

**MINUTES
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
FEBRUARY 1, 2024
6:00 P.M.
RECORDED
<https://www.lakewoodoh.gov/videos-2/>**

1. ROLL CALL

Members Present

Hannah Gall
Nicholas LaPointe, Vice Chair
Sean McDermott, Chair
Kyle Reisz
William Sanderson

Staff Present

David Baas, Assistant Director, P&D
Jennifer Swallow, Executive Assistant Law Director
Shawn Leininger, Director, P&D
Mark Papke, City Engineer

2. APPROVE THE MINUTES OF THE JANUARY 4, 2023 MEETING

A motion was made by Mr. LaPointe, seconded by Ms. Gall to **APPROVE** the January 4, 2024 meeting minutes as amended (two minor corrections). All the members voted yea; the motion passed.

3. OPENING REMARKS

Mr. Baas read the Opening Remarks into record.

NEW BUSINESS

LOT SPLIT/CONSOLIDATION

**4. Docket No. 02-02-24
1352 Kenilworth Ave.**

Doug Seib, RDS Investments, LLC, applicant requests approval for a lot split of PPN 311-17-035, pursuant to Section 1155.07 – procedures for lot splits. Property is located in an R2, Single- and Two-Family district. (Page 3)

Joe Gutoskey, Gutoskey and Associates and representative for the applicant was present to explain the request. Staff said the garage would remain for storage purposes, and variances were required from the Board of Zoning Appeals ("BZA"), the plat map and description were under review currently by the Engineer, and staff recommended approval with conditions. Public comment was closed as no one addressed the item. The members asked about access to the garage.

A motion was made by Mr. Reisz, seconded by Mr. Sanderson to **APPROVE the request as submitted**. All of the members voted yea; the motion passed.

5. Docket No. 02-03-24

**12984 Lake Ave.
City of Lakewood**

The City of Lakewood, property owner and applicant requests approval for a lot split of PPN 312-08-017, pursuant to Section 1155.07 – procedures for lot splits. Property is located in an R1M, Single-Family Medium Density district. (Page 9)

City staff explained the request. Once the lot split occurred, the soon to be historically designated house would remain on the new parcel and be placed on the private market for sale. Regarding the newly created city-owned parcel to the east, the carriage house would be razed, and underground tanks would be installed to relieve stormwater overflow into the lake. Comments received by staff prior to the meeting were relayed and made part of record. Public comment was taken. (Due the nature of the property's proposed lot split and historic designation being interrelated, the public comments were answered by staff before a vote was rendered for the lot split.)

Comments/Concerns/Questions:

- The new parcel should get its own address.
 - The address will be a Lake Ave. one.
- Will there be easements rights on Edgewater Dr.?
- Will the city maintain the new parcel to the east for an indefinite period?
 - The city planned to be owners of the parcel indefinitely. Maintenance operations will be scheduled.
- Access to the city property via Edgewater Dr. by construction equipment would not be feasible due to its narrowness.
 - Access would be from Lake Ave. through the 83 ft. opening, not Edgewater Dr.
- Was opposed to the lot split.
- Wanted to see a buffer between the privately owned and city-owned properties.
 - The opportunity existed.
- Wanted to see beautification of the city lot.
- Did not want to see commercial buildings built on the lot.
 - There would probably be a small garage type building / control structure at the rear of the property for maintenance purposes. During the construction period, access would be via a wide gravel road. Post-construction, the access driveway would be narrower (either graveled or paved). Access would be at least once a month for maintenance of the pump equipment. Construction will not begin until 2030.
- Asked about the dimensions of the proposed new parcel.
 - The width of 83 ft. met the requirements
- Would there be potential development on the new parcel?
 - No. it would remain as green space.

The members asked about the aerial easement and the need to plat it. Staff said future plans were to relocate the utilities.

*Docket No. 02-03-24 remained open for the discussion of Docket No. 02-04-24 prior to any vote of Docket 02-03-24.
--

Discussion ensued about the plat map and easements.

A motion was made by Mr. McDermott, seconded by Mr. Reisz to **APPROVE the request as submitted**. All of the members voted yea; the motion passed.

DESIGNATE AS ELIGIBLE

6. Docket No. 02-04-24 12984 Lake Ave. City of Lakewood

Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to designate the Lake Cliff house and associated land/structures (PPN312-08-017) as eligible to become an historic property (HP), pursuant to Chapter 1134. Property is located in an R1M, Single-Family Medium Density district. (Page 63)

Staff made an introduction and thanked the Lakewood Heritage Advisory Board ("LHAB") for their work, time, and assistance. Peter Ketter, Chairman and representative of the Lakewood Heritage Advisory Board was present to explain the request. Staff explained the historic designation process, considerations, and guidelines. Mr. Ketter disclosed the main elements of significance as listed in the application. The designation was for the exterior of the structure only. The members asked if there would be restrictions for additional structures on the historic property. Any new structure would have to be reviewed by the Architectural Board of Review ("ABR") and would be required by the code to use the Secretary of the Interior's Standards for Rehabilitation. ABR would have to issue a Certificate of Appropriateness; LHAB would also be involved in the proposal.

Comments/Concerns/Questions taken during the hearing of Docket 02-03-24, Lot Split:

- Appreciated the historic designation.
- Will the stone wall in its entirety, the house, stone bridge, and other structures be included in the historic designation?
 - Yes.
- What were the required standards for the new property owners in regard to the historic designation.
 - Deed restrictions will be in place. The home will be a single-family dwelling and will be owner occupied. No development will occur on the property.
- Asked about the partial removal of the stone wall.

New Question:

- What is the square footage of the new, proposed parcel?
 - 34,147 sq. ft, over 3/4th of an acre. Frontage is 240 feet or so.

The members asked for clarification about the stone wall and the city's intentions. Discussion continued about the effect a lot split would have on the wall if it were designated, who would be responsible for maintenance of the wall. Director Leininger wanted it on record that the opening in the wall (along Lake Ave.) would be for the city's access, as it was the only point available.

A motion was made by Mr. McDermott, seconded by Mr. LaPointe to **APPROVE the Designation for Eligibility of the Lake Cliff house, Docket 02-04-24, with the following conditions:**

- **The Eligibility for Designation is associated with the legal description that matches the proposed lot split for the property, the components of the application relative to the house and everything on that property.**
- **The wall, over the entirety of the original parcel 312-08-017, is included as eligible.**

All of the members voted yea; the motion passed.



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. Joe Gutzley
- 2. Eugen MATKO
- 3. Harvey Saks
- 4. MICHAEL MURMAN
- 5. Gaynel Mellino
- 6. ALVIN MATKO
- 7. CHRISTINO [unclear]
- 8. Peter Ketter
- 9. _____
- 10. _____
- 11. _____

- 1. [Signature]
- 2. [Signature]
- 3. [Signature]
- 4. [Signature]
- 5. [Signature]
- 6. [Signature]
- 7. [Signature]
- 8. [Signature]
- 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, February 1, 2024

Johanna Schwarz

From: MATHO, EUGENE J <EUGENE.J.MATHO@CBP.DHS.GOV>
Sent: Wednesday, January 31, 2024 12:02 PM
To: Planning Dept
Subject: Lake Cliff 12984 Lake Ave.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

January 31, 2024

Eugene & Ashley Matho
12970 Lake Ave.
Lakewood, OH 44107
(216)338-2689
gmanindc2002@yahoo.com
ashleymatho@yahoo.com

Re: Comments on Docket No. 02-03-24 – Lot Split/Consolidation, Docket No. 02-04-24 – Designate as Eligible & 02-05-24 – Designate as Historic @ 12984 Lake Ave.

We are in possession of the notification proposal for approval for a lot split of PPN 312-08-017. Below are our concerns as they pertain to this proposal:

1. Will the stone wall on the South side of the property be designated and preserved historical in its entirety along with the main structure as delineated in the proposal? (See following language).

Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to designate the Lake Cliff house and associated land/structures (PPN312-08-017) as an historic property (HP), pursuant to Chapter 1134. Property is located in an R1M, Single-Family Medium Density district. (Page 125)

2. What are the standards of preservation required with Historical Designation?
3. What address will the new lot be registered as? Edgewater or Lake Ave?
4. If the new lot is registered with a Lake Ave. address, how will the city egress the property?
5. If the new lot is registered with an Edgewater address will that grant easement rights to utilize the private drive East of Nicholson and North of the new property?
6. Does the City of Lakewood intend to own & maintain the property for an indefinite period?
7. What are the long-term plans for the new lot designated after the property split?

Respectfully,

/S/ Eugene & Ashley Matho

Respectfully,

Eugene J. Matho Jr.
Assistant Area Port Director - Tactical
Area Port of Cleveland
U.S. Customs and Border Protection
eugene.matho@dhs.gov
(440) 891-3840 (Office)
(216) 701-3667(Mobile)



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From: Matho, Ashley, (VHACLE) <Ashley.Matho@va.gov>
Sent: Wednesday, January 31, 2024 8:02 AM
To: MATHO, EUGENE J <EUGENE.J.MATHO@CBP.DHS.GOV>
Subject: Lake Ave

CAUTION: This email originated from outside of DHS. DO NOT click links or open attachments unless you recognize and/or trust the sender. If you feel this is a suspicious-looking email, please report by using the Report Phish button option.

Maybe find out more about what they are obligated to uphold with the house.

Also ask about the upkeep of that property and comment on what an eyesore the side yard has been with overgrown trees, weeds, rotting wood stumps, flooding yard, etc.

Ashley Matho, MSN, RN
Assistant Chief Nurse Psychiatry/Mental Health
10701 East Blvd., Cleveland, OH 44106
VA Northeast Ohio Healthcare System
Office: 3AC-355Q
(216) 791-3800 Ext. 66930
Cell: (216) 219-3194

Johanna Schwarz

From: Gene's Yahoo <gmanindc2002@yahoo.com>
Sent: Wednesday, January 31, 2024 12:04 PM
To: Planning Dept
Subject: 12984 Lake Ave

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

January 31, 2024

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12970 Lake Ave.
Lakewood, OH 44107
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6. Does the City of Lakewood intend to own & maintain the property for an indefinite period?
7. What are the long-term plans for the new lot designated after the property split?

Respectfully,

/S/ Eugene & Ashley Matho

Respectfully,

Eugene J. Matho Jr.

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Ashley Matho, MSN, RN
Assistant Chief Nurse Psychiatry/Mental Health
10701 East Blvd., Cleveland, OH 44106
VA Northeast Ohio Healthcare System
Office: 3AC-355Q
(216) 791-3800 Ext. 66930
Cell: (216) 219-3194



Planning Commission

February 2024





Planning Commission **February 2024 Agenda**

1. Roll call
2. Adoption of minutes – January 2024 meeting
3. Opening Remarks
4. 02-02-24: 1352 Kenilworth (Lot Split/Consolidation)
5. 02-03-24: 12984 Lake (Lot Split/Consolidation)
6. 02-04-24: 12984 Lake (Designate as Eligible/Historic)
7. 02-05-24: 12984 Lake (Designate as Historic)
8. Adjourn



1352 Kenilworth Ave

Docket 02-02-24 – 1352 Kenilworth
Lot Split/Consolidation



Request (02-02-24)

The review and approval of a **lot split/consolidation** pursuant to:

- Chapter 1155 – Subdivision Regulations.

Property is in a R2, Residential, Single and Two Family District.

1352 Kenilworth Ave



1352 Kenilworth



1352 Kenilworth



Phelps Ave

Kenilworth Ave



near

OWNERS ACCEPTANCE

RDS INVEST, LLC, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT & CONSOLIDATION.

RDS INVEST, LLC MEMBER COUNTY OF CUYAHOGA } SS STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED RDS INVEST, LLC BY MEMBERS, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF RDS INVEST, LLC IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT OHIO, THIS DAY OF

NOTARY PUBLIC MY COMMISSION EXPIRES:

OWNERS ACCEPTANCE

BAILE PROPERTIES, LLC, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT & CONSOLIDATION.

BAILE PROPERTIES, LLC MEMBER COUNTY OF CUYAHOGA } SS STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED BAILE PROPERTIES, LLC BY MEMBERS, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF BAILE PROPERTIES, LLC IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT OHIO, THIS DAY OF

NOTARY PUBLIC MY COMMISSION EXPIRES:

PLAT OF LOT SPLIT AND CONSOLIDATION FOR RDS INVESTMENT, LLC

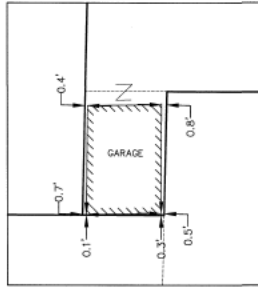
SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 23, DECEMBER, 2023

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE BASED ON THE US SURVEY FOOT AND EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NORTH ZONE 3401, NAD83 (OCS 2012A) ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

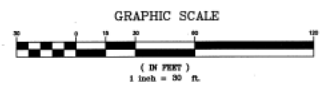
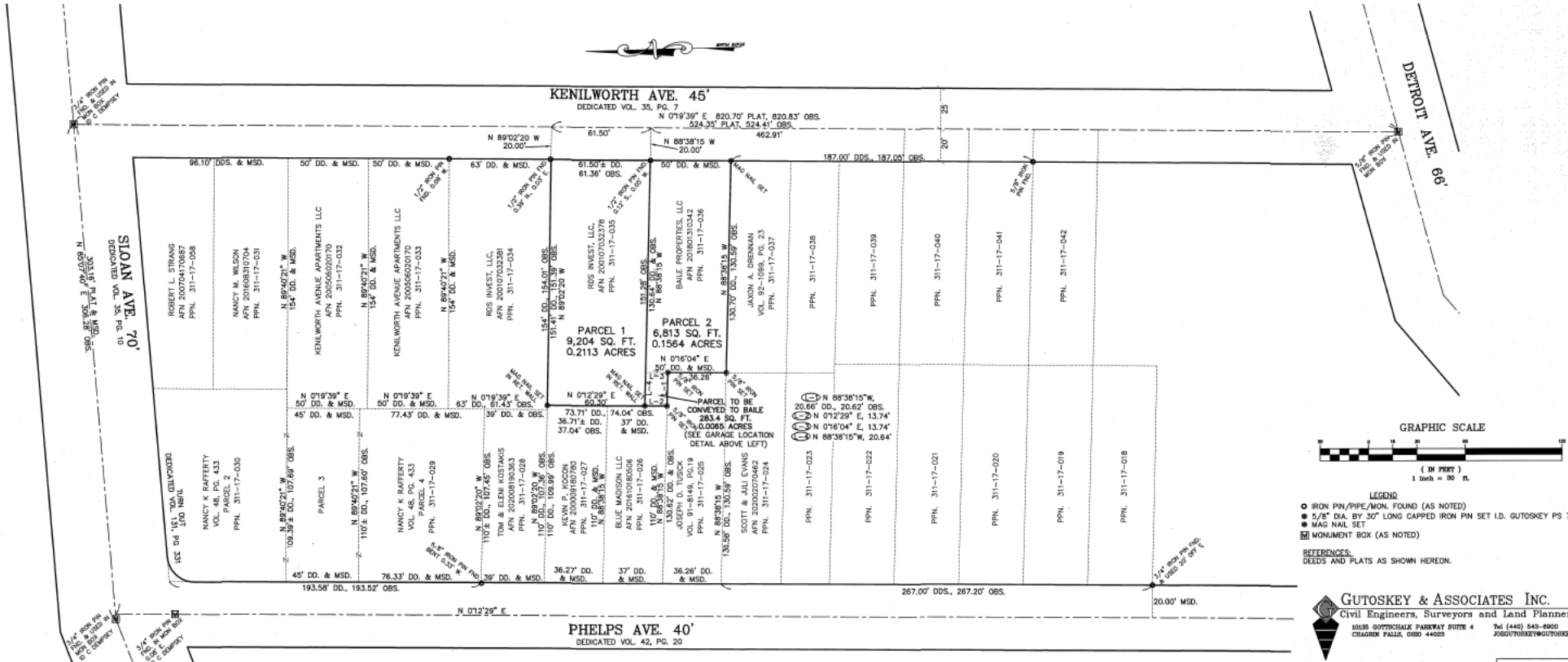
Signature of Joseph Gutoskey, P.S. No. 7567, dated 1/23/24



THE INTENT OF THIS PLAT IS TO SPLIT A 293.4 SQ. FT. PARCEL OFF THE SOUTHWEST CORNER OF PARCEL 311-17-035 AND CONSOLIDATE IT WITH PPN 311-17-036.



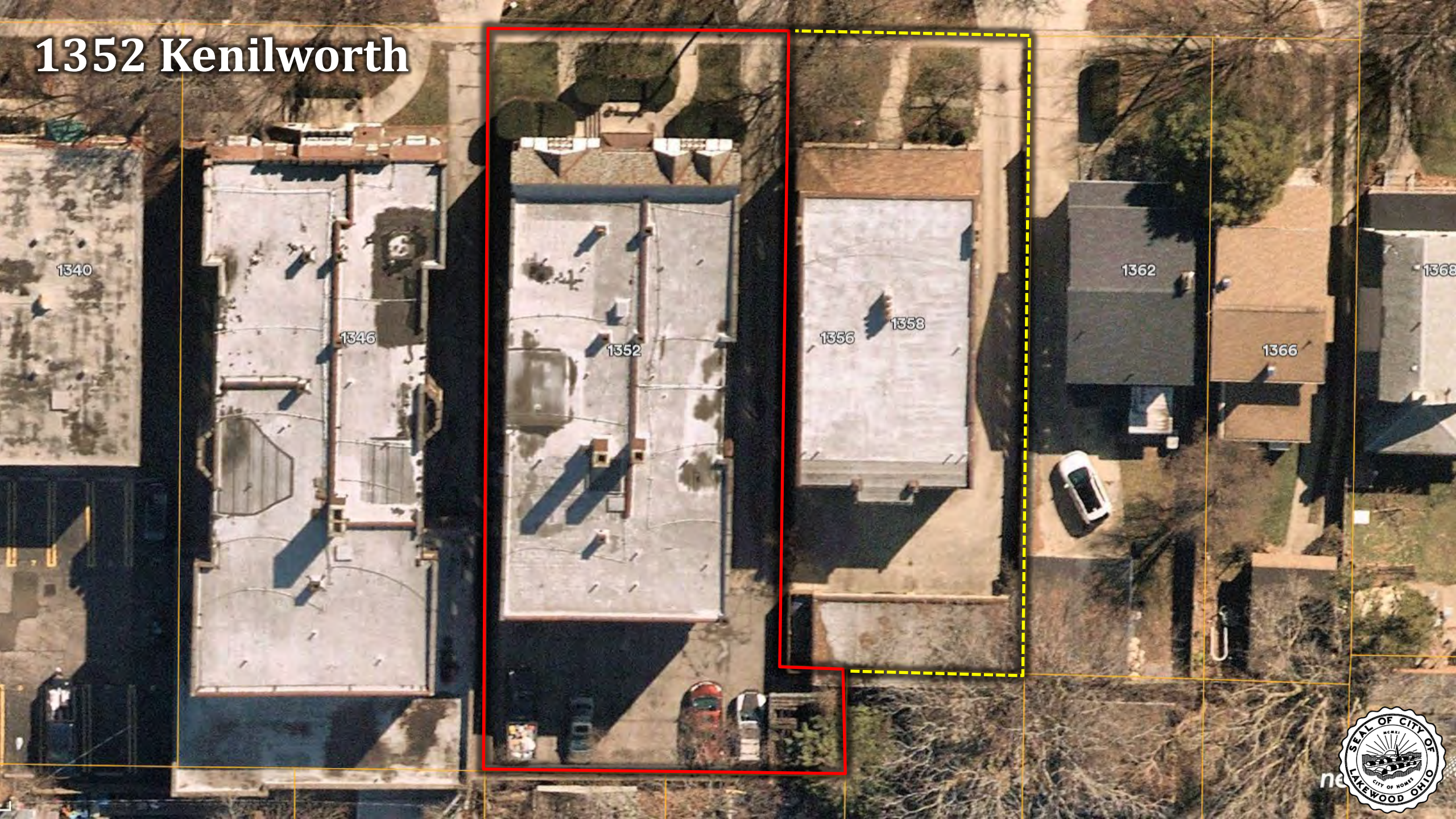
GARAGE LOCATION DETAIL SCALE 1"=10'



- LEGEND: IRON PIN/PIPE/MON. FOUND (AS NOTED), 5/8" DIA. BY 30" LONG CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567, MAG NAIL SET, MONUMENT BOX (AS NOTED). REFERENCES: DEEDS AND PLATS AS SHOWN HEREON.

GUTOSKEY & ASSOCIATES INC. Civil Engineers, Surveyors and Land Planners. 10138 GOTTSCHEW PARKWAY SUITE 4 CONARD, OHIO 44021. Tel: (440) 543-6800. JGUTOSKEY@GUTOSKEY.COM

1352 Kenilworth



1340

1346

1352

1356

1358

1362

1366

1368



ne

KENILWORTH AVE. 45'

DEDICATED VOL. 35, PG. 7

N 0°19'39" E 820.70' PLAT, 820.83' OBS.
524.35' PLAT, 524.41' OBS.

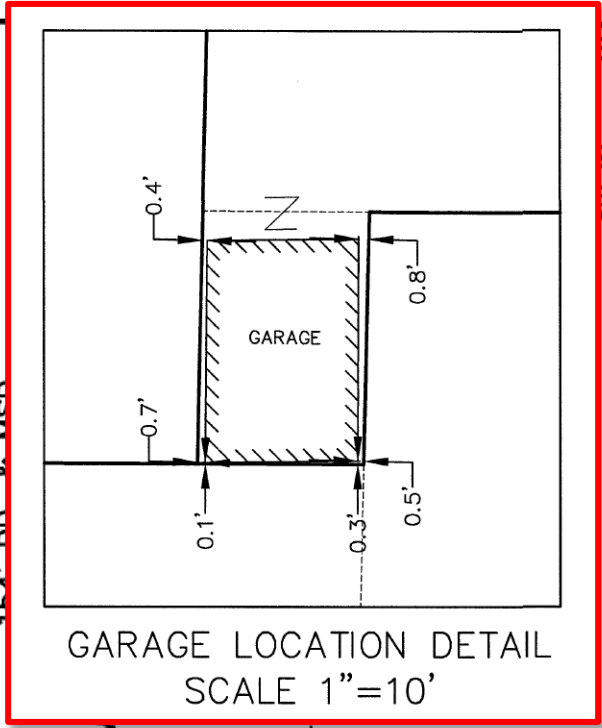
N 89°02'20 W
20.00'

61.50'

N 88°38'15 W
20.00'

462.91'

187.00' DDS., 187.05' OBS.



SD.
IRON PIN FND.
N, 0.03' E

61.50'± DD.
61.36' OBS.

50' DD. & MSD.

1/2" IRON PIN FND.
0.12' S., 0.05' W.

MAG NAIL SET

RDS INVEST, LLC,
AFN 200107032378
PPN. 311-17-035

BAILE PROPERTIES, LLC
AFN 201801310342
PPN. 311-17-036

154' DD., 154.01' OBS.
151.41' DD., 151.39' OBS.
N 89°02'20 W

151.28' OBS.
130.64' DD. & OBS.
N 88°38'15 W

N 88°38'15 W
130.70' DD., 130.59' OBS.

JAXON A. DRENNAN
VOL. 92-1099, PG. 23
PPN. 311-17-037

PPN. 311-17-038

PPN. 311-17-039

PPN. 311-17-040

PPN. 311-17-041

PARCEL 1
9,204 SQ. FT.
0.2113 ACRES

PARCEL 2
6,813 SQ. FT.
0.1564 ACRES

N 0°16'04" E
50' DD. & MSD.

MAG NAIL SET
IN RET. WALL

MAG NAIL SET
IN RET. WALL

5/8" IRON
PIN SET

5/8" IRON
PIN SET

N 0°19'39" E
50' DD. & MSD.

N 0°19'39" E
63' DD., 61.43' OBS.

N 0°12'29" E
60.30'

73.71' DD., 74.04' OBS.
36.71'± DD., 37' DD. & MSD.
37.04' OBS.

PARCEL TO BE
CONVEYED TO BAILE
283.4 SQ. FT.
0.0065 ACRES
(SEE GARAGE LOCATION
DETAIL ABOVE LEFT)

- (L-1) N 88°38'15"W, 20.66' DD., 20.62' OBS.
- (L-2) N 0°12'29" E, 13.74'
- (L-3) N 0°16'04" E, 13.74'
- (L-4) N 88°38'15"W, 20.64'

KENILW

25
20

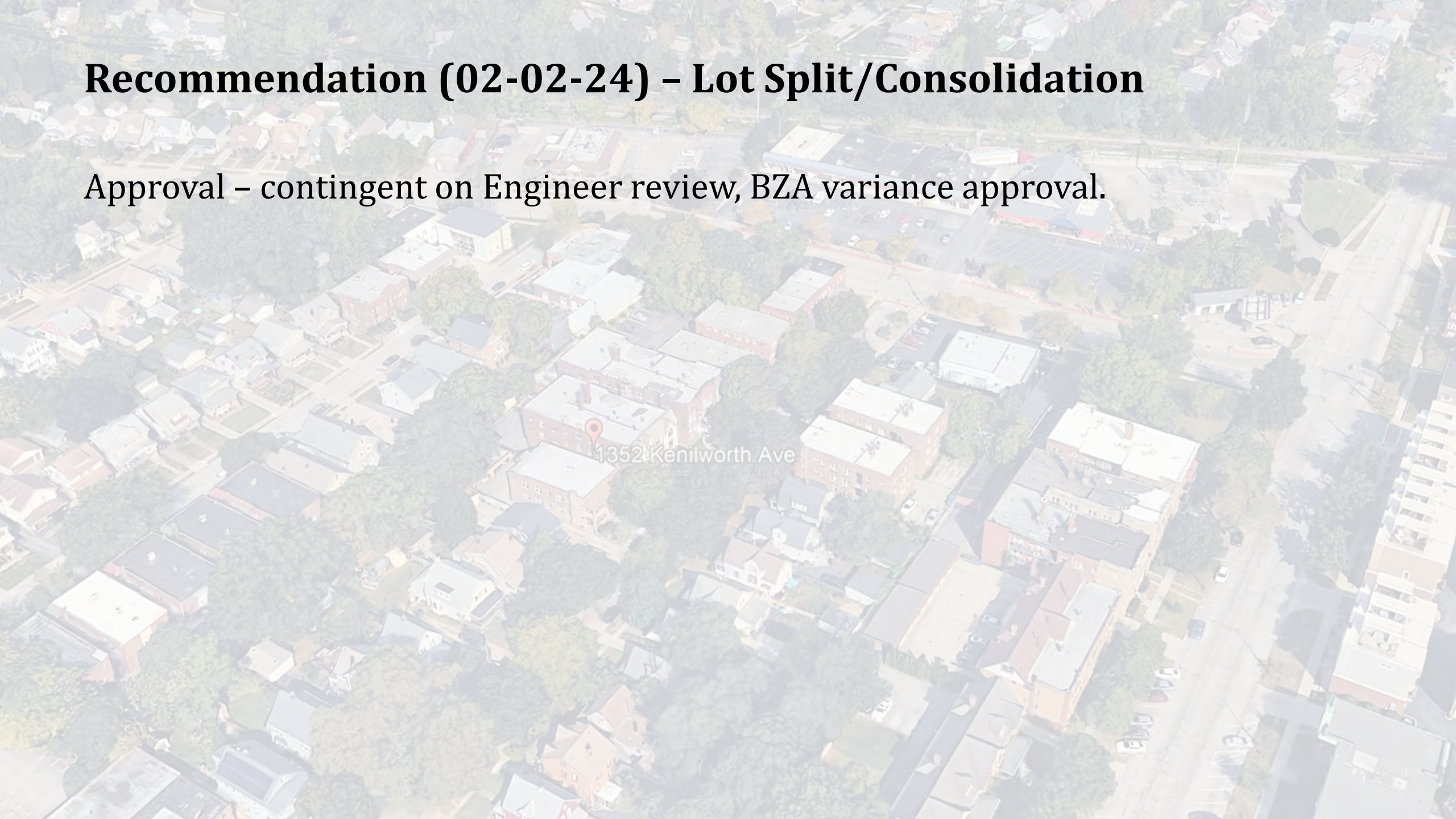






Recommendation (02-02-24) – Lot Split/Consolidation

Approval – contingent on Engineer review, BZA variance approval.





Docket 02-03-24 – 12984 Lake
Lot Split/Consolidation



Request (02-03-24)

The review and approval of a **lot split/consolidation** pursuant to:

- Chapter 1155 – Subdivision Regulations.

Property is in a R1M, Residential, Single Family (Medium Density) District.

12984 Lake Ave



12984 Lake



Wilbert Rd

Edgewater Dr

Nicholson Ave

Lake Ave

Lake Ave

Lake Ave

Lake Ave

Gold Coast Ln

Gold Coast Ln

Gold Coast Ln

Gold Coast Ln

Gold Coast Ln



12984 Lake





SCALE IN FEET
0 30 60
1 INCH = 30 FEET

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (N.0700'00" E.) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE NORTH AMERICAN DATUM 1983 (NORTH ZONE, 2011 AD) COORDINATE SYSTEM

LOT SPLIT
BEING A PART OF THE ORIGINAL ROCKPORT TOWNSHIP SECTION 21, NOW LOCATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO

OWNERS ACCEPTANCE

I, MEGHAN GEORGE, MAYOR FOR THE CITY OF LAKEWOOD, OWNER OF THE LANDS SHOWN HERON, DO HEREBY ACCEPT THIS LOT SPLIT AS SHOWN HERON.

SIGNATURE _____ PRINT NAME _____

NOTARY PUBLIC

COUNTY OF CUYAHOGA
STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE MEGHAN GEORGE, MAYOR OF THE CITY OF LAKEWOOD, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF FREE ACT AND DEED PERSONALLY.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ OHIO, THIS _____ DAY OF _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVALS

CITY ENGINEER
THIS LOT SPLIT HAS BEEN APPROVED BY THE CITY ENGINEER OF THE CITY OF LAKEWOOD ON THIS _____ DAY OF _____

CITY ENGINEER

PLANNING COMMISSION
THIS LOT SPLIT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD ON THIS _____ DAY OF _____

CHAIRMAN OF PLANNING COMMISSION

SECRETARY OF PLANNING COMMISSION

CLERK OF COUNCIL
THIS LOT SPLIT HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF LAKEWOOD ON THIS _____ DAY OF _____

CLERK OF COUNCIL

LEGEND

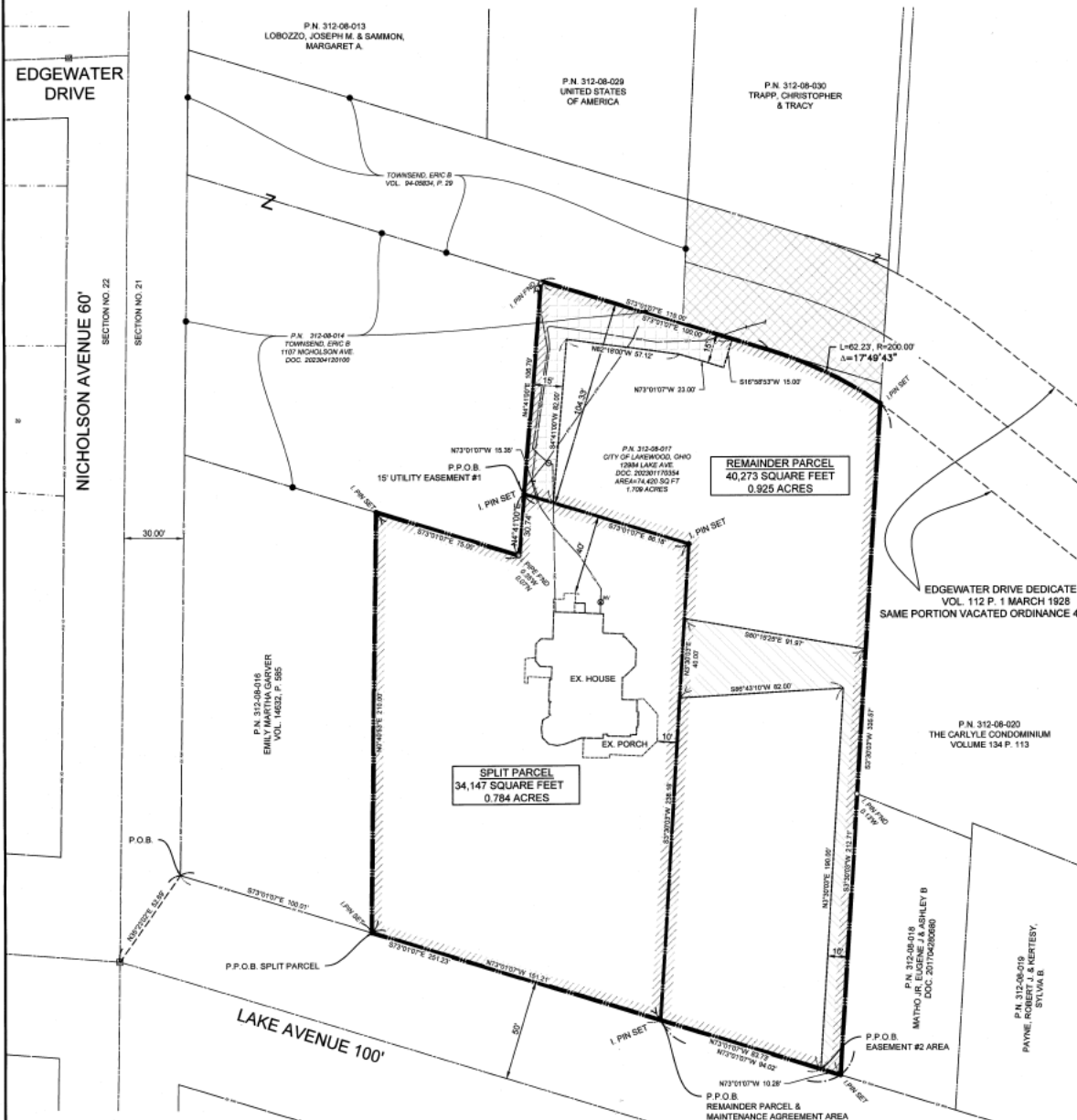
- LINES**
- CENTERLINES
 - EXISTING RIGHT OF WAY LINES
 - - - VACATED RIGHT OF WAY LINES
 - - - EXISTING EASEMENT LINES
 - - - SUBDIVISION LINES
 - - - ORIGINAL LOT LINES
 - - - ORIGINAL PROPERTY LINES
 - - - EXISTING PROPERTY LINES
 - PROPOSED PROPERTY LINES
 - - - PROPOSED AGREEMENT LINES
 - - - PROPOSED EASEMENT LINES
- SYMBOLS**
- MONUMENT BOX FOUND
 - IRON PIN FOUND
 - IRON PIPE FOUND
 - IRON PIN SET
- EASEMENTS**
- ▨ DEDICATED RIGHT OF WAY, LANDLOCKED - EDgewater DR. THROUGH THE LANDS OF IC GEIST VOL. 123 P. 30. REC 4066/1932
 - ▨ 15' UTILITY EASEMENT #1 3,116 SQUARE FEET, 0.072 ACRES
 - ▨ UTILITY EASEMENT #2 4,821 SQUARE FEET, 0.111 ACRES

NOTES

1. THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
2. THE PROJECT CONTROL COORDINATE SYSTEM IS BASED UPON THE FOLLOWING:
 - HORIZONTAL DATUM - PROJECT CONTROL COORDINATES FOR THIS PROJECT HAVE BEEN ESTABLISHED BY GPS/RTK OBSERVATIONS UTILIZING THE OHIO COORDINATE SYSTEM OF 1983 (ZONE 3401-OHIO NORTH), OHIO STATE PLANE GRID COORDINATE VALUES ARE EXPRESSED IN UNITS OF U.S. SURVEY FEET.
 - VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. AN ALTA NSPS LAND TITLE SURVEY WAS NOT PERFORMED.
5. ALL DIMENSIONS GIVEN ARE EXPRESSED IN US SURVEY FEET.
6. IRON PINS SET, WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH YELLOW PLASTIC CAPS BEARING THE INSCRIPTION "CT CONSULTANTS"



HEREBY CERTIFY THAT THE FOREGOING LOT SPLIT SURVEY IS BASED ON A SURVEY PREPARED WITH ACTUAL, FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4753-07 OF THE OHIO ADMINISTRATIVE CODE.
JAMES S. GAVENPORT
OHIO REGISTERED SURVEYOR NO. 1716
DATE 12/14/24



your trusted advisor CT CONSULTANTS engineers architects planners	
DATE	
REVISION	
NO.	
PREPARED FOR:	15M/2023
SCALE:	AS SHOWN
DESIGNED BY:	JD
DRAWN BY:	JD
CHECKED BY:	LCM
LOT SPLIT PLAT	
12984 LAKE AVENUE	
CITY OF LAKEWOOD	
PROJECT NO.	170105
DISCIPLINE	CIVIL
SHEET NAME	LOT SPLIT
SHEET	1
OF	1

12984 Lake



Section 1
Nicholson Ave

Edgewater Dr

Gold Coast Ln

Lake Ave

Lake Ave
LAKE AVENUE 100'

1155



EDGEWATER DRIVE DEDICATED.
VOL. 112 P. 1 MARCH 1928
SAME PORTION VACATED ORDINANCE 4349 8

P.N. 312-08-020
THE CARLYLE CONDOMINIUM
VOLUME 134 P. 113

P.N. 312-08-018
MATHUR ESTATE TRUST #1
DOC. 201702280005

P.N. 312-08-019
PAYNE FOREST TRUST #1
SYLVIA B











CAUTION



WET FLAT

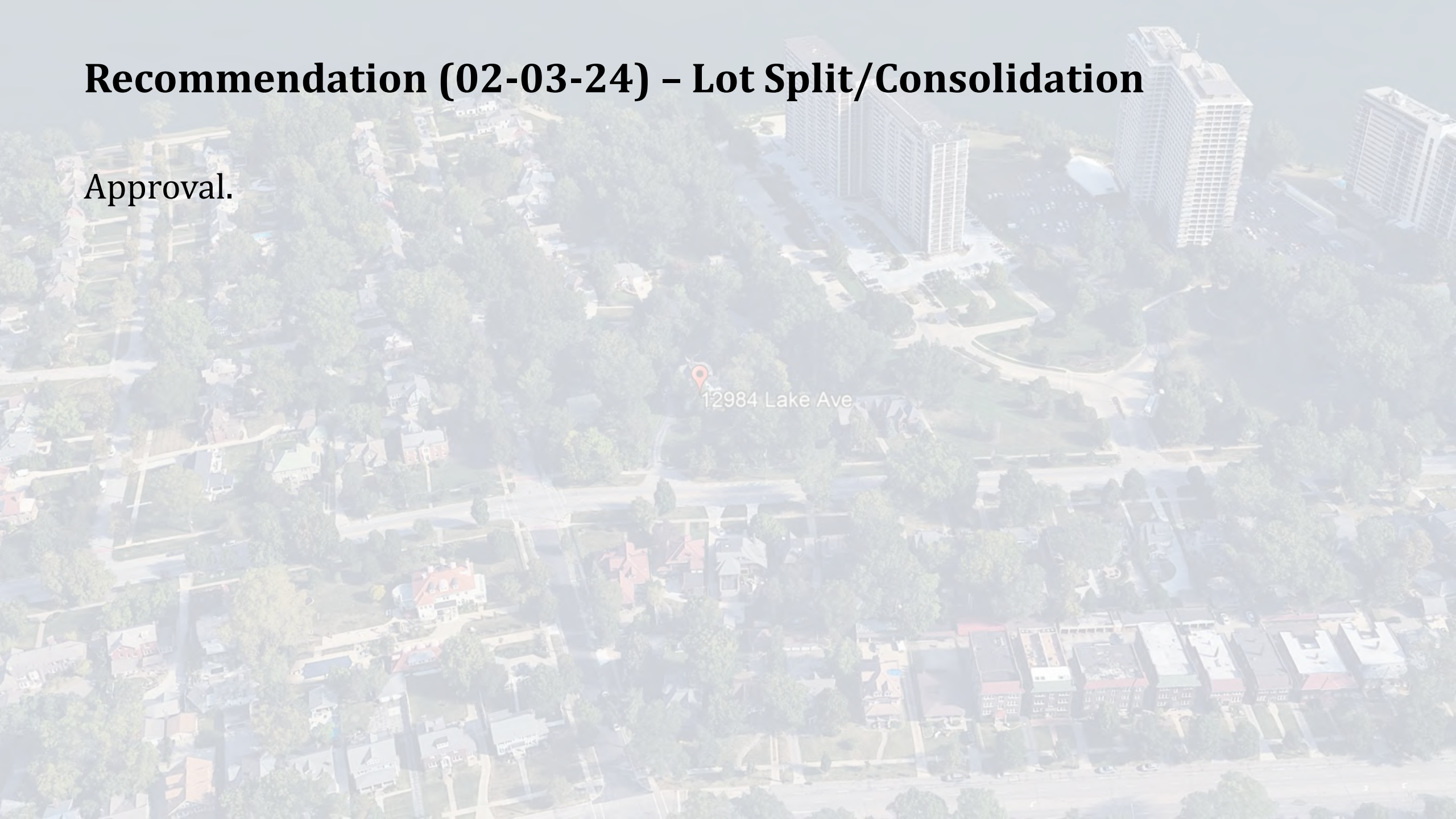






Recommendation (02-03-24) – Lot Split/Consolidation

Approval.





12984 Lake Ave

Docket 02-04-24 – 12984 Lake
Designate as Eligible



Request (02-04-24)

The review and approval to **designate as eligible** pursuant to:

- Chapter 1134 – Historic Preservation Districts (HPD) and Historic Properties (HP)
Property is in a R1M, Residential, Single Family (Medium Density) District.

12984 Lake Ave



Narrative Statement of Significance

Lake Cliff is significant as an important and rare remaining example of a Victorian-era lakefront estate home in Lakewood. Effectively owned by only two families and passed down through generations in its first 134 years of existence, the property has been well preserved and remains a substantial presence on Lake Avenue, where it continues to convey the character of Lakewood's large 19th-Century estates.

As such, it meets at least five of the criteria for historic significance qualifying it for designation as a Historic Property (HP), as specified in Section 1134.03(d) of the Codified Ordinances of the City of Lakewood, including:

- 1) The character, interest or value as part of the heritage of the City;
- 4) Exemplification of the cultural, economic, social, archeological, or historic heritage of the City;
- 5) The portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
- 6) The embodiment of distinguishing historical characteristics of a group of people in an era of history characterized by a distinctive architectural style;
- 9) Unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City, itself at large.







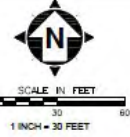
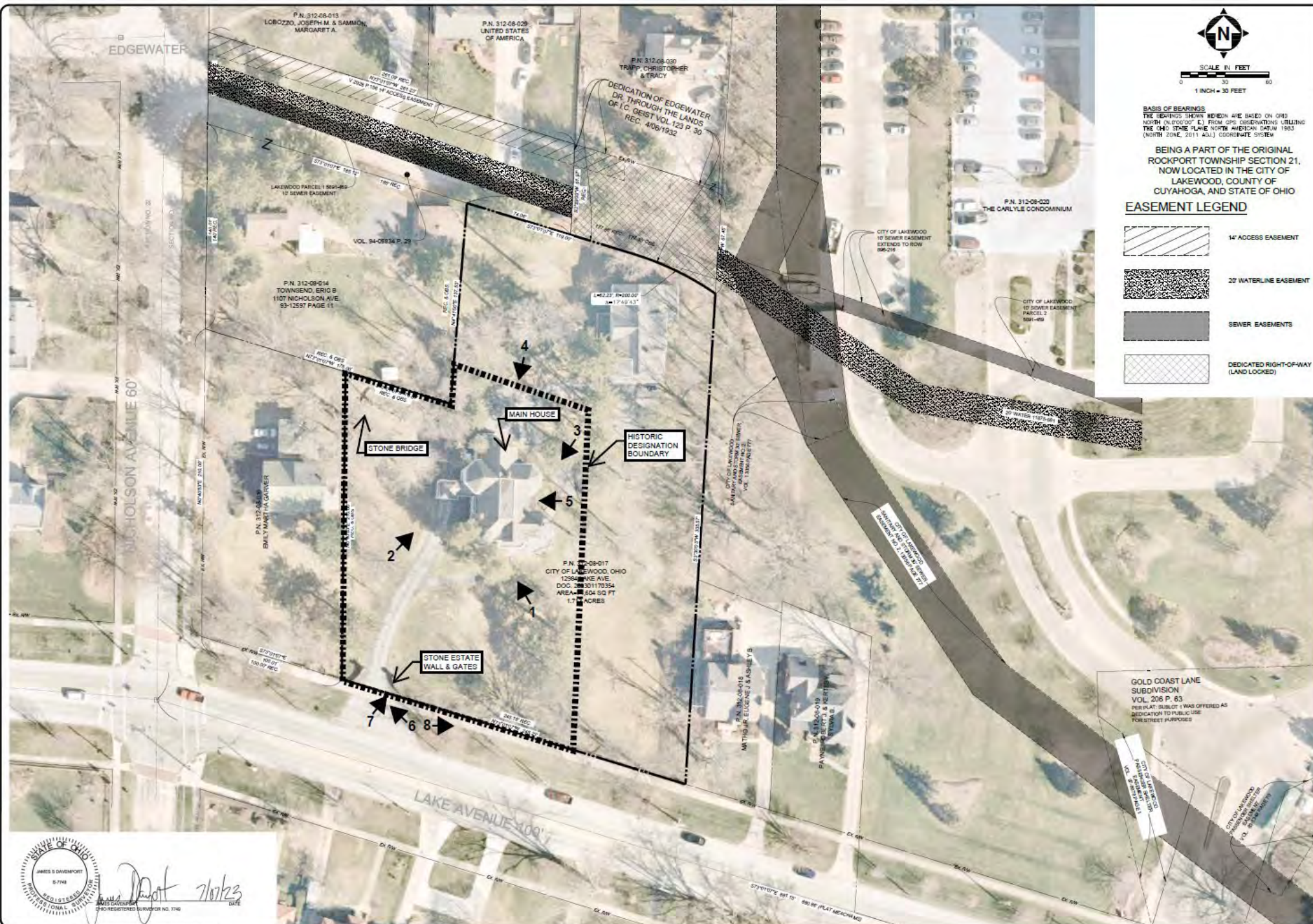












BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREIN ARE BASED ON GRID NORTH (NAD 83) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE NORTH AMERICAN DATUM 1983 (NORTH ZONE, 2011 ADJ.) COORDINATE SYSTEM

BEING A PART OF THE ORIGINAL
 ROCKPORT TOWNSHIP SECTION 21,
 NOW LOCATED IN THE CITY OF
 LAKEWOOD, COUNTY OF
 CUYAHOGA, AND STATE OF OHIO

EASEMENT LEGEND

-  14' ACCESS EASEMENT
-  20' WATERLINE EASEMENT
-  SEWER EASEMENTS
-  DEDICATED RIGHT-OF-WAY (LAND LOCKED)

your trusted advisor
**engineers
 consultants
 architects
 planners**



NO.	DATE	REVISION
1		

**BOUNDARY SURVEY
 WITH AERIAL BACKGROUND**

**12984 LAKE AVENUE
 CITY OF LAKEWOOD**

PROJECT NO.	170105
DISCIPLINE	CIVIL
SHEET NAME	BS-2
SHEET	2
OF	8



H1. Southwest oblique, camera facing northeast, c.1913 (*Cleveland Memory*)



H2. West elevation, camera facing east, 1915 (*Cleveland Memory*)

1134.03 PROCEDURES FOR IDENTIFICATION, NOMINATION AND DESIGNATION OF AN HPD OR HP.

(b) Nomination Procedure: **The Heritage Advisory Board may propose to the Commission nominations** of any area, place, building, public interior portion of a building, structure, work of art or other object as an HPD or HP.

In the case of an HP, if the Heritage Advisory Board does not propose a nomination, the owner of the proposed HP may directly propose to the Commission such nomination...

A proposal for nomination shall specify which specific site improvements are included in the proposal for nomination, and any improvements not specified shall be deemed not to have been nominated.

(c) The Commission **may...issue specific unique historic guidelines** to govern any such designated HPD or HP. The purpose of such guidelines are to assist the Architectural Board of Review to limit its judgment and review procedures to design and engineering issues, rather than its own independent view of historic appropriateness, which are hereby expressly left in the province of the Commission with the advice of the Heritage Advisory Board.

(If specific architectural guidelines are not created, the Secretary of the Interior's Standards for Rehabilitation shall apply to an HPD or HP for Architectural Board of Review purposes)



1134.03 PROCEDURES FOR IDENTIFICATION, NOMINATION AND DESIGNATION OF AN HPD OR HP.

(d) Considerations for Nomination: In considering the nomination...as an HPD or HP, the Commission shall apply the following criteria with respect to each property. One (1) or more of the following must apply:

- (1) The character, interest or value as part of the heritage of the City, the region, State of Ohio or the United States;
- (2) The location as a site of a significant historic event;
- (3) The identification with a person or persons who significantly contributed to the historic development of the City;
- (4) An...HP's exemplification of the cultural, economic, social, archeological, or historic heritage of the City;
- (5) The portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
- (6) The embodiment of distinguishing historical characteristics of a group of people in an era of history characterized by a distinctive architectural style;
- (7) ...HP's identification as the work of an architect or master builder whose individual work has influenced the development of the City;
- (8) ...HP's embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural or technological innovation;
- (9) ...HP's unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City, itself at large;
- (10) ...HP's having yielded or its likelihood of yielding information important to the understanding of prehistory or history.

1134.03 PROCEDURES FOR IDENTIFICATION, NOMINATION AND DESIGNATION OF AN HPD OR HP.

(f) Additional Considerations for an HP: In addition to meeting at least one (1) of the criteria listed in subsection (c) above, a proposed HP must also meet the following criteria in order to be designated an HP:

(1) The proposed HP must have a high degree of historic integrity, without excessive loss of architectural or historic character.

(2) The proposed HP must have an internal historic cohesiveness in the sense of a shared common history of its inhabitants, historical development according to the Vision, a shared architectural style or design, or a body of architecture illustrating the evolution of architectural styles over a period of time.

12984 Lake Ave



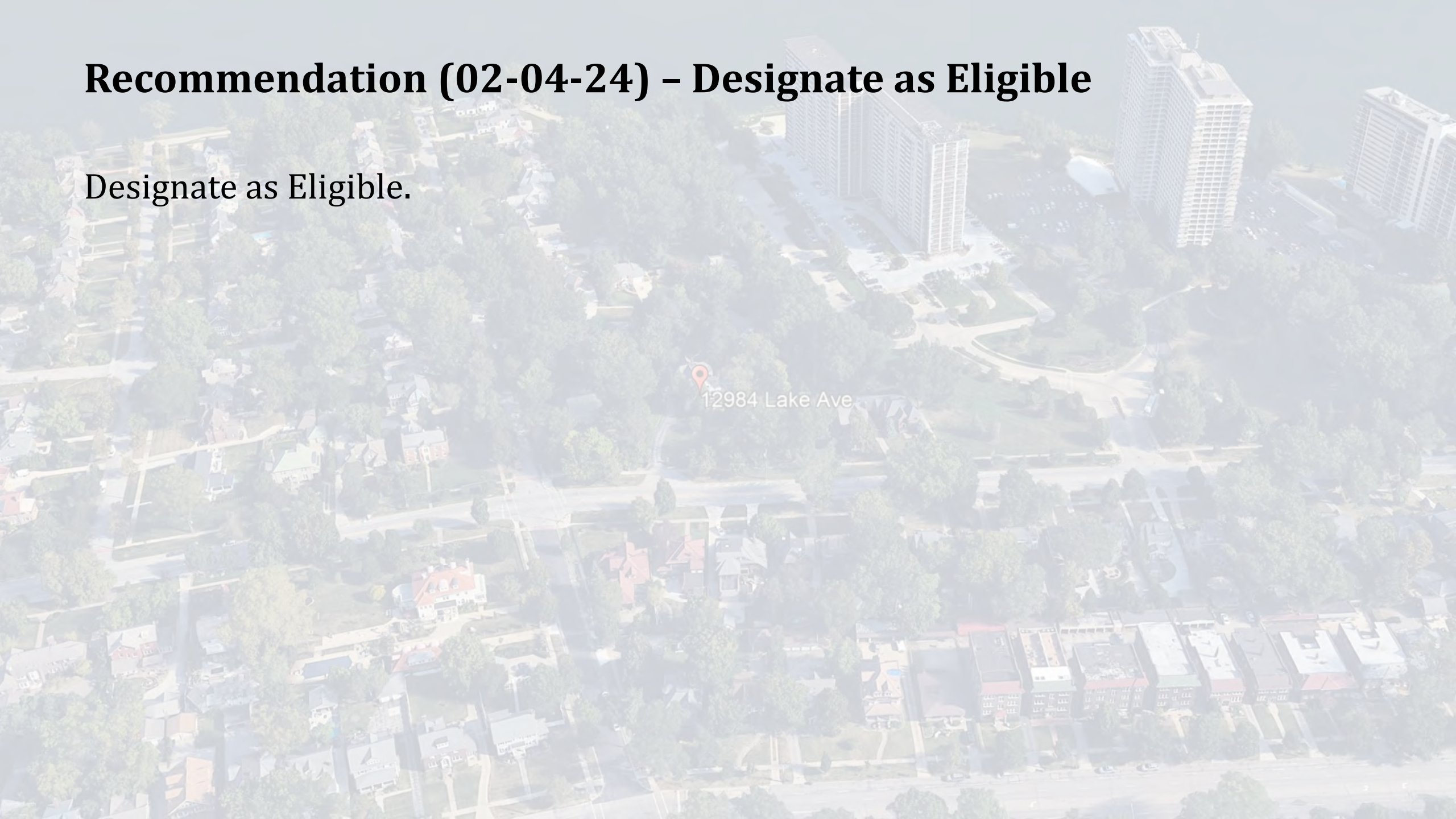
1134.03 PROCEDURES FOR IDENTIFICATION, NOMINATION AND DESIGNATION OF AN HPD OR HP.

- (g) Nomination by the Commission: After a hearing, the Commission **may nominate...as eligible to be designated** as either an HPD or an HP.
- (h) Nomination Not Self-Executing: Once the Commission has approved a nomination...as eligible to be designated either an HPD or an HP, **the secretary of the Commission shall schedule a public hearing on the designation of the HPD or HP**. The rules of this chapter, or the unique historic guidelines adopted by the Commission for any HPD or HP, are not effective until the HP or HPD is designated by the Commission.
- (i) Consent for Historic Designation: Prior to the hearing on designation of the nominated property or district, **the person(s) who submitted the proposed nomination to the Commission shall attempt to secure the written consent...of the affected property owner(s) to the designation of a property...However, written approval is not required for the property to be determined as an HP or HPD**...The Commission shall proceed to the public hearing on the question of the proposed designation and may defer action in its discretion while consent is being solicited.
- (j) The application for designation and all accompanying submissions shall be reviewed and studied by the Commission prior to its decision. The Commission shall give due consideration to the advice of the Heritage Advisory Board, such consents to designation and comments as have been filed with it, and the views as may have been expressed by persons participating in the hearing before the Commission, as well as any other relevant information brought before the Commission, in making its decision with respect to the proposed designation of each HPD or HP by a majority vote of its members.
- (k) The Commission shall **determine whether said...building...shall be designated as an HPD or HP**...



Recommendation (02-04-24) – Designate as Eligible

Designate as Eligible.





12984 Lake Ave

Docket 02-05-24 – 12984 Lake
Designate as Historic



Request (02-05-24)

The review and approval to **designate as historic** pursuant to:

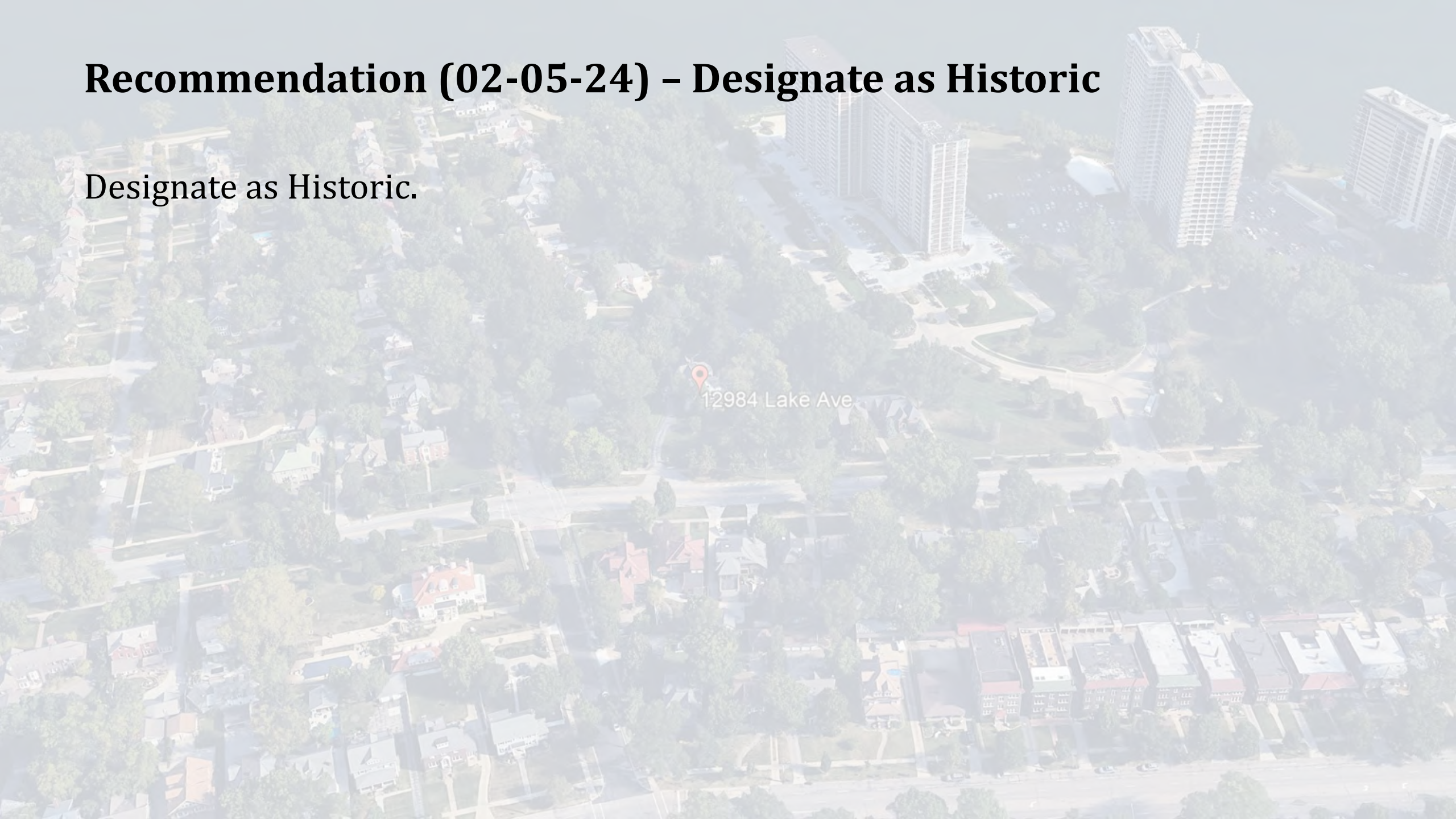
- Chapter 1134 – Historic Preservation Districts (HPD) and Historic Properties (HP)
Property is in a R1M, Residential, Single Family (Medium Density) District.

12984 Lake Ave



Recommendation (02-05-24) – Designate as Historic

Designate as Historic.





Planning Commission

February 2024



*After the vote of Docket 02-04-24, the members decided to resume the hearing and vote of Docket 02-03-24.

DESIGNATE AS HISTORIC

**7. Docket No. 02-05-24
12984 Lake Ave.
City of Lakewood**

Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to designate the Lake Cliff house and associated land/structures (PPN312-08-017) as an historic property (HP), pursuant to Chapter 1134. Property is located in an R1M, Single-Family Medium Density district. (Page 76)

Peter Ketter, Chairman and representative of the Lakewood Heritage Advisory Board provided a brief summary of the proposal as presented for Docket 02-04-24. Clarification: the stone wall that continued west of the historical parcel was not included in the designation, as it was owned privately. Staff had no comments. Public comment was closed as no one addressed the item. The members asked that any motion would include instructions to the city's administration about the access from Lake Ave., asked if the new owners of the historic home reduce the width of the curb cut.

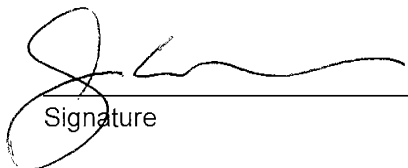
A motion was made by Mr. McDermott, seconded by Mr. Sanderson to **Designate as Historic with two conditions:**

- 1. This designation is associated with the lot signified as the split parcel in Docket 02-03-24. The historic wall along the frontage of the current parent parcel 312-08-017, in its entirety, that the wall be included in the designation; a portion of the wall is east of what is considered the split parcel.**
- 2. The Planning Commission supports and expects that there will have to be access from Lake Ave. to the remainder parcel, and that the Planning Commission would support the Certificate of Appropriateness process for the permanent cut in that wall for construction access in later permitted access.**

All of the members voted yea; the motion passed.

ADJOURN

Mr. McDermott **ADJOURNED** the meeting at 7:33 p.m.



Signature

3/7/24

Date