

Ms. Nocht stated the neighbors at 1429 Elbur Avenue objected to the request.

Public comment was taken.

A motion was made by Mr. Amendola, seconded by Ms. Bender to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

NEW BUSINESS

5. Docket No. 07-12-15 1556-58 Parkwood Road

Aaron Schraibman, J.R. Mechanical, applicant requests the review and approval of a 34" variance to place two air conditioning units in the side yard 5' from property line, pursuant to Section 1121.07 – Minimum yard requirements for principal buildings. The property is located in an R1H, Single Family and High Density district. (Page 16)

Amanda Schraibman, spouse of the applicant and property owner, was present to explain the request. She presented a letter from Steve Wyman, the neighboring property owner of 1552 Parkwood Road/13737 Franklin Boulevard who had no objection to the units' placement (made part of record).

Ms. Nocht read a statement from "H&B" in opposition of the request (made part of record).

The Board sought reasoning as to why the units needed to be in that particular location. Mr. Krewson was concerned about the close proximity to the neighboring structure and thought quieter units could be used. Mr. Amendola suggested shrubbery as a barrier. Mr. Krewson confirmed the applicant occupied both units of the property, 1556-58 Parkwood Road.

A motion was made by Mr. Nagy, seconded by Mr. Amendola to **APPROVE** the request. With Mr. Amendola, Ms. Bender and Mr. Nagy voting yea, and Mr. Bindel and Mr. Krewson voting nay, the motion passed by a vote of 3 to 2.

6. Docket No. 07-13-15 1302 Westlake Avenue

~~Charles A. McGettrick, Architects, C.A. McGettrick LLC, applicant, requests the review and approval for three variances: lot area of less than 5,000 sq. ft., the required 40 feet of frontage, and for maximum lot coverage for an accessory structure, pursuant to Sections 1123.07 – Minimum yard requirements for principal buildings, 1123.06 – Lot area and frontage regulations, and 1123.03(a) – Permitted accessory uses. The property is located in an R2, Single and Two Family district. (Page 24)~~

Charles A. McGettrick, Architects, C.A. McGettrick LLC, applicant, requests the review and approval for a 2-foot variance to the minimum rear yard required 40',0"; requesting to allow 38', 0", pursuant to Section 1123.07 – Minimum yard requirements for principal buildings. The property is located in an R2, Single and Two Family district. (Page 24)

Mr. Nagy explained that two of the variance requests were withdrawn administratively.

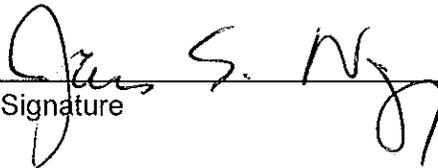
Charles A. McGettrick, Architects, C.A. McGettrick LLC, applicant was present to explain the request.

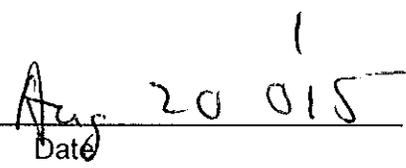
Ms. Nohta read a statement from the Division of Housing and Building ("H&B") in support of the request (made part of record).

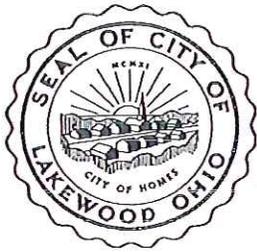
A motion was made by Mr. Krewson, seconded by Mr. Bindel to **APPROVE** the variance as requested. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Ms. Bender, seconded by Mr. Amendola to **ADJOURN** the meeting at 6:55 p.m. All of the members voting yea, the motion passed.


Signature


Date



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. DEBORAS PROKOP
2. Catherine Andrust
3. Amanda Schraibman
4. CHUCK McGETTRICK
5. Michelle Nockta
(for Mike Molinski)
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

1. Deboras Prokop
2. Catherine Prokop-Andrust
3. Amanda Schraibman
4. C.A. McGettrick
5. Michele Nockta
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 Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, July 16, 2015

Nochta, Michelle

From: Molinski, Michael
Sent: Thursday, July 16, 2015 3:57 PM
To: Nochta, Michelle
Cc: Sylvester, Bryce
Subject: FW: Amended Agenda

Talking points for tonight's meeting. Apologies to the board that I am unable to attend.

06-11-16 1433 Elbur

The building department supports the application as submitted. The driveway of the neighboring property is adjacent to the property line along which the a/c is located. The existing fence provides screening and the rear yard is diminutive.

07-12-15 1656 Parkwood

The building department does not support this application. The placement of these two a/c units is in close proximity to the neighboring house and a canyon echo effect would be created by the proposed location.

07-13-15 1302 Westlake

The building department supports the amended application. The rear yard is the only variance required as the lot size is a pre-existing legal nonconformity.

Break a leg!

Michael Molinski

City Architect
City of Lakewood
p. 216.529.6279

From: Schwarz, Johanna
Sent: Wednesday, July 15, 2015 3:58 PM
To: Chris Bindel (Christopher.Bindel@gmail.com); Cynthia Bender (cynthia.bender@hotmail.com); Gwartz, Mandy; James Amendola (jamendola@gmail.com); Butler, Kevin; Krewson, Kyle; Molinski, Michael; Nagy, James; Nochta, Michelle; Russell, Jason; Schwarz, Johanna; Siley, Dru; Sylvester, Bryce
Subject: Amended Agenda

Hello,

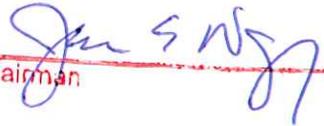
Upon further review of the application by administrative staff, it was determined that item 6, Docket No. 07-13-15, 1302 Westlake Avenue requires one variance, not three as originally thought. ☺

Johanna Schwarz

Administrative Assistant II
Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
(216) 529-6631, (216) 529-5907 – fax
one.lakewoodoh.com

City of Lakewood
Board of Zoning Appeals
Approved as set forth in the minutes

of JUL 16 2015 meeting.


Chairman

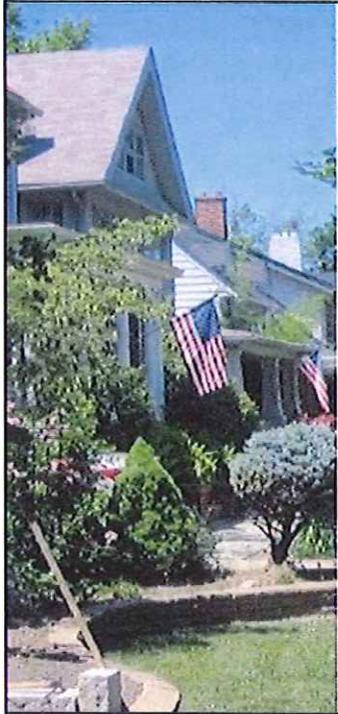
July 6, 2015

To whom it may concern,

I, Steve Wyman, am the owner of the duplex (1552 Parkwood Rd / 13737 Franklin Blvd) located next to Mr. and Mrs. Schraibman. Mr. and Mrs. Schraibman have discussed with me their intentions to install air conditioning units on the north side of their residence. The purpose of this letter is to state that I have no objection to their proposed placement. If anything additional is needed from me regarding this issue please give me a call.

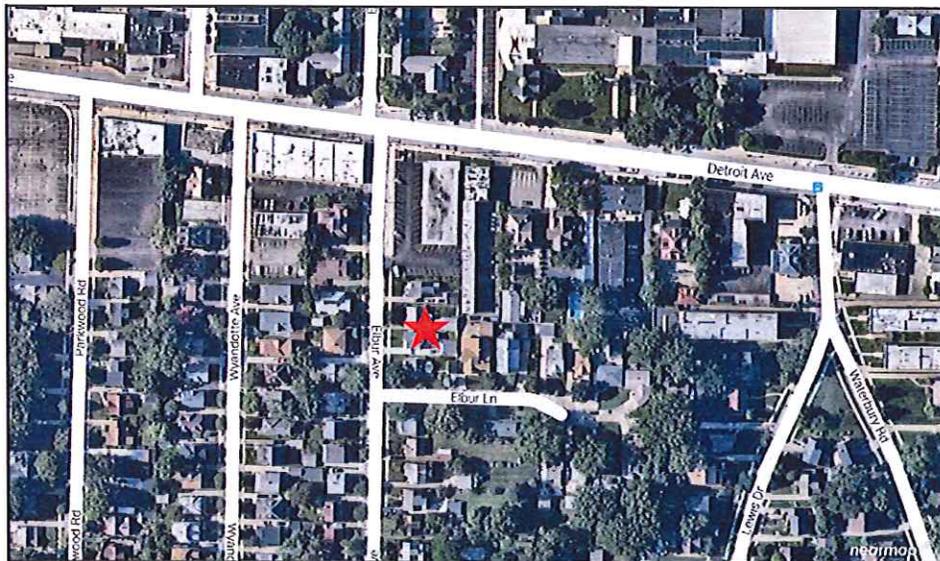
Steve Wyman
440-785-7168





Board of Zoning Appeals

July 2015



1433 Elbur Avenue



LAKESWOOD
OHIO

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1433 Elbur Avenue



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OHIO

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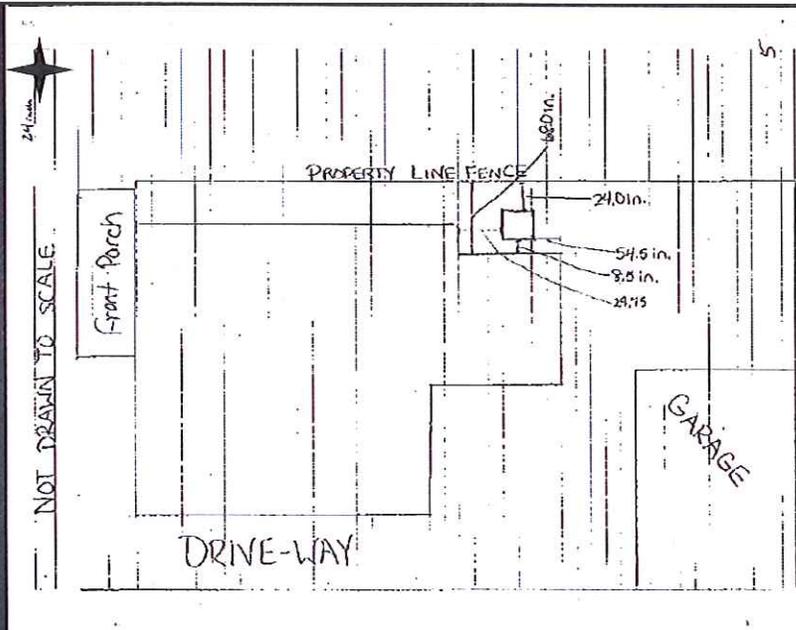
1433 Elbur Avenue



LAKWOOD
OHIO

2/24 December 2014

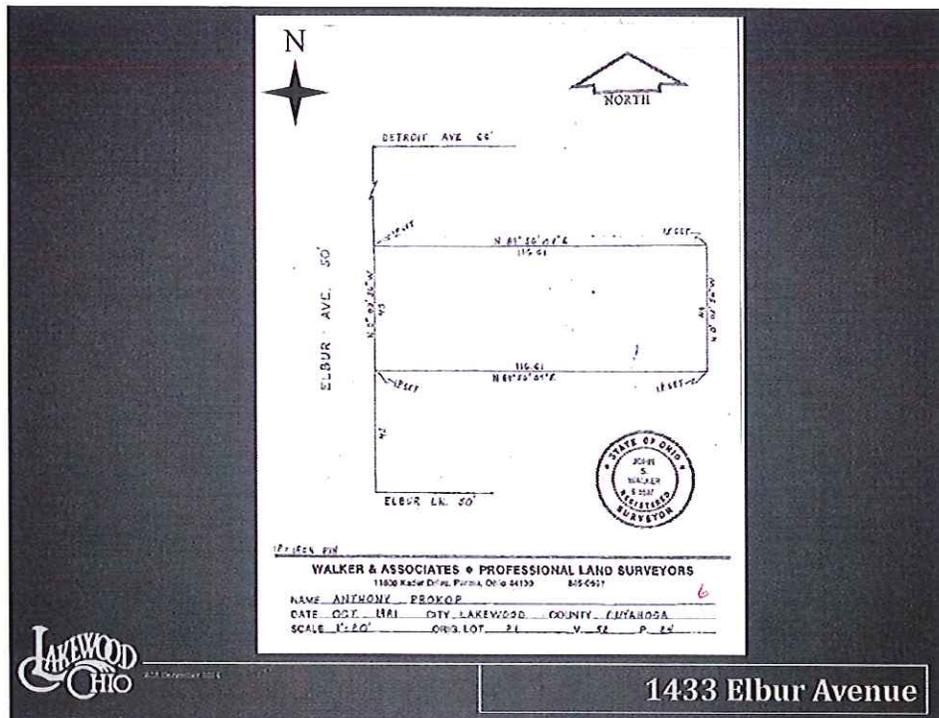
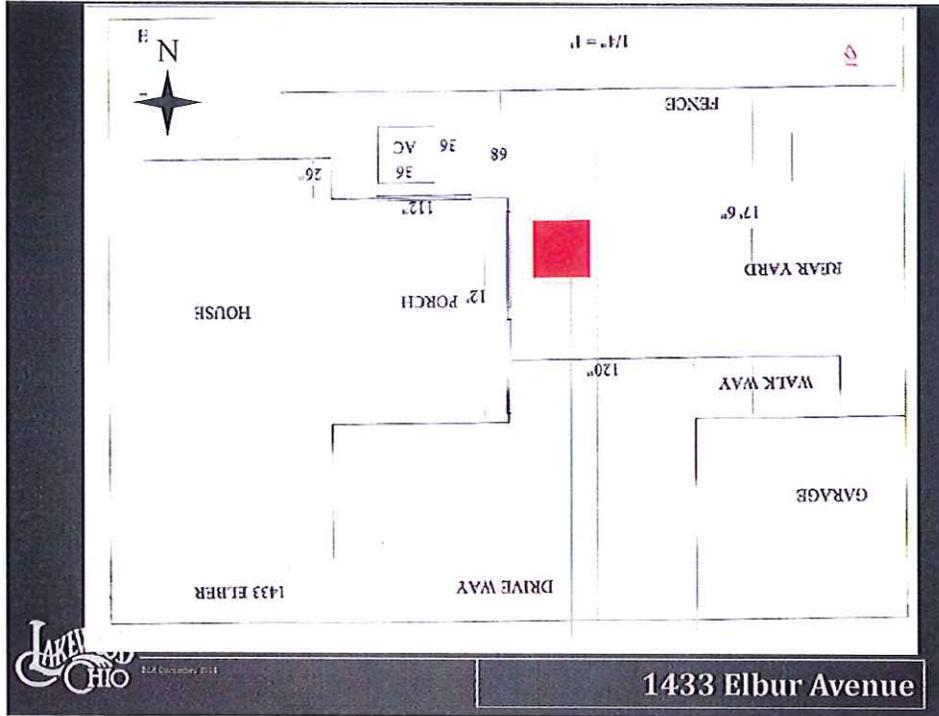
1433 Elbur Avenue

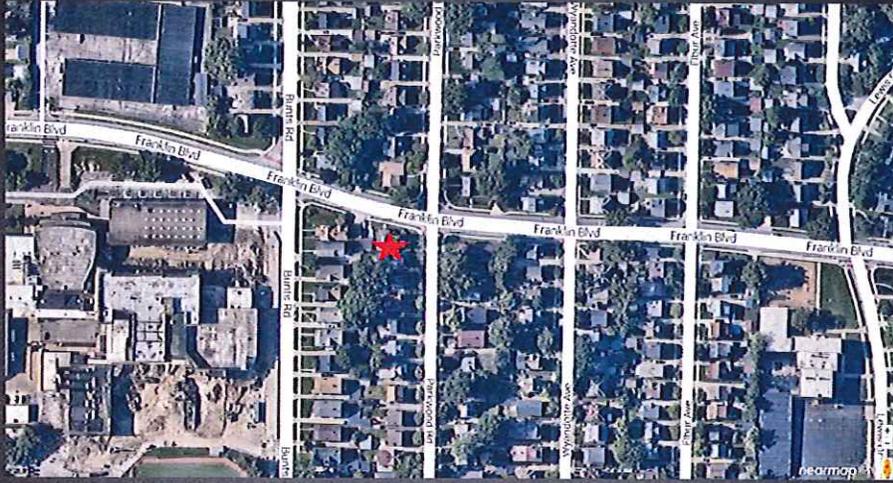


LAKWOOD
OHIO

2/24 December 2014

1433 Elbur Avenue





© 2012 December 2012

1556-58 Parkwood Road



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LAKESWOOD
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2014 November 2014

1556-58 Parkwood Road



LAKESWOOD
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2014 November 2014

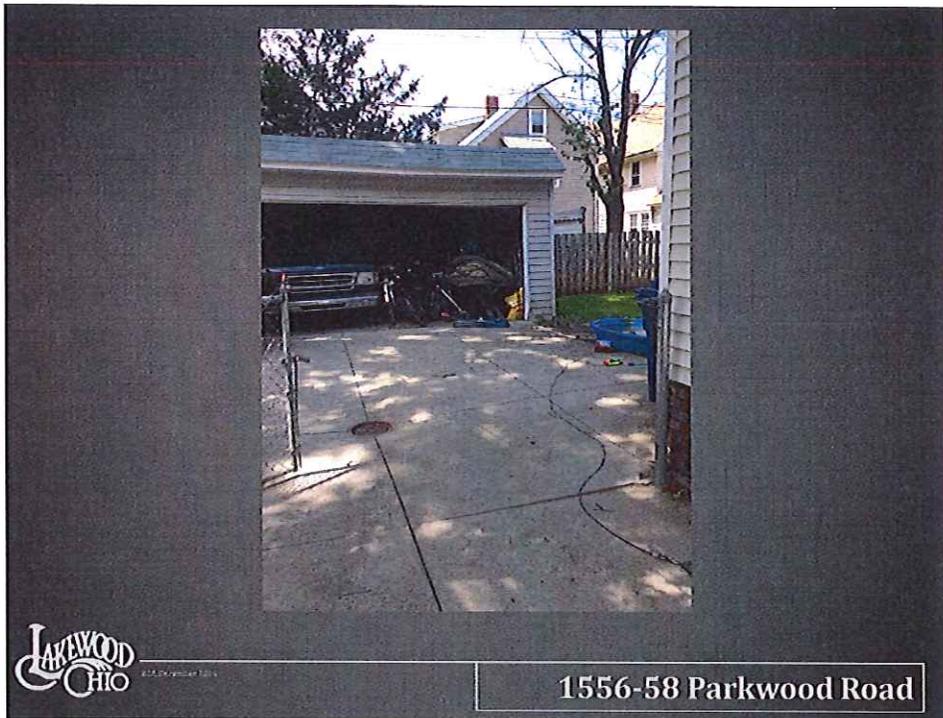
1556-58 Parkwood Road

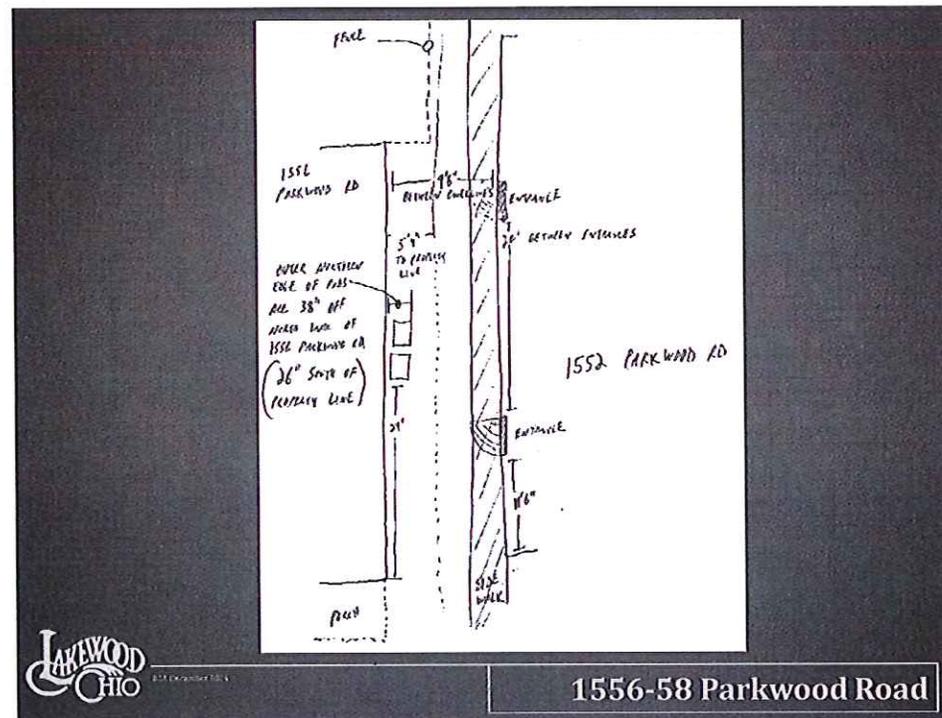


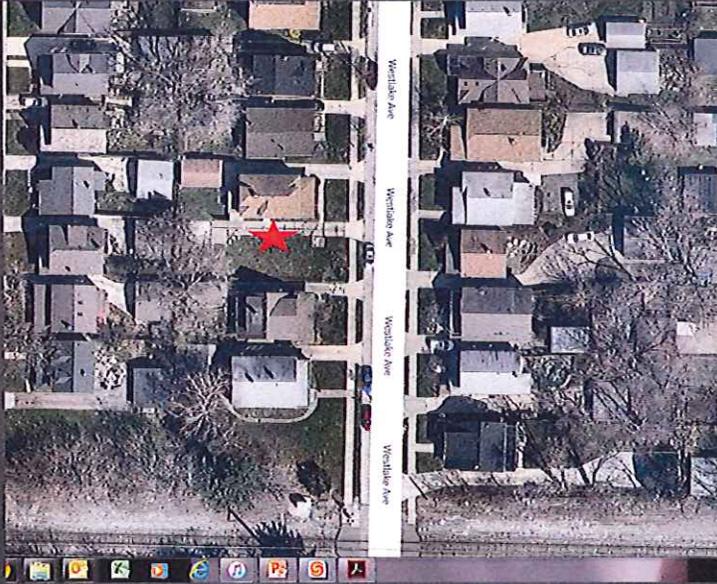
1556-58 Parkwood Road



1556-58 Parkwood Road







855.828.8284

1302 Westlake Avenue



855.828.8284

Facing West from street

1302 Westlake Avenue



858 Deane Ave. 44115

Facing North Border

1302 Westlake Avenue



858 Deane Ave. 44115

Facing East at the West end of property

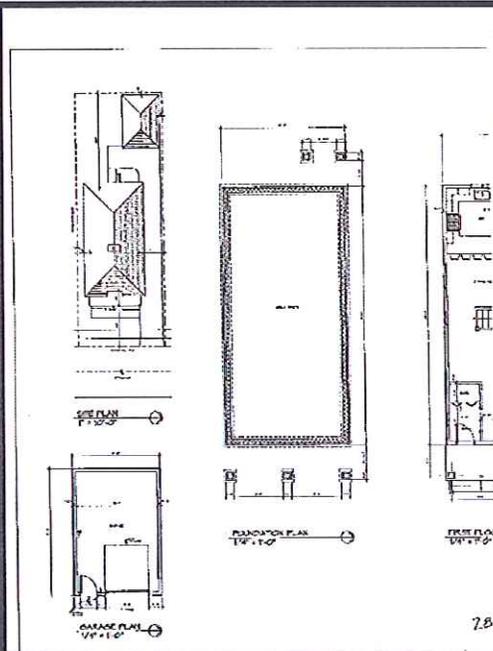
1302 Westlake Avenue



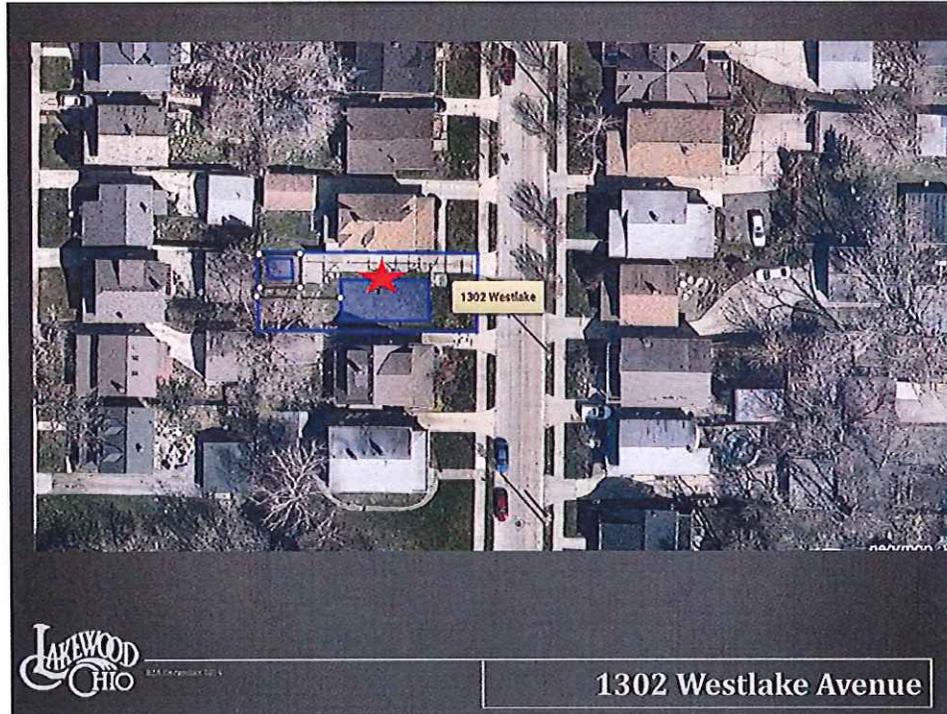
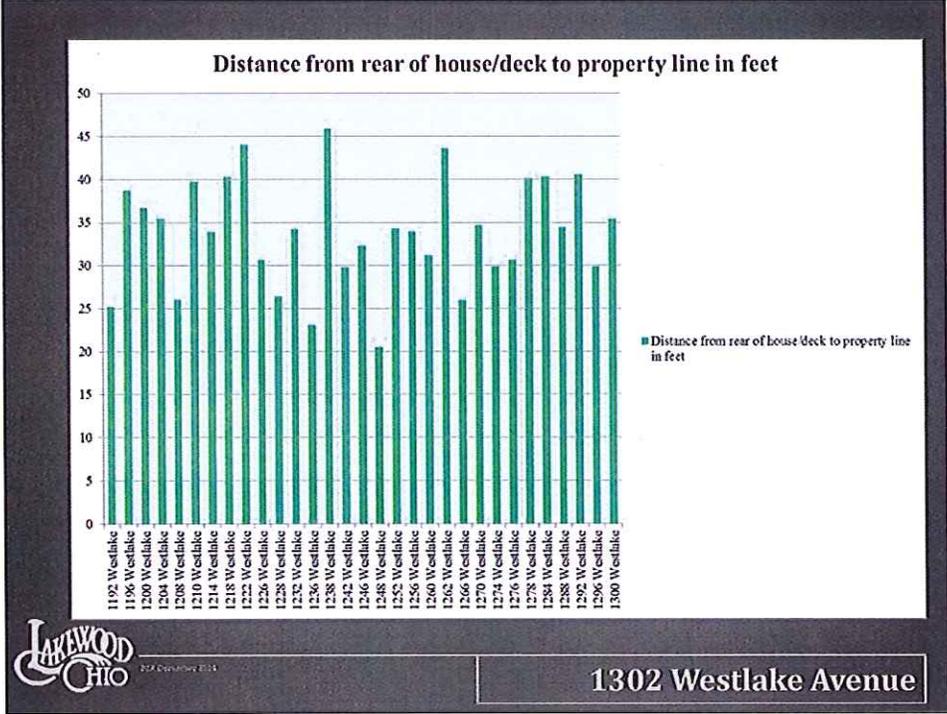
Western border



1302 Westlake Avenue



1302 Westlake Avenue





Board of Zoning Appeals

July 2015

