

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

NAME OF PROPERTY OWNER: LN4B Holdings LLC

ADDRESS: 164 E. 317 St

PHONE: 281-744-8035

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

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

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

**REASON AND JUSTIFICATION FOR REQUEST:**

The LOT NEXT door has a SHED AND BELONGS  
TO THE OWNER ACROSS THE STREET, THIS WILL  
KEEP PETS AND POSSIBLE CHILDREN OFF LOT

DATE: Aug 25 / 2025 SIGNED: Philo Gravelle  
APPLICANT

**FOR OFFICE USE ONLY**

CASE NO. 25-16

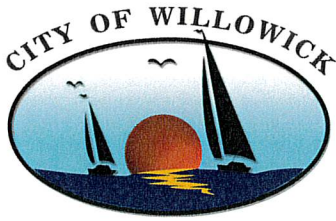
PROPERTY ZONED FOR  
(STATE DISTRICT): Single family

APPLICABLE SECTION OF  
CODIFIED ORDINANCES: 1165.07(b)

VARIANCE SOUGHT: To allow a 4' high fence on the left property line  
to extend 39' 6" from the rear house 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 6:30 pm 9/10/25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2<sup>nd</sup> floor



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

LN4B Holdins llc

164 East 317 St

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 164 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) :

**1165.07 FENCES IN FRONT YARDS, SIDE YARDS AND ON CORNER LOTS; PROXIMITY TO SIDEWALKS. (b)** No fence in the Single Family, **Multi Family**, Mixed Use, Apartment, Retail and Industrial Districts shall be permitted in a side yard, **except that a fence shall be permitted in a side yard, which extends no further than the rear house** or main building line or abuts a side entranceway door. Such a fence shall not extend toward the front line of the house or building more than two feet beyond the side entranceway door.

**Variance Needed :** 1) To allow a 4 ft high fence on the left property line to extend 39 Ft 6 Inches from rear house line.

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

VICTORIA Zydowicz

RECEIVED  
AUG 19 2025  
STC 914  
MXB 415

PROPERTY LINE

PROPERTY LINE

BACK

SHED

16'

10'

9'9"

PROPERTY LINE

DECK  
39.6

HOUSE  
164 E 317 TH

VACANT LOT

END

9'

8'4"

168 E 317 TH ST

SIDEWALK

TWO SECTIONS 6'x8'-BACK