

Mr. Sylvester said the City was of the position that the applicant described situations of property compliance, not issues of hardship. The property could accommodate a garage, and the presence of trees in the rear of properties was common throughout Lakewood.

The Board asked if other materials could be used for the installation of a driveway. Mr. Sylvester stated that issue could be addressed to the Planning Commission for the review of a Parking Plan, as parking code had been revised recently.

The Board was not unsympathetic but said the code was clear about parking.

Mr. Butler was unaware of any lawsuit in the City of Lakewood relating to trees and their impact on full use of a property. He stated that the Law Department offered mediation services. He encouraged the Board to not make a decision at the meeting. He suggested the letter from the applicant's insurance company is provided, and the next door neighbor is present at the next meeting.

The Board suggested the applicant to provide a report from an arborist.

Mr. Elliott requested a deferral. The Board accepted his request, and no further action by the Board was required.

5. Docket No. 05-07-15 17617 Franklin Avenue

Brian Frolo, property owner, and Stephen Jouriles, applicant, request the review and approval of a variance to increase the lot coverage by 1.5%, from 29.5% to 31% pursuant to Section 1123.09(a) – Lot Coverage regulations. The property is located in a R2, Single and Two Family district. (Page 6)

Mr. Sylvester advised the Board that the item was withdrawn as recalculations negated the need for a variance.

6. Docket No. 05-08-15 1636 Alameda Avenue

Anthony Kovacic, property owner and applicant, request the review and approval of two variances related to the construction of a new garage: (1) A 144 square foot variance to the 480 square foot size requirement for garages pursuant to Section 1123.03(a) – Permitted Accessory Uses and (2) A 5 foot 3 inch variance to the 15 foot height requirement for accessory structures, pursuant to Section 1123.05(b) – Height Regulations. The property is located in a R2, Single and Two Family district. (Page 20)

Mr. Sylvester stated that only one variance was needed; a variance was being requested for (2) A 5 foot 3 inch variance to the 15 foot height requirement for accessory structures, pursuant to Section 1123.05(b) – Height Regulations.

Anthony Kovacic, property owner and applicant was present to explain the request.

Mike Molinski sought confirmation that the garage would store personal items and no work vans. Access to the attic for stored incidental items would be from a set of dropdown stairs.

A motion was made by Mr. Amendola, seconded by Mr. Bindel to **APPROVE** the request with the stipulation the attic space 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 7:15 p.m. All of the members voting yea, the motion passed.

James S. Nagy
Signature

6-18-15
Date

approved subject to
corrective of item 2,
Name of secondary party



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. PAT ELLIOTT

2. Anthony Koracic

Anthony Koracic

3. _____

4. _____

5. _____

6. _____

7. _____

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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, May 21, 2015



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1. _____	_____
2. _____	_____
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Board of Zoning Appeals

May 2015



2015 Morrison Avenue



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2015 Morrison Avenue

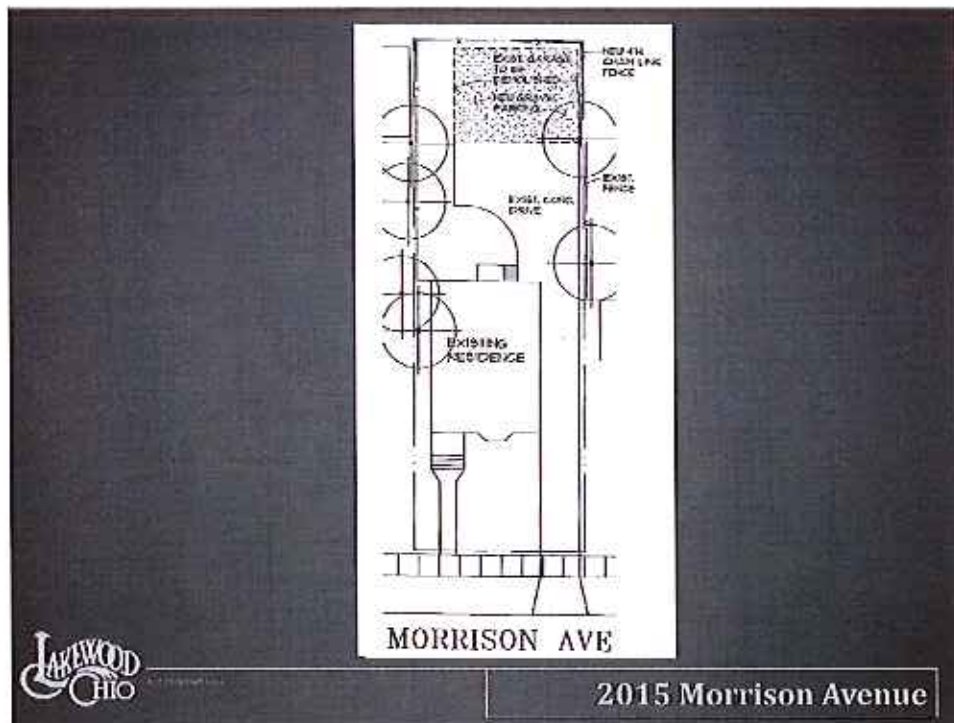


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2015 Morrison Avenue



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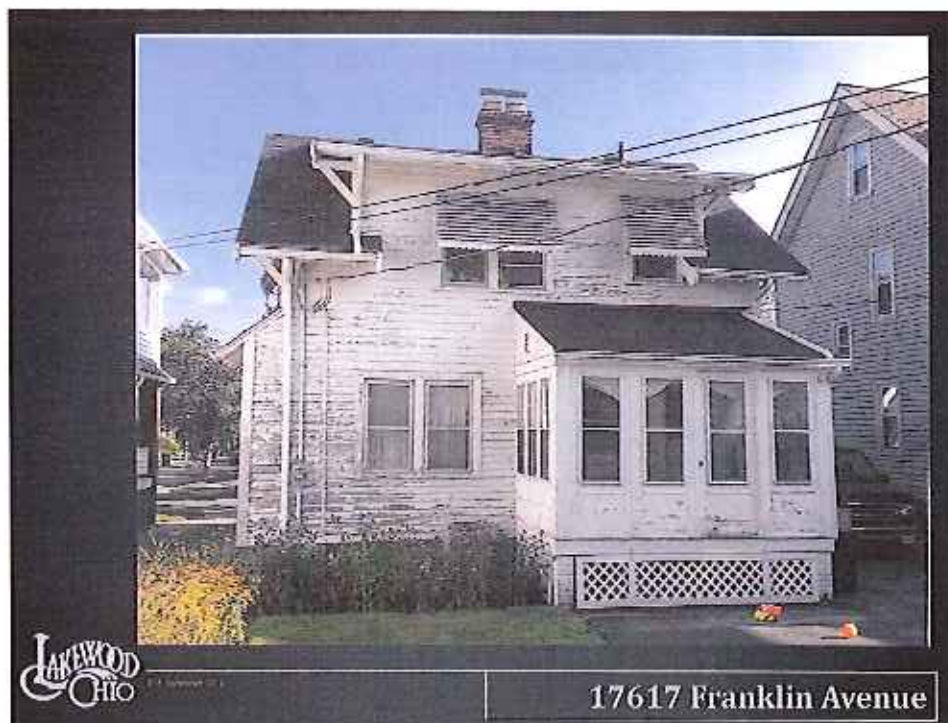
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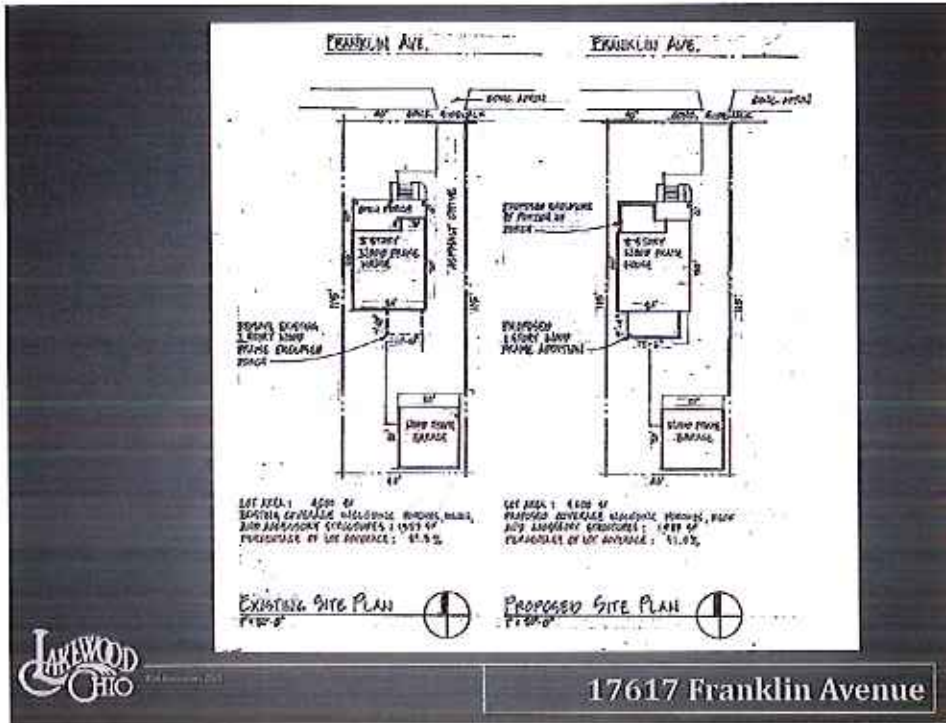


17617 Franklin Avenue



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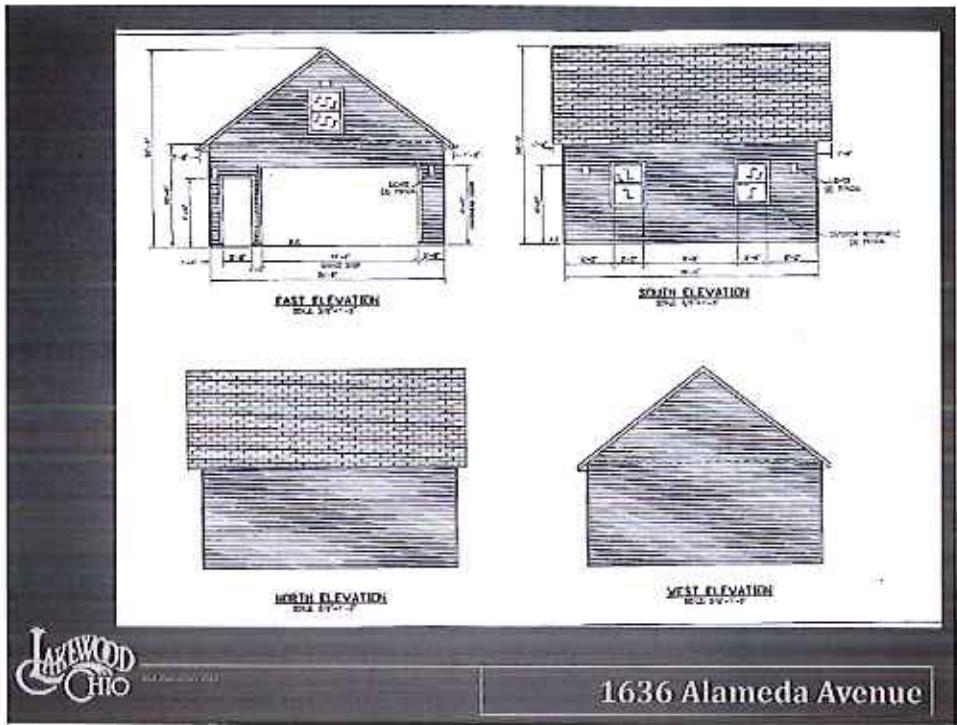
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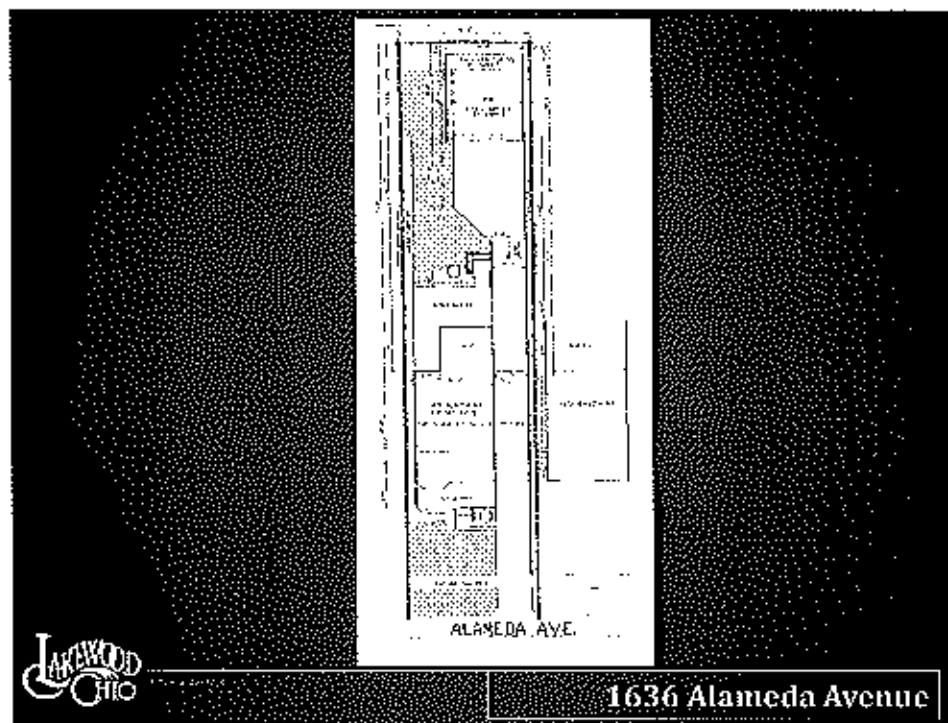
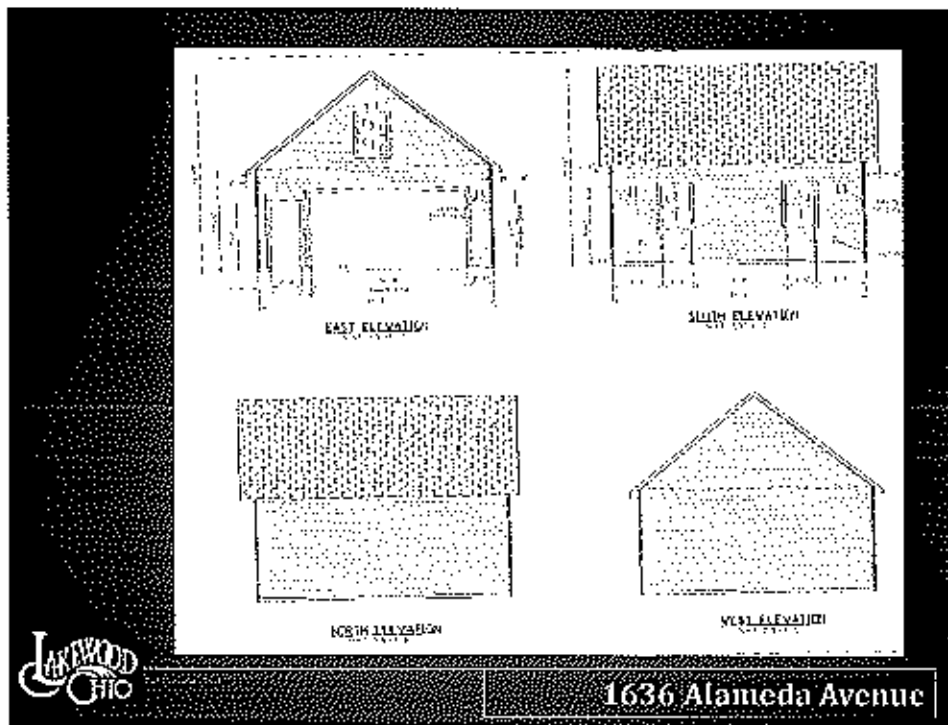
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Board of Zoning Appeals

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