

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
JANUARY 23, 2019**

MINUTES

December 12, 2018
December 26, 2018- Canceled
January 9, 2019- Canceled

OLD BUSINESS

Applicant will be permanently tabled per their request

Marlene & Jack Cornachio

5720 Hartshire Dr.
(Rep.- Bryan Black, B. LeGrand Design)

**Additions to master bedroom
and garage**

NOTICE OF NONCOMPLIANCE of C.O. 1131.06 Minimum Required Yards; the minimum rear yard setback is 40 feet, the minimum required corner side yard setback is 33 feet. The proposed rear yard setback for the master bedroom addition is 27.67 feet which creates a rear setback encroachment of 12.33 feet; additionally, the proposed corner side yard setback of 27 feet for the garage addition encroaches the minimum setback by 6 feet and is therefore not permitted. The property is currently zoned Residential R-100 zone district.

NEW BUSINESS

John Grace

Vacant Lot/W. Spaulding (Cemetery) St.

New home/PPN#27A-029-A-00-065-0

NOTICE OF NONCOMPLIANCE of C.O. 1131.08 Supplemental Regulations for Lots of Record in the R-50 District; the minimum front yard setback, in this case is 23.48 ft. The proposed front setback is 19.16 ft., creating a deficit of 4.23 ft. and C.O. 1131.06 Minimum Required Yards; the minimum yard requires a rear yard of not less than 30% of the total lot depth or in this case, not less than 25 ft. The proposed rear setback is 21 feet creating a deficit of 4 ft. The property is currently zoned Residential R-50 zone district.

Board of Zoning Appeals

Agenda

January 23, 2019

Heinen's

34501 Ridge Rd.

(Rep. Chris Humphrey, Architect)

Drive thru ATM machine

NOTICE OF NONCOMPLIANCE of C.O. 1141.13 Schedule of Permitted Uses; “drive in/drive thru facility in association with a permitted use” is not permitted in a Retail Business district and C.O. 1161.08 Off-Street Waiting Spaces for Drive-Thru Facilities requires a minimum of ten waiting spaces. The proposed site plan indicates there is only space provided for four vehicles and C.O. 1163.05 Regulations for Freestanding Signs; there is a limit of one freestanding sign per project or development and the proposed site plan indicates a total of five freestanding signs. The property is currently zoned Retail Business district.

Board of Zoning Appeals

Election – 2019

Chairman

Vice Chairman

Secretary