

MINUTES
BOARD OF ZONING APPEALS
REVIEW MEETING
LAKWOOD CITY HALL
AUDITORIUM
MARCH 21, 2024
6:30 P.M.
MEETING IS RECORDED
<https://www.lakewoodoh.gov/videos-2/>

1. ROLL CALL

Members Present

Michael Alexander, Chair
Jillian Bolino, Vice Chair
Matt Markling
Jeffrey Pigott
Anthony Santiago

Administrative Staff

Michelle Nochtta, Senior Planner, Secretary
Justin Maskaluk, Property Maintenance Inspector
Andrew Fleck, Assistant Prosecutor

During the 6:00 p.m. pre-review meeting the applications and minutes were discussed by the board members and board staff.

2. APPROVE MINUTES OF THE FEBRUARY 15, 2024 MEETING

A motion was made by Ms. Bolino, seconded by Mr. Santiago to **APPROVE the February 15, 2024 meeting minutes**. Mr. Alexander, Ms. Bolino, Mr. Markling, Mr. Pigott, and Mr. Santiago voted yea; the motion passed.

3. OPENING REMARKS

Ms. Nochtta read the Opening Remarks into the record.

OLD BUSINESS

4. Docket No. 10-16-23

12534 Lake Ave.

Shady Cove Townhouses

Applicant Tyler Brummett of Brookside Shady LLC proposes the construction of 16 townhouses. The proposal has been approved at ABR and is now before the Planning Commission for a lot split to create 16 for sale townhomes on individual parcels, and one remainder parcel for a common driveway or private drive and other common areas. The parcels are smaller than the minimum lot size and frontage guidelines, and the proposed townhomes do not meet the required front, two side and rear setback requirements. Additionally, each townhome has a proposed uncovered rooftop patio which requires a variance because these patios are uncovered. Due to the number of variances being requested it is important to refer to the drawing, as proposed. The property is located in the MH, Multi-Family High Density District. (Page 2)

- Variances for Building A: Proposed Building A will be split into 5 parcels with 5 townhomes that will be sold. The required minimum lot size is 10,000 square feet, minimum frontage for

each parcel is 60 feet. The parcels range in size from 1152.11 to 1370.93 square feet, and range in frontage from 21.20- 28.87 feet. Ten variances are required for the parcels, as proposed. The buildings on each parcel exceed maximum permitted lot coverage, and do not have the required front, rear or two side setbacks requirements. Additionally, each townhome has an uncovered rooftop patio with an area of 150 square feet and a height of 34 feet 6 inches. The buildings require 30 variances, as proposed. Pursuant to all applicable sections of Chapter 1127 including sections 1127.03,(91-95.Passed 10-7-1996)1127.06(91-95.Passed 10-7-1996),1127.07(91-95.Passed 10-7-1996),1127.09(91-95.Passed 10-7-1996) and 1127.10(39-16. Passed 9-6-2016).

- Variances for Building B: Proposed Building B will be split into 6 parcels with 6 townhomes that will be sold. The required minimum lot size is 10,000 square feet, minimum frontage for each parcel is 60 feet. The parcels range in area from 994.55 to 1,010.05 square feet, and range in frontage on the new private drive from 20.13- 20.44 feet. Ten variances are required for the parcels, as proposed. The buildings on each parcel exceed maximum permitted lot coverage, and do not have the required front, rear or two side setbacks, Additionally, each proposed townhome has an uncovered rooftop patio with an area of 150 square feet and a height of 34 feet 6 inches. The buildings require 36 variances, as proposed. . Pursuant to all applicable sections of Chapter 1127 including sections 1127.03,(91-95.Passed 10-7-1996)1127.06(91-95.Passed 10-7-1996),1127.07(91-95.Passed 10-7-1996),1127.09(91-95.Passed 10-7-1996) and 1127.10(39-16. Passed 9-6-2016).
- Variances for Building C: Proposed Building C will be split into 5 parcels with 5 townhomes that will be sold. The required minimum lot size is 10,000 square feet, minimum frontage for each parcel is 60 feet. The parcels range in area from 994.55 to 1,187.27 square feet, and range in frontage on the new private drive from 20.13- 20.44 feet. Ten variances are required for the parcels, as proposed. The buildings on each parcel exceed maximum permitted lot coverage, and do not have the required front, rear or side setbacks Additionally, each proposed townhome has an uncovered rooftop patio with an area of 150 square feet and a height of 34 feet 6 inches. The buildings require 30 variances, as proposed. . Pursuant to all applicable sections of Chapter 1127 including sections 1127.03,(91-95.Passed 10-7-1996)1127.06(91-95.Passed 10-7-1996),1127.07(91-95.Passed 10-7-1996),1127.09(91-95.Passed 10-7-1996) and 1127.10(39-16. Passed 9-6-2016).

The remainder lot of approx. 17,181.38 square feet will be used for the creation of a private drive and common areas, and because it meets the requirements for minimum area and frontage does not require any variances. Ownership, easements, and maintenance responsibilities will be established by deed, and mailing address and contact information of the common areas/private drive will be provided to all applicable city departments and updated regularly.

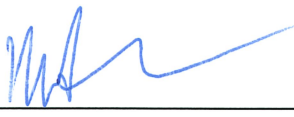
Greg Soltis, RDL Architects and Tyler Brummett, Brookside Shady LLC, applicant, were present to explain the request. Discussion ensued about the units' garages, parking spaces on Shady Cove Ave., clarification of the requested variances for the units, zoning of the abutting properties, comparison to other/similar developments in Lakewood's recent past. Staff provided the Administrative Comments; the project was approved by the Architectural Board of Review (ABR) and would be presented to the Planning Commission for its approval of lot splits. Public comment was taken. A document of opposition was submitted for public record (made part of record), and Mr. Fleck said a cross-examination of the applicant was not permitted. Staff reiterated that the construction of a single-family house was not permitted in the MH district. Mr. Fleck explained the difference between a hardship test (the standard for a use variance) and a practical difficulty test (the standard for multiple

area variances). Asked if the non-conforming single-family structure were to be rehabilitated, Mr. Maskaluk said a building permit could be issued, and Ms. Nochtka said that it would need zoning review. Debate among all parties continued about multiple issues.

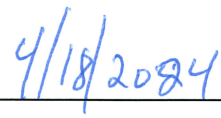
A motion was made by Mr. Santiago, seconded by Ms. Bolino to approve **DEFER the request until the April 18, 2024 meeting**. Mr. Alexander, Ms. Bolino, Mr. Markling, and Mr. Santiago voted yea, and Mr. Pigott voted nay; the motion passed.

ADJOURN

A motion was made by Ms. Bolino, seconded by Mr. Markling to **ADJOURN** the meeting at 7:38 p.m. All the members voted 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. Tyler Brummett

2. GREGORY W SOLTIS

3. Melba P. Escobar

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

[Signature]

[Signature]

[Signature]

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 21, 2024

CITY OF LAKEWOOD, OHIO
BOARD OF ZONING APPEALS

March 21, 2024 – Meeting

Docket No. 10-16-23

**MICHAEL AND MOLLY PASCOE OF 12543 LAKE AVE.'S OBJECTIONS TO
DEMOLITION AND REDEVELOPMENT PROPOSED BY TYLER BRUMMET OF
BROOKSIDE SHADY, LLC**

In response to the Public Notice served by the City of Lakewood, Ohio on me, I am submitting the attached written objections to the proposal by Applicant Tyler Brummet of Brookside Shady, LLC. The proposal violates almost every conceivable requirement for Lake Ave: frontage, parcel size, lot coverage, setback, etc. and would detrimentally impact my property and the character of the neighborhood.

Respectfully submitted,

/s/ Michael B. Pascoe

Michael B. Pascoe

Molly E. Pascoe

12543 Lake Ave

Lakewood, Ohio 44107

Email: mpascoe@hahnlaw.com

Neighbors Impacted by Proposed Development.

I. INTRODUCTION

The applicant's proposal adopts a mindset and approach that is diametrically opposed to the stated goals of the City of Lakewood ("City"). Specifically, the City has identified that its residential neighborhoods are recognizable by their characteristics such as height, setback, and side yards. This is extremely evident in the drive down Lake Avenue. Starting at Cove we have the beautiful new Community Center. Every house on the street is set well back from the street with a large front yard. Even the higher density detached homes that replaced the gas station have maintained that. The current property has a wide rolling lawn with the home well back from the historic stone fence. The applicant wants to place tall townhomes that essentially abut that fence.

In addition, the applicant has not met their burden to show that the property is not salvageable. They contend it is worthless. So filled with mold that it is unusable. I offered to buy it from them for \$10,000. A 10:1 return on the value they assigned it in their recent transaction – see Appendix A. Certainly the applicant was truthful as to the assessed value of the property at time of transfer when they certified that value to the County and paid only \$4 for the conveyance fee. This offer would constitute a significant return on their investment. Furthermore, the offhand remark from a self-interested and untrained applicant's representative is not sufficient to demonstrate that the property cannot be salvaged.

Finally, the applicant cannot meet the requirements of the relevant code section and it would be an abuse of discretion to grant the permit given this failure. In addition, even if this board passes on the design—and it should not—the applicant must still obtain multiple variances and they cannot demonstrate the necessary hardship to do so.

II. THE APPLICANT CANNOT MEET THE STANDARD OF A HARDSHIP

The relevant code section at issue confirms these townhomes cannot be built.

(d) The following factors shall be considered by the Board or Commission, where applicable, when determining whether an applicant will suffer an unnecessary hardship; such hardship must be demonstrated by **clear and convincing evidence** as to **ALL** of the following:

(Ord. 24-98. Passed 5-18-1998.)

(1) The property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which it is located; **The home on the property suffers from, according to the City Building Inspector, deferred maintenance. The maintenance can be performed, the building can be renovated, and sold for \$750,000. Even if they put \$250,000 into it that would be a 300% return**

(2) The variance(s) request stems from a condition which is unique to the property at issue and not ordinarily found in the district; **This parcel is not unique on Lake Ave, nor are the set back and lot coverage requirements. There is more than enough space on the parcel for**

(3) The hardship condition is not created by actions of the applicant; **The property has been owned by the applicant for over two years. What have they done to remediate the alleged hazardous conditions in the property? If the hardship is lack of usability they must attempt to remediate it.**

(4) The applicant purchased the property without knowledge of the zoning restriction; **The property was purchased in 2021 with knowledge of the zoning in place. No changes have occurred that would satisfy this element.**

(5) The variance(s) sought is the minimum which will afford relief to the applicant; **This is the most egregious element. There are 10 variances for the parcels and 30 variances for the buildings. This is a rewrite of the zoning code and constitutes zoning by variance. That is a different process that requires hearings.**

(6) The granting of the variance(s) will not adversely affect the rights of those property owners to whom notice is required under subsection (e) herein; **Absolutely not. This will change the nature and character of Lake Ave in this section only and will be the only part of Lake Ave that does not maintain the current setback. Even the new cluster homes built where the Marathon was maintained a setback (see Appendices C-F)**

(7) The granting of the variance(s) will not adversely affect the public health, safety, or general welfare; and

(8) The variance(s) will be consistent with the general spirit and intent of this **Code**.

III. IF GRANTED I WILL CHALLENGE THIS IN A 2506 APPEAL WITH COUNSEL

The applicant has not demonstrated a hardship. They want to develop high density, tiny, townhomes to sell more units and make more money. They're literally seek a 1000% variance to lot size for that very purpose. Making more money is not a hardship as required by the Code.

The mere fact that appellees' property can be put to a more profitable use does not, in itself, establish an unnecessary hardship where less profitable alternatives are available within the zoning classification.

Consol. Mgmt., Inc. v. City of Cleveland, 6 Ohio St. 3d 238, 242, 452 N.E.2d 1287, 1291 (1983)

We suffer a unique harm because our property faces the entirety of the proposed rezoned area. *Meziane v. Munson Twp. Bd. of Trustees*, 2020-Ohio-5142, ¶ 19, 162 N.E.3d 103, 108. Property owner across the street had unique harm in that her property faced the entire length of the property at issue. Indeed, Courts have determined that contiguous property owners state a unique harm. *Schomaeker*, supra, at 312, 421 N.E.2d 530; see also *Groffre Invests. v. Canton Bd. of Zoning Appeals*, 5th Dist. Stark, 2013-Ohio-1227, 989 N.E.2d 583, ¶22

IV. CONCLUSION

By ordinance Lakewood has stated it consists of “very distinctive” neighborhoods and, as of May 5, 1992, the **entire City** constitutes a single historic district. It is an “late nineteenth and early twentieth century streetcar suburb.” The prominent styles of the relevant historic period are Colonial Revival and Classical Revival not 1960s to 1970s art deco. And even if the design were stylistically appropriate—and it is not—the setbacks necessary to maintain the nature of Lake

Avenue must be preserved. The City of Cleveland may permit high-density street front townhomes (e.g. 117th street and Lake), the City of Lakewood must not.

Even the new construction on Lake maintains the current setbacks against the adjacent properties. *See* Appendix E. Now, compare that to Appendix F that shows the standard set back in the area in red and the proposed set back by applicant in blue (admittedly these are approximate).

APPENDIX A

312-10-017
VL FREELAND LLC
12534 LAKE AVE
LAKEWOOD, OH. 44107

Transfer History

— **Transfer Date: 12/30/2021**

Transfer Date: 12/30/2021 10:31:00 AM

AF Number:

Receipt:

| Parcel | Deed Type | Vol / Page | Sales Amt | Convey Fee | Convey No | Multiple Sale / No of Parcels |
|------------|------------------|------------|------------|------------|-----------|-------------------------------|
| 312-10-017 | Limited Warranty | / | \$1,000.00 | \$4.00 | 528074 | 0 / 1 |

Grantee(s)

VL FREELAND LLC

Grantor(s)

Kenilworth Estates Inc

APPENDIX B



12534 Lake Ave Street View

APPENDIX C



12543 Lake Ave – Street View from the Left



12543 Lake Ave – Street View from the Right

APPENDIX D

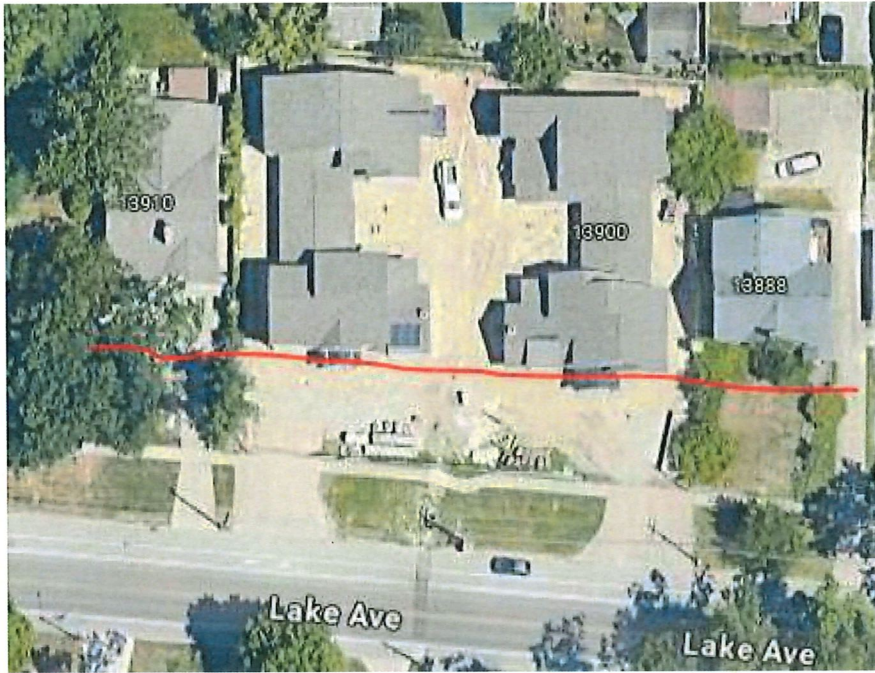


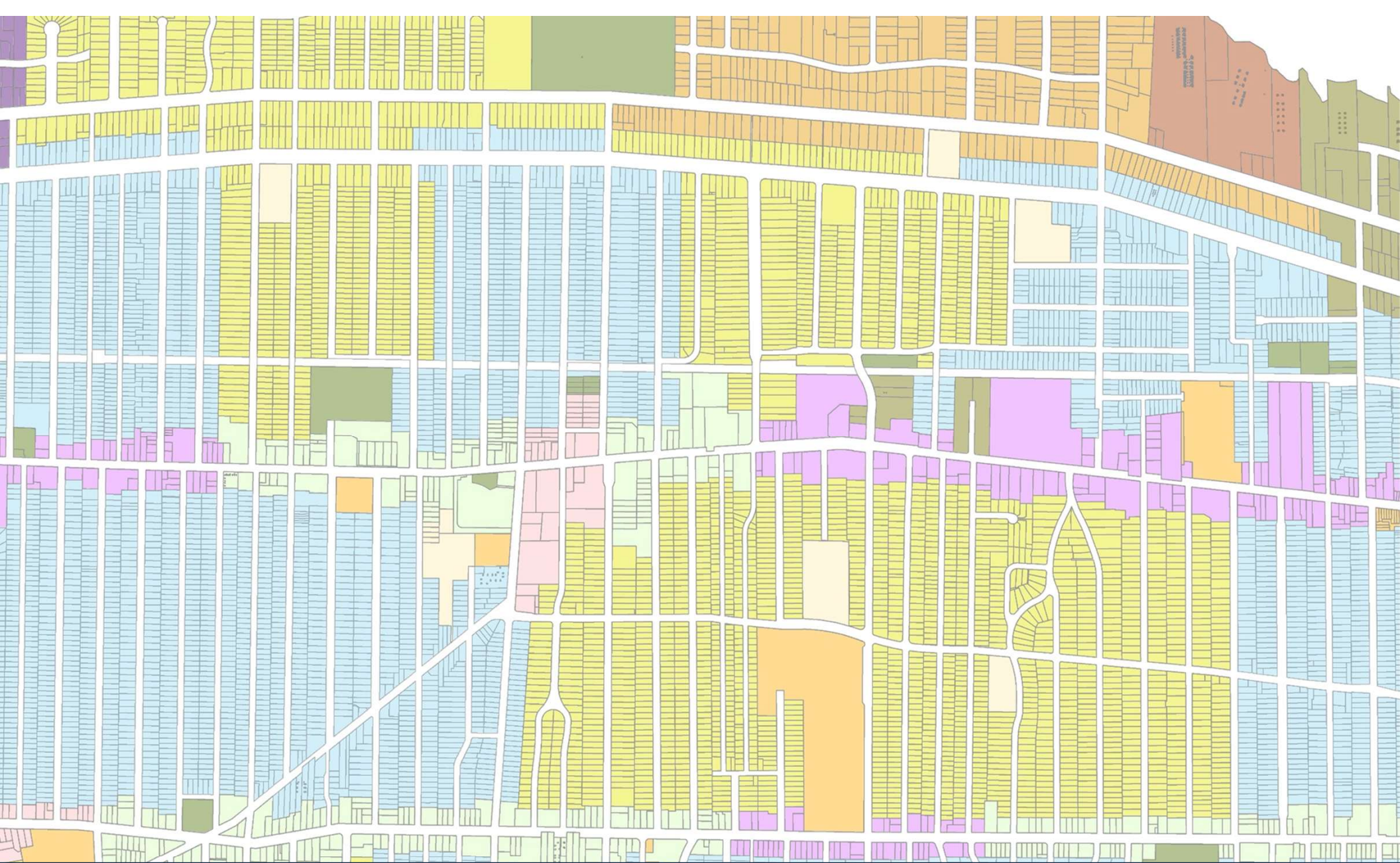
12576 Lake and 12586 Lake



12966 Lake and 12970 Lake

APPENDIX E





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-

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

Regular Meeting: 6:30 p.m.

Members

Chair: Michael Alexander

Vice Chair: Jillian Bolino

Matt Markling

Jeffrey Pigott

Anthony Santiago

Staff

Board Secretary: Michelle Nochta

Legal Counsel: Andrew Fleck

Building Department: Justin Maskaluk

Board of Zoning Appeals

March 21, 2024
Agenda

1. Roll Call
2. Vote to approve the *February 15, 2024*, meeting minutes
3. Opening Remarks

OLD BUSINESS

4. Docket No. 10-16-23 , Shady Cove Townhomes, 12534 Lake Ave

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

Roll Call



Board of Zoning Appeals



Approve Meeting Minutes for
February 15, 2024



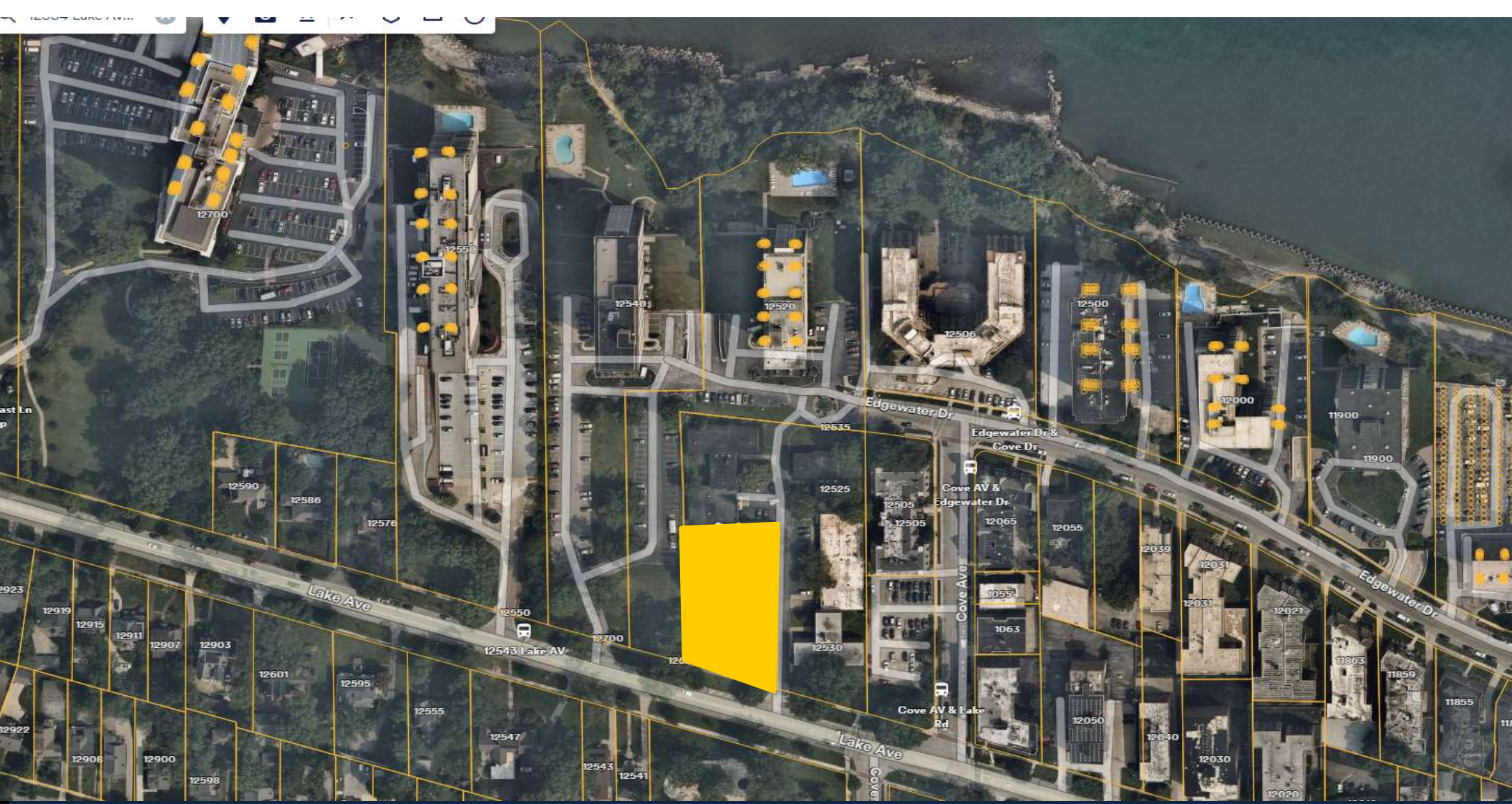
Board of Zoning Appeals



Opening Remarks



Board of Zoning Appeals



Docket No. 10-26-23
12534 Lake Avenue

Applicant Tyler Brummett of Brookside Shady LLC proposes the construction of 16 townhouses. The property is located in the MH Multi-Family High Density District.



1. **Docket No. 10-16-23**
12534 Lake Ave.
Shady Cove Townhouses

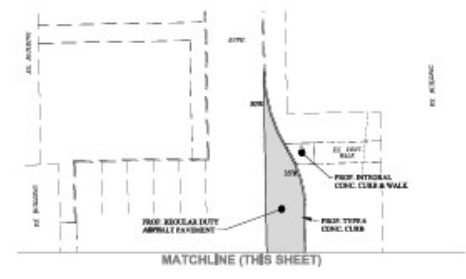
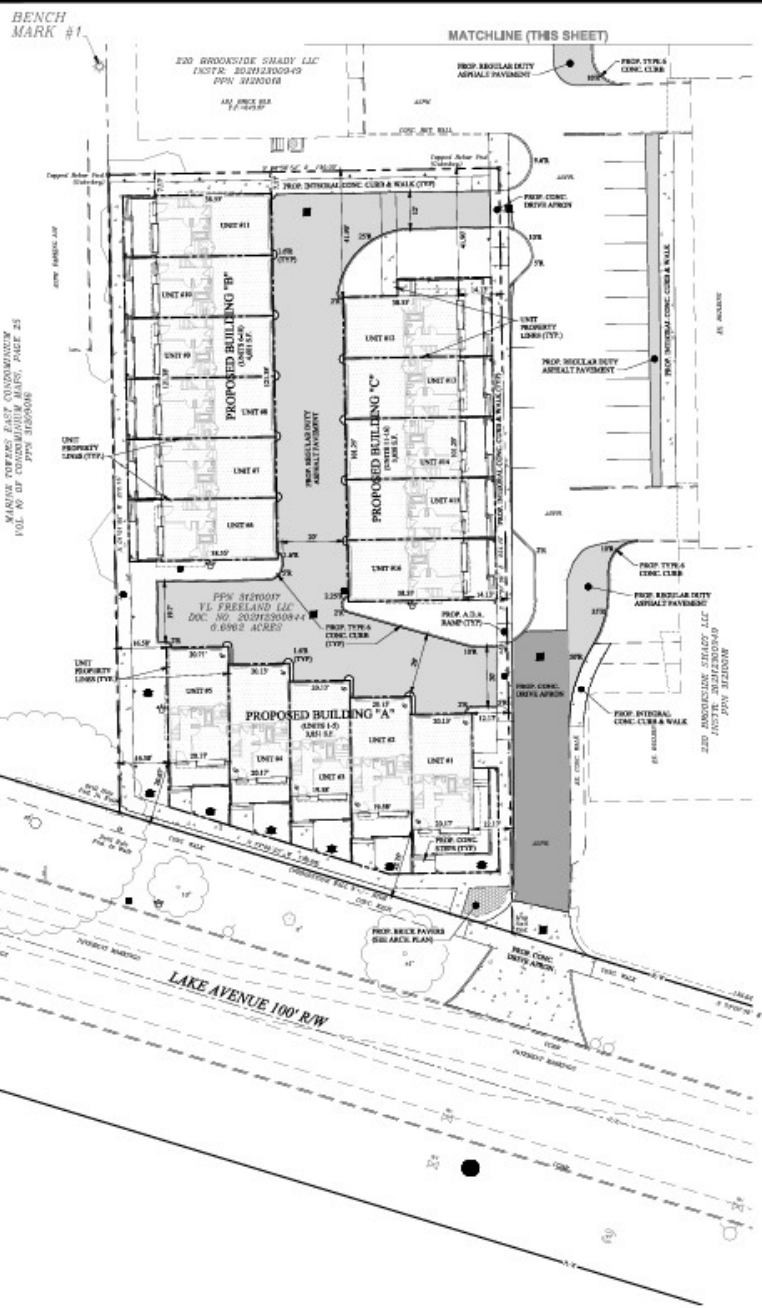
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- **Variances for Building A:** Proposed Building A will be split into 5 parcels with 5 townhomes that will be sold. The required minimum lot size is 10,000 square feet, minimum frontage for each parcel is 60 feet. The parcels range in size from 1152.11 to 1370.93 square feet, and range in frontage from 21.20- 28.87 feet. Ten variances are required for the parcels, as proposed. The buildings on each parcel exceed maximum permitted lot coverage, and do not have the required front, rear or two side setbacks requirements. Additionally, each townhome has an uncovered rooftop patio with an area of 150 square feet and a height of 34 feet 6 inches. The buildings require 30 variances, as proposed. Pursuant to all applicable sections of Chapter 1127 including sections 1127.03,(91-95.Passed 10-7-1996)1127.06(91-95.Passed 10-7-1996),1127.07(91-95.Passed 10-7-1996),1127.09(91-95.Passed 10-7-1996) and 1127.10(39-16. Passed 9-6-2016).
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12534 Lake Ave



SITE BENCH MARK
 BENCHMARK #1
 ELEVATION = 643.38

SITE DATA

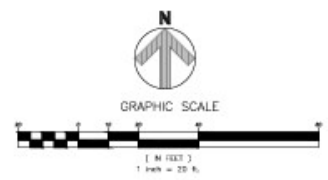
| | |
|---------------------|--|
| USE DISTRICT | = MH (RESIDENTIAL, MULTI FAMILY, HIGH DENSITY) |
| SITE AREA | = (0.6962 AC.) |
| PROP. BUILDING AREA | = 12,290 S.F. (TOTAL FOOTPRINT) |
| BUILDING SETBACKS: | |
| FRONT YARD | = 30' (75% OF BLDG. HT., FROM STREET CL.) OR "BUILDING LINE MAP VALUE" |
| SIDE YARD | = 31' (75% OF BLDG. HT.) |
| REAR YARD | = 30' (75% OF BLDG. HT.) |

FLOOD ZONE
 FLOOD ZONE "C" PER FLOOD INSURANCE RATE MAP NUMBER 22002C 0107 P COMMUNITY PANEL NUMBER 0001 0107 EFFECTIVE DATE SEPTEMBER 15, 2009

LEGEND

| | |
|--|----------------------|
| | REGULAR DUTY ASPHALT |
| | ASPHALT SUBPAVEMENT |
| | CONCRETE FINISH |

ITALIC TEXT REPRESENTS EXISTING CONDITIONS
 NON-ITALICS TEXT REPRESENTS PROPOSED CONDITIONS



2555 Hartsville Rd., Suite B
 Rocktown, OH 44773
 www.WaltonEngineeringServices.com
 316-413-1877
 eash@waltonohio.com

STATE OF OHIO
 MATTHEW WELLS
 ENGINEER
 PROFESSIONAL ENGINEERING
 Reg. No.: 61709

CLIENT:
 21111 CHAGFREN BLVD., #110
 BEACHWOOD, OHIO 44122
 216.752.4300

OWNER:
 VL FREELAND LLC
 P.O. BOX 300399
 MIDDLEBURG HEIGHTS, OH
 44130

SHADY COVE TOWNHOMES
 NEW CONSTRUCTION
 12534 LAKE AVE, LAKEWOOD, OH

Issue Date
 02-17-2024
 02-26-2024
 03-04-2024
 03-05-2024

SITE PLAN

C102
 Project No. 2023-252

12534 LAKE AVENUE





231385-12.14.23

LAKWOOD TOWNHOMES | LAKEWOOD OHIO | SOUTH ELEVATION

The drawings, specifications, plans, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.

FREELAND
VENTURES  **RDL**
ARCHITECTS

12534 Lake Avenue





23138S 12.14.23

LAKWOOD TOWNHOMES | LAKWOOD OHIO | WEST ELEVATION

The drawings, specifications, ideas, design and arrangements represented hereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work on project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. When dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and the office must be notified of any variations from the dimensions and conditions shown by these drawings.

FREELAND
VENTURES 
RDL
ARCHITECTS

12534 Lake Avenue





23138S 12.14.23

LAKWOOD TOWNHOMES | LAKEWOOD OHIO | NORTH ELEVATION

The drawings, specifications, ideas, design and arrangements represented therein are and shall remain the property of the architect. No part shall be copied, distributed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Within dimensions on these drawings shall have precedence over stated dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and the office must be notified of any variations from the dimensions and conditions shown by these drawings.

FREELAND 
VENTURES

RDL
ARCHITECTS

12534 Lake Avenue





23138S 12.14.23

LAKWOOD TOWNHOMES | LAKEWOOD OHIO | EAST ELEVATION

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FREELAND 
VENTURES

RDL
ARCHITECTS

12534 Lake Avenue





3 REAR ELEVATION: TOWNHOUSES 1 - 5
 A3.07 SCALE: 1/8" = 1'-0"



12534 Lake Avenue



1 FRONT ELEVATION: TOWNHOUSES 1 - 5
 A3.07 SCALE: 1/8" = 1'-0"



12534 Lake Avenue



12534 Lake Avenue

SHADY COVE TOWNHOUSES

12534 LAKE AVE
LAKELAND, OHIO

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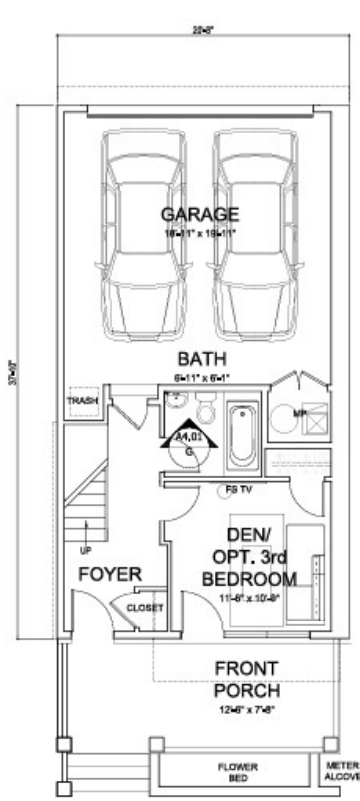
ISSUE

| NO. | DESCRIPTION | DATE |
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| 1 | ISSUE PACKAGE | 08.11.2024 |
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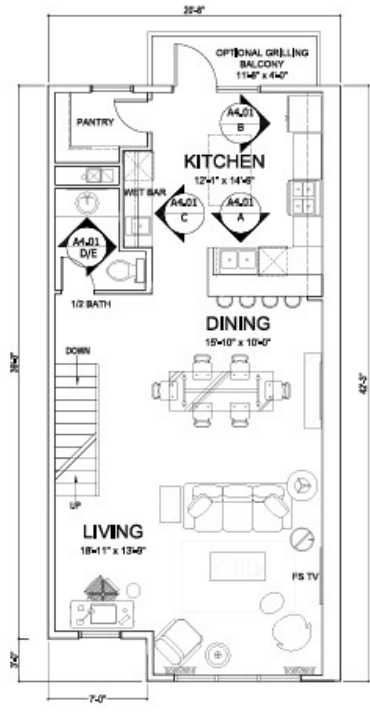
TYPICAL TOWNHOUSE FLOOR PLANS

| | |
|------------|------|
| PROJECT # | 2224 |
| DRAWN BY | RDL |
| CHECKED BY | RDL |
| FILE NAME | |
| PLOT DATE | |

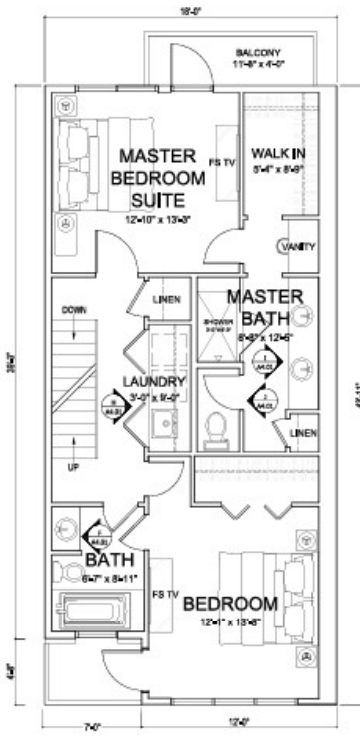
12534 LAKE AVE



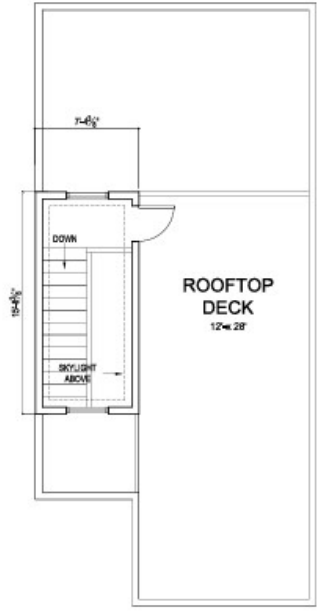
1 GROUND FLOOR
SCALE: 1/4" = 1'-0"
AREA: 229 sf (includes exterior)



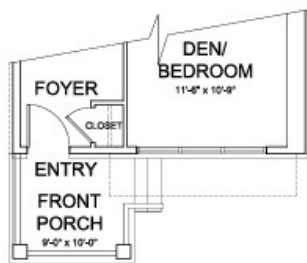
2 FIRST FLOOR
SCALE: 1/4" = 1'-0"
AREA: 818 sf



3 SECOND FLOOR
SCALE: 1/4" = 1'-0"
AREA: 818 sf



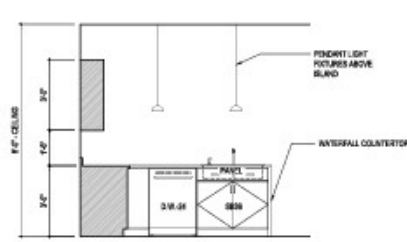
4 ROOF
SCALE: 1/4" = 1'-0"
AREA: 152 sf
TOTAL AREA: 2,022 sf



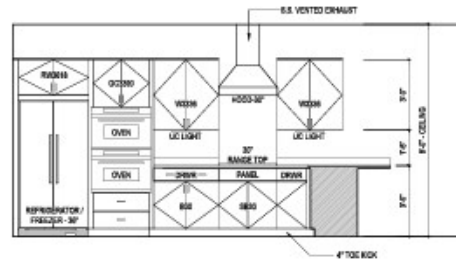
5 GROUND FLOOR - FRONT PORCH UNITS 6-16
SCALE: 1/4" = 1'-0"
AREA: 229 sf (includes exterior)



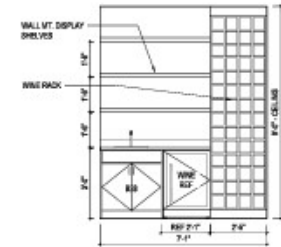
12534 Lake Avenue



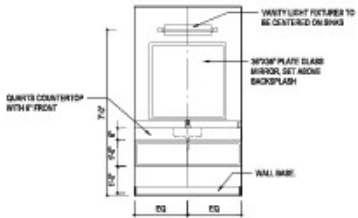
A KITCHEN ELEVATION
 SCALE 3/8" = 1'-0"



B KITCHEN ELEVATION
 SCALE 3/8" = 1'-0"



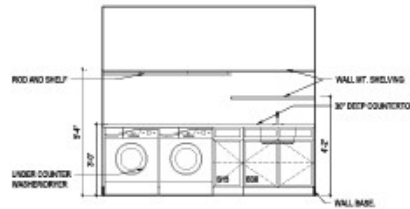
C KITCHEN ELEVATION
 SCALE 3/8" = 1'-0"



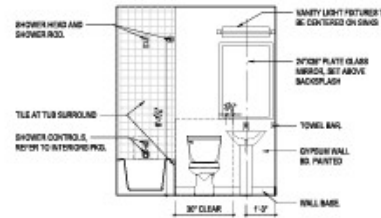
D 1/2 BATH ELEVATION
 SCALE 3/8" = 1'-0"



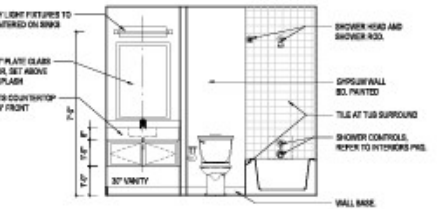
E 1/2 BATH ELEVATION
 SCALE 3/8" = 1'-0"



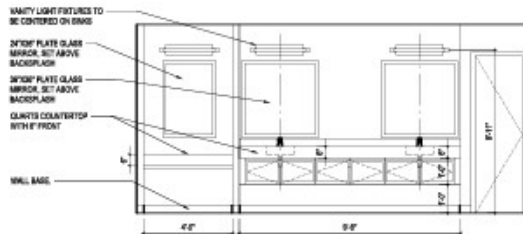
F LAUNDRY ELEVATION
 SCALE 3/8" = 1'-0"



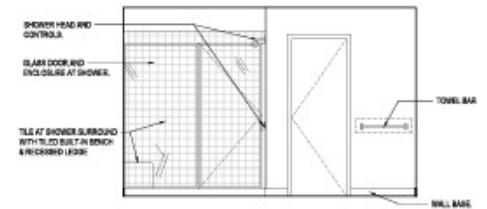
G BATH ELEVATION
 SCALE 3/8" = 1'-0"



H BATH ELEVATION
 SCALE 3/8" = 1'-0"



I MASTER BATH ELEVATION
 SCALE 3/8" = 1'-0"



J MASTER BATH ELEVATION
 SCALE 3/8" = 1'-0"

SHADY COVE TOWNHOUSES

1284 LAKE AVE
 LAKESWOOD, OHIO

THE DRAWINGS, SPECIFICATIONS, SCHEDULES, NOTES, AND EXHIBITS HEREOF SHALL BE CONSIDERED TO BE A PART OF THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

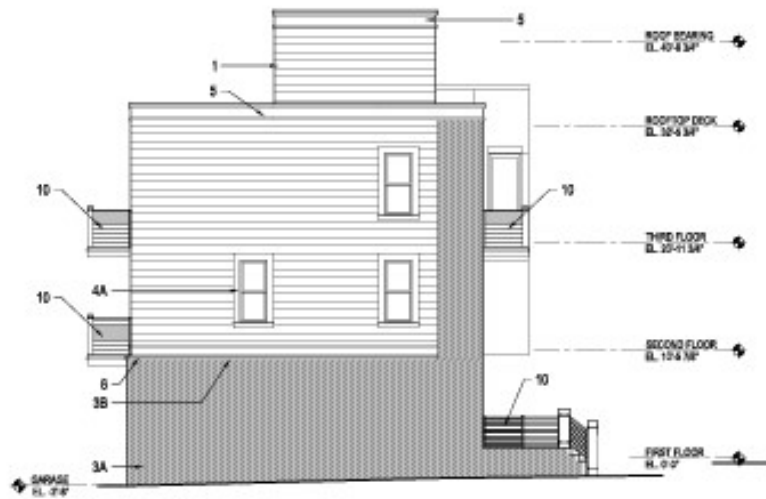
ISSUE

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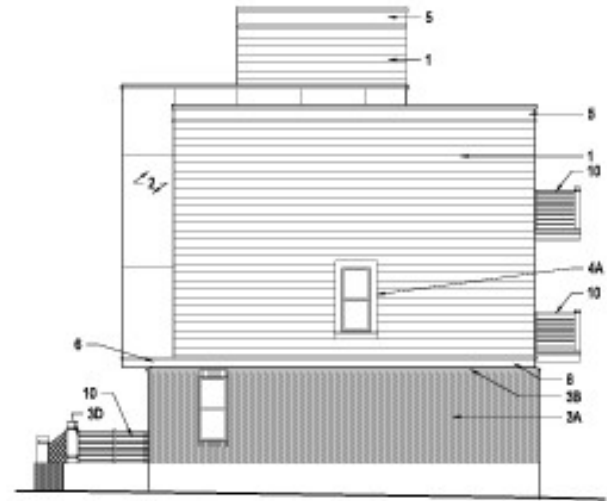
TYPICAL INTERIOR ELEVATIONS

| | |
|------------|-------|
| PROJECT # | 22214 |
| DRAWN BY | RES. |
| CHECKED BY | RES. |
| PLS. NAME | |
| PLT. DATE | |

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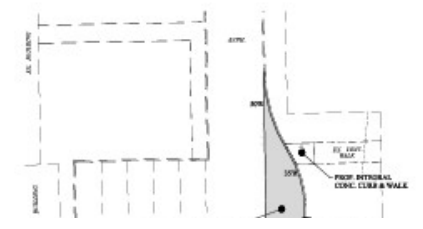
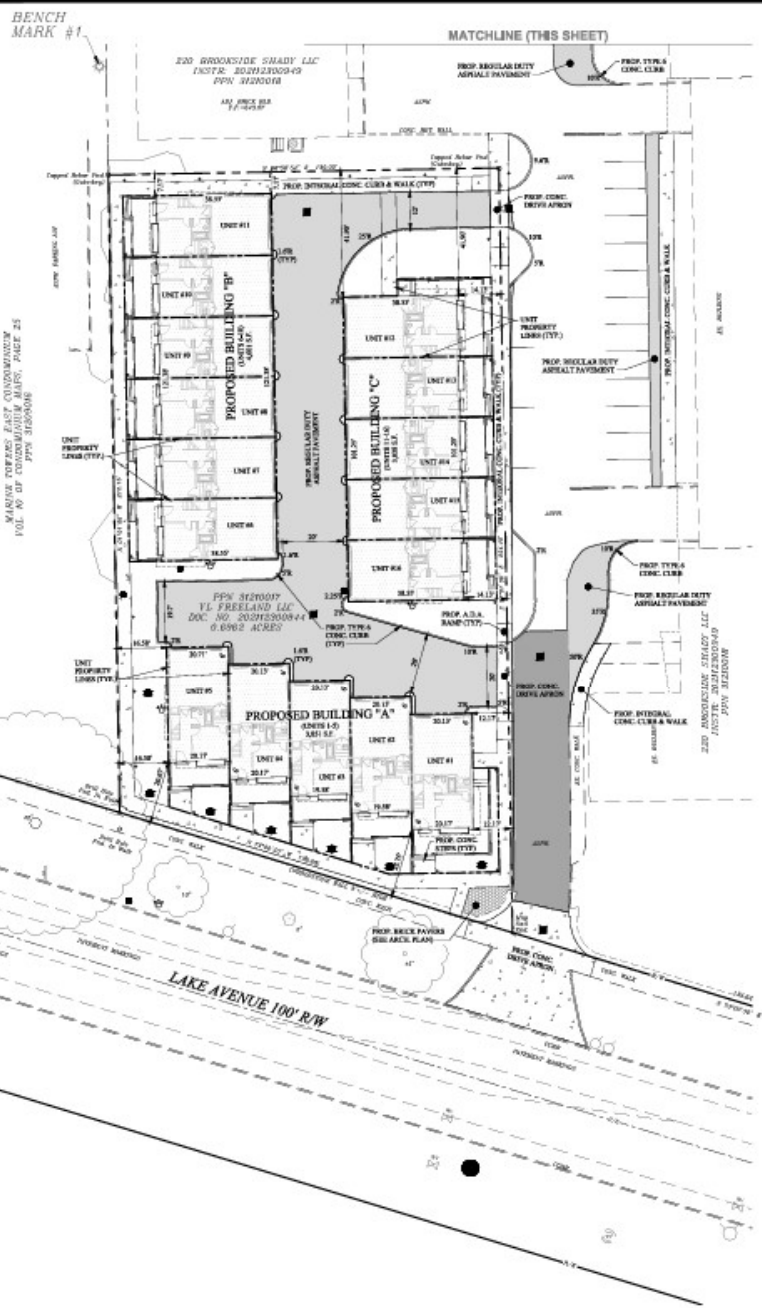
2 LEFT SIDE ELEVATION: TOWNHOUSES 1 - 5
 ASLT SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION: TOWNHOUSES 1 - 5
 ASLT SCALE: 1/8" = 1'-0"



12534 Lake Avenue



SITE BENCH MARK
 BENCHMARK #1
 PROJECTIONS
 BENCHMARK SET UP ON SOUTH SIDE OF EAST SIDE
 LOCATED NORTH OF THE NEW PROPERTY CORNER.
 ELEVATION = 641.33

SITE DATA

USE DISTRICT = MH
 (RESIDENTIAL, MULTI FAMILY,
 HIGH DENSITY)

SITE AREA = (0.6962 AC.)

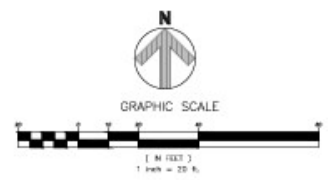
PROP. BUILDING AREA = 12,290 S.F.
 (TOTAL FOOTPRINT)

BUILDING SETBACKS:
 FRONT YARD = 50' (75% OF BLDG. HT., FROM
 STREET C/L)
 OR
 "BUILDING LINE MAP VALUE
 SIDE YARD = 33' (75% OF BLDG. HT.)
 REAR YARD = 50' (75% OF BLDG. HT.)

LEGEND

- REGULAR DUTY ASPHALT
- ASPHALT SUBGRADE
- CONCRETE FINISH

QUALITY TEXT APPROXIMATELY SUCCEEDS COURTESY
 NON-ITALICS TEXT REPRESENTS PROPOSED CONSTRUCTION



2555 Hartsville Rd., Suite B
 Rockstown, OH 44773
 www.WaltonEngineeringServices.com
 316-413-1817
 ees@waltonohio.com



Reg. No.: 61709

CLIENT:

21111 CHAGIN BLVD., #110
 BEACHWOOD, OH 44122
 216.752.4300

OWNER:

VL FREELAND LLC
 P.O. BOX 30389
 MIDDLEBURG HEIGHTS, OH
 44130

**SHADY COVE TOWNHOMES
 NEW CONSTRUCTION**
 12534 LAKE AVE, LAKEWOOD, OH

Issue Date
 02-17-2024
 02-26-2024
 03-04-2024
 03-05-2024

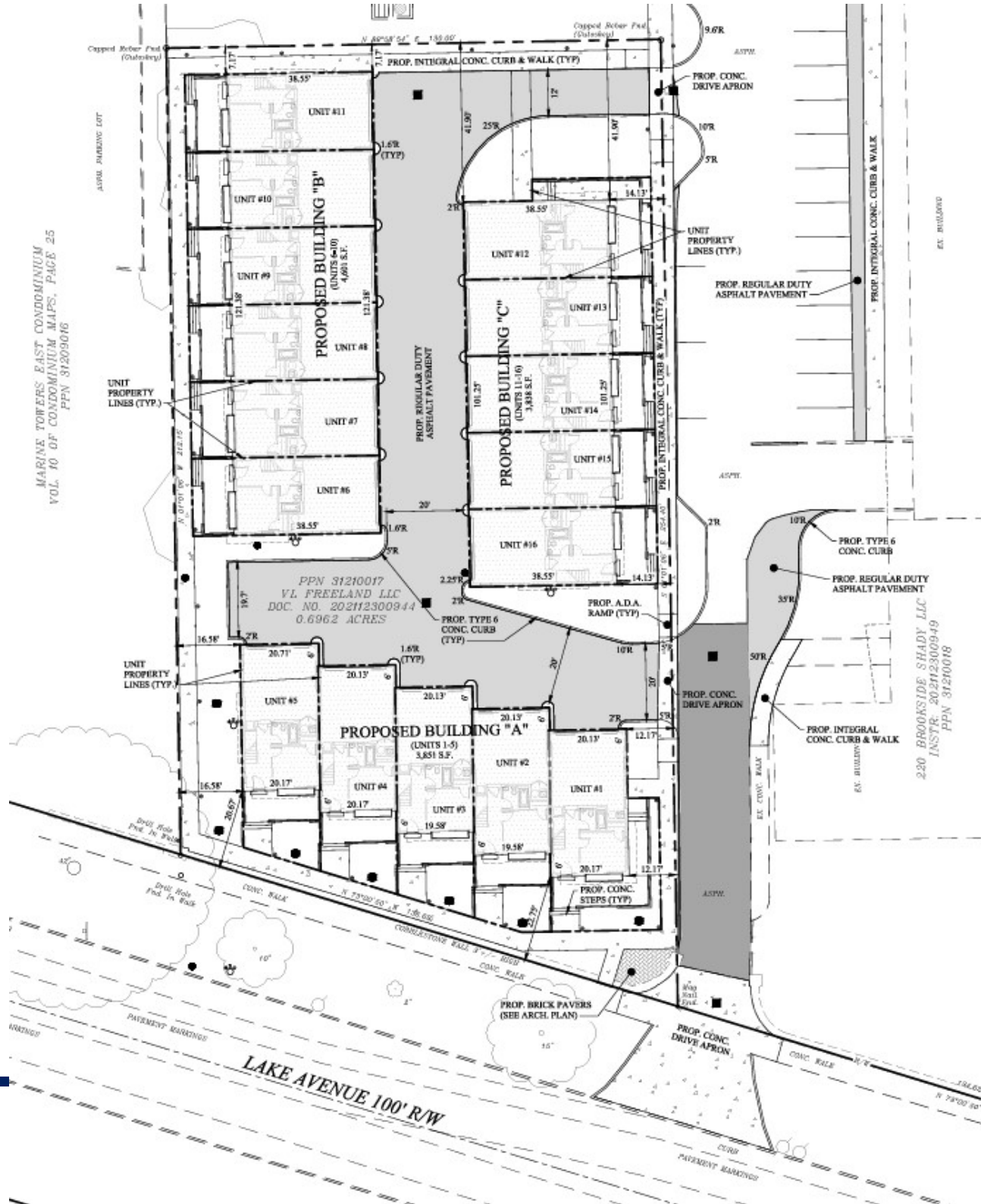
**SITE
 PLAN**

C102
 Project No. 2023-252

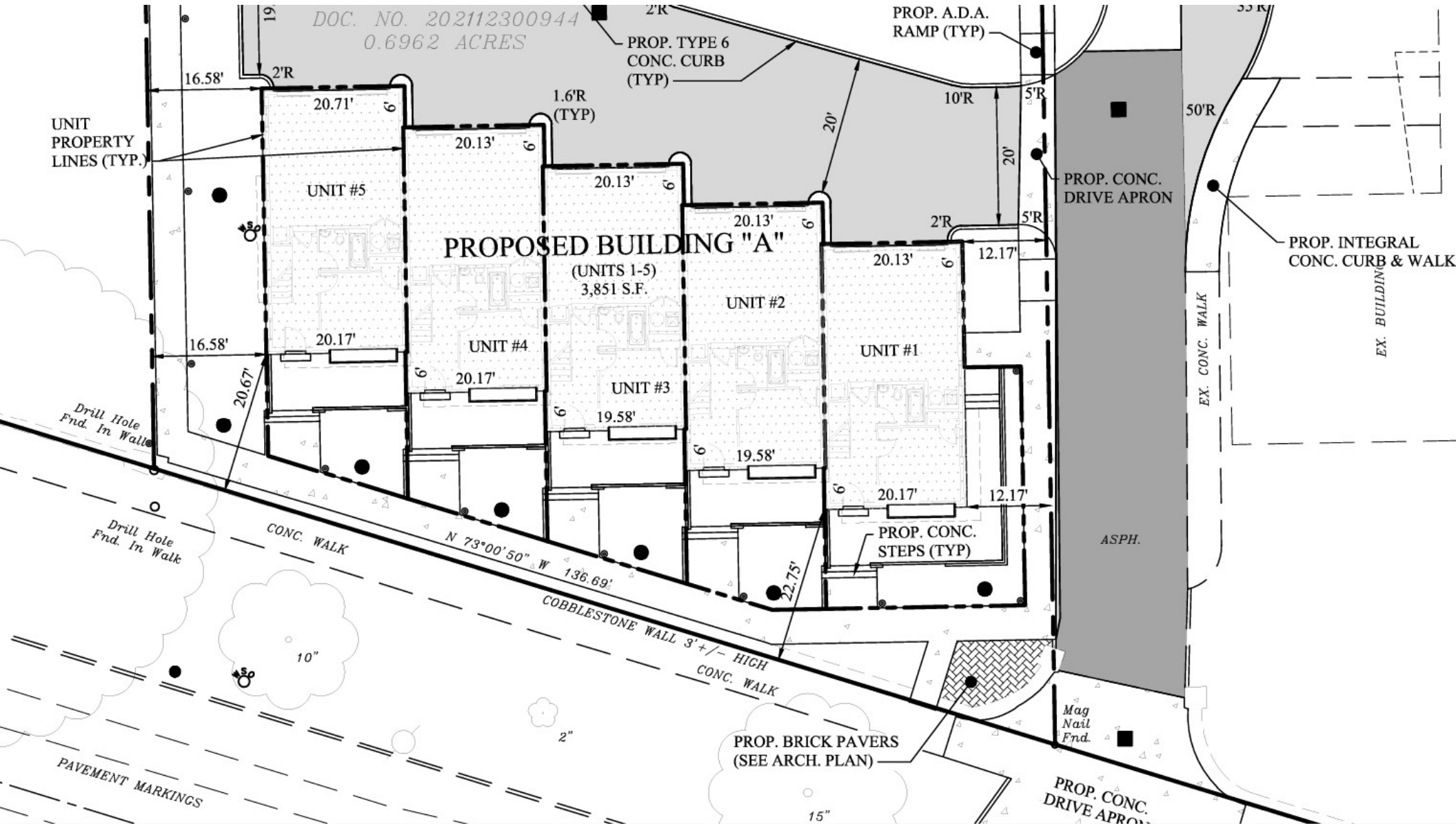


12534 LAKE AVENUE

MARINE TOWERS EAST CONDOMINIUM
VOL. 10 OF CONDOMINIUM MAPS, PAGE 25
PPN 31209016

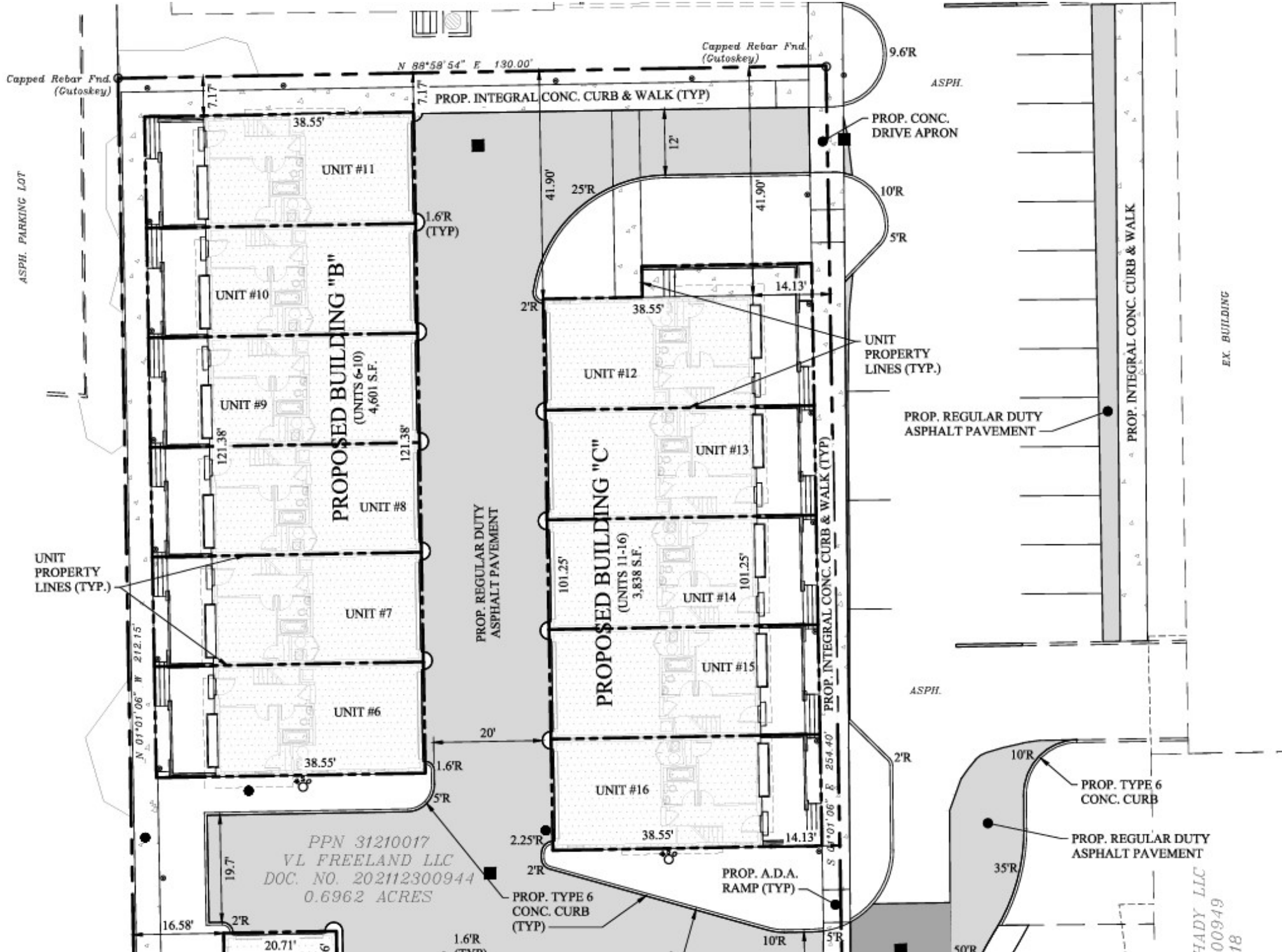


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12534 Lake Avenue

PPN 3120017



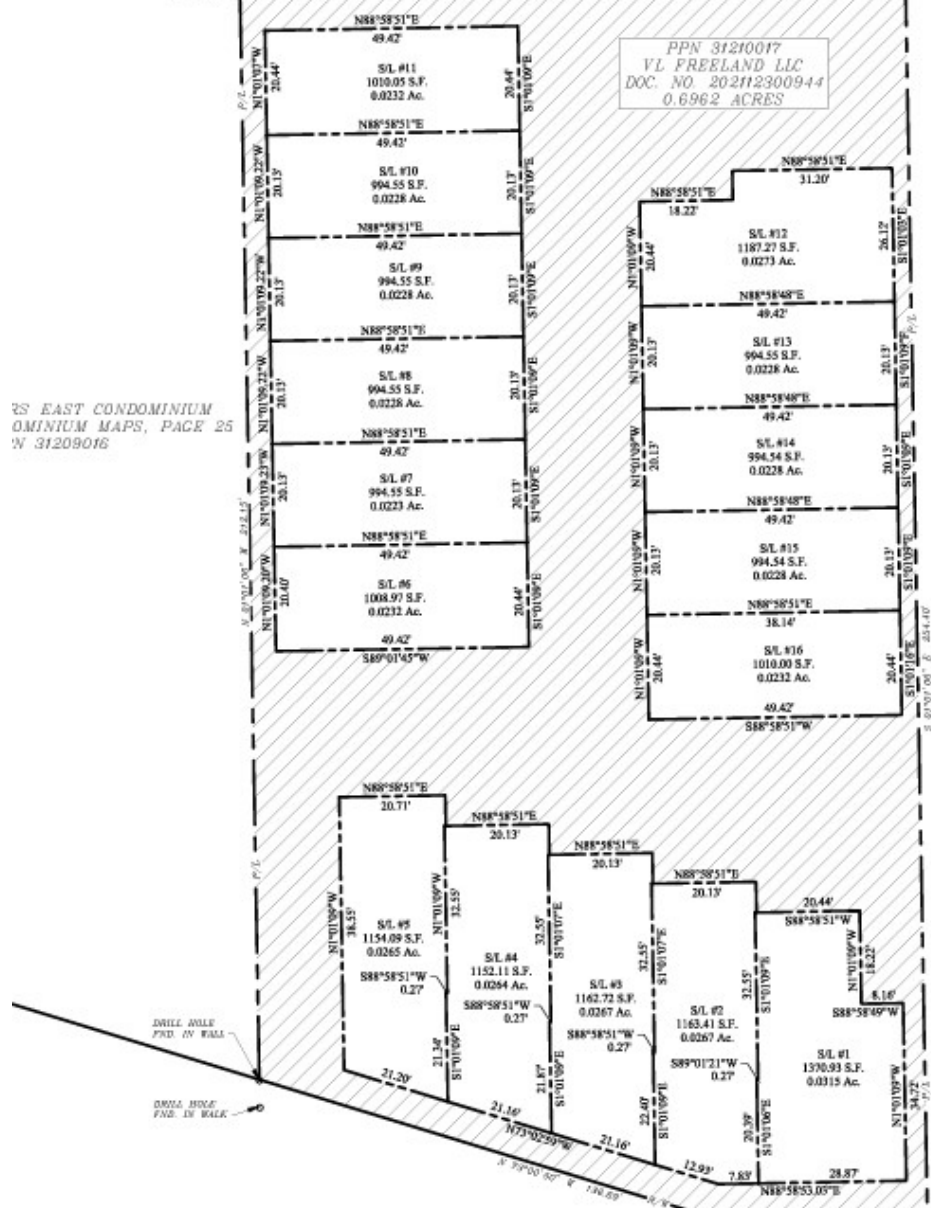
HADY LLC
00949
18

CAPPED REBAR PND. (OUTSERT)
 N 88°58'51"E 100.00'

PPN 31210017
 VL FREELAND LLC
 DOC. NO. 202112300944
 0.6962 ACRES

25 EAST CONDOMINIUM
 DOMINIUM MAPS, PAGE 25
 N 31209016

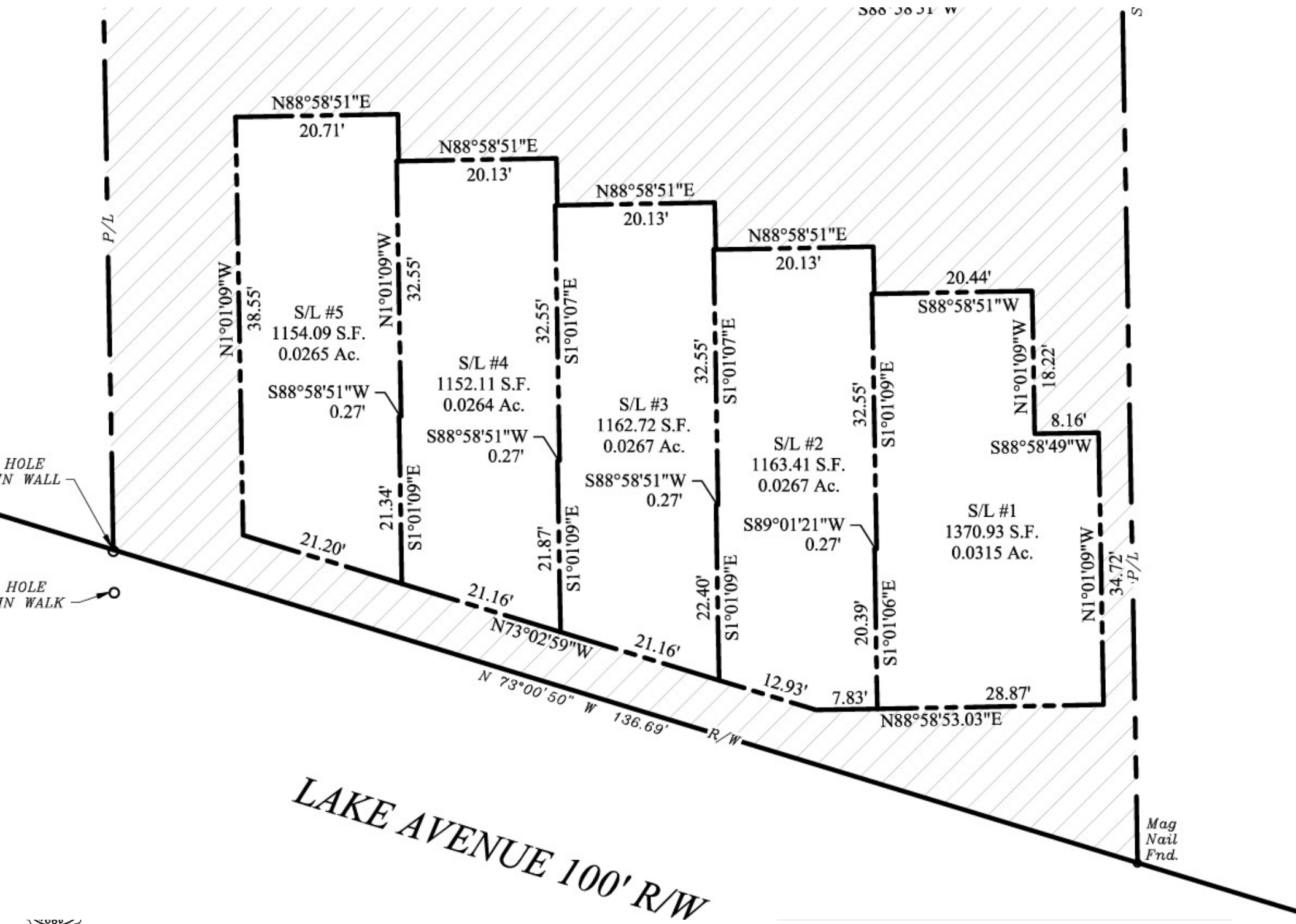
220 BROOKSIDE SHADY LLC
 INSTR. 202112300949
 PPN 31210018



DWELL HOLE
 PND. IN WALL

LAKE AVENUE 100' R/W





LAKE AVENUE 100' R/W

N88°58'51"E
20.71'

N88°58'51"E
20.13'

N88°58'51"E
20.13'

N88°58'51"E
20.13'

20.44'

N1°01'09"W
38.55'

N1°01'09"W
32.55'

S1°01'07"E
32.55'

S1°01'07"E
32.55'

S1°01'09"E
32.55'

N1°01'09"W
18.22'

S/L #5
1154.09 S.F.
0.0265 Ac.

S/L #4
1152.11 S.F.
0.0264 Ac.

S/L #3
1162.72 S.F.
0.0267 Ac.

S/L #2
1163.41 S.F.
0.0267 Ac.

S/L #1
1370.93 S.F.
0.0315 Ac.

S88°58'51"W
0.27'

S88°58'51"W
0.27'

S88°58'51"W
0.27'

S89°01'21"W
0.27'

S88°58'49"W

21.20'

21.34'

21.87'

22.40'

20.39'

8.16'

21.16'

21.16'

12.93'

7.83'

28.87'

N73°02'59"W

N 73°00'50" W 136.69'

N88°58'53.03"E

N1°01'09"W
34.72'

P/L

P/L

Mag
Nail
Fnd.

HOLE
IN WALL

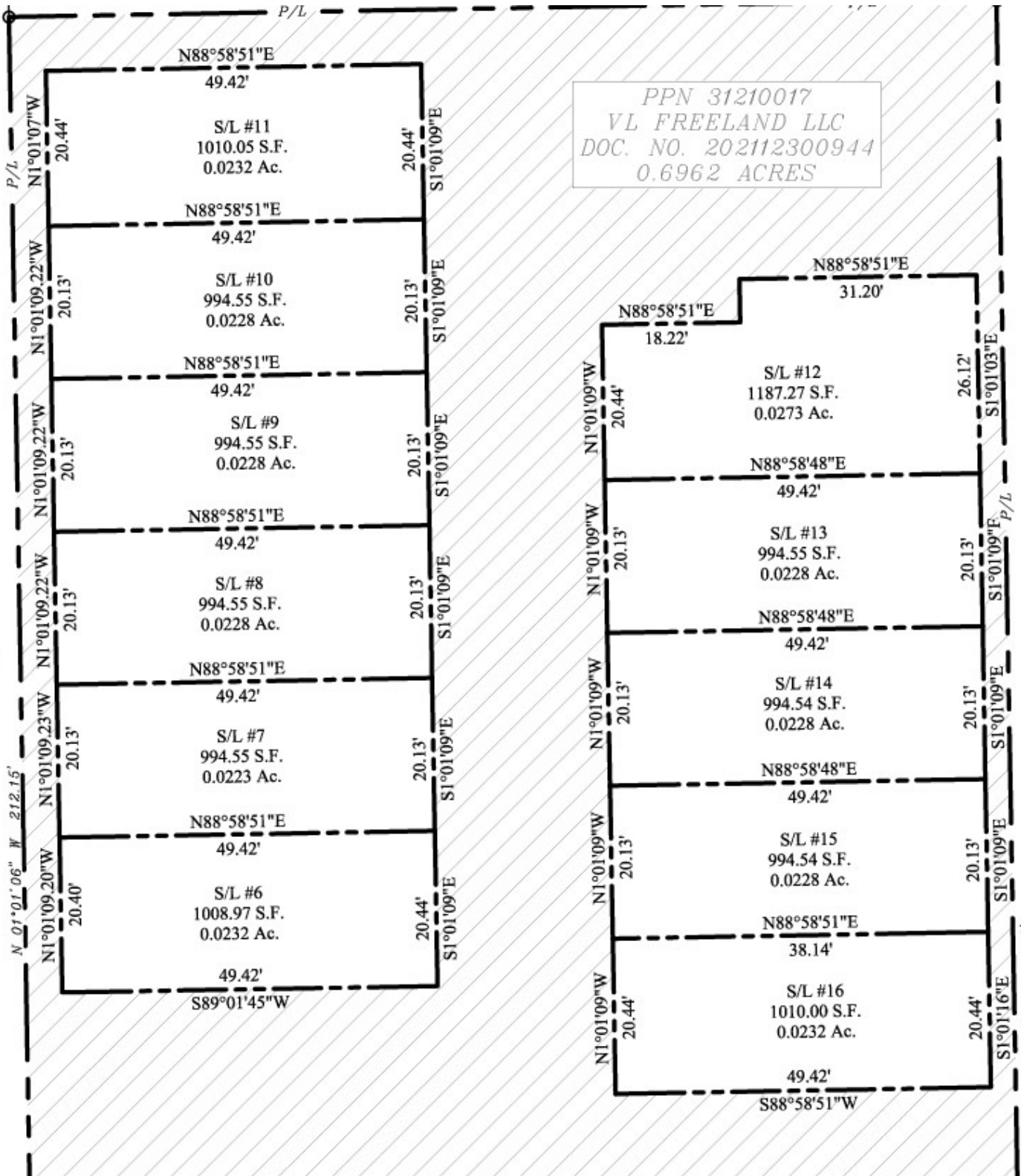
HOLE
IN WALL

000 00 01 W

S

(GUTOSKEY)

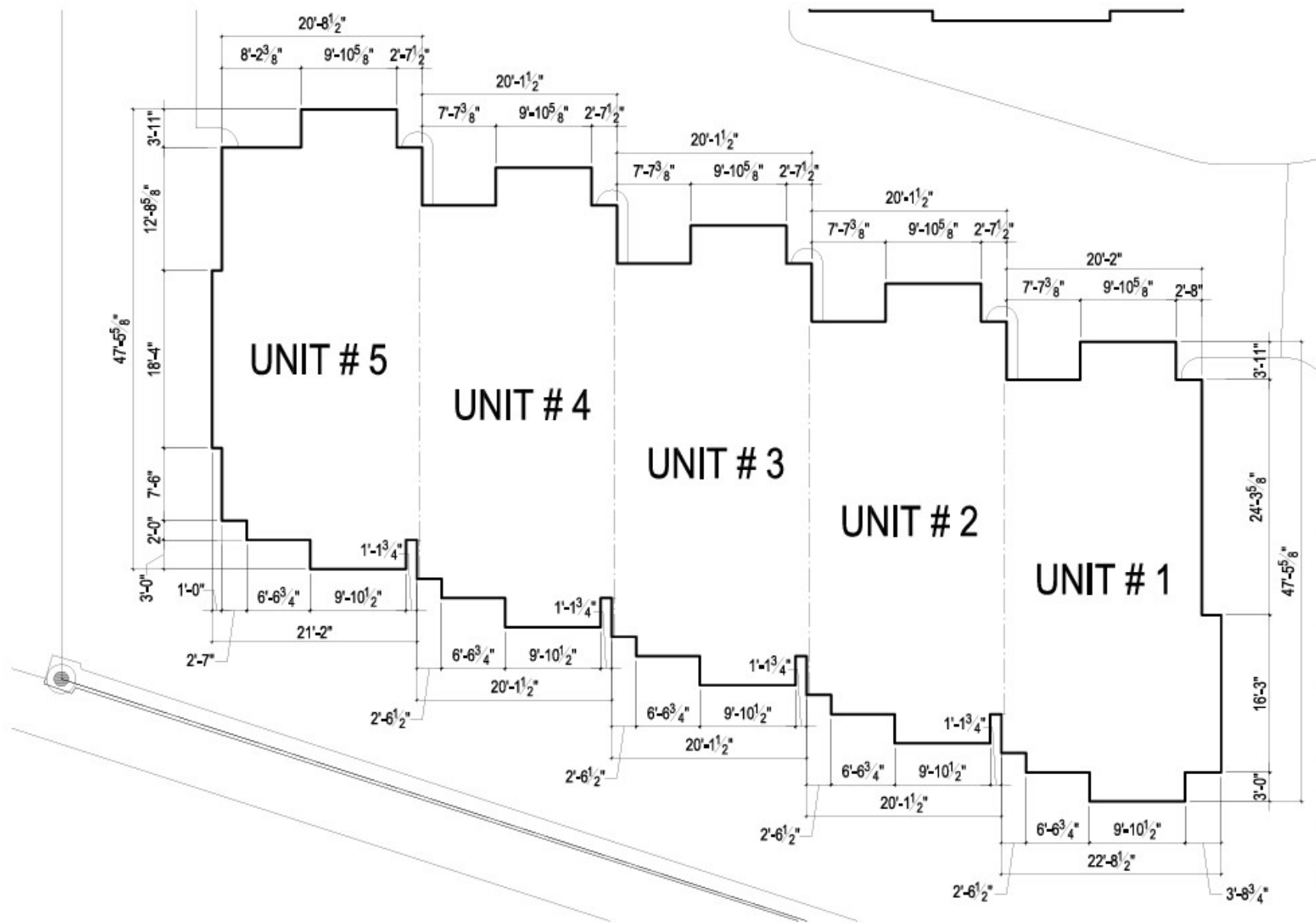
P/L



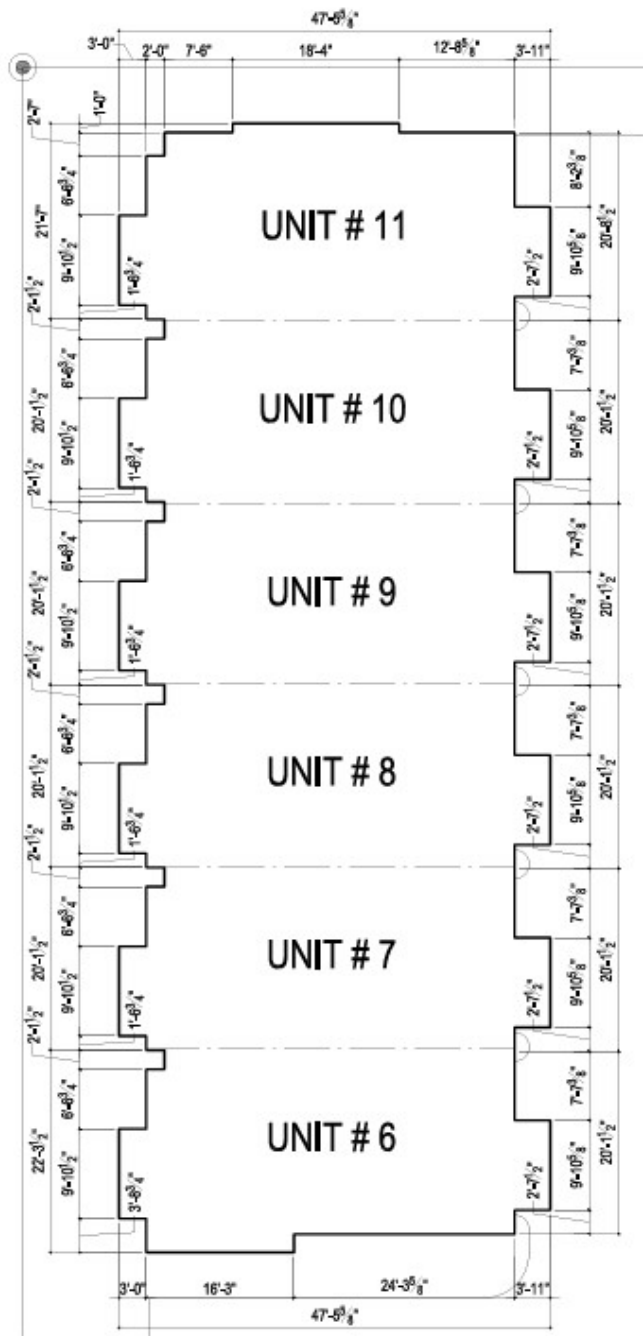
INIUM
PAGE 25

220 BR
INS'

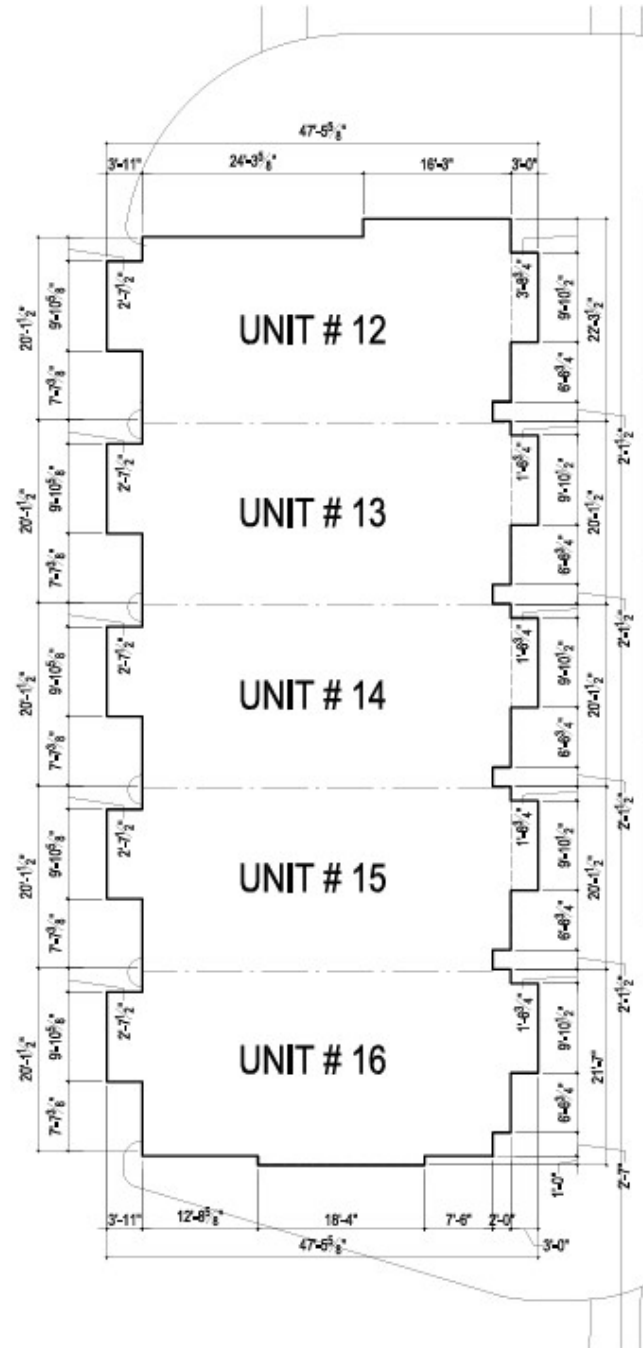




BUILDING A



BUILDING B



BUILDING C

LAKEWOOD TOWNHOMES

ADDRESS: 12534 LAKE AVE, LAKEWOOD, OH

The Lakewood Townhome project proposes for sale residential urban living on Lakewood's Gold Coast. The site is the nexus of three urban conditions:

1. Lakewood's famous mid-century high-rises,
2. Nearby historic colonial revival, art deco, and midcentury mid-rises,
3. And the beautiful historic homes that line Lake Avenue as it moves west.

The townhouse concept brings together elements of all three urban conditions with a new element that melds the other three. The townhouses together relate to the massing and site placement of the mid-rises to the east, they reflect the architectural styling of the high-rises to the north that serve as a backdrop when viewed from Lake Avenue, and in use they match the single-family private ownership of the houses to the south.

The site and urban design proposed will increase the walkability and livability of the Gold Coast by creating context that is human scaled, friendly to the street, and fills the existing void between Lake Avenue and Edgewater Drive.

23138S 12.14.23

LAKEWOOD TOWNHOMES | LAKEWOOD OHIO |

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12534 Lake Avenue





12534 Lake Avenue



23138S 12.14.23

LAKWOOD TOWNHOMES | LAKWOOD OHIO | SITE CONTEXT PLAN

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12534 Lake Avenue



12534 Lake Avenue



12534 Lake Avenue



12534 Lake Avenue



23138S 12.14.23

LAKESWOOD TOWNHOMES | LAKESWOOD OHIO | CONTEXT VOLUME STUDY

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FREELAND
VENTURES 

RDL
ARCHITECTS



12534 Lake Avenue



231385 12.14.23

LAKESWOOD TOWNHOMES | LAKESWOOD OHIO | IMMEDIATE CONTEXT

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FREELAND
VENTURES

RDL
ARCHITECTS

12534 Lake Avenue



Plan showing variance request



12534 Lake Avenue



12534 Lake Avenue



231385-12.14.23

LAKWOOD TOWNHOMES | LAKEWOOD OHIO | SOUTH ELEVATION

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FREELAND
VENTURES  **RDL**
ARCHITECTS

12534 Lake Avenue





Eye Level - Looking west on Lake Ave.



12534 Lake Avenue



Low Aerial - Looking east on Lake Ave.



12534 Lake Avenue



Eye Level - Looking across Lake Ave.



12534 Lake Avenue



Low Aerial - Looking west on Lake Ave.



12534 Lake Avenue



Eye Level - Looking east on Lake Ave.



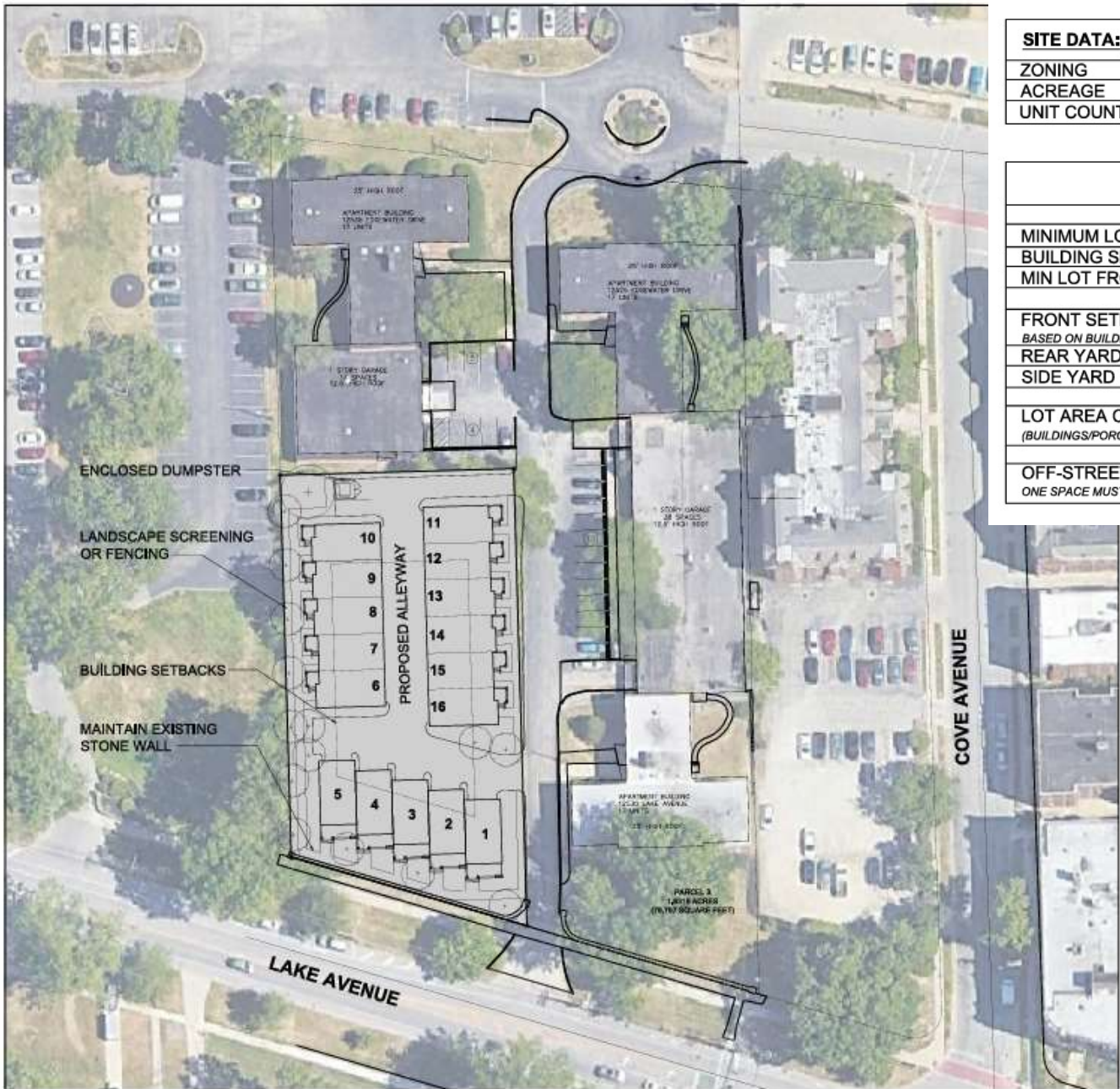
12534 Lake Avenue



Aerial - Looking south from Marinae Towers



12534 Lake Avenue



| SITE DATA: | |
|------------|--------------------------------|
| ZONING | MH - RESIDENTIAL, MULTI-FAMILY |
| ACREAGE | +/- 0.70-AC (30,315-SF) |
| UNIT COUNT | 16 UNITS |

| | REQUIRED | PROVIDED |
|--|-----------------|------------------------------|
| MINIMUM LOT SIZE | 10,000-SF | 30,315-SF |
| BUILDING SF | 800-SF | 1,725-SF/DU |
| MIN LOT FRONTAGE | 60' | 136' |
| FRONT SETBACK <i>BASED ON BUILDING LINE MAP</i> | 50' | 13' |
| REAR YARD SETBACK | 50' | 20' |
| SIDE YARD SETBACK | 75% OF HT (27') | 6' |
| LOT AREA COVERAGE <i>(BUILDINGS/PORCHES)</i> | 25% | 45% (13,600-SF) |
| OFF-STREET PARKING <i>ONE SPACE MUST BE IN A GARAGE</i> | 1 SPACE/DU | 2 SPACES/DU GARAGE SPACES |



12534 Lake Avenue



SITE

12534 Lake Avenue





12534 Lake Avenue



12534 Lake Avenue



12534 Lake Avenue



12534 Lake Avenue



12534 Lake Avenue



12534 Lake Avenue



12534 Lake Avenue

Owner/agent responses- 1173.04 Variances

Please review each of the below 9 points and respond "Not Applicable", "Yes" or "No". If your answer is "Yes" or "No", please provide a brief explanation.

(1) 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;

Not applicable

(2) 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;

Not applicable

(3) 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);

No, we own the driveway and property next to it. We looked at multiple options rather homes, apartments, or townhomes. Townhomes is the only thing that works.

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

Not much just need to be approved.

(5) 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);

No- this will bring something great to Lakewood which has a high demand for. There are other townhomes in Lakewood like Detroit Ave, Sloane Rd

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

Not Applicable

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

Yes we did. We own Shady Cove apartments next to the property.

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

Yes- we believe so since we own the property connecting.

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

Yes- we would like the variances and setbacks based on the plans to be approved so we can start the engineering process.



Administrative Comments

- The large number of variances is based on the units being split into parcels and offered as for sale, if rental units, 3 buildings would require variances instead of 16 parcels.
- There are other examples in the city of townhomes being successful infill, McKinley Place on West Clifton, the townhomes at W117th and Lake, Rockport Square, and older examples of rowhomes and townhomes built 100 years ago
- Important to consider the spirit and the intent of the code, and the existing fabric of the neighborhood which allows many varieties of multi-family housing in different densities, of rental and for sale properties
- The existing property is a vacant single-family, the demolition and proposed plans have been approved by BBS/ABR
- Proposed Lot/split is before Planning Commission, variances are required
- The Building Commissioner in consultation with the Police and the Fire departments have been looking at the addressing of the properties, likely a monument sign with the address will be required



12534 Lake Ave

Lot coverage calculation –Shady Cove Townhomes

| Shady Cove Townhomes | PARCEL size (SQ.FT.)sheet102A | PARCEL length south | PARCEL length north | PARCEL length east | PARCEL length west | UNIT length south(square feet) | UNIT length north | UNIT length east | UNIT length west | UNIT height | UNIT area of uncovered rooftop patio | UNIT height of the top of the floor of uncovered patio | UNIT footprint(each unit)sheet 102 | LOT COVERAGE PER UNIT/PARCEL |
|--|-------------------------------|---------------------|---------------------|--------------------|--------------------|--------------------------------|-------------------|------------------|------------------|-------------|--------------------------------------|--|------------------------------------|------------------------------|
| Building A | | | | | | | | | | | | | | |
| Unit 1 | 1370.93 | 28.87 | 28.6 | 52.94 | 52.94 | 20.44 | 20.44 | 47.5 | 47.5 | ~44'-5" | ~150 sf | ~34'-6" | 970.9 | 63.5% |
| Unit 2 | 1163.41 | 20.76 | 20.13 | 52.94 | 54.95 | 20.13 | 20.13 | 47.5 | 47.5 | ~44'-5" | ~150 sf | ~34'-6" | 956.175 | 87.0% |
| Unit 3 | 1162.72 | 21.16 | 20.13 | 54.95 | 54.42 | 20.13 | 20.13 | 47.5 | 47.5 | ~44'-5" | ~150 sf | ~34'-6" | 956.175 | 82.2% |
| Unit 4 | 1152.11 | 21.16 | 20.13 | 54.95 | 53.89 | 20.13 | 20.13 | 47.5 | 47.5 | ~44'-5" | ~150 sf | ~34'-6" | 956.175 | 82.2% |
| Unit 5 | 1154.09 | 21.2 | 20.71 | 53.89 | 38.55 | 20.44 | 20.44 | 47.5 | 47.5 | ~44'-5" | ~150 sf | ~34'-6" | 970.9 | 85.0% |
| Building B | | | | | | | | | | | | | | |
| Unit 6 | 1008.97 | 49.42 | 49.42 | 20.44 | 20.4 | 47.5 | 47.5 | 20.44 | 20.44 | ~44'-5" | ~150 sf | ~34'-6" | 970.9 | 96.1% |
| Unit 7 | 994.55 | 49.42 | 49.42 | 20.13 | 20.13 | 47.5 | 47.5 | 20.13 | 20.13 | ~44'-5" | ~150 sf | ~34'-6" | 956.175 | 96.1% |
| Unit 8 | 994.55 | 49.42 | 49.42 | 20.13 | 20.13 | 47.5 | 47.5 | 20.13 | 20.13 | ~44'-5" | ~150 sf | ~34'-6" | 956.175 | 96.1% |
| Unit 9 | 994.55 | 49.42 | 49.42 | 20.13 | 20.13 | 47.5 | 47.5 | 20.13 | 20.13 | ~44'-5" | ~150 sf | ~34'-6" | 956.175 | 96.1% |
| Unit 10 | 994.55 | 49.42 | 49.42 | 20.13 | 20.13 | 47.5 | 47.5 | 20.13 | 20.13 | ~44'-5" | ~150 sf | ~34'-6" | 956.175 | 96.1% |
| Unit 11 | 1010.05 | 49.42 | 49.42 | 20.44 | 20.44 | 47.5 | 47.5 | 20.44 | 20.44 | ~44'-5" | ~150 sf | ~34'-6" | 970.9 | 96.1% |
| Building C | | | | | | | | | | | | | | |
| Unit 12 | 1187.27 | 49.42 | 49.42 | 26.12 | 20.44 | 47.5 | 47.5 | 20.44 | 20.44 | ~44'-5" | ~150 sf | ~34'-6" | 970.9 | 75.2% |
| Unit 13 | 994.55 | 49.42 | 49.42 | 20.13 | 20.13 | 47.5 | 47.5 | 20.13 | 20.13 | ~44'-5" | ~150 sf | ~34'-6" | 956.175 | 96.1% |
| Unit 14 | 994.54 | 49.42 | 49.42 | 20.13 | 20.13 | 47.5 | 47.5 | 20.13 | 20.13 | ~44'-5" | ~150 sf | ~34'-6" | 956.175 | 96.1% |
| Unit 15 | 994.54 | 49.42 | 49.42 | 20.44 | 20.44 | 47.5 | 47.5 | 20.13 | 20.13 | ~44'-5" | ~150 sf | ~34'-6" | 956.175 | 94.7% |
| Unit 16 | 1010 | 49.42 | 49.42 | 20.44 | 20.44 | 47.5 | 47.5 | 20.44 | 20.44 | ~44'-5" | ~150 sf | ~34'-6" | 970.9 | 96.1% |
| Total sq footage-unit parcels combined | 17181.38 | | | | | | | | | | | | | |
| Total parcel size | 30326.472 | | | | | | | | | | | | | |
| Remainder parcel/Private Drive | 13145.092 | 136.69 | 130 | 254.4 | 212.15 | | | | | | | | | |



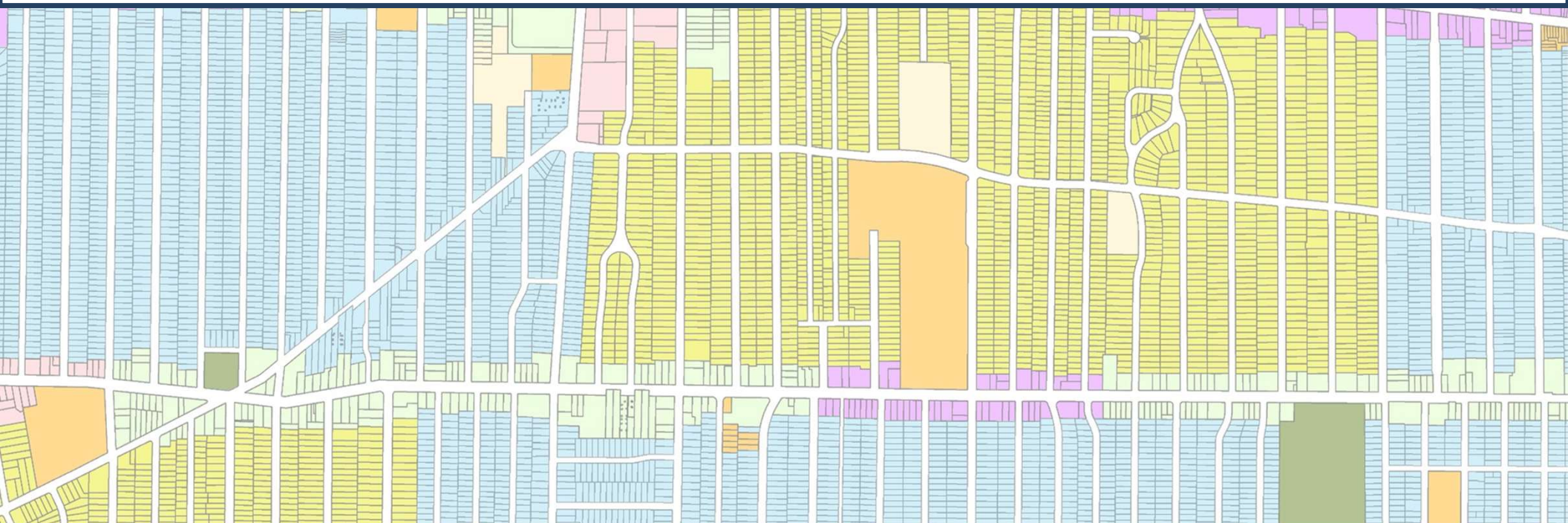
12534 Lake Ave



Public Comment

Received via email-

Meeting attendee(s)



12534 Lake Ave

1. **Docket No. 10-16-23**
12534 Lake Ave.
Shady Cove Townhouses

Applicant Tyler Brummett of Brookside Shady LLC proposes the construction of 16 townhouses. The proposal has been approved at ABR and is now before the Planning Commission for a lot split to create 16 for sale townhomes on individual parcels, and one remainder parcel for a common driveway or private drive and other common areas. The parcels are smaller than the minimum lot size and frontage guidelines, and the proposed townhomes do not meet the required front, two side and rear setback requirements. Additionally, each townhome has a proposed uncovered rooftop patio which requires a variance because these patios are uncovered. Due to the number of variances being requested it is important to refer to the drawing, as proposed. The property is located in the MH, Multi-Family High Density District. (Page 2)

- Variances for Building A: Proposed Building A will be split into 5 parcels with 5 townhomes that will be sold. The required minimum lot size is 10,000 square feet, minimum frontage for each parcel is 60 feet. The parcels range in size from 1152.11 to 1370.93 square feet, and range in frontage from 21.20- 28.87 feet. Ten variances are required for the parcels, as proposed. The buildings on each parcel exceed maximum permitted lot coverage, and do not have the required front, rear or two side setbacks requirements. Additionally, each townhome has an uncovered rooftop patio with an area of 150 square feet and a height of 34 feet 6 inches. The buildings require 30 variances, as proposed. Pursuant to all applicable sections of Chapter 1127 including sections 1127.03,(91-95.Passed 10-7-1996)1127.06(91-95.Passed 10-7-1996),1127.07(91-95.Passed 10-7-1996),1127.09(91-95.Passed 10-7-1996) and 1127.10(39-16. Passed 9-6-2016).
- Variances for Building B: Proposed Building B will be split into 6 parcels with 6 townhomes that will be sold. The required minimum lot size is 10,000 square feet, minimum frontage for each parcel is 60 feet. The parcels range in area from 994.55 to 1,010.05 square feet, and range in frontage on the new private drive from 20.13- 20.44 feet. Ten variances are required for the parcels, as proposed. The buildings on each parcel exceed maximum permitted lot coverage, and do not have the required front, rear or two side setbacks, Additionally, each proposed townhome has an uncovered rooftop patio with an area of 150 square feet and a height of 34 feet 6 inches. The buildings require 36 variances, as proposed. . Pursuant to all applicable sections of Chapter 1127 including sections 1127.03,(91-95.Passed 10-7-1996)1127.06(91-95.Passed 10-7-1996),1127.07(91-95.Passed 10-7-1996),1127.09(91-95.Passed 10-7-1996) and 1127.10(39-16. Passed 9-6-2016).
- Variances for Building C: Proposed Building C will be split into 5 parcels with 5 townhomes that will be sold. The required minimum lot size is 10,000 square feet, minimum frontage for each parcel is 60 feet. The parcels range in area from 994.55 to 1,187.27 square feet, and range in frontage on the new private drive from 20.13- 20.44 feet. Ten variances are required for the parcels, as proposed. The buildings on each parcel exceed maximum permitted lot coverage, and do not have the required front, rear or side setbacks Additionally, each proposed townhome has an uncovered rooftop patio with an area of 150 square feet and a height of 34 feet 6 inches. The buildings require 30 variances, as proposed. . Pursuant to all applicable sections of Chapter 1127 including sections 1127.03,(91-95.Passed 10-7-1996)1127.06(91-95.Passed 10-7-1996),1127.07(91-95.Passed 10-7-1996),1127.09(91-95.Passed 10-7-1996) and 1127.10(39-16. Passed 9-6-2016).

The remainder lot of approx. 17,181.38 square feet will be used for the creation of a private drive and common areas, and because it meets the requirements for minimum area and frontage does not require any variances. Ownership, easements, and maintenance responsibilities will be established by deed, and mailing address and contact information of the common areas/private drive will be provided to all applicable city departments and updated regularly.



12534 Lake Ave

SITE BENCHMARK
 EACH BENCHMARK
 CONCEPT
 HAS A MEASUREMENT OF 100 ± FEET
 LOCATED SOUTH OF THE MAIN PROPERTY CORNER
 (ELEVATION = 645.0)

WILSON ENGINEERING SERVICES
 3985 Hurwitz Rd., Suite B
 Beavercreek, OH 45422
 www.WilsonEngineeringServices.com
 514-328-2877
 wse@wilsoneng.com

STATE OF OHIO
 REGISTERED PROFESSIONAL ENGINEER
 MATHIAS A. WILSON
 REG. NO. 61709

CLIENT:
RDL ARCHITECTS
 21111 CHAGRIN BLVD., #110
 BEACHWOOD, OH 44122
 216.752.4000

OWNER:
VL FREELAND LLC
 P.O. BOX 30338
 MIDDLEBURGH HEIGHTS, OH
 44130

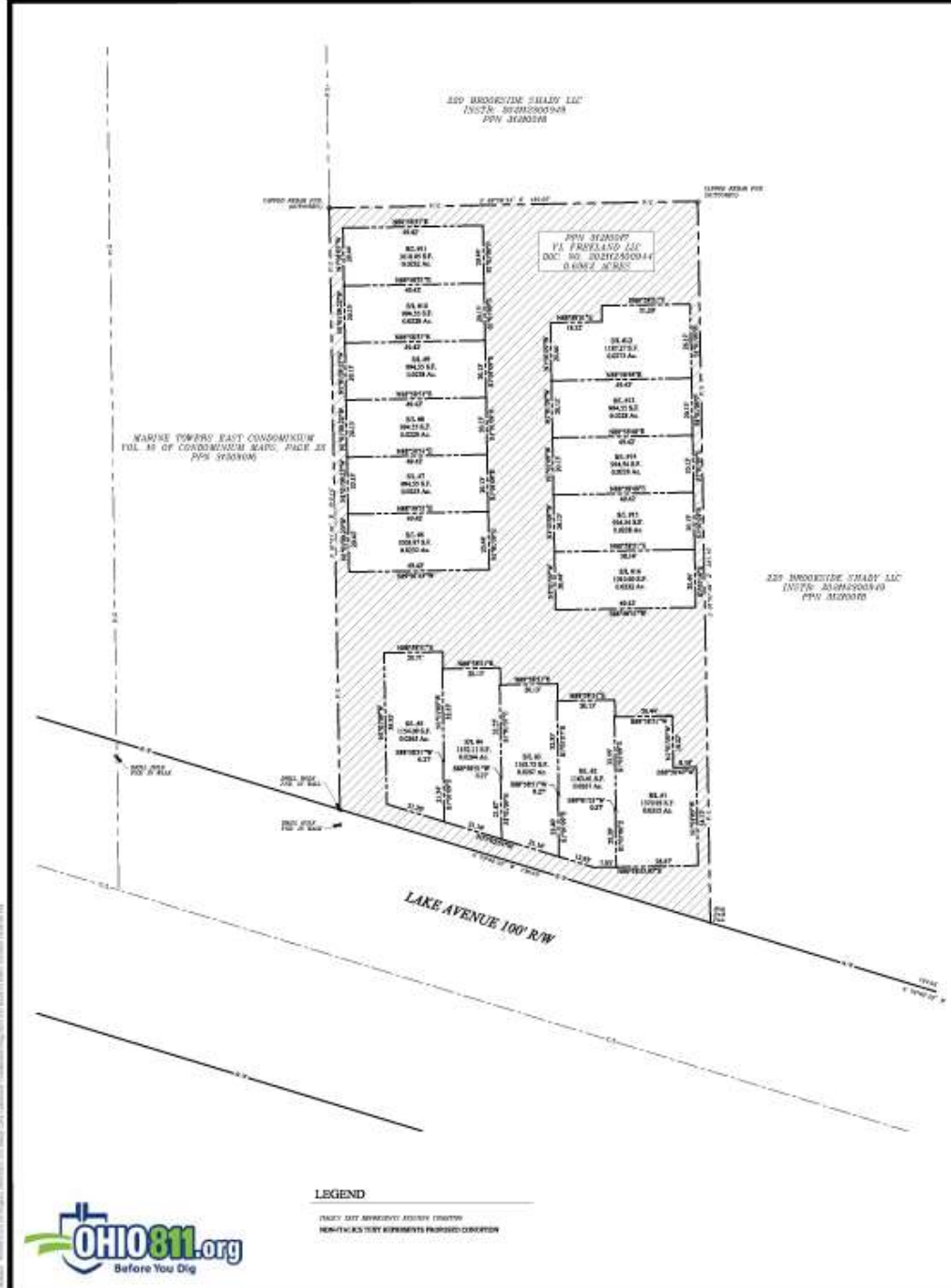
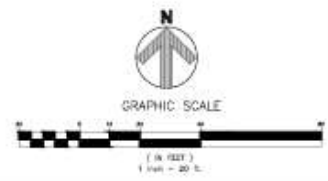
SHADY COVE TOWNHOMES
NEW CONSTRUCTION
 12534 LAKE AVE., LAKEWOOD, OH

Issue Date
 02-17-2024
 02-26-2024
 03-04-2024
 03-05-2024

PRELIMINARY PLAT

C102A
 Project No. 2023-252

OWNER CERTIFICATION
 BELIEVED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO, KNOWN AS PERMANENT PUBLIC RECORDS:
 I, VL FREELAND LLC, THROUGH ITS AGENT VL FREELAND LLC, HEREBY CERTIFY THAT THE ATTACHED PLAT ACCURATELY REPRESENTS THE SHADY COVE TOWNHOMES, A SUBDIVISION OF 14 LOTS (PLOT NO. 1000000001) TO BE LOCATED IN LAKEWOOD, OHIO, AS SHOWN ON THE PLAT HEREON. I, THE AGENT, HAVE BEEN FULLY ADVISED OF THE DUTIES AND OBLIGATIONS OF AN AGENT UNDER THE OHIO PLAT ACT AND I HAVE AGREED TO ACCEPT THESE DUTIES AND OBLIGATIONS.
 I, VL FREELAND LLC, HEREBY WARRANTS THAT THE SHADY COVE TOWNHOMES ASSOCIATION, INC. AN "ACTING UTILITY AND MAINTENANCE ASSOCIATION" IS NOT BEING FORMED FOR USE BY THE GENERAL PUBLIC, BUT IS CREATED FOR THE CONVENIENCE AND ENJOYMENT OF THE SHADY COVE TOWNHOMES ONLY.
 THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMANCE WITH ALL GOVERNING LAWS, ORDINANCES, REGULATIONS, ORDERS, LAWS, RULES AND REGULATIONS INCLUDING THE APPLICABLE UNIFORM PARKING AND LOADING SIGN REGULATIONS OF THE CITY OF LAKEWOOD, OHIO FOR THE BENEFIT OF TOWNHOMES AND ALL OTHER RESIDENTS OF THE CITY OF LAKEWOOD, OHIO.
 IN WITNESS WHEREOF, VL FREELAND LLC, THROUGH ITS AGENT, HAS CAUSED ME TO SIGN AT _____, OHIO, THIS _____ DAY OF _____, 2024.
 BY: _____
 AGENT
 SOCIAL NUMBER: _____
 STATE OF OHIO, COUNTY OF CUYAHOGA, PERSONAL APPEARANCE OF ABOVE NAMED VL FREELAND LLC, THROUGH ITS AGENT WHO AGREES TO ACCEPT THE DUTIES AND OBLIGATIONS OF AN AGENT UNDER THE OHIO PLAT ACT AND I HAVE AGREED TO ACCEPT THESE DUTIES AND OBLIGATIONS.
 IN TESTIMONY WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2024.
 SOCIAL NUMBER: _____
 CITY ENGINEER
 THE PLAT IS HEREBY APPROVED BY THE CITY ENGINEER OF THE CITY OF LAKEWOOD, OHIO, THIS _____ DAY OF _____, 2024.
 LAKEWOOD CITY ENGINEER
 PLANNING COMMISSION
 THE PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD, OHIO, THIS _____ DAY OF _____, 2024.
 PLANNING COMMISSION CHAIRMAN
 PLANNING COMMISSION SECRETARY



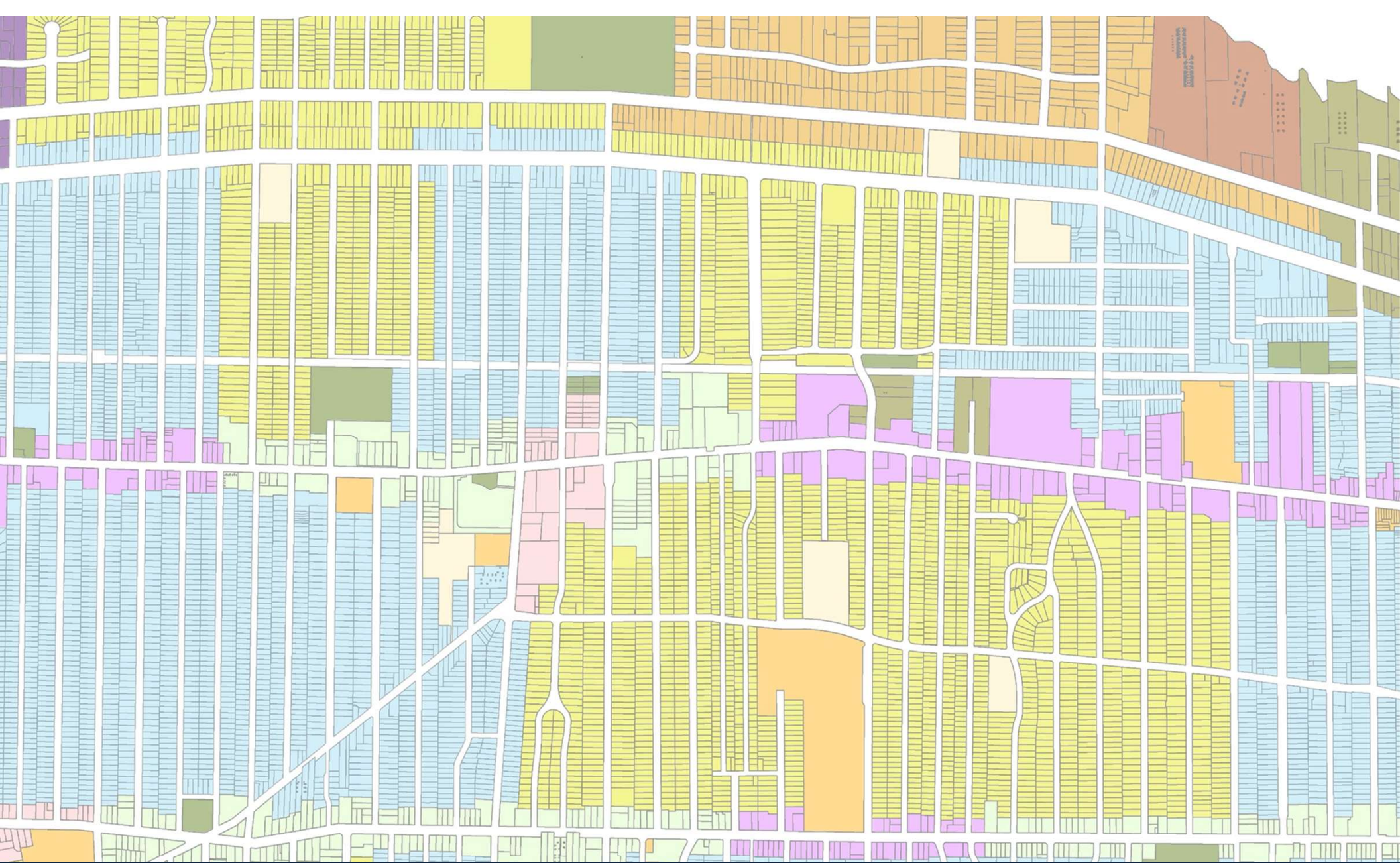
12534 Lake Avenue



Adjourn



Board of Zoning Appeals



Board of Zoning Appeals

Administrative Comments

- Similar BZA Cases – Detached Garages (Mean Heights):
 - 02-15-24-(1062 Leedale)-Garage/golf simulator (15'11") lot size 4,600 square feet, initial request was 21' 6", applicant changed plans from a gable style roof to a mansard to reduce the request
 - **05-08-23 (1464 Riverside)-19' request-DENIED**
 - 04-06-23 (1077 Wilbert)- Garage request 19' 31/2 " deferred and then withdrawn
 - 02-02-23(2183 Eldred) Garage proposed at 17', deferred. Applicant returned with plans modified for a 16'4" proposal- approved.
 - 11-30-22(1466 Cohasset)-Garage/office changed plans to reduce the height to 15'. Variance granted to exceed rear lot coverage by 82 sq. ft no het variance required.
 - 03-06-21 (1527 Wayne) Garage proposed at 17', request withdrawn by the applicant
 - 06-16-21 17717 Hilliard Ave- Garage proposed at 17" ,request deferred, new proposal of 15'6" was approved.
 - 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')

