



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, February 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

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Nick Koudela

BZA Member Phil Yarletts

BZAMember Tom Flaisig

BZA Member Debbie Clarke

ABSENT

BZA Member Rich Hill

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

APPROVAL OF MINUTES

1. Minutes 12-10-25

Motion made to approve the December 10th, 2025, Board of Zoning Appeals minutes by BZA Member Yarletts, Seconded by BZA Member Clarke.

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZAMember Flaisig, BZA Member Clarke

BZA CASES

2. Case 26-1 Igor Baraz - vacant lot - 0 E. 316 St.

Mr. Zack Miller, Architect on the project appeared before the board. He would like to see what they can accomplish on this lot. Igor the owner originally purchased the lot to build a home on it, but ended up moving to a different city. He wants to sell the lot, and Mr. Miller connected him up with his friend that is a builder who came up with the proposed plans that need the proposed variances.

Mr. Miller explained that the project is to build a single-family home on a vacant lot. The main issue is the setbacks & lot size. They are trying to accomplish as much as they can on this lot. They are trying to do something new because when this street was built they were small

cottages and are now older homes. A few side, rear and front setbacks are needed. They are trying to do something cool and add a new concept. If you look at the existing home they all have the same conditions of zero lot lines in the rear and minimal property lines on the side and nothing too major in terms of setbacks. He included some renderings to give a sense of scale.

Ms. Clarke asked if the builder is planning to build the home and live in it. Mr. Miller said he will most likely build the home and sell it. He was unavailable this evening.

Mr. Koudela asked if the sale is dependent on the approval of these variances and the construction of this home. Mr. Miller said yes, the variances, likely soil testing and building permits through the county. The variances are absolutely a major part of it.

Mr. Yarleets asked Mr. Brennan what the minimum lot size is now. Mr. Brennan said this property is zoned multi-family, but they are using it as single family. In multi-family industrial is the highest use and single family is the lowest use, and you can use a lesser use. Per the ordinance, the minimum square feet required to build a home on an interior lot, and this is not a corner lot, is 7,500 square feet.

Mr. Yarleets asked Mr. Brennan if he remembers going back about 25 years the EPA was upset about the sanitary and storms running under these homes, and if this is going to be an issue or not.

Mr. Brennan said that per our ordinance, on a vacant lot they have to put a new system to the main. When they built these streets typically they would put a lateral to each lot so there would be a storm and sanitary to each one of these parcels. Per the ordinance, you cannot use these unless the city engineer approves using those laterals #1 if they are in good condition, and #2 they have to be lined. He said you can see on the plan there is no sewers over or under. They have an issue where they go through E. 314 to E. 315 St. that is not the case on this parcel.

Mr. Flaisig asked Mr. Brennan about the letter from the neighbor at 31519 is this the lot that is closer to this lot. Mr. Brennan said this is a house on Lakeshore Blvd. He said if you look at the plans G.10, you can just catch the corner of the lot and you can kind of see her lot. There was more discussion regarding the site plan. Mr. Flaisig asked if she meant the house would be too close. Mr. Koudela said yes, she would have a 35' high house right on the property line with four stories.

Mr. Miller said the house is three stories. Mr. Koudela asked about the deck on top. Mr. Miller said yes, but it is not enclosed so it is three floors.

There was some more discussion while looking at the plans.

Mr. Koudela asked Mr. Brennan that if variance #1 for the 5,420 square feet is that specific to this home and if they vote on and grant this variance and not the four others can he still build a single-family home on that lot that is multi-family property. Mr. Brennan what he is submitting for this size house to go on this lot, which is going for square footage? He asked Mr. Koudela if he is asking if this will affect the other variances, no it would not because the size of the lot is the size of the lot.

Mr. Koudela stated so the 5,420 square feet is based off current prints that they are looking at. Mr. Brennan said no it is the size of the plotted lot.

Mr. Koudela asked that if they granted the first variance could he come back with a smaller house.

Mr. Brennan said he does not understand what that would have to do with it. The size of the lot is the size of the lot; it has nothing to do with the size of the house. The other variances will go with the size of the house being built.

Mr. Miller said the neighboring house and all houses that are older have the same provisions to their lot.

Mr. Brennan said the ordinances changed over the years and these are the requirements for 2026, so what ordinances were in 1942 or 1946 those have been changed.

Mr. Flaisig asked if this house would be close to the neighbor's structure or just close to the property line.

Mr. Brennan said close to the property line.

Mr. Miller said the condition of the massing has on the street are duplicated. The proposed house will be on an angle towards the lake, whereas the existing homes are perpendicular. The side yards and property lines are all the same.

Motion #1: Motion made by Chairman Koudela, Seconded by BZA Member Clarke to grant a variance 5,420 square feet to construct a single-family dwelling on a lot that is 2,080 square feet in the application of Section 1163.03(a) of the Codified Ordinances at 0 E. 316 St.

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

Motion #2: Motion made by BZA Member Flaisig, Seconded by BZA Member Yarletts to grant a variance of 2' property line opposite side of the driveway to construct a single-family home in the application of Section 1163.06(b) of the Codified Ordinances at 0 E. 316 St.

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

Motion #3: Motion made by BZA Member Flaisig, Seconded by BZA Member Yarletts to grant a variance of 5' " side property line, driveway side to construct a single-family dwelling 2' from the left side property line and 4'9" from the right side property line in the application of Section 1163.06(b) of the Codified Ordinances at 0 E. 316 St.

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

Motion #4: Motion made by BZA Member Flaisig, Seconded by BZA Member Yarletts to grant a variance of 17' 6" rear yard to construct a single-family dwelling up to the rear property line that is 35' in height in the application of Section 1163.07 of the Codified Ordinances at 0 E. 316 St.

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

Motion 5: Motion made by BZA Member Flaisig, Seconded by BZA Member Yarletts to grant a variance of 9' 8" front yard building line setback to construct a single-family dwelling 4" from the front property line.

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

Discussion: Mr. Koudela explained to Mr. Miller that the Board has denied his variance requests, and it now goes to City Council who have the final say.

Mr. Miller asked if it is no to all variances. Mr. Koudela said yes it is a no to all variances.

NEW BUSINESS

Motion made to appoint Mr. Koudela to remain as BZA Chairman by BZA Member Yarletts , Seconded by BZA Member Clarke.

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZAMember Flaisig, BZA Member Clarke

OLD BUSINESS

None.

ADJOURNMENT

Motion made to adjourn the meeting at 7:58pm by BZA Member Yarletts, Seconded by BZA Member Clarke.

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZAMember Flaisig, BZA Member Clarke

Chairman Nick Koudela

ATTEST:

Secretary Jennifer Quinn