



**City of Lakewood
Board of Zoning Appeals**

(216) 529-6630
planning@lakewoodoh.gov

**MINUTES
BOARD OF ZONING APPEALS
REVIEW MEETING
LAKEWOOD CITY HALL
JUNE 18, 2026
6:30 P.M.
RECORDING AVAILABLE**

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

6:00 p.m. Pre-Review Meeting

Members Present

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

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-ABSENT
Jillian Bolino
Matt Markling
Anthony Santiago
Angela Hare-ABSENT

Administrative Staff

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

A motion was made by Ms. Bolino, seconded by Mr. Santiago to EXCUSE the absence of Jeffrey Pigott and Angela Hare. All the members voted yea, the motion passed.

2. APPROVE MINUTES OF May 21, 2026 MEETING

A motion was made by Mr. Santiago, seconded by Mr. Markling to **APPROVE** the May 21, 2026 meeting minutes. All the members voted yea, the motion passed.

3. OPENING REMARKS

Ms. Szeles read the Opening Remarks into record.

OLD BUSINESS

NEW BUSINESS

NEW BUSINESS

1. Docket No. 06-09-26 17456 Lake Ave.

Applicant Paul Irwin, property owner, proposes the construction of a new one story garage to replace the existing garage. The lot is a through lot with a front setback on Edgewater Dr. as well as one on Lake Ave. The new garage will be in the same location as the existing and will be 480 sq. ft in area. Property is located in the R1L Singel Family Low Density District.

Variance 1: The applicant proposes the construction of a one story garage within the required front setback on Edgewater, approx. 12 feet from the public sidewalk where the required setback is 40 feet. Request a variance to reduce the required front setback on Edgewater Dr., as proposed. Pursuant to section 1121.07 (Ord. 91-95. Passed 10-7-1996.)

Paul Irwin, Trapdoor Treehouse, property owner was present to discuss the plans. Mr. Irwin explained that a new garage will be built in the same location as the existing garage and he is requesting a variance to reduce the front setback on Edgewater Dr. Mr. Irwin also stated that the garage was built in 1918 and is failing and needs to be replaced. Ms. Szeles commented that the garage will be larger and explained that the rear yard is non-conforming. She also stated that the applicant has obtained signatures of support from neighbors, 4 of 5 abutting neighbors. Ms. Szeles stated that the garage is compliant for height and this was approved by ABR.

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

2. Docket No. 06-10-25
1101 Maple Cliff Dr.

Applicant Charles McGettrick, Architects CA McGettrick, LLC proposes construction of a new 2 ½ car garage to replace the existing. Property is located in the R1H Single Family High Density District.

Variance 1: The applicant proposes the construction of a two and a half-car garage with attic that is 598 sq. ft. where the maximum allowance is 480 sq. ft. Request a variance to exceed the maximum allowable rear lot coverage by 118 sq feet, as proposed, Pursuant to section 1121.09(c) (Ord. 91-95, Passed 10-7-1996.)

Charles McGettrick, architect, Architects CA McGettrick, LLC was present to discuss the plans. Mr. McGettrick stated that the proposed garage is 118 sq. ft. over the permitted square footage, but the lot coverage is 2,655 sq.ft. or 29% including the proposed new garage. He also stated that the garage is designed to reflect the aesthetic of the classic carriage house and will keep with the design of the neighboring structures. Mr. Maskaluk asked for clarification on the size of the proposed garage, confirming that it will be 26X23 and if it is going to be different than what was submitted, Mr. Irwin would need to return to BZA for approval. Administrative comments were given; the request is for an additional 118 ft. which is about the size of a small shed and the new garage is compliant for height and required setbacks.

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

ADJOURN

A motion was made by Ms. Bolino, seconded by Mr. Santiago to **ADJOURN** the meeting at 7:00 p.m. All the members voted yea; the motion passed.

Signature

Date

City of Lakewood
Board of Zoning Appeals
Approved as set forth in the minutes
of AUG 20 2026 meeting.
Chairman

City of Lakewood
Board of Zoning Appeals
Approved as set forth in the minutes
of AUG 20 2026 meeting.
Chairman



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. PAUL IRWIN
2. CHUCK MCGETTRICK
14551 MADISON AVE.
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

Paul Irwin

C.A. McGettrick

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: THURS. 6/18/26

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
- Sophia Szeles, 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, June 18, 2026

Agenda

1. Roll Call
2. Approve meeting minutes May 21, 2026

Opening Remarks

New Business

1. **17456 Lake Avenue** – applicant Paul Irwin, property owner
2. **1101 Maple Cliff Drive** – applicant Charles McGettrick, architect, for property owner

Docket No. : 06-09-26

Docket No. 06-09-26
17456 Lake Ave.

Edgewater Drive

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Lál e ^
Azé

17456 Lake Ave

Lake Avenue

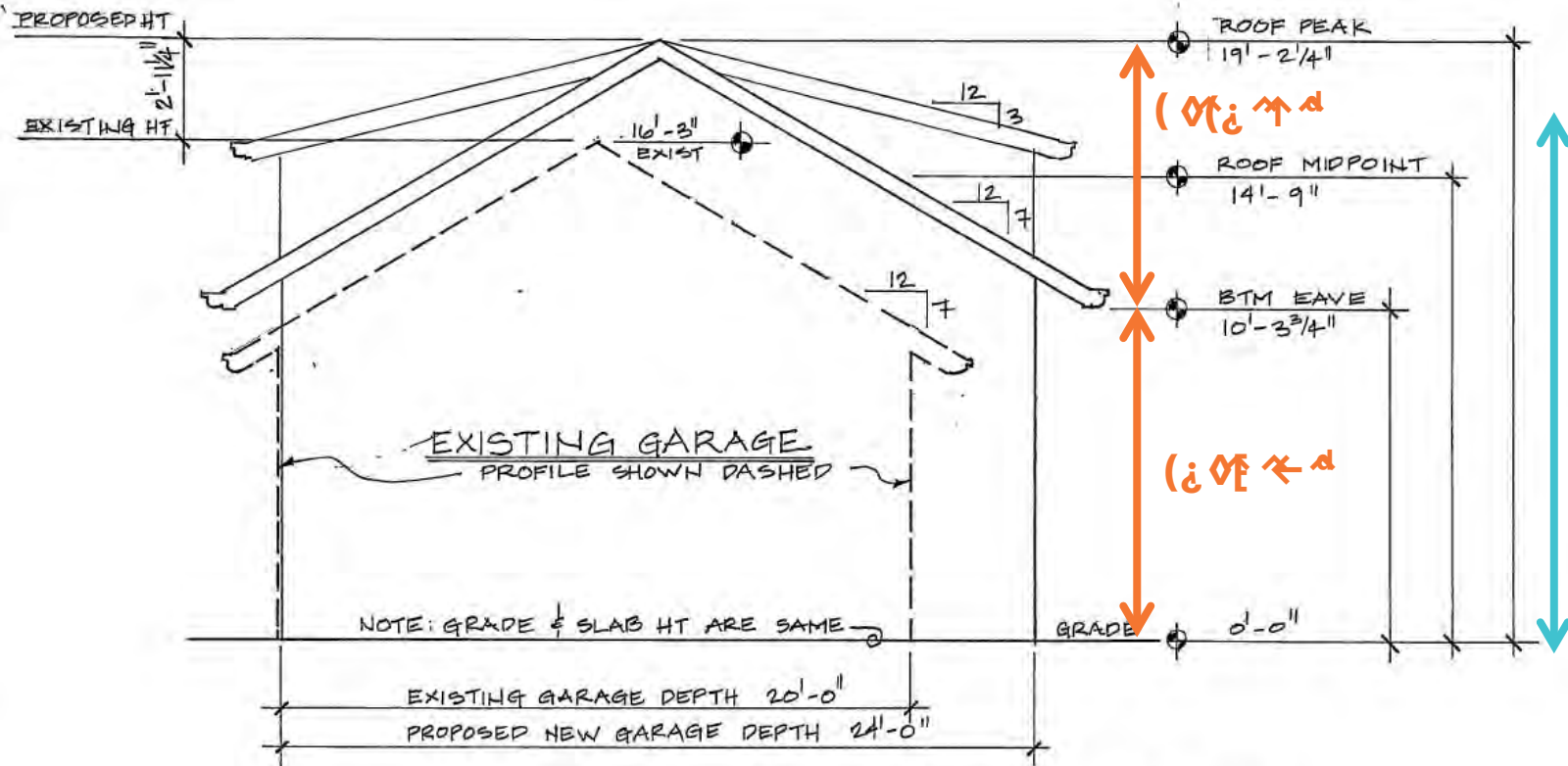
R(1) Single-Fam 120' Densification



Docket No. 06-09-26
17456 Lake Ave.

Applicant Paul Irwin, property owner, proposes the construction of a new one story garage to replace the existing garage. The lot is a through lot with a front setback on Edgewater Dr. as well as one on Lake Ave. The new garage will be in the same location as the existing and will be 480 sq. ft in area. Property is located in the R1L Single-Family Low Density District.

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BZA HEIGHT CALCULATIONS



Trapdoor Treehouse, LLC
Lakewood OH - Ellicottville NY
(216) 336-4392

PAUL & MOLLY IRWIN 17456 LAKE AVE

1/4" = 1' - 0"

5-20-2026

BZA HEIGHT CALCULATIONS

4

SHEET NO





Επισήμη



ΕΠίστημη



Lōōl īng Ƴăštōŋ Edgēz ātē



Łôôl îngŹ østøŋ Edgøž ætøŕ



Łôôl îngŹ østøŋ EdgøŹ ætøŹ

PROPOSED NEW GARAGE for PAUL & MOLLY IRWIN – 17456 LAKE AVENUE

PARCEL 311-10-022



SCOPE OF WORK:

DEMO EXISTING 20' X 20' ONE STORY, 2 CAR, WOOD FRAMED GARAGE
AND CONSTRUCT NEW 20' X 24' TWO STORY, 2 CAR, WOOD FRAMED GARAGE
IN SAME LOCATION WITH NEW MATERIALS TO MATCH EXISTING FINISHES.

FACE EXISTING REAR STEPS WITH BRICK VENEER AND 2" LIMESTONE TREADS



Trapdoor Treehouse, LLC
Lakewood OH - Ellipticville NY
(216) 336-4392

PROJECT INFORMATION AND DESIGN GUIDELINES

APPLICABLE CODES:

CHAPTER 1301 RESIDENTIAL CODE OF OHIO (RCO) WITH LOCAL
AMENDMENTS, 2021 INTERNATIONAL BUILDING CODE

DESIGN PARAMETERS:

- ZONING: R1L RESIDENTIAL SINGLE FAMILY LOW DENSITY
- FRONT SETBACK: ESTABLISHED BUILDING LINE
- GARAGE REAR SETBACK: MIN 3', EXISTING 12', PROPOSED 12'
- SIDE YARD SETBACK: MIN 3', EXISTING 3', PROPOSED 3'
- MAX LOT COVERAGE: 60%
- EXISTING LOT COVERAGE: 34% (includes all paving and structures)
- PROPOSED LOT COVERAGE: 34% (includes all paving and structures)
- MAX REAR YARD COVERAGE FOR ACCESSORY STRUCTURES: 25%
- EXISTING REAR YARD COVERAGE: 7%
- PROPOSED REAR YARD COVERAGE: 8%
- AREA OF REAR YARD: 5950 SF
- EXISTING GARAGE FOOTPRINT: 400 SF
- PROPOSED GARAGE FOOTPRINT: 480 SF
- CLIMATE ZONE: 5
- SEISMIC ZONE "B"
- TERMITE ZONE: SLIGHT TO MODERATE (RCO 301.2(6))
- WEATHERING: SEVERE (RCO 301.2(3))
- FROST DEPTH: 42"

STRUCTURAL AND LOAD PARAMETERS:

- WIND LOAD: 90 MPH, EXPOSURE D (WITHIN 600' LAKE ERIE)
- ROOF LOAD: 15 PSF DL, 20 PSF SNOW LOAD (RCO 301.2(5))
- FLOOR LOAD: 15 PSF DL, 40 PSF LL (EXCEEDS MIN 30 PSF PER RCO TABLE 301.5)
- EXTERIOR BALCONY: 15 PSF DL, 40 PSF LL (RCO TABLE 301.5)
- CONCRETE SLAB: MIN 2500 PSI, PROPOSED 3500 PSI W/ FIBERS (RCO 611.5.1.4)
- MASONRY FOUNDATION WALL: MIN 8" CMU (RCO 404.1.1)
- CONCRETE FOOTINGS: 20" WIDE X 10" DEEP CONTINUOUS W/ 2 @ #4 BARS (RCO 403.4.2)

DEFLECTION:

- SEC FL DEFLECTION: MAX L/180
- RAFTER DEFLECTION: MAX L/180
- WALL HEIGHT DEFLECTION: MAX H/180

DRAWING INDEX:

1 – Cover Sheet	7 – 1 st & 2 nd Fl Plan	TF1 – Timber Frame
2 – Plat/Site Plan	8 – Wall Section & Steps	TF2 – Walls A & B
3 – General Notes	9 – Bdg Sections	TF3 – Wall C
4 – BZA Calc's	10 – E & S Elev's	TF4 – Bents 1 & 2
5 – Bldg Section	11 – N & W Elev's	TF5 – Bent 3 & Stick List
6 – Foundation	12 – Alternate Elev	E1 – Electrical Plan
		MISC – Product Info

PAUL & MOLLY IRWIN - 17456 LAKE AVE

COVER SHEET

5-20-2026

1

SHEET NO

General Notes

Code: All construction shall be per 2019 Residential Code of Ohio (RCO) and all local City of Lakewood amendments.

Demolition: demolition of existing garage shall be done following "Lead Safe" practices. Plastic sheeting shall be placed on the ground prior to demolition. All paint chips and debris shall be handled carefully and disposed of properly.

Work hours: Work shall be completed during the hours of 8am and 8pm M-F and 9am-5pm Saturdays. No work shall be performed on Sundays except in an emergency.

Trash Disposal: All construction debris shall be disposed of properly. Site shall be kept clean.

Material Storage: Materials may be stored and/or partially assembled on site.

course of CMU foundation wall. Place 5/8" dia. X 16" long anchor bolts every 4' OC and 1' from all corners and ends of block walls and hook under rebar embedded under top course of masonry. Leave 2 1/2" of anchor bolts exposed for sill plate installation.

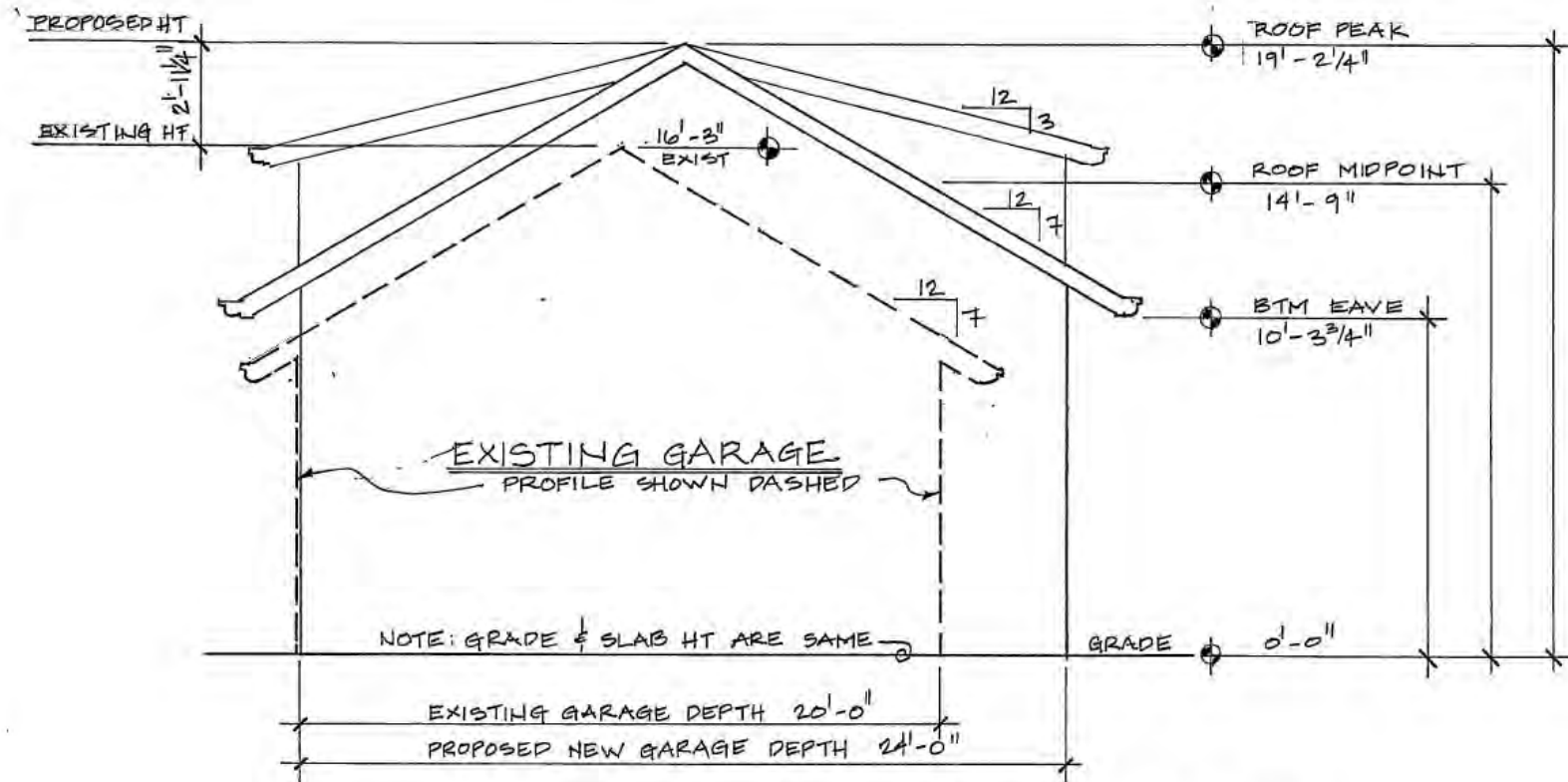
The garage slab shall be 4" thick, 3500 psi concrete reinforced with 6 x 6 x 10 welded wire mesh (WWM) placed in middle of slab depth. Slab shall be placed on a 6ml vapor barrier on 6" compacted gravel. Thicken all slab edges to 6" thickness and reinforce with 1 @ continuous perimeter #4 rebar. Slab shall have continuous 1/2" x 4" bituminous felt isolation strips at perimeter edges. Slab shall have a smooth steel trowel finish treated with a sprayed-on waterproof sealant. Slab shall be kept moist during cure. Within 24 hours of initial set, control joints shall be cut as indicated on foundation plan and shall be 1/3 of the slab thickness.

Significant applicable sections of the 2019 RCO are enumerated below for project reference and field compliance:

311.7.7.2 Handrail Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or terminate in newel posts. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch.

311.7.7.3 Grip-size. All required handrails shall be of one of the following types or provide equivalent graspability: Type I. Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches and not greater than 2 inches. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6 1/4 inches with a maximum cross section of dimension of 2 1/4 inches. Type II. Handrails with perimeter greater than 6 1/4 inches shall have a graspable finger recess area on both sides of the profile per RCO 311.7.7.3.

311.7.6 Stairway walking surface. The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 10 inches horizontal (2-percent slope)



BZA HEIGHT CALCULATIONS



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PAUL & MOLLY IRWIN 17456 LAKE AVE

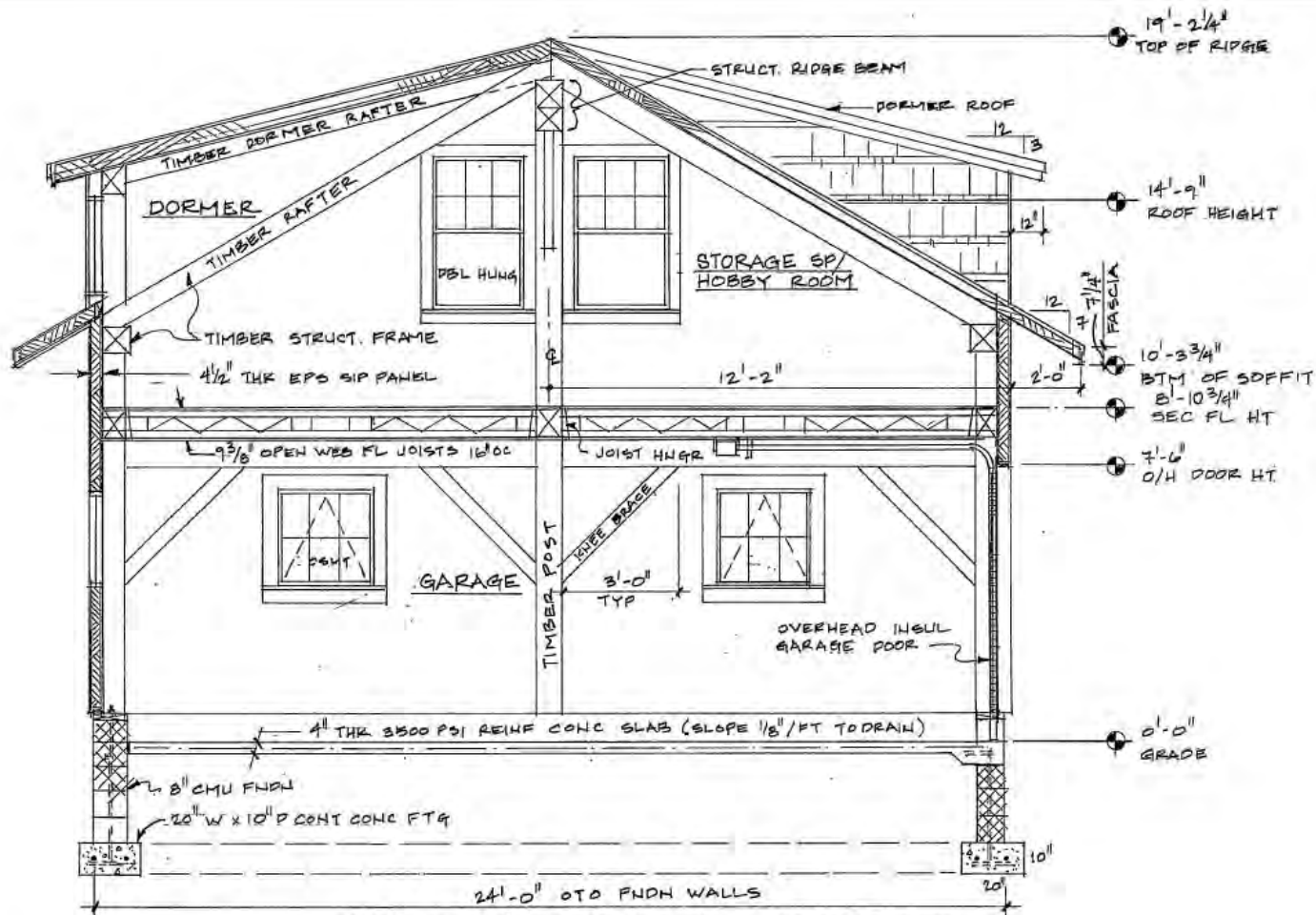
3/4" = 1' - 0"

5-20-2026

BZA HEIGHT CALCULATIONS

4

SHEET NO



BUILDING HEIGHT & SECTION DTL
 $\frac{3}{8}" = 1'-0"$



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PAUL & MOLLY IRWIN 17456 LAKE AVE

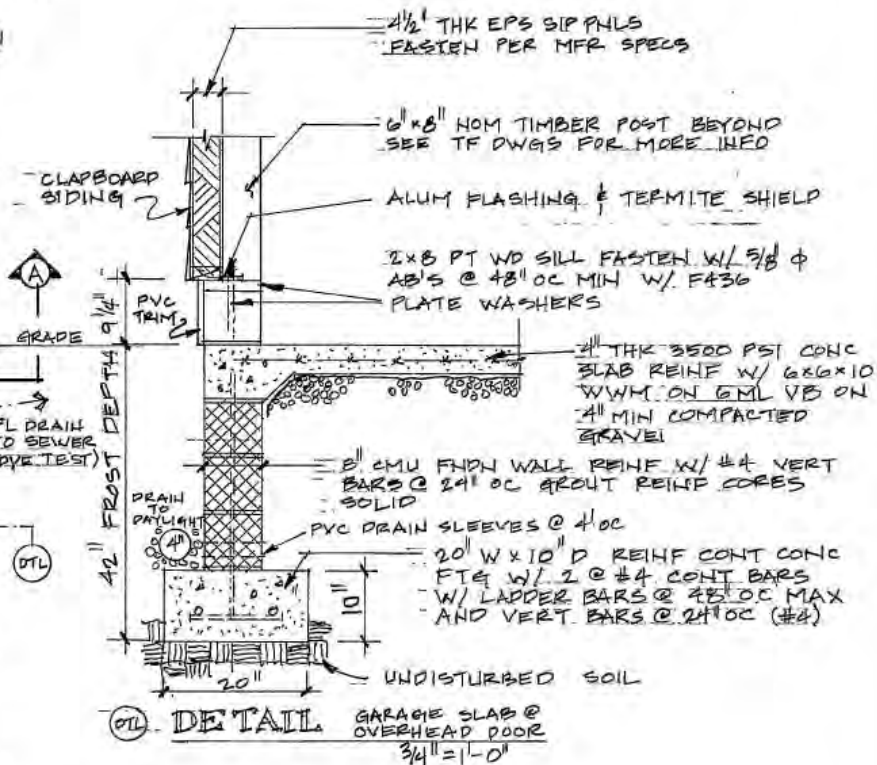
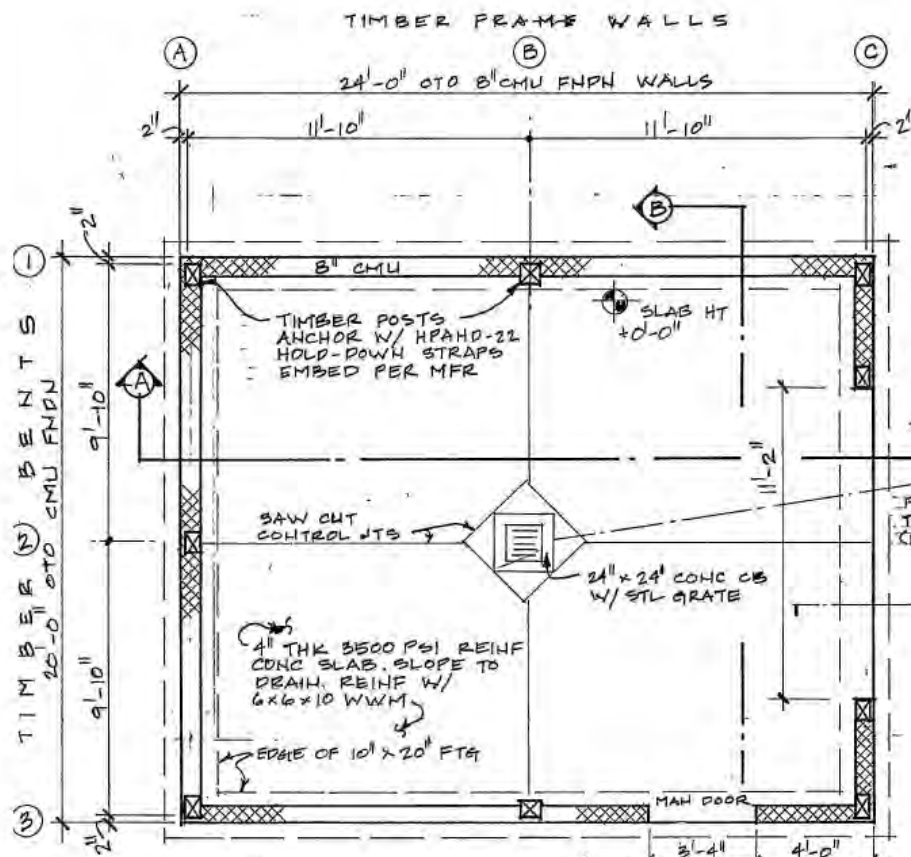
3/8" = 1'-0"

5-20-2026

3/8" SCALE BUILDING SECTION

5

SHEET NO



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FOUNDATION PLAN

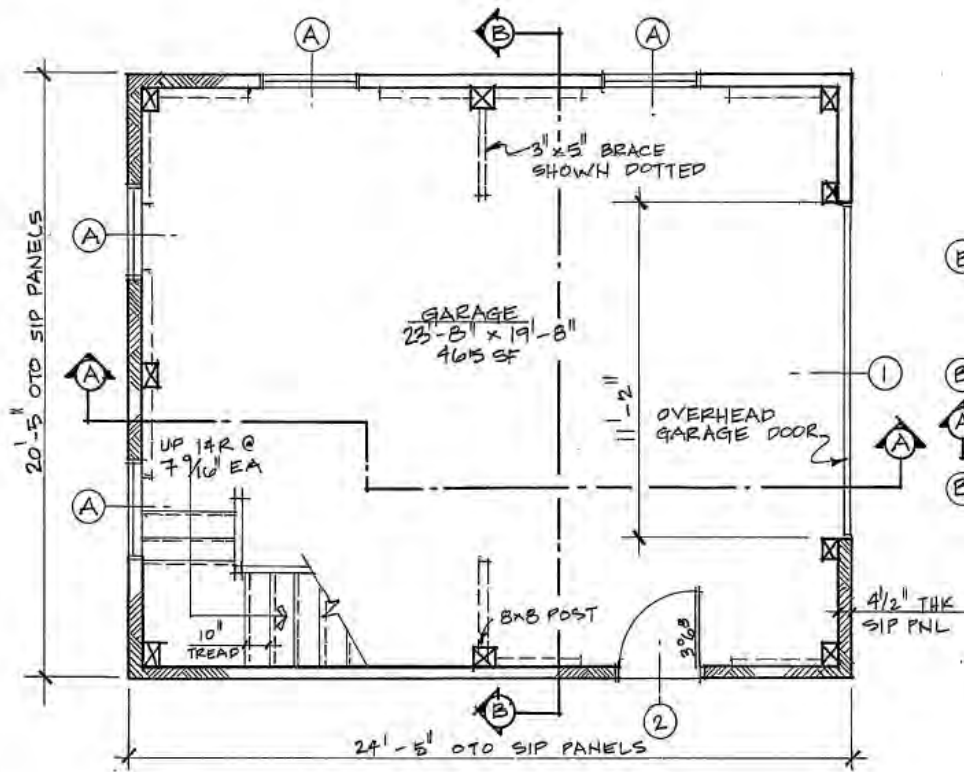
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PAUL & MOLLY IRWIN 17456 LAKE AVE

AS NOTED
5-20-2026

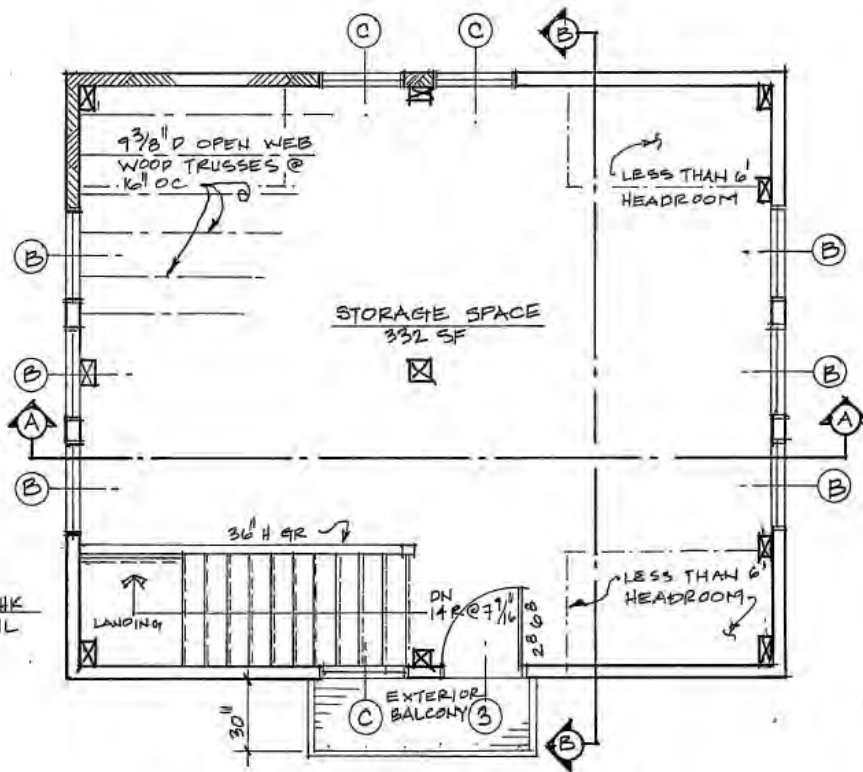
FOUNDATION PLAN & DETAIL

6
SHEET NO



FIRST FLOOR PLAN

$\frac{1}{4}" = 1'-0"$



SECOND FLOOR PLAN

$\frac{1}{4}" = 1'-0"$



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PAUL & MOLLY IRWIN 17456 LAKE AVE

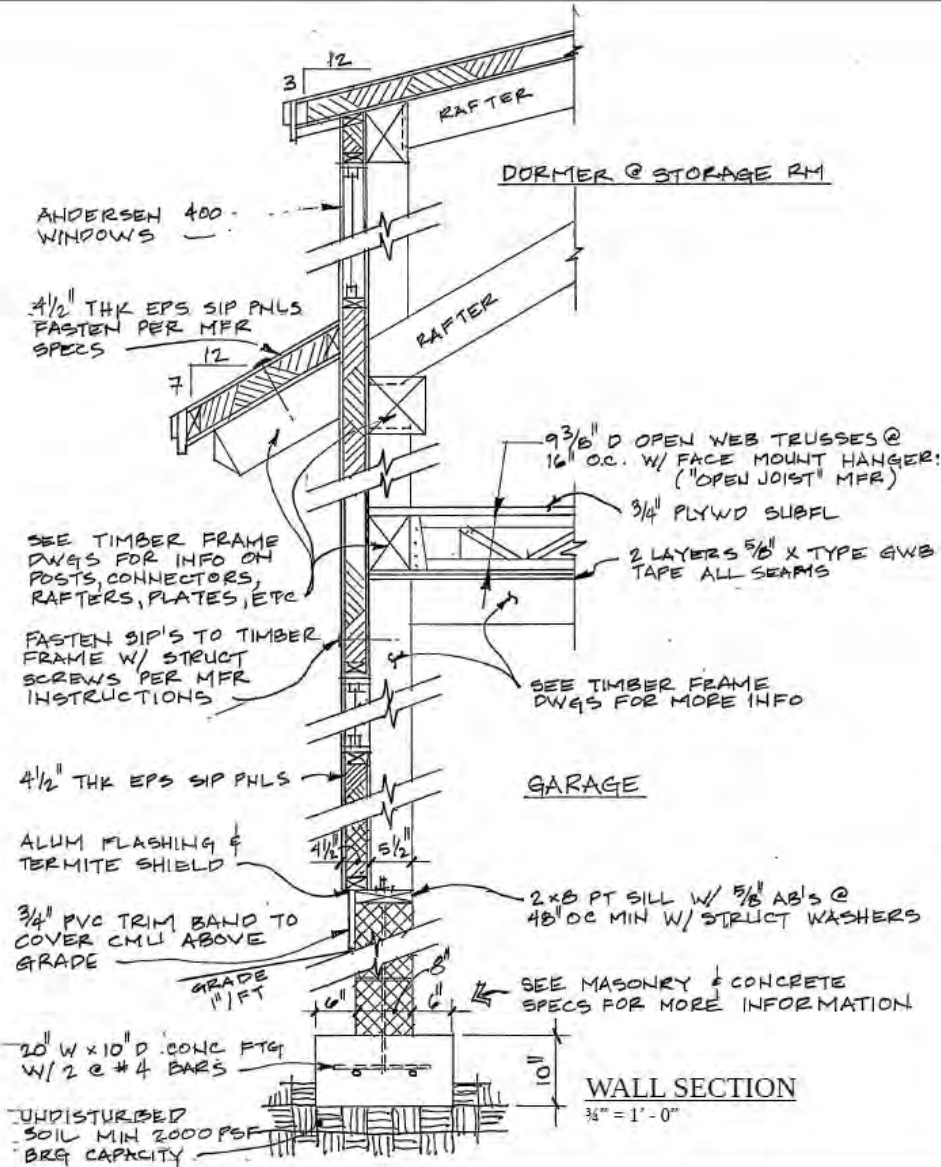
$\frac{3}{4}" = 1'-0"$

5-20-2026

FIRST & SECOND FLOOR PLANS

7

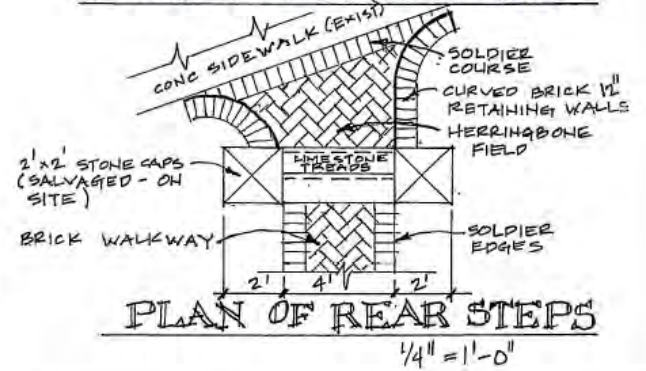
SHEET NO



EXISTING REAR STEPS



PROPOSED REAR STEPS

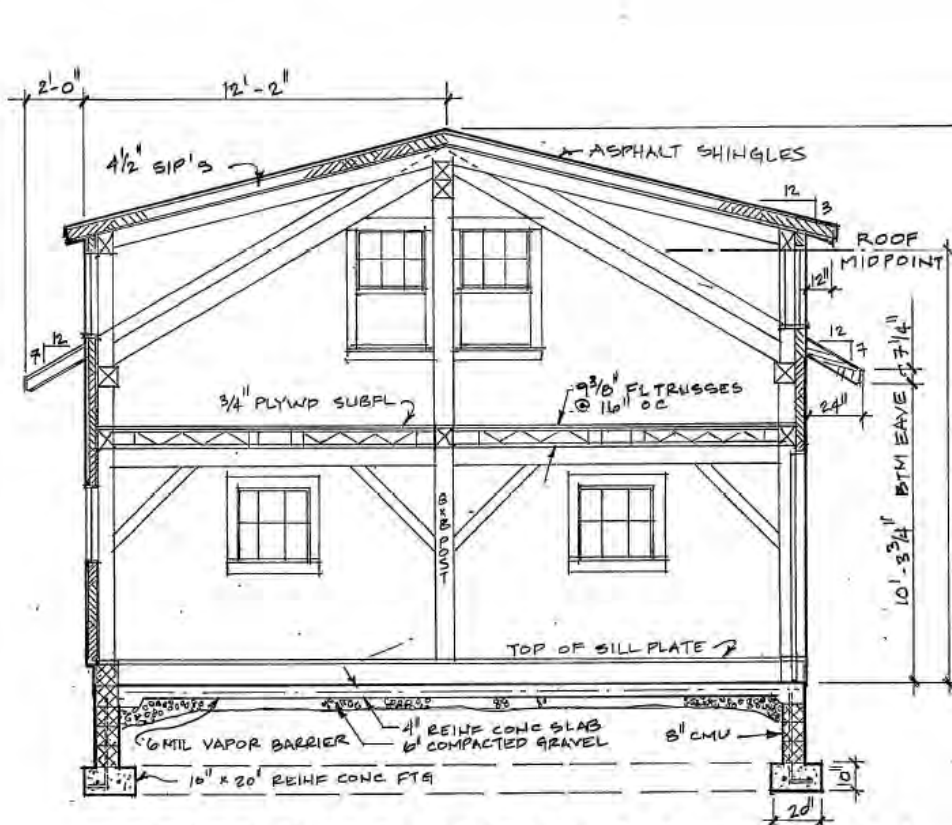


PLAN OF REAR STEPS



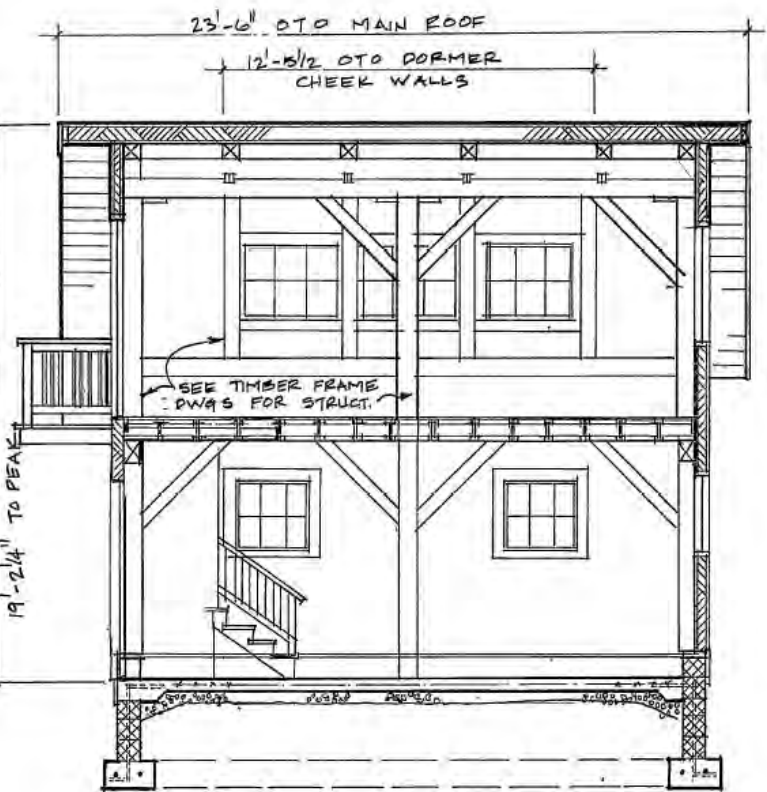
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PAUL & MOLLY IRWIN 17456 LAKE AVE		
AS NOTED 5-20-2026	WALL SECTION AND BRICK STEPS	8 SHEET NO



LONGITUDINAL BUILDING SECTION AA

1/4" = 1'-0"



TRANSVERSE SECTION B-B

1/4" = 1'-0"



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PAUL & MOLLY IRWIN 17456 LAKE AVE

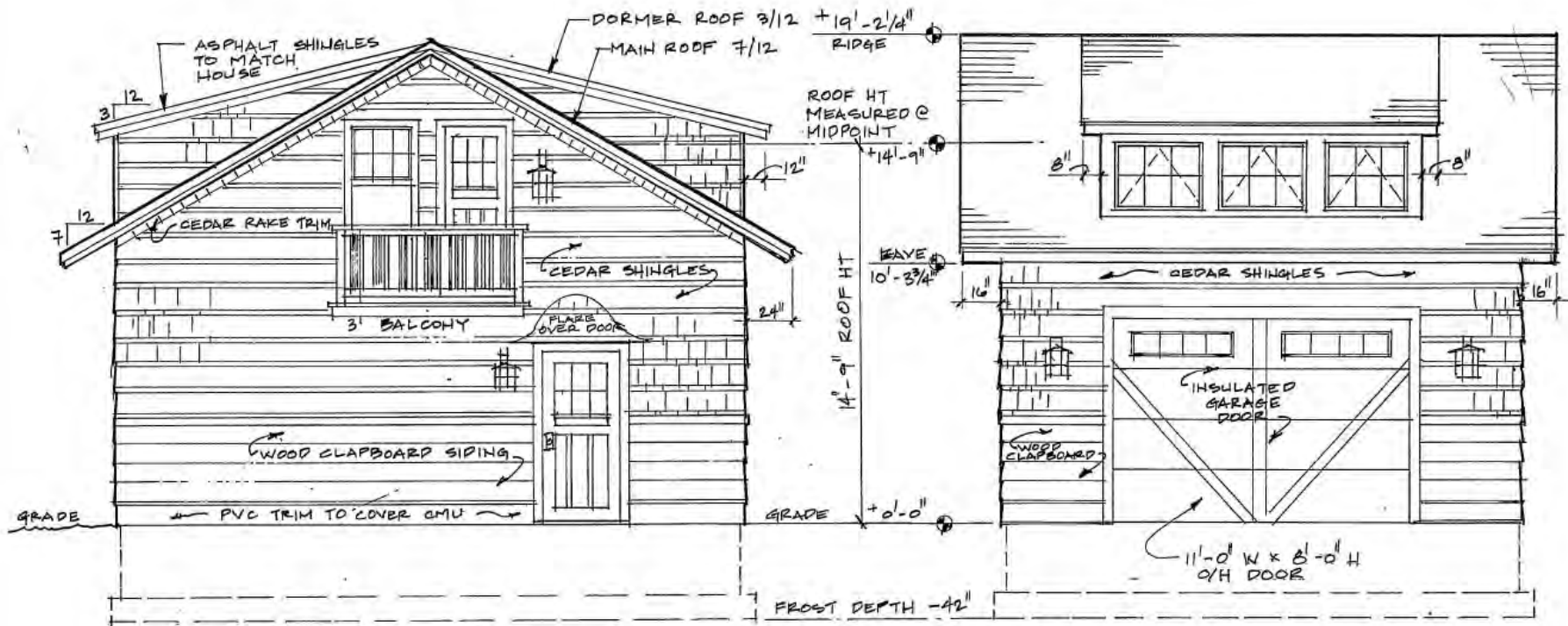
1/4" = 1'-0"

5-20-2026

BUILDING SECTIONS

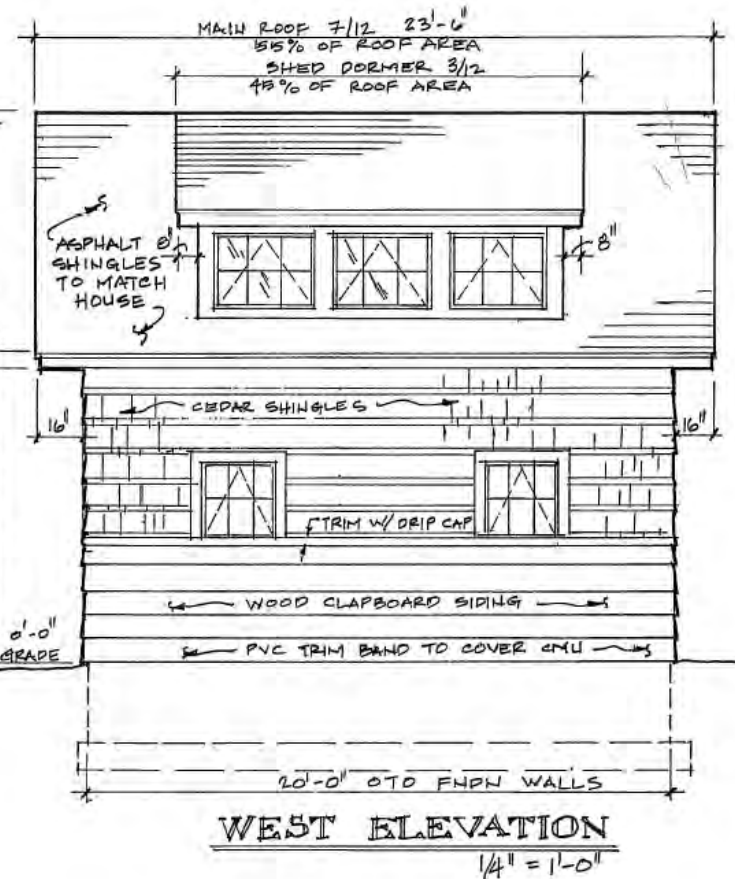
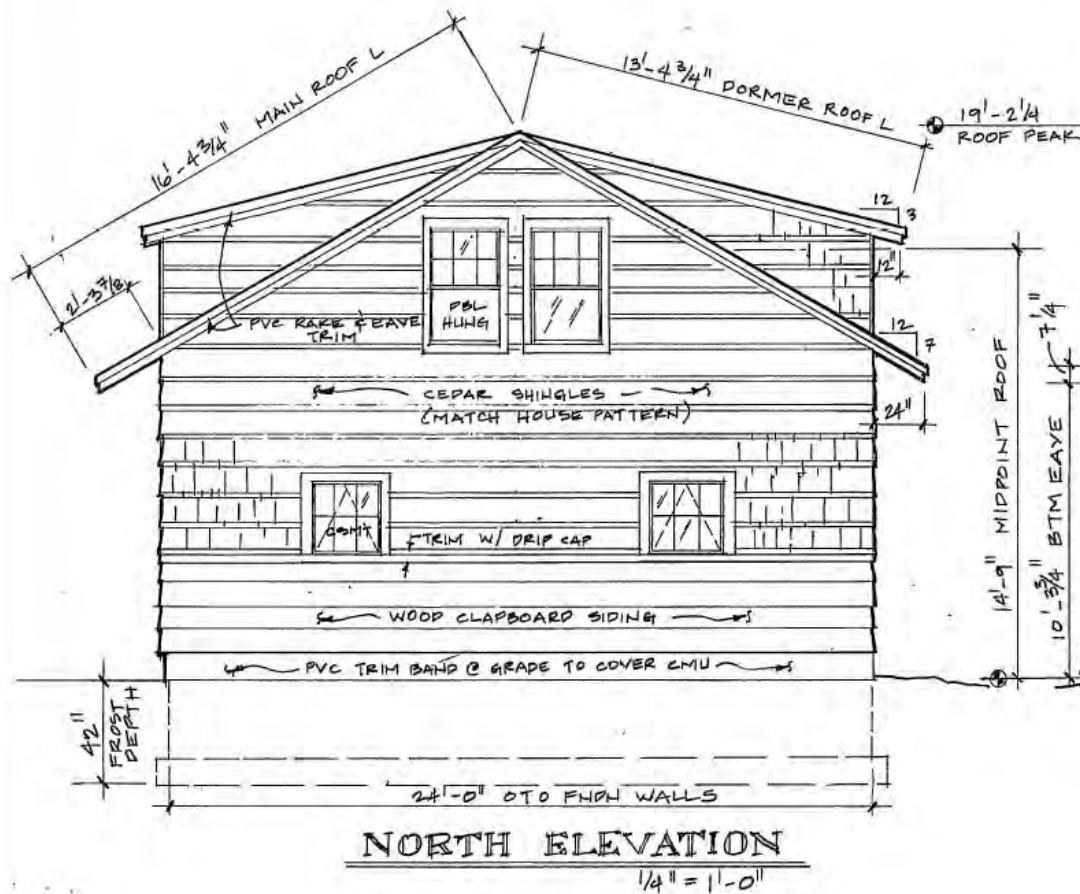
9

SHEET NO



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PAUL & MOLLY IRWIN 17456 LAKE AVE		
$\frac{1}{4}'' = 1'-0''$ 5-20-2026	SOUTH & EAST ELEVATIONS	10 SHEET NO



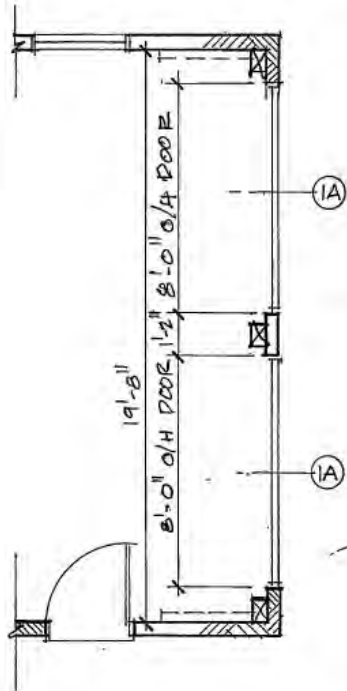
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PAUL & MOLLY IRWIN 17456 LAKE AVE

3/4" = 1'-0"
5-20-2026

NORTH & WEST ELEVATIONS

11
SHEET NO



**ALTERNATE
FIRST FLOOR
PLAN - 2 O/H
DOORS**

1/4" = 1'-0"



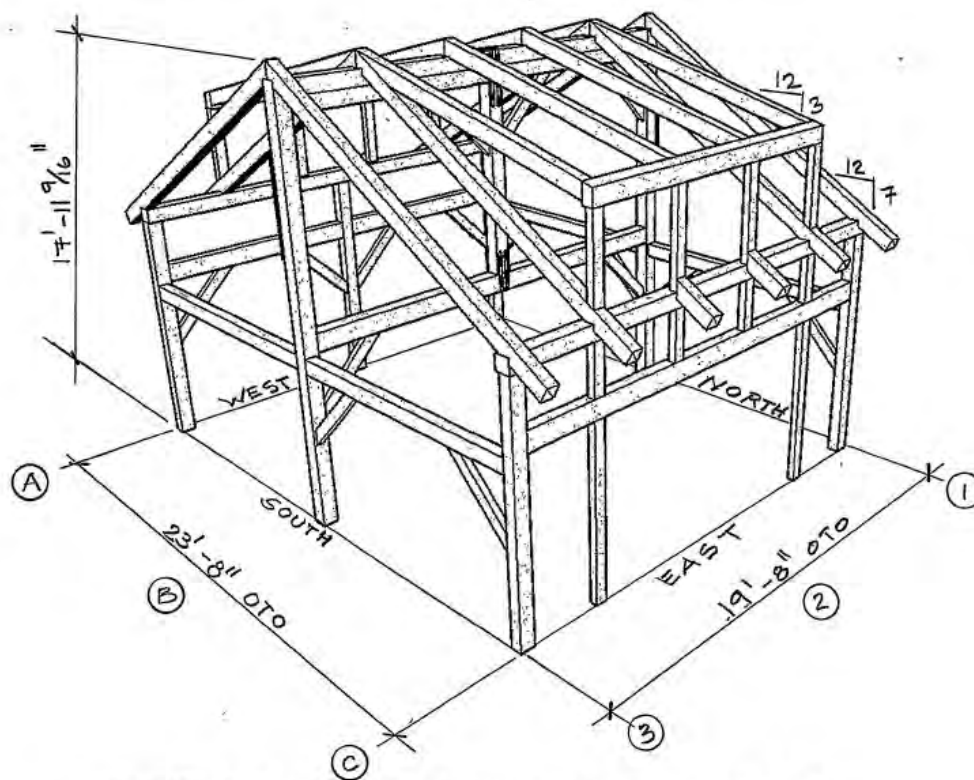
ALTERNATE EAST ELEVATION

TWO DOOR OPTION



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PAUL & MOLLY IRWIN 17456 LAKE AVE		
5/8" = 1'-0" 5-20-2026	ALTERNATE GARAGE DOOR SCHEME	12 SHEET NO



TIMBER FRAME INFORMATION

These drawings depict an engineered heavy timber frame structure connected with traditional mortise and tenon joinery and pegged joints.

The engineer of record is Firetower Engineering, 21 Norman Ave., Delran, NJ 08075, (401) 654-4600.

The timber sizes shown on these drawings are nominal, not actual. Timber sizes as of May 20, 2026 are for preliminary pricing and planning purposes only and will be updated with final timber sizes and stamped by a structural engineer licensed in Ohio.

The wood species will be either larch or spruce based on recommendations from Firetower Engineering.

Generally speaking, timber frames can be categorized as either "wall" or "bent" frames. "Walls" have horizontal top plates and "Bents" have principal rafters set to the rake of the roof pitch. The timber frame at left is a "wall" frame with 3 major walls: Walls A, B, and C will be pre-built on the ground as assemblies and then raised into place.

Joinery details will be determined as part of the final engineering review, and will depict traditional timber joinery details such as pegged mortise and tenon joints, free splines, and mechanical fasteners where necessary.

The timber frame will be fastened to the foundation at each post location with HPAHD-22 hold-down straps embedded in the masonry foundation walls.

A preliminary list of timbers or "stick list" can be found on Sheet TF5.

For questions about the project or to check on the engineering status, please call Paul Irwin of Trapdoor Treehouse, LLC at (216) 336-4392 or paul@trapdoortreehouse.com



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Lakewood OH · Ellicottville NY
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PAUL & MOLLY IRWIN 17456 LAKE AVE

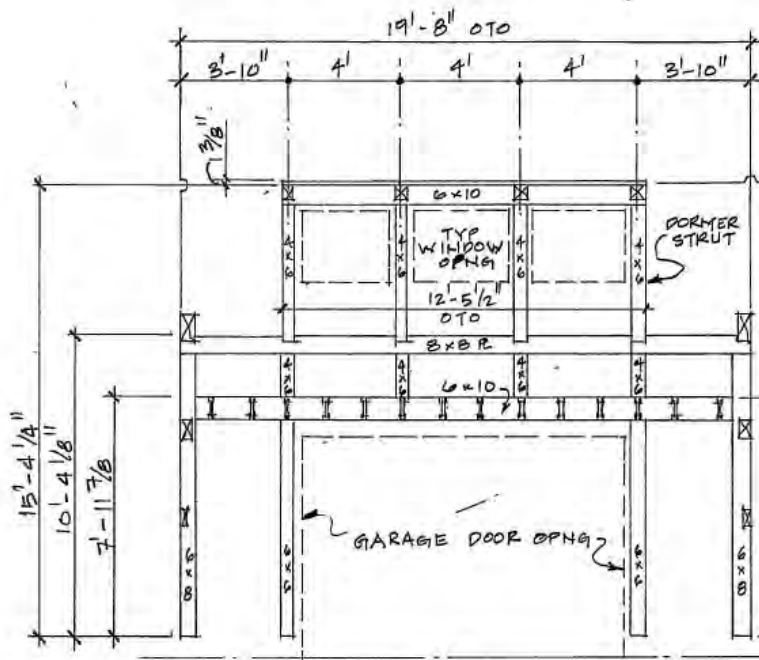
3/4" = 1' - 0"

5-20-2026

TIMBER FRAME INFORMATION

TF1

SHEET NO



WALL "C" FROM "B"

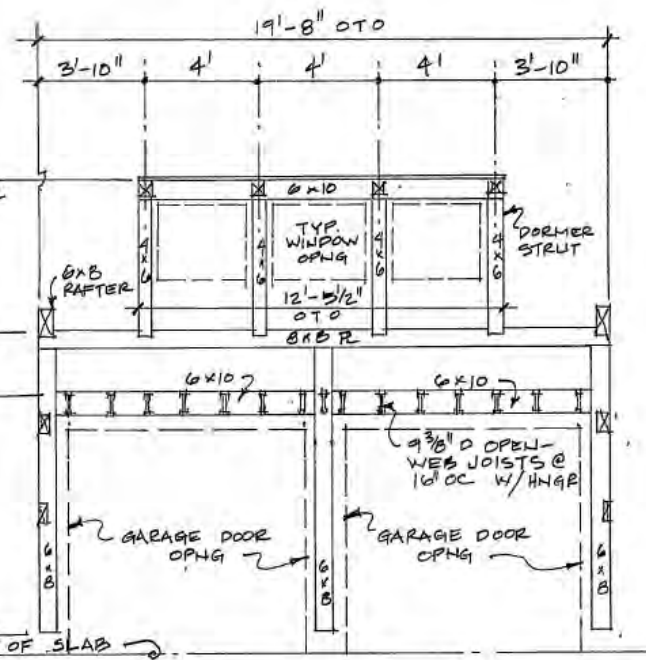
1/4" = 1' - 0"

+16'-1 3/4"
TOP OF DORMER R

+11'-1 5/8"
TOP OF EAVE R

+8'-9 3/8"
TOP OF GIRT

+0'-9 1/2"
+0'-0" THEO TOP OF SLAB



ALTERNATE (2-CAR) WALL "C"

1/4" = 1' - 0"



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PAUL & MOLLY IRWIN 17456 LAKE AVE

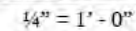
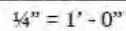
1/4" = 1' - 0"

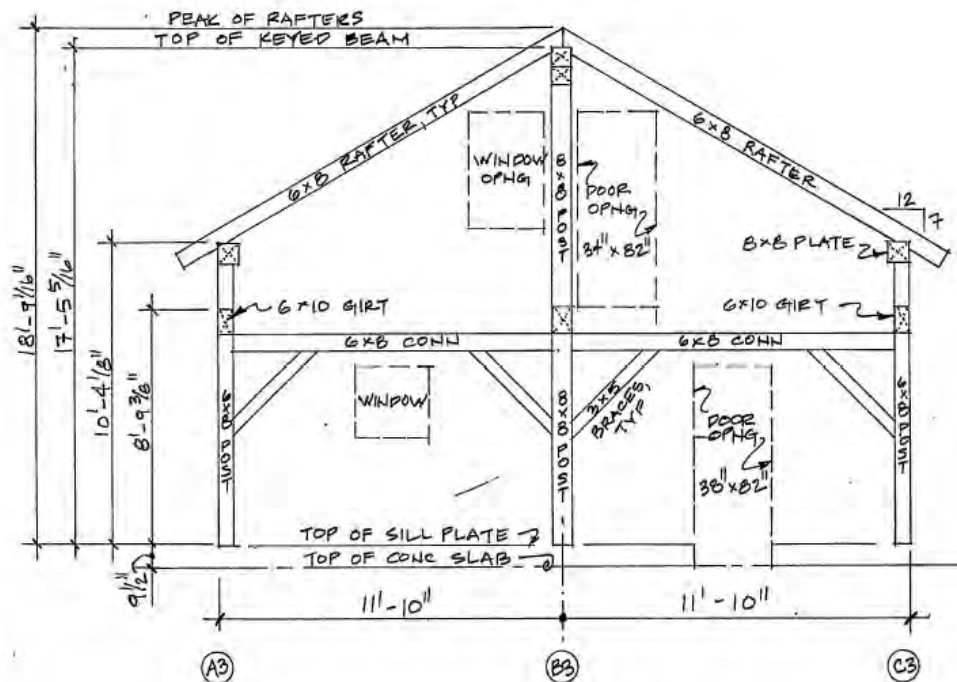
5-20-2026

TIMBER FRAME WALL C & ALT C

TF3

SHEET NO





BENT "3" FROM OUT

1/4" = 1' - 0"

TIMBER ORDER SUMMARY				
QTY	W (in)	D (in)	L (ft)	BF Ext
8	3	5	10	100.00
8	4	6	10	160.00
18	6	8	12	864.00
4	6	8	10	260.00
2	6	10	10	100.00
2	6	10	14	140.00
1	6	10	20	100.00
7	8	8	20	748.00
1	8	10	20	133.33
				2800.00 BF

DESCRIPTION	QTY	W (in)	D (in)	L (ft)	BF Ext
BRACES FLUSH OUT	4	3	5	10	20.00
BRACES CTR TENDONS	5	3	5	10	31.25
BRACES FLUSH OUT	4	3	5	10	20.00
BRACES FLUSH OUT	2	2	5	10	12.50
BF Subtotal					93.75
Material order:	8	3	5	10	160.00
GIRT-PLATE STRUTS: C1+, C2-, C3, C3-	4	4	6	10	24.00
DORMER STRUT A1	1	4	6	10	10.00
DORMER STRUT A1-2	1	4	6	10	10.00
DORMER STRUT A2-3	1	4	6	10	10.00
DORMER STRUT A3	1	4	6	10	10.00
DORMER STRUT C1+	1	4	6	10	10.00
DORMER STRUT C1-2	1	4	6	10	10.00
DORMER STRUT C2-3	1	4	6	10	10.00
DORMER STRUT C3-	1	4	6	10	10.00
POST C1+	1	4	6	10	10.00
POST C3-	1	4	6	10	10.00
BF Subtotal					120.00
Material order:	8	4	6	10	160.00
POST A1	1	6	8	12	48.00
POST A2	1	6	8	12	48.00
POST A3	1	6	8	12	48.00
POST C1	1	6	8	12	48.00
POST C2	1	6	8	12	48.00
CONNECTOR A1-B1	1	6	8	12	48.00
CONNECTOR B1-C1	1	6	8	12	48.00
CONNECTOR A3-B3	1	6	8	12	48.00
CONNECTOR B3-C3	1	6	8	12	48.00
DORMER RAFTERS	8	6	8	12	384.00
BF Subtotal					816.00
Material order:	18	6	8	12	864.00
PRIMARY RAFTERS	4	6	8	10	256.00
BF Subtotal					256.00
Material order:	4	6	8	16	256.00
GIRT A1-A2	1	6	10	16	50.00
GIRT A2-A3	1	6	10	16	50.00
BF Subtotal					100.00
Material order:	2	6	10	16	160.00
DORMER PLATE A1-3	1	6	10	14	70.00
DORMER PLATE C1-3	1	6	10	14	70.00
BF Subtotal					140.00
Material order:	2	6	10	14	160.00
GIRT C1-C3 (HEADER)	1	6	10	20	100.00
BF Subtotal					100.00
Material order:	1	6	10	20	100.00
POST B2	1	6	8	10	53.33
POST B1	1	6	8	10	90.00
POST B3	1	6	8	10	90.00
PLATE A	1	6	8	20	106.67
KEYED BEAM PLATE B TOP	1	6	8	20	106.67
KEYED BEAM PLATE B BTM	1	6	8	20	106.67
PLATE C	1	6	8	20	106.67
BF Subtotal					866.67
Material order:	7	6	8	20	746.67
GIRT B1-B3	1	6	10	20	103.33
BF Subtotal					103.33
Material order:	1	6	10	20	133.33



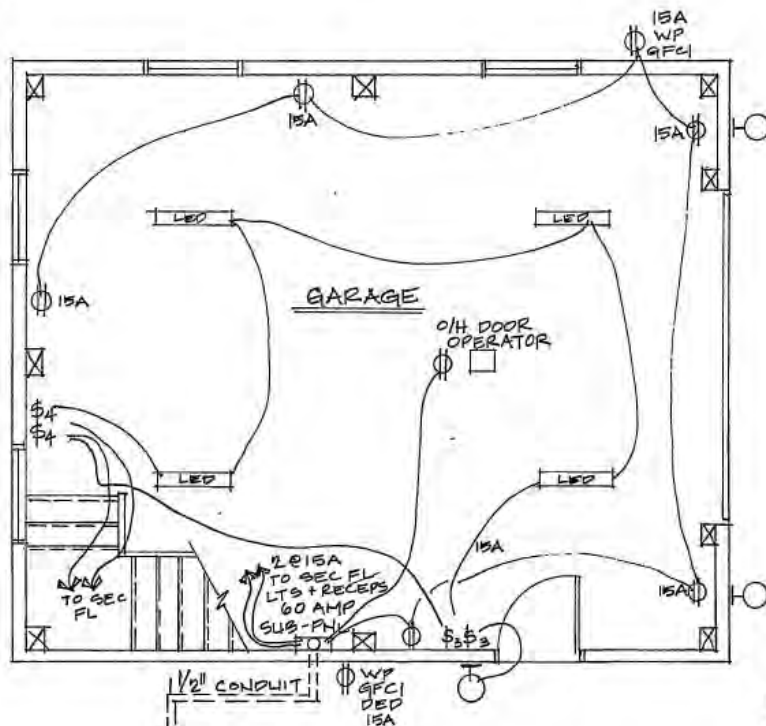
Trapdoor Treehouse, LLC
Lakewood OH - Ellicottville NY
(216) 338-4392

PAUL & MOLLY IRWIN 17456 LAKE AVE

1/4" = 1' - 0"
5-20-2026

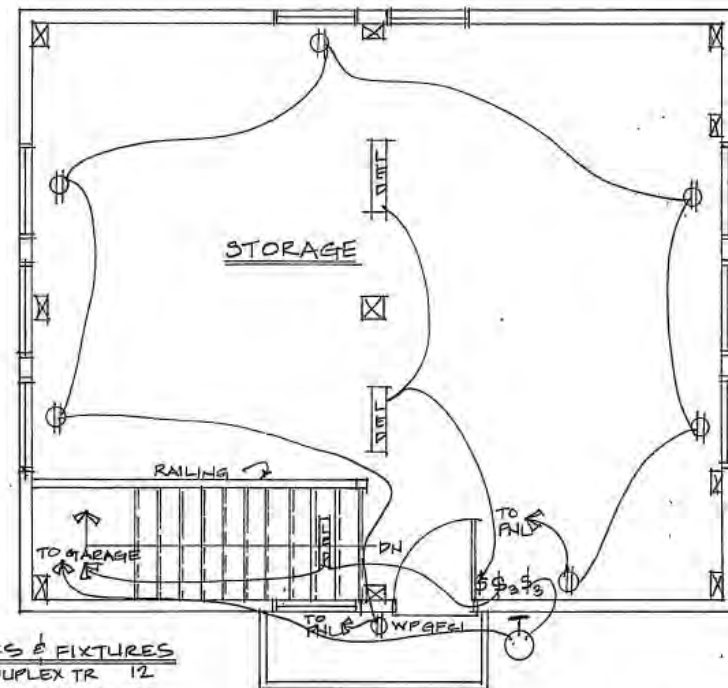
TIMBER FRAME BENT 3 & STICK LIST

TF5
SHEET NO



1ST FL ELEC

1/4" = 1'-0"



2ND FL ELEC

1/4" = 1'-0"

DEVICES & FIXTURES

15A DUPLEX TR	12
15A WP TR GFCI	3
LED SURF MT	6
EXT SCNCE	4
3-WAY SW	4
4-WAY SW	2
SNGL POLE SW	1
60A SUB PHL	1



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PAUL & MOLLY IRWIN 17456 LAKE AVE

1/4" = 1'-0"
5-20-2025

ELECTRICAL PLANS

E1
SHEET NO

WINDOW & DOOR SCHEDULE						
UNIT #	TYPE	MANUFACTURER	QTY	Unit Width x Height		Lite Pattern
1	O/H Garage Door	Clopay	1	11' - 0"	7' - 6"	
2	Inswing Exterior Door	B & B Lumber	1	3' - 0"	6' - 8"	3W x 2H
3	Inswing Exterior Door	B & B Lumber	1	2' - 8"	6' - 8"	3W x 2H
A	Awning Casement	Andersen 400 Series	4	30"	30"	3W x 2H
B	Awning Casement	Andersen 400 Series	6	36"	32"	3W x 2H
C	Double Hung	Andersen 400 Series	3	32"	48"	3W x 2H




Discover *OPEN JOIST*, the original trimmable floor truss

OPEN JOIST is the engineered floor joist that satisfies every requirement for safe and lasting construction. This open web joist offers advantages and assurances that enhance residential, multi-family, off-site, hospitality and light commercial building projects. To investigate the capabilities OPEN JOIST floor trusses provide, choose a pathway below and be informed!

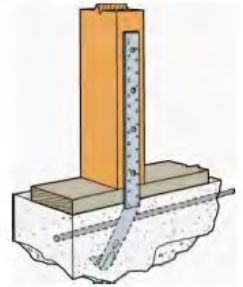
9-1/4" Depth Maximum Live Load Deflection (L/360 & L/480, 1-1/2" Minimum Bearing Each End)

Chord* Size	Chord* Grade	Loading (PSF)		12" o.c.		16" o.c.		19.2" o.c.		24" o.c.	
		Live	Dead	L/360	L/480	L/360	L/480	L/360	L/480	L/360	L/480
2x2	#2	40	15	15'-9"	15'-9"	15'-9"	14'-11"	15'-6"	14'-0"	14'-3"	12'-10"
4x2	MSR 2100	40	15	19'-9"	19'-5"	19'-11"	17'-3"	17'-11"	16'-6"	16'-11"	
3x2	#2	50	15	15'-9"	15'-3"	15'-3"	13'-9"	14'-3"	12'-10"	13'-2"	11'-11"
4x2	MSR 2100	50	15	19'-9"	17'-11"	17'-11"	16'-4"	16'-11"			
3x2	#2	100	15	13'-2"	11'-11"	11'-11"	10'-8"	11'-1"	9'-11"	9'-3"	8'-9"

For more information on Open Joist visit www.openjoist.com



USP THF25925
face mount joist hanger
for all joists



Simpson HPAHD-22
Hold-Down straps
For all post locations



#1 Grade Perfection 18" Western Red Cedar Shingles
Available at Twin Creeks Log Home Supply and
Cleveland Lumber

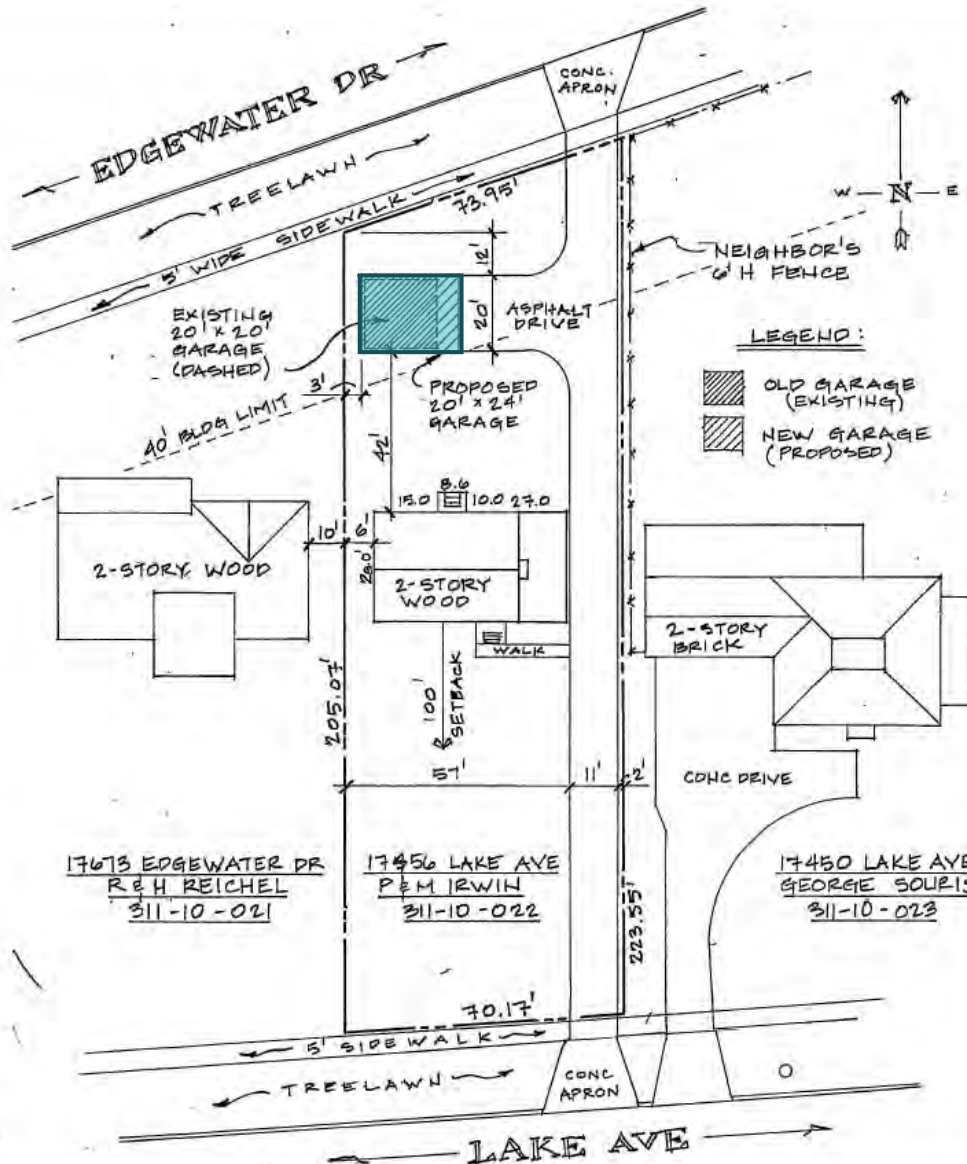


Trapdoor Treehouse, LLC
Lakewood OH · Ellicottville NY
(216) 336-4392

PAUL & MOLLY IRWIN 17456 LAKE AVE		
3/4" = 1' - 0"	MISC INFORMATION	MISC
5-20-2026		SHEET NO

APPLICANT PROVIDED STATEMENT OF FACTS

- The existing wood framed, one story, 2-car garage was built in 1918. Its structure is failing and beyond repair. It is time to replace it with a new garage.
- The existing garage is in the rear yard of a Lake Avenue property, but the rear yard abuts Edgewater Drive. This is unusual. The property is thus subject to a 50' Building Limit on Lake Ave and a 40' Building Limit on Edgewater.
- 78 years after the garage was built, it became non-conforming when the Building Limit Lines were adopted in 1996.
- The NW corner of the existing garage is 12' from the rear property line on Edgewater and its NE corner is 21' from the rear property line. Its side yard setback is 3' to the western property line.
- For sound reasons, which include maintaining the historical character and appearance of the neighborhood, the best place to site a new garage is to place it in the same location as the existing garage.
- The existing garage has a 20' x 20' footprint. The two overhead doors are 7' wide x 6'-8" high making it too small to safely park a vehicle in it, and a pickup truck or larger SUV will not fit at all. We propose to increase the garage footprint to 20' x 24'.
- The Edgewater Drive Building Limit line affects 2,960 SF of the rear yard. The footprint of the existing garage occupies 13.5% of the restricted area and the new garage, as proposed, would occupy 16.2% of the restricted area, for an increase of 2.7% which is 80 SF.
- The abutting neighbors support the project as proposed.



LEGEND:

-  OLD GARAGE (EXISTING)
-  NEW GARAGE (PROPOSED)



Trapdoor Treehouse, LLC
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PAUL & MOLLY IRWIN 17456 LAKE AVE		
1" = 30'	PLAT DRAWING	2
5-20-2026		SHEET NO

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) *Yes. See Statement of Facts, page 1, and Site Plan, page 2.*
- (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). *Yes. Homes in the immediate area at 17788, 17743, 17715, and 17445 Edgewater all have portions of the primary structures encroaching beyond the 40' Building Limit line, and the rear yard fence at 17450 Lake Ave is non-conforming.*
- (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) *No. An area variance is required in order to repair or replace the collapsing garage. Replacement in situ, not repairs, is the most economically sensible option. Placement of a new garage in the front yard on Lake Avenue, for example, would result in diminished utility and reduced property valuation. Removing the existing garage without replacement would result in significant property devaluation.*
- (4) (Q)Whether the variance(s) is substantial;
- (4)(A) *No. The variance is not substantial.*

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) **Ñnⁱ**

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

(6)(A) **Ñnⁱ**

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

(7)(A) **Ñnⁱ ✓The owner had no knowledge of any building restrictions in the rear yard.**

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

(8) (A) **Ñnⁱ**

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

(9)(A) **Ŷçⁱ**

ADMINISTRATIVE COMMENTS

- Applicant proposes replacing existing garage with new, larger garage in same location, 12' from property line where the Building Limit line is 40.'
- Other homes in the immediate area have 17788, 17743, 17715, and 17445 Edgewater all have portions of the primary structures encroaching beyond the 40' Building Limit line, and the rear yard fence at 17450 Lake Ave is non-conforming.
- Applicant obtained signatures in support of requested variance from owners of 4 out of 5 abutting properties. The remaining property owner was not able to be reached by the applicant.
- The garage is compliant for height.
- Application was approved at ABR.

PUBLIC COMMENT

- ☐ Received via Phone-
- ☐ Received via e-mail – signatures from 4/5 abutting property owners in support of requested variance
- ☐ Meeting attendee(s)

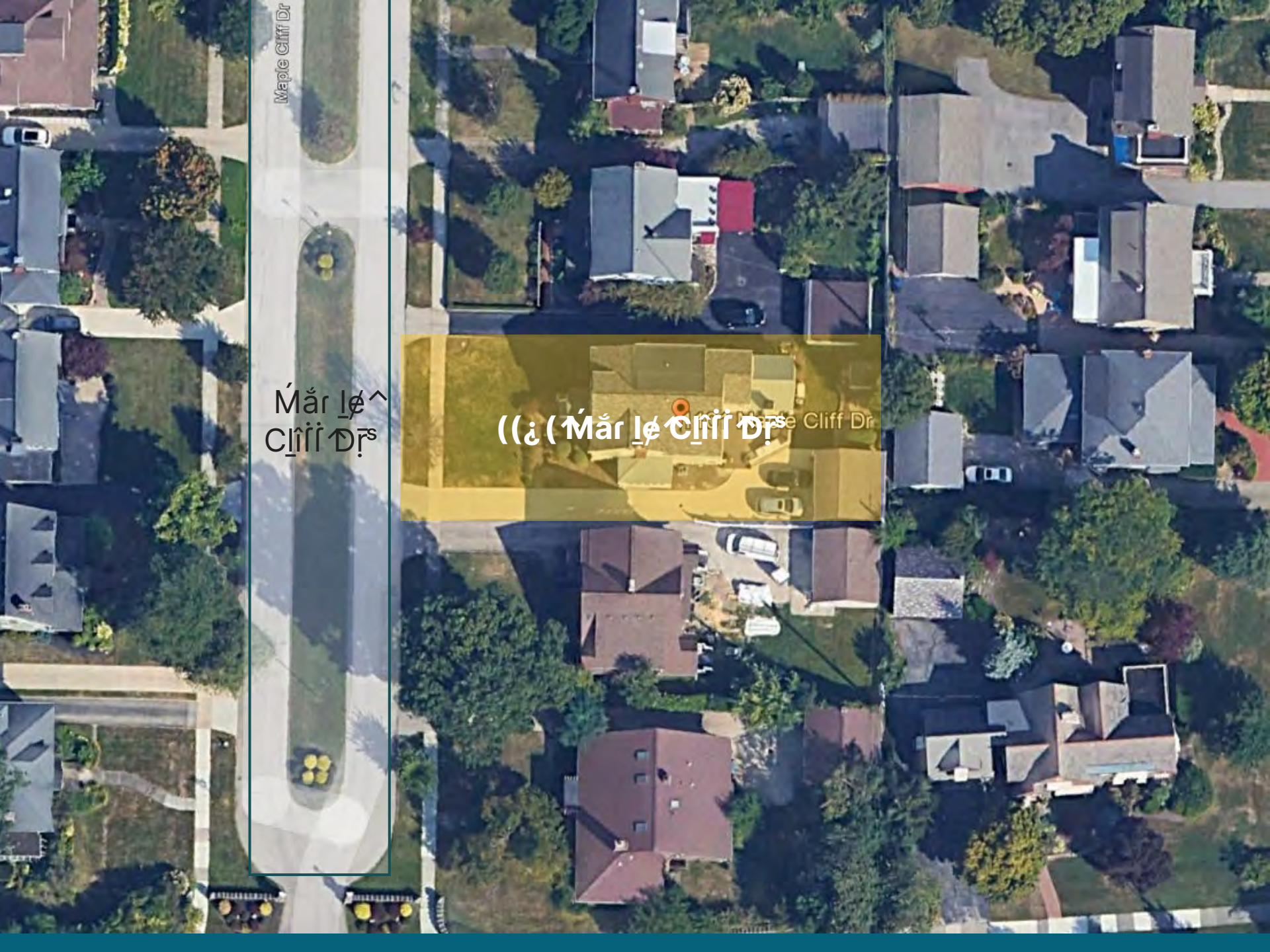
Docket No. 06-09-26
17456 Lake Ave.

Applicant Paul Irwin, property owner, proposes the construction of a new one story garage to replace the existing garage. The lot is a through lot with a front setback on Edgewater Dr. as well as one on Lake Ave. The new garage will be in the same location as the existing and will be 480 sq. ft in area. Property is located in the R1L Single-Family Low Density District.

Variance 1: The applicant proposes the construction of a one story garage within the required front setback on Edgewater, approx. 12 feet from the public sidewalk where the required setback is 40 feet. Request a variance to reduce the required front setback on Edgewater Dr., as proposed. Pursuant to section 1121.07 (Ord. 91-95. Passed 10-7-1996.)

Docket No. : 06-10-26

Docket No. 06-10-26
1101 Maple Cliff Dr.

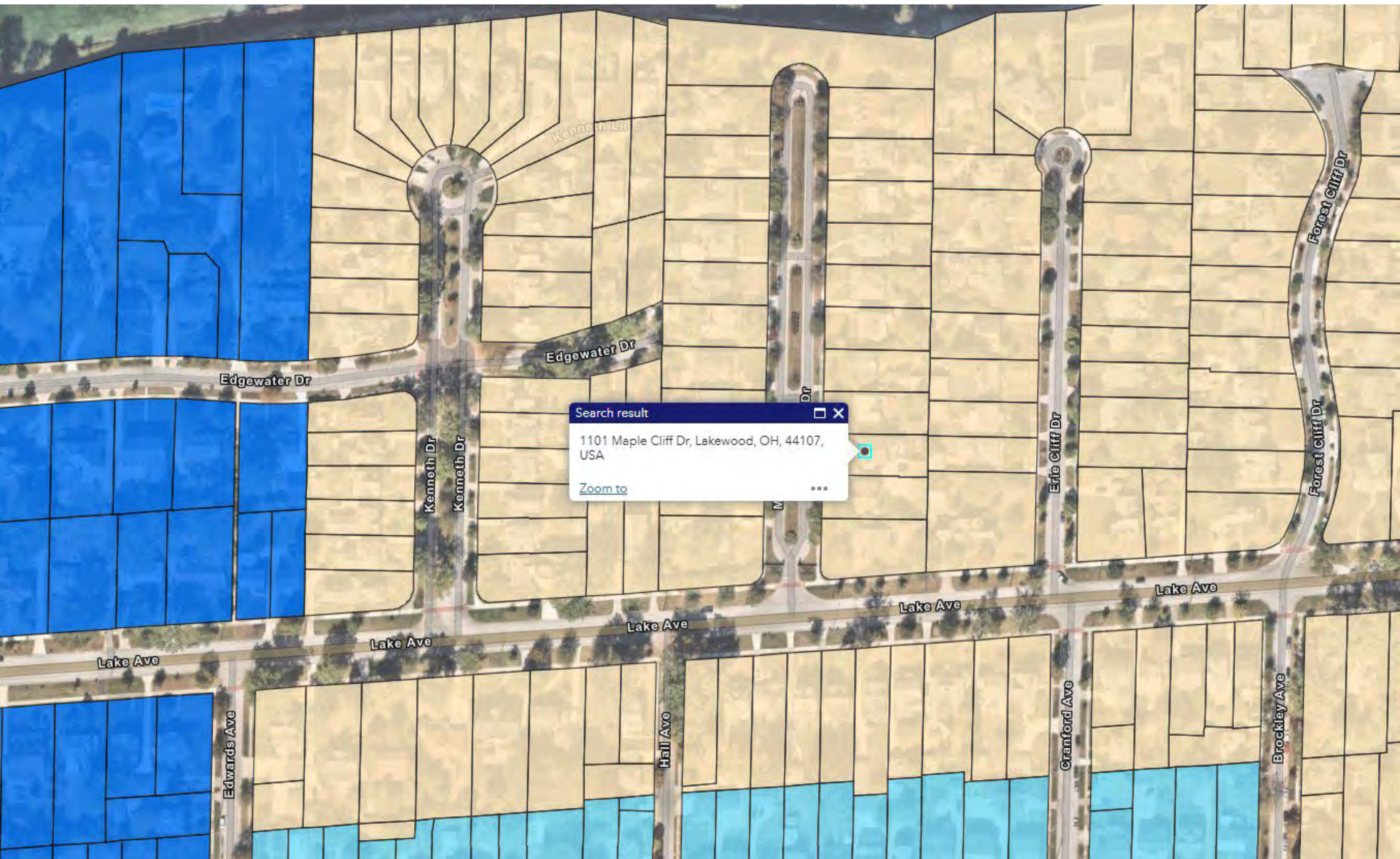


Maple Cliff Dr

Maple Cliff Dr

Maple Cliff Dr

R(H Single Fán ilŲMîgh DþnŝîŲŲŲnîng Dîŝŝîç

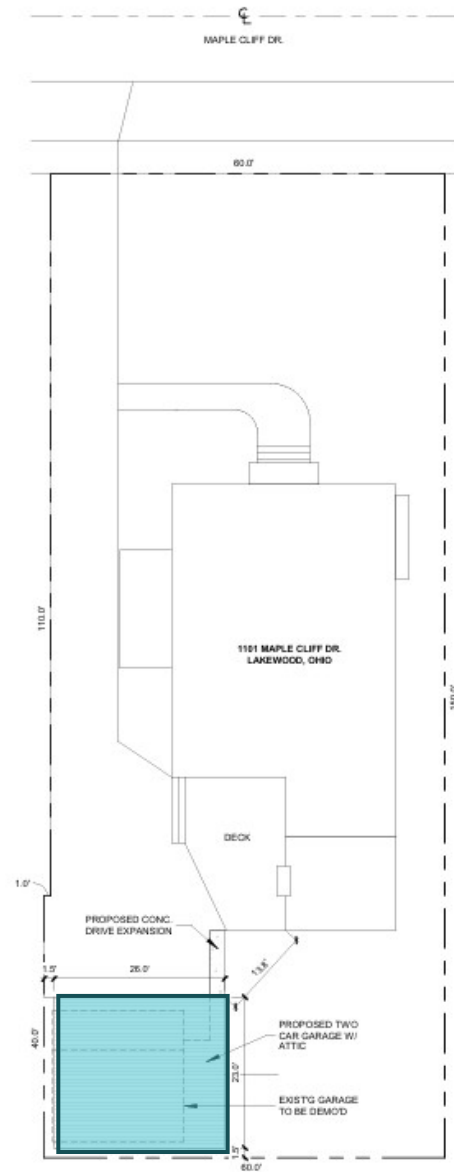


Docket No. 06-10-26
1101 Maple Cliff Dr.

Applicant Charles McGettrick, Architects CA McGettrick, LLC proposes construction of a new 2 ½ car garage to replace the existing. Property is located in the R1H Single Family High Density District.

Variance 1: The applicant proposes the construction of a two and a half-car garage with attic that is 598 sq. ft. where the maximum allowance is 480 sq. ft. Request a variance to exceed the maximum allowable rear lot coverage by 118 sq feet, as proposed. Pursuant to section 1121.09(c) (Ord. 91-95. Passed 10-7-1996.)

SITE PLAN



SITE DATA: 1101 Maple Cliff Dr. (R1H DISTRICT)

TITLE THREE, SECTION 1123.09(a):

EXISTING STRUCTURES: 2,057 SQFT
 PROPOSED ADDITION: 598 SQFT
 TOTAL: 2,655 SQFT

TOTAL LOT COVERAGE: 2,655/9,040 X 100 = 29%

TITLE THREE, SECTION 1123.09(d):

EXISTING STRUCTURES: 2,057 SQFT
 EXISTING DRIVE: 1,766 SQFT
 EXISTING DECK: 316 SQFT
 PROPOSED GARAGE: 598 SQFT
 PROPOSED DRIVE: 23 SQFT
 TOTAL: 4,760 SQFT

TOTAL LOT COVERAGE: 4,760/9,040 X 100 = 53%

TITLE THREE, SECTION 1121.10

MINIMUM YARD REQUIREMENTS:

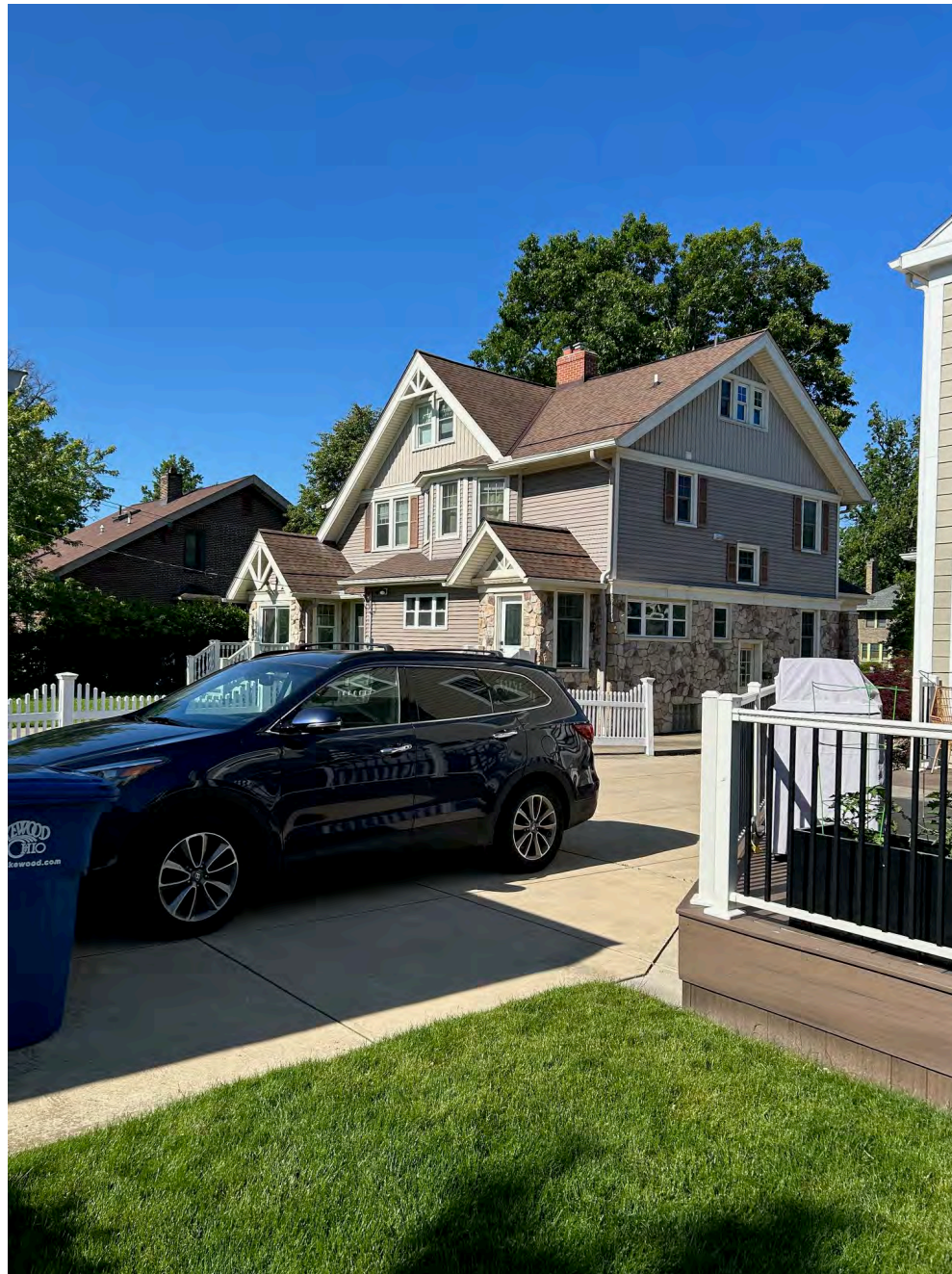
ANY LOT LINE: 18" MIN.

PROPOSED SETBACKS:

REAR YARD: 18"
 EAST SIDE YARD: 18"

SITE PLAN
1/16" = 1'-0"









NOTE:
MTL. FLASHG AT ALL
VALLEYS (TYP.)

NOTE:
FLASH ALL ROOF/WALL
INTERSECTIONS (TYP.)

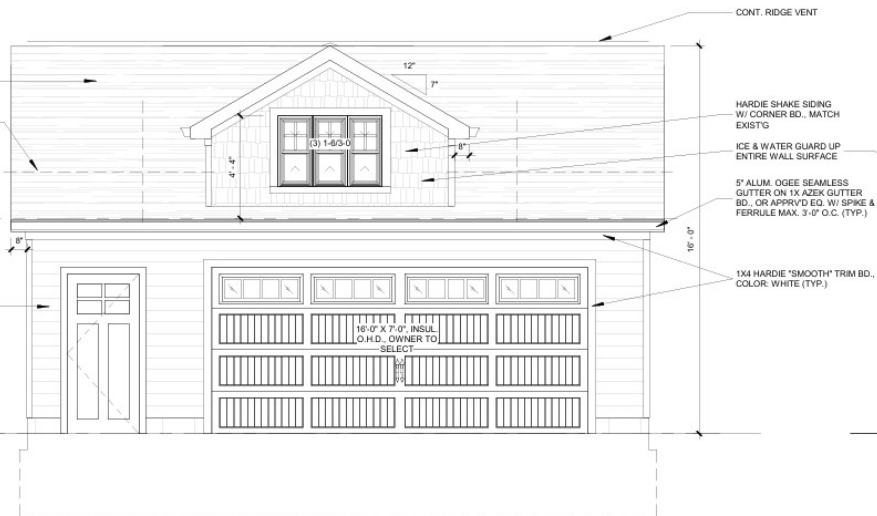
30YR. DIM. SHINGLES,
MATCH EXISTG (TYP.)

ICE & WATER GUARD, 3'-0" MIN.
UP FROM EAVES (TYP.)

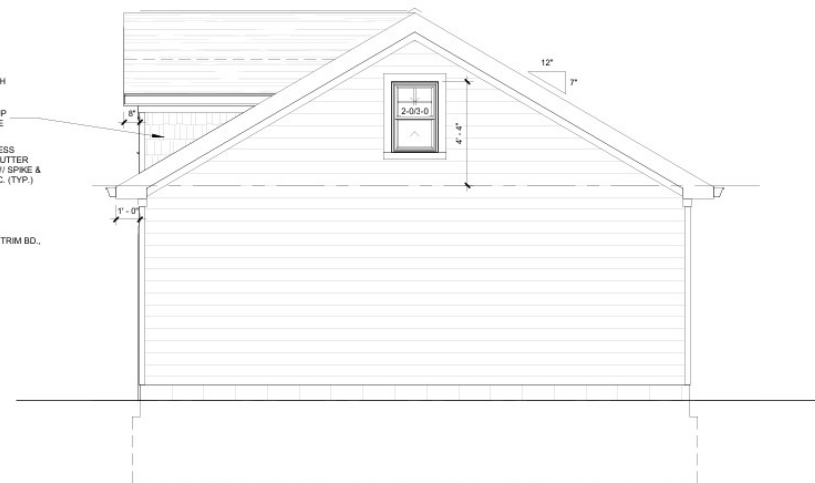
ATTIC
9' - 0"

HARDIE PLANK SIDING
W/ CORNER BD., MATCH
EXISTG

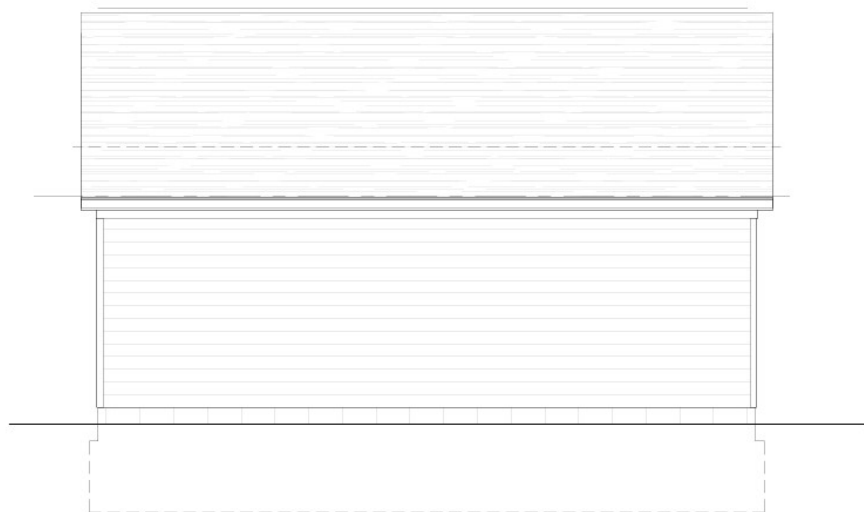
GRADE
0' - 0"



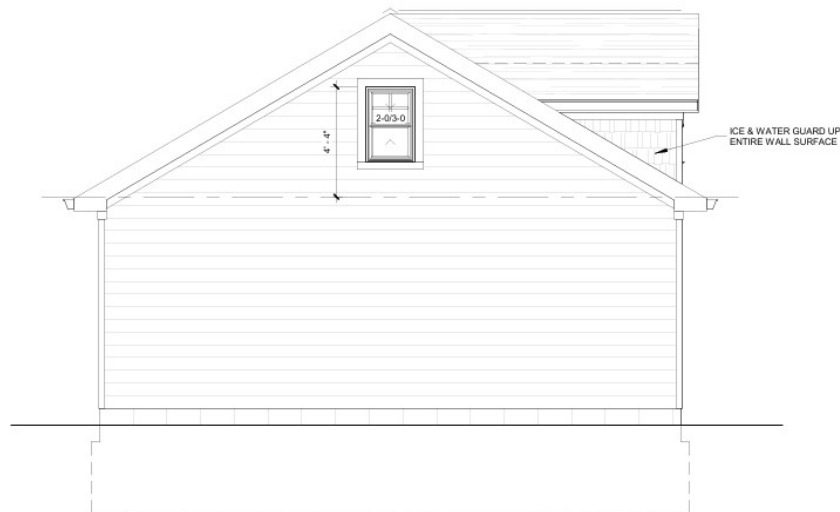
WEST ELEVATION
1/4" = 1'-0"



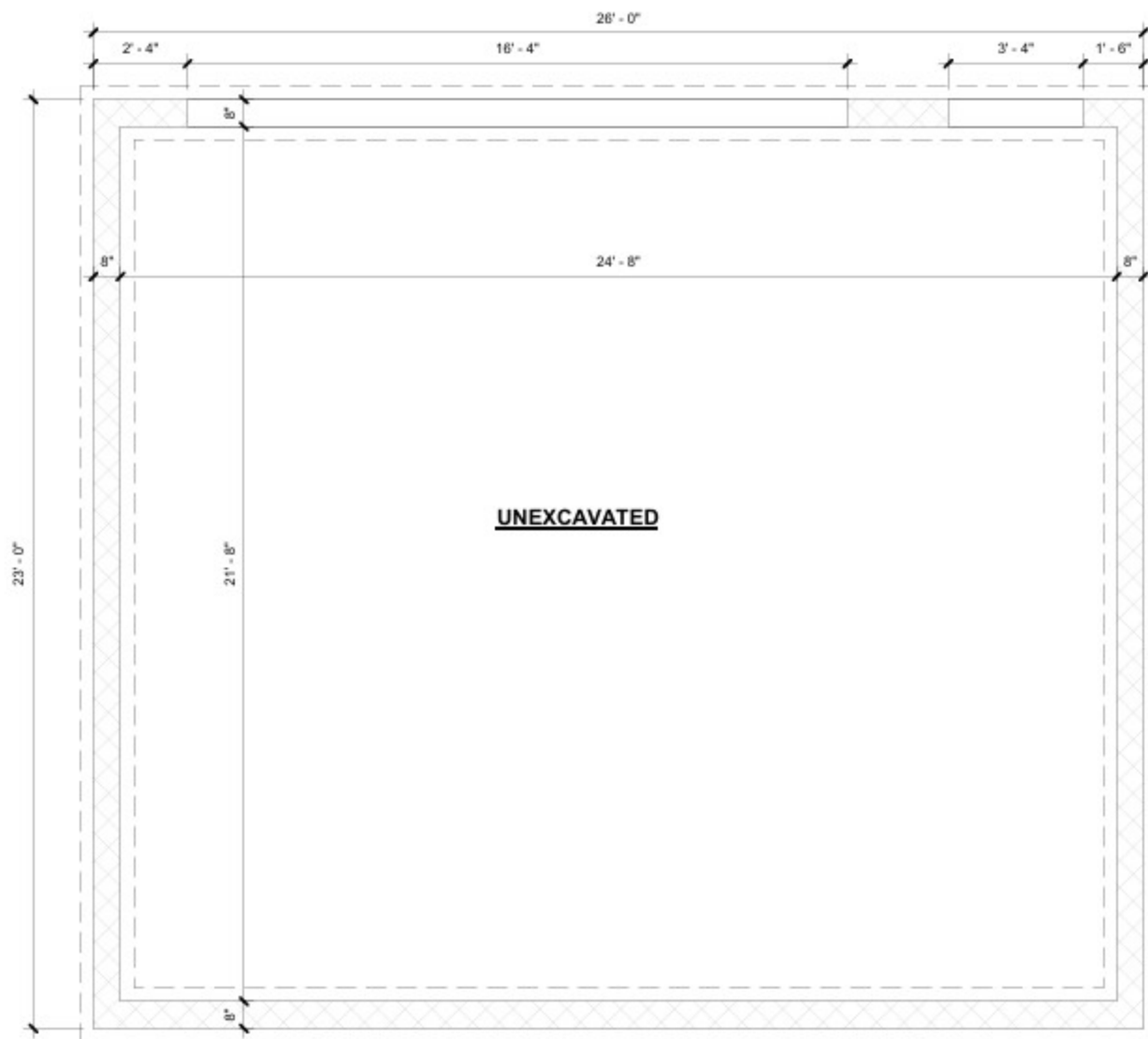
SOUTH ELEVATION
1/4" = 1'-0"



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



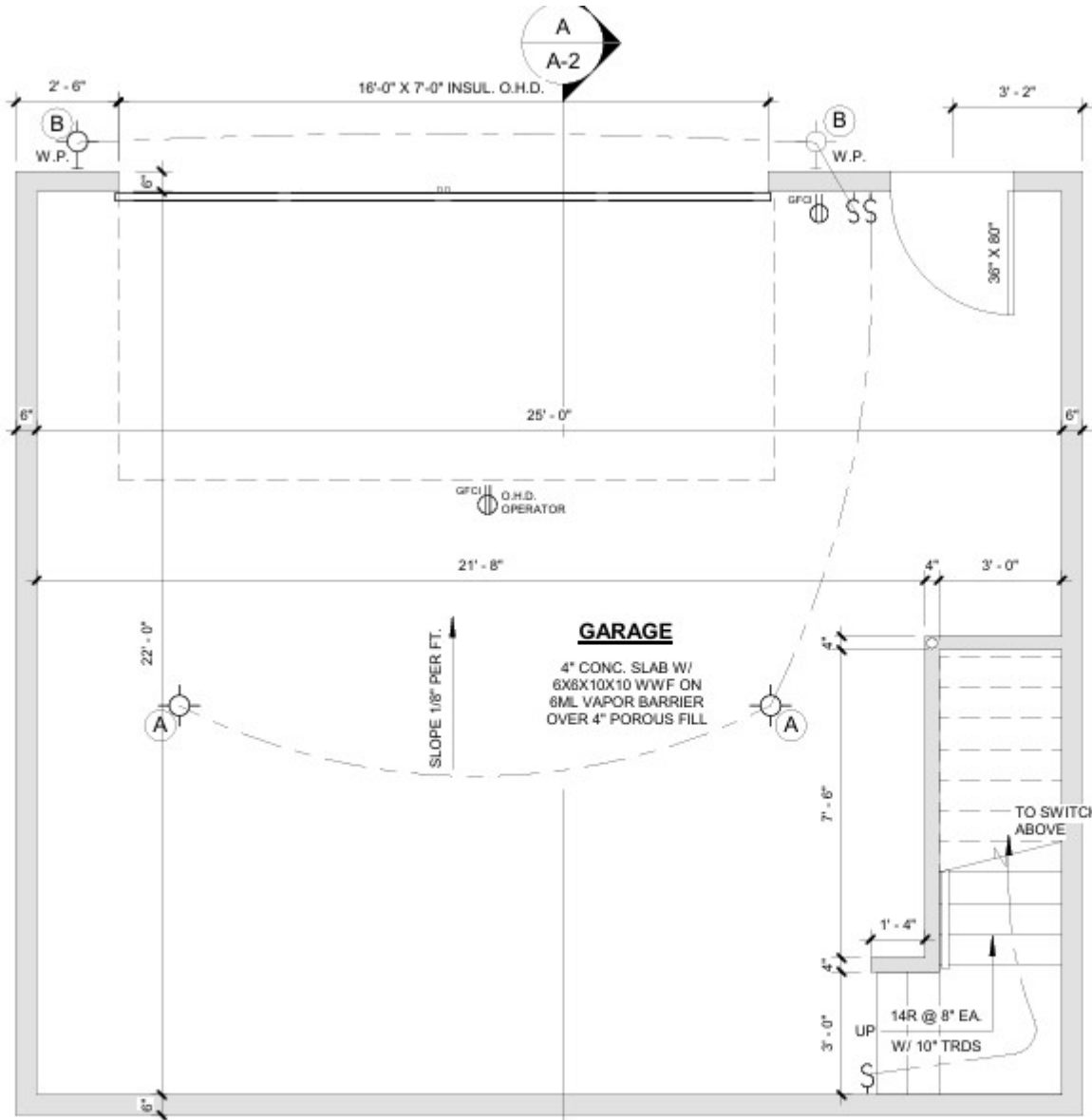
NORTH ELEVATION
1/4" = 1'-0"



FOUNDATION PLAN

1/4" = 1'-0"





LIGHT FIXTURE SCHEDULE:

- (A) 48" (2) LAMP SHOP LGT.
- (B) WALL SCONCE
- (C) CEILING MOUNTED FIXTURE

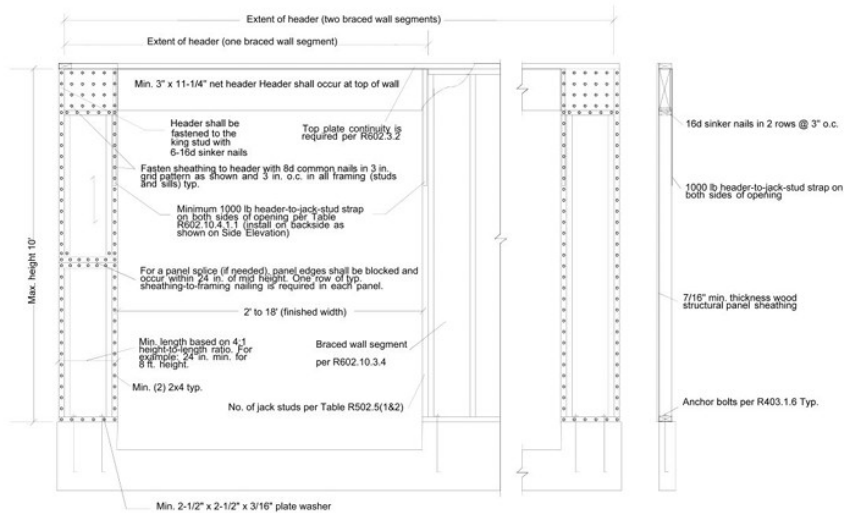
NOTE:

- LIGHT FIXTURES TO BE SELECTED BY OWNER.
- ALL ELECTRICAL IS EXIST'G UNLESS NOTED ON PLANS
- ALL NEW AND REPLACEMENT OUTLETS SHALL BE TAMPER-RESISTANT

* W.P. : WATER PROOF FIXTURE

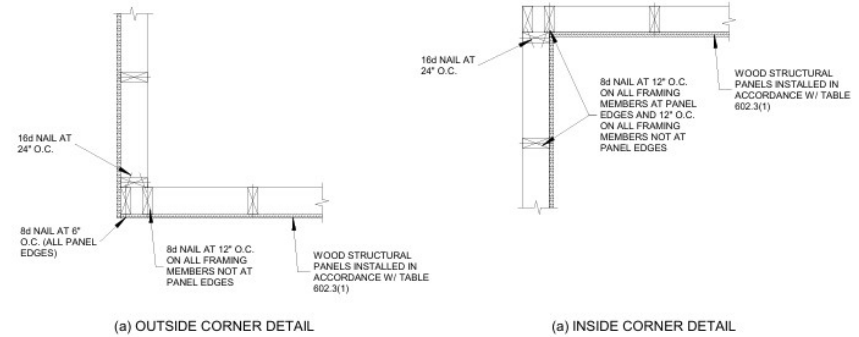
GARAGE PLAN
1/4" = 1'-0"





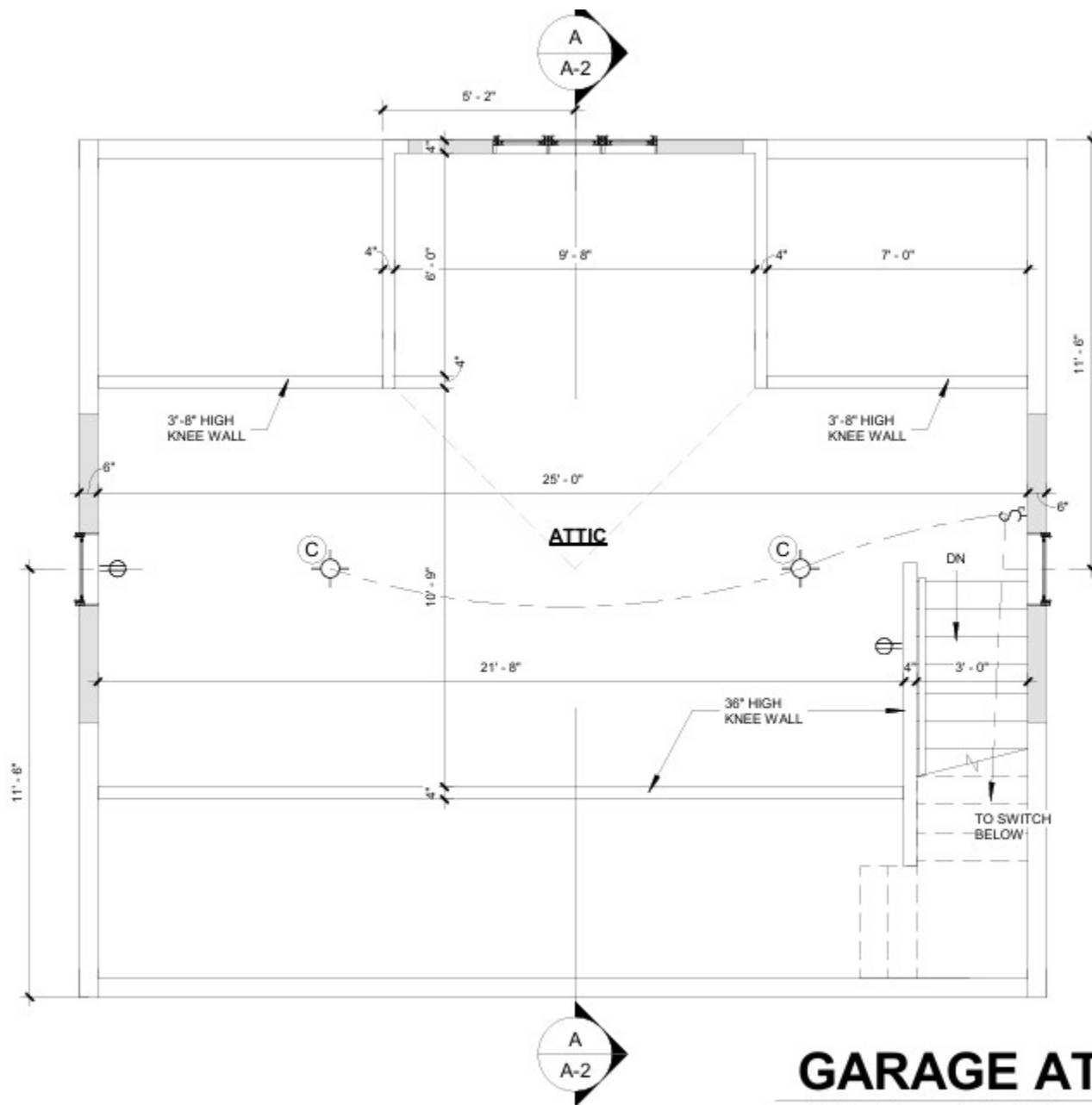
(PFG) PORTAL FRAME AT GARAGE

N.T.S.



BRACED WALL METHOD CS-WSP CORNER FRAMING DETAIL

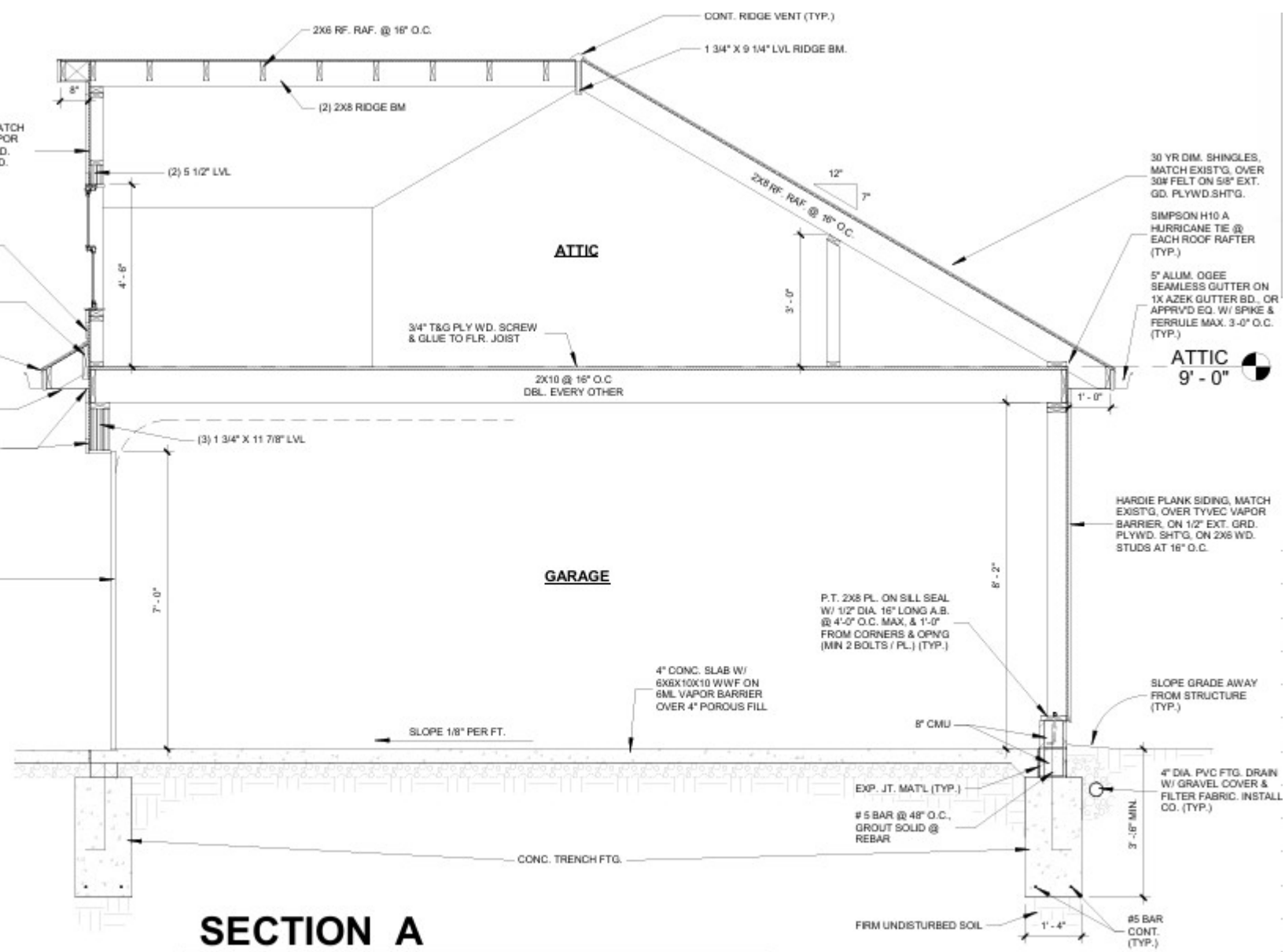
N.T.S.



GARAGE ATTIC
 1/4" = 1'-0"



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Nine Elements of Practical Difficulty

1173.04 Variances (page 1 of 2)

Nine Elements of Practical Difficulty.

Applicant's responses to questions below.

- [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;
- (4)(A) *YnB Wāt Vcē ſ ꝑ cōīBācā Wcēñī Wxçæxy °ꝑeç Vcēēāneennā y Wnī oeg çā WéVBI çenBj Wçj gūçt āçj ꝑeār ▼ ānt rāg Wādggūtj WéWntj çōBçt āçj Vcē Wnonj çā Vāæéç y W51 ōç Wxçøꝑeç Wççj grçā W51 ōçj Wny çxçøꝑeç ▼ nxcæii nr Wnxçæéç y W°311 WøW6 → Wçj cōīBāç ē Wnonj çā Vāæéç.*
- (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) *Tēc Wnonj çā WreßârBeç y Wçj çt çā m Wáçâꝛ ꝑeç Wçj reçrçū Wéꝑeç Wiāj j gū Wāæñéç WnBj ç y eðue ſ Vcçogé ▼ y ge ꝑeç Wçj çt Wéꝑeç Vcçēāneç ē WreßârBeçj*
- (6)(Q) Whether the variance(s) would adversely affect the delivery of governmental services (e.g., water, sewer, refuse removal);
- (6)(A) *Tēc Wāæñt āç y gū Wāxç vn Wāxçei ç Wéçâꝛ m ꝑeç Wçīgçøý WéWnxçetj çt rāi Vcæçūç*
- (7)(Q) Whether the property owner purchased the property with knowledge of the zoning restriction;
- (7)(A) *Wç Wāt t nr Wogç m ꝑeç Wy t çei Vt ny içāéç Wéꝑeç Wnt çt ç Wçj regirçntj*
- (8)(Q) Whether the property owner's predicament feasibly can be obviated through some method other than a variance(s); and
- (8) (A) *We see no other feasible solution to solve the design issue other than the granting of the requested variance*
- (9)(Q) Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance(s).
- (9)(A) *Tēc Wogç Wt ā ſ rçt r Wéꝑeç Wnāç y nBiā Wç Wāj çæçā Wt ā WBāj rāt rçñī Bj rçūç Wnt ç Wy Væēt rçé ꝑeç Wç ▼ ī çç ç VārBeç Wéꝑeç WçōBçj rçā Wāæñt āçj*

ADMINISTRATIVE COMMENTS

- The request is for an additional 118 feet to the permitted 480 square feet, about the size of a small shed.
- The garage is compliant for height and required setbacks.

PUBLIC COMMENT

- ☐ Received via Phone
- ☐ Received via e-mail
- ☐ Meeting attendee(s)

Docket No. 06-10-26
1101 Maple Cliff Dr.

Applicant Charles McGettrick, Architects CA McGettrick, LLC proposes construction of a new 2 ½ car garage to replace the existing. Property is located in the R1H Single Family High Density District.

Variance 1: The applicant proposes the construction of a two and a half-car garage with attic that is 598 sq. ft. where the maximum allowance is 480 sq. ft. Request a variance to exceed the maximum allowable rear lot coverage by 118 sq feet, as proposed. Pursuant to section 1121.09(c) (Ord. 91-95. Passed 10-7-1996.)

Adjourn

Thank you!

CîĭΩđí Łăĺ øž ôôđCônĭăçĭ^v

Mîçĥēĭĭø Nôçĥăĭ AICP

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Mîçĥēĭĭø Nôçĥăĭ – Łăĺ øž ôôđÖH°ġôž

