Village of Lakewood

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PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals/Planning Board of the Village of Lakewood, NY will conduct a public hearing, Thursday May 14th, 2026, at 6:30PM in the Board Room of the Anthony C. Caprino Municipal Building, 20 W Summit St. Lakewood, NY to review the following application.

AREA VARIANCE
305 ½ East Terrace Ave

Mr. Mike & Laura Grguric, of 2095 Forest Edge Drive, Cuyahoga Falls, Ohio 44223 have submitted an application for the construction of a carriage house (garage/possible living above) on the southside of Terrace Ave and a single-story addition and deck on the northside of the residence at 305 ½ East Terrace Ave – the property is split by East Terrace Avenue & another residence. The proposed plan indicates the following requests:

- Primary Use: Carriage House (Garage/Possible Living Above)
    - A minimum side yard setback of 6ft. 6in. rather than the required 8ft. on the west side and a maximum building height of 26ft. rather than the required 16ft. on the west side. Maximum square footage of 1232sf rather than the required 800sf.
- Primary Use: Single Story Addition & Deck
    - A minimum lot width of 37ft 5in. rather than the required 75ft. Maximum lot coverage of approximately 33% rather than the required 30%. A minimum side yard setback on the west side of 0ft. rather than the required 8ft. and a minimum side yard setback rather than the required 8ft. Dimensions were not given for the rear yard or building height.

The listed requests go against Section #25-45 Accessory Structures, [Single-Family Residential (R1) District], of the Village of Lakewood Zoning Code.

DATED: May 4, 2026
Shaunah L Pilling
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Village Deputy Clerk