

CITY OF WILLOWICK
MINUTES AND PROCEEDINGS OF A REGULAR MEETING OF THE
BOARD OF ZONING APPEALS

DATE: June 8, 2022
PLACE: Willowick City Hall, Council Chambers
TIME: 7:36 p.m.

The meeting was called to order by Chairman, Nick Koudela at 7:30 p.m.

Pledge of Allegiance

PRESENT WERE: Messrs. Flaisig, Yarletts, Clarke, Trem, and Koudela.

ALSO PRESENT: Stephanie Landgraf and Law Director. Sean Brennan, Chief Housing and Zoning Inspector was absent.

Motion by Mr. Yarletts, Seconded by Mr. Trem to approve the minutes of the May 11, 2022 meeting.
Discussion: None. Vote: All Ayes. Motion carried.

Chairman Koudela swore in appellants and audience members who will be giving testimony.

Case No. 21-537

Kevin Parker
30232 Royalview

Mr. Diane Bija of New Creation Builders appeared before the board.

The secretary sent out neighbor notification forms.

Reason and justification for request: Need 2 setback variances 8' 5" of space between the house and new structure and 5' side setback to neighbor's house.

Ms. Bija explained that there is nowhere else to go with the garage. If he stays behind the house where he should be he would be too close to the L-shape on the house. Either way, he goes he will be short. The garage is the exact same size and going in the same place as the existing garage however since then the rules have changed and the size of the property has not.

Mr. Koudela asked Ms. Bija if the garage is going to be 14' X 20' and it will be demoed. Ms. Bija stated it is the correct size and will be demoed

Ms. Clarke wanted to reiterate that they are replacing the exact same size garage in the same space as it is now. Ms. Bija stated yes it is.

Ms. Bija said that the L shape of the house was replaced later in time and the homeowner probably didn't realize down the road it would be an issue.

Mr. Trem asked if the existing garage was old and falling apart. Ms. Bija said yes it is much deteriorated and she feels it is dangerous.

Mr. Koudela asked if the 5' from the neighbor's home includes the overhang for the garage.

Ms. Bija stated they are going to change the drawing and do a reverse gable so it's on the front and the back instead of the sides.

Ms. Bija stated Lake County already approved and is waiting for the zoning. She will send them the revision also.

No neighbors were present regarding this case.

Findings and recommendations: Motion by Mr. Flaisig, Seconded by Ms. Clarke to grant a variance of 1' 7" from residence dwelling to the new garage with the condition that the gable is reversed in the application of Section 1163.07 of the Codified Ordinances of the City of Willowick at 30232 Royalview. Discussion: None. Vote: All Ayes. Motion carried.

#2 - **Findings and recommendations:** Motion by Mr. Flaisig, Seconded by Mr. Trem to grant a variance of 5' to neighbors dwelling with the condition that the gable is reversed in the application of Section 1163.07 of the Codified Ordinances of the City of Willowick at 30232 Royalview. Discussion: Mr. Koudela asked Ms. Bija if she will need more size due to the reversed gable. Ms. Bija said no and that she and Sean Brennan confirmed the numbers. Vote: All Ayes. Motion carried.

Ms. Bija stated she will have the revised drawings over to the building department in the morning. Mr. Koudela told her she will also have to have them at the next Council Meeting on 6/21/22.

CASE NO. 21-538

Brandon Bate
349 Lakewick Ln.

Ms. Bate appeared before the board.

The Secretary sent out neighbor notification forms.

Reason and justification for request: Requesting to bring the side yard fence up past the back of the house. They are the last house on the cul-de-sac with no neighbor to the East and the entire yard is actually the "side yard", there is no backyard for their 3 small children.

Mr. Bate stated that they are the very last house on the cul-de-sac and have no neighbors to the East. The previous builder before Ryan Homes originally had their property as 2 lots but didn't take into consideration that the East most lot was much shorter so they combined the property into one lot. Because of zoning, they had to push the driveway pretty far back which left no back yard only a side yard. There is no line of sight issues because they are the last house. They want to go 4' up to the sidewalk mainly for safety. They cannot let them outside without being out there. Other children have free reign of their property. Last week children tried to use the trampoline until noticing the camera. People walking dogs in their yard. There is a public sidewalk along their yard that people can see right in their yard.

Mr. Koudela asked if the 8' 4" from the public sidewalk is the correct measurement needed. Mr. Bate stated that Sean Brennan came over and they measured directly from the fence from the rear neighbor's fence. They have the exact same type of fence as they want.

Mr. Koudela wanted to make sure there will be no site issues. Mr. Bate stated that to the East side of the sidewalk is the exact same size fence and Marc's is behind.

Mr. Flaisig asked if they are tying into the fence in the back. Mr. Bate stated they will have their own post, but it will be right next to it. He said they have a small dog and last week a coyote ran through their yard.

Ms. Clarke stated she drove over there and believes they really do need the fence. Ms. Clarke asked if they have a back door. He said they do and are looking into putting in a side door. They use the front and back door at this time.

Ms. Landgraf asked where the 4' is because on the drawing it shows 8'. Mr. Bate stated that is correct he was wrong it is 8' off of the sidewalk and apologized.

There were no neighbors present for this case.

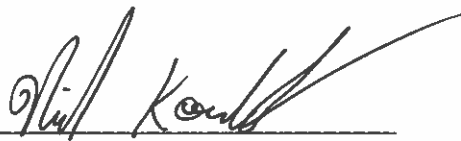
Findings and recommendations: Motion by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance of 41' from the rear house line for a new fence the application of Section 1165.07(b) of the Codified Ordinances of the City of Willowick at 30400 Vineyard Rd. Discussion: None. Vote: All ayes. Motion carried.

There was no new business.

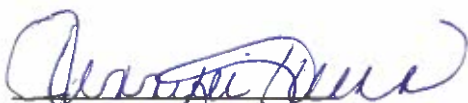
There was no old business.

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

Meeting adjourned at 7: 51 p.m.


Chairman, Nick Koudela

ATTEST:


Secretary, Jennifer Quinn