

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
MAY 13, 2020**

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MINUTES

March 11, 2020
March 25, 2020- Canceled
April 8, 2020- Canceled
April 22, 2020- Canceled

OLD BUSINESS

None

NEW BUSINESS

Randy Savage
S/L 32, Iroquois Trail
PPN#27B-057-I-00-016-0

New home/side yard setback

NOTICE OF NONCOMPLIANCE of C.O 1131.06 Minimum Required Yards, the minimum side yard setback shall not be less than 5 ft. and a total of both side yards not less than 10 ft. The proposed side yard setbacks are 5 ft. and 3.67 ft., creating a deficit of 1.33 ft. of the minimum 5 ft. and of the minimum of 10 ft. The property is currently zoned Residential R-50 zone district.

Cheryl Vinson
38441 S. Beachview Rd.

Accessory shed

NOTICE OF NONCOMPLIANCE of C.O. 1131.11(3) 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 square feet if one of the buildings is a detached garage for a one-family dwelling. The proposed accessory shed would be the third accessory building and is 140 sq. ft. The existing garage and shed that is to remain on the property currently equal 540 sq. ft. The additional shed would also increase the total area to 680 sq. ft. thereby exceeding the allowable area by 80 sq. ft. The property is currently zoned Residential R-50 zone district.