

**MINUTES**  
**(Audio Recording Is Available)**  
**BOARD OF ZONING APPEALS**  
**APRIL 16, 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

Bryce Sylvester, Secretary, City Planner  
Kevin Butler, Law Director  
Michael Molinski, Building Commissioner

**2. Approve Minutes of the January 22, 2015 meeting.**

A motion was made by Mr. Nagy, seconded by Ms. Bender to **APPROVE** the January 22, 2015. All of the members voting yea, the motion passed. *M. Nagy*

**3. Approve Minutes of the March 19, 2015 meeting.**

A motion was made by Mr. Krewson, seconded by Mr. Bindel to **APPROVE** the March 19, 2015 minutes. The motion passed.

**4. Opening Remarks**

The reading of the Opening Remarks was waived.

**OLD BUSINESS**

**5. Docket No. 03-03-15                      1604 Onondaga Avenue**

Jim Boland, property owner and applicant requests the review and approval for two variances in order to build a new garage: (1) an 18" variance to the 18" setback requirement on north property line, and (2) an 18" variance to the 18" setback requirement on west property line (need to confirm

dimension in field), pursuant to Section 1121.10(a)(2) – Additional Accessory Structure Regulations. The property is located in an R1H, Single and High Density district. This item was deferred from March. (Page 2)

Jim Boland, applicant was present to explain the request.

There was no public comment. Administrative staff verified the setback request was in relationship to the eaves.

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

**NEW BUSINESS**

6. **Docket No. 04-05-15** **1440 Arthur Avenue**

Chris Constantine, property owner and applicant requests the review and approval for a 4', 4" variance to the 15' height regulation for an accessory structure in order to build a garage 19', 4" in height, pursuant to Section 1123.05(b) – Height Regulations. The property is located in an R2, Single and Two Family district. (Page 3)

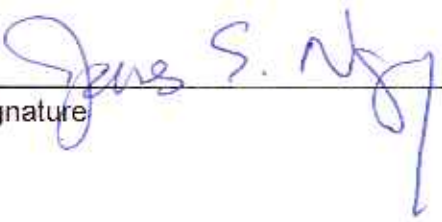
Chris Constantine was present to explain the request.

Administrative staff was in support of the request. There was no public comment.

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

**ADJOURN**

A motion was made by Mr. Nagy, seconded by Mr. Krewson to **ADJOURN** the meeting at 6:45 p.m. All of the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

## Schwarz, Johanna

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**From:** Monica Bruaw <monica.bruaw@gmail.com>  
**Sent:** Monday, April 13, 2015 2:09 PM  
**To:** Pfanning Dept  
**Subject:** RE: 1440 Arthur Docket 04-05-15

Good afternoon,

I am unable to attend the Board of Zoning Appeals meeting later this week.

However, I wish to write in support of the plans that Chris Constantine has for a new garage and hope you are able to approve his variance request.

Thank you  
Monica Bruaw (formerly Hamed)  
1446 Arthur Avenue (adjacent neighbor on south side)  
(216) 410-7083 cell



### 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. Jim Boland
2. Chris Constantine
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_

- Jim Boland
- Chris Constantine
- \_\_\_\_\_
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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, April 16, 2015

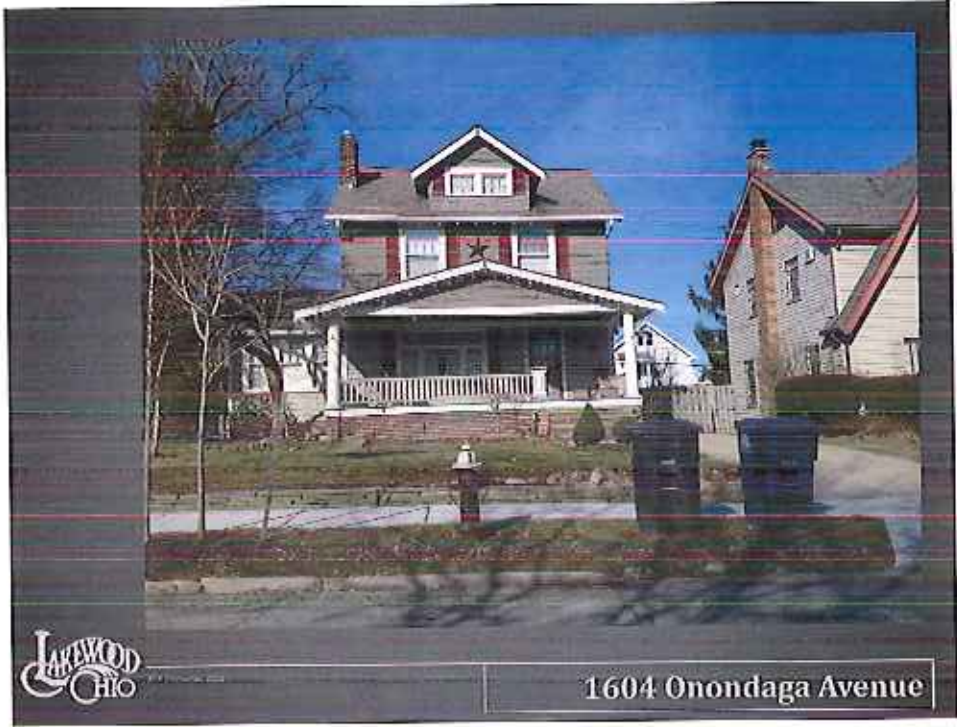


# Board of Zoning Appeals

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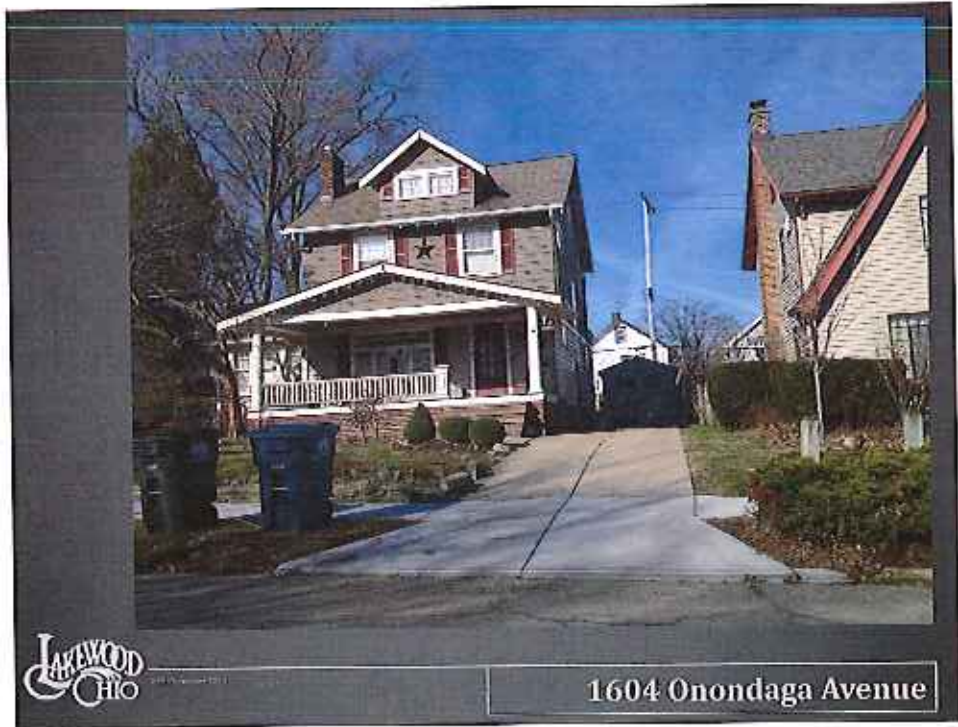


1604 Onondaga Avenue



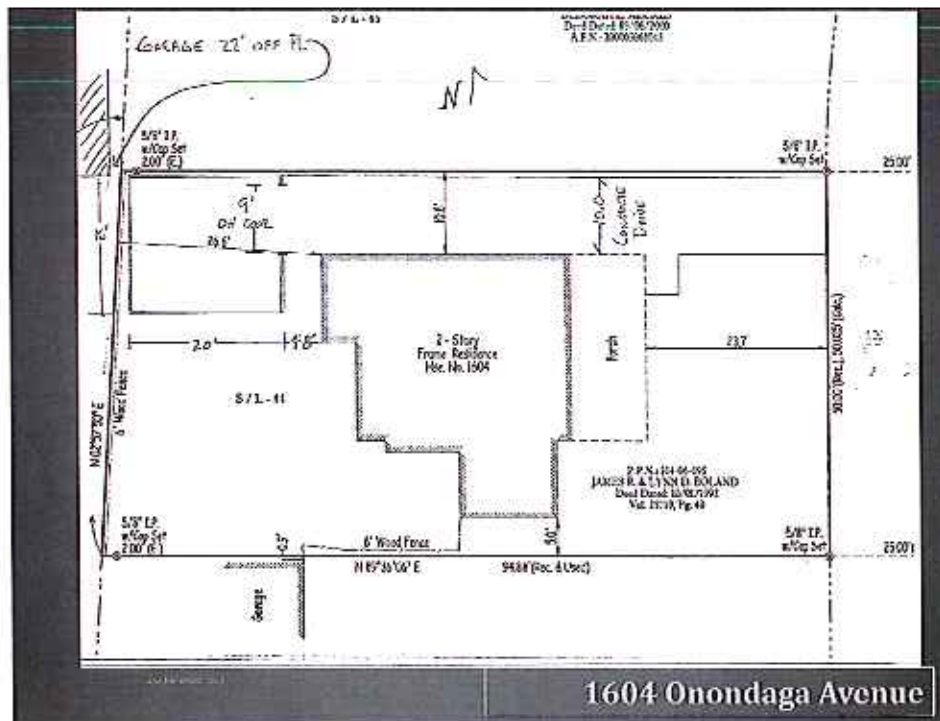
LAKESWOOD  
OHIO

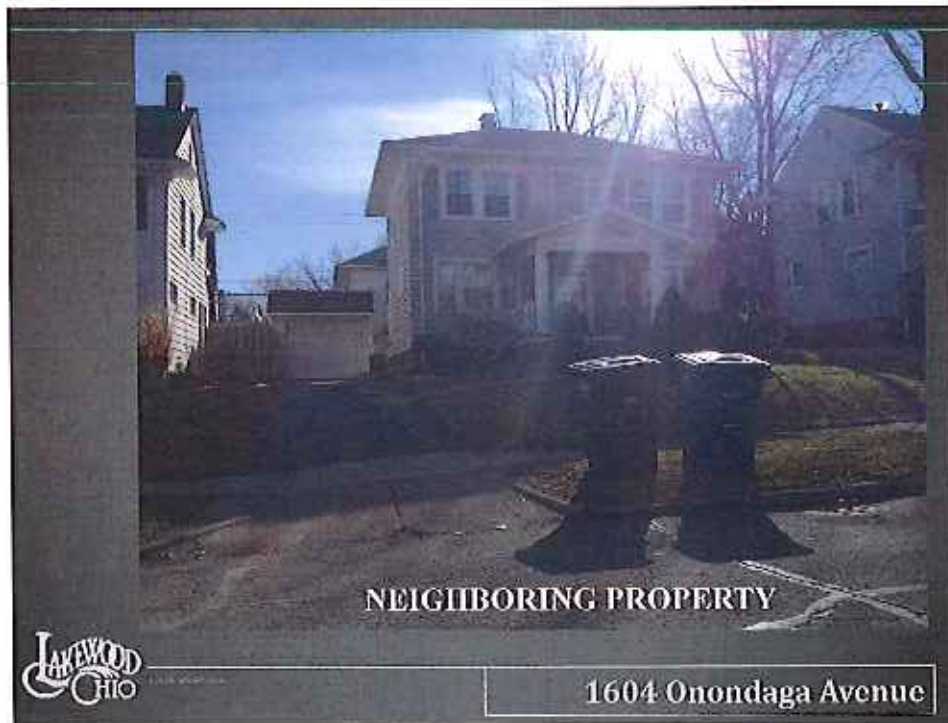
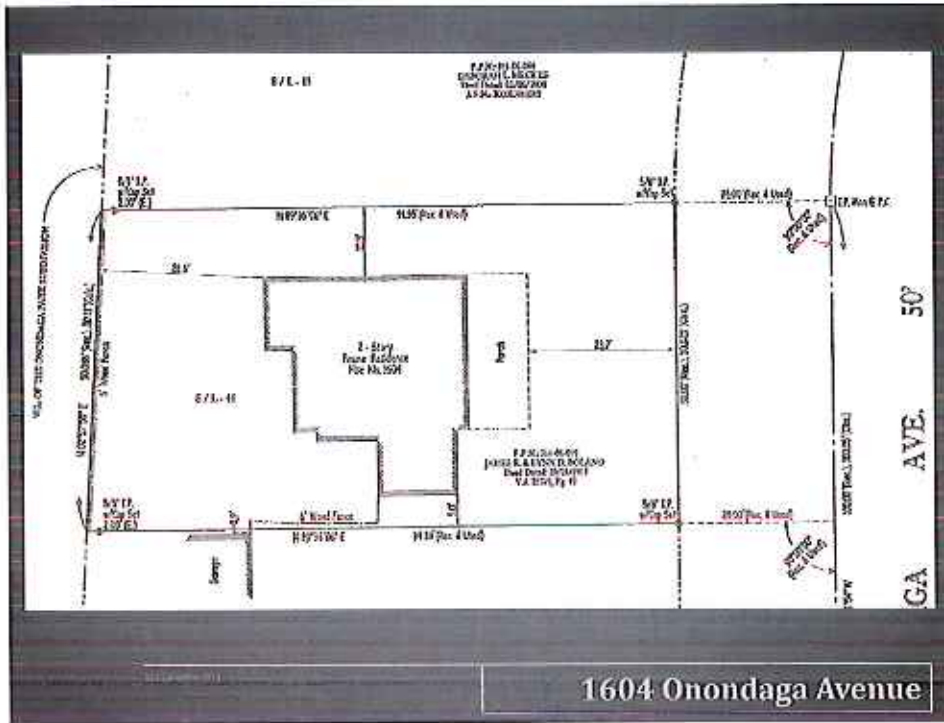
1604 Onondaga Avenue



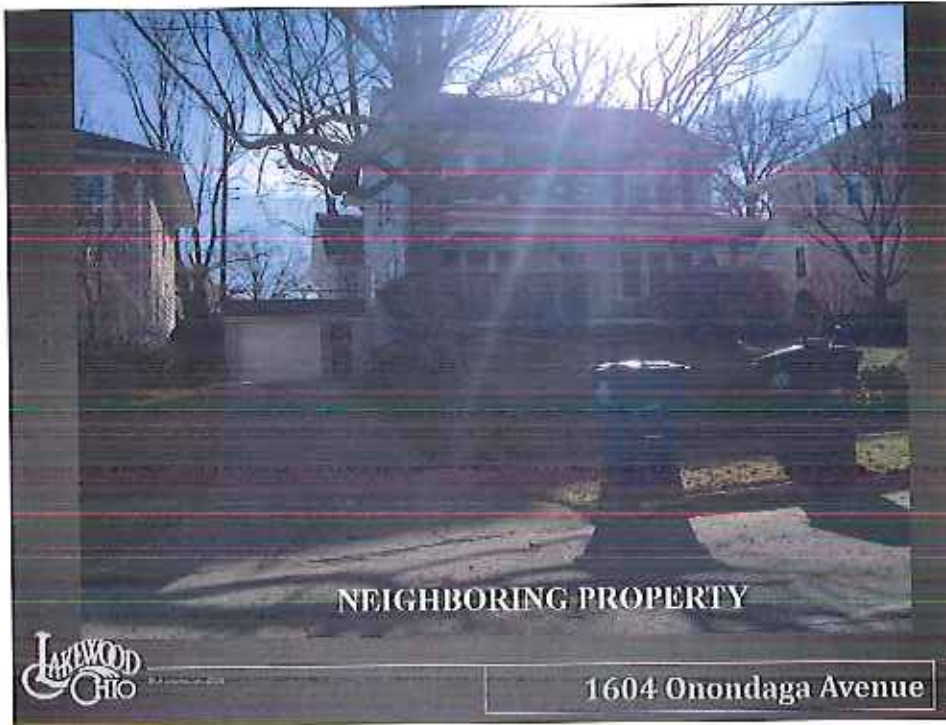
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1604 Onondaga Avenue

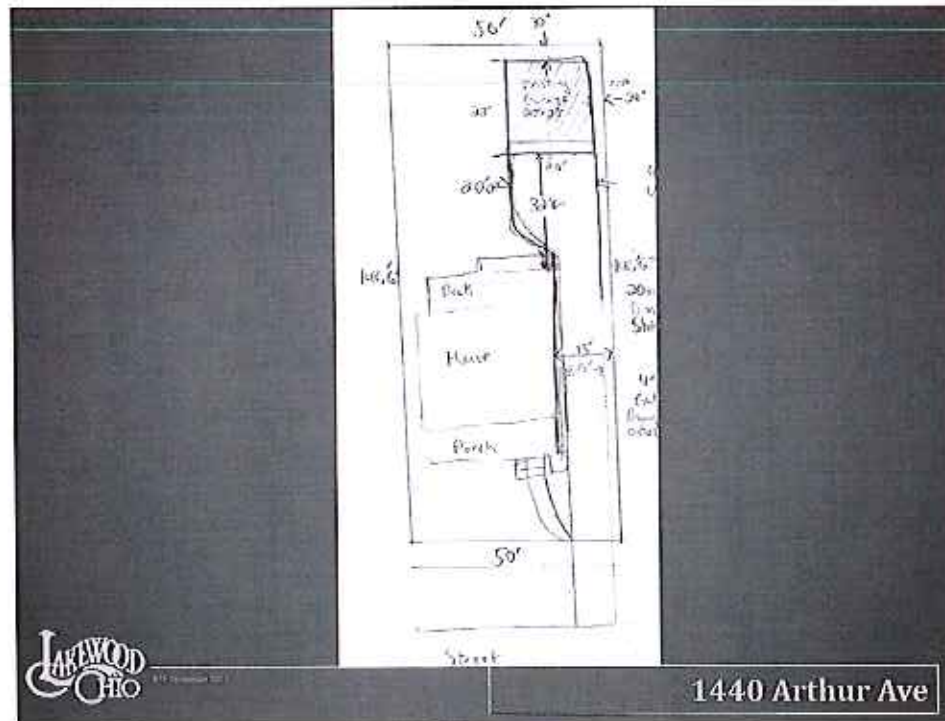


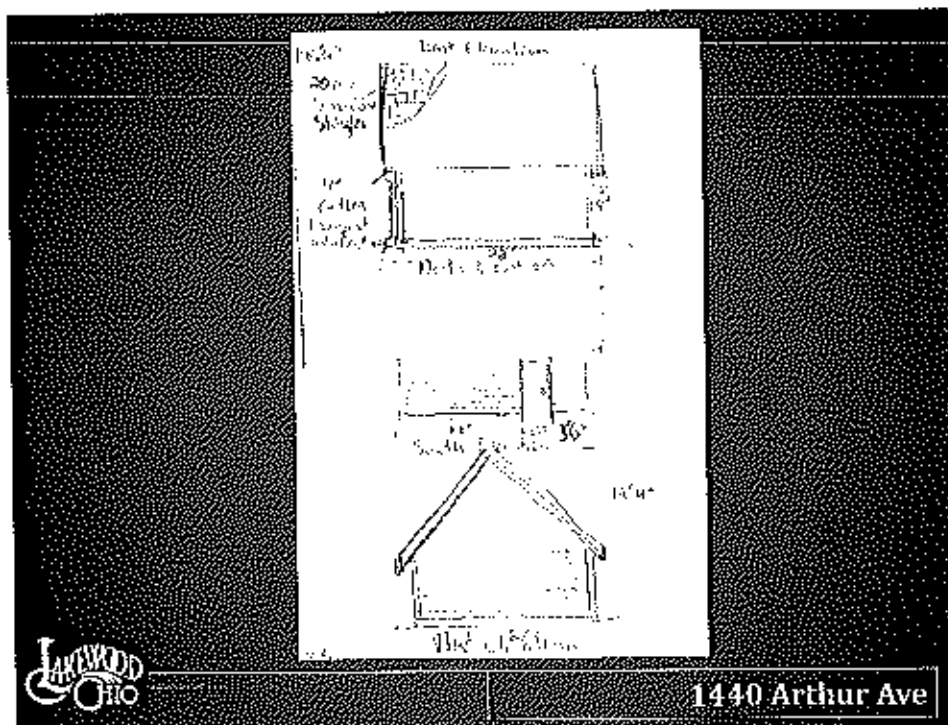
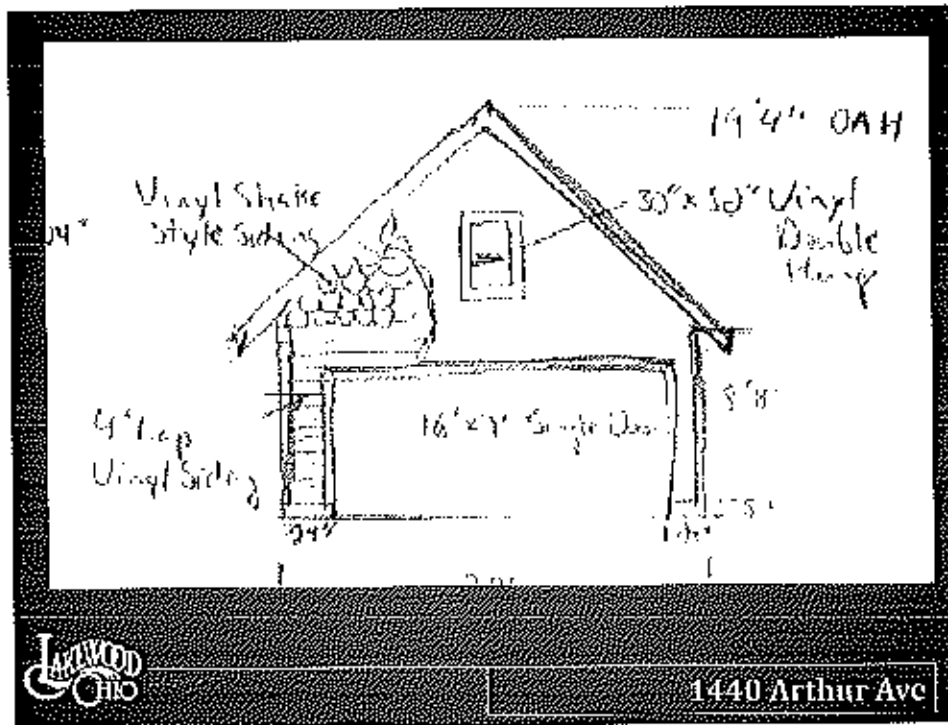


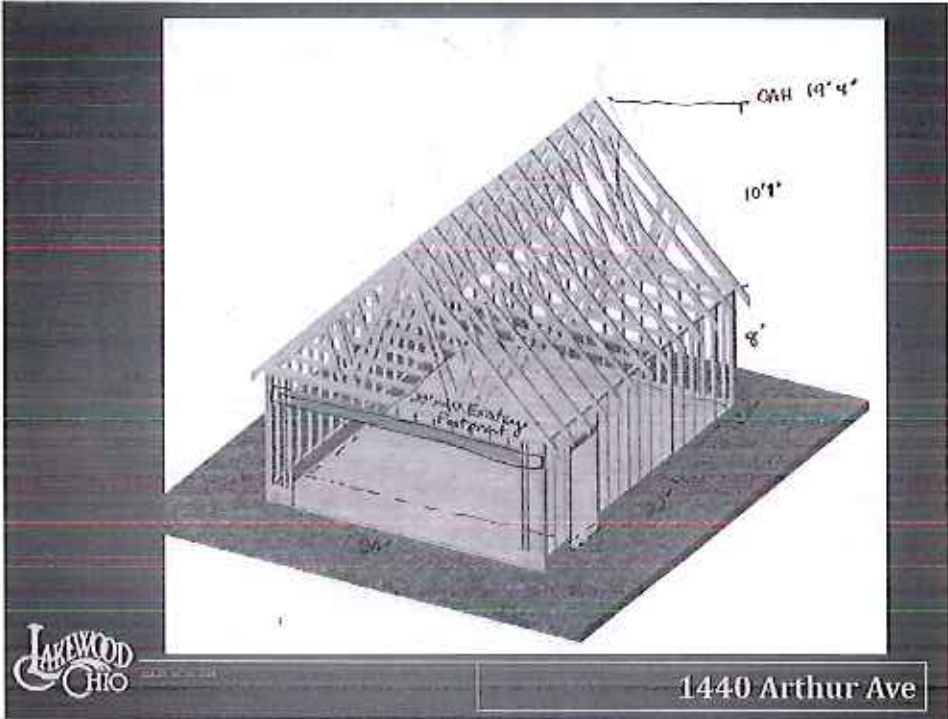












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