

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
OCTOBER 23, 2019**

MINUTES

**September 25, 2019
October 9, 2019-Canceled**

OLD BUSINESS

This item will remain tabled.

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

Bryan & Melanie Baker
38001 Parkway Blvd.

Accessory structure in rear yard

NOTICE OF NONCOMPLIANCE of C.O. 1131.11(d) Number and Area of Accessory Buildings; The total area of the detached accessory building shall not exceed 200 s.f. in an area when there exists an attached garage. The plan indicates there is an existing attached garage and the proposed accessory shed has an area of 240 s.f. which will exceed the allowable area by 40 s.f., and therefore not permitted. The property is currently zoned Residential R-60 district.

Zeppe's Tavern
5680 SOM Center Rd.
(Rep.- Leon Sampat, LS Architects)

Addition and Patio in the front yard

NOTICE OF NONCOMPLIANCE of C.O.1141.04 Lot requirements, the minimum landscaped open space required is 20% of the total lot area. The existing lot area is 87,124 s.f., which requires a minimum landscaped open area of 17,424.8 s.f. The proposed landscaped open space is 14,404 s.f. or a total of 16.5% of the total lot area and **C.O. 1141.05** Principal Building Yard Requirements; (a) "No structure shall be erected in the front yard etc. The proposed patio, retaining wall and fence screening are located in the front yard and **C.O. 1161.04** Required Off-Street Parking Spaces, the total number of parking spaces required is 249. The total number of parking spaces provided is 161, which is a deficit of 87 spaces and therefore not permitted. The property is currently zoned Retail Business district.

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Sheetz, Inc.

6035 SOM Center Rd.

(Rep.- David Mastrostefano, PE)

Fueling center and convenience store

NOTICE OF NONCOMPLIANCE of C.O. 1141.05 Principal Building Yard Requirements; every permitted use of land and structures shall be located on a lot in such a manner so as to create and preserve a front yard adjacent to each street on which such lot abuts and **C.O. 1141.06** Minimum Parking Setback Requirements, the minimum front setback is 20 ft. The proposed plans indicate that the parking setback along Maplegrove Road is approximately 5 ft. and along Commerce Circle approximately 18 ft. The property is currently zoned Motorist Service Business district.