

MINUTES
(Audio Recording Is Available)
BOARD OF ZONING APPEALS
SEPTEMBER 17, 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
Christopher Bindel
Kyle Krewson, Vice-Chairman
James Nagy, Chairman

Others Present

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

A motion was made by Mr. Amendola, seconded by to Mr. Krewson **EXCUSE** the absence of Cynthia Bender. All of the members voting yea, the motion passed.

2. Approve Minutes of the August 20, 2015 meeting

A motion was made by Mr. Krewson, seconded by Mr. Amendola to **APPROVE** the minutes of the August 20, 2015 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

Ms. Nocht read the Opening Remarks.

NEW BUSINESS

4. Docket No. 09-17-15 1292 Summit Avenue

Peter Lora, Idea Remodeling, applicant, requests the review and approval of a 4 foot, 1 inch variance in order to build a garage 19 feet, 1 inch in height; the maximum allowable is 15 foot, pursuant to Section 1121.05 – height regulations. This property is located in an R1H, Single Family and High Density district. (Page 2)

Peter Lora, Idea Remodeling, applicant was present to explain the request.

Mr. Molinski wanted to know how the upstairs space would be accessed; Mr. Lora replied there would be a pull-down ladder. There was no opposition from the Division of Housing and Building (“H&B”).

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

Mr. Amendola asked if there would be electricity; Mr. Lora replied there would..



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. Patricia A Uhr
2. Peter Lora
3. Michael Lewis
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

1. Patricia A. Uhr
2. Peter Lora
3. Michael Lewis
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 Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, September 17, 2015

Schwarz, Johanna

From: DSeager@aol.com
Sent: Tuesday, September 15, 2015 9:06 AM
To: Planning Dept
Subject: Docket No. 09-19-15

Regarding the outside air conditioning unit at the home of Michael Lewis, 17463 Clifton Blvd: this is only what most of us already have. I am in favor of it.

Don Seager
17473 Clifton Blvd.



Board of Zoning Appeals

September 2015



1292 Summit Avenue



1292 Summit Avenue



1292 Summit Avenue



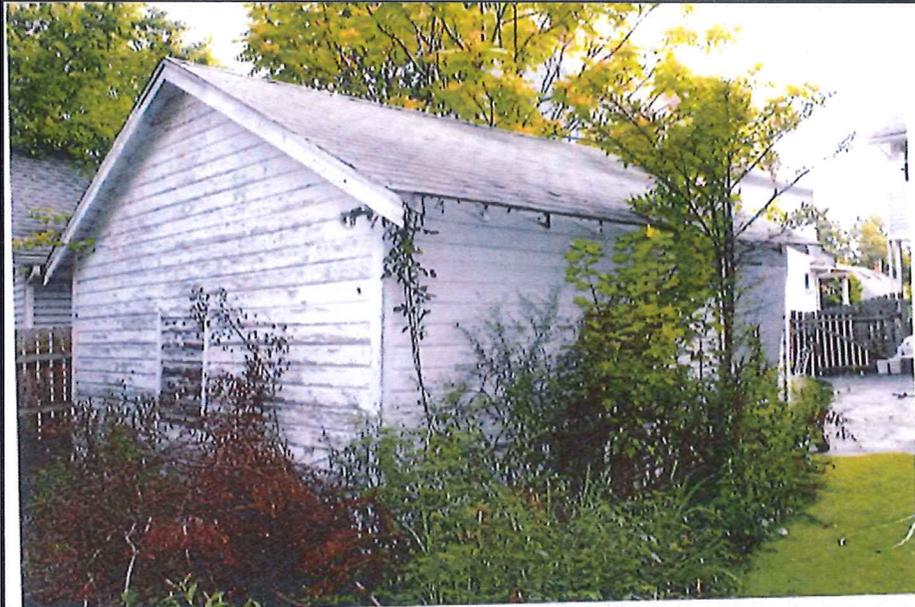
CLAYWOOD
OHIO

1292 Summit Avenue



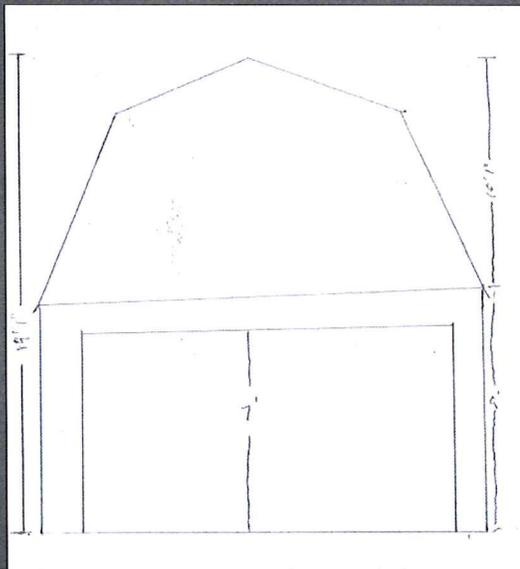
CLAYWOOD
OHIO

1292 Summit Avenue



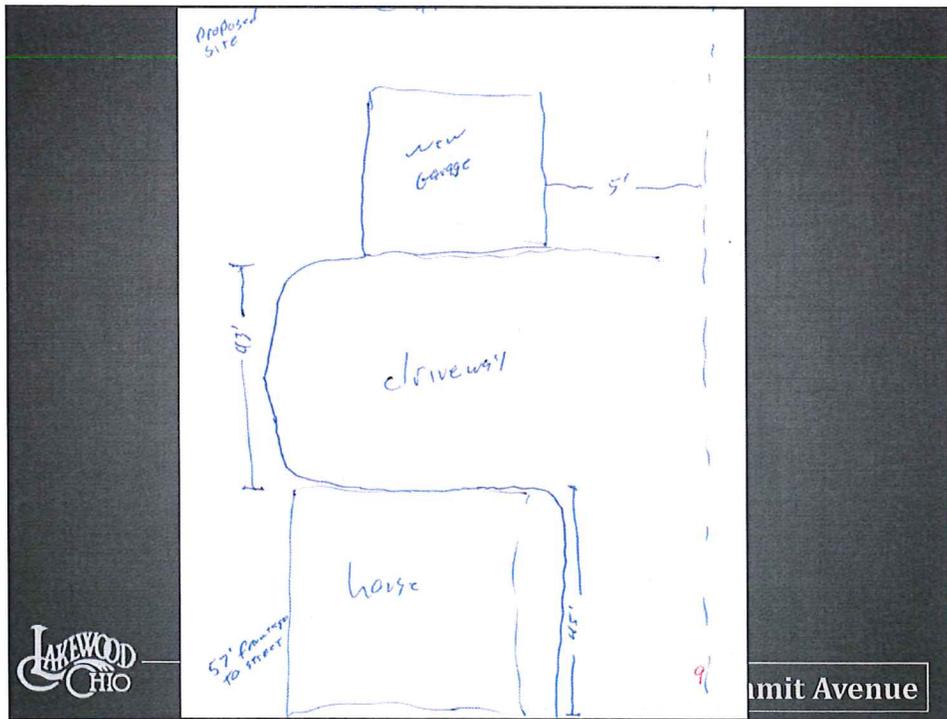
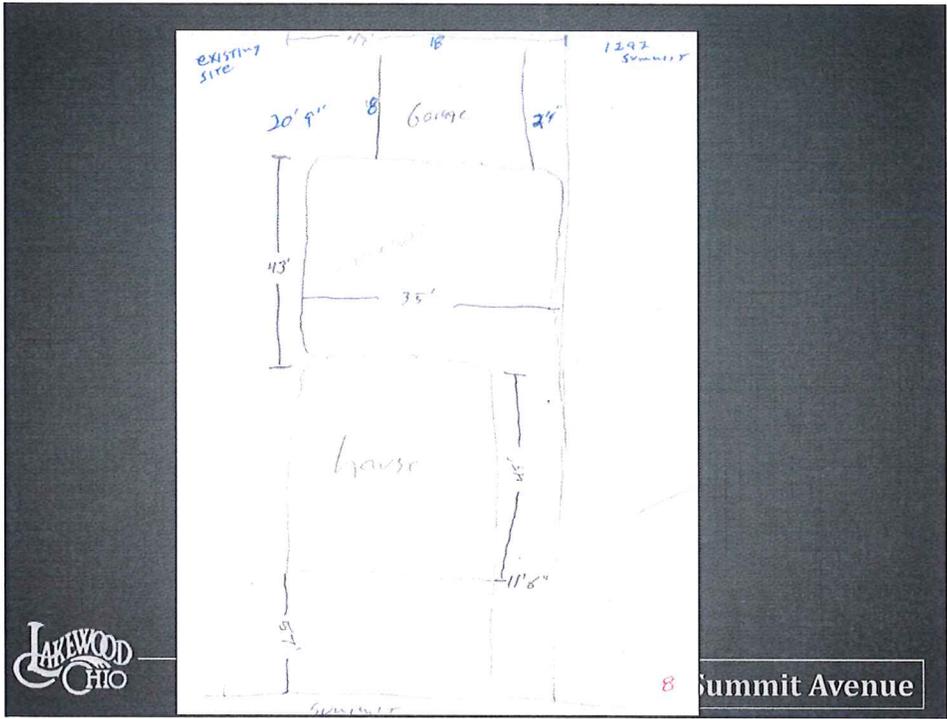
LAKWOOD
OHIO

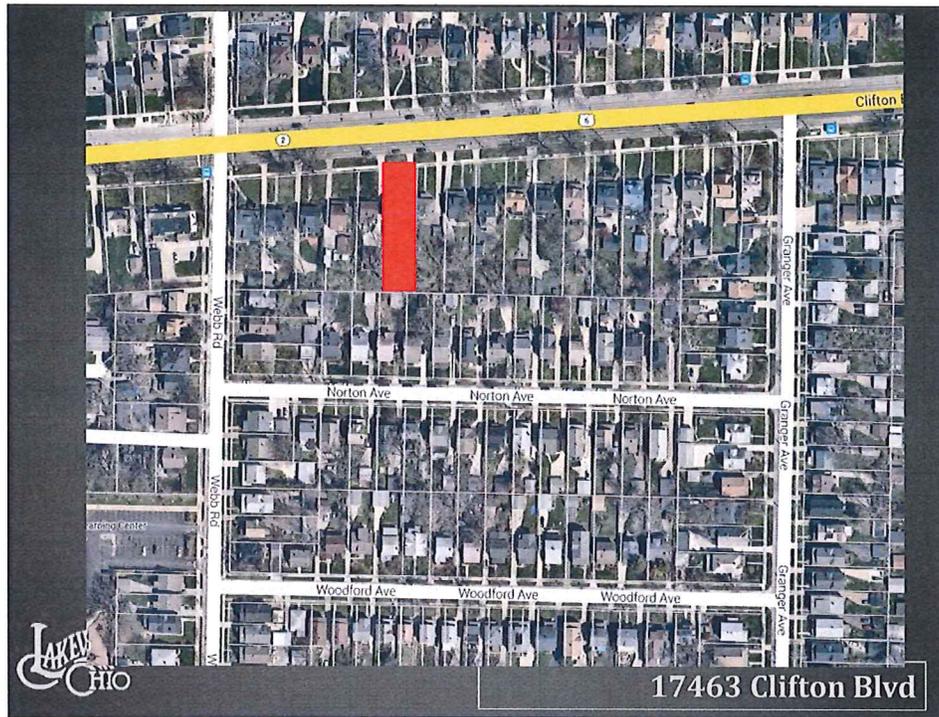
1292 Summit Avenue

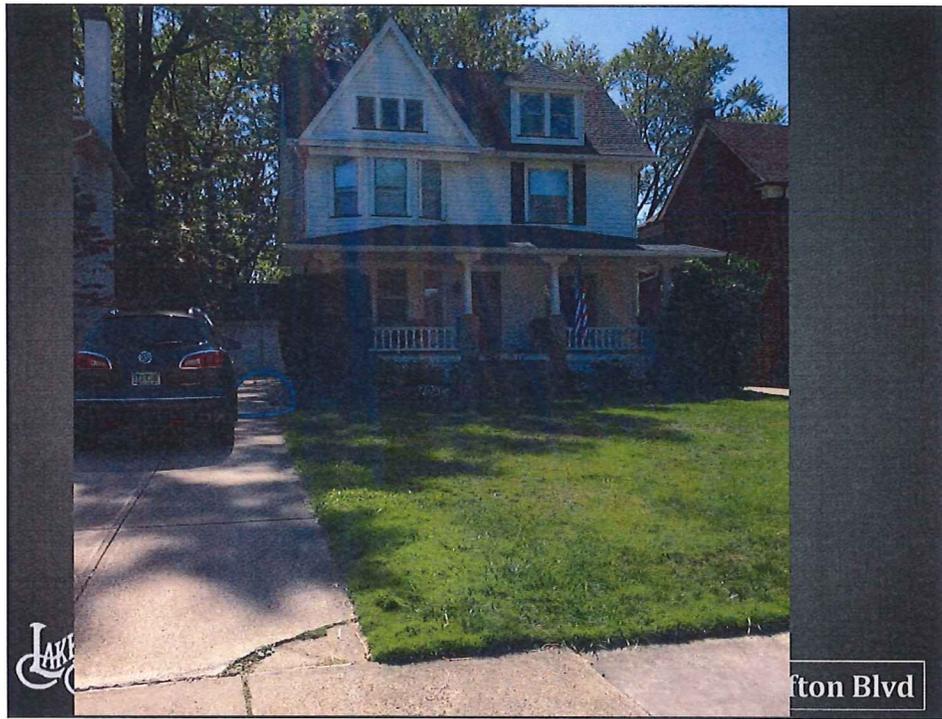


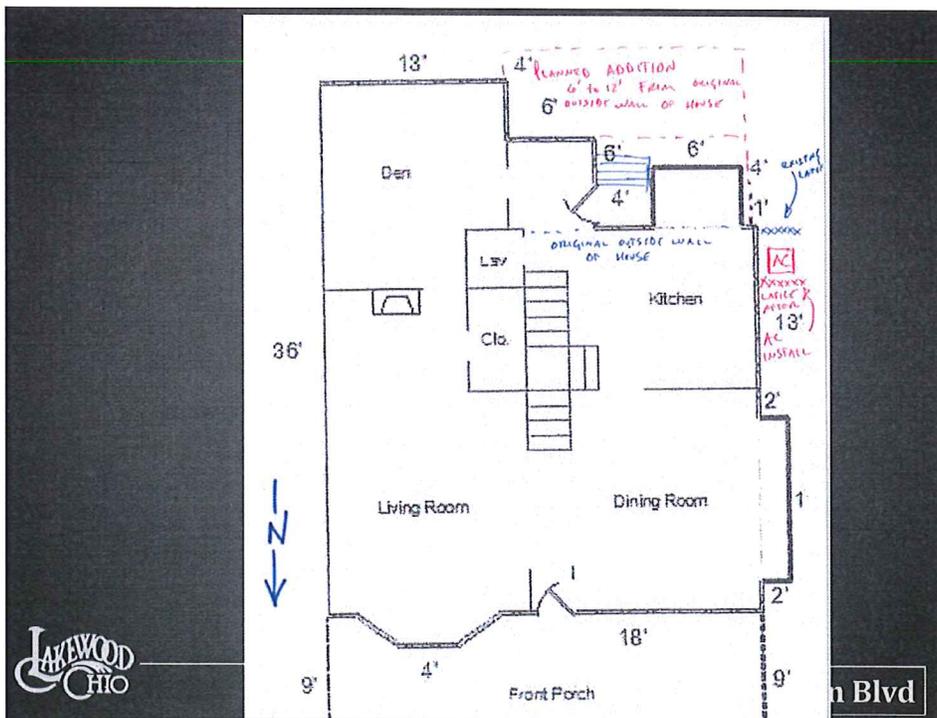
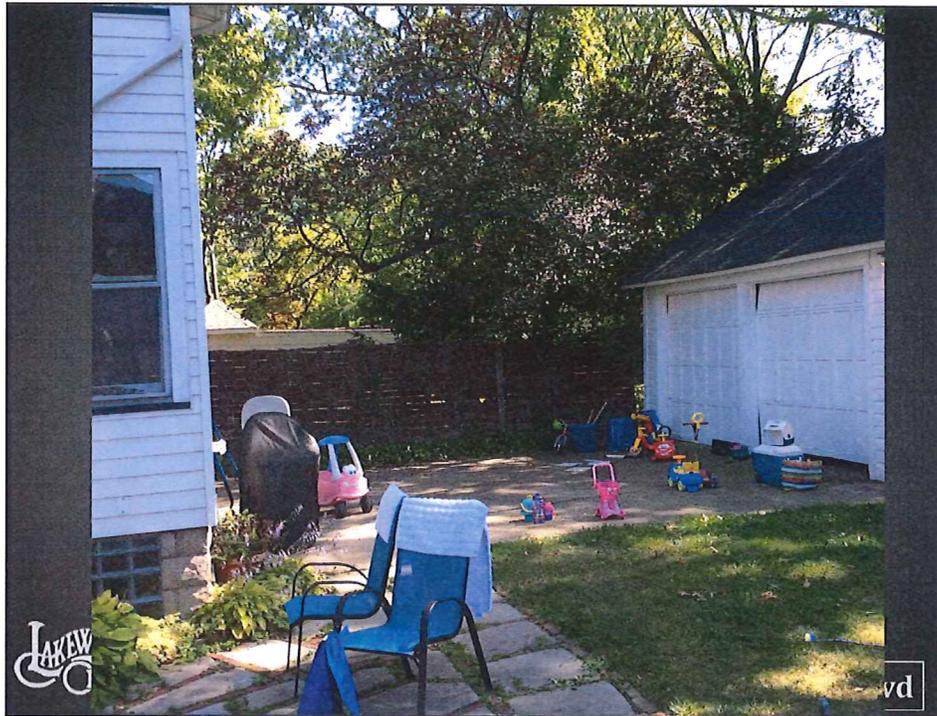
LAKWOOD
OHIO

1292 Summit Avenue









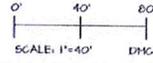
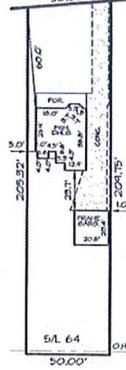


CAMPBELL &
ASSOCIATES, INC.
Land Surveying

400.233.4117
Fax: 808.454.7702
3405 Fortuna Drive
Suite 100
Akron, OH 44312
http://www.campbellsurvey.com

MORTGAGE LOCATION SURVEY

CLIFTON BLVD. 120'
50.00'



Address 17463 Clifton Boulevard

State of Ohio, County of Cuyahoga

City of Lakewood

New Owner Michael D Lewis and Marissa H Burke

Alignment Matthews and Gilberts Subdivision No 6

Plat Book 34, Page 2

Client Order No. 2014097724

Date September 18, 2014

Project Order #B115 C 110

C. & A. Order No.
CL163668

This is to certify to Huntington National Bank and/or Cleveland Home Title Agency LTD

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code

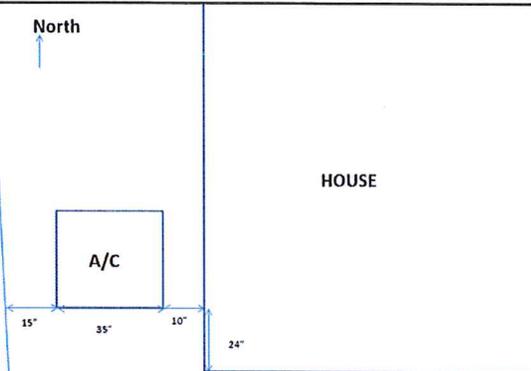
Daniel J. Cook
Daniel J. Cook - Reg. Surveyor No. 71179

Page 2 of 2



Blvd

North



Required Side Yard Setback for R2 is 5' (60")
 $35' + 10' = 45'$ which puts the a/c unit 15' from the property line

The requested variance is 45'



17463 Clifton Blvd, Side Yard Setback Variance request- 9/17/2015

17463 Clifton Blvd



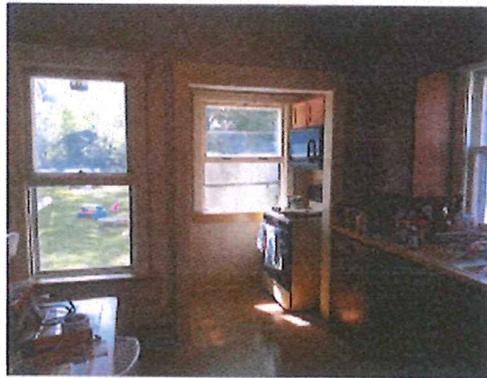
→ FASTEST LOCATION
WILL BE CANCELLED
FROM STREET BY
LAW



REFRIGERATOR INSIDE
ROOM CONSTRUCTED
ADDITION BUILDING
BASE DOWN.

LAKELWOOD
OHIO

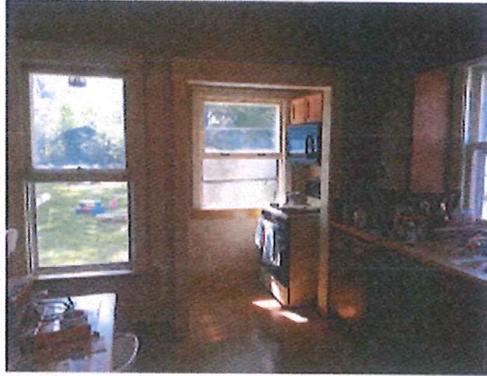
Clifton Blvd



RANGE OUTSIDE MAIN
WALL OF HOUSE WITHOUT
FOUNDATION.

LAKELWOOD
OHIO

17463 Clifton Blvd



RANGE OUTSIDE MAIN WALL OF HOUSE WITHOUT FOUNDATION.



17463 Clifton Blvd

← (homecomfort/us/products/air-conditioners) Air Conditioners (homecomfort/us/products/air-conditioners)

Email this product



PERFORMANCE™ 16 CENTRAL AIR CONDITIONER
24ACC6



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- WeatherArmor™ Ultra protection

EFFICIENCY
Up to 16 SEER

QUIET LEVEL
Better

COMFORT FEATURES
Good

Got up to \$300 in rebates in Phoenix, AZ

SEE DETAILS >

23



17463 Clifton Blvd



Board of Zoning Appeals

September 2015

