

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
APRIL 10, 2019**

MINUTES

March 27, 2019

OLD BUSINESS

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.

NEW BUSINESS

Weiss North America
3860 Ben Hur Ave.
(Rep.- Mark Leszynski, MVL Construction Svcs. LLC)

Office space addition/13,994 sq. ft.

NOTICE OF NONCOMPLIANCE of C.O 1161.04 Required Off-Street Parking Spaces; based upon the building occupancy for office, manufacturing and warehouse area, the minimum number of required parking spaces shall not be less than 167. The number of spaces being provided are 112 and therefore creating a shortage of 55 spaces. The property is currently zoned General Industrial (GI).