

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER: Michael Bowen

ADDRESS: 472 E. 319 St.

PHONE: 440-487-1243

NAME OF APPLICANT
IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:
ADDITIONAL ACCESSORY BUILDING

DATE: 11/28/2023 SIGNED: Michael J. Bowen
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 23-15

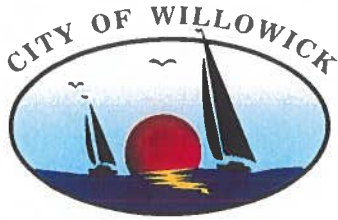
PROPERTY ZONED FOR
(STATE DISTRICT): Single Family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

VARIANCE SOUGHT: 1) 1171.02(g) - Second Accessory Structure
2) 1171.02(c) - 72 sq ft for a shed
* to install a second shed and total is 192 sq ft per site plan for both sheds

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 12/13/23 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor
25-26



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Michael Bowen
472 East 319 St.
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 472 East 319 St.

DEAR SIR AND / OR MADAM:

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

- 1) **1171.02 REGULATION OF ACCESSORY BUILDINGS. (g)** No more than one accessory building requiring flooring and base (exclusive of detached garage) shall be permitted on a lot.
- 2) **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.

Variances Needed

- 1) A second accessory structure.
- 2) 72 square feet.

* Home owner wants to install a second shed and the total is 192 square feet per site plan for both sheds.

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

 11/28/2023

APPLICANTS SIGNATURE

DATE

A mortgage Location Survey shall be defined as an instrumentality, in to the mortgage lending industry, whereby, substantial proof is submitted a mortgage lender and/or title insurer that the building (s) and/or other rovements are actually located on the land covered by the legal description in a mortgage and that said Mortgage Location Survey is a professional service, provided by Professional Surveyors, SOLELY FOR THE INTENT OF AND USE BY THE MORTGAGEE AND/OR TITLE INSURER. The Mortgage Location Survey does not constitute and improvement to the property, and is only a professional opinion which these parties may use as a guide to arrive at any decisions they may wish to make concerning said real property.

THIS MORTGAGE LOCATION SURVEY IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

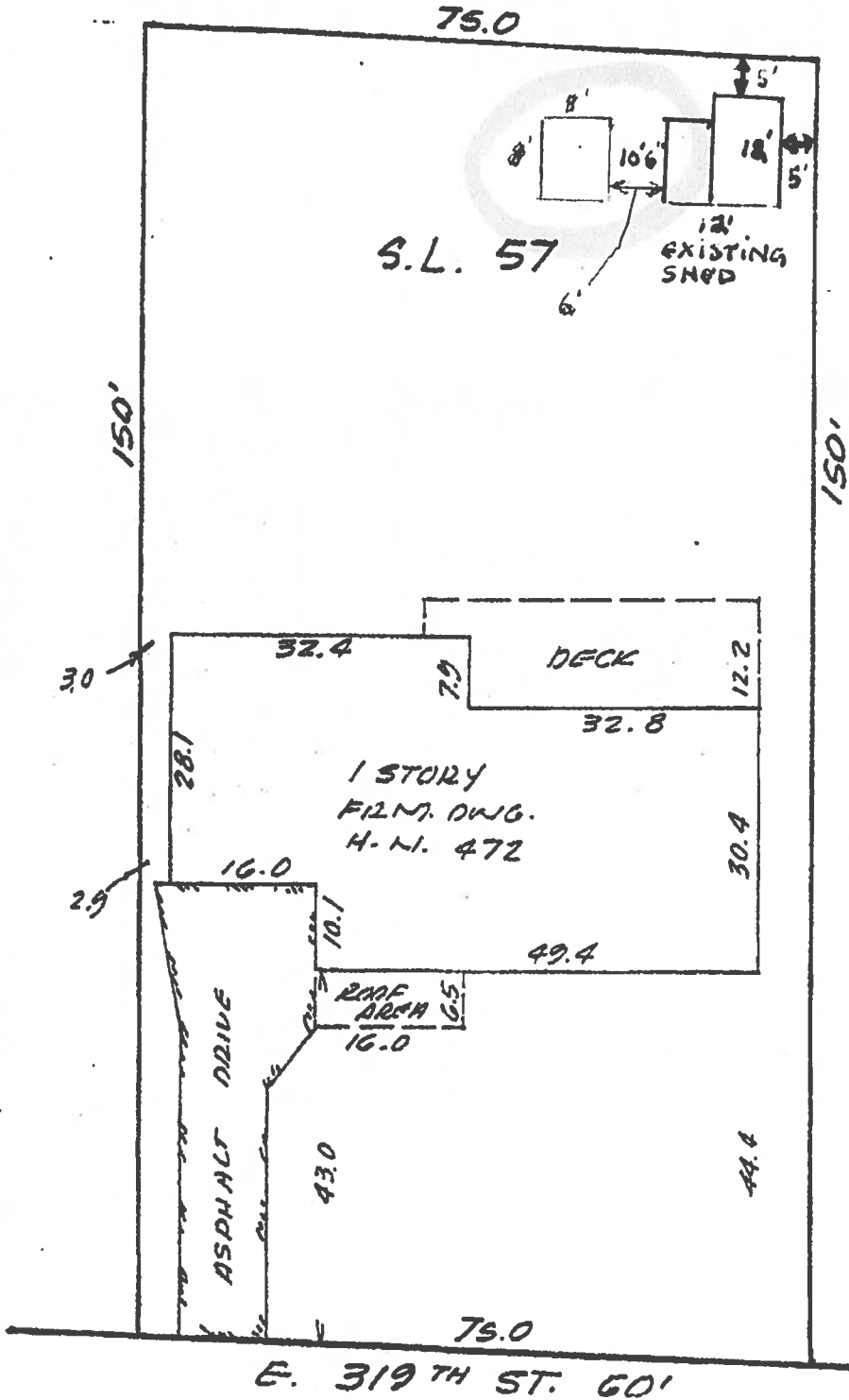
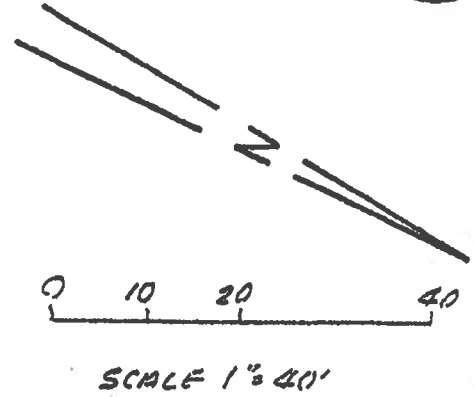
SUBLOT 57 INVOL C PAGE 1
 TOWNSHIP WILLIAM LOT 384 TRACT 16

Timothy J. Feller
 TIMOTHY J. FELLER - PROF. SUR. #7104

DATE 5-2-97



LINEAR ERROR OF SURVEY
 = 1/2 FT

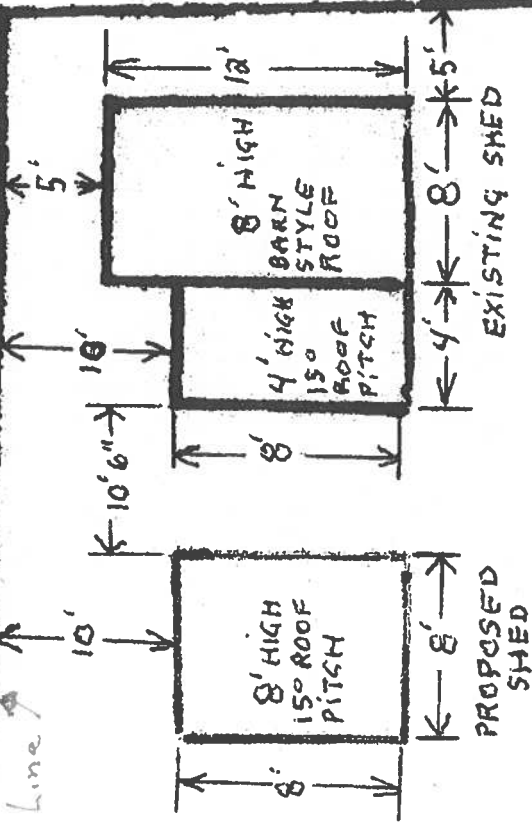


This survey plat is hereby acknowledged and accepted.

Michael J. Bowers
John J. Bowers

150.0

Rear Property Line →



150.