



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, October 08, 2025 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.](#) BZA Minutes - September 10th, 2025

BZA CASES

- [2.](#) BZA Case 25-13 - Rick Marucci

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

File Attachments for Item:

1. BZA Minutes - September 10th, 2025



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, September 10, 2025 at 6:30 PM
 City Council Chambers

ADA NOTICE

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MINUTES

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

BZA Member Phil Yarletts
 BZA Member Debbie Clarke
 BZA Member Rich Hill

ABSENT

Chairman Nick Koudela
 BZA Member Tom Flaisig

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

The Acting Chairman swore in applicants and audience members who will be speaking before the board.

APPROVAL OF MINUTES

1. Minutes 8-13-25

BZA CASES

Case 21-13 - Rick Marucci 32900 Lakeland Blvd.

Motion made by BZA Member Clarke, Seconded by BZA Member Hill to table the case due to no representative or property owner in attendance, Seconded by BZA Member Hill.

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

Case No. 21-14 Ken Allen 151 E. 293 St. (vacant lot)

Mr. Allen appeared before the board.

Neighbor Notification Forms were mailed.

The variance request of 1150 sq. ft. to build a home on a lot that is 6350 sq. ft. is due to the lot not being large enough to build a single family home.

Mr. Yarletts inquired about voting for a variance for property that the appellant doesn't own.

Councilman McFarland stated he is aware that the appellant and the owner have an agreement based on the outcome of the variance request.

Erikka Robinson of 155 E. 293 St. and another neighbor voiced their concerns and objections. They wanted to purchase the lot and was told it was not for sale and that the lot was not buildable. It was explained that though it is not a buildable lot the owner has the right to appeal which is why Mr. Allen is in attendance tonight. They are worried the house will encroach on their property. Mr. Allen stated they can have a survey done of their property if they would like.

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

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

Case No. 21-15 Paul Roos 32618 Lake Shore Blvd.

Request for variance to allow a driveway extension to park a vehicle.

Neighbor Notification Forms were mailed.

Paul Roos appeared before the board

Neighbor Notification Forms were mailed.

Reason for the request is to allow an extension to be able to park and turn around so they don't have to back out of the driveway on a busy street.

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

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

Case No. 25-16 LN4B Holdings LLC 164 E. 317 St.

A representative appeared before the board.

Neighbor Notification Forms were mailed.

Reason for the request is that the lot next door has a shed, and it belongs to the owner across the street. This will keep pets and possible children off of the lot.

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

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

2.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

Motion by BZA Member Hill, seconded by BZA Member Hill to adjourn the meeting.

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

Meeting adjourned at 7:23 pm

Nick Koudela, Chairman

ATTEST:

Jennifer Quinn, Secretary

File Attachments for Item:

2. BZA Case 25-13 - Rick Marucci

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #2.

NAME OF PROPERTY OWNER:

Rick Marucci

ADDRESS:

32900 Lakeland Blvd

PHONE:

440-585-5757

NAME OF APPLICANT

IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

Tabled

REASON AND JUSTIFICATION FOR REQUEST:

* see attached email *

DATE:

8/19/25

SIGNED:

[Signature]

APPLICANT

FOR OFFICE USE ONLY

CASE NO.

25-13

PROPERTY ZONED FOR
(STATE DISTRICT):

Industrial District

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

1163.13 (d)

VARIANCE SOUGHT:

To allow a new gravel/loose aggregate parking 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 9-10-25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor

Sean Brennan

From: Kevin Hoffman <KevinH@Polaris-es.com>
Sent: Tuesday, August 19, 2025 11:22 AM
To: Sean Brennan
Cc: Jennifer Quinn; Heather Boling; steve@zelkobuilding.com; Rick Marucci (rickm@lakecountysewer.com); Tim McLaughlin
Subject: RE: Lake County Sewer Building Addition
Attachments: SKM_C36825081810350.pdf; 1995 Site Plan.pdf; 1990 Site Plan.pdf; 1988 Site Plan.pdf

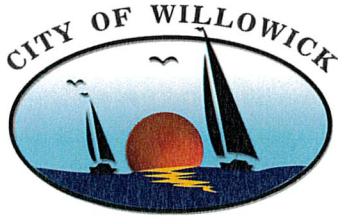
Sean,

Thanks for taking my call just now. As discussed, Mr. Marucci would like to appeal Section 1116.13(a) of the codified ordinances requiring the lot to be paved. The justification for this variance is that the site was previously approved showing stone parking as shown on the attached previously approved site plans (attached). It should also be noted the 1995 site plan approved after the January 1st 1995 dated indicated in section 1116.13(d). Also, the additional land that was purchased from Kurtz Brothers last year has historically existed as a non-paved workyard, as such we believe there is justification there as well for a variance for that property which will be re-graded and stone to match the existing lot.

As discussed, we'll have someone from Mr. Marucci's office deliver a check for \$150 the building department for the fee for the appeal. The BZA meeting will be on 9/10, and then it will be heard at council on 9/16 at which we will have a representative at both of those meetings. I'll touch base with Mr. McLaughlin in the meantime regarding Stormwater/SWP3 comments.

Thanks,

Kevin Hoffman, P.E., CPESC
POLARIS ENGINEERING + SURVEYING
34600 CHARDON ROAD | SUITE - D | WILLOUGHBY HILLS OH 44094
Direct: 440.346.2479
Office: 440-944-4433 x102
Cell: 419.902.9524



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Rick Marucci
615 Carrington Ct
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 32900 Lakeland Blvd.

DEAR SIR AND / OR MADAM:

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

1163.13 CONDITIONS OF PARKING AREAS. (d) The requirements of this section shall apply to all new driveways and parking areas installed or constructed on or after January 1, 1995. Gravel/loose aggregate for driveway/parking area is strictly prohibited.

Variance Needed : 1) To allow a new gravel / loose aggregate parking lot.

* Property owner wants to install a gravel / loose aggregate parking 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 6:30 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

8/17/25

DATE



