

APPLICATION FOR VARIANCE  
WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER:

Todd Svejkovsky

ADDRESS:

31625 Royalview

PHONE:

216-571-8999

NAME OF APPLICANT  
IF DIFFERENT FROM OWNER:

Clayton Blahovec - Contractor

ADDRESS:

330 E 286 St

PHONE:

440-667-6427

REASON AND JUSTIFICATION FOR REQUEST:

Privacy, Large dog who can jump fence, more room  
for kids to safely play in yard,

Other neighbors have 6ft fence in area

DATE: 4-23-2026

SIGNED:



APPLICANT

FOR OFFICE USE ONLY

CASE NO.

26-4

PROPERTY ZONED FOR  
(STATE DISTRICT):

Single family

APPLICABLE SECTION OF  
CODIFIED ORDINANCES:

1165.07(b)(c)

VARIANCE SOUGHT:

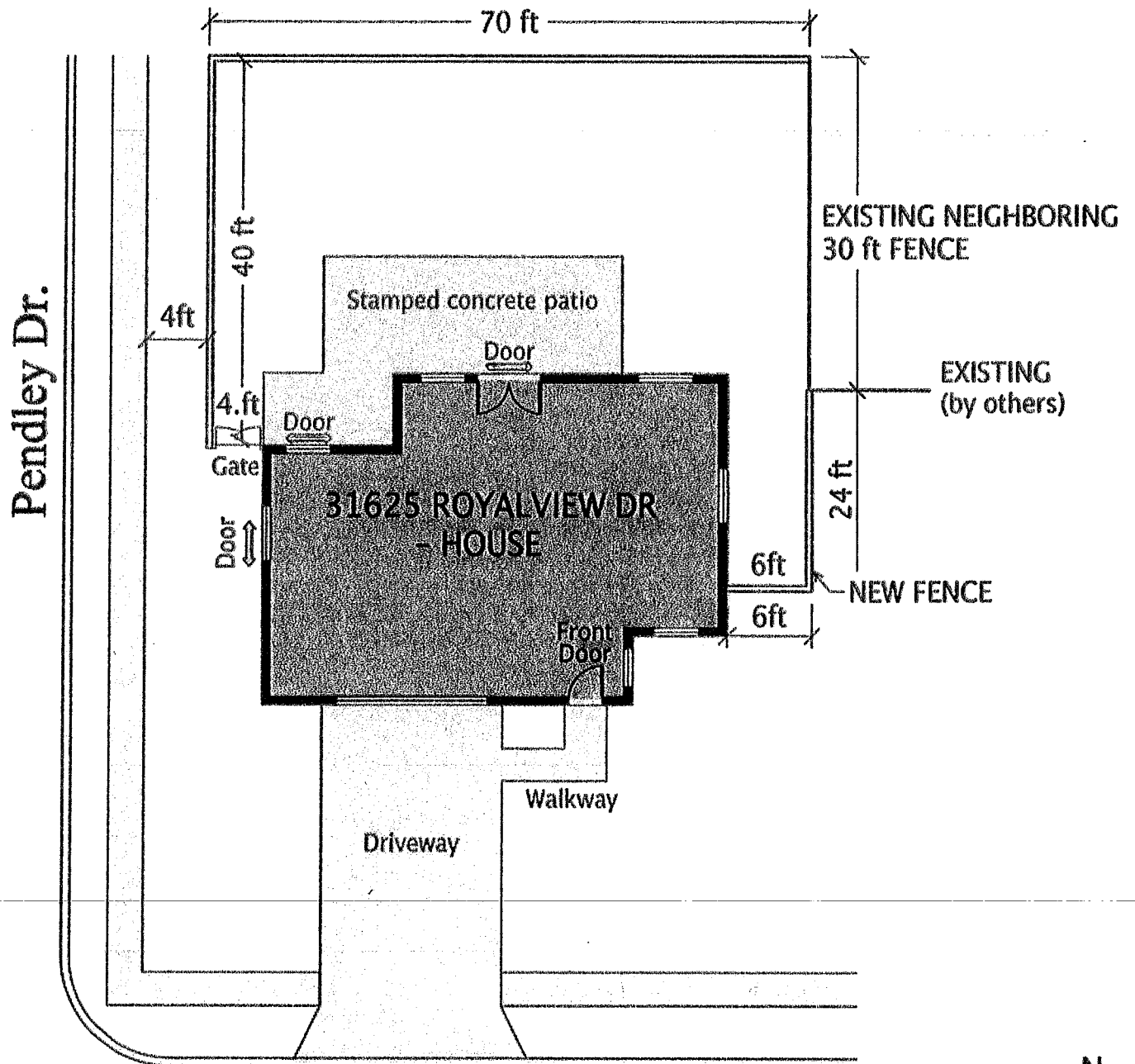
- 1) to allow a fence to be installed in the side yard that extends 24 feet past right side rear house line.
- 2) 2' height to allow a 6' high fence to be constructed on a corner lot.

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 5/13/26 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2<sup>nd</sup> floor

12/13

- Install new 6-foot tall vinyl privacy fence, color and profile to match neighboring property.
- Estimated linear footage of new fence to be installed:  
~144 ft (precise based on layout).
- Coordinate connection with existing neighboring fence.
- Install matching gate at driveway entrance.

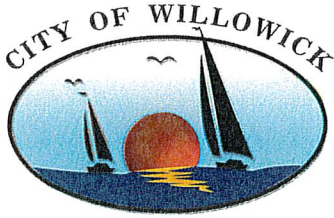


Royalview Dr.

RESIDENTIAL SITE PLAN:  
31625 ROYALVIEW DR



SCALE



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

TODD SVEJKOVSKY  
31625 ROYALVIEW  
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 31625 ROYALVIEW

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.  
**(c)** Main buildings and houses situated on corner lots shall be bound by the same restrictions contained herein. Additionally, on corner lots, a fence may extend no more than four feet from the side of the main building or house and **may not exceed four feet in height.**

Variations Needed : 1) To allow a fence to be installed in the side yard that extends 24 Feet past the right side rear house line.  
2) 2 feet height to allow a 6 foot high fence to be constructed on a corner lot.

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

APPLICANT'S SIGNATURE

4-23-20

DATE