

PL 12 - 000329

**APPLICATION
BOARD OF ZONING APPEALS**

Property Address 15319 Clifton Blvd Property Owner Name DRD Holdings LLC
Owner Phone (216) 704-4688 Owner Address 480 Aberfelda Dr. Springfield, OH 45504
Zoning ~~R1H~~ R1H Parcel Number 312-12-050

Description of Request/Hardship Requesting 1 variances related to an addition of an attached garage:

I.) ~~1 ft~~ variance to reduce side set back to 4 ft. for garage addition. 224⁽¹⁰⁾ 3.2%⁽¹⁰⁾

II.) Lot coverage variance of 244 sq. ft or 3.5% for garage addition

APPLICATION FEE: \$25 Residential - \$50 Commercial.

Incomplete or Late Applications will not be Accepted.
(See calendar on page 2 for deadlines)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (3 copies, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (3 copies color, 8.5 x 11)
6. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
7. Fee

Applicant Name (Print Clearly): Jessica Winner Company DRD Holdings LLC
Applicant Address: 480 Aberfelda Dr. Springfield, OH 45504
Phone: (614) 506-1041 Fax: N/A E-mail: jessicawinner@hotmail.com
Signature: [Signature] Date: 1/3/2012

OFFICE USE ONLY: Application Reviewed and Accepted by: PSA Date: 1/4/12

File History: _____

Bldg. Dept. Remarks: VARIANCE REQUEST FOR LOT COVERAGE FOR A PRINCIPAL BUILDING TO EXCEED 15% OF THE LOT AREA.

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DRD HOLDINGS LLC

January 3, 2012

RE: 15319 Clifton Blvd. Lakewood, OH 44107:

To Whom This May Concern:

Dr. Tarsem Garg, Owner of DRD Holdings LLC would like to convert 15319 Clifton Blvd, Lakewood, OH 44107, a multi-family building, into a single family home for personal use. We believe converting this building into a single family home will help increase values of neighboring properties as well as enhance the appeal of the neighborhood. The current home and layout do not provide enough living area for Dr. Garg and his family.

Upon reviewing the outstanding violations, there is an order to raze and rebuild a three car garage on the lot. We are requesting this variance to help fulfill the violation requirements in addition to helping to make this home fit the needs of Dr. Garg and his family. The addition of an attached garage allowing a second and third floor space for office and storage would provide an adequate amount of space to convert this into a single family residence.

Upon reviewing the plans, the City of Lakewood Building Department has notified us of two variances needed to complete the project. The first variance is a 1 foot variance for the side setback. The existing home and garage have a four foot setback and we would like to keep this the same for the attached garage addition. For esthetics, we would like to keep the garage addition the same width as the current building. DRD Holdings LLC and Dr. Garg are resolved to maintain the original feel and design of the existing house in the plans for the garage addition.

The second variance is a lot coverage variance of 3.5% (244 sq ft) to increase the lot coverage from the maximum permitted from 25% (1,750 sq ft) to 28.5% (1,994 sq ft). Per the current violations, the property must have a new 3 car garage. An average 3 car garage is 23 x 32 or 736 sq ft. Our proposed garage addition is 873 sq ft and will allow for a 4 car garage. DRD Holdings LLC also took careful consideration to keep as much of the lawn as possible in the design of the garage. With a detached 3 car garage, more of the lawn would have to be converted into concrete. Even though concrete is considered green space it takes away from the family aspect that draw so many to Lakewood and ultimately lead to the devaluation of the property and others around it.

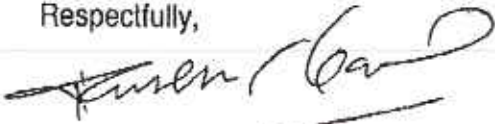
We respectfully ask that you grant these variances for Dr. Garg's personal home in Lakewood. We have communicated our desires to our neighbors and have received favorable comments and support about our proposed changes to this home. Neighbors were especially excited about the prospect of a single family home as compared to the old 3 family multi unit structure currently existing. We appreciate your consideration and time in this matter.

Dr. Tarsem C. Garg: Managing Member, DRD Holdings LLC.

TO WHOM IT MAY CONCERN:

Jessica Winter is an authorized agent for DRD Holdings LLC regarding the property located at 15319 Clifton Blvd. Lakewood, Ohio 44107.

Respectfully,



Tarsem C. Garg, M.D.
Managing Member

STATE OF OHIO
COUNTY OF CLARK

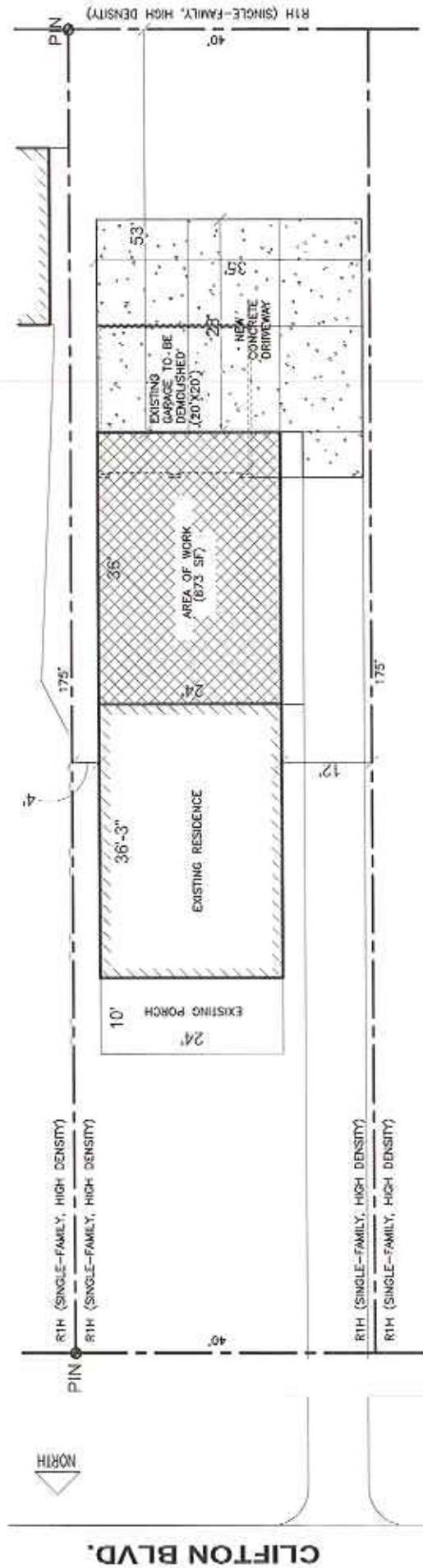
Before me, a Notary Public for The State of Ohio, appeared the above named Tarsem C. Garg, M.D., who acknowledged he signed the foregoing instrument and his signing was his free act.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my seal this 3rd day of January 2012

(Written Signature) Paula J. Brown

(Typed or printed name) PAULA J. BROWN

Notary Public, State of Ohio
My Commission Expires June 14, 2015
Recorded in Clark County



SCHEMATIC SITE PLAN

SCALE: 1" = 20'-0"

LOT COVERAGE

LOT SIZE: 40 X 175 = 7,000 SF
 ALLOWABLE COVERAGE: (25%) 1,750 SF
 EXISTING COVERAGE: (HOUSE & PORCH) 1,121 SF
 (GARAGE) 413 SF
 EXISTING TOTAL COVERAGE: (21.9%) 1,534 SF
 NEW COVERAGE: (HOUSE & PORCH) 1,121 SF
 (NEW GARAGE ADDITION) 873 SF
 NEW TOTAL COVERAGE: (28.5%) 1,994 SF
 LOT COVERAGE VARIANCE: (+3.5%) 244 SF

SHEET INDEX

- 1 OF 6 SCHEMATIC SITE PLAN
- 2 OF 6 GROUND FLOOR PLAN
- 3 OF 6 SECOND FLOOR PLAN
- 4 OF 6 EAST ELEVATION
- 5 OF 6 SOUTH ELEVATION
- 6 OF 6 WEST ELEVATION

DESIGNER
 Christopher Blue
 2776 West Asplin Dr.
 Rocky River, Ohio 44116
 C: 440.503.2776
 csbarch@gmail.com

CLIENT
 Anup Garg

Garage Addition
 15319 Clifton Blvd.
 Lakewood, Ohio 44107

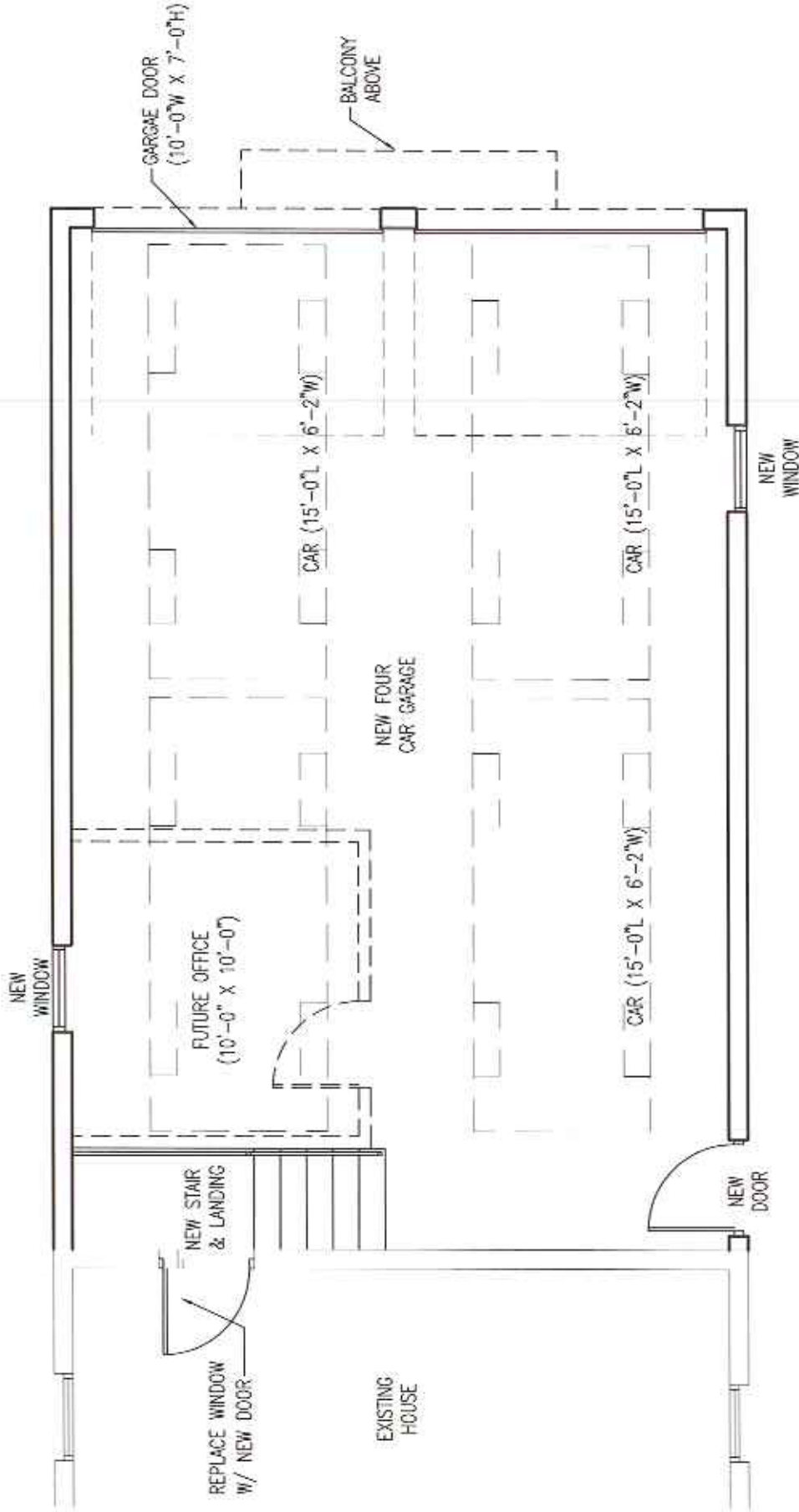
SCHEMATIC SITE PLAN

1 OF 6

DATE: 01.03.2012

SHEET:

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6 GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

DESIGNER
Christopher Blue
2776 West Asplin Dr.
Rocky River, Ohio 44116
C: 440.503.2776
csbarch@gmail.com

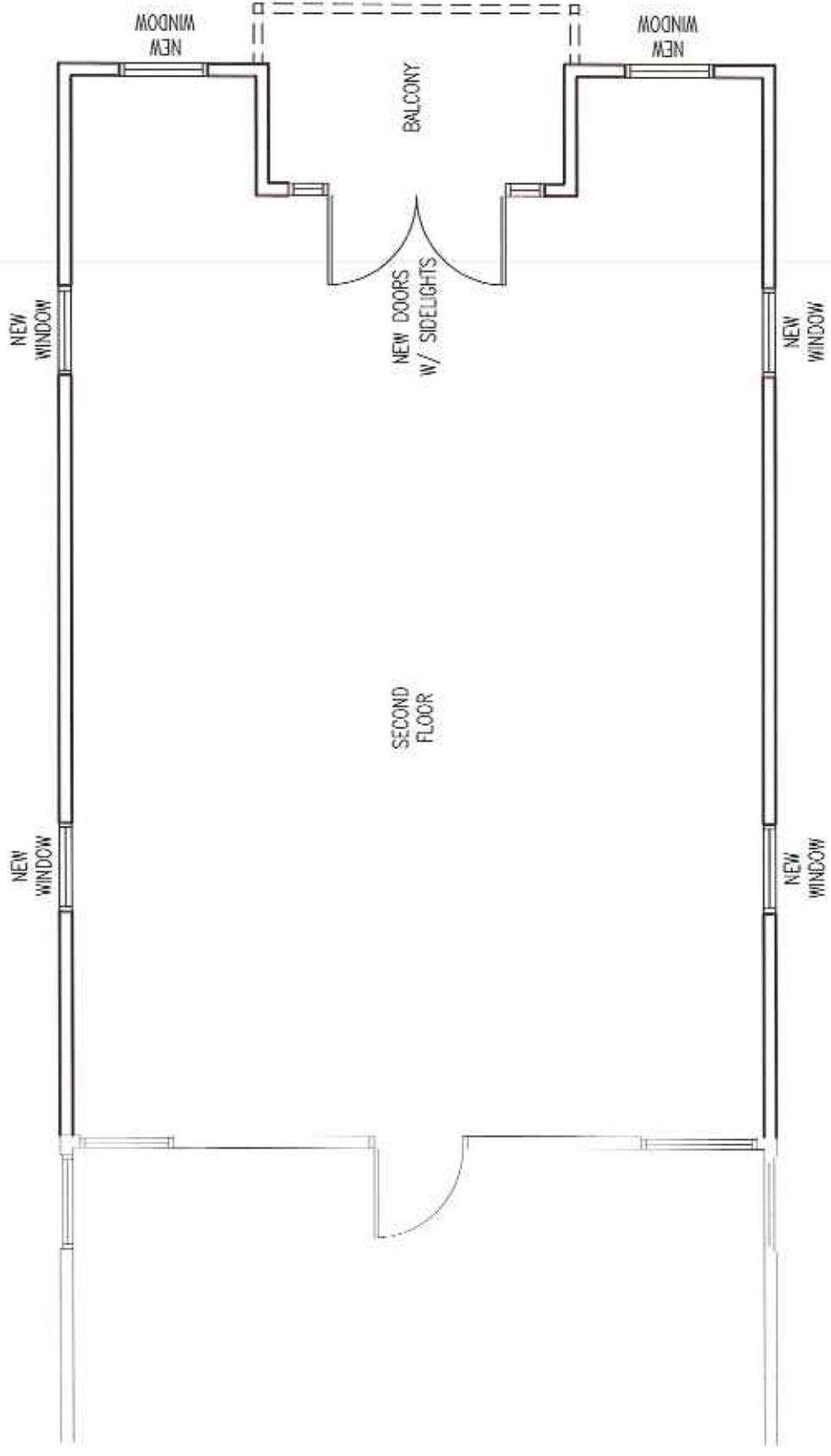
CLIENT

Anup Garg

Garage Addition
15319 Clifton Blvd.
Lakewood, Ohio 44107

GROUND FLOOR PLAN

DATE: 01.03.2012
SHEET:



7 SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

DESIGNER

Christopher Blue
 2776 West Asplin Dr.
 Rocky River, Ohio 44116
 C: 440.503.2776
 csbarch@gmail.com

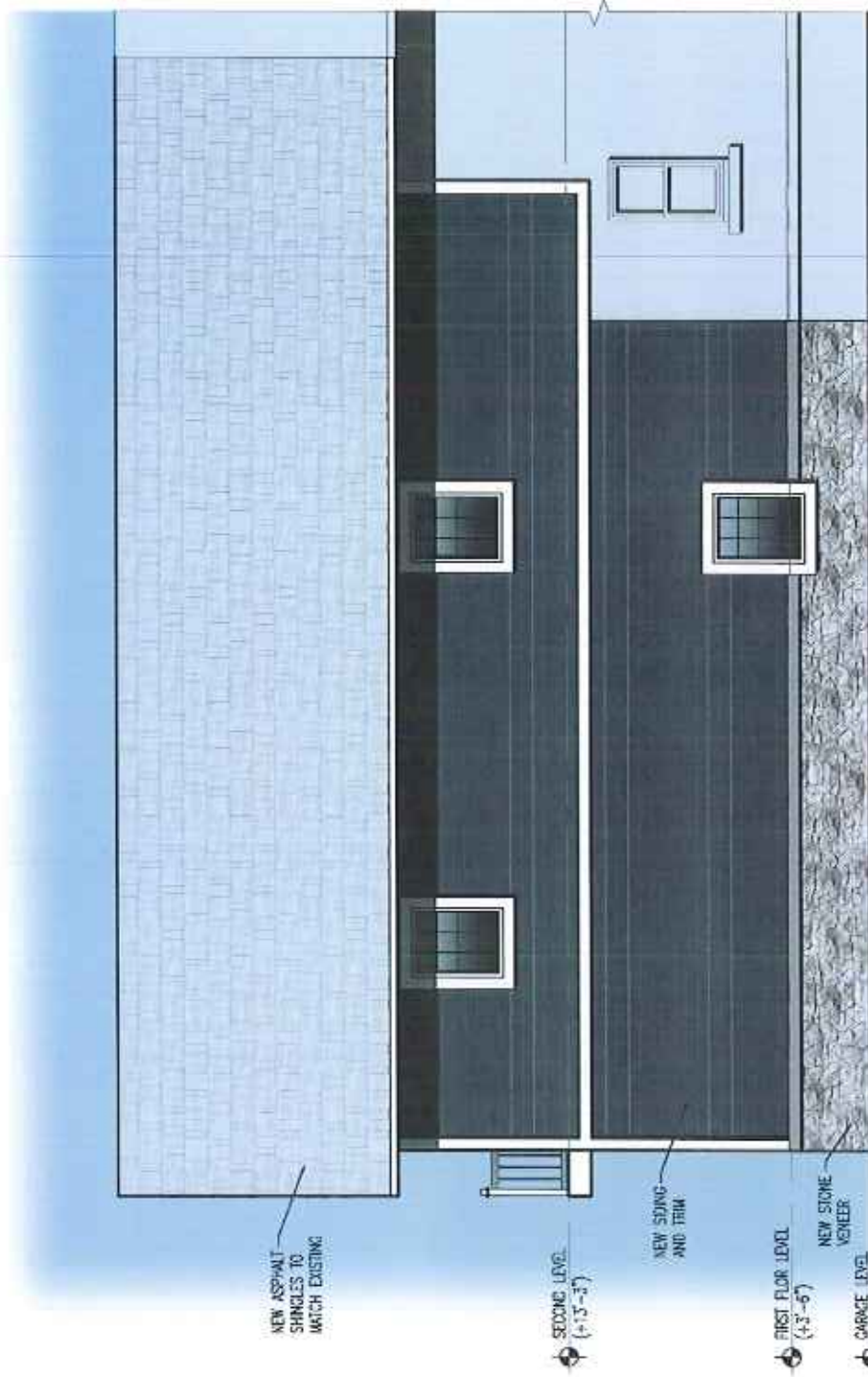
CLIENT

Anup Garg

Garage Addition
 15319 Clifton Blvd.
 Lakewood, Ohio 44107

SECOND FLOOR PLAN

DATE: 01.03.2012
 SHEET:



NEW ASPHALT
SHINGLES TO
MATCH EXISTING

SECOND FLOOR LEVEL
(+13'-3")

NEW SIDING
AND TRIM

FIRST FLOOR LEVEL
(+3'-6")

NEW STONE
VENUEER

GARAGE LEVEL
(+0'-0")

EAST ELEVATION

SCALE 3/16" = 1'-0"

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csbarch@gmail.com

CLIENT

Anup Garg

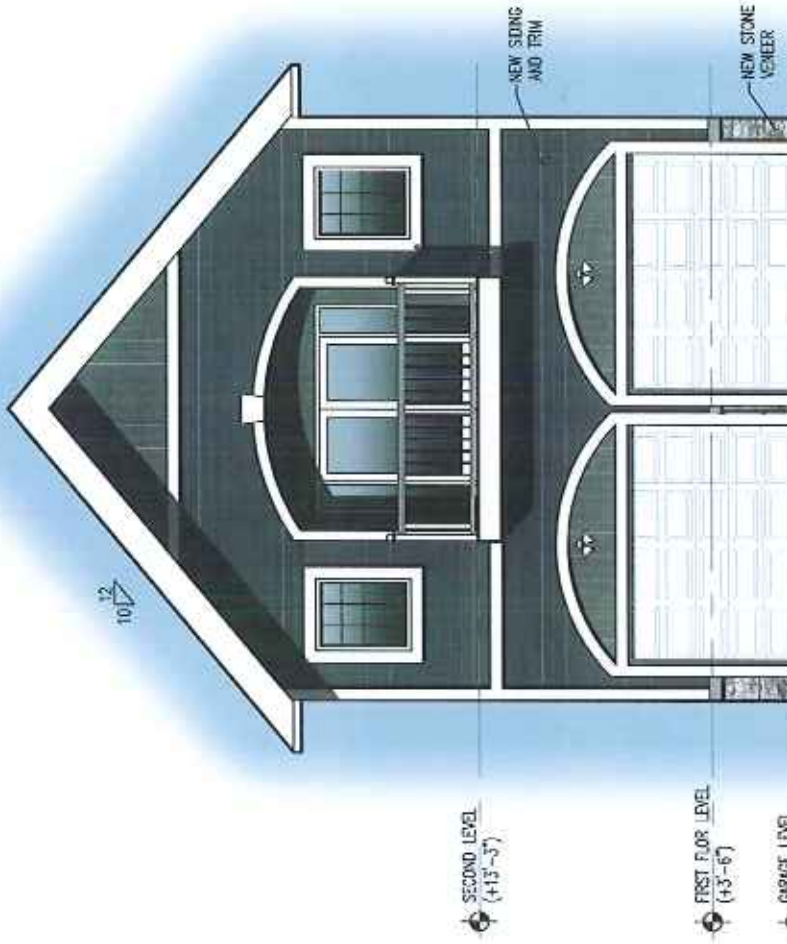
Garage Addition
15319 Clifton Blvd.
Lakewood, Ohio 44107

EAST ELEVATION

DATE: 01.03.2012

SHEET:

4 OF 6



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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DESIGNER
 Christopher Blue
 2776 West Asplin Dr.
 Rocky River, Ohio 44116
 C: 440.503.2776
 csbarch@gmail.com

CLIENT

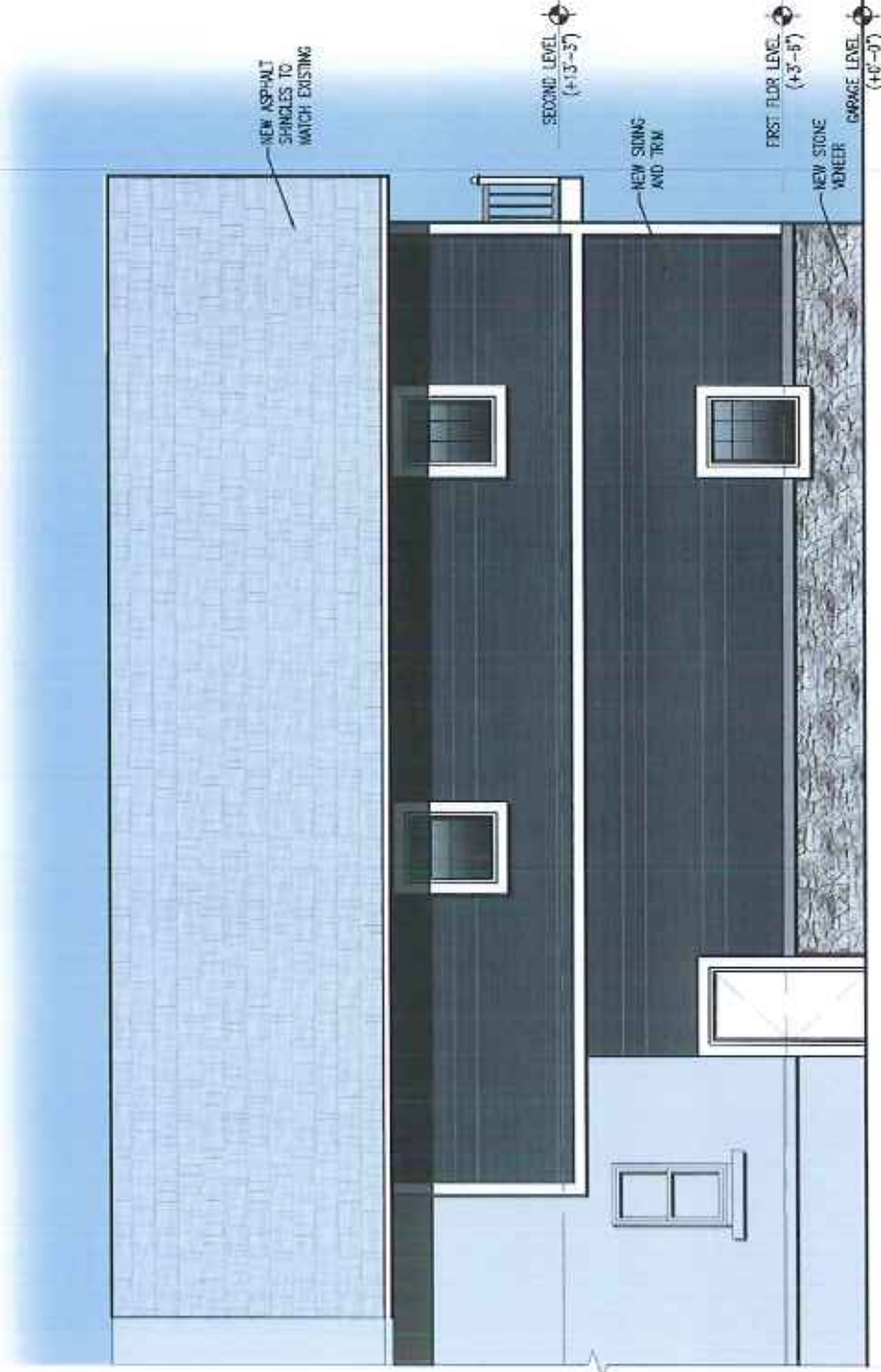
Anup Garg

Garage Addition
 15319 Clifton Blvd.
 Lakewood, Ohio 44107

SOUTH ELEVATION

DATE: 01.03.2012
 SHEET:

5 OF 6



WEST ELEVATION

SCALE: 3/16" = 1'-0"

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DESIGNER Christopher Blue 2776 West Asplin Dr. Rocky River, Ohio 44116 C: 440.503.2776 csbarch@gmail.com	CLIENT Anup Garg	Garage Addition 15319 Clifton Blvd. Lakewood, Ohio 44107	WEST ELEVATION	DATE: 01.03.2012 SHEET: 6 OF 6
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House (side view 1)



House (front view)



House (rear view)



Garage/Lawn (side view)

Garage (2nd floor view)



Horse (side view E.)



Garage (side view)



House/Garage (near view)

Edwin (NW View)



Edwin (NE View)



APPLICATION
BOARD OF ZONING APPEALS

PL 12-000 326
326

Property Address 2154 Olive Avenue Property Owner Name Stephanie A. Schmelzer

Owner Phone 216-394-2657 Owner Address 2154 Olive Avenue

Zoning R-14 Parcel Number 313-14-100

Description of Request/Hardship We are requesting a variance for the fence on the north side of backyard. The prior grade was higher from north west side (corner) it was higher before we excavated. Three of the white vinyl panels from the northwest corner due to will comply with the original

APPLICATION FEE: \$25 Residential - \$50 Commercial.

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5. Scaled elevations, sections and perspectives of proposed building improvements. (3 copies color, 8.5 x 11)
6. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
7. Fee

Applicant Name (Print Clearly): Stephanie A. Schmelzer Company _____

Applicant Address: 2154 Olive Avenue

Phone: 216-394-2657 Fax: _____ E-mail: stephschmelzer@gmail.com

Signature: Stephanie Schmelzer Date: 2012-01-04

OFFICE USE ONLY: Application Reviewed and Accepted by: RCM Date: 1-4-12

File History: _____

Bldg. Dept. Remarks: OWNER IS REQUESTING A 2 FOOT VARIANCE FOR 24' OF FENCE THAT WILL EXCEED 6' IN HEIGHT.

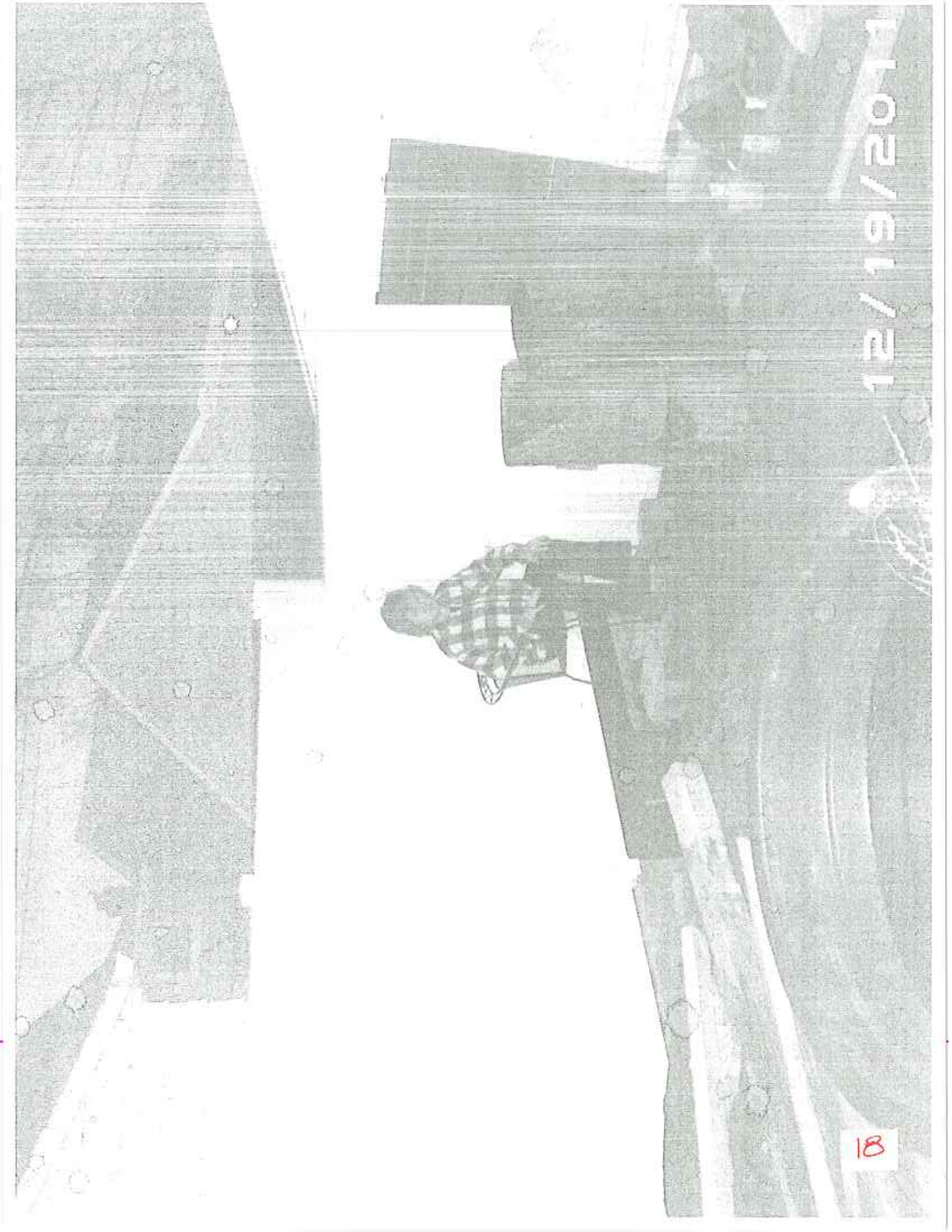
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grade. We are respectfully requesting
a variance for the remaining four
panels.

In addition, my neighbor at 2150 Olive
Avenue runs a business from his home.
He consistently uses his ladders and
construction material against my fence.
Adding two blocks under my fence
will ensure the stability of my
fence, which is plastic vinyl.
Thank you for your attention to this
matter.

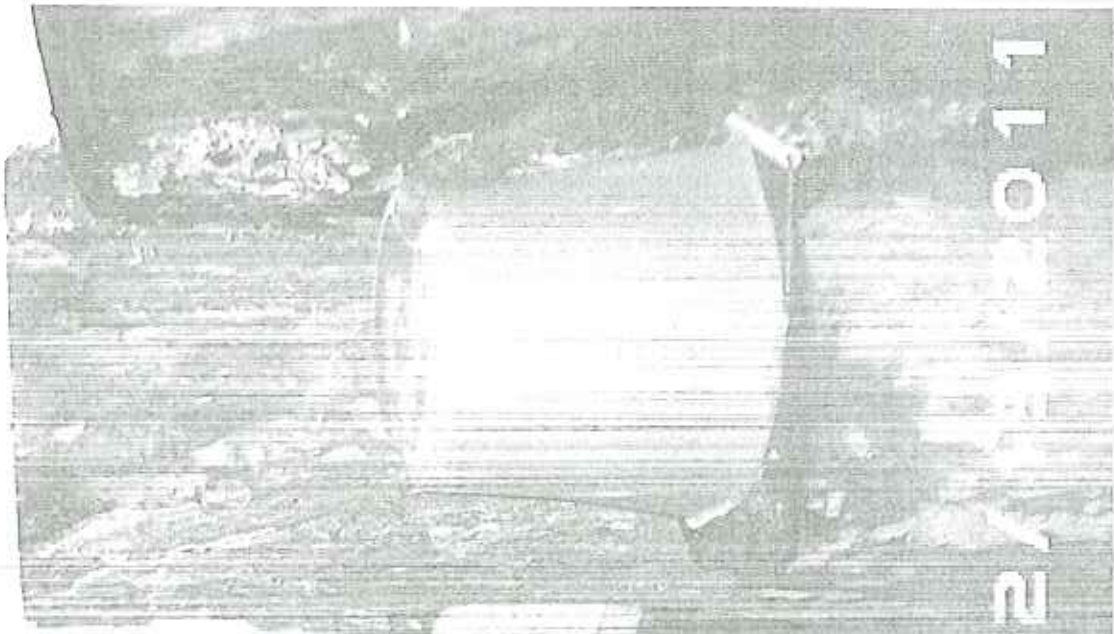
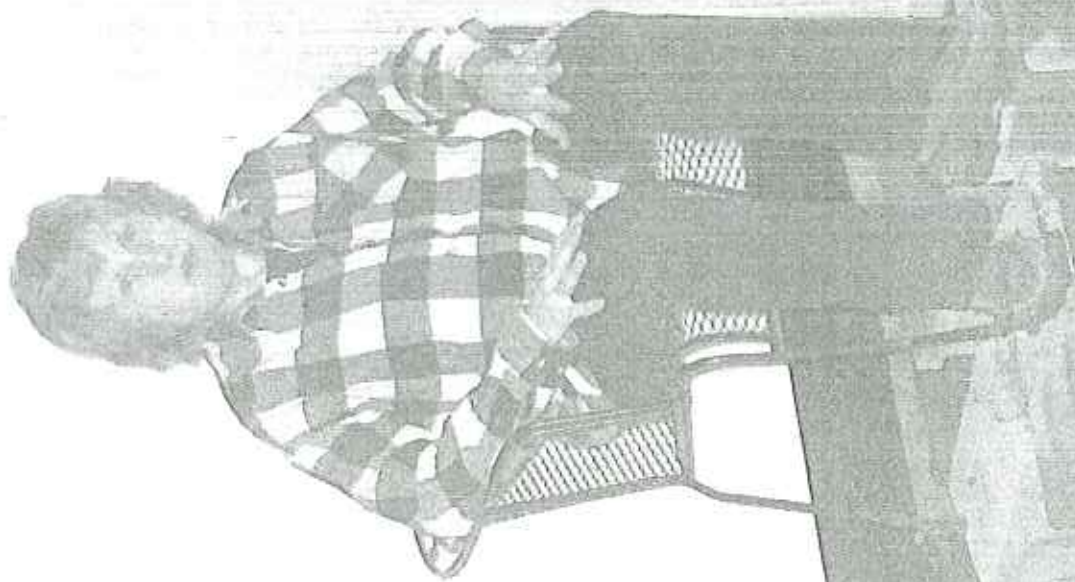
Stephanie Johnson
216-394-2657

Please note: there was a variance
being (a change to the garage's size), the
neighbor wanted to put down garage
part of their garage was used to
stabilize the fence on my property using a
board. The fence was like this when
purchased.



12/19/2011

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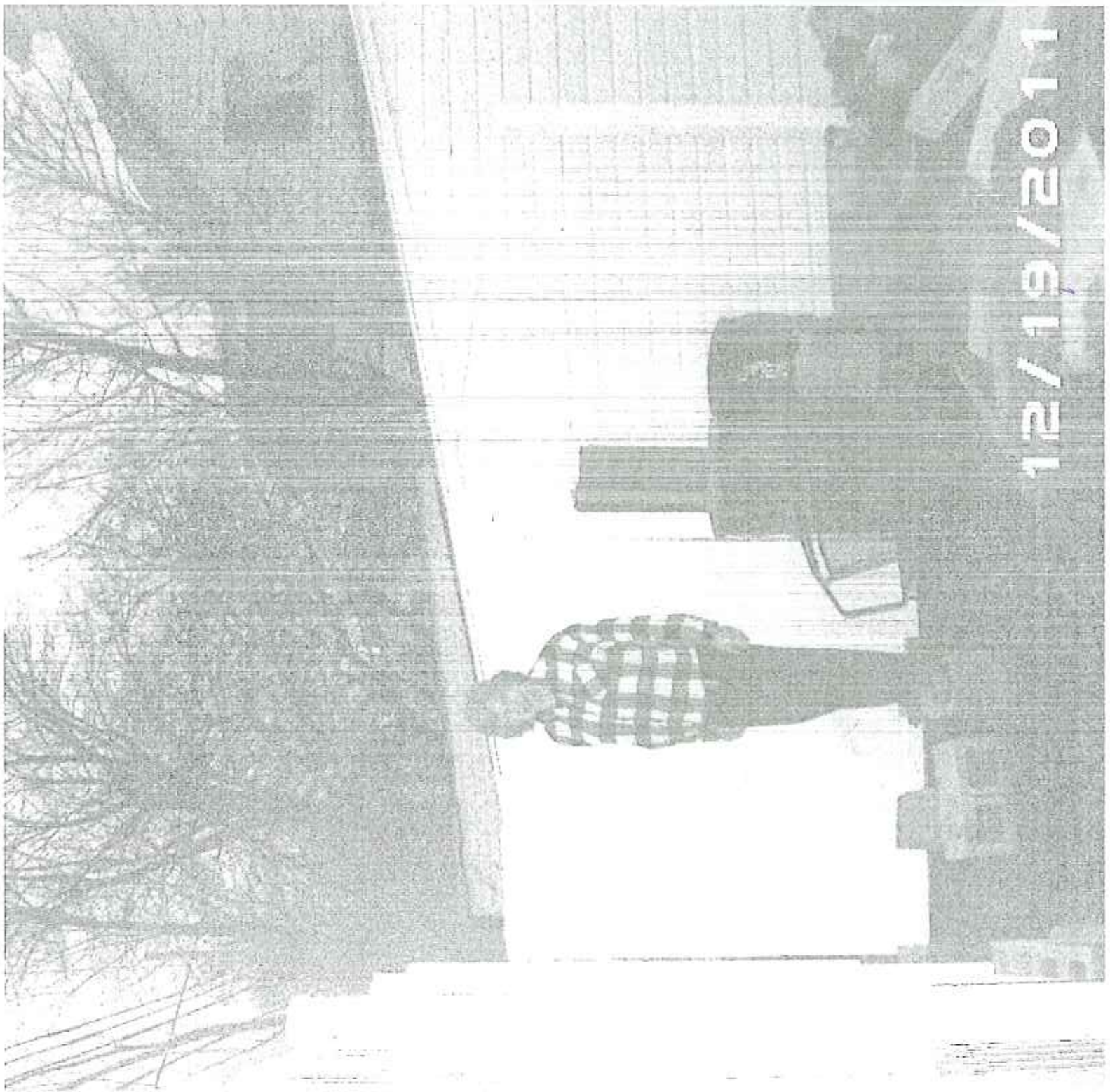
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12/19/2011

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