

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
NOVEMBER 9, 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 836 7275 0486. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 836 7275 0486. 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 26, 2022

OLD BUSINESS

Casey Wandell
38652 Edward Walsh Dr.

Shed & concrete pad

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(a) sheds may be placed in rear yard, however no closer than 3' from the side or rear lot line. The shed and concrete pad are installed and are approximately 22" from the rear lot line and not permitted. The property is currently zoned R-80 zone district.

NEW BUSINESS

Jacob Marut
37531 Jordan Dr.

Patio (already installed)

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(a) Minimum Yard Requirements for Accessory Uses, a patio may be located in a side or rear yard but not less than 5 feet from a side lot line. The plans submitted indicate the location of the patio is located 2.5' from the side lot line creating an encroachment of 2.5'. The property is currently zoned R-60 zone district.

Barry Young
2077 Canterbury Dr.

Fence

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(i)(2) At least forty percent (40%) of the vertical surface of a fence located in a front yard shall be open. The application submitted indicates the proposed fence where located in the corner side yard provides less than 40% openness and the fence style installed is not the same as approved by the board previously. The property is currently zoned Residential Multi-Family, Low Rise district.