

NEW BUSINESS

5. Docket No. 06-09-15 2154 Arthur Avenue

Stephen N. Jouriles, SNJ Design, applicant, requests the review and approval for a 3', 6" variance to the 15' height regulation for an accessory structure in order to build a garage 18', 6" in height, pursuant to Section 1121.05 – Height Regulations. The property is located in an R1H, Single Family and High Density district. (Page 13)

Gregory Calleri, property owner as present to explain the request.

Mr. Molinski was concerned the garage would be close to a two story the structure facing the neighboring property to the rear. He recommended approving the height with the stipulation the roof would be a regular gambrel roof.

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

Mr. Krewson was concerned about the height of the second floors that would span the width of the garage. Ms. Bender concurred and was concerned about establishing precedence if the variance was granted. Mr. Amendola said the request was for height only, not the design.

A motion was made by Mr. Nagy, seconded by Mr. Amendola to **APPROVE** the request with the stipulation the second floor is used for incidental storage only. Mr. Amendola, Ms. Bender, and Mr. Nagy voting yea, and Mr. Krewson voting nay, the motion passed.

6. Docket No. 06-10-15 1294 Brockley Avenue

William Cody Carlisle, owner and applicant, requests the review and approval for a 4', 10" variance to the 15' height regulation for an accessory structure in order to build a garage 19', 10" in height, pursuant to Section 1121.05(b) – Height Regulations. The property is located in a R2, Single and Two Family district. (Page 26)

William Cody Carlisle, owner and applicant was present to explain the request.

Mike Molinski said the city supported the request for a variance.

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

Mr. Krewson applauded the garage design and supported the request.

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

7. Docket No. 06-11-15 1433 Elbur Avenue

Dolores Prokop, property owner and applicant, requests the review and approval to retain the current location of the air conditioner in the side yard, 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 32)



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. Gregory Calleri
2. William Cody Carlisle
3. Catherine Andrust
4. Jim Donnelly
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

[Signature]
William Cody Carlisle
Catherine Andrust
Jim Donnelly

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, June 18, 2015

To Whom It May Concern:

I wish to withdraw my application to the board of zoning. Thank you for your consideration. I will resubmit a new plan.

Respectfully Yours,

Patrick Elliott



6-18-15

Schwarz, Johanna

From: Susan Schoonover <y2ksusies@icloud.com>
Sent: Tuesday, June 16, 2015 8:13 PM
To: Planning Dept
Subject: Docket #05-06-15 2015 Morrison Avenue

Hello,

I received a letter regarding Patrick Elliot requesting not to rebuild a garage. I do not understand exactly what this means. Is he planning on tearing down the garage? If he is, I do have some concerns since it would leave a gaping opening in my backyard. Is he planning on putting up a fence? Is he going to do anything about the drainage problem when there is a heavy rain. The garage acts as a barrier from the water seeping into my yard. If he just wants to leave the existing garage and the city wants him to rebuild, then I have no problem with his request not to rebuild.

I am unable to attend the meeting and there was no agenda included in the letter. Please reply to this e-mail, clarifying Pat's intentions. Also, if the garage is being demolished, please provide the dates that this would occur.

Sent from my iPad

Sincerely,

Susan Schoonover
2019 Morrison Avenue
Lakewood, OH. 44107
Y2ksusies@icloud.com

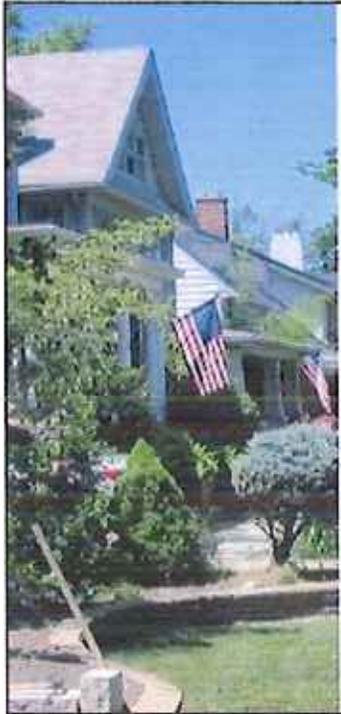
Schwarz, Johanna

From: shauna pagel <shaunapagel@yahoo.com>
Sent: Monday, June 15, 2015 4:12 PM
To: Planning Dept
Subject: 1294 Brockley Ave Docket No 06-10-15

Hello-

I live at 1297 Brockley and I will not be able to attend the meeting on **June 18th**. I just want to say that we have no problem with Mr. Carlisle's request to build a larger/taller garage. If you have any questions our number is 216-228-6603. Thank you.

Shauna L Pagel



Board of Zoning Appeals

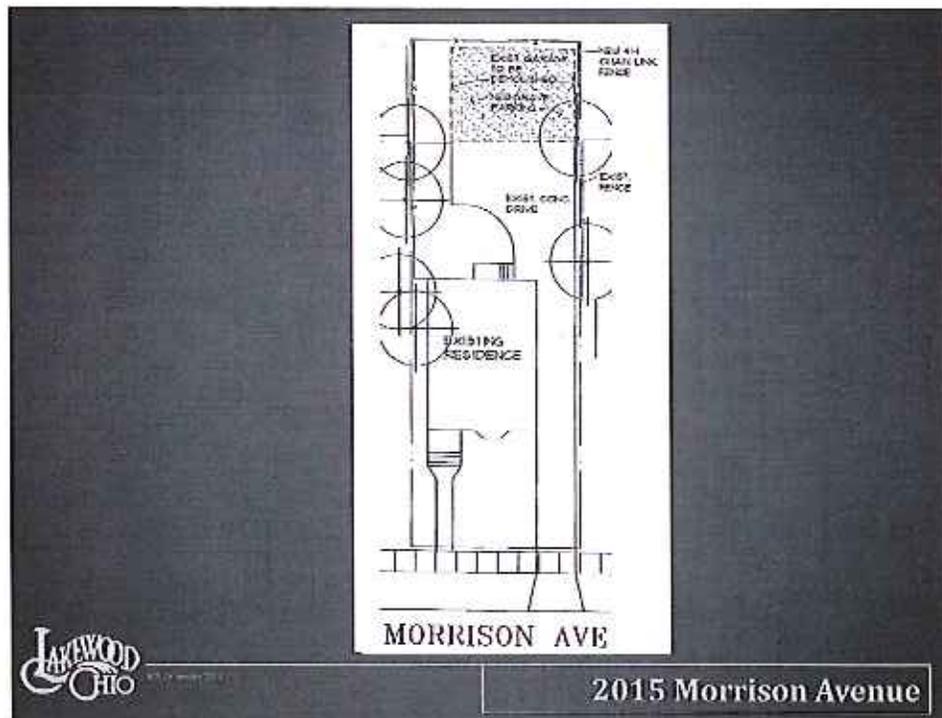
June 2015

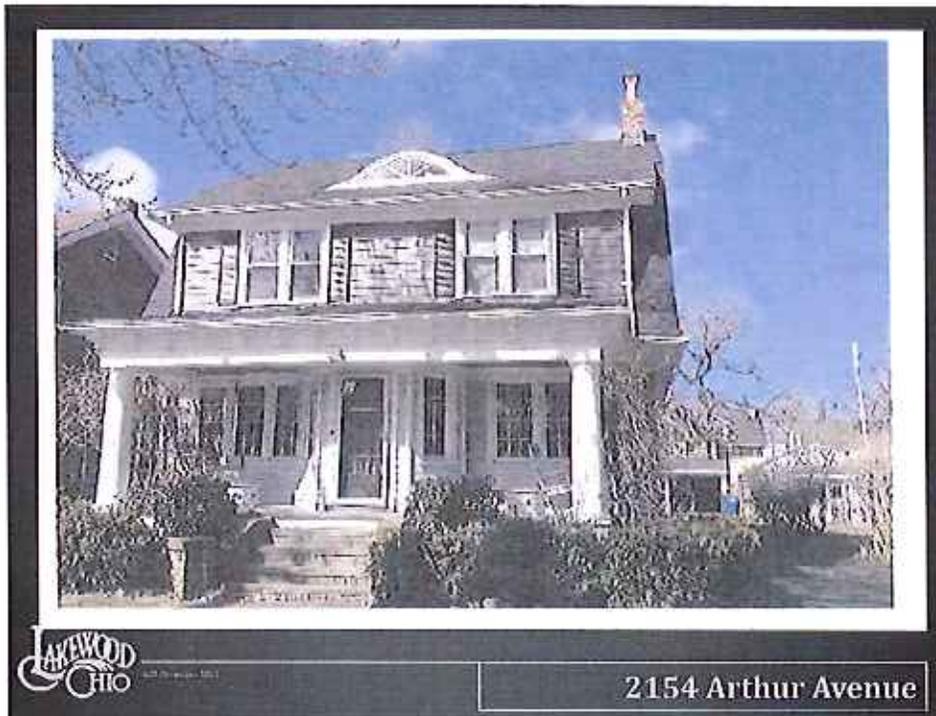












Architectural drawing showing a side elevation of a house with a gabled roof. The drawing includes numerous annotations and dimensions. A title block in the upper right corner contains the following information:

S.N.J.
 ARCHITECTS
 2154 ARTHUR AVENUE
 CLEVELAND, OHIO 44115
 PHONE 441-1234

2154 ARTHUR AVENUE
 CLEVELAND, OHIO 44115

JAKWOOD
 OHIO

2154 Arthur Avenue

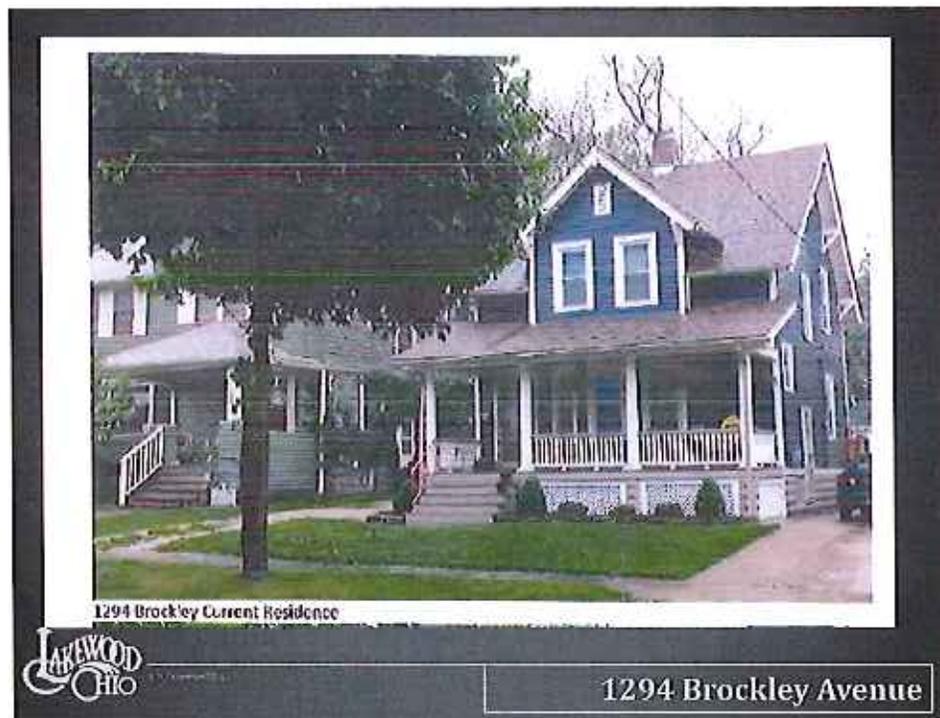
Architectural drawing showing a side elevation of a house with a gabled roof, similar to the one above. The drawing includes numerous annotations and dimensions. A title block in the upper right corner contains the following information:

S.N.J.
 ARCHITECTS
 2154 ARTHUR AVENUE
 CLEVELAND, OHIO 44115
 PHONE 441-1234

2154 ARTHUR AVENUE
 CLEVELAND, OHIO 44115

JAKWOOD
 OHIO

2154 Arthur Avenue





LAKWOOD
OHIO

1294 Brockley Avenue



LAKWOOD
OHIO

1294 Brockley Avenue

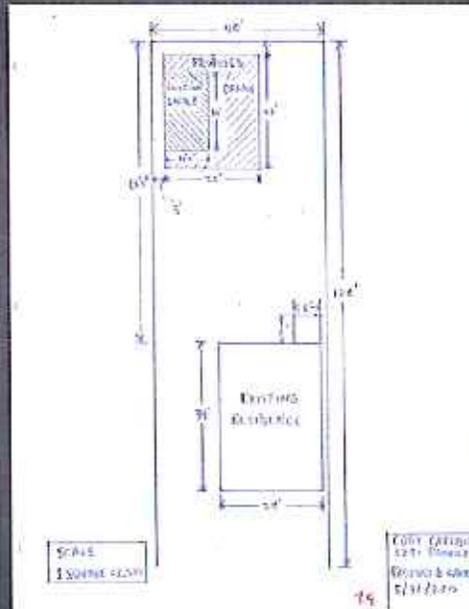
129 Brockley Current Residence



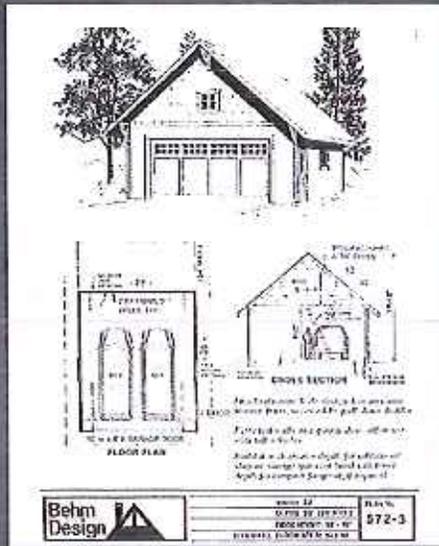
1294 Brockley Current Garage (and Proposed Site of New Garage)



2154 Arthur Avenue



1294 Brockley Avenue



1294 Brockely Avenue



1433 Elbur Avenue



LAKWOOD
OHIO

1433 Elbur Avenue



LAKWOOD
OHIO

1433 Elbur Avenue

DATE OF INSPECTION: 5/12/2015
 TYPE OF INSPECTION: Complaint - CN15-011103
 Permit #14005683

CONDITIONS ON DATE OF INSPECTION: Sump
 TEMPERATURE ON DATE OF INSPECTION: 74°F

Dear Sir/Madam:

A recent inspection of the above noted property identified the following correction(s) for safety, health, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 55-74).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Code is aimed in the future of the City and our department is prepared to work with you to make the following corrections.

If you have any questions on complying with the aforementioned correction(s), or if I may be of any assistance, do not hesitate to contact me. An re-inspection will occur on or about the above listed dates to verify compliance.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (714) 578-8653 for information about financial assistance.

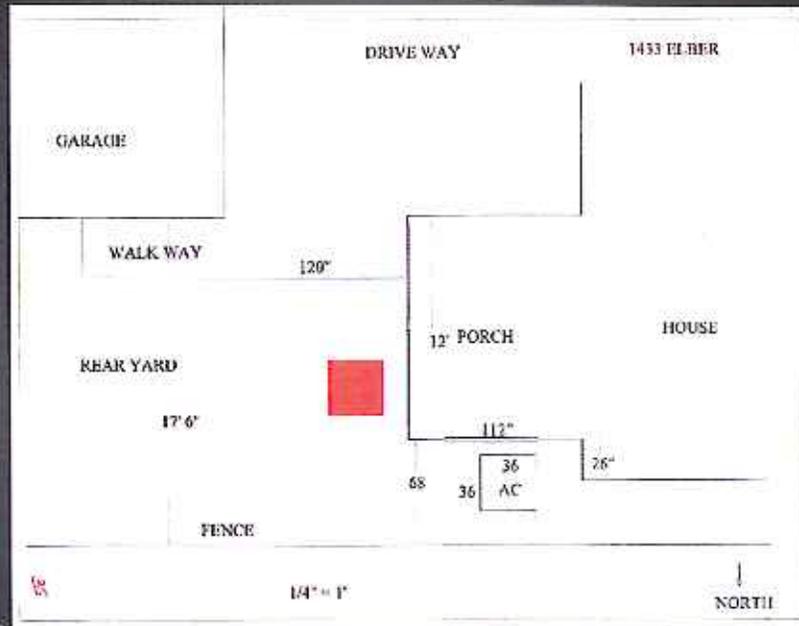
This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

Correction Needed	Additional Information	Date to Comply
599 - Other Violation - See Notes	Place AC condenser with an eleven (11) foot clearance (RCO 105.2). Remove AC condenser unit that does not meet minimum yard requirements (1171.07).	6/12/2015

PER THE REQUIREMENT OF LAKEWOOD CODIFIED ORDINANCES, FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THIS MATTER BEING REFERRED TO THE LAKEWOOD MUNICIPAL COURT POSSIBLY RESULTING IN FINES AND/OR PROSECUTION.



1433 Elbur Avenue



1433 Elbur Avenue



Board of Zoning Appeals

June 2015

