

**MINUTES**  
**(Audio Recording Is Available)**  
**BOARD OF ZONING APPEALS**  
**OCTOBER 15, 2015**  
**LAKWOOD 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

2. **Approve Minutes of the September 17, 2015 meeting**

A motion was made by Mr. Krewson, seconded by Mr. Bindel to **APPROVE** the minutes of the September 17, 2015 meeting. Mr. Amendola, Mr. Bindel, Mr. Krewson and Mr. Nagy voting yea, and Ms. Bender abstaining, the motion passed.

3. **Opening Remarks**

Ms. Nochta read the Opening Remarks.

**NEW BUSINESS**

4. **Docket No. 10-20-15                      13881 Lake Avenue**

Peter K. Ranney, applicant and property owner, requests the review and approval of a 37' variance in order to place a fence on the property 3' from the sidewalk, to the required 40' building line set, pursuant to Section 1153.02(a) – fence regulations. This property is located in an R1M, Single Family and Medium Density district. (Page 2)

Mr. Nagy announced that Counsel for Peter Ranney withdrew the application at the pre-review meeting. No action was required from the board.

5. **Docket No. 10-21-15                      14611 Lake Avenue**

Shane McNamee, applicant and property owner, requests the review and approval of a 2 foot, 10 inch variance in order to build a garage 17 feet, 10 inches in height; the maximum allowable is 15

feet, pursuant to Section 1121.05(b) – height regulations. The property is located in an R1H, Single Family and High Density district. (Page 8)

Shane McNamee, applicant and property owner was present to explain the request.

Administrative staff had no concerns with the proposal. Public comment was closed as there was no one to address the issue. Mr. McNamee advised the board that a new pad and driveway were planned. He added the additional height would be used for storage because of basement flooding.

A motion was made by Ms. Bender, seconded by Mr. Bindel to **APPROVE with the following stipulation:**

- **the upper level of the garage is used for incidental storage only.**

All of the members voting yea, the motion passed.

6. **Docket No. 10-22-15** **1599 Onondaga Avenue**

Tim Denihan, applicant and property owner, requests the review and approval of a 3' variance in order to build a garage 2' from the property line; the minimum allowable is 5', 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 24)

Mr. Nagy said the application was withdrawn prior to the meeting. No action was required from the board.

7. **Docket No. 10-23-15** **1579 Marlowe Avenue**

Brendan Grady, applicant and property owner, requests the review and approval of a 1 foot, 7 inch 4 foot, 5 inch variance in order to build a garage 16 feet, 7 inches 16 feet, 5 inches in height; the maximum allowable is 15 feet, pursuant to Section 1121.05(b) – height regulations. The property is located in an R1H, Single Family and High Density district. (Page 32)

Brendan Grady, applicant and property owner was present to explain the request.

Mr. Molinski asked the board to consider the effect the flat-roofed garage would have on the neighboring properties. Ms. Nochta read letters of support from three neighbors (made part of record).

The board asked the applicant to reply to Mr. Molinski's concerns. Public comment was closed. Ms. Bender asked the purpose of the skylights. Mr. Grady replied it would be for lighting in addition to the required light fixtures, and there would be no plumbing.

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

- **it is 1 foot, 7 inches to the top of the parapet at its greatest point, and**
- **the upper level of the garage is used for incidental storage only.**

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 6:57 p.m. All of the members voting yea, the motion passed.

*3 2*

Signature

*1/21/10*

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. Shane McNamee

[Signature]

2. BRENDAN GRADY

[Signature]

3. \_\_\_\_\_

\_\_\_\_\_

4. \_\_\_\_\_

\_\_\_\_\_

5. \_\_\_\_\_

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6. \_\_\_\_\_

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7. \_\_\_\_\_

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8. \_\_\_\_\_

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9. \_\_\_\_\_

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10. \_\_\_\_\_

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11. \_\_\_\_\_

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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, October 15, 2015

## Schwarz, Johanna

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**From:** Nochta, Michelle  
**Sent:** Wednesday, October 14, 2015 4:15 PM  
**To:** Schwarz, Johanna  
**Subject:** FW: Board of Zoning Appeals- 1599 Onondaga

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**From:** michael gerson [<mailto:megerson@sbcglobal.net>]  
**Sent:** Wednesday, October 14, 2015 4:15 PM  
**To:** Nochta, Michelle  
**Subject:** Re: Board of Zoning Appeals- 1599 Onondaga

Dear Michelle,

Please remove my request from the docket.  
I will be in this coming week to set up for permits.

Thank you,

Michael Gerson

On Wednesday, October 14, 2015 11:26 AM, "Nochta, Michelle" <[Michelle.Nochta@lakewoodoh.net](mailto:Michelle.Nochta@lakewoodoh.net)> wrote:

Mr. Gerson,  
I hope Mr. Molinski's last e-mail answered all your questions. I haven't received an e-mail requesting for your docket item to be withdrawn. If you could respond to this e-mail at your earliest possible convenience and request it to be withdrawn we can begin processing your refund and remove your request from the docket. Thanks!

Michelle Nochta  
*Program Coordinator*  
Division of Community Development  
Department of Planning and Development  
City of Lakewood  
12650 Detroit Avenue  
Ph: 216-529-5906  
Fax: 216-529-5907

October 5, 2015

Jennifer Fleischer

1571 Marlowe Ave

Lakewood, OH 44107

To Whom This May Concern:

Greetings. I am Jennifer Fleischer, residing at 1571 Marlowe Ave, and Brendan Grady is my neighbor. I have seen his design for his new garage and I believe that the garage will be a great improvement/investment to the neighborhood and that in no way does the requested variance negatively impact me. I hope the board feels the request is reasonable and wish for them to grant approval. Please contact me at the aforementioned address if there is any reservation whatsoever.

Thank you,

Jennifer Fleischer

October 7, 2105

To whom it may concern:

My name is Patrick Mayock, and I reside at 1575 Marlowe Ave. Brendan Grady is my neighbor. I've reviewed the design to his garage and think it will be a wonderful improvement over his current garage. In no way does the requested variance negatively impact me. (In fact, it will make the view from my backyard, which abuts to his garage, much nicer.)

I hope the board feels the request is reasonable, and I wish for them to grant approval.

Sincerely,  
Patrick Mayock

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Patrick Mayock

Cell: (440) 725-0281  
[mayockp@gmail.com](mailto:mayockp@gmail.com)

To Whom It May Concern:

My name is Colin Toke, and I reside at 1585 Marlowe Ave. Brendan Grady is my neighbor and he has shared with me his design and plans for the garage he has proposed building on his property. I understand that he is seeking a variance from the city for his garage. I am writing to voice my support for his proposed plans and I feel his design would be a positive improvement and investment to our neighborhood. I do not feel his requested variance would negatively impact my property or myself and I hope the board feels the request is reasonable and wish for them to grant approval.

Thank you for your time and attention,  
Colin Toke  
1585 Marlow Ave.  
Lakewood Ohio, 44107  
216-408-3433



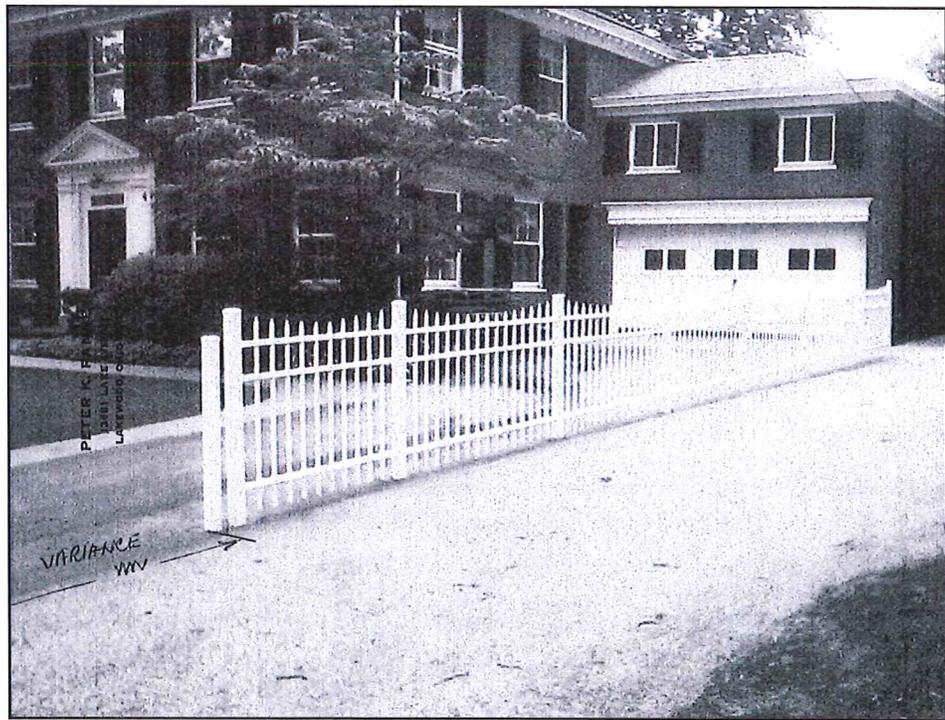
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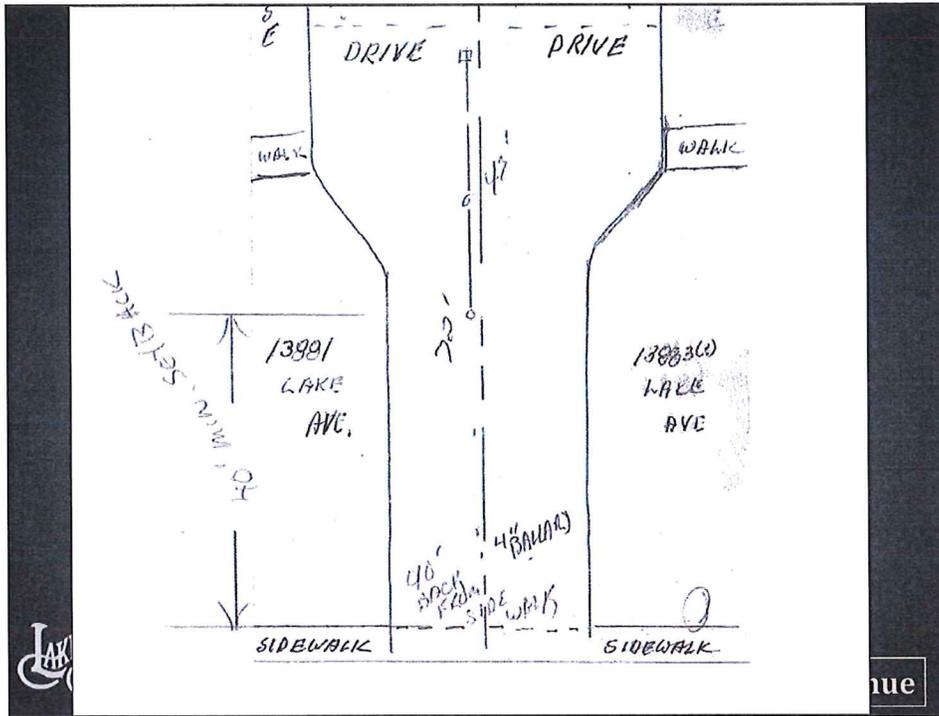
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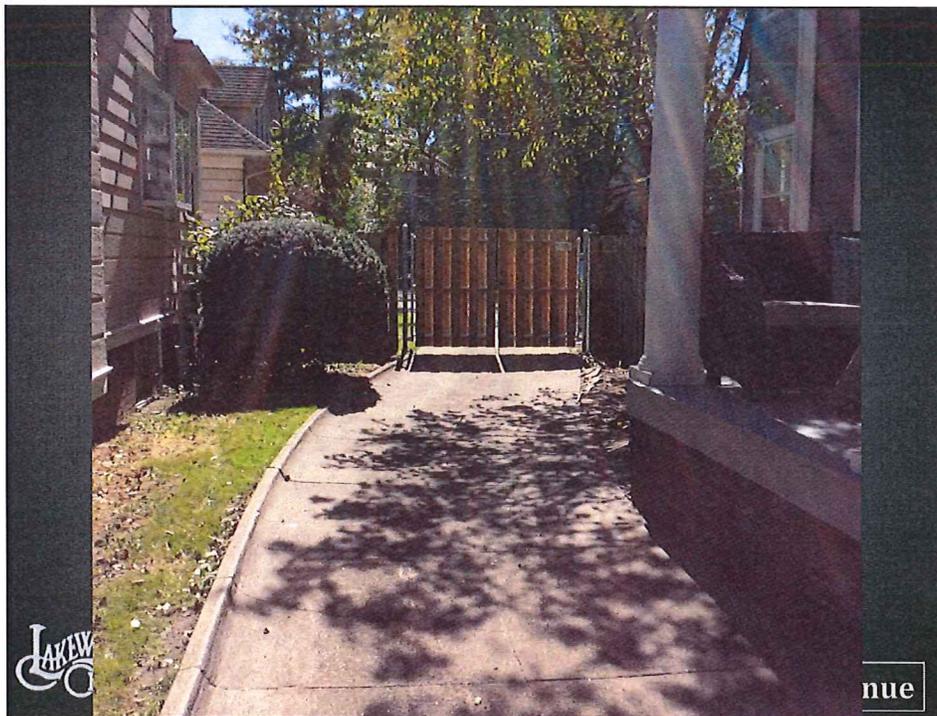


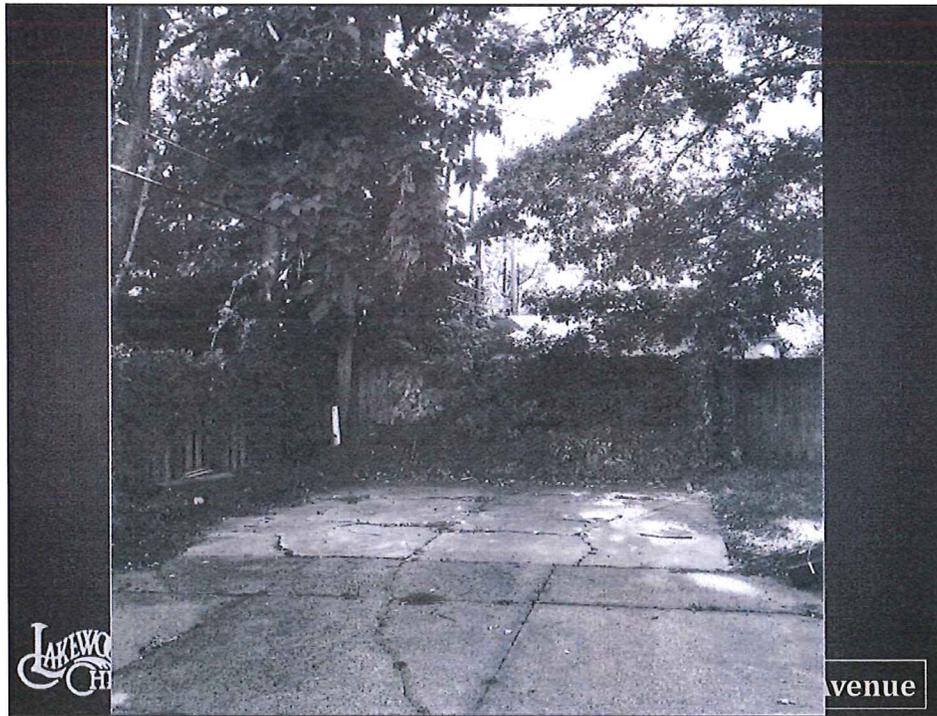


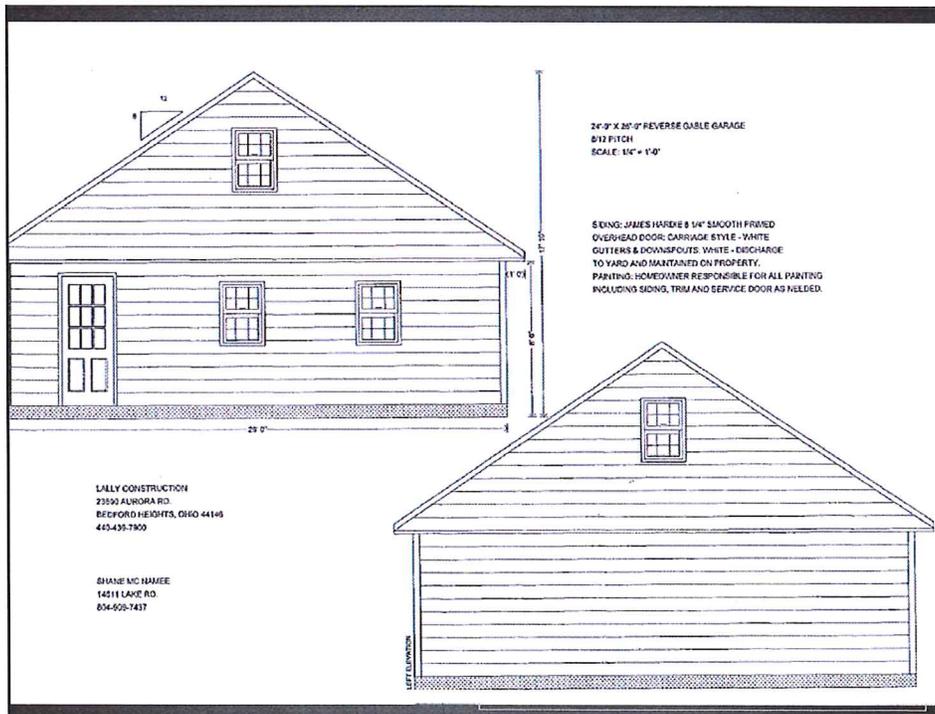
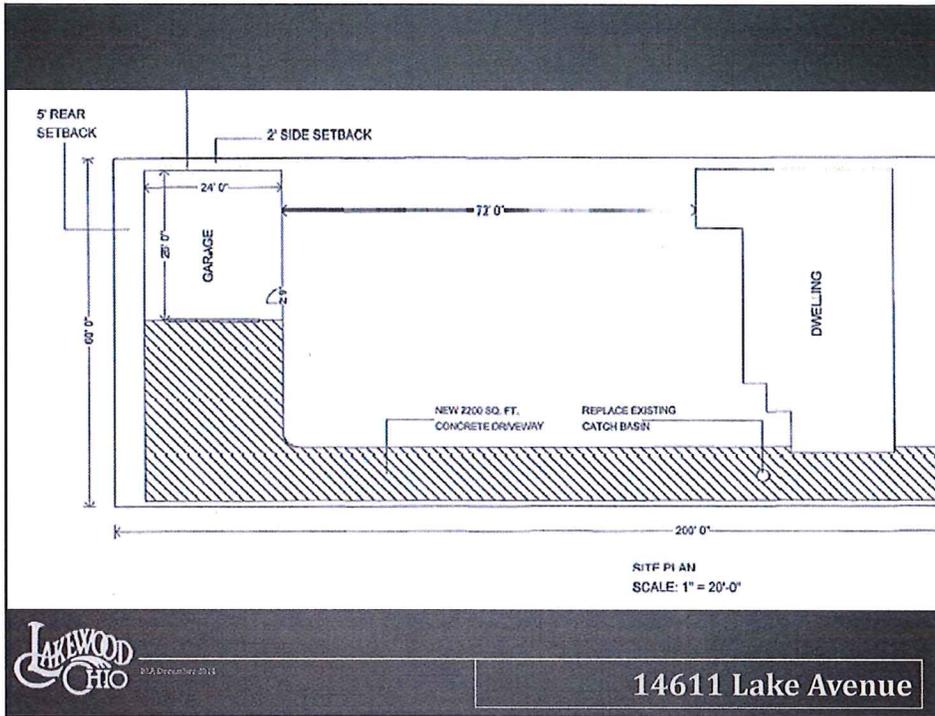


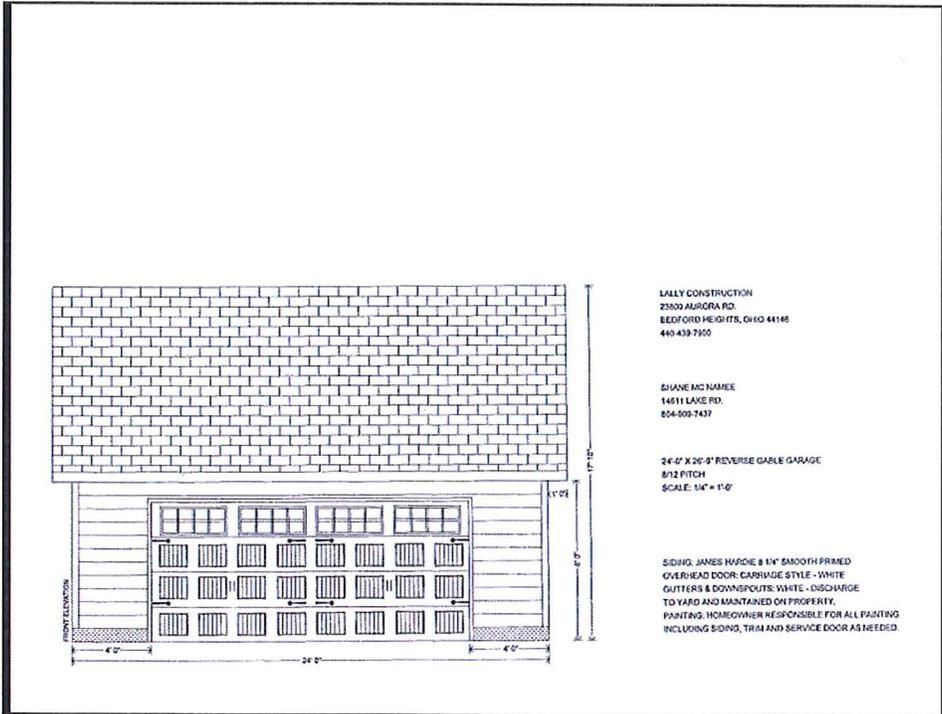










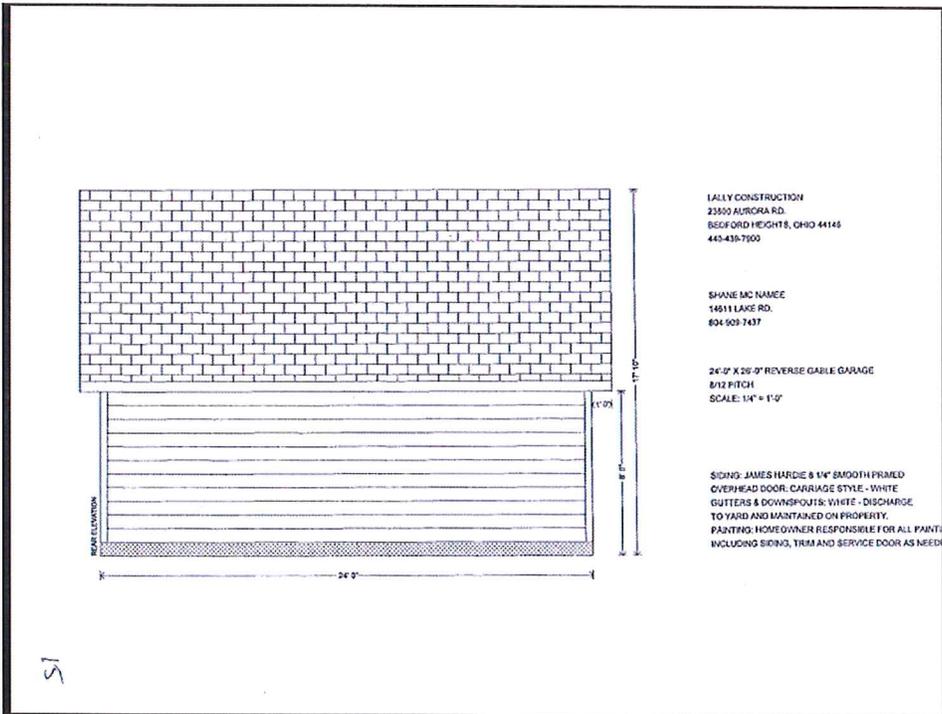


LALLY CONSTRUCTION  
 23500 AURORA RD.  
 BEDFORD HEIGHTS, OHIO 44145  
 440-439-7900

SHANE MC NAMEE  
 14511 LAKE RD.  
 604-509-7437

24'-0" X 26'-0" REVERSE GABLE GARAGE  
 8/12 PITCH  
 SCALE: 1/4" = 1'-0"

SIDING: JAMES HARDIE 8 1/4" SMOOTH PRIMED  
 OVERHEAD DOOR: CARRIAGE STYLE - WHITE  
 GUTTERS & DOWNSPOUTS: WHITE - DISCHARGE  
 TO YARD AND MAINTAINED ON PROPERTY.  
 PAINTING: HOMEOWNER RESPONSIBLE FOR ALL PAINTING  
 INCLUDING SIDING, TRIM AND SERVICE DOOR AS NEEDED.



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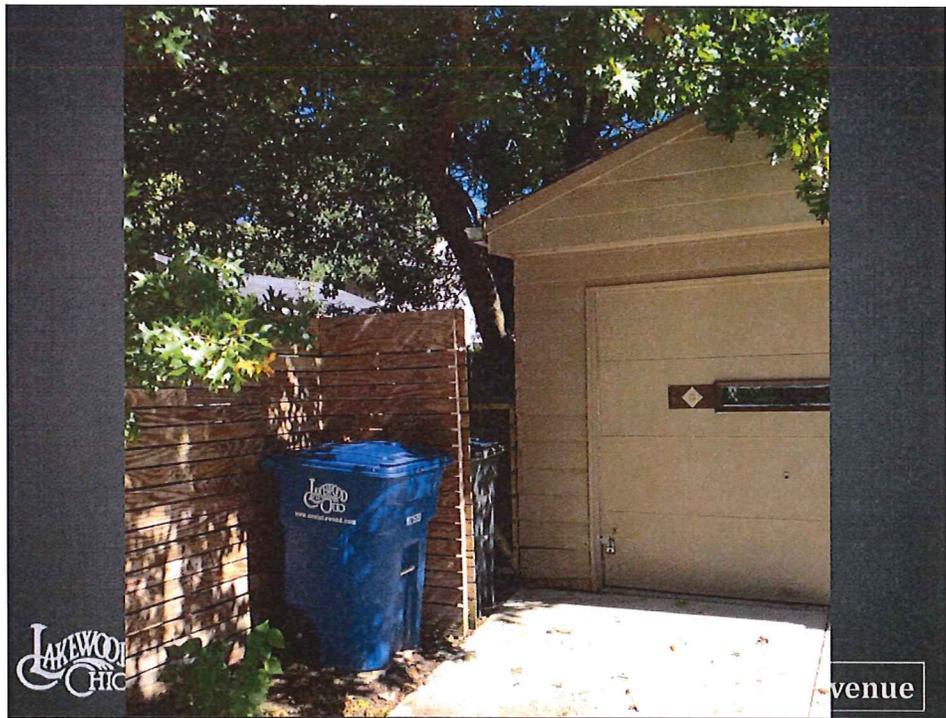
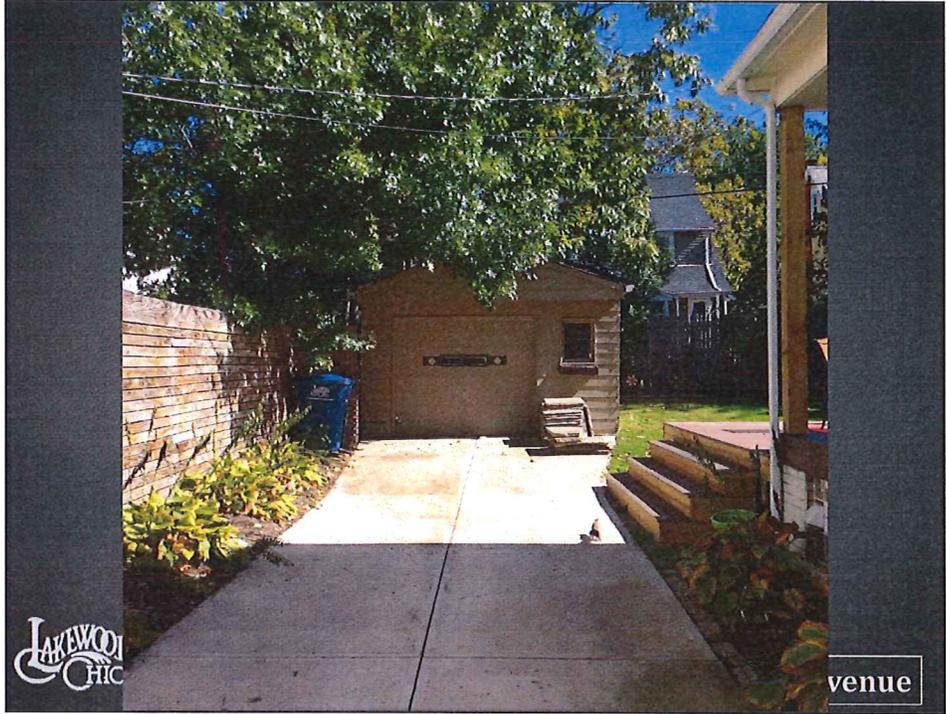
LAKWOOD  
CHIC

1579 Marlowe Avenue



LAKWOOD  
CHIC

venue





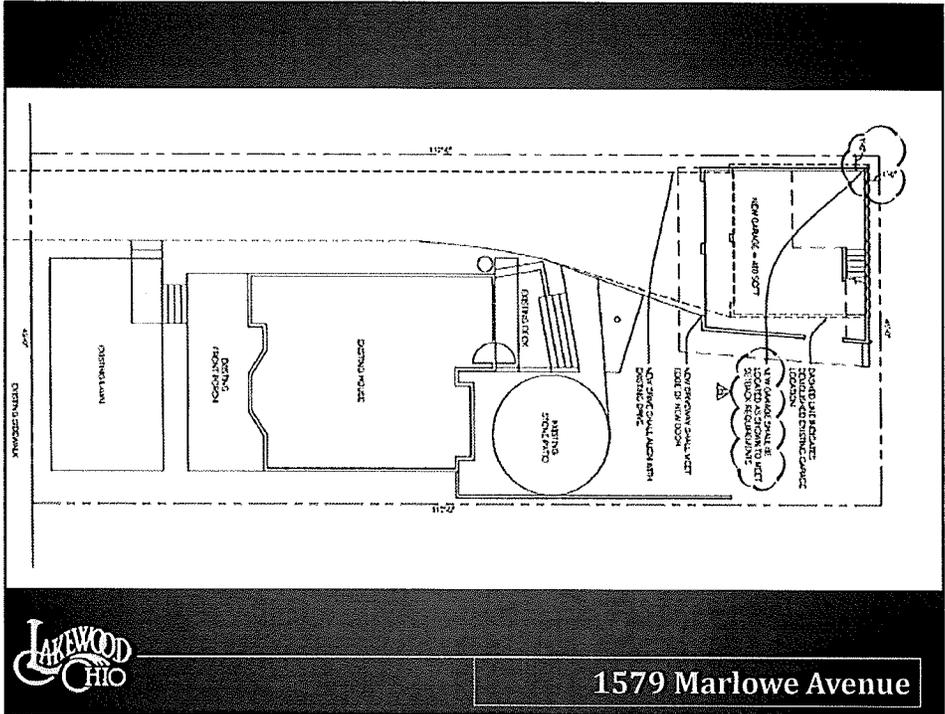
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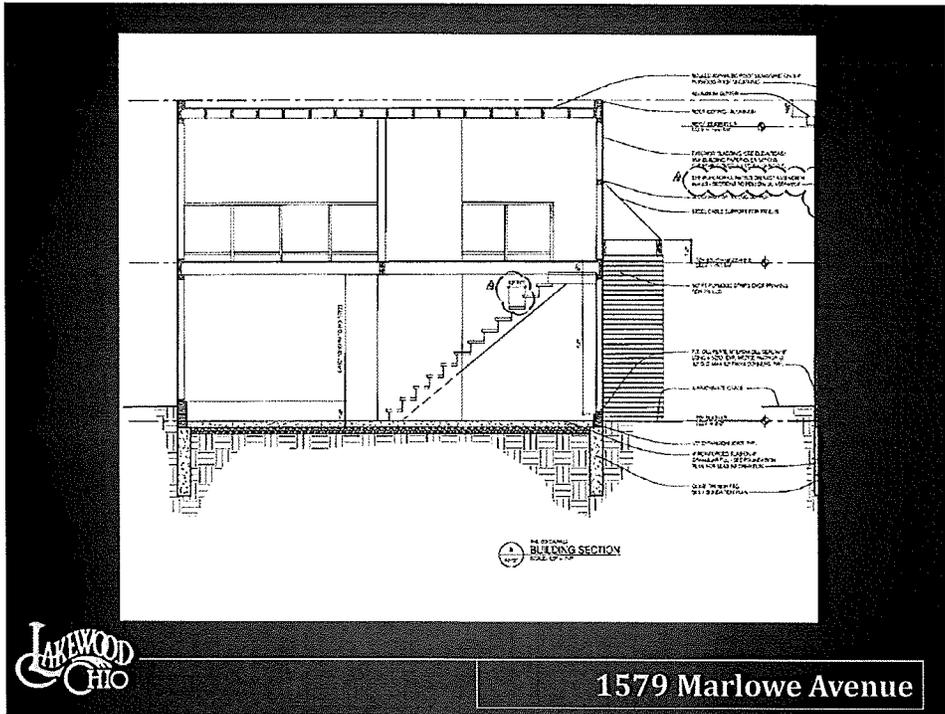


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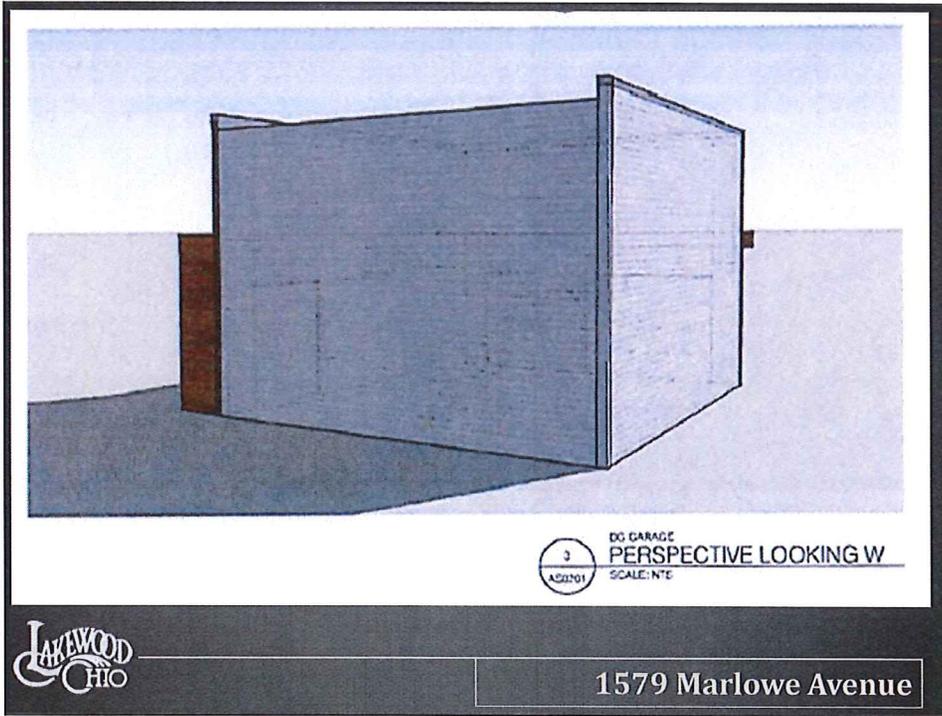
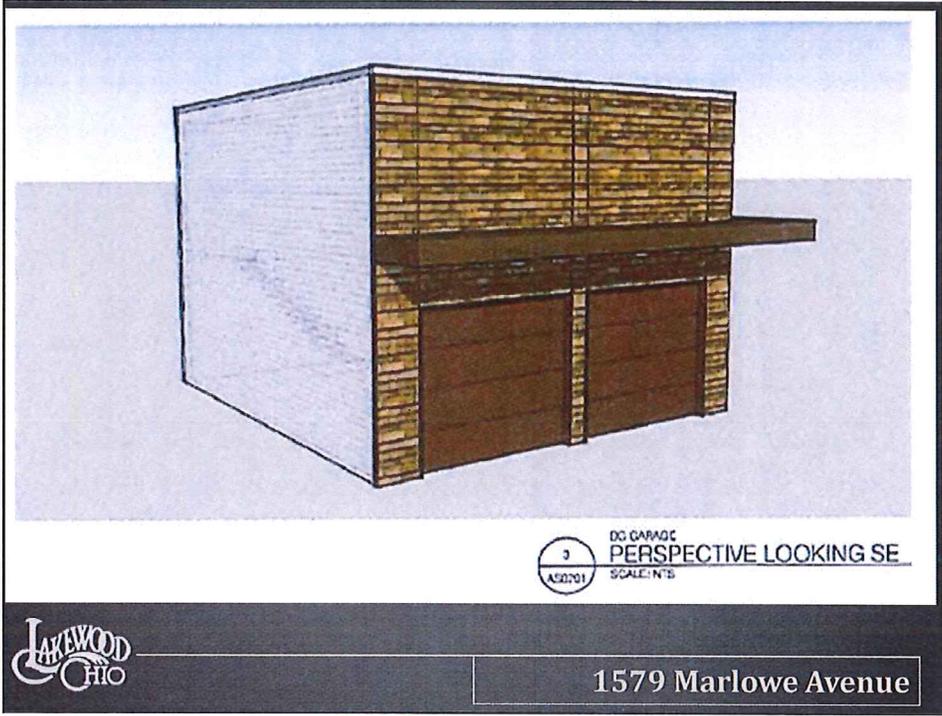
1579 Marlowe Avenue



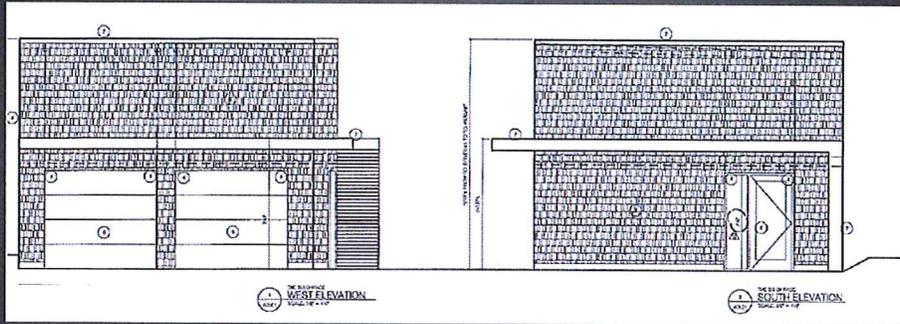
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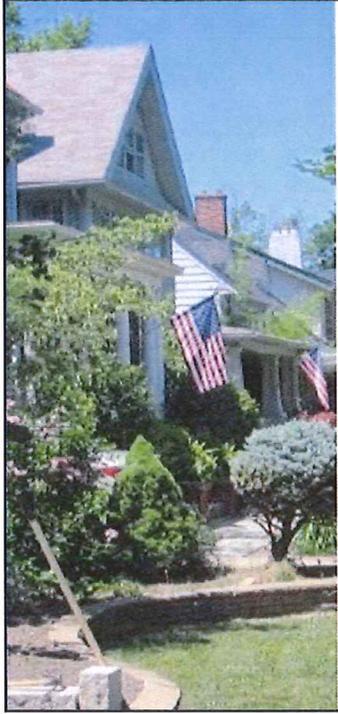




1579 Marlowe Avenue



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# Board of Zoning Appeals

October 2015

