



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

Wednesday, October 09, 2024 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**

Chairman Koudela 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  
BZA Member Rich Hill

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

**APPROVAL OF MINUTES**

1. BZA Minutes 9-11-24

Motion made by BZA Member Flaisig, Seconded by BZA Member Hill to approve the minutes from the September 11, 2024 Board of Zoning Appeals Meeting.

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

**BZA CASES**

2. Case No. 24-17 Shannon Hinton of 29204 Barjode Rd.

Shannon & Walter Hinton of 29204 Barjode Rd. appeared before the board.

Shannon Hinton stated that they had put up 2 different pavilions that only lasted 2 years each, and decided they would like to put up a hard top one so that it would last. She stated that her son-in-law said he could build a pavilion for her that would last forever. They already had the deck, so he built the frame for them while they were in Michigan for the weekend. She did not realize how big it would be until it was up. She realized they should have gotten a permit and found out what the rules were, but it was too late.

Mr. Koudela asked why they were there tonight. Did a neighbor complain? Ms. Hinton said yes a neighbor a few doors down complained. When her husband saw the woman outside he confronted her and she claimed her neighbor was the complainant. This is a neighbor feud and they were just blaming each other. They cannot even see the pavilion from either of these properties.

Ms. Hinton said the pavilion matches the house and the roof perfectly and is far from an eyesore. They will be grateful to be able to keep it and use it all of the time.

Mr. Yarletts asked if it was connected to the deck. Ms. Hinton said no that 2 boards were removed from each side of the deck and the posts are 3' into the ground and cemented in.

Mr. Flaisig asked if there was a privacy fence all around it. Ms. Hinton said there is.

Motion #1 by Mr. Flaisig, Seconded by Ms. Clarke to grant a variance of 72 sq. ft. for a 192 sq. ft. pavilion in the application of Section 1171.02(c) of the Codified Ordinances of the City of Willowick at 29204 Barjode Rd. Discussion: None. All ayes. Motion carried.

Motion #2 by Mr. Flaisig, Seconded by Ms. Clarke to grant a variance of 2' 5" height for 12' 5" high pavilion in the application of Section 1171.02(c) of the Codified Ordinances of the City of Willowick at 29204 Barjode Rd. Discussion: None. Vote: All ayes. Motion carried.

Motion #3 by Mr. Flaisig, Seconded by Ms. Clarke to grant a variance of 3' 4" for a pavilion that is 6' 8" from a dwelling in the Section 1171.02(e) of the Codified Ordinances of the City of Willowick. Discussion: None. Vote: All ayes. Motion carried.

## **NEW BUSINESS**

## **OLD BUSINESS**

## **ADJOURNMENT**

Meeting adjourned at 7:42 p.m.

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Nick Koudela, Chairman

ATTEST:

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Jennifer Quinn, Secretary