

**MINUTES**  
**(Audio Recording Is Available)**  
**BOARD OF ZONING APPEALS**  
**NOVEMBER 21, 2013**  
**LAKWOOD CITY HALL**

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

The meeting was called to order at 6:34 p.m.

1. Roll Call

Members Present

Cynthia Bender  
James Nagy, Chairman  
Samuel O'Leary

Others Present

Mary Leigh, Secretary, DCD Programs Manager, P&D  
Jennifer Mladek, Assistant Law Director

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

2. Approve the Minutes of the October 17, 2013 Meeting

With three members present, and Ms. Bender absent from the previous meeting in October, there was not a quorum to vote on the October 17, 2013 minutes. A motion was made by Mr. Nagy, seconded by Mr. O'Leary to **DEFER** the item until the meeting of December 19, 2013. All of the members voting yea, the motion passed.

3. Opening Remarks

As there was no one in the audience to speak, the Chairman dispensed the reading of the Opening Remarks.

**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. This item was deferred from the meeting of October 17, 2013. (Page 2)

Neither the applicant nor his representative was present to explain the request.

Additional measurements of the subject property had been provided by the Division of Housing and Building ("H+B) and were incorporated into the distributed agenda (page 4). Ms. Leigh read a letter from the Michael Molinski, City Architect into record (made part of record).

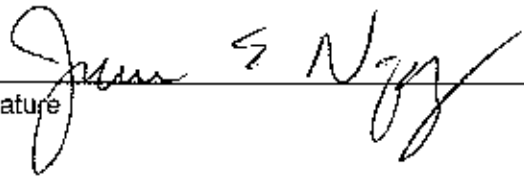
Based upon evidence presented at the meetings and his personal observations, Mr. O'Leary stated he was concerned about establishing precedence, and that the lack of a garage would negatively impact the surrounding neighborhood. He did not approve of granting the variance. Ms. Bender and Mr. Nagy concurred.

The Board determined they wanted a two-car garage built on the property. Due to the size of the garage and maneuverability issue, the applicant could request a set-back variance in the future.

A motion was made by Mr. O'Leary, seconded Ms. Bender by to DENY the request for a variance. All of the members voting yea, the motion passed.

5. ADJOURN

A motion was made by Ms. Bender, seconded Mr. O'Leary by to ADJOURN the meeting at 6:41 p.m.. All of the members voting yea, the motion passed.

Signature 

Date 19 Dec. '13



DRU SILEY  
DIRECTOR OF PLANNING & DEVELOPMENT  
216/529-6503

MICHAEL J. MOLINSKI, R.A.,  
CITY ARCHITECT  
216/529-6879

JAMES J. FILLAN  
ASSISTANT BUILDING COMMISSIONER  
216/529-5286

DIVISION OF HOUSING AND BUILDING  
12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
[www.ohiolakewood.com](http://www.ohiolakewood.com)

November 21, 2013

To: Members of the Board of Zoning Appeals  
From: Michael Molinski, City Architect, City of Lakewood  
Regarding: Docket item 09-34-13, 2016-18 Warren Road

Members of the Board;

An inspector from the building department measured the rear yard to validate the sketch produced by the applicant. I have transferred that inspector's field notes on to that sketch and indicated the inspector's measurements with clouded revisions and a triangular tag.

These measurements indicate the following: The rear yard, which includes half of the shared driveway, is approximately 33 feet x 33 feet with a total area of 1089 square feet. Without further variances, a garage up to 480 square feet could be built in this yard. However, maneuvering a vehicle in to a garage this large on this site would be nearly impossible without traversing on to the adjoining property. Therefore, the building department respectfully proposes that the board approve the requested variance with the following conditions and any other conditions the board deems appropriate:

Condition 1. A paved parking area of either concrete or asphalt be installed in the rear yard to accommodate the required parking.

Condition 2. A storage shed large enough to accommodate storage of a lawnmower, its fuel and other maintenance tools be constructed upon issuance of a permit by the building department.

In the opinion of the building department, these conditions provide a reasonable safeguard for the quality of the surrounding neighborhood.

Respectfully Submitted,

Michael Molinski  
City Architect



### 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. _____	_____
2. _____	_____
3. _____	_____
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:

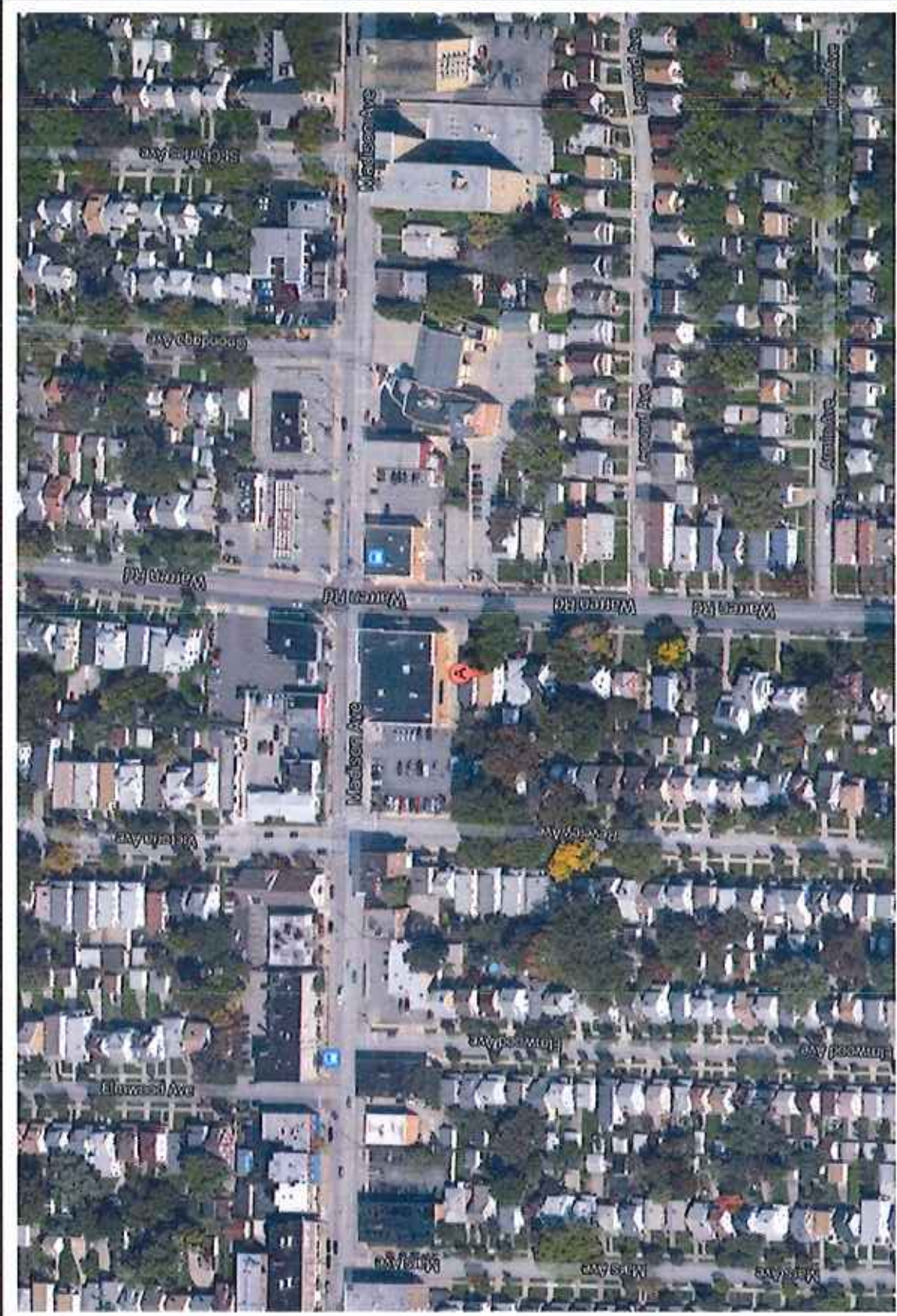
Date of Proceeding: Thursday, November 21, 2013

# Board of Zoning Appeals

November 2013







# 2016-18 Warren Road

2016, November 2018







2016-18 Warren Road



EST. November 2011



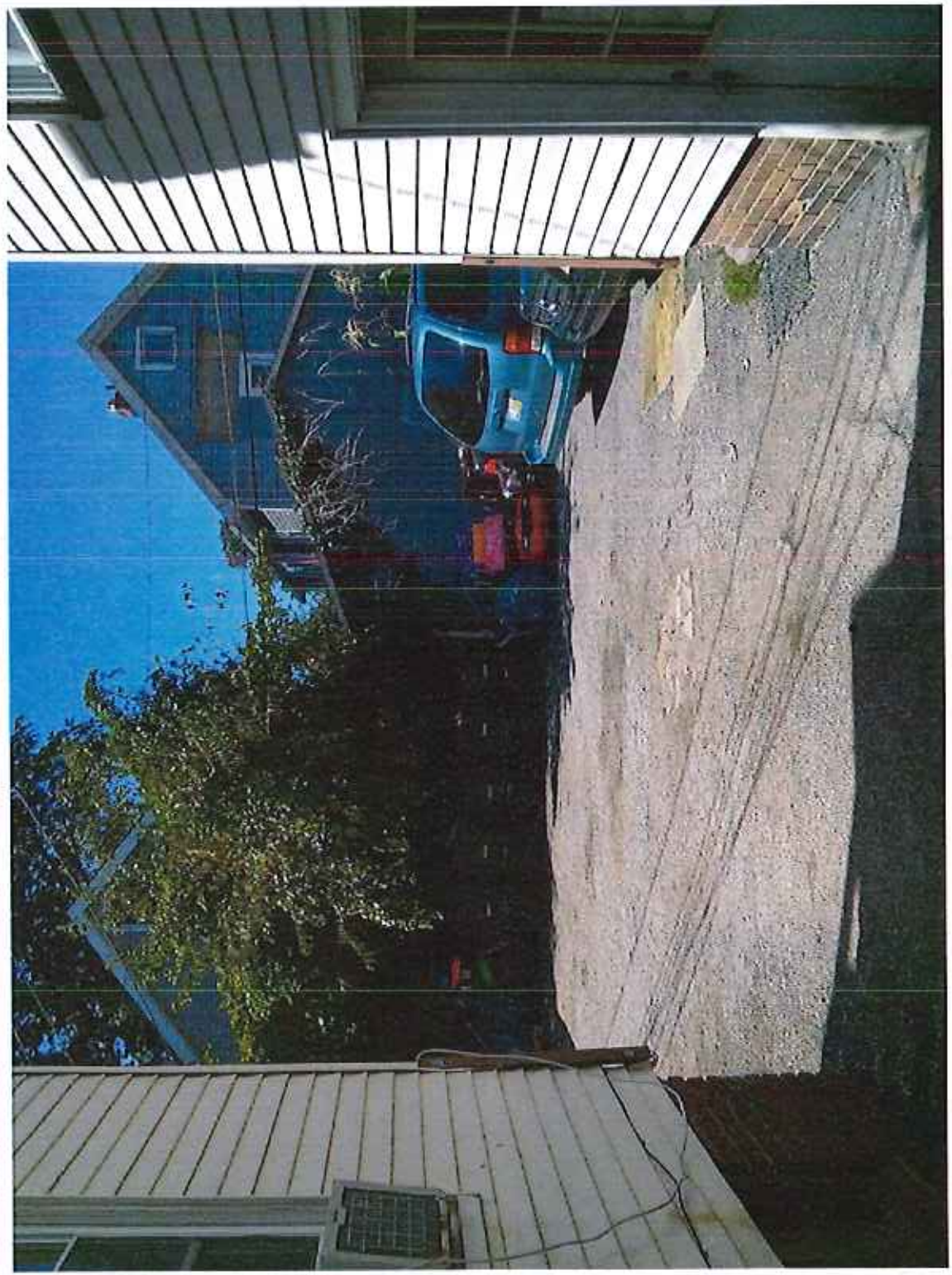


2016-18 Warren Road



EST. November 2013





2016-18 Warren Road

LAKWOOD  
OHIO

1227 Warren Road 2017



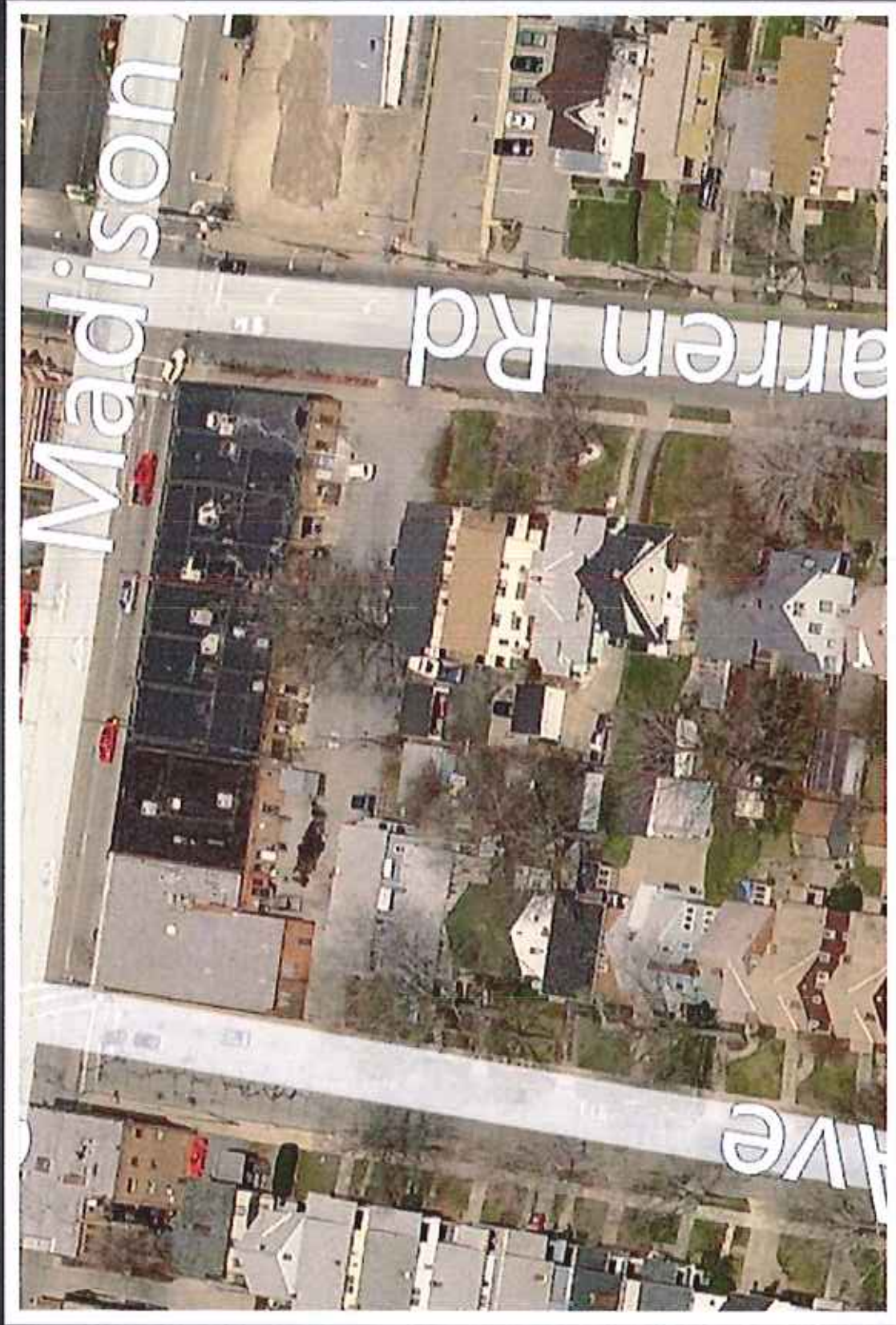


2016-18 Warren Road

525.765.0015





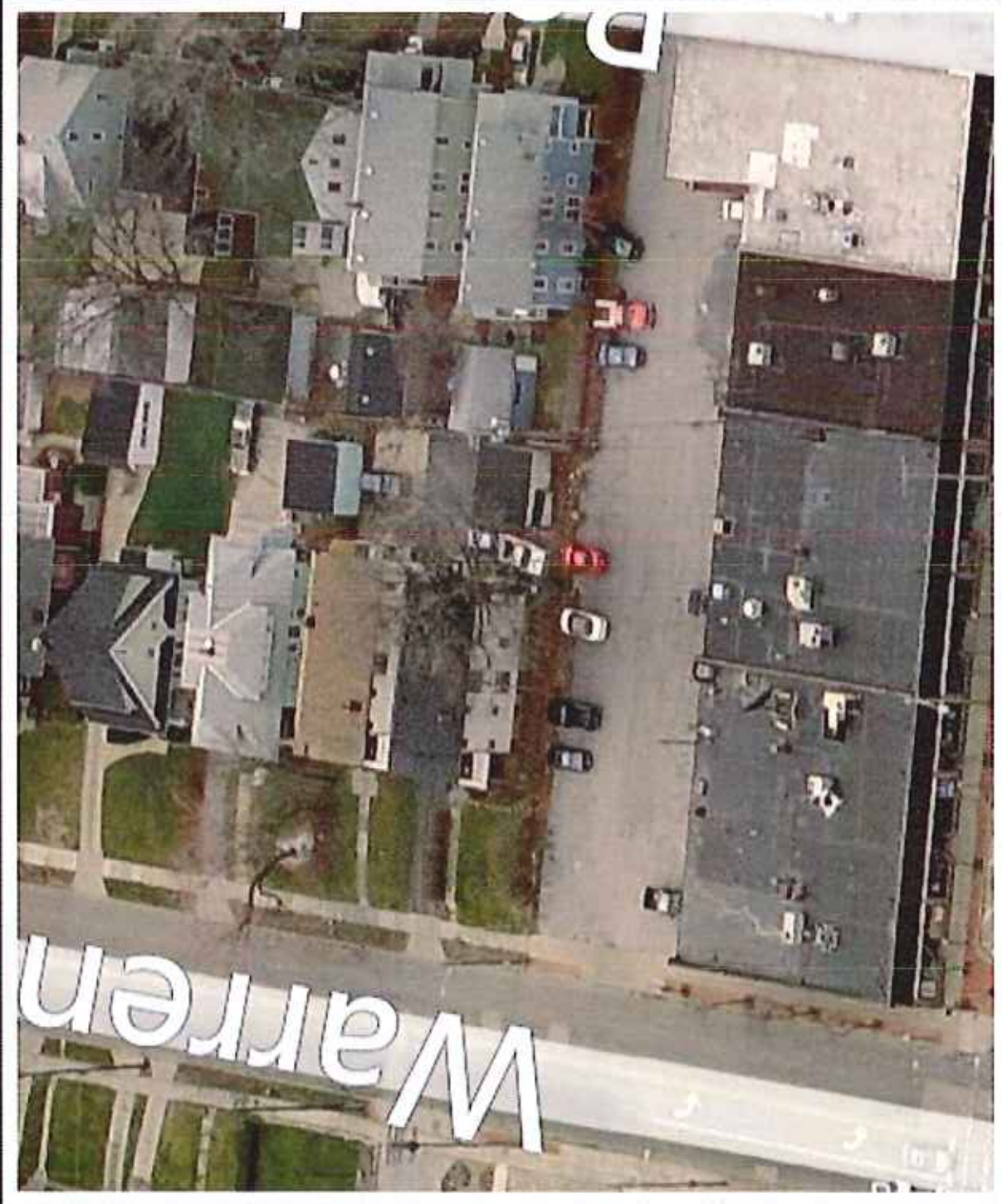


2016-18 Warren Road



1823 November 2012





2016-18 Warren Road



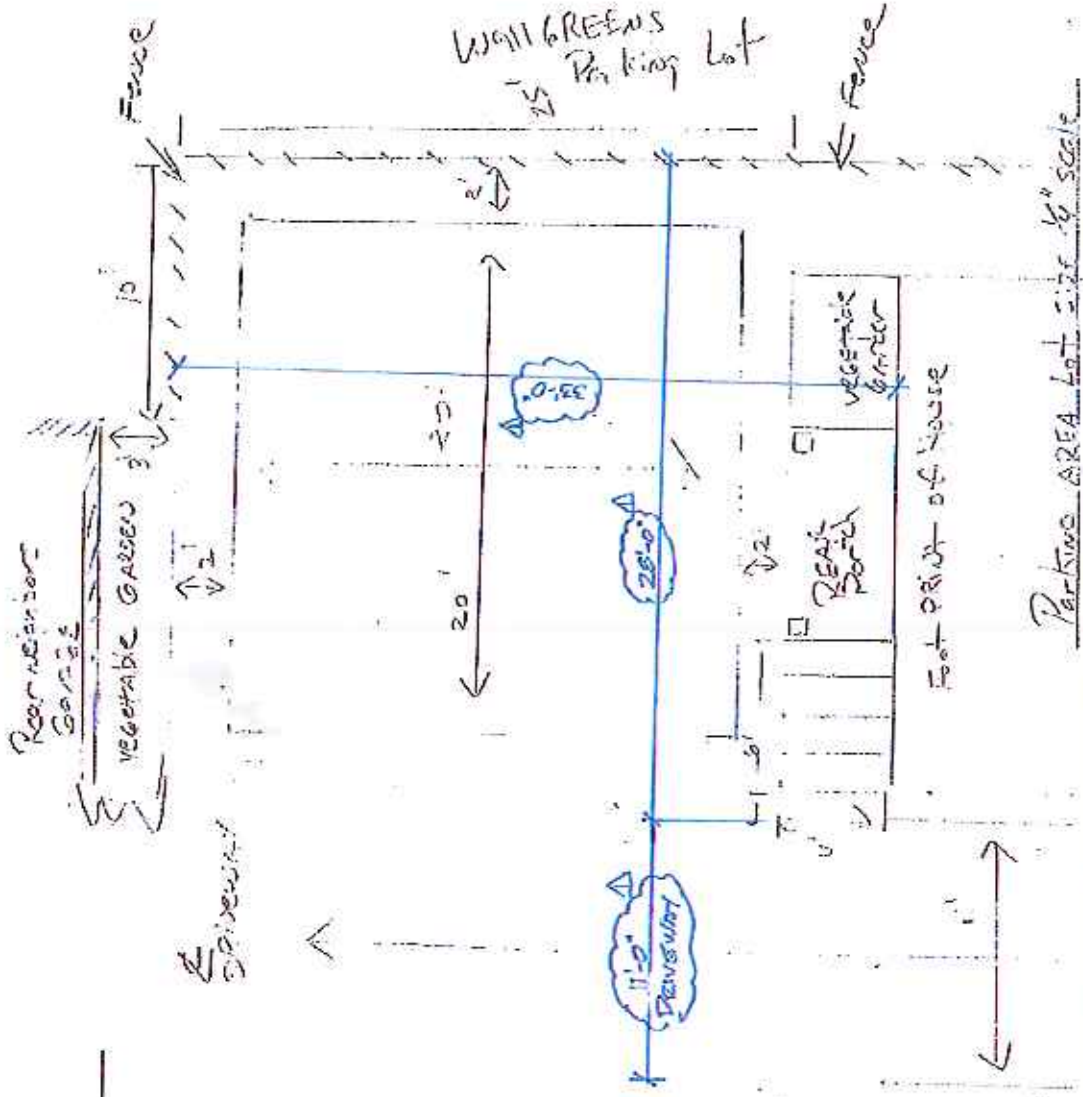
82A, November 2016



2016 WARREN RD  
PARKING AREA Lot Dimensions

Δ DIMENSIONS VERIFIED BY  
BUILDING DEPARTMENT

NEIGHBORS  
Lot 11200K  
IMAGE  
(NO GARAGE)



# Board of Zoning Appeals

November 2013

