

**AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
OCTOBER 17, 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 SEPTEMBER 19, 2024 MEETING
3. OPENING REMARKS

NEW BUSINESS

4. **Docket No. 10-18-24
17859 Lake Rd.**

Applicant and property owner Nick Swerchowsky, proposes the construction of a new in-ground family swimming pool in the west side yard of the existing home. The family pool is proposed to be placed at its closest six feet, one inch (6', 1") from the west side property line, as proposed. The minimum permitted side yard setback is 10 feet. The property is located in the R1L, Single-Family Low Density District. (Page 3)

- Variance 1: Owner proposes the demolition of the existing fountain structure and construction of a new inground swimming pool that is 13 feet in width and 34 feet in length, at its closest six feet, one inch (6', 1") from the west side property line. Request a variance to reduce the sideline setback from the required 10 feet and construct the new pool at six feet, one inch (6', 1") from the west side lot line, as proposed. Pursuant to section 1121.10c Additional Accessory Structure Regulations. (Ord. 32-16. Passed 09-06-2016.)

5. **Docket No. 10-19-24
1212 Ramona Ave.**

Applicant and property owner Alison Machado proposes construction of an addition on the rear of the existing single family home. Minimum permitted rear setback required is 40 feet, setback is 37.38 feet, as proposed. Request a variance to reduce rear setback 37.38 feet, as proposed. The property is located in the R1H, single Family High density District. (Page 14)

- Variance 1: Owner proposes the construction of an addition on the rear of the existing single family home. Minimum permitted rear setback required is 40 ft, setback is 37.38 feet, as proposed.

Request a variance to reduce rear setback 37.38 feet, as proposed. Pursuant to section 1121.07 Minimum Yard Requirements for Principal Buildings(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 Noхта at \(216\) 529-5906 michelle.noхта@lakewoodoh.net](mailto:Michelle.Noхта@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.: 10-18-24

Reference No.: BZA24-000033

Applicant Name: Nick Swerchowsky

Project Address: 17859 Lake Rd.

Project Name: n/a

Proposal: The construction of a new in-ground family swimming pool in the west side yard of the existing home. The family pool is proposed to be placed at its closest six feet, one inch (6', 1") from the west side property line, as proposed. The minimum permitted side yard setback is 10 feet. The property is located in the R1L, Single-Family Low Density District.



Nicholas Swerchowsky <nicholas.swerchowsky@gmail.com>

Building Variance 17859 Lake Rd.

1 message

Lance Polen <lancepolen@ymail.com>

Fri, Sep 27, 2024 at 2:51 PM

Reply-To: Lance Polen <lancepolen@ymail.com>

To: "nicholas.swerchowsky@gmail.com" <nicholas.swerchowsky@gmail.com>

Cc: Lance Polen <lancepolen@ymail.com>

Dear Nick :

I truly enjoyed our visit yesterday and am impressed and pleased with your proposed pool and patio addition to your property. You and your young family have been quite a pleasant addition to the neighborhood. You have been a wonderful steward to your property and as your neighborhood we are excited about your proposed addition.

I understand that as part of the process the City of Lakewood is interested in my consent, which I appreciate. Additionally, I understand that there may be a variance required for either the distance that the pool may be from the property line, or the distance that a patio or other additions may be from the property line, or both. The layout of the pool and patio as we walked in your backyard yesterday, although closer than 10 feet from the property line are acceptable to me. If a more specific approval is required by the City detailing exact distances from the property line, I would look forward to approving that upon review.

Also, I understand that we have agreed and I will allow your contactors to use the Eastern boundry of my property to gain access to your project and that it is likely to include the careful removal of portions of my fence which sits completely on my property with the agreement that at the conclusion of your addition you will reconstruct it at your own expense with the intent to be to restore the fence to its existing condition immediately prior to commencement of your project.

I hope that this communication does the trick to complete the approval process for your project.

If there are questions or a need for additional information please contact me immediately. My intent is to help you get this project approved.

If you should send me an email, please also send me a text so that I'm tipped off to go looking for it.

Best wishes on your project.

Best regards,

Lance L. Polen
Managing Member
Never You Mind, LLC
17861 Lake Rd
Lakewood, OH
44107

440-465-5656

Sent from Yahoo Mail on Android

















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Application Cover Page

Docket No.: 10-19-24

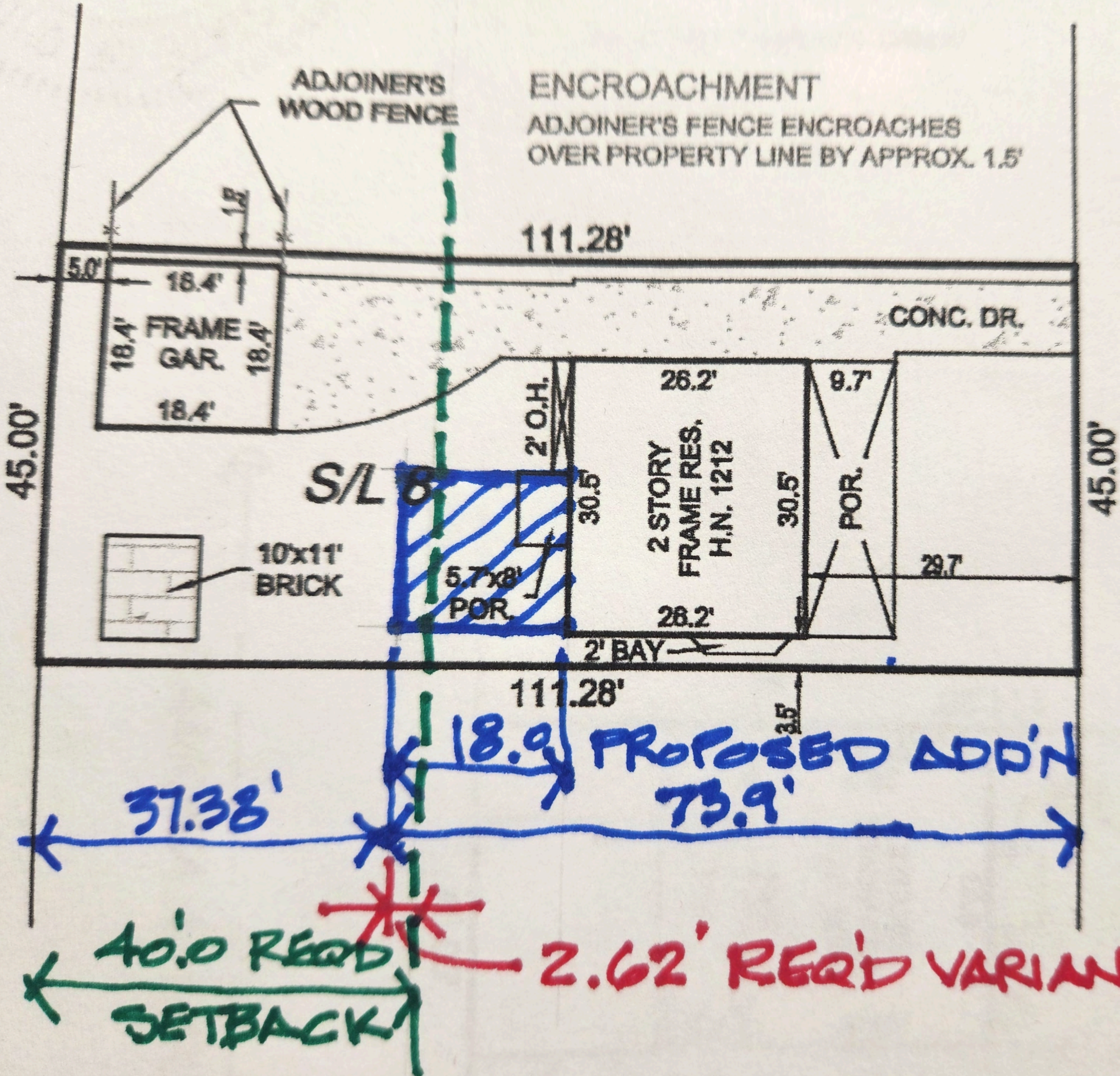
Reference No.: BZA24-000034

Applicant Name: Alison Machado

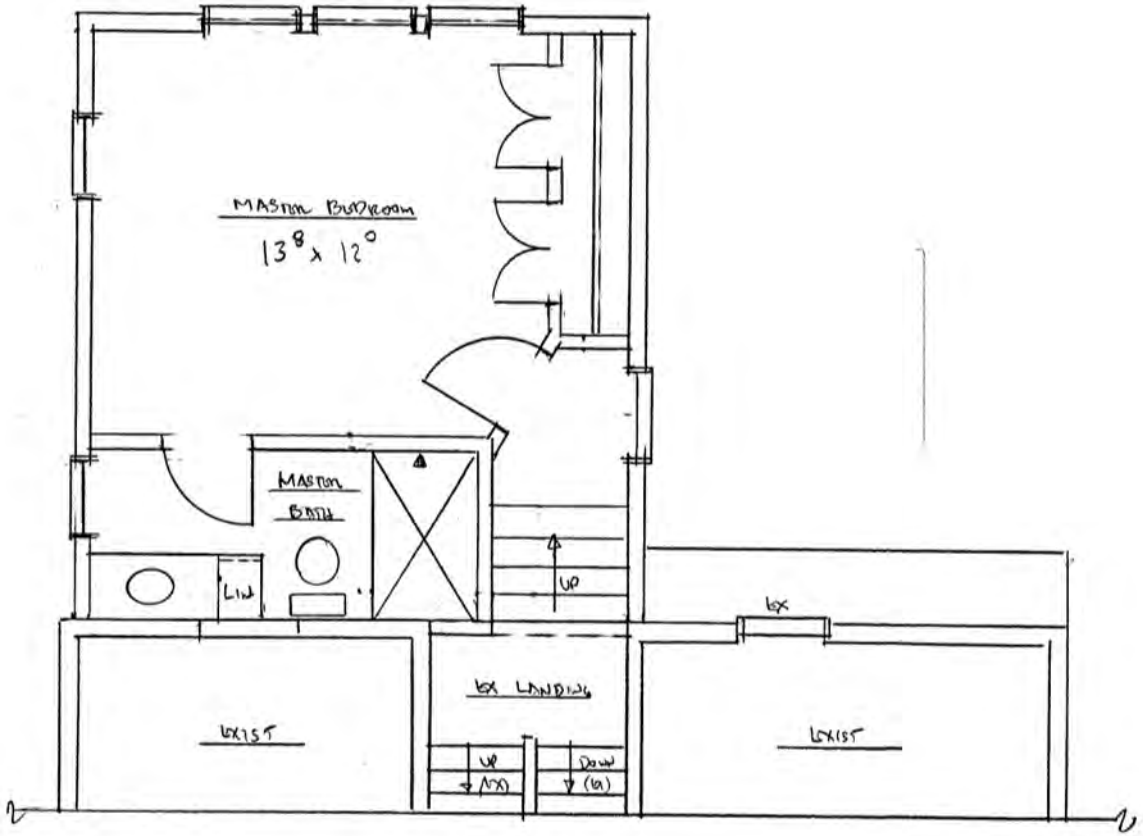
Project Address: 1212 Ramona Ave.

Project Name: n/a

Proposal: The construction of an addition on the rear of the existing single family home. Minimum permitted rear setback required is 40 feet, setback is 37.38 feet, as proposed. Request a variance to reduce rear setback 37.38 feet, as proposed. The property is located in the R1H, single Family High density District.



RAMONA AVENUE 50'



TWO FLOOR PLAN

SCALE: 1/4" = 1'-0"

NEW AREA: 306 SQFT







