



**City of Willowick**  
**BOARD OF ZONING APPEALS**

Wednesday, July 10, 2024 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 7:45 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

Chairman Nick Koudela  
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.**

The Chairman swore in appellants and audience members to give testimony.

**APPROVAL OF MINUTES**

approval of 6/12/24 Minutes

Minutes 6-12-24

Motion made by BZA Member Yarletts, Seconded by BZA Member Hill.

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

Voting Abstaining: BZA Member Flaisig

**BZA CASES**

Case 24-10 Danielle Tadj of 28507 Lakeshore Blvd. appeared before the board. Alessandro Fiucci of Fiucci Builders PO Box 494 Chesterland, OH 44026 appeared before the board.

The secretary sent out neighbor notification forms.

The homeowner needs to extend the width of the driveway for mobility around cars in the driveway as the street is a busy commute road, and the home's residents work different shifts.

Motion made by BZA Member Flaisig, Seconded by BZA Member Clarke to grant a variance to extend the driveway 9' into the front yard for parking in the application of Section 1164.105(a) of the Codified Ordinances of the City of Willowick. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill. Motion carried.

Case 24-11 Matthew Keough of 491 E. 327 St. appeared before the board.

The neighbor sent out neighbor notification forms.

Reason and justification for request: The code says any dwelling or structure should be 10' away from another structure. They would like to build the garage in the same footprint as the existing 22x20 garage which is 6' from the neighbor's garage.

Motion made by BZA Member Clarke, Seconded by BZA Member Hill to grant a variance of 4' to install a new garage 6' away from the neighbor's garage in the application of Section 1163.07 of the Codified Ordinances of the City of Willowick. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill. Motion carried.

**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, BZAMember Flaisig, BZA Member Clarke, BZA Member Hill. Motion carried.

Meeting adjourned at 8:00 p.m.

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Nick Koudela, Chairman

ATTEST:

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Jennifer Quinn, Secretary