

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

DATE: May 11, 2022  
PLACE: Willowick City Hall, Council Chambers  
TIME: 7:36 p.m.

The meeting was called to order by Chairman, Nick Koudela at 7:31 p.m.

Pledge of Allegiance

PRESENT WERE: Messrs. Flaisig, Yarleets, Clarke, Trem, and Koudela.

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

Motion by Mr. Yarleets, Seconded by Mr. Flaisig to approve the minutes of the April 13, 2022 meeting. Discussion: None. Vote: Flaisig, Yarleets, and Clarke Ayes. Trem abstains. Motion carried.

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

**Case No. 21-535**  
Marshall Ridley II  
31321 Bayridge Blvd.

Mr. Ridley appeared before the board.

The secretary sent out neighbor notification forms.

**Reason and justification for request:** There is a 10' concrete wall from the city that goes across their entire back lot because they are on a corner lot. The entire backyard is open to the public. They have a dog that barks at the elderly people across the street at the Senior Center. They wish to do some gardening in private and keep the deer from their food. They would like to beautify that corner with a white vinyl fence.

Mr. Ridley stated that he lives directly across from the Senior Center on a large corner lot. He has driven around the city and has seen fences further out and 6' high on a corner lot. He will be going 15' from the house leaving much room to see for safety. His back fence is the Service Department fence that is 10' high and he is only asking to go 6' high.

Mr. Koudela asked how far off the sidewalk will it be. Mr. Ridley stated 18' to 20'

The fence will be white vinyl and have a ¼" gap.

Ms. Clarke stated that she drove by the property and understands why he would like the variances. She said 6' won't be intrusive and his plans look nice and won't bother any neighbors, and ties in nicely with the white vinyl fence at the Senior Center.

No neighbors were present regarding this case.

**Findings and recommendations:** Motion by Mr. Yarletts, Seconded by Ms. Clarke to grant a variance of 11' to install a fence in the side yard 15' from the main building on a corner lot in the application of Section 1165.07(c) of the Codified Ordinances of the City of Willowick at 31321 Bayridge Blvd. Discussion: None. Vote: All Ayes. Motion carried.

#2 - **Findings and recommendations:** Motion by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance of 2' height to install a fence on a corner lot in the application of Section 1165.07(c) of the Codified Ordinances of the City of Willowick at 31321 Bayridge Blvd. Discussion: None. Vote: All Ayes. Motion carried.

**CASE NO. 21-536**

Serafina Scafidi  
30400 Vineyard

Ms. Scafidi appeared before the board.

The Secretary sent out neighbor notification forms.

**Reason and justification for request:** would like to install a 10' x 13' louvered pergola on back patio to improve outdoor living space.

Ms. Scafidi stated that she would like to place a pergola in the back of the home away from the house with plenty of space from other structures and is aluminum, not wood.

Mr. Koudela asked if there were any other buildings besides the garage. Ms. Scafidi said there are no other buildings.

There were no neighbors present for this case.

**Findings and recommendations:** Motion by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance of 10 sq. ft. to install a pergola with an external dimension of 130 sq. ft. in the application of Section 1171.02(c) of the Codified Ordinances of the City of Willowick at 30400 Vineyard Rd. Discussion: None. Vote: All ayes. Motion carried.

There was no new business.

There was no old business.

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

Meeting adjourned at 7: 42 p.m.

  
Chairman, Nick Koudela

ATTEST:

  
Secretary, Jennifer Quinn