

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
JANUARY 13, 2021**

*If you wish to listen or watch, download the Zoom App on your Smart Phone or Computer and enter the meeting ID number or go to <https://zoom.us/join> and enter the meeting ID number 897 6270 6419. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 897 6270 6419. Anyone wishing to send correspondence to the Board of Zoning Appeals to be read into record, please email to the secretary, Vicki Grinstead at [vgrinstead@willoughyohio.com](mailto:vgrinstead@willoughyohio.com). **The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

**MINUTES**

**November 10, 2020  
November 25, 2020- Canceled  
December 9, 2020- Canceled**

**OLD BUSINESS**

None

**NEW BUSINESS**

**Vincent Homes**

38543 Beachview Rd./SL 8  
(Rep.-Vince Marcellino, Vincent Homes)

**New Home/Front Setback**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.08(a)** the minimum front yard setback shall not be less than 34.4 The proposed front yard setback is 21 feet creating an encroachment into the required front setback of 13.4 ft. The property is currently zoned Residential R-50 district.

**Vincent Homes**

PPN# 27B-057A-00-032-0/SL 9  
(Rep.-Vince Marcellino, Vincent Homes)

**New Home/Front Setback**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.08(a)** the minimum front yard setback shall not be less than 34.4 The proposed front yard setback is 21 feet creating an encroachment into the required front setback of 13.4 ft. The property is currently zoned Residential R-50 district.

**Sheetz, Inc.**

4145 S.R. 306  
(Rep.- Ryan Belko, Sheetz, Inc.)

**Freestanding business identification signage**

**NOTICE OF NONCOMPLIANCE of 1163.06(e)(2), Maximum number of freestanding signs.** Only one freestanding sign is permitted for this location and there exists a freestanding freeway interchange sign on this site, therefore no additional freestanding signage is permitted. The property is currently zoned General Business zone district.

**City of Willoughby  
Board of Zoning Appeals  
Agenda  
January 13, 2021**

**Board of Zoning Appeals**

**Election – 2021  
Chairman  
Vice Chairman  
Secretary**