



**City of Willowick  
BOARD OF ZONING APPEALS**

Wednesday, September 10, 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**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

BZA Member Phil Yarletts

BZA Member Debbie Clarke

BZA Member Rich Hill

**ABSENT**

Chairman Nick Koudela

BZA Member Tom Flaisig

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

The Acting Chairman swore in applicants and audience members who will be speaking before the board.

**APPROVAL OF MINUTES**

1. Minutes 8-13-25

**BZA CASES**

**Case 21-13 - Rick Marucci 32900 Lakeland Blvd.**

Motion made by BZA Member Clarke, Seconded by BZA Member Hill to table the case due to no representative or property owner in attendance, Seconded by BZA Member Hill.

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

**Case No. 21-14 Ken Allen 151 E. 293 St. (vacant lot)**

Mr. Allen appeared before the board.

Neighbor Notification Forms were mailed.

The variance request of 1150 sq. ft. to build a home on a lot that is 6350 sq. ft. is due to the lot not being large enough to build a single family home.

Mr. Yarletts inquired about voting for a variance for property that the appellant doesn't own.

Councilman McFarland stated he is aware that the appellant and the owner have an agreement based on the outcome of the variance request.

Erikka Robinson of 155 E. 293 St. and another neighbor voiced their concerns and objections. They wanted to purchase the lot and was told it was not for sale and that the lot was not buildable. It was explained that though it is not a buildable lot the owner has the right to appeal which is why Mr. Allen is in attendance tonight. They are worried the house will encroach on their property. Mr. Allen stated they can have a survey done of their property if they would like.

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

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

**Case No. 21-15 Paul Roosz 32618 Lake Shore Blvd.**

Request for variance to allow a driveway extension to park a vehicle.

Neighbor Notification Forms were mailed.

Paul Roosz appeared before the board

Neighbor Notification Forms were mailed.

Reason for the request is to allow an extension to be able to park and turn around so they don't have to back out of the driveway on a busy street.

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

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

**Case No. 25-16 LN4B Holdings LLC 164 E. 317 St.**

A representative appeared before the board.

Neighbor Notification Forms were mailed.

Reason for the request is that the lot next door has a shed, and it belongs to the owner across the street. This will keep pets and possible children off of the lot.

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

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

2.

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

**Motion by BZA Member Hill, seconded by BZA Member Hill to adjourn the meeting.**

**Voting Yea: BZA Member Yarletts, BZA Member Clarke, BZA Member Hill.**

**Meeting adjourned at 7:23 pm**

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**Nick Koudela, Chairman**

**ATTEST:**

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**Jennifer Quinn, Secretary**