

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
MARCH 13, 2019**

MINUTES

February 27, 2019

OLD BUSINESS

Peter Maurath

941 Windermere Dr.

(Rep.- Bryan Black, B. Legrand Design::Build)

Carport addition

NOTICE OF NONCOMPLIANCE of **C.O. 1131.06** the minimum side yard setback of existing side yard setbacks are 0.9 ft. and 3.0 feet for a total of 3.9 ft., thereby deeming the property non-conforming. **C.O. 1167** Non-Conforming Buildings or Structures, subsection **(b) Additions...** A nonconforming building or structure shall not be added unless the addition conforms to all yard regulations. The carport addition proposes a 0.9-ft. side yard setback and therefore is not permitted. The property is currently zoned Residential R-50 district.

Willoughby-Eastlake Schools

4900 Shankland Rd.

(Rep.-Jeff Henderson, ThenDesign Architecture)

(3) Illuminated freestanding ground signs

NOTICE OF NONCOMPLIANCE of **C.O. 1163.04(f)** permits a maximum sign area of 40 s.f. in an R-100 district. The sign located on Shankland Rd. is approximately 247.6 s.f. exceeding the allowable area by 207.6 s.f. The sign located on Ridge Rd. is 41.62 s.f. exceeding the allowable area by 4.62 s.f. and **C.O. 1163.06** limits the height of ground sign to 6 feet. The sign on Shankland Rd. is 9 ft. exceeding the maximum ht. by 3 feet. The sign on Euclid Ave. is 7'4", exceeding the maximum ht. by 1'4" and **C.O. 1163.05** requires a minimum side setback of 25 feet from a side lot line. The sign on Euclid Ave. is less than 25 ft. from the east side lot line when adjacent to residential zone districts. The properties are zoned R-100 (Ridge and Shankland Roads) and Residential Multi-Family, Low Rise (Euclid Ave.) districts.

NEW BUSINESS

Ace Willoughby LLC

4850 E. 355th St.

(Rep. Stephen Sandor)

Addition of two moveable storage units

NOTICE OF NONCOMPLIANCE of **Codified Ordinance 1145.03** Schedule of Permitted Uses, mini/self-storage facilities are not a permitted use. The existing facility is considered to be legally non-conforming; C.O. 1167.03(d) Expansion of Nonconforming Use of Lot prohibits the expansion of a nonconforming use of a lot unless approved by the Board of Zoning Appeals and pursuant to C.O. 167.11 Variances to Nonconforming Uses. The property is currently zoned Limited Industrial zone district.