



**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.

**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.](#) Minutes 2-11-26

**BZA CASES**

- [2.](#) Case 26-2 - Zhong Chen  
Case 26-3 - Strano

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**



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

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 City Council Chambers

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**MINUTES**

**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

Chairman Nick Koudela  
 BZA Member Phil Yarletts  
 BZAMember Tom Flaisig  
 BZA Member Debbie Clarke

**ABSENT**

BZA Member Rich Hill

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

**APPROVAL OF MINUTES**

1. Minutes 12-10-25

Motion made to approve the December 10th, 2025, Board of Zoning Appeals minutes by BZA Member Yarletts, Seconded by BZA Member Clarke.

**Voting Yea: Chairman Koudela, BZA Member Yarletts, BZAMember Flaisig, BZA Member Clarke**

**BZA CASES**

2. Case 26-1 Igor Baraz - vacant lot - 0 E. 316 St.

Mr. Zack Miller, Architect on the project appeared before the board. He would like to see what they can accomplish on this lot. Igor the owner originally purchased the lot to build a home on it, but ended up moving to a different city. He wants to sell the lot, and Mr. Miller connected him up with his friend that is a builder who came up with the proposed plans that need the proposed variances.

Mr. Miller explained that the project is to build a single-family home on a vacant lot. The main issue is the setbacks & lot size. They are trying to accomplish as much as they can on this lot. They are trying to do something new because when this street was built they were small

cottages and are now older homes. A few side, rear and front setbacks are needed. They are trying to do something cool and add a new concept. If you look at the existing home they all have the same conditions of zero lot lines in the rear and minimal property lines on the side and nothing too major in terms of setbacks. He included some renderings to give a sense of scale.

Ms. Clarke asked if the builder is planning to build the home and live in it. Mr. Miller said he will most likely build the home and sell it. He was unavailable this evening.

Mr. Koudela asked if the sale is dependent on the approval of these variances and the construction of this home. Mr. Miller said yes, the variances, likely soil testing and building permits through the county. The variances are absolutely a major part of it.

Mr. Yarleets asked Mr. Brennan what the minimum lot size is now. Mr. Brennan said this property is zoned multi-family, but they are using it as single family. In multi-family industrial is the highest use and single family is the lowest use, and you can use a lesser use. Per the ordinance, the minimum square feet required to build a home on an interior lot, and this is not a corner lot, is 7,500 square feet.

Mr. Yarleets asked Mr. Brennan if he remembers going back about 25 years the EPA was upset about the sanitary and storms running under these homes, and if this is going to be an issue or not.

Mr. Brennan said that per our ordinance, on a vacant lot they have to put a new system to the main. When they built these streets typically they would put a lateral to each lot so there would be a storm and sanitary to each one of these parcels. Per the ordinance, you cannot use these unless the city engineer approves using those laterals #1 if they are in good condition, and #2 they have to be lined. He said you can see on the plan there is no sewers over or under. They have an issue where they go through E. 314 to E. 315 St. that is not the case on this parcel.

Mr. Flaisig asked Mr. Brennan about the letter from the neighbor at 31519 is this the lot that is closer to this lot. Mr. Brennan said this is a house on Lakeshore Blvd. He said if you look at the plans G.10, you can just catch the corner of the lot and you can kind of see her lot. There was more discussion regarding the site plan. Mr. Flaisig asked if she meant the house would be too close. Mr. Koudela said yes, she would have a 35' high house right on the property line with four stories.

Mr. Miller said the house is three stories. Mr. Koudela asked about the deck on top. Mr. Miller said yes, but it is not enclosed so it is three floors.

There was some more discussion while looking at the plans.

Mr. Koudela asked Mr. Brennan that if variance #1 for the 5,420 square feet is that specific to this home and if they vote on and grant this variance and not the four others can he still build a single-family home on that lot that is multi-family property. Mr. Brennan what he is submitting for this size house to go on this lot, which is going for square footage? He asked Mr. Koudela if he is asking if this will affect the other variances, no it would not because the size of the lot is the size of the lot.

Mr. Koudela stated so the 5,420 square feet is based off current prints that they are looking at. Mr. Brennan said no it is the size of the plotted lot.

Mr. Koudela asked that if they granted the first variance could he come back with a smaller house.

Mr. Brennan said he does not understand what that would have to do with it. The size of the lot is the size of the lot; it has nothing to do with the size of the house. The other variances will go with the size of the house being built.

Mr. Miller said the neighboring house and all houses that are older have the same provisions to their lot.

Mr. Brennan said the ordinances changed over the years and these are the requirements for 2026, so what ordinances were in 1942 or 1946 those have been changed.

Mr. Flaisig asked if this house would be close to the neighbor's structure or just close to the property line.

Mr. Brennan said close to the property line.

Mr. Miller said the condition of the massing has on the street are duplicated. The proposed house will be on an angle towards the lake, whereas the existing homes are perpendicular. The side yards and property lines are all the same.

Motion #1: Motion made by Chairman Koudela, Seconded by BZA Member Clarke to grant a variance 5,420 square feet to construct a single-family dwelling on a lot that is 2,080 square feet in the application of Section 1163.03(a) of the Codified Ordinances at 0 E. 316 St.

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

Motion #2: Motion made by BZA Member Flaisig, Seconded by BZA Member Yarletts to grant a variance of 2' property line opposite side of the driveway to construct a single-family home in the application of Section 1163.06(b) of the Codified Ordinances at 0 E. 316 St.

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

Motion #3: Motion made by BZA Member Flaisig, Seconded by BZA Member Yarletts to grant a variance of 5' " side property line, driveway side to construct a single-family dwelling 2' from the left side property line and 4'9" from the right side property line in the application of Section 1163.06(b) of the Codified Ordinances at 0 E. 316 St.

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

Motion #4: Motion made by BZA Member Flaisig, Seconded by BZA Member Yarletts to grant a variance of 17' 6" rear yard to construct a single-family dwelling up to the rear property line that is 35' in height in the application of Section 1163.07 of the Codified Ordinances at 0 E. 316 St.

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

Motion 5: Motion made by BZA Member Flaisig, Seconded by BZA Member Yarletts to grant a variance of 9' 8" front yard building line setback to construct a single-family dwelling 4" from the front property line.

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

Discussion: Mr. Koudela explained to Mr. Miller that the Board has denied his variance requests, and it now goes to City Council who have the final say.

Mr. Miller asked if it is no to all variances. Mr. Koudela said yes it is a no to all variances.

**NEW BUSINESS**

Motion made to appoint Mr. Koudela to remain as BZA Chairman by BZA Member Yarletts , Seconded by BZA Member Clarke.

**Voting Yea: Chairman Koudela, BZA Member Yarletts, BZAMember Flaisig, BZA Member Clarke**

**OLD BUSINESS**

None.

**ADJOURNMENT**

Motion made to adjourn the meeting at 7:58pm by BZA Member Yarletts, Seconded by BZA Member Clarke.

**Voting Yea: Chairman Koudela, BZA Member Yarletts, BZAMember Flaisig, BZA Member Clarke**

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

ATTEST:

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

APPLICATION FOR VARIANCE  
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER: Zhong Chen

ADDRESS: 31442 Vine St

PHONE: 440-212-6063

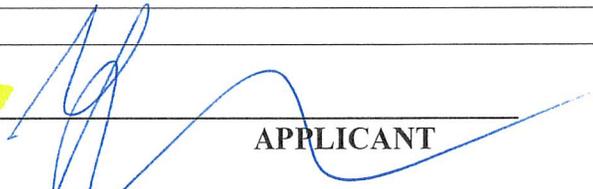
NAME OF APPLICANT  
IF DIFFERENT FROM OWNER: \_\_\_\_\_

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

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

**REASON AND JUSTIFICATION FOR REQUEST:**  
We do not have enough storage inside the store.  
This is going to be some extra storage space for us.

**DATE:** 2-23/2026

**SIGNED:**  \_\_\_\_\_  
APPLICANT

**FOR OFFICE USE ONLY**

CASE NO. 26-2

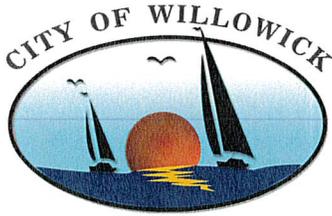
PROPERTY ZONED FOR  
(STATE DISTRICT): Single family

APPLICABLE SECTION OF  
CODIFIED ORDINANCES: 1171.02(c)(d)

VARIANCE SOUGHT: 1171.02(c) 22 sq. ft. for an oversized accessory building.  
1171.02(d) To not anchor on a 4' thick concrete base for a metal accessory building.

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 3-11-26 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2<sup>nd</sup> floor



Item #2.

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

Zhong Chen  
31442 Vine St  
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 31442 Vine St

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.** Accessory building shall be permitted in **all use districts**, provided, however, that such accessory buildings shall be subject to the following rules and regulations governing their location, erection and construction:

**(c) The maximum size of any accessory building shall be 120 square feet** as measured from its external dimensions. The maximum height shall be ten feet.

**(d) Accessory buildings shall have the following flooring and base: (3) Accessory buildings requiring flooring and a base of metal construction shall be anchored on a four-inch thick concrete base.**

Variances Needed : 1) 22 Square Feet for over sized accessory building.

2) Not to anchor on a four inch thick concrete base metal accessory building.

\* Property owner wants to install a 7 ft 8 in. wide by 20 ft long by 7 ft 6 in. high metal accessory building.

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,

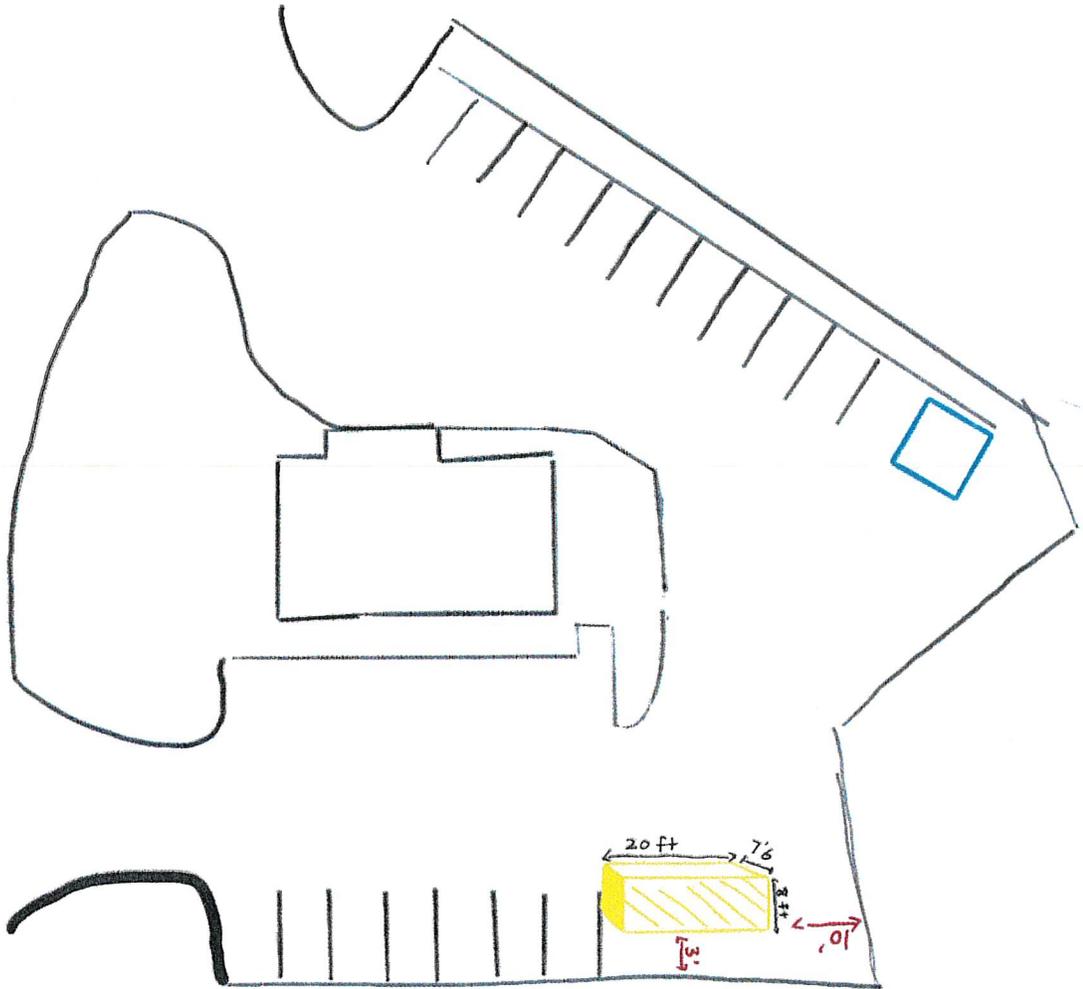
SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

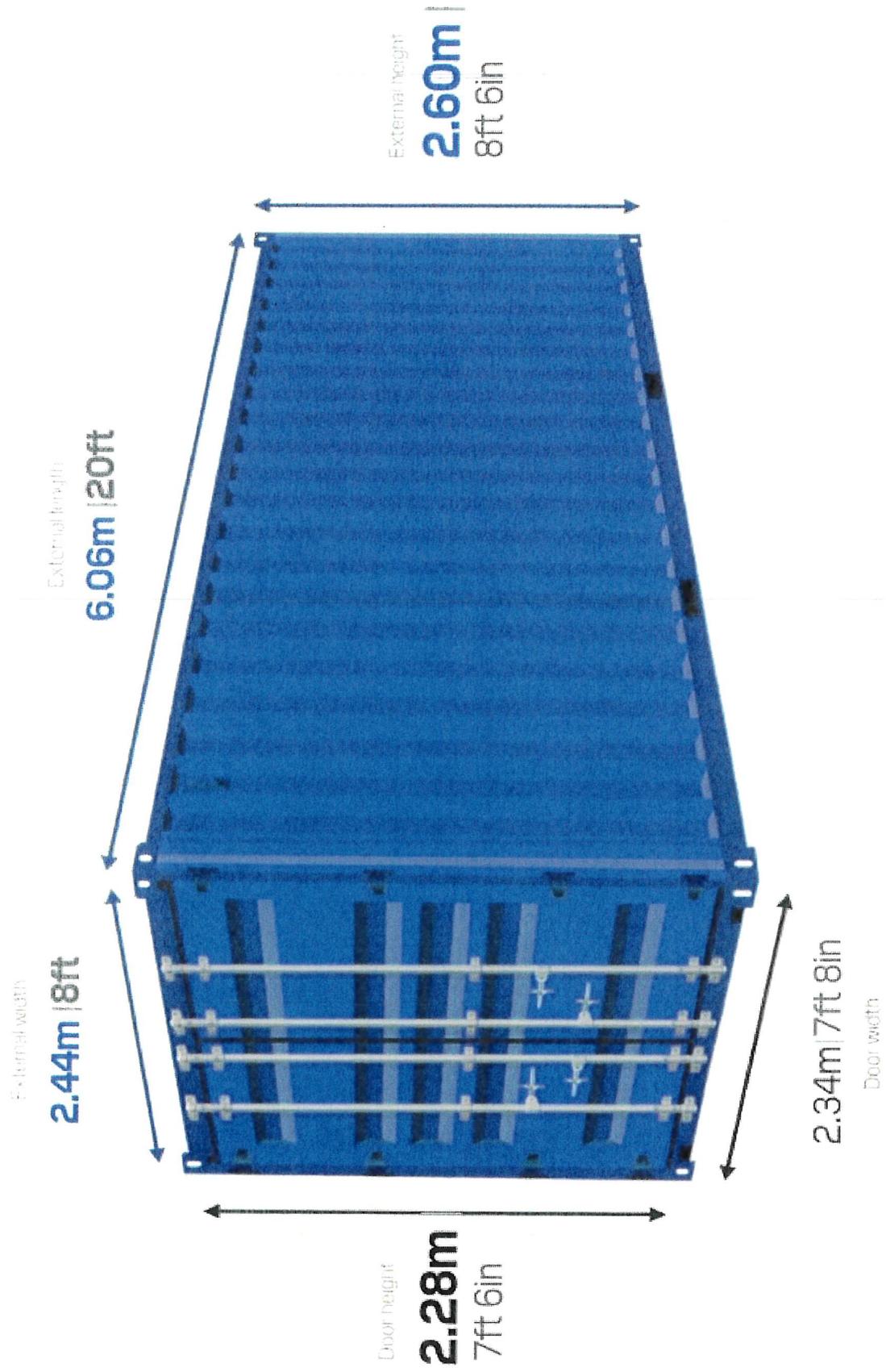
APPLICANTS SIGNATURE

DATE

2-23/20



CHOPSTICKS CUISINE  
31442 Vine St



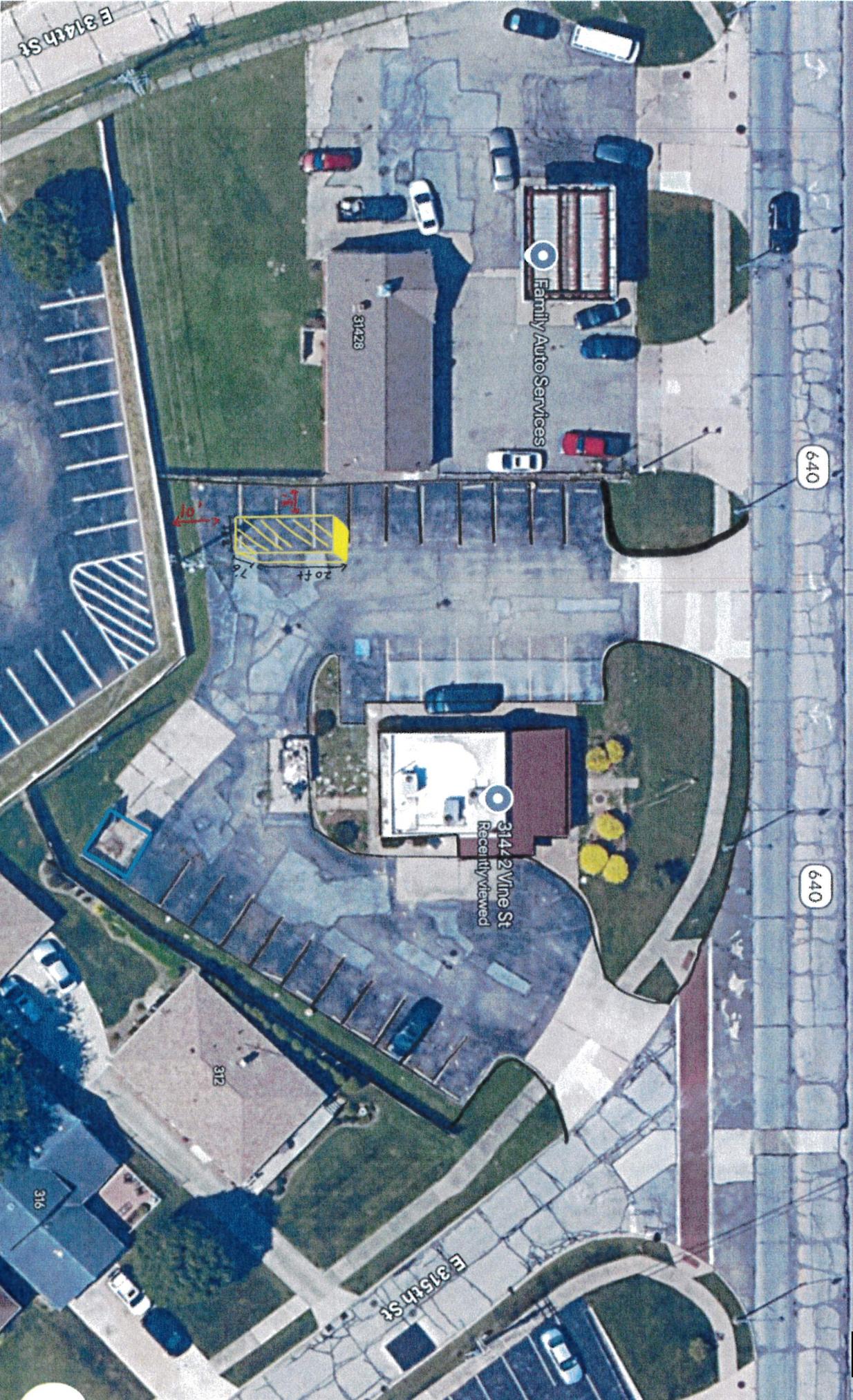
Item #2.

Arch here



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Explore

You

Contribute

Google Maps  
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APPLICATION FOR VARIANCE  
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER: Joe & Brenda Strano

ADDRESS: 31716 Daniel Dr

PHONE: 216-410-6694

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

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

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

**REASON AND JUSTIFICATION FOR REQUEST:**

My wife and I both like to park both cars in the garage summer and winter, and that does not leave much room for house tools (snow-blower, lawn-mower), plus if we are blessed with children (more than 2 we pray) we would need more room for bikes, scooters, cars, etc.)

DATE: 2-25-26 SIGNED: Jesenn Strano  
APPLICANT

**FOR OFFICE USE ONLY**

CASE NO. 26-3

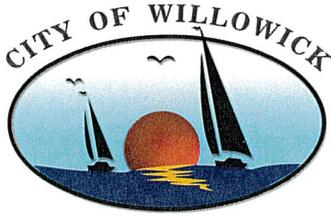
PROPERTY ZONED FOR  
(STATE DISTRICT): single family

APPLICABLE SECTION OF  
CODIFIED ORDINANCES: 1163.07

VARIANCE SOUGHT: To allow a 285 sq ft addition to the detached garage  
To allow proposed location of detached garage  
addition

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

Joe & Brenda Strano  
31716 Daniel Dr  
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 31716 Daniel Dr

DEAR SIR AND / OR MADAM:

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

**1163.07 REAR YARDS.** In a Single Family or Apartment District, every building erected shall have a rear yard. Such rear yard shall not be less than thirty percent of the depth of the lot, but need not be more than forty feet, provided that the rear yard is no less than one-half of the height of the building. Forty percent of the area of such yard may be occupied by a one-story detached garage not more than fifteen feet in height, nor more than 576 square feet as provided in Section 1337.01 of this Code of Ordinance. On a corner lot the rear line of which is identical with the side line of an interior lot, no such detached garage shall be erected within thirty feet of any street line or within three feet of the side or rear lot line, or ten feet from any dwelling or residence structure. No detached garage shall be in excess of one-story unless a subdivision plan provides otherwise. **A detached garage shall be located as determined by the Building Inspector, unless located by the City Board of Zoning Appeals.**

- Variances Needed:
- 1) To allow 285 square feet addition to and existing detached garage
  - 2) To allow proposed location of detached garage addition per site plan submitted.

\* Property owner wants to build an additional 285 sq. ft. off the rear of an existing detached garage that would be a total of 861 sq. ft.

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

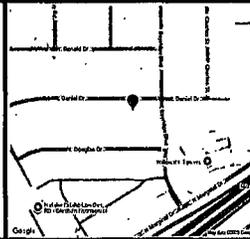
APPLICANTS SIGNATURE

2-25-26

DATE



www.exactalandsurvey.com | office: 866.735.1916 | fax: 866.744.2882



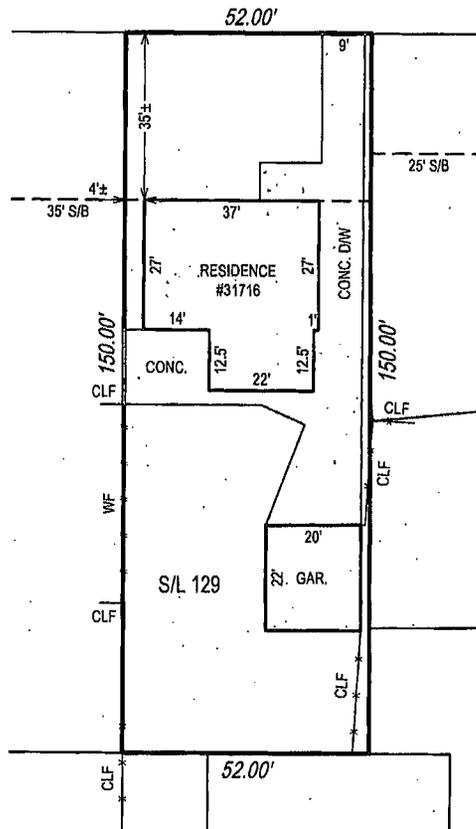
PROPERTY ADDRESS: 31716 DANIEL DRIVE, WILLOWICK, OHIO 44095

SURVEY NUMBER: 2510.6885

2510.6885  
 MORTGAGE LOCATION SURVEY  
 THIS IS NOT A BOUNDARY SURVEY  
 LAKE COUNTY, OHIO

ACKNOWLEDGED & ACCEPTED  
 BY: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 DATE \_\_\_\_\_

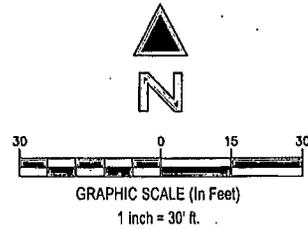
DANIEL DRIVE (50' R/W)



*Brenda Strano*  
 11-12-25

*Joseph Strano*  
 11-12-25

PLEASE NOTE:  
 A BOUNDARY SURVEY IS RECOMMENDED DUE TO  
 ABSENCE OF BOUNDARY MARKERS, PINS AND/OR  
 MONUMENTATION, THE LOCATION OF THE HOUSE IS  
 APPROXIMATE.



<b>POINTS OF INTEREST:</b> NONE VISIBLE			
CLIENT NUMBER: ELS-2025-6002			
BUYER: BRENDA & JOSEPH STRANO		SELLER: PATRICK M. STITTS	
LOT: 129	BLOCK:	PLAT: M	PG: 18
SUBDIVISION: BAYRIDGE SUBDIVISION NO. 6			
COUNTY: LAKE			
CERTIFIED TO: FIRST COMMONWEALTH BANK / INFINITY TITLE SOLUTIONS, LLC			

THIS MORTGAGE LOCATION SURVEY IS PERFORMED IN ACCORDANCE WITH 4733-38 OF THE OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE AND IS ONLY FOR THE USE OF THE MORTGAGE LENDER AND TITLE INSURER. DO NOT USE THIS MORTGAGE LOCATION SURVEY FOR FUTURE CONSTRUCTION OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE(S). THIS DOCUMENT MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT PROPERTY.

FIELD DATE: 10/31/2025

REVISION HISTORY: (REV.1 11/4/2025)



DATE SIGNED: 11/04/25

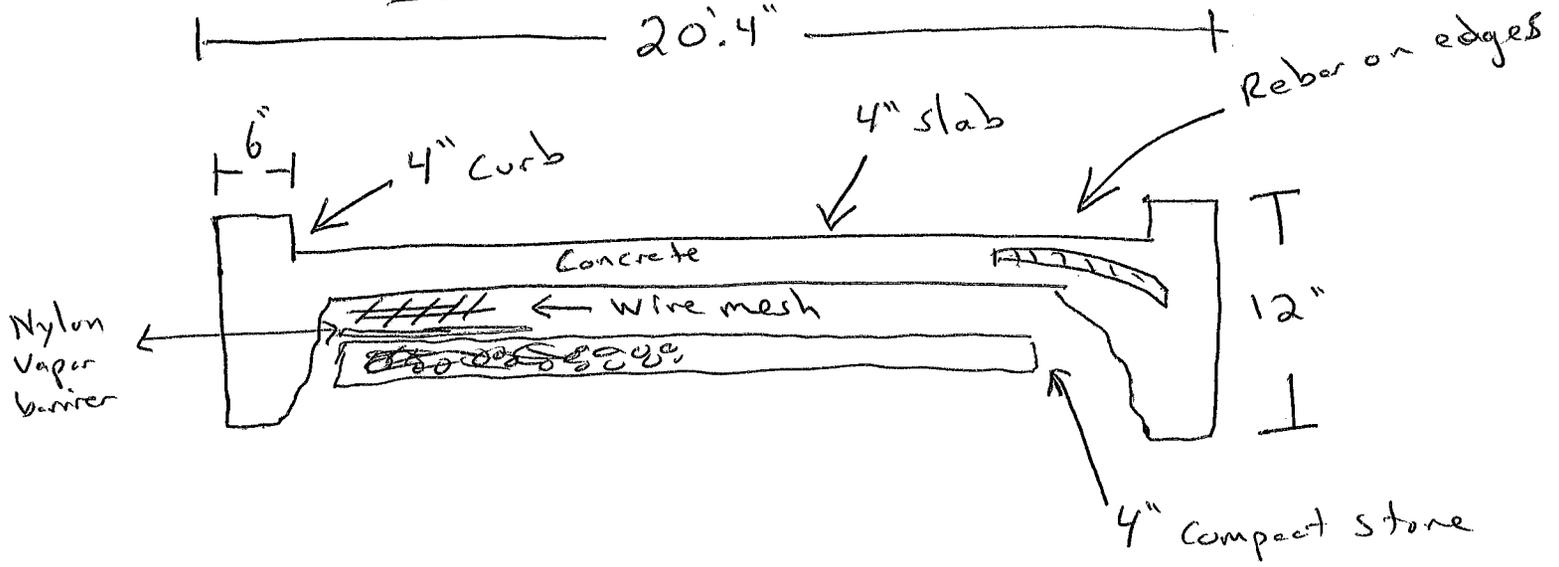


1500 W 3rd St | MZ130  
 Cleveland, OH 44113  
 P: 216.751.9000  
 F: 216.751.9510  
 www.exactasurvey.com

Strano Residence, 31716 Daniel Dr. Willowick, OH  
 \* Marty's \* 431-6694 (440)

Item #2.

Foundation Plan for Garage Extension

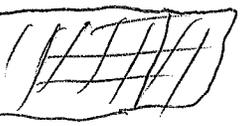
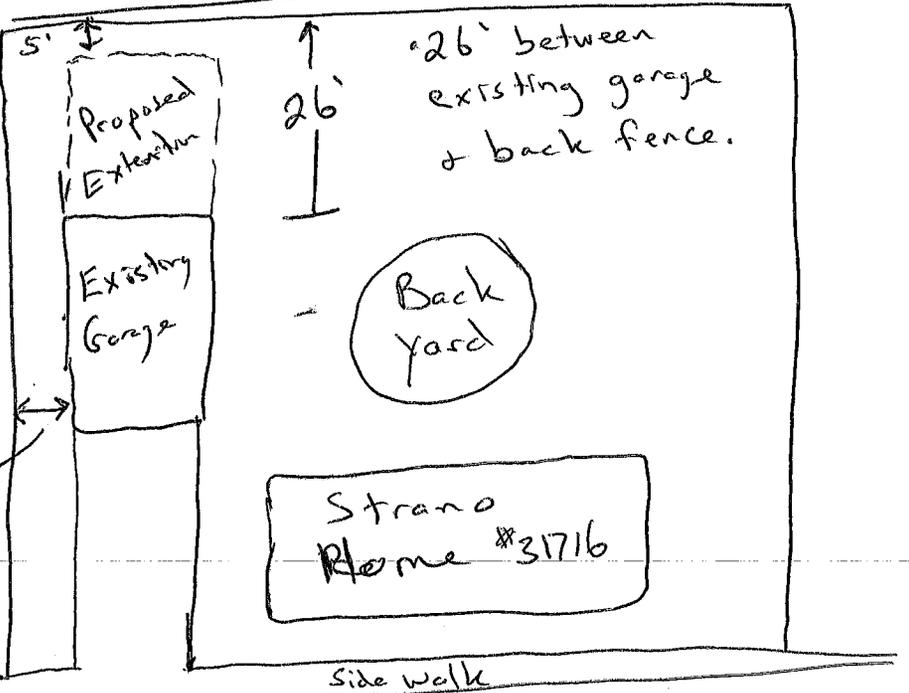


Total House lot Plan

\* 5' - From fence to back of extension

\* Garage Extension is exact size as existing garage.

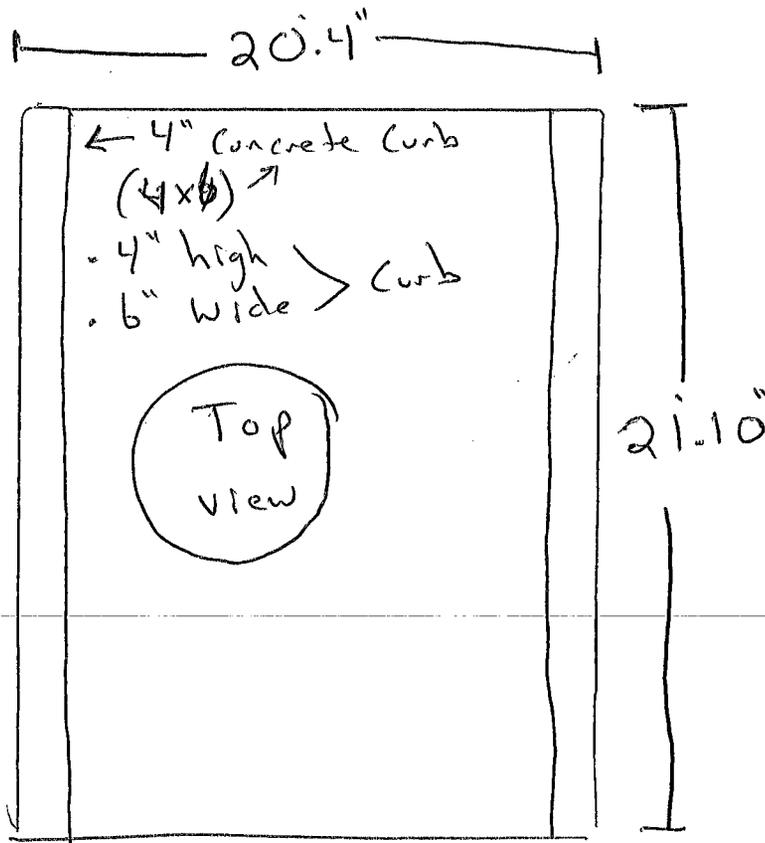
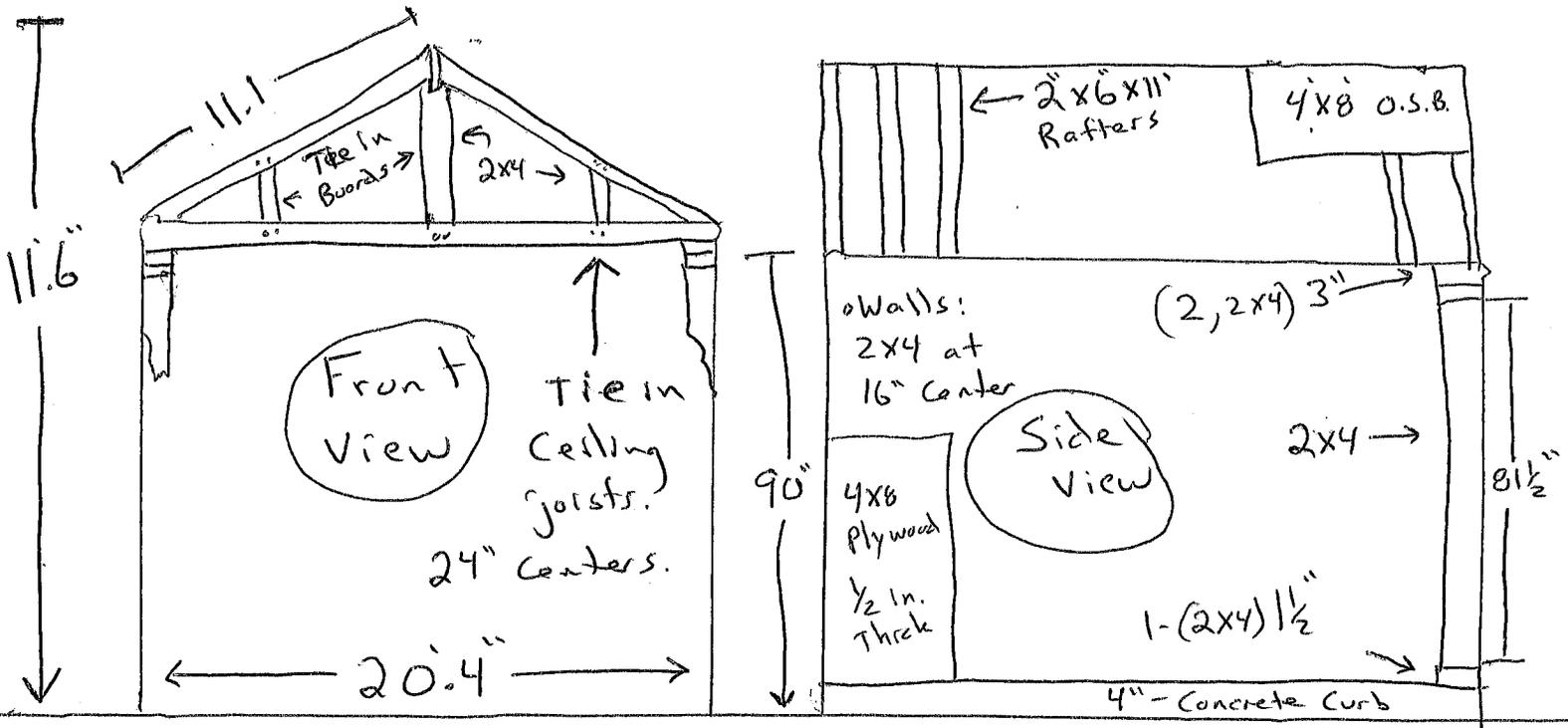
16" between fence & garage.



Street

\* Marty - 440-431-6694

# - Plans for Garage Extension



- Garage finished in Almond colored Dutchlap vinyl siding.
- Gutters & downspouts connected to existing.
- Roofing material: Asphalt shingles.