

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER: Jaron Campbell
ADDRESS: 121 E. 291 St
PHONE: 216-313-1223

NAME OF APPLICANT
IF DIFFERENT FROM OWNER:
ADDRESS:
PHONE:

REASON AND JUSTIFICATION FOR REQUEST:
Extending driveway into front of house

DATE: 5-22-24 SIGNED:  APPLICANT

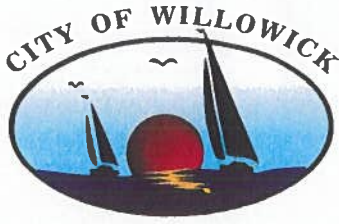
FOR OFFICE USE ONLY

CASE NO. 24-7
PROPERTY ZONED FOR (STATE DISTRICT): Single Family
APPLICABLE SECTION OF CODIFIED ORDINANCES: 1163.105 (a)

VARIANCE SOUGHT: Install a driveway extension to park car in the front yard
* extend driveway into front yard 4' 5"

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



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Jaron Campbell
121 East 291 St
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 121 East 291 St

DEAR SIR AND / OR MADAM:

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

1163.105 FRONT YARDS; REGULATION OF VEHICLE PARKING (a) No person shall park or leave unattended or permit to remain parked or unattended a motor vehicle (as defined in Section 301.20 of the Traffic Code) wholly or partly within a front yard in a Single Family or Multi Family District, unless such vehicle is wholly within a driveway, or unless a permit therefor has been obtained from the Chief Building Inspector. Applications for such permits shall be made in writing and shall be accompanied by a written statement of the applicant, which statement shall set forth the facts qualifying the applicant for the issuance of a permit. Such application and data shall be referred by the Chief Building Inspector to the Board of Zoning Appeals, which may require additional data from the applicant reasonably related to its determinations to be made hereunder. The Board of Zoning Appeals shall approve such application if it finds that:

Variance Needed

- 1) To install a driveway to park a car in the front yard.

Note: Home owner wants to install extend his driveway into the front yard 4 feet 5 Inches.

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

 5-22-24
APPLICANTS SIGNATURE DATE

121 e 291st st Driveway Expansion Proposal

Owner – Jaron Campbell

216-313-1223

Jaron.L.Campbell@outlook.com



Summary

Would like to have an additional parking pad poured adjacent to our existing driveway as our household has 3 vehicles for work purposes and an additional parking space would make moving in and out much easier.

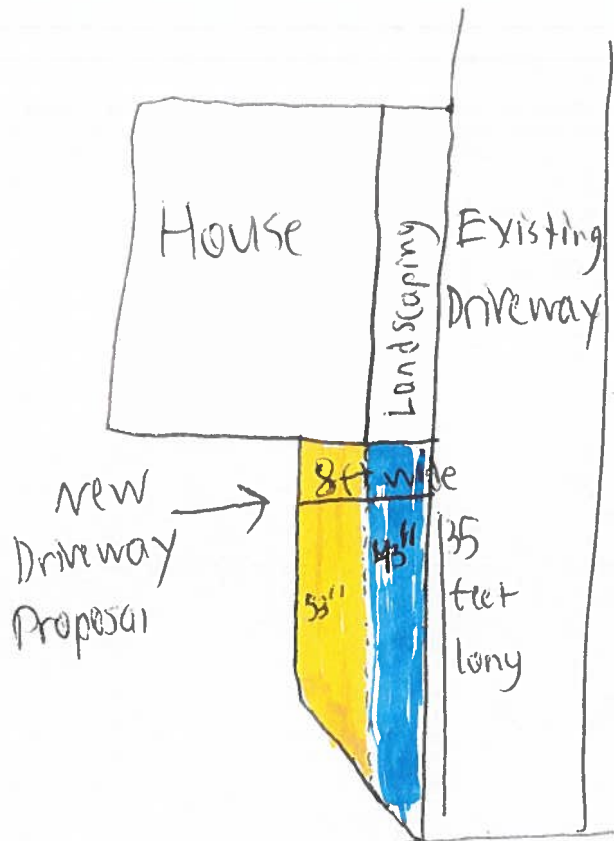
The first 43 inches of the expansion are covered by existing zoning laws as it does not encroach the front of the house. However, we would need an additional 53 inches for a total of 8 feet of space that would be in front of the house that requires zoning approval.



Already covered
under existing zoning
laws

Need Zoning Approval
(53 inches) into front
of house

121 e 291st Driveway Sketch



Orange area needs zoning approval

Blue area is already approved

291st St

Existing examples of project in Willowick

Next-door neighbor example – 125 e 291st st



360 e 305th st



462 e 305th st



541 e 305th st



547 e 305th st



577 e 305th st + next-door neighbor

