

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

DATE: July 13, 2022  
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. Yaretts, Clarke, Koudela, and Flaisig. Mr. Trem was absent.

ALSO PRESENT: Stephanie Landgraf, Law Director.

Motion by Mr. Yaretts, Seconded by Mr. Flaisig to approve the minutes of the June 8, 2022 meeting.  
Discussion: None. Vote: All Ayes. Motion carried.

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

**Case No. 21-539**

Teresa Wakefield  
164 E. 315<sup>th</sup> St.

The appellant was absent.

The secretary sent out neighbor notification forms.

**Reason and justification for request:** Pre-made shed that was designed by the builder. Was purchased at the Home and Garden Show.

The appellant did not appear at the meeting or anyone on her behalf.

Mr. Yaretts asked if the shed was already installed and stated it should be tabled since Mr. Brennan isn't present to answer questions.

**Findings and recommendations:** Motion by Mr. Yaretts, Seconded by Mr. Flaisig to table this case until the August 10, 2022 Meeting. Vote: All Ayes. Motion carried.

**CASE NO. 21-540**

Suzanne Ferrazza  
173 E. 286<sup>th</sup> St.

Ms. Ferrazza of 173 E. 286<sup>th</sup> St. appeared before the board.

The Secretary sent out neighbor notification forms.

**Reason and justification for request:** The homeowner installed a fence/gate 4' 9" beyond the side entrance door. Only allowed 2'.

Mr. Koudela asked Ms. Ferrazza if the gate was already installed. She said the gate is installed. In January she replaced a rusty chain link gate. She watches her Son's dog who works at the Willowick Fire Department and came down with cancer and needed the gate fixed.

Ms. Clarke stated she drove by and it doesn't appear to be an issue to the neighbors as the neighbor is around the corner.

Mr. Koudela asked why she didn't initially get a permit. She said she was in the hospital at the time and thought that her Sons took care of it. She was completely unaware.

There were no neighbors present for this case.

**Findings and recommendations:** Motion by Mr. Yarleets, Seconded by Ms. Clarke to grant a variance of 2' 9" for a gate that was installed 4' 9" beyond the side door in the application of Section 1165.07(b) of the Codified Ordinances of the City of Willowick at 173 E. 286<sup>th</sup> St. Discussion: None. Vote: All ayes. Motion carried.

**CASE NO. 21-541**  
Sandy Pinzarroni  
29821 Fairway Blvd.

Sandy Pinzarroni and Cynthia Wheeler (sister of the owner) of 29821 Fairway Blvd. appeared before the board.

Ms. Pinzarroni gave her Sister, Cynthia Wheeler permission to speak on her behalf.

The Secretary sent out neighbor notification forms.

**Reason and justification for request:** To cover patio.

Ms. Wheeler stated that they have a 4 x 22 concrete slab on the side of the garage and would like to keep a cover over it to protect the furniture, keep animals out, and have shade for their Mother who is 87.

Mr. Yarleets asked if the cover will have shingles. Ms. Wheeler stated no that it is aluminum.

Ms. Landgraf stated that they have been having an issue in Willowick with people putting up these covers and then enclosing them with walls. She asked if that was the case with this one. Ms. Wheeler stated that is not their intention and that they used to have a fabric cover that got destroyed by the weather and trees.

**Findings and recommendations:** Motion by Mr. Flaisig, Seconded by Mr. Yarleets to grant a variance of 172 sq. ft. to attach a patio cover to their detached garage in the application of 1163.07 of the Codified Ordinances of the City of Willowick at 29821 Fairway Blvd. Discussion: None. Motion carried.

**CASE NO. 21-542**  
Patrick Gilbert  
31101 Ronald

Patrick Gilbert of 31101 Ronald Dr. appeared before the board.

**Reason and justification for request:** Would like a garage extension addition.

Mr. Gilbert wants to build out of the back of the existing garage and will not encroach on his neighbor's property at all. He will be using it to work on his own cars and to store an older vehicle he inherited.

Mr. Yarletts asked if he was going to blow out the whole back wall of the garage. Mr. Gilbert said no just enough to store the car in.

Mr. Koudela asked why the addition will be so big and if it has a side door. Mr. Gilbert stated it is to keep in line with the current garage and will have a side door.

Mr. Yarletts asked if it would be sided to match the existing garage. Mr. Gilbert said that yes and from the front, it will look like a normal garage.

Ms. Landgraf asked if there is a fence on the side and in the back. Mr. Gilbert stated yes there is.

Mr. Yarletts asked if there would be a business ran out of the garage. Mr. Gilbert stated no there will not.

**Findings and recommendations:** Motion by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance of 244 sq. ft. to construct a garage addition that will total 820 sq. ft. located 13' from the property line in the application of Section 1163.07 of the Codified Ordinances of the City of Willowick at 31101 Ronald Dr. Discussion: None. All Ayes. Motion carried.

**Motion #2 -** Motion by Mr. Yarletts, Seconded by Mr. Flaisig to grant a variance of 1' 11" to construct a garage addition located 13" from the property line in the application of Section 1163.07 of the Codified Ordinances of the City of Willowick at 31101 Ronald Dr. Discussion: None. All ayes. Motion carried.

**CASE NO. 21-543**

Ron Balante  
32144 Vineyard

Ron Balante of 30144 Vineyard appeared before the board.

**Reason and justification for request:** The homeowner has a covered patio in the back of the house which is a recommended location for an a/c unit. Placing the unit further up towards the driveway where the patio is not covered runs the risk of damage by a snow plow. There was an a/c unit previously located at the proposed location so all of the electric lines are already in place. The homeowner is willing to screen around the unit. Being on a corner lot the unit would be visible from the street even if it was in the back of the house.

Mr. Balante stated that he doesn't want to put it under the metal awning as it would be hard to drill into it and may cause damage. If he goes 10' to the right it will be in a line of snow plows.

Mr. Koudela stated that Bryan & Sons stated that there was an existing unit there and there is existing electrical. Mr. Balante stated the electrical is there and he believes there was a unit there at one time.

**Findings and recommendations:** Motion by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance to allow an air conditioning unit in the side yard in the application of Section 1167.01(e) of the Codified Ordinances of the City of Willowick at 30144 Vineyard Rd. Discussion: None. Vote: all Ayes. Motion carried.

**Motion #2:** Motion by Mr. Flaisig, Seconded by Mr. Yarletts to grant a variance of 15' side property and 85' rear property for an air conditioning unit in the application of Section 1167.01 (c) of the Codified Ordinances of the City of Willowick at 30144 Vineyard Rd. Discussion: None. Vote: All Ayes. Motion carried.

There was no new business.

There was no old business.

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

Meeting adjourned at 7: 56 p.m.

  
Chairman, Nick Koudela

ATTEST:

  
Secretary, Jennifer Quinn



# 30144 vineyard

Case No. 21513  
Blunt



11/24/2021