

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

DATE: August 10, 2022  
PLACE: Willowick City Hall, Council Chambers  
TIME: 7:33 p.m.

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

Pledge of Allegiance

PRESENT WERE: Messrs. Koudela, Flaisig, and Yarletts. Mr. Trem and Ms. Clarke was absent.

ALSO PRESENT: Stephanie Landgraf, Law Director was absent.

Motion by Mr. Flaisig, Seconded by Mr. Koudela to approve the minutes of the July 13, 2022 meeting.  
Discussion: None. Vote: All Ayes. Motion carried.

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

**Case No. 21-539**

Teresa Wakefield  
164 E. 315<sup>th</sup> St.

Ms. Wakefield of 164 E. 315 St. appeared before the board.

The secretary sent out neighbor notification forms.

**Reason and justification for request:** Pre-made shed that was designed by the builder. Was purchased at the Home and Garden Show and was unaware it would not meet the requirements.

Ms. Wakefield explained that the shed is a Pre-fab She Shed that she purchased at the Home and Garden Show, but it is 3' taller than our code allows. It is beautiful inside and out and wired inside. It will be facing the lake and will not obstruct any views. If approved it will be placed on a gravel bed.

**Findings and recommendations:** Motion by Mr. Flaisig, Seconded by Mr. Koudela to grant a variance of 3' height for a tool shed in the application of Section 1171.02(c) of the Codified Ordinances of the City of Willowick at 164 E 315<sup>th</sup> St. Discussion: None. Vote: All Ayes. Motion carried.

**CASE NO. 21-545**

Thomas Steimle & Michael Nelson  
279 E. 327 St.

Mr. Thomas Steimle and Mrs. Louise Steimle of 285 E. 327 St. appeared before the board.

The Secretary sent out neighbor notification forms.

**Reason and justification for request:** Needs a solid fence because the neighbor dogs and their dogs go after each other when they see each other through the fence. If the fence is solid they won't be able to see each other, and there will not be barking and running along the fence, etc.

Mr. Koudela asked if the solid fence will be replacing the chain link fence existing. Mr. Steimle stated yes it is.

Mr. Steimle stated that the variance is for the house at 279 E. 327 St. which is next door that they also own. His Stepson resides there. There is an issue with the dogs behind the house and their dogs trying to get at each other through the fence when they see each other. He is afraid someone is going to get hurt.

Mr. Koudela asked why they can't have a gap. Mr. Steimle stated the dogs will still see each other. The fence is not completely solid it is approximately 4' 10" of solid fencing with 1' 6" of lattice at the top.

Mrs. Steimle showed the board pictures (attached) showing the issues they are having with their current fence and the dogs as attached.

The fence will be 128.5' across the back and down the driveway side.

**Findings and recommendations:** Motion by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance of 128.5 linear feet of solid fencing to install a fence that is 4' 10" solid and 1' 6' with lattice on top in the application of Section 1165.04(c) of the Codified Ordinances of the City of Willowick at 279 E. 327th St. Discussion: None. Vote: All ayes. Motion carried.

**CASE NO. 21-546**

Tyler Drenski  
436 E. 327<sup>th</sup> St.

Tyler Drenski appeared before the board.

The Secretary sent out neighbor notification forms.

**Reason and justification for request:** installed shed behind home without a permit.

Mr. Koudela asked Mr. Drenski to explain his case.

Mr. Drenski stated that when he first spoke with Sean he was told he needed a variance for the 40 Sq. Ft. for size, but not a concrete base. When he submitted the plans, Sean said he will need the variance for the gravel base. The shed is treated lumber on skids, and he feels it is large enough to not move.

Mr. Koudela asked how far the shed is from the house. Mr. Drenski stated 27' from the house itself and 9' from the fenceline. There is an empty lot one side of the house so there will not be an obstruction.

**Findings and recommendations:** #1- Motion by Mr. Yarletts, Seconded by Mr. Koudela to grant a variance of 40 sq. ft. for a 160.5 shed is already installed in the application of 1171.02(c) of the Codified Ordinances of the City of Willowick at 436 E. 322 St. Discussion: None. Vote: All ayes. Motion carried.

#2 – Motion by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance for a shed to be installed on a 4" gravel base instead of the required 4" thick concrete base and a 4" curb with embedded anchor bolts in the application of Section 1172.02(d)(2) of the Codified Ordinances of the City of Willowick at 436 E. 322<sup>nd</sup> St. Discussion: None. Vote: Koudela and Yarletts Nay. Mr. Flaisig Aye. Motion failed.

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: 59 p.m.



Chairman, Nick Koudela

ATTEST:



Secretary, Jennifer Quinn