



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

Wednesday, February 08, 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**

**\*\*Mayor Vanni swore in new BZA Member Rich Hill before the start of the meeting\*\***

**CALL MEETING TO ORDER AT 7:30 P.M.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ROLL CALL**

**PRESENT**

Chairman Nick Koudela  
BZAMember Tom Flaisig  
BZA Member Debbie Clarke  
BZA Member Rich Hill

**ABSENT**

BZA Member Phil Yarletts

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

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**APPROVAL OF MINUTES**

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1. MINUTES 12-14.22

**CASES**

Derek Jones

31222 Vine St.

**Case 21-556**

- 1) 1165.03(a)- 2' height to install an 8' high fence on the rear property line
- 2) 1145.08- 10' green belt at the rear property line
- 3) 1163.10- 16' 9" to construct an addition in front of the building that is going to be 3' 3" from the street line.
- 4) 1145.06(b)- 12 parking spaces

Mr. Mark Maltry of Jemm Construction at 200 Blackbrook Rd. Painesville, OH 44077, and Mr. Derek Jones owner of Cleveland Pizza Company at 4034 Skiff Willoughby, OH 44094 appeared before the board.

Mr. Koudela asked Mr. Maltry and Mr. Jones to sum up the 4 variance requests and why they are needed. Mr. Maltry said the 8' fence is because it is a business and for the privacy of the neighbors. In regards to the green belt, Mr. Maltry stated that they tried to accommodate parking that will not allow enough green space. Regarding the front setback, this will be needed for a covered addition to use for seating in winter and bad weather. Some seating will be inside and some will be outside This may not be done now due to cost issues, but would like to have approval if it needs to be done in the future. They will be moving all of their food processing equipment to this location to consolidate space and will be moving his other business Six City Tavern to be a part of this location.

Mr. Flaisig asked if the greenspace where the 10 parking spaces are was discussed with the neighbors. Mr. Maltry stated they did not discuss this with the neighbors, but the neighbors were notified about all of the variances and could attend the meeting if they had any issues.

Mr. Flaisig asked if the fence was going to be solid or board on board. Mr. Jones stated he would like to keep it as solid as possible for noise concerns but would like a board on board to conform with the other properties existing fences.

Mr. Flaisig asked if the additional parking spaces abut right up to the fence. Mr. Jones said he thought there was approximately 5' in between. Mr. Brennan stated there is 2' between. Mr. Maltry stated there is 2' plus the parking blocker.

Ms. Clarke asked how many total parking spaces there will be.

Mr. Jones said 70 spaces. He is trying to keep the seating to a minimum to provide proper service to the customers.

Mr. Maltry stated that they worked very hard to keep the variances to a minimum.

Mr. Flaisig questioned visibility issues on E. 312 St. Mr. Jones stated there would be no more issues than there are now, and there will be a right turn only out of the parking lot.

In regards to the front yard setback, Mr. Brennan said he measured from the building out 22' and then measured with a wheel from the property line 24'. The total setback from the building to the street is 46'.

Mr. Maltry stated that where the concrete is now that was used for parking will have some type of landscape along the sidewalk to dress up the area.

Motion #1 - 1165.03(a) - 2' height to install an 8' high fence on the rear property line. Motion made by BZA Member Flaisig, Seconded by BZA Member Clarke. Voting Yea: Chairman Koudela, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill

Motion #2 - 1145.08 - 10' green belt at the rear property line. Motion made by BZA Member Flaisig, Seconded by BZA Member Clarke. Voting Yea: Chairman Koudela, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill.

Motion #3 - 1163.10 - 16' 9" to construct an addition to the front of the building that is going to be 3' 3" from the street line. Motion made by BZA Member Flaisig, Seconded by BZA Member Clarke. Voting Yea: Chairman Koudela, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**