



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

Wednesday, June 14, 2023 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**

1. Chairman called the meeting to order at 7:30 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**APPROVAL OF MINUTES**

2. **Case 23-5**

Sandy Pinzarroni

29821 Fairway Blvd.

1165.04(c) - solid fencing (6' high solid fencing in the rear yard)

**Case 23-6**

Alex Calarco

460 E. 321 St.

1163.07 - 576 sq. ft. to construct a new garage 1162 sq. ft. (24'x48'). Allowed 576 sq. ft.

**Case 23-7**

Barbara Adoryan

31051 Lakeshore Blvd.

1165.07(a) – Front yard fence non-ornamental 4' in height to enclose an area and to extend 54'  
From front line of house.

**NEW BUSINESS**  
**OLD BUSINESS**  
**ADJOURNMENT**

**File Attachments for Item:**

2. Approval of minutes 5-10-23 Meeting



**City of Willowick  
BOARD OF ZONING APPEALS**

Wednesday, May 10, 2023 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**

Chairman Nick Koudela called the meeting to order at 7:30 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

Chairman Nick Koudela  
BZA Member Phil Yarletts  
BZA Member Debbie Clarke

**ABSENT**

BZAMember Tom Flaisig  
BZA Member Rich Hill

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

**APPROVAL OF MINUTES**

Motion made by BZA Member Clarke, Seconded by BZA Member Yarletts to approve the minutes from the 4-12-23 Meeting.

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

**CASES**

**Case No. 23-4**

Kelly Ward

355 E. 330th St.

1165.07(c)

1 - 46' to extend fence from side of house.

2 - 2' height for a fence.

Kelly Ward appeared before the board.

The secretary sent out neighbor notification forms.

Mr. Koudela asked Ms. Ward to explain her variance request. Ms. Ward stated that she is on the corner of Parkland and E. 330th St. and at the dead-end between Willowick and Eastlake. She stated many people cut through her yard. She has a problem with trash and has used needles thrown in her yard. She has an expensive dog and is afraid to let the dog out in case the dog gets stolen. She stated that it is herself, her 9 year old daughter, and her mother living in the home, and is concerned about safety as she is a nurse and works long hours.

Mr. Yarletts asked if the fence would be 2' past the side door and to the sidewalk. Ms. Ward stated it will be 11' back from the sidewalk. Mr. Yarletts asked what type of fence and if it will tie into the back fence. Ms. Ward said it will be board on board and will tie into the back chain link fence belonging to the neighbor in Eastlake.

There will be no visibility issues backing out of the driveway. Ms. Ward stated it is a circular driveway one section out to Parkland and the other section out to E. 330<sup>th</sup> St.

Motion made by BZA Member Clarke, Seconded by BZA Member Yarletts to grant a variance of 46' to extend a fence from the side of the house in the application of Section 1165.07(c) of the Codified Ordinances of the City of Willowick at 355 E. 330 St.. Discussion: None. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke. Motion carried.

Motion made by BZA Member Clarke, Seconded by BZA Member Yarletts to grant a variance of 2' height for a fence on a corner lot in the application of Section 1165.07(c) of the Codified Ordinances of the City of Willowick at 355 E. 330th St.

Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke. Motion carried.

## **NEW BUSINESS**

None

## **OLD BUSINESS**

None

## **ADJOURNMENT**

Motion made by BZA Member Yarletts, Seconded by BZA Member Clarke to adjourn the meeting. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke

Meeting adjourned at 7:37 p.m.

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

ATTEST:

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