



City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

MINUTES
BOARD OF ZONING APPEALS
REVIEW MEETING
LAKEWOOD CITY HALL
MAY 15, 2025
6:30 P.M.

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

6:00 p.m. Pre-Review Meeting

Members Present

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

Administrative Staff

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

During the pre-review meeting, the current applications and March minutes were discussed by the Board and staff. The adjacent neighbors to 1605 Riverside attended, they had been unable to locate the proposed plans on the website. Once the project was described and site plan and images were shown to them they had no objections and left before the pre-review meeting began. The board reviewed the presentation with the board secretary in preparation for the regular meeting.

1. ROLL CALL

Members Present

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

Administrative Staff

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

2. APPROVE MINUTES OF THE MARCH 20, 2025 MEETING

A motion was made by Mr. Markling, seconded by Ms. Bolino to **APPROVE** the **March 20, 2025 meeting minutes**. Mr. Alexander, Ms. Bolino, Mr. Markling, Jeffrey Pigott, and Mr. Santiago voted yea; the motion passed.

3. OPENING REMARKS

Ms. Nochta read the Opening Remarks into record.

NEW BUSINESS

4. Docket No. 05-07-25 17879 Lake Rd.

Applicant Mark H. Reinhold of Mark Reinhold Architect for property owners Arvind Gounder and Lauren Graf proposes the construction of an addition to the principal structure and a one-story detached garage. The property is a corner lot in the R1L, Single-Family Low-Density District. (Page 3)

- Variance 1: Owner proposes the construction of an addition on the rear of the house. The required side yard setback is 10 feet, the proposed is at 5 feet 5 inches. Request a variance to reduce the permitted side yard setback total to 5 feet 5 inches as proposed. Pursuant to Schedule 1121.07 Minimum Yard Requirements for Principal Buildings (Ord. 91-95 Passed 10-07-1996)
- Variance 2: Owner proposes a to demolish the existing two-car garage and replace with a new detached garage. The garage on a corner lot may not be placed any closer to the street than the primary house on the abutting parcel, which in this instance is 52 feet 3 inches from the public right of way. Request a variance to place the front of the garage 35 feet 6 inches from the public-right -of way, a variance of 19 feet 9 inches as proposed. Pursuant to 1133.02(b) Structure in Front of Building Line (Ord. 91-95 Passed 10-07-1996)

Applicant Mark H. Reinhold of Mark Reinhold Architect was present to explain the request. Discussion began about the current garage, the distance between current garage and sidewalk, and confirmed the issue was for a setback and not lot coverage. Ms. Nochta provided administrative remarks. Discussion continued about public notice. No public comments were received before the meeting started. Public comment was closed as no one addressed the item.

A motion was made by Mr. Santiago, seconded by Mr. Pigott to **APPROVE** the request for **Variances 1 and 2 as proposed**. Mr. Alexander, Mr. Markling, Mr. Pigott, Mr. Santiago voted yea, and Ms. Bolino voted nay; the motion passed.

5. Docket No. 05-08-25 1256 Hall Ave.

Applicant and property owner Olivia C. Kazimir proposes the construction of an uncovered rear deck attached to the rear of the home. The deck is 220 feet in area, at first floor grade and 26 feet from the rear property line. The property is located in the R2, Single- and Two-Family District. (Page 18)

- Variance 1: Owner proposes an unroofed patio deck that is 26 feet from the rear property line. The minimum permitted rear setback for a deck is 30 feet. Request a variance to decrease the minimum permitted rear setback for the deck to 26 feet, a variance of 4 feet, as proposed. Pursuant to section 1121.03 (d) Permitted Accessory Uses (Ord. 07-2023. Passed 11-20-23.)

Applicant and property owner Olivia C. Kazimir was present to explain the request. Discussion ensued about the small lots on Hall Avenue and the difficulty to place outdoor furniture in the small space. Administrative comments were delivered by Ms. Nochta. Discussion continued if the A/C unit could be relocated. No public comments were received before the meeting started. Public comment was taken.

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

**6. Docket No. 05-09-25
1605 Riverside Dr.**

Applicant and property owner Jordan Gallen Carter proposes the installation of a black four-foot aluminum fence along the Archdale Avenue side yard and a white treated four-foot fence with gated arbor in the northwest quadrant of the front yard. The property is in the R1L, Single-Family Low-Density District. (Page 27)

- Variance 1: Owner proposes ~~24~~ 42 feet of black aluminum fence and 67 feet ~~7-inches~~ of white picket fence in front of the building foundation on a corner lot, as proposed. Request a variance to permit, with a variance required for each of three sections with regard to distance from sidewalk, distance from foundation, height, length, and gate in the front yard, as proposed. Pursuant to section 1153.03(c)(2) Fence Placement and Types (Ord. 07-2023. Passed 11-20-23.)

Applicant and property owner Jordan Gallen Carter and Richard Carter were present to explain the request. Discussion started with about the individual fencings and access to the home, as well as the topography of the lot and the placement of the home on a hill/mound and it's relation to fence installation. Administrative comments were given by Ms. Nochta. Ms. Nochta disclosed that after the pre-review meeting, a neighboring couple asked for details about the project. They did not have any concerns once they learned the new fencing would not be located near their property line and departed prior to the meeting. Discussion continued about the type of fencing. Public comment was closed as no one addressed the item.

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

ADJOURN

A motion was made by Ms. Bolino, seconded by Mr. Santiago to ADJOURN the meeting at 7:18 p.m. All the members voted yea; the motion passed.



Signature

7-17-2025

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. MARK REINHOLD

[Handwritten signature]

2. Olivia Kazimir

[Handwritten signature]

3. Richard Carter

[Handwritten signature]

4. _____

5. _____

6. _____

7. _____

8. _____

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, May 15, 2025

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

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

May 15, 2025

Agenda

1. Roll Call
2. Vote to approve March 20, 2025, meeting minutes
3. Opening Remarks

NEW BUSINESS

4. 17879 Lake Road
5. 1256 Hall Avenue
6. 1605 Riverside Drive



Docket No. 05-07-25 17879 LAKE ROAD

Applicant Mark H. Reinhold of Mark Reinhold Architect for property owners Arvind Gounder and Lauren Graf proposes the construction of an addition to the principal structure and a one-story detached garage. The property is a corner lot in the R1L, Single-Family Low-Density District.



Docket No. 05-07-25

17879 LAKE ROAD

Docket No. 05-07-25

17879 Lake Rd.

Applicant Mark H. Reinhold of Mark Reinhold Architect for property owners Arvind Gounder and Lauren Graf proposes the construction of an addition to the principal structure and a one-story detached garage. The property is a corner lot in the R1L, Single-Family Low-Density District. [\(Page 3\)](#)

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3690 SQUARE FEET
HOUSE /PORCHES
TOTAL FOOTPRINT

23815 SQUARE FEET
SITE AREA

2864 SQUARE FEET
HOUSE FOOTPRINT

880 SQUARE FEET
GARAGE FOOTPRINT

5892 SQUARE FEET
REAR YARD

880 S.F. / 5892 S.F.
14.9% TOTAL REAR YARD
LOT COVERAGE

880 S.F. + 3690 S.F.
4570 SQUARE FEET
TOTAL LOT COVERAGE

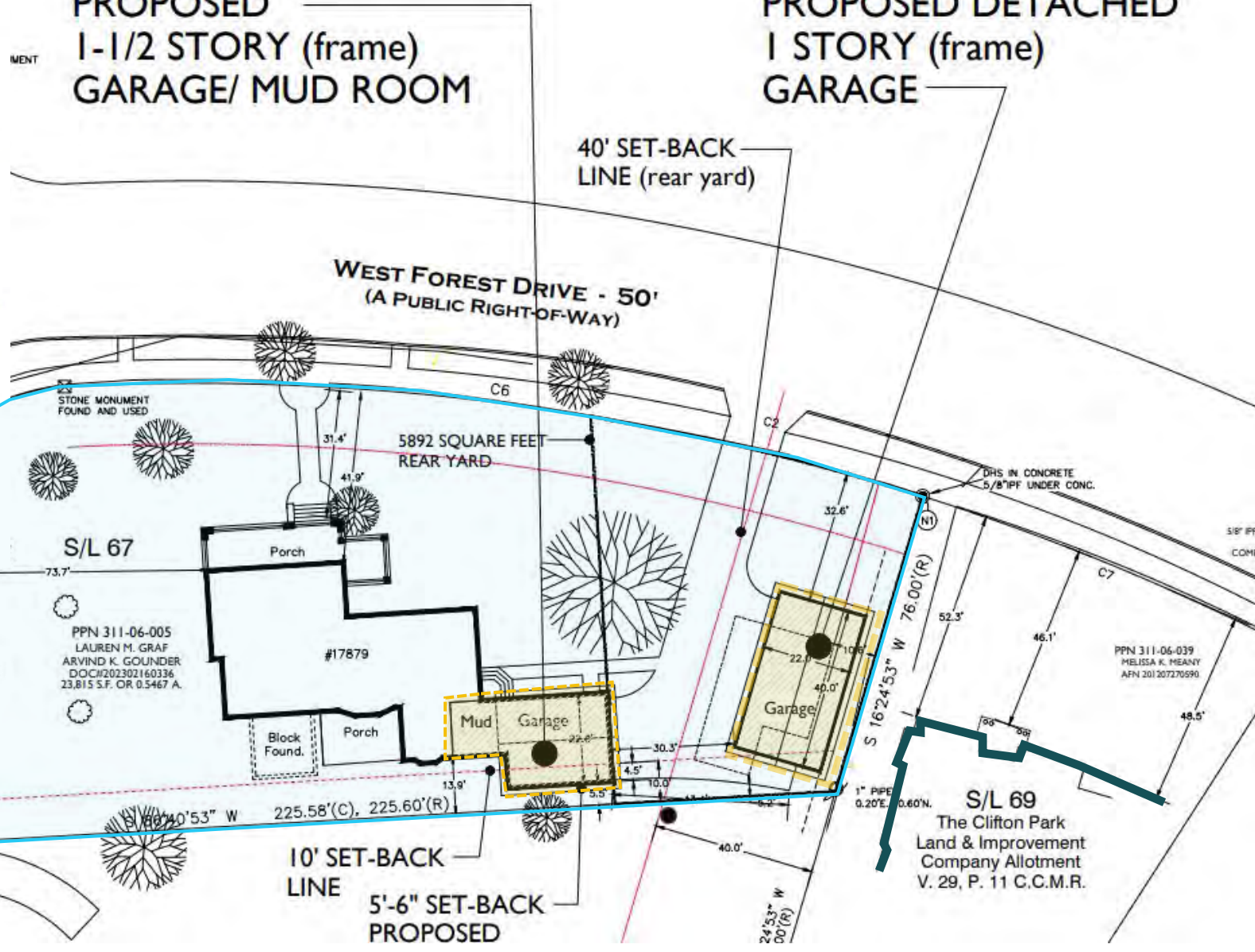
4570 S.F. / 23815 S.F.
19.2% TOTAL
LOT COVERAGE

TOTAL SET-BACK
36.9'

LAKE AVENUE - 50'
(A PUBLIC RIGHT-OF-WAY)

**PROPOSED
1-1/2 STORY (frame)
GARAGE/ MUD ROOM**

**PROPOSED DETACHED
1 STORY (frame)
GARAGE**



40' SET-BACK
LINE (rear yard)

WEST FOREST DRIVE - 50'
(A PUBLIC RIGHT-OF-WAY)

5892 SQUARE FEET
REAR YARD

S/L 67

PPN 311-06-005
LAUREN M. GRAF
ARVIND K. GOUNDER
DOC#202302160336
23,815 S.F. OR 0.5467 A.

#17879

Mud
Garage

Garage

S/L 69

The Clifton Park
Land & Improvement
Company Allotment
V. 29, P. 11 C.C.M.R.

10' SET-BACK
LINE

5'-6" SET-BACK
PROPOSED















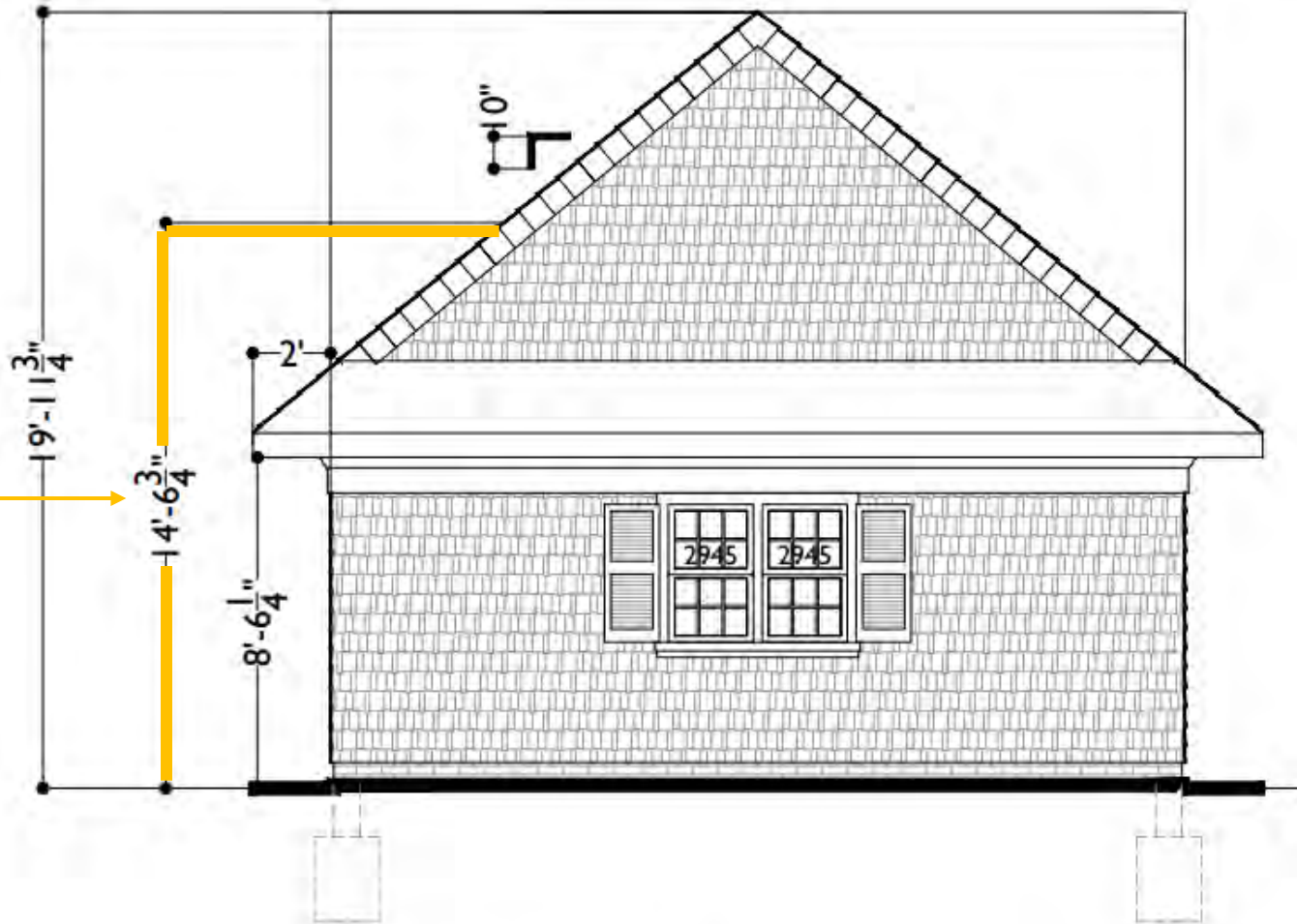




Docket No. 05-07-25

17879 LAKE ROAD

Height at
mid-point
14'6 3/4
inches



PROPOSED DETACHED GARAGE
NORTH and SOUTH ELEVATION
1/4" EQUALS 1'-0"

E

Docket No. 05-07-25

17879 LAKE ROAD

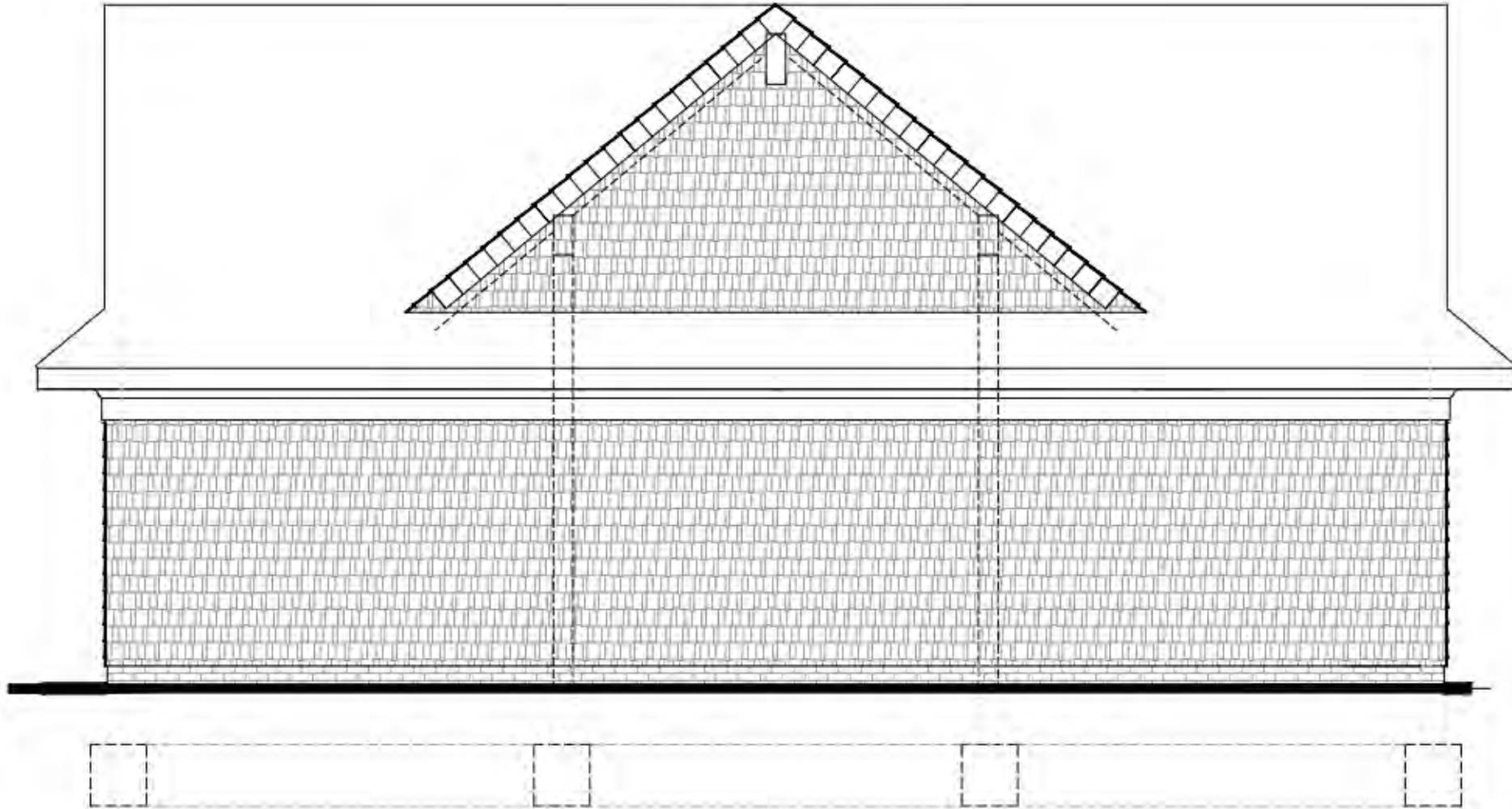


PROPOSED DETACHED GARAGE
WEST ELEVATION
1/4" EQUALS 1'-0"

F

Docket No. 05-07-25

17879 LAKE ROAD

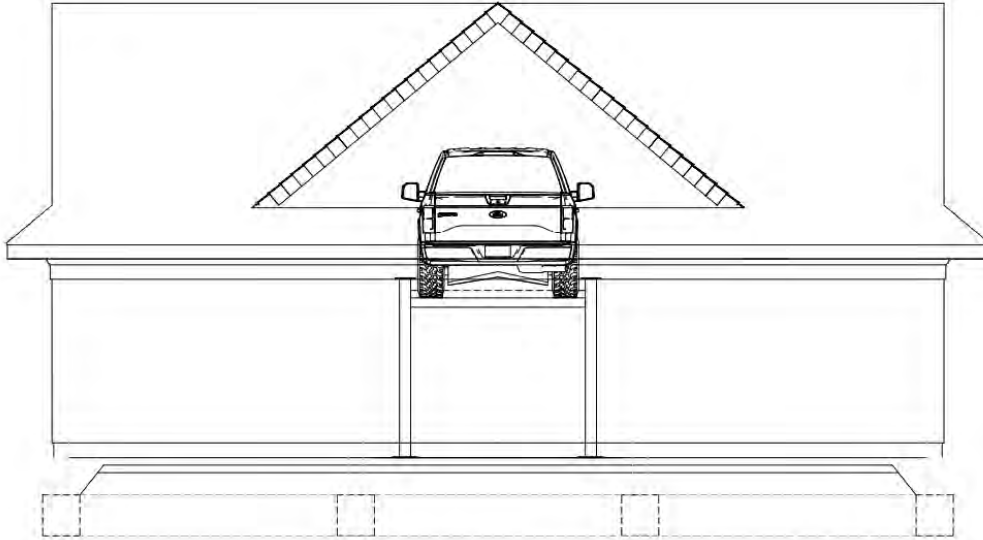


PROPOSED DETACHED GARAGE
EAST ELEVATION
1/4" EQUALS 1'-0"

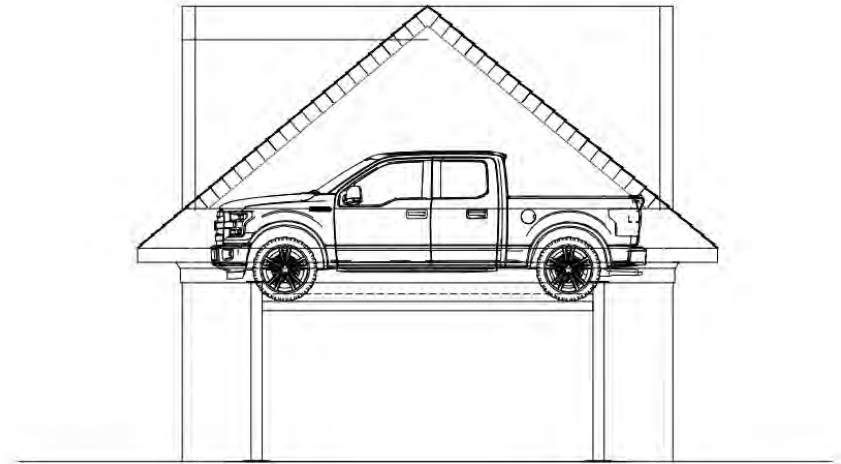


Docket No. 05-07-25

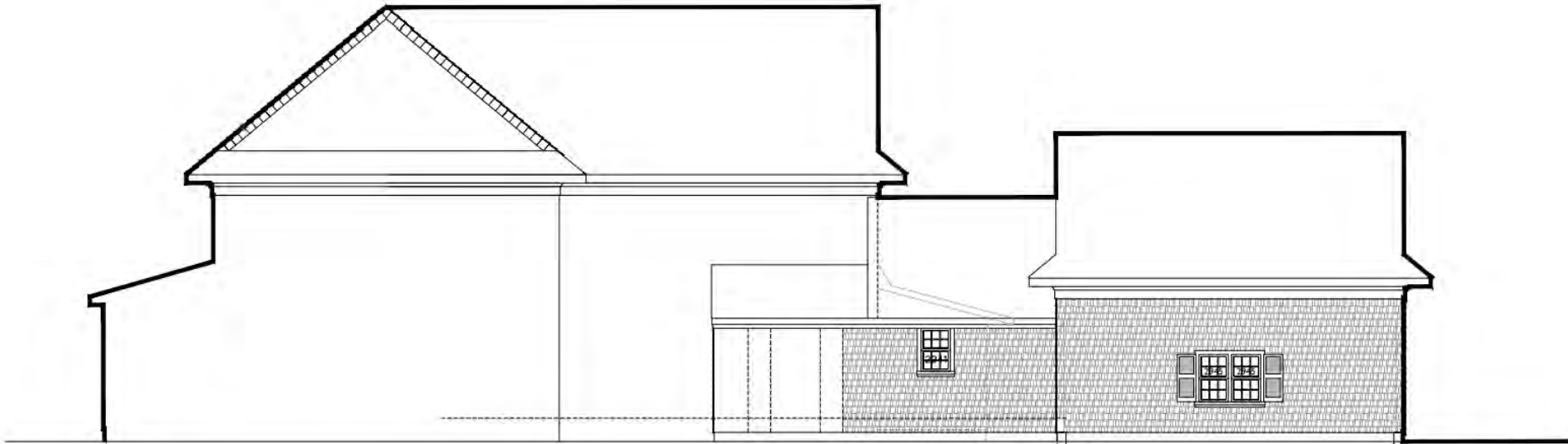
17879 LAKE ROAD



PROPOSED DETACHED GARAGE
CAR LIFT SCHEMATIC SECTION (H)
1/4" EQUALS 1'-0"



PROPOSED DETACHED GARAGE
CAR LIFT SCHEMATIC SECTION (I)
1/4" EQUALS 1'-0"



EXISTING HOME (REMODEL PROPOSED IN THIS SCOPE)
EXISTING HOME

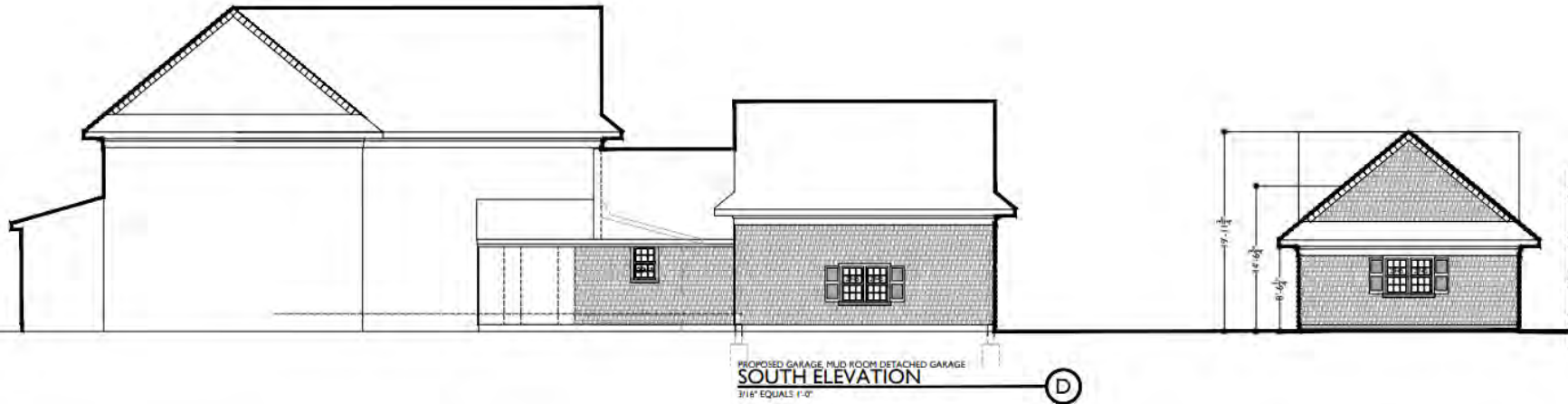
PROPOSED ADDITION (MUD ROOM)
PROPOSED NEW GARAGE and ATTIC

PROPOSED GARAGE AND MUD ROOM
SOUTH ELEVATION
1/4" = 1'-0"

Ⓢ

Docket No. 05-07-25

17879 LAKE ROAD



Docket No. 05-07-25

17879 LAKE ROAD

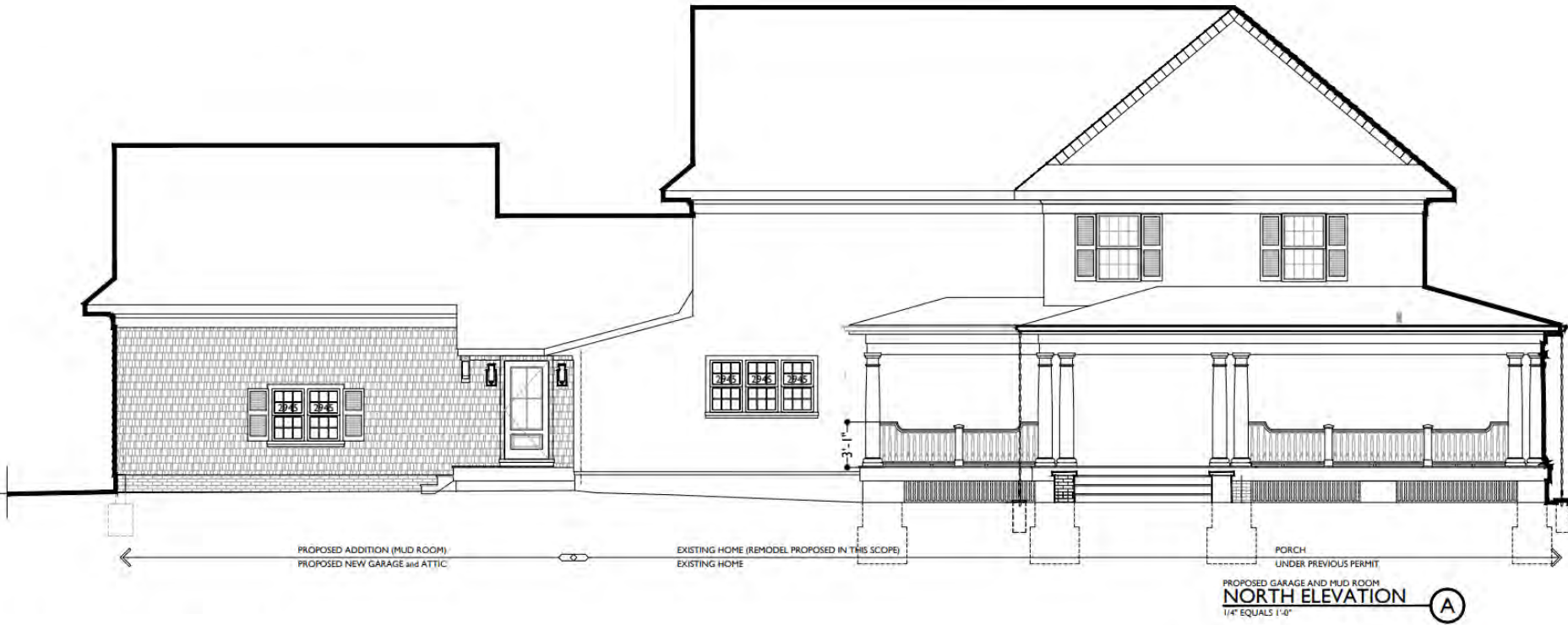


PROPOSED GARAGE AND MUD ROOM
EAST ELEVATION
1/4" EQUALS 1'-0"

(B)

Docket No. 05-07-25

17879 LAKE ROAD



3690 SQUARE FEET
HOUSE /PORCHES
TOTAL FOOTPRINT

23815 SQUARE FEET
SITE AREA

2864 SQUARE FEET
HOUSE FOOTPRINT

880 SQUARE FEET
GARAGE FOOTPRINT

5892 SQUARE FEET
REAR YARD

880 S.F. / 5892 S.F.
14.9% TOTAL REAR YARD
LOT COVERAGE

880 S.F. + 3690 S.F.
4570 SQUARE FEET
TOTAL LOT COVERAGE

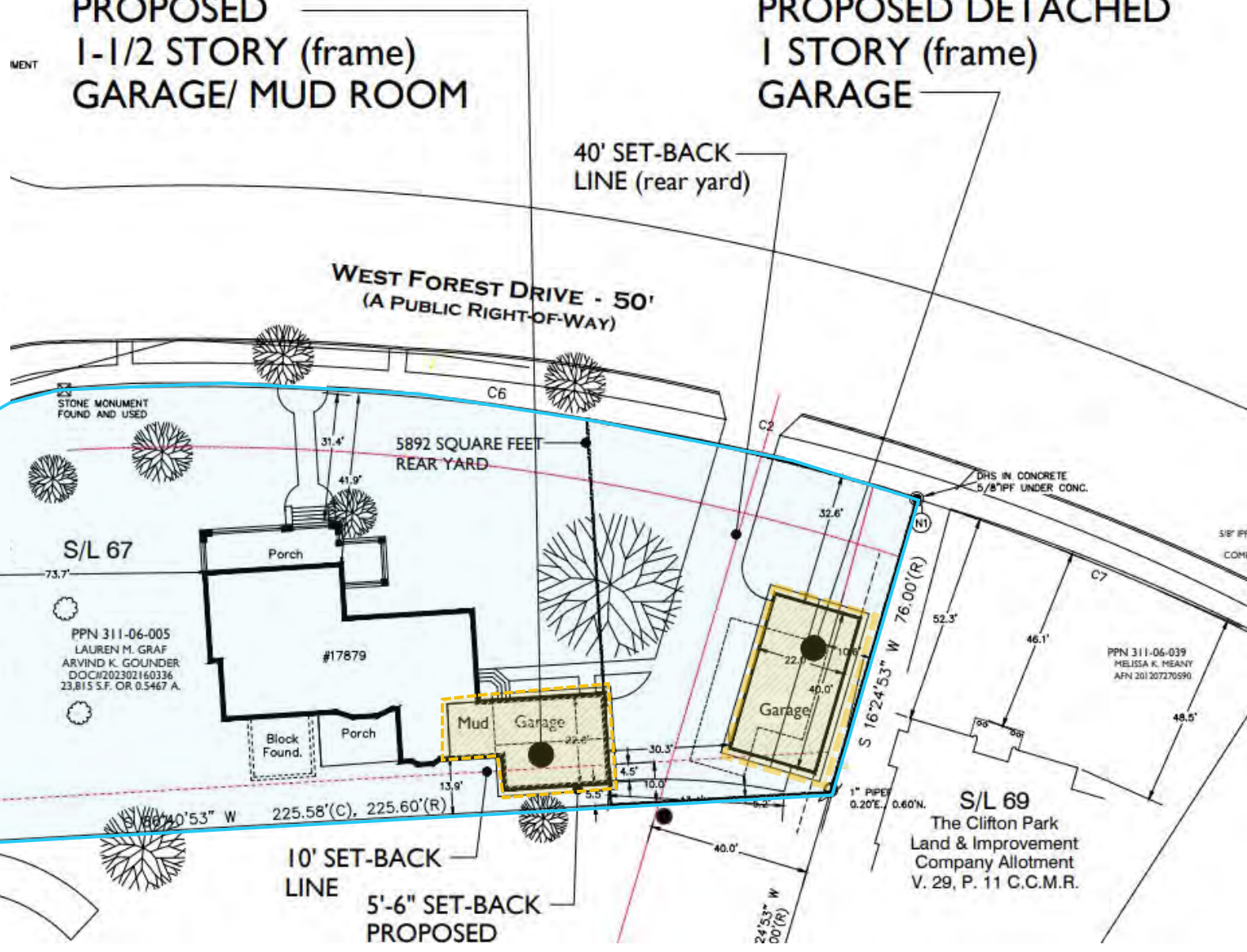
4570 S.F. / 23815 S.F.
19.2% TOTAL
LOT COVERAGE

TOTAL SET-BACK
36.9'

LAKE AVENUE - 50'
(A PUBLIC RIGHT-OF-WAY)

PROPOSED 1-1/2 STORY (frame) GARAGE/ MUD ROOM

PROPOSED DETACHED 1 STORY (frame) GARAGE



R-1 60% LOT COVERAGE
 40 FEET REAR YARD
 MIN SIDE YARD 10'
 MIN TOTAL SIDE YARD 25'

3690 SQUARE FEET
 HOUSE /PORCHES
 TOTAL FOOTPRINT

23815 SQUARE FEET
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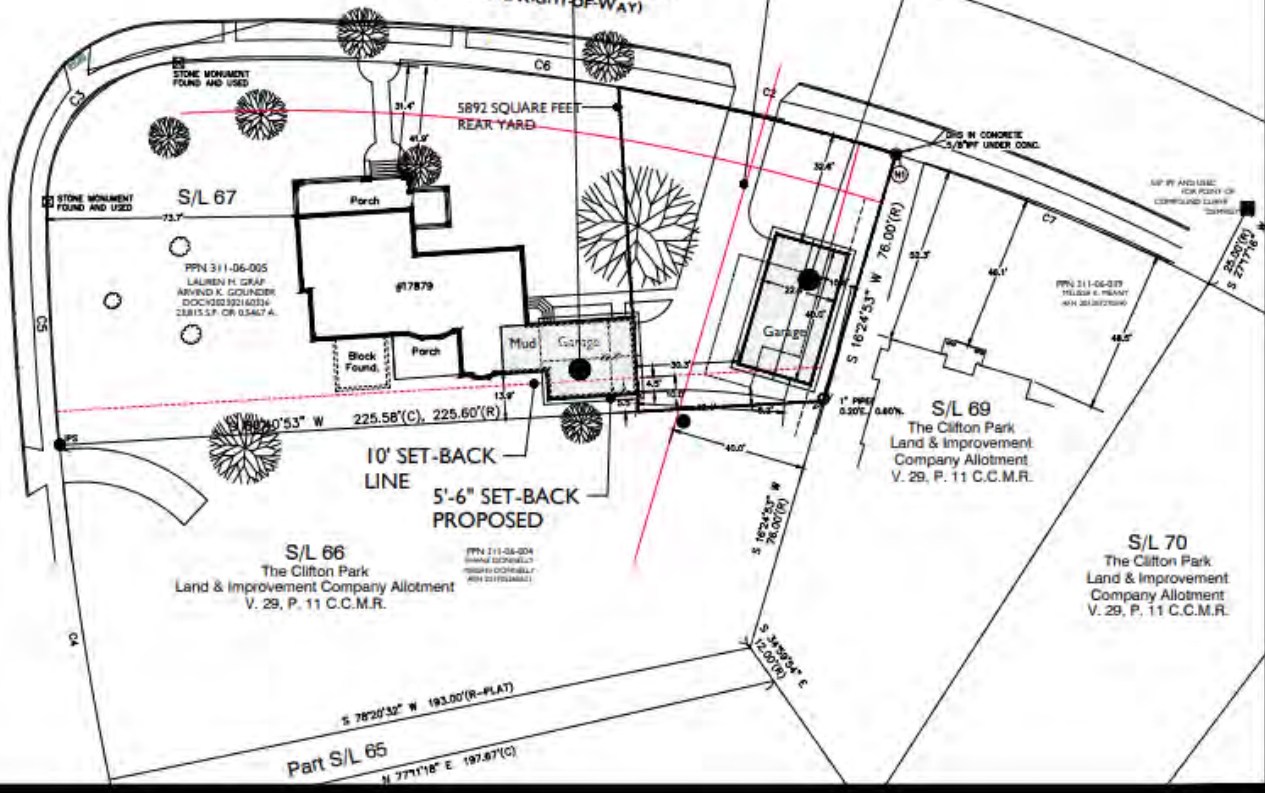
LAKE AVENUE - 50'
 (A PUBLIC RIGHT-OF-WAY)

PROPOSED
 1-1/2 STORY (frame)
 GARAGE/ MUD ROOM

PROPOSED DETACHED
 1 STORY (frame)
 GARAGE

40' SET-BACK
 LINE (rear yard)

WEST FOREST DRIVE - 50'
 (A PUBLIC RIGHT-OF-WAY)



S/L 66
 The Clifton Park
 Land & Improvement Company Allotment
 V. 29, P. 11 C.C.M.R.

S/L 69
 The Clifton Park
 Land & Improvement
 Company Allotment
 V. 29, P. 11 C.C.M.R.

S/L 70
 The Clifton Park
 Land & Improvement
 Company Allotment
 V. 29, P. 11 C.C.M.R.

Part S/L 65
 S 78°20'32" W 193.00'(R-PLAT)
 N 77°11'18" E 197.67'(C)

Docket No. 05-07-25

17879 LAKE ROAD

1173.04 Variances

Nine Elements of Practical Difficulty. Owner's responses to questions below.

(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;

Yes

(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;

n/a

(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);

This house is in a great neighborhood and will obtain reasonable return regardless. That being said, it is reasonable to want an attached garage in this climate zone. This addition represents a smaller sized garage attached to the house (22' wide). The attached garage and mud room makes the home have more modern amenities.

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

the garage width of 22' was selected as the smallest reasonable dimension for two full sized cars entering at a somewhat obtuse angle. A garage of 24' would have been better, but fire codes and modesty of variance lead to the decision of 22' width and 4'-6" variance.

Docket No. 05-07-25

17879 LAKE ROAD

1173.04 Variances

Nine Elements of Practical Difficulty. Owner's responses to questions below.

(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 detriment to neighborhood, this back area is a confluence of many small buildings and landscape features that will not be affected as it's not highly designed as is.

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

no affect to delivery of services.

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

I as the agent went through the zoning and set-back issues.

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

The placement of the attached garage had multiple factors:

TWO CAR GARAGE REQUESTED

SAVE AT LEAST ONE OF TWO MAJOR TREES IN THE YARD,

ALLOW FOR ROOM FOR SHOP/GARAGE DETACHED

ALLOW FOR PROPER TURNING

The 22' width was selected to minimize the variance "ask".

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

Docket No. 05-07-25

17879 LAKE ROAD

1173.04 Variances

Nine Elements of Practical Difficulty. Owner's responses to questions below.

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

The overall set-back is easily maintained. The side yard set back of 5 feet is the standard in many areas of the city (not R-1L)

We always are trying to balance the design, with the dimensions and the variance "ask".

Hopefully this strikes a good balance.

Docket No. 05-07-25

17879 LAKE ROAD

Administrative Comments

- The lot is a corner lot with two front yards
- The proposed garage is compliant for lot coverage and side and rear setbacks, and height
- The existing garage is in front of the abutting neighbor's home by approx. 10 feet
- The building line setback for primary structure is 10 feet from the West Forest side lot line. The proposed garage is behind the permitted front yard setback for primary structures
- The Clifton Park Neighborhood is unique in that there are many curved streets and a great variety of parcel shapes and sizes, difficult to find a comparative lot
- The street is a dead end

Docket No. 05-07-25

17879 LAKE ROAD

Public Comment

- Received via Phone-
- Received via email-with originally submitted dimensions-support
- Meeting attendee(s)

3690 SQUARE FEET
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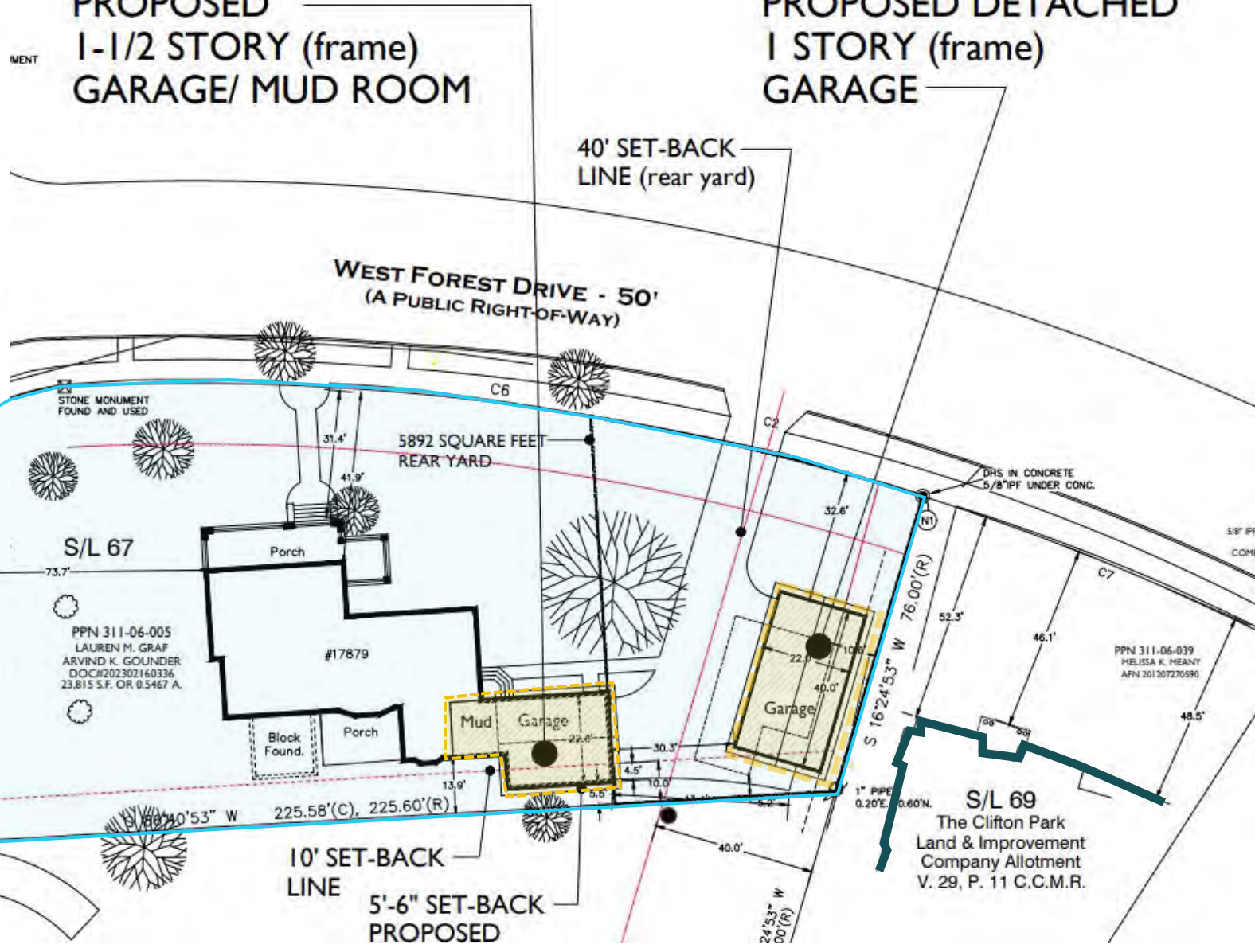
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GARAGE/ MUD ROOM**

**PROPOSED DETACHED
1 STORY (frame)
GARAGE**



40' SET-BACK
LINE (rear yard)

WEST FOREST DRIVE - 50'
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REAR YARD

S/L 67

PPN 311-06-005
LAUREN M. GRAF
ARVIND K. GOUNDER
DOC#202302160336
23,815 S.F. OR 0.5467 A.

#17879

S/L 69

The Clifton Park
Land & Improvement
Company Allotment
V. 29, P. 11 C.C.M.R.

10' SET-BACK
LINE

5'-6"
SET-BACK
PROPOSED

Docket No. 05-07-25

17879 LAKE ROAD

4. Docket No. 05-07-25

17879 Lake Rd.

Applicant Mark H. Reinhold of Mark Reinhold Architect for property owners Arvind Gounder and Lauren Graf proposes the construction of an addition to the principal structure and a one-story detached garage. The property is a corner lot in the R1L, Single-Family Low-Density District. [\(Page 3\)](#)

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#5 1256 HALL AVENUE-

Docket No. 05-08-25

1256 HALL AVENUE



Docket No. 05-08-25

1256 HALL AVENUE



Docket No. 05-08-25

1256 HALL AVENUE

Docket No. 05-08-25

1256 Hall Ave.

Applicant and property owner Olivia C. Kazimir proposes the construction of an uncovered rear deck attached to the rear of the home. The deck is 220 feet in area, at first floor grade and 26 feet from the rear property line. The property is located in the R2, Single- and Two-Family District.

- Variance 1: Owner proposes an unroofed patio deck that is 26 feet from the rear property line. The minimum permitted rear setback for a deck is 30 feet. Request a variance to decrease the minimum permitted rear setback for the deck to 26 feet, a variance of 4 feet, as proposed. Pursuant to section 1121.03 (d) Permitted Accessory Uses (Ord. 07-2023. Passed 11-20-23.)

Docket No. 05-08-25

1256 HALL AVENUE



Docket No. 05-08-25

1256 HALL AVENUE



Docket No. 05-08-25

1256 HALL AVENUE



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Docket No. 05-08-25

1256 HALL AVENUE



Docket No. 05-08-25

1256 HALL AVENUE



Docket No. 05-08-25

1256 HALL AVENUE

(page 1 of 4)

1173.04 Variances Nine Elements of Practical Difficulty. Owner's responses to questions below.

(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;

Yes, Hall Avenue is one of the narrowest streets in Lakewood and is characterized by some of the smallest residential lots in the city. While the average lot size in Lakewood is approximately 5,663 square feet, our property at 1256 Hall Avenue measures only 3,500 square feet, making it 2,163 square feet, or roughly 38%, smaller than the citywide average.

In reviewing zoning and county data, it is evident that neighboring streets such as Ethel have average lot depths of approximately 130 feet, Edwards around 140 feet, Westlake up to 157 feet, and Cranford about 120 feet. In contrast, the lots on Hall Avenue, including ours, have a depth of only 100 feet. This difference places properties like ours at a clear disadvantage in terms of available yard space.

As a result, standard zoning requirements, such as the 30-foot rear yard setback for decks, create a disproportionate limitation on smaller lots. These regulations significantly reduce our usable outdoor space in a way that is not consistent with the intent of the zoning code when applied to properties with average or larger dimensions.

We are respectfully requesting a variance to allow for a more proportional use of our rear yard, given the unique and constrained dimensions of our lot.

(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

(page 2 of 4)

1173.04 Variances Nine Elements of Practical Difficulty. Owner's responses to questions below.

(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, without the requested variance, we will be unable to build a functional deck at all due to the severely restricted space available. Our home is currently situated 36 feet from the rear property line, and under the current zoning setback requirements, the deck could only project a maximum of 4 feet from the house. Once we account for the necessary stairs, which have a total run of approximately 2 feet, this leaves us with just 2 feet of usable deck space (Space that is not directly in front of a door/used as a walkway). This minimal space is insufficient for any practical use or to meet the intended purpose of a deck, which is to provide outdoor living space.

The current constraints of the lot, including its smaller size and narrow depth, make it impossible to create a deck that would be functional, accessible, or beneficial to the property. We believe that allowing for this variance would enable us to use our outdoor space in a way that aligns with the goals of residential enjoyment and improves the overall functionality of our property.

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

No, this is not a substantial variance request. We are simply asking for approval to construct a deck of average to modest size, one that aligns with typical residential standards for outdoor living space. Given the unique constraints of our lot size and the required setbacks, the requested variance is reasonable and would allow us to utilize our property in a way that is consistent with neighboring homes.

Docket No. 05-08-25

1256 HALL AVENUE

(CONTINUED page 3 of 4)

1173.04 Variances

Nine Elements of Practical Difficulty. Owner's responses to questions below.

(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, most of our neighbors have some form of rear deck or similar outdoor space. This suggests that decks are a common and accepted feature in the area, contributing to the overall character of the neighborhood. Allowing this variance would bring our property in line with the prevailing standards of neighboring homes, helping to enhance the residential experience.

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

No, the requested variance will not adversely affect the delivery of governmental services such as water, sewer, or refuse removal. The proposed deck is a modest structure and does not alter the footprint or function of the property in a way that would impact utilities or service access.

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

No, we were unaware of the current zoning restriction when we purchased the home.

Docket No. 05-08-25

1256 HALL AVENUE

(CONTINUED page 4 of 4)

1173.04 Variances

Nine Elements of Practical Difficulty. Owner's responses to questions below.

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

No, given the unique constraints of our property, particularly its smaller size and limited lot depth, there are no feasible alternatives to obtaining a variance that would allow us to build a functional deck. The existing setbacks and the size of our lot make it impossible to construct a deck that would serve its intended purpose without the requested variance. Adjusting the design or reducing the size of the deck further would not result in a usable or practical space. Therefore, the only viable solution to address our predicament is to grant the variance, allowing us to make the most efficient use of our outdoor area.

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

No, granting this variance would uphold the spirit and intent of the Zoning Code while ensuring substantial justice is done. The intent of the Code is to maintain neighborhood character, protect property values, and ensure the reasonable use of land. Our request is in keeping with those goals, we are not seeking to overbuild or significantly alter the use of the property, but rather to create a modest outdoor living space that is typical in our neighborhood and enhances the livability of our home.

Docket No. 05-08-25

1256 HALL

Administrative Comments

- The minimum required setback for a deck from the rear property line is 30 feet, the proposed is 26 feet.
- The size of the deck modest, at 220 sq. ft which is less than 300 square feet permitted.
- The lot is undersized, 35 feet wide and 100 feet deep, 3,500 sq. ft total, where 5,000 is the required minimum lot size
- The required front yard setback is 20 feet and the existing rear yard is 36 feet deep.

Docket No. 05-08-25

1256 HALL



Docket No. 05-08-25

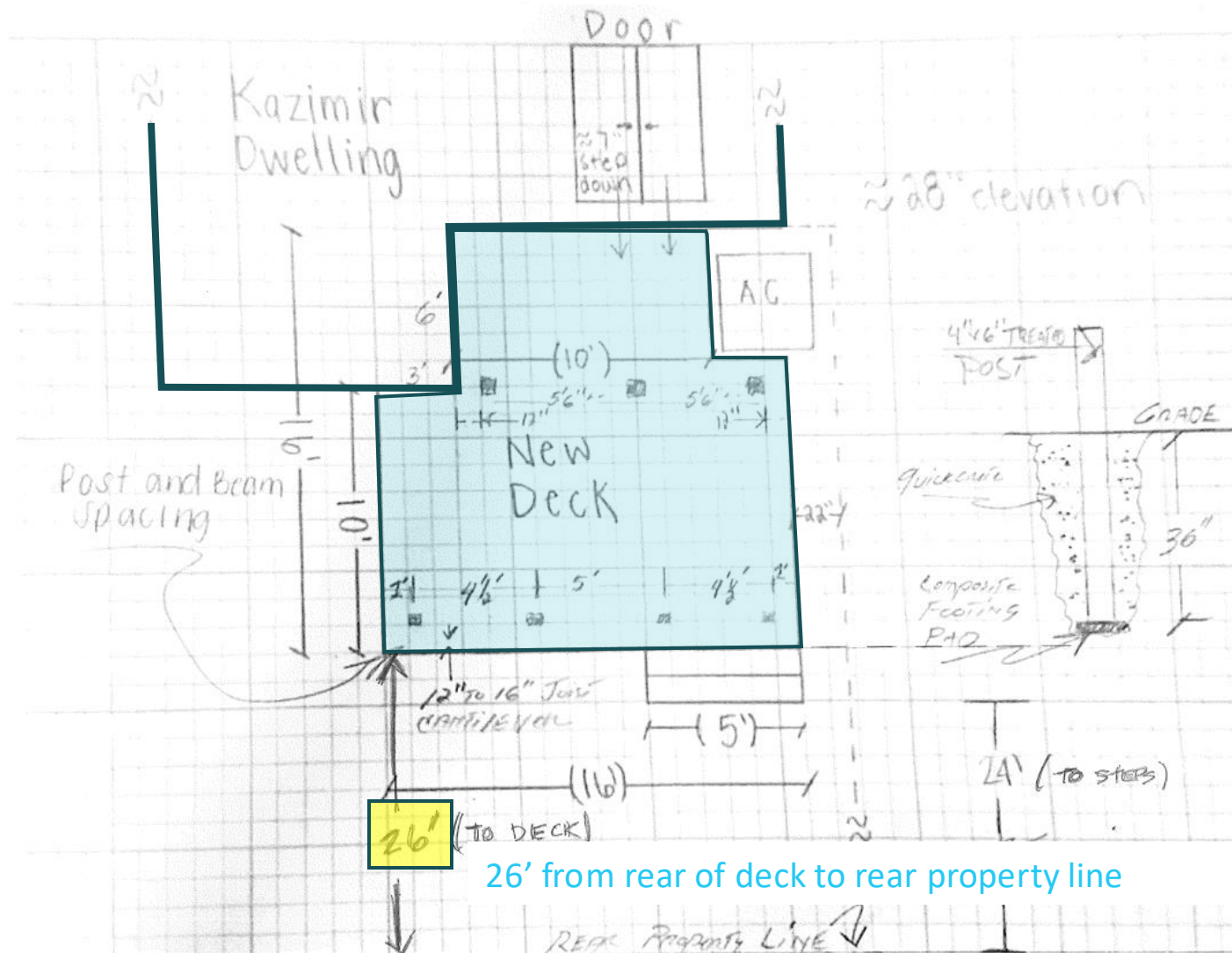
1256 HALL

Public Comment

- Received via Phone-
- Received via email-with originally submitted dimensions-support
- Meeting attendee(s)

Docket No. 05-08-25

1256 HALL AVENUE



26' from rear of deck to rear property line

Docket No. 05-08-25

1256 HALL AVENUE

5. Docket No. 05-08-25

1256 Hall Ave.

Applicant and property owner Olivia C. Kazimir proposes the construction of an uncovered rear deck attached to the rear of the home. The deck is 220 feet in area, at first floor grade and 26 feet from the rear property line. The property is located in the R2, Single- and Two-Family District.

- Variance 1: Owner proposes an unroofed patio deck that is 26 feet from the rear property line. The minimum permitted rear setback for a deck is 30 feet. Request a variance to decrease the minimum permitted rear setback for the deck to 26 feet, a variance of 4 feet, as proposed. Pursuant to section 1121.03 (d) Permitted Accessory Uses (Ord. 07-2023. Passed 11-20-23.)

#6 1605 RIVERSIDE DRIVE

Docket No. 05-09-25

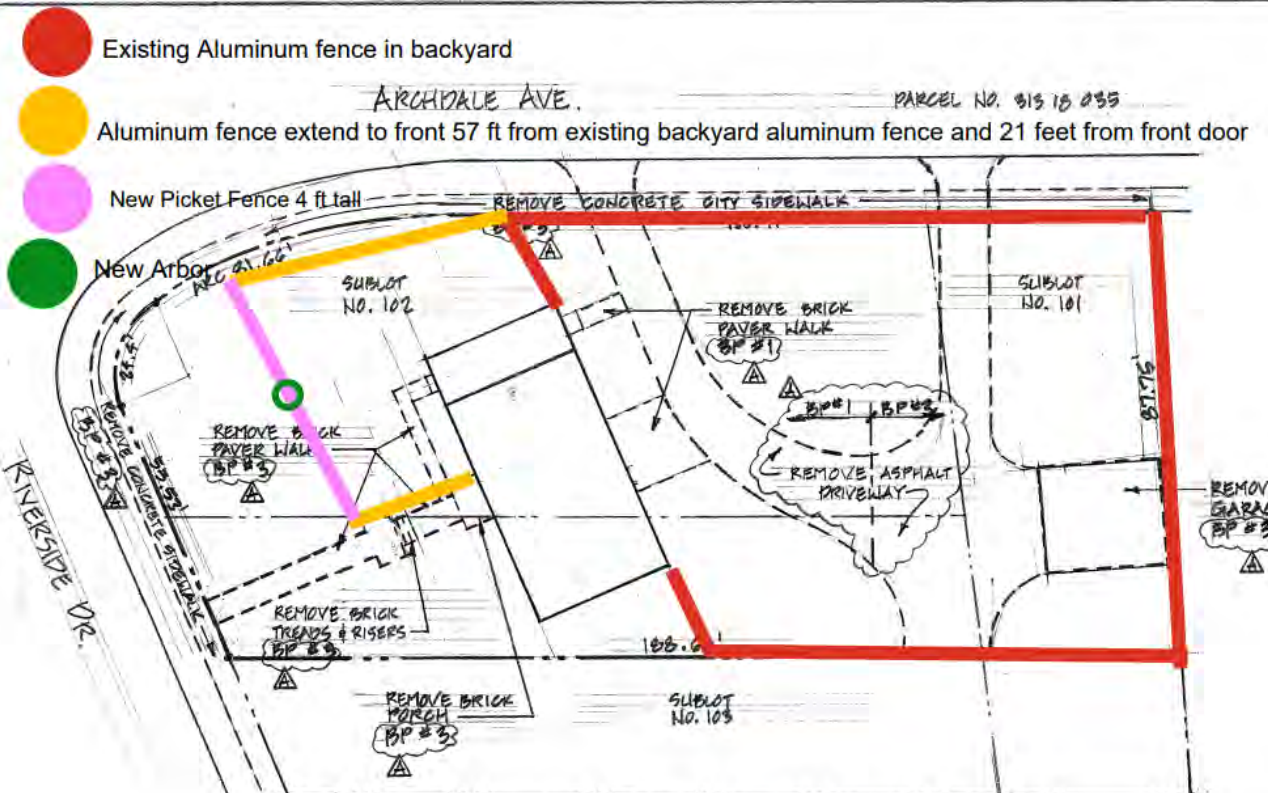
1605 RIVERSIDE DRIVE

6. Docket No. 05-09-25

1605 Riverside Dr.

Applicant and property owner Jordan Gallen Carter proposes the installation of a black four-foot aluminum fence along the Archdale Avenue side yard and a white treated four-foot fence with gated arbor in the northwest quadrant of the front yard. The property is in the R1L, Single-Family Low-Density District.

- Variance 1: Owner proposes 21 feet of black aluminum fence and 67 feet 7 inches of white picket fence in front of the building foundation on a corner lot, as proposed. Request a variance to permit, with a variance required for each of three sections with regard to distance from sidewalk, distance from foundation, height, length, and gate in the front yard, as proposed. Pursuant to section 1153.03(c)(2) Fence Placement and Types (Ord. 07-2023. Passed 11-20-23.)



- Existing Aluminum fence in backyard
- Aluminum fence extend to front 57 ft from existing backyard aluminum fence and 21 feet from front door
- New Picket Fence 4 ft tall
- New Arbor

REAL PROPERTY DESCRIPTION: SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO; AND KNOWN AS BEING SUBLOT NO. 102 AND PART OF SUBLOTS NOS. 101 AND 103, IN THE ROCKY RIVER NURSERY ALLOTMENT OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 23, AS SHOWN BY THE RECORDED PLAT IN VOLUME 53 OF MAPS, PAGE 19 OF CUY. CO. RECORDS, AND TOGETHER FORMING A PARCEL OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY LINE OF ARCHDALE AVE. AT THE NORTHEASTERLY CORNER OF SUBLOT NO. 101; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF ARCHDALE AVE. 100.91 FT. TO A POINT OF CURVATURE; THENCE WESTERLY CONTINUING ALONG THE SOUTHERLY LINE OF ARCHDALE AVE. AN ARC DISTANCE OF 31.66 FT. TO THE EASTERLY END OF A CURVED TURNOUT BETWEEN THE SOUTHERLY LINE OF ARCHDALE AVE. AND THE EASTERLY LINE OF RIVERSIDE DR.; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF RIVERSIDE DR. 24.40 FT.; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE 106.66 FT. TO THE WESTERLY LINE OF LAND CONVEYED... THENCE NORTHERLY ALONG THE WESTERLY LINE OF LAND CONVEYED... 87.75 FT. TO THE PLACE OF BEGINNING.

SITE DEMOLITION PLAN
 1" = 20'-0"

SOUTHERLY LINE OF ARCHDALE AVE. AND TO THE EASTERLY LINE OF RIVERSIDE DR.; THENCE SOUTHWESTERLY ALONG CURVED TURNOUT 24.40 FT.; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF RIVERSIDE DR. 24.40 FT. TO THE NORTHEASTERLY CORNER OF LAND CONVEYED... THENCE EASTERLY ALONG THE NORTHERLY LINE 106.66 FT. TO THE WESTERLY LINE OF LAND CONVEYED... THENCE NORTHERLY ALONG THE WESTERLY LINE OF LAND CONVEYED... 87.75 FT. TO THE PLACE OF BEGINNING.

ARCHITECTURE
 REAL ESTATE INVESTMENT

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SNJ
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1605 RIVERSIDE DR.
 LAKEWOOD, OH 44107
 NEW GARAGE AND
 FRONT PORCH
 JUL # 103

STEPHEN N. JOURILES
 10792
 REGISTERED ARCHITECT
 STATE OF OHIO

SITE DEMO PLAN
 REV. MAR 7, 2012

2 OF 19
 AUGUST 23, 2011



Docket No. 05-09-25

1605 RIVERSIDE DRIVE



Docket No. 05-09-25

1605 RIVERSIDE DRIVE



**Fence Permit Application
1605 Riverside Dr
Lakewood, Ohio 44107
Residence of Rich Carter and Jordan Gallen Carter**

Docket No. 05-09-25

1605 RIVERSIDE DRIVE



Extend the existing 4-foot black aluminum fence along the Archdale property line by 57 feet to maintain a cohesive boundary.



Docket No. 05-09-25

1605 RIVERSIDE DRIVE



Docket No. 05-09-25



1605 RIVERSIDE DRIVE

In front of the house, 21 feet from the front door toward Riverside, we will install a Severe Weather 3/4-in x 3-1/2-in x 4-ft Pressure-Treated Pine French Gothic Fence Picket. The fence line will be set 46 feet and 7 inches away from Riverside.



4-foot-tall white picket fence using Severe Weather 3/4-in x 3-1/2-in x 4-ft Pressure-Treated Pine French Gothic Fence Pickets.



Docket No. 05-09-25

1605 RIVERSIDE DRIVE



The arbor will be placed 11 feet from the Archdale sidewalk as a welcoming garden entrance. It features a 4-foot-tall gate with a 3'1" opening and a total arbor width of 7'9", blending functionality with aesthetic charm.

Docket No. 05-09-25

1605 RIVERSIDE DRIVE



Docket No. 05-09-25



1605 RIVERSIDE DRIVE

The fence will attach to the front of the house and extend 21 feet outward in a white picket style, connecting to the existing 4-foot-tall white picket fence. This section and the front will use the same Severe Weather 3/4-in x 3-1/2-in x 4-ft Pressure-Treated Pine French Gothic Fence Pickets.







Docket No. 05-09-25

1605 RIVERSIDE DRIVE



Docket No. 05-09-25

1605 RIVERSIDE DRIVE













Docket No. 02-04-2025

2143 Glenbury

(page 1 of 3)

1173.04 Variances Nine Elements of Practical Difficulty. Owner's responses to questions below.

(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;

Yes, the property has unique topographical conditions. It sits on a corner lot with a slope and a raised side porch that affects how fencing can be securely and aesthetically installed. The layout requires thoughtful placement to ensure proper containment, especially for pets, while maintaining visibility and curb appeal. These site-specific features are not typical of all properties in the same zoning district and warrant consideration for the proposed variance.

(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;

The property is located in a residential neighborhood and does not directly abut any less restrictive zoning district. However, there are several nearby examples of fencing and landscaping that do not strictly conform to current zoning guidelines but contribute positively to the character of the neighborhood. The proposed fence design is harmonious with surrounding properties and maintains consistency with both existing fencing on-site and the overall aesthetic of the area.

(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);

Yes, the property can still yield a reasonable return and maintain beneficial use without the variance. However, the requested variance enhances the property's safety, functionality, and curb appeal—particularly by enclosing the front and side garden area in a way that aligns with the home's character and existing fencing. The variance supports a cohesive layout that improves usability while preserving the charm and value of the property.

Docket No. 02-04-2025

(CONTINUED page 2 of 3)

2143 Glenbury

1173.04 Variances

Nine Elements of Practical Difficulty. Owner's responses to questions below.

(continued)

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

The variance is modest in scope and intended to maintain consistency with existing fencing on the property and surrounding area. The proposed adjustments do not significantly deviate from standard height or placement regulations and are in line with the aesthetic character of the neighborhood. The requested variance supports safety, continuity, and curb appeal without introducing any substantial impact to neighboring properties.

(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);

The proposed variance will not substantially alter the essential character of the neighborhood, nor will it cause any detriment to adjoining properties. The design complements the existing aesthetic of the area and maintains appropriate height and material consistency. The fence enhances privacy and safety while preserving an open, welcoming look that aligns with surrounding homes. It will be well-maintained and landscaped to contribute positively to the curb appeal of both the property and the neighborhood as a whole.

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

The proposed variance will not adversely affect the delivery of governmental services such as water, sewer, or refuse removal. The fence placement allows for continued access to all utility connections and maintains clear pathways for refuse collection and emergency services.

Docket No. 02-04-2025

2143 Glenbury

(CONTINUED page 3 of 3)

1173.04 Variances

Nine Elements of Practical Difficulty. Owner's responses to questions below.

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

The property was purchased with a general understanding of zoning guidelines; however, the specific restrictions related to fence placement and height—particularly regarding corner lots and variation processes—were not fully known at the time of purchase. Upon planning improvements, the owners consulted the current zoning requirements and are now seeking a variance to ensure compliance while enhancing the property's safety and appearance.

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

Due to the corner lot layout, slope of the property, and the need to safely enclose the garden and side porch area, the owner's goals cannot be feasibly met without a variance. Alternative fence placements or shorter layouts would compromise the functionality, aesthetic continuity, and safety intended with the proposed design. The variance provides a reasonable and minimal adjustment that addresses the unique site conditions while respecting the character of the neighborhood.

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

Yes, the spirit and intent of the Code would be fully observed and substantial justice served by granting the variance. The proposed fence maintains neighborhood character, ensures safety, respects visibility requirements, and enhances the property without infringing on neighbors or public use. The variance is modest, thoughtfully planned, and aligns with the broader goals of the Code to promote attractive, safe, and cohesive residential environments..

- **Docket No. 05-09-25**

1605 RIVERSIDE DRIVE

ADMINISTRATIVE COMMENTS

- Large lot on the corner of Riverside and Archdale
- The front yard setback for a primary structure is a minimum of 20 feet, the house sits 60 feet back from Riverside, in line with the other homes on Riverside.
- The side yard setback for a primary structure is a minimum of 5 feet on the Archdale side of the lot.
- The proposed fencing is more than 50% open allowing visibility through the fence.

Docket No. 05-09-25

1605 RIVERSIDE DRIVE



Docket No. 05-07-25

17879 LAKE ROAD

Public Comment

- Received via Phone-
- Received via email-with originally submitted dimensions-support
- Meeting attendee(s)

Docket No. 05-09-25

1605 RIVERSIDE DRIVE

6. Docket No. 05-09-25

1605 Riverside Dr.

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Adjourn



Thank you!

City of Lakewood Contact:

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Senior Planner and ADA Coordinator

(216)529-5906

Michelle.Nocht@LakewoodOH.gov

