

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER: Joe & Brenda Strano

ADDRESS: 31716 Daniel Dr

PHONE: 216-410-6694

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____

ADDRESS: _____

PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:

My wife and I both like to park both cars in the garage summer and winter, and that does not leave much room for house tools (snow-blower, lawn-mower), plus if we are blessed with children (more than 2 we pray) we would need more room for bikes, scooters, cars, etc.)

DATE: 2-25-26 SIGNED: Joseph Strano
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 26-3

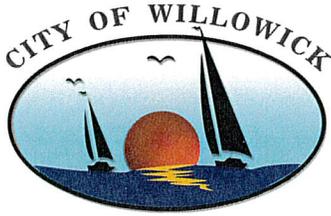
PROPERTY ZONED FOR
(STATE DISTRICT): single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES: 1163.07

VARIANCE SOUGHT: To allow a 285 sq ft addition to the detached garage
To allow proposed location of detached garage
addition

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 3-11-26 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

Joe & Brenda Strano

31716 Daniel Dr

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 31716 Daniel Dr

DEAR SIR AND / OR MADAM:

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

1163.07 REAR YARDS. In a Single Family or Apartment District, every building erected shall have a rear yard. Such rear yard shall not be less than thirty percent of the depth of the lot, but need not be more than forty feet, provided that the rear yard is no less than one-half of the height of the building. Forty percent of the area of such yard may be occupied by a one-story detached garage not more than fifteen feet in height, nor more than 576 square feet as provided in Section 1337.01 of this Code of Ordinance. On a corner lot the rear line of which is identical with the side line of an interior lot, no such detached garage shall be erected within thirty feet of any street line or within three feet of the side or rear lot line, or ten feet from any dwelling or residence structure. No detached garage shall be in excess of one-story unless a subdivision plan provides otherwise. **A detached garage shall be located as determined by the Building Inspector, unless located by the City Board of Zoning Appeals.**

- Variances Needed:
- 1) To allow 285 square feet addition to and existing detached garage
 - 2) To allow proposed location of detached garage addition per site plan submitted.

* Property owner wants to build an additional 285 sq. ft. off the rear of an existing detached garage that would be a total of 861 sq. ft.

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

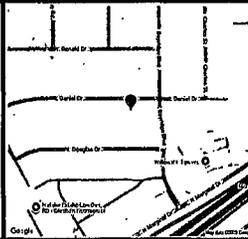
CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

DATE



www.exactalands.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 31716 DANIEL DRIVE, WILLOWICK, OHIO 44095

SURVEY NUMBER: 2510.6885

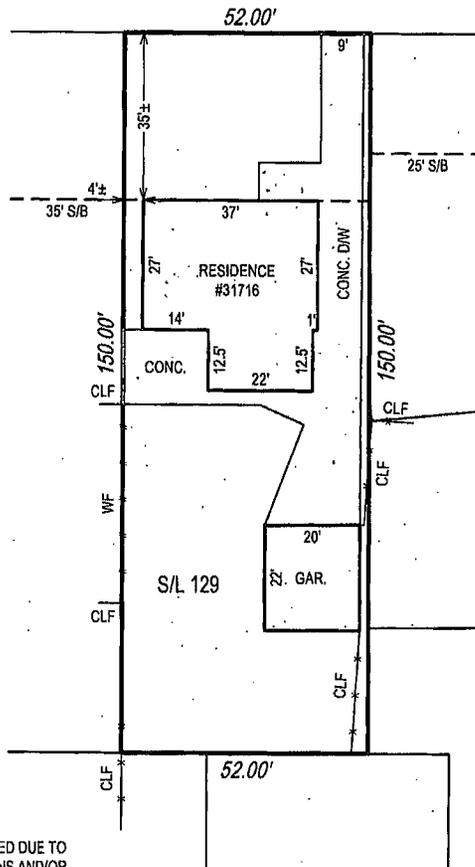
2510.6885
 MORTGAGE LOCATION SURVEY
 THIS IS NOT A BOUNDARY SURVEY
 LAKE COUNTY, OHIO

ACKNOWLEDGED & ACCEPTED

BY: _____

BY: _____ DATE

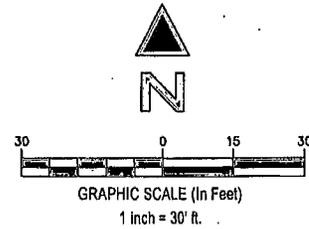
DANIEL DRIVE (50' R/W)



Brenda Strano
 11-12-25

Joseph Strano
 11-12-25

PLEASE NOTE:
 A BOUNDARY SURVEY IS RECOMMENDED DUE TO
 ABSENCE OF BOUNDARY MARKERS, PINS AND/OR
 MONUMENTATION, THE LOCATION OF THE HOUSE IS
 APPROXIMATE.



POINTS OF INTEREST:
 NONE VISIBLE

CLIENT NUMBER: ELS-2025-6002

BUYER: BRENDA & JOSEPH STRANO SELLER: PATRICK M. STITTS

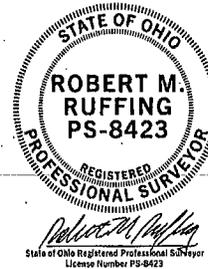
LOT: 129 BLOCK: PLAT: M PG: 18

SUBDIVISION: BAYRIDGE SUBDIVISION NO. 6

COUNTY: LAKE

CERTIFIED TO:
 FIRST COMMONWEALTH BANK / INFINITY TITLE SOLUTIONS, LLC

THIS MORTGAGE LOCATION SURVEY IS PERFORMED IN ACCORDANCE WITH 4733-38 OF THE OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE AND IS ONLY FOR THE USE OF THE MORTGAGE LENDER AND TITLE INSURER. DO NOT USE THIS MORTGAGE LOCATION SURVEY FOR FUTURE CONSTRUCTION OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE(S). THIS DOCUMENT MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT PROPERTY.



FIELD DATE: 10/31/2025

DATE SIGNED: 11/04/25

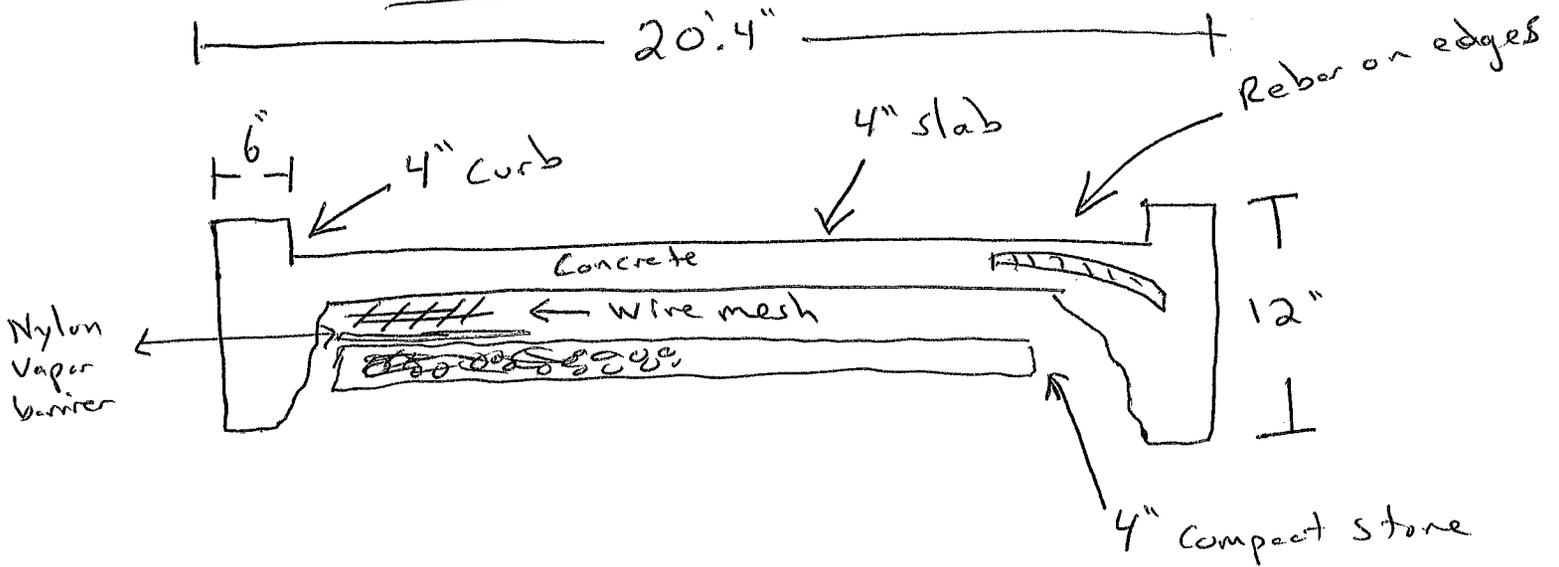
REVISION HISTORY: (REV.1 11/4/2025)



1500 W 3rd St | MZ130
 Cleveland, OH 44113
 P: 216.751.9000
 F: 216.751.9510
 www.exactasurvey.com

Strano Residence; 31716 Daniel Dr. Willowick, OH.
 * Marty's * 431-6694 (440)

Foundation Plan for Garage Extension

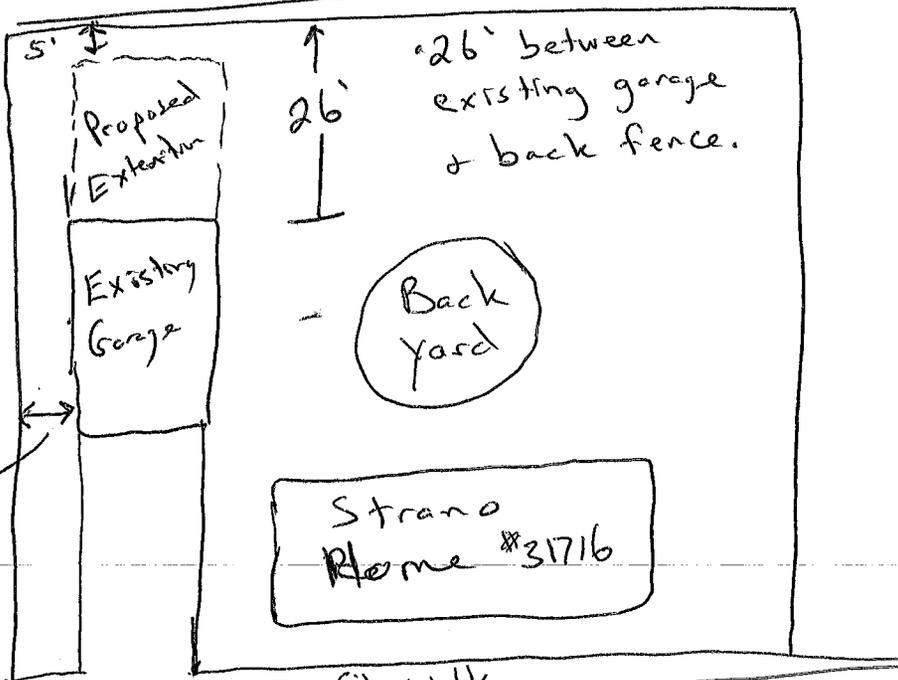


Total House lot Plan

* 5' - From fence to back of extension

* Garage Extension is exact size as existing garage.

16" between fence & garage.

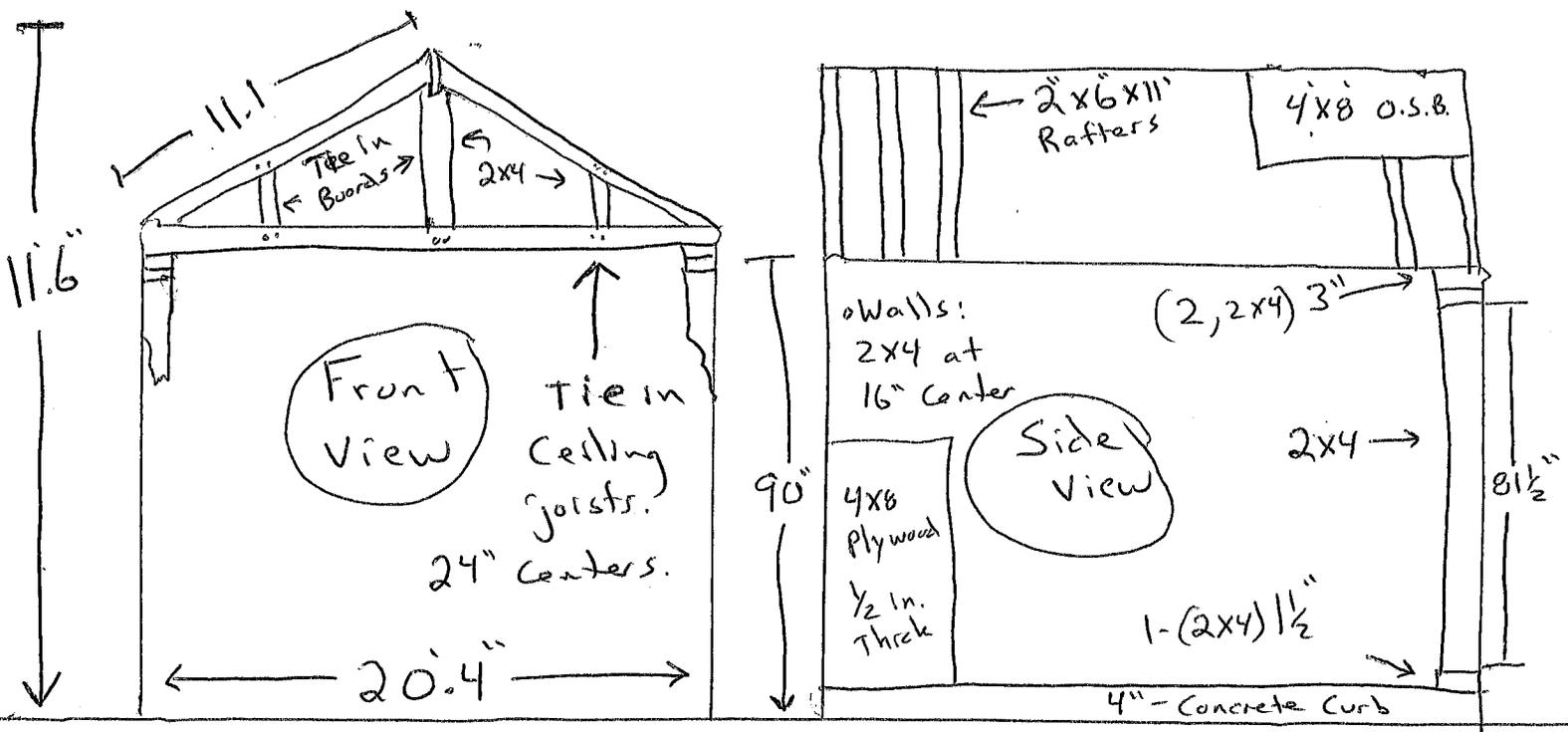


Street

STRANO Residence: 31716 Daniel Dr. Willoughick, OH.

* Marty - 440-431-6694

- Plans for Garage Extension



- Garage finished in Almond colored Dutchlap vinyl siding.
- Gutters & downspouts connected to existing.
- Roofing material: Asphalt shingles.

