

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

NAME OF PROPERTY OWNER: Ken Allen

ADDRESS: 151 E. 293 St (vacant lot)

PHONE: 440-413-2454

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____

ADDRESS: _____

PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:

Lot size Not large enough to build a single family home.
Requesting a variance to be able to build

DATE: 8-22-25 SIGNED: [Signature]
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 25-14

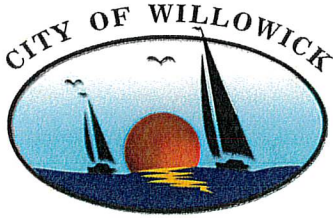
PROPERTY ZONED FOR
(STATE DISTRICT): Single Family

APPLICABLE SECTION OF
CODIFIED ORDINANCES: 116.03(a)

VARIANCE SOUGHT: 1,150 sq ft. to allow a dwelling to be built on a
lot that is 6,350 sq ft.

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 9-10-25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor 29



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Ken Allen
3942 Charles Way
Perry Oh 44081

RE: PERMIT APPLICATION AT: 151 East 293 St Vacant Lot

DEAR SIR AND / OR MADAM:

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

1163.03 LOT AREA PER FAMILY; EXTENT OF LAND OCCUPANCY; MINIMUM FLOOR AREA REQUIREMENTS; PARKING, LOADING AND UNLOADING SPACE. (a) In a **Single Family District**, no dwelling or premises shall be erected or altered to accommodate or make provision for more than one family for each **7,500 square feet of the area of the lot if any interior lot** or for each 6,000 square feet if a corner lot.

Variance Needed : 1) 1,150 Square ft. to allow a dwelling to be built on a lot that is 6,350 Square ft.

* Potential buy wants to build a dwelling on a lot that is not 7,500 square ft.

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

8-22-25

DATE

Sean Brennan

From: kenneth allen <allenrealestate@earthlink.net>
Sent: Wednesday, August 20, 2025 1:35 PM
To: Sean Brennan
Subject: Fw: parcel number 28A042G000490
Attachments: 293.pdf; 293re.pdf

-----Forwarded Message-----

From: kenneth allen <allenrealestate@earthlink.net>
Sent: Aug 18, 2025 6:45 AM
To: <cbrennan@cityofwillowick.com>
Subject: parcel number 28A042G000490

Dear Mr, Brennan:

As we discussed on Friday, we are considering buying the vacant lot located at the above referenced parcel number. Attached are the MLS and the Realist reports.

Our intention is to build a single family home on the parcel with construction to start within approximately two years. We are unsure of the design at this time but neighborhood homes in the area are generally under 1,600 square feet, such as the parcel neighbor located at 145 East 293rd Street. We do not anticipate an improvement any larger than that.

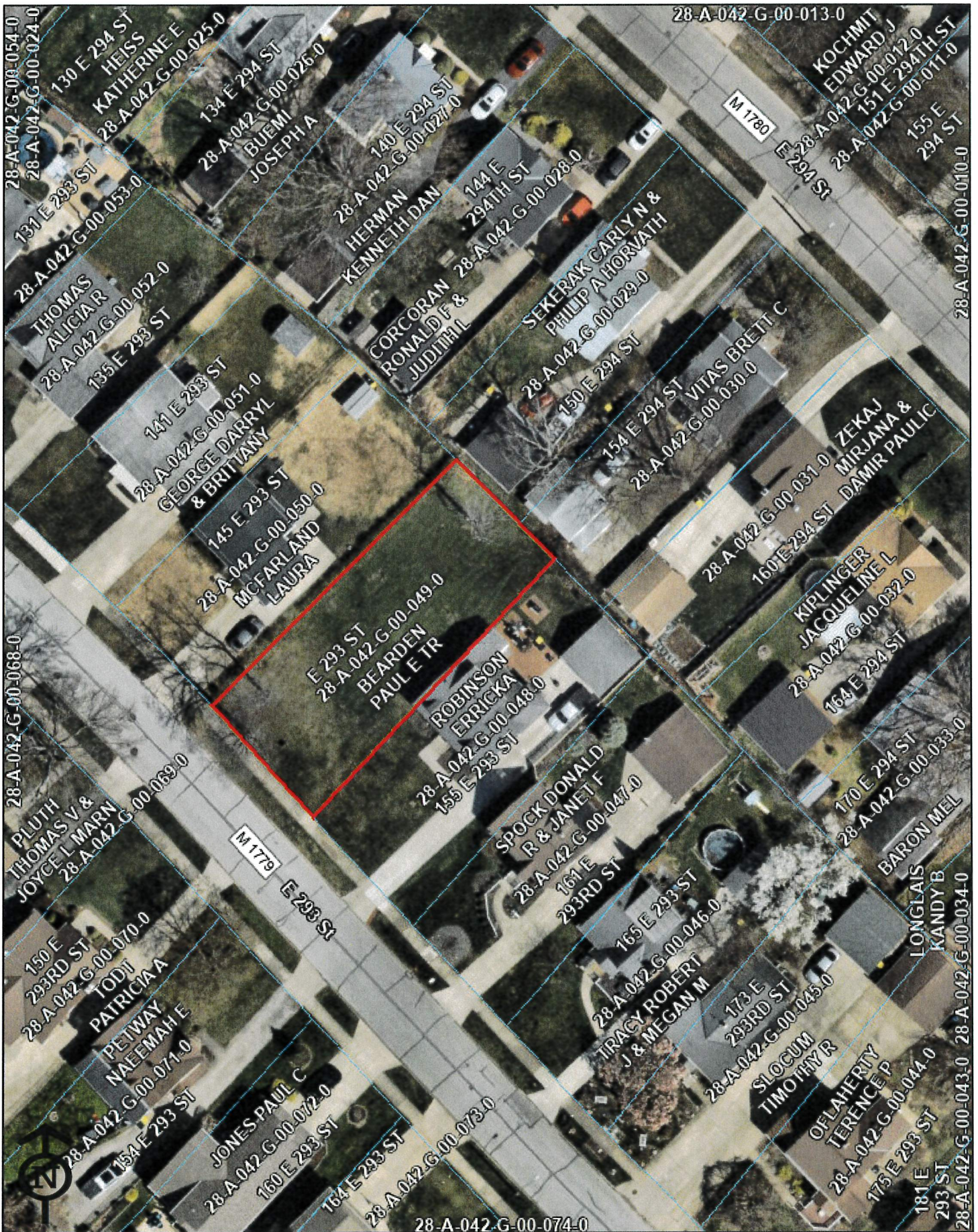
The parcel dimensions are 50 foot frontage by 127 foot depth for a lot size of 6,350 square feet. As the lot size does not meet minimum lot size requirements for a single family home, we are requesting a variance.

Please let me know if you need any further information for this variance request.

Thank you.

Ken Allen
440-413-2454

Web AppBuilder for ArcGIS



Property lines are graphic representations and are **NOT** survey accurate.

Lake County GIS Dept. / Lake County Tax Map Dept., 105 Main Street, Painesville, OH

1 inch = 47 feet

Creation Date: August 20, 2025

E 293 St, Willowick, OH 44095

MLS#: **5097958**
Status: **Active**

Prop Type: **Land and Lots**
Sub Type: **Unimproved Land**

List Price: **\$25,000**
DOM/CDOM: **196/196**



List Dt Rec: **04/11/2025**
Lot #:
Unit:
County: **Lake**

List Date: **02/03/2025**
Contg Dt:
Pend Dt:
Off Mkt Dt:
Close Dt:
Exp Dt:

Parcel ID: **TX 28-A-042-G-00-049-0**
Twp: **Willowick**
Subdiv: **Gilchrists Brookwood Beach Estates**
School Dist: **Wickliffe CSD - 4308**
\$/Acre: **\$171,467.76**

Directions: **Take Lake Shore Blvd, head North on E. 293rd. St. The vacant lot is on the right side. North of Lake Shore Blvd.**

Land Lease: **No Monthly Lot Rent**

Legal/Taxes

Taxes: **\$418** Tax Year: **2024** Assessment: **No** Homestead: **No**
Legal: **LOT 5 & 8 TRACT 15 & LOT 1 TRACT 16**

Features

Waterfront: **No** Lot Dim: **50 x 127** Lot Sz Src: **Auditors Website**
Lots: **1** Front Feet: **50** Lot Sz Acre: **0.15** Divisible:
Association: **No**
Water: **Public** Sewer: **Public**
Parking: **On Street**
Remarks: **Beautiful residential vacant lot located on a quiet street just minutes from Lake Erie. This lot is North of Lake Shore Blvd on one of the coveted side streets close to the lake. Lot size is 50 x 127 or 0.1458 acres. This is a great opportunity for a neighbor to increase their lot size or for someone looking to build.**

Agent/Broker Info

List Agent: **Jennifer R Woomer (2015003976)** List Office: **VSD Realty, LLC. (20097)**
Contact #: **216-337-0107** Office Phone: **216-406-1772**
LA Email: **jennifer.woomer@gmail.com** Office Fax: **800-771-4420**
LA License #: **OH BRKA.2021004837** Brokerage Lic: **2017006048**
Attrib Cnt: **216-406-1772 victor@vsdrealty.com**
Waived Agt: **No**

Showing

Electronic Lock Box: **No** Serial #:
Showing Rqmts: **Call Listing Agent**
Showing Remarks: **Drive by and check out the beautiful location of the vacant lot.**
Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name: Owner Phone: Owner Agent: **No** Warranty:
Listing Agreement: **Exclusive Right To Sell** Listing Service: **Full Service**
Listing Contract Date: **02/03/2025** Expiration Date: Purchase Contract Date:
Possession: **Time of Transfer** Orig List Price: **\$25,000**
Special Listing Conditions: **Standard**
Online Bidding: **No**
List Terms: **Cash**

Prepared By: Kenneth J. Allen Information is Believed To Be Accurate But Not Guaranteed Date Printed: 08/18/2025 06:21 AM
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 5097958

[E 293 St , Willowick, OH 44095](#)

Printable page

Parcel Number: 28A042G000490

Parcel Owner: BEARDEN PAUL E TR

Parcel Address: E 293 ST

Parcel

Class	R - RESIDENTIAL
Land Use Code**	500 - R - RESIDENTIAL VACANT PLATTED LOT,SUBD. (Land Use Codes Descriptions)
Tax Roll	RP_OH
Neighborhood	28R06000 -
Municipality	28 - WILLOWICK CITY

****Land Use Code(LUC) is for valuation purposes only. Land Use Code and local zoning are not the same. Consult the local jurisdiction for zoning and legal use.**

Tax Rate [How do I calculate a tax bill?](#)

Gross Tax Rate	98.49
Reduction Factor	.28145499
Effective Tax Rate	70.769498
Non-Business Credit	0.089141
Owner Occupancy Credit	0.022285

Owner Name and Mailing Address [Change your owner mailing address electronically.](#)

Owner Name	BEARDEN PAUL E TR
Owner Mailing Address	17903 CANTERBURY RD
City, State, Zip	CLEVELAND OH 44119

Tax Bill Mailing Name and Address [Change your tax bill mailing address](#)

Tax Mailing Name	BEARDEN PAUL E TR
Tax Mailing Address	17903 CANTERBURY RD
City, State, Zip	CLEVELAND OH 44119
Mortgage Company	N/A
Mortgage Company Name	N/A
Treas Code	N/A

Legal Description Information

Multiple Parcel:	-
Legal Description	LOT 5 & 8 TRACT 15 & LOT 1 TRACT 16
AG Status	-
Subdivison/Condo Name	GILCHRISTS BROOKWOOD BEACH ESTATES
Block	-
Phase	-
Plat Volume and Page	D-73
Sublot Number	102
Building/Unit #:	-
Legal Acres	.1458
Unit Description:	-
State Code:	3080
School District:	4309 - WILLOUGHBY-EASTLAKE CITY S D

Owner Occupancy Credit [How do I apply?](#)

OOO Credit	NO
------------	----

Homestead Credits [How do I qualify?](#)

Filing Status:	-
Smart File Number:	-
Application Name:	-
Spouse's Name:	-

Grandfathered: -

Appraised (Market - 100%) Value

Year	Parcel ID	Appraised Land	Appraised Building	Appraised Total	CAUV
2024	28A042G000490	\$18,540	\$0	\$18,540	\$0
Total:		\$18,540	\$0	\$18,540	\$0

Assessed Value (35%)

Year	Parcel ID	Assessed Land	Assessed Building	Assessed Total	CAUV
2024	28A042G000490	\$6,490	\$0	\$6,490	\$0
Total:		\$6,490	\$0	\$6,490	\$0

Taxes Due

Tax Roll	Delq Taxes	1ST Half Taxes	2ND Half Taxes	Total
RP_OH	\$0.00	\$0.00	\$230.10	\$230.10

Taxes Charged

Tax Roll	Delq Taxes	1st Half Taxes	2nd Half Taxes	Total
RP_OH	\$20.92	\$209.18	\$209.18	\$439.28

Report Discrepancies [HERE](#)Sales Summary [Real estate transfer procedures](#)

1 of 3

Sale Date 29-JAN-21
 Transfer Number 459468
 Instrument Type WD-WARRANTY DEED
 Seller WALKER MARK A
 Buyer BEARDEN PAUL E TR
 Price \$20,700
 Number of Parcels: 1
 Document Number 2021R003190
 Deed Book/Page /
 Sale Validity 0-VALID SALE
 Sale Type 2-LAND & BUILDING
 Homestead Note N/A
 Owner Occupancy Note N/A

Sales History

Sale Date	Sale Price	Buyer	Seller	Doc Number	Vol/Page
29-JAN-2021	\$20,700	BEARDEN PAUL E TR	WALKER MARK A	2021R003190	N/A
06-AUG-2020	\$95,000	WALKER MARK A	SPRINGER DONALD J	2020R021724	N/A
19-SEP-1988	\$83,000	SPRINGER DONALD J & MARYANNE L		N/A	0415/0171

Report Discrepancies [HERE](#)

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	F-FRONT FOOT	1-REGULAR LOT	6,350	.1458		\$18,540.00
Total:				6,350	.1458		\$18,540.00

Land