



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.

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 6-12-24

BZA CASES

- [2.](#) Case 24-10 Danielle Tadaj
Case 24-11 Matthew Keough

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

File Attachments for Item:

1. Minutes 6-12-24



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, June 12, 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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

APPROVAL OF MINUTES

1. BZA Minutes 5-8-24

BZA CASES

2. Case No. 24-7 Jaron Campbell
 Case No. 24-8 - Cherilynn Moore
 Case No. 24-9 Jillian Tompkins

Case No. 24-7 Jaron Campbell of 121 E. 291 St.

Mr. Campbell appeared before the board.

The secretary sent out neighbor notification forms.

Mr. Koudela asked Mr. Campbell to explain the reason for the variance request.

Mr. Campbell stated that he has a long single driveway and 3 vehicles, one being a work vehicle. He would like a 2' pad to park a vehicle on.

Mr. Yarletts asked about a tree in the back and how close it is to the driveway. Mr. Campbell said he was unsure. Mr. Yarletts asked if it was close enough to not be able to park a car in the back. Mr. Campbell stated yes it is too close and there is also a fence there.

Ms. Clarke asked if the driveway would look the same size as the neighbors. Mr. Campbell said yes it will look exactly like theirs.

Mr. Hill agrees with Mr. Yarletts that there is no room to park in the back of the driveway.

No audience members for this case.

The motion was made by BZA Member Yarletts and seconded by BZA Member Hill to grant a variance to allow front yard parking in the application of Section 1163.105(a) of the Codified ordinances of the City of Willowick. .

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

Mr. Hill agrees with Mr. Yarletts that there is no room to park in the back of the driveway.

No audience members for this case.

The motion was made by Mr. Yarletts and seconded by Mr. Hill to grant a variance of front yard parking in section 1163.105(a) of the Codified Ordinances.

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

Case No. 24-8 Cherilynn Moore of 168 E. 317 St.

Ms. Moore of 29619 Bruce Dr. property owner appeared before the board.

The secretary sent out neighbor notification forms.

Ms. Moore stated that the woman with her (neighbor) would like to buy the property, but will not buy it unless she can put a shed on it. Ms. Moore said that she lived in the home there with her girls for 30 years, and when she went to sell it she was told the home had to come down which she had to pay for. She has been paying taxes on the property for 16 years, and can't do anything with it.

Ms. Victoria Zajdowicz of 163 E. 317 St. is across the street appeared before the board stating she would like to buy the property if she can put a shed on it, but will not purchase if she is not able to, because she will be in the same situation as the lot is not buildable and taxes have to be paid as well as cutting the grass.

Mr. Koudela asked why she is doing this now as opposed to when she buys the lot. Ms. Zajdowicz stated she would have to buy it first and would not unless the shed is approved. Mr. Koudela asked why she would like to put up the shed if she lives across the street. Ms. Zajdowicz said she has a lot of camping gear such as canoes, kayaks, 3 tents, and a canopy. Most of these items are now in the attic above her garage, but she is getting too old to take them down and put them up.

Ms. Clarke asked Mr. Brennan that If they approve the variance today with the current owner will the new owner have to come back to request the variance again. Mr. Brennan said no they will not. Mr. Koudela reiterated that it would transfer with the property.

Ms. Zajdowicz stated that neighbor Ken Phillips the owner of the property next to the lot said he eventually would like to sell the property and Ms. Zajdowicz would like to purchase at least half of the property and put a house up at that time.

There are no audience members regarding this case.

The motion was made by BZA Member Clarke and seconded by BZA Member Yarletts.

Voting Yea: BZA Member Hill

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

Ms. Zajdowicz asked Mr. Koudela if she can ask why the variance was not approved. Mr. Koudela stated that for him if the lot was next door he may have approved it, but being across the street there are too many variables. Ms. Clarke stated that she feels the same.

Case No. 24-9 Jillian Tompkins of 430 E. 308 St.

Jason Salamone who is also an owner appeared before the board.

The secretary sent out neighbor notification forms.

Jason Salamone who is also the property owner stated that they would like a privacy fence for a pool as there are electrical lines in the area that would be allowed. They have 6 children living in the house one being only 1.5 years old and one 3 year-old. Cars speed by and would like to have a barrier between the road and the yard. They would like a low fence around the corner and front of house as he took down hedges that were hard to maintain and were an eyesore.

Mr. Yarletts asked how many feet inside the sidewalk the fence will be. Mr. Salamone answered 1 to 1.5' off of the sidewalk. Mr. Brennan said that per the site plan submitted the fence will be 5' off throughout the whole corner from the edge of the sidewalk.

Mr. Koudela asked Mr. Salamone if he was aware of this. Mr. Salamone said he is aware that the tree lawn it will be 5' from the sidewalk.

Mr. Koudela asked if the only 6' fence is on the driveway side along Clarmont Rd. with all else being 3' high. Mr. Salamone said yes and the fence will be vinyl.

Mr. Koudela asked Mr. Salamone if there would be any visibility or parking issues. Mr. Salamone said no there is plenty of room.

There was a discussion among Mr. Salamone, Mr. Koudela, and Mr. Brennan regarding the site plan that was submitted.

Motion #1 was made by Mr. Yarletts, Seconded by Ms. Clarke to approve a variance to allow fencing in the left and right side yard in the application of Section 1165.07(b) of the Codified Ordinances of the City of Willowick. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke, BZA Member Hill. Motion **carried**.

Motion #2 was made by Mr. Yarletts and seconded by Mr. Hill to grant a variance of 6' to extend a fence from the house in the application of Section 1165.07(c). Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke, BZA Member Hill. Motion **carried**.

Motion #3 was made by Mr. Yarletts and seconded by Ms. Clarke to grant a variance of 2' height for a fence on a corner not in the application of Section 1165.07(c) of the Codified Ordinances of the City of Willowick. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke, BZA Member Hill. Motion **carried**.

Motion #4 was made by Mr. Yarletts and seconded by Ms. Clarke to grant a variance of 3' high for a fence in the front yard in the application of Section 1165.07(a) of the codified ordinances of the City of Willowick. Voting Yea: Chairman Koudela, BZA Member Yarletts, BZA Member Clarke
Voting Nay: BZA Member Hill. Motion **carried**.

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

The motion was made by Ms. Clarke and seconded by Mr. Hill.

Voting Yea: Chairman Koudela, Mr. Yarletts, Ms. Clarke, Mr. Hill

Meeting adjourned at 8:00 p.m.

Nick Koudela, Chairman

ATTEST

Jennifer Quinn, Secretary

File Attachments for Item:

2. Case 24-10 Danielle Tadj

Case 24-11 Matthew Keough

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER: Matthew Keough
ADDRESS: 491 E. 327 St
PHONE: ~~330-780-6952~~ 440-227-5151

NAME OF APPLICANT IF DIFFERENT FROM OWNER: Duane Schreiner
ADDRESS: 1635 Wood Rd Cleve Hts 44121
PHONE: 330-780-6952

REASON AND JUSTIFICATION FOR REQUEST:

Code says any dwelling or structure should be 10' away from another structure. We would like to build garage in same footprint. Existing garage is 22'x20'. We are going to build 22x20. Existing garage is 6' away from structure now. we would like a variance for additional 4'. Thank you
Duane

DATE: 6-28-24 SIGNED: APPLICANT

FOR OFFICE USE ONLY

CASE NO. 24-11

PROPERTY ZONED FOR (STATE DISTRICT): Single Family

APPLICABLE SECTION OF CODIFIED ORDINANCES: 1163.07

VARIANCE SOUGHT: 4' to install new garage 6' away from neighbor's garage. 10' is required.

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 7-10-24 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor

14



Item #2.

BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Mathew Keough
491 East 327 St
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 491 East 327 St

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**.

Variance Needed

- 1) 4 foot.

Note: Home owner wants to install a new detached garage 6 feet away from neighbors garage. 10 foot distance needed.

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

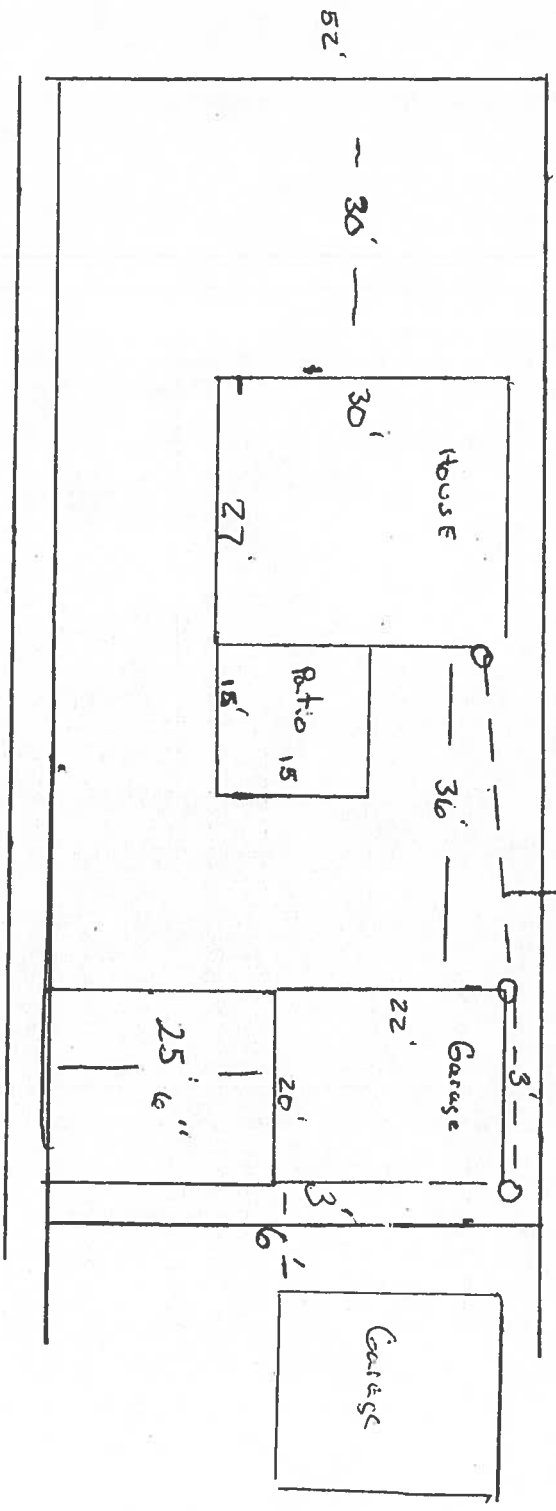
APPLICANTS SIGNATURE

6/26/2024

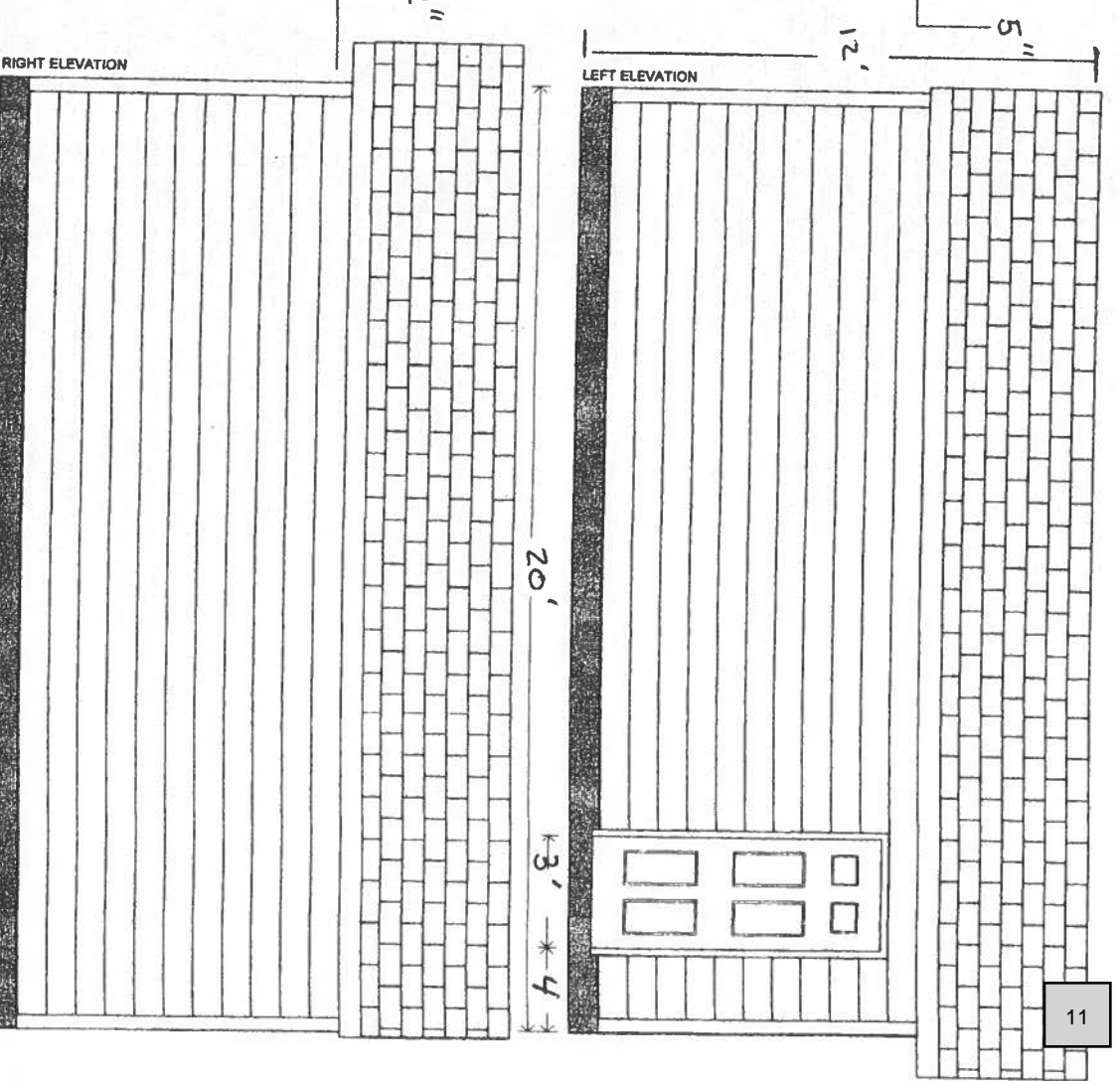
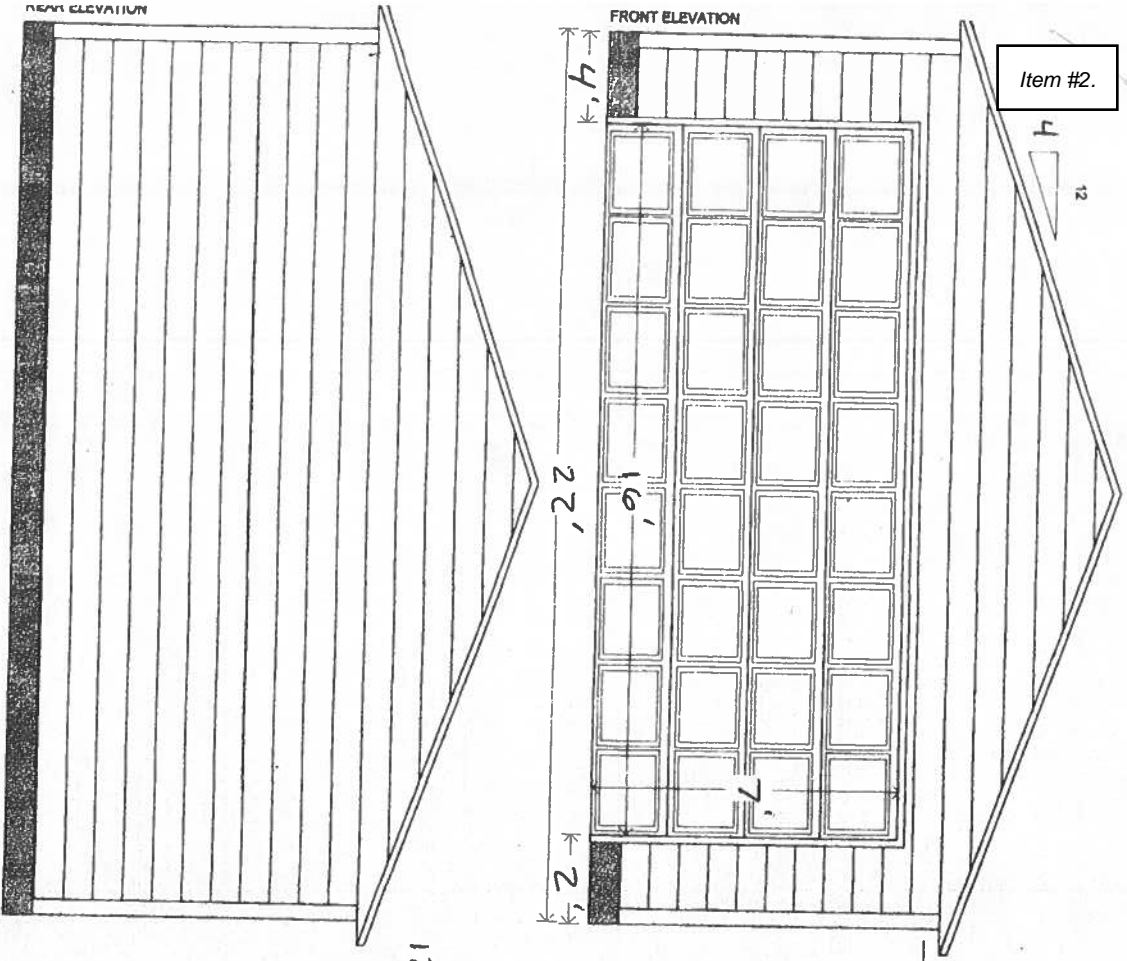
DATE

Mathews + Joyce Keough
491 E 327th St
Willouick 44095
440-227-5151

4" PVC Garage Gutter Discharged to Home



Item #2.



MICHAEL GERSON
 DBA SHANNONWOOD HOMES LLC.
 1635 WOOD RD.
 CLEVELAND HEIGHTS, OHIO 44121
 216-215-2319

22 X 20 GABLE GARAGE
 1/12 ROOF PITCH
 SCALE: 1/4" = 1'-0"

HOMEOwner
 Mathew + Joyce Keough
 491 E 327th
 W. Warwick 44095
 440-227-5151

SPECIFICATIONS

SIDING: Vinyle white

TRIM: Aluminum white

OH DOOR: 16x7' white

GUTTERS & DS: 5"

DISCHARGED TO: Storm

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER:

Danielle Tadj

ADDRESS

28507 Lake Shore Blvd

PHONE:

440-862-8311

NAME OF APPLICANT
IF DIFFERENT FROM OWNER:

FIUCCI BUILDS LLC. ALESSANDRO FIUCCI

ADDRESS:

PO BOX 494 CHESTERLAND OH 44026

PHONE:

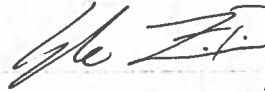
440-313-8931

REASON AND JUSTIFICATION FOR REQUEST:

THE HOMEOWNER NEEDS TO EXTEND THE WIDTH OF THE DRIVEWAY FOR MOBILITY AROUND
CARS IN THE DRIVEWAY AS THE MAIN STREET IT IS OFF OF IS A BUSY COMMUTE
ROAD AND THE RESIDENTS OF THE HOME WORK DIFFERENT SHIFTS.

DATE: 06-26-2024

SIGNED:



APPLICANT

FOR OFFICE USE ONLY

CASE NO.

24-10

PROPERTY ZONED FOR
(STATE DISTRICT):

single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

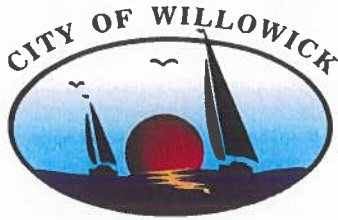
1163.105(a)

VARIANCE SOUGHT:

Front yard parking - homeowner wants to
extend his driveway 9' into front yard to park cars

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 7/10/24 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor



Item #2.

BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Danielle Tada
28507 Lake Shore Blvd
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 28507 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 install a driveway to park a cars in the front yard.

Note: Home owner wants to extend his driveway into the front yard 9 feet.

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

06-26-2024

DATE

28507 LAKE SHORE BLVD
WILLOWICK OH. 44095

Item #2.

HOUSE

EXISTING
DRIVE WAY

9 FT

DRIVE WAY
EXTENSION



64 FT

576 Φ

621 TOTAL Φ

4-6 IN COMPACTED BASE

4 IN CONCRETE PAD

6 IN APRON PAD



SIDE WALK

4559 FT

APRON
EXTENSION



5 FT

EXISTING CURB
TO BE CUT DOWN

9 FT