



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, July 09, 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.](#)

2. Approve minutes from the June 11, 2025 Meeting.

BZA CASES

[3.](#) Case No. 25-11

Alan Jones

29524 Bruce Dr.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

File Attachments for Item:

1.



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

Wednesday, June 11, 2025 at 6:30 PM
City Council Chambers

ADA NOTICE

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MINUTES

CALL MEETING TO ORDER

Chairman Koudela called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Nick Koudela
BZA Member Phil Yarletts
BZAMember Tom Flaisig
BZA Member Rich Hill

ABSENT

BZA Member Debbie Clarke

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

Chairman Koudela swore in applicant's and audience members giving testimony.

APPROVAL OF MINUTES

Motion made by BZA Member Yarletts to approve the minutes from the May 14, 2025, meeting,
Seconded by BZA Member Hill.

Voting Yea: Chairman Koudela, BZA Member Flaisig, BZA Member Hill

Voting Abstaining: BZA Member Yarletts

1. Minutes May 14, 2025 Meeting

BZA CASES

2. Case 25-8 Jane Schwarzwaldner 296 Lakewick Ln.
Case 25-9 Marty Connell 111 Larimar Dr.
Case 25-10 Andy Balazs 190 Larimar Dr.

Case No. 25-9

Jane Schwarzwaldner

296 Lakewick Ln.

A representative from Lifelong Electric appeared before the board.

Neighbor notification forms were mailed to all abutting properties.

The proposed generator location is the only place the generator can go, and be behind the house.

The photos attached to the case of the install, show that it doesn't protrude out beyond what appears to be a fireplace on the side of the house, which hides the view from the front.

The measurements to the back yard is 20' to front yard/fire hydrant 82', and to neighbor's property/fence is 7' to the house and 14' past the side door of the house.

Motion #1 by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance to place a generator in the side yard in the application of Section 1167.01(c)(i) of the codified ordinances at 296 Lakewick Ln. Discussion: None. Vote: Flaisig, Hill and Yarletts Ayes. Koudela Nay. Motion carried.

Motion #2 by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance of 7' from the side property line or 20' from the rear property line in the application of Section 1167.01(c)(ii) of the codified ordinances at 296 Lakewick Ln. Discussion: None. Vote: Flaisig, Hill and Yarletts Ayes. Koudela Nay. Motion carried.

Motion #3 by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance of 1' to place a generator 14' from the neighbor's residence in the application of Section 1167.01(c)(iii) of the codified ordinances at 296 Lakewick Ln. Discussion None. Vote: Flaisig and Yarletts Ayes. Koudela and Hill Nays. Motion failed.

Case 25-10

Marty Connell

111 Larimar Dr.

Marty Connell appeared before the board.

Neighbor notification forms were mailed out to abutting properties.

Mr. Connell's reason for the variance requests is that the generator fumes would blow into the lower level when the patio door is open.

There are two other 3-story units that have their generators in the same proposed location.

Motion #1 by Mr. Yarletts, Seconded by Mr. Hill to grant a variance to place a generator in the side yard in the application of Section 1167.01(c)(i) of the codified ordinances at 111 Larimar Dr. Discussion: None. Vote: Flaisig, Hill and Yarletts Ayes. Koudela Nay. Motion carried.

Motion #2 by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance of 3' from the side property line or 29' from the rear property line in the application of Section 1167.01(c)(ii) of the codified ordinances at 111 Larimar Dr. Discussion: None. Vote: Flaisig, Hill and Yarletts Ayes. Koudela Nay. Motion carried.

Motion #3 by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance of 6' to place a generator 9' from the neighbor's residence in the application of Section 1167.01(c)(iii) of the codified ordinances at 111 Larimar Dr.. Discussion None. Vote: Flaisig and Yarletts Ayes. Koudela and Hill Nays. Motion failed.

Case No. 25-10

Andy Balazs

190 Larimar Dr.

Andy Balazs appeared before the board.

Neighbor notification forms were mailed to all abutting properties.

Mr. Balazs' reason for the variance requests is because space is limited in the rear of the home. Other generators in the HOA are on the side and his unit was approved by the HOA.

Motion #1 by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance to place a generator in the side yard in the application of Section 1167.01(c)(i) of the codified ordinances at 190 Larimar Dr. Discussion: None. Vote: Flaisig, Hill and Yarletts Ayes. Koudela Nay. Motion carried.

Motion #2 by Mr. Flaisig, Seconded by Mr. Hill to grant a variance of 2' 6" from the side property line or 19' from the rear property line in the application of Section 1167.01(c)(ii) of the codified ordinances at 190 Larimar Dr. Discussion: None. Vote: Flaisig, Hill and Yarletts Ayes. Koudela Nay. Motion carried.

Motion #3 by Mr. Flaisig Seconded by Mr. Yarletts to grant a variance of 6' 6" to place a generator 8' 6" from the neighbor's residence in the application of Section 1167.01(c)(iii) of the codified ordinances at 190 Larimar Dr. Discussion None. Vote: Flaisig and Yarletts Ayes. Koudela and Hill Nays. Motion failed.

NEW BUSINESS- none

OLD BUSINESS-none

ADJOURNMENT

Motion by Mr. Yarletts, Seconded by Mr. Hill to adjourn the meeting. Discussion: None. Vote: All ayes. Motion carried.

Meeting adjourned at 6:55 p.m.

Nick Koudela, Chairman

Attest:

Jennifer Quinn, Secretary

File Attachments for Item:

3. Case No. 25-11

Alan Jones

29524 Bruce Dr.

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

Item #3.

NAME OF PROPERTY OWNER:

Alan Jones

ADDRESS:

29524 Bruce Dr.

PHONE:

216-789-5693

NAME OF APPLICANT

IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

windows/shoing door in the way. Removed
& replaced from the original spot

DATE: SIGNED:

APPLICANT

FOR OFFICE USE ONLY

CASE NO. 25-11

PROPERTY ZONED FOR
(STATE DISTRICT):

Single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

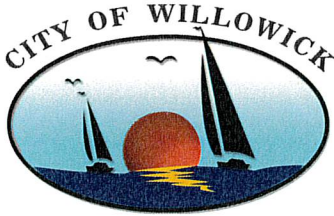
1167.01(c)(i)(ii)

VARIANCE SOUGHT:

1167.01(c)(i) - Place a/c unit in the sideyard
1167.01(c)(ii) - Place a/c unit 6' 10" from the side property line
or 7' 6" from the rear 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.

Meeting 6:30 pm 7/9/25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Alan Jones

29524 Bruce Dr

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 29524 Bruce Dr

DEAR SIR AND / OR MADAM:

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

1167.01 DEFINED; PERMITS; LOCATION; INSPECTION. (c) In a Single Family or Multi Family District no unit shall be installed, placed or set (i) within a side or front yard; (ii) determination of the number of feet within any side or rear lot line will be at the discretion of the Board of Zoning Appeals; (iii) within fifteen feet of any residence other than the one being served by such air conditioning unit.

Variances Needed :

- 1) To place a Air Conditioner in the side yard.
- 2) To place a Air Conditioner 6 feet 10 Inches from the side property line or 71 feet 6 Inches from the rear property line.

* Contractor install a Air Conditioner in the side yard without permit approval.

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,

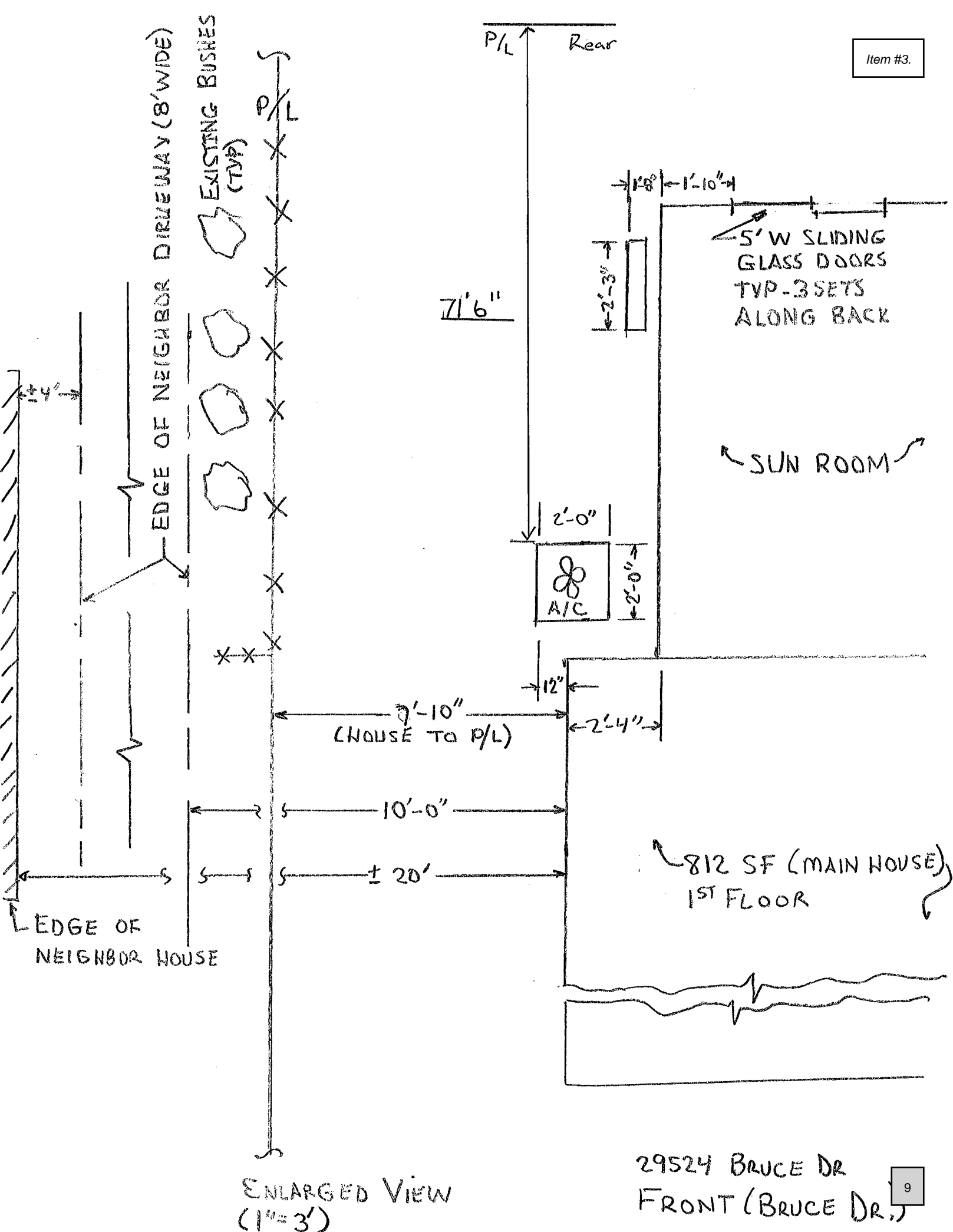
SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

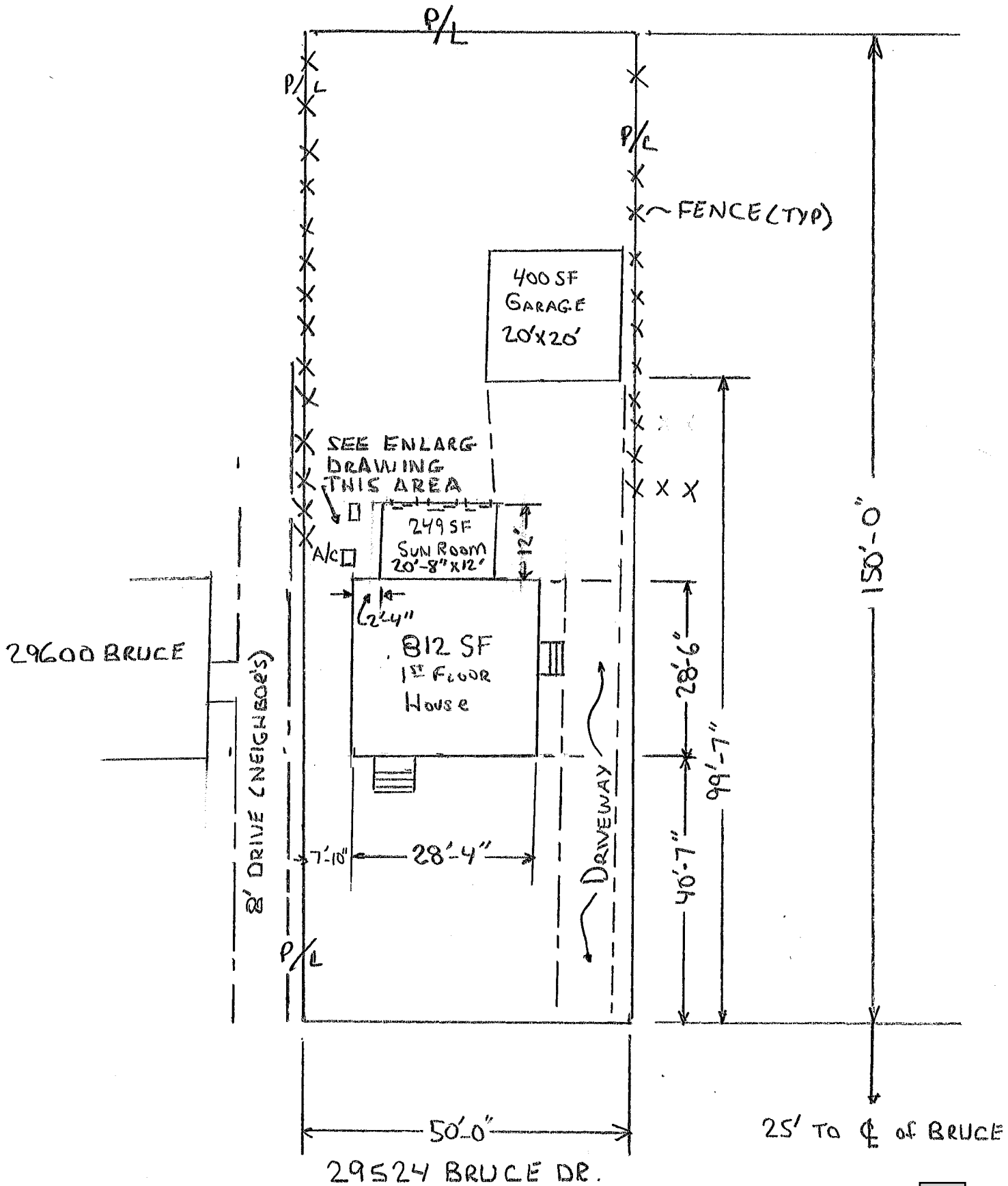
APPLICANTS SIGNATURE

6.16.2025

DATE



P/L = PROPERTY LINE



1" = 20'

PERM. PARCEL # 28A041E000460



29524 Bruce Drive