

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

DATE: March 10, 2021  
PLACE: WebEx Meeting due to Covid-19  
TIME: 7:30 p.m.

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

Pledge of Allegiance

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

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

Motion by Mr. Koudela, Seconded by Mr. Trem to approve the minutes of the December 9, 2020 meeting. Discussion: None. Vote: All Ayes. Motion carried.

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

**Case No. 21-503**

Matt McCuller/Matt's Home Improvement  
284 E. 317 St.

Mr. Matt McCuller appeared before the board.

The secretary sent out neighbor notification forms.

**Reason and justification for request:** Setback needed to build a new home.

Mr. Koudela asked Mr. McCuller to explain the reasoning for his seeking the variances. Mr. McCuller asked his Architect, Doug Barry to explain. Mr. Barry stated that it would make the house more marketable to have a 2 car garage and a front porch.

Mr. Koudela asked per the drawings there will be a porch on the front and how far will it come out? Mr. Barry stated approximately 6' he didn't have the drawing in front of him.

Mr. Koudela asked if there is anything they can do to meet the square footage without the variances. Mr. Barry stated they could shorten the back deck which is tight or bring the front porch back a little to lose some of the square footage.

**Findings and recommendations:** Motion by Mr. Koudela, Seconded by Mr. Beck to grant a variance of 2700 sq. ft. to build a new home on a lot that is only 4800 sq. ft. in the application of Section 1163.03(a) of the codified ordinances of the City of Willowick at 284 E. 317 St. Discussion: None. Vote: All Ayes. Motion carried.

**#2** Motion by Mr. Koudela, Seconded by Mr. Flaisig to grant a variance of 6' 3" into the setback to place a new home at 23' 9" for a new home in the application of Section 116.10 of the codified ordinances of the City of Willowick at 284 E. 317 St. Discussion: None. Vote: All Ayes. Motion carried.

Mr. Koudela asked if there is any new or old business.

No old business

New business – there was discussion about when we would be allowed to return to physical meetings, and if the board would like to stay virtual.

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

Meeting adjourned at 7:50 p.m.

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Chairman, Nick Koudela

ATTEST:

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Secretary, Jennifer Quinn