

**MINUTES
BOARD OF ZONING APPEALS
REVIEW MEETING
LAKEWOOD CITY HALL
AUDITORIUM
JULY 18, 2024
6:30 P.M.
MEETING IS RECORDED
<https://www.lakewoodoh.gov/videos-2/>**

1. ROLL CALL

Members Present

Michael Alexander, Chair
Matt Markling
Anthony Pigott
Anthony Santiago

Administrative Staff

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

A motion was made by Mr. Santiago, seconded by Mr. Pigott to **EXCUSE** the absence of Jillian Bolino, Vice Chair. All the members voted yea; the motion passed.

Board members and staff present at the 6:00 p.m. pre-review meeting that started at 6:20 p.m.

Members Present

Michael Alexander, Chair
Matt Markling
Anthony Pigott
Anthony Santiago

Administrative Staff

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

During the pre-review meeting the applications and minutes were discussed by the board members and board staff. Ms. Nochta informed the board and members of the public that the application for 18169 Clifton Rd had been deferred by the applicant whose intention was now to apply for a full demolition of the house as opposed to a partial demolition, the change was directly related to recently discovered issues with the existing structure.

2. APPROVE MINUTES OF THE JUNE 20, 2024 MEETING

A motion was made by Mr. Santiago, seconded by Mr. Markling to **APPROVE the June 20, 2024 meeting minutes**. All the members voted yea; the motion passed.

3. OPENING REMARKS

Ms. Nochta read the Opening Remarks into the record.

OLD BUSINESS

**4. Docket No. 06-11-24
1655 Roosevelt Ave.**

Applicant and property owner Christopher Wallings proposes the construction of a new attached garage. The property is located in the R1H, Single-Family High Density District. (Page 3)

- Variance 1: The proposed addition to the primary structure exceeds the maximum permitted lot coverage for a primary structure. Permitted lot coverage by a primary structure is 35% as proposed total primary lot coverage is 40%. Request a variance to exceed permitted primary lot coverage by 234 square feet, as proposed. Pursuant to section 1121.09(a) Maximum Lot Coverage. (Ord. 07-2023. Passed 11-20-23.)
- Variance 2: The proposed primary structure does not meet the minimum combined setback requirement of a minimum of 15 feet in the R1L District. The south side yard is proposed at zero feet, east side yard is proposed at three feet, the combined total of both side yards is three feet. The minimum required combined total is 15 feet. Request a variance of 12 feet, as proposed. Pursuant to section 1121.07 Minimum Yard Requirements for Principal Buildings. (Ord. 91-95. Passed 10-7-1996.)
- Variance 3: The proposed primary structure does not meet the required minimum side yard setback on the south side of the property. The minimum side yard requirement is five feet, a zero foot setback is proposed. Request a variance of five feet, to construct as proposed. Pursuant to section 1121.07 Minimum Yard Requirements for Principal Buildings. (Ord. 91-95. Passed 10-7-1996.)
- Variance 4: The proposed primary structure does not meet the required minimum side yard setback on the east side of the property. The minimum side yard required is five feet, three feet is proposed. Request a variance of two feet, to construct as proposed. Pursuant to section 1121.07 Minimum Yard Requirements for Principal Buildings. (Ord. 91-95. Passed 10-7-1996.)

Christopher Wallings, applicant was present to explain the request. Discussion began about the location of the existing fence, encroachment, and a tree. Ms. Nocht said it was permissible for the wall of a garage to act as a fence and proceeded to explain the variance requests. Staff received comment prior to the meeting in support of the project (made part of record). Stormwater drainage was discussed briefly. Administrative comments were provided. The Board members did not have an issue with the setback requests.

A motion was made by Mr. Pigott, seconded by Mr. Santiago to **APPROVE Docket No. 06-11-24 as proposed.** Mr. Alexander, Mr. Markling, Mr. Pigott, and Mr. Santiago voted yea; the motion passed.

NEW BUSINESS

5. Docket No. 07-13-24 18169 Clifton Rd.

Applicant and property owner Michael Davis proposes the construction of a new two-story garage and a new front porch on the primary structure. The property is located in the R1M, Single-Family Medium Density District. (Page 36)

- Variance 1: Owner proposes to remove existing rear addition and front porch and then construct new front, side and rear porches, with the front porch to be located at 37 feet 3 inches from the public right of way, minimum permitted front setback is 50 feet. Request a

variance to reduce the front yard setback by 12 feet 9 inches, as proposed. Pursuant to section 1121.07 Minimum Yard requirements (Ord. 07-2023. Passed 11-20-23.)

- Variance 2: Demolish the existing garage and construct a new two-story three car garage with a home office above. The proposed height is calculated at 15 feet 6 inches, maximum allowed height is a 15 feet height at the mid-span. Request a variance to exceed maximum allowable height by 6 inches, as proposed. Pursuant to section 1121.05 (b)Height Regulations (Ord. 91-95. Passed 10-7-96.)

Ms. Nohta advise the Board members of the applicant's request for a deferral. A vote by the Board members was not required.

**6. Docket No. 07-14-24
1500 Robinwood Ave.**

Applicant and property owner Chris Eccher proposes the construction of a new two-story garage. The property is located in the R1H, Single-Family High Density District. (Page 49)

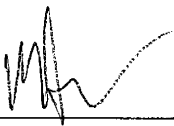
- Variance 1: Owner proposes the construction of a new garage two-story single car garage that is approximately 312 square feet in area and has a calculated height of 18 feet 4 inches, the maximum permitted calculated height is 15 feet. Request a variance to exceed maximum permitted height by 3 feet 4 inches, as proposed. Pursuant to section 1121.05 (b)Height Regulations (Ord. 91-95. Passed 10-7-96.)

Chris Eccher, applicant was present to explain the request. Discussion began with location of the proposed new garage, questioned the need to expand vertically rather than horizontally as the proposed structure was overly tall, the height calculations were studied and the impact of various roof styles on height calculations explored, and the applicant provided background on his design process and how he arrived at the selection of the current design after rejecting other options. Discussion about the change in grade between the adjacent property and how this affected the perceived height of the proposal. Additionally, the topic of "precedent" was discussed and counsel directed the Board that each proposal is to be evaluated independently with the purview of the board being held apart from the concept of precedent.

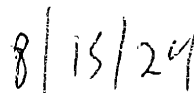
A motion was made by Mr. Santiago, seconded by Mr. Alexander to **APPROVE Docket No. 07-14-24 as proposed.** Mr. Alexander, Mr. Markling, Mr. Santiago voted yea, and Mr. Pigott voted nay; the motion passed.

ADJOURN

A motion was made by Mr. Santiago, seconded by Mr. Alexander to **ADJOURN** the meeting at 7:27 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. Chris Walling
2. Chris Eccher
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

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

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, July 18, 2024

Johanna Schwarz

From: Jesse Alan <jesseweidlich@gmail.com>
Sent: Friday, July 12, 2024 4:59 PM
To: Planning Dept
Subject: 1665 Roosevelt Ave. Zoning Proposal

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

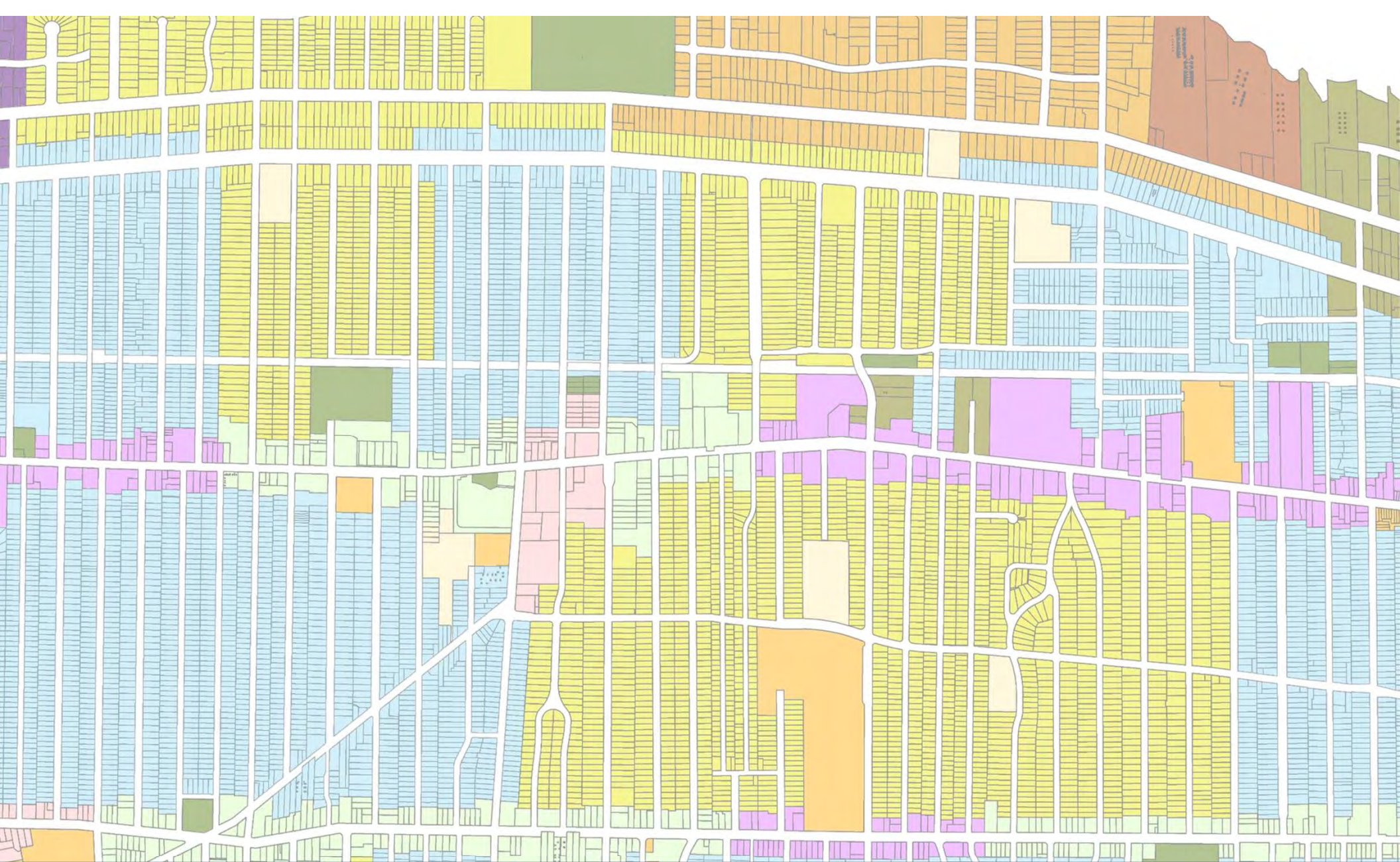
To whom It May concern,
Hello

I live across the street from above mentioned home of Christopher Wallings. I FULLY SUPPORT his request for the construction of an attached garage.

I know these emails are probably for concerns or vetos, but I believe it is NECESSARY for the city to approve this request.

As it is now, Christopher has no garage whatsoever. Not only will accepting this request support him as a resident and improve neighborhood morale, it will add to the beautification of the street itself. Currently there is nothing; when you drive up Blossom Park Avenue all you see is this man's poor garageless driveway. He deserves to add an attached garage to better his life and well-being. There is no reason to deny this request.

Thank you for your time
Jesse Weidlich



Board of Zoning Appeals

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-East- Conference room: 6:00-6:30 p.m.

Regular Meeting-Auditorium: 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

July 18, 2024
Agenda

1. Roll Call
2. Vote to approve *June 20, 2024*, meeting minutes
3. Opening Remarks

OLD BUSINESS

4. Docket No. 06-11-24, 1655 Roosevelt Ave

NEW BUSINESS

5. **Deferred- 18169 Clifton Rd**
5. Docket No. 07-14-24, 1500 Robinwood.

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
June 20, 2024



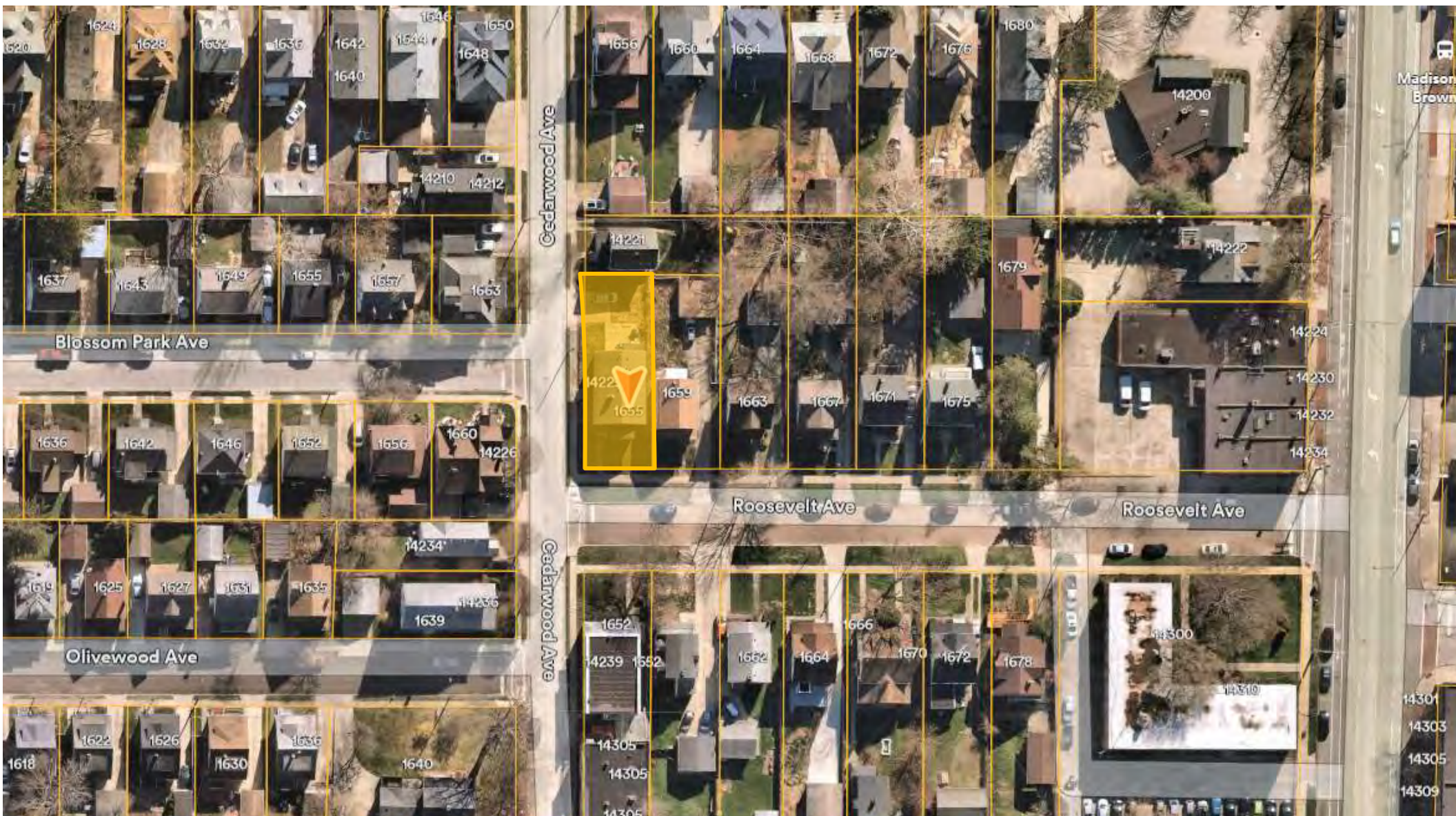
Board of Zoning Appeals



Opening Remarks



Board of Zoning Appeals



Docket No. 06-11-24 1655 Roosevelt Ave

Applicant Christopher Walling proposes the construction of a new garage attached to the existing home. The property is located in the R1H, Single-Family High-Density District



**1. Docket No. 06-11-24
1655 ROOSEVELT AVE.**

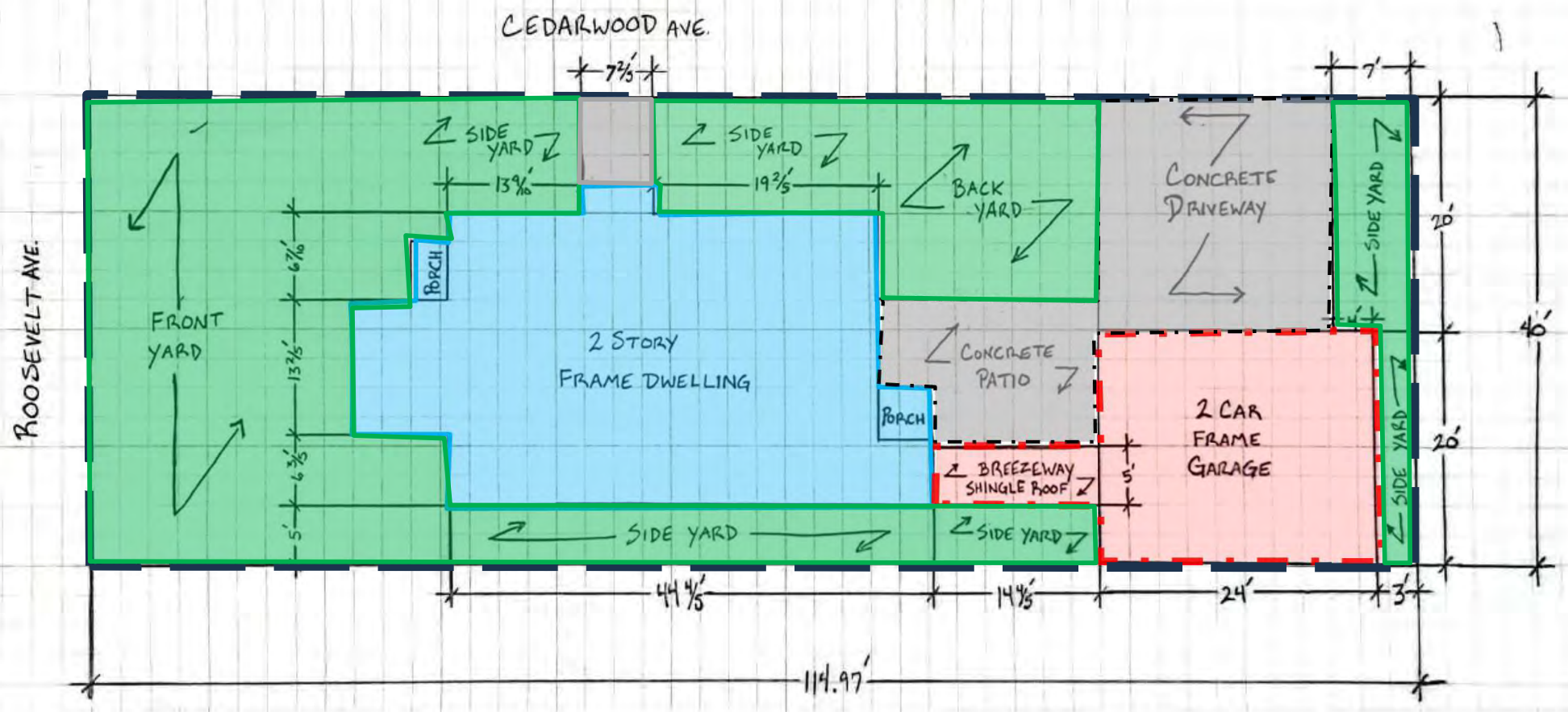
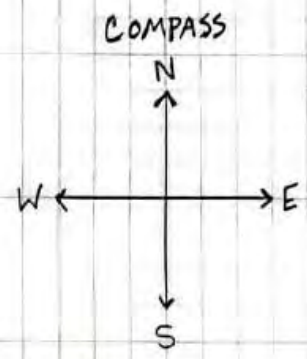
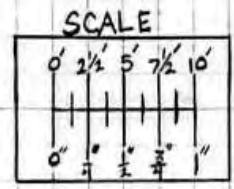
Applicant and property owner Christopher Walling proposes the construction of a new attached garage. The property is located in the R1H, Single-Family High Density District.

- Variance 1: The proposed addition to the primary structure exceed the maximum permitted lot coverage for a primary structure. Permitted lot coverage by a primary structure is 35% as proposed total primary lot coverage is 40%. Request a variance to exceed permitted primary lot coverage by 234 square feet, as proposed. Pursuant to section 1121.09(a) Maximum Lot Coverage. (Ord. 07-2023. Passed 11-20-23.)
- Variance 2: The proposed primary structure does not meet the minimum combined setback requirement of a minimum of 15 feet in the R1L District. The south side yard is proposed at 0 feet, east side yard is proposed at 3 feet, the combined total of both side yards is 3 feet. The minimum required combined total is 15 feet. Request a variance of 12 feet, as proposed. Pursuant to section 1121.07 Minimum Yard Requirements for Principal Buildings. (Ord. 91-95. Passed 10-7-1996.)
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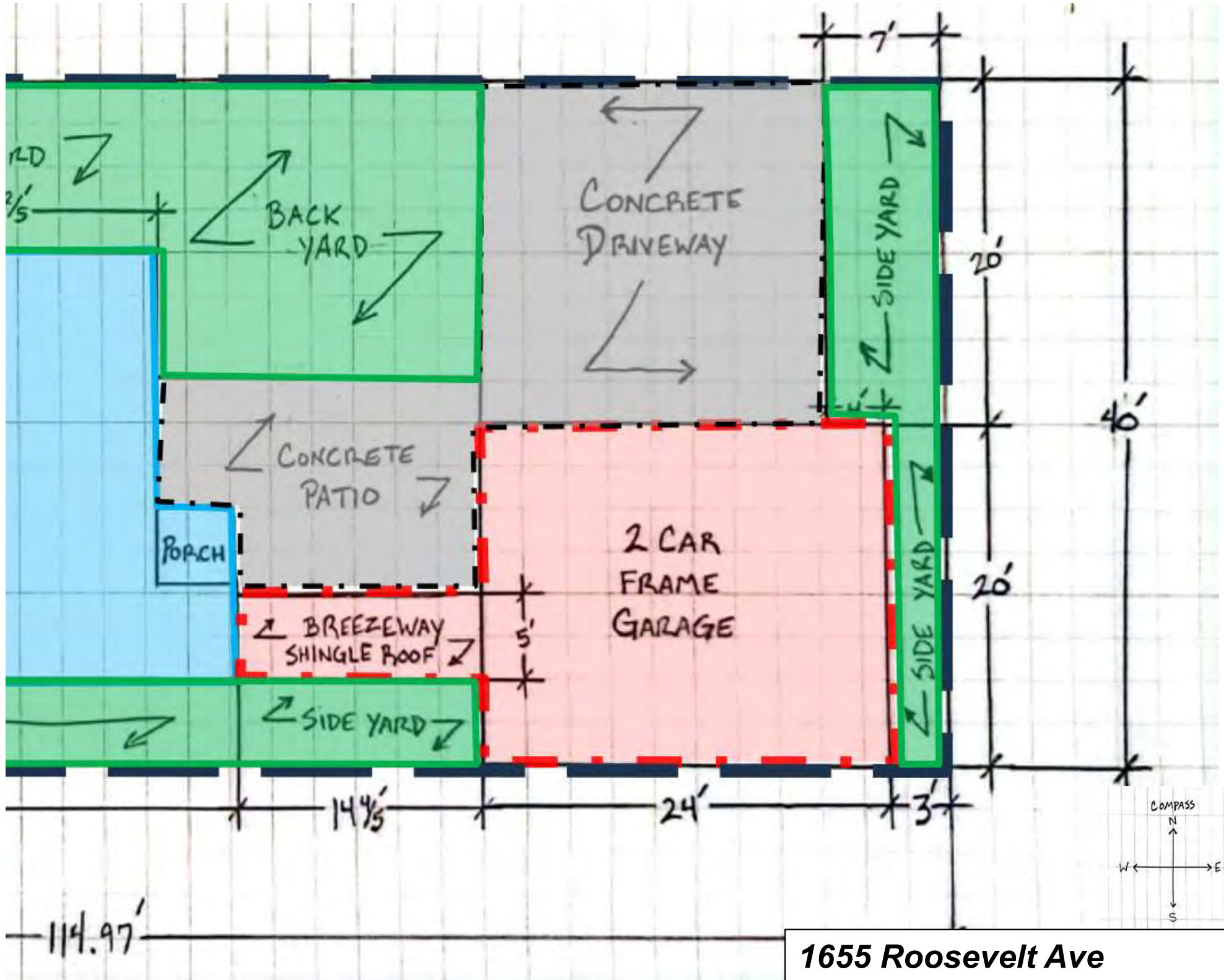


1655 Roosevelt Ave

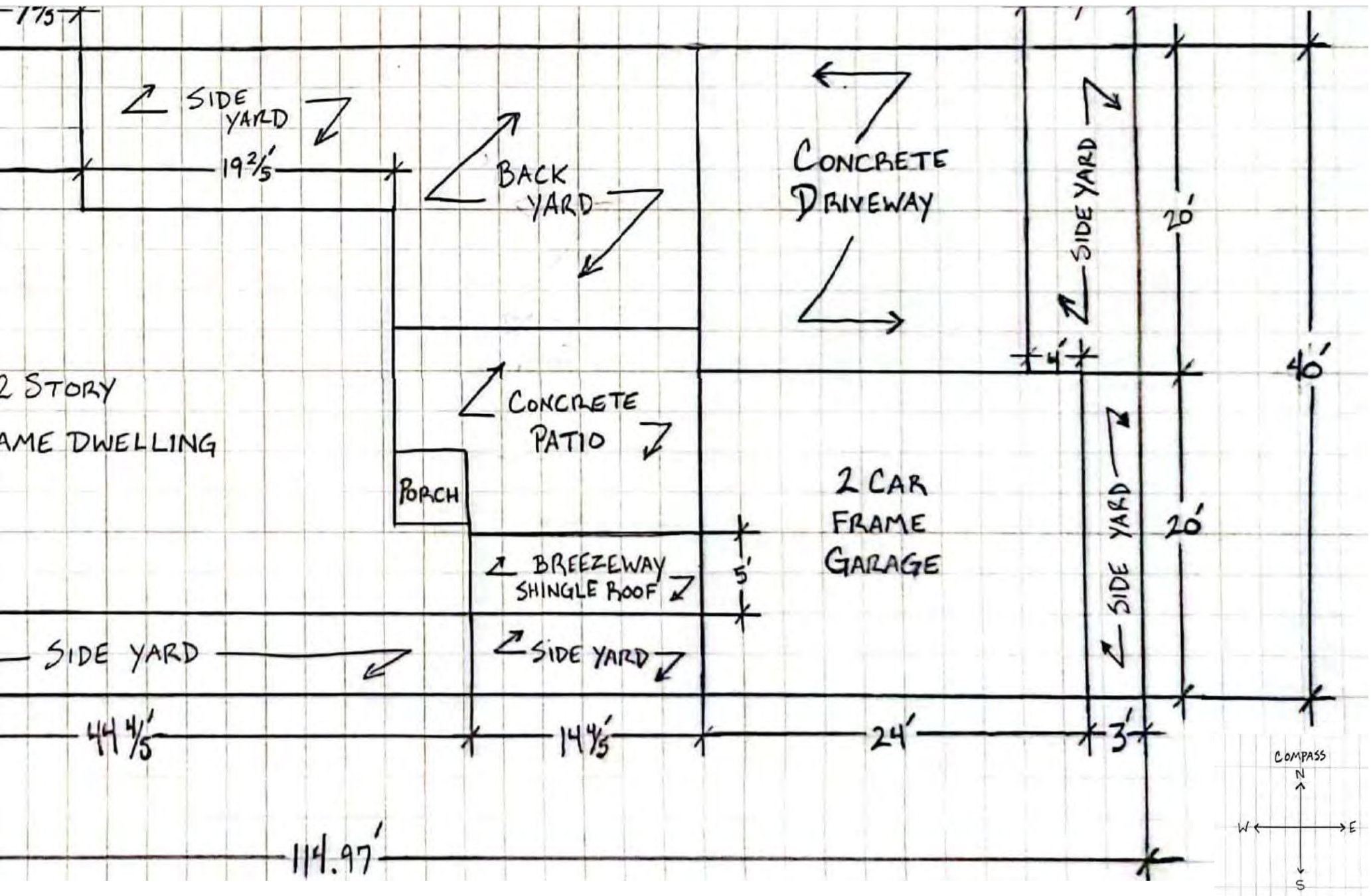
Project	
Item of Work	
Needed By	
Completed By	
Cell Phone #	



1655 Roosevelt Ave

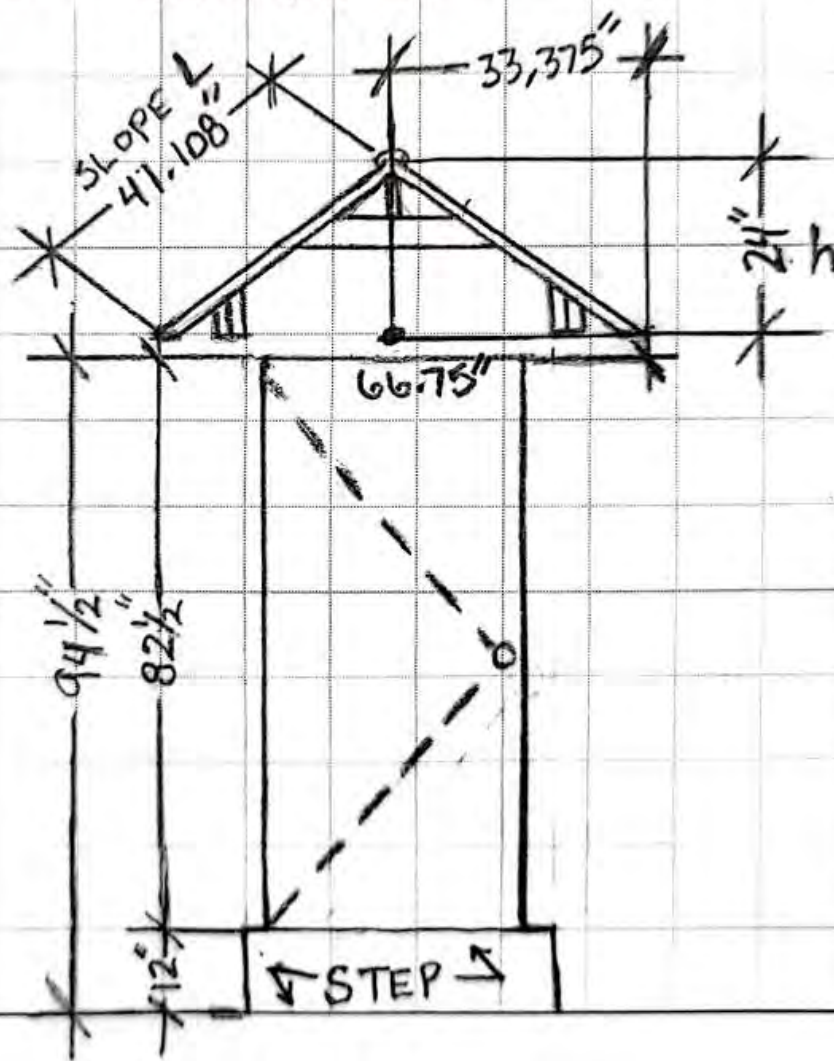


1655 Roosevelt Ave

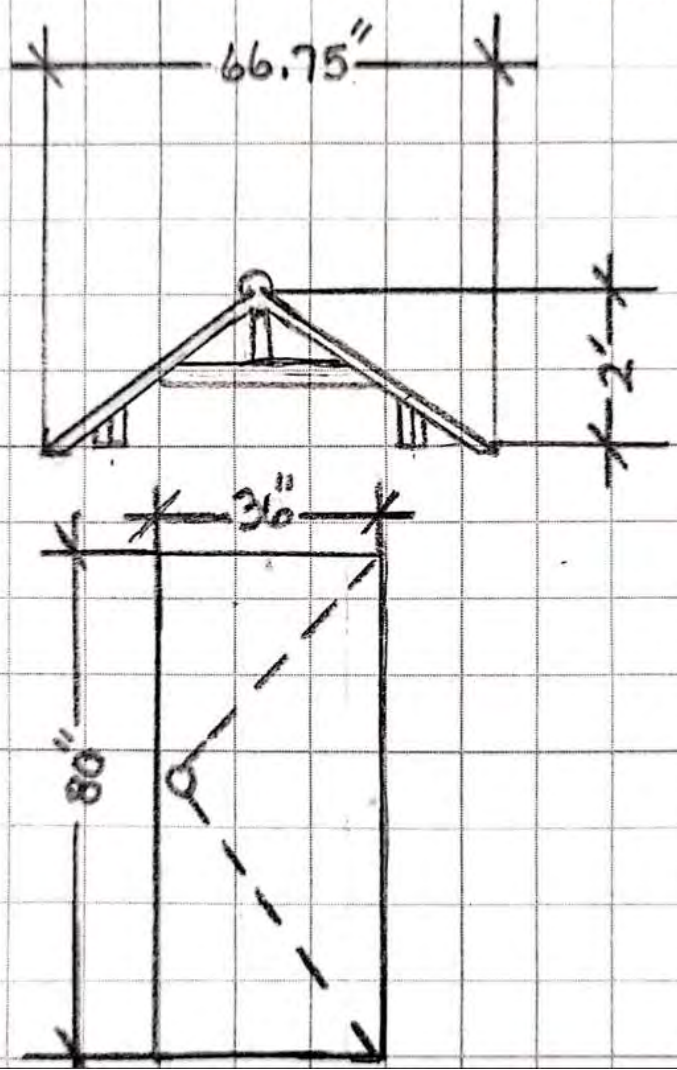


1655 Roosevelt Ave

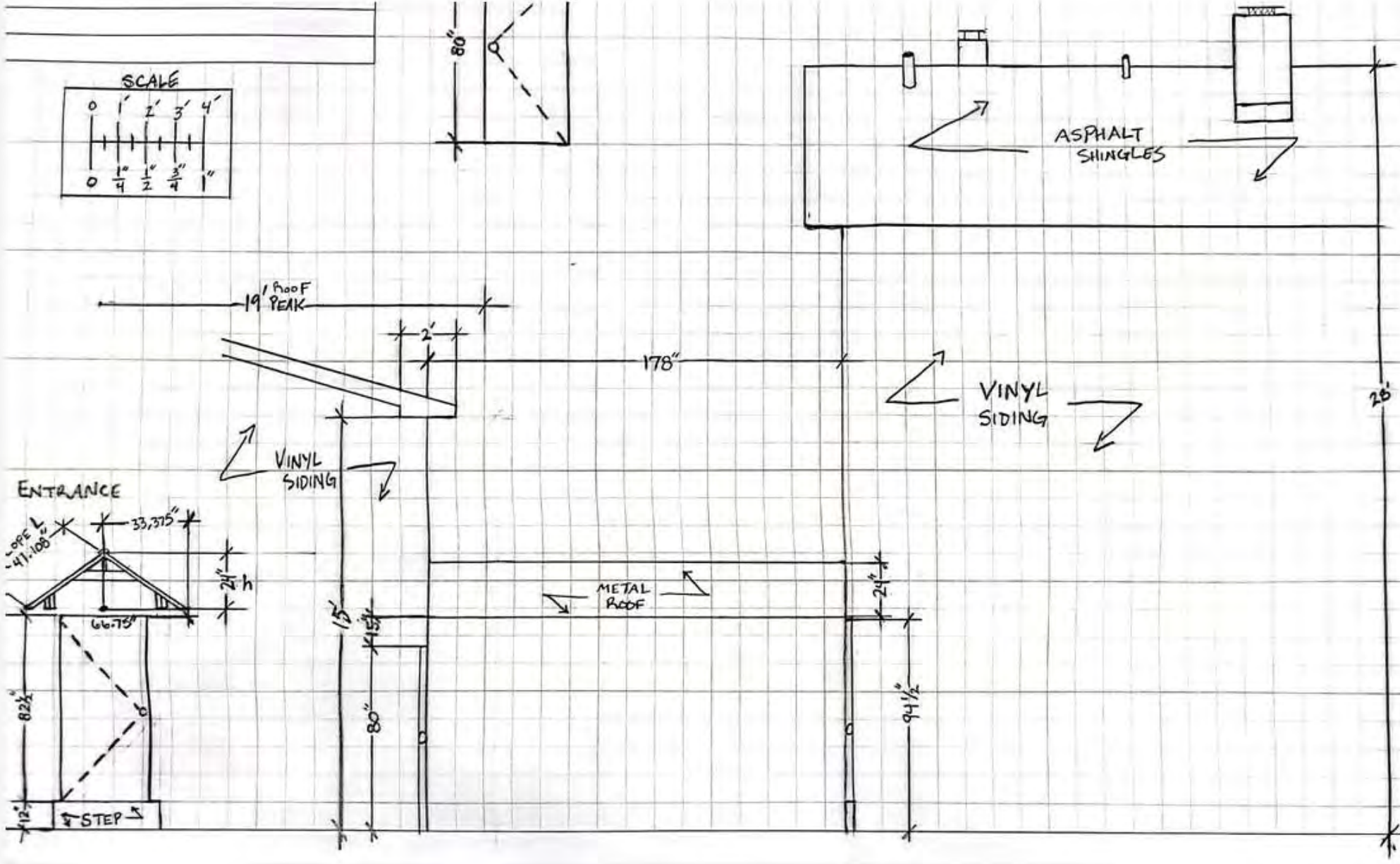
HOUSE ENTRANCE



GARAGE ENTRANCE



1655 Roosevelt Ave

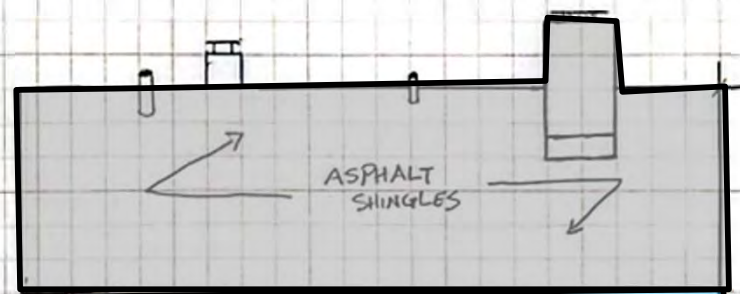
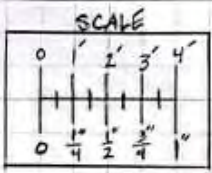
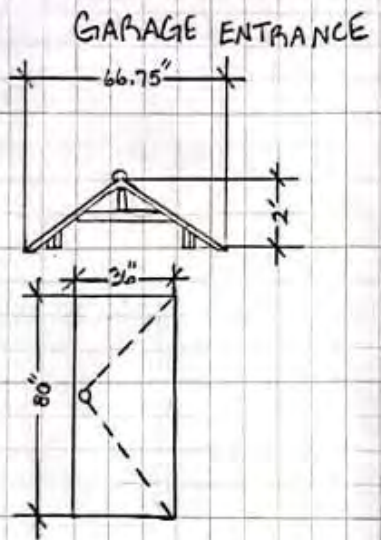


1655 Roosevelt Ave

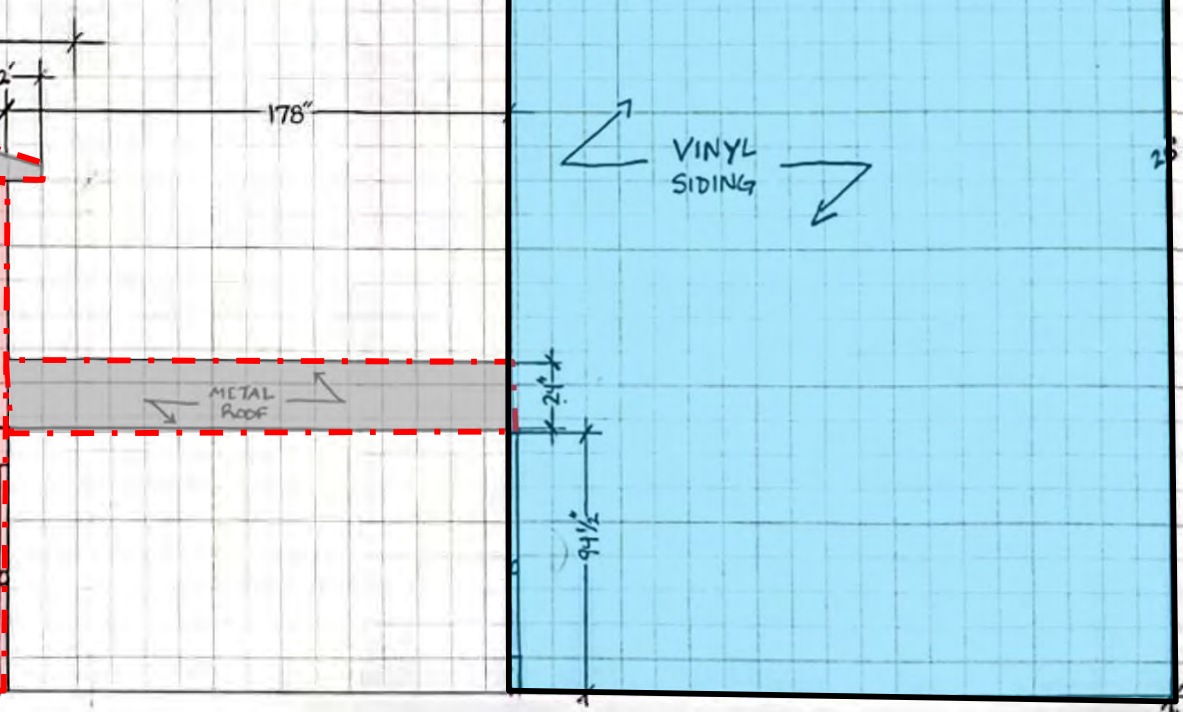
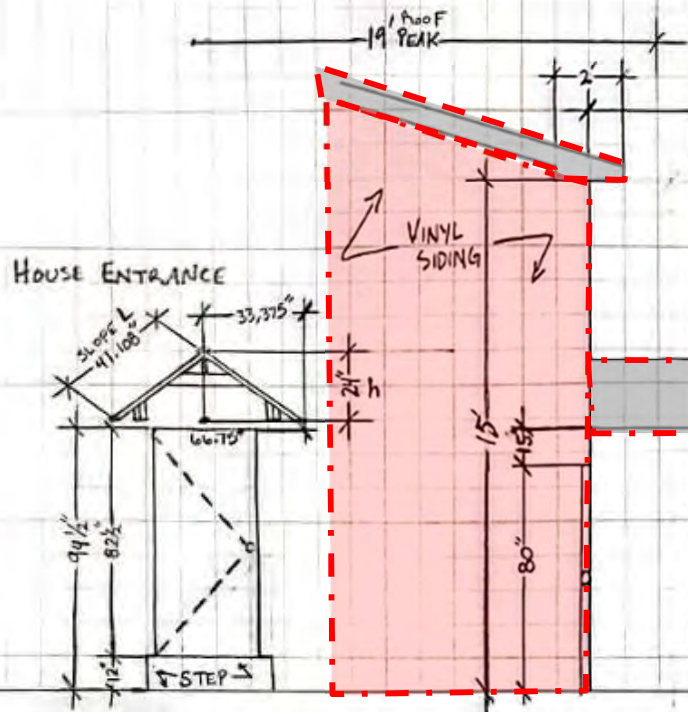


THE CONTRACTOR OF CHOICE

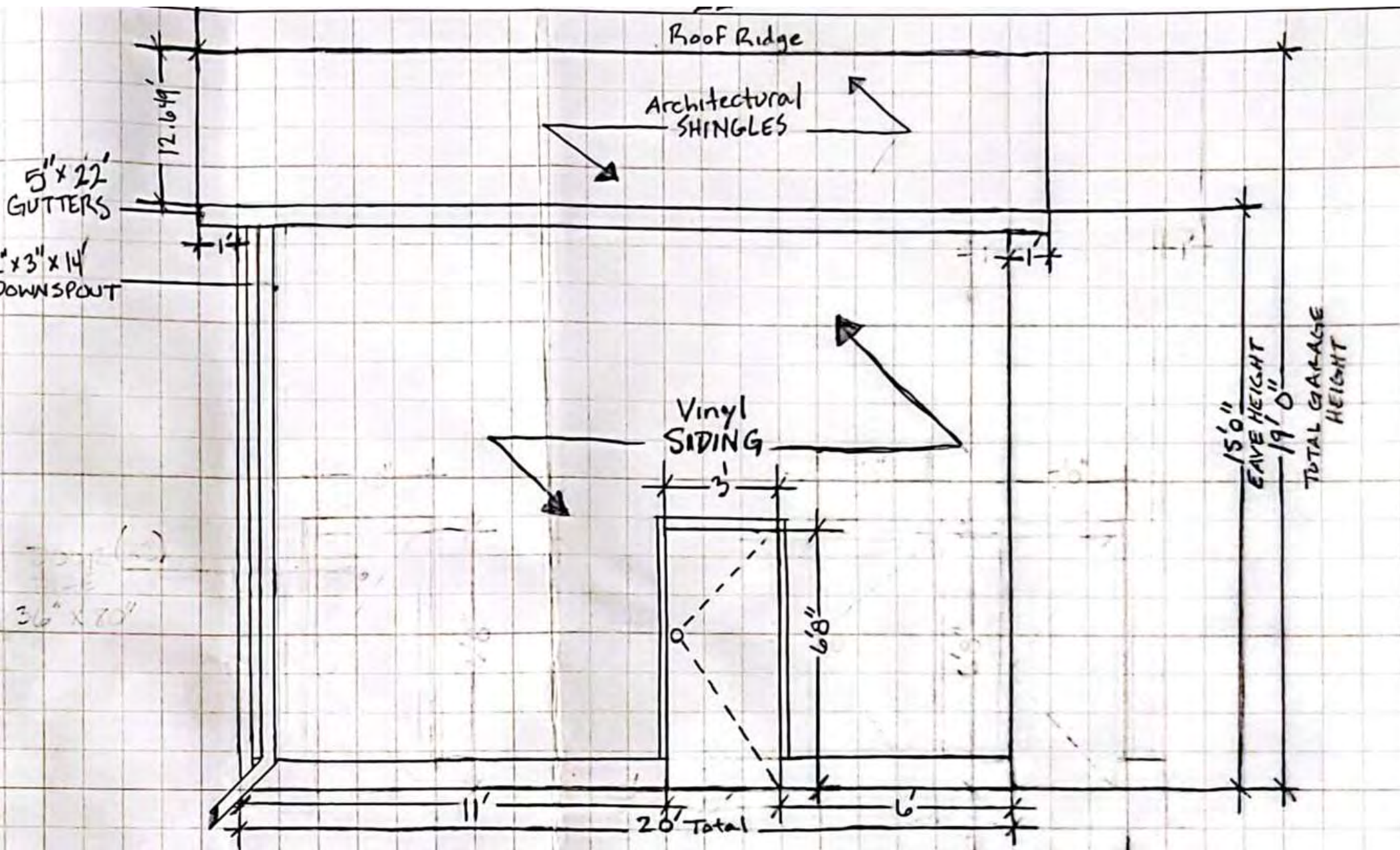
Date	
Project	Phase 2 - Breezeway Connect
Form of Work	
Requested By	
Completed By	
Cell Phone #	



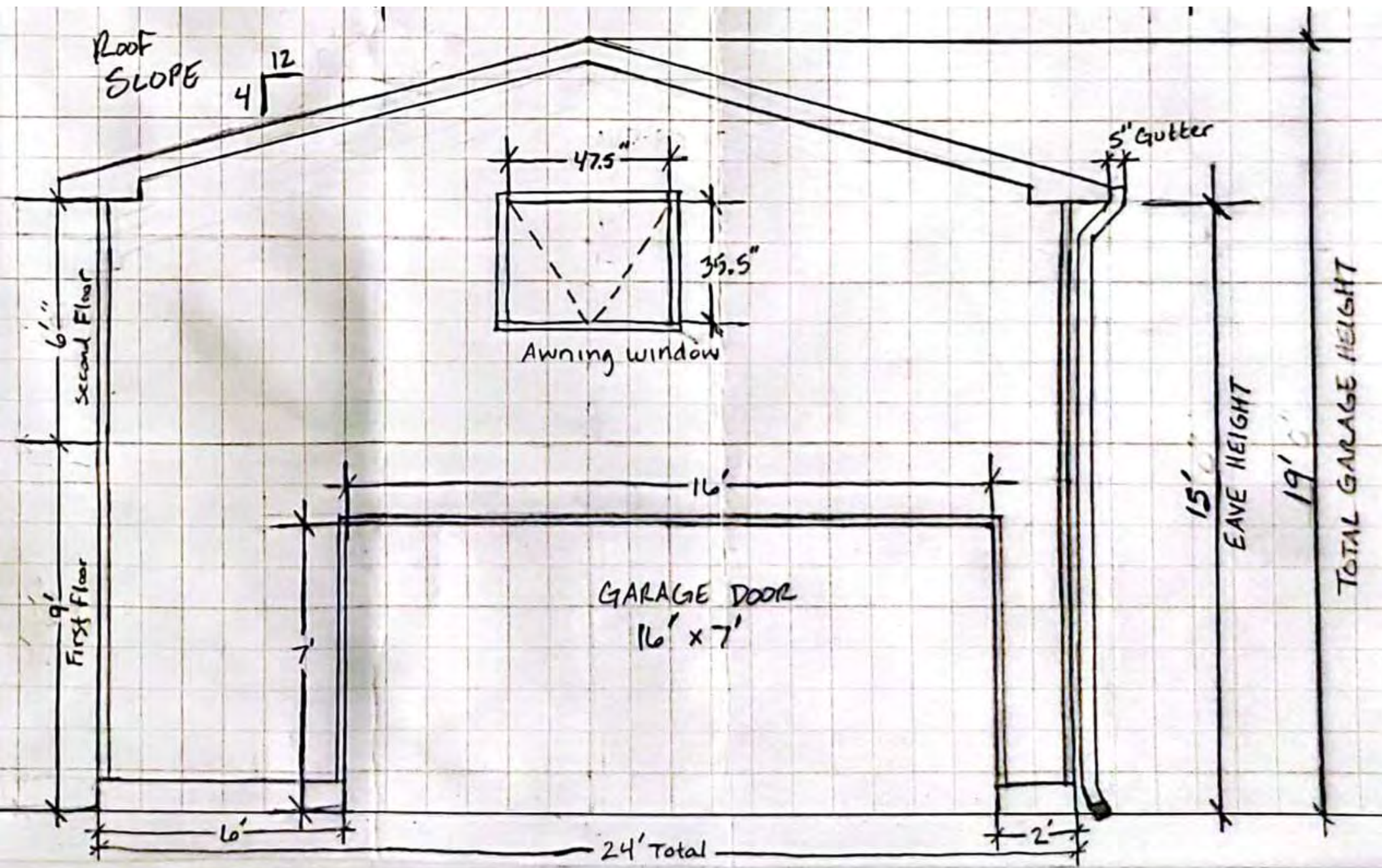
19 ft. at Peak of attached garage



1000 ROOSEVELT AVE



1655 Roosevelt Ave

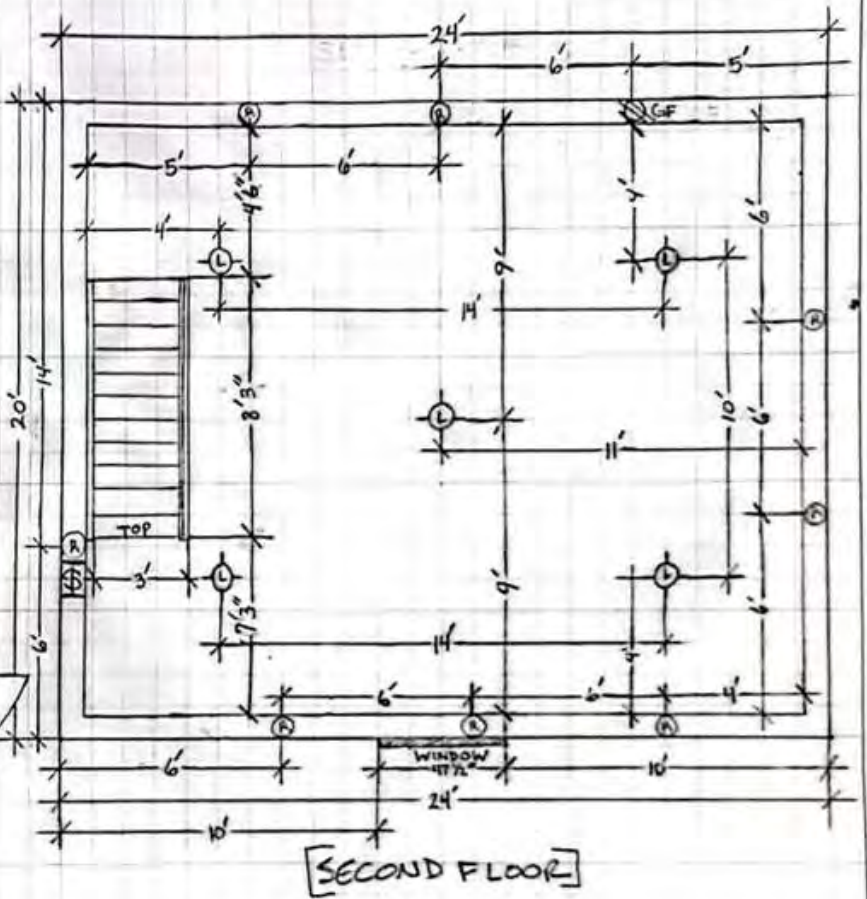
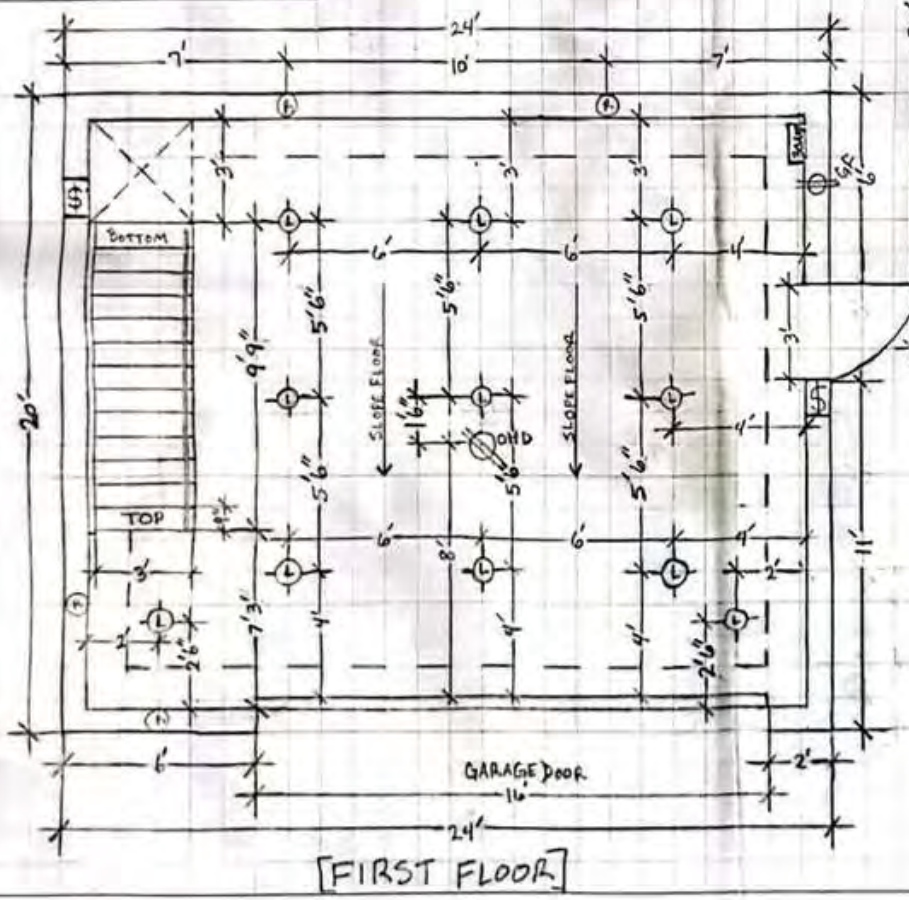


1655 Roosevelt Ave



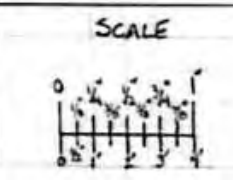
THE CONTRACTOR OF CHOICE®

Date	
Project	Garage - Interior - first floor + second floor
Item of Work	
Needed By	
Completed By	
Cell Phone #	



KEY

- SW - Lightswitch
- R - Receptacle
- L - Lights: Recessed, Surface mount, Wall mount
- 30 AMP - Sub-panel with Disconnect Rating
- OHD - 110V Duplex ceiling mounted door operator receptacle

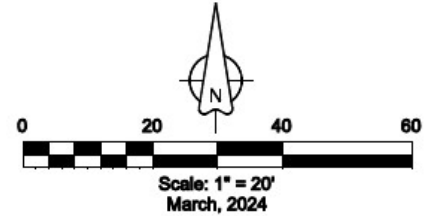


1655 Roosevelt Ave

MAP OF SURVEY

PREPARED FOR
WALLINGS

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot No. 103 in Walton Brothers Lakewood Heights Allotment and part of Original Rockport Township Section No. 22 as shown by the recorded Plat Volume 25 of Maps, Page 14 of Cuyahoga County Records.

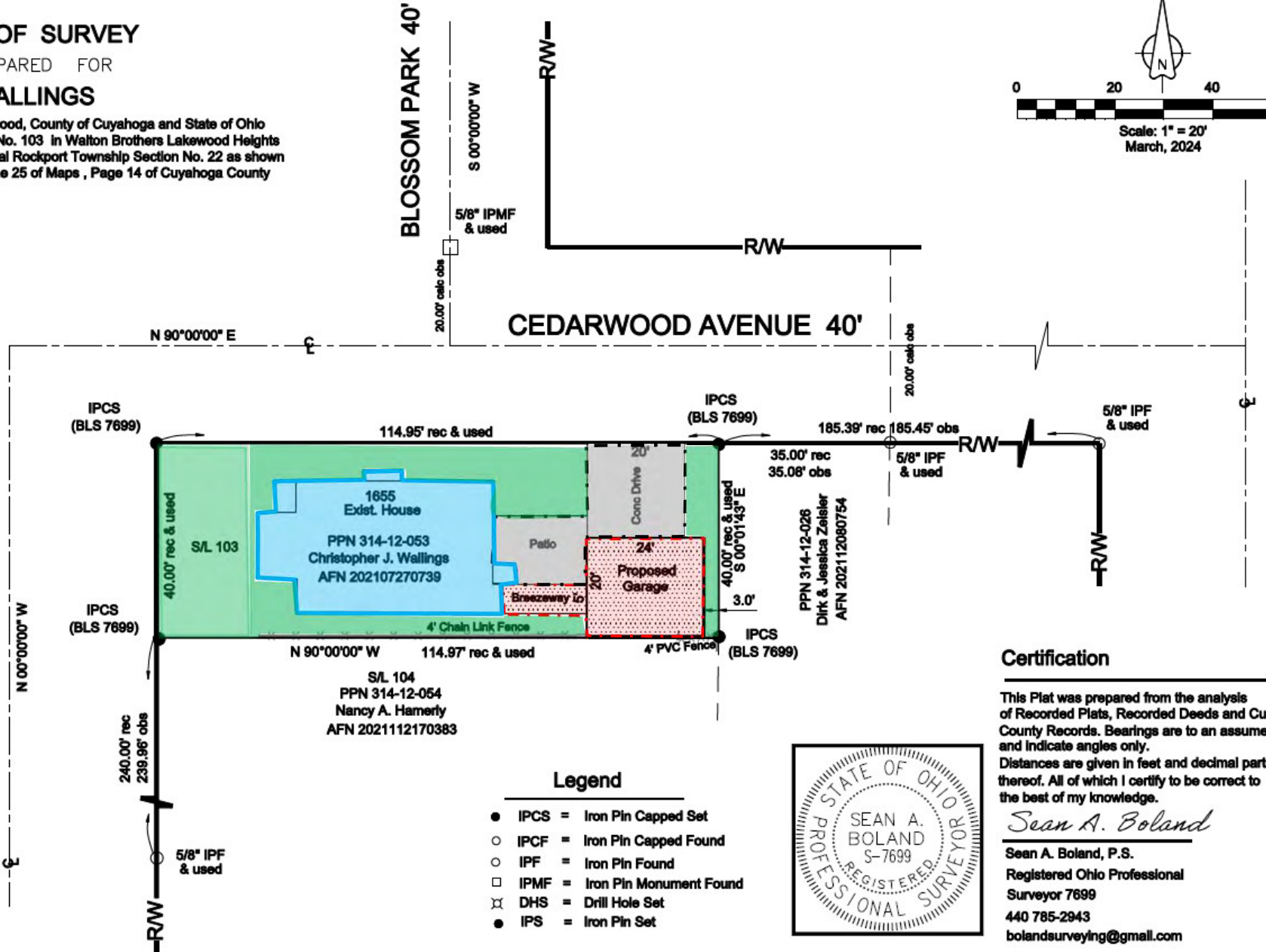


ROOSEVELT AVE 60'

BLOSSOM PARK 40'

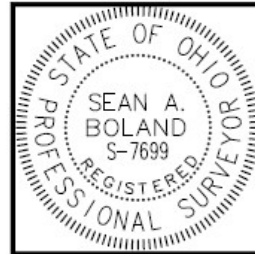
CEDARWOOD AVENUE 40'

ROBINWOOD AVE 60'



Legend

- IPCS = Iron Pin Capped Set
- IPCF = Iron Pin Capped Found
- IPF = Iron Pin Found
- IPMF = Iron Pin Monument Found
- ⊗ DHS = Drill Hole Set
- IPS = Iron Pin Set



Certification

This Plat was prepared from the analysis of Recorded Plats, Recorded Deeds and Cuyahoga County Records. Bearings are to an assumed meridian and indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge.

Sean A. Boland

Sean A. Boland, P.S.
Registered Ohio Professional
Surveyor 7699
440 785-2943
bolandsurveying@gmail.com



1655 Roosevelt Ave

114.95' rec & used

(BLS 7699)



20'

Conc Drive

Patio

35.00' rec
35.08' obs

use
-053
Wallings
270739

40.00' rec & used
S 00°01'43" E

Breezeway to

24'

Proposed
Garage

20'

3.0'

4' Chain Link Fence

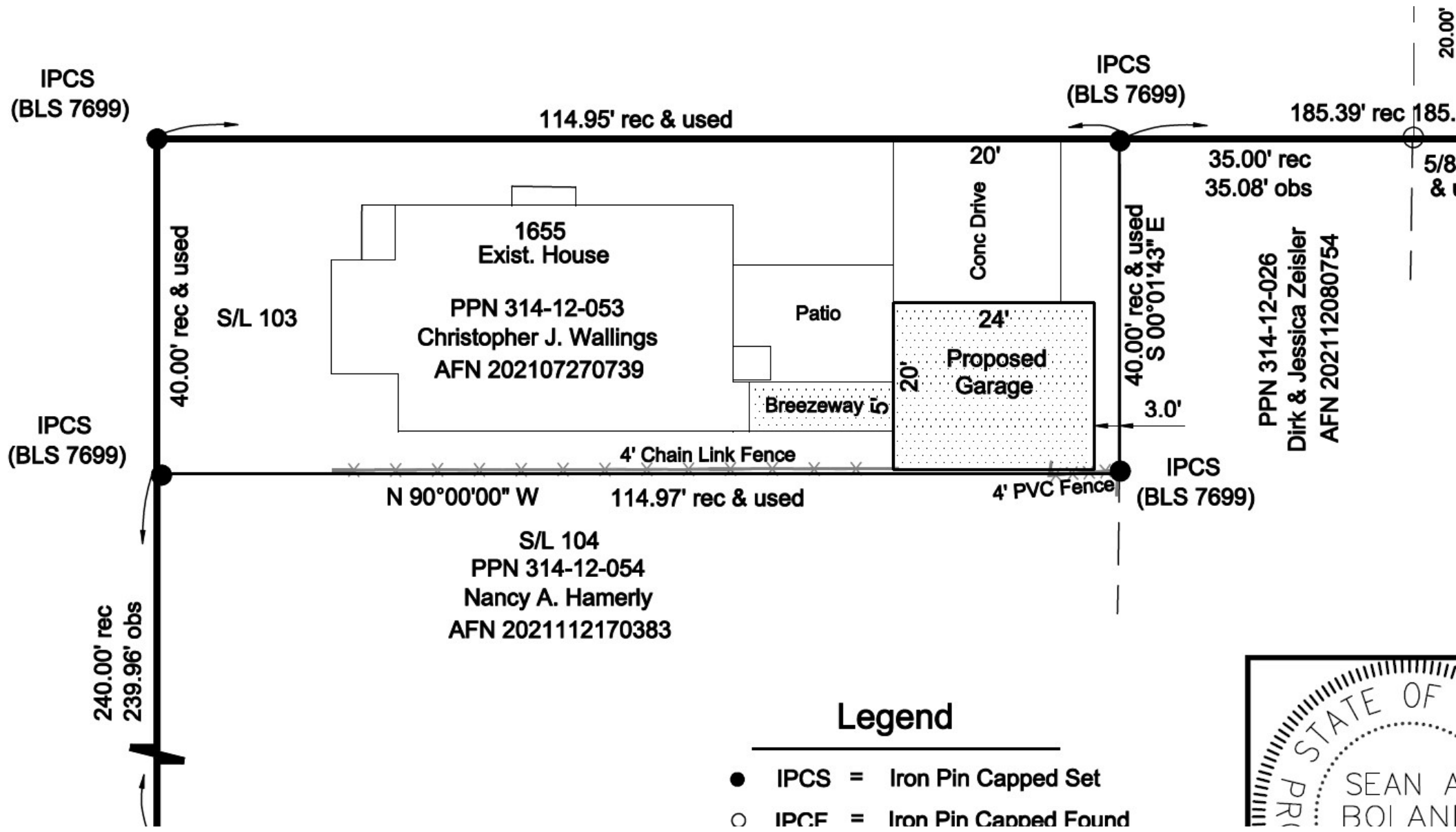
PPN 314-12-026
Dirk & Jessica Zeisler

114.97' rec & used

4' PVC Fence

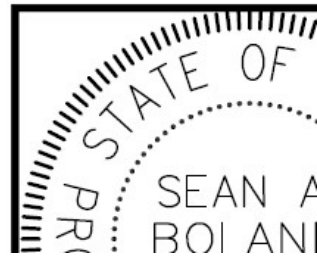
IPCS
(BLS 7699)

04
12-054



Legend

- IPCS = Iron Pin Capped Set
- IPCF = Iron Pin Capped Found



1655 Roosevelt Ave



**1655 Roosevelt, Looking east from
Roosevelt, down Cedarwood)**





1655 Roosevelt(Looking west on Cedarwood)



1655 Roosevelt



Existing Door

**1655 Roosevelt(Looking west down south
property line from southeast corner)**





1655 Roosevelt(looking northwest from old garage pad)





1655 Roosevelt(looking east down south property line standing on Roosevelt)







1655 Roosevelt(looking south across Cedarwood)

14221 Cedarwood Ave
Lakewood, Ohio
Google Street View
Aug 2022 See more dates



Harlow's Pizza
Angelo



**1655 Roosevelt(looking south across Cedarwood)
From Google Streetview- Aug 2022**

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;

No

(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;

No

(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);

It will yield a very reasonable return in completion of these presented plans. It would lack a lot of potential use without it and make the property less desirable to potential Buyers and/or Tenants.

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

Not in my opinion.

(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);

Not one bit. All my neighbors are on board. There will be no shade covering a neighbors property in areas of use. This is a very non-conforming area with multifamily, single family, and commercial residential, all in one area. The garage is set behind the neighboring home's set back from the street immediately to the East of the proposed garage.

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

No

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

No

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

No

(9) Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance(s). **Yes, this is a structure that is connected to the main building and falls in line with the Code and will serve substantial justice for whomever lives here as it will provide plenty of incidental storage space, it will be secure, and will increase the value of the subject home along with the surrounding neighborhood.**



1655 Roosevelt Ave

		BZA height cases submitted by Mr. Walling
Address	Docket number	Height varaince approved under old code height definition.
Edwards 1224	10.39.12	
Arthur 1497		no date given in document
Clarence 1485	4.12.12	
Rosewood 1550	06.31.12	
Waterbury 1507	03.05.12	
Delaware 14415	03.06.12	
Norton 17440	05.18.13	
15419 Hilliard	6.25.13	
1666 Lincoln	7.26.13	
1276 Warren	8.30.13	
1586 Arthur	8.32.13	
2043 Lakeland	9.35.13	
13415 Emerson	5.7.14	
16908 Edgewater DR	8.23.14	
16121 Lake	8.24.14	
1501 Clarence	8.27.14	
1440 Arthur	4.05.15	
1636 Alameda	5.8.15	
2154 Arthur	6.9.15	
1294 Brockley	6.10.15	
13926 Clifton	8.14.15	
1292 Summit	9.17.15	
Allowable ht. increased	9.22.15	New calculated height ordinance -passed under current code
2211 Clarence	6.10.18	*abutting indutrial use(Screw Factory)
1235 Summit	2.3.19	1' 6" granted
1210 West Clifton	12.33.19	1 ' 9 " request granted- corner lot, total of 5 varainces granted
1446 Cohassett	11.30.22	*applicant revised plans to comply with height- area only granted
2183 Eldred	2.2.23	1'4" granted after original request modified to reduce request by 8 inches



1655 Roosevelt Ave

Administrative Comments

- Previous submission in 2023 was a height variance for a detached two-story garage. This proposed garage is attached by a roof structure to the primary structure, making it part of the primary structure.
- ABR will review the design for this addition as it is clearly visible from the public right of way.
- The neighborhood has some unique features, with multi-family dwelling units that have large massing across the street on Roosevelt, and the abutting property to the east is a house facing Cedarwood. The proposal is on a corner lot, it does not have a rear yard due to having two front yards. Without a rear yard, the permitted footprint of a garage is 480 sq. feet., because there is no option to measure 25% of the rear yard.
- Property is located in the R1H Zoning District.



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 height variance required.
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 - 02-03-19 (1235 Summit) – Garage/Art Studio (16.5')





Public Comment

- Received via phone-
- Received via email-
- Meeting attendee(s)



1655 Roosevelt

Johanna Schwarz

From: Jesse Alan <jesseweidlich@gmail.com>
Sent: Friday, July 12, 2024 4:59 PM
To: Planning Dept
Subject: 1665 Roosevelt Ave. Zoning Proposal

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

To whom It May concern,
Hello

I live across the street from above mentioned home of Christopher Wallings. I FULLY SUPPORT his request for the construction of an attached garage.

I know these emails are probably for concerns or vetos, but I believe it is NECESSARY for the city to approve this request.

As it is now, Christopher has no garage whatsoever. Not only will accepting this request support him as a resident and improve neighborhood morale, it will add to the beautification of the street itself. Currently there is nothing; when you drive up Blossom Park Avenue all you see is this man's poor garageless driveway. He deserves to add an attached garage to better his life and well-being. There is no reason to deny this request.

Thank you for your time
Jesse Weidlich



1655 Roosevelt Ave

**1. Docket No. 06-11-24
1655 ROOSEVELT AVE.**

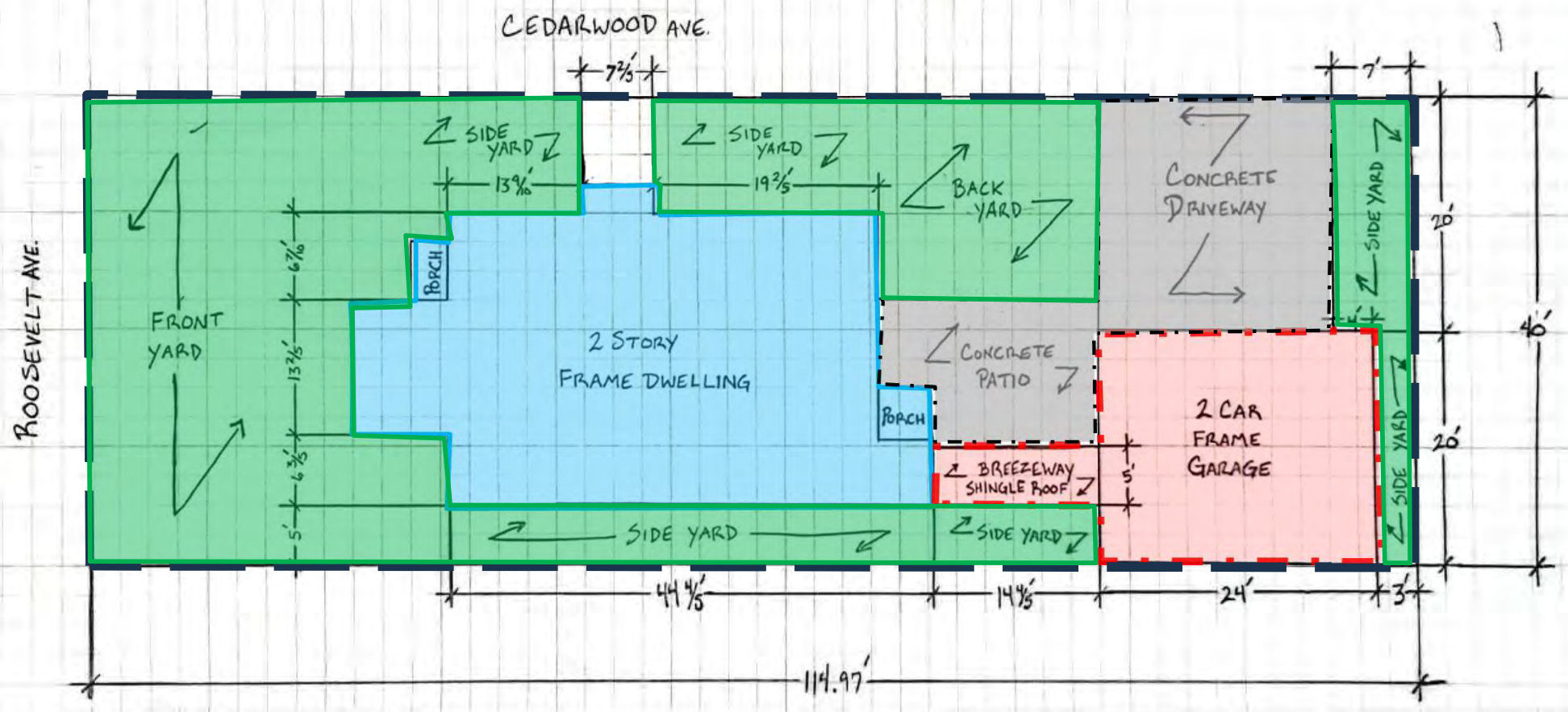
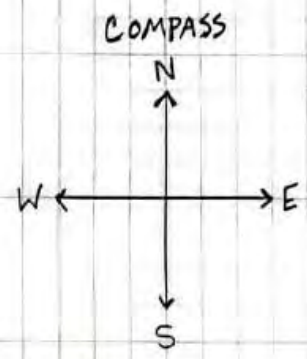
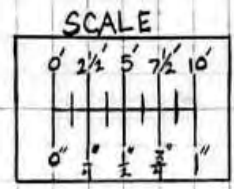
Applicant and property owner Christopher Walling proposes the construction of a new attached garage. The property is located in the R1H, Single-Family High Density District.

- Variance 1: The proposed addition to the primary structure exceed the maximum permitted lot coverage for a primary structure. Permitted lot coverage by a primary structure is 35% as proposed total primary lot coverage is 40%. Request a variance to exceed permitted primary lot coverage by 234 square feet, as proposed. Pursuant to section 1121.09(a) Maximum Lot Coverage. (Ord. 07-2023. Passed 11-20-23.)
- Variance 2: The proposed primary structure does not meet the minimum combined setback requirement of a minimum of 15 feet in the R1L District. The south side yard is proposed at 0 feet, east side yard is proposed at 3 feet, the combined total of both side yards is 3 feet. The minimum required combined total is 15 feet. Request a variance of 12 feet, as proposed. Pursuant to section 1121.07 Minimum Yard Requirements for Principal Buildings. (Ord. 91-95. Passed 10-7-1996.)
- Variance 3: The proposed primary structure does not meet the required minimum side yard setback on the south side of the property. The minimum side yard requirement is 5 ft, a zero foot setback is proposed. Request a variance of 5 feet, to construct as proposed. Pursuant to section 1121.07 Minimum Yard Requirements for Principal Buildings. (Ord. 91-95. Passed 10-7-1996.)
- Variance 4: The proposed primary structure does not meet the required minimum side yard setback on the east side of the property. The minimum side yard required is 5 ft, 3 ft is proposed. Request a variance of 2 feet, to construct as proposed. Pursuant to section 1121.07 Minimum Yard Requirements for Principal Buildings. (Ord. 91-95. Passed 10-7-1996.)

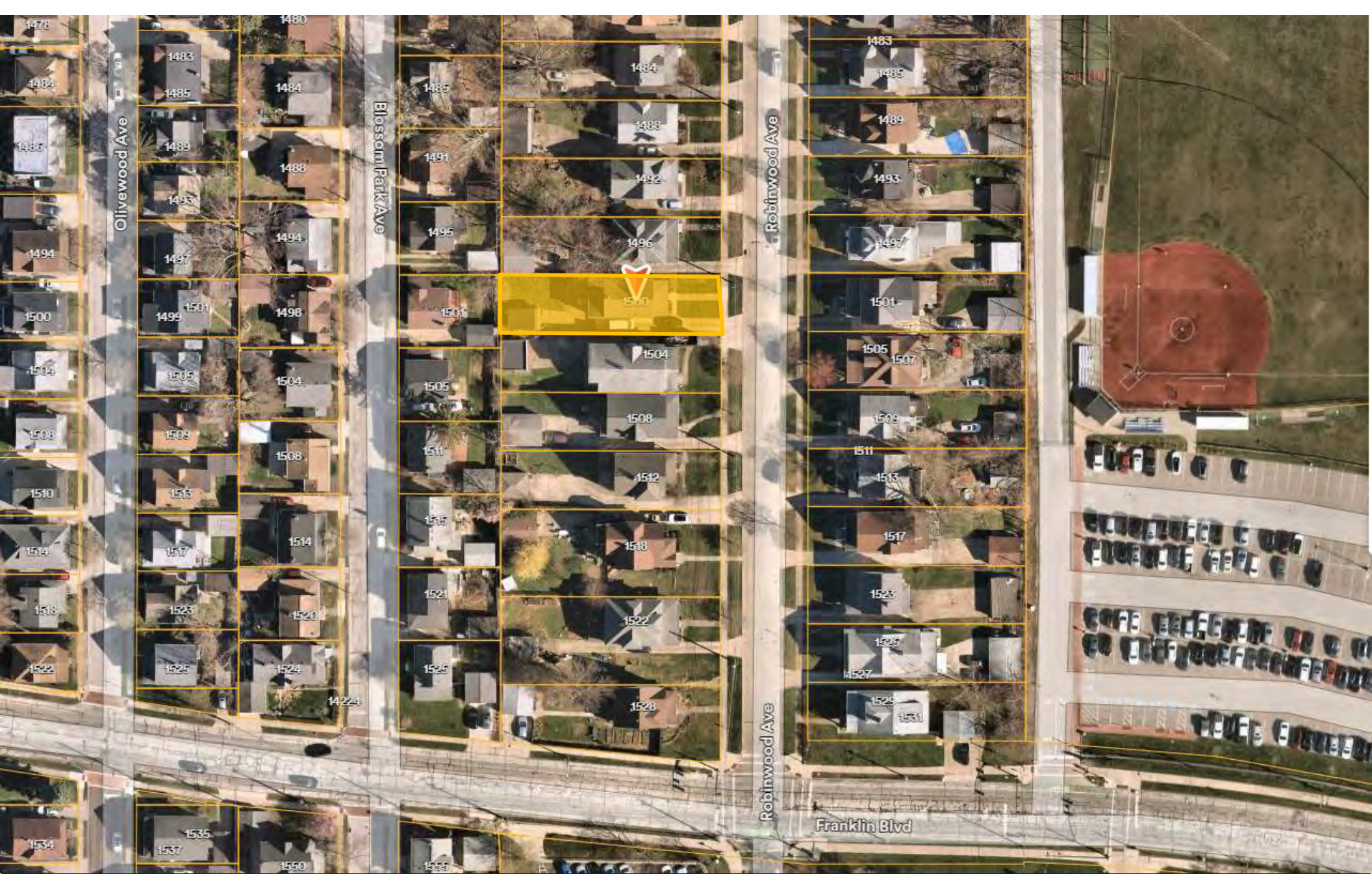


1655 Roosevelt Ave

Project	
Item of Work	
Needed By	
Completed By	
Cell Phone #	



1655 Roosevelt Ave



Applicant and property owner Chris Echer proposes the demolition and construction of a new two story garage. The property is located in the R1H, Single-Family High-Density District



Docket No. 07-14-24
1500 Robinwood Ave.

Applicant and property owner Chris Eccher proposes the construction of a new two-story garage. The property is located in the R1H, Single-Family High Density District. (Page 49)

- Variance 1: Owner proposes the construction of a new garage two-story single care garage that is approximately 312 square feet in area and has a calculated height of 18 feet 4 inches, the maximum permitted calculated height is 15 feet. Request a variance to exceed maximum permitted height by 3 feet 4 inches, as proposed. Pursuant to section 1121.05 (b)Height Regulations (Ord. 91-95. Passed 10-7-96.)

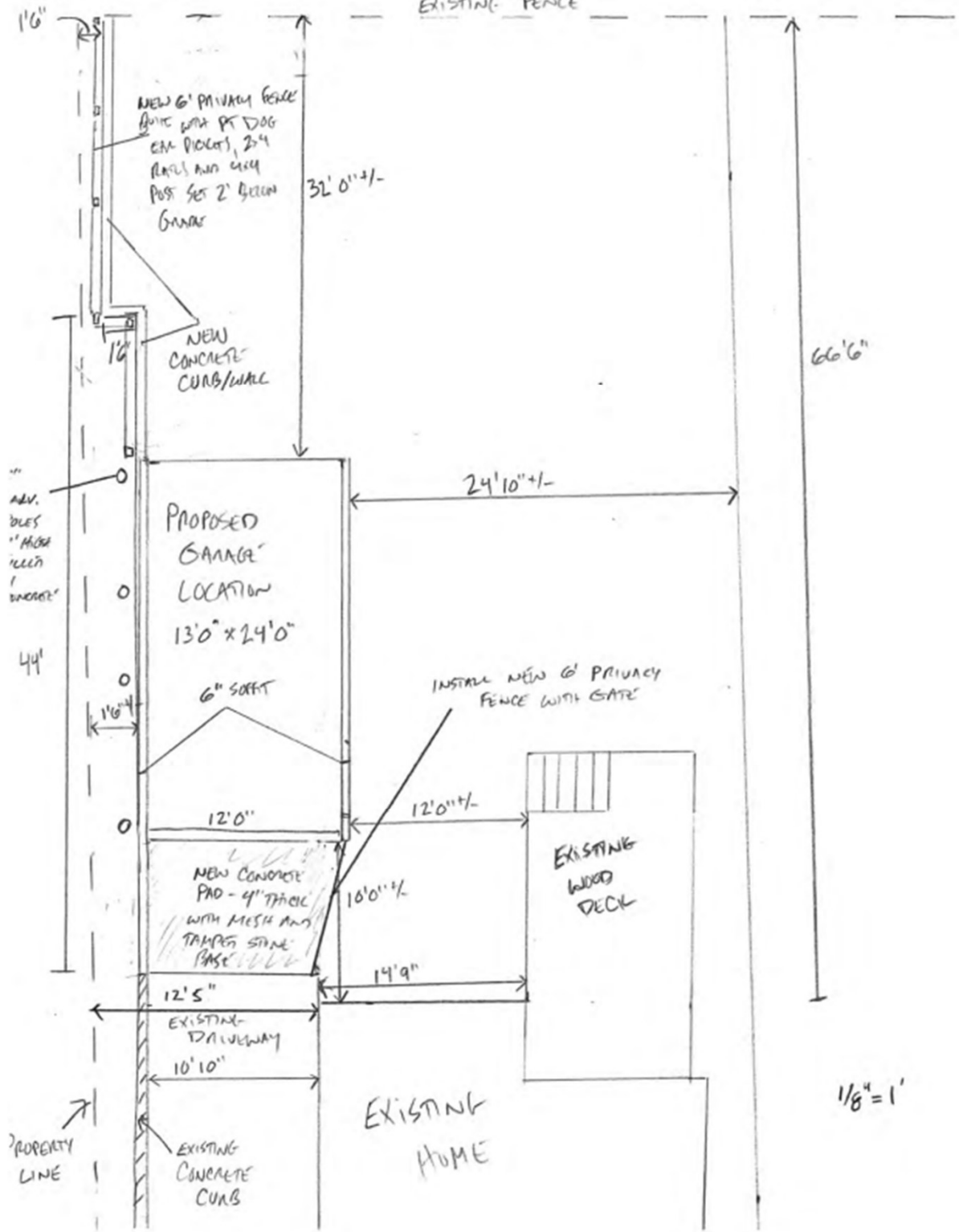
The request is adjusted- request a variance for a calculated height of 19'6", as proposed



1500 Robinwood Ave

ECCHER GARAGE
1500 ROBINWOOD

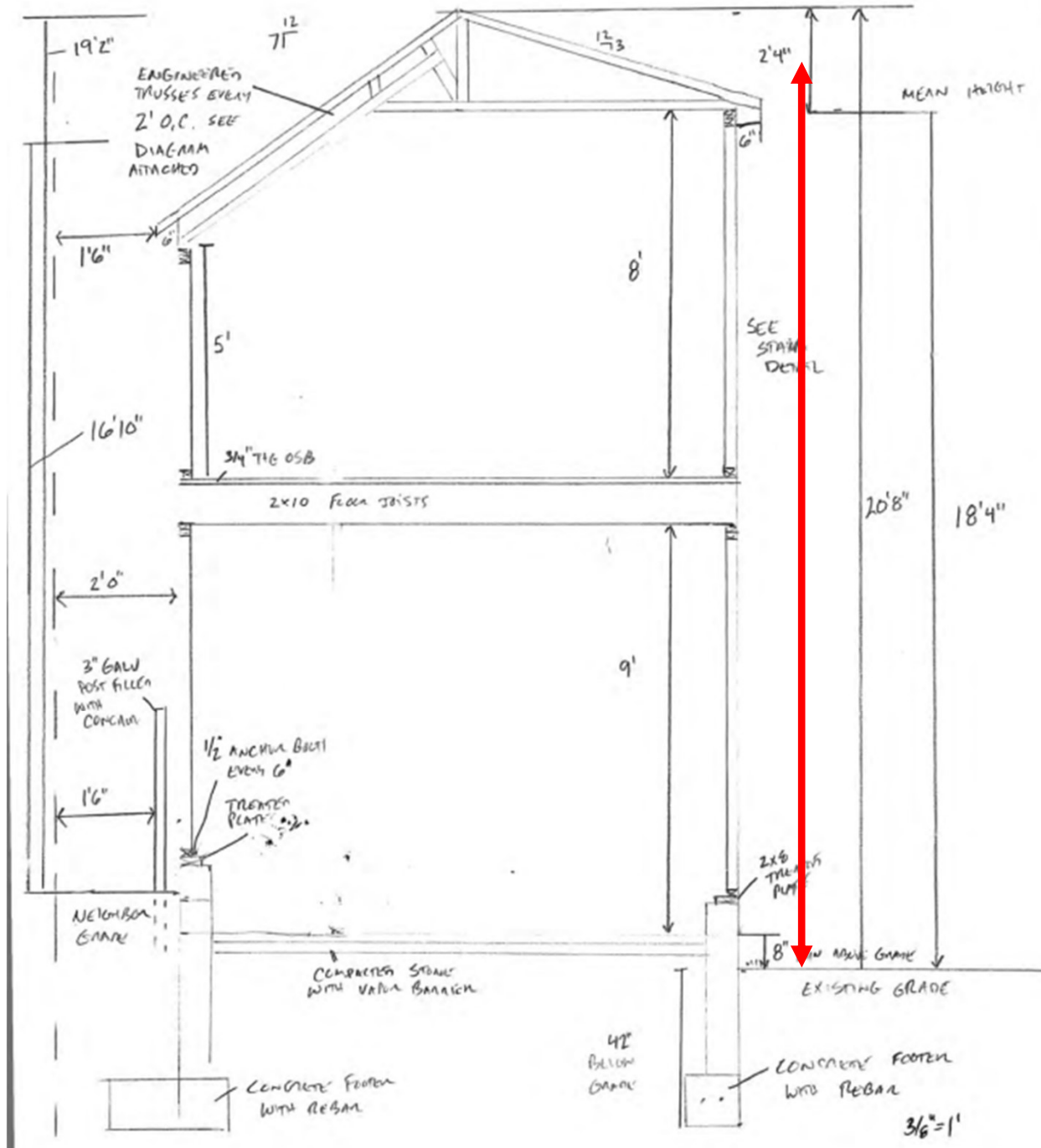
PLOT PLAN



1500 Robinwood
Ave

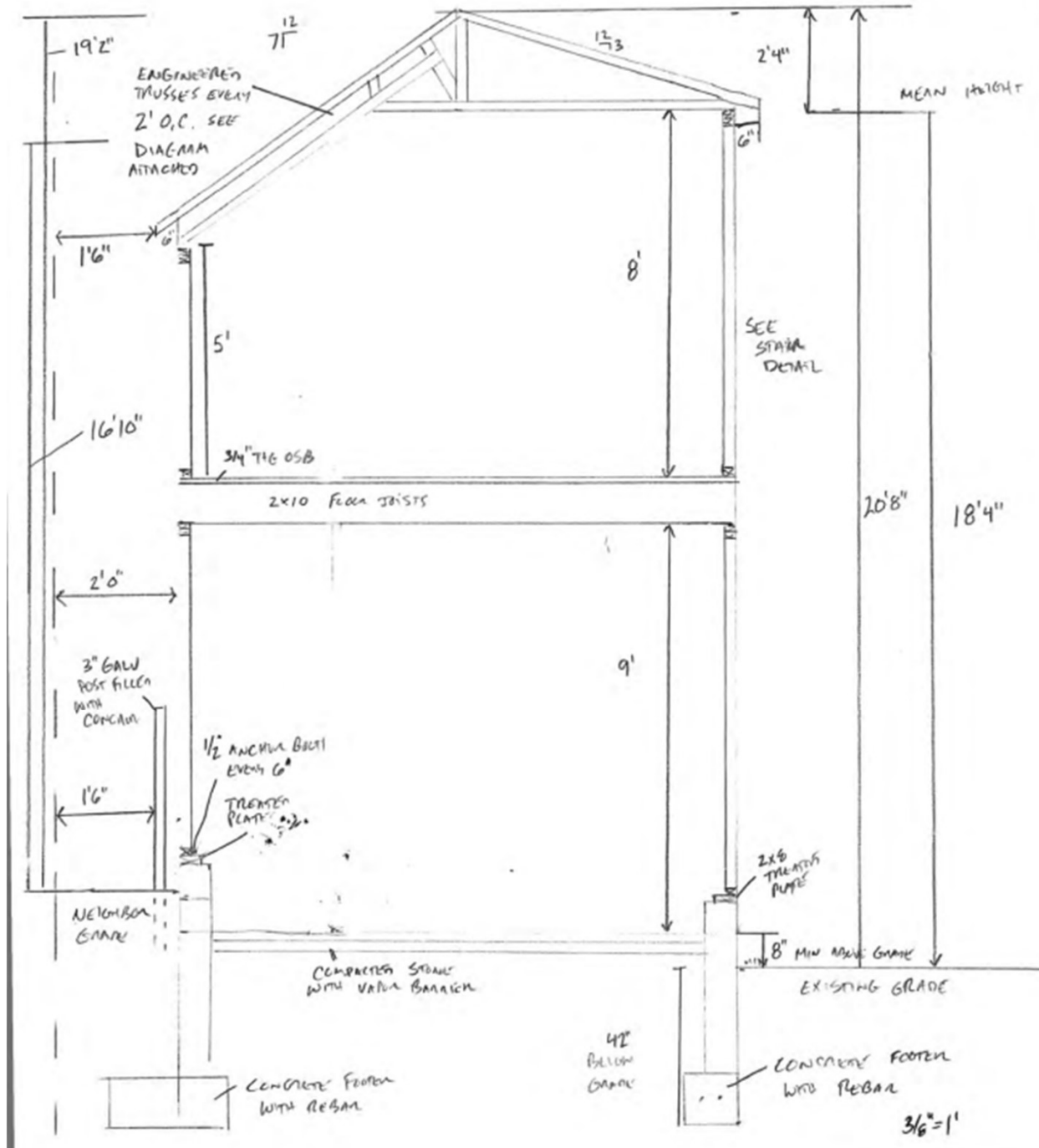
ECCHELL
1500 ROBINWOOD

Midspan Calculated by Administration as 19'6"



1500 Robinwood
Ave

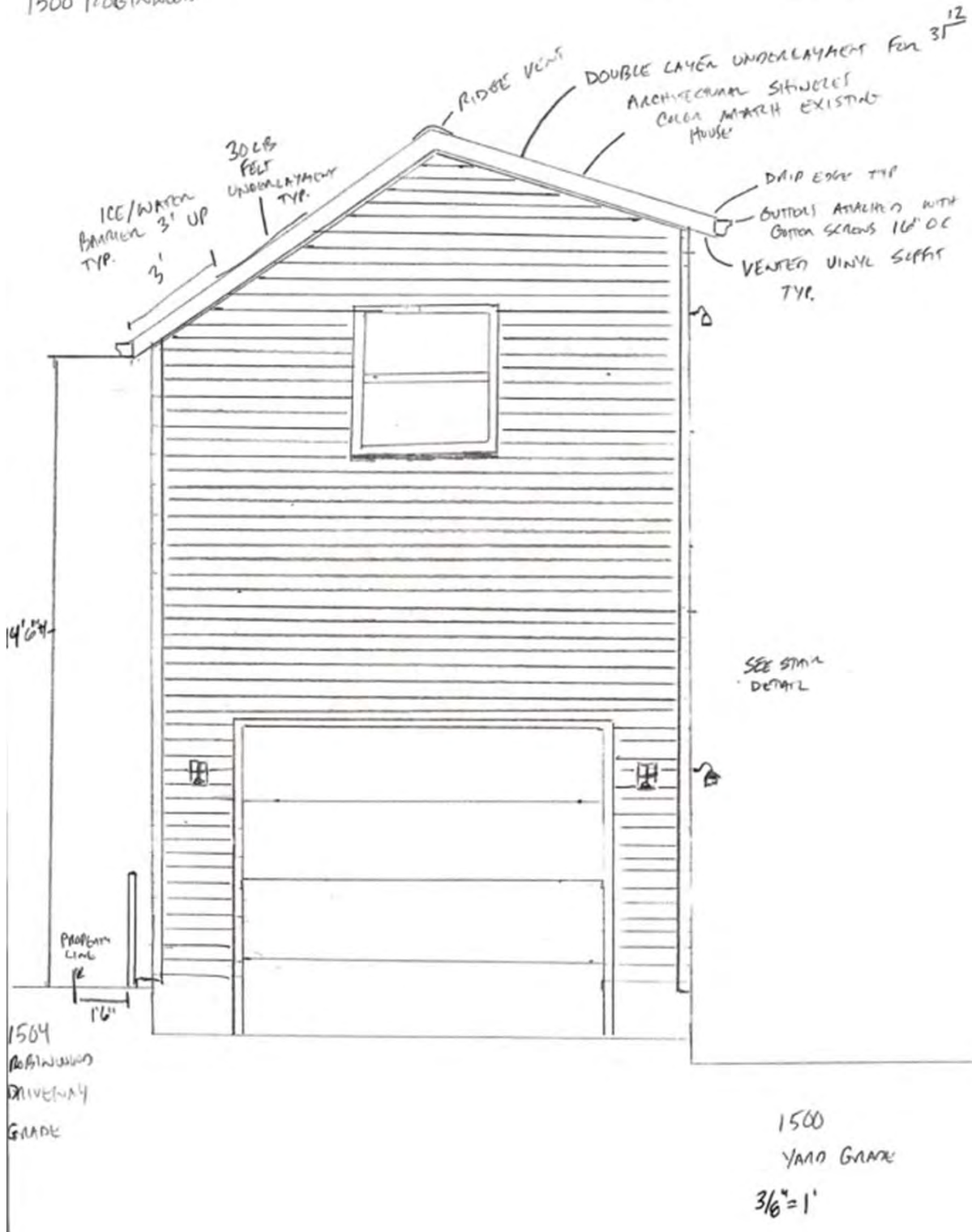
ECCHELL
1500 ROBINWOOD



1500 Robinwood Ave

ECCKEN
1500 ROBINWOOD

WEST ELEVATION



1500 Robinwood Ave



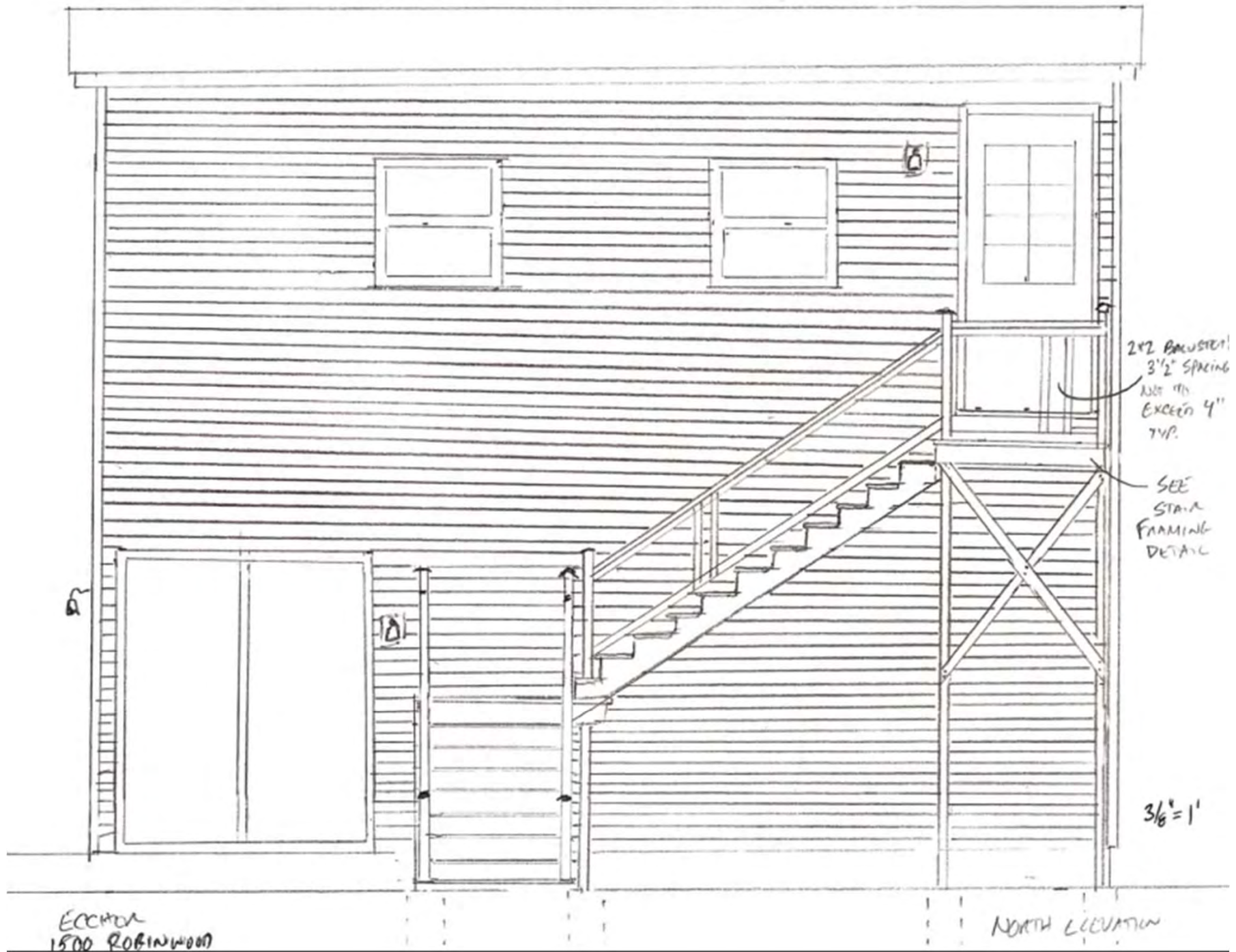
ECCHEA
1500 Robinwood

3" GALVANIZED
POSTS FILLED
WITH CONCRETE

3/8" = 1'

SOUTH ELEVATION

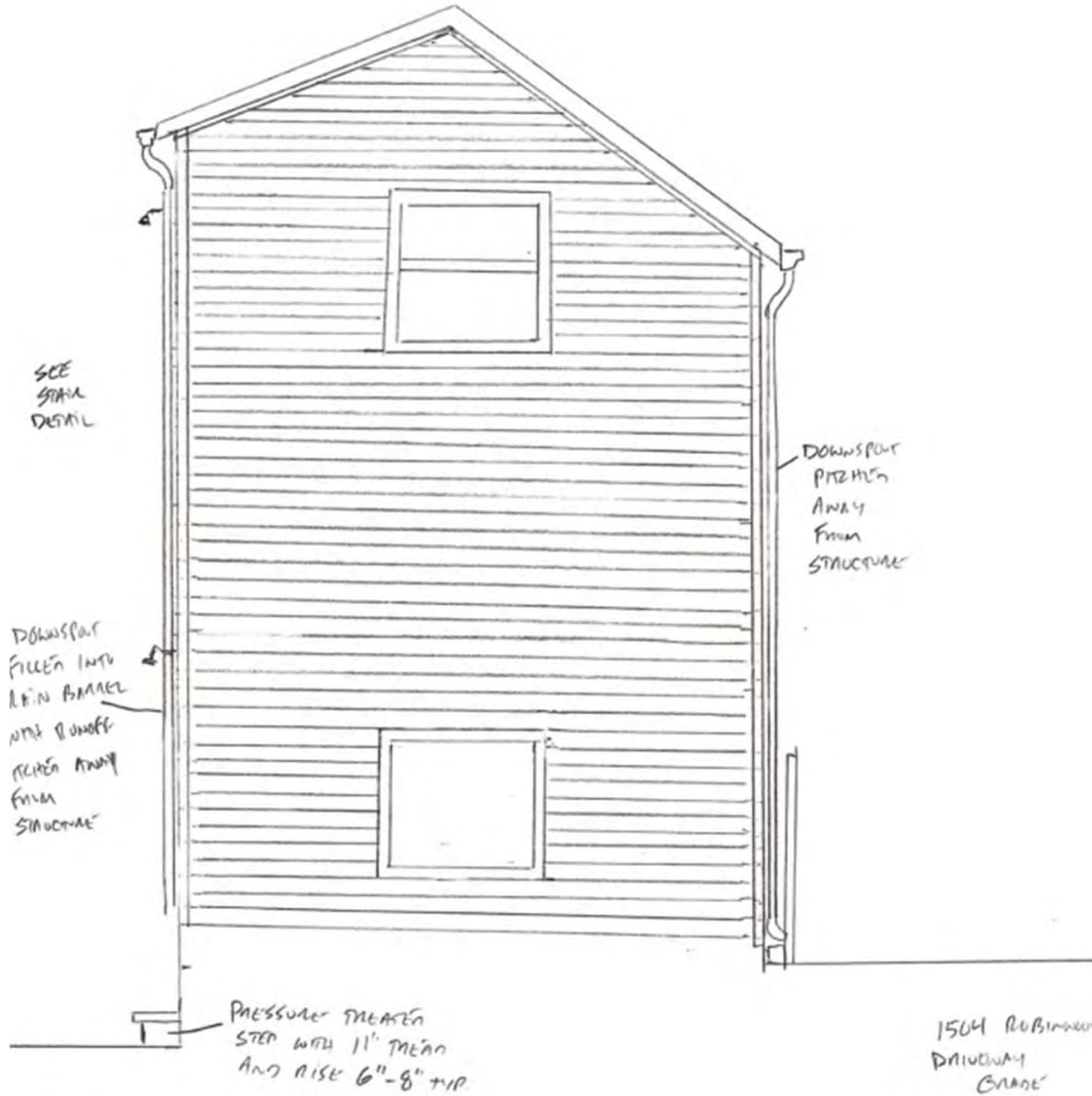
1500 Robinwood Ave



1500 Robinwood Ave

ECCHON
1500 ROBINWOOD

EAST ELEVATION

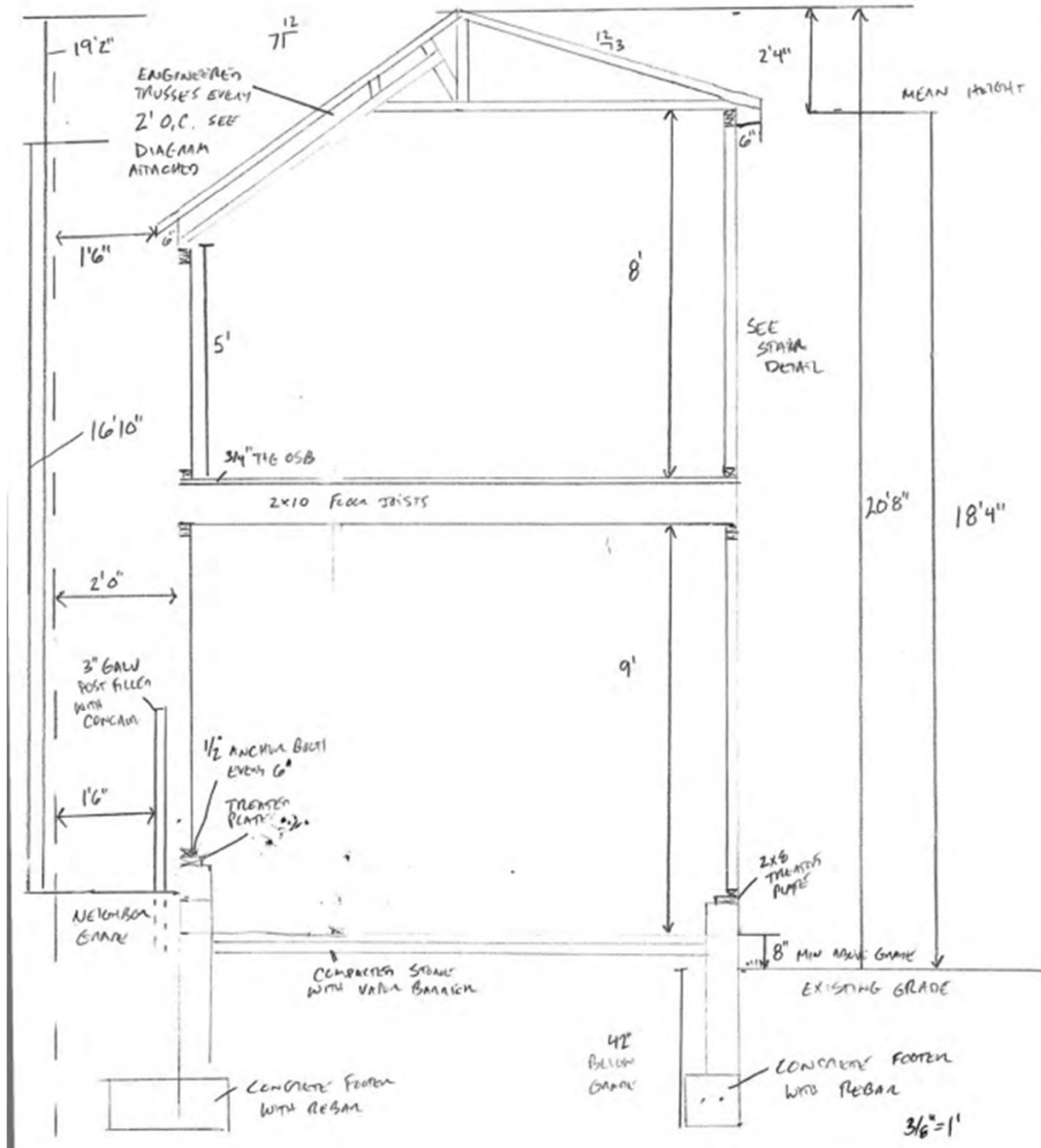


1500 YARD GRADE

$3/8" = 1'$

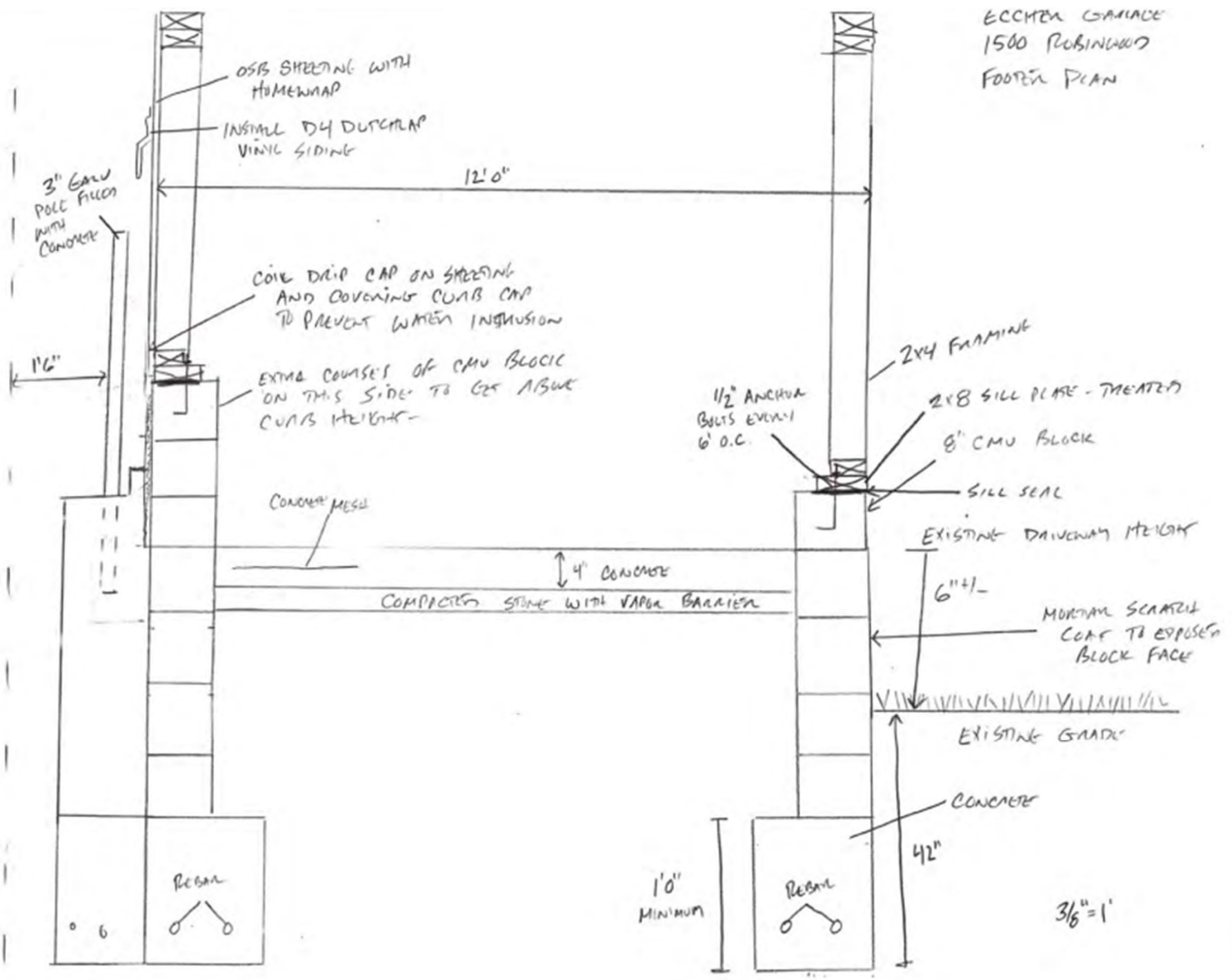
1500 Robinwood Ave

ECCHELL
1500 ROBINWOOD



1500 Robinwood Ave

ECCHER GARAGE
 1500 ROBINWOOD
 FOOTER PLAN



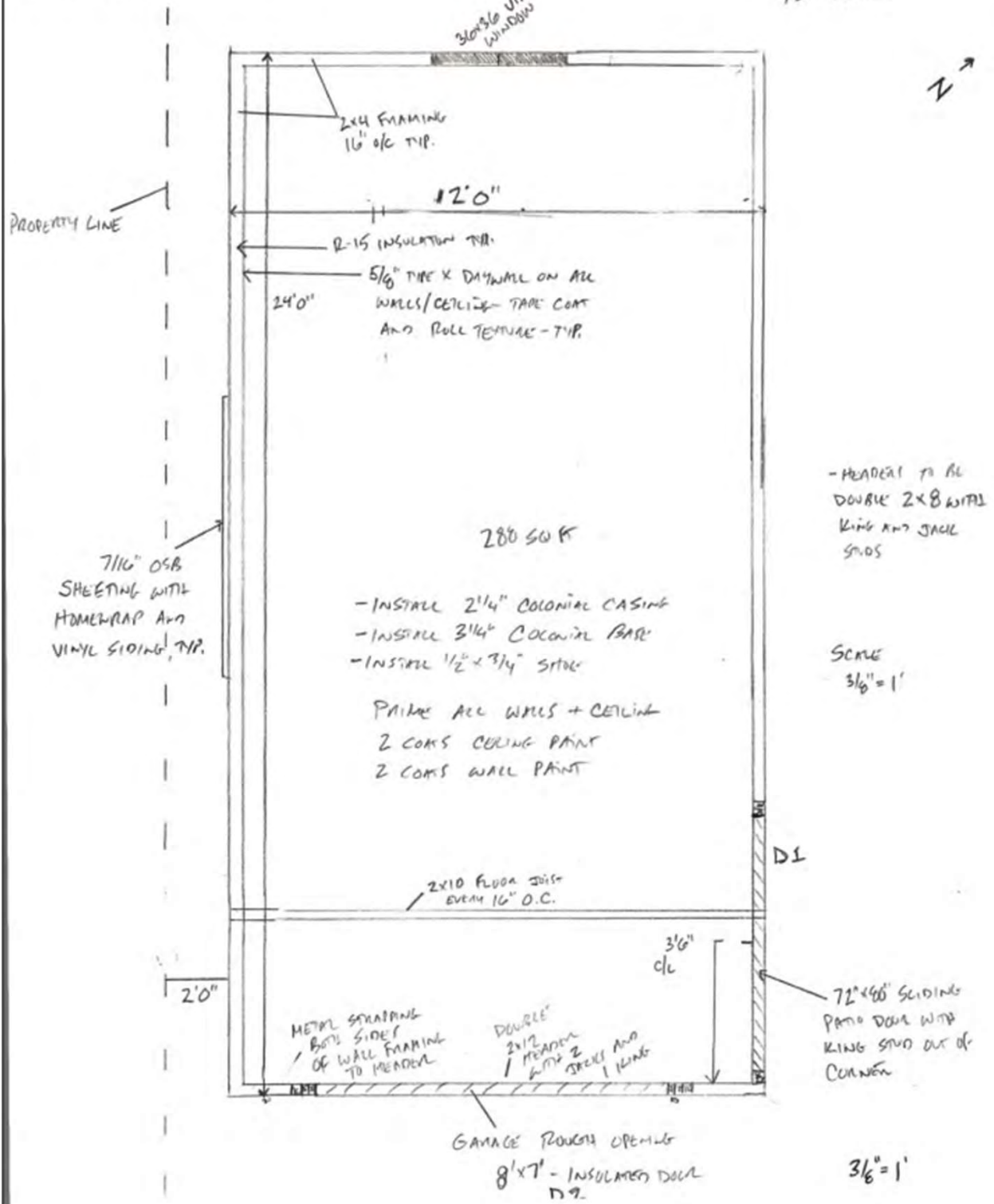
Ave

wood

ECCHEN GARAGE |
1500 ROBINWOOD AVE.

1ST FLOOR

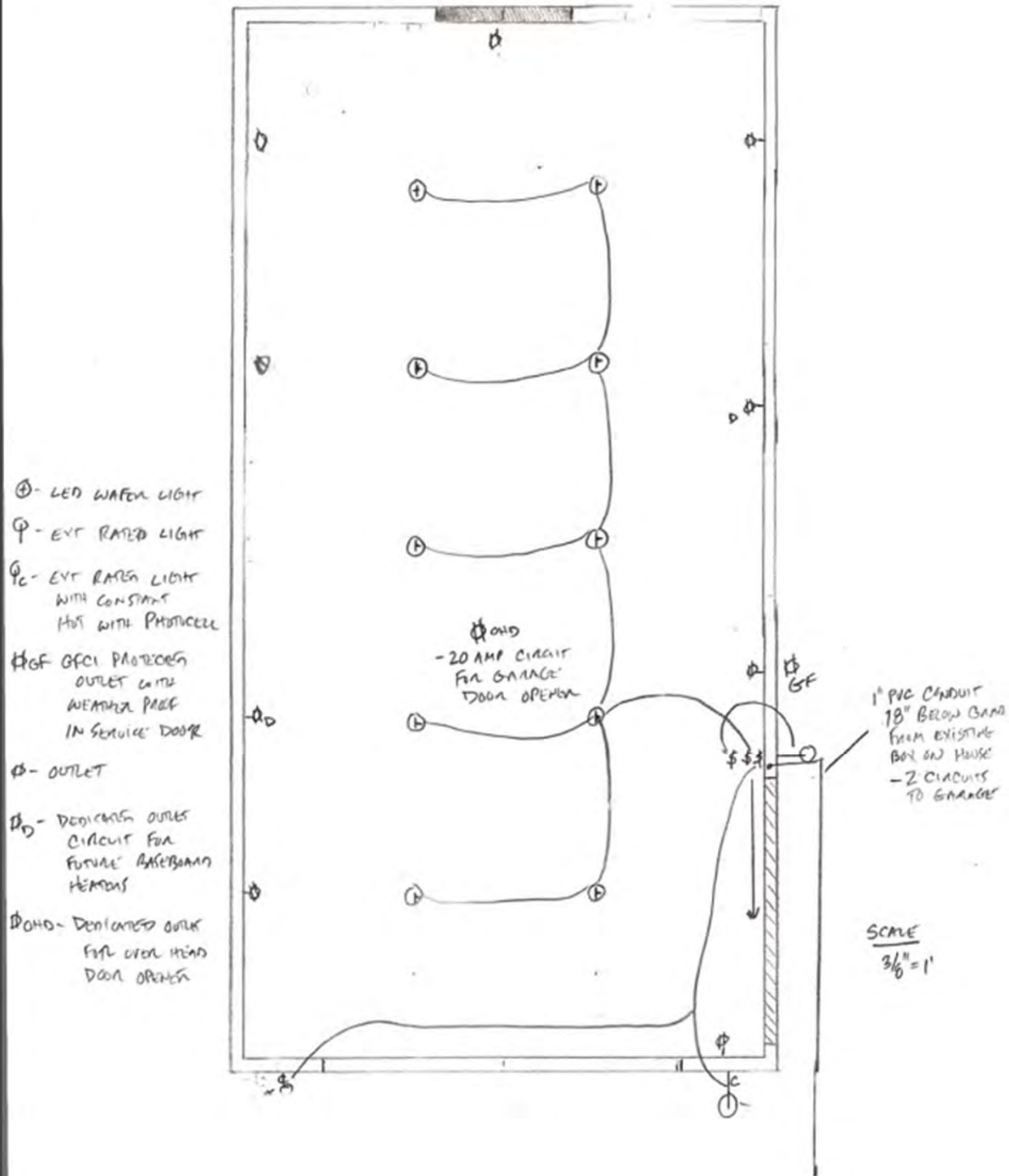
FLOOR PLAN
1ST FLOOR



1500 Robinwood Ave

ECCHEN GARAGE
1560 ROBINWOOD AVE.

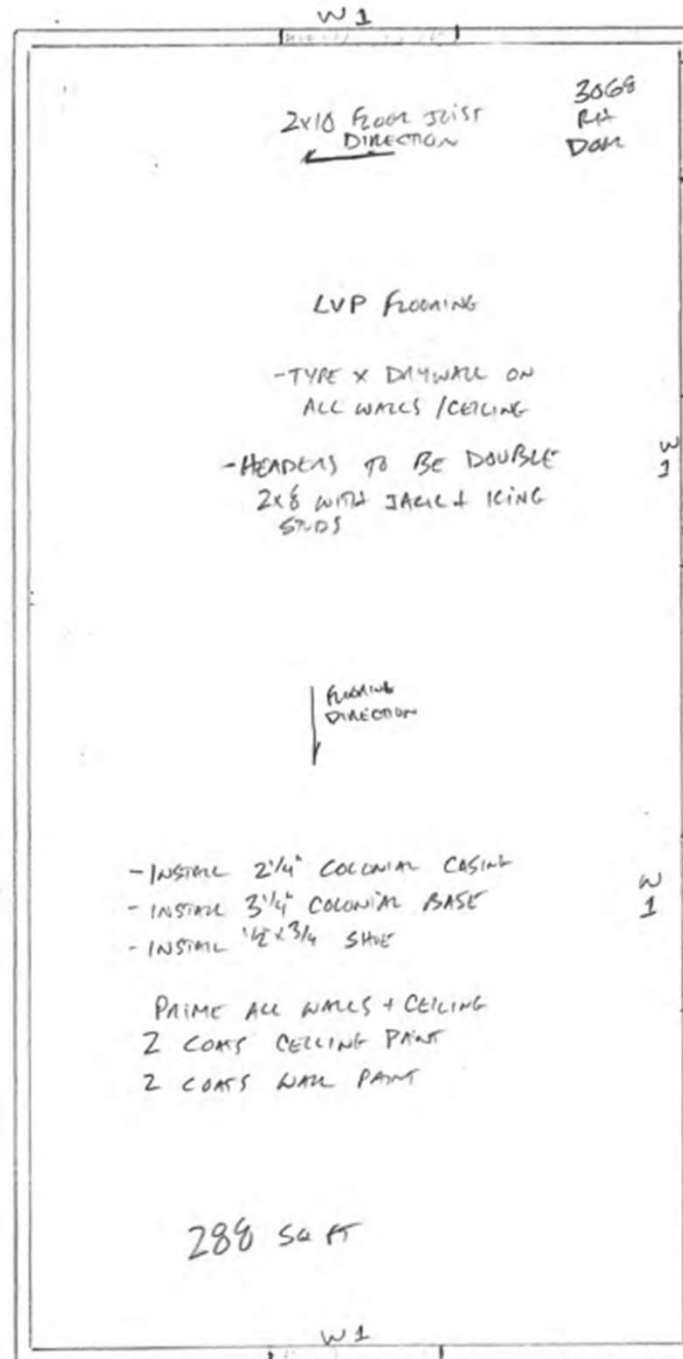
ELECTRICAL PLAN
1ST FLOOR



1500 Robinwood
Ave

ECCLETON
1500 ROBINWOOD

2ND FLOOR
FLOOR PLAN

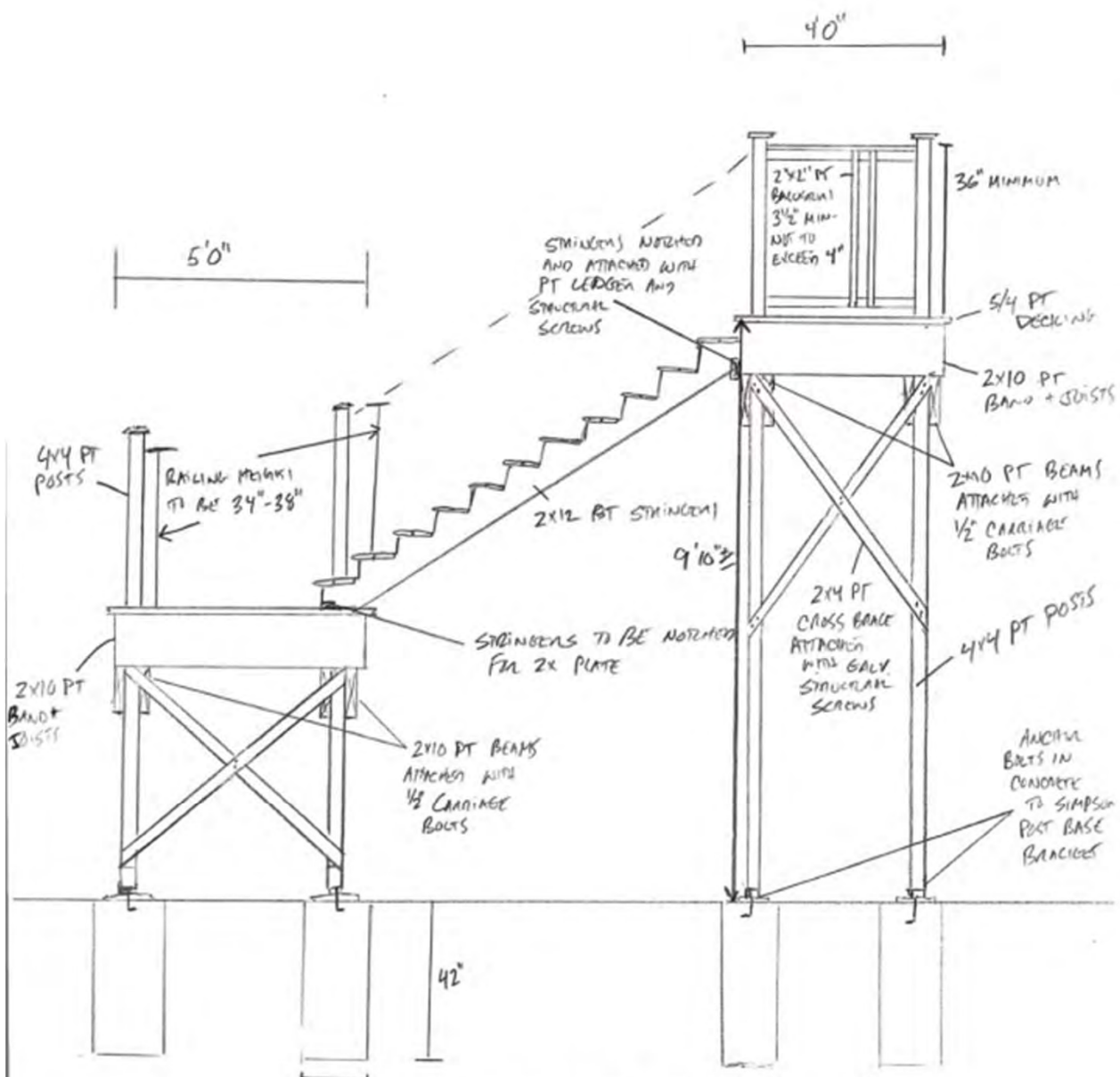


SEE STAIR
DETAIL

3/8" = 1'

1500 Robinwood
Ave

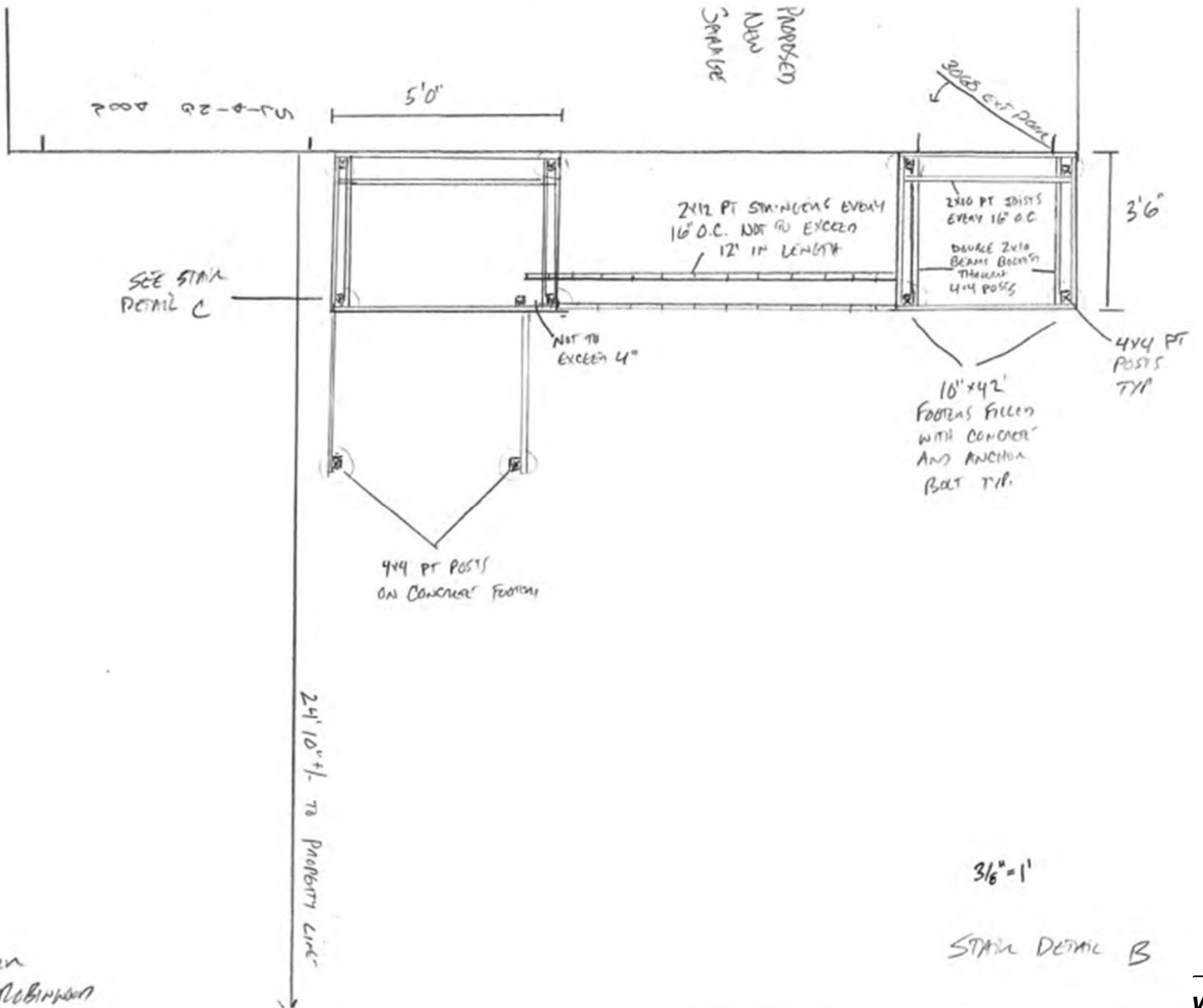
STAIR DETAIL
A



- * ALL FASTENERS TO BE GALVANIZED
- * PRESSURE TREATED 2x12 NOT TO EXCEED 12' IN LENGTH WITH 5/4 TREATED TREADS 11" AND RISERS NOT TO EXCEED 11"
- 4'2" DEEP 10" CONCRETE FOOTING
- 3/8" = 1"

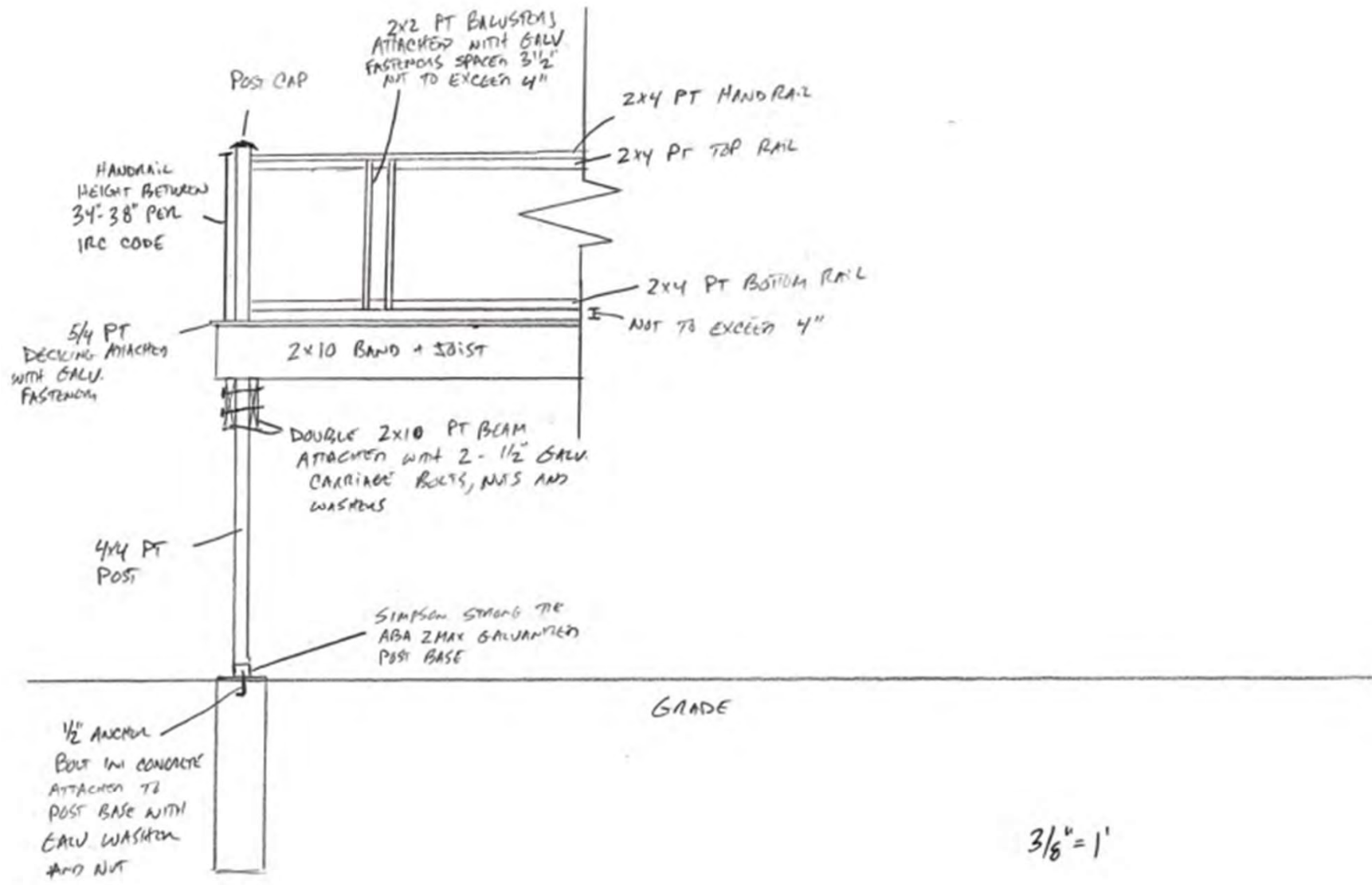
ECCOR
1500 ROBINWOOD

1500 Robinwood
Ave



ECCM
1500 ROBINSON

wood
Ave



ECCHEN
1500 ROBINWOOD



MAIN (216) 529-6270
FAX (216) 529-5930

building_permits@lakewoodoh.gov

DIVISION OF HOUSING AND BUILDING
12850 DETROIT AVENUE • LAKEWOOD, OHIO 44107

Owner Acknowledgement of Property Lines

Date: 6/30/24

I hereby acknowledge that property line location is the sole responsibility of the property owner. The location of the accessory structure or addition to a primary structure on the plot plan will be measured from a point that the homeowner deems as the property line. Lakewood assumes no responsibility for errors related to property line location. If there is a question regarding an existing property line, a licensed surveyor should be consulted to obtain a property line survey.

Project address: 1500 ROBINWOOD AVENUE, LAKEWOOD OH 44107

Owner Name: CHRISTOPHER + JENNIFER ECCHEN

Owner Address: 1500 ROBINWOOD AVENUE

Owner Phone #: 216-849-7988

Email Address: SC_Contracting@att.net

Project description: DEMO OF GARAGE + REBUILD/RELOCATE 2 STORY GARAGE



Property Owner Signature

**1500 Robinwood
Ave**

BOUNDARY SURVEY FOR CHRIS ECCHER

SITUATED IN THE CITY OF LANEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBLIST NO. 154 IN WALTON BROS. LAKEWOOD HEIGHTS ALLOTMENT OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 22, AS SHOWN BY THE RECORDED PLAT IN VOLUME 25 OF MAPS, PAGE 14 OF CUYAHOGA COUNTY RECORDS.

Surveyor's Notice & Basis of Recitals:
This map was prepared without the benefit of a Title Report and is not intended to reflect all easements, encroachments or other facts affecting the title to the property shown hereon.

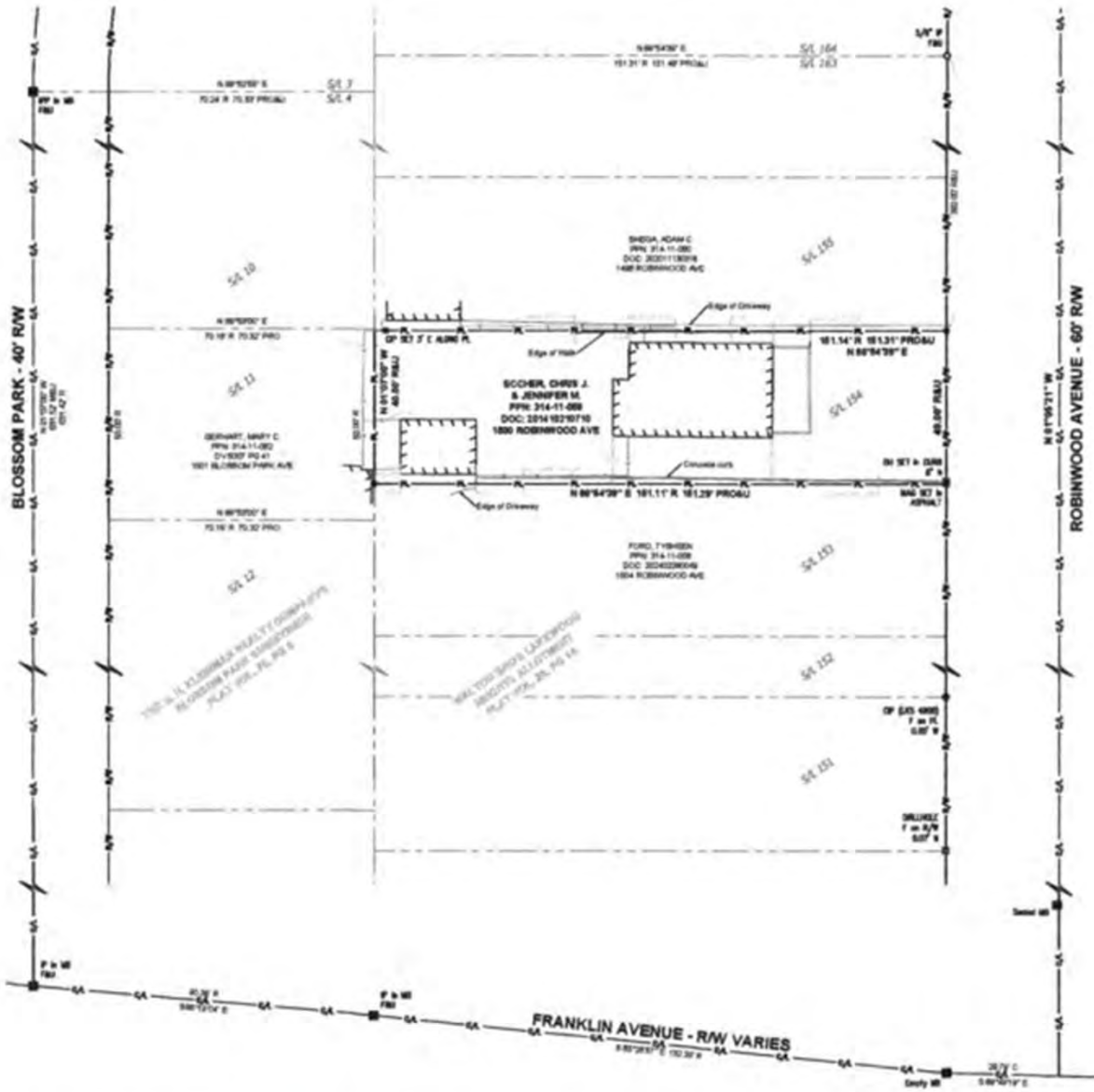
The basis of bearings for this survey, as shown, is the centerline of Robinwood Avenue, based on the Franklin Avenue Dedication Plat, Plat No. 22, Pg. 14 and as to an assumed meridian used to derive angles only. Distances are in feet and decimal parts thereof. All bearings are 50° 1' 30" unless otherwise specified. "S" or "N" in bearings is used as indicated. This map was prepared from a survey performed by me or under my direction in May and June, 2024, and meets the requirements defined in Chapter 4753 of the Ohio Revised Code, Minimum Standards for Boundary Surveys. This map is not valid unless signed and stamped by Surveyor.

Chris Eccher, P.S. 5883



- References:**
- 01 Cuyahoga County GIS
 - 02 Cuyahoga County Tax Map 214, Page 11
 - 03 Walton Bros. Lakewood Heights Addition Plat No. 22, Page 2
 - 04 The S.W. Robinson Realty Company's Blossum Park Subdivision Plat No. 75, Page 5
 - 05 Franklin Avenue Dedication Plat No. 22, Page 2
 - 06 Variation Plat Part of Robinwood Avenue Plat No. 22, Page 2
 - 07 Lakewood High School Lot Combination Plat No. 30, Page 2
 - 08 Subject Parcels as shown
 - 09 Adjacent Parcels as shown

- Notes/Remarks:**
- Copied from the (C/P) Found as noted
 - Copied from the (S) Found as noted
 - (S) Hole (S) Found as noted
 - (S) Hole (S)
 - Iron Pin (S) Found as noted
 - Iron Pipe (S) Found as noted
 - Map Nail (S) Found as noted
 - Measurement Box (S) Found as noted
 - CA --- Corner
 - PL --- Record Property Line
 - PL --- Sign of Way (S) Line
 - PL --- Subject Property Line (PL)
 - PL --- Fence Line
 - --- Trench
 - --- Building



ECS SURVEYING
PROFESSIONAL SURVEYING & MAPPING SOLUTIONS

Symbol Abbreviations:

APN - Address/Parcel Number	CUR - Curve to PL
C - Callout	FD - Flag
CL - Centerline	PL - Property Line
CLR - Clear Width PL	FRD - Fenced
C - Steel Stake	FPN - Fenced Parcel Number
DV - Steel Volume	R - Round Distance
DOE - Easement Number	SL - Right-of-Way
F - Found	SL - Stake
M - Missing	S - Stake

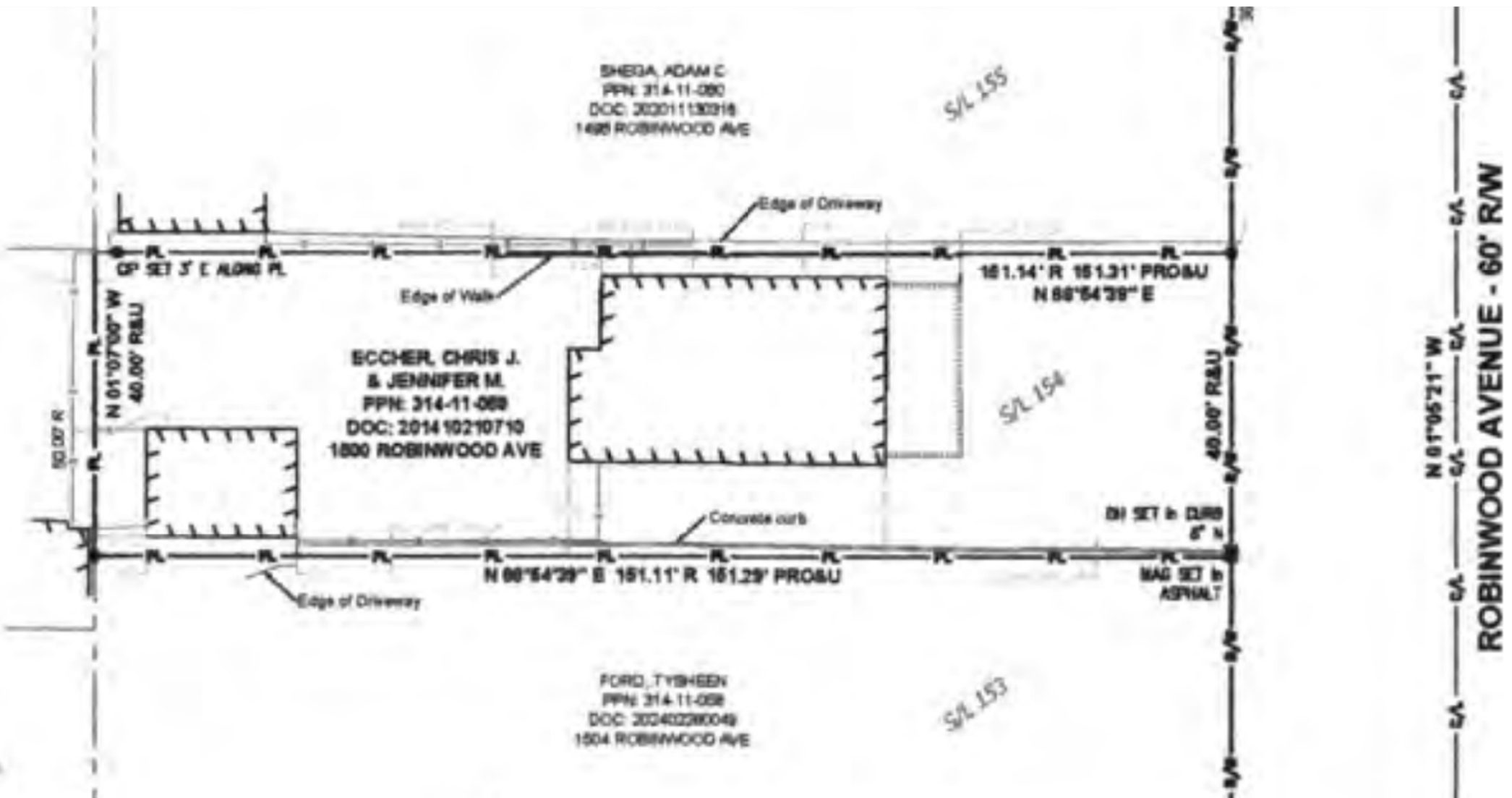
Boundary Survey
1500 Robinwood Avenue
Lakewood, Ohio

Transaction		Original Date
PL	2024-06-04	
NO	2024-06-04	2024-06-04
NO	2024-06-04	2024-06-04
NO	2024-06-04	2024-06-04



Sheet
1 of 1

1500 Robinwood Ave



1500 Robinwood Ave



**1500 Robinwood
Ave**



Robinw

**1500 Robinwood
Ave**



**1500 Robinwood
Ave**



***1500 Robinwood
Ave***



**1500 Robinwood
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Ave**



1500 Robinwood Ave



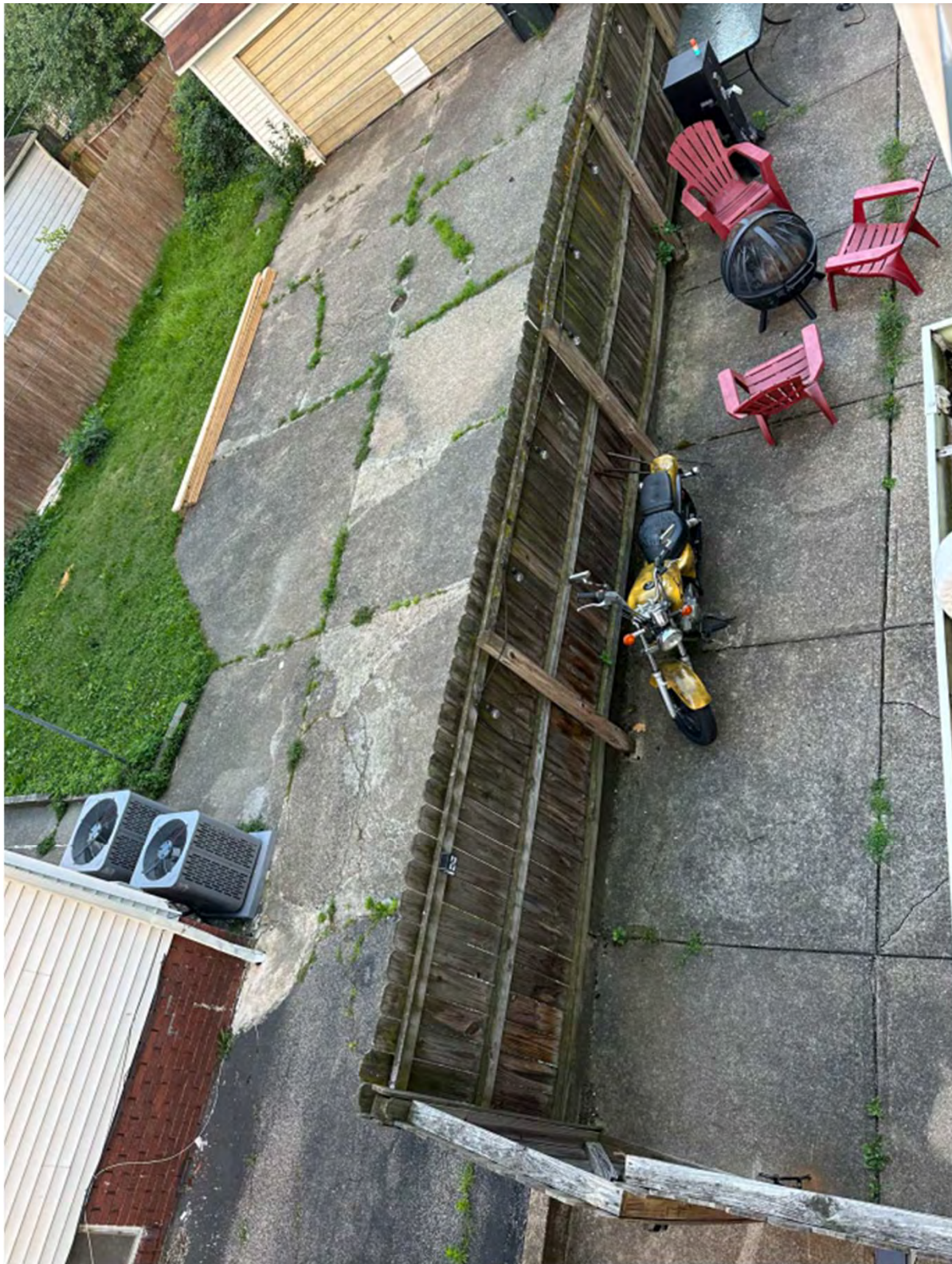
1500 Robinwood Ave



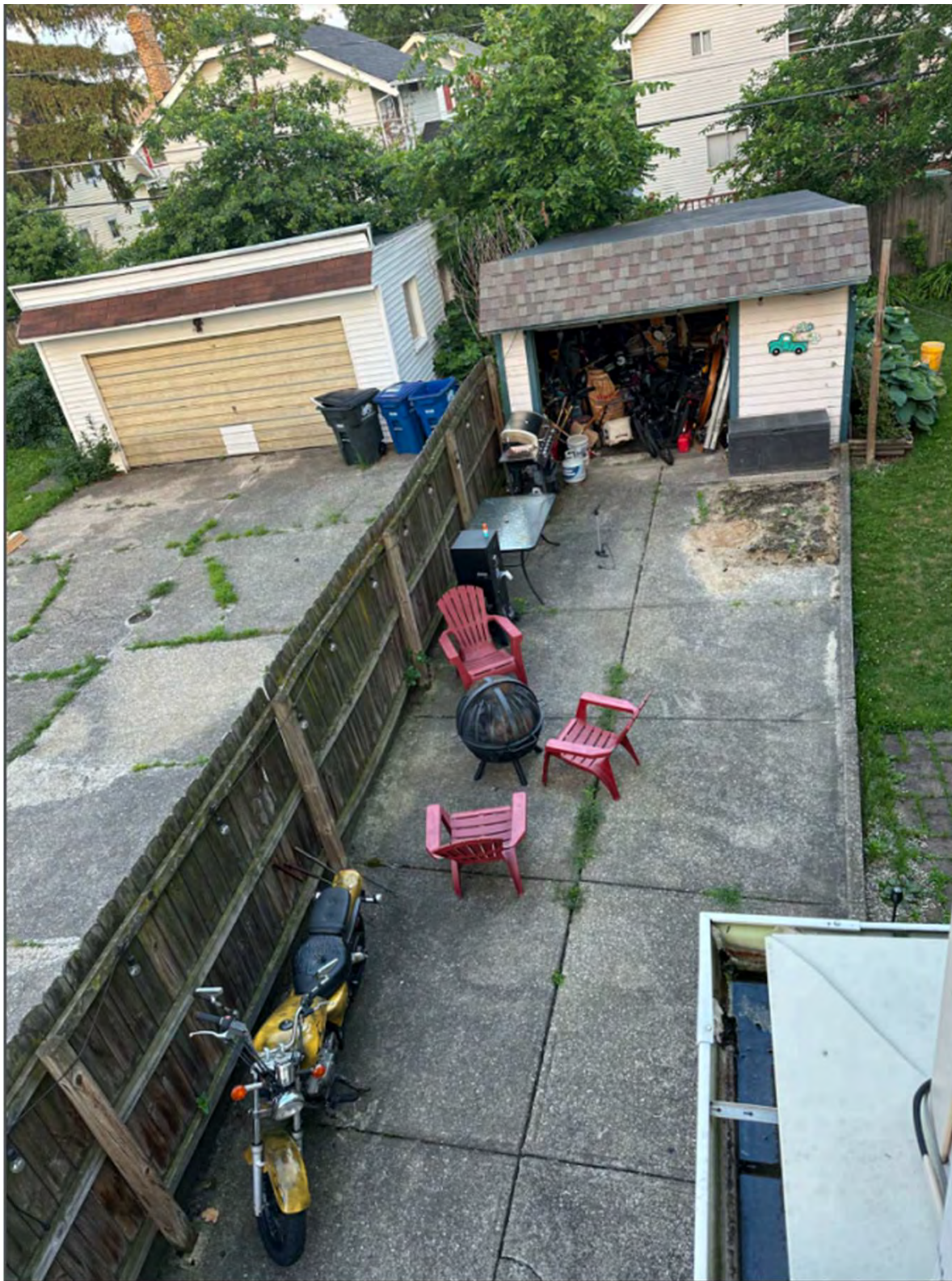
**1500 Robinwood
Ave**



**1500 Robinwood
Ave**



1500 Robinwood Ave



1500 Robinwood Ave

Docket No. 07-14-24
1500 Robinwood Ave.

Applicant and property owner Chris Eccher proposes the construction of a new two-story garage. The property is located in the R1H, Single-Family High Density District. (Page 49)

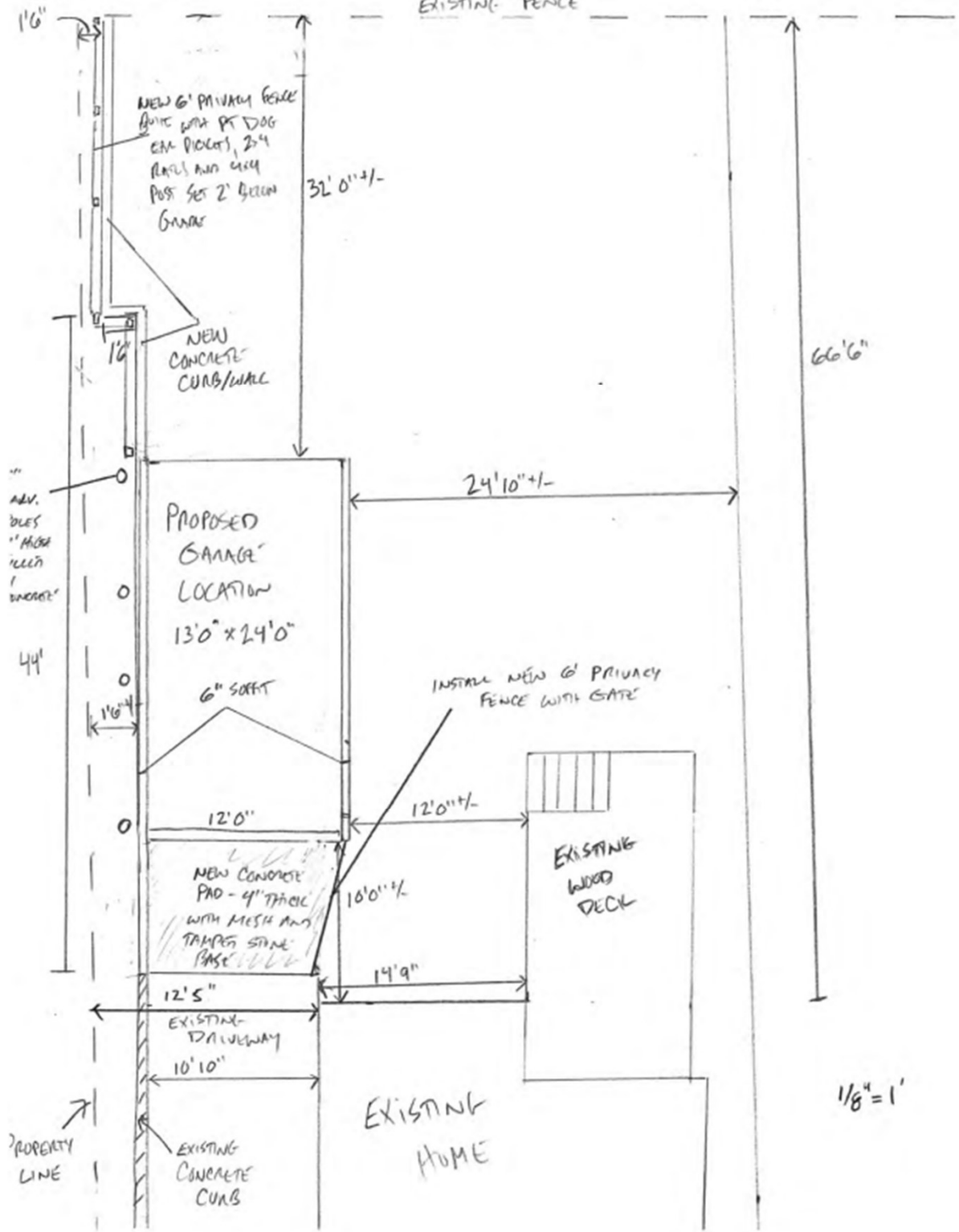
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1500 Robinwood Ave

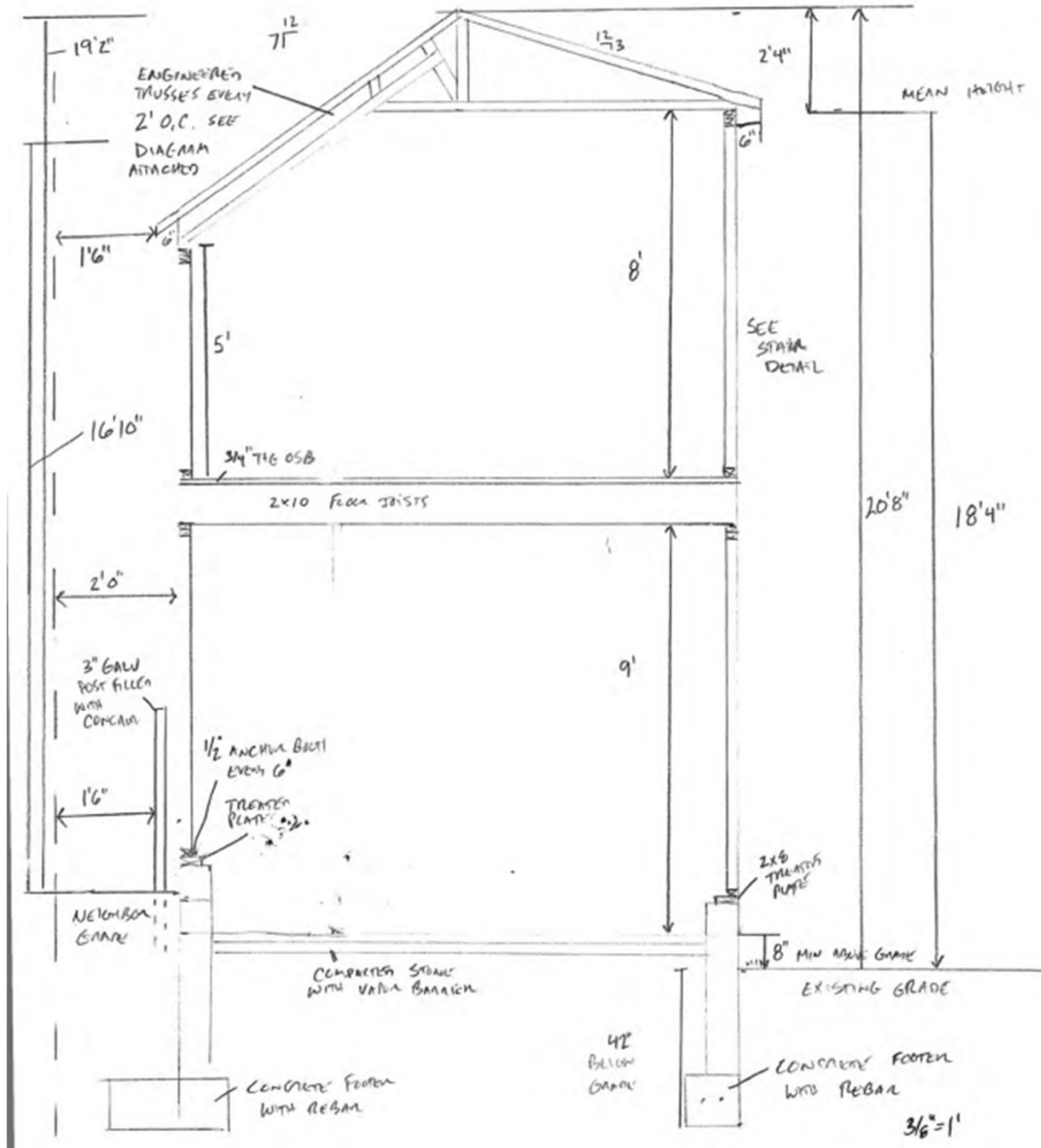
ECCHER GARAGE
1500 ROBINWOOD

PLOT PLAN



1500 Robinwood
Ave

ECCHELL
1500 ROBINWOOD



1500 Robinwood Ave

Owner/agent responses- 1173.04 Variances

In order to for a variance request to be approved, applicants must demonstrate how their request meets the Practical Difficulty Test based on the below factors. The Board of Zoning Appeals must consider and weigh each response on its merits.

(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;

There are numerous other properties on Robinwood as well as surrounding streets within 2 blocks that have two story garages. I did upload some photos of those garages with the design documents.

(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 new garage will match the esthetic and construction of the existing home. Please refer to pdf document 3 in the design documents portion where you can see that I have signatures from all surrounding homes across the street, neighboring to my home on either side, and the street behind me that they have all seen the elevations and proposed structure and agree with its approval for construction.

(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);

Given the size of my yard and existing structures the garage will need a second floor.

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

On the South side of the structure mean height is 16'10" and the North side of the structure mean height is 18'4". Given the grade height at neighbors south side is higher and grade level on north side is 6-8" below driveway height, I do not feel it is substantial.

(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);

Already spoke with neighbor on South side and survey performed shows property line is actually on their driveway starting at 8" at the front of the street to 2 1/2' at the back of the property. Explained that I do not want to reclaim, but do want to build my structure based on that property line. Will add galvanized poles along side of my new garage to protect from any vehicle accidents. Would not impede on existing conditions.

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

No

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

I was unaware of any zoning restrictions at the time I purchased the home.

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

Given the height grades of the neighbor to the south, my existing driveway height and the height of the grade my yard drops to next to the driveway there isn't any other method available.

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

I will be maintaining the esthetic of the existing home and surrounding streets, this will allow for full height ceilings on both floors of the garage. My yard and driveway does not allow for a structure wider than 12' to fit correctly so we needed to add the second floor.



Administrative Comments

- The footprint of the garage is small at 312 sq ft. The reason given for building up is that the existing yard and driveway do not allow for a wider garage- can the applicant elaborate on that and explain why?
- Permitted lot coverage is 480 sq ft, proposed garage is 312 sq ft. The rear yard measures at approx. 2,500 sq. ft which would permit a garage footprint of 625 sq ft. *
- The given grade change from the adjacent property is 6-8 inches, the request is for 4 feet 6 inches.
- The property is located in the R1H district, accessory structures may not be used as a dwelling unit.

*estimate produced using NearMaps software



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 height variance required.
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 - 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')





Public Comment

- Received via email
- Meeting attendee(s)
- List of neighbors in favor of project, produced by applicant(see next slide)



To Whom It May Concern,

We give approval for the proposed new 2 story garage to be constructed at 1500 Robinwood Avenue in Lakewood, Ohio. We have seen the prints and elevations for the build and understand the scope of the project.

Jeanne McMASTER *jeanne mcmaster*
1501 Robinwood 216-339-0618

James Stipkovich *James*
1507 Robinwood Ave. 440-499-3557

May C. Gubert
1501 Blossom Park Ave
Lkwd 44107 216-225-5862

Michelle Lehman
1459 Robinwood Ave
Lakewood, OH 44107
440-503-2557

Jordan & Andrew Gabre A.J.
1495 Blossom Park Ave.
Lakewood, OH 44107 (216) 963-2051

denise reitze
1497 Robinwood Ave
Lakewood, OH 44107

Adam Shega
1496 Robinwood Ave.
Lakewood, OH 44107
330-388-0597

Thomas Kildren (416) 498-9226
1493 Robinwood Ave.
Lakewood, OH 44107

Stephanie Prynster (520) 631-4142
1500 Robinwood Ave
Lakewood, OH 44107

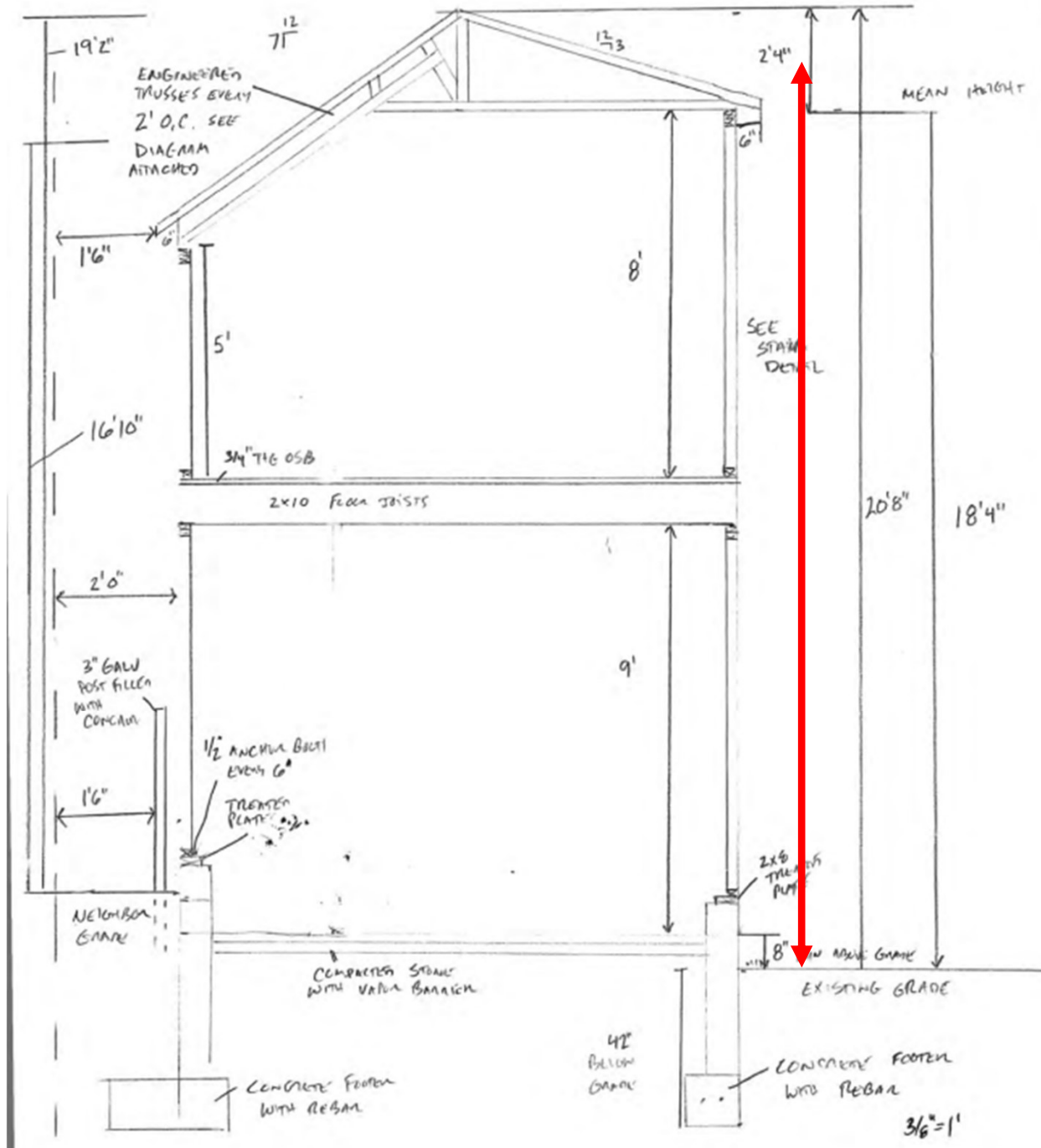
SHEEN FORD (678) 882-6779
1504 ROBINWOOD AVE
LAKEWOOD, OH 44107



1500 Robinwood Ave

ECCHELL
1500 ROBINWOOD

Midspan Calculated by Administration as 19'6"



1500 Robinwood
Ave

Docket No. 07-14-24
1500 Robinwood Ave.

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The request is adjusted- request a variance for a calculated height of 19'6", as proposed



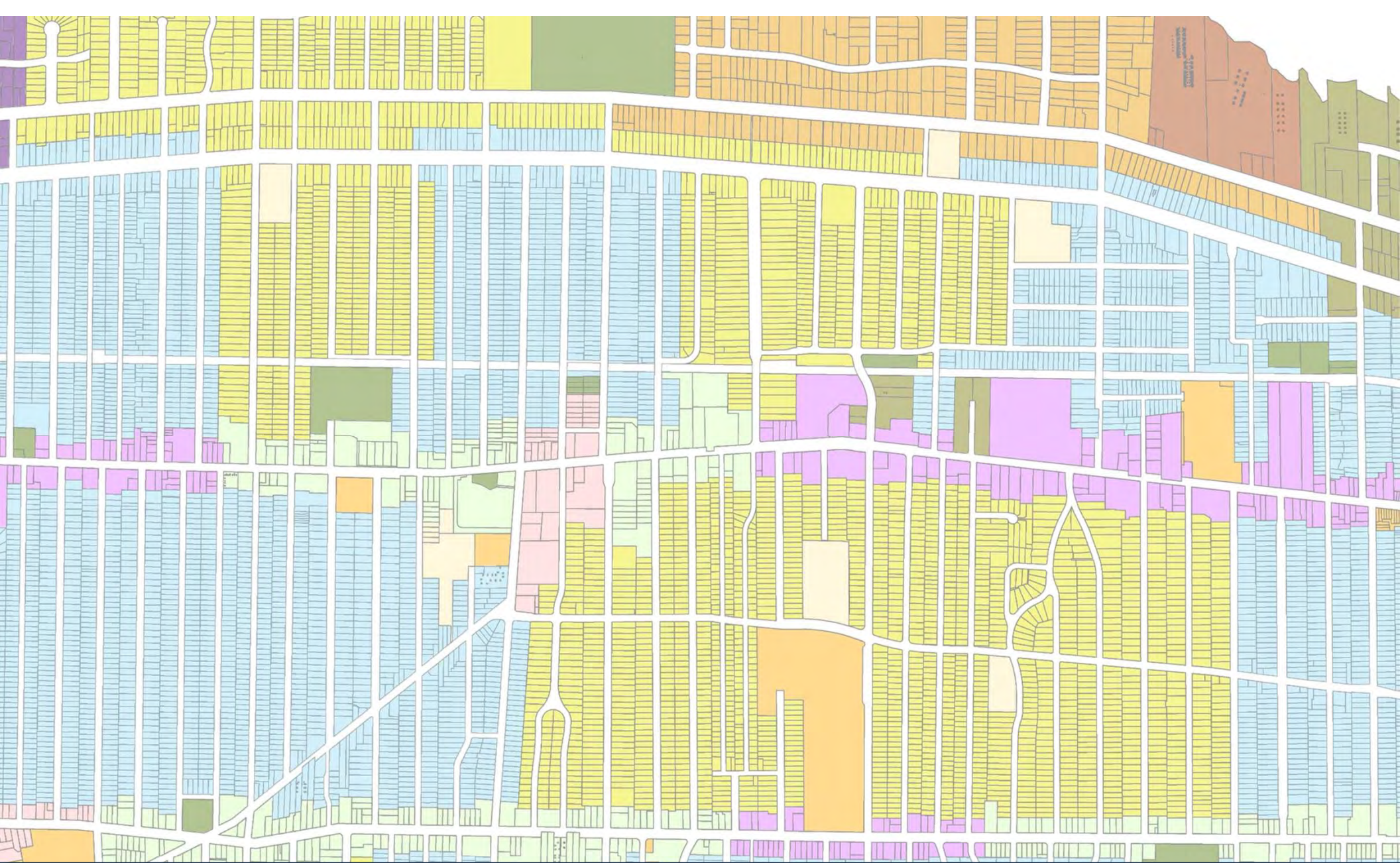
1500 Robinwood Ave

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.

Adjourn



Board of Zoning Appeals



Board of Zoning Appeals