

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

**NAME OF PROPERTY OWNER:** Billie Federer

**ADDRESS:** 179 Shoreland Ci

**PHONE:** 440-413-0939

**NAME OF APPLICANT  
IF DIFFERENT FROM OWNER:** \_\_\_\_\_

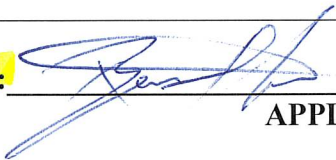
**ADDRESS:** \_\_\_\_\_

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

**REASON AND JUSTIFICATION FOR REQUEST:**

There is reasonable location to install the generator at the rear of the home. There are existing structures and other obstructions preventing the installation.

**DATE:** 2/10/25

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

**FOR OFFICE USE ONLY**

**CASE NO.** 25-1

**PROPERTY ZONED FOR  
(STATE DISTRICT):** single family

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

**VARIANCE SOUGHT:** 1 - Place generator in side yard  
2 - 13' from side property line OR 96' from rear property line

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 3/12/25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2<sup>nd</sup> floor

AK  
1-2

Generator measurements

To rear property line  
- 96 ft

To side property line  
- 13 ft

To Neighbors house  
- 15 ft

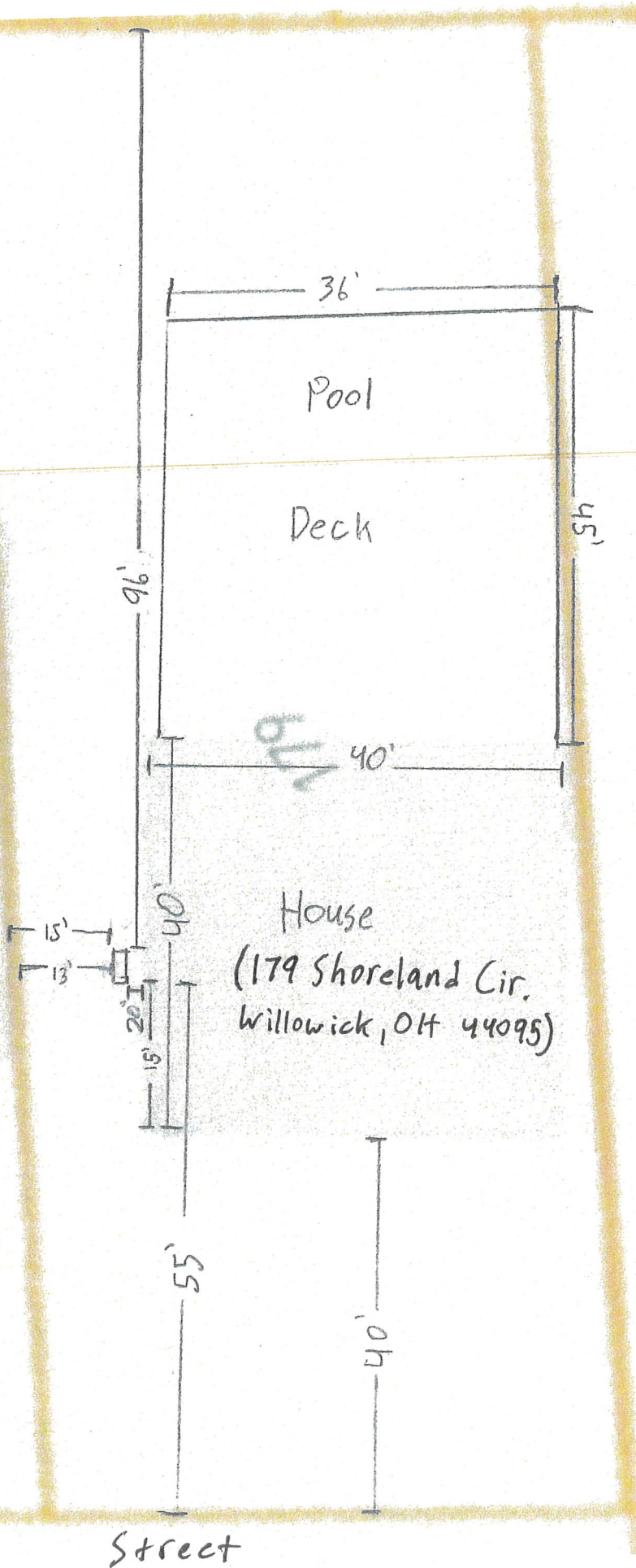
To Front property line  
- 55 ft

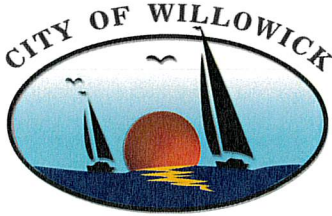
Generator size

Length - 47"

Width - 26.2"

Height - 32.2"





BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Billie Federer

179 Shoreland Cr

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 179 Shoreland Cr

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 generator in the side yard.
- 2) 13 Feet from side property line or 96 feet from rear property line.

\* Contractor installed a generator in 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 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

ORDINANCE NO. 2024-66

AN ORDINANCE AMENDING CHAPTER 1167 OF THE CODIFIED ORDINANCES OF THE CITY OF WILLOWICK, OHIO, TITLED "AIR CONDITIONING UNITS," AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Willowick has reviewed, heard and recommended certain amendments to the Codified Ordinances of the City of Willowick, in the best interests of the residents of the City of Willowick.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILLOWICK, COUNTY OF LAKE, STATE OF OHIO:

Section 1. Chapter 1167 of the Codified Ordinances of the City of Willowick, Ohio, titled "Air Conditioning Units," is hereby amended to read and provide as follows:

CHAPTER 1167

~~Air Conditioning~~, External Household or Commercial Units

1167.01 DEFINED; PERMITS; LOCATION; INSPECTION.

(a) As used in this chapter, "External Household or Commercial Unit" or "Unit" means any ~~air conditioning unit~~, appliance, instrument, device, apparatus or equipment or component thereof, used for washing, humidifying, dehumidifying or controlling the temperature of air or electricity in a residence or other ~~accessory~~-building and which is designed for installation in an outdoor location detached from the building which it serves, including generators, heat pumps, and any similar appliance, machine or equipment located on the outside of a primary structure.

(b) No ~~air conditioning~~ Unit shall be installed in an outdoor location in a Single Family or Multi Family, or Business District without first obtaining a permit therefor from the Chief Building Inspector. Applications for such permits shall be in writing, shall specify the brand name, model, dimensions and cooling capacity of the ~~air conditioning~~ Unit, and shall be accompanied by a drawing showing the proposed location of the Unit. If the proposed installation complies in all respects with this chapter and all other applicable ordinances, rules and regulations of the City, and upon payment of a fee, the Chief Building Inspector shall issue a permit therefor.

(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.

(d) Every ~~air conditioning~~ Unit installed in an outdoor location shall be placed upon a level, one-piece slab of concrete or similar material of such strength and thickness as to prevent breakage due to freezing or other causes.

(e) The Board of Zoning Appeals or Council may, as a condition of granting a variance from the provisions of this chapter as to location of an ~~air-conditioning~~ Unit, require that landscaping or other sound-deadening material be installed in connection with the installation of an ~~air-conditioning~~ Unit in order to prevent the sound from such ~~air-conditioning~~ Unit from being annoying, disturbing or injurious to the comfort, repose, peace, health or safety of nearby residents.

(f) No ~~air-conditioning~~ Unit shall be placed in operation until the Chief Building Inspector has inspected the same and determined that the installation and location thereof are in compliance with this chapter and all other applicable ordinances, rules and regulations of the City.

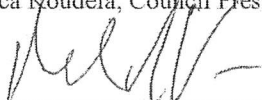
Section 2. It is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were conducted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such actions were conducted in meetings open to the public in compliance with all legal requirements including Chapter 123 of the Codified Ordinances of the City of Willowick.

Section 3. This Ordinance constitutes an emergency measure in that the same provides for the immediate preservation of the public peace, health, safety and welfare of the inhabitants of the City of Willowick and the operation of its building department; wherefore, this Ordinance shall be in full force and take effect immediately upon its passage by Council and approval by the Mayor.

Adopted by Council: 117, 2024

  
\_\_\_\_\_  
Monica Koudela, Council President

Submitted to the Mayor: 117, 2024

  
\_\_\_\_\_  
Michael J. Vanni, Mayor

Approved by the Mayor: 117, 2024

ATTEST: Alyssa Moran  
Clerk of Council