



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, August 12, 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.](#) July 8, 2026, Board of Zoning Appeals Minutes

BZA CASES

- [2.](#) Case No. 26-10 Carla DiNunzio 686 Pendley Rd.
Case No. 16-11 Gary Wisdom 566 Fairway Blvd.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, July 08, 2026 at 6:30 PM
 City Council Chambers

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MINUTES

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. May 13, 2026 Board of Zoning Appeals Minutes

Motion by Mr. Yarleets, Seconded by Mr. Hill to approve the minutes of the May 13, 2026 Board of Zoning Appeals Meeting. Discussion: None. Vote: All ayes. Motion carried.

BZA CASES

2. **Case No. 26-8 Gary Wisdom 566 Fairway Blvd.**

Mr. Wisdom appeared before the board.

The Secretary sent out neighbor notification forms.

Mr. Wisdom appeared before the board. He stated that his property is unusual and his driveway is in the back of the house and is fenced backyard with bushes from the sidewalk to the fence. It sits right now 6' from the driveway He wants to bring the first set of fencing closer to the sidewalk, and leave the back fencing as is which will actually be 10' from the driveway. Mr. Wisdom was told it is a traffic hazard, but he has stated there no other driveways around anyway. The closest driveway is maybe 100 feet if not further. The reason he would like to do this is he gets a lot of wind and has a bus stop by

his house. People throw trash, and this will save him from about 15 bags of stuff blowing into his yard. He showed pictures to the board from his phone, and there was some discussion. He will remove the bush and push the fence back. He said there will be better visibility this way.

Mr. Yarletts asked how close to the driveway he would be. Mr. Wisdom said 6" off with a 4x4 and a 2x4 that is really 1.5 and the picket fence so he is still 4" off for repairs if needed. He said he takes good care of his yard.

There was more discussion about the photos on his phone. He said he is actually gaining 4' more visibility.

Mr. Koudela said that it does not only affect him, but the people that are walking and riding bikes. Mr. Wisdom said the bushes were there when he bought the house.

Motion #1 by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance to allow a fence to be installed at the rear property line, up to the sidewalk, that constitutes a traffic hazard when backing/driving out of the driveway in the Application of Section 1165.02(c) of the Codified Ordinances of the City of Willowick at 566 Fairway Blvd. Discussion: None. Vote: All nays. Motion failed.

Motion #2 by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance to allow a fence to be constructed up to the sidewalk at the rear property line in the application of Section 1165.07(d) of the Codified Ordinances of the City of Willowick at 566 Fairway Blvd. Discussion: None. Vote: All nays. Motion failed.

Mr. Wisdom asked why he was denied. Mr. Koudela said he could only speak for himself and it is a visibility issue. Mr. Wisdom said there should be more visibility. Mr. Koudela said they have approved 4' fences to the sidewalk in the past. This is a 6' fence. Mr. Wisdom said he has driven around the city and has seen other fences approved.

3. **Case No. 26-9 Dean Littleton 31600 Ronald Dr.**

Mr. Littleton appeared before the board.

The Secretary sent out neighbor notification forms.

Mr. Littleton stated that he would like to be 6' on the right side with a pool. He spoke with all of his neighbors, and they have no problem with it. This is the only area he can avoid overhead wires. He can make the 8' off the back if he has also. He said he used to take the kids and nieces & nephews to the public pools, but the cost is so much higher now.

Mr. Yarletts asked if he would be emptying the pool in the driveway drain. Mr. Littleton said yes. He said it is a pop up pool. He said most neighbors just throw them up, but he wanted to do it the right way. The board is going to vote on both variances.

Mr. Yarletts asked what type of fence is there. Mr. Littleton said it is a 4' chain link fence with a gate.

Motion #1 by Mr. Yarletts, Seconded by Ms. Clarke to grant of a variance of 2' to allow a above ground swimming pool to be installed 6' from the right side property line in the application of Section 1339.13(d) of the Codified Ordinances of the City of Willowick at 31600 Ronald Dr. Discussion None. Vote: All ayes. Motion carried.

Motion #2 by Mr. Yarletts, Seconded by Ms. Clarke to grant a variance of 2' to allow a above ground swimming pool to be installed 6' from the rear property line in the application of Section 1339.13(d) of the Codified Ordinances at 31600 Ronald Dr. Discussion: None. Vote: All ayes. Motion carried.

NEW BUSINESS: Mr. Yarletts has a complaint. He wants to know why they cannot make suggestions to change a variance as they did in the past. Example to tell someone that he would be willing to approve 2' from the sidewalk, but not right up to the sidewalk. Mr. Koudela asked why they changed it. Mr. Yarletts said once John O'Donnell took over as Law Director, and Sean Brennan took over the board was told they have to vote on what is before them. They have asked Law Directors at the meetings, and have been told they have to vote on what it before them. They cannot change the request.

OLD BUSINESS: None

ADJOURNMENT: Motion by Mr. Koudela, Seconded by Mr. Yarletts to adjourn the meeting. Discussion: None. Vote: All ayes. Motion carried.

Meeting adjourned at 6:58 p.m.

Nick Koudela, Chairman

Attest:

Jennifer Quinn, Secretary

APPLICATION FOR VARIANCE WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER:

Carla DiNunzio

ADDRESS:

686 Pendley

PHONE:

216-299-2864NAME OF APPLICANT
IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

I Carla DiNunzio (owner) obtained permit approval for ABOVE Ground swimming pool. It was approved at 8' feet. Contractor installed 5 feet from property line.

DATE: 7/24/2026 SIGNED: Carla DiNunzio APPLICANT

FOR OFFICE USE ONLY

CASE NO.

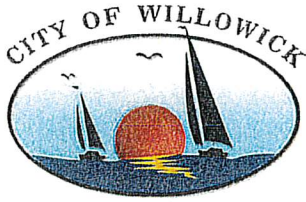
26-10PROPERTY ZONED FOR
(STATE DISTRICT):Single FamilyAPPLICABLE SECTION OF
CODIFIED ORDINANCES:1339.13(d)

VARIANCE SOUGHT:

3' to have an above ground swimming
pool 5' off of the property line

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 8/12/26 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

CARLA DI NUNZIO

686 PENDLEY RD

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 686 PENDLEY RD

DEAR SIR AND / OR MADAM:

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

1339.13 PLANS, SPECIFICATIONS AND DATA FOR FAMILY POOLS. Plans, specifications and pertinent explanatory data required to be submitted in connection with an application for a permit to construct a family swimming pool or any alteration, addition, remodeling or other improvements thereto shall comply with the following requirements, and shall include the following plans and information, as well as such other data as may reasonably be requested by the Building Inspector: (d) No pool shall be constructed, installed or erected in front of any building setback line nor shall it occupy an area greater than ten percent of the lot area and be not closer than eight feet to any lot side line or rear line. No deck walk area shall be allowed within three feet of any property line, or within twenty feet of an adjacent dwelling.

Variance Needed : 1) 3 Feet to have an above ground swimming pool five feet off property line.

Property owner obtained permit approval for above ground swimming pool , it was approved at 8 feet. Contractor installed 5 feet from property line.

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

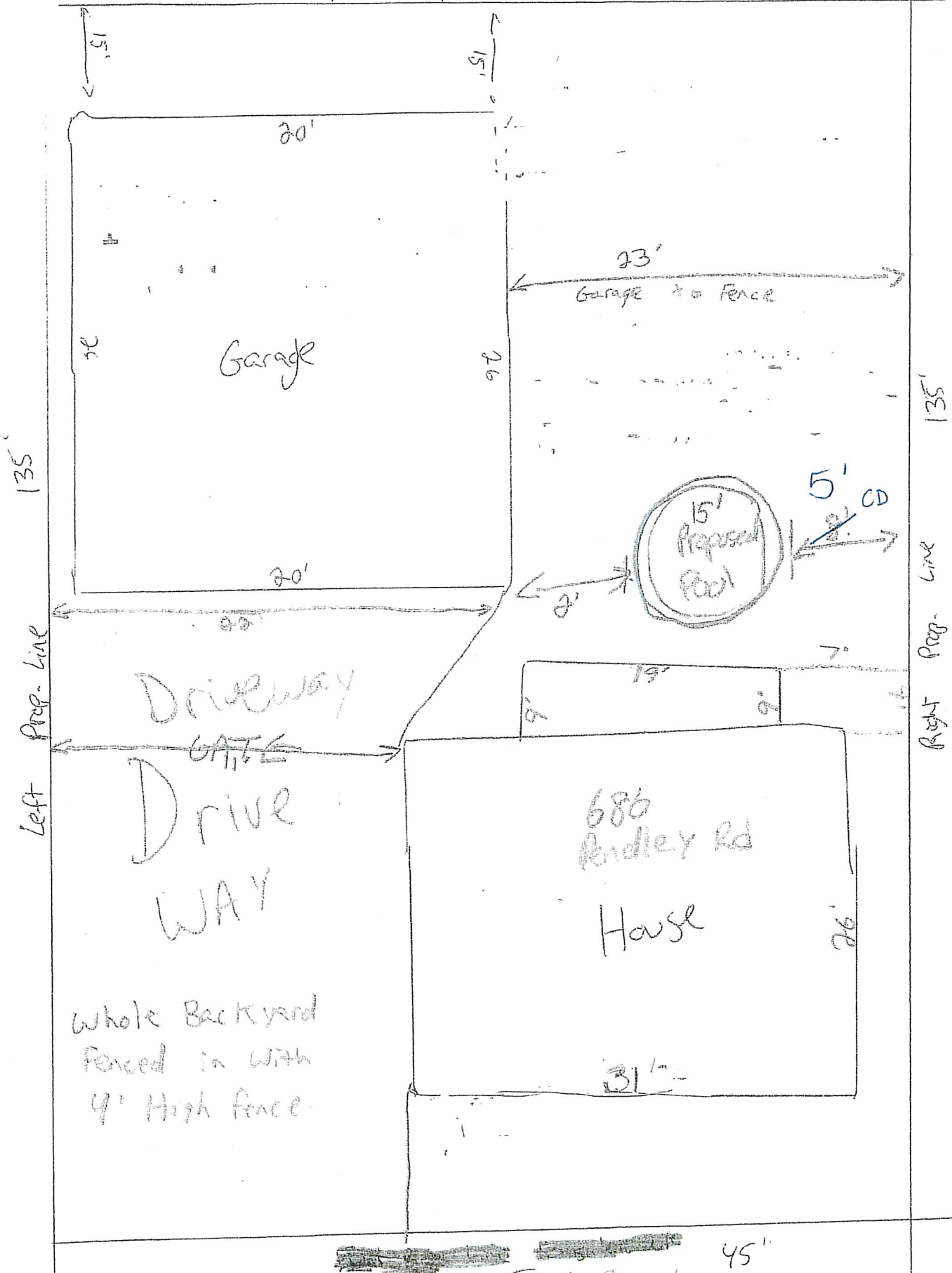
CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

DATE

Revised

Rear Prop Line 45'



Whole Backyard
Fenced in with
4' High Fence.

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

Item #2.

NAME OF PROPERTY OWNER:

Gary Wisdom

ADDRESS:

5166 Fairway

PHONE:

440-520-6824

NAME OF APPLICANT

IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

DATE:

7-24-26

SIGNED:


APPLICANT

FOR OFFICE USE ONLY

CASE NO.

26-11

PROPERTY ZONED FOR
(STATE DISTRICT):

single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

1165.02(c) 1165.07(d)

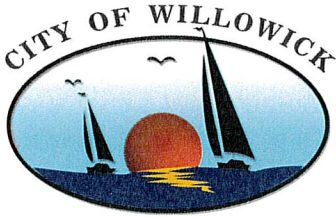
VARIANCE SOUGHT:

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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BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

GARY WISDOM

566 FAIRWAY

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 566 FAIRWAY

DEAR SIR AND / OR MADAM:

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

1165.02 PERMIT REQUIRED. (c) No fence permit shall be granted if, in the opinion of the Chief Building Inspector the construction, alteration, relocation or reconstruction of the proposed fence will constitute a nuisance, fire hazard, public safety hazard or traffic hazard, impair the light or movement of air in a manner tending to cause an unhealthy condition or adversely affect the reasonable use of neighboring properties.

1165.07 FENCES IN FRONT YARDS, SIDE YARDS AND ON CORNER LOTS; PROXIMITY TO SIDEWALKS. (d) In no circumstances shall any fence be permitted closer than four feet to a public sidewalk, except a corner front yard "ornamental" fence, which shall be no closer than one foot to a public sidewalk.

Variances Needed : 1) To allow a fence to be installed at the rear property line, 18 inches from the sidewalk, that constitutes a traffic

hazard when backing/driving a vehicle out of the driveway.

2) 2 Feet 6 inches to allow a fence to be constructed 18 inches side walk at the rear property line.

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

APPLICANTS SIGNATURE

DATE

