

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

DATE: September 8, 2021
PLACE: Willowick City Hall, Council Chambers
TIME: 7:36 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 Yarleets. Trem and Beck were absent.

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

Motion by Mr. Yarleets, Seconded by Mr. Flaisig to approve the minutes of August 11, 2021. Discussion: None. Vote: All ayes. Motion carried.

Case No. 21-526

Willow Praise Church
32901 Vine St.

George Dragon of CESCO Imaging at 4330 N. Bend Rd. Ashtabula, OH 44004 appeared before the board.

Chairman Koudela swore in Mr. Dragon who will be giving testimony.

The secretary sent out neighbor notification forms.

Reason and justification for request: The tree lawn is only 14' 6" of grass area. If they go back 10' from the property line they will be in the parking lot.

Mr. Dragon stated that the church raised money for an LED monument sign outside with a 4.6 x 5.6 LED screen above their name. They felt messages are more important than their name. The only obstacle is their tree lawn. To go back 10' the sign would be in the parking lot. They didn't want to spend that amount of money and have it get damaged so they wanted to try for a variance. He believes it will be back a little more than 5' assuming the right of way is at the back edge of the sidewalk. The sign and name are illuminated and will not flash and will have seconds between switching items.

Mr. Koudela stated the request is for 5' but the drawing shows 9' which is it? Mr. Dragon stated the 9' is the grass area and the request is for 5'.

Mr. Flaisig reiterated they are at 3' from the grass edge of the parking lot? Mr. Dragon said yes 3'.

There were no audience members for a public portion.

Findings and recommendations: Motion by Mr. Yarleets, Seconded by Mr. Flaisig to grant a variance of 5' to install a ground sign 5' from the public right of way in the application of Section 1349.08(d)(4) of the Codified Ordinances of the City of Willowick at 32901 Vine St. Discussion: None. Vote: Flaisig Aye. Yarleets and Koudela Nays. Motion failed.

Case No. 21-527

Kelly Skrjanc
324 E. 323 St.

Kelly Skrjanc appeared before the board.

The secretary sent out neighbor notification forms.

Chairman Koudela swore in Ms. Skrjanc who will be giving testimony.

Reason and justification for request: Homeowner lives alone and lives on a corner lot. She would like a fence for safety and security.

Mr. Koudela asked Ms. Skrjanc to explain her request for the variances. Ms. Skrjanc stated she lives alone on a corner lot and is concerned about safety. She has done a beautification project on the property and put in a new lawn, patio, and the current chain-link fence serves no purpose.

Mr. Koudela asked if the fence will be 4' from the sidewalk? Ms. Skrjanc stated yes. Mr. Koudela asked if it will be 6' high all of the way around. Ms. Skrjanc stated yes. Mr. Koudela also asked if she foresees any visibility issues. Ms. Skrjanc stated no she does not.

Mr. Koudela asked if the gate will also be 6' high. Ms. Skrjanc stated yes.

There was no one in the audience for the public portion.

Findings and recommendations: Motion by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance of 6' 11" for a fence to be installed 10' 11" from the side of the house on a corner lot in the application of Section 1165.07(c) of the Codified Ordinances of the City of Willowick at 324 E. 323 St. Discussion: None. Vote: All Ayes. Motion carried.

Motion #2 by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance of 2' height for a fence on a corner lot in the application of Section 1165.07(c) of the Codified Ordinances of the City of Willowick at 324 E. 323 St. Discussion: None. Vote: All ayes. Motion carried.

CASE NO. 21-528

James Gazso
328 Blissfield

James Gazso and Greg Kerns, Kerns Home Improvement of 192 Shoreland Circle the contractor appeared before the board.

Reason and justification for request: The homeowner would like to place a new garage where the existing garage is already. He is just building a bigger garage that is further back than the other garage.

Chairman Koudela swore in Mr. Gazso and Mr. Kerns who will be giving testimony.

The homeowner explained that he wants to replace the garage in the same footprint as the existing garage, and will need a 1' 6" variance as the requirement now is 3' from the side property line.

There were no audience members for the public portion.

Findings and recommendations: Motion by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance of 1' 6" to build a new garage 1' 6" from the side property line in the application of Section 1163.07 of the Codified Ordinances of the City of Willowick at 328 Blissfield. Discussion: None. Vote: All Ayes. Motion carried.

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

Meeting adjourned at 8:00 p.m.


Chairman, Nick Koudela

ATTEST:


Secretary, Jennifer Quinn

21-588 690250

Web AppBuilder for ArcGIS



Sources: Esri, DeLorme, Garmin, Intermap, Intergraph, Swire, GEBCO, USGS, FAO, NPS, NRCAN, GeoBCSA, IGN, Kartus, Swire, Esri Japan, METI, Esri China (Hong Kong), (c) Swire, and various other sources. All rights reserved.

Property lines are graphic representations and are NOT survey accurate.
Lake County Dept. / Lake County Tax Map Dept., 105 Main Street, Painesville, OH



1 in 24 feet
August 19, 2021