

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
FEBRUARY 10, 2021**

*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 856 5655 9370. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 856 5655 9370. 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](mailto:vgrinstead@willoughyohio.com). **The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

**MINUTES**

**January 27, 2021**

**OLD BUSINESS**

None

**NEW BUSINESS**

**Ryan Homes**

2035 Farroni Dr., S/L 97  
(Rep.- Dave Novak, Barrington Consulting)

**New home/rear setback**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.06(c)** minimum rear yard setback is 39.6 feet from the rear lot line. The plans submitted indicate the residence would encroach the rear yard setback by approximately 2.1 feet. The property is currently zoned R-50 zone district.