



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

Wednesday, October 11, 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**

**CALL MEETING TO ORDER**

1. The Chairman called the meeting to order.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**– Present were Koudela, Yarletts and Clarke. Flaisig and Hill were absent. Law Director, Stephanie Landgraf and Tom Loncala, Council Liaison were also present.

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

**APPROVAL OF MINUTES**

2. Minutes from 9-27-23 meeting

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

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

**3. 23-13**

Taylor Bock

29147 Edgewood Dr.

1337.01(5)B - 264 sq. ft. for a detached garage.

1337.01(5)B - 2' 8" height for a detached garage

The secretary sent out neighbor notification forms.

Taylor Bock appeared before the board.

Mr. Bock will be tearing his old garage down and building a new one. The reason for the height and size is that the current garage is too close to the house and he has several cars. He would like to push it back and make it larger to store all of his cars. The height variance is that eventually he would like to put a lift in for storage or storing a boat.

Mr. Koudela asked Mr. Bock if he will be working on the vehicles in the garage. Mr. Bock said not particularly it is more just for storage.

Mr. Yarletts asked if there will be a second floor. Mr. Bock stated that there will not.

Mr. Koudela asked if the overhang is included in the provided measurements. Mr. Bock answered yes.

Ms. Clarke asked how many vehicles he has. Mr. Bock stated he has 6 vehicles.

Mr. Koudela asked if there would be plumbing in the garage. Mr. Bock said no plumbing just for storage.

Mr. Yarletts reiterated that he will only be working on his own cars and there will be no business run out of the garage. Mr. Bock said only his vehicles. He just wants them all in one place for convenience as they are in various locations as of now.

Mr. Yarletts asked if they would be standard 8' garage doors. Mr. Bock said they will be 9' and he has one in the back because he has a landscape trailer and would like to be able to pull it straight through.

Ms. Landgraf explained that with the fact that there are only 3 members available tonight that he has to have all 3 votes to approve or he can have the case tabled for the next meeting with 5 members. Mr. Bock decided to continue with the vote.

Mr. Kevin Bock of 8483 ? drive in Chagrin Falls who grew up in the home, and knows the hardship with the current garage and is for the variance.

Ms. Landgraf if he currently has all vehicles at home now. He said no he only has 2 there currently and the rest are in storage units and his sister's house. He would just like to have them all at home.

Motion #1 1337.01(5)B - 264 sq. ft. for construction of a 840 sq ft. detached garage. Motion made by BZA Member Yarletts. Seconded by BZA Member Clarke.

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

Motion #2 1337.01(5)B - 2' 8" height for construction of a detached garage that is 17' 8" high. Motion made by BZA Member Yarletts, Seconded by BZA Member Clarke.

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

### **23-14**

Sheryl Yonosik

728 Bayridge

1163.105(a) - 5' 4" to extend driveway into the front yard.

The secretary sent out neighbor notification forms.

Ms. Lindsay Pennza of 421 E. 308 St. appeared before the board to speak on her Mother's behalf.

Ms. Landgraf stated that we need permission from Ms. Yanosik for this. She asked Ms. Pennza if she can get her Mother on a speaker telephone call.

Ms. Pennza called her Mother who verified she is Sheryl Yanosik of 728 Bayridge Blvd. and gives permission for her Daughter, Lindsay Pennza to speak on her behalf.

Ms. Pennza explained there is currently a paver walkway from the driveway to the front porch. They have removed the pavers and want to make everything level for Ms. Yanosik to use her walker and/or wheelchair. They need the extension on the left side so she can have room to get in and out of the car and onto the walkway to the front porch.

Mr. Yarletts asked if they would be using this extension for parking. Ms. Pennza said no there will not.

1163.10(a) - 5'4" to extend driveway into the front yard. Motion made by BZA Member Clarke, Seconded by BZA Member Yarletts.

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

**NEW BUSINESS- none**

**OLD BUSINESS - none**

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

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

Meeting adjourned at 7:51 p.m.

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Nick Koudela, Chairman

ATTEST:

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Jennifer Quinn, Secretary