



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, July 08, 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.

AGENDA

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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

APPROVAL OF MINUTES

- [1.](#) May 13, 2026 Board of Zoning Appeals Minutes

BZA CASES

- [2.](#) Case No. 26-8 Gary Wisdom 566 Fairway Blvd.
- [3.](#) Case No. 26-9 Dean Littleton 31600 Ronald Dr.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT



**City of Willowick
BOARD OF ZONING APPEALS**

Wednesday, May 13, 2026 at 6:30 PM
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ADA NOTICE

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MINUTES

CALL MEETING TO ORDER

The Chairman called the meeting to order at 6:31 PM.

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 & audience members..

APPROVAL OF MINUTES

1. March 11th, 2026

Motion made by BZA Member Yarletts, Seconded by BZA Member Clarke to approve the minutes of the March 11, 2026 Board of Zoning Appeals Meeting. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke. Motion carried.

BZA CASES

Case 26-4 John Hollis Parcel #28A0230000450 Euclid Ave.

Justin Hollis appeared before the board.

Request to keep the rear of the building unpaved using asphalt grindings.

Neighbor notification forms were sent out by the Secretary.

Mr. Hollis presented a picture to the board showing what the buildings will look like in front with a concrete pad, and a gravel/aggregate parking lot in front.

Mr. Koudela asked if the picture presented is what each building would look like. Mr. Hollis said yes. The second building will come later, but he wants to make sure they are approved for the parking lot first. They will use the concrete slab shown in the picture presented. They are looking to use gravel or asphalt grindings. They want to pave from the road to the front of the first building with asphalt and the rest would be asphalt grindings to the left, right and the remainder of the area. It would not be cost effective to build the building if they have to pave the entire lot.

Mr. Koudela asked Mr. Hollis what they would be using the buildings for. Mr. Hollis stated that it will be for Storing equipment for the service business they were approved for which is a tree company. They will store all of the tree equipment, have a small retail space to sell clean chips, gravel, etc. There will also be an office in the front of the building. Mr. Yarleets asked if there would be much traffic for the retail store. Mr. Hollis said no, there would only be one person sitting in the shop. Maybe one or two people coming to the shop.

Mr. Hollis said it would be over \$100,000.00 per year to maintain asphalt or concrete for the entire lot, and would not be worth it.

No audience members were present for this case.

Motion made by BZA Member Yarleets, Seconded by BZA Member Clarke to allow loose aggregate/gravel driveways and parking areas per submitted site plan in the application of Section 1163.13(a) of the Codified Ordinances at Parcel #28A023000045 Euclid Ave. Voting Yea: Chairman Koudela, BZA Member Yarleets, BZA Member Flaisig, BZA Member Clarke. Motion carried.

Case 26-5 Matthew Scarberry 28513 Lakeshore Blvd.

Matthew Scarberry appeared before the board.

Neighbor notification forms were sent by the Secretary.

Request to allow a new driveway to be installed 9' into the front yard for parking a motor vehicle for safer parking on a main road.

Mr. Scarberry wants to add on to his driveway for safer parking as they live on Lakeshore Blvd., which is a busy main road. They did the exact same thing last year to his wife's house right next door. The apron will also be extended.

Mr. Koudela asked if it will be 9' or 10' as the drawings show 9'. Mr. Scarberry said it will be 9'.

It will be from the service walk to the apron which is 61'.

No audience members were present for this case.

Motion made by BZA Member Flaisig, Seconded by BZA Member Clarke to grant a variance to allow a new driveway to be installed 9' into the front yard for parking a motor vehicle in the application of Section 1163.105(a) of the Codified Ordinances at 28513 Lakeshore Blvd. Voting Yea: Chairman Koudela, BZA Member Yarleets, BZA Member Flaisig, BZA Member Clarke. Motion carried.

Case 26-6 Svejkovsky 31525 Royalview Dr.

Todd Svejkovsky appeared before the board.

Neighbor notification forms were sent by the Secretary.

Request to construct a fence in the side yard that extends 24' past the right side rear house line and 2' height to allow a 6' fence on a corner lot for privacy, a large dog who can jump the fence, and more room for the kids to safely play in the yard. Other neighbors in the area have a 6' fence.

Mr. Svejkovsky would like to install a 6' high privacy fence around his property line and he is on a corner lot that is only allowed 4' height.

Mr. Yarletts asked if the fence is going to begin on the Pendley side at the front of the garage. Mr. Svejkovsky said yes, and there are pictures if he needs them. Mr. Yarletts stated that he has the pictures, and has seen them. Mr. Svejkovsky said he would like to butt up as close as he can to the front of his garage and to the sidewalk.

Mr. Svejkovsky also stated that the bathroom is on the side of his house and the neighbor's house is close so he would like more privacy. His neighbor also has a 6' privacy fence so he will butt up to his and use his for the back fence.

Mr. Koudela is the 4' from the sidewalk on the plan correct. Mr. Svejkovsky stated yes.

Mr. Flaisig asked if he foresees any visibility issues. Mr. Svejkovsky said he measured, and should be no line of sight issues.

There was some discussion regarding the drawing and the side door. Mr. Koudela stated that what he is looking for isn't what is on the plan. They are only able to vote on the 24' and the 2' height variances proposed, and that they cannot approve anything else, and he should get in touch with the building department tomorrow to see if he needs any further variances.

No audience members were present for this case.

Motion #1 Motion made by BZA Member Flaisig, Seconded by BZA Member Clarke to grant a variance to allow a fence to be installed in the side yard that extends 24' past the right side rear house line as stated on the site plan in the application of Section 1165.07(b) at 31625 Royalview Dr. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke. Motion carried.

Motion #2 Motion made by BZA Member Flaisig, Seconded by BZA Member Clarke to grant a variance of 2' height to allow a 6' high fence to be constructed on a corner lot in the application of Section 1165.07(c) of the Codified Ordinances at 31625 Royalview Dr. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke. Motion carried.

Case 26-7 Nick Koudela 29529 Cresthaven Dr.

Nick Koudela appeared before the board.

Request to install a driveway addition in front of home. Extend current fence to front of home and install gate across drive. Replace existing chain link fence with a 6' board on board fence for privacy.

Mr. Koudela referred to the site plan showing what he is proposing to do. The 72' fence in the top right corner of the drawing is an existing fence that he is splitting the cost with his neighbor to replace. Everything in green is what they are seeking variances for. The 28' and the gate request is because the side door is in the back corner of his house. It will all be a 6' board on board including the gate. The gate will be split and the left side will be 6' and the right side will be 10' that will also swing in or both ways. The reason he has to stop the left side of the gate at 6' is because when it swings out it will be at the corner of his house. The reason he would like the fence is that the house to the right is an Airbnb. Those neighbors are great, but he has had people walking into his backyard not realizing it is a different yard, and also has had delivery people going into his backyard to look at the lake. The house on the left is non-owner occupied and has been cited several times for overgrown grass, and trash and he does not want to have to look at it. The 34' shown on the drawing is an existing chain link fence that was grandfathered in, but since it is being replaced, it will need a variance.

For the driveway extension, they would like not to have to keep moving cars. When he works nights at times, and his wife need to leave during the day especially in the winter he cannot park in the street and has to move cars.

The apron will not be widened.

There is a nearby house and a couple of others on the street that have front yard parking.

Motion 1 made by BZA Member Flaisig, Seconded by BZA Member Yarletts in the application of Section 1165.07(b) of the Codified Ordinances to allow a fence to be installed in the side yard that extends 34' past the right side rear house line at 29525 Cresthaven Dr. Voting Yea: BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke. Voting Abstaining: Chairman Koudela. Motion carried.

Motion 2 made by made by BZA Member Flaisig, Seconded by BZA Member Yarletts in the application of Section 1165.07(b) of the Codified Ordinances to allow a fence to be installed 21' past the side entrance door at 29525 Cresthaven Dr. Voting Yea: BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke. Voting Abstaining: Chairman Koudela. Motion carried.

Motion 3 made by made by BZA Member Flaisig, Seconded by BZA Member Yarletts in the application of Section 1163.105(a) of the Codified Ordinances to allow a new concrete driveway to be installed 8' into the front yard at 29525 Cresthaven Dr. Voting Yea: BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke. Voting Abstaining: Chairman Koudela. Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

Motion made by BZA Member Yarletts, Seconded by BZA Member Clarke. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke. Motion carried.

Meeting adjourned at 7:00 PM.

Nick Koudela, Chairman

ATTEST:

Jennifer Quinn, Secretary

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER: Gary Wisdom
ADDRESS: 566 Fairway
PHONE: 440-520-6824

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____
ADDRESS: _____
PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:
The New Fence will give more of a sightline to
Both sidewalk and street

DATE: 6-12-20 SIGNED: [Signature]
APPLICANT

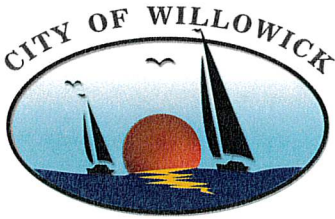
FOR OFFICE USE ONLY

CASE NO. 26-8
PROPERTY ZONED FOR
(STATE DISTRICT): Single family
APPLICABLE SECTION OF
CODIFIED ORDINANCES: 1165.07(d)

VARIANCE SOUGHT: see attached sheet

Pursuant to Section 1169.05(b) of the Codified Ordinances, a check in the amount of \$150.00 made payable to the City of Willowick, together with a drawing showing where the requested variance will be located and all measurements of same, must accompany this request for variance. All pertinent information must be submitted to the building department no later than 3 weeks prior to the meeting date, which is the second Wednesday of each month.

17-18



BUILDING DEPARTMENT
31230 VINE ST
WILLOWICK OH 44095
PHONE: 440-516-3000
FAX: 440-585-3776
EMAIL: sbrennan@cityofwillowick.com

GARY WISDOM
566 FAIRWAY
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 566 FAIRWAY

DEAR SIR AND / OR MADAM:

THIS LETTER IS TO INFORM YOU THAT YOUR BUILDING PERMIT APPLICATION WAS DENIED FOR THE FOLLOWING REASON (S) :

1165.02 PERMIT REQUIRED. (c) No fence permit shall be granted if, in the opinion of the Chief Building Inspector the construction, alteration, relocation or reconstruction of the proposed fence will constitute a nuisance, fire hazard, public safety hazard or traffic hazard, impair the light or movement of air in a manner tending to cause an unhealthy condition or adversely affect the reasonable use of neighboring properties.

1165.07 FENCES IN FRONT YARDS, SIDE YARDS AND ON CORNER LOTS; PROXIMITY TO SIDEWALKS. (d) In no circumstances shall any fence be permitted closer than four feet to a public sidewalk, except a corner front yard "ornamental" fence, which shall be no closer than one foot to a public sidewalk.

- Variances Needed:**
- 1) To allow a fence to be installed at the rear property line, up to the sidewalk, that constitutes a traffic hazard when backing/driving a vehicle out of the driveway.
 - 2) To allow a fence to be constructed up to the side walk at the rear property line.


IF YOU WISH TO APPEAL THIS RULING, AN APPLICATION FOR THE BOARD OF ZONING APPEALS CAN BE OBTAINED AT THE WILLOWICK BUILDING DEPARTMENT. THE BOARD OF ZONING APPEALS MEETS THE SECOND WEDNESDAY OF EVERY MONTH AT CITY HALL, 30435 LAKE SHORE BLVD. , UPSTAIRS IN COUNCIL CHAMBERS AT 7:30 PM. APPLICATIONS MUST BE RECEIVED THREE (3) WEEKS PRIOR TO THE DATE OF THE MEETING.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME.

SINCERELY,


SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR



APPLICANTS SIGNATURE

DATE

Show search results for WISDO ...



Item #2.

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #3.

NAME OF PROPERTY OWNER: Dean Littleton

ADDRESS: 31600 Ronald Dr.

PHONE: 440-479-1947

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____

ADDRESS: _____

PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:

6' FROM PROPERTY LINE ON THE RIGHT SIDE.
TALKED TO ALL NEIGHBORS AND THEY HAVE NO
PROBLEM WITH IT. THIS IS THE ONLY AREA I CAN
AVOID OVERHEAD POWER LINES.

DATE: 6-22-26. SIGNED: Dean Littleton
APPLICANT

FOR OFFICE USE ONLY

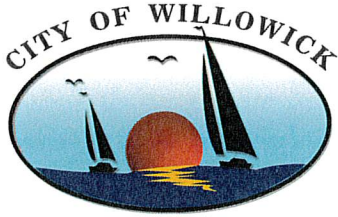
CASE NO. 26-9

PROPERTY ZONED FOR
(STATE DISTRICT): 1339.13(d)

APPLICABLE SECTION OF
CODIFIED ORDINANCES: See attached

VARIANCE SOUGHT: _____

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BUILDING DEPARTMENT
31230 VINE ST
WILLOWICK OH 44095
PHONE: 440-516-3000
FAX: 440-585-3776
EMAIL: sbrennan@cityofwillowick.com

DEAN LITTLETON
31600 RONALD DR
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 31600 RONALD DR

DEAR SIR AND / OR MADAM:

THIS LETTER IS TO INFORM YOU THAT YOUR BUILDING PERMIT APPLICATION WAS DENIED FOR THE FOLLOWING REASON (S) :

1339.13 PLANS, SPECIFICATIONS AND DATA FOR FAMILY POOLS. (d) No pool shall be constructed, installed or erected in front of any building setback line nor shall it occupy an area greater than ten percent of the lot area and be not closer than eight feet to any lot side line or rear line. No deck walk area shall be allowed within three feet of any property line, or within twenty feet of an adjacent dwelling.

- Variances Needed :
- 1) Two foot , To allow a above ground swimming pool to be installed 6 ft from the right side property line.
 - 2) Two foot , To allow a above ground swimming pool to be installed 6 ft from the rear property line.

IF YOU WISH TO APPEAL THIS RULING, AN APPLICATION FOR THE BOARD OF ZONING APPEALS CAN BE OBTAINED AT THE WILLOW-ICK BUILDING DEPARTMENT. THE BOARD OF ZONING APPEALS MEETS THE SECOND WEDNESDAY OF EVERY MONTH AT CITY HALL, 30435 LAKE SHORE BLVD. , UPSTAIRS IN COUNCIL CHAMBERS AT 7:30 PM. APPLICATIONS MUST BE RECEIVED THREE (3) WEEEEKS PRIOR TO THE DATE OF THE MEETING.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME.

SINCERELY,

SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

DATE

DEAD END ROAD
31600 BOARD DR.
MUSKOGEE CO.,
44095

