

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
MARCH 27, 2019**

MINUTES

March 13, 2019

OLD BUSINESS

None

NEW BUSINESS

The items under New Business will remain on the agenda until the 4/10/19 meeting

Timperio Roofing & Siding
37211 Ben Hur Ave.
(Rep.- Henry Penttila, Architect)

Addition to commercial building

NOTICE OF NONCOMPLIANCE of C.O 1145.05 Principal building Yard Requirements, subsection (a) states that no parking area shall be erected in the required front yard. The required front yard is 60 ft. The proposed parking area encroaches the required front yard by 42 feet. The property is currently zoned Commercial Manufacturing (CM).

Aaron Zone
985 Garden Rd.

Fence

NOTICE OF NONCOMPLIANCE of C.O. 1131.11(i)(2) fences located in a front yard shall not exceed 4 ft. in ht. except that within 25 ft. of a right-of way, shall not exceed 3 ft. in ht. and shall provide a minimum of 50% vertical open surface. The proposed fence in the front yard is 6 ft. tall and exceeds the maximum ht. by 2' and where within 25' of the right-of-way, exceeds the ht. limit by 3 ft. Additionally, the fence only provides 25% vertical opening. The property is currently zoned Residential R-50 district.