

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
NOVEMBER 10, 2020**

Moved due to holiday on 11/11/20

*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 864 2611 2536. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 864 2611 2536. 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. **The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

MINUTES

October 28, 2020

OLD BUSINESS

None

NEW BUSINESS

Tremor Marshall

37922 Sharpe Ave.

(Rep.- Diane Bija, New Creation Builders)

New garage/side setback

NOTICE OF NONCOMPLIANCE of C.O. Schedule 1131.10(a) a detached garage is permitted in a rear yard, however no closer to a side or rear lot line than 3 feet. The proposed detached garage is located 1.5 feet from the side lot line, creating an encroachment of 1.5 feet and therefore not permitted. The property is currently zone R-50 zone district.

New Residence

2035 Farroni Dr.

(Rep.- Annette Kelly, Ryan Homes)

Rear Yard Setback

NOTICE OF NONCOMPLIANCE of C.O. 1131.06(c) the minimum rear yard setback is 39.6 feet from the rear lot line. The plans submitted indicate that the residence would encroach the rear yard setback by approximately 11.1 ft. and therefore not permitted. The property is currently zoned R-50 zone district.

**City of Willoughby
Board of Zoning Appeals
Agenda
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Doug Barber
38520 Fairway Glenn Blvd.

Deck/rear yard setback

NOTICE OF NONCOMPLIANCE of C.O. Schedule 1131.06 the minimum rear yard setback is 40 ft. from the rear lot line. The plans submitted indicate that the roofed deck addition would encroach the rear yard setback by approximately 4 ft. and therefore not permitted. The property is currently zone Residential Multi-Family zone district.