



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, December 13, 2023 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 (DRAFT)

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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

APPROVAL OF MINUTES

1. Board of Zoning Appeals Meeting of October 11, 2023

Michael Bowen of 472 E. 319 St. appeared before the board and stated he is requesting variances for an additional tool shed because his son's VA Doctor suggested he start a hobby to help with is traumatic brain injury, and his son chose Blade Smithing and needs a small area to do this. He already has a shed that he stores tools in.

Mr. Yarletts stated that it looks like the existing shed has an addition. Mr. Bowen stated there is an addition and that he was looking at old requirements and didn't know it would be an issue.

Mr. Koudela asked if the addition was 4' high. Mr. Bowen stated it is 4' wide, 4' high, 8' long and 10' from the property line. He said it will be on a gravel foundation, with blocks and the shed on top. He will keep it secure to keep critters out.

Mr. Koudela asked if there will be any electric in the shed. Mr. Bowen said no electric. If he needs lights they will be battery operated.

Mr. Yarletts asked the size of the current shed if it is 8'x12'. Mr. Koudela stated it is closer to 12'x12'.

Mr. Koudela said he knows a forge is a giant oven but asked the fuel type. Mr. Bowen said it has 2 inlets for propane with fire brick insulation to heat up item and put on an anvil to create knives.

Mr. Hill stated that he saw the property and feels it is far enough from the property line.

Mr. Bowen stated that there are no homes or garages near the area of the shed.

Motion #1 for 2nd accessory structure codified ordinance 1171.02(g) made by BZA Member Flaisig, Seconded by BZA Member Clarke.

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill. Motion carried.

Motion #2 for 72 sq. ft. for an additional tool shed ordinance 1171.02(c) made by BZA Member Clarke, Seconded by BZA Member Clarke. Motion carried.

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 - meeting adjourned at 7:44 p.m.

Motion made by BZA Member Yarletts.

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

Nick Koudela, Chairman

ATTEST:

Jennifer Quinn, Secretary