



**City of Lakewood
Board of Zoning Appeals**

(216) 529-6630
planning@lakewoodoh.gov

**AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
October 15, 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 September 17, 2026 MEETING**
- 3. OPENING REMARKS**

OLD BUSINESS

- 4. 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).

- 5. 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. by 152 s.f for a total of 452 s.f.. Request a variance to construct the 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).

Variance 3: Owner proposes the construction of an unroofed patio deck replacement and extension at the rear of the primary structure. The replacement unroofed patio deck is proposed at 452 s.f.. An existing garage stands at 400 s.f.. The property has a rear yard of 2,360 s.f.. Combined, these accessory structures total 852 s.f. or 36% lot coverage, exceeding the 25% rear lot coverage that is permitted by code. Request a variance to exceed the permitted rear lot coverage by 11% as proposed. Pursuant to 1121.09(c) Maximum Lot Area Coverage. (Ord. 07-2023. Passed 11-20-23).

NEW BUSINESS

6. Docket No. 10-15-26 1320 Bunts Rd.

Applicant David Maniet, architect for property at Burton residence, proposes the construction of a garage to replace the existing garage. Property is located in the R1H, Single Family High Density District.

Variance 1 : Owner proposes the construction of an accessory structure (garage) with a height of 19'-9." Request a variance to exceed the permitted height of 15' by 4' 9" to 19'-9" as proposed. Pursuant to Schedule 1121.05(b) No accessory structure, except an antenna, shall exceed fifteen (15) feet above grade as determined by the Commissioner. (Ord.91-95 Passed 10-07-1996)

Variance 2 : Owner proposes the construction of an accessory structure (garage) located 1' from the rear property line. Request a variance to reduce permitted rear yard distance of 18" by 6" to 1' as proposed. Pursuant to Schedule 1121.10(a)(2) Accessory structures constructed of wood,

excluding family swimming pools, shall: (2) In a R1H Zoning District be located not less than eighteen (18) inches from any lot line. (Ord.32-16. Passed 09-06-2016).

Variance 3: Owner proposes the construction of an accessory structure (garage). The garage is proposed at 832 s.f.. An existing pergola is also located in the rear yard of the property. The property has a rear yard of 2,989 s.f.. Combined, these accessory structures total 852 s.f. or 28% lot coverage, exceeding the 25% rear lot coverage that is permitted by code. Request a variance to exceed the permitted rear lot coverage by 3% as proposed. Pursuant to 1121.09(c) Maximum Lot Area Coverage. (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."



City of Lakewood
Board of Zoning Appeals

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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).

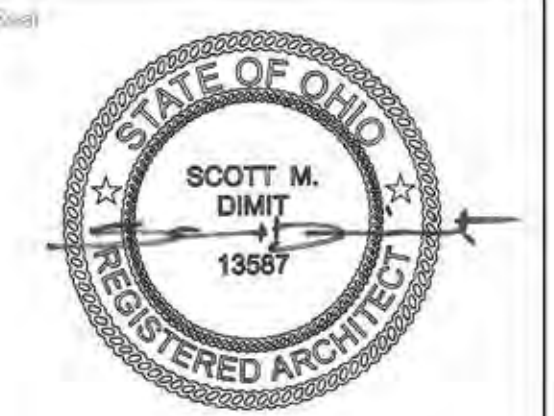
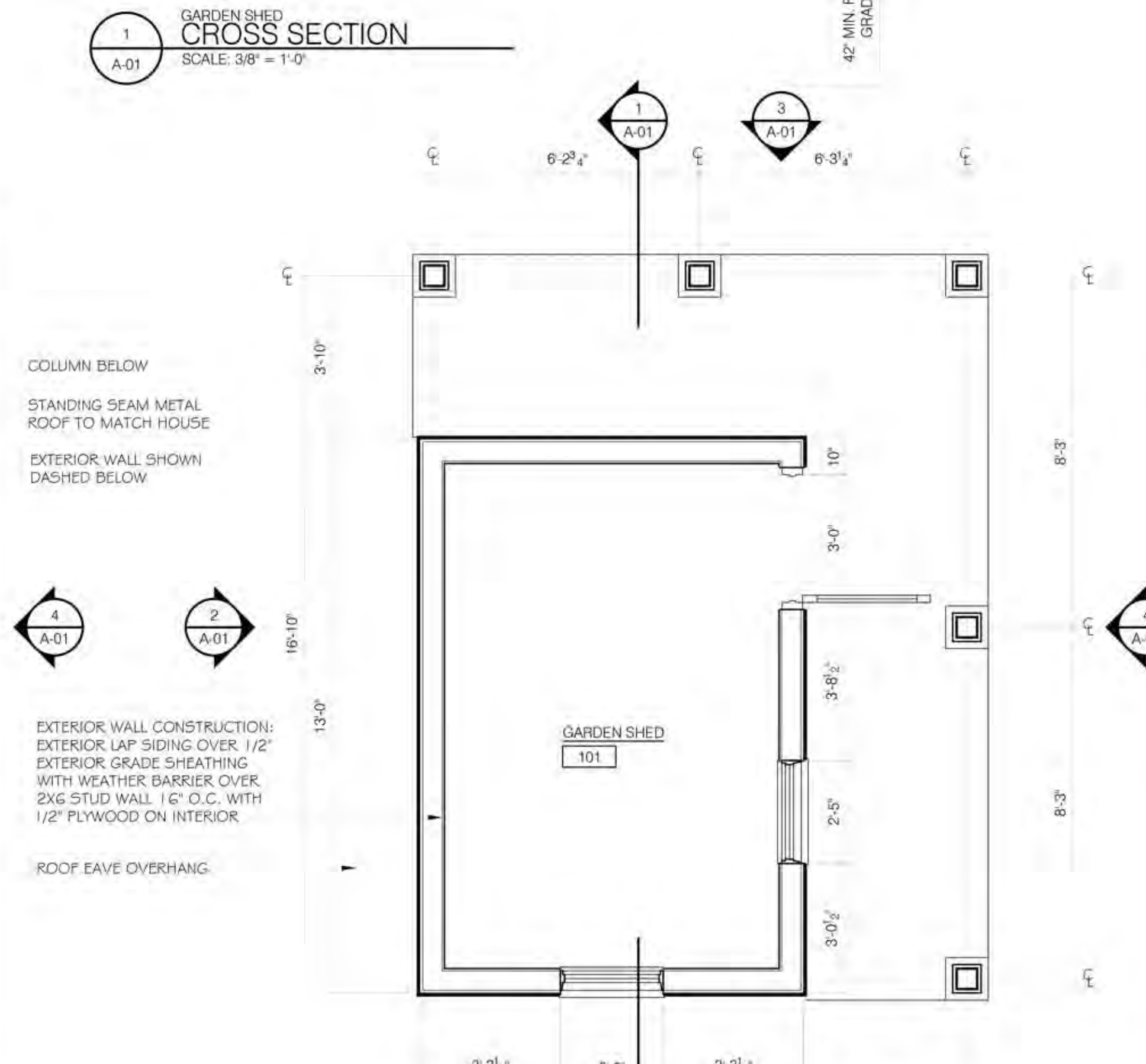
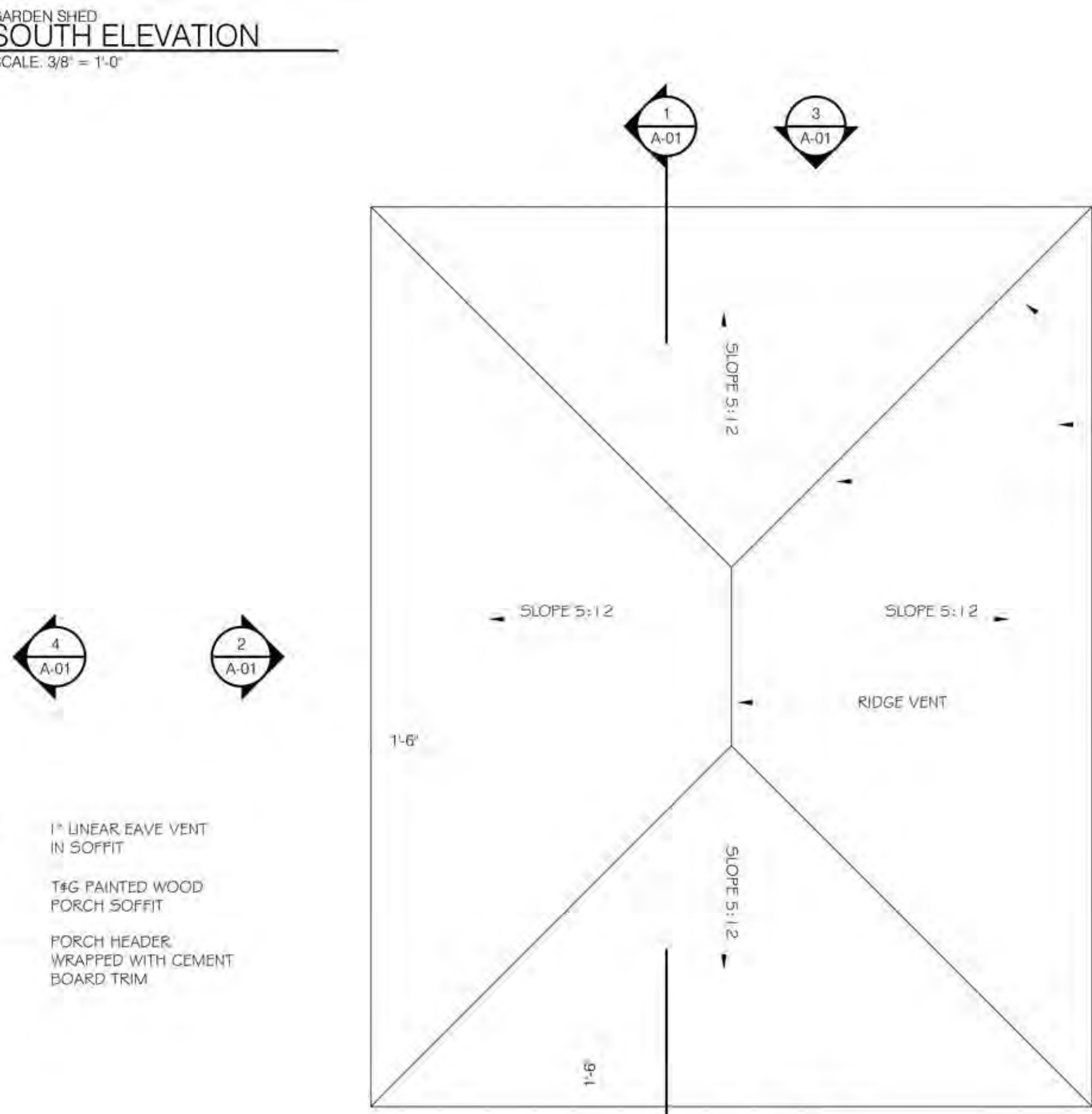
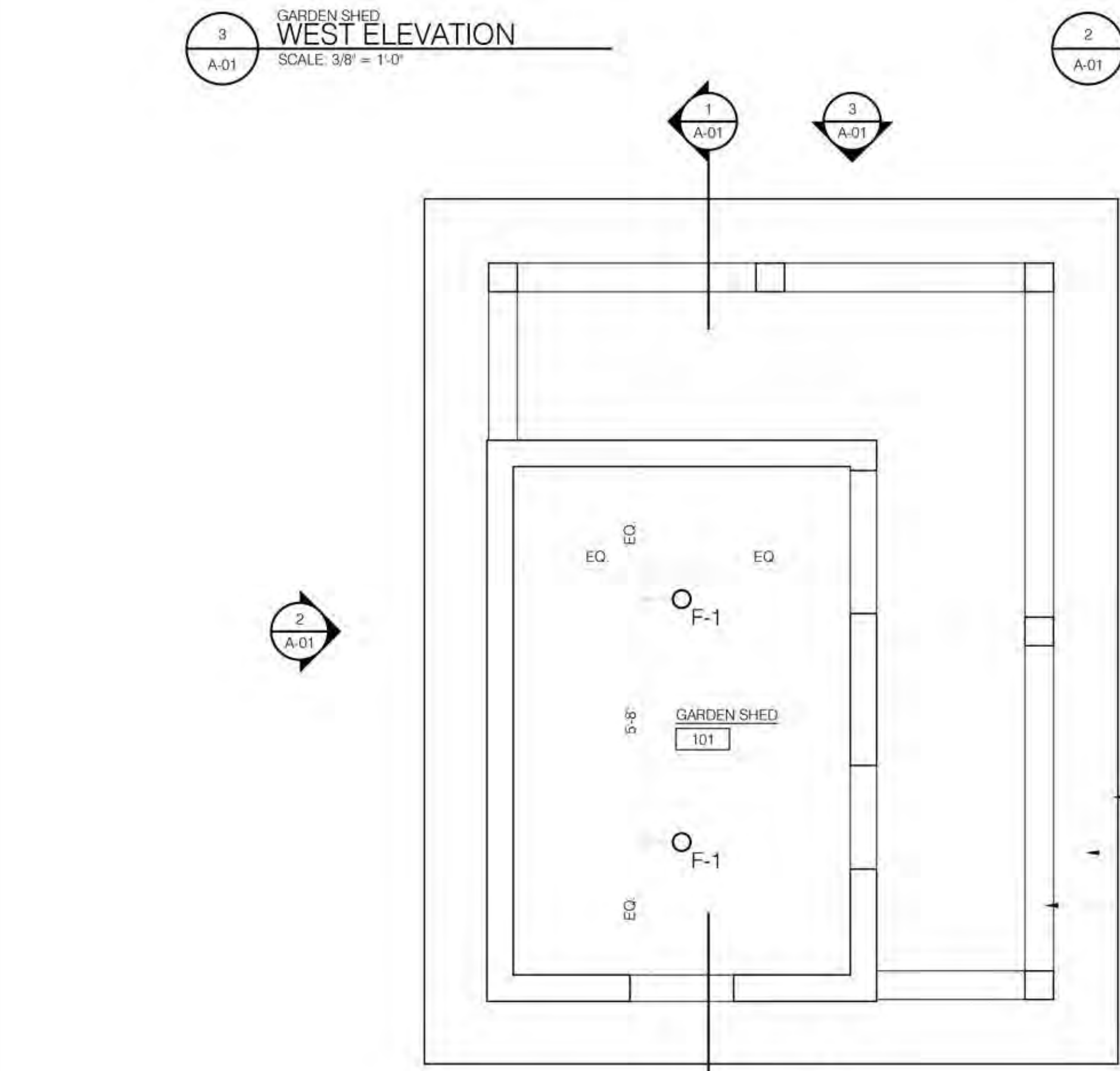
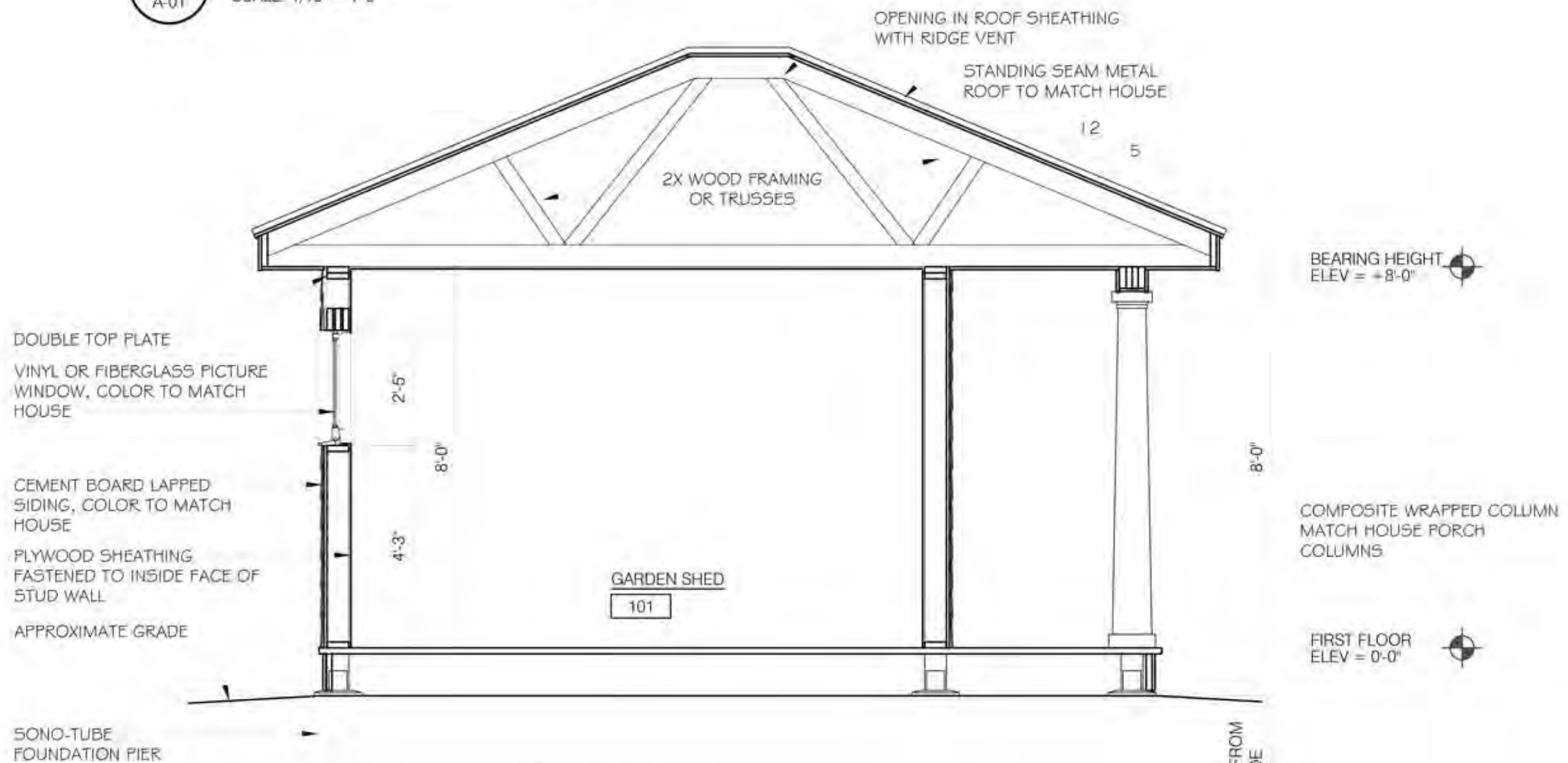
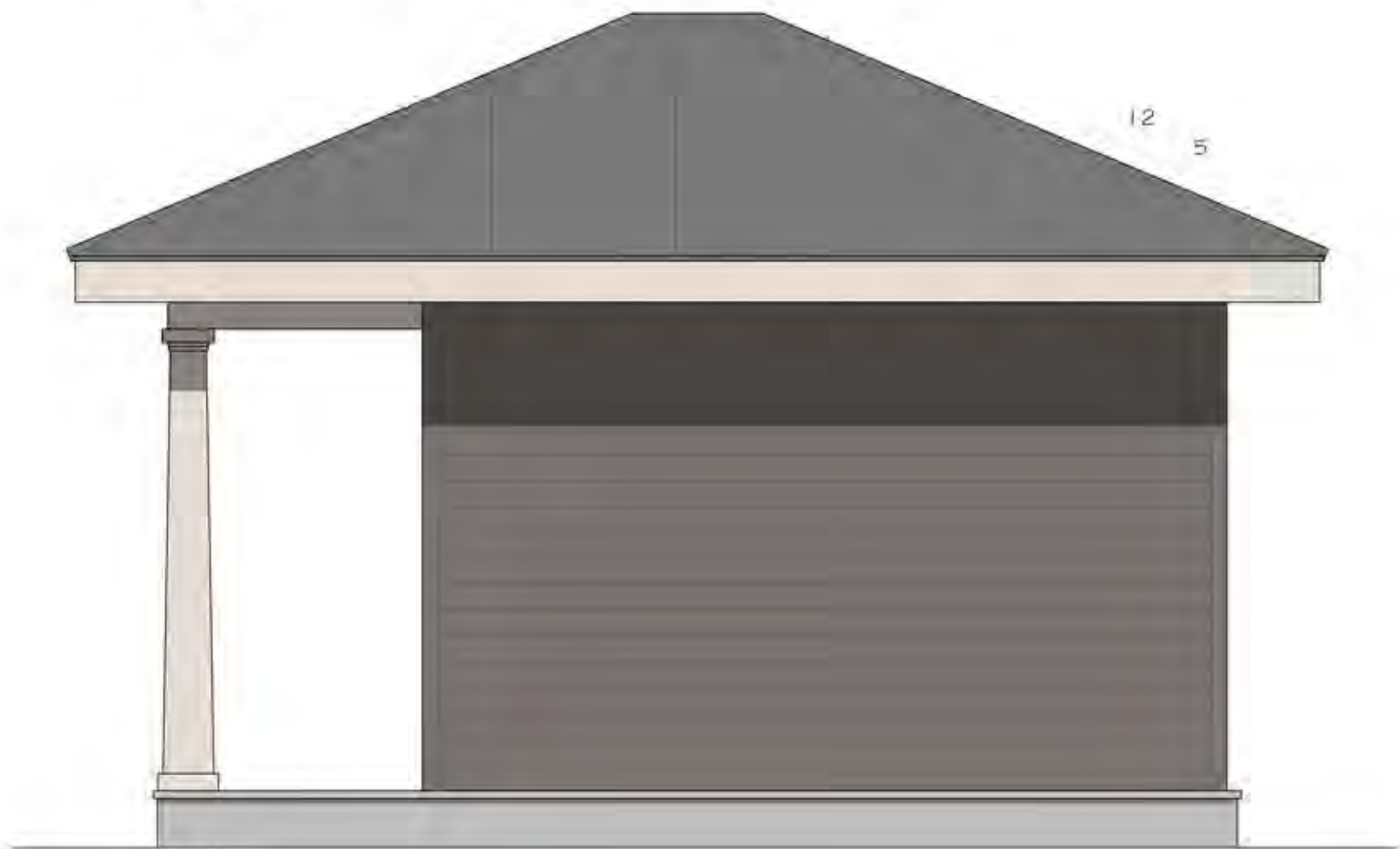
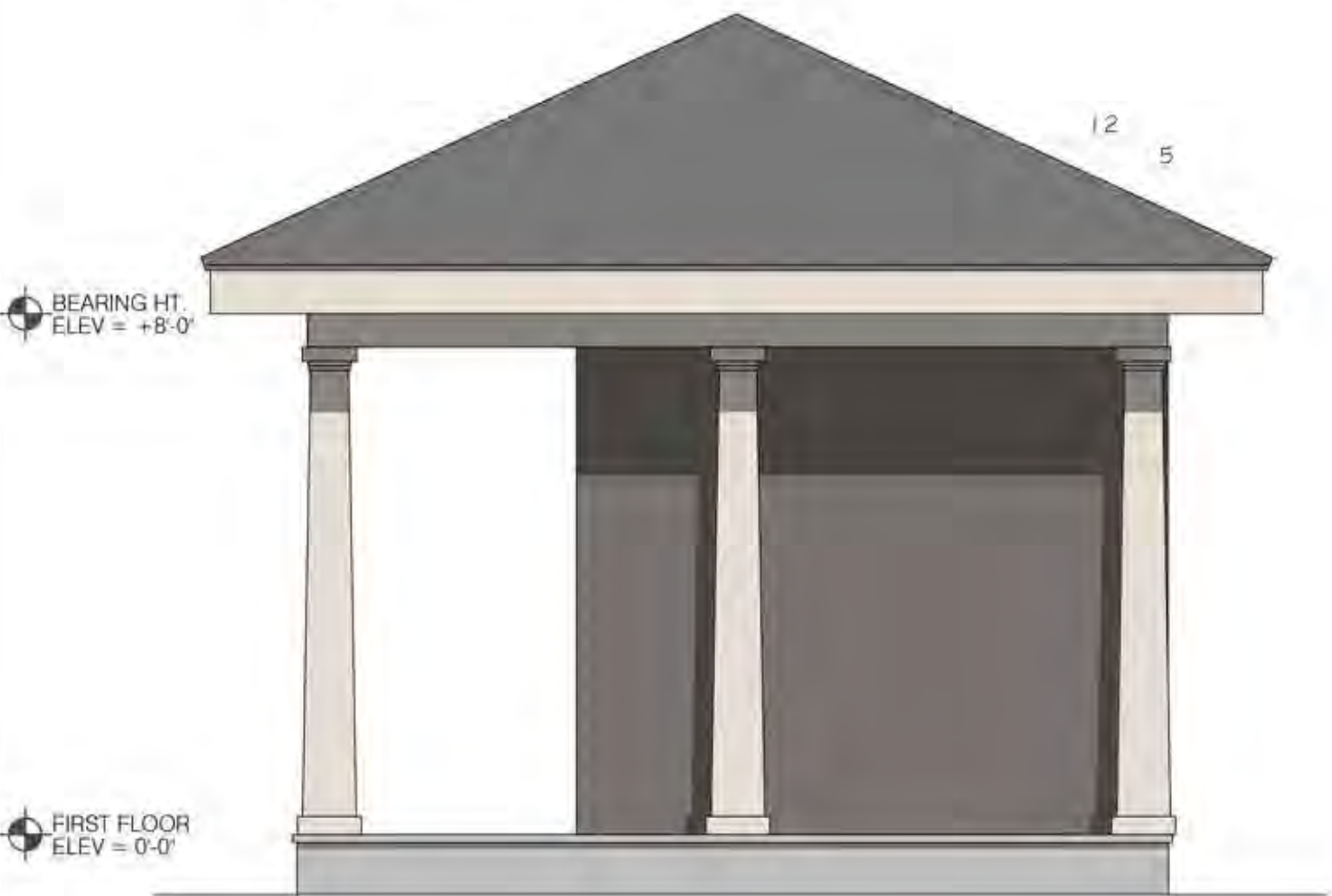
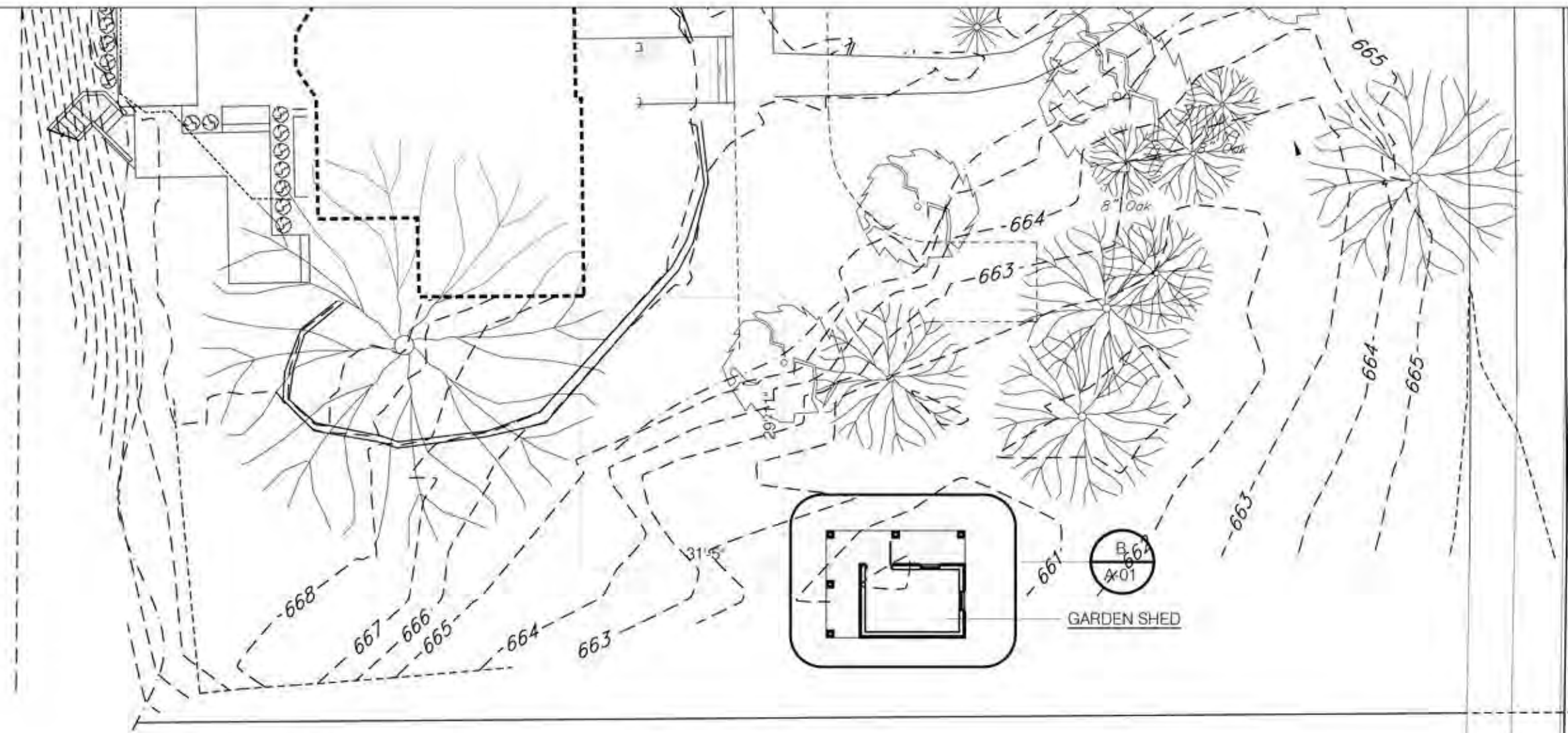
J. R. R.











Issue:	Date:	By:
PROGRESS UPDATE	06/18/2024	SMD
OWNER'S REVIEW	06/21/2024	SMD/AND
OWNER'S REVIEW	10/18/2024	SMD/AND
PRICING / PROGRESS	10/25/2024	JMH
PERMIT SUBMISSION	12/06/2024	JMH
1 ADJUDICATION 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/AND
3 ISSUED WITH UPDATES	06/02/2025	JMH/AND
ISSUED WITH CLARIFICATIONS	08/01/2025	AND
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

Drawing Title
GARDEN SHED

Date:	Project Number:
07/14/2026	24-035
Drawn by:	Customer Number:
SMD/AND/JH	A-01
Checked by:	
SMD/AND	
As noted:	
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.

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)



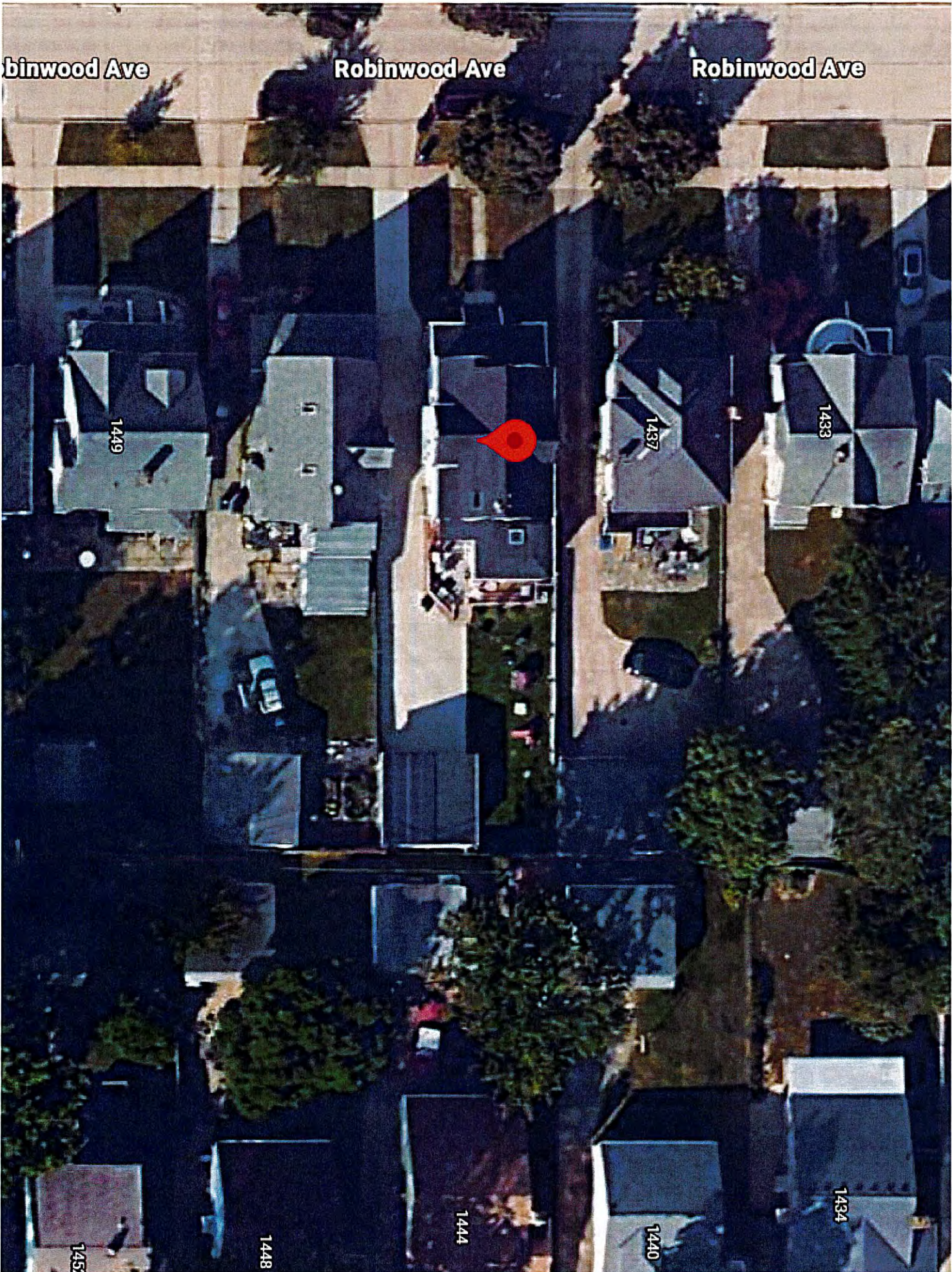
HEATHER ANN PETERS
Notary Public, State of Ohio
My Commission Expires
January 27, 2030

2/12/20

binwood Ave

Robinwood Ave

Robinwood Ave



1449

1437

1433

1434

1440

1444

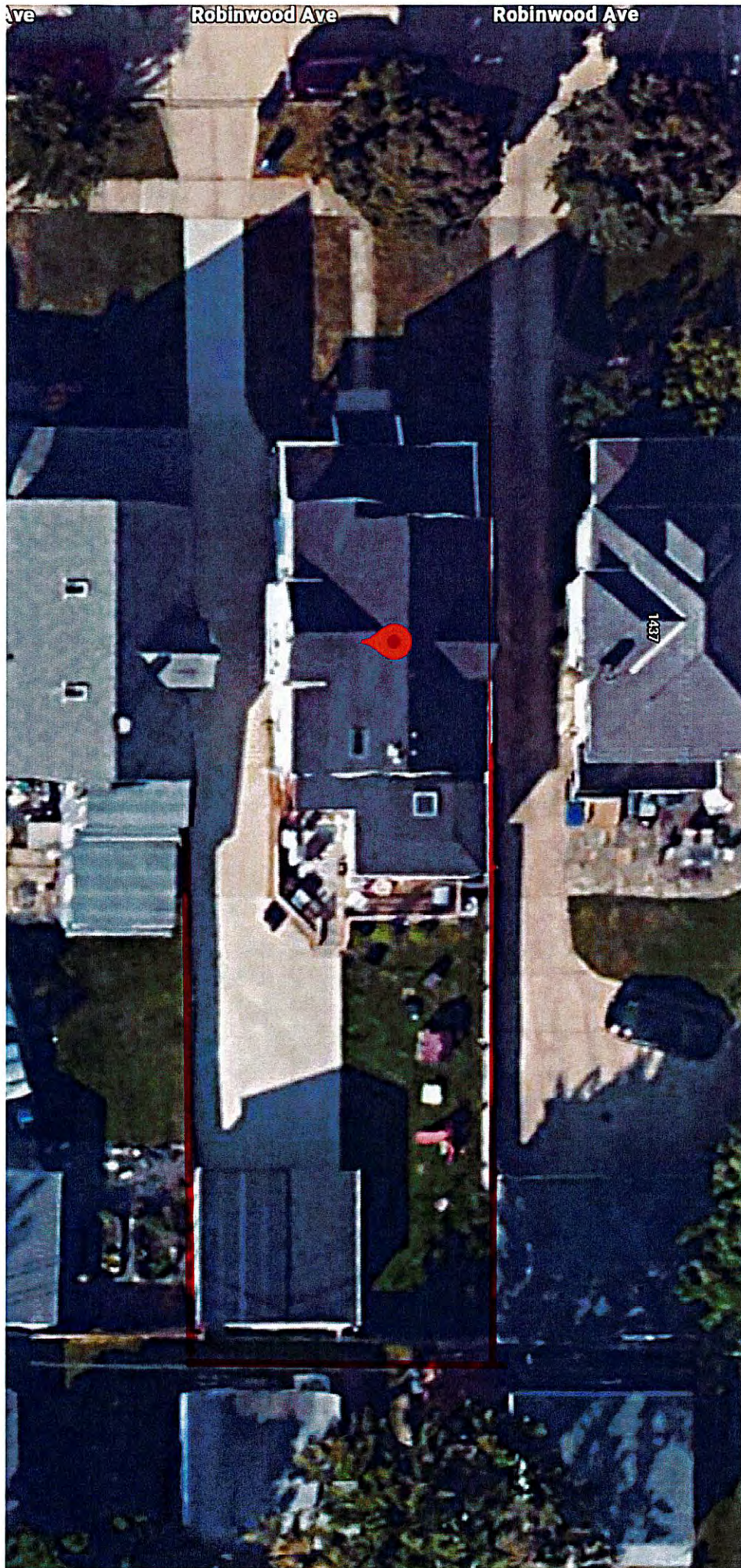
1448

1452

Ave

Robinwood Ave

Robinwood Ave







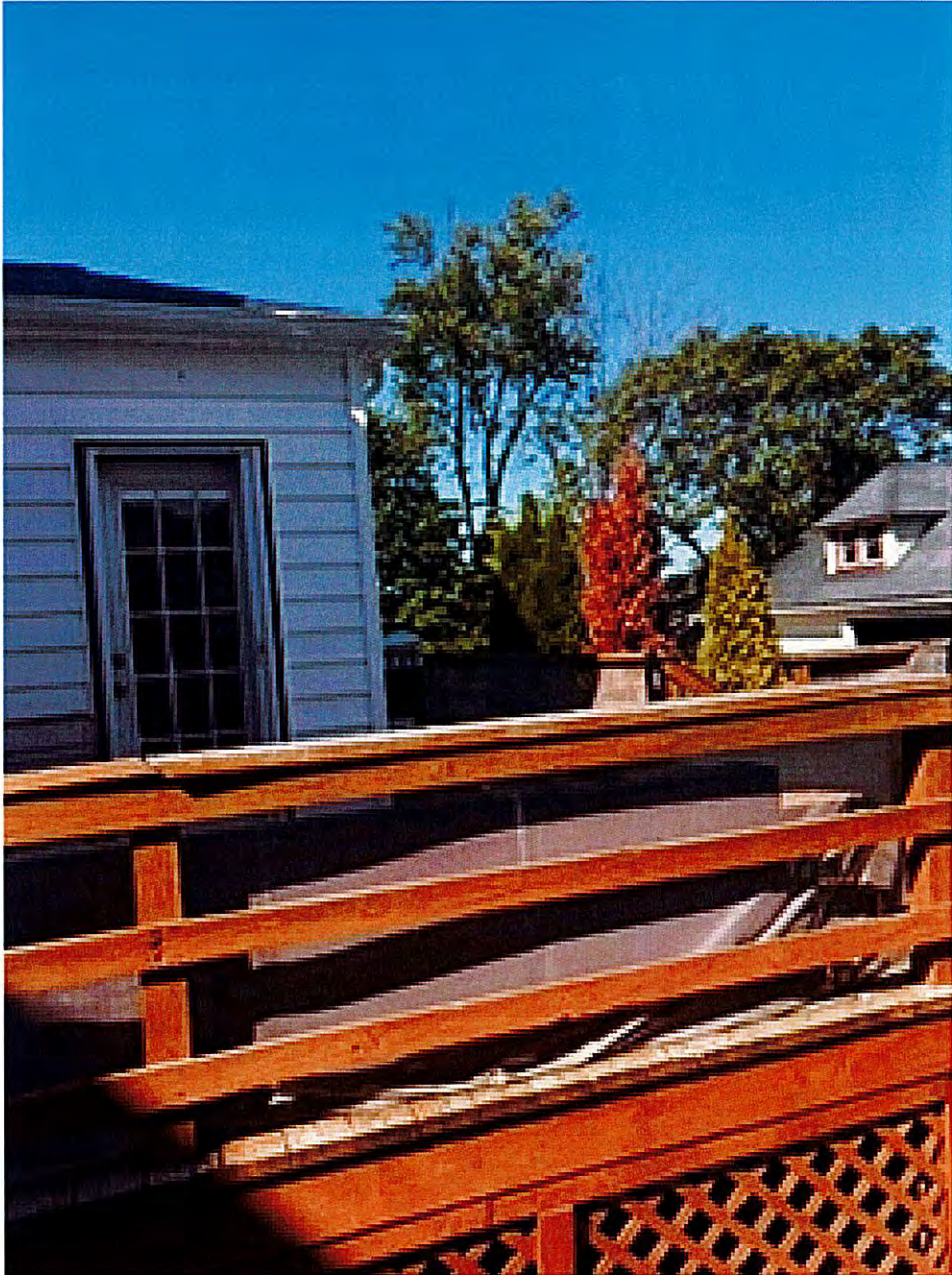






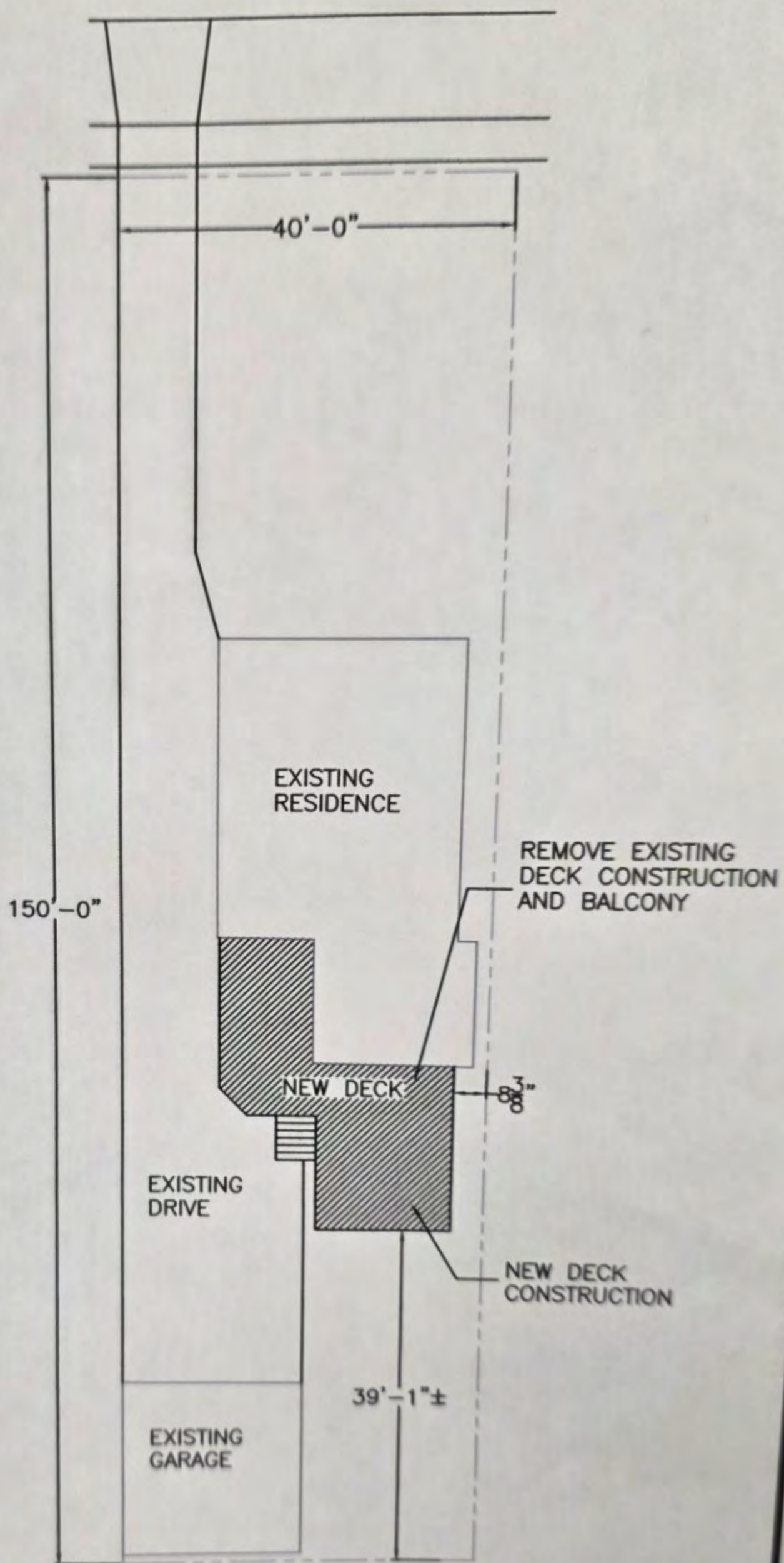








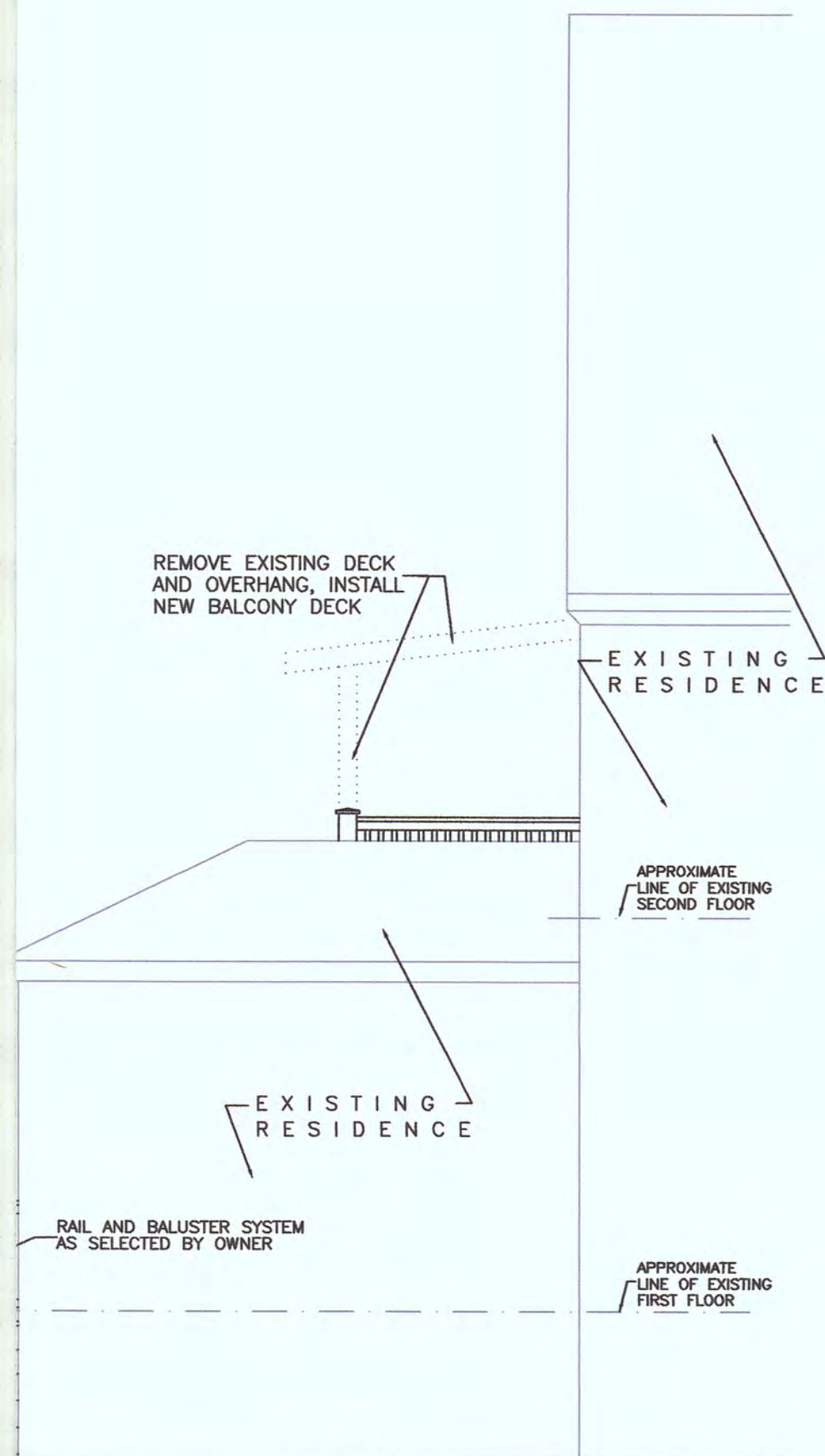
ROBINWOOD AVENUE



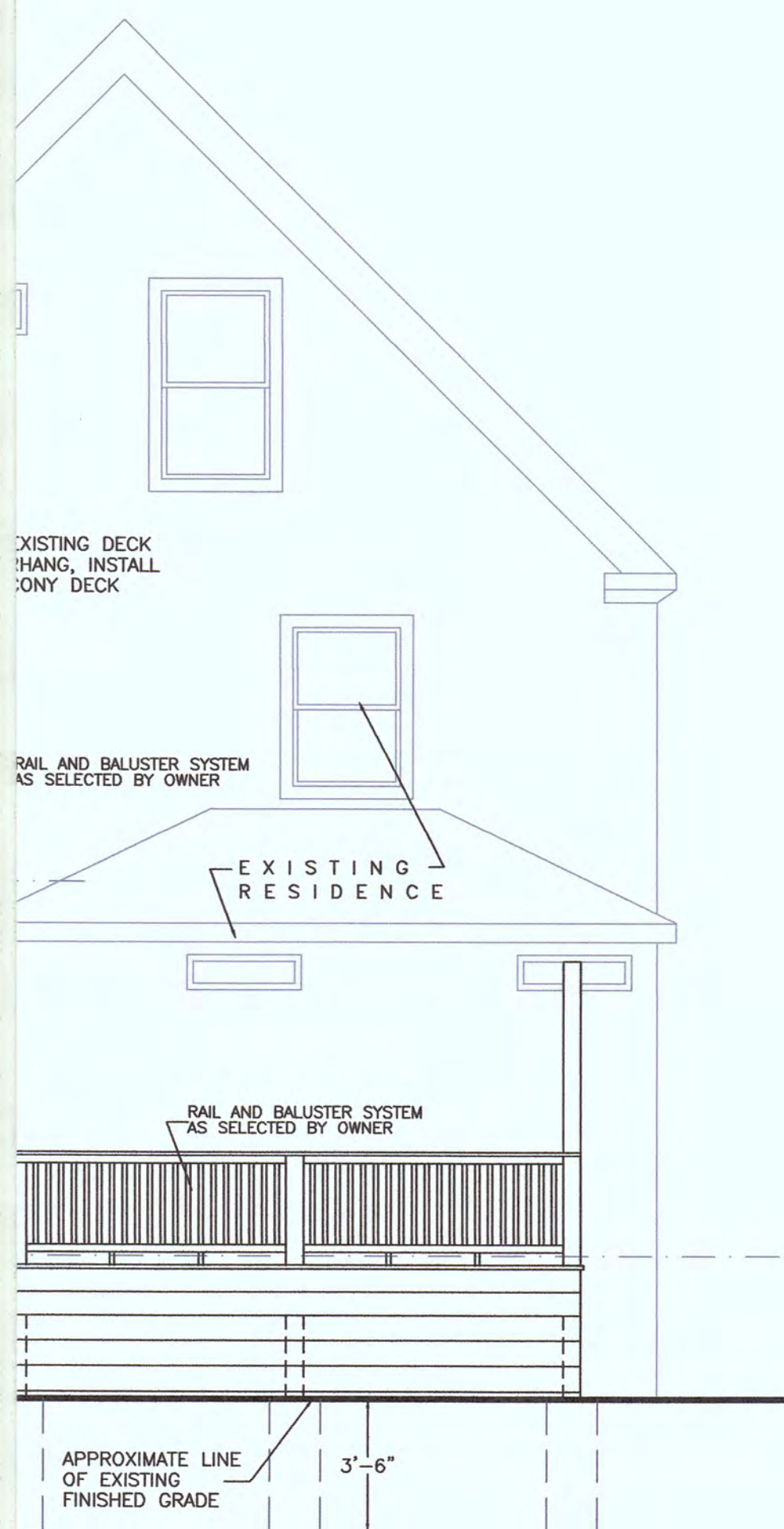
SITE PLAN
1' = 20'-0"



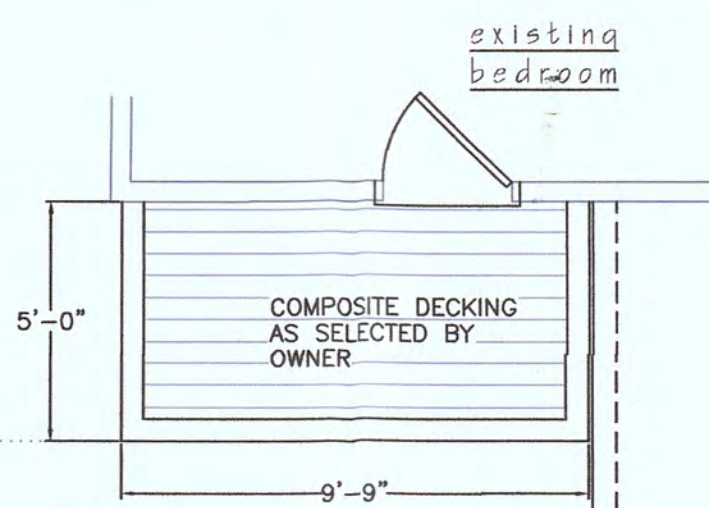
existing residence



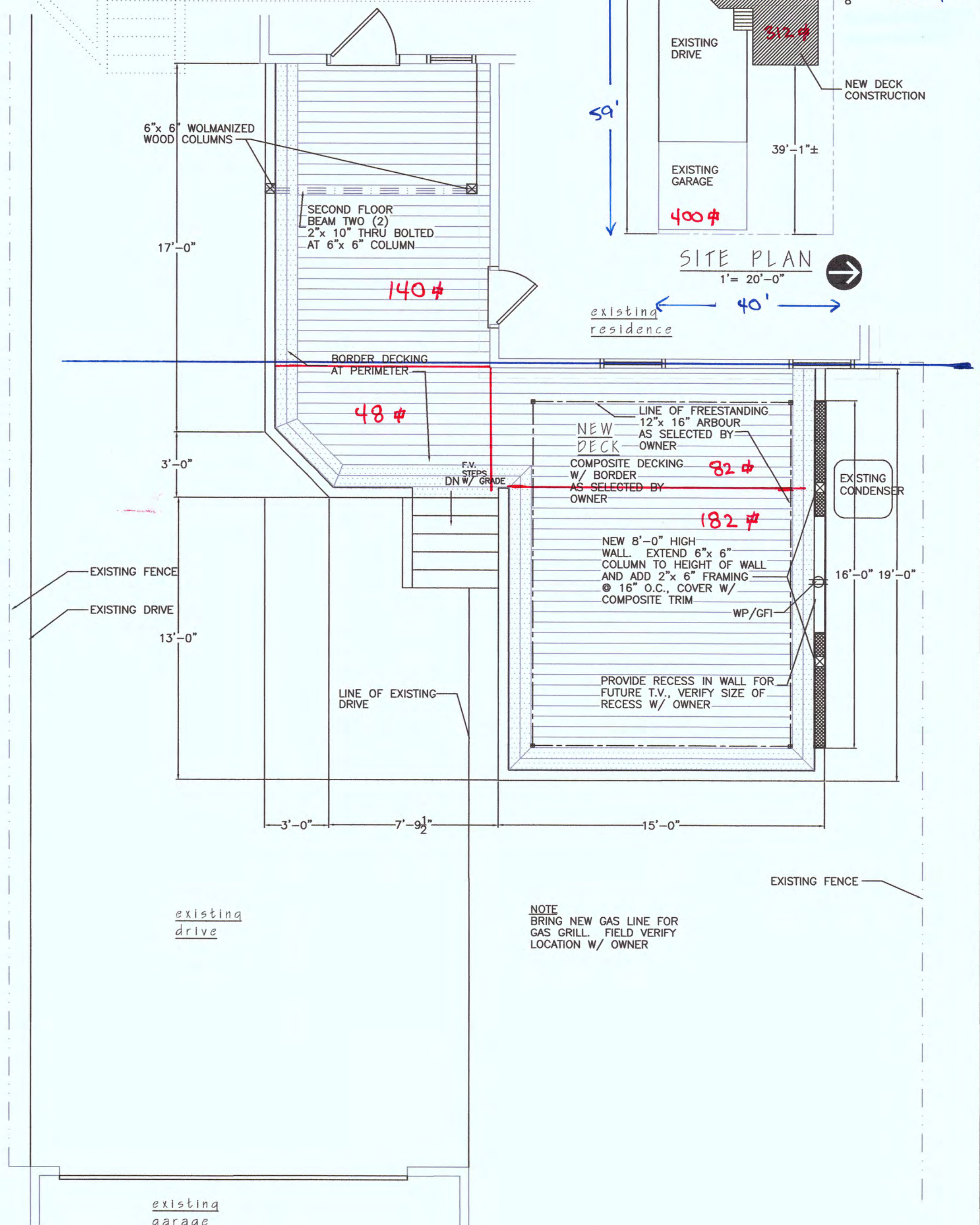
(NORTH) ELEVATION



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

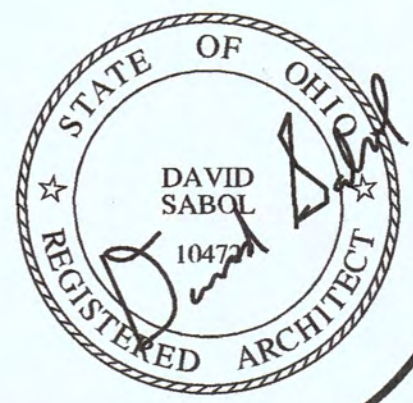


PARTIAL SECOND FLOOR PLAN
1/4" = 1'-0"

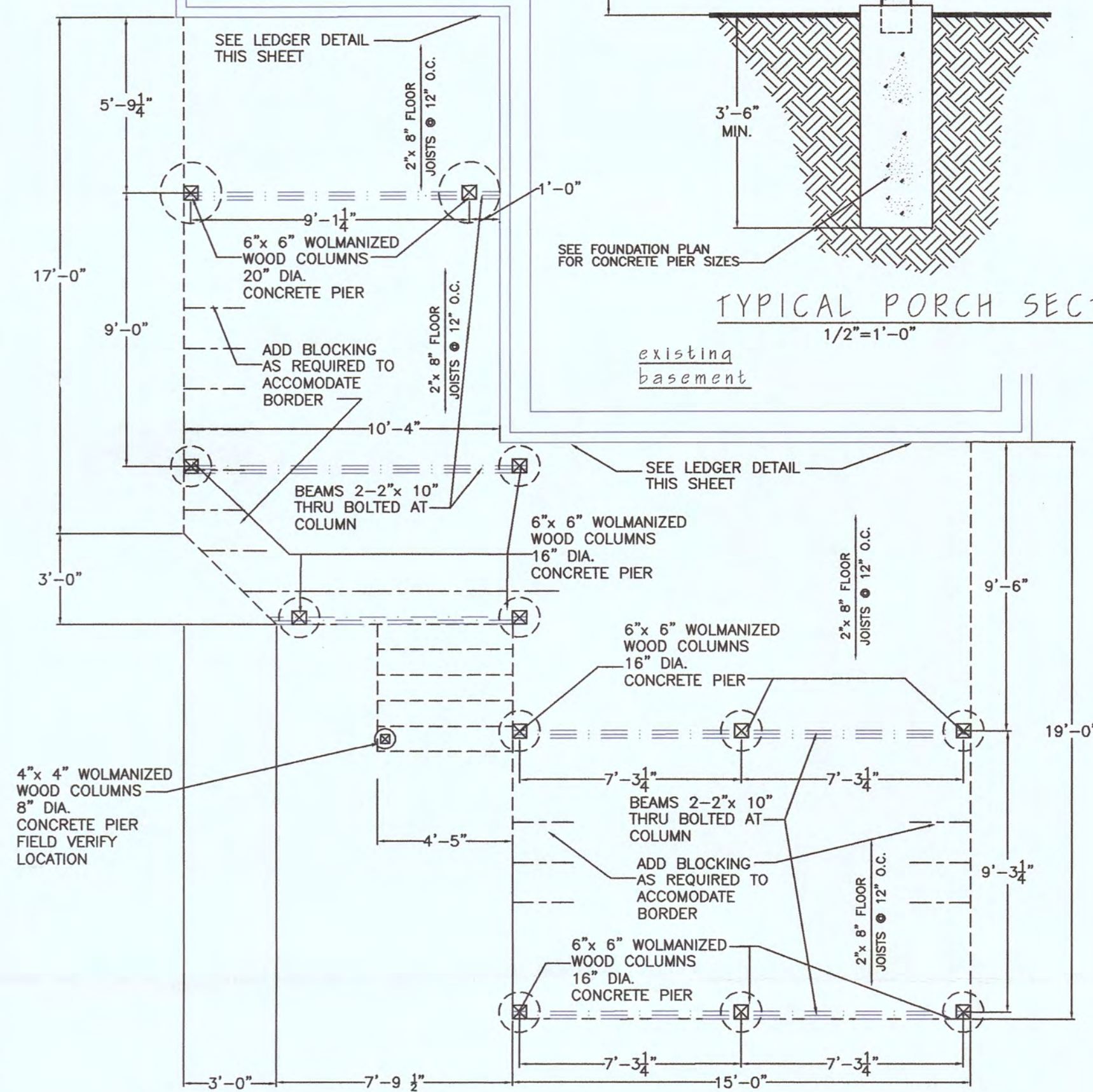


FIRST FLOOR PLAN
1/4" = 1'-0"

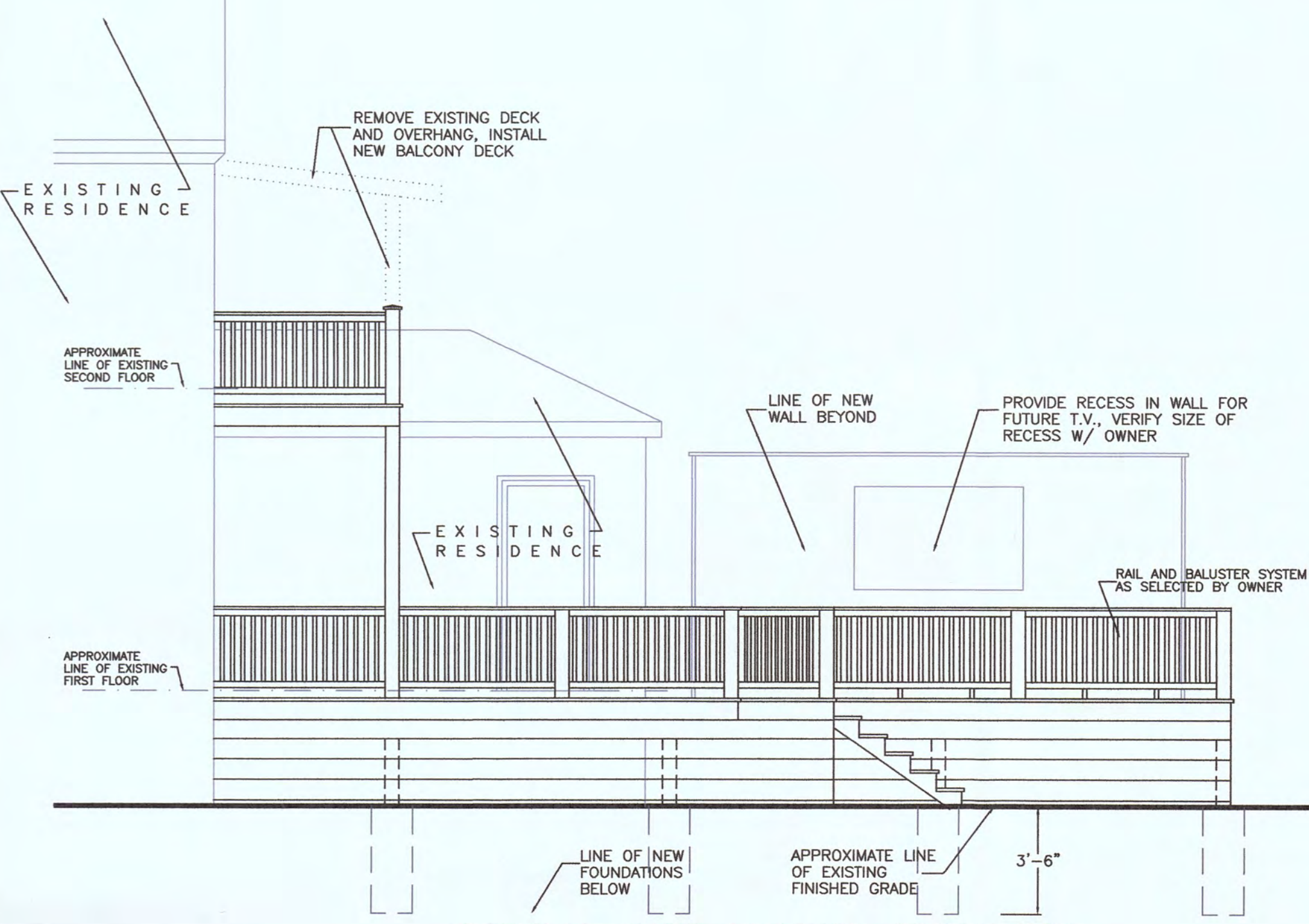
SITE PLAN
1" = 20'-0"



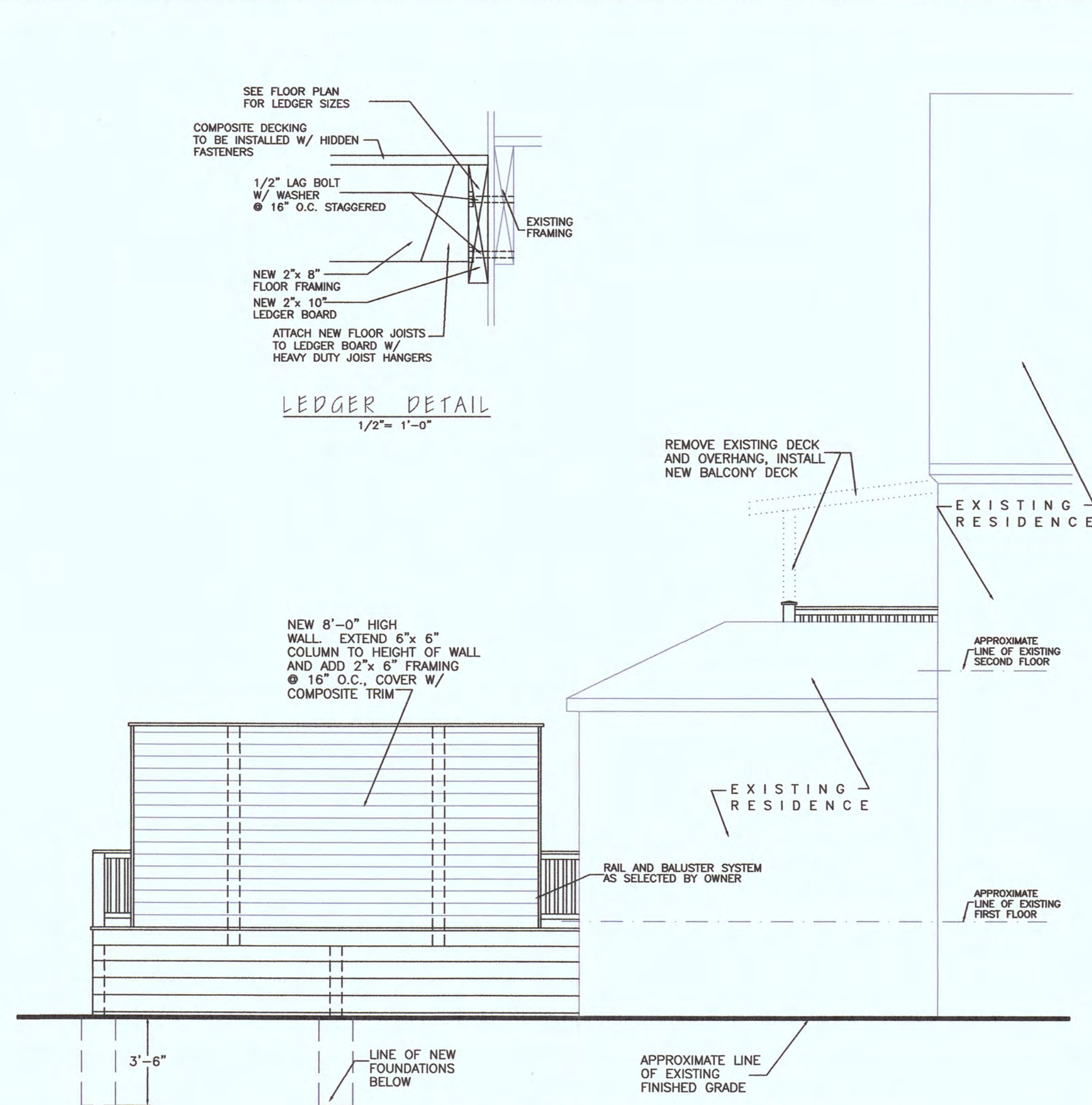
DAVID SABOL, 10472
12/31/27 EXPIRATION DATE



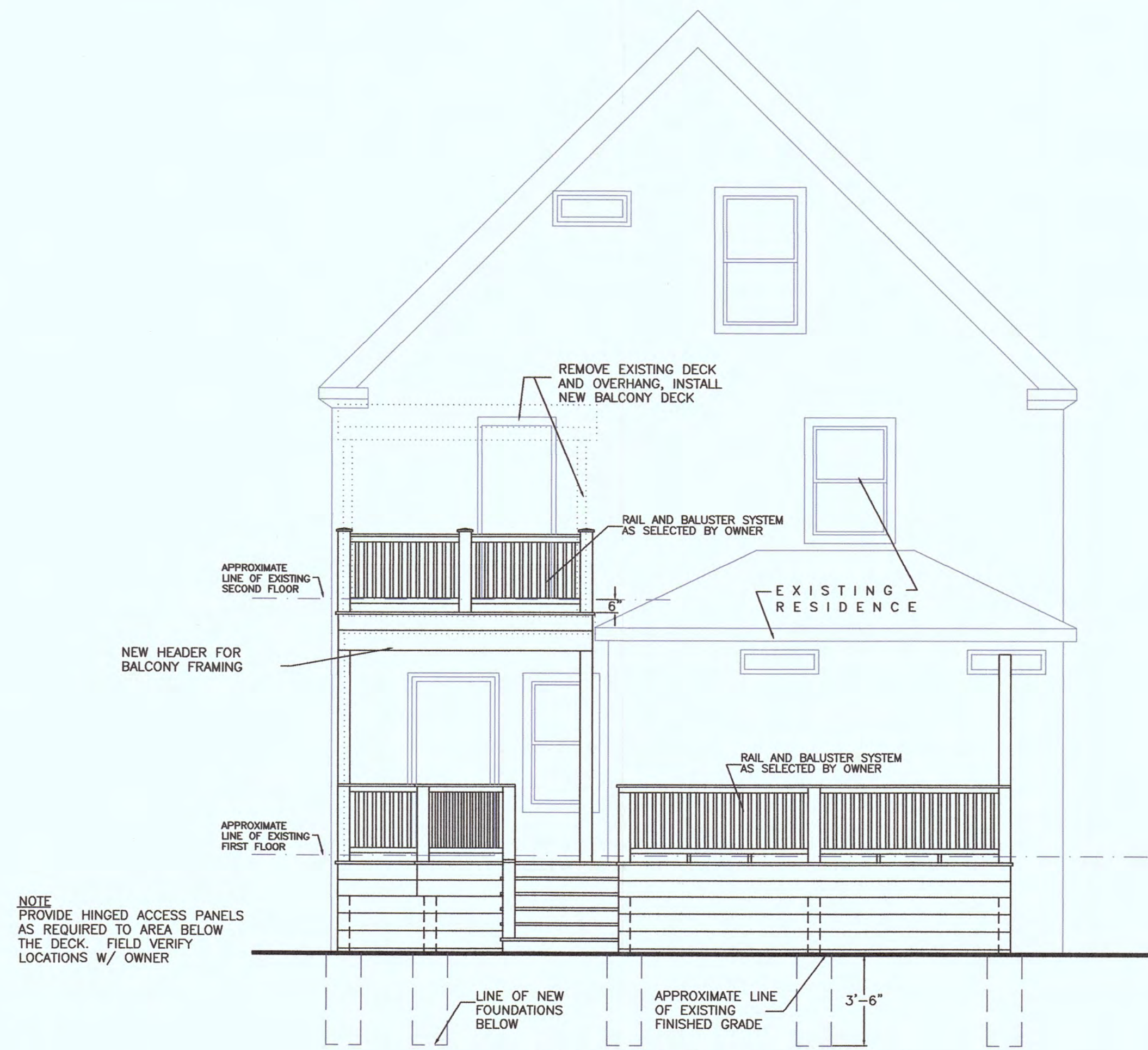
FOUNDATION/FRAMING PLAN
1/4" = 1'-0"



PARTIAL SIDE (SOUTH) ELEVATION
1/4" = 1'-0"

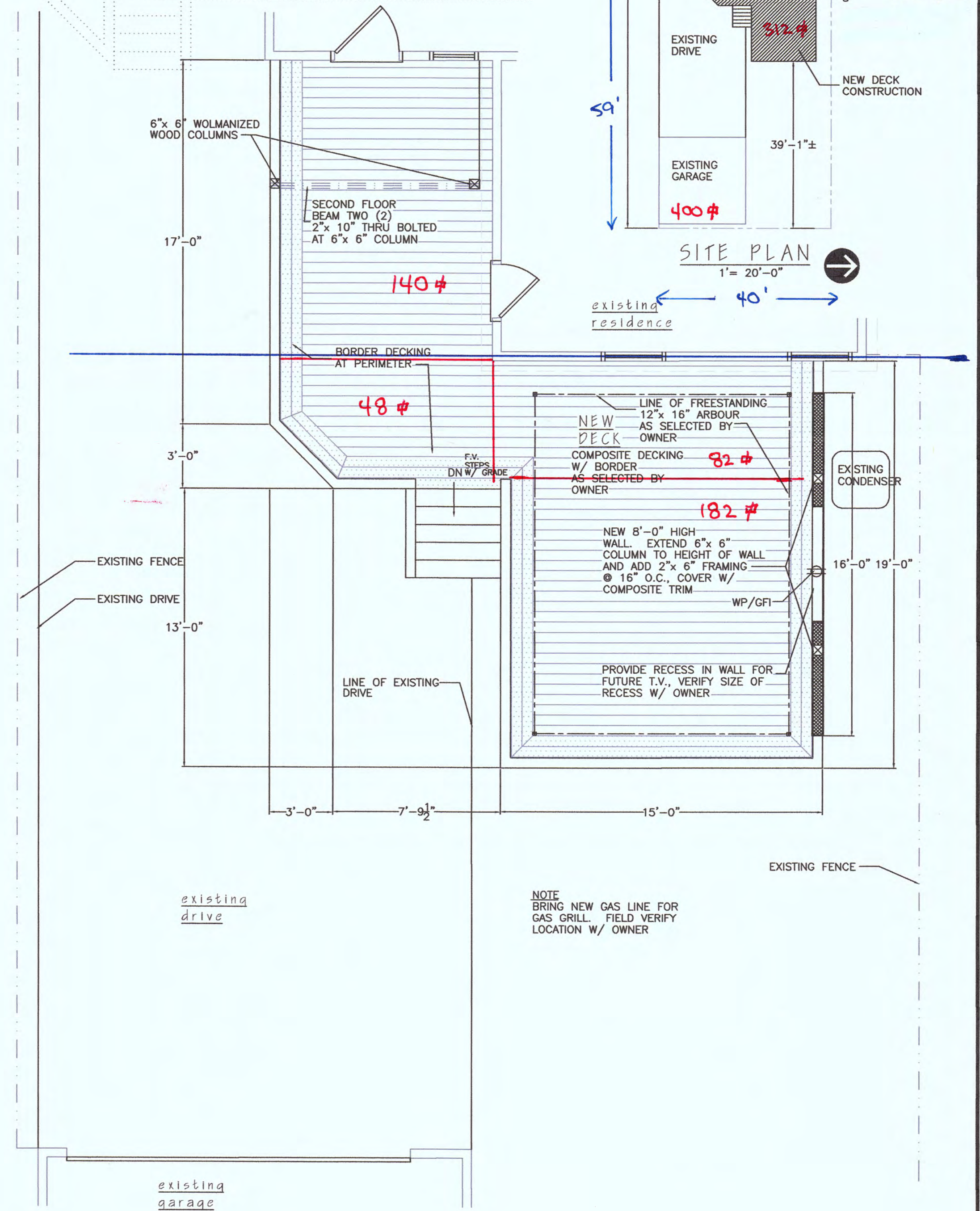


PARTIAL SIDE (NORTH) ELEVATION
1/4" = 1'-0"



REAR (EAST) ELEVATION
1/4" = 1'-0"

PARTIAL SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

ROBINWOOD AVENUE

BACK YARD SF = 2360 #
STRUCTURES SF = 712 #
25% OF BACK YARD = 590 #
VARIANCE FOR 122 #

SITE PLAN
1" = 20'-0"

NEW DECK FOR:
THE RITTER RESIDENCE
1441 ROBINWOOD AVENUE • LAKEWOOD • OHIO • 44107

R. A. Kalfas Home Improvement, Inc. • 12001 Prospect Road • Strongsville • Ohio • 44149 • (440) 238-5498 • Sabol.Arch@gmail.com

RAK/RAK_28/RAK-RITTER_DECK_A1
PRELIMINARY REVIEW 7/1/2026
REVISIONS/ REVIEW 7/9/26
PERMITS 7/10/26

A-1



City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 10-15-26

Reference No.: BZA26-000019

Applicant Name: David Maniet, Maniet Architects

Project Address: 1320 Bunts Rd.

Project Name: n/a

Proposal: The applicant proposes the rebuild of an existing garage.

[Handwritten signature]



David Maniet <djmoneit@gmail.com>

1320 Bunts Rd Project

Jeffrey and Mary Burton <jeffreymburton@yahoo.com>

Tue, Jun 13, 2023 at 3:26 PM

To: David Maniet <davidjmaniet@gmail.com>

Dear Dave,

This letter serves as my authorization for Maneit Architects LLC to act as my agent during this home project.

Thanks,
Jeffrey Burton
(216) 322-8219



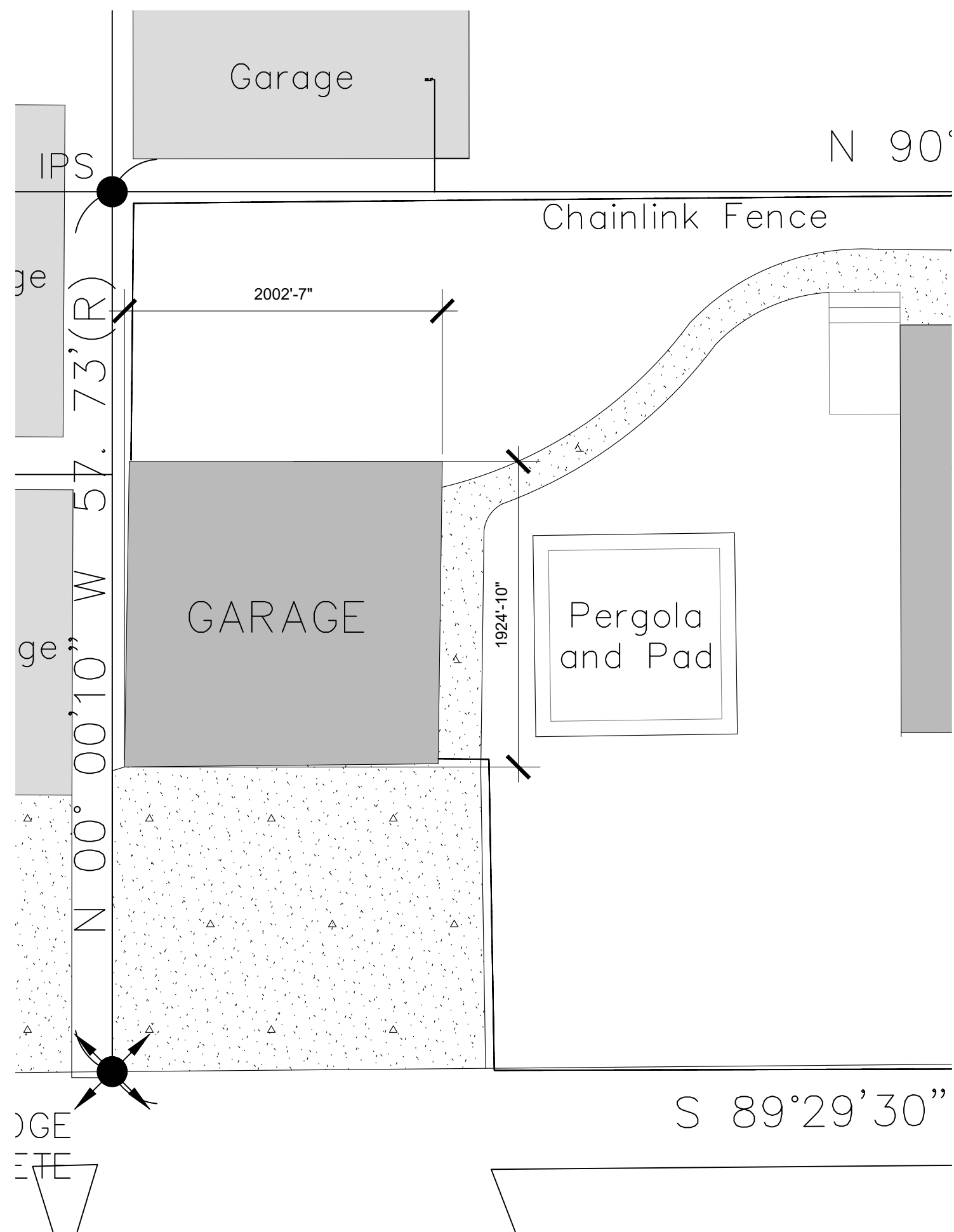






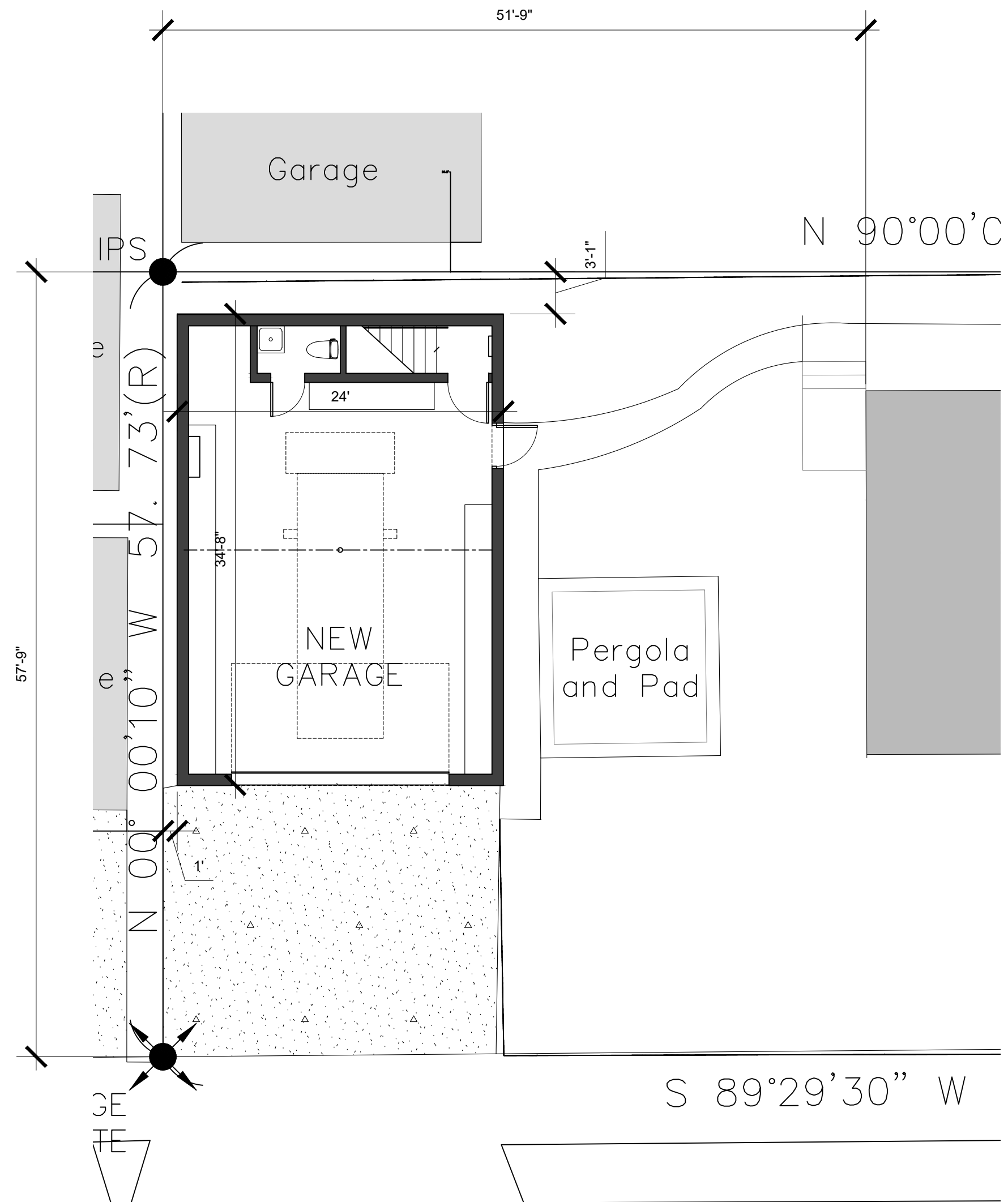






MERL AVENUE

 **Site Plan Existing**
1/8" = 1'-0"



 **Site Plan Proposed**
1/8" = 1'-0"



4 1 2 . 7 2 0 . 0 4 2 4
DavidJManiet@gmail.com

Name / Project Address
Burton Residence
1320 Bunts Road
Lakewood, OH 44107

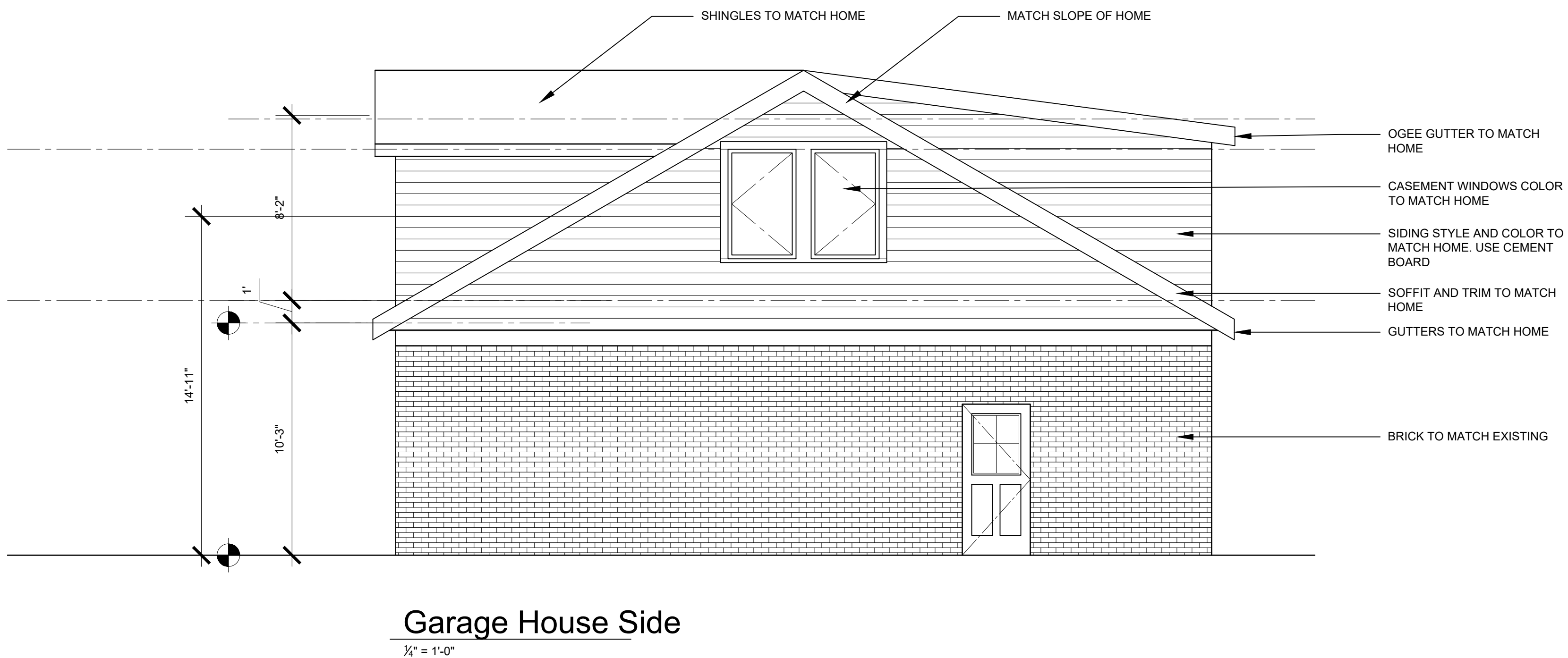
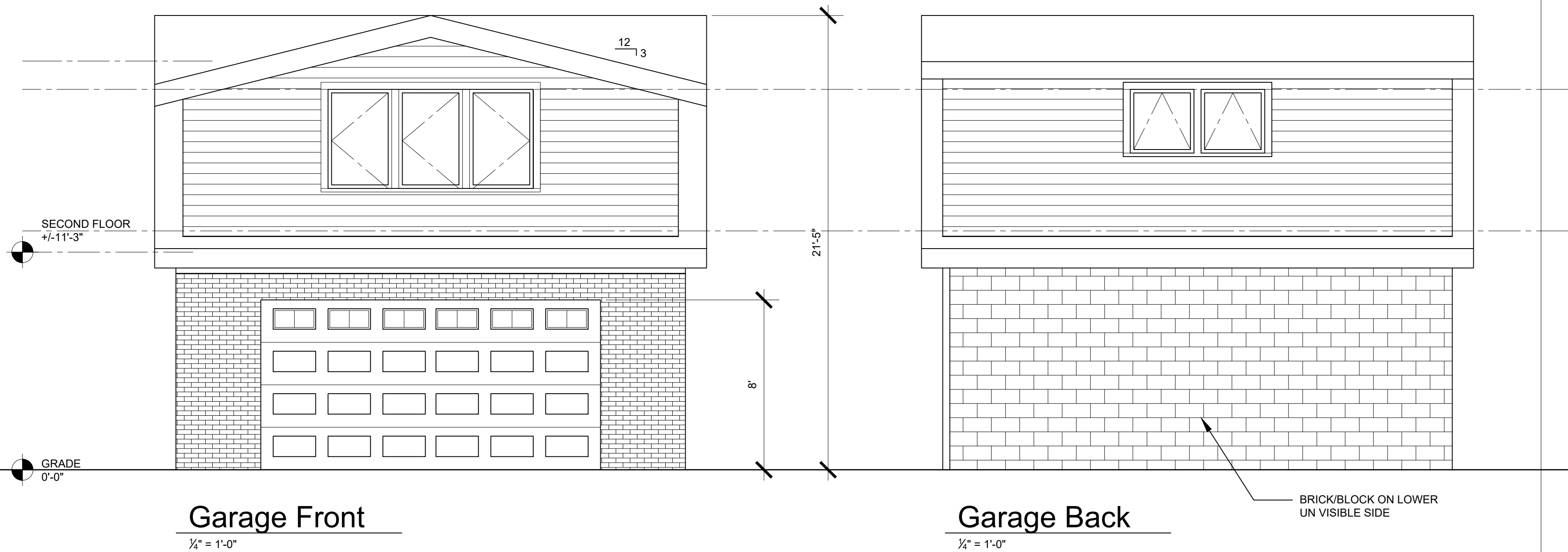
Issue for
Client Review 

Date
9/16/2026

Drawn By
DJM

Sheet

A1



4 1 2 . 7 2 0 . 0 4 2 4
DavidJManiet@gmail.com

Name / Project Address
Burton Residence
1320 Bunts Road
Lakewood, OH 44107

Issue for Client Review	1	Sheet
Date	9/16/2026	A2
Drawn By	DJM	