

**APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS**

NAME OF PROPERTY OWNER: Shoregate Towers NS, LLC, Lemma Getachew, Guenet Indale

ADDRESS: 30901 Lakeshore Blvd.

PHONE: _____

**NAME OF APPLICANT
IF DIFFERENT FROM OWNER:** Mark S. O'brien – Attorney for the Appellants

ADDRESS: Cedar-Grandview Building, 12434 Cedar Rd, Suite 11
Cleveland Heights, Ohio 44106

PHONE: 216-331-7400

REASON AND JUSTIFICATION FOR REQUEST:

DATE: _____ **SIGNED:** _____

APPLICANT

FOR OFFICE USE ONLY

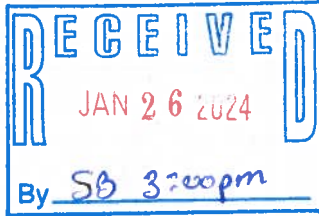
CASE NO. 24-2

**PROPERTY ZONED FOR
(STATE DISTRICT):** Multi-Family

**APPLICABLE SECTION OF
CODIFIED ORDINANCES:** 1332.05 – 1367.01
VARIANCE SOUGHT : Appeal of Shoregate Towers, NS, LLC, Lemma Getachew and Guenet Indale to the Willowick Property Maintenance Violation dated 1-23-24 (Apartment 1250, East Building P.M. 605.1, 305.3 304.7 (Please see attached.

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 2-14-24 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor



BEFORE THE BOARD OF ZONING APPEALS
CITY OF WILLOWICK, OHIO

SHOREGATE TOWERS NS, LLC)
30901 Lakeshore Boulevard)
Willowick, Ohio 44095)

and)

LEMMA GETACHEW)
365 Wakefield Run Boulevard)
Hinckley, Ohio 44233)

and)

GUENET INDALE)
365 Wakefield Run Boulevard)
Hinckley, Ohio 44233)

Appellants)

vs.)

WILLOWICK BUILDING DEPT.)
31230 Vine Street)
Willowick, Ohio 44095)

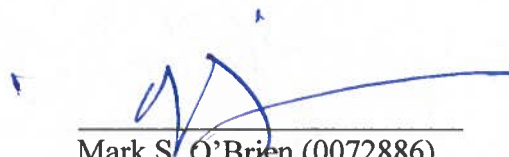
Appellee)

NOTICE OF APPEAL

Now comes Shoregate Towers NS, LLC (“Shoregate”), Lemma Getachew (“Getachew”) and Guenet Indale (“Indale” and, together with Shoregate and Getachew, “Appellants”), the purported owners of the property located at 30901 – 30951 Lakeshore Boulevard, Willowick,

Ohio 44095 (the “Property”), by and through the undersigned counsel, and pursuant to Section 1332.05 of the Codified Ordinances of the City of Willowick, Ohio (the “Codified Ordinances”) and Section 111 of the 2015 International Property Maintenance Code (the “Code”), which Code has been adopted by the City of Willowick, Ohio as its property maintenance code via Section 1367.01 of the Codified Ordinances, hereby appeals from the Property Maintenance Notice, dated January 23, 2024, served upon Appellants by Appellee, a copy of which Property Maintenance Notice is attached hereto as Exhibit A (the “Violation Notice”) and incorporated herein by reference. Appellants request a full hearing on the Violation Notice.

Respectfully submitted,

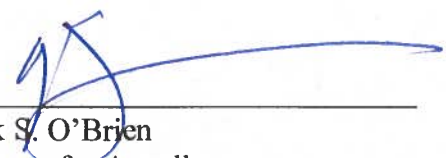


Mark S. O'Brien (0072886)
Attorney for Appellants
Cedar-Grandview Building
12434 Cedar Road, Suite 11
Cleveland Heights, Ohio 44106
Telephone: (216) 331-7400
E-mail: msobrien9@icloud.com

CERTIFICATE OF SERVICE

A copy of the foregoing Notice of Appeal was deposited in the U.S. mail, postage prepaid, on this 26th day of January, 2023 or regular delivery, with copy by e-mail, to the following:

Mandy J. Gwartz, Esq.
Prosecutor
City of Willowick
20050 Lakeshore Boulevard
Euclid, Ohio 44123
mandy@gwartzlaw.com
Attorney for Appellee



Mark S. O'Brien
Attorney for Appellants

Property Maintenance Notice

Willowick Building Department
31230 Vine St, 44095
Ph: (440)516-3000



GUENET INDALE & LEMMA GETACHEW & SHOREGATE TOWERS NS LLC
365 WAKEFIELD RUN BLVD
HINCKLEY, OHIO 44233

Name: GUENET INDALE & LEMMA GETACHEW & SHOREGATE TOWERS NS LLC
Address: 30901 LAKE SHORE BLVD, WILLOWICK, OH 44095

Notice Date: 1/23/2024

Details:

Violation ID	Description	Violation Notes	Completion Date
PM-605.1 - Installation	Property Maintenance - All electrical equipment , wiring and appliances shall be properly installed and maintained in a safe and approved manner.	1) Missing electrical faceplate on master bedroom wall receptacle in apartment 1250 east.	2/6/2024
PM-305.3 - Int surfaces	Property Maintenance - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.	1) Replace all water damaged drywall on ceiling and walls then paint in apartment 1250 east master bedroom.	2/6/2024
PM-304.7 - Roofs / drainage	Property Maintenance - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Gutters and downspouts shall be maintained in good repair and free of obstructions.	1) Repair / replace roofing materials above apartment 1250 east master bedroom.	2/6/2024

Exhibit A

The City's Property Maintenance Code which was adopted declares that properties must be maintained in good condition in order to protect property value.

To that end, we require the violations listed herein be corrected by the individual violation compliance date listed above.

Contact your inspector by the correction date for the reinspection of violations. If a third and subsequent inspection is needed a twenty five dollar (\$25.00) fee shall be paid prior to each inspection. In addition, be sure to obtain all necessary permits.

An electrical permit is required from The Lake County Building Department prior to correcting all electrical violations. Phone # 440-350-2543

WARNING: The Housing Code violations listed in this report, if any, were detected upon a routine inspection. The City assumes no liability or responsibility for failure to report violations that may exist, and makes no guarantees whatsoever, since there may be further violations which were not detected, which may arise in the future, or which may be determined only by a licensed electrician, plumber, or other specialist at the expense of the person desiring such inspection

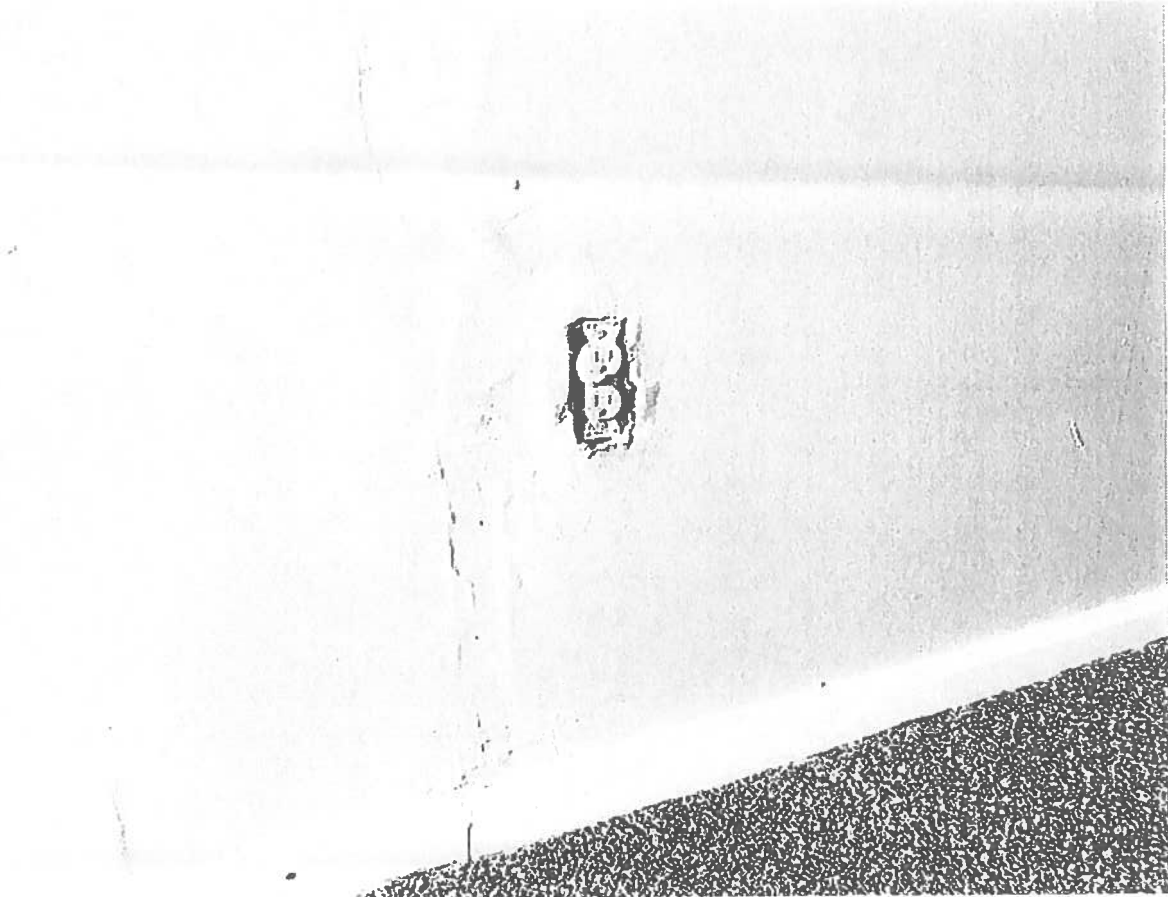
Failure to comply with this notice will result in prosecutive action or other penalty as provided by law. Chapter 167 of the City of Willowick's Codified Ordinances provides the Right to Appeal.

Thanking you in advance for your cooperation.

Inspector: _____

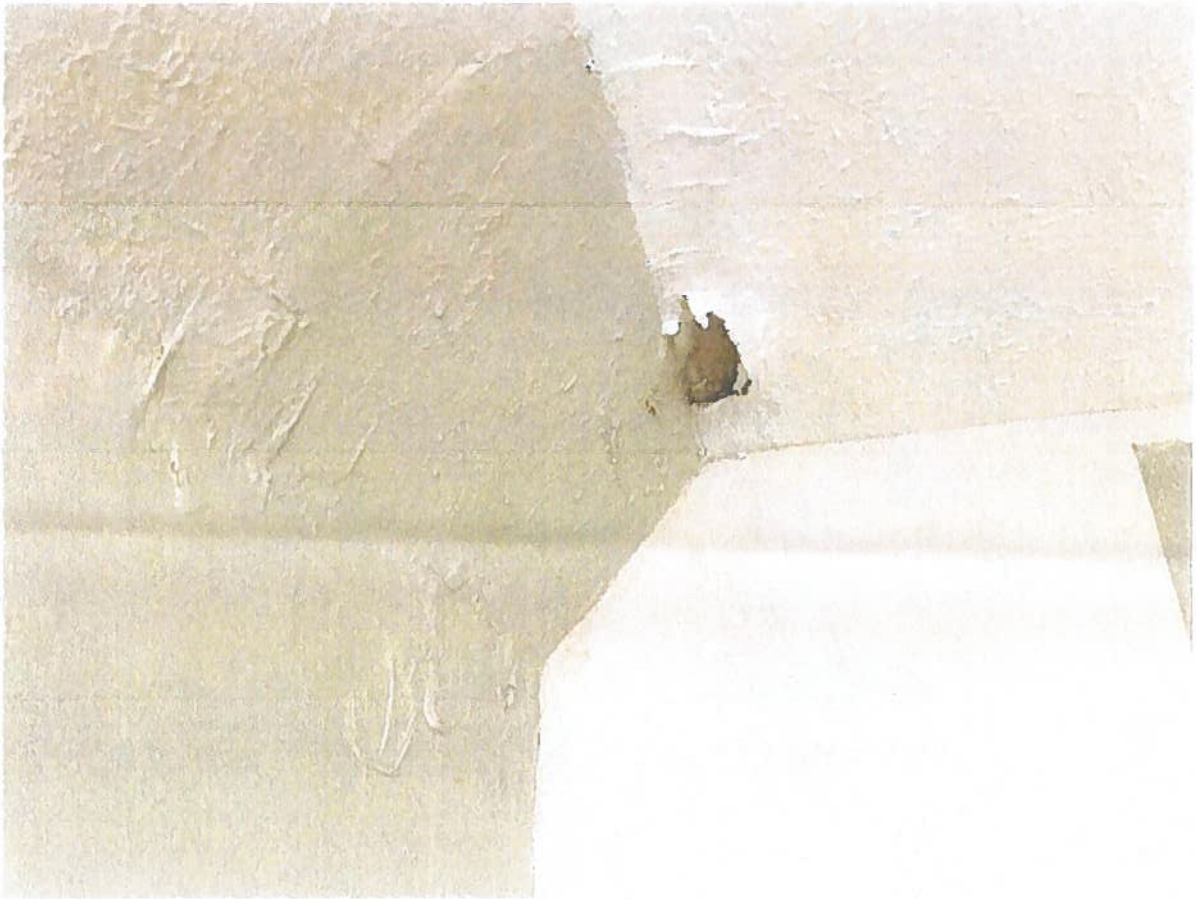
Sean Brennan

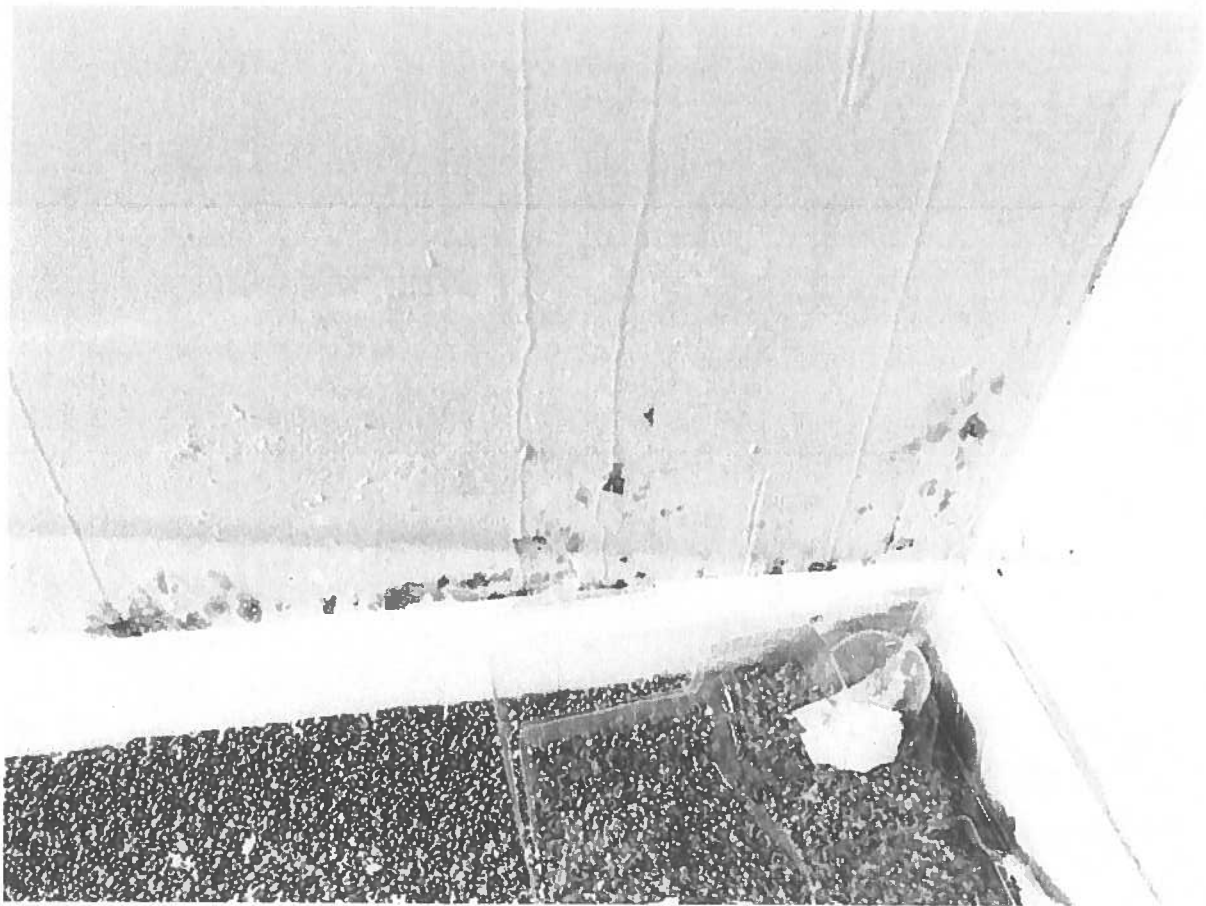
From: Sean Brennan <sbrennan508@yahoo.com>
Sent: Tuesday, January 23, 2024 2:22 PM
To: Sean Brennan
Subject: Apt 1250 east 1-23-24

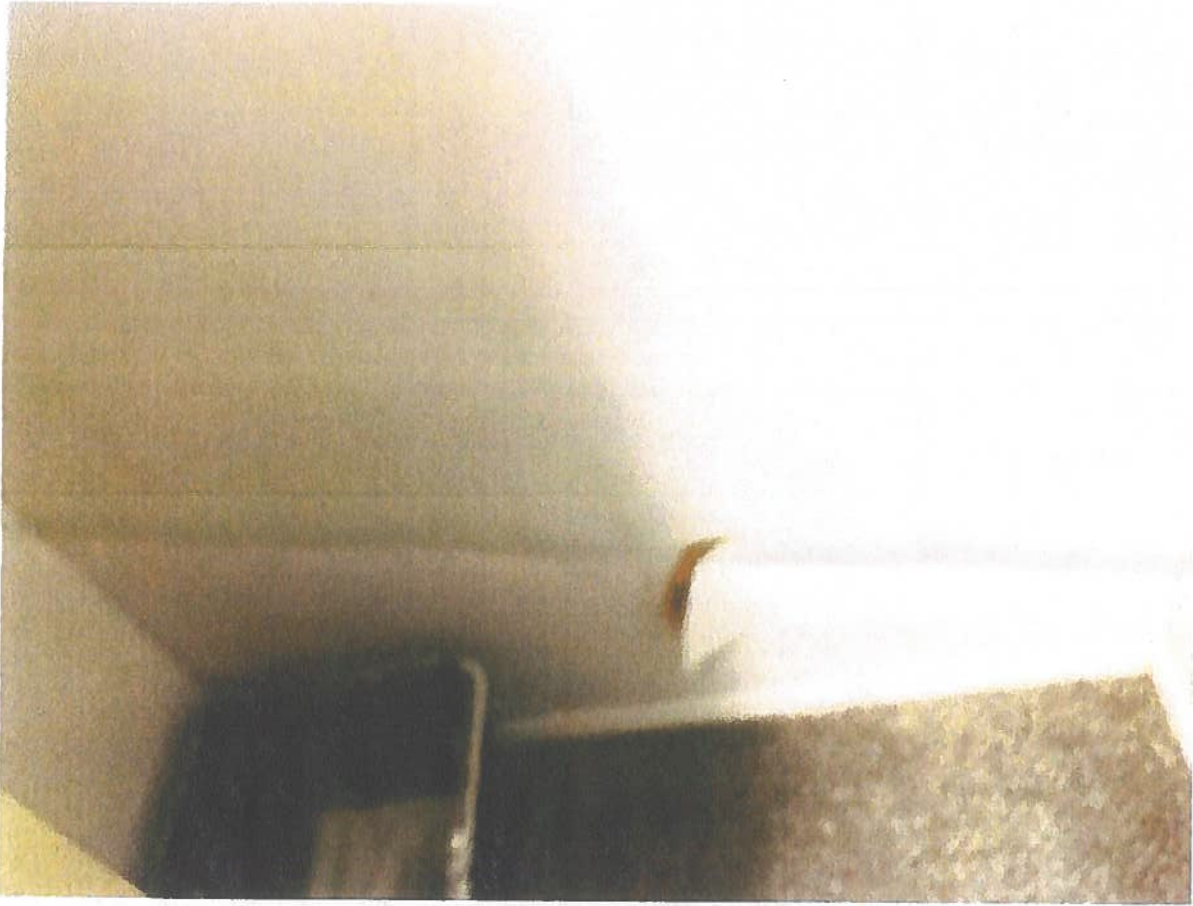














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