

MINUTES
(Audio Recording Is Available)
BOARD OF ZONING APPEALS
MARCH 17, 2016
LAKEWOOD CITY HALL

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

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

1. Roll Call

Members Present

James Amendola
Cynthia Bender.
Christopher Bindel
Kyle Krewson, Chairman

Others Present

Michelle Nochta, BZA Secretary, P&D Program Coordinator
Michael Molinski, City Architect

A motion was made by Ms. Bender, seconded by Mr. Bindel to **EXCUSE** the absence of Zach Brown. All of the members voting yea, the motion passed.

2. Approve Minutes of the February 18, 2016 meeting

A motion was made by Mr. Amendola, seconded by Mr. Bindel to **DEFER** approval of the **February 18, 2016** meeting minutes. Mr. Amendola, Mr. Bindel, Mr. Krewson voting yea, and Ms. Bender abstaining, the motion passed.

3. Opening Remarks

Ms. Nochta read the Opening Remarks into record.

NEW BUSINESS

4. Docket No. 03-05-16
1427 Scenic Street

Dana Paul, Prairie Stone Group LLC, applicant requests the review and approval of three variances in order to build a new single family home:

- 1) a 1 foot variance to build a deck, the required is 30' from property line;
- 2) a 1 foot variance for the rear foundation, the required is 40 ' from property line; and
- 3) a 5 foot variance for front yard setback, the required is 20' from the property line,

pursuant to sections 1123.03(d) and 1123.07. The property is located in an R2, Single and Two Family district. (Page 2)

Dana Paul, Prairie Stone Group LLC, applicant was present to explain the requests.

Mr. Molinski concurred it was a unique parcel of land, and the neighboring setbacks varied greatly. The proposed structure fit with the nature of the neighborhood.

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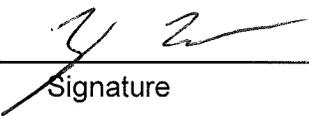
Mr. Molinski concurred it was a unique parcel of land, and the neighboring setbacks varied greatly. The proposed structure fit with the nature of the neighborhood.

Mr. Amendola asked about the placement of the air conditioning unit. It was determined that Mr. Paul would have to come before the Board for a separate variance request at a later date.

A motion was made by Mr. Amendola, seconded by Ms. Bender to **APPROVE** the request for the variances as presented. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Bindel, seconded by Ms. Bender to **ADJOURN** at 6:52 p.m. All of the members voting yea, the motion passed.



Signature

4/21/16

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. Dana Paul

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

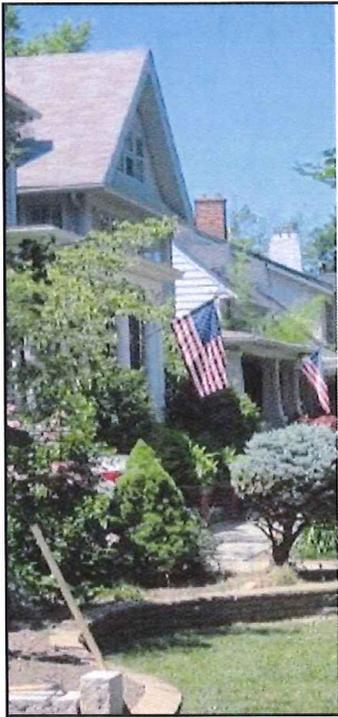
[Handwritten Signature]

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, March 17, 2016



Board of Zoning Appeals

March 2016

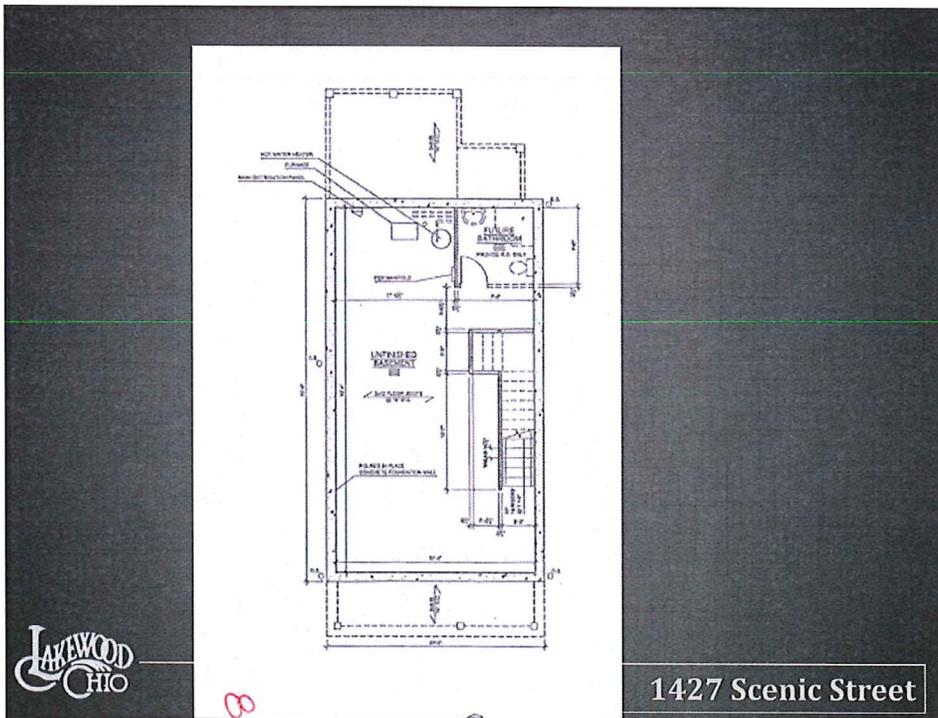
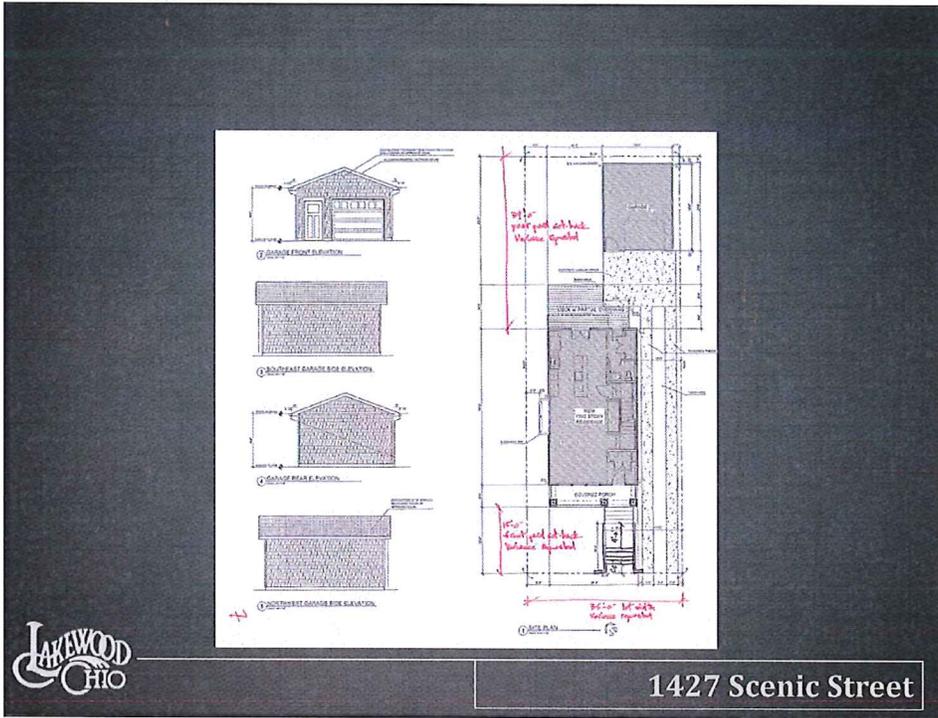


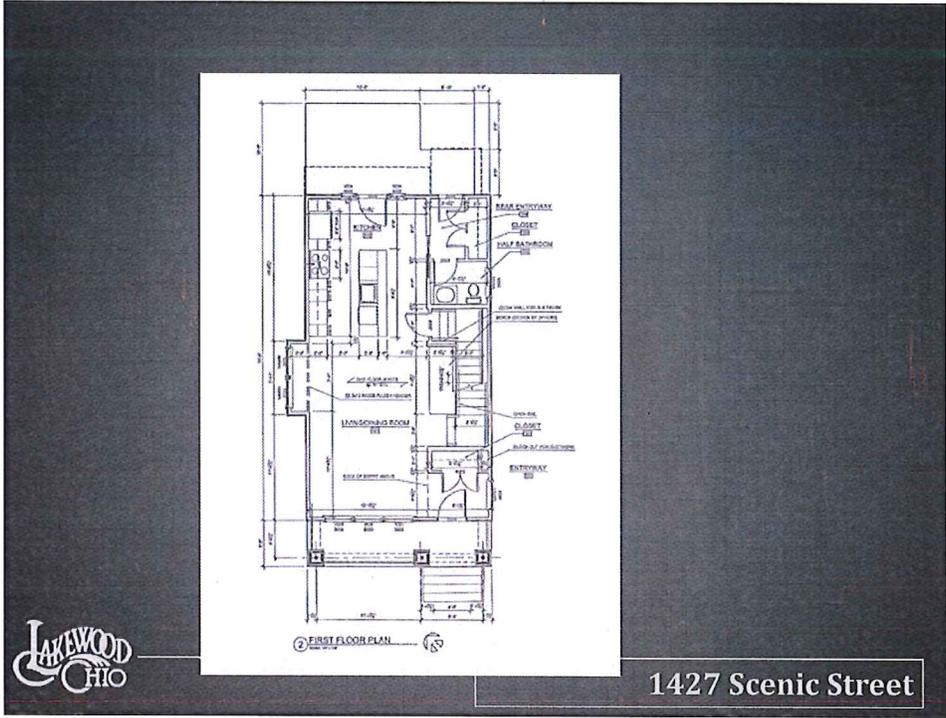
1427 Scenic St

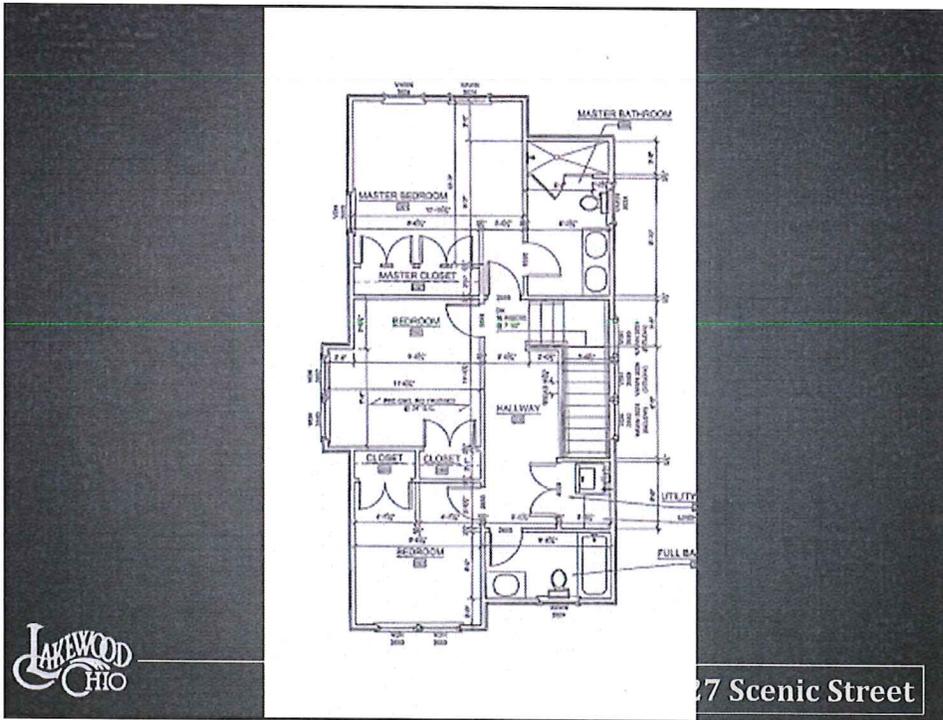


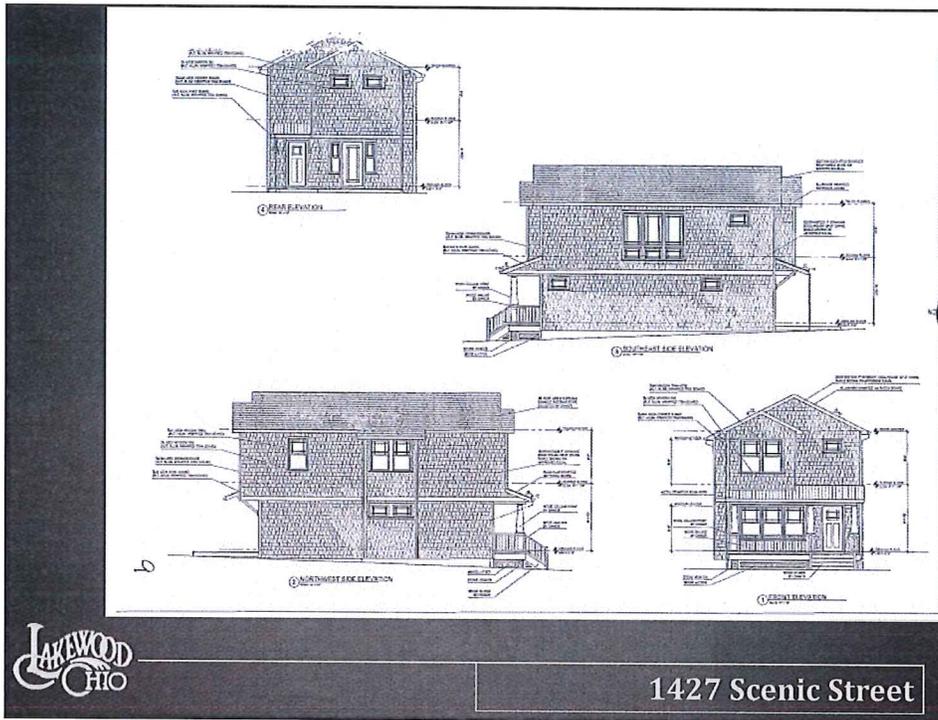
1427 Scenic Street









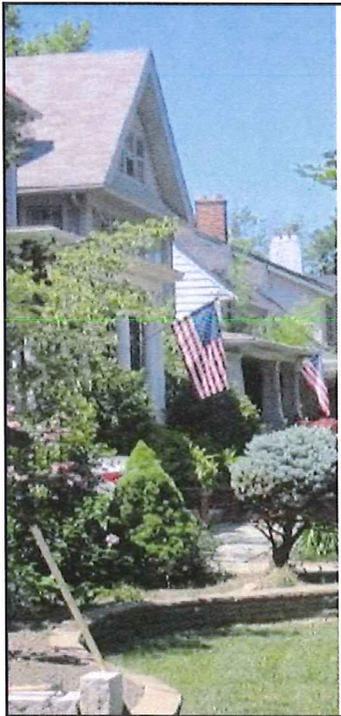






Requested Zoning Variances for 1427 Scenic Street		
	Required	Requested variance
R2		
1123.03 Permitted Accessory Uses		
(d) An unroofed patio deck not to exceed 300 square feet in area and height not to exceed the first floor elevation above grade, Section 1123.05(b) and Section 1123.09 notwithstanding. The rear yard depth requirement shall not be less than thirty (30) feet measured from the back of the deck regardless of the requirements of Section 1123.07.	30ft	1 foot
1123.07 Minimum Yard Requirements for Principal Buildings		
Front	20	5 ft
Rear	40	1ft

 1427 Scenic Street



Board of Zoning Appeals

March 2016

