



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

Wednesday, December 13, 2023 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.

**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. Board of Zoning Appeals Meeting of October 11, 2023

2. BZA Case No. 23-15

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

**File Attachments for Item:**

1. Board of Zoning Appeals Meeting of October 11, 2023



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

Wednesday, October 11, 2023 at 7:30 PM  
 City Council Chambers

**ADA NOTICE**

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**MINUTES**

**CALL MEETING TO ORDER**

1. The Chairman called the meeting to order.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**– Present were Koudela, Yarletts and Clarke. Flaisig and Hill were absent. Law Director, Stephanie Landgraf and Tom Loncala, Council Liaison were also present.

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

**APPROVAL OF MINUTES**

2. Minutes from 9-27-23 meeting

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

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

**3. 23-13**

Taylor Bock

29147 Edgewood Dr.

1337.01(5)B - 264 sq. ft. for a detached garage.

1337.01(5)B - 2' 8" height for a detached garage

The secretary sent out neighbor notification forms.

Taylor Bock appeared before the board.

Mr. Bock will be tearing his old garage down and building a new one. The reason for the height and size is that the current garage is too close to the house and he has several cars. He would like to push it back and make it larger to store all of his cars. The height variance is that eventually he would like to put a lift in for storage or storing a boat.

Mr. Koudela asked Mr. Bock if he will be working on the vehicles in the garage. Mr. Bock said not particularly it is more just for storage.

Mr. Yarletts asked if there will be a second floor. Mr. Bock stated that there will not.

Mr. Koudela asked if the overhang is included in the provided measurements. Mr. Bock answered yes.

Ms. Clarke asked how many vehicles he has. Mr. Bock stated he has 6 vehicles.

Mr. Koudela asked if there would be plumbing in the garage. Mr. Bock said no plumbing just for storage.

Mr. Yarletts reiterated that he will only be working on his own cars and there will be no business run out of the garage. Mr. Bock said only his vehicles. He just wants them all in one place for convenience as they are in various locations as of now.

Mr. Yarletts asked if they would be standard 8' garage doors. Mr. Bock said they will be 9' and he has one in the back because he has a landscape trailer and would like to be able to pull it straight through.

Ms. Landgraf explained that with the fact that there are only 3 members available tonight that he has to have all 3 votes to approve or he can have the case tabled for the next meeting with 5 members. Mr. Bock decided to continue with the vote.

Mr. Kevin Bock of 8483 ? drive in Chagrin Falls who grew up in the home, and knows the hardship with the current garage and is for the variance.

Ms. Landgraf if he currently has all vehicles at home now. He said no he only has 2 there currently and the rest are in storage units and his sister's house. He would just like to have them all at home.

Motion #1 1337.01(5)B - 264 sq. ft. for construction of a 840 sq ft. detached garage. Motion made by BZA Member Yarletts. Seconded by BZA Member Clarke.

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

Motion #2 1337.01(5)B - 2' 8" height for construction of a detached garage that is 17' 8" high. Motion made by BZA Member Yarletts, Seconded by BZA Member Clarke.

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

### **23-14**

Sheryl Yonosik

728 Bayridge

1163.105(a) - 5' 4" to extend driveway into the front yard.

The secretary sent out neighbor notification forms.

Ms. Lindsay Pennza of 421 E. 308 St. appeared before the board to speak on her Mother's behalf.

Ms. Landgraf stated that we need permission from Ms. Yanosik for this. She asked Ms. Pennza if she can get her Mother on a speaker telephone call.

Ms. Pennza called her Mother who verified she is Sheryl Yanosik of 728 Bayridge Blvd. and gives permission for her Daughter, Lindsay Pennza to speak on her behalf.

Ms. Pennza explained there is currently a paver walkway from the driveway to the front porch. They have removed the pavers and want to make everything level for Ms. Yanosik to use her walker and/or wheelchair. They need the extension on the left side so she can have room to get in and out of the car and onto the walkway to the front porch.

Mr. Yarletts asked if they would be using this extension for parking. Ms. Pennza said no there will not.

1163.10(a) - 5'4" to extend driveway into the front yard. Motion made by BZA Member Clarke, Seconded by BZA Member Yarletts.

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

**NEW BUSINESS- none**

**OLD BUSINESS - none**

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

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

Meeting adjourned at 7:51 p.m.

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Nick Koudela, Chairman

ATTEST:

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Jennifer Quinn, Secretary

**File Attachments for Item:**

2. BZA Case No. 23-15

APPLICATION FOR VARIANCE  
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER: Michael Bowen

ADDRESS: 472 E. 319 St.

PHONE: 440-487-1243

NAME OF APPLICANT IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:  
ADDITIONAL ACCESSORY BUILDING

DATE: 11/28/2023 SIGNED: Michael J. Bowen  
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 23-15

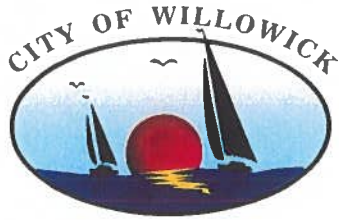
PROPERTY ZONED FOR (STATE DISTRICT): Single Family

APPLICABLE SECTION OF CODIFIED ORDINANCES:

VARIANCE SOUGHT: 1) 1171.02(g) - Second Accessory Structure  
2) 1171.02(c) - 72 sq ft for a shed  
\* to install a second shed and total is 192 sq ft per site plan for both sheds

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 7:30 pm 12/13/23 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor 25-26



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

Michael Bowen  
472 East 319 St.  
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 472 East 319 St.

DEAR SIR AND / OR MADAM:

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

- 1) **1171.02 REGULATION OF ACCESSORY BUILDINGS. (g)** No more than one accessory building requiring flooring and base (exclusive of detached garage) shall be permitted on a lot.
- 2) **1171.02 REGULATION OF ACCESSORY BUILDINGS. (c)** The maximum size of any accessory building shall be 120 square feet as measured from its external dimensions.

Variiances Needed

- 1) A second accessory structure.
- 2) 72 square feet.

\* Home owner wants to install a second shed and the total is 192 square feet per site plan for both sheds.

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*  
SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

*Michael J. Bowen* 11/28/2023

APPLICANTS SIGNATURE

DATE



A mortgage Location Survey shall be defined as an instrumentality, in to the mortgage lending industry, whereby, substantial proof is submitted a mortgage lender and/or title insurer that the building (s) and/or other rovements are actually located on the land covered by the legal description in a mortgage and that said Mortgage Location Survey is a professional service, provided by Professional Surveyors, SOLELY FOR THE INTENT OF AND USE BY THE MORTGAGEE AND/OR TITLE INSURER. The Mortgage Location Survey does not constitute and improvement to the property, and is only a professional opinion which these parties may use as a guide to arrive at any decisions they may wish to make concerning said real property.

THIS MORTGAGE LOCATION SURVEY IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

SUBLOT 57 INVOL. C PA. Item #2.

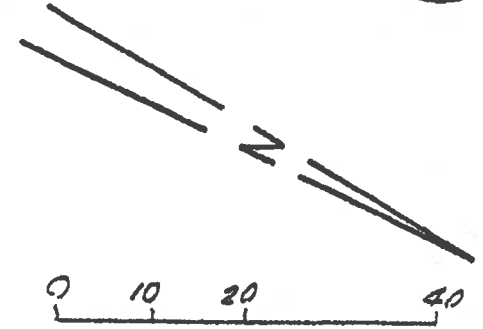
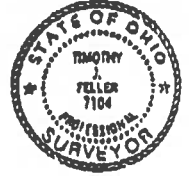
TOWNSHIP WILLIAM LOT 384 TRACT 16

  
TIMOTHY J. FELLER - PROF. SUR. #7104

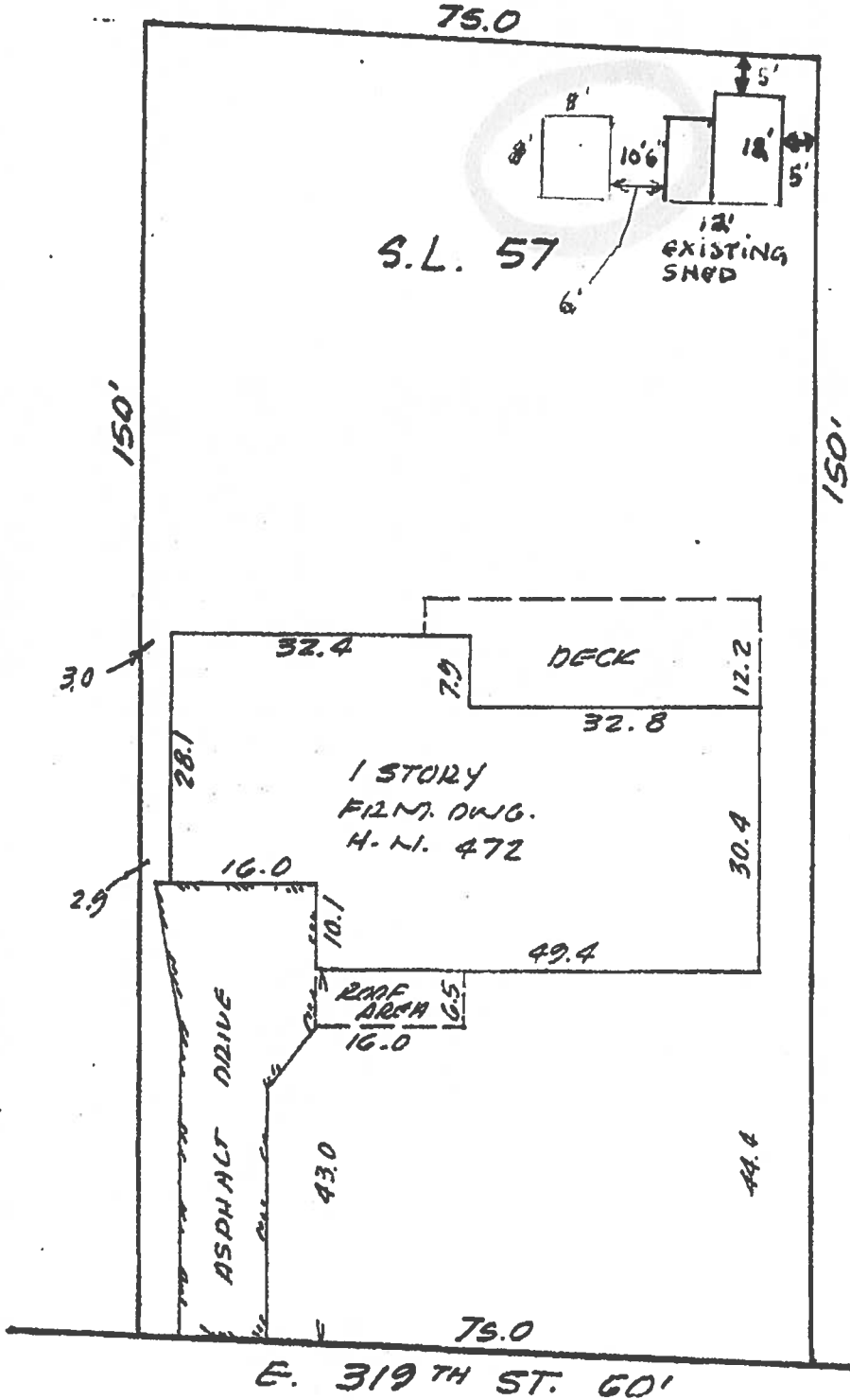
DATE 5-2-97

LINEAR ERROR OF SURVEY


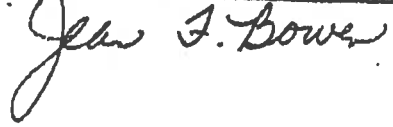
$\pm \frac{1}{2}$  FT



SCALE 1" = 40'



This survey plat is hereby acknowledged and accepted.

150.

150.

