

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

MINUTES

June 26, 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

Stephen T. Rae
4320 Center St.

Rooming House

NOTICE OF NONCOMPLIANCE of C.O. 1135.03 Schedule of Permitted Uses, a rooming house is not a permitted use in a R, M-F district. The property is currently zoned Residential Multi-Family.

GearTec, Inc.
4245 Hamann Parkway
(Rep.- John Grazia, President and Mark Bailey, Contractor)

**Addition to rear of building for an
outdoor storage canopy**

NOTICE OF NONCOMPLIANCE of C.O. 1145.05 Minimum Required Front, Side and Rear Yard for Principal Buildings, (c) Side and rear yard when yard abuts a residential district, the minimum rear yard setback is 100 ft. The existing building is setback 60' and the proposed construction would create a setback of 27.33 creating an additional encroachment. The property is currently zoned Limited Industrial zone district.

William Dawson
38125 Highgate Bluff
(Rep.- Dave Novak, Barrington Consulting Group)

**New home, S/L 10/front yard depth
PPN#27-B-041-C-00-010-0**

NOTICE OF NONCOMPLIANCE of C.O 1131.06 Minimum Required Yards, the minimum front yard depth shall not be less than 40 ft. The proposed front depth is 30 ft. creating a deficit of 10 ft. The property is currently zoned Residential R-60 zone district.

Board of Zoning Appeals

Agenda

July 10, 2019

William Dawson

38135 Highgate Bluff

(Rep.- Dave Novak, Barrington Consulting Group)

New home, S/L 11/front yard depth

PPN#27-B-041-C-00-011-0

NOTICE OF NONCOMPLIANCE of C.O 1131.06 Minimum Required Yards, the minimum front yard depth shall not be less than 40 ft. The proposed front depth is 30 ft. creating a deficit of 10 ft. The property is currently zoned Residential R-60 zone district.

Heather Justin

2131 Lost Nation Rd./Unit #1

Nail Salon in Limited Industrial

Zone District

NOTICE OF NONCOMPLIANCE of C.O 1145.03 Schedule of Permitted Uses, a nail salon is not a permitted use in a Limited Industrial District. The property is currently zoned Limited Industrial zone district.

Twentieth Century Construction

32870 Brighton Path

(Rep.- Jeff Smul)

New home, S/L 2/rear yard depth

NOTICE OF NONCOMPLIANCE of C.O 1131.06 Minimum Required Yards, the minimum rear yard depth shall not be less than 30% of the total lot depth or 38.77 feet. The proposed rear yard depth is 38.19 feet, creating a deficit of .58 feet. The property is currently zoned Residential R-60 one district.

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**)