

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

NAME OF PROPERTY OWNER: Victoria Zajdowicz

ADDRESS: 168 E. 317 St

PHONE: 440-944-8255

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

ADDRESS: _____

PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:
I own part of my neighbors Driveway.

DATE: MARCH 27 2025 **SIGNED:** Victoria Zajdowicz
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 25-4

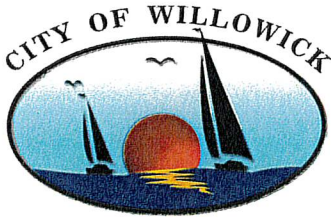
**PROPERTY ZONED FOR
(STATE DISTRICT):** Single Family

**APPLICABLE SECTION OF
CODIFIED ORDINANCES:** 1139.01(a)(b)(c)(d)(e) 1139.03(a)(1)(2)(3)(4)(5)(b)

VARIANCE SOUGHT:
1) to allow a lot split that does not comply with the purpose and intent of Chapter 1139.01
2) to allow a lot split that does not comply with the uses of Chapter 1139.03

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 4/9/25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Victoria Zajdowicz

163 East 317 St

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 168 East 317 St Lot Split

DEAR SIR AND / OR MADAM:

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

1139.03 USES. The Multi Family District shall have the following main and accessory uses: (a) **Main Uses Permitted**. Multi Family housing defined as follows: (1) **Double Homes**. A two unit, single family dwelling with a party wall between each dwelling having an area of not less than 1,000 square feet, exclusive of basement, utility room and attached garage. (2) **Town Homes**. A three unit, single family dwelling, with party walls between each dwelling having an area of not less than 1,000 square feet, exclusive of basement, utility room and attached garage. (3) **Brownstone Homes**. A four unit, single family dwelling, with party walls between each dwelling having an area of not less than 1,000 square feet, exclusive of basement, utility room or attached garage. (4) **Row Homes**. A series of five or more attached dwellings in the form of a terrace or row, having separate entranceways for the individual living units. Each such individual dwelling shall have an area of not less than 1,000 square feet, exclusive of basement, utility room and attached garage. (5) **Assisted Living Facility**. A residence for adults that provides rooms, supervision, meals, housekeeping, and personal care services, and which may also include skilled nursing care, and as further subject to the requirements of the Ohio Revised Code and any federal or state licensing regulations. (b) **Accessory Use Permitted**. Parking areas shall be permitted to provide for the placement of motor vehicles for use for the guests of the occupants of the housing identified in Section [1139.03\(a\)](#). The total parking area which must be provided is three legal parking spaces per dwelling unit.

Variance Needed : 2) To allow a lot split that does not comply with the uses of Chapter 1139.03

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,

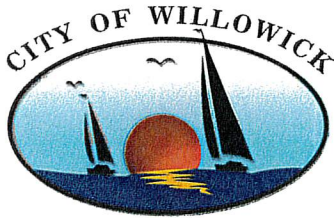
SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

DATE

3-27-2025



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Victoria Zajdowicz

163 East 317 St

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 168 East 317 St Lot Split

DEAR SIR AND / OR MADAM:

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

1139.01 PURPOSE AND INTENT.

The purpose and intent of the Multi Family District is to promote the general health, safety, and welfare of the citizenry by:

(a) Allowing for the development of this District to best utilize the property by encouraging multi family units to allow for greater density in the use area; (b) Utilizing the unique environment offered by Lake Erie in the use area to achieve the economic development objectives consistent with the recommendations of the Master Plan; (c) Encouraging adjustment to lot sizes, setbacks, lot coverage, green space, parking and other development and design standards in order to achieve a better site design; (d) Ensuring the natural topographic features, and natural resources in the District are protected during the development; and (e) Ensuring that development occurs in a unified, harmonious, and timely manner in accordance with an approved development plan.

Variance Needed: 1) To allow a lot split that does not comply with the purpose and intent of Chapter 1139.01

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.

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SINCERELY,

SEAN BRENNAN

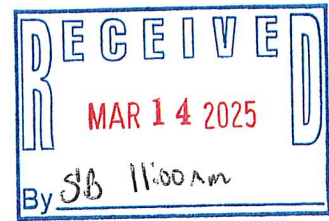
CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

DATE

3-27-2025

MARINO SURVEYING LLC
8251 MAYFIELD RD #26
CHESTERLAND, OHIO 44026
OFFICE 440-729-9344
MOBILE 216-220-7222
www.marinosurveying.com



NEW LEGAL DESCRIPTION FOR PARCEL 28-A-044-F-00-034-0 AFTER LOT-LINE
ADJUSTMENT, WILLOWICK, OHIO

Situated in the City of Willowick, County of Lake, and State of Ohio, and known as being all of Sublot 40 and the northwesterly 5' of Sublot 39 in G. & R. Realty Co.'s Newport Beach Subdivision of part of Original Willoughby Township Lot No. 3, Tract 3 as recorded in Vol. D, Pg. 25A of Lake County Plat Records, and being further bounded and described as follows:

Beginning at a 5/8" iron pin found (I.D. "SCHADE") found at the Southeast corner of lands conveyed to Timothy P & Darlene Gallagher in doc# 2004R041615 (parcel 28-A-044-F-00-032-0), also being the northeast corner of Sublot 40, and the PRINCIPAL PLACE OF BEGINNING of the premises describes herein;

thence S 44°16'14" E along the westerly right-of-way of East 317th Street (40')
35.00' to a 5/8" iron pin set;

thence S 45°43'46" W along a new division line 63.50' to a 5/8" iron pin set on the easterly line of lands conveyed to Kimberly M Tolbert in doc# 2006R027431 (parcel 28-A-044-F-00-026-0);

thence N 44°16'14" W along the easterly line of said Tolbert lands to the northwest corner thereof, and the common corner of Sublots 27, 28, 39, & 40, said point being referenced by a 5/8" iron pin found (I.D. "HARRISON") south 0.1', east 0.1', and continuing along the easterly line of lands conveyed to David P Johnson doc# 2022R020128 (parcel 28-A-044-F-00-027-0) for a total distance of 35.00' to a point referenced by a 5/8" iron pin found (I.D. "HARRISON") south 0.1', east 0.1', said point also being the southwest corner of the aforesaid Gallagher lands and the common corner of Sublots 26, 27, 40, & 41;

thence N 45°43'46" E along the southerly line of said Gallagher lands, and along the common line of Sublots 40 & 41, 63.50' to the Principal Point of Beginning, and containing 0.0510 acres of land, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in March, 2025, be the same, more or less, but subject to all legal highways. Bearings are based on True North using the Ohio Department of Transportation Real Time Network. All iron pins set are 5/8" x 30" rebar capped "MARINO 7769".

The intent of this description is to describe the total area of Lake County Parcel Number 28-A-044-F-00-034-0, after combining 0.0073 acres split from Lake County Parcel Number 28-A-044-F-00-035-0.



PRE-APPROVED
Lake County Engineer
Tax Map Department

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NEW LEGAL DESCRIPTION FOR PARCEL 28-A-044-F-00-035-0 AFTER LOT-LINE
ADJUSTMENT, WILLOWICK, OHIO

Situated in the City of Willowick, County of Lake, and State of Ohio, and known as being part of Sublot 39 in G. & R. Realty Co.'s Newport Beach Subdivision of part of Original Willoughby Township Lot No. 3, Tract 3 as recorded in Vol. D, Pg. 25A of Lake County Plat Records, and being further bounded and described as follows:

Beginning at a 5/8" iron pin found (I.D. "SCHADE") found at the Southeast corner of lands conveyed to Timothy P & Darlene Gallagher in doc# 2004R041615 (parcel 28-A-044-F-00-032-0), also being the northeast corner of Sublot 40;

thence S 44°16'14" E along the westerly right-of-way of East 317th Street (40') 35.00' to a 5/8" iron pin set, and the PRINCIPAL PLACE OF BEGINNING of the premises describes herein;

thence S 44°16'14" E continuing along the westerly right-of-way of East 317th Street 25.00' to a 5/8" iron pin set at the northeast corner of lands conveyed to Kenneth N Phillips in doc# 1988R903151 (parcel 28-A-044-F-00-040-0), also being the northeast corner of Sublot 38;

thence S 45°43'46" W along said Phillips lands, and along the common line of Sublots 38 & 39, 63.50' to a 5/8" iron pin found north 0.1' (I.D. "McSTEEN") at a corner thereof, and the common corner of Sublots 28, 29, 38, & 39, said point also being the southeast corner of lands conveyed to Kimberly M Tolbert in doc# 2006R027431 (parcel 28-A-044-F-00-026-0);

thence N 44°16'14" W along the easterly line of said Tolbert lands 25.00' to a 5/8" iron pin set;

thence N 45°43'46" E along a new division line 63.50' to the Principal Point of Beginning, and containing 0.0364 acres of land, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in March, 2025, be the same, more or less, but subject to all legal highways. Bearings are based on True North using the Ohio Department of Transportation Real Time Network. All iron pins set are 5/8" x 30" rebar capped "MARINO 7769".

The intent of this description is to describe the total area of Lake County Parcel Number 28-A-044-F-00-035-0, after splitting off 0.0073 acres to be added to Parcel 2728-A-044-F-00-034-0.



PRE-APPROVED
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NEW LEGAL DESCRIPTION FOR A 0.0073 ACRE PARCEL
WILLOWICK, OHIO

Situated in the City of Willowick, County of Lake, and State of Ohio, and known as being part of Sublot 39 in G. & R. Realty Co.'s Newport Beach Subdivision of part of Original Willoughby Township Lot No. 3, Tract 3 as recorded in Vol. D, Pg. 25A of Lake County Plat Records, and being further bounded and described as follows:

Beginning at a 5/8" iron pin found (I.D. "SCHADE") found at the Southeast corner of lands conveyed to Timothy P & Darlene Gallagher in doc# 2004R041615 (parcel 28-A-044-F-00-032-0), also being the northeast corner of Sublot 40;

thence S 44°16'14" E along the westerly right-of-way of East 317th Street (40') 30.00' to the southeast corner of Sublot 40, and the PRINCIPAL PLACE OF BEGINNING of the premises describes herein;

thence S 44°16'14" E continuing along the westerly right-of-way of East 317th Street 5.00' to a 5/8" iron pin set;

thence S 45°43'46" W along a new division line 63.50' to a 5/8" iron pin set on the easterly line of lands conveyed to Kimberly M Tolbert in doc# 2006R027431 (parcel 28-A-044-F-00-026-0);

thence N 44°16'14" W along the easterly line of said Tolbert lands 5.00' to the common corner of Sublots 27, 28, 39, & 40, said point being referenced by a 5/8" iron pin found (I.D. "HARRISON") south 0.1', east 0.1';

thence N 45°43'46" E along the common line of Sublots 39 & 40 63.50' to the Principal Point of Beginning, and containing 0.0073 acres of land, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in March, 2025, be the same, more or less, but subject to all legal highways. Bearings are based on True North using the Ohio Department of Transportation Real Time Network. All iron pins set are 5/8" x 30" rebar capped "MARINO 7769".

The intent of this description is to describe the total area split from Lake County Parcel 28-A-044-F-00-035-0, to be combined with Parcel 28-A-044-F-00-034-0.

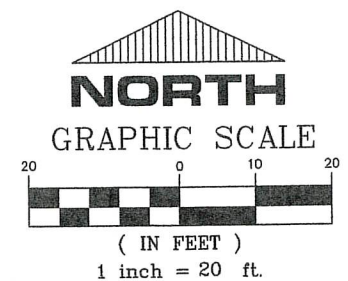
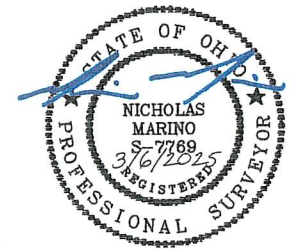


PRE-APPROVED
Lake County Engineer
Tax Map Department

**LOT-LINE ADJUSTMENT SURVEY OF
168 EAST 317th ST. & 164 EAST 317th ST.
WILLOWICK, OHIO
MARCH, 2025**

SITUATED IN THE CITY OF WILLOWICK, COUNTY OF LAKE, AND STATE OF OHIO, AND KNOWN AS SUBLOTS 39 & 40 IN THE NEWPORT BEACH SUBDIVISION (RECORDED IN VOL. D, PG. 25A OF LAKE COUNTY MAP RECORDS) OF PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT 3, TRACT 3.

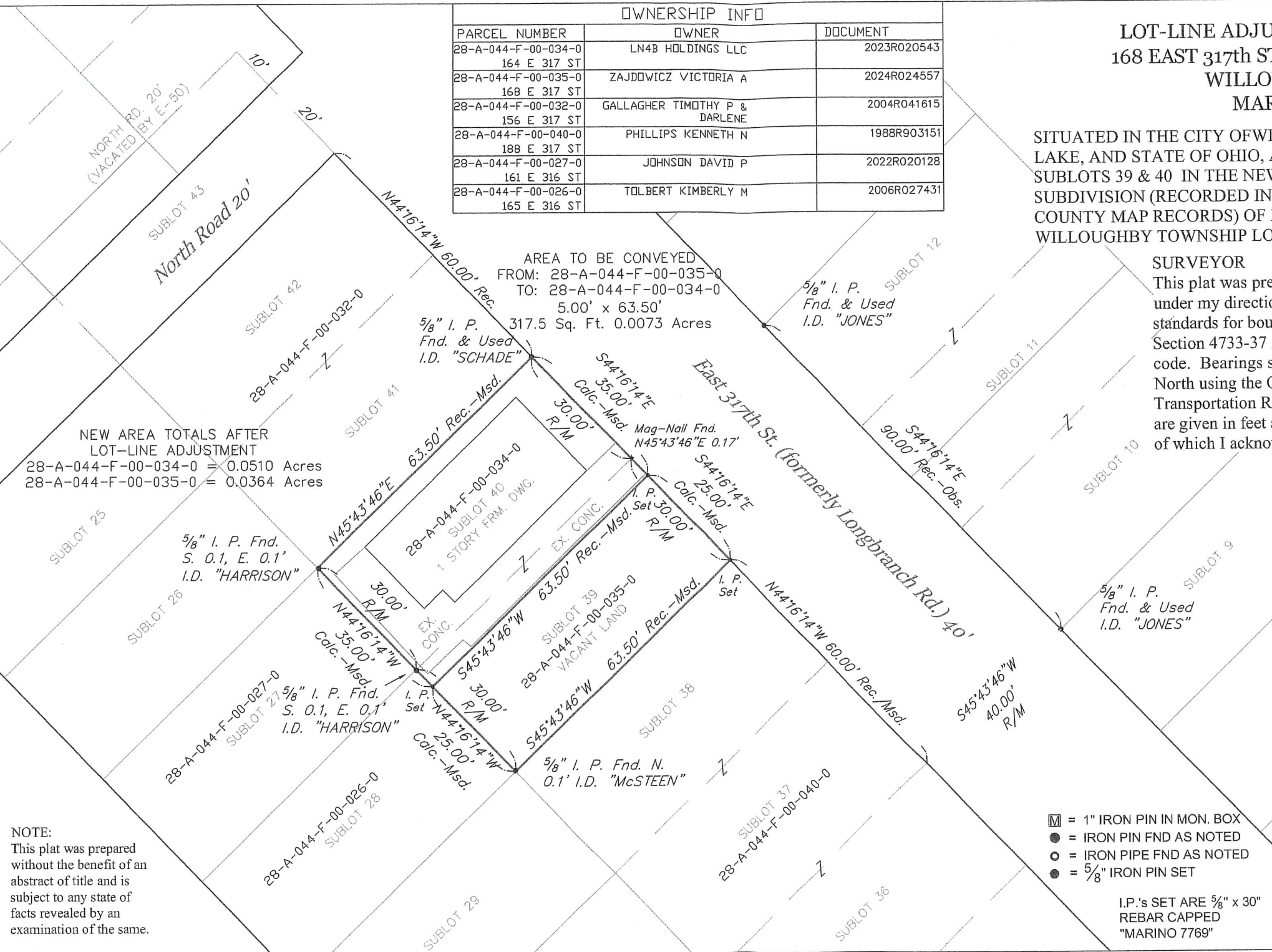
SURVEYOR
This plat was prepared from a survey done under my direction and conforms to the standards for boundary surveys as defined by Section 4733-37 in the Ohio Administrative code. Bearings shown hereon are based on True North using the Ohio Department of Transportation Real Time Network. Distances are given in feet and decimal parts thereof, all of which I acknowledge to be correct.



OWNERSHIP INFO		
PARCEL NUMBER	OWNER	DOCUMENT
28-A-044-F-00-034-0 164 E 317 ST	LN4B HOLDINGS LLC	2023R020543
28-A-044-F-00-035-0 168 E 317 ST	ZAJDDOWICZ VICTORIA A	2024R024557
28-A-044-F-00-032-0 156 E 317 ST	GALLAGHER TIMOTHY P & DARLENE	2004R041615
28-A-044-F-00-040-0 188 E 317 ST	PHILLIPS KENNETH N	1988R903151
28-A-044-F-00-027-0 161 E 316 ST	JOHNSON DAVID P	2022R020128
28-A-044-F-00-026-0 165 E 316 ST	TOLBERT KIMBERLY M	2006R027431

AREA TO BE CONVEYED
FROM: 28-A-044-F-00-035-0
TO: 28-A-044-F-00-034-0
5.00' x 63.50'
317.5 Sq. Ft. 0.0073 Acres

NEW AREA TOTALS AFTER
LOT-LINE ADJUSTMENT
28-A-044-F-00-034-0 = 0.0510 Acres
28-A-044-F-00-035-0 = 0.0364 Acres



NOTE:
This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

- ◻ = 1" IRON PIN IN MON. BOX
 - = IRON PIN FND AS NOTED
 - = IRON PIPE FND AS NOTED
 - = 5/8" IRON PIN SET
- I.P.'s SET ARE 5/8" x 30" REBAR CAPPED "MARINO 7769"

MARINO SURVEYING, LLC
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office 440-729-9344
mobile 216-220-7222

DATE	JOB NO.
03/03/2025	2025-002