



City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

MINUTES
BOARD OF ZONING APPEALS
REVIEW MEETING
LAKEWOOD CITY HALL
NOVEMBER 20, 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
Angela Byington, Director P&D

The board reviewed the presentation with the board secretary in preparation for the regular meeting, noting the applicant had applied in May of 2024 and the application had been denied. The applicant retained different architect resubmitted with a different design where the massing of the house had been reduced, with front setback requests similar in size to the previous application.

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
Angela Byington, Director P&D

2. APPROVE MINUTES OF THE OCTOBER 16, 2025 MEETING

A motion was made by Mr. Markling, seconded by Ms. Bolino to APPROVE the October 16, 2025 meeting minutes. All the members voted yea, the motion passed.

3. OPENING REMARKS

Ms. Nochtka read the Opening Remarks into record.

NEW BUSINESS

4. Docket No. 11-20-25 1462 Lauderdale Ave.

Applicant Josh Strzala of Bennet Building Co. for property owner Melissa Benden proposes the construction of a two-story addition on the rear of the home. The property is in the R2, Single- and Two-Family District. (Page 3)

- Variance 1: Applicant proposes the construction of a two-story addition to the rear of the existing home. The addition will reduce the rear yard to 38 feet, where the requirement is 40 feet. Request a variance to reduce the size of the rear yard to 38 feet, as proposed. Pursuant to 1123.07 Rear Yard Depth, (Ord. 91-95, Passed 10-7-1996)

Ms. Nochtka announced the item was approved administratively for the minor area variance and no action was required from the board.

5. Docket No. 11-21-25 1114 Forest Rd.

Applicant Elizabeth Davis of Old World Classic LLC for property owner Leon Jason proposes the construction of a new two-story single family home and garage on an existing non-conforming corner lot. The property is in the R1L, Single-Family Low Density District. (Page 9)

- Variance 1: Required front yard setback on Clifton Boulevard is 50 feet. Reduce the front yard to 6 feet on Clifton Boulevard, as proposed. (Ord. 91-95, Passed 10-7-1996.)Pursuant to 1121.07 Minimum Yard Requirements, (Ord. 91-95, Passed 10-07-1996)
- Variance 2: Required front yard setback on Forest Road is 50 feet. Reduce the front yard to 30 feet on Forest Road, as proposed. (Ord. 91-95, Passed 10-7-1996.)Pursuant to 1121.07 Minimum Yard Requirements, (Ord. 91-95, Passed 10-07-1996)

Nick Matuch, Old World Homes representative, Jason Leon, property owner were present to explain the request. Discussion ensued among staff, applicant, representative and members about site plan and

setback dimensions. No variances had been granted prior to the creation of Clifton Blvd. Public comment received prior to the meeting was read and discussed by the members. Public comment was taken.

Public comments/questions

- Variances are substantial
- Adversely affects the character of the neighborhood
- Orphan lot was created as buffer zone along Clifton
- The purchase of an orphan property in Clifton Park does not allow for access to Clifton Beach
- Speculation that this property will end up as a short-term rental property
- Questions about the validity of the survey from neighbor
- Existing trees will be removed

Administrative comments were provided by staff.

Member comments/questions

- Was property owner aware that Clifton beach access was not permitted with the purchase of the land,
 - Yes.
- Was property owner aware of the location of the utility pole and will it interfere with the driveway
 - Yes, aware of the pole and it will not interfere.
- Did not like the proposal within this zoning district where the typical lot size is substantially larger
- Variance is substantial and it is a safety issue with the proximity to the public right of way.
- Will set a precedence and adversely affect the historic nature of the neighborhood.
- The purchaser was aware of the potential variances' issues.
- Spirit of the code allows the building of the home.

A motion was made by Mr. Santiago, seconded by Mr. Markling to **APPROVE** Docket No. 11-21-25, 1114 Forest Rd., for two variances as proposed. Mr. Alexander, Mr. Markling, Mr. Santiago voted yea, Ms. Bolino, and Mr. Pigott voted nay; the motion passed.

ADJOURN

A motion was made by Ms. Bolino, seconded by Mr. Markling to **ADJOURN** the meeting at 8:30 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. Nick Matuch
- 2. Jason Leoni
- 3. Tom Frazee
- 4. Mary Anne Crawford
- 5. Tara Kilmur
- 6. Ryan Nankin
- 7. Paul Reed
- 8. Janis Ann
- 9. Wendy Hall
- 10. Pat
- 11. _____

- 1. [Signature]
- 2. Jason Leoni
- 3. Tom Frazee
- 4. [Signature]
- 5. Janis Ann
- 6. [Signature]
- 7. Paul Reed
- 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, NOVEMBER 20, 2025

Karrie M. Kois

From: Michelle Nochta
Sent: Tuesday, November 18, 2025 1:32 PM
To: Planning Dept
Subject: Fw: 1114 Forest Road BZA Variance Request



Michelle Nochta, AICP

Senior Planner and ADA Coordinator

City of Lakewood, Ohio
Dept. of Planning and Development
12650 Detroit Ave.
Lakewood, OH 44107

(216) 529-5906

Michelle.Nochta@lakewoodoh.gov

From: Woody Hall <woodyhall@cox.net>
Sent: Tuesday, November 18, 2025 1:17 PM
To: Amanda L. Cramer <amanda.cramer@lakewoodoh.net>; Michelle Nochta <michelle.nochta@lakewoodoh.net>; Kyle G. Baker <kyle.baker@lakewoodoh.gov>
Subject: Re: 1114 Forest Road BZA Variance Request

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
My closing should have been Respectfully not Respectively. Oh well.

On Tuesday, November 18, 2025 at 01:14:49 PM EST, Woody Hall <woodyhall@cox.net> wrote:

Michelle, Amanda, Kyle, and BZA Members,

I am writing as a former member of the ARB, having been appointed by Mayor Harbarger in the early 1990's, ah so long ago, and as a current resident of Forest Road.

In my term with the ARB, I found that it was very hard to say "NO" to a resident's proposal, but that sometimes NO was the only appropriate response for me as an individual to render. Often I was the only dissent, but I felt strongly enough to stand alone.

The zoning for the neighborhood establishes a minimum lot size of 12,500 square feet, this lot is around 8,500 square feet, which is quite deficient.

This proposal is quite contrary to the existing zoning restrictions which are intended to provide some protection for the existing property owners.

This proposal diminishes the historic quality of the neighborhood as John Pyke notes in his 11/17/25 memo to Michelle Nocht, Secretary of the Board of Zoning Appeals.

We all feel a degree of empathy for the current owner of the subject lot, but we hope that you BZA members can find the strength to say NO to this proposal.

Respectively,

Woody Hall
1127 Forest Road
Lakewood, Ohio

Johanna Schwarz

From: Michelle Nochta
Sent: Wednesday, November 19, 2025 10:57 AM
To: Planning Dept
Subject: Fw: BZA meeting
Attachments: Zoning Appeal.pdf



Michelle Nochta, AICP

Senior Planner and ADA Coordinator

City of Lakewood, Ohio
Dept. of Planning and Development

12650 Detroit Ave.
Lakewood, OH 44107

(216) 529-5906

Michelle.Nochta@lakewoodoh.gov

From: warren coleman <warren64c@gmail.com>
Sent: Wednesday, November 19, 2025 9:07 AM
To: Amanda L. Cramer <amanda.cramer@lakewoodoh.net>; Michelle Nochta <michelle.nochta@lakewoodoh.net>
Subject: BZA meeting

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

Please see our concerns regarding the proposed variances sought for the development of the vacant lot at the end of Forest Rd and agenda item for this week's BZA meeting.

Best,

Leslie and Warren Coleman

--

Warren Coleman | 18136 Clifton Rd | Lakewood, OH 44107 | 216-409-1126

November 20, 2025

TO: City of Lakewood Board of Zoning Appeals

Attention: Michelle Nochta, Secretary

RE: Docket No. 11-21-25, 1114 Forest Rd.

From: Leslie and Warren Coleman, 18136 Clifton Rd.

We have several concerns regarding the variances requested for the parcel located at 1114 Forest Road.

1. **The variance requested is unprecedented and significantly impacts the surrounding properties.** Toward Forest Rd, every home maintains the required distance, and no other property in the vicinity has been granted dual setback variances of the magnitude requested here. Only one home, rebuilt in 1965 after the construction of US6 destroyed the original structure, has a non-conforming setback. This single exception is entirely different from the current request in that it applied to a residence destroyed by eminent domain and it applies only to one side of the structure.
2. **The variance requested impacts the historic nature of the community.** Clifton Park South is listed in the National Register of Historic Places. That designation specifically emphasizes the importance of preserving setbacks and the uninterrupted green edge along US6 and Forest Rd. The proposed construction would eliminate a section of this greenspace buffer.
3. **The current application is misleading and disingenuous.** It omits the detailed variance measurements included in the May 2024 filing. Moreover, the applicant's August 2023 survey—commissioned before the property was purchased—shows that only a small triangular area of the parcel could accommodate a conforming structure.
4. **The purchase information was incomplete and did not include an accurate appraisal.** The applicant proceeded with the purchase in September 2023 despite the parcel's long-known limitations and despite decades of prior sales that never exceeded \$20,000. He also obtained a mortgage that should have involved an appraisal highlighting the lot's non-conforming status.
5. **The current rendering included in the application is grossly misleading.** It portrays the proposed home surrounded by generous landscaping rather than positioned directly beside US6 and the bridge approach. The illustration does not reflect the tight setbacks

or the lack of realistic space for trees or screening, nor does it show the significant contrast with the established pattern along Forest Rd.

6. **It is a safety concern.** Abiding by pre-established setbacks is ultimately a safety issue. Variations to place a residential structure in close proximity to a major roadway is simply dangerous. Under the current plans, significant living space in the proposed structure lends it vulnerable to dangers associated with automotive traffic including collisions, spills, and other accidents.

Ultimately, the applicant either knowingly purchased a severely constrained parcel or was not properly informed by others involved in the transaction. In either case, the solution is not to grant major variances that would undermine neighboring properties and the historic district. Any remedy lies with the parties to the sale or financing—not with rewriting long-standing setback protections.

Thank you,

Leslie and Warren Coleman

Johanna Schwarz

From: Michelle Nochta
Sent: Wednesday, November 19, 2025 2:52 PM
To: Planning Dept
Subject: Fw: Docket No. 11-21-25 2 1114 Forest Rd. for BZA



Michelle Nochta, AICP

Senior Planner and ADA Coordinator

City of Lakewood, Ohio
Dept. of Planning and Development
12650 Detroit Ave.
Lakewood, OH 44107

(216) 529-5906

Michelle.Nochta@lakewoodoh.gov

From: KAREN ROSS <rossk@cox.net>
Sent: Wednesday, November 19, 2025 2:45 PM
To: Michelle Nochta <michelle.nochta@lakewoodoh.net>; Amanda L. Cramer <Amanda.cramer@lakewoodoh.net>
Subject: Docket No. 11-21-25 2 1114 Forest Rd. for BZA

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To: City of Lakewood Board of Zoning Appeals
Attention: Michelle Nochta, Secretary

RE: Docket No. 11-21-25, 1114 Forest

I am writing as a Lakewood resident and tax payer who has the pleasure of living in Clifton Park. I oppose the application of Elizabeth Davis (Docket No. 11-21-25) requesting two variances for a property on Forrest Rd. I agree with the facts and positions put forth by my neighbors Tom Fraser and John Pyke, which you have either already received or will receive later today; I will save you time by not reiterating the content of their letters. That said, their letters alone provide ample evidence as to why the request for the two variances should be denied.

Adding to those grounds, I raise two other important issues that further support a denial of the requests:

1. Has the BZA or anyone in City Hall completed a due diligence review of the applicant and her company? I ask because Old World Classic LLC is not accredited by the BBB, and more importantly they are not a registered contractor in the City of Lakewood (I searched under carpentry, general, general remodeling, other, and room addition). Given the historic nature of Lakewood and its homes, along with the importance of ensuring quality work in the City, granting a variance for a company without these credentials seems contrary to the purpose of the Board.

2. The Mayor has presented her plans/goals of changing Clifton Blvd. between the bridge to Rocky River and West Clifton. The public forums on those plans/goals included descriptions of that work. That work would widen the existing footprint of Clifton Blvd., which would require taking/using current green space along both sides of Clifton Blvd. in the area at issue for this variance request. Has the Board considered how this request could be granted without impacting the Mayor's plans/goals? From the known facts, the pending request and the Mayor's goals/plans appear incompatible. In the very least, it would result in the property at issue having an even smaller front yard on Clifton Blvd.

I hope the Board follows the appropriate rules, law, and interests of the City and its residents.

Regards,
Karen Ross
18183 Clifton Road
Lakewood, OH

Johanna Schwarz

From: Michelle Nochta
Sent: Wednesday, November 19, 2025 3:55 PM
To: Planning Dept
Subject: Fw: Comment 1114 Forest
Attachments: scan_tfraser_2025-11-19-12-59-36.pdf



Michelle Nochta, AICP

Senior Planner and ADA Coordinator

City of Lakewood, Ohio
Dept. of Planning and Development

12650 Detroit Ave.
Lakewood, OH 44107

(216) 529-5906

Michelle.Nochta@lakewoodoh.gov

From: Tom Fraser <tfraser@firstmutualholding.com>
Sent: Wednesday, November 19, 2025 3:31 PM
To: Michelle Nochta <michelle.nochta@lakewoodoh.gov>
Subject: Comment

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

Hello Ms. Nochta:

Please see the attached for the 11/20 BZA meeting. This comment letter is in reference to the proposed application for variances at 1114 Forest Rd.

Please let me know if you have any questions.

Sincerely,

Thomas Fraser
1124 Forest Rd
216-798-8708

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November 19, 2025

TO: City of Lakewood Board of Zoning Appeals
Attention: Michelle Nochta, Secretary

RE: Docket No. 11-21-25, 1114 Forest

From: Thomas Fraser, 1124 Forest Rd, Lakewood, OH

Summary:

The proposed variances to the docketed matter above fail to meet the standards for granting area variances. This comment letter will detail how the applicant's submission fails the test the Ohio Supreme Court has established in *Duncan v. Middlefield* to grant area variances.

Issue:

In May 2024, applicant sought three substantial variances which BZA denied. At this current meeting, applicant now proposes to build a structure which will require two significant setback variances leaving unaddressed substantial issues identified in May 2024. The current variances requested now continue to fail the standards established in *Duncan*.

Background

South Clifton Park is an R1L1 neighborhood established between 1880 and 1910 with a park-like design and setting. In the early 1960s, the state of Ohio and Cuyahoga County acquired several properties through eminent domain. This eminent domain action had several consequences.

Clifton Park was split into two halves to accommodate an extension of US Route 6 (aka as Clifton Blvd. approach to the Clifton-Lake Bridge). Several homes were demolished or relocated. In 1962 a few parcels were reduced in size or left as "orphan parcels". These orphan parcels – such as the one under consideration here—are remnants intended to provide a buffer to the state route running through the neighborhood and to preserve green space in this park-like neighborhood. They are irregular and fundamentally unbuildable.

This extension also had the effect of creating several other non-conforming parcels in 1962, which continued to keep a home on them but now on a smaller lot as parts of those lots were taken for the highway. In the prior application of May 2024, city of Lakewood planners cited these resulting post-1962 parcels as examples justifying why these new setback variances could be granted.

However, no parcel on Forest Rd had substantial setback variances granted after 1962. In fact, there is only one home on Forest Rd—built in 1965 as result of an original home being destroyed during the construction of US-6—that has a setback that is non-conforming. This parcel is 311-06-203 or 1115 Forest Rd. That lot has a non-conforming setback facing only US-6 but not Forest Rd. Thus, that lot looks like others on Forest Rd in maintaining a 50 foot setback. It is of note that every home on Forest Rd preserves its setback requirements facing Forest Rd.

No other property in the immediate vicinity of the applicant has two significant setbacks granted after 1962. The handful of other properties with non-conforming lots that the city cited in May 2024 had lots either established in the original plat of the subdivision a century ago or reformed in the early 1960s because of the Clifton Blvd extension and neighborhood demolition. There are no relevant variances granted on Forest Rd, certainly none with two substantial setback variances.

In 2021, Clifton Park South was added to the National Register of Historic Places which emphasizes the importance of setback requirements in preserving historic districts. Green space is integral to this historic district. This application will destroy the small continuous greenspace strip along US-6 and Forest Rd if this residence, driveway, and garage are constructed.

The current application also differs in detail from the May 2024 application. May 2024 contained very specific information as to the extent of the variances with detail including the actual footage of the variances. The current application (November 2025) only states that two variances are needed; however, it omits the substantial extent of the variances sought and is silent to the size of the variances.

Additionally, the August 2023 survey (acquired by the applicant prior to purchasing the property and used in the May 2024 application) identified the extremely limited area in which a conforming home could be built on this orphan parcel. That August 2023 survey shows the buildable area confined to a small isosceles triangle. The applicant commissioned the survey prior to the report in August 2023; he had knowledge of the substantial non-conforming nature of the parcel before purchasing the property in September 2023. Prior to closing on the purchase of the property, he was in possession of information pointing out the buildable limitations of a parcel that had been undeveloped after its creation over 60 years ago when US-6 was built.

Also, the application purports to show a modern-looking residence surrounded by a lawn, landscaping, and trees. The reality is that the residence will be directly abutting US-6, an approach to a bridge, and not have the landscaping suggested. The application presents

an image disingenuously obscuring the actual context of the area in which the proposed residence would sit. It ignores the setbacks and the highway, and misleadingly shows trees and landscaping depth that cannot exist on such a small irregular parcel. Moreover, it does not show the harshness of the structure in relation to the setbacks honored on the other neighboring Forest Rd properties.

Public information reveals that the property had not been sold for more than \$25,000 in past transactions before the applicant purchased the property. Nonetheless, the applicant acquired the property speculatively in September 2023 for \$195,000, an amount far in excess of past sales. He also obtained a mortgage for \$146,250 at the time he purchased the property. An appraisal from a bank lender would have been required under banking regulation. Such an appraisal—prior to the closing of the loan for the purchase of the property—would certainly have been required and would have revealed the non-conforming nature of the lot. The applicant could seek relief from the lender if the lender failed to detect and communicate the non-conforming lot to the applicant. The applicant could also seek relief from the seller, who on information and belief was also a licensed real estate broker, if the seller misrepresented that the parcel was buildable without variances required.

In summary, the applicant acquired the parcel on a speculative basis in 2023 with obvious foreknowledge of its area variance limitations. Or some party misled him. Either way, with foreknowledge or by being deceived, the applicant acquired the lot with such significant area limitations that a residential structure could not be built without obtaining substantial area variances. At best this was a speculative investment by the applicant, or he is a victim of deception or negligence: he could seek remedy for those actions. The remedy is not to grant variances to harm other property owners and an historic district.

Applicant Does Not Meet the Ohio Supreme Court Standards for Granting the Area Variances

The Ohio Supreme Court, under *Duncan v. Middlefield*, has established a framework for considering area variances. A brief analysis of each criterion will reveal that individually and collectively the application fails to meet this qualitative test.

Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance:

- Property was intentionally re-platted as in the early 1960s by the County/State to preserve green space as an orphan parcel.
- The intended beneficial use of the property after 1962 was and remains to provide a green space and a buffer to the new highway (US-6).

- Prior owners knew of and accepted the property's fundamental limitation as an orphan parcel.
- The original parcel design was re-platted in 1962 due to the County/State acquiring most of the parcel with the remaining parcel serving as a green space consistent with the design of Clifton Park.
- In an R1L1 designation, the intent is to preserve setbacks:
 - Had there been an intent to build on the parcel, the opportunity existed when the highway went through – instead, the state, county, and municipality left it as an orphan parcel and in the hands of the owner whose home was demolished.
- Granting the requested substantial variances imperils the broader public's beneficial use of the parcel:
 - The orphan parcel provides a considerable safety barrier due to nature of a highway abutting it;
 - There have been numerous instances of cars decelerating off the Clifton Bridge and winding up on the embankment green space where the home is proposed. In fact, Lakewood Police often set up radar on the embankment where the home will be due to speeding issues near the property;
 - The Clifton-Lake Confluence Project, which will begin construction this winter, proposes a pedestrian crosswalk at the foot of Forest Rd (next to the lot). A new home will block the sightline of pedestrians crossing Clifton (US-6) due the curvature of the road and the County's intent to relocate the actual traffic lanes to the South and even closer to the proposed home;
 - A new home on that site may conflict with NOACA plans to turn Clifton (US 6) into a parkway and;
 - It is unclear whether the state and county have any jurisdiction over the parcel's area variances given its proximity to a U.S. highway and prior eminent domain actions;
 - The proposed structure would be tantamount to building a home that juts onto a tree lawn.

Whether the variance is substantial:

- The two setback variances on an unbuildable orphan lot are substantial. While the application is silent about the variance size, it appears the variances are well in excess of a 10pct standard and may be as much as 60 to 88pct or 30 feet and 44 feet. These are substantial under any measurement, and the applicant is silent about the actual footage of the variances sought.

- These are new setback variances on a new construction in a neighborhood without a precedence for granting such setbacks since the historic district was split in two in the early and mid-1960s.
- Any recent new construction variances were granted on homes that replaced existing homes that were demolished.
- All existing homes on Forest Rd abide by the setback requirements.

Whether the essential character of the neighborhood would be substantially altered / adjoining properties suffer detriment:

- This is an historical district and fundamentally changes the integrity of the district.
- The neighborhood in its entirety is zoned low-density. Granting these area variances creates a slippery slope which will open the BZA to more requests for setback variances and lot splits in zoned low-density areas. Lakewood's Planning and Building Departments often cite non-conforming variances based on precedent when conducting their analyses.
- See John Pyke letter on historical nature of neighborhood and Forest Rd in particular.

Whether the variance would adversely affect delivery of government services:

- There is a safety issue related to the proximity of the road to the proposed home location and variances.
- It appears utilities (at least one electrical pole) would need to be moved if this home were to be constructed.
- There should be a study on wastewater and runoff due to the EPA mandates the city is under. There may be a submerged creek on the west end of the plot. This grassy area is often wet as water tends to settle in this area.

Whether the property owner purchased the property with knowledge of zoning restrictions:

- As discussed earlier, the applicant ordered and obtained a comprehensive survey prior to purchase which showed the variance requirements and presumptive buildable area without the need for significant variances.
- Applicant obtained a mortgage contemporaneously with the purchase of the property. Such an appraisal may have also discussed the legal and permissible uses of the lot. If not, the applicant should seek relief from the lender and/or appraiser or seller. Both the appraisal and seller disclosures would have been made available to the applicant prior to the purchase.

Whether the predicament can be feasibly obviated through means other than a variance:

- Applicant obtained a mortgage contemporaneously with the purchase of the property. Such an appraisal may have also discussed the legal and permissible uses of any lot. If not, the applicant should seek relief from the lender and/or appraiser or seller. Both the appraisal and seller disclosures would have been made available prior to the purchase.
- Applicant can determine if appropriate representations or disclosures (or lack thereof) were made from the seller of the property (who was a real estate broker).

Whether the spirit and intent behind zoning requirement would be observed and “substantial” justice given:

- This is an historic district with historically large setbacks (greater than 50 feet)
- This would create unprecedented new area setback variances compromising the nature of this historic district.
- Any cited non-conforming lot setbacks are the result of either the original plat established for the subdivision a century ago, or through reformed plats after the highway split the neighborhood in the early 1960s.
- Property values on Forest Rd are dependent upon setbacks and will be harmed by non-conforming area variances with setbacks ignored.

Conclusion

Taken together, the application does not meet the test the Ohio Supreme Court has established to grant area variances. Lakewood is a vibrant community with many neighborhoods and well-known zoning districts with different densities. In light of these residential zoning options in Lakewood, Clifton Park residents—particularly those on Forest Rd—purchased and maintain their properties with a reliance on uniform setbacks and densities consistent with a park-like setting. Any trespass of those standards through granting multiple substantial area variances compromises this.

Moreover, granting such substantial variances will inevitably create a precedent for future zoning appeals which this board or future boards will face. Past BZA minutes and audio recordings show that City Officials often cite these when discussing variances. Granting these two variances will undermine the purpose of setbacks in a low-density historic area.

Finally, the current application omits several crucial details related to the magnitude of the variances. The application paints an unrealistic and inaccurate depiction of how the property will appear in the neighborhood.

Thus, the BZA should deny the variances for the reasons established herein.

Right to Comment Reserved

This commenter asked City Planner and BZA Secretary Michelle Nochta on November 17 for her research and presentation to be made to the BZA on November 20. This included any interaction she or others with the City had with the applicant or his representatives. On November 18, Ms. Nochta stated in an email that such information was not ready and would be provided at the meeting on November 20. Since this information is unavailable in advance, I ask for latitude that my comment letter may be modified based upon information provided to the BZA through any such report given the lateness of the hour it will be presented. This commenter maintains that any such analysis conducted by Lakewood officials should be made publicly available in advance of any public meeting. If any information presented by the City at the meeting is material or needs review, then consideration of the variance application should be postponed to a later date.

Johanna Schwarz

From: Chas Geiger <chas@shopgeigers.com>
Sent: Thursday, November 20, 2025 9:30 AM
To: Planning Dept
Subject: BZA Docket No. 11-21-25, 1114 Forest Rd

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

City of Lakewood Board of Zoning Appeals,

I am writing to strongly oppose the variance requests submitted for the proposed new home in our historic Clifton Park neighborhood. The extent of the setback variances being sought is not minor, nor is it consistent with the long-established character of this area. Approving these variances would fundamentally alter the streetscape and open the door to future encroachments that could further erode the neighborhood's integrity.

As a former chair of the Lakewood Planning Commission, I deeply respect the deliberate work that went into creating our zoning code. These standards were not adopted casually; they exist for good reason and reflect a careful balance of property rights, community expectations, and sound planning principles. Likewise, during my time on the Lakewood Board of Education in the midst of Lakewood's major school rebuilding efforts, I saw firsthand the importance of neighboring property owner's input when new construction influences the fabric of an established community.

For these reasons, and those being expressed by others in a more technical manner, I believe the requested variances are neither justified nor in the community's best interest. Granting them would undermine the purpose of our zoning framework and set a precedent that could have long-lasting consequences. I urge the Board to deny the variances and uphold the zoning protections that have preserved the Clifton Park neighborhood for generations.

Thank you for your careful consideration and for your service to our city.

Sincerely,

W. Charles Geiger III
17866 Lake Rd
Lakewood, OH 44107

Sent from my iPad

Johanna Schwarz

From: Michelle Nochta
Sent: Thursday, November 20, 2025 11:00 AM
To: Planning Dept
Subject: Fw: BZA Docket Number 11-20-25
Attachments: James Romer Letter to BZA 11-19-25.pdf; Sureveys from 2024 and 2025.pdf; Unknown.png



Michelle Nochta, AICP

Senior Planner and ADA Coordinator

City of Lakewood, Ohio
Dept. of Planning and Development

12650 Detroit Ave.
Lakewood, OH 44107

(216) 529-5906

Michelle.Nochta@lakewoodoh.gov

From: Jay Romer <jromer@pbrslaw.com>
Sent: Wednesday, November 19, 2025 5:01 PM
To: Michelle Nochta <michelle.nochta@lakewoodoh.net>
Subject: BZA Docket Number 11-20-25

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

Good Afternoon -

Please see attached regarding BZA Docket Number 11-20-25. Thank you,

Jay Romer
Attorney at Law
Polito Rodstrom & Szep LLP
21300 Lorain Road
Fairview Park, OH 44126
ph. 440.895.1234
fax 440.895.1233
jromer@pbrslaw.com

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November 19, 2025

To: City of Lakewood Board of Zoning Appeals
ATTN: Michelle Nochta, Secretary

RE: Docket Number 11-21-25; 1114 Forest Road

From: James Romer, 1126 Forest Road, Lakewood, Ohio
Office: 440-895-1234
Email: jromer@pbrslaw.com

Dear Members of the Board of Zoning Appeals:

I'm writing to voice my concerns about the matter Docket Number 11-21-25; 1114 Forest Road and to raise some issues for the Board's consideration.

In reference to the Agenda for the Applicant's two variance requests, there is not a clear request for the amount of area the Applicant seeks a variance.

In June of 2024, Docket Number 05-09-24, the owner Jason Leon requested three variances. These variances were denied. It appears as though two variances are being requested presently related to the 50 foot front yard setbacks on Forest Road and Clifton Boulevard, yet the proposed variance area has not been identified in the application other than through the sketch on page 30 of the Application. It is difficult for the citizenry to accurately ascertain whether the requested variance is substantial (over 10% of the Ordinance 1121.07) or not.

It appears that on page 30 of the Application, the structure is 5.85 feet from the property line on the north side (Clifton Boulevard) and 30.25 feet on the east side (Forest Road). Has the Board been appraised of the area of the requested variance? It is difficult for the citizenry to accurately ascertain the requested variance distance.

In the 2024 Docket Number 05-09-24 application, a survey accompanied the application on page 6 (see attached) conducted by Straub Surveying, LLC, dated August 31, 2023. In the survey, presented in Docket Number 05-09-24, there is a triangle depicting the setbacks demonstrating the buildable area of the fee if no variances were granted, showing an area 22.58 feet to the east, 111.86 feet to the north and 109.98 feet to the south. As stated previously at the May 9, 2024 BZA meeting, this survey was conducted before the deed to the owner Jason Leon was recorded on September 18, 2023 and the owner ostensibly had prior knowledge that the buildable area of the fee was not large enough to accommodate the construction of a dwelling before the owner

closed escrow on the acquisition of the fee. In the present application, Docket Number 11-21-25, page 11 of the application contains a survey conducted by Straub Surveying, LLC, dated August 31, 2023. On page 11 of the application, the survey has eliminated the visual depiction of the setbacks demonstrating the buildable area of the fee if no variances were granted, showing an area 22.58 feet to the east, 111.86 feet to the north and 109.98 feet to the south. Is the Board aware that the Docket Number 11-21-25, page 11 has eliminated the Docket Number 05-09-24 application visual depiction of the setbacks demonstrating the buildable area of the fee if no variances were granted? It is unclear to the citizenry whether this omission from the survey from Docket Number 05-09-24 and the survey from Docket Number 11-21-25, page 11 was presented for a specific reason or if it was an omission. Was the Board aware of the differing survey information presented to them?

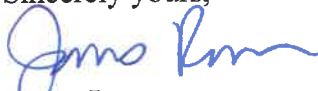
I question whether the Board has been provided enough information on the area of the variance or the discrepancy in the surveys presented in which to adequately make a decision and wonder further if the citizenry has been given enough information in which to adequately address the Board at the meeting scheduled November 20, 2025 since the amount of the variance has not been disclosed and the discrepancy in the survey information has not been identified or addressed.

Further, it is unclear as to whether the Board members have seen first-hand the site in question or whether the applicant or the City of Lakewood professionals have considered the Applicant's request relative to the planned Community Confluence Plan. (see attached visual depiction of the Community Confluence Plan relative to Docket Number 11-21-25 site). It is my understanding from the public domain that work on the Community Confluence Plan is slated to commence in the first half of 2026.

It appears from the Community Confluence Plan that the traffic lanes will be shifted from the northern boundary of the present Clifton Boulevard to the southern end of the present Clifton Boulevard. Has the Board been provided any information on the interplay between the Community Confluence Plan and the Docket Number 11-21-25 application?

In light of these issues highlighted above, I am voicing my request to either table a decision on the Docket Number 11-21-25 application or to deny the Docket Number 11-21-25 application.

Sincerely yours,



James Romer

Surveyor's Notes & Basis of Bearings:

This map was prepared without the benefit of a Title Report and is not intended to reflect all easements, encumbrances, or other items affecting the title to the property shown hereon.

The U.S. Route 6 Right of Way plans were heavily relied upon in preparing this map, as the geometry agreed with itself much more so than the geometry shown on the plat recorded in Volume 29, Page 11 of Cuyahoga County Plat Records.

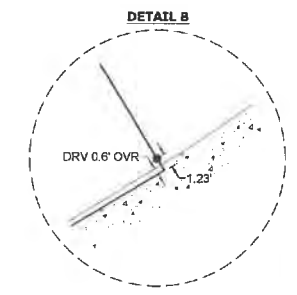
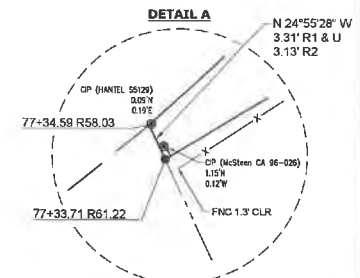
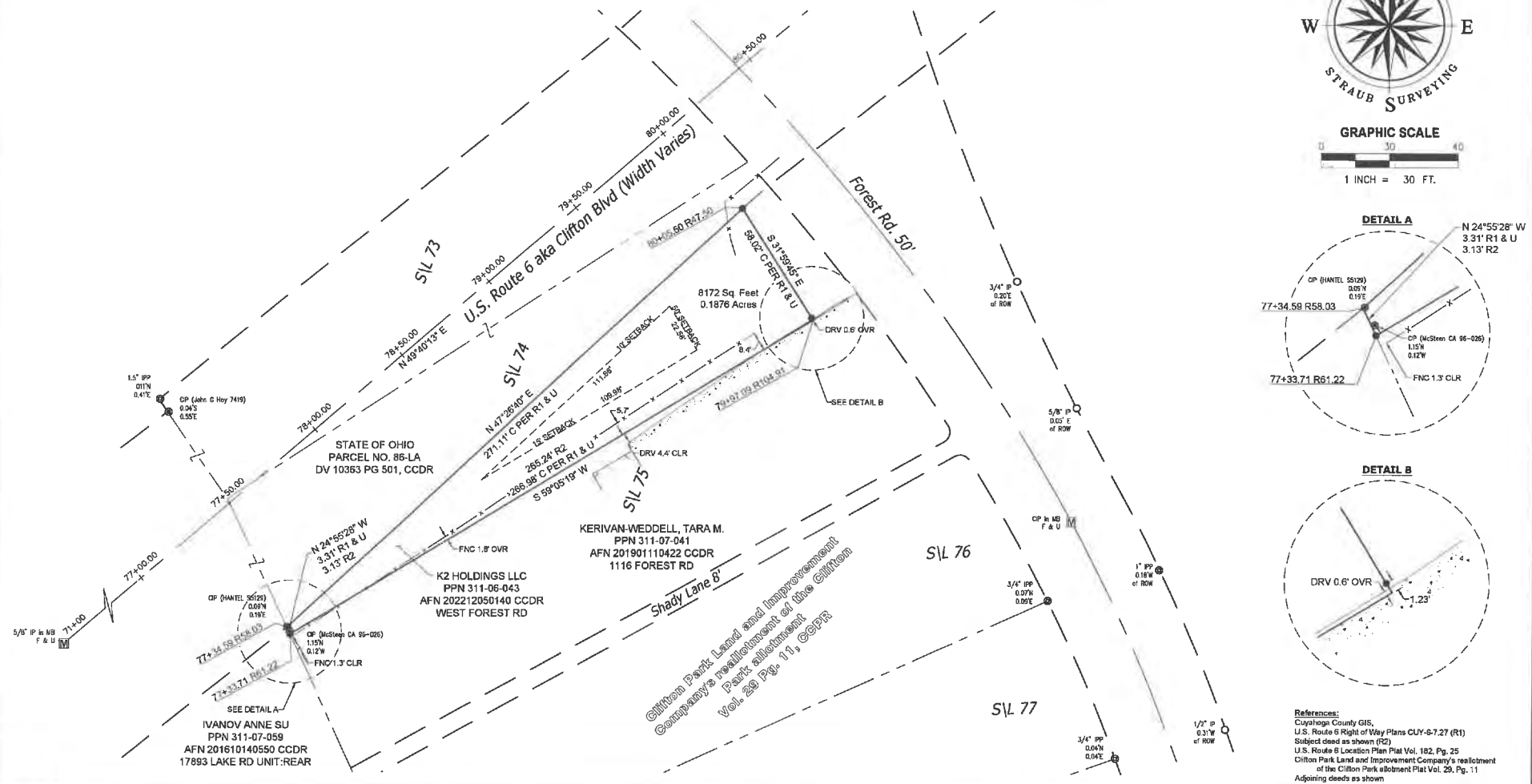
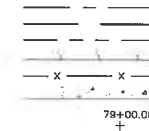
The basis of bearings for this survey, as shown, is the centerline of U.S. Route 6, based on Route 6 Location Plan, Plat Vol. 162, Pg. 25 and is to an assumed meridian used to denote angles only. Distances are in feet and decimal parts thereof. Unless shown otherwise, measurements to monuments found are rectangular measurements from property lines, right-of-way lines, centerlines or other as appropriate. Stations and Offsets are based on U.S. Route 6 Right of Way Plans CUY-6-7-27. CIP set are 5/8" x 30" rebar with yellow cap stamped Straub Surveying PS#7055. References used are listed hereon. This map was prepared from a survey performed by me or under my direction in August, 2023, and meets the requirements defined in Chapter 4733-37 of the Ohio Revised Code, *Minimum Standards for Boundary Surveys*. This map is not valid unless signed and stamped by Surveyor.

Signed 10/3/2023

Known as part of Sublot No. 74
Clifton Park Land and Improvement Company's
reallotment of the Clifton Park allotment
 of a part of
Original Rockport Township Sec. No. 23
County of Cuyahoga, State of Ohio
 as shown in Plat Volume 29, Page 11
 of Cuyahoga County Plat Records

Survey Legend

- M Measured
- F Found
- U Used
- R Record
- P Plat
- C Calculated
- Monument Box (MB)
- Capped Iron Pin Found
- Capped Iron Pin (CIP) Set
- Iron Pin (IP) Found as Described
- Iron Pipe (IPP) Found as Described
- Centerline
- Right of Way (ROW) Line
- Record Property Line
- Building Line
- Fence Line
- Edge of Driveway
- Station and Offset
- CCDR Cuyahoga County Deed Records
- CCPR Cuyahoga County Plat Records
- CPN Permanent Parcel Number
- N North
- S South
- E East
- W West
- OVR Over the PL
- CLR Clear of PL
- PL Property Line
- FNC Fence
- DRV Driveway



References:
 Cuyahoga County GIS,
 U.S. Route 6 Right of Way Plans CUY-6-7-27 (R1)
 Subject deed as shown (R2)
 U.S. Route 6 Location Plan Plat Vol. 162, Pg. 25
 Clifton Park Land and Improvement Company's reallotment
 of the Clifton Park allotment Plat Vol. 29, Pg. 11
 Adjoining deeds as shown

STRAUB SURVEYING, LLC
 PROFESSIONAL LASER SCANNING AND SURVEYING SERVICES
 12815 DETROIT AVENUE LAKEWOOD, OHIO 44107
 PHONE: 440-333-1700 INFO@STRAUBSURVEYING.COM

Date of Survey: August 31, 2023
 Survey By: C. Sommers, J. Forshey
 Drawn By: C. Sommers, J. Yetzer
 Checked By: M. Straub
 Project No. 23-043-2
 DWG: 23-043 Boundary

Revisions			
NO.	DATE	DESCRIPTION	BY
1	10/02/23	Revise per Monumentation Set	CS
0	9/05/23	Original Issue	CS, JY

Prepared For
Jason Leon
 26538 East Olviatt
 Bay Village, Ohio 44140

**Boundary
 Survey**

**Sht.
 1
 of
 1**

Surveyor's Notes & Basis of Bearings:

This map was prepared without the benefit of a Title Report and is not intended to reflect all easements, encumbrances, or other items affecting the title to the property shown hereon.

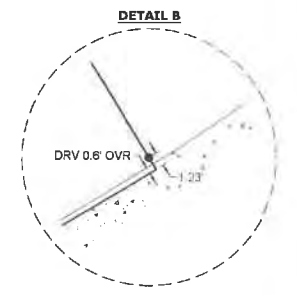
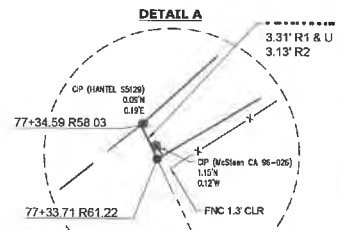
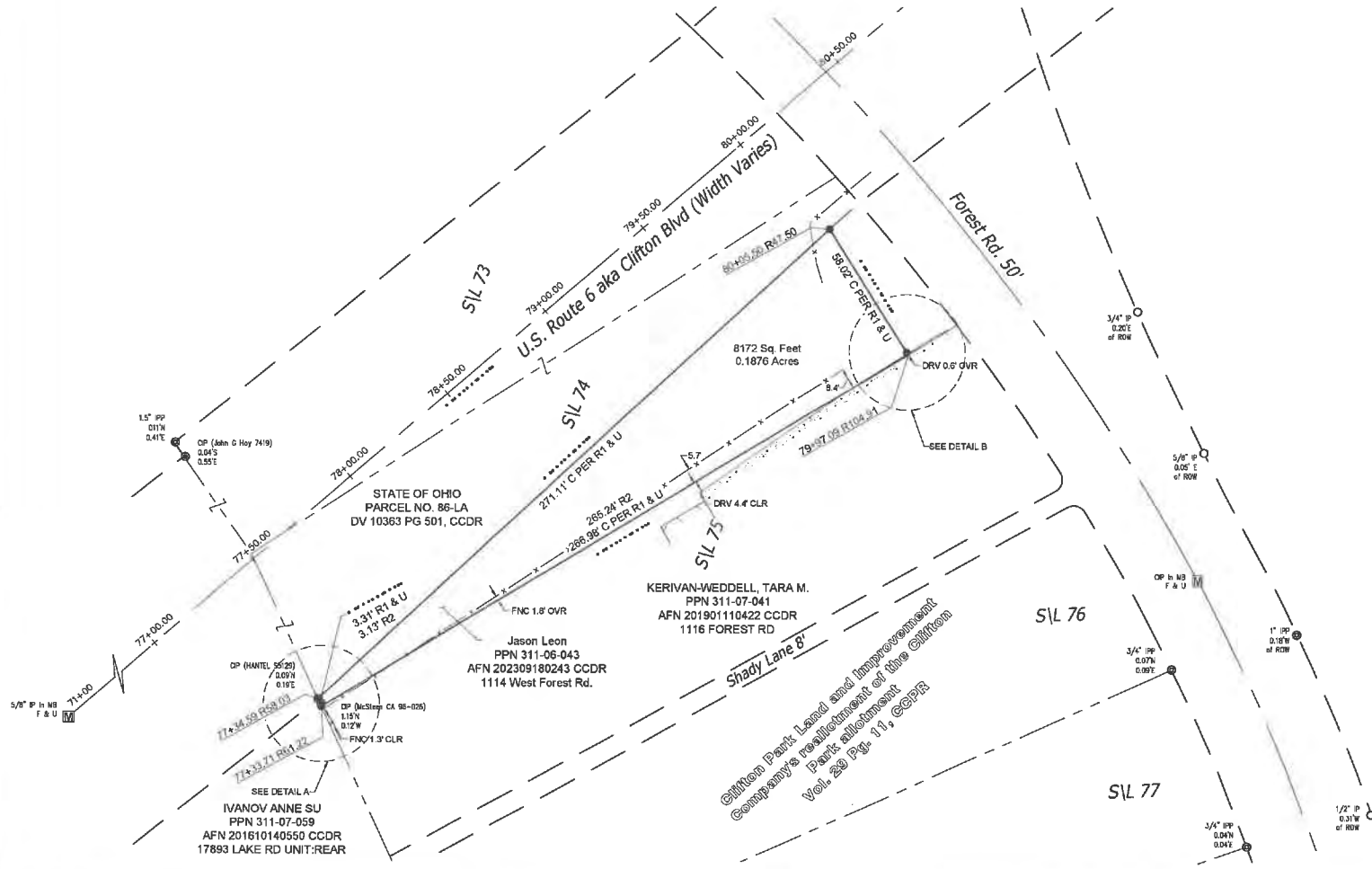
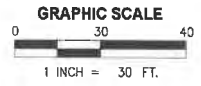
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Known as part of Sublot No. 74
Clifton Park Land and Improvement Company's
reallotment of the Clifton Park allotment
of a part of
Original Rockport Township Sec. No. 23
County of Cuyahoga, State of Ohio
as shown in Plat Volume 29, Page 11
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Survey Legend

- M Measured
- F Found
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- Ⓜ Monument Box (MB)
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- Ⓞ Iron Pipe (IPP) Found as Described
- Centerline
- Right of Way (ROW) Line
- Record Property Line
- Building Line
- Fence Line
- Edge of Driveway
- + Station and Offset



References:
Cuyahoga County GIS,
U.S. Route 6 Right of Way Plans CUY-6-7-27 (R1)
Subject deeds as shown (R2)
U.S. Route 6 Location Plan Plat Vol. 182, Pg. 25
Clifton Park Land and Improvement Company's reallotment
of the Clifton Park allotment Plat Vol. 29, Pg. 11
Adjoining deeds as shown:

STRAUB SURVEYING, LLC
PROFESSIONAL LASER SCANNING AND SURVEYING SERVICES
12815 DETROIT AVENUE LAKEWOOD, OHIO 44107
PHONE: 440-333-1700 INFO@STRAUBSURVEYING.COM

Date of Survey: August 31, 2023
Survey By: C. Sommers, J. Forshey
Drawn By: C. Sommers, J. Yetzer
Checked By: M. Straub
Project No. 23-043-2
DWG: 23-043 Boundary

Revisions			
NO.	DATE	DESCRIPTION	BY
2	9/2/25	Ownership Update	MS
1	10/02/23	Revise per Monumentation Set	CS
0	9/05/23	Original Issue	CS, JY

Prepared For
Jason Leon
1114 West Forest Road
Lakewood, Ohio

**Boundary
Survey**

**Sht.
1
of
1**



Johanna Schwarz

From: Michelle Nochta
Sent: Thursday, November 20, 2025 11:20 AM
To: Planning Dept
Subject: Fw: Docket No. 11-21-25, 1114 Forest Rd
Attachments: ZBA Letter from Kim and Nora Katzenberger 11-19-2025.docx



Michelle Nochta, AICP

Senior Planner and ADA Coordinator

City of Lakewood, Ohio
Dept. of Planning and Development

12650 Detroit Ave.
Lakewood, OH 44107

(216) 529-5906

Michelle.Nochta@lakewoodoh.gov

From: Kim Katzenberger <kim.katzenberger@gmail.com>
Sent: Wednesday, November 19, 2025 9:39 PM
To: Michelle Nochta <michelle.nochta@lakewoodoh.net>; Amanda L. Cramer <Amanda.cramer@lakewoodoh.net>
Cc: norawk@gmail.com <norawk@gmail.com>; thomas fraser <tfraserjr@yahoo.com>
Subject: Docket No. 11-21-25, 1114 Forest Rd

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Dear Ms Nochta and Ms Cramer

Please see attached letter re: the above-referenced matter.

Best

Kim and Nora Katzenberger

November 19, 2025

City of Lakewood Board of Zoning Appeals
Michelle Nochta, Secretary
Amanda Cramer, City Planner

Re: Docket No. 11-21-25, 1114 Forest Road

Dear Board of Zoning Appeals:

We are residents of 1128 Forest Rd in Lakewood. We have become aware of an application by the Owner and contracted Developer for 2 zoning variances for 1114 Forest Road. The property at 1114 Forest is a small wedge-shaped lot at the end of Forest Road and abutting Clifton Boulevard which was carved out but never built on since Clifton Boulevard was constructed in the early 1960s. We have viewed the property, spoken with neighbors, and reviewed the drawings and proposed variances submitted. We have also reviewed a very thoughtful analysis in a letter prepared by our neighbor Tom Fraser at 1124 Forest Road. We agree with the concerns which were thoughtfully raised by Mr. Fraser in his letter, particularly those 1. Regarding safety for a property so close to Clifton Boulevard 2. Regarding increasing density of the neighborhood by building much closer to Clifton Boulevard, Forest Road, and the adjoining property relative to other homes in the neighborhood 3. The significant degree of necessary variance vs. the norm in order to accommodate the proposed plans, and the lack of specificity re: the exact setbacks required in the language of the requested variance. We urge the Board to register our concerns and the analysis prepared by Mr. Fraser, and would ask the Board to reject these variances.

Your truly,

Kim and Nora Katzenberger
1128 Forest Road
(216) 339-0428 and (310) 592-1970
kim.katzenberger@gmail.com and norawk@gmail.com

Johanna Schwarz

From: Michelle Nochta
Sent: Thursday, November 20, 2025 11:25 AM
To: Planning Dept
Subject: Fw: 1114 Forest Rd. variance request



Michelle Nochta, AICP
Senior Planner and ADA Coordinator

City of Lakewood, Ohio
Dept. of Planning and Development
12650 Detroit Ave.
Lakewood, OH 44107

(216) 529-5906
Michelle.Nochta@lakewoodoh.gov

From: Amy Logan <amo745@icloud.com>
Sent: Wednesday, November 19, 2025 10:02 PM
To: Michelle Nochta <michelle.nochta@lakewoodoh.net>
Cc: Andrew Logan <alogan@loganclutch.com>
Subject: 1114 Forest Rd. variance request

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Dear Members of the Lakewood Building & Zoning Appeals Board,

I'm writing to express my strong opposition to the proposed new home at 1114 Forest Road. After reviewing the plans, I believe this project is not appropriate for the lot, does not fit the character of the neighborhood, and raises serious safety and quality-of-life concerns for adjacent homeowners.

The most serious issue is the extremely close proximity to the neighboring house. A structure built at that distance creates a fire and safety hazard, limits emergency access, and increases the potential for

a fire to spread between homes. There is nothing comparable to this anywhere on Forest Road or Lakewood.

In addition, placing a house so close to the neighboring home would significantly reduce sunlight, natural views, and privacy for the existing property. The wall of the new home would block light that currently reaches windows and yard space, eliminate open views that residents have enjoyed for years, and introduce unavoidable sightlines directly into living areas. These effects would lower the quality of life for the adjacent homeowner and negatively impact property values on the street.

I have been a resident of Forest Road for over 22 years. Forest Road has long been defined by consistent spacing, setbacks, and green pockets between homes. This proposal is out of scale with the block and does not match the established pattern of development. The lot was never intended for a full-size residence and was intended to act as a buffer between homes and the new Clifton Blvd extension built in the early 1960's. It cannot support any new structure without compromising both safety and the character of the neighborhood.

Approving a variance of this magnitude would also set a citywide precedent. If a home can be placed this close to an existing structure here, it becomes difficult to reject similar requests on undersized lots throughout Lakewood.

For these reasons, I respectfully ask the Board to deny the variance request.

Thank you for your time and consideration.

Sincerely,

Andrew & Amy Logan
216-956-9775

Johanna Schwarz

From: Michelle Nochta
Sent: Thursday, November 20, 2025 11:35 AM
To: Planning Dept
Subject: Fw: Docket 11-12-25, 1114 Forest Proposed Variances
Attachments: Docket 11-12-25.pdf



Michelle Nochta, AICP

Senior Planner and ADA Coordinator

City of Lakewood, Ohio
Dept. of Planning and Development

12650 Detroit Ave.
Lakewood, OH 44107

(216) 529-5906

Michelle.Nochta@lakewoodoh.gov

From: Nicolas Young <nicolasyoung@live.com>
Sent: Thursday, November 20, 2025 8:43 AM
To: Michelle Nochta <michelle.nochta@lakewoodoh.net>; Amanda L. Cramer <amanda.cramer@lakewoodoh.net>
Cc: Tom Bullock <Tom.Bullock@lakewoodoh.gov>
Subject: Docket 11-12-25, 1114 Forest Proposed Variances

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Please see the attached letter in regards to the upcoming BZA meeting.

Thank you,

Dr. Nicolas Young



November 20, 2025

TO: City of Lakewood Board of Zoning Appeals
Attention: Michelle Nochta, Secretary

RE: Docket No. 11-21-25, 1114 Forest

From: Dr. Nicolas Young, 17886 Beach Road, Lakewood, OH

Dear Board of Revision,

As an eighteen year resident of Clifton Park, I write in strong opposition to providing the requested variances for the Forest Road property in question, Docket No. 11-21-25, 1114 Forest Road.

In April 1807, a group of six men purchased the area of modern day Lakewood, Rocky River, Fairview Park, and West Park for \$26,078. This extensive parcel was recorded as Township 7, Range 13 and 14, and at the time, was part of Geauga County until 1810, when Cuyahoga County was created.

Those early settlers petitioned the County Commissioners of Cleveland for the establishment of Rockport Township, and so on February 24th, 1819, the old Township No. 7 officially became Rockport. Soon after, an election of officers was held at Rufus Wright's tavern in early April of that year. There were nineteen men available to vote for eighteen positions; voters simply raised their hands.

By 1848, Rockport had thirty families scattered between present day 117th Street and the Rocky River. Many of those properties were fruit farms needing a way to supply their goods to the growing settlement of Cleveland. The popular use of plank roads, which were toll roads whose base consisted of flattened logs laid lengthwise on the roadbed to expedite horse and carriage travel in all weather conditions, was spreading across Ohio when local citizens organized the Rockport Plank Road Company in

March of 1848. The Plank Road extended from West 25th street to five miles beyond the Rocky River, where it crossed using a bridge. A new bridge was constructed in 1851 as it had replaced an earlier structure from 1821. A third timber trestle bridge replaced this structure in 1875. The recorded fare in those early days was seven cents for a single horse, ten cents for a team of horses, and fifteen cents for a double team. A tollhouse was constructed and moved several times from its original location on West 65th Street to West 117th and then Warren Road. Detroit became a free road in 1901 and use of the tollhouse was abandoned.

In April of 1866, Daniel Rhodes, Elias Sims, George W. Jones, John H. Sargent, Thomas Dixon, John Spaulding, Ezra Nicholson, George E. Hartnell, and Josiah Barber created the Clifton Park Association.

Various iterations of that Clifton Park Association members and descendants sought to develop the area of modern day Clifton Park over the next thirty years. In the 1890's, well respected Boston landscape architect Ernest Bowditch was brought on to develop a plan for the neighborhood. Bowditch gave the Park its curvilinear streets, green spaces in the form of ornamental triangles, and set back rules for houses.

This neighborhood flourished and grew to be the home of legacy families such as Coffinberry, Glidden, Baker, Rheem, Hanna, and Winton. Families that are synonymous with Cleveland regional history as well as national history. Along with them, the homes were designed by many of the most respected architects of the time including Frank Meade, Hubble and Benes, Clarence Mack, Bohnard and Parsson, and Arthur Oviat.

I-90:

In 1956, President Dwight D. Eisenhower signed the Federal Aid Highway Act into law, which authorized the construction of over 40,000 miles of four-lane interstate highways at a cost of more than \$25 billion.

Consequently, throughout the nation, new roadways were meticulously designed and constructed.

The Cuyahoga County Engineer during this period was Albert Porter. Porter was a student at Lakewood High School and Ohio State graduate.

The Comprehensive Arterial Highway Plan, a countywide freeway blueprint, was unveiled, connecting virtually every Cleveland neighborhood and suburb to the interstate highway system. However, there was minimal discussion regarding the negative impact of the new highways on city neighborhoods and the subsequent urban sprawl.

As outlined in Albert Porter's Plan presented to the Cuyahoga County Commissioners, two primary alternative locations were proposed for the freeway. One of these locations was a shoreline site, while the other was a route adjacent to Lakewood Heights Boulevard, as suggested by the Regional Planning Commission. Despite the report's caution regarding the potential for higher right-of-way costs and property damages for the more southernly route, the County proceeded with the route adjacent to Lakewood Heights Boulevard.

Lakewood's section of the highway would lead to the demolition of over 120 homes along the south end of the city. Entire neighborhoods were lost, abruptly splitting streets from their other half and from the rest of Lakewood.

The Lakewood section of Interstate 90 was hindered by construction delays, engineering challenges, and legal disputes. The County started on I-90 in 1965, and the Lakewood segment of the road was not opened until more than a dozen years later, on November 4, 1978.

Simultaneously, on the opposite side of the city, the long-fought Lake/Clifton bridge was pushed through. Prior to the completion of the bridge, westbound Clifton Boulevard traffic traversed West Clifton to Sloane Avenue and subsequently crossed the Detroit Bridge to Rocky River. The

proposed bridge would serve as an alternative route, thereby reducing travel time and facilitating direct access to Lake Road in Rocky River.

A connection to Lake Road in Rocky River was first proposed in the 1920's. Lakewood Mayors Amos I. Kauffman and Frank Celeste vigorously fought the highway's construction, and numerous court actions delayed construction, but by 1956, the County and Albert Porter were solidifying plans. Apart from angering the affected citizens and tearing apart a



Construction on the road through the middle of Clifton Park

magnificent neighborhood, this measure would also mean that each city would lose the money from the property taxes on those sites. The tax issue

led to a more than ten-year-long dispute between the cities of Rocky River and Lakewood as the two sides could not agree on the location of the bridge. Rocky River supported the location even though the city would lose tax money. Lakewood on the other hand opposed the location because the bridge would go through the center of Clifton Park,. Other plans were proposed, such as increasing the traffic on the Hilliard Road Bridge and turning the Nickel Plate trestle into a double-decker bridge for both train and car traffic. The Hilliard Road Bridge plan was highly favored and carefully discussed. The basic question at the center of this debate was whether or not cities had the right to refuse the building of a major highway. In the end, eight homes and fifteen other parcels of land were seized by the state under eminent domain in order to build the bridge with both cities losing valuable property.

The Clifton Park Bridge was thus built by the state of Ohio over the objections of the local governments. The “new road,” as it was called by residents, caused the relocation of several homes, the total destruction of others, and cut the Park in half. The seizure of private property through eminent domain was eventually required in order to build the bridge. It is believed that the property destruction caused \$1.5 million (in 1960’s dollars) worth of property to be lost to the project. The beauty of Ernest Bowditch’s English Park like design was permanently damaged with the formal opening of the bridge on January 15th, 1964.

In the late 1980s, when the City dedicated Frank Celeste Park at the intersection of West Clifton, Governor Richard F. Celeste recognized the appropriateness of naming the city park after his father, given the strong opposition Mayor Celeste had previously expressed to the construction of the “new road” and the damage forced upon Clifton Park.

Albert Porter defended the countywide road construction as a necessary step forward. Despite the planning and construction of numerous new interstate highways within the county, he encountered growing resistance from residents to his proposed projects. Porter’s tenure in office came to an

end when he attempted to extend the Clark freeway through the Shaker Lakes nature preserve on the eastern side of Cleveland, thereby connecting central Cleveland with Pepper Pike.

Porter said in 1963 about Shaker Lakes, "it's a dinky little park with a two-bit duck pond. [Is it] worth the \$12-14 million and 400 homes to go around it?"

Shaker residents, many of whom were silent or supportive in regards to road construction projects in other parts of the county, answered with a resounding "yes!". They fought off Porter and persevered the Shaker Lakes community.

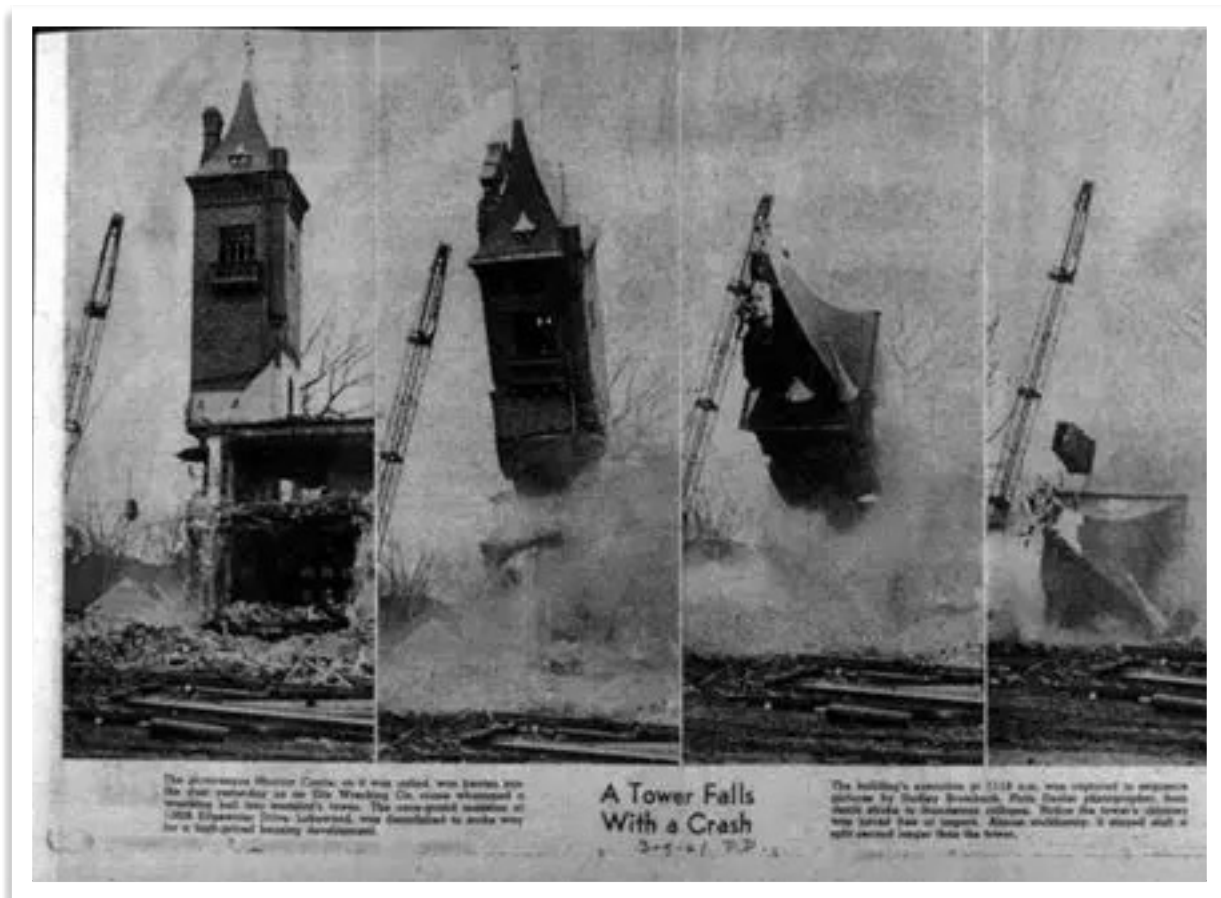
Porter was defeated for re-election in 1976, but his vision of a countywide superhighway system and its impact on Lakewood lives today.



Kundtz's Castle

Clifton Park is historically significant for Lakewood. The residents here have worked hard to preserve these homes and the legacy of this neighborhood. Clifton Park has National Registry of Historic Places standing and a wealth of architecturally significant properties by an extraordinary group of early twenty century Cleveland architects.

Therefore, granting these variances and allowing such a non-conforming property to be placed in this neighborhood would be a dangerous precedent. Lakewood has already suffered huge architectural losses in the 20th century from from the damage unfolded out of zoning including the loss of the great estates along the Gold Coast including Theodore Kundtz's 105 room castle, Jared Potter Kirtland's home on Detroit and Bunts, Robert



Demolition of the castle due to allowances by zoning changes.

Russell Rhodes estate the Hickories, which was in Lakewood Park, as well as many others. It was a grand historical and architectural legacy that should have been preserved for this great community.

Our neighborhood was forced into division and destruction over 60 years ago, and now with the coming redesign of Route 2, there is the opportunity to correct and lessen the impact of a four lane highway paved through this community.

While other neighbors are going to speak to you on the various legal precedents and factors against allowing these variances, I hope you will also consider the importance of historic preservation in Lakewood in regard to zoning.

The City and the Board of Zoning has a duty to protect the character and unique history of Clifton Park; therefore, I respectfully ask that you reject granting the variances requested for the proposed 1114 Forest property and protect the legacy of our neighborhood.

Best regards,

Dr. Nicolas Young

17886 Beach Road

Johanna Schwarz

From: Michelle Nochta
Sent: Friday, November 21, 2025 11:27 AM
To: Planning Dept
Subject: Fw: BZA Docket # 11-20-25 Exhibits
Attachments: IMG_0599.heic; IMG_3989.JPG

Follow Up Flag: Follow up
Flag Status: Flagged



Michelle Nochta, AICP

Senior Planner and ADA Coordinator

City of Lakewood, Ohio
Dept. of Planning and Development

12650 Detroit Ave.
Lakewood, OH 44107

(216) 529-5906

Michelle.Nochta@lakewoodoh.gov

From: Jay Romer <jromer@pbrslaw.com>
Sent: Friday, November 21, 2025 10:43 AM
To: Michelle Nochta <michelle.nochta@lakewoodoh.net>
Subject: BZA Docket # 11-20-25 Exhibits

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

Hello Ms. Nochta -

Please find attached some of the files for the blow up paper exhibits I brought to the meeting last night. Some are large files so I'll send several emails so they come through ...

For what it's worth, I thought you did a fine job last evening in providing a lot of balanced information in a pressured situation.

Jay

Jay Romer
Attorney at Law
Polito Rodstrom & Szep LLP
21300 Lorain Road

Fairview Park, OH 44126
ph. 440.895.1234
fax 440.895.1233
jromer@pbrslaw.com

PRIVILEGED AND CONFIDENTIAL

This electronic message is confidential information from the law firm of Polito, Rodstrom & Szep LLP which may be privileged, confidential, or otherwise protected from disclosure under applicable laws, and is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any dissemination or duplication of this email is strictly prohibited.













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
- Jeffrey Pigott, Vice Chair
- Jillian Bolino, member
- Matt Markling, 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

Thursday, November 20, 2025

Agenda

1. Roll Call
2. Approve meeting minutes of the October 16, 2025
3. Opening Remarks

New Business

4. 1462 Lauderdale Ave –Administratively approved for minor area variance- no action required
5. 1114 Forest Road

Docket No. 11-21-25**1114 Forest Road**

Applicant Elizabeth Davis of Old World Classic LLC for property owner Leon Jason proposes the construction of a new two-story single-family home and garage on an existing non-conforming corner lot. The property is in the R1L, Single-Family Low-Density District. (Page 9)

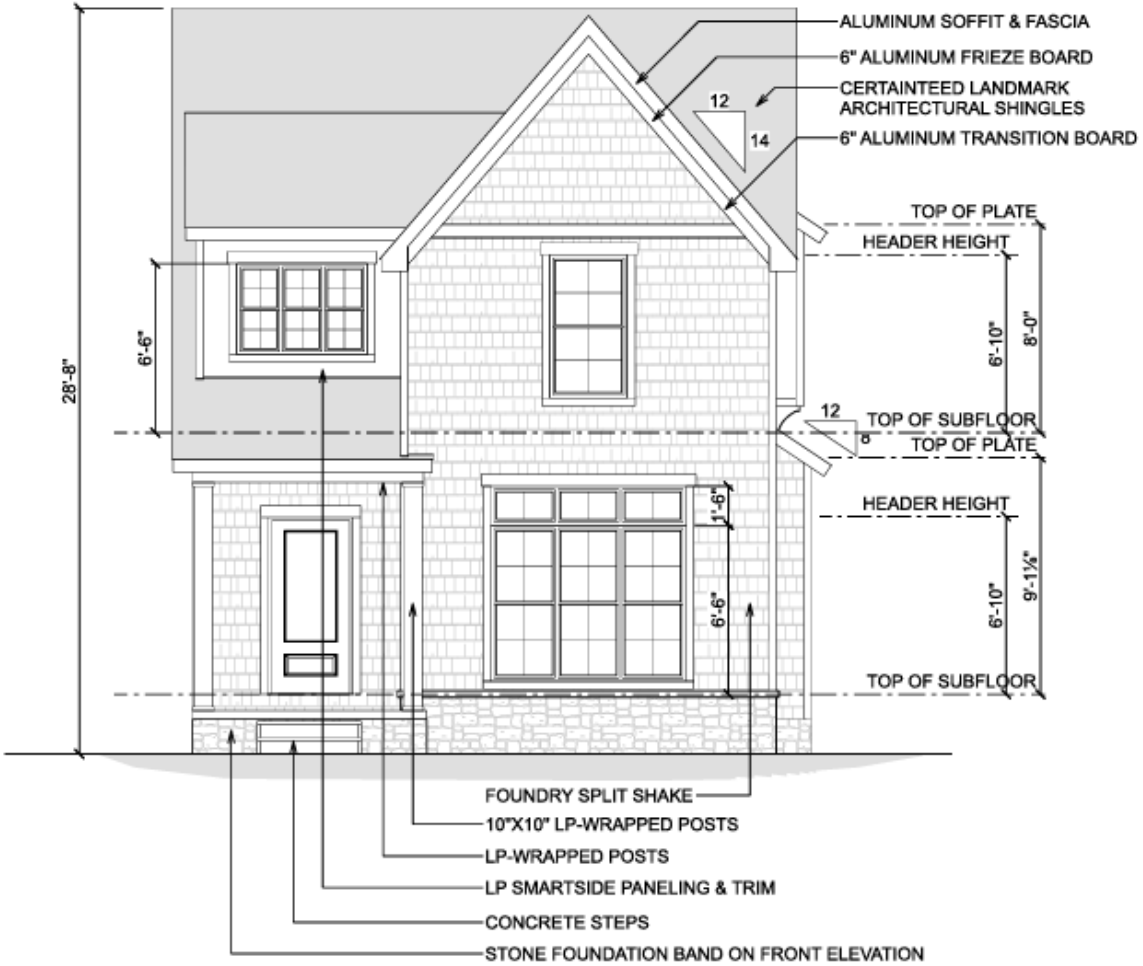
- **Variance 1:** Required front yard setback on Clifton Boulevard is 50 feet. Reduce the front yard to 6 ft on Clifton Boulevard, as proposed. (Ord. 91-95. Passed 10-7-1996.)Pursuant to 1121.07 Minimum Yard Requirements, (Ord. 91-95, Passed 10-07-1996)
- **Variance 2:** Required front yard setback on Forest Road is 50 feet. Reduce the front yard to 30 feet on Forest Road, as proposed. (Ord. 91-95. Passed 10-7-1996.)Pursuant to 1121.07 Minimum Yard Requirements, (Ord. 91-95, Passed 10-07-1996)

LEON RESIDENCE

1114 FOREST ROAD, LAKEWOOD, OH 44107



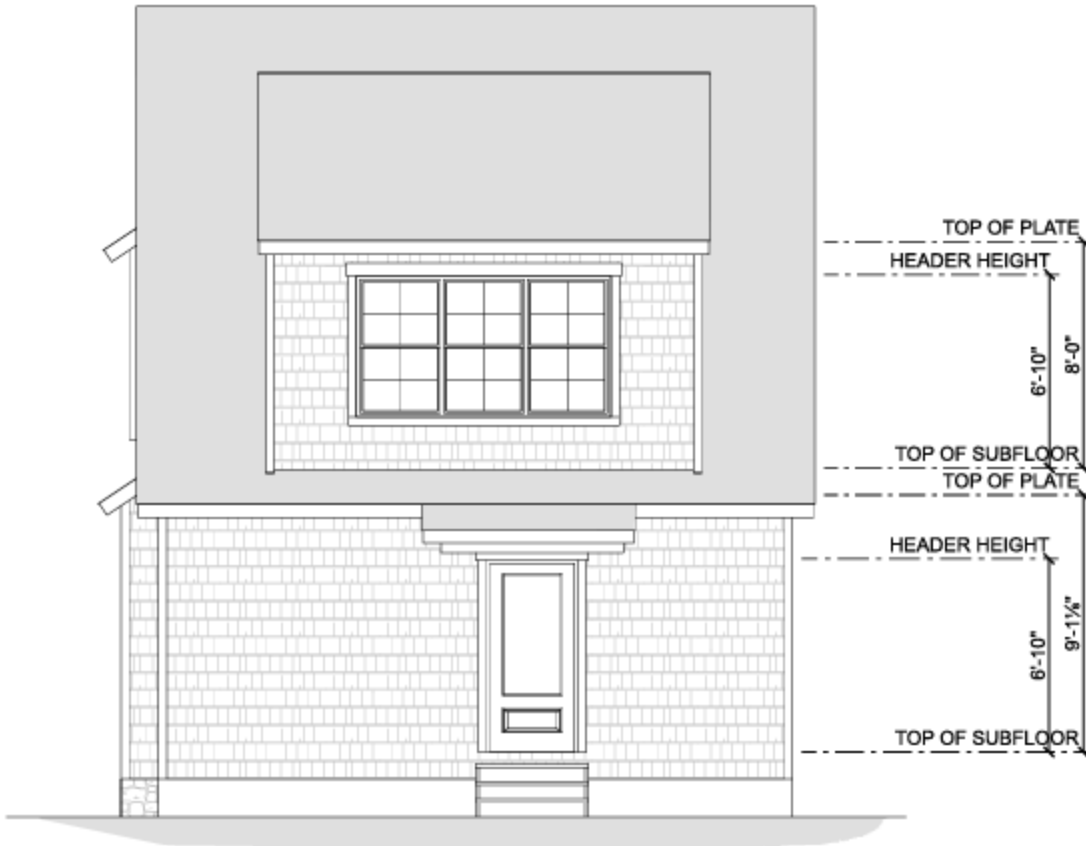
OVERALL BUILDING DIMENSIONS	
LENGTH	45'-0"
WIDTH	23'-4"
HEIGHT	28'-8"



FRONT ELEVATION

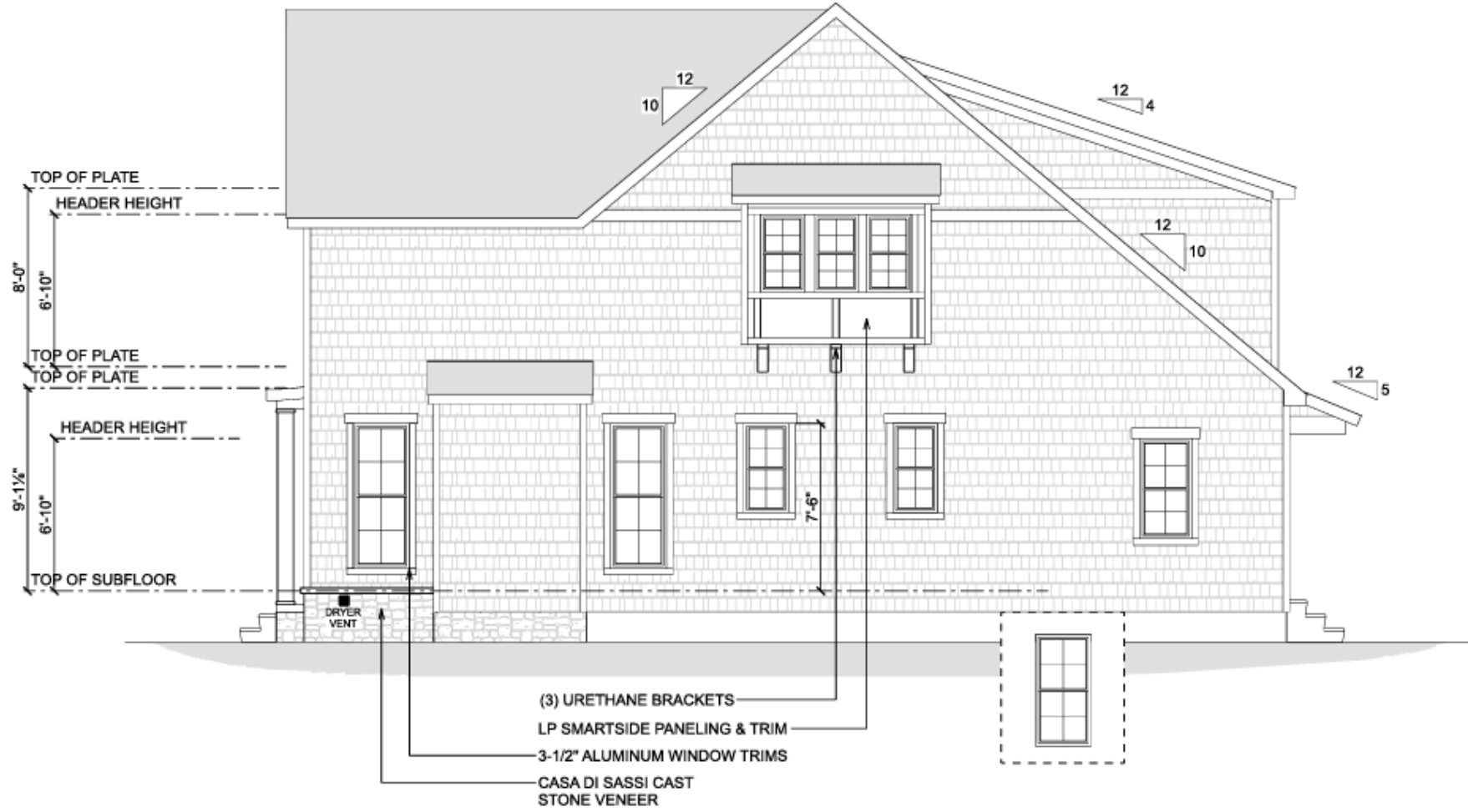
SCALE: 1/8" = 1'-0"

Docket No.



REAR ELEVATION

SCALE: 1/8" = 1'-0"



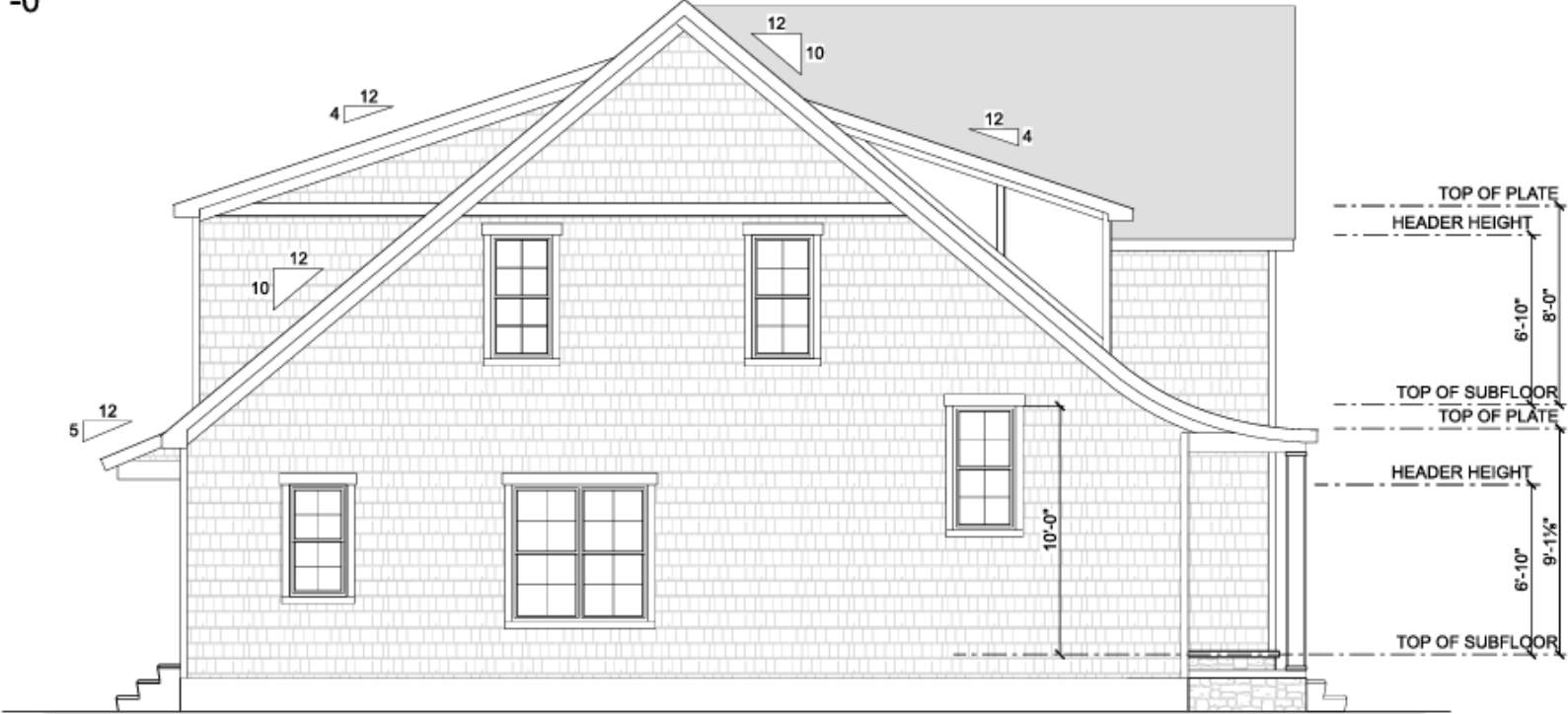
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



Docket No. : 11-21-25

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"







Docket No. : 11-21-25

Site Plan for 1114 Forest Road

Elevations for 1114 Forest Road

Boundary Survey for 1114 Forest Road

DENIED VARIANCE REQUEST Elevations 1114 Forest

ADMINISTRATIVE COMMENTS

- Homeowner applied last year with a different architect and a different design and was denied in May of 2024.
- Some of the board's comments in May 2024 referred to the massing of the house and the large setback requests. The new design has reduced the overall massing of the proposed house, but failed to reduce the front yard setback requests in a substantial way, the new proposal actually increases the variance request on Clifton Blvd.
- The variance requests for each setback are large requests; on Clifton the request is to reduce the front yard to 6 feet, where the minimum is 50 feet. On Forest Road the request is to reduce the front yard to 30 feet where the minimum required is 50 feet.
- In 2024 there was strong and organized opposition to the proposal by many neighbors, the new proposal has also been met with strong and organized opposition by many neighbors. The Clifton Park Neighborhood was the first designated historic neighborhood in the city, and has distinctive large lots, the requirement is 14,000 square feet or more, and large setbacks, this area has all 50 foot front setbacks which is a common minimum in the Clifton Park Neighborhood.
- There are some parcels in the area with existing homes that are less than 50 feet from the right of way, however these homes existed prior to Clifton Blvd. Extension coming through Clifton Park Neighborhood. There are no variances for these homes because they existed prior to the current building line map.

ADMINISTRATIVE COMMENTS

- There is no history of the Board granting a single front setback variance of this size for a new construction home in the Clifton Park Historic Neighborhood since the current Building Line map was enacted.
- The applicant had knowledge of the process required for any new construction approval prior to purchasing the property.
- There is an upcoming road project near the proposed home site, the Community Confluence Road Expansion project. The home is proposed only 6 feet from the public right of way of Clifton Blvd.. The speed limit on Clifton Blvd. is 35 mph, we have preliminary documents from the website which show the close proximity of the proposed house to a major roadway.

ADMINISTRATIVE COMMENTS

1114 Forest is and existing, non-conforming lot , Chapter 1149 applies:

1149.05 NON-CONFORMING LOTS.

(a) Where any single non-conforming lot in a residential district which existed prior to adoption of this **Code** is in separate ownership and not of continuous frontage with other lots in the same ownership:

(1) **A single-family dwelling and other accessory structures permitted** under Chapter 1121 may be constructed on such lot.

(2) This subsection (a) shall apply even though such lot fails to meet the requirements for area and/or frontage that are generally applicable to the district; requirements of Chapter 1121, other than those applying to area and/or frontage, shall apply to such lot.

(3) **Variances to requirements other than lot area or frontage shall be obtained pursuant to the procedures set forth in Section 1173.04.**

ADMINISTRATIVE COMMENTS



5 Spring

ADMINISTRATIVE COMMENTS

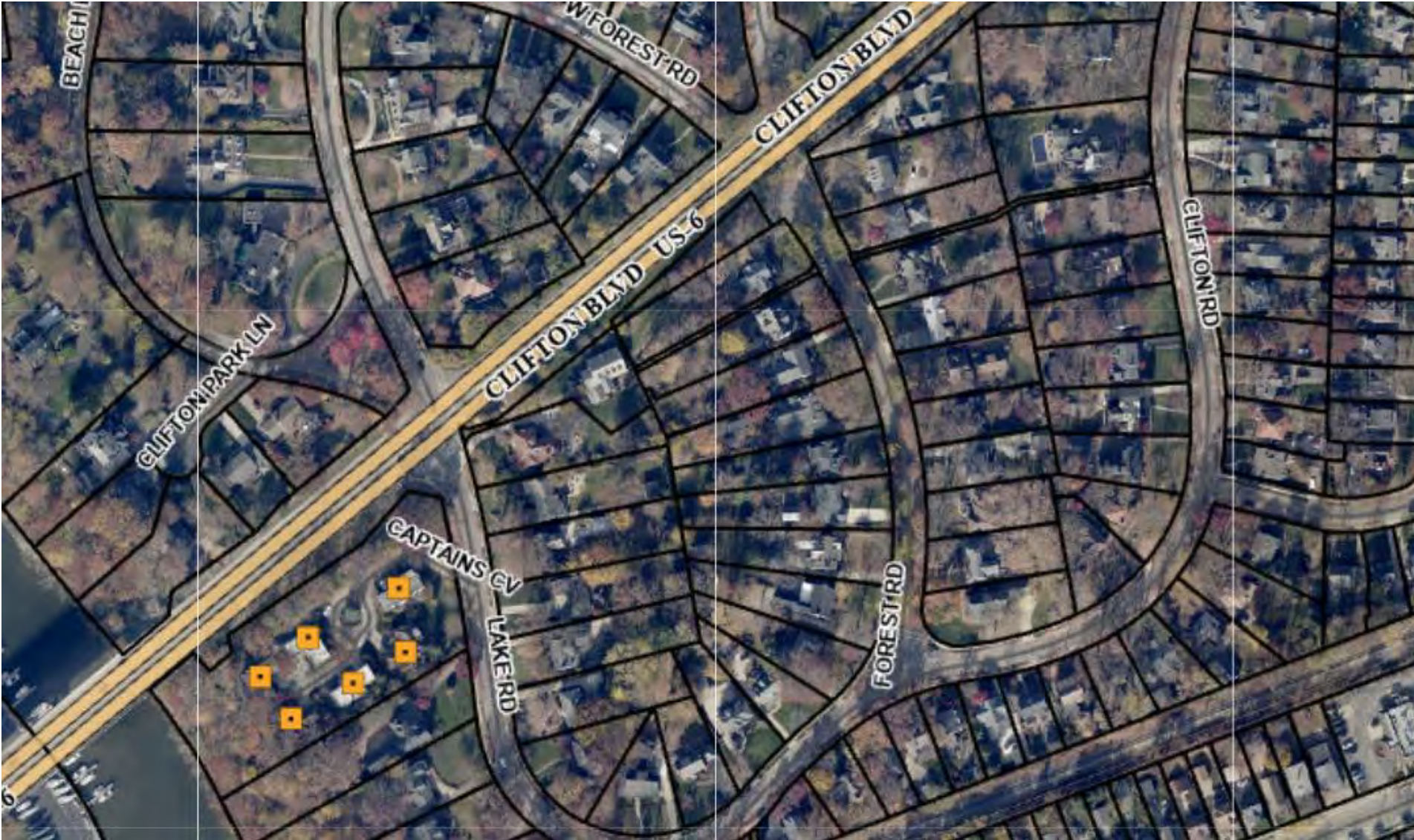


Docket No. : 11-21-25

1114 Forest Road



ADMINISTRATIVE COMMENTS



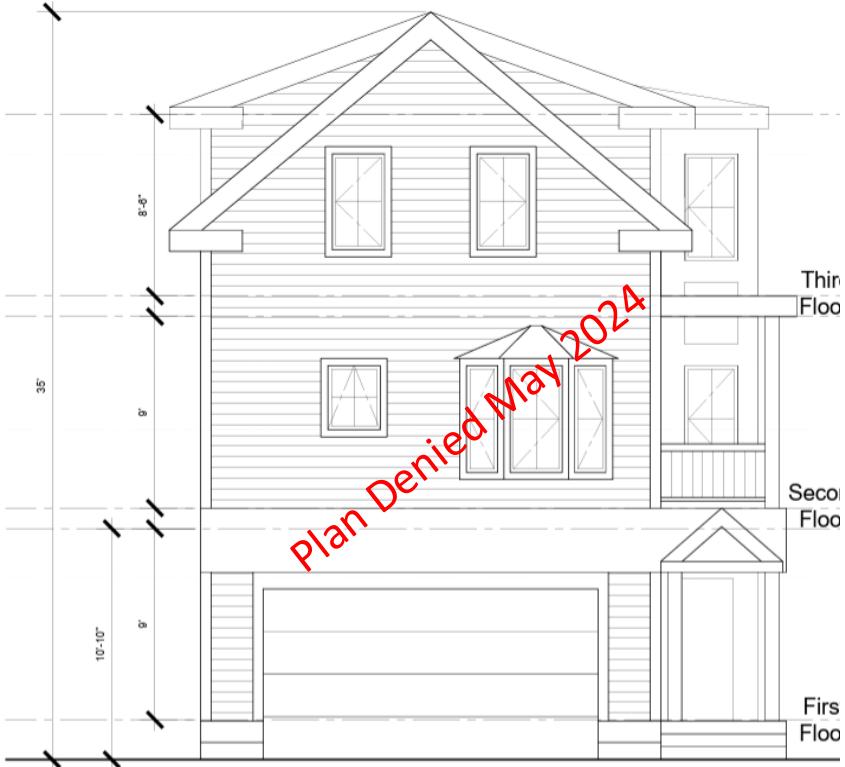
ADMINISTRATIVE COMMENTS



ADMINISTRATIVE COMMENTS

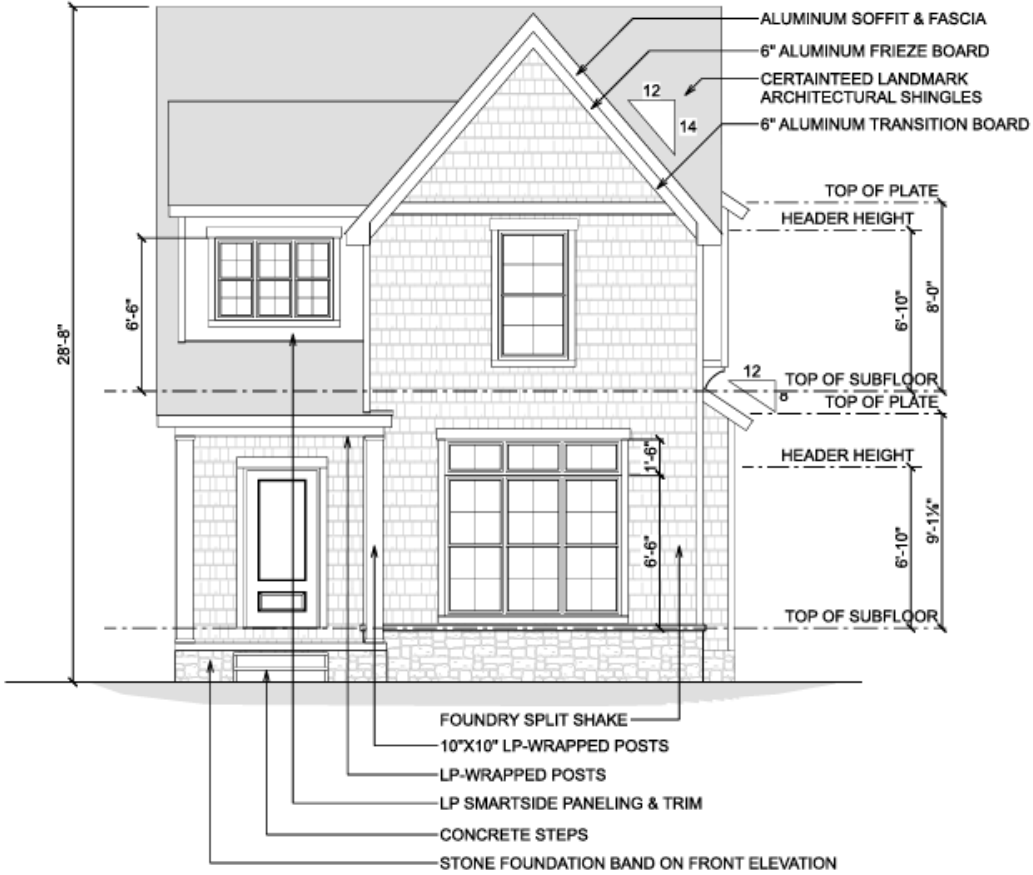
New proposal is 6.5 feet shorter than 2024 proposal
 Attached 2 car garage reduced to detached single car garage

Plan Denied May 2024

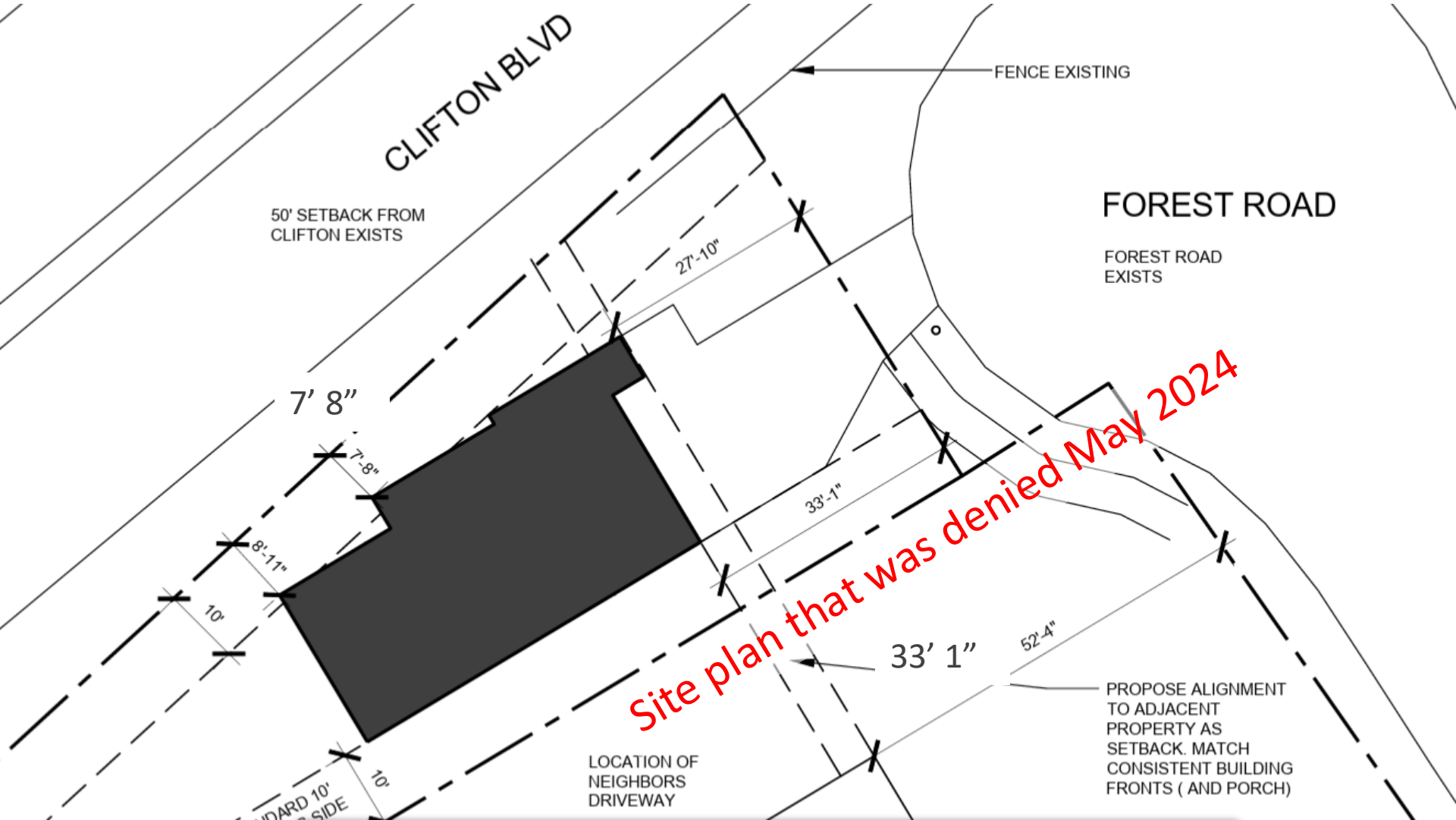


Front Elevation

1/2" = 1'-0"



ADMINISTRATIVE COMMENTS-Denied May 2024

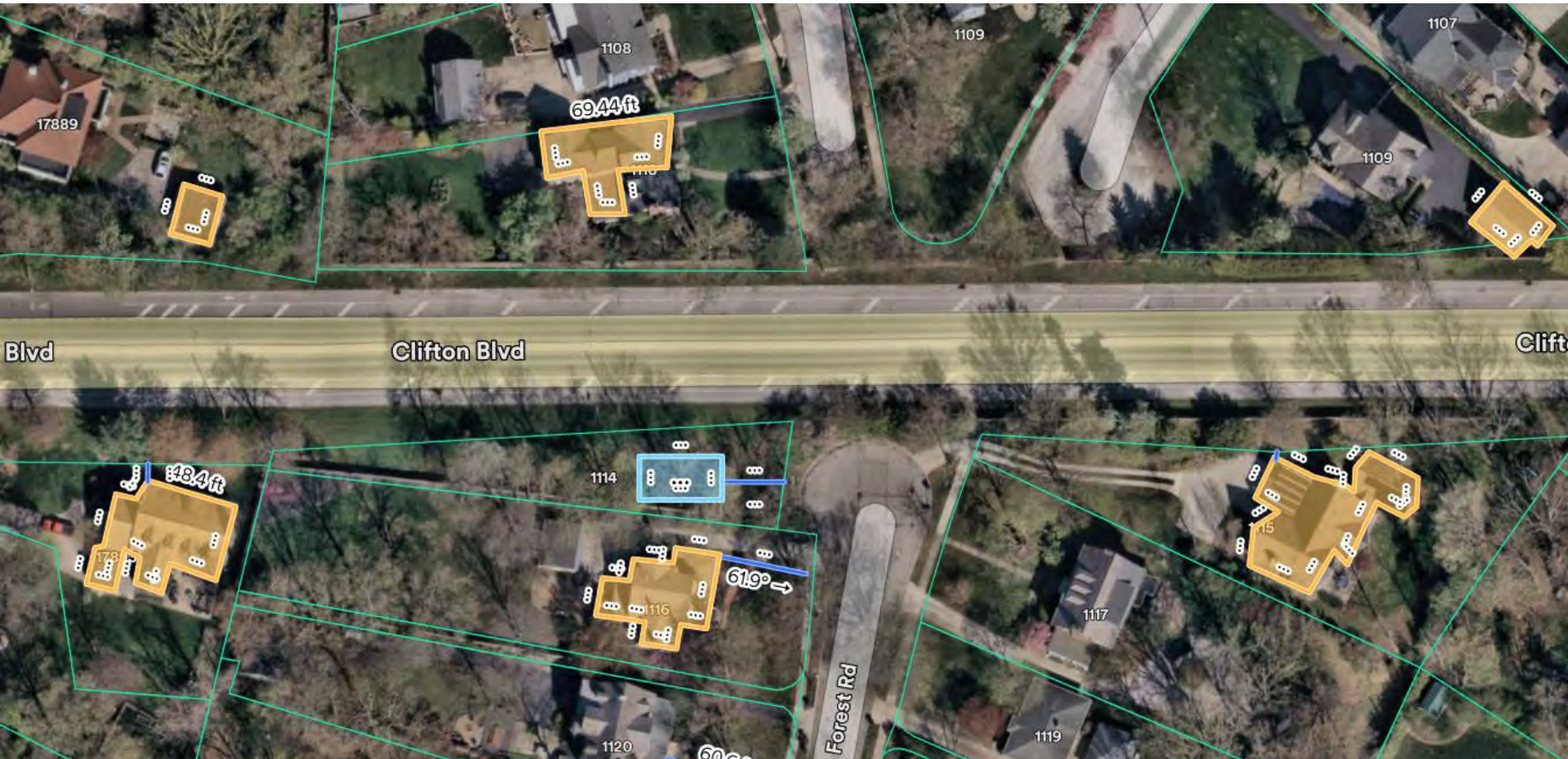


ADMINISTRATIVE COMMENTS

	May 21, 2024	November 20, 2025	Calculated footprint
Primary structure height	35'	28' 8"	
Primary structure length	55'	45'	
Primary structure width	27'	23' 4"	
Primary structure footprint	1,485	944 sq. ft.*	1,048 sq. ft.
Front setback on Forest Rd	27'10	30.42	
Front setback on Clifton Blvd	7'8"	5.83	

*square footage of first floor given in plans

The new proposal has reduced the massing of the building but has NOT substantially reduced the large front yard setback variance requests, this proposal is closer to Clifton Blvd.



The homes that encroach into the Clifton Blvd. setback were constructed prior to the road being constructed in the 1960's. There are no records of a single large front yard variance request in the area. The current building line map, enacted post-construction has large 50-foot front setbacks or greater through much of Clifton Park.

Note: Two smaller structures in orange north of Clifton Blvd. are garages, blue is proposed house

PUBLIC COMMENT

Received via Phone-

Received via e-mail- see chart below and map showing neighbor locations who oppose the requests

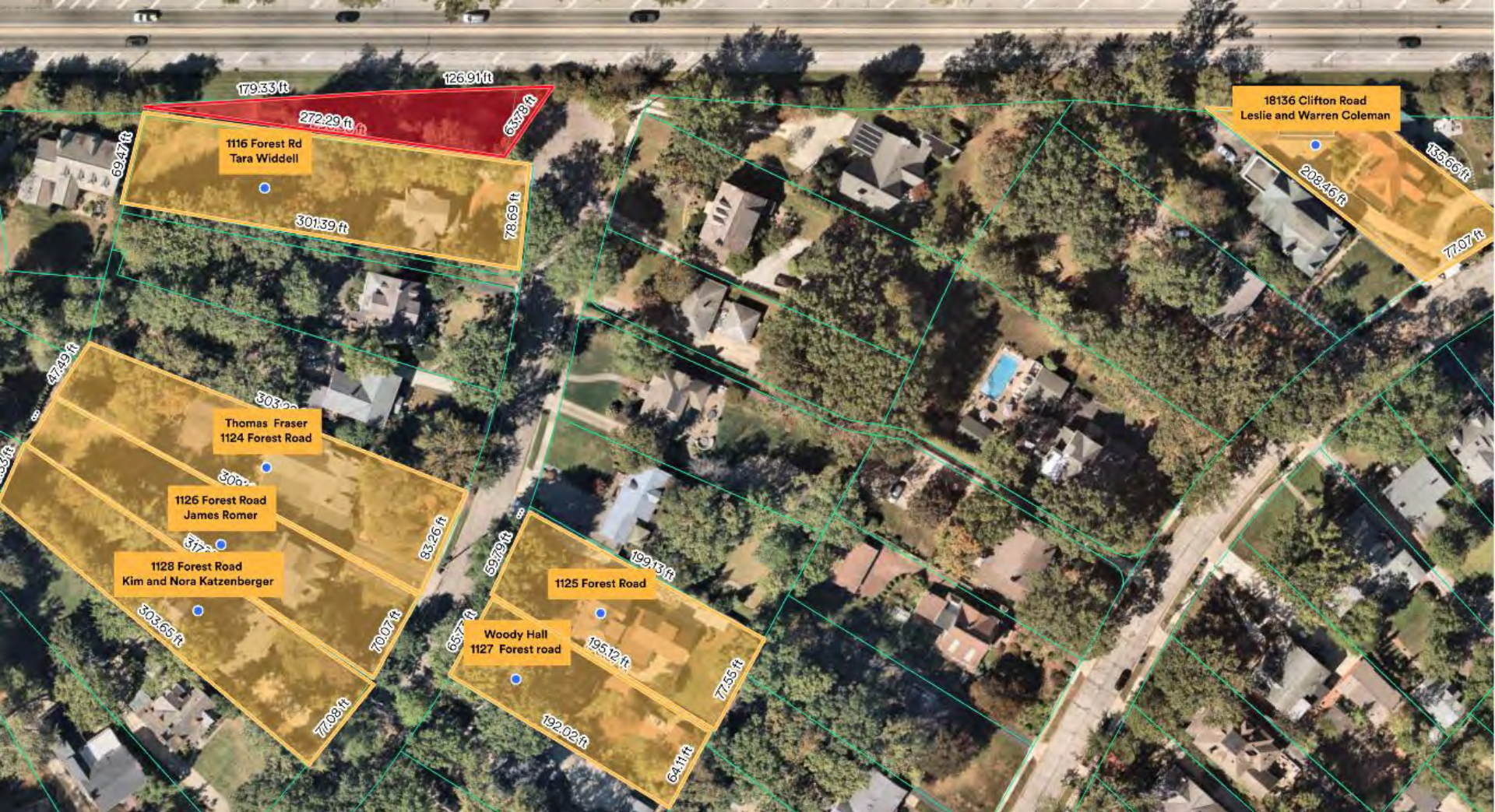
[Link to all Public Comment](#)

Meeting attendee(s)

PUBLIC COMMENT- 11 letters received- all opposed



PUBLIC COMMENT- 11 letters received- all opposed



Address	Homeowner	AGAINST	Concerns	FOR
18183 Clifton Road	Karen Ross	Opposed	Contractor credentials, upcoming road project	
17808 Lake Ave	John S. Pyke	Opposed	Violates historic precedents in historic neighborhood	
18181 Clifton Road	Joseph & Alicia Kerrigan	Opposed	Violates historic character, upcoming road project, too close to road	
1127 Forest Road	Woody Hall	Opposed	Granting variances would be detrimental to the historic neighborhood	
1124 Forest Road	Thomas Fraser	Opposed	Fails to meet variance test set by Duncan & Middlefield. Applicant purchased the lot speculatively; it is not the purpose of the Board to make him whole again. New road project in conflict, historic setbacks have been preserved since old road project	

Address	Homeowner	AGAINST	Concerns	
18136 Clifton Road	Leslie and Warren Coleman	Opposed	Requests are large and unprecedented, buyer purchased on speculation, rendering and survey are misleading , safety concern with proximity to roadway	
1126 Forest Road	James Romer	Opposed	Upcoming road project- Community confluence, has the Board seen the plans? , two different surveys presented by applicant why was a drawing eliminated? prior knowledge by owner of variance needs	
1128 Forest Road	Kim and Nora Katzenberger	Opposed	Concur with Mr. Tom Fraser's analysis, especially size of variance, proximity to Clifton Blvd, increasing neighborhood density	
1125 Forest	Amy & Andrew Logan	Opposed	Project is not appropriate for the lot, does not fit the character of the neighborhood, and raises serious safety and quality-of-life concerns for adjacent homeowners	

Address	Homeowner	AGAINST	Concerns	
17866 Beach Road	Dr. Nicholas Young	Opposed	Board and city have a duty to protect the historic character of Clifton Park neighborhood, do not set a precedent	
17866 Lake Road	Chas Geiger	Opposed	Variance requests are large, unjustified and would fundamentally alter the neighborhood negatively. The building line map was set intentionally. Concerns about the upcoming Confluence project.	



Part of the Public Comment submitted by Mr. James Romer

Surveyor's Notes & Basis of Bearings:

This map was prepared without the benefit of a Title Report and is not intended to reflect all easements, encroachments, or other items affecting the title to the property shown hereon.

The U.S. Route 6 Right of Way plans were heavily relied upon in preparing this map, as the geometry agreed with itself much more so than the geometry shown on the plat recorded in Volume 29, Page 11 of Cuyahoga County Plat Records.

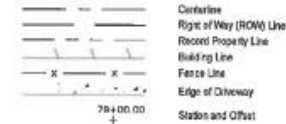
The basis of bearings for this survey, as shown, is the centerline of U.S. Route 6, based on Route 6 Location Plan, Plat Vol. 182, Pg. 25 and is to an assumed meridian used to denote angles only. Distances are in feet and decimal parts thereof. Unless shown otherwise, measurements to monuments found are rectangular measurements from property lines, right-of-way lines, centerlines or other as appropriate. Stations and Offsets are based on U.S. Route 6 Right of Way Plans CUY-6-7-27. CIP set are 5/8" x 3/10" rebar with yellow cap stamped Straub Surveying P5947055. References used are listed hereon. This map was prepared from a survey performed by me or under my direction in August, 2023, and meets the requirements defined in Chapter 4733-37 of the Ohio Revised Code, Minimum Standards for Boundary Surveys. This map is not valid unless signed and stamped by Surveyor.

Signed 10/3/2023

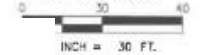
Known as part of Sublot No. 74
Clifton Park Land and Improvement Company's
reallotment of the Clifton Park allotment
of a part of
Original Rockport Township Sec. No. 23
County of Cuyahoga, State of Ohio
as shown in Plat Volume 29, Page 11
of Cuyahoga County Plat Records

Survey Legend

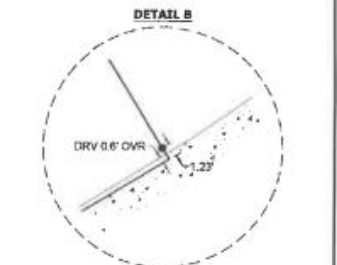
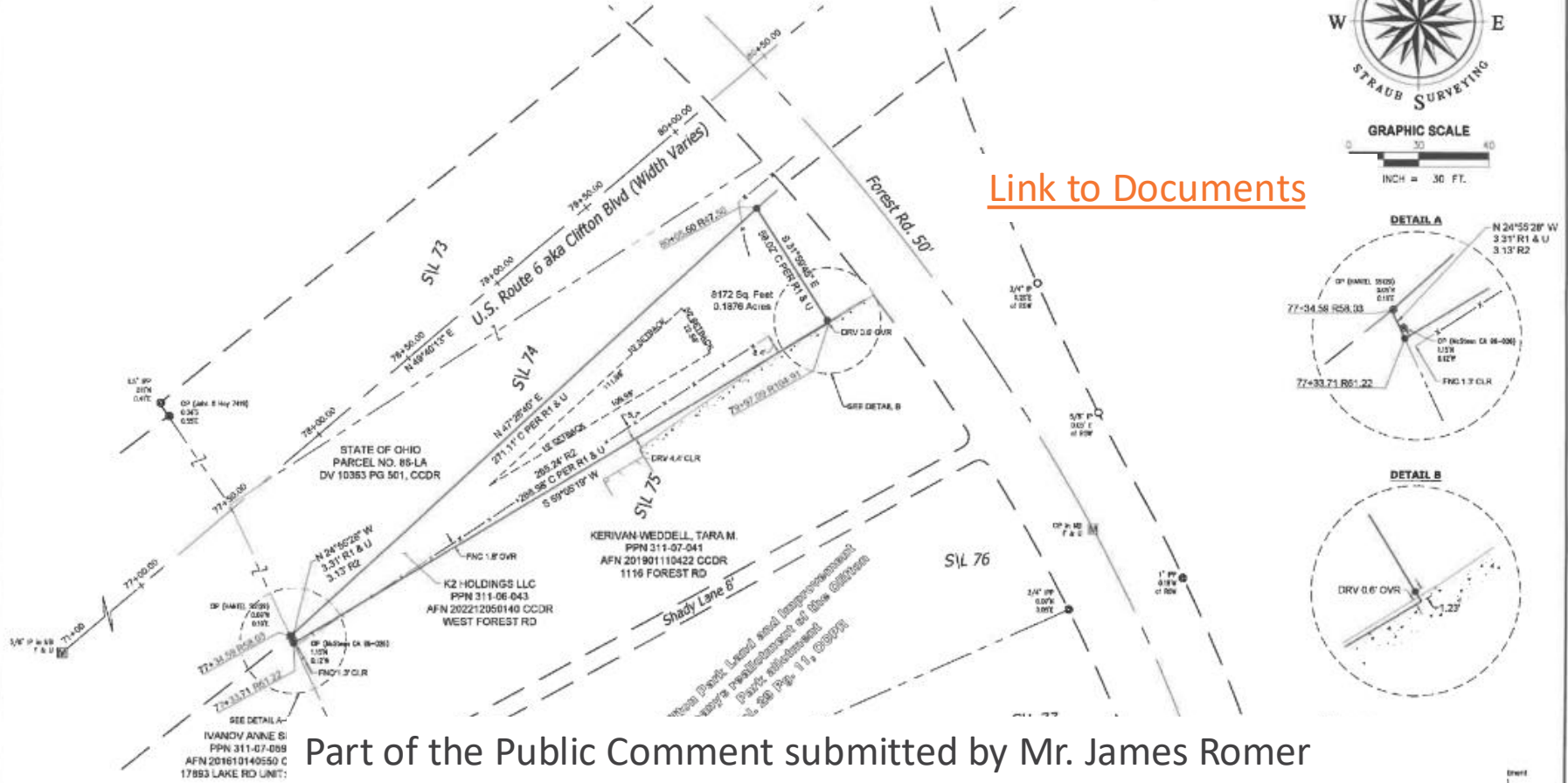
- M Measured
- F Fenced
- U Used
- R Record
- P Pie
- C Calculated
- Monument Box (MB)
- ⊙ Capped Iron Pin (Found)
- ⊙ Capped Iron Pin (CIP) Set
- ⊙ Iron Pin (IP) Found as Described
- ⊙ Iron Pipe (IPP) Found as Described
- Circleline
- Right of Way (ROW) Line
- Record Property Line
- Building Line
- Fence Line
- Edge of Driveway
- Station and Offset



GRAPHIC SCALE



[Link to Documents](#)



Part of the Public Comment submitted by Mr. James Romer



12515 DETROIT AVENUE LAKEWOOD, OHIO 44107
PHONE: 440-333-1700 INFO@STRAUBSURVEYING.COM

Date of Survey: August 31, 2023
Survey By: C. Sommers, J. Forshay
Drawn By: C. Sommers, J. Yetzer
Checked By: M. Straub

Project No. 23-043-2
DWG: 23-043 Boundary

Revisions			
NO	DATE	DESCRIPTION	BY
1	10/02/23	Revise per Monumentation Set	CS
0	8/05/23	Original Issue	CS, JY

Prepared For
Jason Leon
26538 East Oviatt
Bay Village, Ohio 44140

Boundary
Survey

Sht.
of
1
1

Surveyor's Notes & Basis of Bearings:

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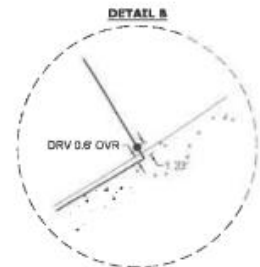
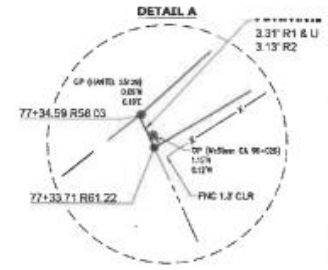
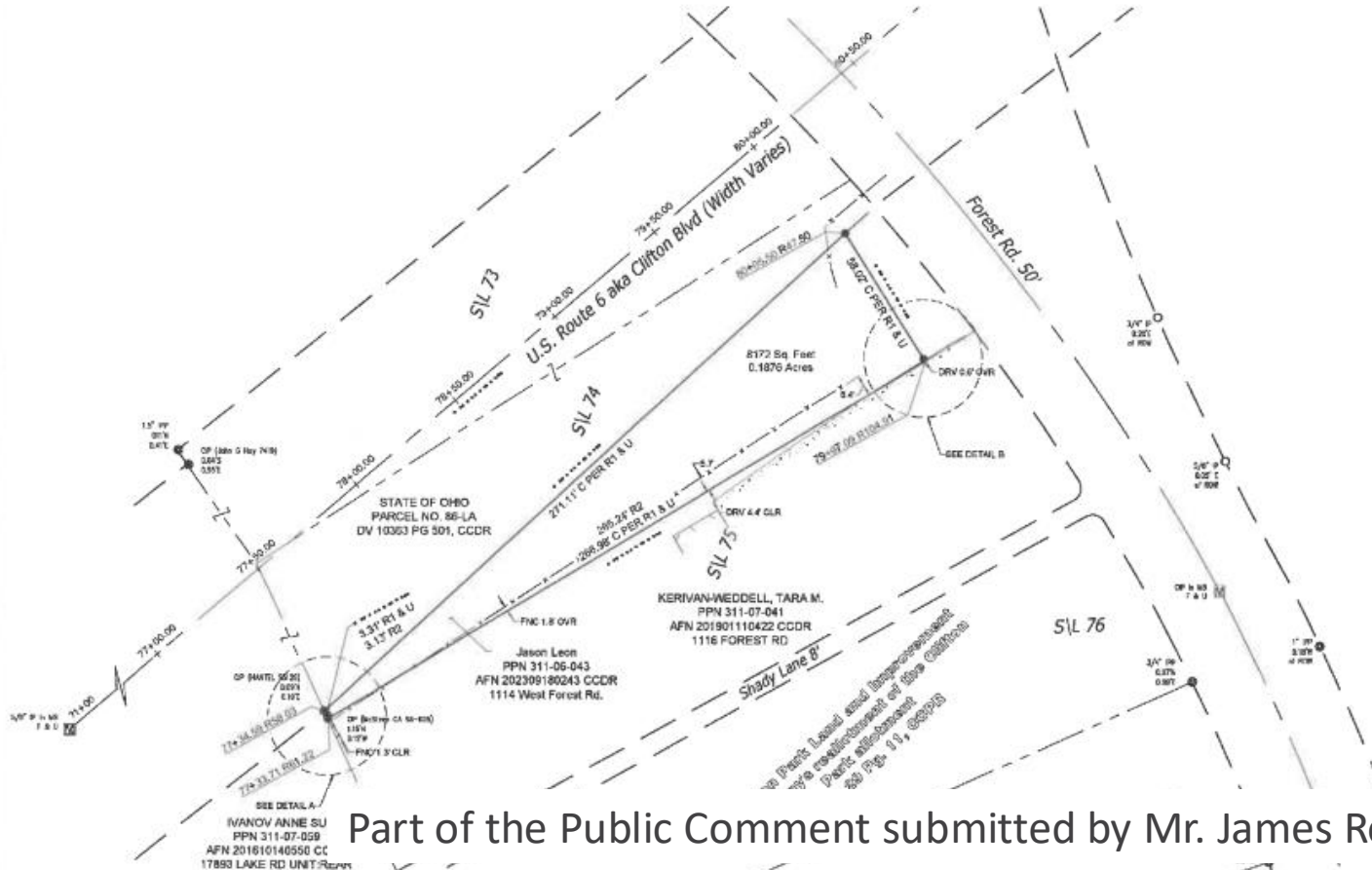
The U.S. Route 6 Right of Way plans were heavily relied upon in preparing this map, as the geometry agreed with itself much more so than the geometry shown on the plat recorded in Volume 25, Page 11 of Cuyahoga County Plat Records.

The basis of bearings for this survey, as shown, is the centerline of U.S. Route 6, based on Route 6 Location Plan, Plat Vol. 182, Pg. 25 and to an assumed meridian used to denote angles only. Distances are in feet and decimal parts thereof. Unless shown otherwise, measurements to monuments found are rectangular measurements from property lines, right-of-way lines, centerlines or other as appropriate. Stations and Offsets are based on U.S. Route 6 Right of Way Plans CLW-6-7-27. CIP set are 5/8" x 30" rebar with yellow cap stamped Straub Surveying PS#7065. References used are listed herein. This map was prepared from a survey performed by me or under my direction in August, 2023, and meets the requirements defined in Chapter 4733-37 of the Ohio Revised Code, Minimum Standards for Boundary Surveys. This map is not valid unless signed and stamped by Surveyor.

Known as part of Sublot No. 74
Clifton Park Land and Improvement Company's
reallotment of the Clifton Park allotment
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Survey Legend

- M Measured
- F Found
- U Used
- R Record
- P Plat
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- Monument Box (MB)
- Caprock Iron Pin Found
- Caprock Iron Pin (CIP) Set
- Iron Pin (IP) Found as Described
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- Centerline
- Right of Way (ROW) Line
- Record Property Line
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- Edge of Driveway
- Stations and Offset



Part of the Public Comment submitted by Mr. James Romer



12515 DETROIT AVENUE LAKEWOOD, OHIO 44107
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Checked By: M. Straub

Project No. 23-043-2
DWG: 23-043 Boundary

Revisions			
NO.	DATE	DESCRIPTION	BY
2	9/2/25	Ownership Update	MS
1	10/02/23	Revise per Monumental Set	CS
0	9/05/23	Original Issue	CS, JY

Prepared For
Jason Leon
1114 West Forest Road
Lakewood, Ohio

**Boundary
Survey**

Sht.
**1
of
1**

Small text at the bottom right corner of the page, likely a reference to the main plat or other documents.



Part of the Public Comment submitted by Dr. Nicholas Young

Construction of Clifton Blvd. Extension –Eminent Domain

Nine Elements of Practical Difficulty

1173.04 Variances (page 1 of 2)

Nine Elements of Practical Difficulty.

Applicant's responses to questions below.

(1)(Q) 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;

(1)(A) The property is unusually narrow compared to other lots within the same zoning district, which limits the available buildable area. This constraint creates a hardship when attempting to design a home that meets both the client's needs and the required side yard setbacks. The lot's reduced width is a unique site condition not commonly found in neighboring properties and directly impacts the ability to comply with current zoning standards.

(2)(Q) 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;

(2)(A). Not Applicable

(3)(Q) 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);

(3)(A) Without the requested variances, the property cannot reasonably accommodate a home of functional size and layout consistent with the character of the neighborhood. Strict enforcement of the current setback requirements would significantly limit the buildable area, resulting in a design that is not practical or proportional to surrounding homes. Approval of the variance allows for reasonable use of the property while maintaining compatibility with adjacent residences.

Nine Elements of Practical Difficulty

1173.04 Variances: Nine Elements of Practical Difficulty. Owner's responses to questions below(2 of 2)

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

(4)(A) The requested variances are modest and represent the minimum relief necessary to allow reasonable use of the property

(5)(Q) 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);

(5)(A) The proposed home is consistent in style, size, and quality with neighboring properties and will not alter the essential character of the neighborhood. The requested variances will not negatively impact adjoining properties, as the design maintains appropriate separation and visual balance between homes. The result will be a well-proportioned residence that complements the existing streetscape and enhances the overall neighborhood appearance.

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

(6)(A) No

Nine Elements of Practical Difficulty

1173.04 Variances: Nine Elements of Practical Difficulty. **Owner's responses to questions below(2 of 2)**

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

7(A) The property owner purchased the lot with a general understanding of the zoning requirements. The unique narrowness of the lot and its impact on meeting current setback standards became fully apparent only during the design process. The requested variances are not sought to circumvent the zoning regulations but to allow a reasonable and practical use of the property that is consistent with the neighborhood's character and surrounding homes.

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

8 (A). No

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

9 (A) Granting the requested variances would uphold the spirit and intent of the zoning Code by allowing reasonable development that is consistent with the character of the neighborhood. The variances enable a functional and well-proportioned home while maintaining appropriate separation from adjacent properties. Substantial justice is served because the relief allows the property to be used effectively without harming the rights or expectations of neighboring property owners.

Docket No. 11-21-25

1114 Forest Road

Applicant Elizabeth Davis of Old World Classic LLC for property owner Leon Jason proposes the construction of a new two-story single family home and garage on an existing non-conforming corner lot. The property is in the R1L, Single-Family Low Density District. (Page 9)

- **Variance 1:** Required front yard setback on Clifton Boulevard is 50 feet. Reduce the front yard to 6 ft on Clifton Boulevard , as proposed. (Ord. 91-95. Passed 10-7-1996.)Pursuant to 1121.07 Minimum Yard Requirements, (Ord. 91-95, Passed 10-07-1996)
- **Variance 2:** Required front yard setback on Forest Road is 50 feet. Reduce the front yard to 30 feet on Forest Road, as proposed. (Ord. 91-95. Passed 10-7-1996.)Pursuant to 1121.07 Minimum Yard Requirements, (Ord. 91-95, Passed 10-07-1996)

Adjourn



Thank you!

City of Lakewood Contact:

Michelle Nocht, AICP

Senior Planner and ADA Coordinator

(216)529-5906

Michelle.Nocht@LakewoodOH.gov

