

**MINUTES  
BOARD OF ZONING APPEALS  
REVIEW MEETING  
LAKEWOOD CITY HALL  
AUDITORIUM  
SEPTEMBER 19, 2024  
6:30 P.M.  
MEETING IS RECORDED  
<https://www.lakewoodoh.gov/videos-2/>**

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

Members Present

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

Administrative Staff

Michelle Nochta, Senior Planner, Secretary  
Justin Maskaluk, Property Maintenance Inspector  
Myriam Miranda, Chief Prosecutor

During the pre-review meeting, the applications and minutes were discussed by the Board members and board staff. The majority of the pre-review meeting involved the property of 18169 Clifton Rd.

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**1. ROLL CALL**

Members Present

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

Administrative Staff

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

**2. APPROVE MINUTES OF THE AUGUST 15, 2024 MEETING**

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

**3. OPENING REMARKS**

Ms. Nochta read the Opening Remarks into the record.

**NEW BUSINESS**

**4. Docket No. 07-13-24  
18169 Clifton Road**

Applicant and owner Michael Davis and architect Mark Reinhold, propose the demolition and construction of a new single family home and detached garage. The home is proposed at the same front yard setback as the existing structure which is 10 feet in front of the building line. The property is located in the R1M, Single-Family Medium Density District. (Page 3)

- Variance 1: Owner proposes the demolition of the existing structure and detached garage and the construction of a new home and detached garage, the home will be at the same setback as the existing, which is 10 feet in front of the required 50 foot building line. Request a variance to reduce the front building line setback from the required 50 feet and construct the new home at 40 feet from the public right of way, as proposed. Pursuant to section 1121.07 Minimum Yard requirements (Ord. 91-95. Passed 10-07-96.)

Mark Reinhold, Architect, representative of the property owner, Michael Davis, was present to explain the request. Discussion began with the nine elements of practical difficulty as completed by the property owner. Ms. Nocht provided the Administrative Comments and explained the average front setback for 13 properties on the same block as the subject property. Public comment was not received prior to the meeting. Public comment was closed as no one addressed the item. There was no other discussion.

A motion was made by Ms. Bolino, seconded by Mr. Alexander to **APPROVE Docket No. 09-17-24 for a variance as proposed.** Mr. Alexander, Ms. Bolino, Mr. Markling, Mr. Pigott, and Mr. Santiago voted yea; the motion passed.

**5. Docket No. 09-17-24  
1646 Marlowe Avenue**

Applicant and owner Jennifer Wetzel proposes the installation along South and West sides of the rear yard 142 feet of 6 foot high board on board "good neighbor" fence with a 1 foot lattice topper. Maximum permitted height is 6 feet, variance required for 142 feet of lattice above the 6 feet permitted height, as proposed. Property is located in the R1H, single Family High density District. (Page 27)

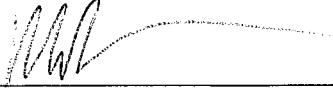
- Variance 1: Owner proposes the installation along South and West sides of the rear yard 142 feet of 6 foot high board on board "good neighbor" fence with a 1 foot lattice topper. Maximum permitted height is 6 feet, variance required for 142 feet of lattice above the 6 feet permitted height, as proposed. Pursuant to section 1153.032(d) Fence Placement and Types Rear and Side Yards (Ord. 08-2021 Passed 5-17-2021)

Applicant and property owners Jennifer Wetzel and John Pearson were present to explain the request, stated a survey was conducted. Administrative comment was given. The Board members said the fence was tall but would support it because of supportive feedback from the neighbors (communications received prior to the meeting and made part of record); questioned if the extra foot of height was necessary; asked what the consequences of the stepdown required by changes in the grade of the land, possible mismatch of fence if the abutting neighbors installed a fence; and three related height variance projects previously approved by the board were discussed. Mr. Maskaluk explained the updated ordinance in 2021 changed allowable parameters. There was no one present to make Public comment. There was no other discussion.


A motion was made by Mr. Santiago, seconded by Ms. Bolino to **APPROVE Docket No. 09-17-24 for a variance 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 6:55 p.m.** All the members voted yea; the motion passed.

A handwritten signature in black ink, appearing to be 'M. Bolino', written over a horizontal line.

Signature

A handwritten date '10/17/24' in black ink, written over a horizontal line.

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

[Signature]

2. JENNIFER WETZEL

[Signature]

3. \_\_\_\_\_

\_\_\_\_\_

4. \_\_\_\_\_

\_\_\_\_\_

5. \_\_\_\_\_

\_\_\_\_\_

6. \_\_\_\_\_

\_\_\_\_\_

7. \_\_\_\_\_

\_\_\_\_\_

8. \_\_\_\_\_

\_\_\_\_\_

9. \_\_\_\_\_

\_\_\_\_\_

10. \_\_\_\_\_

\_\_\_\_\_

11. \_\_\_\_\_

\_\_\_\_\_

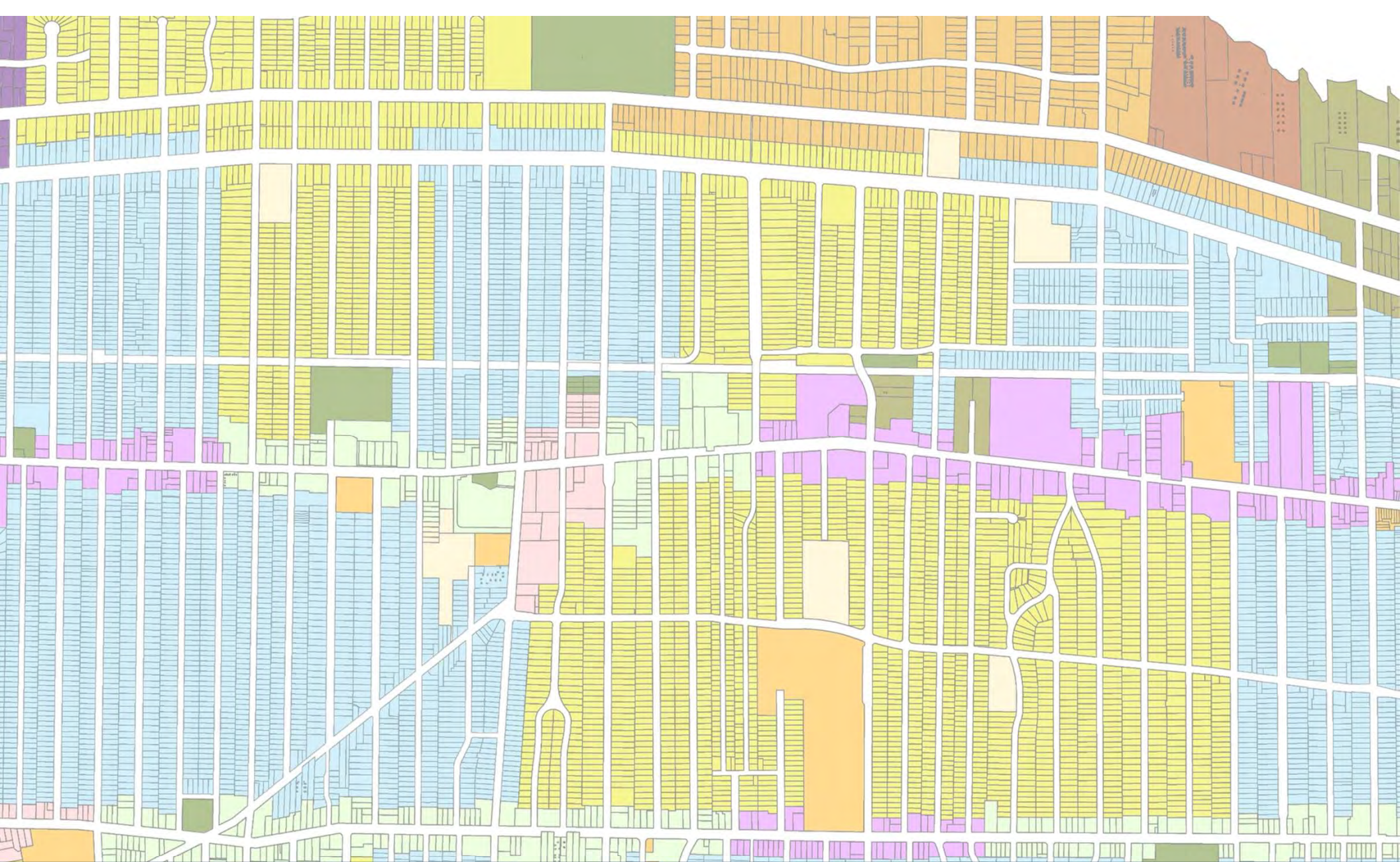
Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

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, September 19, 2024

page 1 of 1



# 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

*September 19, 2024*

### Agenda

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

### **NEW BUSINESS**

4. Docket No. 07-13-14 18169 Clifton Rd
5. Docket No. 09-17-24, 1646 Marlowe 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, and purple. A large white rectangular box with a black border is centered over the map.

# Roll Call



**Board of Zoning Appeals**



Approve Meeting Minutes for  
*August 15, 2024*



Board of Zoning Appeals



# Opening Remarks



**Board of Zoning Appeals**



**Docket No. 07-14-24**  
**18169 Clifton Rd**

Applicant and owner Michael Davis and architect Mark Reinhold, propose the demolition and construction of a new single family home and detached garage. The property is located in the R1M, Single-Family Medium Density District





**18169 Clifton Road**

**1. Docket No. 07-13-24  
18169 Clifton Road**

Applicant and owner Michael Davis and architect Mark Reinhold, propose the demolition and construction of a new single-family home and detached garage. The house is proposed at the same front yard setback as the existing structure which is 10 feet in front of the building line. The property is located in the R1M, Single-Family Medium Density District.

- Variance 1: The owner proposes demolishing the existing structure and detached garage and the construction of a new home and detached garage, the home will be at the same setback as the existing one, which is 10 feet in front of the required 50-foot building line. Request a variance to reduce the front building line setback from the required 50 feet and construct the new home at 40 feet from the public right of way, as proposed. Under section 1121.07 Minimum Yard requirements (Ord. 91-95. Passed 10-07-96.)



**18169 Clifton Road**

THE CLIFTON PARK LAND  
& IMPROVEMENT CO. ALLOTMENT  
PLAT BOOK 29, PAGE 11

PT. S/L'S 185 & 186  
PN 31107016  
SCOTT R. KIMES  
AMY C. KIMES  
AFN 199904191398

**Proposed Front setback  
40 1 3/4 inches**

PT. S/L'S 183 & 184  
PN 31107018  
NANCY D. BINDER, TR.  
AFN 201606130159

PERCENTAGE  
REAR YARD  
COVERAGE:  
17%

SUBJECT PARCEL

PT. OF S/L'S 184 & 185  
MICHAEL R. DAVIS  
KATHRYN M. DAVIS  
AFH 2024 06180162  
AREA = 11,160.46 S.F.  
= 0.256 ACRES

REAR YARD AREA:  
4823 SQUARE FEET

GARAGE:  
794 SQUARE FEET

PORCH:  
44 SQUARE FEET

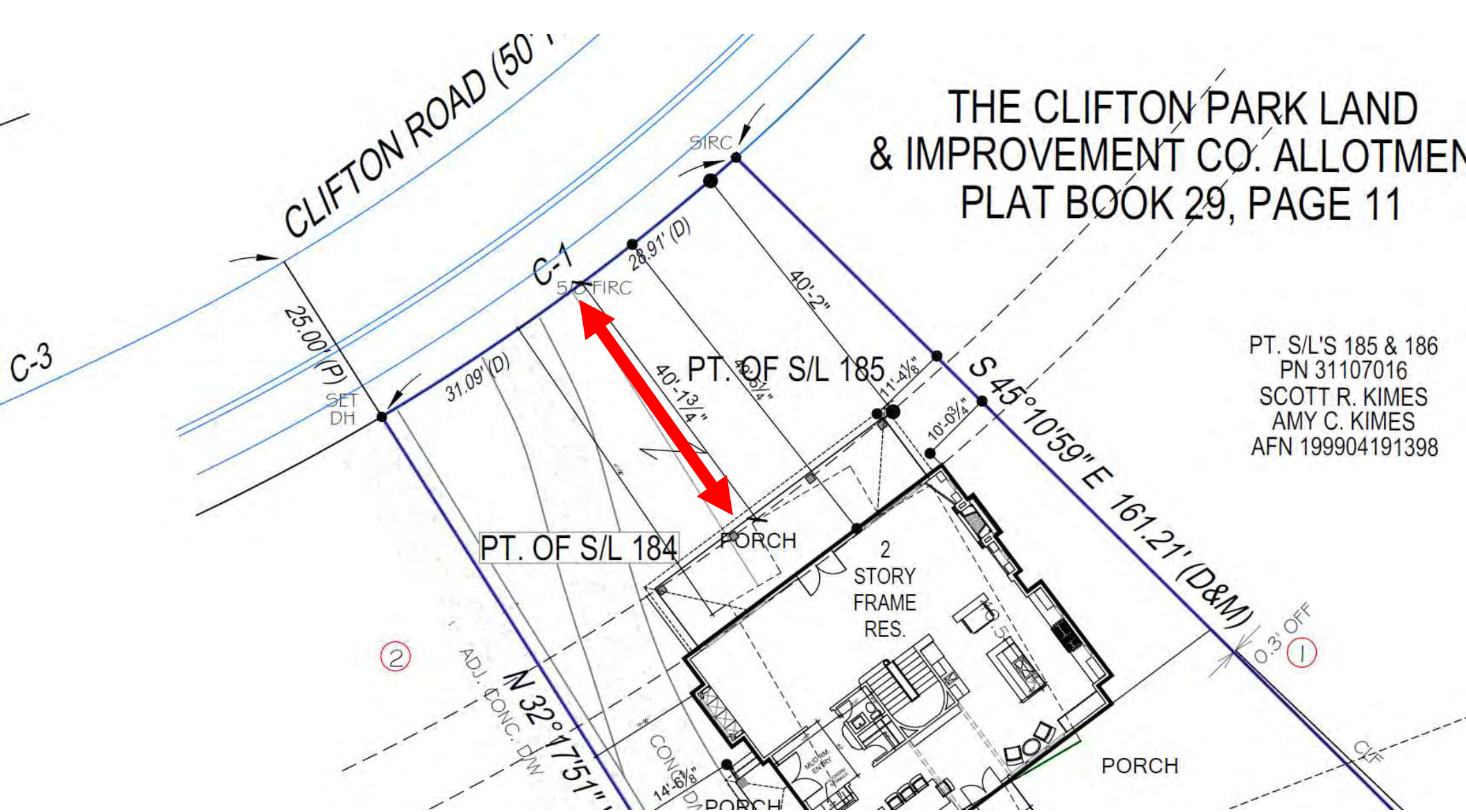
REAR LOT COVERAGE:  
838 SQUARE FEET



**18169 Clifton Road**

THE CLIFTON PARK LAND  
& IMPROVEMENT CO. ALLOTMENT  
PLAT BOOK 29, PAGE 11

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SCOTT R. KIMES  
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Proposed Front setback 40 1 3/4 inches

18169 Clifton Road





**18169 Clifton Road**





**18169 Clifton Road**





**18169 Clifton Road**





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**18169 Clifton Road**







**18169 Clifton Road**





**18169 Clifton Road**





**18169 Clifton Road**





**18169 Clifton Road**



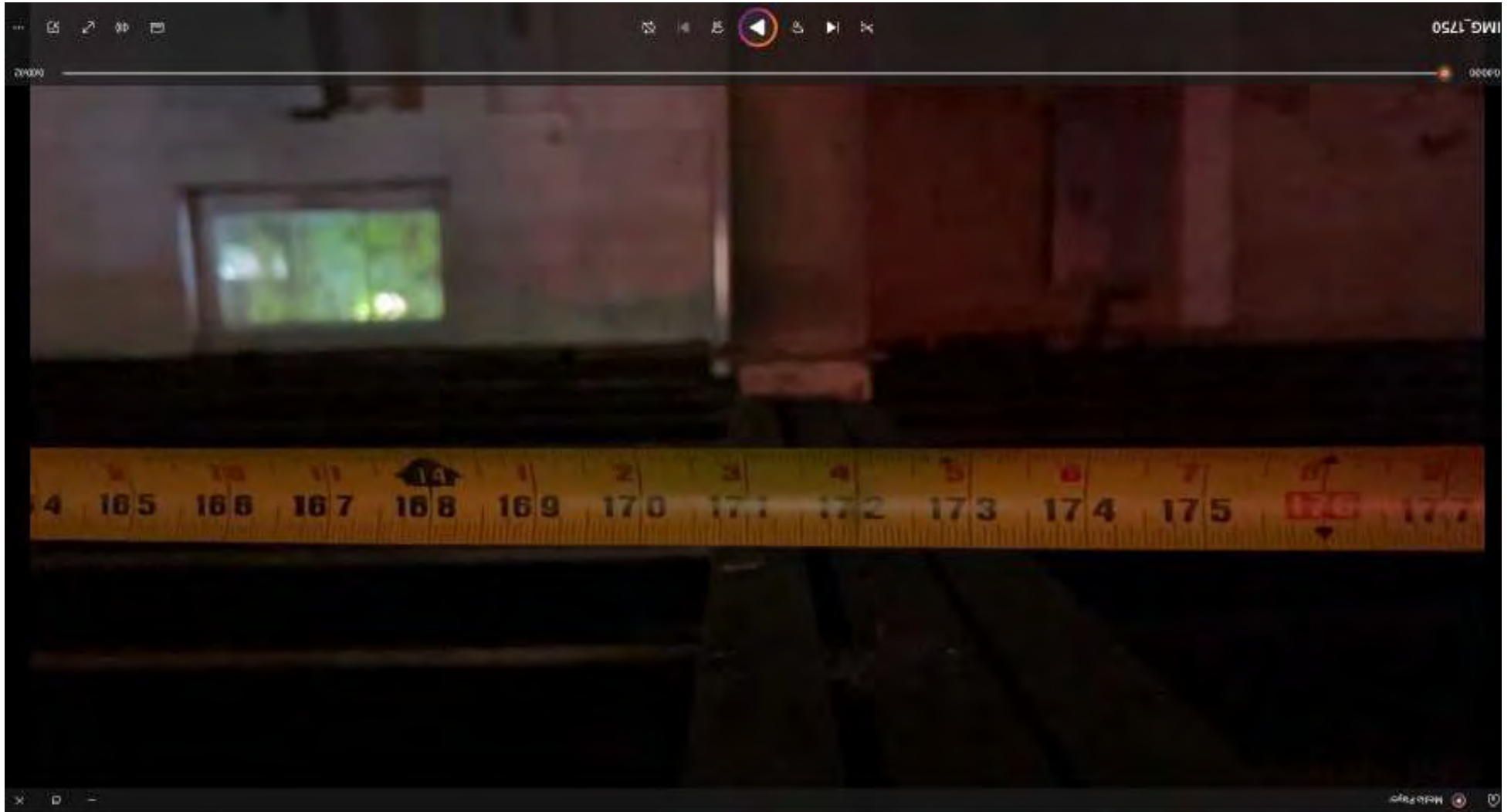




Road







**18169 Clifton Road**









MIKE DAVIS RESIDENCE  
 18186 CLIFTON ROAD, LAKEWOOD OHIO  
 HOUSE REAR ELEVATION (SOUTH)  
 1/4" = 1'-0" 

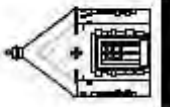


MIKE DAVIS RESIDENCE  
 18186 CLIFTON ROAD, LAKEWOOD OHIO  
 HOUSE SIDE ELEVATION (WEST)  
 1/4" = 1'-0" 



MARK REINHOLD architect 1160 Forest Road, Lakewood, Ohio 44117 (330) 288-7081

DAVIS RESIDENCE 18186 CLIFTON ROAD, LAKEWOOD OHIO 44107



3600 x 24,00 ft









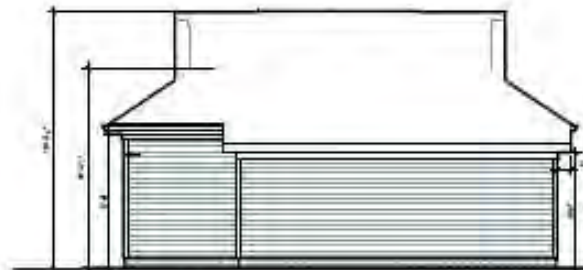
**MIKE DAVIS RESIDENCE**  
18169 CLIFTON ROAD, LAKEMOOD, OHIO  
GARAGE FRONT ELEVATION (NORTH)  
3/4" EQUALS 1'-0"



**MIKE DAVIS RESIDENCE**  
18169 CLIFTON ROAD, LAKEMOOD, OHIO  
GARAGE FRONT ALTERNATE (NORTH)  
3/4" EQUALS 1'-0"



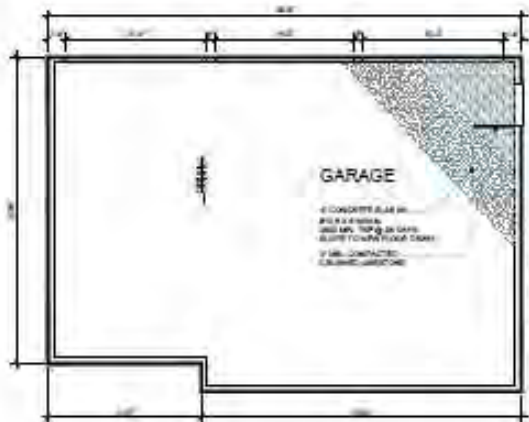
**MIKE DAVIS RESIDENCE**  
18169 CLIFTON ROAD, LAKEMOOD, OHIO  
GARAGE SIDE ELEVATION (WEST)  
3/4" EQUALS 1'-0"



**MIKE DAVIS RESIDENCE**  
18169 CLIFTON ROAD, LAKEMOOD, OHIO  
GARAGE REAR ELEVATION (SOUTH)  
3/4" EQUALS 1'-0"

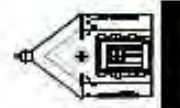


**MIKE DAVIS RESIDENCE**  
18169 CLIFTON ROAD, LAKEMOOD, OHIO  
GARAGE SIDE ELEVATION (EAST)  
3/4" EQUALS 1'-0"



**MIKE DAVIS RESIDENCE**  
18169 CLIFTON ROAD, LAKEMOOD, OHIO  
GARAGE FLOOR PLAN  
3/4" EQUALS 1'-0"

18169 CLIFTON ROAD, LAKEMOOD, OHIO 44107  
 MARK REINHOLD ARCHITECT  
 1110 Forest Road, Lakewood, Ohio 44122 (330) 957-7567  
 www.reinholdarchitect.com  
 18169 CLIFTON ROAD, LAKEMOOD, OHIO 44107



DAVIS RESIDENCE



## 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 is located on a curve in the road and is therefore pie shaped.**

(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;

**Yes - the property backs up to the railroad tracks**

(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);

**Not applicable**

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

**No - we are asking for permission to rebuild and expand the front porch and rebuild and expand the garage to conform to the historic neighborhood aesthetic and enable an office work from home space above the garage for my wife and I**

(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 - the requested changes will improve the historic aesthetic of the house and garage to conform with the character of the neighborhood**

(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;

**Yes**

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

**No - the house and garage need a total revamp to get it back to the neighborhood historic aesthetic. This will cure the many disjointed additions and remodels over the past 50 years**

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

**Yes - this request is in keeping with the existing homes and garages in the neighborhood, the existing front porch is rotted beyond repair and as it stands is also out of compliance with the current zoning setback codes**



**18169 Clifton Road**



## Administrative Comments

- The proposed house is at the same setback as the home that is being demolished
- Adjacent properties are at a similar setback
- The lot backs up to the railroad tracks in the rear



**18169 Clifton Road**

street number	street name	Front setback(ft)	South side of Clifton Rd- btwn Sloane Subway and Arlington
18187	Clifton Road	18	
18185	Clifton Road	35	
18183	Clifton Road	45	
18181	Clifton Road	43	
18179	Clifton Road	33	
18171	Clifton Road	28	
18175	Clifton Road	29	
18173	Clifton Road	26	
18171	Clifton Road	41	
18169	Clifton Road	41	
18167	Clifton Road	61	
18165	Clifton Road	57	
18163	Clifton Road	70	
	Clifton Road	41	Average front setback of 13 properties



**18169 Clifton Road**



**Public Comment**

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



**18169 Clifton Road**

THE CLIFTON PARK LAND  
& IMPROVEMENT CO. ALLOTMENT  
PLAT BOOK 29, PAGE 11

PT. S/L'S 185 & 186  
PN 31107016  
SCOTT R. KIMES  
AMY C. KIMES  
AFN 199904191398

**Proposed Front setback  
40 1 3/4 inches**

PT. S/L'S 183 & 184  
PN 31107018  
NANCY D. BINDER, TR.  
AFN 201606130159

PERCENTAGE  
REAR YARD  
COVERAGE:  
17%

SUBJECT PARCEL

PT. OF S/L'S 184 & 185  
MICHAEL R. DAVIS  
KATHRYN M. DAVIS  
AFH 2024 06180162  
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= 0.256 ACRES

REAR YARD AREA:  
4823 SQUARE FEET

GARAGE:  
794 SQUARE FEET

PORCH:  
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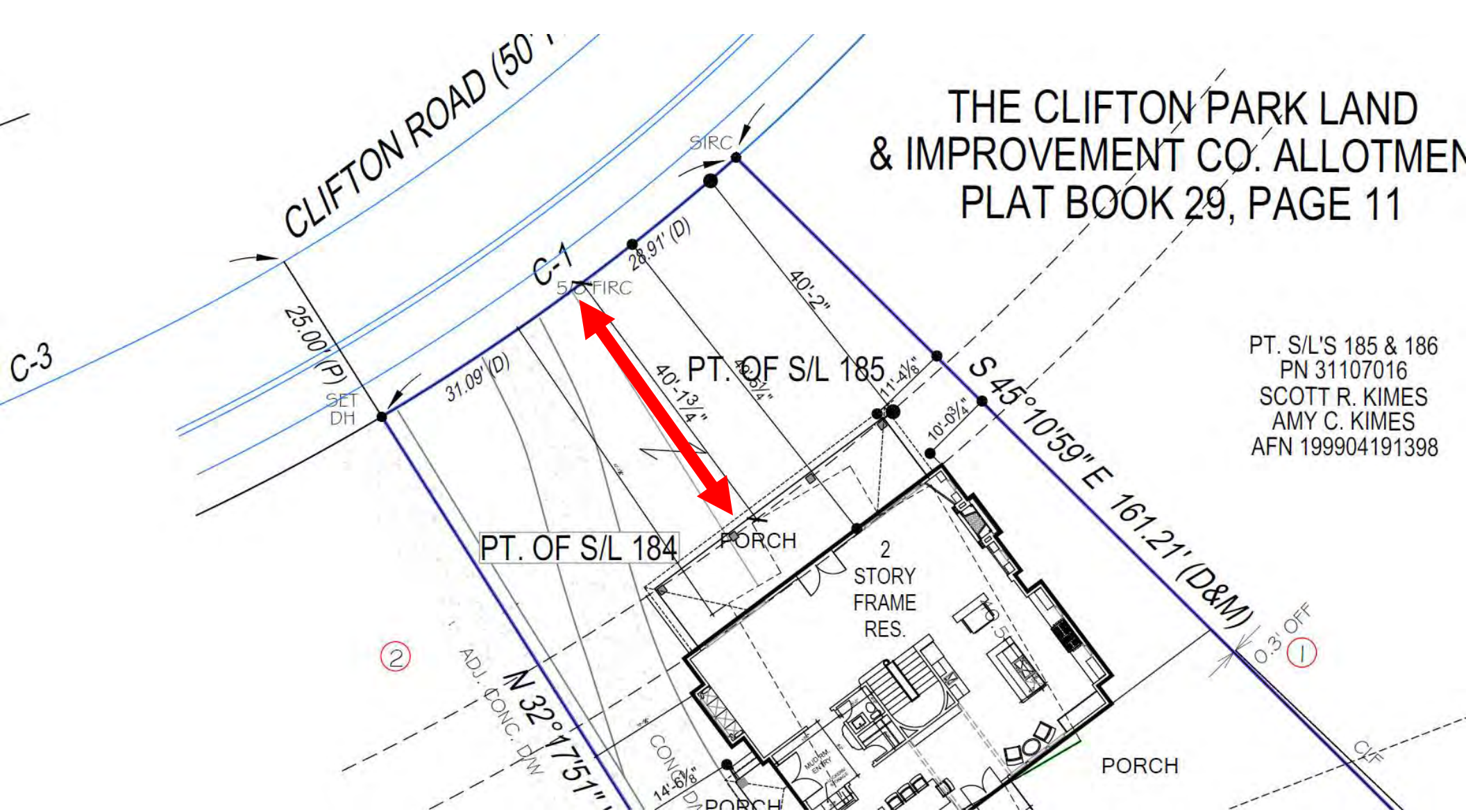
REAR LOT COVERAGE:  
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**18169 Clifton Road**

THE CLIFTON PARK LAND  
& IMPROVEMENT CO. ALLOTMENT  
PLAT BOOK 29, PAGE 11

PT. S/L'S 185 & 186  
PN 31107016  
SCOTT R. KIMES  
AMY C. KIMES  
AFN 199904191398



Proposed Front setback 40 1 3/4 inches

18169 Clifton Road



**1. Docket No. 07-13-24  
18169 Clifton Road**

Applicant and owner Michael Davis and architect Mark Reinhold, propose the demolition and construction of a new single-family home and detached garage. The house is proposed at the same front yard setback as the existing structure which is 10 feet in front of the building line. The property is located in the R1M, Single-Family Medium Density District.

- Variance 1: The owner proposes demolishing the existing structure and detached garage and the construction of a new home and detached garage, the home will be at the same setback as the existing one, which is 10 feet in front of the required 50-foot building line. Request a variance to reduce the front building line setback from the required 50 feet and construct the new home at 40 feet from the public right of way, as proposed. Under section 1121.07 Minimum Yard requirements (Ord. 91-95. Passed 10-07-96.)



**18169 Clifton Road**



## 1646 Marlowe Ave

Applicant and owner Jennifer Wetzel proposes the installation along South and West sides of the rear yard of 6-foot-high board on board fence with a 1-foot lattice topper. Property is located in the R1H, Single-Family High-density District.





**1646 Marlowe Ave**

**Docket No. 09-17-24**  
**1646 Marlowe Avenue**

Applicant and owner Jennifer Wetzel proposes the installation along South and West sides of the rear yard 142 feet of 6-foot-high board on board “good neighbor” fence with a 1-foot lattice topper. Maximum permitted height is 6 feet, variance required for 142 feet of lattice above the 6 feet permitted height, as proposed. Property is located in the R1H, Single-Family High-density District.

- Variance 1: Owner proposes the installation along South and West sides of the rear yard 142 feet of 6-foot-high board on board “good neighbor” fence with a 1-foot lattice topper. Maximum permitted height is 6 feet, variance required for 142 feet of lattice above the 6 feet permitted height, as proposed. Pursuant to section 1153.032(d) Fence Placement and Types Rear and Side Yards (Ord. 08-2021 Passed 5-17-2021)



**1646 Marlowe Ave**

PHONE 216-848-5454  
 HIS WORK \_\_\_\_\_  
 HER WORK \_\_\_\_\_  
 EMAIL JENNIFER.WETZEL@GMAIL

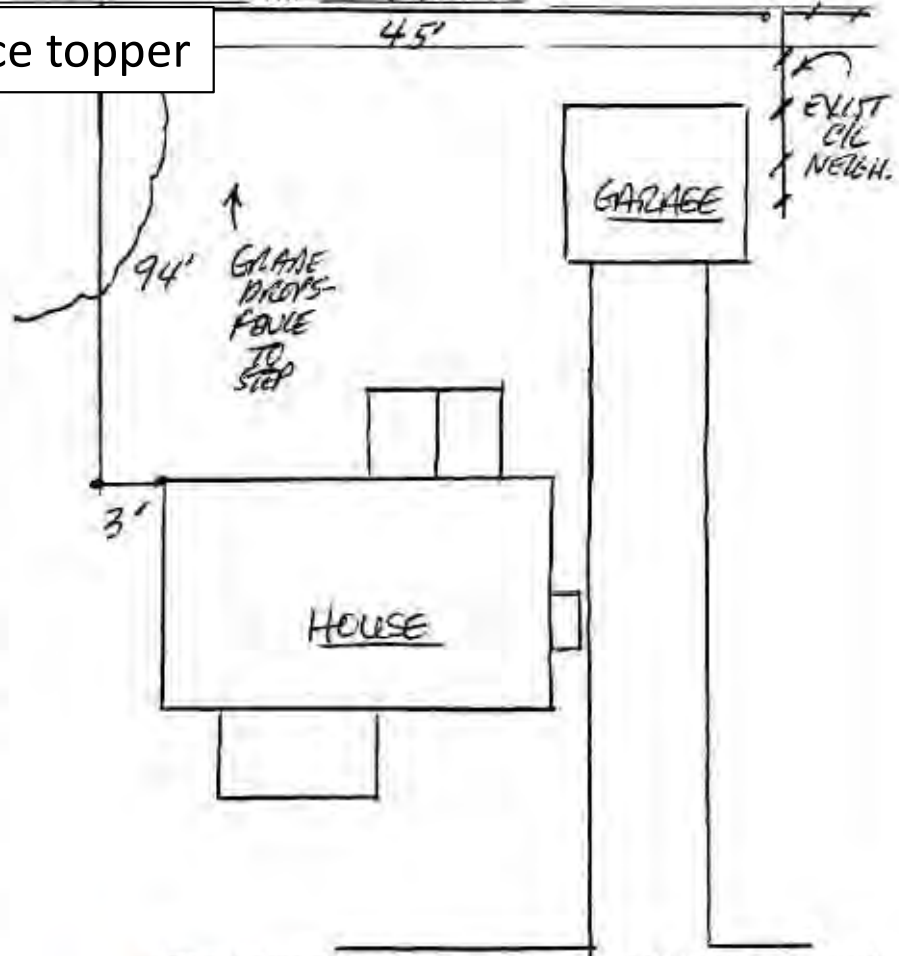
**Elyria Fence Inc.**  
 "Setting The Standards In The Industry Since 1932"  
 230 Oberlin Rd. • Elyria, OH 44035  
 Elyria (440) 323-7581 • Toll Free 1-800-779-7581  
 Fax (440) 323-1685  
 www.elyriefence.com

QUOTE DATE 7-12-24  
 CONTRACT DATE \_\_\_\_\_  
 LOG # \_\_\_\_\_  
 P.O. # \_\_\_\_\_  
 ATTN: \_\_\_\_\_  
 OUPS \_\_\_\_\_  
 P/L \_\_\_\_\_  
 LAYOUT \_\_\_\_\_

PROPOSAL TO: JENNIFER WETZEL  
 ADDRESS: 1646 MARLOWE AVE. LAKEWOOD  
 INSTALLATION SITE: \_\_\_\_\_ TWP. 44107

6-foot-high fence with 1 foot lattice topper

Style GOOD NEIGHBOR  
 Color BOARD-ON-BOARD  
W/SQUARE LATTICE  
 Material WHITE CEDAR  
 Boards 1X6 WC  
 Frame 2X4 AND 2X2  
 Line Posts 4X4 TREATED  
 Terminals 4X4 TREATED  
 Gate Posts N/A  
 Post Caps BEVELED  
 Gate Frame N/A  
 Gate Style N/A  
 Bracing N/A  
 Tension Wire N/A  
 Post Spacing 8' MAXIMUM  
 Concrete  Yes  No  
 Setting Depth 30"  
 Grade \_\_\_\_\_  
 Contour  Level  Straight  
 Dirt LEAVE BY POSTS  
 Clearing REMOVE & DISPOSE  
EXIST WOOD - 16'  
LOT 45 X 148  
 Permit  Yes  No Survey  Yes  No  
 Financed  Yes  No  
 Schedule \_\_\_\_\_



Accounts not paid when due shall bear interest at the rate of 1 1/2% per mo. on unpaid balance which is 18% annual percentage rate and in the event collection proceedings become necessary the Purcher promises to pay all costs incident hereto, including attorney fees.



**1646 Marlowe Ave**



***1646 Marlowe Ave***



***1646 Marlowe Ave***



***1646 Marlowe Ave***



**1646 Marlowe Ave**



***1646 Marlowe Ave***

MADE FOR

# JENNIFER WETZEL & JOHN PEARSON

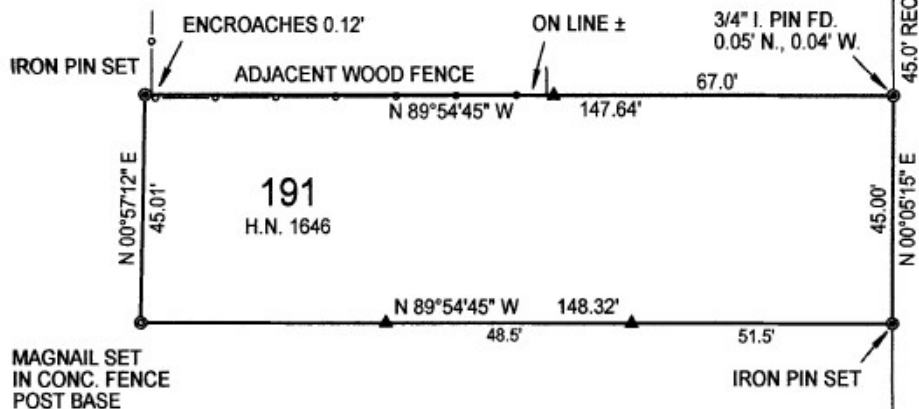
KNOWN AS BEING SUBLLOT NO. 191 IN GENCK REALTY COMPANY'S  
SUBDIVISION NO. 1 OF PART OF ORIGINAL ROCKPORT TOWNSHIP  
SECTION NO. 22, AS SHOWN BY THE RECORDED PLAT IN VOLUME  
35 OF MAPS, PAGE 26 OF CUYAHOGA COUNTY RECORDS,  
NOW IN THE

CITY OF LAKEWOOD  
COUNTY OF CUYAHOGA  
STATE OF OHIO



SCALE: 1" = 30' JUNE, 2021

JOB NO. 2261



MAGNAIL SET  
IN CONC. FENCE  
POST BASE

Distances on this plat are expressed in feet and decimal  
parts thereof. Monuments were found or set as indicated.  
Bearings refer to an assumed meridian and indicate  
angles only. All of which I declare to be correct.

*Kevin L. Kinzy*  
 Kevin L. Kinzy  
 Professional Surveyor #7491



▲ DENOTES HUB & TACK SET

ALL IRON PINS SET ARE 5/8" REBAR WITH YELLOW  
IDENTIFICATION CAPS MARKED "KINZY S-7491".

MARLOWE AVENUE 60'

1646 Marlowe Ave

### Owner/agent responses- 1173.04 Variances

In order 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;

**Yes - our property is narrow, resulting in our patio sitting seven feet from our neighbor's driveway. My concern is that while a six foot neighbor-friendly fence will provide the desirable privacy to both properties, it will be visually harsh. This trellis will add a decorative element making it more visually pleasing so close to the living areas on both properties.**

(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;

**Yes - our property is next to a property with an overgrown, wooded back yard that detracts from the environment we are creating on our own property.**

(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 - adding this high quality fence with the decorative trellis will improve our property value.**

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

**No - this variance is only requesting a one foot extension to the top of a fence that is within code.**

(5) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);

**No - this fence will be virtually invisible to everyone except to the neighbor on our south side. I have spoken to that neighbor and I believe they are in favor of this style of fence. The neighbor to our west (behind our house) has a large hill at the back of their property and they cannot even see our fence unless they are at the back of their property looking downward. The neighbor to our north is fully supportive of our fence.**

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

**No - no impact to governmental services.**

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

**No - we did not know that a one foot decorative trellis is no longer permitted on top of a six foot fence.**

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

**No - without this trellis, this fence will not look as appealing and while providing privacy, will not enhance the living environments.**

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

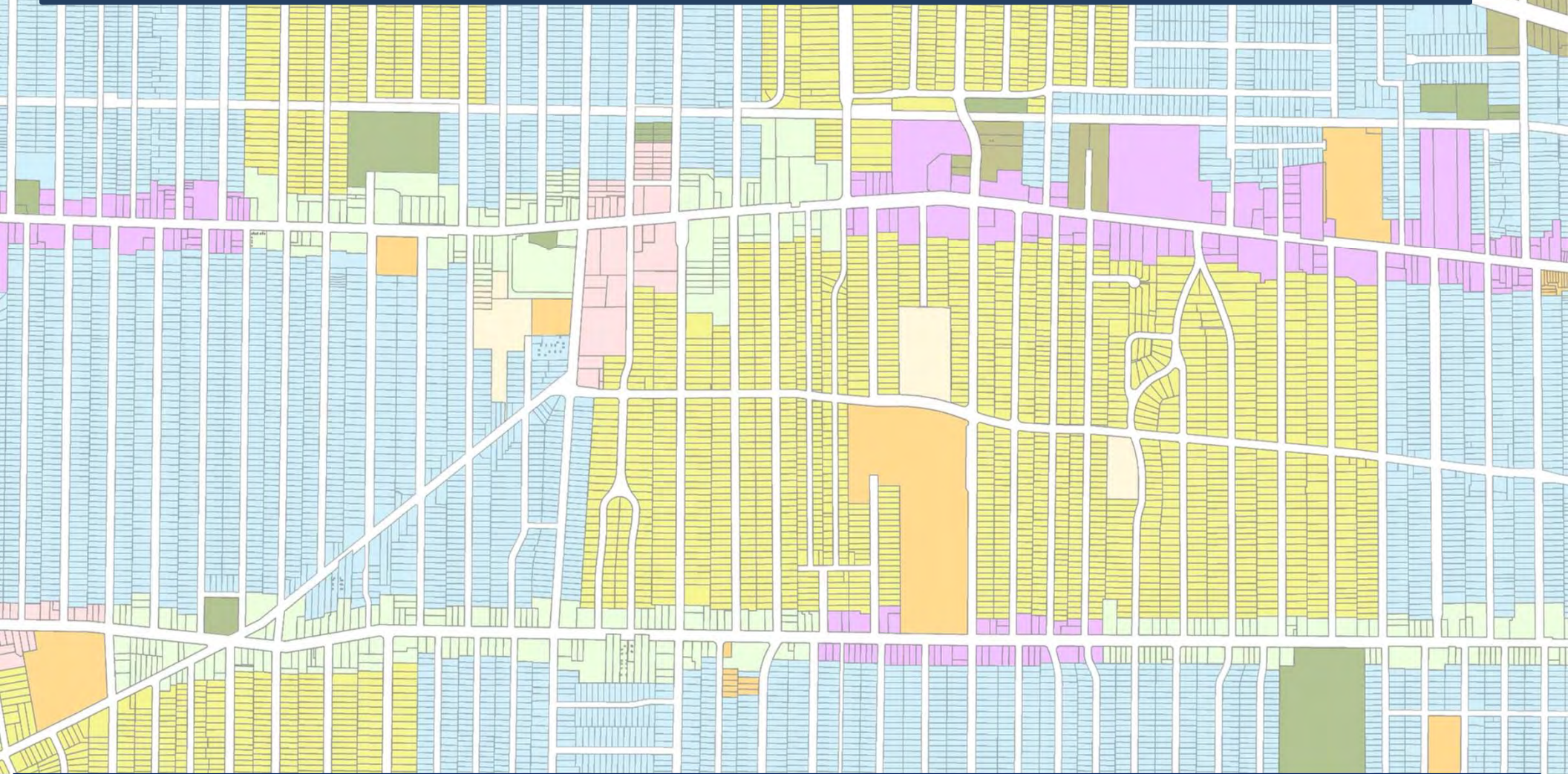
**Yes - this trellis will improve the appearance of our wooden fence allowing it to be more than a privacy barrier but actually an exterior design element.**



**1646 Marlowe Ave**

## Administrative Comments

- The increase in fence height is approx. 16%
- The fence is along the side and rear of the property

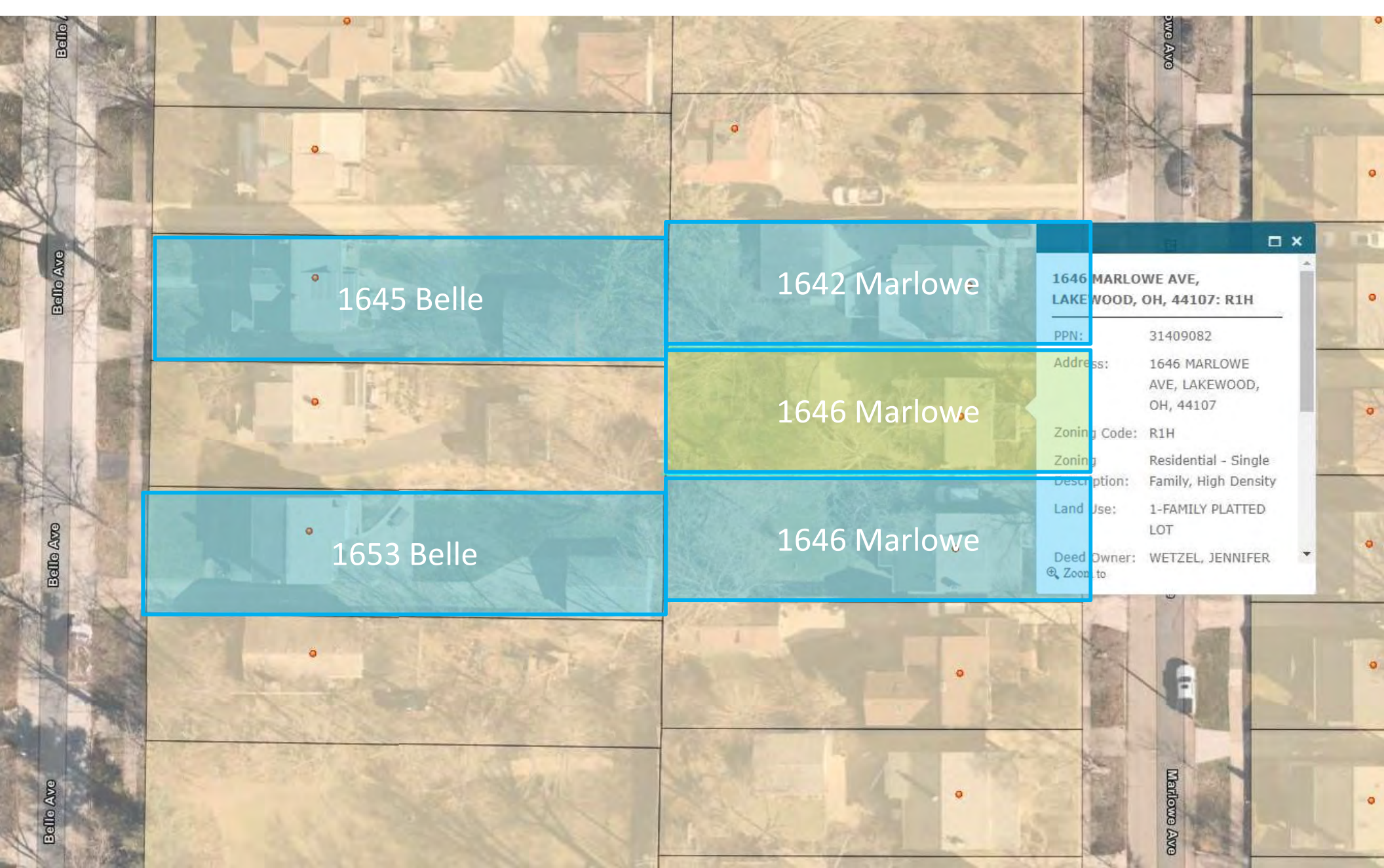


**1646 Marlowe Ave**

## Public Comment

- Received via email
  - Chris and Marie French of 1645 Belle(abutting- west)** emailed to support the application
  - Michelle Mackert of 1653 Belle(abutting-south west)** emailed with no objection to proposal
  - Wendy Duncan of 1648 Marlowe(abutting -south)** e-mailed, likes the appearance of the fence, asks that all materials and trucks be brought through the driveway and yard at 1646 and that the finished fence be fully within the surveyed property line.
- Meeting attendee(s)
- Phone- **1642 Constance Long-(abutting north)** called to say she and her husband have no objections to the proposed fence





**1646 Marlowe Ave**

**Docket No. 09-17-24**  
**1646 Marlowe Avenue**

Applicant and owner Jennifer Wetzel proposes the installation along South and West sides of the rear yard 142 feet of 6-foot-high board on board “good neighbor” fence with a 1-foot lattice topper. Maximum permitted height is 6 feet, variance required for 142 feet of lattice above the 6 feet permitted height, as proposed. Property is located in the R1H, Single-Family High-density District.

- Variance 1: Owner proposes the installation along South and West sides of the rear yard 142 feet of 6-foot-high board on board “good neighbor” fence with a 1-foot lattice topper. Maximum permitted height is 6 feet, variance required for 142 feet of lattice above the 6 feet permitted height, as proposed. Pursuant to section 1153.032(d) Fence Placement and Types Rear and Side Yards (Ord. 08-2021 Passed 5-17-2021)



**1646 Marlowe Ave**

PHONE 216-848-5454  
 HIS WORK \_\_\_\_\_  
 HER WORK \_\_\_\_\_  
 EMAIL JENNIFER.WETZEL@GMAIL

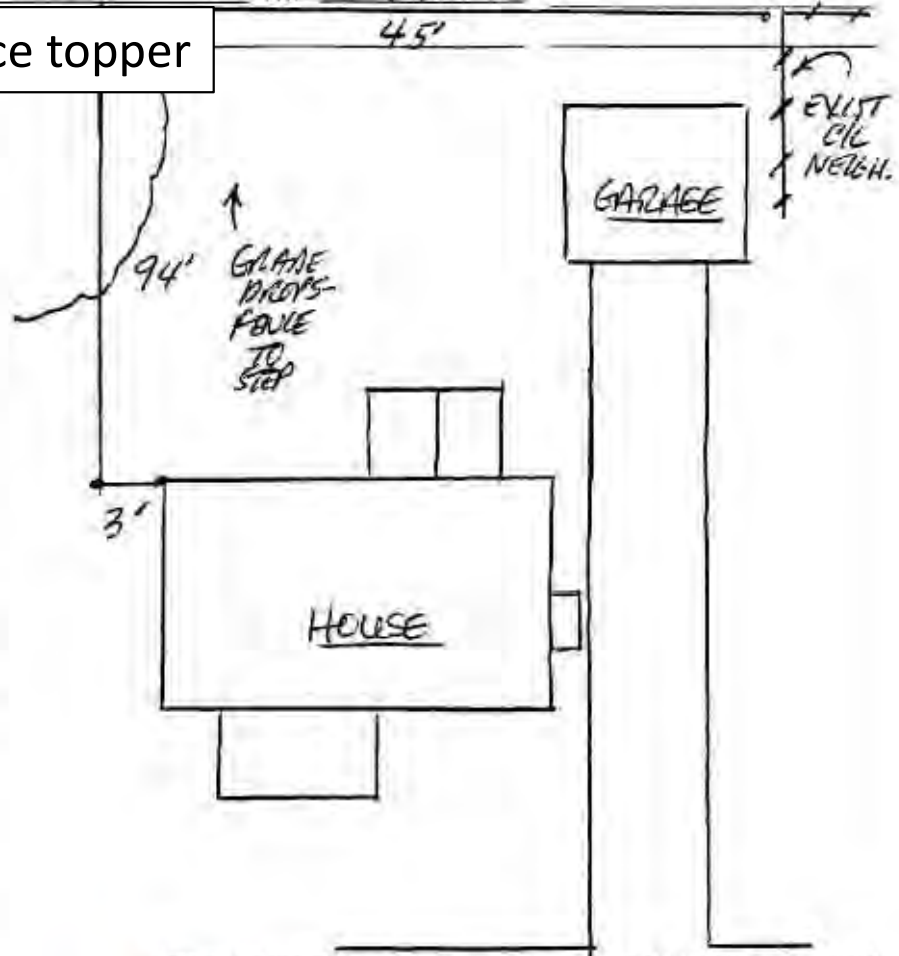
**Elyria Fence Inc.**  
 "Setting The Standards In The Industry Since 1932"  
 230 Oberlin Rd. • Elyria, OH 44035  
 Elyria (440) 323-7581 • Toll Free 1-800-779-7581  
 Fax (440) 323-1685  
 www.elyria-fence.com

QUOTE DATE 7-12-24  
 CONTRACT DATE \_\_\_\_\_  
 LOG # \_\_\_\_\_  
 P.O. # \_\_\_\_\_  
 ATTN: \_\_\_\_\_  
 OUPS \_\_\_\_\_  
 P/L \_\_\_\_\_  
 LAYOUT \_\_\_\_\_

PROPOSAL TO: JENNIFER WETZEL  
 ADDRESS: 1646 MARLOWE AVE. LAKEWOOD  
 INSTALLATION SITE: \_\_\_\_\_ TWP. 44107

6-foot-high fence with 1 foot lattice topper

Style GOOD NEIGHBOR  
 Color BOARD-ON-BOARD  
W/SQUARE LATTICE  
 Material WHITE CEDAR  
 Boards 1X6 WC  
 Frame 2X4 AND 2X2  
 Line Posts 4X4 TREATED  
 Terminals 4X4 TREATED  
 Gate Posts N/A  
 Post Caps BEVELLED  
 Gate Frame N/A  
 Gate Style N/A  
 Bracing N/A  
 Tension Wire N/A  
 Post Spacing 8' MAXIMUM  
 Concrete  Yes  No  
 Setting Depth 30"  
 Grade \_\_\_\_\_  
 Contour  Level  Straight  
 Dirt LEAVE BY POST  
 Clearing REMOVE & DISPOSE  
EXIST WOOD - 16'  
LOT 45 X 148  
 Permit  Yes  No Survey  Yes  No  
 Financed  Yes  No  
 Schedule \_\_\_\_\_



Accounts not paid when due shall bear interest at the rate of 1 1/2% per mo. on unpaid balance which is 18% annual percentage rate and in the event collection proceedings become necessary the Purchser promises to pay all costs incident hereto, including attorney fees.



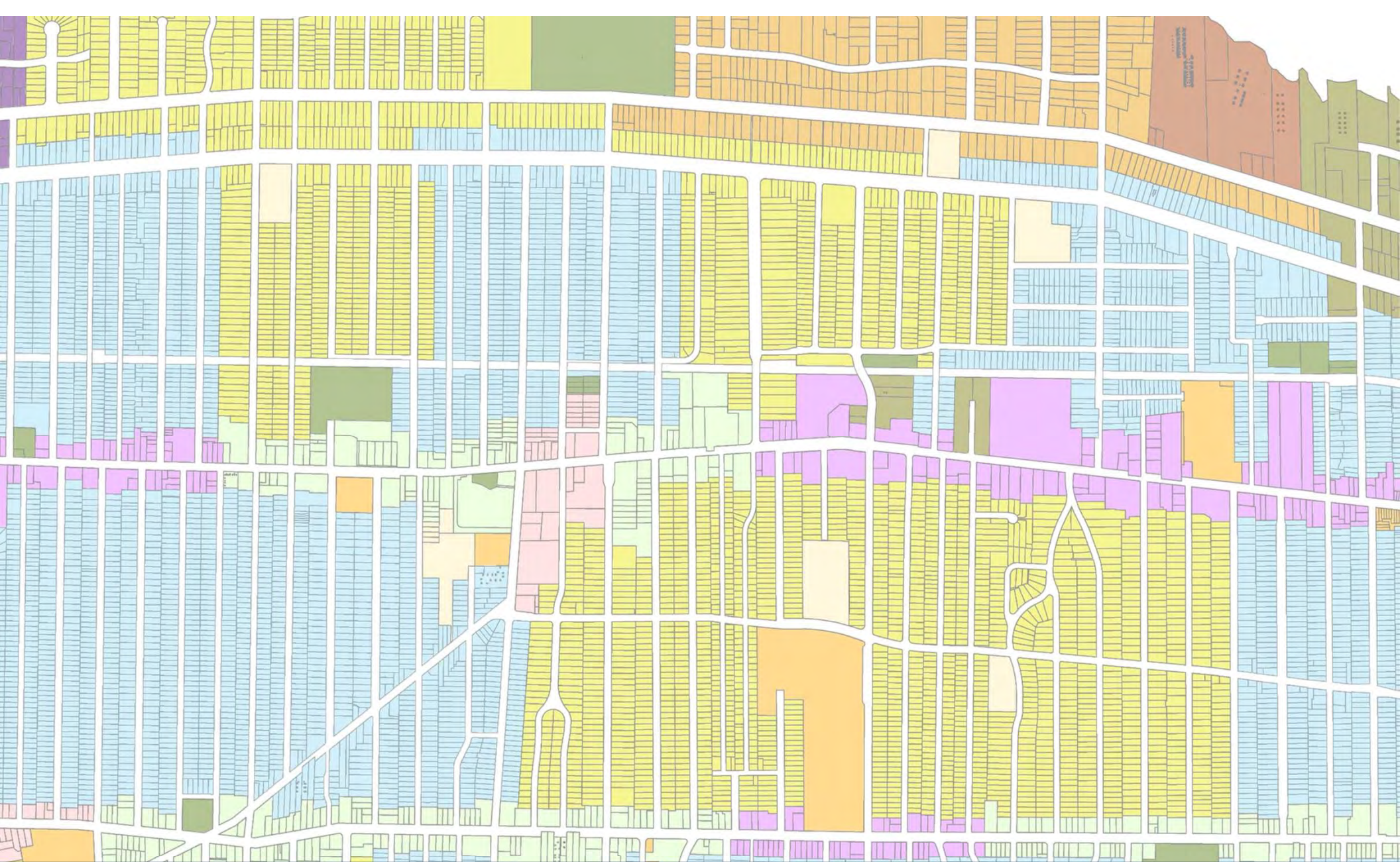
**1646 Marlowe Ave**

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