

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

DATE: August 11, 2021
PLACE: Willowick City Hall, Council Chambers
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. Yarletts, Flaisig, Koudela, and Trem. Mr. Beck was absent.

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

Motion by Mr. Yarletts, Seconded by Mr. Flaisig to approve the minutes of July 14, 2021. Discussion: None. Vote: Yarletts, Flaisig and Koudela Ayes. Tem abstain. Motion carried.

Chairman Koudela swore in any audience members giving testimony.

Case No. 21-521
Christopher DeRosa
691 E. 305 St.

Matt DeRosa appeared before the board.

The secretary sent out neighbor notification forms.

Reason and justification for request: To replace turn around that is 30 years old with new concrete.

Mr. DeRosa explained he will be replacing the existing driveway and turn around as the concrete is breaking up and is over 30 years old. He grew up in the house, and his father had put the turnaround in.

Mr. Yarletts asked if the dimensions would be changing. Mr. DeRosa said maybe a couple of inches due to gravel, maybe a tire's worth. It is sinking in some spots.

Mr. Koudela reiterated that there would be no significant size change. Mr. DeRosa stated the driveway itself towards the turn around maybe 1' due to it coming out a little into the driveway and he wants to get rid of that.

Mr. Yarletts wanted to remind the board that there is no street parking on E. 305 St, which is a hardship.

Mr. DeRosa stated his father put the turnaround in years ago due to his Mother getting in accidents pulling out of the driveway.

Public Portion – none no audience members.

Findings and recommendations: Motion by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance to allow front yard parking to install a new driveway in the front yard in the application of Section 1164.105(a) 691 E. 305 St. Discussion: None. Vote: All Ayes Motion carried.

Case No. 21-522

Larry Bogenrief
Willow Praise Church
32901 Vine St.

John Denholm appeared before the board.

The secretary sent out neighbor notification forms.

Reason and justification for request: Request storage containers for aiding in distribution and helping the homeless.

Mr. Koudela stated that these 3 variances were denied by City Council in the past, but now have a significant change to be placed in the rear of the building.

Mr. Denholm stated that Pastor Bogenrief could not attend the meeting tonight. They were denied to place them on the side of the building in the parking lot, and have moved them from the side of the building to the rear of the building.

Mr. Yarletts asked Law Director Stephanie Landgraf if the variance asked to move the storage buildings to a lot with no habitable house was accurate. Ms. Landgraf asked Mr. Denholm if there are 2 parcels in the back. Mr. Denholm stated he did not know. He remembers it being Kroger's when he was young. It's just a big lot and has no idea if it was zoned. Ms. Landgraf stated they would need the variance because there is no house on the property. They need to vote in order as they build on each other first, to allow 2 accessory buildings and then the size.

Mr. Koudela stated there is nothing that says the containers will be in the rear of the building. Ms. Landgraf stated they can put a condition on it. Mr. Denholm stated it is marked on the drawing that he worked on with Sean Brennan showing they will be in the rear.

Ms. Landgraf make sure that Mr. Denholm knows that if the variance is approved tonight that they can only put these units behind the building and nowhere else or they can be prosecuted. Mr. Denholm state that he is aware.

Mr. Koudela asked why we keep going back to these storage containers versus building an actual structure or have they already been purchased. Mr. Denholm stated that no they haven't been purchased, but he has someone lined up and has some gravel delivered as he thought they would be approved. They did not think of building a structure, it was just easier to use the containers. They won't be smack in the middle of the rear of the building. Mr. Koudela asked if the containers will be placed on gravel. Mr. Denholm stated yes they will be placed on gravel.

Mr. Koudela asked what they are doing now as far as storage. They use the inside and need to move the lawnmower and other items outside. They can store things from the thrift store and food to feed the homeless in the storage containers. They did 1000 meals at Thanksgiving. It's about having the storage to continue to do the things they do now.

Sean attached (d)(2) required in excess of 120 sq. ft. should be erected on a 4' concrete base with a 4" curb. Mr. Denholm stated he has never heard that.

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

Mr. Flaisig stated that they went in reverse when voting last time. Stephanie stated he is right and they should vote 3- 2- 1.

Findings and recommendations: Motion by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance of 520 sq. ft. in the application of Section 1171.02(c) of the Codified Ordinances of the City of Willowick at 32901 Vine St. Discussion: Non. Vote: Yarletts, Flaisig and Trem Ayes. Koudela Nay. Motion carried.

Motion #2 by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance to allow a second accessory building in the application of Section 1171.02(g) of the Codified Ordinances of the City of Willowick at 32901 Vine St. Discussion: None. Vote: Yarletts, Flaisig and Trem Ayes. Koudela Nay. Motion carried.

Motion #3 by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance to allow 2 accessory buildings on a lot where there is no habitable home in the application of Section 1171.02(h) of the Codified Ordinances of the City of Willowick at 32901 Vine St. Discussion: None. Vote: Yarletts, Flaisig and Trem Ayes. Koudela Nay. Motion carried.

CASE NO. 21-523

Patricia Drum
632 E. 300 St.

Patricia Drum appeared before the board.

Reason and justification for request: Need to see if she will have to move the pool that was just put in or if it can stay where the contractor, Great Escape put it. It is 6' not 8' from the fence. Also, they have a fence around the top of the pool.

Ms. Drum stated they had nothing but problems with Great Escape the contractor. Her husband put a circle around the drawing showing 8'. When they got home the pool was up and didn't realize it was only at 6'. If they have to move it they will just take it down.

Phil asked what type of pool. Ms. Drum, it is 4' above ground with a fence around the top.

Mr. Koudela asked how long it's been up. Ms. Drum stated since around last May or June. They were supposed to get it in August but didn't get it until November.

Mr. Koudela asked if there are any electrical lines above the pool. Ms. Drum stated no there are no overhead lines.

There is a new fence along with the back property.

Mr. Yarletts asked if she knows how far approximately the neighbor's garage is to the pool. Ms. Drum stated her driveway is away from her property on the other side.

There were no audience members for the public portion.

Findings and recommendations: Motion by Mr. Yarletts, Seconded by Mr. Beck to grant a variance of 2' to keep a pool 6' from the side property line in the application of Section 1339.13(d) of the Codified Ordinances of the City of Willowick at 632 E. 300 St. Discussion: None. Vote: All Ayes. Motion carried.

CASE NO. 21-525

Thomas Trost
31712 Douglas

Thomas Trost Appeared before the board.

Reason and justification for request: The proximity of the Bayridge Condominium Garages' rear wall to the houses on his side of the street dramatically limits the areas in which a new tool shed may be constructed and includes logical placement of the shed. Regulation must have been recently changed as structures on yards on his side of the street are closer than 10'. Current tool shed requirements documented do not reflect current regulations. Condo garage adjacency creates an extenuating condition not typical for other properties in the city.

The shed will be in the corner due to the gravel. The company is Storage Sheds Unlimited in Euclid. They will be tearing down the old shed on the opposite side. They do not do the gravel base so he has to have someone do that before the new shed comes and the old one is torn down so that is why it's going on the other side.

Mr. Koudela asked why he wants to be 3' from the property line. Mr. Trost said that the backside of his property is Bayridge Condo's Garages and it is a long structure and a solid brick wall that runs almost the entire length of Douglas. The current ordinance says 10' from any existing structure which he suspects was changed. The building department has incorrect information that says no more than 3' from the property line and not less than 10' from a detached garage or dwelling. So he believes it was changed, but the building department didn't change their information. If he put it at 10' it would be in the middle of the yard. Mr. Trost also passed out pictures that show he is in line with the other neighbors.

Mr. Koudela asked Ms. Landgraf if the ordinance is correct. Ms. Landgraf stated that once there is a dwelling there it changes. It is whoever builds there first.

Mr. Flaisig what is the distance of the current shed. Mr. Trost stated 6' and he wants to keep it in the same line as it is now. It would be 6' from the neighbor's garage and 3' from the property line.

There was no one in the audience for public portion.

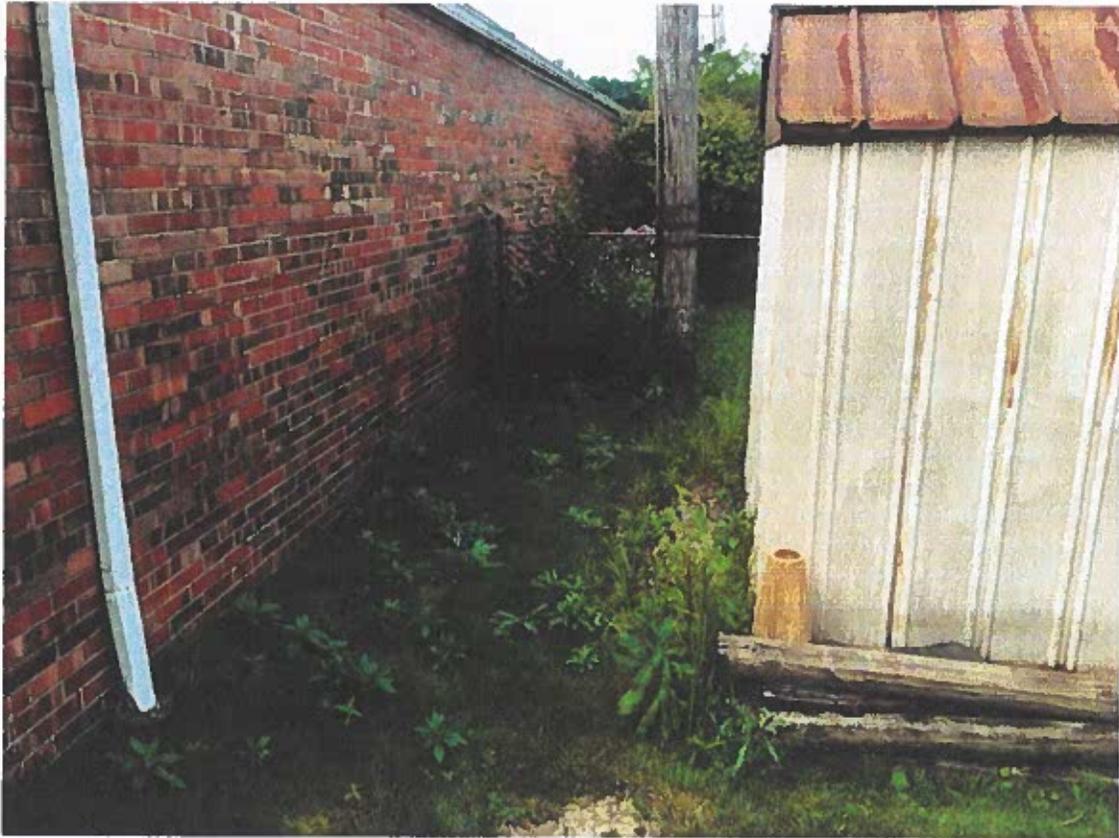
Motion by Mr. Yarletts, Seconded by Mr. Flaisig adjourn the meeting. Discussion: None. Vote: All Ayes
Motion carried.

Meeting adjourned at 8:06 p.m.


Chairman, Nick Koudela

ATTEST:


Secretary, Jennifer Quinn









Concrete pool
posts < 1/16"

2/16" 2/16"

< 1/16"

Map data ©2021, Map data ©2021

20 ft

1/16"
(on other
page as well)



same





1/16"



Same

2/16"



My property
31712 Douglas

1/16" = 3'

2/16"

Map data ©2021, Map data ©2021 20 ft