



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, March 12, 2025 at 7:30 PM
City Council Chambers

ADA NOTICE

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

AGENDA

CALL MEETING TO ORDER

1. Case No. 25-1 - Billie Federer
Case No. 25-2 - Robert & Valerie Clinger
Case No. 25-3 - Victoria A. Zajdowicz

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRMAN SWEAR IN APPLICANT(S) & AUDIENCE MEMBERS WHO WILL BE GIVING TESTIMONY.

APPROVAL OF MINUTES

2. November 13, 2025 Minutes

BZA CASES

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

File Attachments for Item:

1. Case No. 25-1 - Billie Federer

Case No. 25-2 - Robert & Valerie Clinger

Case No. 25-3 - Victoria A. Zajdowicz

**APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS**

Item #1.

NAME OF PROPERTY OWNER:

Billie Federer

ADDRESS:

179 Shoreland Ci

PHONE:

440-413-0939

NAME OF APPLICANT
IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

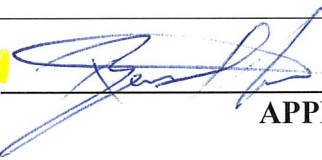
REASON AND JUSTIFICATION FOR REQUEST:

There is reasonable location to install the generator at the rear of the home. There are existing structures and other obstructions preventing the installation.

DATE:

2/10/25

SIGNED:



APPLICANT

FOR OFFICE USE ONLY

CASE NO.

25-1

PROPERTY ZONED FOR
(STATE DISTRICT):

Single Family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

1167.01(c)(i)(ii)

VARIANCE SOUGHT:

1 - Place generator in side yard
2 - 13' from side property line OR 96' from rear property line

Pursuant to Section 1169.05(b) of the Codified Ordinances, a check in the amount of \$150.00 made payable to the City of Willowick, together with a drawing showing where the requested variance will be located and all measurements of same, must accompany this request for variance. All pertinent information must be submitted to the building department no later than 3 weeks prior to the meeting date, which is the second Wednesday of each month.

Meeting 7:30 pm 3/12/25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor

Generator Measurements

To rear property line
- 96 ft

To side property line
- 13 ft.

To Neighbors house
- 15 ft.

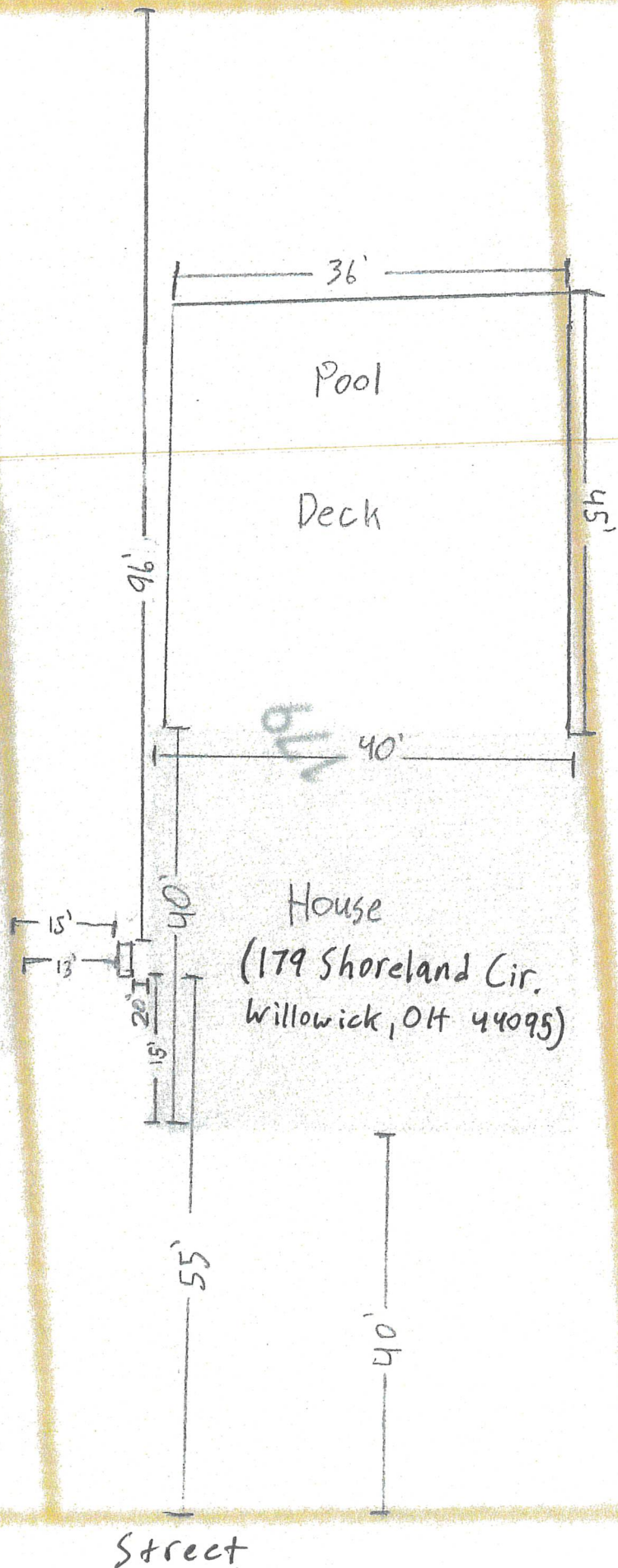
To Front property line
- 55 ft

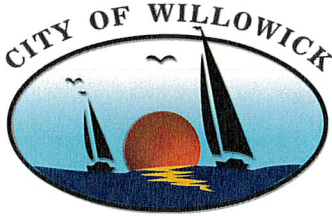
Generator Size

Length - 47"

Width - 26.2"

Height - 32.2"





BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Billie Federer

179 Shoreland Cr

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 179 Shoreland Cr

DEAR SIR AND / OR MADAM:

THIS LETTER IS TO INFORM YOU THAT YOUR BUILDING PERMIT APPLICATION WAS DENIED FOR THE FOLLOWING REASON (S) :

1167.01 DEFINED; PERMITS; LOCATION; INSPECTION. (c) In a Single Family or Multi Family District no unit shall be installed, placed or set (i) within a side or front yard; (ii) determination of the number of feet within any side or rear lot line will be at the discretion of the Board of Zoning Appeals; (iii) within fifteen feet of any residence other than the one being served by such air conditioning unit.

Variances Needed

- 1) To Place generator in the side yard.
- 2) 13 Feet from side property line or 96 feet from rear property line.

* Contractor installed a generator in side yard without permit approval.

IF YOU WISH TO APPEAL THIS RULING, AN APPLICATION FOR THE BOARD OF ZONING APPEALS CAN BE OBTAINED AT THE WILLOWICK BUILDING DEPARTMENT. THE BOARD OF ZONING APPEALS MEETS THE SECOND WEDNESDAY OF EVERY MONTH AT CITY HALL, 30435 LAKE SHORE BLVD. , UPSTAIRS IN COUNCIL CHAMBERS AT 7:30 PM. APPLICATIONS MUST BE RECEIVED THREE (3) WEEKS PRIOR TO THE DATE OF THE MEETING.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME.

SINCERELY,

SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

DATE

ORDINANCE NO. 2024-66

AN ORDINANCE AMENDING CHAPTER 1167 OF THE CODIFIED ORDINANCES OF THE CITY OF WILLOWICK, OHIO, TITLED "AIR CONDITIONING UNITS," AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Willowick has reviewed, heard and recommended certain amendments to the Codified Ordinances of the City of Willowick, in the best interests of the residents of the City of Willowick.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILLOWICK, COUNTY OF LAKE, STATE OF OHIO:

Section 1. Chapter 1167 of the Codified Ordinances of the City of Willowick, Ohio, titled "Air Conditioning Units," is hereby amended to read and provide as follows:

CHAPTER 1167

~~Air-Conditioning~~, External Household or Commercial Units

1167.01 DEFINED; PERMITS; LOCATION; INSPECTION.

(a) As used in this chapter, "External Household or Commercial Unit" or "Unit" means any ~~air conditioning unit~~, appliance, instrument, device, apparatus or equipment or component thereof, used for washing, humidifying, dehumidifying or controlling the temperature of air or electricity in a residence or other ~~accessory~~-building and which is designed for installation in an outdoor location detached from the building which it serves, including generators, heat pumps, and any similar appliance, machine or equipment located on the outside of a primary structure.

(b) No ~~air conditioning~~ Unit shall be installed in an outdoor location in a Single Family or Multi Family, or Business District without first obtaining a permit therefor from the Chief Building Inspector. Applications for such permits shall be in writing, shall specify the brand name, model, dimensions and cooling capacity of the ~~air conditioning~~ Unit, and shall be accompanied by a drawing showing the proposed location of the Unit. If the proposed installation complies in all respects with this chapter and all other applicable ordinances, rules and regulations of the City, and upon payment of a fee, the Chief Building Inspector shall issue a permit therefore.

(c) In a Single Family or Multi Family District no ~~air conditioning~~ Unit shall be installed, placed or set (i) within a side or front yard; (ii) determination of the number of feet within any side or rear lot line will be at the discretion of the Board of Zoning Appeals; (iii) within fifteen feet of any residence other than the one being served by such air conditioning unit.

(d) Every ~~air conditioning~~ Unit installed in an outdoor location shall be placed upon a level, one-piece slab of concrete or similar material of such strength and thickness as to prevent breakage due to freezing or other causes.

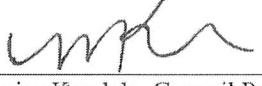
(e) The Board of Zoning Appeals or Council may, as a condition of granting a variance from the provisions of this chapter as to location of an ~~air-conditioning~~ Unit, require that landscaping or other sound-deadening material be installed in connection with the installation of an ~~air-conditioning~~ Unit in order to prevent the sound from such ~~air-conditioning~~ Unit from being annoying, disturbing or injurious to the comfort, repose, peace, health or safety of nearby residents.

(f) No ~~air-conditioning~~ Unit shall be placed in operation until the Chief Building Inspector has inspected the same and determined that the installation and location thereof are in compliance with this chapter and all other applicable ordinances, rules and regulations of the City.

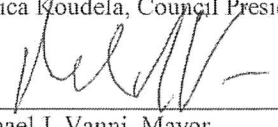
Section 2. It is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were conducted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such actions were conducted in meetings open to the public in compliance with all legal requirements including Chapter 123 of the Codified Ordinances of the City of Willowick.

Section 3. This Ordinance constitutes an emergency measure in that the same provides for the immediate preservation of the public peace, health, safety and welfare of the inhabitants of the City of Willowick and the operation of its building department; wherefore, this Ordinance shall be in full force and take effect immediately upon its passage by Council and approval by the Mayor.

Adopted by Council: 117, 2024


Monica Koudela, Council President

Submitted to the Mayor: 117, 2024


Michael J. Vanni, Mayor

Approved by the Mayor: 117, 2024

ATTEST: Alyssa Moran
Clerk of Council

APPLICATION FOR VARIANCE WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER:

ROBERT & VALERIE CLINGER

ADDRESS:

32510 SHOREHAM DRIVE WILLOWICK, OH 44095

PHONE:

440-679-3534

NAME OF APPLICANT
IF DIFFERENT FROM OWNER:

N/A

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

REQUEST TO POUR A CONCRETE PAD IN FRONT OF HOUSE FACING LAKE
ERIE ON WHICH WE INTEND TO INSTALL AN ALUMINUM PERGOLA

DATE:

2/13/2025

SIGNED:

Robert W. Clinger
APPLICANTFOR OFFICE USE ONLY

CASE NO.

25-2

PROPERTY ZONED FOR
(STATE DISTRICT):

Single Family (Section 1137)

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

Ord 1171.02(e) + Ord. 1171.02(c)

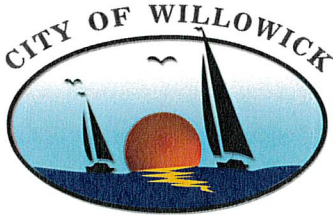
VARIANCE SOUGHT:

1) To Allow A Pergola To Be Placed In The Front Yard.

2) 49 Sq. FT

Pursuant to Section 1169.05(b) of the Codified Ordinances, a check in the amount of \$150.00 made payable to the City of Willowick, together with a drawing showing where the requested variance will be located and all measurements of same, must accompany this request for variance. All pertinent information must be submitted to the building department no later than 3 weeks prior to the meeting date, which is the second Wednesday of each month.

Meeting 7:30 pm 3/12/25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Robert & Valerie Clinger
32510 Shoreham Dr
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 32510 Shoreham Dr

DEAR SIR AND / OR MADAM:

THIS LETTER IS TO INFORM YOU THAT YOUR BUILDING PERMIT APPLICATION WAS DENIED FOR THE FOLLOWING REASON (S) :

1171.02 REGULATION OF ACCESSORY BUILDINGS. (c) The maximum size of any accessory building shall be 120 square feet as measured from its external dimensions. The maximum height shall be ten feet. (e) Accessory buildings shall be a minimum of three feet from the side property lines and three feet from the rear property line, whether the house has an attached garage, a detached garage or no garage. **In no event shall an accessory building be permitted in a front yard**, regardless of whether the house has an attached garage, detached garage or no garage. Further, no accessory building shall be less than ten feet from any dwelling or any other resident's structures.

Variances Needed

- 1) To allow a Pergola to be placed in the front yard.
- 2) 49 sq. ft.

* Home owner want's to construct a Pergula in the front yard and is 169 sq. ft. measured in external dimensions.

IF YOU WISH TO APPEAL THIS RULING, AN APPLICATION FOR THE BOARD OF ZONING APPEALS CAN BE OBTAINED AT THE WILLOWICK BUILDING DEPARTMENT. THE BOARD OF ZONING APPEALS MEETS THE SECOND WEDNESDAY OF EVERY MONTH AT CITY HALL, 30435 LAKE SHORE BLVD. , UPSTAIRS IN COUNCIL CHAMBERS AT 7:30 PM. APPLICATIONS MUST BE RECEIVED THREE (3) WEEEEKS PRIOR TO THE DATE OF THE MEETING.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME.

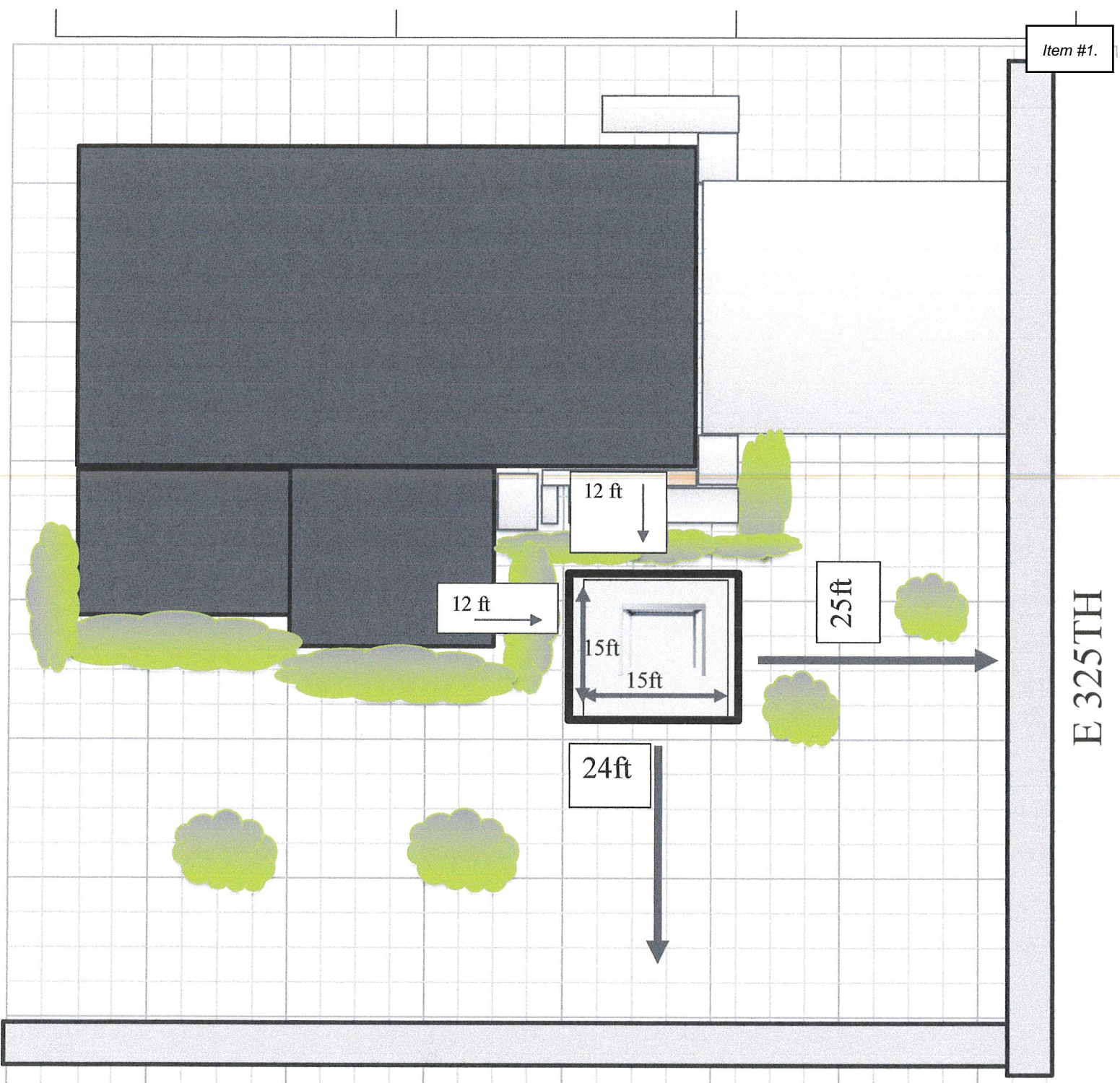
SINCERELY,

SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

DATE



SHOREHAM DRIVE

Bob and Valerie Clinger
32510 Shoreham Drive
Willowick Ohio
44095

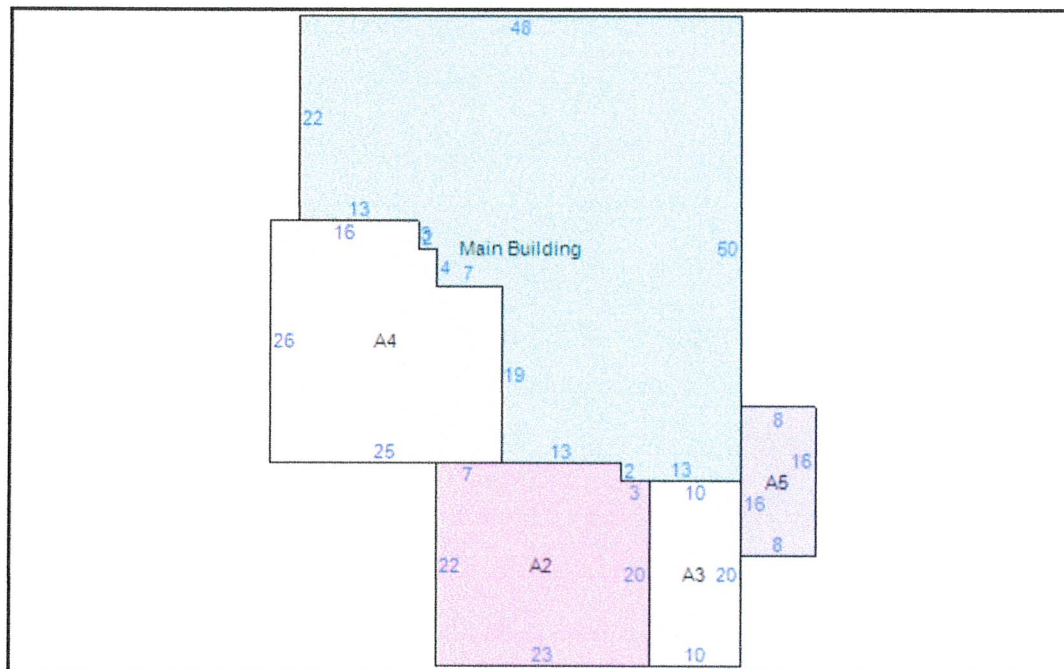
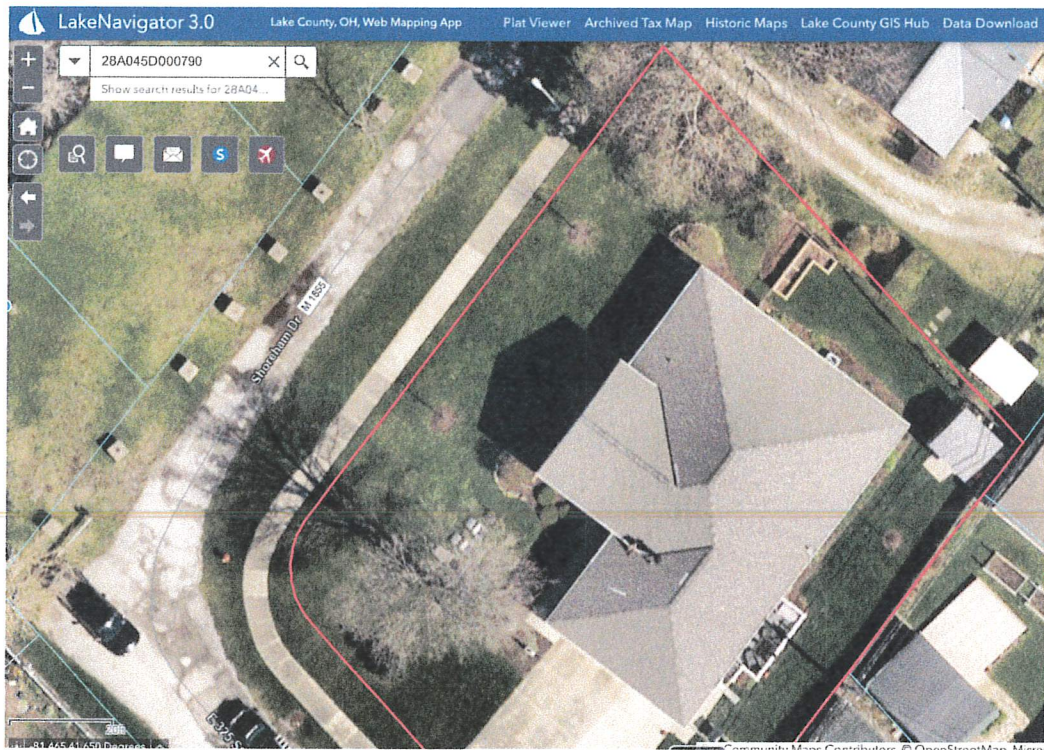


*NO CEMENT BASE



STAMPED PATTERNS





Hansø

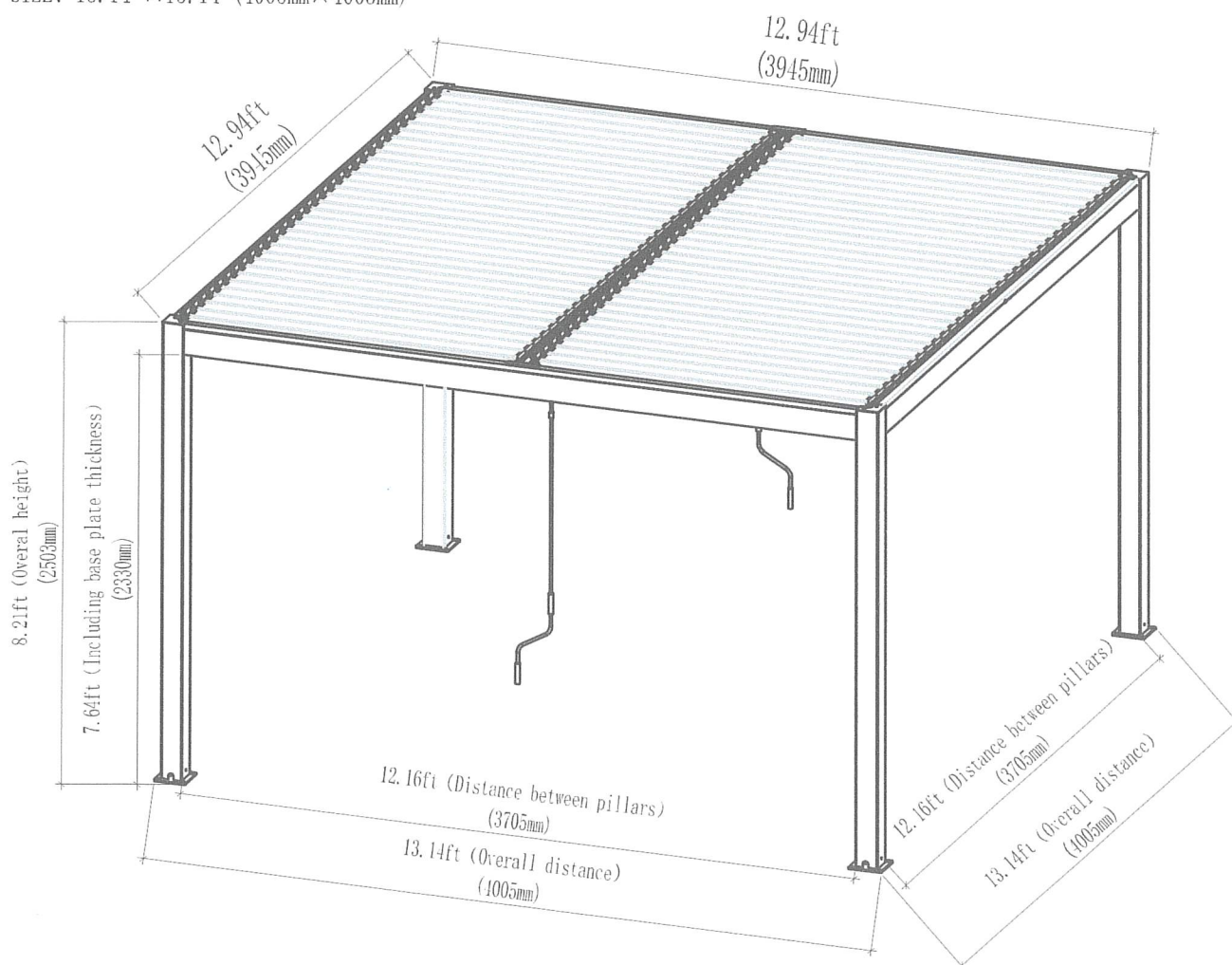
Please contact Raul if you have more questions at (347) 801-7518

User Instructions

Hanso Pergola for manual operation

Size: 13'X13' (400x400cm) (double bay)

SIZE: 13.14' X 13.14' (4005mm X 4005mm)



APPLICATION FOR VARIANCE WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER:

Victoria A Zydowicz

ADDRESS:

163 East 31ST ST

PHONE:

440-944-8255

NAME OF APPLICANT
IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

TO ALLOW 10 X 12 SHED ON VACANT LOT

DATE:

2-19-2025

SIGNED:

Victoria A Zydowicz
APPLICANTFOR OFFICE USE ONLY

CASE NO.

25-3

PROPERTY ZONED FOR
(STATE DISTRICT):

Multi Family District 1139

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

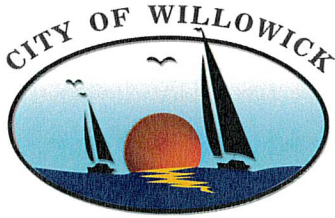
1171.02(h) Regulation Of Accessory Buildings

VARIANCE SOUGHT:

To Allow A 10^{FT} X 12^{FT} Shed To Placed On A Lot That
Does Not Have A Habitable Home -

Pursuant to Section 1169.05(b) of the Codified Ordinances, a check in the amount of \$150.00 made payable to the City of Willowick, together with a drawing showing where the requested variance will be located and all measurements of same, must accompany this request for variance. All pertinent information must be submitted to the building department no later than 3 weeks prior to the meeting date, which is the second Wednesday of each month.

Meeting 7:30 pm 3/12/25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor



Item #1.

BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Victoria Zaydowicz
163 East 317 St
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 168 East 317 St

DEAR SIR AND / OR MADAM:

THIS LETTER IS TO INFORM YOU THAT YOUR BUILDING PERMIT APPLICATION WAS DENIED FOR THE FOLLOWING REASON (S) :

1171.02 REGULATION OF ACCESSORY BUILDINGS. (h) The only lots upon which an accessory building shall be permitted are those upon which a habitable house is found.

Variance Needed :

- 1) to allow a 10 ft by 12 ft shed (accessory building) to be placed on a lot that does not have a habitable home.

* Home owner wants to install a shed (accessory building) on a vacant lot.

IF YOU WISH TO APPEAL THIS RULING, AN APPLICATION FOR THE BOARD OF ZONING APPEALS CAN BE OBTAINED AT THE WILLOWICK BUILDING DEPARTMENT. THE BOARD OF ZONING APPEALS MEETS THE SECOND WEDNESDAY OF EVERY MONTH AT CITY HALL, 30435 LAKE SHORE BLVD. , UPSTAIRS IN COUNCIL CHAMBERS AT 7:30 PM. APPLICATIONS MUST BE RECEIVED THREE (3) WEEKS PRIOR TO THE DATE OF THE MEETING.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME.

SINCERELY,

SEAN BRENNAN

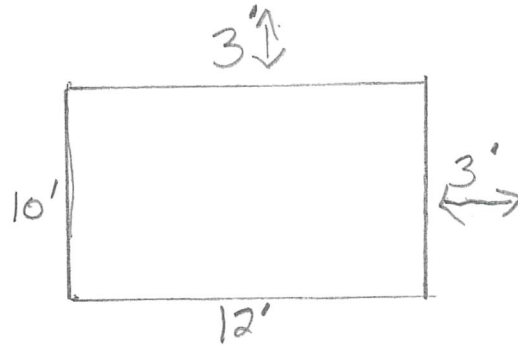
CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

2-19-2025
DATE

↑ ↑
14' TO BACK STRUCTURE
ON EAST 316TH

↙ Property Line ↘



10'x12' SHED
10' HIGH
4" CONCRETE

↙ Property Line ↘

↙ Property Line ↘

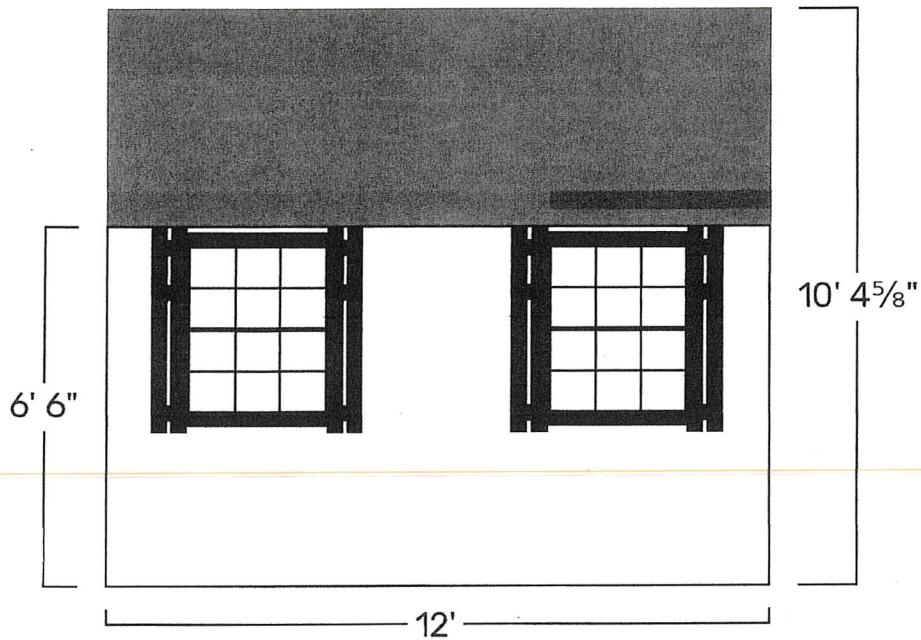
VACANT LOT

168 EAST 317TH ST

← SIDEWALK →

Wall A

A



A,B

9' 3"

C,D

2' 9"

Measurements are to center from right siding edge

description

- A WINDOW: Aluminum Single-Hung 30"Wx36"H Single
- B ACCESSORY: Wood Shutters, Crossbar
- C WINDOW: Aluminum Single-Hung 30"Wx36"H Single
- D ACCESSORY: Wood Shutters, Crossbar

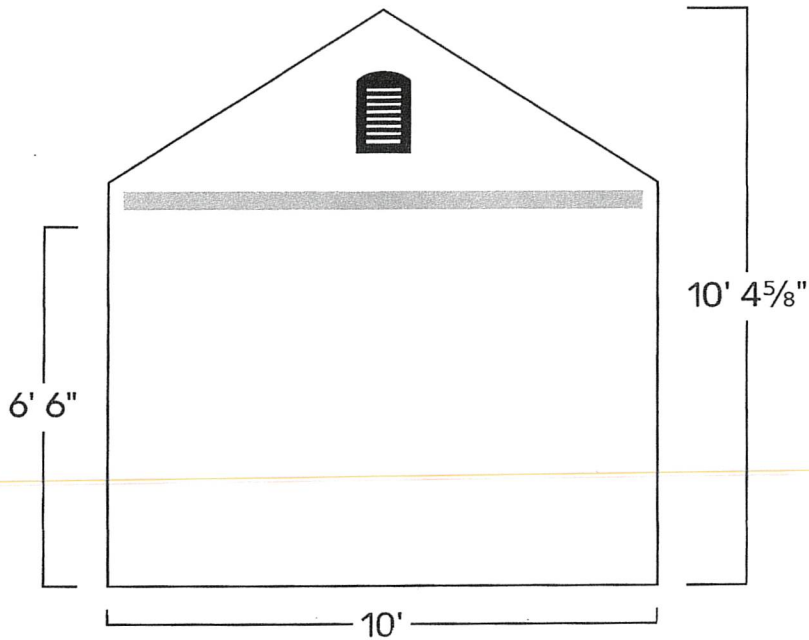
finish

- Casing Nature Stain
- Nature Stain
- Casing Nature Stain
- Nature Stain

Wall B

Item #1.

B



A 5'

B 4' 11 7/8"

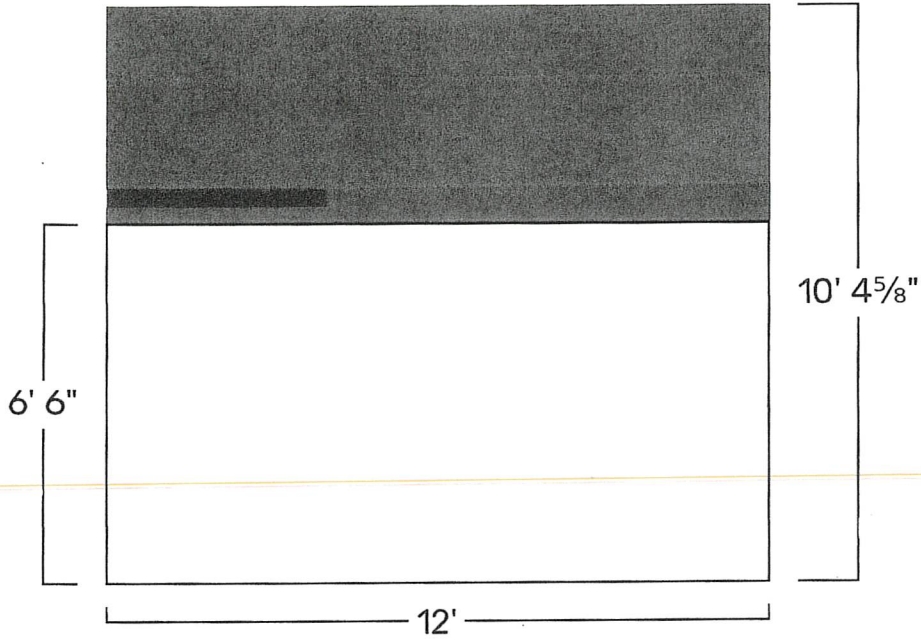
Measurements are to center from right siding edge

| description | | finish |
|-------------|----------------------------|---------------|
| A | ACCESSORY: Loft 10x4 SK | N/A |
| B | ACCESSORY: Small Wood Vent | Charcoal Gray |

Wall C

Item #1.

C



Measurements are to center from right siding edge

description

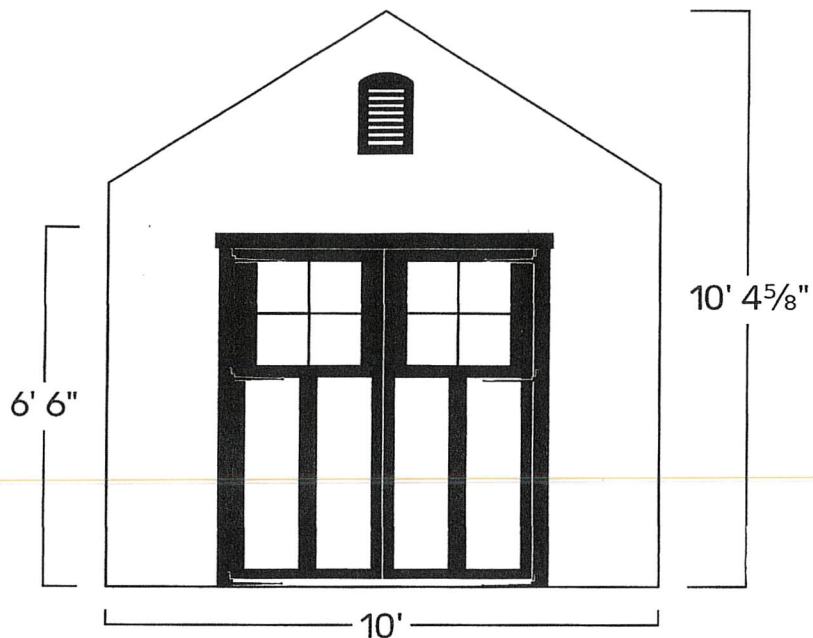
finish

no items

Wall D

Item #1.

D



| | |
|-----|------------|
| A,B | 5' |
| C | 4' 11 7/8" |

Measurements are to center from right siding edge

description

- A DOOR: Cottage Stall 66" Double
- B ACCESSORY: Strap Hinge, Black, Double Door
- C ACCESSORY: Small Wood Vent

finish

- Nature Stain, Casing Nature Stain
- N/A
- Charcoal Gray

File Attachments for Item:

2. November 13, 2025 Minutes



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, November 13, 2024 at 7:30 PM
City Council Chambers

ADA NOTICE

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

AGENDA

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRMAN SWEAR IN APPLICANT(S) & AUDIENCE MEMBERS WHO WILL BE GIVING TESTIMONY.

1. Chairman to swear in applicants and audience members who will be speaking before the board.

APPROVAL OF MINUTES

- [2.](#) Minutes October 9, 2024

BZA CASES

- [3.](#) 21-18 Nedljka Dzolic 365 E. 305th St.
21-19 Karl Jones 496 E. 321 St.
21-20 Anamarie Polito 827 Bayridge Blvd.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

File Attachments for Item:

2. Minutes October 9, 2024



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, October 09, 2024 at 7:30 PM
City Council Chambers

ADA NOTICE

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

MINUTES

CALL MEETING TO ORDER

Chairman Koudela called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Nick Koudela

BZA Member Phil Yarleets

BZAMember Tom Flaisig

BZA Member Debbie Clarke

BZA Member Rich Hill

CHAIRMAN SWEAR IN APPLICANT(S) & AUDIENCE MEMBERS WHO WILL BE GIVING TESTIMONY.

APPROVAL OF MINUTES

1. BZA Minutes 9-11-24

Motion made by BZA Member Flaisig, Seconded by BZA Member Hill to approve the minutes from the September 11, 2024 Board of Zoning Appeals Meeting.

Voting Yea: Chairman Koudela, BZA Member Yarleets, BZAMember Flaisig, BZA Member Clarke, BZA Member Hill

BZA CASES

2. Case No. 24-17 Shannon Hinton of 29204 Barjode Rd.

Shannon & Walter Hinton of 29204 Barjode Rd. appeared before the board.

Shannon Hinton stated that they had put up 2 different pavilions that only lasted 2 years each, and decided they would like to put up a hard top one so that it would last. She stated that her son-in-law said he could build a pavilion for her that would last forever. They already had the deck, so he built the frame for them while they were in Michigan for the weekend. She did not realize how big it would be until it was up. She realized they should have gotten a permit and found out what the rules were, but it was too late.

Mr. Koudela asked why they were there tonight. Did a neighbor complain? Ms. Hinton said yes a neighbor a few doors down complained. When her husband saw the woman outside he confronted her and she claimed her neighbor was the complainant. This is a neighbor feud and they were just blaming each other. They cannot even see the pavilion from either of these properties.

Ms. Hinton said the pavilion matches the house and the roof perfectly and is far from an eyesore. They will be grateful to be able to keep it and use it all of the time.

Mr. Yarleets asked if it was connected to the deck. Ms. Hinton said no that 2 boards were removed from each side of the deck and the posts are 3' into the ground and cemented in.

Mr. Flaisig asked if there was a privacy fence all around it. Ms. Hinton said there is.

Motion #1 by Mr. Flaisig, Seconded by Ms. Clarke to grant a variance of 72 sq. ft. for a 192 sq. ft. pavilion in the application of Section 1171.02(c) of the Codified Ordinances of the City of Willowick at 29204 Barjode Rd. Discussion: None. All ayes. Motion carried.

Motion #2 by Mr. Flaisig, Seconded by Ms. Clarke to grant a variance of 2' 5" height for 12' 5" high pavilion in the application of Section 1171.02(c) of the Codified Ordinances of the City of Willowick at 29204 Barjode Rd. Discussion: None. Vote: All ayes. Motion carried.

Motion #3 by Mr. Flaisig, Seconded by Ms. Clarke to grant a variance of 3' 4" for a pavilion that is 6' 8" from a dwelling in the Section 1171.02(e) of the Codified Ordinances of the City of Willowick. Discussion: None. Vote: All ayes. Motion carried.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

Meeting adjourned at 7:42 p.m.

Nick Koudela, Chairman

ATTEST:

Jennifer Quinn, Secretary

File Attachments for Item:

3. 21-18 Nedljka Dzolic 365 E. 305th St.

21-19 Karl Jones 496 E. 321 St.

21-20 Anamarie Polito 827 Bayridge Blvd.

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER: Nedijka Dzolic

ADDRESS: 365 E. 305 St

PHONE: 440-552-7244

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____

ADDRESS: _____

PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:

We live on a busy street and often risk accidents switching cars / backing out on to 305st. we would like to widen the Driveway as we have a new one paved. this way we would not risk hitting our cars and ~~also~~ clog the roadway less with one person backing out & letting the 2nd car pull out.

DATE: 10/24/24 SIGNED: [Signature]
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 24-17

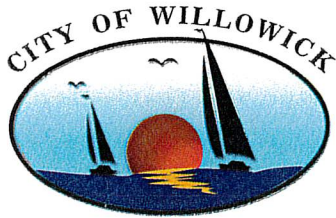
PROPERTY ZONED FOR
(STATE DISTRICT): Single Family

APPLICABLE SECTION OF
CODIFIED ORDINANCES: 116.3.105 (a)

VARIANCE SOUGHT: Front yard parking - driveway 3' into front yard

Pursuant to Section 1169.05(b) of the Codified Ordinances, a check in the amount of \$150.00 made payable to the City of Willowick, together with a drawing showing where the requested variance will be located and all measurements of same, must accompany this request for variance. All pertinent information must be submitted to the building department no later than 3 weeks prior to the meeting date, which is the second Wednesday of each month.

Meeting 7:30 pm 11/13/24 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Nedljka Dzolic
365 East 305 St
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 365 East 305 St

DEAR SIR AND / OR MADAM:

THIS LETTER IS TO INFORM YOU THAT YOUR BUILDING PERMIT APPLICATION WAS DENIED FOR THE FOLLOWING REASON (S) :

1163.105 FRONT YARDS; REGULATION OF VEHICLE PARKING (a) *No person shall park or leave unattended or permit to remain parked or unattended a motor vehicle (as defined in Section 301.20 of the Traffic Code) wholly or partly within a front yard in a Single Family or Multi Family District, unless such vehicle is wholly within a driveway, or unless a permit therefor has been obtained from the Chief Building Inspector. Applications for such permits shall be made in writing and shall be accompanied by a written statement of the applicant, which statement shall set forth the facts qualifying the applicant for the issuance of a permit. Such application and data shall be referred by the Chief Building Inspector to the Board of Zoning Appeals, which may require additional data from the applicant reasonably related to its determinations to be made hereunder. The Board of Zoning Appeals shall approve such application if it finds that:*

Variance Needed

1) Front Yard Parking.

* Home owner want's to construct a driveway 3 feet into the front yard.

1133.16 YARD. (a) A "front yard" is an open unoccupied space on the same lot with a building between the front line of the building and the front line of the lot.

IF YOU WISH TO APPEAL THIS RULING, AN APPLICATION FOR THE BOARD OF ZONING APPEALS CAN BE OBTAINED AT THE WILLOWICK BUILDING DEPARTMENT. THE BOARD OF ZONING APPEALS MEETS THE SECOND WEDNESDAY OF EVERY MONTH AT CITY HALL, 30435 LAKE SHORE BLVD. , UPSTAIRS IN COUNCIL CHAMBERS AT 7:30 PM. APPLICATIONS MUST BE RECEIVED THREE (3) WEEEEKS PRIOR TO THE DATE OF THE MEETING.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME.

SINCERELY,

SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

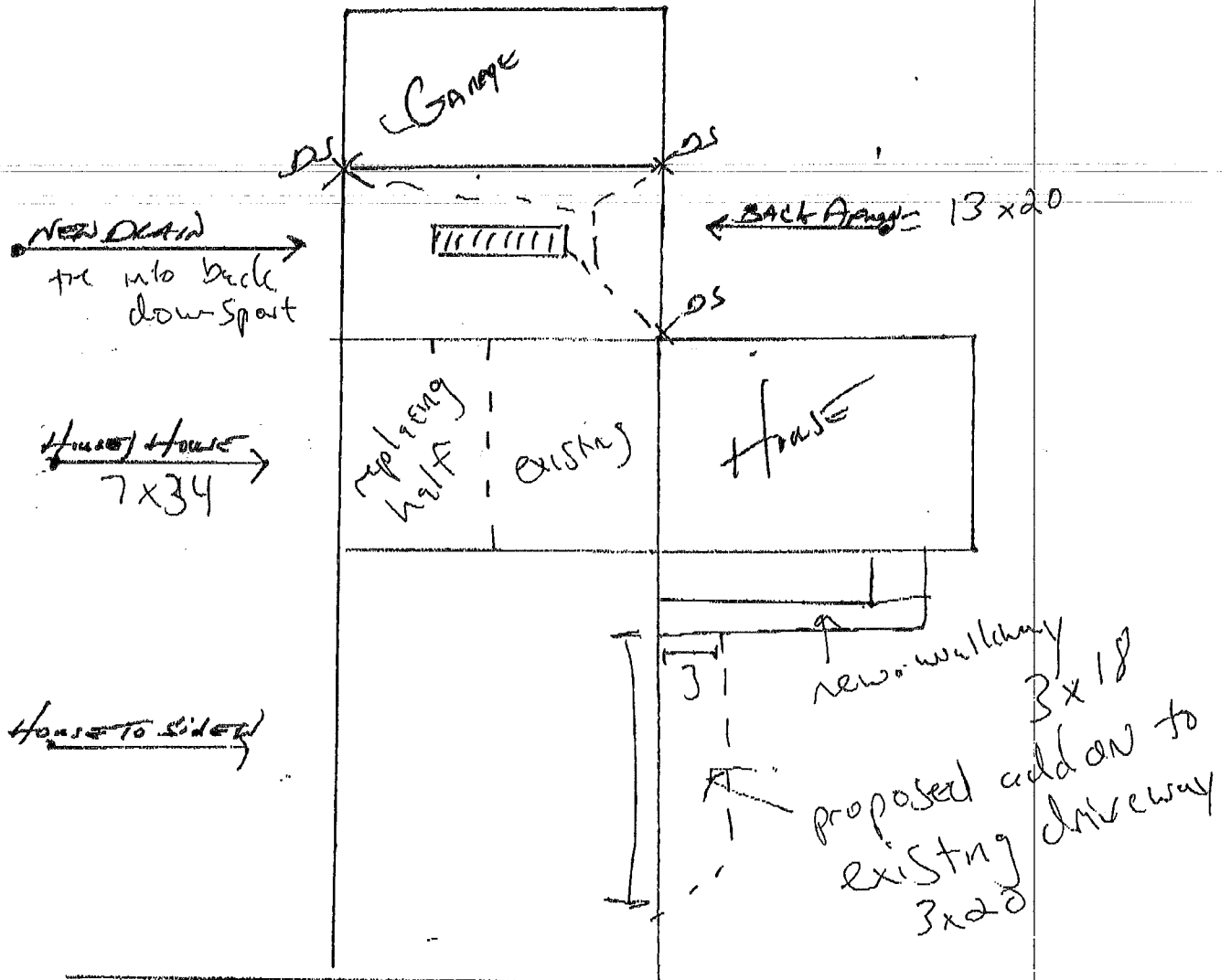
APPLICANTS SIGNATURE

10/24/24

DATE

H&M CONCRETE & SEWER CO., INC.

365 E. 305



**APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS**

Item #2.

NAME OF PROPERTY OWNER:

Karl Jones

ADDRESS:

496 E 321 St

PHONE:

469-579-1590

NAME OF APPLICANT

IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

Allow AC unit in side yard
I made a mistake and thought AC and Heating
were one + same

DATE: Aug 22-24

SIGNED:

Karl Jones

APPLICANT

FOR OFFICE USE ONLY

CASE NO.

24-18

PROPERTY ZONED FOR
(STATE DISTRICT):

Single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

116.7.01 (c) (i) (ii)

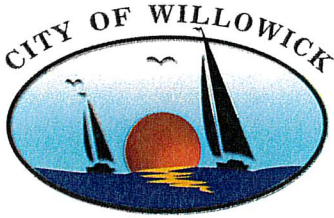
VARIANCE SOUGHT:

1) to place a/c unit in side yard

2) 6' 10" from side property line OR 45' from rear
property line.

Pursuant to Section 1169.05(b) of the Codified Ordinances, a check in the amount of \$150.00 made payable to the City of Willowick, together with a drawing showing where the requested variance will be located and all measurements of same, must accompany this request for variance. All pertinent information must be submitted to the building department no later than 3 weeks prior to the meeting date, which is the second Wednesday of each month.

Meeting 7:30 pm 11/13/24 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor



Karl Jones
496 East 321 St
Willowick Oh 44095

BUILDING DEPARTMENT
31230 VINE ST
WILLOWICK OH 44095
PHONE: 440-516-3000
FAX: 440-585-3776
EMAIL: sbrennan@cityofwillowick.com

RE: PERMIT APPLICATION AT: 496 East 321 St

DEAR SIR AND / OR MADAM:

THIS LETTER IS TO INFORM YOU THAT YOUR BUILDING PERMIT APPLICATION WAS DENIED FOR THE FOLLOWING REASON (S) :

1167.01 DEFINED; PERMITS; LOCATION; INSPECTION. (c) In a Single Family or Multi Family District no air conditioning unit shall be installed, placed or set (i) within a side or front yard; (ii) determination of the number of feet within any side or rear lot line will be at the discretion of the Board of Zoning Appeals; (iii) within fifteen feet of any residence other than the one being served by such air conditioning unit.

Variances Needed

- 1) To Place Air conditioner in the side yard.
- 2) 6 Feet 10 Inches from side property line or 45 feet from rear property line.

* Home owner installed air conditioner in side yard without permit approval.


IF YOU WISH TO APPEAL THIS RULING, AN APPLICATION FOR THE BOARD OF ZONING APPEALS CAN BE OBTAINED AT THE WILLOWICK BUILDING DEPARTMENT. THE BOARD OF ZONING APPEALS MEETS THE SECOND WEDNESDAY OF EVERY MONTH AT CITY HALL, 30435 LAKE SHORE BLVD. , UPSTAIRS IN COUNCIL CHAMBERS AT 7:30 PM. APPLICATIONS MUST BE RECEIVED THREE (3) WEEKS PRIOR TO THE DATE OF THE MEETING.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME.

SINCERELY,


SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

 10/22/24
APPLICANTS SIGNATURE DATE

Levin

ML14Xc15024-230A11

 $28.25 \times 28.25 \times 28.25$

cooling capacity:

24,000 BTU

Air conditioning

To be placed next to

To garage next to

my boy's garage

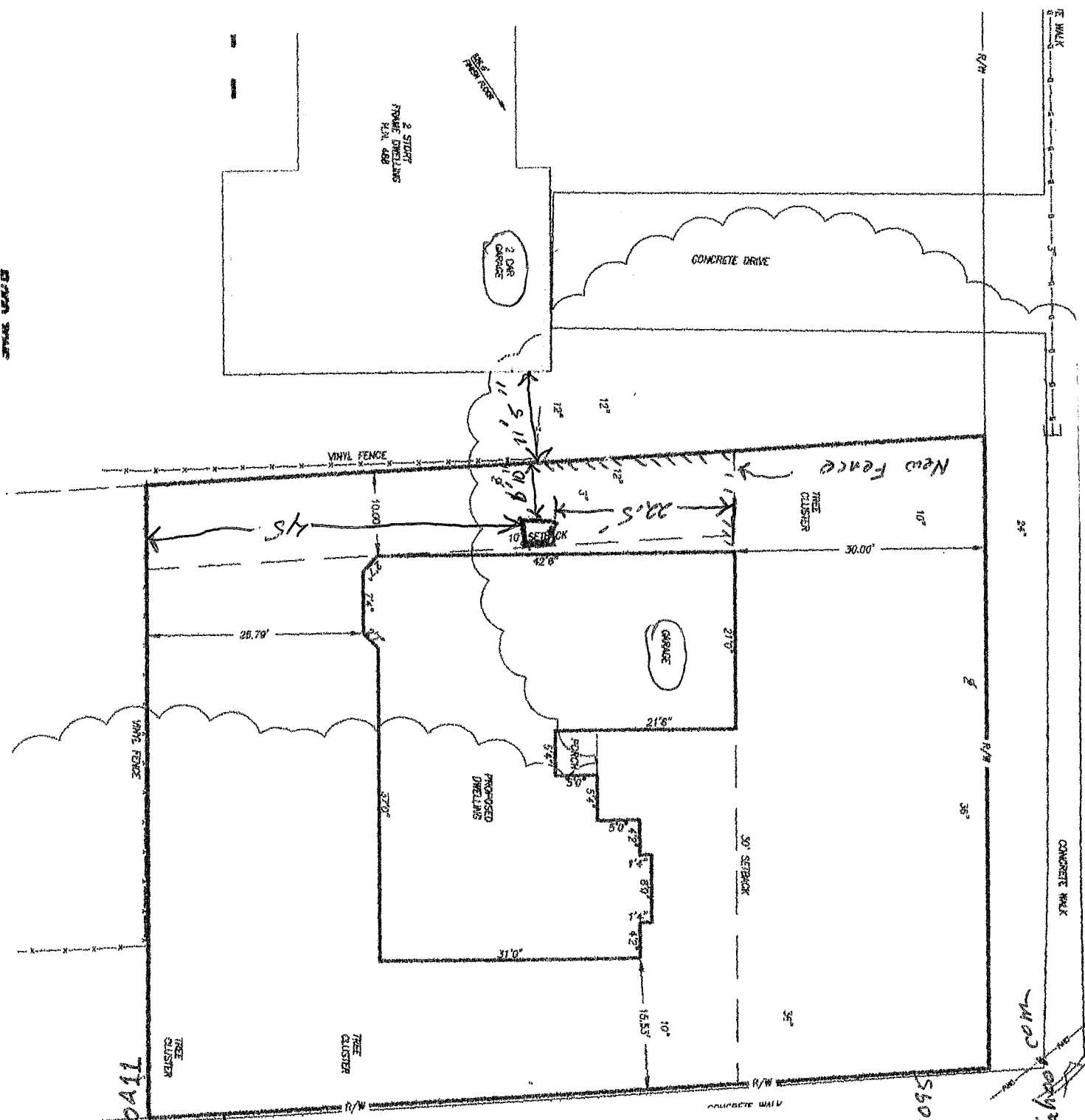
Karl Jones

10/22/25

W. L. O'H 44095

469-529-1590

JamesKar117@yahoo.com



**APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS**

Item #2.

NAME OF PROPERTY OWNER: Anamarie Polito

ADDRESS: 827 Bayridge Blvd.

PHONE: 440-667-6036

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____

ADDRESS: _____

PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:

I HAVE A 80# 5'5" ^{STANDING} GERMAN SHEPARD THAT I HAVE TO TAKE OUT
ON A LEASH EACH TIME HE NEEDS TO GO OUT. THE FENCE I CURRENTLY
HAVE IS A 3'0 PICKET. THE DOGS BEHIND MY HOME ON CHARLES ST ARE ALWAYS
OUT AND THEY BARK AND RUN THE FENCE. MY NEIGHBOR ON BAYRIDGE HAS TOLD ME
HE HAS COMPLAINED TO POLICE ABOUT THE BARKING OF THE CHARLES ST DOGS.

DATE: 10-23-24 SIGNED: [Signature] APPLICANT

→
OVER

FOR OFFICE USE ONLY

CASE NO. 24-19

PROPERTY ZONED FOR
(STATE DISTRICT): Single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES: 1165.04(C)

VARIANCE SOUGHT: 6' high solid fencing
Homeowner wants to install 74' of 6' high
solid fencing on left side property line.

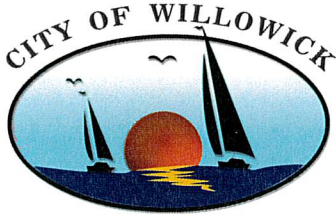
Pursuant to Section 1169.05(b) of the Codified Ordinances, a check in the amount of \$150.00 made payable to the City of Willowick, together with a drawing showing where the requested variance will be located and all measurements of same, must accompany this request for variance. All pertinent information must be submitted to the building department no later than 3 weeks prior to the meeting date, which is the second Wednesday of each month.

Meeting 7:30 pm 11/13/24 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor

I just found out yesterday ARLENE Foy 95 IS going into
Assisted Living ^{END OF OCT 24} AND WILL BE SELLING HER HOME ADJACENT TO
THE FENCE. I DO NOT WANT A POTENTIAL NEW NEIGHBOR
WITH CHILDREN OR ADG. PUTTING THEIR HANDS OVER OR THROUGH
THE FENCE.

ALL NEIGHBORS ABOVE HAVE 6'0 PRIVACY FENCES FOR
SIMILAR REASONS.

^{NEIGHBOR} Roger EARLEY RECEIVED A VARIANCE FOR THE EXACT SAME 6'0
PRIVACY FENCE IN May 24.



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Anamarie Polito
827 Bayridge
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 827 Bayridge

DEAR SIR AND / OR MADAM:

THIS LETTER IS TO INFORM YOU THAT YOUR BUILDING PERMIT APPLICATION WAS DENIED FOR THE FOLLOWING REASON (S) :

1165.04 BARBED WIRE, ELECTRIC AND STOCKADE FENCES. (c) Solid type fences shall be prohibited with the exception of any style fence with a minimum of a one-quarter inch opening between picket panels.

Variances Needed

1) 6 Foot High Solid fencing

* Home owner wants to install 74 feet of 6 foot high , solid vinyl fencing on left side property line.

IF YOU WISH TO APPEAL THIS RULING, AN APPLICATION FOR THE BOARD OF ZONING APPEALS CAN BE OBTAINED AT THE WILLOWICK BUILDING DEPARTMENT. THE BOARD OF ZONING APPEALS MEETS THE SECOND WEDNESDAY OF EVERY MONTH AT CITY HALL, 30435 LAKE SHORE BLVD. , UPSTAIRS IN COUNCIL CHAMBERS AT 7:30 PM. APPLICATIONS MUST BE RECEIVED THREE (3) WEEKS PRIOR TO THE DATE OF THE MEETING.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME.

SINCERELY,

SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR


 10-23-24

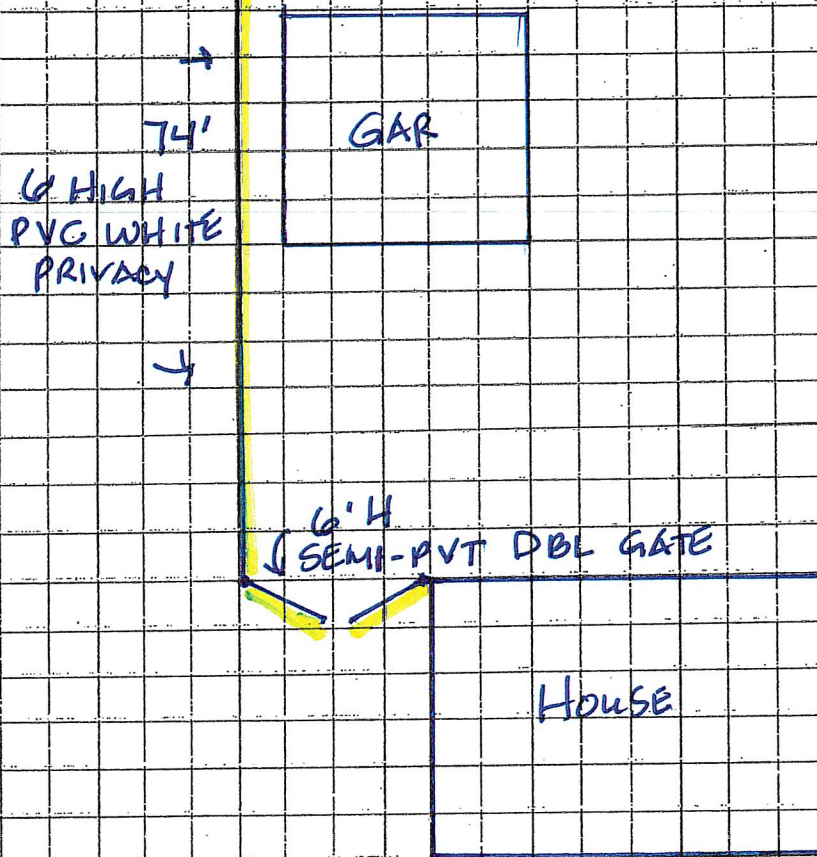
 APPLICANTS SIGNATURE DATE

ANAMARIE POLITO

827 BAYRIDGE

WILLOWICK

N'S EXIST'G SEMI-PRIVATE



THE SHANNON FENCE CO.

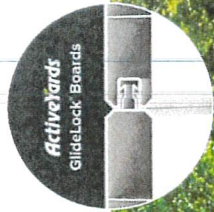
INDUSTRIAL AND COMMERCIAL SPECIALISTS
SCHOOLS • FACTORIES • MUNICIPALITIES • BID WORK7954 TYLER BLVD. • MENTOR, OH 44060
PH: (440) 255-1330 1-800-722-6644 FAX (440)

DOGWOOD

This popular style provides you with privacy from post-to-post. The **Dogwood by ActiveYards** is built to last and features patented GlideLock infill boards that lock tightly together with no gaps. StayStraight rails provide structural durability to help decrease bending or sagging over time. Available in four solid colors and five wood grain options with multiple rail sizes — there is a Dogwood for every taste and budget.



DOGWOOD HOME SERIES IN CLAY



ActiveYards
GlideLock® Boards

