

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
JUNE 12, 2019**

MINUTES

May 22, 2019

OLD BUSINESS

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.

NEW BUSINESS

Citizens Bank
4015 Erie St.
(Rep.- Jeff Deeds, Visconsi Companies)

Signage

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1163.05(a)(7)(B) permits a total of 52.5 sq. ft. of freestanding signage. The proposed area of freestanding signage is 104.14 sq. ft. which exceeds the allowable by 51.64 sq. ft. The property is currently zoned Downtown Business District.

David E. Jones
5126 Harmony Lane

Accessory Garage

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.11(e) Number and Area of Accessory Buildings: Each one-family dwelling shall be permitted to have in the rear yard a maximum of two detached accessory buildings, provided that for any dwelling there shall be not more than one garage either detached from or attached to the dwelling. The total area of the two accessory buildings shall not exceed 600 s.f. if one of the buildings is a detached garage for a one-family dwelling; and for **NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.09** Height Regulations: the height of any permitted accessory building shall not exceed one story or fifteen feet. The proposed accessory garage is 1200 s.f. in area exceeding the allowable area by 600 s.f., has a second story and a height of 22 ft. The property is currently zoned R-60 zone district.

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CubeSmart

31581 Euclid Ave.

(Rep.- Norm Kotoch, NAK Management)

Two new storage buildings

NOTICE OF NONCOMPLIANCE of C.O. 1141.03 (Business Districts) and 1145.03 (Commercial and Industrial Districts) Schedule of Permitted Uses, mini self-storage facilities are not a permitted use. The existing facility is legally non-conforming; **C.O. 1167.03(d)** Expansion of Nonconforming Use of Lot, a nonconforming use of a lot or part thereof, including outdoor storage, shall only be expanded or extended pursuant to a use variance granted by the Board of Zoning Appeals (**C.O. 1167.11**); **C.O. 1141.06(a) & (b)** the minimum required front setback for parking is 20 ft., the side yard requires a minimum of 5 ft. setback from the side property line. The proposed site plan indicates a parking encroachment of 15 ft. into the front setback and 5 ft. into the side setback. The property is currently zoned Retail Business zone district at the front and Limited Industrial zone district at the rear.