



City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

MINUTES
BOARD OF ZONING APPEALS
REVIEW MEETING
LAKEWOOD CITY HALL
August 20, 2026
6:30 P.M.
RECORDING AVAILABLE

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

6:00 p.m. Pre-Review Meeting

Members Present

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

Administrative Staff

Sophia Szeles, Planner, Secretary
Justin Maskaluk, Building Department
Miriam Miranda, Assistant Prosecutor

The board reviewed the presentation with the board secretary in preparation for the regular meeting.

1. ROLL CALL

Members Present

Jeffrey Piggot-Chair
Jillian Bolino-Vice Chair
Matt Markling
Anthony Santiago-ABSENT
Angela Hare

Administrative Staff

Sophia Szeles, Planner, Secretary
Justin Maskaluk, Building Department
Miriam Miranda, Assistant Prosecutor

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

2. APPROVE MINUTES OF June 18, 2026 MEETING

A motion was made by Ms. Bolino, seconded by Mr. Markling to APPROVE the June 18, 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

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 a renovation of the second story, unroofed patio deck at the rear of the property. Increasing the patio deck at a height of 9' from 300 s.f. to 412 s.f. Request a variance to increase the maximum permitted area to 412 s.f. as proposed. Pursuant to 1121.03(d) Permitted Accessory Uses (Ord. 07-2023 Passed 11-20-2023)

Applicant requested to DEFER this proposal.

A motion was made by Mr. Markling, seconded by Ms. Bolino to DEFER Docket No. 08-11-26 per applicant's request. All the members voted yea, the motion passed.

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.)

John Maroli, property owner, was present to discuss the plan. Mr. Maroli stated that he and his wife own the duplex and would like to construct an addition on the back of the home as well as an uncovered second floor porch for the tenants that reside upstairs. He explained that he is requesting two variances, one for the addition and one for the porch. He stated the rear setback would be reduced by 10% for the addition and that the addition would be an extra room with a closet and it would be 10 x 18 and would not encroach the driveway, it would be in line with the home on the non-driveway side. Mr. Maroli also stated that since he removed the old second story porch, the tenant has lost space, so that is the main reason for rebuilding the porch, it will be uncovered to keep costs down. He stated that he did have the porch previously approved by the time ran out on the project and when the time came, he and his wife decided to go ahead with an addition along with rebuilding the porch. The Board discussed the yard, very small in size but the house is large. Mr. Maroli stated that the first floor door to outside will go away but will be replaced with an original style interior door. The Board questioned if this could have been administratively approved but since the second variance was present, it needed to come before the Board. Mr. Maskaluk discussed the concern of the zoning code refresh and he mentioned that there will be language added to make a path for compliance with size parameters and he stated that if the porch rebuild would have been a covered porch, there would not be an issue and it could have been administratively approved. Ms. Szeles provided the administrative comments. Public comment was taken; Mr. Spence, abutting neighbor to the rear of the property, has no objections to the project.

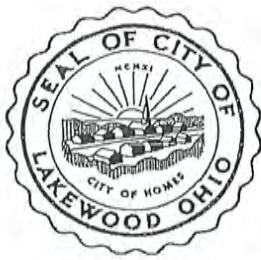
A motion was made by Ms. Hare, seconded by Mr. Markling to APPROVE Docket No. 08-12-26. All the members voted yea, the motion passed.

ADJOURN

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

Signature 

Date 9-17-26



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. John Maroli
2. C'SPENCE
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

John M. Maroli.

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. 5/20/26

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

- Sophia Szeles, Board Secretary
- Andrew Fleck, Legal Counsel
- Justin Maskaluk, Building Dept.

Board of Zoning Appeals Members

- Jeffrey Pigott, Vice Chair
- Jillian Bolino, Chair
- 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, August 20, 2026

Agenda

1. Roll Call
2. Approve meeting minutes from June 18, 2026

Opening Remarks

New Business

1. **17852 Lake Road – applicant has asked to defer**
2. **2168 Lincoln Avenue – applicant John Maroli, property owner, proposes reduction of rear setback and unroofed patio deck**

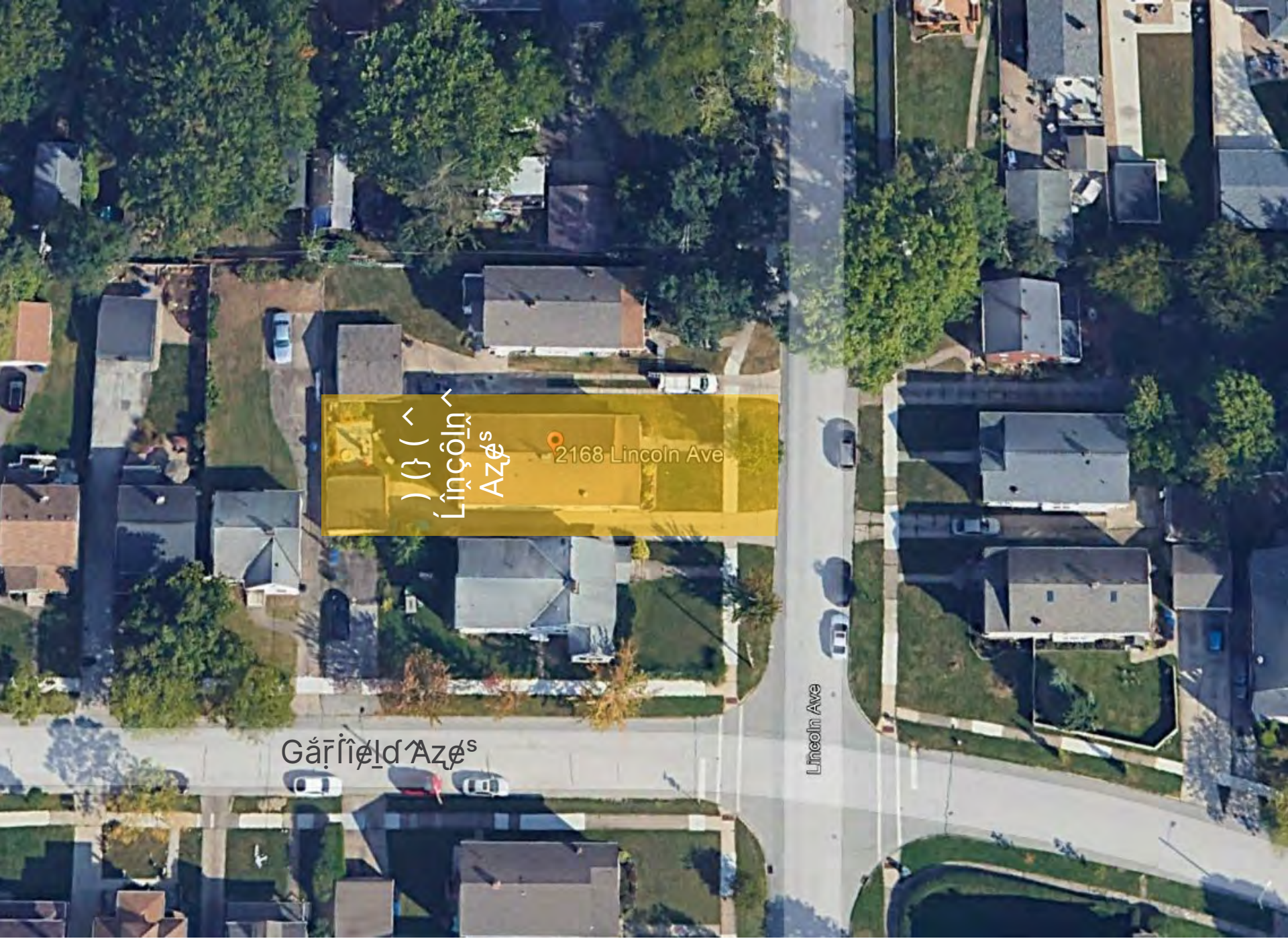
Docket No. : 08-11-26

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

Applicant has asked to defer

Docket No. : 08-12-26

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



Lincoln Ave
{ } ^

2168 Lincoln Ave

Garfield Ave

Lincoln Ave

R) Residential Single and Two Family



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.)

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

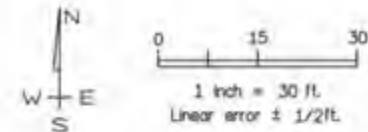
My family recently welcomed our 3rd daughter last October. Our kids are 5 years, 3 years, and 9 months. We have 3 bedrooms on the first floor and are running out of space, particularly closet space and play space. We would like to stay in our neighborhood and stay in Lakewood, and we would like to continue 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

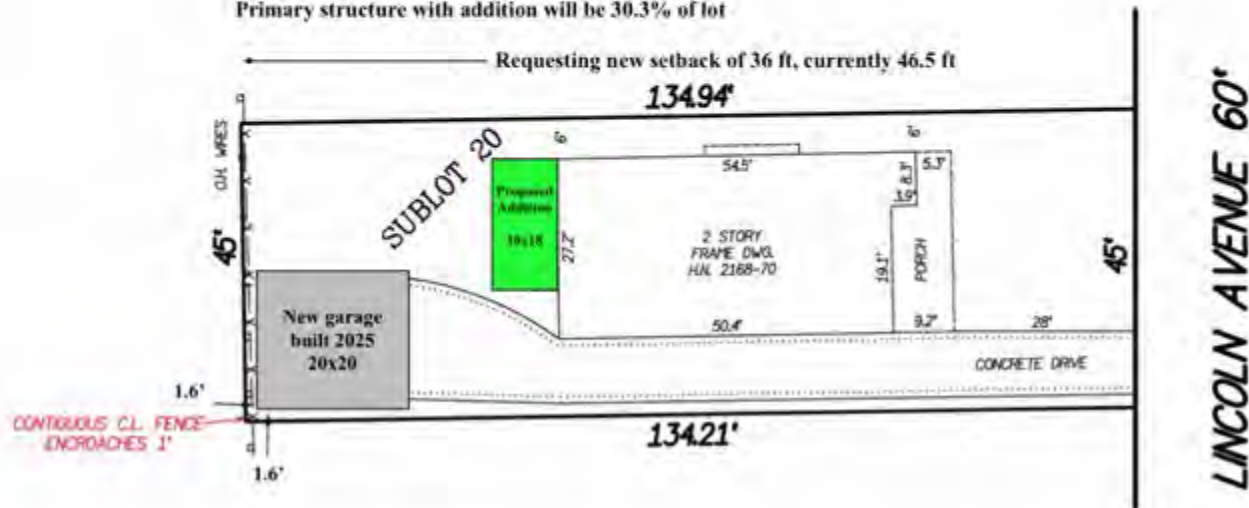
SEE ENCROACHMENT BELOW

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



Lot is $134 \times 45 = 6030 \text{ ft}^2$
House footprint is $\sim 60 \times 27 + 13 \times 2 = 1646 \text{ ft}^2$
Primary structure is $1646 / 6030 = 27.3\%$ of lot

Proposed addition is $10 \times 18 = 180 \text{ ft}^2$
Primary structure with addition will be 30.3% of lot



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.

Nine Elements of Practical Difficulty

1173.04 Variances (page 1 of 3)

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) $\tilde{N}n \nabla o \hat{c} \hat{a} \hat{g} \hat{i} \nabla \hat{g} \hat{c} \nabla n \nabla \hat{a} \hat{g} \hat{g} \hat{t} \nabla \hat{y} \hat{g} \hat{r} \nabla \hat{g} \hat{c} \nabla \hat{y} \nabla \hat{g} \hat{g} \hat{a} \hat{o} \hat{m} \nabla n \nabla r \nabla r \hat{e} \hat{c} \hat{e} \hat{i} \nabla \hat{y} \nabla \hat{e} \hat{c} \nabla \hat{e} \hat{c} \hat{a} \nabla$

(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). *Penoçerý*  *BeenBt* *àçà*  *Wreçei*  *Wãl* *ç*  *hç*  *4i* 

(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 3)

(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);

[illegible]

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

[illegible]

Nine Elements of Practical Difficulty

1173.04 Variances: Nine Elements of Practical Difficulty. Owner's responses to questions below (3 of 3)

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

(8) (A) *WgenBr pec paaopraaai Xaagat ap Waaatnr Bga pec Waaagat i Wgece ngt e Waa naagt e ▼
re pcat a nney ptraaig y nBia Br agt gaatr raag Wt Bbaa! gyi Wnagt e y neq q ciy peat ▼
aa naagt e pec ptraaig ag ap y p aatr n g g qd raaq WbaaBaa i WgenBr pec Wt anagaa ▼
J cat a nney Wneae Xaagat ap y p aay nr Wc Wai p Waaea Wnagaa Wneae i WgenBr Wt y nqa We ▼
J cat a nney Wneae opec ptraaig Wt J Bbranne oagat n pec Waaagat Wnroag r ▼*

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

(9)(A) *Gaatrg e Wnre pec paaopraaai Wt a Wt anagaa pcat a nney Wneae Waaagat Xaagat ap ▼
y nBia Wg p y aa! gyi pec Waaagat y p paa n Wn! enraaaiy raa q BbaaBaa! p Wgeaanennaa Wt a Wgy ▼
Wc Wp pcat a e BbaaBaa n Wai cy nna Wgy Wnenni Wt a Wno p Wc Wt e q q Wn! i Btgy p ci aaei ▼
aat a Wnt regaBrai i ▼*

ADMINISTRATIVE COMMENTS

- Variance 1 could be administratively approved as a minor area variance (change is a minor deviation in size).
- Applicant is proposing second story unroofed patio deck.
- The Board in the past has approved similar unroofed patio decks with no negative effects either observed or reported.

PUBLIC COMMENT

☐ Received via Phone-

☐ Received via e-mail –

☐ Meeting attendee(s)

Docket No. 08-12-26

2168 Lincoln Ave.

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Adjourn

