City of Willowick
BOARD OF ZONING APPEALS

Wednesday, November 11, 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. September 9, 2026

BZA CASES

2. Case No. 26.13 Joe Nemanic

   Case No. 26-14 Jonathan Campbell

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

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BOARD OF ZONING APPEALS

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MINUTES

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT
BZA Member Phil Yarletts
BZA Member Tom Flaisig
BZA Member Debbie Clarke
BZA Member Rich Hill

ABSENT
Chairman Nick Koudela

Motion by Mr. Hill, Seconded by Mr. Flaisig to vote Mr. Yarletts as Chairman ProTem. Vote: All ayes. Motion carried.

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

Chairman Pro Tem Yarletts swore in applicants and audience members who will be giving testimony.

APPROVAL OF MINUTES

1. August 12, 2026 Minutes

   Motion made to approve the August 12, 2026 Board of Zoning Appeals minutes by BZA Member Flaisig, Seconded by BZA Member Clarke.
   Voting Yea: BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill. Motion carried.

BZA CASES

2. Case No. 26-12 Ryan Nahra

Case No. 26.12 Ryan Nahra of 733 E. 315 St. appeared before the board.

The Secretary sent out neighbor notification forms.

Mr. Nahra explained that he has a commercial box truck in his driveway backed in-between the houses. He said he has parked it there for 2 years and never had an issue until now. He works in Burton and it is 50 minutes each way.

Mr. Yarletts asked if the truck is parked in-between the houses at least 90% of the time. Mr. Nahra said yes it always parked there.

Ms. Clarke asked what suddenly caused the issue now. Mr. Nahra said he has no idea. He has parked the truck there for 2 years, and never had an issue until now.

Mr. Nahra stated he has a neighbor there with him, and another sent a letter. The rear neighbor Denise O'Donnell of 740 Dickerson appeared before the board, and stated she has no objections. She said they walk their dog past the house, and the truck is always parked back in-between the houses, and not near the sidewalk.

The neighbor to the right Petrovic of 741 E. 315th St. sent in the notification form, and stated they have no objections.

Mr. Flaisig said he received a call with an objection. Mr. Hill asked if they left a name and address. Mr. Flaisig said they did not. Mr. Hill said that they had every opportunity to fill out the notification forms that went to all neighbors or write a letter to the board for the record. He feels that should not be considered.

Mr. Flaisig and Mr. Nahra had some conversation stating that it could possible be the neighbor to the left. Mr. Nahra said if they looked out of their bedroom window, they could see the truck; however, there is a bedroom set in front of the window anyway so they cannot look out.

Motion made by BZA Member Flaisig, Seconded by BZA Member Clarke to grant a variance to allow a commercial truck to be parked in the driveway per section 351.19(b) of the codified Ordinances at 733 E. 315 St. Voting Yea: BZA Member Yarletts, BZA Member Hill. Voting Nay: BZA Member Flaisig, BZA Member Clarke. Motion failed.

Mr. Yarletts asked Mr. Nahra if he would like the vote to go to council as a fail, but a tie vote or if he would like to table the case until next month with a full quorum. The vote will go to council.

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

Motion made by BZA Member Hill, Seconded by BZAMember Flaisig to adjourn the meeting.
Voting Yea: BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill.

The meeting adjourned at 6:45 pm.

_____

Phil Yarletts, Chairman Pro Tem

Attest:

_____

Jennifer Quinn, Secretary

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER: Joe Nemanic

ADDRESS: 241 Shoreland Ct

PHONE: 440-339-6929

NAME OF APPLICANT IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

TRYING TO CONSTRUCT FENCE AROUND BACK YARD TO KEEP YOUNG CHILDREN SAFE

DATE: 10/20/2026 **SIGNED:** Joseph Nemanic
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 26-14

PROPERTY ZONED FOR (STATE DISTRICT): Single Family

APPLICABLE SECTION OF CODIFIED ORDINANCES: 1165.07 (c)

VARIANCE SOUGHT: See attached

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 11-11-26 **at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd**

28-29

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

Joe Nemanic

241 Shoreland Cr

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 241 Shoreland Cr

DEAR SIR AND / OR MADAM:

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

1165.07 FENCES IN FRONT YARDS, SIDE YARDS AND ON CORNER LOTS; PROXIMITY TO SIDEWALKS. (c) Main buildings and houses situated on corner lots shall be bound by the same restrictions contained herein. Additionally, on corner lots, a fence may extend no more than four feet from the side of the main building or house and may not exceed four feet in height.

Variances Needed **:** **1) 14 ft. to allow fence to extend from side of house.**

2) 2 ft. to allow a 6 ft high fence on a corner lot.

*** Home owner wants to install a 6 ft. high fence in the side yard that extend 18 ft. from the side of the house.**

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) WEEEKS PRIOR TO THE DATE OF THE MEETING.

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

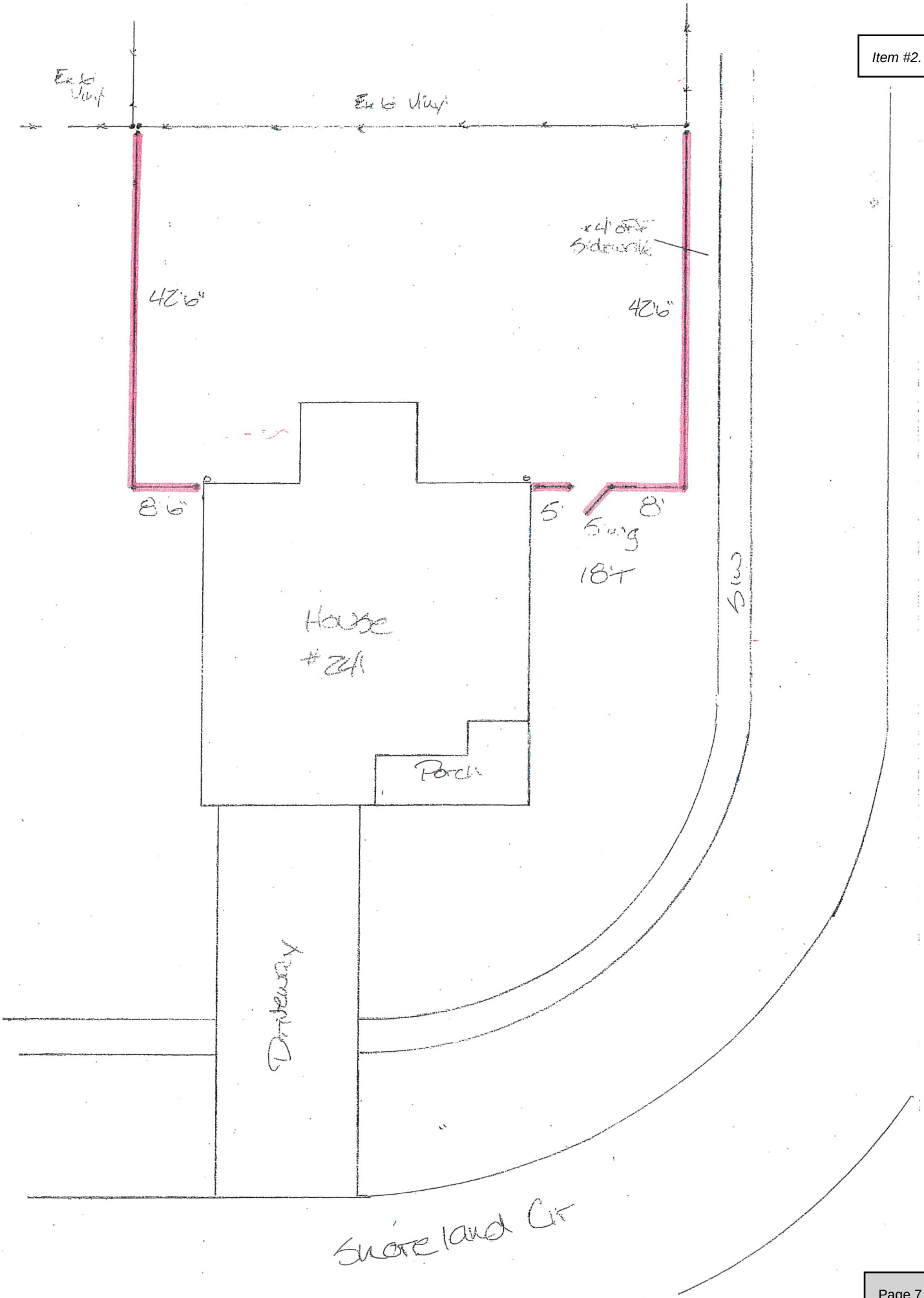
SINCERELY,

Sean Brennan

SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE **DATE**


Ex 6' Vinyl
Ex 6' Vinyl
42'6"
42'6"
4' Ex Sidewalk
8'6"
5'
8'
5' x 9'
18+
House
#241
Porch
Driveway
Shoreland Cir

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER: Jonathan Campbell

ADDRESS: 30308 Gebhart Pl.

PHONE: 440-220-1674

NAME OF APPLICANT IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

due to multiple floods of storm water in our basement + tens of thousands of dollars of losses of items we want to move our vintage toy collection from the basement to our attached garage, making it a game room. To do this we would need to move tools + 2 motorcycles to this oversized accessory building. Reason for 4" gravel base rather than concrete is for drainage, again based on flooding + mfg of building specs as it does come pre-constructed with floor. Current building is a small plastic shed that stores pool supplies only

DATE: 10/20/2026 **SIGNED:** _____
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 26-13

PROPERTY ZONED FOR (STATE DISTRICT): Single family

APPLICABLE SECTION OF CODIFIED ORDINANCES: 1171.02(g) (c) (d2)

VARIANCE SOUGHT: See attached

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.

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25-26-27

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

Jonathan Campbell
30308 Gebhart
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 30308 Gebhart

DEAR SIR AND / OR MADAM:

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

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. **(c)** The maximum size of any accessory building shall be 120 square feet as measured from its external dimensions. The maximum height shall be ten feet. **(d)(2)** Accessory buildings requiring flooring and base of wood construction in excess of 120 square feet as measured from its total external dimensions, upon approval of the Board of Zoning Appeals, shall be erected on a four-inch thick concrete base and four-inch high curb with embedded anchor bolts, except that the Chief Building Inspector may require a footer for larger buildings.

Variances Needed **:**

1) **To allow a second accessory building.**
2) **88 sq. ft. for oversized accessory building.**
3) **To allow 160 sq. ft. accessory building to be placed on a 4 inch gravel base.**

* **Home owner wants a second accessory structure that is 160 sq ft. Existing accessory structure is 48 sq. ft. Only allowed 120 sq. ft.**

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

SINCERELY,

Sean Brennan

SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

10/20/2024

APPLICANTS SIGNATURE **DATE**

Thank You for your Order

Bill
440 · 478 · 4033

A confirmation email has been sent to gardomsyd@yahoo.com

Signature Factory-Built Date: 09/12/2026

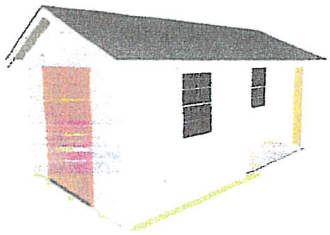
Brookside 10'x16', 6' 6", 4/12, SmartSide

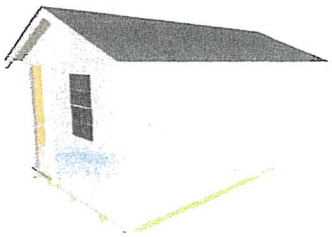
Order: SB-ORD-5000002105

Design: https://jdmshedbuilder.com/#/builder/4370d562-5448-47e9-8c97-89b4514ab917

Salesperson: Bill WMG

Dealer: WMG Wood & More - Painesville





ROOF Black	SIDING Soft White	DRIP EDGE White
COLOR 1 Soft White	CORNER TRIM Soft White	ALUMINUM MULLIONS White
COLOR 2 Cherry	FASCIA Soft White	
COLOR 3 Primed	VENT Soft White	

Delivery Address

Jonathan Campbell
30308 Gebhart Pl, Willowick, OH 44095
440-220-1674
gardomsyd@yahoo.com

Special Delivery Notes

Billing Address

Jonathan Campbell
30308 Gebhart Pl, Willowick, OH 44095

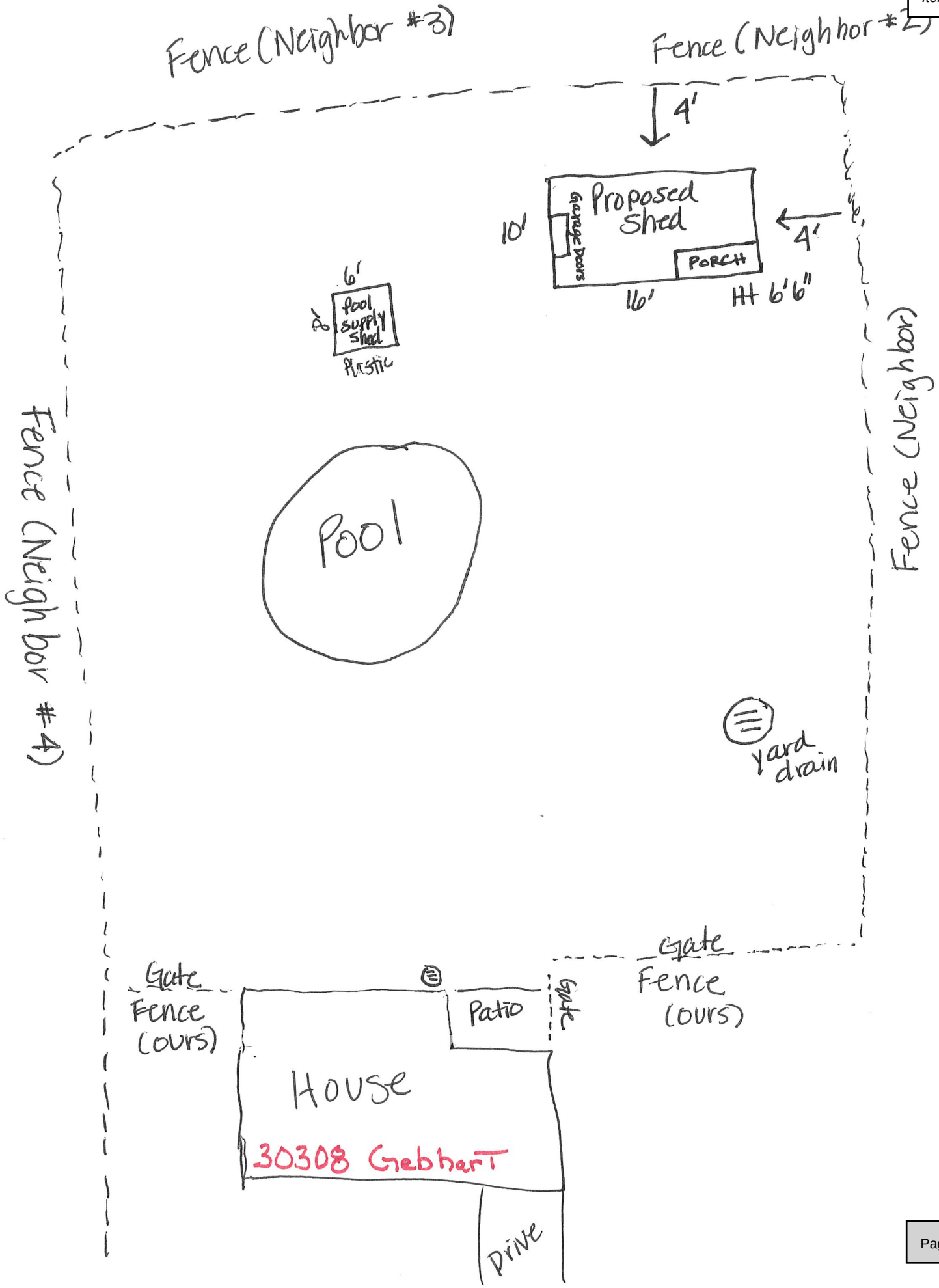
Payment Method

Payment Type

Credit Card

Preferred Communication Method

Email


Fence (Neighbor #3)
Fence (Neighbor #2)
4'
Proposed Shed
Garage Doors
PORCH
10'
4'
16'
Ht 6'6"
6'
6'
pool supply shed
Plastic
Pool
Fence (Neighbor #4)
Fence (Neighbor)
Yard drain
Gate
Fence (ours)
Gate
Fence (ours)
Patio
Gate
HOUSE
30308 Gebhart
Drive