



City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
September 17, 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 August 20, 2026 MEETING
3. OPENING REMARKS

OLD 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 24'-10" where the minimum required is 25 ft. Request a variance to reduce the permitted combined side yard total to 24'-10" as proposed. Pursuant to Schedule 1121.07 Minimum Yard Requirements for Principal Buildings (Ord.91-95 Passed 10-07-1996)

Variance 2: 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 an area of 544 s.f. Request a variance to construct the second story unroofed patio deck as proposed. Pursuant to 1121.03(d) Permitted Accessory Uses (Ord. 07-2023 Passed 11-20-2023)

Variance 3: 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 more than 300 s.f. Request a variance to construct the second story unroofed patio deck as proposed. Pursuant to 1121.03(d) Permitted Accessory Uses (Ord. 07-2023 Passed 11-20-2023)

NEW BUSINESS

5. Docket No. 09-13-26 1332 Sloane Ave.

Applicant Jonathon Bloomberg, property owner, proposes the construction of a garden shed in the front yard of the property (south side of the lot). Property is located in the MH, Residential, Multi Family, High Density District.

Variance 1: Owner proposes the construction of a garden shed in the front yard. The shed is in compliance with building line regulations for the MH District. Request a variance to construct the garden shed as proposed. Pursuant to 1127.10(a) Additional Accessory Structure Regulations. (Ord. 39-16. Passed 9-6-2016).

6. Docket No. 09-14-26 1441 Robinwood Ave.

Applicant Cortney Kalfas, RA Kalfus Construction, for property owner, Joe and Megan Ritter, proposes the construction of a deck replacement and extension. Property is located in the R1H, Residential, Single Family, High Density District.

Variance 1: Owner proposes the construction of an unroofed patio deck replacement and extension at the rear of the primary structure. The replacement patio deck exceeds an area of 300 s.f. Request a variance to construct the unroofed patio deck as proposed. Pursuant to 1121.03(d) Permitted Accessory Uses. (Ord. 07-2023. Passed 11-20-23).

Variance 2: Owner proposes the construction of a second-story unroofed patio deck replacement at the rear of the primary structure. The replacement second-story unroofed patio deck exceeds 42" above grade. Request a variance to construct the second-story unroofed patio deck as proposed. Pursuant to 1121.03(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 Nocht at (216) 529-5906 michelle.nochta@lakewoodoh.net."



City of Lakewood
Board of Zoning Appeals

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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 new additions to the principal structure, including renovation of the second story unroofed patio deck.

2/24

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
(Owner 17852 Lake Road)

Date

























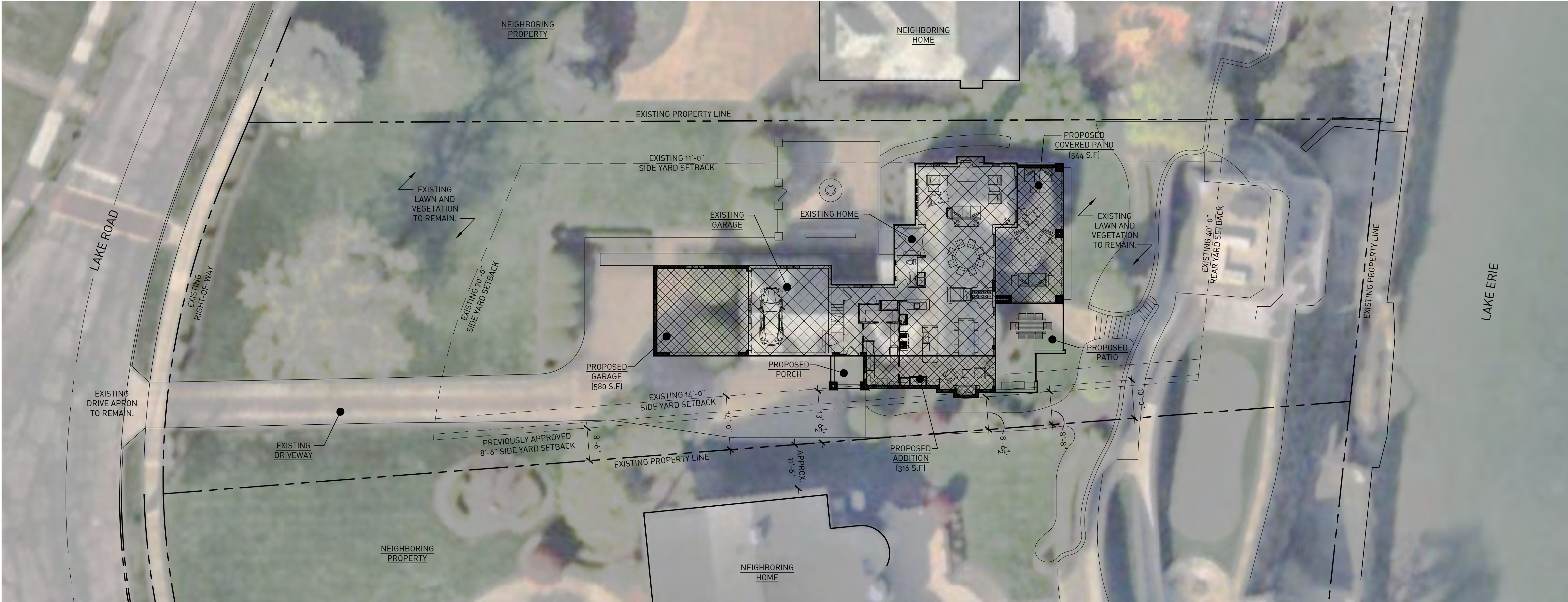




PROPOSED ADDITION & RENOVATIONS FOR:

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.

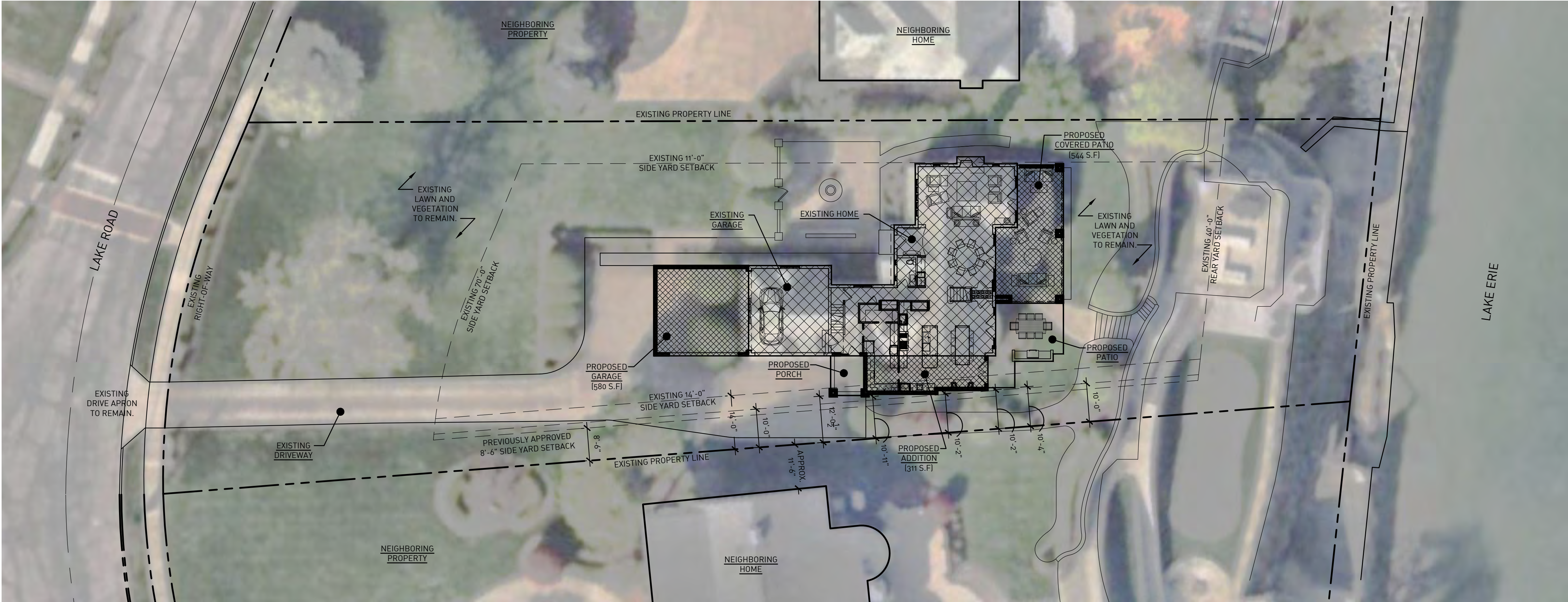


3 REFERENCE RENDERING
SCALE: N.T.S.

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:	1,847 S.F.
TOTAL LOT COVERAGE:	4,286 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.



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Application Cover Page

Docket No.: 09-13-26

Reference No.: BZA26-000017

Applicant Name: Jonathon Bloomberg

Project Address: 1332 Sloane Ave.

Project Name: n/a

Proposal: The applicant proposes the construction of a garden shed in the front yard of the property (south side of lot).

G. R. R.





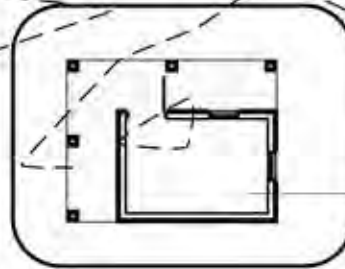




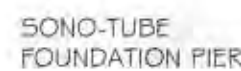
RAS26-000078

GARDEN SHED
EAST ELEVATION

GARDEN SHED
NORTH ELEVATION

GARDEN SHED
WEST ELEVATIONGARDEN SHED
SOUTH ELEVATION

GARDEN SHED SITE PLAN



GARDEN SHED
CROSS SECTION



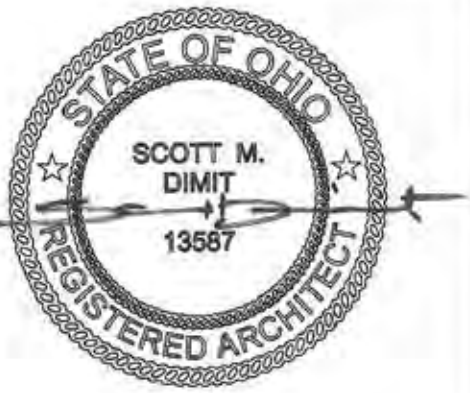
GARDEN SHED
REFLECTED CEILING PLAN



GARDEN SHED ROOF PLAN



GARDEN SHED FLOOR PLAN



Issue:	Date:	By:
PROGRESS UPDATE	06/18/2024	SMD
OWNERS REVIEW	06/21/2024	SMD/ANI
OWNERS REVIEW	10/18/2024	SMD/ANI
PRICING / PROGRESS	10/25/2024	JMH
PERMIT SUBMISSION	12/06/2024	JMH
1. ADDUCATION RESPONSE	01/07/2025	JMH
ISSUED FOR CONS.	01/24/2025	JMH
ISSUED WITH REVISIONS	03/14/2025	JMH
2. ISSUED WITH REVISIONS	04/10/2025	JMH/ANI
3. ISSUED WITH UPDATES	06/02/2025	JMH/ANI
ISSUED WITH CLARIFICATIONS	08/01/2025	ANI
PORCH FRAMING CLARIFICATIONS	08/07/2025	JMH
TRIM COLOR	10/16/2025	JMH
GARDEN SHED	07/14/2026	JMH

DIMIT
ARCHITECTS
architecture • interiors • urban design

14725 Detroit Avenue • Suite 210
Lakewood, Ohio 44107
216 • 221 • 9021 www.dimitarchitects.com

Bloomberg Residence

1332 Sloane Ave,
Lakewood, Ohio 44107

GARDEN SHED

Case:	Project Number:
07/14/2026	24-035
County:	District/Zone:
SMD/AND/JH	
County File:	
SMD/AND	A-01
Approved:	
SMD/AND	



City of Lakewood
Board of Zoning Appeals

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Application Cover Page

Docket No.: 09-14-26

Reference No.: BZA26-000018

Applicant Name: Cortney Kalfas, RA Kalfus Construction

Project Address: 1441 Robinwood Ave.

Project Name: n/a

Proposal: The applicant proposes the construction of a deck replacement and extension.

2/12/20

Homeowner Consent & Acknowledgement Affidavit

STATE OF OHIO

COUNTY OF CUYAHOGA

PROPERTY ADDRESS: 1441 ROBINWOOD AVENUE

PARCEL NUMBER (if known): 314-10-038

I. AFFIANT INFORMATION

I, MEGHAN RITTER [Print Owner Name], being first duly sworn, depose and state as follows:

1. I am the legal record owner of the residential property located at the address listed above in the City of Lakewood, Ohio.
2. My primary mailing address and contact information are:
 - o Address: _____
 - o Phone: _____ Email: _____

II. STATEMENT OF CONSENT & RESPONSIBILITY *(Check the applicable box)*

☐ **Owner-Contractor Consent:** I certify that I am personally performing the work or acting as the General Contractor for the project at this address. I take full responsibility for ensuring that all work complies with the applicable building codes and zoning ordinances of the City of Lakewood. I will personally ensure all required inspections are scheduled and completed.

☒ **Authorized Agent/Contractor Consent:** I hereby grant my full permission and consent to R. A. KALPAS [Name of Individual, Contractor, or Tenant] to apply for and secure the necessary building, electrical, plumbing, or mechanical permits for the following work:
DECK REPLACEMENT [Describe project, e.g., fence installation, attic remodel].

☐ **Property Line Acknowledgement:** In accordance with Lakewood permit guidelines, I acknowledge and verify the location of my property lines for the purpose of constructing a fence, garage, or driveway paving, and assume all liability for placement.

III. LIABILITY & CODES

I understand that signing this document places the full responsibility of Code compliance regarding this project upon myself. I agree to hold the City of Lakewood, its employees, and

agents harmless from any liability or negligence on my part, or on the part of my authorized agents, in the performance of this work.

Owner/Affiant Signature: _____

Date: 8/29/20

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Ohio, County of Cuyahoga, ss:

The foregoing instrument was acknowledged before me this 29 day of AUGUST, 20 by MEGHAN RITTER [Name of Owner], who proved to me through satisfactory evidence to be the person who appeared before me.

Notary Public Signature

My Commission Expires: _____

(Place Notary Seal Here)

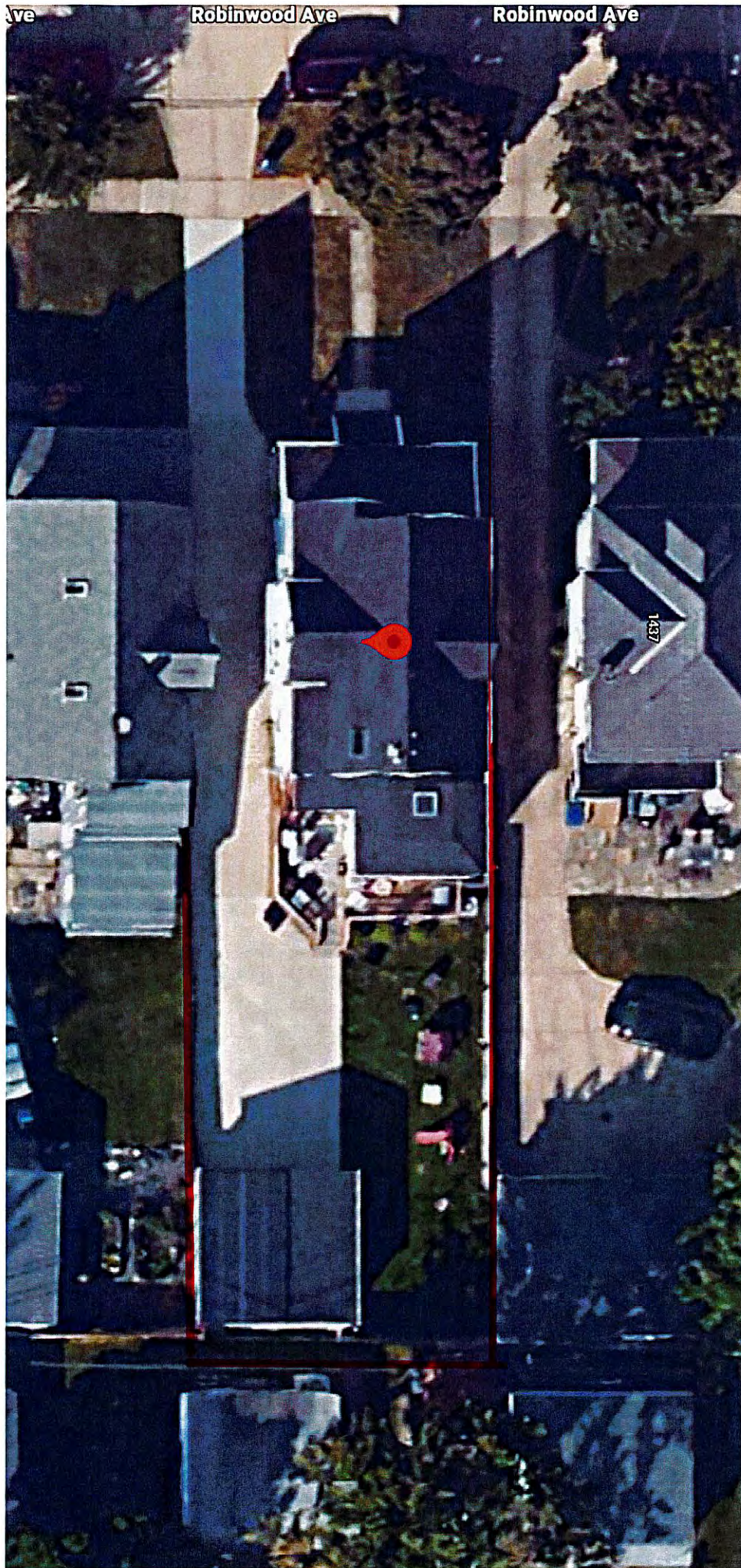


HEATHER ANN PETERS
Notary Public, State of Ohio
My Commission Expires
January 27, 2030

Ave

Robinwood Ave

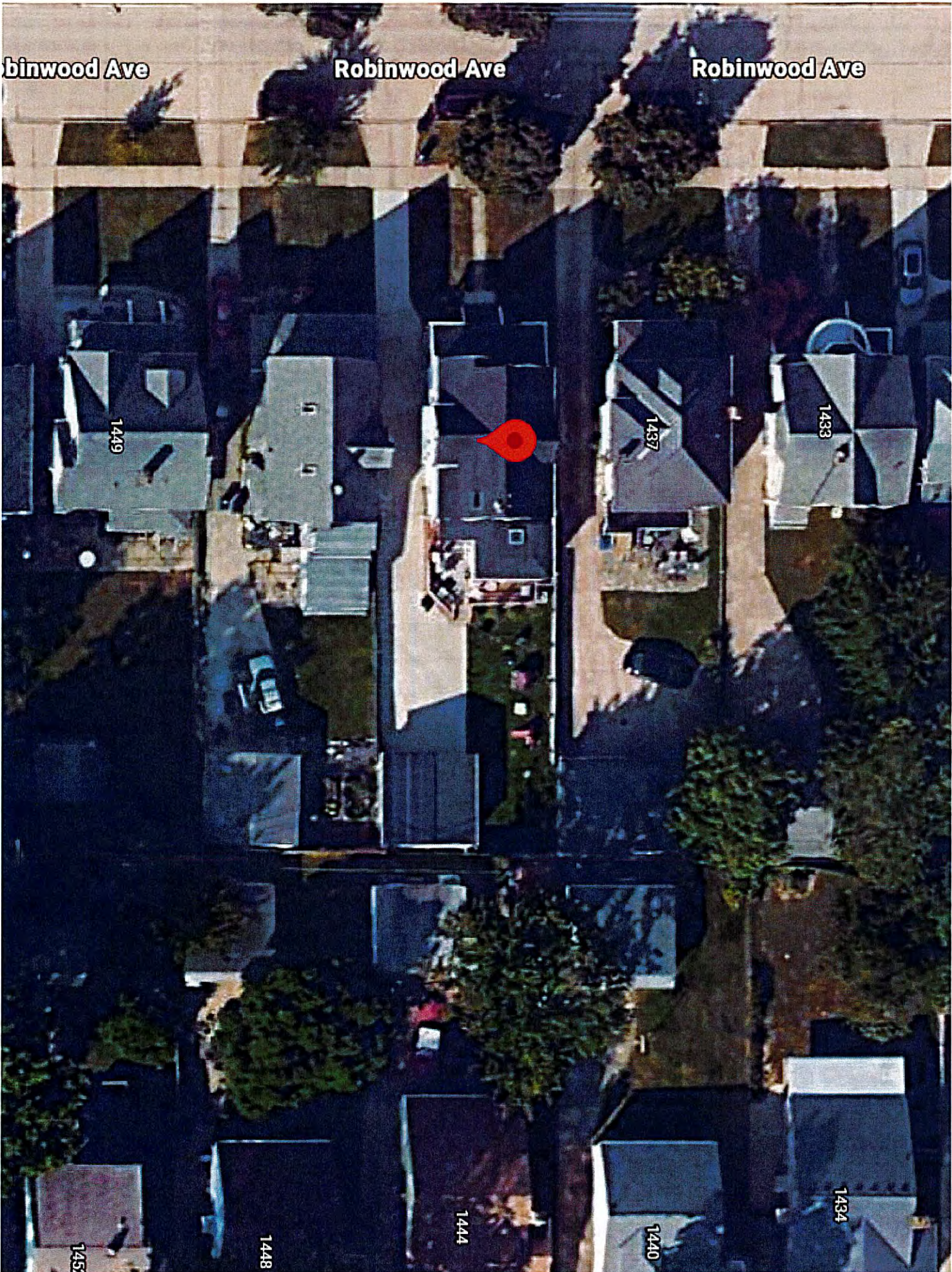
Robinwood Ave



binwood Ave

Robinwood Ave

Robinwood Ave



1449

1437

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1448

1452





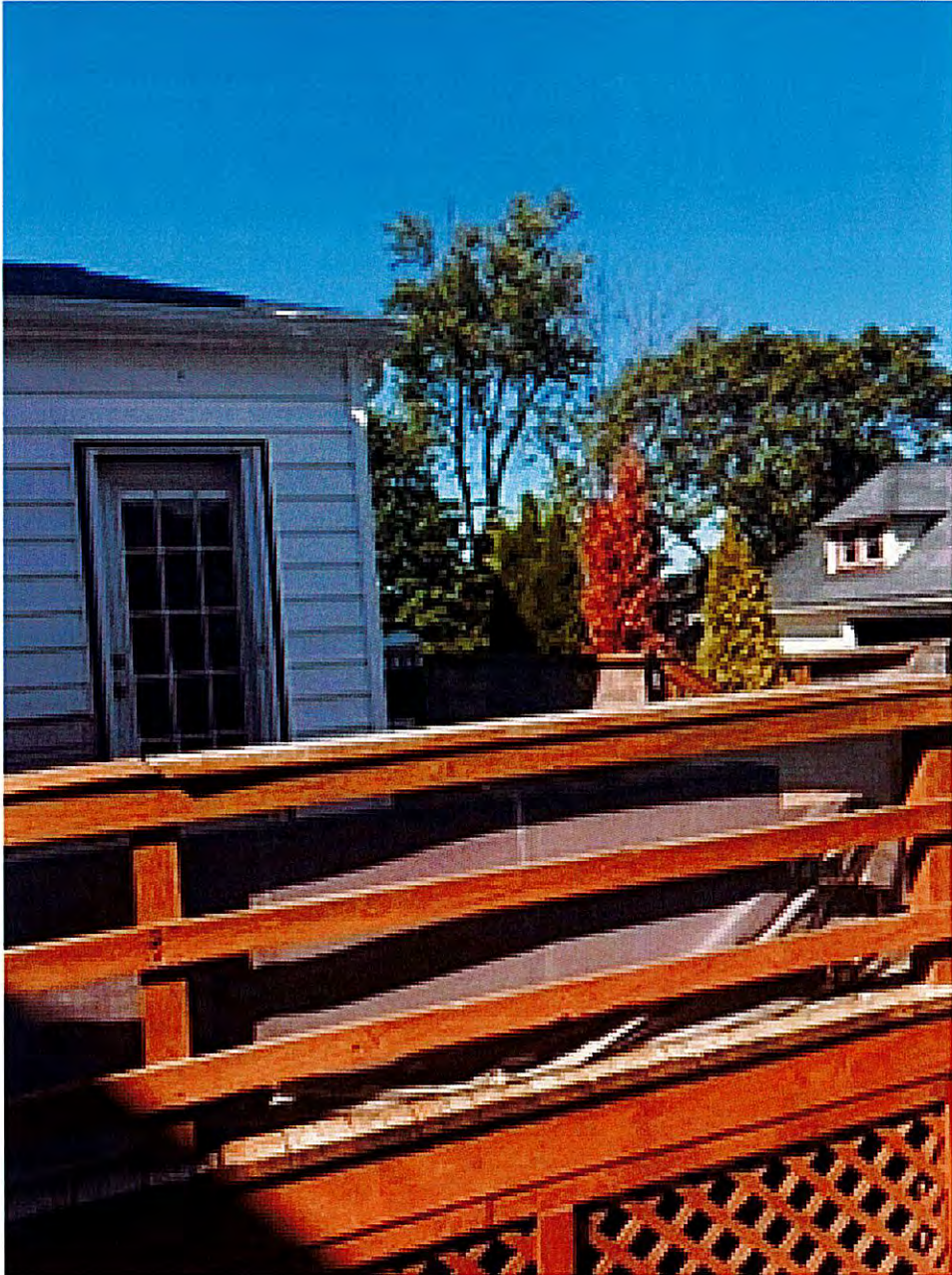






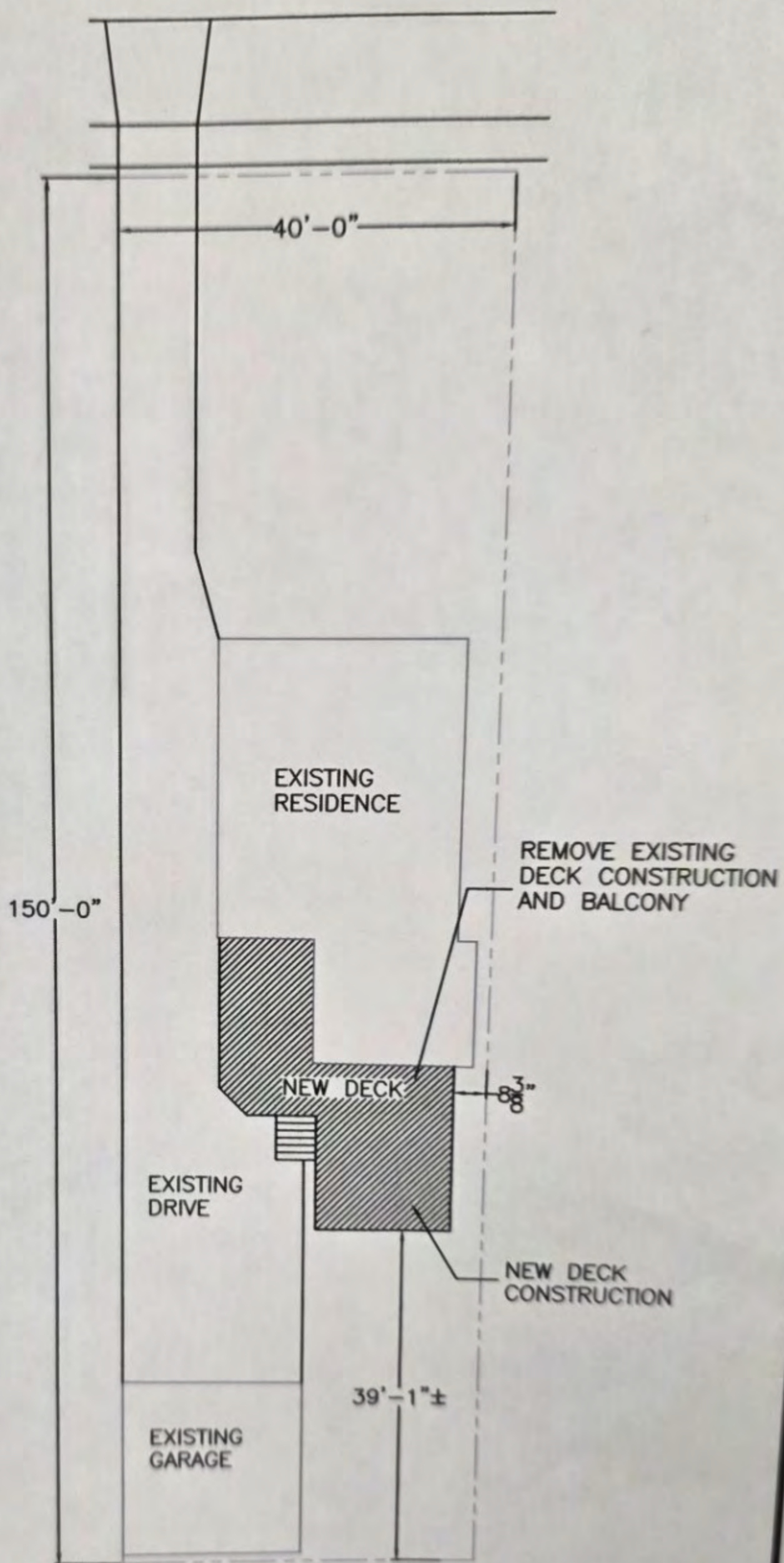








ROBINWOOD AVENUE



SITE PLAN
1" = 20'-0"



existing residence

