

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

DATE: April 13, 2022  
PLACE: Willowick City Hall, Council Chambers  
TIME: 7:36 p.m.

Mayor Regovich swore in new Board of Zoning Appeals Member Debbie Clarke.

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

Pledge of Allegiance

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

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

Motion by Mr. Yarletts, Seconded by Mr. Flaisig to approve the minutes of the March 9, 2022 meeting. Discussion: None. Vote: Koudela, Flaisig and Yarletts ayes. Clarke abstain. Motion carried.

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

**Case No. 21-532**

Paul Weisheit  
28514 Gilchrist

Paul Weisheit appeared before the board.

The secretary sent out neighbor notification forms.

**Reason and justification for request:** Would like to have a woodwork shop and additional storage.

Mr. Weisheit explained that he will be adding onto the back of his garage to use as a woodworking shop.

Mr. Koudela asked if the size of the current garage is 12' x 19'. Mr. Weisheit said it is approximately that size.

Mr. Koudela asked if the addition will be insulated and heated. Mr. Weisheit said yes it will, but no plumbing will be installed.

Ms. Clarke asked if the garage addition is strictly for hobby and non-work related. Mr. Weisheit stated it is only for a hobby.

No neighbors were present regarding this case.

**Findings and recommendations:** Motion by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance of 60 sq. ft. to construct a garage addition in the application of Section 1163.07 of the Codified Ordinances of the City of Willowick at 28514 Gilchrist. Discussion: None. Vote: All Ayes. Motion carried.

**CASE NO. 21-533**

Robert Clinger  
32510 Shoreham

Robert Clinger appeared before the board.

The Secretary sent out neighbor notification forms.

**Reason and justification for request:** Would like to construct an 8'x 8' storage shed however complying with prescribed setbacks is not possible given backyard space and adjoining structures.

Mr. Clinger stated that the shed will be 3' from the rear existing fence line and 4'6" from the neighbor's shed on Shoreham side and 4' 8" on the Lake Shore Blvd. side. He is short of the 10' requirement. If he were to move the shed closer to the house he would still have an issue not being 10' from the house. There will be no electricity in the shed.

Mr. Koudela asked if the shed will be pre-fabricated. Mr. Clinger stated it is and will be installed by Mentor Window.

There were no neighbors present for this case.

**Findings and recommendations:** Motion by Mr. Yarleets, Seconded by Mr. Flaisig to grant a variance of 3' from the neighbor's shed (side property) to construct a storage shed in the application of Section 1171.02(e) of the Codified Ordinances of the City of Willowick at 32510 Shoreham. Discussion: None. Vote: All ayes. Motion carried.

**Motion #2:** Motion by Mr. Yarleets, Seconded by Mr. Flaisig to grant a variance of 2'4" from the neighbor's garage (rear property) to construct a storage shed in the application of Section 1171.02(e) of the Codified Ordinances of the City of Willowick at 32510 Shoreham. Discussion: None. Vote: All Ayes. Motion carried.

**CASE NO. 21-534**

Ernest Rowell  
31801 Pendley Rd.

Mr. Ernest Rowell and Ms. Sharon Beard appeared before the board.

The Secretary sent out neighbor notification forms.

**Reason and justification for request:** The homeowner would like to construct a fence on the rear property line.

Mr. Rowell stated that he ran into a problem with the contractor, Great Lakes Fence with the way the back fence was drawn. Mr. Brennan, Chief Housing and Zoning Inspector told him that he will need a variance. The fence is complete except for the rear where the variance is needed.

Mr. Koudela asked if he was issued a permit for the fence that was already put up. Mr. Rowell stated yes there is a permit.

Mr. Yarleets asked Mr. Rowell if he spoke with the back neighbor to see if they would allow their fence to be taken down. Mr. Rowell said he did, but she was concerned about gaps being left that would allow her dog to get loose.

The back neighbor Diana Cassalina was present and stated that the appellant did speak to her about removing the fence however the rear fence lines do not match the properties and Josh at Great Lakes Fence said he would be sure that there are no gaps. Ms. Cassalina stated that she doesn't want a verbal promise, but something in writing. She stated the contractor wrote a 2 line note that there would be no gaps, which she considers unacceptable. Ms. Cassalina is also concerned about how an 8" gap between fences will be maintained? Mr. Rowell stated he can fit a weed whacker underneath and said he will be putting down black rubber matting to kill any vegetation and keep it from growing.

Stephanie Landgraf, Law Director asked Mr. Rowell if he can just move the existing posts back to meet the neighbor's chain link fence to avoid the 8" gap? Mr. Rowell stated yes he can have the contractor do that. He will do whatever he has to do to help with the situation. Ms. Cassalina wanted to do know how the 2 to 3" gap that will be left between the posts will be maintained. Mr. Rowell stated he can fit a weed whacker under the gap and will maintain the area.

The parties all agreed with this proposal.

**Findings and recommendations:** Motion by Mr. Koudela, Seconded by Mr. Yarletts to grant a variance to allow double fencing of the rear property line and move the existing posts back, and have the new vinyl fence meet the neighbor's existing fence with very little or no gap to be maintained by the Appellant in the application of Section 1165.05 of the Codified Ordinances of the City of Willowick at 31801 Pendley Rd. Discussion: None. Vote: Koudela Flaisig and Clarke Ayes. Yarletts Nay. Motion carried.

There was no new business.

There was no old business.

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

Meeting adjourned at 8: 02 p.m.

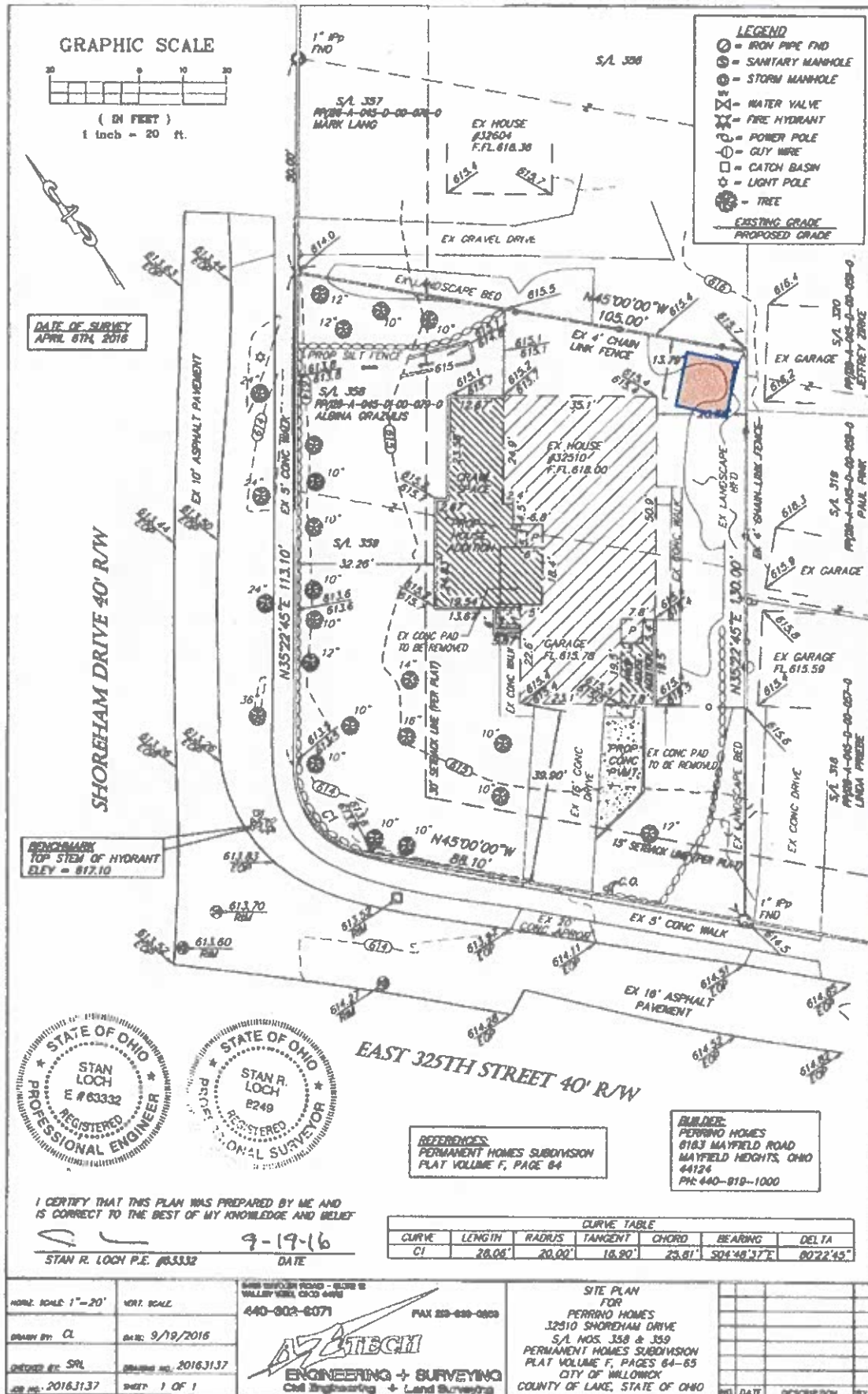


Chairman, Nick Koudela

ATTEST:



Secretary, Jennifer Quinn









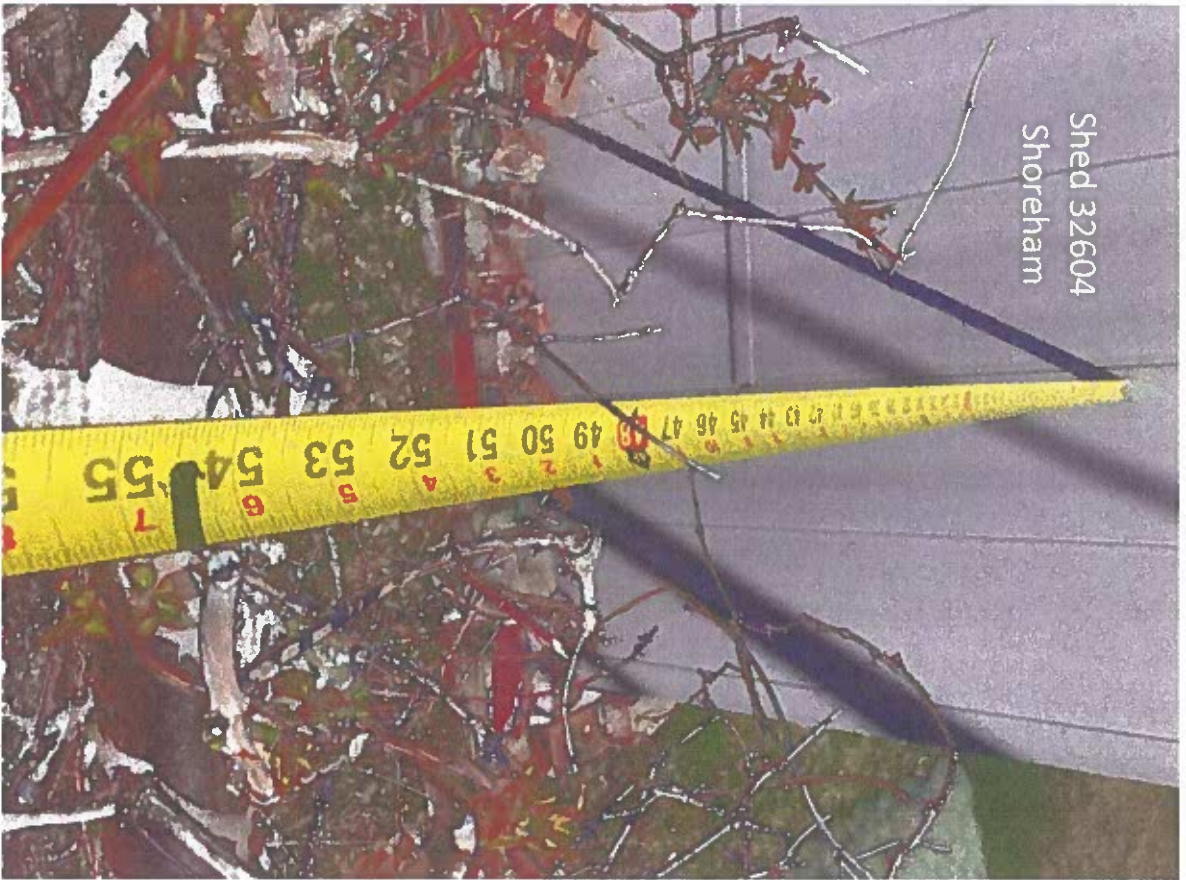


Garage 32607  
Lakeshore Blvd





Shed 32604  
Shoreham





Garage 32607  
Lakeshore

