



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

Wednesday, August 14, 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**

The Chairman called the meeting to order at 7:32 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

Chairman Nick Koudela  
BZA Member Phil Yarletts  
BZAMember Tom Flaisig  
BZA Member Debbie Clarke

**ABSENT**

BZA Member Rich Hill

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

The Chairman swore in applicants and audience members.

**APPROVAL OF MINUTES**

7-10-24 Minutes

The motion was made by BZA Member Yarletts and seconded by BZA Member Clarke.  
Voting Yea: Chairman Koudela, BZA Member Yarletts, BZAMember Flaisig, BZA Member Clarke.  
Motion carried.

**\*\*Due to technical difficulties this meeting did not record\*\***

**Case No. 24-12**

Elaine Dabrowski

364 Beechwood

Reason for request is to prevent a family of deer from hopping over neighbor's fence and coming into the backyard and eating Ivy Beds, Hosta, and Iris Plants. They also tear up their grass. The new fence will also prevent 100's of dandelion seeds from blowing through the 4' chain link fence and germinating their backyard.

**Motion #1** by Mr. Yarletts, seconded by Mr. Flaisig to grant a variance to allow double fencing in the application of Section 1165.04(c) of the Codified Ordinances at 364 Beechwood. Votes: all ayes. Motion carried.

**Motion #2** by Ms. Clarke, seconded by Mr. Flaisig to grant a variance of double fencing one foot off of the rear property line in the application of Section 1165.05 of the Codified Ordinances at 364 Beechwood. Votes: Koudela, Flaisig and Clarke Ayes. Yarletts Nay. Motion carried.

**Case No. 24-13**

Karl Jones

496 E. 321 St.

The reason for request is for privacy on a corner lot.

**Motion #1** by Mr. Yarletts, seconded by Mr. Flaisig to grant a variance of side yard fencing on right side of the house that would extend 11 '6" beyond the side entrance door in the application of 1165.07(b) of the Codified Ordinances at 496 E. 321 St. Vote: all Ayes. Motion carried.

**Motion #2** by Mr. Yarletts, seconded by Mr. Flaisig to grant a variance of side yard fencing on the left side of the house that would extend fencing from the rear house line in the application of Section 1165.07(b) of the Codified Ordinances at 496 E. 321 St. Vote: All Ayes. Motion carried.

**Motion #3** by Mr. Yarletts, seconded by Ms. Clarke to grant a variance of 11' 6" to extend a fence from the side of the house in the application of Section 1165.07(b) of the Codified Ordinances at 496 E. 321 St. Vote: All ayes. Motion carried.

**Motion #4** by Mr. Yarletts, seconded by Ms. Clarke to grant a variance of 2' height to allow a 6' high fence on a corner lot in the application of Section 1165.07(b) of the Codified Ordinances. Vote: Koudela, Flaisig and Clarke ayes. Yarletts Nay. Motion carried.

**Motion #5** by Mr. Yarletts, seconded by Mr. Flaisig to grant a variance of 4' to allow a fence to be placed next to the sidewalks. Vote: Clarke aye. Koudela, Yarletts and Flaisig Nays. Motion failed.

**Case No. 24-14**

Sergeii Chopovidia

315245 Ronald Dr.

The reason for the request is to store electric lawn mower and other items needed for the house. He has a disabled Son and needs a place to store strollers since there is no space in the garage.

**Motion** by Flaisig, seconded by Yarletts to grant a variance of 1' foot for a tool shed to be 9' from a dwelling in the application of Section 1171-02(e) of the Codified Ordinances at 31525 Ronald Dr. Vote: All ayes. Motion carried.

**Motion** by Flaisig, seconded by Yarletts to grant a variance of 7' to allow a tool shed to be 3' from the abutting sideline in the application of Section 1171.02(f) of the Codified Ordinances at 31525 Ronald Dr. Votes: All ayes. Motion carried.

**Case No. 24-15**

Elizabeth Patterson

335 Woodmere Dr.

Ms. Patterson appeared before the board.

Ms. Tina Brush of 368 Blissfield Dr. appeared before the board to express her objections and concerns regarding the variance requests. One issue is that Ms. Patterson would not maintain the fence. Ms. Patterson said she would leave a 3' gap between fences and a gate to maintain the area. Mr. Koudela stated that fences make good neighbors and wondered why Ms. Brush would not agree to a new 6' high fence that would solve the issues. Attached is a packet of information provided by Ms. Brush.

Ms. Patterson requested the fence because her dogs jump the neighbor's fence, and it is very hard to keep them contained. She has tripped over the dogs 3 times to try and stop them, and this has caused her to have 2 broken ribs twice and a broken nose most recently. The rear neighbors Mr. & Mrs. Brush of 368 Blissfield Dr. do not want to take their fence down. This fence had barbs installed to keep the dogs from jumping over, but those have since been covered by the owners of 368 Blissfield Dr. by the building department due to a complaint against the ordinance.

**Motion** by Mr. Yarletts, seconded by Mr. Flaisig to grant a variance to allow double fencing on the rear property line in the application of Section 1165.05 of the Codified Ordinances at 335 Woodmere. Vote: Yarletts and Flaisig Nay. Koudela Aye. Clarke Abstain. Motion failed.

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**ADJOURNMENT**

Motion by Mr. Flaisig, seconded by Ms. Clarke to adjourn the Meeting. Vote: All ayes. Motion carried.

Meeting adjourned at 8:30 p.m.

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Nick Koudela

ATTEST:

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Jennifer Quinn

