

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
MARCH 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 865 8500 0412. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 865 8500 0412. 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**

**February 24, 2021**

**OLD BUSINESS**

None

**NEW BUSINESS**

**Swenson's**  
34723 Euclid Ave.  
(Rep.- Timothy Franta, Canton Sign)

**Non-conforming pole sign**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1163.14** Regulations for Nonconforming Signs (b) Alteration and Removal of Nonconforming Signs, the existing pole is nonconforming and shall be removed. The existing pole sign has seen been altered by the removal of the sign cabinet leaving only the 22' tall pole. The property is currently zoned General Business zone district.

**Kevin & Stephanie Kubec**  
38634 Fairway Glenn

**Solid Fence**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(i)(3) C**, fences located in a side and rear yard shall provide for sufficient airflow, either with a minimum of uniform one-quarter inch (1/4") opening between pickets or a solid fence topped with open lattice, spindle or predominantly open component, where the height of the open component is not less than 15% of the total height of the fence. The proposed fence, located along the rear lot line and partial side lot lines is solid providing no minimum opening. The property is currently zoned Residential R-50 zone district.

**Board of Zoning Appeals**  
**Agenda**  
**March 10, 2021**

**Gajendran & Brindha Gopinathan**  
34150 Willow Creek Place

**Addition/rear yard setback**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.06**, the minimum required rear yard setback is 40' from the rear lot line. The plans submitted indicate the addition would be located 24' from the rear lot line, creating an encroachment of the rear yard setback by 16'. The property is currently zoned R-60 zone district.

**Johanna Juna**  
4810 Highland Dr.

**Porch addition/front yard setback**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.06**, the minimum required front yard setback is 40' from the front lot line. The plans submitted indicate the porch addition would be located 35' from the front lot line, creating an encroachment of the front yard setback by 5'. The property is currently zoned R-60 zone district.

**Michael and Jennifer Pushey**  
38126 Parkway Blvd.

**Accessory Garage**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(d) Number and Area of Accessory Buildings:** Each one-family and two-family dwelling shall be permitted to have in the rear yard a maximum of two detached accessory buildings, provided that for any dwelling there shall be not more than one garage either detached from or attached to the dwelling. The proposed accessory garage is the third accessory building on the property and the total area of all accessory buildings is 735 sq. ft. The number of accessory buildings exceeds the maximum allowable by one building and the total area of accessory buildings exceeds the allowable (200 sq. ft.) area by 535 sq. ft., and **Codified Ordinance 1131.10(c)** Total Maximum Coverage of Rear Yard shall not exceed 65% of the rear yard area. The rear yard is approximately 5,243 sq. ft. The maximum coverage is 3,408 sq. ft. The resulting rear yard coverage, including garage, sheds, pool, concrete, deck and driveway is 3,918 sq. ft. exceeding the maximum allowable by 510 sq. ft. The property is currently zone R-60 zone district.