



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, June 11, 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 May 14, 2025 Meeting

BZA CASES

- [2.](#)

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

File Attachments for Item:

1. Minutes May 14, 2025 Meeting



**City of Willowick
BOARD OF ZONING APPEALS**

Wednesday, May 14, 2025 at 6:30 PM
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ADA NOTICE

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MINUTES

CALL MEETING TO ORDER

The Chairman called the meeting to order at 6:31 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Nick Koudela

BZAMember Tom Flaisig

BZA Member Debbie Clarke

BZA Member Rich Hill

ABSENT

BZA Member Phil Yarletts

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

The Chairman swore in all audience members who will be giving testimony.

APPROVAL OF MINUTES

1.

Motion made by BZAMember Flaisig, Seconded by BZA Member Clark to approve the minutes from the April 9, 2025 meeting. Voting Yea: Chairman Koudela, BZA Member Flaisig, BZA Member Clarke, BZA Member Motion passed.

BZA CASES

Case No. 25-5

Edward Rodgers

28534 Parkwood Dr.

The appellant was not present at this time for this case. Chairman Koudela set the case aside and go to the next case.

Case No. 25-6

Scott Skrjanc

488 E. 321 St.

Scott Skrjanc appeared before the board.

Neighbor notification letters were mailed.

Mr. Skrjanc is asking for a variance for a pavilion to be built 7' from the house instead of 10' because there is already a patio there. Mr. Skrjanc submitted photos to the board. Chairman Koudela explained the photos need to be kept for the record, and to present to Council.

Mr. Koudela asked if the 10' x 18' included the overhang. Mr. Skrjanc stated that yes it does.

Mr. Koudela asked if the pavilion was going to be built on site or pre-built. Mr. Skrjanc stated it will be built on site.

There was no one in the audience to speak regarding this case

Motion #1 was made by BZA Member Flaisig, Seconded by BZA Member Hill. to grant a variance of 102 sq. ft. to build an oversized pavilion in the application of Section 1171.02(c) of the codified ordinances of the City of Willowick at 488 E. 321 St. Discussion: None. Vote: all ayes. Motion carried.

Motion # 2 was made by BZA Member Flaisig, Seconded by BZA Member Clarke to grant a variance of 4' height to build a pavilion in the application of Section 1171.02(c) of the codified ordinances of the City of Willowick at 488 E. 321 St. Discussion: None. Vote: all ayes. Motion carried.

Motion #3 was made by BZA Member Flaisig, Seconded by BZA Member Hill to grant a variance to build a pavilion 3' from the house in the application of Section 1171.02(e) of the codified ordinances of the City of Willowick at 488 E. 321 St. Discussion: None. Vote: all ayes. Motion carried.

Case No. 25-7

Lifetime Value LLC/Geoffrey Bennett

31809 Vine St.

Geoffrey Bennett appeared before the board.

Neighbor notifications were mailed.

Mr. Geoffrey Bennett of 31809 Vine St. appeared before the board.

Mr. Bennett explained they are there before the board to be allowed to paint the top metal section of the building blue. (inaudible discussion) Mr. Bennett said it is not too far from the blue at the building department.

Chairman Koudela asked if this is the old Paramount Building? Mr. Bennett stated yes.

Chairman Koudela asked if they purchased this building. Mr. Bennett stated yes.

Chairman Koudela asked if their logo is blue or a design? The appellant's said yes. Mr. Koudela asked them to come up to the table and point out the logo on the submitted picture.

Mr. Flaisig asked if the sign Amazing Minds Learning Center sign the same color blue as the building color requested. The appellant's stated yes it is.

Chairman Koudela asked if anyone else was renting space in the building? The appellant's stated no, that it is all the daycare.

Chairman Koudela asked who is painting the building. The appellant's said it will be a contractor.

Mr. Hill asked if the playground was fenced in. They stated yes it is.

There were no audience members to speak about this case.

Mr. Bennett stated that he respects the city's ordinance for earthtone colors and feels this fits earthtones.

Motion was made by BZA Member Clarke, Seconded by BZA Member Hill to grant a variance to paint the top section of the building Anthem Blue in the application of Section 1145.11(b)(1)(B) of the codified ordinances of the City of Willowick at 31809 Vine St. Discussion: None. Vote Koudela, Flaisig and Hill nay. Ms. Clarke aye. Motion denied.

Case No. 25.5

Edward Rodgers

28534 Parkwood Dr.

Mr. Rodgers appeared before the board.

Neighbor notification forms were mailed.

Mr. Rodgers would like to install an ornamental fence 27' in front of the house and 39' from corner to corner no dig. The gate is 40" tall and is no dig. He will install the fence himself. He also said first responders will be able to get to the front door.

The main reason for the fence is to fence the yard in for the dog as the back yard is too small. He has a shared driveway so they cannot run a fence from the side door.

Mr. Koudela asked what kind of dog he has. Mr. Rodgers said they have a Miniature Pinscher.

Mr. Rodgers stated he got signatures from his neighbors acknowledging that they are aware of where the fence is going to be placed.

Mr. Koudela asked if there is any way to fence in the backyard. Mr. Rodgers said no it is too small.

Mr. Flaisig asked why the fence is 2' from the sidewalk as the ordinance is 4'. Mr. Rodgers said he was not aware of the ordinance, but has no problem putting it 4' back from the sidewalk if necessary

Motion 1 was made by BZA Member Flaisig, Seconded by BZA Member Clarke to grant a variance to enclose the front yard with an ornamental fence that is 40" in height in the application of Section 1165.07(a) of the codified ordinances of the City of Willowick at 28534 Parkwood Dr. Discussion: none. Vote: Flaisig and Hill ayes. Koudela and Clarke nays. Motion denied.

Motion 2 was made by BZA Member Flaisig, Seconded BZA Member Hill to grant a variance to allow an ornamental fence to extend 27' from the front line of the building in the application of Section 1165.07(a) of the codified ordinances of the City of Willowick at 28534 Parkwood Dr. Discussion: none. Vote: Flaisig and Hill ayes. Koudela and Clarke nays. Motion denied.

Motion 3 was made by BZA Member Flaisig, Seconded by BZA Member Hill to be placed 39' in length and width in front lawn area in the application of Section 1165.07(a) of the codified ordinances of the City of Willowick at 28534 Parkwood Dr. Discussion: none. Vote: Flaisig and Hill ayes. Koudela and Clarke nays. Motion denied.

Motion 4 was made by BZA Member Flaisig, Seconded BZA Member Clarke to grant a variance to allow an ornamental fence to be 2' from the public sidewalk in the application of Section 1165.07(d) of the codified ordinances of the City of Willowick at 28534 Parkwood Dr. Discussion: none. Vote: All nays. Motion denied.

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

Motion by BZA Member Hill, Seconded by BZA Member Clarke to adjourn the meeting. Vote: All ayes. Motion carried

Meeting adjourned at 6:57 p.m.

Nick Koudela, Chairman

Attest:

Jennifer Quinn, Secretary



Search mail



Compose

Mail

Inbox

Chat

Starred

More

Snoozed

More

Sent

Drafts

More

Labels

Upgrade

(no subject) Inbox x



scott sskrjanc <sskrjanc59@gmail.com>
to me

Sun, May 11, 8:20 AM (3 days ago)



Case 25-5

SSKJANC



Case 25-5

SKRANC

File Attachments for Item:

2.

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

Item #2.

NAME OF PROPERTY OWNER:

Jane Schwarzwalder

ADDRESS:

296 Lakewood Ln

PHONE:

440-382-7850

NAME OF APPLICANT

IF DIFFERENT FROM OWNER:

Ashley Knox, Lifelong Electric

ADDRESS:

5380 Naimen Pkwy, Ste E, Solon 44139

PHONE:

440-487-7976

REASON AND JUSTIFICATION FOR REQUEST:

The proposed generator location is the only place it can go +
be behind the house.

DATE: 5/23/25

SIGNED: [Signature]

APPLICANT

FOR OFFICE USE ONLY

CASE NO. 25-8

PROPERTY ZONED FOR
(STATE DISTRICT):

Multi-Family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

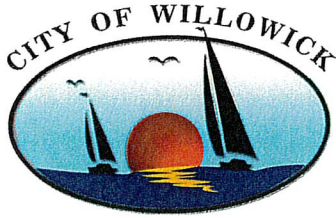
1167.01 (i) (ii) (iii)

VARIANCE SOUGHT:

1167.01 (c) (i) to place a generator in the side yard.
1167.01 (c) (ii) Generator 17' from side property line or 20' from
rear property line.
1167.01 (c) (iii) 1' to place generator 14' from neighbors residence.

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 6/11/25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor



Jane Schwarzwald
296 Lakewick Ln
Willowick Oh 44095

BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

RE: PERMIT APPLICATION AT: 296 Lakewick Ln

DEAR SIR AND / OR MADAM:

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

1167.01 DEFINED; PERMITS; LOCATION; INSPECTION. (c) In a Single Family or Multi Family District no unit shall be installed, placed or set (i) within a side or front yard; (ii) determination of the number of feet within any side or rear lot line will be at the discretion of the Board of Zoning Appeals; (iii) within fifteen feet of any residence other than the one being served by such air conditioning unit.

- Variances Needed:**
- 1) To place a generator in the side yard.
 - 2) To place a generator 7 feet from the side property line or 20 feet from the rear property line.
 - 3) 1 foot to place a generator 14 feet from neighbors residence.

* Contractor install a generator in the side yard without permit approval.

IF YOU WISH TO APPEAL THIS RULING, AN APPLICATION FOR THE BOARD OF ZONING APPEALS CAN BE OBTAINED AT THE WILLOW-ICK 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

5/23/25

DATE

SHUMAKE ELECTRIC

11401 Hilltop Rd, Albion, PA 16401

Generator Site Plan

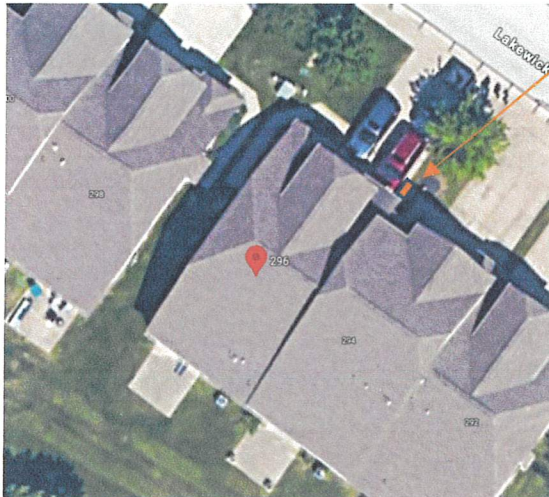
Jane Schwarzwald

296 Lakewick Ln

Willowick, OH 44095



Generator Location





Sean Brennan

From: Ashley Knox <aknox@shumakeelectric.com>
Sent: Tuesday, April 22, 2025 10:48 AM
To: Sean Brennan; George Eging
Subject: 296 Lakewick Ln - Generator Distance Request
Attachments: 296 Lakewick Rear View.jpg; 296 Lakewick Front View.jpg

Good morning, Sean,

We have measured the distances requested (see below) for the generator zoning permit at 296 Lakewick Ln. I have also attached photos of the install, showing that it doesn't protrude out beyond what appears to be a fireplace on the same side of the house, which hides it from view from the front.

To Back yard 20' To Front yard/fire hydrant 82' To Neighbors property/fence 7' To Neighbors house 14' Past the side of the house: 9"

Please let me know if you need anything additionally from us.

Thank you!

Ashley

--

Ashley Knox, Office Manager

Cell: 440-487-7976

www.shumakeelectric.com



APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER:

Marty Connell

ADDRESS:

111 Larimar Dr.

PHONE:

614-507-0409

NAME OF APPLICANT

IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

GENERATOR FUMES WOULD BLOW INTO LOWER LEVEL WHEN
PATIO DOOR IS OPEN.
TWO OTHER LARIMAR 3 STORY UNITS HAVE LOCATED THEIR
GENERATORS IN THE SAME PROPOSED LOCATION.

DATE: 5/12/25

SIGNED:

Marty Connell

APPLICANT

APPLICANT

FOR OFFICE USE ONLY

CASE NO. 259

PROPERTY ZONED FOR
(STATE DISTRICT):

Single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

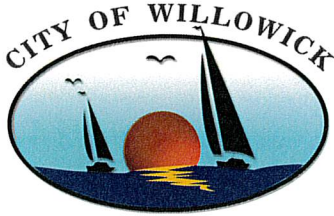
1167.01(c)(i)(ii)(iii)

VARIANCE SOUGHT:

1167.01(c)(i) - to place a generator in the side yard.
1167.01(c)(ii) - to place a generator 3' from side property line
or 29' from the rear property line.
1167.01(c)(i)(ii)(iii) - 6' to place a generator 9' from
neighbors residence

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 6-11-25 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

Marty Connell

111 Larimar Dr

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 111 Larimar Dr

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Variances Needed : 1) To place a generator in the side yard.

2) To place a generator 3 feet from the side property line or 29 feet from the rear property line.

3) 6 foot to place a generator 9 feet from neighbors residence.

* Home owner wants install a generator in the side 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.

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

SINCERELY,

Sean Brennan
SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

Marty Connell 5/21/25

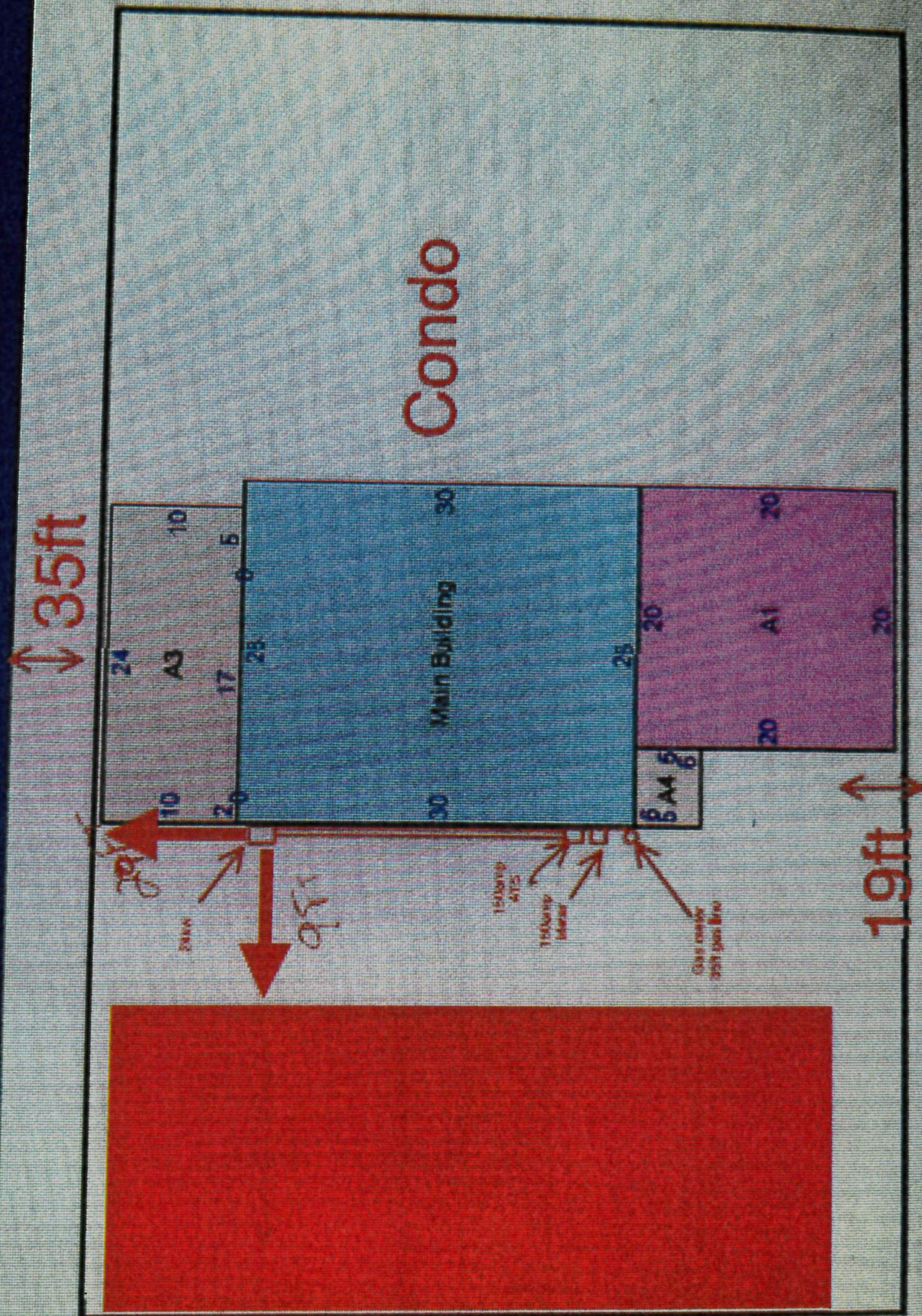
APPLICANTS SIGNATURE DATE

Sketch

Parcel Number: 28A043VCC00440

Parcel Owner: CONNELL MARTIN DANIEL TR

Parcel Address: 111 LARIMAR DR



20/22/24 kW

GENERAC®

GUARDIAN® SERIES

Residential Standby Generators

Air-Cooled Gas Engine

20/22/24 kW

1 of 6

INCLUDES:

- True Power™ Electrical Technology
 - Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
 - 200 amp service rated transfer switch available
 - Electronic governor
 - Standard Wi-Fi® connectivity
 - System status & maintenance interval LED indicators
 - Sound attenuated enclosure
 - Flexible fuel line connector
 - Natural gas or LP gas operation
 - 5 Year limited warranty
 - Listed and labeled for installation as close as 18 in (457 mm) to a structure.*
- *Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.

Standby Power Rating

G007038-1, G007039-1, G007038-3, G007039-3 (Aluminum - Bisque) - 20 kW 60 Hz
 G007042-10, G007042-11, G007043-10, G007043-11 (Aluminum - Bisque) - 22 kW 60 Hz
 G007209-10, G007210-10 (Aluminum - Bisque) - 24 kW 60 Hz



Product shown with optional fascia kit

**QUIET-TEST™**

Note: CUL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

THE GENERAC
PROMISE

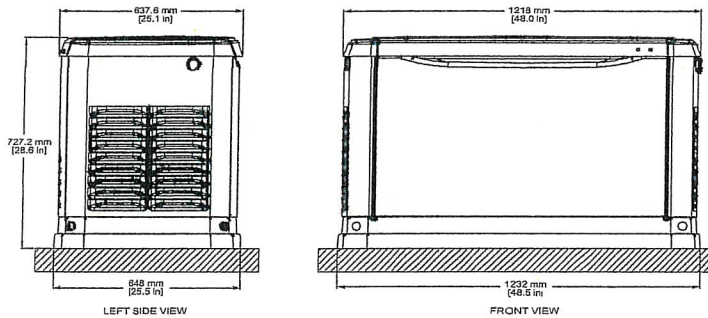
20/22/24 kW

Available Accessories

Model #	Product	Description
G007101-0	Battery Pad Warmer	Pad warmer rests under the battery. Recommended for use if temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	Breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007005-0	Wi-Fi LP Tank Fuel Level Monitor	The Wi-Fi enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0 (100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 - 4G LTE G007170-0 - Wi-Fi/ Ethernet	Mobile Link [™] Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
G007220-0 - Bisque	Base Plug Kit	Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.

Dimensions & UPCs

Model	UPC
G007038	696471074185
G007039	696471074192
G007042	696471074208
G007043	696471074215
G007209	696471071511
G007210	696471084801



Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

Contractor submit

②

20/22/24 kW

GENERAC®

GUARDIAN® SERIES

Residential Standby Generators

Air-Cooled Gas Engine

20/22/24 kW

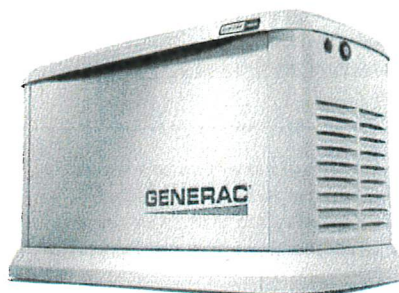
1 of 6

INCLUDES:

- True Power™ Electrical Technology
 - Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
 - 200 amp service rated transfer switch available
 - Electronic governor
 - Standard Wi-Fi® connectivity
 - System status & maintenance interval LED indicators
 - Sound attenuated enclosure
 - Flexible fuel line connector
 - Natural gas or LP gas operation
 - 5 Year limited warranty
 - Listed and labeled for installation as close as 18 in (457 mm) to a structure.*
- *Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

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Product shown with optional fascia kit



or

**QUIET-TEST™**

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 - ✓ **MOTOR STARTING ABILITY**
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PROMISE

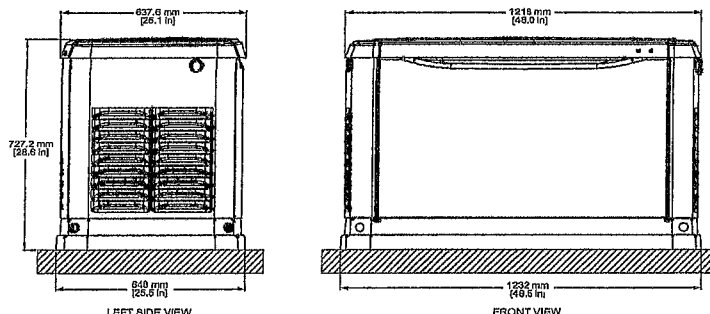
20/22/24 kW

Available Accessories

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G007103-1	Breather Warmer	Breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 60 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G008485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007005-0	Wi-Fi LP Tank Fuel Level Monitor	The Wi-Fi enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (60 amp) G007006-0 (100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 - 4G LTE G007170-0 - Wi-Fi/ Ethernet	Mobile Link [®] Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
G007220-0 - Bisque	Base Plug Kit	Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.

Dimensions & UPCs

Model	UPC
G007038	696471074185
G007039	696471074192
G007042	696471074208
G007043	696471074215
G007209	696471071511
G007210	696471084801



Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

GENERAC

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Contractor submits

②

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER:

Andy Balazs

ADDRESS:

190 Larimar Dr.

PHONE:

216-469-6889

NAME OF APPLICANT

IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

Placement of generator on side of home. Rear of home

space is limited
other generators in HOA are on
side and ours was approved by
HOA Board

DATE: 3/20/2025

SIGNED: Andy Balazs
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 25-10

PROPERTY ZONED FOR
(STATE DISTRICT):

Single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

1167.01(c)(i)(ii)(iii)

VARIANCE SOUGHT:

1167.01(c)(i)(ii)(iii)

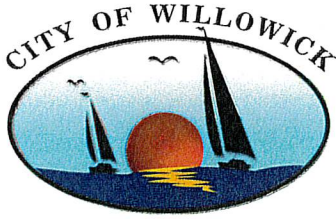
1167.01(c)(i) - to place a generator in the side yard.

1167.01(c)(ii) - to place a generator 2'6" from side property line or 19' from the rear property line.

1167.(c)(iii) - 6'6" to place a generator 8'6" from neighbors residence.

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 6-11-25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor



Andy Balazs
190 Larimar Dr
Willowick Oh 44095

BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

RE: PERMIT APPLICATION AT: 190 Larimar Dr

DEAR SIR AND / OR MADAM:

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

1167.01 DEFINED; PERMITS; LOCATION; INSPECTION. (c) In a Single Family or Multi Family District no unit shall be installed, placed or set (i) within a side or front yard; (ii) determination of the number of feet within any side or rear lot line will be at the discretion of the Board of Zoning Appeals; (iii) within fifteen feet of any residence other than the one being served by such air conditioning unit.

- Variances Needed:
- 1) To place a generator in the side yard.
 - 2) To place a generator 2 ft 6 in. from the side property line or 19 feet from the rear property line.
 - 3) 6 ft 6 in. to place a generator 8 ft 6 in. from neighbors residence.

* Home owner wants install a generator in the side 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.

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

SINCERELY,

SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

DATE

5/23/18

24





-  Genpad
-  HSB
-  LC
-  HW ATS
-  HW HSB
-  EVC
-  Air Conditioner
-  Electrical Meter
-  Gas Pipe
-  Main Panel
-  Propane Tank

-  Genpad
-  Stand w/ Gen
-  ATS
-  HW ATS
-  HW HSB
-  MTS
-  Automatic Transfer Switch
-  Fence
-  Generator
-  Manual Transfer Switch
-  Shrub

-  HSB
-  LC
-  HW ATS
-  HW HSB
-  Tank
-  Gravel
-  Conduit
-  Gas Meter
-  Genpad
-  Pea Gravel
-  Trench

GENERAC®**10/14/18 kW**

GUARDIAN® SERIES

Residential Standby Generators

Air-Cooled Gas Engine

1 of 6

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- Two transfer switch options available:
100 amp 16 circuit switch or
200 amp service rated smart switch
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled by the Southwest Research Institute allowing installation as close as 18 in (457 mm) to a structure.*

*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.

https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973_DoC_204_13204-01-01_Rev9.pdf

Standby Power Rating

G007171-0, G007172-0 (Aluminum - Bisque) – 10 kW 60 Hz
G007223-0, G007224-0, G007225-0 (Aluminum - Bisque) – 14 kW 60 Hz
G007226-0, G007228-0 (Aluminum - Bisque) – 18 kW 60 Hz

**QUIET TEST™**

Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when you need it the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® WI-FI CONNECTIVITY:** FREE with select Guardian Series home standby generators, Mobile Link Wi-Fi allows users to monitor the status of the generator from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

TH | GENERAC
PROMISE

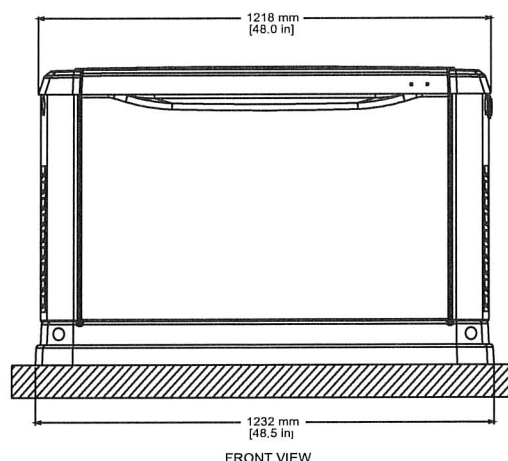
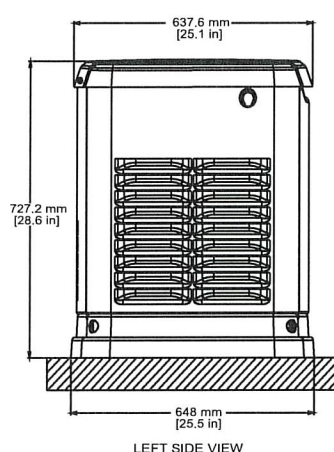


GENERAC**Available Accessories**

Model #	Product	Description
G005819-0	26R Wet Cell Battery	Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product (excluding PowerPact®).
G007101-0	Battery Pad Warmer	The pad warmer rests under the battery. Recommended for use if the temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if the temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	The breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load you may not need. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006482-0 – 10 kW G007216-0 – 14 / 18 kW	Scheduled Maintenance Kit	Generac's scheduled maintenance kits provide all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007005-0	Wi-Fi LP Fuel Level Monitor	The Wi-Fi enabled LP fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amps) G007006-0 (100 amps)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 (4G LTE) G007170-0 (Wi-Fi/Ethernet)	Mobile Link® Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor the status of the generator from anywhere in the world, using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.

Dimensions & UPCs

Model	UPC
G007171-0	696471074680
G007172-0	696471074673
G007223-0	696471082548
G007224-0	696471082555
G007225-0	696471082562
G007226-0	696471082579
G007228-0	696471082586



Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

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