

**MINUTES**  
**(Audio Recording Is Available)**  
**BOARD OF ZONING APPEALS**  
**JANUARY 21, 2016**  
**LAKEWOOD CITY HALL**

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

**1. Introduction and Oath of New Member, Zach Brown**

Mr. Brown was introduced by Ms. Nochta; the oath was administered by Ms. Swallow.

**REVIEW MEETING**  
**6:30 P.M.**  
**AUDITORIUM**

**2. Roll Call**

Members Present

James Amendola  
Cynthia Bender, Vice Chairwoman  
Christopher Bindel  
Zach Brown  
Kyle Krewson, Chairman

Others Present

Michelle Nochta, BZA Secretary, P&D Program Coordinator  
Michael Molinski, City Architect, Building Commissioner  
Jennifer Swallow, Chief Assistant Law Director

**3. Nomination and Election of 2016 Chairperson**

A motion was made by Mr. Bindel, seconded by Mr. Amendola to elect Mr. Krewson as Chairman. All of the members voting yea, the motion passed.

**4. Nomination and Election of 2016 Vice Chairperson**

A motion was made by Mr. Krewson, seconded by Mr. Bindel to elect Ms. Bender as Vice Chairwoman. All of the members voting yea, the motion passed.

**5. Approve Minutes of the October 15, 2015 meeting**

A motion was made by Ms. Bender, seconded by Mr. Amendola to **APPROVE** the October 15, 2015 meeting. Mr. Amendola, Ms. Bender, Mr. Bindel and Mr. Krewson voting yea, and Mr. Brown voting to abstain, the motion passed.

**6. Approve Minutes of the November 19, 2015 meeting**

A motion was made by Mr. Bindel, seconded by Ms. Bender to **APPROVE** the November 19, 2015 meeting. Mr. Amendola, Ms. Bender, Mr. Bindel and Mr. Krewson voting yea, and Mr. Brown voting to abstain, the motion passed.

7. Opening Remarks

There was no reading of the Opening Remarks.

**NEW BUSINESS**

8. **Docket No. 01-01-16**  
**2185 Northland Avenue**

Jeremy Tinney, Stack Heating + Cooling, applicant requests the review and approval of a 6.25" variance for the installation of an AC unit 17.75" from the southern property line, pursuant to section 1121.07 - minimum yard requirements for principal buildings. The property is located in an R2, Single and Two Family district. (Page 2)

Neither the applicant nor representative was present to explain the request.

A motion was made by Mr. Krewson, seconded by Ms. Bender to **DEFER** the request **until the meeting of February 18, 2016**. All of the members voting yea, the motion passed.

**REQUEST FOR AN APPEAL**

9. **Docket No. 01-02-16**  
**Denial of Peddler, Vendor and Solicitor License**

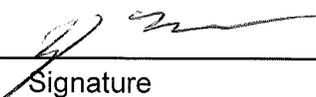
Adam Kunzen, Just Energy, applicant requests the review and approval of an appeal to the decision of the City of Lakewood's Director of Public Safety to deny the issuance of a Peddler, Vendor and Solicitor License, pursuant to Lakewood Codified Ordinance 741.04 - issuance of license; duration. (Page 12)

Neither the applicant nor representative was present to explain the request.

A motion was made by Mr. Krewson, seconded by Ms. Bender to **DEFER** the request **until the meeting of February 18, 2016**. All of the members voting yea, the motion passed.

**ADJOURN**

A motion was made by Mr. Krewson, seconded by Ms. Bender to **ADJOURN** at 6:37p.m. All of the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature

2/18/16  
\_\_\_\_\_  
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. _____	_____
2. _____	_____
3. _____	_____
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, January 21, 2016

**OATH OF OFFICE**

I, Zach Brown, being first duly sworn according to law, upon my oath depose and say:

That I will support the Constitution of the United States and the State of Ohio, and the Charter and Ordinances of the City of Lakewood and will faithfully discharge the duties of the Board of Zoning Appeals of the City of Lakewood, Ohio so help me God.

Signature



Date

1/21/16



# Board of Zoning Appeals

January 2016



## Introduction and Oath of New Member Zach Brown



# Roll Call



# Nomination and Election of 2016 Chairperson



Nomination and  
Election of 2016  
Vice Chairperson



Nomination and  
Election of 2016  
Vice Chairperson



Approve the minutes  
of the October 15,  
2015 Meeting



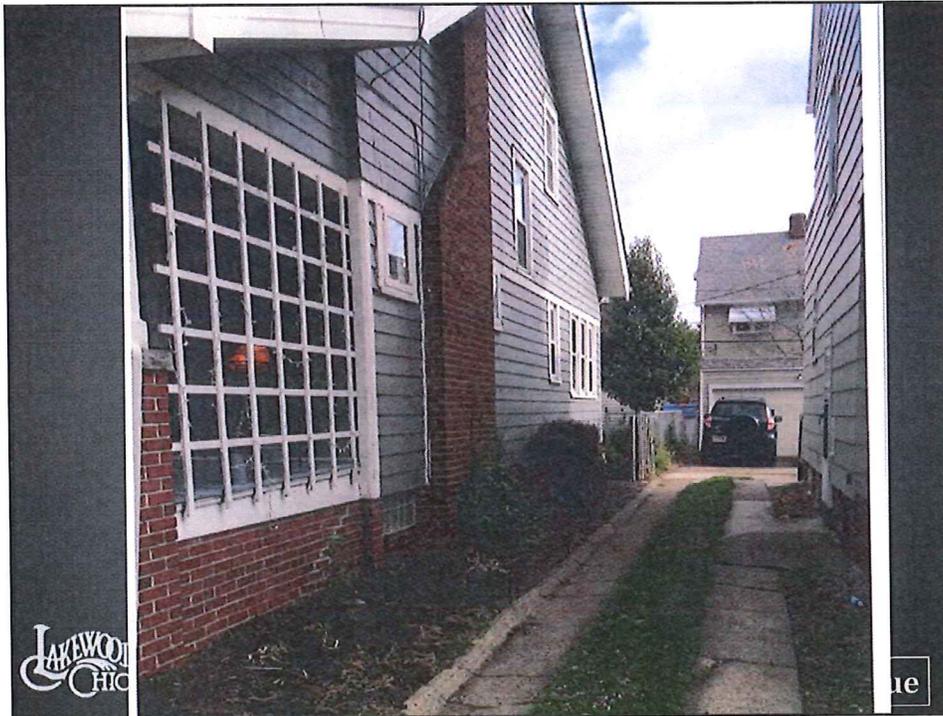
Approve the minutes  
of the November 19,  
2015 Meeting





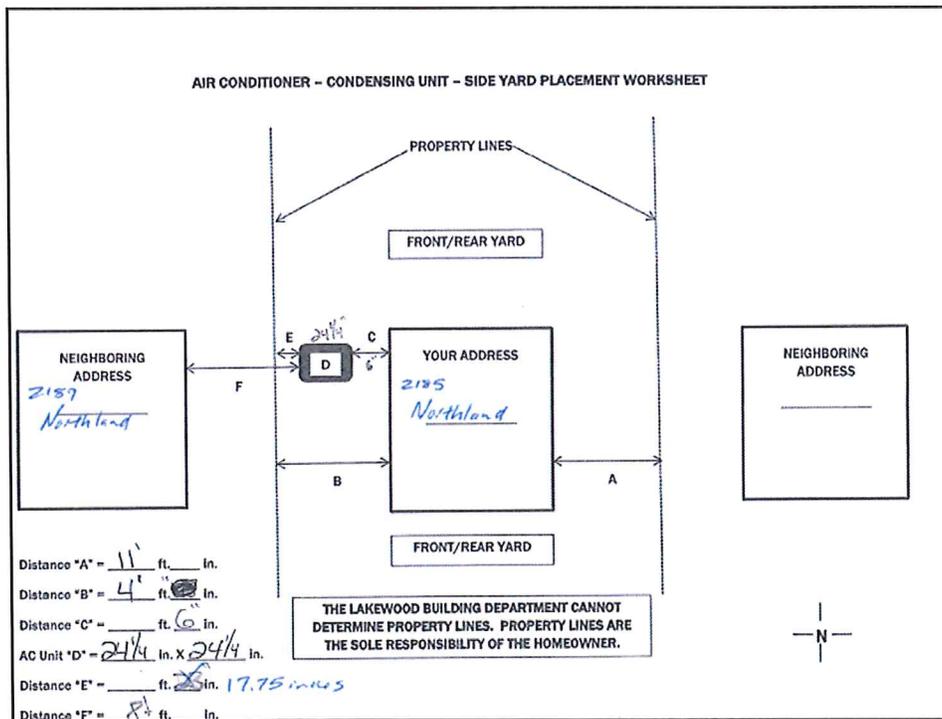
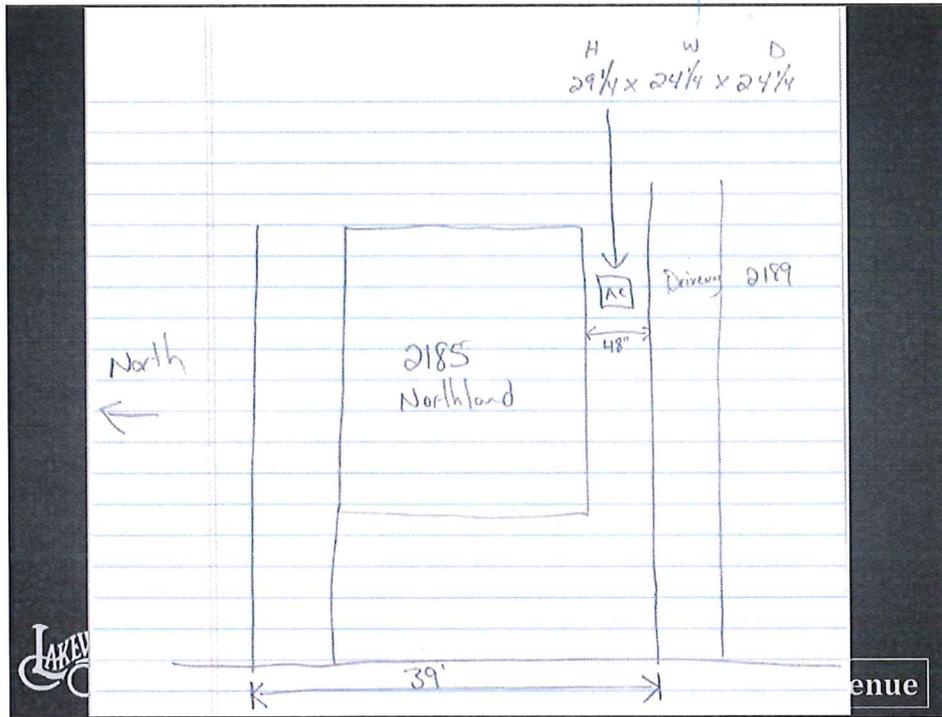
LAKESWOOD  
OHIO

2185 Northland Avenue



LAKESWOOD  
OHIO

ue





### Merit® Series 13ACX Units

AIR CONDITIONER  
506945-01  
5/2013  
Supersedes 7/2012



**THIS MANUAL MUST BE LEFT WITH THE HOMEOWNER FOR FUTURE REFERENCE**

#### WARNING

The State of California has determined that this product may contain or produce a chemical or chemicals, in very low doses, which may cause serious illness or death. It may also cause cancer, birth defects, or reproductive harm.

#### GENERAL

This 13ACX outdoor unit is designed for use with HFC-410A refrigerant only. This unit must be installed with an approved indoor unit. See the Lennox 13ACX Product Specifications bulletin (EHB) for approved indoor component match ups. These instructions are intended as a general guide and do not supersede local codes in any way. Consult authorities having jurisdiction before installation.

#### WARNING

Improper installation, adjustment, alteration, service or maintenance can cause personal injury, loss of life, or damage to property.

Installation and service must be performed by a licensed professional installer (or equivalent) or a service agency.

#### CAUTION

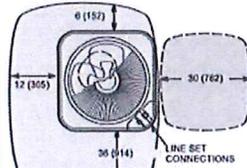
Before attempting to perform any service or maintenance, turn the electrical power to unit OFF at disconnect switch.

#### CAUTION

As with any mechanical equipment, contact with sharp sheet metal edges can result in personal injury. Take care while handling this equipment.

#### STEP 1 -- SETTING THE UNIT -- Clearances

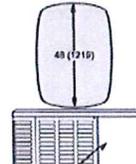
##### CLEARANCE ON ALL SIDES — INCHES (MILLIMETERS)



##### NOTES:

- Clearance to one of the other three sides must be 36 inches (914mm).
- Clearance to one of the remaining two sides may be 12 inches (305mm) and the final side may be 6 inches (152mm).

##### MINIMUM CLEARANCE ABOVE UNIT

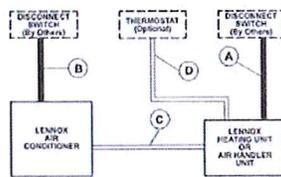


inue

Unit Model	Octave Band Linear Sound Power Levels dB, re 10 <sup>-12</sup> Watts							Sound Rating Number (dB)
	125	250	500	1000	2000	4000	8000	
018	53	60	64.5	68.5	67	61.5	54.5	70
024	51.5	62	64.5	68.5	67	60.5	53.5	76
030	52.5	62	67.5	69	67	61.5	54.5	76
036	62.5	61	67	69	67	61.5	52.5	76
042	58	68	73.5	76.5	74	69.5	62.5	79
048	57.5	67	73	74.5	71	64	58.5	79
060	57	63	69.5	71.5	71	65.5	60.5	79

NOTE - The octave sound power data does not include total conditions.  
\* Tested according to AHRI Standard 270-2008 test conditions

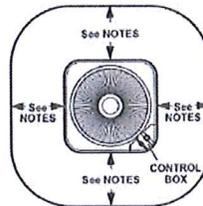
#### FIELD WIRING



- A - Two Wire Power
- B - Two Wire Power (See Electrical Data)
- C - Two Wire Low Voltage (18 ga. minimum)
- D - Four Wire Low Voltage (Electro-Mechanical) 18 ga. minimum
- Five Wire Low Voltage (Electronic) 18 ga. minimum

NOTE - Field Wiring Not Furnished  
All wiring must conform to NEC or CEC and local electrical codes

#### INSTALLATION CLEARANCES - IN. (MM)



##### NOTES:

- Service clearance of 39 in. (762 mm) must be maintained on one of the sides adjacent to the control box.
- Clearance to one of the other three sides must be 35 in. (914 mm).
- Clearance to one of the remaining two sides may be 12 in. (305 mm) and the final side may be 6 in. (152 mm).
- A clearance of 24 in. must be maintained between two units.
- 48 in. (1219 mm) clearance required on top of unit.



The unit from the factory is (76 dB). I will order a compressor blanket from Lennox to install on the outdoor to be under our 70 dB requirement for the variance.

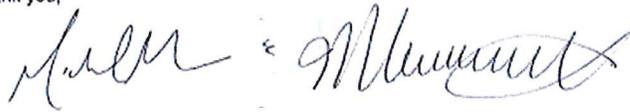
Avenue

Oct 25, 2015

To Whom it May Concern,

We give permission to Douglas and Virginia Greuloch to have their air-conditioning unit relocated to the south side of their property, which borders our driveway.

Thank you,



Michael Mason and Marnee Graham  
2189 Northland Avenue



2185 Northland Avenue



## 741.04(a) Codified Ordinance

### ISSUANCE OF LICENSE; DURATION.

The Director of Public Safety shall issue a license to the applicant unless he has determined:

- (a) The applicant has made a false, misleading or deceptive statement in providing the information required under Section 741.03;
- (b) The applicant has been convicted of a felony violation; a misdemeanor violation involving moral turpitude; or an "offense of violence" as defined by Section 501.01(i) of the Lakewood Codified Ordinances during the past five years.
- (c) Such license shall be valid for a period not to exceed six (6) months.  
(Ord. 4-11. Passed 6-20-2011)
- (h) Whether the applicant has ever been convicted of a felony violation; a misdemeanor violation involving moral turpitude; or an "offense of violence" as defined by Section 501.01(i) of the Lakewood Codified Ordinances along with the time and place of such conviction.



Request for an Appeal:

### APPEAL PROCEDURE.

In the event an application for a license is not approved or in the event any license issued pursuant to the provisions of this chapter is revoked, written notice shall be given to the applicant or licensee by personal service or by certified mail. The applicant or licensee shall have ten days after the receipt of such notice to appeal such refusal or revocation. Such appeal shall be perfected by filing a notice of the appeal with the Board of Zoning Appeals; thereupon the applicant shall have not less than ten days notice of the date and place of the hearing. The Board of Zoning Code Appeals shall have the power, after such hearing, to either affirm or overrule the decision of the Director of Public Safety. The Board shall cause notice of its decision to be served upon the applicant or licensee by certified mail or personal service within fifteen days of the date of hearing. (Ord. 4-11. Passed 6-20-2011.)



Request for an Appeal

Board must vote to:

Overrule

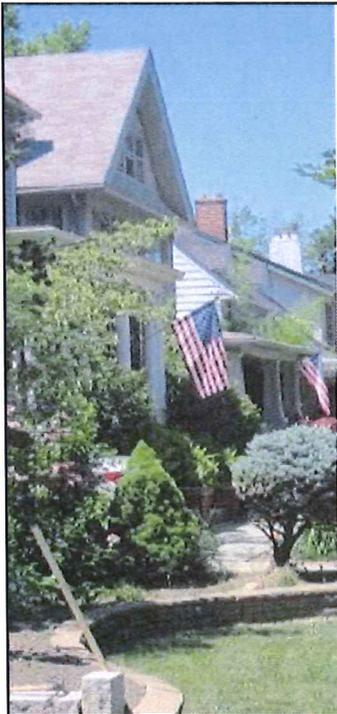
or

Affirm

The decision before them made by the Director  
of Public Safety.



Request for an Appeal



## Board of Zoning Appeals

January 2016

