

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
DECEMBER 11, 2019**

MINUTES

November 13, 2019

November 27, 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.

NEW BUSINESS

Gretchen Kennedy

2677 Lost Nation Rd.

(Rep- Eric Goodwin, Goodwin Construction, LLC)

Accessory garage at rear of property

NOTICE OF NONCOMPLIANCE of C.O 1131.11(e) Number and Area of Accessory Buildings: Each one-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 780 s.f. in area and there exists a shed that is 80 sq. ft. in area. The total of which exceeds the allowable area by 260 s.f. The property is currently zoned R-80 zone 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.

Vine Street Willoughby LLC

36933 Vine St.

(Rep.-Michael Christoff, Vocon Partners LLC)

**Multi-tenant building in front yard
setback, Parking and Outdoor Activity
Area Setback Requirements**

Board of Zoning Appeals

Agenda

December 11, 2019

NOTICE OF NONCOMPLIANCE of **C.O. 1145.05** Principal Building Yard Requirements, subsection (a) No building, parking area or structure shall be erected in the required front yard and **C.O. 1145.05** the minimum required front yard is 60' from Code Ave. The plans submitted indicates the future storage building will be setback approximately 28' from the front lot line, creating an encroachment of 32' and the proposed parking is to be setback 38' from the front lot line creating an encroachment of 22' and **C.O. 1145.06** Parking and Outdoor Activity Area Setback Requirements Subsection (b)(2)A. permits outdoor activity in a rear yard only, Subsection (b)(2)B. limits the area of outdoor activity to be not more than the ground floor area of the building and Subsection (b)(2)C. requires all overnight storage of vehicles to be enclosed with a solid wall or fence, including solid gates having a minimum height of ten feet. The plan submitted indicates the yard area is located approximately 24' from Code Ave. creating an encroachment into the required front yard of approximately 36' and is located in a **side** yard (to the future storage building), consists of an area being 31,000 sq. ft., which exceeds the building area (including the future storage building) by 9,482 sq. ft. and will be enclosed with 6' high chain-link fence on the north and east sides and 6' high CMU pier and wood fence on the south and west sides. The property is currently zoned General Business (GB) and Commercial Manufacturing (CM) districts and front both Vine St. and Code Avenue.

Charles Kortovich

4422 Wood St.

Addition to rear of home

3'-3" from side yard lot line

NOTICE OF NONCOMPLIANCE of **C.O. 1131.06** Minimum Required Yards, the minimum required side yard setback is 5'. The existing side yard setback is 2'-3", making the property non-conforming and **C.O. 1167.02**, Nonconforming Building or Structures (b) Additions states in part "a nonconforming dwelling may be altered, added to or enlarged, provided such alteration, addition or enlargement conforms to all yard regulations. The proposed addition would create a side yard setback of 3'-3", resulting in a side yard setback encroachment of 1'-9". The property is currently zoned R-60 zone district.