



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, October 11, 2023 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 TO SWEAR IN APPLICANT(S) & AUDIENCE MEMBERS WHO WILL BE GIVING TESTIMONY.

APPROVAL OF MINUTES

1. Minutes from 9-27-23 meeting

2. **23-13**

Taylor Bock

29147 Edgewood Dr.

1337.01(5)B - 264 sq. ft. for a detached garage.

1337.01(5)B - 2' 8" height for a detached garage

23-14

Sheryl Yonosik

728 Bayridge

1163.105(a) - 5' 4" to extend driveway into the front yard.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

File Attachments for Item:

1. Minutes from 9-27-23 meeting



City of Willowick
BOARD OF ZONING APPEALS - SPECIAL MEETING

Wednesday, September 27, 2023 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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Case No. 23-10

Lois Porter

30124 Forest Grove

1165.04(c) – to construct solid fencing throughout rear yard.

Case No. 23-11

Joshua & Rebecca Grunda

1167.01(i) to place a/c unit in the side yard.

1167.01(II) a/c unit 2 feet from neighbor's residence.

1167.01(III) 2' 6" from side property line or 56' from rear property line.

Case No. 23-12

Mike Radtin & Kathleen Dobie

28603 Uxbridge

1337.01(5)B

1) 209 sq. ft. for an attached garage

2) to construct a second detached garage that is 560 sq. ft.

3) 1 foot for height

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

File Attachments for Item:

2. 23-13

Taylor Bock

29147 Edgewood Dr.

1337.01(5)B - 264 sq. ft. for a detached garage.

1337.01(5)B - 2' 8" height for a detached garage

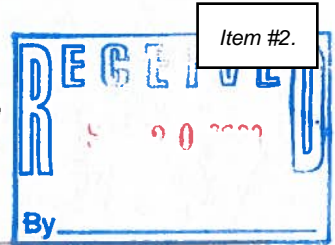
23-14

Sheryl Yonosik

728 Bayridge

1163.105(a) - 5' 4" to extend driveway into the front yard.

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS



NAME OF PROPERTY OWNER:

Taylor Bock

ADDRESS:

29147 EDGEWOOD DRIVE

PHONE:

440-341-4182

NAME OF APPLICANT
IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

NEED LARGER Building for INDOOR STORAGE
EXTRA HEIGHT NEEDED For storage lifts.

DATE: 9/18/23

SIGNED: Taylor Bock

APPLICANT

FOR OFFICE USE ONLY

CASE NO.

23-13

PROPERTY ZONED FOR
(STATE DISTRICT):

single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

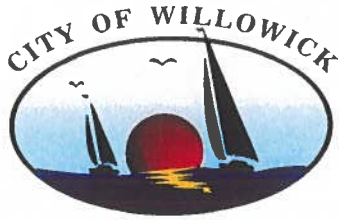
1337.01(5)(B)

VARIANCE SOUGHT:

264 sq ft for detached garage
2'8" height for detached garage

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 10/11/23 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

Taylor Bock
29147 Edgewood
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 29147 Edgewood

DEAR SIR AND / OR MADAM:

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

1337.01 SCHEDULE OF FEES. (5) B Residential garages Note: No garage shall be constructed in excess of **576 square feet**; no garage shall be in excess of one-story, or in excess of **15 feet at its highest point**, unless a subdivision plan provides otherwise. A garage shall be located as determined by the Building Inspector unless located by the City Board of Zoning Appeals.

- Variances Needed :
- 1) 264 Sq. Ft. for detached garage.
 - 2) 2 Feet 8 Inches for height.

* Home owner wants to construct a detached garage 840 Sq. Ft. and that is 17 feet 8 Inches in height at its highest point.

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

PROJECT: DEMO AND BUILD 28'X30' DETACHED GARAGE

OWNER: TAYLOR BOCK

ADDRESS: 29147 EDGEWOOD DR, WILLOWICK, OH, 44095

COLORS & MATERIALS

SIDING COLOR:	TO MATCH EXISTING
TRIM:	TO MATCH EXISTING
ROOFING COLOR:	TO MATCH EXISTING

DRAWING INDEX

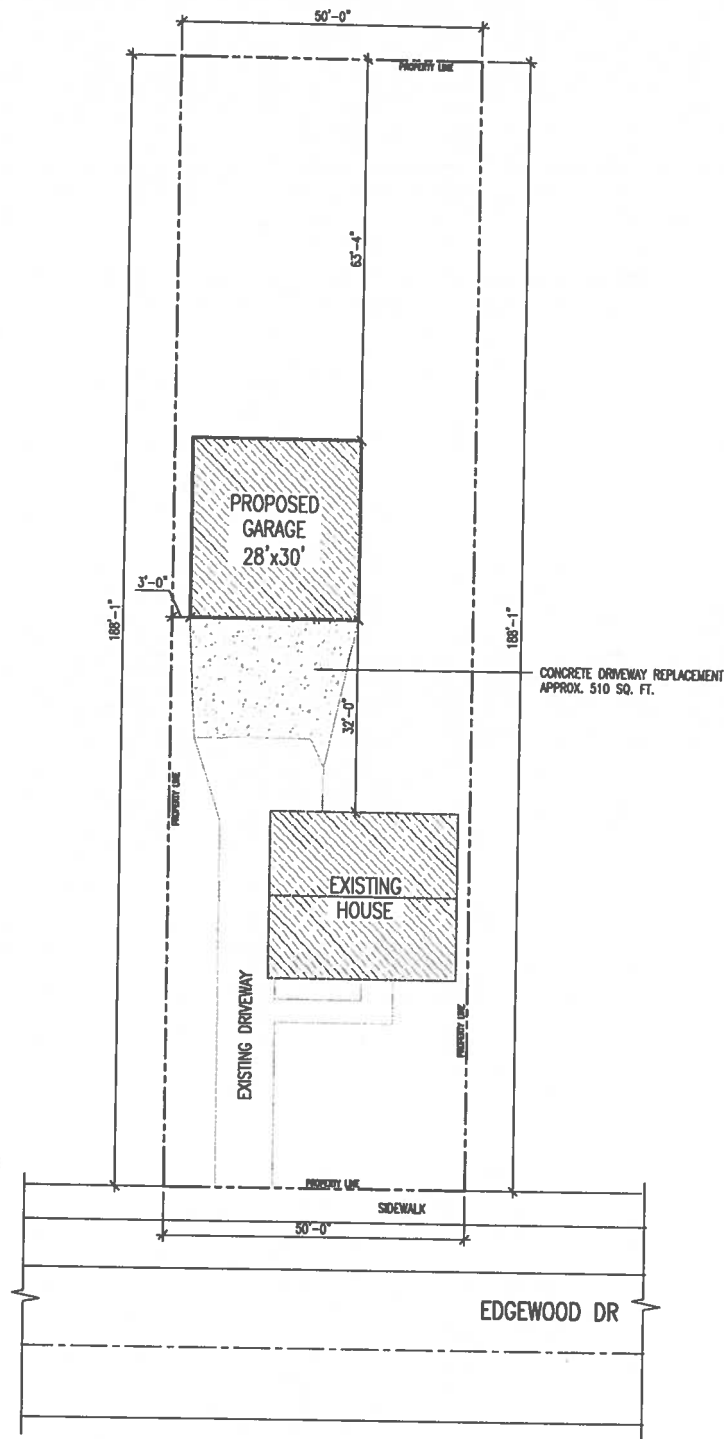
- 1 TITLE SHEET
- 2 SITE PLAN
- 3 ELEVATIONS
- 4 FLOOR PLAN
- 5 WALL SECTION
- 6 ELECTRICAL PLAN

CODE DATA

2019 OHIO RESIDENTIAL CODE
 ROOF LIVE LOAD 30 PSF
 GROUND SNOW LOAD 20 PSF
 WIND SPEED 115 MPH
 LUMBER GRADE #2 SPF



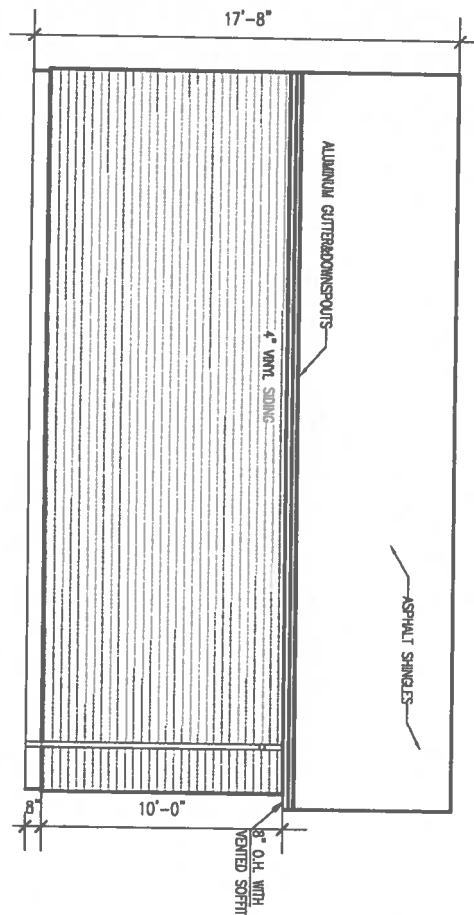
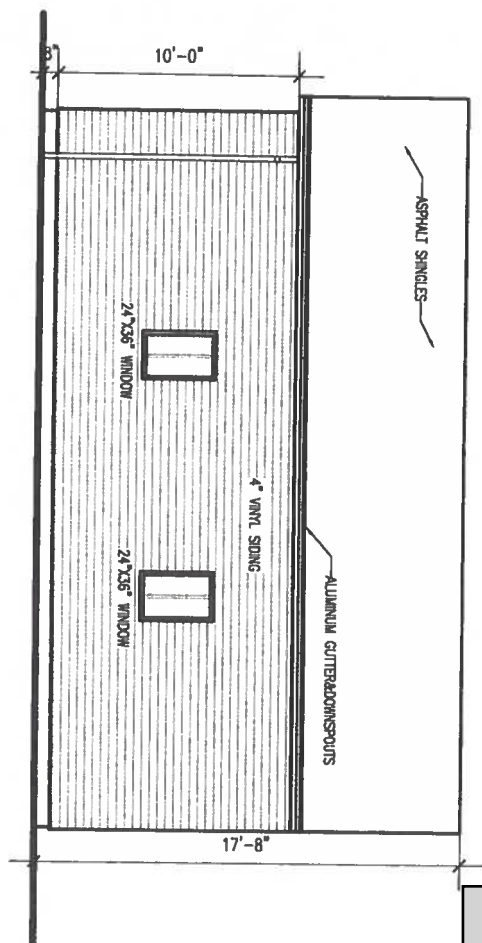
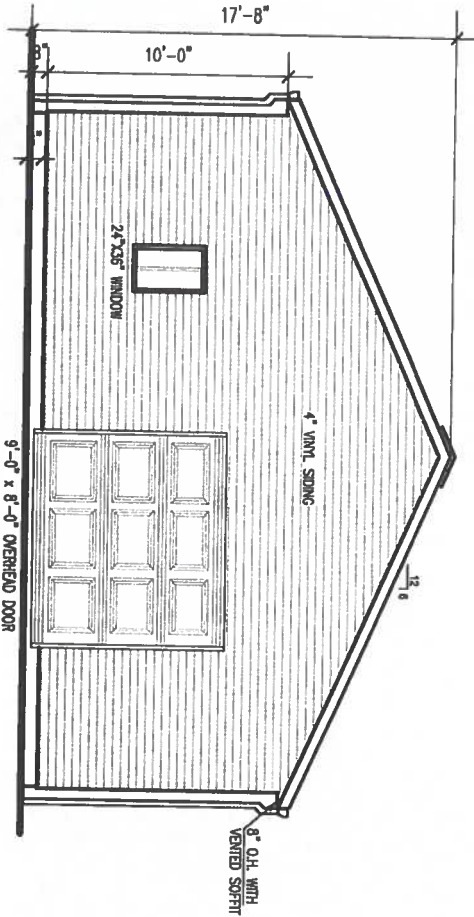
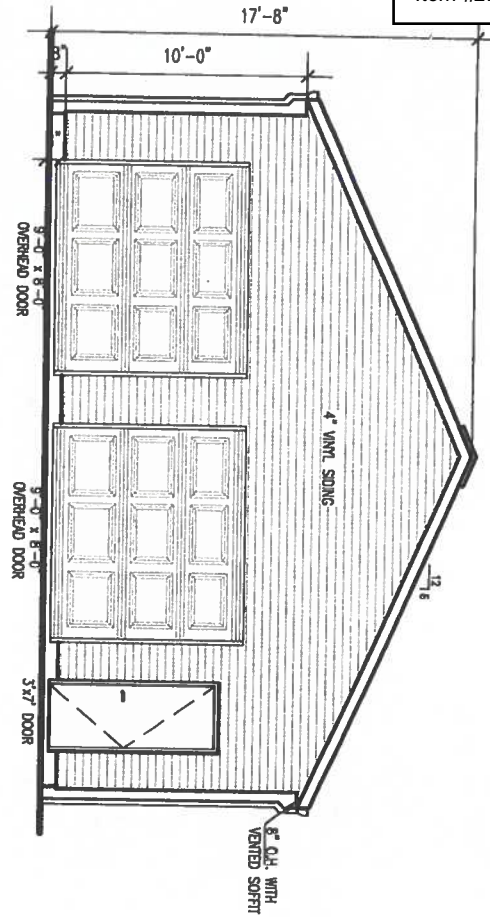
WWW.PLATINUMGARAGES.COM
 216-459-0000

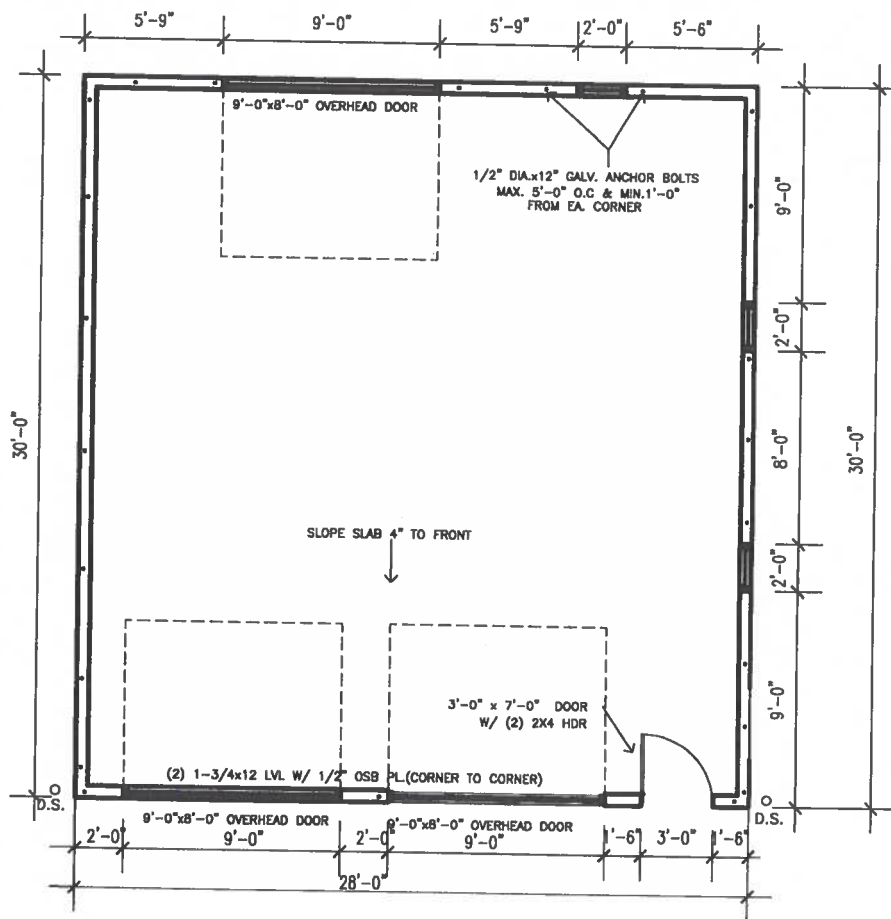


SITE PLAN

Scale: 1/32" = 1'-0"

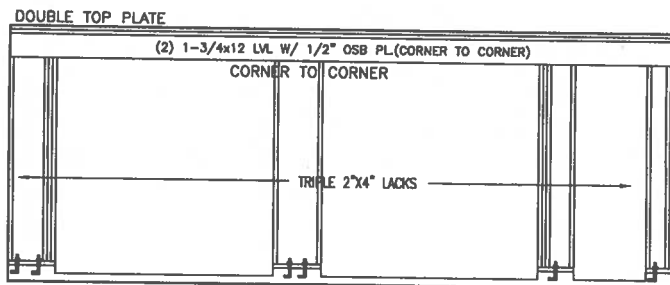






FLOOR PLAN

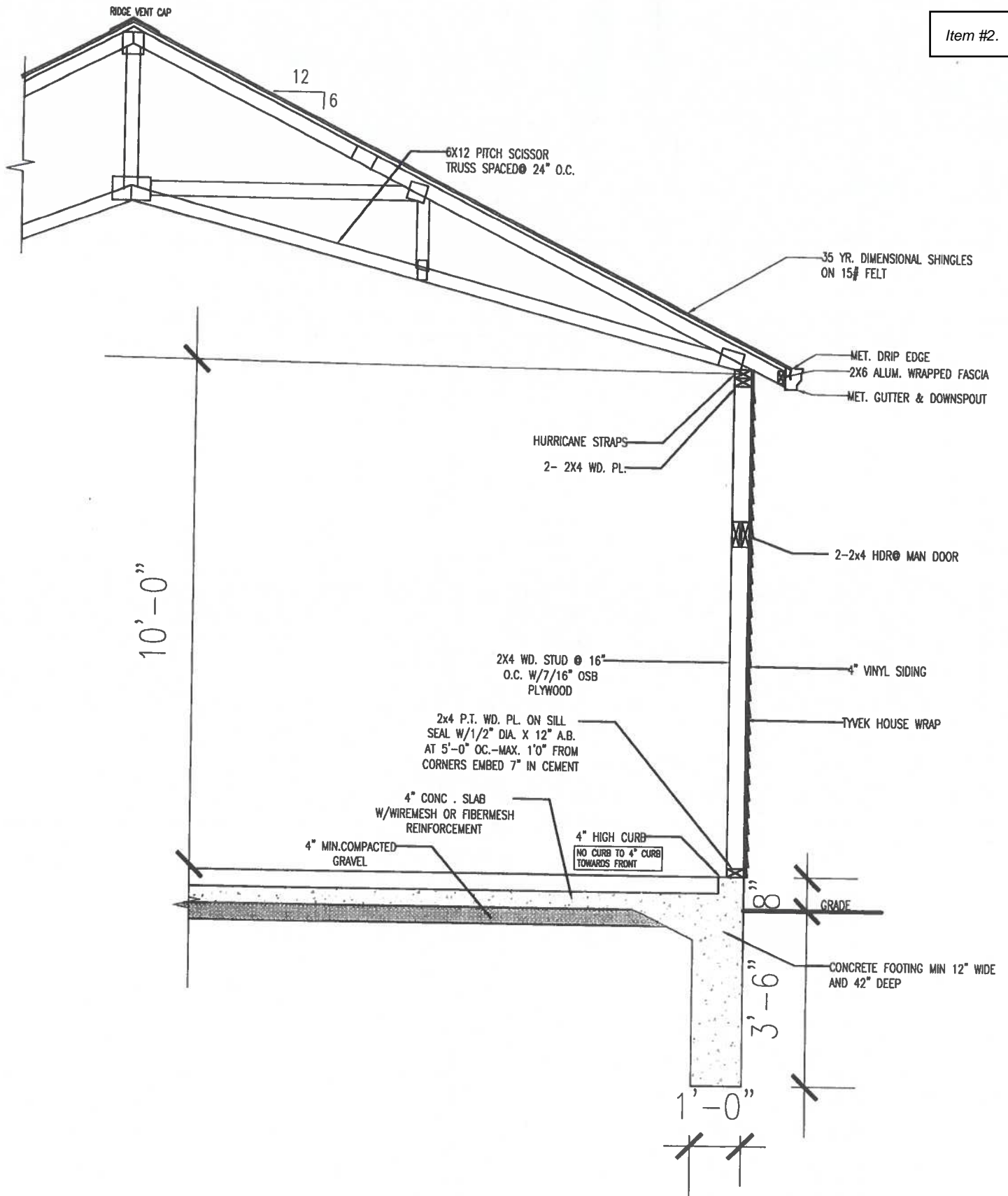
Scale: 1/8" = 1'-0"



FRONT WALL CONSTRUCTION

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

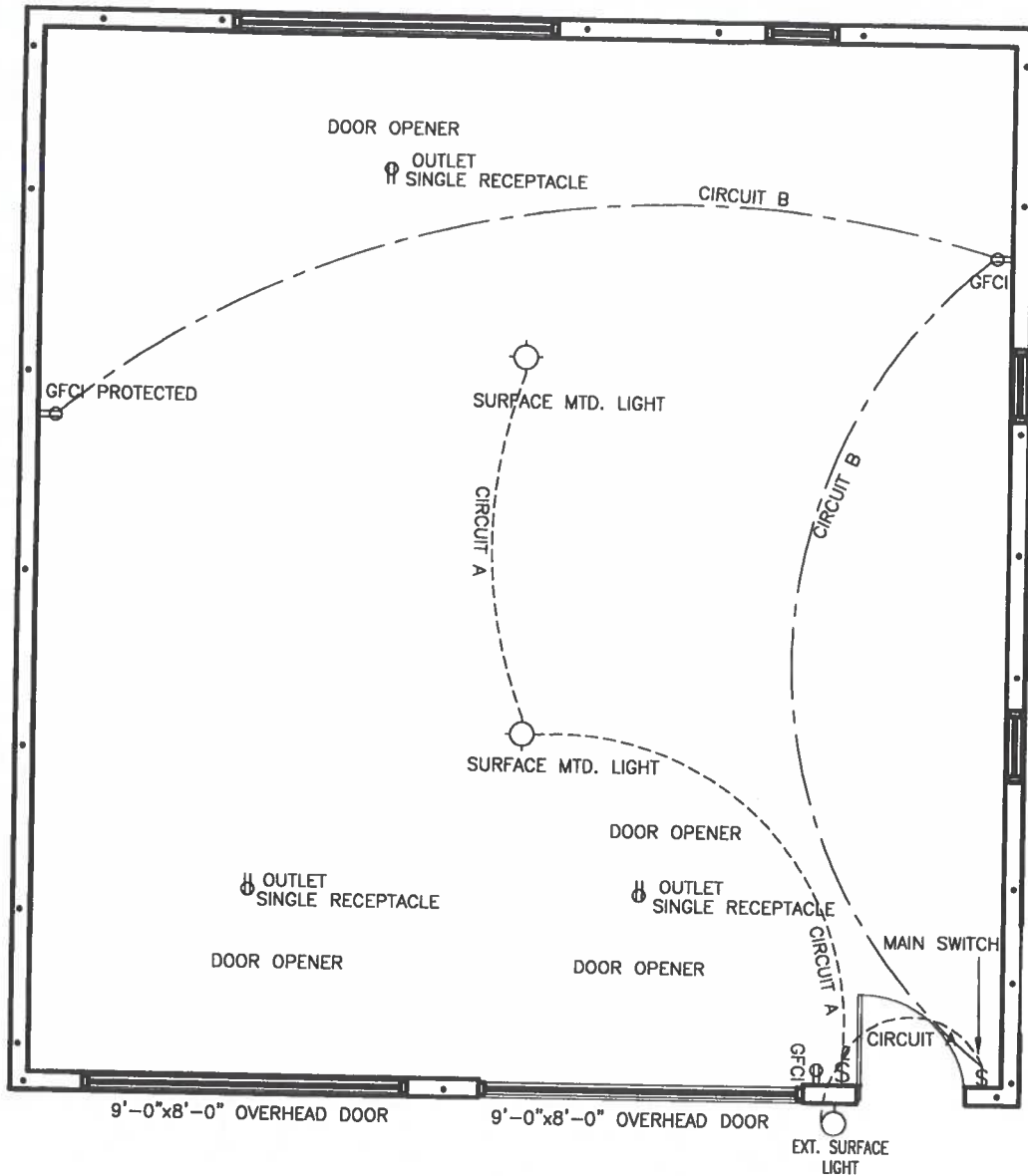




WALL SECTION

Scale: 3/8" = 1'-0"





- (1) The wiring for the garage will be installed in $\frac{3}{4}$ " rigid metal conduit (RMC installed to comply with NEC 3005J)
- (2) Two 20 AMP-220 Volt circuits. Garage GFCI receptacles to be installed on dedicated circuit.

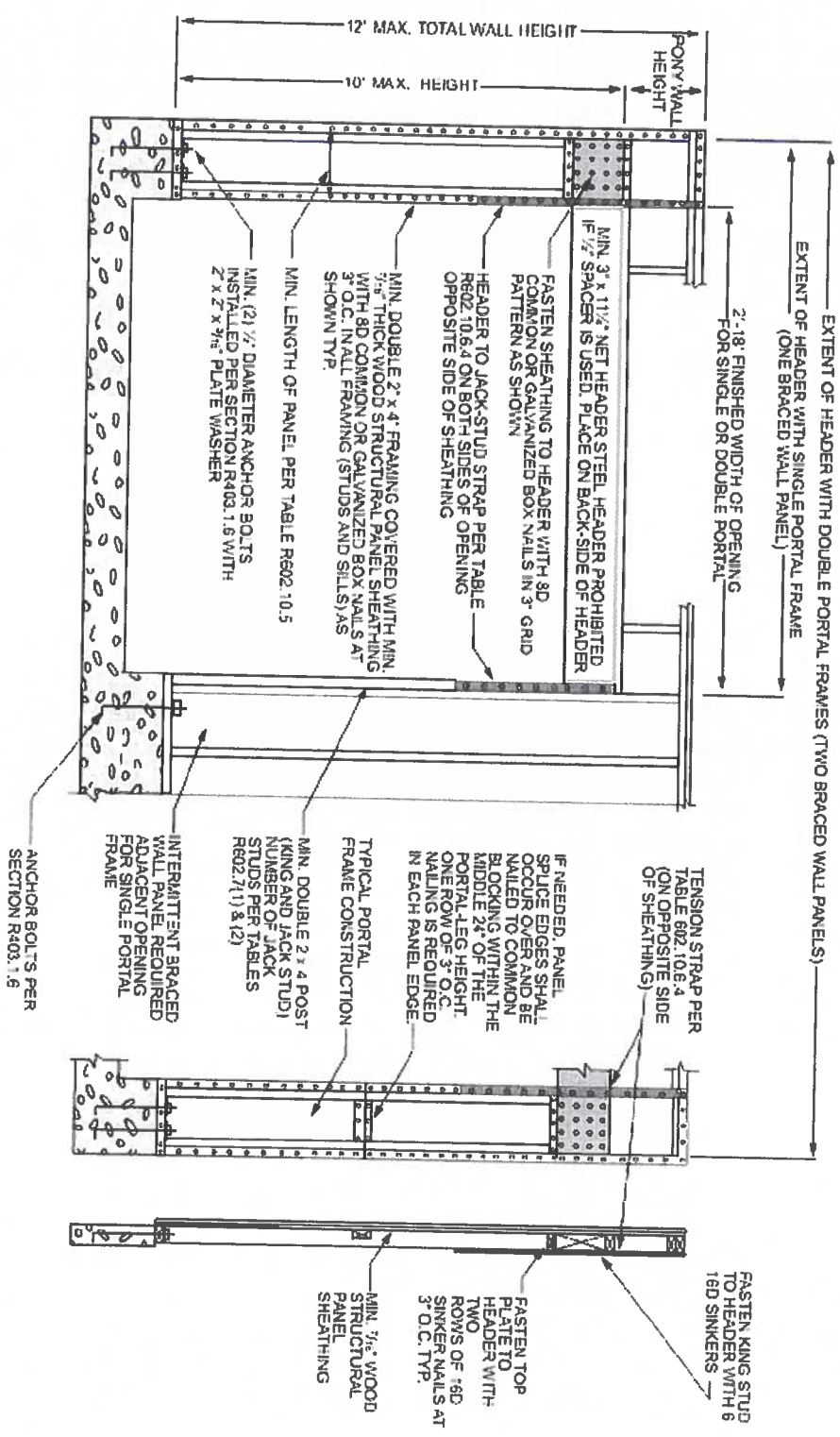
ELECTRICAL PLAN

Scale: $\frac{3}{16}" = 1'-0"$



R602.10.6.3 Method PFG: Portal Frame at Garage Door Openings in Seismic Design Categories A, B and C

Where supporting a roof or one story and a roof, a Method PFG braced wall panel constructed in accordance with Figure R602.10.6.3 shall be permitted on either side of garage door openings.



FRONT ELEVATION

SECTION

For Si: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.3

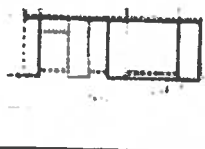
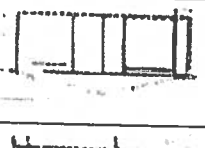
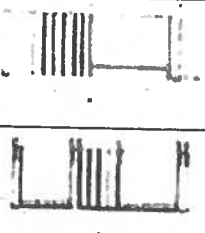
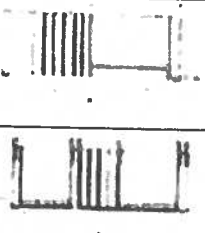
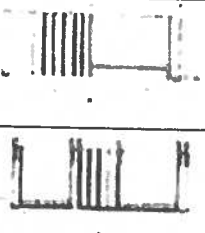
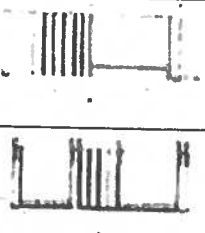
METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C
WHERE APPLICABLE

1. Mixing intermittent bracing and continuous sheathing methods from story to story shall be permitted.
2. Mixing intermittent bracing methods from braced wall line to braced wall line within a story shall be permitted. In regions within Seismic Design Categories A, B and C where the ultimate design wind speed is less than or equal to 130 mph (58m/s), mixing of intermittent bracing and continuous sheathing methods from braced wall line to braced wall line within a story shall be permitted.

602.10.4.1 Mixing methods. Mixing of bracing methods shall be permitted as follows:

602.10.4 Construction methods for braced wall panels. Intermittent and continuously sheathed braced wall panels shall be constructed in accordance with this section and the methods listed in Table 602.10.4.

For St. 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m², 1 mile per hour = 0.447 m/s.
 a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C
 b. Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage.
 c. Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table 602.7(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.
 d. Deleted
 e. Deleted

METHODS, MATERIAL THICKNESS	FIGURE	CONNECTION CRITERIA	
		Fasteners	Spacing
Continuous Sheathing Methods		CS-SFB ^b Continuously sheathed structural fiberboard	1/2" or 25/32" for maximum 16" stud spacing
		CS-PF Continuously sheathed portal frame	7/16 "
		CS-G ^{b,c} Continuously sheathed wood structural panel adjacent to garage openings	3/8 "
		CS-WSP Continuously sheathed wood structural panel	3/8 "
		PFH Portal frame with hold-downs	3/8 "
		PFG Portal frame at garage	7/16 "
Intermittent Bracing Method		See Section 602.10.6.2	See Section 602.10.6.2
		See Section 602.10.6.3	See Section 602.10.6.3
Intermittent Bracing Method		Exterior sheathing per Table 602.3(3)	6" edges 12" field
		Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener
		See Method CS-WSP	See Method CS-WSP
Intermittent Bracing Method		See Section 602.10.6.4	3" edges 6" field
		See Section 602.10.6.4	See Section 602.10.6.4

APPLICATION FOR VARIANCE WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER: Sheryl Yonosik
ADDRESS: 728 Bayridge
PHONE: 440.749.9909

**NAME OF APPLICANT
IF DIFFERENT FROM OWNER:** _____
ADDRESS: _____
PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:
Addition of concrete to the left of drive & new pad/patio to level the current covered porch b/c of trip hazard that was there. New addition to driveway is necessary b/c of walker/wheelchair access needed.

DATE: 9/5/23 **SIGNED:** S. Yonosik
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 23-14

**PROPERTY ZONED FOR
(STATE DISTRICT):** Single family

**APPLICABLE SECTION OF
CODIFIED ORDINANCES:** 1163.105 (a)

VARIANCE SOUGHT: 5'4" to extend driveway 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 10/11/23 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

Sheryl Yonosik
728 Bayridge
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 728 Bayridge

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) 5 Feet 4 inches to extend driveway into front yard.

* Home owner wants to widen her driveway 5 feet 4 inches into the front yard.

Note: 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.

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

SINCERELY,

SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

9/26/23

APPLICANTS SIGNATURE

DATE

(no subject)

1 message

Joe P. <pennza98@gmail.com>
To: pennza98@gmail.com

Mon, Sep 18, 2023 at 1:01 PM

