



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, April 09, 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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

APPROVAL OF MINUTES

1.

BZA CASES

2. Case No. 25-4

Victoria Zajdowicz

168 E. 317th St.

NEW BUSINESS

3. Changing the time of the BZA Meetings to 6:30 p.m.

OLD BUSINESS

ADJOURNMENT

File Attachments for Item:

1.



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.

MINUTES

CALL MEETING TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Nick Koudela
BZA Member Phil Yarletts
BZA Member Debbie Clarke
BZA Member Rich Hill

ABSENT

BZAMember Tom Flaisig

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

1. 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 Clarke.
Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke, BZA Member Hill

2. Minutes October 9, 2024

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

Hill

BZA CASES

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

Nedljka Dzolic does not speak English and has a representative (name inaudible) speaking on her behalf.

Ms. Dzolic lives on a busy street and often risks accidents switching cars and backing out onto E. 305 St. She would like to widen the driveway as it is a new one and is paved. This would cause less risk of causing an accident and clogging the street while letting the second car pull out.

Mr. Koudela stated that the request is basically for safety reasons. Ms. Dzolic yes.

Mr. Hill Stated he spoke with the neighbor at 361 E. 305 St. that had no problem with the variance.

Mr. Yarletts asked if the extension would go all of the way to the sidewalk. Ms. Dzolic said no it is a curve and will stop before the sidewalk.

There were no audience members to speak on the case.

Motion by Ms. Clarke, seconded by Mr. Yarletts to grant a variance of front yard parking in the application of Section 1163.105(a) of the Codified Ordinances of the City of Willowick. Vote: all Ayes. Motion carried.

21-19 Karl Jones 496 E. 321 St.

Karl Jones appeared before the board.

Mr. Koudela reiterated that the case was regarding an air conditioning unit that was already installed in the side yard. Mr. Jones explained that yes it was. He said that originally he couldn't get any quotes for heating & air so he pulled the permit. Once he started construction on his home BK Heating called and came out to give him a price for heating & air conditioning. He agreed and they put the unit in. Originally they weren't even going to put in a/c, but the price was for everything. Mr. Jones assumed a registered contractor with the city would have known the rules. There is an already approved 6' fence going around the property also.

Mr. Jones spoke with the neighbor next to his garage who has no issue with the unit where it is.

Mr. Hill stated that he went to the property, but didn't see any neighbors to speak to.

There were no audience members to speak on the issue.

Motion #1 by Mr. Yarletts, seconded by Mr. Hill to grant a variance to allow an a/c unit to remain in the side yard in the application of Section 1167.01(c)(i) of the Codified Ordinances of the City of Willowick. Vote: all Ayes. Motion carried.

Motion #2 by Mr. Yarletts, seconded by Mr. Hill to grant a variance to allow an a/c unit to be remain 6' 10" from the side property line or 45' from the rear property line in the application of Section 1167.01(c)(ii) of the Codified Ordinances of the City of Willowick. Vote: all Ayes. Motion carried.

21-20 Anamarie Polito 827 Bayridge Blvd.

Anamarie Polio appeared before the board.

Ms. Polito stated she has a 3’ high fence right now, but would like to replace it with a 6’ privacy fence. She has been living there 24 years and has had dogs, but now has an 80 lb. German Shepard. The neighbor on the right side has already put up a 6’ privacy fence due to the dog, and now the neighbor on the right side is in a home and the house will be going up for sale. She doesn’t want kids or anyone putting their fingers through the fence with the dog. He also pulls her because she has to walk him in the yard and it is unsafe. She recently retired and just wants peace with her neighbors and in her own yard.

The fence will be a 6’ high privacy fence on the left side from the back of the house to the rear property line.

There were no audience members to speak to the board.

Motion by Mr. Yarletts, seconded by Mr. Hill to grant a variance of 6’ high solid fencing in the application of Section 1165.04(c) of the Codified Ordinances of the City of Willowick. Vote: all Aye’s Motion carried.

NEW BUSINESS - none

OLD BUSINESS - none

ADJOURNMENT – Motion by Mr. Yarletts, seconded by Mr. Hill to adjourn the meeting. Vote: all Ayes. Motion carried.

Meeting adjourned at 7:50 p.m.

Nick Koudela, Chairman

ATTEST:

Jennifer Quinn Secretary



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.

MINUTES

CALL MEETING TO ORDER

The Chairman called the meeting to order at 7:31 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Nick Koudela
 BZA Member Phil Yarletts
 BZA Member Debbie Clarke
 BZA Member Rich Hill

ABSENT

BZA Member Tom Flaisig

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

APPROVAL OF MINUTES

Motion by Mr. Yarletts, seconded by Ms. Clarke, to table the minutes until the next meeting. Due to a server issue the wrong minutes were submitted.

Voting yea Chairman Nick Koudela, Mr. Yarletts Ms. Clarke, Mr. Hill. Motion carried.

BZA CASES

Case No. 25-1 - Billie Federer of 179 Shoreland Circle

The Contractor, Ryan Streb of Streb Electric, appeared before the board.

The reason for the variance request is to allow a generator to remain in the side yard.

Chairman Koudela asked if the generator had already been installed. Ryan Streb said it is installed in the rear property. There was no way to place it in the rear yard.

Mr. Koudela asked if a permit was secured. Mr. Streb stated it is in the process, but this is why they're here for the board's approval.

A technician from Streb Electric that installed the unit said there is nowhere to put the generator in the rear yard. The right rear side is right on the property line, and the other side has plumbing.

Mr. Yarletts asked what the distance is to the neighbors. The technician said 13' from the property line, 15' from the next house, and 20" from the house.

Ms. Clarke asked if any neighbors had responded. Mr. Koudela said the neighbor at 600 Carrington Court responded with no objections. This neighbor is in the rear of the property.

The technician said the neighbor to the left also has a generator.

The chairman asked the distance to any windows. The technician said there were no windows on that side of the property; there is a garage, and the other side does not line up with any windows.

There were no audience members for this case.

Motion #1 was made by BZA Member Yarletts and seconded by BZA Member Hill to allow a generator to remain in the side yard in the application of Section 1167.01(c)(i) of the Codified Ordinances of the City of Willowick.

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke, BZA Member Hill. The motion carried.

Motion #2 was made by Mr. Yarletts and seconded by Ms. Clarke to grant a variance of 13' side yard or 96' rear yard for a generator in the application of Section 1167.01(c)(ii)(iii).

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke, BZA Member Hill. The motion carried.

Robert & Valerie Clinger of 32510 Shoreham Dr.

Robert & Valerie Clinger appeared before the board.

The reason for the variance request is to pour a cement pad in front of the house facing Lake Erie, on which they intend to install a pergola.

Mr. & Mrs. Clinger explained that the front of their house faces Lake Erie. They own 3 vacant lots on the north side. Last year, during a storm, they lost a large tree that protected them from the elements. They will plant a new tree, but it will take years to grow. In its place, they would like to put the pergola on an 8" thick 15 x 15 cement-stamped reinforced pad. The exposure to the neighbors is minimal at best. There are only 6 houses on Shoreham Dr., and only 2 have the front facing the lake.

Mr. Koudela asked where the front door was. Mr. Clinger said it is on the side of the house facing E.325th St.

There was some discussion about the drawings. Mr. Clinger said Chief Building & Zoning Inspector, Sean Brennan told him that anything that extends the whole width of the house/garage is considered the front of the house.

Chairman Koudela stated that the neighbors at 32605 Shoreham and 32509 Lakeshore Blvd. returned their forms and had no objections to the variance.

There were no audience members for this case.

Motion #1 was made by Mr. Yarletts and seconded by Mr. Hill to grant a variance to allow a pergola to be installed in the front yard in the application of Section 1171.02(e) of the Codified Ordinances of the City of Willowick at 32510 Shoreham Dr.

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

Motion #2 was made by Ms. Clarke and seconded by Mr. Yarletts to grant a variance of 49 sq. ft. for a pergola in the application of Section 1171.02(c) of the Codified Ordinances of the City of Willowick at 2510 Shoreham Dr.

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

Case No. 25-3 Victoria A. Zajdowicz of 163 E. 317th St.

Victoria Zajdowicz appeared before the board.

The reason for the variance request is to place a shed on a lot with no home.

Chairman Koudela reiterated that this is the appellant's second time here for the same request. Ms. Zajdowicz said yes the second time, but the first time as the property owner.

Ms. Zajdowicz stated that on the property, she will have a concrete pad for the shed 3' from the property line.

The neighbor behind her on E. 316th St. is fine with the shed. There will be a fence to separate the shed from the property behind.

Ms. Zajdowicz had a photo or drawing to show the board what the shed would look like. She said her neighbors are fine with it, and one will be at the next council meeting. The other is in Texas, whom she is trying to do a lot split with because her property extends halfway into their driveway. They are trying to sell the home and probably will not be able to without a driveway.

Chairman Koudela stated that she now has a 30' lot and wants to sell off 5' which will leave her with a 25' sliver to put a shed on. Ms. Zajdowicz said yes for storing camping gear, a kayak, a lawn mower and other items.

Chairman Koudela asked if there was any reason why she couldn't put the shed on the property where she resides. Ms. Zajdowicz said it would just be easier to not have to carry the kayak or other items from the backyard to the front yard. She also said she would have no yard left and has a Siberian Husky. She would also have to move her fence to get the lawnmower out. She states she maintains her property very well.

Chairman Koudela asked if there was a driveway on her property where she would like the shed. Ms. Zajdowicz said no there is not a driveway. Chairman Koudela stated she would just have to walk through the grass to get to the shed.

Chairman Koudela asked if there would be any electricity on the property. Ms. Zajdowicz said no, and that is why she wants the shed with 2 windows to allow for light.

Mr. Koudela reminded the board that the Secretary, Jennifer Quinn emailed the board members a revision of the address that was on the application. Ms. Zajdowicz listed her home address, not the address for the lot, which is 168 E. 317th St.

Motion made by BZA Member Clarke and seconded by BZA Member Yarletts to grant a variance to allow a shed on a lot with no habitable home in the application of Section 1171.02(h) of the Codified Ordinances of the City of Willowick at 168 E. 317th St.

Voting Yea: BZA Member Hill

Voting Nay: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke. Motion failed.

NEW BUSINESS

Mr. Yarletts brought up a discussion that Chairman Koudela mentioned about the time of the meetings possibly being changed to 6:30 p.m. It was decided to wait until all of the members were there to vote. All members agreed to the time change but will wait until Mr. Flaisig returns to see if he is in agreement.

Mr. Yarletts made a motion to nominate Mr. Koudela as Chairman of the Board of Zoning Appeals seconded by Mr. Hill.

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

It was decided not to nominate an alternate chairman, but to nominate a Chair Pro Tem at a meeting when the Chairman is absent.

OLD BUSINESS

None

ADJOURNMENT

Motion made by BZA Member Yarletts, Seconded by BZA Member Clarke, to adjourn the meeting.

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke, BZA Member Hill.

The meeting adjourned at 8:08 p.m.

Nick Koudela, Chairman

ATTEST:

Jennifer Quinn, Secretary

File Attachments for Item:

2. Case No. 25-4

Victoria Zajdowicz

168 E. 317th St.

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER: Victoria Zajdowicz

ADDRESS: 168 E. 317 St

PHONE: 440-944-8255

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____

ADDRESS: _____

PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:
I OWN PART OF my neighbors DRIVEWAY.

DATE: MARCH 27 2025 SIGNED: Victoria Zajdowicz
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 25-4

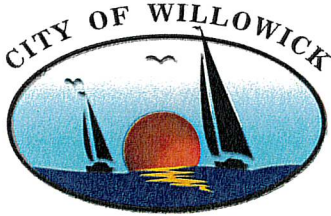
PROPERTY ZONED FOR
(STATE DISTRICT): Single Family

APPLICABLE SECTION OF
CODIFIED ORDINANCES: 1139.01(a)(b)(c)(d)(e) 1139.03(a)(1)(2)(3)(4)(5)(b)

VARIANCE SOUGHT: 1) to allow a lot split that does not comply with the purpose and intent of Chapter 1139.01
2) to allow a lot split that does not comply with the uses of Chapter 1139.03

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 4/9/25 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

Victoria Zajdowicz
163 East 317 St
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 168 East 317 St Lot Split

DEAR SIR AND / OR MADAM:

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

1139.03 USES. The Multi Family District shall have the following main and accessory uses: (a) Main Uses Permitted. Multi Family housing defined as follows: (1) Double Homes. A two unit, single family dwelling with a party wall between each dwelling having an area of not less than 1,000 square feet, exclusive of basement, utility room and attached garage. (2) Town Homes. A three unit, single family dwelling, with party walls between each dwelling having an area of not less than 1,000 square feet, exclusive of basement, utility room and attached garage. (3) Brownstone Homes. A four unit, single family dwelling, with party walls between each dwelling having an area of not less than 1,000 square feet, exclusive of basement, utility room or attached garage. (4) Row Homes. A series of five or more attached dwellings in the form of a terrace or row, having separate entranceways for the individual living units. Each such individual dwelling shall have an area of not less than 1,000 square feet, exclusive of basement, utility room and attached garage. (5) Assisted Living Facility. A residence for adults that provides rooms, supervision, meals, housekeeping, and personal care services, and which may also include skilled nursing care, and as further subject to the requirements of the Ohio Revised Code and any federal or state licensing regulations. (b) Accessory Use Permitted. Parking areas shall be permitted to provide for the placement of motor vehicles for use for the guests of the occupants of the housing identified in Section 1139.03(a). The total parking area which must be provided is three legal parking spaces per dwelling unit.

Variance Needed : 2) To allow a lot split that does not comply with the uses of Chapter 1139.03

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,

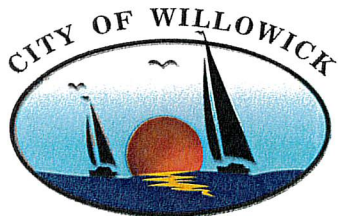
SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

DATE

3-27-2005



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

Victoria Zajdowicz
163 East 317 St
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 168 East 317 St Lot Split

DEAR SIR AND / OR MADAM:

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

1139.01 PURPOSE AND INTENT.

The purpose and intent of the Multi Family District is to promote the general health, safety, and welfare of the citizenry by:

- (a) Allowing for the development of this District to best utilize the property by encouraging multi family units to allow for greater density in the use area;
- (b) Utilizing the unique environment offered by Lake Erie in the use area to achieve the economic development objectives consistent with the recommendations of the Master Plan;
- (c) Encouraging adjustment to lot sizes, setbacks, lot coverage, green space, parking and other development and design standards in order to achieve a better site design;
- (d) Ensuring the natural topographic features, and natural resources in the District are protected during the development; and
- (e) Ensuring that development occurs in a unified, harmonious, and timely manner in accordance with an approved development plan.

Variance Needed: 1) To allow a lot split that does not comply with the purpose and intent of Chapter 1139.01

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

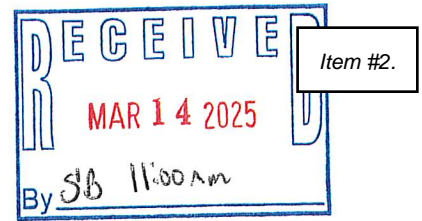
CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

DATE

3-27-2025

MARINO SURVEYING LLC
8251 MAYFIELD RD #26
CHESTERLAND, OHIO 44026
OFFICE 440-729-9344
MOBILE 216-220-7222
www.marinosurveying.com



NEW LEGAL DESCRIPTION FOR PARCEL 28-A-044-F-00-034-0 AFTER LOT-LINE
ADJUSTMENT, WILLOWICK, OHIO

Situated in the City of Willowick, County of Lake, and State of Ohio, and known as being all of Sublot 40 and the northwesterly 5' of Sublot 39 in G. & R. Realty Co.'s Newport Beach Subdivision of part of Original Willoughby Township Lot No. 3, Tract 3 as recorded in Vol. D, Pg. 25A of Lake County Plat Records, and being further bounded and described as follows:

Beginning at a 5/8" iron pin found (I.D. "SCHADE") found at the Southeast corner of lands conveyed to Timothy P & Darlene Gallagher in doc# 2004R041615 (parcel 28-A-044-F-00-032-0), also being the northeast corner of Sublot 40, and the PRINCIPAL PLACE OF BEGINNING of the premises describes herein;

thence S 44°16'14" E along the westerly right-of-way of East 317th Street (40')
35.00' to a 5/8" iron pin set;

thence S 45°43'46" W along a new division line 63.50' to a 5/8" iron pin set on the easterly line of lands conveyed to Kimberly M Tolbert in doc# 2006R027431 (parcel 28-A-044-F-00-026-0);

thence N 44°16'14" W along the easterly line of said Tolbert lands to the northwest corner thereof, and the common corner of Sublots 27, 28, 39, & 40, said point being referenced by a 5/8" iron pin found (I.D. "HARRISON") south 0.1', east 0.1', and continuing along the easterly line of lands conveyed to David P Johnson doc# 2022R020128 (parcel 28-A-044-F-00-027-0) for a total distance of 35.00' to a point referenced by a 5/8" iron pin found (I.D. "HARRISON") south 0.1', east 0.1', said point also being the southwest corner of the aforesaid Gallagher lands and the common corner of Sublots 26, 27, 40, & 41;

thence N 45°43'46" E along the southerly line of said Gallagher lands, and along the common line of Sublots 40 & 41, 63.50' to the Principal Point of Beginning, and containing 0.0510 acres of land, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in March, 2025, be the same, more or less, but subject to all legal highways. Bearings are based on True North using the Ohio Department of Transportation Real Time Network. All iron pins set are 5/8" x 30" rebar capped "MARINO 7769".

The intent of this description is to describe the total area of Lake County Parcel Number 28-A-044-F-00-034-0, after combining 0.0073 acres split from Lake County Parcel Number 28-A-044-F-00-035-0.



PRE-APPROVED
Lake County Engineer
Tax Map Department

MARINO SURVEYING LLC
8251 MAYFIELD RD #26
CHESTERLAND, OHIO 44026
OFFICE 440-729-9344
MOBILE 216-220-7222
www.marinosurveying.com

NEW LEGAL DESCRIPTION FOR PARCEL 28-A-044-F-00-035-0 AFTER LOT-LINE
ADJUSTMENT, WILLOWICK, OHIO

Situated in the City of Willowick, County of Lake, and State of Ohio, and known as being part of Sublot 39 in G. & R. Realty Co.'s Newport Beach Subdivision of part of Original Willoughby Township Lot No. 3, Tract 3 as recorded in Vol. D, Pg. 25A of Lake County Plat Records, and being further bounded and described as follows:

Beginning at a 5/8" iron pin found (I.D. "SCHADE") found at the Southeast corner of lands conveyed to Timothy P & Darlene Gallagher in doc# 2004R041615 (parcel 28-A-044-F-00-032-0), also being the northeast corner of Sublot 40;

thence S 44°16'14" E along the westerly right-of-way of East 317th Street (40') 35.00' to a 5/8" iron pin set, and the PRINCIPAL PLACE OF BEGINNING of the premises describes herein;

thence S 44°16'14" E continuing along the westerly right-of-way of East 317th Street 25.00' to a 5/8" iron pin set at the northeast corner of lands conveyed to Kenneth N Phillips in doc# 1988R903151 (parcel 28-A-044-F-00-040-0), also being the northeast corner of Sublot 38;

thence S 45°43'46" W along said Phillips lands, and along the common line of Sublots 38 & 39, 63.50' to a 5/8" iron pin found north 0.1' (I.D. "McSTEEN") at a corner thereof, and the common corner of Sublots 28, 29, 38, & 39, said point also being the southeast corner of lands conveyed to Kimberly M Tolbert in doc# 2006R027431 (parcel 28-A-044-F-00-026-0);

thence N 44°16'14" W along the easterly line of said Tolbert lands 25.00' to a 5/8" iron pin set;

thence N 45°43'46" E along a new division line 63.50' to the Principal Point of Beginning, and containing 0.0364 acres of land, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in March, 2025, be the same, more or less, but subject to all legal highways. Bearings are based on True North using the Ohio Department of Transportation Real Time Network. All iron pins set are 5/8" x 30" rebar capped "MARINO 7769".

The intent of this description is to describe the total area of Lake County Parcel Number 28-A-044-F-00-035-0, after splitting off 0.0073 acres to be added to Parcel 2728-A-044-F-00-034-0.

PRE-APPROVED
Lake County Engineer
Tax Map Department



MARINO SURVEYING LLC
8251 MAYFIELD RD #26
CHESTERLAND, OHIO 44026
OFFICE 440-729-9344
MOBILE 216-220-7222
www.marinosurveying.com

NEW LEGAL DESCRIPTION FOR A 0.0073 ACRE PARCEL
WILLOWICK, OHIO

Situated in the City of Willowick, County of Lake, and State of Ohio, and known as being part of Sublot 39 in G. & R. Realty Co.'s Newport Beach Subdivision of part of Original Willoughby Township Lot No. 3, Tract 3 as recorded in Vol. D, Pg. 25A of Lake County Plat Records, and being further bounded and described as follows:

Beginning at a 5/8" iron pin found (I.D. "SCHADE") found at the Southeast corner of lands conveyed to Timothy P & Darlene Gallagher in doc# 2004R041615 (parcel 28-A-044-F-00-032-0), also being the northeast corner of Sublot 40;

thence S 44°16'14" E along the westerly right-of-way of East 317th Street (40') 30.00' to the southeast corner of Sublot 40, and the PRINCIPAL PLACE OF BEGINNING of the premises describes herein;

thence S 44°16'14" E continuing along the westerly right-of-way of East 317th Street 5.00' to a 5/8" iron pin set;

thence S 45°43'46" W along a new division line 63.50' to a 5/8" iron pin set on the easterly line of lands conveyed to Kimberly M Tolbert in doc# 2006R027431 (parcel 28-A-044-F-00-026-0);

thence N 44°16'14" W along the easterly line of said Tolbert lands 5.00' to the common corner of Sublots 27, 28, 39, & 40, said point being referenced by a 5/8" iron pin found (I.D. "HARRISON") south 0.1', east 0.1';

thence N 45°43'46" E along the common line of Sublots 39 & 40 63.50' to the Principal Point of Beginning, and containing 0.0073 acres of land, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in March, 2025, be the same, more or less, but subject to all legal highways. Bearings are based on True North using the Ohio Department of Transportation Real Time Network. All iron pins set are 5/8" x 30" rebar capped "MARINO 7769".

The intent of this description is to describe the total area split from Lake County Parcel 28-A-044-F-00-035-0, to be combined with Parcel 28-A-044-F-00-034-0.

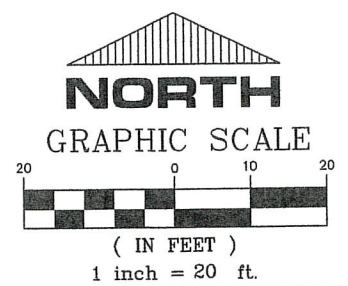
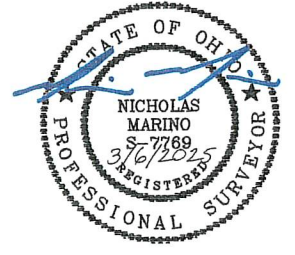


PRE-APPROVED
Lake County Engineer
Tax Map Department

**LOT-LINE ADJUSTMENT SURVEY OF
168 EAST 317th ST. & 164 EAST 317th ST.
WILLOWICK, OHIO
MARCH, 2025**

SITUATED IN THE CITY OF WILLOWICK, COUNTY OF LAKE, AND STATE OF OHIO, AND KNOWN AS
SUBLOTS 39 & 40 IN THE NEWPORT BEACH
SUBDIVISION (RECORDED IN VOL. D, PG. 25A OF LAKE
COUNTY MAP RECORDS) OF PART OF ORIGINAL
WILLOUGHBY TOWNSHIP LOT 3, TRACT 3.

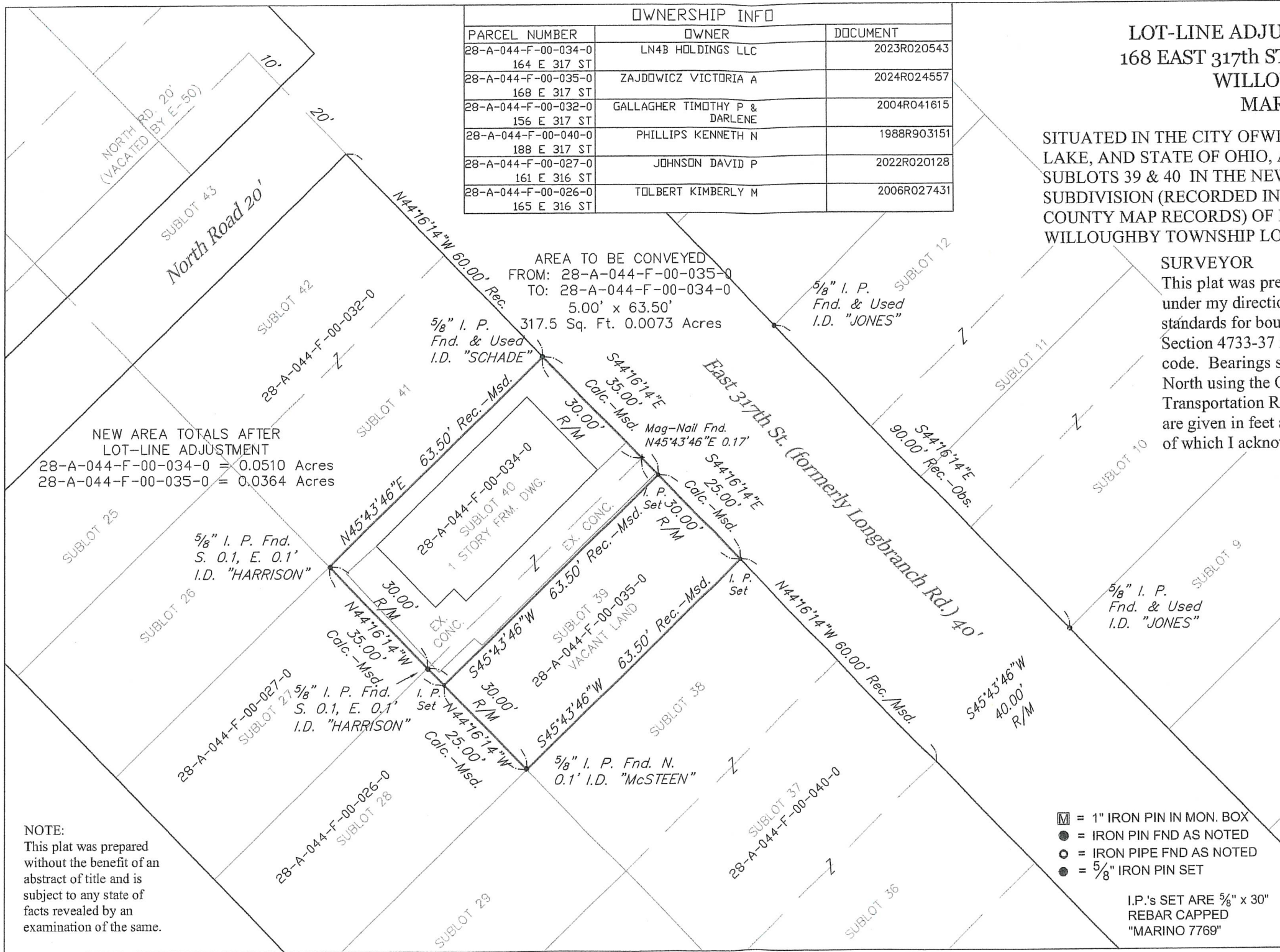
SURVEYOR
This plat was prepared from a survey done
under my direction and conforms to the
standards for boundary surveys as defined by
Section 4733-37 in the Ohio Administrative
code. Bearings shown hereon are based on True
North using the Ohio Department of
Transportation Real Time Network. Distances
are given in feet and decimal parts thereof, all
of which I acknowledge to be correct.



OWNERSHIP INFO		
PARCEL NUMBER	OWNER	DOCUMENT
28-A-044-F-00-034-0 164 E 317 ST	LN4B HOLDINGS LLC	2023R020543
28-A-044-F-00-035-0 168 E 317 ST	ZAJDDOWICZ VICTORIA A	2024R024557
28-A-044-F-00-032-0 156 E 317 ST	GALLAGHER TIMOTHY P & DARLENE	2004R041615
28-A-044-F-00-040-0 188 E 317 ST	PHILLIPS KENNETH N	1988R903151
28-A-044-F-00-027-0 161 E 316 ST	JOHNSON DAVID P	2022R020128
28-A-044-F-00-026-0 165 E 316 ST	TOLBERT KIMBERLY M	2006R027431

AREA TO BE CONVEYED
FROM: 28-A-044-F-00-035-0
TO: 28-A-044-F-00-034-0
5.00' x 63.50'
317.5 Sq. Ft. 0.0073 Acres

NEW AREA TOTALS AFTER
LOT-LINE ADJUSTMENT
28-A-044-F-00-034-0 = 0.0510 Acres
28-A-044-F-00-035-0 = 0.0364 Acres



NOTE:
This plat was prepared
without the benefit of an
abstract of title and is
subject to any state of
facts revealed by an
examination of the same.

- Ⓜ = 1" IRON PIN IN MON. BOX
 - = IRON PIN FND AS NOTED
 - = IRON PIPE FND AS NOTED
 - = 5/8" IRON PIN SET
- I.P.'s SET ARE 5/8" x 30"
REBAR CAPPED
"MARINO 7769"

MARINO SURVEYING, LLC
www.marinosurveying.com
CHESTERLAND, OHIO
office 440-729-9344
mobile 216-220-7222

DATE: 03/03/2025 JOB NO.: 2025-002