



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, March 12, 2025 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.

MINUTES

CALL MEETING TO ORDER

The Chairman called the meeting to order at 7:31 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Nick Koudela
BZA Member Phil Yarletts
BZA Member Debbie Clarke
BZA Member Rich Hill

ABSENT

BZA Member Tom Flaisig

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

APPROVAL OF MINUTES

Motion by Mr. Yarletts, seconded by Ms. Clarke, to table the minutes until the next meeting. Due to a server issue the wrong minutes were submitted.

Voting yea Chairman Nick Koudela, Mr. Yarletts Ms. Clarke, Mr. Hill. Motion carried.

BZA CASES

Case No. 25-1 - Billie Federer of 179 Shoreland Circle

The Contractor, Ryan Streb of Streb Electric, appeared before the board.

The reason for the variance request is to allow a generator to remain in the side yard.

Chairman Koudela asked if the generator had already been installed. Ryan Streb said it is installed in the rear property. There was no way to place it in the rear yard.

Mr. Koudela asked if a permit was secured. Mr. Streb stated it is in the process, but this is why they're here for the board's approval.

A technician from Streb Electric that installed the unit said there is nowhere to put the generator in the rear yard. The right rear side is right on the property line, and the other side has plumbing.

Mr. Yarletts asked what the distance is to the neighbors. The technician said 13' from the property line, 15' from the next house, and 20" from the house.

Ms. Clarke asked if any neighbors had responded. Mr. Koudela said the neighbor at 600 Carrington Court responded with no objections. This neighbor is in the rear of the property.

The technician said the neighbor to the left also has a generator.

The chairman asked the distance to any windows. The technician said there were no windows on that side of the property; there is a garage, and the other side does not line up with any windows.

There were no audience members for this case.

Motion #1 was made by BZA Member Yarletts and seconded by BZA Member Hill to allow a generator to remain in the side yard in the application of Section 1167.01(c)(i) of the Codified Ordinances of the City of Willowick.

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke, BZA Member Hill. The motion carried.

Motion #2 was made by Mr. Yarletts and seconded by Ms. Clarke to grant a variance of 13' side yard or 96' rear yard for a generator in the application of Section 1167.01(c)(ii)(iii).

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke, BZA Member Hill. The motion carried.

Robert & Valerie Clinger of 32510 Shoreham Dr.

Robert & Valerie Clinger appeared before the board.

The reason for the variance request is to pour a cement pad in front of the house facing Lake Erie, on which they intend to install a pergola.

Mr. & Mrs. Clinger explained that the front of their house faces Lake Erie. They own 3 vacant lots on the north side. Last year, during a storm, they lost a large tree that protected them from the elements. They will plant a new tree, but it will take years to grow. In its place, they would like to put the pergola on an 8" thick 15 x 15 cement-stamped reinforced pad. The exposure to the neighbors is minimal at best. There are only 6 houses on Shoreham Dr., and only 2 have the front facing the lake.

Mr. Koudela asked where the front door was. Mr. Clinger said it is on the side of the house facing E.325th St.

There was some discussion about the drawings. Mr. Clinger said Chief Building & Zoning Inspector, Sean Brennan told him that anything that extends the whole width of the house/garage is considered the front of the house.

Chairman Koudela stated that the neighbors at 32605 Shoreham and 32509 Lakeshore Blvd. returned their forms and had no objections to the variance.

There were no audience members for this case.

Motion #1 was made by Mr. Yarletts and seconded by Mr. Hill to grant a variance to allow a pergola to be installed in the front yard in the application of Section 1171.02(e) of the Codified Ordinances of the City of Willowick at 32510 Shoreham Dr.

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke, BZA Member Hill.
Motion carried.

Motion #2 was made by Ms. Clarke and seconded by Mr. Yarletts to grant a variance of 49 sq. ft. for a pergola in the application of Section 1171.02(c) of the Codified Ordinances of the City of Willowick at 2510 Shoreham Dr.

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke, BZA Member Hill.
Motion carried.

Case No. 25-3 Victoria A. Zajdowicz of 163 E. 317th St.

Victoria Zajdowicz appeared before the board.

The reason for the variance request is to place a shed on a lot with no home.

Chairman Koudela reiterated that this is the appellant's second time here for the same request. Ms. Zajdowicz said yes the second time, but the first time as the property owner.

Ms. Zajdowicz stated that on the property, she will have a concrete pad for the shed 3' from the property line.

The neighbor behind her on E. 316th St. is fine with the shed. There will be a fence to separate the shed from the property behind.

Ms. Zajdowicz had a photo or drawing to show the board what the shed would look like. She said her neighbors are fine with it, and one will be at the next council meeting. The other is in Texas, whom she is trying to do a lot split with because her property extends halfway into their driveway. They are trying to sell the home and probably will not be able to without a driveway.

Chairman Koudela stated that she now has a 30' lot and wants to sell off 5' which will leave her with a 25' sliver to put a shed on. Ms. Zajdowicz said yes for storing camping gear, a kayak, a lawn mower and other items.

Chairman Koudela asked if there was any reason why she couldn't put the shed on the property where she resides. Ms. Zajdowicz said it would just be easier to not have to carry the kayak or other items from the backyard to the front yard. She also said she would have no yard left and has a Siberian Husky. She would also have to move her fence to get the lawnmower out. She states she maintains her property very well.

Chairman Koudela asked if there was a driveway on her property where she would like the shed. Ms. Zajdowicz said no there is not a driveway. Chairman Koudela stated she would just have to walk through the grass to get to the shed.

Chairman Koudela asked if there would be any electricity on the property. Ms. Zajdowicz said no, and that is why she wants the shed with 2 windows to allow for light.

Mr. Koudela reminded the board that the Secretary, Jennifer Quinn emailed the board members a revision of the address that was on the application. Ms. Zajdowicz listed her home address, not the address for the lot, which is 168 E. 317th St.

Motion made by BZA Member Clarke and seconded by BZA Member Yarletts to grant a variance to allow a shed on a lot with no habitable home in the application of Section 1171.02(h) of the Codified Ordinances of the City of Willowick at 168 E. 317th St.

Voting Yea: BZA Member Hill

Voting Nay: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke. Motion failed.

NEW BUSINESS

Mr. Yarletts brought up a discussion that Chairman Koudela mentioned about the time of the meetings possibly being changed to 6:30 p.m. It was decided to wait until all of the members were there to vote. All members agreed to the time change but will wait until Mr. Flaisig returns to see if he is in agreement.

Mr. Yarletts made a motion to nominate Mr. Koudela as Chairman of the Board of Zoning Appeals seconded by Mr. Hill.

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke, BZA Member Hill. Motion carried.

It was decided not to nominate an alternate chairman, but to nominate a Chair Pro Tem at a meeting when the Chairman is absent.

OLD BUSINESS

None

ADJOURNMENT

Motion made by BZA Member Yarletts, Seconded by BZA Member Clarke, to adjourn the meeting.

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke, BZA Member Hill.

The meeting adjourned at 8:08 p.m.

Nick Koudela, Chairman

ATTEST:

Jennifer Quinn, Secretary