

**AGENDA
BOARD OF ZONING APPEALS
APRIL 18, 2013
LAKEWOOD CITY HALL**

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

Review docket items.

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

1. Roll Call
2. Approve Minutes of the March 21, 2013 meeting.
3. Opening Remarks

NEW BUSINESS

4. Docket 04-05-13 18251 Detroit Avenue

Milton Yee, applicant and property owner, requests approval for a variance to the twelve inch (12") minimum distance for a living fence to the public right of way, pursuant to Section 1153.02(b) – Regulations. The property is located in a C2, Commercial and Retail district. (Page 3)

5. Docket 04-06-13 11903 Franklin Boulevard

Tessa Kolibar, applicant and property owner, requests approval for a variance to the eight foot by eight foot (8' x 8') angle at a drive way for visibility, pursuant to Section 1153 – Fences. The property is located in an R2, Single and Two Family district. (Page 7)

6. Docket 04-07-13 1475 West Clifton Boulevard

Joseph P. Gibbons, applicant and property owner, requests approval for a three foot (3') variance to the required five-foot (5') side yard to install an air conditioner two feet (2') from the property line, pursuant to Section 1123.07 – Minimum Yard Requirements for Principal Buildings. The property is located in an R2, Single and Two Family district. (Page 10)

7. Docket 04-08-13 1379 Hall Avenue

Amy Rosby, applicant and property owner, requests approval to demolish a one car garage and not build a new replacement, pursuant to Section 1143.05 – Schedule of Uses and Space Requirements. The property is located in an R2, Single and Two Family district. (Page 13)

8. Docket 04-09-13 17904 Lake Road

Gene Suleski, Gene's Mechanical and applicant requests approval for a four foot (4') variance to north property line setback in order to install an air conditioner six feet (6') from the property line and a five foot, three inch (5', 3") variance to the required fifteen foot (15') side yard for a total side yard of twenty-five feet (25'), pursuant to Section 1121.07 – Minimum Yard Requirements for Principal Buildings. The property is located in an R1L, Single and Low Density district. (Page 20)

9. Docket 04-10-13 13980 Edgewater Drive

Bruce W. Harris, applicant and property owner, requests approval for a six inch (6") variance to a side yard setback of the required three foot (3') in order to rebuild and increase the foot print of a 192 square foot shed, pursuant to Section 1121.10(a)(2) – Additional Accessory Structure Regulations. The existing shed was

damaged by a large tree during super storm Sandy. The property is located in an R1H, Single and High Density district. (Page 24)

10. **Docket 04-11-13** **1341 Marlowe Avenue**
NorthWesterly Assisted Living

Michael N. Stamas, Thorson Baker & Assoc. Inc. and applicant requests approval for a seven (7) parking space variance to the required 38 spaces based on 15 employees and 91 units (1 per employee plus .25 per dwelling unit required) in order to install a patio garden and have an approved parking load of 31, pursuant to Section 1143.05 – Schedule of Uses and Space Requirements. The property is located in a C2, Commercial and Retail district. (Page 30)

11. **ADJOURN**

APPLICATION
BOARD OF ZONING APPEALS

Property Address 10251 Detroit Ave.
1407-1409 Maile Ave Property Owner Name Milton Yee
 Owner Phone (216) 269-6257 Owner Address 1369 Bradley Rd, Westlake, OH 44145
 Zoning _____ Parcel Number 311-19-006

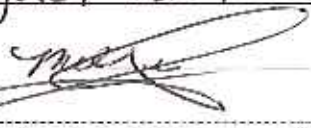
Description of Request/Hardship Maintain hedges along building foundation wall,
Along Maile Ave, approximately 40' of hedges. Hedges have been
at the current location for over 50 years

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): Milton Yee Company _____
 Applicant Address: 1369 Bradley Rd., Westlake, OH 44145
 Phone: (216) 269-6257 Fax: _____ E-mail: my-company@SBCGlobal.net
 Signature:  Date: 3/6/2013

OFFICE USE ONLY: Application Reviewed and Accepted by: DAKDate: 3/8/13

File History: Correction Notice issued 11/9/12 to maintain hedges
(Living Fence) under 36 in tall & 12 in. from public sidewalk.
Have been cut, but remain within 12 in. from right of way.

Bldg. Dept. Remarks:

Owner requests variance to 12 in. minimum distance
for living fence to public right of way.

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:

Milton Yee

Property Address:

1407-1409 Mail Ave. Lakewood, OH 44107

Owner/Agent Phone:

(216) 269-6257

Tenant Name:

Tenant Phone:


Owner/Agent Signature

2013 Calendar Board of Zoning Appeals

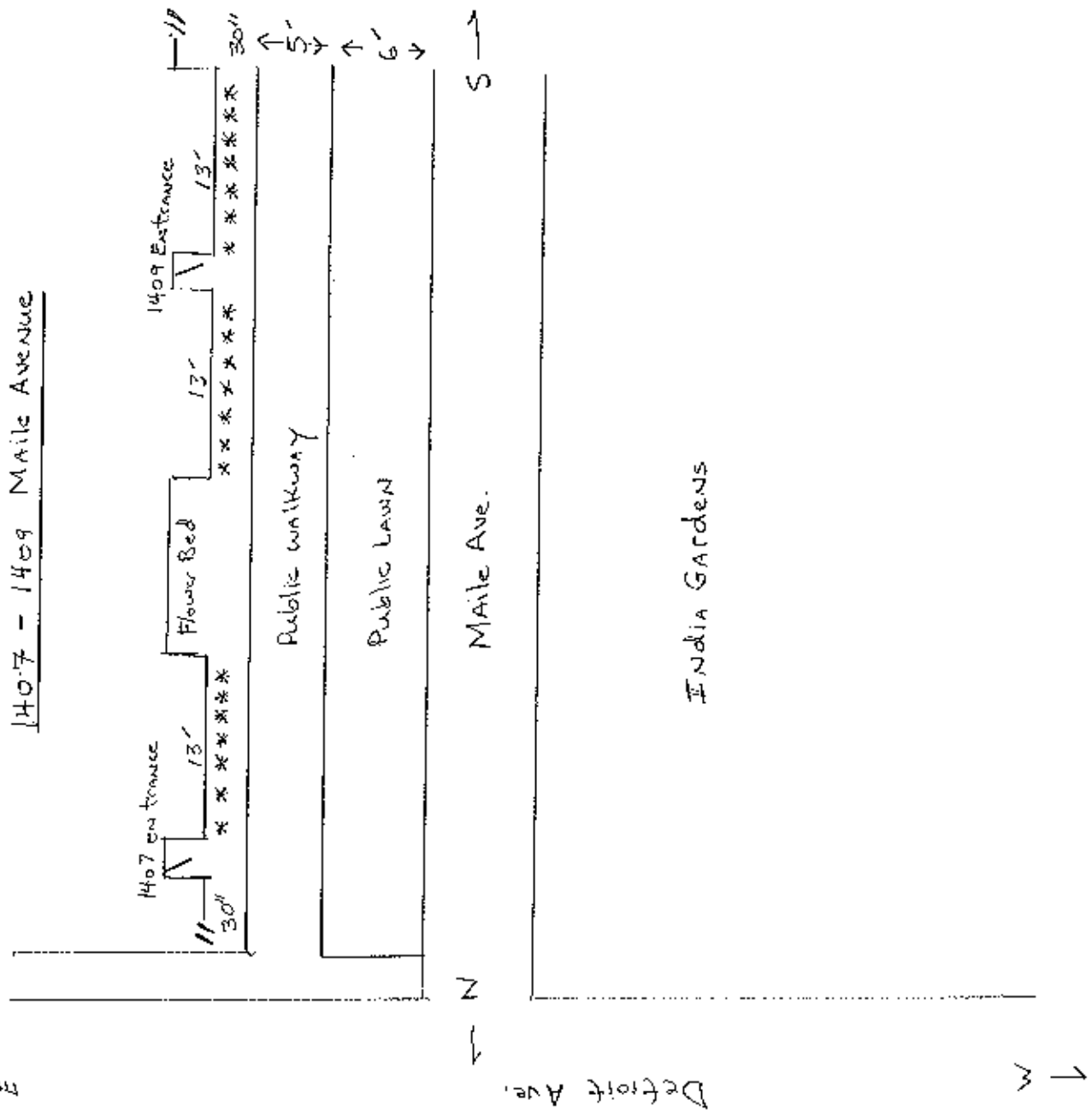
Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	01-02-13	Thursday	01-17-13	Thursday	01-17-13
February	Wednesday	02-06-13	Thursday	02-21-13	Thursday	02-21-13
March	Wednesday	03-06-13	Thursday	03-21-13	Thursday	03-21-13
April	Wednesday	04-03-13	Thursday	04-18-13	Thursday	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 Delmar 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.

1407 - 1409 MAILE AVENUE





APPLICATION
BOARD OF ZONING APPEALS

Property Address 11903 Franklin Property Owner Name Tessa Kolibar
 Owner Phone 216 789 5188 Owner Address 11903 Franklin
 Zoning R 2 Parcel Number _____

Description of Request/Hardship Fence running from garage along back around to sidewalk and to corner of house - Former fence was in poor condition and needs replacement. Neighbor never complained of difficulty in visibility on driveway.

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): Tessa Kolibar Company _____
 Applicant Address: 11903 Franklin Blvd
 Phone: 216 789 5188 Fax: _____ E-mail: Tessakol@gmail.com
 Signature: T. Kolibar Date: _____

OFFICE USE ONLY: Application Reviewed and Accepted by: DAK Date: 3/28/13File History: SEE FILE

Bldg. Dept. Remarks: OWNER REQUESTS A VARIANCE TO THE 8' X 8' ANGLE @ A DRIVEWAY FOR VISIBILITY

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:

Tessa Kalibar

Property Address:

11903 Franklin Blvd

Owner/Agent Phone:

Tenant Name

Tenant Phone

T. Kalibar

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.

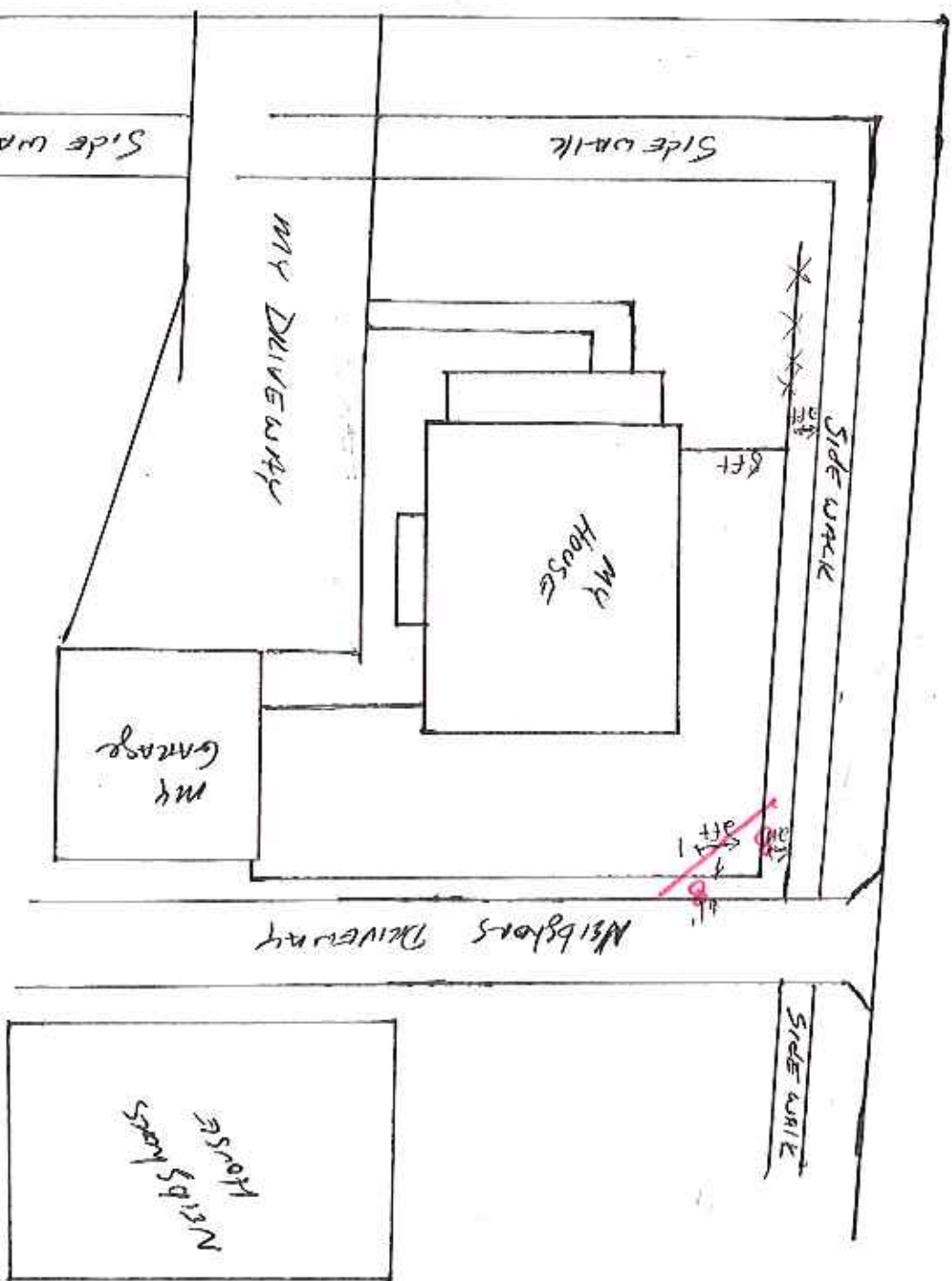
Review Meetings will commence at 6:30 P.M. in the Auditorium of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to be reviewed. Please use the western entrance.

Tessa Kolibar (216)-789-5188
6ft White Vinyl-Solid-8ft panels

11903 Franklin Blvd.

FRANKLIN

NEUMAN



4/1/13 mln

APPLICATION
BOARD OF ZONING APPEALS

Property Address 1475 W. CLIFTON BLVD Property Owner Name JOSEPH/MARY GIBBONS
 Owner Phone 216.228.5516 Owner Address SAME
 Zoning R2 Parcel Number 311.25-097
 Description of Request/Hardship REQUEST VARIANCE(S) NECESSARY TO INSTALL AN EXTERIOR A/C UNIT (APPROX. 24" X 24") ON THE NORTH SIDE OF OUR HOME NOT LESS THAN 15' FROM THE FRONT OF HOME AS DEPICTED ON ATTACHED DIAGRAM.

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): JOSEPH P. GIBBONS Company HOME OWNER
 Applicant Address: 1475 W. CLIFTON BLVD, LAKEWOOD
 Phone: 216.228.5516 Fax: _____ E-mail: jgibbons@ssr1.com
 Signature: [Signature] Date: 1 APRIL 2013

OFFICE USE ONLY: Application Reviewed and Accepted by: [Signature] Date: 4-1-13
 File History: SEE FILE

Bldg. Dept. Remarks: OWNER REQUESTING A 3 ft. VARIANCE TO THE REQUIRED 5 ft. SIDE YARD. TO INSTALL A/C 2 ft from prop. 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:

JOSEPH P. & MARY M. GIBBONS

Property Address:

1475 W. CLIFTON BLVD

Owner/Agent Phone:

216.228.5516

Tenant Name

N/A

Tenant Phone

N/A


Owner/Agent Signature

2013 Calendar Board of Zoning Appeals

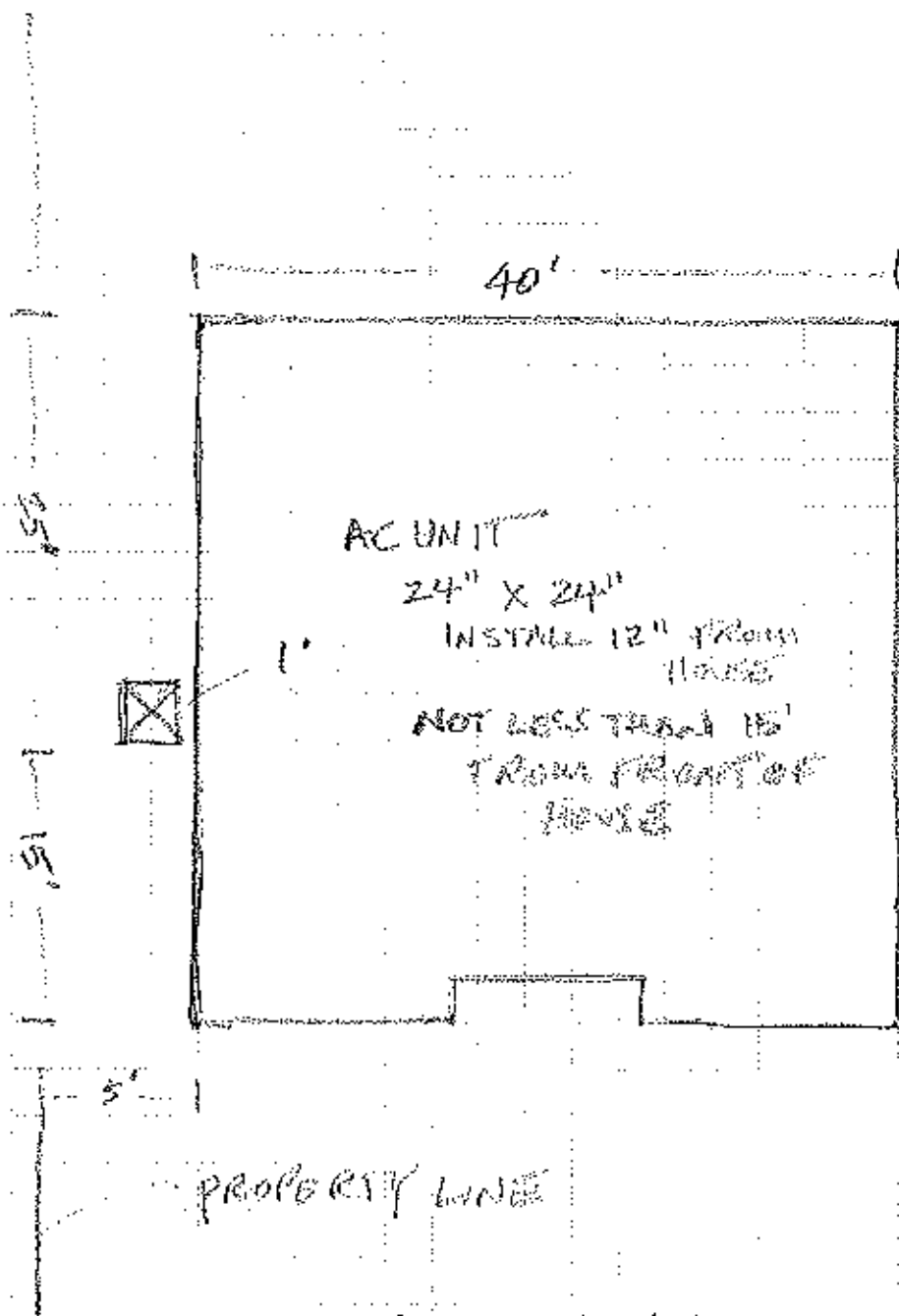
Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	01-02-13	Thursday	01-17-13	Thursday	01-17-13
February	Wednesday	02-06-13	Thursday	02-21-13	Thursday	02-21-13
March	Wednesday	03-06-13	Thursday	03-21-13	Thursday	03-21-13
April	Wednesday	04-03-13	Thursday	04-18-13	Thursday	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.

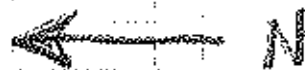
Pre-Review Meetings for the Board begin at 6:00 P.M. in the Law Department conference room.

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.

JOSEPH P. & MARY M. GIBBONS
1475 W. CLIFTON BL.



ALL MEASUREMENTS ARE APPROXIMATE



WEST CLIFTON BL.

**APPLICATION
BOARD OF ZONING APPEALS**

Property Address 1379 Hall Ave Property Owner Name Amy Rosby
 Owner Phone 216-509-8487 Owner Address 1379 Hall Ave
 Zoning _____ Parcel Number _____

Description of Request/Hardship The request is to remove the garage and replace it w/ a fence, grass, and utility shed. Occupying this space with a garage is no longer useful in light of the sizes of modern-day vehicles as they cannot enter the garage without damage to the vehicle or the home.

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): Amy Rosby Company _____
 Applicant Address: 1379 HALL AVE
 Phone: 216-509-8487 Fax: _____ E-mail: amyrosby@att.net
 Signature: [Signature] Date: 4-1-13

OFFICE USE ONLY: Application Reviewed and Accepted by: [Signature] Date: 4-2-13
 File History: SEE FILE

Bldg. Dept. Remarks: OWNER REQUESTING TO DEMO 1 CAR GARAGE AND NOT BUILD A NEW REPLACEMENT

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:

Property Address:

Owner/Agent Phone:

Tenant Name:

Tenant Phone:

Owner/Agent Signature

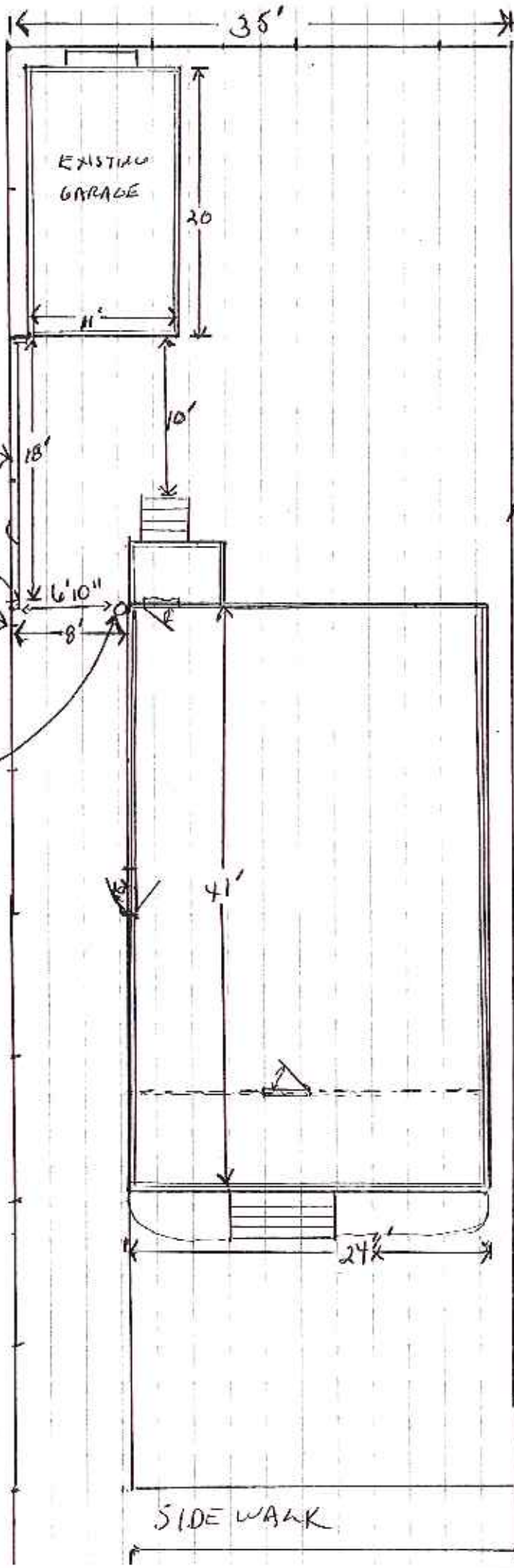
2013 Calendar Board of Zoning Appeals

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.



RECEIVED
APR 02 2013
BY: _____

PROPERTY LINE

100'

AMY L. ROSBY
1379 HALL AVE
WAKEWOOD, O.

SCALE 1/4" = 2 1/2' FT

← NORTH

4 1/2' TREE LAWN
TO CURB

15

Right side of
front facing fence is
stationary



Right side of
fence is stationary





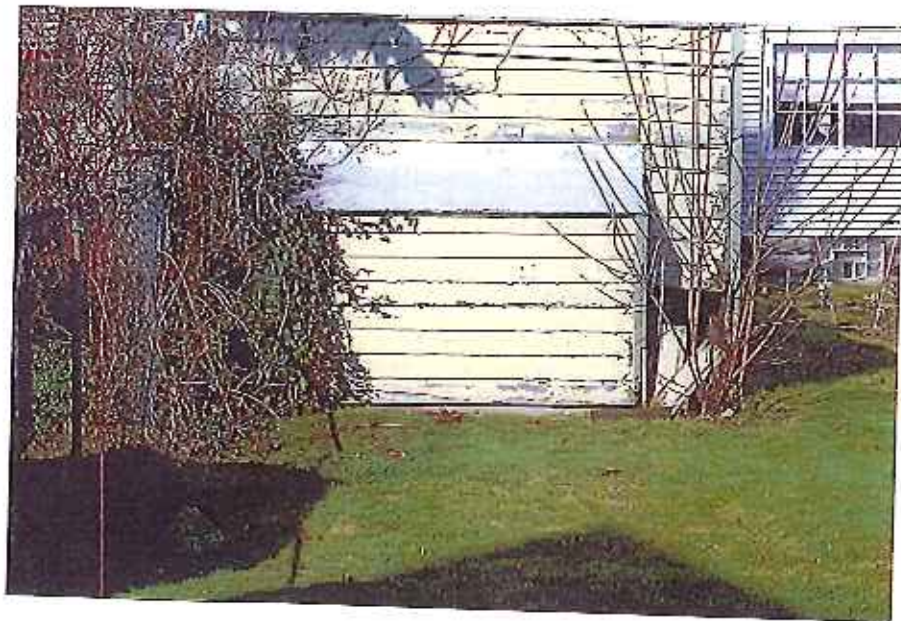
Nestside view
through open gate



View from south
side of garage



Rear - East side view



East side view --

View from rear property
where that property owner's
garage has been removed.



Northside view.



Northside view from
neighbor's property where
there is a garden and
shed - no garage.



APPLICATION
BOARD OF ZONING APPEALS

Property Address 17904 LAKE AVE^{Road} Property Owner Name MC MILLEN, SOLUITA

Owner Phone 216-228-6288 Owner Address SAME

Zoning MA R-1L Parcel Number 311-03-010

Description of Request/Hardship REAR OF HOME - FUTURE SUNROOM -

ALSO EXCEEDS MAX LIMIT OF LINE SET LENGTH

NEED TO INSTALL A/C CONDENSER IN SIDE YARD.

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): GENE SULENSKI Company GENE'S MECHANICAL

Applicant Address: P.O. Box 1537 MEDINA OH 44258

Phone: 216-389-1259 Fax: _____ E-mail: G.SULENSKI@YAHOO.COM

Signature: [Signature] Date: 4-3-2013

OFFICE USE ONLY: Application Reviewed and Accepted by: [Signature] Date: 4-3-13

File History: SEE FILE

Bldg. Dept. Remarks: OWNER REQUESTS A 4' VARIANCE TO THE NORTH PROPERTY
LINE SET BACK IN ORDER TO INSTALL AN A/C CONDENSER 6' FROM
THE PROPERTY LINE AND A 5' 3" VARIANCE TO THE REQUIRED 15'
SIDE YARD FOR A TOTAL SIDE YARD OF 25'.

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:

JOHN Mc MILLAN

Property Address:

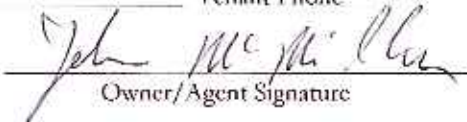
17404 LAKE RD

Owner/Agent Phone:

(216) 228-8622

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.

SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBLOT NO. 30 IN THE CLIFTON PARK LAND AND IMPROVEMENT COMPANY'S ALLOTMENT OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 23 AS SHOWN BY THE RECORDED PLAT IN VOLUME 29 OF MAPS, PAGE 11 OF CUYAHOGA COUNTY RECORDS.

DEED REFERENCE: P.P.N. 311-03-009
AFN 190002300191

NORTH
GRAPHIC SCALE

1 AQ = 20 FT.
SEPTEMBER 17, 2012

RECEIVED
APR 03 2013
BY

WEEKLY PLATE

NOTES:

INDICATED EXISTING ELEVATION
— 033 — INDICATED EXISTING CONTOURING
BENCHMARK: FIRST FLOOR
EAST. DWELLING (N.A. 17064)
ELEVATION = 001.05

MODELS, SLOW, AND NOTICES CONTAINED IN FEET AND DECIMAL
WANTS THEREIN. UNLESS NOT FOUND BY SET AS INDICATED
IN THE ABOVE, BECAUSE SOME ARE TO AN ADVANCED MODEL AND ARE
FOR THE USE OF THE PUBLIC, OF COURSE, THE RELATIVE AMOUNT VALUE
OF THE MODEL, AND THE AMOUNT OF THE MODEL, TO THE BEST
OF MY KNOWLEDGE AND BELIEF.

[illegible]

HOWARD R. SEELEE & ASSOCIATES, INC.
PRESIDENTIAL LAND DEVELOPERS
6000 WYOMING ROAD • SUITE 201 • DALLAS, TX 75228
(214) 398-0283 FAX No. 398-1171

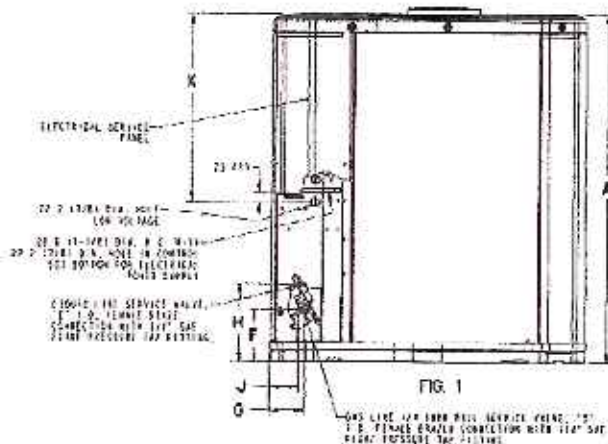
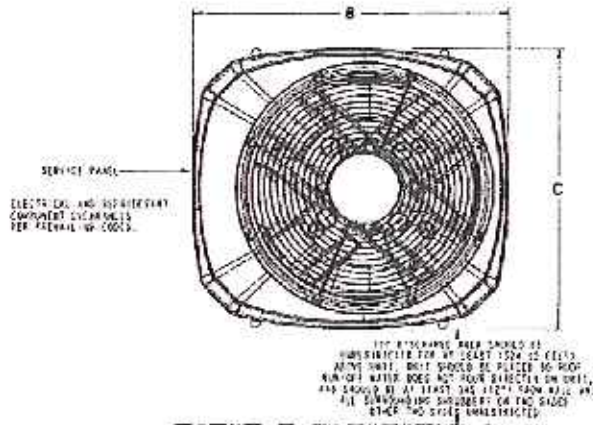
2-2
FCC NO

22

TAG: _____

SPECIFICATION

NOTE: All dimensions are in mm/inches.



From Dwg. D153074

5 Ton Split System Cooling — 1 Phase

4TTB3060D

Product Specifications

OUTDOOR UNIT ①②	4TTB3060D1000B
POWER CONNS. — V/PH/Hz ③	200/230/1/60
MIN. BRCH. CIR. AMPACITY	35
BR. CIR. PROT. RTG. - MAX. (AMPS)	60
COMPRESSOR	SCROLL
NO. USED - NO. SPEEDS	1 - 1
VOLTS/PH/Hz	200/230/1/60
R.L. AMPS ④ - L.R. AMPS	26.8 - 134
FACTORY INSTALLED	
START COMPONENTS ⑤	NO
INSULATION/SOUND BLANKET	NO
COMPRESSOR HEAT	NO
OUTDOOR FAN	PROPELLER
DIA. (IN.) - NO. USED	27-1/2" - 1
TYPE DRIVE - NO. SPEEDS	DIRECT - 1
CFM @ 0.0 IN. W.G. ⑥	4342
NO. MOTORS - HP	1 - 1/6
MOTOR SPEED R.P.M.	835
VOLTS/PH/Hz	200/230/1/60
F.L. AMPS	0.93
OUTDOOR COIL — TYPE	SPINE FIN™
ROWS - F.P.I.	1 - 24
FACE AREA (SQ. FT.)	24.93
TUBE SIZE (IN.)	3/8
REFRIGERANT	
LBS. — R-410A (O.D. UNIT) ⑦	8 LBS., 0 OZ.
FACTORY SUPPLIED	YES
LINE SIZE - IN. O.D. GAS ⑧	7/8
LINE SIZE - IN. O.D. LIQ. ⑨	3/8
CHARGING SPECIFICATION	
SUBCOOLING	10°F
DIMENSIONS	H X W X D
CRATTO (IN.)	42.4 x 35.1 x 38.7
WEIGHT	
SHIPPING (LBS.)	261
NET (LBS.)	226

- ① Certified in accordance with the Air-Source Utility Air-Conditioner Equipment Installation program, which is based on AHRI standard 210/240.
- ② Rated in accordance with AHRI standard 270.
- ③ Calculated in accordance with N.E.E.C. Code. Use only HACR circuit breakers or fuses.
- ④ Standard Air — Dry Coil — Outdoor.
- ⑤ This value is approximate. For more precise values, see unit nameplate.
- ⑥ Max. line length 60 ft.; Max. in. Suction 80 ft.; Max. in. Liquid 80 ft. For greater length consult refrigerant piping software Pub. No. 32-331200.
- ⑦ The value shown for compressor RLA on the unit nameplate and on this specification sheet is used to compute minimum branch circuit ampacity and max. line size. The value shown is the branch circuit selection current.
- ⑧ No nameplate data components for means quick start 1/2 compressors. P.T.O. means positive temperature coefficient starter.

MODELS	BASE	FIG.	A	B	C	D	E	F	G	H	J	K
4TTB3060D	4	1	943 (37-1/8)	946 (37-1/4)	870 (34-1/4)	7/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3 3/8)	508 (20)

A-WEIGHTED SOUND POWER LEVEL [dB(A)]									
MODELS	SOUND POWER LEVEL [dB(A)]	A-WEIGHTED FULL OCTAVE SOUND POWER LEVEL Db - [dB(A)]							
		63	125	250	500	1000	2000	4000	8000
4TTB3060D	80	47.3	55.7	69.0	72.7	75.8	65.4	62.2	53.3

Note: Rated in accordance with AHRI Standard 270-2008

4/3/13 mln

APPLICATION
BOARD OF ZONING APPEALS

Property Address 13980 Edgewater Dr Property Owner Name Bruce W. Harris + Margorie L. Harris
 Owner Phone (216) 978-2151 Owner Address 13980 Edgewater Dr.
 Zoning R-1A-H Parcel Number 312-04-009

Description of Request/Hardship In late October 2012, Hurricane Sandy arrived in Lakewood and winds broke a large oak tree which fell on my house and crushed my tool shed. In the process of replacing the shed it was found to be located about 1 foot from the lot line whereas the code calls for 3 feet. The adjacent properties have garages located back to back just across the lot line. The shed has been
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. 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): Bruce W Harris Company _____
 Applicant Address: 13980 Edgewater Dr Lakewood OH 44107
 Phone: 216 978 2151 Fax: (216) 221 5543 (?) E-mail: bruceharris@aol.com
 Signature: Bruce Harris Date: 2 April 2013

OFFICE USE ONLY: Application Reviewed and Accepted by:

Date: 4-3-13File History: SCF FILE

Bldg. Dept. Remarks: OWNER REQUESTS A 6" ORDINANCE TO A 500 YARD SET BACK. of 3 ft (Required) in order to REBUILD + INCREASE THE FOOT PRINT of A 191 SQ. FT SHED. (Existing damaged By A LARGE TREE during

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:

BRUCE HARRIS

Property Address:

13980 Edgewater Dr LKWD OH 44107

Owner/Agent Phone:

(216) 978 2151

Tenant Name

Tenant Phone

Bruce Harris
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.

25

Request for a Variance to the Lakewood Building Code

Referenced property located at 13980 Edgewater Drive

Parcel number 312-04-009 Zoning is R 1M

Bruce Harris

I am requesting permission to replace a tool shed in the same location it has been in since before I bought the property 25 years ago. The shed was damaged by Hurricane Sandy. A large oak tree fell on my house and crushed my tool shed. I want to build a new tool shed in the same location on the lot. I am requesting a variance to the code because the shed was previously set back about a foot from the lot line. This makes the previous location two feet less than the code specified setback of three feet from the lot line. Along this side of the property there is a utilities easement of about 18 inches between the adjacent properties. Directly across the line at this point the adjacent two properties have located their garages in a back to back configuration. The tool shed is not visible from either of these homes because it is tucked away behind their garages. This arrangement has been satisfactory to the adjacent property owners for many years. To conform to the code setback would cause the new shed to encroach on the space I have been accustomed to enjoy in my yard and would require the removal and replacement of some valuable plantings, as well as the removal and replacement of some of my patio. These changes would not benefit my neighbors or the community generally and would impose a hardship on me. For this reason I am asking that you grant this variance. I am attaching a plat diagram to make the planned relationships of the buildings easier to see.



Directions: To Here - From Here

Measure Lot Size

Click on the map to set a marker. At least 2 markers are needed to draw a line, 3 to measure an area. Markers are draggable and removable. To remove an icon click on it.

○ Line Length

Clear Map

27



Directions: To Here - From Here

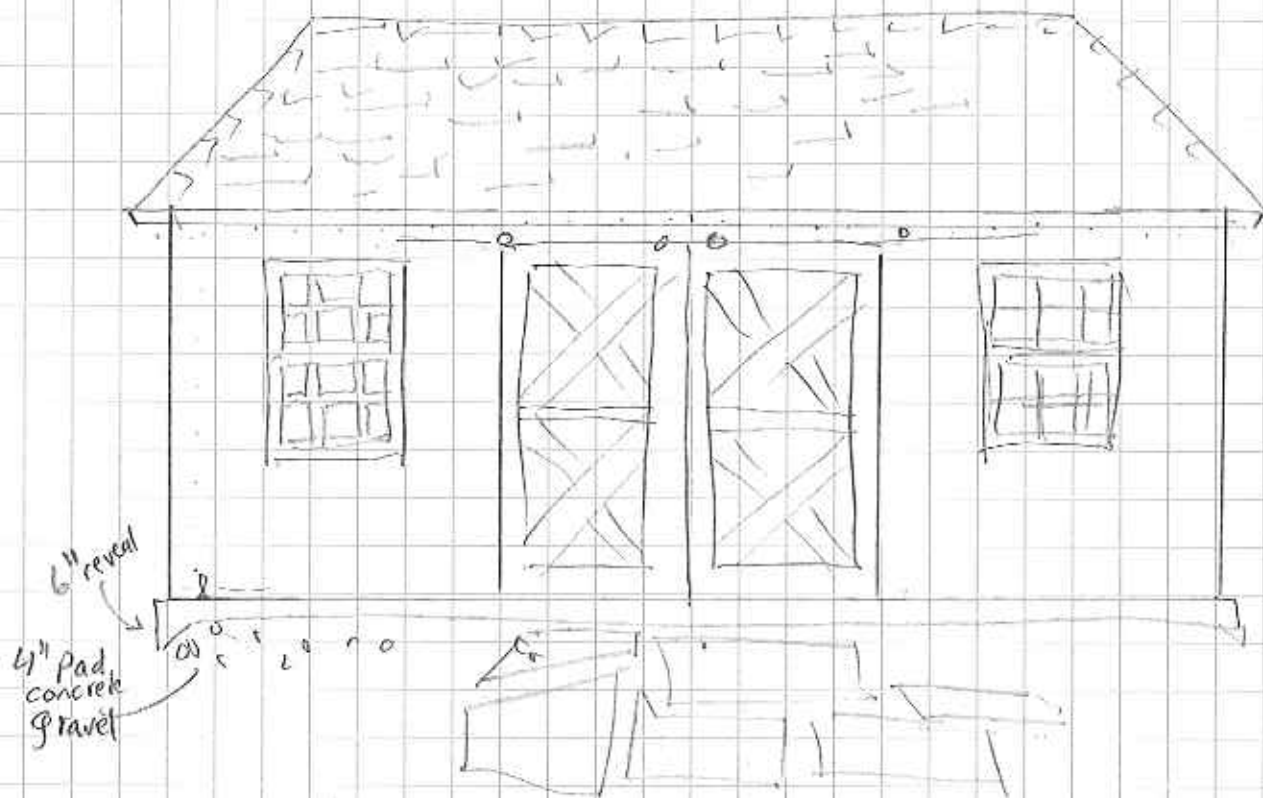
Measure Lot Size

Click on the map to set a marker. At least 2 markers are needed to draw a line, 3 to measure an area. Markers are draggable and removable. To remove an icon click on it.

☐ Line Length

Clear Map

28



rough west elevation of shed replacement

4/3/13 mln

**APPLICATION
BOARD OF ZONING APPEALS**

Property Address 1341 Marlowe Ave. Property Owner Name Scott Kantor Kandu Capital LLC
 Owner Phone 312-282-4050 Owner Address 201 East Ohio St, Chicago, IL 60611
 Zoning C2 (Retail District) Parcel Number 312-20-43
 Description of Request/Hardship Asking to remove 7 existing parking spaces to allow room for a new patio and garden for the residents to enjoy. This is an Assisted Living Facility and few residents have cars. Many of the staff use mass transit to get to and from work.

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): Michael N. Stamas Company Thorson Baker & Assoc. Inc.

Applicant Address: 3030 W. Streetsboro Rd, Richfield, OH 44286

Phone: 330-659-6688 Fax: 330-659-6675 E-mail: mstamas@thorsonbaker.com

Signature: Michael N. Stamas Date: April 2, 2013

OFFICE USE ONLY: Application Reviewed and Accepted by: DAK Date: 4/3/13

File History: _____

Bldg. Dept. Remarks: (15) (91) units
1 per Employee plus .25 per Dwelling unit req'd.
7 PARKING SPACE VARIANCE TO THE REQUIRED 38 SPACES BASED
ON 15 EMPLOYEES AND 91 UNITS. TO INSTALL A PATIO GARDEN AND
HAVE AN APPROVED PARKING LORA OF 31.

City of Lakewood - Revised 11-02-12

1 of 2

ORD. 91-95 SECTION 1143.05

30

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

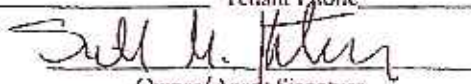
Please Print or Type:

Owner/Agent Name: SCOTT KANTOR (312) 287-4050

Property Address: 1341 MARLOWE AVE.

Owner/Agent Phone: _____

Tenant Name _____ Tenant Phone _____


Owner/Agent Signature

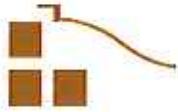
2013 Calendar Board of Zoning Appeals

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.

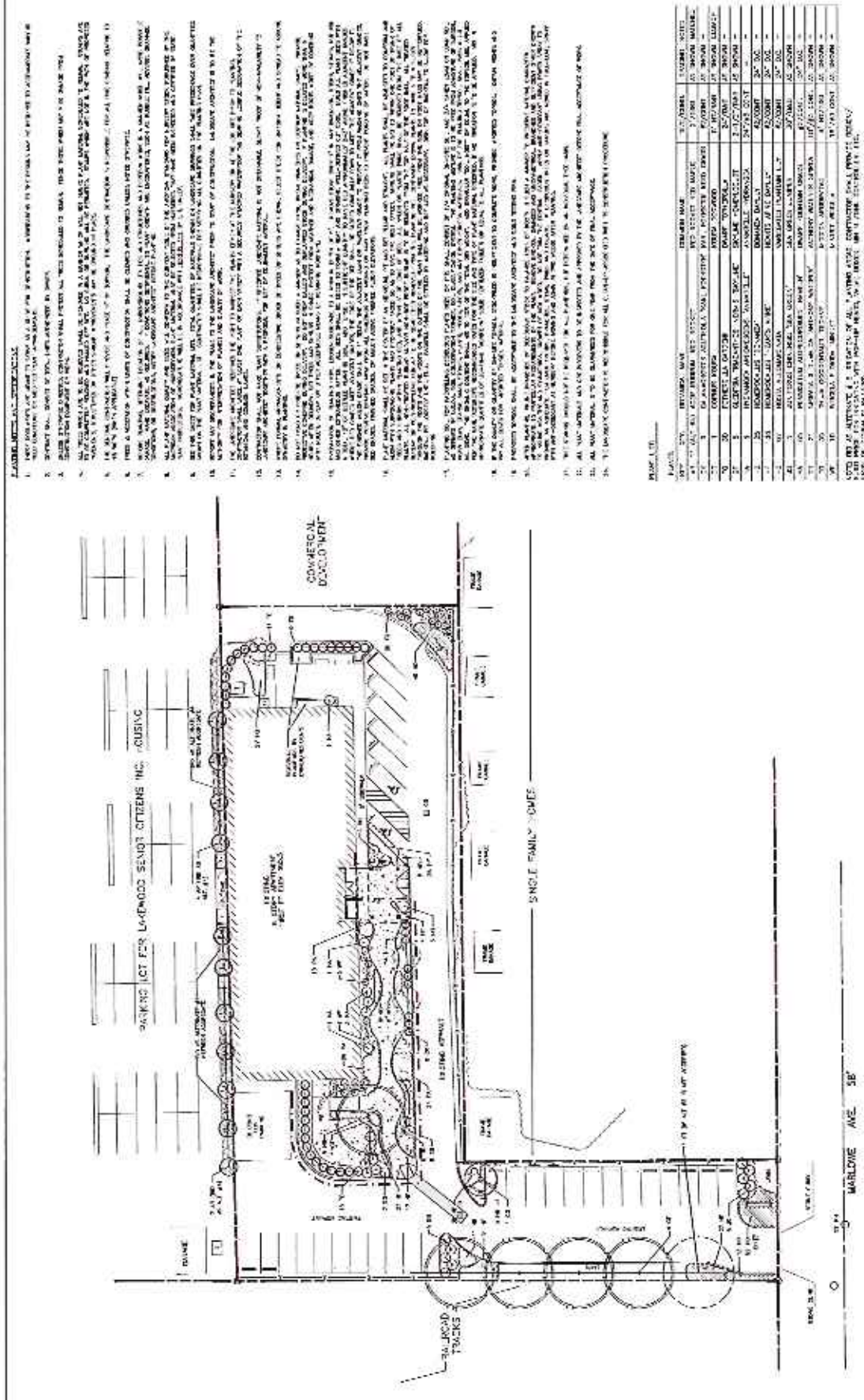
Review Meetings will commence at 6:30 P.M. in the Auditorium of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You or your representative **MUST** attend the review meeting in order for an application to be reviewed. Please use the western entrance.



The owner of The Northwesterly Assisted Living facility at 1341 Marlowe Avenue is proposing major renovations and upgrades to the facility. Proposed building and site improvements include new windows, cornice, brick staining, a new entry canopy, new signage, new landscaping, and redesign of the existing patios. Also proposed is a new patio and green space on the north side of the building.

On behalf of the owner of the Northwesterly, Thorson Baker & Associates is requesting a reduction of seven (7) parking spaces from the required amount of 38 (91 units x .25 per unit plus 1 per employee (15)). The removal of the existing parking on the north side of the building will provide space for a new patio and garden to be built. It is the desire of the owner to build this patio and garden for the enjoyment of the residents and their visitors. The reduction of 7 parking spaces will not adversely affect the operation of the facility as the parking lot is rarely filled to capacity as many of the staff use mass transit to travel to and from work. Should there be an occasional need for additional parking there is on-street parking on Marlowe Avenue.

The owner of the Northwesterly feels it would be much more beneficial to the residents of the Northwesterly and the environment to have 7 fewer parking spaces to allow for the creation of a new patio and garden.

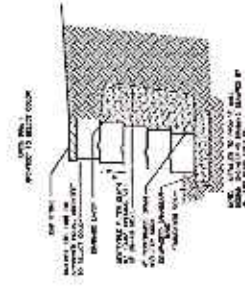
[illegible]

1180 2204 10035 & Assoc. Cos., Inc.
Security Department
2000 University Ave.
Berkeley, CA 94704

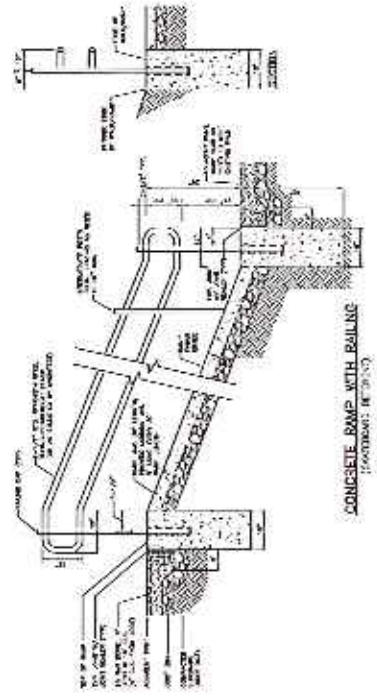

 1-800-393-6643
 212-512-2000
 FAX 212-512-2050
 WWW.MCGRAW-HILL.COM

LANDSCAPE P...

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE



PRIVACY FENCE



CONCRETE RAMP WITH RAILING

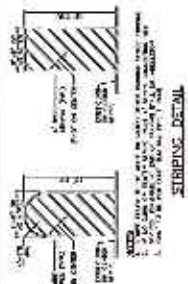
Drawn and Checked by	DATE
Reviewed by	DATE
Approved by	DATE
Project No.	
Sheet No.	
Scale	
Notes	

DESIGNED BY: J. VAN AUKEN
 NORTHWESTERN
 ASSOCIATED LIVING COMMUNITY
 10000 10TH AVE. S.W.
 SEASIDE, WA 98148

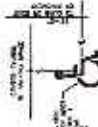
VIA Van Auker Architects
 ARCHITECTS
 10000 10TH AVE. S.W.
 SEASIDE, WA 98148

Drawn and Checked by	DATE
Reviewed by	DATE
Approved by	DATE
Project No.	
Sheet No.	
Scale	
Notes	

C4



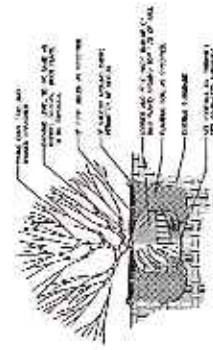
STRIP DETAIL



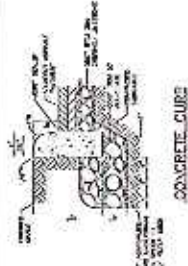
ACCESSIBLE SYMBOL DETAIL



ACCESSIBLE PARKING SIGNS



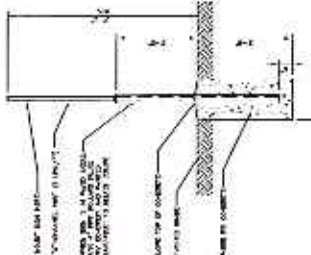
SCRUB PLANTING DETAIL



CONCRETE CURB



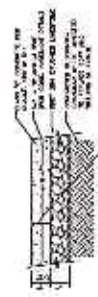
STANDARD SIGN BASE



PAVEMENT JOINTS



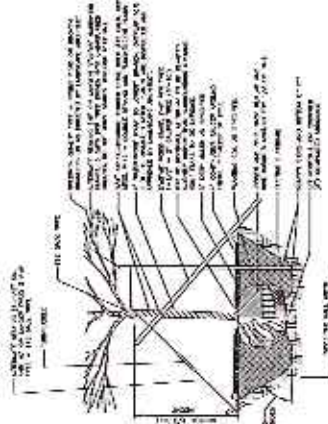
INTERNAL CONCRETE CURB AND WALK



RAISED CURB



CONTROL JOINT



TREE PLANTING DETAIL



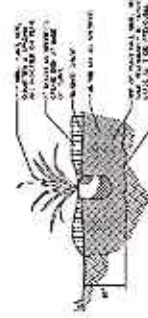
CONCRETE SIDEWALK



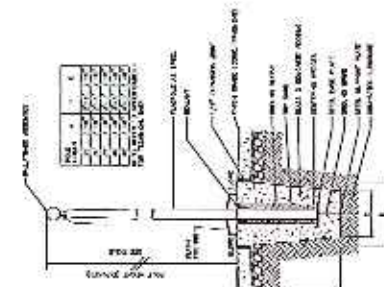
HAND STOP



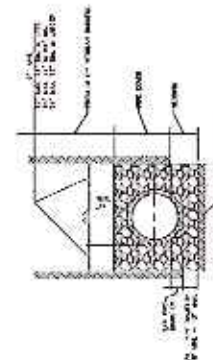
MULCH RING



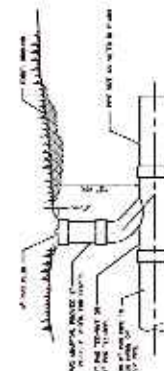
PERENNIAL PLANTING DETAIL



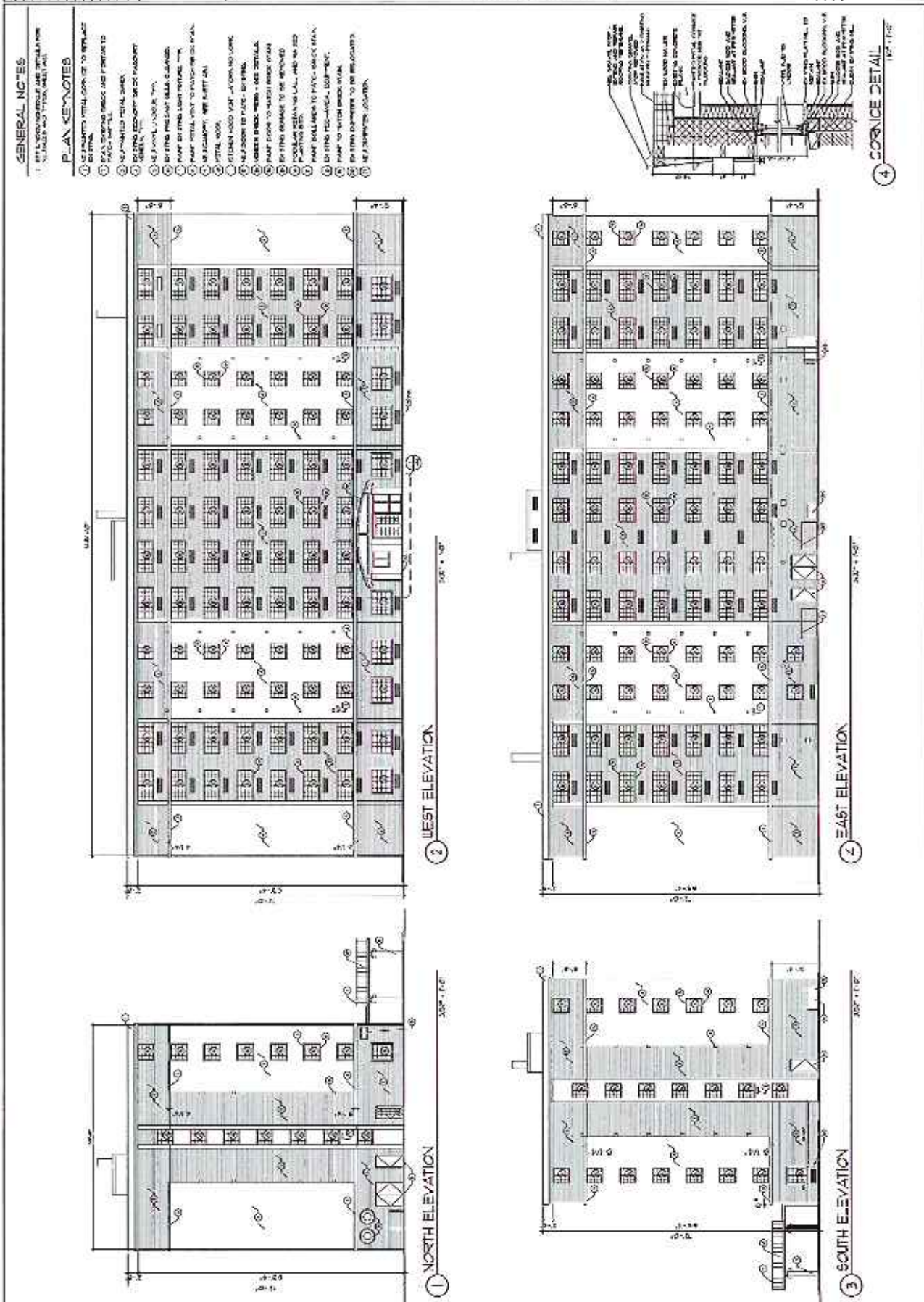
FLAG POLE FOOTING

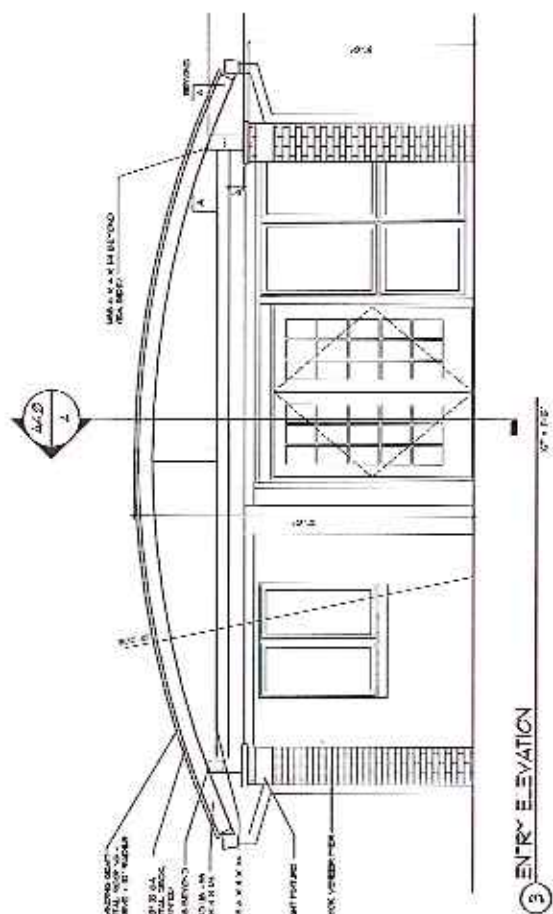
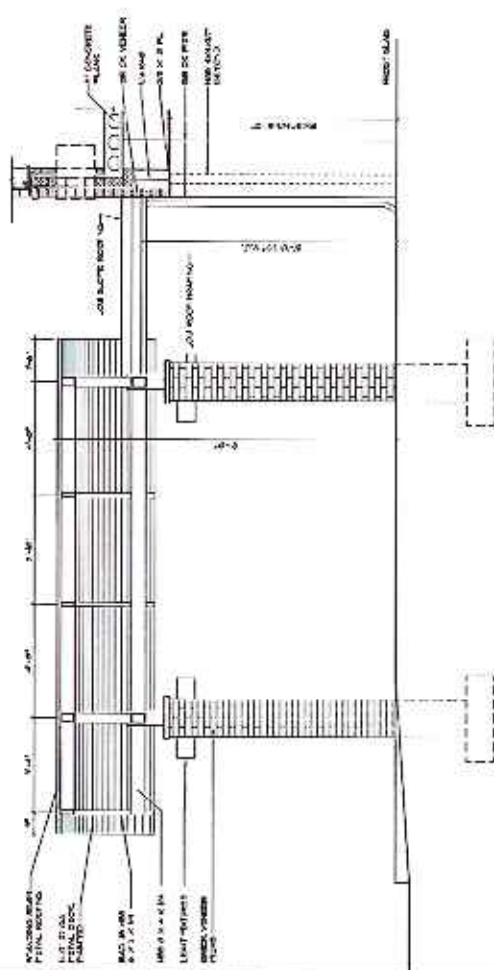
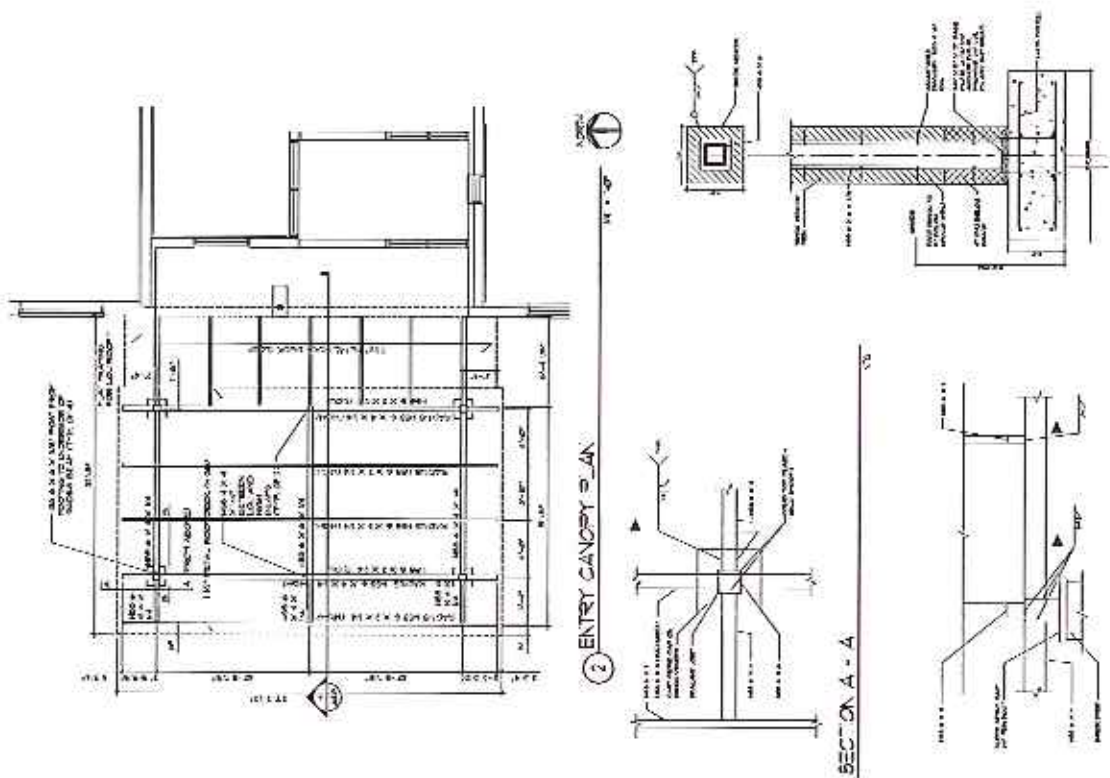


DEEP TRENCH DETAIL



STORM CLEANOUT





I-HS

PROJECT NO. 15
DATE: 08/11/2015
DRAWN BY: J. VAN
CHECKED BY: J. VAN

VMA Van Auker Architects LLC
ARCHITECTS

EXTERIOR REPAIRS TO
NORTHWESTERLY
ASSISTED LIVING COMMUNITY
1541 MARSH AVE
LAKESIDE, OHIO 44031

PROJECT NO. 15
DATE: 08/11/2015
DRAWN BY: J. VAN
CHECKED BY: J. VAN



EXISTING EAST AND NORTH FACADES



EXISTING PLANTINGS AT SOUTH SIDE OF BUILDING



EXISTING PARKING AREA TO BE REPAIRED FOR VARIOUS MOBILE EQUIPMENT ON



EXISTING ENTRANCE CANOPY



PROPOSED ENTRANCE



ENTRANCE TO PROPERTY FROM PARK AVE



EXISTING EXTERIOR



PROPOSED EXTERIOR