

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
MAY 8, 2019**

**MINUTES**

**April 24, 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**

**Michael Delgado**  
38470 North Bay Dr.

**Fence**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.11(i)(2)** fences located in a corner side yard shall comply with the regulations for fences in a front yard and 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 all fencing in a corner side yard shall provide a minimum of 50% vertical open surface. The proposed fence in the corner side yard and where located within 25 ft. of a right-of way is 4' in ht., exceeding the ht. limit by 1 ft.; additionally, the fence only provides 25% vertical opening of the required 50%. The property is currently zoned Residential Multi-Family, Low Rise district.