

**BOARD OF ZONING APPEALS
CITY OF WILLOUGHBY
JULY 22, 2020
PUBLIC HEARING MEETING
MINUTES**

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

ABSENT: None

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

Chairman Palmer called the regular meeting to order at 7:01 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 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.

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

July 8, 2020

Mr. Davis moved to accept the Board of Zoning Appeals Public Hearing meeting minutes of July 8, 2020 as submitted and Mr. Ross seconded.

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

Motion Carried: Approved

OLD BUSINESS

None

NEW BUSINESS

Paul Garcia & Christine Coolick
4334 Center St.

Shed in side yard

**City of Willoughby
Board of Zoning Appeals
Public Hearing Meeting Minutes
July 22, 2020**

Chairman Palmer stated the applicant cited practical difficulty number 1 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. Mr. Garcia and Ms. Coolick, 4334 Center St., Willoughby, OH 44094 were sworn in to speak for this appeal.

Chairman Palmer asked Mr. Garcia to explain the reason for the appeal. Mr. Garcia said they have a small back yard that is gravel where they park their cars because they do not have a garage for storage of their outdoor items. He said the spot where the shed would be constructed he considers the back yard because of the location of the fence. He said the other side of the house is where the driveway is located. Mr. Garcia said the shed is smaller than a normal shed. He said this shed is 6' x 9' to fit into this area instead of an 8' x 12' shed.

Chairman Palmer asked if they could move the shed closer to the house away from the lot line and Mr. Garcia said he could if the Board required it, but for aesthetic purposes it would look better centered. He said it would also help gain access to that side of the home if there was a need for repairs, painting etc.

Mr. Davis asked them to explain what their hardship is since they chose practical difficulty number one. Mr. Garcia said because they have no back yard or garage for storage. There was an addition put on the back of their home years ago, so there is no room for a garage for their outdoor items, kid's items etc.

Mr. Davis asked if behind their house is commercial property and Ms. Coolick said yes it was a former auction house. Ms. Coolick said they ordered the smaller shed to have a minimal impact on the historical surroundings and so the neighbors didn't have to see the shed and believes it cannot be seen from the street where they are proposing to locate it.

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

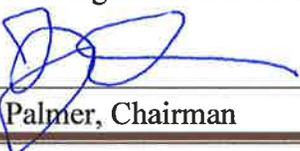
Chairman Palmer asked if there was anyone who wished to speak against this appeal and there was no one.

Mr. Ralston moved to grant a variance to C.O. 1131.10(a) to allow a shed in a side yard instead of the rear yard and to allow the shed to be at a 1 ft. maximum from the side lot line instead of the allowable 3 ft.; citing C.O. 1109.09(b) for the Garcia and Coolick residence, 4334 Center St., Willoughby, OH 44094 and Mr. Ross seconded.

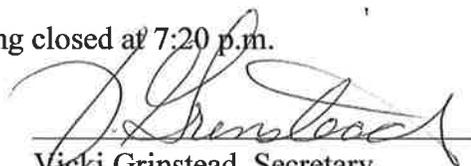
ROLL CALL: Yeas: Mr. Ross; Mr. Maniche; Chairman Palmer
 Nays: Mr. Davis; Mr. Ralston
 Absent: None

Motion Carried: Approved

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



Joe Palmer, Chairman



Vicki Grinstead, Secretary