



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, July 08, 2026 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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

APPROVAL OF MINUTES

1. May 13, 2026 Board of Zoning Appeals Minutes

Motion by Mr. Yarleets, Seconded by Mr. Hill to approve the minutes of the May 13, 2026 Board of Zoning Appeals Meeting. Discussion: None. Vote: All ayes. Motion carried.

BZA CASES

2. **Case No. 26-8 Gary Wisdom 566 Fairway Blvd.**

Mr. Wisdom appeared before the board.

The Secretary sent out neighbor notification forms.

Mr. Wisdom appeared before the board. He stated that his property is unusual and his driveway is in the back of the house and is fenced backyard with bushes from the sidewalk to the fence. It sits right now 6' from the driveway He wants to bring the first set of fencing closer to the sidewalk, and leave the back fencing as is which will actually be 10' from the driveway. Mr. Wisdom was told it is a traffic hazard, but he has stated there no other driveways around anyway. The closest driveway is maybe 100 feet if not further. The reason he would like to do this is he gets a lot of wind and has a bus stop by

his house. People throw trash, and this will save him from about 15 bags of stuff blowing into his yard. He showed pictures to the board from his phone, and there was some discussion. He will remove the bush and push the fence back. He said there will be better visibility this way.

Mr. Yarletts asked how close to the driveway he would be. Mr. Wisdom said 6" off with a 4x4 and a 2x4 that is really 1.5 and the picket fence so he is still 4" off for repairs if needed. He said he takes good care of his yard.

There was more discussion about the photos on his phone. He said he is actually gaining 4' more visibility.

Mr. Koudela said that it does not only affect him, but the people that are walking and riding bikes. Mr. Wisdom said the bushes were there when he bought the house.

Motion #1 by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance to allow a fence to be installed at the rear property line, up to the sidewalk, that constitutes a traffic hazard when backing/driving out of the driveway in the Application of Section 1165.02(c) of the Codified Ordinances of the City of Willowick at 566 Fairway Blvd. Discussion: None. Vote: All nays. Motion failed.

Motion #2 by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance to allow a fence to be constructed up to the sidewalk at the rear property line in the application of Section 1165.07(d) of the Codified Ordinances of the City of Willowick at 566 Fairway Blvd. Discussion: None. Vote: All nays. Motion failed.

Mr. Wisdom asked why he was denied. Mr. Koudela said he could only speak for himself and it is a visibility issue. Mr. Wisdom said there should be more visibility. Mr. Koudela said they have approved 4' fences to the sidewalk in the past. This is a 6' fence. Mr. Wisdom said he has driven around the city and has seen other fences approved.

3. Case No. 26-9 Dean Littleton 31600 Ronald Dr.

Mr. Littleton appeared before the board.

The Secretary sent out neighbor notification forms.

Mr. Littleton stated that he would like to be 6' on the right side with a pool. He spoke with all of his neighbors, and they have no problem with it. This is the only area he can avoid overhead wires. He can make the 8' off the back if he has also. He said he used to take the kids and nieces & nephews to the public pools, but the cost is so much higher now.

Mr. Yarletts asked if he would be emptying the pool in the driveway drain. Mr. Littleton said yes. He said it is a pop up pool. He said most neighbors just throw them up, but he wanted to do it the right way. The board is going to vote on both variances.

Mr. Yarletts asked what type of fence is there. Mr. Littleton said it is a 4' chain link fence with a gate.

Motion #1 by Mr. Yarletts, Seconded by Ms. Clarke to grant of a variance of 2' to allow a above ground swimming pool to be installed 6' from the right side property line in the application of Section 1339.13(d) of the Codified Ordinances of the City of Willowick at 31600 Ronald Dr. Discussion None. Vote: All ayes. Motion carried.

Motion #2 by Mr. Yarletts, Seconded by Ms. Clarke to grant a variance of 2' to allow a above ground swimming pool to be installed 6' from the rear property line in the application of Section 1339.13(d) of the Codified Ordinances at 31600 Ronald Dr. Discussion: None. Vote: All ayes. Motion carried.

NEW BUSINESS: Mr. Yarletts has a complaint. He wants to know why they cannot make suggestions to change a variance as they did in the past. Example to tell someone that he would be willing to approve 2' from the sidewalk, but not right up to the sidewalk. Mr. Koudela asked why they changed it. Mr. Yarletts said once John O'Donnell took over as Law Director, and Sean Brennan took over the board was told they have to vote on what is before them. They have asked Law Directors at the meetings, and have been told they have to vote on what it before them. They cannot change the request.

OLD BUSINESS: None

ADJOURNMENT: Motion by Mr. Koudela, Seconded by Mr. Yarletts to adjourn the meeting. Discussion: None. Vote: All ayes. Motion carried.

Meeting adjourned at 6:58 p.m.

Nick Koudela, Chairman

Attest:

Jennifer Quinn, Secretary