

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
MARCH 11, 2020**

**Addendum*

MINUTES

**January 8, 2020
January 22, 2020-Canceled
February 12, 2020-Canceled
February 26, 2020 -Canceled**

OLD BUSINESS

None

NEW BUSINESS

Rebecca & Drew Puckrin
4396 River St.

**Accessory garage and
concrete driveway**

NOTICE OF NONCOMPLIANCE of C.O. 1131.11(e) Number and Area of Accessory Buildings: Each one-family and two family dwelling shall be permitted to have in the rear yard a maximum of two detached accessory buildings, provided that for any dwelling there shall be not more than one garage either detached from or attached to the dwelling. The total area of the two accessory buildings shall not exceed 600 s.f. if one of the buildings is a detached garage for a one-family dwelling. The proposed accessory garage is 773 s.f. in area exceeding the allowable area by 173 s.f. The property is currently zoned Residential Multi-Family District.

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

Outdoor patio

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. Subsection (a) "No structure shall be erected in the front yard etc. The proposed patio, with 8' tall sound barrier wall, retaining wall and fireplace are located in the front yard adjacent to Halle Drive and therefore not permitted. The property is currently zoned Retail Business District.

Spirits in Willoughby
3872 Erie St.
(Rep.- Jessica Ruff, Ruff Neon Signs, Jay Byram, Owner)

Ground sign, front setback

NOTICE OF NONCOMPLIANCE of C.O. 1163.05(a)(3) requires a minimum sign setback from the front lot line of 7 feet. The proposed sign is setback 2 feet from the front lot line, creating an encroachment of 5 feet into the minimum required setback. The property is currently zoned Downtown Business District.

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***Board of Zoning Appeals**

**Election – 2020
Chairman
Vice Chairman
Secretary**