

MINUTES
(Audio Recording Is Available)
BOARD OF ZONING APPEALS
JULY 21, 2016
LAKWOOD CITY HALL

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

REVIEW MEETING
6:30 P.M.
COUNCIL CONFERENCE ROOM

The meeting began at 6:40 p.m.

1a. Election of Temporary Chair

A motion was made by Mr. Amendola, seconded by Mr. Brown, to **ELECT** Mr. Bindel as Temporary Chair for the meeting of July 21, 2016. Mr. Amendola and Mr. Brown voting yea, and Mr. Bindel abstaining, the motion passed.

1. Roll Call

Members Present

James Amendola
Zach Brown
Christopher Bindel, Temporary Chair

Others Present

Michelle Nocht, BZA Secretary, P&D Program Coordinator
Michael Molinski, City Architect
Andrew Fleck, Assistant Law Director

A motion was made by Mr. Brown, seconded by Mr. Amendola to **EXCUSE** the absences of Cynthia Bender, Vice Chair and Kyle Krewson, Chair. All of the members voting yea, the motion passed.

2. Approve Minutes of the June 16, 2016 Meeting

A motion was made by Mr. Bindel, seconded by Mr. Brown to **APPROVE** the June 16, 2016 meeting minutes with the following stipulation:

- The first item 4, Opening Remarks is struck from the minutes as it is a repeat of item 3.

All of the members voting yea, the motion passed.

3. Opening Remarks

Ms. Nocht read the Opening Remarks into record.

Mr. Bindel advised the applicants that the Board consisted of five members normally, and three were in attendance of the meeting. The applicant had the right to request a deferral until next month, but to do so before the members voted.

NEW BUSINESS

- 4. Docket No. 07-13-16**
1515 Hopkins Avenue

Joe Lull, Joyce Factory Direct applicant requests the review and approval of two variances to build an 8' x 15' attached screened deck:

1. an 87 sq. ft. variance for rear lot coverage; 25% is the maximum allowable lot coverage, and
2. variance for a 7' setback, 33' from the rear property line, the minimum required setback is 40', pursuant to sections 1123.09(a) – maximum lot area coverage and 1123.07 – minimum yard requirements for principal buildings. The property is located in an R2, Single and Two Family High Density district. (Page 2)

Sue Suhoski, property owner was present to explain the request.

City administration supported the request. There had been no communication from the neighbors. There were no comments from the Board.

A motion was made by Mr. Amendola, seconded by Mr. Brown to **APPROVE** the requests as submitted. All of the members voting yea, the motion passed.

5. **Docket No. 07-14-16**
1429 Wagar Avenue

Mark Ramirez, AoDK Architects, LLC applicant requests the review and approval of a variance to build a garage 18', 6" in height:

1. a 3', 6" height variance; the maximum allowable is 15', pursuant to section 1123.05(b) – height regulations. The property is located in an R2, Single and Two Family High Density district. (Page 17)

Mark Ramirez and Brian Kauffman, both of AoDK Architects were present to explain the request.

City administration said the garage was too tall for the neighborhood and questioned the need for the height. There had been no communication from the neighbors.

The Board asked for design options to accommodate the need for incidental storage (such as adding dormers, lowering the second side wall). City Council recently passed an ordinance to allow larger garages, and this request was beyond the average garage height at 24'5". It was too high.

A motion was made by Mr. Bindel, seconded by Mr. Brown to **DEFER** the request **until the meeting of August 18, 2016**. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Brown, seconded by Mr. Amendola to **ADJOURN** at 6:24 p.m. All of the members voting yea, the motion passed.



Signature

9/15/16

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. MARK REMIREZ - ADRK ARCH.

[Signature]

2. BRIAN KAUFFMAN

[Signature]

3. Sue Sukoski

[Signature]

4. Joe Lull

[Signature]

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

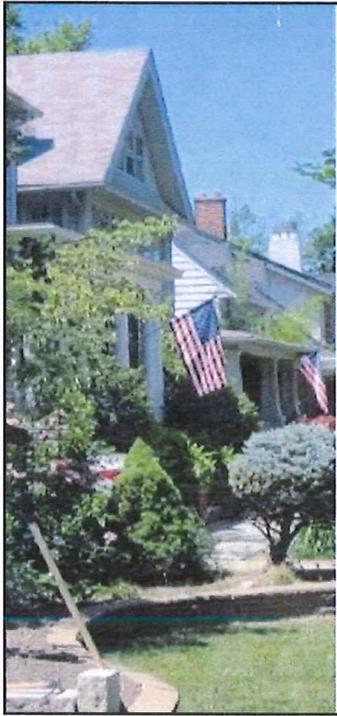
11. _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

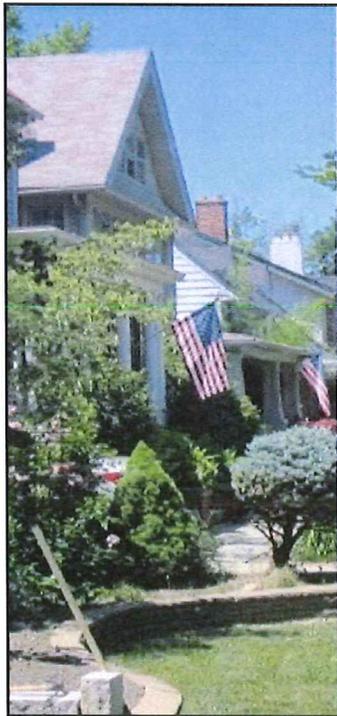
Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, July 21, 2016



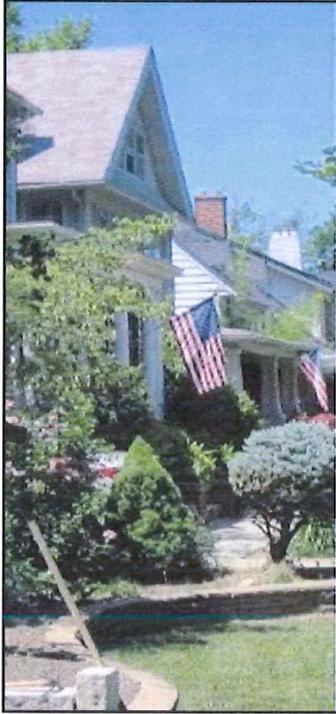
Board of Zoning Appeals

July 21, 2016

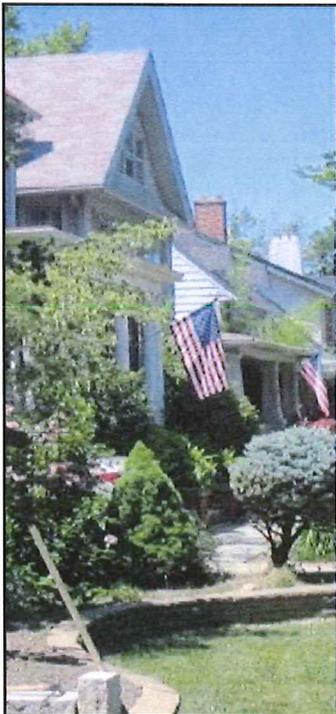


Elect temporary chair





Roll Call

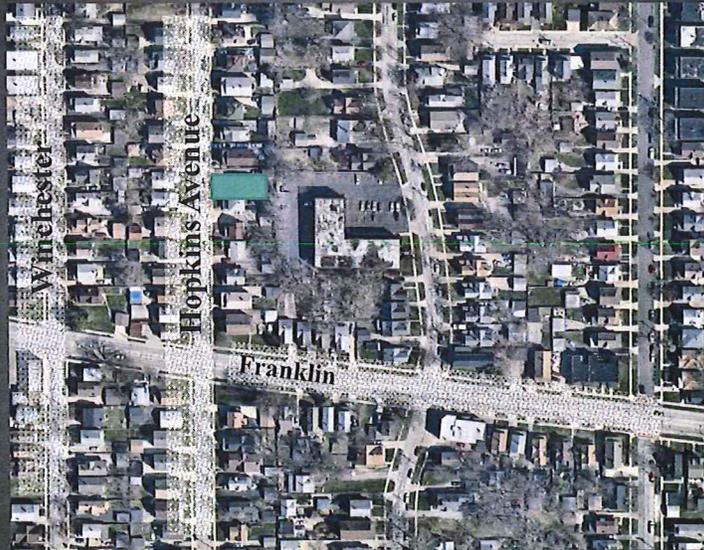


Approve Minutes of the June 16th Meeting





Opening Remarks

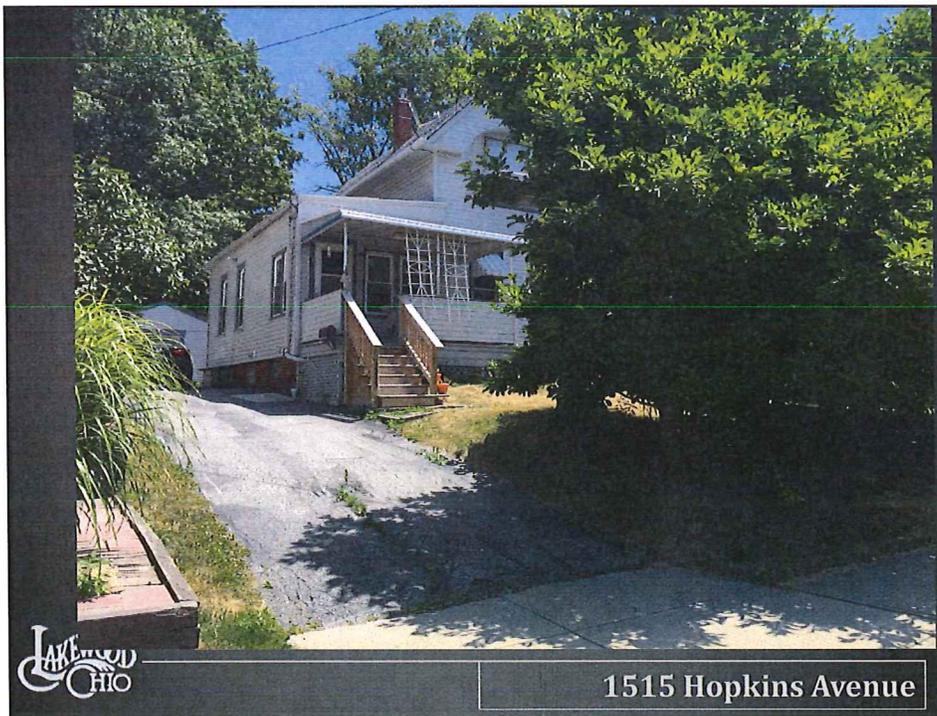


1515 Hopkins Ave



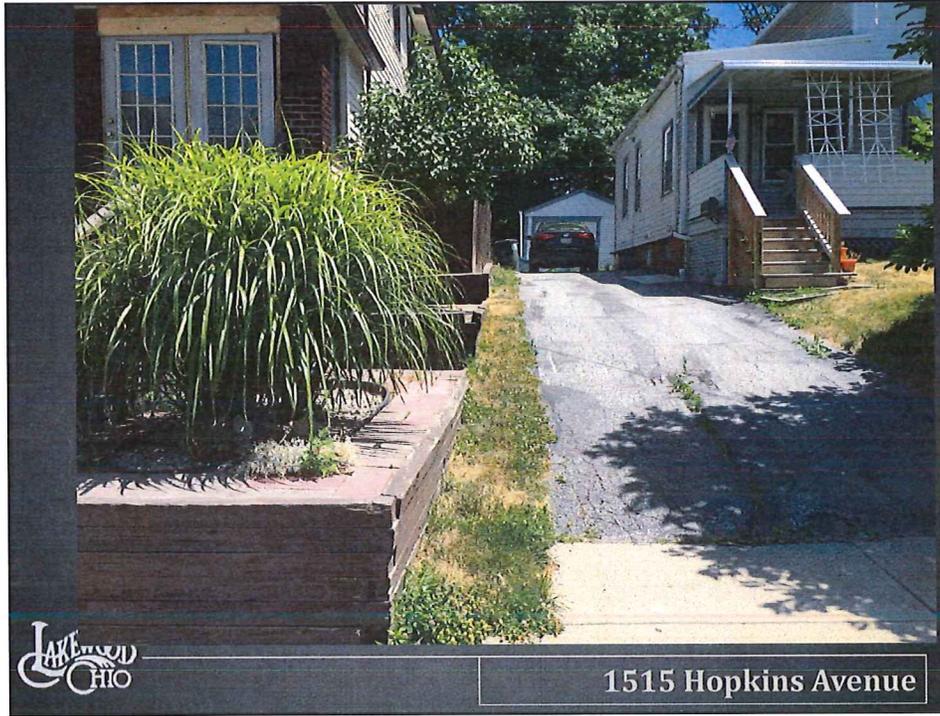
LAKELAND
OHIO

1515 Hopkins Ave



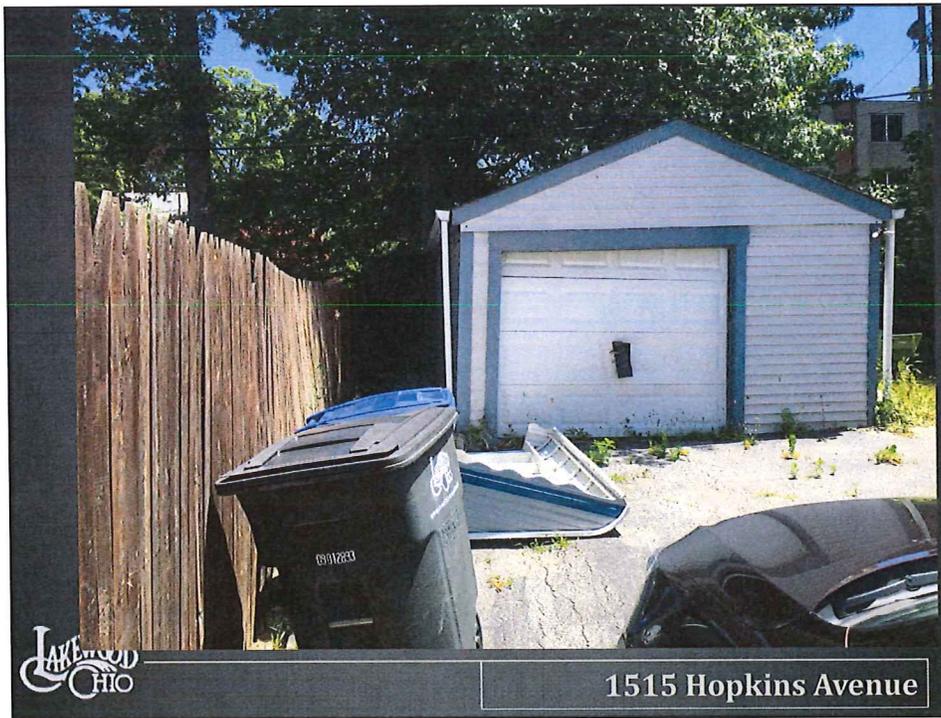
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1515 Hopkins Avenue



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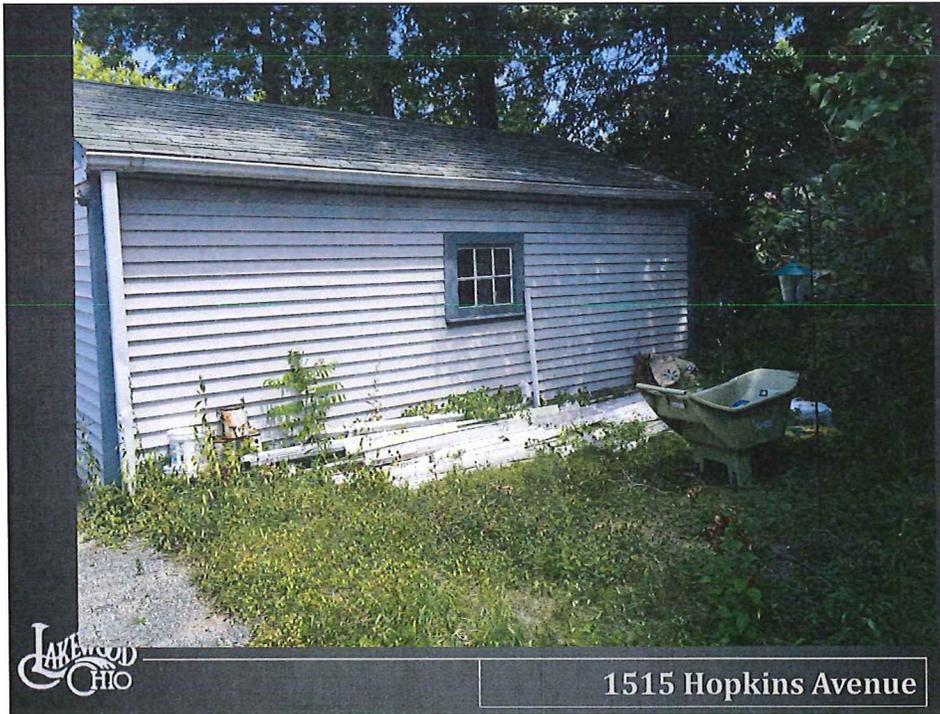
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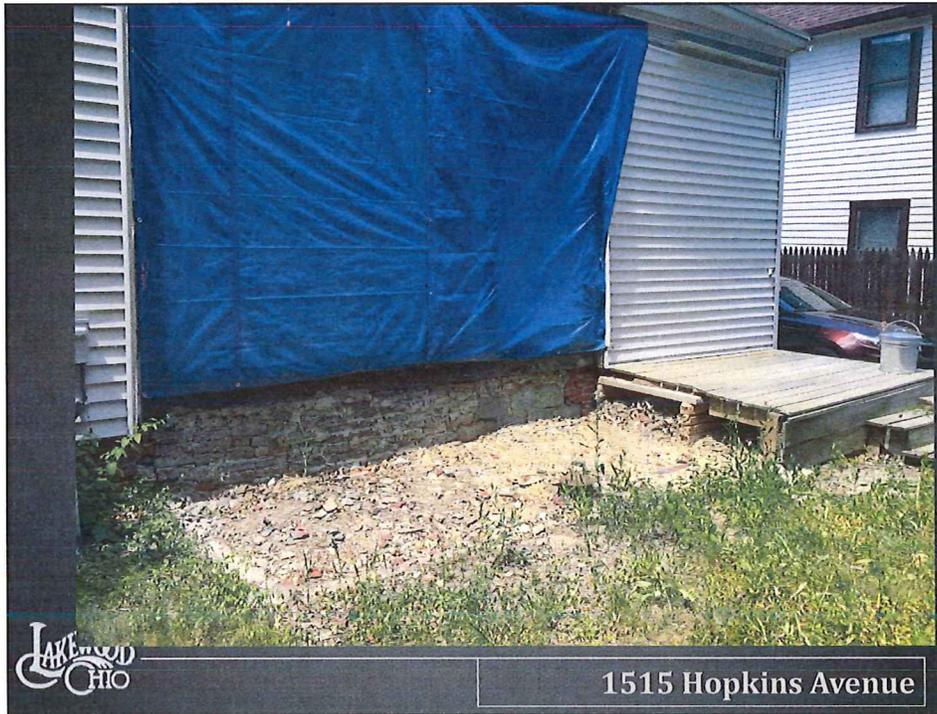
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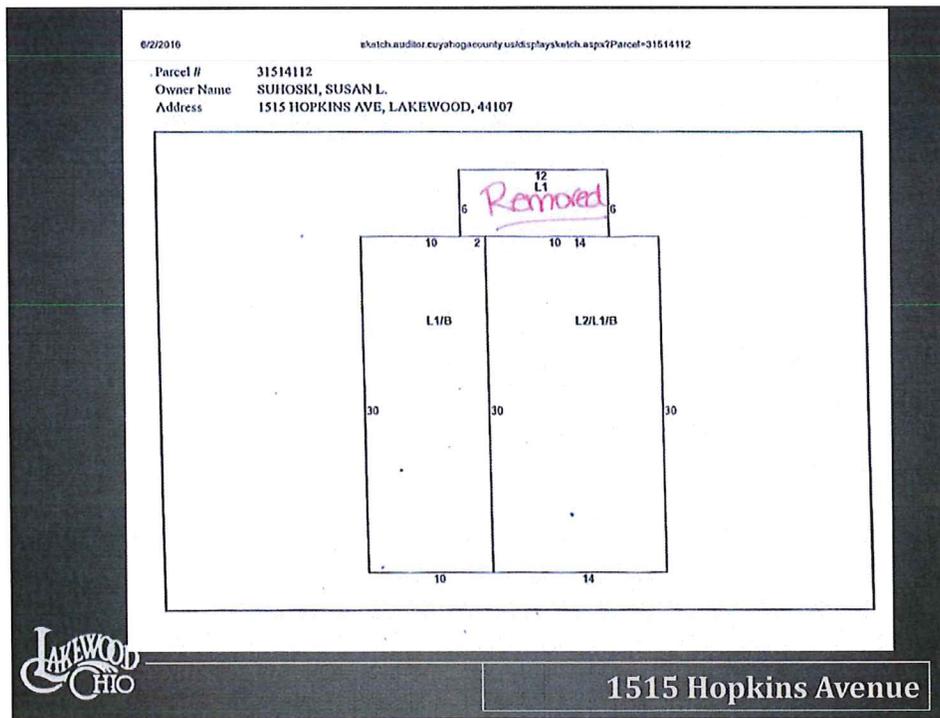
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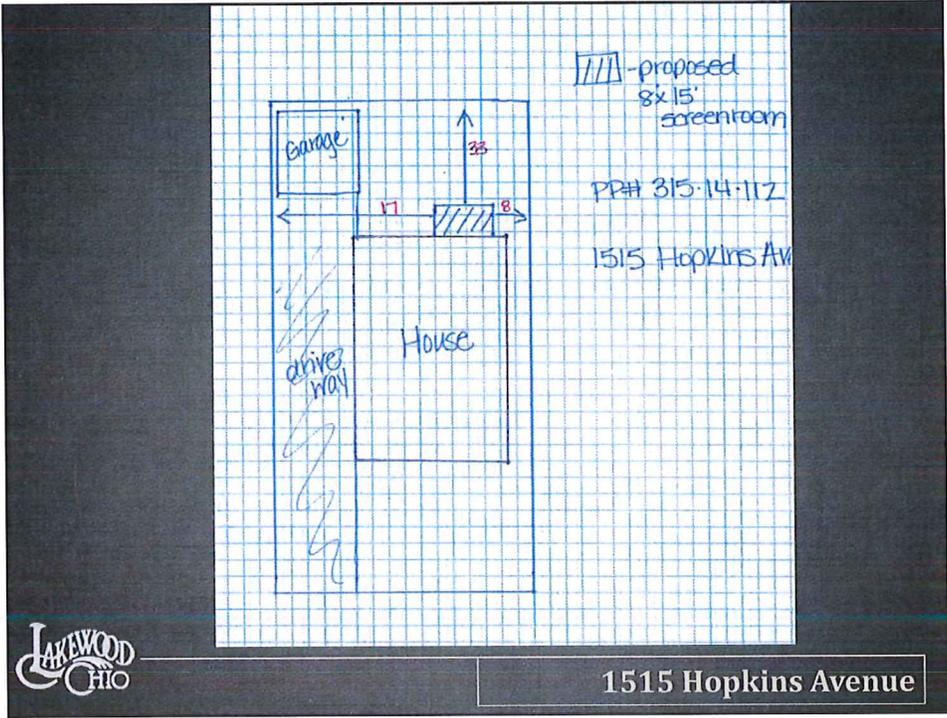
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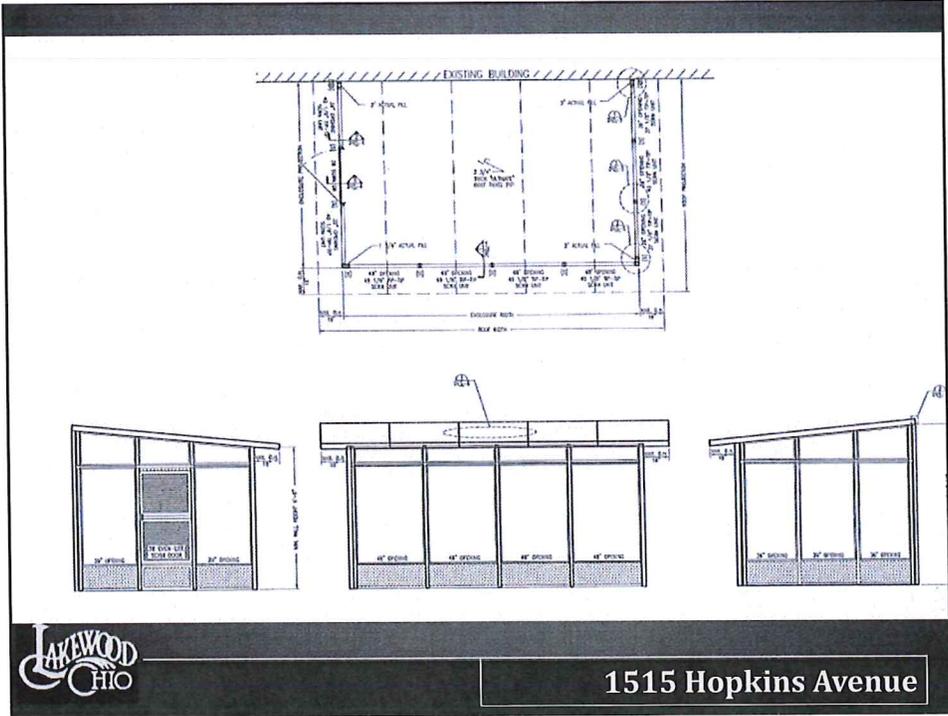


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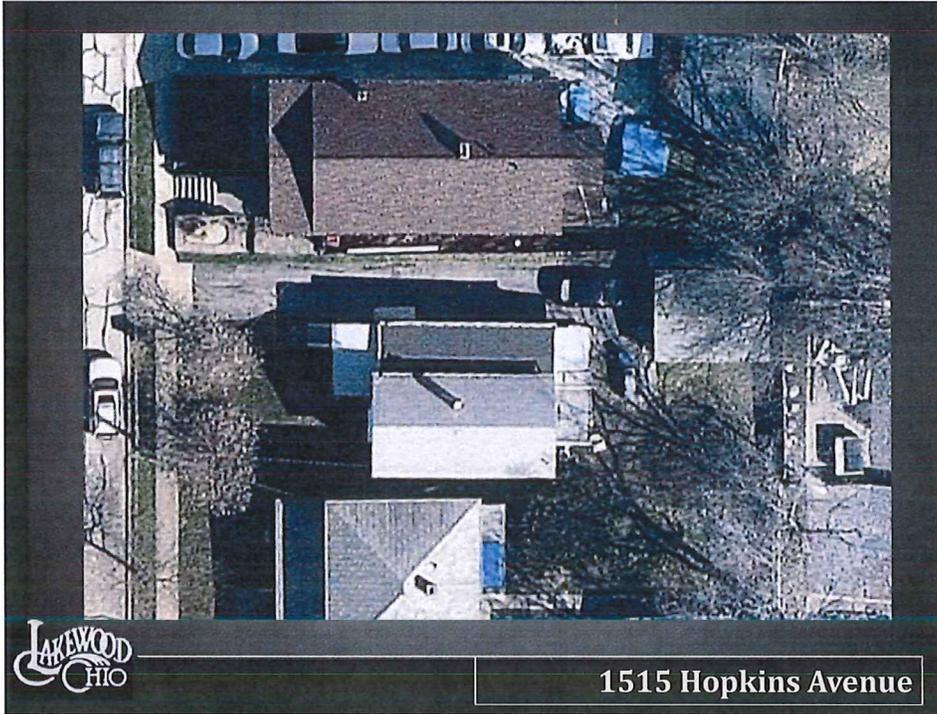
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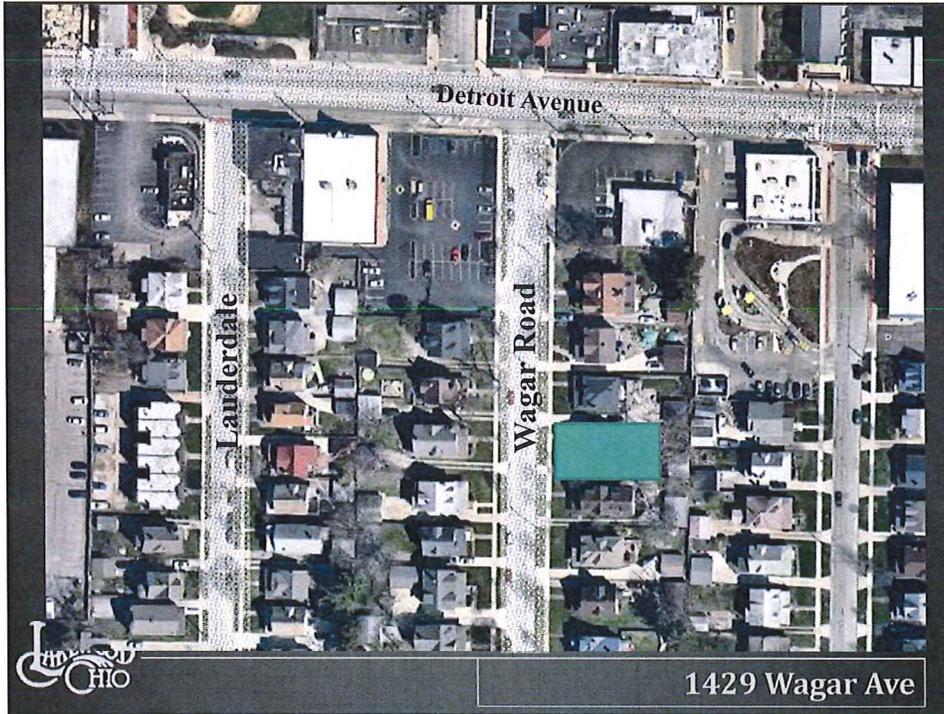
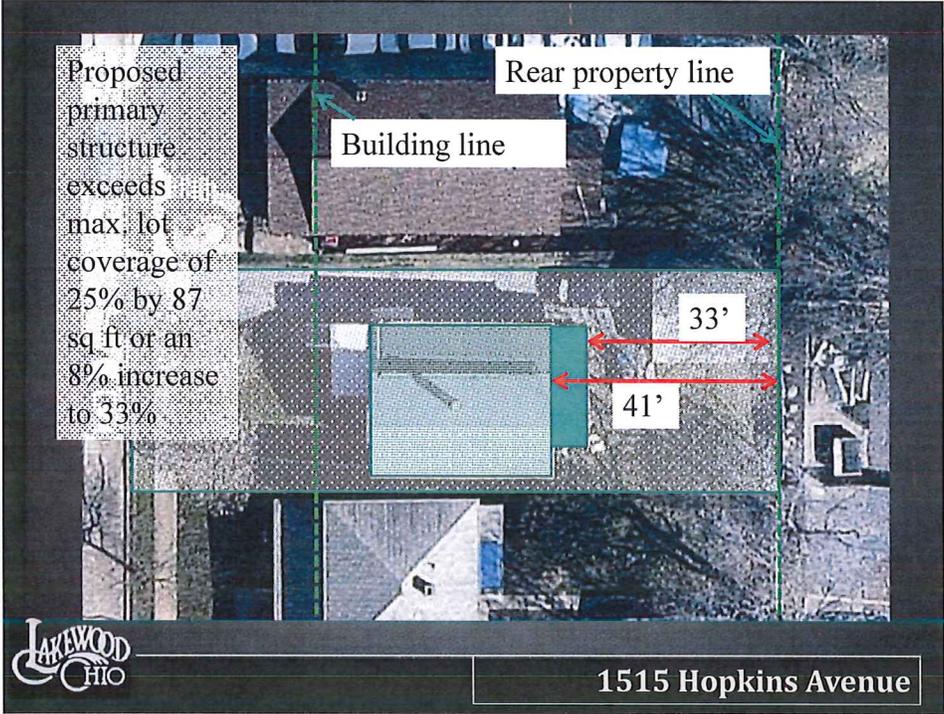
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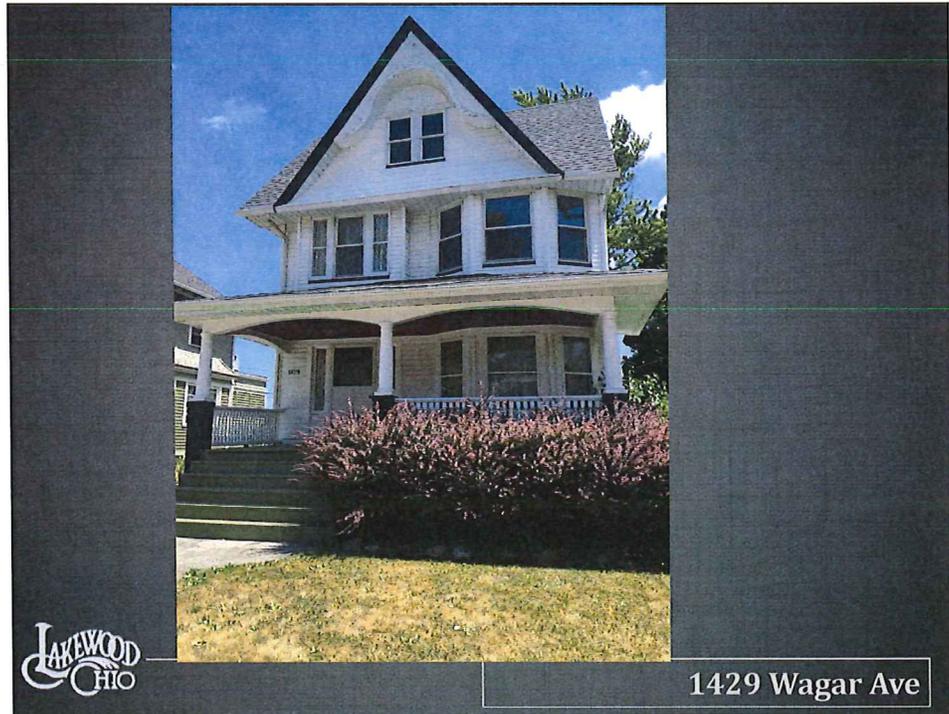
21-Jul-16 Ordinance	1515 Hopkins		Allowed	Proposed in sq ft	Size of Variance Required in sq ft	Percent Increase/decrease	administration
	District	Size of Lot					
1123.09 MINIMUM LOT AREA COVERAGE. (g) The principal building, including attached decks, shall not cover more than twenty-five percent (25%) of the lot area.		4112FT	1028FT	1114.65FT	86.9FT	86.9/1114.65=.0779*100=7.79%	
SCHEDULE 1123.07: MINIMUM YARD REQUIREMENTS							
Front Yard Depth (feet)	As established on the <i>Building Line Map</i> or the average of the existing front yard depths on the abutting properties as measured from the front foundation wall.						
Rear Yard Depth (feet)	40		40FT	33.0FT	7FT		
Side Yard Depth (feet)	5						
Minimum Sum of Both Side Yards (feet)	15						
Applicant requires two variances to build as proposed:							
#1- 1123.09(a) Requesting a variance to allow an 8x15 addition to be built on the rear of the structure that will be greater than the max lot coverage by 87 feet.							
#2-1123.07 Requesting a variance to allow an 8x15 an addition to be built on the rear of the structure that will decrease the rear yard depth by 7 feet.							

1515 Hopkins Avenue

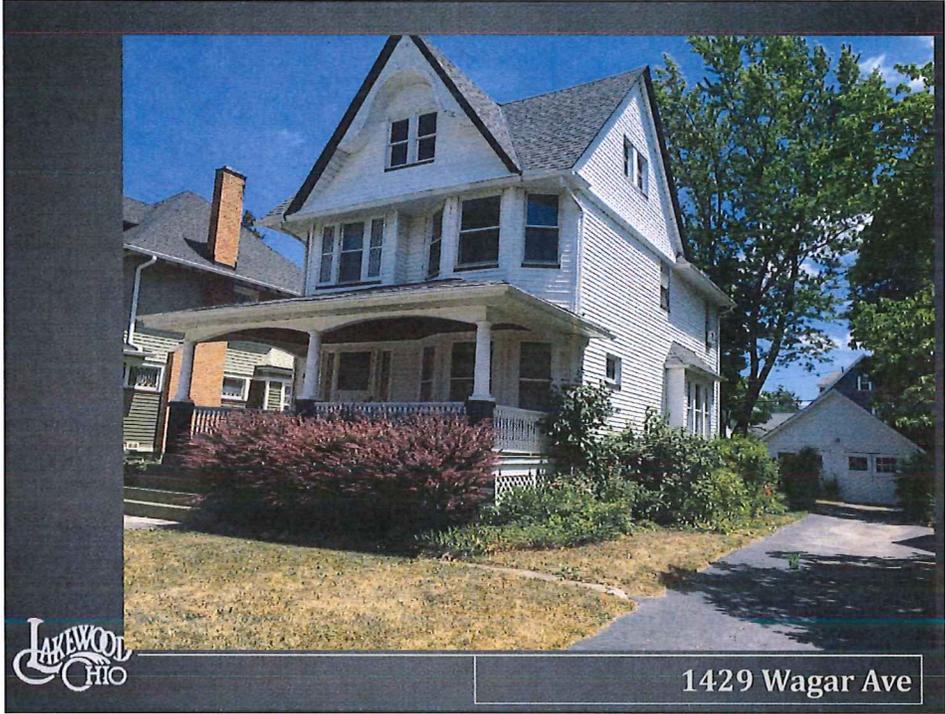


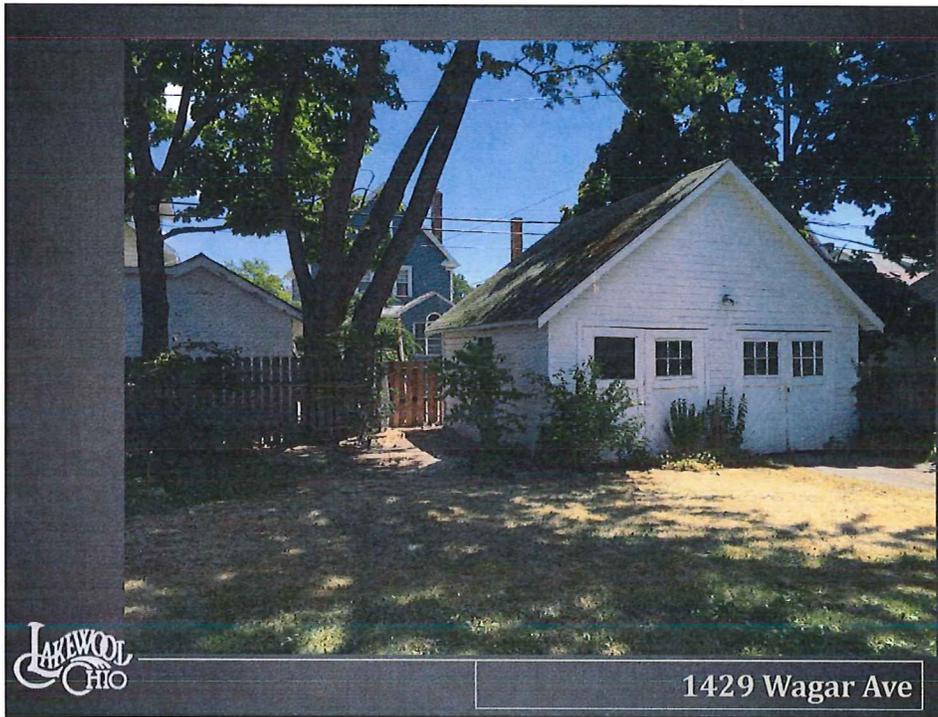


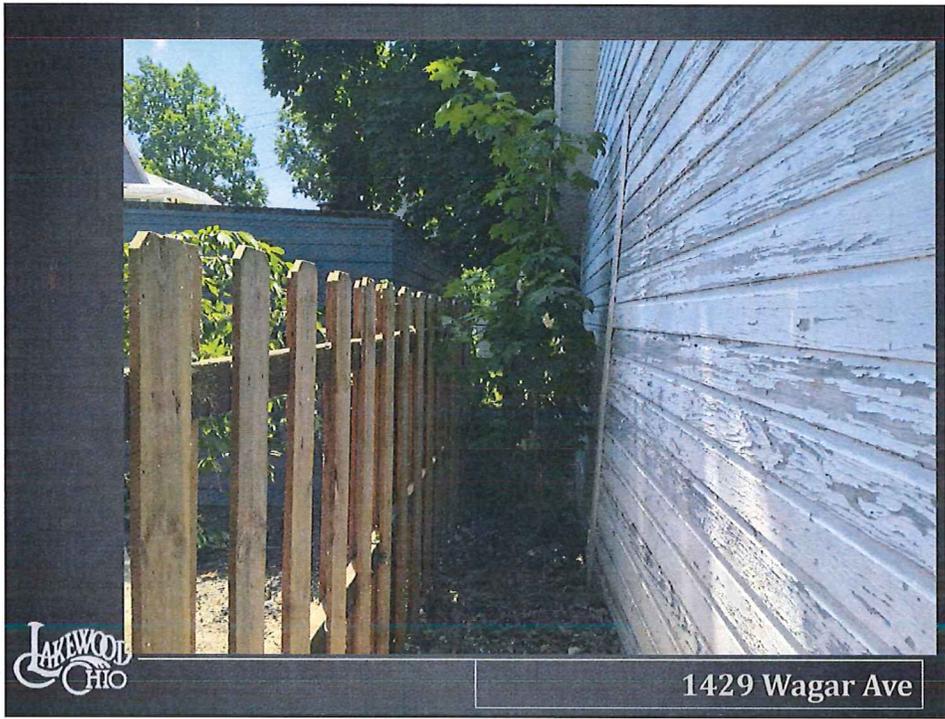
1429 Wagar Ave

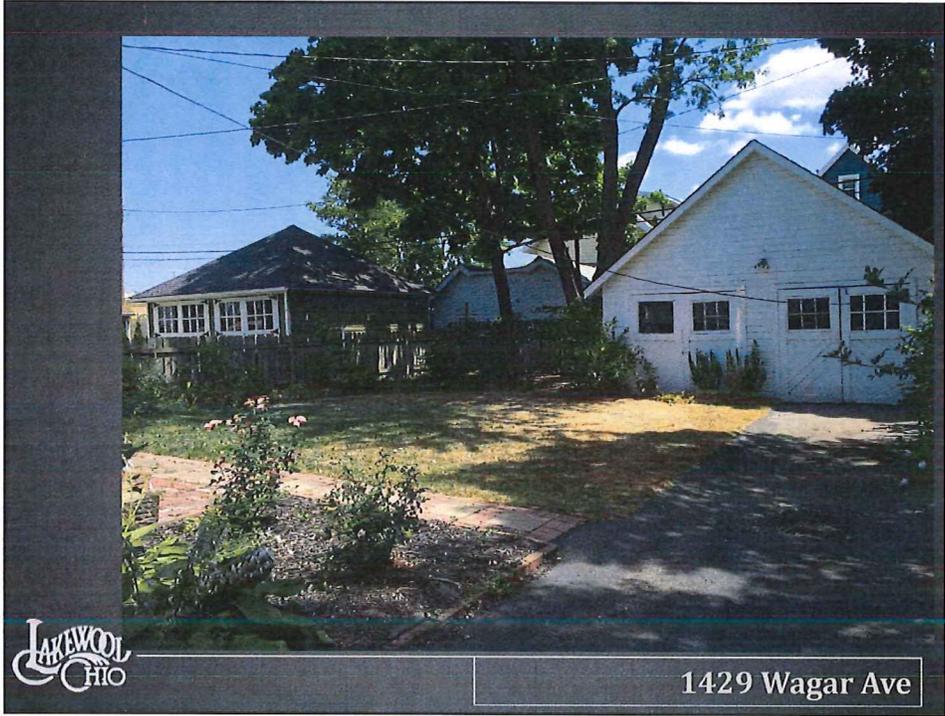


1429 Wagar Ave

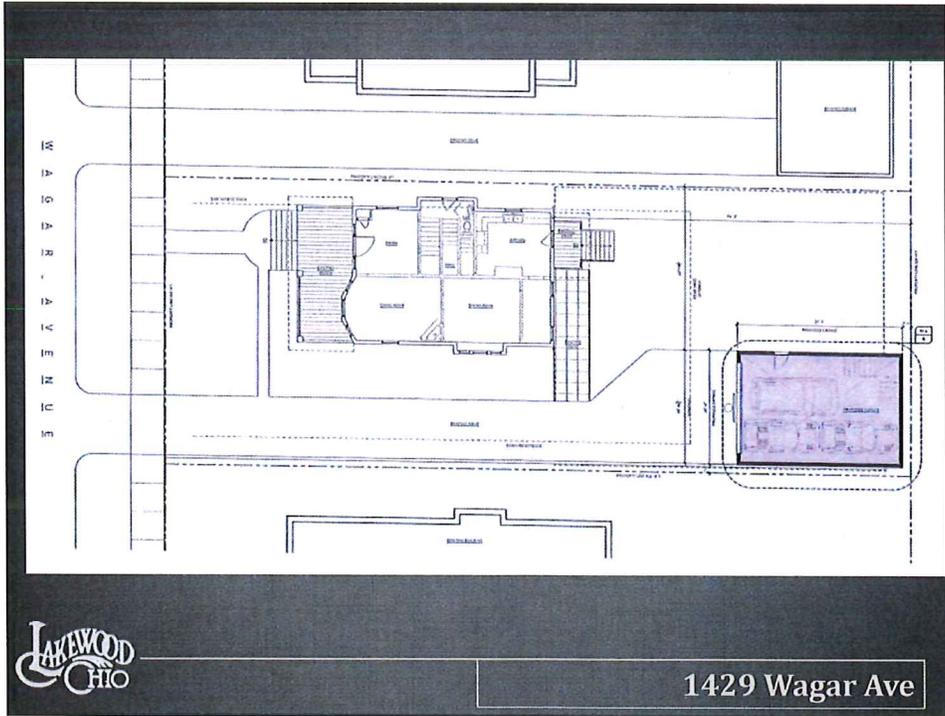




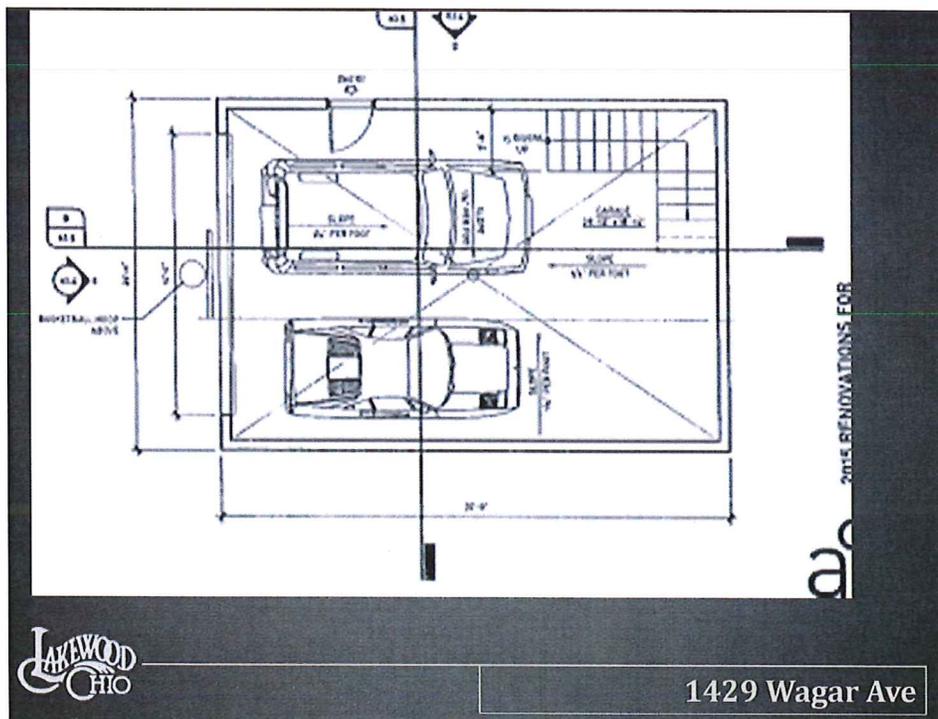
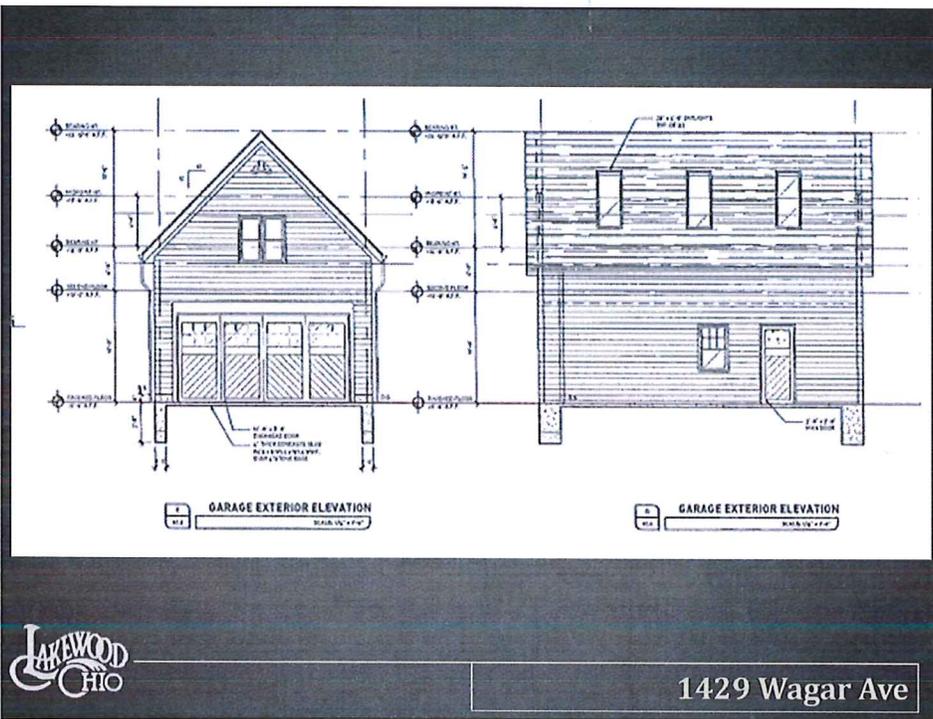


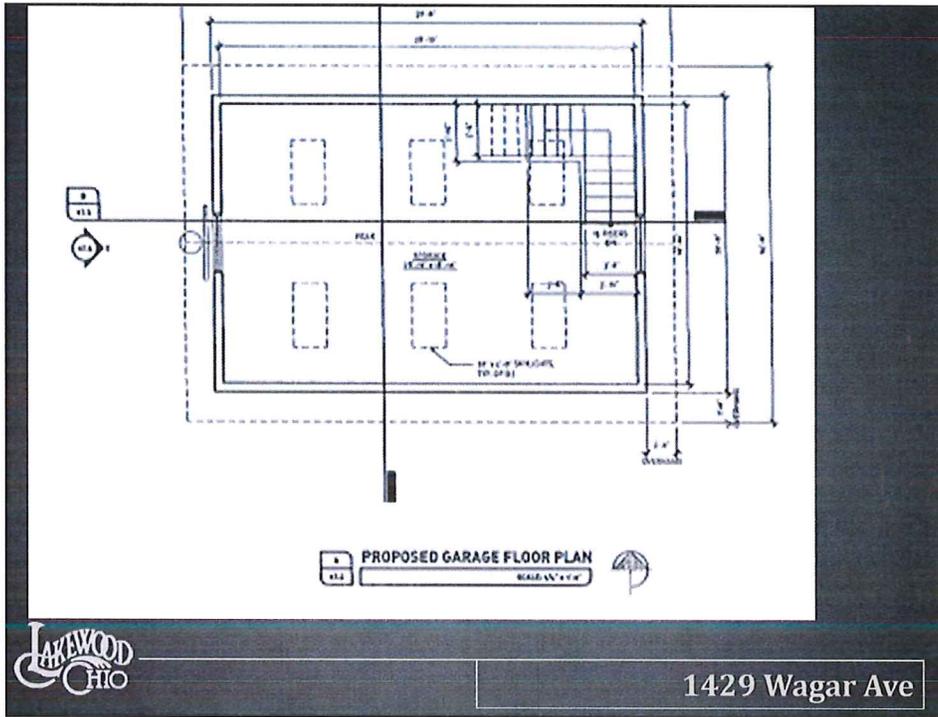


1429 Wagar Ave



1429 Wagar Ave





1429 Wagar Ave

7/21/2016- 1429 Wagar Ordinance	District	Size of Lot	Allowed In sq ft	Proposed In sq ft	Size of Variance Required in sq ft	Percent Increase/ decrease	administration
1123.03(a) A garage not to exceed 480 square feet in area or the requirement of Section 1123.09(c), whichever is greater. An accessory structure or structures shall not cover more than twenty-five percent (25%) of the area of the rear yard except as provided in Section 1123.03.	R2	480FT	600FT	ok			
1123.09(c), whichever is greater. An accessory structure or structures shall not cover more than twenty-five percent (25%) of the area of the rear yard except as provided in Section 1123.03.	R2	3139FT	784.75FT	600FT	ok		
1123.10(a) Accessory structures constructed of wood, excluding family swimming pools, may not be located within eighteen (18) inches of a side and rear property line.	R2		ok	18IN	ok		
1123.05 HEIGHT REGULATIONS. (b) An accessory structure, except an antenna, shall not exceed fifteen (15) feet in height above grade as determined by the Commissioner. (Ord. 91-95. Passed 10-7-1996.)	R2		15FT	18.5	3.5FT		

Applicant requires 1 variance to build as proposed: 1123.05(b): Height of the midpoint* will be 18'6" which requires a variance of 3'6" from the maximum height allowed of 15 ft. (*The height is the midpoint which is calculated by subtracting 1 foot from the height of the eave height and adding it to the total height and dividing by 2.)



1429 Wagar Ave

15'

18'6"

1 GARAGE EXTERIOR ELEVATION

2 GARAGE EXTERIOR ELEVATION

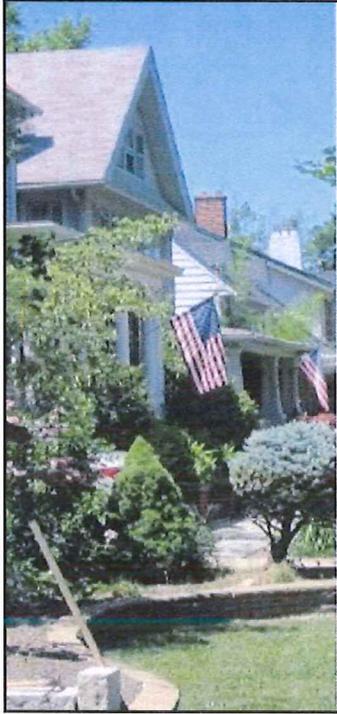
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1429 Wagar Ave



End Meeting





Board of Zoning Appeals

July 21, 2016

