

Mr. Gomez said his lawyer had documents/plans with dimensions that would support the request, but his lawyer was not in attendance. Mr. Gomez said the two-family home was not being used as a rental, and he had no need for a rear yard.

A motion was made by Mr. Nagy, seconded by Ms. Matousek to **DEFER** the request until the meeting of **October 17, 2013**. All of the members voting yea, the motion passed.

Mr. Nagy reopened testimony as a member of the public wanted to speak on the matter. He asked Diane Plavan, 2023 Reveley Avenue if she had some input regarding the issue other than to speak for or against the request; as it was a deferred item, it was recommended that she make those comments at the next meeting.

5. Docket 09-35-13 2043 Lakeland Avenue

Amy D'Amico, the Great Garage Co., applicant requests approval for a variance to build an 18 foot, 9 ½ inch high garage that needs a three (3) foot, nine and one half (9 ½) inch variance to the maximum 15 foot, pursuant to section 1123.05(b) – Height Regulations. The property is located in an R1H, Single Family and High Density district. (Page 8)

John D'Amico, the Great Garage Company, applicant was present to explain the request. After razing a 20' x 22' garage, they wanted to replace it with a 24' x 24' for storage of their two vehicles and lawn equipment. The upstairs would be for storage; the home had a basement, but the ceiling was too low, and the basement was damp. The roof, siding and paint of the new garage would match the home.

Ms. Leigh stated the Division of Housing and Building had no objections.

Eric Kvasnicka, 2042 Arthur Avenue asked to see the plans; he thought it might be too high. He sought assurance the upstairs would be for storage only.

Mr. D'Amico said the structure would set about 20 feet from the property line; it would not be insulated or heated.

Mr. Nagy closed public comment as there was no one else to speak on the matter.

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

6. Docket 09-36-13 1221 Andrews Avenue

Richard D. and Joanne M. Rodgers, property owners and applicants request approval for a variance of 133 square feet in order to build an addition onto the rear of the home, pursuant to section 1123.09 – Maximum Lot Coverage. The property is located in an R1H, Single Family and High Density district. (Page 14)

Richard Rodgers, property owner and applicant and Hallie Bowie, Newleaf Home Design were present to explain the request. Mr. Rodgers said they had redone their home over the past 34 years. They did not want to move because of their immobility. Ms. Bowie stated the design was as such to optimize their needs with the minimum of lot coverage.

Ms. Leigh stated the Division of Housing and Building had no objections.

A motion was made by Mr. O'Leary seconded by Mr. Krewson, to **GRANT** the request as submitted. All of the members voting yea, the motion passed.

7. **Docket 09-37-13** **1025 Estill Drive**

Robyn O'Boyle, property owner and applicant requests approval for a variance of eight (8') feet to the setback in order to add a front porch 22 feet from the right-of-way, pursuant to section 1121.02 – Permitted Principal Uses. The property is located in an R1M, Single Family and Medium Density district. (Page 35)

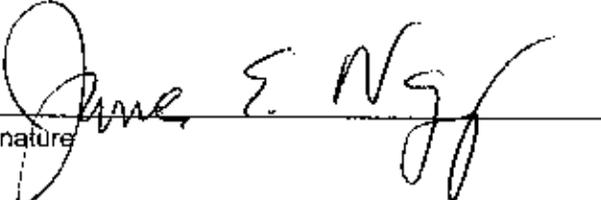
Robyn O'Boyle, property owner and applicant and Rick Siegfried, architect were present to explain the request. A porch would provide usable space for their family. A number of neighbors had sent letters of support; Mr. Nagy and Ms. Leigh read their names and addresses into record.

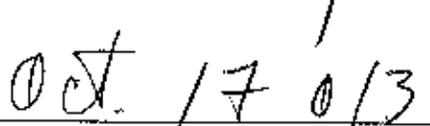
Ms. Leigh stated the Division of Housing and Building had no objections. The designs had been approved by the Architectural Board of Review at its September 12, 2013 meeting. Mr. Krewson thought it was a good design.

A motion was made by Mr. O'Leary, seconded by Ms. Bender to **GRANT** the request as submitted. All of the members voting yea, the motion passed.

8. **ADJOURN**

A motion was made by Mr. Nagy, seconded by Ms. Bender to **ADJOURN** the meeting at 7:01 p.m. All of the members voting yea, the motion passed.


Signature


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. Robyn O'Boyle

Robyn O'Boyle

2. Alberto Gomez

Alberto Gomez

3. Diane Plavan

Diane Plavan

4. John D'Amico

John D'Amico

5. Eric Krasnick

Eric Krasnick

6. Richard Rodgers

Richard Rodgers

7. Haime Boore

Haime Boore Needlepoint Design

8. Rick Siegfried

Rick Siegfried

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, September 19, 2013

From: michael_r_oboylo@keybank.com
Subject: Fw: Your new porch
Date: September 16, 2013 9:07:59 AM GMT-04:00
To: jmichael@rsaarchitects.com
Cc: robynkd@hotmail.com

Hi Julie,

Below is another neighbor's email to us in support of the porch addition.

Thanks,

Michael O'Boyle

Michael R. O'Boyle
Category Manager Banking Services
VP Procurement Division, KeyBank N.A.
100 Public Square, Suite 600
Cleveland, OH 44113
tel: (216) 471-2437
email: michael_r_oboylo@keybank.com

----- Forwarded by Michael R O'Boyle/KLKB/KeyCorp on 09/16/2013 09:06 AM -----

From: Robyn KD <robynkd@hotmail.com>
To: <michael_r_oboylo@keybank.com>
Date: 09/14/2013 09:30 AM
Subject: Fwd: Your new porch

Sent from my iPhone

Begin forwarded message:

From: "jpatomaki@juno.com" <jpatomaki@juno.com>
Date: September 14, 2013, 2:59:06 AM EDT
To: robynkd@hotmail.com
Subject: Re: Your new porch

Dear Robin and Mike,

We think that your new porch will be a great addition to the neighborhood. We look forward to seeing the completed project.

Anne and Jack Patomaki,
13956 Estlin Drive

30-second trick for a flat belly
This daily 30-second trick BOOSTS your body's #1 fat-burning hormone
<http://thefirstpartyoffers.juno.com/TGL3141/5233d14e47967514e3e7cst03yuc>

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127 Public Square, Cleveland, OH 44114

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Bradley F. Norpell
13966 Estill Drive
Lakewood, OH 44107

August 20, 2013

Our neighbors on Estill Drive, the
Michael O'Boyles, have asked our
acceptance of a porch on the northwest
side of their residence. This letter
is intended as our acceptance of the
porch proposed as described.

Bradley F. Norpell
Susan A. Norpell

August 20, 2013

To Whom It May Concern:

We think that that a wrap around porch would be a lovely addition to the O'Boyle residence. We fully support their decision regarding this particular home improvement project.

Sincerely,

Chas D. & Susan Withers

Chas and Susan Withers
1020 Estill Drive

Schwarz, Johanna

From: Kate Trainor <KTRAINOR@HOTMAIL.COM>
Sent: Monday, September 09, 2013 4:39 PM
To: Planning Dept
Cc: Robyn KD; Bill Trainor
Subject: 1025 Estill Drive Front Porch

To Whom it May Concern:

My husband, William Trainor and I, Kathleen Trainor currently live at 13960 Estill Drive. Our home faces the O'Boyle home and we support Robyn and Mike in their plans to build a front porch.

Thanks,

Katie Trainor

From: michael_r_boyle@keybank.com
Subject: Fw: 1025 Estill Drive Front Porch
Date: September 13, 2013 8:59:16 AM GMT-04:00
To: jmichael@rsaarchitects.com
Cc: robynk@hotmail.com

Hi Julie,

Another neighbor testimonial sent via email yesterday below.

Thanks,

Michael O'Boyle

Michael R. O'Boyle
Category Manager Banking Services
VP Procurement Division, KeyBank N.A.
100 Public Square, Suite 600
Cleveland, OH 44113
tel: (216) 471-2437
email: michael_r_boyle@keybank.com

----- Forwarded by Michael R O'Boyle/GU/KR/KeyCorp on 09/13/2013 10:57 AM -----

From: Michael O'Boyle <michael_o101@hotmail.com>
To: Estill Drive <michael_r_boyle@keybank.com>
Date: 09/12/2013 10:28 PM
Subject: fwd: 1025 Estill Drive Front Porch

Sent from my iPhone

Begin forwarded message:

From: Robyn KD <robynk@hotmail.com>
Date: September 12, 2013, 10:23:11 PM EDT
To: Michael O'Boyle <michael_o101@hotmail.com>
Subject: FW: 1025 Estill Drive Front Porch

> From: KTRAINOR@HOTMAIL.COM
> Subject: 1025 Estill Drive Front Porch
> Date: Mon, 9 Sep 2013 16:36:33 -0400
> CC: robynk@hotmail.com; kttrainor@mutualcapitalpartners.com
> To: planning@lakewoodoh.net
>
> To Whom It May Concern:
>
> My husband, William Trainor and I, Kathleen Trainor currently live at 13960 Estill Drive. Our home faces the O'Boyle home and we support Robyn and Mike in their plans to build a front porch.
>
> Thanks,
>
> Katie Trainor
>
>



Address Key

- | | |
|---|---|
| 1 | O'Boyle Residence
1025 Estill Drive |
| 2 | Withers Residence
1020 Estill Drive |
| 3 | Norrell Residence
13966 Estill Drive |
| 4 | Trainer Residence
13960 Estill Drive |
| 5 | Withers Residence
1020 Estill Drive |

Aerial View of Estill Drive

The O'Boyle Residence - Porch Addition

September 18, 2013

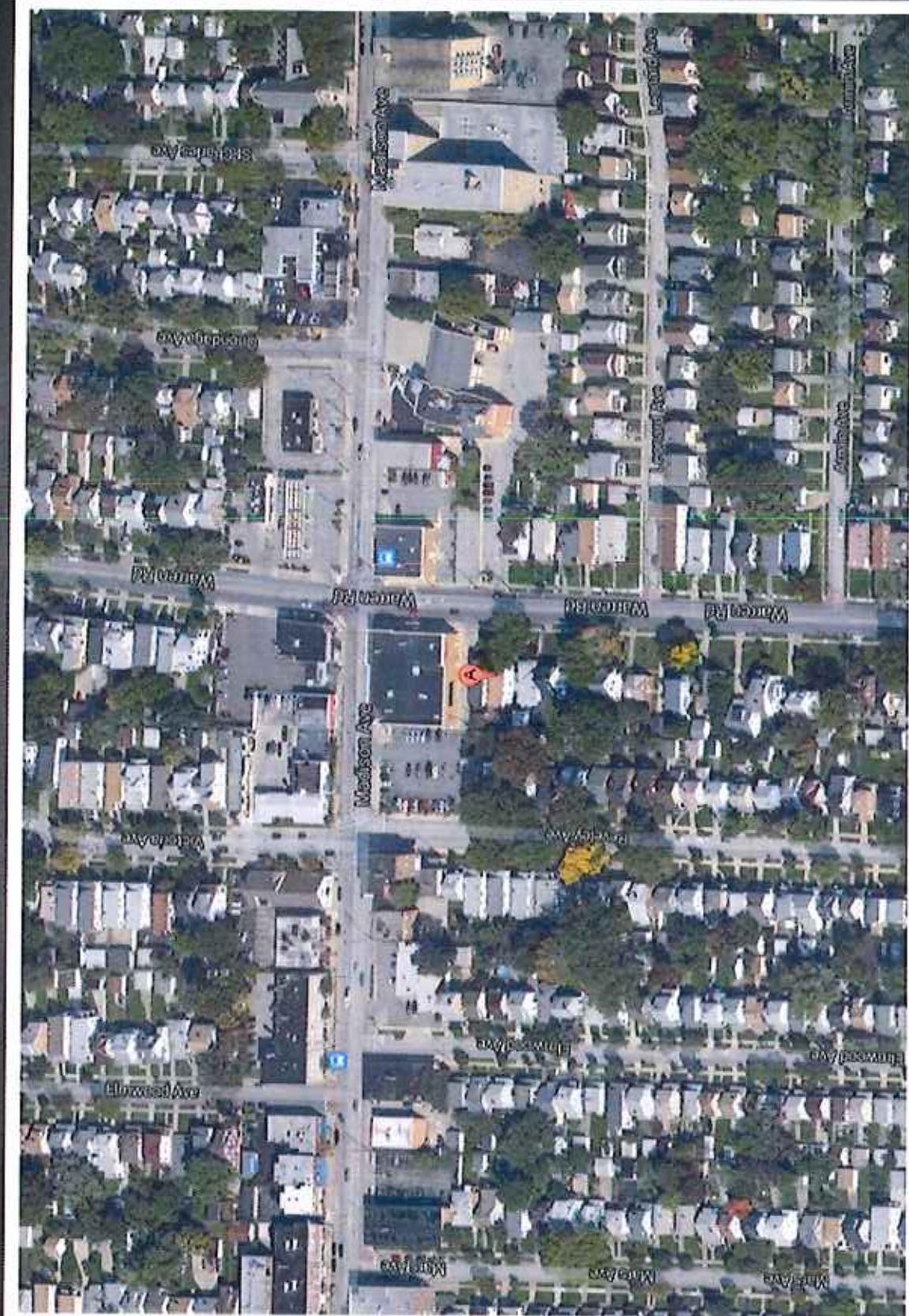


R&A ARCHITECTS, LLC
1400 N. 15th Street
Tulsa, Oklahoma 74104
918.438.2277
www.randaarchitects.com

Board of Zoning Appeals

September 2013





2016-18 Warren Road



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3224 2016 Warren Rd

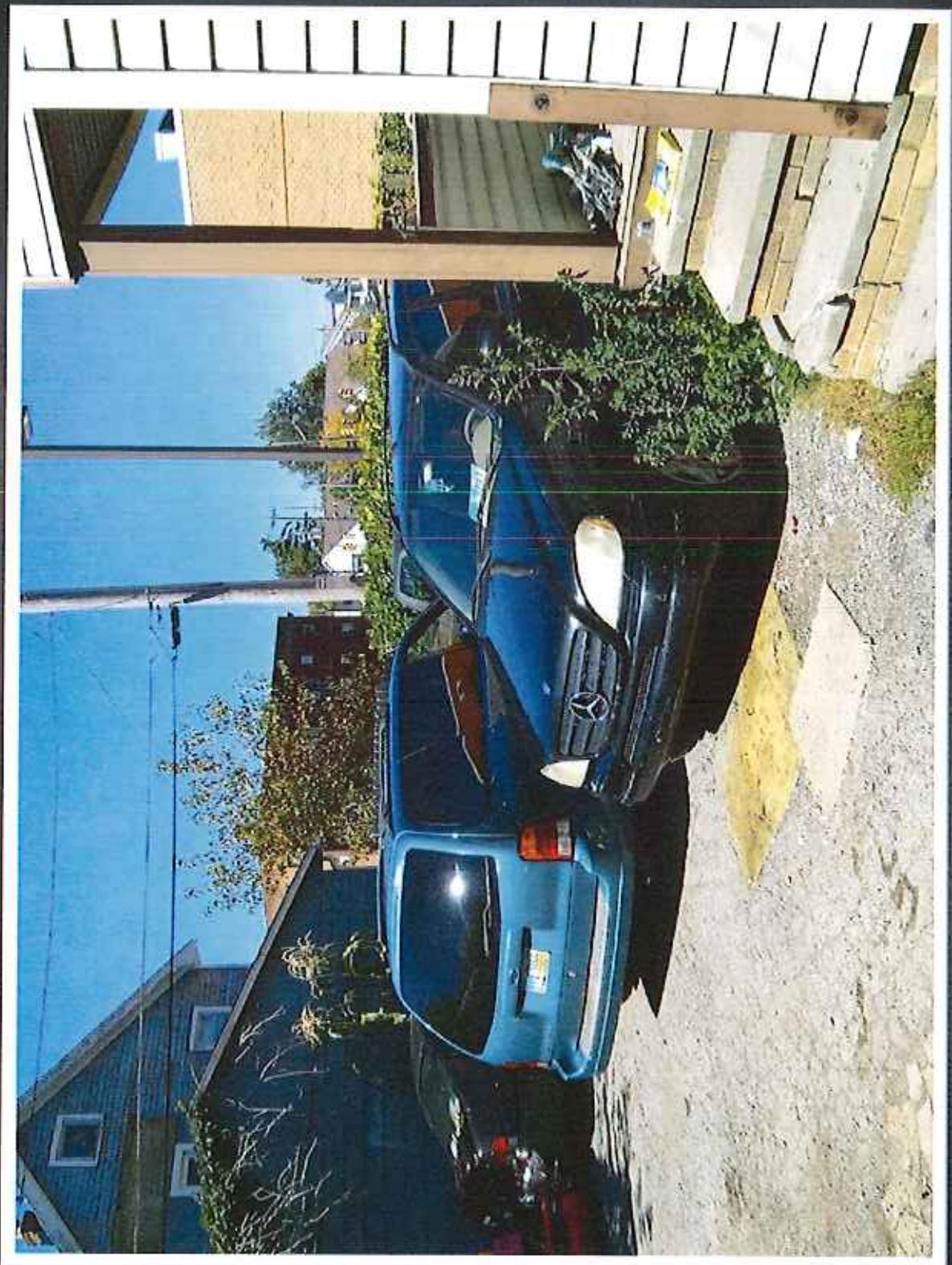
2016-18 Warren Road



2016-18 Warren Road

8/27 September 2018

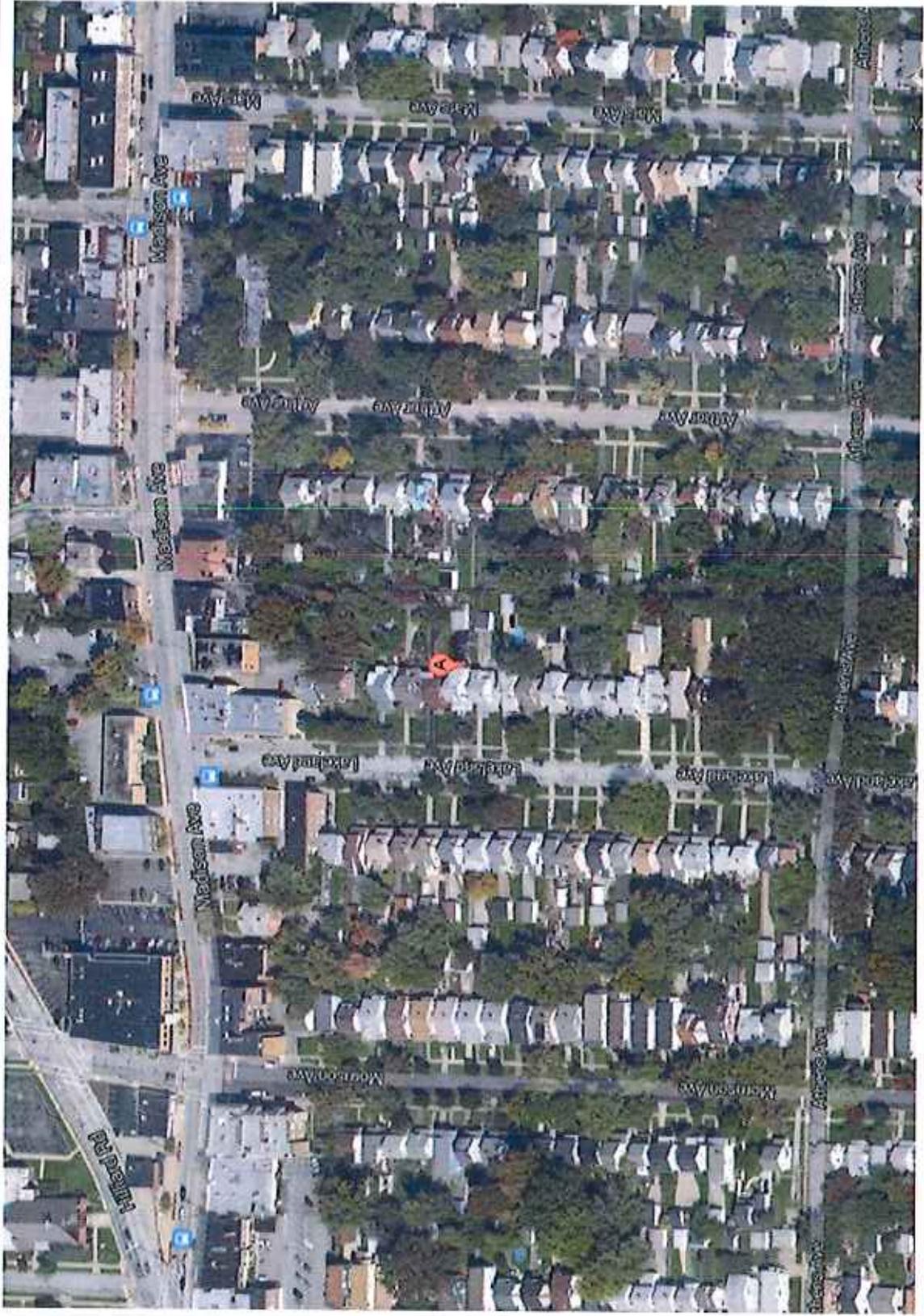




2016-18 Warren Road



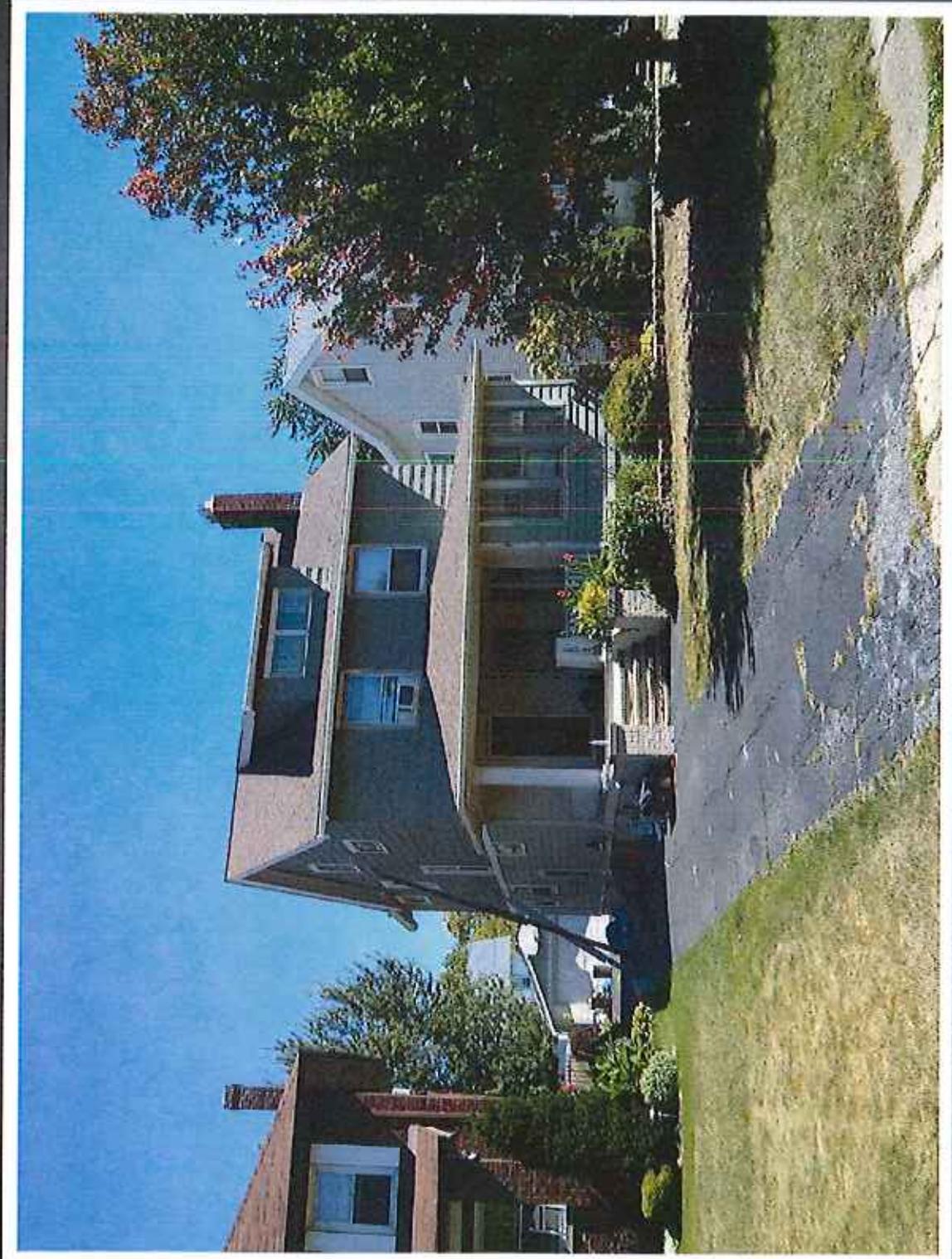
828 Regnum Dr 2016



2043 Lakeland Avenue



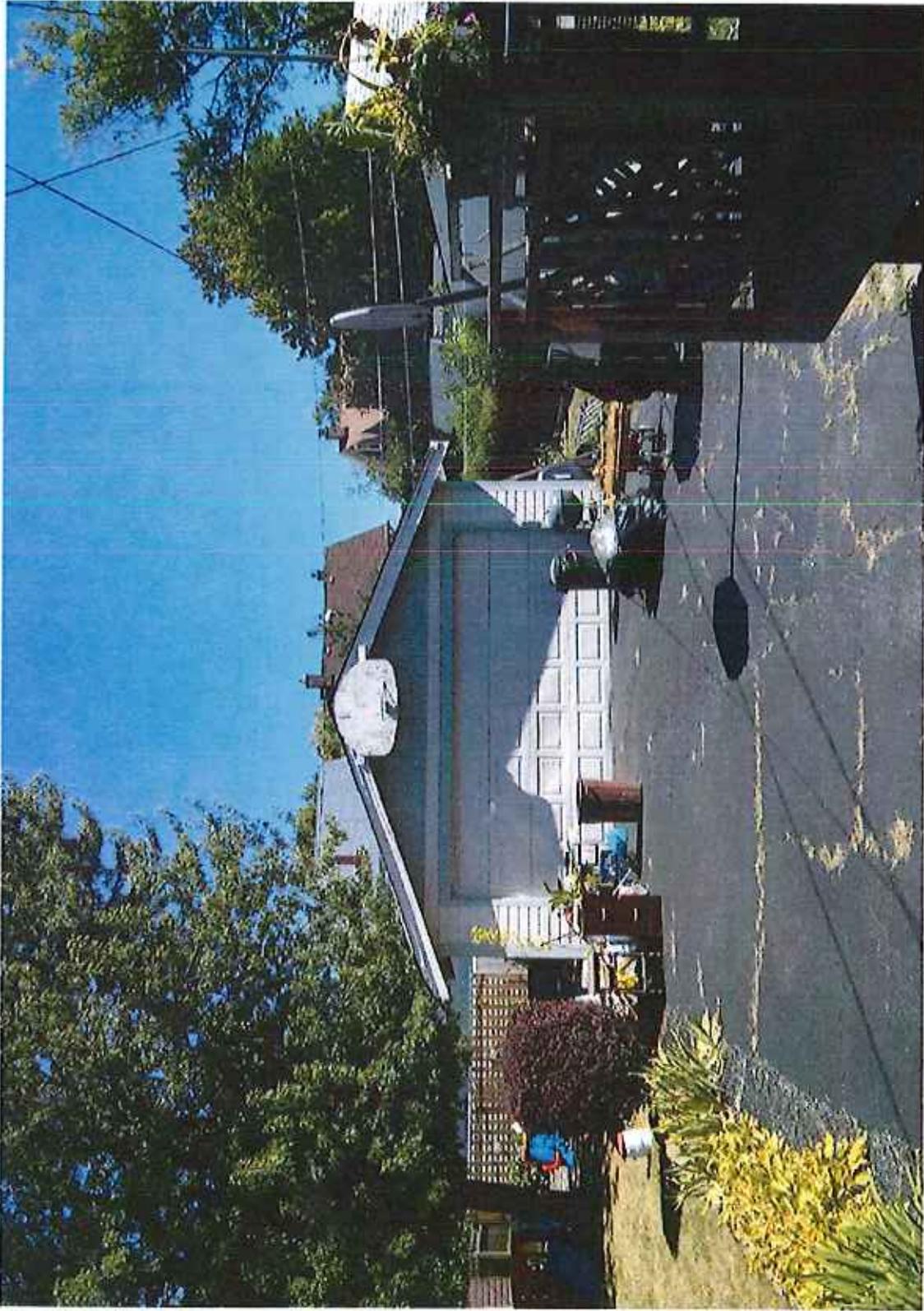
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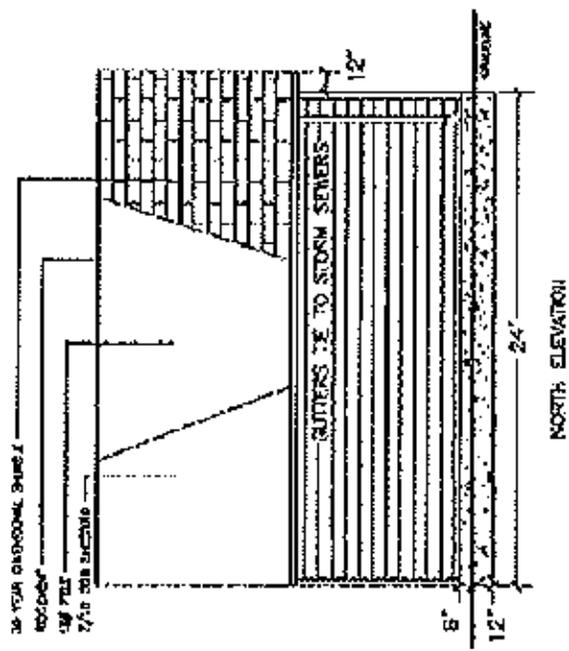


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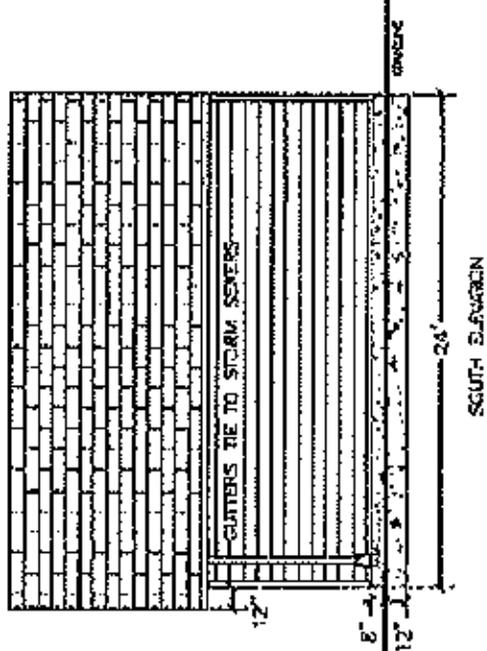


223 September 2012

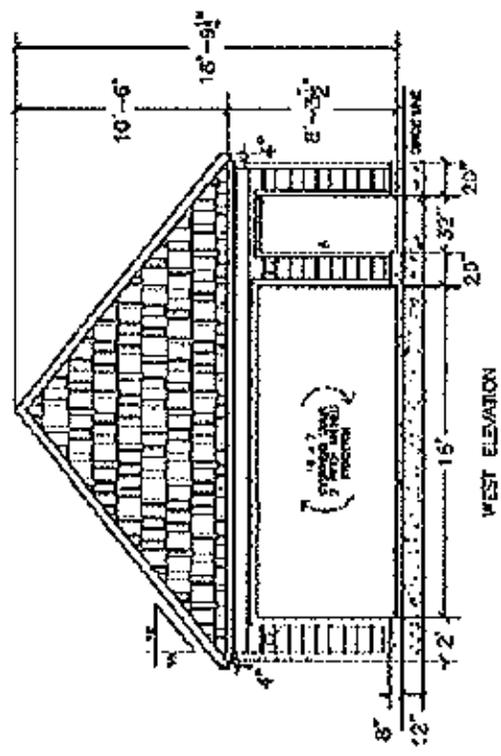
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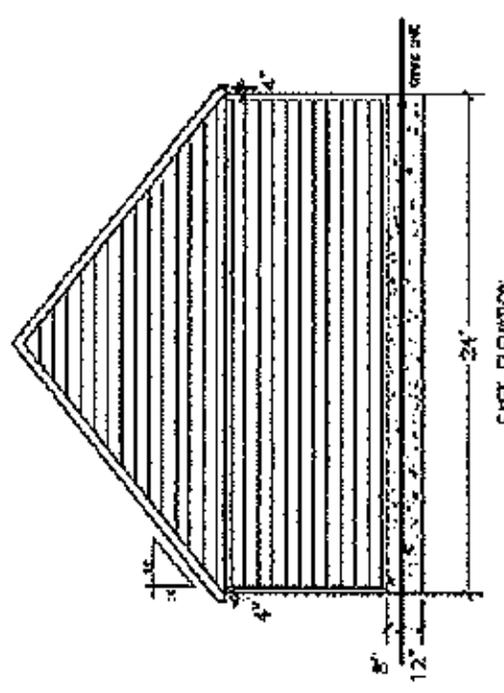
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



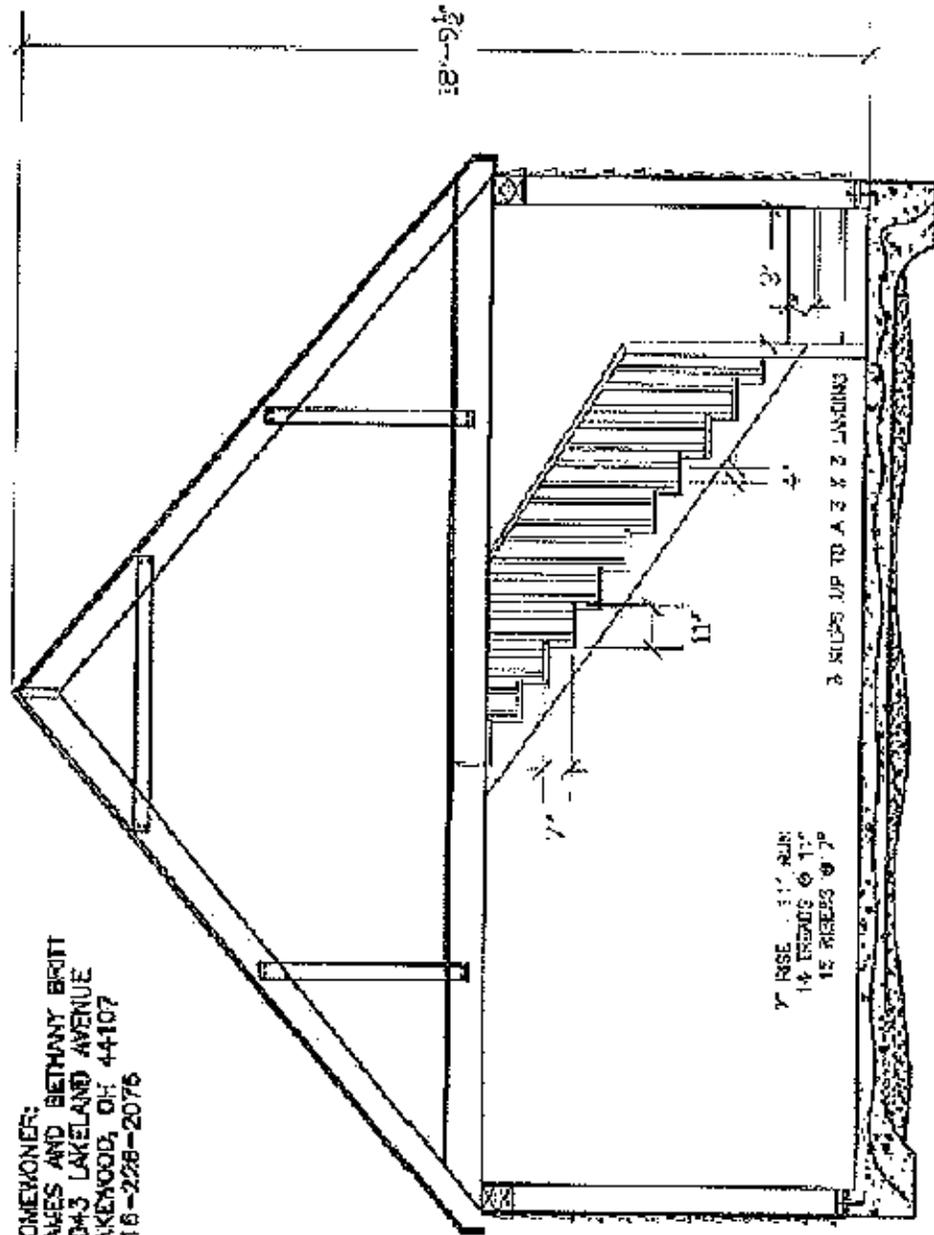
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2043 Lakeland Avenue

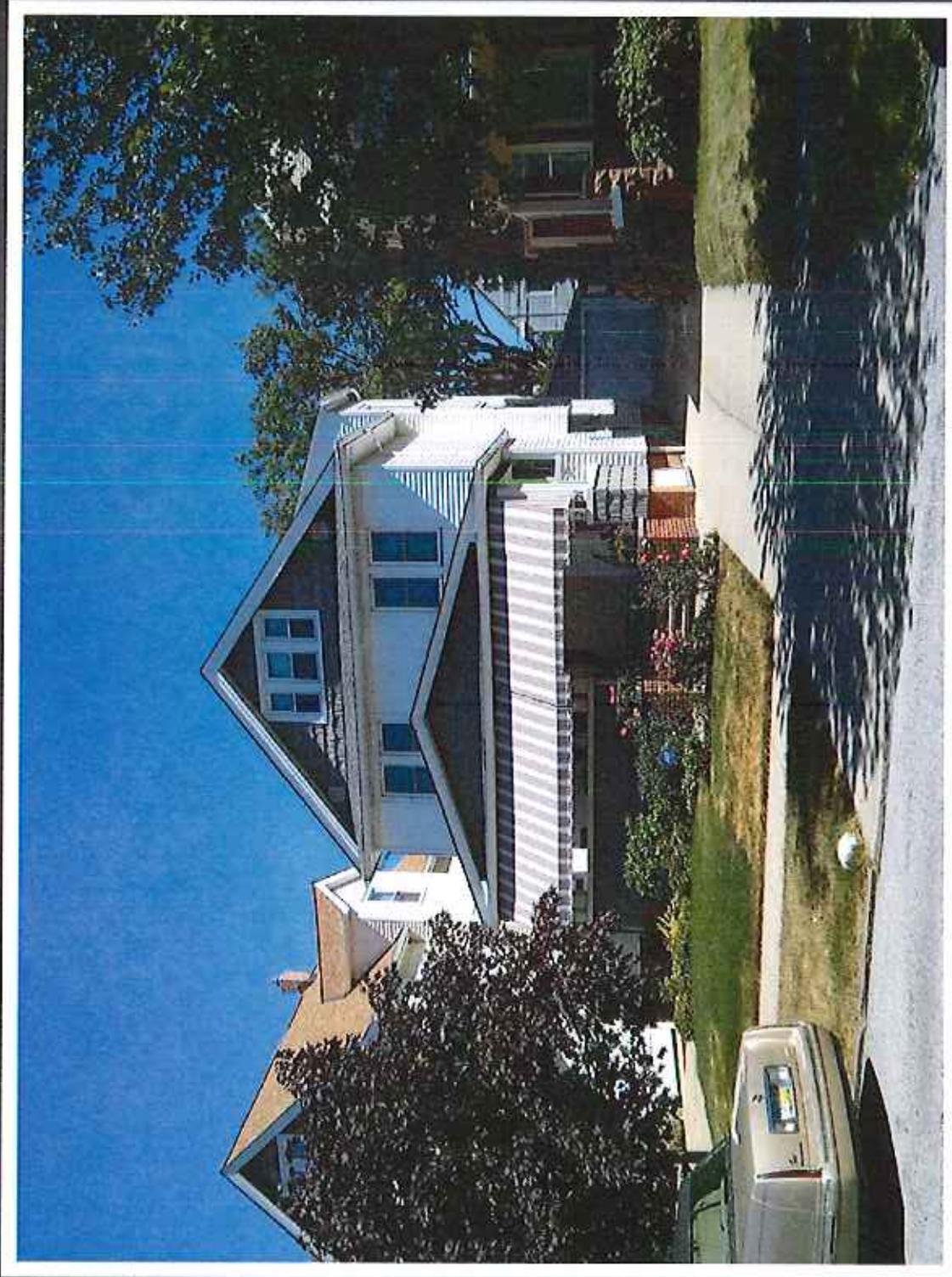
STAIR DETAIL

CONTRACTOR:
THE GREAT GARAGE COMPANY
8560 WALLINGS ROAD
NORTH ROYALTON, OH 44133
440-230-8900
JOHN D'AMICO

HOMEOWNER:
JAMES AND BETHANY BRITT
2043 LAKELAND AVENUE
LAKEWOOD, OH 44107
216-228-2076



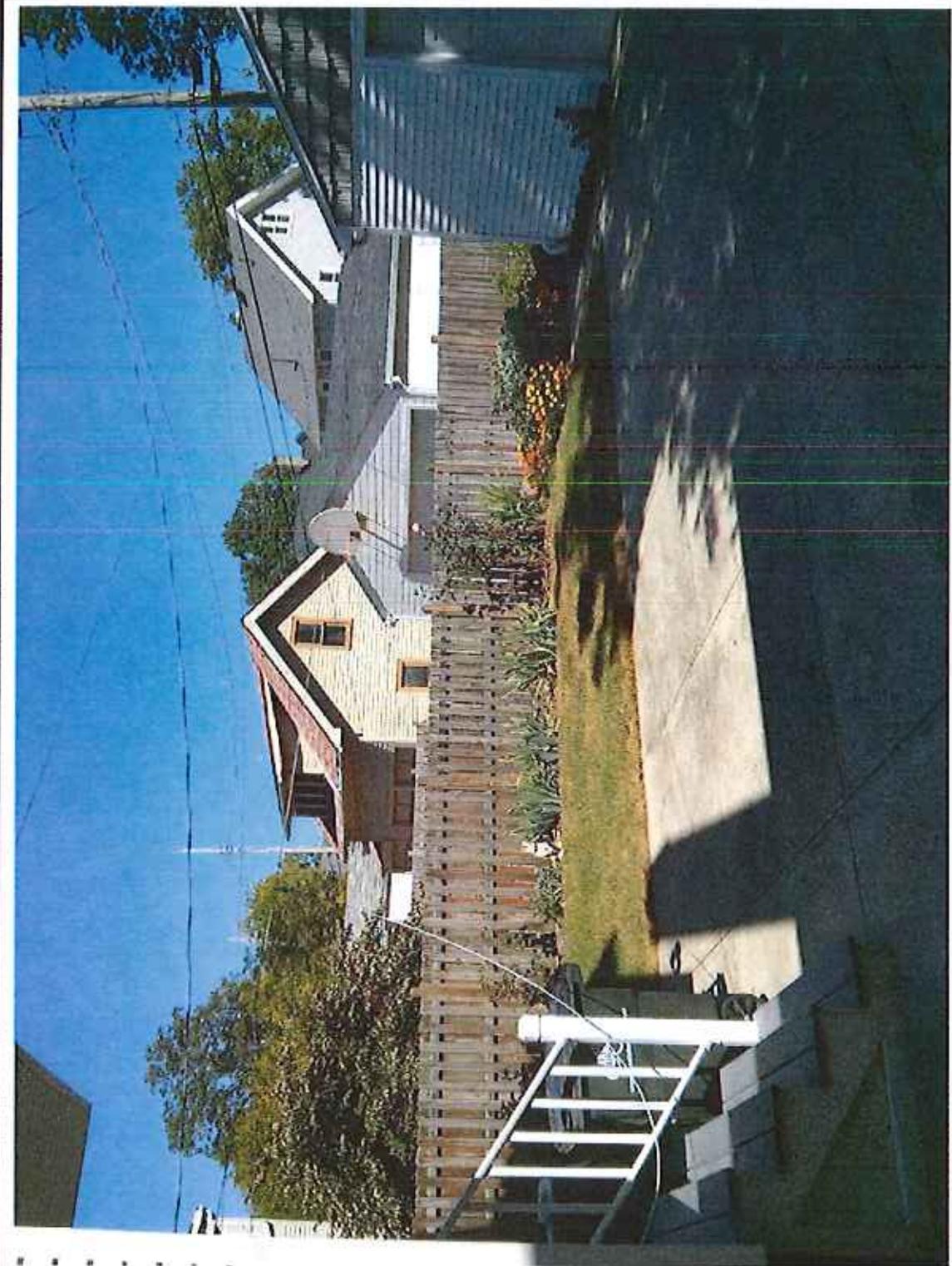
2043 Lakeland Avenue



1221 Andrews Avenue

LAKELAND
OHIO

©2012 September 2012



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1221 Andrews Avenue

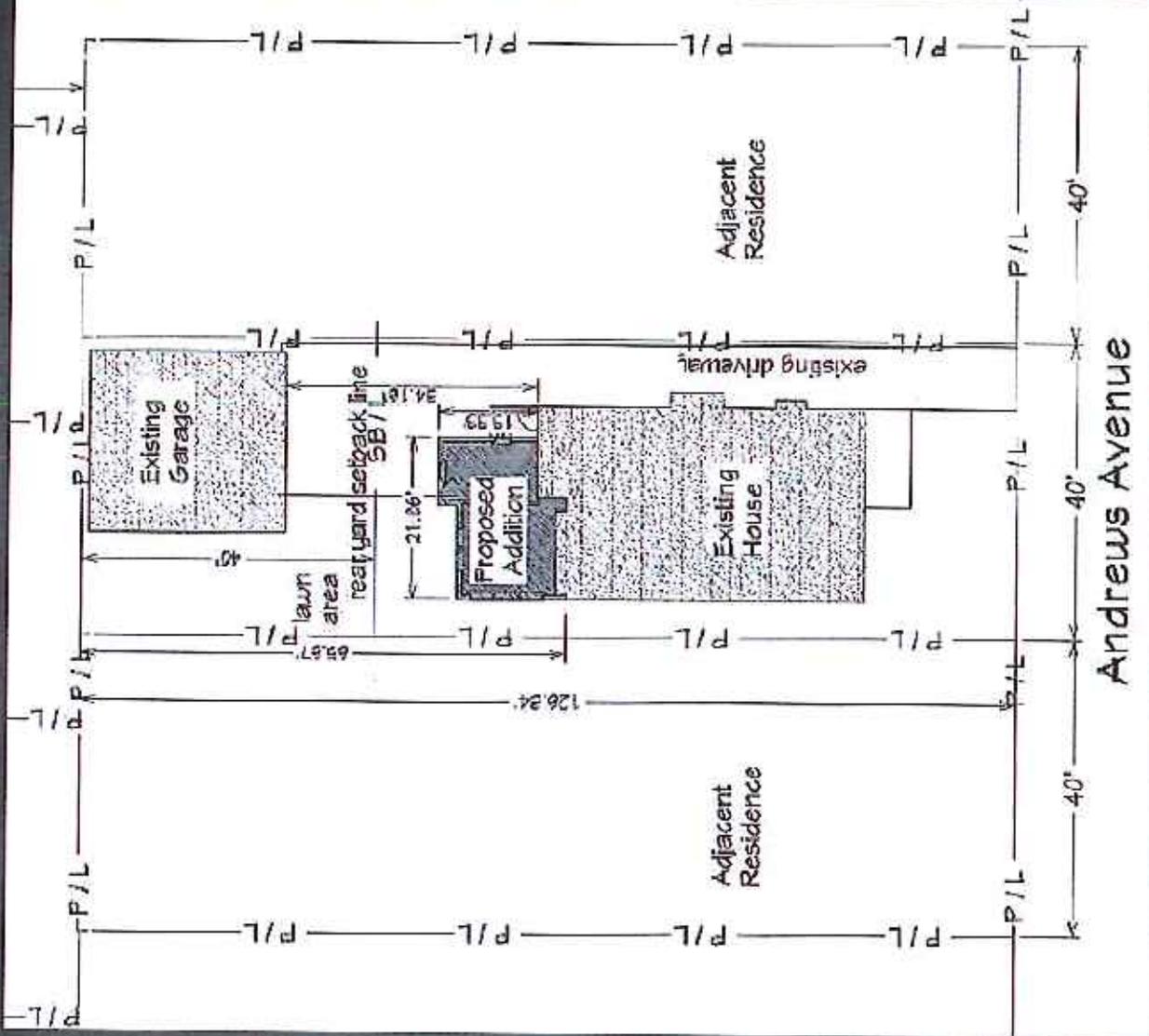


1221 Andrews Avenue

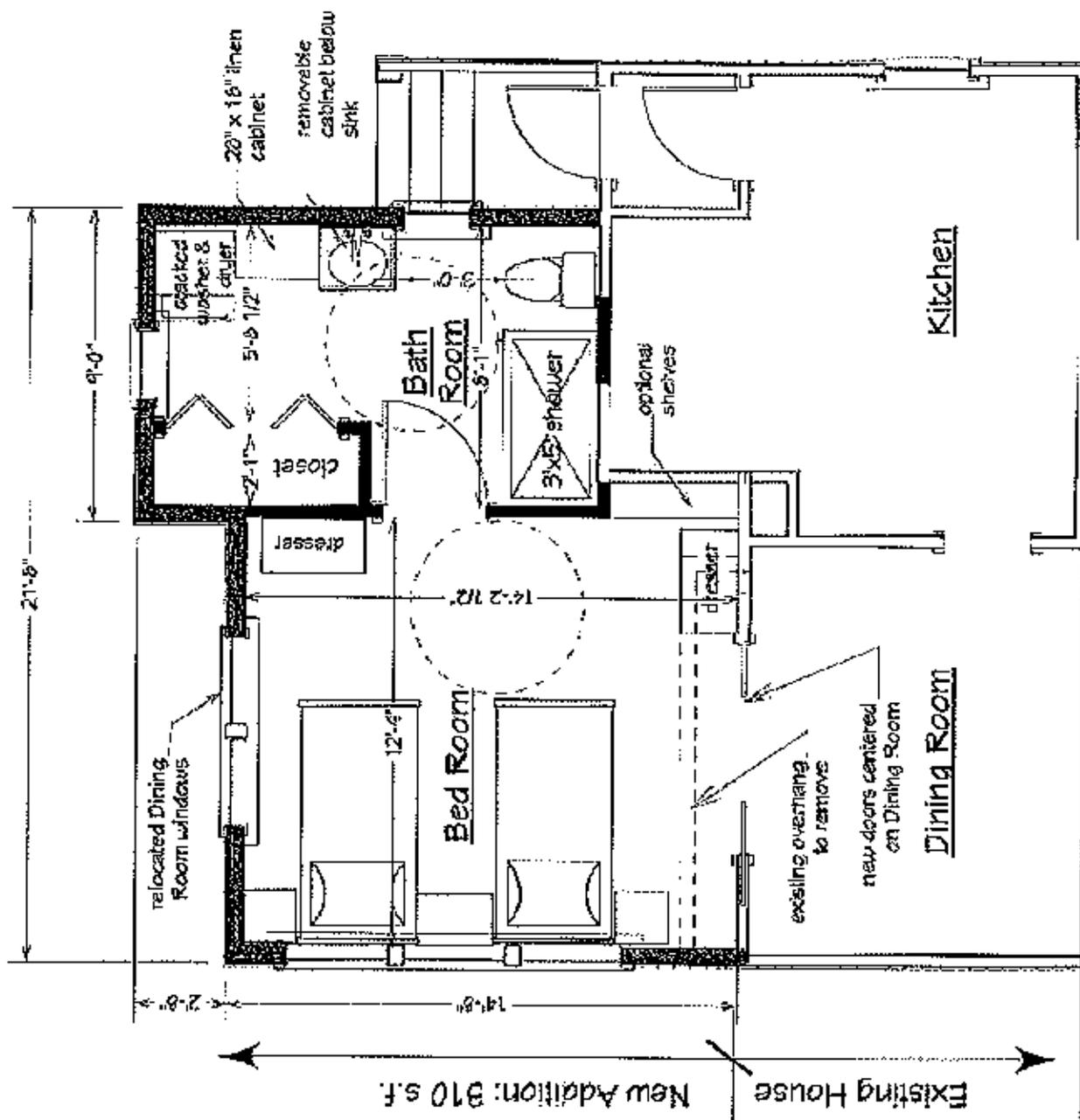
LAKELWOOD
OHIO

226.597.1100

1221 Andrews Avenue



3025 E. 12th Street, Columbus, OH 43223

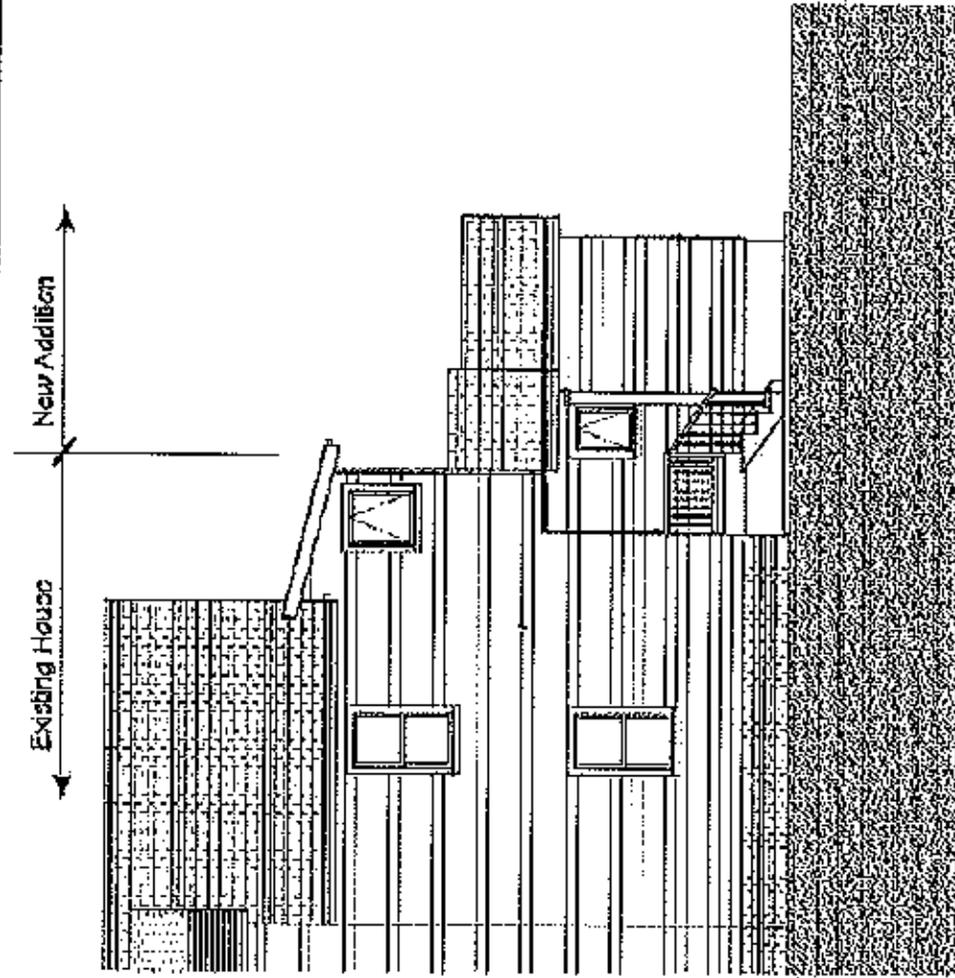


New Addition: 370 s.f.
Existing House

12221 Andrews Avenue

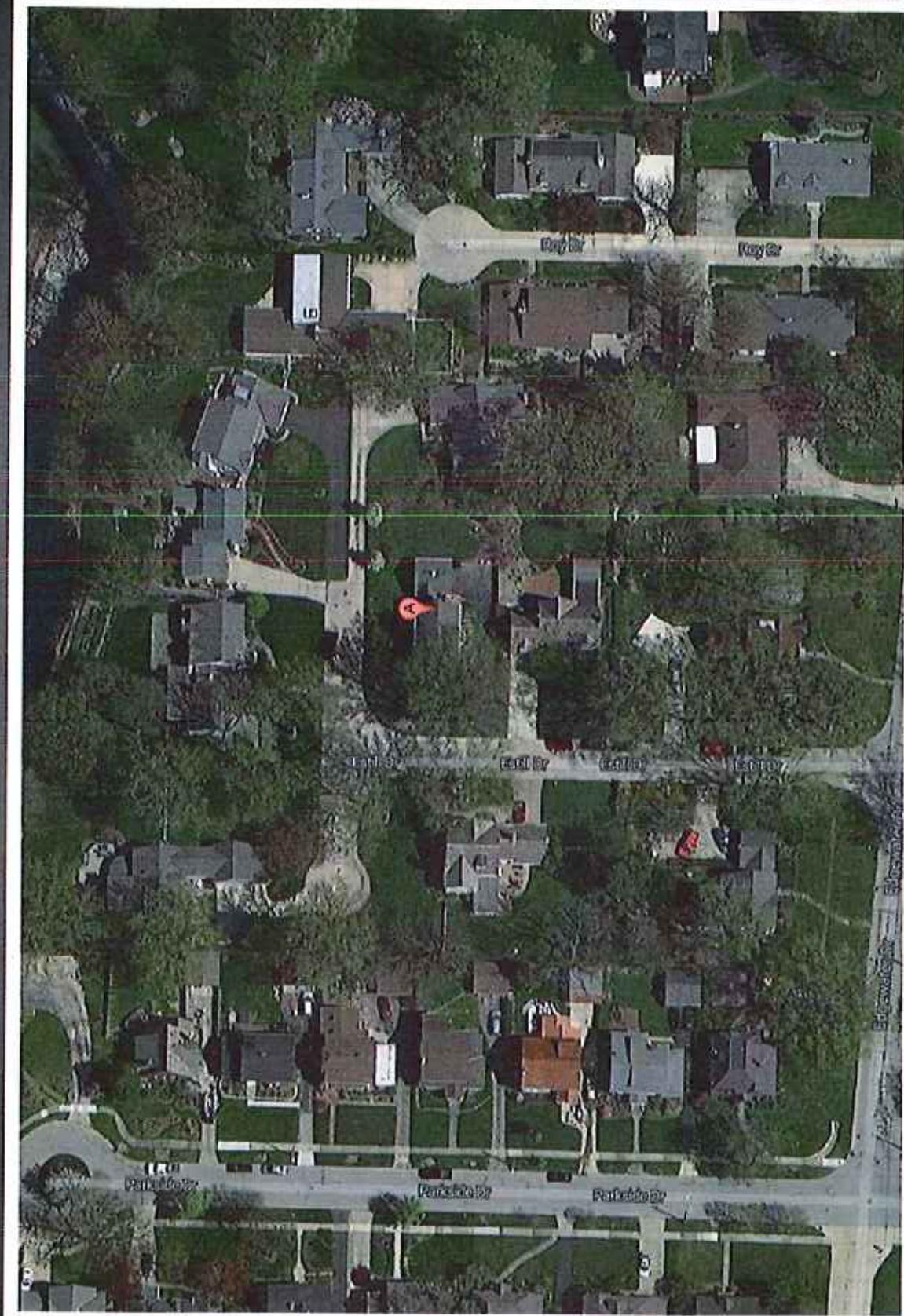


2025 Engineering 2025/01/20



South Elevation

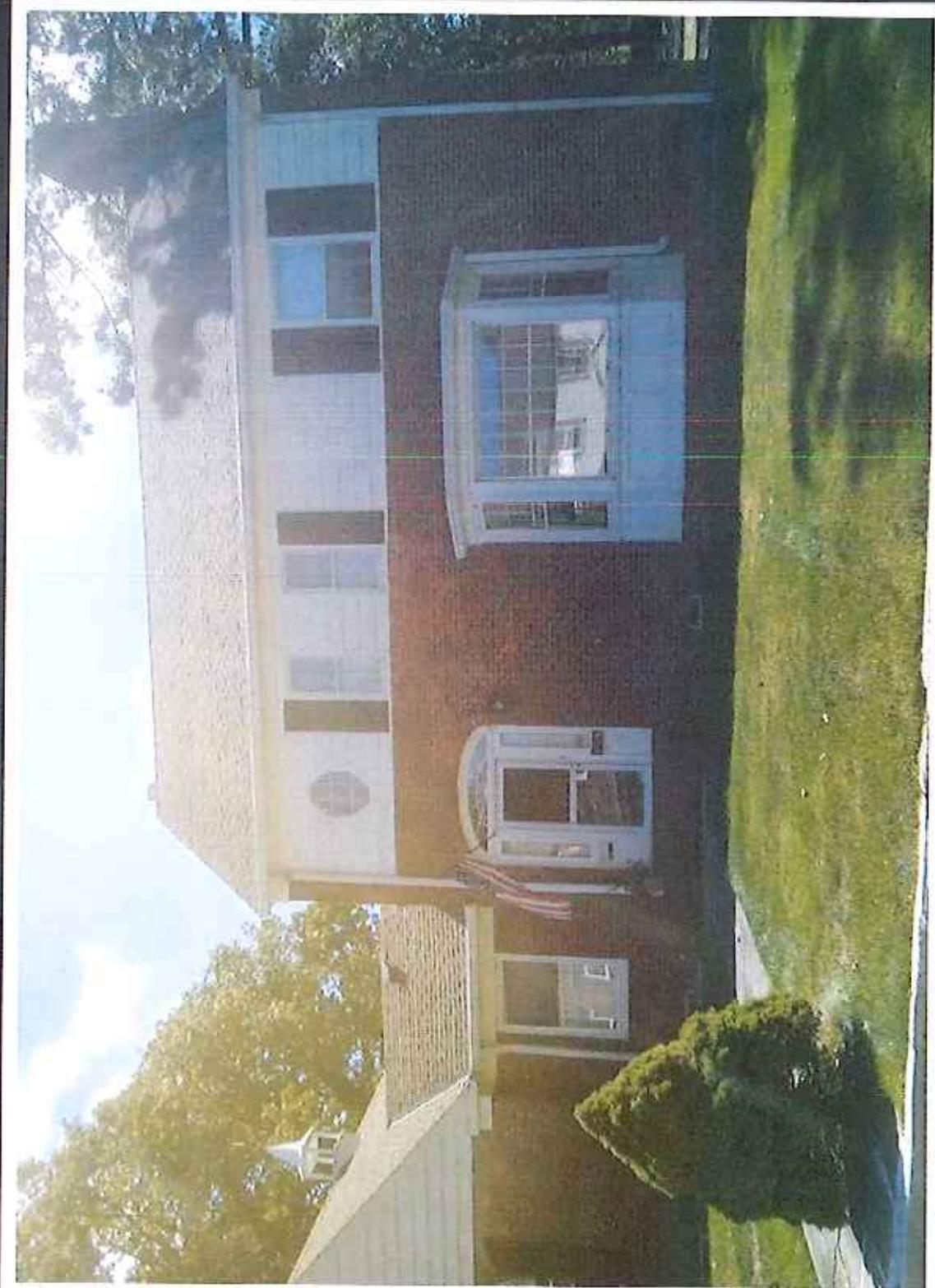
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1025 Estill Drive

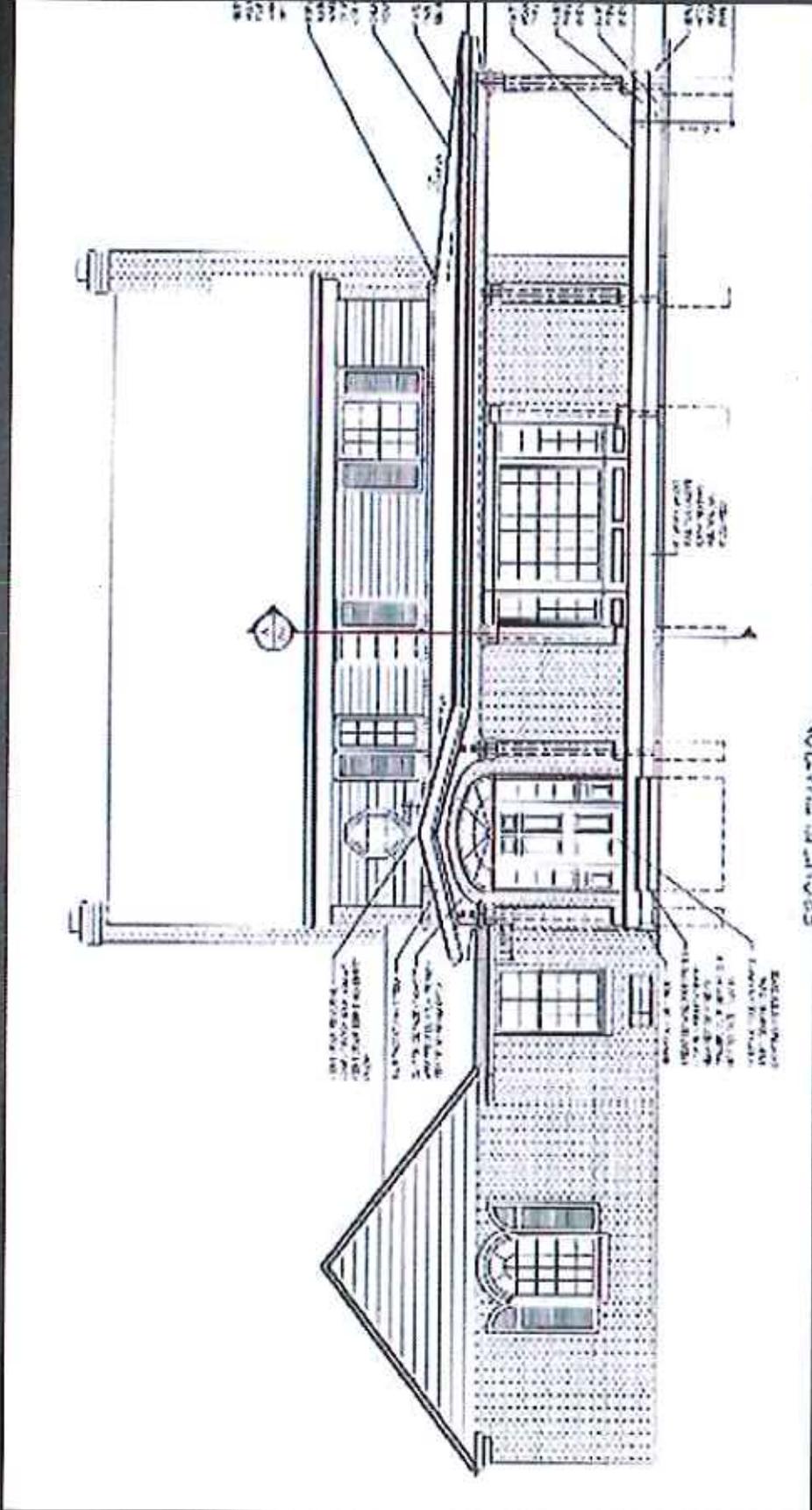


576-541-1111



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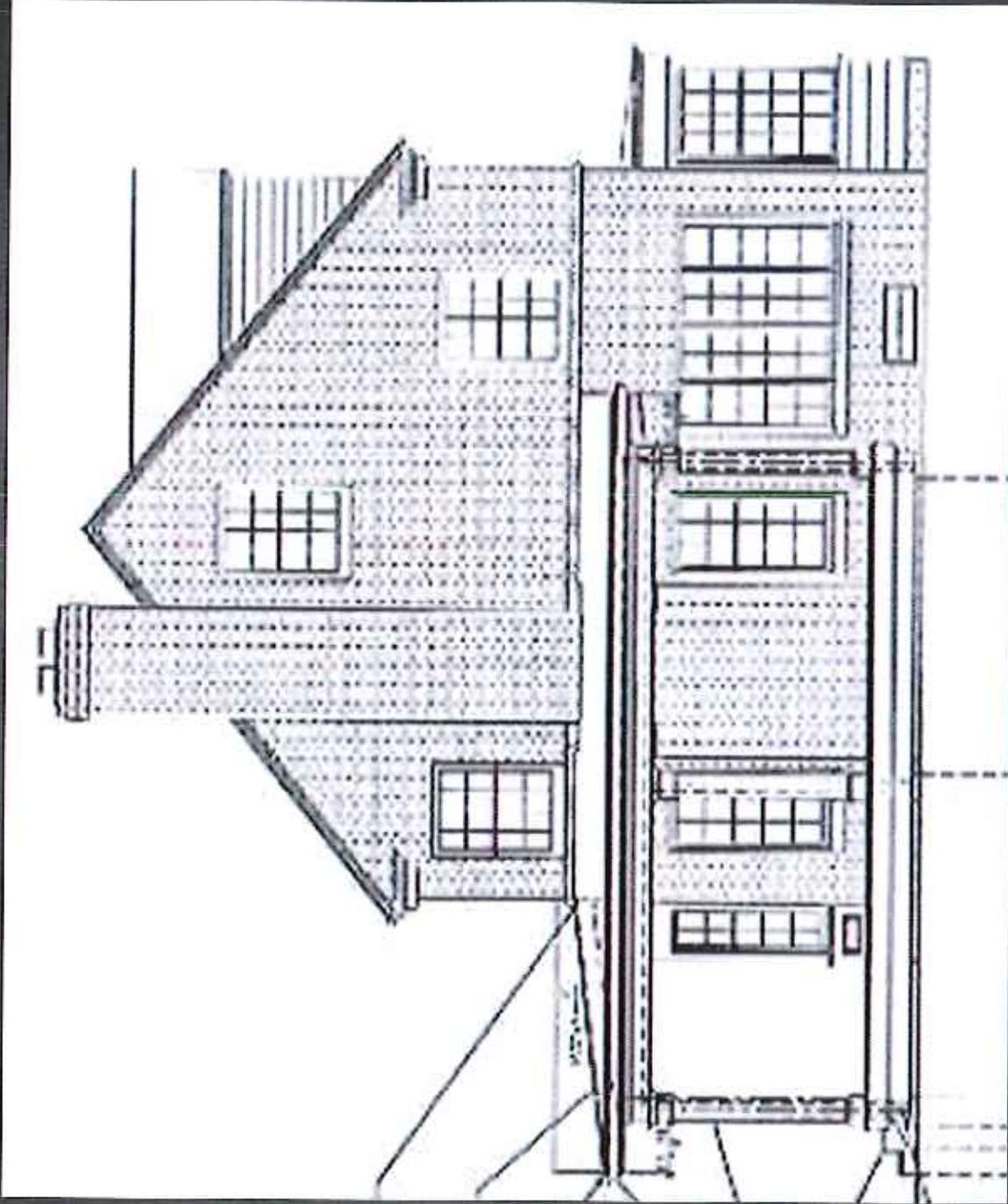
1025 Estill Drive



1025 Estill Drive



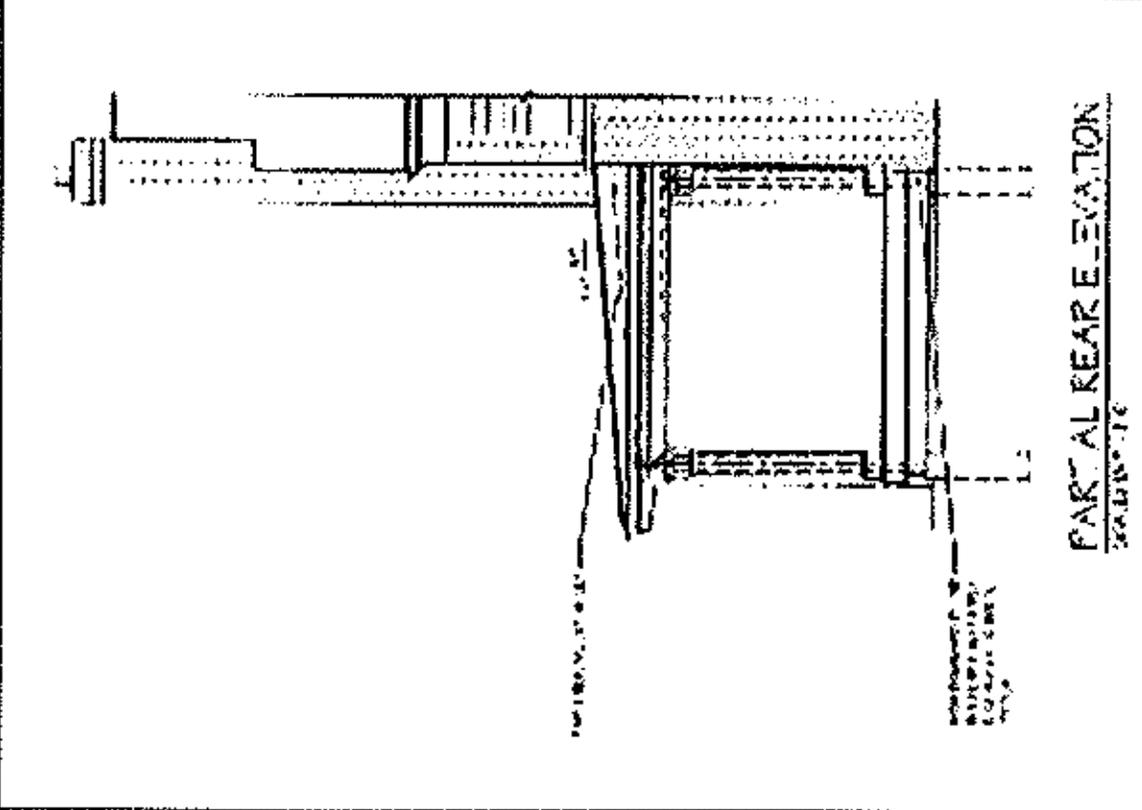
5555 East Main Street, #1013



1025 Estill Drive



325 5th Street, Suite 101



Board of Zoning Appeals

September 2013

