



City of Lakewood  
Board of Zoning Appeals

(216) 529-6630  
planning@lakewoodoh.gov

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MINUTES  
BOARD OF ZONING APPEALS  
REVIEW MEETING  
LAKEWOOD CITY HALL  
FEBRUARY 19, 2026  
6:30 P.M.

RECORDING AVAILABLE

<https://www.lakewoodoh.gov/videos-2/>

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6:00 p.m. Pre-Review Meeting

Members Present

Jeffrey Pigott  
Jillian Bolino  
Matt Markling  
Anthony Santiago  
Angela Hare

Administrative Staff

Michelle Nochta, Senior Planner, Secretary  
Justin Maskaluk, Building Department  
Andrew Fleck, Assistant Prosecutor  
Sophia Szeles, Planner

The board reviewed the presentation with the board secretary in preparation for the regular meeting.

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1. ROLL CALL

Members Present

Jeffrey Pigott  
Jillian Bolino  
Matt Markling  
Anthony Santiago  
Angela Hare

Administrative Staff

Michelle Nochta, Senior Planner, Secretary  
Justin Maskaluk, Building Department  
Andrew Fleck, Assistant Prosecutor  
Sophia Szeles, Planner

## 2. APPROVE MINUTES OF THE DECEMBER 18, 2025 MEETING and JANUARY 30, 2026 SPECIAL MEETING

A motion was made by Mr. Sanitago, seconded by Ms. Bolino to APPROVE the December 18, 2025 meeting minutes. All the members voted yea, the motion passed.

A motion was made by Mr. Sanitago, seconded by Mr. Markling to APPROVE the January 30, 2026 special meeting minutes. All the members voted yea, the motion passed.

## 3. OPENING REMARKS

Ms. Nochta read the Opening Remarks into record.

## NEW BUSINESS

### 4. Docket No. 02-01-26 1270 Edwards Ave.

Applicant Mark Ieropoli of Avon Lake on behalf of property owner Priority Landings, LLC, proposes the construction of a new detached garage that has a second story and exceeds maximum permitted height. Property is located in the R2 Single and Two-Family Residential District.

Variance 1: The applicant proposes the demolition of the existing two car garage and the construction of a 34' x 34' foot garage with a second story and a midpoint height of 17' 4". The maximum permitted height at the calculated midpoint is 15'. Request a variance to exceed the maximum permitted midpoint height and construct the two-story garage at a calculated midpoint height of 17' 4", as proposed. Pursuant to 1123.05(b) HEIGHT REGULATIONS( ORD. 91-95 PASSED 10-7-1996)

Andy Ieropoli, representing owner/applicant, Mark Ieropoli was present to explain the proposed plan of a garage with second floor home office space. Mr. Ieropoli mentioned that the structure was designed to maximize the value and long term function of the property. He also said that it would not be a detriment to the surrounding properties or the neighborhood. Mr. Ieropoli stated that even though the property is narrow, the structure being proposed will meet functional need but will not take away from yard space. It will match the primary dwelling, meaning the roof pitch will mimic the house. Discussion was made on if the pitch can be made smaller to shrink the variance request, argument was that the footprint would need to be larger in order to accommodate a lesser pitch. Mr. Maskaluk explained how they measure things, useable space and headroom, the idea that the pitch could be lowered but it would narrow the useable office space. Mr. Ieropoli understands that a more accurate description of the intended use of the space is needed and stated that the owner, Mark Ieropoli has since moved to the property and made it his primary residence.

Ms. Nocht has spoken with the owner about his intended use for the space and how he needs to be an occupant of the home if he is going to run a business or use as office space. Ms. Nocht stated that while the structure is within the bounds of rear lot coverage, they are only here for a height variance. Ms. Nocht also stated that even though it was said that the owner, Mark Ieropoli has said he has moved to this property, that information was not conveyed to her or anyone else at the City of Lakewood.

Comments from the board include:

- Concept is good but it is a substantial variance
- There have been multiple others with similar variance requests in the past that have been denied
- Why can't the structure go out rather than up?
- Floor plan not well served as presented; the conference room description makes it sound like it is going to be used for something other than what is being described.
- Plans need to be presented as what it will actually be used for.

Public Comment was made:

- Concerns on how to address the piles of trash laying around the property and a broken fence
- Concerns that the structure is so large and while it is nice, it casts a big shadow on the surrounding yards

A motion was made by Mr. Santiago, seconded by Ms. Hare to DEFER Docket No. 02-01-26. All members voted yea; the motion passed.

5. Docket No. 02-02-26  
17820 Shaw Ave.

Applicant Aaron Lemley, property owner and occupant, proposes the construction of a one-story rear addition. The addition reduces the rear yard to 20 feet, where 40 is required. Property is located in the R2 Single and Two-Family Residential District.

Variance 1: The applicant proposes a single story addition on the rear of the existing home. The addition is proposed as the same width as the house at 27 ' and the depth of the addition is proposed at 18 ' , as proposed would reduce the rear yard setback to 20', where a minimum of 40' is required. Request a variance to reduce the required rear yard setback to 20', as proposed. Pursuant to 1123.07 MINIMUM YARD REQUIREMENTS(ORD 91-95, PASSED 10-7-1996)

Applicant, Aaron Lemley, property owner and occupant was present to discuss the proposal. Mr. Lemley discussed that this would be a great room/ livingroom for his growing family. The lot is smaller than the norm, but the structure would be built on the existing concrete patio. The plans are in the very beginning stage of planning. Discussion was made about how long you have to make the project

happen. House is the only house on the block with a front porch. The plan would include deleting the Juliet porch and door that exists currently to accommodate the addition. The room will be completely enclosed not open on one or more sides.

Mr. Fleck emphasized that once the proposal is approved, if at any time the plans change (if the footprint increases), the applicant would have to come back for a new approval with the new dimensions, etc.

No public comments were made at the meeting, however, there were two letters of support given to Ms. Nochta from the neighbors on either side of the applicant. The letters were entered into record.

A motion was made by Ms. Bolino, seconded by Mr. Santiago, to APPROVE Docket No. 02-02-26 as proposed. All member voted yea; the motion passed.

#### ADJOURN

A motion was made by Ms. Bolino, seconded by Mr. Santiago to ADJOURN the meeting at 8:00 p.m. All the members voted yea; the motion passed.

  
\_\_\_\_\_  
Signature

3/19/2026  
\_\_\_\_\_  
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. Andy Teropoli
2. Nora Blackman
3. Aaron Bentley
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_

1. [Signature]
2. [Signature]
3. [Signature]
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9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_

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, FEBRUARY 19, 2026

**Date:**

City of Lakewood – Board of Zoning Appeals (BZA)  
12650 Detroit Ave.  
Lakewood, OH 44107

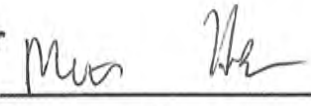
Neighbor Statement of No Objection – Rear Addition at **17820 Shaw Ave**  
**Lakewood, OH 44107**

To the Board of Zoning Appeals,

We, **Matt Huber and Liz Huber**, are adjacent property owners at **17824 Shaw Ave, Lakewood, OH 44107**. We understand that the owners of **17820 Shaw Ave, Lakewood, OH 44107** are proposing a **one-story rear addition** (approximately **375 sq ft**) and may request a **rear yard setback variance** for this work.

After reviewing the basic proposal as described to us, we **do not object** to this rear addition and **support** the homeowners' request. This statement is provided voluntarily for the Board's consideration.

Sincerely,

**Matt Huber**  
Signature:  Date: 1/26/26

**Liz Huber**  
Signature:  Date: 1/26/26

(Optional) Phone / Email: \_\_\_\_\_

Date: 1-25-26

City of Lakewood – Board of Zoning Appeals (BZA)  
12650 Detroit Ave.  
Lakewood, OH 44107

Neighbor Statement of No Objection – Rear Addition at **17820 Shaw Ave,**  
**Lakewood, OH 44107**

To the Board of Zoning Appeals,

We, **John Jones and Kathy Jones**, are adjacent property owners at **17816 Shaw Ave, Lakewood, OH 44107**. We understand that the owners of **17820 Shaw Ave, Lakewood, OH 44107** are proposing a **one-story rear addition** (approximately **375 sq ft**) and may request a **rear yard setback variance** for this work.

After reviewing the basic proposal as described to us, we **do not object** to this rear addition and **support** the homeowners' request. This statement is provided voluntarily for the Board's consideration.

Sincerely,

**John Jones**

Signature:  Date: 1-25-26

**Kathy Jones**

Signature:  Date: 1/25/26

(Optional) Phone / Email: 216 375 9181

## 1270 Edwards Ave - comments on proposed project



Deb Kilcline <djkilcline@gmail.com>

To: ● Planning Dept  
Cc: ● Tom Kilcline Jr

  Reply  Reply All  Forward 

Wed 2/18/2026 1:56 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Ms Nochta,

We are the property owners of 1278 Ethel Ave, Lakewood OH , which abuts 1270 Edwards Ave along our backyard property line. We received a public notice dated 10 Feb 2026 stating that the owner of 1270 Edwards Ave seeks to build a new detached garage. According to the notice, the garage will have a second story and will exceed maximum permitted height.

While we appreciate the owner's desire to maintain/improve his property, we are concerned that the addition of a second story could present privacy and aesthetic challenges for us. Currently, the garage sits very close to the property line fence and has no windows overlooking our backyard. Because 1270 Edwards Ave sits to the west of our property, the addition of a second story will decrease the amount of light we receive in our backyard during the later hours of the day. We are also concerned that if eastern-facing windows are included with the new garage, they will eliminate the privacy we enjoy when engaging in backyard activities.

Thank you for listening to our concerns.

Sincerely,

Thomas & Debra Kilcline  
1278 Ethel Ave, Lakewood OH 44107

# Board of Zoning Appeals

Board pre-review in the East Conference room between 6:00-6:30 p.m.  
Regular Meeting begins in the Auditorium at 6:30 p.m.



## City of Lakewood Department of Planning and Development

### Board of Zoning Appeals -Staff

- Michelle Nochta, Board Secretary
- Andrew Fleck, Legal Counsel
- Justin Maskaluk, Building Dept.

### Board of Zoning Appeals Members

- Jeffrey Pigott, Vice Chair
- Jillian Bolino, member
- Matt Markling, member
- Anthony Santiago, member
- Angela Hare, member

# 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.)

# Board of Zoning Appeals

Thursday, February 19, 2026

## Agenda

1. Roll Call
2. Approve meeting minutes of the December 18, 2025 and January 2026 Special meeting
3. Election of Officers

Opening Remarks

## **New Business**

1. 1270 Edwards
2. 17820 Shaw

Docket No. : 02-01-26

Docket No. 02-01-26  
1270 Edwards

Bonnieview Avenue

Bonnieview Ave

1257

1259

1263

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1271

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1281

1285

1256

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1254

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1270 EDWARDS

1270

1274

1278

1282

Edwards Avenue

Edwards Ave



## **Docket No. 02-01-26**

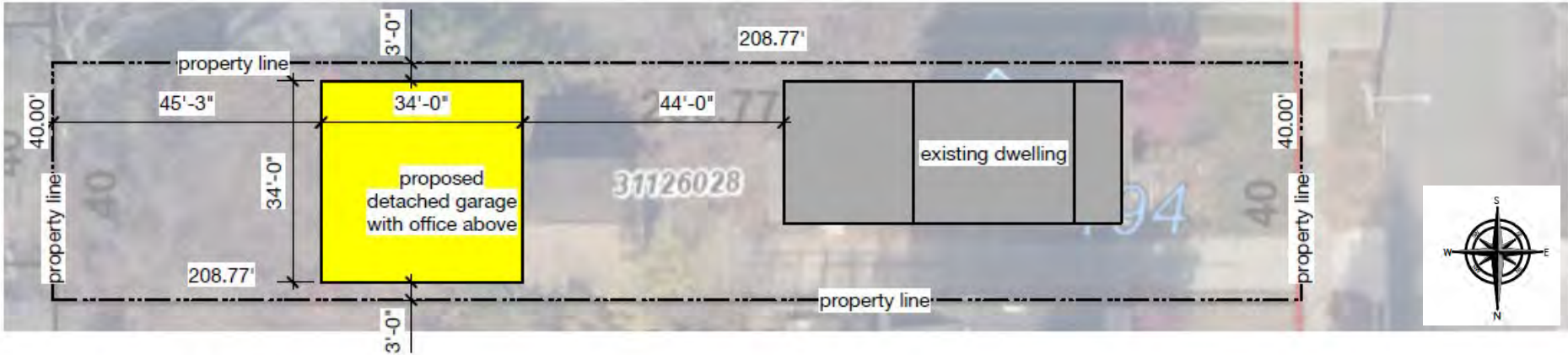
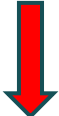
### **1270 Edwards Ave.**

Applicant Mark Ieropoli of Avon Lake on behalf of property owner Priority Landings, LLC, proposes the construction of a new detached garage that has a second story and exceeds maximum permitted height. Property is located in the R2 Single and Two-Family Residential District.

**Variance 1** : The applicant proposes the demolition of the existing two car garage and the construction of a 34' x 34' foot garage with a second story and a midpoint height of 17' 4" The maximum permitted height at the calculated midpoint is 15'. Request a variance to exceed the maximum permitted midpoint height and construct the two -story garage at a calculated midpoint height of 17' 4" , as proposed. Pursuant to 1123.05(b)HEIGHT REGULATIONS( ORD. 91-95 PASSED 10-7-1996)



Proposed side setback 3' 0"



scale: 20'-0" = 1'=0"



Proposed side setback 3' 0"

Proposed rear setback 45' 3"  
Rear yard is 4,920 sq. ft., 25 % of rear yard is 1,230 sq. ft. ,  
proposed garage footprint is 1,156 sq. ft.















270

270









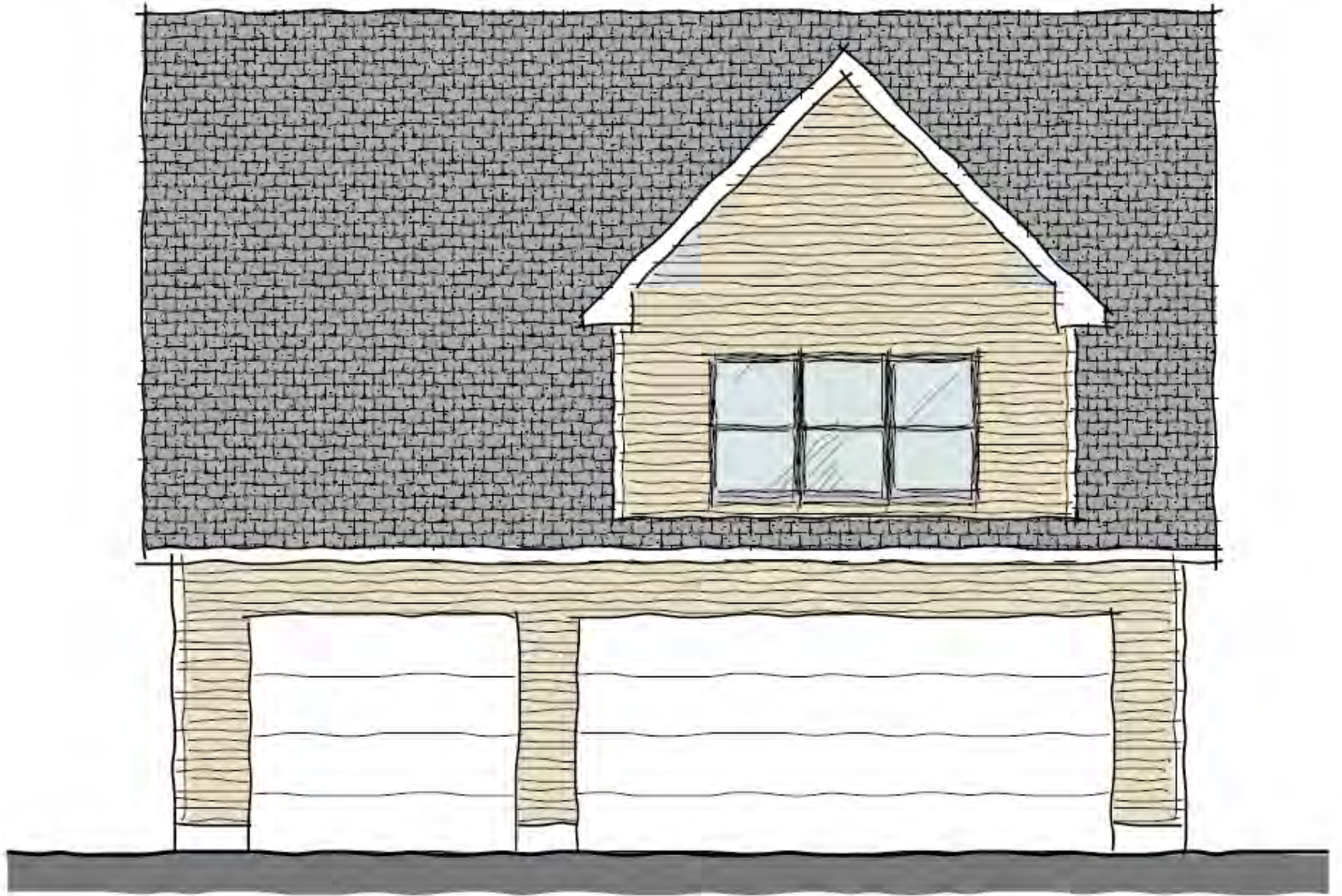














**left side elevation**

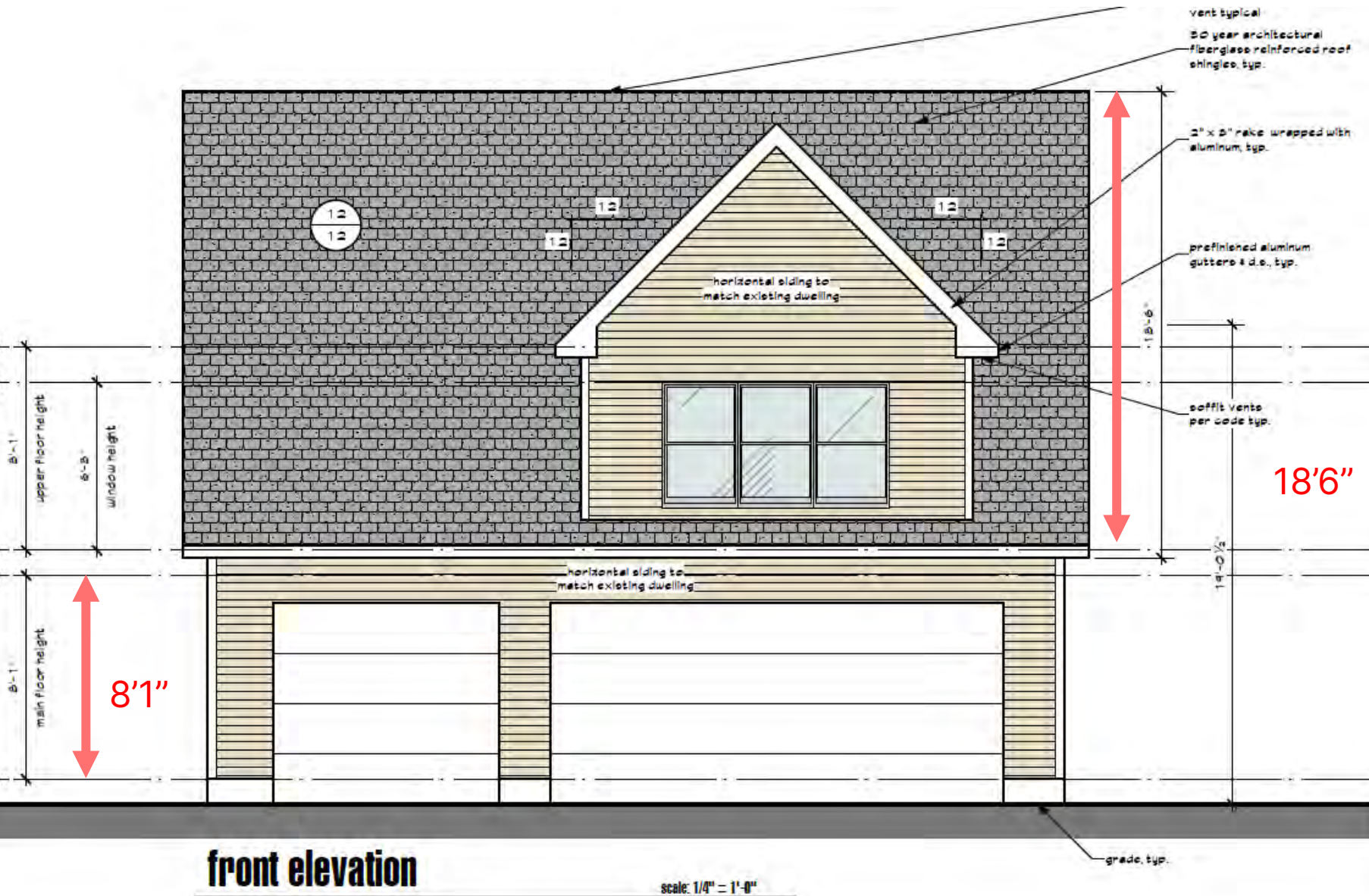
scale: 1/4" = 1'-0"

- 3) field verify all window locations & rough openings as window manufacturers specifications.
- 4) treated wood notice: all anchors, connectors, fastener, suitable material to resist reaction or corrosion with the contact with manufacturer or material supplier for more required.

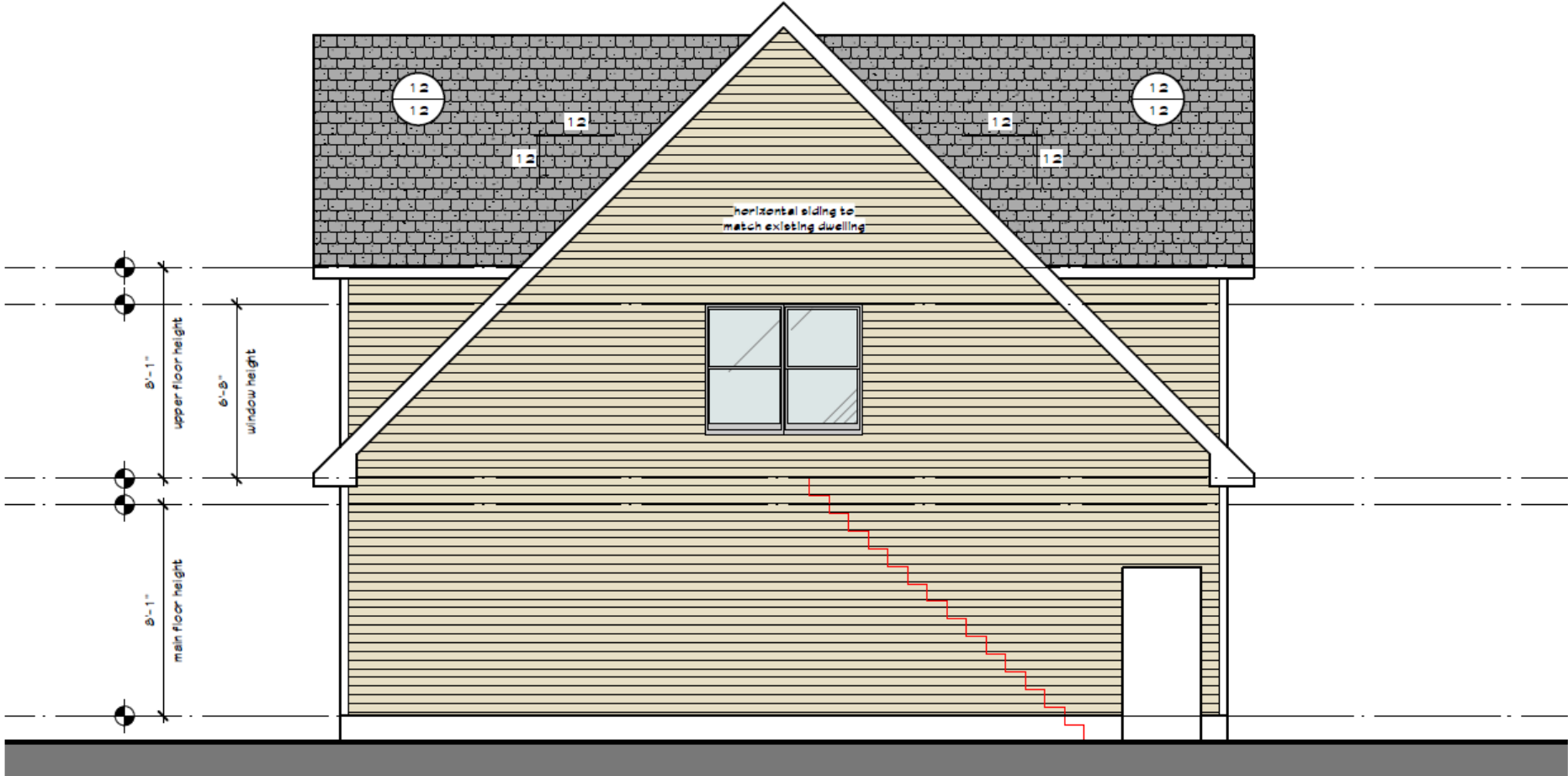


**rear elevation**

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

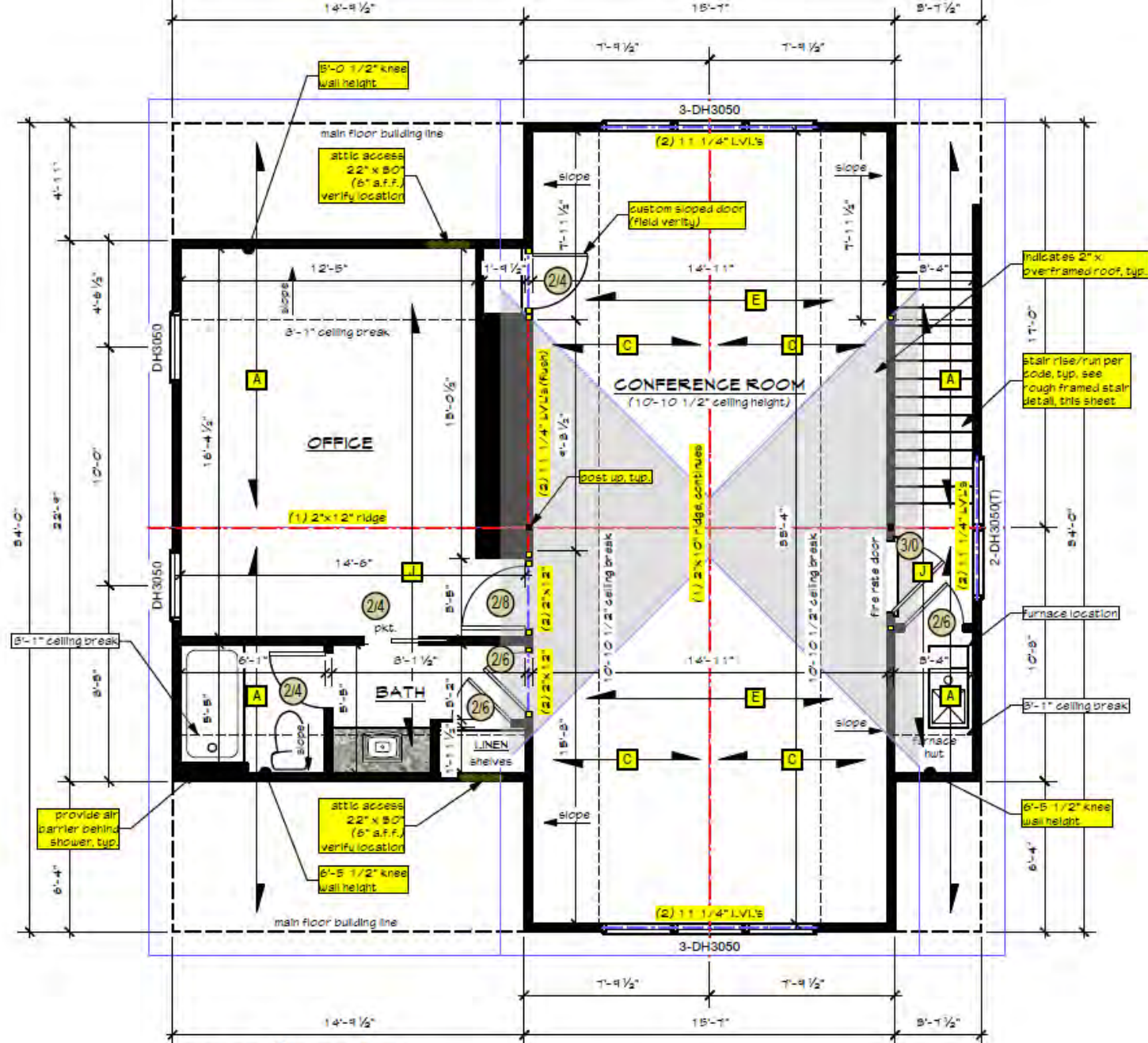


$8'1'' + (18'6''/2) = 17'4''$  calculated midpoint height



**right side elevation**

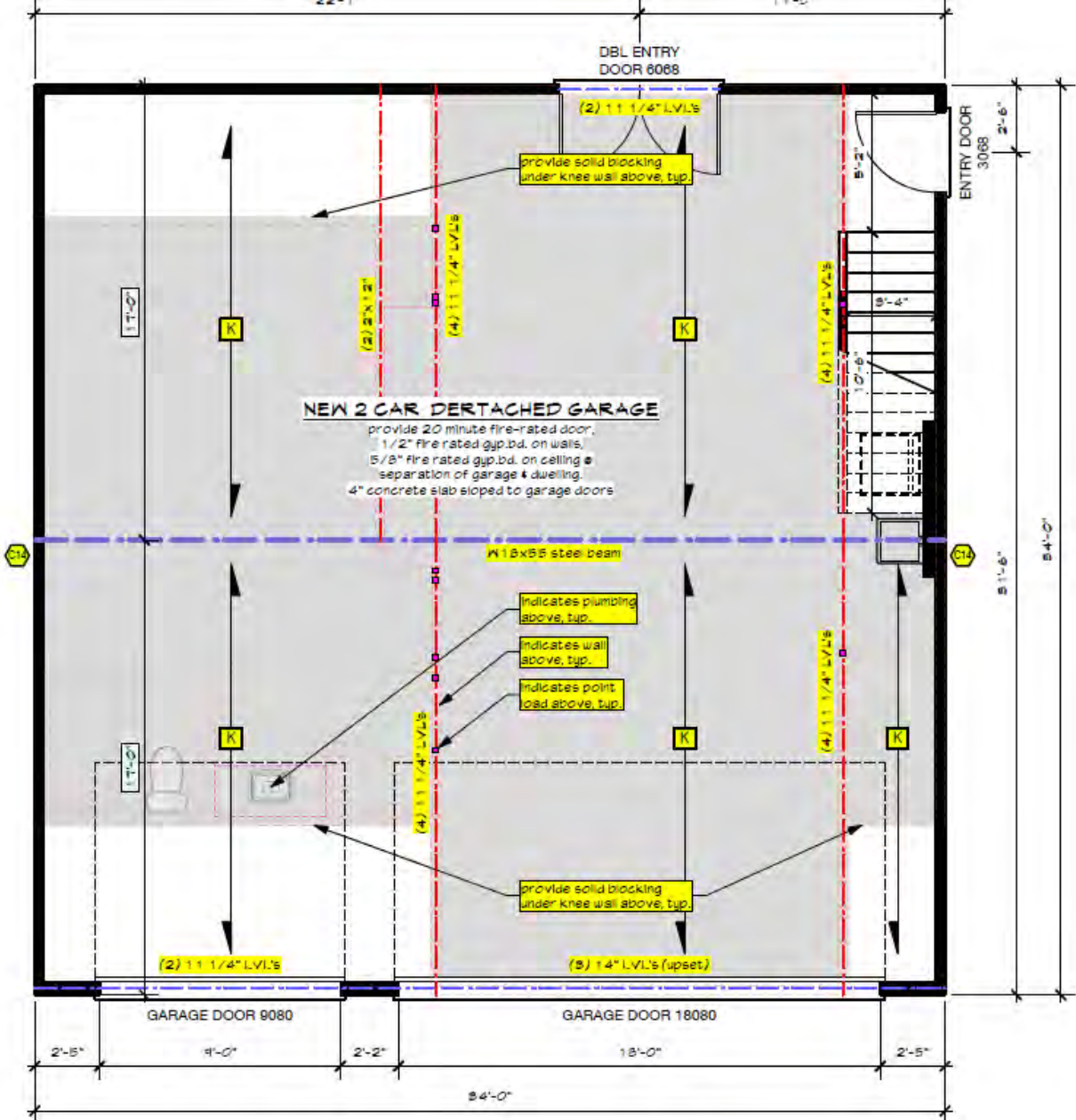
scale: 1/4" = 1'-0"



# upper floor plan

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

upper floor walls are 8'-1", unless noted otherwise  
 exterior and interior doors are 6'-8", unless noted otherwise



### main floor plan

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

main floor walls are 8'-1", unless noted otherwise  
 exterior and interior doors are 6'-8", unless noted otherwise  
 windows are 6'-8", unless noted otherwise  
 1156 sq/ft

## Nine Elements of Practical Difficulty

1173.04 Variances (page 1 of 2)

Nine Elements of Practical Difficulty.

**Applicant's responses to questions below.**

(1)(Q) Whether there exist site conditions, such as narrowness, shallowness, or topography, unique to the property in question that are not applicable generally to other lands or structures in the same zoning district

(1)(A) **yes the lot is longer then most in lakewood and it will help blend in with existing neighboring homes.**

(2)(Q) Whether the property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether the property in question abuts a less restrictive zoning district;

(2)(A). **yes the house next door sets back in the rear property lot**

(3)(Q) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance(s);

(3)(A) **It will improve the property value**

(4) (Q) Whether the variance(s) is substantial;

(4)(A) **No Im simply asking for a height variance from 15' to 19'**

## Nine Elements of Practical Difficulty

1173.04 Variances: Nine Elements of Practical Difficulty. **Owner's responses to questions below(2 of 2)**

(5)(Q) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);

**(5)(A) there will not be a detriment to neighboring properties**

(6)(Q) Whether the variance(s) would adversely affect the delivery of governmental services (e.g., water, sewer, refuse removal);

**(6)(A) This will not affect any governmental services.**

(7)(Q) Whether the property owner purchased the property with knowledge of the zoning restriction;

**7(A) I was not aware**

**8(Q)** Whether the property owner's predicament feasibly can be obviated through some method other than a variance(s); and

**8 (A). This is a height variance request do to how the garage plans are being interpreted.**

(9) Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance(s).

**9 (A) This is a height variance request do to how the garage plans are being interpreted.**

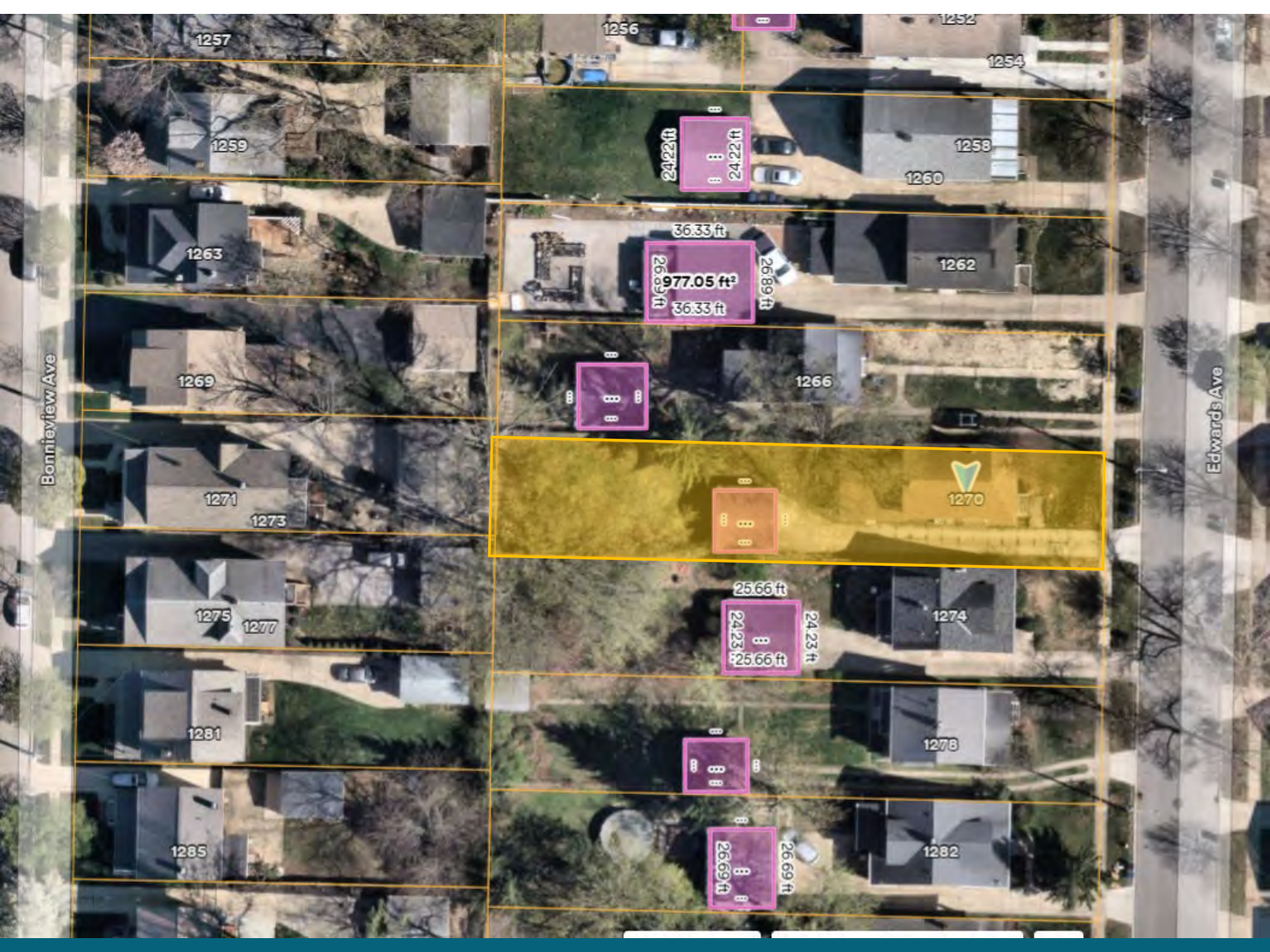
## ADMINISTRATIVE COMMENTS

- Owner Priority Landings LLC, agent Mark Ieropoli requests large garage with upstairs office , bathroom and conference room. Mr. Ieropoli has been advised that conducting a home occupation from a garage/ accessory structure is prohibited by Chapter 1145 Home Occupations. Home Occupations may only be conducted from the primary residence by the occupant. The proposed building may NOT be used as a dwelling.
- The lot is approx. 40 X 209 feet, 8,360 sq. ft. The back yard is approx. 4,920 sq. ft, allowing 25% or 1,230 sq ft of coverage by a garage. This size is typical of many Lakewood houses.
- The average size for a garage on this block on west side of Edwards between the railroad tracks and Clifton is 527 sq. ft.; there are no records of height variances for garages on the street.
- There is only 1 garage currently on the street that is more than 1,000 sq. ft and it is on a double lot with a rear yard of almost 10,000 sq. ft, and no variances were required.
- The existing home has an approx. 1,750 sq. ft. footprint.

# ADMINISTRATIVE COMMENTS

Average size of garage on Edwards between Clifton and Tracks on West Side of street, approx. from NearMaps

Edwards Ave House num	Garage footprint
1204	507
1206	590
1212	520
1216	506
1220	664
1224	550
1228	706
1232	1460(double lot- rear yard is 10,000 sq. ft)
1238	500
1242	430
1246	380
1250	683
1252	375
1258	546
1262	977
1266	504
1270	440
1274	620
1282	580
1286	329
1290	504
1294	598
1298	416
1304	486
1306	368
1310	388
Average	527



Bonnieview Ave

Edwards Ave

1257

1256

1252

1254

1259

24.22 ft

24.22 ft

1258

1260

1263

36.33 ft

26.89 ft  
977.05 ft<sup>2</sup>  
36.33 ft

26.89 ft

1262

1269

26.89 ft  
26.89 ft  
26.89 ft

1266

1271

1273

26.89 ft  
26.89 ft  
26.89 ft

1270

1275

1277

25.66 ft

24.23 ft  
25.66 ft

24.23 ft

1274

1281

26.69 ft  
26.69 ft  
26.69 ft

1278

1285

26.69 ft  
26.69 ft  
26.69 ft

26.69 ft

1282

## PUBLIC COMMENT

- Received via Phone-
- Received via e-mail
- Meeting attendee(s)



Docket No. 02-01-26

1270 Edwards Ave.

Applicant Mark Ieropoli of Avon Lake on behalf of property owner Priority Landings, LLC, proposes the construction of a new detached garage that has a second story and exceeds maximum permitted height. Property is located in the R2 Single and Two-Family Residential District.

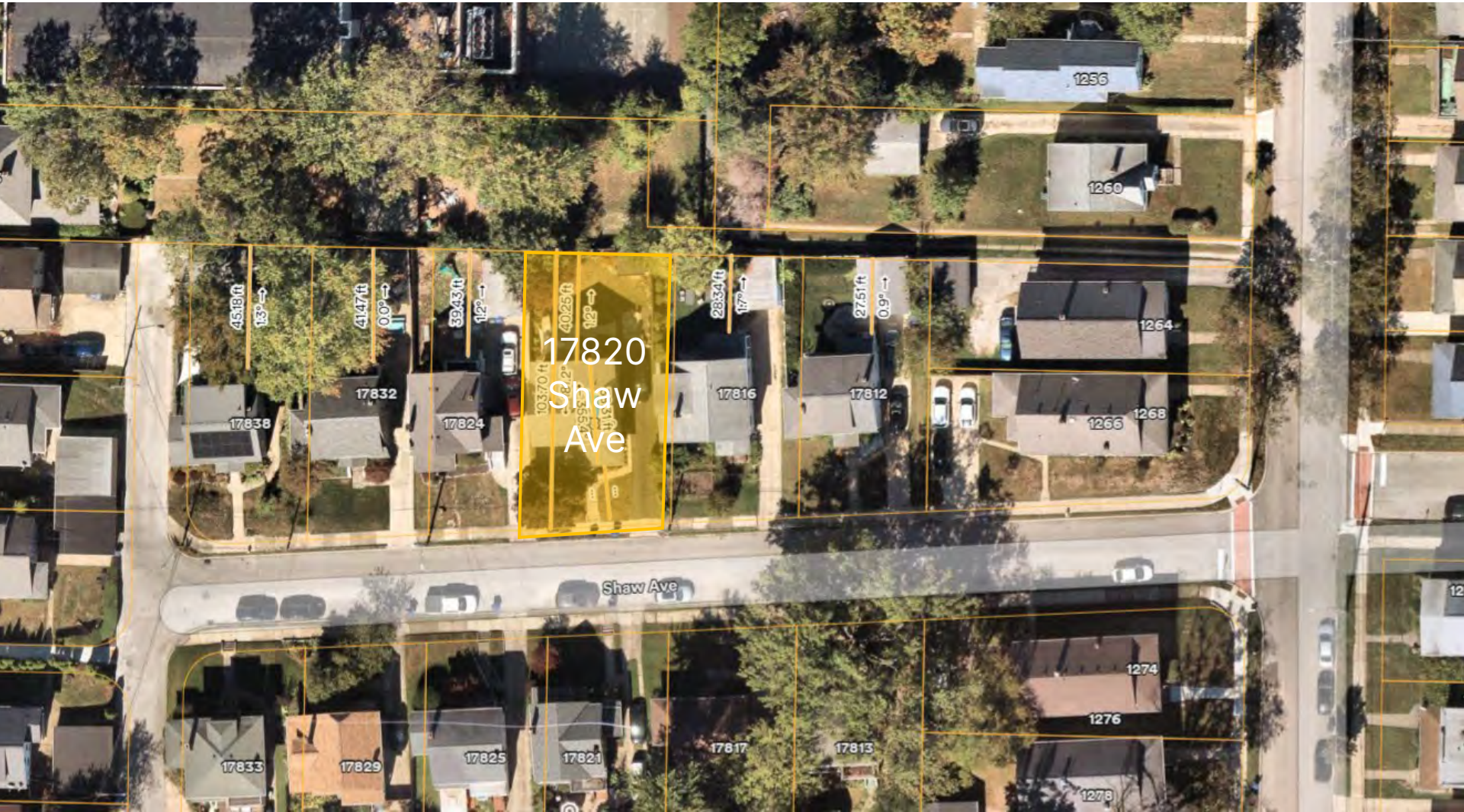
Variance 1: The applicant proposes the demolition of the existing two car garage and the construction of a 34' x 34' foot garage with a second story and a midpoint height of 17' 4". The maximum permitted height at the calculated midpoint is 15'. Request a variance to exceed the maximum permitted midpoint height and construct the two -story garage at a calculated midpoint height of 17' 4" , as proposed. Pursuant to 1123.05(b)HEIGHT REGULATIONS( ORD. 91-95 PASSED 10-7-1996)

Docket No. : 12-24-25

Docket No. 02-02-26

17820 Shaw Ave

# 17820 Shaw Ave





Docket No. : 12-24-25

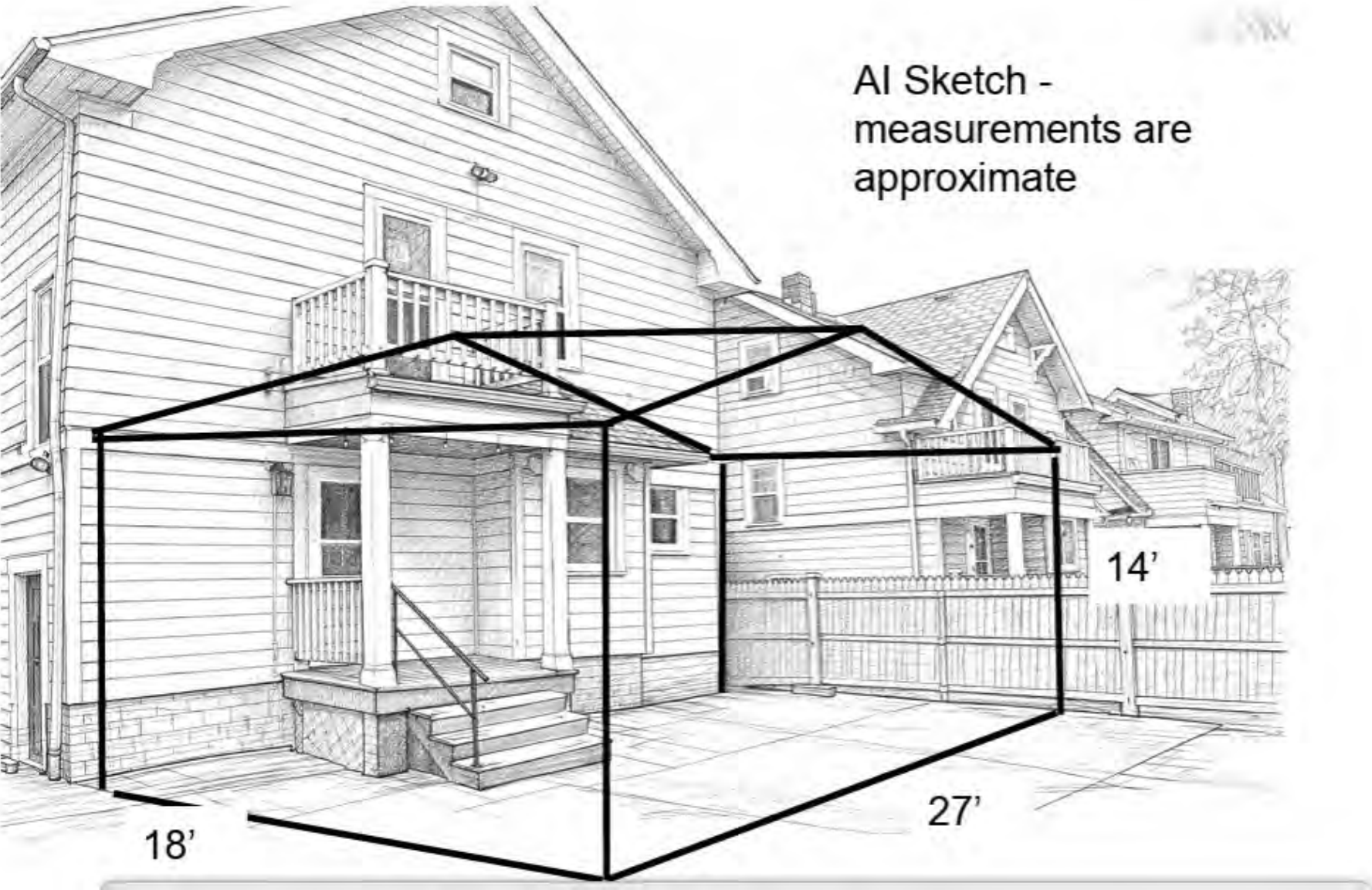
Docket No. 02-02-26

17820 Shaw Ave.

Applicant Aaron Lemley, property owner and occupant, proposes the construction of a one-story rear addition. The addition reduces the rear yard to 20 feet, where 40 is required. Property is located in the R2 Single and Two-Family Residential District.

Variance 1: The applicant proposes a single story addition on the rear of the existing home. The addition is proposed as the same width as the house at 27 ' and the depth of the addition is proposed at 18 ' , as proposed would reduce the rear yard setback to 20', where a minimum of 40' is required. Request a variance to reduce the required rear yard setback to 20', as proposed. Pursuant to 1123.07 MINIMUM YARD REQUIREMENTS(ORD 91-95, PASSED 10-7-1996)

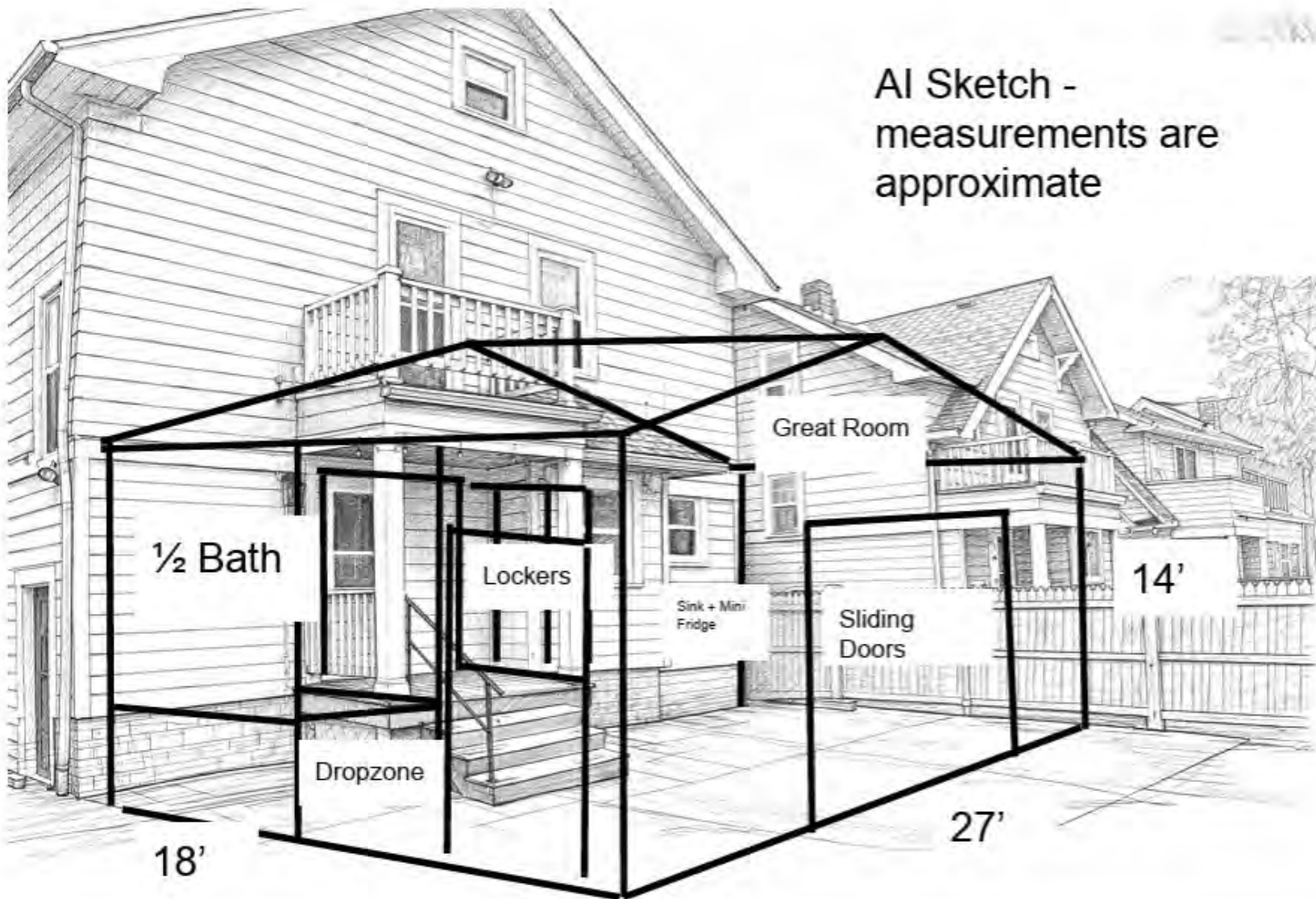
AI Sketch -  
measurements are  
approximate



18'

27'

14'



AI Sketch -  
measurements are  
approximate

1/2 Bath

Lockers

Dropzone

Sink + Mini  
Fridge

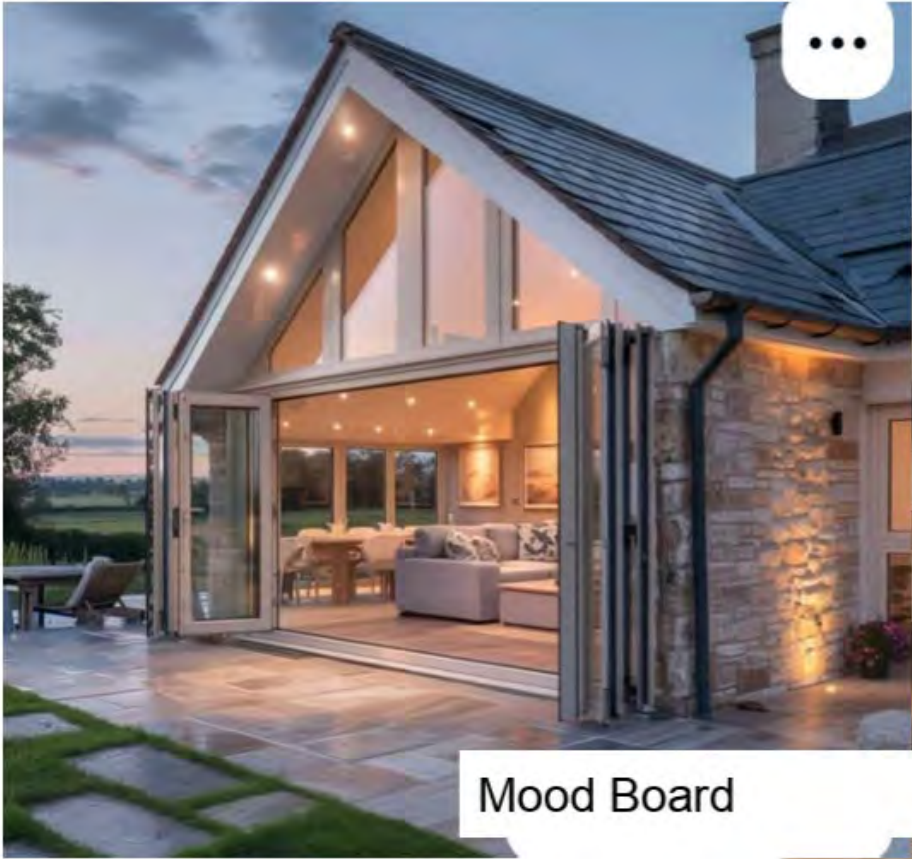
Sliding  
Doors

Great Room

18'

27'

14'



Mood Board





Mood Board

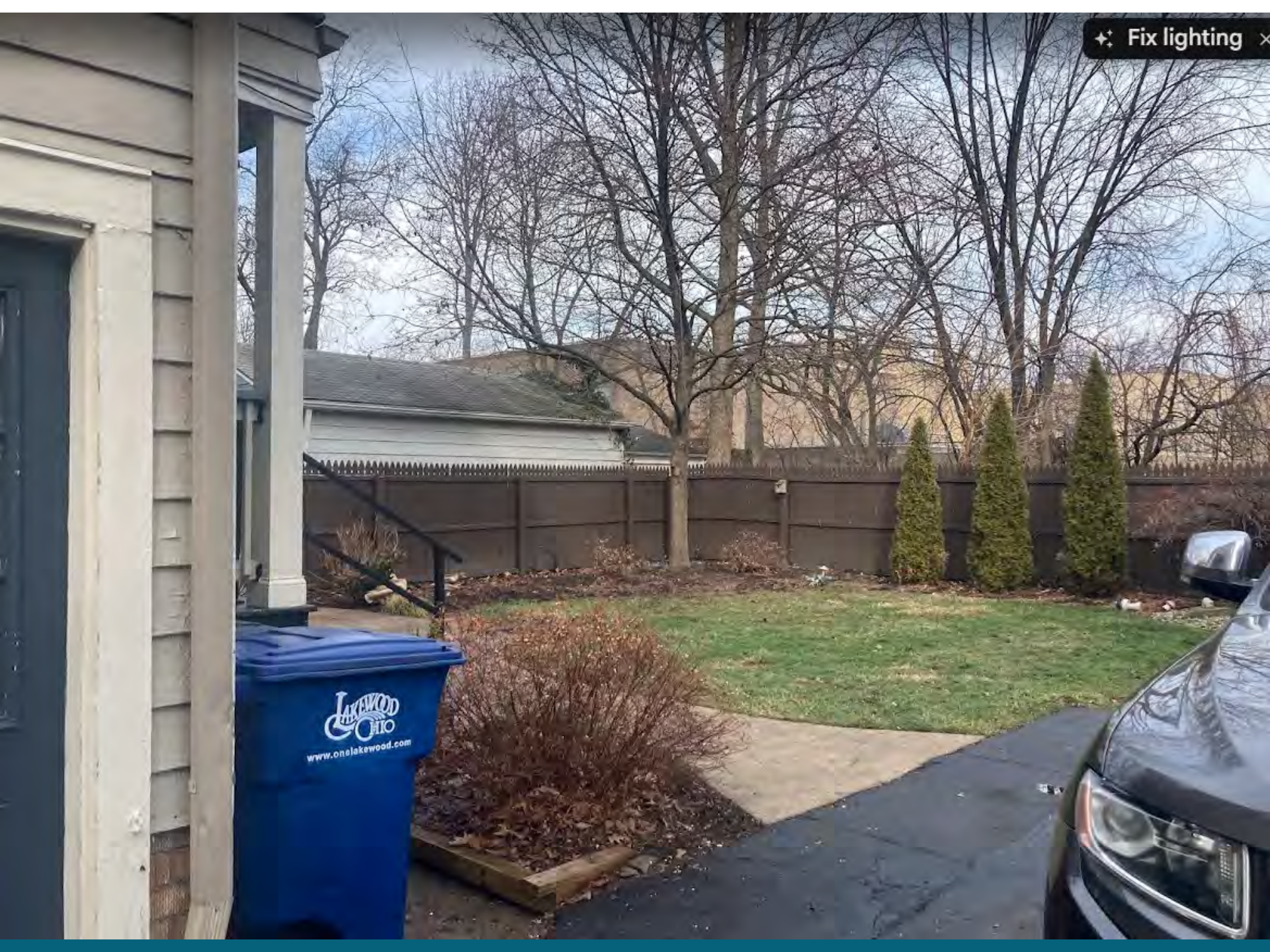




AI rendering - not to scale







Lakewood  
Ohio  
www.onlakewood.com





## Nine Elements of Practical Difficulty

### 1173.04 Variances

#### Nine Elements of Practical Difficulty.

#### Applicant's responses to questions below

(1)(Q) Whether the property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether the property in question abuts a less restrictive zoning district;

**(1)(A) The existing home's placement on the lot, combined with the required 40-foot rear yard setback, creates a very limited buildable envelope at the rear. A conforming addition would be too small to provide a functional living room expansion.**

(2)(Q) Whether the property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether the property in question abuts a less restrictive zoning district;

**(2)(A). Not applicable. The area is primarily residential and the proposed one-story rear addition is consistent with typical neighborhood improvements.**

(3)(Q) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance(s);

**(3)(A) Without rear setback relief, any rear addition would be limited to a very small area that is not practical for the intended living space use. The variance is needed to allow a modest, functional rear addition comparable to improvements typical for similar homes.**

## Nine Elements of Practical Difficulty

### 1173.04 Variances: Nine Elements of Practical Difficulty.

Applicant's responses to questions below

(4) (Q) Whether the variance(s) is substantial;

(4)(A) The request is limited to the minimum relief necessary for a modest one-story rear addition (~ 375 SF). The project remains within principal building lot coverage limits; the rear setback is the controlling constraint.

(5)(Q) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);

(5)(A) The addition is located at the rear of the home and is one story to minimize massing and visibility. It is designed to reduce impacts to adjacent properties (privacy, light, and air). Adjacent neighbors have been informed and supportive

(6)(Q) Whether the variance(s) would adversely affect the delivery of governmental services (e.g., water, sewer, refuse removal);

(6)(A) The addition will not adversely affect delivery of governmental services (utilities, refuse removal, emergency access). No changes are proposed that interfere with service access.

## Nine Elements of Practical Difficulty

1173.04 Variances: Nine Elements of Practical Difficulty.

Applicant's responses to questions below

(7)(Q) Whether the property owner purchased the property with knowledge of the zoning restriction;

**7(A) Yes, we understood the property is subject to zoning requirements when purchased. However, the practical difficulty is created by the lot/building configuration relative to the rear setback requirement, which limits reasonable rear expansion compared to similar nearby properties.**

8(Q) Whether the property owner's predicament feasibly can be obviated through some method other than a variance(s); and

**8 (A). We explored reducing the size/depth of the addition and alternative interior layout options, but a fully conforming rear addition would be too small to meet the intended modest living room use. The proposal represents the minimum practical adjustment.**

(9) Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance(s).

**9 (A) Granting the variance maintains the intent of the Code by allowing a modest, one-story residential improvement that remains within lot coverage limits while minimizing impacts to neighbors and preserving neighborhood character.**

## ADMINISTRATIVE COMMENTS

- The lot is 45 feet wide and 100 feet deep, with an area of 4,500 sq. ft. The minimum permitted lot size in the district is 5,000 sq. ft, this lot as it exists is undersized, with a shorter rear yard depth.
- The lot is an asymmetrical shape, the rear yard abuts a parcel that has an unusually long rear yard.
- The footprint of the existing home is around 915 sq ft, which is a modest home size.
- The code permits 35% lot coverage for a primary structure, for a 4,500 sq. ft. , in this case 35% of 4,500sq.ft. is 1,575sq.ft.. The building is aligned with the front building line at 20 from the public right of way, and currently is 40 feet from the rear property line.
- The renderings show an open porch addition- will the addition be enclosed or is it an open porch
- The property has an existing variance from 2007 for an exemption to the requirement to build a garage and instead have a shed.

Average size of rear setback on Shaw between Webb West Clifton and on the north side of the street

Shaw Ave House number	Rear setback	
17812	27	
17816	28	
17820	40	current
17824	39	
17838	45	
Average	36	

# ADMINISTRATIVE COMMENTS



## PUBLIC COMMENT

- Received via Phone-
- Received via e-mail
- Meeting attendee(s)

# Adjourn



# Thank you!

## City of Lakewood Contact:

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