

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 Yarletts

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 Yarletts, 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. Yarletts, 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.

7/9/2025

Motion #2 by Mr. Yarletts, 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.

None

OLD BUSINESS

NEW 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 Yarletts. 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.

Item #2.

APPLICATION FOR VARIANCE WILLOWICK BOARD OF ZONING APPEALS

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 RE	
- Trying to open up 3	ipace it the backgood.
DATE: 7/25/2025 SIGNE	DE APPLICANT OR 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.

Item #2.

BUILDING DEPARTMENT

WILLOWICK OH 44095 PHONE: 440-516-3000 FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

31230 VINE ST



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) WEEEKS 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

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