



**City of Willowick**  
**BOARD OF ZONING APPEALS**

Wednesday, February 08, 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**

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

**APPROVAL OF MINUTES**

1. Approval of December 14th, 2022 Minutes

2. Cases

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

**File Attachments for Item:**

1. Approval of December 14th, 2022 Minutes



**City of Willowick**  
**BOARD OF ZONING APPEALS**

Wednesday, December 14, 2022 at 7:30 PM  
 City Council Chambers

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**MINUTES**

**CALL MEETING TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES**

1. Minutes BZA October 12, 2022

**CASES**

2. **Case 21-255**

Jeremy Milam

28925 Beechwood

The secretary sent out notification forms to neighbors abutting the property.

Jeremy Milam and the contractor, Joe Westgate of Joe's Concrete appeared before the board.

Joe Westgate explained that he takes full responsibility for the error. He trusted someone to do the measuring and did not account for the overhang when building the garage. He stated that some cities do inspections and some cities use counties for inspections and he was confused.

Mr. Yarletts asked a new footer was put in. Mr. Westgate confirmed the footer is new and a complete rebuild of the garage.

Mr. Yarletts asked if there was a final done. Mr. Westgate stated that there was not because when Mr. Brennan came to inspect the concrete he saw that the garage was not built according to plan and needed a 1' variance due to the overhang. The final cannot be done until the outcome of the variance.

Mr. Trem asked if the only issue was the 1' overhang. Mr. Westgate confirmed.

Mr. Milam the owner stated that he spoke to the neighbors on both sides and they had no issues with the garage.

**OLD BUSINESS**

**NEW BUSINESS**

Mr. Yarletts mentioned the board getting together after the holiday's to discuss ordinance changes to repetitive BZA Cases.

**ADJOURNMENT**

Meeting adjourned at 7:40 p.m.

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

Vote Ayes: Flaisig, Yarletts and Trem.

**File Attachments for Item:**

2. Cases

### APPLICATION FOR VARIANCE WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER: Derek Jones - Cleveland Pizza  
 ADDRESS: 31222 Vine St  
 PHONE: 216-972-0058

NAME OF APPLICANT IF DIFFERENT FROM OWNER: Mark M Mully / Sr / JEMM Construction, LLC.  
 ADDRESS: 200 Blackbrook Rd.  
 PHONE: OFF: 440-356-0008 / Cell: 440-749-4733

**REASON AND JUSTIFICATION FOR REQUEST:**

- Front Yard Set Back Variance for Covered Patio
- 8' Tall Fence
- Quantity of Parking Spaces
- 10' Green Space requirement along rear residential property line

DATE: 12/6/22 SIGNED: [Signature]  
 APPLICANT

**FOR OFFICE USE ONLY**

CASE NO. 31-556

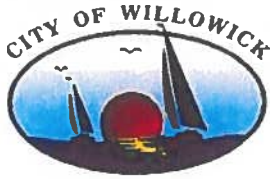
PROPERTY ZONED FOR (STATE DISTRICT): Retail District

APPLICABLE SECTION OF CODIFIED ORDINANCES: 1165.03(a) 1145.08 1145.05(b)(3)

VARIANCE SOUGHT - <sup>1165.03(a)</sup> 2' height - to install 8' high fence on rear property line  
1145.08 - 16' green belt at rear property line (owner shall have green belt at rear property line in front of 10 parking areas)  
1145.05(b)(3) - 12 Parking Spaces

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 <sup>1/11/23</sup> ~~12/11/22~~ at 30435 Lakeshore Blvd. City Hall Council Chambers, 2<sup>nd</sup> floor



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

Derek Jones , Cleveland Pizza  
31222 Vine St.  
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 31222 Vine St.

DEAR SIR AND / OR MADAM:

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

**1165.03 HEIGHT LIMITATIONS.** (a) No fence in any Single Family, Multi Family, Mixed Use, Apartment, Retail and Industrial District shall exceed six feet in height above the existing grade line with an allowable deviance of no more than three inches to allow for clearance and/or uneven terrain.

**1145.08 SCREENING.** The owner of a lot in a Retail District which is being utilized for that use shall provide a six foot fence and a ten foot wide green belt, as provided in Section 1163 12, along those sides which abut lots in a Single Family or Multi Family District.

Variances Needed : # 1) 2 feet height. \* Owner wants to install a 8 foot high fence on the rear property line.

#2) 10 foot green belt at rear property line. \* Owner shows no green belt at rear property line in front of 10 parking areas.

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

37/22



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

Derek Jones , Clevaland Pizza  
31222 Vine St.  
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 31222 Vine St.

DEAR SIR AND / OR MADAM:

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

**1145.05 PARKING AND TRAFFIC PATTERNS.** (b) Within the Retail District areas identified in Section 1145.02(a), (d) and (e), no permit shall be issued for the construction, alteration or occupancy of any building unless the application for such permit includes data showing there is provided space sufficient for the parking of motor vehicles of patrons, licensees, clients, guests, tenants or other occupants thereof. (3) A restaurant shall provide one space per 100 square feet of floor area or one space for each two seats, whichever requires the greater number.

Variance Needed : # 5) 12 Parking spaces .

\* Owner wants to open a restaurant and does not have the parking required for a 8176 sq. ft building. Needs 82 parking spaces.

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SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR



APPLICANTS SIGNATURE

DATE





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

Derek Jones , Cleveland Pizza  
31222 Vine St.  
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 31222 Vine St

DEAR SIR AND / OR MADAM:

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

**1163.10 FRONT YARDS; BUILDING LINES.** For the purpose of regulating front yards, for the purpose of further regulating side yards of corner buildings and for the purpose of regulating the alignment of buildings near street frontages, building lines as set forth on the building maps which are on file in the office of the Chief Building Inspector and are hereby declared to be part hereof, are hereby established. The map designations and the map designation rules, which accompany said map, are hereby declared part thereof. Between a building line and the street line no building or portion of a building extending above the established grade may be erected. In a Single Family District a one story unclosed porch may, however, be constructed between the building line and the street line. On a corner lot between the building line and the street line and within the triangular space included between the street lines for a distance of twenty-five feet from their point of intersection, no fence or other structure more than three feet in height above the plane of the established grade shall hereafter be erected, and no shrubs or foliage shall be maintained that in the judgment of the Chief Building Inspector will materially obstruct the view by a driver of a vehicle approaching the intersection and within seventy-five feet of the center of such intersection of approaching cross traffic within seventy-five feet of the center of such intersection. Where a building line is shown on the building line map as an existing alignment line, the alignment of the buildings existing along such frontage shall determine the building line. In a Retail or Industrial District where a building line is required along both the front and side line of a corner lot, and the building thereon as constructed faces the front of the lot, the building line along such line for a distance of 150 feet back from the building line at the corner shall be located fifteen feet back from the street line in all cases where a greater distance is prescribed on the building line map. On any street frontage in a Single Family, Multi Family, Mixed Use, Apartment or Industrial District, where a building line is required along both the front and side line of a corner lot and the building thereon as constructed faces the front of the lot, the building line along such line for a distance of 150 feet back from the building line at the corner shall be located fifteen feet back from the street line in all cases where a greater distance is prescribed on the building line map. On any street front in a Single Family, Multi Family, Mixed Use, Apartment or Industrial District, where no building line is designated on the building line map, the location of the building line shall be as follows:

**Variance Needed : # 3) 16 Feet 9 Inches .**

\* Owner wants to construct an addition on the front of the building that is going to be 3 feet 3 inches from street line. Per set back map 20

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SINCERELY,

SEAN BRENNAN

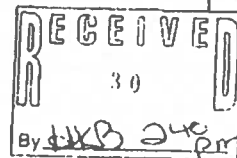
CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

DATE



CITY OF WILLOWICK PLAN REVIEW BOARD  
APPLICATION FOR PERMIT TO OCCUPY FOR  
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.  
YOU MUST FILL OUT ENTIRE APPLICATION  
440-516-3000



Item #1

PERMIT FEE: \$60.00  
 DATE: 08/31/2022  
 Location of Occupancy: 31222 Vine St Business Name: Cleveland Pizzeria / Six City Tavern  
 Business Owner's Name & Address: (ADDRESS) 31222 Vine LLC  
 CITY/STATE/ZIP: 4034 Skiff St  
 Telephone Number: (216) 972-0058 Fax Number: N/A Federal ID Number: 85-3716949  
 Or Social Security Number  
 OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Derek M Jones  
6823 Fairfield RD Painesville, OH 44077  
 SUBMIT NEW DETAILED FLOOR PLAN: yes SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 6300  
 Building Size: 8,169 Total Number Of Employees: 45  
 Intended Number of Occupants: 60 Total Number of Seating: 100  
 Site Plan With Number of Paved Parking Spaces: yes Hours Of Operation: 10a-12a Mon-Sun  
 Letter of Intent: Attached Previous Use: Hardware Store Proposed Use: Restaurant  
 NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Derek M Jones  
 Home Address/City/Zip: 6823 Fairfield RD 44077 Telephone Number: (216) 972-0058

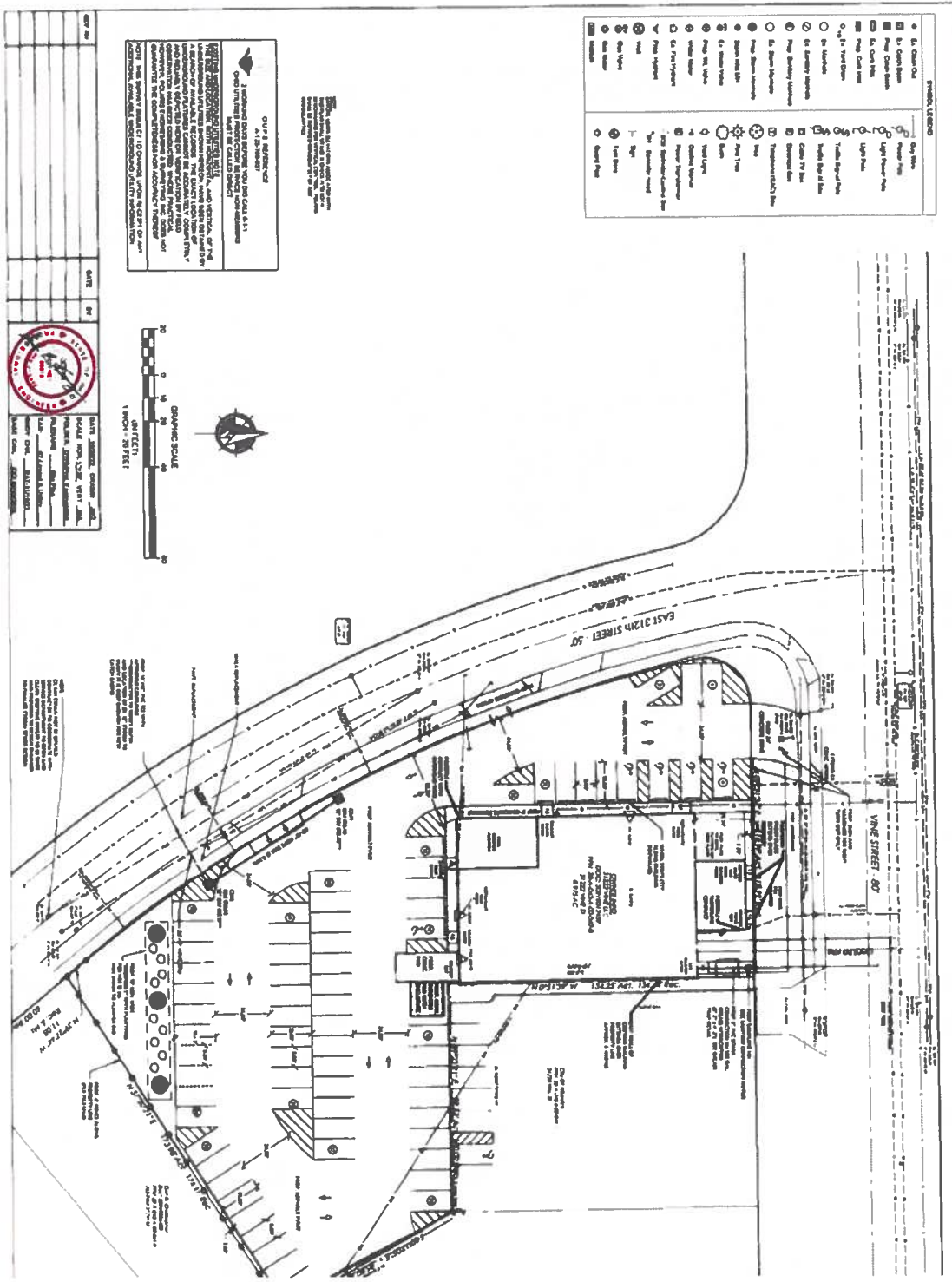
I hereby certify that the above questions have been answered correctly by me and that the premises will be used for the purpose stated above. Any change in the purpose of occupancy will not be made without approval from Lake County Building, Willowick Fire & Willowick Zoning Department. A final approval by The Willowick Building Dept. (440)516-3000 or a representative thereof, must be complied with before opening of business. I do hereby further agree to maintain the above premises in compliance with the ordinances of the City of Willowick.

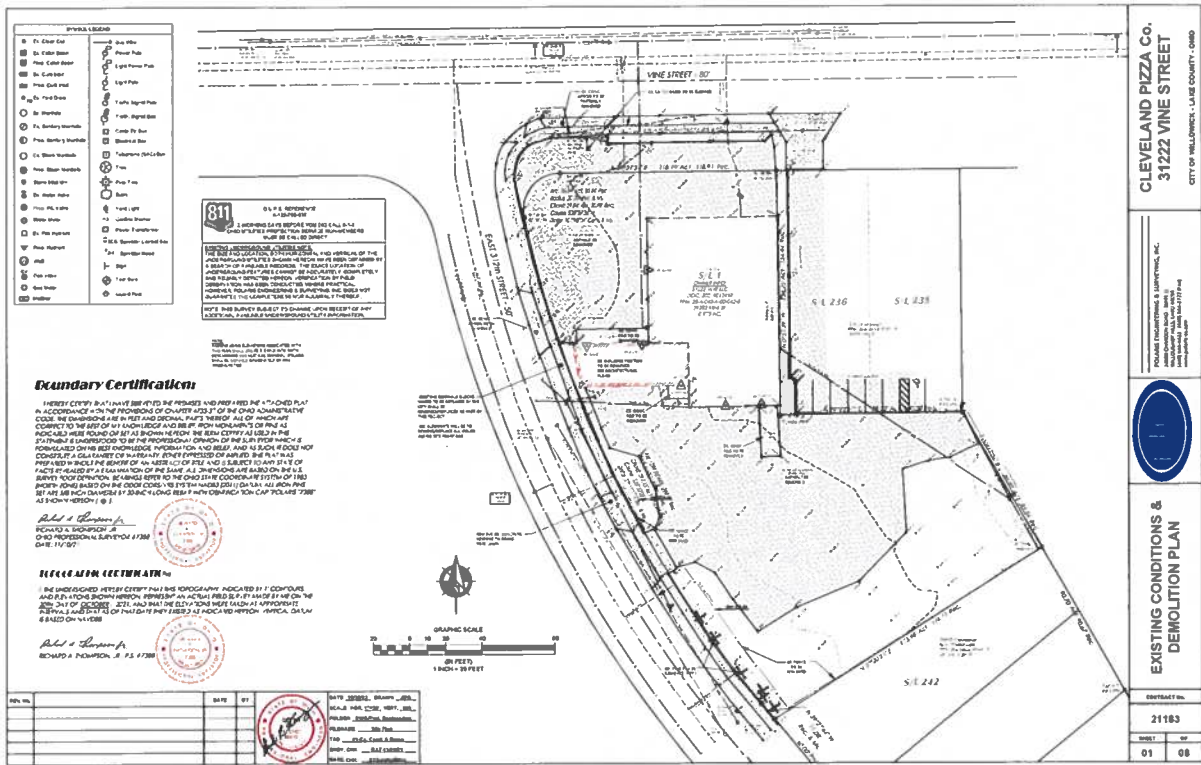
Applicant's Signature: [Signature] Date: 08/31/22

Office use only:

Zoning District: \_\_\_\_\_ Authorized Occupants: \_\_\_\_\_  
 TEMPORARY APPROVED BY \_\_\_\_\_ Date \_\_\_\_\_  
 Zoning Dept. Inspected by \_\_\_\_\_ DATE \_\_\_\_\_  
 Zoning Permit # \_\_\_\_\_ Zoning Perm't Fee \$ \_\_\_\_\_  
 Fire Dept. Inspected By \_\_\_\_\_ Date \_\_\_\_\_

CITY OF WILLOWICK APPLICATION FOR COMMERCIAL ESTABLISHMENT LICENSE REQUIRED AFTER APPROVAL  
 Note: A separate permit is required for all new signs from the Willowick Building Department.





CLEVELAND PIZZA CO.  
31222 VINE STREET  
CITY OF WILLOUGHBY, LAKE COUNTY, OHIO

FOULKE ENGINEERING & ARCHITECTURE, INC.  
10000 WILLOUGHBY BOULEVARD, SUITE 100  
WILLOUGHBY, OHIO 44094  
PHONE: (440) 944-1111  
FAX: (440) 944-1112  
WWW.FOULKEENGINEERING.COM



EXISTING CONDITIONS &  
DEMOLITION PLAN

|              |       |
|--------------|-------|
| CONTRACT NO. | 21183 |
| SHEET NO.    | 01    |
| TOTAL SHEETS | 08    |

- SYMBOL LEGEND**
- 1. Clear Cut
  - 2. Excavation
  - 3. Foundation
  - 4. Existing Footing
  - 5. Existing Wall
  - 6. Existing Slab
  - 7. Existing Column
  - 8. Existing Beam
  - 9. Existing Truss
  - 10. Existing Roof
  - 11. Existing Floor
  - 12. Existing Ceiling
  - 13. Existing Partition
  - 14. Existing Stair
  - 15. Existing Elevator
  - 16. Existing Mechanical
  - 17. Existing Electrical
  - 18. Existing Plumbing
  - 19. Existing Fire
  - 20. Existing Gas
  - 21. Existing Sewer
  - 22. Existing Water
  - 23. Existing Storm
  - 24. Existing Drain
  - 25. Existing Vent
  - 26. Existing Chimney
  - 27. Existing Tower
  - 28. Existing Mast
  - 29. Existing Pole
  - 30. Existing Tower
  - 31. Existing Mast
  - 32. Existing Pole
  - 33. Existing Tower
  - 34. Existing Mast
  - 35. Existing Pole
  - 36. Existing Tower
  - 37. Existing Mast
  - 38. Existing Pole
  - 39. Existing Tower
  - 40. Existing Mast
  - 41. Existing Pole
  - 42. Existing Tower
  - 43. Existing Mast
  - 44. Existing Pole
  - 45. Existing Tower
  - 46. Existing Mast
  - 47. Existing Pole
  - 48. Existing Tower
  - 49. Existing Mast
  - 50. Existing Pole

**Boundary Certification**

I, the undersigned, being duly sworn, depose and say that the above described property is the property of the Cleveland Pizza Co., and that the same is to be demolished in accordance with the provisions of Chapter 3701 of the Ohio Revised Code. The dimensions of the lot and the location of the building thereon are shown on the attached plan and are correct to the best of my knowledge and belief. I am a duly qualified and licensed Professional Engineer in the State of Ohio and I am duly sworn.

Richard A. Robinson  
Professional Engineer  
Ohio Professional Engineer #12345  
Date: 11/11/21

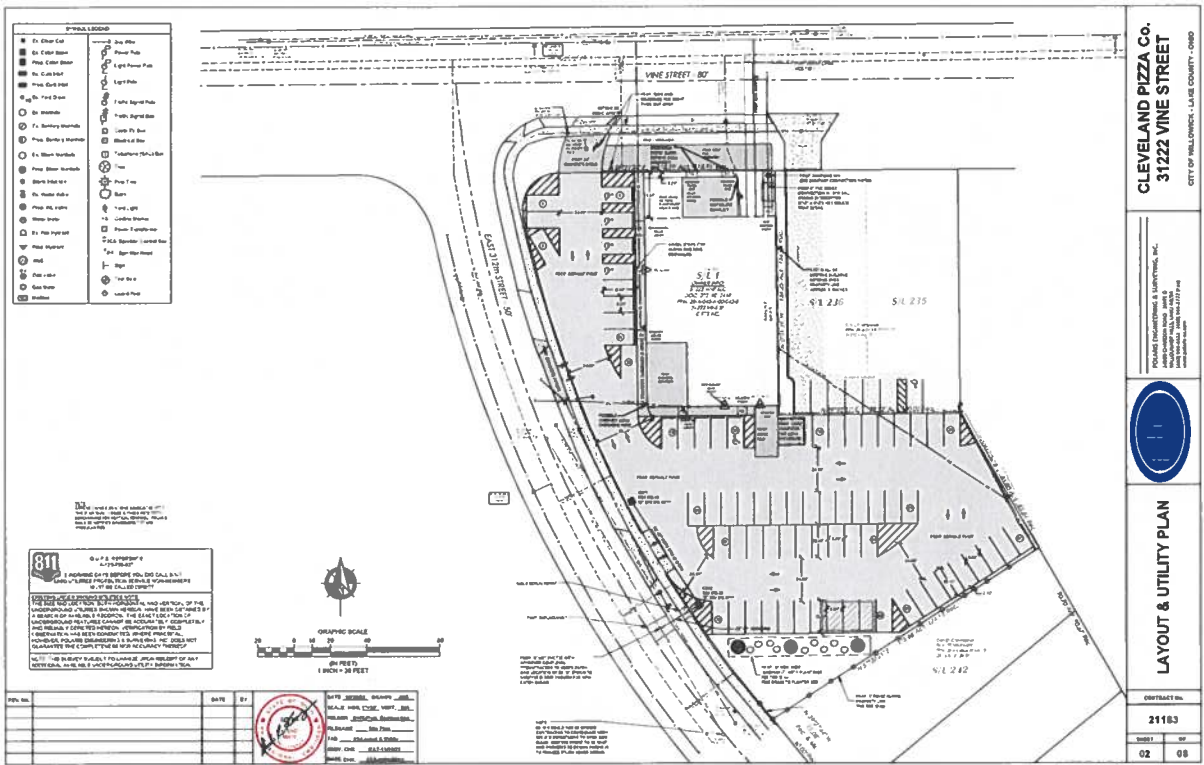
**RECORD DRAWING**

The undersigned hereby certifies that the work shown on this drawing was done by me or under my direct supervision and that I am a duly qualified and licensed Professional Engineer in the State of Ohio and I am duly sworn.

Richard A. Robinson  
Professional Engineer  
Ohio Professional Engineer #12345  
Date: 11/11/21



|     |      |    |          |
|-----|------|----|----------|
| NO. | DATE | BY | REVISION |
|     |      |    |          |
|     |      |    |          |
|     |      |    |          |















**PAVEMENT DRIVE APPROX. SPERMALAS, CLERS AND CURB RAMP**

**PAVEMENT CONSTRUCTION NOTES**

**CLUB RAMP NOTES**

**CLEVELAND PIZZA CO.**  
31222 VINE STREET  
CITY OF CLEVELAND, LAKES COUNTY, OHIO

**PAVEMENT NOTES & DETAILS**

CONTRACT NO. 21163  
SHEET 07 OF 08

The drawing consists of several sheets of technical specifications and diagrams:

- Top Row:**
  - Left: General notes and specifications for manhole construction.
  - Middle: Plan view of a manhole structure.
  - Right: Three cross-sections of manholes labeled CLASS 'A' BIDDING, CLASS 'B' BIDDING, and CLASS 'C' BIDDING, showing different structural details.
- Second Row:**
  - Left: Additional notes and specifications.
  - Middle: Notes for sanitary tee replacement.
  - Right: Plan view of a sanitary tee replacement.
- Third Row:**
  - Left: Two cross-sections of storm sewer traps.
  - Middle: Plan view of a storm sewer trap.
  - Right: Notes for storm sewer trap for PVC pipe.
- Bottom Right:** A detailed plan view of a manhole structure with various annotations.

**Table:**

| REV. NO. | DATE     | BY  | DESCRIPTION |
|----------|----------|-----|-------------|
| 1        | 01/10/03 | ... | ...         |

**Professional Seal:** A circular seal for a professional engineer, partially legible.

**Contract Information:**

CONTRACT No. **21163**

DATE: 08 08

**CLEVELAND PIZZA Co.**  
 31222 VINE STREET  
 CITY OF WILLOUGHBY, LAKE COUNTY, OHIO

**POULSEN ENGINEERING & SURVEYING, INC.**  
 10000 COLUMBUS ROAD, SUITE 100  
 WILLOUGHBY, OHIO 44094-1100  
 (440) 944-1100



**UTILITY DETAILS**

CONTRACT No. **21163**

DATE: 08 08