

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

NEW BUSINESS

- 4. Docket No. 12-23-24
2070 Belle Ave.**

Applicant and property owner Fred Hampton proposes the construction of a replacement fence. The property is located in the R2, Single- and Two-Family District. (Page 3)

- Variance 1: Owner proposes the construction of a fence to replace one destroyed by a falling tree. Request a variance to exceed the maximum permitted of a fence that is 50% or more open and located 12 inches from the public right of way. The length is approximately 75 feet, with varying heights that are six feet (6") at its tallest. Request a variance to exceed the permitted height by two feet (2'). Pursuant to section 1153e (2) Fence Placement and Types (Ord. 08-2021. Passed 5-17-21.)

- 5. Docket No. 12-24-24
1538 Parkwood Rd.**

Applicant Mike Lyon of 1212 Group LLC for William Manzeo, property owner, proposes the replacement of a garage. The property is located in the R1H, Single and High Density District. (Page 10)

- Variance 1: Owner proposes reconstruction of a garage that was destroyed by a falling tree on the same concrete pad as the previous garage, at the same setbacks as the previous garage. Request a variance to place garage .8 feet (10 inches) from the rear property line where 18 inches is required. Request a variance to reduce the rear yard setback to 10 inches as proposed. Pursuant to section 1121.10a(2) Additional Accessory Structure Regulations (Ord. 32-16. Passed 09-06-2016.)

- Variance 2: Owner proposes reconstruction of a garage that was destroyed by a falling tree on the same concrete pad as the previous garage, at the same setbacks as the previous garage. Request a variance to place garage 1.4 feet (17 inches) from the rear property line where 18 inches is required. Request a variance to reduce the rear yard setback to 17 inches as proposed. Pursuant to section 1121.10a(2) Additional Accessory Structure Regulations (Ord. 32-16. Passed 09-06-2016.)

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 Nohta at \(216\) 529-5906 michelle.nohta@lakewoodoh.net](mailto:Michelle.Nohta@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.: 12-23-24

Reference No.: BZA24-000042

Applicant Name: Fred Hampton

Project Address: 2070 Belle Ave.

Project Name: n/a

Proposal: The construction of a replacement fence. The property is located in the R2, Single- and Two-Family District.

Fred Hampton



"Ohio's Fence Company"

Columbus / Central:
Mae Fence Headquarters
109 E Main St.
Fulton, OH 43321

Cleveland / Alcon:
13210 Enterprise Ave.
Cleveland, OH 44135

Cincinnati / Dayton:
11863 Solzman Rd.
Cincinnati, OH 45249

7.31.24
 Proposal Date: 10.2.24 Expiration Date: 11.2.24 Installation Date: 6-7 WKS. NOV.

Name: **FRED HAMPTON**

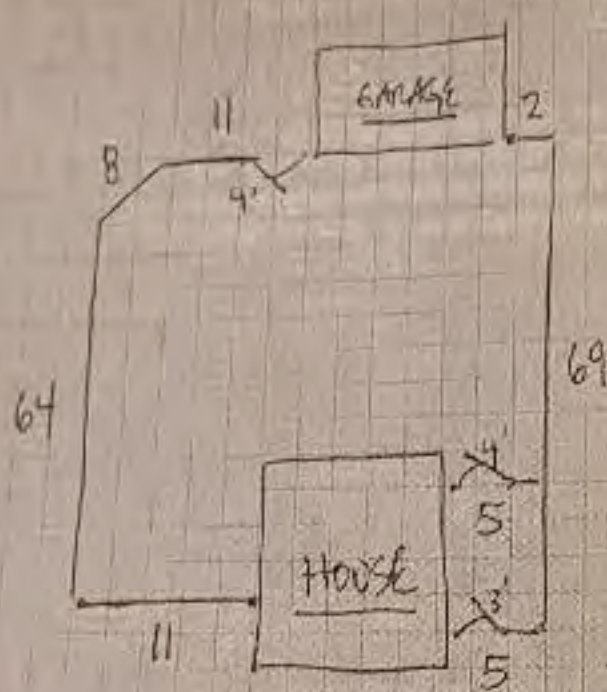
Address: **2070 BELLE AVE.**

City, State, Zip: **LAKEWOOD, OH 44107**

Phone: **216.299.2944**

Email: **FRDHAMPTN@AOL.COM**
FRDHAMPTON@AOL.COM

Obtain Permit Measure HCA Approval Provide Legal Survey Clear Fence Line Contain Animals Loose Private Utilities



Total Footage: **175**

TD Ftg: **175**

Haul Ftg: **175**

Wood
 Link
 Other

Leave Dirt by Posts
 Haul Dirt Away

Breaks: **X**

Transition Slopes: **X**

Removable Panels: **X**

Permits / Approvals
 Yes No **\$ 250**

City and Association Fees are Included

PLAT OF SURVEY MUST BE PROVIDED

Please Review:

- Dirt removal is not included unless otherwise specified. **COST TO REMOVE \$ 525.00**
- The fence will follow the natural contour of the property unless otherwise specified.
- Under no circumstances is Mae Fence responsible for damages to private lines and/or items not professionally located by utility companies, including sprinkler lines, drain tiles, electric fence, and sump pump.
- A small degree of construction activity and refuse may occur.

| | | |
|----------------------|---|--|
| Payment Terms | <input checked="" type="checkbox"/> 50 % Deposit | <input type="checkbox"/> _____ % Deposit |
| | Balance to be paid to installation crew chief or office upon completion | |
| Payment | \$ 4,018.00 | 10.9.24 |
| | V M D A | Check |
| # | 5898 | |
| Exp | | Sec |
| GRAND TOTAL | \$ 8,036.00 | |
| DEPOSIT | \$ 4,018.00 | |
| BALANCE DUE | \$ 4,018.00 | |

ACCEPTANCE OF PROPOSAL:

YOU, THE CONSUMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION

The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined in this contract. All work is to be complete in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra charges will be executed only upon written orders and will become an extra cost over and above the sale price. Cancellation of this contract after three business days will result in a 20% restocking fee. In the event of a default payment, Mae Fence may place the account with an agency and/or attorney for collection. Mae Fence may record and enforce a mechanic's lien against property on which the project was installed in accordance with the Mechanic's Lien Act. Customer agrees to pay all fees and costs associated with default payments. Employees are fully covered by workman's compensation insurance. Mae Fence reserves the right to refuse service, without liability, to anyone, for any reason.

Payment is due immediately following installation.

Company Representative: **MARK 440.949.9043**

Customer Signature: **Fred Hampton** Date: **10-8-24**



Manufactured
by
MAE FENCE
in
Fulton Ohio

Lot Name: HAMPTON

Height: 6' Total Footage: 175 Installation Date: _____

Vertical Style Horizontal Style Other: _____

Privacy Picket Shadow Batton Ranch Rail Split Rail

Straight Top Rolling Arch Dec. Scallop

V-Out Cut Arch Cut Scallop Cap & Trim Decorative Top Rail Fence

Middle Frame: 1
of Caps: _____

Rails: 2 3 4 5
Other: _____

Wire Options:
 Black Welded
 Galvanized
 Pull Wire
 Agriculture: _____

100% Cedar Treated Poplar Rail Treated Framing - Cedar Pickets Other: _____

Spacing: 2" Board Size: 4" # of Frames: 3

Face Nail Toe Nail Mortice & Tennon

Post Set: Dry Set Concrete Wet Set Concrete Other

Post Size: 4"x4" Post Top: SEE PHOTO CARVED

Gates: 3 # Single: 2-4' # Double: 1-3'

Hardware: Gravity Latch 2-Way Latch # of Drop Rods: _____

Arbors: 2-Post Crescent 4' Wide 4-Post Traditional Other: _____

6' HT., 4" PICKET, 2" SPACE, SCALLOP TOP, 1-3' GATE, 2-4' GATES,
w/ SPEAR TOP CARVED POSTS (SEE PHOTO).

\$ 7,676.00
+ 360.00 (CARVED POSTS)

\$ 8,036.00 TOTAL

GRAND TOTAL \$ 8,036.00

*3 - Year Warranty on Back of Contract



4 CONDITIONAL
FENCE APPROVED
Goran Najdenovski
11/21/2024

BELLE AVE

9.53

41.65

76

130

129.19

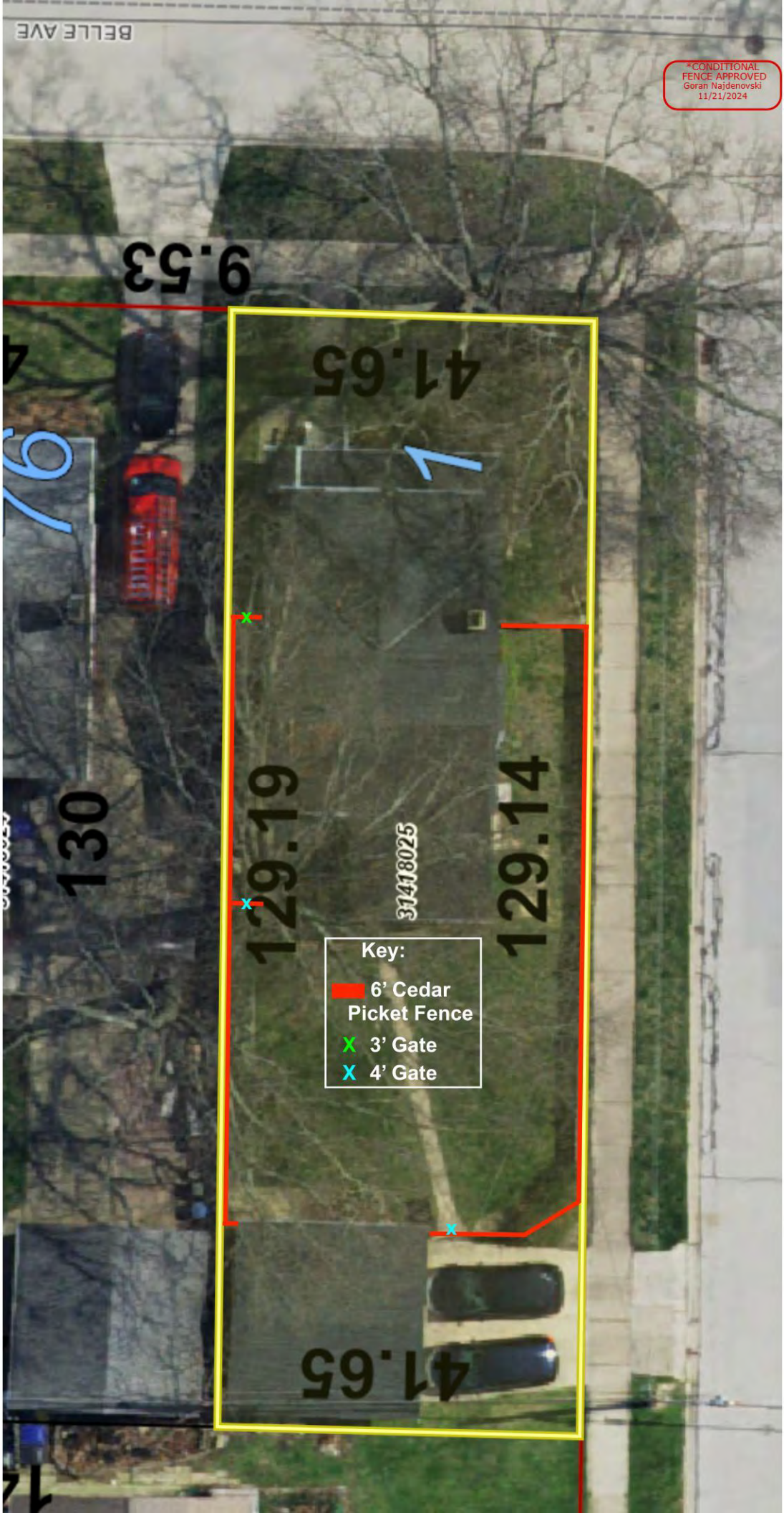
31418025

129.14

Key:
6' Cedar Picket Fence
3' Gate
4' Gate

41.65

17







SPEED
LIMIT
25



BOARD OF ZONING APPEALS

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Application Cover Page

Docket No.: 12-24-24

Reference No.: BZA24-000043 and BZA 24-000044

Applicant Name: Mike Lyon, 1212 Group LLC

Project Address: 1538 Parkwood Rd.

Project Name: n/a

Proposal: The replacement of a garage. The property is located in the R1H, Single and High Density District.



MAIN (216) 529-6270

FAX (216) 529-5930

building_permits@lakewoodoh.gov

DIVISION OF HOUSING AND BUILDING
12880 DETROIT AVENUE • LAKEWOOD, OHIO 44107

Owner Acknowledgement of Property Lines

Date: 11/20/2024

I hereby acknowledge that property line location is the sole responsibility of the property owner. The location of the accessory structure or addition to a primary structure on the plot plan will be measured from a point that the homeowner deems as the property line. Lakewood assumes no responsibility for errors related to property line location. If there is a question regarding an existing property line, a licensed surveyor should be consulted to obtain a property line survey.

Project address: 1538 Parkwood Rd

Owner Name: William Manzeo

Owner Address: 1538 Parkwood Rd

Owner Phone #: 216-256-4555

Email Address: wmanzeo@gmail.com

Project description: Rebuild Garage and fix roof and siding on house. Driveway replacement.


Will Manzeo (Nov 20, 2024 12:39 EST)

Property Owner Signature

11/20/2024









back

right side







CAMPBELL &
ASSOCIATES, INC.
Land Surveying

800.233.4117
Fax: 866.454.7762
3485 Fortuna Drive
Suite 100
Akron, OH 44312
<http://www.campbellsurvey.com>

MORTGAGE LOCATION SURVEY



Made for and at the instance of **Fifth Third Mortgage Company and/or Cleveland Home Title Agency LTD**

Street Address: **1538 Parkwood Rd, Lakewood, Ohio**

New Owner: **William Manzeo and Jennifer Bartlett**

Present Owner: **Paul W Burleson**

Client Order No: **2015069994**

Date: **July 07, 2015**

This is to declare, that on July 7, 2015 we made an inspection of the premises standing in the name of Paul W Burleson situated at City of Lakewood, County of Cuyahoga, State of Ohio, and at the time of such inspection we found no one available.

We further declare as to the existence or non-existence of the following at the time of our inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, visual evidence of drains, sewer, water, gas or oil pipe lines, utility lines across said premises:
Overhead Utilities
2. Disputed boundaries and encroachments:
None Apparent
3. Indications of building construction, alterations or repairs, street or sidewalk construction or repairs within recent months:
None Apparent



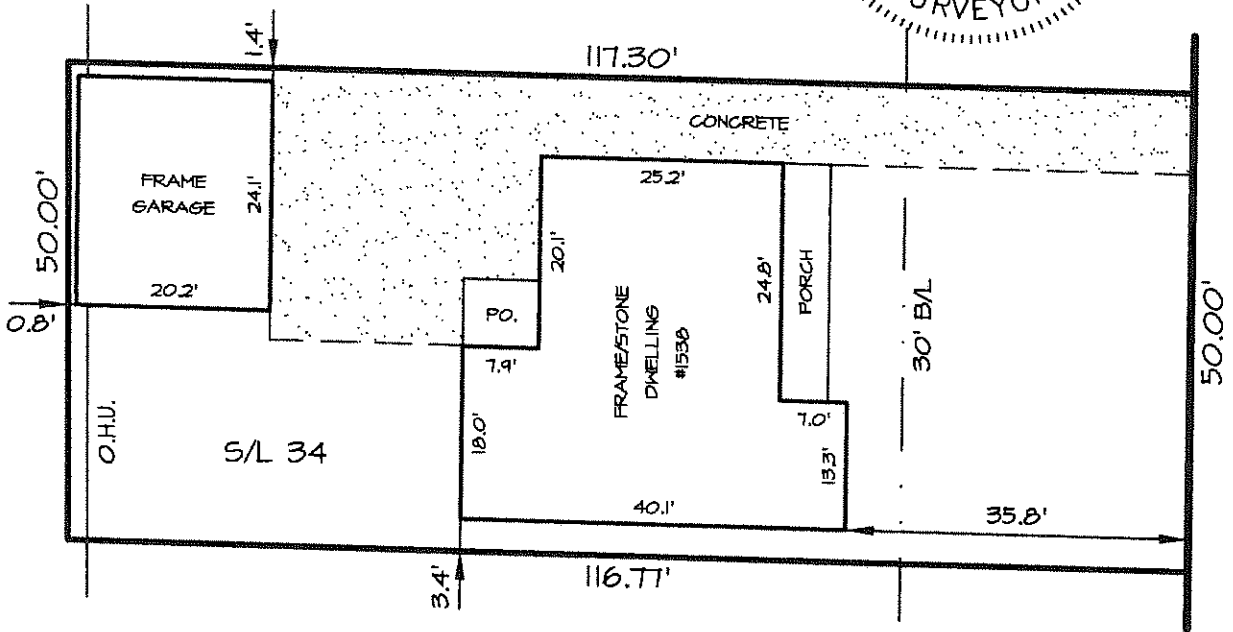
CAMPBELL &
ASSOCIATES, INC.
Land Surveying

800.233.4117
Fax: 866.454.7762
3485 Fortuna Drive
Suite 100
Akron, OH 44312
http://www.campbellsurvey.com

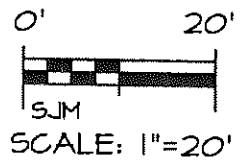
MORTGAGE LOCATION SURVEY

APPROVED, ACKNOWLEDGED
AND ACCEPTED BY:

WM



PARKWOOD RD. 50'



Address 1538 Parkwood Rd

Allotment: Parkwood Road Subdivision

State of Ohio, County of Cuyahoga

Plat Book: 136 pg 10

City of Lakewood

Client Order No. 2015069994

C & A Order No.
CL165662

New Owner William Manzeo and Jennifer Bartlett

Date July 7, 2015

Present Owner Paul W Burleson

This is to certify to Fifth Third Mortgage Company and/or Cleveland Home Title Agency LTD that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code

Daniel J. Cook
Daniel J. Cook - Reg. Surveyor No. 7179

