



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

Wednesday, June 11, 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 Yarletts  
BZAMember Tom Flaisig  
BZA Member Rich Hill

**ABSENT**

BZA Member Debbie Clarke

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

Chairman Koudela swore in applicant's and audience members giving testimony.

**APPROVAL OF MINUTES**

Motion made by BZA Member Yarletts to approve the minutes from the May 14, 2025, meeting,  
Seconded by BZA Member Hill.

Voting Yea: Chairman Koudela, BZA Member Flaisig, BZA Member Hill

Voting Abstaining: BZA Member Yarletts

1. Minutes May 14, 2025 Meeting

**BZA CASES**

2. Case 25-8 Jane Schwarzwaldner 296 Lakewick Ln.  
Case 25-9 Marty Connell 111 Larimar Dr.  
Case 25-10 Andy Balazs 190 Larimar Dr.

**Case No. 25-9**

Jane Schwarzwaldner

296 Lakewick Ln.

A representative from Lifelong Electric appeared before the board.

Neighbor notification forms were mailed to all abutting properties.

The proposed generator location is the only place the generator can go, and be behind the house.

The photos attached to the case of the install, show that it doesn't protrude out beyond what appears to be a fireplace on the side of the house, which hides the view from the front.

The measurements to the back yard is 20' to front yard/fire hydrant 82', and to neighbor's property/fence is 7' to the house and 14' past the side door of the house.

**Motion #1** by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance to place a generator in the side yard in the application of Section 1167.01(c)(i) of the codified ordinances at 296 Lakewick Ln. Discussion: None. Vote: Flaisig, Hill and Yarletts Ayes. Koudela Nay. Motion carried.

**Motion #2** by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance of 7' from the side property line or 20' from the rear property line in the application of Section 1167.01(c)(ii) of the codified ordinances at 296 Lakewick Ln. Discussion: None. Vote: Flaisig, Hill and Yarletts Ayes. Koudela Nay. Motion carried.

**Motion #3** by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance of 1' to place a generator 14' from the neighbor's residence in the application of Section 1167.01(c)(iii) of the codified ordinances at 296 Lakewick Ln. Discussion None. Vote: Flaisig and Yarletts Ayes. Koudela and Hill Nays. Motion failed.

### **Case 25-10**

Marty Connell

111 Larimar Dr.

Marty Connell appeared before the board.

Neighbor notification forms were mailed out to abutting properties.

Mr. Connell's reason for the variance requests is that the generator fumes would blow into the lower level when the patio door is open.

There are two other 3-story units that have their generators in the same proposed location.

**Motion #1** by Mr. Yarletts, Seconded by Mr. Hill to grant a variance to place a generator in the side yard in the application of Section 1167.01(c)(i) of the codified ordinances at 111 Larimar Dr. Discussion: None. Vote: Flaisig, Hill and Yarletts Ayes. Koudela Nay. Motion carried.

**Motion #2** by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance of 3' from the side property line or 29' from the rear property line in the application of Section 1167.01(c)(ii) of the codified ordinances at 111 Larimar Dr. Discussion: None. Vote: Flaisig, Hill and Yarletts Ayes. Koudela Nay. Motion carried.

**Motion #3** by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance of 6' to place a generator 9' from the neighbor's residence in the application of Section 1167.01(c)(iii) of the codified ordinances at 111 Larimar Dr.. Discussion None. Vote: Flaisig and Yarletts Ayes. Koudela and Hill Nays. Motion failed.

**Case No. 25-10**

Andy Balazs

190 Larimar Dr.

Andy Balazs appeared before the board.

Neighbor notification forms were mailed to all abutting properties.

Mr. Balazs' reason for the variance requests is because space is limited in the rear of the home. Other generators in the HOA are on the side and his unit was approved by the HOA.

**Motion #1** by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance to place a generator in the side yard in the application of Section 1167.01(c)(i) of the codified ordinances at 190 Larimar Dr. Discussion: None. Vote: Flaisig, Hill and Yarletts Ayes. Koudela Nay. Motion carried.

**Motion #2** by Mr. Flaisig, Seconded by Mr. Hill to grant a variance of 2' 6" from the side property line or 19' from the rear property line in the application of Section 1167.01(c)(ii) of the codified ordinances at 190 Larimar Dr. Discussion: None. Vote: Flaisig, Hill and Yarletts Ayes. Koudela Nay. Motion carried.

**Motion #3** by Mr. Flaisig Seconded by Mr. Yarletts to grant a variance of 6' 6" to place a generator 8' 6" from the neighbor's residence in the application of Section 1167.01(c)(iii) of the codified ordinances at 190 Larimar Dr. Discussion None. Vote: Flaisig and Yarletts Ayes. Koudela and Hill Nays. Motion failed.

**NEW BUSINESS- none**

**OLD BUSINESS-none**

**ADJOURNMENT**

Motion by Mr. Yarletts, Seconded by Mr. Hill to adjourn the meeting. Discussion: None. Vote: All ayes. Motion carried.

Meeting adjourned at 6:55 p.m.

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Nick Koudela, Chairman

Attest:

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Jennifer Quinn, Secretary