

A motion was made by Mr. Krewson, seconded by Ms. Bender to **DEFER** the application until the meeting of January 22, 2015. All of the members voting yea, the motion passed.

NEW BUSINESS

1. Docket No. 12-32-14 1241 Brockley Avenue

Michael Bronczek, applicant requests the review and approval of a variance in order to build a 600 sq. ft. garage pursuant to Section 1123.09(c) - Maximum Lot Area Coverage. Based on code, the maximum garage the applicant could build without a variance is 535 Sq. Ft. (25% of the rear yard). The variance requested will be 65 square feet. The property is located in an R2, Single and Two Family district. (Page 4)

Diane Bija, New Creation Builders, contracted for the project, was present to explain the request as the applicant was ill. Ms. Bija did not have a letter of authorization from the owner. Ms. Miadek advised the Board to hear the request with a contingency that a letter is received by the Board Secretary. The property owner wanted to provide storage space for his tenants' bicycles, grills, etc.

Mr. Molinski stated the Division of Housing and Building ("H&B") supported the proposal. Ms. Leigh read an e-mail from Jim Binny, owner of the property located at 1240 Summit Avenue who supported the application. He felt the garage would provide visual uniformity.

A motion was made by Mr. Bindel, seconded by Ms. Matousek to **GRANT** the request. City staff reminded the Board of the aforementioned contingency.

Mr. Bindel revised his motion, and it was seconded by Ms. Matousek to **GRANT** the request with the stipulation that the Secretary to the Board receives an authorization letter from the owner/applicant allowing New Creation Builders to represent him. All of the members voting yea, the motion passed.

2. Docket No. 12-33-14 12217 Plover Street

Jason Russell, City of Lakewood Planning and Development, applicant requests two variances required to place an addition on a home and build a larger garage:

- Rear yard setback required is 40 feet, actual is 15 feet, variance is for 25 feet, and
- Accessory use lot coverage, required is less than 25%, actual is 42%.

The property is located in an R2, Single and Two Family district. (Page 20)

Jason Russell, City of Lakewood's Department of Planning and Development was present to explain the request. The Division of Community and Development purchased the subject property in June 2014. A contractor was to rehab the property and build an addition. He explained the rear yard setback. Upon further review by the department, it was determined the request for an accessory use lot coverage was not needed because the square footage of the garage was within the allowable; Mr. Russell was requesting a withdrawal.

Mr. Molinski added the property backed to the Norfolk/Southern railroad and RTA tracks. No rear neighbors would be affected. Ms. Leigh spoke with the neighbor to the west and clarified the variances and advised of the distance of the proposed garage to the western neighbor's property line. The neighbor did not have any

objections. Mr. Krewson said the rear yard setback request was a substantial one, but the property was already a non-conforming use and was in support of the variance as requested.

A motion was made by Mr. Krewson, seconded by Ms. Bender to **GRANT** the request for a rear yard setback. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Ms. Matousek, seconded by Mr. Nagy to **ADJOURN** the meeting at 6:48 p.m. All of the members voting yea, the motion passed.

Signature James S. Nagy

Date Jan. 22¹ 2015



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear 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. Demetrius
2. JASON RISSRILL
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

NCP
J.M. NCP

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

FOR CITY USE ONLY

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

Date of Proceeding: Thursday, December 18, 2014

Docket No. 09-29-14
13714 Madison Avenue
Kidzenia Lakewood Daycare

Photos show the entryway to five existing parking spaces.

The driveway is owned by the property owners at 1679 Parkwood Road. As the photos indicate, the driveway is 100% necessary to access the only parking spaces allocated to the property located at 13714 Madison. Photos show that if the driveway is being utilized by the homeowners, 13714 Madison Avenue has no access to the parking area and zero parking spaces. As stated last month, this driveway was previously utilized by the daycare parents as a drop-off and pick-up zone, leaving the homeowners without a means to enter or exit the premises. We complained to parents, daycare workers and the property manager to no avail.

These photos also show the tight space which makes the house, front fence and front lawn more prone to damage. The cars shown in the picture are compact and we've seen large SUV's park in the right parking area where the rear of the vehicle overhangs onto the driveway.



Schwarz, Johanna

From: Jim <jimbinny@yahoo.com>
Sent: Wednesday, December 17, 2014 12:29 PM
To: Planning Dept
Subject: Docket 12-32-14 1241 brockley

As the property owner at 1240 summit adjoining to the rear of this property and the one most affected by this variance, I not only am not opposed, but actually want him to be allowed to rebuild with this variance. I think it is actually safer and better for my yard to have back the nice uniform wall of garages the way it was. Not only that, here is an owner who wants to provide nice off street parking for his tenants which is a great gain for everyone. I encourage you to let Mr. Bronczek have this minor variance request, it is best for all of us. Thank you for taking my input, Jim Binfield

Sent from my iPad

Schwarz, Johanna

From: Sylvester, Bryce
Sent: Monday, December 29, 2014 8:46 AM
To: Leigh, Mary; Schwarz, Johanna
Subject: FW: Letter of Authority

FYI

Bryce Sylvester, AICP
Planner
Department of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107
216-529-6635 (Office)



From: Bronczek, Michael T. (GRC-FD50) [<mailto:michael.t.bronczek@nasa.gov>]
Sent: Monday, December 22, 2014 7:33 AM
To: Sylvester, Bryce
Subject: Letter of Authority

Dear Mr. Bryce Sylvester,

I writing this letter of authority to indicate that I authorize Dianna Bija of New Creation Builders to act on my behalf with regard to the zoning meeting which was held 12/18/2014 at 6:30 PM in hopes of receiving permission from the zoning board for her company to build a new 600 sq ft garage located at 1241 Brockley Ave in Lakewood Ohio.

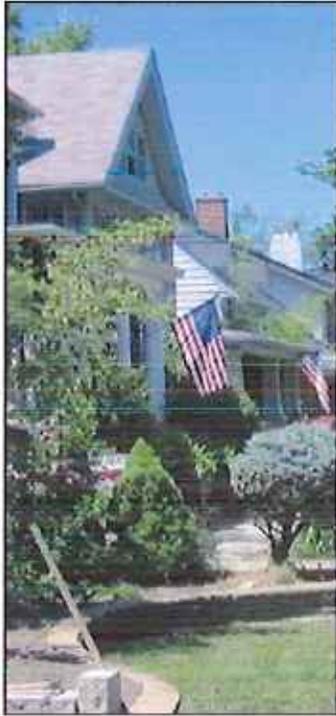
Should you have any questions please contact me by phone

Michael Bronczek

216-903-9220

This email is intended only for the use of the party to which it is addressed and may contain information that is privileged, confidential, or protected by law. If you are not the intended recipient you are hereby notified that any dissemination, copying or distribution of this email or its contents is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.

Internet communications are not assured to be secure or clear of inaccuracies as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. Therefore, we do not accept responsibility for any errors or omissions that are present in this email, or any attachments, that have arisen as a result of e-mail transmission.



Board of Zoning Appeals

December 2014



13714 Madison



LAKWOOD
OHIO

13714 Madison



LAKWOOD
OHIO

13714 Madison



LAKWOOD
OHIO

13714 Madison



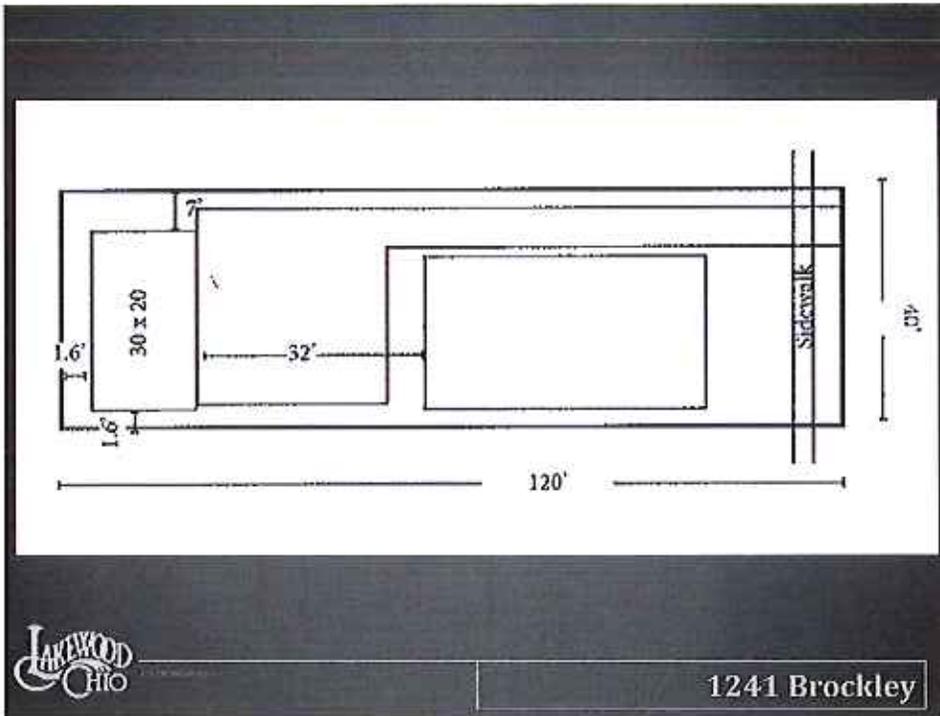
LAKWOOD
OHIO

13714 Madison

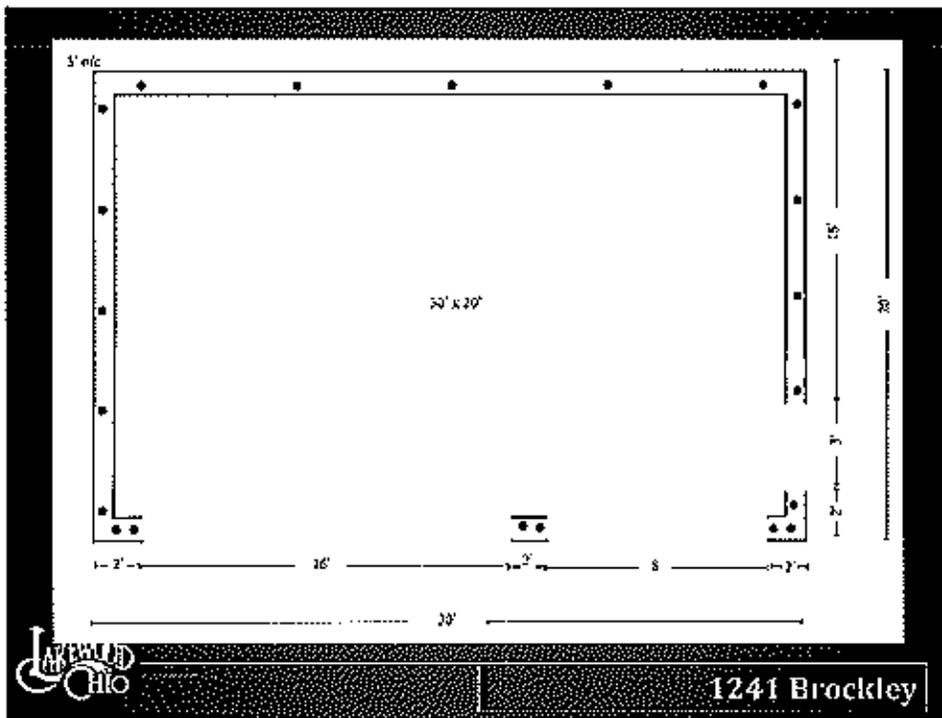
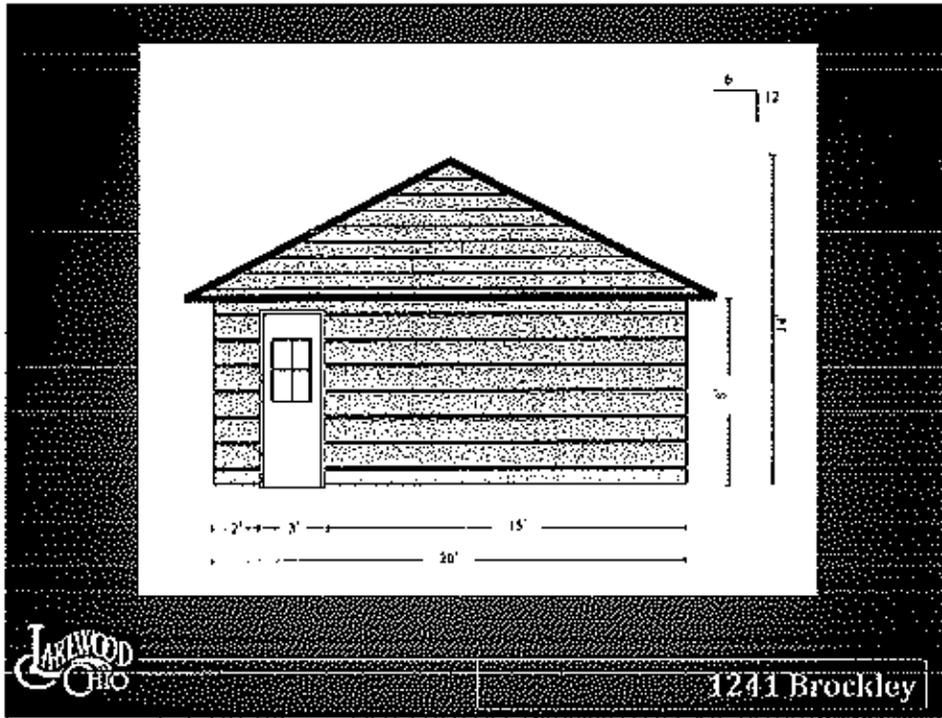


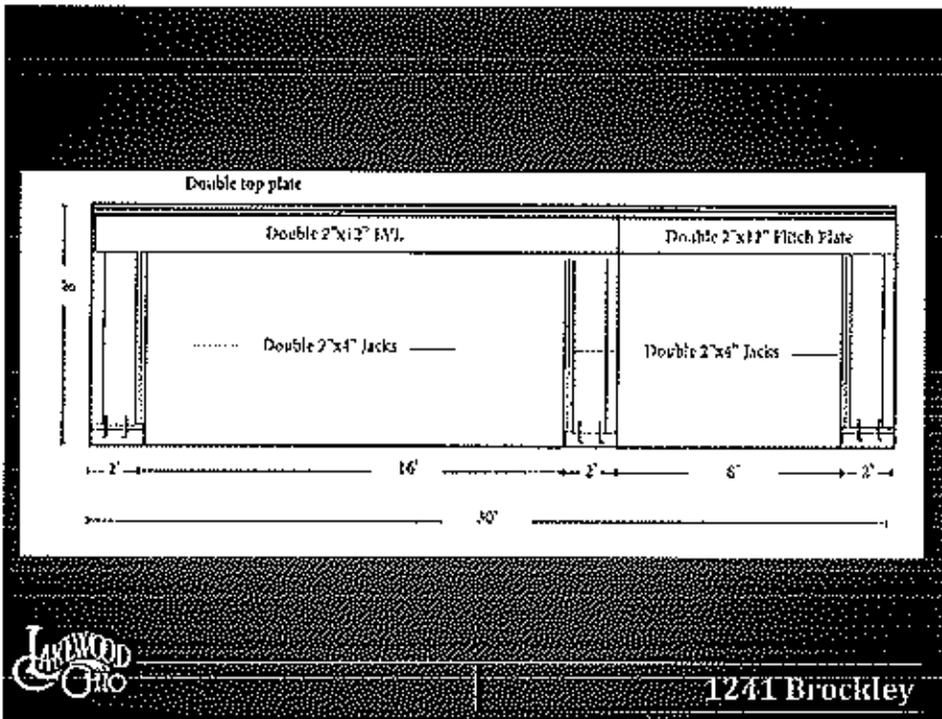


1241 Brockley



1241 Brockley







LAKWOOD
Ohio

12217 Plover Avenue



LAKWOOD
Ohio

12217 Plover Avenue



Board of Zoning Appeals

December 2014

