



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, May 13, 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. March 11th, 2026

BZA CASES

2. Case 26-4 Hollis
Case 26-5 Scarberry
Case 26-6 Svejkovsky
Case 26-7 Koudela

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT



**City of Willowick
BOARD OF ZONING APPEALS**

Wednesday, March 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.

MINUTES

CALL MEETING TO ORDER

Acting Chairman Yarletts called the meeting to order at 6:33 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

- Chairman Nick Koudela was late.
- BZA Member Phil Yarletts
- BZAMember Tom Flaisig
- BZA Member Debbie Clarke
- BZA Member Rich Hill

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

APPROVAL OF MINUTES

- 1. Minutes 2-11-26

Motion made by BZA Member Flaisig, Seconded by BZA Member Clarke.
 Voting Yea: BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill

BZA CASES

- 2. Case 26-2 - Zhong Chen

Case 26-3 - Strano

Zhong Cheng appeared before the board.

Request to place a shipping container in their parking lot near the Family Auto Shop for storage. They do not have any storage in the restaurant, and it would be like a storage unit. The container would be painted to match the restaurant.

Mr. Yarletts reiterated that they need 22 square feet, and are asking not to have to anchor the container to a 4” concrete base.

Mr. Hill asked why the slab is relevant if it is just going to sit here for storage, and not be moved. Is it to make it permanent?

Mr. Flaisig stated that the ordinance states that a metal accessory building must be anchored to a 4" concrete base. Mr. Hill said that is only if it had permanent.

Mr. Flaisig asked if the container would be permanent. Ms. Chen said it would be as long as the restaurant is there.

Ms. Cheng said if they have the container they can order boxes of supplies and store them instead of shopping every day.

Mr. Flaisig asked if there would be a fence around the storage unit. Ms. Chen said no there will be no fence. There will be a certain space from the neighbor's fence and grass.

Ms. Clarke asked what would be stored in the containers. Ms. Chen said supplies

Mike Jones of 312 E. 315 St. that borders the property asked 1) if they could allow a one-year variance to see how it affects everything. 2) If they are storing food in the container, will it bring critters?

Mr. Koudela stated that they could not put a timeline on a variance. If it is approved the unit will remain there, and can remain there for the next owner.

Mr. Koudela asked Mr. Jones if he is pro or against the variance. Mr. Jones said he is neither for nor against it, but he wants to make sure all variables can be called into question. He said if they wanted to see a shipping container for themselves there is one at Lake Hospital Physicians Pavilion. You can see how large it is.

Mr. Koudela asked Ms. Chen if they considered using traditional storage instead of the shipping container. Ms. Chen said they have, but due to the wind here, they feel a shipping container would be better. She said her storage at her home blew away due to the wind.

Ms. Clarke stated that is why she asked what would be stored in the container to make sure it is not food. Ms. Chen said it would not be food it will be to-go containers and other supplies.

Mr. Jones said that is why he asked for the one-year variance is because they didn't know if it would be cooled or heated. Mr. Yarletts said it would not be heated or cooled.

Mr. Koudela asked if there would be any electric at all in the container. Any extension cords, etc. Ms. Chen said no electrical, just boxes stored.

Motion #1 made by BZA Chairman. Koudela, Seconded by BZA Member Flaisig to grant a variance of 22 square feet for an oversized accessory building in the application of Section 1171.02(c) of the Codified Ordinances of the City of Willowick at 31442 Vine St.

Voting Nay: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill. Motion denied.

Motion #2 made by BZA Member Flaisig, Seconded by Chairman Koudela to grant a variance to allow a metal accessory building to not be anchored to a 4" concrete base in the application of Section 1171.02(d) of the Codified Ordinances of the City of Willowick at 31442 Vine St.

Voting Yea: BZA Member Flaisig, BZA Member Clarke

Voting Nay: Chairman Koudela, BZA Member Yarletts, BZA Member Hill. Motion denied.

Case No. 26-3 Joe & Brenda Strano

Mr. Strano appeared before the board.

Mr. Yarletts reiterated to Mr. Strano that he is seeking two variances of 285 square feet for a garage addition, and to allow the proposed location for the garage addition. Mr. Strano agreed.

Mr. Strano said that they just moved into the home in October and both like to park their cars in the garage, but it doesn't leave a lot for additional appliances like a lawn mower, etc. They would like to have children one day and will have bikes and other equipment. They would like to extend the garage. There was discussion regarding the drawings. Another reason they were interested in extending it is because when they moved in parts of the garage have rotted wood. They were going to redo the back anyway. So if they were going to extend now would be the time.

Mr. Yarletts asked approximately from the current garage to the property line how deep would he say it is. Mr. Strano said he believes it's 26. Mr. Yarletts asked how much the addition is going to be. Mr. Strano said 20.5. It will leave 5 or 6 feet to the property line in the back.

Mr. Koudela said the addition should be 21.10, which is what he has on the drawing. Mr. Strano said yes so that would give him 5' towards the back.

Mr. Flaisig asked Mr. Strano if there is no overhang off the back of the roof, but only on the sides. Mr. Strano said that is correct.

Mr. Flaisig said per the drawing it looks like they are doubling the size of the current garage. Mr. Strano said yes close to it.

Mr. Strano said the same width just slightly shorter length.

Mr. Flaisig asked if there is going to be rafters and no second floor. Mr. Strano said yes, there would be rafters and nothing on the second floor. It will maintain the same height.

Mr. Koudela asked if it will be the current width they have, but longer. They are looking at 20.5' wide by 44' long garage, He asked what they will be doing in there. Mr. Strano said they currently have 2 cars, and if they ever add a car they have a single lane driveway so there wouldn't be a place for it. There will be an option for a third car and lawn equipment and patio furniture etc.

Mr. Yarletts asked if they are going to re-side the garage and addition the same color. Mr. Strano said yes they will try to make it as close as they can so it looks uniform

Mr. Flaisig asked if there will be electrical or heating. Mr. Strano said no it will be just standard lighting and outlets.

Ms. Clarke asked if they will have an entrance off to the side. Mr. Strano said yes there will probably be a side door.

Mr. Koudela asked if he has a contractor or would he be doing it himself. Mr. Strano said his Father in Law will be building it. He built one at his house a while ago.

Mr. Yarletts asked if the distance between the side yard to the garage is 16". Mr. Koudela said so between a fence and a garage there will be only 16". Board members and Mr. Strano said that is what it currently is now. Mr. Strano said they are not trying to get any closer to the line. Mr. Koudela feels there should be another variance since there is only 16" on the side. Mr. Flaisig said he feels that's what the second variance is for the proposed location.

There was some discussion about the plans and measurements.

Motion #1 made by BZA Member Flaisig, Seconded by BZA Member Clarke. to grant a variance of 285 square feet for an addition to a detached garage in the application of Section 1163.07 of the Codified Ordinances of the City of Willowick at 31716 Daniel Dr.

Voting Yea: BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill

Voting Nay: Chairman Koudela. Motion passed.

Motion #2 made by BZA Member Flaisig, Seconded by BZA Member Clarke to grant a variance to allow the proposed location provided on the drawing of a detached garage addition no more than 16" from the side line and 5' from the rear property line in the application of Section 1163.07 of the Codified Ordinances of the City of Willowick at 31716 Daniel Dr.

Voting Yea: BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill

Voting Nay: Chairman Koudela. Motion passed.

Motion made by BZA Member Flaisig, Seconded by BZA Member Hill to adjourn the meeting. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill. Meeting adjourned at 8:05 p.m.

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

Motion made by BZA Member Flaisig, Seconded by BZA Member Hill to adjourn the meeting. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill. Meeting adjourned at 8:05 p.m.

Nick Koudela, Chairman

ATTEST:

Jennifer Quinn, Secretary

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER: John Hollis

ADDRESS: Parcel #28A0230000450 Euclid Ave.

PHONE: 440.785-9310 Justin

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____

ADDRESS: _____

PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:

We are seeking a variance for keeping the rear of
the building unpaved - asphalt ~~streets~~ grindings

DATE: 3-27-26 SIGNED: [Signature]
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 26-4

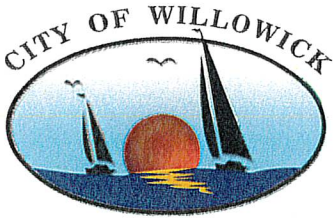
PROPERTY ZONED FOR
(STATE DISTRICT): Retail District

APPLICABLE SECTION OF
CODIFIED ORDINANCES: 1163.13(a)

VARIANCE SOUGHT: To allow loose aggregate/gravel driveways
& parking areas per submitted site plan.

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 5/13/26 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

John Hollis
Parcel #28a0230000450 Euclid Ave
Willowick Oh 44095

RE: PERMIT APPLICATION AT: Parcel #28a0230000450 Euclid Ave

DEAR SIR AND / OR MADAM:

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

1163.13 CONDITIONS OF PARKING AREAS. (a) All required parking areas and driveways shall have a smoothly graded concrete or asphalt surface and adequate drainage; gravel and/or aggregate shall not be permitted.

Variance Needed: 1) To allow a new gravel / loose aggregate driveways and parking areas per submitted site plan.

IF YOU WISH TO APPEAL THIS RULING, AN APPLICATION FOR THE BOARD OF ZONING APPEALS CAN BE OBTAINED AT THE WILLOW-ICK 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) WEEEEKS 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
3-27-26
DATE

1145

PLAT OF SURVEY & SITE PLAN

FOR

COLLEGE TREE REMOVAL, LLC
SITUATED IN THE CITY OF WILLOWICK, COUNTY OF LAKE, AND
STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL
WILLOUGHBY TOWNSHIP LOT NO. 8, TRACT NO. 11.
JANUARY, 2026



I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE
ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.27
OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS EXPRESSED ARE BASED ON
THE US SURVEY FOOT AND ARE IN FEET AND DECIMAL PARTS THEREOF.
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NORTH ZONE 3401,
NAD83 (FORS 2012A), ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST
OF MY KNOWLEDGE.
Joseph Gutoskey
JOSEPH GUTOSKEY, P.E. NO. 7587 DATE 1/23/26

TRAX CONSTRUCTION CO
DOC. NO. 2014R003205
PPN 284-023-005

BOARD OF LAKE COUNTY
COMMISSIONERS
VOL. 889, PG. 320
PPN 284-023-041

MAPLEDALE PROPERTIES
LIMITED
DOC. NO. 2023R025182
PPN 284-023-028

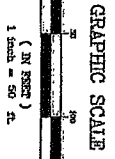
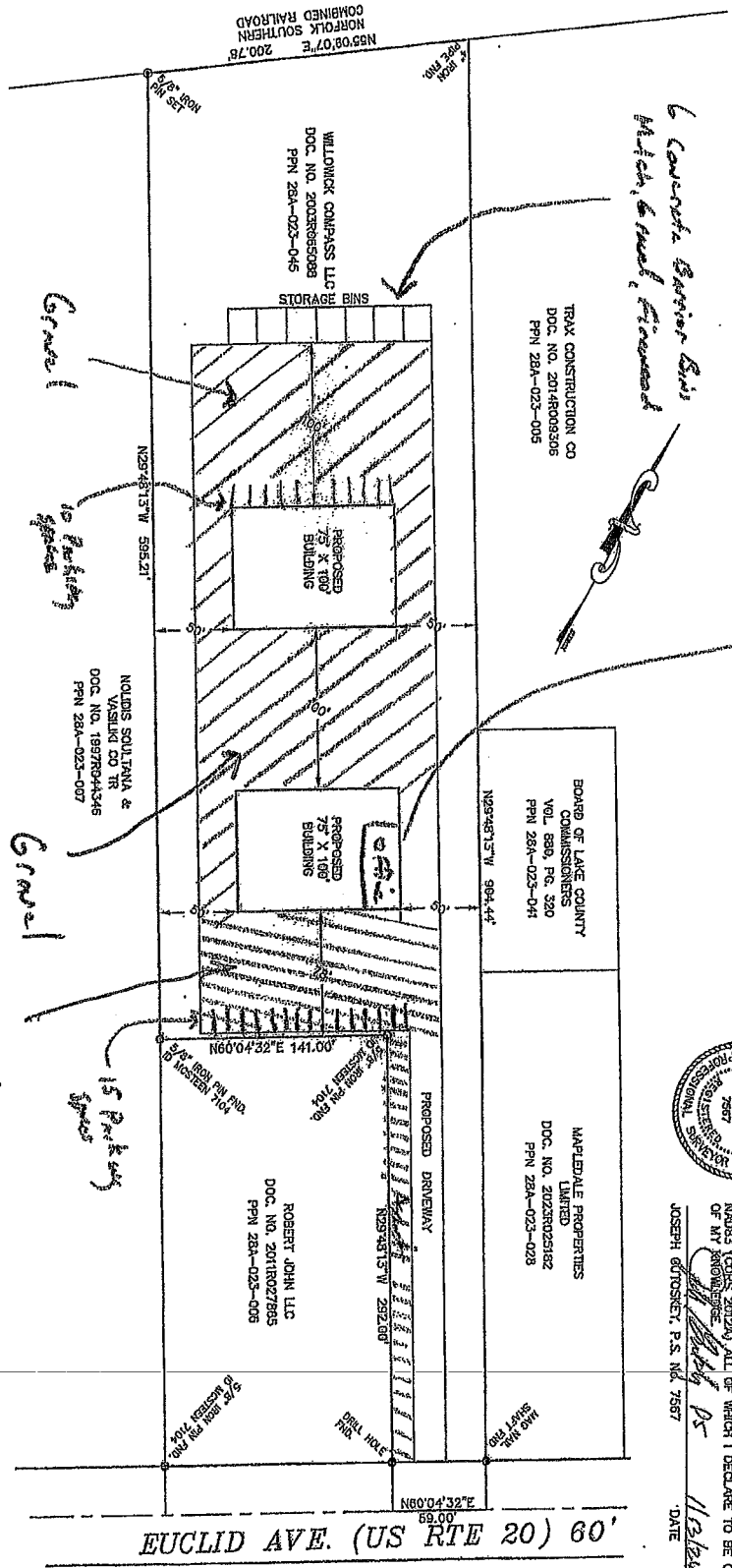
WILLOWICK COMPASS LLC
DOC. NO. 2003R865098
PPN 284-023-045

NOLDS SQUILMANA &
VASILUK DO TR
DOC. NO. 1997R044346
PPN 284-023-007

ROBERT JOHN LLC
DOC. NO. 2011R027865
PPN 284-023-006

6 Concrete Barrier Bins
Mich, 6 steel, 6 concrete

OFFICE
10' x 30'



LEGEND
5/8" DIA. BY 30" LONG YELLOW CAPPED IRON PIN SET 1/4 GUTOSKEY PG 7587
IRON PIN/PIN/IRON FOUND (AS NOTED)
MONUMENT BOX (AS NOTED)

GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors and Land Planners
134 (440) 545-6900
GUTOSKEYANDASSOCIATES.COM
CONTRACT NO. 25-4295

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER:

Matthew Scarberry

ADDRESS:

28513 Lakeshore Blvd

PHONE:

440-789-9076

NAME OF APPLICANT
IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

Safer parking on main road.

DATE:

4/20/2026

SIGNED:

Dainne Summy (spouse)

APPLICANT

FOR OFFICE USE ONLY

CASE NO.

26-5

PROPERTY ZONED FOR
(STATE DISTRICT):

Single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

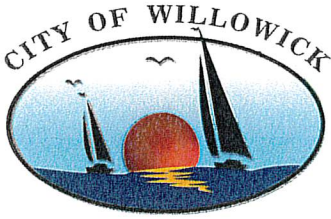
1163.105 (a)

VARIANCE SOUGHT:

To allow a new driveway to be installed 9' into
The front yard for parking a motor vehicle.

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 5/13/24 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

Matthew Scarberry
28513 Lake Shore Blvd
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 28513 Lake Shore Blvd

DEAR SIR AND / OR MADAM:

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

1163.105 FRONT YARDS; REGULATION OF VEHICLE PARKING (a) No person shall park or leave unattended or permit to remain parked or unattended a motor vehicle (as defined in Section 301.20 of the Traffic Code) wholly or partly within a front yard in a Single Family or Multi Family District, unless such vehicle is wholly within a driveway, or unless a permit therefor has been obtained from the Chief Building Inspector. Applications for such permits shall be made in writing and shall be accompanied by a written statement of the applicant, which statement shall set forth the facts qualifying the applicant for the issuance of a permit. Such application and data shall be referred by the Chief Building Inspector to the Board of Zoning Appeals, which may require additional data from the applicant reasonably related to its determinations to be made hereunder. The Board of Zoning Appeals shall approve such application if it finds that:

Variance Needed : 1) To allow a new driveway to be installed 9 feet into the front yard for parking a motor vehicle.

* Home owner wants to install a new driveway that extends 9 feet into the front yard.

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) WEEEEKS PRIOR TO THE DATE OF THE MEETING.

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

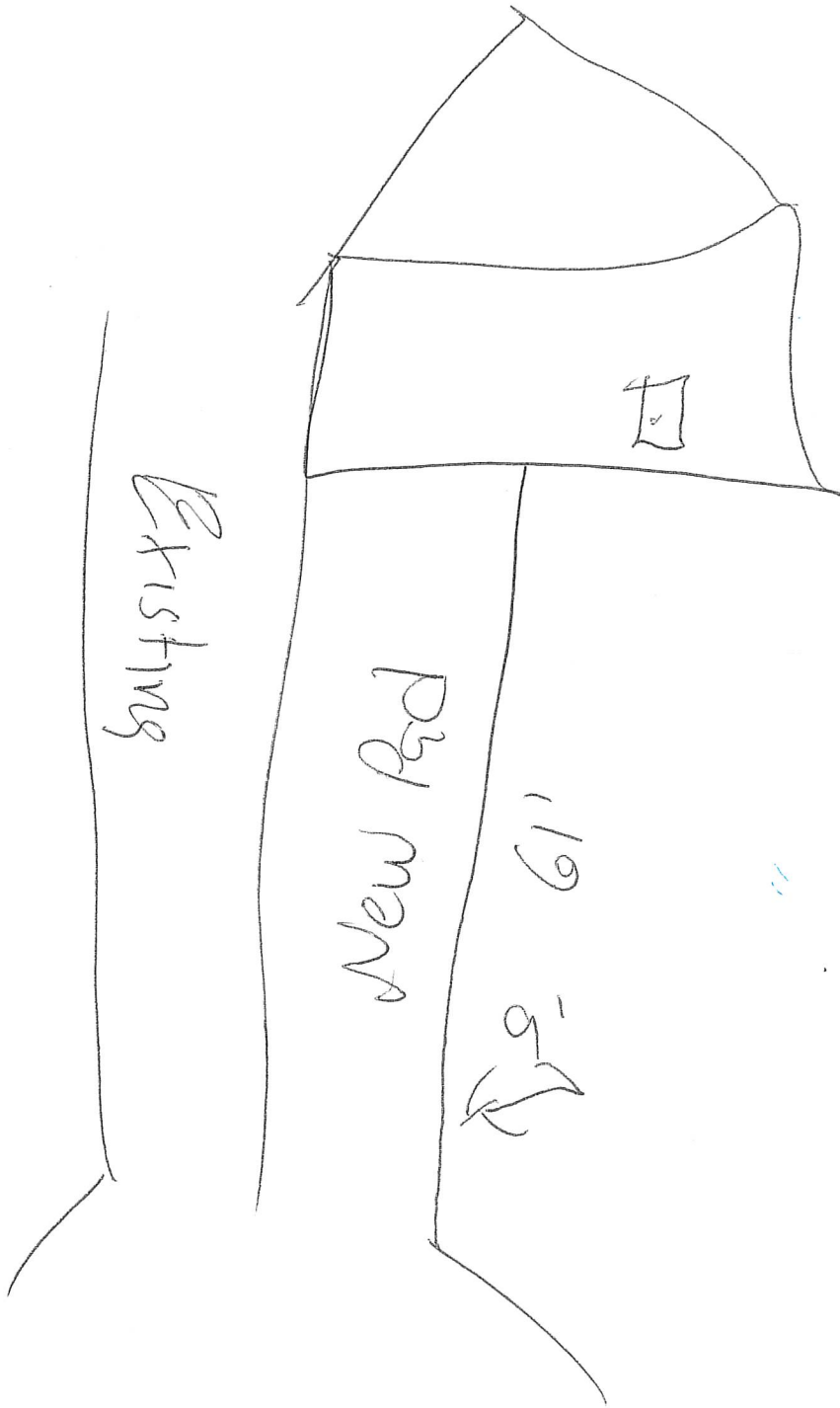
SINCERELY,

Sean Brennan
SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

Daniel Sullivan 4/20/16

APPLICANTS SIGNATURE



28513 Lake Shore Blvd

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER:

Todd Svejkovsky

ADDRESS:

31625 Royalview

PHONE:

216-571-8999

NAME OF APPLICANT
IF DIFFERENT FROM OWNER:

Clayton Blahovec - Contractor

ADDRESS:

330 E 2865th

PHONE:

440-667-6427

REASON AND JUSTIFICATION FOR REQUEST:

Privacy, Large dog who can jump fence, more room
for kids to safely play in yard,

Other neighbors have 6ft fence in area

DATE: 4-23-2026

SIGNED:



APPLICANT

FOR OFFICE USE ONLY

CASE NO.

26-4

PROPERTY ZONED FOR
(STATE DISTRICT):

Single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

1165.07(b)(c)

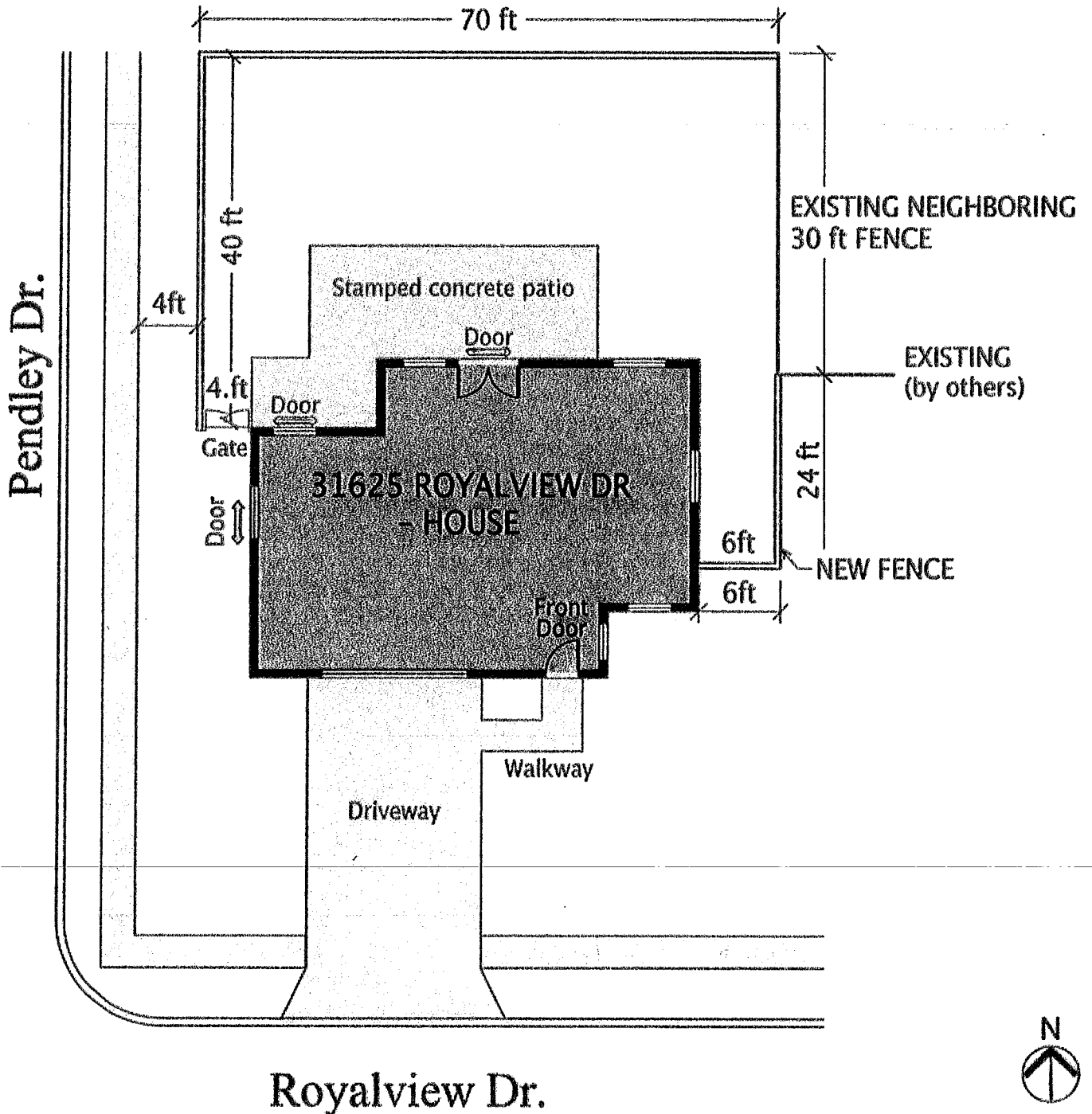
VARIANCE SOUGHT:

- 1) to allow a fence to be installed in the side yard that extends 24 feet past right side rear house line.
- 2) 2' height to allow a 6' high fence to be constructed on a corner lot.

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.

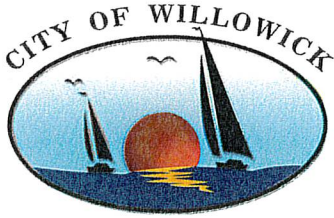
Meeting 6:30 pm 5/13/26 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor

- Install new 6-foot tall vinyl privacy fence, color and profile to match neighboring property.
- Estimated linear footage of new fence to be installed:
~144 ft (precise based on layout).
- Coordinate connection with existing neighboring fence.
- Install matching gate at driveway entrance.



RESIDENTIAL SITE PLAN:
31625 ROYALVIEW DR





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

TODD SVEJKOVSKY
31625 ROYALVIEW
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 31625 ROYALVIEW

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. (b) No fence in the Single Family, Multi Family, Mixed Use, Apartment, Retail and Industrial Districts shall be permitted in a side yard, **except that a fence shall be permitted in a side yard, which extends no further than the rear house or main building line** or abuts a side entranceway door. Such a fence shall not extend toward the front line of the house or building more than two feet beyond the side entranceway door.
(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.**

Variations Needed : 1) To allow a fence to be installed in the side yard that extends 24 Feet past the right side rear house line.
2) 2 feet height to allow a 6 foot high fence to be constructed on a corner lot.

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

APPLICANT'S SIGNATURE

4-23-20

DATE

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER: Nicholas Koudela

ADDRESS: 29529 Cresthaven Dr.

PHONE: 440-954-2005

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____

ADDRESS: _____

PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:

Install Driveway addition in front of home. Extend current fence to front of home and install gate across drive. Replace existing chain link fence with 6' Box B for privacy

X DATE: 4-22-2026 X SIGNED: Nicholas Koudela
APPLICANT

FOR OFFICE USE ONLY

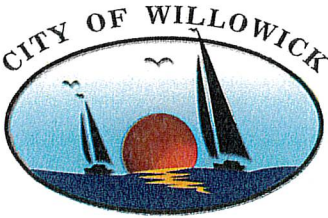
CASE NO. 26-7

PROPERTY ZONED FOR
(STATE DISTRICT): Single Family

APPLICABLE SECTION OF
CODIFIED ORDINANCES: 1165.07(b) 1163.105(a)

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.



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

NICHOLAS KOUDELA
29529 CRESTHAVEN
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 29529 CRESTHAVEN

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. (b) No fence in the Single Family, Multi Family, Mixed Use, Apartment, Retail and Industrial Districts shall be permitted in a side yard, **except that a fence shall be permitted in a side yard, which extends no further than the rear house or main building line or abuts a side entranceway door. Such a fence shall not extend toward the front line of the house or building more than two feet beyond the side entranceway door.**

- Variances Needed:**
- 1) To allow a fence to be installed in the side yard that extends 34 feet past the left side rear house line.**
 - 2) Nineteen feet to allow a fence to be installed 21 feet past the side entrance door.**

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) WEEEEKS PRIOR TO THE DATE OF THE MEETING.

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

SINCERELY,

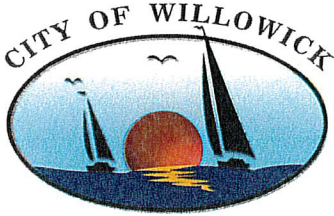
SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

APPLICANTS SIGNATURE

4-22-2026

DATE



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

NICHOLAS KOUDELA
29529 CRESTHAVEN
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 29529 CRESTHAVEN

DEAR SIR AND / OR MADAM:

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

1163.105 FRONT YARDS; REGULATION OF VEHICLE PARKING (a) No person shall park or leave unattended or permit to remain parked or unattended a motor vehicle (as defined in Section 301.20 of the Traffic Code) wholly or partly within a front yard in a Single Family or Multi Family District, unless such vehicle is wholly within a driveway, or unless a permit therefor has been obtained from the Chief Building Inspector. Applications for such permits shall be made in writing and shall be accompanied by a written statement of the applicant, which statement shall set forth the facts qualifying the applicant for the issuance of a permit. Such application and data shall be referred by the Chief Building Inspector to the Board of Zoning Appeals, which may require additional data from the

Variations Needed: 3) To allow a new concrete driveway to be installed 8 feet into the front yard.

IF YOU WISH TO APPEAL THIS RULING, AN APPLICATION FOR THE BOARD OF ZONING APPEALS CAN BE OBTAINED AT THE WILLOW-ICK 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

4-22-2026

DATE

Property Address:
29529 Cresthaven Dr

Subject: Fence and Driveway Permit with Variance Request

Fencing:

I am requesting approval to replace and extend existing fencing on my property. Currently, there is approximately 72 feet of 6-foot-tall wood board-on-board fence between my property (29529 Cresthaven Dr) and the neighboring property (29603 Cresthaven Dr).

I propose to extend this fence by an additional 28 feet toward the front of the lot, which will extend approximately 21 feet beyond the side door. I will also be installing a 6' board-on-board gate across the driveway.

This extension will require a variance of 19 feet, as local code allows only 2 feet of fence extension in front of the side door.

On the west (left) side of the property, I plan to replace approximately 105 feet of existing chain-link fence along the property line, as determined by a surveyor. The current fence extends to the front of the home and includes a 57-inch gate attached near the front corner of the house.

The proposed replacement will maintain a similar alignment; however, it will require a variance of 34 feet on the left side of the home due to its extension toward the front corner of the home and extends beyond the rear of the house.

Driveway:

I am also requesting a variance to expand the driveway area in front of the porch. The proposed addition will measure approximately 8 feet by 40 feet. The existing driveway is currently 12 feet wide.

Additional concrete work will include replacing cracked sections and installing new concrete along the 28-foot fence extension on the right side of the home, as well as around the proposed gate area, as needed.

Garage

Item #2.

105'

72'

34'

House
29529
Cresthaven
Drive

Side
Door

21'

28'

Gate 16.5'

57'

- X - Replace Existing 6' Board on Board
- X - New 6' Board on Board
- X - Replace Existing 4' Chain Link w/ 6' Board on Board

