



**City of Willowick**  
**BOARD OF ZONING APPEALS**

Wednesday, August 14, 2024 at 7:30 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.**

1. The Chairman to swear in applicants and audience members that will be giving testimony.

**APPROVAL OF MINUTES**

2. Board of Zoning Appeals Minutes July 10, 2024

3. BZA Case 24-12 Elaine Dabrowski

BZA Case 24-13 Karl Jones

BZA Case 24-14 Sergii Chopovidia

BZA Case 24-15 Elizabeth Patterson

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

**File Attachments for Item:**

2. Board of Zoning Appeals Minutes July 10, 2024



**City of Willowick**  
**BOARD OF ZONING APPEALS**

Wednesday, July 10, 2024 at 7:30 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**

The Chairman called the meeting to order at 7:45 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

Chairman Nick Koudela  
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.**

The Chairman swore in appellants and audience members to give testimony.

**APPROVAL OF MINUTES**

approval of 6/12/24 Minutes

Minutes 6-12-24

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

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

Voting Abstaining: BZA Member Flaisig

**BZA CASES**

Case 24-10 Danielle Tadaaj of 28507 Lakeshore Blvd. appeared before the board. Alessandro Fiucci of Fiucci Builders PO Box 494 Chesterland, OH 44026 appeared before the board.

The secretary sent out neighbor notification forms.

The homeowner needs to extend the width of the driveway for mobility around cars in the driveway as the street is a busy commute road, and the home's residents work different shifts.

Motion made by BZA Member Flaisig, Seconded by BZA Member Clarke to grant a variance to extend the driveway 9' into the front yard for parking in the application of Section 1164.105(a) of the Codified Ordinances of the City of Willowick. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill. Motion carried.

Case 24-11 Matthew Keough of 491 E. 327 St. appeared before the board.

The neighbor sent out neighbor notification forms.

Reason and justification for request: The code says any dwelling or structure should be 10' away from another structure. They would like to build the garage in the same footprint as the existing 22x20 garage which is 6' from the neighbor's garage.

Motion made by BZA Member Clarke, Seconded by BZA Member Hill to grant a variance of 4' to install a new garage 6' away from the neighbor's garage in the application of Section 1163.07 of the Codified Ordinances of the City of Willowick. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Flaisig, BZA Member Clarke, BZA Member Hill. Motion carried.

**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, BZAMember Flaisig, BZA Member Clarke, BZA Member Hill. Motion carried.

Meeting adjourned at 8:00 p.m.

\_\_\_\_\_  
Nick Koudela, Chairman

ATTEST:

\_\_\_\_\_  
Jennifer Quinn, Secretary

**File Attachments for Item:**

3. BZA Case 24-12 Elaine Dabrowski

BZA Case 24-13 Karl Jones

BZA Case 24-14 Sergii Chopovidia

BZA Case 24-15 Elizabeth Patterson

# APPLICATION FOR VARIANCE WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER: Elaine Dabrowski  
ADDRESS: 364 Beechwood  
PHONE: 440-943-6233

NAME OF APPLICANT  
IF DIFFERENT FROM OWNER:  
ADDRESS:  
PHONE:

REASON AND JUSTIFICATION FOR REQUEST:  
TO PREVENT FAMILY OF DEERS HOPING OVER NEIGHBOR'S 4 FT. FENCES AND COMING INTO OUR BACKYARD TO EAT OUR IVY BEDS, OUR HOSTAS AND OUR IRIS PLANTS. DEERS DIG UP MY BACK GRASS AND LEAVE PILES OF DEER POOP EVERYWHERE. NEW FENCES WILL ALSO PREVENT 100'S OF DANDYION SEEDS BLOWING THROUGH THE 4' CHAIN LINK FENCES AND GERMINATING IN OUR BACK YARD.

DATE: 7-25-24 SIGNED: *Richard Dabrowski*  
APPLICANT

**FOR OFFICE USE ONLY**

CASE NO. 24-12

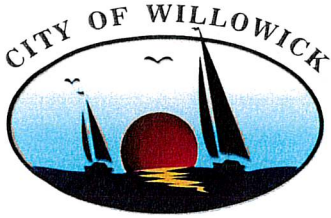
PROPERTY ZONED FOR (STATE DISTRICT): Single Family

APPLICABLE SECTION OF CODIFIED ORDINANCES: 1165.04 (c) 1165.05

VARIANCE SOUGHT: 1165.04(c) Solid fencing  
1165.05- Double fencing  
Homeowner wants to install a solid vinyl fence one foot off rear property line where a neighbors 4' high chain link fence is.

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 7:30 pm 8/14/24 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2<sup>nd</sup> floor



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

Elaine Dabrowski  
364 Beechwood  
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 364 Beechwood

DEAR SIR AND / OR MADAM:

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

**1165.04 BARBED WIRE, ELECTRIC AND STOCKADE FENCES. (c)** Solid type fences shall be prohibited with the exception of any style fence with a minimum of a one-quarter inch opening between picket panels.

**1165.05 DOUBLE FENCING.** No more than one fence shall be permitted to be constructed on a property line.

Variances Needed

- 1) Solid Fencing.
- 2) Double fencing

Note: Home owner wants to install a new solid vinyl fence one foot off rear property line where a neighbors 4 foot high chain link fence is installed

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*

SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

*Richard Dabrowski* 7-25-24  
 \_\_\_\_\_  
 APPLICANTS SIGNATURE DATE



FLOWER BED

FLOWER BED

EXISTING SHED 10x8

GREEN LINE IS NEIGHBOR'S EXISTING 4' CHAIN LINK FENCE

FLOWER BED

EXISTING GARAGE 24'x24'

FLOWER BED

RED LINE IS THE PROPOSED 6' VINYL PRIVACY FENCE TO BE SET 1 FOOT OFF OF REAR PROPERTY LINE

TEAL LINES ARE 6' VINYL PRIVACY FENCES THAT WE REPLACED AND UPGRADED IN 2022

BACK LAWN

EXISTING DRIVEWAY

FLOWER BED

EXISTING HOUSE  
364 BEECHWOOD DR.  
WILLOWICK, OHIO 44095

EXISTING DRIVEWAY

FLOWER BED STAIRS FLOWER BED  
FRONT WALKWAY

FLOWER BED

EXISTING DRIVEWAY

FRONT LAWN  
SIDE WALK  
TREE LAWN

SIDE PROPERTY LINE



APPLICATION FOR VARIANCE  
WILLOWICK BOARD OF ZONING APPEALS

Item #3.

NAME OF PROPERTY OWNER: Karl Jones  
ADDRESS: 496 E. 321 St  
PHONE: 469-579-1590

NAME OF APPLICANT  
IF DIFFERENT FROM OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

REASON AND JUSTIFICATION FOR REQUEST:  
Because I would like a private yard

DATE: 7-25-24 SIGNED: [Signature] APPLICANT

**FOR OFFICE USE ONLY**

CASE NO. 24-13

PROPERTY ZONED FOR  
(STATE DISTRICT): 1165.07(b) 1165.07(c) 1165.07(d)

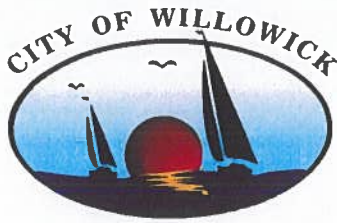
APPLICABLE SECTION OF  
CODIFIED ORDINANCES: \_\_\_\_\_

VARIANCE SOUGHT: \* See attached form \*

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 7:30 pm 8/14/24 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2<sup>nd</sup> floor

9  
18-1-20  
21-22



Item #3.

BUILDING DEPARTMENT  
31230 VINE ST  
WILLOWICK OH 44095  
PHONE: 440-516-3000  
FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Karl Jones  
496 East 321 St  
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 496 East 321 St

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) Side yard fencing on right side of house that would extend fencing 11 feet 6 inches beyond the side entrance door.
- 2) Side yard fencing on left side of house that would extend fencing from the rear house 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) 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

DATE



Item #3.

BUILDING DEPARTMENT  
31230 VINE ST  
WILLOWICK OH 44095  
PHONE: 440-516-3000  
FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Karl Jones  
496 East 321 St  
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 496 East 321 St

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.

**(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

- 3) 11 feet 6 inches to extend fence from side of house.
- 4) 2 foot high to allow a 6 ft high fence.
- 5) 4 foot to allow fence to be place next to sidewalks.

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,

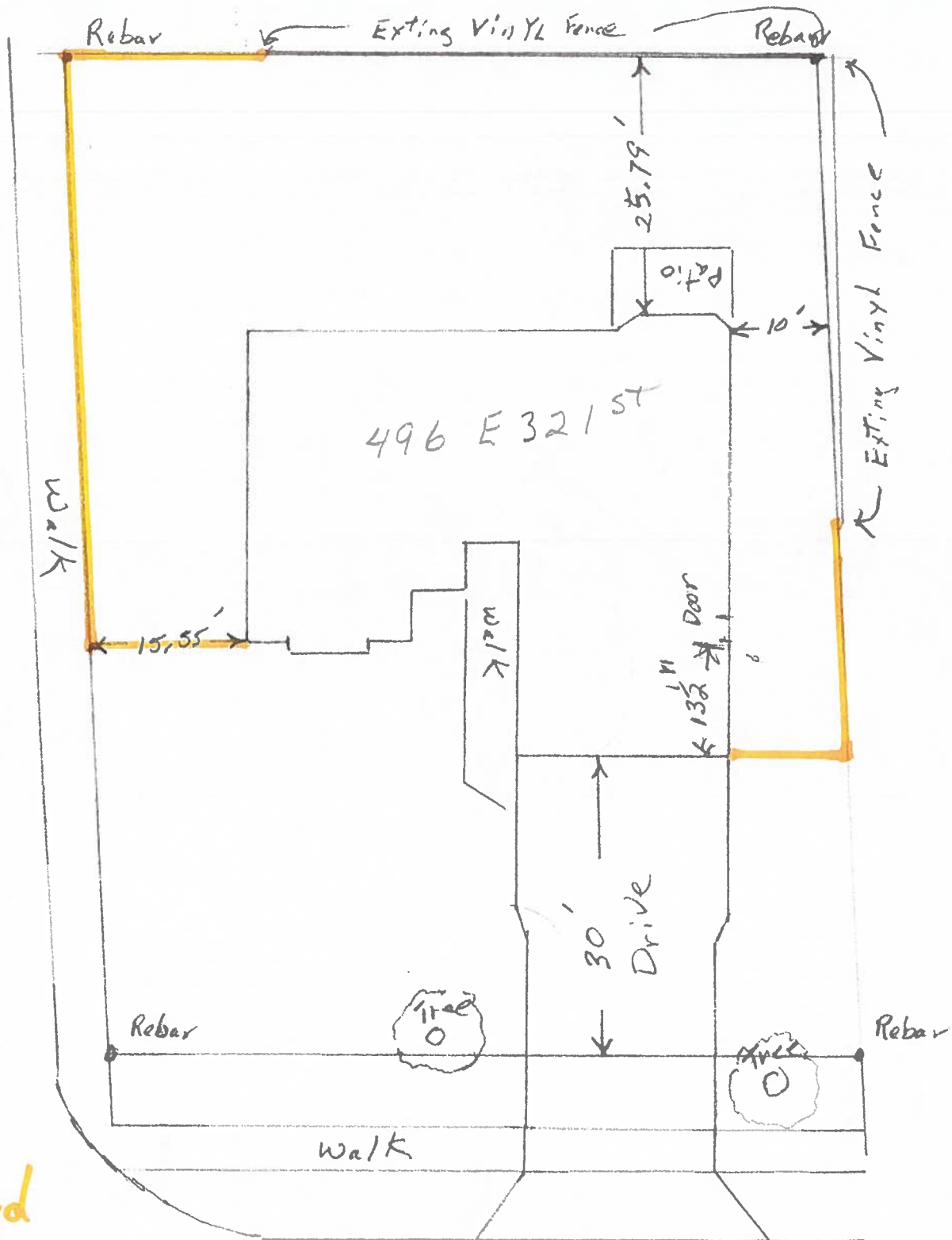
SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

  
\_\_\_\_\_  
APPLICANTS SIGNATURE

7-25-24

DATE



Willowick Dr.

**Proposed**  
**6ft vinyl Fence** with  $\frac{3}{4}$ " spacing  
 321 ST, 1" = 10'

Karl Jones  
 469 579 1590  
 Joneskar117@Yahoo.com

# APPLICATION FOR VARIANCE WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER: Sergii Chopoviden  
ADDRESS: 31525 Ronald  
PHONE: 216-533-7479

NAME OF APPLICANT  
IF DIFFERENT FROM OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

REASON AND JUSTIFICATION FOR REQUEST:  
I have no place to store an electric lawn mower and other things needed for the house. I also have a disabled son and need a place to store strollers, since there is no free space in the garage. Thank you for your understanding.

DATE: 07.30.2024 SIGNED: [Signature] APPLICANT

**FOR OFFICE USE ONLY**

CASE NO. 24-14

PROPERTY ZONED FOR (STATE DISTRICT): Single Family

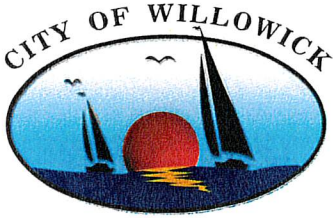
APPLICABLE SECTION OF CODIFIED ORDINANCES: 1171.02(e) 1171.02 (f)

VARIANCE SOUGHT: 1171.02(e) - 1' to allow tool shed to be 9' from dwelling.  
1171.02(f) 7' to allow shed to be 3' from the abutting side 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 7:30 pm 8/14/24 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2<sup>nd</sup> floor 23/24





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

Sergii Chopovidia  
31525 Ronald Dr  
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 31525 Ronald Dr

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.

**1171.02 REGULATION OF ACCESSORY BUILDINGS. (f)** When an accessory building is to be constructed on a lot having either a house with an attached garage or no garage, then such accessory building shall be located at least three feet, but no more than ten feet, from the rear property line, provided, however, that if such rear property line abuts a side property line, then the accessory building shall be at least ten feet from the abutting side line.

Variances Needed

- 1) 1 foot to allow tool shed to be 9 feet from dwelling.
- 2) 7 feet to allow shed to be 3 feet from the abutting side 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*  
SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

*[Signature]* 07.30.2024  
\_\_\_\_\_  
APPLICANTS SIGNATURE DATE

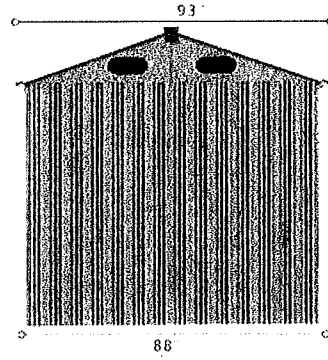
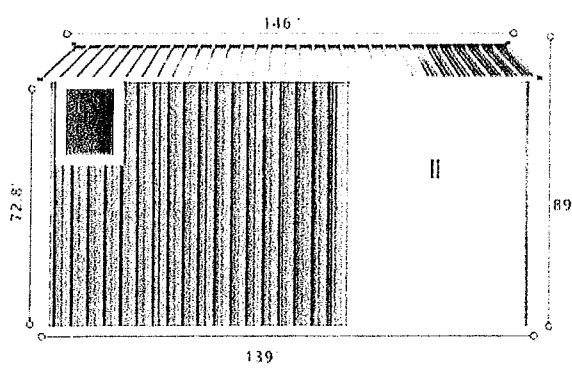
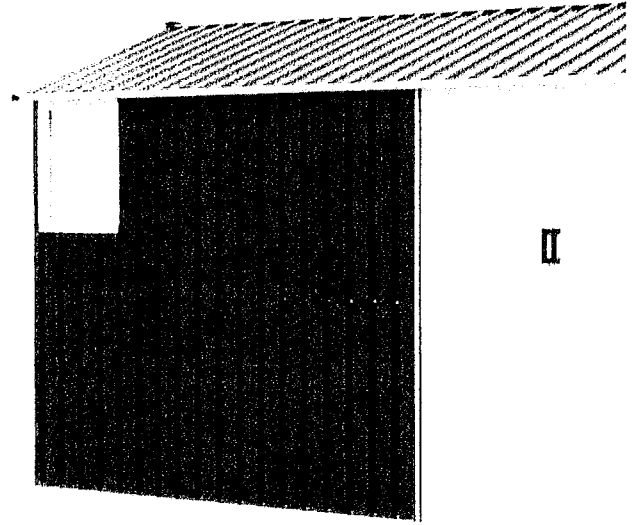
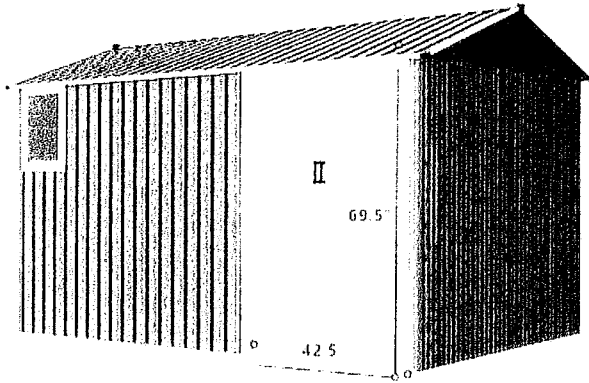


# PRODUCT SIZE

Item #3.

## 8X12FT

- Long Lasting Use
- Solid Construction
- Easy to Clean
- Large Storage



**2 COOL 4 SCHOOL** ✓ Free shipping from this provider

8x12ft Metal Outdoor Storage Shed with Windows, Floor Base, Vents and Double Hinged Doors

Local warehouse Est. delivery: 61.1% within 4 business days

Provided by (3 sold) >

\$794.99 (10.1% off)

4 interest-free biweekly installments

Quantity: 1pc

Qty 1 +



Free shipping from this local warehouse

Standard FRL, fast delivery: 3-7 business days, est. 61.1% within 4 business days

Temu's Commitments

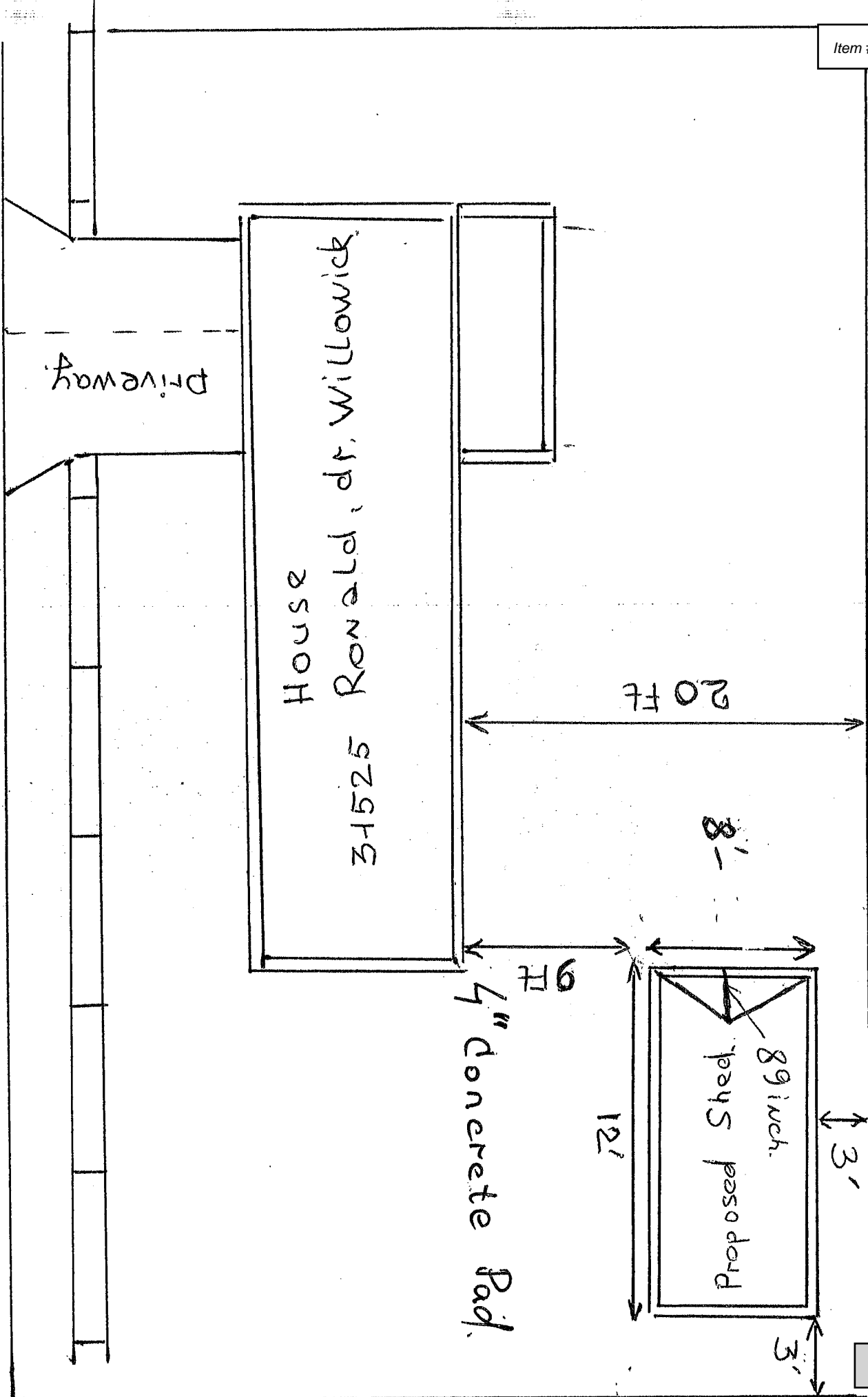
Security & Privacy	Delivery guarantee
✓	✓
✓	✓

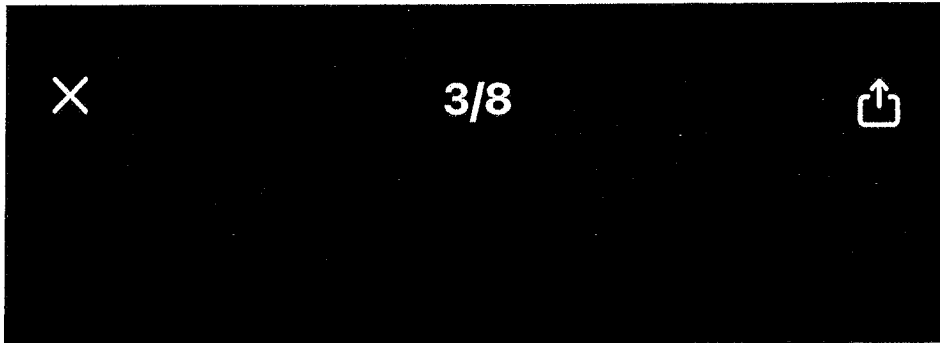
Free returns · Price adjustment

Sustainability at Temu

BreezeHarbor  
3 sold

Add to cart  
35% off discount





# PRODUCT SIZE

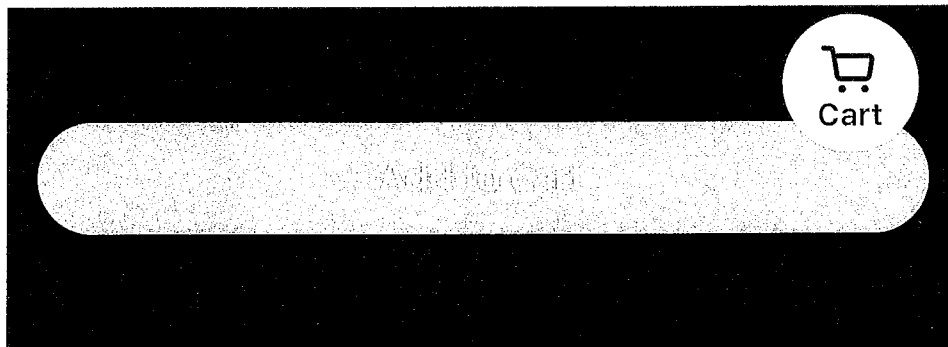
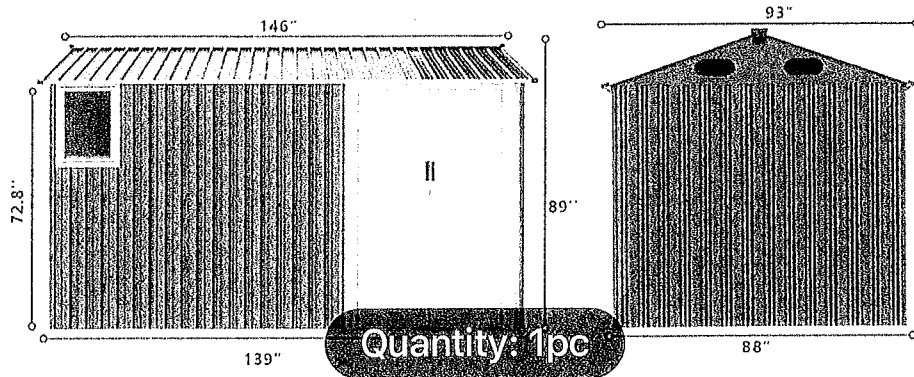
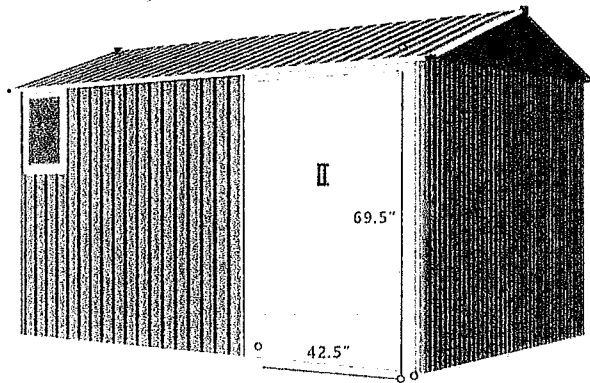
8X12FT

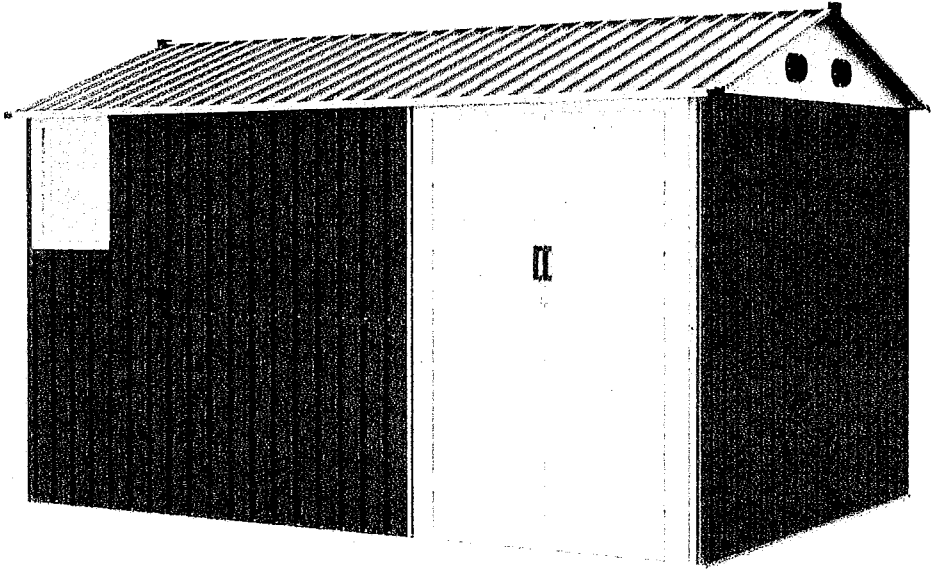
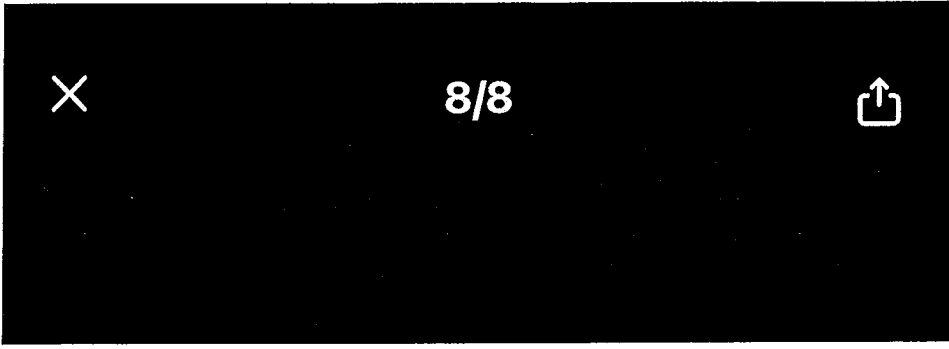
Long-Lasting Use

Solid Construction

Easy to Clean

Large Storage





Quantity: 1pc



APPLICATION FOR VARIANCE  
WILLOWICK BOARD OF ZONING APPEALS

Item #3.

NAME OF PROPERTY OWNER: Elizabeth Patterson

ADDRESS: 335 Woodmere

PHONE: 440-999-0322

NAME OF APPLICANT  
IF DIFFERENT FROM OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

REASON AND JUSTIFICATION FOR REQUEST:

My dog jump the Neighbor fence and it is very hard to keep them contained. I have tried over my dog leads 3 times - 1st - 2 Broken Ribs 2nd 2 Broken Ribs 3rd - Broken Nose -

DATE: 7-25-24 SIGNED: [Signature] APPLICANT

**FOR OFFICE USE ONLY**

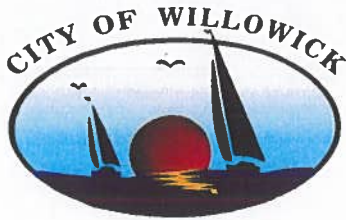
CASE NO. 24-15

PROPERTY ZONED FOR  
(STATE DISTRICT): single Family

APPLICABLE SECTION OF  
CODIFIED ORDINANCES: 1165.05

VARIANCE SOUGHT: 1165.05- double fencing on rear property line.  
No more than one fence shall permitted to be constructed on a 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.



Item #3.

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

Elizabeth Patterson  
335 Woodmere  
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 335 Woodmere

DEAR SIR AND / OR MADAM:

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

**1165.05 DOUBLE FENCING.** No more than one fence shall be permitted to be constructed on a property line.

Variance Needed

- 1) Double fencing on 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) 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



7/25/24

APPLICANTS SIGNATURE

DATE



