

03/03/2026

ZACHARY D. MILLER



Zachary D. Miller, AIA, NCARB

Registered Architect

Phone: 412.228.2626

Email: zacharymiller.arch@gmail.com

Re: City of Willowick - City Council
02/11/2026 Board of Zoning Appeals Denial Follow-Up
02/17/2026 City Council Meeting

BZA Case 26-1: 0 E 316th St Vacant 52'x40' Lot (Tabled on 02/17/2026)

Dear Council President Koudela + Willowick City Council Members,

Thank you for the opportunity to continue discussion of the proposed residence on E. 316th Street. I appreciate Council's decision at the February 17 meeting to table the matter for further consideration. As I am unable to attend the March 3 meeting in person, I wanted to provide this brief written summary for context.

As previously discussed, I am an architect seeking to bring a thoughtful, well-executed residential project to Willowick. The initial scheme presented to the Board of Zoning Appeals on February 11 was denied. Since that time, and in consultation with Sean Brennan, I have substantially revised the design and expanded the drawing set as requested (see attached).

The **revised proposal is now fully compliant with all applicable zoning requirements, including height and setback regulations.** The only variance requested is for lot size — a condition inherent to this 52' x 40' parcel and not the result of any action on our part. To my knowledge, the lot was not subdivided or altered; therefore, the hardship is not self-created. Several nearby lots on this portion of E. 316th Street are similar in size.

For clarity, the revised design complies with the following dimensional requirements:

- **30' Maximum Height**
- **10' Front Yard Setback**
- **4' Side Yard 1 Setback**
- **10' Side Yard 2 Setback (Driveway Side)**
- **15' Rear Yard Setback (1/2 of 30' height)**

Given that the proposal now meets all as-of-right development standards aside from the pre-existing lot size condition, I respectfully request that City Council grant the necessary lot size variance to allow construction on this parcel.

Thank you very much again for your consideration and assistance in bringing a humble yet exciting project to Willowick.

Sincerely,

Zachary D. Miller, AIA, NCARB