

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

NAME OF PROPERTY OWNER:

Rick Marucci

ADDRESS:

32900 Lakeland Blvd

PHONE:

440-585-5757

NAME OF APPLICANT

IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

Tabled

REASON AND JUSTIFICATION FOR REQUEST:

* see attached email *

DATE:

8/19/25

SIGNED:

[Signature]

APPLICANT

FOR OFFICE USE ONLY

CASE NO.

25-13

PROPERTY ZONED FOR
(STATE DISTRICT):

Industrial District

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

1163.13 (d)

VARIANCE SOUGHT:

To allow a new gravel/loose aggregate parking lot.

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 9-10-25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor

Sean Brennan

From: Kevin Hoffman <KevinH@Polaris-es.com>
Sent: Tuesday, August 19, 2025 11:22 AM
To: Sean Brennan
Cc: Jennifer Quinn; Heather Boling; steve@zelkobuilding.com; Rick Marucci (rickm@lakecountysewer.com); Tim McLaughlin
Subject: RE: Lake County Sewer Building Addition
Attachments: SKM_C36825081810350.pdf; 1995 Site Plan.pdf; 1990 Site Plan.pdf; 1988 Site Plan.pdf

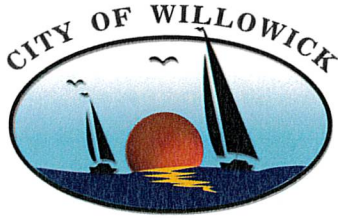
Sean,

Thanks for taking my call just now. As discussed, Mr. Marucci would like to appeal Section 1116.13(a) of the codified ordinances requiring the lot to be paved. The justification for this variance is that the site was previously approved showing stone parking as shown on the attached previously approved site plans (attached). It should also be noted the 1995 site plan approved after the January 1st 1995 dated indicated in section 1116.13(d). Also, the additional land that was purchased from Kurtz Brothers last year has historically existed as a non-paved workyard, as such we believe there is justification there as well for a variance for that property which will be re-graded and stone to match the existing lot.

As discussed, we'll have someone from Mr. Marucci's office deliver a check for \$150 the building department for the fee for the appeal. The BZA meeting will be on 9/10, and then it will be heard at council on 9/16 at which we will have a representative at both of those meetings. I'll touch base with Mr. McLaughlin in the meantime regarding Stormwater/SWP3 comments.

Thanks,

Kevin Hoffman, P.E., CPESC
POLARIS ENGINEERING + SURVEYING
34600 CHARDON ROAD | SUITE - D | WILLOUGHBY HILLS OH 44094
Direct: 440.346.2479
Office: 440-944-4433 x102
Cell: 419.902.9524



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Rick Marucci

615 Carrington Ct

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 32900 Lakeland Blvd.

DEAR SIR AND / OR MADAM:

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

1163.13 CONDITIONS OF PARKING AREAS. (d) The requirements of this section shall apply to all new driveways and parking areas installed or constructed on or after January 1, 1995. Gravel/loose aggregate for driveway/parking area is strictly prohibited.

Variance Needed : 1) To allow a new gravel / loose aggregate parking lot.

* Property owner wants to install a gravel / loose aggregate parking lot.

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 6:30 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,

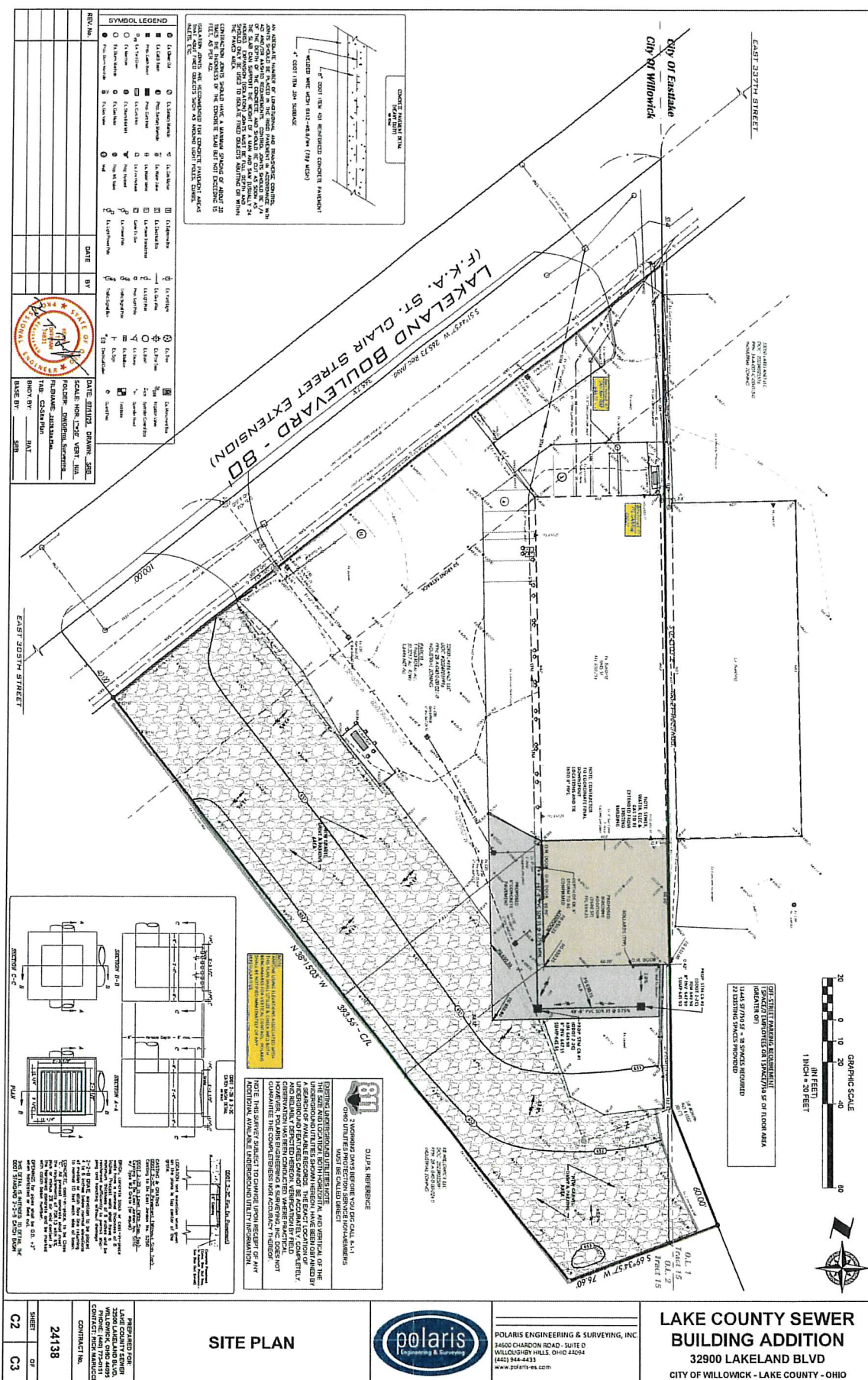
SEAN BRENNAN

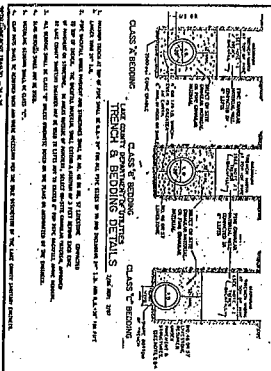
CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

8/17/25

DATE





CLASS 'A' MANHOLE
CLASS 'B' MANHOLE
CLASS 'C' MANHOLE
CLASS 'D' MANHOLE

CITY OF WILLOWICK
PLANNING DEPARTMENT
DATE: 11/18/88
BY: [Signature]
CHECKED BY: [Signature]

STANDARD
1/2" = 1'-0"

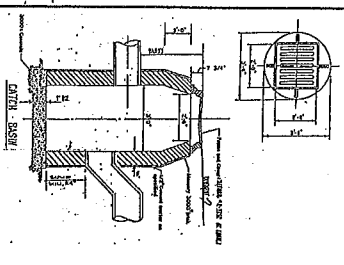
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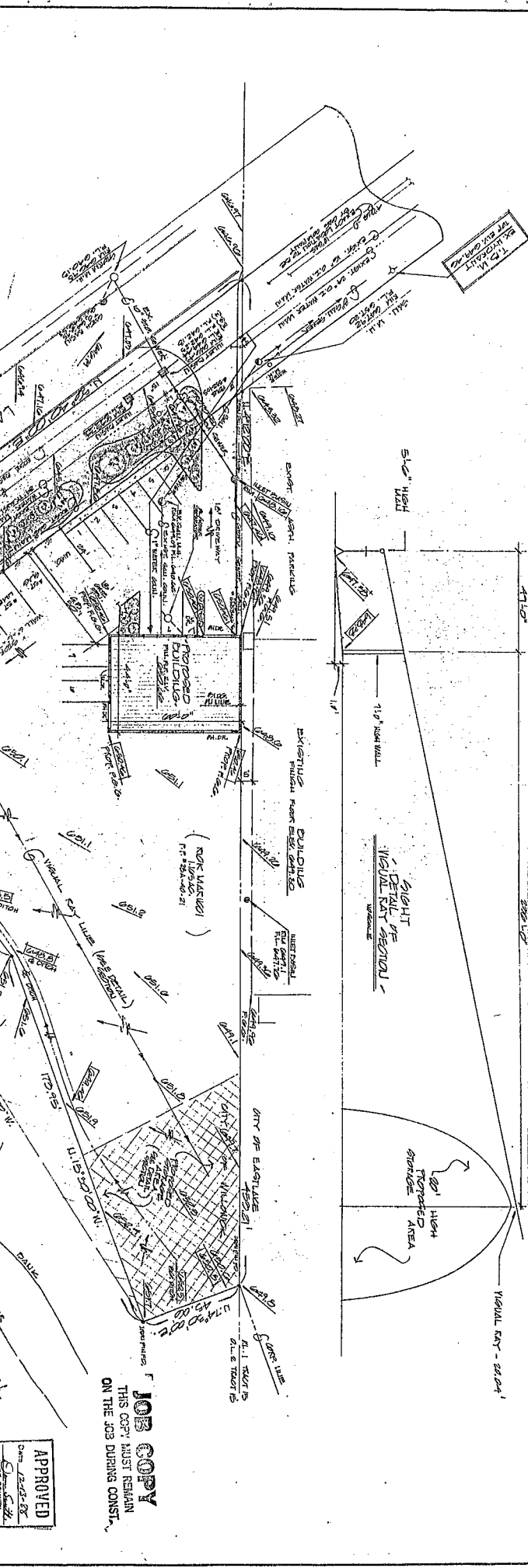
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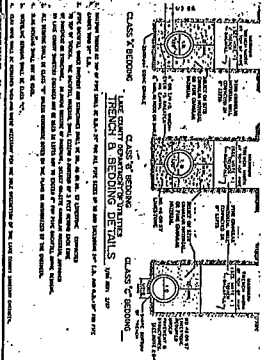
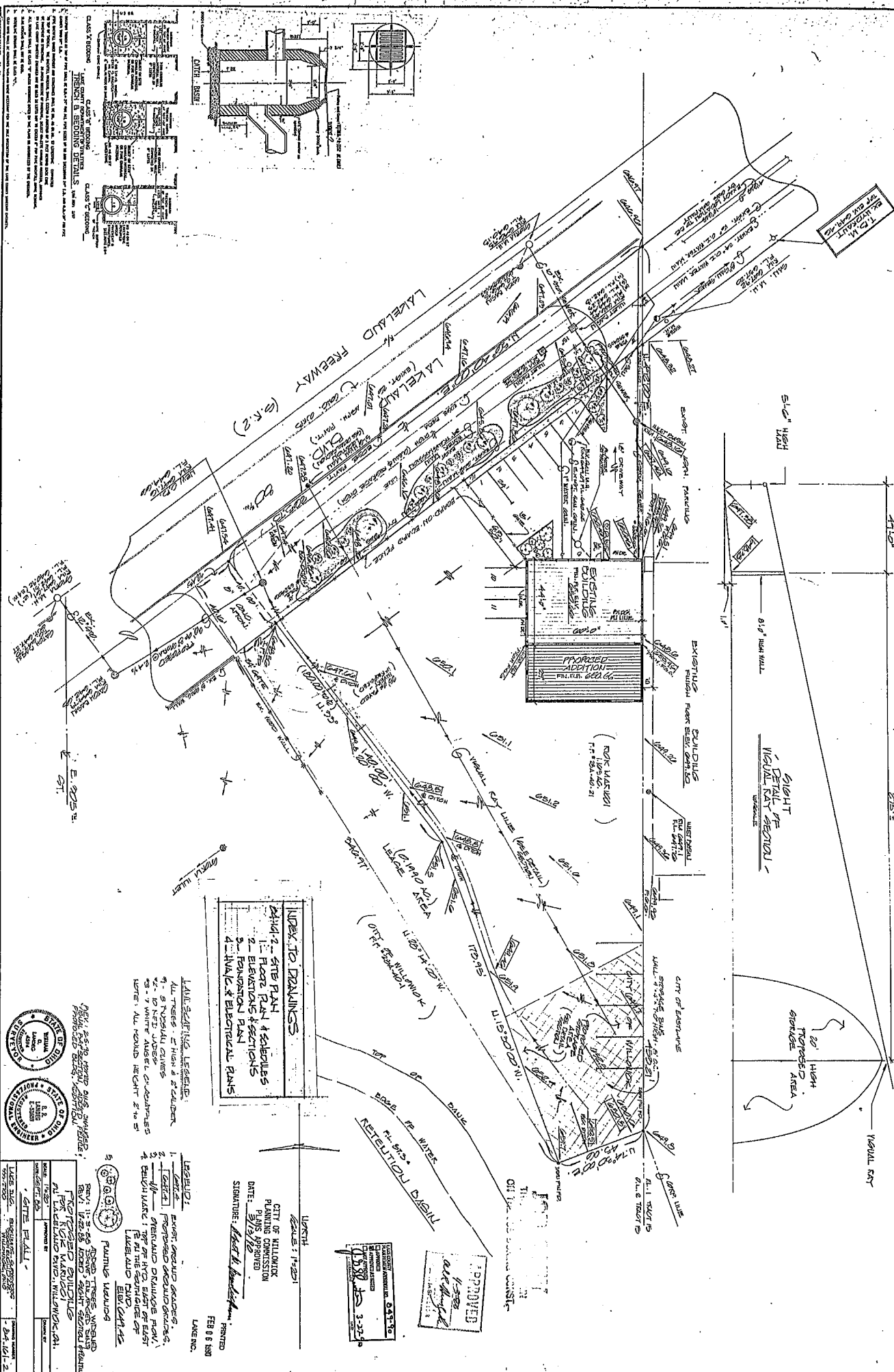
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APPROVED
DATE: 12-25-88
BY: [Signature]
CITY OF WILLOWICK
PLANNING DEPARTMENT
DATE: 12-25-88
BY: [Signature]
CHECKED BY: [Signature]

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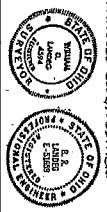
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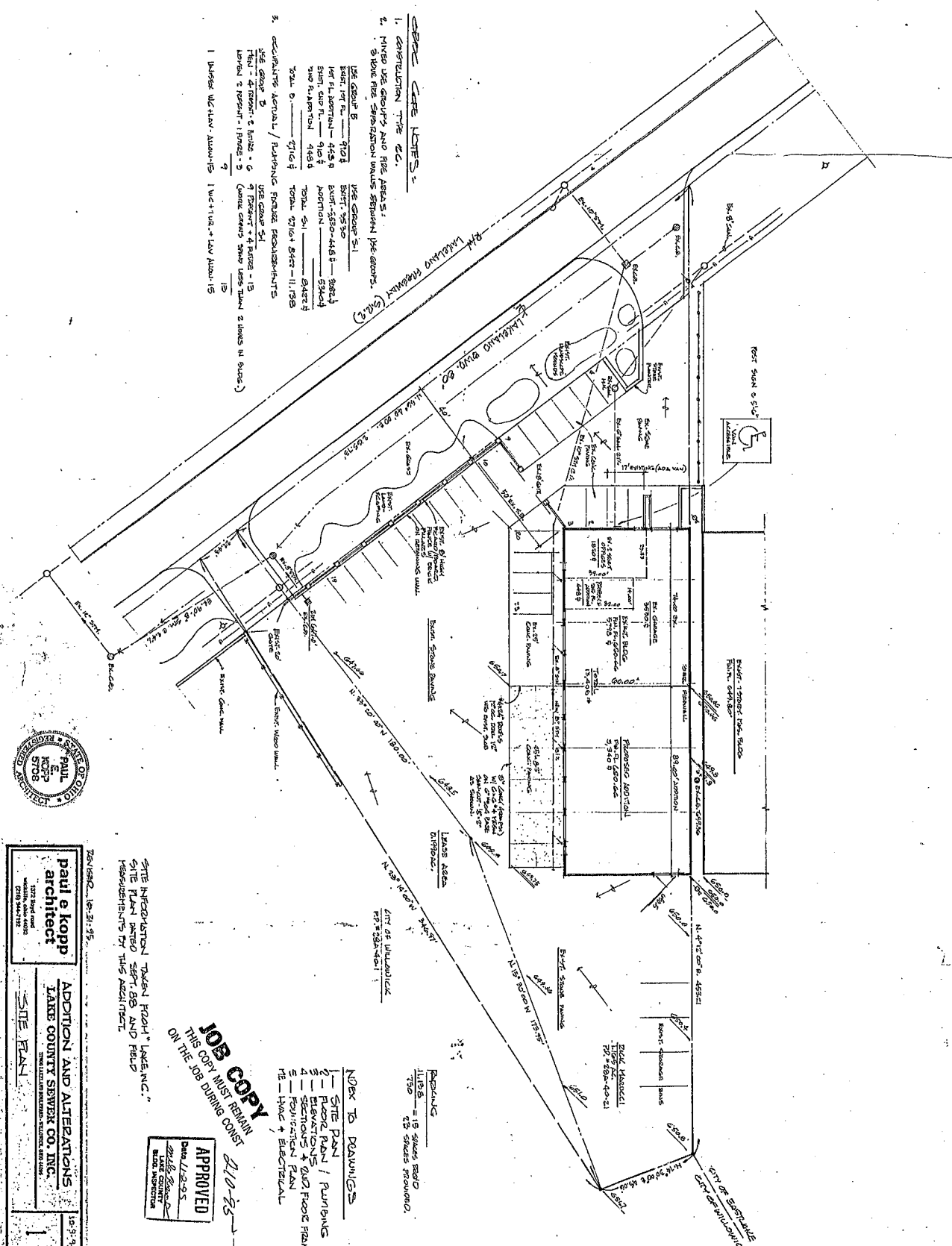


INDEX TO DRAWINGS

1	GENERAL SITE PLAN
2	PROPOSED ADDITION
3	FOUNDATION PLAN
4	WATER & ELECTRICAL PLANS

DATE: 1-25-60
BY: [Signature]
FOR: [Signature]
CITY OF NILLONIC
PLANNING COMMISSION
DATE: 1-25-60
SIGNATURE: [Signature]
PRINTED: [Name]
LAKELAND, FLORIDA
FEB 10 1960
LAKELAND, FLORIDA
FEB 10 1960





Paul e kopp
architect

1008 N. LAKEVIEW
CHICAGO, ILL. 60642
(312) 344-1122

ADDITION AND ALTERATIONS
LAKE COUNTY SEWER CO. INC.
2000 W. LAKEVIEW
LAKE COUNTY, ILL. 60059

SITE PLAN

10-9-95

SITE INFORMATION TAKEN FROM "LAKEVIEW, INC."
SITE PLAN DATED SEPT. 88 AND FIELD
RECORDS BY THIS ARCHITECT.

JOB COPY
THIS COPY MUST REMAIN
ON THE JOB DURING CONST.

210-85

APPROVED
DATE 11-9-95
LAKE COUNTY
SEWER DISTRICT

- INDEX TO DRAWINGS**
- 1 - SITE PLAN
 - 2 - FLOOR PLAN / PAVING
 - 3 - ELEVATIONS
 - 4 - SECTIONS & GRID FLOOR PLANS
 - 5 - FOUNDATION PLAN
 - 6 - HVAC & ELECTRICAL

REMARKS
11.9.95 = 18 SHEETS EXCD
11.95 = 25 SHEETS PROVISIONAL

