



City of Lakewood  
Board of Zoning Appeals

(216) 529-6630  
planning@lakewoodoh.gov

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AGENDA  
BOARD OF ZONING APPEALS  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
DECEMBER 18, 2025

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 NOVEMBER 20, 2025 MEETING
3. OPENING REMARKS

NEW BUSINESS

4. Docket No. 12-23-25  
1321 Bunts Rd.

Applicant Brian Limkemann of House to Home Cleveland, LLC for property owners Stephanie and Alexander Westerh proposes the construction of a two-story addition on the rear(east side) of the existing house, an attached single story covered patio, and an attached two-car garage. The property is a corner lot in the R1H, Single-Family High Density District. (Page 3)

Variance 1: Applicant proposes the construction of a two-story addition on the rear(east side) of the existing house, an attached single story covered patio, and an attached two-car garage. The proposal increases the primary lot coverage to 41%, 6% over the permissible 35%. Request a variance to increase maximum primary lot coverage to 41%,

as proposed. Pursuant to 1121.09(a) MAXIMUM LOT AREA COVERAGE, (Ord. 07-2023, Passed 11-20-23)

Variance 2: Applicant proposes the construction of a two-story addition on the rear(east side) of the existing house, an attached single story covered patio, and an attached two-car garage. The proposal reduces the rear yard setback to 2' 9" where 40 feet is required. Request a variance to reduce the rear yard setback to 2' 9", as proposed. Pursuant to Schedule 1121.07 MINIMUM YARD REQUIREMENTS, (Ord. 91-95, Passed 10-7-1996)

Variance 3: Applicant proposes the construction of a two-story addition on the rear(east side) of the existing house, an attached single story covered patio, and an attached two-car garage. The proposal reduces the side yard on the north side of the property to 2' 6" where 5 feet is required. Request a variance to reduce the side yard setback on the north side to 2' 6", as proposed. Pursuant to Schedule 1121.07 MINIMUM YARD REQUIREMENTS, (Ord. 91-95, Passed 10-7-1996)

**5. Docket No. 12-24-25  
2083 Lark**

Applicant and property owner Wayne Naida proposes the construction of a fence to be located in front of the foundation of his existing primary structure. The property is in the R2, Single and Two-Family District. (Page 3)

Variance 1: Applicant proposes the construction of a 4 foot high black aluminum fence with a driveway gate and a pedestrian gate in front of the foundation of the existing home. Home is set approx. 78 feet from the front property line on a 120 foot deep lot. The proposed fence is 32 feet from the public right of way, comprised of approx. 130 feet of 4 foot high black aluminum fencing including 2 gates, a 10' wide driveway gate and a 4 foot wide pedestrian gate. Request a variance to permit the fence and gates in front of the foundation of the primary structure, as proposed. Pursuant to 1153.03 FENCE PLACEMENT AND TYPES(c) Front Yards, (Ord. 08-2021, Passed 5-17-21)

**6. Docket No. 12-25-25  
1337 Edanola Ave. ( Edanola and Riverside)**

Applicant Timothy Bennett of Bennett Builders and Remodelers, LLC for property owners Molly Miller and Taner Eren proposes the construction of a new home with an attached garage on a corner lot. The property is in the R2, Single and Two-Family District. (Page 3)

Variance 1: Applicant proposes the construction of a new home with an attached garage. There is an existing driveway and an easement across the rear of the parcel to an adjacent property. The new home will be 31 feet from the rear property line where 40 feet is

required. Request a variance to reduce the rear setback to 31 feet, as proposed. Pursuant to 1123.09(a) MAXIMUM LOT AREA COVERAGE, (Ord. 07-2023, Passed 11-20-23)

Variance 2: Applicant proposes the construction of a privacy fence approx. 100 feet in length and 72 inches in height, to be installed approx. 1 foot from the public sidewalk on Riverside, starting behind the proposed front foundation on Edanola and returning to the side of the home before the proposed driveway on Riverside. Proposal includes a pedestrian gate which opens from the rear yard to the driveway and is more than 5 feet from the sidewalk(PROW) on Riverside. Request a variance to reduce the required 5 feet setback from the PROW(sidewalk) to 1 foot, as proposed. Pursuant to 1153.03 FENCE PLACEMENT AND TYPES(e) Corner Side Yards, (Ord. 08-2021, Passed 5-17-21)

## 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](mailto:michelle.nochta@lakewoodoh.net)."*



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Application Cover Page

Docket No.: 12-23-25

Reference No.: BZA 25-000030

Applicant Name: Brian Limkemann, House to Home Cleveland, LLC

Project Address: 1321 Bunts Rd..

Project Name: n/a

Proposal: The applicant proposes the construction of a two-story addition on the rear(east side) of the existing house, an attached single story covered patio, and an attached two-car garage. The property is a corner lot in the R1H, Single-Family High Density District. (Page 3)











Approved by Stephanie Westerh on Sep 22, 2025

Approved



Stephanie Westerh  
Cell: +19376895965

Job Address:  
1321 Bunts Rd  
Lakewood, OH 44107

**Print Date:** 10-22-2025

**Proposal for Westerh Addition**



City of Lakewood  
Board of Zoning Appeals

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planning@lakewoodoh.gov

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Application Cover Page

Docket No.: 12-24-25

Reference No.: BZA 25-000035

Applicant Name: Wayne Naida, property owner

Project Address: 2083 Lark St.

Project Name: n/a

Proposal: The applicant proposes the construction of a fence to be located in front of the foundation of his existing primary structure. The property is in the R2, Single and Two-Family District. (Page 3)

10.11.11

10.11.11

Naida, Diana

12 / 8 / 2025

Customer's Last Name, First Name

2083 Lark St

Service Address

Lakewood

City

OH

State

44107

Zip

2169033803

Customer's Daytime Tel. No.

ddnaida3@yahoo.com

Customer's Email

10/15/2025

Original Contract Date

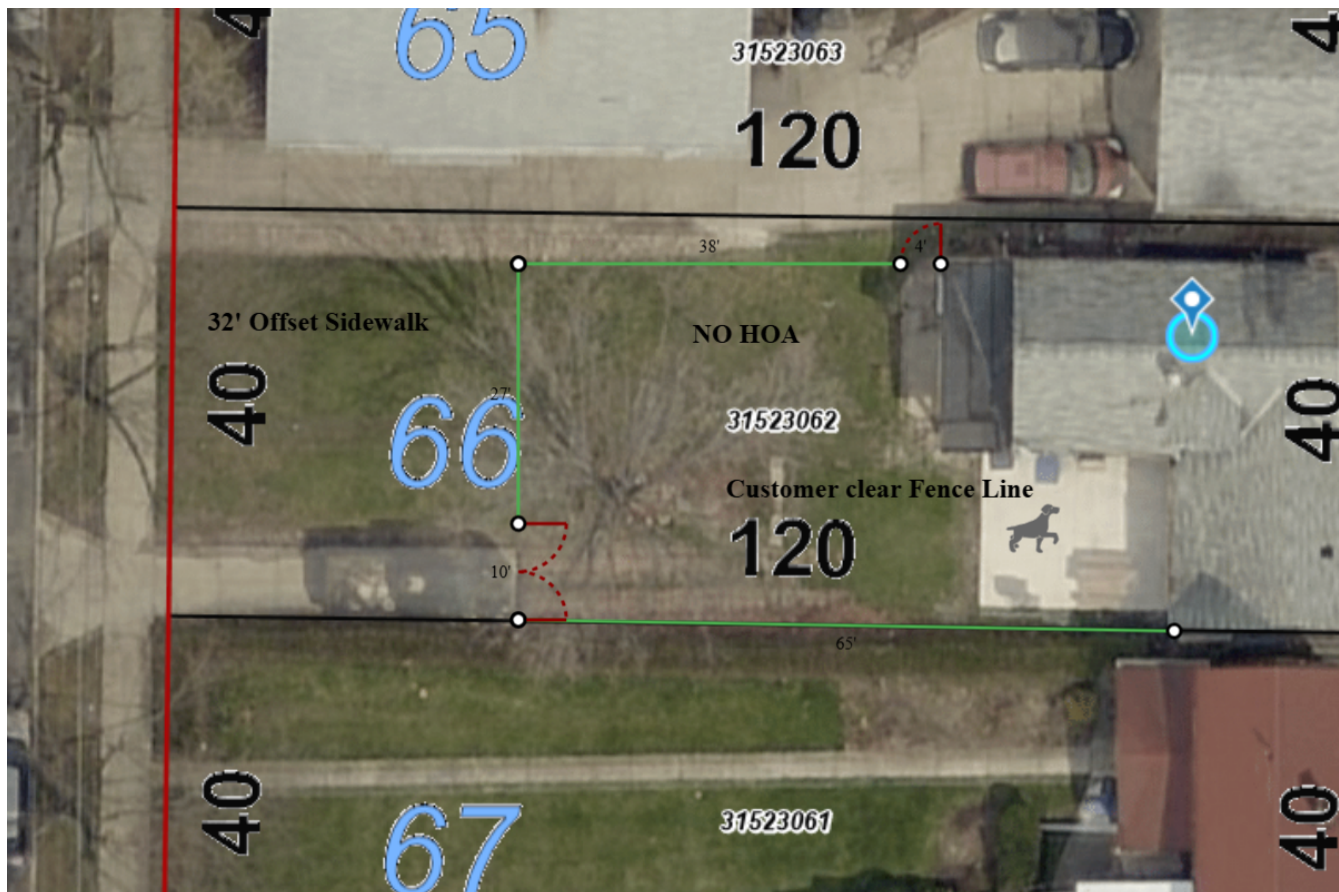
\$5,242.00

Original Contract Amount

**APPROXIMATE LAYOUT**

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE. BASED ON THE FIELD MEASUREMENT, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS.)

FENCE DIAGRAM



■ 4'H Black 300 Sterling (R)



**PRODUCT SPECIFICATIONS:**

4'H Black 300 Sterling (R): 130 LF & 2 Gates.  
Specifications: Post: 2" Sq., Rail: 1" Sq., Picket: 5/8" Sq.

**JOB OPTIONS:**

1 4' Gate, 1 10' Double Gate

**JOB NOTES:**

Empty box for job notes.

Customer acknowledges that the total change amount will be applied to the balance due from the original contact: DN  
 Customer acknowledges that this change may delay the installation start date: DN

Original Contract Amount	<u>\$5,242.00</u>	
Paid to Date	<u>\$2,621.00</u>	
Change Order	<u>\$0.00</u>	
Sales Tax	<u>N/A</u>	
Final Payment Due	<u>\$4,039.39</u>	DUE IN FULL IMMEDIATELY UPON COMPLETION

Accepted by:  
Diana Naida 12/8/2025  
 Customer's Signature Date

Adrian Rondini 12/8/2025  
 Superior Authorized Representative Signature Date

Customer's Initials: DN BY INITIALING, YOU AUTHORIZE DELIVERY OF MERCHANDISE TO SERVICE ADDRESS PROVIDED ABOVE WITHOUT OBTAINING DELIVERY AGENT'S SIGNATURE AND AGREE TO INDEMNIFY AND HOLD SUPERIOR HARMLESS FROM ANY RESULTING CLAIMS.

**Adrian Rondini**  
 Superior Authorized Representative  
 SW Fencing LLC  
 6909 Engle Rd., Unit 35  
 Middleburg Heights, OH 44130  
 216-435-7096

## TERMS AND CONDITIONS

A) Title; Authorized Party. Customer represents that they hold legal title to the subject real property or are authorized to act as an agent for the true owner. Customer agrees to pay

SW Fencing LLC

(hereinafter, "Superior") the balance of the purchase price immediately upon substantial completion of the installation of the fence in accordance to the terms of this Agreement, and agrees that a permit final inspection of the fence is not a condition for final payment. A finance charge in the amount of 1.5% of the outstanding balance due will be added every thirty days to any invoice seven days past due. If you fail to make payment when due, Superior reserves the right to file a security interest on your property which creates an encumbrance on your title and may cause you the loss of your property. Should legal action become necessary to enforce this Agreement, Customer shall be held liable for any attorney's fees and costs incurred whether a formal legal action has been filed or not. Customer shall also be held liable for any interest on the unpaid balance from the due date until payment is received by Superior at the highest rate of interest allowed by law.

B) Legal Encumbrances. Customer agrees to inform Superior in advance about any easements, covenants or other legal encumbrances that could affect the fence installation. Customer agrees to keep posted permits on display at all times and agrees not to remove permit from property. CUSTOMER ASSUMES THE RISK AND THE FULL LIABILITY OF ASSISTING SUPERIOR WITH DELIVERY OF MATERIALS OR WITH INSTALLATION.

C) Change Orders. If Customer requests Superior to do work additional to that described in this Agreement, Superior, at its option, may require Customer to sign a written change order ("Change Order") explaining the change in the scope of work and the additional charges that the Customer is obligated to pay. The Change Order will include a description of the additional work, additional payments that will be required and anticipated start and finish dates. The Change Order will become part of this Agreement. If Superior does not require a Change Order or if Customer fails to sign the Change Order, Customer agrees that it is still responsible to pay for any work performed by Superior that was outside the original scope of this Agreement.

D) Credit Card Transactions: If Customer chooses to pay for the fence with a credit card, the cardholder agreement (to which Superior is not a party) will determine the total cost of Customer's purchase, including all interest charges and fees. Customer will be further subject to Your cardholder agreement's terms and conditions.

E) Financed Transactions: If Customer chooses to finance the purchase of the fence in whole or in part, the loan agreement (to which Superior is not a party) will determine the total cost of Customer's purchase, including (i) the amount financed (the amount of credit provided to you); (ii) the associated finance charges (the dollar amount the loan will cost you); and (iii) the total payment (the amount you will have paid when you have made all scheduled payments). Customer will be further subject to Your loan agreement's terms and conditions.

F) CANCELLATION. CUSTOMER MAY CANCEL THIS AGREEMENT WITHOUT PENALTY OR OBLIGATION BY DELIVERING WRITTEN NOTICE TO SUPERIOR FENCE BY MIDNIGHT ON THE THIRD BUSINESS DAY AFTER SIGNING (THE "CANCELLATION PERIOD"). THE STATE SUPPLEMENT CONTAINS A FORM TO USE IF ONE IS SPECIFICALLY PRESCRIBED BY LAW IN YOUR STATE.

In the event of a cancellation, Customer's deposit will be returned within (10) business days after Superior's receipt of your notice.

G) Termination. If Customer terminates this Agreement after the Cancellation Period, Customer agrees to pay Superior Fence the greater of (1) twenty five (25%) of the total sale, or (2) the total costs of materials, labor and services provided by Superior Fence through the time of termination, plus any other amounts allowed under applicable law. If after the Cancellation Period, Superior discovers impediments to installation of the fence such as building or zoning code violations, hidden or unforeseen hazardous conditions on your property or easements or other legal encumbrances that you did not inform us of, Superior may immediately terminate the Agreement without further obligation to you. In such an event, Customer agrees to pay Superior the greater of twenty five (25%) of the total sale or the costs of materials, labor and services provided by Superior Fence through the time of termination, plus any other amounts allowed under applicable law.

H) Commencement of Job. Customer agrees that once the work is started, Superior will have the ability to complete the entire scope of work without any interruptions. Further, any changes made by the Customer to the layout of the proposed fence must be made prior to the installation date. If changes are made during the day of installation, Customer will be charged a trip charge of up to \$500.00 if such a change requires an additional trip to the property for completion of the fence. If Customer makes any changes to the fence layout on the date of installation resulting in reduced footage and extra materials, Customer agrees that these materials are non returnable and must be paid for as agreed.

I) Public Underground Utilities. Superior will call a utility locating service that will locate the public underground utilities on your property. Customer agrees to allow the locating service to your property for the purpose of conducting a utility locate.

J) Private Underground Utilities; Irrigation Lines. Customer agrees to be solely responsible for any damage to buried private utilities, underground lines, including water lines and irrigation lines that have not been properly marked by Customer, and Customer agrees to indemnify Superior from any liability which it might incur pursuant to the service involved in the performance of this Agreement.

K) Homeowner's Association. If Customer's home is part of a Homeowner's Association, (HOA), Customer understands and agrees that it is Customer's sole obligation to obtain and provide approvals from the HOA. Superior is not responsible if the fence that Customer contracted for does not comply with Customer's HOA's rules and regulations.

L) Pre-Installation Meeting. Customer agrees to meet with the installation crew on the day of installation before installation begins to indicate actual fence placement.

M) Fence to Follow Ground. Customer agrees that the fence will be installed to the contour of the existing ground unless agreed otherwise in writing on change order of installation overview agreement.

N) Property Lines. Customer agrees that it is responsible for locating property pins and staking terminals to establish its property lines prior to installation of the fence. Superior will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances will Superior assume responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located, Customer may have to hire a third party to survey the property. Superior is not responsible for identifying property lines, easements, covenants, or other legal encumbrances. Customer agrees to indemnify Superior and hold it harmless against and in respect to the claims of any persons aggrieved by the location of the subject fence when erected or by trespasses or damage which may have necessarily been committed or occasioned consciously or unconsciously by Superior in the course of installation.

O) Clearing of Proposed Fence Line. Customer agrees to clear the fence line of any and all obstructions, including but not limited to trees, brush, debris, fixtures and personal yard items. In the event that the fence line is not cleared upon our arrival, Customer understands and agrees that it will be charged a trip fee of up to \$500.00, which must be paid prior to the job being rescheduled. Further, Customer shall hold Superior harmless for any damage to items within the fence line.

P) Access Ways. Superior is not responsible for any damage to driveways, walkways, walls, gardens, fresh grading, sod, shrubbery, patios, pavers or other property features resulting from gaining access to the property or performing work in the proximity of the fence location.

Q) LIMITED WARRANTY. TO THE EXTENT PERMISSIBLE UNDER APPLICABLE LAW, SUPERIOR WARRANTS THE WORKMANSHIP OF THE INSTALLATION FOR THREE (3) YEARS FROM ITS COMPLETION DATE. PROVIDED CUSTOMER NOTIFIES SUPERIOR DURING THE WARRANTY PERIOD, SUPERIOR WILL ARRANGE FOR REPAIR AT NO CHARGE TO CUSTOMER FOR ANY FAULTY WORKMANSHIP. SUPERIOR'S WORKMANSHIP WARRANTY IS ONLY RELATED TO FAULTY WORKMANSHIP AND DOES NOT COVER PRODUCT DEFECTS OR DAMAGE CAUSED BY ACTS OF GOD, INSTALLATION OR REPAIRS MADE BY OTHERS, ABUSE, MISUSE, NEGLIGENCE, OR NORMAL WEAR AND TEAR. MERCHANDISE AND MATERIALS ARE COVERED EXCLUSIVELY BY THE MANUFACTURER'S WARRANTY, IF ANY. THIS LIMITED WARRANTY GIVES CUSTOMER SPECIFIC LEGAL RIGHTS AND CUSTOMER MAY ALSO HAVE OTHER RIGHTS THAT MAY VARY FROM STATE TO STATE. CUSTOMER ACKNOWLEDGES THAT WOOD FENCES HAVE A TENDENCY TO SHRINK, WARP, CRACK, AND CHIP AND THAT THESE FEATURES OF WOOD ARE NORMAL AND ACCEPTED OCCURRENCES AND ARE NOT WARRANTED.

R) Acts of God. Customer agrees that all workmanship warranties will be void in the event of significant wind events including but not limited to hurricanes, tropical storms, cyclones, and tornadoes.

S) Deposit. Upon signing the contract, 50% of the total contract amount is due unless state law governs otherwise. The remaining balance is due upon acceptance of completed installation.

T) Miscellaneous. If there is an unpaid balance, at its discretion, Superior Fence may temporarily void the warranty (workmanship) until the unpaid balance is resolved.

Installation dates are approximate due to various circumstances such as weather, workload, obtaining building permits and utility locates. Superior will strive to install fencing in a timely manner, however,

Customer may not cancel this contract due to rescheduling for circumstances beyond Superior's control.

Customer Agrees to allow Superior to include a 4"x6" or 3"x10" sign on Customer's Fence.

The price included in this proposal is firm for 15 days unless the contract is executed.

U) Subcontractors. Superior may, at its discretion, subcontract all or part of the labor required to complete the project.

V) Delays. Superior is not responsible for delays resulting from events beyond its control including, but not limited to the following: delayed contract execution, delayed deposit payment, Acts of God, change orders, governmental actions, manufacturing delays, damage to merchandise caused by third parties, labor strikes, any incorrect information you provide, legal encumbrances on your property, your property's nonconformance with zoning or building code requirements, hidden or unforeseen hazardous conditions on your property or your noncompliance with this Agreement. Further, Superior reserves the right to terminate this Agreement and to discontinue installation of your fence for any of the aforementioned conditions.

Superior Fence & Rail Contact Information:

SW Fencing LLC  
6909 Engle Rd., Unit 35  
Middleburg Heights, OH 44130  
216-435-7096

I UNDERSTAND AND AGREE TO THE TERMS AND CONDITIONS:

*DN*



CHANGE ORDER



Naida, Diana 11 / 21 / 2025

Customer's Last Name, First Name

2083 Lark St

Service Address

Lakewood

OH

44107

City

State

Zip

2169033803

ddnaida3@yahoo.com

Customer's Daytime Tel. No.

Customer's Email

10/15/2025

\$5,242.00

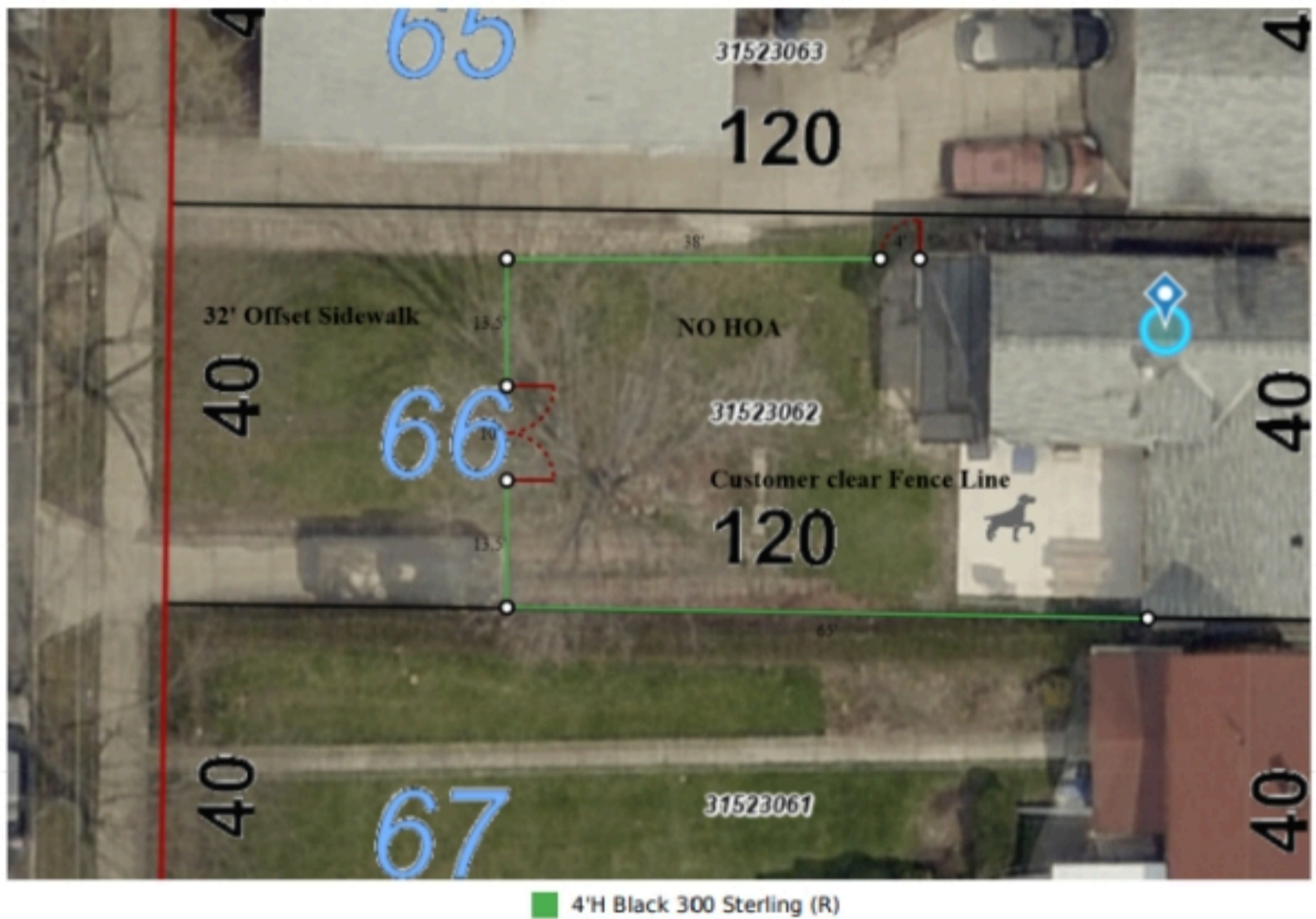
Original Contract Date

Original Contract Amount

APPROXIMATE LAYOUT

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENT, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS.

FENCE DIAGRAM



SW Fencing LLC  
6909 Engle Rd., Unit 35  
Middleburg Heights, OH 44130  
216-435-7096

FENCE TO FOLLOW GRADE OF PROPERTY: PLEASE INITIAL DN



CHANGE ORDER



PRODUCT SPECIFICATIONS:

4'H Black 300 Sterling (R): 130 LF & 2 Gates.  
Specifications: Post: 2" Sq., Rail: 1" Sq., Picket: 5/8" Sq.

JOB OPTIONS:

1 4' Gate, 1 10' Double Gate

JOB NOTES:





SILVERADO





City of Lakewood  
Board of Zoning Appeals

(216) 529-6630  
planning@lakewoodoh.gov

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Application Cover Page

Docket No.: 12-25-25

Reference No.: BZA 25-000037

Applicant Name: Timothy Bennett, Bennett Builders and Remodelers, LLC

Project Address: 1337 Edanola Ave. (Edanola and Riverside)

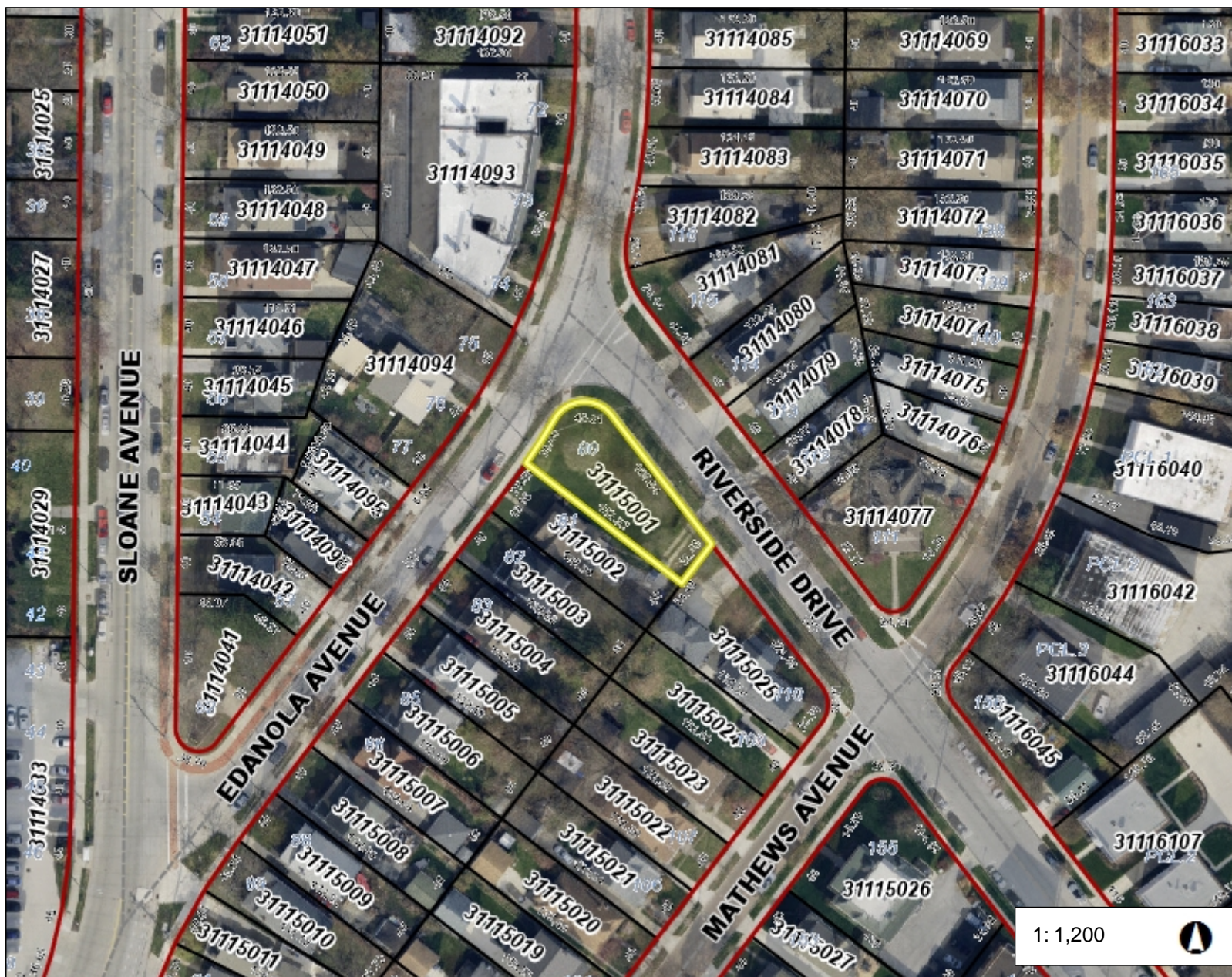
Project Name: n/a

Proposal: The applicant proposes the construction of a new home with an attached garage on a corner lot. The property is in the R2, Single and Two-Family District. (Page 3)

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# Cuyahoga County GIS Viewer



Date Created: 12/5/2025

### Legend

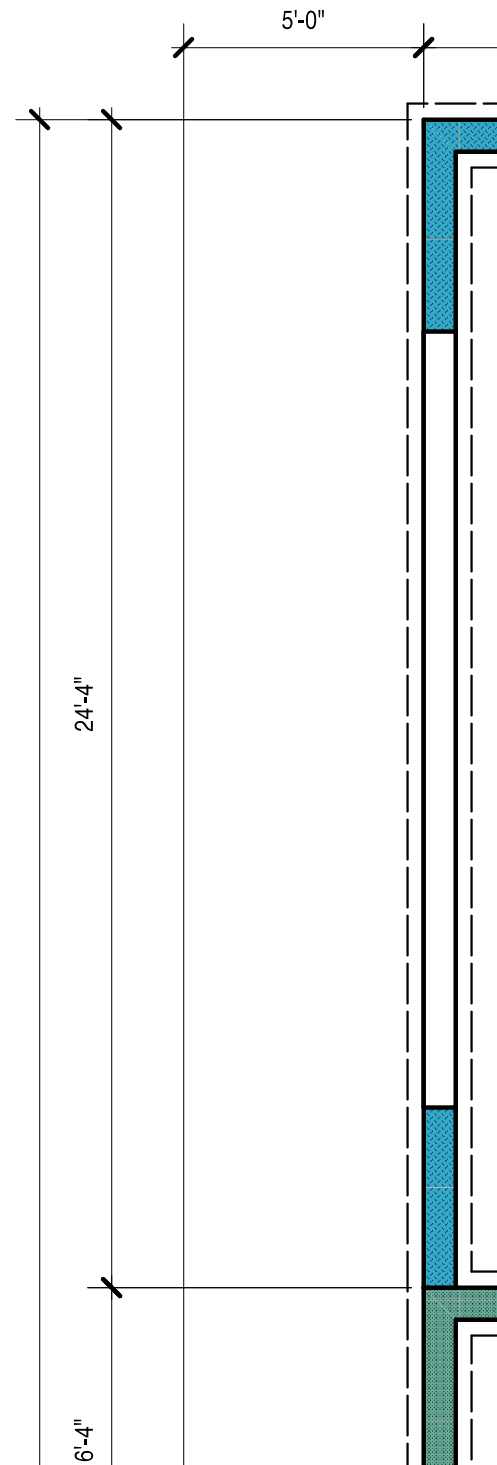
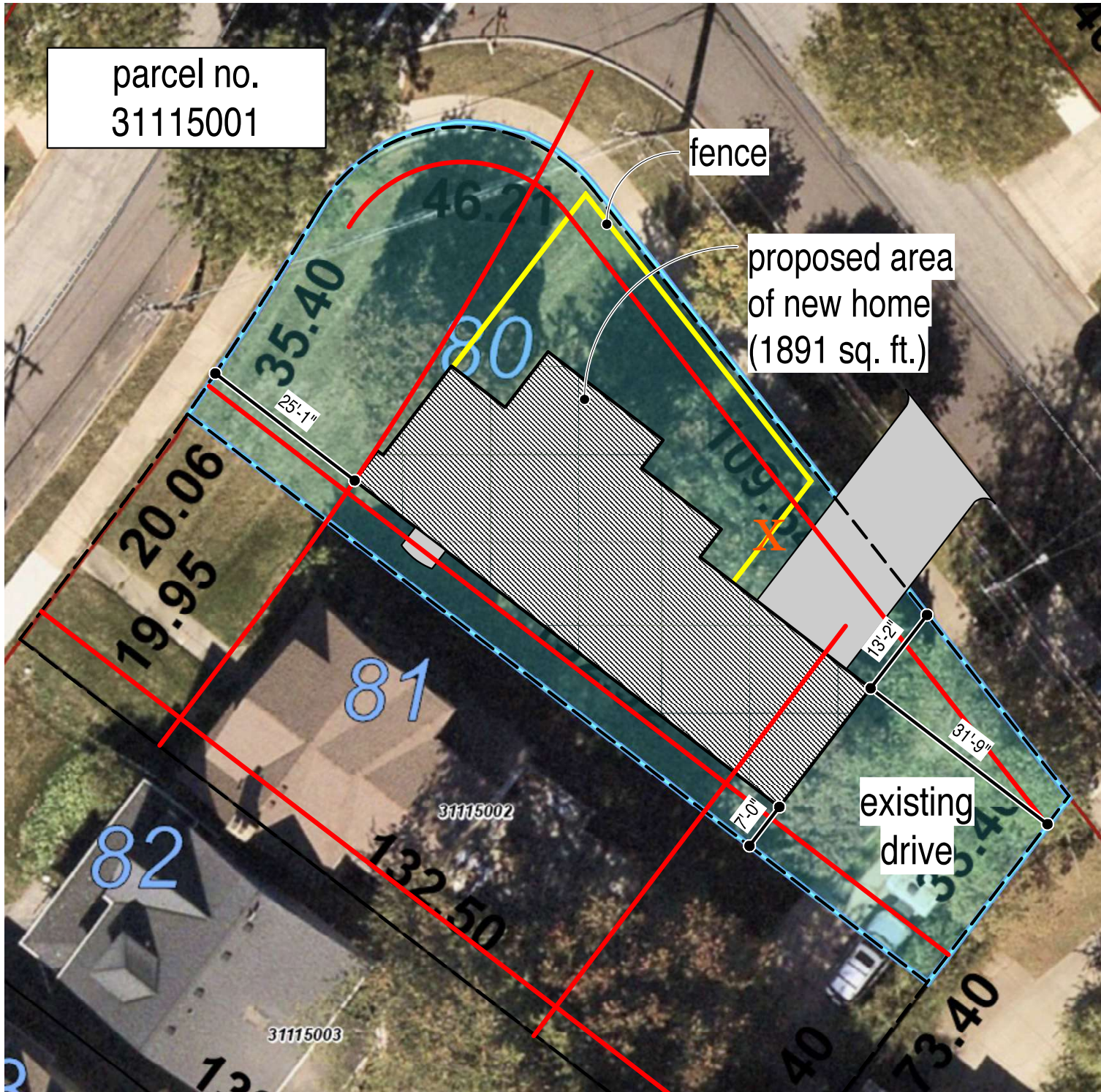
- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

200 0 100 200 Feet

Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





Tim Bennett <tim.bennett@bennettbuilders.com>

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## Lakewood Variance Consent

1 message

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**Taner Eren** <erentb@gmail.com>

Wed, Dec 3, 2025 at 10:35 AM

To: Tim Bennett <tim.bennett@bennettbuilders.com>

To whom it may concern,

I, Taner Eren, give my consent for Bennett Building Company to apply for a zoning variance on my behalf for PPN 311-15-001, Lakewood, OH, and to let this email serve as an electronic signature to the application.

Sincerely,  
Taner Eren







