



City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

MINUTES
BOARD OF ZONING APPEALS
REVIEW MEETING
LAKEWOOD CITY HALL
MAY 21, 2026
6:30 P.M.
RECORDING AVAILABLE

<https://www.lakewoodoh.gov/videos-2/>

6:00 p.m. Pre-Review Meeting

Members Present

Jeffrey Pigott
Jillian Bolino, ABSENT
Matt Markling
Anthony Santiago
Angela Hare

Administrative Staff

Michelle Nochta, Senior Planner, Secretary
Justin Maskaluk, Building Department
Andrew Fleck, Assistant Prosecutor
Sophia Szeles, Planner

The board reviewed the presentation with the board secretary in preparation for the regular meeting. Discussion about only three members of the Board being present, and the implications for applicants and their option to defer.

1. ROLL CALL

Members Present

Jeffrey Piggot
Jillian Bolino, ABSENT
Matt Markling
Anthony Santiago
Angela Hare

Administrative Staff

Michelle Nochta, Senior Planner, Secretary
Justin Maskaluk, Building Department
Andrew Fleck, Assistant Prosecutor
Sophia Szeles, Planner

A motion was made by Mr. Markling, seconded by Mr. Santiago to EXCUSE the absence of Jillian Bolino. All the members voted yea, the motion passed.

2. APPROVE MINUTES OF March 19, 2026 MEETING

A motion was made by Mr. Santiago, seconded by Mr. Markling to **APPROVE** the March 19, 2026 meeting minutes. All the members voted yea, the motion passed.

3. OPENING REMARKS

Ms. Nochtka read the Opening Remarks into record.

OLD BUSINESS

NEW BUSINESS

4. Docket No. 04-05-26 17516 Daleview Ave.

Applicant Daniel Marguiles architect for property owners Bruce Rhoads and Robert Audet, proposes demolition of the existing garage and the construction of a new two- car, two story garage. The proposed garage has a midpoint height greater than the 15 feet that is permitted.

Variance 1: The applicant proposes the construction of a two-car, two -story garage that is 16' 4" , where 15 feet to the midpoint is the maximum permitted. Request a variance to exceed the maximum midpoint height by 1' 4" , as proposed. Pursuant to 1125.05(b) Height Regulations(ORD 91-95, PASSED 10-7-1996)

Dan Marguiles, project manager and Bob Audet, property owner, were present to discuss the plans. Mr. Marguiles explained the plans for a new garage. The old garage is ready to collapse and cars do not fit inside. Mr. Audet, property owner stated that the existing garage is in bad shape. He stated that he works remote in the basement of the home with no windows and the office space above the garage is needed for his workspace. The Board questioned if the space was going to be used for a business or really for his office. Mr. Audet explained what his job entails and that there will be no outside students or personnel brought on to the property. The Board made a discussion on whether or not there any attempts to adjust the height of the new structure so a variance would not be needed. Mr. Marguiles stated that he has made an effort to lower the height, and has lowered the height, however, he cannot go any lower or that will compromise the usable space. No public comments were made. Ms. Nochtka discussed the administrative comments and needed clarification on the side setback, whether it is 18" or 1 foot, 5". Mr. Marguiles clarified the setback as 18" (1 ft., 6"). Ms. Nochtka stated that this property abuts a C-1 Commercial District in the rear and a taller garage may provide a buffer between a residential home and abutting commercial use. The Board and Ms. Nochtka agree that the request is a modest one and there are no issues with the request.

A motion was made by Mr. Santiago, seconded by Ms. Hare to **APPROVE** the proposal as proposed. All the members voted yea, the motion passed.

5. Docket No. 05-07-26
1194 Cook Ave.

Applicant David Linden, property owner, proposes demolition of the existing two-car garage and the construction of a new two-car+ garage. The proposed garage is 80 sqft larger in area than the permitted 480 sq. ft.. Property is located in the R2 Single and Two Family District.

Variance 1 : Property owner proposes the demolition of existing garage and the construction of a new 560 sq. ft. garage where 480 sq. ft. is permitted. Request a variance to increase the maximum permitted rear lot coverage to 560 sq. ft. as proposed. Pursuant to Section 1123.03. (Ord. 91-95. Passed 10-7-1996.)

David Linden, homeowner, was present to discuss his plans. Mr. Linden stated the garage was too small to accomodate two cars, one per tenant. He also stated that in addition to the garage needing replaced, the rear stairwell has been replaced and the footer has been poured. Mr. Linden stated that the new structure will not obstruct views of anything or anyone. He also stated that there was an email sent from his neighbor in support of his plans for a new garage. Ms. Nocht confirmed receipt of the public comment. Mr. Linden stated that this is a minimal narrow variance and it will not be a detriment to surrounding properties. Ms. Nocht discussed the administrative comments that included the request being an additional 80 feet to the permitted 480 sq.ft. and that it is about the size of a small shed. She stated the property is a duplex and the two households will share the garage space for storage of outdoor tools, etc. and covered parking. Other administrative comments included: the rear yard is reduced in size due to the larger footprint of the duplex because of the two stairwells and large front porches and the garage is compliant for height. The old garage was around 500 sq. ft., 32% rear lot coverage and the new garage will be 560 sq. ft., 35% rear lot coverage. The Board stated that this was a modest variance and makes sense.

A motion was made by Mr. Santiago, seconded by Ms. Hare to **APPROVE** the proposal as proposed. All the members voted yea, the motion passed.

6. Docket No. 05-08-26
1044 Roy Dr.

Applicant Greg Allen, Greg Allen Builders, for property owner, Michelle Hubbell, proposes demolition of existing rear patio roof and construction of new rear patio roof. The proposed patio roof is 4 feet deeper than the existing and encroaches into the rear setback. Property is located in the R1M Single Family Medium Density District.

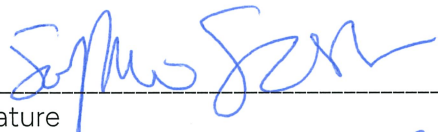
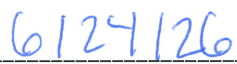
Variance 1: The applicant proposes the demolition of the existing rear porch which is 14' x 8' and the construction of a new rear porch 12' x 16'. The property is on a corner lot that is 12,012 sq ft in area, the existing house is 24' 6" from the rear property line. Request a variance to reduce the rear setback to 12' 6" to accommodate the 192 sq. ft. rear covered patio. Pursuant to 1121.07 Rear Yard Depth (Ord. 91-95. Passed 10-7-1996.)

Mike Allen, representing Greg Allen Builders was present to discuss the plan to replace the existing lean-to. Mr. Allen stated that they have put 4x4 posts up in order to support the existing lean-to because it was not built properly originally and would blow over. He explained the plan for the new covered patio would be safer, look nicer, and a little larger usable space. The Board made a discussion on the request and how the setbacks are different for homes on corner lots. Ms. Nochta discussed the administrative comments, including the proposal being compliant if it was addressed on Edgewater not Roy because it would be in the side yard as opposed to being in the rear. The property has less buildable areas due to two front yard setbacks. The Board stated that this was a modest request.

A motion was made by Mr. Santiago, seconded by Ms. Hare to **APPROVE** the proposal as proposed. All the members voted yea, the motion passed.

ADJOURN

A motion was made by Mr. Markling, seconded by Mr. Santiago to **ADJOURN** the meeting at 7:15 p.m. All the members voted yea; the motion passed.

 _____ Signature	 _____ Date
<i>signing on behalf of Chair</i>	



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. DANIEL MARGOLIES
2. ROBERT ANGELO
3. David Linde
4. Mike Allen
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

Daniel Margolies

Robert Angelo

David Linde

Mike Allen

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 MAY 21, 2026

Proposed new garage at 1194 Cook Ave



Neakn90<neakn90@gmail.com>

To: Planning Dept



Reply



Reply all



Forward



Mon 5/18/2026 9:28 PM

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

Dear Members of the Board of Zoning Appeals,

I am writing to express my full support for the variance request regarding the proposed new garage at 1194 Cook Ave.

The property owner has consistently taken excellent care of the property and has shown pride in maintaining both the home and surrounding grounds. The property has always been well-kept, clean, and respectful of the character of the neighborhood.

I also personally witnessed the previous tenants struggle to safely and comfortably get in and out of the left unit with the current garage setup. The proposed new garage appears to be a thoughtful and practical improvement that would better accommodate residents while improving functionality of the property overall.

In addition, the proposed garage will not obstruct my view or negatively impact my property in any way. I do not believe the requested variance would harm the surrounding neighborhood or change its character adversely. On the contrary, I believe the updated structure will enhance the property and contribute positively to the area.

For these reasons, I respectfully encourage the Board to approve the variance request.

Thank you for your time and consideration.

Sincerely,

Nicole Korossy Nagy

1190 Cook Ave
Lakewood, OH 44107

Board of Zoning Appeals

Board pre-review in the East Conference room between 6:00-6:30 p.m.
Regular Meeting begins in the Auditorium at 6:30 p.m.



City of Lakewood Department of Planning and Development

Board of Zoning Appeals -Staff

- Michelle Nochta, Board Secretary
- Andrew Fleck, Legal Counsel
- Justin Maskaluk, Building Dept.

Board of Zoning Appeals Members

- Jeffrey Pigott, Vice Chair
- Jillian Bolino, member
- Matt Markling, member
- Anthony Santiago, member
- Angela Hare, member

Board of Zoning Appeals 1173.04

Variances

Factors to be considered and weighed when determining whether an applicant will experience practical difficulty:

1. Whether there exist site conditions (narrowness, shallowness, or topography) unique to property in question that are not applicable generally to other lands or structures in same zoning district;
2. Whether property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether property in question abuts a less restrictive zoning district;
3. Whether property in question will yield a reasonable return or whether there can be any beneficial use of property without the variance(s);
4. Whether variance(s) is substantial;
5. Whether essential character of neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);
6. Whether variance(s) would adversely affect delivery of governmental services (e.g., water, sewer, refuse removal);
7. Whether property owner purchased property with knowledge of zoning restriction;
8. Whether property owner's predicament feasibly can be obviated through some method other than a variance(s); and
9. Whether spirit/intent of Code would be observed, and substantial justice done by granting the variance(s).

(Ord. 91-95. Passed 10-7-1996.)

Board of Zoning Appeals

Thursday, May 21, 2026

Agenda

1. Roll Call
2. Approve meeting minutes March 19, 2026

Opening Remarks

New Business

1. **17516 Daleview Drive** – applicant Dan Marguiles , architect, for homeowners Audet-Rhoads family
2. **1194 Cook Avenue** – applicant David Linden, property owner
3. **1044 Roy Drive** – applicant Greg Allen of Greg Allen Builders for property owner Michelle Hubbell

Docket No. : 05-06-26

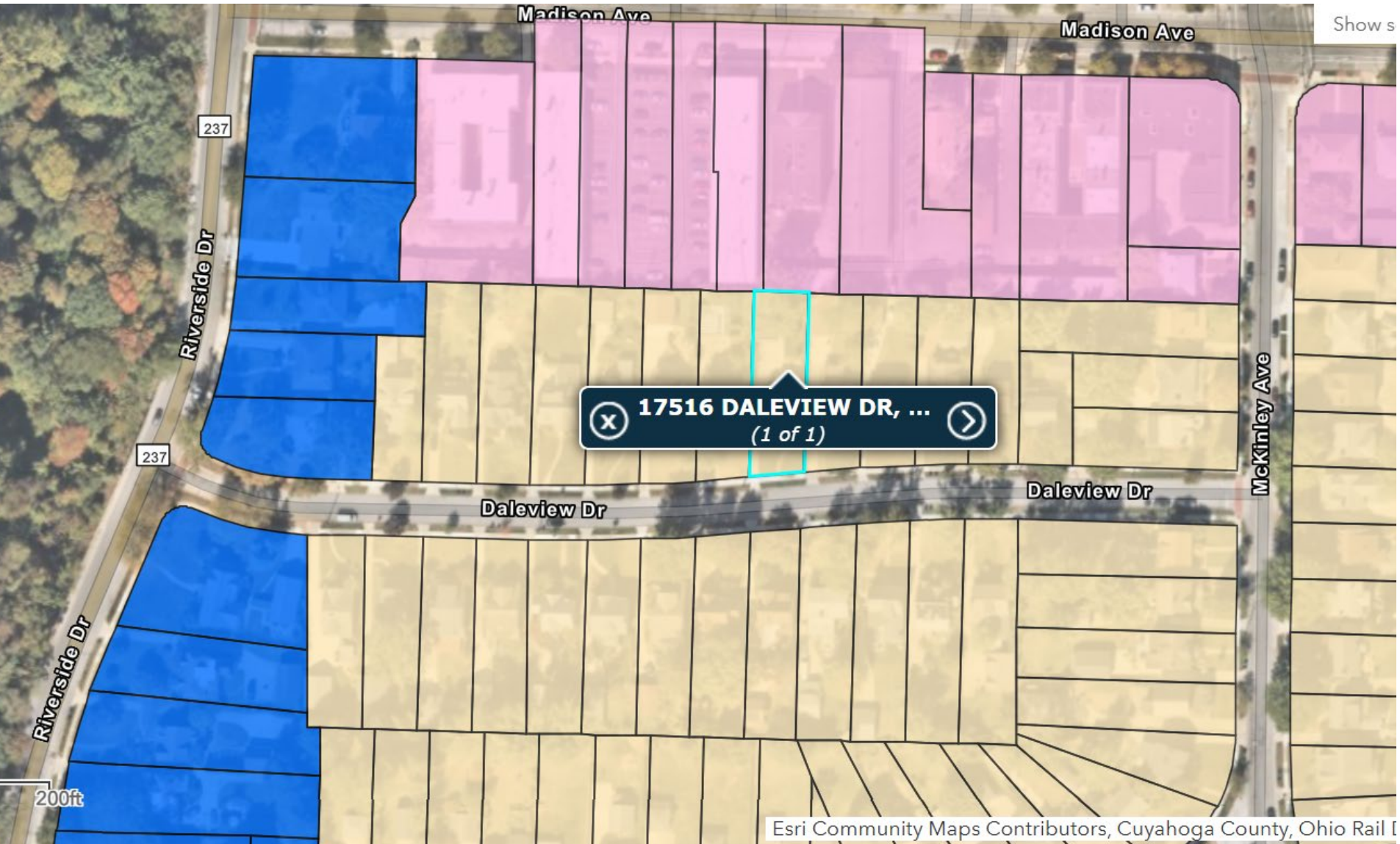
Docket No. 05-06-26
17516 Daleview Drive

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17516 Daleview Dr

Daleview Drive

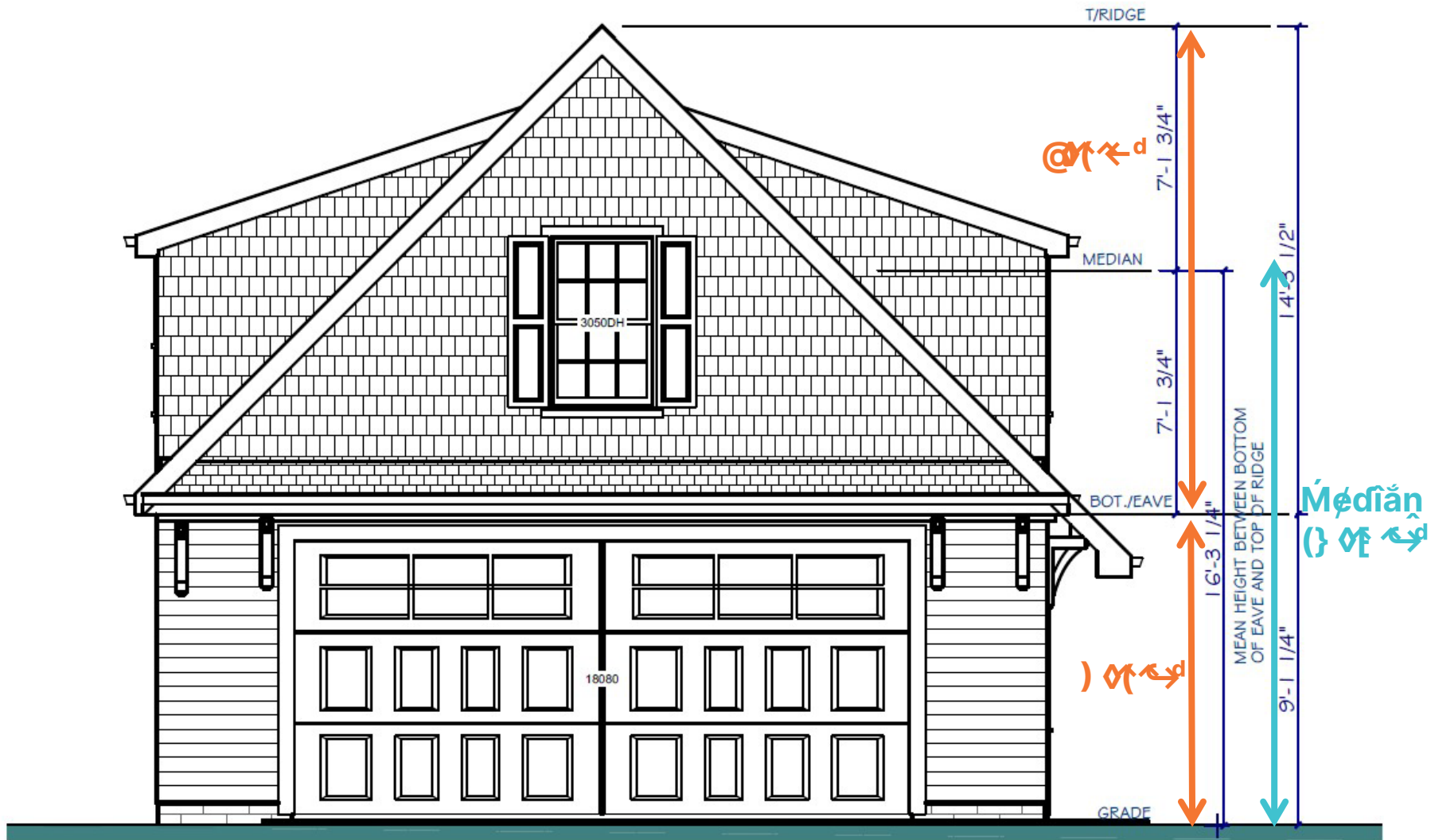
R(H) Single-Fam IL High Density District



4. Docket No. 05-06-26
17516 Daleview Ave.

Applicant Daniel Marguiles architect for property owners Bruce Rhoads and Robert Audet, proposes demolition of the existing garage and the construction of a new two- car, two story garage. The proposed garage has a midpoint height greater than the permitted 15 feet. Property is located in the R1H Single Family High Density District.

Variance 1 : The applicant proposes the construction of a two-car, two-story garage that is 16' 4", where 15 feet to the midpoint is the maximum permitted. Request a variance to exceed the maximum midpoint height by 1' 4" , as proposed. Pursuant to 1125.05(b) Height Regulations(ORD 91-95, PASSED 10-7-1996)



SOUTH ELEVATION

1/4" = 1'-0"





EXISTING CONDITIONS PHOTOGRAPH VIEWING NORTH
N.T.S.



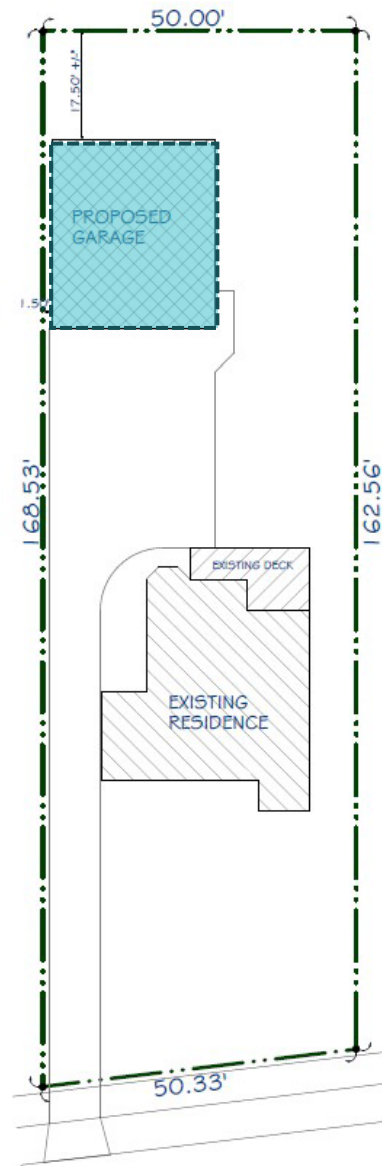
EXISTING CONDITIONS PHOTOGRAPH VIEWING NORTH
N.T.S.



PERSPECTIVE VIEWING NORTHWEST
N.T.S.

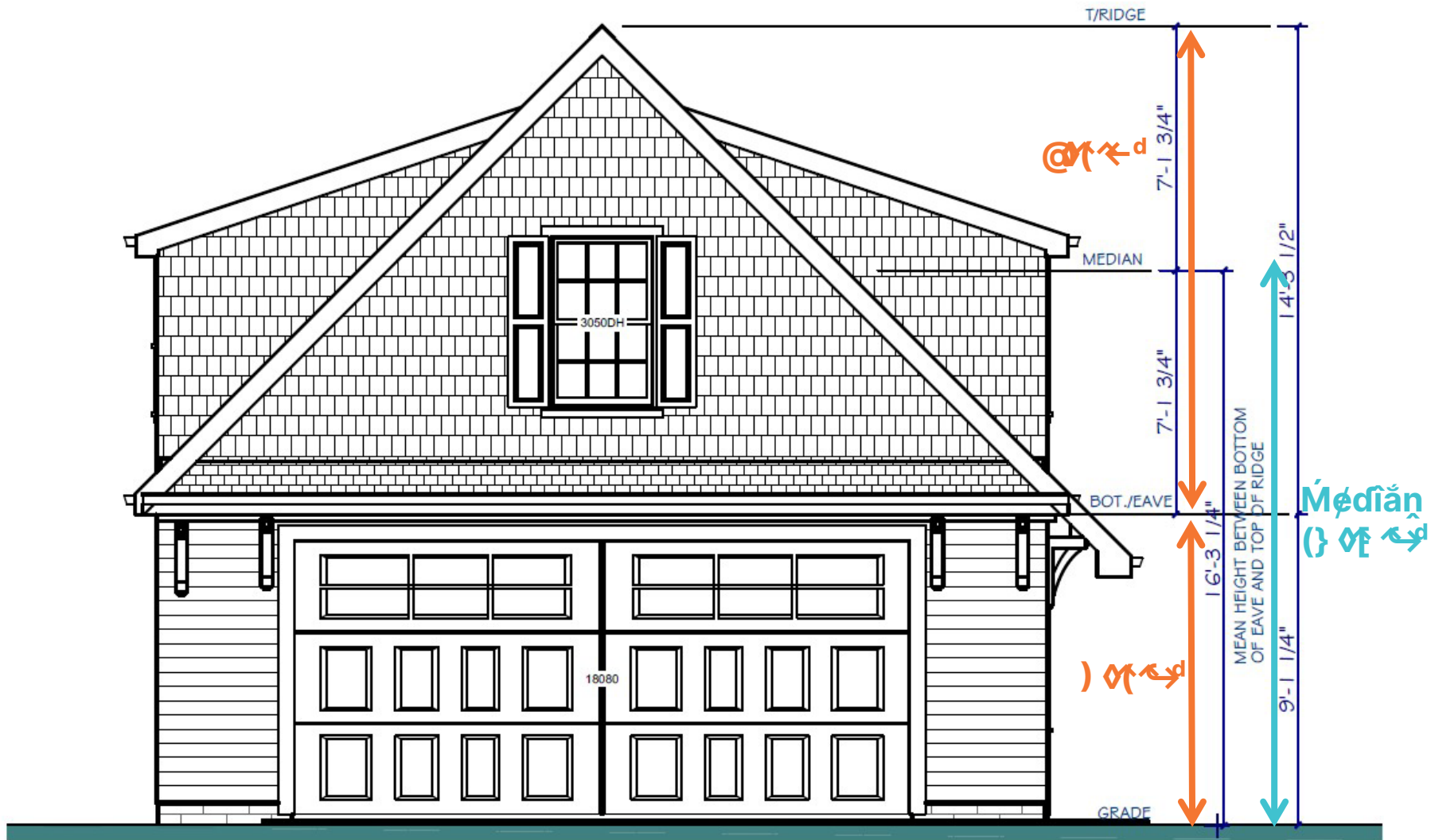


PERSPECTIVE VIEWING NORTHEAST
N.T.S.



C/L DALEVIEW DR. 50'
SITE PLAN
1"=20'





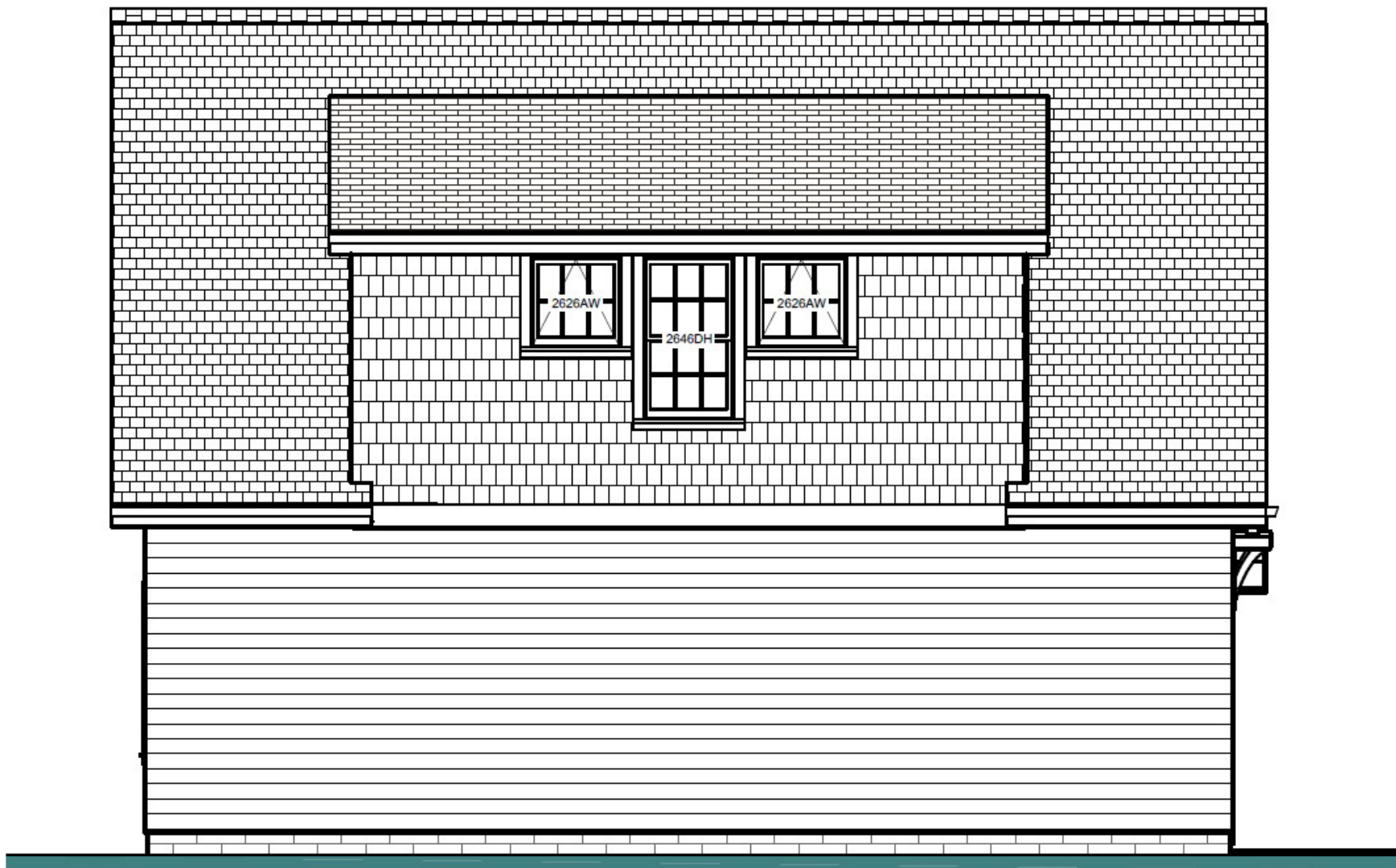
SOUTH ELEVATION
 $1/4" = 1'-0"$



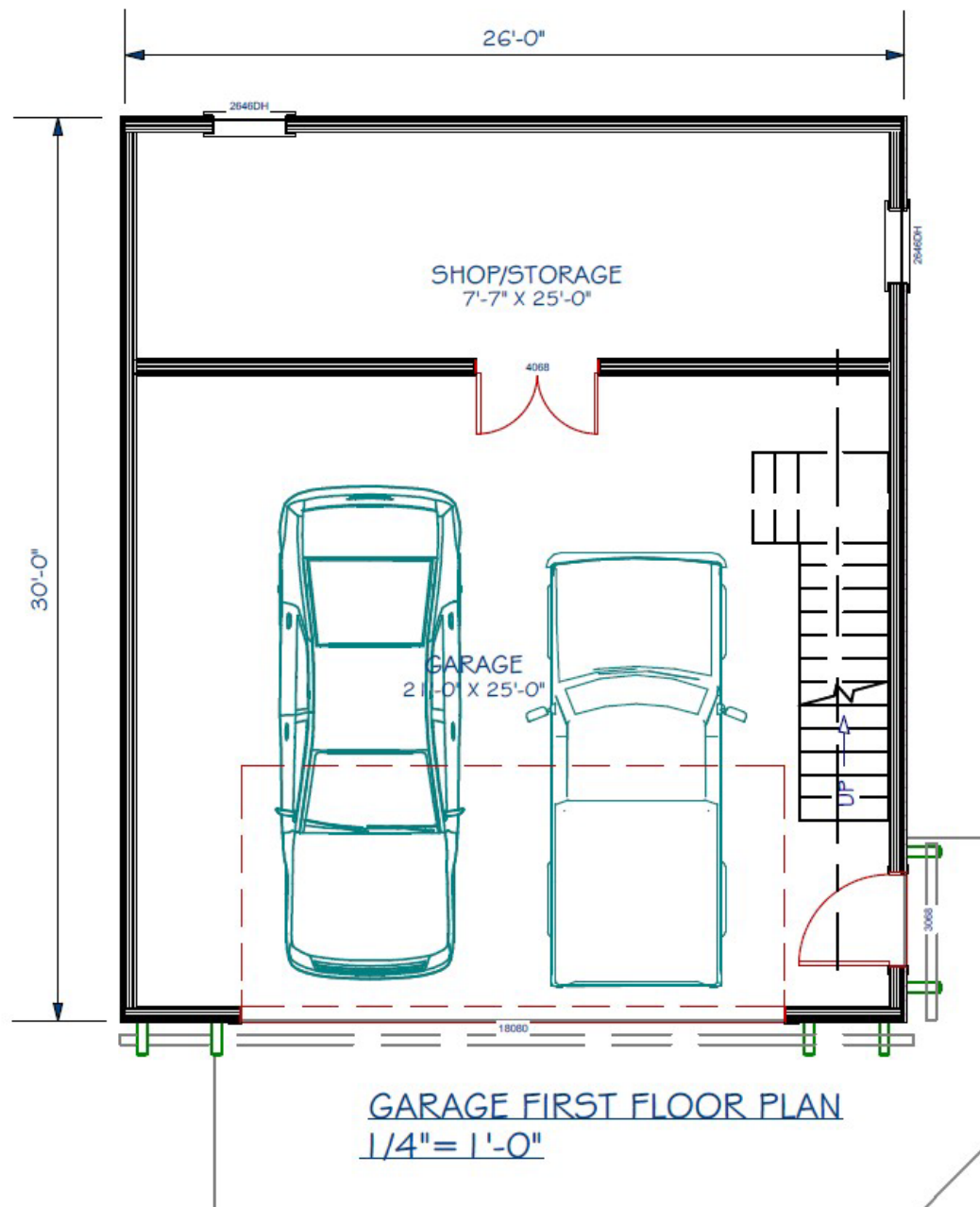
EAST ELEVATION
 $1/4" = 1'-0"$



NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



Nine Elements of Practical Difficulty

1173.04 Variances (page 1 of 2)

Nine Elements of Practical Difficulty.

Applicant’s responses to questions below.

(1)(Q)Whether there exist site conditions, such as narrowness, shallowness, or topography, unique to the property in question that are not applicable generally to other lands or structures in the same zoning district

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(2)(Q) Whether the property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether the property in question abuts a less restrictive zoning district;

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(3)(Q) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance(s);

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(4) (Q)Whether the variance(s) is substantial;

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Nine Elements of Practical Difficulty

1173.04 Variances: Nine Elements of Practical Difficulty. Owner's responses to questions below(2 of 2)

(5)(Q) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);

(5)(A) Nn°peç ▽ μ ς t r g i i ▽ e a ã â p ç o é e peç ▽ c ç e a n e e n n a ▽ g i ▽ n r ▽ c w i r ç e ç a ▽ e a r j n ç x ç o w t a peç ▽ u n i ç â r ▽ g i ▽ n r ▽ a ã e ç â r ▽ a i n g t ç é ▽ u n o ç e ç ç i

(6)(Q)Whether the variance(s) would adversely affect the delivery of governmental services (e.g., water, sewer, refuse removal);

(6)(A) $\tilde{N}n^o \nabla n x c e t \bar{I} \quad c t r \bar{a} i \nabla c e x q u c \bar{I} \quad \nabla g i \nabla n r \nabla c \quad \nabla a x c e i c i y \quad \nabla e e p a r c a$

(7)(Q)Whether the property owner purchased the property with knowledge of the zoning restriction;

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(8)(Q) Whether the property owner's predicament feasibly can be obviated through some method other than a variance(s); and

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(9)(Q) Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance(s).

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ADMINISTRATIVE COMMENTS

- Abuts a C-1 Commercial District in the rear of the property. In the past the board has sometimes approved height and/or rear lot coverage variances when a property abuts a less restrictive zoning district. A taller garage may provide a buffer between a residential home and an abutting commercial use.
- There are 13 houses on the north side of Daleview between Riverside and McKinley, while it is difficult to estimate the height of existing garages, 2 of the thirteen are taller gable roof garages, most are older shed roof garages, and some are attached garages.

ADMINISTRATIVE COMMENTS

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ADMINISTRATIVE COMMENTS

R(H) Yard and Height Regulations

SCHEDULE 1121.07: MINIMUM YARD REQUIREMENTS			
	R1L SINGLE- FAMILY	R1M SINGLE- FAMILY	RIH SINGLE- FAMILY
Front Yard Depth (feet)	As established on the <i>Building Line Map</i> or the average of the existing front yard depths on the abutting properties as measured from the front foundation wall.		
Rear Yard Depth (feet)	40	40	40
Side Yard Depth (feet)	10	10	5
Minimum Sum of Both Side Yards (feet)	25	20	15

(Ord. 91-95. Passed 10-7-1996.)

1121.05 HEIGHT REGULATIONS.

- (a) No principal structure shall exceed thirty-five (35) feet in height above grade as determined by the Commissioner.
 - (b) No accessory structure, except an antenna, shall exceed fifteen (15) feet above grade as determined by the Commissioner.
- (Ord. 91-95. Passed 10-7-1996.)

ADMINISTRATIVE COMMENTS

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SCHEDULE 1129.06: YARD REQUIREMENTS				
	C1 OFFICE	C2 RETAIL	C3 GENERAL BUSINESS	C4 PUBLIC SCHOOL
Front Yard Depth	As established on the <i>Building Line Map</i>			
Rear Yard Depth	One-half (½) the height of the building, but in no case less than five (5) feet ³			
Side Yard Width	none ^{1, 3}	none ^{1, 3}	5 feet ^{1, 3}	5 feet ^{1, 3}
Side/Rear Yard Depth where adjacent to a residential use or district	10 feet ^{2, 3}	5 feet ³	10 feet	10 feet
Front Yard Depth, Madison and Detroit	Maximum 5 feet			

- 1 On a corner lot the side street yard shall be five (5) feet.
- 2 May be reduced to five (5) feet if a wall or fence with adequate landscape screening is provided.
- 3 Roof exhausts must be ten (10) feet from property line.
(Ord. 12-11. Passed 5-2-2011.)

1129.07 HEIGHT REGULATIONS.

In the C1 Office, C2 Retail, C3 General Business, and C4 Public School District the height of a principal structure shall not exceed 120 feet; the height of an accessory structure shall not exceed twenty (20) feet, unless otherwise specified in this *Code*.
(Ord. 91-95. Passed 10-7-1996.)

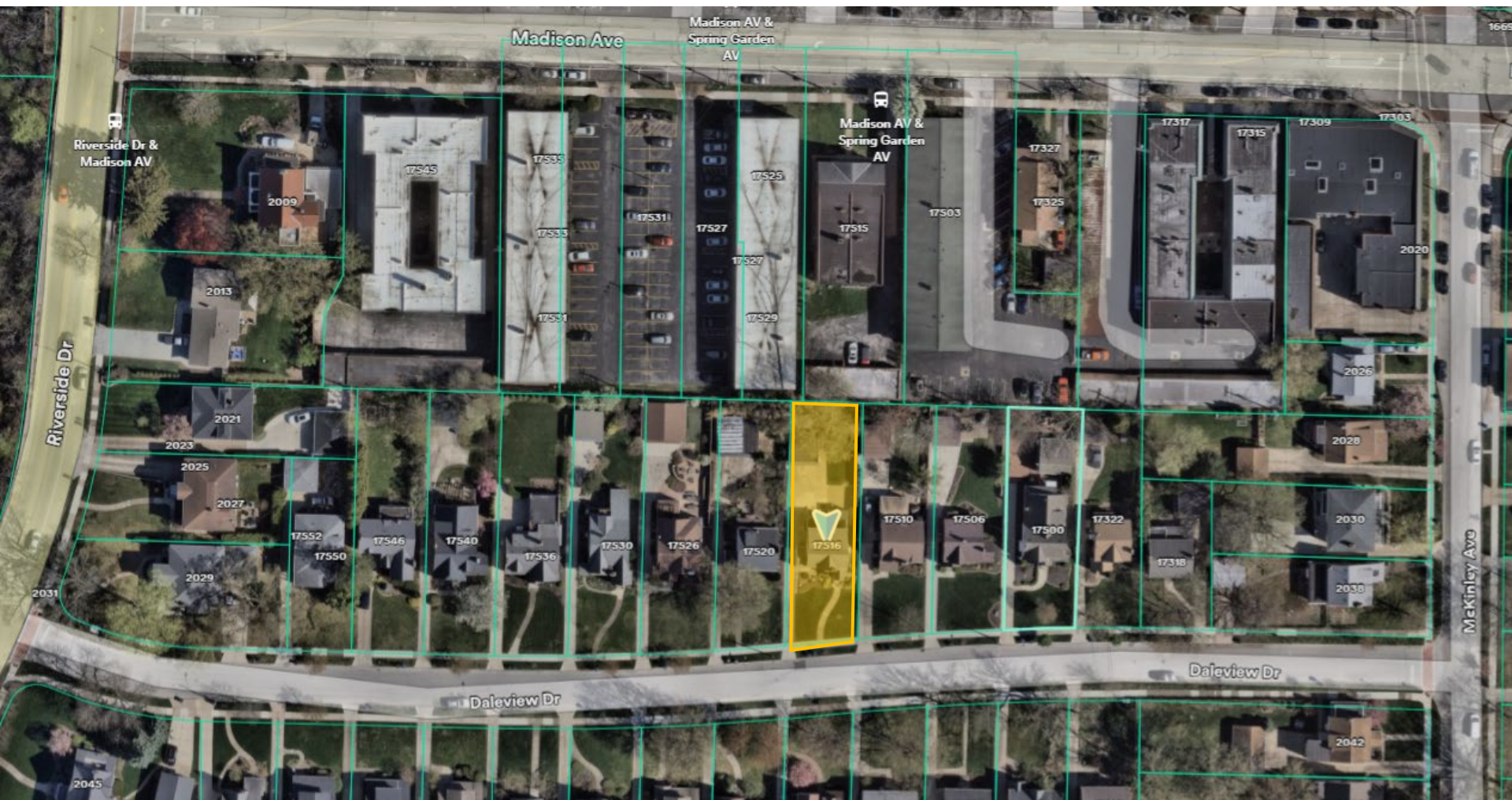
ADMINISTRATIVE COMMENTS



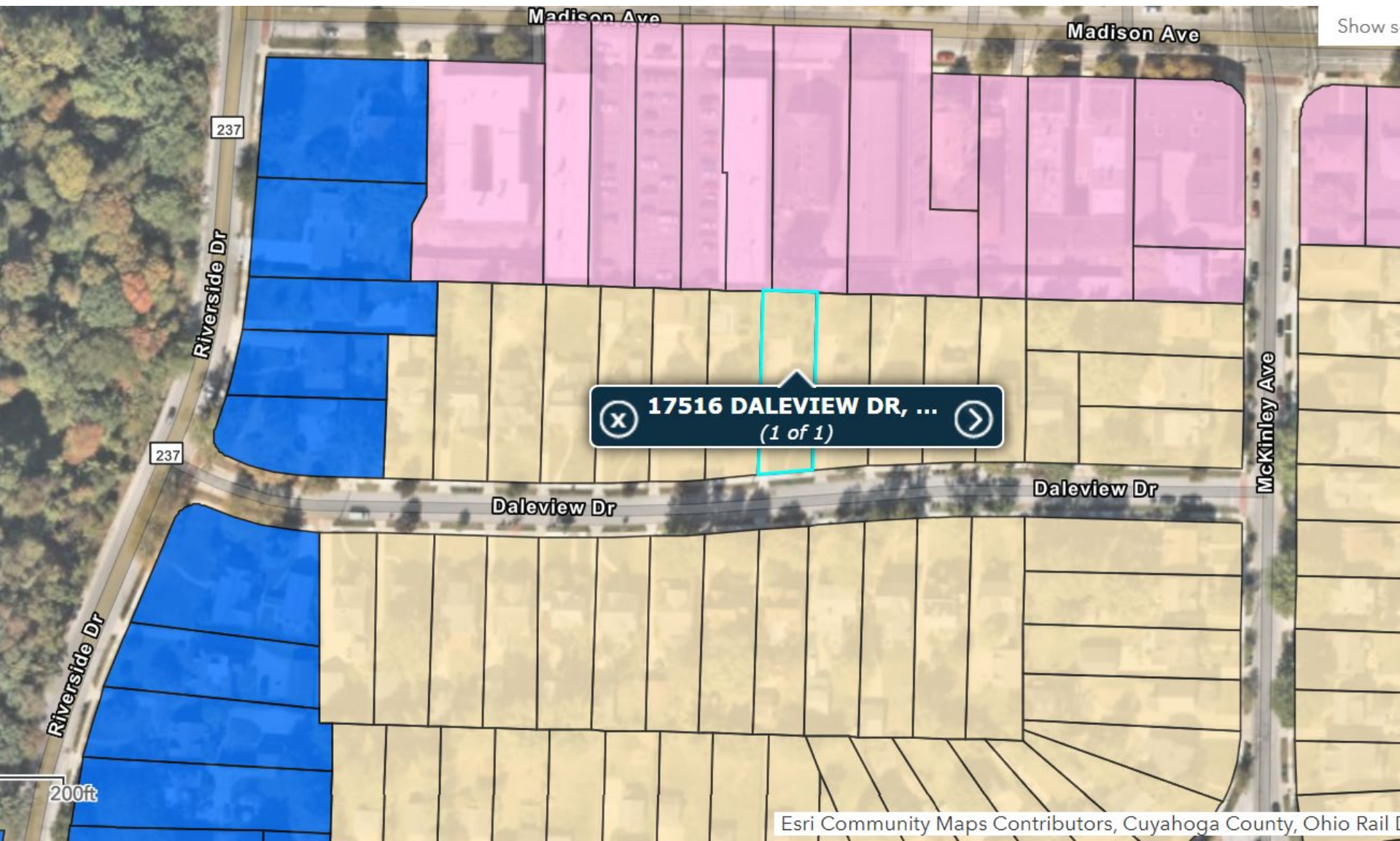
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ADMINISTRATIVE COMMENTS



ADMINISTRATIVE COMMENTS



Còn 1 địa điểm (thị trấn)^

Residential R (H thị trấn)^

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Rezidență în România

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Administrative Comments

☐ Similar BZA Cases – Detached Garages (Mean Heights):

- 11-21-24 (17620 Riverside Dr) – (16'1") Additional Storage
- 07-14-24(1500 Robinwood) - (18'4") Additional Storage, slope and site constraints
- 09-18-20 (18147 Clifton) – Garage/Art Studio (19.67')
- 02-03-19 (1235 Summit) – Garage/Art Studio (16.5')
- 07-15-18 (2063 Lakeland) – Denied (16') – Lot space to modify design horizontally
- 06-10-18 (2211 Clarence) – Condition: Incidental Storage Only (17') abuts industrial use
- 03-04-18 (2091 Lakeland) – Denied (16.67') – Lot space to modify design horizontally

☐ Common Discussion Points:

- Purpose for design height vs. limitations of lot/parcel space
- Impact to neighboring properties – Height/Mass, abutting zoning/use



PUBLIC COMMENT

☐ Received via Phone-

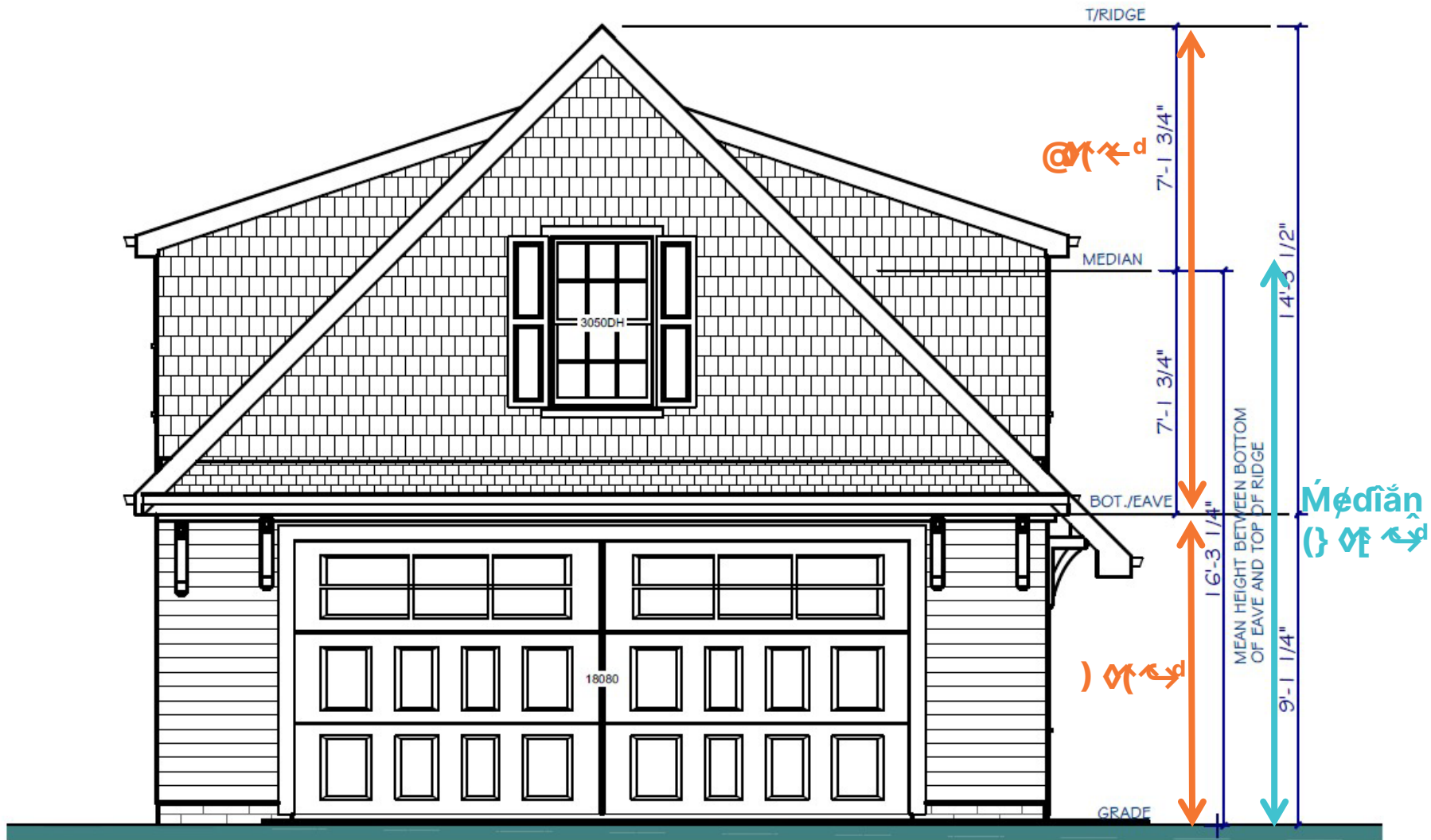
☐ Received via e-mail

☐ Meeting attendee(s)

4. Docket No. 05-06-26
17516 Daleview Ave.

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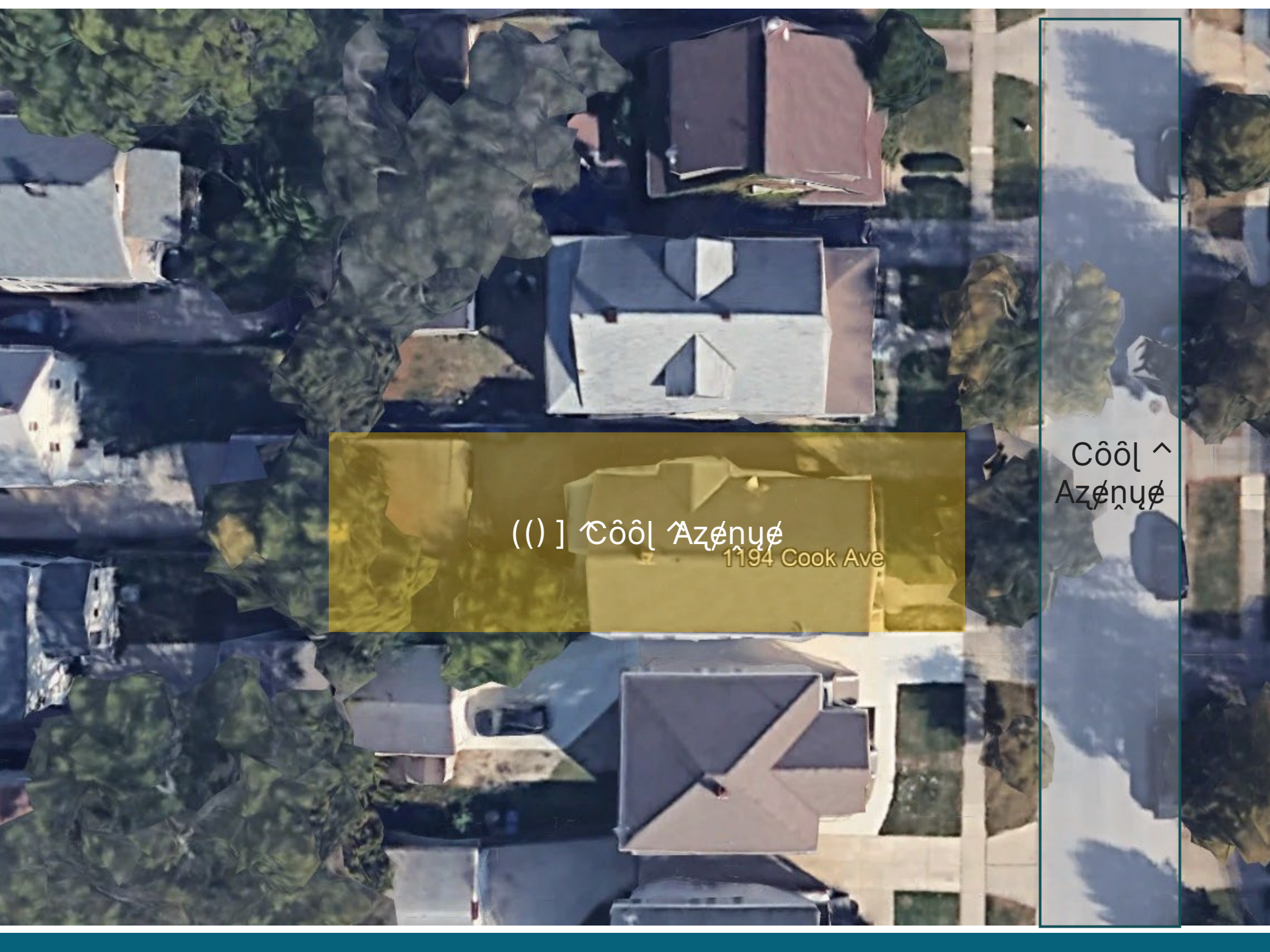
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SOUTH ELEVATION
 1/4" = 1'-0"

Docket No. : 05-07-26

Docket No. 05-07-26
1194 Cook Avenue

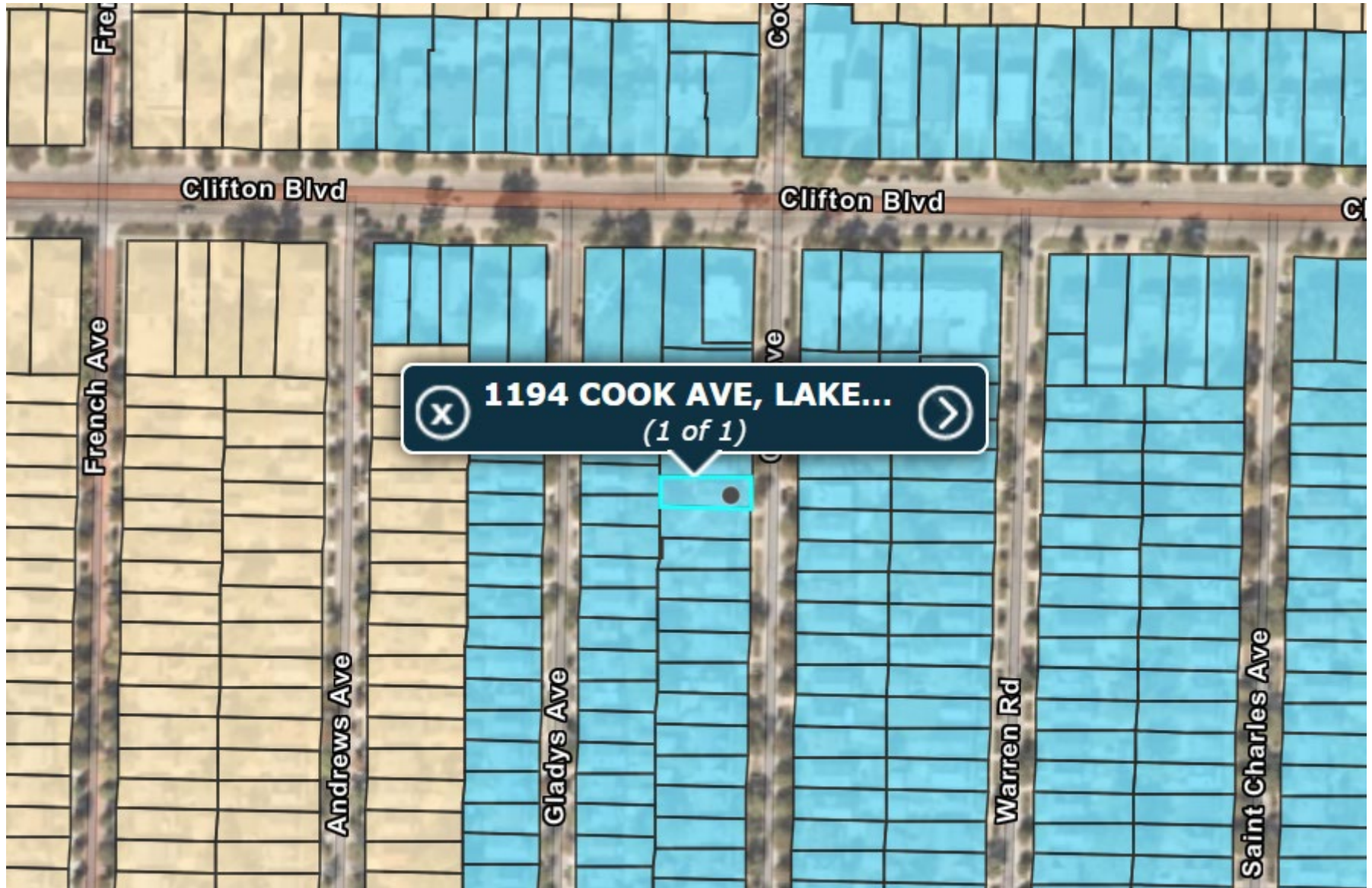


(() | Cõõl Azẽnyê

1194 Cook Ave

Cõõl ^
Azẽnyê

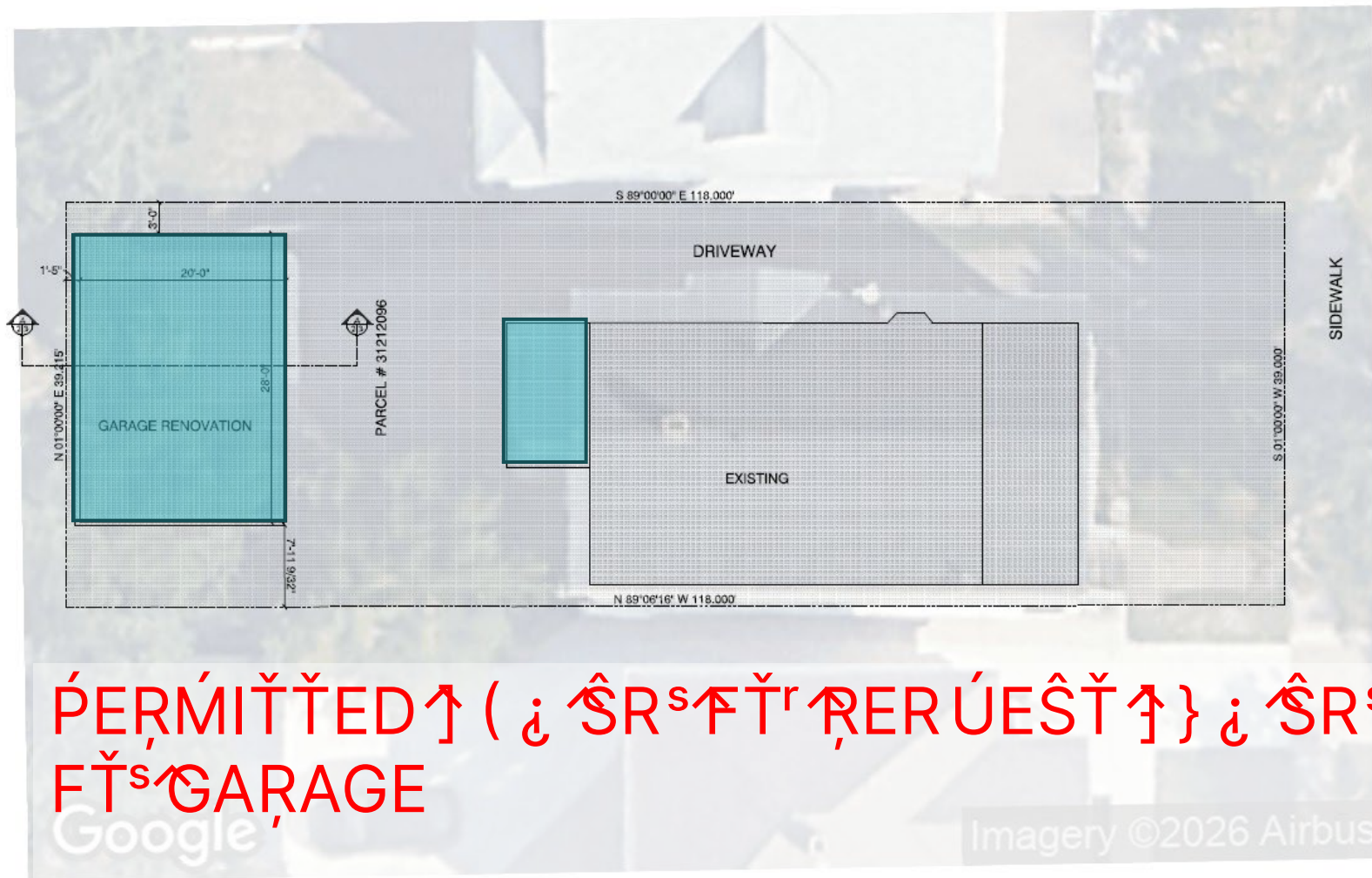
R) Single and 2-4 Family Zoning District



5. Docket No. 05-07-26
1194 Cook Ave.

Applicant David Linden, property owner, proposes demolition of the existing two-car garage and the construction of a new two-car+ garage. The proposed garage is 80 sqft larger in area than the permitted 480 sq. ft.. Property is located in the R2 Single and Two Family District.

Variance 1 : Property owner proposes the demolition of existing garage and the construction of a new 560 sq. ft. garage where 480 sq. ft. is permitted. Request a variance to increase the maximum permitted rear lot coverage to 560 sq. ft. as proposed. Pursuant to Section 1123.03. (Ord. 91-95. Passed 10-7-1996.)



PERMITTED (; SR FT RER UEST) ; SR ^
FT GARAGE

SITE PLAN
SCALE: 1" = 10'-0"

DAVID LINDEN GARAGE

PROJECT ADDRESS:
1194 COOK AVE
LAKEWOOD OH

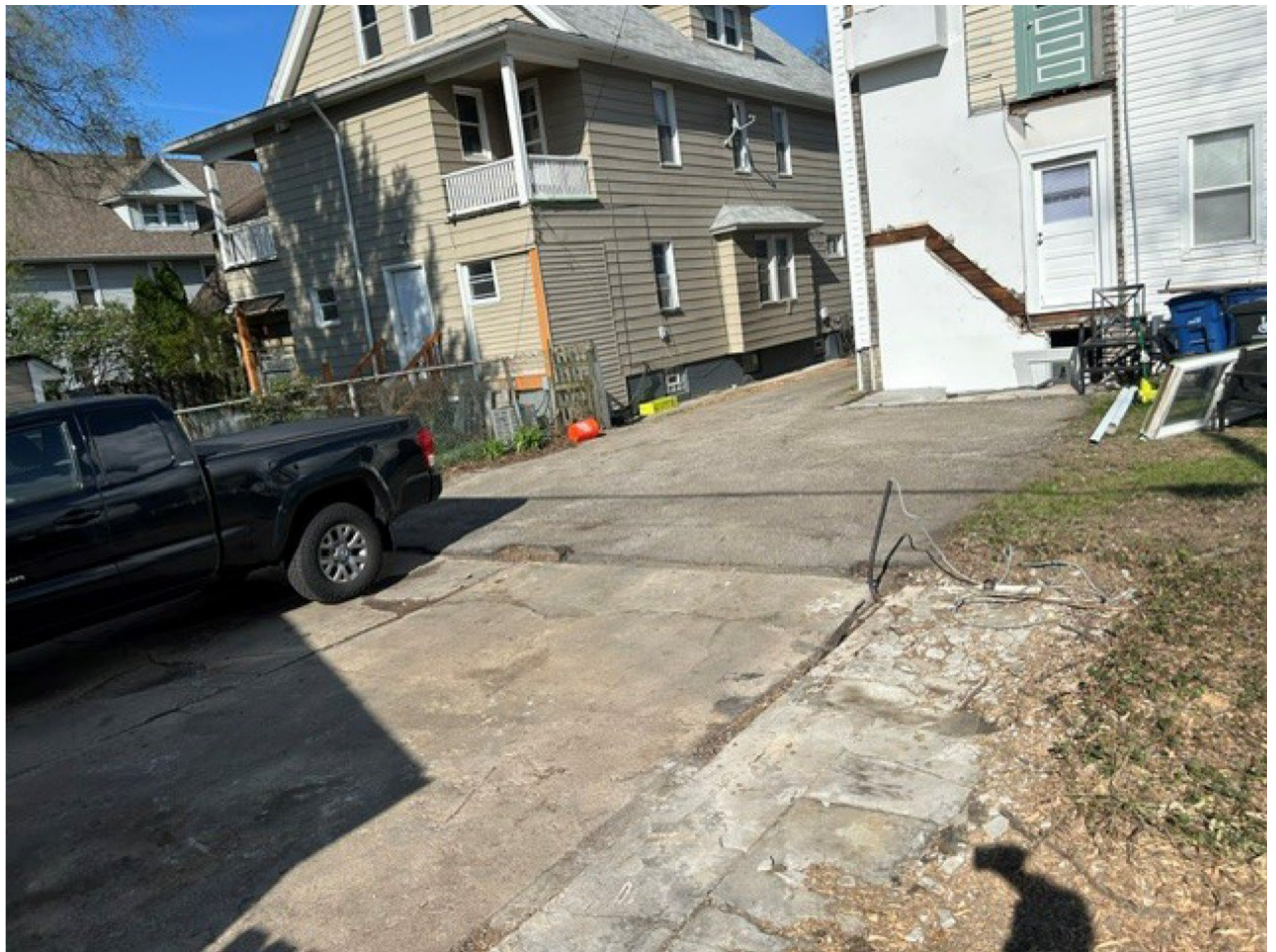
PAGE: 4

PRINT SIZE: 11x17	SQUARE FT.
MAIN FLOOR	560
SECOND FLOOR	N/A
COVERED PORCH	N/A
DECKS	N/A
GARAGE	N/A

DOUBLE N
CONSTRUCTION

REAR YARD IS APPROX () ; SR FT





REMODEL PROJECT

12
6

TOP OF PLATE

8'-0"

EXISTING

TOP OF FLOOR

TOP OF PLATE

8'-2"

TOP OF FLOOR

TOP OF FOUNDATION

1'-0 1/4"

grade

8'-0"

TOP OF FOOTING

BACK ELEVATION

SCALE: 1/4" = 1'-0"

REMOVE EXISTING & REBUILD

~~EXISTING~~

grade

10'-8"

TOP OF FOOTING

TOP OF PLATE

8-08

TOP OF FLOOR,

TOP OF PLATE

8'-2"

TOP OF FLOOR

TOP OF FOUNDATION

8'-0"

TOP OF FOOTING

DAVID LINDEN

PAGE: 1

PROJECT ADDRESS;
1194 COOK AVE.
LAKEWOOD OH

THE SITE, SITE CONDITIONS, AND ALL OTHER STRUCTURAL REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR OWNER AND MUST COMPLY WITH ALL LOCAL AND/OR STATE BUILDING CODES. VARIATIONS IN FLOOR PLANS AND ELEVATIONS MAY EXIST

DRAWN BY: J KURTZ
SCALE: 1/4" = 1'-0"
DATE: 2/18/2026

PRINT SIZE: 11x17

SQUARE FT.

MAIN FLOOR	112
------------	-----

SECOND FLOOR 112

COVERED PORCH	N/A
------------------	-----

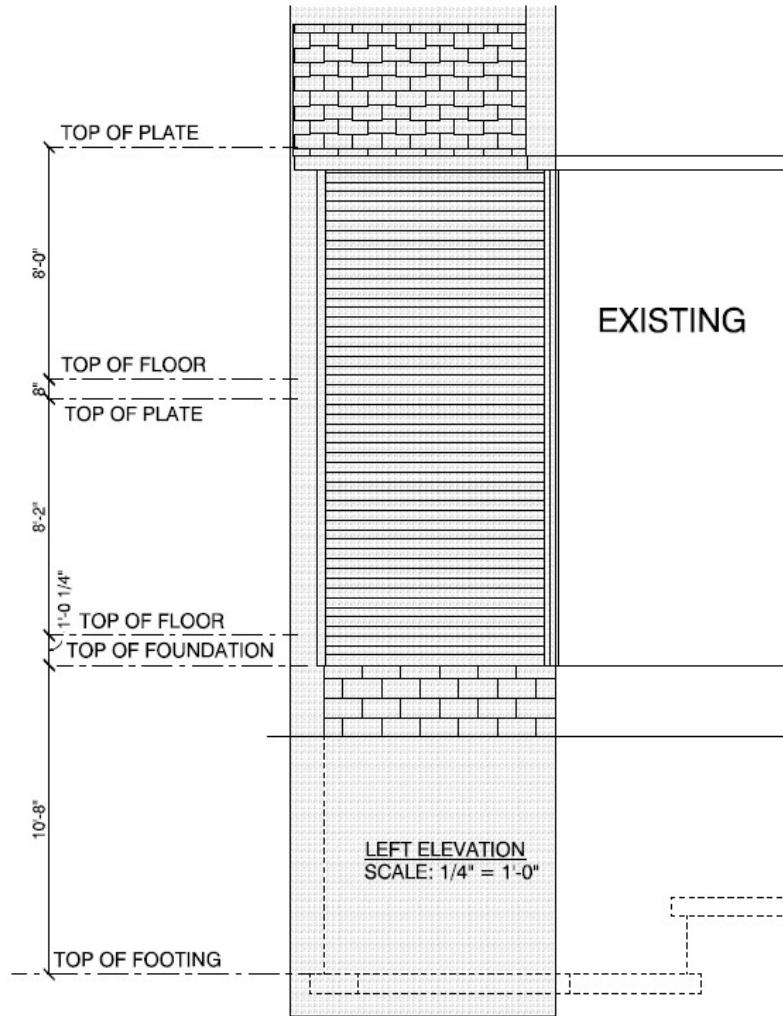
DECKS	N/A
GARAGE	N/A

7 |

DOUBLE N CONSTRUCTION

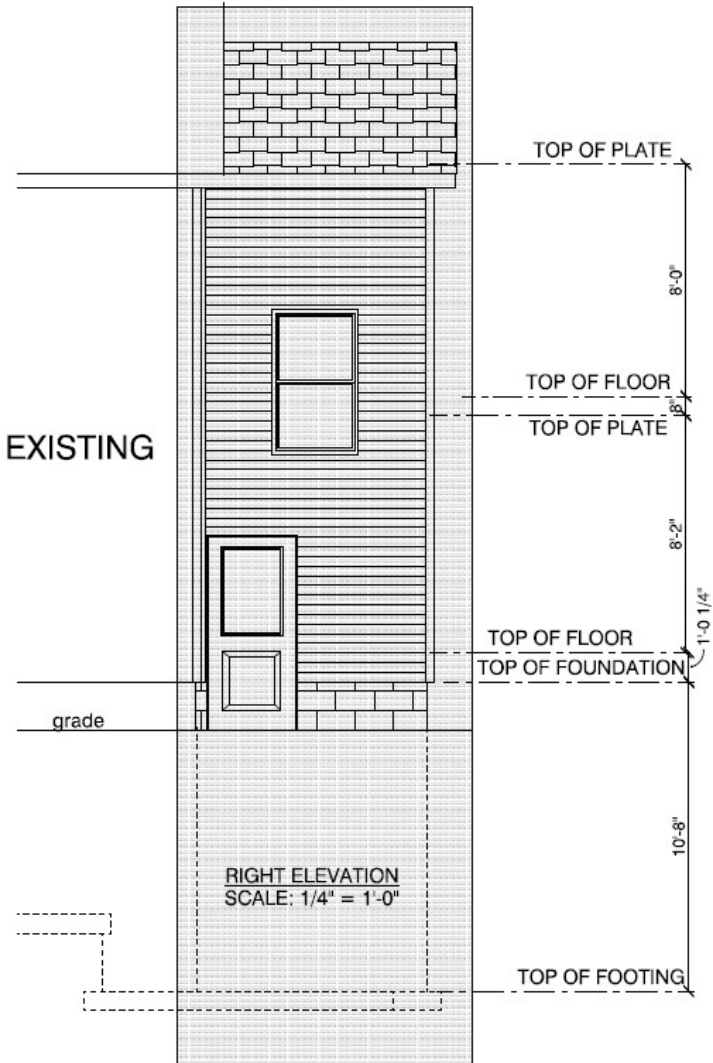
REMODEL PROJECT

EXISTING



REMODEL PROJECT

EXISTING



DAVID LINDEN

PAGE: 2

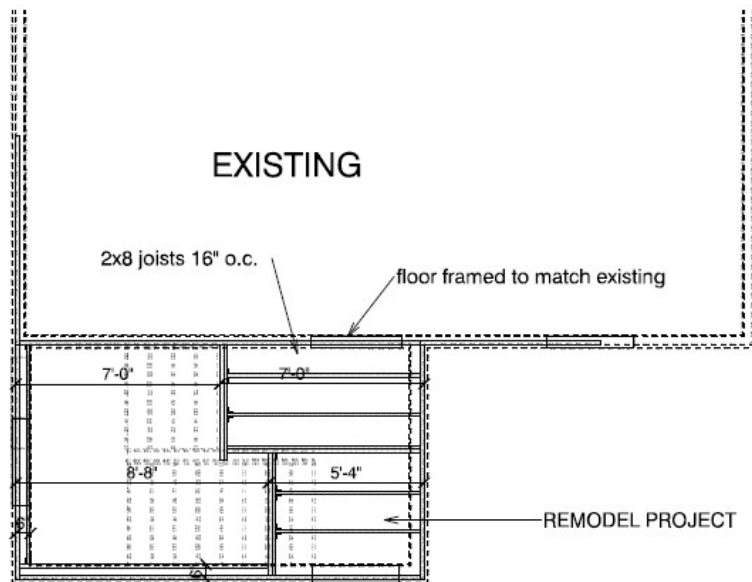
PROJECT ADDRESS:
1184 COOK AVE
LAKEWOOD OH

THE SITE, SITE CONDITIONS, AND ALL OTHER INFORMATION SHOWN ON THIS DRAWING ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL INFORMATION AND/OR STATE BUILDING CODES, STANDARDS, AND REGULATIONS PRIOR TO CONSTRUCTION.

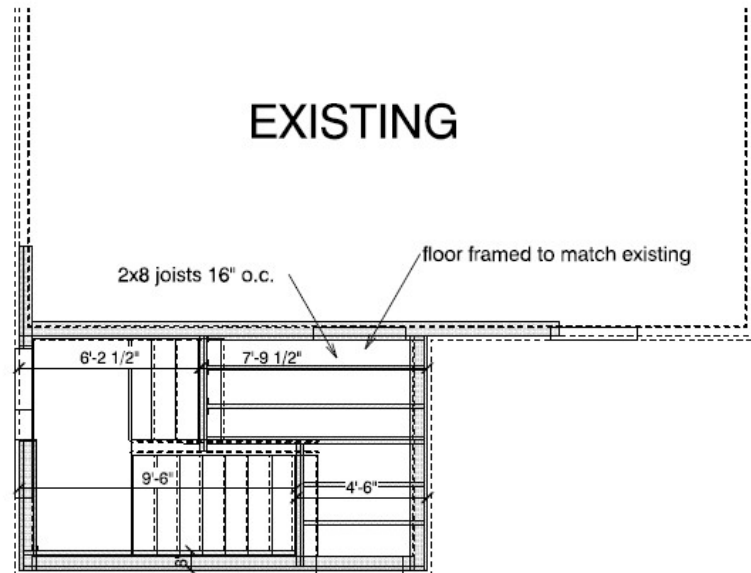
DRAWN BY: J. KURTZ
SCALE: 1/4" = 1'-0"
DATE: 3/18/2026

PRINT SIZE:	11x17
SQUARE FT.	
MAIN FLOOR	112
SECOND FLOOR	112
COVERED PORCH	N/A
DECKS	N/A
GARAGE	N/A

DOUBLE N
CONSTRUCTION



SECOND FLOOR - FLOOR SYSTEM
SCALE: 1/4" = 1'-0"



MAIN FLOOR 1 - FLOOR SYSTEM
SCALE: 1/4" = 1'-0"

DAVID LINDEN

PAGE: 6

PROJECT ADDRESS:
1194 COOK AVE.
LAKEWOOD OH

THE SITE, SITE CONDITIONS, AND ALL OTHER
STRUCTURAL REQUIREMENTS ARE THE SOLE
RESPONSIBILITY OF THE ENGINEER. THE
OWNER AND CONTRACTOR SHALL BE RESPONSIBLE
FOR OBTAINING ALL NECESSARY PERMITS IN
ACCORDANCE WITH ALL APPLICABLE CODES AND
REGULATIONS.

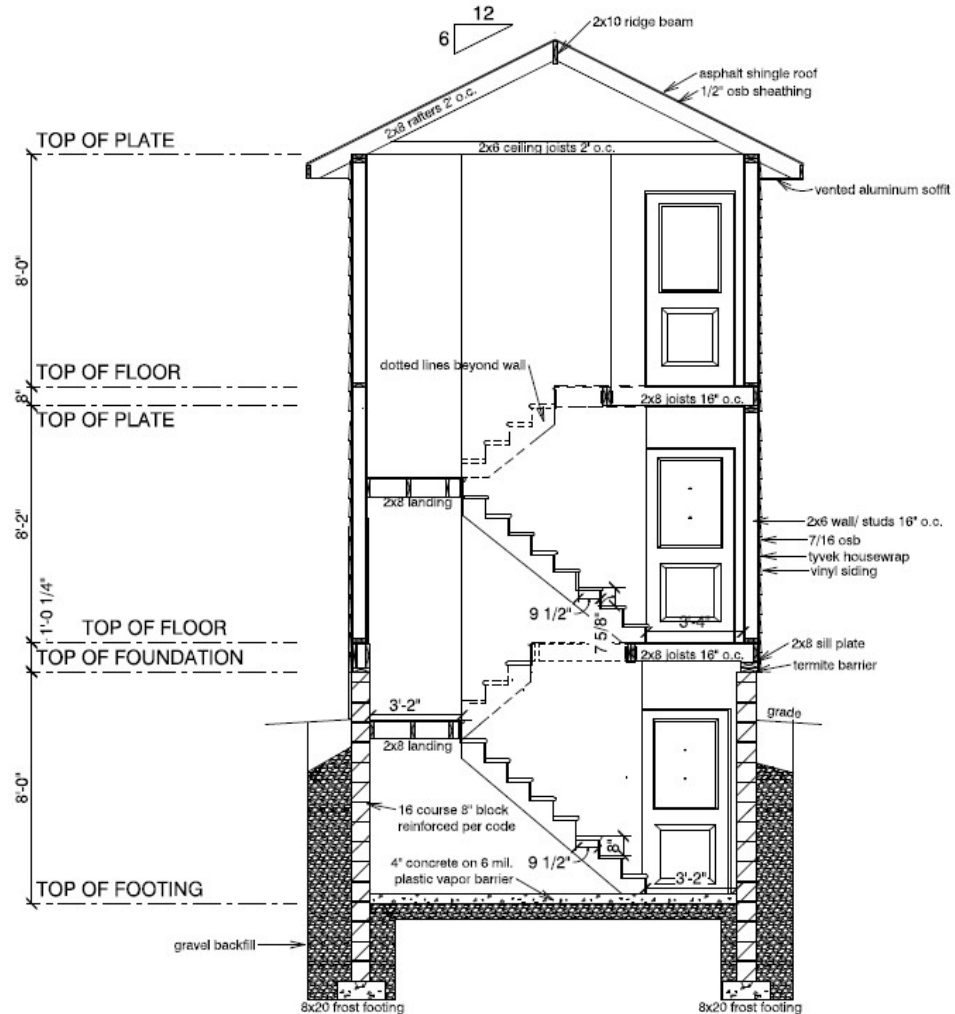
DRAWN BY: J. KURTZ
SCALE: 1/4" = 1'-0"
DATE: 3/18/2025

PRINT SIZE:	11x17	SQUARE FT.
MAIN FLOOR	112	
SECOND FLOOR	112	
COVERED PORCH	N/A	
DECKS	N/A	
GARAGE	N/A	

DOUBLE N
CONSTRUCTION

GENERAL NOTES

- 1) THIS BUILDING IS A SINGLE FAMILY RESIDENCE AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF OHIO 2019
- 2) BUILDING DESIGN IS BASED ON THE FOLLOWING LOADS:
FLOOR LIVE LOAD=40PSF
ROOF LIVE LOAD=20PSF
ROOF SNOW LOAD=20 PSF
ROOF DEAD LOAD=10PSF
CEILING / FLOOR DEAD LOAD=10PSF
ULTIMATE DESIGN WIND SPEED=115MPH
SEISMIC DESIGN CATEGORY-A
ICE GUARD REQ.D-YES
WIND EXPOSURE=B
GROUND SNOW LOAD=20PSF
PRESUMPTIVE SOIL BEARING CAPACITY=1500PSF
WINTER DESIGN TEMP.-5 DEG./FROST DEPTH 36"
- 3) CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF:
3000 PSI FOR FOOTERS
3500 PSI FOR SLABS
- 4) ANY LVL'S SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 2.0X10⁶ PSI & ALLOWABLE BENDING STRESS OF 2900 PSI
- 5) ANY GLU-LAM BEAMS TO HAVE MINIMUM MODULUS ELASTICITY OF 1.8X10⁶ PSI & ALLOWABLE BENDING STRESS OF 2400 PSI
- 6) ALL WOOD IN CONTACT WITH SOIL SHALL BE PRESERVATIVE TREATED
- 7) ALL FASTENERS IN CONTACT W/ TREATED WOOD SHALL BE HOT DIPPED GALVANIZED OR OTHERWISE APPROVED FOR CONTACT W/ TREATED WOOD
- 8) ALL LOGS & TIMBERS TO BE #1 EASTERN WHITE PINE OR BETTER
- 9) ALL NOMINAL LUMBER TO BE #2 SPF OR BETTER
- 10) ALL NOMINAL TREATED LUMBER TO BE #1 SYP OR BETTER



CROSS SECTION A
SCALE: 1/4" = 1'-0"

DAVID LINDEN

PAGE: 7

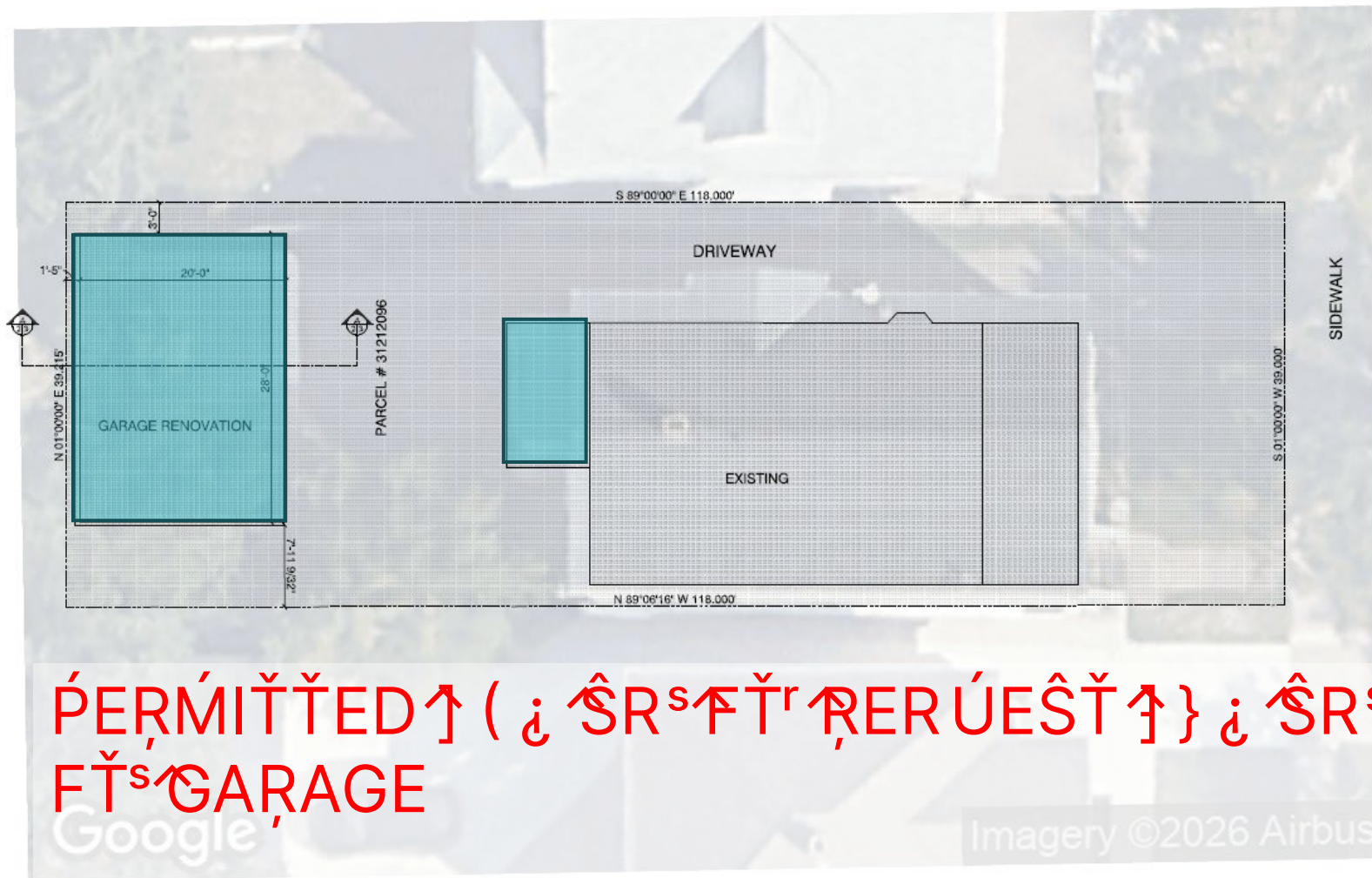
PROJECT ADDRESS:
1104 COOK AVE
LAKEWOOD OH

THE SITE, SITE CONDITIONS, AND ALL OTHER INFORMATION SHOWN ON THIS SET OF PLANS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY AND ALL CHANGES, VARIATIONS, AND/OR OMISSIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

DRAWN BY: J. KURTZ
SCALE: 1/4" = 1'-0"
DATE: 3/18/2026

PRINT SIZE: 11x17	SQUARE FT.
MAIN FLOOR	112
SECOND FLOOR	112
COVERED PORCH	N/A
DECKS	N/A
GARAGE	N/A

DOUBLE N
CONSTRUCTION



PERMITTED (; SR FT RER UEST ; SR ^
FT GARAGE

SITE PLAN
SCALE: 1" = 10'-0"

DAVID LINDEN GARAGE

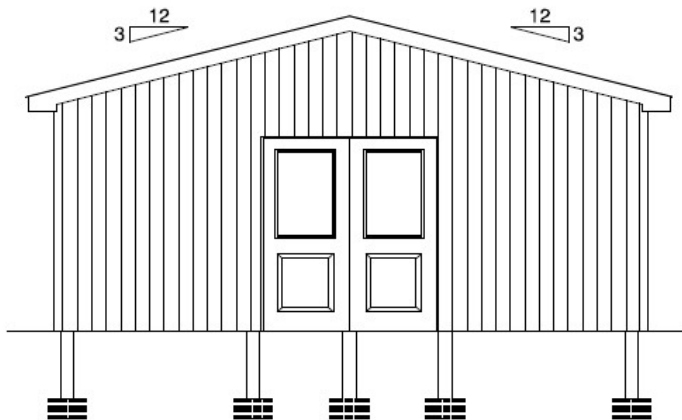
PROJECT ADDRESS:
1194 COOK AVE
LAKEWOOD OH

PAGE: 4

PRINT SIZE: 11x17	SQUARE FT.
MAIN FLOOR	560
SECOND FLOOR	N/A
COVERED PORCH	N/A
DECKS	N/A
GARAGE	N/A

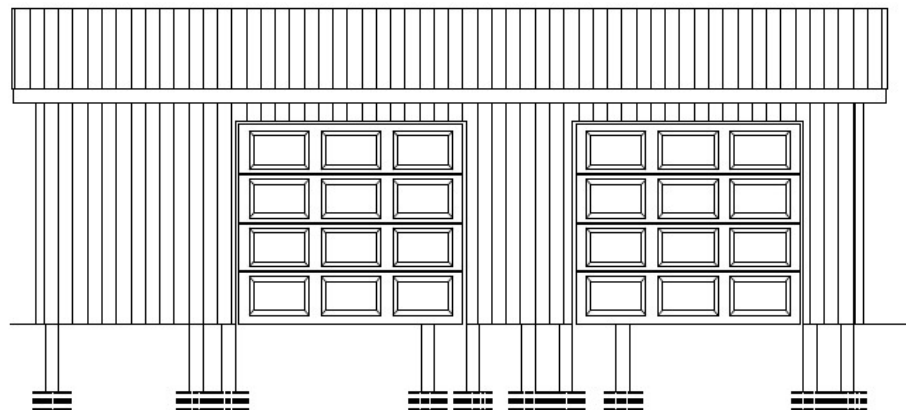
DOUBLE N
CONSTRUCTION

REAR YARD IS APPROX (; SR FT



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

20x28 POST FRAME GARAGE



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

DAVID LINDEN GARAGE

DRAWN BY: J. KURTZ
SCALE: 1/4" = 1'-0"
DATE: 3/17/2023

PAGE: 1

PROJECT ADDRESS:
1194 COOK AVE
LAKEWOOD OH

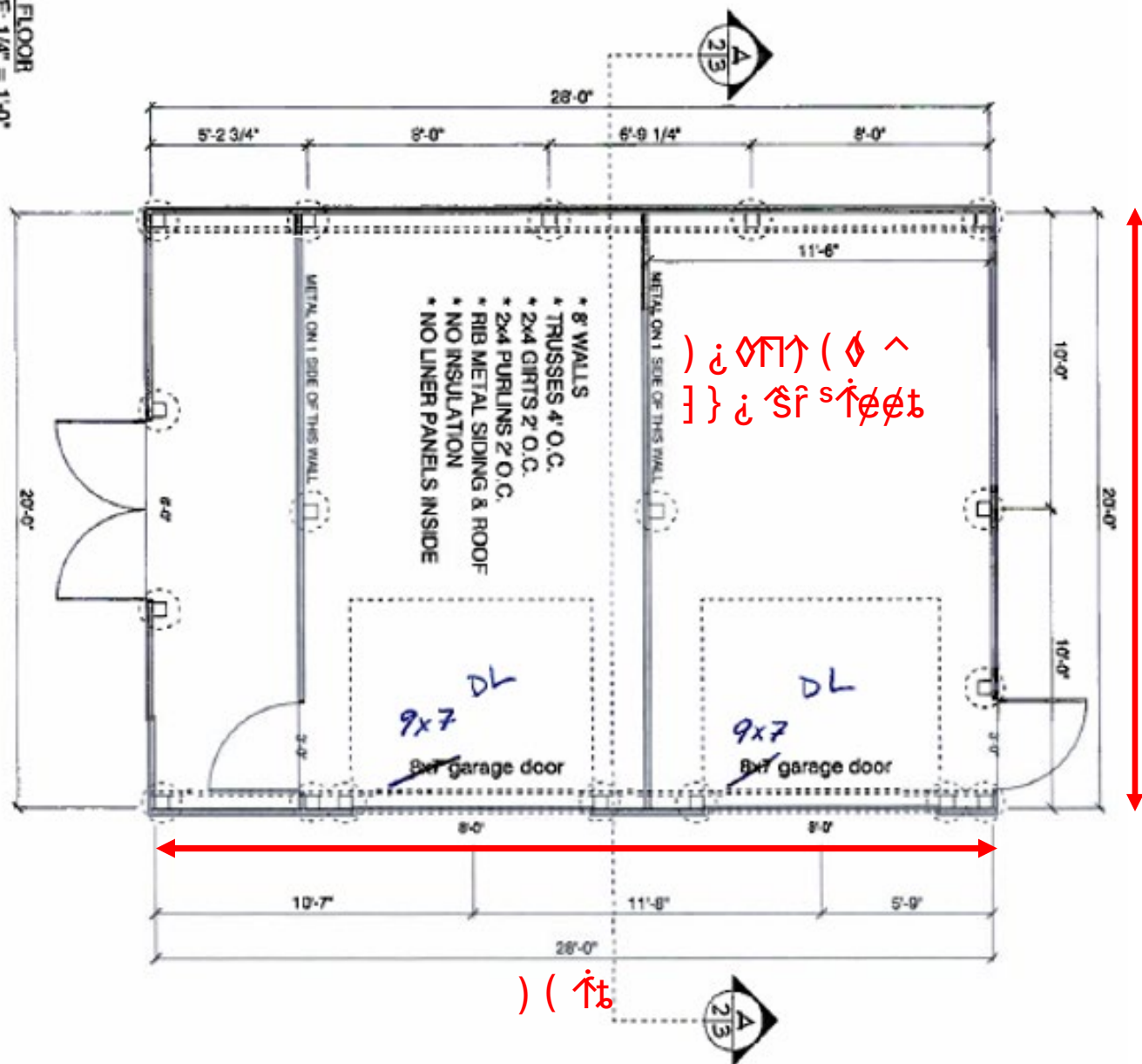
WE ARE THE CONSTRUCTION AREA. WE ARE
STRUCTURAL REQUIREMENTS ARE THE SIZE.
RESPONSIBILITY OF THE DESIGN CONTRACTOR
AND/OR STATE BUILDING CODE, VARIATIONS &
IT IS NOT A LIAISON DESIGN.

PRINT SIZE: 11x17	SQUARE FT.
MAIN FLOOR	560
SECOND FLOOR	N/A
COVERED PORCH	N/A
DECKS	N/A
GARAGE	N/A

**DOUBLE N
CONSTRUCTION**

ÚPDAŤED

MAIN FLOOR
SCALE: 1/4" = 1'-0"

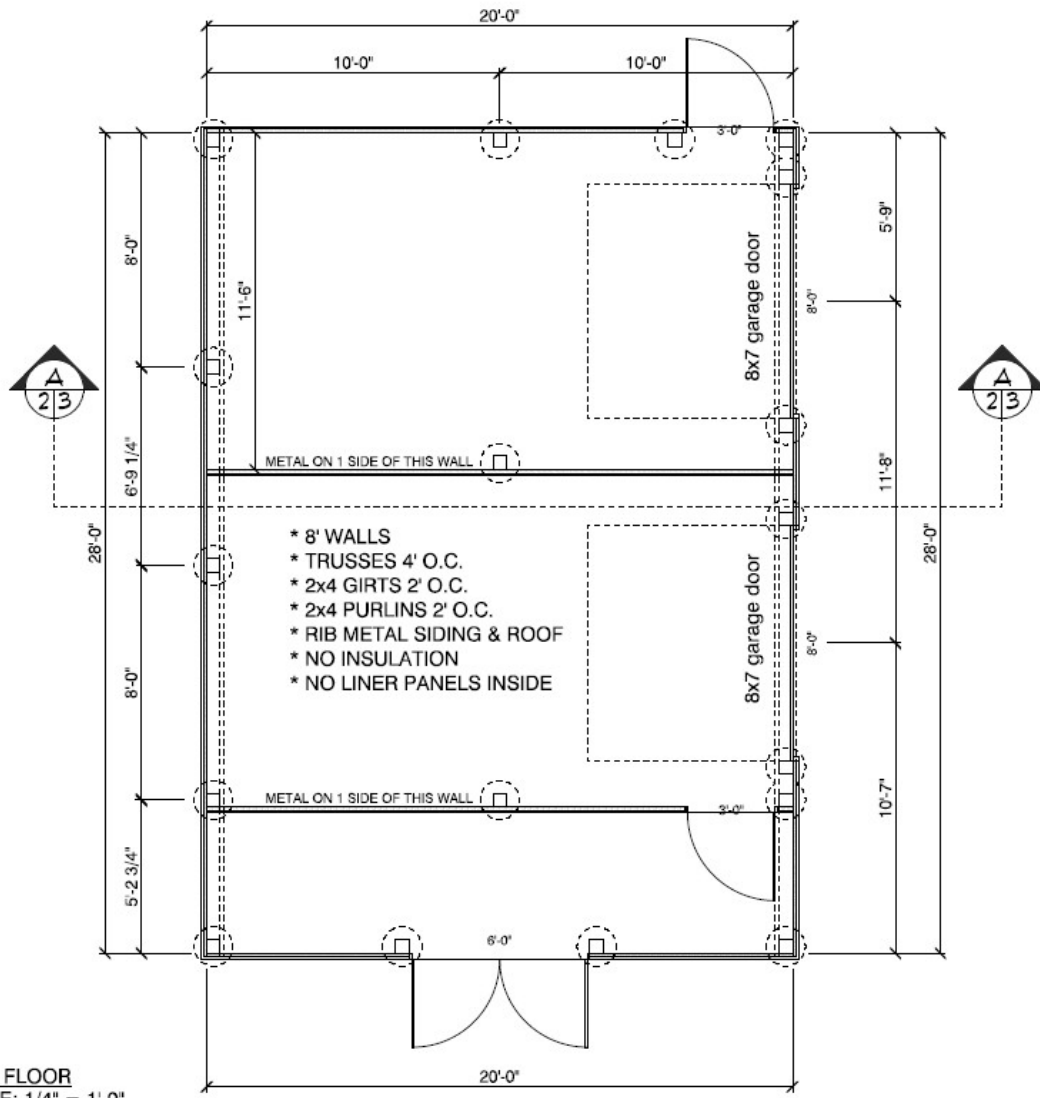


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MAIN FLOOR
SCALE: 1/4" = 1'-0"

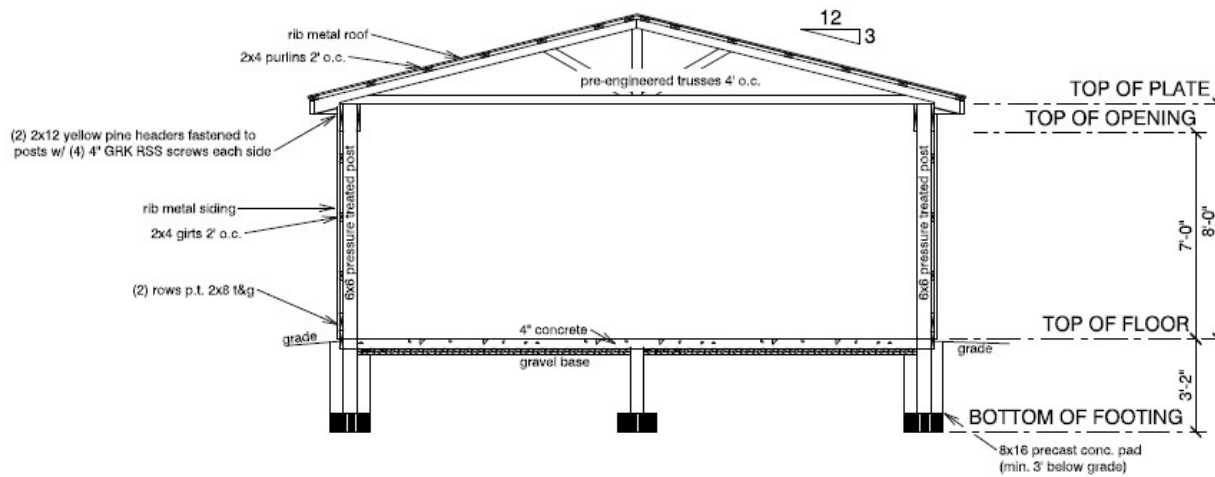


DOUBLE N CONSTRUCTION

DAVID LINDEN GARAGE

PRINT SIZE: 11x17	SQUARE FT.
MAIN FLOOR	560
SECOND FLOOR	N/A
COVERED PORCH	N/A
DECKS	N/A
GARAGE	N/A

DRAWN BY: J. KURTZ	PROJECT ADDRESS: 1104 COOK AVE, LANEWOOD OH
SCALE: 1/4" = 1'-0"	PAGE: 2
DATE: 3/17/2006	



A
2/3

CROSS SECTION A
SCALE: 1/4" = 1'-0"

DAVID LINDEN GARAGE

PROJECT ADDRESS:
1194 COOK AVE.
LAKEWOOD OH

THE SITE, SITE CONDITIONS AND ALL OTHER INFORMATION SHOWN ON THESE PLANS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL LOCAL AND/OR STATE BUILDING CODES, ORDINANCES, AND/OR ELEVATIONS MAY EXIST. ELEVATIONS ARE IN FEET.

DRAWN BY: J. KURTZ
SCALE: 1/4" = 1'-0"
DATE: 3/17/2026

PRINT SIZE: 11x17	SQUARE FT.
MAIN FLOOR	560
SECOND FLOOR	N/A
COVERED PORCH	N/A
DECKS	N/A
GARAGE	N/A

DOUBLE N
CONSTRUCTION

PAGE: 3

Nine Elements of Practical Difficulty

1173.04 Variances (page 1 of 2)

Nine Elements of Practical Difficulty.

Applicant's responses to questions below.

(1)(Q)Whether there exist site conditions, such as narrowness, shallowness, or topography, unique to the property in question that are not applicable generally to other lands or structures in the same zoning district

[illegible]

(2)(Q) Whether the property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether the property in question abuts a less restrictive zoning district;

- (2)(A). *N̄nṛ* ~~ḫooi~~ *ḡā āiç'i*

(3)(Q) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance(s);

[illegible]

Nine Elements of Practical Difficulty

1173.04 Variances: Nine Elements of Practical Difficulty. Owner's responses to questions below(2 of 2)

(4) (Q) Whether the variance(s) is substantial;

- [illegible]

(5)(Q) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);

- [illegible]

(6)(Q) Whether the variance(s) would adversely affect the delivery of governmental services (e.g., water, sewer, refuse removal);

(6)(A) $\tilde{N}n^i$

(7)(Q)Whether the property owner purchased the property with knowledge of the zoning restriction;

(7)(A) $\tilde{N}n^i$

(8)(Q) Whether the property owner's predicament feasibly can be obviated through some method other than a variance(s); and

(8) (A) *N̄nʲ ʷgənβr ʷx̣əŋt̚âç° n̄r ʷăei ʷq̄iŋḡ oiŷ n̄r ʷç ʷăiç n̄ ʷââç ɿ ɸeç ɸç ʷăəŋéç ɸt̚ḡi*

Nine Elements of Practical Difficulty

1173.04 Variances: Nine Elements of Practical Difficulty. Owner's responses to questions below(2 of 2)

(9)(Q) Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance(s).

- [illegible]

ADMINISTRATIVE COMMENTS

- The request is for an additional 80 feet to the permitted 480 square feet, about the size of a small shed.
- The property is a duplex, two households will share the garage space for storage of outdoor maintenance tools, etc. and for covered parking.
- The rear yard is reduced in size by the larger footprint of a duplex due to the two stairwells on the homes and the large front
- The garage is compliant for height
- Previous garage was around 500 sq. ft., or 32% rear lot coverage, proposed is 560 sq. feet , or 35% rear lot coverage

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Cōōl 1Azē^				
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Administrative Comments

☐ Similar BZA Cases – Detached Garages (Mean Heights):

- 11-21-24 (17620 Riverside Dr) – (16'1") Additional Storage
- 07-14-24(1500 Robinwood) - (18'4") Additional Storage, slope and site constraints
- 09-18-20 (18147 Clifton) – Garage/Art Studio (19.67')
- 02-03-19 (1235 Summit) – Garage/Art Studio (16.5')
- 07-15-18 (2063 Lakeland) – Denied (16') – Lot space to modify design horizontally
- 06-10-18 (2211 Clarence) – Condition: Incidental Storage Only (17') abuts industrial use
- 03-04-18 (2091 Lakeland) – Denied (16.67') – Lot space to modify design horizontally

☐ Common Discussion Points:

- Purpose for design height vs. limitations of lot/parcel space
- Impact to neighboring properties – Height/Mass, abutting zoning/use

















PUBLIC COMMENT

☐ Received via Phone-

☐ Received via e-mail – YES

☐ Meeting attendee(s)

PUBLIC COMMENT

☐ Received via e-mail – YES

Proposed new garage at 1194 Cook Ave



Neakn90 <neakn90@gmail.com>

To: Planning Dept



Reply

Reply all

Forward



Mon 5/18/2026 9:28 PM

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

Dear Members of the Board of Zoning Appeals,

I am writing to express my full support for the variance request regarding the proposed new garage at 1194 Cook Ave.

The property owner has consistently taken excellent care of the property and has shown pride in maintaining both the home and surrounding grounds. The property has always been well-kept, clean, and respectful of the character of the neighborhood.

I also personally witnessed the previous tenants struggle to safely and comfortably get in and out of the left unit with the current garage setup. The proposed new garage appears to be a thoughtful and practical improvement that would better accommodate residents while improving functionality of the property overall.

In addition, the proposed garage will not obstruct my view or negatively impact my property in any way. I do not believe the requested variance would harm the surrounding neighborhood or change its character adversely. On the contrary, I believe the updated structure will enhance the property and contribute positively to the area.

For these reasons, I respectfully encourage the Board to approve the variance request.

Thank you for your time and consideration.

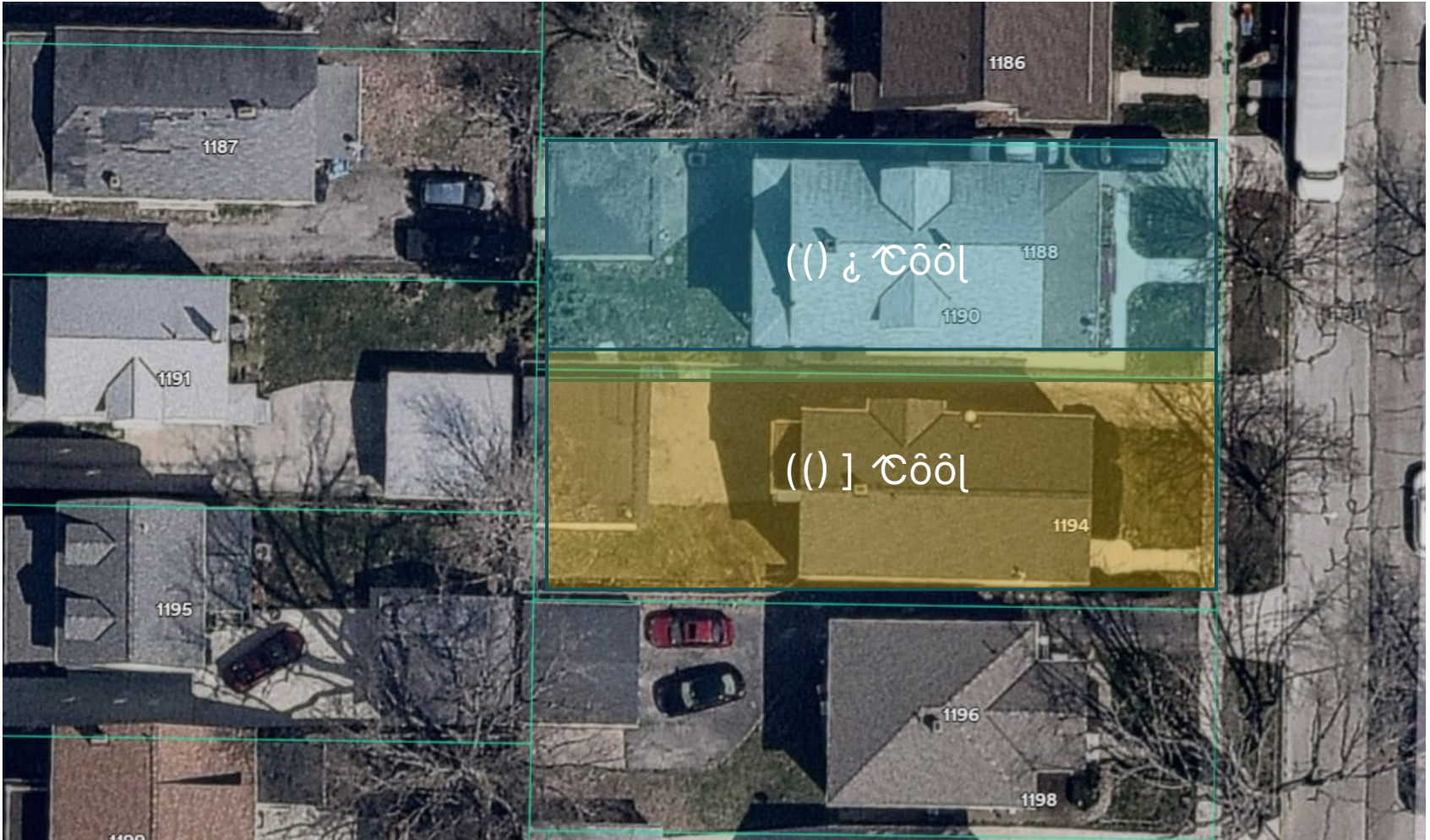
Sincerely,

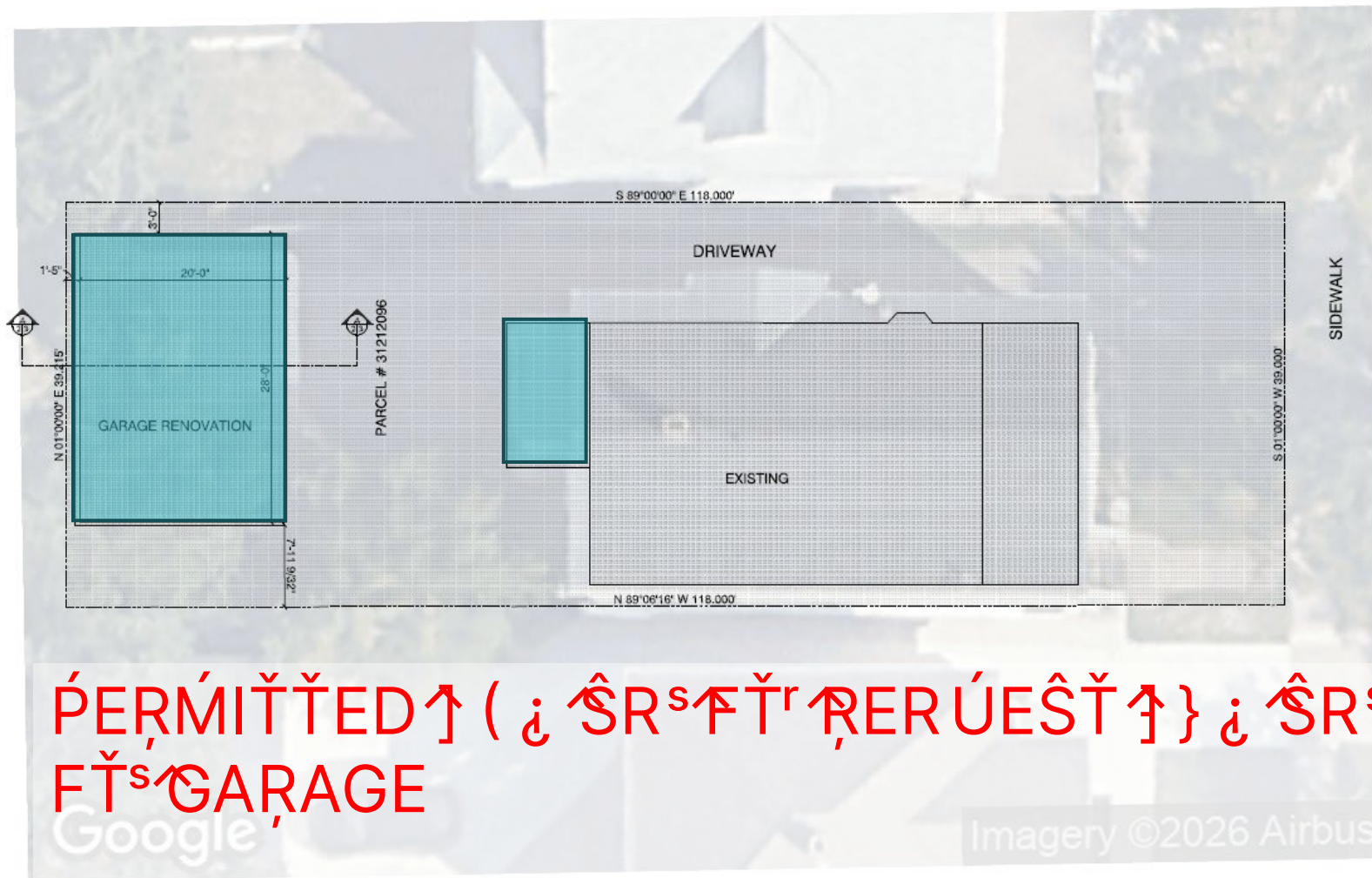
Nicole Korossy Nagy

1190 Cook Ave
Lakewood, OH 44107

PUBLIC COMMENT

☐ Received via e-mail – YES





PERMITTED (; SR FT RERUEST ; SR FT GARAGE

SITE PLAN
SCALE: 1" = 10'-0"

DAVID LINDEN GARAGE

PROJECT ADDRESS:
1194 COOK AVE
LAKEWOOD OH

PAGE: 4

PRINT SIZE: 11x17	SQUARE FT.
MAIN FLOOR	560
SECOND FLOOR	N/A
COVERED PORCH	N/A
DECKS	N/A
GARAGE	N/A

DOUBLE N
CONSTRUCTION

REAR YARD IS APPROX (; SR FT

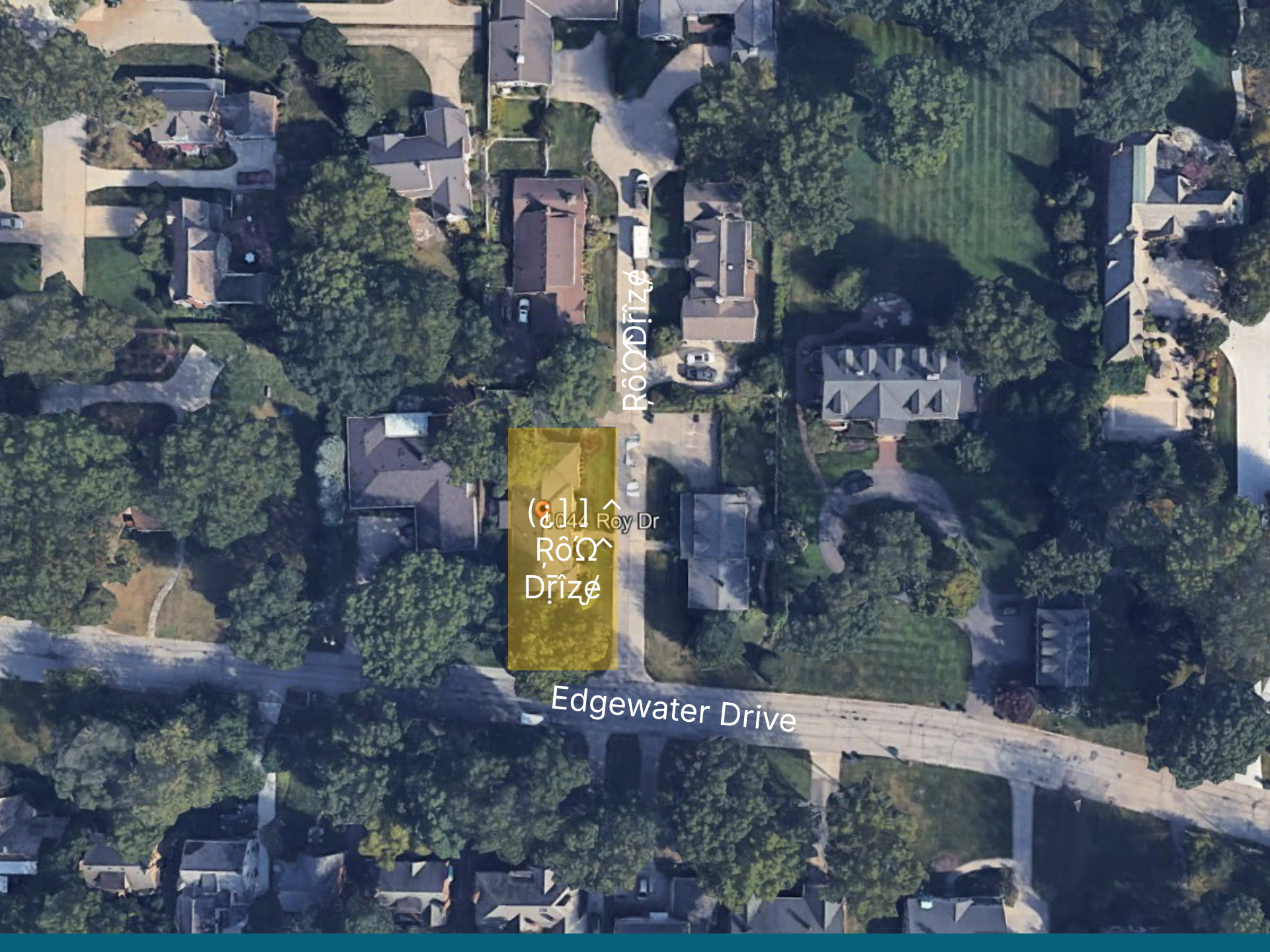
5. Docket No. 05-07-26
1194 Cook Ave.

Applicant David Linden, property owner, proposes demolition of the existing two-car garage and the construction of a new two-car+ garage. The proposed garage is 80 sqft larger in area than the permitted 480 sq. ft.. Property is located in the R2 Single and Two Family District.

Variance 1 : Property owner proposes the demolition of existing garage and the construction of a new 560 sq. ft. garage where 480 sq. ft. is permitted. Request a variance to increase the maximum permitted rear lot coverage to 560 sq. ft. as proposed. Pursuant to Section 1123.03. (Ord. 91-95. Passed 10-7-1996.)

Docket No. : 05-08-26

Docket No. 05-08-26
1044 Roy Drive



ROY DR


ROY DR
1044 Roy Dr

Edgewater Drive

R(Mⁿ Sîngl^e Făⁿ il^u M^edîuⁿ D^en^sî^tăⁿ Dî^st^rî^çt

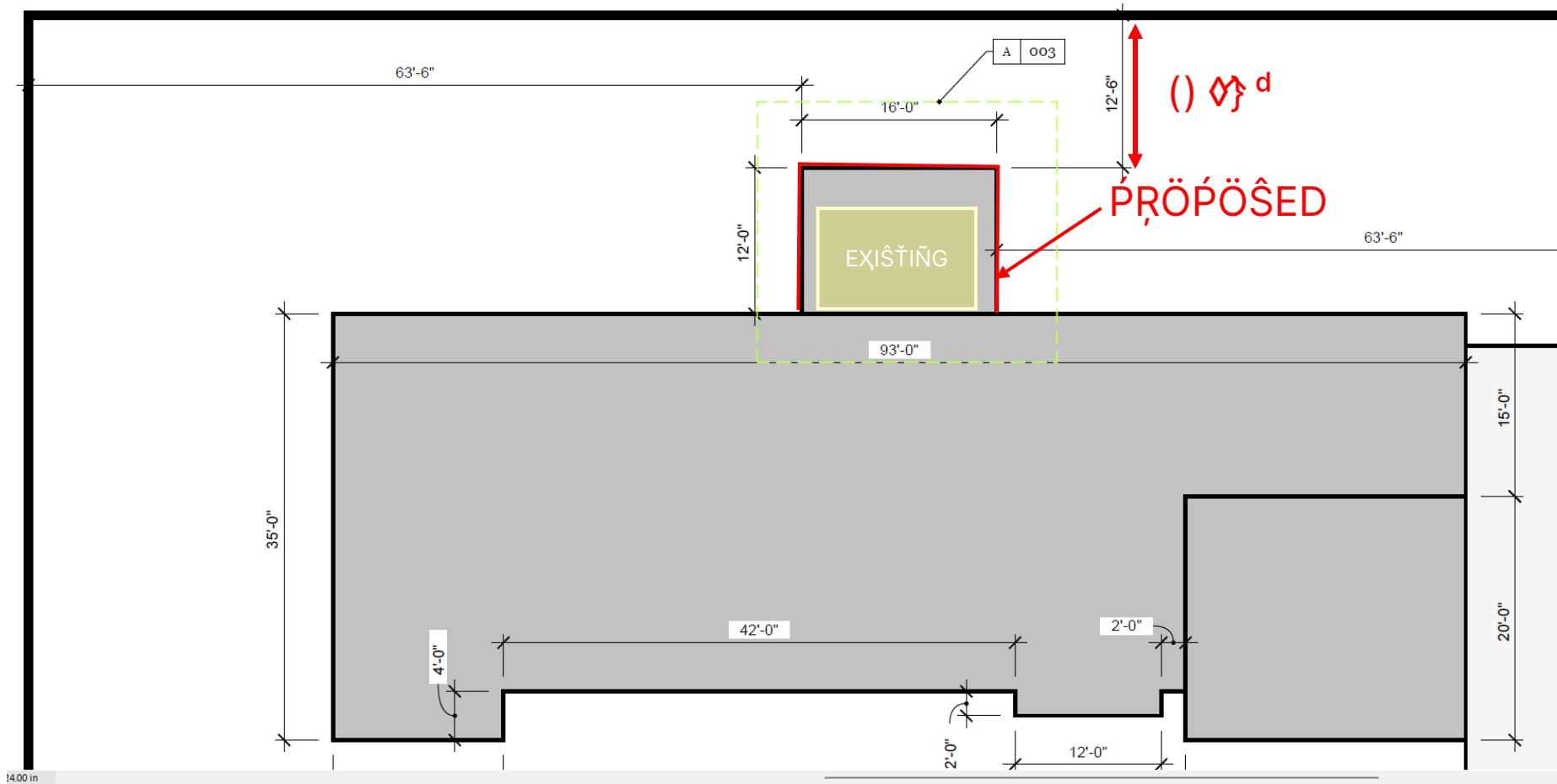


6. Docket No. 05-08-26
1044 Roy Dr.

Applicant Greg Allen, Greg Allen Builders, for property owner, Michelle Hubbell, proposes demolition of existing rear patio roof and construction of new rear patio roof. The proposed patio roof is 4 feet deeper than the existing and encroaches into the rear setback. Property is located in the R1M Single Family Medium Density District.

Variance 1 : The applicant proposes the demolition of the existing rear porch which is 14' x 8' and the construction of a new rear porch 12' x 16'. The property is on a corner lot that is 12,012 sq ft in area, the existing house is 24' 6" from the rear property line. Request a variance to reduce the rear setback to 12' 6" to accommodate the 192 sq. ft. rear covered patio. Pursuant to 1121.07 Rear Yard Depth (Ord. 91-95. Passed 10-7-1996.)

Proposed- Overlay Existing



Red note: "() 03 d"







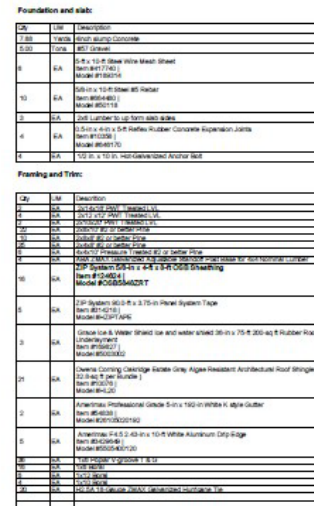








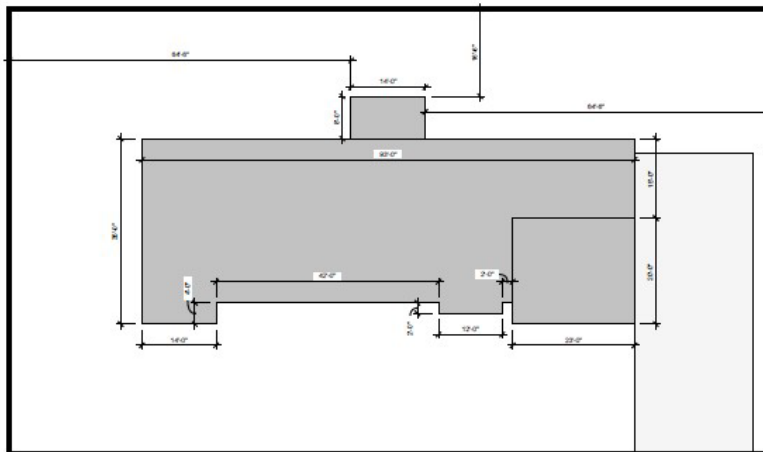
1044 Roy Dr Lakewood, OH 44107
Greg Allen Builders
3888 Long Rd Avon, OH



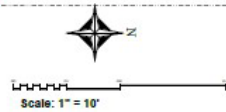
DESCRIPTION	Opening Page
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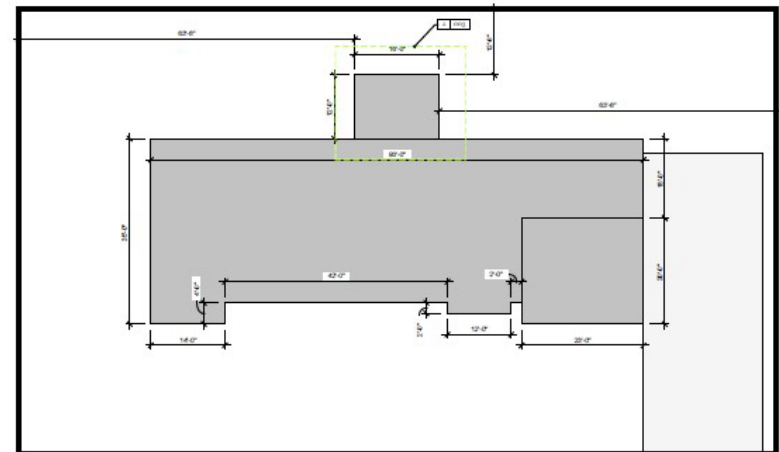
Existing Layout



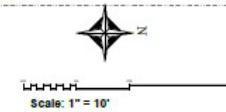
Roy Dr



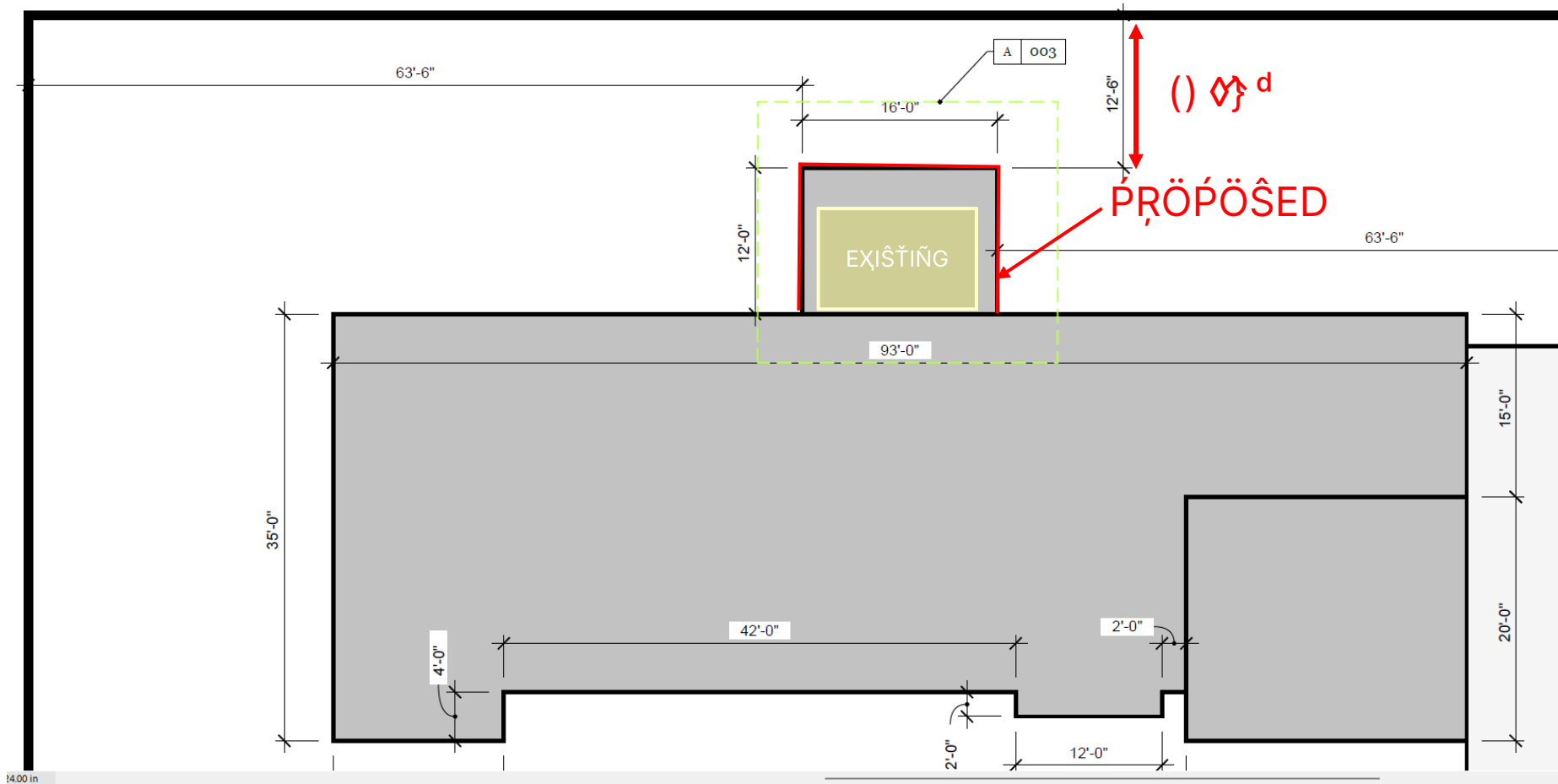
Proposed Layout



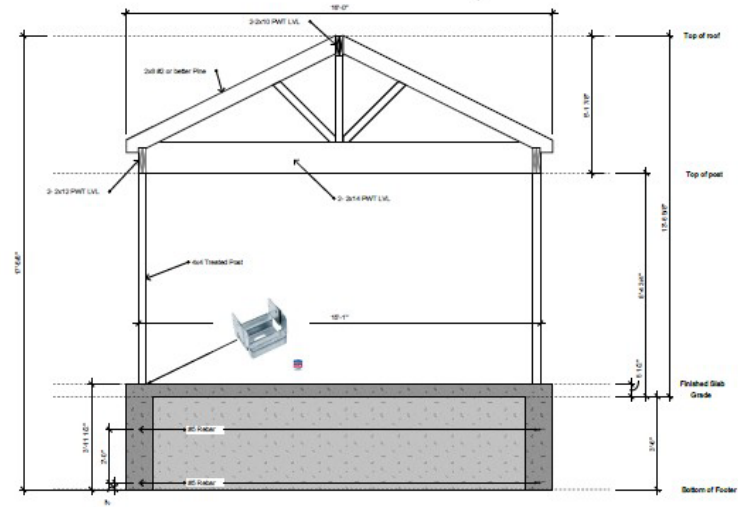
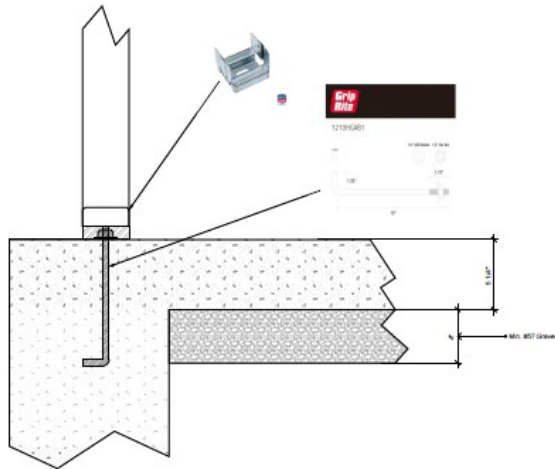
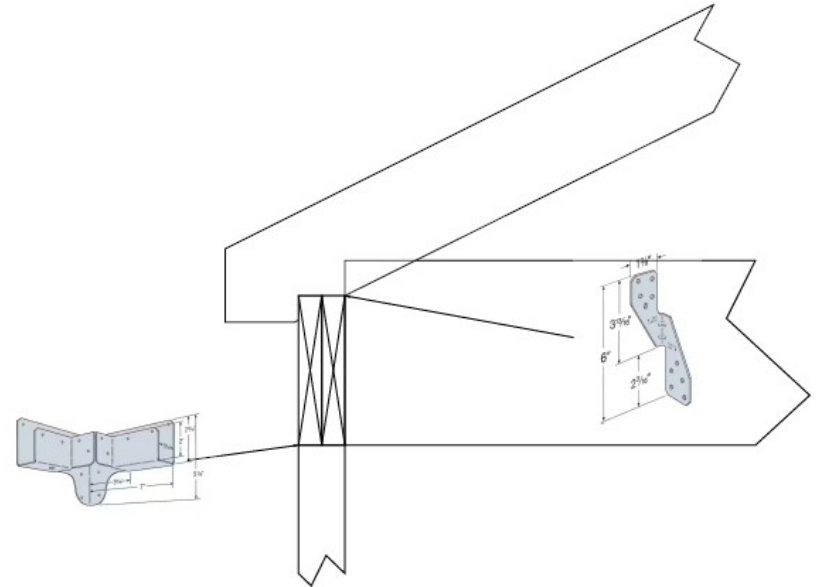
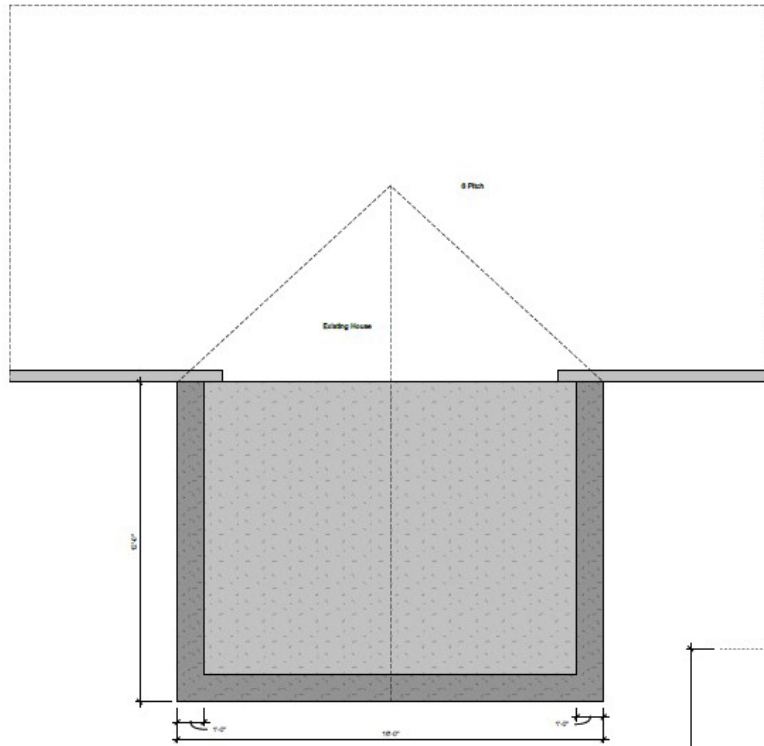
Roy Dr

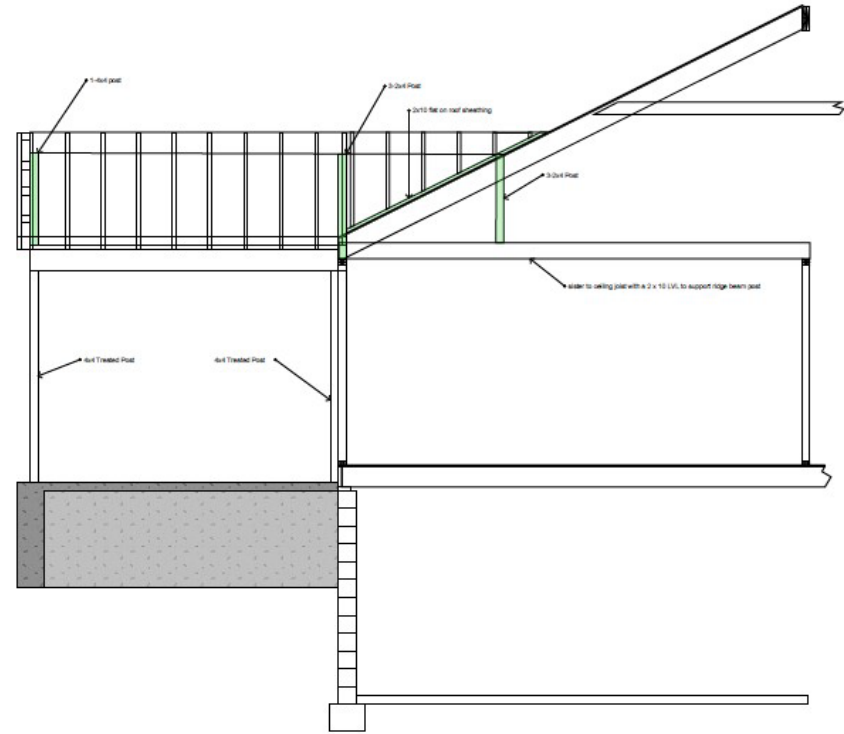


Proposed- Overlay Existing



Red note: () d





Nine Elements of Practical Difficulty

1173.04 Variances (page 1 of 2)

Nine Elements of Practical Difficulty.

Applicant's responses to questions below.

(1)(Q)Whether there exist site conditions, such as narrowness, shallowness, or topography, unique to the property in question that are not applicable generally to other lands or structures in the same zoning district

- (1)(A) *Nñi Ɔoɔt Ƴǎǎi Ƴn Ƴgɔ Ƴnt ȁɔɔt. Ƴe Ƴǎǎɔɔ Ƴnt ȁɔɔt. i ▼*

(2)(Q) Whether the property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether the property in question abuts a less restrictive zoning district;

- (2)(A). *Nñi*

(3)(Q) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance(s);

- (3)(A) *Nñi Ƴnɔɔ Ƴnné Ƴgɔ ɔǎ é Ƴt ȁ Ƴ Ƴǎgǎ é Ƴt ȁ Ƴǎiǎ é Ƴny t i Ƴɔɔɔ Ƴn Ƴɔ Ƴɔiǎ ȁɔɔ i ▼*

(4) (Q)Whether the variance(s) is substantial;

- (4)(A) *Ƴɔɔ i Ƴɔɔɔ Ƴn Ƴɔ Ƴɔiǎ ȁɔɔ ▼*

Nine Elements of Practical Difficulty

1173.04 Variances: Nine Elements of Practical Difficulty. Owner's responses to questions below(2 of 2)

(5)(Q)Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);

- (5)(A) *N̄n̄i N̄n̄ n̄néy ḡi t̄eá t̄âc̄ n̄β̄ c̄ t̄â t̄c̄oiă âc̄ t̄e c̄ n̄n̄i t̄é t̄e c̄ t̄ă ḡḡ é n̄né*

(6)(Q)Whether the variance(s) would adversely affect the delivery of governmental services (e.g., water, sewer, refuse removal);

- (6)(A) $\tilde{N}n^i$

(7)(Q)Whether the property owner purchased the property with knowledge of the zoning restriction;

- (7)(A) *Intent, injury*

(8)(Q) Whether the property owner's predicament feasibly can be obviated through some method other than a variance(s); and

- (8) (A) $\text{t}^{\text{h}}\text{n}^{\text{h}}\text{e}^{\text{h}}\text{c}^{\text{h}}\text{y}^{\text{h}}\text{g}^{\text{h}}\text{e}^{\text{h}}\text{n}^{\text{h}}\text{e}^{\text{h}}\text{c}^{\text{h}}\text{v}^{\text{h}}\text{a}^{\text{h}}\text{l}^{\text{h}}\text{c}^{\text{h}}\text{g}^{\text{h}}\text{c}^{\text{h}}\text{n}^{\text{h}}\text{l}^{\text{h}}\text{c}^{\text{h}}\text{a}^{\text{h}}\text{n}^{\text{h}}\text{y}^{\text{h}}\text{B}^{\text{h}}\text{r}^{\text{h}}\text{v}^{\text{h}}\text{a}^{\text{h}}\text{x}^{\text{h}}\text{c}^{\text{h}}\text{B}^{\text{h}}\text{g}^{\text{h}}\text{r}^{\text{h}}\text{y}^{\text{h}}\text{g}^{\text{h}}\text{e}^{\text{h}}\text{n}^{\text{h}}\text{B}^{\text{h}}\text{r}^{\text{h}}\text{v}^{\text{h}}\text{c}^{\text{h}}\text{e}^{\text{h}}\text{g}^{\text{h}}\text{l}^{\text{h}}$

(9)(Q) Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance(s).

- (9)(A) $\hat{Y}_{\epsilon, \gamma} n \beta \hat{\alpha}^i$

ADMINISTRATIVE COMMENTS

- If the property were addressed on Edgewater the proposal would be compliant, because the proposed location would be in the side yard.
- This property has less buildable areas due to two front yard setbacks.

	LENGTH	WIDTH	AREA	REAR SETBACK
EXISTING	()	()	() SF	()
PROPOSED	()	()	() SF	()

ADMINISTRATIVE COMMENTS

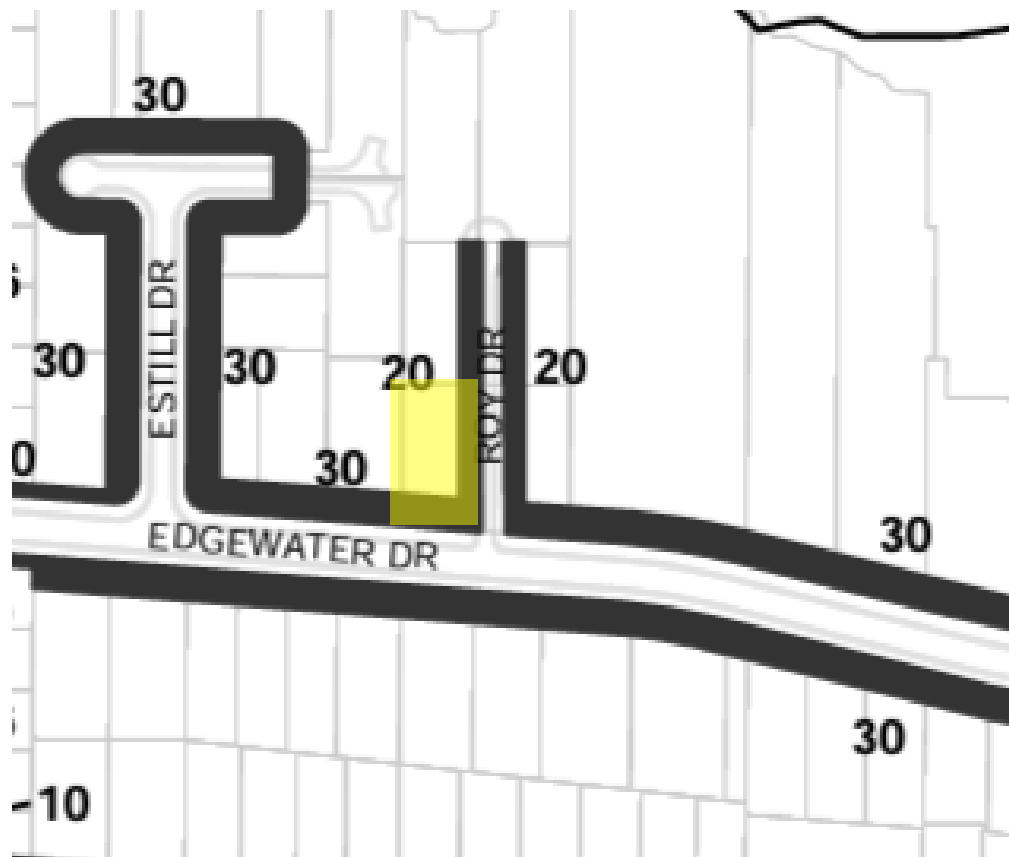
- Property is addressed to Roy , located on the corner of Edgewater and Roy.
- Side yard setback in R1M is 10 feet, rear setback is 40 feet.

SCHEDULE 1121.07: MINIMUM YARD REQUIREMENTS			
	R1L SINGLE- FAMILY	R1M SINGLE- FAMILY	RIH SINGLE- FAMILY
Front Yard Depth (feet)	As established on the Building Line Map or the average of the existing front yard depths on the abutting properties as measured from the front foundation wall.		
Rear Yard Depth (feet)	40	40	40
Side Yard Depth (feet)	10	10	5
Minimum Sum of Both Side Yards (feet)	25	20	15

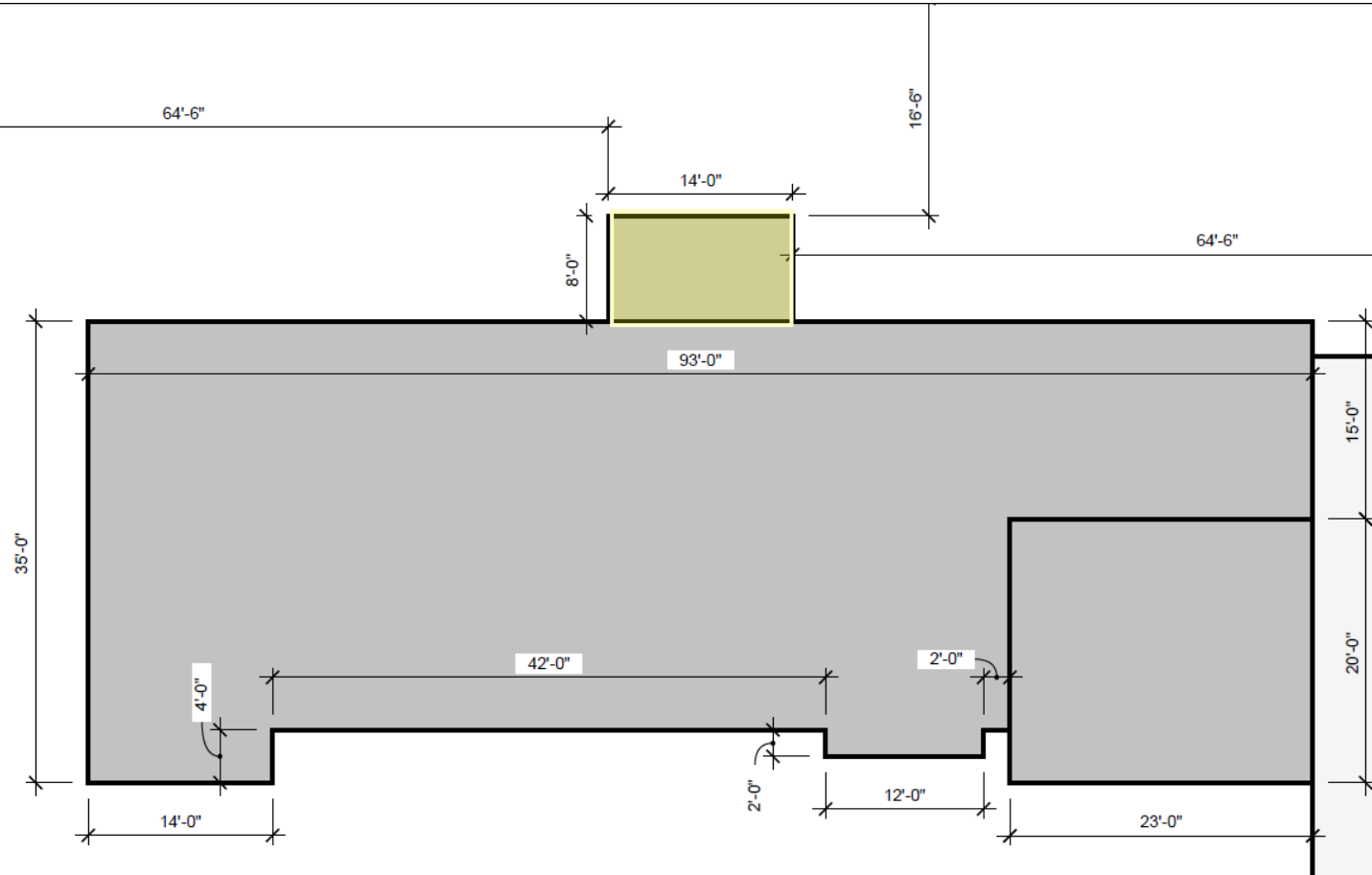
(Ord. 91-95. Passed 10-7-1996.)

ADMINISTRATIVE COMMENTS

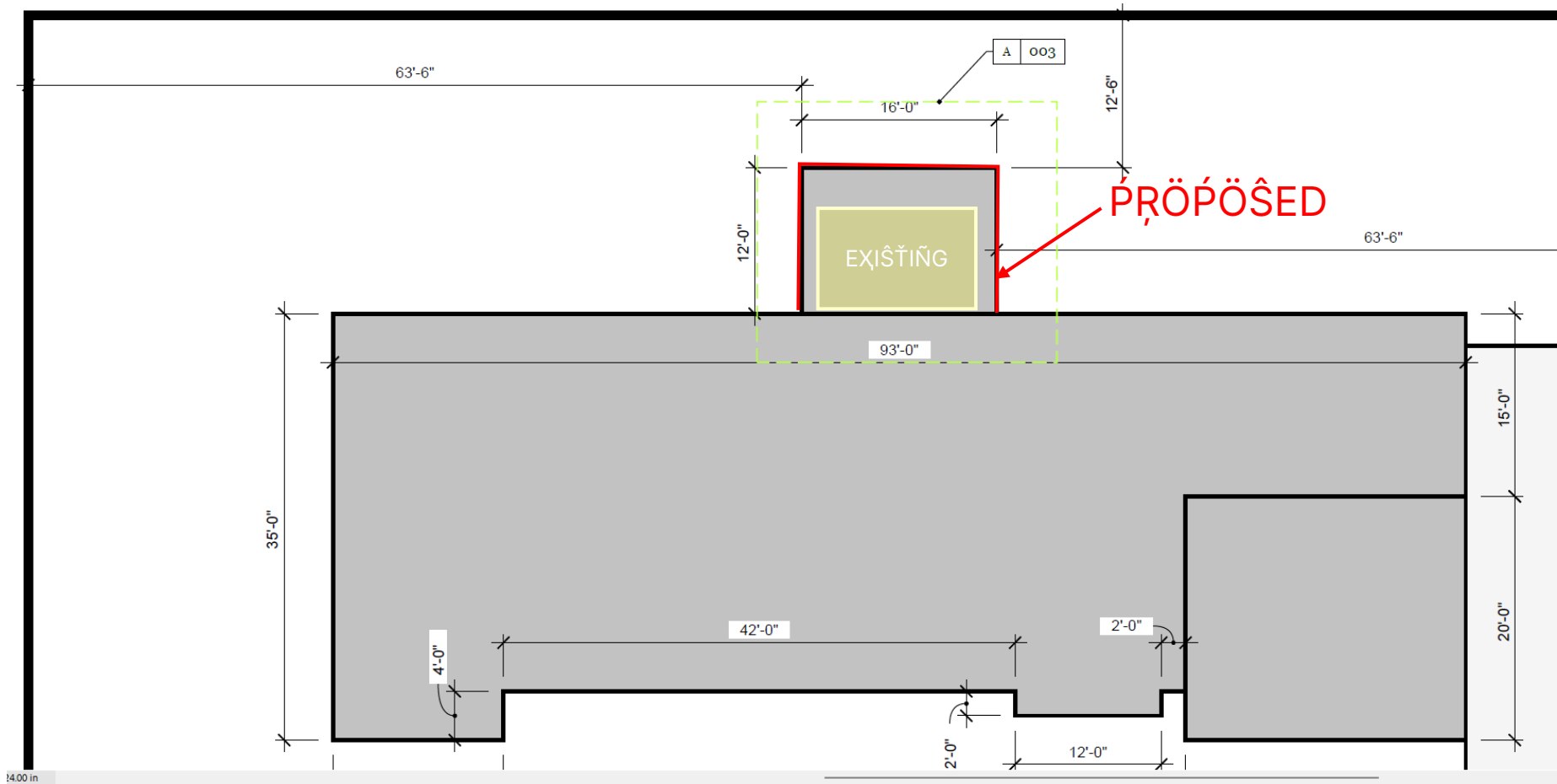
- Property is addressed to Roy giving us the primary front and rear , located on the corner of Edgewater and Roy. Corner properties have two front yards because of the building line map. Front setback on Roy is 20 Feet, Edgewater is 30 feet from Public-Right-of-Way.



EXISTING COVERED PATIO



Proposed- Overlay Existing



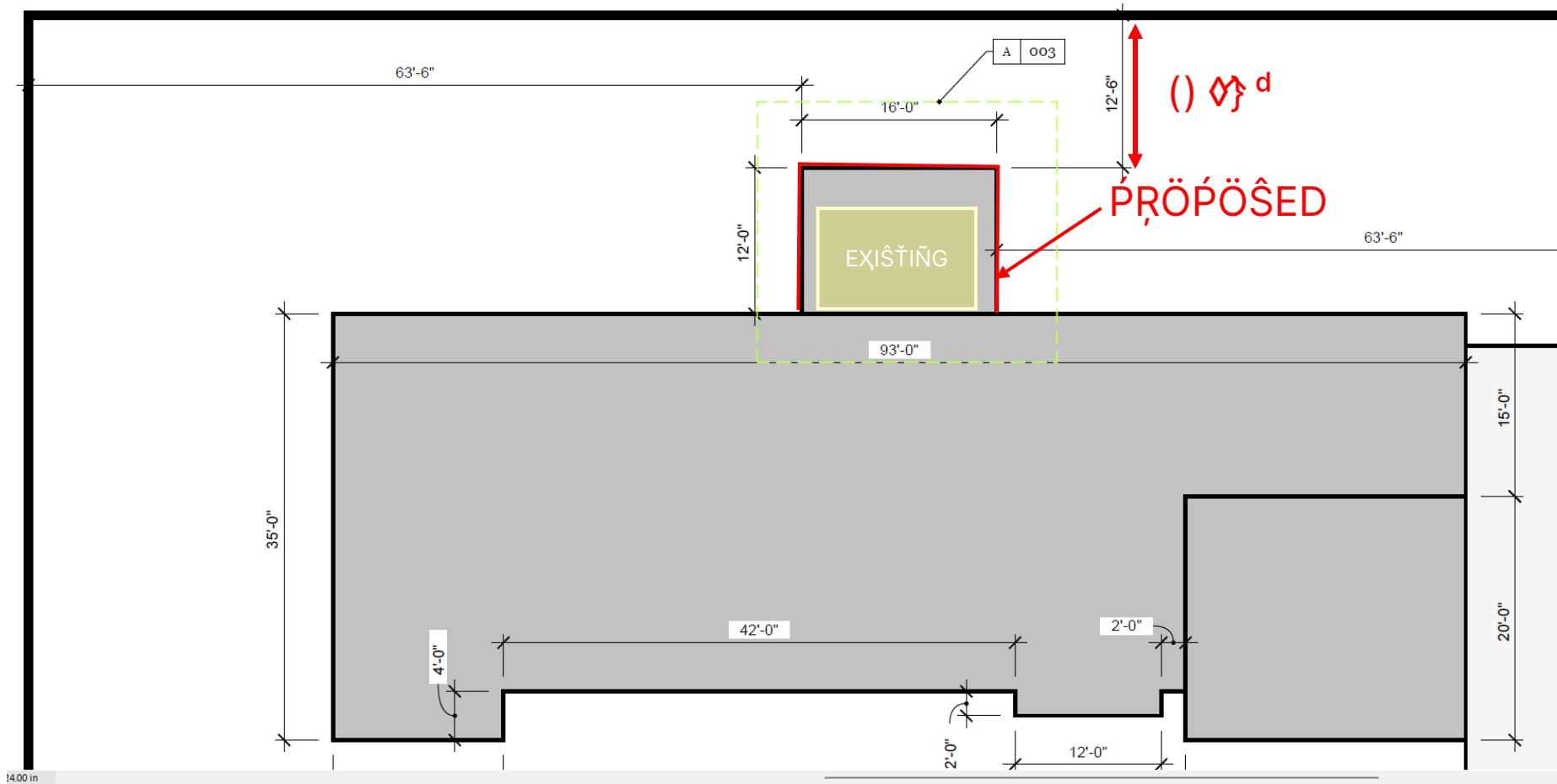
PUBLIC COMMENT

☐ Received via Phone-

☐ Received via e-mail

☐ Meeting attendee(s)

Proposed- Overlay Existing



Red note: "() d" indicates a change in the proposed area.

6. Docket No. 05-08-26
1044 Roy Dr.

Applicant Greg Allen, Greg Allen Builders, for property owner, Michelle Hubbell, proposes demolition of existing rear patio roof and construction of new rear patio roof. The proposed patio roof is 4 feet deeper than the existing and encroaches into the rear setback. Property is located in the R1M Single Family Medium Density District.

Variance 1 : The applicant proposes the demolition of the existing rear porch which is 14' x 8' and the construction of a new rear porch 12' x 16'. The property is on a corner lot that is 12,012 sq ft in area, the existing house is 24' 6" from the rear property line. Request a variance to reduce the rear setback to 12' 6" to accommodate the 192 sq. ft. rear covered patio. Pursuant to 1121.07 Rear Yard Depth (Ord. 91-95. Passed 10-7-1996.)

Adjourn

Thank you!

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MîçhēĹĹē Ñôçĥă ĀICP

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