



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, September 09, 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

PRESENT

BZA Member Phil Yarleets
BZA Member Tom Flaisig
BZA Member Debbie Clarke
BZA Member Rich Hill

ABSENT

Chairman Nick Koudela

Motion by Mr. Hill, Seconded by Mr. Flaisig to vote Mr. Yarleets as Chairman ProTem. Vote: All ayes. Motion carried.

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

Chairman Pro Tem Yarleets swore in applicants and audience members who will be giving testimony.

APPROVAL OF MINUTES

1. August 12, 2026 Minutes

Motion made to approve the August 12, 2026 Board of Zoning Appeals minutes by BZA Member Flaisig, Seconded by BZA Member Clarke.

Voting Yea: BZA Member Yarleets, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill. Motion carried.

BZA CASES

2. Case No. 26-12 Ryan Nahra

Case No. 26.12 Ryan Nahra of 733 E. 315 St. appeared before the board.

The Secretary sent out neighbor notification forms.

Mr. Nahra explained that he has a commercial box truck in his driveway backed in-between the houses. He said he has parked it there for 2 years and never had an issue until now. He works in Burton and it is 50 minutes each way.

Mr. Yarletts asked if the truck is parked in-between the houses at least 90% of the time. Mr. Nahra said yes it always parked there.

Ms. Clarke asked what suddenly caused the issue now. Mr. Nahra said he has no idea. He has parked the truck there for 2 years, and never had an issue until now.

Mr. Nahra stated he has a neighbor there with him, and another sent a letter. The rear neighbor Denise O'Donnell of 740 Dickerson appeared before the board, and stated she has no objections. She said they walk their dog past the house, and the truck is always parked back in-between the houses, and not near the sidewalk.

The neighbor to the right Petrovic of 741 E. 315th St. sent in the notification form, and stated they have no objections.

Mr. Flaisig said he received a call with an objection. Mr. Hill asked if they left a name and address. Mr. Flaisig said they did not. Mr. Hill said that they had every opportunity to fill out the notification forms that went to all neighbors or write a letter to the board for the record. He feels that should not be considered.

Mr. Flaisig and Mr. Nahra had some conversation stating that it could possible be the neighbor to the left. Mr. Nahra said if they looked out of their bedroom window, they could see the truck; however, there is a bedroom set in front of the window anyway so they cannot look out.

Motion made by BZA Member Flaisig, Seconded by BZA Member Clarke to grant a variance to allow a commercial truck to be parked in the driveway per section 351.19(b) of the codified Ordinances at 733 E. 315 St. Voting Yea: BZA Member Yarletts, BZA Member Hill. Voting Nay: BZA Member Flaisig, BZA Member Clarke. Motion failed.

Mr. Yarletts asked Mr. Nahra if he would like the vote to go to council as a fail, but a tie vote or if he would like to table the case until next month with a full quorum. The vote will go to council.

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

Motion made by BZA Member Hill, Seconded by BZAMember Flaisig to adjourn the meeting.
Voting Yea: BZA Member Yarleets, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill.
The meeting adjourned at 6:45 pm.

Phil Yarleets, Chairman Pro Tem

Attest:

Jennifer Quinn, Secretary