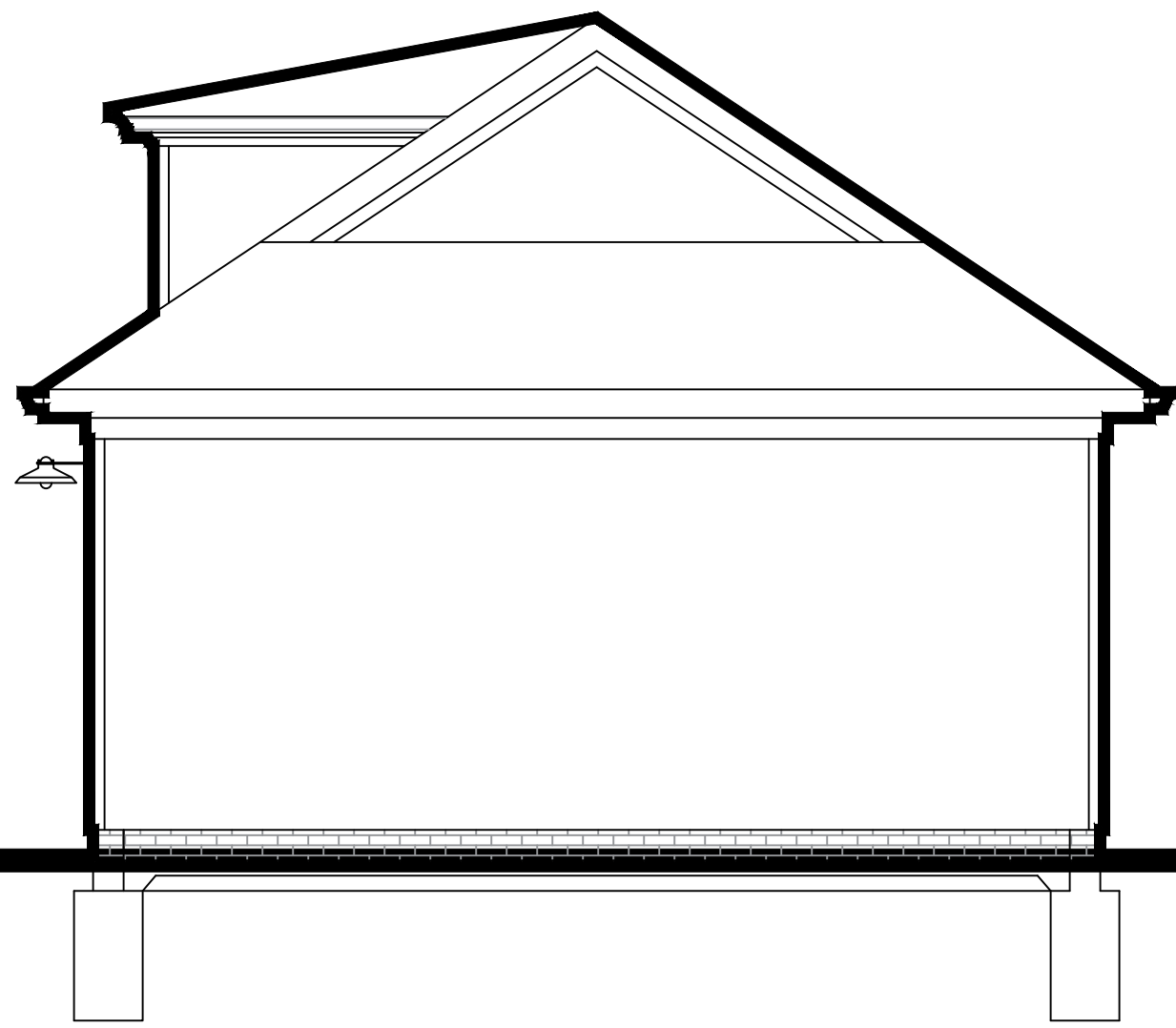
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

ELEVATION (NORTH)
1/4" EQUALS 1'-0"



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

SIDE ELEVATION (WEST)
1/4" EQUALS 1'-0"



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

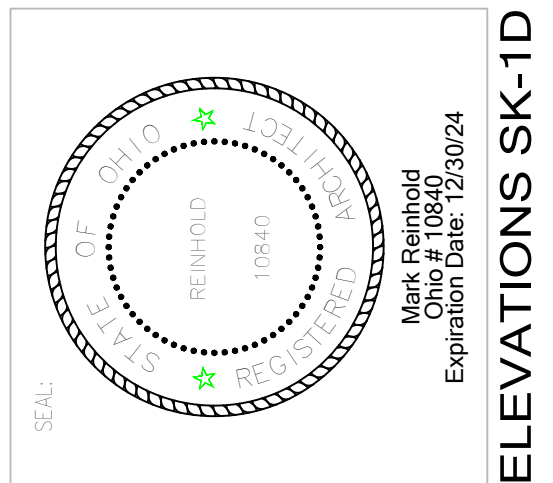
HOMEOWNER PERMIT
07-26-2024

REVISIONS
SCHEMATIC

DAVIS RESIDENCE

18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

ELEVATIONS SK-1D



ELEVATIONS SK-1D

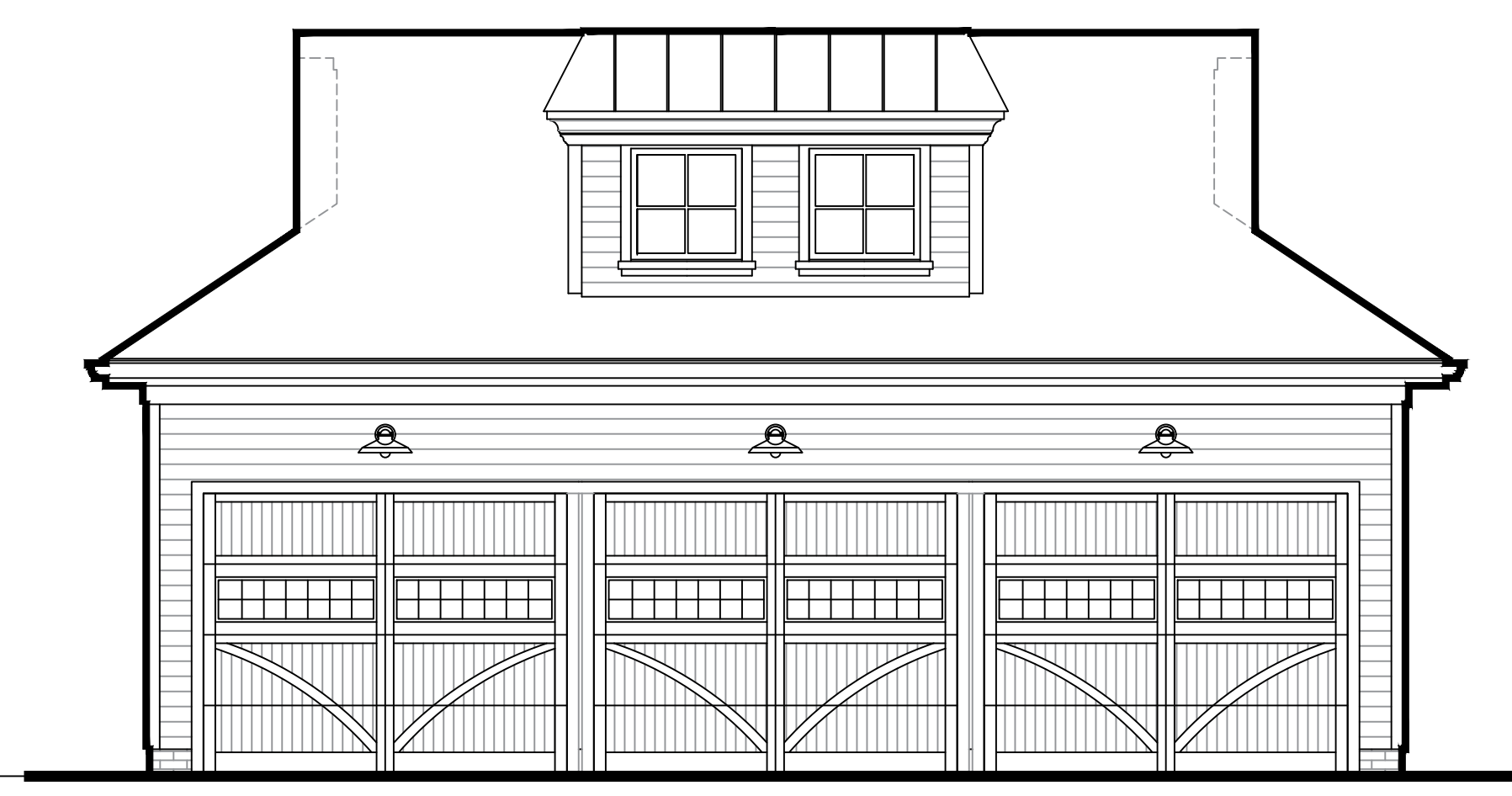
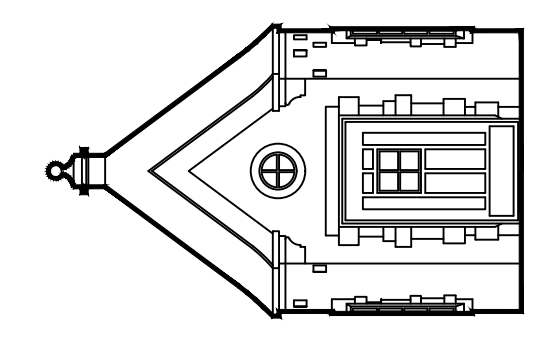
HOMEOWNER PERMIT
07-26-2024
Mark Reinhold
Expiration Date: 12/30/24
SCHEMATIC

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

18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

MARK REINHOLD architect

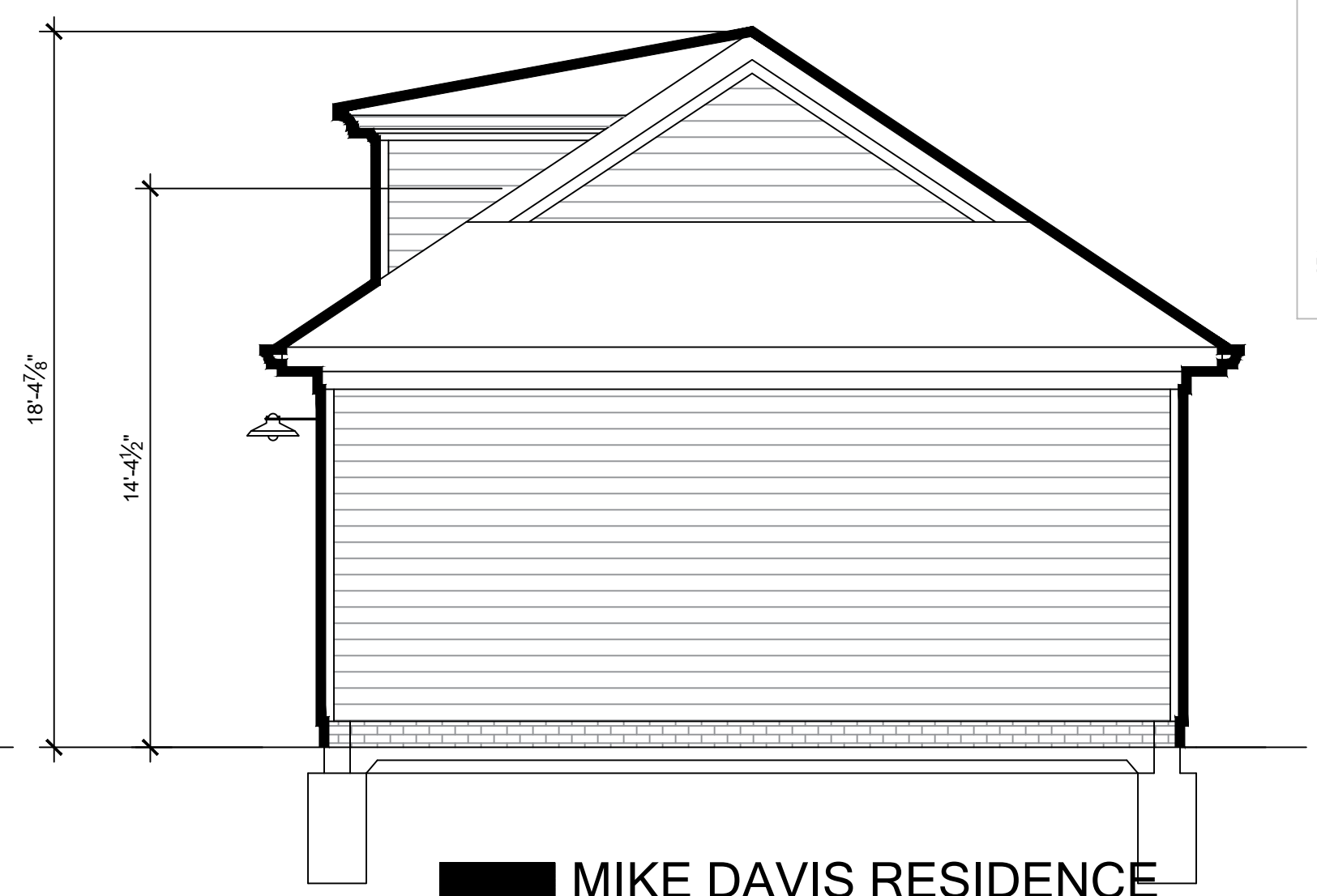
DAVIS RESIDENCE



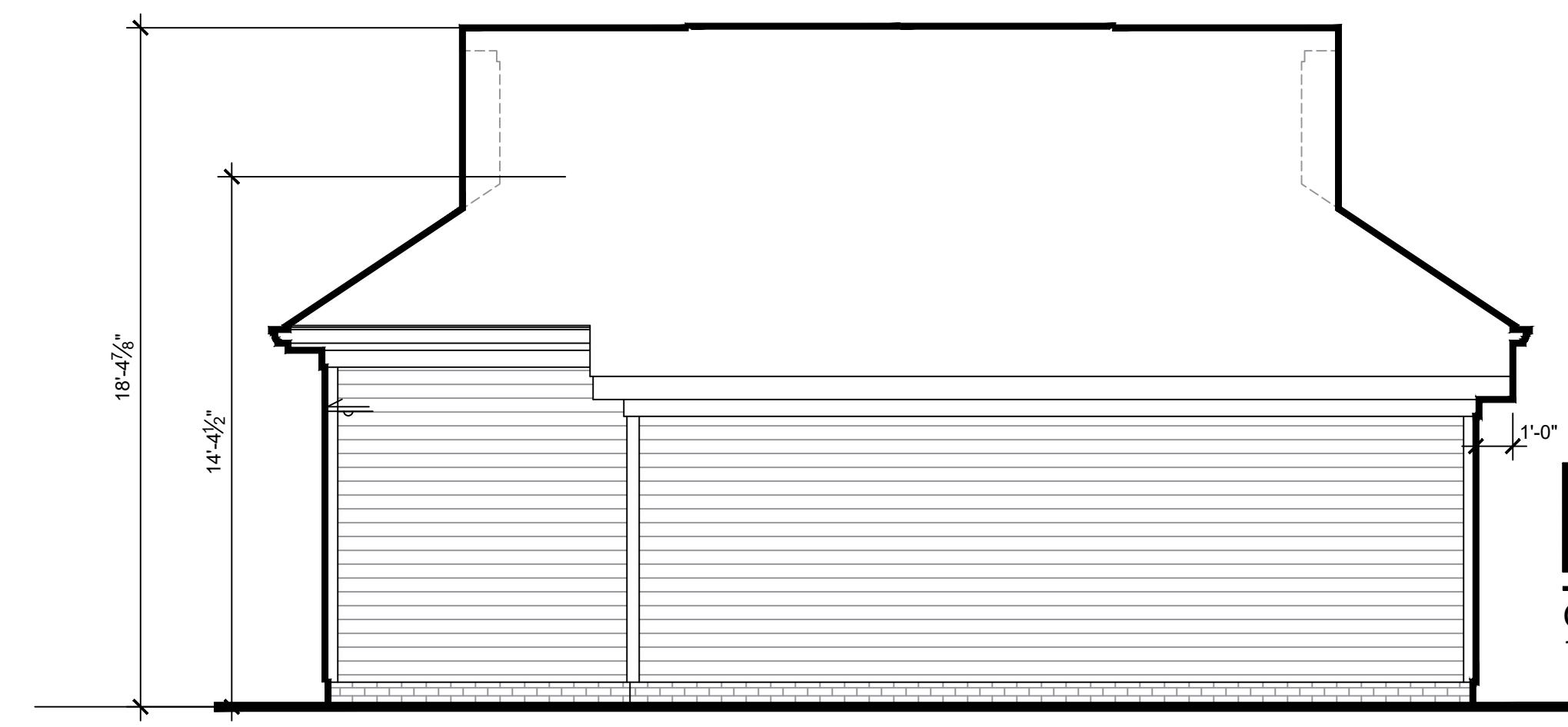
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO
GARAGE FRONT ELEVATION (NORTH)
1/4" EQUALS 1'-0"
1 SK-1E



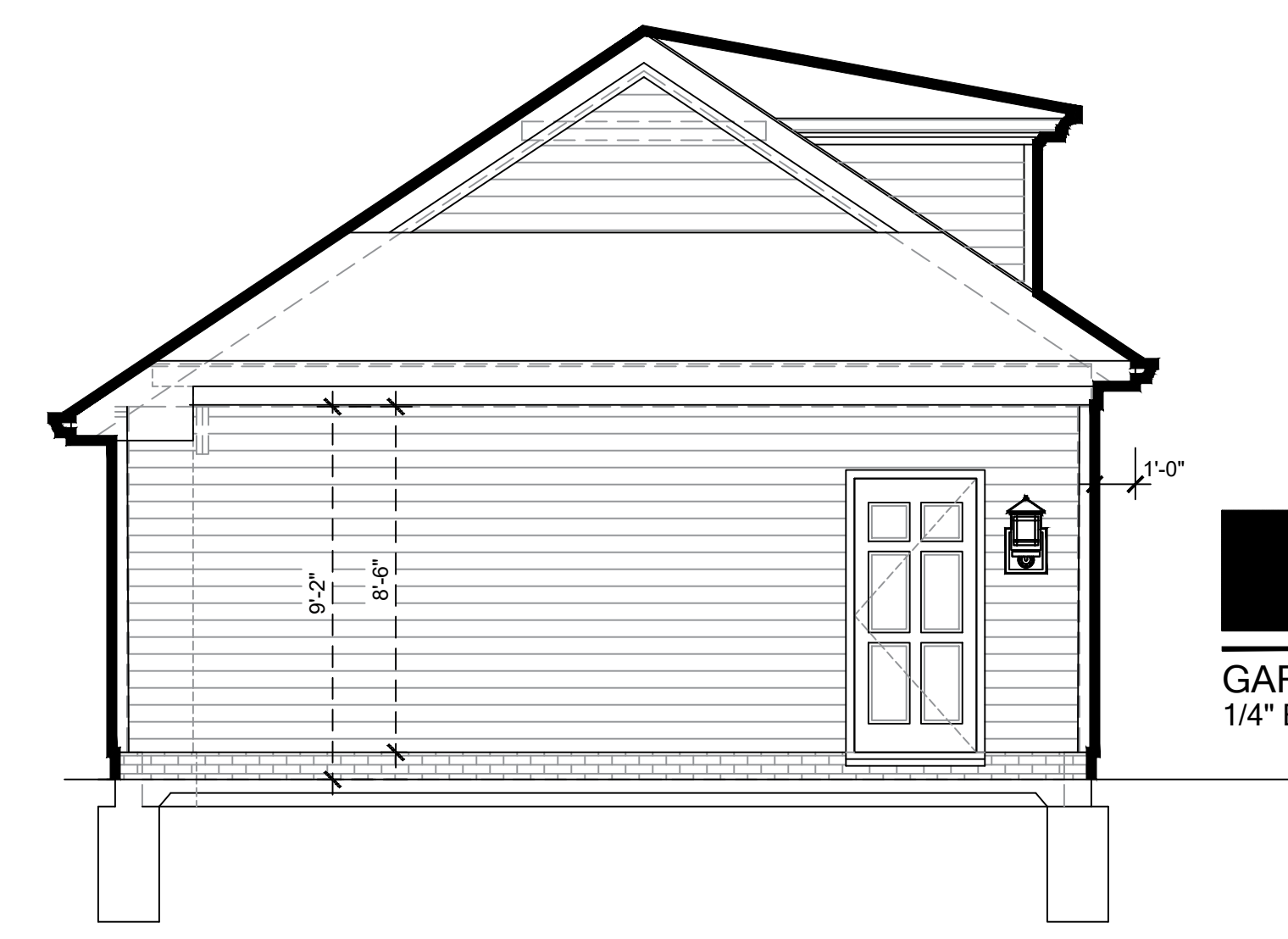
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO
GARAGE FRONT ALTERNATE (NORTH)
1/4" EQUALS 1'-0"
2 SK-1E



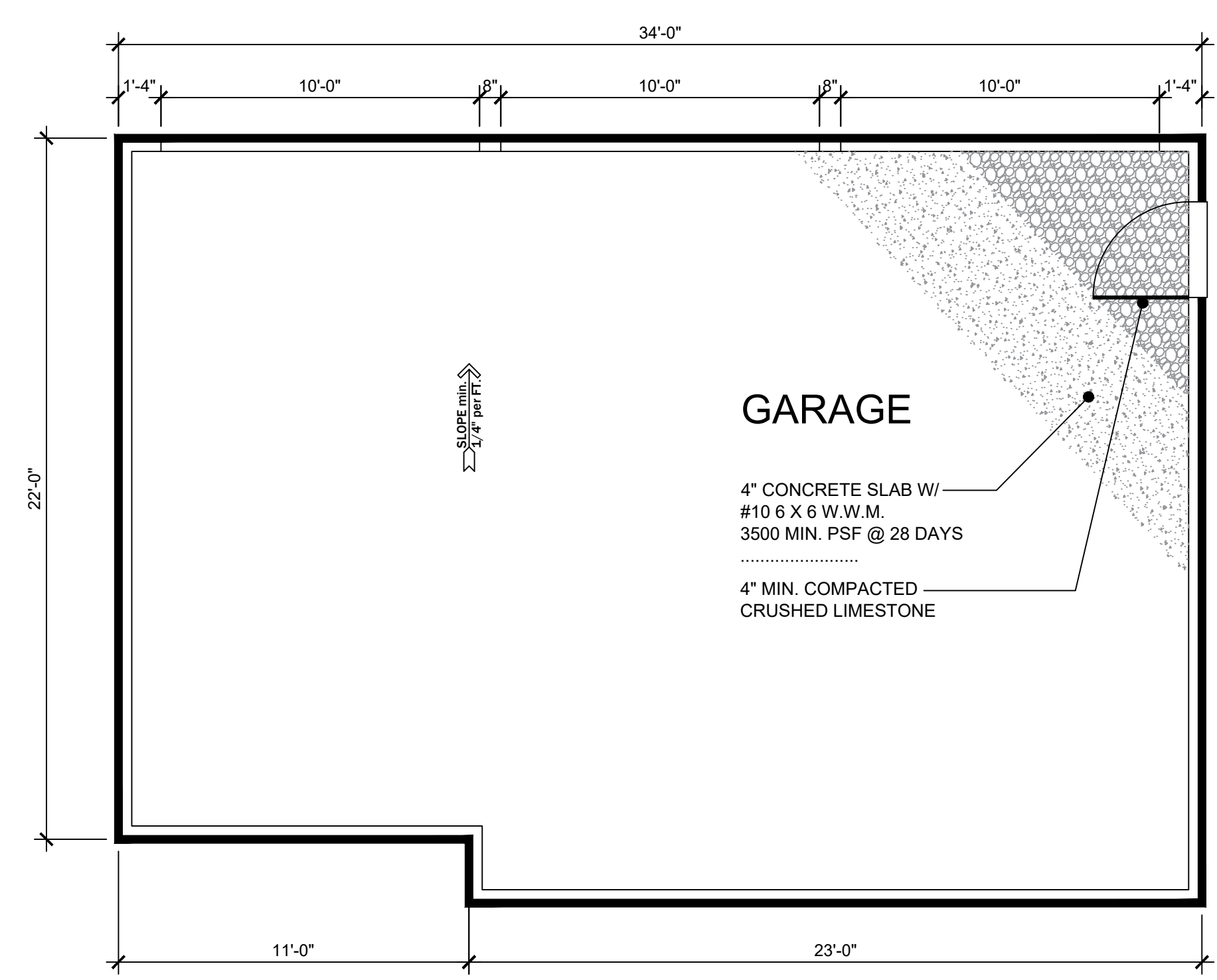
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO
GARAGE SIDE ELEVATION (WEST)
1/4" EQUALS 1'-0"
3 SK-1E



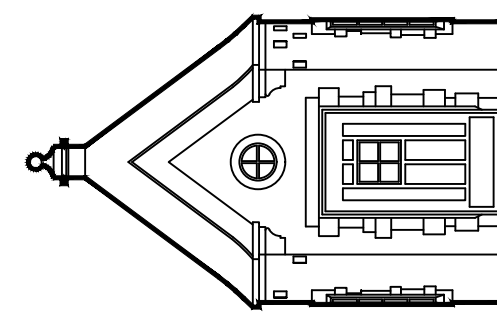
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO
GARAGE REAR ELEVATION (SOUTH)
1/4" EQUALS 1'-0"
4 SK-1E



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO
GARAGE SIDE ELEVATION (EAST)
1/4" EQUALS 1'-0"
5 SK-1E



MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO
GARAGE FLOOR PLAN
1/4" EQUALS 1'-0"
7 SK-1E



MARK REINHOLD architect

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

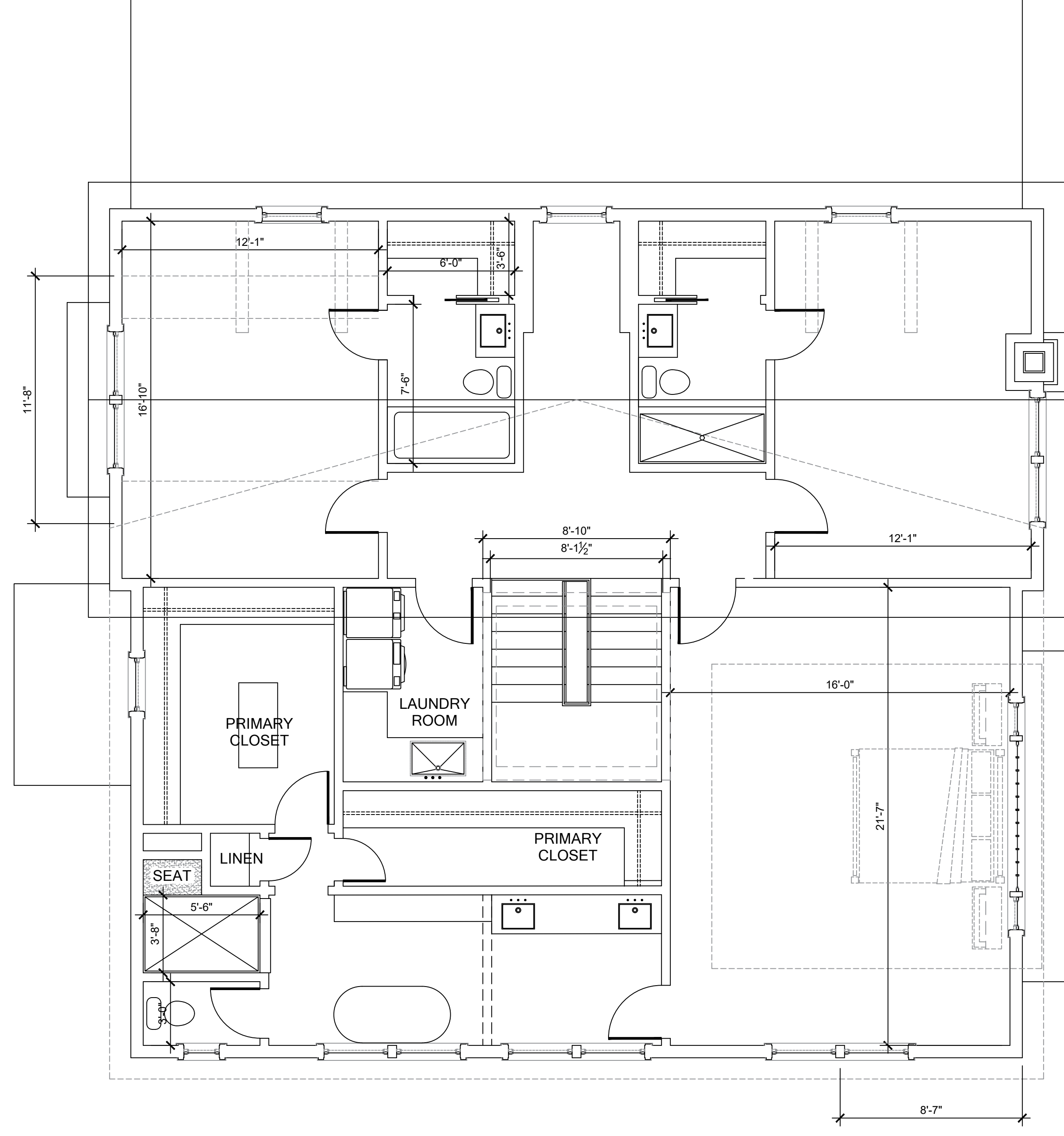
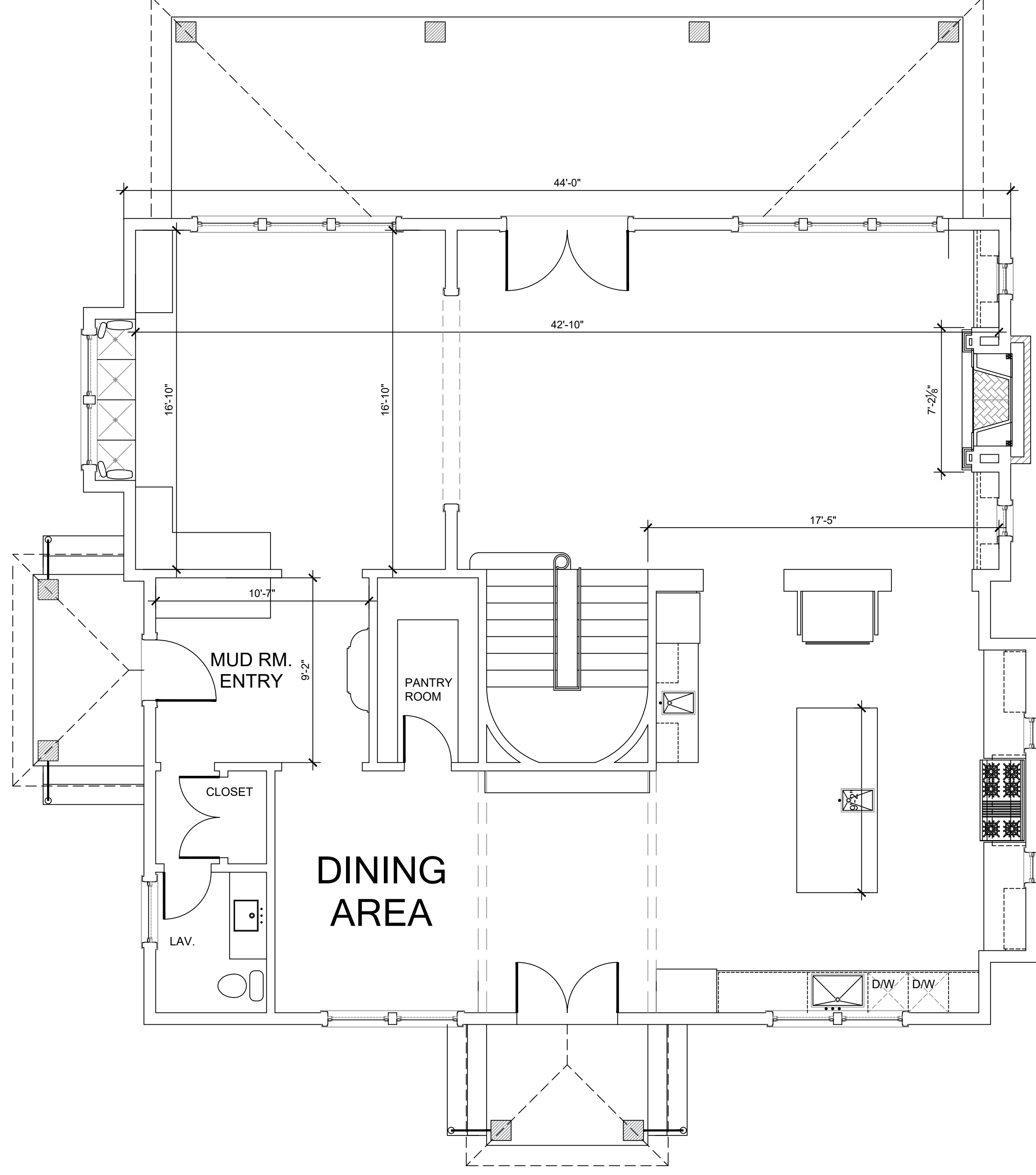
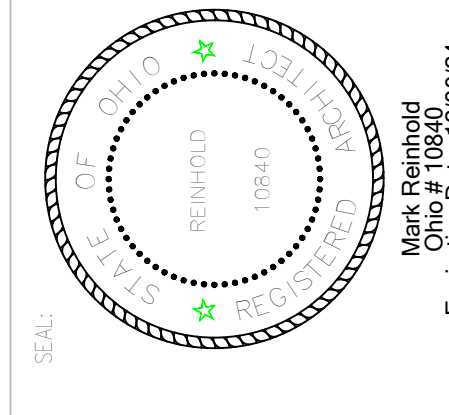
HOMEOWNER PERMIT
07-26-2024

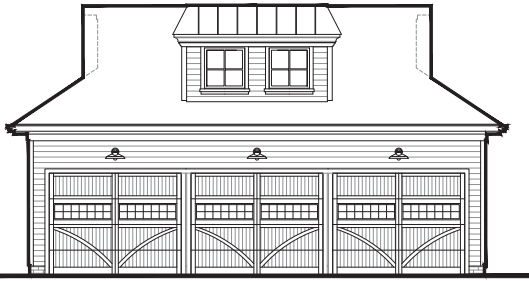
DAVIS RESIDENCE

18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

SCHEMATIC

PLANS SK-1F





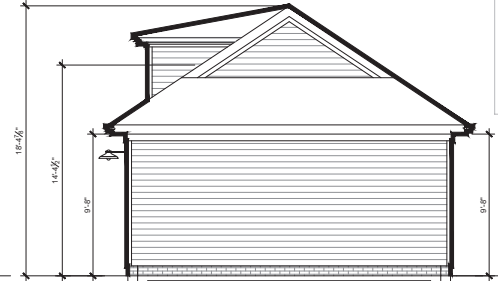
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

1 SK-1E
GARAGE FRONT ELEVATION (NORTH)
1/4" EQUALS 1'-0"



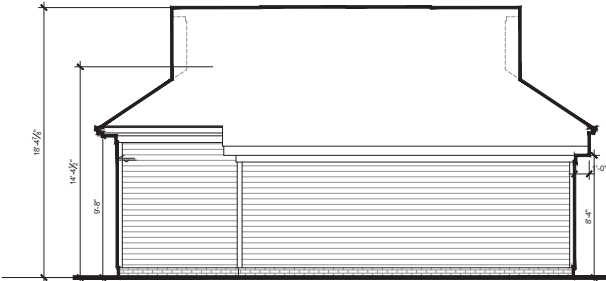
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

2 SK-1E
GARAGE FRONT ALTERNATE (NORTH)
1/4" EQUALS 1'-0"



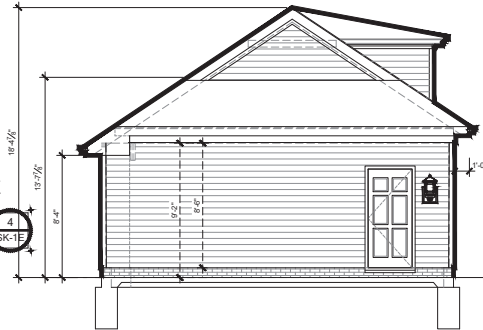
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

3 SK-1E
GARAGE SIDE ELEVATION (WEST)
1/4" EQUALS 1'-0"



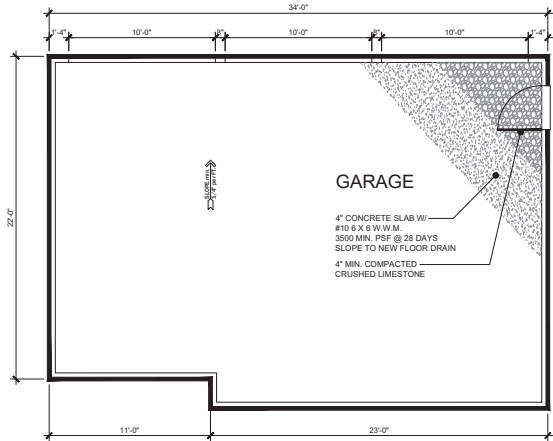
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

4 SK-1E
GARAGE REAR ELEVATION (SOUTH)
1/4" EQUALS 1'-0"



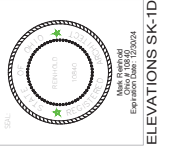
MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

5 SK-1E
GARAGE SIDE ELEVATION (EAST)
1/4" EQUALS 1'-0"

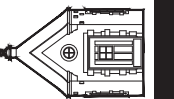


MIKE DAVIS RESIDENCE
18169 CLIFTON ROAD, LAKEWOOD OHIO

7 SK-1E
GARAGE FLOOR PLAN
1/4" EQUALS 1'-0"



HOMEOWNER PERMIT
07-26-2024
18169 CLIFTON ROAD, LAKEWOOD OHIO 44107 (216) 906.7097
MARK REINHOLD ARCHITECT
DAVIS RESIDENCE



ELEVATIONS SK-1D

18169 CLIFTON ROAD, LAKEWOOD OHIO 44107

DAVIS RESIDENCE



19149









572ZF7











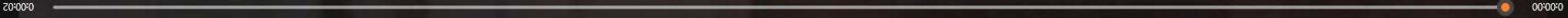














BOARD OF ZONING APPEALS

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

Application Cover Page

Docket No.: 09-17-24

Reference No.: BZA24-000031

Applicant Name: Jennifer Wetzel

Project Address: 1646 Marlowe Ave.

Project Name: n/a

Proposal: The installation along South and West sides of the rear yard 142 feet of 6 foot high board on board “good neighbor” fence with a 1 foot lattice topper. Maximum permitted height is 6 feet, variance required for 142 feet of lattice above the 6 feet permitted height, as proposed. Property is located in the R1H, single Family High density District.

PHONE 216-548-5454
 HIS _____
 WORK _____
 HER _____
 WORK _____
 EMAIL JENNIFER.WETZEL
@GMAIL

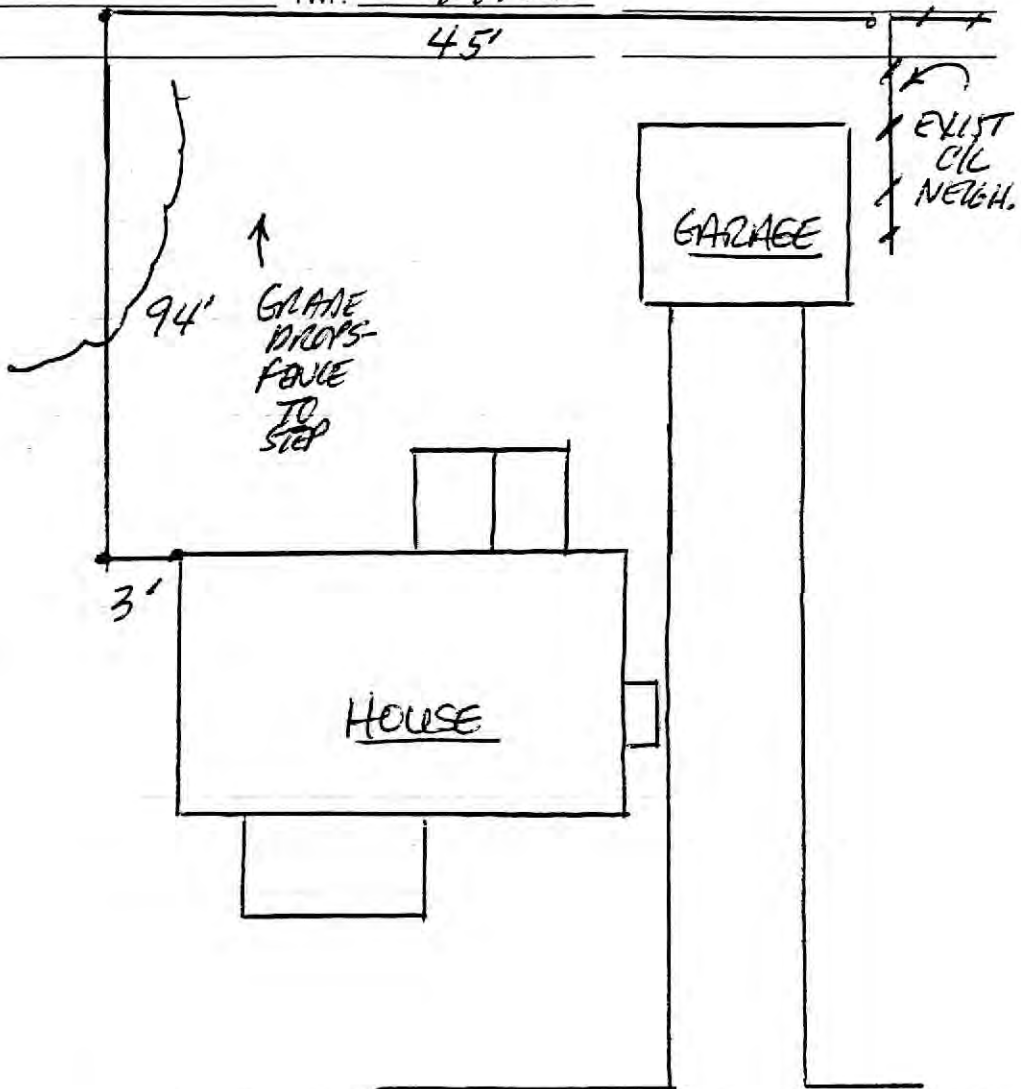
Elyria Fence Inc.

"Setting The Standards In The Industry Since 1932"
 230 Oberlin Rd. • Elyria, OH 44035
 Elyria (440) 323-7581 • Toll Free 1-800-779-7581
 Fax (440) 323-1685
 www.elyriafence.com

QUOTE DATE 7-12-24
 CONTRACT DATE _____
 LOG # _____
 P.O. # _____
 ATTN: _____
 OUPS _____
 P/L _____
 LAYOUT _____

PROPOSAL TO: JENNIFER WETZEL
 ADDRESS: 1646 MARLOWE AVE. LAKEWOOD
 INSTALLATION SITE: _____ TWP. 44107

DIRECTIONS _____
 Height 6' (5+1)
 Style GOOD NEIGHBOR
 Color BOARD-ON-BOARD
W/SQUARE LATTICE
 Material WHITE CEDAR
 Boards 1X6 WC
 Frame 2X4 AND 2X2
 Line Posts 4X4 TREATED
 Terminals 4X4 TREATED
 Gate Posts N/A
 Post Caps BEVELED
 Gate Frame N/A
 Gate Style N/A
 Bracing N/A
 Tension Wire N/A
 Post Spacing 8' MAXIMUM
 Concrete Yes No
 Setting Depth 30"
 Grade _____
 Contour Level Straight
 Dirt LEAVE BY POSTS
 Clearing REMOVE & DISPOSE
EXIST LWOOD - 16'
LOT 45 X 148
 Permit Yes No Survey Yes No
 Financed Yes No
 Schedule _____



Accounts not paid when due shall bear interest at the rate of 1 1/2% per mo. on unpaid balance which is 18% annual percentage rate and in the event collection proceedings become necessary the Purcher promises to pay all costs incident hereto, including attorney fees.

MATERIAL 9,500.00
 LABOR 2,600.00
 TAX/MISC _____
 TOTAL * 12,100.00
 DEPOSIT 4,000.00 TO MAR
 BALANCE 8,100.00 ON COMPLETION
 TERMS: DUE UPON COMPLETION

Initial Here _____
Customer is responsible for the location of all property lines, underground utilities and drains, and miscellaneous underground hazards.
 This proposal is hereby accepted by the undersigned as Purchaser, and the undersigned, having read the same, agrees to the terms and conditions of this contract. The Purchaser also acknowledges that he has received a copy of this proposal at the time of execution hereof. **You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation for an explanation of this right. I/We hereby authorize the obtaining of a credit report or reports.**
 Initial Here _____
 See additional terms and conditions on reverse.

ACCEPTED _____ DATE _____
 ESTIMATOR GREG HERBLE

Initial Here _____

MAP OF SURVEY

MADE FOR

JENNIFER WETZEL & JOHN PEARSON

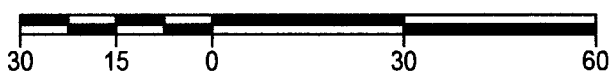
KNOWN AS BEING SUBLLOT NO. 191 IN GENCK REALTY COMPANY'S SUBDIVISION NO. 1 OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 22, AS SHOWN BY THE RECORDED PLAT IN VOLUME 35 OF MAPS, PAGE 26 OF CUYAHOGA COUNTY RECORDS, NOW IN THE

CITY OF LAKEWOOD
COUNTY OF CUYAHOGA
STATE OF OHIO

5/8" I. PIN FD.



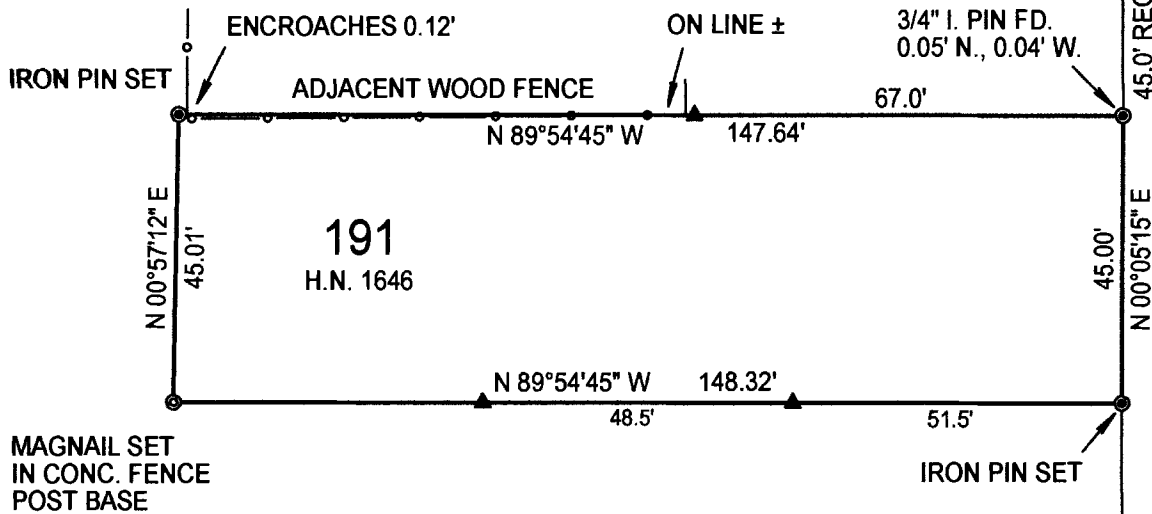
72.0' REC., 71.99' OBS.



5/8" I. PIN FD.

SCALE: 1" = 30' JUNE, 2021

JOB NO. 2261



MARLOWE AVENUE 60'

270.0' REC., 270.13' OBS.

1/2" I. PIN FD.

Distances on this plat are expressed in feet and decimal parts thereof. Monuments were found or set as indicated. Bearings refer to an assumed meridian and indicate angles only. All of which I declare to be correct.

Kevin L. Kinzy
 Kevin L. Kinzy
 Professional Surveyor #7491



▲ DENOTES HUB & TACK SET

ALL IRON PINS SET ARE 5/8" REBAR WITH YELLOW IDENTIFICATION CAPS MARKED "KINZY S-7491".









