



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.

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 April 10th, 2024

BZA CASES

2. BZA Case 24-4 Heister
3. BZA Case 24-6 Colegado

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

File Attachments for Item:

1. BZA Minutes April 10th, 2024



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, April 10, 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

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Nick Koudela
BZA Member Phil Yarletts
BZAMember Tom Flaisig
BZA Member Debbie Clarke

ABSENT

BZA Member Rich Hill

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

APPROVAL OF MINUTES

1. BZA Minutes 2/14/2024 Condensed

BZA Minutes 2/14/2024 Complete

Motion made by BZA Member Clarke, Seconded by BZAMember Flaisig.

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

3. Case 24-3 Roger Earley

The Secretary sent out neighbor notification forms.

Mr. Earley appeared before the board.

Mr. Earley would like a 6' high solid fence on the left side property line. The neighbor has a vicious dog, a German Shepherd that jumps on the fence and barks like it wants to attack them when they are outside. They would like the fence for safety issues.

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

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

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

The meeting adjourned at 7:45 p.m.

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

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

Nick Koudela, Chairman

ATTEST:

Jennifer Quinn, Secretary

File Attachments for Item:

2. BZA Case 24-4 Heister

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER:

Steven Heister

ADDRESS:

171 E. 294 St.

PHONE:

Home 440-944-3306 / 440-840-2778 Work

NAME OF APPLICANT
IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

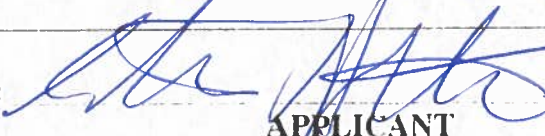
REASON AND JUSTIFICATION FOR REQUEST:

STANDARD STRUCTURE BY WEAVER BARN'S
WANT TO KEEP ENGINEERING THEY HAVE DONE
FOR STRONG STRUCTURE + AESTHETICS INTACT

DATE:

4-18-2024

SIGNED:



APPLICANT

FOR OFFICE USE ONLY

CASE NO.

244

PROPERTY ZONED FOR
(STATE DISTRICT):

Single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

1171.02 (c)

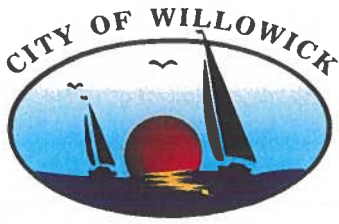
VARIANCE SOUGHT:

2' height - Tool Shed

* Homeowner wants to install a Shed 12 ft. in height
from grade

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 5/8/24 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

Steven Heister
171 East 294 St
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 171 East 294 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. (c) The maximum size of any accessory building shall be 120 square feet as measured from its external dimensions. **The maximum height shall be ten feet.**

Variance Needed

1) 2 Feet For Height

* Home owner wants to install a shed that will be 12 Feet in height from grade.

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,

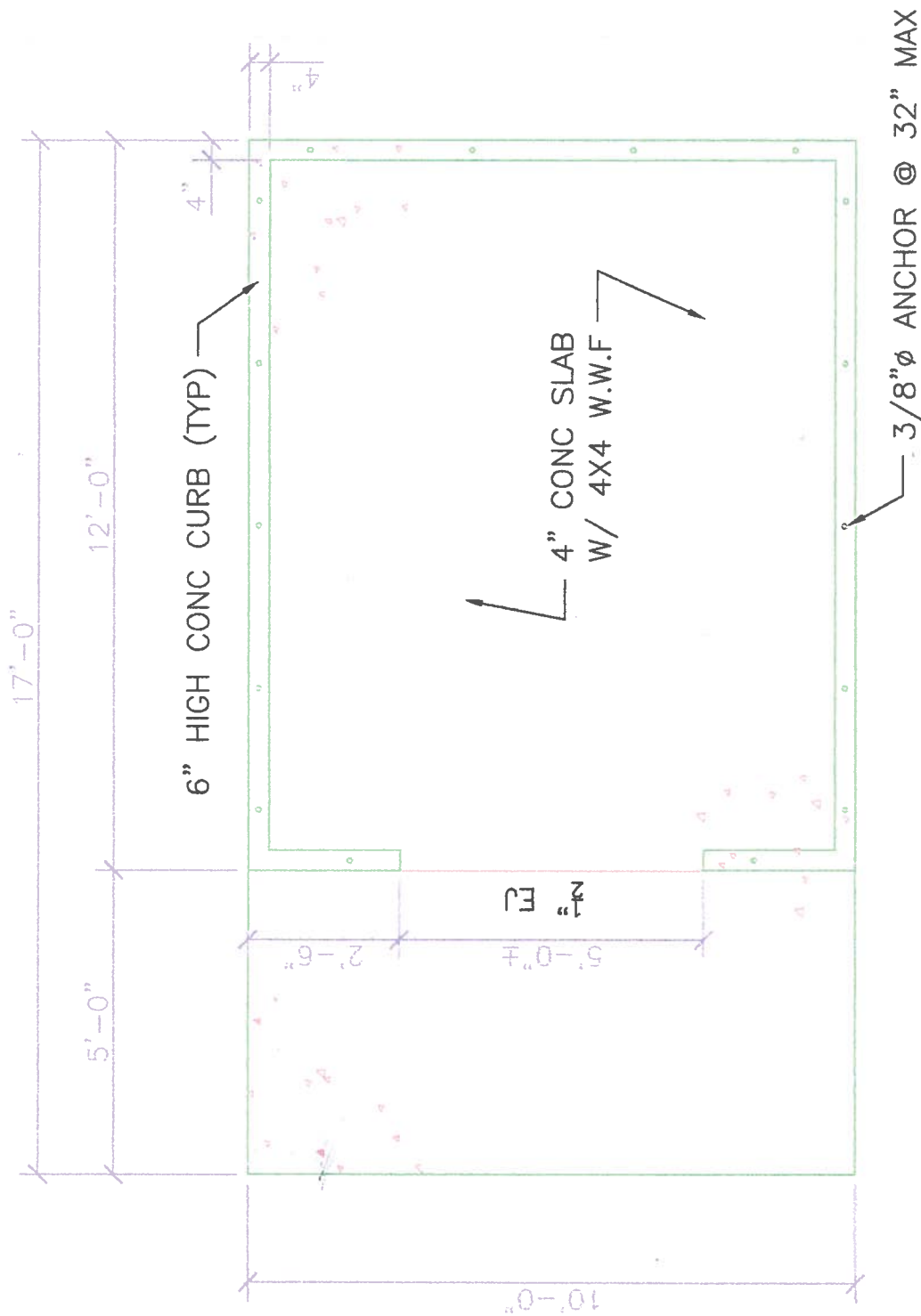

SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR


APPLICANTS SIGNATURE

4-18-20

DATE



SHED FOUNDATION PLAN

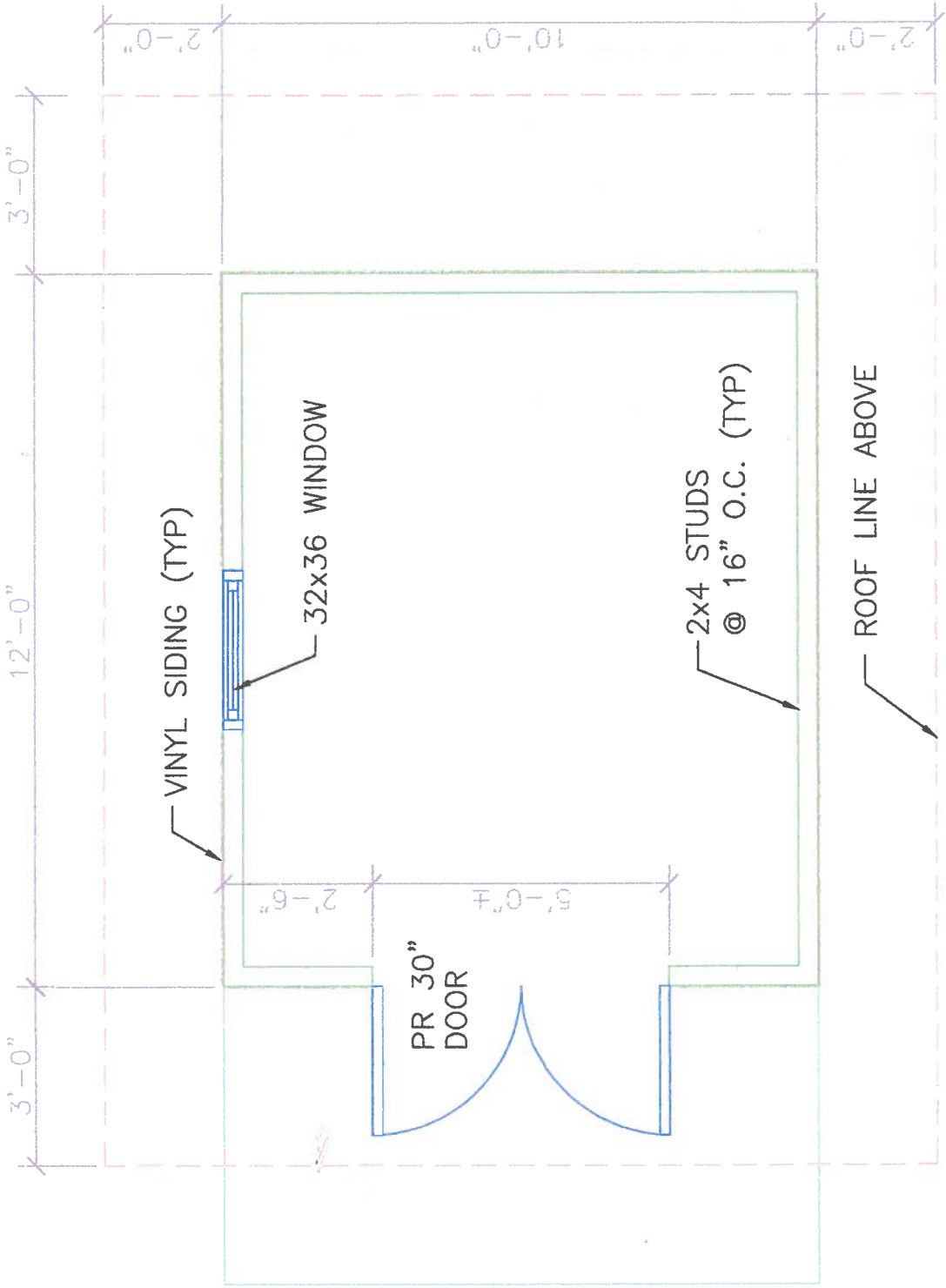
SCALE 3/16" = 1'-0"

PROPOSED SHED
171 E 294TH STREET
WILLOWICK, OHIO 44095

PROPOSED SHED
SLAB PLAN

2/24/24

A-1



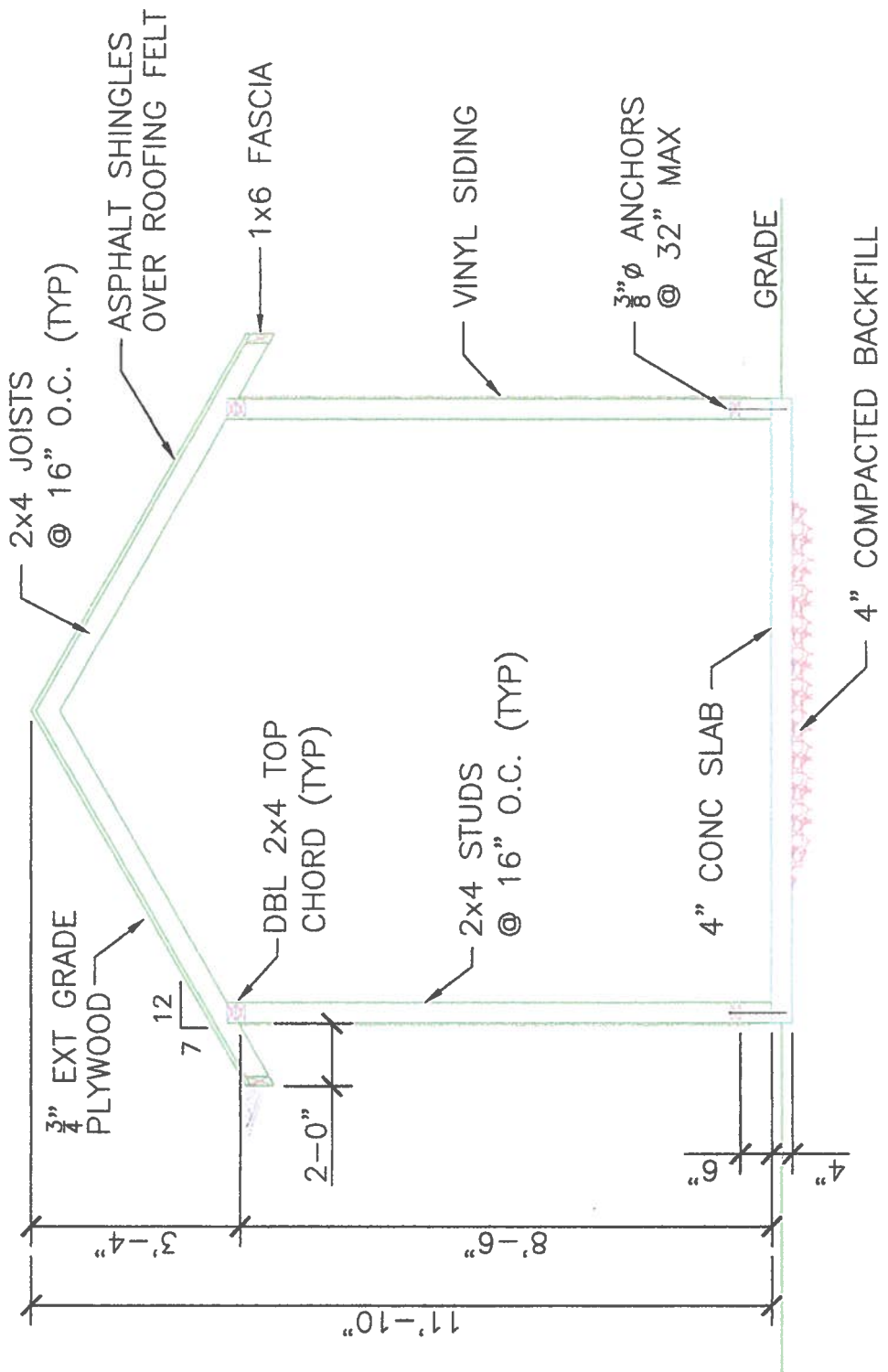
SHED PLAN
SCALE 3/16" = 1'-0"

A-3

2/24/24

PROPOSED SHED SECTION

PROPOSED SHED
171 E 294TH STREET
WILLOWICK, OHIO 44095



SHED SECTION
SCALE 3/16" = 1'-0"



NORTH

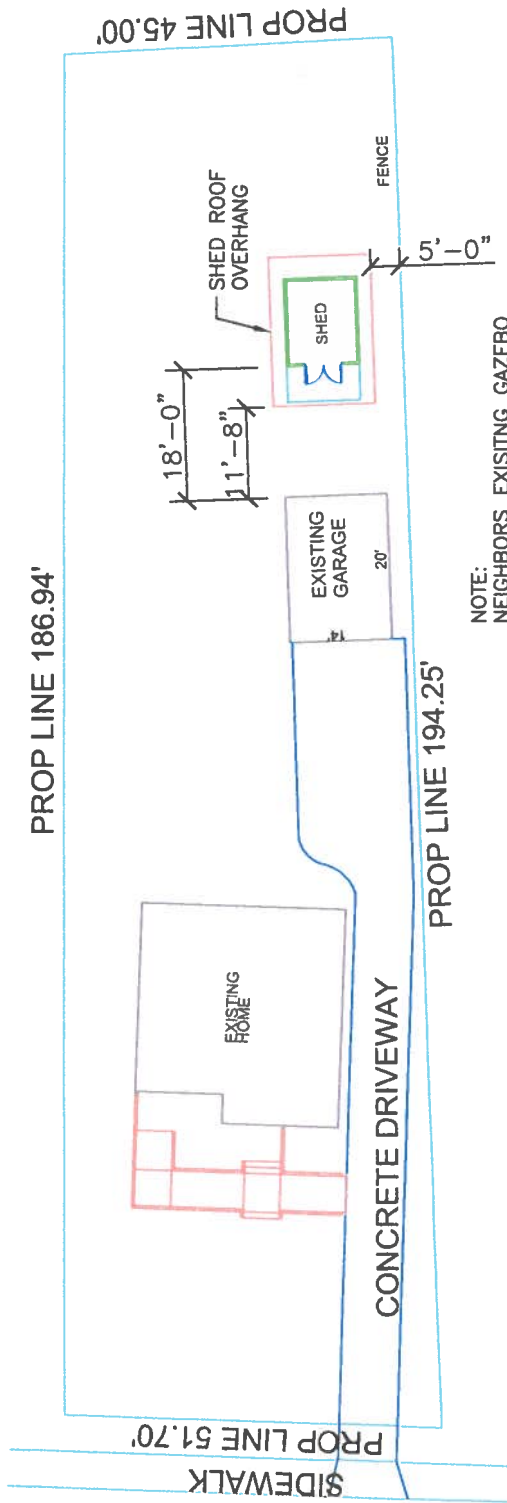
LOCATION PLAN
SCALE N.T.S.

PROPOSED SHED
171 E 294TH STREET
MILLWICK, OHIO 44095

LOCATION
PLAN

2/24/24

T-1



EXISTING SITE PLAN

SCALE 1" = 25'-0"

EXISTING SITE PLAN

C-1

2/24/24

PROPOSED SHED
171 E 294TH STREET
WILLOWICK, OHIO 44095

File Attachments for Item:

3. BZA Case 24-6 Colegado

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #3.

NAME OF PROPERTY OWNER: Avegail Botines Colegado

ADDRESS: 765 E. 365 St

PHONE: 661-742-8522

NAME OF APPLICANT
IF DIFFERENT FROM OWNER:

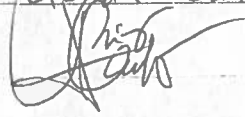
ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

ON THE REAR OF THE HOUSE: AND THE BACK ENTRIES ONE ON THE KITCHEN (NORTH SIDE)
AND THE OTHER ENTRY/EXIT TO THE DINING ROOM (SOUTH). THERE IS ALSO A WALK OUT
EXIT/ENTRY TO THE BASEMENT - THE ENTRANCE TO THIS IS SITUATED IN THE
CENTRAL OF THE REAR OF BUILDING FACING THE EAST.
LOGICALLY, WHILE ONE WOULD LIKE TO COMPLY, THERE IS NO WAY TO DO IT, AS I
WAS BUILDING THE HOUSE MYSELF

DATE: 24-6

SIGNED:  4/25/24
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 24-6

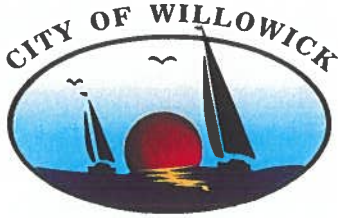
PROPERTY ZONED FOR
(STATE DISTRICT): Single Family

APPLICABLE SECTION OF
CODIFIED ORDINANCES: 1167.01(c)(i)(ii)(iii) 1133.16(c)

VARIANCE SOUGHT: - To install an a/c unit in side yard 20' from side property line
- To install a generator in the side 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 5/8/24 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor 14 AKG



Item #3.

BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Avegail Borines Colegado
765 East 305 St
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 765 East 305 St

DEAR SIR AND / OR MADAM:

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

1133.16 YARD. (c) A "side yard" is an open unoccupied space on the same lot with a building situated between the building and the line of the lot and extending through from the street or from the front yard to the rear yard or to the rear line of the lot. Any lot line not a rear line or a front line shall be deemed a sideline.

Variance Needed

- 1) To install a Generator in side yard 20 feet from side property line.

Note: Home owner wants to 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) WEEEEKS PRIOR TO THE DATE OF THE MEETING.

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

SINCERELY,

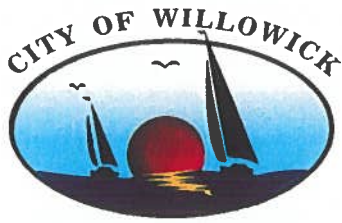
SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

4/25/24

DATE



Item #3.

BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Avegail Borines Colegado
765 East 305 St
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 765 East 305 St

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 air conditioning 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.

Variance Needed

- 1) To install an air conditioner in side yard 20 feet from side property line.

Note: Per home owner this was installed by previous owner in 2023.

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

4/23/24

DATE

PHOTOVOLTAIC ROOF MOUNT SYSTEM

16 MODULES - SYSTEM SIZE STC (6.480 KW DC / 5.000 KW AC)
 765 EAST 305TH STREET, WILLOWICK, OH 44095, USA (41.6281841, -81.4623798)

SYSTEM SUMMARY STC (6.480 KW DC / 5.000 KW AC)
 STC AC: 11.2000kW + 8.000 kW
 (18) 300WVA CELLS SUPPLIED BY 6 AL-GO 60MM MODULES
 (1) 100A DC CIRCUIT BREAKER
 (1) SOLARCODE TECHNOLOGIES LTD. 65000-102 240V INVERTERS
 • 2x STRINGS OF 8 CONNECTED IN SERIES

GOVERNING CODES

- 2018 OHIO STATE BUILDING CODE
- 2018 RESIDENTIAL CODE OF OHIO
- 2021 NFPA 70 - NATIONAL ELECTRICAL CODE

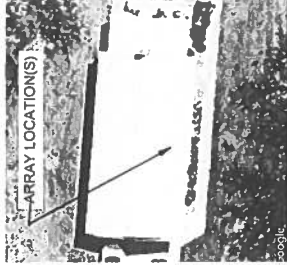
GENERAL NOTES

- 1) ALL PANELS, SWITCHES, ETC. SHALL HAVE SUFFICIENT OUTER SPACE TO BE INSTALLED AND MAINTAINED WITH ALL REQUIREMENTS TO ACCOMMODATE CONDUCTORS SHOWN.
- 2) THIS SYSTEM WILL NOT BE INTERCONNECTED UNTIL APPROVAL FROM THE APPLICABLE LOCAL ELECTRICAL OFFICIALS.
- 3) ALL EXTERIOR ELECTRICAL DEVICES AND EQUIPMENT INCLUDING THOSE THAT ARE EXPOSED TO OUTSIDE ENVIRONMENT SHALL BE OF APPLICATION AND V.L. LABEL SHALL APPEAR ON ALL ELECTRICAL EQUIPMENT.
- 4) EQUIPMENT HOOD SHALL BE MOUNTED ABOVE GROUND MOUNTED IN CONCEALED SPACES (UNLESS APPROVED OTHERWISE) AND SCHEDULE-40 GALVANNEED STEEL SHALL BE USED FOR ALL CONCEALED SPACES.
- 5) ALL CONDUIT SHALL BE INSTALLED ABOVE GROUND AND SHALL BE PROTECTED FROM DAMAGE BY ALL EXTERIOR SURFACES.
- 6) THE ARRAY SHALL BE SECURED IN PRIOR TO REQUESTING INSPECTION.
- 7) ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SUPPLEMENTAL CIRCULATING ELECTRICAL CONDUCTOR IF NECESSARY.

SHEET INDEX

PV-1	COVER PAGE
PV-2	ROOF PLAN WITH MODULES
PV-3	ATTACHMENT DETAIL
PV-4	SINGLE LINE DIAGRAM
PV-5	WIRING CALCULATION
PV-6	PLACEMENT
PV-7	EQUIPMENT SPECIFICATION

AHJ: WILLOWICK (CITY OF), OHIO
 UTILITY: CLEVELAND ELECTRIC ILLUM CO



REVISIONS

NO.	DATE	BY

SIGNATURE & SEAL

 M. BORINES
 650 125197

AVEGAIL BORINES
 765 EAST 305TH STREET
 WILLOWICK, OH 44095 USA
 EMail: MJB
 APN 26-4-01-00-015-0 PHONE N/A

SHEET NAME:
COVER PAGE

SHEET SIZE:
ANSI B
 11" X 17"

SHEET NUMBER:
PV-1

WIRE RUN THROUGH ATTIC

