

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING AGENDA  
JANUARY 8, 2020**

**MINUTES**

**December 11, 2019  
December 25, 2019-Canceled**

**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.

**NEO Classics**  
38721 Mentor Ave.  
(John F. McDonald, Owner)

**Indoor and on-line motor vehicles for  
for sale and storage**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1141.03** Schedule of Permitted Uses, "online listing of motor vehicles for sale - no outside display, no buy-here-pay-here" is not a permitted use in this district. The property is currently zoned General Business (GB) zone district.

**NEW BUSINESS**

**Ed & Carrie Malinowski**  
934 Eaglewood Dr.

**Stockade 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-50 zone district.

**Board of Zoning Appeals**

**Election – 2020  
Chairman  
Vice Chairman  
Secretary**