



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, September 09, 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.](#) August 12, 2026 Minutes

BZA CASES

- [2.](#) Case No. 26-12 Ryan Nahra

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, August 12, 2026 at 6:30 PM
City Council Chambers

ADA NOTICE

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MINUTES

CALL MEETING TO ORDER

The Chairman called the meeting to order at 6:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Nick Koudela
BZA Member Phil Yarleets
BZA Member Tom Flaisig
BZA Member Debbie Clarke
BZA Member Rich Hill

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

The Chairman swore in applicant(s) & audience members.

APPROVAL OF MINUTES

July 8, 2026

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

Voting Yea: Chairman Koudela, BZA Member Yarleets, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill to approve the Minutes from the July 8, 2026 Board of Zoning Appeals Meeting as submitted. Motion: carried.

1. July 8, 2026, Board of Zoning Appeals Minutes

BZA CASES

2. **Case No. 26-10 Carla DiNunzio 686 Pendley Rd.**

Carla DiNunzio appeared before the board.

The Secretary sent out neighbor notification forms.

Ms. DiNunzio stated she had a swimming pool installed, but the installer placed it 5' from the fence instead of 8' that was approved. The pool had already been filled up so she wanted to try to get a variance first before she goes through the trouble to take it down.

Mr. Koudela asked who the installer was. Ms. DiNunzio said they were through The Great Escape.

Ms. DiNunzio stated she spoke with all of her neighbors, and nobody has an issue. She also said that the neighbor 2 doors down has a pool almost up to the fence, and had not secured a permit. She just wants to be treated fairly.

Motion by Mr. Yarletts, Seconded by BZA Member Clarke to grant a variance of 3' to allow a above ground swimming pool to remain 5' off of the property line. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill. Motion carried.

Case No. 26-11 Gary Wisdom

****There was an error on the agenda showing the case number as 16-11 instead of 26-11****

Gary Wisdom appeared before the board.

The Secretary sent out neighbor notification forms.

Mr. Wisdom stated that he was denied his first variance request, and is returning with a new proposed request of 18" from the sidewalk, and request of 2'6" to allow a fence to be constructed 18" from the rear property line.

Mr. Koudela asked Mr. Wisdom if that was the only change. Mr. Wisdom stated yes.

Motion #1 by Mr. Flaisig, Seconded by Mr. Hill to grant a variance to allow a fence to be installed at the rear property line, 18" from the sidewalk. Vote: Yarletts, Flaisig and Clarke Ayes. Koudela and Hill Nay. Motion carried.

Motion #2 by Mr. Flaisig, Seconded by Mr. Hill to grant a variance of 2' 6" to construct a fence 18" from the sidewalk at the rear property line. Vote: Yarletts, Flaisig and Clarke Ayes. Koudela and Hill Nay. Motion carried.

NEW BUSINESS

None

OLD BUSINESS

Mr. Koudela stated that they can adjust. That Devin McFarland called him and said they can adjust variance requests on-site if they need to. They just have to make sure the change goes in writing, and is voted on that way.

ADJOURNMENT

Motion made by BZA Member Yarletts to adjourn the meeting, Seconded by BZA Member Clarke.

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

Meeting adjourned at 6:43 PM.

Nick Koudela, Chairman

ATTEST:

Jennifer Quinn, Secretary

**APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS**

Item #2.

NAME OF PROPERTY OWNER: Ryan Nabra

ADDRESS: 733 E. 315 St

PHONE: _____

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____

ADDRESS: _____

PHONE: 440-897-1850

REASON AND JUSTIFICATION FOR REQUEST:

_____ See attached

DATE: 8-18-26 SIGNED: Ryan Nabra
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 26-12

PROPERTY ZONED FOR
(STATE DISTRICT): Single Family

APPLICABLE SECTION OF
CODIFIED ORDINANCES: 351.19 (b)

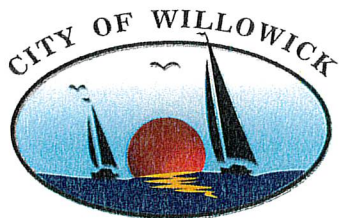
VARIANCE SOUGHT: _____

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.

Meeting 6:30 pm 9/9/26 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd

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BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

RYAN NAHRA

733 East 315 St.

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 733 East 315 St.

DEAR SIR AND / OR MADAM:

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

351.19 STORAGE OF COMMERCIAL MOTOR VEHICLES, TRAILERS IN RESIDENTIAL AREAS. (b) No person shall park or store a commercial motor vehicle or trailer in a residential area of the City, except in a completely enclosed garage or building. No person, being the owner thereof, shall permit a commercial motor vehicle or trailer to be parked or stored in a residential area of the City, except in a completely enclosed garage or building. No person, being the owner of or having possession of real property in a residential area of the City, shall permit any commercial motor vehicle or trailer to be or remain parked or stored thereon, except in a completely enclosed garage or building.

Variance Needed: 1) To allow a commercial vehicle to be parked in a residential area, out side of garage.

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 6:30 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

7/23/26

To Whom it may concern,

I am writing this letter to respectfully request a variance from Section 351.19 of the Willowick Codified Ordinances to allow my commercial work truck to be parked in the driveway of my home at 733 E315th St. Willowick, OH 44095

I am employed by Ronyak Paving and my box truck is essential to my daily work responsibilities. It is used to transport my equipment, tools, and materials required for each job site. Keeping it at my residence allows me to respond promptly to work assignments and to safely secure the vehicle when I am off duty.

I understand the purpose of 351.19 is to preserve the residential character of the neighborhood, and I fully support that goal. I believe my request is consistent with that intent because:

- the vehicle will be parked only in my driveway and will not obstruct streets, sidewalks, or neighboring properties
- it will be properly maintained, clean, and in good working condition
- it is used solely for employment and is not part of any business operation conducted from my home
- allowing the vehicle to remain at my home

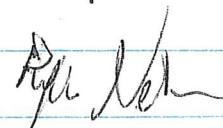
residence will not create excessive noise, traffic, or safety concerns for my neighbors

Without this variance, I would be required to park the vehicle elsewhere, creating unnecessary hardship and additional travel while providing no meaningful benefit to the surrounding neighborhood.

We are proud willowick residents and strive to be respectful neighbors. We respectfully ask the board to consider this request and grant a variance allowing me to park my vehicle in the driveway. I have included a photo of what it looks like parked at my home.

Thank you for your time and consideration. I appreciate the opportunity to present my request and am happy to answer any questions or provide additional information the board may require.

Respectfully,



Ryan Nahra
(440) 897-1850



