

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER: John Hollis

ADDRESS: Parcel #28A0230000450 Euclid Ave.

PHONE: 440.785-9310 Justin

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____

ADDRESS: _____

PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:

We are seeking a variance for keeping the rear of
the building unpaved - asphalt ~~streets~~ driveways

DATE: 3-27-26 SIGNED: [Signature]
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 26-4

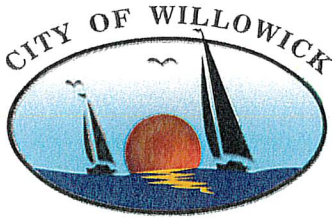
PROPERTY ZONED FOR
(STATE DISTRICT): Retail District

APPLICABLE SECTION OF
CODIFIED ORDINANCES: 1163.13(a)

VARIANCE SOUGHT: To allow loose aggregate/gravel driveways
& parking areas per submitted site plan.

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, 2nd floor



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

John Hollis
Parcel #28a0230000450 Euclid Ave
Willowick Oh 44095

RE: PERMIT APPLICATION AT: Parcel #28a0230000450 Euclid Ave

DEAR SIR AND / OR MADAM:

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

1163.13 CONDITIONS OF PARKING AREAS. (a) All required parking areas and driveways shall have a smoothly graded concrete or asphalt surface and adequate drainage; gravel and/or aggregate shall not be permitted.

Variance Needed: 1) To allow a new gravel / loose aggregate driveways and parking areas per submitted site plan.

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

3-27-26

APPLICANTS SIGNATURE

DATE

1145

PLAT OF SURVEY & SITE PLAN

FOR

COLLEGE TREE REMOVAL, LLC
SITUATED IN THE CITY OF WILLOWICK, COUNTY OF LAKE AND
STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL
WILLOUGHBY TOWNSHIP LOT NO. 8, TRACT NO. 11.
JANUARY, 2026



I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE
ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.27
OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS EXPRESSED ARE BASED ON
THE US SURVEY FOOT AND ARE IN FEET AND DECIMAL PARTS THEREOF.
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NORTH ZONE 3401,
NAD83 (FORS 2012A), ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST
OF MY KNOWLEDGE.
Joseph Gutoskey
JOSEPH GUTOSKEY, P.S. NO. 7587 DATE 1/23/26

6 Concrete Barrier Bins
Mich. & Steel, Cincinnati
TRAX CONSTRUCTION CO
DOC. NO. 2014R003205
PPN 284-023-005

OFFICE
10' x 30'

BOARD OF LAKE COUNTY
COMMISSIONERS
VOL. 889, PG. 320
PPN 284-023-041

MAPLEDALE PROPERTIES
LIMITED
DOC. NO. 2023R025182
PPN 284-023-028

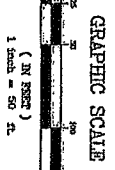
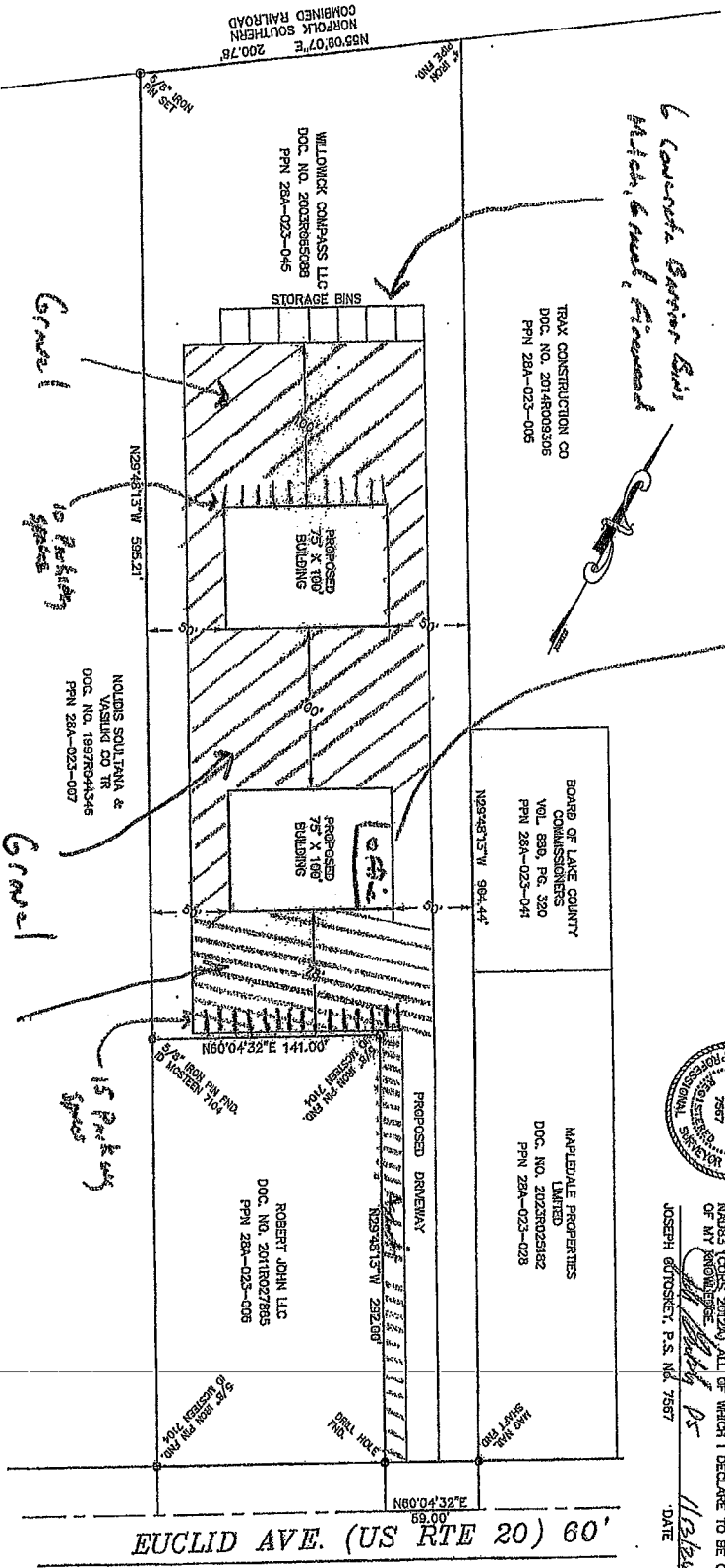
WILLOWICK COMPASS LLC
DOC. NO. 2003R065098
PPN 284-023-045

PROPOSED
10' x 10'
BUILDING

PROPOSED
7' x 10'
BUILDING

ROBERT JOHN LLC
DOC. NO. 2011R027865
PPN 284-023-006

NOLAN SQUILTANA &
VASILUK DO TR
DOC. NO. 1997R044346
PPN 284-023-007



LEGEND
5/8" DIA. BY 30" LONG YELLOW CAPPED IRON PIN SET 1/4 GUTOSKEY PG 7587
IRON PIN/PIN/IRON FOUND (AS NOTED)
MONUMENT BOX (AS NOTED)

GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors and Land Planners
134 (440) 545-6900
GUTOSKEY@GUTOSKEY.COM
CONTRACT NO. 25-4295