



**City of Willowick**  
**BOARD OF ZONING APPEALS**

Wednesday, November 13, 2024 at 7:30 PM  
City Council Chambers

**ADA NOTICE**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

**AGENDA**

**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**CHAIRMAN SWEAR IN APPLICANT(S) & AUDIENCE MEMBERS WHO WILL BE GIVING TESTIMONY.**

1. Chairman to swear in applicants and audience members who will be speaking before the board.

**APPROVAL OF MINUTES**

2. Minutes October 9, 2024

**BZA CASES**

3. 21-18 Nedljka Dzolic 365 E. 305th St.  
21-19 Karl Jones 496 E. 321 St.  
21-20 Anamarie Polito 827 Bayridge Blvd.

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

**File Attachments for Item:**

2. Minutes October 9, 2024



**City of Willowick  
BOARD OF ZONING APPEALS**

Wednesday, October 09, 2024 at 7:30 PM  
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**ADA NOTICE**

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**MINUTES**

**CALL MEETING TO ORDER**

Chairman Koudela called the meeting to order at 7:30 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

Chairman Nick Koudela

- BZA Member Phil Yarletts
- BZAMember Tom Flaisig
- BZA Member Debbie Clarke
- BZA Member Rich Hill

**CHAIRMAN SWEAR IN APPLICANT(S) & AUDIENCE MEMBERS WHO WILL BE GIVING TESTIMONY.**

**APPROVAL OF MINUTES**

1. BZA Minutes 9-11-24

Motion made by BZA Member Flaisig, Seconded by BZA Member Hill to approve the minutes from the September 11, 2024 Board of Zoning Appeals Meeting.

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZAMember Flaisig, BZA Member Clarke, BZA Member Hill

**BZA CASES**

2. Case No. 24-17 Shannon Hinton of 29204 Barjode Rd.

Shannon & Walter Hinton of 29204 Barjode Rd. appeared before the board.

Shannon Hinton stated that they had put up 2 different pavilions that only lasted 2 years each, and decided they would like to put up a hard top one so that it would last. She stated that her son-in-law said he could build a pavilion for her that would last forever. They already had the deck, so he built the frame for them while they were in Michigan for the weekend. She did not realize how big it would be until it was up. She realized they should have gotten a permit and found out what the rules were, but it was too late.

Mr. Koudela asked why they were there tonight. Did a neighbor complain? Ms. Hinton said yes a neighbor a few doors down complained. When her husband saw the woman outside he confronted her and she claimed her neighbor was the complainant. This is a neighbor feud and they were just blaming each other. They cannot even see the pavilion from either of these properties.

Ms. Hinton said the pavilion matches the house and the roof perfectly and is far from an eyesore. They will be grateful to be able to keep it and use it all of the time.

Mr. Yarletts asked if it was connected to the deck. Ms. Hinton said no that 2 boards were removed from each side of the deck and the posts are 3' into the ground and cemented in.

Mr. Flaisig asked if there was a privacy fence all around it. Ms. Hinton said there is.

Motion #1 by Mr. Flaisig, Seconded by Ms. Clarke to grant a variance of 72 sq. ft. for a 192 sq. ft. pavilion in the application of Section 1171.02(c) of the Codified Ordinances of the City of Willowick at 29204 Barjode Rd. Discussion: None. All ayes. Motion carried.

Motion #2 by Mr. Flaisig, Seconded by Ms. Clarke to grant a variance of 2' 5" height for 12' 5" high pavilion in the application of Section 1171.02(c) of the Codified Ordinances of the City of Willowick at 29204 Barjode Rd. Discussion: None. Vote: All ayes. Motion carried.

Motion #3 by Mr. Flaisig, Seconded by Ms. Clarke to grant a variance of 3' 4" for a pavilion that is 6' 8" from a dwelling in the Section 1171.02(e) of the Codified Ordinances of the City of Willowick. Discussion: None. Vote: All ayes. Motion carried.

## **NEW BUSINESS**

## **OLD BUSINESS**

## **ADJOURNMENT**

Meeting adjourned at 7:42 p.m.

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Nick Koudela, Chairman

ATTEST:

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Jennifer Quinn, Secretary

**File Attachments for Item:**

3. 21-18 Nedljka Dzolic 365 E. 305th St.

21-19 Karl Jones 496 E. 321 St.

21-20 Anamarie Polito 827 Bayridge Blvd.

APPLICATION FOR VARIANCE  
WILLOWICK BOARD OF ZONING APPEALS

Item #3.

NAME OF PROPERTY OWNER: Nedjka Dzolic

ADDRESS: 365 E. 305 St

PHONE: 440-552-7244

NAME OF APPLICANT  
IF DIFFERENT FROM OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

REASON AND JUSTIFICATION FOR REQUEST:

We live on a busy street and often risk accidents switching cars / backing out on to 305st. we would like to widen the Driveway as we have a new one paved. this way we would not risk hitting our cars and ~~also~~ clog the roadway less with ~~one~~ person backing out & letting the 2nd car fall out.

DATE: 10/24/24 SIGNED: [Signature]  
APPLICANT

**FOR OFFICE USE ONLY**

CASE NO. 24-17

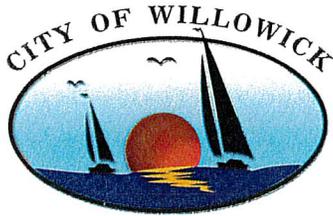
PROPERTY ZONED FOR  
(STATE DISTRICT): Single Family

APPLICABLE SECTION OF  
CODIFIED ORDINANCES: 116.3.105 (a)

VARIANCE SOUGHT: Front yard parking - driveway 3' into front yard

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 11/13/24 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2<sup>nd</sup> floor



BUILDING DEPARTMENT  
31230 VINE ST  
WILLOWICK OH 44095  
PHONE: 440-516-3000  
FAX: 440-585-3776  
EMAIL: sbrennan@cityofwillowick.com

Nedljka Dzolic  
365 East 305 St  
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 365 East 305 St

DEAR SIR AND / OR MADAM:

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

**1163.105 FRONT YARDS; REGULATION OF VEHICLE PARKING (a)** *No person shall park or leave unattended or permit to remain parked or unattended a motor vehicle (as defined in Section 301.20 of the Traffic Code) wholly or partly within a front yard in a Single Family or Multi Family District, unless such vehicle is wholly within a driveway, or unless a permit therefor has been obtained from the Chief Building Inspector. Applications for such permits shall be made in writing and shall be accompanied by a written statement of the applicant, which statement shall set forth the facts qualifying the applicant for the issuance of a permit. Such application and data shall be referred by the Chief Building Inspector to the Board of Zoning Appeals, which may require additional data from the applicant reasonably related to its determinations to be made hereunder. The Board of Zoning Appeals shall approve such application if it finds that:*

Variance Needed

1) Front Yard Parking.

\* Home owner want's to construct a driveway 3 feet into the front yard.

1133.16 YARD. (a) A "front yard" is an open unoccupied space on the same lot with a building between the front line of the building and the front line of the 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 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

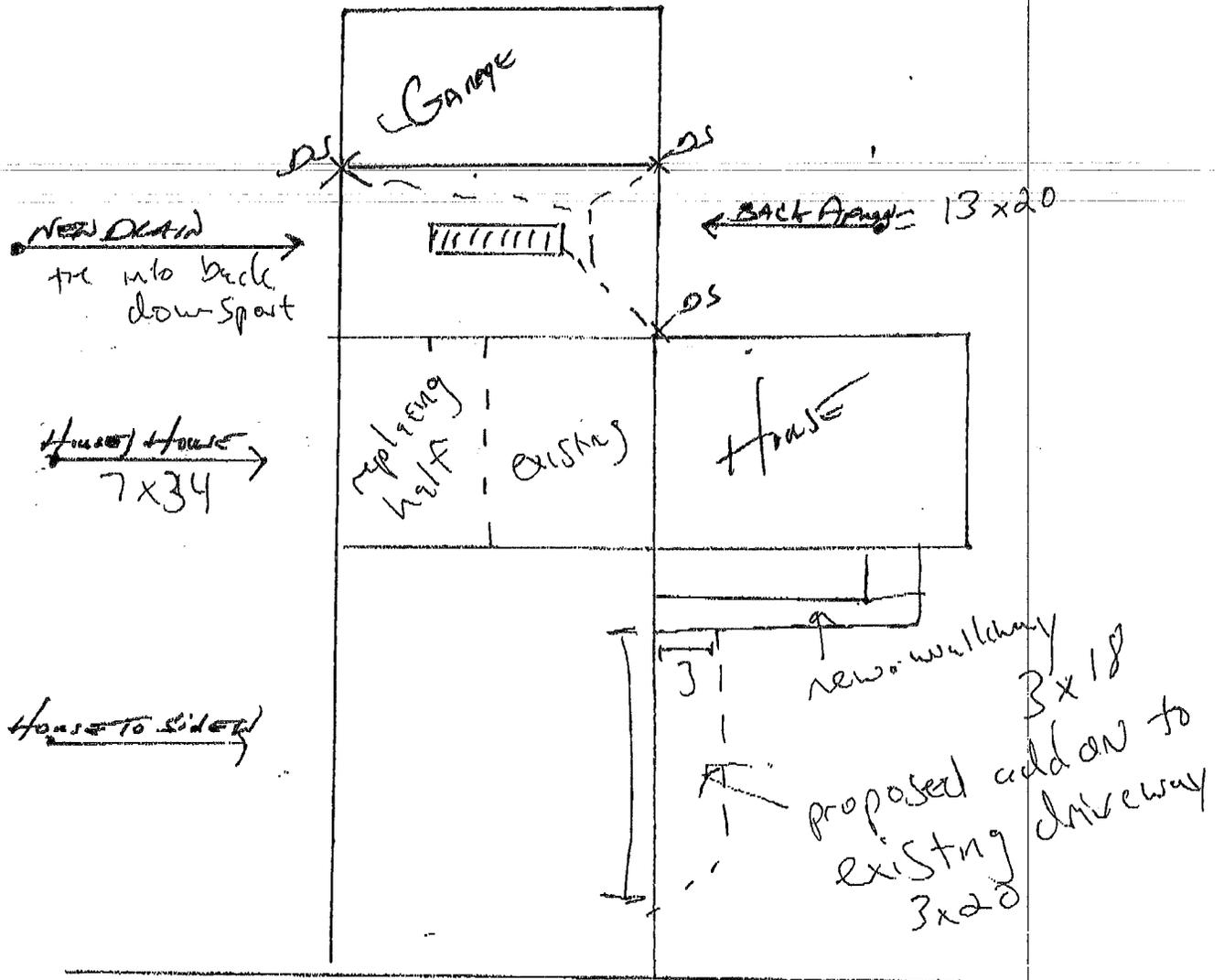
APPLICANTS SIGNATURE

10/24/24

DATE

# H&M CONCRETE & SEWER CO., INC.

365 E. 305



APPLICATION FOR VARIANCE  
WILLOWICK BOARD OF ZONING APPEALS

Item #3.

NAME OF PROPERTY OWNER: Karl Jones

ADDRESS: 496 E 321 St

PHONE: 469-579-1590

NAME OF APPLICANT  
IF DIFFERENT FROM OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

REASON AND JUSTIFICATION FOR REQUEST:

Allow AC unit in side yard  
I made a mistake and thought AC and Heating  
were one + same

DATE: Aug 22-24 SIGNED: Karl Jones  
APPLICANT

**FOR OFFICE USE ONLY**

CASE NO. 24-18

PROPERTY ZONED FOR  
(STATE DISTRICT): single family

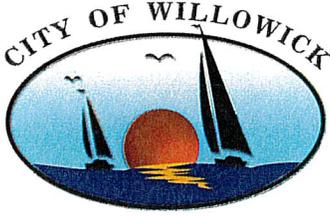
APPLICABLE SECTION OF  
CODIFIED ORDINANCES: 116.7.01 (c) (i) (ii)

VARIANCE SOUGHT: 1) to place ac unit in side yard  
2) 6'10" from side property line OR 45' from rear  
property line.

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 11/13/24 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2<sup>nd</sup> floor

31132



BUILDING DEPARTMENT  
31230 VINE ST  
WILLOWICK OH 44095  
PHONE: 440-516-3000  
FAX: 440-585-3776  
EMAIL: sbrennan@cityofwillowick.com

Karl Jones  
496 East 321 St  
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 496 East 321 St

DEAR SIR AND / OR MADAM:

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

1167.01 DEFINED; PERMITS; LOCATION; INSPECTION. (c) In a Single Family or Multi Family District no air conditioning unit shall be installed, placed or set (i) within a side or front yard; (ii) determination of the number of feet within any side or rear lot line will be at the discretion of the Board of Zoning Appeals; (iii) within fifteen feet of any residence other than the one being served by such air conditioning unit.

Variances Needed

- 1) To Place Air conditioner in the side yard.
- 2) 6 Feet 10 Inches from side property line or 45 feet from rear property line.

\* Home owner installed air conditioner in side yard without permit approval.

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) WEEEEKS PRIOR TO THE DATE OF THE MEETING.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME.

SINCERELY,

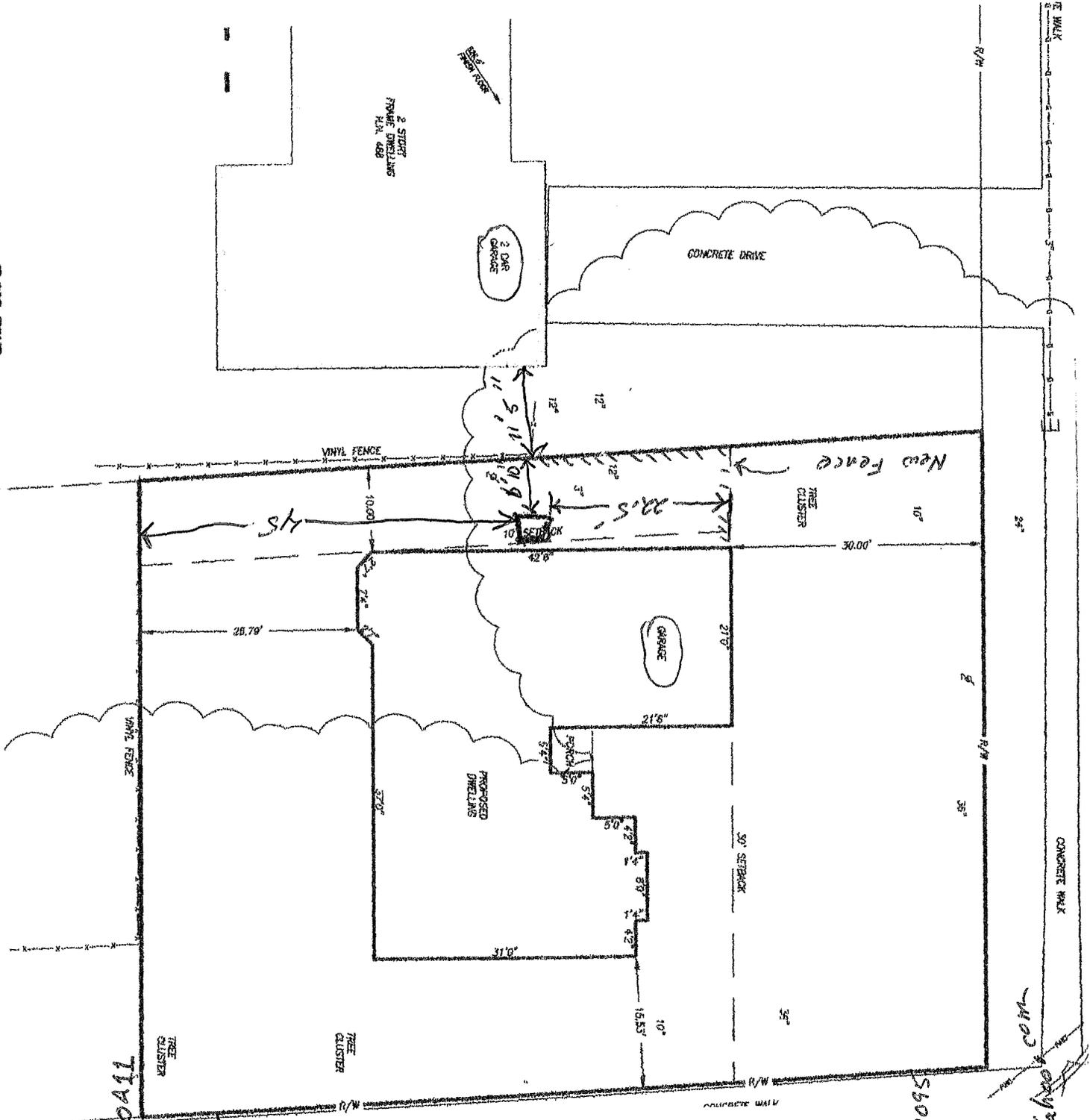
SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

DATE

APPROX LOCATIONS



Brand name:

Lennix

Model:

ML14XC15024-230A11

Dimensions: 27'0"

28.25' X 28.25' X 28.25'

Cooling capacity:

24,000 BTU

Air conditioner

To be placed next

To garage next to

neighbor's garage

Karl Jones

496 E 321st

Willowick OH 44095

469-579-1590

Joneskar17@yahoo.com

APPLICATION FOR VARIANCE  
WILLOWICK BOARD OF ZONING APPEALS

Item #3.

NAME OF PROPERTY OWNER: Anamarie Polito

ADDRESS: 827 Bayridge Blvd.

PHONE: 440-667-6036

NAME OF APPLICANT  
IF DIFFERENT FROM OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

REASON AND JUSTIFICATION FOR REQUEST:

I HAVE A 80# 5'5 <sup>STANDING</sup> GERMAN SHEPARD THAT I HAVE TO TAKE OUT ON A LEASH EACH TIME HE NEEDS TO GO OUT. THE FENCE I CURRENTLY HAVE IS A 3'0 PICKET. THE DOGS BEHIND MY HOME ON CHARLES ST ARE ALWAYS OUT AND THEY BARK AND RUN THE FENCE. MY NEIGHBOR ON BAYRIDGE HAS TOLD ME HE HAS COMPLAINED TO POLICE ABOUT THE BARKING OF THE CHARLES ST DOGS.

DATE: 10-23-24 SIGNED: [Signature] APPLICANT

→  
OVER

**FOR OFFICE USE ONLY**

CASE NO. 24-19

PROPERTY ZONED FOR  
(STATE DISTRICT): Single family

APPLICABLE SECTION OF  
CODIFIED ORDINANCES: 1165.04(C)

VARIANCE SOUGHT: 6' high solid fencing  
Homeowner wants to install 74' of 6' high solid fencing on left side property line.

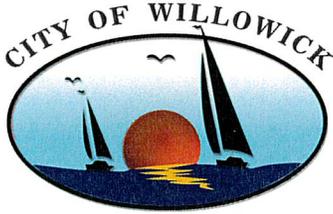
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I just found out yesterday ARLENE Foy 95 IS going into  
Assisted Living <sup>END OF OCT 24</sup> AND WILL BE SELLING HER HOME ADJACENT TO  
THE FENCE. I DO NOT WANT A POTENTIAL NEW NEIGHBOR  
WITH CHILDREN OR ADJ. PUTTING THEIR HANDS OVER OR THROUGH  
THE FENCE.

ALL NEIGHBORS ABOVE HAVE 6'0 PRIVACY FENCES FOR  
SIMILAR REASONS.

<sup>NEIGHBOR</sup> Roger EARLEY RECEIVED A VARIANCE FOR THE EXACT SAME 6'0  
PRIVACY FENCE IN May 24.



BUILDING DEPARTMENT  
31230 VINE ST  
WILLOWICK OH 44095  
PHONE: 440-516-3000  
FAX: 440-585-3776  
EMAIL: sbrennan@cityofwillowick.com

Anamarie Polito  
827 Bayridge  
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 827 Bayridge

DEAR SIR AND / OR MADAM:

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

**1165.04 BARBED WIRE, ELECTRIC AND STOCKADE FENCES. (c) Solid type fences shall be prohibited** with the exception of any style fence with a minimum of a one-quarter inch opening between picket panels.

Variences Needed

- 1) 6 Foot High Solid fencing

\* Home owner wants to install 74 feet of 6 foot high , solid vinyl fencing on left side property line.

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.

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SINCERELY,

SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

10-23-24

APPLICANTS SIGNATURE

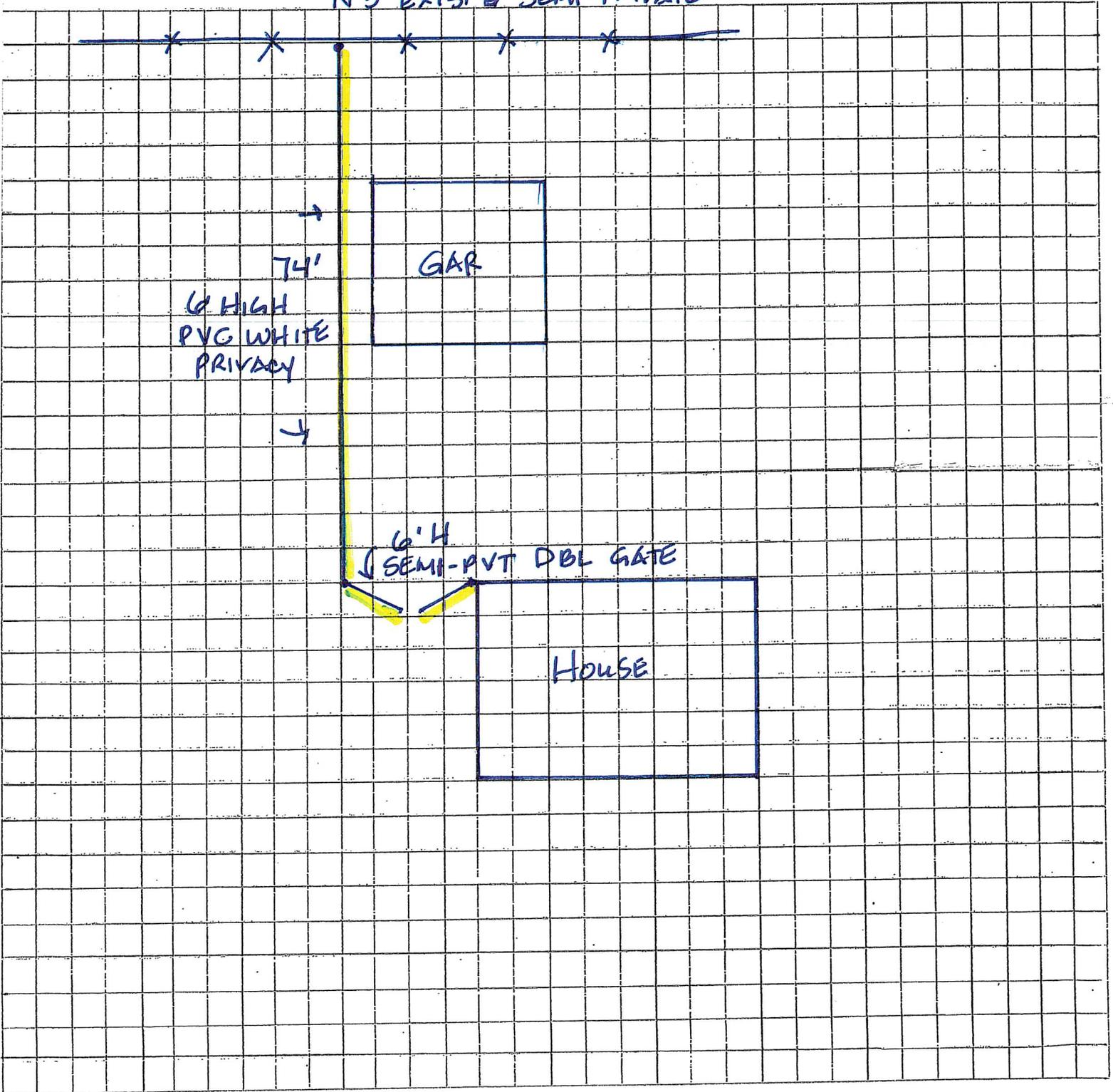
DATE

ANAMARIE POLITO

827 BAYRIDGE

WILLOWICK

N'S EXIST'G SEMI-PRIVATE



# THE SHANNON FENCE CO.

INDUSTRIAL AND COMMERCIAL SPECIALISTS  
SCHOOLS • FACTORIES • MUNICIPALITIES • BID WORK

7954 TYLER BLVD. • MENTOR, OH 44060  
PH: (440) 255-1330 1-800-722-6644 FAX (440)

# DOGWOOD

This popular style provides you with privacy from post-to-post. The **Dogwood by ActiveYards** is built to last and features patented GlideLock infill boards that lock tightly together with no gaps. StayStraight rails provide structural durability to help decrease bending or sagging over time. Available in four solid colors and five wood grain options with multiple rail sizes — there is a Dogwood for every taste and budget.

