

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

**MINUTES**

**July 10, 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**

**Lisa Cox**  
38349 Lakeshore Blvd.

**Fence**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.11** fences located in a corner side yard (subsection 2) shall comply with requirement for fences in a front yard (subsection 1) shall not exceed 4 ft. in ht. except that within 24 feet of a right-of-way, shall not exceed 3 ft. in ht. and shall provide a minimum of 50% vertical open surface. Fences located in a side or rear yard (subsection 3) shall provide a minimum 25% vertical open surface. The finished side of fence (Subsection 5) shall face outward from the yard being fenced. The proposed fence, where located in the corner yard is 6 ft. in height and exceeds the height limit by 2 ft. and where located within 25 ft. of the right-of-way is 3 ft. Additionally, the fence is solid stockade, provides no vertical opening, and along east side lot line is installed with finished side of fence facing inward toward the yard being fenced and therefore not permitted. The property is currently zoned Residential R-50 zone district.

**Arthur Conell**  
38246 Wilson Ave.

**Fence**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.11(i)(2)** fences located in a corner side yard shall comply with regulations for fences in a front yard and shall not exceed 4 ft. in ht. except that within 24 feet of a right-of-way, shall not exceed 3 ft. in ht. The proposed fence, where located in the corner side yard and where located within 25 ft. of the right-of-way is 4 feet in ht. exceeding the maximum height by 1 ft. The property is currently zoned Residential R-60 district.