

**MINUTES
BOARD OF ZONING APPEALS
REVIEW MEETING
LAKEWOOD CITY HALL
AUDITORIUM
JANUARY 19, 2023
6:30 P.M.
MEETING IS RECORDED
<https://www.lakewoodoh.gov/videos-2/>**

Note: The December 15, 2022 meeting was cancelled administratively as there was not a quorum.

1. OATH: JEFFREY PIGOTT

Myriam Miranda administered the oath to Mr. Pigott during the pre-review meeting.

2. ROLL CALL

Members Present

Michael Alexander, Vice Chair
Jillian Bolino
Megan Otter, Chair
Jeffrey Pigott

Administrative Staff

Michelle Nochta, Senior Planner, Secretary
Justin Maskaluk, Property Maintenance Inspector
Myriam Miranda, Chief Prosecutor

3. APPROVE MINUTES OF THE NOVEMBER 17, 2022 MEETING

There was a question regarding the quorum; therefore, the item would be deferred. No vote was required.

4. ELECTION OF 2023 CHAIR AND VICE CHAIR

A motion was made by Mr. Alexander, seconded by Ms. Bolino to **ELECT** Ms. Otter as 2023 Chair. Mr. Alexander, Ms. Bolino, Ms. Otter, and Mr. Pigott voting yea, the motion passed.

A motion was made by Ms. Otter, seconded by Ms. Bolino to **ELECT** Mr. Alexander as 2023 Vice Chair Mr. Alexander, Ms. Bolino, Ms. Otter, and Mr. Pigott voting yea, the motion passed.

5. OPENING REMARKS

Ms. Nochta read the Opening Remarks into record.

OLD BUSINESS

RESIDENTIAL

**6. Docket No. 11-30-22
1446 Cohasset Ave.**

Applicant Christina Schmitz of Schmitz Design Co, for property owners Brian and Jasmin Meisterics, proposes the demolition of an existing detached garage and the construction of a new, two-story detached garage on the site. The property is in the R1H, Single Family High-Density District. (Page 3)

- Variance 1: Request a variance to exceed the maximum permitted rear lot coverage for accessory structures. Permitted accessory rear lot coverage is 25% of the rear yard. In this instance, the rear yard is given as 2,550 square feet, the proposed accessory structure is 720 sq feet or 28.2%. Request a variance to exceed permitted rear lot coverage by 82 square feet to build a 720-square-foot garage as proposed. Pursuant to section 1121.09(c) Maximum Lot Coverage (Ord. 91-95. Passed 10-7-1996.)

Applicant Christina Schmitz of Schmitz Design Co., and Brian Meisterics, property owner, were present to explain the request. The members asked how the previous and current proposals differed, appreciated the applicant and owner's patience, said it was a modest request, asked for clarification of the phrase "usable space". Staff provided the administrative comments. No public comment was received prior to the meeting.

A motion was made by Ms. Otter, seconded by Ms. Bolino to **APPROVE** the request as presented. Mr. Alexander, Ms. Bolino, Ms. Otter, and Mr. Pigott voting yea, the motion passed.

NEW BUSINESS

RESIDENTIAL

7. Docket No. 12-32-22 1655 Roosevelt Ave

Applicant and homeowner Christopher Walling proposes the construction of a new garage on the site of a previously demolished garage. The proposed garage has a calculated height of 19 feet, permitted maximum is 15 feet. The property is in the R1H, Single Family High-Density District. (Page 11)

- Variance 1: Request a variance to exceed the maximum permitted height of an accessory structure. The permitted accessory structure height is 15 feet calculated. The proposed garage height is calculated at 19 feet. Request a variance to exceed the permitted maximum height by 4 feet, as proposed. Pursuant to section 1121.05(b) Height Regulations (Ord. 91-95. Passed 10-7-1996.)

Applicant and homeowner Christopher Walling was present to explain the request. The day of the meeting, he submitted an updated proposal electronically which did not allow enough time for administrative review prior to the meeting. Staff presented the administrative comments. The members said the height issue remained. No public comment was received prior to the meeting. Staff encouraged the applicant to contact his neighbors for letters of support.

A motion was made by Ms. Otter, seconded by Ms. Bolino to **DEFER** the request. Mr. Alexander, Ms. Bolino, Ms. Otter, and Mr. Pigott voting yea, the motion passed.

8. Docket No. 01-01-23 12903-05 Plover St.

Applicant and property owner, Patricia Levstik proposes the construction of a small one-story addition onto the rear of the eastern unit of an existing side-by-side two-family home. The property is located in the R2, Single- and Two-Family District. (Page 23)

- Variance 1: Request a variance to construct an addition on the rear of the home which will reduce the size of the rear yard to 32 feet, which is less than the required minimum of 40 feet. Request a variance to reduce the size of the rear yard by 8 feet as proposed. Pursuant to section 1123.07 Minimum Yard Requirements (Ord. 91-95. Passed 10-7-1996.)

Applicant and property owner, Patricia Levstik was present to explain the request. The members confirmed the dimensions. Staff presented the administrative comments. When asked if the administrative received public comment prior to the meeting, Ms. Nochta relayed a conversation with the adjoining property owner who said the proposal posed no problem. The members said it was a modest request.

A motion was made by Ms. Otter, seconded by Ms. Bolino to **APPROVE** the request as presented. Mr. Alexander, Ms. Bolino, Ms. Otter, and Mr. Pigott voting yea, the motion passed.

COMMERCIAL

**9. Docket No. 12-31-22
12800 Madison Ave.
Winwood Properties**

Applicant James Ptacek of Larsen Architects, for property owner Winwood Properties, proposes the conversion of the third-floor attic space in an existing multi-family building to an apartment with a small unroofed patio deck on the existing rear two-story addition. The property is located in the C2, Commercial Retail District. (Page 28)

- Variance 1: Request a variance to exceed the allowable height for an unroofed patio deck. The maximum permitted height for an unroofed patio deck is 42 inches, as the proposed unroofed patio deck will be at a maximum height of 23 feet. The deck will be constructed within the existing footprint of the structure, and the area of the deck will be approx. 112 sq. ft. Request a variance to exceed the maximum allowable height of an unroofed patio deck by 234 inches above the permitted 42 inches, as proposed. Pursuant to section 1127.03(d) Permitted Accessory Uses (Ord. 24-98. Passed 5-18-1998.)

Applicant James Ptacek of Larsen Architects was present to explain the request. The members asked about the current use and said it was a nice project. Staff presented the administrative comments. No public comment was received prior to the meeting.

A motion was made by Ms. Otter, seconded by Ms. Bolino to **APPROVE** the request as presented. Mr. Alexander, Ms. Bolino, Ms. Otter, and Mr. Pigott voting yea, the motion passed.

ADJOURN

A motion was made by Ms. Otter, seconded by Ms. Bolino to **ADJOURN** the meeting at 7:02 p.m. All the members voting yea, the motion passed.



Signature



Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

- 1. Christina Schmitz
- 2. Brian Meisterics
- 3. Chris Walling
- 4. Patricia Lerstik
- 5. Jim Frock
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____

- Chris Schmitz
- Brian Meisterics
- Chris Walling
- Patricia Lerstik
- Jim Frock
- _____
- _____
- _____
- _____
- _____
- _____

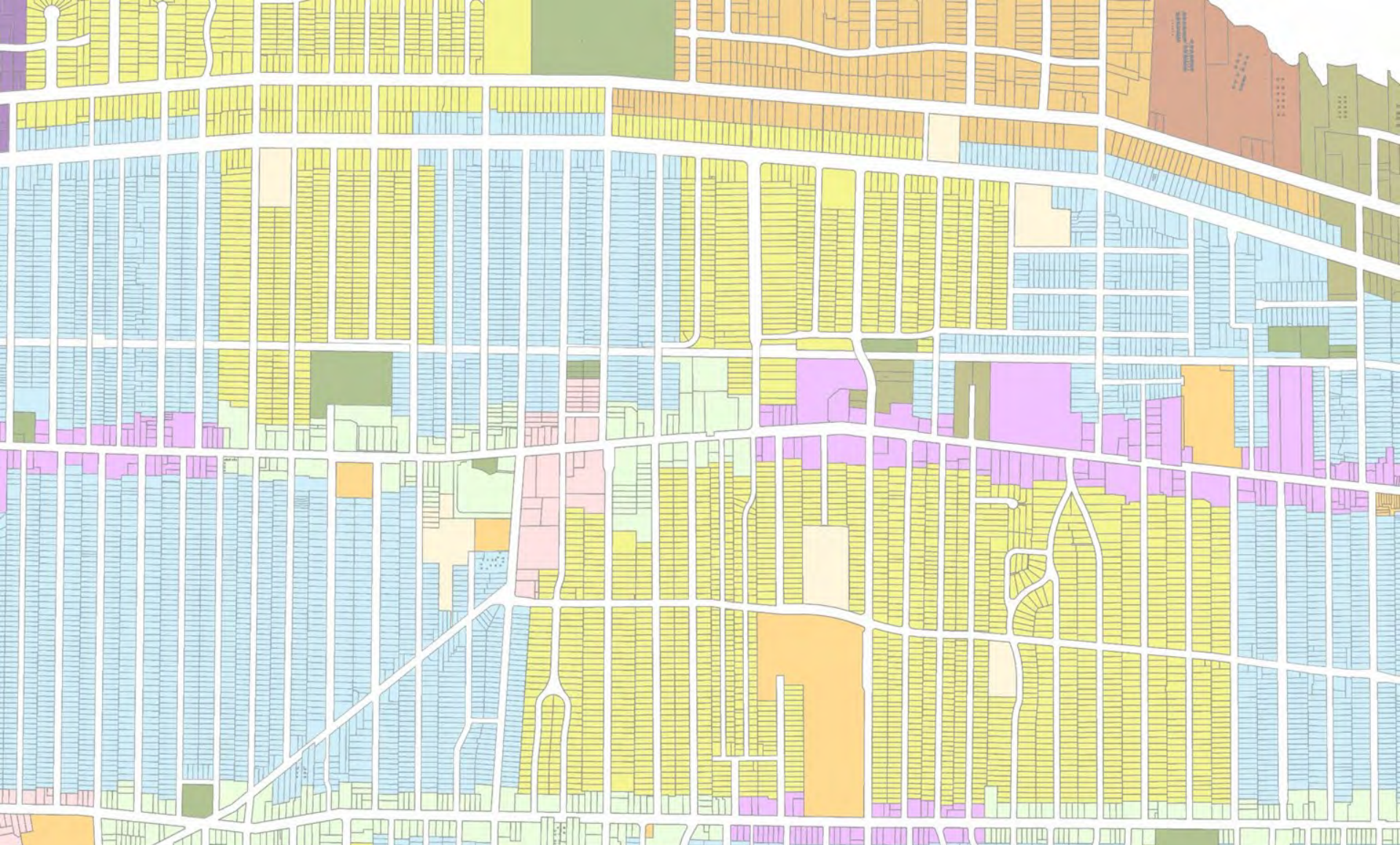
Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, January 19, 2023

page 1 of 1



Board of Zoning Appeals

1173.04 Variances

Factors to be considered and weighed when determining whether an applicant will experience practical difficulty:

1. Whether there exist site conditions (narrowness, shallowness, or topography) unique to property in question that are not applicable generally to other lands or structures in same zoning district;
2. Whether property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether property in question abuts a less restrictive zoning district;
3. Whether property in question will yield a reasonable return or whether there can be any beneficial use of property without the variance(s);
4. Whether variance(s) is substantial;
5. Whether essential character of neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);
6. Whether variance(s) would adversely affect delivery of governmental services (e.g., water, sewer, refuse removal);
7. Whether property owner purchased property with knowledge of zoning restriction;
8. Whether property owner's predicament feasibly can be obviated through some method other than a variance(s); and
9. Whether spirit/intent of Code would be observed, and substantial justice done by granting the variance(s).

(Ord. 91-95. Passed 10-7-1996.)



A background map showing various colored zoning districts in shades of yellow, green, blue, and purple, with white lines representing streets.

Board of Zoning Appeals-

Pre-review: 6:00-6:30 p.m.

Regular Meeting: 6:30 p.m.

Members

Chair:

Vice Chair:

Meghan Otter

Jeffrey Pigott

Michael Alexander

Jillian Bolino

Staff

Board Secretary: Michelle Nochta

Legal Counsel: Myriam Miranda

Building Department: Justin Maskaluk

Board of Zoning Appeals

January 19, 2023 Agenda

1. Oath
2. Roll Call
3. Defer vote on November 17, 2022 minutes
4. ELECTION OF 2023 CHAIR AND VICE CHAIR
5. Opening Remarks
6. **OLD BUSINESS**
7. 1446 Cohasset – Christina Schmitz of Schmitz Design for property owner Brian Meisterics
8. **NEW BUSINESS**
9. 1655 Roosevelt Ave. – applicant and property owner Christopher Walling
10. 12903-05 Plover St. Applicant and property owner Patria Levstik
11. 12800 Madison Ave.- architect J.P. Ptacek of Larsen Architects for the property owner Winwood Properties
12. Adjourn

A detailed zoning map of a city, showing various colored zones (yellow, blue, green, orange, pink) and street layouts. The map is the background for the entire slide.

Oath for new member Jeffrey Pigott



Board of Zoning Appeals

A detailed zoning map of a city, showing a grid of streets and various colored zones. The colors include yellow, light blue, light green, light purple, light orange, and light pink. A large white rectangular box with a black border is centered over the map.

Roll Call



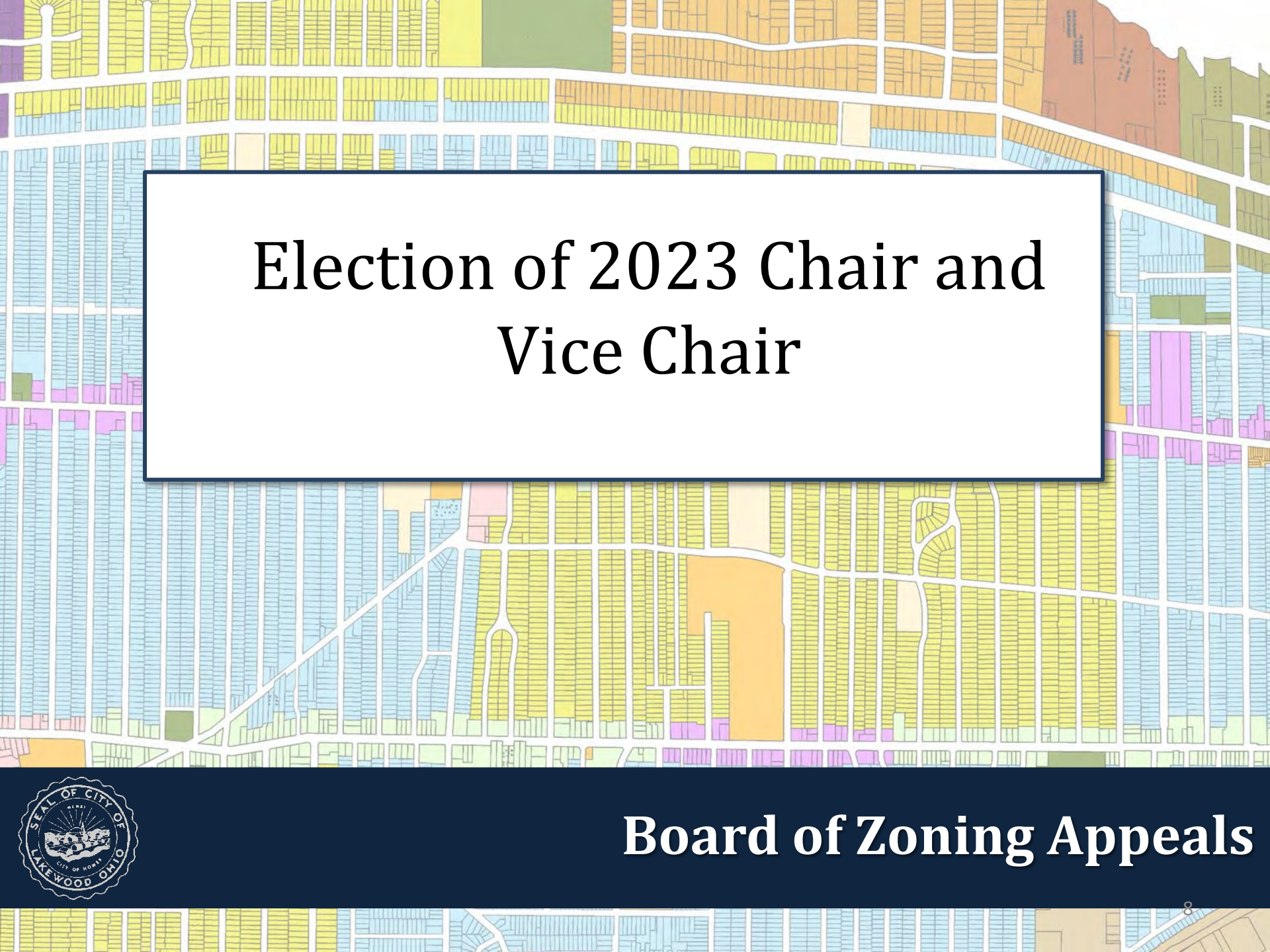
Board of Zoning Appeals

A detailed zoning map of a city, showing various colored zones (yellow, blue, green, orange, pink) and street layouts. The map is the background of the entire slide.

Approve Meeting Minutes for November 17, 2022



Board of Zoning Appeals

A detailed zoning map of a city, showing a grid of streets and various colored zones. The colors include yellow, blue, green, orange, pink, and purple. A white rectangular box with a black border is centered on the map, containing the title text.

Election of 2023 Chair and Vice Chair



Board of Zoning Appeals

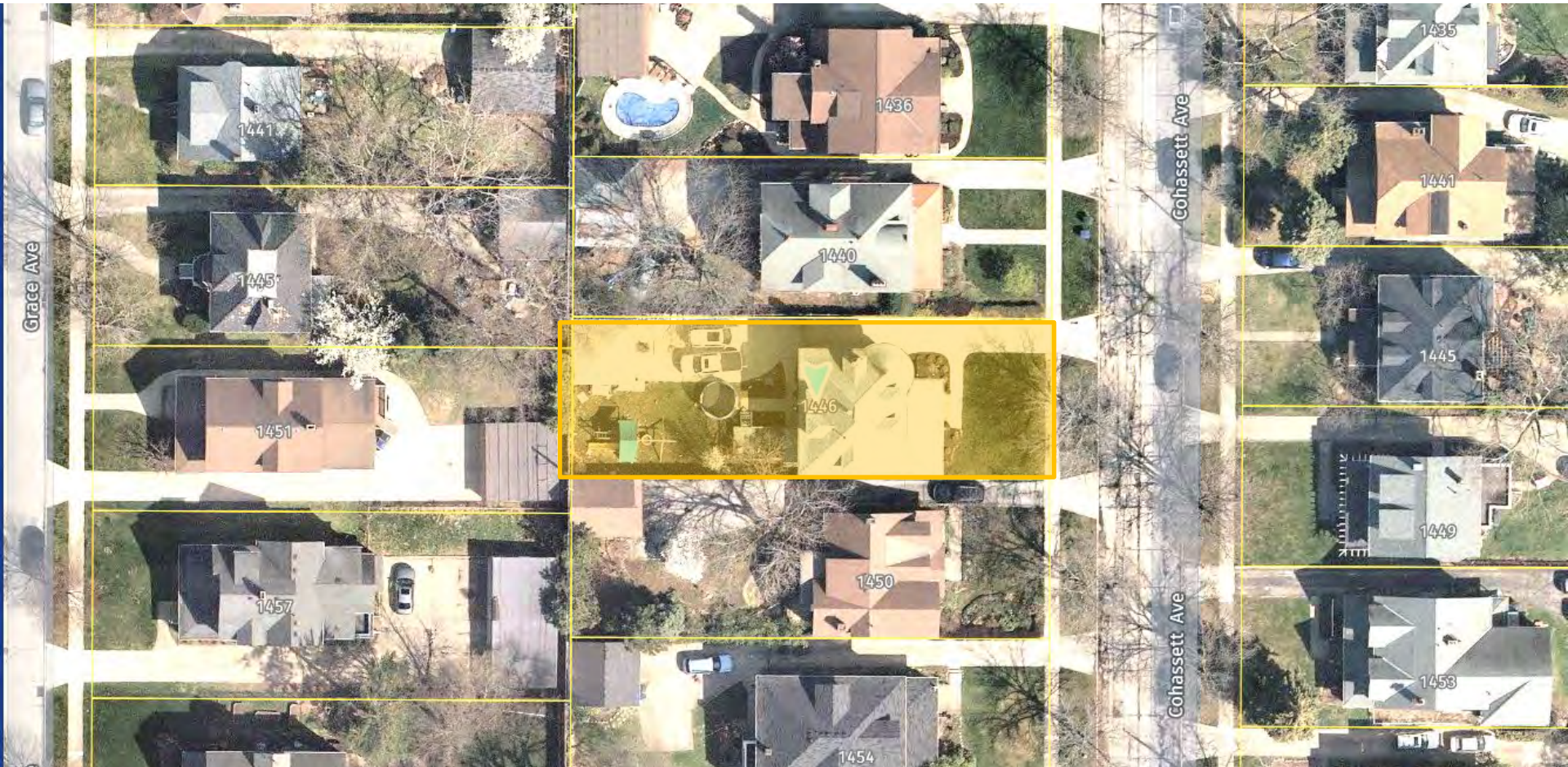


Opening Remarks



Board of Zoning Appeals

1446 Cohasset



Docket No. 11-30-22 1446 Cohasset Ave

Applicant Christina Schmitz of Schmitz Design Co, for property owners Brian and Jasmin Meisterics, proposes the demolition of an existing detached garage and the construction of a new two-story detached garage. The property is in the R1H, Single Family High-Density District.





1446 Cohasset Avenue

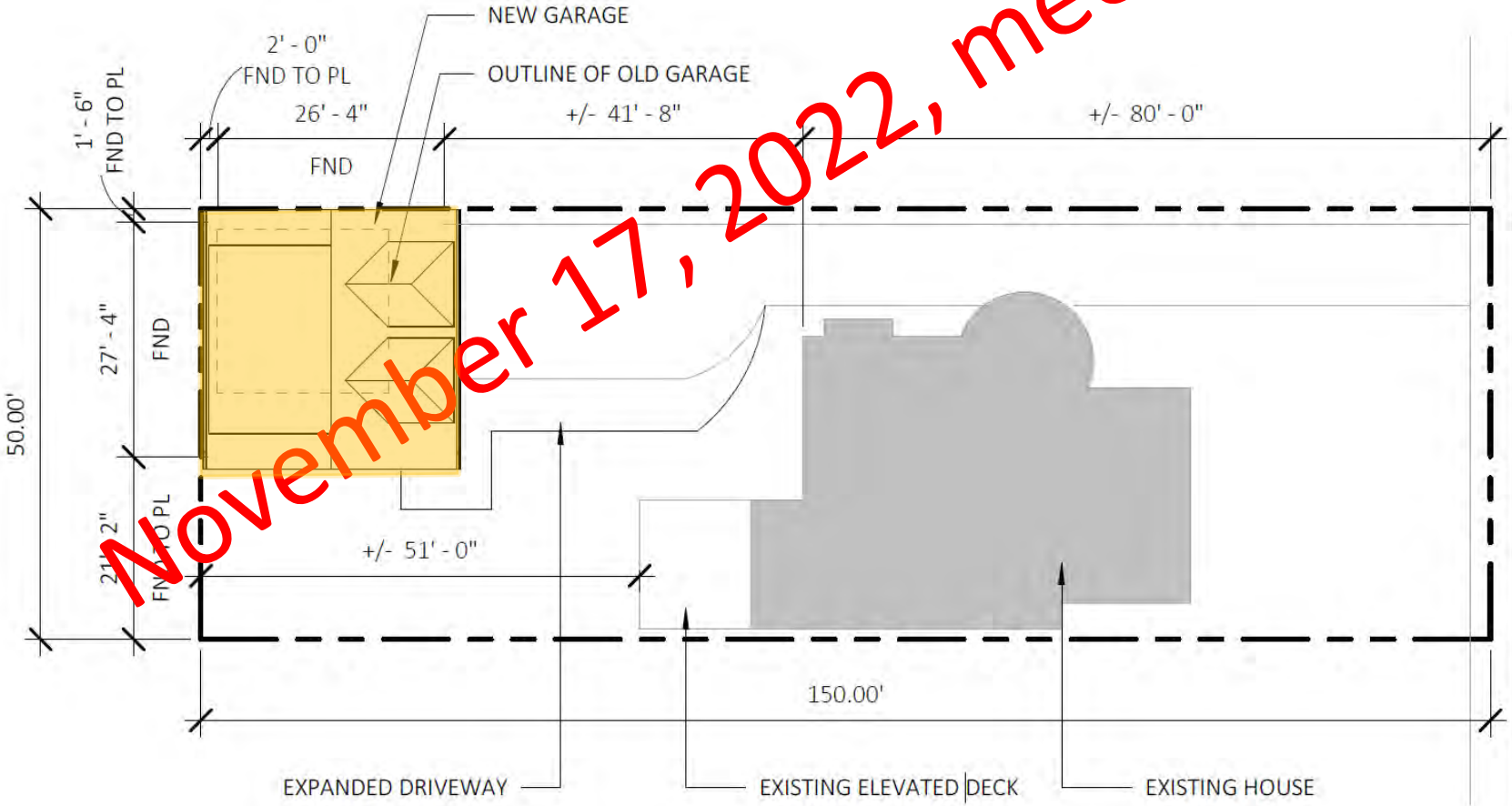
1. Docket No. 11-30-22
1446 Cohasset Ave.

Applicant Christina Schmitz of Schmitz Design Co, for property owners Brian and Jasmin Meisterics, proposes the demolition of an existing detached garage and the construction of a new two-story detached garage. The property is in the R1H, Single Family High-Density District. (Page 2)

- Variance 1: Request a variance to exceed the maximum permitted rear lot coverage for accessory structures. Permitted accessory rear lot coverage is 25% of the rear yard. In this instance, the rear yard is given as 2,550 square feet, proposed accessory structure is 720 sq feet or 28.2%. Request a variance to exceed permitted rear lot coverage by 82 square feet to build a 720 square foot garage as proposed. Pursuant to section 1121.09(c) Maximum Lot Coverage (Ord. 91-95. Passed 10-7-1996.)
- Variance 2: Request a variance to exceed the permitted maximum height for accessory structures. Permitted accessory structure height is 15 feet to the midpoint from grade, proposed accessory structure height is given as 16 feet one inch to the midpoint from grade. Request a variance of 1 foot and 1 inch to build a two story garage, as proposed. Pursuant to section 1121.05 Height Regulations (Ord. 91-95. Passed 10-7-1996.)



November 17, 2022, meeting



1446 Cohasset Avenue

Docket No. 11-30-22
1446 Cohasset Ave.

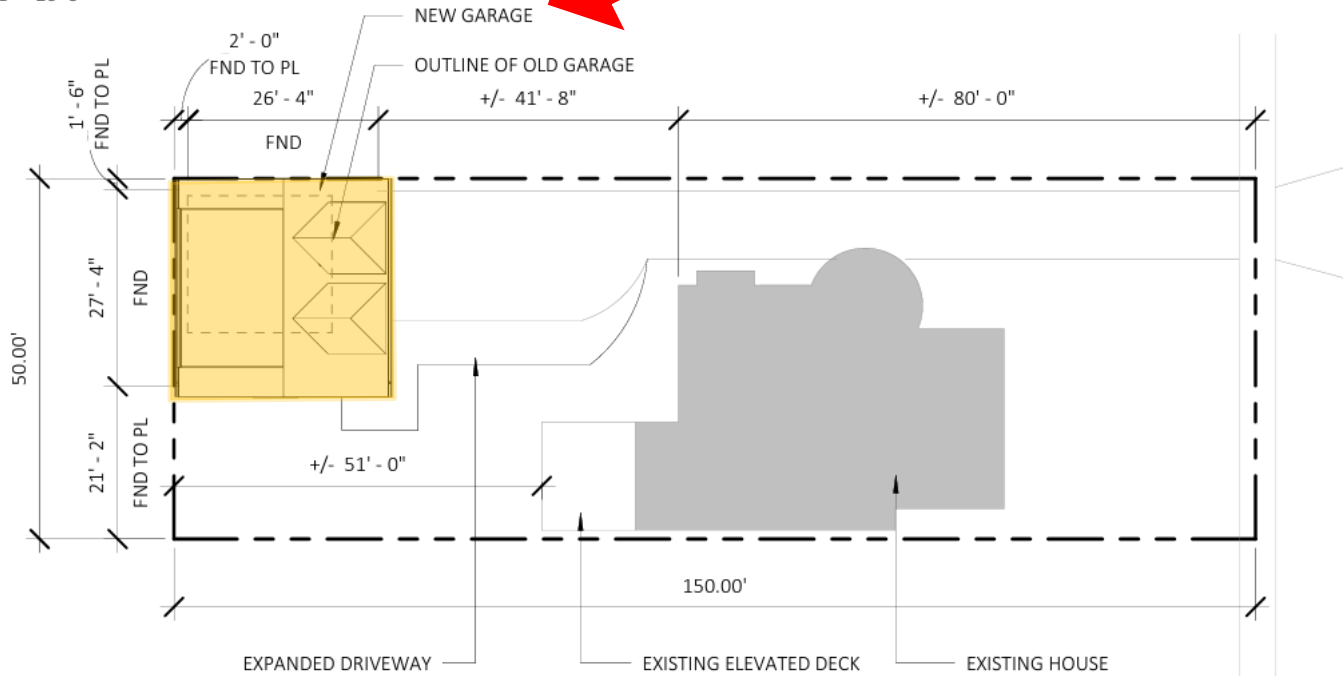
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UPDATED PLANS

SITE PLAN

SCALE: 1" = 20'-0"



ZONING INFORMATION:

Parcel No: 315-07-058
 Year Built: 1906
 District: R1H - Resider

Accessory Structures:
 Area: Shall not exceed 480 SF or 25% of lot area
 Height: 15' above grade.
 Setbacks: 18" min. from any lot line.

COHASSETT AVE.

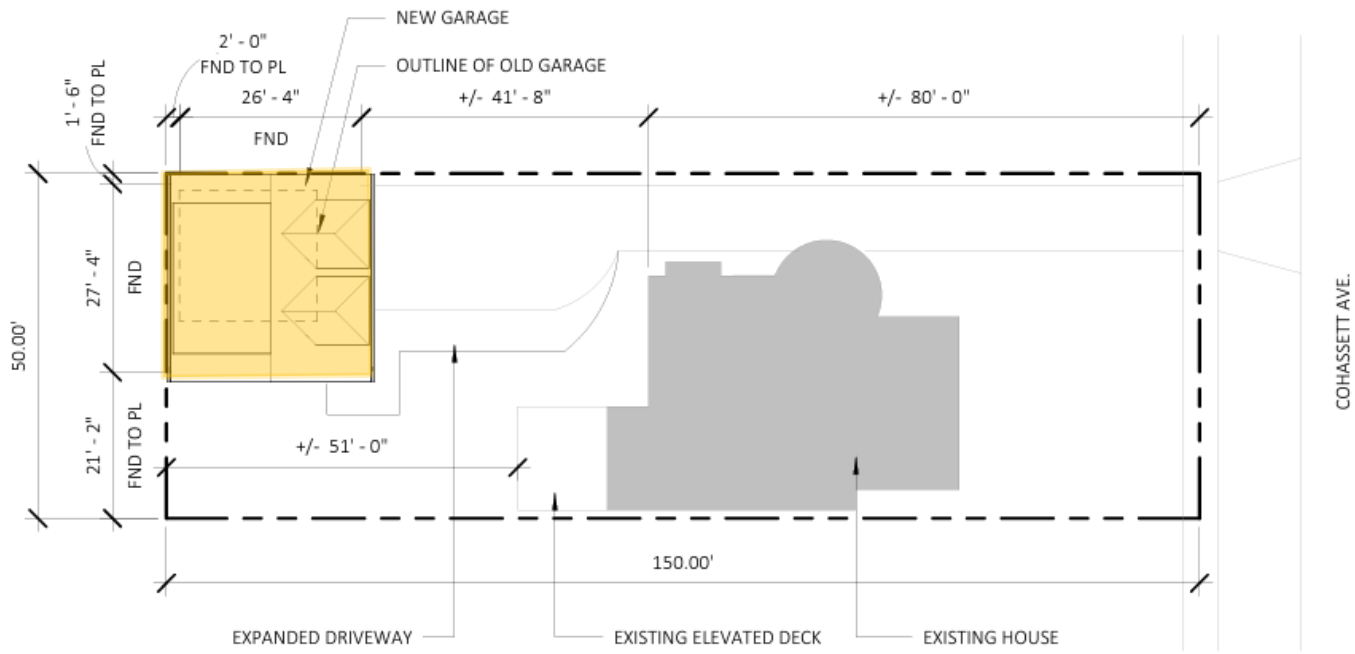




East Elevation

Brian Meisterics - Two-Car Garage
 1446 Cohasset Ave.
 Lakewood, Ohio 44107





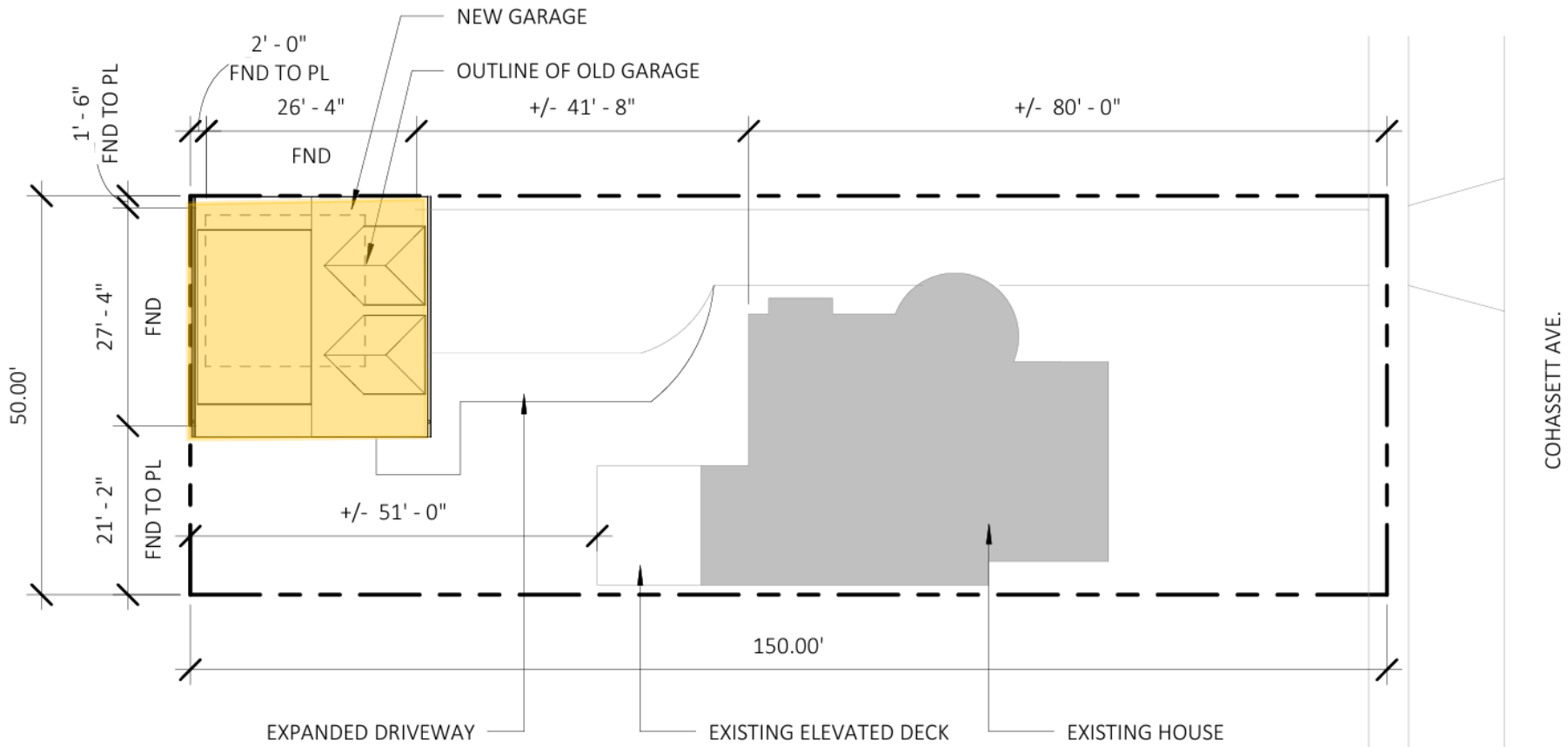
ZONING INFORMATION:

Parcel No: 315-07-058
 Year Built: 1906
 District: R1H - Residential, Single Family (High Density)

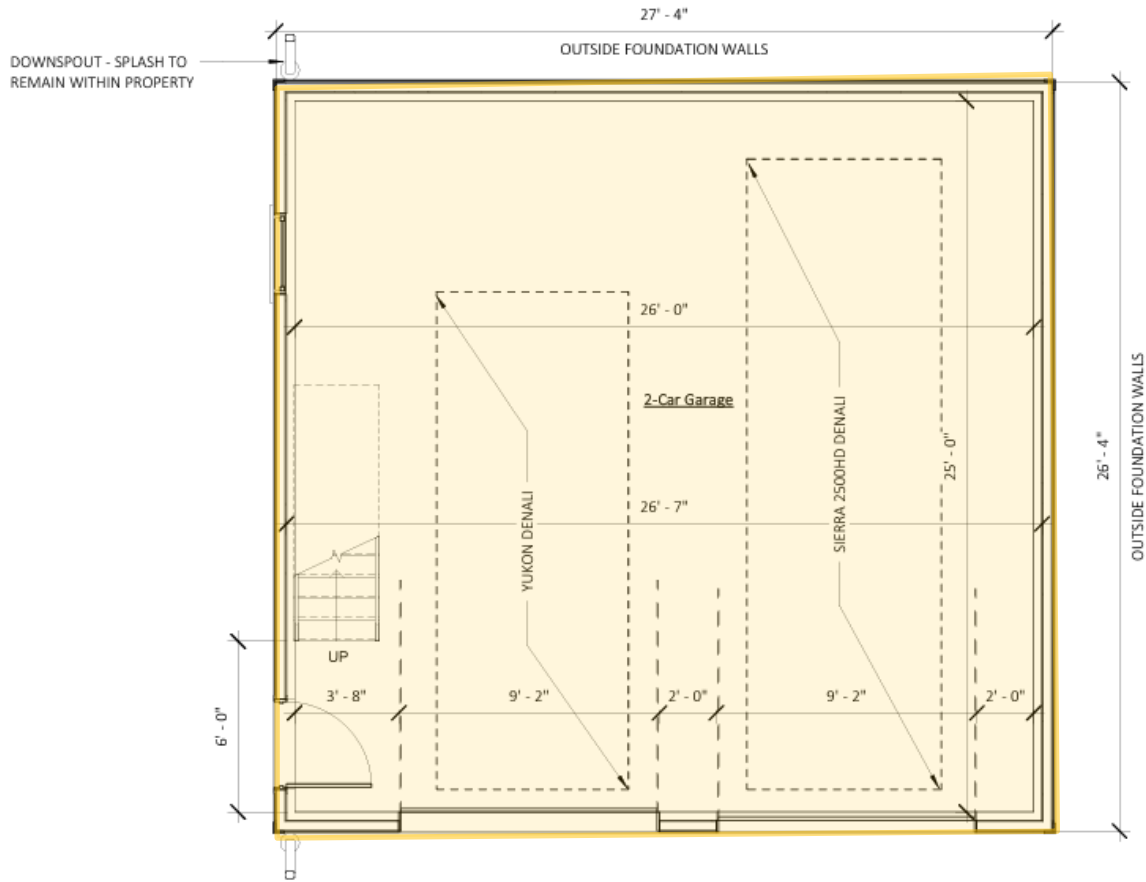
Accessory Structures:
 Area: Shall not exceed 480 SF or 25% of the rear yard area, whichever is greater.
 Height: 15' above grade.
 Setbacks: 18" min. from any lot line.



1446 Cohasset Avenue



1446 Cohasset Avenue



First Floor Plan

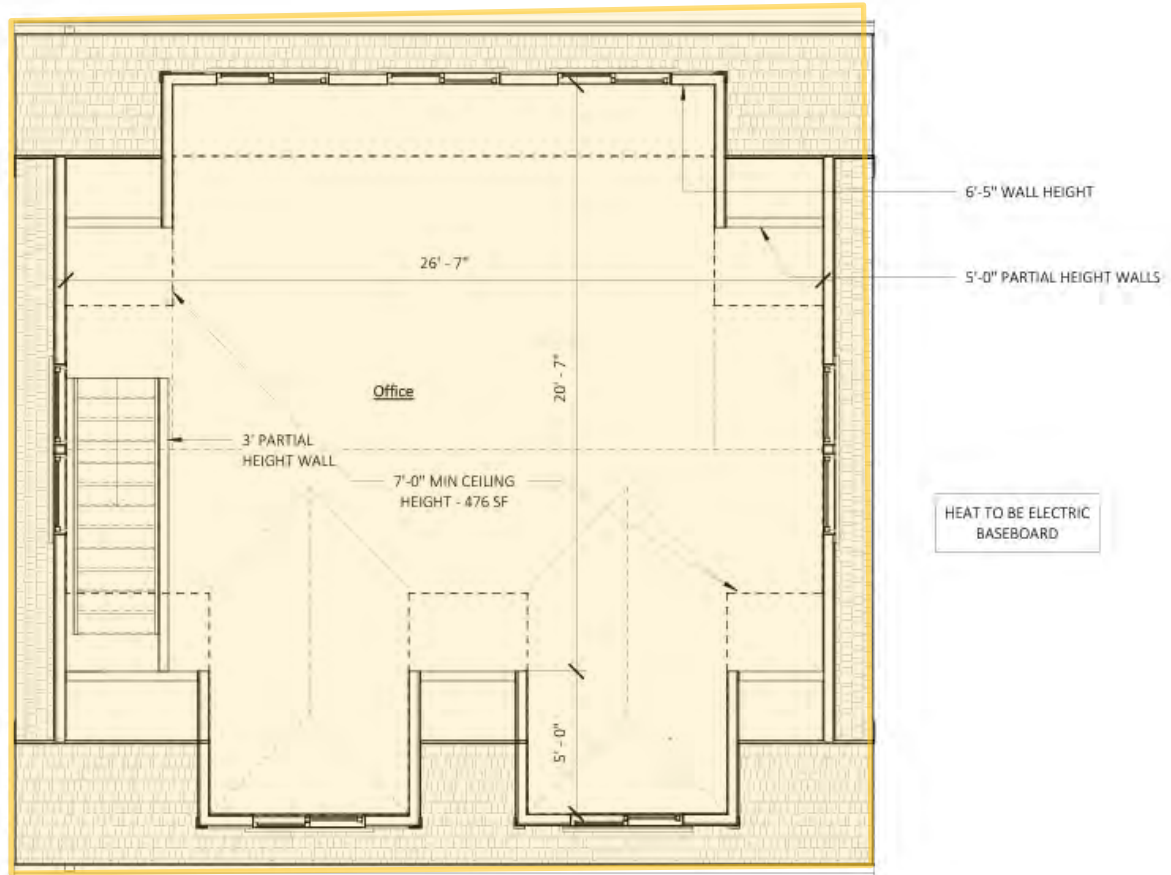
Brian Meisterics - Two-Car Garage
 1446 Cohasset Ave.
 Lakewood, Ohio 44107



Scale: 1/4" = 1'-0"
 Date: 11-02-2022



1446 Cohasset Avenue



Loft Floor Plan

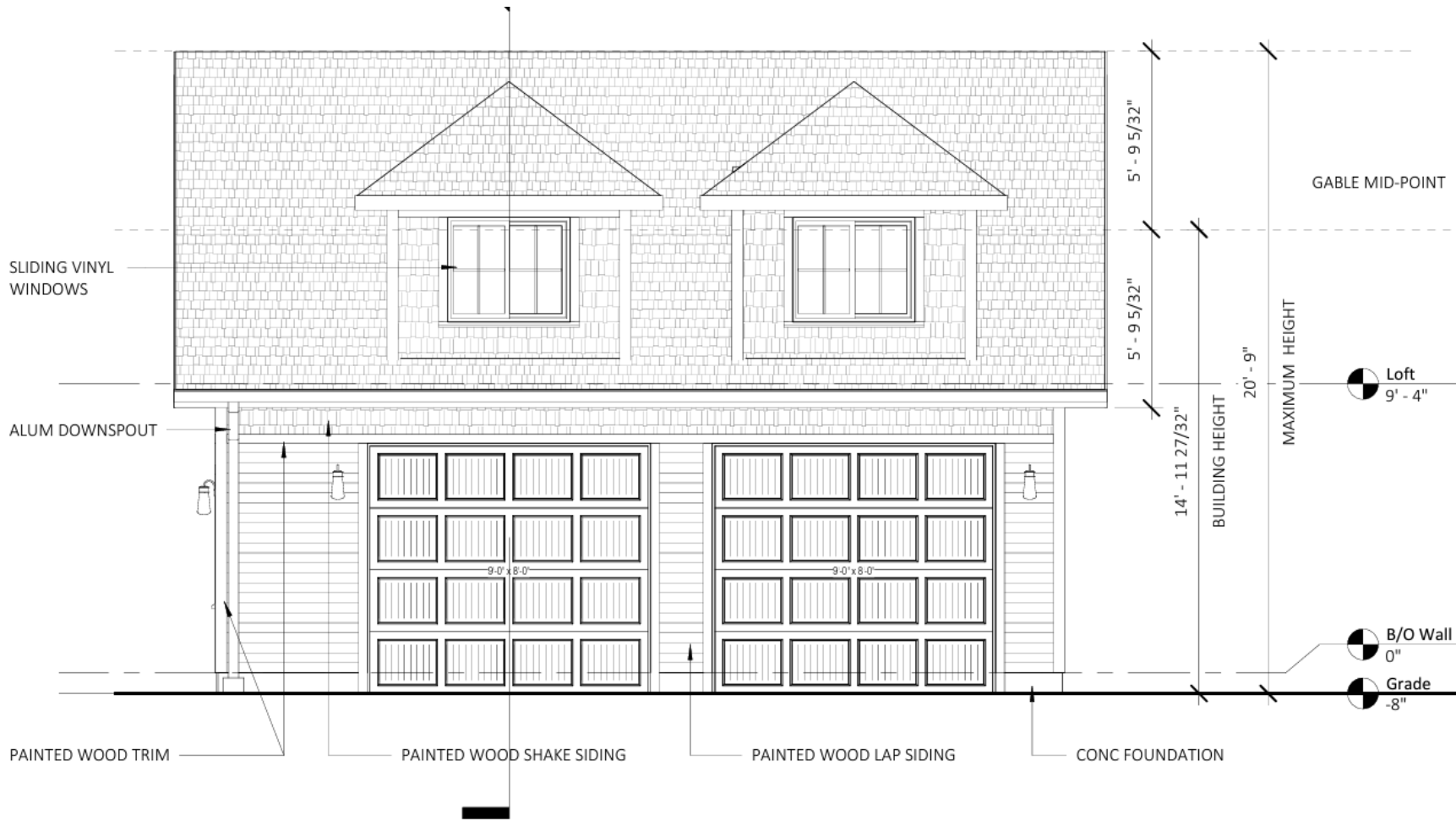
Brian Meisterics - Two-Car Garage
 1446 Cohasset Ave.
 Lakewood, Ohio 44107



Scale: 1/4" = 1'-0"
 Date: 10-28-2022



1446 Cohasset Avenue



A East Elevation
 1/4" = 1'-0"



1446 Cohasset Avenue



B South Elevation
 1/4" = 1'-0"



1446 Cohasset Avenue



D North Elevation
1/4" = 1'-0"



1446 Cohasset Avenue



Loft
9' - 4"

ALUM DOWNSPOUT -
SPLASH TO REMAIN
WITHIN PROPERTY LINES

B/O Wall
0"

Grade
-8"

C West Elevation
1/4" = 1'-0"



1446 Cohassett Avenue



East Elevation
 Brian Meisterics - Two-Car Garage
 1446 Cohasset Ave.
 Lakewood, Ohio 44107

Scale: 1/4" = 1'-0"
 Date: 10-28-2022



1446 Cohasset Avenue

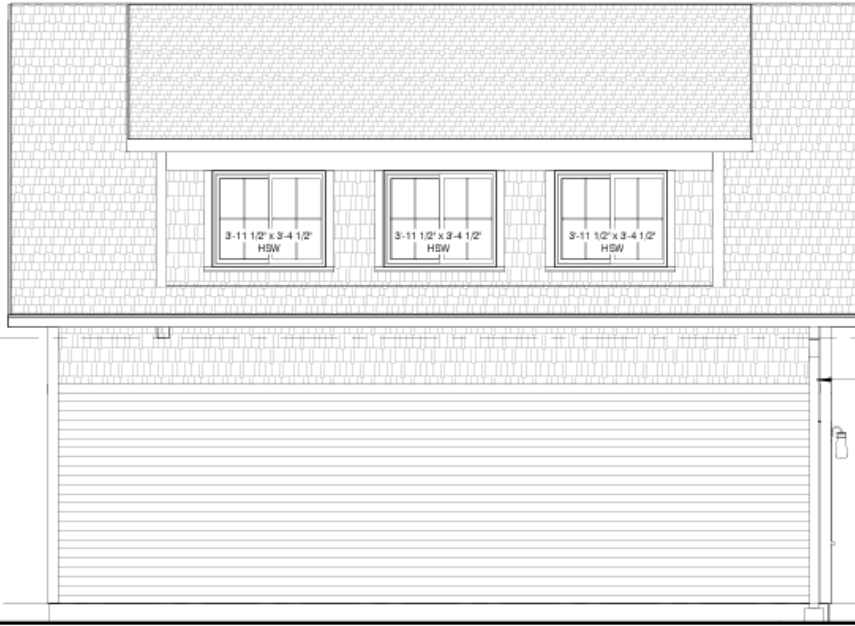


South Elevation
 Brian Meisterics - Two-Car Garage
 1446 Cohasset Ave.
 Lakewood, Ohio 44107

Scale: 1/4" = 1'-0"
 Date: 10-28-2022



1446 Cohasset Avenue



ALUM DOWNSPOUT -
SPLASH TO REMAIN
WITHIN PROPERTY LINES

West Elevation

Brian Meisterics - Two-Car Garage
1446 Cohasset Ave.
Lakewood, Ohio 44107



Scale: 1/4" = 1'-0"
Date: 10-28-2022



1446 Cohasset Avenue



North Elevation

Brian Meisterics - Two-Car Garage
 1446 Cohasset Ave.
 Lakewood, Ohio 44107

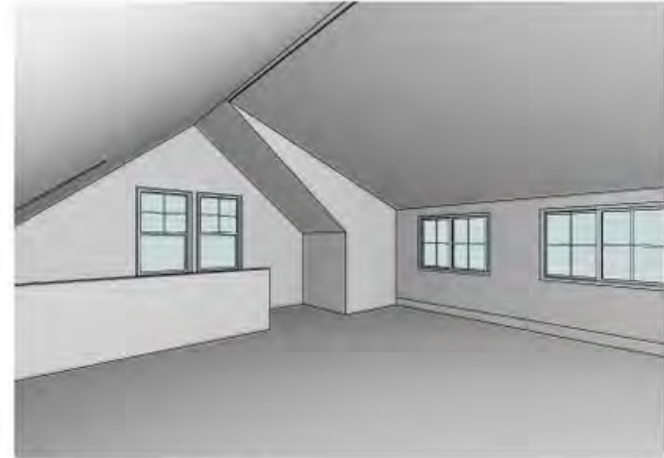
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1446 Cohasset Avenue



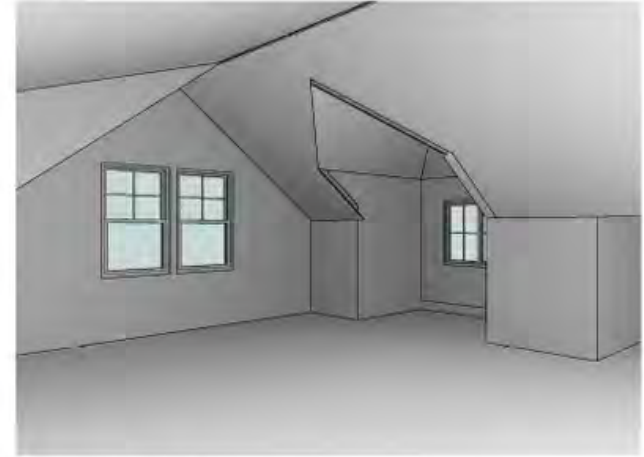
A Exterior Color



C Interior View Loft



B Exterior Color 2



D Interior Loft View 2

3D Views

Brian Meisterics - Two-Car Garage
1446 Cohasset Ave.
Lakewood, Ohio 44107



Scale:
Date: 11-02-2022

1446 Cohasset Avenue



A

Exterior Color



1446 Cohasset Avenue

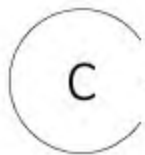
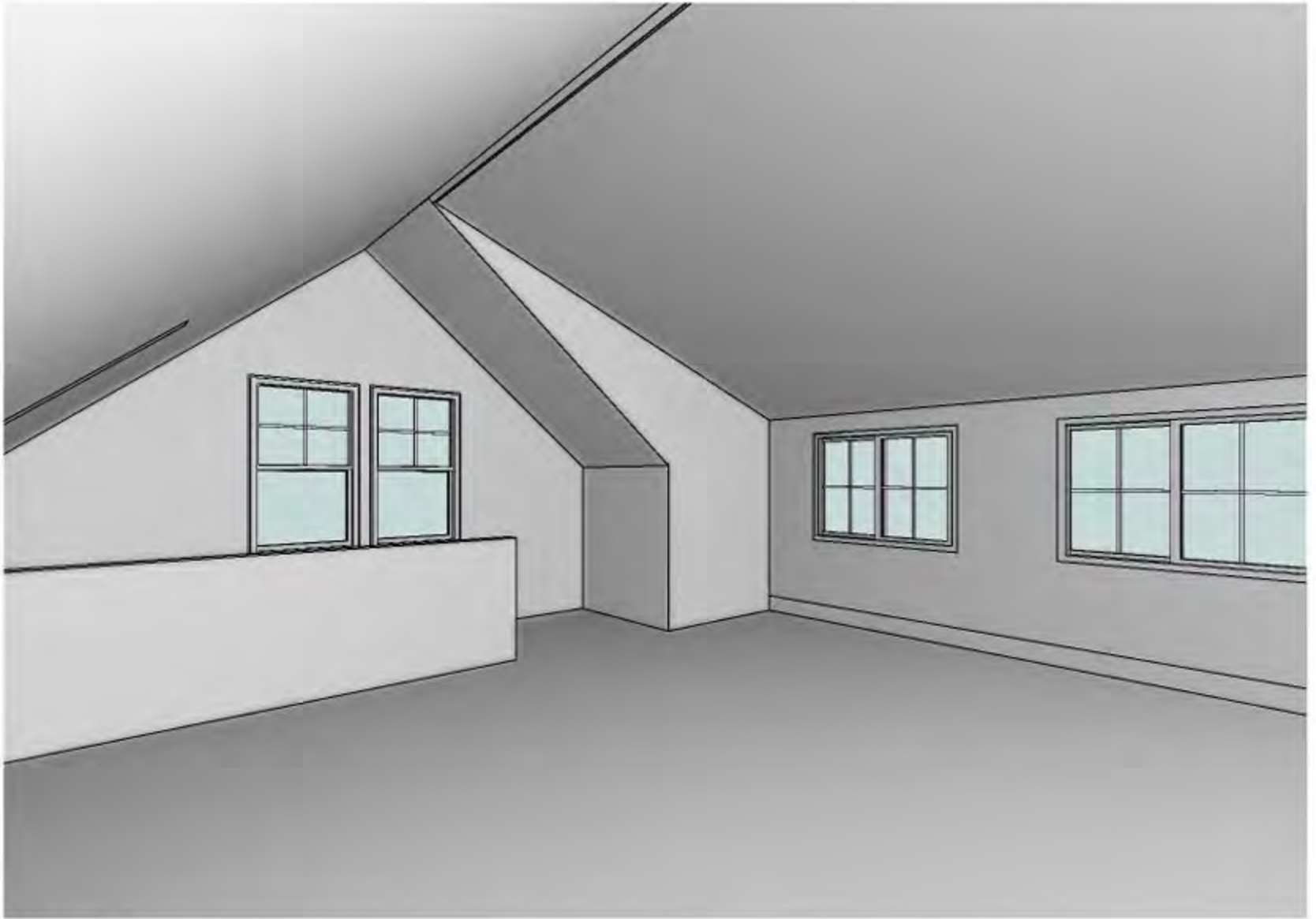


B

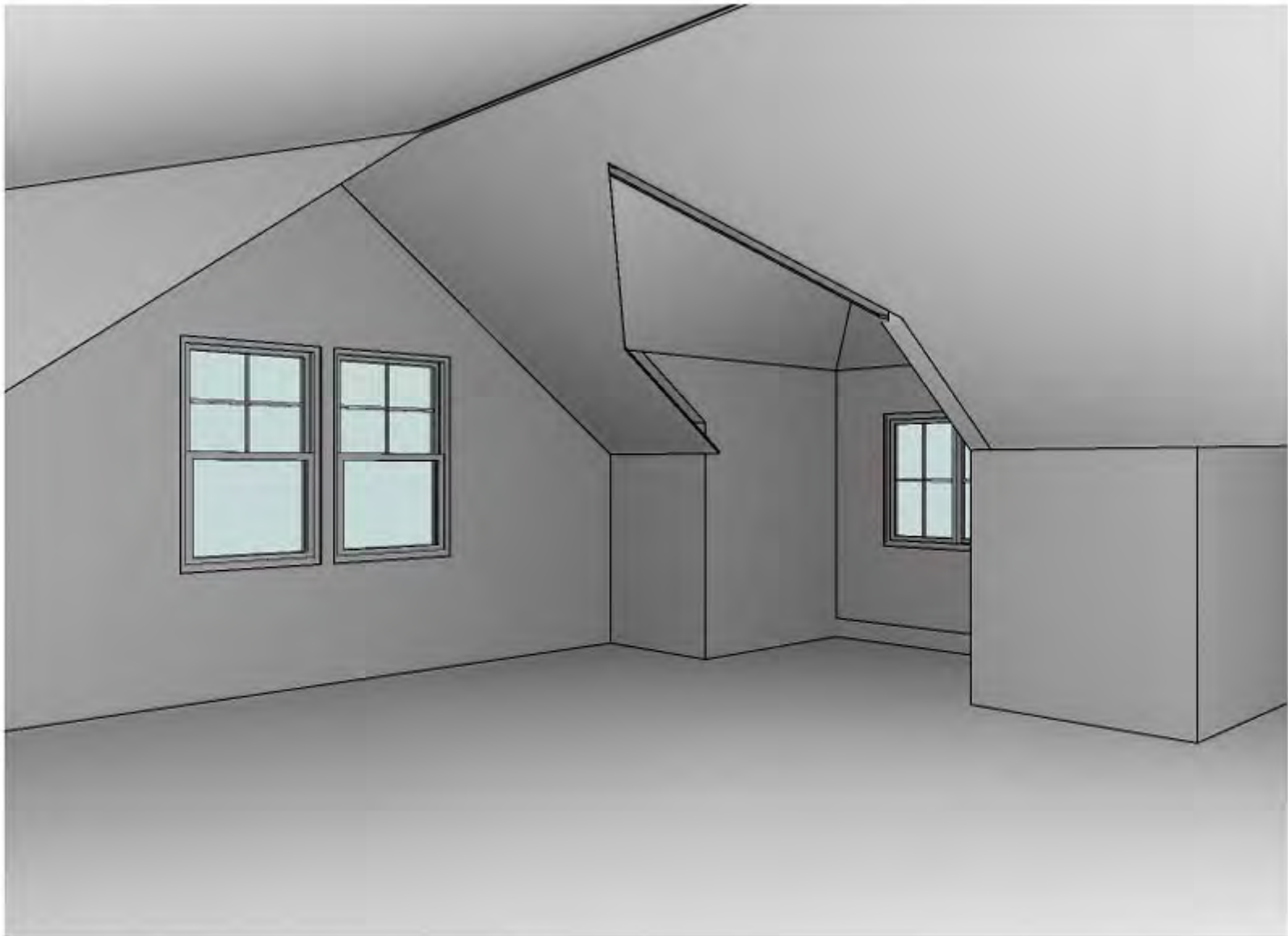
Exterior Color 2



1446 Cohasset Avenue



Interior View Loft



D

Interior Loft View 2





1446 Cohasset Avenue



1446 Cohasset Avenue



1446 Cohasset Avenue



1446 Cohasset Avenue



1446 Cohasset Avenue



1446 Cohasset Avenue



1446 Cohasset Avenue



1446 Cohasset Avenue

Administrative Comments

- Does not abut any commercial or industrial uses
- Can not be used as a dwelling unit, not permitted by code
- Of 21 garages on the west side of Cohasset between Franklin and Detroit, 2 had an area greater than 25%, average garage size is 17%



Owner/agent responses- 1173.04 Variances

Applicant responses to the factors to be considered and weighed when determining whether an applicant will experience practical difficulty:

- A smaller garage may work for some people, but the owner has a large truck and SUV and needs secure storage space for family bikes, sporting gear, etc. We believe the slightly larger garage will benefit the property for years to come for this family and any future owners as well.
- We are requesting a 82 square foot variance for the area of the garage. The rear yard area is measured at 2,550 SF due to the elevated deck in the backyard. 25% of that area is 638 SF. Our proposed garage structure is 720 SF. No, the character of the neighborhood would not be altered. Surrounding properties would see a slightly larger garage but it is still in scale with the large size of the homes in the area.
- Not granting a variance would make the loft space unusable as a work area. The ceiling heights would not work. The owner's truck requires an 8ft 6 inches tall garage door so we can not drop the height on the garage level either. The area is needed for the size of the trucks and storage the family needs.
- Yes, we are keeping the variance request to the minimal amount of additional space needed and keeping the required setbacks.





Public Comment

Received via email-

Meeting attendee(s)



1446 Cohasset Ave

Docket No. 11-30-22
1446 Cohasset Ave.

UPDATED

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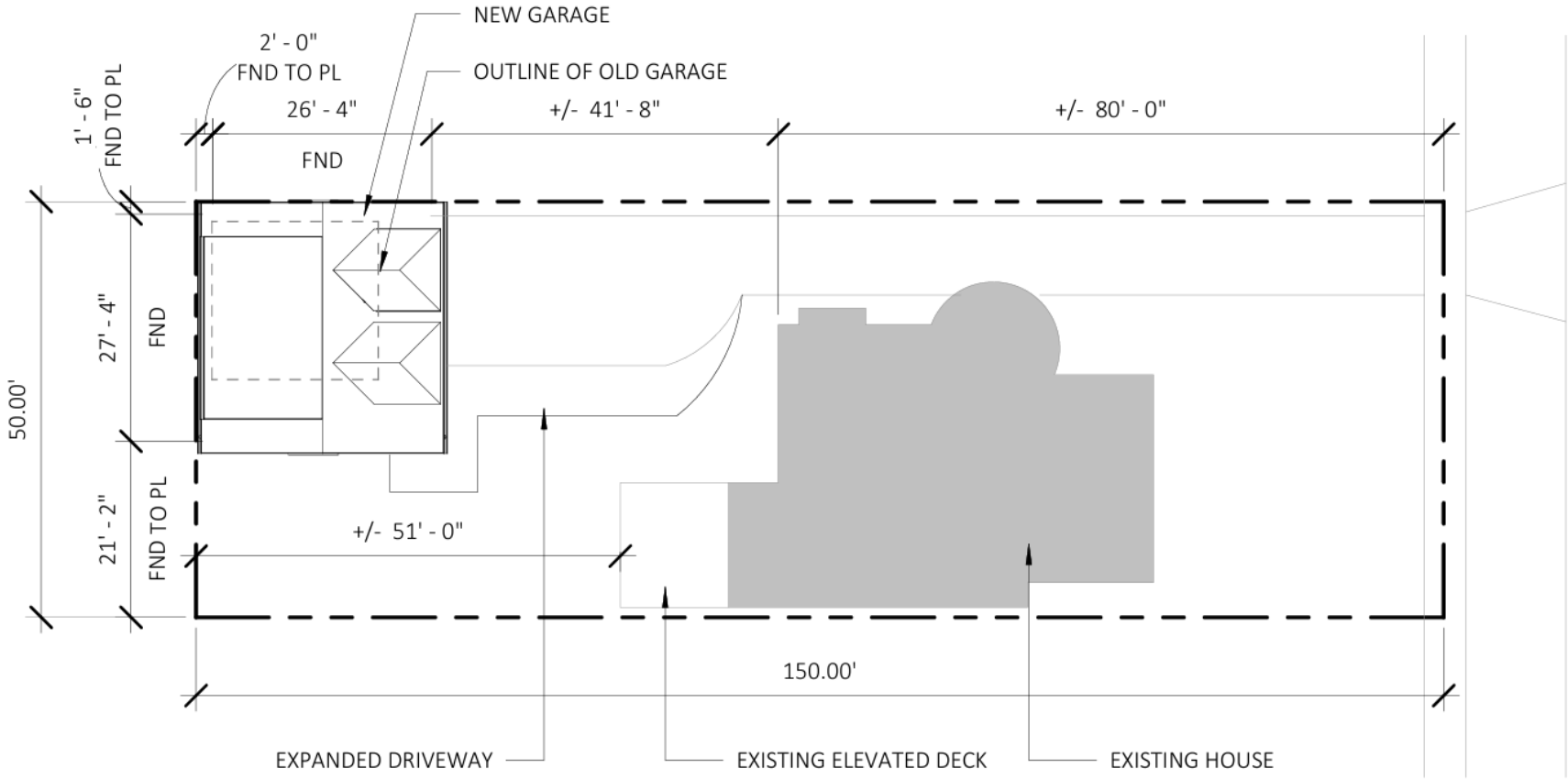
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SITE PLAN

UPDATED

SCALE: 1" = 20'-0"



- Save
- Prefer
- Share
- Legal



1446 Cohasset Avenue

UPDATED



A East Elevation
1/4" = 1'-0"



1446 Cohassett Avenue

1655 Roosevelt



1655 Roosevelt Ave.

Docket No. 12-32-22
1655 Roosevelt Ave

Applicant homeowner Christopher Walling proposes the construction of a new garage on the site of a previously demolished garage. The proposed garage has a calculated height of 19 feet, permitted maximum is 15 feet. The property is in the R1H, Single Family High-Density District.

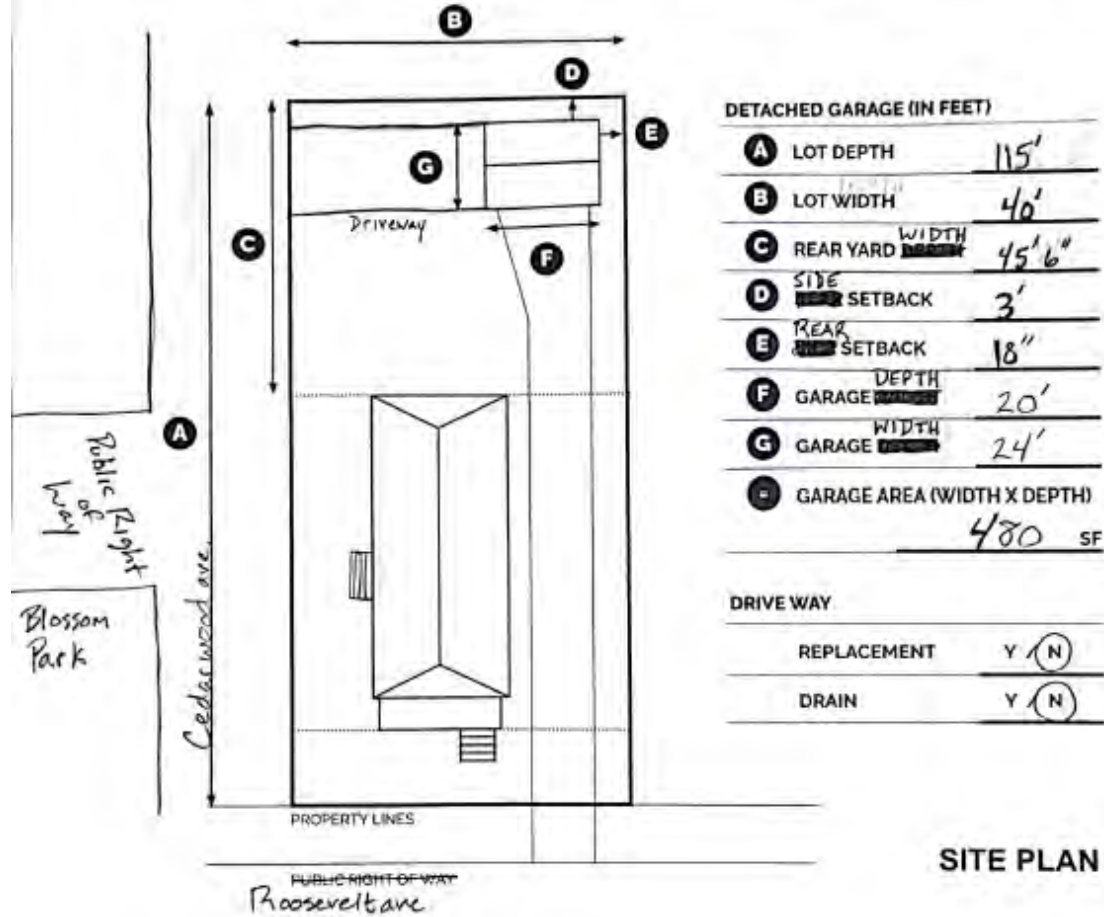
Variance 1: Request a variance to exceed the maximum permitted height of an accessory structure. The permitted accessory structure height is 15 feet calculated. The proposed garage height is calculated at 19 feet. Request a variance to exceed the permitted maximum height by 4 feet, as proposed. Pursuant to section 1121.05(b) Height Regulations (Ord. 91-95. Passed 10-7-1996.)



1655 Roosevelt Ave.

**DETACHED GARAGE PLACEMENT
 PLACEMENT WORKSHEET**

PROPERTY ADDRESS: 1655 Roosevelt ave, Lakewood, OH, 44107



1655 Roosevelt Ave.

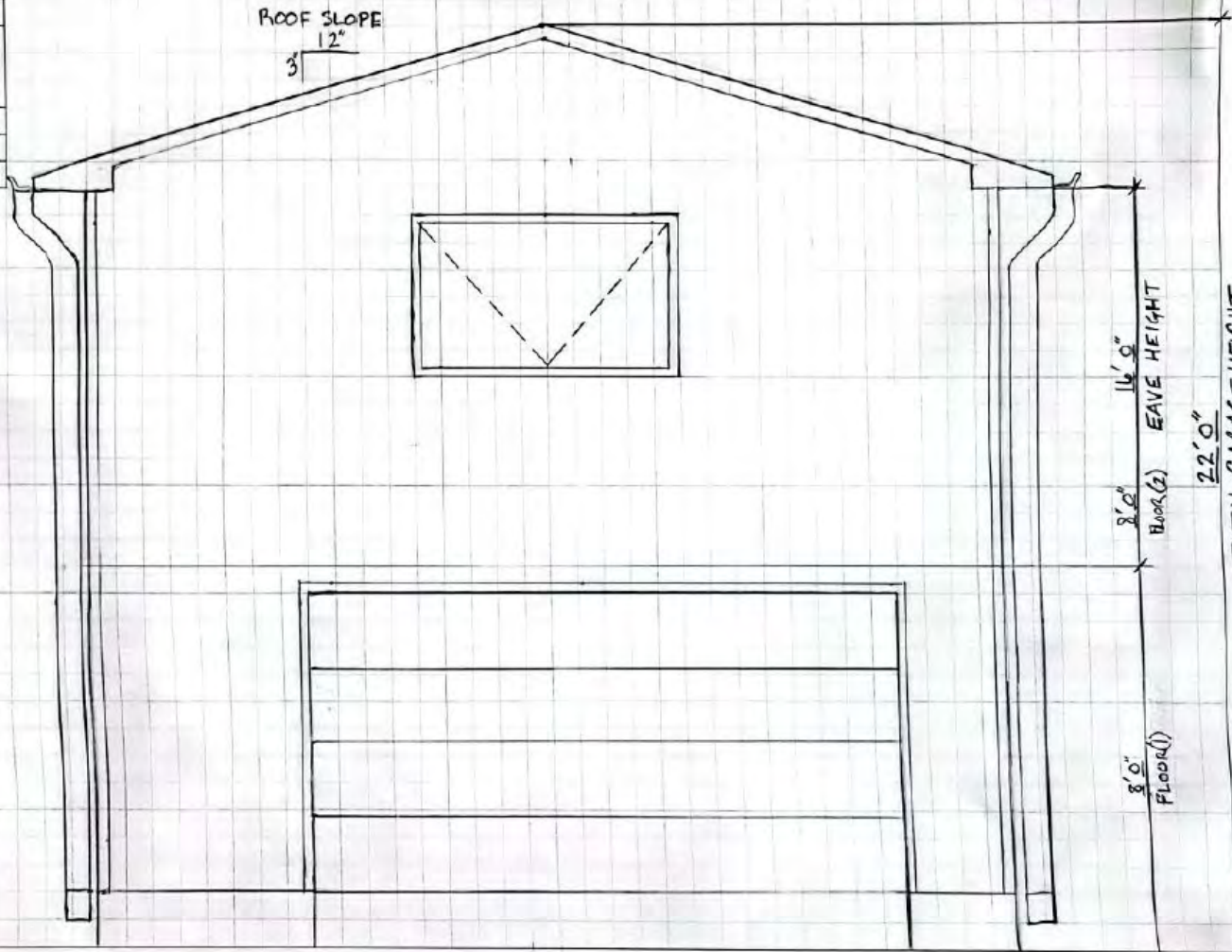


THE CONTRACTOR OF CHOICE®

Date	
Project	
Item of Work	3/12 Pitch Roof, TARCO WINDOW 32"x24" AWNING VINYL
Needed By	
Completed By	
Cell Phone #	

WINDOW = 32" x 24" AWNING
 GARAGE DOOR = 16' x 7'
 FRONTAGE = 24' WIDE

FRONT ELEVATION





1655 Roosevelt Ave.



1655 Roosevelt Ave.



Example submitted by applicant



1655 Roosevelt Ave.



Example submitted by applicant



1655 Roosevelt Ave.



1655 Roosevelt Ave.



1655 Roosevelt Ave.



1655 Roosevelt Ave.



1655 Roosevelt Ave.



1655 Roosevelt Ave.



1655 Roosevelt Ave.



1655 Roosevelt Ave.

Cedarwood Ave
d, Ohio
gle Street View
2 See more dates



Old garage from Google Streetview
Google



1655 Roosevelt Ave.



Old google shot of previous garage



1655 Roosevelt Ave.



Google 3-d facing east on Roosevelt



1655 Roosevelt Ave.

Administrative Comments

- Does not abut any commercial or industrial uses
- Survey of block of Roosevelt- no two-story garages
- Can not be used as a dwelling unit, not permitted by code
- The applicant has stated the reason for the height variance is for ease of construction- not having to cut the wood for the second-floor walls. Also, the space will be used for weight-lifting equipment.
- Applicant is working with West shore Technical School for the construction of the garage
- There was a garage of similar height approved on Clifton Rd in Sept. 2020, at 18147 Clifton Road, that parcel is 18,000 sq. feet and the garage is 125 ft from the Public Right of way.





House where a similar height variance was approved, garage is 125 feet from POW

Google

18147 Clifton Road



Administrative Comments

- Similar BZA Cases – Detached Garages (Mean Heights):
 - • 09-18-20 (18147 Clifton) – Garage/Art Studio (19.67') Lot size 17, 986 square feet, garage 125 ft from the public right of way.
 - • 02-03-19 (1235 Summit) – Garage/Art Studio (16.5')
 - • 07-15-18 (2063 Lakeland) – Denied (16') – Lot space to modify design horizontally
 - • 06-10-18 (2211 Clarence) – Condition: Incidental Storage Only (17') abutting industrial
 - • 03-04-18 (2091 Lakeland) – Denied (16.67') – Lot space to modify design horizontally
 - • 05-08-15 (1636 Alameda) – Condition: Incidental Storage Only (~15.5')
 - • 07-26-13 (1666 Lincoln) – Condition: Incidental Storage Only (~15.5')



Owner/agent responses- 1173.04 Variances

Applicant responses to the factors to be considered and weighed when determining whether an applicant will experience practical difficulty:

- **The parcel sits higher than street level.**
- Residential zoning all around.
- The property value will increase substantially from granting this variance and in turn, increase the value of the surrounding properties.
- This is a 2-story garage with a 4' height variance.
- There are many tall structures surrounding this property and would only alter the character in a positive way.
- This structure and variance would not cause a detriment to the neighboring properties. The garage sits further back than the neighboring property and will basically appear as another single-family home with a garage on the first floor and storage on the second floor. I've remained cognizant of my neighbors well being for their property throughout the designing of this project and spoke with them personally. They raised no issue with what I'm planning.
- When I bought the property, the existing garage was structurally unsound and would sway from my body weight pushing against it. I felt compelled to have it razed for the safety of myself and my neighbor's property. I never wanted to raze the previous garage, but since it was necessary, and now I have a blank canvas, I figured why not build as large as I can to maximize the value, again keeping in mind of my neighbors.



Owner/agent responses- 1173.04 Variances

Applicant responses to the factors to be considered and weighed when determining whether an applicant will experience practical difficulty:

- No, I am in no predicament and do not wish to obviate from my plans for the height variance. If I did, it would limit the head space in the second floor and would not achieve the goals I set out to do.
- Yes, I believe the spirit of the code will remain intact by granting this 4' variance. There are many tall structures around this property, including the subject property. This would conform to those structures while keeping the integrity of the neighborhood's likeness. Basically, this is going to look really amazing once it's finished by the Lakewood High vocational program and be a staple of the neighborhood. I've spoken to numerous neighbors around who walk their dogs/kids past my home and compliment me on the work I've done. I've told them about the plans and they are in full support of it. This would not disrupt my neighbors and with the location of this garage, it makes better sense to build something prominent, yet more so conforming to the home style of the neighboring property rather than the old single story garages it's surrounded by. The surrounding garages on other parcels simply do not have the uniqueness of my parcel nor the footprint available to build something great like this.





Public Comment

Received via email-

Meeting attendee(s)



1655 Roosevelt Ave.

Docket No. 12-32-22
1655 Roosevelt Ave

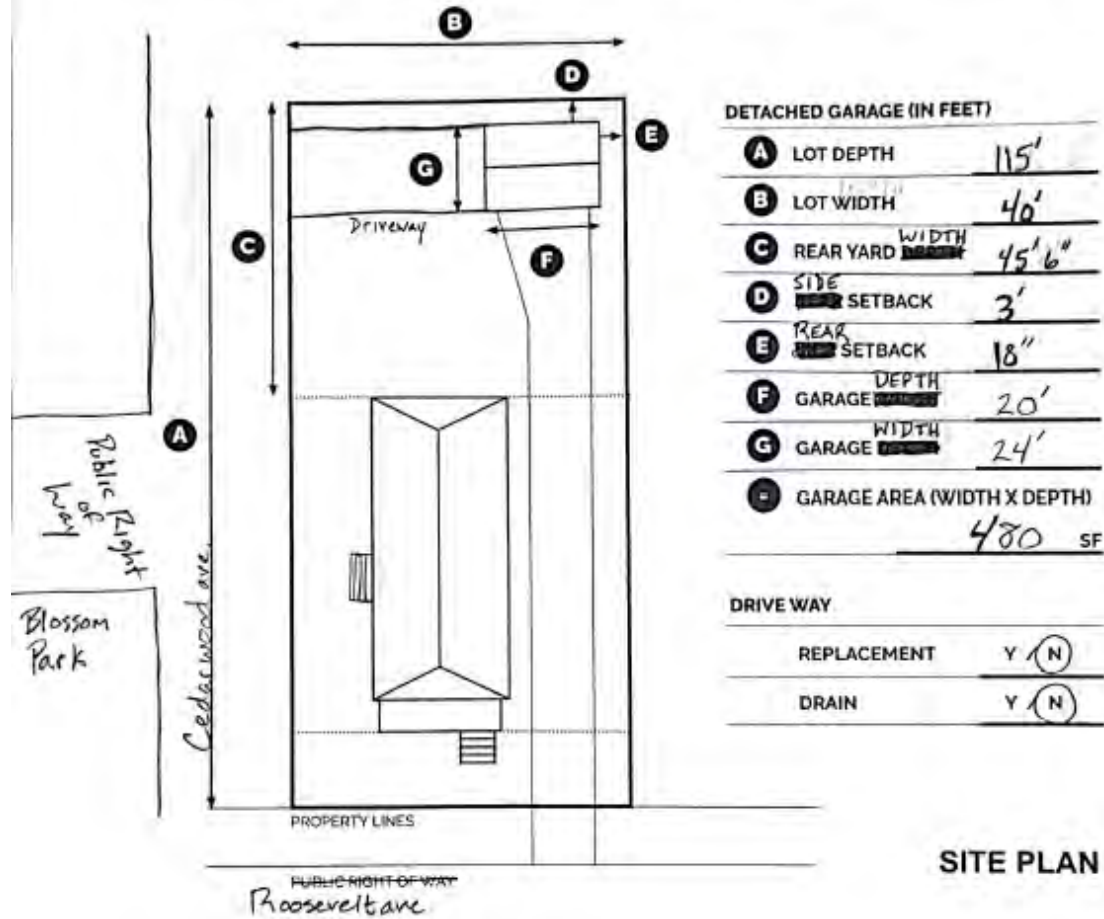
Applicant homeowner Christopher Walling proposes the construction of a new garage on the site of a previously demolished garage. The proposed garage has a calculated height of 19 feet, permitted maximum is 15 feet. The property is in the R1H, Single Family High-Density District.

Variance 1: Request a variance to exceed the maximum permitted height of an accessory structure. The permitted accessory structure height is 15 feet calculated. The proposed garage height is calculated at 19 feet. Request a variance to exceed the permitted maximum height by 4 feet, as proposed. Pursuant to section 1121.05(b) Height Regulations (Ord. 91-95. Passed 10-7-1996.)



**DETACHED GARAGE PLACEMENT
 PLACEMENT WORKSHEET**

PROPERTY ADDRESS: 1655 Roosevelt ave, Lakewood, OH. 44107



1655 Roosevelt

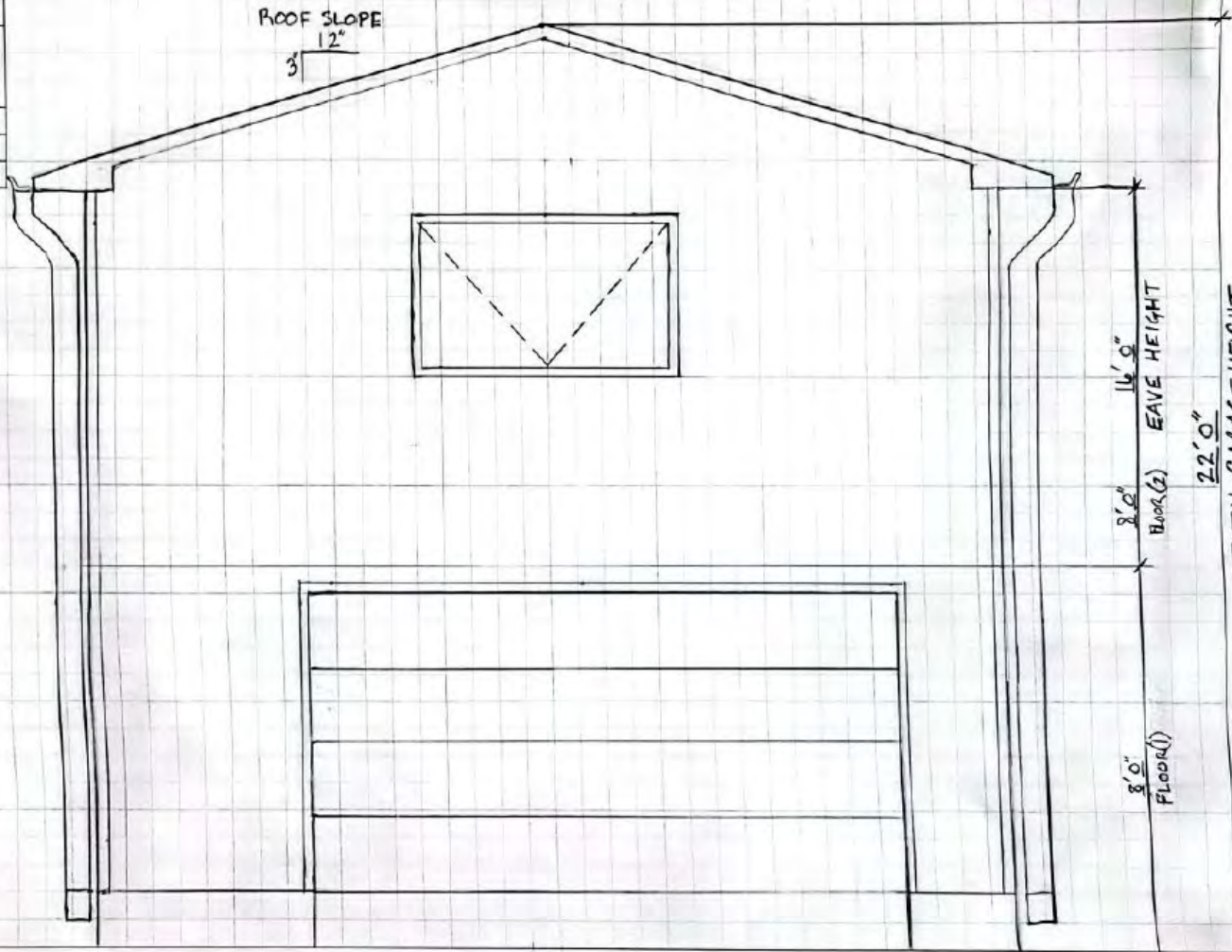


THE CONTRACTOR OF CHOICE®

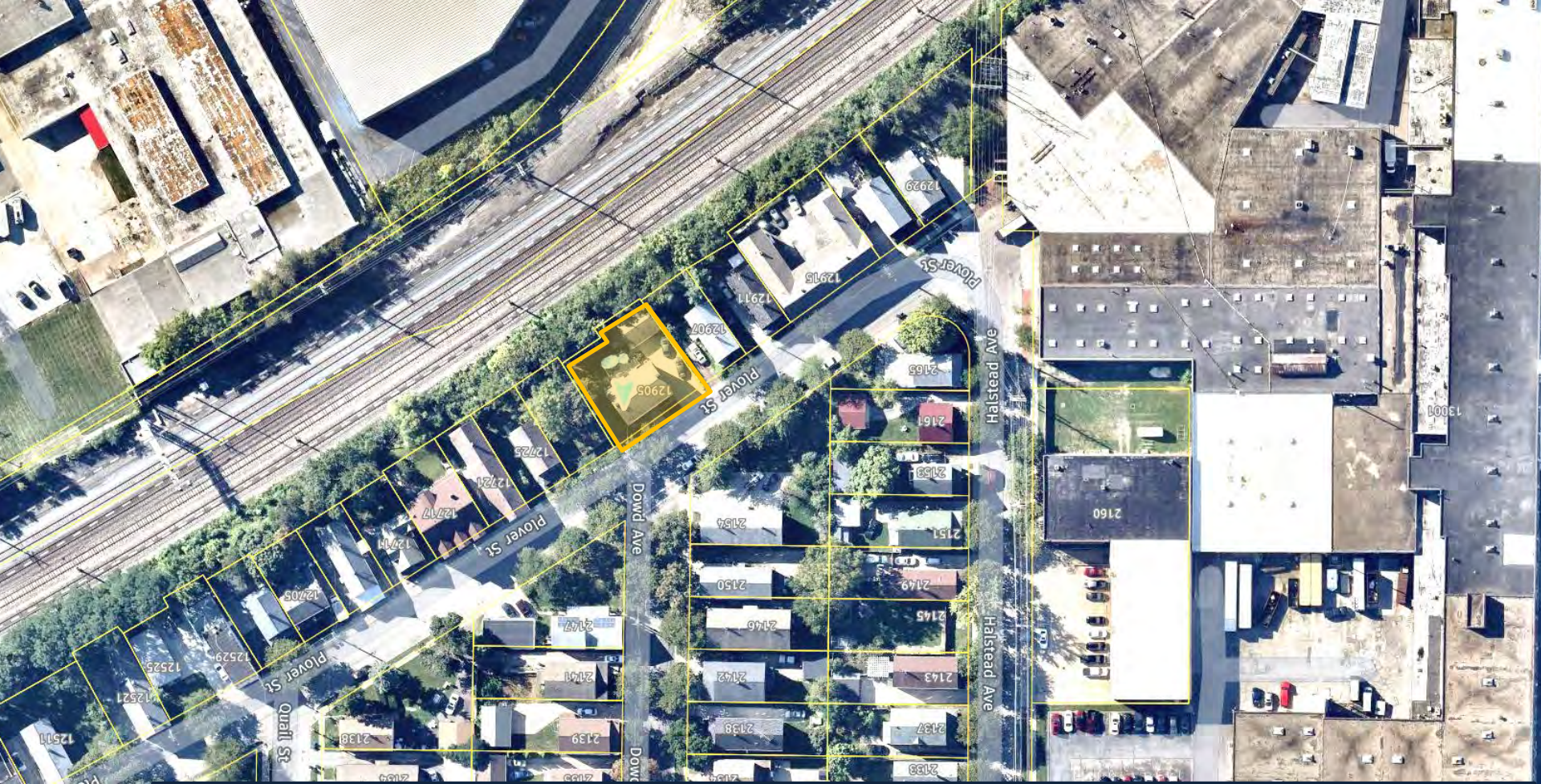
Date	
Project	
Item of Work	3/12 Pitch Roof, TARCO WINDOW 32"x24" AWNING VINYL
Needed By	
Completed By	
Cell Phone #	

WINDOW = 32" x 24" AWNING
 GARAGE DOOR = 16' x 7'
 FRONTAGE = 24' WIDE

FRONT ELEVATION



12903-05 Plover



Docket No. 01-01- 23 12903-05 Plover Avenue

Applicant and property owner Patricia Levstik proposes the construction of a small one-story addition onto the rear of the eastern unit of an existing side-by-side two-family home. The property is located in the R2 Single- and Two-Family District.





12903-05 Plover St.









WARNING



12903-05 Plover St.

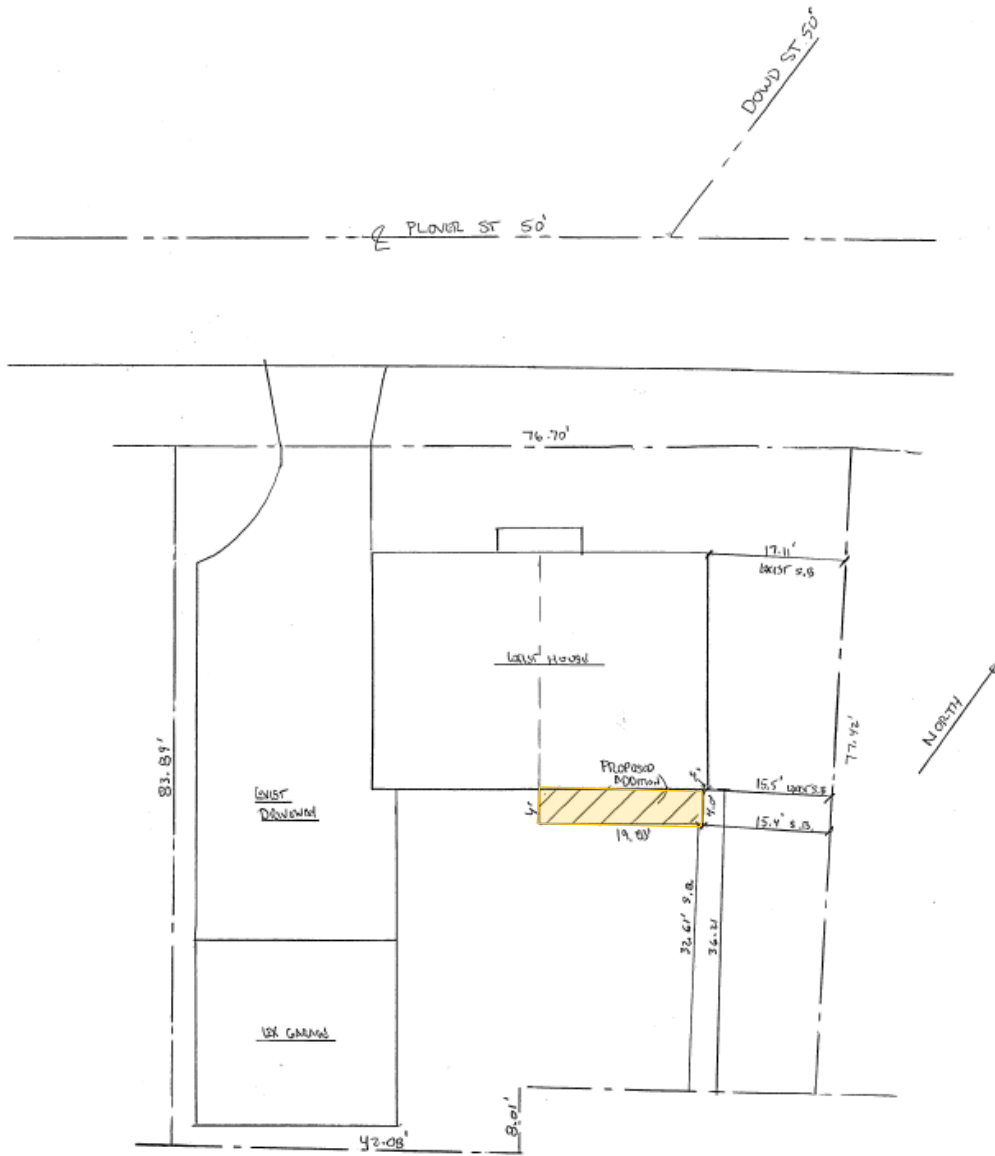


12903-05 Plover St.





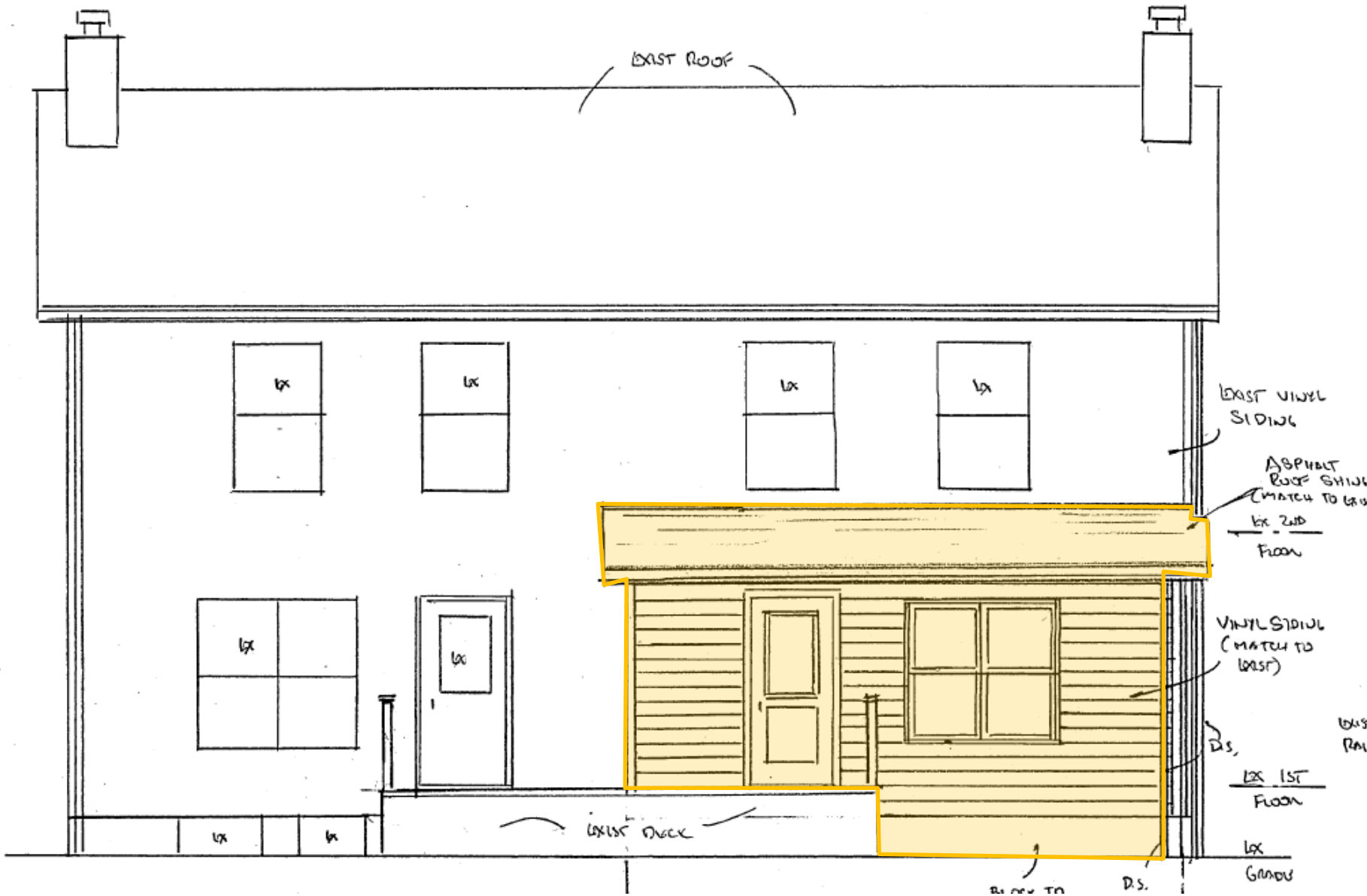
12903-05 Plover St.



SITE PLAN
 FOR
 PROPOSED ADDITION
 AT
 12903 / 12905 PLOVER STREET
 LAKEWOOD, OHIO
 12/26/2022
 SCALE: 1" = 10'

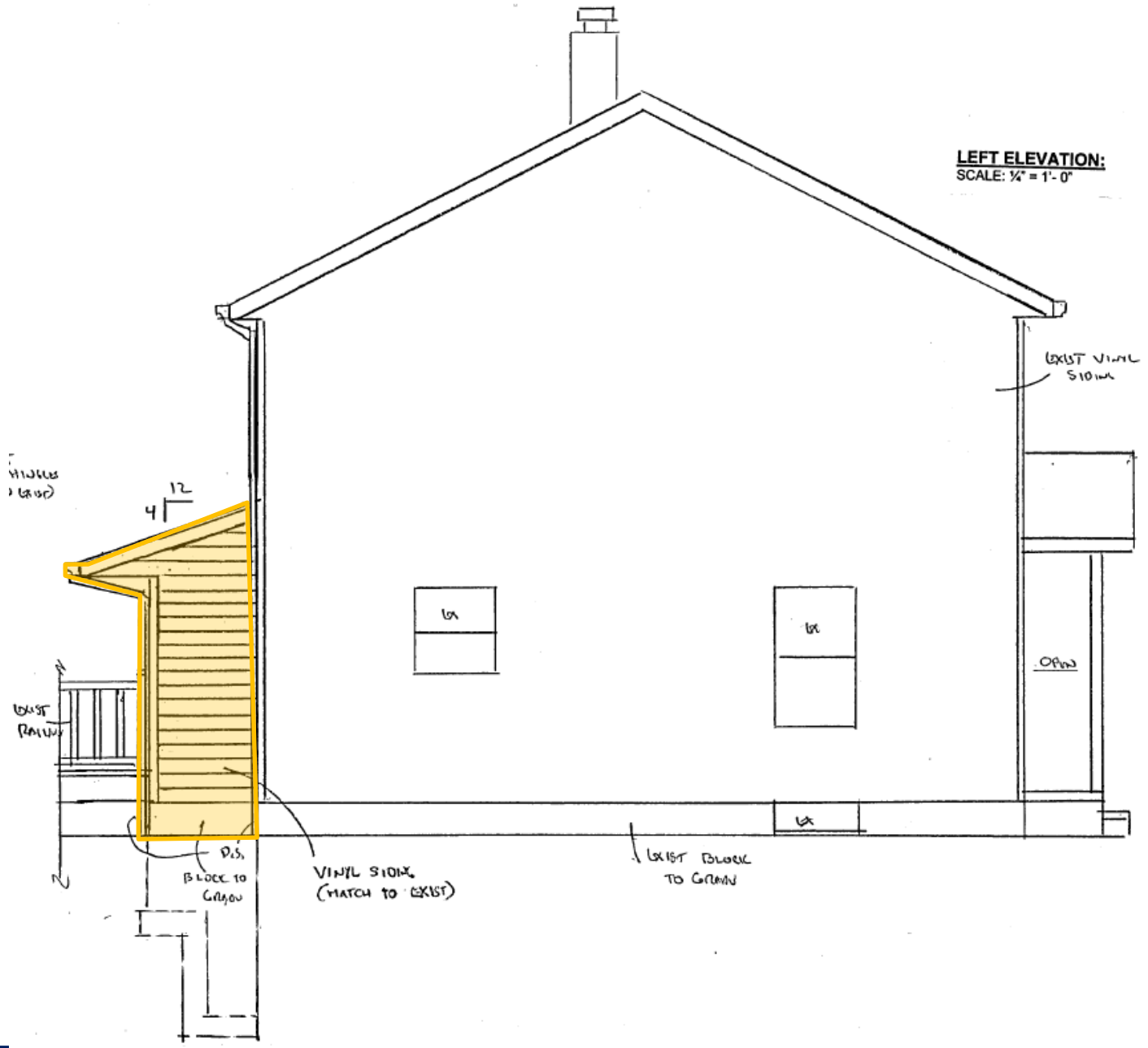


12903-05 Plover St.



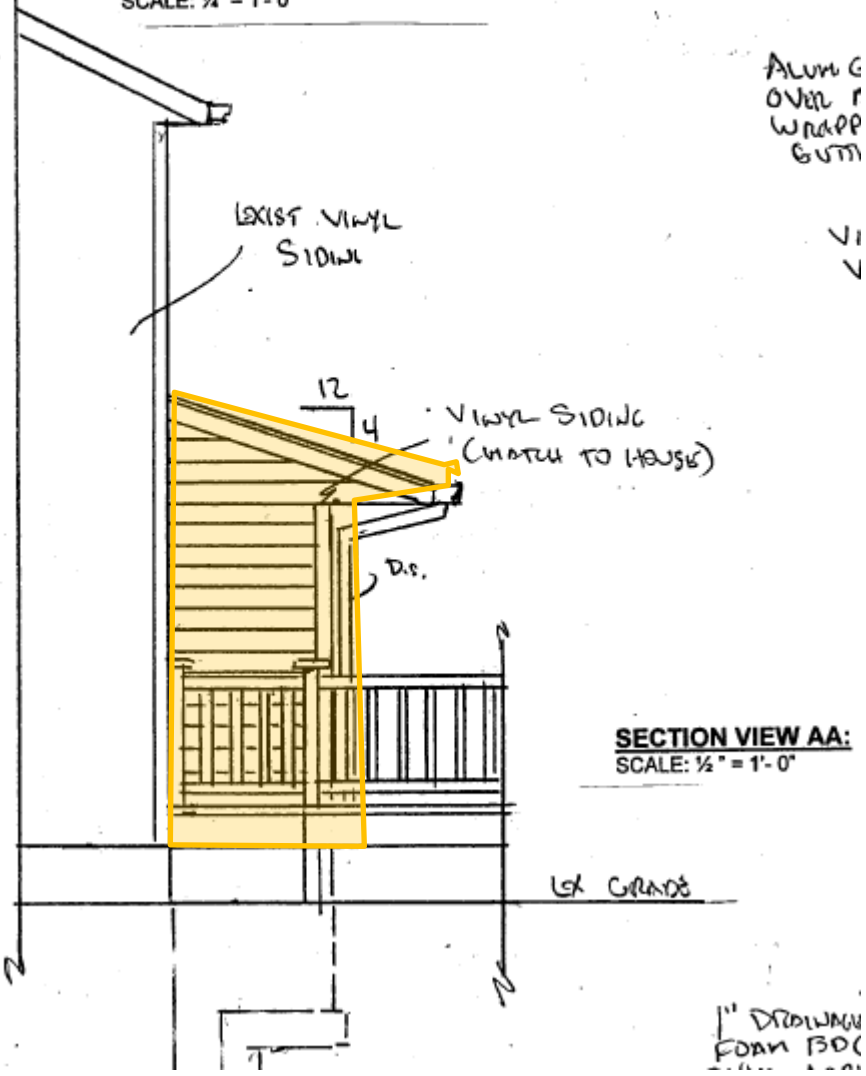
12903-05 Plover St.

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

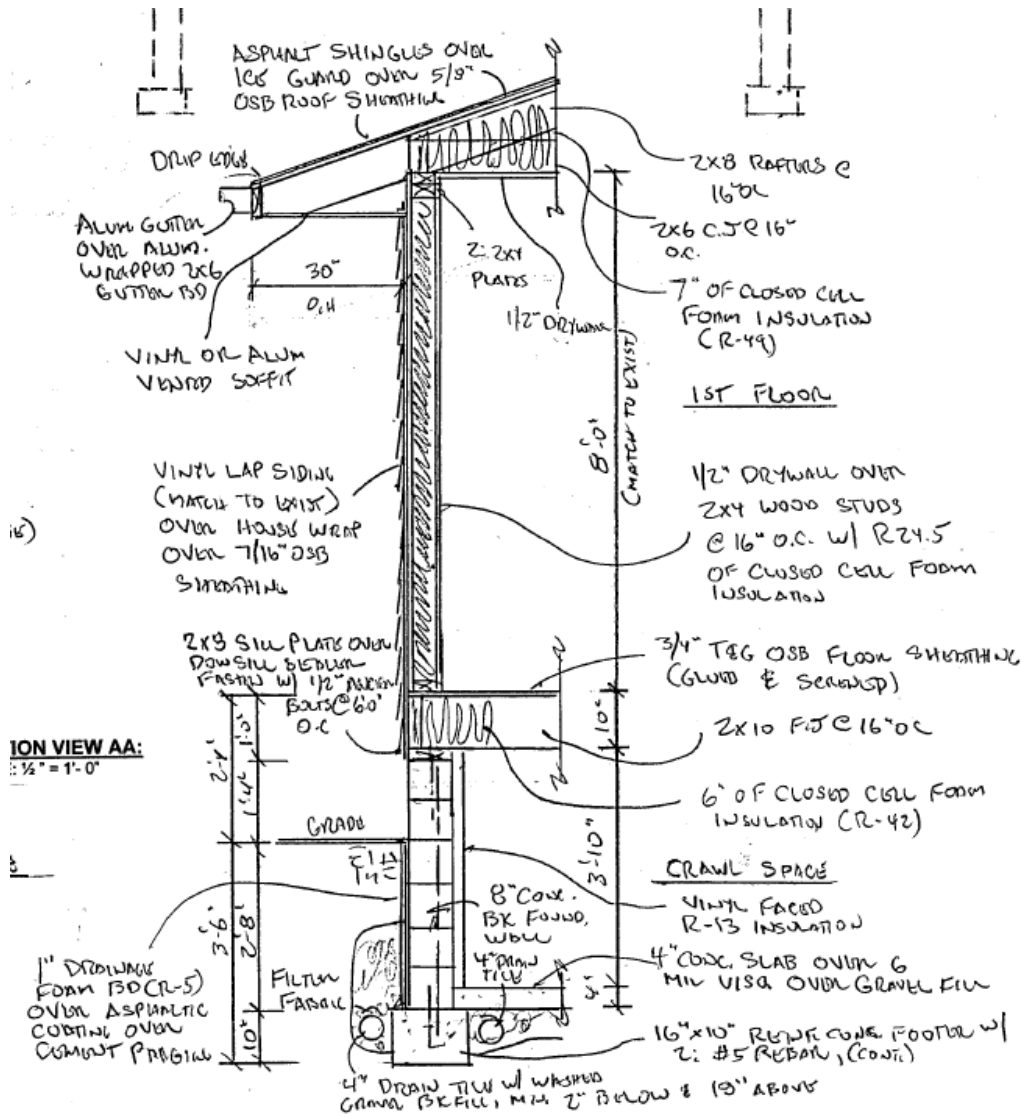


12903-05 Plover St.

PARTIAL RIGHT ELEVATION:
SCALE: 1/4" = 1'-0"



12903-05 Plover St.

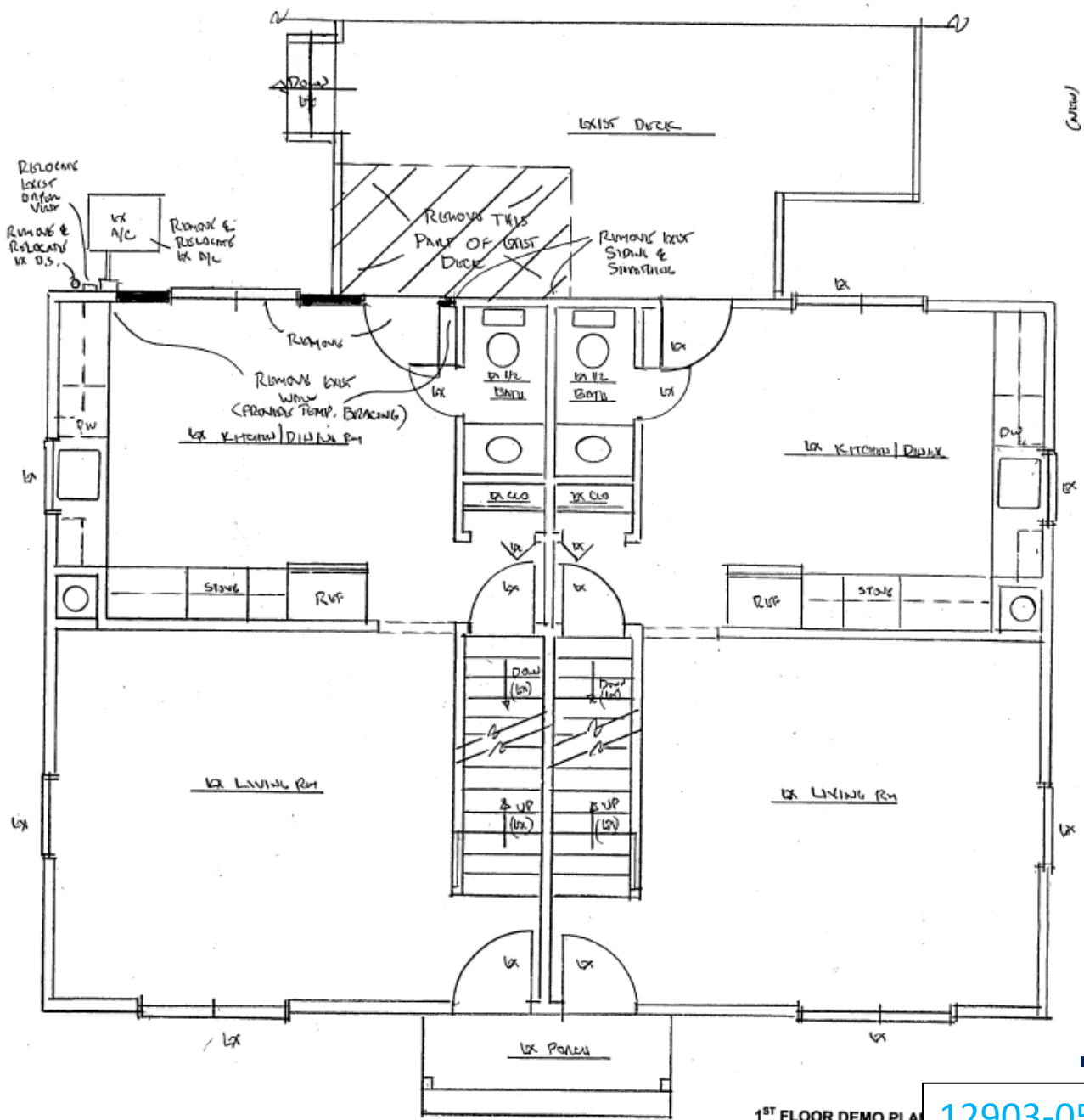


CONSTRUCTION NOTES:

1. ALL NEW WORK ON THIS PROJECT, INCLUDING ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK SHALL BE IN COMPLIANCE WITH ALL BUILDING CODES INCLUDING THE 2019 VERSION OF THE OHIO RESIDENTIAL CODES AND THE 2017 VERSION OF THE ELECTRICAL, MECHANICAL AND PLUMBING NATIONAL CODES.
2. THIS PROJECT WILL CONSIST OF ADDING A REAR 1ST FLOOR ADDITION TO THE EXISTING LEFT UNIT. EXISTING DIMENSIONS AND LOCATIONS OF EXISTING WALLS ARE BASED ON FIELD MEASUREMENTS. THE CONTRACTOR / TRADES ARE RESPONSIBLE FOR MATCHING NEW FLOOR ELEVATIONS, WALL LOCATIONS TO EXISTING.
3. REPLACE/UPDATE THE EXISTING ELECTRICAL/MECHANICAL AT THE EXISTING AREAS THAT WILL BE REMODELLED TO CURRENT CODE REQUIREMENTS.
4. AT POINT LOADS ON ROOF PLAN, PROVIDE SOLID JACKING AND/OR STEEL POSTS FOR PROPER SUPPORT BEAMS UNDER POINT LOADS WITH LOAD TRANSFERS TO FOUNDATION.
5. ALL EXTERIOR WALLS FOR ALL NEW ADDITION AND REBUILD TO BE 2 X 4 WOOD STUD CONSTRUCTION AS NOTED ON THE PLANS, ALL OTHER NEW INTERIOR WALLS TO BE 2 X 4 CONSTRUCTION.
6. STRUCTURAL HEADERS: 2 (OR 3): 2" X 12", EXCEPT AS OTHERWISE NOTED. FIELD VERIFY ALL EXISTING WALL BEARING EXTERIOR WINDOW AND DOOR HEADERS ARE PROPERLY SIZED. IF NOT, REPLACE WITH NEW 3 (2) X 12 HEADERS. AT NEW OPENINGS, PROVIDE ONE JACK ON EACH SIDE FOR SPANS UNDER 4', TWO JACKS FOR SPANS OVER 4'.
7. ALL NEW WINDOW OPENINGS TO BE SET AT EXISTING WINDOW HEIGHTS OR 6'- 8" A.F.F.
8. DOOR SIDELITES AND ALL OTHER WINDOWS BELOW 18" A.F.F. OR WITHIN 60" OF A TUB OR SHOWER OR HAS OVER 9 SQ.FT. PER ANY SINGLE PIECE OF GLAZING MUST BE TEMPERED GLASS, AND LABELED AS SUCH.
9. RELOCATE EXISTING DRYER VENT TO REAR OF NEW ADDITION. RELOCATE EXISTING A/C CONDENSING UNIT AND ELECTRICAL BOX TO LEFT OF NEW ADDITION.
10. CEILING HEIGHTS FOR NEW 1ST FLOOR ADDITION TO BE AT, 8' - 0" A.F.F. (MATCH TO EXISTING)
11. GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING UTILITIES ARE NOT IN THE WAY OF THE NEW CONSTRUCTION.
12. PRIOR TO THE START OF WORK, HOMEOWNER WILL NEED TO REMOVE ALL INTERIOR FURNISHINGS, PERSONAL BELONGINGS, AND EXISTING APPLIANCES / FIXTURES IN THE AFFECTED CONSTRUCTION AREAS.
13. ALL NEW SOFFITS, TO BE VINYL RIBBED OR EQUAL TO EXISTING. ALL OVERHANG SOFFITS TO BE VENTED.
14. INSTALL VINYL LAP SIDING, (MATCH TO EXISTING), ALL OVER HOUSE WRAP
15. ROOF SHINGLES TO BE DIMENSIONAL ASPHALT SHINGLES OVER ICE GUARD UNDERLAYMENT WITH ICE GUARD INSTALLED UP REAR EXISTING 2ND FLOOR WALL 12" UNDER SIDING.
16. PROVIDE ROOF VENTS FOR PROPER VENTILATION AS REQUIRED BY CODE. PROVIDE NEW RIDGE VENTS.
17. UNDER ALL BEAM SUPPORTS ON FIRST FLOOR, VERIFY SOLID BLOCKING AND/OR SUPPORT IS PROVIDED FOR WEIGHT TRANSFER TO THE FOUNDATION.
18. FOR NEW EXTERIOR WALLS: INSTALL R-24.5 CLOSED CELL FOAM INSULATION; RIM BOARD LOCATIONS INSULATE WITH R-42 CLOSED CELL FOAM INSULATION; R-49 CLOSED CELL FOAM INSULATION FOR NEW CEILING, BELOW INSULATION BAFFLES. IN NEW CRAWL SPACE AREA, INSTALL R-13 VINYL FACED INSULATION FASTEN TO EXTERIOR PERIMETER BLOCK WALLS.
19. ALL SMOKE DETECTORS TO HAVE BATTERY BACK UP AND ALL TO BE INTERCONNECTED, IN ALL NEW AND EXISTING SLEEPING QUARTERS AND EGRESS HALLWAYS. PROVIDE CO DETECTOR IN HALL OUTSIDE SLEEPING QUARTERS ON EACH FLOOR AREA.
20. ALL DRYWALL FOR NEW CEILINGS TO BE MIN. 1/2" DRYWALL, FINISH TO BE SIMILAR TO EXISTING HOUSE. ALL WALLS TO BE 1/2" DRYWALL SANDED SMOOTH.
21. ROOF TO BE DESIGNED WITH MIN. TOTAL LOAD OF 60 PSF. (40L/20D).
22. UPDATE / MODIFY EXISTING FURNACE & A/C TO ACCOMMODATE NEW ADDITION
23. REPLACE EXISTING EXTERIOR DOOR WITH NEW 3' WIDE THERMATRU FIBERGLASS INSULATED DOOR WITH TEMPERED, INSULATED GLASS LITE, REPLACE EXISTING DOUBLE WINDOW WITH NEW SIMONTON, (OR EQUAL) VINYL DOUBLE HUNG 2: 2-8 / 5-0 D.H. WINDOWS; R.O.: 64" X 60"
24. REMOVE EXISTING DECK AND RAILING IN AFFECTED CONSTRUCTION AREA, AND THEN REINSTALL DECK AND RAILING TO NEW ADDITION.



12903-05 Plover St.

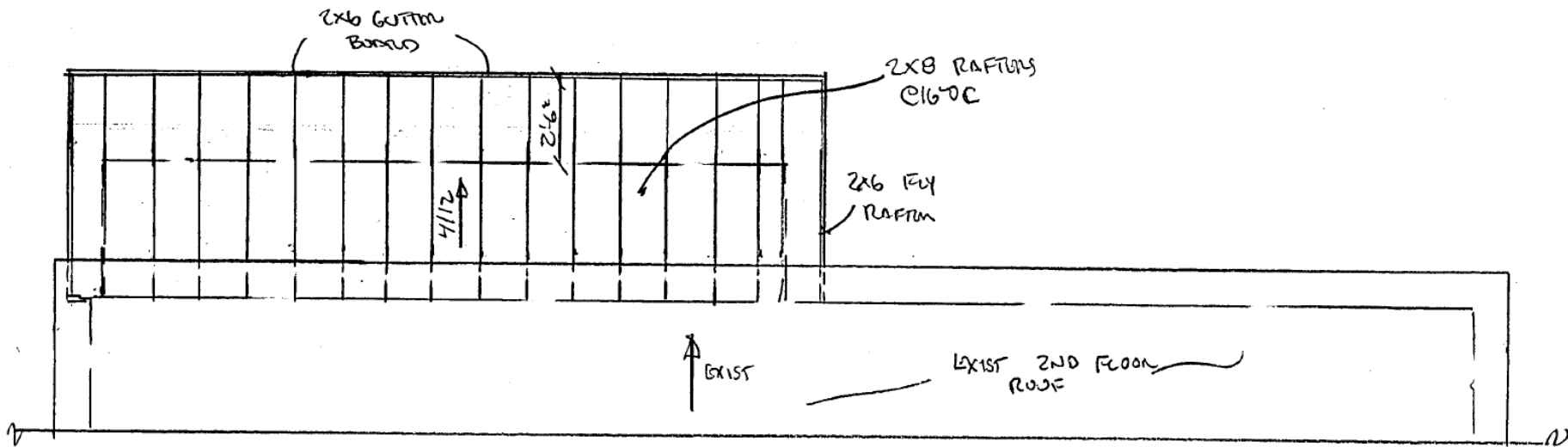


Cont'd



1ST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

12903-05 Plover St.

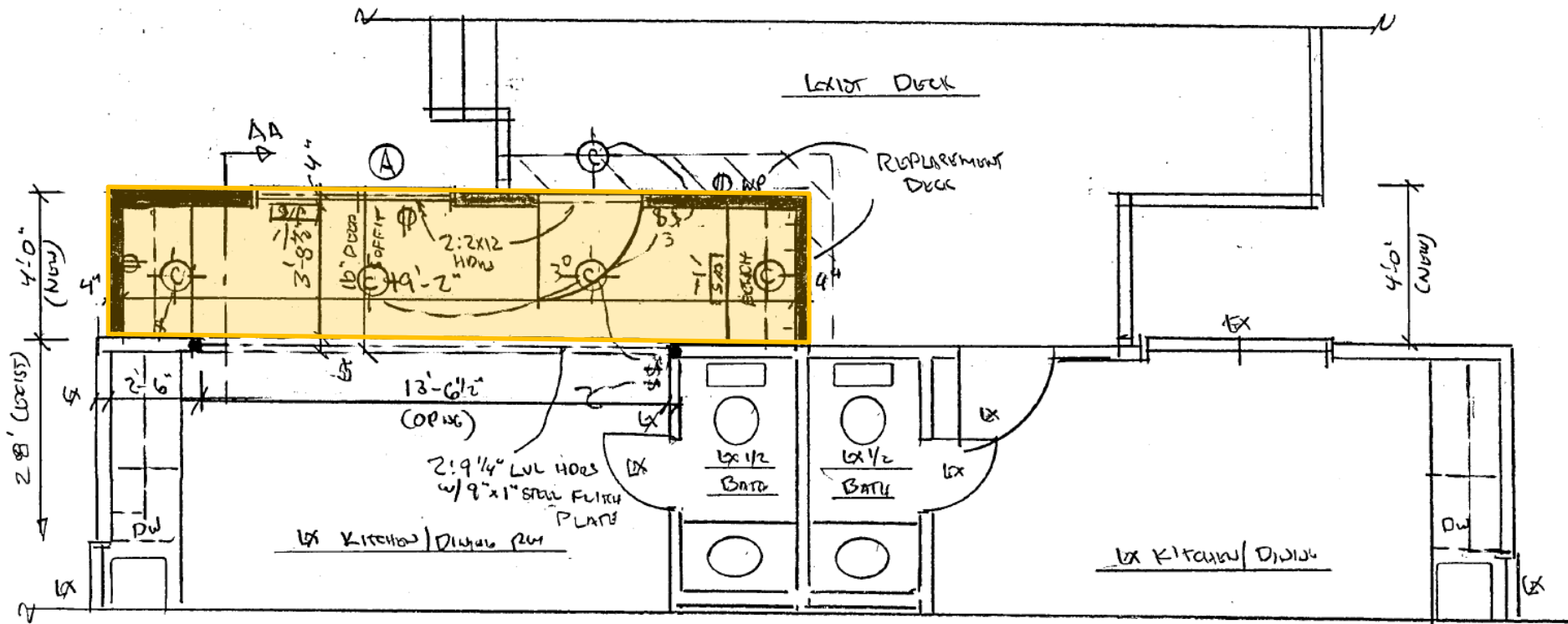


ROOF FRAMING PLAN:
SCALE: 1/4" = 1'-0"

↑
FRONT
OF
HOUSE



12903-05 Plover St.



1ST FLOOR PLAN:

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

EXISTING LEFT UNIT 1ST FLOOR AREA: 560 SQ.FT.

EXISTING RIGHT UNIT 1ST FLOOR AREA: 560 SQ.FT.

NEW LEFT UNIT 1ST FLOOR AREA: 79.33 SQ.FT.

TOTAL LEFT UNIT 1ST FLOOR AREA: 639.33 SQ.FT.

↑
FRONT
OF
HOUSE

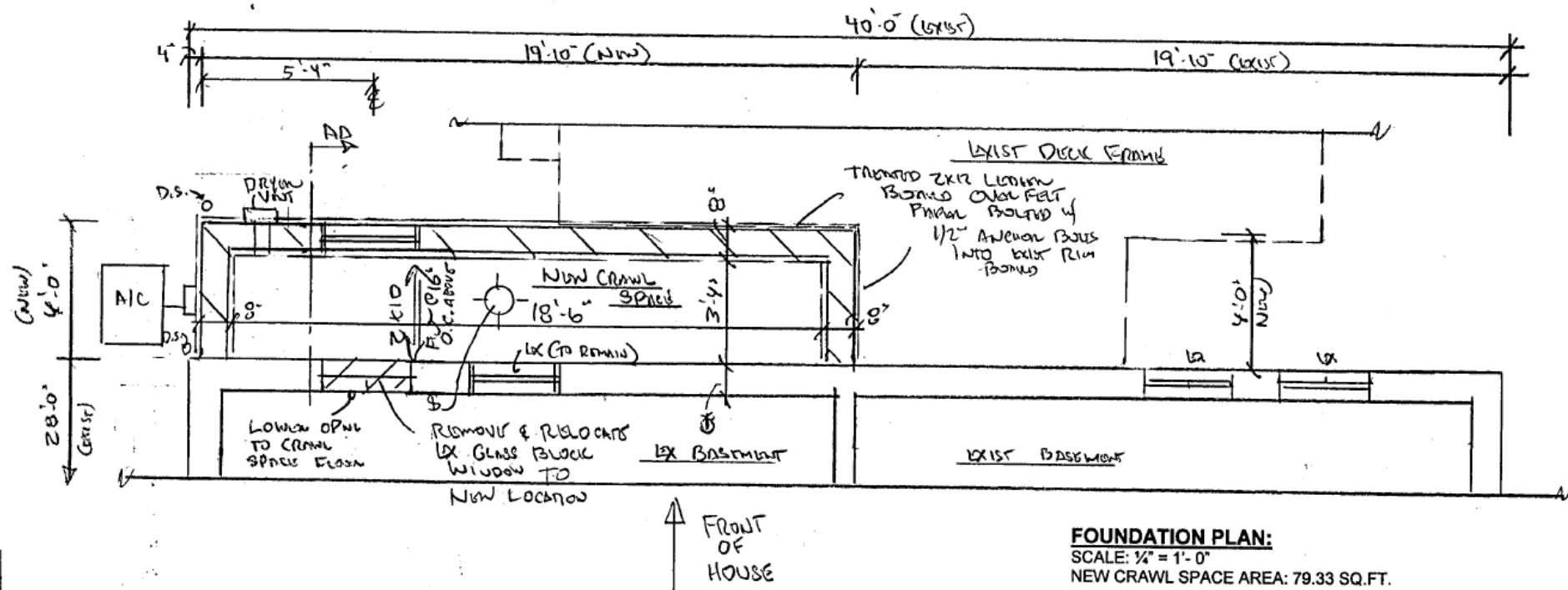


12903-05 Plover St.

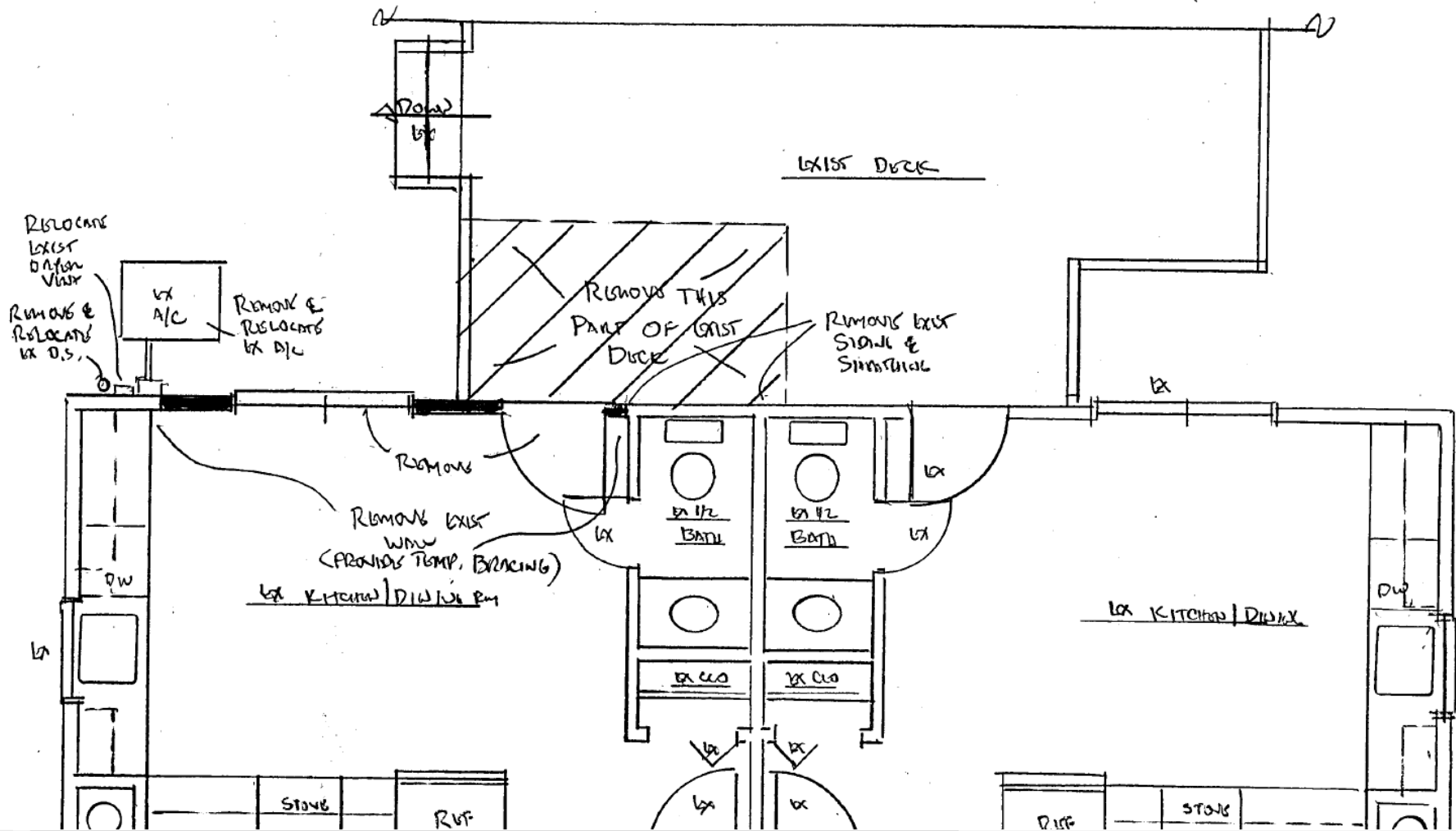
FOUNDATION NOTES:

1. 6 COURSE, 8" THICK BLOCK CRAWL SPACE FOUNDATION WITH 2 COURSES EXPOSED TO GRADE, ON STD. CONCRETE FOOTER. STEP DOWN FOUNDATION WALL AND FOOTER IN ACCORDANCE TO THE EXISTING GRADE, WHEREAS THE MIN. FOOTER DEPTH IS 42"
2. CRAWL SPACE SLAB: 4" REINFORCED CONCRETE SLAB, 6 SAC, ON 6 MIL VISQUEEN OVER POROUS FILL, (COMPACTED). OVERLAP VISQUEEN BY MIN. 12"
3. FOOTERS: CRAWL SPACE: 20" X 10" AND 20" X 8", REINFORCED CONCRETE FOOTER
4. CRAWL SPACE W/CONTROL JOINTS W/ A MAXIMUM SEPARATION OF 10'.
5. FINISH GRADE AND GRADE SLOPE AROUND FOUNDATION WILL BE DETERMINED ON SITE.
6. CEMENT PARGING ON SIDE AND REAR WALLS.
7. ALL WATERPROOFING BELOW GRADE FOR NEW CRAWL SPACE TO BE APPROVED WATERPROOFING SYSTEM OR EQUAL, OVER CEMENT PARGING, COVERED WITH 1" FOAM BOARD, (R-5)
8. ALL ANCHOR BOLTS FOR SILL PLATES TO BE 1/2" X 16" ANCHOR BOLTS SET AT 6'-0" O.C. WITH MIN. 12" FROM CORNERS. ANY FOUNDATION WALL AT OR LESS THAN 2'-0" LONG TO INCLUDE MIN. 2 ANCHOR BOLTS.
9. INSTALL R-13 VINYL FACED INSULATION ON INTERIOR SIDE OF CRAWL SPACE BLOCK EXTERIOR WALLS.

10. INSTALL 4" DRAIN TILE ALONG EXTERIOR PERIMETER OF CRAWL SPACE FOUNDATION WALLS WITH WASHED GRAVEL BACKFILL, WITH MIN. 2" BELOW AND 18" ABOVE TILE. BASED ON SOIL CONDITIONS, INSTALL INTERIOR 4" DRAIN TILE WITH GRAVEL BACKFILL. DISCHARGE BOTH DRAIN TILES TO EITHER EXISTING SUMP CROCK OR GRAVITY FED TO LOW POINT OF PROPERTY, (FIELD VERIFY)
11. CRAWL SPACE FOR ACCESS THRU EXISTING WINDOW OPENING TOWARDS LEFT CORNER. REMOVE EXISTING WINDOW AND RELOCATE TO NEW LOCATION. EXPAND HEIGHT OF EXISTING OPENING TO FLUSH WITH NEW CRAWL SPACE FLOOR.



12903-05 Plover St.

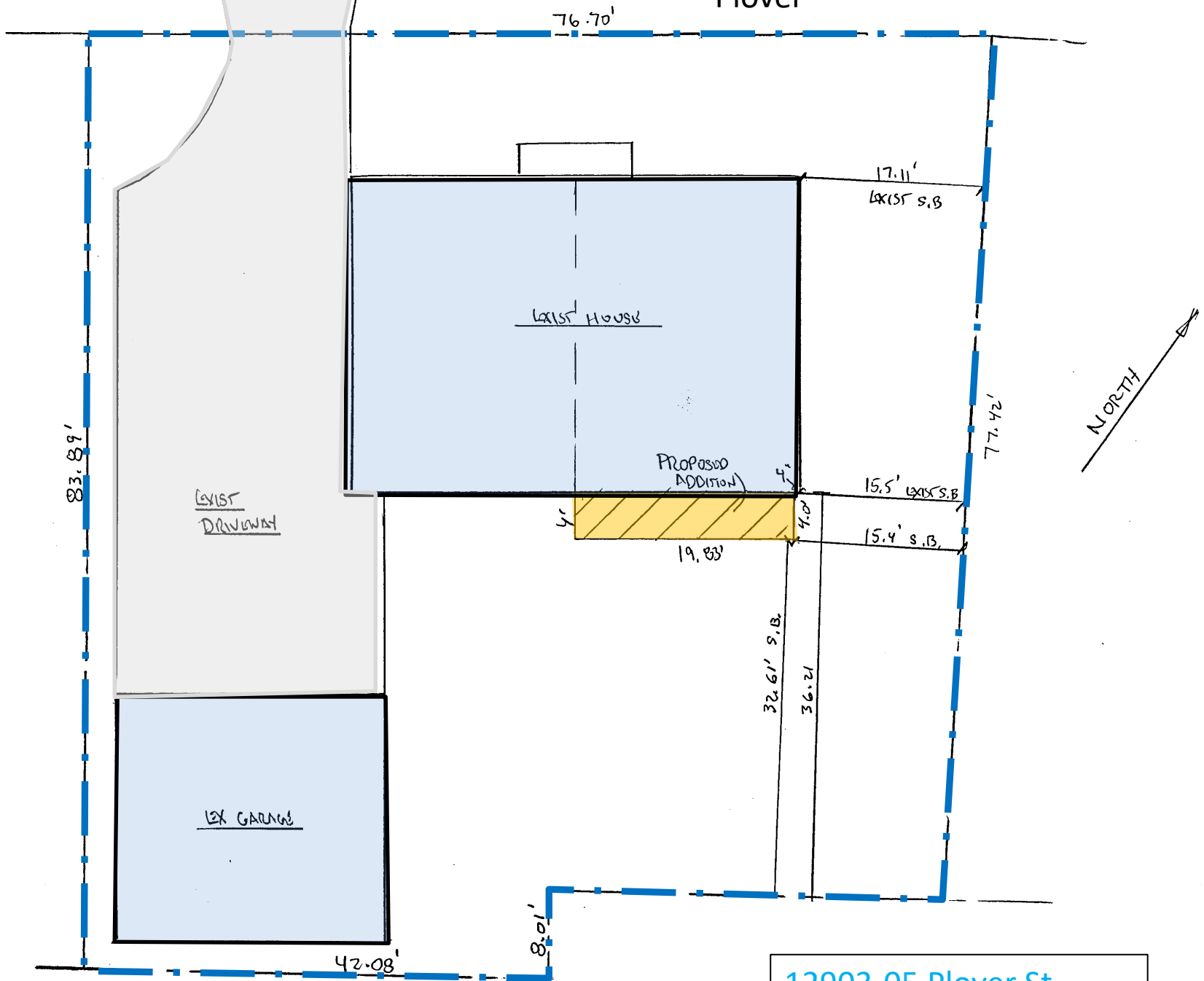


(EXIST)



12903-05 Plover St.

Plover



12903-05 Plover St.



12903-05 Plover St.



12905



12903-05 Plover St.

Owner/agent responses- 1173.04 Variances

Applicant responses to the factors to be considered and weighed when determining whether an applicant will experience practical difficulty:

- yes, due to shallow depth of rear yard
- yes, the property behind is railroad tracks
- no, only 4'
- no, addition is at rear of house





Public Comment

- Received via email-
- Meeting attendee(s)
- Neighbor(s)- I met the apartment manager who is two doors down to the west when I went on-site to take photos. The manager asked about the project and had no issues with the proposal.



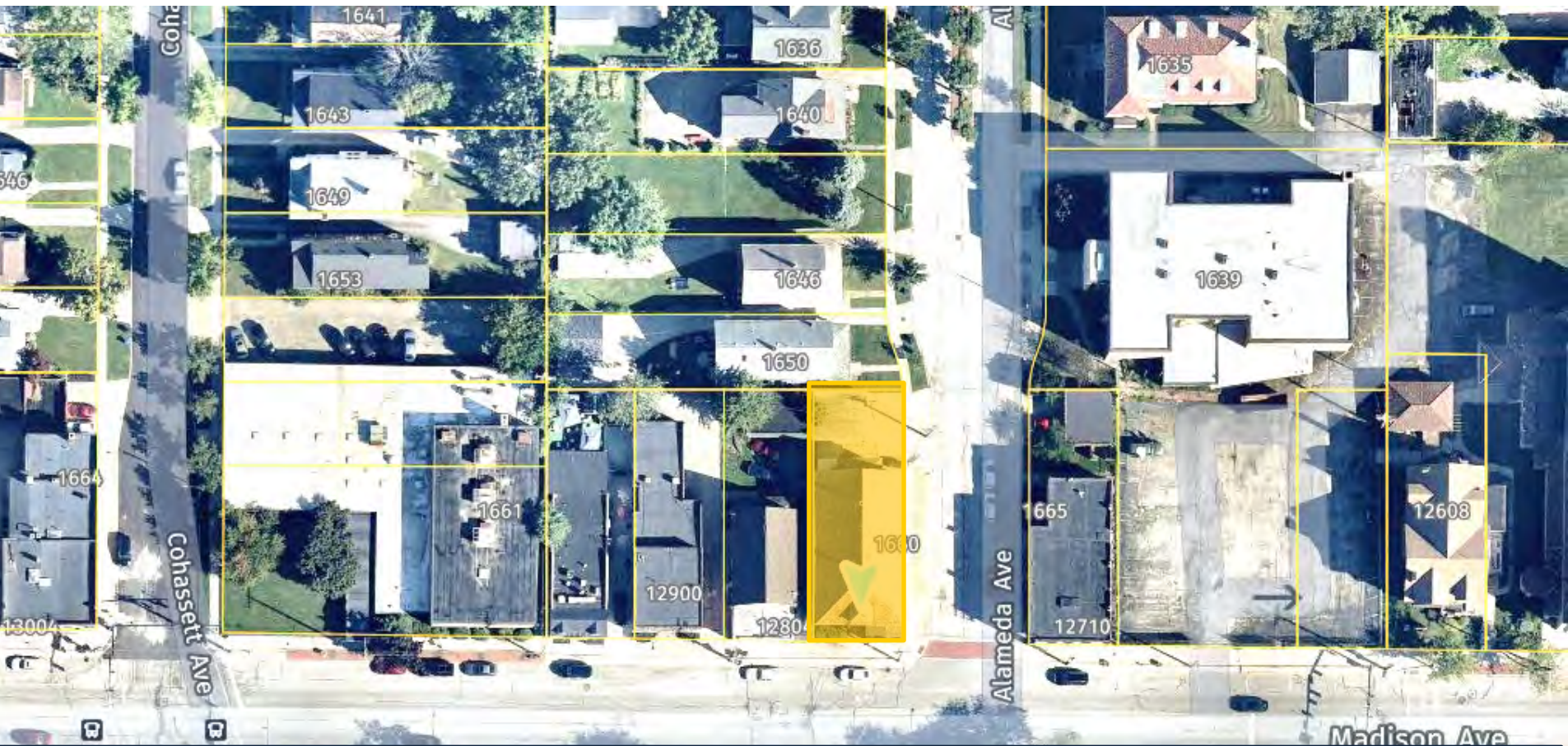


Administrative Comments

- Abuts industrial use in rear yard, railroad, and rapid transit tracks
- The lot is a unique shape, not a rectangle. The rear property line jogs in about 4 feet along half of the rear property line, making the variance necessary
- The area for the proposed addition is a small percentage of the existing unroofed patio deck



12800 Madison



Docket No. 12-31- 22 12800 Madison Avenue

Applicant JP Ptacek of Larsen Architects and property owner Winwood Properties, proposes the conversion of an attic into another dwelling unit, with the construction of an unroofed patio deck on the top of an existing two-story addition on the rear of the existing mixed-use structure. The height of the proposed unroofed deck structure exceeds the maximum allowable 42 inches as proposed. The property is in the C2 -Commercial Zoning District





 LARSEN ARCHITECTS 12800 Madison - Existing Front View

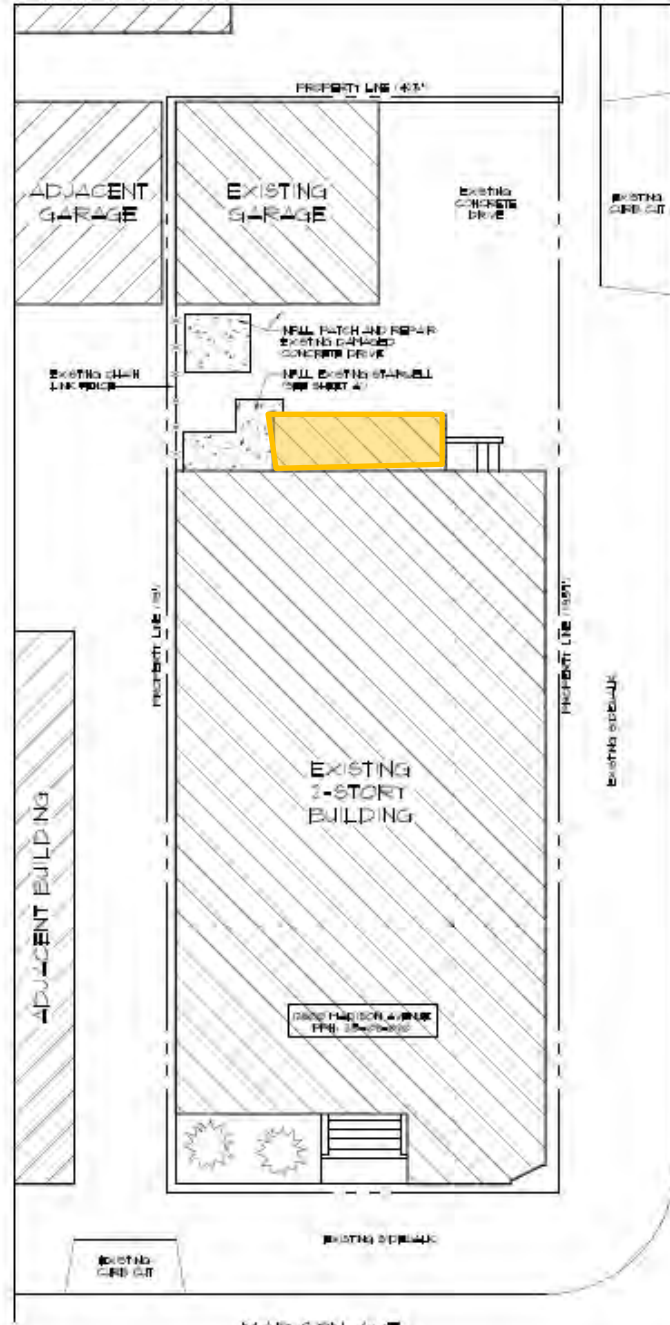


12800 Madison Avenue

5. Docket No. 12-34-22
12800 Madison Ave.

Applicant James Ptacek of Larsen Architects, for property owner Winwood Properties, proposes the conversion of the third-floor attic space into a 1,331-square-foot apartment with an unroofed elevated patio deck on the rear of the proposed attic apartment. The property is located in the C2, Commercial Retail District.

- Variance 1: Request a variance to exceed the allowable height of 42 inches for an unroofed patio deck that is 112 square feet in area, and set at an elevation of 23 feet, as proposed. Pursuant to section 1127.03(d) Permitted Accessory Uses (Ord. 24-98. Passed 5-18-1998.)



MADISON AVE

ALAMEDA AVE

ARCHITECTURAL SITE PLAN

12800 Madison Avenue



12800 Madison Avenue



12800 Madison Avenue

1650 Alameda Ave

Lakewood, Ohio

Google

Street View - Aug 2019



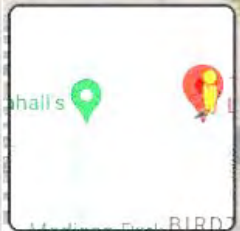
12800 Madison Avenue



LARSEN ARCHITECTS

12800 Madison - Existing Rear View

Google





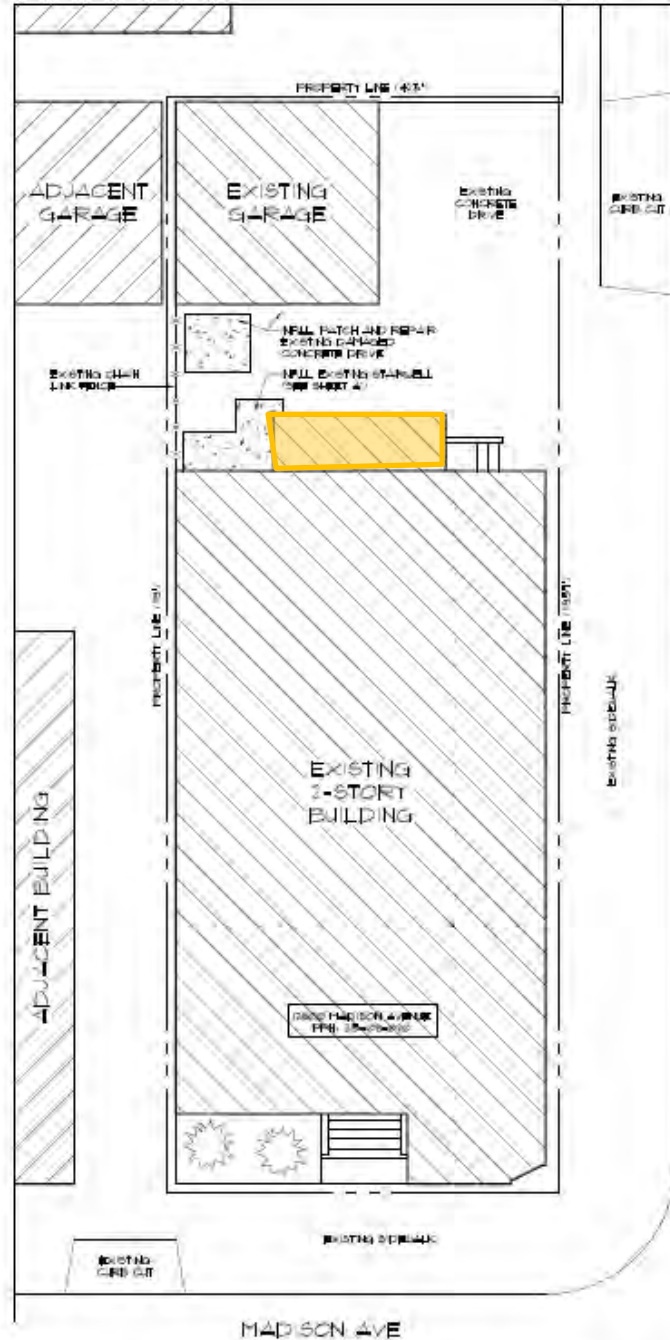
12800 Madison Avenue



12800 Madison Avenue



12800 Madison Avenue

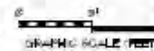


ALAMEDA AVE

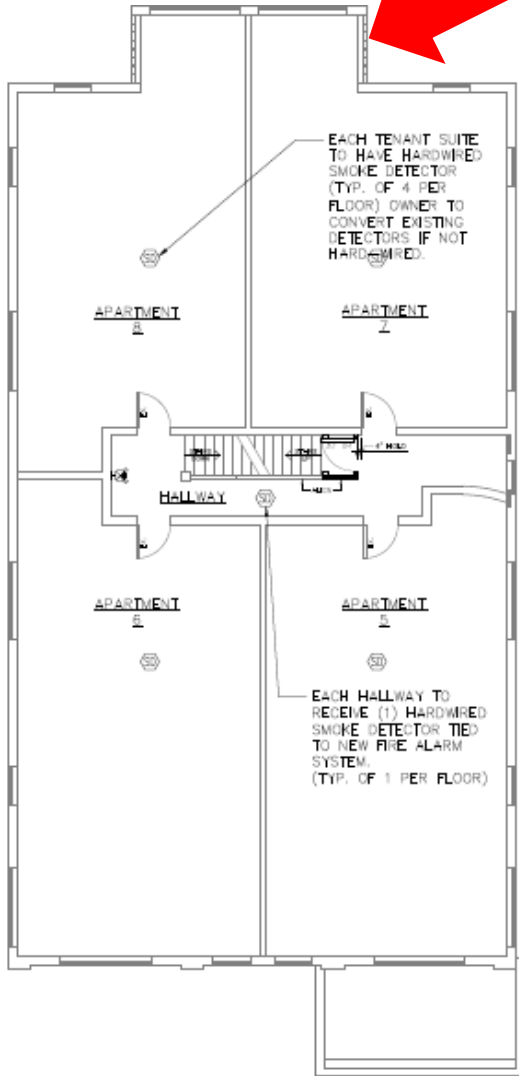
MADISON AVE

ARCHITECTURAL SITE PLAN

1/24/2021

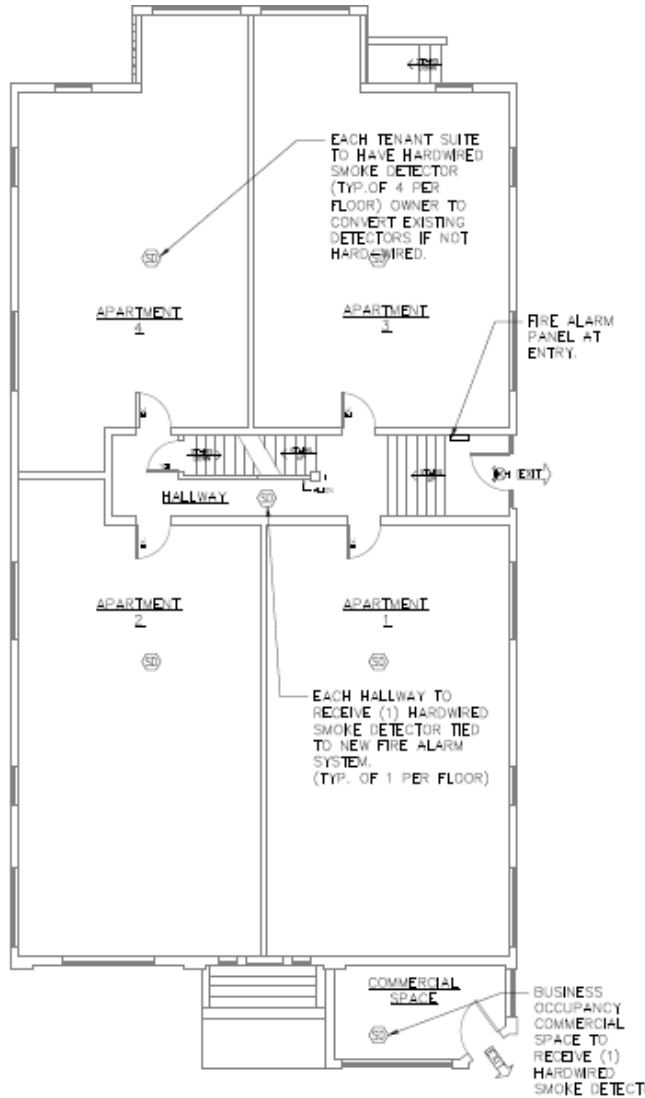


12800 Madison Avenue



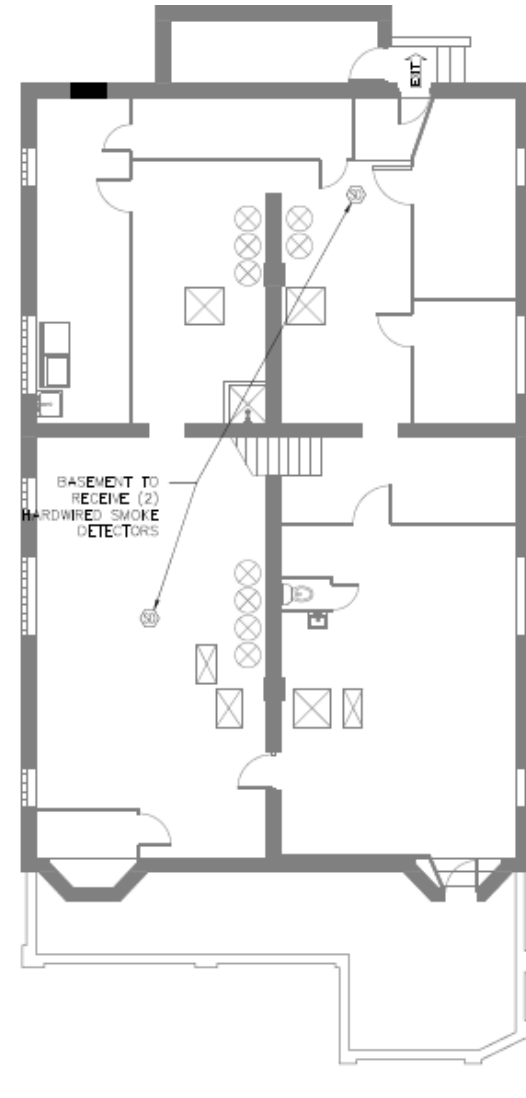
2nd FLOOR LIFE SAFETY PLAN

1/8" = 1'-0"



1st FLOOR LIFE SAFETY PLAN

1/8" = 1'-0"



BASEMENT LIFE SAFETY PLAN

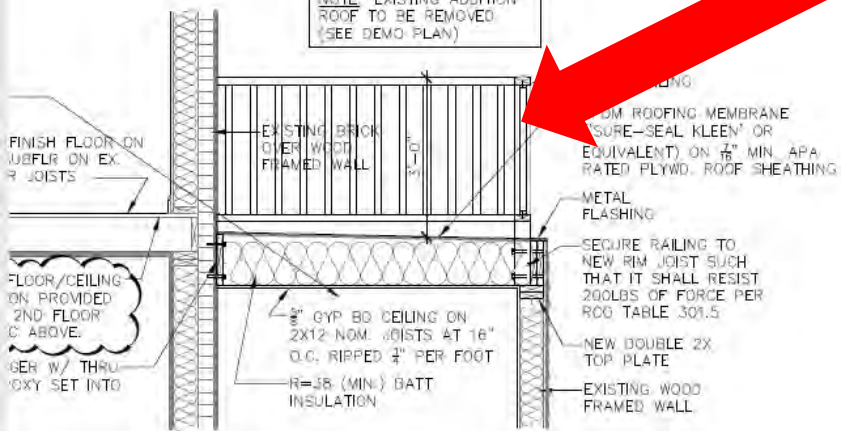
1/8" = 1'-0"

BUILDING SECTION A-A

1/4" = 1'-0"



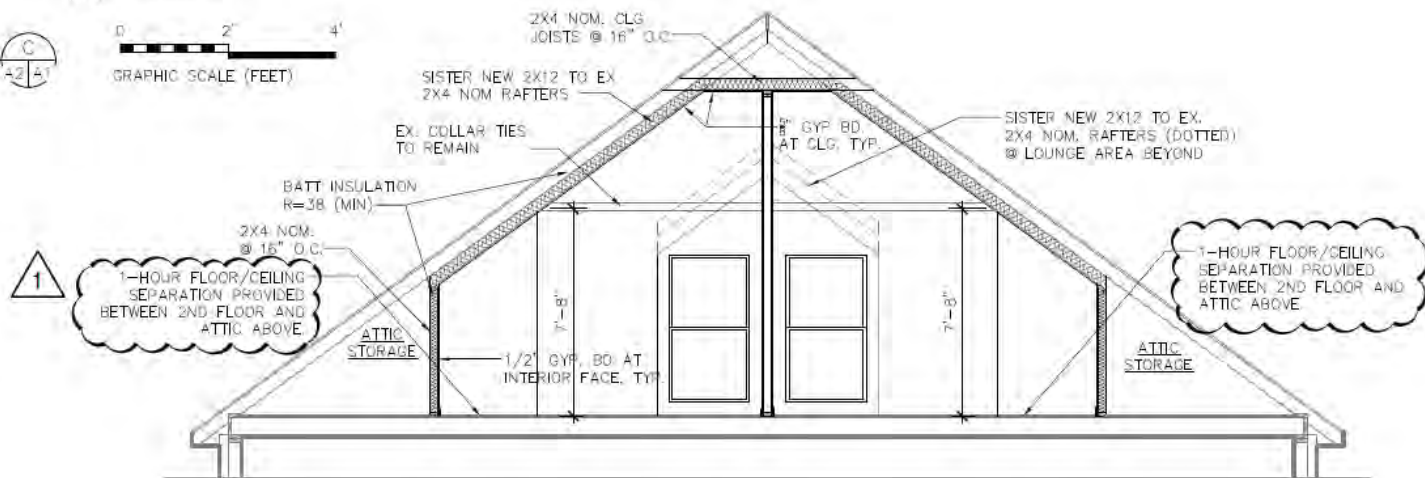
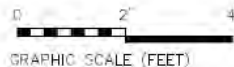
NOTE: EXISTING ADDITION ROOF TO BE REMOVED (SEE DEMO PLAN)



NOTE: INFILL ALL AREAS MISSING SUBFLOOR W/ 1/4" LAUAN & LVT AT FINISH FACE

LOUNGE DECK SECTION C-C

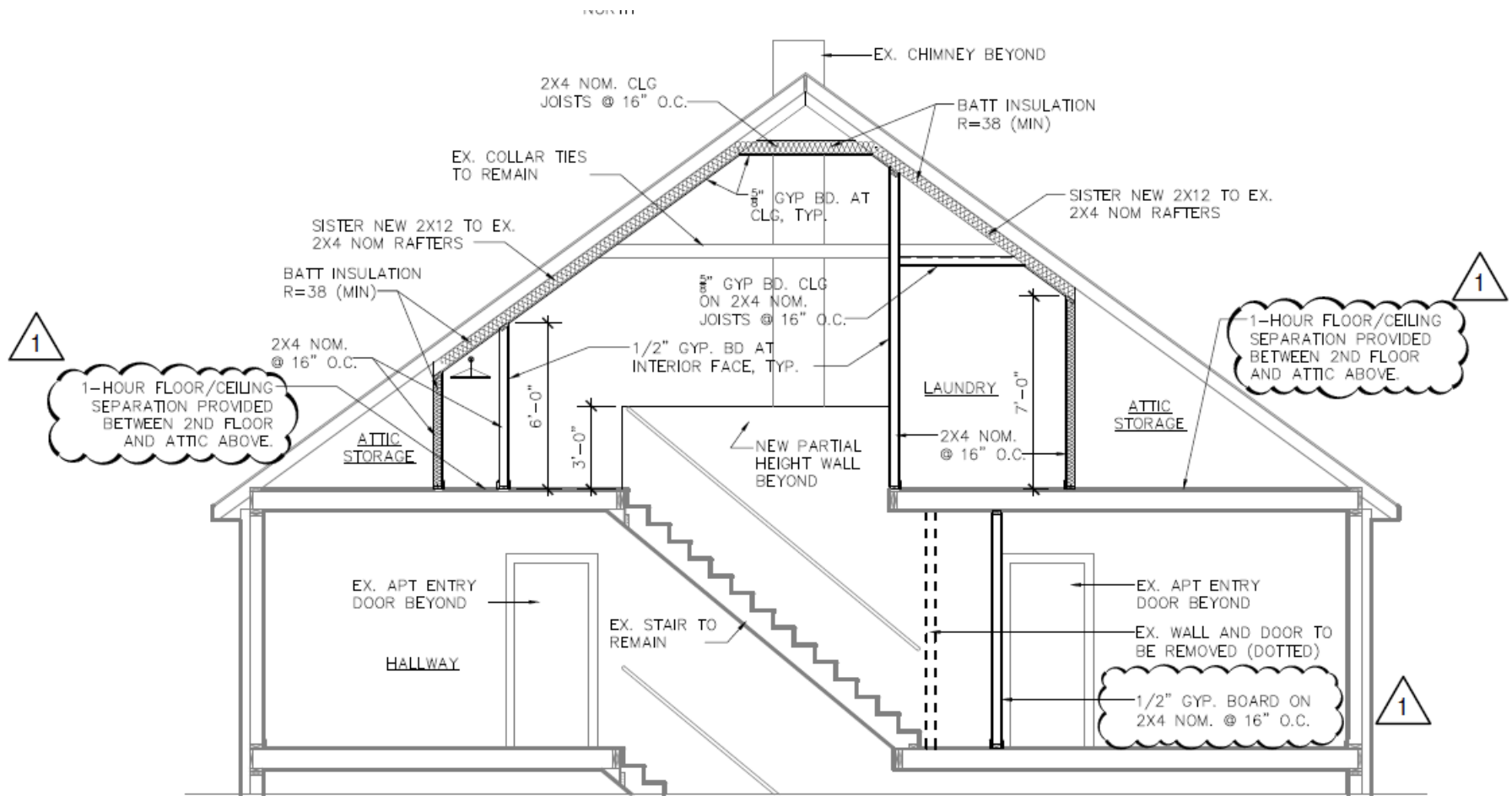
1/4" = 1'-0"



BUILDING SECTION B-B

1/4" = 1'-0"





EXISTING ADDITION
TO BE REMOVED
(DOTTED)



Administrative Comments

- Abuts a residential property to the north, commercial to the west, located on a corner
- Similarly sized decks have been approved in the past with no negative consequences observed or reported



Owner/agent responses- 1173.04 Variances

Applicant responses to the factors to be considered and weighed when determining whether an applicant will experience practical difficulty:

- No - Existing condition is a low-pitched roof – the shift to a porch with rail will not substantially alter the visual aesthetics, and would still provide an exterior area of refuge/escape for the attic tenant.
- No – a variance to request relief from adding a roof should keep the structure more in keeping with the existing condition
- No - owner was unaware of the requirement for a roof over the proposed porch
- Owner could eliminate the porch - but the State has recently granted the project relief from a sprinkler requirement - partially based on the inclusion of the porch as a means of getting outside of the structure - we believe removal of the porch (which would remove the requirement for a roof) would make the project less safe - and might jeopardize the current variance from code.
- Yes – the project is still a reinvestment in an existing multi-family unit in Lakewood and would add one additional DU. The project (and 8 existing dwelling units) are being made safer through the installation of a fire alarm system for the entire building – the project is likely more harmonious with the existing exterior conditions without the roof requirement.





Public Comment

Received via email-

Meeting attendee(s)



12800 Madison Ave

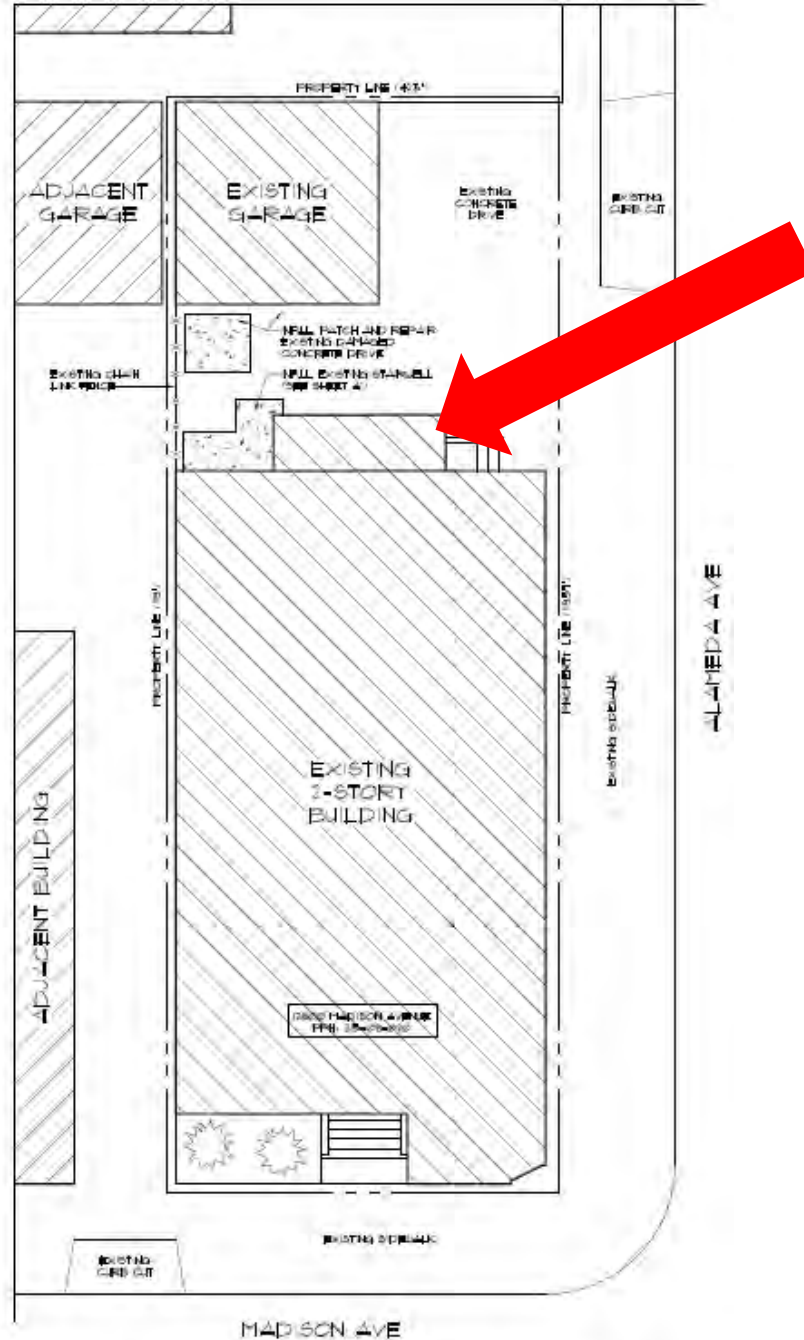
5. Docket No. 12-34-22
12800 Madison Ave.

Applicant James Ptacek of Larsen Architects, for property owner Winwood Properties, proposes the conversion of the third-floor attic space into a 1,331-square-foot apartment with an unroofed elevated patio deck on the rear of the proposed attic apartment. The property is located in the C2, Commercial Retail District.

- Variance 1: Request a variance to exceed the allowable height of 42 inches for an unroofed patio deck that is 112 square feet in area, and set at an elevation of 23 feet, as proposed. Pursuant to section 1127.03(d) Permitted Accessory Uses (Ord. 24-98. Passed 5-18-1998.)

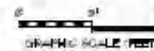


12800 Madison Avenue



ARCHITECTURAL SITE PLAN

1/24 = 1/8" = 1'-0"



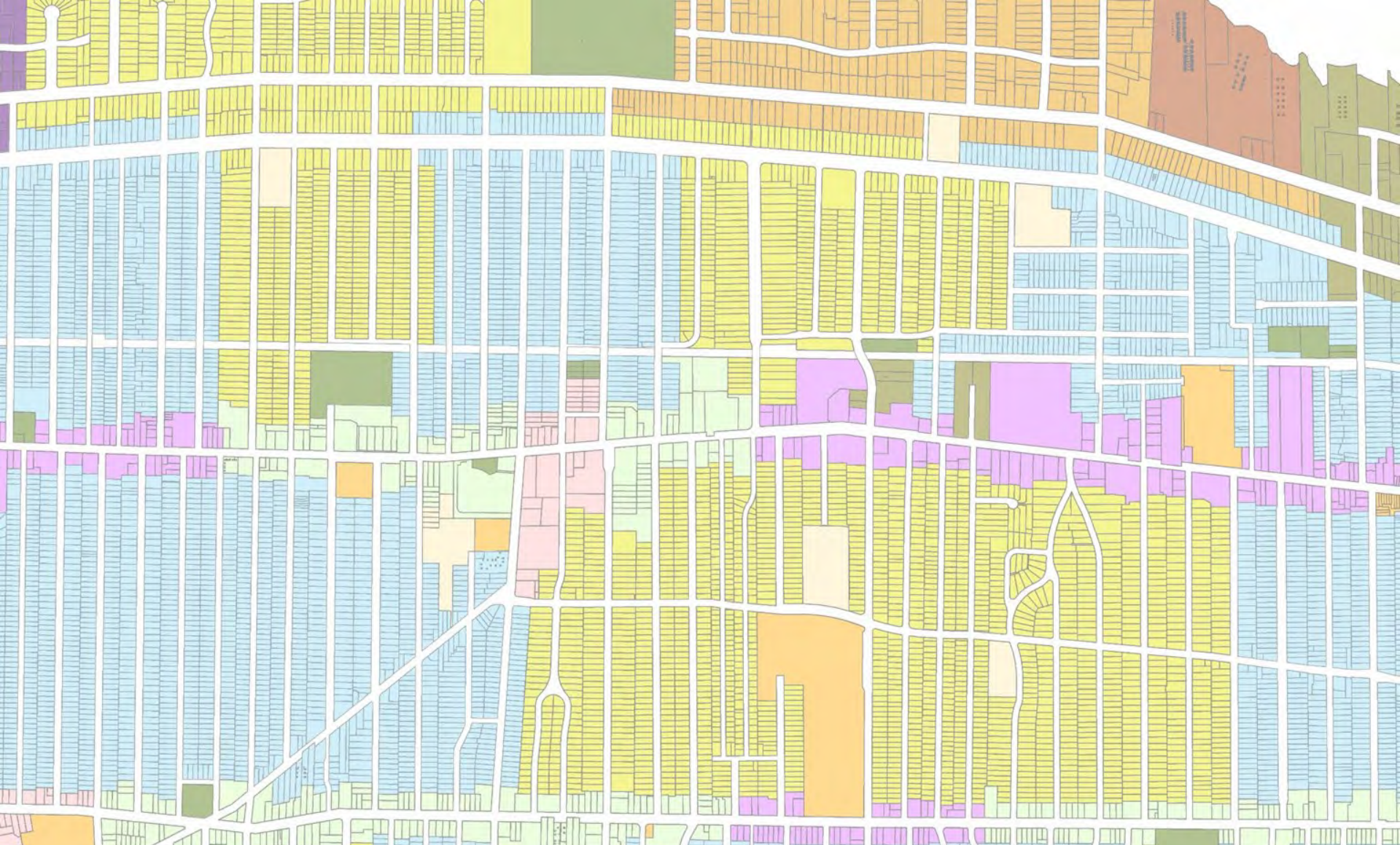
12800 Madison Avenue



Adjourn



Board of Zoning Appeals



Board of Zoning Appeals