

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
OCTOBER 12, 2022**

*If you wish to listen or watch only, 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 899 5004 9885. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 899 5004 9885. Anyone wishing to send correspondence to the Board of Zoning Appeals to be read into record, please email to the secretary, Vicki Grinstead at vginstead@willoughyohio.com. **The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

MINUTES

September 28, 2022

OLD BUSINESS

None

NEW BUSINESS

Erle & Mary Dieter
38820 Kyle Cove

3-season room/rear setback

NOTICE OF NONCOMPLIANCE of C.O. 1131.06(c) Minimum Rear Yard, the minimum rear yard setback is 40'. The plans submitted indicate that the proposed 3-season room would be setback 29.3' from the rear lot creating a deficit 10.7'. The property is currently zoned Residential Multi-Family Low Rise zone district.

The Enclave at Literary Pointe
4230 River St.
(Rep.- George Davis, Probuilt Homes)

**Multi-family development/
rear & side yard setbacks**

NOTICE OF NONCOMPLIANCE of C.O. 1141.05 Minimum Required Front, Rear and Side Yards (c) Side/Rear yard abuts a residential district. The minimum setback is 20'. The site plan submitted indicates the proposed side setback of the 4-unit building on River St. is 15' where abutting a residential districted creating a 5' deficit. The property is zoned Downtown Business, Sub District D-2.

City of Willoughby
Board of Zoning Appeals
Agenda
October 12, 2022

The Enclave at Literary Pointe

4230 River St.

(Rep.- George Davis, Probuilt Homes)

**Multi-family development/
Sign side setback**

NOTICE OF NONCOMPLIANCE of **C.O. 1163.05(c)(4)** permits signage to be located on private property no closer than twenty-five (25') feet to a side lot line. The proposed signage on private property is setback only 2' from the side lot line creating an encroachment of 23'. The property is zoned Downtown Business, Sub District D-2.

Theresa Stillman

839 Peach Blvd.

(Rep.- Jessica Skimin- Great Day Improvements)

**Rear & corner side yard
setbacks**

NOTICE OF NONCOMPLIANCE of **C.O. 1131.06(c) Minimum Rear Yard**, the minimum rear yard setback is 24' and **(d) Minimum Corner Side Yard**, the minimum corner side yard setback is 27'. The plans submitted indicate that the proposed seasonal patio room would be setback 21' from the rear lot line creating a deficit of 3' and setback 19' from the corner side lot line creating a deficit of 8'. The property is zoned R-50 zone district.