

MINUTES
(Audio Recording Is Available)
BOARD OF ZONING APPEALS
AUGUST 20, 2015
LAKEWOOD CITY HALL

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

REVIEW MEETING
6:30 P.M.
AUDITORIUM

The review meeting was called to order at 6:30 p.m.

1. Roll Call

Members Present

James Amendola
Cynthia Bender
Christopher Bindel
Kyle Krewson, Vice-Chairman
James Nagy, Chairman

Others Present

Michelle Nochta, BZA Secretary, P&D Program Coordinator
Michael Molinski, City Architect, Building Commissioner
Mandy J. Gwartz, Assistant Law Director

2. Approve Minutes of the July 16, 2015 meeting

A motion was made by Mr. Krewson, seconded by Ms. Bender to **APPROVE** the minutes of the July 16, 2015 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

Ms. Nochta read the Opening Remarks.

NEW BUSINESS

4. Docket No. 08-14-15 13926 Clifton Boulevard

Heather Rudge, applicant and property owner, requests the review and approval of a 3' variance to build a garage 18' in height; the maximum allowable height for an accessory structure is 15', pursuant to Section 1121.05 – height regulations. The property is located in an R1H, Single Family and High Density district. (Page 2)

Heather Rudge, applicant was present to explain the request.

Mr. Molinski stated administrative staff supported the proposal.

Public comment was closed as there was no one to address the issue.

Mr. Krewson said the garage design complemented the house very nicely.

A motion was made by Mr. Krewson, seconded by Mr. Bindel to **APPROVE** the request **with the stipulation the upstairs portion is used for incidental storage only**. All of the members voting yea, the motion passed.

5. Docket No. 08-15-15 1043 Wilbert Road

Jeremy Tinney, Stack Heating and Cooling, applicant, requests the review and approval for a variance of 70" for the installation of an AC unit in the side yard 50" from the property line; a 120" side yard is required, pursuant to Section 1121.07 – minimum yard requirements for principal buildings. This property is located in an R1M, Single Family and Medium Density district. (Page 14)

Jeremy Tinney, Stack Heating and Cooling, applicant, was present to explain the request.

Mr. Bindel asked about decibel ratings with the use of a compressor blanket.

Mr. Molinski stated administrative staff had concerns initially. Ms. Nocht read an e-mail from the neighbors at 1045 Wilbert Road who held no further objection (made part of record).

Mr. Amendola asked if the unit would be screened from the street.

Mr. Nagy asked about compressor blanket specifics.

Public comment was closed as there was no one to address the issue.

A motion was made by Mr. Krewson, seconded by Ms. Bender to **APPROVE** the request **with the following stipulations:**

- **screening of the unit is provided,**
- **a compressor blanket is installed, and**
- **the unit is placed as close to the rear of the principle structure as possible.**

All of the members voting yea, the motion passed.

6. Docket No. 08-16-15 1100 Forest Road

Mark Reinhold, Architect, applicant, requests the review and approval for a setback variance of 9', 6" from the required 40' for an addition placed at 30', 6" from the rear yard, pursuant to Section 1123.07 - minimum yard requirements for principal buildings. The property is located in an R1L, Single Family and Low Density district. (Page 24)

Mark Reinhold, Architect, applicant was present to explain the request. Mr. Reinhold presented letters of support from the neighbors along with a rendering of their abutting properties (made part of record).

Ms. Nocht read the letters into record.

Mr. Molinski said administrative staff supported the proposal and recommended approval as submitted.

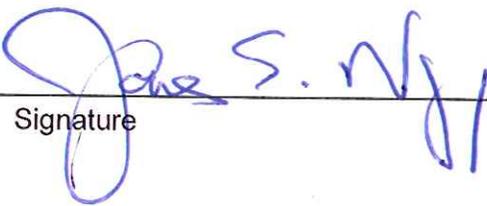
Mr. Krewson asked about the distance between the existing garage and the proposed addition and verified the ridge of the house would not exceed the existing.

Ms. Nocht read the letters of support into record.

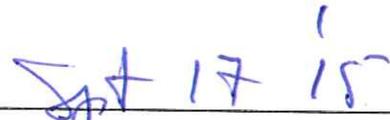
A motion was made by Ms. Bender. Mr. Krewson asked if the residents of 17861 Lake Road had been visited. The motion was seconded by Mr. Amendola to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Nagy, seconded by Mr. Bindel to **ADJOURN** the meeting at 6:58 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. Heather Pudge
2. Jeremy Tinney
3. MARAL REINHOLD
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

1. Heather Pudge
2. Jeremy Tinney
3. MARAL REINHOLD
4. _____
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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, August 20, 2015

Nochta, Michelle

From: Jeremy Tinney <jtinney@stackheating.com>
Sent: Thursday, August 20, 2015 6:45 PM
To: Nochta, Michelle
Subject: Fwd: BZA Agenda

Jeremy Tinney
Stack Heating & Cooling
www.stackheating.com

Begin forwarded message:

From: Patti Laskey <PLaskey@laskeycostello.com>
Date: August 19, 2015 at 6:35:02 PM EDT
To: Jeremy Tinney <jtinney@stackheating.com>
Cc: "nloftus@frantzward.com" <nloftus@frantzward.com>
Subject: Re: BZA Agenda

Hi Jeremy,

Thank you for emailing the drawings of where the a/c unit will be placed. We have no problem with you placing it as close to the corner as possible. And we appreciated the fact that Nora will put a compressor blanket on it for noise suppression. Hence, we will not be attending the board of zoning meeting tomorrow evening. Thank you for your assistance in resolving this matter.

Sincerely, Patti Laskey
Sent from my iPad

On Aug 19, 2015, at 7:17 AM, Jeremy Tinney <jtinney@stackheating.com> wrote:

I sent them to your wife yesterday. I just got them from the city of Lakewood!

Jeremy Tinney
Stack Heating & Cooling
www.stackheating.com

On Aug 19, 2015, at 7:03 AM, Patti Laskey <PLaskey@laskeycostello.com> wrote:

Jeremy,

I asked that you send me drawings of the placement of the a/c unit last week. Where are they?

Tim Laskey
1045 Wilbert road
Lakewood, Ohio 44107

Sent from my iPad

On Aug 18, 2015, at 1:37 PM, Jeremy Tinney
<jtinney@stackheating.com> wrote:

Jeremy Tinney
Stack Heating & Cooling
www.stackheating.com

Begin forwarded message:

From: "Sylvester, Bryce"
<Bryce.Sylvester@lakewoodoh.net>
Date: August 18, 2015 at 12:52:56 PM
EDT
To: Jeremy Tinney
<jtinney@stackheating.com>
Subject: BZA Agenda

<http://www.onelakewood.com/event/board-of-zoning-appeals-meeting-dates-2015-7/>

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



Vid and Ann Lutz
1100 Forest Road
Lakewood, Ohio 44107

August 20, 2015

Ms. Michelle Nohta
Board Secretary
Planning and Development
Board of Zoning Appeals
12650 Detroit Avenue
Lakewood, Ohio 44107

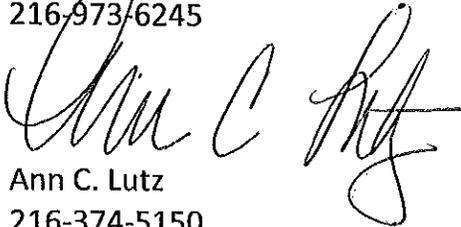
Dear Ms. Nohta:

This letter serves as our intent to give Mark Reinhold, our architect, a limited power of attorney to represent us and act on our behalf for the meeting held on August 20, 2015 at 6pm to discuss the addition and renovation of 1100 Forest Road, Lakewood, Ohio.

Sincerely,

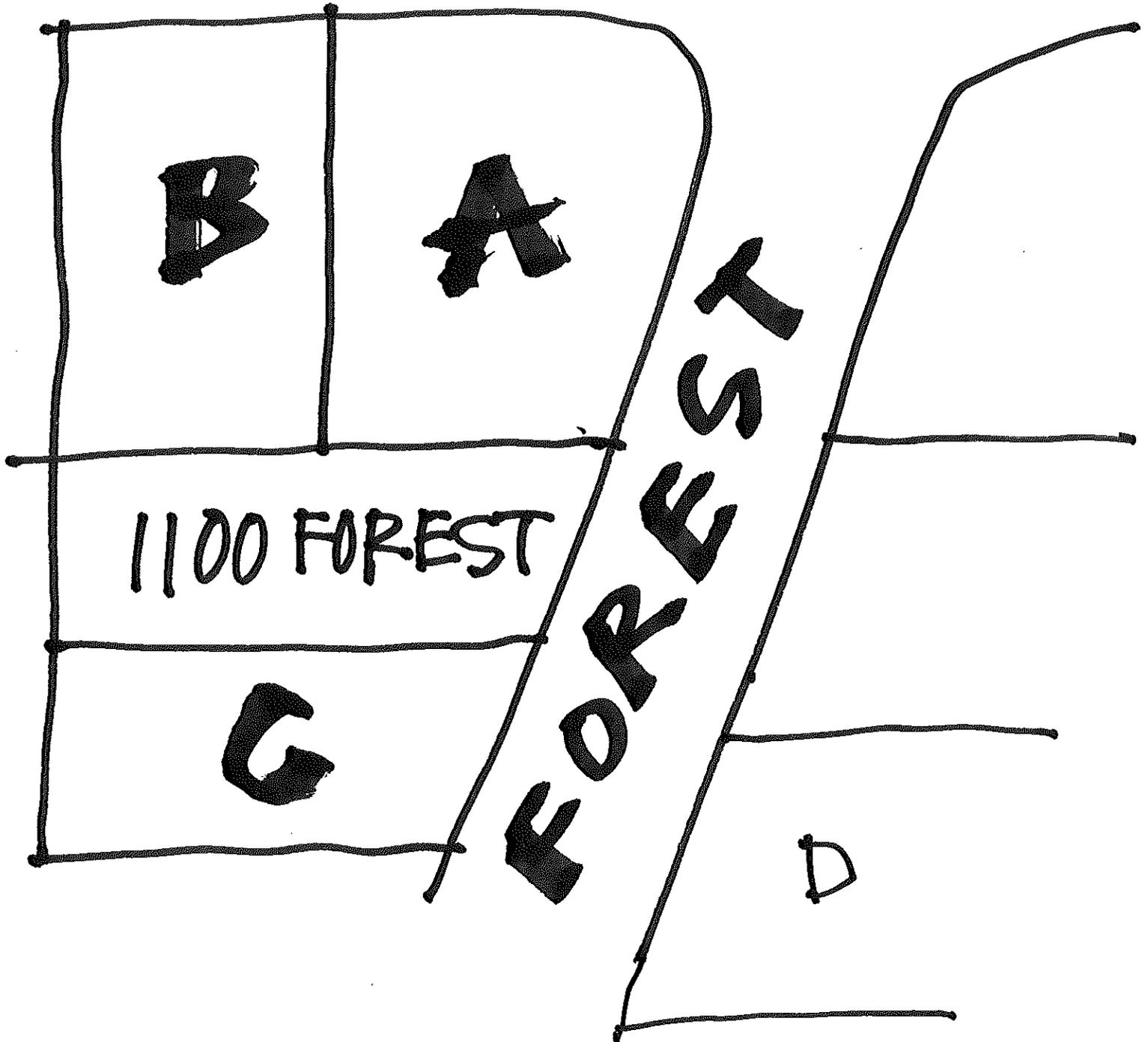


Vid A. Lutz
216-973-6245



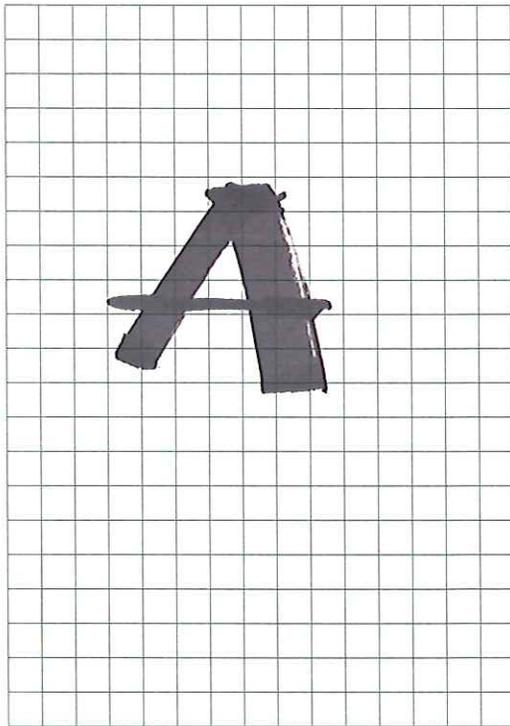
Ann C. Lutz
216-374-5150

LAKE



Lakewood Board of Zoning Appeals 8-11-15
To whom it may concern,

as neighbors of Vid & Ann Lutz
at 1100 Forest Rd, we agree to the
addition to the back of their new home.



Sincerely

Tom & Darma Feser

17853 Lake Rd.

Lakewood, Ohio 44107

216-226-3798

Brian and Maureen Powers
17855 Lake Road
Lakewood, OH 44107

Board of Zoning Appeals
Lakewood City Hall
12650 Detroit Avenue
Lakewood OH 44107

Re: Project at 1100 Forest Road

Dear Board of Zoning Appeals:

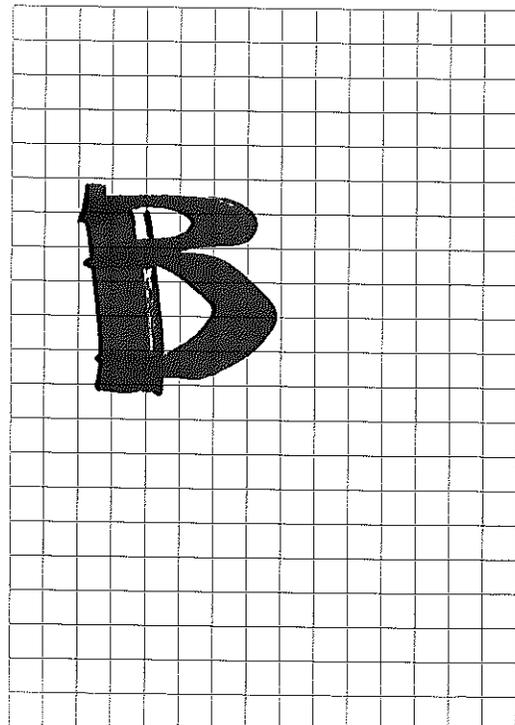
We have been informed by our new neighbors, Ann and Vid Lutz of 1100 Forest Road, of their intention to engage in a construction project including a small addition to the home. As the abutting neighbors who would be most closely affected by this project, my wife Maureen and I wanted to let you know that we are 100% in support of the proposed project. We have no objections to any variances that might be necessary to complete the construction. We have confidence that Mark Reinhold, who has been engaged as the architect, will do his usual great job of making sure that the project fits the character of the neighborhood.

Please do not hesitate to contact us if you have any questions. Thank you for your volunteer service to the City of Lakewood on this important Board.

Regards,



Brian E. Powers



August 6, 2015

Lakewood Board of Zoning Appeals
Lakewood, Ohio

To Whom It May Concern:

We are aware of the construction and renovation project proposed for 1100 Forest Road, Lakewood, Ohio and we support it.

Sincerely,

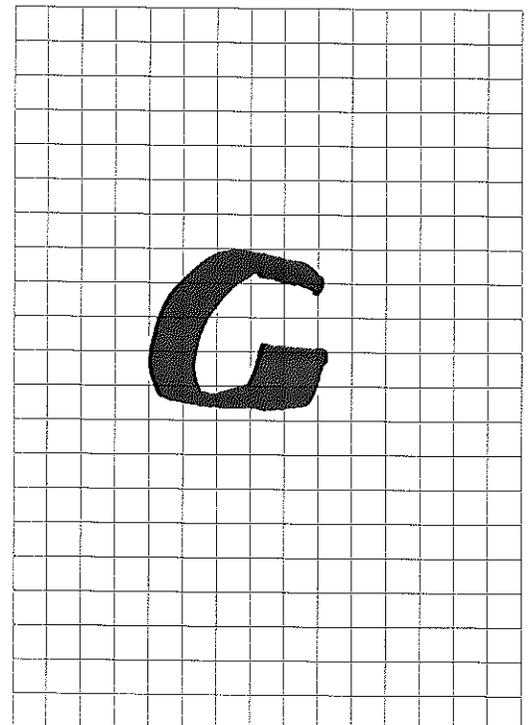
*Thos L Turner
Linda Y. Turner*

THOS. L. TURNER

LINDA Y. TURNER

1102 FOREST RD

LAKWOOD OH 44101

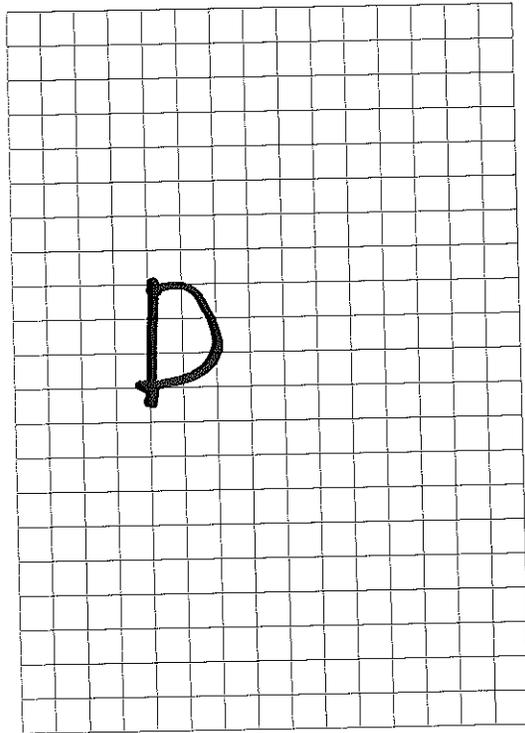


Robert H & JoAnn G Houck
1105 Forest Road
Lakewood Ohio

To : Lakewood Board of Zoning Appeals

This is to let you know that we are aware of the project for a small one floor addition off the back toward the garage to accommodate an eat-in kitchen at 1100 Forest and support the project .

Joann & Robert Houck





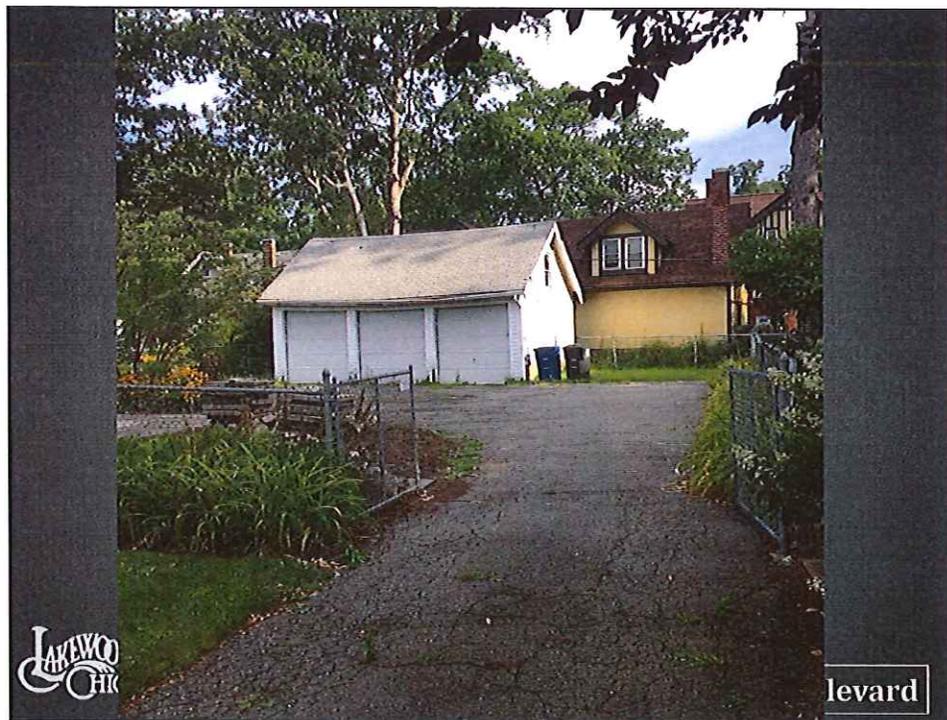
Board of Zoning Appeals

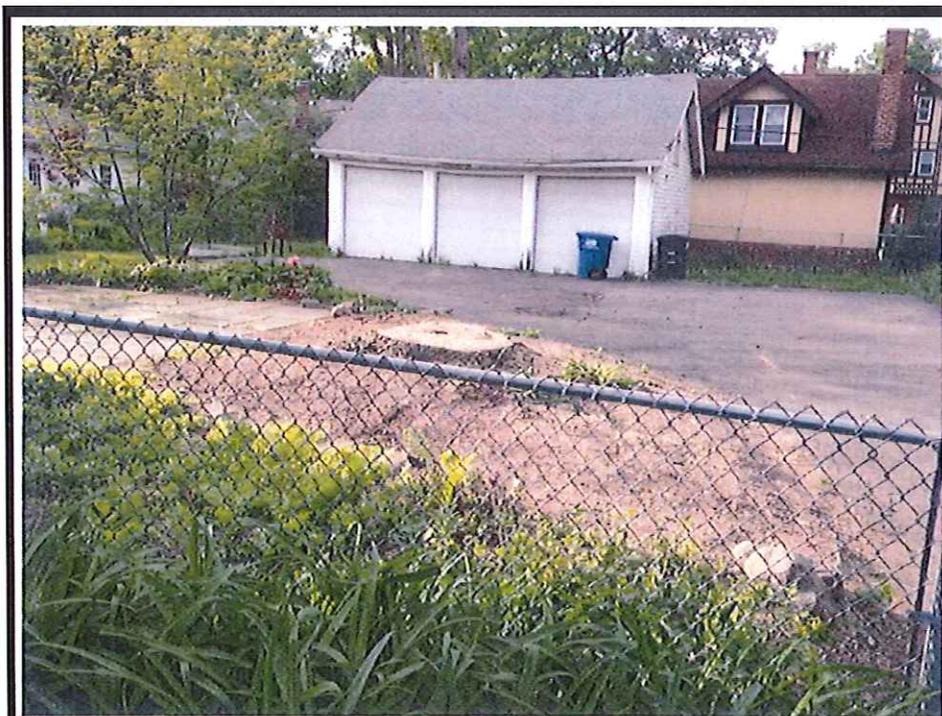
August 2015

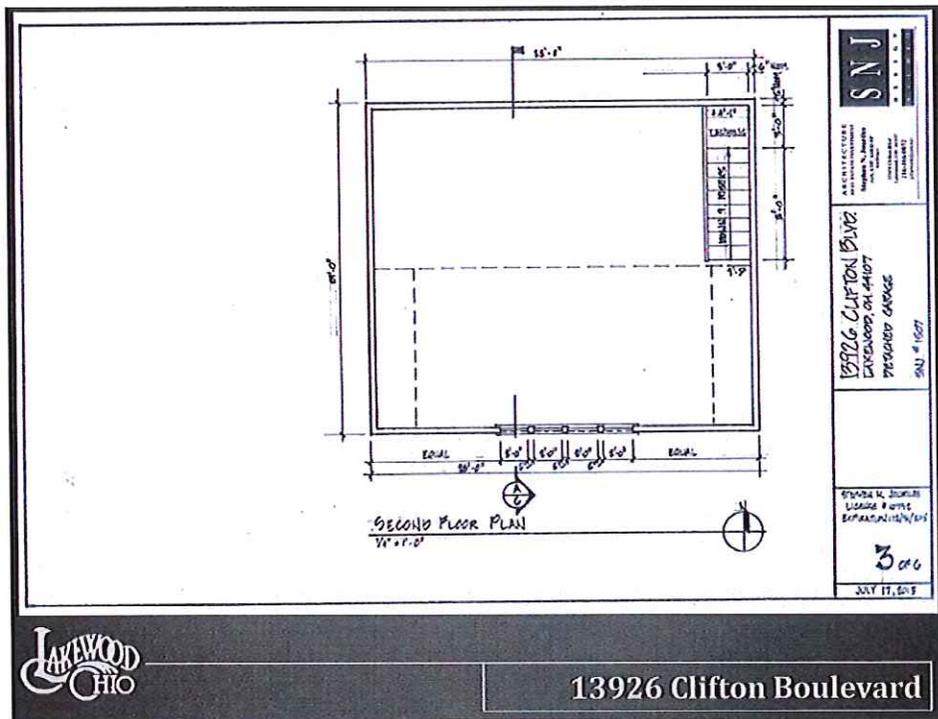
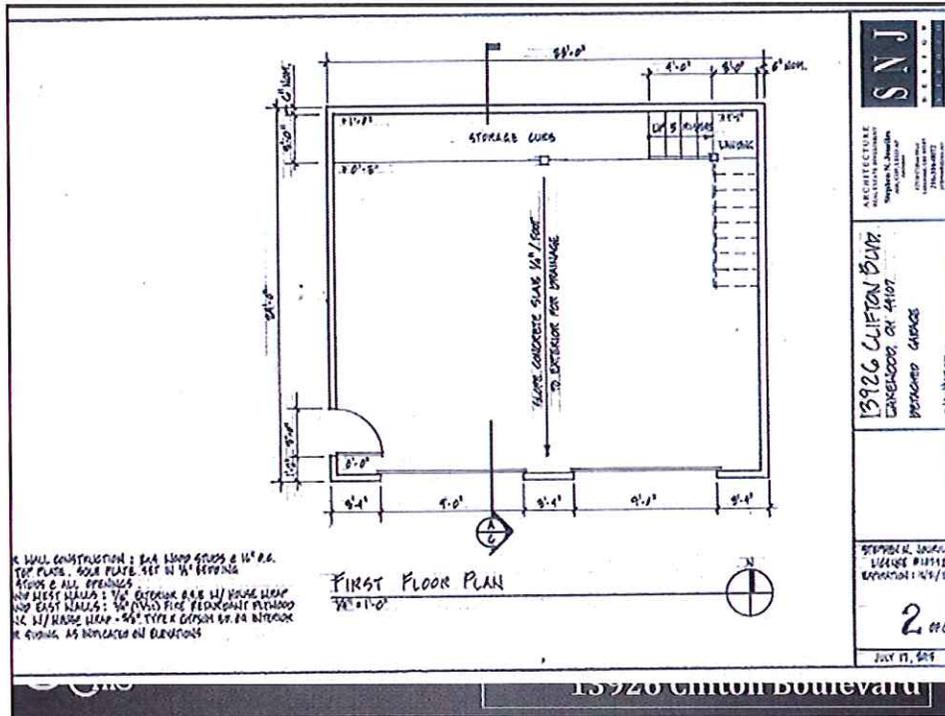


13926 Clifton Boulevard



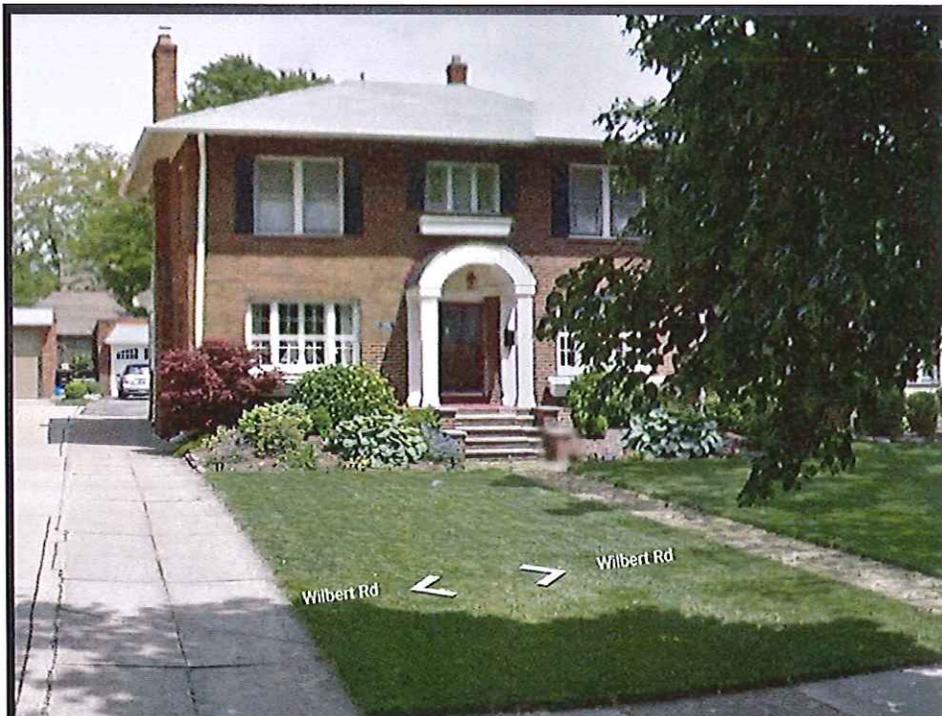








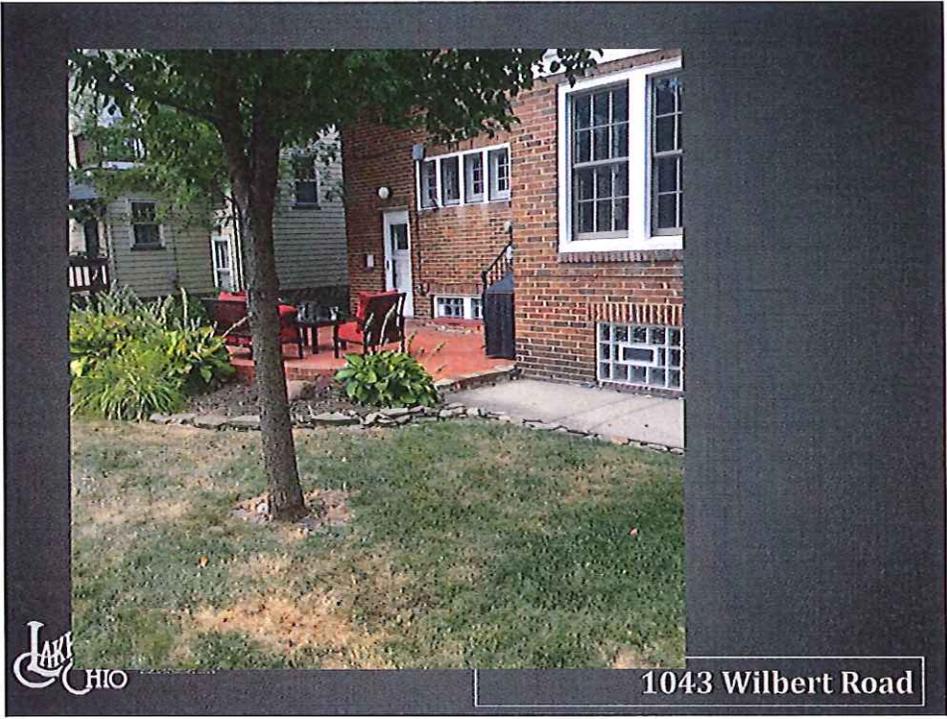






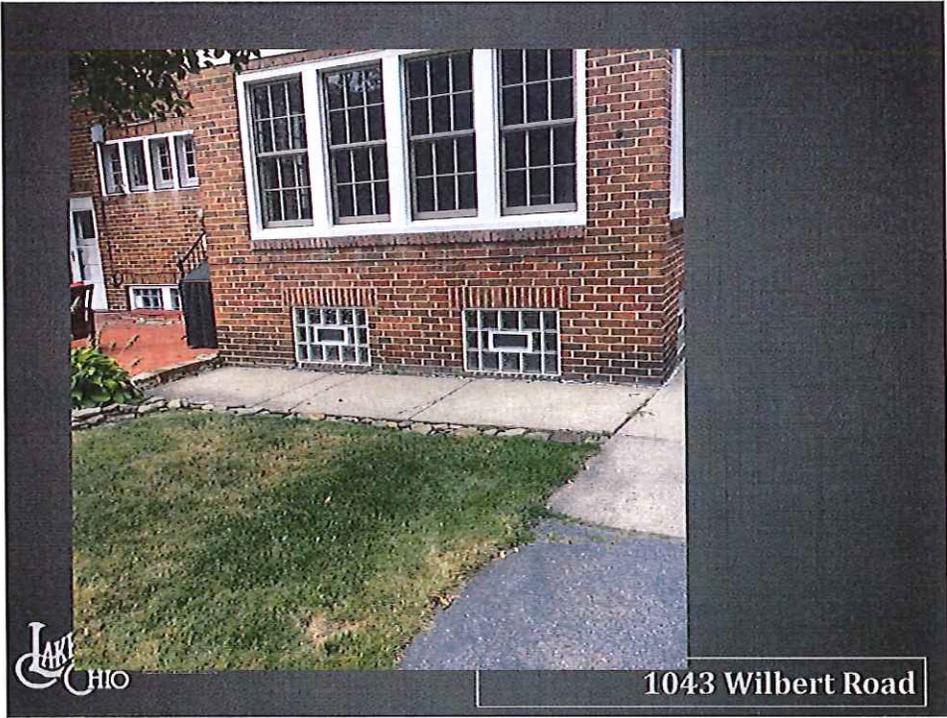
LAKY
CHIO

1043 Wilbert Road



LAKY
OHIO

1043 Wilbert Road



LAKY
OHIO

1043 Wilbert Road





PRODUCT SPECIFICATIONS

AIR CONDITIONERS
14ACX
MERIT® Series
 R-410A
Sublet No. 310100
 July 2015
 Replaces 344 2015



**MERIT®
SERIES**

SEER up to 16.00
1.5 to 5 Tons
Cooling Capacity - 17,900 to 59,000 Btuh

MODEL NUMBER IDENTIFICATION

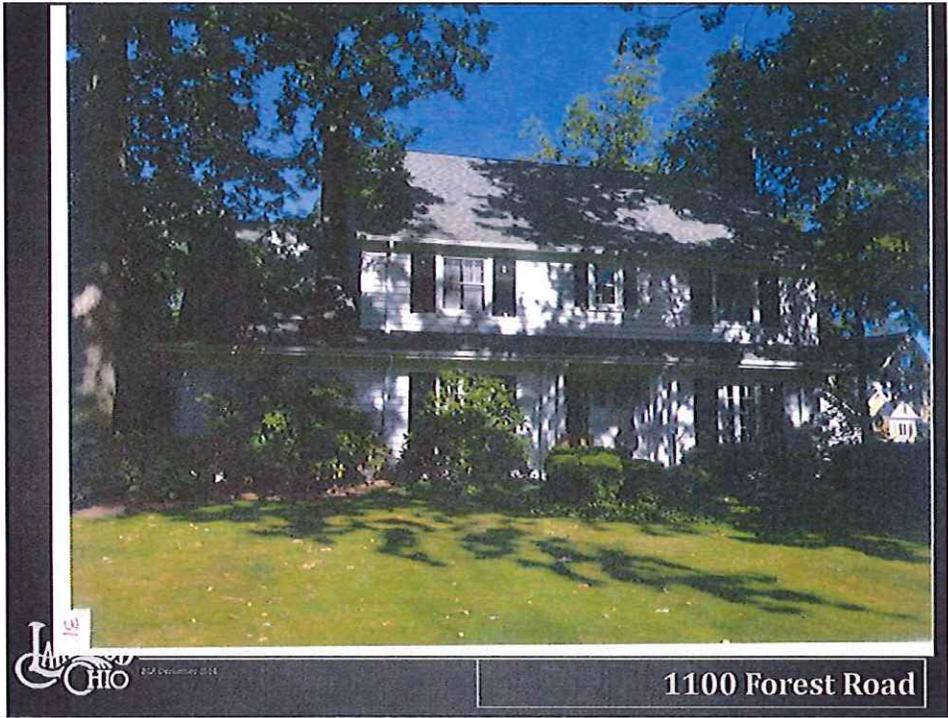
14ACX-024-230A-02

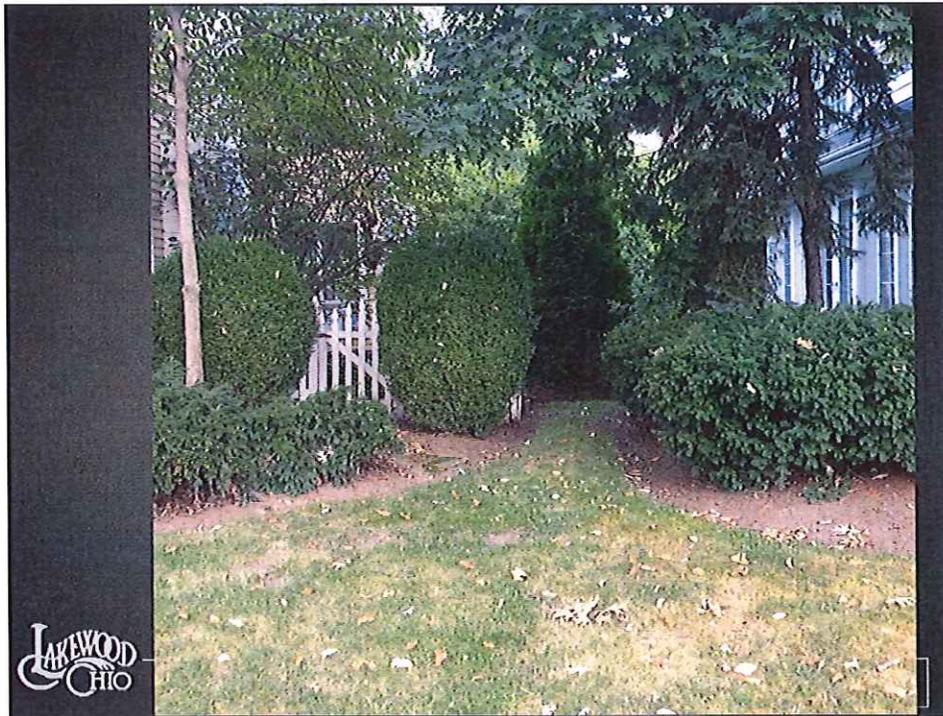
<p>Number Series 14</p> <p>Unit Type AC - Air Conditioner</p> <p>Refrigerant R-410A</p> <p>Regional Standards <small>(024) = All Regions or Southeast Region (dependent on size) 0 = North and South Regions</small></p>	<p>Model Revision Level 02</p> <p>Rating Revision Level <small>(NONE - 14 ACX 024 230 A 02 notes only)</small></p> <p>Capacity 230 = 230,000 Btuh (1.5 ton)</p> <p>Nominal Cooling Capacity <small>018 = 18 tons 024 = 24 tons 030 = 30 tons 036 = 36 tons 042 = 42 tons 048 = 48 tons 054 = 54 tons 060 = 60 tons</small></p>	<p>None</p>
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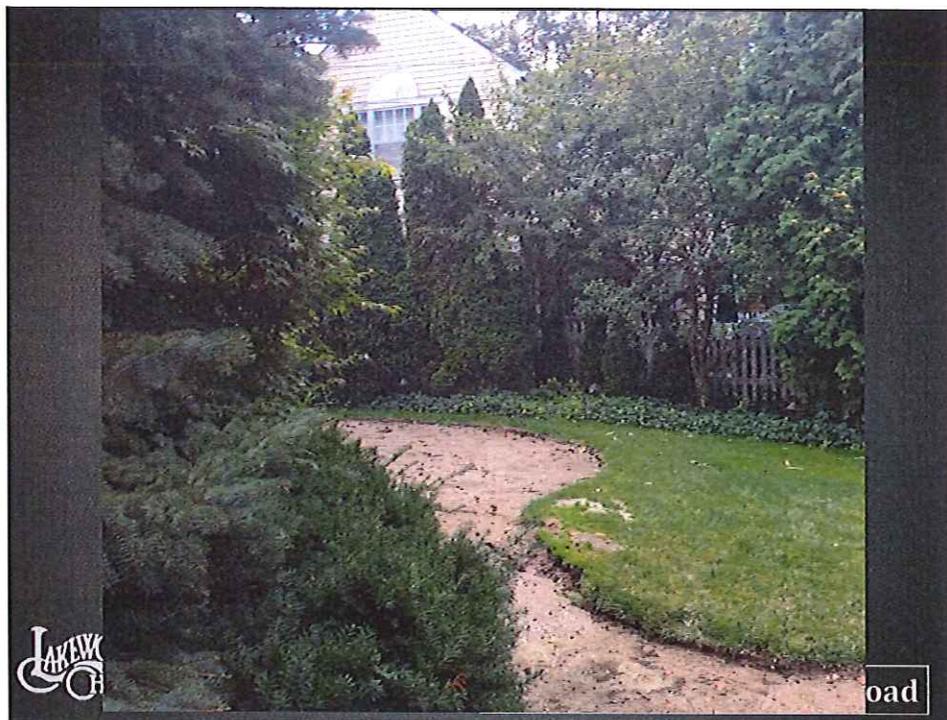
Wilbert Road

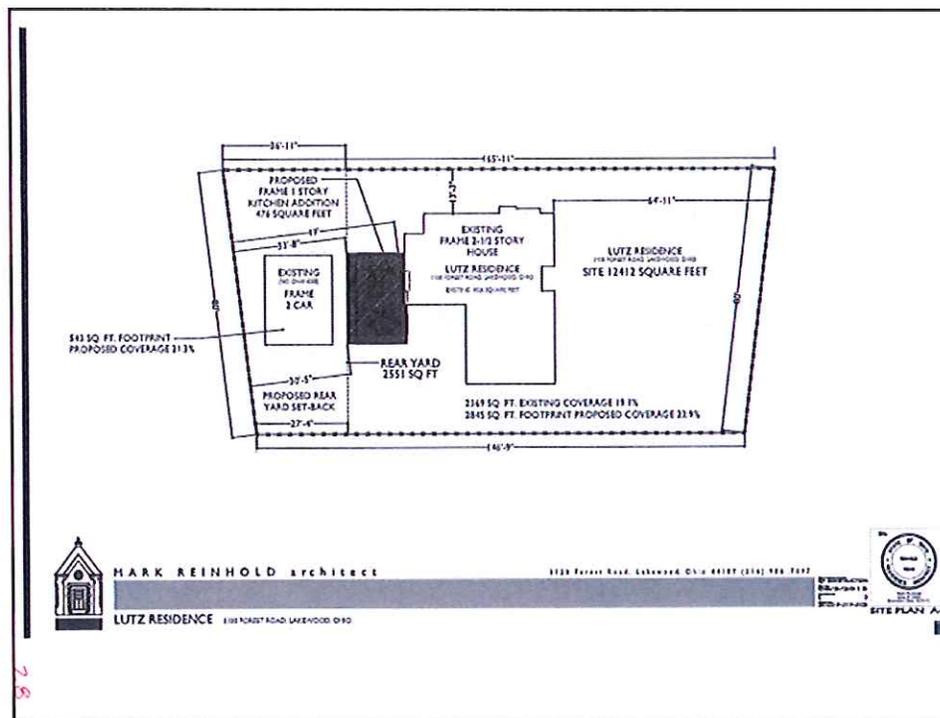


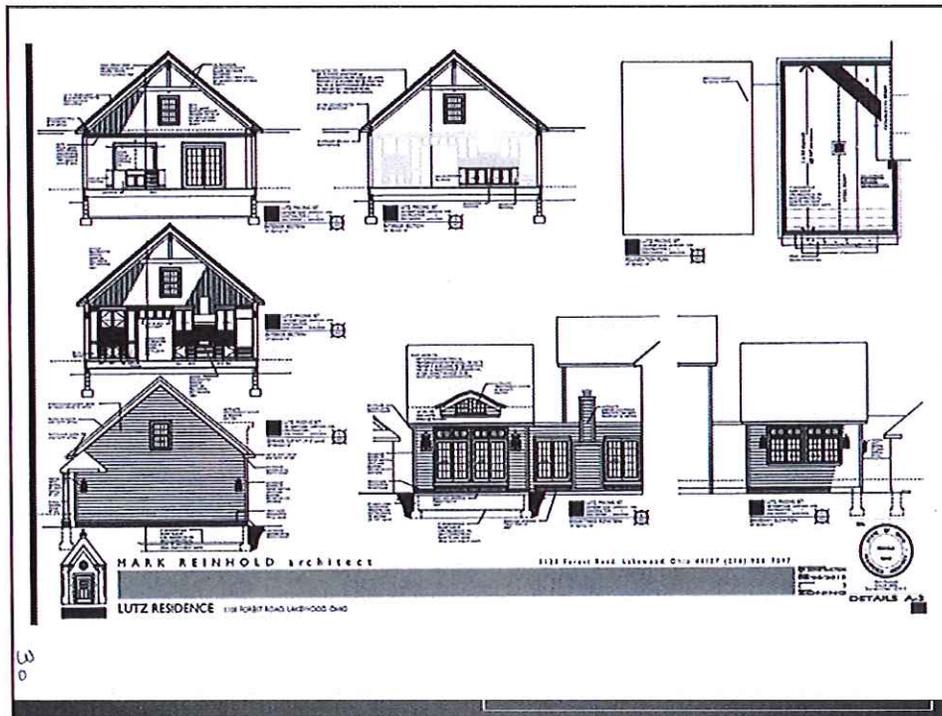
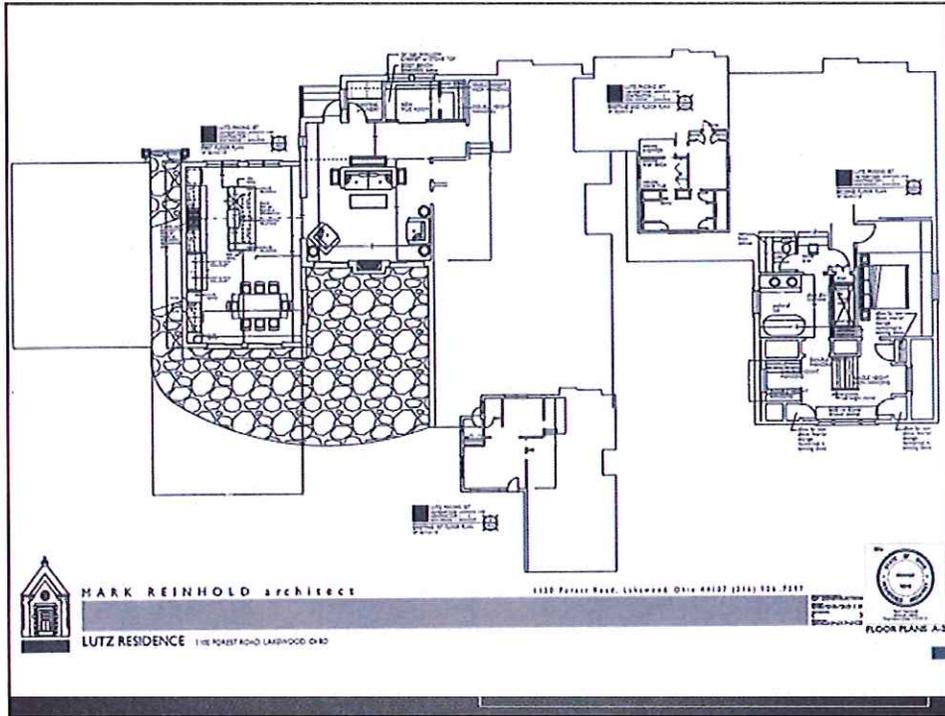




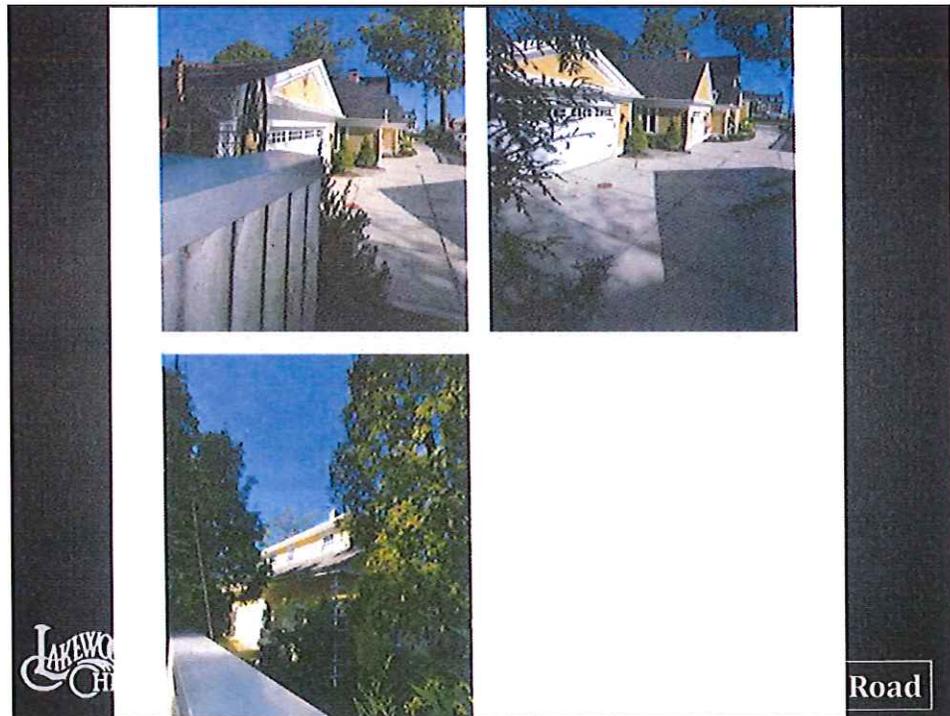
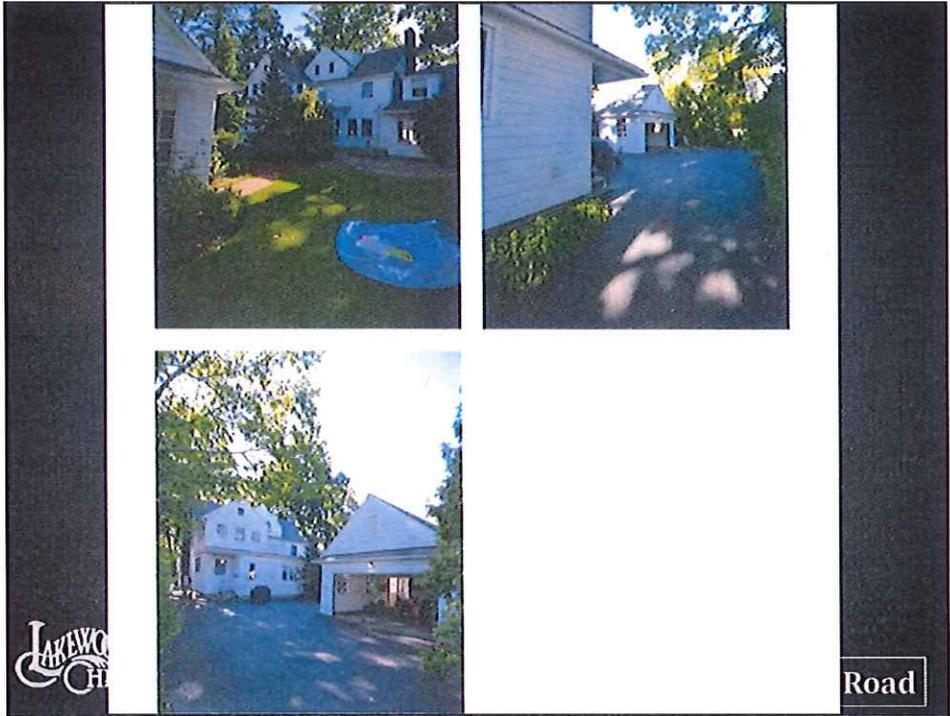








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Board of Zoning Appeals

August 2015

