City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
November 19, 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 October 15, 2026 MEETING

3. OPENING REMARKS

OLD BUSINESS

4. 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 with the accessory structures total 984 s.f. or 32% lot coverage, exceeding the 25% rear lot coverage that is permitted by code. Request a variance to exceed the permitted rear lot coverage by 7% as proposed. Pursuant to Schedule 1121.09(c) Maximum Lot Area Coverage. (Ord. 07-2023. Passed 11-20-23).

NEW BUSINESS

5. Docket No. 11-16-26
   18101 Clifton Rd.

Applicant Bob Aber, property owner, proposes the construction of an addition to the primary structure, including an attached garage. Property is located in the R1M, Residential, Single Family, Medium Density District.

Variance 1 : Owner proposes the construction of an addition to the primary structure. The point of the addition nearest to the front property line will be set back 43' from the public-right-of-way. Code requires the front yard setback to be 50' as established by the Building Line Map. Request a variance to reduce the front setback from 50' by 7' to 43' as proposed. Pursuant to Schedule 1121.07 Minimum Yard Requirements for Principal Buildings. (Ord. 91-95. Passed 10-7-1996.)

6. Docket No. 11-17-26
   1444 Lakewood Ave.

Applicant Jennie Bacon, property owner, proposes the construction of a deck. Property is in the R2, Residential-Single and Two Family District.

Variance 1 : Owner proposes the construction of a free standing wood deck located 0" from the rear and side property lines. Request a variance to reduce permitted rear yard and side yard distance of 18" by 18" to 0" 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).

7. Docket No. 11-18-26
   12650 Detroit Ave.

   Applicant, Mark Papke, City Engineer, City of Lakewood proposes the construction of a fence with a gate.

   Variance 1: City proposes the construction of a fence. Request a variance to construct a fence as proposed. Pursuant to 1153.02 (d) Fence Placement and Types (Ord. 08-2021. Passed 5-17-21). Rear and side yards; A fence a maximum of seventy-two inches above grade may be installed. Whenever a rear or side yard of a residential use abuts a lot containing a non-residential use a fence maximum of ninety-six inches above grade may be installed provided any portion above seventy-two inches is a minimum of twenty-five percent open to the through passage of light and air between abutting properties.

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.: 10-15-26

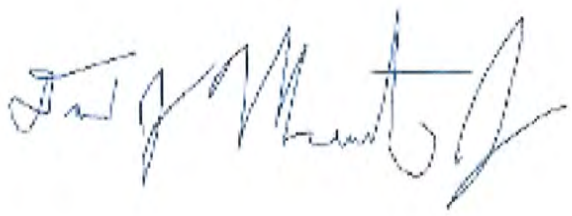
Reference No.: BZA26-000019

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.



Gmail

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



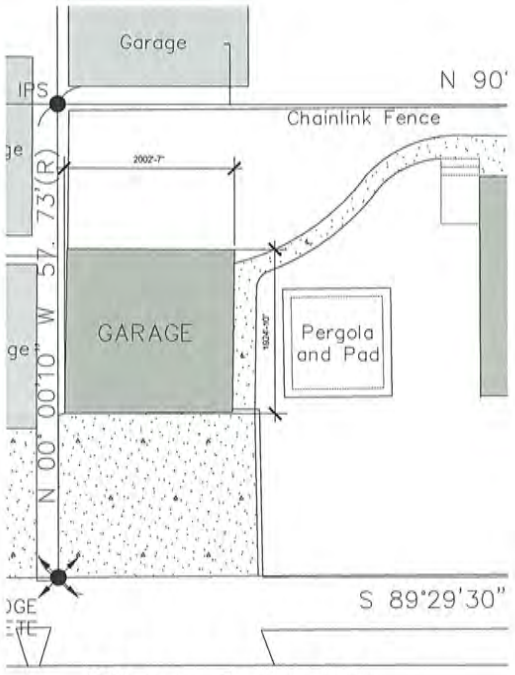

CLEVELAND
BROWNS


POUND
ADT
BEWARE OF DOG

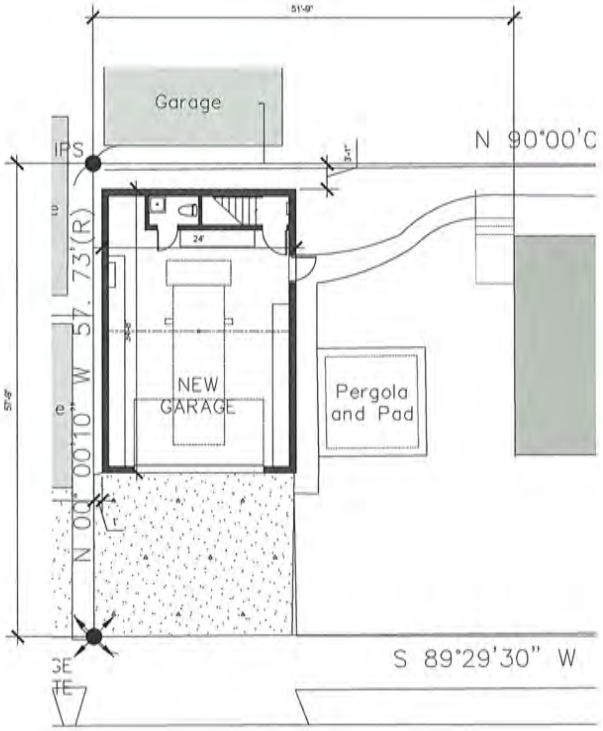

POUND


GNV 8614
4X4





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



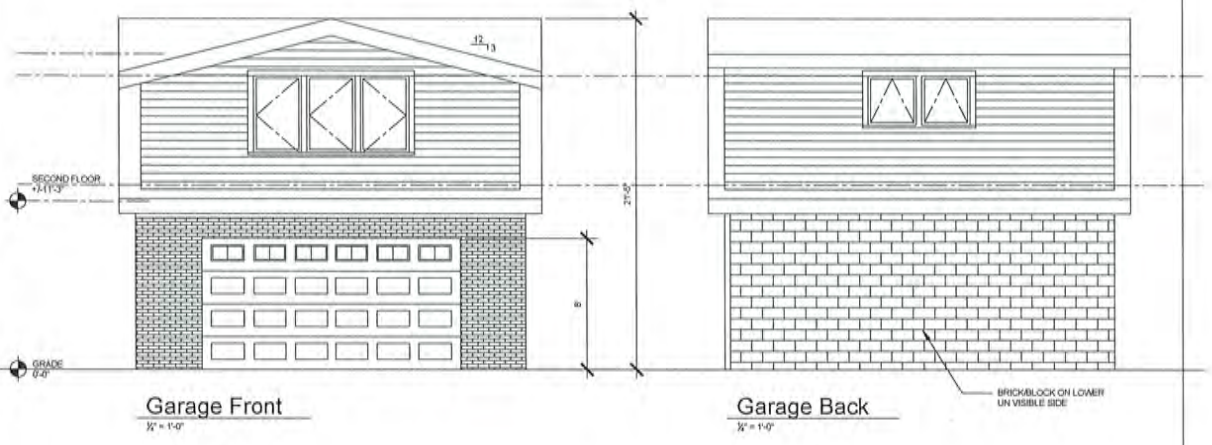
Site Plan Proposed
1/8" = 1'-0"

MERL AVENUE

MA
MANIET
ARCHITECTS
412.720.0424
DavidJManiet@gmail.com

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

Issue for Client Review	Sheet
Date: 9/10/2026	A1
Drawn By: DJM	

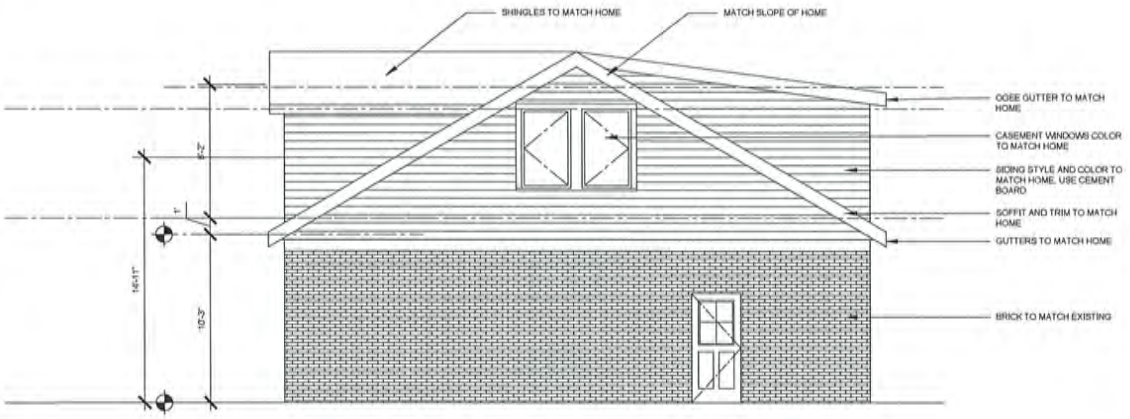


Garage Front

½" = 1'-0"

Garage Back

½" = 1'-0"



Garage House Side

½" = 1'-0"

MA
MANIET
ARCHITECTS
412.720.0424
DavidJManiet@gmail.com

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

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

City of Lakewood
Board of Zoning Appeals

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Application Cover Page

Docket No.: 11-16-26

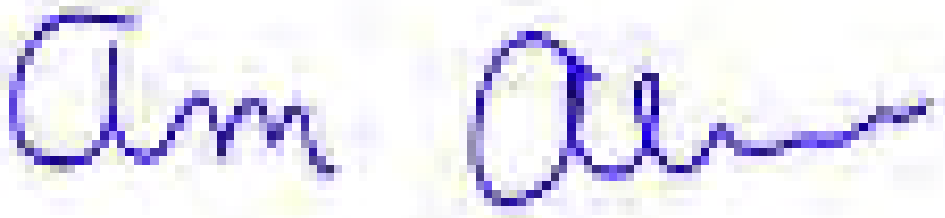
Reference No.: BZA26-000020

Applicant Name: Bob Aber

Project Address: 18101 Clifton Rd.

Project Name: n/a

Proposal: The applicant proposes the construction of a garage.





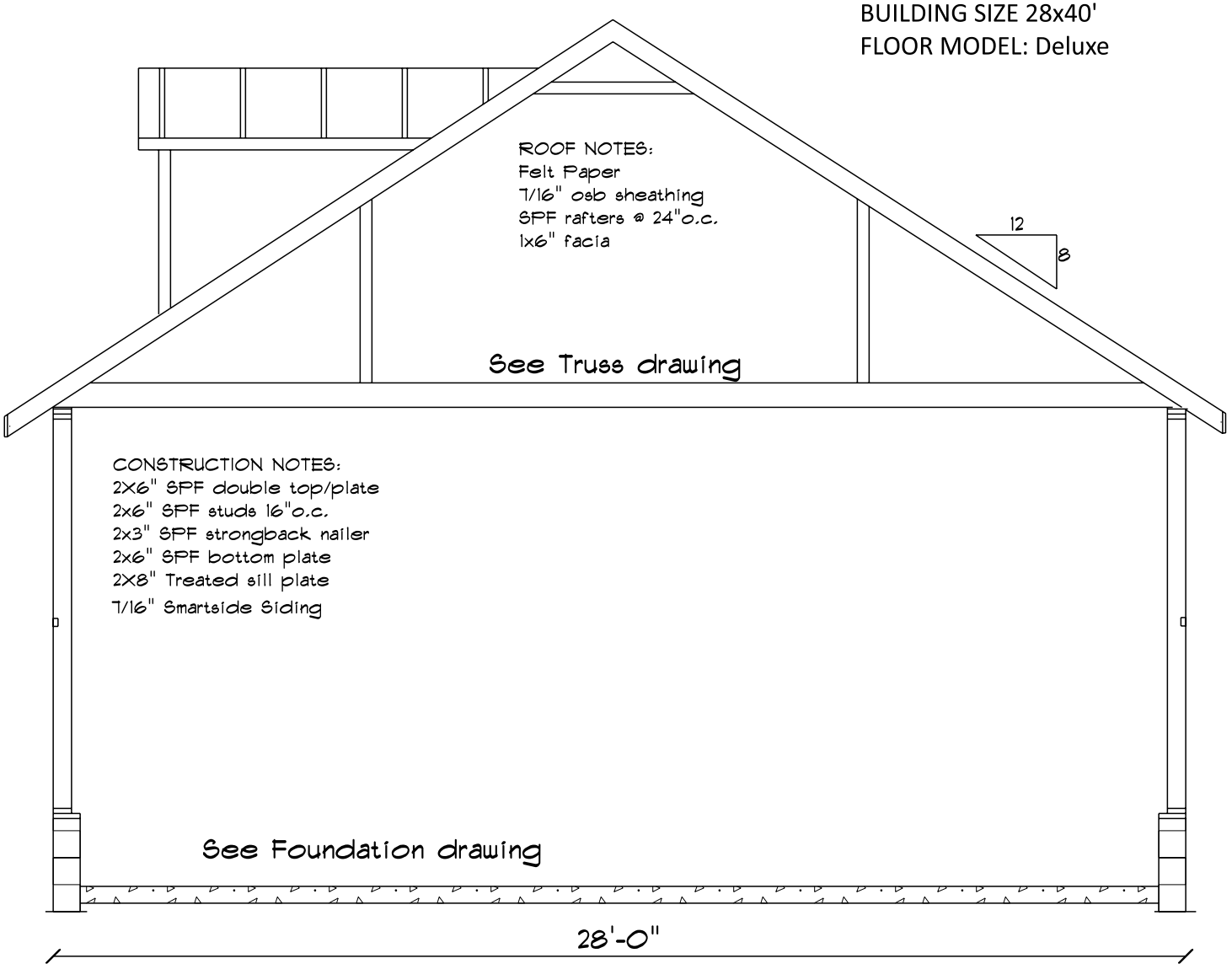






28'x40' Alpine Garage

CUSTOMER: Bob Aber
INVOICE# 60092
BUILDING SIZE 28x40'
FLOOR MODEL: Deluxe



CROSS SECTION

SCALE: 1/4" = 1'-0"

SECTION LETTER A 1 1 PAGE NUMBERS

PAGE: 1 Cross Section

Bob Aber
PHONE:
FAX:
Lakewood OH 44107

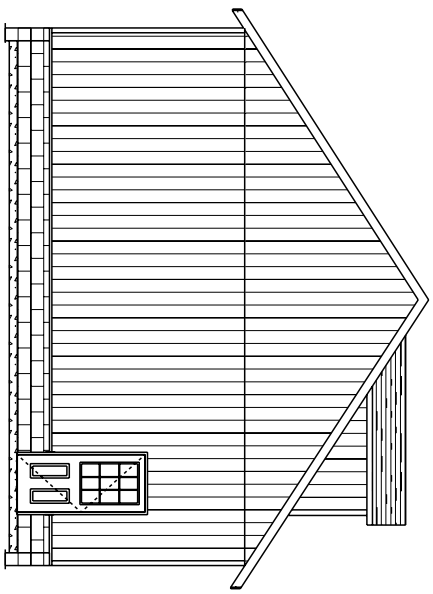
DRAWN BY: NORMAN
SCALE: 1/4" = 1'-0"
DATE: Tuesday, March 17, 2026

PHONE:
FAX:

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

LEFT ELEVATION

SCALE: 1" = 10'-0"



RIGHT ELEVATION

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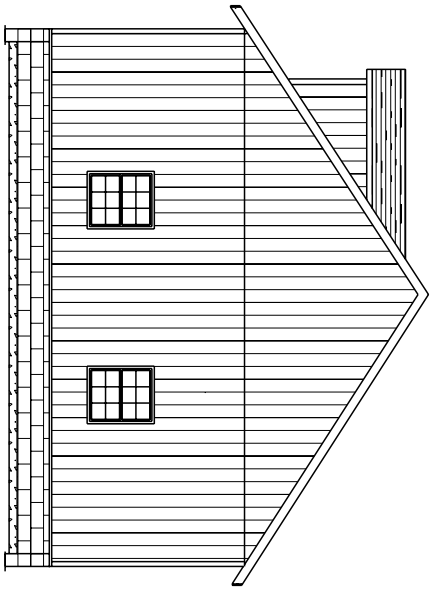
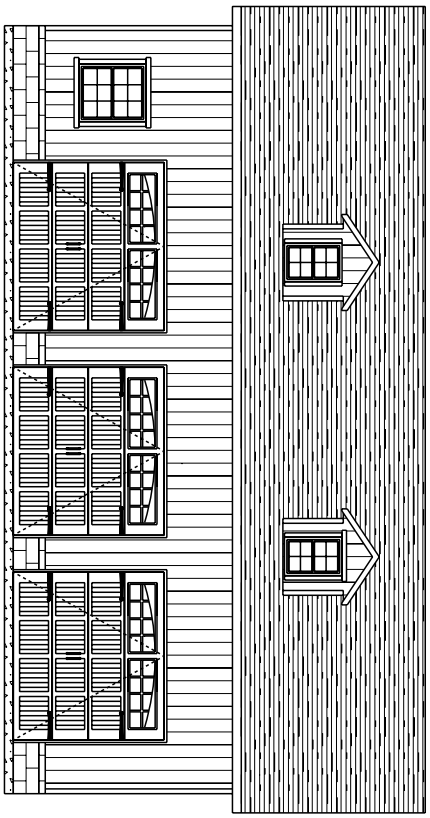


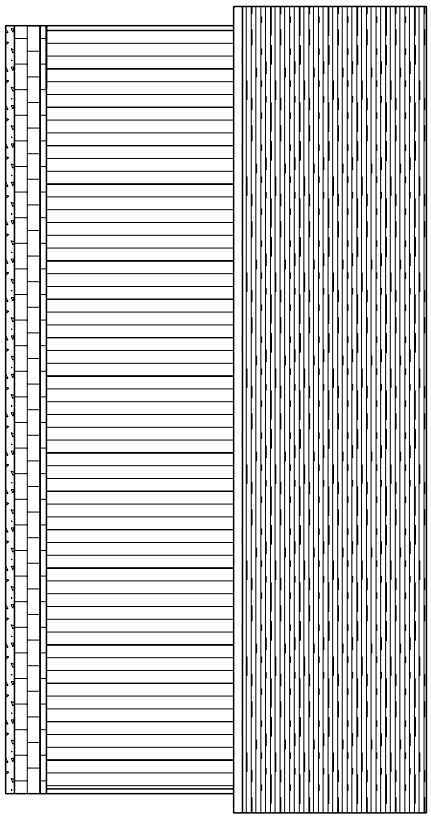
FRONT ELEVATION

SCALE: 1" = 10'-0"



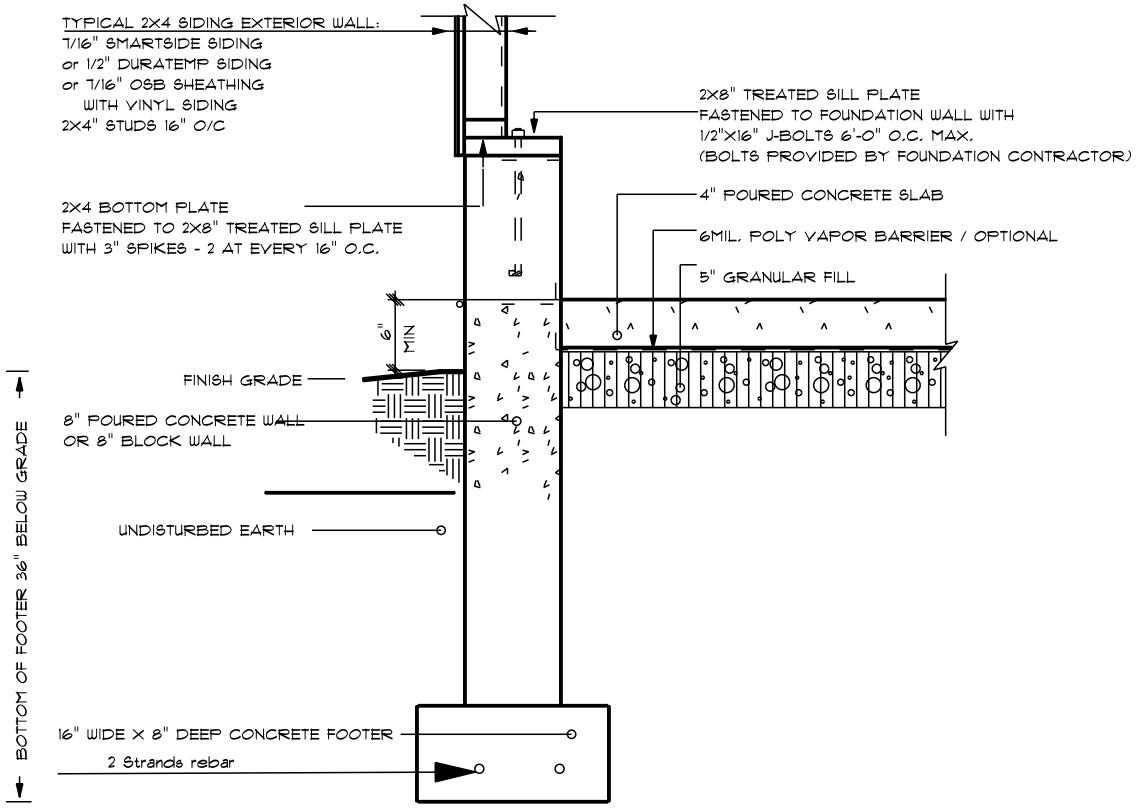
REAR ELEVATION

SCALE: 1" = 10'-0"



PHONE: FAX:	**Bob Aber** Lakewood OH 44107 PHONE: FAX:	SECTION LETTER: A PAGE NUMBERS: 1 1
SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE	DRAWN BY: NORMAN SCALE: 1" = 10'-0" DATE: Tuesday, March 17, 2026	PAGE: 2 Elevations

FOOTER/BLOCK FOUNDATION



FOUNDATION SAMPLE

SCALE: 3/4" = 1'-0"

SECTION LETTER A
PAGE NUMBERS 1 1

PAGE: 3

Foundation Sample

Bob Aber
PHONE:
FAX:
Lakewood
OH
44107

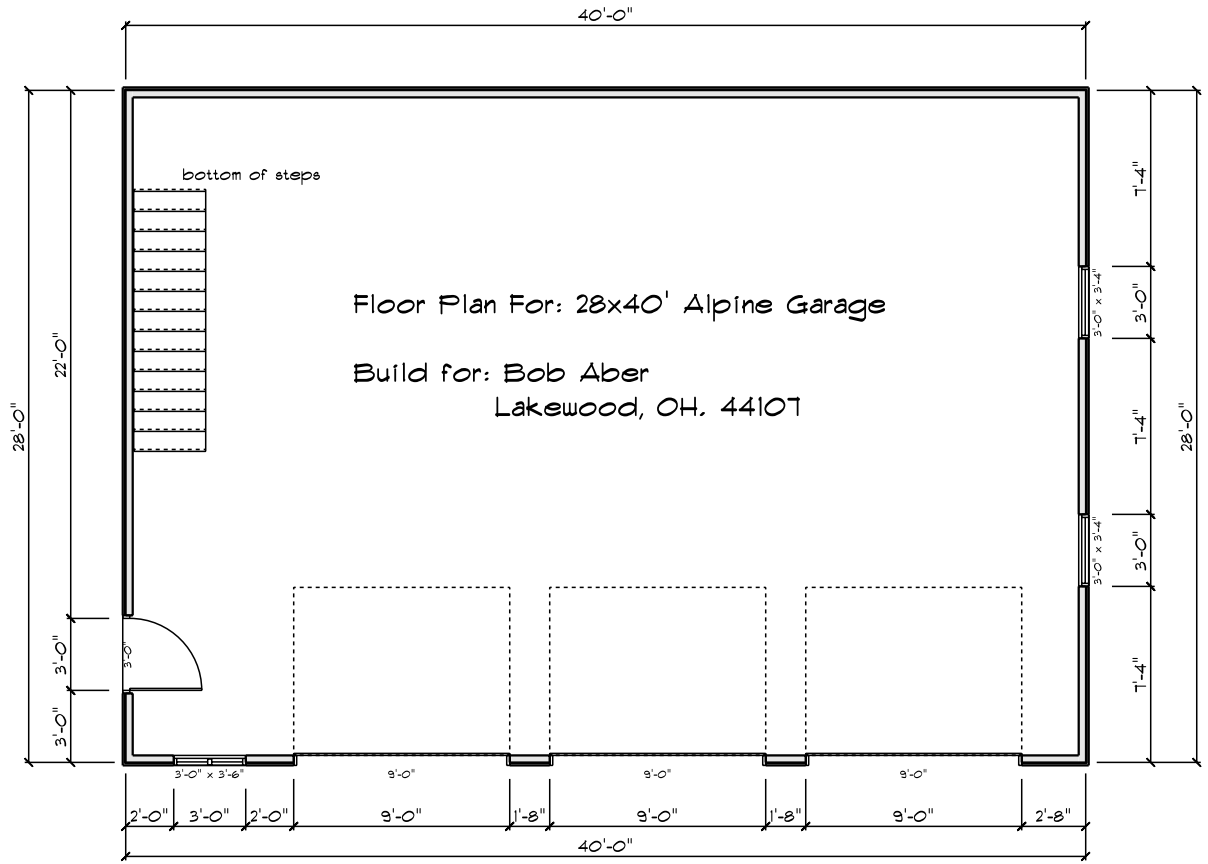
DRAWN BY: NORMAN

SCALE: 3/4" = 1'-0"

DATE: Tuesday, March 17, 2026

PHONE:
FAX:

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE



MAIN FLOOR

SCALE: 1/8" = 1'-0"

SECTION LETTER A

PAGE NUMBERS 1 1

PAGE: 4

FLOOR PLAN

Bob Aber

PHONE:
FAX:

Lakewood
OH
44107

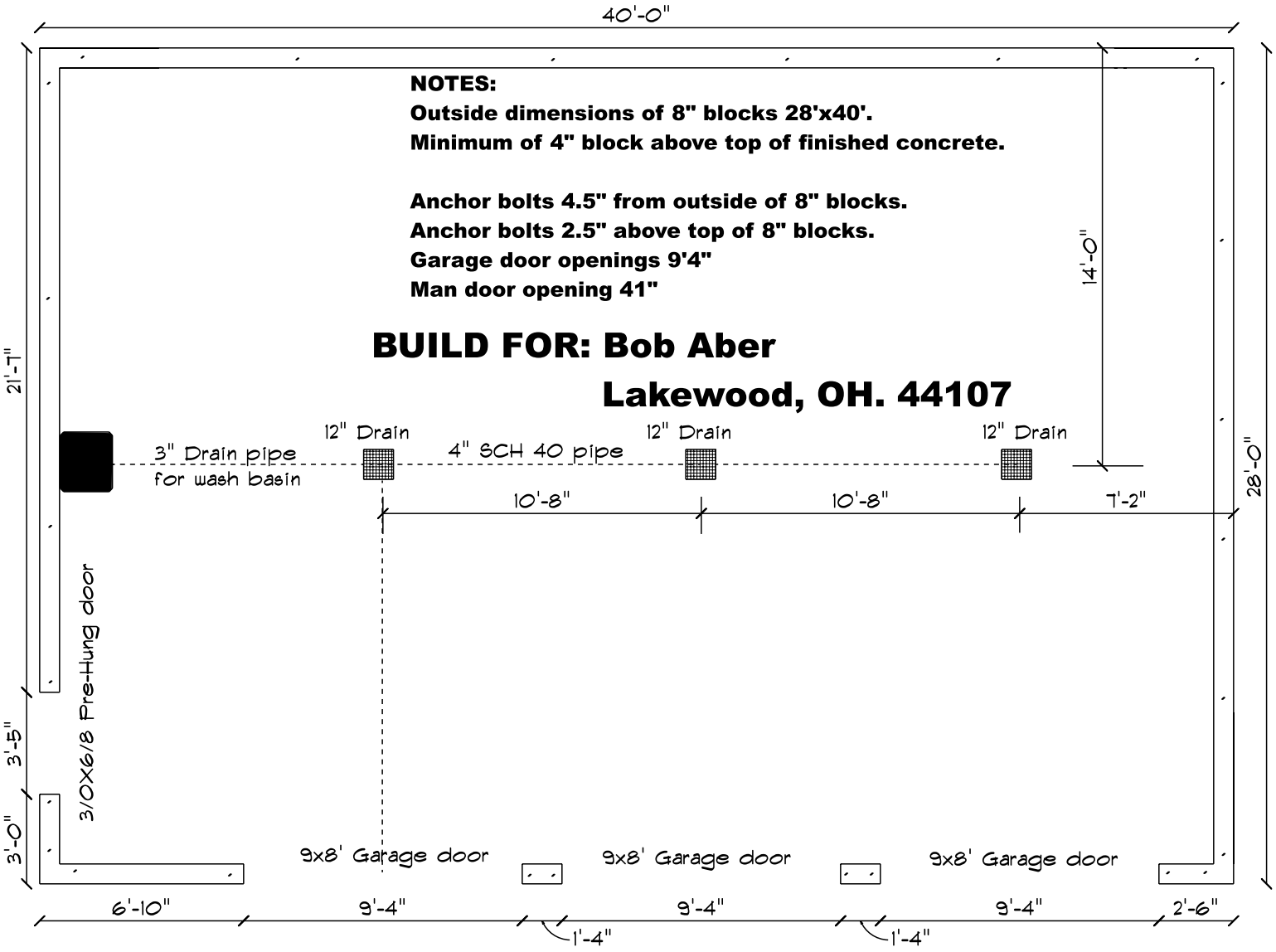
DRAWN BY: NORMAN

SCALE: 1/8" = 1'-0"

DATE: Tuesday, March 17, 2026

PHONE:
FAX:

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE



FOUNDATION LAYOUT

SCALE: 3/16" = 1'-0"

SECTION LETTER A 1 1 PAGE NUMBERS

PAGE: 5

#foundation Layout

Bob Aber
PHONE:
FAX:
Lakewood
OH
44107

DRAWN BY: NORMAN

SCALE: 3/16" = 1'-0"

DATE: Tuesday, March 17, 2026

PHONE:
FAX:

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE


Aber Residence Site Plan
18101 Clifton Road
Lakewood, OH 44107
Clifton Rd
Clifton Rd
Existing Garage
Proposed Outdoor Kitchen
Proposed Covered Patio & Walkway
Proposed Three Car Garage (28' by 40')
Existing Shed
Google

City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 11-17-26

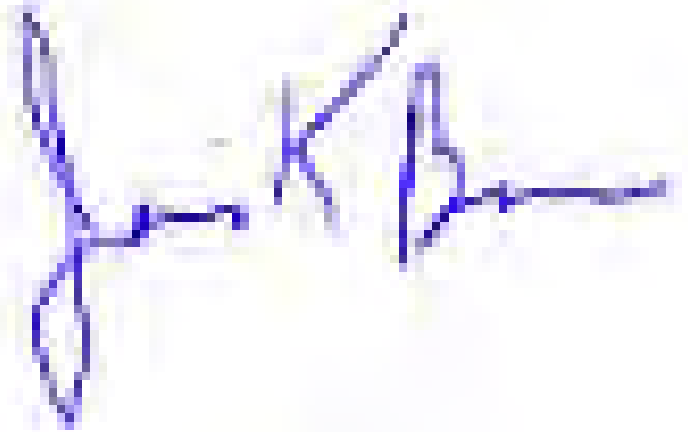
Reference No.: BZA26-000021

Applicant Name: Jennie Bacon

Project Address: 1444 Lakewood Ave.

Project Name: n/a

Proposal: The applicant proposes the construction of a deck.









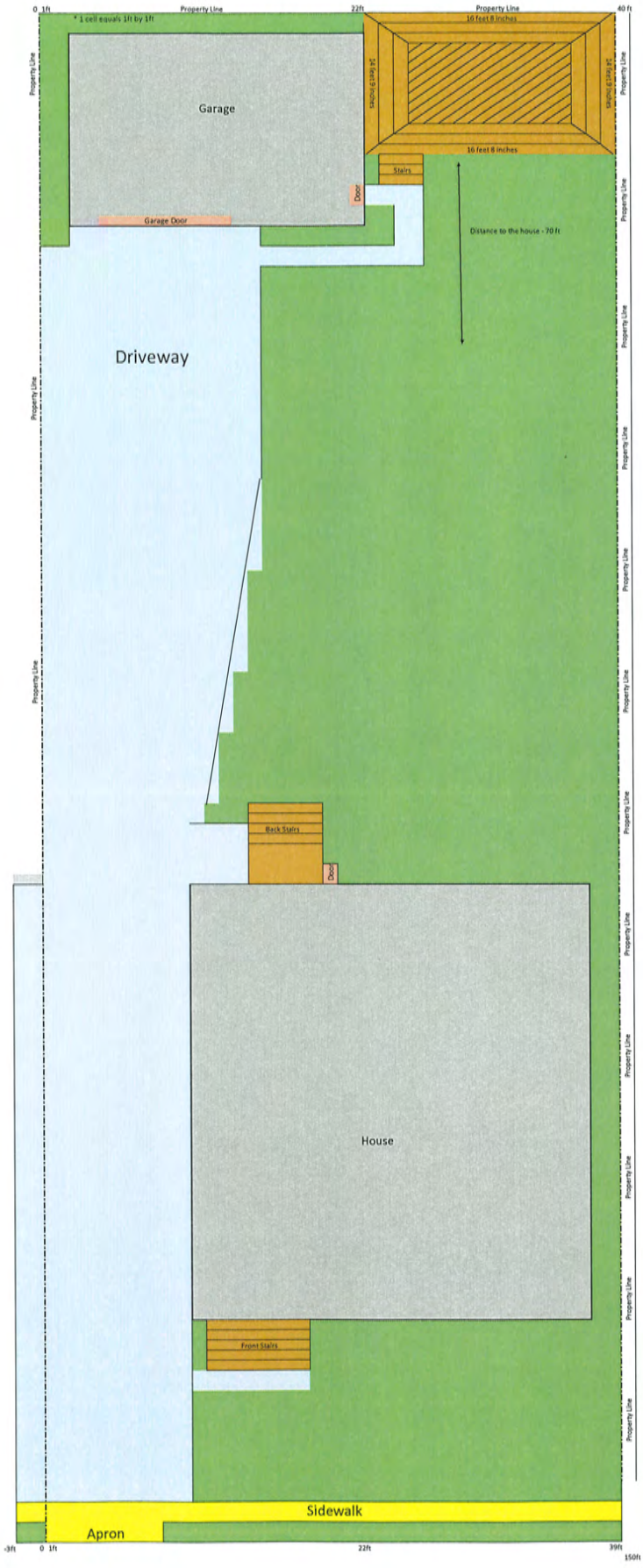









PROPOSED DECK - CONCEPT ONLY - NOT TO SCALE


0 1ft
Property Line
22ft
Property Line
40 ft
* 1 cell equals 1ft by 1ft
Garage
16 feet 8 inches
24 feet 8 inches
24 feet 8 inches
16 feet 8 inches
Stairs
Door
Garage Door
Distance to the house - 70 ft
Driveway
Property Line
Back Stairs
Door
House
Front Stairs
Sidewalk
Apron
-3ft
0 1ft
22ft
39ft
150ft

City of Lakewood
Board of Zoning Appeals

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planning@lakewoodoh.gov

Application Cover Page

Docket No.: 11-18-26

Reference No.: n/a

Applicant Name: Mark Papke, City Engineer

Project Address: 12650 Detroit Ave.

Project Name: n/a

Proposal: The applicant proposes the construction of a fence with gates

City of Lakewood
Department of Public Works

Chris Gordon, Director
Mark Papke, PE, CPESC, City Engineer

(216) 529-6692
pubworks@lakewoodoh.gov

November 10, 2026

To: Lakewood Planning & Development Department

From: Public Works Department – Division of Engineering & Construction

Mark Papke, PE, CPESC – City Engineer

Re: 12650 Detroit Ave

Fence Height and Gate Variance Request

The Department of Public Works is requesting a variance for fence height and two gates for the City Hall property located at 12650 Detroit Ave, Lakewood, Ohio 44107. The existing 344 foot long, 5' high chain link fence runs along the entire northern property line. The city is in the process of constructing a new storage facility for City Hall Service Garage. During construction, the fence was removed to facilitate construction. We are requesting a variance to replace the fence with a new 8' high wooden board on board fence with two gates at each end of the fence. The property abuts directly to the north Norfolk-Southern Railroad and across the railroad tracks is the City of Lakewood's Cove Park.

Hardships: This request is due to the fence abutting a non-residential use parcel, active railroad property, and to secure City property. The taller fence will deter unwanted access to the City's Service Garage area that is locked during non-operational hours. Access gates with locks are required for future maintenance needs and access to utility easements.

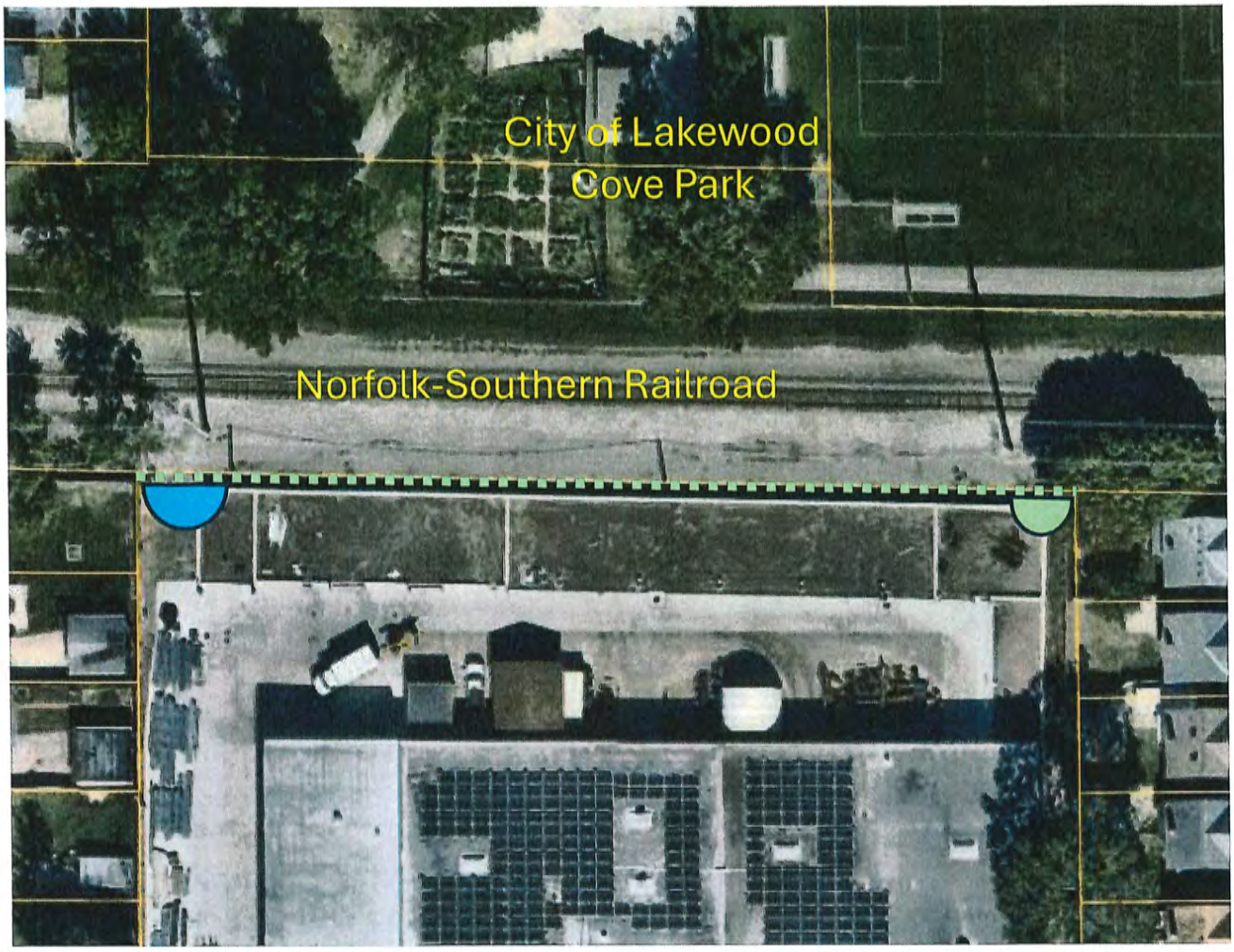
Attachments: Attached are a Vicinity Map and Proposed Fence Details.

Please place this request on the Lakewood Board of Zoning Appeals next agenda.

Project Vicinity Map



Proposed Fence Details



N
NTS

344' Long existing 5' High Chain Link Fence to be replaced with 8' High Wooden Board on Board Fence along northern property line

Location of 12' Wide Access Gate

Location of 5' Wide Personnel Gate

