



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, May 14, 2025 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

The Chairman called the meeting to order at 6:31 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Nick Koudela

BZAMember Tom Flaisig

BZA Member Debbie Clarke

BZA Member Rich Hill

ABSENT

BZA Member Phil Yarletts

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

The Chairman swore in all audience members who will be giving testimony.

APPROVAL OF MINUTES

1.

Motion made by BZAMember Flaisig, Seconded by BZA Member Clark to approve the minutes from the April 9, 2025 meeting. Voting Yea: Chairman Koudela, BZA Member Flaisig, BZA Member Clarke, BZA Member Motion passed.

BZA CASES

Case No. 25-5

Edward Rodgers

28534 Parkwood Dr.

The appellant was not present at this time for this case. Chairman Koudela set the case aside and go to the next case.

Case No. 25-6

Scott Skrjanc

488 E. 321 St.

Scott Skrjanc appeared before the board.

Neighbor notification letters were mailed.

Mr. Skrjanc is asking for a variance for a pavilion to be built 7' from the house instead of 10' because there is already a patio there. Mr. Skrjanc submitted photos to the board. Chairman Koudela explained the photos need to be kept for the record, and to present to Council.

Mr. Koudela asked if the 10' x 18' included the overhang. Mr. Skrjanc stated that yes it does.

Mr. Koudela asked if the pavilion was going to be built on site or pre-built. Mr. Skrjanc stated it will be built on site.

There was no one in the audience to speak regarding this case

Motion #1 was made by BZA Member Flaisig, Seconded by BZA Member Hill. to grant a variance of 102 sq. ft. to build an oversized pavilion in the application of Section 1171.02(c) of the codified ordinances of the City of Willowick at 488 E. 321 St. Discussion: None. Vote: all ayes. Motion carried.

Motion # 2 was made by BZA Member Flaisig, Seconded by BZA Member Clarke to grant a variance of 4' height to build a pavilion in the application of Section 1171.02(c) of the codified ordinances of the City of Willowick at 488 E. 321 St. Discussion: None. Vote: all ayes. Motion carried.

Motion #3 was made by BZA Member Flaisig, Seconded by BZA Member Hill to grant a variance to build a pavilion 3' from the house in the application of Section 1171.02(e) of the codified ordinances of the City of Willowick at 488 E. 321 St. Discussion: None. Vote: all ayes. Motion carried.

Case No. 25-7

Lifetime Value LLC/Geoffrey Bennett

31809 Vine St.

Geoffrey Bennett appeared before the board.

Neighbor notifications were mailed.

Mr. Geoffrey Bennett of 31809 Vine St. appeared before the board.

Mr. Bennett explained they are there before the board to be allowed to paint the top metal section of the building blue. (inaudible discussion) Mr. Bennett said it is not too far from the blue at the building department.

Chairman Koudela asked if this is the old Paramount Building? Mr. Bennett stated yes.

Chairman Koudela asked if they purchased this building. Mr. Bennett stated yes.

Chairman Koudela asked if their logo is blue or a design? The appellant's said yes. Mr. Koudela asked them to come up to the table and point out the logo on the submitted picture.

Mr. Flaisig asked if the sign Amazing Minds Learning Center sign the same color blue as the building color requested. The appellant's stated yes it is.

Chairman Koudela asked if anyone else was renting space in the building? The appellant's stated no, that it is all the daycare.

Chairman Koudela asked who is painting the building. The appellant's said it will be a contractor.

Mr. Hill asked if the playground was fenced in. They stated yes it is.

There were no audience members to speak about this case.

Mr. Bennett stated that he respects the city's ordinance for earthtone colors and feels this fits earthtones.

Motion was made by BZA Member Clarke, Seconded by BZA Member Hill to grant a variance to paint the top section of the building Anthem Blue in the application of Section 1145.11(b)(1)(B) of the codified ordinances of the City of Willowick at 31809 Vine St. Discussion: None. Vote Koudela, Flaisig and Hill nay. Ms. Clarke aye. Motion denied.

Case No. 25.5

Edward Rodgers

28534 Parkwood Dr.

Mr. Rodgers appeared before the board.

Neighbor notification forms were mailed.

Mr. Rodgers would like to install an ornamental fence 27' in front of the house and 39' from corner to corner no dig. The gate is 40" tall and is no dig. He will install the fence himself. He also said first responders will be able to get to the front door.

The main reason for the fence is to fence the yard in for the dog as the back yard is too small. He has a shared driveway so they cannot run a fence from the side door.

Mr. Koudela asked what kind of dog he has. Mr. Rodgers said they have a Miniature Pinscher.

Mr. Rodgers stated he got signatures from his neighbors acknowledging that they are aware of where the fence is going to be placed.

Mr. Koudela asked if there is any way to fence in the backyard. Mr. Rodgers said no it is too small.

Mr. Flaisig asked why the fence is 2' from the sidewalk as the ordinance is 4'. Mr. Rodgers said he was not aware of the ordinance, but has no problem putting it 4' back from the sidewalk if necessary

Motion 1 was made by BZA Member Flaisig, Seconded by BZA Member Clarke to grant a variance to enclose the front yard with an ornamental fence that is 40" in height in the application of Section 1165.07(a) of the codified ordinances of the City of Willowick at 28534 Parkwood Dr. Discussion: none. Vote: Flaisig and Hill ayes. Koudela and Clarke nays. Motion denied.

Motion 2 was made by BZA Member Flaisig, Seconded BZA Member Hill to grant a variance to allow an ornamental fence to extend 27' from the front line of the building in the application of Section 1165.07(a) of the codified ordinances of the City of Willowick at 28534 Parkwood Dr. Discussion: none. Vote: Flaisig and Hill ayes. Koudela and Clarke nays. Motion denied.

Motion 3 was made by BZA Member Flaisig, Seconded by BZA Member Hill to be placed 39' in length and width in front lawn area in the application of Section 1165.07(a) of the codified ordinances of the City of Willowick at 28534 Parkwood Dr. Discussion: none. Vote: Flaisig and Hill ayes. Koudela and Clarke nays. Motion denied.

Motion 4 was made by BZA Member Flaisig, Seconded BZA Member Clarke to grant a variance to allow an ornamental fence to be 2' from the public sidewalk in the application of Section 1165.07(d) of the codified ordinances of the City of Willowick at 28534 Parkwood Dr. Discussion: none. Vote: All nays. Motion denied.

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

Motion by BZA Member Hill, Seconded by BZA Member Clarke to adjourn the meeting. Vote: All ayes. Motion carried

Meeting adjourned at 6:57 p.m.

Nick Koudela, Chairman

Attest:

Jennifer Quinn, Secretary



Search mail



16 of 2,439

- Mail
- Compose
- Inbox
- Starred
- Snoozed
- Sent
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- More
- Labels

(no subject) Inbox x

S scott sskrjanc <sskrjanc59@gmail.com>
to me

Sun, May 11, 8:20 AM (3 days ago)



Case 25-5

SSKRjanc



Case 25-5

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