

existing, and the blue lines represented the proposed. A variance was needed because parcel/property lines ran through existing buildings.

Mr. Molinski, City Architect stated the Division of Housing and Building supported the request. The granting of the variance would clean the ownership of the properties under the buildings. The conjoined buildings were supplied by common services already; fire, alarm and sprinkler.

Public comment was closed as there was no one to speak on the matter. Mr. Krewson asked why the request was being made. Mr. Smoley replied it was driven by financing and ownership. Pleurat Dreshaj, a developer with the Cleveland Housing Network stated the buildings were going to be renovated and updated which required each building on its own parcel and separate ownership; separate subsidiary owners under one owner.

Mr. Molinski stated the easement at the rear of the properties would have to be maintained in perpetuity to prevent any parcel from becoming landlocked.

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

OLD BUSINESS

4. Docket 09-34-13 2016-18 Warren Road

Alberto Gomez, property owner and applicant requests approval for a variance to not rebuild a two-car garage, pursuant to Section 1143.05 – Schedule of Uses and Space Requirements. The property is located in an R2, Single and Two Family district. (Page 3)

Jeff Lang, legal representative and Alberto Gomez were present to explain the request. They maintained the area was too small to build a garage. Mr. Gomez explained the pictures as shown on the PowerPoint presentation. There was no usable yard on the property. The driveway was shared with the neighboring two-family house. The demolished garage was never on a concrete pad; 2x4s were placed on dirt.

The Board asked if plans were being made for a structure to house the toys and other items that were now in the back yard. Mr. Gomez said he had approached the neighboring property owner to see about constructing a shed-type building to house everything including the garbage cans. Mr. Gomez stated he had done a lot of work to the home since he purchased it.

Ms. Leigh said the Division of Housing and Building deemed there was sufficient room to build a two-car garage.

Public comment was closed as there was no one to speak on the matter. The Board felt a garage was feasible; Mr. Gomez said he would be looking at the back of the garage from his porch and was prohibited from backing his car onto the shared driveway by neighboring parked cars.

Mr. Butler said the Board of Zoning Appeals had the right to grant the building of a one-car garage in lieu of the required two-car garage.

Mr. Molinski stated that a setback variance could be requested to give more space for a garage. He reminded Mr. Gomez that a condition of the issuance of the permit to demolish of the former garage was to rebuild within six months.

After further discussion, it was determined that one or more representatives from the Division of Housing and Building and/or the City of Lakewood would visit the subject property in order to obtain measurements prior to the next meeting.

A motion was made by Mr. Nagy, seconded by Mr. O'Leary to DEFER the request to the meeting of November 21, 2013. Ms. Matousek, Mr. Nagy, and Mr. O'Leary voting yea, and Mr. Krewson voting nay, the motion passed.

NEW BUSINESS

5. Docket 10-38-13 17859 Lake Road

Lawrence Campana, applicant and property owner requests approval for a four foot (4') variance to build a 19 foot high garage with a cupola; the maximum allowable is 15 foot, pursuant to section 1121.05(b) – Height Regulations. The property is located in an R1L, Single Family and Low Density district. (Page 7)

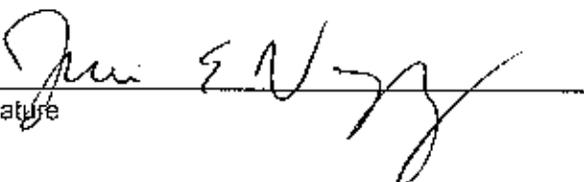
Joe Myers, Joseph L. Myers, Architects, Inc. was present to explain the request. The rear yard renovation included a two-car garage, attached covered, terraced patio, landscaping, and fire pit. The ridge of the roofline was within code; the addition of the cupola would add height and require a variance.

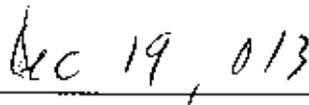
Ms. Leigh and Mr. Molinski stated the city administration had no objections. There were no comments or questions from the public or the Board.

A motion was made by Ms. Matousek, seconded by Mr. Krewson to GRANT the request as submitted. All of the members voting yea, the motion passed.

7. ADJOURN

A motion was made by Ms. Matousek, seconded by Mr. Krewson to ADJOURN the meeting at 8:00 p.m. All of the members voting yea, the motion passed.

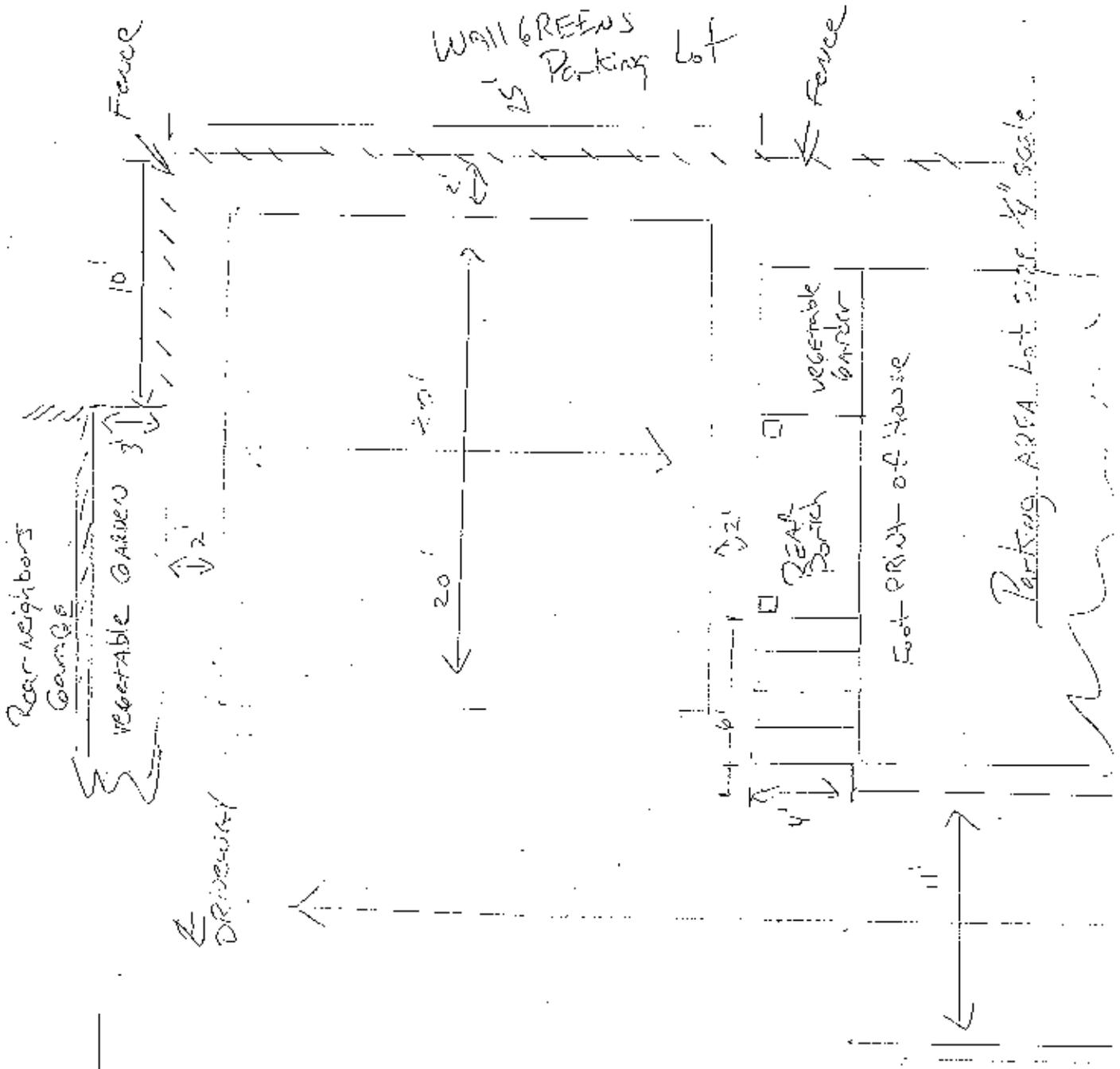

Signature


Date

2016 WARREN RD
Parking AREA Lot Dimensions

Neighbors
Lot Mural
Image

(NO GARAGE)













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:

1. Mark Smoley
2. Pleurast Dreshaj
3. Alberto Gomez
4. ~~Jeff Lang~~ Jeff Lang
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

SIGN NAME:

1. [Signature]
2. [Signature]
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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/Sign Citizens Advisory Civil Service Dangerous Dog
 Income Tax Appeals Loan Approval Nuisance Abatement Appeals Planning Zoning Appeals Other:

Date of Proceeding: Thursday, October 17, 2013

Board of Zoning Appeals

October 2013

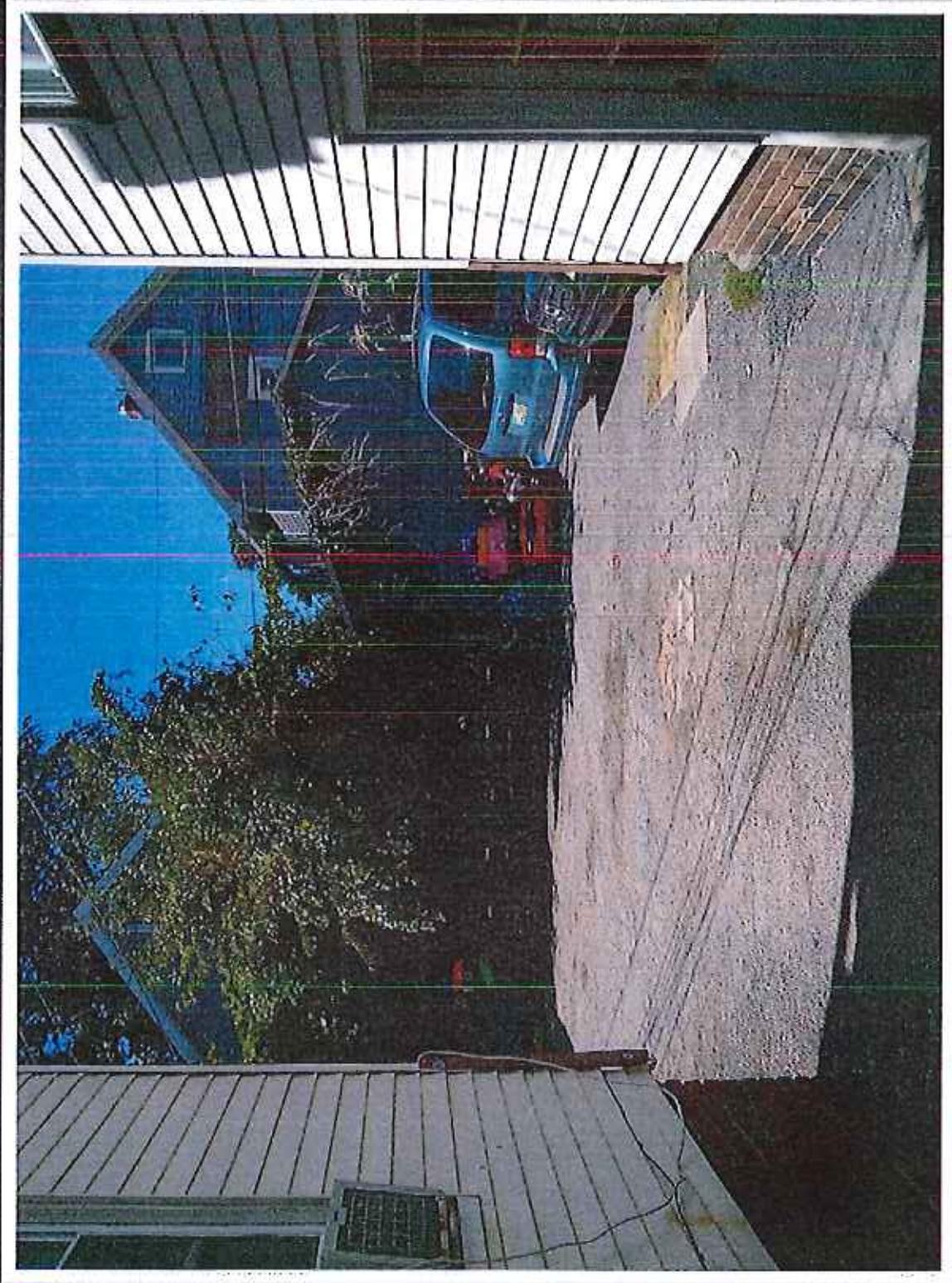




2016-18 Warren Road



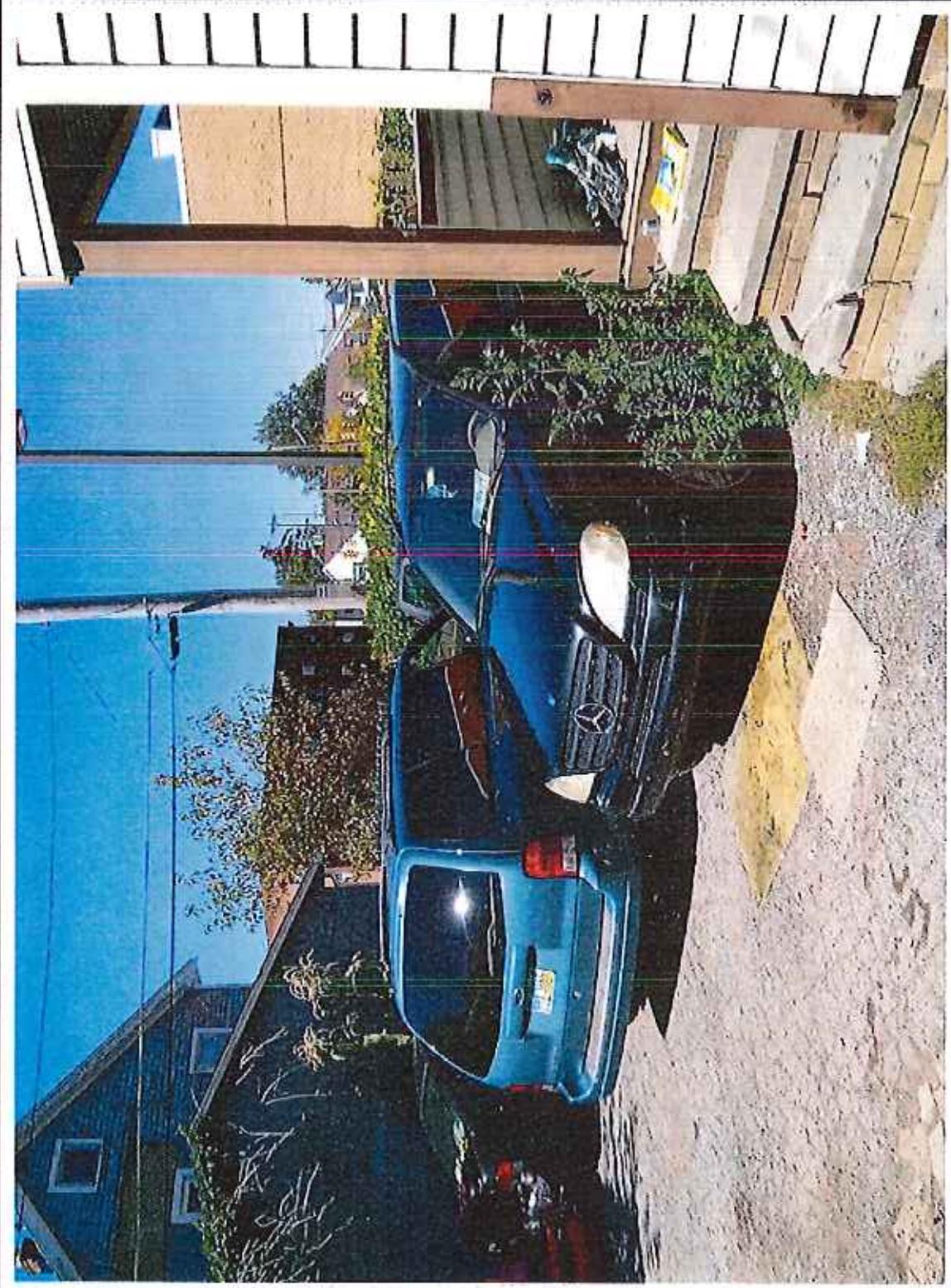




2016-18 Warren Road

LAKWOOD
OHIO

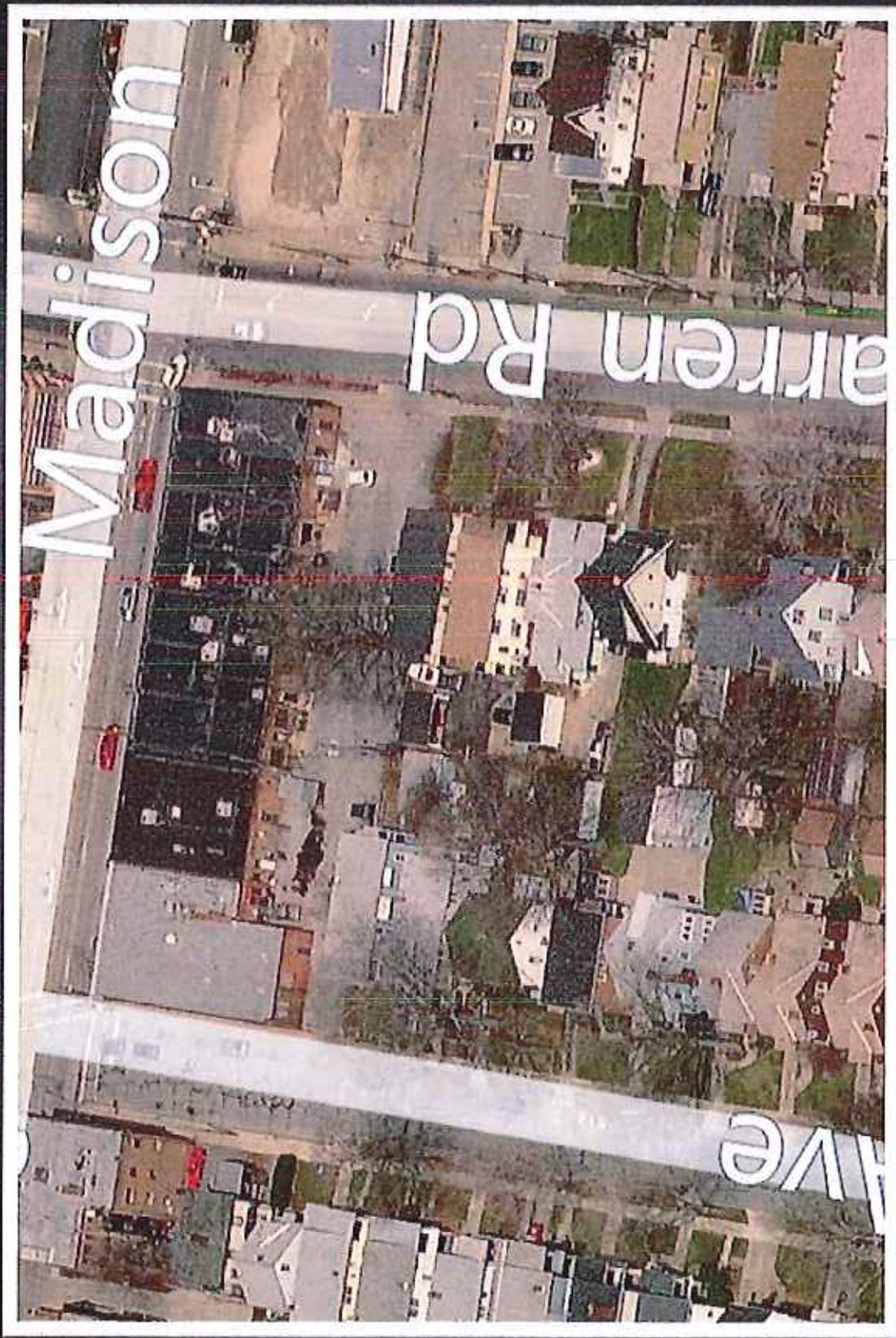
ICZA, Columbus, OH



10/27 October 2013

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2016-18 Warren Road



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2016-18 Warren Road



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2016-18 Warren Road





17859 Lake Road

BZA May 2013

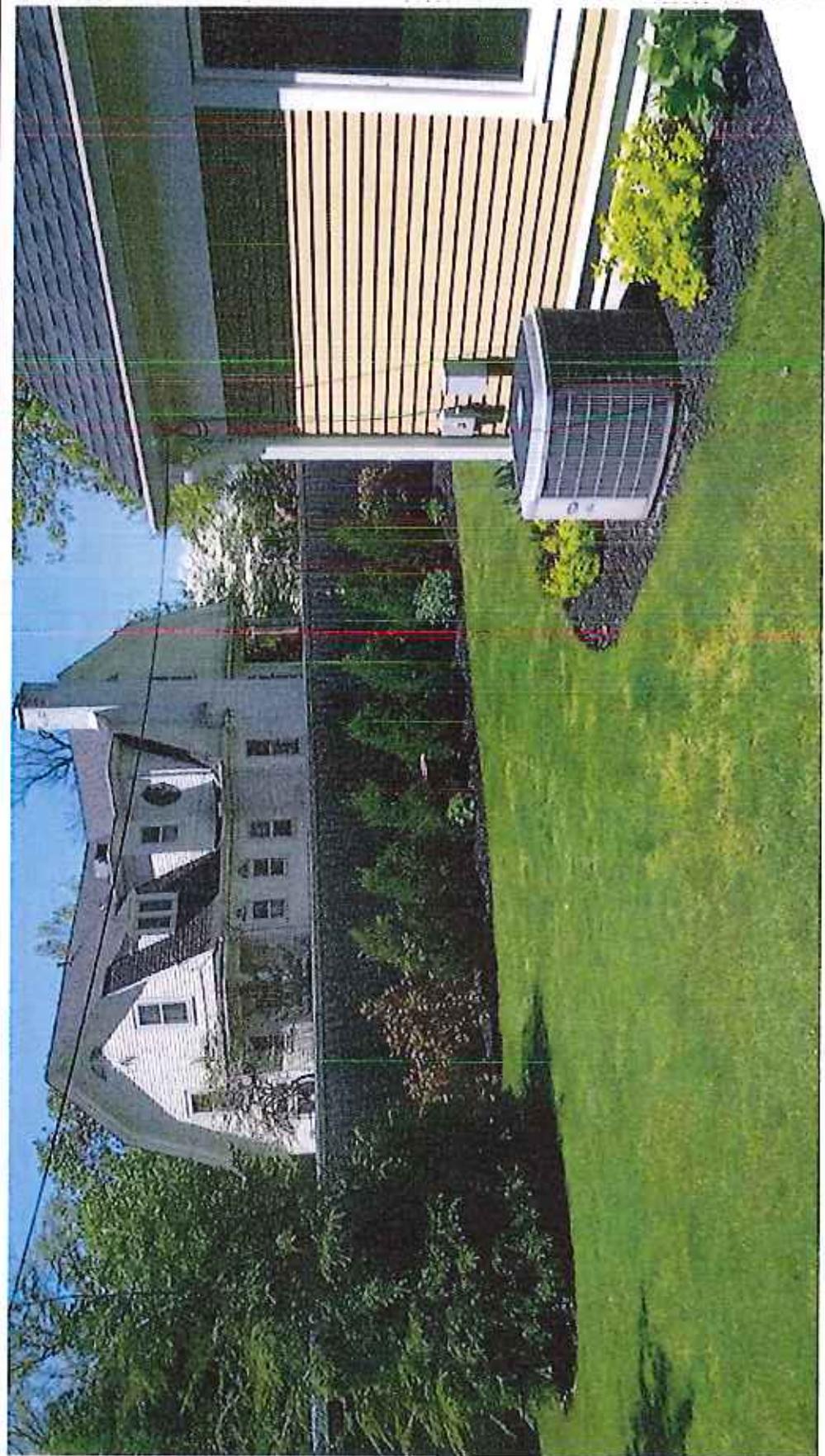




BZE, May 2013

LAKWOOD
OHIO

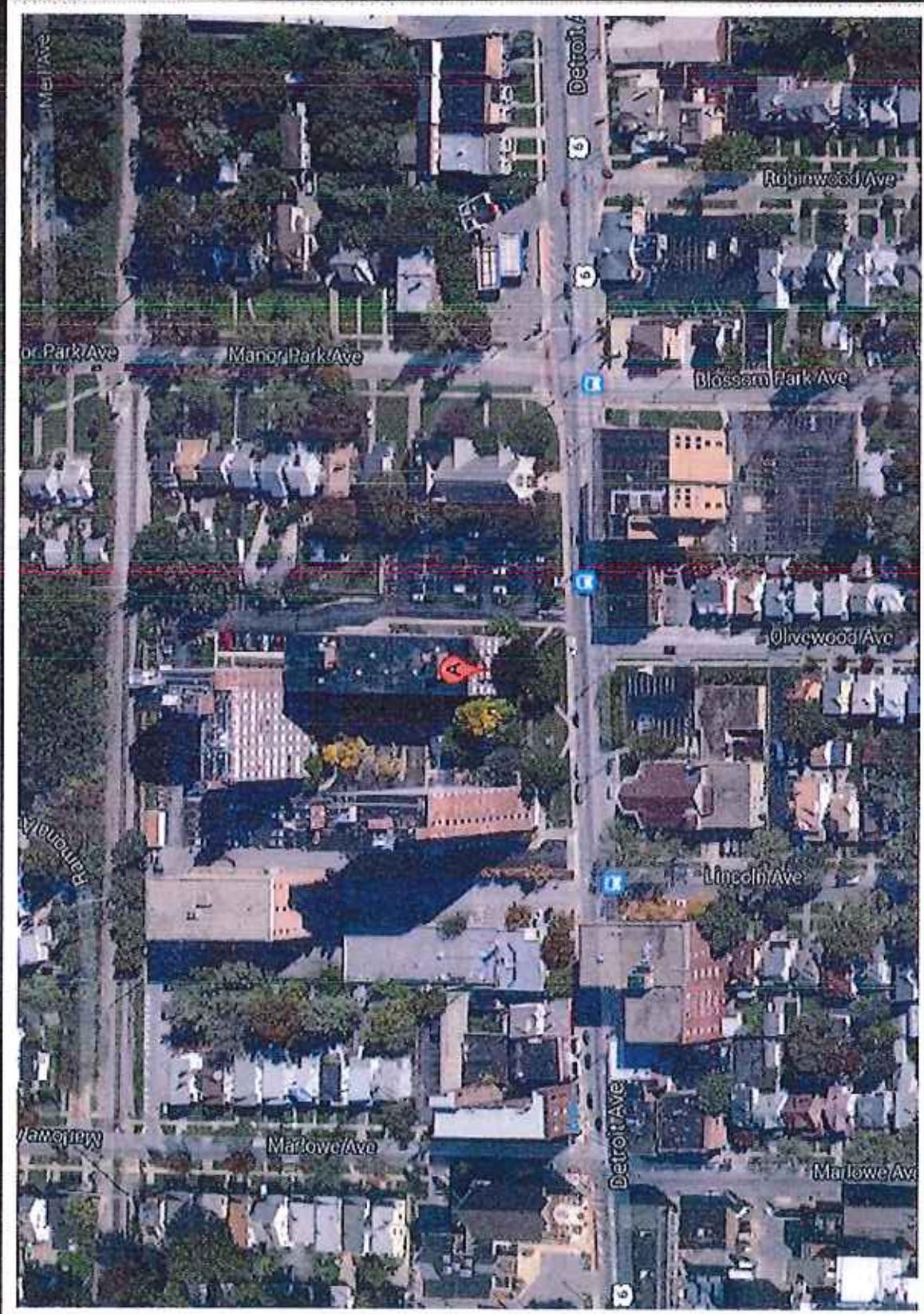
17859 Lake Road



BZA May 2013



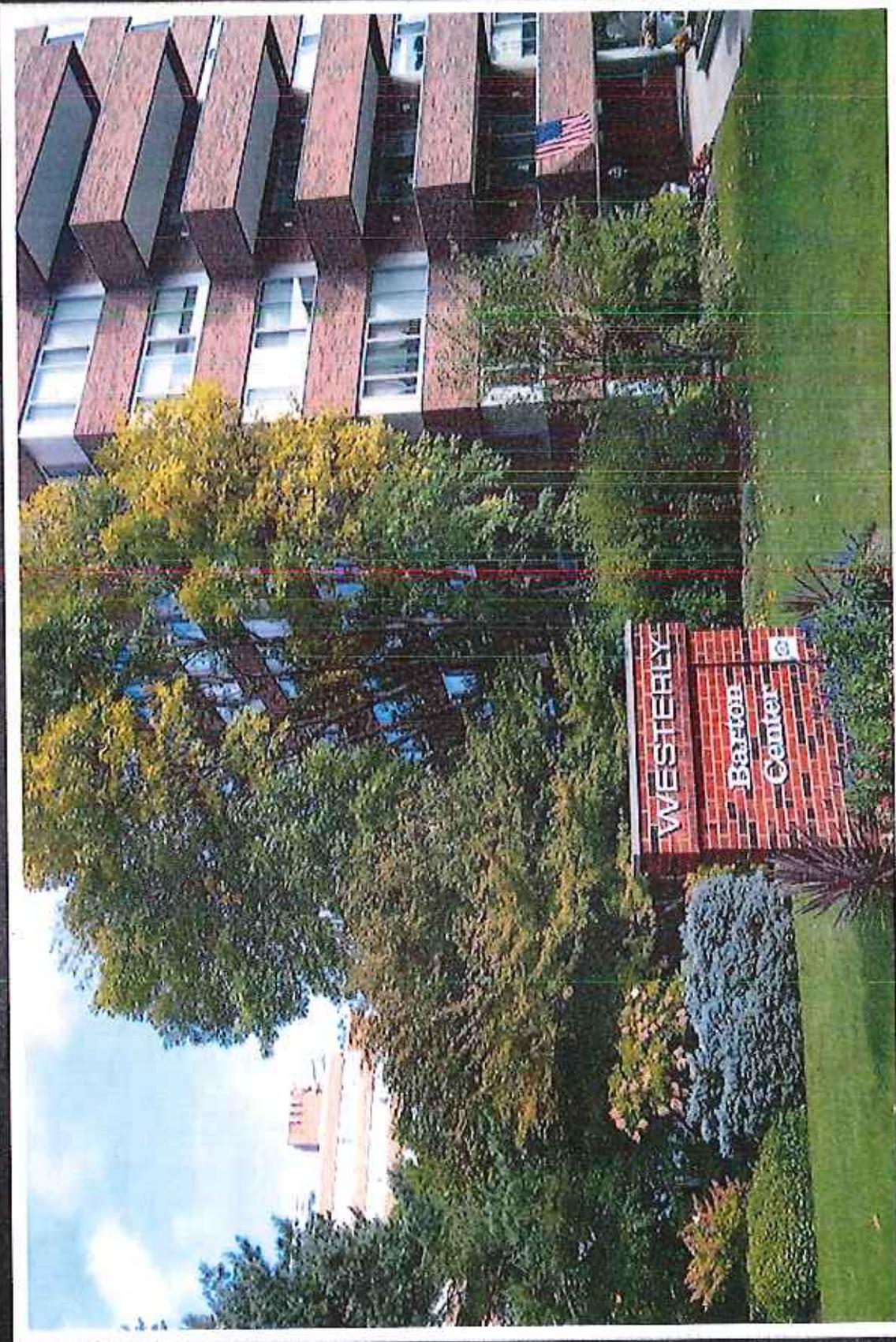
17859 Lake Road



14300-12 Detroit Avenue

Planning Commission
October 2013





Planning Commission
October 2013

14300-12 Detroit Avenue

Board of Zoning Appeals

October 2013

