

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

DATE: September 15, 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. Clarke, Flaisig, Yarleets, and Koudela. Mr. Trem was absent.

ALSO PRESENT: Stephanie Landgraf, Law Director. Sean Brennan, Chief Building and Zoning Inspector.

Motion by Mr. Flaisig, Seconded by Mr. Koudela to approve the minutes of the August 10, 2022 meeting.
Discussion: None. Vote: Flaisig, Yarleets, and Koudela Ayes. Clarke abstains. Motion carried.

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

Case No. 21-548

Kolleen Krebs
379 Beechwood

Kolleen Krebs of 379 Beechwood Willowick, OH 44095, and her daughter Eva Krebs of 25150 Farrington Euclid, OH 44123 appeared before the board.

The secretary sent out neighbor notification forms.

When she purchased the fence and it was installed she thought it would have a 1/4 "gap however it did not. She tried to change the boards as she thought they would slide but they did not. She thought about cutting them but would ruin the aesthetics of the fence. She said she tried her hardest to comply with what was wanted.

Mr. Koudela verified with Chief Brennan that there was a permit pulled, but that it was written as a ¼" gap between boards and once he went there wasn't a ¼" gap. Mr. Brennan stated yes it was shown as a ¼" gap, but when he went to do this inspection there was no gap.

Mr. Flaisig asked how tall the fence is before the lattice. Ms. Krebs said it was 4' and the total fence height is approximately 5.75'.

There were no audience members regarding this case.

Findings and recommendations: Motion by Mr. Yarleets, Seconded by Mr. Flaisig to grant a variance for 48 linear feet of solid fencing in the application of Section 1165.04(c) of the Codified Ordinances of the City of Willowick at 379 Beechwood. Discussion: None. Vote: All Ayes. Motion carried.

CASE NO. 21-549

Rob Kalinowski
225 Shoreland Circle

Mark Mazzurco, of H & M Landscaping, appeared before the board.

The Secretary sent out neighbor notification forms.

Reason and justification for request: The homeowner purchased a second parcel of land, and would like to put an open-air pavilion on that parcel of land.

Mr. Mazzurco stated that the homeowners have ties to the community and have a tight-knit family that during Covid spent a lot of time together. They would like to build a pavilion with a kitchen and a fire pit for friends and family to enjoy so they can stay in Willowick.

Mr. Mazzurco also stated that he feels that the 2nd structure on a lot is the issue. Mr. Yarletts asked if the lots are conjoined. Mr. Mazzurco said yes they are conjoined.

Mr. Mazzurco said that the family and himself came up with a nice plan that will be great for the community and increase property values. It is very nice and not some monstrosity for people to look at.

Mr. Koudela asked about the approximate dimensions of the actual rounded part of the pavilion where the fire pit will be. Mr. Mazzurco said it is approximately 14 to 15 feet square so they can walk around the fire pit. Mr. Koudela asked if the pavilion is 14.5' from the center house per the drawing. Mr. Mazzurco said yes if that's what it states it is correct. Mr. Mazzurco stated he feels they would be open to changing the distance if it needed to be changed.

Mr. Koudela asked Chief Brennan what the code is for the distance of a fire pit from a structure. Mr. Brennan stated that it is a gas fire pit so there will not be logs to cause embers or anything like that floating or going into the neighbor's yard and they can check with the local fire department to determine that information. Mr. Mazzurco said he will do that.

Mr. Yarletts asked if it will be natural gas. Mr. Mazzurco said yes there will be a gas line installed.

Mr. Flaisig asked how far this will be from the front sidewalk. Mr. Mazzurco said it will be approximately 23' from the setback line. Mr. Brennan stated there is an easement there and there is a setback also.

Eva Krebs of 25150 Farrington Ave. Euclid who is not a neighbor, but feels it sounds like it's a beautiful addition and will add to property values. She said being natural gas there should be no safety issues.

Findings and recommendations: Motion #1 by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance to allow a second accessory building (pavilion) on a lot in the application of Section 1171.02(g) of the Codified Ordinances of the City of Willowick at 225 Shoreland Circle. Discussion: None. Vote: All ayes. Motion carried.

Motion #2 by Mr. Flaisig, Seconded by Ms. Clarke to grant a variance of 225 sq. ft. for a pavilion in the application of Section 1171.02(c) of the Codified Ordinances of the City of Willowick at 225 Shoreland Circle. Discussion: None. Vote: All Ayes. Motion carried.

Motion #3 by Mr. Flaisig, Seconded by Ms. Clarke to grant a variance of 2' height for a pavilion in the application of Section 1171.02(c) of the Codified Ordinances of the City of Willowick at 225 Shoreland Circle. Discussion: None. Vote: All Ayes. Motion carried.

CASE NO. 21-550

Steve Orlando
268 E. 315 St.

Steve Orlando owner of 268 E. 315 St. appeared before the board.

The Secretary sent out neighbor notification forms.

Reason and justification for request: Would like to install a fence in the side yard. First Baptist Church parking lot is on 3 sides of his property.

Mr. Orlando said the property is bordered on all 3 sides by the First Baptist Church parking lot. His daughter lives there with her significant other Matt Hunsaker and asked if it would be ok for him to speak. Mr. Koudela said yes. Mr. Hunsaker said they would like to place it as close to the front of the driveway as possible however the ordinance says it can only go to the back of the house. He stated the house is annexed by First Baptist Church on all 3 sides.

Mr. Koudela asked if the fence will be placed right up to the parking lot. Mr. Hunsaker stated he will give them a little extra space for parking.

Mr. Koudela asked what will happen with the bushes. Mr. Hunsaker said they are already gone and the property is graded.

Mr. Koudela asked what type of fence. Mr. Hunsaker said it is a standard 6' high fence. Chief Brennan stated it is a 6' high treated board on board fence per his permit paperwork.

Ms. Kolleen Krebs of 379 Beechwood Willowick, OH stated it seems like a reasonable request.

Findings and recommendations: Motion by Mr. Yarletts, Seconded by Ms. Clarke to grant a variance of side yard fencing to install a fence in the side yard past the rear building line in the application of Section 1165.07(b) of the Codified Ordinances of the City of Willowick at 268 E. 315 St. Discussion: None. Vote: All ayes. Motion carried.

CASE NO. 21-552

Phillip Savelli
271 E. 326 St.

Eric Coffey the contractor appeared before the board.

Mr. Coffee stated that when the existing garage was torn down there was no footer was present. They removed it to install the correct footer and rebuild the garage correctly in the exact area and realized a variance was needed.

Mr. Koudela asked why they need to build in the exact same spot instead of in the back of the lot. Mr. Coffey's response was inaudible.

Findings and recommendations: Motion #1 by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance of 4' driveway side to construct a new garage in the application of Section 1163.06(b) of the Codified Ordinances of the City of Willowick at 271 E. 326 St. Discussion: None. Vote: Clarke, Flaisig, and Yarletts Ayes. Koudela Nay. Motion carried.

Motion #2 by Mr. Flaisig, Seconded by Ms. Clarke to grant a variance of 2' between houses to construct a new garage in the application of Section 1163.06(b) of the Codified Ordinances of the city of Willowick at 271 E. 326 St. Discussion: None. Vote: Clarke, Flaisig, and Yarletts Ayes. Koudela Nay. Motion carried.

There was no new business.

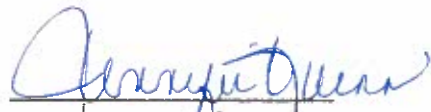
There was no old business.

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

Meeting adjourned at 8:04 p.m.


Chairman, Nick Koudela

ATTEST:


Secretary, Jennifer Quinn