

**AGENDA  
BOARD OF ZONING APPEALS  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
NOVEMBER 21, 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 OCTOBER 17, 2024 MEETING**
- 3. OPENING REMARKS**

**NEW BUSINESS**

- 4. Docket No. 11-20-24  
17620 Riverside Dr.**

Applicant Daniel Margulies of Daniel Margulies Co. Inc. proposes the construction of a two-story addition on the rear of the existing home and new dormers on the second story façade and a small covered front porch landing, as well as the demolition of the existing garage and the construction of a new two car, two-story garage. The midpoint height of the new garage is sixteen feet and one inch(16'1"), which is one-foot one-inch(1'1") higher than the permitted maximum height of fifteen feet(15'). The property is located in the R1H, Single-Family High Density District. (Page 3)

- Variance 1: Owner proposes the demolition of the existing garage and construction of a new two story two car garage that is sixteen feet and one inch(16'1") in height at the midpoint of the gable roof, and twenty-four feet(24') in length and twenty-four feet(24') in width, covering 576 square feet of the rear yard. The garage is proposed at 3 feet from the side lot line and approximately 7 feet from the rear lot line. Request a variance to exceed the maximum permitted height of fifteen feet(15') and construct the new garage at sixteen feet and one inch(16'1") at the midpoint, as proposed. Pursuant to section 1121.05 Height Regulations (Ord. 91-95. Passed 10-07-96.)

- 5. Docket No. 11-21-24  
2042 Dowd Ave.**

Applicant and property owner Josh Myers proposes the replacement of existing fence sections with three-foot (3') tall 50% visibility pocket fence located three feet (3') from the sidewalk along both Dowd Avenue and Thrush Street, and the installation of a double gate that opens inward along Thrush Street, also installed three feet (3') from the sidewalk, placed to leave the required eight foot (8') sight triangle at the corner. The variance request is due to the fence being proposed three feet (3') from the sidewalk. Due to

the presence of established fruit trees, the fence along Dowd is unable to be placed at least ten feet (10') from the public right of way. Guidance from the Building Department and Department of Planning and Development indicated submittal of a variance request for the proposed project. It is the intent of the property owners to maintain the property as green space with the existing fruit trees. The property is located in the R2, Single and Two Family District. (Page 6)

- Variance 1: Owner proposes the demolition of the existing fencing and construction of a new 3 foot high picket fence that is a total of 146 feet in length including 8 feet of gate, at 3 feet from the public sidewalk on the east and south sides of the parcel. Request a variance to place fence 3 feet from the public right of way where 10 feet is the minimum requirement, as proposed. Pursuant to section 1153.03 Fence Placement and Types (c).2.D. (Ord. 08-2021. Passed 05-17-2021.)
- Variance 2: Owner proposes the demolition of the existing fencing and construction of a new 3 foot high picket fence that is a total of 146 feet in length including 8 feet of gate, at 3 feet from the public sidewalk on the east and south sides. Request a variance install an 8 foot gate, with the gates swing open into the property, so as not to obstruct the public right of way, where the requirement is no gates in the front yard, as proposed. Pursuant to section 1153.03 Fence Placement and Types (c).2.E. (Ord. 08-2021. Passed 05-17-2021.)

## **COMMUNICATION**

### **6. Docket No. 11-22-24 Unroofed Patio Decks**

The Board of Zoning Appeals member Matt Markling requested a docket item to discuss the frequency of approvals for unroofed patio decks. There is a City Zoning Code Refresh process underway, and Mr. Markling would like to open the discussion as to whether the Board would have any recommendations for the City's Zoning Code Refresh consultant on this topic. (Page 14)

## **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

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## Application Cover Page

**Docket No.: 11-20-24**

**Reference No.: BZA24-000037**

**Applicant Name: Daniel Margulies, Daniel Margulies Co. Inc.**

**Project Address: 17620 Riverside Rd.**

**Project Name: n/a**

**Proposal: The construction of a two-story addition on the rear of the existing home and new dormers on the second story façade and a small covered front porch landing, as well as the demolition of the existing garage and the construction of a new two car, two-story garage. The midpoint height of the new garage is sixteen feet and one inch(16'1"), which is one-foot one-inch(1'1") higher than the permitted maximum height of fifteen feet(15'). The property is located in the R1H, Single-Family High Density District.**

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**Marni M Meredith**

19760 Riverside Drive  
Lakewood, OH 44107  
(216) 536-0830

June 21, 2024

**City of Lakewood**

Division of Housing & Building  
12650 Detroit Avenue  
Lakewood, OH 44107

Dear Members of the Architectural Board of Review,

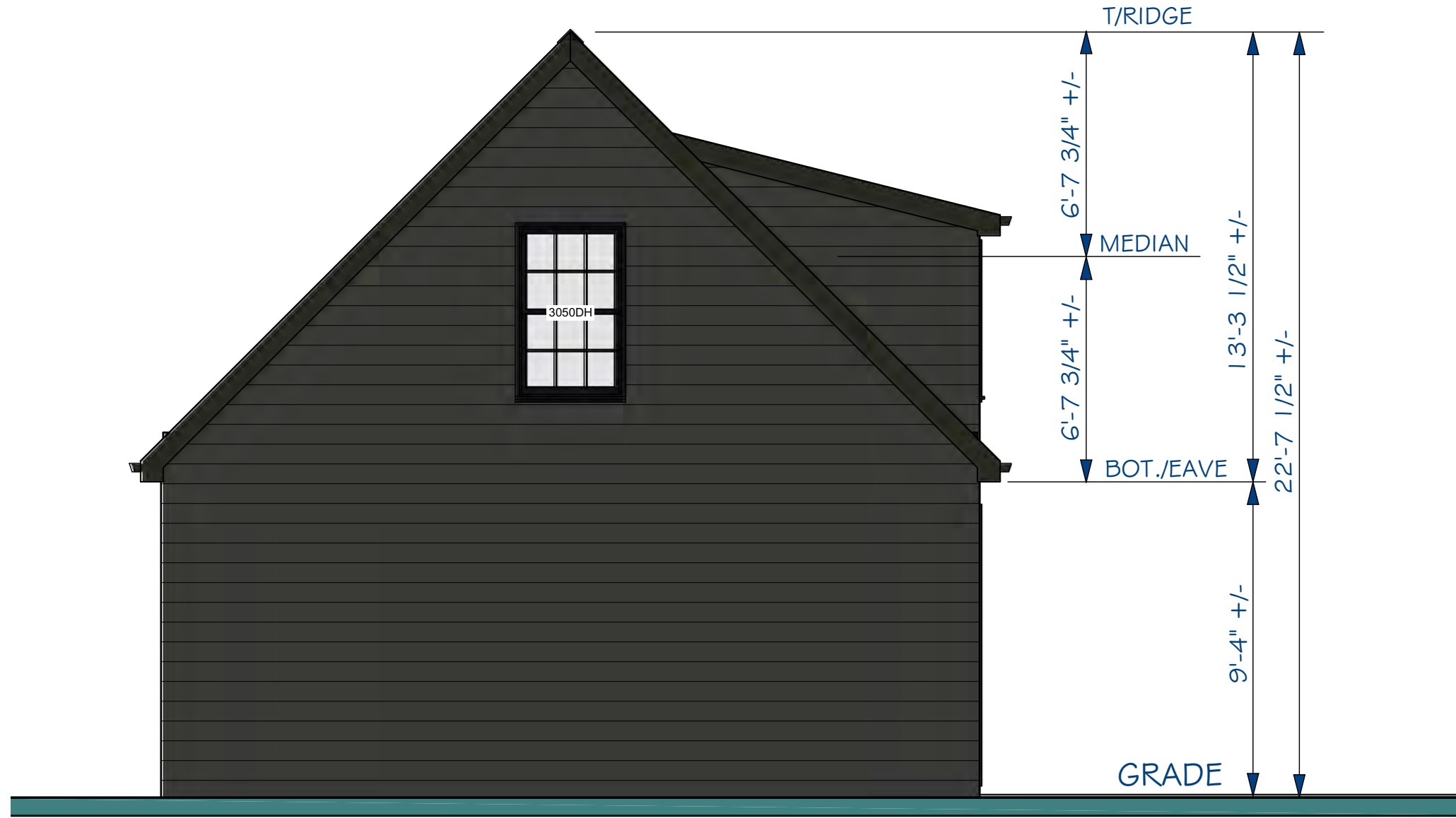
My name is Marni Meredith, and I recently purchased a home at 17620 Riverside Drive. I have been working closely with Dan Margulies over the past eight weeks, and he has helped me develop a design for an addition and some exterior renovations to improve the current appearance of my new home.

Unfortunately, I will not be able to attend the Review Meeting on July 11 at 5:30pm as I will be out of town. Mr. Margulies and his company have my permission to represent me as the homeowner and to also answer any questions on my behalf. Thank you for your understanding.

I appreciate your time and consideration.

Sincerely,

Marni Meredith



WEST ELEVATION  
 1/4" = 1'-0"

REV.  
 07.08.24: PER LAKEWOOD ARB PRE-MTG.  
 11.08.24: FOR MICHELE NOCHTA'S REQUEST

DESIGN: DANIEL MARGULIES COMPANY INC.  
 1210 CHASE AVENUE  
 LAKEWOOD, OHIO 44107  
 TEL: 440.356.0888  
 EMAIL: daniel@dmc.ohiocoxmail.com



ADDITION AND RENOVATION for:  
**THE MEREDITH RESIDENCE**  
 17620 RIVERSIDE DR., LAKEWOOD, OHIO

ISSUE DATE  
 06.21.24: FOR LAKEWOOD ARB

SHEET NO.  
 1 of 1



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### Application Cover Page

**Docket No.:** 11-21-24

**Reference No.:** BZA24-000039 and BZA24-000040

**Applicant Name:** Josh Myers

**Project Address:** 2042 Dowd Ave.

**Project Name:** n/a

**Proposal:** The replacement of existing fence sections with three-foot (3') tall 50% visibility pocket fence located three feet (3') from the sidewalk along both Dowd Avenue and Thrush Street, and the installation of a double gate that opens inward along Thrush Street, also installed three feet (3') from the sidewalk, placed to leave the required eight foot (8') sight triangle at the corner. The variance request is due to the fence being proposed three feet (3') from the sidewalk. Due to the presence of established fruit trees, the fence along Dowd is unable to be placed at least ten feet (10') from the public right of way. Guidance from the Building Department and Department of Planning and Development indicated submittal of a variance request for the proposed project. It is the intent of the property owners to maintain the property as green space with the existing fruit trees. The property is located in the R2, Single and Two Family District.

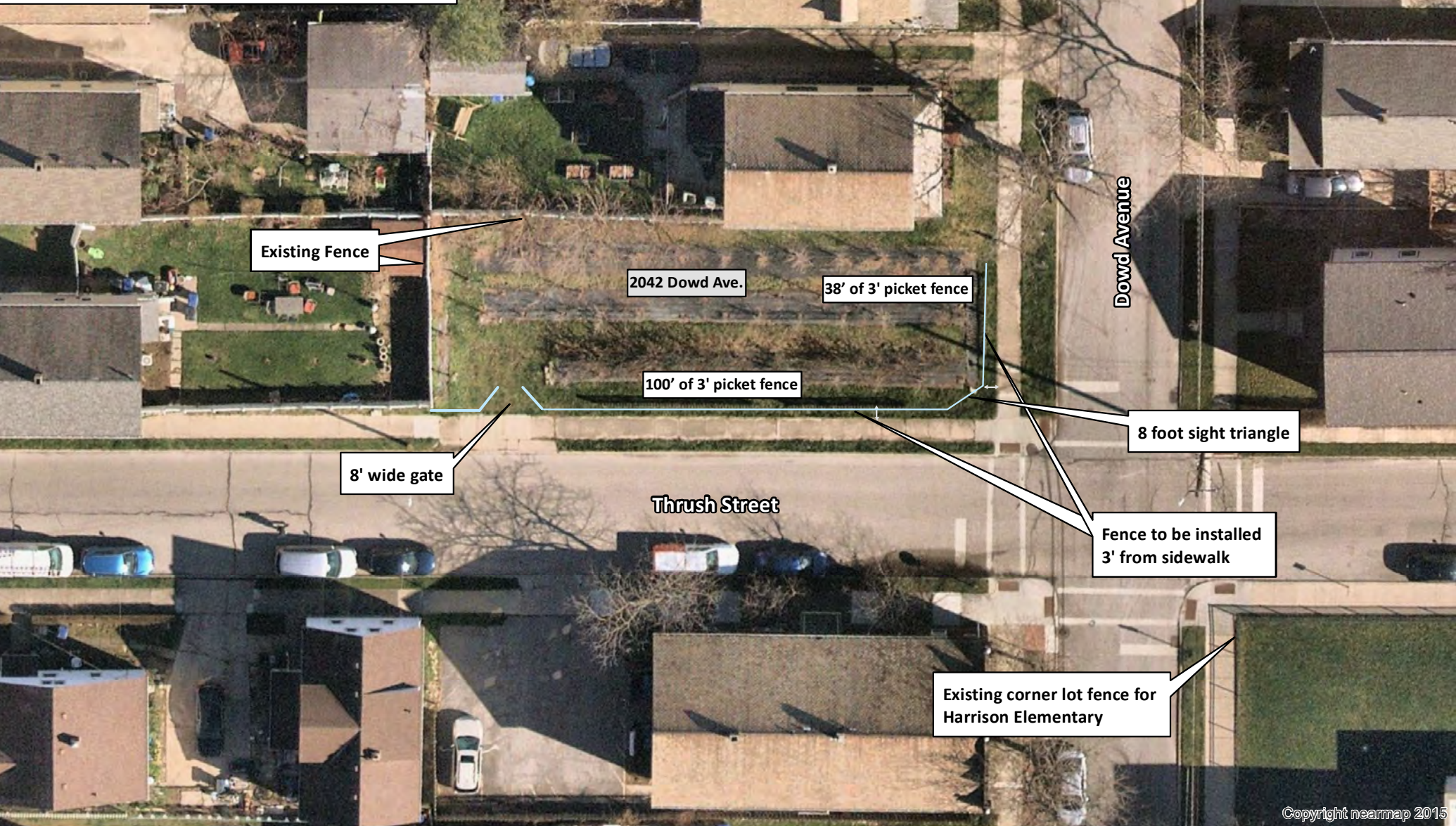
**From:** building.permits@lakewoodoh.gov  
**Sent:** 11/11/2024 - 09:34 AM  
**To:** marylandubaid@gmail.com  
**CC:**  
**Subject:** 2042 Dowd - Work Description per Fence

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Quote #1 - Thrush 92' of fence - 3' pressure-treated pine dog eared picket fence 1 - 8' wide double gate Removal and haul away of existing fence  
Quote #2 - Dowd (needs variance) 46' of fence - 4' pressure-treated pine dog eared picket fence Removal and haul away of existing fence

This request includes the removal of existing fence sections at 2042 Dowd Ave. to allow to replacement with a 3 foot tall, 50% visibility, picket fence located 3 feet from the sidewalk along both Dowd and Thrush. This includes the installation of an 8 foot double gate that opens inward along Thrush, also 3 feet from the sidewalk. The variance request is due to the fence being proposed 3 feet away from the sidewalk on Dowd Avenue. Due to the presence of established fruit trees, the fence along Dowd is unable to be placed at least 10 feet away from the public right of way. Guidance from the Building Department and Department of Planning and Development indicated submittal of a variance request for the proposed project. It is the intent of the property owners to maintain the property as green space with the existing fruit trees.

Proposed installation of 38 feet of 3 foot tall picket fence along Dowd Avenue and 100 feet of 3 foot tall picket fence along Thrush Street with an 8 foot wide double gate that opens in (away from sidewalk). Total of 146 feet.



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Josh Myers and Brandon Anderson  
2042 Dowd Avenue  
  
Proposed Fence Installation - Corner Lot Variance Request

— Proposed Fence

0 15 30 Feet



Corner Lot

D  
o  
w  
d  
  
A  
v  
e

Neighbors  
House

Porch

Existing Fence

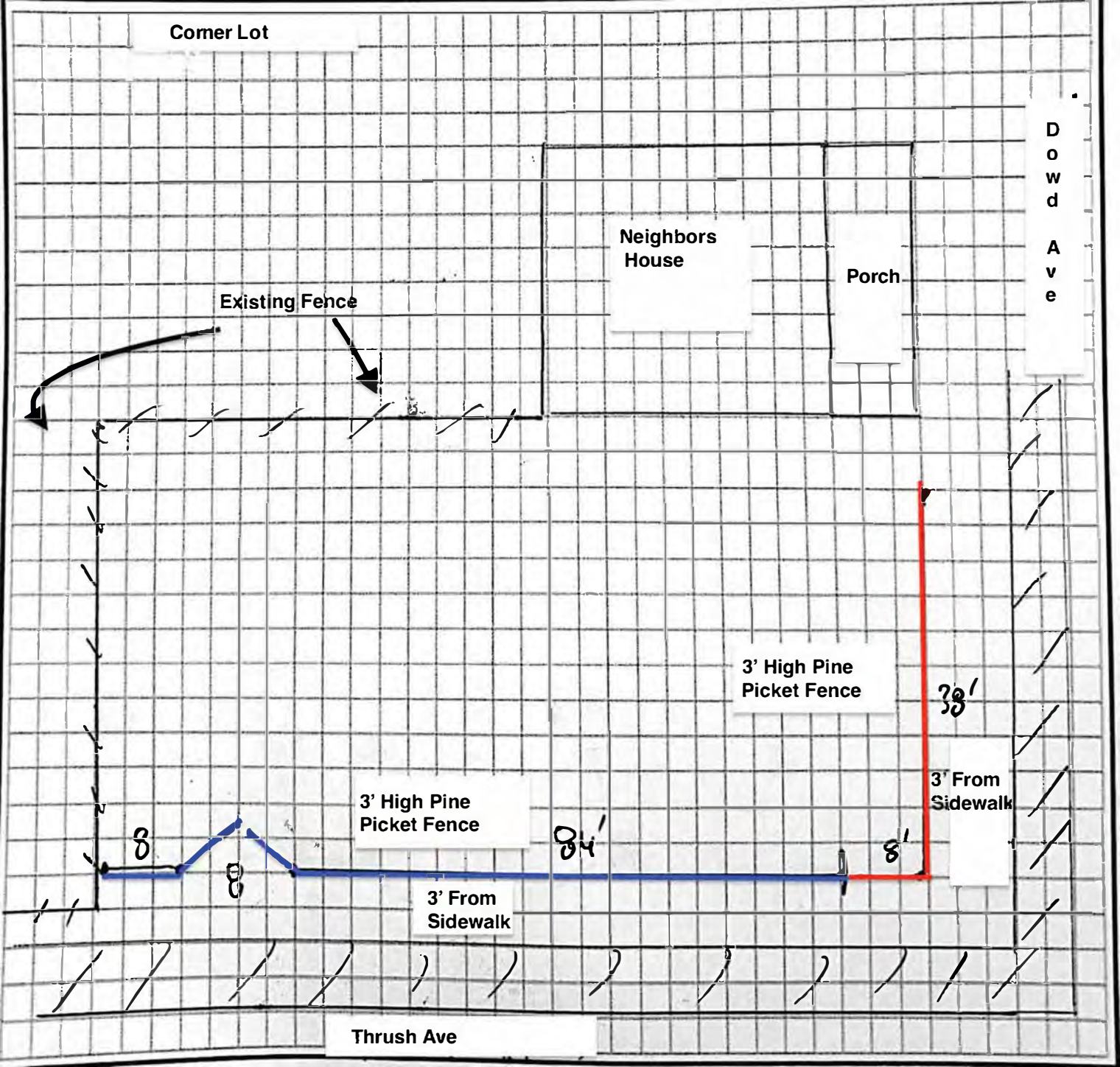
3' High Pine  
Picket Fence

3' High Pine  
Picket Fence

3' From  
Sidewalk

3' From  
Sidewalk

Thrush Ave



2042 DOWD AVE

P.L. 40'

4' →

8'

84'

8'

38'

8'

3'

← SIDEWALK →

← THRUSH ST. →

← SIDEWALK →

3' HIGH PINE PICKET FENCE

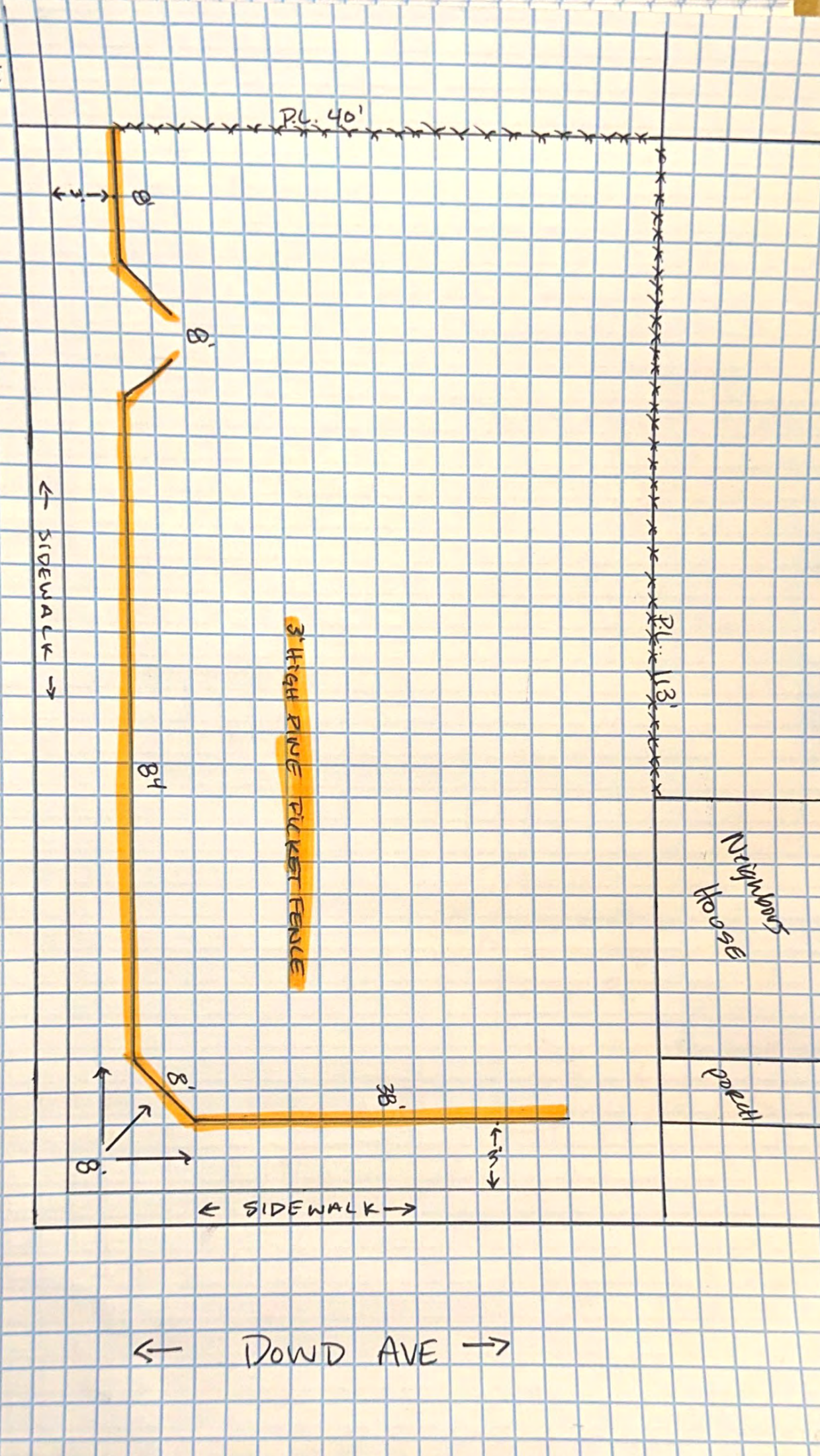
P.L. 13'

Neighbors House

Good

Corner Lot

← DOWD AVE →



# 2042 Dowd Avenue – Proposed 3-foot-tall fence installation – Variance Request



Figure 1. View of current fencing sections at 2042 Dowd Ave.



Figure 2. View of current fencing (to be removed and replaced) near intersection of Dowd and Thrush.

2042 Dowd Avenue – Proposed 3-foot-tall fence installation –  
Variance Request



Figure 3. View of current fencing (to be removed and replaced) along Thrush.

2042 Dowd Avenue – Proposed 3-foot-tall fence installation –  
Variance Request



Figure 4. Example of fencing type to be installed - 3' tall pressure-treated pine dog eared picket fence



Figure 5. Example of gate to be installed - 8' wide double gate, to swing inward only



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### Communication Cover Page

**Docket No.: 11-22-24**

**Reference No.: BZA24-000041**

**Proposal: Board of Zoning Appeals member Matt Markling requested a docket item to discuss the frequency of approvals for unroofed patio decks. There is a City Zoning Code Refresh process underway, and Mr. Markling would like to open the discussion as to whether the Board would have any recommendations for the City's Zoning Code Refresh consultant on this topic.**