

**AGENDA
BOARD OF ZONING APPEALS
MARCH 21, 2013
LAKEWOOD CITY HALL

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

- A. Review docket items.

**REVIEW MEETING
6:30 P.M.
AUDITORIUM**

1. Roll Call.
2. Approve Minutes of the January 17, 2013 meeting.
3. Opening Remarks

NEW BUSINESS

4. **Docket 03-03-13** **17852 Lake Road**

Cynthia M. Keppler, applicant and property owner, requests approval for a one foot (1') variance to the required ten foot (10') side yard in order to install an A/C condenser nine feet (9') from the property line, pursuant to Section 1121.02 – Permitted Principal Uses. This property is located in an R1L, Single Family and Low Density district. (Page 2)

5. **Docket 03-04-13** **17820 Lakewood Heights Boulevard**

Marije Toth, applicant and property owner, requests approval for a variance and forgiveness regarding the installation of a section of the back yard fence that is over six feet (6') high, pursuant to Section 1153.02(c) – Regulations. This property is located in an R1H, Single Family and High Density district. (Page 8)

6. **ADJOURN**

APPLICATION
BOARD OF ZONING APPEALS

Property Address 17852 Lake Road Property Owner Name Louis & Cynthia M. Keppler
 Owner Phone 440-242-9232 Owner Address 17852 Lake Road
 Zoning _____ Parcel Number _____
 Description of Request/Hardship No mechanical access to rear of
property

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. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (3 copies, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (3 copies color, 8.5 x 11)
6. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
7. Fee

Applicant Name (Print Clearly): Cynthia M. Keppler Company _____
 Applicant Address: 17852 Lake Road Lakewood, OH 44107
 Phone: 440-242-9232 Fax: _____ E-mail: 2/5/13
 Signature: Cynthia M. Keppler Date: 2/5/13

OFFICE USE ONLY: Application Reviewed and Accepted by: [Signature] Date: 2-5-13File History: SEE FILE

Bldg. Dept. Remarks: OWNER REQUESTING A 1 FT VARIANCE TO THE REQUIRED 10
FT SETBACKS IN ORDER TO INSTALL AN AIR CONDITIONER 9 FT FROM PROPERTY
LINE

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: Cynthia Kappner

Property Address: 17851 LAKE RD

Owner/Agent Phone: 446-242-9132

Tenant Name: _____ Tenant Phone: _____


Owner/Agent Signature

2013 Calendar Board of Zoning Appeals

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	01-02-13	Thursday	01-17-13	Thursday	01-17-13
February	Wednesday	02-06-13	Thursday	02-21-13	Thursday	02-21-13
March	Wednesday	03-06-13	Thursday	03-21-13	Thursday	03-21-13
April	Wednesday	04-03-13	Thursday	04-18-13	Thursday	04-18-13
May	Wednesday	05-01-13	Thursday	05-16-13	Thursday	05-16-13
June	Wednesday	06-05-13	Thursday	06-20-13	Thursday	06-20-13
July	Wednesday	07-03-13	Thursday	07-18-13	Thursday	07-18-13
August	Wednesday	07-31-13	Thursday	08-15-13	Thursday	08-15-13
September	Wednesday	09-04-13	Thursday	09-19-13	Thursday	09-19-13
October	Wednesday	10-02-13	Thursday	10-17-13	Thursday	10-17-13
November	Wednesday	11-06-13	Thursday	11-21-13	Thursday	11-21-13
December	Wednesday	12-04-13	Thursday	12-19-13	Thursday	12-19-13

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 Law Department 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.

Kappler residence
17852 Lake
NW corner
Facing south
Showing full area

Slife HTg + cooling

Kepler Residence
17852 Lake
NW corner
Facing South
Primary Local shown
Secondary local
on far side of chimney

Slife HTg + Clg

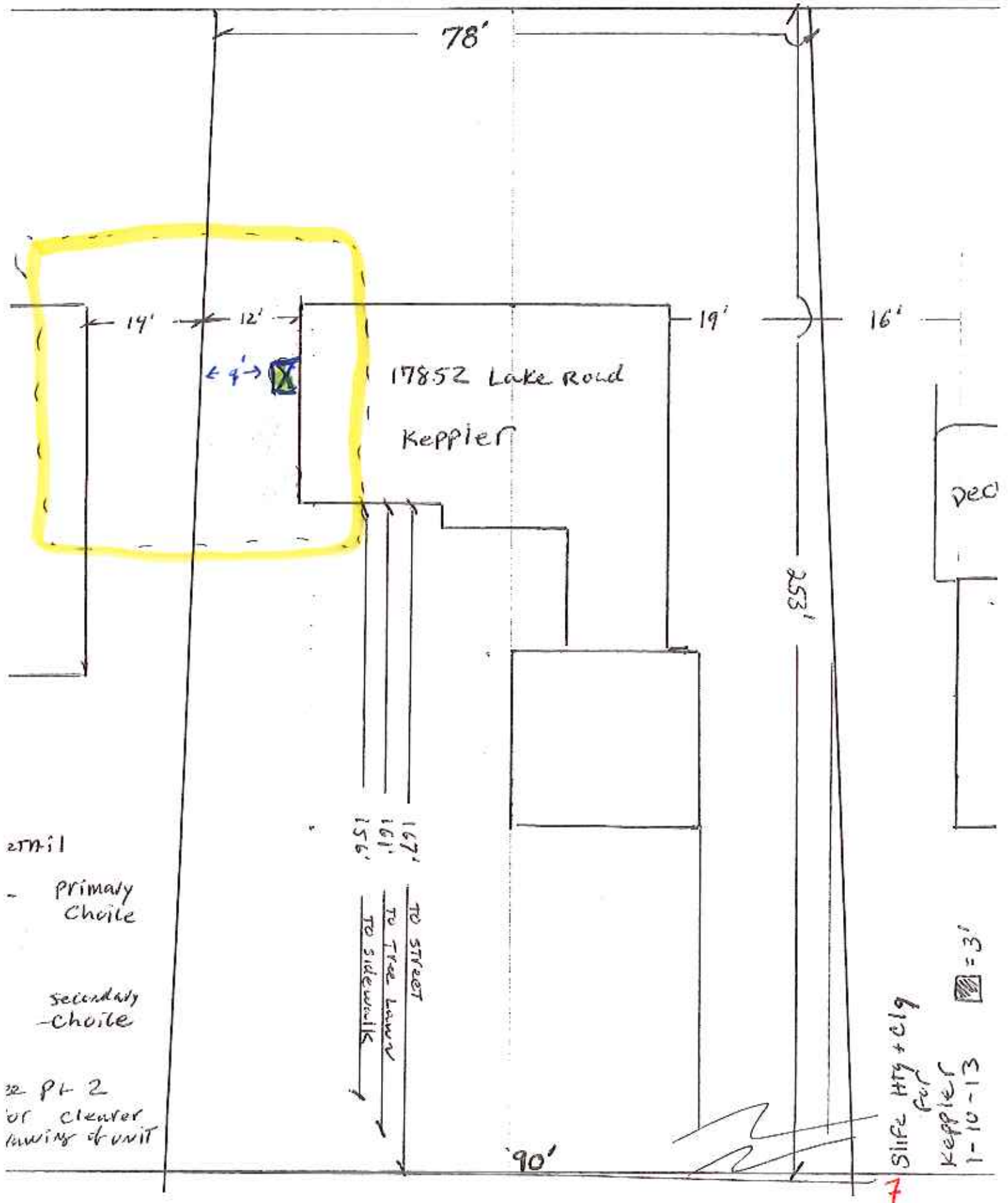


Kepler
17852 Lake
NW corner
Approx 1' x 10"
AC location 1

Slife Heating + cooling



Lake Erie



PL-13000717

Account: 101-0000-321. 30-02

DOCKET No. 03-04-13
FEE PAID 2/19/13

APPLICATION
BOARD OF ZONING APPEALS

Property Address: 17820 lakewoodhts blvd Property Owner Name: Brian R Toth
Owner Phone: 440-984-8388 Owner Address: same
Zoning: R-1H Parcel Number: 313-02-055 contracted thru home depot

Description of Request/Hardship: Our backyard 6' fence was installed by Great Lakes fencing company in October of 2013. Due to the fact that there is a large root system under ground from a very old cut down tree, the ground is raised. Therefore the fence exceeds a total height of 6' at that particular area / location *. Our neighbor filed a complaint *

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

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2. Letter of Authorization from property owner, if different from the applicant.
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7. Fee

Applicant Name (Print Clearly): Marije Toth Company: N/A
Applicant Address: 17820 lakewood heights blvd
Phone: 440 984 8388 Fax: E-mail: dutchmarije5@hotmail.com
Signature: [Signature] Date: 2-19-13

OFFICE USE ONLY: Application Reviewed and Accepted by:

File History: NO PREVIOUS

Bldg. Dept. Remarks: OWNER ASKING for forgiveness for a section of FENCE OVER 6 FT.

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Any dog(s) on property? _____ Yes

✓ No

Please Print or Type:

Owner/Agent Name:

Brion R. Toth

Property Address:

17820 Lakewood heights blvd, Lakewood

Owner/Agent Phone:

440 836 4220 or 440 984 8388

Tenant Name:

same

Tenant Phone:

same

Owner/Agent Signature

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