

**APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS**

NAME OF PROPERTY OWNER: Nicholas Koudela

ADDRESS: 29529 Cresthaven Dr.

PHONE: 440-954-2005

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____

ADDRESS: _____

PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:

Install Driveway addition in front of home. Extend current fence to front of home and install gate across drive. Replace existing chain link fence with 6' Box B for privacy

X DATE: 4-22-2026 X SIGNED: Nicholas Koudela
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 26-7

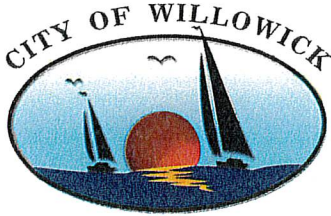
PROPERTY ZONED FOR
(STATE DISTRICT): Single Family

APPLICABLE SECTION OF
CODIFIED ORDINANCES: 1165.07(b) 1163.105(a)

VARIANCE SOUGHT: See attached

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 6:30 pm 5/13/26 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor



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

NICHOLAS KOUDELA
29529 CRESTHAVEN
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 29529 CRESTHAVEN

DEAR SIR AND / OR MADAM:

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

1165.07 FENCES IN FRONT YARDS, SIDE YARDS AND ON CORNER LOTS; PROXIMITY TO SIDEWALKS. (b) No fence in the Single Family, Multi Family, Mixed Use, Apartment, Retail and Industrial Districts shall be permitted in a side yard, **except that a fence shall be permitted in a side yard, which extends no further than the rear house or main building line or abuts a side entranceway door. Such a fence shall not extend toward the front line of the house or building more than two feet beyond the side entranceway door.**

- Variances Needed:**
- 1) To allow a fence to be installed in the side yard that extends 34 feet past the left side rear house line.**
 - 2) Nineteen feet to allow a fence to be installed 21 feet past the side entrance door.**

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,

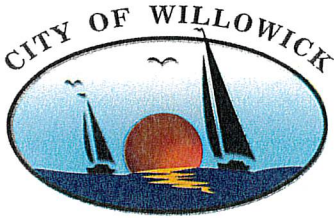
SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

4-22-2026

DATE



BUILDING DEPARTMENT

31230 VINE ST

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NICHOLAS KOUDELA
29529 CRESTHAVEN
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 29529 CRESTHAVEN

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

Variances Needed: 3) To allow a new concrete driveway to be installed 8 feet into the front yard.

IF YOU WISH TO APPEAL THIS RULING, AN APPLICATION FOR THE BOARD OF ZONING APPEALS CAN BE OBTAINED AT THE WILLOW-ICK 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

4-22-2026

DATE

Property Address:
29529 Cresthaven Dr

Subject: Fence and Driveway Permit with Variance Request

Fencing:

I am requesting approval to replace and extend existing fencing on my property. Currently, there is approximately 72 feet of 6-foot-tall wood board-on-board fence between my property (29529 Cresthaven Dr) and the neighboring property (29603 Cresthaven Dr).

I propose to extend this fence by an additional 28 feet toward the front of the lot, which will extend approximately 21 feet beyond the side door. I will also be installing a 6' board-on-board gate across the driveway.

This extension will require a variance of 19 feet, as local code allows only 2 feet of fence extension in front of the side door.

On the west (left) side of the property, I plan to replace approximately 105 feet of existing chain-link fence along the property line, as determined by a surveyor. The current fence extends to the front of the home and includes a 57-inch gate attached near the front corner of the house.

The proposed replacement will maintain a similar alignment; however, it will require a variance of 34 feet on the left side of the home due to its extension toward the front corner of the home and extends beyond the rear of the house.

Driveway:

I am also requesting a variance to expand the driveway area in front of the porch. The proposed addition will measure approximately 8 feet by 40 feet. The existing driveway is currently 12 feet wide.

Additional concrete work will include replacing cracked sections and installing new concrete along the 28-foot fence extension on the right side of the home, as well as around the proposed gate area, as needed.

