

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

DATE: February 12, 2020
PLACE: City Hall
TIME: 7:30 p.m.

The meeting was called to order by Chairman, Nick Koudela at 7:38 p.m.

Pledge of Allegiance

PRESENT WERE: Messrs. Flaisig, Yarletts and Koudela. Beck and Trem were absent.

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

Motion by Mr. Yarletts, Seconded by Mr. Koudela to approve the minutes of the January 8, 2020 meeting. Discussion: None. Vote: all Ayes. Motion carried.

Mr. Koudela let the appellant know that with only 3 members present they have the option to table and wait until the next meeting because without 3 yes votes it would fail. The appellant decided to continue.

Mr. Koudela swore in appellants and audience members who will be testifying before the board.

Case No. 21-473

Jeffrey Henn
755 E. 305 St.

Jeffrey Henn appeared before the board.

The secretary sent out neighbor notification forms.

Reason and justification for request: Would like additional storage and a woodworking shop. Woodworking is his hobby, and need space to safely and properly work.

The appellant stated since he cannot get out much due to injuries he likes to do arts & crafts. He currently uses his garage; however he has to move his car and get his wheelchair out and around so he would like more permanent space.

Mr. Henn also said he decided to go with a shed rather than a garage as it would like nicer. It will have 5 to 6 windows all around and 2 doors 1 facing East and the other North onto a concrete pad.

Mr. Yarletts asked about the shed that is there now in the back corner. Mr. Henn stated it is completely inaccessible for him, and is used strictly for storage. He has people take things back and forth for him.

Mr. Koudela asked if the second shed will stay. Mr. Henn stated he would like to keep the shed, but will be fine taking it down if he has to. He has a neighbor that is willing to buy it from him.

Mr. Koudela asked what type of foundation the new shed will have. Mr. Henn stated he has not gotten that far. He wanted to get the variance approved first, and then see what the building department recommends he have. He didn't want to pay for drawings, etc. if he was not approved.

Mr. Koudela asked if the shed comes assembled on a skit. Mr. Henn stated that it is semi assembled. The walls need to be put together and the roof needs to be put on.

Mr. Koudela asked if he will complete electrical in the shed. Mr. Henn stated he is also waiting on those details to see if he was approved.

Mr. Koudela stated the concern is with a gravel base animals can go in and out. He feels there should be a foundation with the size of the shed. Mr. Henn stated he understood.

Mr. Yarletts stated that maybe they should table the case without Sean Brennan being there to ask.

Mr. Koudela stated he reads that anything over 120 sq. ft. needs a concrete base. Mr. Yarletts stated he believes so.

Mr. Koudela asked if he considered a conventional garage. Mr. Henn stated he has, but really would like the shed.

Mr. Yarletts asked where on the property the shed will be placed. Mr. Henn stated on the drawing the tree in the South West corner will come down, and the shed will go there with the length going along the fence.

Mr. Flaisig asked how tall the fence is where the shed will be. Mr. Henn stated 6'.

Public Portion: unknown male with the appellant stated he sees Mr. Henn struggle doing hobbies in the garage with having to move the car and it's a small garage. He would like to see him be able to do his hobbies in a better space that is easily accessible.

Findings and recommendations: #1 Motion by Mr. Yarletts, Seconded by Mr. Koudela to grant a variance to allow a second accessory building on property in the application of Section 1171.02(g) of the codified ordinances at 755 E. 305th St. Discussion: None. Vote: Flaisig aye. Yarletts and Koudela Nays. Motion failed.

#2 Motion by Mr. Yarletts, Seconded by Mr. Koudela to grant a variance of 576 sq. ft. for a 16' X 36' accessory building in the application of Section 1172.02(c) of the codified ordinances at 755 E. 305 St. Discussion: None. Vote: Flaisig and Yarletts Ayes. Mr. Koudela nay. Motion failed.

#3 Motion by Mr. Yarletts, Seconded by Mr. Koudela to grant a variance of 1' height for an accessory building in the application of Section 1171.02(c) of the codified ordinances at 755 E. 305 St. Discussion: None. Vote Flaisig and Yarletts Ayes. Koudela nay. Motion failed.

There was no new or old business.

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

Meeting adjourned at 7:55 p.m.

Chairman, Nick Koudela

ATTEST:

Secretary, Jennifer Quinn

****Per Law Director, Stephanie Landgraf regarding City of Willowick Codified Ordinance 167.02(f):**

“In no case shall any such recommendation be made without the concurrence of at least three members of the Board and such matter shall be retained on the agenda of the Board until a recommendation is made pursuant to the terms of this division.”

This case is on the agenda for the March 11, 2020 Board of Zoning Appeals Meeting, and will remain on the agenda until there are 3 consecutive votes of the Board.