



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, June 12, 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.

APPROVAL OF MINUTES

1. BZA Minutes 5-8-24

BZA CASES

2. Case No. 24-7 Jaron Campbell
Case No. 24-8 - Cherilynn Moore
Case No. 24-9 Jillian Tompkins

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

File Attachments for Item:

1. BZA Minutes 5-8-24



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, May 08, 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

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

APPROVAL OF MINUTES

1. BZA Minutes April 10th, 2024

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

2. BZA Case 24-4 Steven Heister -171 E. 294th St.

Steven Heister appeared before the board.

Reason for request for variance is that the shed is a standard by Weaver Barns. He would like to keep engineering they have done for strong structure and aesthetics intact.

The shed will be on a 4" concrete slab with a 6" high concrete curb.

Motion made by BZA Member Flaisig, Seconded by BZA Member Yarletts to grant a variance of 2' height to install tool shed that is 12' in height from grade. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig

3. BZA Case 24-6 Avegail Borines Colegado – 765 E. 305th St.

Avegail Borines Colegado appeared before the board. The reason for the variance request is that on the back of the house are the back entries one for the kitchen on the north side and the other is the entry the exit from the dining room on the south side. There is also a walk-out exit/entry to the basement. The entrance to this is situation in the center of the rear building

facing east. There is no way to comply with the ordinance other than rebuilding the house itself.

Motion #1 made by BZA Member Flaisig, Seconded by BZA Member Yarletts to grant a variance to install an air conditioning unit in the side yard 20' from the property line. in the application of Section 1167.01(c)(i)(ii)(iii) of the Codified Ordinances Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig.

Motion #2 made by BZA Member Flaisig, Seconded by BZA Member Yarletts to grant a variance to install a generator in the side yard in the application of Section 1133.16 of the Codified Ordinances..

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig.

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

Motion made by BZA Member Yarletts, Seconded by BZA Member Flaisig to adjourn the meeting. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig. Meeting adjourned at 7:45 p.m.

File Attachments for Item:

2. Case No. 24-7 Jaron Campbell

Case No. 24-8 - Cherilynn Moore

Case No. 24-9 Jillian Tompkins

APPLICATION FOR VARIANCE WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER: Jaron Campbell
ADDRESS: 121 E. 291 St
PHONE: 216-313-1223

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

REASON AND JUSTIFICATION FOR REQUEST:
Extending driveway into front of house

DATE: 5-22-24 SIGNED: [Signature] APPLICANT

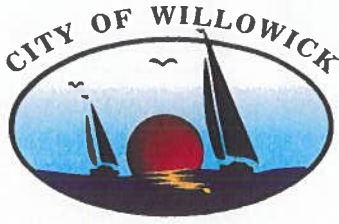
FOR OFFICE USE ONLY

CASE NO. 24-7
PROPERTY ZONED FOR
(STATE DISTRICT): Single Family
APPLICABLE SECTION OF
CODIFIED ORDINANCES: 1163.105 (a)

VARIANCE SOUGHT: Install a driveway extension to park car in the front yard
* extend driveway into front yard 4' 5"

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 6/12/24 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

Jaron Campbell
121 East 291 St
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 121 East 291 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) To install a driveway to park a car in the front yard.

Note: Home owner wants to install extend his driveway into the front yard 4 feet 5 Inches.

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
SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

[Signature] 5-22-24

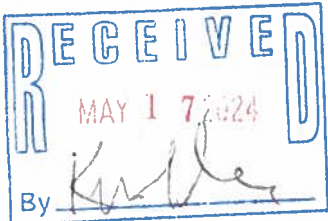
APPLICANTS SIGNATURE DATE

121 e 291st st Driveway Expansion Proposal

Owner – Jaron Campbell

216-313-1223

Jaron.L.Campbell@outlook.com



Summary

Would like to have an additional parking pad poured adjacent to our existing driveway as our household has 3 vehicles for work purposes and an additional parking space would make moving in and out much easier.

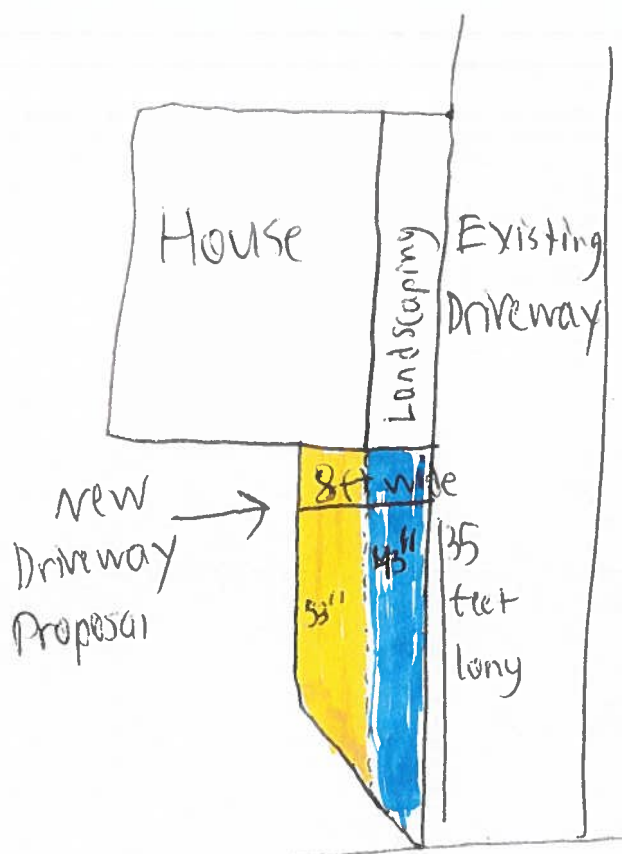
The first 43 inches of the expansion are covered by existing zoning laws as it does not encroach the front of the house. However, we would need an additional 53 inches for a total of 8 feet of space that would be in front of the house that requires zoning approval.



Already covered
under existing zoning
laws

Need Zoning Approval
(53 inches) into front
of house

121 e 291st Driveway Sketch



Orange area needs zoning approval

Blue area is already approved

291st St

Existing examples of project in Willowick

Next-door neighbor example – 125 e 291st st



360 e 305th st



462 e 305th st



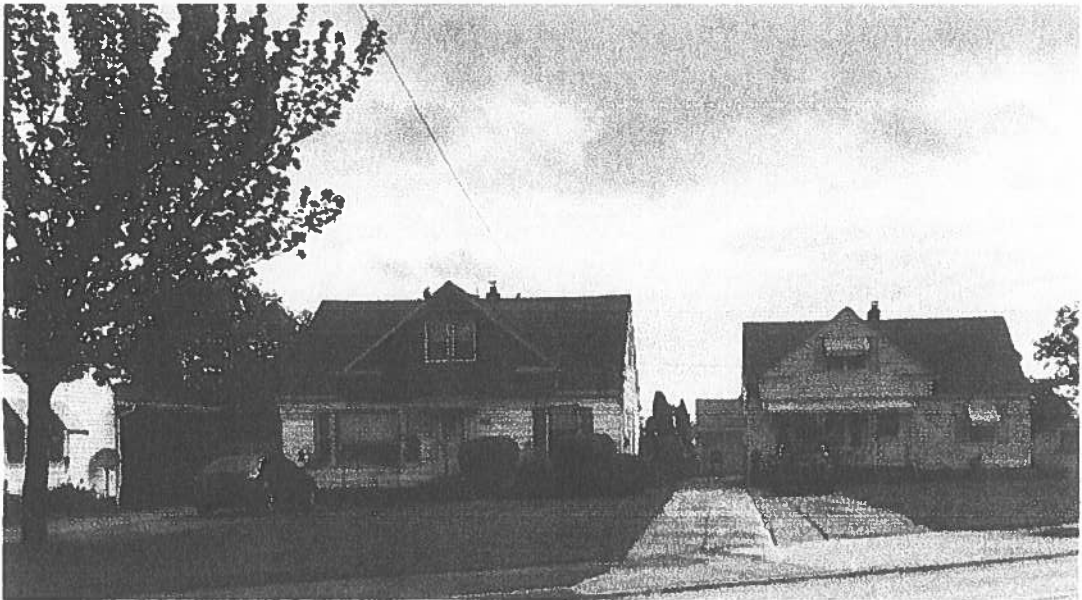
541 e 305th st



547 e 305th st



577 e 305th st + next-door neighbor



APPLICATION FOR VARIANCE WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER: Cherilynn Moore
ADDRESS: 168 E. 317 St.
PHONE: 440-943-2495

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

REASON AND JUSTIFICATION FOR REQUEST:
No STRUCTURE ON LOT
Would like to put up SHED 10x12

DATE: 5-22-2024 SIGNED: Cherilynn P. Moore
APPLICANT

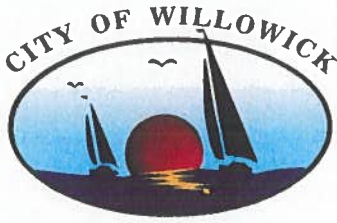
FOR OFFICE USE ONLY

CASE NO. 24-8
PROPERTY ZONED FOR
(STATE DISTRICT): Single family
APPLICABLE SECTION OF
CODIFIED ORDINANCES: 1171.02(h)

VARIANCE SOUGHT: To install a 10'x12' shed on a lot with no habitable house
*Homeowner wants to install a shed on a vacant 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 7:30 pm 6/12/24 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

Cherilynn Moore
168 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. Accessory building shall be permitted in all use districts, provided, however, that such accessory buildings shall be subject to the following rules and regulations governing their location, erection and construction:

(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 install a 10' x 12' shed on a lot that does not have a habitable house.

Note: Home owner wants to install a shed 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

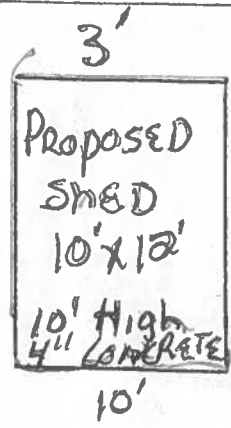
APPLICANTS SIGNATURE

DATE

168 E 317TH ST,
28A044F000350

NOTE: 14' TO BACK STRUCTURE
ON 316TH ST.
PROPERTY LINE

NOTE:
SHED WILL BE 13'
FROM NEIGHBORS
HOUSE.



PROPERTY LINE

PROPERTY LINE

VACANT LOT

← SIDEWALK →

Cheri Moore 440-943-24
Victoria Zajdowicz 400-01148

APPLICATION FOR VARIANCE WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER: Jillian Tompkins

ADDRESS: 430 E. 308th St

PHONE: 440-728-8418

NAME OF APPLICANT
IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

- Privacy fence - pool wanted electrical lines overhead in area allowed.
- fence around corner - I have 2 little children, cars go speeding by, would like to have a barrier between road and yard.

DATE: 5/28/24

SIGNED: Jillian Tompkins
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 24-9

PROPERTY ZONED FOR
(STATE DISTRICT): Single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

- VARIANCE SOUGHT:
- 1165.07(b) Side yard fencing right & left side yards
 - 1165.07(c) 6' to extend fence from house
 - 1165.07(c) 2' height for a fence
 - 1165.07(a) 3' high fence (rail) in the 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 6/12/24 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor

MAP OF SURVEY

SITUATED IN THE CITY OF WOLOLWICK, COUNTY OF LAKE AND STATE OF OHIO AND KNOW AS BEING SUBLOT 489, IN BAYRIDGE SUBDIVISION OF PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOTS NO. 1, 2, 3, AND 9, IN TRACT 16, AS SHOWN BY THE RECORDED PLAT IN VOLUME "G" OF MAPS, PAGE 66, OF LAKE COUNTY PLAT RECORDS
 JUNE 1, 2023 SCALE 1" = 20'

| | |
|-----------|-------------|
| DATE: | 06/12/2023 |
| SCALE: | 1" = 20' |
| FOLDER: | PM23-0704 |
| FILENAME: | Tomplkins |
| TAB: | B1 boundary |
| DRAWN: | JMB |

BOUNDARY SURVEY FOR:
**Jillian A. Tomplkins &
 Jason M. Salamone**
 430 East 308th Street

Item #2.
 20-0701



- BOUNDARY SURVEY LEGEND**
- 5/8" X 30" IRON PIN (ID: MPS 8169) SET
 - IRON PIN FOUND AS NOTED
 - 5/8" X 30" IRON PIN (ID: REFERENCE) SET



SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "MPS 8169". BEARINGS REFER TO THE RECORDED PLAT FOR BAYRIDGE SUBDIVISION

M.P. Spellacy 6/1/2023

East 308th Street - 50'

Arc Length: 41.88'
 Radius: 20.00'
 Delta: 119°58'20"
 Chord: 34.64'
 Course: N21°40'00"E
 Tangent: 34.62'

Asphalt Pave
 Curb

90.38' Rec / Msd
 5/8" Iron Pin Fd / Used

5/8" X 30" IRON PIN (ID: MPS 8169) SET

138.54' Rec / Msd
 3" HIGH PAVE
 5' HIGH PAVE

Clmont Road - 50'
 Asphalt Pave
 Curb

53.98' E
 3" HIGH RAIL FENCE
 GRASS
 3' Conc Walk

Existing House #430 East 308th St.

Existing Drive Conc.

4' Chain Link Fence

4' WIDE GATE

5.8139' W - 0.50'

5/8" X 30" IRON PIN (ID: REFERENCE) SET

38.50' W - 0.50'

5/8" Iron Pin Fd / Used
 5/8" X 30" IRON PIN (ID: REFERENCE) SET

150.00' Rec / Msd

4' Chain Link Fence

4' Chain Link Fence

On Prop Line

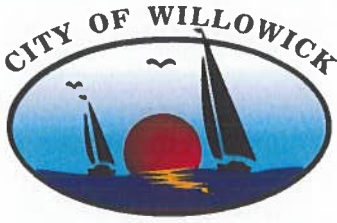
4' Chain Link Fence

2 EIGHT PINS

53.98' E

38.50' W - 0.50'

S/L 561



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Jillian Tompkins
430 East 308 St
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 430 East 308 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. (a) No fence shall be allowed in a front yard, except an ornamental fence in the Single Family, Multi Family, Mixed Use, Apartment, Retail and Industrial Districts. "Ornamental fence" means a continuous structure or device intended primarily for ornamentation and not for enclosing an area, to be no more than three and one-half feet in height, running from front corner to front corner of the house, consisting of a post or posts interconnected by a top rail and one center rail and connected between the top rails and center rails with all types of material so as to emit air through eighty percent of the area of the fence, and which is situated in its entirety within twelve feet of the front line of a building or the ground level projection thereof, and between lines constituting the forward extension of lines of the sidewalk/foundations of such building, or at the corners of a lot, so long as it does not exceed in length and width twenty-five percent of the frontal length of the lawn area and side length to the residence, respectively, and tapering from the corner to a height of one foot or less at its end. No ornamental fence shall be permitted at any other location in a front yard.

Variance Needed

- 1) To install a 3 foot high, rail fence in the front yard.

Note: Home owner wants to install fencing in 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 7:30 PM. APPLICATIONS MUST BE RECEIVED THREE (3) WEEKS PRIOR TO THE DATE OF THE MEETING.

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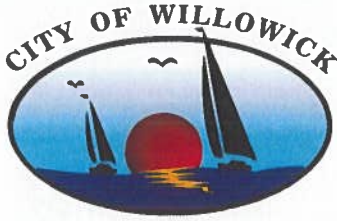
SINCERELY,

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

Jillian Tompkins
430 East 308 St
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 430 East 308 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. (c) Main buildings and houses situated on corner lots shall be bound by the same restrictions contained herein. Additionally, on corner lots, a fence may extend no more than four feet from the side of the main building or house and may not exceed four feet in height.

Variances Needed

- 1) 6 Feet to extend fence from house.
- 2) 2 Feet for height of fence.

Note: Home owner wants to install a 6 foot high fence in side yard that extends 10 feet from the side of the house.

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.

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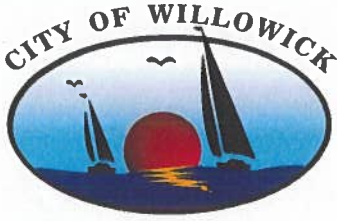
SINCERELY,

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

Jillian Tompkins
430 East 308 St
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 430 East 308 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) Side yard fencing in right and left side yards.

Note: Home owner wants to install fencing in side yards past the rear house lines.

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

5/28/24
DATE