

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

NAME OF PROPERTY OWNER: Ryan Nabra

ADDRESS: 733 E. 315 St

PHONE: _____

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____

ADDRESS: _____

PHONE: 440-897-1850

REASON AND JUSTIFICATION FOR REQUEST:

See attached

DATE: 8-18-26 SIGNED: Ryan Nabra
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 26-12

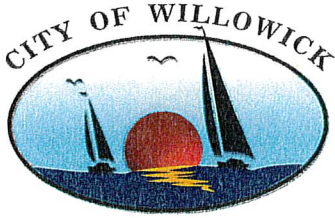
PROPERTY ZONED FOR
(STATE DISTRICT): Single Family

APPLICABLE SECTION OF
CODIFIED ORDINANCES: 351.19(b)

VARIANCE SOUGHT: _____

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 9/9/26 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

RYAN NAHRA

733 East 315 St.

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 733 East 315 St.

DEAR SIR AND / OR MADAM:

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

351.19 STORAGE OF COMMERCIAL MOTOR VEHICLES, TRAILERS IN RESIDENTIAL AREAS. (b) No person shall park or store a commercial motor vehicle or trailer in a residential area of the City, except in a completely enclosed garage or building. No person, being the owner thereof, shall permit a commercial motor vehicle or trailer to be parked or stored in a residential area of the City, except in a completely enclosed garage or building. No person, being the owner of or having possession of real property in a residential area of the City, shall permit any commercial motor vehicle or trailer to be or remain parked or stored thereon, except in a completely enclosed garage or building.

Variance Needed: 1) To allow a commercial vehicle to be parked in a residential area, out side of garage.

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 6:30 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

7/23/26

To Whom it may concern,

I am writing this letter to respectfully request a variance from Section 351.19 of the Willowick Codified Ordinances to allow my commercial work truck to be parked in the driveway of my home at 733 E315th St. Willowick, OH 44095

I am employed by Ronyak Paving and my box truck is essential to my daily work responsibilities. It is used to transport my equipment, tools, and materials required for each job site. Keeping it at my residence allows me to respond promptly to work assignments and to safely secure the vehicle when I am off duty.

I understand the purpose of 351.19 is to preserve the residential character of the neighborhood, and I fully support that goal. I believe my request is consistent with that intent because:

- the vehicle will be parked only in my driveway and will not obstruct streets, sidewalks, or neighboring properties
- it will be properly maintained, clean, and in good working condition
- it is used solely for employment and is not part of any business operation conducted from my home
- allowing the vehicle to remain at my

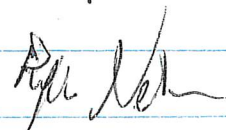
residence will not create excessive noise, traffic, or safety concerns for my neighbors

Without this variance, I would be required to park the vehicle elsewhere, creating unnecessary hardship and additional travel while providing no meaningful benefit to the surrounding neighborhood.

We are proud willowick residents and strive to be respectful neighbors. We respectfully ask the board to consider this request and grant a variance allowing me to park my vehicle in the driveway. I have included a photo of what it looks like parked at my home.

Thank you for your time and consideration. I appreciate the opportunity to present my request and am happy to answer any questions or provide additional information the board may require.

Respectfully,



Ryan Nahra
(440) 897-1850



