

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
SEPTEMBER 11, 2019**

MINUTES

August 28, 2019

OLD BUSINESS

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.

NEW BUSINESS

Zeppe's Tavern
5870 SOM Center Rd.
(Rep.- George Dragon, Cicogna Electric & Sign Co.)

Signage

NOTICE OF NONCOMPLIANCE of **C.O. 1163.05(a)(7)(B)** permits a total of 84 sq. ft. of wall signage. The proposed area of wall signage is 121.28 sq. ft. which exceeds the allowable by 37.28 sq. ft. The property is currently zoned Retail Business District.

Rob Teriaca
4285 Buckeye Ave.

Solid 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.