

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
AUGUST 28, 2019**

**MINUTES**

**August 14, 2019**

**OLD BUSINESS**

**Pauletta Melago**  
1005 Cherokee Trail

**Driveway/parking area**

**NOTICE OF NONCOMPLIANCE of C.O. Schedule 1131.11(a)** Accessory parking is permitted only in a rear yard. A driveway is permitted for the purpose of accessing a garage. Any additional area or anything wider than the garage is considered accessory parking. The proposed front parking area 12' wide by 40' long is considered to be accessory parking and therefore not permitted. The property is currently zoned R-50 zone district.

**NEW BUSINESS**

**Jesse Mathews**  
4617 Highland Dr.

**Accessory garage**

**NOTICE OF NONCOMPLIANCE of C.O. 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 C.O. 1131.09** Height Regulations: the height of any permitted accessory building shall not exceed one story or fifteen feet. The proposed accessory garage is 728 s.f. in area exceeding the allowable area by 128 s.f., has a second story and a height of 22 ft. The property is currently zoned R-60 zone district.

**Mark Toth**  
38130 Lakeshore Blvd.

**Accessory parking/parking of  
recreational vehicle**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.11(a)** Accessory parking is permitted only in a rear yard and a minimum distance of 5 feet from a side or rear lot line. A driveway is permitted for the purpose of accessing a garage. Any additional area or anything wider than the garage is considered accessory parking and **C.O. 1131.11(f)** permits the parking or storage of a recreational vehicle in a rear yard only and on a paved or gravel surface. The property is currently zoned R-60 zone district.

**Board of Zoning Appeals  
Agenda  
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**Bill & Diane Matuszak**  
38625 Bell Rd.

**Yard structure in front yard**

**NOTICE OF NONCOMPLIANCE** of **C.O. 1131.11(a)** yard structures having a height great than four feet are not permitted in a front yard. Where permitted in a side or rear yard, must be a minimum of 5 feet from a side or rear lot line. The proposed freestanding gazebo is located in a front yard and located 2-3 feet from the side lot line and therefore not permitted. The property is currently zoned R-80 zone district.