

**BOARD OF ZONING APPEALS  
CITY OF WILLOUGHBY  
AUGUST 14, 2019  
PUBLIC HEARING MEETING  
MINUTES**

**PRESENT:** Joe Palmer; Mike Merhar; Mike Ross; Angelo Tomaselli; James Ralston, Chairman

**ABSENT:** None

**OTHERS:** Michael Lucas, Law Director; Vicki Grinstead, Secretary

**Chairman Ralston called the regular meeting to order at 7:00 p.m.**

Chairman Ralston advised the participants of their right to be heard in person or by attorney present and/or proffer evidence present and examine witnesses and the subpoena of evidence and/or witnesses. Chairman Ralston advised the participants that the board has five members of which a majority of the board is needed to grant an appeal. Chairman Ralston stated that all five members of the board are present this evening and the applicants need a majority or three votes to pass their appeals. If an appeal is denied the applicant has thirty days to file an appeal with the Lake County Court of Common Pleas.

The appeal application, the letter of the meeting notification, the letter of non-compliance and the list of names and addresses of adjoining property owners within the required distant of the appellant were noted into the record.

**MINUTES**

**July 24, 2019**

Mr. Tomaselli moved to accept the Public Hearing meeting minutes of July 24, 2019 as submitted and Mr. Ross seconded.

**ROLL CALL:** Yeas: Mr. Merhar; Mr. Ross; Mr. Tomaselli; Mr. Palmer; Chairman Ralston  
Nays: None  
Absent: None

**Motion Carried: Approved**

**OLD BUSINESS**

**None**

**NEW BUSINESS**

**Pauletta Melago**  
1005 Cherokee Trail

**Driveway/parking area**

Chairman Ralston stated the applicant cited practical difficulty numbers 2, 3 and 8 on the application for appeal and noted all items that were in the packet.

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Chairman Ralston asked if anyone wished to speak for this appeal. Ms. Melago, 1005 Cherokee Trail, Willoughby, OH 44094 was sworn in to speak for her appeal.

Ms. Melago said she has had the gravel driveway since she purchased her properties in the 1980s. She owns the two lots and have combined them into one through the County. She is having physical difficulties keeping up with the weeds in the adjacent driveway and received a letter from the city. Her current cement driveway only holds her SUV and a small car; other visitors must park on the street. She will be able to maintain the new blacktop driveway and will add to the value of her home. She said there are several homes in her neighborhood that have single car garages with double or triple driveways (as presented in renderings in the Board's packets).

Mr. Palmer asked if she would consider making the adjacent driveway a "u-shaped" driveway and attaching it to the existing concrete driveway. Ms. Melago said the grassy area between the adjacent drive and existing driveway has the gas and water lines underneath. Her concern is that if there is future issue with one of these lines, they would have to dig up her driveway. There was a brief discussion on this issue.

Mr. Palmer said the Board does not like to set a precedent they would have to defend in the future by granting a driveway that is just a parking area, not attached to a garage. He suggested she speak to the Building Department to see what other options are available. Chairman Ralston agreed and said she should also speak to her contractor to see what other options he would propose.

Ms. Melago asked to have her appeal tabled, so she can speak to the Building Department to see what her options are for her proposed asphalt driveway.

Mr. Palmer moved to table the variance request, per the applicant's request, for the Melago residence 1005 Cherokee Trail, Willoughby, OH 44094 and Mr. Ross seconded.

ROLL CALL:        Yeas:    Mr. Ross; Mr. Tomaselli; Mr. Palmer; Mr. Merhar; Chairman Ralston  
                      Nays:    None  
                      Absent: None

**Motion Carried:     Tabled**

**Dan & Rachel Calhoun**  
38590 Adkins Rd.

**RV in Driveway**

Chairman Ralston stated the applicant cited practical difficulty numbers 1 and 8 on the application for appeal and noted all items that were in the packet.

Chairman Ralston asked if anyone wished to speak for this appeal. Mr. Calhoun, 38590 Adkins Rd., Willoughby, OH 44094 was sworn in to speak for his appeal.

Mr. Calhoun said they cannot access their backyard because the property is not wide enough. They have the camper partially in the rear lot, but not all the way back. He presented six letters of support from his neighbors

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(in record 8/14/19). He said he would have to intrude onto his neighbor's property to access the back yard with the camper and they do not want to do that.

Mr. Palmer asked if they considered storing the boat. Mr. Calhoun said he is paying for his property and would like to keep it there. He said they have renovated the property and maintain their yard. He said the camper is stored elsewhere during the winter months, so it is only stored on his property during the summer months. He said he would prefer not to pay for extra storage. Mr. Palmer said the Board has had many of these requests and do not like to set precedents, as previously stated in the request before his.

Chairman Ralston asked if anyone wished to speak for this appeal. Mrs. Calhoun, 38590 Adkins Rd., Willoughby, OH 44094 was sworn in to speak for her appeal.

Mrs. Calhoun said having the camper in the driveway is a convenience for her when her kids have sleepovers and can access it easily when her husband is not home. She does not know how to hook the camper up to the truck so she could not access it if it is stored elsewhere. She asked if there were exceptions to keep it on their property for part of the year.

Mr. Palmer said he believes there is a 48-hour window allowance in a 7-day period. Chairman Ralston said this is to allow for loading and unloading only.

Chairman Ralston asked if there was anyone else who wished to speak for this appeal and there was no one.


Chairman Ralston asked if there was anyone who wished to speak against this appeal and there was no one.

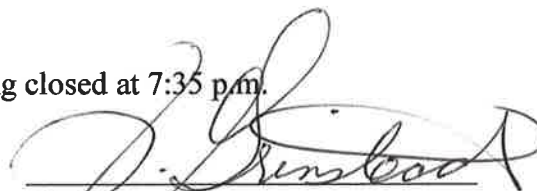
Mr. Palmer moved to grant a variance to C.O. 1131.11(f) and allow a recreational vehicle to be parked/stored on the driveway in the side yard instead of the required rear yard; citing C.O. 1109.09(b) for the Calhoun residence, 38590 Adkins Rd., Willoughby, OH 44094 and Mr. Ross seconded.

ROLL CALL:        Yeas:    None  
                      Nays:    Mr. Tomaselli; Mr. Palmer; Mr. Merhar; Mr. Ross; Chairman Ralston None  
                      Absent: None

**Motion Carried:     Denied**

There being no further business the regular meeting closed at 7:35 p.m.

  
James Ralston, Chairman

  
Vicki Grinstead, Secretary