

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

DATE: June 9, 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. Koudela, Beck, Yarletts, Flaisig. Mr. Trem absent.

ALSO PRESENT: Abigail Bell, Acting Law Director. Sean Brennan, Chief Housing and Zoning Inspector. Councilwoman Koudela.

Motion by Mr. Koudela, Seconded by Mr. Yarletts to approve the minutes of May 12, 2021. Discussion: None. Vote: Ayes. Motion carried.

Chairman Koudela swore in the appellant's giving testimony.

Case No. 21-515

Chris Moore
28908 Uxbridge

Chris Moore appeared before the board.

The secretary sent out neighbor notification forms.

Reason and justification for request: Side yard fencing to match the neighbor's fence. Would like to install the a/c unit on side of the house for backyard renovation.

Mr. Moore stated that he is doing a backyard renovation and would like to put the air conditioning unit on the side of the house, and fencing in the side yard to match the neighbor's fence.

Mr. Koudela asked if the neighbor's fence was also chain-link. Mr. Moore stated no it is a wood fence, but his fence would match up to it to fill in the gap.

Mr. Yarletts asked if the shed in the corner on the picture is still there.

Mr. Moore stated it is, but will be removed.

Mr. Yarletts asked if this will be attached to the neighbor's fence or a gate. Mr. Moore stated it will be a gate.

Findings and recommendations: Motion by Mr. Koudela, Seconded by Mr. Beck to grant a variance to install an a/c unit in the side yard in the application of Section 1167.01(c)(i) of the Codified Ordinances of the City of Willowick at 28908 Uxbridge. Discussion None. Vote: All Ayes Motion carried.

Motion #2: Motion by Mr. Koudela, Seconded by Mr. Yarletts to grant a variance of 37' from the rear property line in the application of Section 1167.01(c)(ii) of the Codified Ordinances of the City of Willowick at 28908 Uxbridge. Discussion: None. Vote: All Ayes. Motion carried.

Motion #3: Motion by Mr. Koudela, Seconded by Mr. Yarletts to grant a variance of side yard fencing in the application of Section 1165.07(b) of the Codified Ordinances of the City of Willowick. Discussion: None. Vote: All Ayes. Motion carried.

Case No. 21-516

Jordan Kaminsky
29403 Cresthaven Dr.

Mr. and Mrs. Jordan Kaminsky appeared before the board.

The secretary sent out neighbor notification forms.

Reason and justification for request: The owner has 5 collectible cars and several motorcycles that are very valuable. Trying to avoid putting a second structure on the property.

Mr. Kaminsky stated he would like the garage to put his 3 classic cars in and even with that it will be tight. He said the garage fits perfectly with the house, and it is a side courtyard garage so it won't be visible from the street.

Mr. Kaminsky visited 9 or 10 neighbors and no one objected to the garage. The following neighbors were present at the meeting:

Tom Robinson of 28908 Cresthaven is in support of the variance.
Patricia Cork of 29401 Cresthaven is in support of the variance.
Robert Gardener of 29500 Cresthaven is in support of the variance.

Findings and recommendations: Motion by Mr. Koudela, Seconded by Mr. Yarletts to grant a variance of 483 sq. ft. to construct a 1059 sq. ft. garage in the application of Section 1137.01(c)(5)(B) of the Codified Ordinances of the City of Willowick at 29403 Cresthaven. Discussion: None. Vote: All Ayes. Motion carried.

Case No. 21-517

Nick Rigotti
30851 Bayridge Blvd.

Mr. Rigotti appeared before the board.

The secretary sent out neighbor notification forms.

Reason and justification for request: For more storage space.

Mr. Rigotti stated he wants to replace his existing one-story garage that is falling apart with a two-story garage. He was going to build a second story on his house for storage, but after the estimates, it was 1/3 less expensive to add a second story to the garage.

Mr. Koudela asked what size the current garage is. Mr. Rigotti said it is 24 x 24 including the carport. He is going to demolish the current garage and build a new one with a second story if approved.

Mr. Koudela asked if the second floor is for storage or living space. Mr. Rigotti stated for storage only.

Mr. Yarletts asked if there would be plumbing on the second floor or a bathroom. Mr. Rigotti stated only a water line for a sink to use as a mudroom for his daughters to clean up when getting dirty playing outside.

Mr. Rigotti spoke to 3 neighbors that have no objection.

Mike Dehner of 30841 Bayridge Blvd. appeared and stated he has no issues with the new garage.

Findings and recommendations: Motion by Mr. Koudela, Seconded by Mr. Yarletts to grant a variance of 6' 3" to construct a garage 21' 3" in height in the application of Section 1337.01c)(5)B) of the codified ordinances of the City of Willowick at 30851 Bayridge. Discussion: None. Vote: All Ayes. Motion carried.

CASE NO. 21-518

Tom Hitzel
319 E. 309 St.

The secretary sent out neighbor notification forms.

Reason and justification for request: Needs extra storage for 3 cars, snow blower, mower, and garden tools.

Mr. Hitzel stated he needs a lot of storage, and that the garage will fit in with the other homes as it will look normal from the front, but goes back farther.

Mr. Koudela asked what the size of the current garage is. Mr. Hitzel said there is no garage currently.

There were no neighbors in the audience.

Findings and recommendations: Motion by Mr. Koudela, Seconded by Mr. Beck to grant a variance of 144 sq. ft. to construct a 720 sq. ft. garage in the application of section 1337.01(c)(5)(B) of the Codified Ordinances of the City of Willowick at 319 E. 309 St. Discussion: None. Vote: All Ayes. Motion carried.

There was no new or old business.

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

Meeting adjourned at 8:00 p.m.


Chairman, Nick Koudela

ATTEST:


Secretary, Jennifer Quinn