



City of Lakewood  
Board of Zoning Appeals

(216) 529-6630  
planning@lakewoodoh.gov

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MINUTES  
BOARD OF ZONING APPEALS  
REVIEW MEETING  
LAKEWOOD CITY HALL  
DECEMBER 18, 2025  
6:30 P.M.  
RECORDING AVAILABLE

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

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6:00 p.m. Pre-Review Meeting

Members Present

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

Administrative Staff

Michelle Nochta, Senior Planner, Secretary  
Justin Maskaluk, Building Department  
Andrew Fleck, Assistant Prosecutor

The board reviewed the presentation with the board secretary in preparation for the regular meeting. Discussion about only three members of the Board being present, and the implications for applicants and their option to defer.

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1. ROLL CALL

Members Present

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

Administrative Staff

Michelle Nochta, Senior Planner, Secretary  
Justin Maskaluk, Building Department  
Andrew Fleck, Assistant Prosecutor

A motion was made by Mr.Piggot, seconded by Ms. Bolino to EXCUSE the absences of Matt Markling and Anthony Santiago. All the members voted yea, the motion passed.

## 1. APPROVE MINUTES OF THE NOVEMBER 20, 2025 MEETING

A motion was made by Mr. Piggot, seconded by Ms. Bolino to **APPROVE** the November 20, 2025 meeting minutes. All the members voted yea, the motion passed.

## 2. OPENING REMARKS

Ms. Nocht read the Opening Remarks into record. Mr. Fleck explained that since there were only three members in attendance, agenda items would need all three members to vote yea, the Board provides the option for the applicant to defer to the next meeting.

## NEW BUSINESS

### 3. Docket No. 12-23-25 1321 Bunts Rd..

Applicant Brian Linkemann of House to Home Cleveland, LLC for property owners Stephanie and Alexander Westerh proposes the construction of a two-story addition on the rear(east side) of the existing house, an attached single story covered patio, and an attached two-car garage. The property is a corner lot in the R1H, Single-Family High Density District. (Page 3)

Variance 2: Applicant proposes the construction of a two-story addition on the rear(east side) of the existing house, an attached single story covered patio, and an attached two-car garage. The proposal reduces the rear yard setback to 2' 9" where 40 feet is required. Request a variance to reduce the rear yard setback to 2' 9", as proposed. Pursuant to Schedule 1121.07 MINIMUM YARD REQUIREMENTS, (Ord. 91-95, Passed 10-7-1996)

Variance 3: Applicant proposes the construction of a two-story addition on the rear(east side) of the existing house, an attached single story covered patio, and an attached two-car garage. The proposal reduces the side yard on the north side of the property to 2' 6" where 5 feet is required. Request a variance to reduce the side yard setback on the north side to 2' 6", as proposed. Pursuant to Schedule 1121.07 MINIMUM YARD REQUIREMENTS, (Ord. 91-95, Passed 10-7-1996)

Brian Linkemann, representative from House to Home Cleveland, was present to discuss the proposed two story addition and some of the details of the addition: new kitchen, new garage, outdoor living space. Homeowner, Alex Westerh, was present to introduce himself to the board and stated he had communicated with the neighbors to the north and east, and they support the project.

Discussion on current site plan and that if there were changes that would need to be made in the future, applicant would need to reapply.

Variance 1 was no longer required as the plans were updated to show maximum lot coverage compliance.

Administrative comments were provided by staff.

A motion was made by Ms. Bolino, seconded by Mr. Piggot to **APPROVE** Docket No. 12-23-25, 1321 Bunts Rd. for two variances as proposed. All the members voted yea, the motion passed.

#### Docket No. 12-24-25

2083 Lark.

Applicant and property owner Wayne Naida proposes the construction of a fence to be located in front of the foundation of his existing primary structure. The property is in the R2, Single and Two-Family District. (Page 3)

Variance 1: Applicant proposes the construction of a 4 foot high black aluminum fence with a driveway gate and a pedestrian gate in front of the foundation of the existing home. Home is set approx. 78 feet from the front property line on a 120 foot deep lot. The proposed fence is 32 feet from the public right of way, comprised of approx. 130 feet of 4 foot high black aluminum fencing including 2 gates, a 10' wide driveway gate and a 4 foot wide pedestrian gate. Request a variance to permit the fence and gates in front of the foundation of the primary structure, as proposed. Pursuant to 1153.03 FENCE PLACEMENT AND TYPES(c) Front Yards, (Ord. 08-2021, Passed 5-17-21)

Adrian Ronini, fence contractor, presented the application. Mr. Ronini explained that the home has no backyard since it sits so far back on the lot. The fence is being added to create some "privacy" or defined yard space. The fence will run along side the neighbors "living" fence. Fence will not block any of the neighbors' views as it is a see-through style fence. Mr. Ronini also emphasized that the fence and surrounding area will be well maintained.

#### Public comments/questions

- Neighbor provided comment on how the fence will look nice and they hoped that the trash cans will go inside the fence, maybe a little bit of landscaping will be added also. All the homes in the area have small driveways.

Administrative comments were provided by staff.

A motion was made by Mr. Piggot, seconded by Ms. Bolino to **APPROVE** Docket No. 12-24-25, 2083 Lark, for one variance as proposed. All the members voted yea, the motion passed.

#### 4. Docket No. 12-25-25

1337 Edanola Ave. ( Edanola and Riverside)

Applicant Timothy Bennett of Bennett Builders and Remodelers, LLC for property owners Molly Miller and Taner Eren proposes the construction of a new home with an attached garage on a corner lot. The property is in the R2, Single and Two-Family District. (Page 3)

Variance 1: Applicant proposes the construction of a new home with an attached garage. There is an existing driveway and an easement across the rear of the parcel to an adjacent property. The new home will be 31 feet from the rear property line where 40 feet is required. Request a variance to reduce the rear setback to 31 feet, as proposed. Pursuant to 1123.09(a) MAXIMUM LOT AREA COVERAGE, (Ord. 07-2023, Passed 11-20-23)

Variance 2: Applicant proposes the construction of a privacy fence approx. 100 feet in length and 72 inches in height, to be installed approx. 1 foot from the public sidewalk on Riverside, starting behind the proposed front foundation on Edanola and returning to the side of the home before the proposed driveway on Riverside. Proposal includes a pedestrian gate which opens from the rear yard to the driveway and is more than 5 feet from the sidewalk(PROW) on Riverside. Request a variance to reduce the required 5 feet setback from the PROW(sidewalk) to 1 foot, as proposed. Pursuant to 1153.03 FENCE PLACEMENT AND TYPES(e) Corner Side Yards, (Ord. 08-2021, Passed 5-17-21)

Tim Bennett, representative of Bennett Builders & Remodelers, was present to discuss the plans for a single family dwelling. There will be a fence to maximize the side yard, outdoor usable space. There is an easement for driveway across the rear of the lot to the neighboring parcel.

A motion was made by Mr. Alexander, seconded by Mr. Piggot to APPROVE Docket No. 12-25-25, 1337 Edanola Ave. (Edanola and Riverside) for one variance as proposed and second variance with condition based on site triangle for driveway. All the members voted yea, the motion passed.

**ADJOURN**

A motion was made by Mr. Alexander, seconded by Ms. Bolino to ADJOURN the meeting at 7:45 p.m. All the members voted yea; the motion passed.



Signature

Date

City of Lakewood  
Board of Zoning Appeals  
Approved as set forth in the minutes

of **FER** - 07/2023 meeting.



Chairman



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. BRIAN LIMDEMAN

*[Signature]*

2. Alex Western

*[Signature]*

3. Adam Rinehart

*[Signature]*

4. Tim Bennett

*[Signature]*

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

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

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

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

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

FOR CITY USE ONLY

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

Date of Proceeding: THURSDAY, DECEMBER 18, 2025

**Karrie M. Kois**

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**From:** S Mac <smmckinley101@gmail.com>  
**Sent:** Tuesday, December 16, 2025 4:16 PM  
**To:** Planning Dept  
**Subject:** Docket No. 12-25-25 - Board of Zoning Appeals

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

To City of Lakewood Board of Zoning Appeals,

My name is Shawn McKinley and I am the owner and occupant of 1339 Riverside Drive. I am writing regarding Docket No. 12-25-25, wherein the applicants seek to construct a new home on the corner lot at Edanola Avenue and Riverside Drive. I am unable to attend the meeting in person due to work travel, but please accept the below as my views on the matter.

Lakewood's Community Vision states, "[w]e envision a housing market that is stable and provides for moderate growth in housing values." Further, Lakewood's Residential Architectural Design Guidelines states, "[n]ew construction... must be located and oriented in a manner that complements the surrounding neighborhood." With these concepts in mind, I oppose the request for the reasons stated below.

My initial concern relates to drainage issues in the area. Myself and at least two neighbors on Riverside facing the property in question already get water in our basements during heavy rainfalls due to poor drainage in the area. Personally, my home has a functioning sump pump and water issues still remain during heavy downpours several times a year. It is reasonable to assume that converting a grass-covered lot that naturally drains water into a lot with a home that occupies most of the land on said lot will only increase runoff and lead to further water intrusion on surrounding homes. To be clear, multiple foundation experts have informed me that there is nothing more that I can do because the issues that exist are tied to macro drainage issues. While Lakewood's water drainage issues are well known and not necessarily in the purview of these proceedings, certainly existing issues should not be exacerbated while solutions are pursued by the city. As the Board knows, water intrusion issues are highly detrimental to a home's value, not to mention the lower quality of life and health issues that arise.

Another concern I have pertains to the home itself and how it fits into the character of the neighborhood. The West End of Lakewood is one of its most charming neighborhoods, with a unique layout and homes that create a particular character in a city that already has character to spare. I believe adding a new-build home to the lot in question will significantly alter this character in a negative manner. I am not privy to the specifics of the proposed construction so I am forced to reasonably speculate. The existing structure at 1339 Edanola has a detached garage that faces Riverside. The proposed home must be built in front of this garage and next to the existing home facing 1339 Edanola while allowing for room to comport with Lakewood's minimum requirements for frontage space along with the side and back yards. This will take what is currently a comparatively open area and significantly alter it in a negative manner.

The history of the area is relevant here. The lot in question has been an open lot since homes were first built in the West End. Old maps of Lakewood, from when the apartment building at Edanola and Riverside contained a church and there was a lumber yard at Matthews and Riverside, demonstrate that the lot in question was always vacant. The new-build home in question would throw this historical character away. In the event the members of the Board have not had the opportunity to see it in person, I invite them to come by and see for themselves. I cannot see how the home would complement the surrounding neighborhood at all.

Finally, I want to address an issue that, while it is not necessarily relevant to the Board's determination, is worthwhile to discuss briefly. On information and belief, 1339 Edanola was purchased and turned into a rental property by the current owner after previously being owner-occupied. I make no assumptions, but in the event that the proposed new home is not to be owner-occupied, I do not think that the neighboring properties should have to deal with the negative effects from a new building so that the owner, who bought the space as it has existed for more than a century, can have additional profit by either renting or selling. To be clear, I bear no personal ill will towards the applicant, whom I have never met, but I moved to Lakewood to live in a community where people are invested in both their home and their neighbors. I do not see how approving the request helps further what makes Lakewood the best city in which to live in the country.

In closing, I am of the belief that the project would fail to meet Lakewood's objective of providing moderate home value growth by reducing the value of surrounding homes. Further, the project does not complement the surrounding neighborhood, and would in fact have a detrimental impact on its existing character. I have been informed by a neighbor who has lived in the area for decades that exceptions were previously sought on this lot and were denied. Assuming the truth of the matter, there is no compelling reason I am aware of to treat the current request any differently.

Sincerely,

Shawn McKinley  
1339 Riverside Drive

# 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 Nocht, 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, December 18, 2025

## **Agenda**

1. Roll Call
2. Approve meeting minutes of the November 20, 2025
3. Opening Remarks

## **New Business**

1. 1321 Bunts
2. 2083 Lark
3. 1337 Edanola

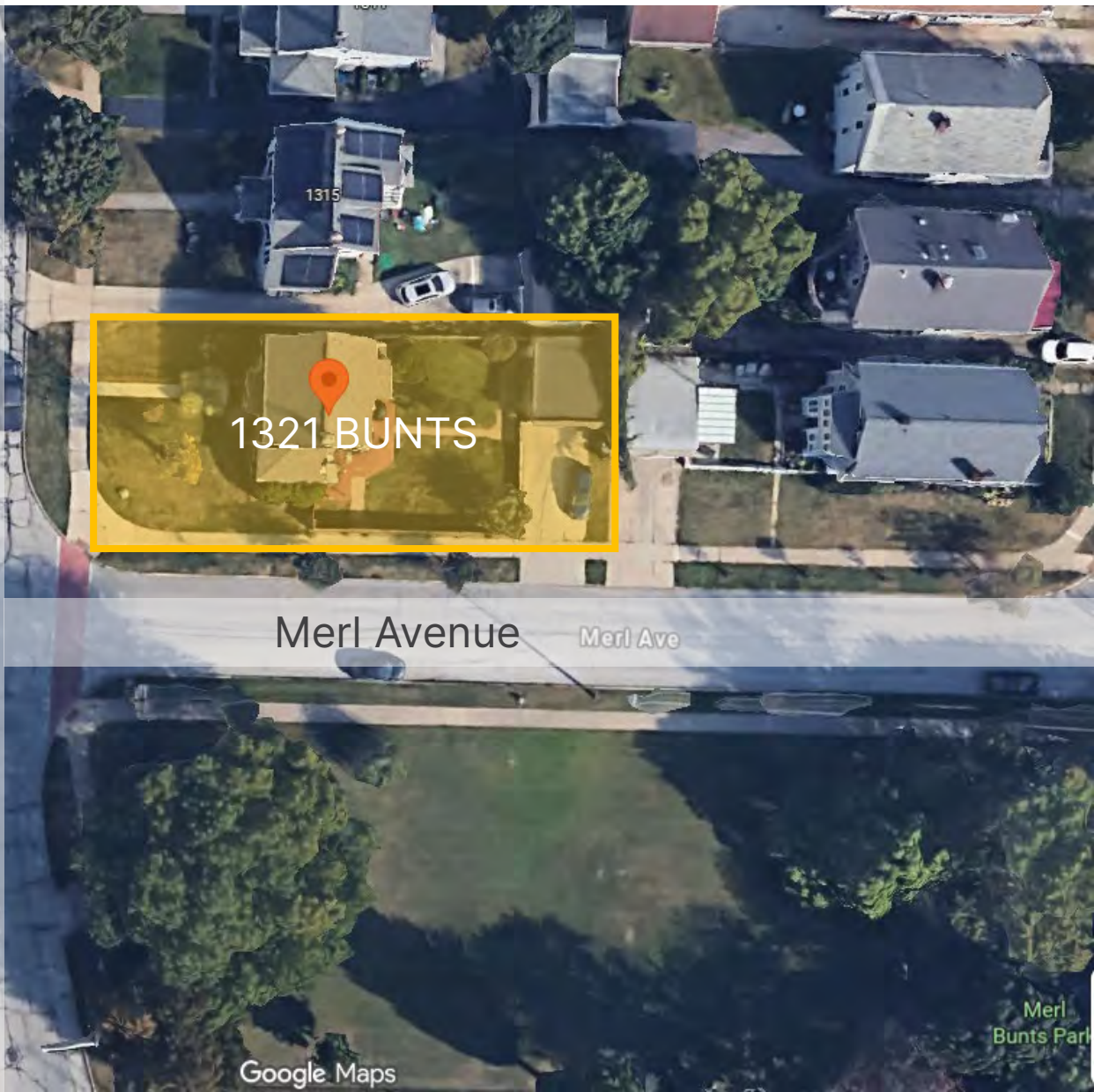
Docket No. : 12-23-25

Docket No. 12-23-25

1321 Bunts



Bunts Rd



1321 BUNTS

Merl Avenue

Merl Ave

Google Maps

Merl Bunts Park

## Docket No. 12-23-25

### 1321 Bunts Rd.

Applicant Brian Limkemann of House to Home Cleveland, LLC for property owners Stephanie and Alexander Westerh proposes the construction of a two-story addition on the rear(east side) of the existing house, an attached single story covered patio, and an attached two-car garage. The property is a corner lot in the R1H, Single-Family High-Density District. (Page 3)

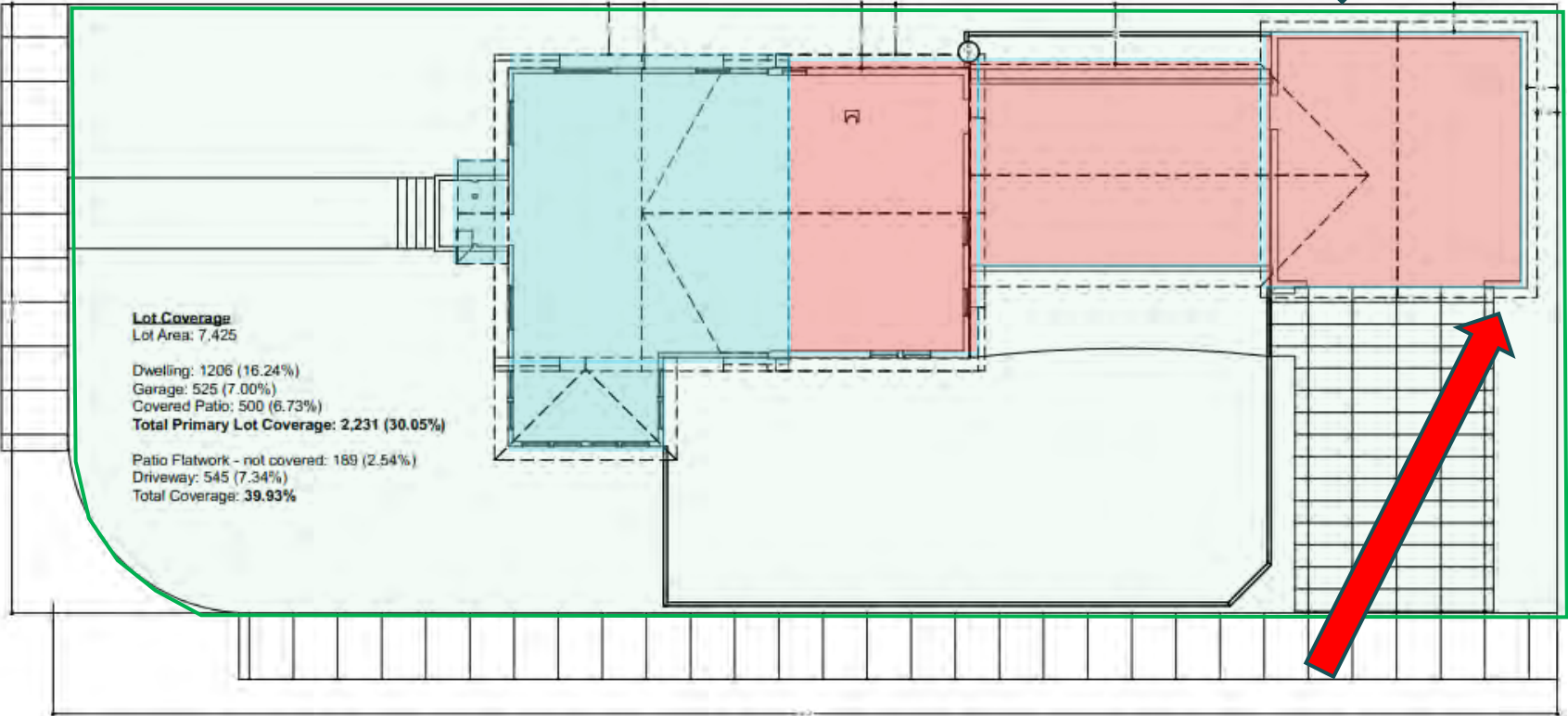
**Variance 1:** Applicant proposes the construction of a two-story addition on the rear(east side) of the existing house, an attached single-story covered patio, and an attached two-car garage. The proposal increases the primary lot coverage to 41%, 6% over the permissible 35%. Request a variance to increase maximum primary lot coverage to 41%, as proposed. Pursuant to 1121.09(a) MAXIMUM LOT AREA COVERAGE, (Ord. 07-2023, Passed 11-20-23)

Var #1 - No longer required - plans updated  
show max lot coverage compliance

**Variance 2:** Applicant proposes the construction of a two-story addition on the rear(east side) of the existing house, an attached single story covered patio, and an attached two-car garage. **The proposal reduces the rear yard setback to 2' 9" where 40 feet is required. Request a variance to reduce the rear yard setback to 2' 9", as proposed.** Pursuant to Schedule 1121.07 MINIMUM YARD REQUIREMENTS, (Ord. 91-95, Passed 10-7-1996)

**Variance 3 :** Applicant proposes the construction of a two-story addition on the rear(east side) of the existing house, an attached single story covered patio, and an attached two-car garage. **The proposal reduces the side yard on the north side of the property to 2 ' 6" where 5 feet is required.** Request a variance to reduce the side yard setback on the north side to 2' 6", as proposed. Pursuant to Schedule 1121.07 MINIMUM YARD REQUIREMENTS, (Ord. 91-95, Passed 10-7-1996)

2'6" Proposed side setback



2'9" Proposed rear setback

**Lot Coverage**

Lot Area: 7,425

Dwelling: 1206 (16.24%)

Garage: 525 (7.00%)

Covered Patio: 500 (6.73%)

**Total Primary Lot Coverage: 2,231 (30.05%)**

Patio Flatwork - not covered: 189 (2.54%)

Driveway: 545 (7.34%)

Total Coverage: **39.93%**





Docket No. : 12-23-25



Docket No. : 12-23-25



Docket No. : 12-23-25







Docket No. : 12-23-25





Docket No. : 12-23-25











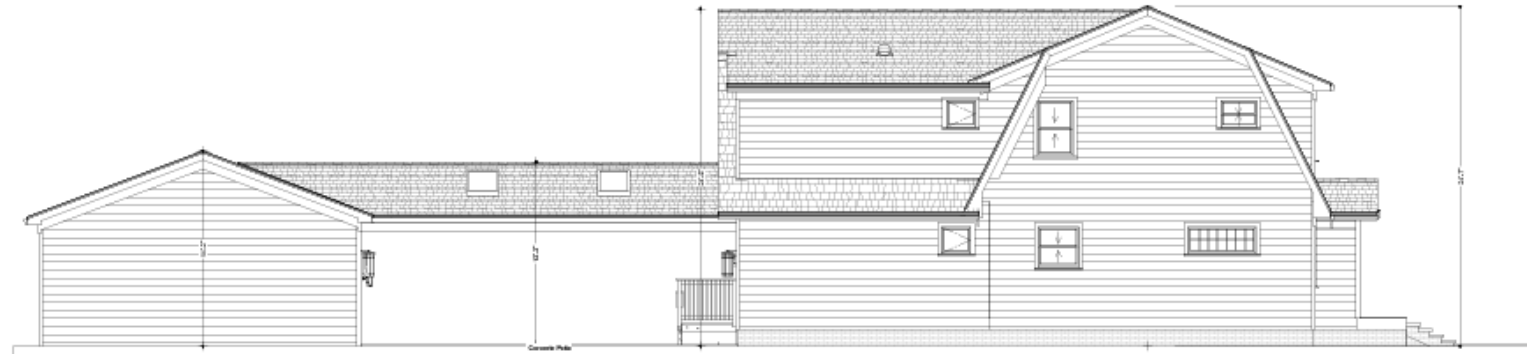


C11 NE RENDERING





E1 SOUTH ELEVATION  
1/4 IN = 1 FT



E3 NORTH ELEVATION  
1/4 IN = 1 FT



E5 EAST ELEVATION  
1/4 IN = 1 FT

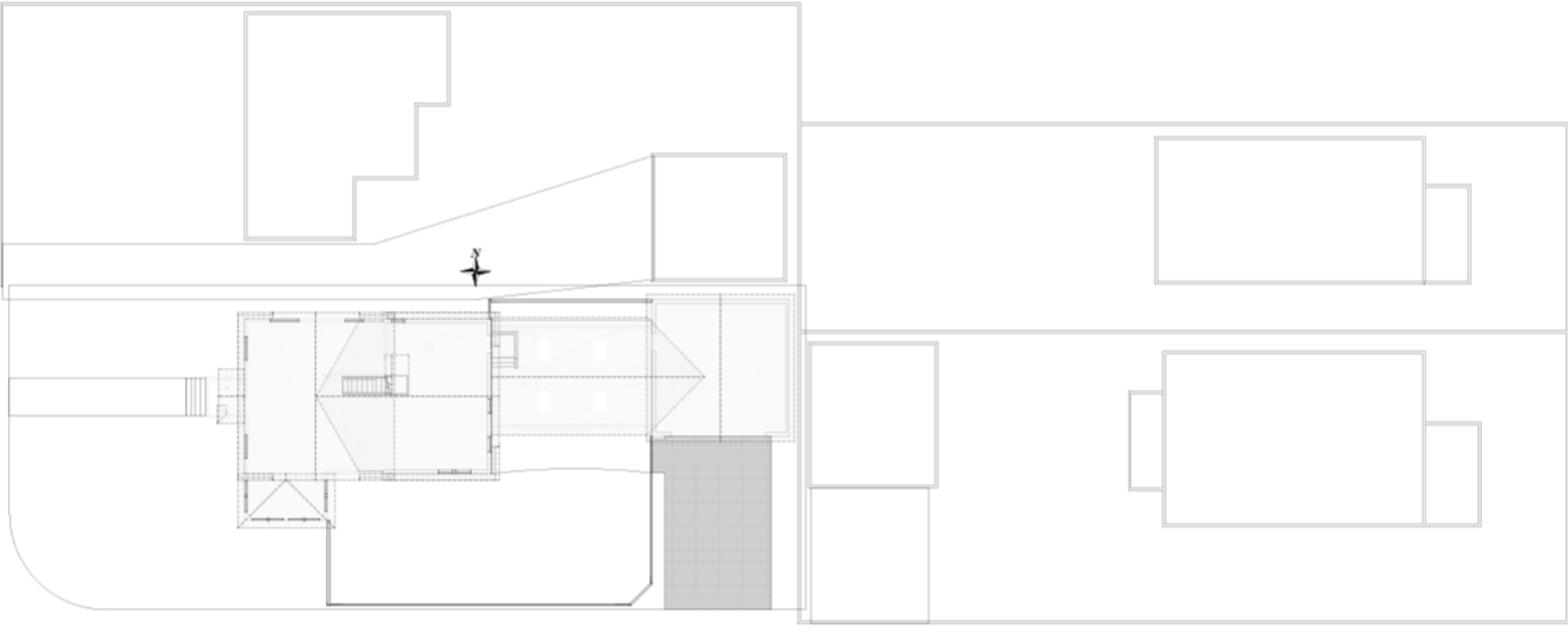
Docket No. : 12-23-25

[Links to plans 1321 Bunts](#)

[Link to updated site plan 1321 Bunts](#)

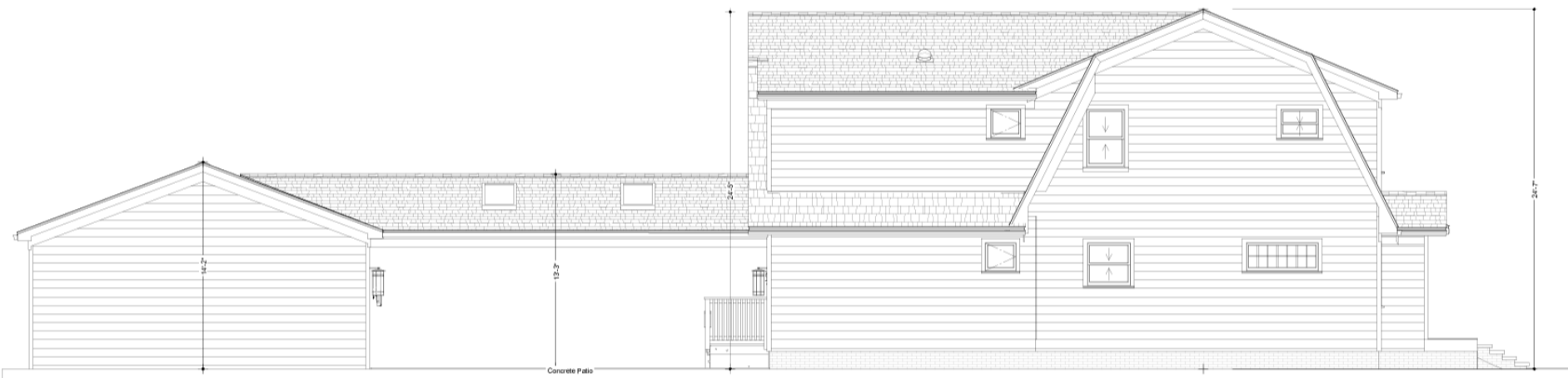
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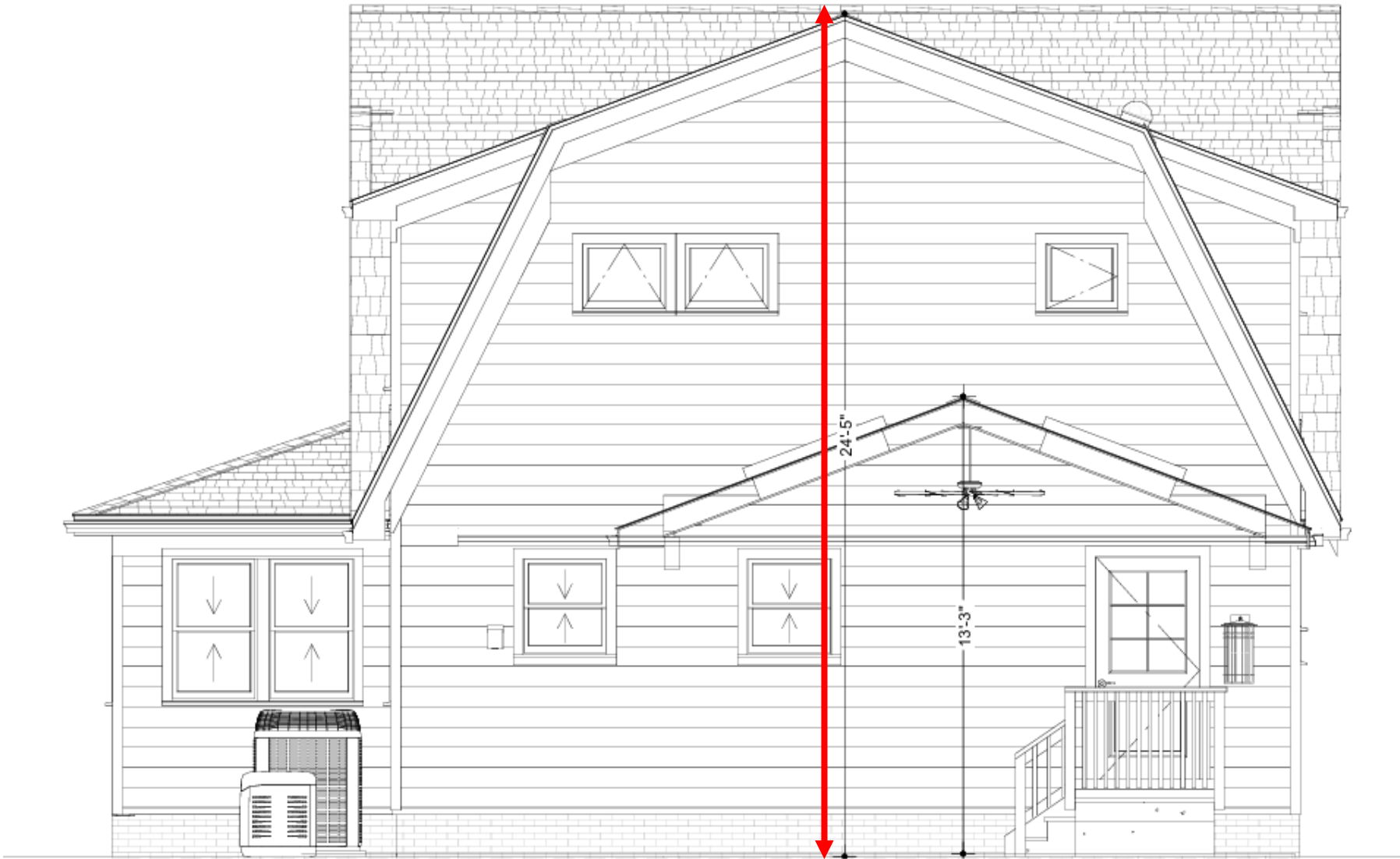


SITE PLAN W/ NEIGHBORS  
3/32 IN = 1 FT

Docket No. : 12-23-25



24 feet 5 inches height







C12 KITCHEN RENDERING



C13 PRIMARY BATH RENDERING



FIRST FLOOR  
1/4 IN = 1 FT



SECOND FLOOR  
1/4 IN = 1 FT



FIRST FLOOR OVERLAY  
1/4 IN = 1 FT



SECOND FLOOR  
1/4 IN = 1 FT



## 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 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

**(1)(A) Yes - this is a corner lot and therefore has no real back yard. Owners want some outdoor living space.**

(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). No**

(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) Yes, this design provides a wonderful outdoor living area that can be used even in inclement weather which, in our area, is much more valuable than a standard uncovered deck.**

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

**(4)(A) I've been told that it is substantial, though the house itself still satisfies the 40' setback. Note that the only setback dimension changing is the rear of the house. The new garage will be in the same place as the existing.**

## Nine Elements of Practical Difficulty

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

(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) **No.**

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

(6)(A) **No.**

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

7(A) **No.**

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) **Yes, as this is merely a roof covering a patio. There are many homes in Lakewood that have a breezeway.**

## ADMINISTRATIVE COMMENTS

- The design documents have been approved by ABR.
- The house is on a corner lot, looking at 11 other corner lots along the north side of Merl between Manor Park and Jackson Merl, all are compliant with the 40-foot required rear setback, the average rear setback is 48 feet.
- The side setbacks of those same houses due to the limitations of the software and the smaller size of the side yards it is not possible to accurately estimate, they all appear to be around the 5-foot setback parameter, but that is an estimate that could be +/- 5.
- The building code has specific regulations related to fire codes for primary structures less than 3 feet from the property line. If approved this and all building code concerns will be addressed through the building plan review process.
- The request(38 feet) to both reduce the rear setback to less than 2 feet from the required 40 feet is a large request.
- Without the attached covered patio the rear yard would be approx. 54 feet x 56 feet= 3,024 sq ft, permitted rear lot coverage would be approx. 756 sq feet. The proposal is for a 500 square foot covered patio and a 525 square foot garage, if detached would still require a variance unless reduced to total 756 sq ft.

| Street and House            | Rear Setack |  |  |  |  |  |  |  |
|-----------------------------|-------------|--|--|--|--|--|--|--|
| 1320 Chase                  | 38          |  |  |  |  |  |  |  |
| 1321 Chase                  | 58          |  |  |  |  |  |  |  |
| 1320 Bunts                  | 47          |  |  |  |  |  |  |  |
| 1321 Bunts                  | 58          |  |  |  |  |  |  |  |
| 1320 Hathaway               | 50          |  |  |  |  |  |  |  |
| 1319 Hathaway               | 54          |  |  |  |  |  |  |  |
| 1314 Giel                   | 48          |  |  |  |  |  |  |  |
| 1313 Giel                   | 40          |  |  |  |  |  |  |  |
| 1264 Elbur                  | 42          |  |  |  |  |  |  |  |
| 1265 Elbur                  | 50          |  |  |  |  |  |  |  |
| 1310 Jackson                | 46          |  |  |  |  |  |  |  |
|                             |             |  |  |  |  |  |  |  |
| <b>Average rear setback</b> | <b>48</b>   | <b>* approx. rear setbacks using NearMaps software</b> |  |  |  |  |  |  |

Map with approx. Setbacks 1321 Bunts





1313 Giel- example of alternative



1313 Giel- example of alternative

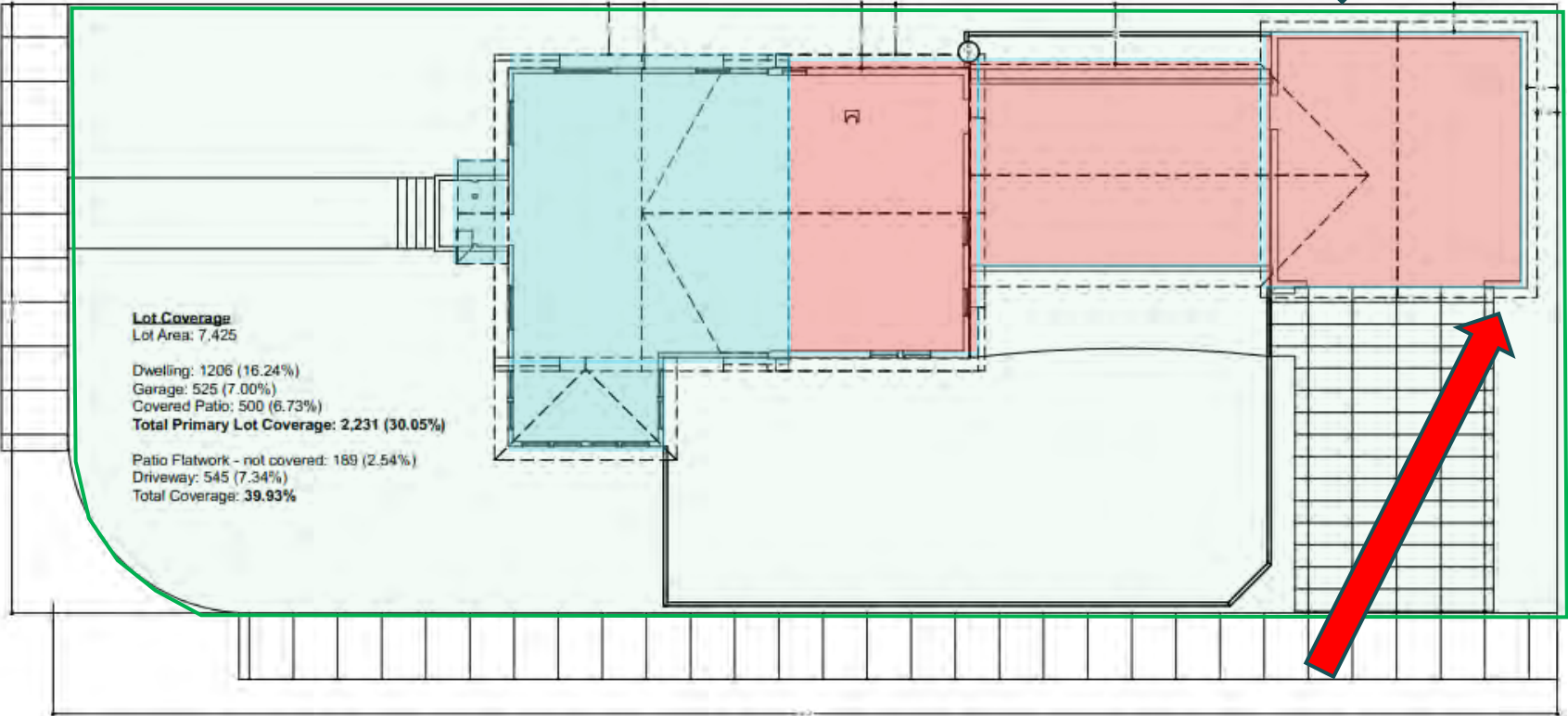


13866 Merl example of alternative

## PUBLIC COMMENT

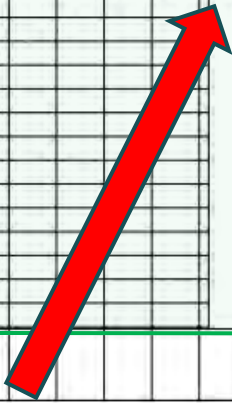
- Received via Phone-
- Received via e-mail
- Meeting attendee(s)

2'6" Proposed side setback



**Lot Coverage**  
Lot Area: 7,425  
  
Dwelling: 1206 (16.24%)  
Garage: 525 (7.00%)  
Covered Patio: 500 (6.73%)  
**Total Primary Lot Coverage: 2,231 (30.05%)**  
  
Patio Flatwork - not covered: 189 (2.54%)  
Driveway: 545 (7.34%)  
**Total Coverage: 39.93%**

2'9" Proposed rear setback



**Lot Coverage**

Lot Area: 7,425

Dwelling: 1206 (16.24%)

Garage: 525 (7.00%)

Covered Patio: 500 (6.73%)

**Total Primary Lot Coverage: 2,231 (30.05%)**

Patio Flatwork - not covered: 189 (2.54%)

Driveway: 545 (7.34%)

Total Coverage: **39.93%**

## Docket No. 12-23-25

### 1321 Bunts Rd.

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Var #1 - No longer required - plans updated  
show max lot coverage compliance

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Docket No. : 12-24-25

Docket No. 12-24-25  
2083 Lark

# 2083 Lark





Docket No. : 12-24-25

**Docket No. 12-24-25**

**2083 Lark**

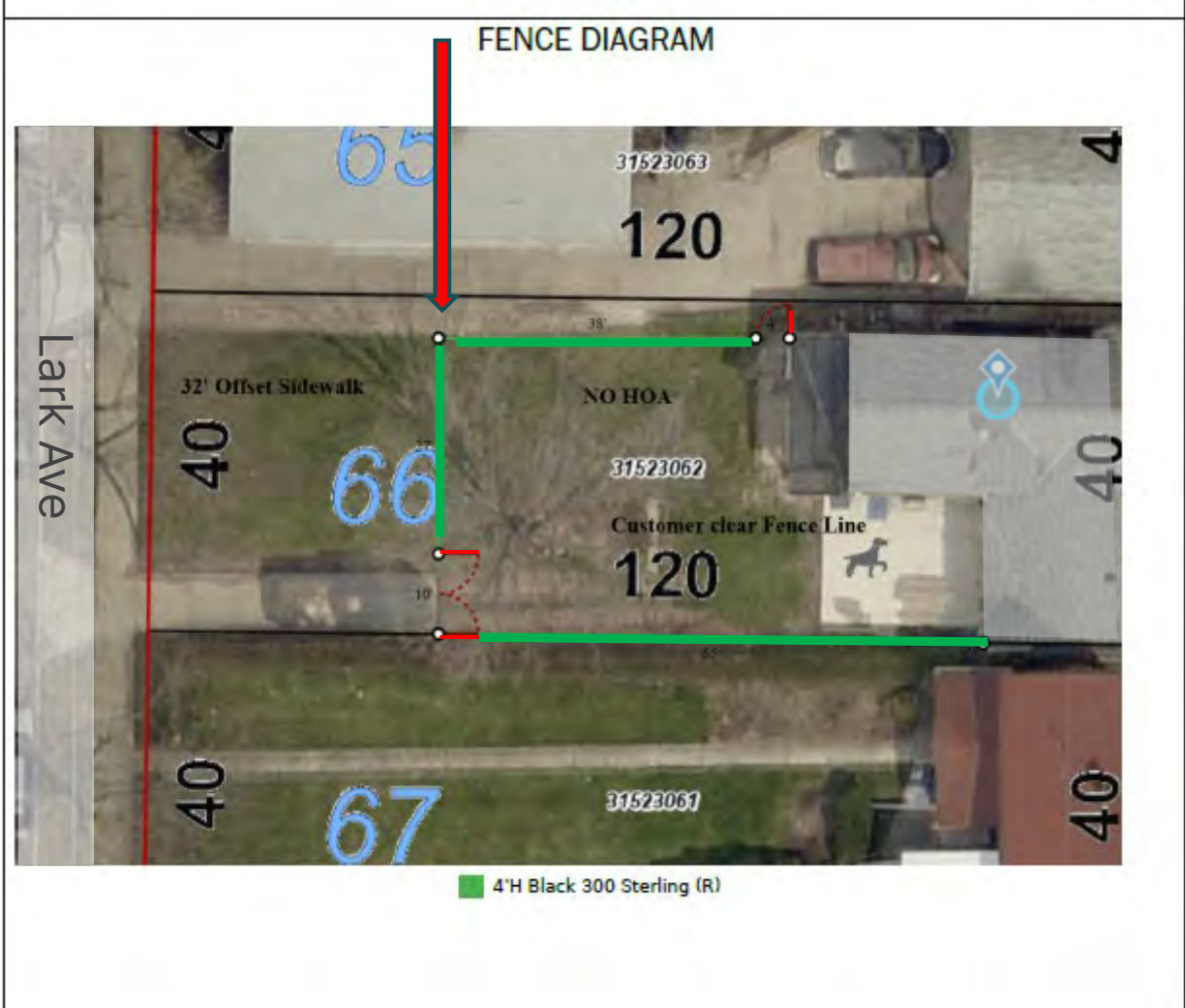
Applicant and property owner Wayne Naida proposes the construction of a fence to be located in front of the foundation of his existing primary structure. The property is in the R2, Single and Two-Family District. (Page 3)

**Variance 1:** Applicant proposes the construction of a 4-foot-high black aluminum fence with a driveway gate and a pedestrian gate in front of the foundation of the existing home.

Home is set approx. 78 feet from the front property line on a 120-foot-deep lot. **The proposed fence is 32 feet from the public right of way, comprised of approx. 130 feet of 4-foot-high black aluminum fencing including 2 gates, a 10' wide driveway gate and a 4-foot-wide pedestrian gate.**

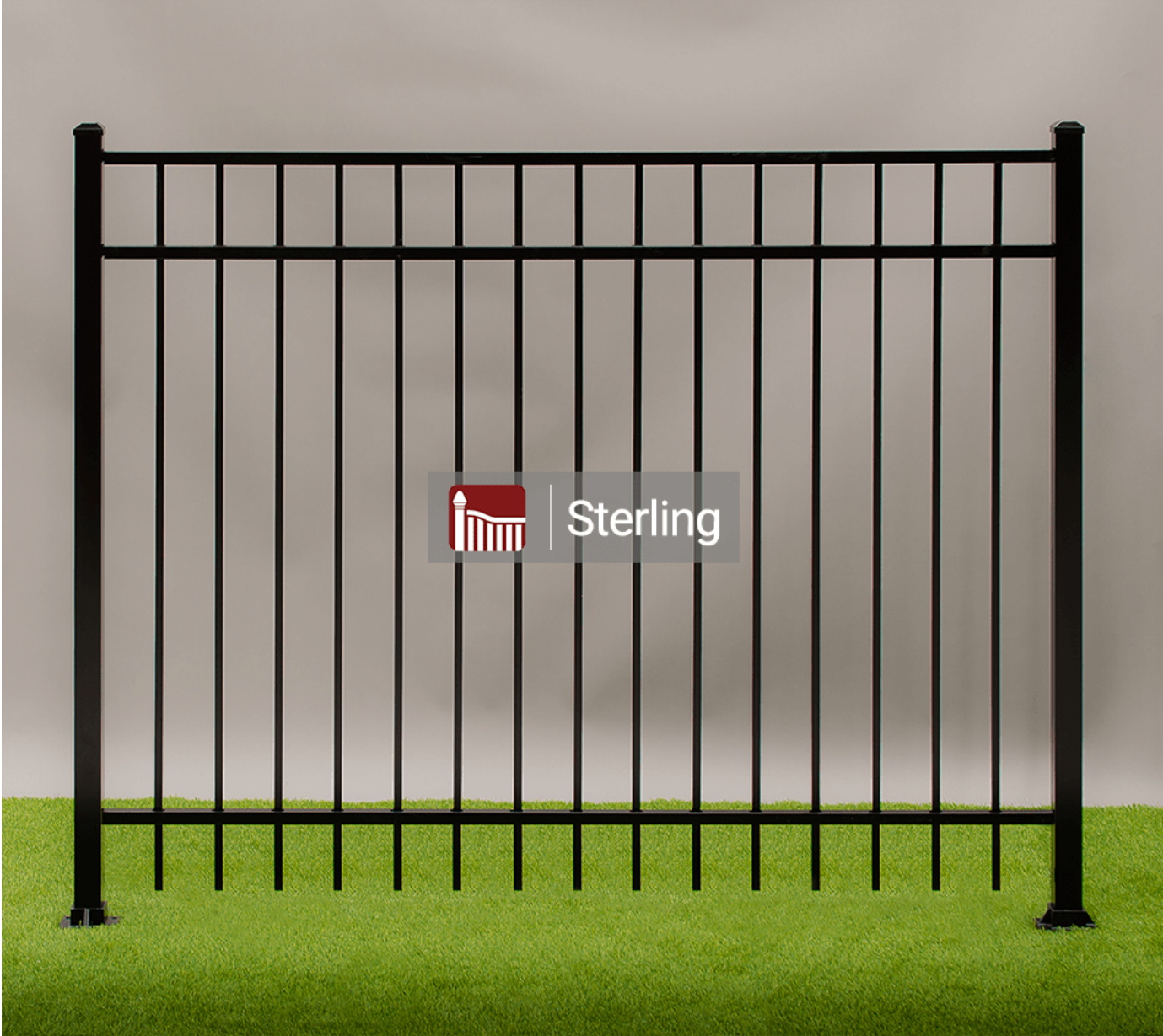
**Request a variance to permit the fence and gates in front of the foundation of the primary structure, as proposed.** Pursuant to 1153.03 FENCE PLACEMENT AND TYPES(c) Front Yards, (Ord. 08-2021, Passed 5-17-21)

Fence proposed at 32 feet from PROW



Docket No. : 12-24-25

[Links to plans 2083 Lark](#)



Docket No. : 12-24-25



Docket No. : 12-24-25











## Nine Elements of Practical Difficulty

### 1173.04 Variances

#### 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) **None to list.**

(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). **No**

(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) **Will yield reasonable return**

## Nine Elements of Practical Difficulty

### 1173.04 Variances: Nine Elements of Practical Difficulty.

Applicant's responses to questions below

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

(4)(A) **Unknown**

(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) **Character of neighborhood will not be altered**

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

(6)(A) **Will not affect government services**

## Nine Elements of Practical Difficulty

### 1173.04 Variances: Nine Elements of Practical Difficulty.

Applicant's responses to questions below

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

**7(A) Property owner had no knowledge of zoning restriction upon acquiring property**

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

**8 (A). No other solution other than variance approval**

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

**9 (A) Spirit and intent will be observed**

## ADMINISTRATIVE COMMENTS

- The house is located 78 feet from right of way on a 120 deep lot, there is no usable rear yard.
- Generally speaking, a home located at the rear of the lot is uncommon in Lakewood. The property adjacent to the subject property to the south at 2081 Lark is also setback at the rear of the lot. The property at 2081 Lark has an existing living fence enclosing the front yard.
- The proposed fence is behind the front building line which is 15 feet on Lark.
- The proposed fence is black aluminum
- The proposed fence and gate height is 4 feet

## ADMINISTRATIVE COMMENTS

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- The proposed fence and gate height is 4 feet

# ADMINISTRATIVE COMMENTS



# ADMINISTRATIVE COMMENTS



# PUBLIC COMMENT

Received via Phone-

Neighbor across the street called. He has no issue with request, did ask that it be noted that the garbage cans should be kept behind the fence, he is also hoping the driveway will be widened with pavement or brick because he thinks the driveway is too narrow as there is a lot of mud adjacent to driveway and sometimes in street

Received via e-mail

Meeting attendee(s)

Docket No. : 12-24-25

**Docket No. 12-24-25**

**2083 Lark**

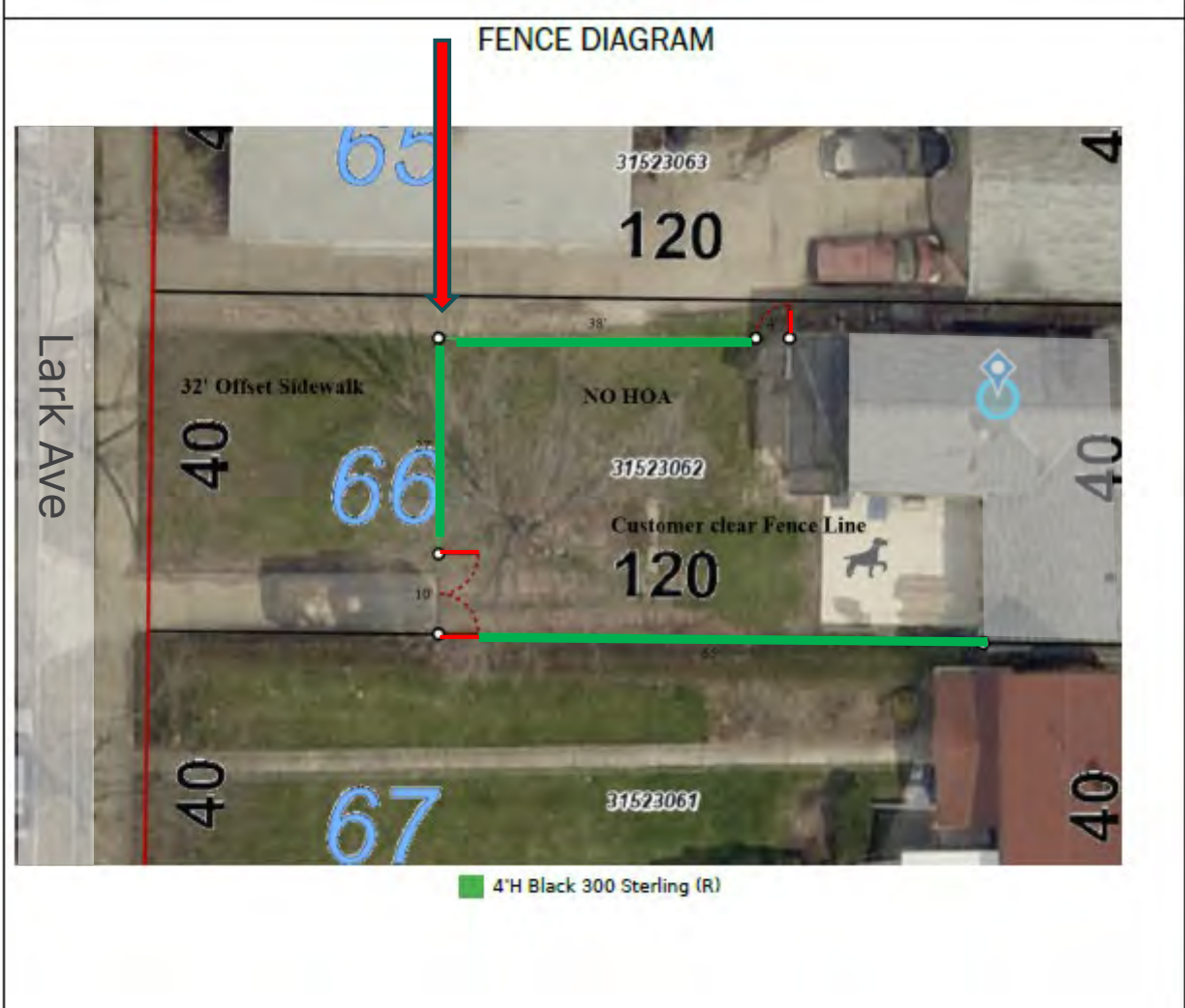
Applicant and property owner Wayne Naida proposes the construction of a fence to be located in front of the foundation of his existing primary structure. The property is in the R2, Single and Two-Family District. (Page 3)

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Home is set approx. 78 feet from the front property line on a 120-foot-deep lot. **The proposed fence is 32 feet from the public right of way, comprised of approx. 130 feet of 4-foot-high black aluminum fencing including 2 gates, a 10' wide driveway gate and a 4-foot-wide pedestrian gate.**

**Request a variance to permit the fence and gates in front of the foundation of the primary structure, as proposed.** Pursuant to 1153.03 FENCE PLACEMENT AND TYPES(c) Front Yards, (Ord. 08-2021, Passed 5-17-21)

Fence proposed at 32 feet from PROW



Docket No. : 12-25-25

Docket No. 12-25-25

1337 Edanola(Corner of Riverside and  
Edanola





# front elevation

NOTE:  
actual color may vary from on-screen representation.  
Please view a physical color swatch or material sample  
to confirm the color choice prior to building.



# Docket No. : 12-25-25

## Docket No. 12-25-25

### 1337 Edanola Ave. ( Edanola and Riverside)

Applicant Timothy Bennett of Bennett Builders and Remodelers, LLC for property owners Molly Miller and Taner Eren proposes the construction of a new home with an attached garage on a corner lot. The property is in the R2, Single and Two-Family District. (Page 3)

**Variance 1:** Applicant proposes the construction of a new home with an attached garage. There is an existing driveway and an easement across the rear of the parcel to an adjacent property. **The new home will be 31 feet from the rear property line where 40 feet is required. Request a variance to reduce the rear setback to 31 feet, as proposed.**

Pursuant to 1123.09(a) MAXIMUM LOT AREA COVERAGE, (Ord. 07-2023, Passed 11-20-23)

**Variance 2:** Applicant proposes the construction of a privacy fence approx. 100 feet in length and 72 inches in height, to be installed approx. 1 foot from the public sidewalk on **Riverside**, starting behind the proposed front foundation on Edanola and returning to the side of the home before the proposed driveway on Riverside. Proposal includes a pedestrian gate which opens from the rear yard to the driveway and is more than 5 feet from the sidewalk(PROW) on Riverside. Request a variance to reduce the required 5 feet setback from the PROW(sidewalk) to 1 foot, as proposed.

Pursuant to 1153.03 FENCE PLACEMENT AND TYPES(e) Corner Side Yards, (Ord. 08-2021, Passed 5-17-21)



### site plan

scale 1" = 20'-0"  
 lot area  
 building footprint  
 lot coverage

6667 sq ft  
 1891 sq ft  
 28.36%



note:  
 this site plan is diagrammatical.  
 not to be construed as actual survey.  
 actual conditions and dimensions  
 may vary. verify and confirm the accuracy  
 of this site plan prior to commencement  
 of construction.



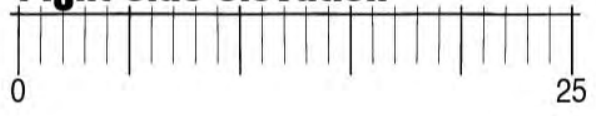
# front elevation

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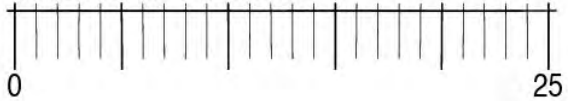


**right side elevation**





**left side elevation**





**rear elevation**





**front view**

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**right side view**



**left side view**

---



**rear view**

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Docket No. : 12-25-25

[Links to plans 1337 Edanola](#)



**site plan**

scale 1" = 20'-0"  
 lot area  
 building footprint  
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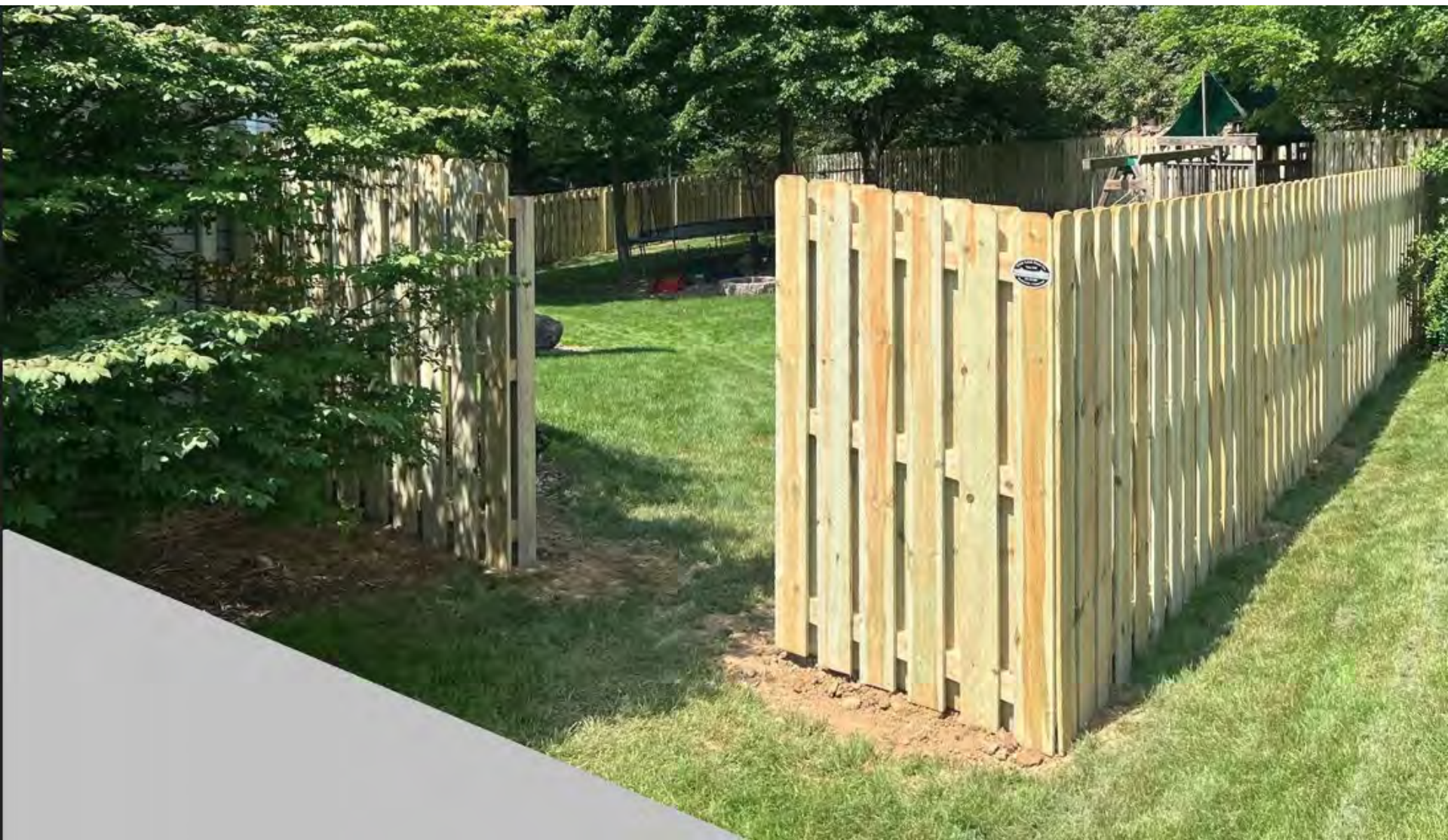






The building commissioner has begun the process of assigning an address, it will 1337 Edanola. I have a few more questions for you.

- Approximately how many feet of fence will be installed? - **Approximately 100' of fence. 30 +/- along Edanola, 50 +/- along Riverside, 20 +/- parallel with driveway.**
- Send an image of the fence and confirm the finished height will be 4 feet. - **Variance request is for privacy fence 72" high, with consideration what is permitted in a side yard height. While this is a corner lot, the intersection is distant and projected out further from corner of fence than a typical 90-degree junction of streets. Material not yet decided, wood or vinyl.**
- Number of gates and their locations - **One gate approximately 6' to 8' off house, facing driveway. Noted with an X on attachment.**
- Image of gate with height. Note- gates may not swing out over sidewalk. - **Gate 72" high to match fence.**
- Site photos - **Sent in separate email.**



Docket No. : 12-25-25





# Cuyahoga County GIS Viewer

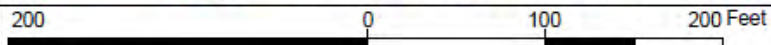


Date Created: 12/5/2025

### Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

1:1,200



Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## ADMINISTRATIVE COMMENTS

- The existing driveway at the rear of the property reduces the usable rear yard of the property.
- The city has no record of a house having been on this lot before, although it has existed as a parcel.
- The front setback is maintained and the side setbacks for the primary structure are maintained with the proposal.
- If the garage were detached the proposal would not require a variance.
- The board has granted variances in the past to permit attached garages.
- The board has granted variances in the past to permit a fence closer to the sidewalk on a corner lot so long as it doesn't create a visual obstruction for traffic and pedestrians.
- The design will need ABR approval.

## Nine Elements of Practical Difficulty

1173.04 Variances. 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 parcel is uniquely shaped and, as a corner lot, tapers significantly in width from front to rear. These characteristics create practical limitations on the placement and design of a new single-family dwelling.

An attached garage is desired for both practical and functional reasons, especially given that the neighboring parcel's driveway runs across the rear of this property and requires an easement. That neighboring parcel is also owned by the applicant, Taner Eren. Incorporating an attached garage increases the overall required depth of the home's footprint.

To avoid placing the primary outdoor living area behind the garage—where it would be minimal, disconnected from the living spaces, and negatively impacted by the driveway easement—the home has been designed to minimize side-yard intrusion and instead utilize the northwest side yard (Riverside Drive side) as the primary outdoor living space. This orientation allows for a usable, cohesive, and functional yard area while respecting the parcel's unique constraints.

The fence setback variance directly relates to this side-yard living space. Because it functions as the primary outdoor area, modest fencing is proposed for privacy, safety, and useability. The property frontage at the front building line exceeds 60 feet, and the proposed fence corner will be located approximately 40 feet from the street, ensuring that visibility is preserved and no sight-line obstructions are created.

(

## 1173.04 Variances: Nine Elements of Practical Difficulty. Applicant's responses to questions below

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) The parcel is a unique corner shaped lot, between two streets, and backs up to another corner lot.**

(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) A new single-family dwelling will substantially improve the parcel as well as raise property values in the area.**

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

**(4)(A) The requests are minimal and needed to provide practical and functional indoor and outdoor living space.**

(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) A new single-family dwelling will substantially improve the parcel, be cohesive with the neighborhood, and raise property values in the area.**

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

**(6)(A) The variances would not adversely affect the delivery of governmental services.**

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

**7(A) No.**

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

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

8 (A). Due to the unique shape and narrowing configuration of the lot, there is no feasible alternative that would provide functional outdoor living space directly accessible from the dwelling without requiring the requested variances. Shifting the home further into the side yard would significantly reduce or eliminate this usable outdoor area, while expanding the footprint laterally to compensate would create a home that is out of scale with neighboring properties and inconsistent with the established character of the neighborhood. As a result, the practical difficulties presented by this parcel cannot be resolved through any reasonable design alternative other than the requested variances.

(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 variances would uphold the spirit and intent of the Code by allowing reasonable use of a uniquely shaped parcel while maintaining the character of the surrounding neighborhood. The proposed single-family dwelling will enhance the aesthetic and functional quality of the property, contribute positively to the streetscape, and be consistent in scale and architectural style with nearby homes. Approving the variances ensures substantial justice by permitting a practical and appropriate improvement to the lot without creating any adverse impacts to adjacent properties or the public.

## PUBLIC COMMENT

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Meeting attendee(s)

Docket No. : 12-25-25

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 of construction.

# Adjourn



# Thank you!

## City of Lakewood Contact:

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**Michelle Nocht, AICP**

Senior Planner and ADA Coordinator

**(216)529-5906**

**[Michelle.Nocht@LakewoodOH.gov](mailto:Michelle.Nocht@LakewoodOH.gov)**

