

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
SEPTEMBER 25, 2019**

**MINUTES**

September 11, 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.

**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.

**NEW BUSINESS**

**None**