



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, September 10, 2025 at 6:30 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.

APPROVAL OF MINUTES

- [1.](#) Minutes 8-13-25

BZA CASES

- [2.](#)

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

File Attachments for Item:

1. Minutes 8-13-25



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, August 13, 2025 at 6:30 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 6:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Nick Koudela
BZA Member Phil Yarletts
BZA Member Rich Hill

ABSENT

BZAMember Tom Flaisig
BZA Member Debbie Clarke

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

The chairman swore in applicants and audience members who will be speaking before the board.

APPROVAL OF MINUTES

Motion made by BZA Member Yarletts, Seconded by BZA Member Hill.
Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Hill

1. 7-9-25 Minutes

BZA CASES

Lawrence McGarry appeared before the board.

The secretary sent out neighbor notification forms to all abutting property owners.

Requested variance of 4' to place a shed 6' from the neighbor's garage.

Chairman Koudela asked what the reason for the variance request is. Mr. McGarry said he has limited space in the backyard between the house and the garage.

Mr. McGarry plans to store patio furniture and a large tent.

The shed will be constructed of wood with a concrete foundation. There will be no electricity

Motion made by BZA Member Yarletts, Seconded by BZA Member Hill to grant a variance of 4'.to place a shed 6' from the neighbor's garage in the application of Section 1171.02(e) of the Codified Ordinances at 30002 Fairway Blvd. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Hill. Motion carried.

2. Case 25-12

Lawrence McGarry Jr.

30002 Fairway Blvd.

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

Motion made by BZA Member Yarletts, Seconded by BZA Member Hill.

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Hill. Motion carried.

Meeting adjourned at 6:38 P.M.

Nick Koudela, Chairman

Attest:

Jennifer Quinn, Secretary

File Attachments for Item:

2.

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

Item #2.

NAME OF PROPERTY OWNER:

Paul Roos

ADDRESS:

32618 Lake Shore Blvd.

PHONE:

NAME OF APPLICANT

IF DIFFERENT FROM OWNER:

Alba Contractors

ADDRESS:

Paola Hornung

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

Wants to add driveway extension

DATE: 8.21.25

SIGNED:

Paola Hornung
APPLICANT

FOR OFFICE USE ONLY

CASE NO.

25-15

PROPERTY ZONED FOR
(STATE DISTRICT):

Single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

1163.105(a)

VARIANCE SOUGHT:

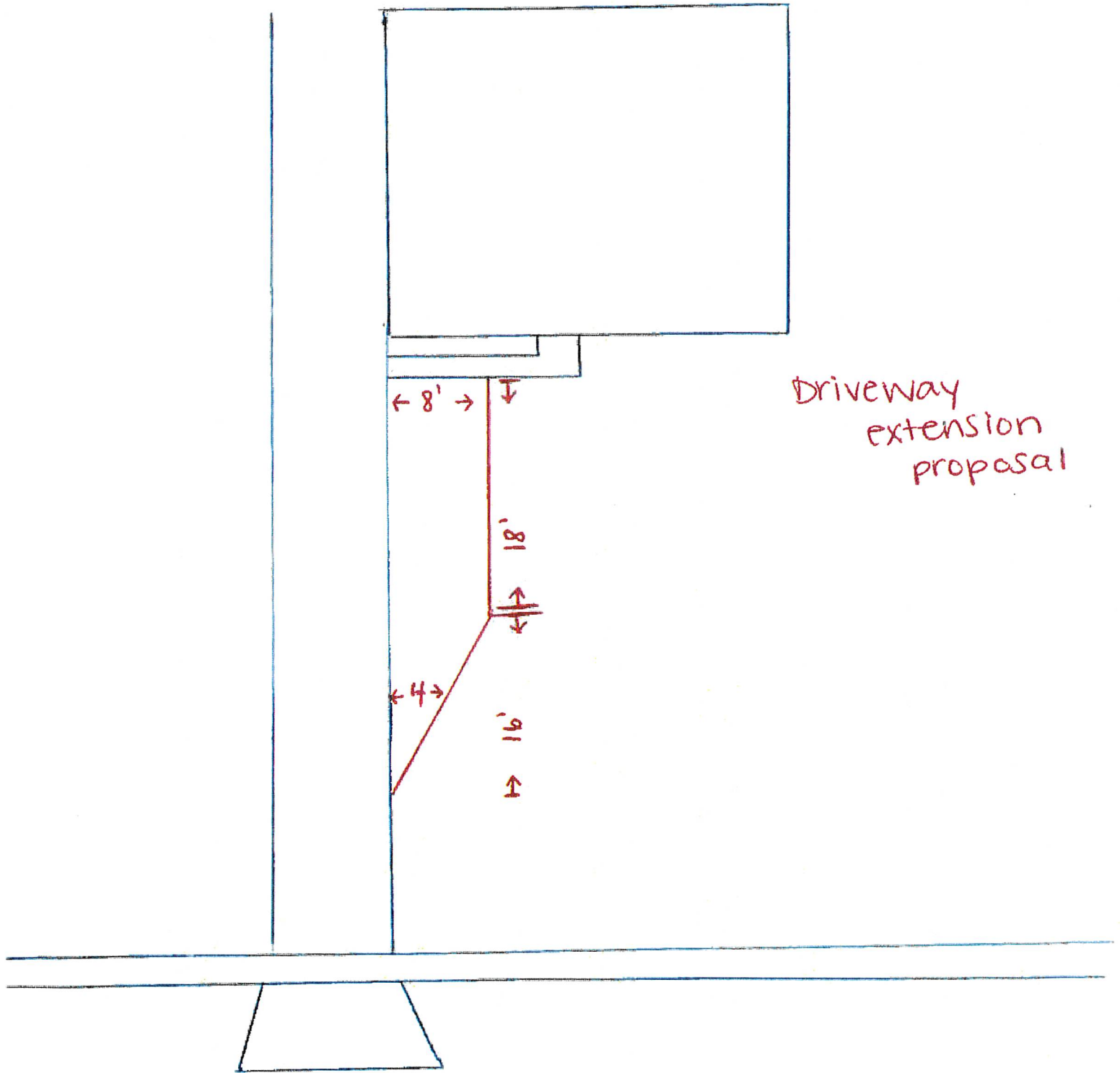
To allow a new driveway to be installed in the front yard for parking a motor vehicle.

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.

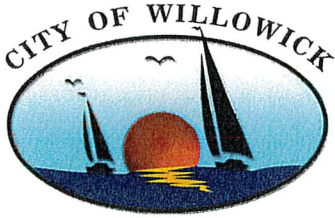
Meeting 6:30 pm 9/10/25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor

Paul ROOSZ
32618 Lakeshore Blvd
Willowick, OH 44095

Item #2.



Not to scale



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Paul Roosz
32618 Lake Shore Blvd
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 32618 Lake Shore Blvd

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) To allow a new driveway to be installed in the front yard for parking motor vehicle.

* Home owner wants to install a driveway that extends 8 feet into the front yard.

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 6:30 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

APPLICATION FOR VARIANCE WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER: LN4B Holdings LLC

ADDRESS: 164 E. 317 St

PHONE: 281-744-8035

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____

ADDRESS: _____

PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:

The LOT NEXT door has A SHED AND BELONGS
TO THE OWNER ACROSS THE STREET, THIS WILL
KEEP PETS AND POSSIBLE CHILDREN OFF LOT

DATE: Aug 25 / 2025 SIGNED: [Signature]

APPLICANT

FOR OFFICE USE ONLY

CASE NO. 25-16

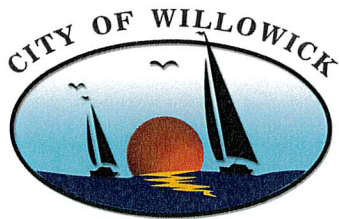
PROPERTY ZONED FOR
(STATE DISTRICT): Single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES: 1165.07(b)

VARIANCE SOUGHT: To allow a 4' high fence on the left property line
to extend 39' 6" from the rear house 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 6:30 pm 9/10/25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor



Item #2.

BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

LN4B Holdins llc

164 East 317 St

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 164 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) :

1165.07 FENCES IN FRONT YARDS, SIDE YARDS AND ON CORNER LOTS; PROXIMITY TO SIDEWALKS. (b) No fence in the Single Family, **Multi Family**, Mixed Use, Apartment, Retail and Industrial Districts shall be permitted in a side yard, **except that a fence shall be permitted in a side yard, which extends no further than the rear house** or main building line or abuts a side entranceway door. Such a fence shall not extend toward the front line of the house or building more than two feet beyond the side entranceway door.

Variance Needed : 1) To allow a 4 ft high fence on the left property line to extend 39 Ft 6 Inches from rear house 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 6:30 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

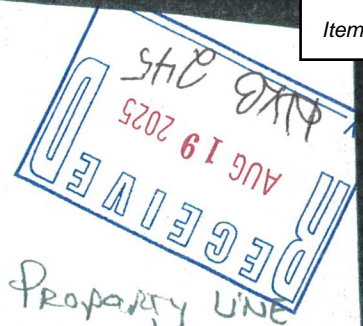
CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

DATE

VICTORIA Zydowicz

Item #2.



PROPERTY LINE

Back - 7

SHED

PROPERTY LINE

16'

10'

9'9"

PROPERTY LINE

39.6
X
RECURRING

HOUSE
164 E 317 TH

VACANT LOT

END

9'

8'4"

168 E 317 TH ST

Sidewalk

TWO SECTIONS 6' x 8' - BACK

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

Item #2.

NAME OF PROPERTY OWNER:

Ken Allen

ADDRESS:

151 E. 293 St (vacant lot)

PHONE:

440-413-2454

NAME OF APPLICANT

IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:


REASON AND JUSTIFICATION FOR REQUEST:

Lot size Not large enough to build a single family home.
Requesting a variance to be able to build

DATE:

8-22-25

SIGNED:


APPLICANT

FOR OFFICE USE ONLY

CASE NO.

25-14

PROPERTY ZONED FOR
(STATE DISTRICT):

Single Family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

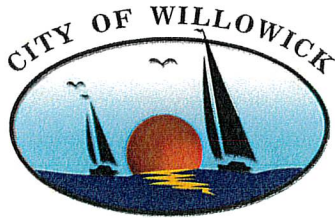
116.03(a)

VARIANCE SOUGHT:

1,150 sq ft. to allow a dwelling to be built on a
lot that is 6,350 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 6:30 pm 9-10-25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor



Item #2.

BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Ken Allen
3942 Charles Way
Perry Oh 44081

RE: PERMIT APPLICATION AT: 151 East 293 St Vacant Lot

DEAR SIR AND / OR MADAM:

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

1163.03 LOT AREA PER FAMILY; EXTENT OF LAND OCCUPANCY; MINIMUM FLOOR AREA REQUIREMENTS; PARKING, LOADING AND UNLOADING SPACE. (a) In a **Single Family District**, no dwelling or premises shall be erected or altered to accommodate or make provision for more than one family for each **7,500 square feet of the area of the lot if any interior lot** or for each 6,000 square feet if a corner lot.

Variance Needed : 1) 1,150 Square ft. to allow a dwelling to be built on a lot that is 6,350 Square ft.

* Potential buy wants to build a dwelling on a lot that is not 7,500 square ft.

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 6:30 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

8-22-25

DATE

Sean Brennan

From: kenneth allen <allenrealestate@earthlink.net>
Sent: Wednesday, August 20, 2025 1:35 PM
To: Sean Brennan
Subject: Fw: parcel number 28A042G000490
Attachments: 293.pdf; 293re.pdf

-----Forwarded Message-----

From: kenneth allen <allenrealestate@earthlink.net>
Sent: Aug 18, 2025 6:45 AM
To: <cbrennan@cityofwillowick.com>
Subject: parcel number 28A042G000490

Dear Mr, Brennan:

As we discussed on Friday, we are considering buying the vacant lot located at the above referenced parcel number. Attached are the MLS and the Realist reports.

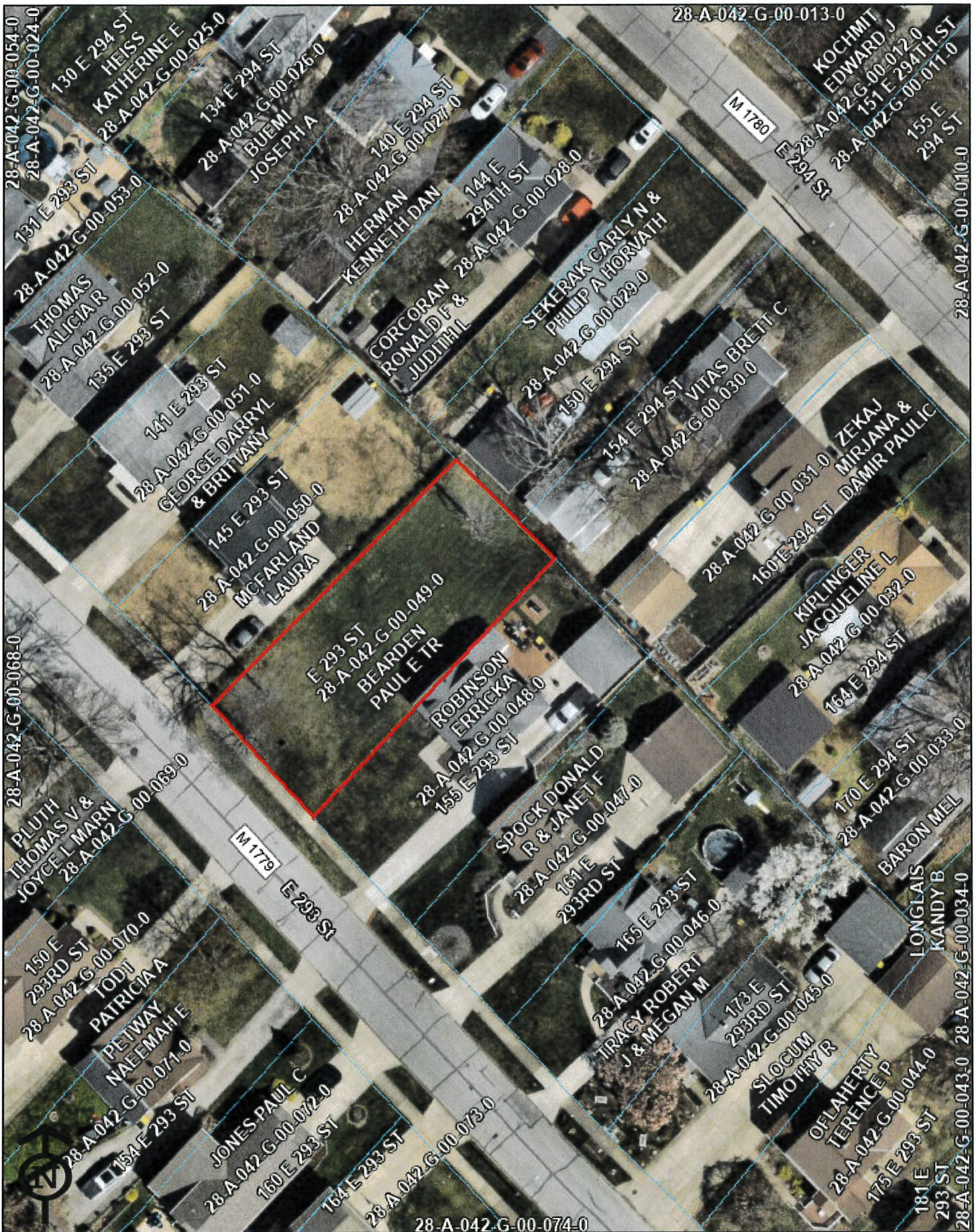
Our intention is to build a single family home on the parcel with construction to start within approximately two years. We are unsure of the design at this time but neighborhood homes in the area are generally under 1,600 square feet, such as the parcel neighbor located at 145 East 293rd Street. We do not anticipate an improvement any larger than that.

The parcel dimensions are 50 foot frontage by 127 foot depth for a lot size of 6,350 square feet. As the lot size does not meet minimum lot size requirements for a single family home, we are requesting a variance.

Please let me know if you need any further information for this variance request.

Thank you.

Ken Allen
440-413-2454



Property lines are graphic representations and are **NOT** survey accurate.

Lake County GIS Dept. / Lake County Tax Map Dept., 105 Main Street, Painesville, OH

1 inch = 47 feet

Creation Date: August 20,

E 293 St, Willowick, OH 44095MLS#: **5097958**
Status: **Active**Prop Type: **Land and Lots**
Sub Type: **Unimproved Land**List Price: **\$25,000**
DOM/CDOM: **196/196**List Dt Rec: **04/11/2025**
Lot #:
Unit:
County: **Lake**List Date: **02/03/2025**
Contg Dt:
Pend Dt:
Off Mkt Dt:
Close Dt:
Exp Dt: Parcel ID: **TX 28-A-042-G-00-049-0**
Twp: **Willowick**
Subdiv: **Gilchrists Brookwood Beach Estates**
School Dist: **Wickliffe CSD - 4308**
\$/Acre: **\$171,467.76**Directions: **Take Lake Shore Blvd, head North on E. 293rd. St. The vacant lot is on the right side. North of Lake Shore Blvd.**Land Lease: **No Monthly Lot Rent****Legal/Taxes**Taxes: **\$418** Tax Year: **2024** Assessment: **No** Homestead: **No**
Legal: **LOT 5 & 8 TRACT 15 & LOT 1 TRACT 16****Features**Waterfront: **No** Lot Dim: **50 x 127** Lot Sz Src: **Auditors Website**
Lots: **1** Front Feet: **50** Lot Sz Acre: **0.15** Divisible:
Association: **No**
Water: **Public** Sewer: **Public**
Parking: **On Street**
Remarks: **Beautiful residential vacant lot located on a quiet street just minutes from Lake Erie. This lot is North of Lake Shore Blvd on one of the coveted side streets close to the lake. Lot size is 50 x 127 or 0.1458 acres. This is a great opportunity for a neighbor to increase their lot size or for someone looking to build.****Agent/Broker Info**List Agent: **Jennifer R Woomer (2015003976)** List Office: **VSD Realty, LLC. (20097)**
Contact #: **216-337-0107** Office Phone: **216-406-1772**
LA Email: **jennifer.woomer@gmail.com** Office Fax: **800-771-4420**
LA License #: **OH BRKA.2021004837** Brokerage Lic: **2017006048**
Attrib Cnt: **216-406-1772 victor@vsdrealty.com**
Waived Agt: **No****Showing**Electronic Lock Box: **No** Serial #:
Showing Rqmts: **Call Listing Agent**
Showing Remarks: **Drive by and check out the beautiful location of the vacant lot.**
Show Address to Client: **Yes****Distribution**Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No****Listing/Contract Info**Owner Name: Owner Phone: Owner Agent: **No** Warranty:
Listing Agreement: **Exclusive Right To Sell** Listing Service: **Full Service**
Listing Contract Date: **02/03/2025** Expiration Date: Purchase Contract Date:
Possession: **Time of Transfer** Orig List Price: **\$25,000**
Special Listing Conditions: **Standard**
Online Bidding: **No**
List Terms: **Cash**Prepared By: Kenneth J. Allen Information is Believed To Be Accurate But Not Guaranteed Date Printed: 08/18/2025 06:21 AM
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 5097958

[E 293 St , Willowick, OH 44095](#)

Printable page

Parcel Number: 28A042G000490

Parcel Owner: BEARDEN PAUL E TR

Parcel Address: E 293 ST

Parcel

Class	R - RESIDENTIAL
Land Use Code**	500 - R - RESIDENTIAL VACANT PLATTED LOT,SUBD. (Land Use Codes Descriptions)
Tax Roll	RP_OH
Neighborhood	28R06000 -
Municipality	28 - WILLOWICK CITY

****Land Use Code(LUC) is for valuation purposes only. Land Use Code and local zoning are not the same. Consult the local jurisdiction for zoning and legal use.**

Tax Rate [How do I calculate a tax bill?](#)

Gross Tax Rate	98.49
Reduction Factor	.28145499
Effective Tax Rate	70.769498
Non-Business Credit	0.089141
Owner Occupancy Credit	0.022285

Owner Name and Mailing Address [Change your owner mailing address electronically.](#)

Owner Name	BEARDEN PAUL E TR
Owner Mailing Address	17903 CANTERBURY RD
City, State, Zip	CLEVELAND OH 44119

Tax Bill Mailing Name and Address [Change your tax bill mailing address](#)

Tax Mailing Name	BEARDEN PAUL E TR
Tax Mailing Address	17903 CANTERBURY RD
City, State, Zip	CLEVELAND OH 44119
Mortgage Company	N/A
Mortgage Company Name	N/A
Treas Code	N/A

Legal Description Information

Multiple Parcel:	-
Legal Description	LOT 5 & 8 TRACT 15 & LOT 1 TRACT 16
AG Status	-
Subdivison/Condo Name	GILCHRISTS BROOKWOOD BEACH ESTATES
Block	-
Phase	-
Plat Volume and Page	D-73
Sublot Number	102
Building/Unit #:	-
Legal Acres	.1458
Unit Description:	-
State Code:	3080
School District:	4309 - WILLOUGHBY-EASTLAKE CITY S D

Owner Occupancy Credit [How do I apply?](#)

OOO Credit	NO
------------	----

Homestead Credits [How do I qualify?](#)

Filing Status:	-
Smart File Number:	-
Application Name:	-
Spouse's Name:	-

Grandfathered:

Item #2.

Appraised (Market - 100%) Value

Year	Parcel ID	Appraised Land	Appraised Building	Appraised Total	CAUV
2024	28A042G000490	\$18,540	\$0	\$18,540	\$0
Total:		\$18,540	\$0	\$18,540	\$0

Assessed Value (35%)

Year	Parcel ID	Assessed Land	Assessed Building	Assessed Total	CAUV
2024	28A042G000490	\$6,490	\$0	\$6,490	\$0
Total:		\$6,490	\$0	\$6,490	\$0

Taxes Due

Tax Roll	Delq Taxes	1ST Half Taxes	2ND Half Taxes	Total
RP_OH	\$0.00	\$0.00	\$230.10	\$230.10

Taxes Charged

Tax Roll	Delq Taxes	1st Half Taxes	2nd Half Taxes	Total
RP_OH	\$20.92	\$209.18	\$209.18	\$439.28

Report Discrepancies [HERE](#)Sales Summary [Real estate transfer procedures](#)

1 of 3

Sale Date 29-JAN-21
 Transfer Number 459468
 Instrument Type WD-WARRANTY DEED
 Seller WALKER MARK A
 Buyer BEARDEN PAUL E TR
 Price \$20,700
 Number of Parcels: 1
 Document Number 2021R003190
 Deed Book/Page /
 Sale Validity 0-VALID SALE
 Sale Type 2-LAND & BUILDING
 Homestead Note N/A
 Owner Occupancy Note N/A

Sales History

Sale Date	Sale Price	Buyer	Seller	Doc Number	Vol/Page
29-JAN-2021	\$20,700	BEARDEN PAUL E TR	WALKER MARK A	2021R003190	N/A
06-AUG-2020	\$95,000	WALKER MARK A	SPRINGER DONALD J	2020R021724	N/A
19-SEP-1988	\$83,000	SPRINGER DONALD J & MARYANNE L		N/A	0415/0171

Report Discrepancies [HERE](#)

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	F-FRONT FOOT	1-REGULAR LOT	6,350	.1458		\$18,540.00
Total:				6,350	.1458		\$18,540.00

Land

18

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER: Rick Marucci

ADDRESS: 32900 Lakeland Blvd

PHONE: 440-585-5757

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____

ADDRESS: _____

PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:

* see attached email *

DATE: 8/19/25 SIGNED: [Signature] APPLICANT

FOR OFFICE USE ONLY

CASE NO. 25-13

PROPERTY ZONED FOR
(STATE DISTRICT): Industrial District

APPLICABLE SECTION OF
CODIFIED ORDINANCES: 1163.13 (d)

VARIANCE SOUGHT: To allow a new gravel/loose aggregate parking lot.

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 6:30 pm 9-10-25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor

Sean Brennan

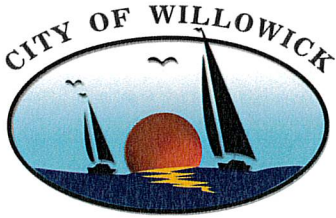
From: Kevin Hoffman <KevinH@Polaris-es.com>
Sent: Tuesday, August 19, 2025 11:22 AM
To: Sean Brennan
Cc: Jennifer Quinn; Heather Boling; steve@zelkobuilding.com; Rick Marucci (rickm@lakecountysewer.com); Tim McLaughlin
Subject: RE: Lake County Sewer Building Addition
Attachments: SKM_C36825081810350.pdf; 1995 Site Plan.pdf; 1990 Site Plan.pdf; 1988 Site Plan.pdf

Sean,
Thanks for taking my call just now. As discussed, Mr. Marucci would like to appeal Section 1116.13(a) of the codified ordinances requiring the lot to be paved. The justification for this variance is that the site was previously approved showing stone parking as shown on the attached previously approved site plans (attached). It should also be noted the 1995 site plan approved after the January 1st 1995 dated indicated in section 1116.13(d). Also, the additional land that was purchased from Kurtz Brothers last year has historically existed as a non-paved workyard, as such we believe there is justification there as well for a variance for that property which will be re-graded and stone to match the existing lot.

As discussed, we'll have someone from Mr. Marucci's office deliver a check for \$150 the building department for the fee for the appeal. The BZA meeting will be on 9/10, and then it will be heard at council on 9/16 at which we will have a representative at both of those meetings. I'll touch base with Mr. McLaughlin in the meantime regarding Stormwater/SWP3 comments.

Thanks,

Kevin Hoffman, P.E., CPESC
POLARIS ENGINEERING + SURVEYING
34600 CHARDON ROAD | SUITE - D | WILLOUGHBY HILLS OH 44094
Direct: 440.346.2479
Office: 440-944-4433 x102
Cell: 419.902.9524



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Rick Marucci
615 Carrington Ct
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 32900 Lakeland Blvd.

DEAR SIR AND / OR MADAM:

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

1163.13 CONDITIONS OF PARKING AREAS. (d) The requirements of this section shall apply to all new driveways and parking areas installed or constructed on or after January 1, 1995. Gravel/loose aggregate for driveway/parking area is strictly prohibited.

Variance Needed : 1) To allow a new gravel / loose aggregate parking lot.

* Property owner wants to install a gravel / loose aggregate parking 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 6:30 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

8/17/25

DATE

