

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
MAY 22, 2019**

MINUTES

May 8, 2019

OLD BUSINESS

None

NEW BUSINESS

Rebecca Gibson
4396 River St.

Porch addition and renovation

NOTICE OF NONCOMPLIANCE of **C.O. 1131.06** Minimum Required Yards; the minimum required front yard setback is 40 feet. The existing front setback is 20 ft., making the property non-conforming and **C.O. 1167.02** Non-conforming Buildings or Structures, (b) Additions- states in part “a nonconforming dwelling may be altered, added to or enlarged, provided such alteration, addition or enlargement conforms to all yard regulations.” The proposed porch addition would create a front setback of 14 feet, further encroaching the required front setback by an additional 6 ft. The property is currently zoned Residential Multi-Family.

Barbara Snyder-Carson
4070 St. Clair Ave.

Fence

NOTICE OF NONCOMPLIANCE of **Codified Ordinance 1131.11(i)(3)**, fences located in a side and rear yard shall maintain a minimum of 25% of the vertical surface to be open. Solid or stockade fencing is prohibited. The proposed fence, located in the side and rear yard is solid stockade fence providing no minimum opening. The property is currently zoned Residential R-60 zone district.