



City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

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

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

6:00 p.m. Pre-Review Meeting

Members Present

Jeffrey Pigott-Absent
Jillian Bolino
Matt Markling
Anthony Santiago-Absent
Angela Hare

Administrative Staff

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

The board reviewed the presentation with the board secretary in preparation for the regular meeting. Discussion about only three members of the Board being present, and the implications for applicants and their option to defer.

1. ROLL CALL

Members Present

Jeffrey Pigott-Absent
Jillian Bolino
Matt Markling
Anthony Santiago-Absent
Angela Hare

Administrative Staff

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

A motion was made by Ms. Bolino, seconded by Mr. Markling to EXCUSE the absences of Jeff Pigott and Anthony Santiago. All the members voted yea, the motion passed.

2. APPROVE MINUTES OF FEBRUARY 19, 2026 MEETING

A motion was made by Ms. Bolino, seconded by Mr. Markling to APPROVE the February 19, 2026 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. 03-04-26 1020 Parkside Dr.

Applicant Heather Davies of Davies Architecture, for owners Meagan and Brian Cook, proposes the demolition of the existing 450 sq. ft. garage and the construction of a new 480 sq. ft. detached garage that exceeds the permitted height, and covered front entry that reduces the required front setback, and a second story addition in the existing footprint. Proposal requires area variance to exceed permitted height of a garage and to reduce the minimum required front setback. Additionally, the proposal requires Architectural Review Board approval for new front entry and second story addition. Property is located in the R1M, Single Family Medium Density District.

Variance 1: Applicant proposes the demolition of the existing 450 sq foot garage and the replacement with a 480 sq foot garage with a second story. The proposal exceeds the permitted midpoint height of 15 '. Request a variance for the proposed garage to exceed the permitted midpoint height by 1 foot. 8 inches. as proposed. Pursuant to section 1121.05(b) Height Regulations (Ord. 91-95 Passed 10-7-1996).

Variance 2: Applicant proposes the construction of a roof over the existing uncovered front entry. The required front setback is 36 feet, the proposal reduces the setback for the entry to 33 feet, 5 inches. Request a variance to reduce the front setback by 2 feet and 7 inches, as proposed. Pursuant to section 1121.07 Minimum Yard Requirements(Ord. 91-95 Passed 10-7-1996)

Heather Davies, Davies Architects, was present to discuss the plans. Ms. Davies explained that plan for a new detached garage. The existing garage is too small, narrow that the homeowners vehicles will not fit. Ms. Davies stated that the man door will be moved from the front to the side and the garage will be deeper and the door will be taller. She discussed the need for a variance of 2 feet to take the garage height up for storage and a potential home office since the homeowner works from home. The new garage will be within the setback requirements and will be moved further from the side and rear property lines to be compliant with required setbacks. Ms Davies also discussed the plan to add columns and a roof over the existing front porch and is asking for a variance to reduce the front setback. Ms. Davies

added that the gable on the garage will be turned to match the neighbors and the square footage is going from 450 to 480 sq.ft.

Ms. Bolino expressed her concerns with larger garages and asked Ms. Nochta for information on the neighborhood setbacks and discussion was made on this.

Ms. Nochta delivered the administrative comments as well, noting the size of the lot at just over 8,000 sq. ft is actually undersized for the R1M which has a minimum lot size of 9,000 square feet. The lot is 112 feet deep, and although greater in area, the rear yard is reduced, with a front yard setback of 36 feet. The largest permitted area for a garage is 480 sq. or 25% of the rear yard, whichever is greater. In this case, 480 sq. ft. is greater. Ms. Nochta noted that there were three homes with attached garages on the same block as the subject home, which abuts a different land use in the rear, Lakewood Park. On the rest of the street there are more examples of attached garages, although this proposal is not for an attached garage, both a garage height variance and an attached garage are ways to increase the height and usable space above a garage, common in the immediate vicinity, uncommon in most of Lakewood. Mr. Markling added that he has no concerns with this proposal based on it's unique merits, but wanted to be clear that he does not want the general exception to become the rule and the board rubber stamp every garage request that comes before them.

Mr. Fleck explained to Ms. Davies that since there were only three Board members present, she needed all three to vote yes to approve and that if she wanted to defer to revisit her plans she could if she wanted.

No public comments.

A motion was made by Mr. Markling, seconded by Ms. Hare to APPROVE Docket No. 03-04-26 as proposed. All the members voted yea, the motion passed.

ADJOURN

A motion was made by Ms. Bolino, seconded by Mr. Markling to ADJOURN the meeting at 6:56 p.m. All the members voted yea; the motion passed.

City of Lakewood
Board of Zoning Appeals
Approved as set forth in the minutes

of MAY 21 2020 meeting.



Signature

Date

Chairman



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. Heather Davis
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

- [Signature]
- _____
- _____
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- _____
- _____

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, MARCH 19, 2026

Comment on 1020 Parkside Dr Proposal for 3/19 Meeting



Tamara Cowley <tmcowley@gmail.com>

To ● Planning Dept

Cc ● Phil Marquis



Reply

Reply All

Forward



Tue 3/17/2026 12:27 PM

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

Board of Zoning Appeals,

We have reviewed the proposed plans for 1020 Parkside Dr and considered any potential impacts on our property. We have found no issues with the proposal.

We support the city granting our neighbors the variances they need to proceed with their project as proposed.

Tamara Cowley & Phil Marquis

1030 Parkside Dr

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, March 19, 2026

Agenda

1. Roll Call
2. Approve meeting minutes February 19,2026
3. Opening Remarks

New Business

1. 1020 Parkside Drive – applicant Heather Davies of Davies Architecture for homeowners Meghan and Brian Cook

Docket No. : 03-04-26

Docket No. 03-04-26
1020 Parkside Drive



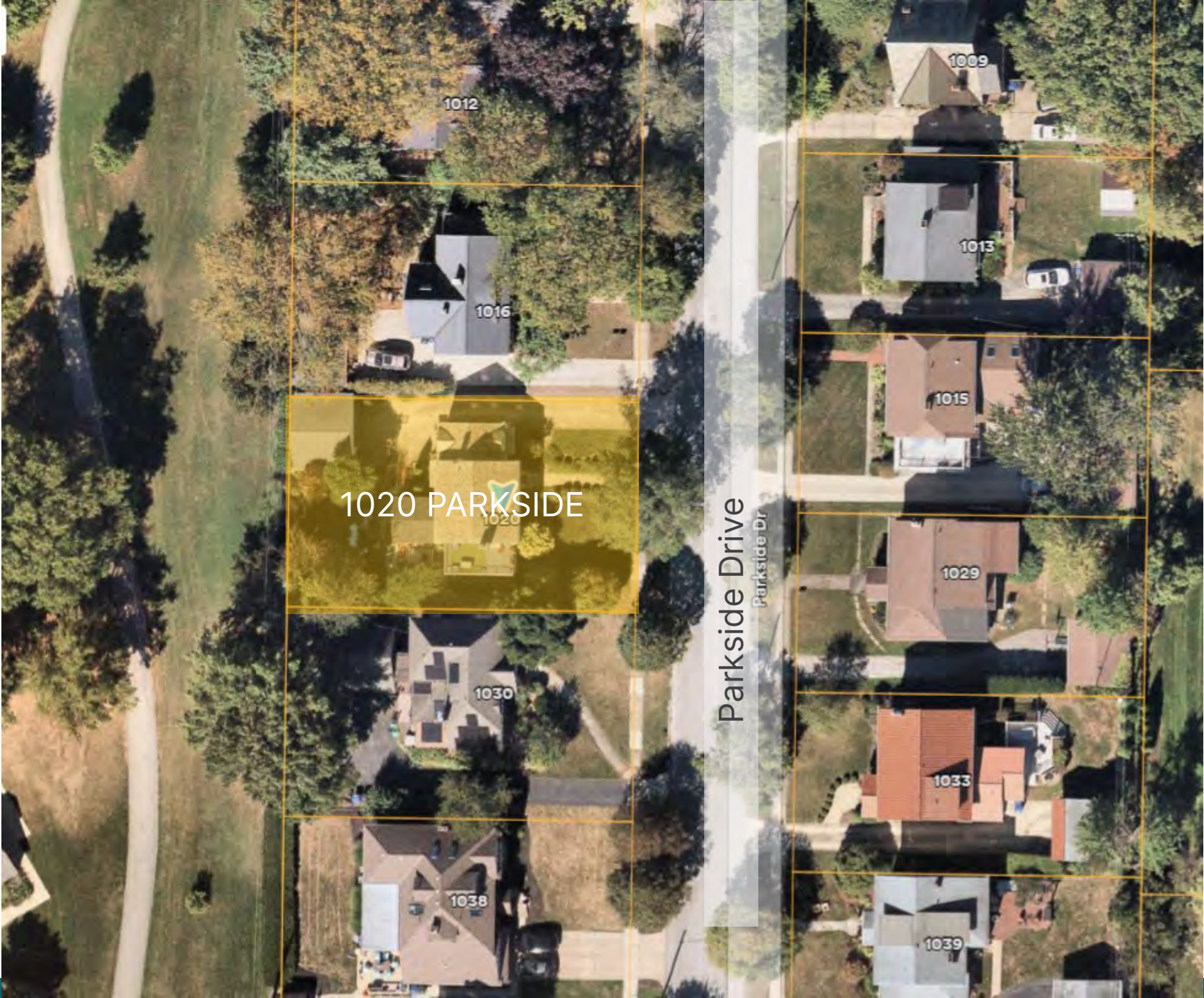
Docket No. 03-04-26

1020 Parkside Dr.

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1020 PARKSIDE

Parkside Drive

1012

1016

1030

1038

1009

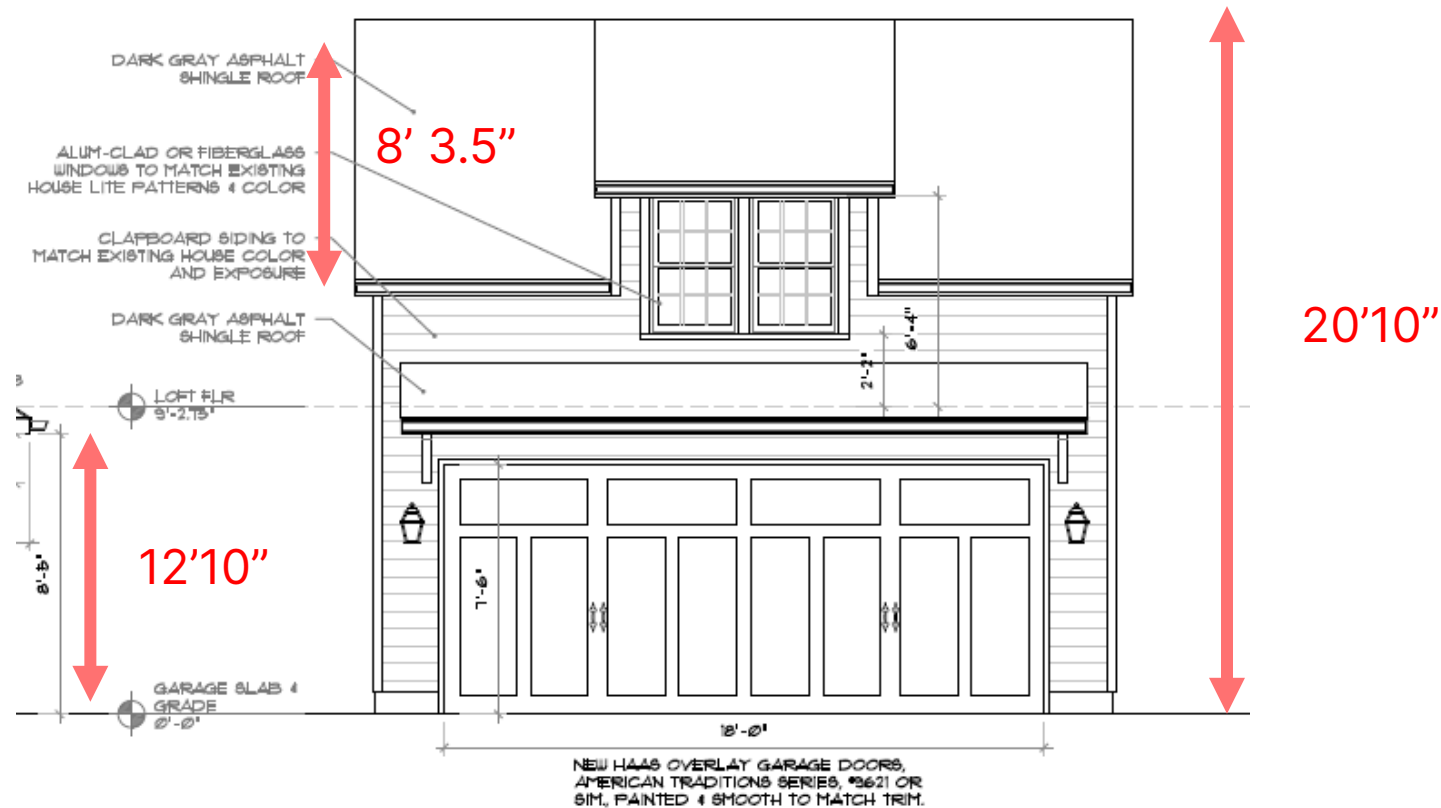
1013

1015

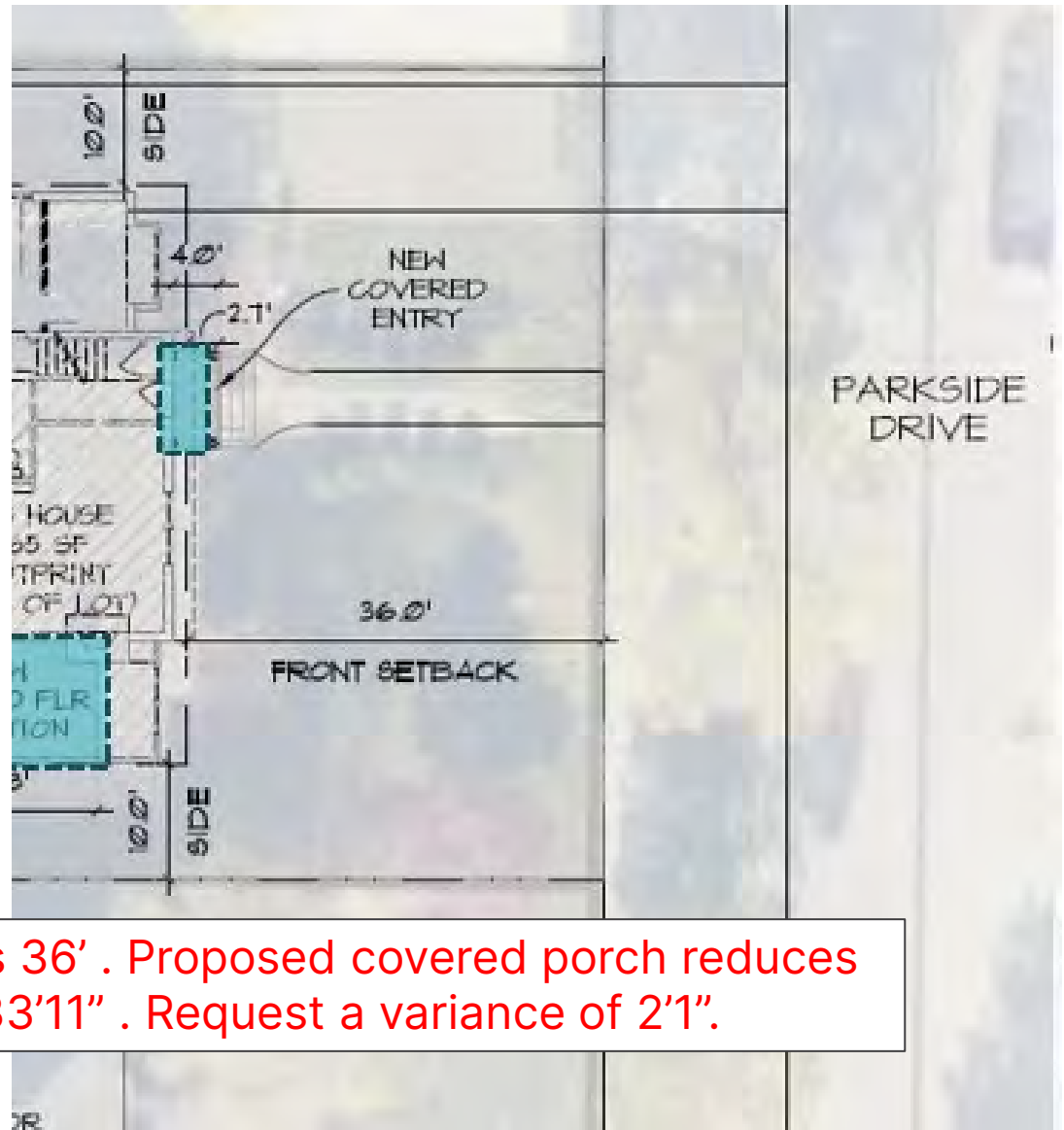
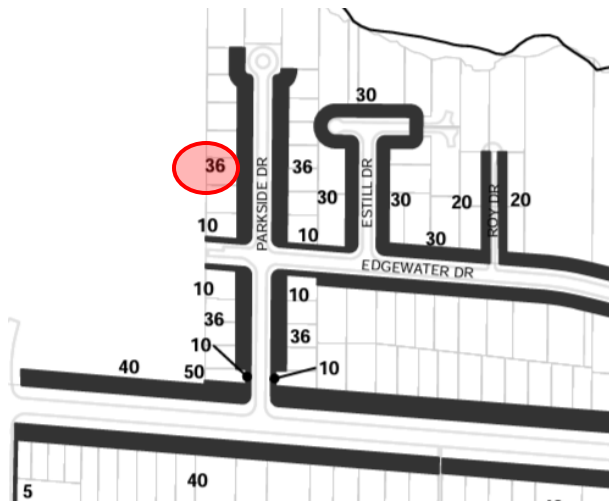
1029

1033

1039



8'6" + (18'6"/2) = 16'8" calculated midpoint height
Maximum permitted is 15', request variance to exceed by 1' 8"



Required front setback is 36'. Proposed covered porch reduces front setback by 2'1" to 33'11". Request a variance of 2'1".



FRONT VIEW OF HOUSE & GARAGE



FRONT VIEW OF HOUSE



REAR VIEW OF HOUSE



REAR VIEW OF HOUSE & GARAGE FROM PARK



FRONT VIEW OF EXISTING GARAGE



SIDE VIEW OF EXISTING GARAGE



VIEW OF EXISTING GARAGE FROM DRIVEWAY





LAKWOOD
OHIO
www.onelakewood.com

1020 PARKSIDE RD
LAKEWOOD, OHIO
8,190 SF LOT

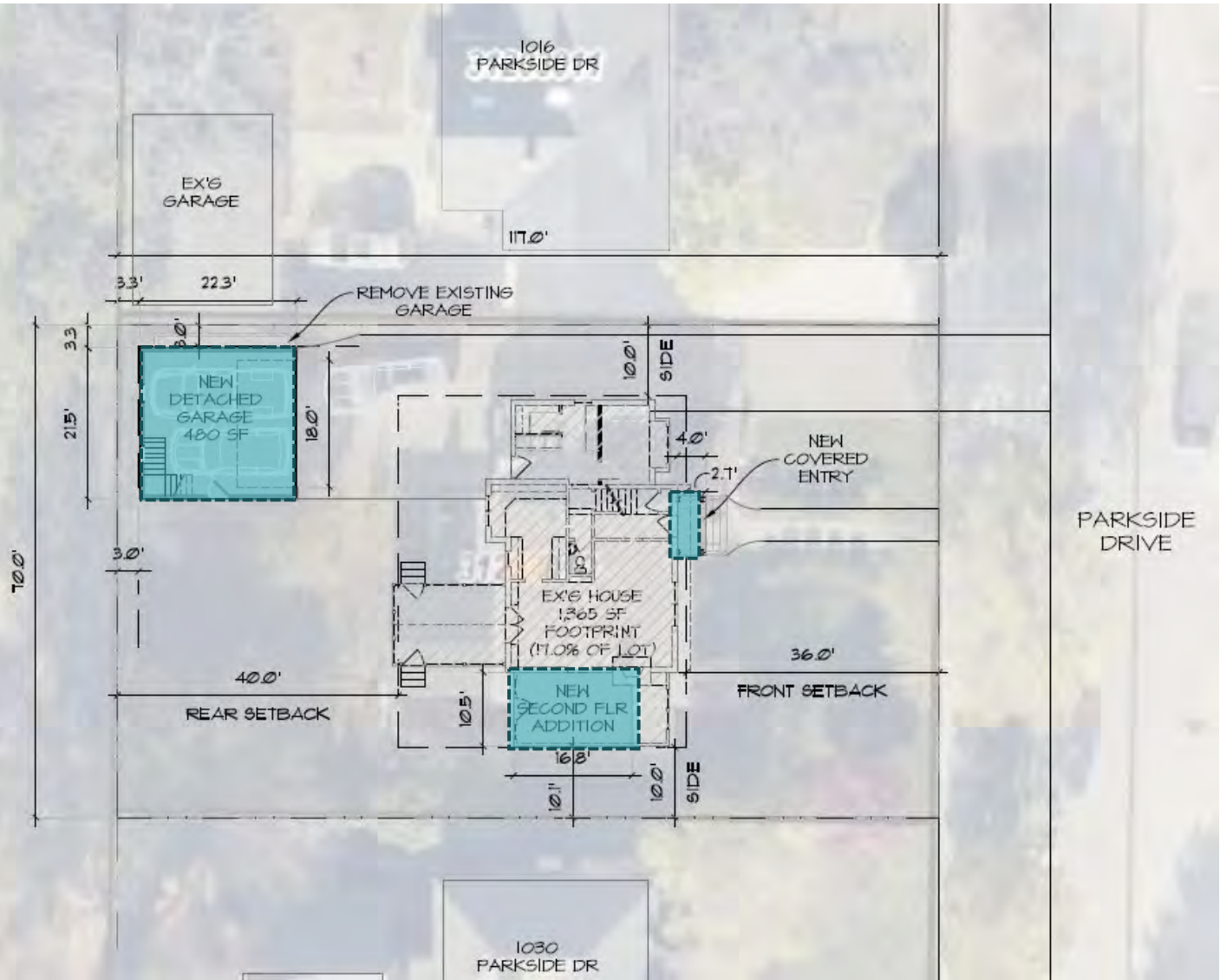
RI-M
SINGLE FAMILY, MEDIUM
DENSITY ZONE
312-03-010

REAR YARD:
2,740 SF

ACCESSORY STRUCTURE:
25% (685 SF) = ALLOWED
17.5% (480 SF) = PROPOSED

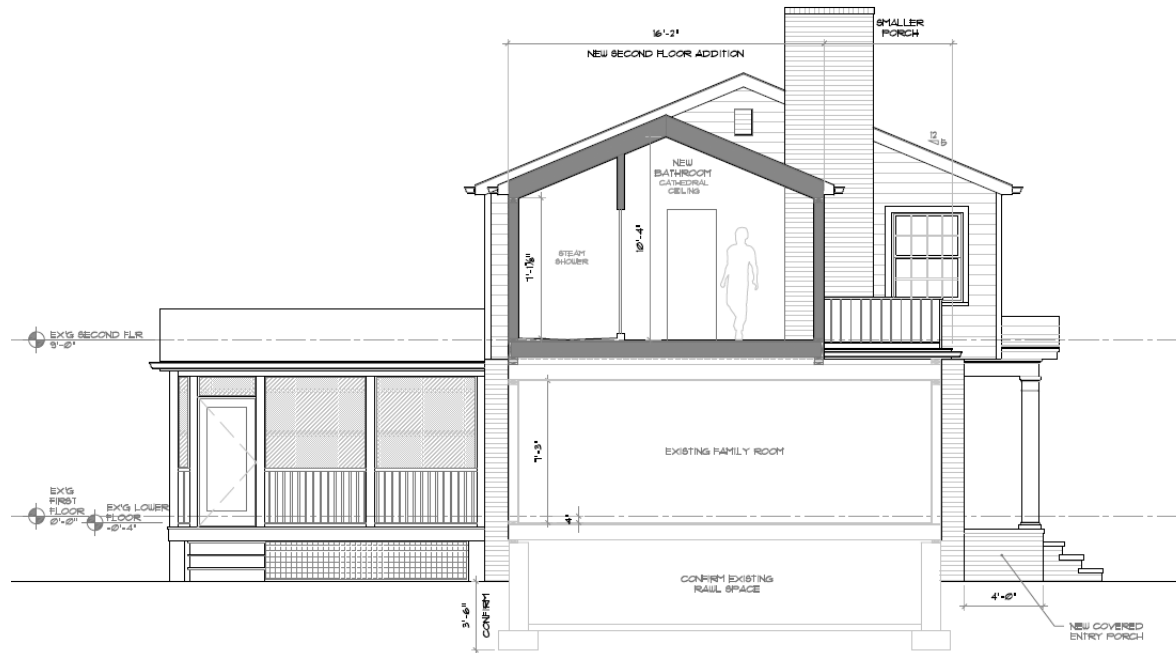
MAXIMUM TOTAL LOT
COVERAGE:
8,190 SF x 70% = 5,733 SF
ALLOWED

1,365 + 480 = 1,845 SF
PROPOSED



PARKSIDE DRIVE

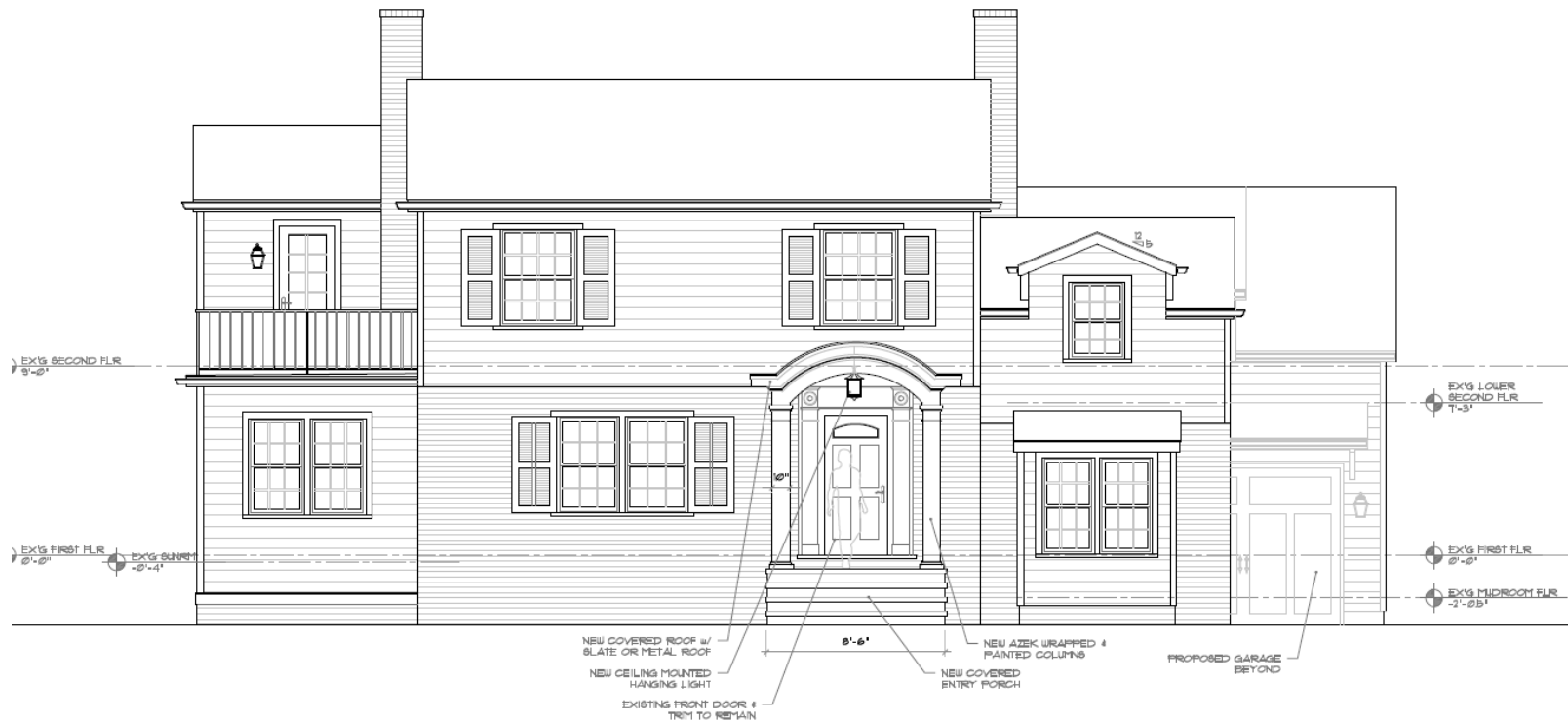
LAKEWOOD PARK



2
A-3

SIDE (SOUTH) ELEVATION

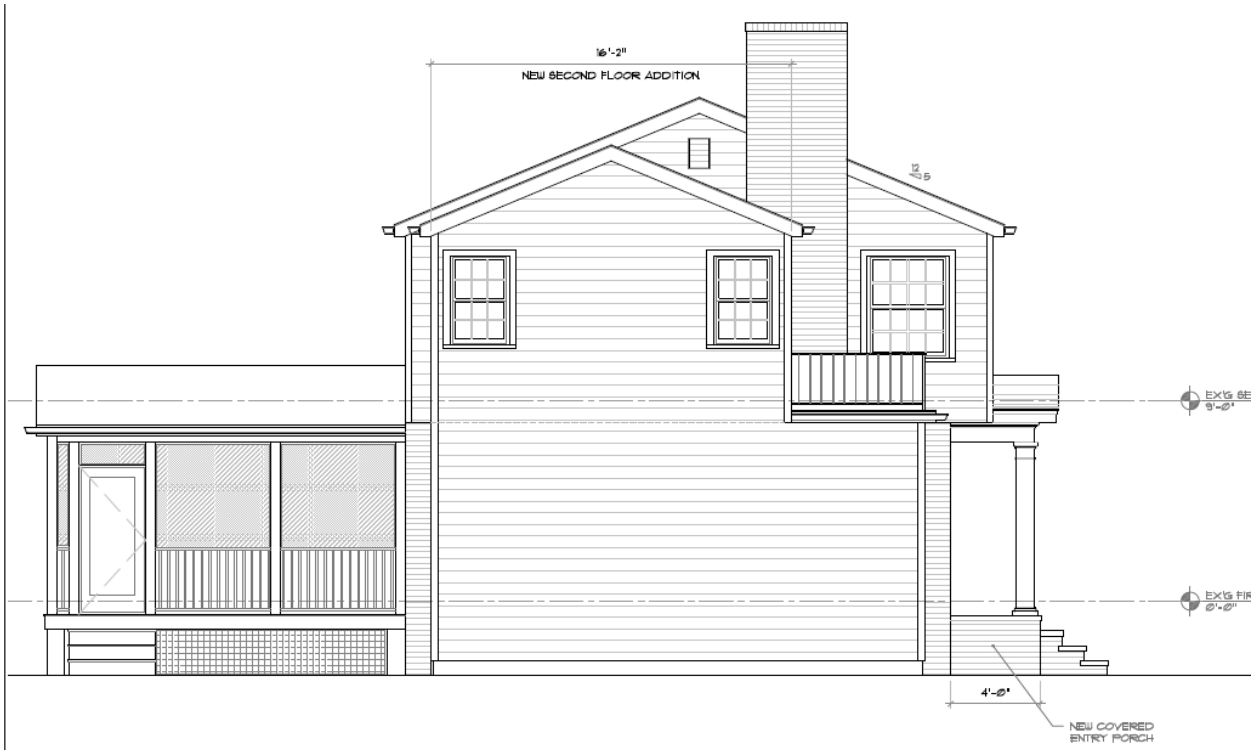
SCALE: 1/4" = 1'-0"



1
A-3

PROPOSED FRONT ELEVATION

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

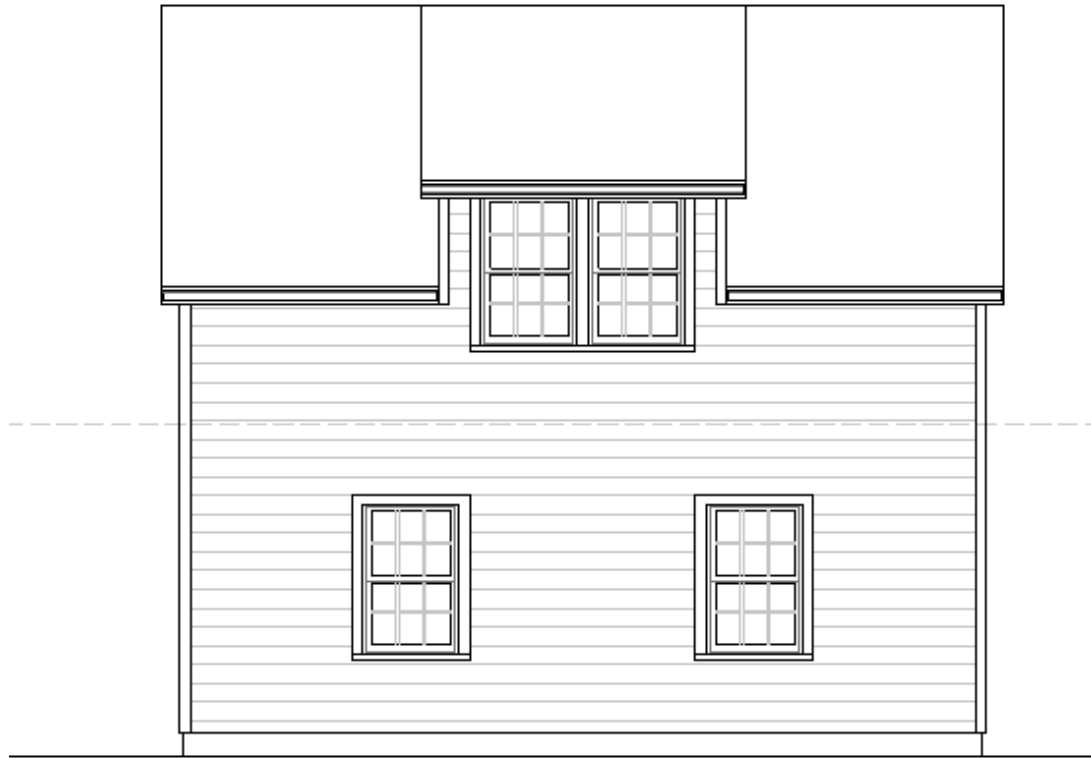


2
A-3

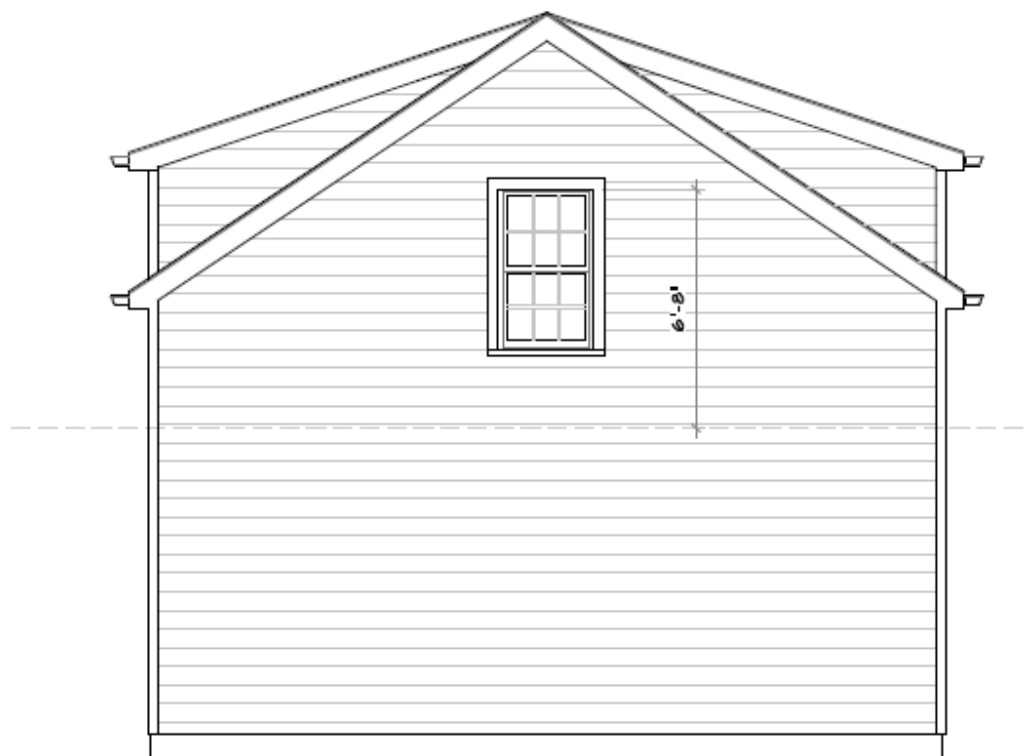
SIDE (SOUTH) ELEVATION

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







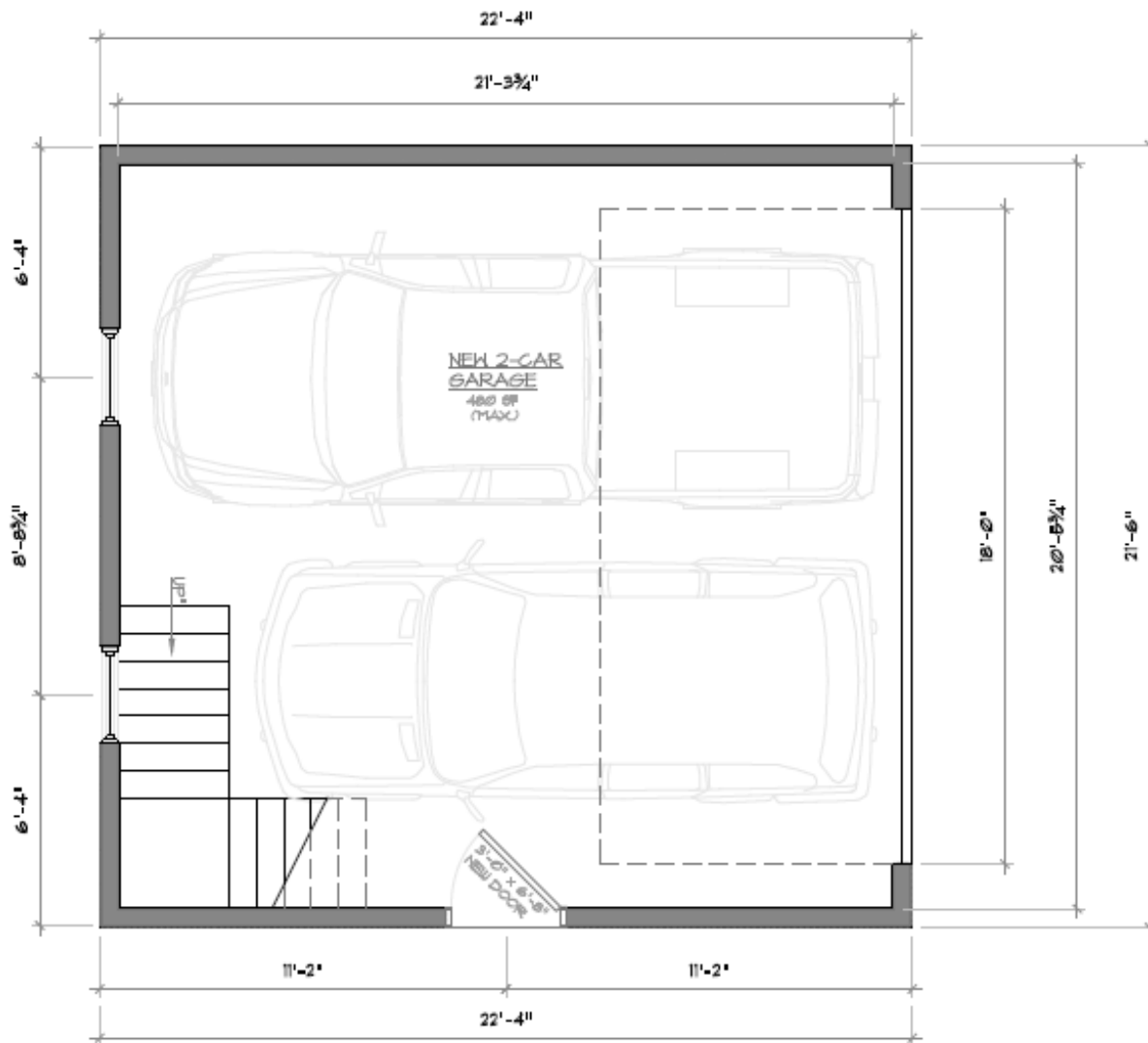




EXISTING



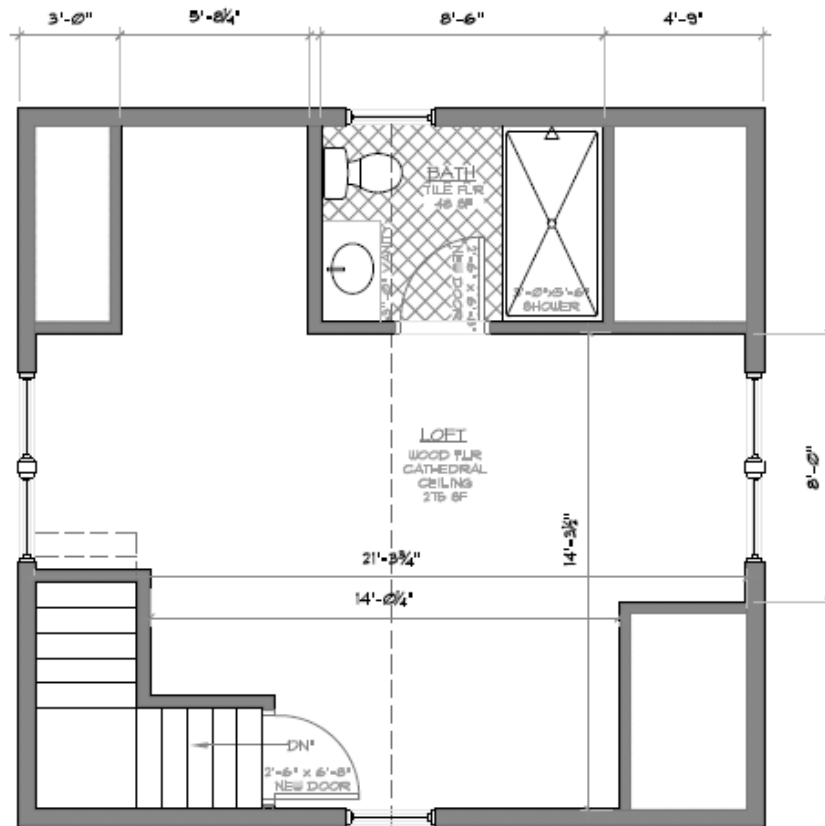
PROPOSED



5
G-1

GARAGE PLAN

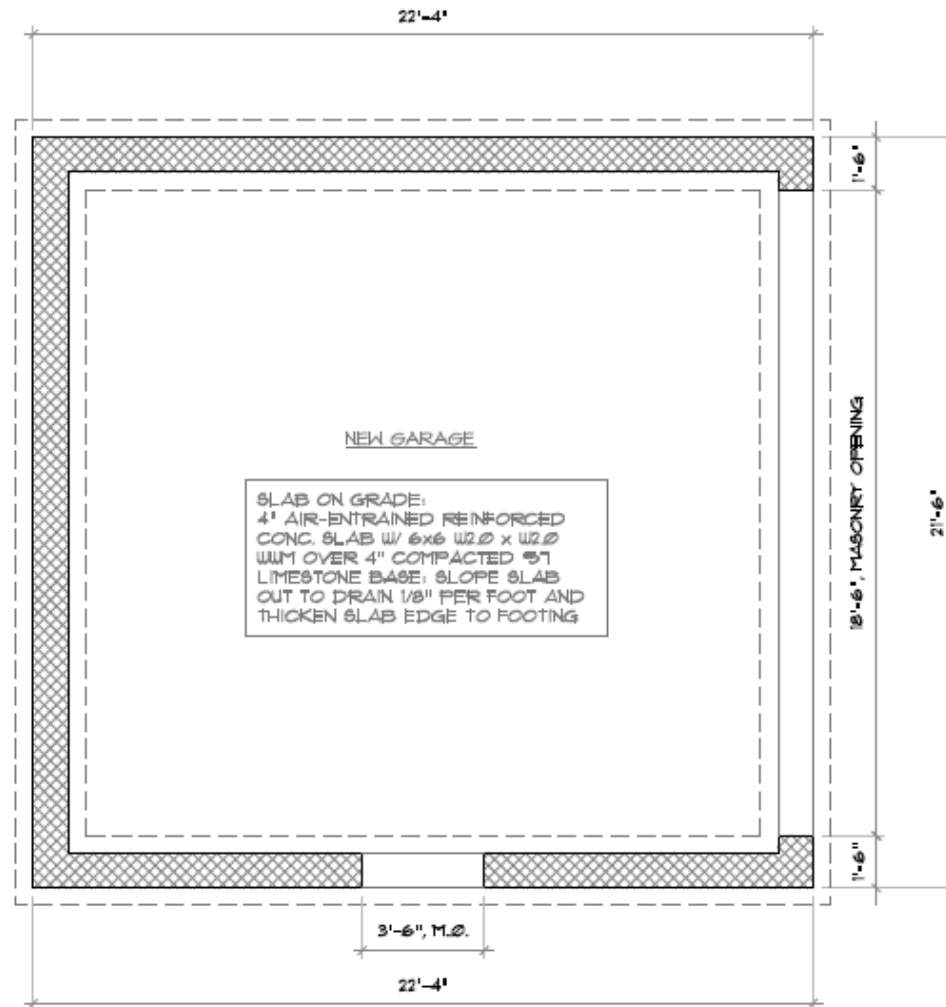
SCALE: 1/4" = 1'-0"



6
G-1

LOFT PLAN

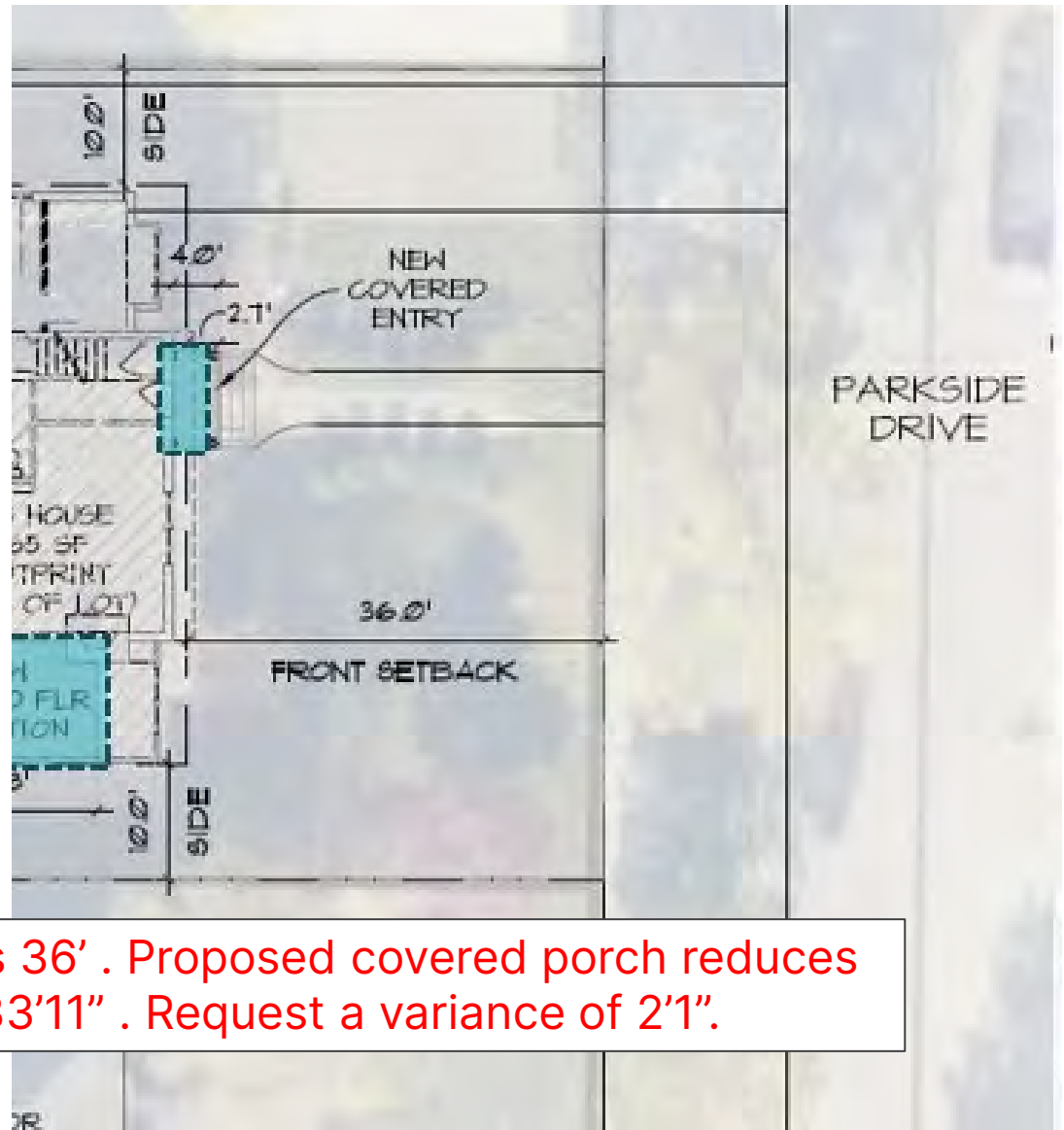
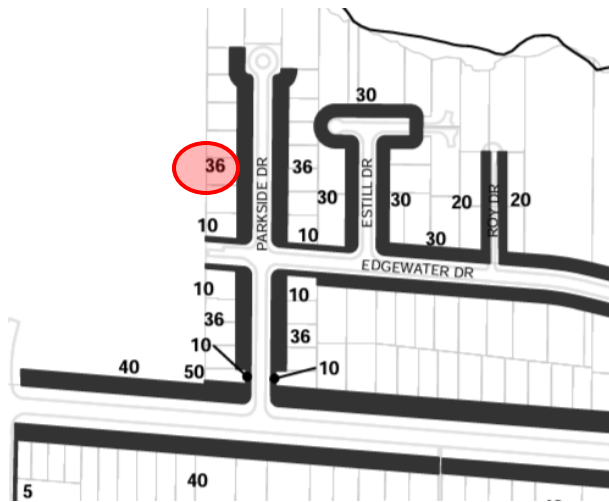
SCALE: 1/4" = 1'-0"



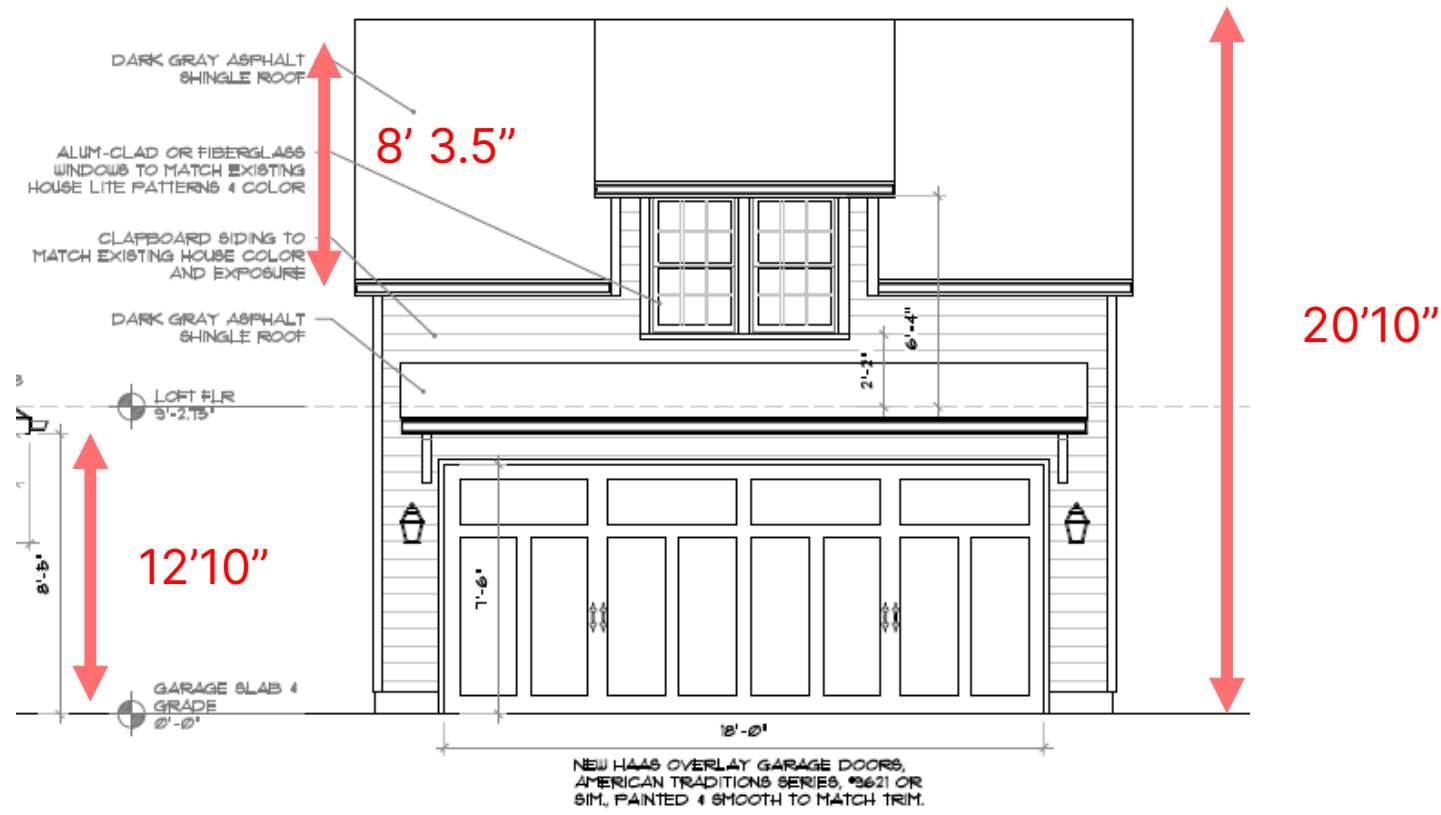
7
G-1

FOUNDATION PLAN

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



Required front setback is 36'. Proposed covered porch reduces front setback by 2'1" to 33'11". Request a variance of 2'1".



8'6" + (18'6"/2) = 16'8" calculated midpoint height
Maximum permitted is 15', request variance to exceed by 1' 8"

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 narrower than typical in the R-1M zone. The house also appears to be existing non-conforming with the front façade within the front setback line.

(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). The property does abut Lakewood Park to the rear (west).

(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) Currently, the existing detached garage is not deep enough to pull most modern cars into it. Without increasing the depth of the garage, the garage would not be useful. We are proposing the new garage conform with the 3'-0" side and rear setbacks, which would be better than the existing garage location.

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

(4)(A) No, the variance is not substantial. It will not negatively impact the surrounding neighborhood and there are several precedents around the R-1M neighborhood.

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) It will not negatively impact the surrounding neighborhood and does not harm neighbors. The garage is being moved inbound further away from the property line to now conform. The neighbors just North of the property also have a detached garage in close proximity to the property line, which would shield the view of the new garage. The front covered entry adds character and detail to the front façade of the house.

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

(6)(A) No, the garage will not adversely affect the delivery of mail or packages. The front covered porch will actually help with delivery of governmental goods to give shelter from rain and snow for delivery personnel as well as guests coming to the front door. The existing front mailbox will remain in its current location but now covered by a roof.

Nine Elements of Practical Difficulty

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

7(A) **No, they did not know of the zoning restrictions.**

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

8 (A). **No it can not.**

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

9 (A) **Yes. There are also several examples of taller garages in the neighborhood and are listed here:**

1046 Nicholson

1052 Wilbert

1073 Wilbert

1096 Homewood

1071 Homewood

1059 Homewood

1092 Homewood

13514 Edgewater

13920 Edgewater

Administrative Comments

- The property is 70' wide by 117' deep for a total of 8,190 sq. ft. The minimum lot size for the R1M district is 9,000 sq ft., the lot is undersized for the zoning district.
- The lot abuts a different land use, Lakewood Park.
- The block has examples of attached garages on the side, attached in the front. When a garage is attached to the primary structure it can be as tall as the primary, unless it is otherwise limited.
- The request for the reduction of the front yard setback is a minor request. The landing and steps already exists, because it is proposed to be covered it is counted as part of the primary structure.
- The changes to the primary structure will be reviewed by the Architectural Review Board.



Three examples of attached garages on the west side of Parkside drive

Administrative Comments

Similar BZA Cases – Detached Garages (Mean Heights):

- 11-21-24 (17620 Riverside Dr) – (16'1") Additional Storage
- 07-14-24(1500 Robinwood) - (18'4") Additional Storage, slope and site constraints
- 09-18-20 (18147 Clifton) – Garage/Art Studio (19.67')
- 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') abuts industrial use
- **03-04-18 (2091 Lakeland) – Denied (16.67') – Lot space to modify design horizontally**

Common Discussion Points:

- Purpose for design height vs. limitations of lot/parcel space
- Impact to neighboring properties – Height/Mass, abutting zoning/use



Docket No. 3-4-26 (1020 Parkside Drive)
Accessory Structure (Garage) – 1 Variance

Administrative Comments



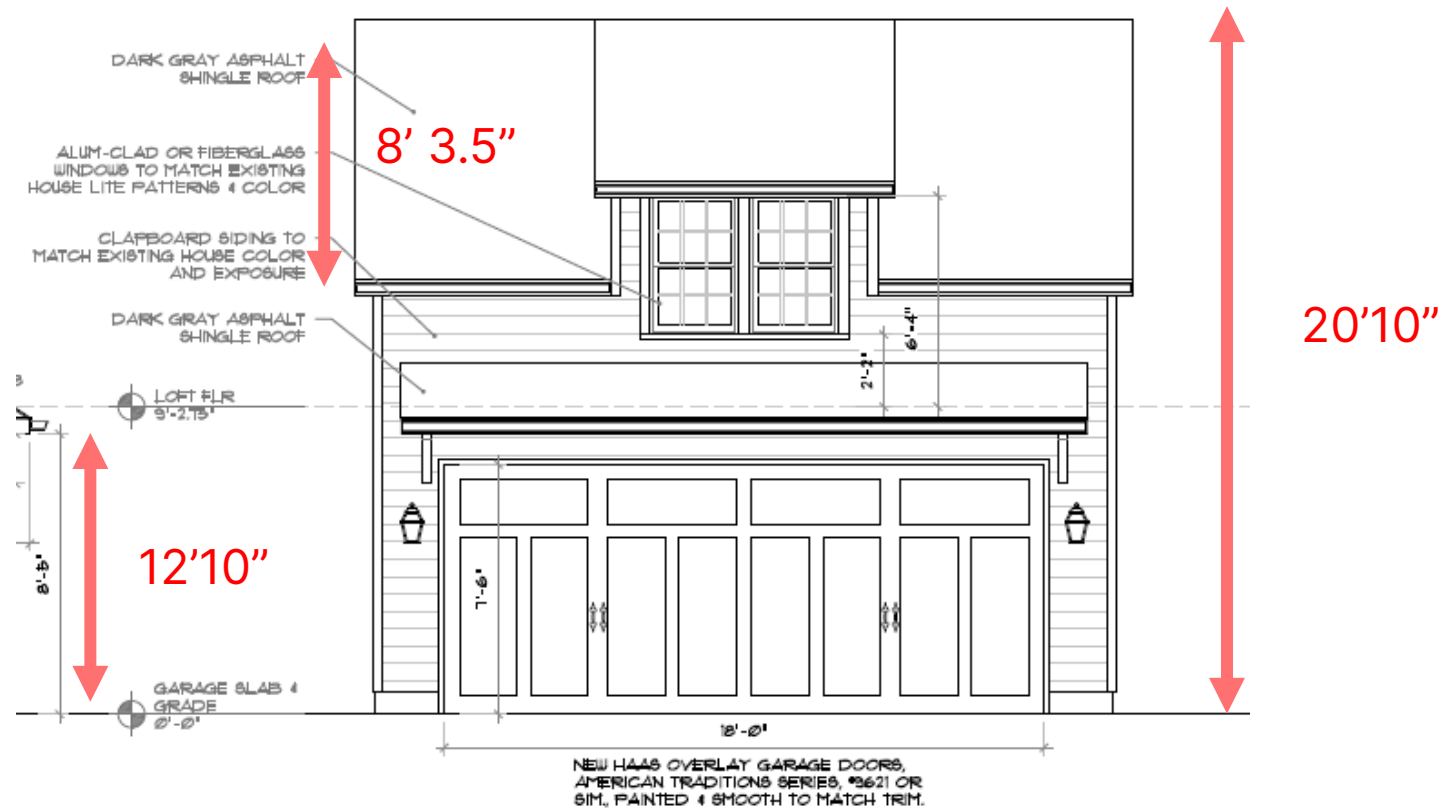
Docket No. 03-04-26

1020 Parkside Dr.

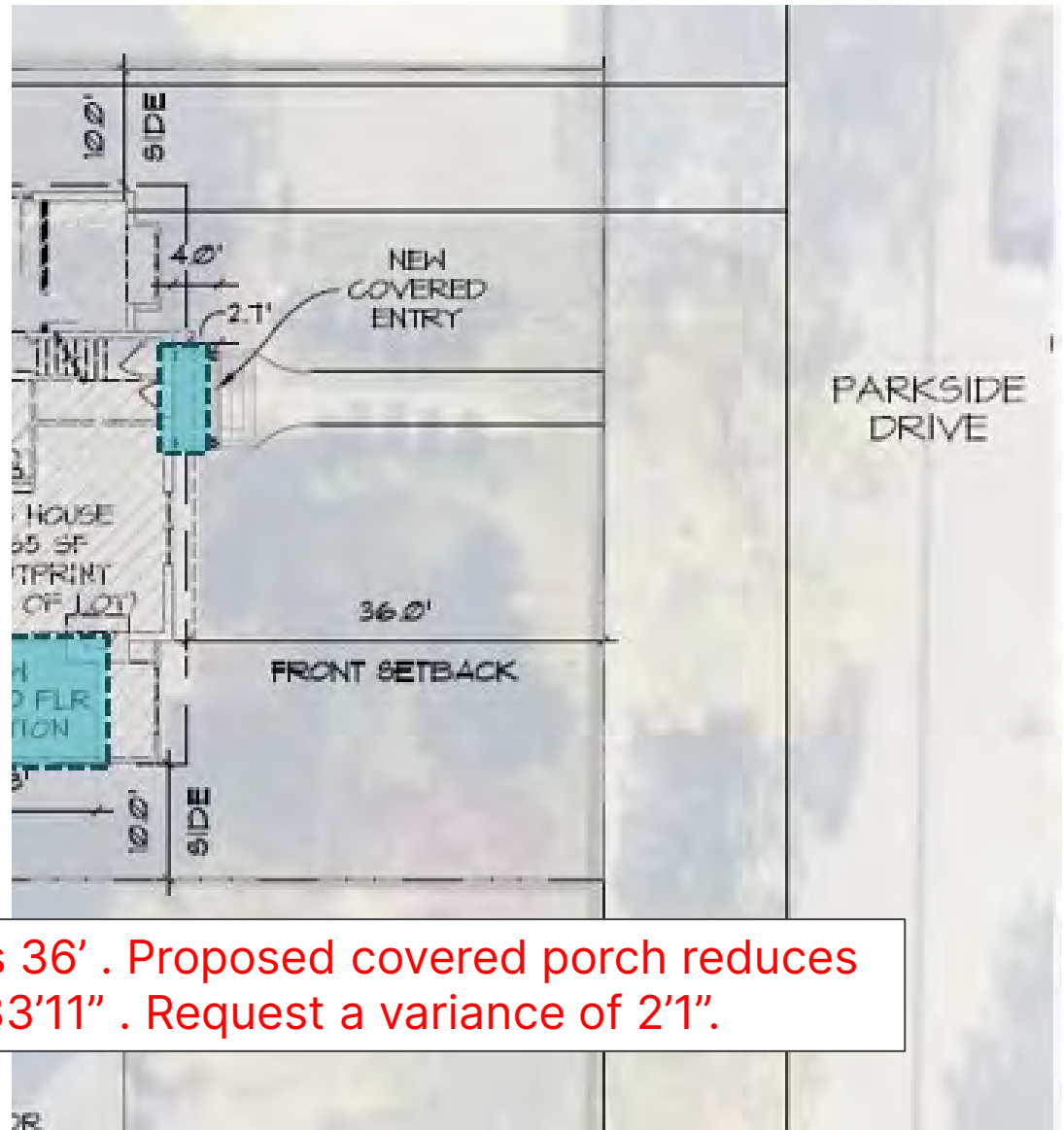
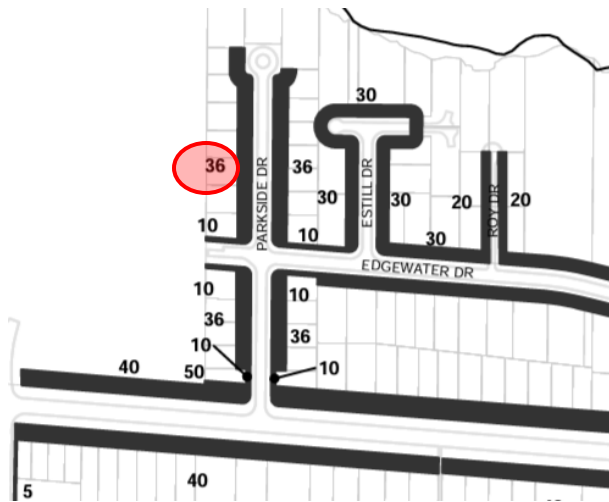
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Adjourn



Thank you!

City of Lakewood Contact:

Michelle Nochta, AICP

Senior Planner and ADA Coordinator

(216)529-5906

Michelle.Nochta@LakewoodOH.gov

