



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, April 09, 2025 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

THE CHAIRMAN CALLED THE MEETING TO ORDER AT 7:30 P.M.

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. Board of Zoning Appeals minutes from November 13, 2024 and March 12, 2025

Motion made by BZA Member Yarletts, Seconded by BZA Member Flaisig to approve the minutes of the November 13, 2024 and March 12, 2025 Board of Zoning Appeals Meetings.

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

BZA CASES

2. Case No. 25-4

Victoria Zajdowicz

168 E. 317th St.

Case No. 25-4

Victoria Zajdowicz

168 E. 317th St.

Ms. Zajdowicz appeared before the board.

Neighbor notifications were sent out to all abutting neighbors.

Ms. Zajdowicz of 168 E. 317th St. owns the lot at 164 E. 317th St. She had a survey done and actually owns part of the neighbors driveway who are trying to sell the home. She is trying to do a lot split and sell 5' of the lot so the neighbors can sell the property and park in the driveway.

Chairman Koudela asked Ms. Zajdowicz how old the concrete driveway is. She said it's been there at least since 1997 that she knows of.

Mr. Yarletts asked if she owns subplot 41 as he's trying to get an idea on the drawing. Mr. Koudela said no she owns subplot 39. He said she is trying to make subplot 39 smaller and subplot 40 larger.

Mr. Koudela asked her how long she's owned the property. She said about 6 or 7 months.

Mr. Flaisig asked if any neighbor notifications were returned. Mr. Koudela stated not that he is aware of.

Mr. Koudela said you can see where every single parcel on the street is the same and now they're going to butcher it up.

Mr. Yarletts said the lots are already undersized by city requirements.

Ms. Zajdowicz said that if she is denied the variance the owners of the house next door will not be able to sell it because they can't park in the street and wont be able to use the driveway because she owns part of it. She said they bought it tried to do a quick fix up and flip and didn't do enough research which was a mistake.

Mr. Koudela said this is her third time before the board with problem after problem, and she knew this was coming.

Mr. Koudela asked why the property owners are not in attendance tonight. Ms. Zajdowicz said they reside in Texas.

Motion #1 made by BZA Member Yarletts, Seconded by BZA Member Clarke to grant a variance to approve a lot split not in compliance with ordinance 1139.01.

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

Motion #2 made by BZA Member Yarletts, Seconded by BZA Member Clarke to grant a variance to approve a lot split not in compliance with ordinance 1139.03.

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

Mr. Koudela stated that the variance request was denied by the Board of Zoning Appeals but is sure City Council will overturn it at that meeting.

NEW BUSINESS

3. Changing the time of the BZA Meetings to 6:30 p.m.

OLD BUSINESS

ADJOURNMENT

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

Voting Yea: Chairman Koudela, BZA Member Yarleets, BZA Member Flaisig, BZA Member Clarke.

Motion carried.

Meeting adjourned at 7:51 p.m.

Nick Koudela, Chairman

ATTEST:

Jennifer Quinn, Secretary