

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER:

Jillian Tompkins

ADDRESS:

430 E. 308th St

PHONE:

440-728-8418

NAME OF APPLICANT
IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

- Privacy fence - pool wanted electrical lines overhead in area allowed
- fence around corner - I have 2 little children, cars go speeding by, would like to have a barrier between road and yard.

DATE: 5/28/24

SIGNED:

Jillian Tompkins
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 24-9

PROPERTY ZONED FOR
(STATE DISTRICT):

Single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

VARIANCE SOUGHT:

- 1165.07(b) Side yard fencing right & left side yards
- 1165.07(c) 6' to extend fence from house
- 1165.07(c) 2' height for a fence
- 1165.07(a) 3' high fence (rail) in the front yard.

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 6/12/24 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor

MAP OF SURVEY

SITUATED IN THE CITY OF WOLLOWICK, COUNTY OF LAKE AND STATE OF OHIO AND KNOW AS BEING SUBLOT 489, IN BAYRIDGE SUBDIVISION OF PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOTS NO. 1, 2, 3, AND 9, IN TRACT 16, AS SHOWN BY THE RECORDED PLAT IN VOLUME "G" OF MAPS, PAGE 66, OF LAKE COUNTY PLAT RECORDS
 JUNE 1, 2023 SCALE 1" = 20'

DATE: 06/10/23
 SCALE: 1" = 20'
 FOLDER: DWG/23-074
 FILENAME: Tompkins
 TAB: B1 boundary
 DRAWN: JMS

BOUNDARY SURVEY FOR:
 Jillian A. Tompkins &
 Jason M. Salamone
 430 East 308th Street

CONTRACT NO.
 20-0701



- BOUNDARY SURVEY LEGEND**
- 5/8" X 30" IRON PIN (ID: MPS 8169) SET
 - IRON PIN FOUND AS NOTED
 - 5/8" X 30" IRON PIN (ID: REFERENCE) SET



SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "MPS 8169". BEARINGS REFER TO THE RECORDED PLAT FOR BAYRIDGE SUBDIVISION

M.P. Spellacy 6/1/2023

East 308th Street - 50'

Arc Length: 41.88'
 Radius: 20.00'
 Delta: 119°58'20"
 Chord: 34.64'
 Course: N21°40'00"E
 Tangent: 34.62'

Asphalt Pave
 Curb

90.38' Rec / Msd
 5/8" Iron Pin Fd / Used

5/8" X 30" IRON PIN (ID: MPS 8169) SET

Existing House #430 East 308th St.

2-STOREY

3' Conc Walk

3' HIGH RAIL FENCE

GRASS

150.00' Rec / Msd

5/8" Iron Pin Fd / Used

5/8" X 30" IRON PIN (ID: REFERENCE) SET

4' Chain Link Fence

4' Chain Link Fence

4' Chain Link Fence

Clmont Road - 50'

Asphalt Pave
 Curb

5.8139° 02' 48.18"

57.0"

5/8" X 30" IRON PIN (ID: REFERENCE) SET

N 38°19'00" W - 0.50'

S/L 489
 PPN 28-A-043-K-00-008-0
 Jillian A. Tompkins & Jason M. Salamone
 Doc No. 2020R028638

4' WIDE GATE

3' HIGH PRIVATE FENCE

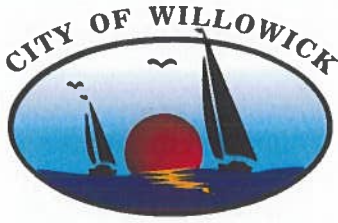
38.50' Rec / Msd

S/L 561

S/L 490

S/L 561





BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Jillian Tompkins
430 East 308 St
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 430 East 308 St

DEAR SIR AND / OR MADAM:

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

1165.07 FENCES IN FRONT YARDS, SIDE YARDS AND ON CORNER LOTS; PROXIMITY TO SIDEWALKS. (a) No fence shall be allowed in a front yard, except an ornamental fence in the Single Family, Multi Family, Mixed Use, Apartment, Retail and Industrial Districts. "Ornamental fence" means a continuous structure or device intended primarily for ornamentation and not for enclosing an area, to be no more than three and one-half feet in height, running from front corner to front corner of the house, consisting of a post or posts interconnected by a top rail and one center rail and connected between the top rails and center rails with all types of material so as to emit air through eighty percent of the area of the fence, and which is situated in its entirety within twelve feet of the front line of a building or the ground level projection thereof, and between lines constituting the forward extension of lines of the sidewalk/foundations of such building, or at the corners of a lot, so long as it does not exceed in length and width twenty-five percent of the frontal length of the lawn area and side length to the residence, respectively, and tapering from the corner to a height of one foot or less at its end. No ornamental fence shall be permitted at any other location in a front yard.

Variance Needed

- 1) To install a 3 foot high, rail fence in the front yard.

Note: Home owner wants to install fencing in front yard.

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.

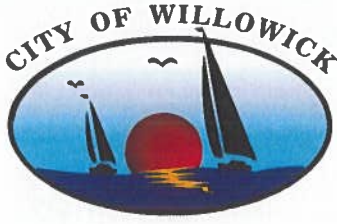
IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME.

SINCERELY,

SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE DATE



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Variances Needed

- 1) **6 Feet to extend fence from house.**
- 2) **2 Feet for height of fence.**

Note: Home owner wants to install a 6 foot high fence in side yard that extends 10 feet from the side of the house.

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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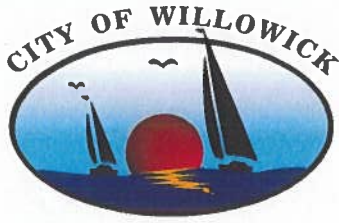
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Variance Needed

- 1) Side yard fencing in right and left side yards.

Note: Home owner wants to install fencing in side yards past the rear house lines.

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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