# ZONING BOARD OF APPEALS

# CITY OF WILLOUGHBY

**PUBLIC HEARING**

**AGENDA**

## **FEBRUARY 8, 2023**

*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 844 1758 1205. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number*   
*844 1758 1205. 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*](mailto:vgrinstead@willoughbyohio.com)*.* ***The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

**MINUTES (Not available)**

**OLD BUSINESS**

**Board of Zoning Appeals** **Election – 2023**

**Chairman**

**Vice Chairman**

**Secretary**

**NEW BUSINESS**

**Jacob Hughey Accessory building – shed**

35895 Timber Ridge Lane **area in excess of permitted**

NOTICE OF NONCOMPLIANCE OF Codified Ordinance Schedule 1131.10(d) Number and Area of Accessory Buildings limits the area of accessory buildings to 200 sq. ft. when there exists an attached garage. The proposed accessory building is 240 sq. ft., exceeding the allowable area by 40 sq. ft.

**JoJo’s Ice Cream Shop Use variance for drive-thru**

Jason Lallo, Owner **Front setback (15’ deficit)**

0 Lakeshore Boulevard **Parking setback (15’ deficit)**

a.k.a PPN 27B057G000010 **Buffer width (15’ deficit)**

NOTICE OF NONCOMPLIANCE OF Codified Ordinance 1141.03 Schedule of Permitted uses does not permit a drive thru facility in a Retail Business district; Codified Ordinance Schedule 1141.05 Minimum Required front, Rea and Side Yards requires a minimum front setback of 40’; Codified Ordinance Schedule 1141.06 Minimum Parking Setback Requirements when adjacent to residential district is 15’ further regulated by buffer requirements making the minimum setback for parking 20’ and Codified Ordinance 1179.03 Landscaping and Screening Requirements requires a minimum buffer yard of 20’ where adjacent to a residential district.