

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
OCTOBER 28, 2020**

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 859 9499 8927. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 859 9499 8927. 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

MINUTES

October 14, 2020

OLD BUSINESS

None

NEW BUSINESS

Terry & Beth Vaughn
712 Cherokee Trail

Hot tub/side yard setback

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(a) hot tubs are permitted in a rear yard only and located no closer than 5' from a side or rear lot line. The proposed hot tub is located where it would be setback only 1' from a side lot line and therefore not permitted. The property is currently zoned Residential R-50 district.

Swenson's Restaurant
34725 Euclid Ave.
(Rep.- James Martynowski, Osborne Capital Group)

**Landscape requirements/Parking
Setback requirements/Parking lot
landscaping & screening**

NOTICE OF NONCOMPLIANCE of **C.O. 1141.04** Lot Requirements; (c) Minimum Landscaped Open Space: requires a minimum of 20% of the total lot area. The total proposed landscaped open space is 11.9%., and **C.O. 1141.06** Minimum Parking Setback Requirements; (a) Front yard and (b) Side/Rear yard when yard abuts a non-residential district: requires a minimum front yard setback of 20' and side/rear yard setbacks of 5'. The proposed front parking setback is approximately 5' and the proposed side/rear parking setback is 0', and **C.O. 1161.12 Parking Lot Landscaping and Screening: (a) Interior Parking Lot Landscaping...(b)Additional Plantings along Public Streets...** The area of landscaping vs. the area of the parking lot (including circulation aisles) is not defined on the proposed plan. The property is currently zoned General Business district.