

**MINUTES  
BOARD OF ZONING APPEALS  
REVIEW MEETING  
LAKEWOOD CITY HALL  
AUDITORIUM  
APRIL 20, 2023  
6:30 P.M.  
MEETING IS RECORDED  
<https://www.lakewoodoh.gov/videos-2/>**

**1. ROLL CALL**

Members Present

Michael Alexander, Vice Chair  
Jillian Bolino  
Megan Otter, Chair  
Jeffrey Pigott  
Anthony Santiago\*

Administrative Staff

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

A motion was made by Ms. Otter, seconded by Ms. Bolino to **EXCUSE** the absence of Anthony Santiago. Mr. Alexander, Ms. Bolino, Ms. Otter, and Mr. Pigott voted yea; the motion passed. \*Mr. Santiago arrived at the beginning of the presentation for Docket No. 04-05-23.

**2. APPROVE MINUTES OF THE MARCH 16, 2023 MEETING**

A motion was made by Ms. Otter, seconded by Ms. Bolino to **APPROVE** the March 16, 2023 meeting minutes. Mr. Alexander, Ms. Bolino, Ms. Otter, and Mr. Pigott voted yea; the motion passed.

**3. OPENING REMARKS**

Ms. Nochta read the Opening Remarks into record.

**NEW BUSINESS**

**4. Docket No. 04-05-23  
13429 Cliff Dr.**

Applicants Elizabeth Davis and Jeff Yezbak of Old World Classics LLC, for property owner Michelle Tomallo, propose the demolition of the existing home with an attached garage and the construction of a new home with an attached garage. The parcel is a corner lot with two front yard setbacks of 50 feet, reducing the buildable area of the lot. The proposed home requires two variances from the side yard setback regulations. The property is in the R1L, Single Family Low-Density Residential District. (Page 3)

- Variance 1: Request a variance to reduce the side yard setback on the east property line. The required setback is ten feet, the proposed is 9.86 feet. Request a variance to reduce the side yard setback on the east property line by 14 feet, as proposed. Pursuant to section 1121.07 Minimum Yard Requirements for Principal Buildings (Ord. 91-95. Passed 10-7-1996.)

- Variance 2: Request a variance to reduce the total of the combined side yards. The required combined total of the side yards is 25 feet, the proposal is a combined total of 19.86 feet. Request a variance to reduce the total of combined side yards by 5.14 feet, as proposed. Pursuant to section 1121.07 Minimum Yard Requirements for Principal Buildings (Ord. 91-95. Passed 10-7-1996.)

James Yezbak, Old World Custom Homes, applicant was present to explain the request. Discussion ensued about why the existing home was being razed and the build of a new one. Staff provided administrative comments; with the property being a corner lot, there was not a rear setback. Staff did not receive any public comment prior to the meeting. Public comment was closed as no one addressed the item. Discussion continued about the combined 20-foot setbacks.

A motion was made by Ms. Otter, seconded by Mr. Alexander to **APPROVE** the request as proposed. Mr. Alexander, Ms. Bolino, Ms. Otter, Mr. Pigott, and Mr. Santiago voted yea; the motion passed.

**5. Docket No. 04-06-23  
1077 Wilbert Rd.**

Applicants Susan Broadwater and Paul Beegan of Beegan Architectural Design, for property owners Ben and Laurie Manti, propose the demolition of the existing garage and the construction of a new garage that exceeds the allowable height. The property is located in the R1M Single-Family Medium Density Residential District. (Page 18)

- Variance 1: Request a variance to exceed the maximum height of an accessory structure. The maximum permitted accessory structure height is 15 feet, a height which is pursuant to 1103.01(q). The proposed height of the new garage is calculated as 19 feet 3 ½ inches. Request a variance to exceed the permitted accessory structure height by 4 feet 3 ½ inches, as proposed. Pursuant to Section 1121.05(b) Height Regulations (Ord. 91-95. Passed 10-7-1996.)

During the pre-review meeting, staff disclosed that the applicant for Docket No. 04-06-23 requested a deferral of the item. No action was taken by the members.

**6. Docket No. 04-07-23  
17836 Cannon Ave.**

Applicant and property owner Kevin Anderson proposes the demolition of the existing fence and the construction of a new fence adjacent to the west property line. The property is a corner lot, and the west property line abuts Webb Cliff Drive. The requirement is for a fence to be placed 5 feet from the public right of way, The proposal places 29 feet 2 inches of 6-foot high wooden privacy fence 1.5 feet from the public right of way, and an 8-foot section of 36-inch-high wooden fence 1.5 feet from the public right of way. The property is located in the R2 Single- and Two-Family Residential District. (Page 24)

- Variance 1: Request a variance to reduce the setback of the fence on a corner lot. The requirement is for a 5-foot setback from the public right of way. Request a variance to place 29 feet 2 inches of 6-foot-high wooden privacy fence 1.5 feet from the public right of way, and an 8-foot section of 36-inch-high wooden fence 1.5 feet from the public right of way, as

proposed. Pursuant to Section 1153.03(b)(1) Fence Placement and Types) Height Regulations (Ord. 08-2021. Passed 5-17-21.)

Kevin Anderson, property owner and applicant, was present to explain the request. Discussion began with the placement of the fence. The members said the replacement fence would look nice and provide safety by meeting the requirements for height at the intersection of the driveway and the road. Conditions are unique, there is no sidewalk on Webb Cliff Drive. Staff asked for confirmation of where the new fence would be placed and provided administrative comments. Staff did not receive any public comment prior to the meeting. Public comment was closed as no one addressed the item. Discussion continued about measurements and placement, and the ability to build a fence up to the property line.

A motion was made by Ms. Otter, seconded by Ms. Bolino to **APPROVE** the request, to WAIVE the requirement for a five-foot setback from the public right-of-way in order to build the fence adjacent to the property line as proposed in the drawing by the applicant at the meeting on April 20, 2023. Mr. Alexander, Ms. Bolino, Ms. Otter, Mr. Pigott, and Mr. Santiago voted yea; the motion passed.

**ADJOURN**

A motion was made by Ms. Otter, seconded by Mr. Pigott to **ADJOURN** the meeting at 7:05 p.m. Mr. Alexander, Ms. Bolino, Ms. Otter, Mr. Pigott, and Mr. Santiago voted yea; the motion passed.



Signature

5/18/2023

Date