City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUGUST 20, 2026

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

REVIEW MEETING
6:30 P.M.
AUDITORIUM

1. ROLL CALL

2. APPROVE MINUTES OF THE June 18, 2026 MEETING

3. OPENING REMARKS

NEW BUSINESS

4. Docket No. 08-11-26
17852 Lake Rd.

Applicant John Swidrak, Costera Design for property owner, Joe Anello, proposes the construction of several additions to the principal structure, including renovation of the second story unroofed patio deck. Property is located in the R1L, Single Family Low Density District.

Variance 1 : Owner proposes the construction of several additions to the principal structure. An addition to one side of the home will reduce the combined side yard setback total to 19'-6" where the minimum required is 25 ft. Request a variance to reduce the permitted combined side yard total to 19'-6" as proposed. Pursuant to Schedule

1121.07 Minimum Yard Requirements for Principal Buildings (Ord.91-95 Passed 10-07-1996)

Variance 2 : Owner proposes the construction of a side additions to the principal structure. An addition to one side of the home will reduce the minimum side yard setback total to 8'-6" where the minimum required is 10 ft. Request a variance to reduce the permitted minimum side yard to 8' 6", as proposed. Pursuant to Schedule 1121.07 Minimum Yard Requirements for Principal Buildings (Ord.91-95 Passed 10-07-1996)

Variance 3: Owner proposes a renovation of the second story, unroofed patio deck at the rear of the primary structure. The replacement unroofed patio deck is proposed at 9 feet in height and 544 s.f. Request a variance to construct the second story unroofed patio deck as proposed. Pursuant to 1121.03(d) Permitted Accesory Uses (Ord. 07-2023 Passed 11-20-2023)

Variance 4: Owner proposes a renovation of the second story, unroofed patio deck at the side of the property. The new unroofed patio deck is proposed at a height of 9' and an area of 316 s.f. Request a variance to construct the second story unroofed patio deck as proposed. . Pursuant to 1121.03(d) Permitted Accesory Uses (Ord. 07-2023 Passed 11-20-2023)

5. Docket No. 08-12-26
   2168 Lincoln Ave.

Applicant John M Maroli, property owner, proposes a first floor addition with an uncovered second-floor porch above the addition. The addition will be 10' X 18' . The property is in the R2, Residential-Single and Two Family District.

Variance 1: Owner proposes a first floor addition at the rear of the property. The addition 180 s.f. addition decreasing the rear setback from 46.5' to 36' (10%) where 40 ft is required. Request a variance to reduce the rear setback to 36 ' 6" as proposed. Pursuant to Schedule 1123.07: Minimum Yard Requirements (Ord. 91-95. Passed 10-7-1996.)

Variance 2: Owner proposes an uncovered second story porch above the addition that is 180 sq. ft in area. Request a variance to permit a 180 sq. ft. unroofed patio deck on the rear second story addition, as proposed. Pursuant to 1123.03(d) Permitted accessory Uses (Ord. 07-2023. Passed 11-20-23.)

ADJOURN

"Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 michelle.nochta@lakewoodoh.net ."

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Application Cover Page

Docket No.: 08-11-26

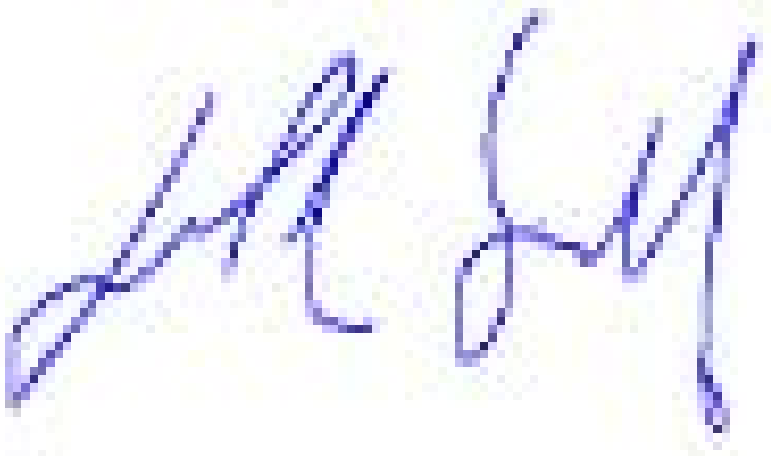
Reference No.: BZA26-000015

Applicant Name: John Swidrak, Costera Design

Project Address: 17852 Lake Rd.

Project Name: n/a

Proposal: The applicant proposes the construction of several additions to the principal structure, including renovation of second story unroofed patio deck. Property is located in the R1L, Single Family Low Density District.



To Lakewood Planning Department,

John Swidrak, from Costera Architecture & Design is authorized to submit this request for variance(s) and act as my agent for the additions and renovations to 17852 Lake Road. The City of Lakewood has my permission for property access as it relates to the review for the variance(s) request.

Joe Anello 7-31-2026

Joe Anello Date
(Owner 17852 Lake Road)

















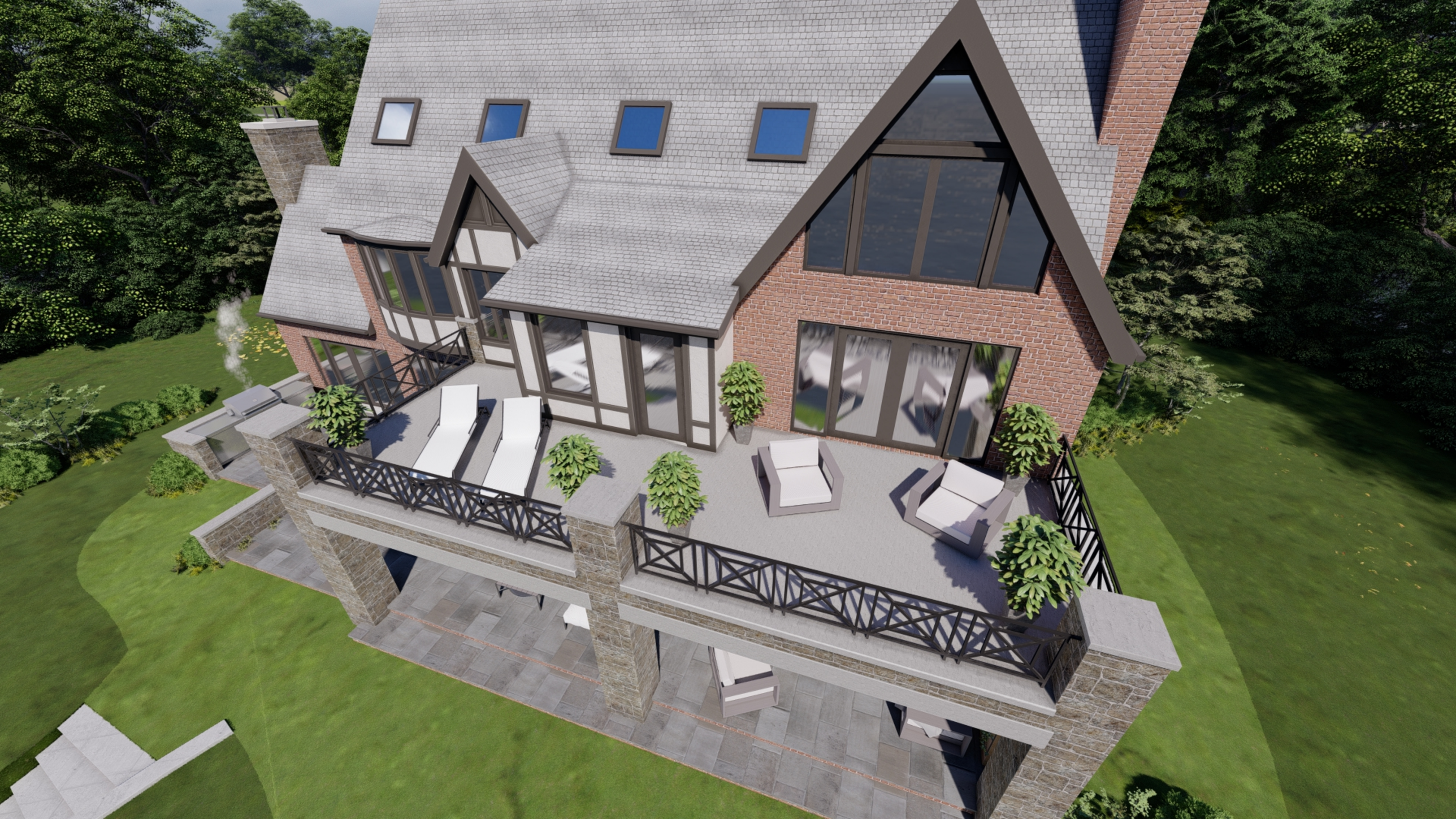








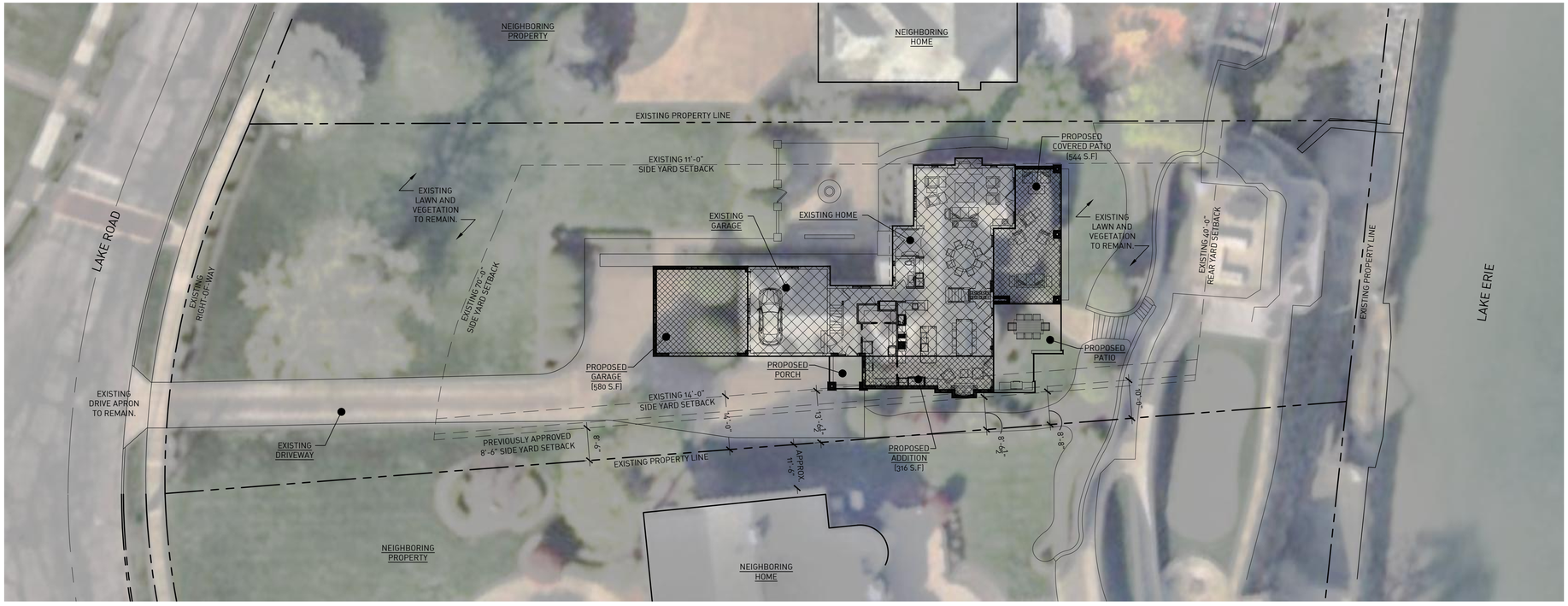




PROPOSED ADDITION & RENOVATIONS FOR:

ANELLO RESIDENCE

17852 LAKE ROAD
LAKEWOOD, OH



LOT COVERAGE	
EXISTING LOT AREA:	25,892 S.F.
EXISTING LOT COVERAGE:	2,439 S.F. (9.4%)
PROPOSED ADDITIONAL COVERAGE:	1,852 S.F.
TOTAL LOT COVERAGE:	4,291 S.F. (16.6%)
ALLOWABLE LOT COVERAGE:	25%

1 **ARCHITECTURAL SITE PLAN**
SCALE: 1/16" = 1'-0"

NORTH



2 **REFERENCE RENDERING**
SCALE: N.T.S.



3 **REFERENCE RENDERING**
SCALE: N.T.S.

TCG PRETE

PROPOSED RENOVATIONS FOR:
ANELLO RESIDENCE

PROJECT TITLE:

ANELLO RESIDENCE
17852 LAKE ROAD
LAKEWOOD, OH 44107

PROJECT:

VARIANCE 07.31.2026

ISSUE/DATE:

A-0

SHEET NO.:

City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 08-12-26

Reference No.: BZA26-000016

Applicant Name: John Maroli

Project Address: 2168 Lincoln Ave.

Project Name: n/a

Proposal: The applicant proposes the construction of a first floor addition with an uncovered second-floor porch above the addition. The addition will be 10' X 18'. The property is in the R2, Residential-Single and Two Family District.



Summary - John & Kimberly Maroli, 2170 Lincoln Ave.

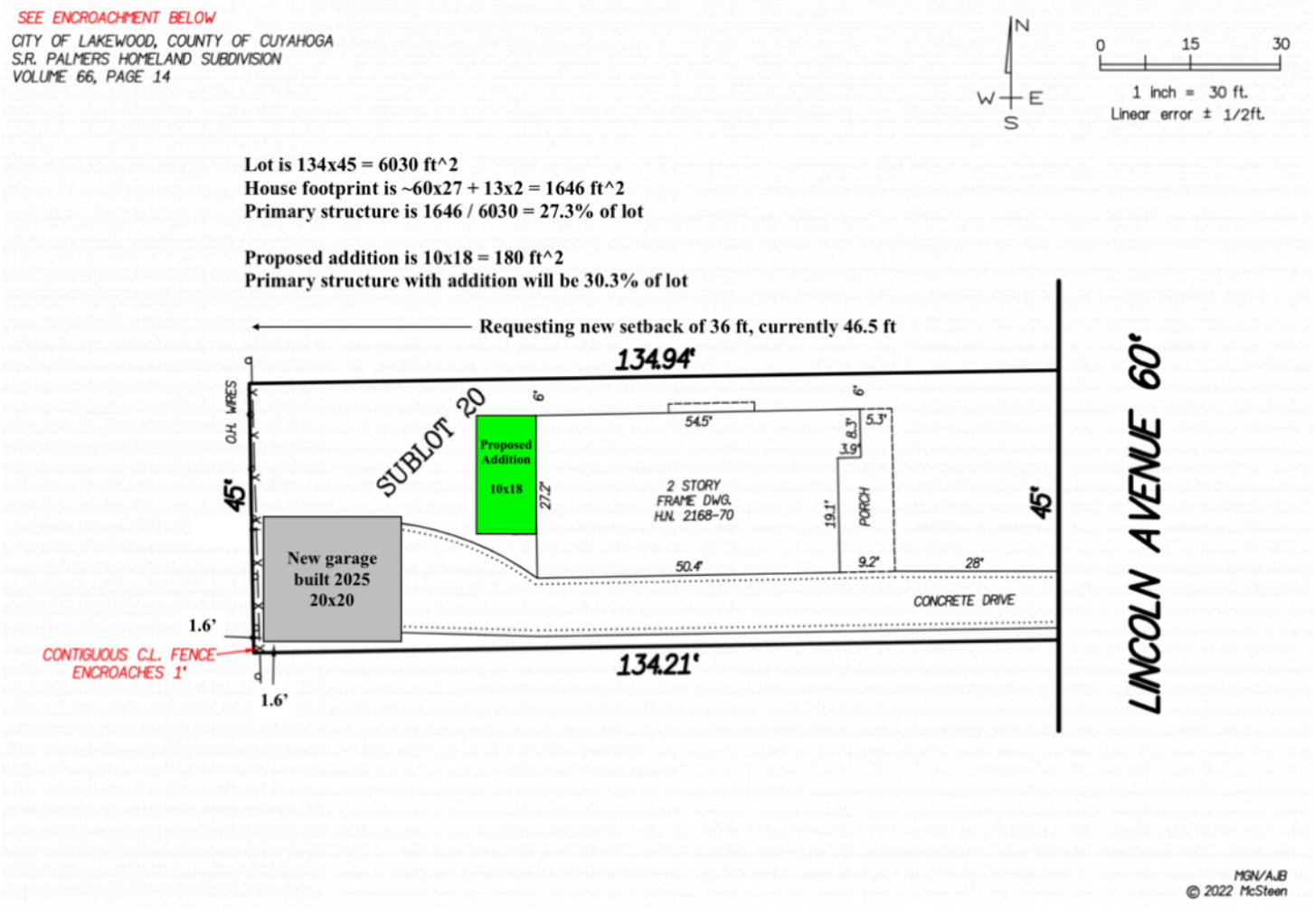
I am looking to obtain a minor area variance on the rear setback for the footprint of a first-floor addition. I am also looking to obtain a zoning variance to have an uncovered second-floor porch above the addition.

Practical Difficulty

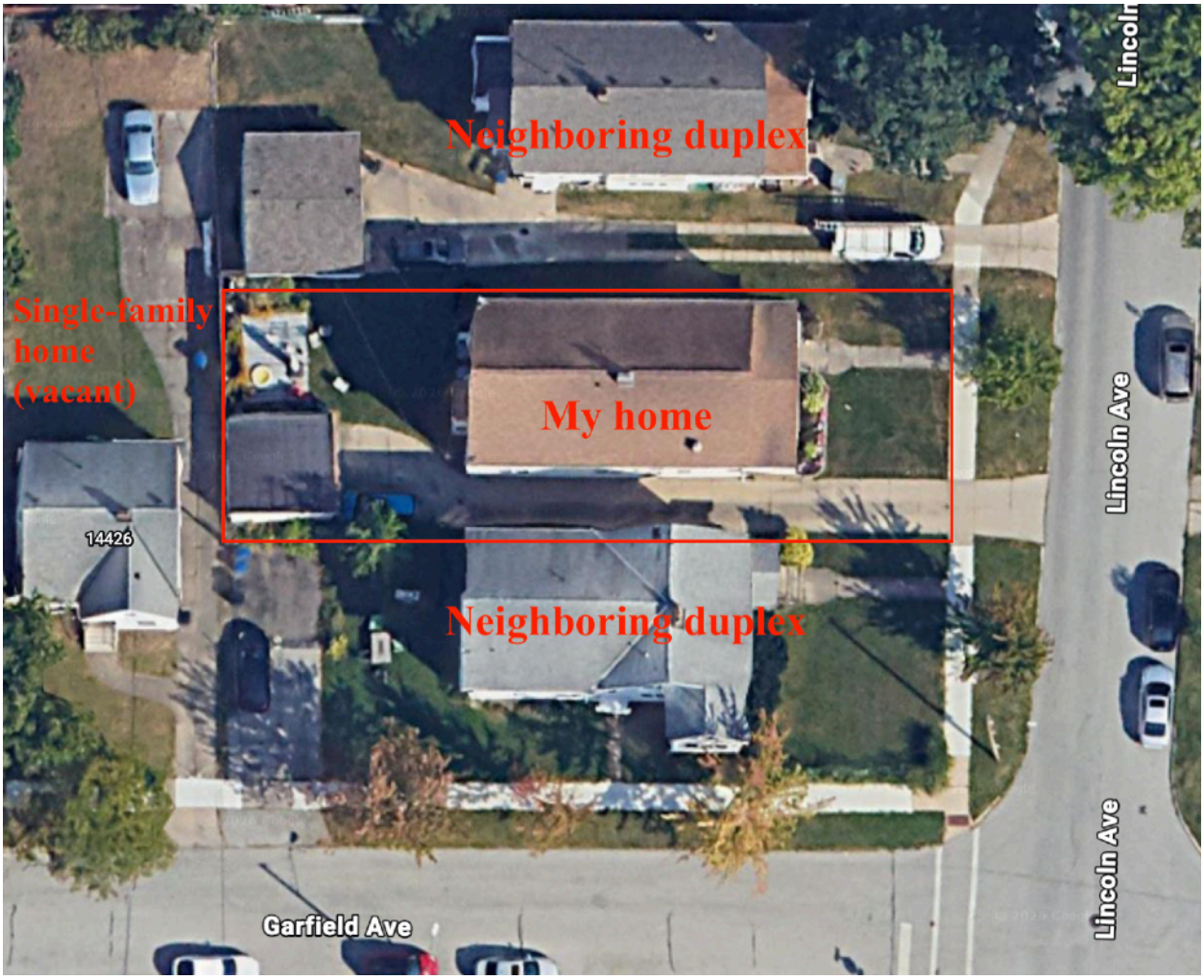
My family recently welcomed our 3rd daughter last October. Our kids are 5 years, 3 years, and 9 months. We have 3 bedrooms on the first floor and are running out of space, particularly closet space and play space. We would like to stay in our neighborhood and stay in Lakewood, and we would like to continue renting out the second floor to maintain rental income and keep an additional housing unit in the city. We are also three house from Roosevelt Elementary where our kids will go to school.

We hope to build an addition that adds closet and play space off the back of the house where the old two-story porch was removed. Since the yard is small, we want to add an uncovered porch over the addition for the second-floor tenants. This would functionally replace and upgrade the old porch that was removed and provide more outdoor space to the second-floor rental unit. I am seeking a zoning variance to keep the porch uncovered to reduce the cost of the addition so that it is financially feasible for us. The end of this document formally answers the Practical Difficulty questions from 1173.04.

Scaled site plan, addition (green) requires +10% rear setback and uncovered porch variance



Adjacent properties - all zoned R2



Existing conditions

I had a permit to rebuild the two-story porch that became unsafe due to age but cancelled the permit after demolition. I decided to try and do an addition instead to support our growing family. Below is a photo from August 4, 2026. The small roof section will be removed for the addition.



Practical Difficulty (Section 1173.04 [c])
1173.04 VARIANCES.

c) The following factors shall be considered and weighed by the Commissioner and/or Board, whichever is applicable, when determining whether an applicant will experience practical difficulty:

1) 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.
No special site conditions exist, site is similar to most others in the area.

2) 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.
Property is surrounded by others in same zone, R2.

3) 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);
The property value to our family decreases without the variance, and we may have to consider moving or absorbing the second-floor rental unit if we cannot build the addition. The open second-story porch variance allows the rental unit to have extra outdoor space while reducing project cost for us vs. covering the porch. The rear setback variance allows us to build the addition.

4) Whether the variance(s) is substantial.
The variance is not substantial, we are asking for a 10% minor area variance on rear setback and a variance for an uncovered second-story porch to reduce project cost.

5) 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);
Neighborhood character not altered as the addition will be in the rear of the property, only minimally visible from street. For neighbors, the addition only occludes views of our own back yard. From the proposed second-story uncovered porch, visibility of other properties is similar to what is currently visible out the windows.

6)Whether the variance(s) would adversely affect the delivery of governmental services (e.g., water, sewer, refuse removal);
No water, sewer, or gas lines under addition footprint. No internet/cable lines above addition footprint. Our own electric line will need to be moved at our cost.

7) Whether the property owner purchased the property with knowledge of the zoning restriction.
I had no knowledge of zoning restrictions when we purchased the property. I only knew it was zoned residential. I particularly did not know there were rear setback and uncovered second-story porch restrictions.

8) Whether the property owner's predicament can feasibly be obviated through some method other than a variance(s);
Without the rear setback variance, I cannot build the addition. Either moving or absorbing the second-story rental unit would put significant strain on our family. Moving is more likely than absorbing the rental unit since we want to minimize stairs for our kids. Without the uncovered second-story porch variance, we may not be able to afford a covered porch. Without any sort of second-story porch, the rental unit loses outdoor space to the addition footprint.

9) Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance(s).
Granting both the rear setback and uncovered second-story porch addition variances would give my family the space we need to comfortably stay in our home, neighborhood, and city. We are sending our kids to Lakewood city schools and hope to be long-term community members and contributors.

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



SEE ENCROACHMENT BELOW

CITY OF LAKEWOOD, COUNTY OF CUYAHOGA
S.R. PALMERS HOMELAND SUBDIVISION
VOLUME 66, PAGE 14

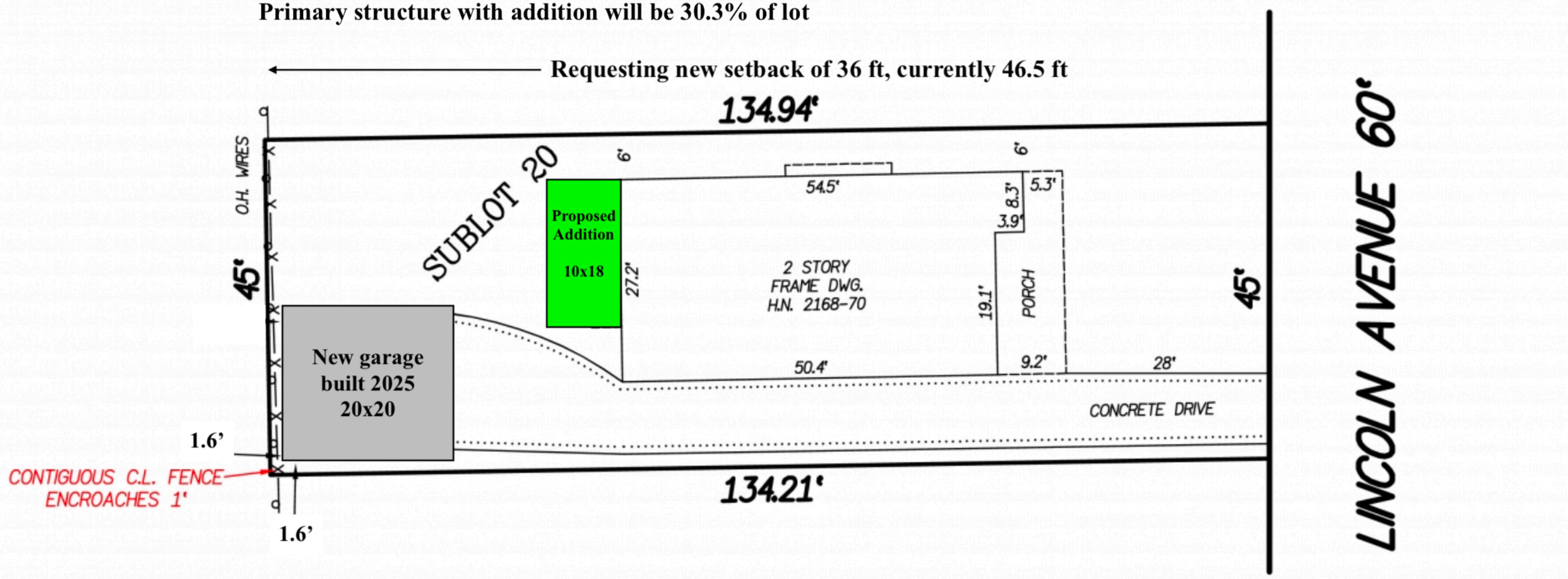
N
W E
S

0 15 30

1 inch = 30 ft.
Linear error ± 1/2ft.

Lot is 134x45 = 6030 ft^2
House footprint is ~60x27 + 13x2 = 1646 ft^2
Primary structure is 1646 / 6030 = 27.3% of lot

Proposed addition is 10x18 = 180 ft^2
Primary structure with addition will be 30.3% of lot



MGN/AJB
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