



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, August 12, 2026 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

The Chairman called the meeting to order at 6:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Nick Koudela
BZA Member Phil Yarleets
BZA Member Tom Flaisig
BZA Member Debbie Clarke
BZA Member Rich Hill

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

The Chairman swore in applicant(s) & audience members.

APPROVAL OF MINUTES

July 8, 2026

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

Voting Yea: Chairman Koudela, BZA Member Yarleets, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill to approve the Minutes from the July 8, 2026 Board of Zoning Appeals Meeting as submitted. Motion: carried.

1. July 8, 2026, Board of Zoning Appeals Minutes

BZA CASES

2. **Case No. 26-10 Carla DiNunzio 686 Pendley Rd.**

Carla DiNunzio appeared before the board.

The Secretary sent out neighbor notification forms.

Ms. DiNunzio stated she had a swimming pool installed, but the installer placed it 5' from the fence instead of 8' that was approved. The pool had already been filled up so she wanted to try to get a variance first before she goes through the trouble to take it down.

Mr. Koudela asked who the installer was. Ms. DiNunzio said they were through The Great Escape.

Ms. DiNunzio stated she spoke with all of her neighbors, and nobody has an issue. She also said that the neighbor 2 doors down has a pool almost up to the fence, and had not secured a permit. She just wants to be treated fairly.

Motion by Mr. Yarletts, Seconded by BZA Member Clarke to grant a variance of 3' to allow a above ground swimming pool to remain 5' off of the property line. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill. Motion carried.

Case No. 26-11 Gary Wisdom

****There was an error on the agenda showing the case number as 16-11 instead of 26-11****

Gary Wisdom appeared before the board.

The Secretary sent out neighbor notification forms.

Mr. Wisdom stated that he was denied his first variance request, and is returning with a new proposed request of 18" from the sidewalk, and request of 2'6" to allow a fence to be constructed 18" from the rear property line.

Mr. Koudela asked Mr. Wisdom if that was the only change. Mr. Wisdom stated yes.

Motion #1 by Mr. Flaisig, Seconded by Mr. Hill to grant a variance to allow a fence to be installed at the rear property line, 18" from the sidewalk. Vote: Yarletts, Flaisig and Clarke Ayes. Koudela and Hill Nay. Motion carried.

Motion #2 by Mr. Flaisig, Seconded by Mr. Hill to grant a variance of 2' 6" to construct a fence 18" from the sidewalk at the rear property line. Vote: Yarletts, Flaisig and Clarke Ayes. Koudela and Hill Nay. Motion carried.

NEW BUSINESS

None

OLD BUSINESS

Mr. Koudela stated that they can adjust. That Devin McFarland called him and said they can adjust variance requests on-site if they need to. They just have to make sure the change goes in writing, and is voted on that way.

ADJOURNMENT

Motion made by BZA Member Yarletts to adjourn the meeting, Seconded by BZA Member Clarke.

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

Meeting adjourned at 6:43 PM.

Nick Koudela, Chairman

ATTEST:

Jennifer Quinn, Secretary