

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
APRIL 24, 2019**

MINUTES

April 10, 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).

NEW BUSINESS

Kermit Miller
38621 Wood Rd.

Accessory shed (10'x12')

NOTICE OF NONCOMPLIANCE of C.O. 1131.11(d) Number and Area of Accessory Buildings; The total area of detached accessory buildings shall not exceed 200 s.f. in area when there exists an attached garage. The proposed accessory shed has an area of 120 s.f. In addition, the existing accessory shed is 120 s.f. and will create an overage of 40 s.f. and therefore not permitted. The property is currently zoned Residential R-80 district.

Sam Campola
688 Iroquois Trail

Driveway/Accessory parking

NOTICE OF NONCOMPLIANCE of C.O. Schedule 1131.11(a) Accessory parking is permitted only permitted in a rear yard. Additionally, a driveway is to be setback a minimum distance of 2' from a side lot line. The existing garage is 13' wide and the proposed width of the driveway is 20' thereby creating an accessory parking area in the front setback and the driveway is proposed to extend to the side lot line creating a 2' encroachment into the required setback and therefore not permitted. The property is currently zoned R-50 zone district.