



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

Wednesday, February 14, 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**

Board of Zoning Appeals meeting of December 13<sup>th</sup>, 2023

**CASES**

**NEW BUSINESS**

**Case 24-1** Appeal of Shoregate Towers, NS, LLC, Lemma Getachew and Guenet Indale to the Willowick Property Maintenance Violation dated 1-24-24 (Apartment 840, East Building, P.M. 309.1)

**Case 24-2** Appeal of Shoregate Towers, NS, LLC, Lemma Getachew and Guenet Indale to the Willowick Property Maintenance Violation dated 1-23-24 (Apartment 1250, East Building, P.M. 605.1, 305.3, 304.7)

**OLD BUSINESS**

**ADJOURNMENT**

**File Attachments for Item:**

1. 12/13/23



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

Wednesday, December 13, 2023 at 7:30 PM  
 City Council Chambers

**ADA NOTICE**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

**MINUTES (DRAFT)**

**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. Board of Zoning Appeals Meeting of October 11, 2023

Michael Bowen of 472 E. 319 St. appeared before the board and stated he is requesting variances for an additional tool shed because his son's VA Doctor suggested he start a hobby to help with his traumatic brain injury, and his son chose Blade Smithing and needs a small area to do this. He already has a shed that he stores tools in.

Mr. Yarletts stated that it looks like the existing shed has an addition. Mr. Bowen stated there is an addition and that he was looking at old requirements and didn't know it would be an issue.

Mr. Koudela asked if the addition was 4' high. Mr. Bowen stated it is 4' wide, 4' high, 8' long and 10' from the property line. He said it will be on a gravel foundation, with blocks and the shed on top. He will keep it secure to keep critters out.

Mr. Koudela asked if there will be any electric in the shed. Mr. Bowen said no electric. If he needs lights they will be battery operated.

Mr. Yarletts asked the size of the current shed if it is 8'x12'. Mr. Koudela stated it is closer to 12'x12'.

Mr. Koudela said he knows a forge is a giant oven but asked the fuel type. Mr. Bowen said it has 2 inlets for propane with fire brick insulation to heat up item and put on an anvil to create knives.

Mr. Hill stated that he saw the property and feels it is far enough from the property line.

Mr. Bowen stated that there are no homes or garages near the area of the shed.

**Motion #1** for 2nd accessory structure codified ordinance 1171.02(g) made by BZA Member Flaisig, Seconded by BZA Member Clarke.

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

**Motion #2** for 72 sq. ft. for an additional tool shed ordinance 1171.02(c) made by BZA Member Clarke, Seconded by BZA Member Clarke. Motion carried.

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

**NEW BUSINESS - none**

**OLD BUSINESS- none**

**ADJOURNMENT - meeting adjourned at 7:44 p.m.**

Motion made by BZA Member Yarletts.

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZAMember Flaisig, BZA Member Clarke. Motion Carried.

\_\_\_\_\_  
Nick Koudela, Chairman

ATTEST:

\_\_\_\_\_  
Jennifer Quinn, Secretary

**File Attachments for Item:**

2. EnterTextHere

# APPLICATION FOR VARIANCE WILLOWICK BOARD OF ZONING APPEALS

**NAME OF PROPERTY OWNER:** Shoregate Towers NS, LLC, Lemma Getachew, Guenet Indale

**ADDRESS:** 30901 Lakeshore Blvd.

**PHONE:** \_\_\_\_\_

**NAME OF APPLICANT  
IF DIFFERENT FROM OWNER:** Mark S. O'brien – Attorney for the Appellants

**ADDRESS:** Cedar-Grandview Building, 12434 Cedar Rd, Suite 11  
Cleveland Heights, Ohio 44106

**PHONE:** 216-331-7400

**REASON AND JUSTIFICATION FOR REQUEST:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DATE:** \_\_\_\_\_ **SIGNED:** \_\_\_\_\_  
APPLICANT

**FOR OFFICE USE ONLY**

**CASE NO.** 24-1

**PROPERTY ZONED FOR  
(STATE DISTRICT):** Multi-Family

**APPLICABLE SECTION OF  
CODIFIED ORDINANCES:** 1332.05-1367.01

**VARIANCE SOUGHT :** Appeal of Shoregate Towers, NS, LLC, Lemma Getachew and Guenet Indale to the Willowick Property Maintenance Violation dated 1-24-24 (Apartment 850, East Building P.M. 309.1) (Please see attached)

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 2-14-24 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2<sup>nd</sup> floor**

BEFORE THE BOARD OF ZONING APPEALS  
CITY OF WILLOWICK, OHIO

SHOREGATE TOWERS NS, LLC )  
30901 Lakeshore Boulevard )  
Willowick, Ohio 44095 )

and )

LEMMA GETACHEW )  
365 Wakefield Run Boulevard )  
Hinckley, Ohio 44233 )

and )

GUENET INDALE )  
365 Wakefield Run Boulevard )  
Hinckley, Ohio 44233 )

Appellants )

vs. )

WILLOWICK BUILDING DEPT. )  
31230 Vine Street )  
Willowick, Ohio 44095 )

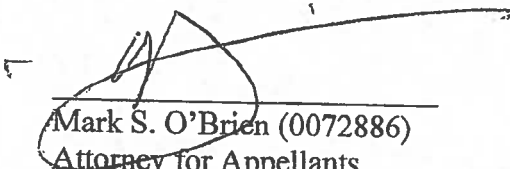
Appellee )

NOTICE OF APPEAL

Now comes Shoregate Towers NS, LLC (“Shoregate”), Lemma Getachew (“Getachew”) and Guenet Indale (“Indale” and, together with Shoregate and Getachew, “Appellants”), the purported owners of the property located at 30901 – 30951 Lakeshore Boulevard, Willowick,

Ohio 44095 (the "Property"), by and through the undersigned counsel, and pursuant to Section 1332.05 of the Codified Ordinances of the City of Willowick, Ohio (the "Codified Ordinances") and Section 111 of the 2015 International Property Maintenance Code (the "Code"), which Code has been adopted by the City of Willowick, Ohio as its property maintenance code via Section 1367.01 of the Codified Ordinances, hereby appeals from the Property Maintenance Notice, dated January 24, 2024, served upon Appellants by Appellee, a copy of which Property Maintenance Notice is attached hereto as Exhibit A (the "Violation Notice") and incorporated herein by reference. Appellants request a full hearing on the Violation Notice.

Respectfully submitted,



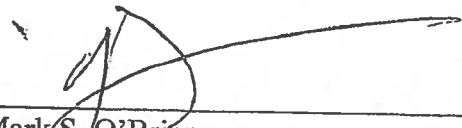
Mark S. O'Brien (0072886)  
Attorney for Appellants  
Cedar-Grandview Building  
12434 Cedar Road, Suite 11  
Cleveland Heights, Ohio 44106  
Telephone: (216) 331-7400  
E-mail: [msobrien9@icloud.com](mailto:msobrien9@icloud.com)



CERTIFICATE OF SERVICE

A copy of the foregoing Notice of Appeal was deposited in the U.S. mail, postage prepaid, on this 26<sup>th</sup> day of January, 2023 or regular delivery, with copy by e-mail, to the following:

Mandy J. Gwartz, Esq.  
Prosecutor  
City of Willowick  
20050 Lakeshore Boulevard  
Euclid, Ohio 44123  
[mandy@gwartzlaw.com](mailto:mandy@gwartzlaw.com)  
Attorney for Appellee

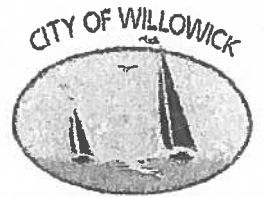


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Mark S. O'Brien  
Attorney for Appellants

Property Maintenance Notice

Willowick Building Department  
31230 Vine St, 44095  
Ph: (440)516-3000



GUENET INDALE & LEMMA GETACHEW & SHOREGATE TOWERS NS LLC  
365 WAKEFIELD RUN BLVD  
HINCKLEY, OHIO 44233

Name: GUENET INDALE & LEMMA GETACHEW & SHOREGATE TOWERS NS LLC  
Address: 30901 LAKE SHORE BLVD, WILLOWICK, OH 44095

Notice Date: 1/24/2024

Details:

Violation Code	Description	Violation Notes	Compliance Date
PM-309.1	Property Maintenance - All structures shall be kept free from insect and rodent infestation. All structures in which insect or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health.	1) Promptly exterminate insects/roaches throughout apartment 850 east building. Submit copy reports and invoices.	1/29/2024

Exhibit B

The City's Property Maintenance Code which was adopted declares that properties must be maintained in good condition in order to protect property value.

To that end, we require the violations listed herein be corrected by the individual violation compliance date listed above.

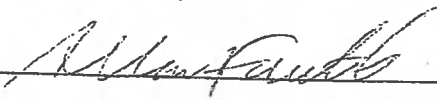
Contact your inspector by the correction date for the reinspection of violations. If a third and subsequent inspection is needed a twenty five dollar (\$25.00) fee shall be paid prior to each inspection. In addition, be sure to obtain all necessary permits.

An electrical permit is required from The Lake County Building Department prior to correcting all electrical violations. Phone # 440-350-2543

**WARNING: The Housing Code violations listed in this report, if any, were detected upon a routine inspection. The City assumes no liability or responsibility for failure to report violations that may exist, and makes no guarantees whatsoever, since there may be further violations which were not detected, which may arise in the future, or which may be determined only by a licensed electrician, plumber, or other specialist at the expense of the person desiring such inspection**

Failure to comply with this notice will result in prosecutive action or other penalty as provided by law. Chapter 167 of the City of Willowick's Codified Ordinances provides the Right to Appeal.

Thanking you in advance for your cooperation.

Inspector: 

# APPLICATION FOR VARIANCE WILLOWICK BOARD OF ZONING APPEALS

**NAME OF PROPERTY OWNER:** Shoregate Towers NS, LLC, Lemma Getachew, Guenet Indale

**ADDRESS:** 30901 Lakeshore Blvd.

**PHONE:** \_\_\_\_\_

**NAME OF APPLICANT  
IF DIFFERENT FROM OWNER:** Mark S. O'brien – Attorney for the Appellants

**ADDRESS:** Cedar-Grandview Building, 12434 Cedar Rd, Suite 11  
Cleveland Heights, Ohio 44106

**PHONE:** 216-331-7400

**REASON AND JUSTIFICATION FOR REQUEST:**

\_\_\_\_\_  
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**DATE:** \_\_\_\_\_ **SIGNED:** \_\_\_\_\_  
APPLICANT

**FOR OFFICE USE ONLY**

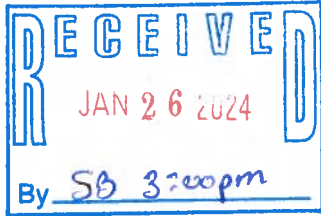
**CASE NO.** 24-2

**PROPERTY ZONED FOR  
(STATE DISTRICT):** Multi-Family

**APPLICABLE SECTION OF  
CODIFIED ORDINANCES:** 1332.05 – 1367.01  
**VARIANCE SOUGHT :** Appeal of Shoregate Towers, NS, LLC, Lemma Getachew and Guenet Indale to the Willowick Property Maintenance Violation dated 1-23-24 (Apartment 1250, East Building P.M. 605.1, 305.3 304.7 (Please see attached).

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.

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Appellants )

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WILLOWICK BUILDING DEPT. )  
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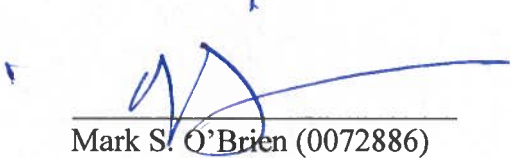
Appellee )

NOTICE OF APPEAL

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Ohio 44095 (the “Property”), by and through the undersigned counsel, and pursuant to Section 1332.05 of the Codified Ordinances of the City of Willowick, Ohio (the “Codified Ordinances”) and Section 111 of the 2015 International Property Maintenance Code (the “Code”), which Code has been adopted by the City of Willowick, Ohio as its property maintenance code via Section 1367.01 of the Codified Ordinances, hereby appeals from the Property Maintenance Notice, dated January 23, 2024, served upon Appellants by Appellee, a copy of which Property Maintenance Notice is attached hereto as Exhibit A (the “Violation Notice”) and incorporated herein by reference. Appellants request a full hearing on the Violation Notice.

Respectfully submitted,



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Attorney for Appellants  
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12434 Cedar Road, Suite 11  
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E-mail: [msobrien9@icloud.com](mailto:msobrien9@icloud.com)

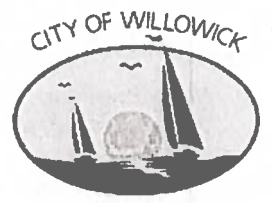
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[mandy@gwartzlaw.com](mailto:mandy@gwartzlaw.com)  
Attorney for Appellee

  
\_\_\_\_\_  
Mark S. O'Brien  
Attorney for Appellants

Property Maintenance Notice  
Willowick Building Department  
31230 Vine St, 44095  
Ph: (440)516-3000



GUENET INDALE & LEMMA GETACHEW & SHOREGATE TOWERS NS LLC  
365 WAKEFIELD RUN BLVD  
HINCKLEY, OHIO 44233

Name: GUENET INDALE & LEMMA GETACHEW & SHOREGATE TOWERS NS LLC  
Address: 30901 LAKE SHORE BLVD, WILLOWICK, OH 44095

Notice Date: 1/23/2024

Details:

Violation ID	Description	Violation Notes	Completion Date
PM-605.1 - Installation	Property Maintenance - All electrical equipment , wiring and appliances shall be properly installed and maintained in a safe and approved manner.	1) Missing electrical faceplate on master bedroom wall receptacle in apartment 1250 east.	2/6/2024
PM-305.3 - Int. surfaces	Property Maintenance - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.	1) Replace all water damaged drywall on ceiling and walls then paint in apartment 1250 east master bedroom.	2/6/2024
PM-304.7 - Roofs / drainage	Property Maintenance - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Gutters and downspouts shall be maintained in good repair and free of obstructions.	1) Repair / replace roofing materials above apartment 1250 east master bedroom.	2/6/2024

Exhibit A



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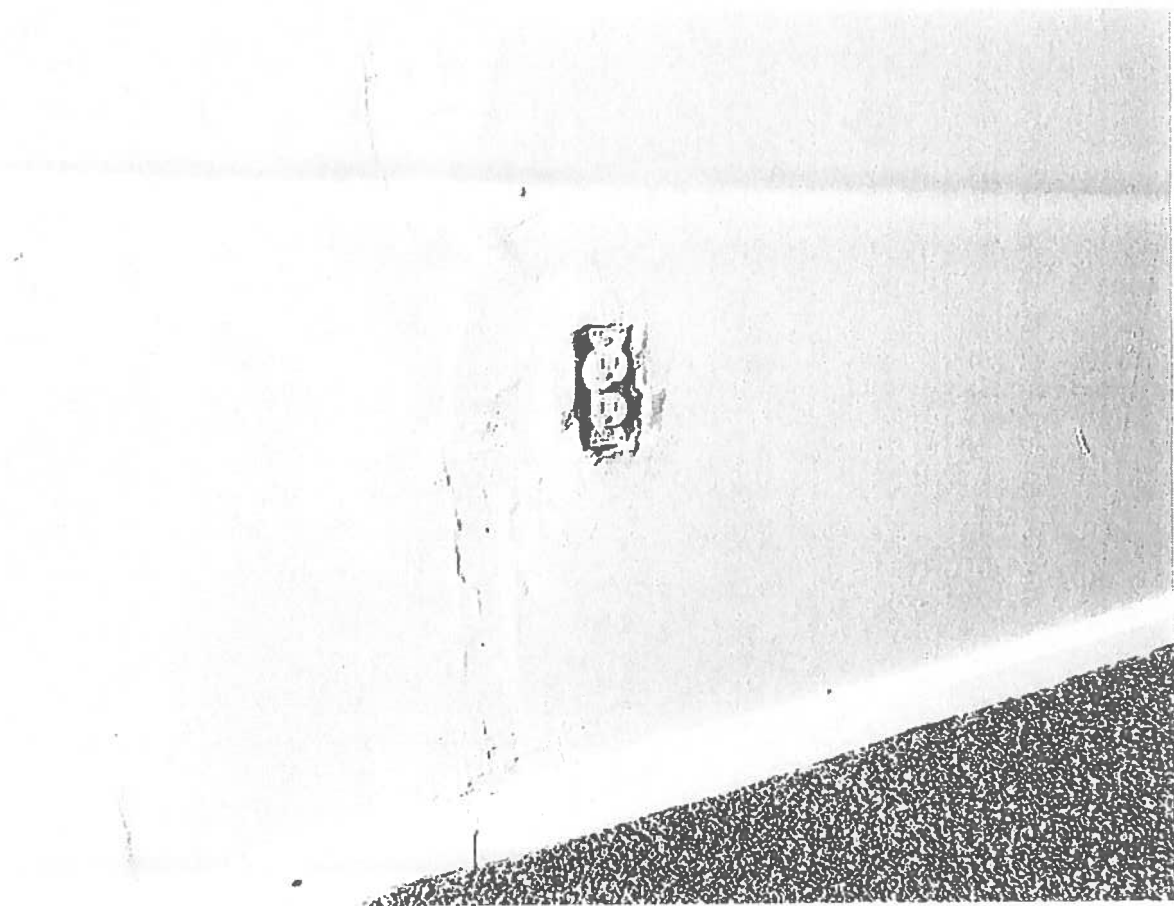
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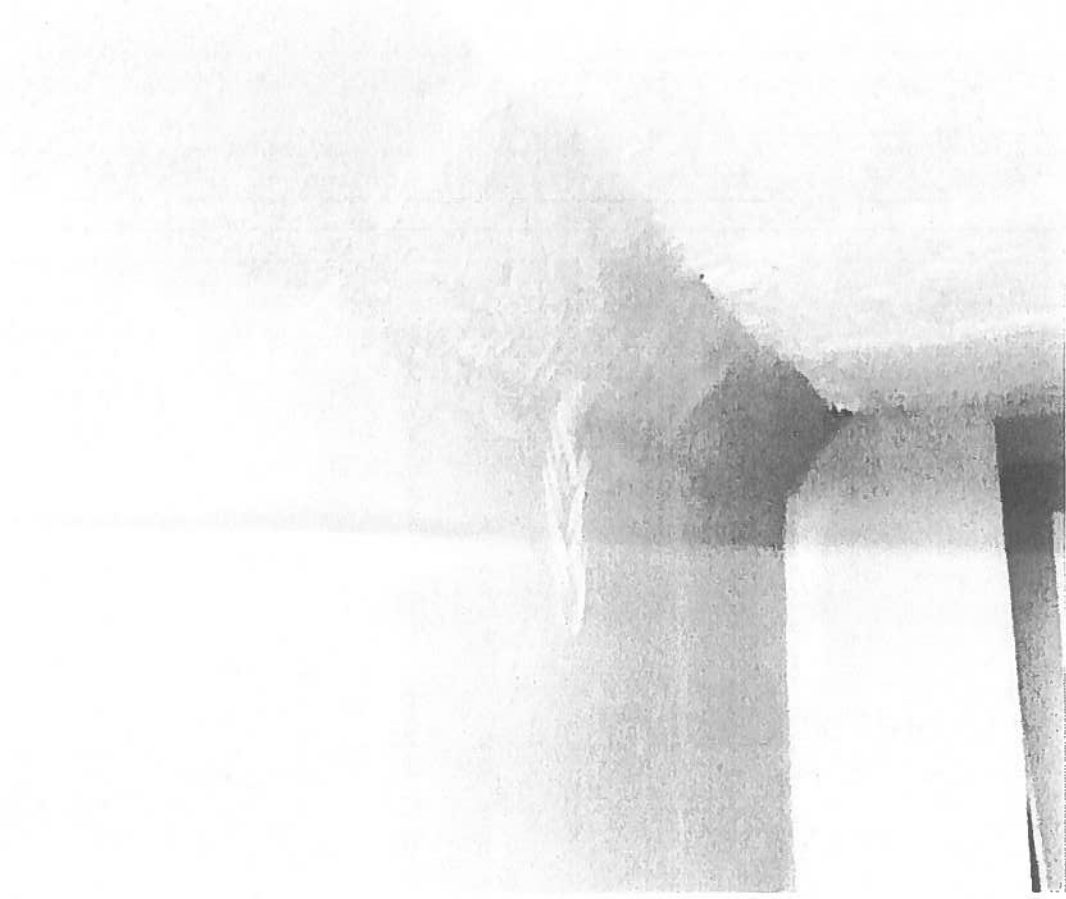
Inspector: \_\_\_\_\_

**Sean Brennan**

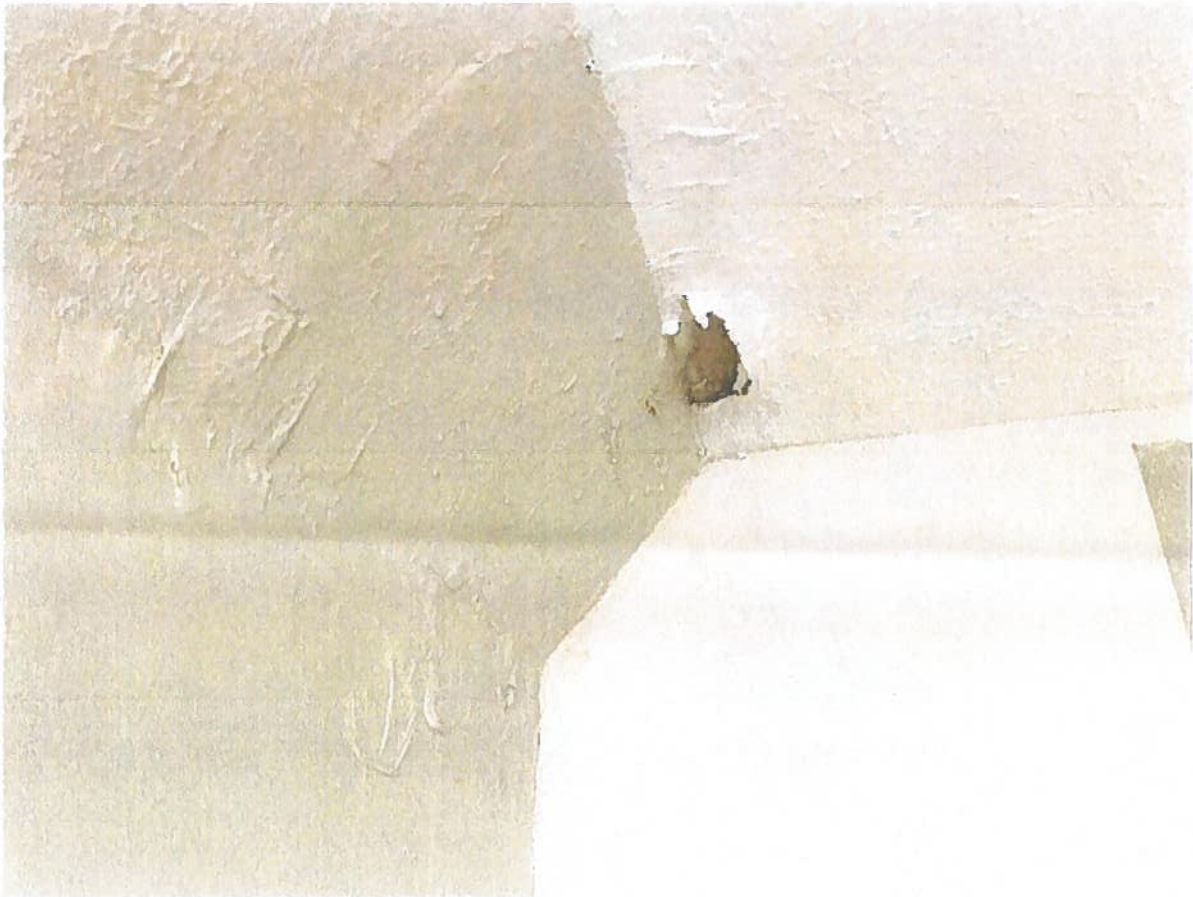
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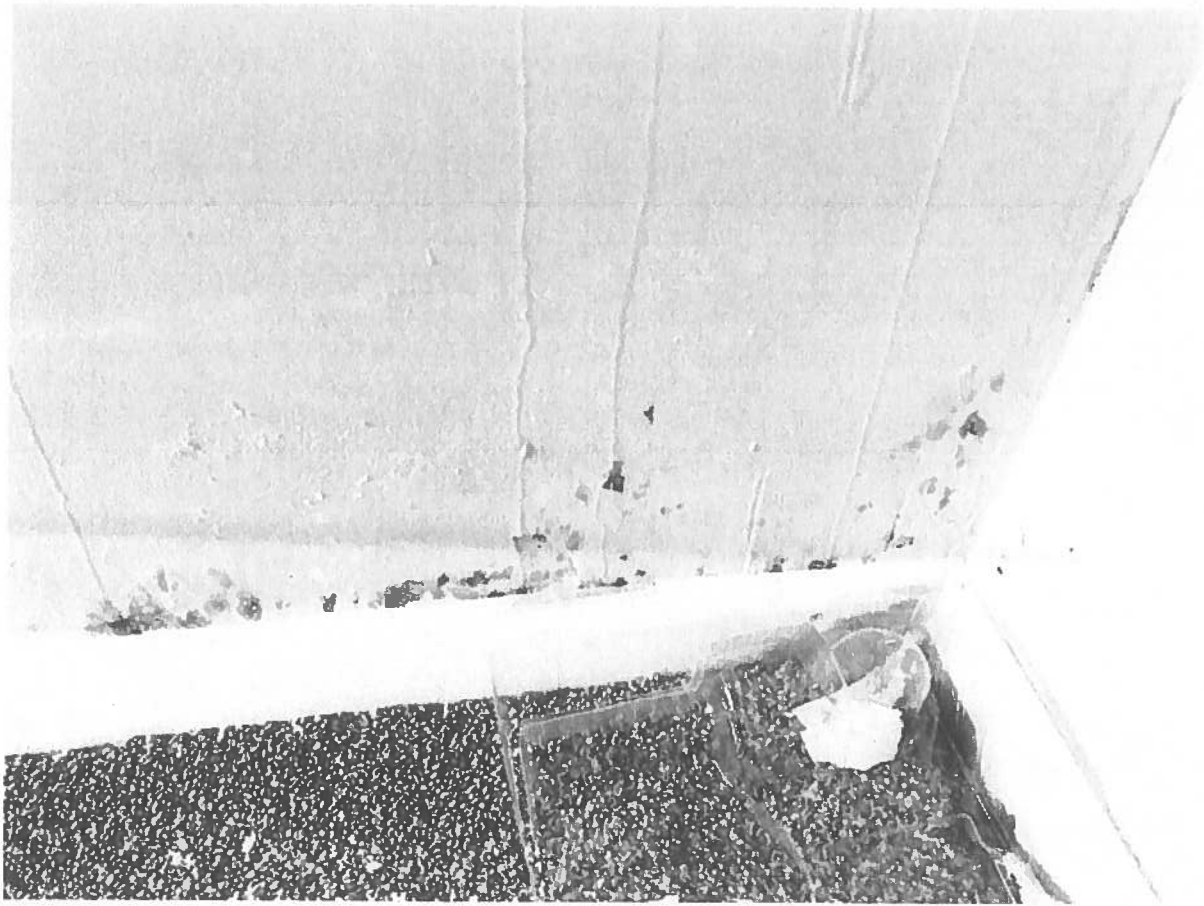
**From:** Sean Brennan <sbrennan508@yahoo.com>  
**Sent:** Tuesday, January 23, 2024 2:22 PM  
**To:** Sean Brennan  
**Subject:** Apt 1250 east 1-23-24

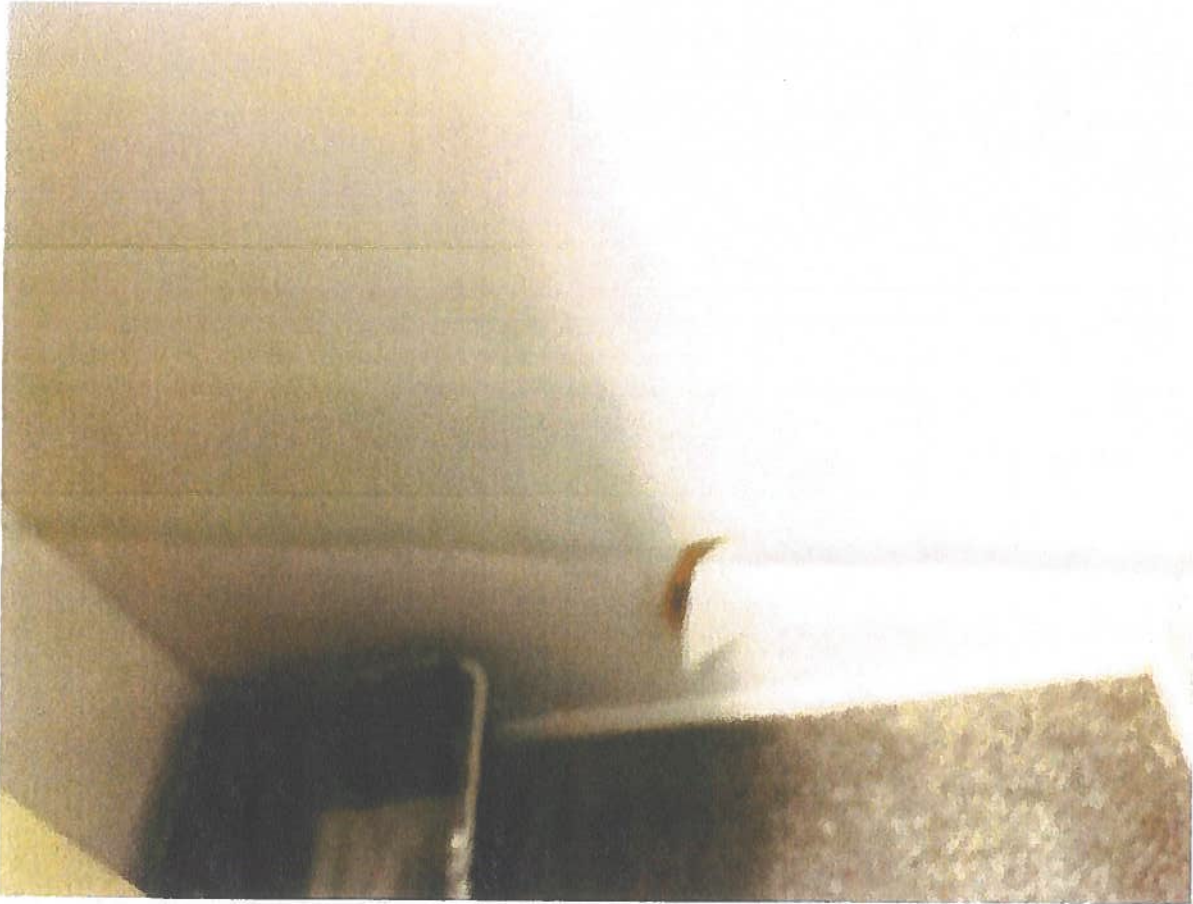














Sent from my iPhone