



DIVISION OF HOUSING AND BUILDING  
12650 DETROIT AVENUE LAKEWOOD, OHIO 44107  
PHONE (216) 529-6270 FAX (216) 529-5930  
Website: [www.onelakewood.com](http://www.onelakewood.com)

### Application for Residential Plan Approval

For projects subject to the provisions of the Residential Code of Ohio, including detached one-, two-, and three-family dwellings and structures accessory to those dwellings except as indicated by RCO section 101.2, Scope.

#### Project Building Location

\*Street Address 17002 Delaware  
\*Owner Occupied? ☒ Y ☐ N  
\*Owner Name Leslie Stewart  
\*Owner Phone Number \_\_\_\_\_

#### Project Information: RCO 107.2

(Check one that best describes the project)

##### Basic Project Types:

- ☐ New Home ☐ Alteration  
☐ Demolition of Principle Structure ☐ Addition

##### Miscellaneous Project Types:

- ☐ Garage ☐ Rear Deck ☒ Front Porch  
☐ Siding ☐ Cabinets ☐ Fixture Replacement  
☐ Paving >100sf ☐ Shed >120sf ☐ Fence  
☐ Swimming Pool ☐ Waterproofing ☐ Water Controlling

##### Equipment Installation or Replacement:

- ☐ Water Heater ☐ Furnace or A/C ☐ Boiler  
☐ Electrical Panel ☐ Solar Power ☐ Solar Heating

##### Project Extents:

(Include total area and total cost including sub-trades)

\*Total Project Area (SF) 12056  
\*Valuation (Project Cost): 18,000

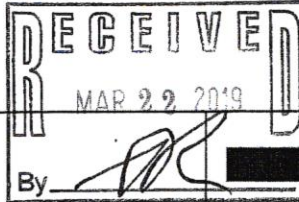
##### \*Project Description:

(Include project name, location, scope of work, etc.)

Rear out porch  
Build new  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

##### Construction Documents:

\*No. of Sets: 2 \*Date on Plans: \_\_\_\_\_



#### Applicant Information: RCO 107.2

(Owner or designated representative)

\*Name Matthew Schaefer  
\*Business Name Schaefer Dev  
\*Street Address 1471 Leal Fnd  
\*City, State, Zip Avon, OH 44011  
\*Phone Number 440-328-9549  
\*Email Address "

#### Registered Design Professional

(Person primarily responsible for preparation of documents)

- ☐ Architect ☐ Engineer ☐ Certified Fire Protection System Designer ☐ N/A

Name \_\_\_\_\_  
Firm or Business \_\_\_\_\_  
Certificate/ Registration # \_\_\_\_\_  
Street Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Contact Person \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Email Address \_\_\_\_\_

#### Certification: RCO 107.2

(Owner or designated representative)

I certify that I am the building ☐ Owner ☒ Owner's Authorized Agent.  
All information contained in this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the address shown above. I consent to these plans being reviewed in the order of plans examination determined by the building official.

\*Signature Matthew Schaefer  
\*Print Name Matthew Schaefer  
\*Date of Application 3-22-19

#### Building Department Use

(To be completed by Building Department staff)

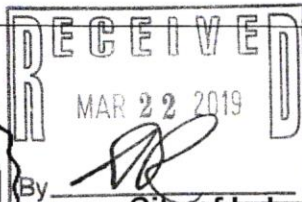
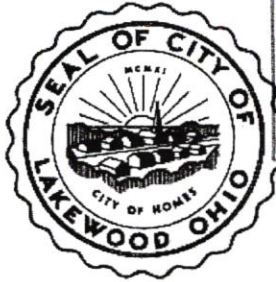
Case Number RB19-000158  
Date Received \_\_\_\_\_ Received By \_\_\_\_\_

Other Approvals Required: prior to permit issuance  
(check all that apply)

Dye Test: ☐ Y ☐ N ☐ N/A  
Engineering: ☐ Y ☐ N ☐ N/A  
Planning / Zoning: ☐ Y ☐ N ☐ N/A

Plan Review Fees:  
(check all that apply)

- ☐ Outsided Plans Examiner ☐ Stormwater Review

Case #: 2B19-000158City of Lakewood Division of Housing and Building  
12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930**Building Permit Application**PROJECT ADDRESS: 17002 Delaware Suite/Unit #  
or PERMANENT PARCEL NUMBER: 313-11-053PROPERTY CLASSIFICATION: ☒ 1, 2 or 3 Family ☐ Commercial (includes multifamily and condominiums)USE DESCRIPTION: (1-Family, Retail, Restaurant, etc.) ☐ Change of Use?PERMIT TYPE: ☒ Building ☐ Plumbing\* ☐ Mechanical\* ☐ Electrical\* **\*(complete reverse side)** ➔RELATED CASES: ☐ Correction Notice ☐ Plan Review ☐ A.B.R. Approval Case Number:

SCOPE OF PERMIT (Check all that apply):

☐ New Primary Structure ☐ Addition ☐ Alteration ☒ Repair ☐ Equip. Replacement ☐ Commercial Sign  
☐ Tent or Temporary ☐ Rear Deck ☐ Shed ☐ Pool ☐ Water Controlling ☐ Waterproofing  
☐ Commercial Hood ☐ Fire Suppression ☐ Fire Alarm ☐ HVAC ☐ Refrigeration  
☒ Demolition ☐ Paving ☐ Storm Sewer ☐ Other (Please specify): \_\_\_\_\_\*VALUATION: \$ 18,000 (cost of the job) PROJECT SIZE: 120 (in square feet)

DESCRIPTION OF WORK: (Include scope, dimension, location)

Demo old front porch  
Add footer  
Build front porchPROPERTY OWNER NAME: Leslie Stewart Phone:  
Business Name (if applicable) Email: lesliestewart@prodigy.net  
Mailing Address: City: State: Zip:CONTRACTOR NAME: Schafer Development Phone: 440-328-9549  
License/Reg. No.: Email: mdschafer@schaferdevelopment.com  
Mailing Address: 1471 Lear End Pkwy City: Avon State: OH Zip: 44611ARCHITECT/ENGINEER: Phone:  
Mailing Address: City: State: Zip:

I hereby certify all information contained in this application is true, accurate and complete to the best of my knowledge. Furthermore, I am the property owner of record; or an authorized representative of the contractor registered with the city of Lakewood listed above and authorized by the property owner to perform the work described. I am primarily responsible for the work described and agree to abide by the applicable provisions of law and building codes adopted by the state of Ohio and the City of Lakewood. All subcontractors working under my direction shall be registered with the City of Lakewood. Perpetuation of fraud or misrepresentation including contractors or property owners obtaining permits on behalf of an unregistered contractor is a violation of LCO §1306.69 and punishable by fines, jail time and revocation of contractor registration.

Martin Loh 3-22-19  
SIGNATURE OF CONTRACTOR / OWNER DATEAnticipated Completion Date: 5-1-19



Contractor: Schafer Development

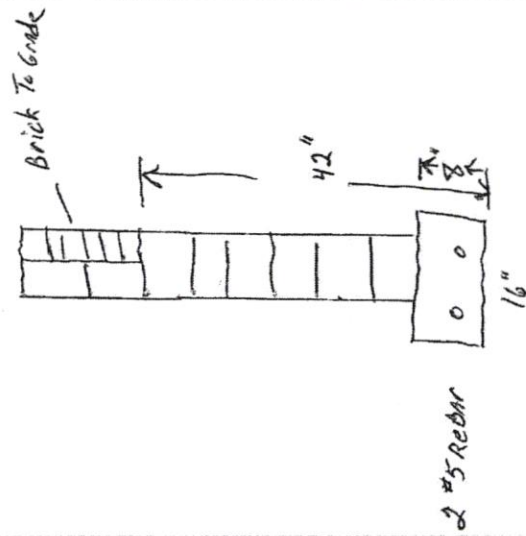
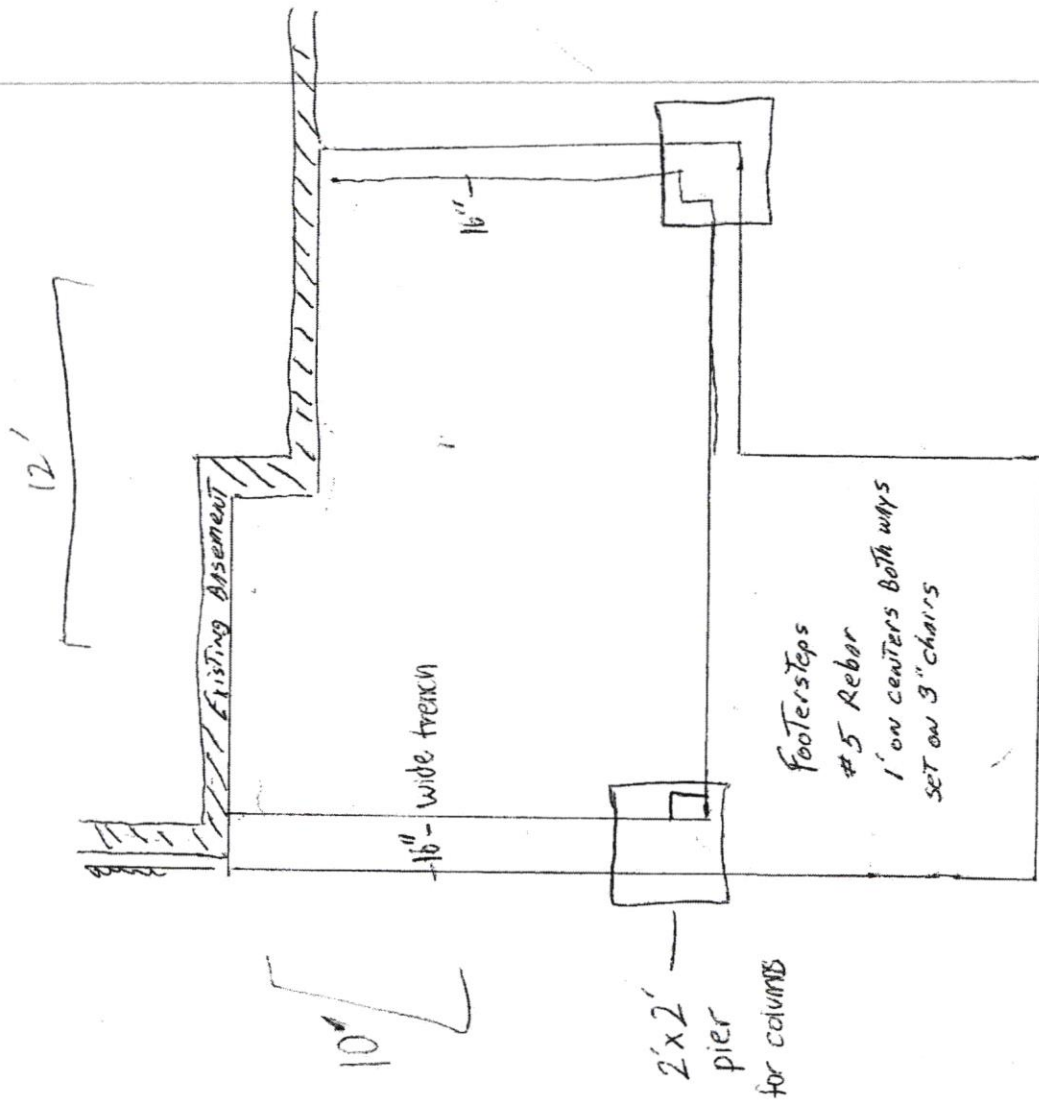
Job Site: 17002 Delaware Lakewood, OH

**Scope of work:**

1. Jacking up to support second floor porch/deck and tearing out existing first floor porch.
2. Install footers and rebuild porch to same dimensions.
3. Match brick to grade
4. Re-build steps to code using existing limestone steps
5. Fill the entire porch with 15 ton of stone, pour a concrete cap and use limestone
6. Install new railings on first floor and second.

City of Lakewood  
APPROVED\*  
Case# RB19-000158  
\*See Certificate of Plan Approval  
Christopher Parmelee  
04/08/2019

STEWART











BRYCE SYLVESTER  
DIRECTOR OF PLANNING & DEVELOPMENT  
216/529-6635

JOSEPH A. MEYERS  
BUILDING COMMISSIONER  
216/529-6293

CHRISTOPHER S. PARMELEE  
ASSISTANT BUILDING COMMISSIONER  
216/529-6295

MARK D. JEWITT  
PROPERTY MAINTENANCE SUPERVISOR  
216/529-6291

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# CERTIFICATE OF PLAN APPROVAL

## APPLICATION NUMBER: RB19-000158

**Property Address** 17002 DELAWARE AVE  
**Parcel Number** 31311053  
**Project Description** REMOVE AND REBUILD FRONT PORCH  
**Approval Date** April 08, 2019

### OWNER

STEWART MICHAEL A  
17002 DELAWARE AVE  
Lakewood, OH 44107-5519  
N/A

### Conditions of Approval

1. Indicate rise and run for staircase. Risers shall not exceed 8 1/4" and treads must be at least 9" wide. [RCO 311.7.4]
2. Provide a handrail on at least one side of the stairs between 34 and 38 inches above plane along nosings. [RCO 311.7.7]
3. Provide a light to illuminate the exterior stairs. [RCO 303.6]
4. The variation in height between any risers within a flight of stairs shall not exceed 3/8 inch. [RCO 311.7.4.1]

This approval certifies that submitted construction documents are approved in conformance with Section 105 of the Residential Code of Ohio, subject to the conditions specified above.

Christopher Parmelee  
Assistant Building Commissioner

This certificate and one set of approved drawings, manufacturers' installation instructions and product information shall be kept at the work site and available for use by inspectors.

If work specified in this plan approval is not commenced within twelve (12) months of the approval date it shall expire. One extension shall be granted for an additional twelve-month period if requested by the owner at least ten days in advance of the expiration of the approval.

If substantive changes to the building are contemplated during construction, those changes must be submitted to the residential building official for review and approval prior to those changes being executed.

THIS DOCUMENT IS ONLY TO CERTIFY APPROVAL OF THE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH THE RESIDENTIAL CODE OF OHIO AND IS NOT A PERMIT TO START WORK. PERMITS MUST BE OBTAINED IN CONFORMANCE WITH THE LAKEWOOD CODE OF ORDINANCES BASED UPON THIS PLAN APPROVAL.

# CITY OF LAKEWOOD

## ... RESIDENTIAL PRIMARY STRUCTURE PERMIT - ALTERATION/REPAIR PERMIT CARD ...

Division of Housing & Building • 12650 Detroit Avenue • Lakewood, OH 44107 • (216) 529-6270

File Number 19-001666

Application Number RB19-000158

Issue Date 04/29/2019

Property Address 17002 DELAWARE AVE

Expiration Date 07/29/2019

Parcel Number 31311053

Property Zoning

Use Group Code

Type of Construction 5B

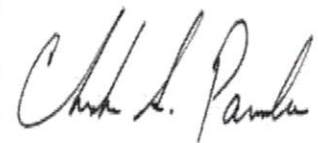
Work Description: REMOVE AND REBUILD FRONT PORCH

### OWNER

STEWART MICHAEL A  
17002 DELAWARE AVE  
Lakewood, OH 44107-5519  
N/A

### CONTRACTOR

STEVEN D SCHAFER  
3402 VINEYARD PARK  
,  
440-934-1119 EXT 22  
CR19-0013400



Christopher Parmelee  
Residential Building Official

### Project Information

Assigned Inspector - Ronald Schwaben

Project Valuation - \$18,000.00

### Special Notes & Comments

1. PROVIDE A FOOTER INSPECTION AND ROUGH-IN INSPECTIONS PRIOR TO COVERING ANY WORK.
  2. Indicate rise and run for staircase. Risers shall not exceed 8 1/4" and treads must be at least 9" wide. [RCO 311.7.4]
  3. Provide a handrail on at least one side of the stairs between 34 and 38 inches above plane along nosings. [RCO 311.7.7]
  4. Provide a light to illuminate the exterior stairs. [RCO 303.6]
  5. The variation in height between any risers within a flight of stairs shall not exceed 3/8 inch. [RCO 311.7.4.1]
- ALL SUBCONTRACTORS MUST BE REGISTERED WITH THE BUILDING DEPARTMENT. PROVIDE ROUGH-IN INSPECTIONS PRIOR TO COVERING ANY WORK.
  - Work to be performed following all applicable adopted codes and ordinances of the City of Lakewood, OH
  - **This permit and one set of approved drawings, manufacturers' installation instructions and product information shall be kept at the work site and available for use by inspectors.**
  - Permit Holders are required to schedule inspections prior to covering any work,



- Call (216) 529-6270 to schedule inspections with **Ronald Schwaben**. 24 hour notice is required.

### Fees

Quantity	Description	Amount	Total Cost
1.0	Addition/Alteration Fee	200.00	200.00
1.0	State Fee	2.00	2.00

### Payment(s)

Date	Type	Reference	Received From	Amount
04/29/2019	Check	041871	SCHAFER DEVELOPMENT	202.00

# CITY OF LAKEWOOD

## ... INSPECTION CARD ...

Division of Housing & Building • 12650 Detroit Avenue • Lakewood, OH 44107 •  
(216) 529-6270

**Application Number** RB19-000158 **Issue Date** 04/29/2019  
**Property Address** 17002 DELAWARE AVE **Expiration Date** 07/29/2019  
**Parcel Number** 31311053  
**Property Zoning**  
**Use Group Code**  
**Type of Construction** 5B

Inspection Type	Date Approved	Inspector	Comment
Prepour (Footings)			
Prepour (Flatwork)			
Ok To Backfill			
Final			