



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, March 11, 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

Acting Chairman Yarletts called the meeting to order at 6:33 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Nick Koudela was late.

BZA Member Phil Yarletts

BZAMember Tom Flaisig

BZA Member Debbie Clarke

BZA Member Rich Hill

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

APPROVAL OF MINUTES

1. Minutes 2-11-26

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

Voting Yea: BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill

BZA CASES

2. Case 26-2 - Zhong Chen

Case 26-3 - Strano

Zhong Cheng appeared before the board.

Request to place a shipping container in their parking lot near the Family Auto Shop for storage. They do not have any storage in the restaurant, and it would be like a storage unit. The container would be painted to match the restaurant.

Mr. Yarletts reiterated that they need 22 square feet, and are asking not to have to anchor the container to a 4" concrete base.

Mr. Hill asked why the slab is relevant if it is just going to sit here for storage, and not be moved. Is it to make it permanent?

Mr. Flaisig stated that the ordinance states that a metal accessory building must be anchored to a 4" concrete base. Mr. Hill said that is only if it had permanent.

Mr. Flaisig asked if the container would be permanent. Ms. Chen said it would be as long as the restaurant is there.

Ms. Cheng said if they have the container they can order boxes of supplies and store them instead of shopping every day.

Mr. Flaisig asked if there would be a fence around the storage unit. Ms. Chen said no there will be no fence. There will be a certain space from the neighbor's fence and grass.

Ms. Clarke asked what would be stored in the containers. Ms. Chen said supplies

Mike Jones of 312 E. 315 St. that borders the property asked 1) if they could allow a one-year variance to see how it affects everything. 2) If they are storing food in the container, will it bring critters?

Mr. Koudela stated that they could not put a timeline on a variance. If it is approved the unit will remain there, and can remain there for the next owner.

Mr. Koudela asked Mr. Jones if he is pro or against the variance. Mr. Jones said he is neither for nor against it, but he wants to make sure all variables can be called into question. He said if they wanted to see a shipping container for themselves there is one at Lake Hospital Physicians Pavilion. You can see how large it is.

Mr. Koudela asked Ms. Chen if they considered using traditional storage instead of the shipping container. Ms. Chen said they have, but due to the wind here, they feel a shipping container would be better. She said her storage at her home blew away due to the wind.

Ms. Clarke stated that is why she asked what would be stored in the container to make sure it is not food. Ms. Chen said it would not be food it will be to-go containers and other supplies.

Mr. Jones said that is why he asked for the one-year variance is because they didn't know if it would be cooled or heated. Mr. Yarletts said it would not be heated or cooled.

Mr. Koudela asked if there would be any electric at all in the container. Any extension cords, etc. Ms. Chen said no electrical, just boxes stored.

Motion #1 made by BZA Chairman. Koudela, Seconded by BZA Member Flaisig to grant a variance of 22 square feet for an oversized accessory building in the application of Section 1171.02(c) of the Codified Ordinances of the City of Willowick at 31442 Vine St.

Voting Nay: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill. Motion denied.

Motion #2 made by BZA Member Flaisig, Seconded by Chairman Koudela to grant a variance to allow a metal accessory building to not be anchored to a 4" concrete base in the application of Section 1171.02(d) of the Codified Ordinances of the City of Willowick at 31442 Vine St.

Voting Yea: BZA Member Flaisig, BZA Member Clarke

Voting Nay: Chairman Koudela, BZA Member Yarletts, BZA Member Hill. Motion denied.

Case No. 26-3 Joe & Brenda Strano

Mr. Strano appeared before the board.

Mr. Yarletts reiterated to Mr. Strano that he is seeking two variances of 285 square feet for a garage addition, and to allow the proposed location for the garage addition. Mr. Strano agreed.

Mr. Strano said that they just moved into the home in October and both like to park their cars in the garage, but it doesn't leave a lot for additional appliances like a lawn mower, etc. They would like to have children one day and will have bikes and other equipment. They would like to extend the garage. There was discussion regarding the drawings. Another reason they were interested in extending it is because when they moved in parts of the garage have rotted wood. They were going to redo the back anyway. So if they were going to extend now would be the time.

Mr. Yarletts asked approximately from the current garage to the property line how deep would he say it is. Mr. Strano said he believes it's 26. Mr. Yarletts asked how much the addition is going to be. Mr. Strano said 20.5. It will leave 5 or 6 feet to the property line in the back.

Mr. Koudela said the addition should be 21.10, which is what he has on the drawing. Mr. Strano said yes so that would give him 5' towards the back.

Mr. Flaisig asked Mr. Strano if there is no overhang off the back of the roof, but only on the sides. Mr. Strano said that is correct.

Mr. Flaisig said per the drawing it looks like they are doubling the size of the current garage. Mr. Strano said yes close to it.

Mr. Strano said the same width just slightly shorter length.

Mr. Flaisig asked if there is going to be rafters and no second floor. Mr. Strano said yes, there would be rafters and nothing on the second floor. It will maintain the same height.

Mr. Koudela asked if it will be the current width they have, but longer. They are looking at 20.5' wide by 44' long garage, He asked what they will be doing in there. Mr. Strano said they currently have 2 cars, and if they ever add a car they have a single lane driveway so there wouldn't be a place for it. There will be an option for a third car and lawn equipment and patio furniture etc.

Mr. Yarletts asked if they are going to re-side the garage and addition the same color. Mr. Strano said yes they will try to make it as close as they can so it looks uniform

Mr. Flaisig asked if there will be electrical or heating. Mr. Strano said no it will be just standard lighting and outlets.

Ms. Clarke asked if they will have an entrance off to the side. Mr. Strano said yes there will probably be a side door.

Mr. Koudela asked if he has a contractor or would he be doing it himself. Mr. Strano said his Father in Law will be building it. He built one at his house a while ago.

Mr. Yarletts asked if the distance between the side yard to the garage is 16". Mr. Koudela said so between a fence and a garage there will be only 16". Board members and Mr. Strano said that is what it currently is now. Mr. Strano said they are not trying to get any closer to the line. Mr. Koudela feels there should be another variance since there is only 16" on the side. Mr. Flaisig said he feels that's what the second variance is for the proposed location.

There was some discussion about the plans and measurements.

Motion #1 made by BZA Member Flaisig, Seconded by BZA Member Clarke. to grant a variance of 285 square feet for an addition to a detached garage in the application of Section 1163.07 of the Codified Ordinances of the City of Willowick at 31716 Daniel Dr.

Voting Yea: BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill

Voting Nay: Chairman Koudela. Motion passed.

Motion #2 made by BZA Member Flaisig, Seconded by BZA Member Clarke to grant a variance to allow the proposed location provided on the drawing of a detached garage addition no more than 16" from the side line and 5' from the rear property line in the application of Section 1163.07 of the Codified Ordinances of the City of Willowick at 31716 Daniel Dr.

Voting Yea: BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill

Voting Nay: Chairman Koudela. Motion passed.

Motion made by BZA Member Flaisig, Seconded by BZA Member Hill to adjourn the meeting. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill. Meeting adjourned at 8:05 p.m.

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

Motion made by BZA Member Flaisig, Seconded by BZA Member Hill to adjourn the meeting. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill. Meeting adjourned at 8:05 p.m.

Nick Koudela, Chairman

ATTEST:

Jennifer Quinn, Secretary