



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

Wednesday, August 13, 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**

Chairman Koudela called the meeting to order at 6:30 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

Chairman Nick Koudela  
BZA Member Phil Yarleets  
BZA Member Rich Hill

**ABSENT**

BZAMember Tom Flaisig  
BZA Member Debbie Clarke

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

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

**APPROVAL OF MINUTES**

Motion made by BZA Member Yarleets, Seconded by BZA Member Hill.  
Voting Yea: Chairman Koudela, BZA Member Yarleets, BZA Member Hill

1. 7-9-25 Minutes

**BZA CASES**

Lawrence McGarry appeared before the board.

The secretary sent out neighbor notification forms to all abutting property owners.

Requested variance of 4' to place a shed 6' from the neighbor's garage.

Chairman Koudela asked what the reason for the variance request is. Mr. McGarry said he has limited space in the backyard between the house and the garage.

Mr. McGarry plans to store patio furniture and a large tent.

The shed will be constructed of wood with a concrete foundation. There will be no electricity

Motion made by BZA Member Yarletts, Seconded by BZA Member Hill to grant a variance of 4'.to place a shed 6' from the neighbor's garage in the application of Section 1171.02(e) of the Codified Ordinances at 30002 Fairway Blvd. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Hill. Motion carried.

2. Case 25-12

Lawrence McGarry Jr.

30002 Fairway Blvd.

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**ADJOURNMENT**

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

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

Meeting adjourned at 6:38 P.M.