



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

Wednesday, November 13, 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**

The Chairman called the meeting to order at 7:30 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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**PRESENT**

Chairman Nick Koudela

BZA Member Phil Yarleets

BZA Member Debbie Clarke

BZA Member Rich Hill

**ABSENT**

BZAMember Tom Flaisig

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

1. Chairman swore in applicants and audience members who will be speaking before the board.

**APPROVAL OF MINUTES**

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

Voting Yea: Chairman Koudela, BZA Member Yarleets, BZA Member Clarke, BZA Member Hill

2. Minutes October 9, 2024

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

Voting Yea: Chairman Koudela, BZA Member Yarleets, BZA Member Clarke, BZA Member

Hill

## **BZA CASES**

### **21-18 Nedljka Dzolic 365 E. 305th St.**

Nedljka Dzolic does not speak English and has a representative (name inaudible) speaking on her behalf.

Ms. Dzolic lives on a busy street and often risks accidents switching cars and backing out onto E. 305 St. She would like to widen the driveway as it is a new one and is paved. This would cause less risk of causing an accident and clogging the street while letting the second car pull out.

Mr. Koudela stated that the request is basically for safety reasons. Ms. Dzolic yes.

Mr. Hill Stated he spoke with the neighbor at 361 E. 305 St. that had no problem with the variance.

Mr. Yarletts asked if the extension would go all of the way to the sidewalk. Ms. Dzolic said no it is a curve and will stop before the sidewalk.

There were no audience members to speak on the case.

Motion by Ms. Clarke, seconded by Mr. Yarletts to grant a variance of front yard parking in the application of Section 1163.105(a) of the Codified Ordinances of the City of Willowick. Vote: all Ayes. Motion carried.

### **21-19 Karl Jones 496 E. 321 St.**

Karl Jones appeared before the board.

Mr. Koudela reiterated that the case was regarding an air conditioning unit that was already installed in the side yard. Mr. Jones explained that yes it was. He said that originally he couldn't get any quotes for heating & air so he pulled the permit. Once he started construction on his home BK Heating called and came out to give him a price for heating & air conditioning. He agreed and they put the unit in. Originally they weren't even going to put in a/c, but the price was for everything. Mr. Jones assumed a registered contractor with the city would have known the rules. There is an already approved 6' fence going around the property also.

Mr. Jones spoke with the neighbor next to his garage who has no issue with the unit where it is.

Mr. Hill stated that he went to the property, but didn't see any neighbors to speak to.

There were no audience members to speak on the issue.

Motion #1 by Mr. Yarletts, seconded by Mr. Hill to grant a variance to allow an a/c unit to remain in the side yard in the application of Section 1167.01(c)(i) of the Codified Ordinances of the City of Willowick. Vote: all Ayes. Motion carried.

Motion #2 by Mr. Yarletts, seconded by Mr. Hill to grant a variance to allow an a/c unit to be remain 6' 10" from the side property line or 45' from the rear property line in the application of Section 1167.01(c)(ii) of the Codified Ordinances of the City of Willowick. Vote: all Ayes. Motion carried.

**21-20 Anamarie Polito 827 Bayridge Blvd.**

Anamarie Polio appeared before the board.

Ms. Polito stated she has a 3' high fence right now, but would like to replace it with a 6' privacy fence. She has been living there 24 years and has had dogs, but now has an 80 lb. German Shepard. The neighbor on the right side has already put up a 6' privacy fence due to the dog, and now the neighbor on the right side is in a home and the house will be going up for sale. She doesn't want kids or anyone putting their fingers through the fence with the dog. He also pulls her because she has to walk him in the yard and it is unsafe. She recently retired and just wants peace with her neighbors and in her own yard.

The fence will be a 6' high privacy fence on the left side from the back of the house to the rear property line.

There were no audience members to speak to the board.

Motion by Mr. Yarletts, seconded by Mr. Hill to grant a variance of 6' high solid fencing in the application of Section 1165.04(c) of the Codified Ordinances of the City of Willowick. Vote: all Aye's Motion carried.

**NEW BUSINESS - none**

**OLD BUSINESS - none**

**ADJOURNMENT** – Motion by Mr. Yarletts, seconded by Mr. Hill to adjourn the meeting. Vote: all Ayes. Motion carried.

Meeting adjourned at 7:50 p.m.

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Nick Koudela, Chairman

ATTEST:

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Jennifer Quinn Secretary