# APPLICATION FOR VARIANCE
# WILLOWICK BOARD OF ZONING APPEALS

**NAME OF PROPERTY OWNER:** Jonathan Campbell

**ADDRESS:** 30308 Gebhart Pl.

**PHONE:** 440-220-1674

**NAME OF APPLICANT IF DIFFERENT FROM OWNER:**

**ADDRESS:**

**PHONE:**

**REASON AND JUSTIFICATION FOR REQUEST:**

due to multiple floods of storm water in our basement + tens of thousands of dollars of losses of items we want to move our vintage toy collection from the basement to our attached garage, making it a game room. To do this we would need to move tools + 2 motorcycles to this oversized accessory building. Reason for 4" gravel base rather than concrete is for drainage, again based on flooding + mfg of building specs as it does come pre-constructed with floor. Current building is a small plastic shed that stores pool supplies only

**DATE:** 10/20/2026 **SIGNED:** _____
**APPLICANT**

**FOR OFFICE USE ONLY**

**CASE NO.** 26-13

**PROPERTY ZONED FOR (STATE DISTRICT):** Single family

**APPLICABLE SECTION OF CODIFIED ORDINANCES:** 1171.02(g) (c) (d2)

**VARIANCE SOUGHT:** See attached

**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 11-11-26 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor**

25-26-27

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

Jonathan Campbell

30308 Gebhart

**Willowick Oh 44095**

**RE: PERMIT APPLICATION AT:** 30308 Gebhart

**DEAR SIR AND / OR MADAM:**

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

**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. **(c)** The maximum size of any accessory building shall be 120 square feet as measured from its external dimensions. The maximum height shall be ten feet. **(d)(2)** Accessory buildings requiring flooring and base of wood construction in excess of 120 square feet as measured from its total external dimensions, upon approval of the Board of Zoning Appeals, shall be erected on a four-inch thick concrete base and four-inch high curb with embedded anchor bolts, except that the Chief Building Inspector may require a footer for larger buildings.

***Variances Needed*** **:**

1) **To allow a second accessory building.**
2) **88 sq. ft. for oversized accessory building.**
3) **To allow 160 sq. ft. accessory building to be placed on a 4 inch gravel base.**

* **Home owner wants a second accessory structure that is 160 sq ft. Existing accessory structure is 48 sq. ft. Only allowed 120 sq. 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) WEEEKS PRIOR TO THE DATE OF THE MEETING.**

**IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME.**

**SINCERELY,**

Sean Brennan

**SEAN BRENNAN**

**CHIEF HOUSING AND ZONING INSPECTOR**

10/20/2024

**APPLICANTS SIGNATURE** **DATE**

# Thank You for your Order

Bill
440 · 478 · 4033

*A confirmation email has been sent to gardomsyd@yahoo.com*

**Signature** Factory-Built Date: 09/12/2026

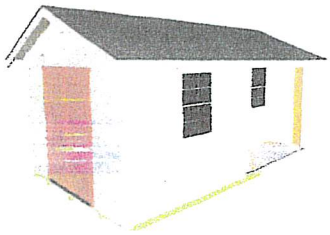
Brookside 10'x16', 6' 6", 4/12, SmartSide

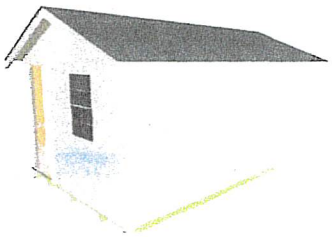
Order: SB-ORD-5000002105

Design: https://jdmshedbuilder.com/#/builder/4370d562-5448-47e9-8c97-89b4514ab917

Salesperson: Bill WMG

Dealer: WMG Wood & More - Painesville





| | | |
|---|---|---|
| ROOF<br>Black | SIDING<br>Soft White | DRIP EDGE<br>White |
| COLOR 1<br>Soft White | CORNER TRIM<br>Soft White | ALUMINUM MULLIONS<br>White |
| COLOR 2<br>Cherry | FASCIA<br>Soft White | |
| COLOR 3<br>Primed | VENT<br>Soft White | |

**Delivery Address**

Jonathan Campbell
30308 Gebhart Pl, Willowick, OH 44095
440-220-1674
gardomsyd@yahoo.com

***Special Delivery Notes***

***Billing Address***

Jonathan Campbell
30308 Gebhart Pl, Willowick, OH 44095

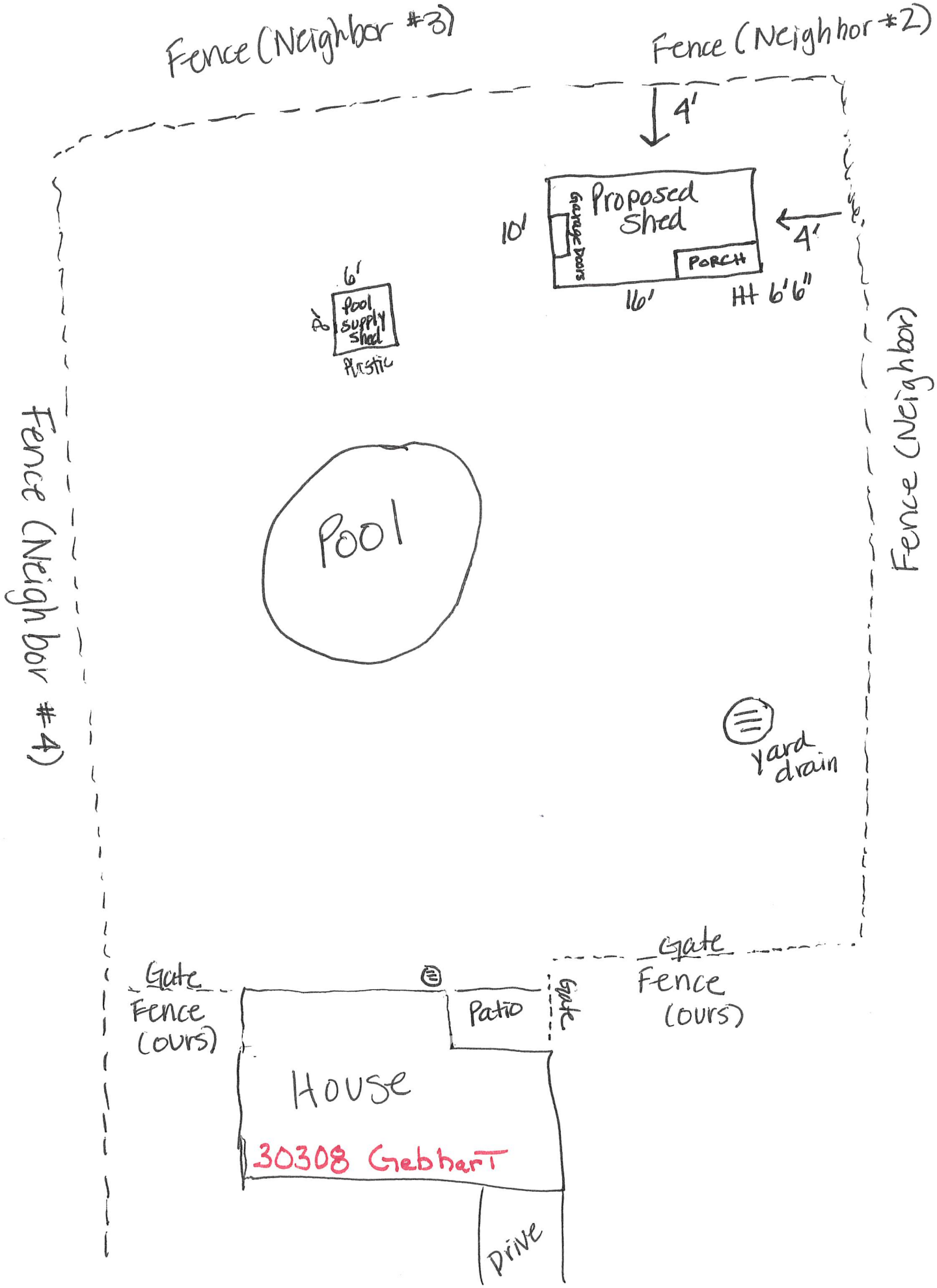
**Payment Method**

**Payment Type**

Credit Card

**Preferred Communication Method**

Email


Fence (Neighbor #3)
Fence (Neighbor #2)
4'
Proposed Shed
Garage Doors
PORCH
10'
4'
16'
Ht 6'6"
6'
6'
pool supply shed
Plastic
Pool
Fence (Neighbor #4)
Fence (Neighbor)
Yard drain
Gate
Fence (ours)
Gate
Fence (ours)
Patio
Gate
HOUSE
30308 Gebhart
Drive