



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, May 14, 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.](#) Minutes April 9, 2025 Meeting

BZA CASES

- [2.](#) Case no. 25-5 Edward Rogers 28534 Parkwood Dr.
Case no. 25-6 Scott Skrjanc 488 E. 321st St.
Case no. 25-7 Lifetime Value LLC/Geoffrey Bennett 31809 Vine St.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

File Attachments for Item:

1.



City of Willowick
BOARD OF ZONING APPEALS

Wednesday, April 09, 2025 at 7:30 PM
City Council Chambers

ADA NOTICE

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MINUTES

THE CHAIRMAN CALLED THE MEETING TO ORDER AT 7:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Nick Koudela
BZA Member Phil Yarleets
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. Board of Zoning Appeals minutes from November 13, 2024 and March 12, 2025

Motion made by BZA Member Yarleets, Seconded by BZA Member Flaisig to approve the minutes of the November 13, 2024 and March 12, 2025 Board of Zoning Appeals Meetings.
Voting Yea: Chairman Koudela, BZA Member Yarleets, BZA Member Flaisig, BZA Member Clarke. Motion carried.

BZA CASES

2. Case No. 25-4

Victoria Zajdowicz
168 E. 317th St.
Case No. 25-4
Victoria Zajdowicz
168 E. 317th St.

Ms. Zajodwicz appeared before the board.

Neighbor notifications were sent out to all abutting neighbors.

Ms. Zajdowicz of 168 E. 317th St. owns the lot at 164 E. 317th St. She had a survey done and actually owns part of the neighbors driveway who are trying to sell the home. She is trying to do a lot split and sell 5' of the lot so the neighbors can sell the property and park in the driveway.

Chairman Koudela asked Ms. Zajdowicz how old the concrete driveway is. She said it's been there at least since 1997 that she knows of.

Mr. Yarletts asked if she owns subplot 41 as he's trying to get an idea on the drawing. Mr. Koudela said no she owns subplot 39. He said she is trying to make subplot 39 smaller and subplot 40 larger.

Mr. Koudela asked her how long she's owned the property. She said about 6 or 7 months.

Mr. Flaisig asked if any neighbor notifications were returned. Mr. Koudela stated not that he is aware of.

Mr. Koudela said you can see where every single parcel on the street is the same and now they're going to butcher it up.

Mr. Yarletts said the lots are already undersized by city requirements.

Ms. Zajdowicz said that if she is denied the variance the owners of the house next door will not be able to sell it because they can't park in the street and wont be able to use the driveway because she owns part of it. She said they bought it tried to do a quick fix up and flip and didn't do enough research which was a mistake.

Mr. Koudela said this is her third time before the board with problem after problem, and she knew this was coming.

Mr. Koudela asked why the property owners are not in attendance tonight. Ms. Zajdowicz said they reside in Texas.

Motion #1 made by BZA Member Yarletts, Seconded by BZA Member Clarke to grant a variance to approve a lot split not in compliance with ordinance 1139.01.

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

Motion #2 made by BZA Member Yarletts, Seconded by BZA Member Clarke to grant a variance to approve a lot split not in compliance with ordinance 1139.03.

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

Mr. Koudela stated that the variance request was denied by the Board of Zoning Appeals but is sure City Council will overturn it at that meeting.

NEW BUSINESS

3. Changing the time of the BZA Meetings to 6:30 p.m.

OLD BUSINESS

ADJOURNMENT

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

Voting Yea: Chairman Koudela, BZA Member Yarlepps, BZA Member Flaisig, BZA Member Clarke.

Motion carried.

Meeting adjourned at 7:51 p.m.

Nick Koudela, Chairman

ATTEST:

Jennifer Quinn, Secretary

File Attachments for Item:

2.

**APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS**

Item #2.

NAME OF PROPERTY OWNER: Edward Rodgers

ADDRESS: 28534 Parkwood Dr.

PHONE: 216-215-2814

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____

ADDRESS: _____

PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:

We are looking to fence the front yard because we don't have a backdoor that lets out into the backyard, we have a shared driveway so we can't run a fence from the side door and the backyard is too small for our pup

DATE: 4-11-25

SIGNED: _____

APPLICANT

FOR OFFICE USE ONLY

CASE NO. 25-5

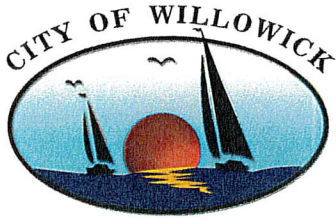
PROPERTY ZONED FOR
(STATE DISTRICT): Single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES: 1165.07(a) (d)

VARIANCE SOUGHT: 1165.07(a) 1-enclose front yard with ornamental fence that is 40" in height.
2-allow an ornamental fence to extend 27' from the front line of the building.
3-allow an ornamental fence to be placed 39' in length & width in front lawn area.
1165.07(d) 4-to allow an ornamental fence to be 2' from the public sidewalk.

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 5/14/25 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

Edward Rodgers

28534 Parkwood

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 28534 Parkwood

DEAR SIR AND / OR MADAM:

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

1165.07 FENCES IN FRONT YARDS, SIDE YARDS AND ON CORNER LOTS; PROXIMITY TO SIDEWALKS. (a) No fence shall be allowed in a front yard, except an ornamental fence in the **Single Family**, Multi Family, Mixed Use, Apartment, Retail and Industrial Districts. "Ornamental fence" means a continuous structure or device intended primarily for ornamentation and not for enclosing an area, to be no more than three and one-half feet in height, running from front corner to front corner of the house, consisting of a post or posts interconnected by a top rail and one center rail and connected between the top rails and center rails with all types of material so as to emit air through eighty percent of the area of the fence, and which is situated in its entirety **within twelve feet of the front line of a building** or the ground level projection thereof, and between lines constituting the forward extension of lines of the sidewalk/ foundations of such building, **or at the corners of a lot, so long as it does not exceed in length and width twenty-five percent of the frontal length of the lawn area and side length to the residence, respectively, and tapering from the corner to a height of one foot or less at its end.** No ornamental fence shall be permitted at any other location in a front yard.

(d) In no circumstances shall any fence be permitted closer than four feet to a public sidewalk, except a corner front yard "ornamental" fence, which shall be no closer than one foot to a public sidewalk. s at its end.

Variances Needed: 1) Enclosing the front yard with an ornamental fence that is 40 inches in height. 2) To allow a ornamental fence to extend 27 feet from the front line of the building. 3) To allow an ornamental fence to be placed 39 feet in length and width in the front lawn area. 4) To allow a ornamental fence to be 2 feet from the public sidewalk.

* Home owner wants to install a 40 inch high ornamental fence in the front yard that extends 39 feet from main building and 39 feet in width 2 feet from the sidewalk.

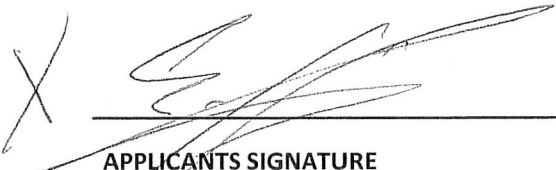
IF YOU WISH TO APPEAL THIS RULING, AN APPLICATION FOR THE BOARD OF ZONING APPEALS CAN BE OBTAINED AT THE WILLOWICK BUILDING DEPARTMENT. THE BOARD OF ZONING APPEALS MEETS THE SECOND WEDNESDAY OF EVERY MONTH AT CITY HALL, 30435 LAKE SHORE BLVD. , UPSTAIRS IN COUNCIL CHAMBERS AT 7:30 PM. APPLICATIONS MUST 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,

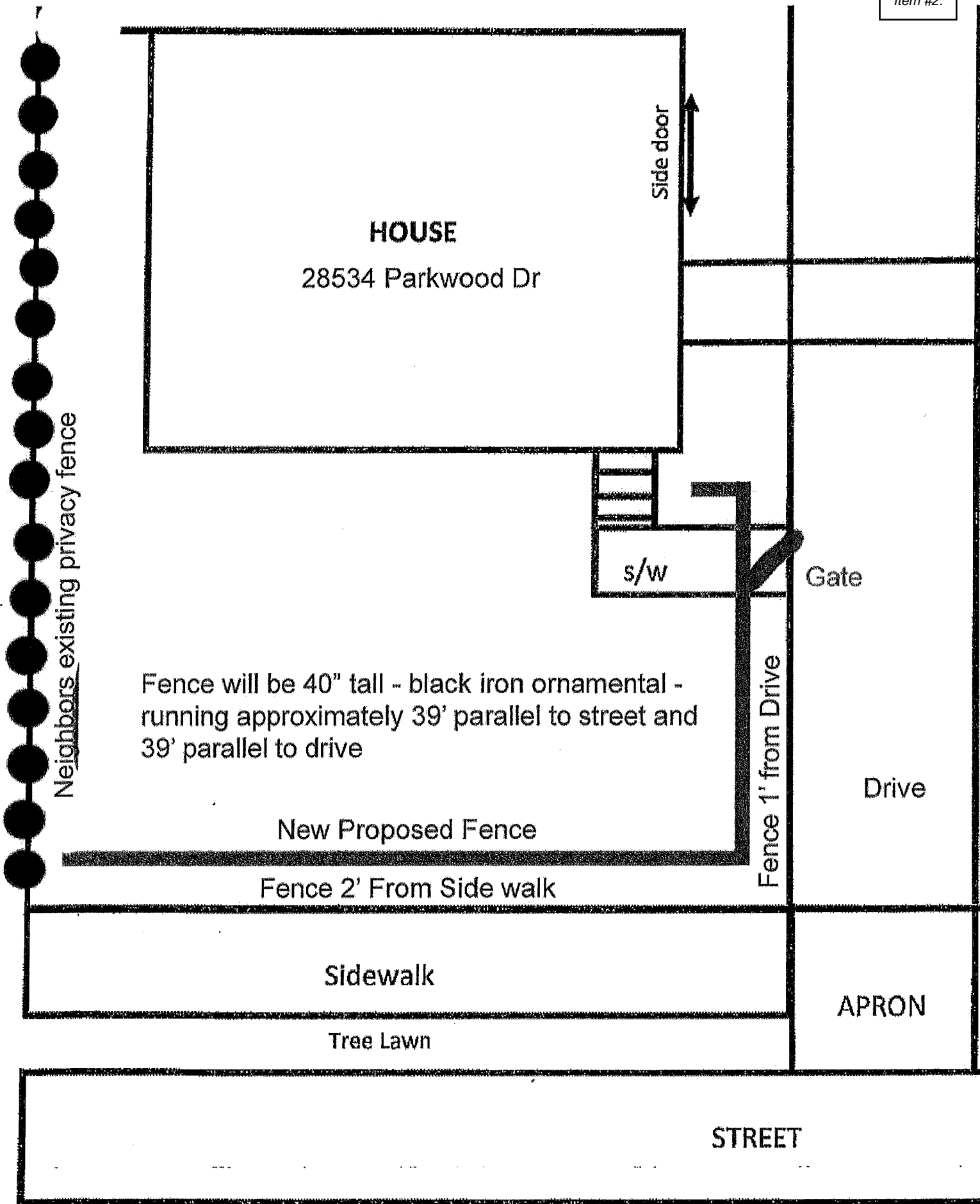
SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR

X  4-11-25

APPLICANTS SIGNATURE

DATE





Gas line



Gate + Visual

Not currently installed



Type of fence

**APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS**

Item #2.

NAME OF PROPERTY OWNER:

Scott Skryanc

ADDRESS:

488 E. 321 St

PHONE:

440-679-6393

NAME OF APPLICANT

IF DIFFERENT FROM OWNER:

ADDRESS:

PHONE:

REASON AND JUSTIFICATION FOR REQUEST:

Because we want it larger than the city
allows

DATE:

4/17/2025

SIGNED:

[Signature]

APPLICANT

FOR OFFICE USE ONLY

CASE NO.

25-6

PROPERTY ZONED FOR
(STATE DISTRICT):

single family

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

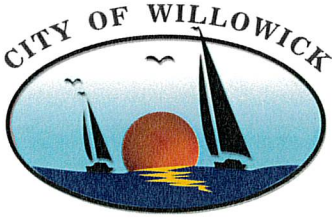
1171.02(c)(e)

VARIANCE SOUGHT:

1171.02(c) - 102 sq. ft. (oversized) Pavilion
1171.02(c) - 4' height for a Pavilion
1171.02(e) - 3' from house for a Pavilion
* Homeowner wants to construct a pavilion that is 18' 10" by 14" high
and 17' from the house *

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 5/14/25 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

Scott Skrjanc

488 East 321 St.

Willowick Oh 44095

RE: PERMIT APPLICATION AT: 488 East 321 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. (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.

(e) Further, no accessory building shall be less than ten feet from any dwelling or any other resident's structures.

Variances Needed : **1)** 102 Square Feet over sized (c)

2) 4 Foot Height (c)

3) 3 foot from house. (e)

* Homeowner wants to construct a pavilion that is 18' 10 inches by 11' 10 inches by 14' high and 7 feet from the house.

IF YOU WISH TO APPEAL THIS RULING, AN APPLICATION FOR THE BOARD OF ZONING APPEALS CAN BE OBTAINED AT THE WILLOW-ICK 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.

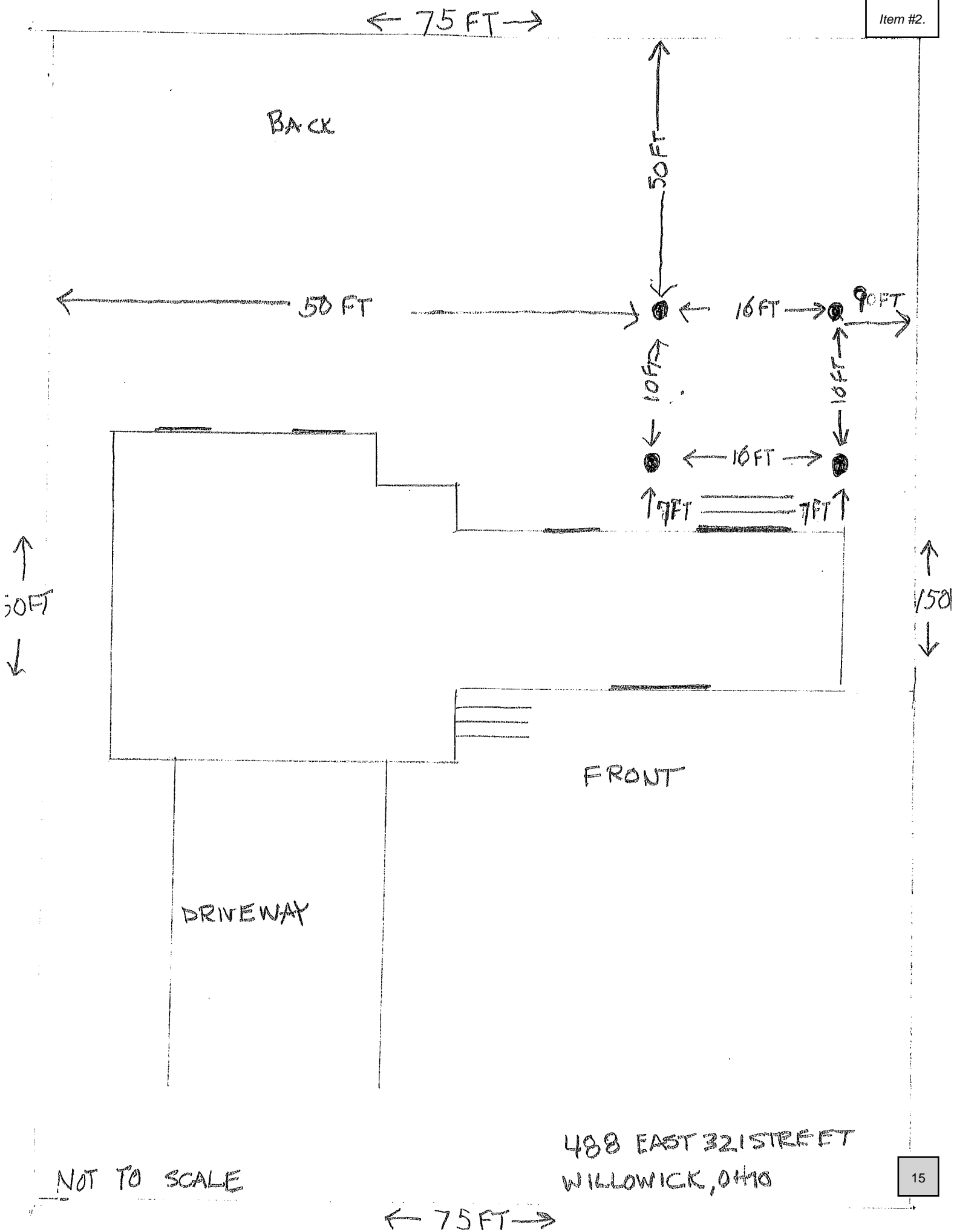
SINCERELY,

SEAN BRENNAN

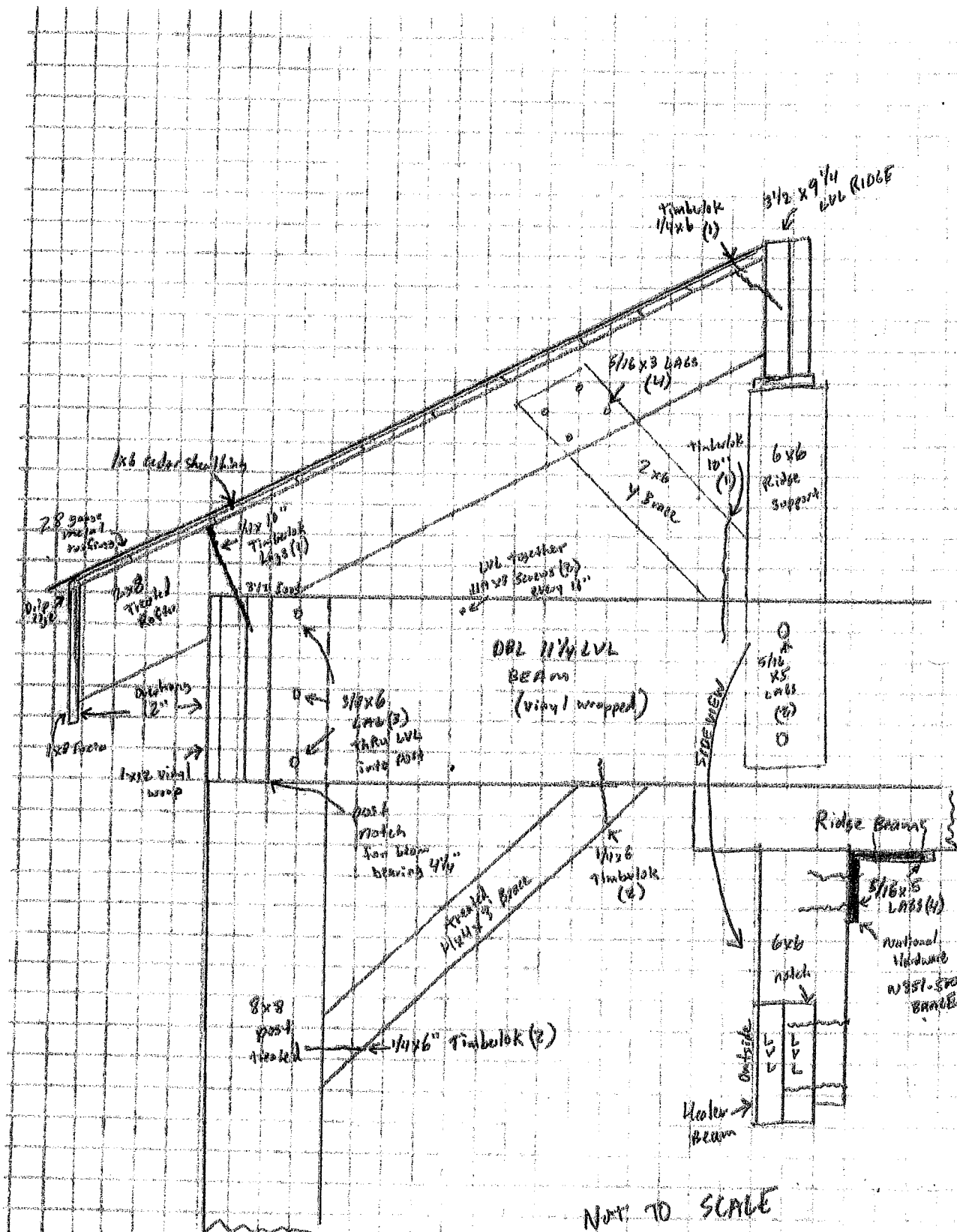
CHIEF HOUSING AND ZONING INSPECTOR

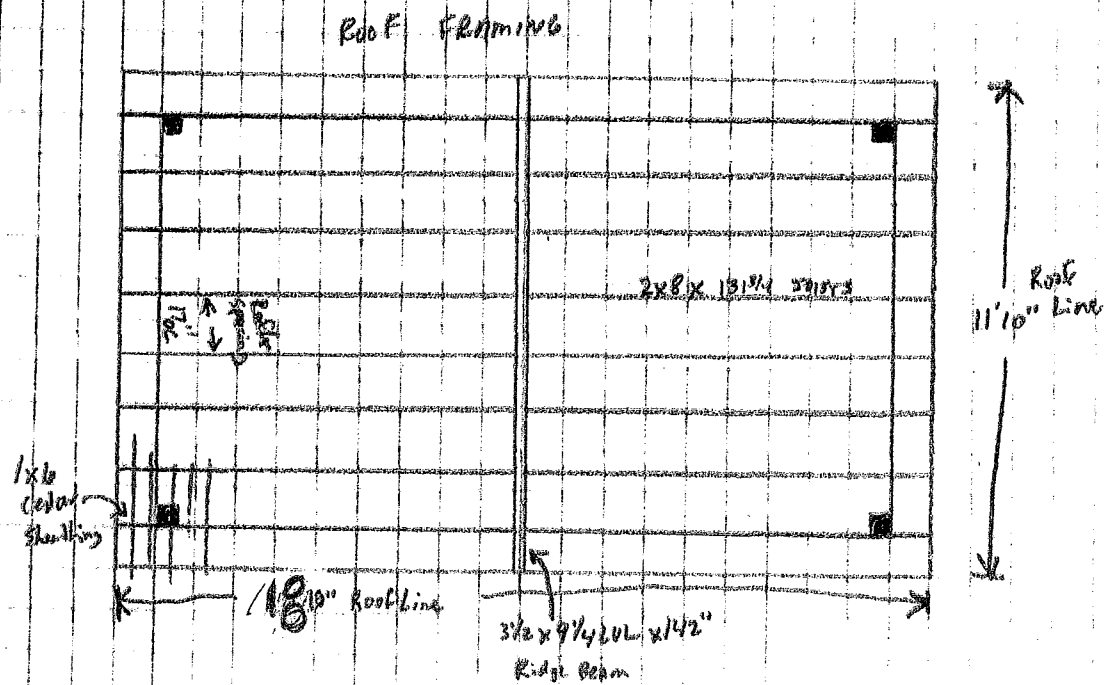
APPLICANTS SIGNATURE

DATE



488 EAST 321 STREET
WILLOWICK, OHIO



NOTES:

- * All drawings intended for structural purposes and may vary from drawings in appearance.
- * All materials are Kiln Dried Pressure Treated SYP unless otherwise noted.
- * All hardware suitable for Exterior use.
- * All exposed posts, beams, fascia to be vinyl wrapped



PINE ACRES
...outdoor structures for outdoor living.

www.pineacreswoodcraft.com

Dean Troyer - owner

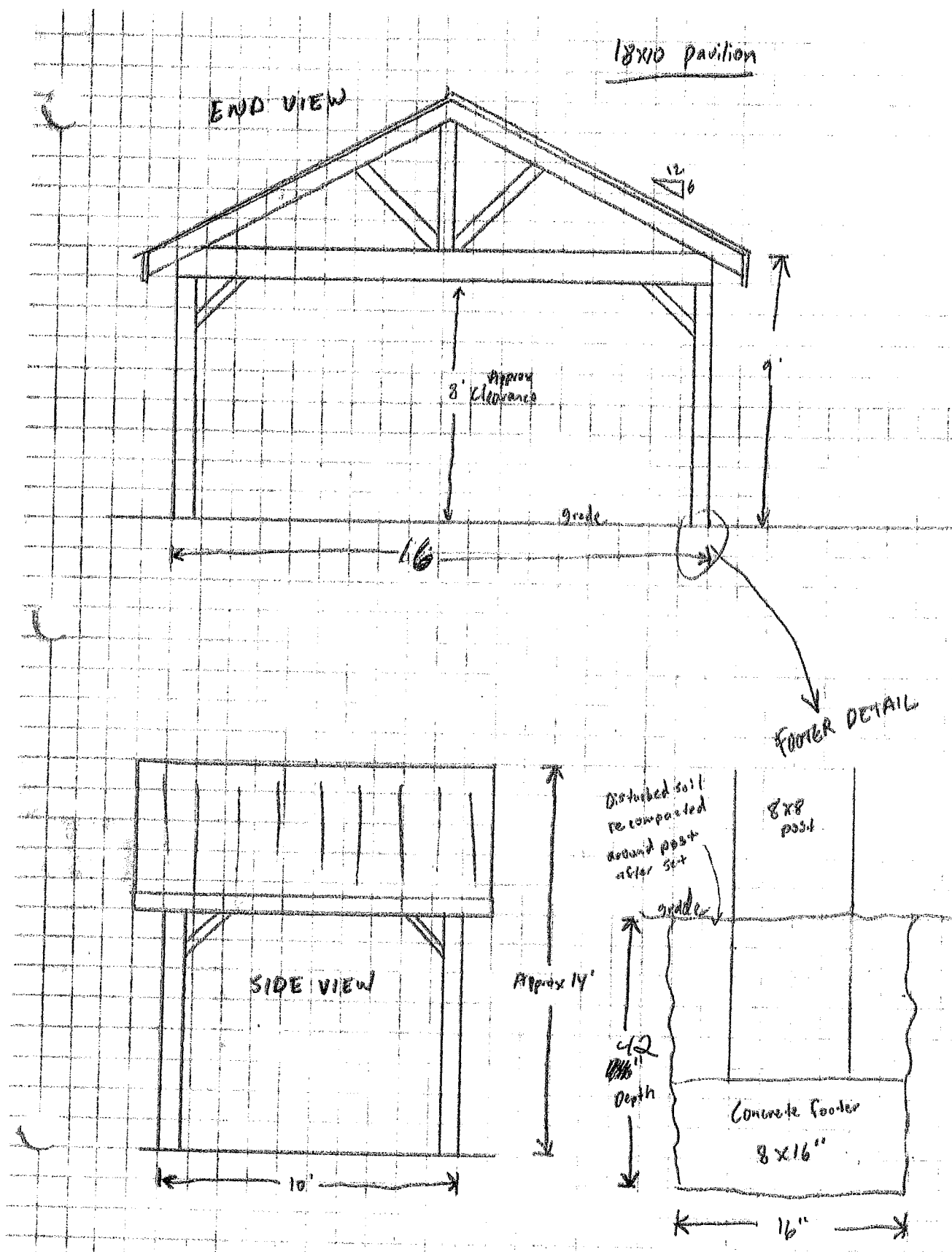
Phone: 1-800-822-0000

Fax: 1-800-822-0000

121 Pheasant Valley Rd. NW

Sugar Hill, OH 44131

dean@pineacreswoodcraft.com



APPLICATION FOR VARIANCE WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER: Lifetime Value LLC/Geoffrey Bennett

ADDRESS: 31809 Vine St.

PHONE: 216-544-2105

NAME OF APPLICANT
IF DIFFERENT FROM OWNER: _____

ADDRESS: _____

PHONE: _____

REASON AND JUSTIFICATION FOR REQUEST:

I am requesting a approval to change the exterior color of the top portion of the building to blue with white trim. This change is intended to reflect the branding and welcoming atmosphere of new Learning Center.

DATE: 4/25/2025 SIGNED: Geoffrey Bennett
APPLICANT

FOR OFFICE USE ONLY

CASE NO. 257

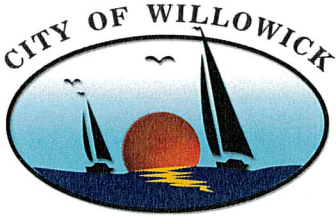
PROPERTY ZONED FOR
(STATE DISTRICT): Retail

APPLICABLE SECTION OF
CODIFIED ORDINANCES: 1145.11(b)(1)(B)

VARIANCE SOUGHT: To allow the top metal section of the building to be painted using the color National Anthracite (Blue)

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

LIFETIME VALUE LLC
 GEOFFREY BENNETT
 31809 Vine St
 Willowick Oh 44095

RE: PERMIT APPLICATION AT: 31809 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) :

1145.11 DEVELOPMENT STANDARDS; EXCEPTIONS. The following development and design standards shall apply to all new construction or **rehabilitation of buildings** or premises **in the Retail District** within the City and shall be shown in the Preliminary Plan and final project plans: (b) Building and Structure Design and Color Standards. (1) Purpose of Standards. B. Color Schemes. Building colors shall be earth-toned (i.e., brown, gray, and variations of brown and gray). Bright, chromatic colors are not permitted. All structures shall utilize a single coordinated color scheme with one predominant color and not more than three colors to accent, de-mark or otherwise provide interest to the structure.

Variance Needed: 1) To allow the top metal section of the building to be painted using the color National Anthem (blue)

* Building owner wants to Paint the top sections of the building a color called national anthem.

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

Sean Brennan

From: Angelita Bennett <benneaa83@gmail.com>
Sent: Tuesday, April 22, 2025 8:32 AM
To: Sean Brennan
Subject: Amazing Minds Learning Center 31809 Vine Street Building Color Change
Attachments: 20250422_080209.jpg; 20250422_080156.jpg; 20250422_080102.jpg; Blue Paint Color.docx

Subject: Request for approval to change the building color for Amazing Minds Learning Center

To The Zoning Inspector and The Board of Zoning Appeals:

I am writing to formally request approval to change the exterior color of the top portion of the building, located at 31809 Vine St, Willowick, OH 44095, to dark blue with white trimmings. This change is intended to reflect the branding and welcoming atmosphere of the new Learning Center I have recently opened at this location. The colors we would like to use is a dark blue by Behr, Dynasty Marquee National Anthem.

The proposed color scheme has been carefully selected to create a friendly and inviting environment for children and families, and to enhance the building's appearance in a positive and professional manner.

I respectfully ask the Zoning Department to review and approve this color change. I have attached copies of some sample photos to give you a vision of what the finished product will look like. Please let me know if any additional documentation is required.

Thank you for your time and consideration. We look forward to meeting with you.

Respectfully,
Geoffrey and Angelita Bennett
Owner and Administrator, Amazing Minds Learning Center







DYNASTY
MARQUEE[®]
ONE-COAT

National Anthem
M520-6^D

PM3-6