

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER: Matthew Keough
ADDRESS: 491 E. 327 St
PHONE: ~~330-780-6952~~ 440-227-5151

NAME OF APPLICANT IF DIFFERENT FROM OWNER: Duane Schreiner
ADDRESS: 1635 Wood Rd Cleve Hts 44121
PHONE: 330-780-6952

REASON AND JUSTIFICATION FOR REQUEST:

Code says any dwelling or structure should be 10' away from another structure. We would like to build garage in same footprint. Existing garage is 22'x20'. We are going to build 22x20. Existing garage is 6' away from structure now. we would like a variance for additional 4'. Thank you
Duane

DATE: 6-28-24 SIGNED: APPLICANT

FOR OFFICE USE ONLY

CASE NO. 24-11

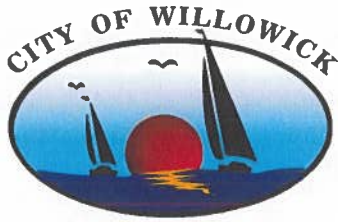
PROPERTY ZONED FOR (STATE DISTRICT): Single Family

APPLICABLE SECTION OF CODIFIED ORDINANCES: 1163.07

VARIANCE SOUGHT: 4' to install new garage 6' away from neighbor's garage. 10' is required.

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 7-10-24 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

Mathew Keough

491 East 327 St

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 491 East 327 St

DEAR SIR AND / OR MADAM:

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

1163.07 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**.

Variance Needed

- 1) 4 foot.

Note: Home owner wants to install a new detached garage 6 feet away from neighbors garage. 10 foot distance needed.

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

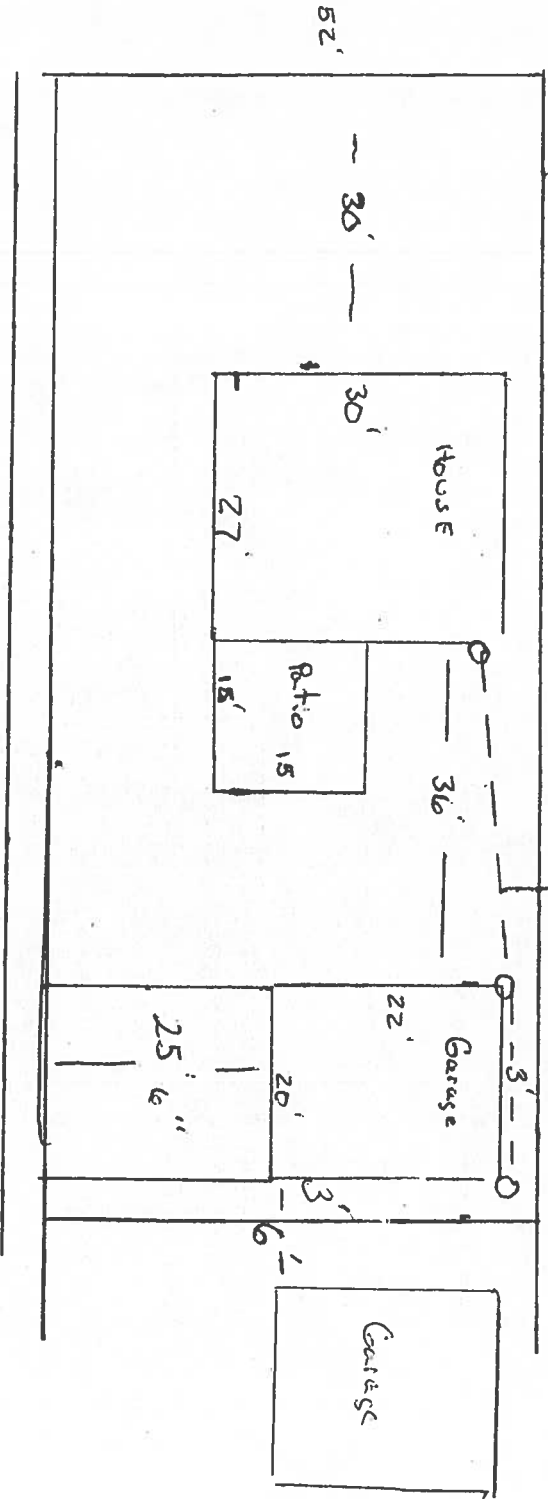
APPLICANTS SIGNATURE

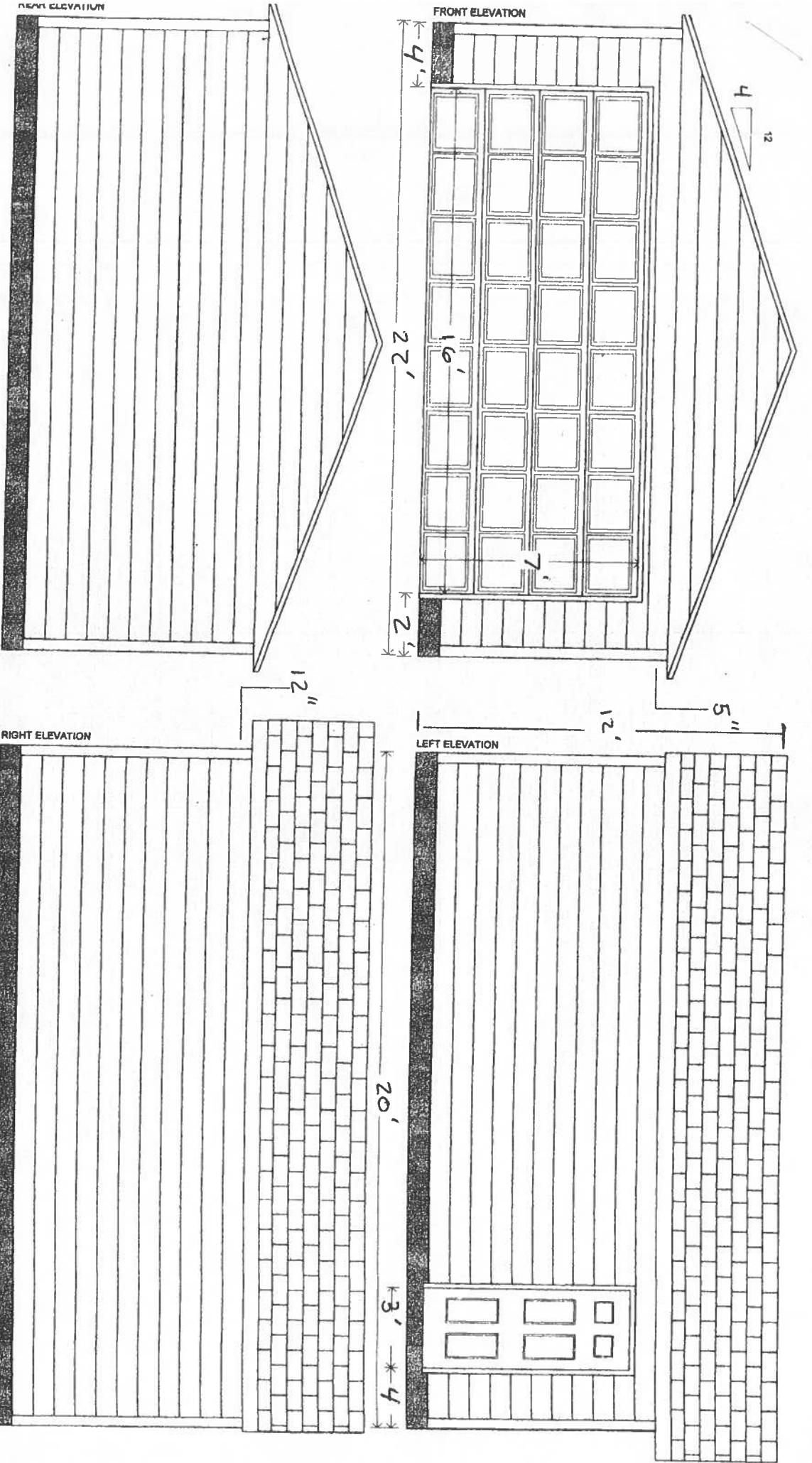
6/26/2024

DATE

Mathews + Joyce Keough
491 E 327th St
Willowick 44095
440-227-5151

4" PVC Garage Gutter Discharged to Home





MICHAEL GERSON
 DBA SHANNONWOOD HOMES LLC.
 1635 WOOD RD.
 CLEVELAND HEIGHTS, OHIO 44121
 216-215-2319

22 X 20 GABLE GARAGE
 1/12 ROOF PITCH
 SCALE: 1/4" = 1'-0"

HOMEOwner
 Mathew + Joyce Keough
 491 E 327th
 W. Willowick 44095
 440-227-5151

SPECIFICATIONS

SIDING: Vinyl White
 TRIM: Aluminum White
 OH DOOR: 16x7' White
 GUTTERS & D/S: 5"

DISCHARGED TO: Storm