# ZONING BOARD OF APPEALS

# CITY OF WILLOUGHBY

**PUBLIC HEARING**

**AGENDA**

**NOVEMBER 10, 2021**

*This meeting of the Board of Zoning Appeals will be conducted in-person and via Zoom. 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 9487 6690. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 864 9487 6690. 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@willoughbyohio.com**.* ***The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

**MINUTES October 27, 2021**

**OLD BUSINESS**

**None**

**NEW BUSINESS**

**Jack Vollmer, Jr. Detached garage**

37641 Sharpe Ave.

**NOTICE OF NONCOMPLIANCE** of **C.O. 1131.09(a)** the height of any permitted accessory building shall not exceed one-story or fifteen feet. The property is zoned R-50 zone district.

**New Multi-Tenant Bldg. Landscaping/parking**

36001 Euclid Ave.

(Rep.- Leon Sampat, LS Architects, Inc.)

**NOTICE OF NONCOMPLIANCE** of **C.O. 1141.04** requires a minimum of 20% of the lot area to be open landscaped. The plan submitted provides 10,285 s.f. of the required 16,255 s.f. , **C.O. 1161.12** requires a minimum of 5% of the paved area to be landscaped islands developed and distributed throughout the parking lot… The plan shows only 2 landscaped islands which do not meet the minimum area required per island or of the total area required, and **C.O. 1141.06** requires a minimum front setback of 20’ for parking. The plan indicates parking along the front setback located 10’ from the front property line. The property is zoned General Business district.