

AGENDA
BOARD OF ZONING APPEALS
NOVEMBER 17, 2016
LAKEWOOD CITY HALL

PRE-REVIEW MEETING
6:00 P.M.
AUDITORIUM

REVIEW MEETING
6:30 P.M.
AUDITORIUM

1. Roll Call
2. Approve Minutes of the September 15, 2016 Meeting
3. Opening Remarks

OLD BUSINESS

4. **Docket No. 09-17-16**
1492 Northland Avenue

Patrick Ginley, applicant and homeowner, requests the review and approval of the following two (2) variance requests:

- a variance to exceed the maximum allowable height for a fence by installing 2' of open lattice on top of a 40' length of fence that is 6 feet high; the maximum allowable fence height is 6', pursuant to section 1153.02(c)(2) – regulations, and
- a variance to install the decorative side of the fence toward his own property; the decorative side must face the neighboring property, pursuant to Section 1153.02 B(f) - regulations.

The property is located in an R2, Single and Two Family High Density district. This item was deferred from the meeting in September. (Page 3)

5. **Docket No. 09-19-16**
1584 Winton Avenue

Becky Olson and Jim Violette, One Rum Runner, LLC, owners and applicants request the review and approval of a variance from the requirement to construct a two-car garage; the minimum requirement is one (1) parking spot per dwelling unit, pursuant to section 1143.05 - parking requirements. The property is located in an R2, Single and Two Family High Density district and is a two-family structure. This item was deferred from the meeting in September. (Page 5)

NEW BUSINESS

6. **Docket No. 11-21-16**
17705 Riverway Drive

Chris Barthol, property owner and applicant requests the review and approval for a 4.5 foot variance in order to build a two car garage addition onto an existing one car garage 35.5 feet from the rear property line; the minimum rear yard setback is 40 feet, 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 8)

7. **Docket No. 11-22-16**
1447 Lakeland Avenue

Abdelrahman Abedrabbo, applicant requests the review and approval of a variance to build a masonry garage closer to the abutting property line than the permitted minimum of 6 inches, pursuant to section 1123.10(b) - additional accessory structure regulations. The property is located in an R2, Single and Two Family High Density district. (Page 14)

ADJOURN

CASE # 16-01578

Account: 101-0000-321. 30-02

REFERENCE No. PL16-001892

DOCKET No. 9-17-16

FEE PAID \$25.00 check

APPLICATION

BOARD OF ZONING APPEALS

Property Address 1492 NORTHLAND AVE. Property Owner Name PATRICK & JACQUELINE GINLEY

Owner Phone 216-228-6925 Owner Address (SAME)

CELL: 216-633-7005

Zoning R2 Parcel Number 313-23-046

Description of Request/Hardship

PROBLEMS WITH NEIGHBOR 4+ YEARS AGGRESSIVE & ARGUMENTATIVE. HE YELLED AT MY WIFE TWICE, NOW HE NO LONGER FEELS COMFORTABLE TO BACKYARD. LAST SUMMER WE WENT TO FLORIDA & HE REACHED OVER THE FENCE AND HACKED OFF MANY BRANCHES OF THE ROSE OF SHARON BUSHES. HE CALLED STATE POLICE LAST SPRING WHEN HIS FURNACE WAS HELPING ME & CARBON MONOXIDE *ATTEMPTED MEDIATION TWICE HE REFUSED. *POLICE INVOLVED MANY TIMES. APPLICATION FEE: \$25 Residential - \$50 Commercial. (AFTER) PROBLEM OCCURRED. X2

APPLICATION FEE: \$25 Residential - \$50 Commercial. (AFTER)

*POLICE INVOLVED MANY TIMES. Incomplete or Late Applications will not be Accepted.

(See calendar on page 2 for deadlines)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
3. Photos of the existing conditions.
4. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
5. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
6. Fee

(PLEASE HELP US AND APPROVE OUR VARIANCE. THANK YOU FOR ENTERING.) EXHIBIT A

Applicant Name (Print Clearly): PATRICK GINLEY Company (HOME)

Applicant Address: 1492 NORTHLAND AVE., LAKEWOOD, OH 44107

Phone: 216-228-6925 Fax: E-mail: PJG344@AOL.COM

Applicant Signature: Patrick Ginley Date: 7/19/16

Owner Signature (if different from Applicant): (SAME)

By signing I, the Owner of Property, hereby grant authority for the above applicant to represent my interests in this matter.

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. 91-95 SECTION 1153.02(c)(2) 1153.02 B(f)

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Zoning Appeals applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? Yes No
9 lbs. - (Non-Threatening, Friendly Dog)

Please Print or Type:

Owner/Agent Name: PATRICK GINLEY

Property Address: 1492 NORTHLAND AVE; LAKEWOOD, OH 44107

Owner/Agent Phone: (SAME)

Tenant Name _____

Tenant Phone _____

Patrick Ginley

Owner/Agent Signature

2016 Calendar Board of Zoning Appeals

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
January	Wednesday	01-06-16	Thursday	01-21-16	Thursday	01-21-16
February	Wednesday	02-03-16	Thursday	02-18-16	Thursday	02-18-16
March	Wednesday	03-02-16	Thursday	03-17-16	Thursday	03-17-16
April	Wednesday	04-06-16	Thursday	04-21-16	Thursday	04-21-16
May	Wednesday	05-04-16	Thursday	05-19-16	Thursday	05-19-16
June	Wednesday	06-01-16	Thursday	06-16-16	Thursday	06-16-16
July	Wednesday	07-06-16	Thursday	07-21-16	Thursday	07-21-16
August	Wednesday	08-03-16	Thursday	08-18-16	Thursday	08-18-16
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PLEASE NOTE: Applications are submitted to the Building Department. It is recommended to submit them **prior to** the application deadline to review applications. Applications are due before **noon** on the dates indicated above. This will allow the Building Department to review the applications for completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings for the Board begin at **6:00 P.M.** in the **Council Conference Room.**

Review Meetings will commence at **6:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to be reviewed. Please use the western entrance.

Account: 101-0000-321. 30-02

REFERENCE No. PLB-001906

APPLICATION

DOCKET No. 9-19-16

FEE PAID check 47070 JW 112520

BOARD OF ZONING APPEALS

Property Address 1584 Winton Property Owner Name One Rum Runner, LLC
 Owner Phone 440-292-7355 Owner Address 24624 Lake Rd. Bay Village, OH 44140
 Zoning Residential R-2 Parcel Number 313-20-069
 Description of Request/Hardship See attached

APPLICATION FEE: \$25 Residential - \$50 Commercial.

Incomplete or Late Applications will not be Accepted.
(See calendar on page 2 for deadlines)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
3. Photos of the existing conditions.
4. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
5. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
6. Fee

Applicant Name (Print Clearly): Becky Olson & Jim Violette Company One Rum Runner, LLC
 Applicant Address: 24624 Lake Rd. Bay Village, OH 44140
 Phone: 440-292-7355 Fax: _____ E-mail: OLSONBAY@AOL.COM
 Applicant Signature: Becky Olson James Violette Date: 08/24/2016
 Owner Signature (if different from Applicant): _____

By signing I, the Owner of Property, hereby grant authority for the above applicant to represent my interests in this matter.

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. 36-14 SECTION 1143.05

5

AUTHORIZATION FOR PROPERTY ACCESS

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Any dog(s) on property? _____ Yes X No

Please Print or Type:

Owner/Agent Name: One Run Runner, LLC
 Property Address: 1584 Winton Lakewood, OH
 Owner/Agent Phone: 440-292-7355
 Tenant Name Vacant Tenant Phone _____

Becky Olson & Jim Violette
 Owner/Agent Signature
 Becky Olson Jim Violette
 016 Calendar
 Board of Zoning Appeals

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
	Day	Date	Day	Date	Day	Date
January	Wednesday	01-06-16	Thursday	01-21-16	Thursday	01-21-16
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6

EXHIBIT A

SUMMARY POINTS OF VARIANCES IN LAKEWOOD BOARD OF ZONING APPEALS MEETING

FOR A VARIANCE TO BE GRANTED, the Board must get sufficient information from your presentation to determine if the following four points exist:

1. That there exists practical difficulty or unnecessary hardship that would deprive the owner of a reasonable use of the land or building. Financial problems are not considered a hardship under the ordinances.
2. That there are special circumstances unique to such land and that with the strict application of the ordinances, we would deprive the owner of a reasonable use of the land.
3. That the granting of the variance is necessary for reasonable use of this property and is the minimum variance that will accomplish this.
4. That the granting of the variance will be in harmony with the intent of the ordinances of Lakewood and will not be harmful to the neighborhood or public welfare.
5. That the other elements of the practical difficulty or unnecessary hardship test are met, as provided for under the ordinances.

This Board is composed of volunteer citizens serving without financial compensation. The Charter and Ordinances of the City of Lakewood set the Board's power.

All interested persons may take notice that all documents included with an application for the Board, or any application addenda, statements, maps, diagrams, sketches, photographs, or other materials, Proffered to the board by any person (whether present at the hearing, or not), shall be considered by the Board prior to rendering its decision on the application.

No permits shall be issued unless submitted plans conform to those approved by the Board. In the event there exists a deviation or modification between the approved plans and any plans subsequently submitted to the city, other than a minor or insignificant deviation as determined by the Commissioner, a successive variance request must be filed and heard to address said deviation.



APPLICATION

DOCKET No. 11-21-16

FEE PAID \$25.00 js credit card

BOARD OF ZONING APPEALS

Property Address 17705 Riverway Property Owner Name Chris Barthol

Owner Phone 440-342-6458 Owner Address 17705 Riverway

Zoning Residential R1H Parcel Number ~~313-03-08~~ 313-06-061

Description of Request/Hardship Addition of New two car garage attached to one car existing garage will be 36' from property line

APPLICATION FEE: \$25 Residential - \$50 Commercial.

Incomplete or Late Applications will not be Accepted.

(See calendar on page 2 for deadlines)

Submission Requirements:

- 1. A detailed written description of the request signed by the applicant/owner.
2. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
3. Photos of the existing conditions.
4. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
5. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
6. Fee

Applicant Name (Print Clearly): Chris Barthol Company

Applicant Address: 17705 Riverway

Phone: 440-342-6458 Fax: E-mail: Christopher.barthol@gmail.com

Applicant Signature: CB Date: 10/24/2016

Owner Signature (if different from Applicant): CB

By signing I, the Owner of Property, hereby grant authority for the above applicant to represent my interests in this matter.

OFFICE USE ONLY: Application Reviewed and Accepted by: Michelle Nodita Date: 11/8/2016

File History:

Bldg. Dept. Remarks: (see ATTACHED)

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Any dog(s) on property? _____ Yes X No

Please Print or Type:

Owner/Agent Name: Chris Barthel

Property Address: 17705 Riverway

Owner/Agent Phone: 440-342-6458

Tenant Name _____ Tenant Phone _____

CB Bar
Owner/Agent Signature

016 Calendar Board of Zoning Appeals

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DAVIS CRAFT
 3879 WEST 42nd ST.
 Cleveland, OH 44109
 PHONE: 330-607-3021
 10/22/2016

DRAWING INDEX **DATE ISSUED** **REV#**

A0.1 COVER SHEET & CODE DATA 6/12/2012

A1.0 PLAN 6/12/2012

A2.0 SECTION, & SITE PLAN 6/12/2012

CODE DATA ORBC 2015

USE GROUP, R1 CONSTRUCTION TYPE VB EXISTING NONSPRINKLED 1422 SQFT

SCOPE OF WORK:
 THE ADDITION OF A NEW 498 SQFT GARAGE ATTACHED TO THE EXISTING ADJACENT GARAGE NEW ADDITION IS ON THE EXISTING SET BACK
 LOT COVERAGE 8905SQFT /1920SQFT = 21.5%
 PARCEL ID 313-06-001

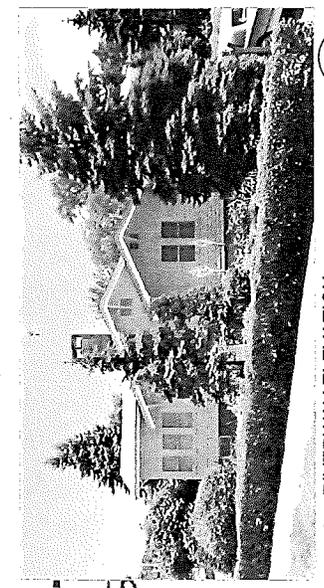
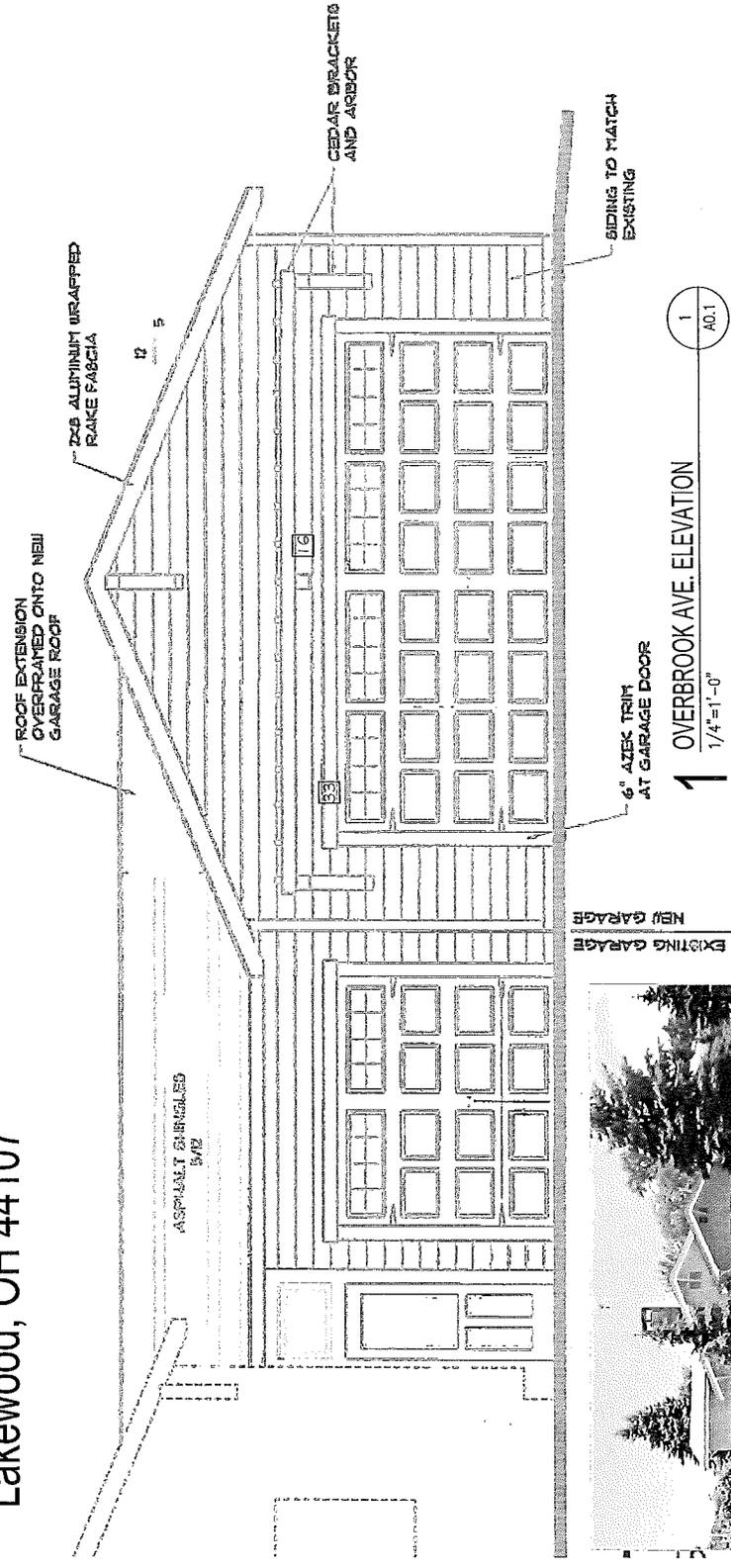
Garage Addition For The Residence Of
Mr. Barthol
 17705 Riverway.
 Lakewood, OH 44107

NOTES:

Garage Addition
 For The Residence Of
Mr. Barthol
 17705 Riverway Dr.
 Lakewood, OH 44107
 PH (440) 342-6458
 Christopherbarthol@gmail.com

FLOOR PLAN

A0.1 //



2 RIVERWAY ELEVATION
 1/4"=1'-0"

1 OVERBROOK AVE. ELEVATION
 1/4"=1'-0"



DAVIS CRAFT

3879 WEST 42nd ST.
Cleveland, OH 44109
PHONE: 330-607-3021
10/22/2016

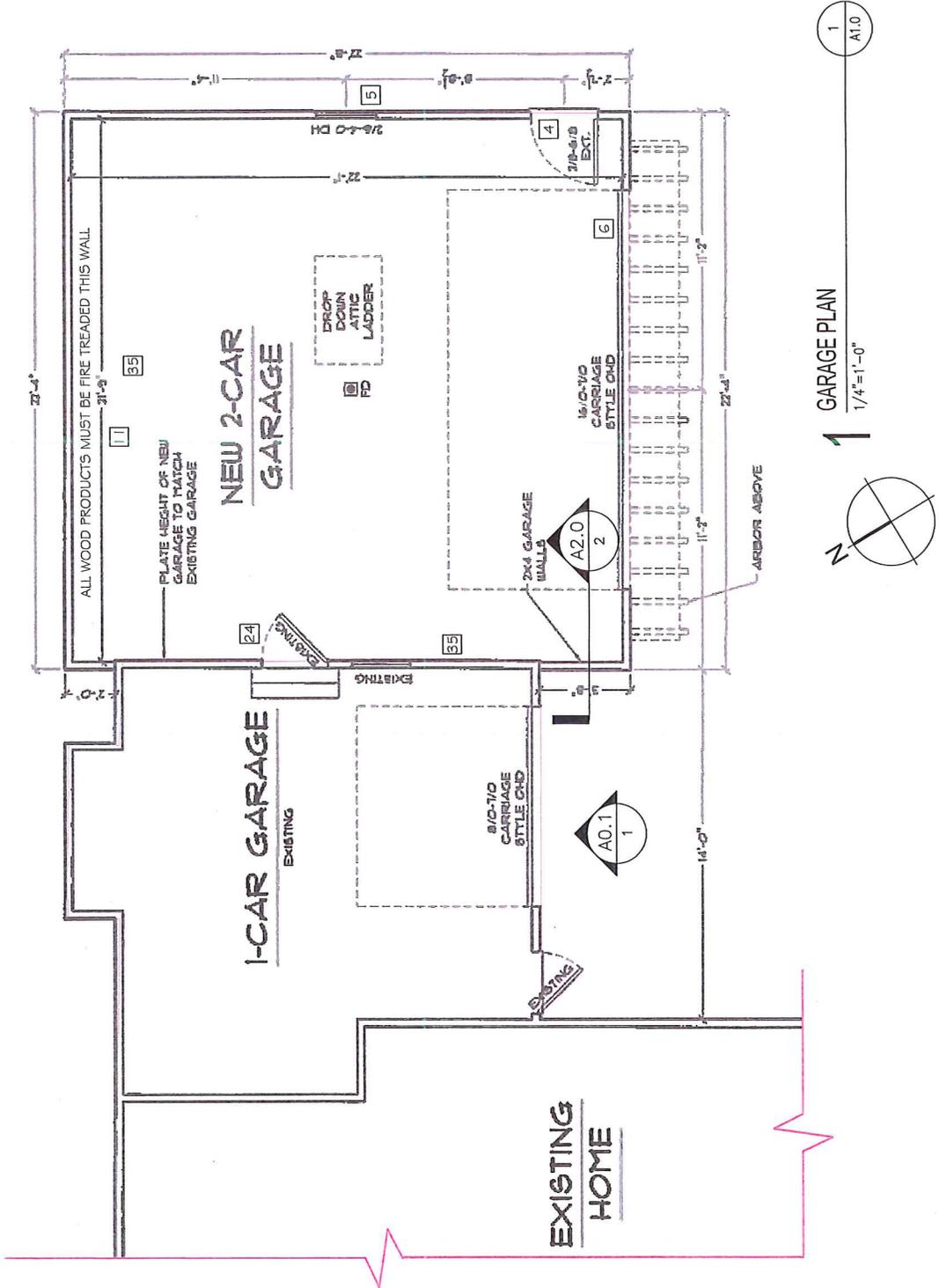
NOTES:

- _____
- _____
- _____
- _____
- _____
- _____
- _____

Garage Addition
For The Residence Of
Mr. Barthol
17705 Riverway Dr.
Lakewood, OH 44107
PH (440) 342-6458
Christopherbarthol@gmail.com

FLOOR PLAN

A1.0 ¹²



1
A1.0

1 GARAGE PLAN
1/4"=1'-0"



DAVIS CRAFT
 3879 WEST 42nd ST.
 Cleveland, OH 44109
 PHONE: 330-607-3021
 10/22/2016

Garage Addition
 For The Residence Of
Mr. Barthol
 17705 Riverway Dr.
 Lakewood, OH 44107
 PH (440) 342-6458
 Christopherbarthol@gmail.com

SITE PLAN / SECTION

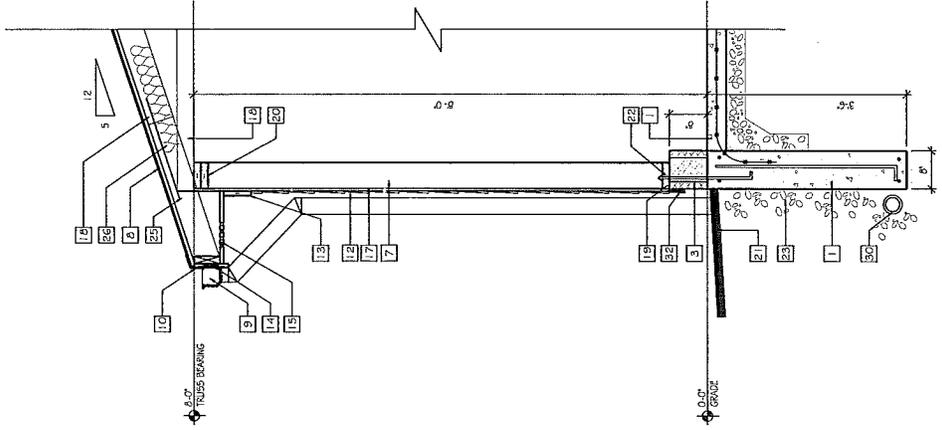
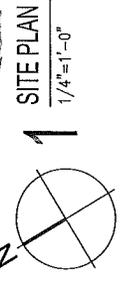
A2.0 13

General Notes Specific To This Sheet

- ALL INTERIOR WALLS TO BE 2x4 STUD/WALLS (U.O.N) EXTERIOR STUD WALLS ARE TO BE 2x6 AT 16" O.C. WITH 7/16" OSB SHEATHING. ALL DIMENSIONS ARE SHOWN TO THE FACE OF THE UNFINISHED STUD WALL.
- WINDOWS/SIZES ARE GIVEN IN FEET & INCHES. 2056 REFERS TO 2'-0" W x 5'-6" H.
- DOOR SIZES ARE GIVEN IN FEET & INCHES; 3060 REFERS TO 3'-0" W x 6'-0" H.
- DO NOT USE EXPANSIVE FOAM INSULATION WITHOUT VERIFYING MANUFACTURERS SPECIFICATIONS.
- ALL EXTERIOR OUTLETS TO BE WATERPROOF.
- FLOOR DRAINS TO INCLUDE TRAP PRIMER AND BACKWATER VALVE.
- ALL SILL PLATES AND WOOD EXPOSED TO THE WEATHER SHALL BE .40 PRESSURE TREATED.

Keyed Notes Specific To This Sheet
 Referenced By The Symbol

- 1 MODIFIED 4" CONCRETE SLAB AND FOOTING W/ 6-6 REBAR AT THE PERIMETER. PROVIDE (2) #6 REBAR CONTINUOUS MIN. 3" ABOVE BOTTOM OF FTG. W/ (1) #4 BARS VERTICALLY AT 1'-0" O.C. (TYPICAL)
- 2 HOLD DOWN FOUNDATION WALL AND TURN DOWN MINIMUM 18" TO 24" BELOW GRADE. PROVIDE STRUTTERS AND REBAR ANCHORS AT FOUNDATION WALL BELOW. (TYPICAL)
- 3 8" SPLIT FACE C.M.U. BASE. SOLID GROUT CORES.
- 4 3'-0" X 6'-0" STEEL MAIN DOOR. MATCH COLOR TO HOUSE.
- 5 2'-6" X 3'-0" INSULATED ALUMINUM CLAD WOOD WINDOW AS BY FELLA. MATCH COLOR TO HOUSE.
- 6 2" SINGLE SIDED STEEL GARAGE DOOR. TYPICAL SINGLE SIDED STEEL GARAGE DOOR. APPROVED EQUAL WHITE FINISH. GARAGE DOOR OPENER BY GENIE.
- 7 2x6 OR 2x4 STUD WALL AT 16" O.C. SEE PLAN
- 8 30 YR. DIMENSIONAL ASPHALT SHINGLES BY TIMBERLINE. WEATHERED WOOD BLEND. OVER 30# ROOFING FELT OVER 5/8" OSB. (TYP.)
- 9 4" PRE-FINISHED ALUMINUM GUTTERS AND 4" DOWNSPOUTS (TYPICAL) TO BE TIED INTO STORM SEWER. MATCH COLOR TO HOUSE.
- 10 PROVIDE PREFINISHED ALUMINUM DRIP EDGE. (TYPICAL) MATCH COLOR TO HOUSE.
- 11 CONTINUOUS CORE RIDGE. VENT OR APPROVED EQUAL.
- 12 HAND-CLAP BOARD SIDING. WITH 4" EXPOSURE. MATCH COLOR TO HOUSE.
- 13 1x6 HARDITRIM TRIM. (TYPICAL) MATCH COLOR TO HOUSE.
- 14 1x6 WD RAKE AND FASCIA MOUNTED OVER 2x6 SUB-FASCIA BLOCKING. COIL STOCK WRAPPED. MATCH COLOR TO HOUSE.
- 15 PREPARED PERFORATED VINYL SOFFIT AND BLOCKING. MATCH COLOR TO HOUSE.
- 16 EXTERIOR LIGHTING. ALIGN MOUNTING BLOCK WITH SIDING. CONTRACTOR TO SPECIFY PATURE.
- 17 7/16" OSB EXTERIOR SHEATHING. (TYPICAL)
- 18 PRE-ENGINEERED ROOF TRUSSES AT 24" O.C.
- 19 2x4 PRESSURE TREATED BOTTOM PLATE OVER CONT. SEALER.
- 20 DOUBLE 2x4 TOP PLATE.
- 21 GRADE. PITCH AWAY FROM BUILDING AT 2% MINIMUM SLOPE.
- 22 1/2" X 4-1/2" ANCHOR BOLT PLATED STL EXPANSION ANCHORS MIN. 6'-0" O.C. AND 1'-0" O.C. AT ALL CORNERS.
- 23 1'-0" WIDTH OF #57 STONE O.D.O.T. INFILL TO MIN. 1'-6" BELOW GRADE.
- 24 2'-6" X 6'-0" ALUMIN CLAD WOOD DOOR



2 WALL SECTION
 1/2" = 1'-0"

NOTES:

Account: 101-0000-321. 30-02

REFERENCE No. PL16-001939

APPLICATION

DOCKET No. 11-22-16

FEE PAID \$25.00 js cash

BOARD OF ZONING APPEALS

Property Address 1447 Lakeland Ave Property Owner Name Abdelrahman Abedrabbo

Owner Phone 216-323-1000 Owner Address 12900 Lake Ave Apt 915

Zoning R-2 Parcel Number _____

Description of Request/Hardship My Father had a massive stroke, which made him wheelchair bound. I needed to build a wheelchair ramp, and lift connecting to a first surface driveway; for his (3x weekly) Dialysis pick up and drop offs. I copied the old driveway layout due to the immediate attention and circumstances for my Fathers conditions.

APPLICATION FEE: \$25 Residential - \$50 Commercial.

Incomplete or Late Applications will not be Accepted.
(See calendar on page 2 for deadlines)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
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5. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
6. Fee

Applicant Name (Print Clearly): Abdelrahman Abedrabbo Company _____

Applicant Address: 12900 Lake Ave Apt 915 Lakewood, Ohio 44107

Phone: 216-323-1000 Fax: _____ E-mail: Abedrsworld@yahoo.com

Applicant Signature: [Signature] Date: 11/2/16

Owner Signature (if different from Applicant): _____

By signing I, the Owner of Property, hereby grant authority for the above applicant to represent my interests in this matter.

OFFICE USE ONLY: Application Reviewed and Accepted by: Michelle Naehtta Date: 11/8/2016

File History: _____

Bldg. Dept. Remarks: 11/8/2016 - submission incomplete. Hold for further info. MLN (SEE ATTACHED)

ORD. 91-95 SECTION 1123.10(b)

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Zoning Appeals applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes No

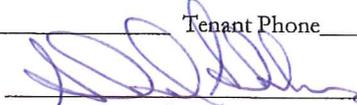
Please Print or Type:

Owner/Agent Name: Abdelrahman Abedrabbo

Property Address: 1447 Lakeland Ave, Lakewood, OH, 44117

Owner/Agent Phone: (216) 323-1000

Tenant Name _____ Tenant Phone _____


Owner/Agent Signature

016 Calendar Board of Zoning Appeals

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	01-06-16	Thursday	01-21-16	Thursday	01-21-16
February	Wednesday	02-03-16	Thursday	02-18-16	Thursday	02-18-16
March	Wednesday	03-02-16	Thursday	03-17-16	Thursday	03-17-16
April	Wednesday	04-06-16	Thursday	04-21-16	Thursday	04-21-16
May	Wednesday	05-04-16	Thursday	05-19-16	Thursday	05-19-16
June	Wednesday	06-01-16	Thursday	06-16-16	Thursday	06-16-16
July	Wednesday	07-06-16	Thursday	07-21-16	Thursday	07-21-16
August	Wednesday	08-03-16	Thursday	08-18-16	Thursday	08-18-16
September	Wednesday	08-31-16	Thursday	09-15-16	Thursday	09-15-16
October	Wednesday	10-05-16	Thursday	10-20-16	Thursday	10-20-16
November	Wednesday	11-02-16	Thursday	11-17-16	Thursday	11-17-16
December	Wednesday	11-30-16	Thursday	12-15-16	Thursday	12-15-16

PLEASE NOTE: Applications are submitted to the Building Department. It is recommended to submit them **prior** to the application deadline to review applications. Applications are due before **noon** on the dates indicated above. This will allow the Building Department to review the applications for completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings for the Board begin at **6:00 P.M.** in the **Council Conference Room.**

Review Meetings will commence at **6:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to be reviewed. Please use the western entrance.

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EXHIBIT A

SUMMARY POINTS OF VARIANCES IN LAKEWOOD BOARD OF ZONING APPEALS MEETING

FOR A VARIANCE TO BE GRANTED, the Board must get sufficient information from your presentation to determine if the following four points exist:

1. That there exists practical difficulty or unnecessary hardship that would deprive the owner of a reasonable use of the land or building. Financial problems are not considered a hardship under the ordinances.
2. That there are special circumstances unique to such land and that with the strict application of the ordinances, we would deprive the owner of a reasonable use of the land.
3. That the granting of the variance is necessary for reasonable use of this property and is the minimum variance that will accomplish this.
4. That the granting of the variance will be in harmony with the intent of the ordinances of Lakewood and will not be harmful to the neighborhood or public welfare.
5. That the other elements of the practical difficulty or unnecessary hardship test are met, as provided for under the ordinances.

This Board is composed of volunteer citizens serving without financial compensation. The Charter and Ordinances of the City of Lakewood set the Board's power.

All interested persons may take notice that all documents included with an application for the Board, or any application addenda, statements, maps, diagrams, sketches, photographs, or other materials, Proffered to the board by any person (whether present at the hearing, or not), shall be considered by the Board prior to rendering its decision on the application.

No permits shall be issued unless submitted plans conform to those approved by the Board. In the event there exists a deviation or modification between the approved plans and any plans subsequently submitted to the city, other than a minor or insignificant deviation as determined by the Commissioner, a successive variance request must be filed and heard to address said deviation.



