City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

MINUTES
BOARD OF ZONING APPEALS
REVIEW MEETING
LAKEWOOD CITY HALL
September 17, 2026
6:30 P.M.
RECORDING AVAILABLE
https://www.lakewoodoh.gov/videos-2/

6:00 p.m. Pre-Review Meeting

Members Present	Administrative Staff
Jeffrey Pigott-Chair	Sophia Szeles, Planner, Secretary
Jillian Bolino-Vice Chair-ABSENT	Justin Maskaluk, Building Department
Matt Markling-ABSENT	Andrew Fleck, Assistant Prosecutor
Anthony Santiago	
Angela Hare	

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

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1. ROLL CALL

Members Present	Administrative Staff
Jeffrey Piggot-Chair	Sophia Szeles, Planner, Secretary
Jillian Bolino-Vice Chair-ABSENT	Justin Maskaluk, Building Department
Matt Markling-ABSENT	Andrew Fleck, Assistant Prosecutor
Anthony Santiago	
Angela Hare	

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

2. APPROVE MINUTES OF August 20, 2026 MEETING

A motion was made by Mr. Santiago, seconded by Ms. Hare to APPROVE the August 20, 2026 meeting minutes. All the members voted yea, the motion passed.

3. OPENING REMARKS

Ms. Szeles read the Opening Remarks into record.

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 Accesory Uses (Ord. 07-2023 Passed 11-20-2023)

Megan Higgins, property owner, was present to discuss the plan. Ms. Higgins explained that the previous homeowners had variances approved by BZA but time had lapsed so she needed to get new approvals. She stated that the variance she has proposed are a bit smaller than the previous approved ones. Ms. Higgins explained that the addition is on the east side of the property and is intended to create a more spacious kitchen. She also stated that the neighbor, who previously objected to the

project, has since sent a letter of support for the proposed project. Ms. Higgins stated that the proposed project variances are very similar to the previously approved. The Board had no comments. No public comment was made.

A motion was made by Mr. Santiago, seconded by Ms. Hare to APPROVE Docket No. 08-11-26 as proposed. All the members voted yea, the motion passed.

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).

Jonathon Bloomberg, property owner, was present to discuss the plan. Mr. Bloomberg stated that he and his wife have been renovating this home for about two years and updated the landscaping as well. He stated that the property is simple but unique and the plan proposes a garden shed that will appear as a gazebo. He stated that the shed would be placed in the side yard, far back in the corner. It will set back further than the homes in the area. Mr. Bloomberg also discussed the vacant lot on the south side that is pretty unkept. He stated that he thought the City is responsible for mowing the lot but otherwise it is unkept. He stated that there are no neighbors to the south, just the vacant lot. He also explained that the structure will be modest and the placement is due to the uniqueness of the lot. The Board questioned if the homeowner also owns the small parcel where the shed will be placed. Mr. Fleck explained that the proposed shed is considered an accessory structure and cannot be placed on the parcel unless there is a primary structure on that parcel. The parcel currently has no address but does have a permanent parcel number and does not have any structure built on it. Mr. Fleck asked applicant if they had considered a lot consolidation. Mr. Bloomberg questioned the process and asked if the Board would have any concerns, if a lot consolidation happened. The Board did not state any concerns currently but if changes are made to the proposed plan, there could be concerns. Mr. Santiago suggested a deferral and stated that if there were further questions, with or without a lot consolidation, the applicant should seek a real estate attorney to get those questions answered. Mr. Fleck also explained that if the applicant did not want a deferral and wanted to try to get this plan approved, they would need ALL 3 Board members approval, since there are only 3 members present. Administrative comments include: geographical uniqueness is an element of practical difficulty, the rear yard is a cliff abutting the river. No public comment was made.

A motion was made by Mr. Santiago, seconded by Mr. Pigott to DEFER Docket No. 09-13-26 per applicant's request. All the members voted yea, the motion passed.

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 am 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).

Chris Gibson, RA Kalfus Construction, general contractor was present to discuss the plan. Mr. Gibson stated that the original plan was to just resurface the existing deck, but in the future there hopes to be a kitchen expansion and addition of French door instead of the transom window so a complete deck replacement is being proposed; A new composite deck with drink rail with extension. Mr. Gibson also stated that there will be a privacy wall added for a television and will hide the a/c condenser. The Board stated that there are no dimensions submitted for any part of the proposed project. Mr. Maskuluk stated that the variance can be 25% of the backyard including any and all accessory structures. Mr. Gibson stated that the second floor uncovered deck will use the same square footage that it is currently. He asked if the second floor deck needed to have a roof. The Board explained that if the dimensions were suibmitted and they could see all the square footage being proposed, it may save time and a variance request, but they cannot approve as proposed because there are no dimensions. Mr. Gibson asked for a deferral. No further comments from the Board. No public comment was made.

A motion was made by Mr. Santiago, seconded by Ms. Hare to DEFER Docket No. 09-14-26 per applicant's request. All the members voted yea, the motion passed.

ADJOURN

A motion was made by Ms. Hare, seconded by Mr. Santiago to ADJOURN the meeting at 7:05 p.m. All the members voted yea; the motion passed.

Signature _____ Date 10-15-26

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.	Meggin Higgins	
2.	Jon Bloomberg	
3.	Chris Gibson	
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		

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. SEPTEMBER 17, 2026

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, Chair
- Jillian Bolino, Vice 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, September 17, 2026

Agenda

1. Roll Call
2. Approve meeting minutes from August 20, 2026

Opening Remarks

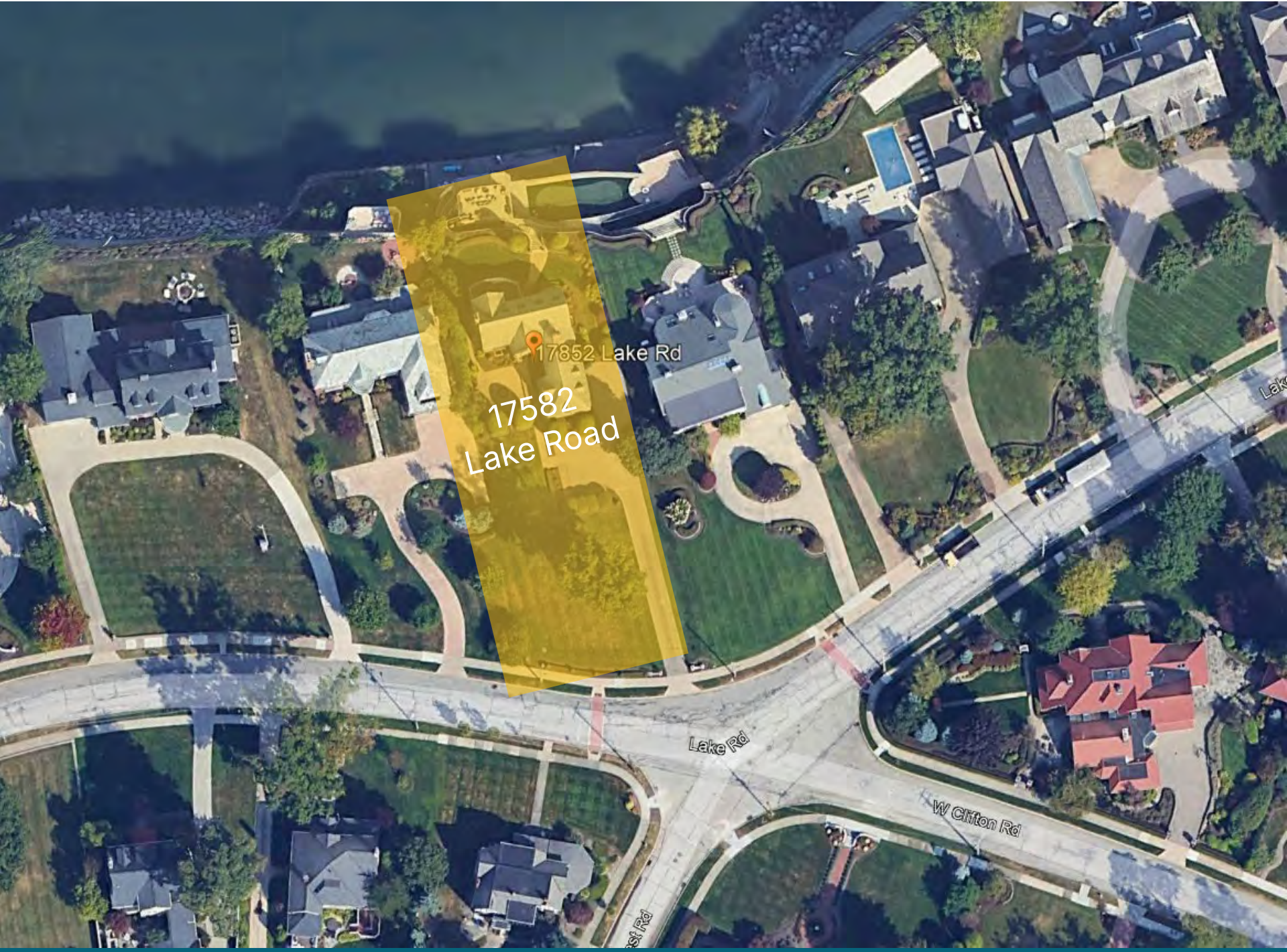
Old Business

1. **17852 Lake Road – applicant John Swidrak, Costera Design, for property owner Joe Anello, proposes the construction of several additions to the principal structure**

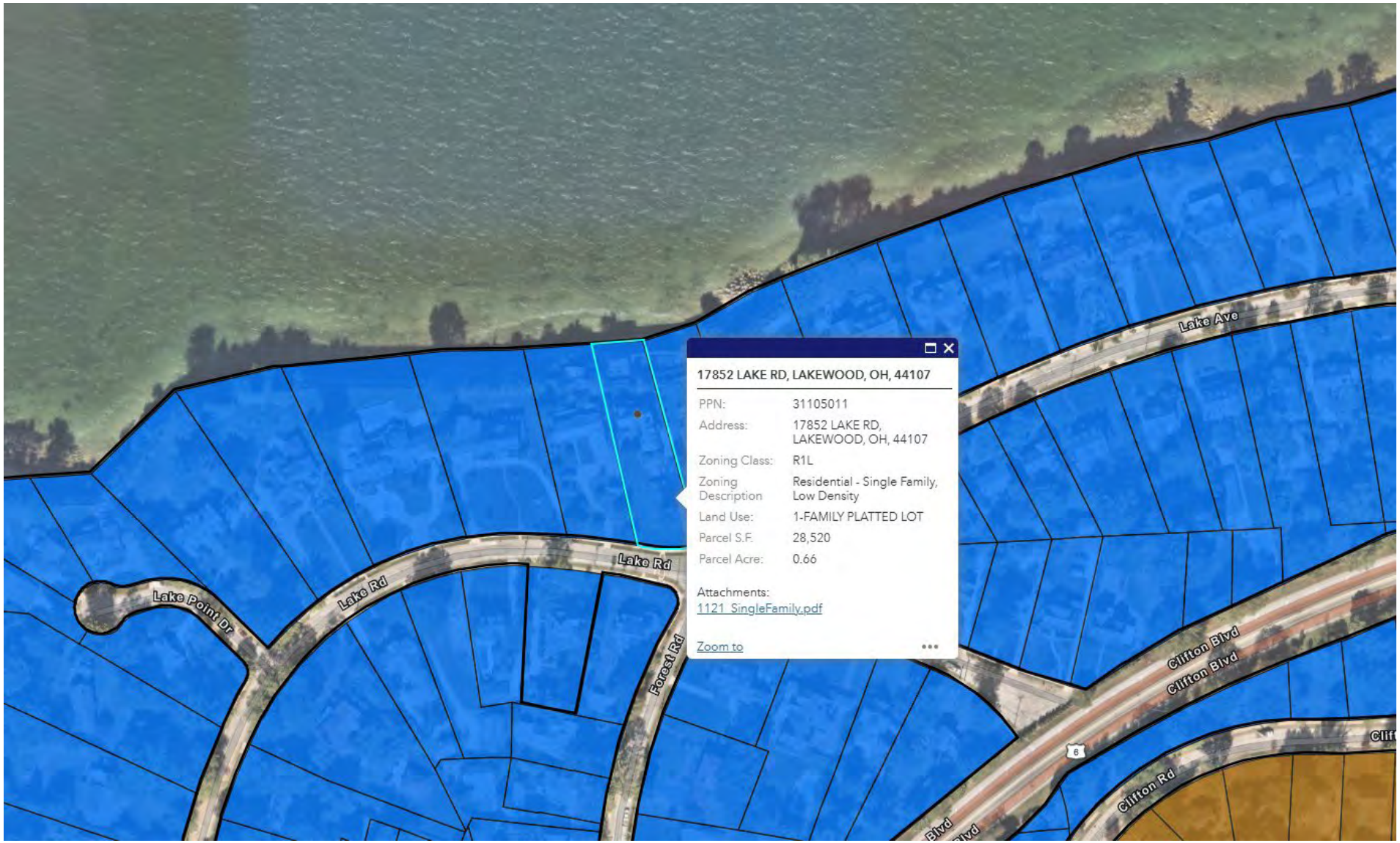
New Business

1. **1332 Sloane Avenue – applicant Jonathon Bloomberg, property owner, proposes the construction of a garden shed in the front yard of the property**
2. **1441 Robinwood Avenue – applicant Cortney Kalfas, RA Kalfus Construction, for property owners Joe and Megan Ritter, proposes the construction of a deck replacement and extension**

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


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Lake Road
17852 Lake Rd
Lake Rd
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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 Accesory 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 Accesory Uses (Ord. 07-2023 Passed 11-20-2023)

PROPOSED ADDITION & RENOVATIONS FOR:

ANELLO RESIDENCE

17852 LAKE ROAD
LAKEWOOD, OH



LOT COVERAGE	
EXISTING LOT AREA:	25,900 S.F.
EXISTING LOT COVERAGE:	4,439 S.F. (17.14%)
PROPOSED ADDITIONAL COVERAGE:	1,867 S.F.
TOTAL LOT COVERAGE:	6,306 S.F. (24.34%)
ALLOWABLE LOT COVERAGE:	35%

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



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

VERSION 1 01.24.2025
REVISED 05.23.2025

DRAWING

A-0



LOT COVERAGE	
EXISTING LOT AREA:	25,800 S.F.
EXISTING LOT COVERAGE:	2,430 S.F. (9.4%)
PROPOSED ADDITIONAL COVERAGE:	1,867 S.F.
TOTAL LOT COVERAGE:	4,296 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.

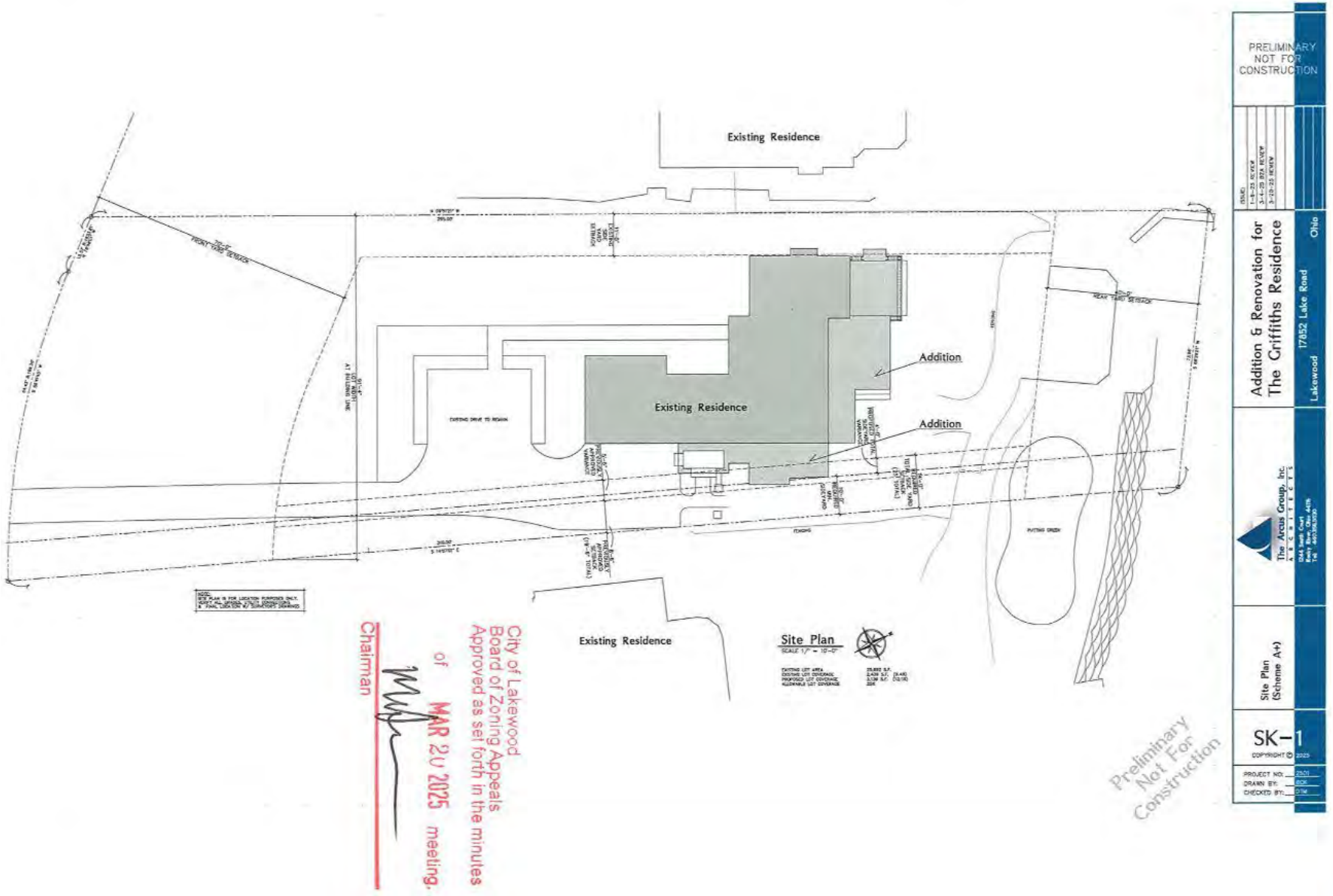


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REFERENCE RENDERING

SCALE: N.T.S.

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PRELIMINARY NOT FOR CONSTRUCTION

ISSUE:
1-6-25 REVIEW
1-31-25 REVIEW
3-20-25 REVIEW

Addition & Renovation for
The Griffiths Residence
17652 Lake Road
Lakewood Ohio

The Arcus Group, Inc.
ARCHITECTS

Renderings
(Scheme A+)

SK-6

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PROJECT NO. 2501
DRAWN BY: BCK
CHECKED BY: CTM

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Existing Garage Approach



Proposed Garage Approach



Existing Side View



Proposed Side View

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE:
1-14-25 REVIEW
2-25-25 REVIEW
3-20-25 REVIEW

Addition & Renovation for The Griffiths Residence

17852 Lake Road
Lakewood Ohio

The Arcus Group, Inc.
ARCHITECTS
Rocky River, Ohio 44116

Renderings (Scheme A+)

SK-4

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PROJECT NO: 2501
DRAWN BY: BCK
CHECKED BY: BTM

Preliminary Not For Construction

) ¿)] ŦBŽA Ar r ţôzǎļ



Existing Rear Kitchen View



Proposed Rear Kitchen View



Existing Rear Veranda View



Proposed Rear Veranda View

PRELIMINARY NOT FOR CONSTRUCTION

ISSUED
1-6-25 REVIEW
1-31-25 REVIEW
3-20-25 REVIEW

Addition & Renovation for The Griffiths Residence
17852 Lake Road
Lakewood Ohio

The Arcus Group, Inc.
ARCHITECTS
1344 Beth Court
Rocky River, Ohio 44116
Tel 440.356.5220

Renderings (Scheme A+)

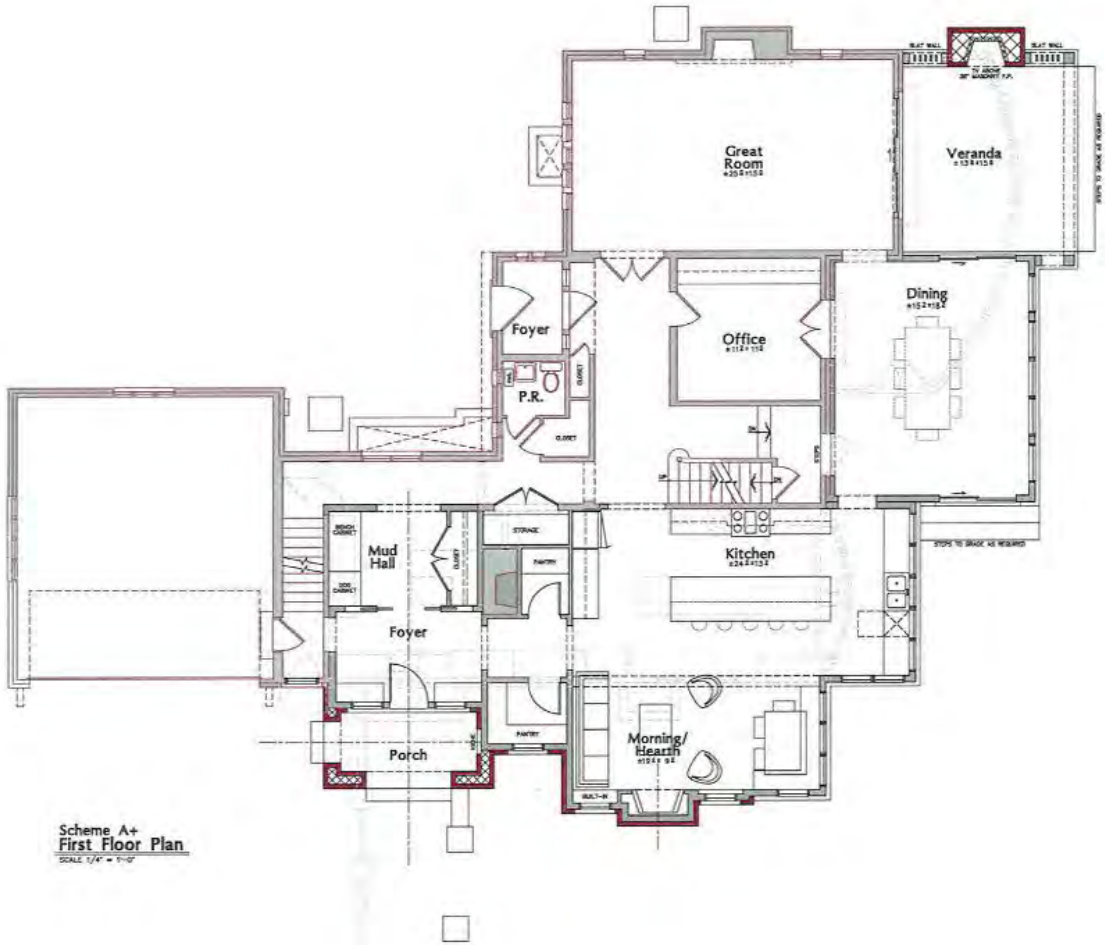
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PROJECT NO: 2501
DRAWN BY: BCK
CHECKED BY: DTM

Preliminary Not For Construction

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PRELIMINARY NOT FOR CONSTRUCTION

ISSUED:
1-6-25 REVIEW
1-31-25 REVIEW
3-5-25 BZA REVIEW
3-20-25 REVIEW

Addition & Renovation for
The Griffiths Residence
17652 Lake Road
Lakewood Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 Sath Court
Bay Village, Ohio 44140
Tel: 440.835.0330

First Floor Plan
(Scheme A+)

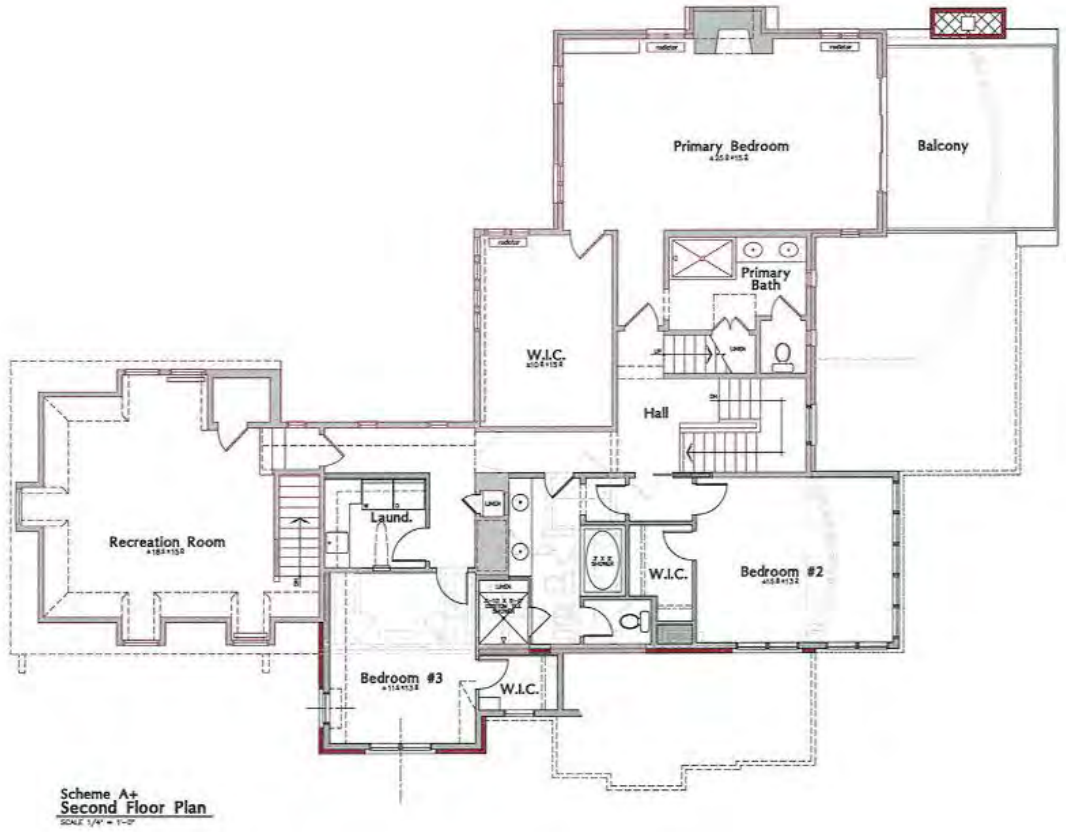
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PROJECT NO: 2501
DRAWN BY: RCK
CHECKED BY: DTM

Preliminary Not For Construction

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PRELIMINARY NOT FOR CONSTRUCTION

Addition & Renovation for The Griffiths Residence

17652 Lake Road Lakewood Ohio

The Arcus Group, Inc. ARCHITECTS

Second Floor Plan (Scheme A+)

SK–3

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PROJECT NO: 2301
DRAWN BY: BCK
CHECKED BY: BJM

Preliminary Not For Construction

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City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

DISPOSITION LETTER
MARCH 21, 2025

David T. Maddux
The Arcus Group Inc.
1244 Smith Cr.
Rocky River, OH 44116

Re: **Docket No. 02-05-25**
17852 Lake Rd.

Dear Applicant:

At the 3/20/2025 meeting, the Board of Zoning Appeals met to consider the construction of several additions to the principal structure, including a rear addition that has a second-floor unroofed patio deck. The property is 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 21'' where the minimum required is 25 ft. Request a variance to reduce the permitted combined side yard total to 21' as proposed. Pursuant to Schedule 1121.07 Minimum Yard Requirements for Principal Buildings (Ord. 91-95 Passed 10-07-1996)

- Variance 2: Owner proposes an addition on the rear of the principal structure that includes a 521 sq. foot unroofed patio deck on the second floor at a height of 9 feet. The maximum permitted is 300 sq. ft in area and 42 inches above grade. Request a variance to increase the maximum permitted height to 9 feet and the maximum permitted area to 521 sq. feet as proposed. Pursuant to 1121.03(d) Permitted Accessory Uses (Ord. 07-2023 Passed 11-20-2023)

The members decided to **APPROVE Docket No. 02-05-25 for two variances as proposed.**

Please contact the Division of Housing and Building with any comments or concerns you may have at (216) 529-6270.

Sincerely,

Michelle Nochta
Board Secretary, Senior Planner
Planning and Development

ADMINISTRATIVE COMMENTS

- Applicant is proposing unroofed patio deck that exceeds both height and square footage allowances.
- Applicant is proposing additions that reduce side yard setbacks.
- This property has received prior BZA approval related to the proposed additions.
- This proposal will be seen at ABR.
- There is no ordinance regarding views.

PUBLIC COMMENT

- ❑ Received via Phone-
- ❑ Received via e-mail –
- ❑ Meeting attendee(s)

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 Accesory 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 Accesory Uses (Ord. 07-2023 Passed 11-20-2023)

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

1332 Sloane Ave

MH Rezoning Request

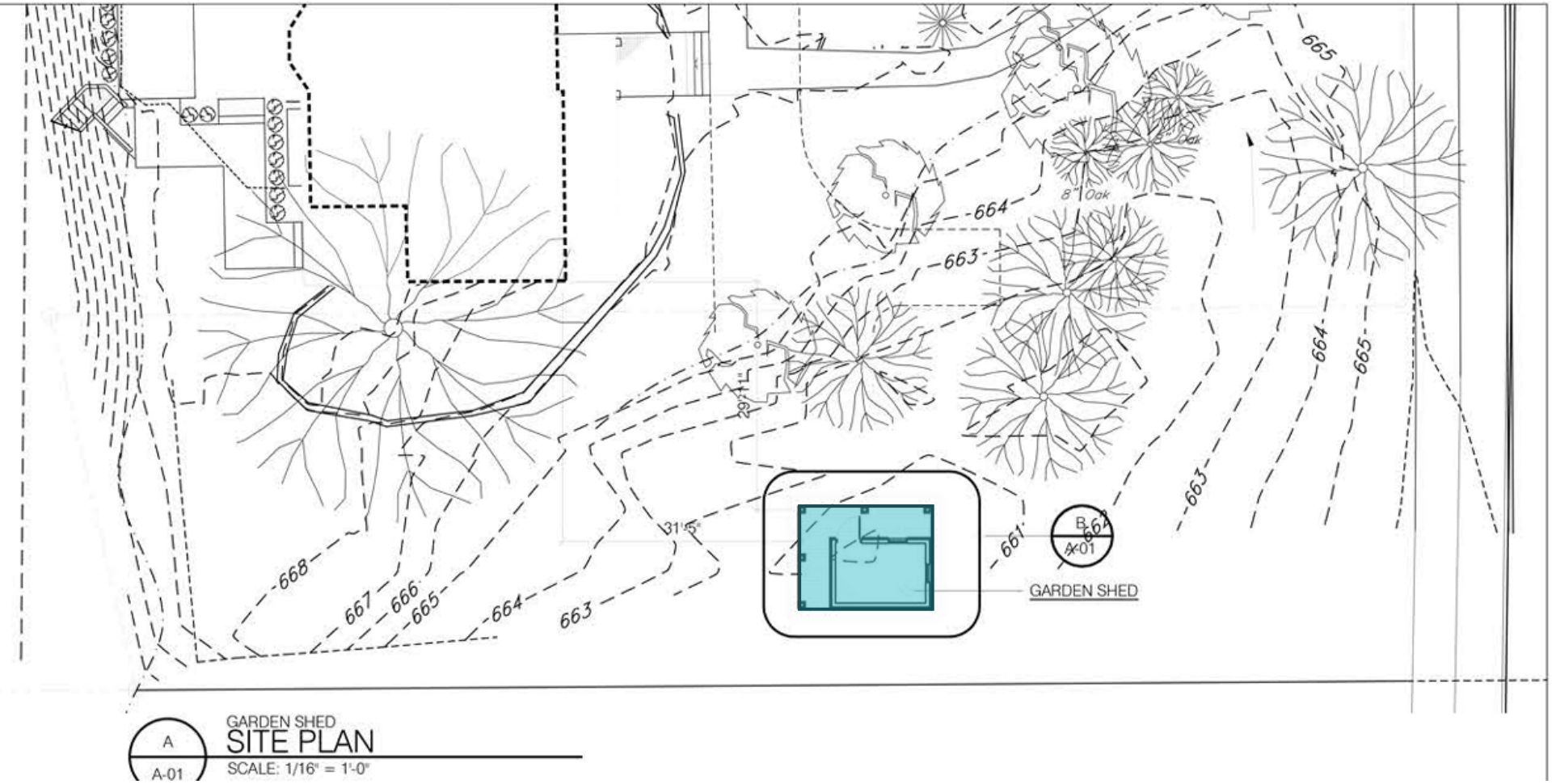


NEW BUSINESS

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).



A
A-01

GARDEN SHED
SITE PLAN
SCALE: 1/16" = 1'-0"

25 am, Jul 15, 2026



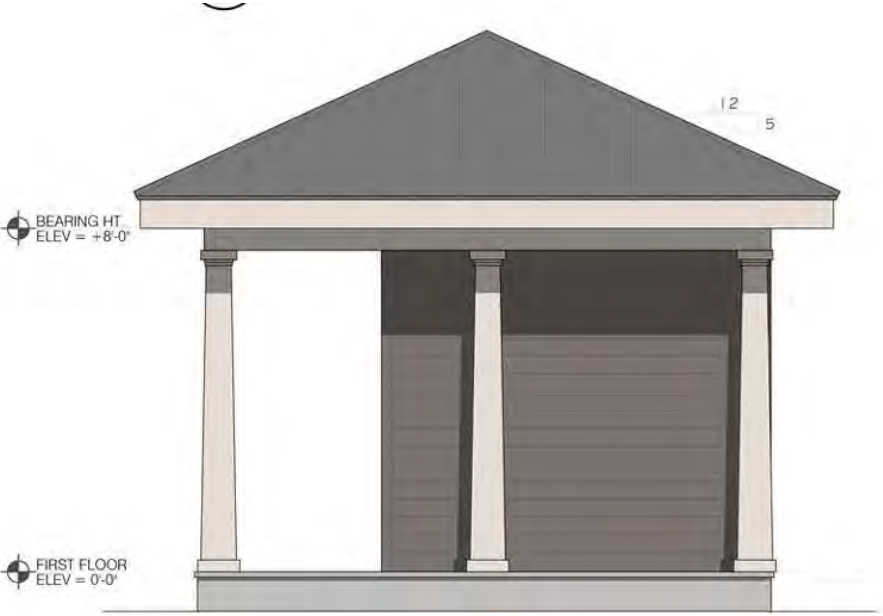
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A-01

GARDEN SHED
EAST ELEVATION
SCALE: 3/8" = 1'-0"



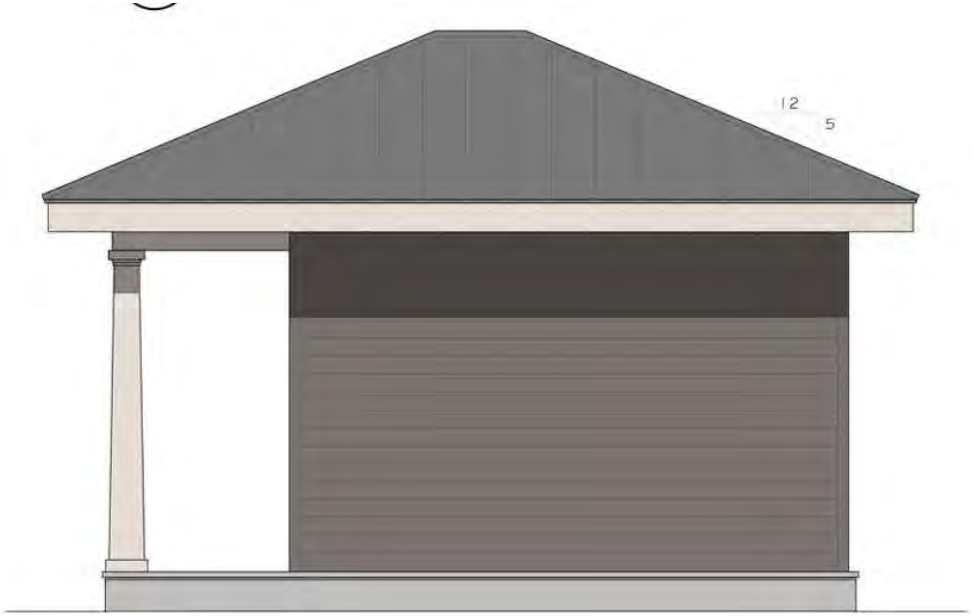
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A-01

GARDEN SHED
NORTH ELEVATION
SCALE: 3/8" = 1'-0"



3
A-01

GARDEN SHED
WEST ELEVATION
SCALE: 3/8" = 1'-0"



2
A-01

GARDEN SHED
SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

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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) *Ťeģ ģ ▼▼ʁ↳ģőßȼ▼ɐnoȼɐɋў▼≥▼▼ģ↳ɛ̈ïȼ≥ɛ̊å̤ ģў▼ɲ̤ ȼ ģ ▼↳ ▼ńH▼ģ ɾɐģûɾ▼↳ ▼▼ģȷȼo▶ɐå↳ ▼ɲɐ̤ ǎï▼ ïɲɾ▼ģɐ▼ģ̄ ģȼȡ▼oåâȼ ģ ▶ɐȼ▼å̊âî ▼ßȼ▶ɲ▶ɐȼ▼ɾȼȼo▼ģ̈ȼɵ▼ißɛ́é̊ ▼ɐȼ▼̤ å̊ģ ▼ɾɐßâɾßɐȼ▶ɐnßɹ¢. ģ ▼ ɹßå̤ɹɾå↳ɾģ̈ïïў▼å̊âî ▼↳ ▶ɐȼ▼ɲɾº▼ßâe▼ɛ̈ɐɋɐȼo▼å̊âî ▶ɐå↳ ▼ȼɾɑ̈å̊âî ▼ȼőßģɐ¢̤ ¢↳ɾɹ ▼nßïȡ▼ïïny ⁱ ▼ Aïɾenßɛ́e▶ɐȼ▼ɐnonɹ¢ȡ▼ɐníȼâɾ▼ɲâå̊ɾģ↳ ▼̄ å̊ў▼ȼ▼ɲ↳ɹ ģ̈ȼɐȼȡ▼▼ģ̈ȼ▼å̊ɐº▼ɾ▼ʒ1▼ȼȼɾ▼ɐɲ̤ ▶ɐȼ▼ɲɾ▼ ïģ↳¢º▼ģ ▼ɛ̈ɐɋɐȼo▼ɐɲ̤ ▶ɐȼ▼ɐn↳ɾ▼ɐnoȼɐɋў▼ģ↳¢ ▶ɐå↳ ▼▶yoģ̈ǎï▼ɾȼɑ̈å̊âî ▼ȼőßģɐ¢̤ ¢↳ɾ▼ho▼▼̄ å̊ģ▼ ɹɾɐßâɾßɐȼⁱ ▼̆ɐȼ▼ɐníȼâɾ▼ģ ▼ïå̊↳↳ȼȡ▼ho▶ɐȼ▼ɲßɾe▼ģ̈ȼ▼é▶ɐȼ▼ɲɾº▼ȡíå̊âȼ↳ɾ▶ɲ▼▼å̊âå̊↳ɾ▼ɲɾ▶ɐå̊ɾģ ▼ onnɐïў▼̄ å̊ģ↳ɾå̊ģ↳ȼȡ▼↳ȡ▼ɛ̊ɹ ▼ȼȼ↳ ▼̄ nɹɾïў▼ïïny ¢ȡ▶ɲé▼ɐ▼ɲɾº▼ȡíå̊âȼ↳ɾ▶ɲ▼▼å̊âå̊↳ɾ▼ɲɾ▶ɐå̊ɾģ ▼ ßɹ¢ȡ▼ho▼é̊ɛ̊ɑ̈ȼ↳ ▼ɾɲɐå̊é¢ºģ ▼ïå̊↳↳ȼȡ▼ɲ▼ɲnî ▼ģ ¢▼▼é̊å̊C¢å̊n▶ɐå̊ɾ▼ģ↳ɾ¢é̊ɐå̊ɾ¢ɹ ▼ɾɲ▶ɐȼ▼é̊ɑ̈ȼ↳ɹ ▼↳ȡ▼ ▼̄ å̊ɾâɐ¢ɹ ▶ɐȼ▼ɐâɐģ¢âɾßɐȼ▼é▶ɐȼ▼ɐnßɹ¢ⁱ ▼ɾ▼ģ ▼ȼ▼ɲâå̊ɾ¢ȡ▼ģ ▶ɐȼ▼ɲy ¢ɹɾ▼ɲģ↳ɾ▼é▶ɐȼ▼å̊ɑ̈º▼ģe▶ɐȼ▼ ë▼nnɵ▼é▶ɐȼ▼ɾɐßâɾßɐȼ▼¢ïï▼ȼïny ▼ɾɐ¢ɾ▼é̊ɐå̊¢ⁱ ▼▼ȼ▼ģ̈y ▶ɐģ ▼ɹ ▼↳ ▼↳ɐå̊↳â¢̤ ¢↳ɾ▶ɲ▼ßɵ▼é̊ɑ̈ȼ↳ɹ º▼ ɾɐȼ▼ɐnßɹ¢º▼↳ȡ▶ɐȼ▼ȼģ̄ɐå̊nɐɐnnȡⁱ*

(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). *As noted above, the property is in an MH district and the project abuts a lot that has been vacant for approximately 20 years that has been allowed to mostly go wild.*

Nine Elements of Practical Difficulty

((@ˢ¿] ᗢáŗîǎņçȼŝᵛÑîņȼᴱlȼń ȼņŧŝȏİᴾŗǎçŧûçǎl᷊ᗪîİÎîçuŀŧΩ^

[÷ᗴR ÷Ẃhȼŧhȼŗᗢhȼ↑ŗôr ȼŗŧΩᗰņ↑uȼŝŧûôņẑ îll᷊Ωȼlɗǎ᷊ŗȼǎŝôņǎbŀȼ᷊ŗȼŧuŗņȏŗẑ hȼŧhȼŗᗢhȼŗȼçǎņ᷊bȼǎņΩ^
bȼņȼĺîçîǎl᷊ųŝȼȏİᗢhȼ↑ŗôr ȼŗŧΩẑ îŧhôuŧᗢhȼẓǎŗîǎņçȼ~ŝᗊ

×[÷ᗴA÷Ťeȼ▼ɛníȼâŗ▼ȳ▼nŗ▼ȼâȼɹɹǎeў▶n▼eȼɹȼeẋȼ▼ßeV▼enoȼeqў▼ǎïßȼºᗯßŗ▼ȼ▼ȼïǵẋȼºᗯ↯âȼ▼ņl̄ oïȼɾȼảº▼ǵ▼ǵï▼↯eǎ↯âȼ▶ȅȼ▼ǎïßȼ▼éȸȅȼ▼ɛnoȼeqўⁱ

×] ÷ᗴR ÷Ẃhȼŧhȼŗᗢhȼẓǎŗîǎņçȼ~ŝᗊ<ᗰŝᗊsųbŝŧǎņûǎl̲ʸ

×] ÷ᗴA÷Ñnºȳȼ▼n▼nŗ▼ȼïǵẋȼ▼ȳ▼ȳßǎɹɾǎ↯ɾǵǎï▼ǎɹȼả▼↯▶ȅȼ▼↯ǵßȼ▼ǎɾßȅȼ▼éᗯße▼nɾ▼↯ả▶ȅȼ▼ɹǵ̃↯ǵǵûǎ↯ɾȳ▼ȼɾɾǎǎâîî▼ɛnl̄ ▶ȅȼ▼nǎả²

×] ÷ᗴR ÷Ẃhȼŧhȼŗᗢhȼ↑ȅŝŝȼņûǎl̲çhǎŗǎçŧȼŗȏĺᗢhȼ↑ņȼîǵhbôŗhôôdẑ ôųl̲dᗊbȼᗊsųbŝŧǎņûǎll̲Ωǎl̲ŧȼŗȼdᗊȏŗẑ hȼŧhȼŗ^
ǎdĺôîņîņǵ↑ŗôr ȼŗŧûȼŝẑ ôųl̲dᗊsųĺĺȼŗǎᗊsųbŝŧǎņûǎl̲ᗡȼŧîń ȼņŧǎŝǎ↑ȼŝųl̲ŧȏĺᗢhȼẓǎŗîǎņçȼ~ŝᗊ

×] ÷ᗴA÷Ñn

×} ÷ᗴR ÷Ẃhȼŧhȼŗᗢhȼẓǎŗîǎņçȼ~ŝᗊẑ ôųl̲dᗊǎdzȼŗŝȼl̲Ωǎİȼçŧᗢhȼᗡȼl̲îzȼŗΩȏĺᗢǵôzȼŗņń ȼņŧǎl̲ᗊŝȼŗzîçȼŝ^ȼˢǵˢʳ^
ẑ ǎŧȼŗᗊŝȼẑ ȼŗ↑ȼĺųŝȼ↑ȼń ôzǎl̲ᗊ^

×} ÷ᗴA÷Ñn▼

×@÷ᗴR ÷Ẃhȼŧhȼŗᗢhȼ↑ŗôr ȼŗŧΩȏẑ ņȼŗ↑uŗçhǎŝȼdᗢhȼ↑ŗôr ȼŗŧΩẑ îŧh↑ņôẑ l̲ȼdǵȼȏĺᗢhȼ↘ôņîņǵ↑ȼŝŧŗîçŧûôņʸ

×@÷ᗴA÷Ẃȼ▼ȼɛȼ▼nŗ▼ȳ ǎɛȼ▶ɛǎɾ▶ɛȼ▼ɛȼả▼ȳ▼ßȼɹɾǵ↯▼nßïả▼ßǎíȼâŗ▶n▶ɛǵ ▼ȼɹɾɛǵûɾǵ↯ⁱ

Nine Elements of Practical Difficulty

1173.04 Variances: Nine Elements of Practical Difficulty.

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

(8) (A) *Not in any way that serves the purpose of the project.*

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

(9)(A) *Ŷ¢ɹⁱ ◥ʁɹ ◤ɴɾ¢ȡ◥ǻǻnẋ¢ᵒ◤ǧẋ¢ɬ ◣e¢ ◥¢ɹǧɬ ◥ɬȡ ◥ßɵ◥ɾ¢ɬɾ◣ɲ ◥ɾ¢ɛ̌ɛǻɾ¢ ◥◥ɾɲ ◥ßɵ◤ǻɛȡ¢ɬɹ ᵒ◥¢ ◤ẋǧ¢y ◣ɛǵ ◥ɹ ◥ɬ ◥¢ɹɾe¢ɾǧȡ◥ɬeǻɬȡ¢ḭ ¢ɬɾ◣ɲ ◣e¢ ◤enoɕɛɽ̌ⁱ ◥ɾ◥ ◤ßǻɹɾǻɬɾǧǻiiў◥ǻȡîi ◥ɛnḭ ◣e¢ ◤ɾɛ¢¢ɾᵒ◤ ïnȡǻɾ¢ȡ◥ȡíǻȡ¢ɬɾ◣ɲ◥◤xǻȡǻɬɾ◥ɲɾ◣ɛǻɾ◤ nɹɾiў◥ ◤ɴɾ◤ ǻǵɬɾǻǵɬ¢ȡⁱ*

ADMINISTRATIVE COMMENTS

- Applicant is proposing a garden shed in the front yard. Garden shed will be constructed on adjacent vacant lot, also owned by the property owner.
- Geographical uniqueness is an element of practical difficulty. The rear yard is a cliff abutting the river.

PUBLIC COMMENT

- ❑ Received via Phone-
- ❑ Received via e-mail –
- ❑ Meeting attendee(s)

NEW BUSINESS

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

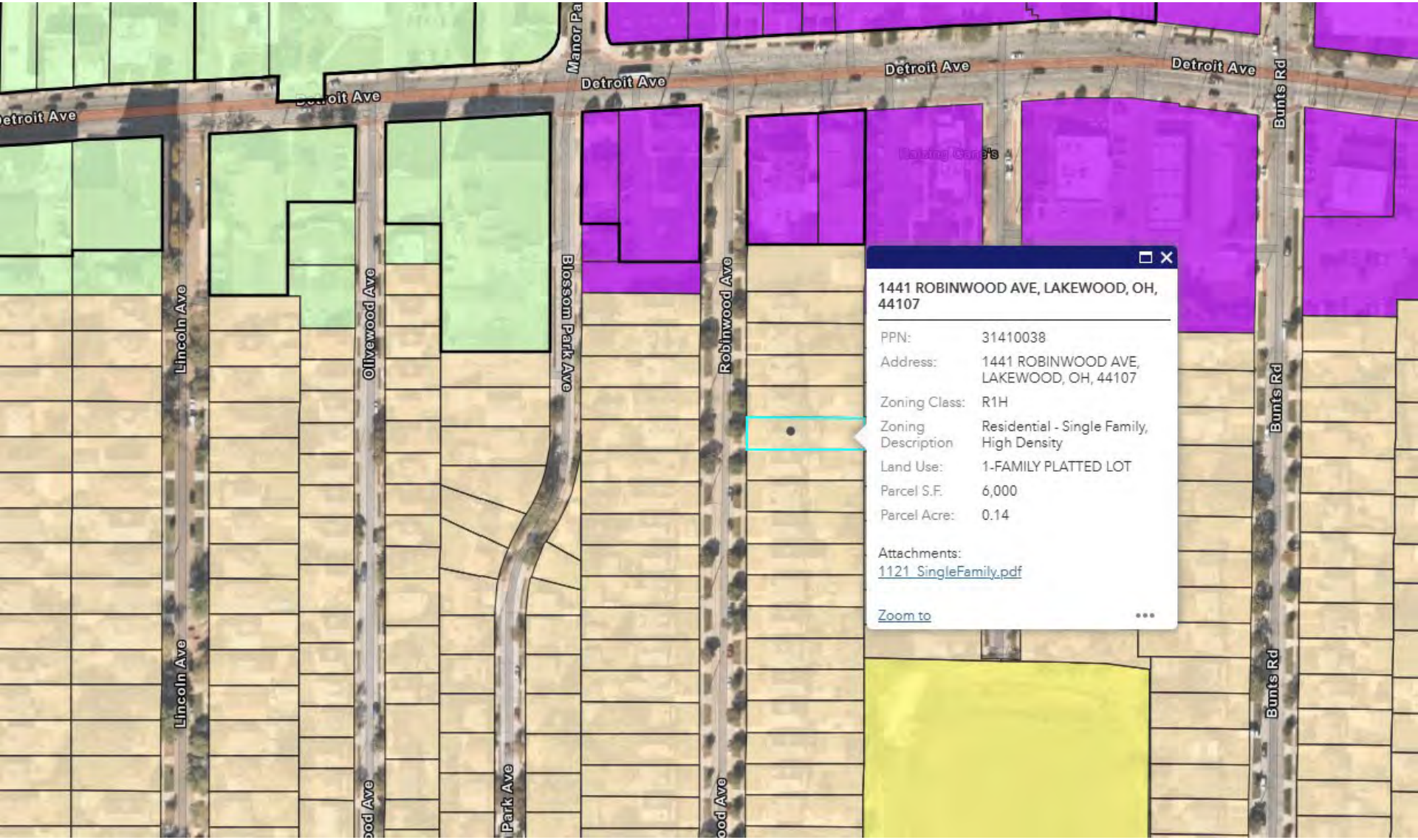
   Applicant Jonathon Bloomberg, property owner, proposes the construction of a garden shed in the front yard of the property (south side of the lot). Property is located in the MH, Residential, Multi Family, High Density District.

   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).

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

1441 Robinwood Ave
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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 am 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).

From: Heather Peters <hpeters@rakalfas.com>
Sent: Monday, September 14, 2026 3:31 PM
To: Planning Dept <planning@lakewoodoh.gov>
Subject: ATTN: Sophia Szeles

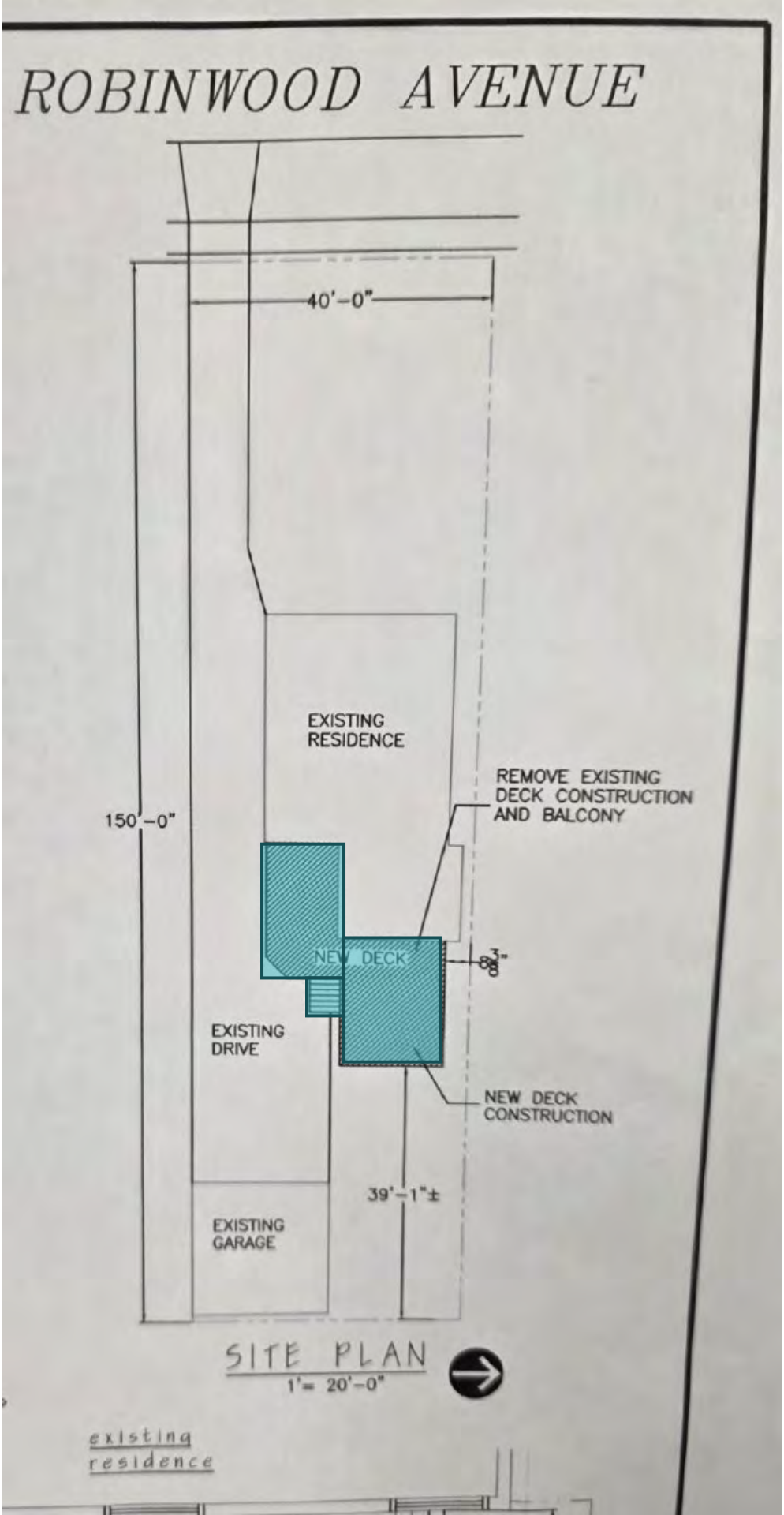
Warning: Unusual sender <hpeters@rakalfas.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

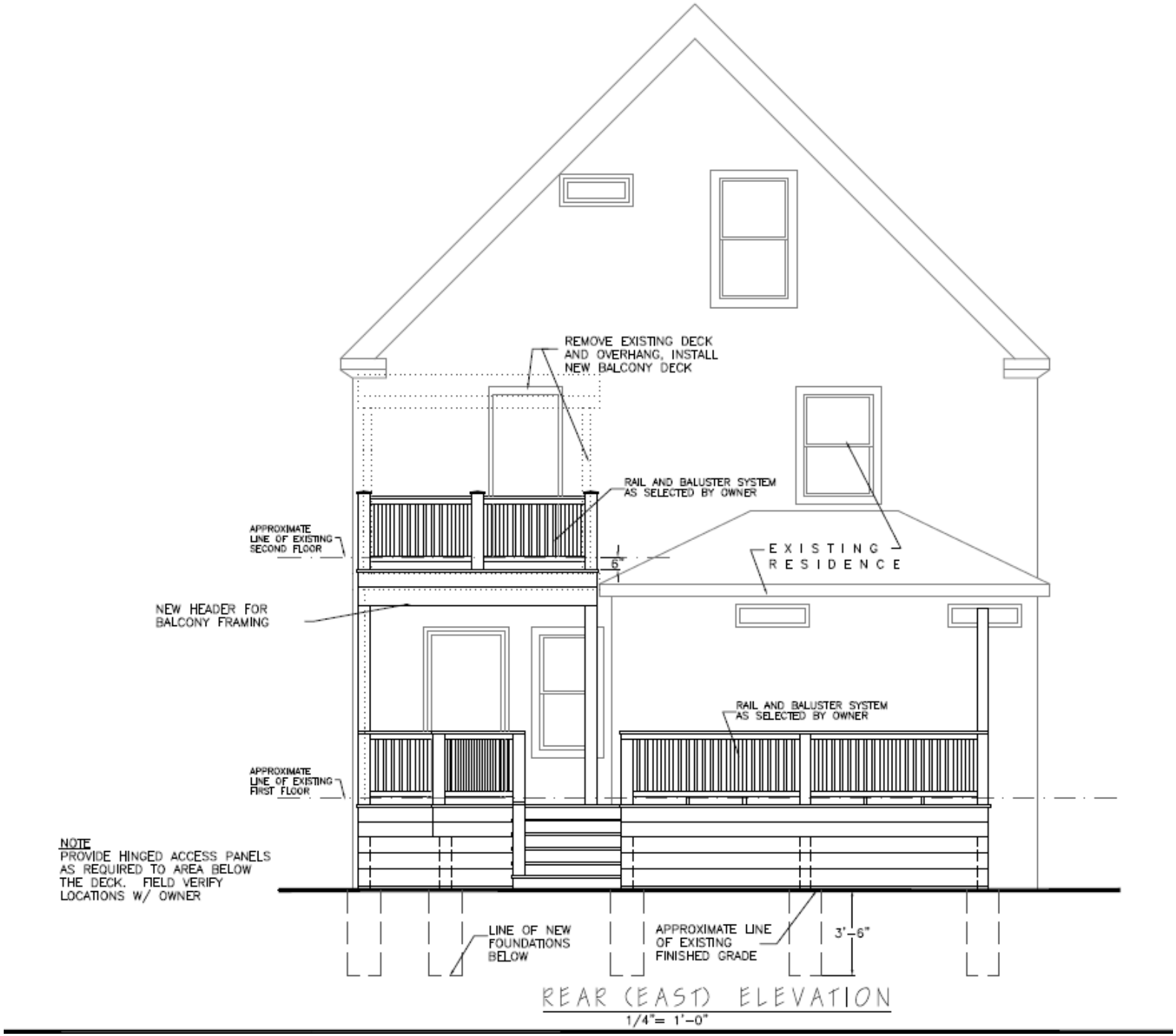
1441 Robinwood Lane

We will be removing the second story deck with overhang and replace with just a deck totaling approximately 485 Square Feet. Approximately 60 of that is for the second story deck. Thank you!






ROBINWOOD AVENUE
40'-0"
150'-0"
EXISTING RESIDENCE
REMOVE EXISTING DECK CONSTRUCTION AND BALCONY
NEW DECK
3/8"
EXISTING DRIVE
NEW DECK CONSTRUCTION
39'-1"±
EXISTING GARAGE
SITE PLAN
1"= 20'-0"
existing residence

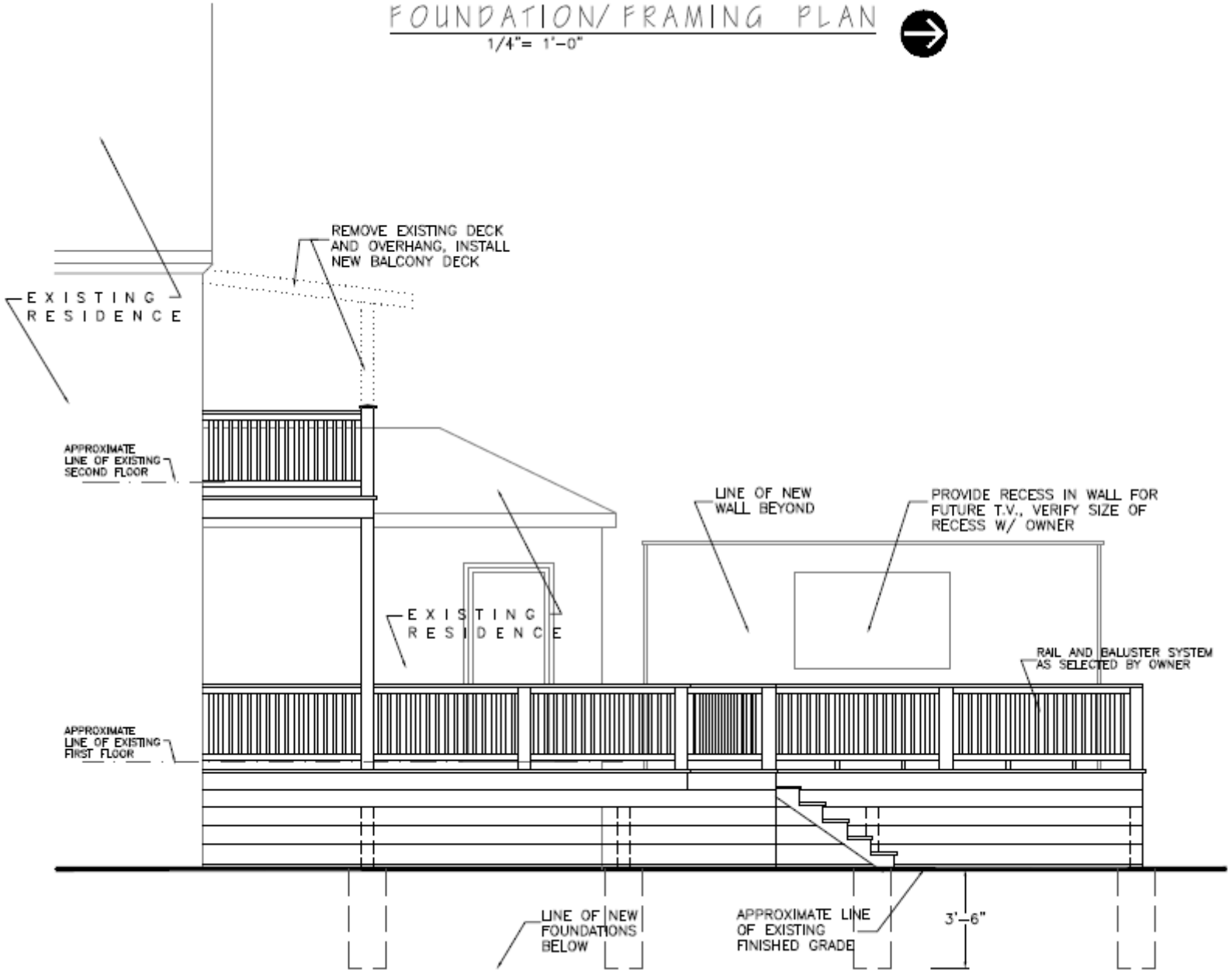


REAR (EAST) ELEVATION

1/4"= 1'-0"

FOUNDATION/ FRAMING PLAN

1/4"= 1'-0"



PARTIAL SIDE (SOUTH) ELEVATION

1/4"= 1'-0"

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) ***Ñnr▼ooïg▯åäï¢▼***

(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). ***Ñnr▼ooïg▯åäï¢▼***

(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) ***Ñnr▼ooïg▯åäï¢▼***

1173.04 Variances: Nine Elements of Practical Difficulty.

(4) (Q)Whether the variance(s) is substantial;

(4)(A) ***Ñnŗ▼ooïĝ̃ăǎăïȼ▼***

(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) ***Ñnŗ▼ooïĝ̃ăǎăïȼ▼***

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

(6)(A) ***Ñnŗ▼ooïĝ̃ăǎăïȼ▼***

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

(7)(A) ***Ṕenoȼeŗy̆▼y ŧȼe▼ßeậeǎɹȼả▼ŧả▼ nẋȼả▼ŗn▼eȼ▼enoȼeŗy̆▼ŧǎy ǎeȼ▼eǎŗ▼eȼ▼yǵ ŗǵŧ ế▼ŗeßậŗßeȼ▼ ǵ ▼ȼȼả▼é▼ ǎíneȼoǎǵɹ ▼eȼy̆▼ nßïả▼ǵ ȼ▼n▼ŗǎeŗ▼ẋȼe▼ ǵe▼ȼ nẋȼ▼ŧả▼ȼoïǎậȼ▼ŧả▼yŗȼŧả▼eȼ▼ ảȼậî ▼ßeŗeȼe▼ŗn▼eȼ▼ǎậî y̆ǎeả***

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

(8)(A) ***Ñnŗ▼ooïĝ̃ăǎăïȼ▼***

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

(9)(A) ***Ñnŗ▼ooïĝ̃ăǎăïȼ***

ADMINISTRATIVE COMMENTS

- Similar proposals have been reviewed by the Board and approved, with no negative outcomes either observed or reported.

PUBLIC COMMENT

- ❑ Received via Phone-
- ❑ Received via e-mail –
- ❑ Meeting attendee(s)

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.

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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

Thank you!

CîŧΩôỈĹắḷ ⊄ẑ ôôd Côṇŧắçŧᵛ

Ŝôr ħîắ ^ŜɣɆḷɆŝ
CîŧΩƤḷắṇṇɆḛ
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Ŝôr ħîắˢŜɣɆḷɆŝ– Ĺắḷ ⊄ẑ ôôdÖHˢǵôẓ