

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

NAME OF PROPERTY OWNER: Derek Jones - Cleveland Pizza  
 ADDRESS: 31222 Vine St  
 PHONE: 216-972-0058

NAME OF APPLICANT IF DIFFERENT FROM OWNER: Mark M Mully / Sr / JEMM Construction, LLC.  
 ADDRESS: 200 Blackbrook Rd.  
 PHONE: OFF: 440-356-0008 / Cell: 440-749-4733

**REASON AND JUSTIFICATION FOR REQUEST:**

- Front Yard Set Back Variance for Covered Patio
- 8' Tall Fence
- Quantity of Parking Spaces
- 10' Green Space requirement along rear residential property line

DATE: 12/6/22 SIGNED: [Signature]  
 APPLICANT

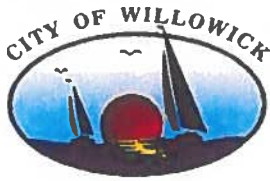
**FOR OFFICE USE ONLY**

CASE NO. 31-556  
 PROPERTY ZONED FOR (STATE DISTRICT): Retail District  
 APPLICABLE SECTION OF CODIFIED ORDINANCES: 1165.03(a) 1145.08 114505(b)(3)

VARIANCE SOUGHT - <sup>1165.03(a)</sup> 2' height - to install 8' high fence on rear property line  
1145.08 - 16' green belt at rear property line (owner shall have green belt at rear property line in front of 10 parking areas)  
1145.05(b)(3) - 12 Parking Spaces  
16' 9" to construct an addition on front of building.

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 <sup>1/11/23</sup> ~~12/11/22~~ 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

Derek Jones , Cleveland Pizza  
31222 Vine St.  
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 31222 Vine St.

DEAR SIR AND / OR MADAM:

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

**1165.03 HEIGHT LIMITATIONS.** (a) No fence in any Single Family, Multi Family, Mixed Use, Apartment, Retail and Industrial District shall exceed six feet in height above the existing grade line with an allowable deviance of no more than three inches to allow for clearance and/or uneven terrain.

**1145.08 SCREENING.** The owner of a lot in a Retail District which is being utilized for that use shall provide a six foot fence and a ten foot wide green belt, as provided in Section 1163 12, along those sides which abut lots in a Single Family or Multi Family District.

Variances Needed: # 1) 2 feet height. \* Owner wants to install a 8 foot high fence on the rear property line.

#2) 10 foot green belt at rear property line. \* Owner shows no green belt at rear property line in front of 10 parking areas.

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

3/7/22



Derek Jones , Clevaland Pizza  
31222 Vine St.  
Willowick Oh 44095

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WILLOWICK OH 44095  
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EMAIL: sbrennan@cityofwillowick.com

RE: PERMIT APPLICATION AT: 31222 Vine St.

DEAR SIR AND / OR MADAM:

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

**1145.05 PARKING AND TRAFFIC PATTERNS.** (b) Within the Retail District areas identified in Section 1145.02(a), (d) and (e), no permit shall be issued for the construction, alteration or occupancy of any building unless the application for such permit includes data showing there is provided space sufficient for the parking of motor vehicles of patrons, licensees, clients, guests, tenants or other occupants thereof. (3) A restaurant shall provide one space per 100 square feet of floor area or one space for each two seats, whichever requires the greater number.

**Variance Needed : # 5) 12 Parking spaces .**

\* Owner wants to open a restaurant and does not have the parking required for a 8176 sq. ft building. Needs 82 parking spaces.


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DEAR SIR AND / OR MADAM:

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

**1163.10 FRONT YARDS; BUILDING LINES.** For the purpose of regulating front yards, for the purpose of further regulating side yards of corner buildings and for the purpose of regulating the alignment of buildings near street frontages, building lines as set forth on the building maps which are on file in the office of the Chief Building Inspector and are hereby declared to be part hereof, are hereby established. The map designations and the map designation rules, which accompany said map, are hereby declared part thereof. Between a building line and the street line no building or portion of a building extending above the established grade may be erected. In a Single Family District a one story unclosed porch may, however, be constructed between the building line and the street line. On a corner lot between the building line and the street line and within the triangular space included between the street lines for a distance of twenty-five feet from their point of intersection, no fence or other structure more than three feet in height above the plane of the established grade shall hereafter be erected, and no shrubs or foliage shall be maintained that in the judgment of the Chief Building Inspector will materially obstruct the view by a driver of a vehicle approaching the intersection and within seventy-five feet of the center of such intersection of approaching cross traffic within seventy-five feet of the center of such intersection. Where a building line is shown on the building line map as an existing alignment line, the alignment of the buildings existing along such frontage shall determine the building line. In a Retail or Industrial District where a building line is required along both the front and side line of a corner lot, and the building thereon as constructed faces the front of the lot, the building line along such line for a distance of 150 feet back from the building line at the corner shall be located fifteen feet back from the street line in all cases where a greater distance is prescribed on the building line map. On any street frontage in a Single Family, Multi Family, Mixed Use, Apartment or Industrial District, where a building line is required along both the front and side line of a corner lot and the building thereon as constructed faces the front of the lot, the building line along such line for a distance of 150 feet back from the building line at the corner shall be located fifteen feet back from the street line in all cases where a greater distance is prescribed on the building line map. On any street front in a Single Family, Multi Family, Mixed Use, Apartment or Industrial District, where no building line is designated on the building line map, the location of the building line shall be as follows:

**Variance Needed :** # 3) 16 Feet 9 Inches .

\* Owner wants to construct an addition on the front of the building that is going to be 3 feet 3 inches from street line. Per set back map 20

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SEAN BRENNAN

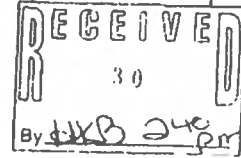
CHIEF HOUSING AND ZONING INSPECTOR

APPLICANT'S SIGNATURE

DATE



CITY OF WILLOWICK PLAN REVIEW BOARD  
 APPLICATION FOR PERMIT TO OCCUPY FOR  
 BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.  
 YOU MUST FILL OUT ENTIRE APPLICATION  
 440-516-3000



Item #1

PERMIT FEE: \$60.00  
 DATE: 08/31/2022

Location of Occupancy: 31222 Vine St Business Name: Cleveland Pizzeria / Six City Tavern

Business Owner's Name & Address: 31222 Vine LLC  
(ADDRESS)

CITY/STATE/ZIP: 4034 Skiff St

Telephone Number: (216) 972-0058 Fax Number: N/A Federal ID Number: 85-3716949  
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Derek M Jones  
6823 Fairfield Rd Painesville, OH 44077

SUBMIT NEW DETAILED FLOOR PLAN: yes SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 6300  
 Building Size: 8,169 Total Number Of Employees: 45

Intended Number of Occupants: 60 Total Number of Seating: 100

Site Plan With Number of Paved Parking Spaces: yes Hours Of Operation: 10a-12a Mon-Sun

Letter of Intent: Attached Previous Use: Hardware Store Proposed Use: Restaurant

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Derek M Jones

Home Address/City/Zip: 6823 Fairfield Rd 44077 Telephone Number: (216) 972-0058

I hereby certify that the above questions have been answered correctly by me and that the premises will be used for the purpose stated above. Any change in the purpose of occupancy will not be made without approval from Lake County Building, Willowick Fire & Willowick Zoning Department. A final approval by The Willowick Building Dept. (440)516-3000 or a representative thereof, must be complied with before opening of business. I do hereby further agree to maintain the above premises in compliance with the ordinances of the City of Willowick.

Applicant's Signature: [Signature] Date: 08/31/22

Office use only:

Zoning District: \_\_\_\_\_ Authorized Occupants: \_\_\_\_\_

TEMPORARY APPROVED BY \_\_\_\_\_ Date \_\_\_\_\_

Zoning Dept. Inspected by \_\_\_\_\_ DATE \_\_\_\_\_

Zoning Permit # \_\_\_\_\_ Zoning Permit Fee \$ \_\_\_\_\_

Fire Dept. Inspected By \_\_\_\_\_ Date \_\_\_\_\_

CITY OF WILLOWICK APPLICATION FOR COMMERCIAL ESTABLISHMENT LICENSE REQUIRED AFTER APPROVAL  
 Note: A separate permit is required for all new signs from the Willowick Building Department.

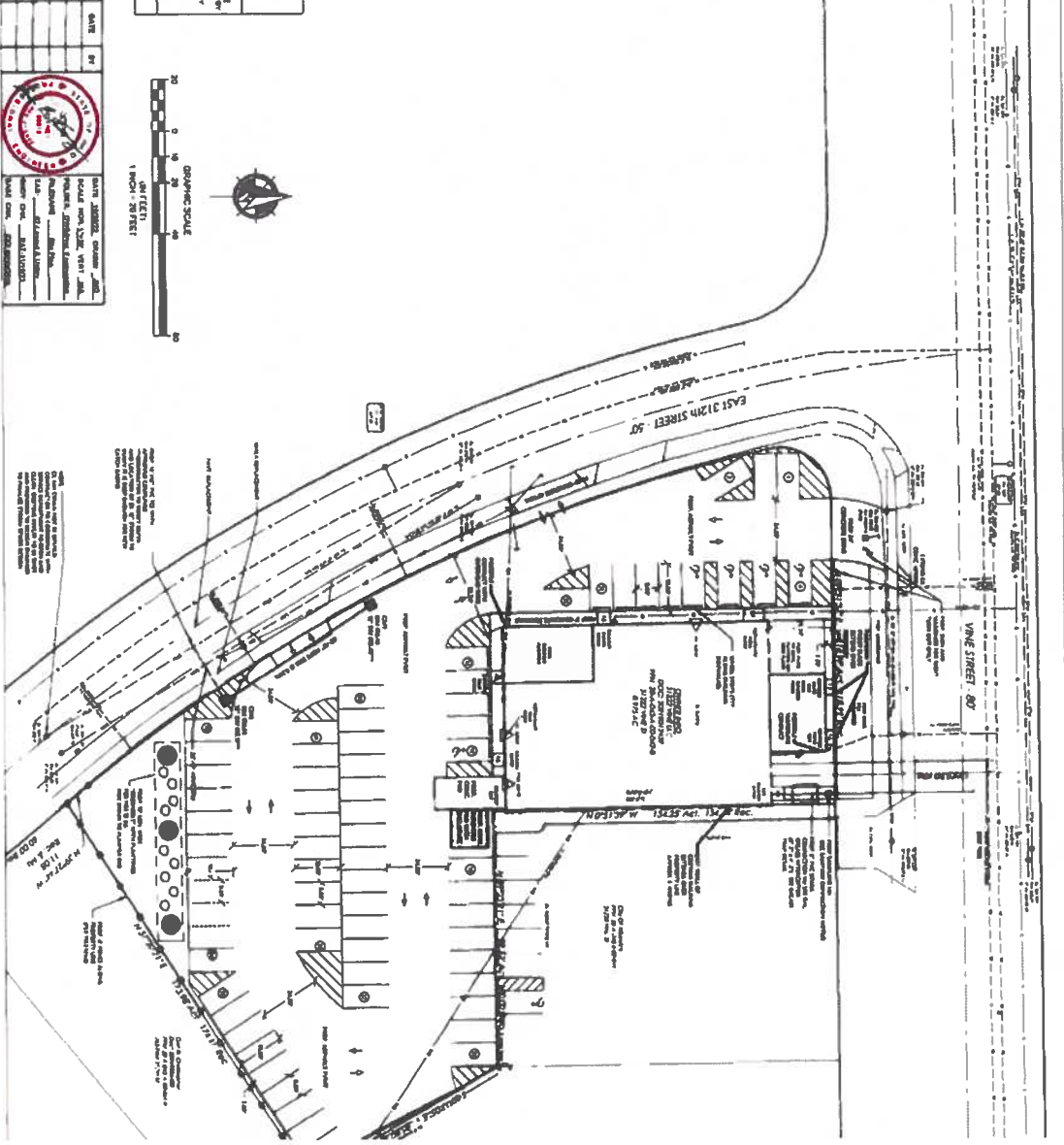
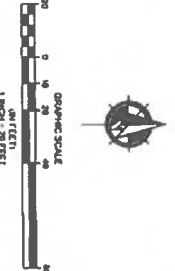
**PROJECT: USBCO**

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- 5. Check Bath
- 6. Check Kitchen
- 7. Check Living Room
- 8. Check Staircase
- 9. Check Garage
- 10. Check Outside
- 11. Check Plant
- 12. Check Light
- 13. Check TV
- 14. Check Cable
- 15. Check Antenna
- 16. Check Security System
- 17. Check Fire Alarm
- 18. Check Smoke Detector
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**COPY 1**

**PROPERTY INFORMATION:** All dimensions shown on this plan are to be used as a guide only. The contractor is responsible for verifying all dimensions and locations in the field before construction begins.

**NOTES:** 1. Verify all dimensions and locations in the field before construction begins. 2. All dimensions are to the centerline of the wall unless otherwise noted. 3. All dimensions are in feet and inches.

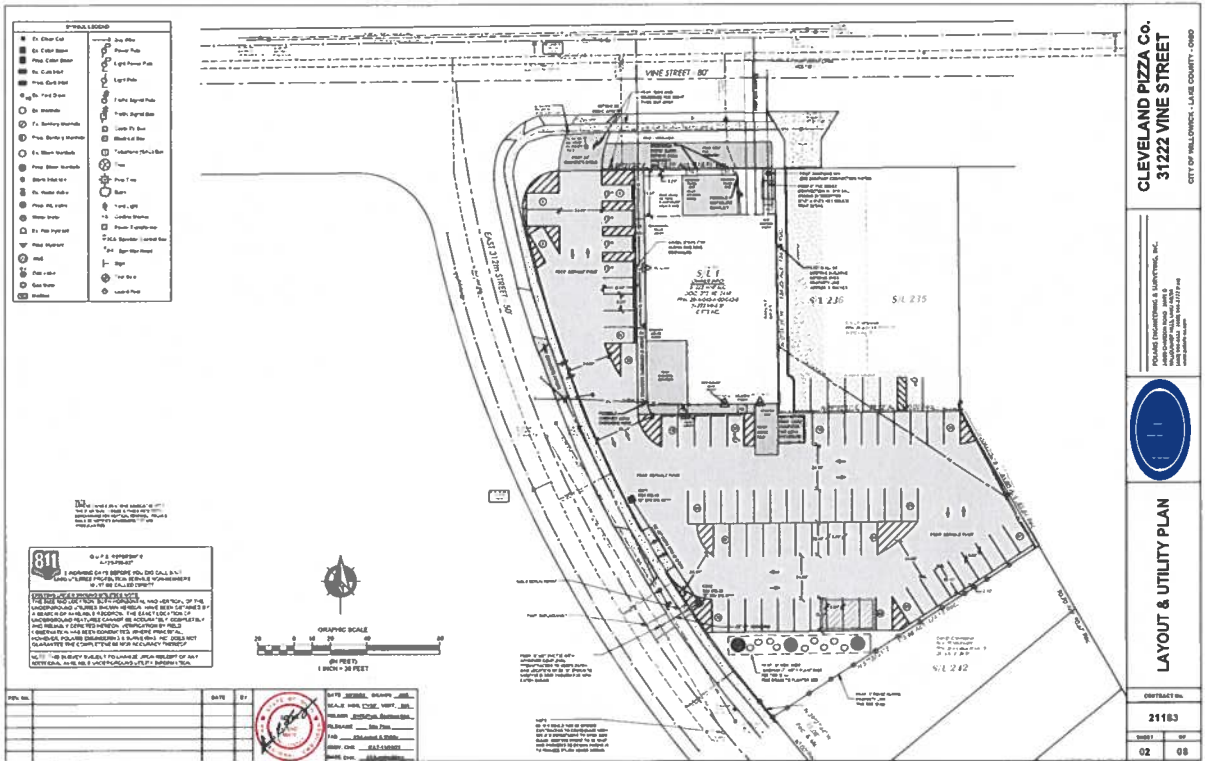


DATE	BY	SCALE	PROJECT

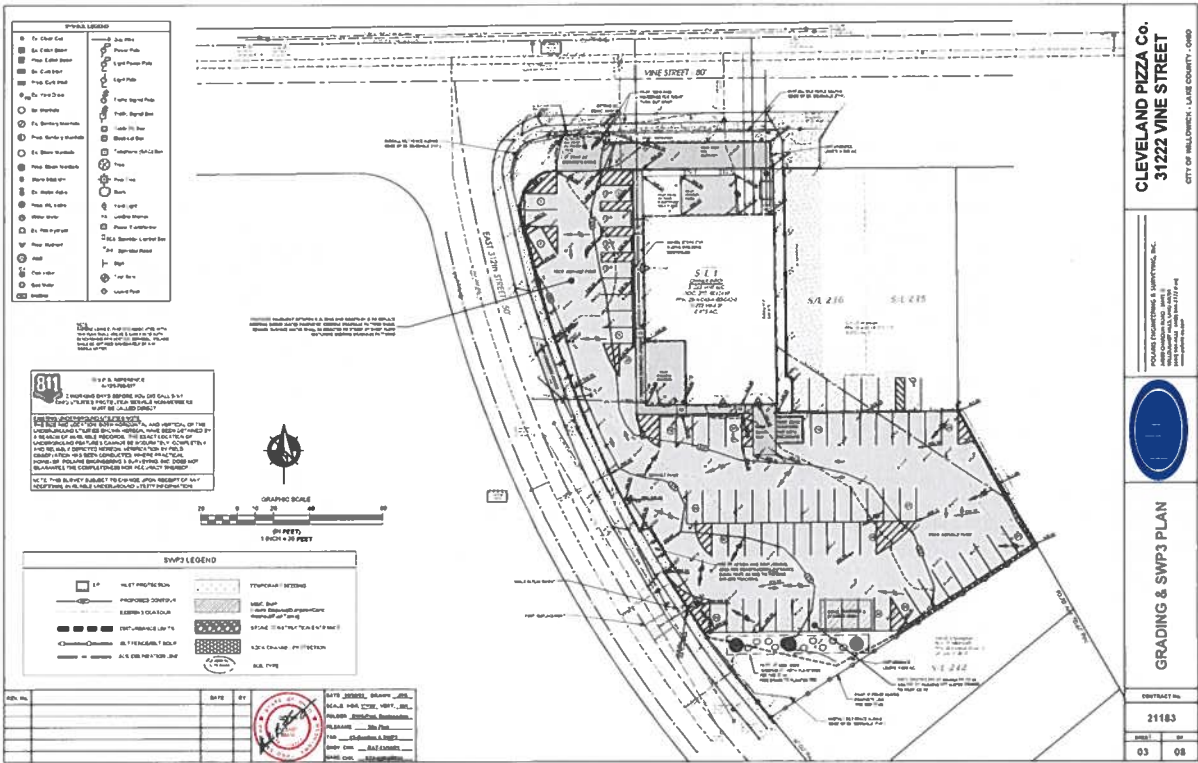

  
 STEVE J. SMITH, License No. 12345, State of California  
 REGISTERED PROFESSIONAL ENGINEER  
 MECHANICAL ENGINEERING

SOUTH SAN DIEGO COUNTY, CALIF. - J.C.C. 2024  
 INCLUDE NORTH, SOUTH, EAST, WEST, AND  
 NORTH, SOUTH, EAST, WEST, AND  
 NORTH, SOUTH, EAST, WEST, AND  
 NORTH, SOUTH, EAST, WEST, AND









**CLEVELAND PIZZA Co.**  
31222 VINE STREET  
CITY OF WILLOW, LARSE COUNTY, OREGON

YOUNG ENGINEERING & SURVEYING, INC.  
1000 W. 10TH ST., SUITE 100  
WILLOW, OREGON 97142  
PHONE: 503-325-1111  
FAX: 503-325-1112



**GRADING & SWP3 PLAN**

CONTRACT No.	21183
SHEET No.	03
OF	08



**GENERAL CONTRACTOR'S SPECIFICATIONS**

GENERAL CONTRACTOR'S SPECIFICATIONS FOR THE INSTALLATION OF CEMENT CONCRETE AND REINFORCEMENT BAR (REBAR) IN FOUNDATIONS AND SLABS.

REBAR SHALL BE ASTM A603 GRADE 60, EPOXY COATED, WITH A MINIMUM TENSILE STRENGTH OF 60,000 P.S.I. REBAR SHALL BE SPACED AS SHOWN ON THE REBAR LAYOUT PLAN.

Table with columns for Item No., Description, and Unit.

**ITEMS TO BE INSTALLED**

REBAR SHALL BE EPOXY COATED AND SHALL BE SPACED AS SHOWN ON THE REBAR LAYOUT PLAN. THE REBAR SHALL BE LAPPED AS SHOWN ON THE REBAR LAYOUT PLAN.

Table with columns for Item No., Description, and Unit.

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**INSTALLATION METHOD**

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**CONSTRUCTION PROCEDURES**

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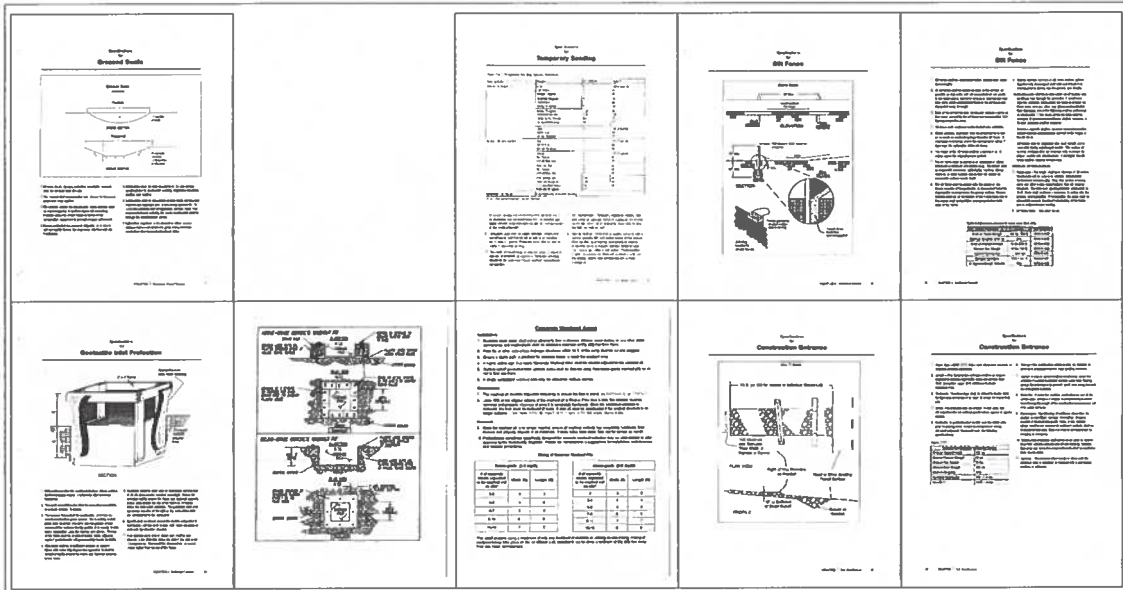
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CLEVELAND PIZZA CO.  
31222 WINE STREET  
CITY OF CLEVELAND, LAKE COUNTY, OHIO



SWP3 NOTES

Table with columns for Item No., Description, and Unit.



**CLEVELAND PIZZA CO.**  
 31222 VINE STREET  
 CITY OF WILLOUGHBY, LAKE COUNTY, OHIO

PAULSON ENGINEERING & ARCHITECTURE, INC.  
 10000 CLEVELAND AVENUE, SUITE 100  
 CLEVELAND, OHIO 44130-1000  
 PHONE: (216) 725-1100  
 FAX: (216) 725-1101  
 WWW: WWW.PEANDARCH.COM



**SWP3 DETAILS**

NO.	DATE	BY	DESCRIPTION



CONTRACT No.	21163
DATE	06 08

**PAVEMENT DRIVE APPROX. SPERMALIN, CLERS AND**

**PAVEMENT CONSTRUCTION NOTES**

1. THE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MISSOURI DEPARTMENT OF TRANSPORTATION (MO DOT) AND THE CITY OF CLEVELAND. THE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MISSOURI DEPARTMENT OF TRANSPORTATION (MO DOT) AND THE CITY OF CLEVELAND.

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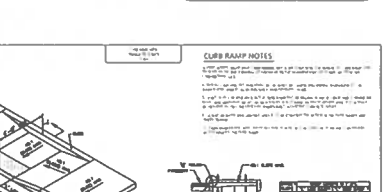
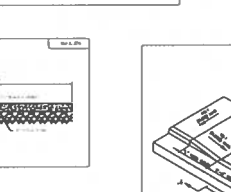
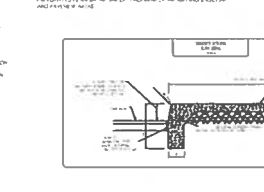
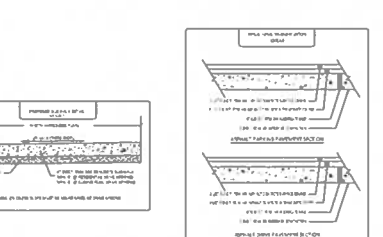
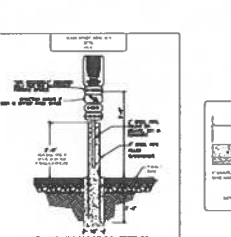
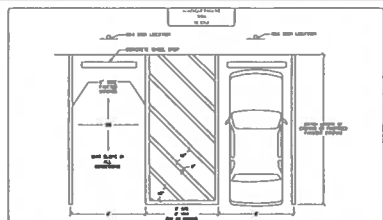
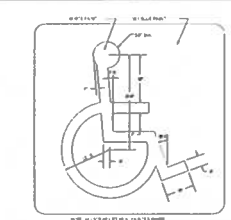
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REV.	DATE	BY	CHKD.	DESCRIPTION



STATE OF MISSOURI  
 PROFESSIONAL ENGINEER  
 NO. 10000  
 EXPIRES 07/08

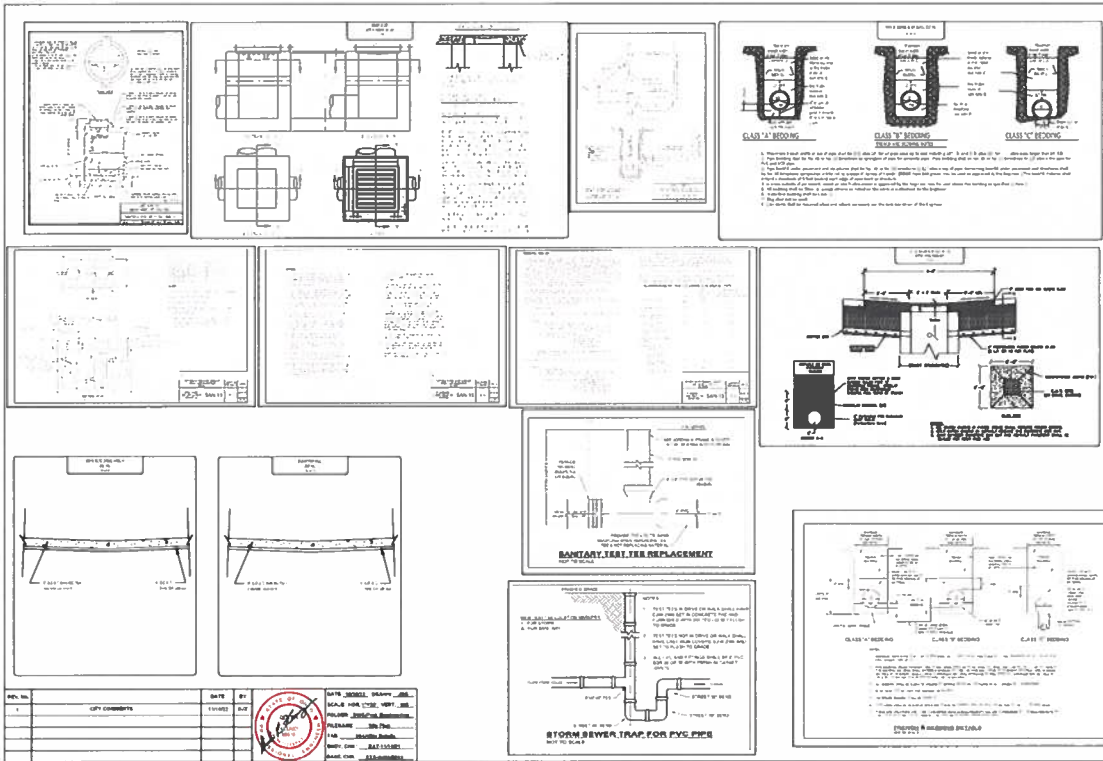


**CLEVELAND PIZZA CO.**  
 31222 VINE STREET  
 CITY OF CLEVELAND, OHIO



**PAVEMENT NOTES & DETAILS**

DATE	BY	CHKD.
07		08



**CLEVELAND PIZZA CO.**  
**31222 VINE STREET**  
 CITY OF WILLOUGHBY, LAKE COUNTY, OHIO

**POULSEN ENGINEERING & SURVEYING, INC.**  
 10000 CHERRYWOOD DRIVE, SUITE 100  
 WILLOUGHBY, OHIO 44094-1100  
 (440) 944-1100



**UTILITY DETAILS**

CONTRACT No.	21163
SHEET No.	08
TOTAL SHEETS	08

REV. No.	DATE	BY	DATE	DESIGNED BY	DATE
1	07/10/03	BJT	07/10/03	PAULSEN ENGINEERING & SURVEYING, INC.	07/10/03

