

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

DATE: October 13, 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. Flaisig, Yarleets, Koudela, Beck, and Trem.

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

Motion by Mr. Yarleets, Seconded by Mr. Flaisig to approve the minutes of September 8, 2021.  
Discussion: None. Vote: All ayes. Motion carried.

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

**Case No. 21-529**

Tito Corral  
323 Blissfield

Tito Corral appeared before the board.

The secretary sent out neighbor notification forms.

**Reason and justification for request:** Took the shed down and took out the foundation and thought he measured correctly when he did the deck.

Mr. Koudela reiterated to Mr. Brennan that there was no permit for this project? Mr. Brennan said correct no permit. Mr. Corral stated that he tried to get a permit. He went to Lake County and was approved, but when he went to pick up the permit he was told he needed a zoning permit from Willowick first. He thought he was correct, but he did it backward.

Mr. Corral submitted pictures.

**Public Portion:** Mr. James Gazso, 328 Blissfield, and Mr. Bill Carter 320 Blissfield have no objection.

**Findings and recommendations:** Motion by Mr. Yarleets, Seconded by Mr. Flaisig to grant a variance of 4" to allow a pool deck to remain that was installed 32" from the property line in the application of Section 1339.13(d) of the Codified Ordinances of the City of Willowick at 323 Blissfield. Discussion: None. Vote: All Ayes. Motion carried.

**Case No. 21-530**

Thomas Steimle

285 E. 327 St.

Mr. & Mrs. Thomas Steimle appeared before the board.

The secretary sent out neighbor notification forms.

**Reason and justification for request:** The new garage will be off-center of the existing driveway.

Mr. Koudela asked why they are seeking the variance. Mr. Steimle stated that they would like to keep the garage where it is currently existing which is 8' from the neighbor's shed. If moved it will not match up with the driveway.

Mr. Koudela asked what the size of the current garage is. Mr. Steimle stated it is approximately 1 ½ car.

Mr. Koudela asked if the new garage will be in the exact same spot? Mrs. Steimle stated it will be in the same spot except it will back 1' foot further, but the rest will be the same.

There was no one in the audience for the public portion. They said the affected neighbor is their Son who's property abuts their property.

**Findings and recommendations:** Motion by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance of 24 sq. ft. to build a 600 sq. ft. garage in the application of Section 1163.07 of the Codified Ordinances of the City of Willowick at 285 E. 327 St. Discussion: None. Vote: All Ayes. Motion carried.

**Motion #2** by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance of 1' 9" side yard for the fence to be 8' 3" from the neighbor's shed in the application of Section 1163.07 of the Codified Ordinances of the City of Willowick at 285 E. 327 St. 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.

There was no new business.

There was no old business.

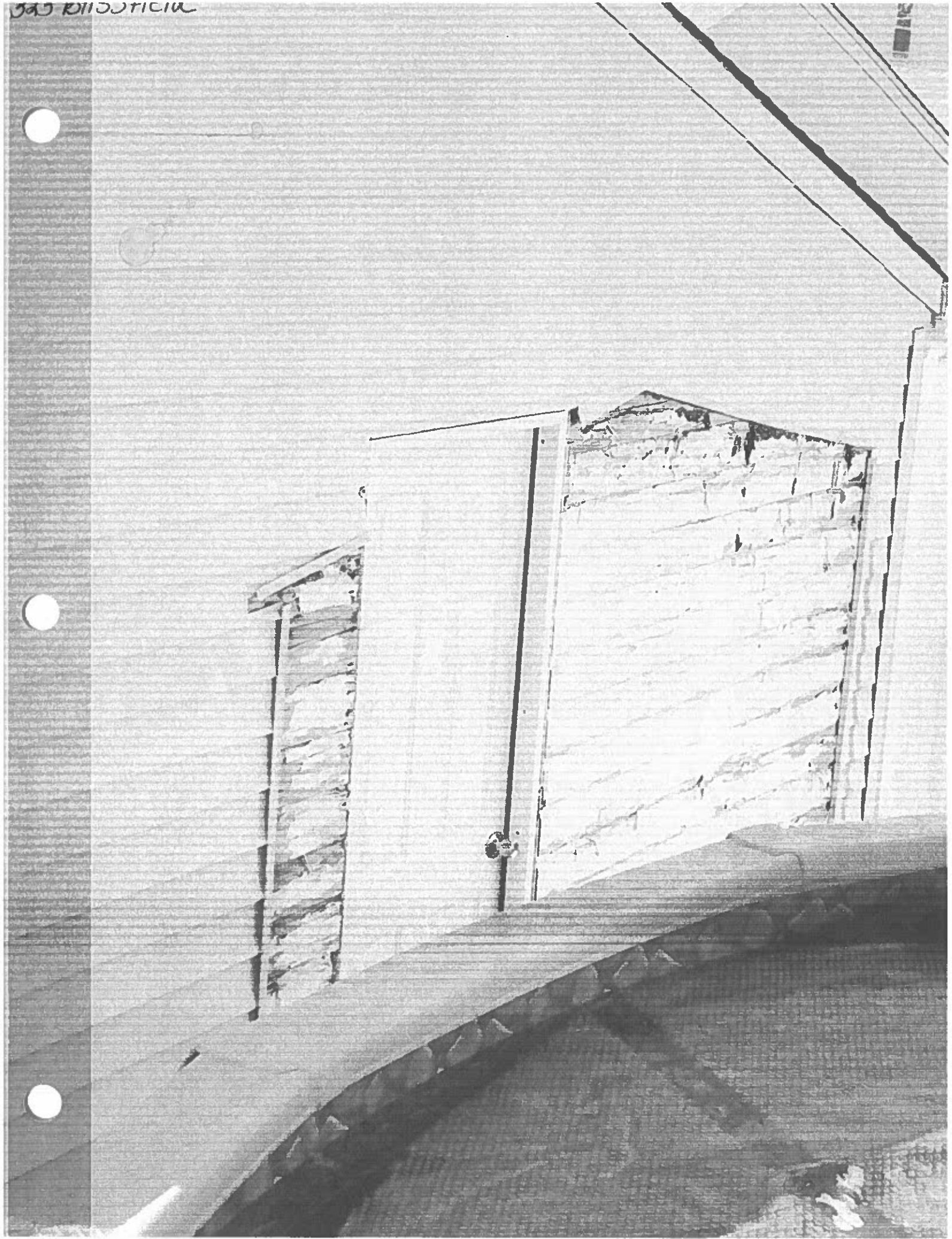
Meeting adjourned at 7:41 p.m.

  
Chairman, Nick Koudela

ATTEST:

  
Secretary, Jennifer Quinn

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345 DISTRICT

