



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, August 13, 2025 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. 7-9-25 Minutes

BZA CASES

2. Case 25-12

Lawrence McGarry Jr.

30002 Fairway Blvd.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

File Attachments for Item:

1. 7-9-25 Minutes



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, July 09, 2025 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 6:30PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

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

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

The Chairman swore in the Appellant.

APPROVAL OF MINUTES

June 11, 2025

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

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

1.

BZA CASES

Neighbor Notification Forms were sent to all adjacent property owners.

Mr. Jones appeared before the Board.

Chairman Koudela asked Mr. Jones if he is just replacing a unit that was already in this spot. Mr. Jones said yes.

Motion #1 by Mr. Yarleets, Seconded by Ms. Clarke to grant a variance to place an air conditioning unit in the side yard in the application of Section 1167.01(c)(i) of the Codified Ordinances at 29524 Bruce Dr. Discussion: none. Vote: all Ayes. Motion carried.

Motion #2 by Mr. Yarleets, Seconded by Flaisig to grant a variance to place an a/c unit 6' 10" from the side property line and 71'6" from the side property line in the application of Section 1167.01(c)(ii) of The Codified Ordinances at 29524 Bruce Dr. Discussion: None: Vote: all Ayes. Motion carried.

2. Case No. 25-11

Alan Jones

29524 Bruce Dr.

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

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

Voting Yea: Chairman Koudela, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill, BZA Member Yarleets. Discussion: None. Motion carried.

Meeting adjourned at 6:38 PM.

Nick Koudela, Chairman

ATTEST:

Jennifer Quinn, Secretary

File Attachments for Item:

2. Case 25-12

Lawrence McGarry Jr.

30002 Fairway Blvd.

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER:

Lawrence McGarry

ADDRESS:

30002 Fairway

PHONE:

440-655-1718

NAME OF APPLICANT

IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

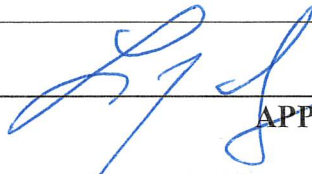
REASON AND JUSTIFICATION FOR REQUEST:

Trying to open up space in the backyard.

DATE:

7/25/2025

SIGNED:



APPLICANT

FOR OFFICE USE ONLY

CASE NO.

25-12

PROPERTY ZONED FOR
(STATE DISTRICT):

Single Family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

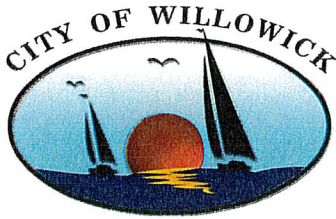
1171.02 (e)

VARIANCE SOUGHT:

4' to place a shed 6' from neighbor's garage.

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 8/13/25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Item #2.

Lawrence McGarry
30002 Fairway
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 30002 Fairway

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. (e) Accessory buildings shall be a minimum of three feet from the side property lines and three feet from the rear property line, whether the house has an attached garage, a detached garage or no garage. In no event shall an accessory building be permitted in a front yard, regardless of whether the house has an attached garage, detached garage or no garage. **Further, no accessory building shall be less than ten feet from any dwelling or any other resident's structures.**

Variance Needed :

1) 4 Feet to place a Shed 6 feet from neighbors garage.

* Home owner wants to place shed 6 feet from neighbors 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 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



7/25/25

APPLICANTS SIGNATURE DATE

