

**BOARD OF ZONING APPEALS  
CITY OF WILLOUGHBY  
MAY 27, 2020  
PUBLIC HEARING MEETING  
MINUTES**

**PRESENT:** James Ralston; Mike Ross; Phil Davis; Joe Palmer, Chairman

**ABSENT:** Mike Merhar

**OTHERS:** Michael Lucas, Law Director; Vicki Grinstead, Secretary

**Chairman Palmer called the regular meeting to order at 7:03 p.m.**

Chairman Palmer advised the participants of their right to be heard in person or by attorney present and/or proffer evidence present and examine witnesses and the subpoena of evidence and/or witnesses. Chairman Palmer advised the participants that the board has five members of which a majority of the board is needed to grant an appeal. Chairman Palmer stated all five members of the board are not present this evening and the applicant needs a majority or three votes to pass their appeals. If an appeal is denied the applicant has thirty days to file an appeal with the Lake County Court of Common Pleas. Chairman Palmer asked Ms. Jordon if she would like to proceed with four members and she said yes.

The appeal application, the letter of the meeting notification, the letter of non-compliance and the list of names and addresses of adjoining property owners within the required distant of the appellant were noted into the record.

**MINUTES**

**May 13, 2020**

Mr. Ross moved to accept the Board of Zoning Appeals Public Hearing meeting minutes of May 13, 2020 as submitted and Mr. Ralston seconded.

**ROLL CALL:** Yeas: Mr. Ross; Mr. Ralston; Mr. Davis; Chairman Palmer  
Nays: None  
Absent: Mr. Merhar

**Motion Carried: Approved**

**OLD BUSINESS**

None

**NEW BUSINESS**

**Jamie Jordan**  
35812 Kilarney Rd.

**Fence**

**City of Willoughby  
Board of Zoning Appeals  
Public Hearing Meeting Minutes  
May 27, 2020**

Chairman Palmer stated the applicant cited practical difficulty numbers 1, 3, 4 and 8 on the application for appeal and noted all items that were in the packet.

Chairman Palmer asked if there was anyone who wished to speak for this appeal. Ms. Jordan, 35812 Kilarney Rd., Willoughby, OH 44094 was sworn in to speak for this appeal.

Ms. Jordan said she has very large bushes (12 ft. high) which blocked her view when backing out of her driveway and they were dangerous. She has since had the bushes removed and wishes to put up a 4 ft. high white vinyl fence. She said her fence company did inform her that she would only be allowed to have a 3 ft. fence. The reason she is asking for a 4 ft. fence is her area and lot are so large and believes a taller fence would have better curb appeal. The new fence would also give her much better visibility to see around the corner and pedestrians on the sidewalk. She said the fence would be much easier to maintain than bushes.

Chairman Palmer asked how far from the right-of-way the fence will be and Ms. Jordan did not know. He said there are 2- 32' sections of fence, one on each side of the driveway entrance and she confirmed this.

Chairman Palmer asked if there was anyone else who wished to speak for this appeal and there was no one.

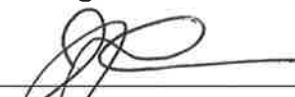
Chairman Palmer asked if there was anyone who wished to speak against this appeal and there was no one.

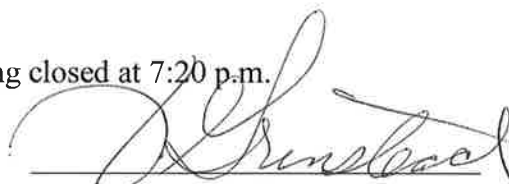
Mr. Ralston moved to grant a variance to C.O. 1131.11(i)(2) to allow a 4 ft. high fence instead required 3 ft. high fence; citing C.O. 1109.09(b) for the Jordan residence, 35812 Kilarney Rd., Willoughby, OH 44094 and Mr. Davis seconded.

ROLL CALL:       Yeas:   Mr. Ralston; Mr. Ross; Chairman Palmer  
                      Nays:   Mr. Davis  
                      Absent: Mr. Merhar

**Motion Carried:    Approved**

There being no further business the regular meeting closed at 7:20 p.m.

  
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Joe Palmer, Chairman

  
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Vicki Grinstead, Secretary