

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
NOVEMBER 13, 2019**

MINUTES

October 23, 2019

OLD BUSINESS

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.

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.

NEW BUSINESS

Susan & Neil Talevski

2800 Reeves Rd.

Accessory parking

NOTICE OF NONCOMPLIANCE of C.O. 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, wider than the garage, is considered accessory parking. The proposed driveway extension is considered to be accessory parking and therefore not permitted. The property is currently zoned R-60 zone district.

Board of Zoning Appeals

Agenda

November 13, 2019

NEW BUSINESS Cont'd

Spirits in Willoughby

3872 Erie St.

(Rep.- Jessica Ruff, Ruff Neon Signs)

Illuminated freestanding ground sign

NOTICE OF NONCOMPLIANCE of **C.O.1163.04(f)** permits a maximum area for freestanding ground identification of 30 sq. ft. The proposed sign is 63 sq. ft. and **C.O. 1163.05(a)(2)** permits only one freestanding sign per project or development. There is currently an existing illegal/nonconforming freestanding sign at the front of this property. The property is currently zoned Downtown Business District.