

MINUTES
(Audio Recording Is Not Available)
BOARD OF ZONING APPEALS
JULY 18, 2013
LAKEWOOD CITY HALL

PRE-REVIEW MEETING
6:00 P.M.
LAW CONFERENCE ROOM

1. Roll Call

Members Present

Cynthia Bender
Kyle Krewson, Vice Chairman
Jennifer Matousek

Others Present

Mary Leigh, Secretary, DCD Programs Manager, P&D
Jason Russell, Project Specialist II, P&D

A motion was made by Ms. Bender, seconded by Mr. Krewson, to **EXCUSE** the absences of James Nagy and Samuel O'Leary. All of the members voting yea, the motion passed.

2. Approved the Minutes of the June 20, 2013 Meeting

The June 20, 2013 meeting minutes needed amending and were not approved. The item would be presented at the meeting of August 15, 2013.

3. Opening Remarks

Ms. Leigh read the opening remarks. Those who wanted to make statements were advised to state their names, addresses, and sign the oath located on the podium.

NEW BUSINESS

4. **Docket 07-26-13** **1666 Lincoln Avenue**

Diane Bija, New Creation Builders, applicant requests approval for a three foot (3') variance to the maximum 15 foot allowable in order to build a garage 18 foot in height, pursuant to Section 1121.05(b) – Height Regulations. The property is located in an R1H, Single and High Density district. (Page 2)

Diane Bija, New Creation Builders, applicant and Rose-Marie Janesz, property owner, were present to explain the request.

Ms. Leigh advised the Board the application had been before the Architectural Board of Review at its July 11, 2013 meeting with the request for a variance from the requirement to fire rate the exterior walls within five feet (5') of the property line; the hearing resulted in a request for two variances as it included approval for placement of the garage closer to the property line than permitted. The requests were denied.

A motion was made by Mr. Krewson, seconded by Ms. Bender, to **CONDITIONALLY GRANT** the application with the following stipulations:

1. the location and fire rating are approved by the Division of Housing and Building as per the disposition of the Architecture Board of Review meeting on July 11, 2013, and
2. the upper level of the garage is used for incidental storage only.

All of the members voting yea, the motion passed.

5. **Docket 07-27-13** **1352 St. Charles Avenue**

Nevin Steindam, property owner and applicant, requests approval of a three foot (3') variance to the five foot (5') minimum side yard in order to install an air conditioning unit two feet (2') from the property line, pursuant to section 1123.07 – Minimum Yard Requirements for Principal Buildings. The property is located in an R2, Single Family and Two Family district. (Page 11)

Nevin Steindam, property owner and applicant was present to explain the request.

A motion was made by Ms. Matousek, seconded by Ms. Bender, to **GRANT** the application as submitted.

6. **ADJOURN**

A motion was made by Ms. Bender, seconded by Mr. Krewson, to **ADJOURN** the meeting at 6:43 p.m. All of the members voting yea, the motion passed.


Signature

8/15/13
Date



Oath

I, the undersigned, hereby agree 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. Rose-Marie Janesz

Rose Marie Janesz

2. Deane Bija

DIANE BIJA

3. Nevin Steindam

Nevin Steindam

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

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

FOR CITY USE ONLY

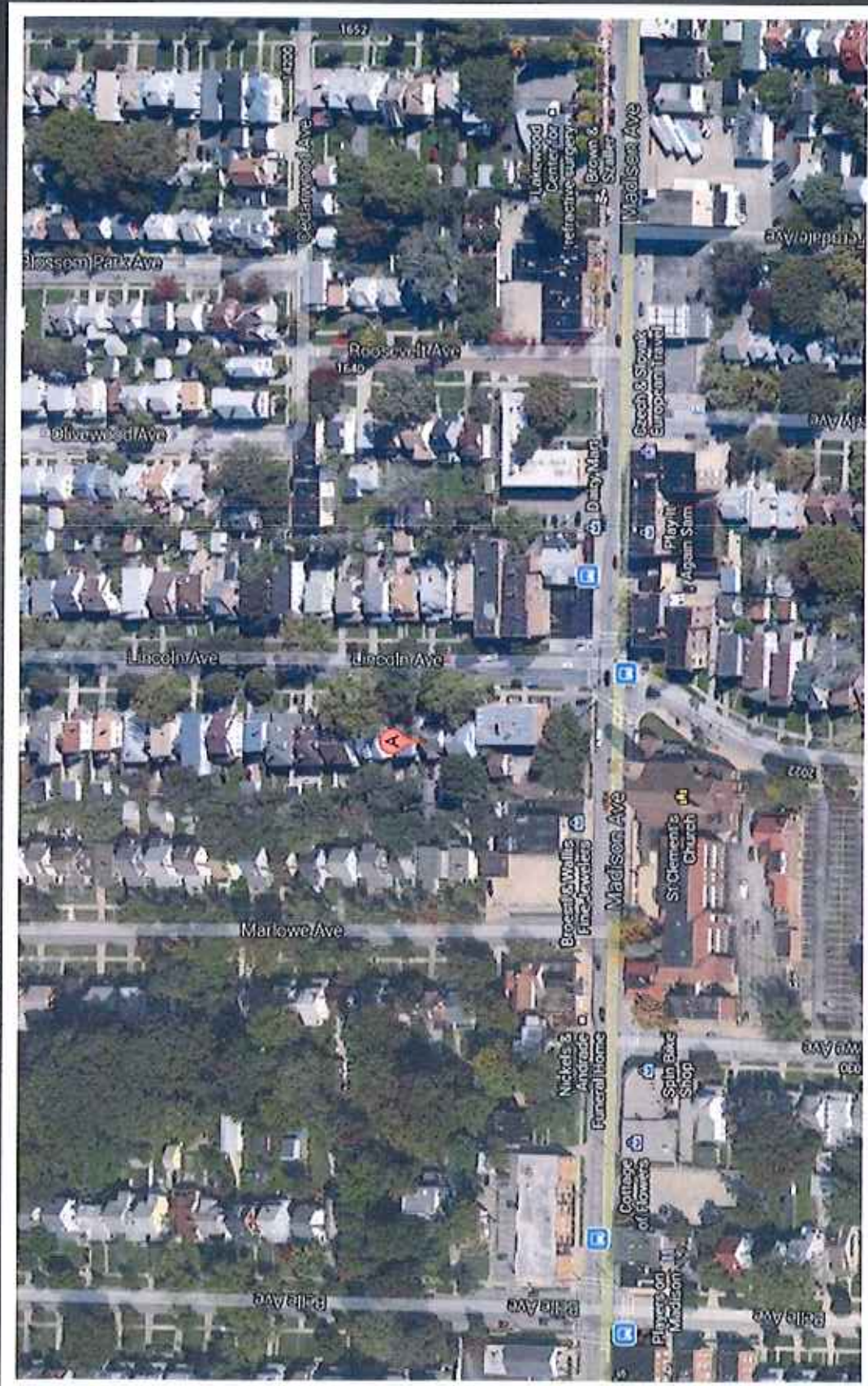
Lakewood Administrative Procedure: ABR/BBS/Sign Citizens Advisory Civil Service Dangerous Dog
 Income Tax Appeals Loan Approval Nuisance Abatement Appeals Planning Zoning Appeals Other:

Date of Proceeding: Thursday, July 18, 2013

Board of Zoning Appeals

July 2013





1666 Lincoln Avenue



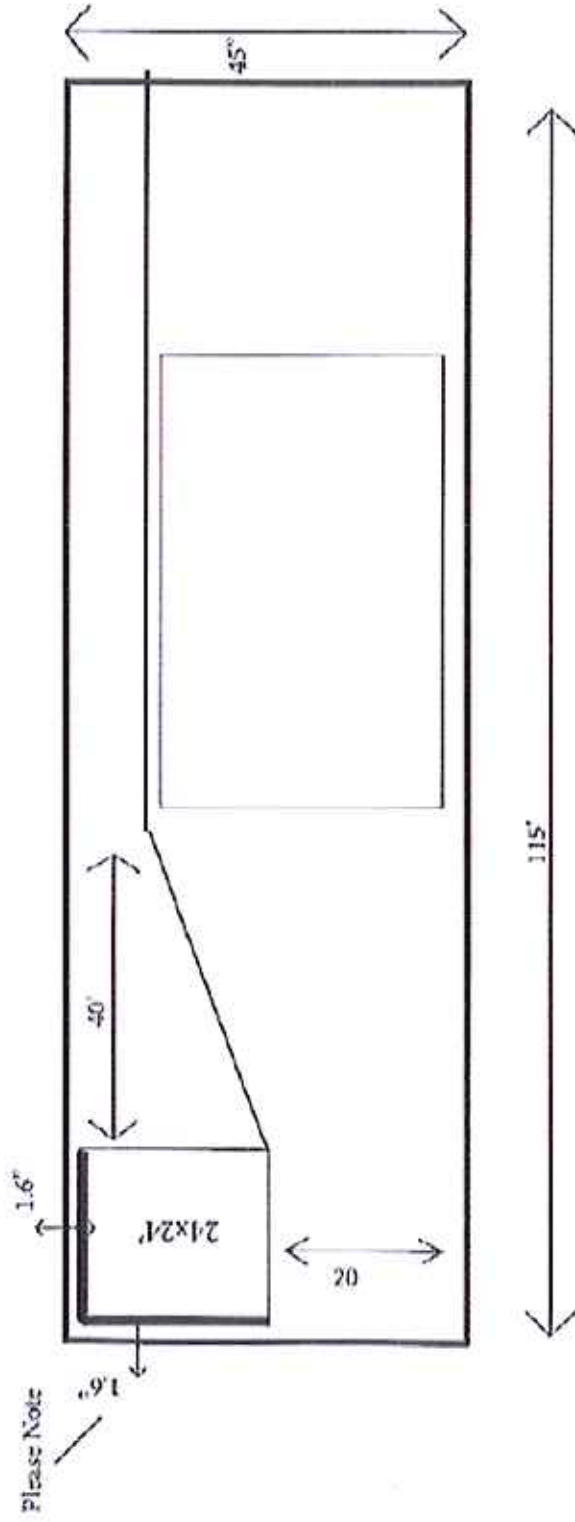
1666 Lincoln Avenue



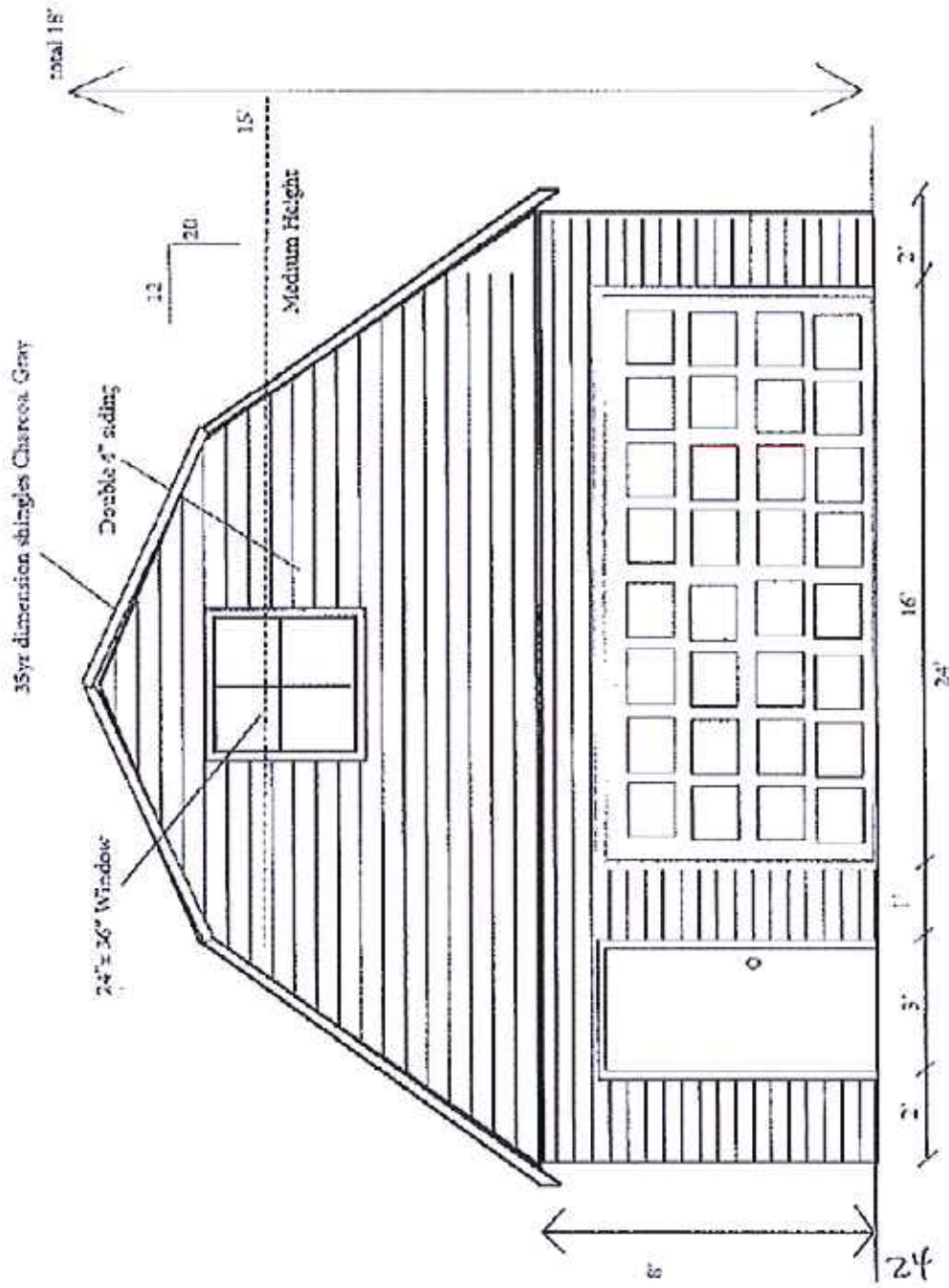
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Lot Plan

— interior and exterior covered 5/8 type X gypsum panel



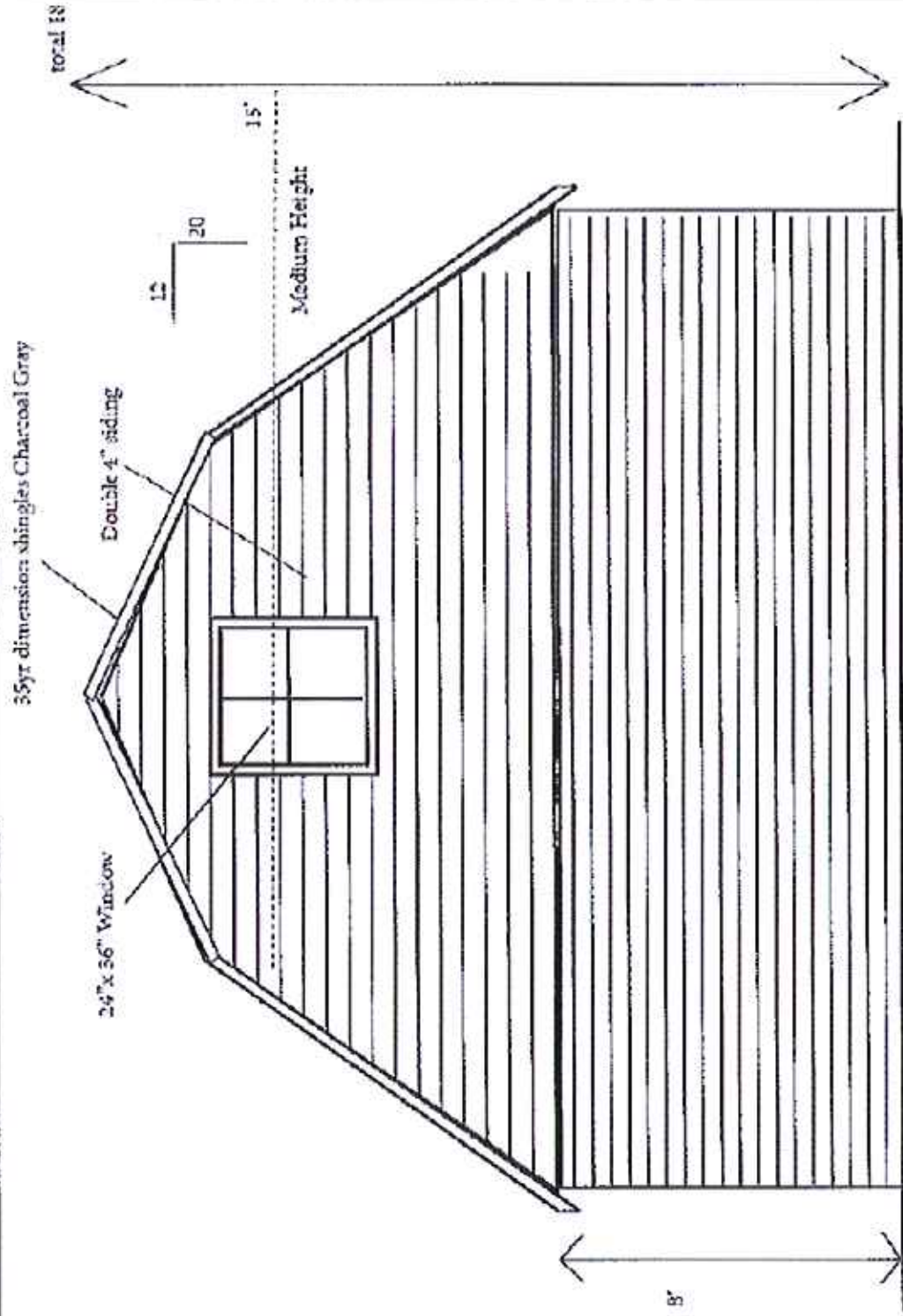
Front Elevation



1/24/19 20:23

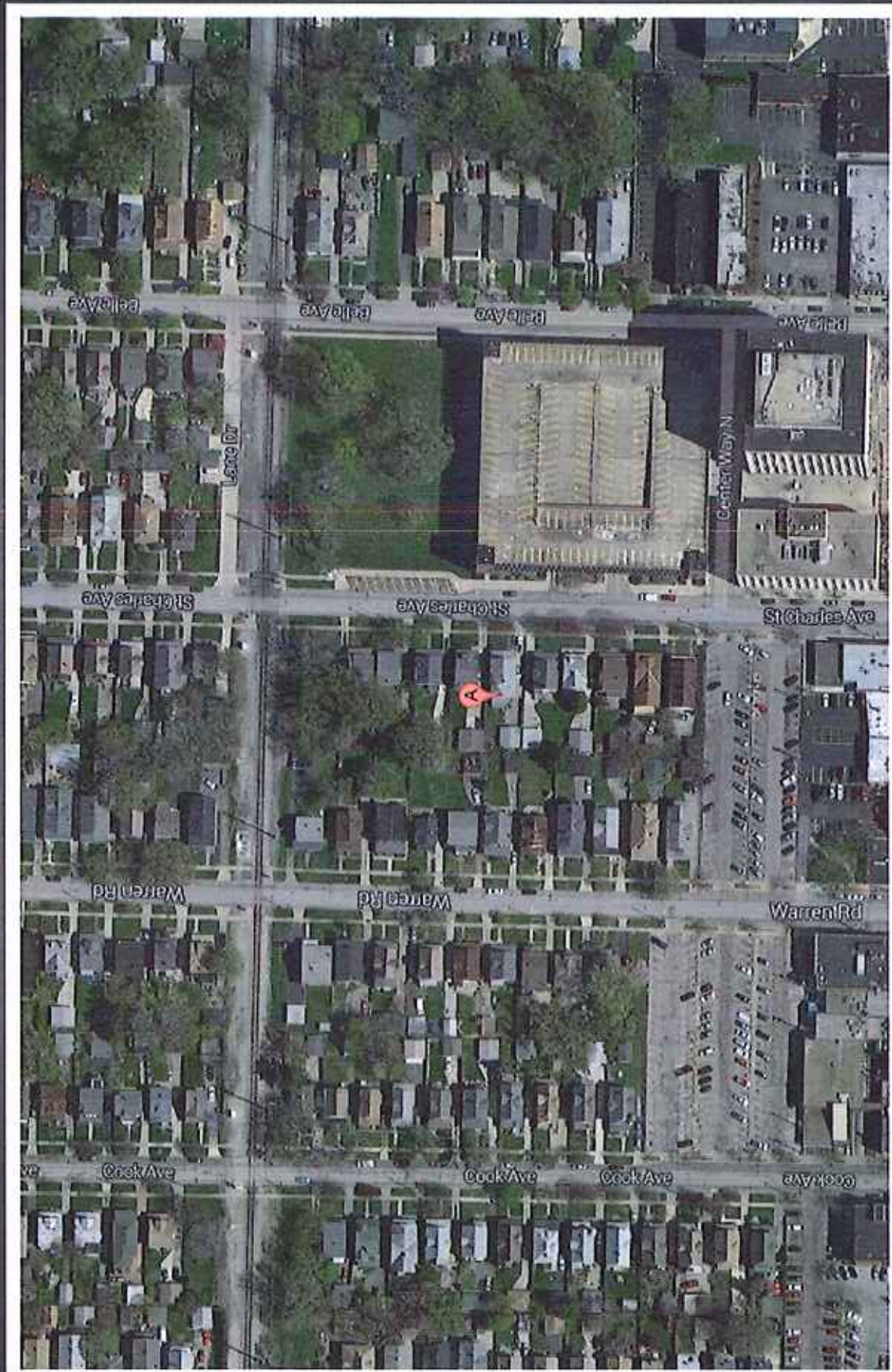
1666 Lincoln Avenue

Back Elevation



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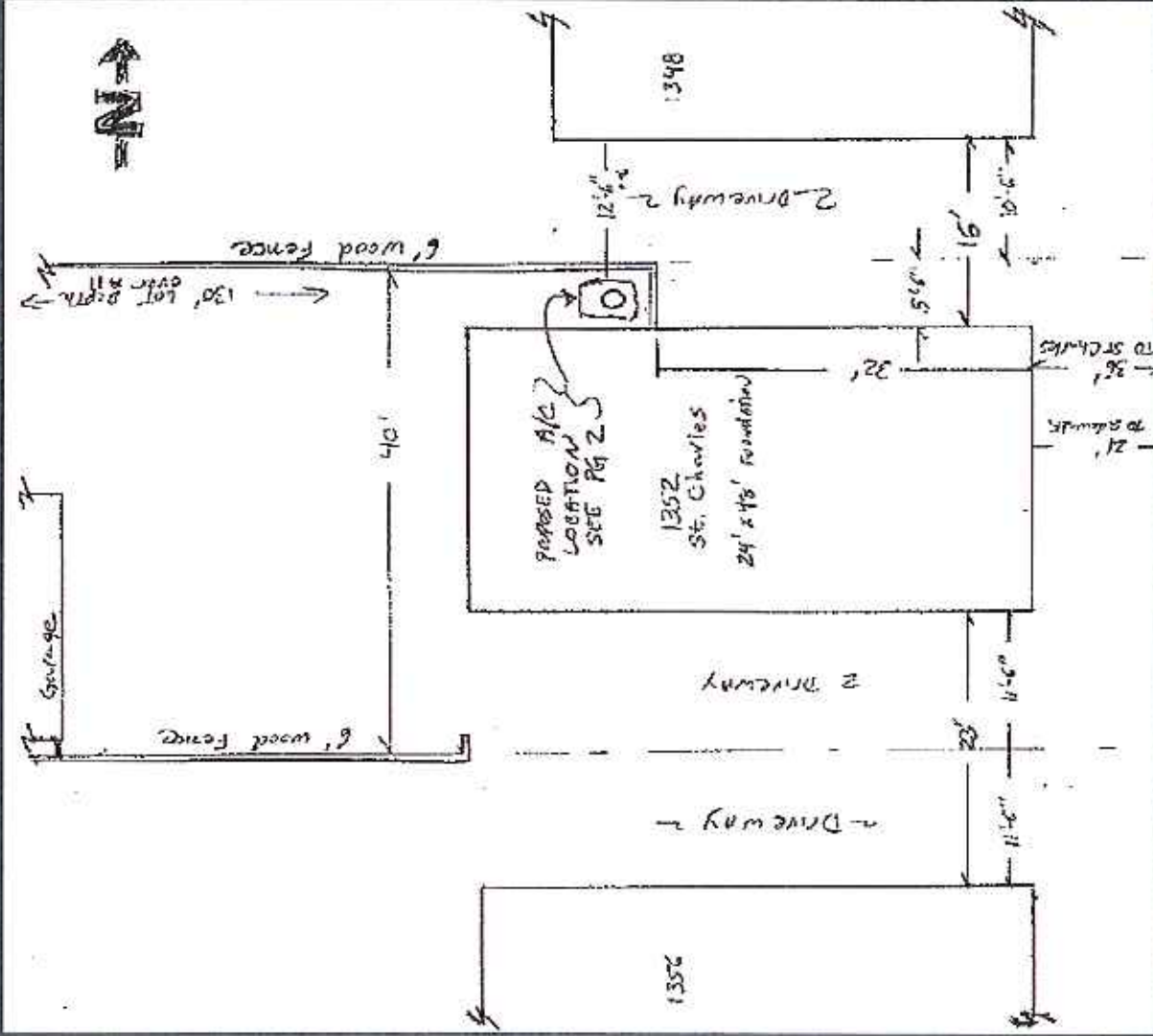
16666 Lincoln Avenue



1352 St. Charles

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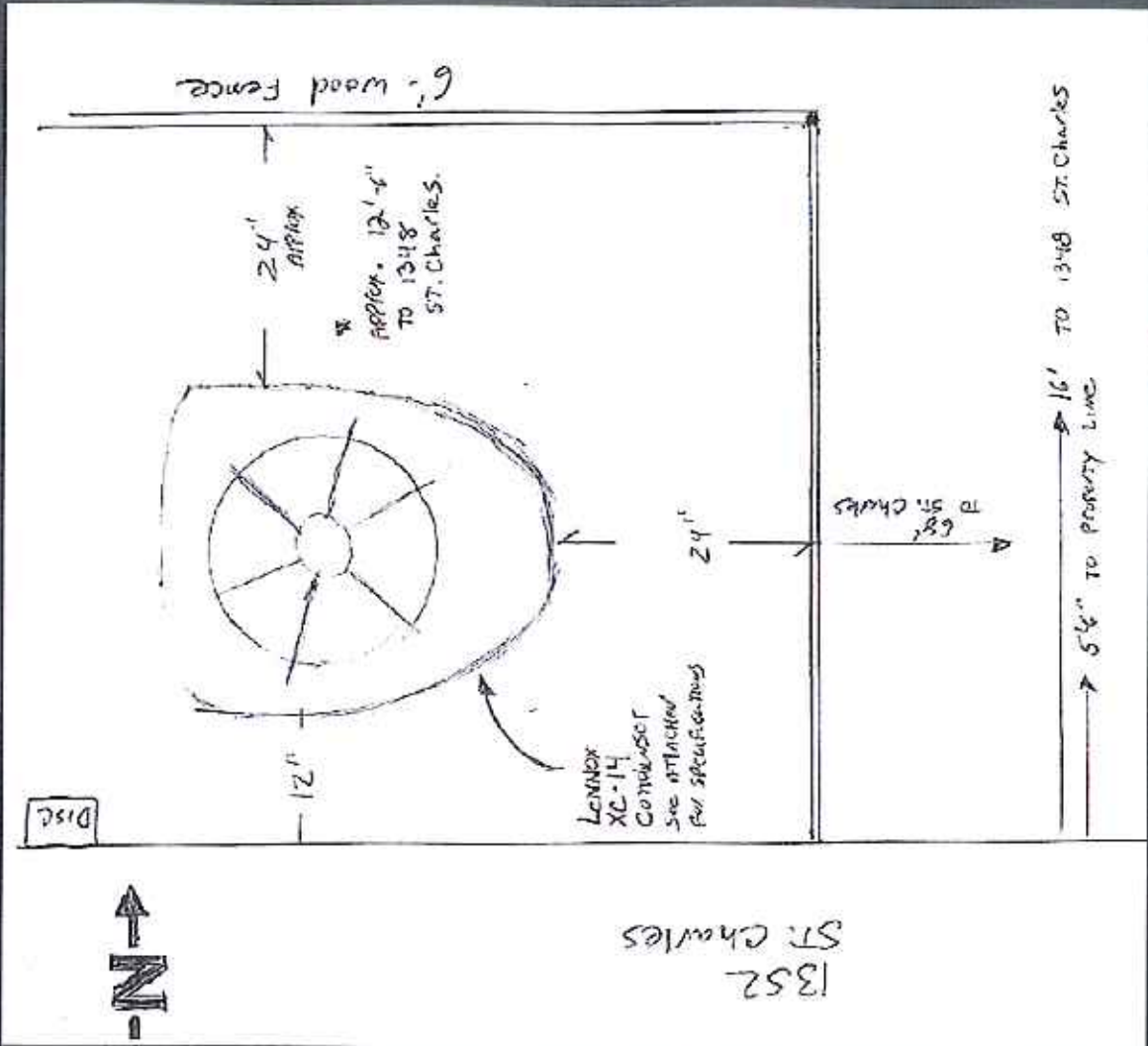




1352 St. Charles



3/22/16 (10/5/2013)



1352 St. Charles



0226 July 2023

Board of Zoning Appeals

July 2013

