



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

Wednesday, June 12, 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**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**APPROVAL OF MINUTES**

1. BZA Minutes 5-8-24

**BZA CASES**

2. Case No. 24-7 Jaron Campbell  
Case No. 24-8 - Cherilynn Moore  
Case No. 24-9 Jillian Tompkins

**Case No. 24-7 Jaron Campbell of 121 E. 291 St.**

Mr. Campbell appeared before the board.

The secretary sent out neighbor notification forms.

Mr. Koudela asked Mr. Campbell to explain the reason for the variance request.

Mr. Campbell stated that he has a long single driveway and 3 vehicles, one being a work vehicle. He would like a 2' pad to park a vehicle on.

Mr. Yarletts asked about a tree in the back and how close it is to the driveway. Mr. Campbell said he was unsure. Mr. Yarletts asked if it was close enough to not be able to park a car in the back. Mr. Campbell stated yes it is too close and there is also a fence there.

Ms. Clarke asked if the driveway would look the same size as the neighbors. Mr. Campbell said yes it will look exactly like theirs.

Mr. Hill agrees with Mr. Yarletts that there is no room to park in the back of the driveway.

No audience members for this case.

The motion was made by BZA Member Yarletts and seconded by BZA Member Hill to grant a variance to allow front yard parking in the application of Section 1163.105(a) of the Codified ordinances of the City of Willowick. .

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

Mr. Hill agrees with Mr. Yarletts that there is no room to park in the back of the driveway.

No audience members for this case.

The motion was made by Mr. Yarletts and seconded by Mr. Hill to grant a variance of front yard parking in section 1163.105(a) of the Codified Ordinances.

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

#### **Case No. 24-8 Cherilynn Moore of 168 E. 317 St.**

Ms. Moore of 29619 Bruce Dr. property owner appeared before the board.

The secretary sent out neighbor notification forms.

Ms. Moore stated that the woman with her (neighbor) would like to buy the property, but will not buy it unless she can put a shed on it. Ms. Moore said that she lived in the home there with her girls for 30 years, and when she went to sell it she was told the home had to come down which she had to pay for. She has been paying taxes on the property for 16 years, and can't do anything with it.

Ms. Victoria Zajdowicz of 163 E. 317 St. is across the street appeared before the board stating she would like to buy the property if she can put a shed on it, but will not purchase if she is not able to, because she will be in the same situation as the lot is not buildable and taxes have to be paid as well as cutting the grass.

Mr. Koudela asked why she is doing this now as opposed to when she buys the lot. Ms. Zajdowicz stated she would have to buy it first and would not unless the shed is approved. Mr. Koudela asked why she would like to put up the shed if she lives across the street. Ms. Zajdowicz said she has a lot of camping gear such as canoes, kayaks, 3 tents, and a canopy. Most of these items are now in the attic above her garage, but she is getting too old to take them down and put them up.

Ms. Clarke asked Mr. Brennan that If they approve the variance today with the current owner will the new owner have to come back to request the variance again. Mr. Brennan said no they will not. Mr. Koudela reiterated that it would transfer with the property.

Ms. Zajdowicz stated that neighbor Ken Phillips the owner of the property next to the lot said he eventually would like to sell the property and Ms. Zajdowicz would like to purchase at least half of the property and put a house up at that time.

There are no audience members regarding this case.

The motion was made by BZA Member Clarke and seconded by BZA Member Yarletts.

Voting Yea: BZA Member Hill

Voting Nay: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke. Motion **failed**.

Ms. Zajdowicz asked Mr. Koudela if she can ask why the variance was not approved. Mr. Koudela stated that for him if the lot was next door he may have approved it, but being across the street there are too many variables. Ms. Clarke stated that she feels the same.

**Case No. 24-9 Jillian Tompkins of 430 E. 308 St.**

Jason Salamone who is also an owner appeared before the board.

The secretary sent out neighbor notification forms.

Jason Salamone who is also the property owner stated that they would like a privacy fence for a pool as there are electrical lines in the area that would be allowed. They have 6 children living in the house one being only 1.5 years old and one 3 year-old. Cars speed by and would like to have a barrier between the road and the yard. They would like a low fence around the corner and front of house as he took down hedges that were hard to maintain and were an eyesore.

Mr. Yarletts asked how many feet inside the sidewalk the fence will be. Mr. Salamone answered 1 to 1.5' off of the sidewalk. Mr. Brennan said that per the site plan submitted the fence will be 5' off throughout the whole corner from the edge of the sidewalk.

Mr. Koudela asked Mr. Salamone if he was aware of this. Mr. Salamone said he is aware that the tree lawn it will be 5' from the sidewalk.

Mr. Koudela asked if the only 6' fence is on the driveway side along Clarmont Rd. with all else being 3' high. Mr. Salamone said yes and the fence will be vinyl.

Mr. Koudela asked Mr. Salamone if there would be any visibility or parking issues. Mr. Salamone said no there is plenty of room.

There was a discussion among Mr. Salamone, Mr. Koudela, and Mr. Brennan regarding the site plan that was submitted.

Motion #1 was made by Mr. Yarletts, Seconded by Ms. Clarke to approve a variance to allow fencing in the left and right side yard in the application of Section 1165.07(b) of the Codified Ordinances of the City of Willowick. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke, BZA Member Hill. Motion **carried**.

Motion #2 was made by Mr. Yarletts and seconded by Mr. Hill to grant a variance of 6' to extend a fence from the house in the application of Section 1165.07(c). Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke, BZA Member Hill. Motion **carried**.

Motion #3 was made by Mr. Yarletts and seconded by Ms. Clarke to grant a variance of 2' height for a fence on a corner not in the application of Section 1165.07(c) of the Codified Ordinances of the City of Willowick. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke, BZA Member Hill. Motion **carried**.

Motion #4 was made by Mr. Yarletts and seconded by Ms. Clarke to grant a variance of 3' high for a fence in the front yard in the application of Section 1165.07(a) of the codified ordinances of the City of Willowick. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke  
Voting Nay: BZA Member Hill. Motion **carried**.

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**ADJOURNMENT**

The motion was made by Ms. Clarke and seconded by Mr. Hill.

Voting Yea: Chairman Koudela, Mr. Yarletts, Ms. Clarke, Mr. Hill

Meeting adjourned at 8:00 p.m.

---

Nick Koudela, Chairman

ATTEST

---

Jennifer Quinn, Secretary