



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, July 09, 2025 at 6:30 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.

MINUTES

CALL MEETING TO ORDER

The Chairman called the meeting to order at 6:30PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Nick Koudela
BZAMember Tom Flaisig
BZA Member Debbie Clarke
BZA Member Rich Hill
BZA Member Phil Yarletts

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

The Chairman swore in the Appellant.

APPROVAL OF MINUTES

June 11, 2025

Motion made by BZA Member Yarletts, Seconded by BZA Member Hill.

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

1.

BZA CASES

Neighbor Notification Forms were sent to all adjacent property owners.

Mr. Jones appeared before the Board.

Chairman Koudela asked Mr. Jones if he is just replacing a unit that was already in this spot. Mr. Jones said yes.

Motion #1 by Mr. Yarletts, Seconded by Ms. Clarke to grant a variance to place an air conditioning unit in the side yard in the application of Section 1167.01(c)(i) of the Codified Ordinances at 29524 Bruce Dr. Discussion: none. Vote: all Ayes. Motion carried.

Motion #2 by Mr. Yarletts, Seconded by Flaisig to grant a variance to place an a/c unit 6' 10" from the side property line and 71'6" from the side property line in the application of Section 1167.01(c)(ii) of The Codified Ordinances at 29524 Bruce Dr. Discussion: None: Vote: all Ayes. Motion carried.

- 2. Case No. 25-11
Alan Jones
29524 Bruce Dr.

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

Motion made by BZA Member Hill, Seconded by BZA Member Clarke.

Voting Yea: Chairman Koudela, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill, BZA Member Yarletts. Discussion: None. Motion carried.

Meeting adjourned at 6:38 PM.

Nick Koudela, Chairman

ATTEST:

Jennifer Quinn, Secretary