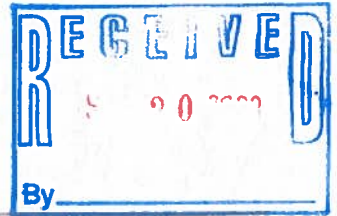


APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS



NAME OF PROPERTY OWNER:

Taylor Bock

ADDRESS:

29147 EDGEWOOD DRIVE

PHONE:

440-341-4182

NAME OF APPLICANT
IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

NEED LARGER Building for INDOOR STORAGE
EXTRA HEIGHT NEEDED For storage lifts.

DATE: 9/18/23

SIGNED: Taylor Bock

APPLICANT

FOR OFFICE USE ONLY

CASE NO.

23-13

PROPERTY ZONED FOR
(STATE DISTRICT):

single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

1337.01(5)(B)

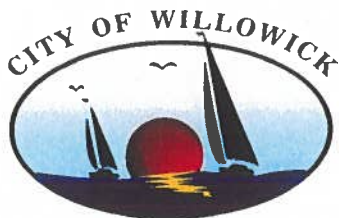
VARIANCE SOUGHT:

264 sq ft for detached garage
2'8" height for detached garage

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 10/11/23 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor

22-23



BUILDING DEPARTMENT
31230 VINE ST
WILLOWICK OH 44095
PHONE: 440-516-3000
FAX: 440-585-3776
EMAIL: sbrennan@cityofwillowick.com

Taylor Bock
29147 Edgewood
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 29147 Edgewood

DEAR SIR AND / OR MADAM:

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

1337.01 SCHEDULE OF FEES. (5) B Residential garages Note: No garage shall be constructed in excess of **576 square feet**; no garage shall be in excess of one-story, or in excess of **15 feet at its highest point**, unless a subdivision plan provides otherwise. A garage shall be located as determined by the Building Inspector unless located by the City Board of Zoning Appeals.

- Variances Needed: 1) 264 Sq. Ft. for detached garage.
2) 2 Feet 8 Inches for height.

* Home owner wants to construct a detached garage 840 Sq. Ft. and that is 17 feet 8 Inches in height at its highest point.

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

PROJECT: DEMO AND BUILD 28'X30' DETACHED GARAGE

OWNER: TAYLOR BOCK

ADDRESS: 29147 EDGEWOOD DR, WILLOWICK, OH, 44095

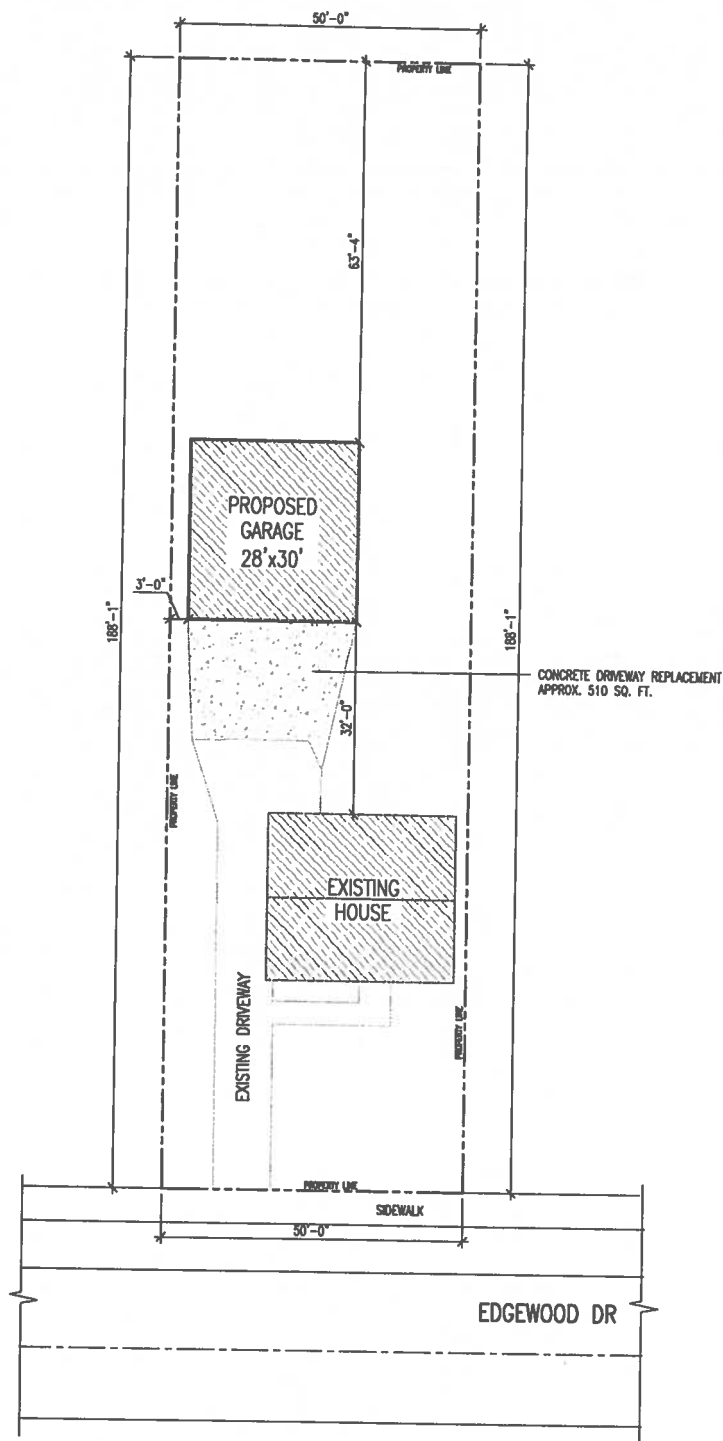
COLORS & MATERIALS

SIDING COLOR: TO MATCH EXISTING
TRIM: TO MATCH EXISTING
ROOFING COLOR: TO MATCH EXISTING

DRAWING INDEX CODE DATA

- 1 TITLE SHEET
 - 2 SITE PLAN
 - 3 ELEVATIONS
 - 4 FLOOR PLAN
 - 5 WALL SECTION
 - 6 ELECTRICAL PLAN
- 2019 OHIO RESIDENTIAL CODE
ROOF LIVE LOAD 30 PSF
GROUND SNOW LOAD 20 PSF
WIND SPEED 115 MPH
LUMBER GRADE #2 SPF



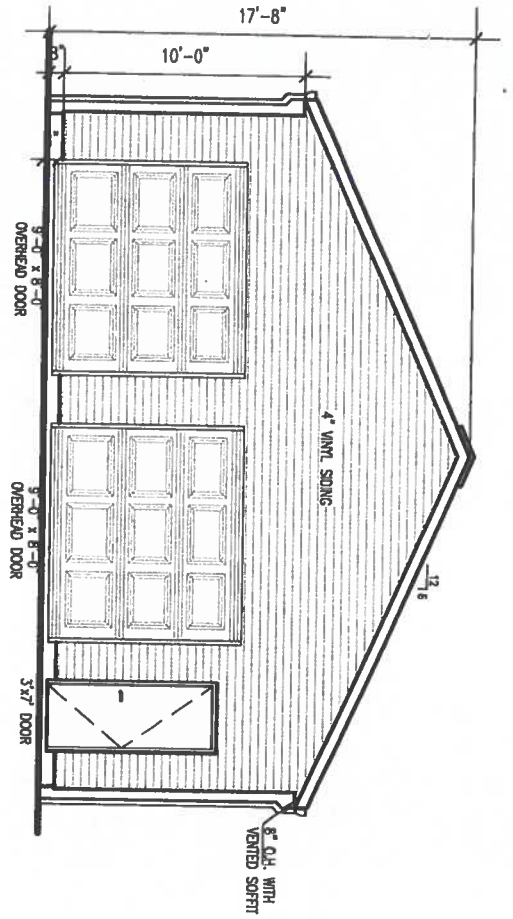


SITE PLAN

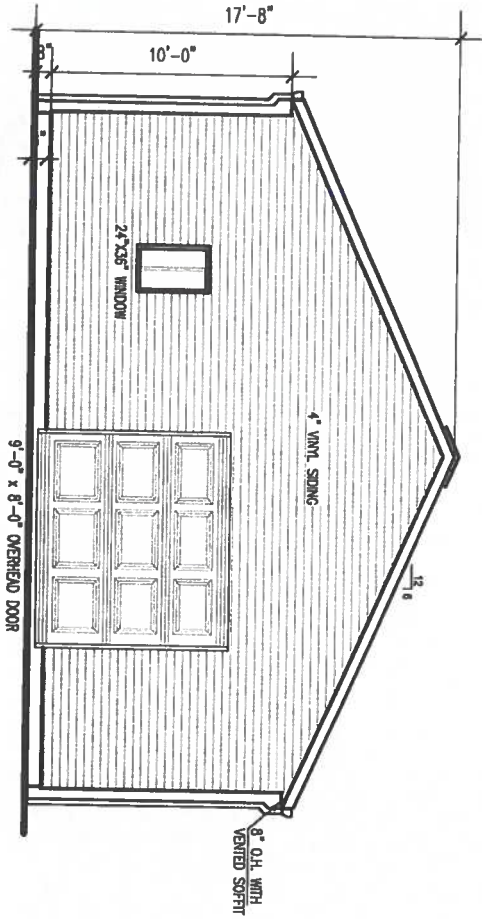
Scale: 1/32" = 1'-0"



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216-459-0000

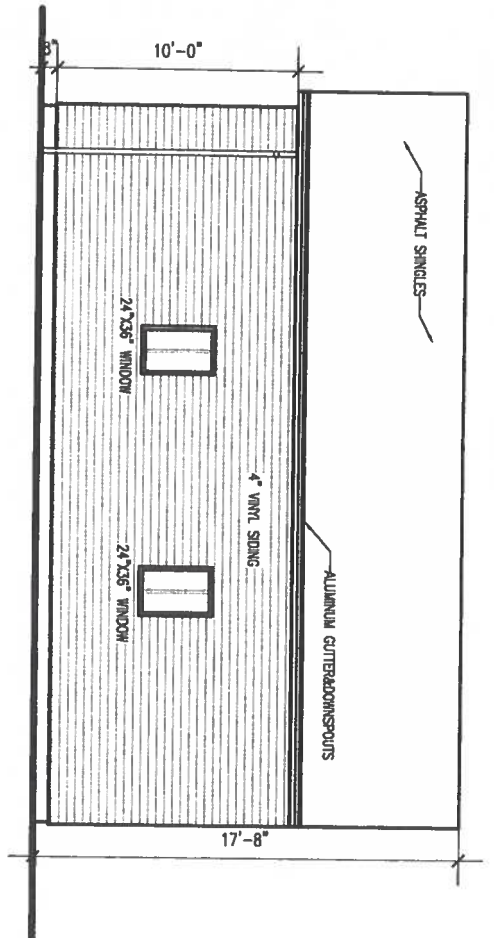


FRONT ELEVATION
Scale: 1/8"=1'-0"

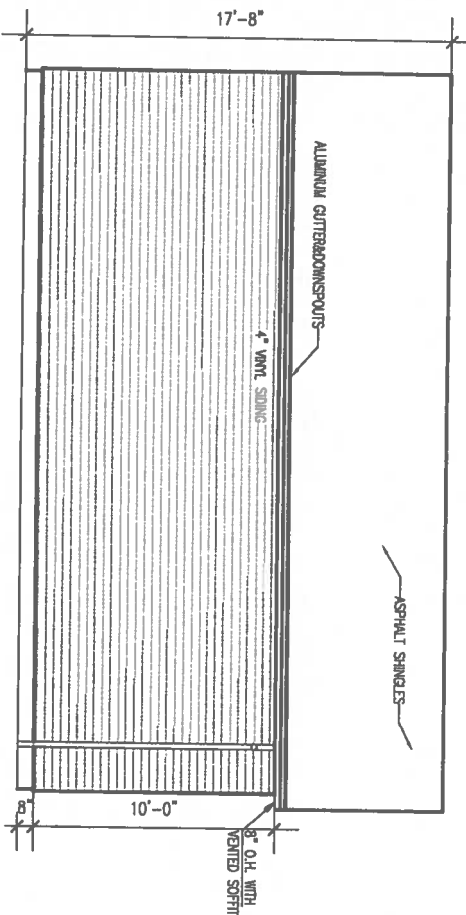


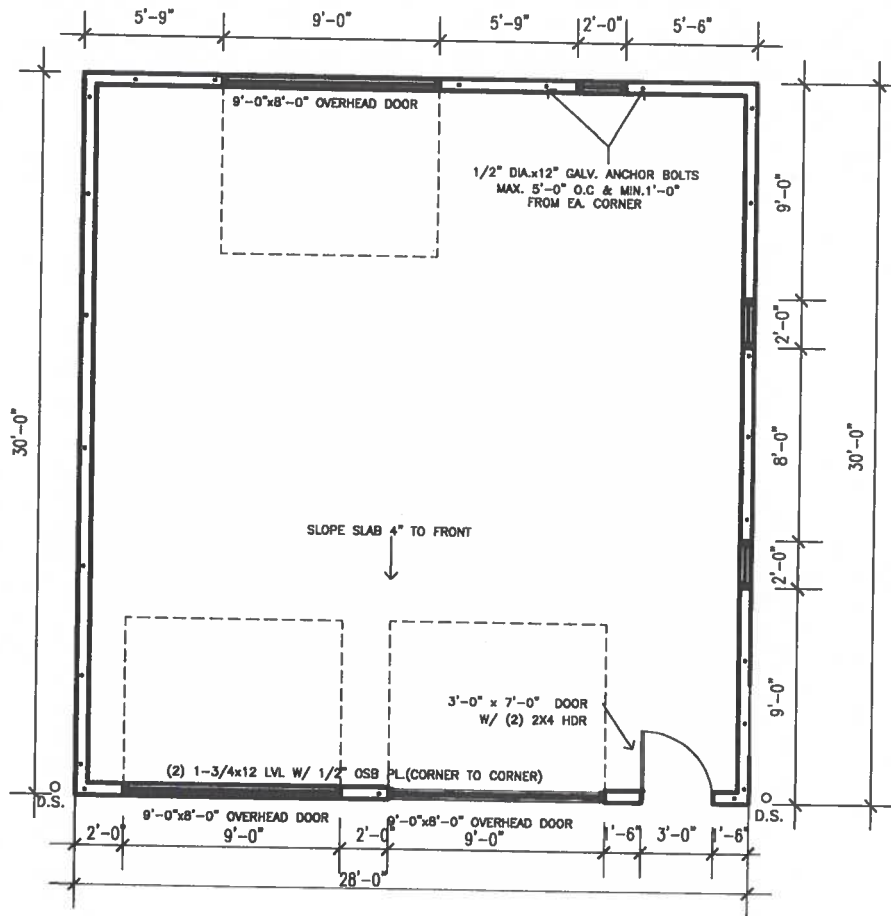
REAR ELEVATION
Scale: 1/8"=1'-0"

RIGHT ELEVATION
Scale: 1/8"=1'-0"



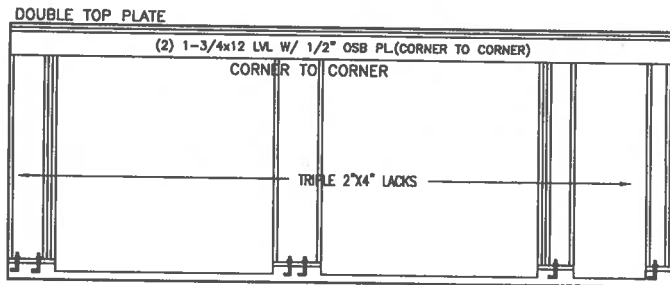
LEFT ELEVATION
Scale: 1/8"=1'-0"





FLOOR PLAN

Scale: 1/8" = 1'-0"



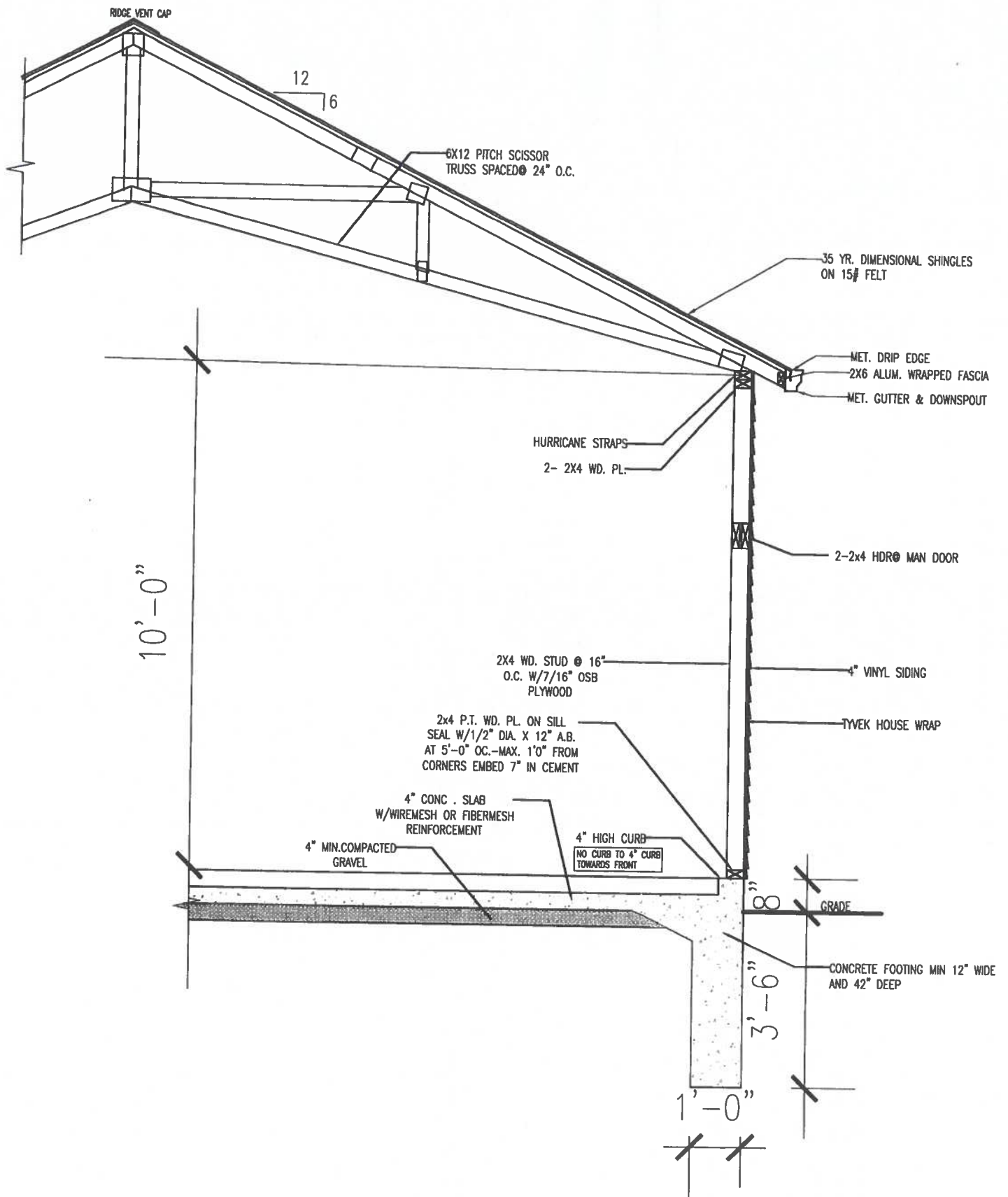
FRONT WALL CONSTRUCTION

Scale: 1/8" = 1'-0"



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216-459-0000

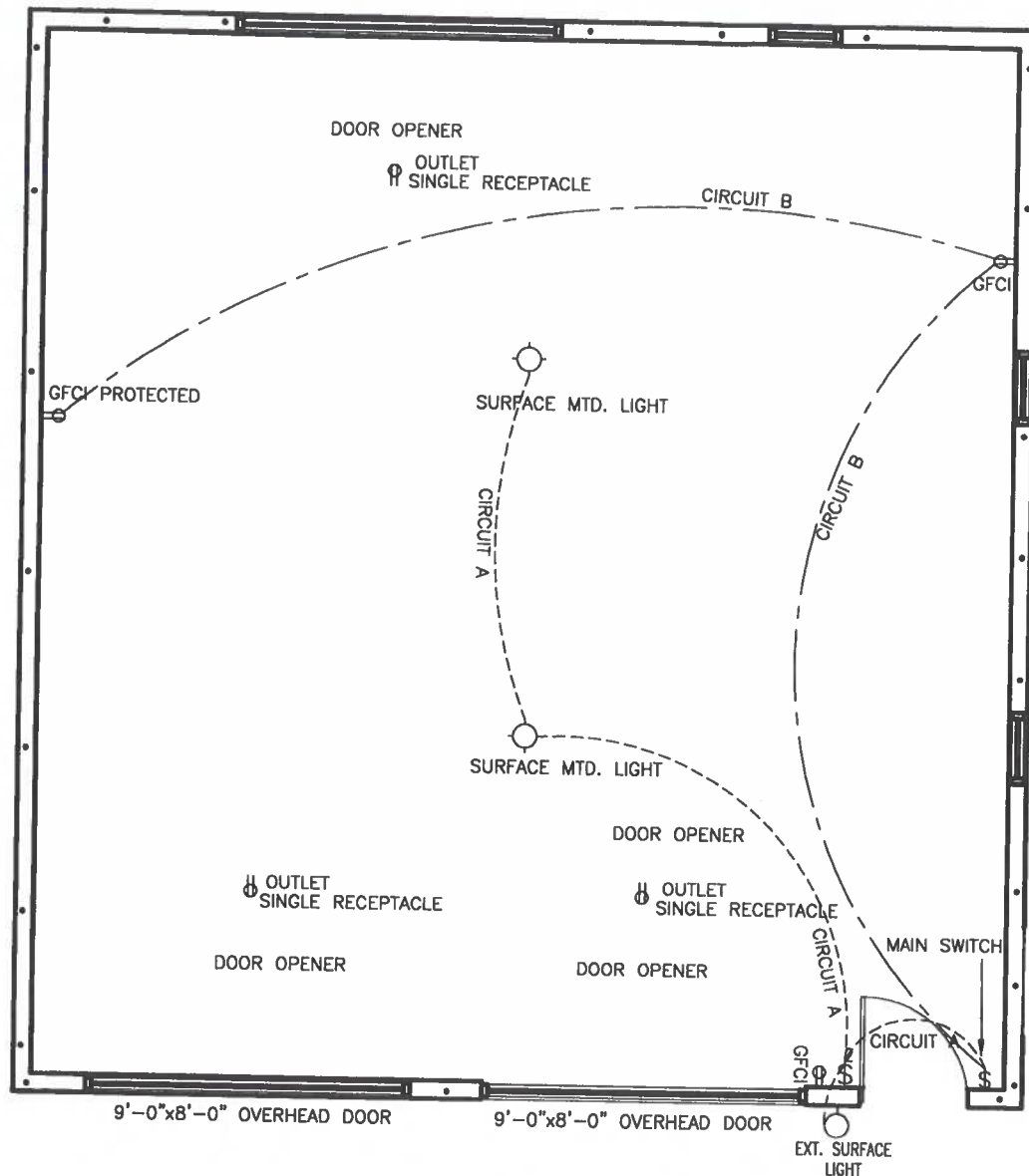


WALL SECTION

Scale: $3/8" = 1'-0"$



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- (1) The wiring for the garage will be installed in $\frac{3}{4}$ " rigid metal conduit (RMC installed to comply with NEC 3005J)
- (2) Two 20 AMP-220 Volt circuits. Garage GFCI receptacles to be installed on dedicated circuit.

ELECTRICAL PLAN

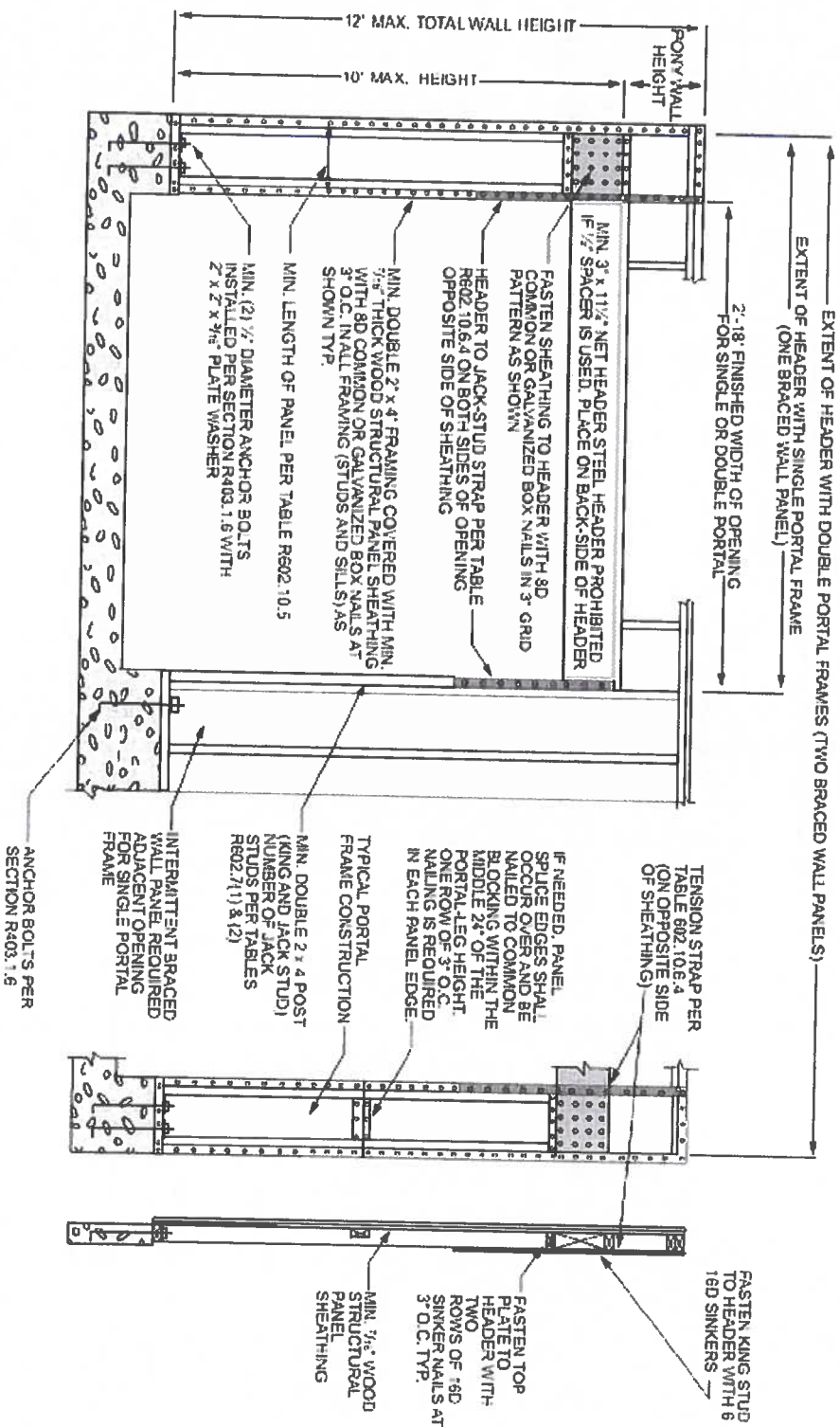
Scale: $\frac{3}{16}" = 1'-0"$



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R602.10.6.3 Method PFG: Portal Frame at Garage Door Openings in Seismic Design Categories A, B and C

Where supporting a roof or one story and a roof, a Method PFG braced wall panel constructed in accordance with Figure R602.10.6.3 shall be permitted on either side of garage door openings.








For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.3

METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C
WHERE APPLICABLE

TABLE 602.10.4 - continued
BRACING METHODS

METHODS, MATERIAL MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA	
		Fasteners	Spacing
Intermittent Bracing Method	 PFH Portal frame with hold-downs	See Section 602.10.6.2	See Section 602.10.6.2
		See Section 602.10.6.3	See Section 602.10.6.3
Continuous Sheathing Methods	 CS-WSP Continuously sheathed wood structural panel	Exterior sheathing per Table 602.3(3)	6" edges 12" field
		Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener
	 CS-G ^{b,c} Continuously sheathed wood structural panel adjacent to garage openings	See Method CS-WSP	See Method CS-WSP
		See Section 602.10.6.4	See Section 602.10.6.4
		See Section 602.10.6.4	See Section 602.10.6.4
 CS-PF Continuously sheathed portal frame	See Section 602.10.6.4	See Section 602.10.6.4	
 CS-SFB ^a Continuously sheathed structural fiberboard	1/2" long x 0.12" dia. (for 1/2" thick sheathing) 13/4" long x 0.12" dia. (for 25/32" thick sheathing) galvanized roofing nails or 8d common (2 1/2" long x 0.131" dia.) nails	1/2" or 25/32" for maximum 16" stud spacing	3" edges 6" field

For St. 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m², 1 mile per hour = 0.447 m/s.
 a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C
 b. Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage.
 c. Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table 602.7(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.
 d. Deleted
 e. Deleted

602.10.4 Construction methods for braced wall panels. Intermittent and continuously sheathed braced wall panels shall be constructed in accordance with this section and the methods listed in Table 602.10.4.

602.10.4.1 Mixing methods. Mixing of bracing methods shall be permitted as follows:

1. Mixing intermittent bracing and continuous sheathing methods from story to story shall be permitted.
2. Mixing intermittent bracing methods from braced wall line to braced wall line within a story shall be permitted. In regions within Seismic Design Categories A, B and C where the ultimate design wind speed is less than or equal to 130 mph (58m/s), mixing of intermittent bracing and continuous sheathing methods from braced wall line to braced wall line within a story shall be permitted.