

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

NAME OF PROPERTY OWNER: Victoria A Zydowicz

ADDRESS: 163 East 31st St

PHONE: 440-944-8255

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____

ADDRESS: _____

PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:

To Allow 10 x 12 shed on vacant lot

DATE: 2-19-2025 SIGNED: Victoria A Zydowicz
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 25-3

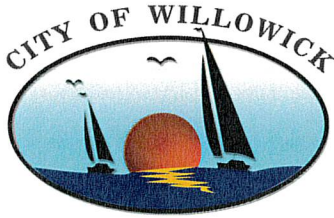
PROPERTY ZONED FOR
(STATE DISTRICT): Multi-Family District 1139

APPLICABLE SECTION OF
CODIFIED ORDINANCES: 1171.02(h) Regulation of Accessory Buildings

VARIANCE SOUGHT: To Allow A 10^{ft} x 12^{ft} Shed To Placed On A Lot That
Does Not Have A Habitable Home -

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, 2nd floor



Victoria Zaydowicz
163 East 317 St
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: 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. (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 allow a 10 ft by 12 ft shed (accessory building) to be placed on a lot that does not have a habitable home.

* Home owner wants to install a shed (accessory building) 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

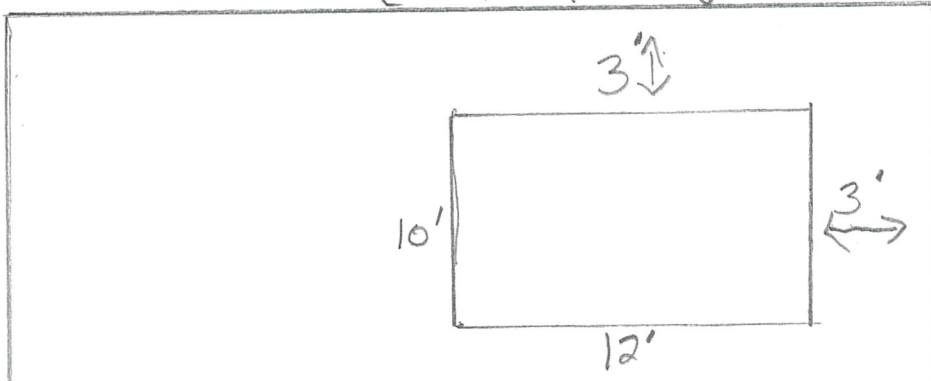
CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

DATE

↑ ↑
14' TO BACK STRUCTURE
ON EAST 316TH

↙ PROPERTY LINE ↘



10'x12' SHED
10' HIGH
4" CONCRETE

↙ PROPERTY LINE ↘

↙ PROPERTY LINE ↘

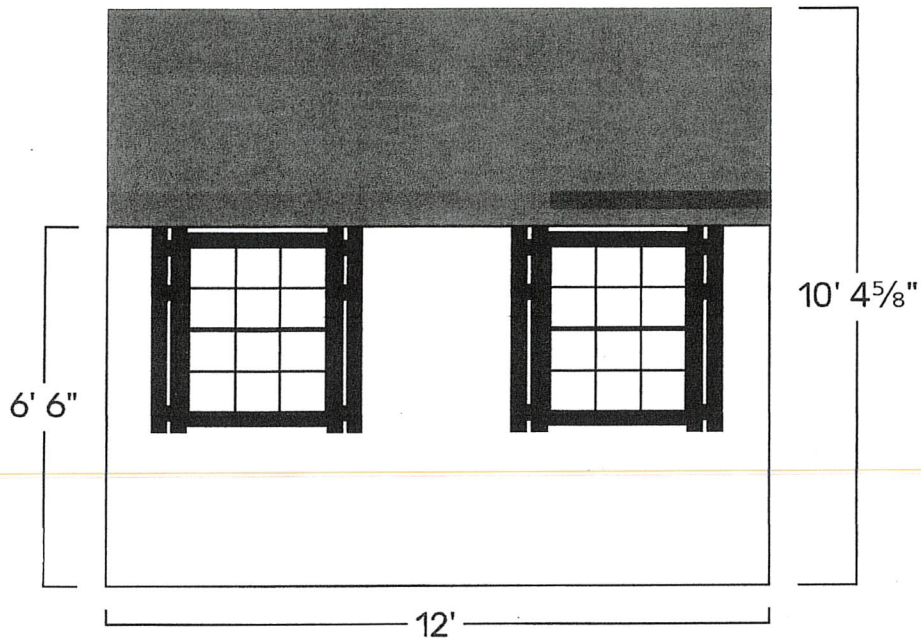
VACANT LOT

168 EAST 317TH ST

← SIDEWALK →

Wall A

A



A,B

9' 3"

C,D

2' 9"

Measurements are to center from right siding edge

description

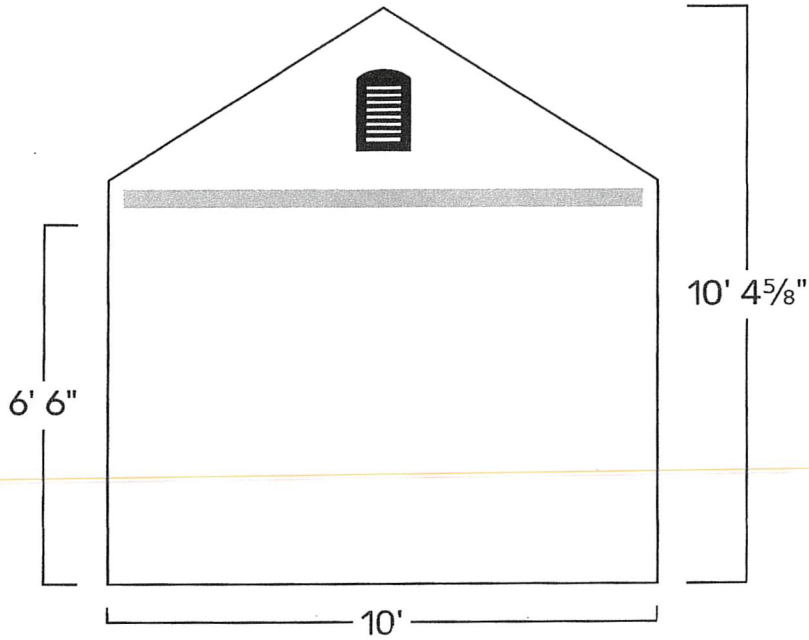
- A WINDOW: Aluminum Single-Hung 30"Wx36"H Single
- B ACCESSORY: Wood Shutters, Crossbar
- C WINDOW: Aluminum Single-Hung 30"Wx36"H Single
- D ACCESSORY: Wood Shutters, Crossbar

finish

- Casing Nature Stain
- Nature Stain
- Casing Nature Stain
- Nature Stain

Wall B

B



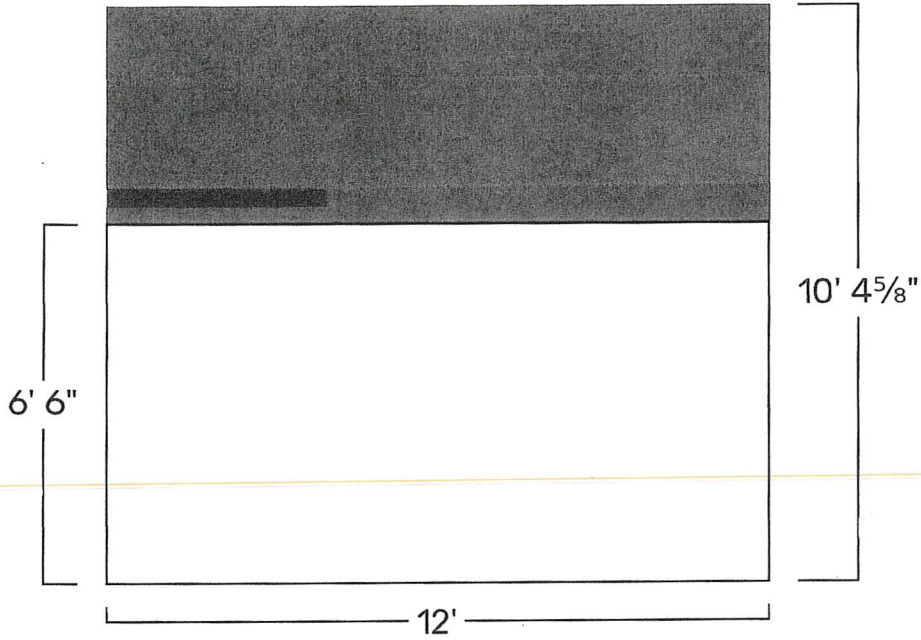
A	5'
B	4' 11 7/8"

Measurements are to center from right siding edge

description	finish
A ACCESSORY: Loft 10x4 SK	N/A
B ACCESSORY: Small Wood Vent	Charcoal Gray

Wall C

C



Measurements are to center from right siding edge

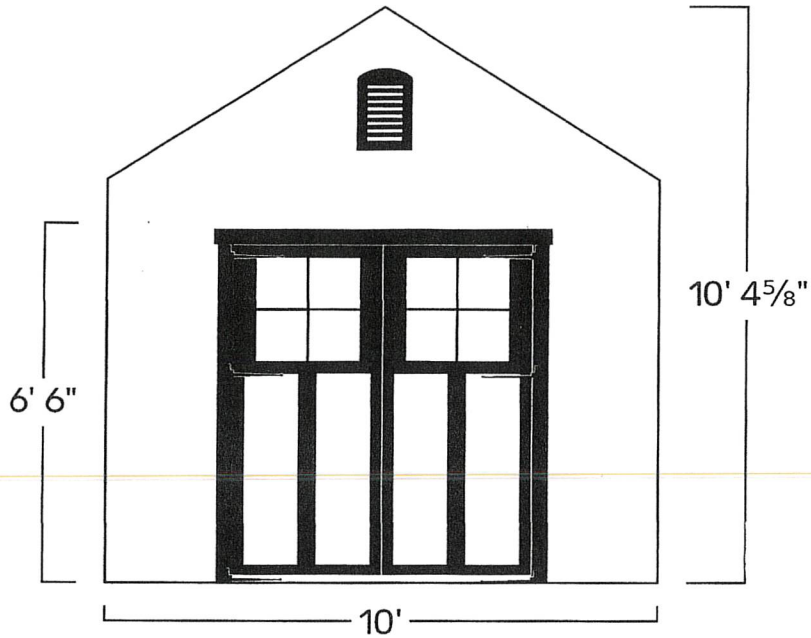
description

no items

finish

Wall D

D



A,B	5'
C	4' 11 ⁷ / ₈ "

Measurements are to center from right siding edge

description

- A DOOR: Cottage Stall 66" Double
- B ACCESSORY: Strap Hinge, Black, Double Door
- C ACCESSORY: Small Wood Vent

finish

- Nature Stain, Casing Nature Stain
- N/A
- Charcoal Gray