

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
APRIL 12, 2023**

*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 845 6844 8605. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 845 6844 8605. 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**

**March 22, 2023**

**OLD BUSINESS**

**Christopher & Patricia Pfriem**  
2120 North Bay Dr.

**In-ground pool**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(a) Minimum Yard Requirements for Accessory Uses**, a pool is permitted in a rear yard only. The plans submitted indicate the pool extends into the side yard area. The property is currently zoned R-MF-L zone district.

**Marlene & Remo Tucciarelli**  
976 Bellevue Dr.

**Accessory bldg./shed**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.10(a) Minimum Yard Requirements for Accessory Uses**, a shed is permitted in a rear yard only. The plan submitted indicates the location of the shed to be in the side yard; Additionally, **C.O. 1131.10(d) Number and Area of Accessory Buildings**, limits the total area of detached accessory buildings to 600 sq. ft. The plan submitted indicates the existing garage is 484 sq. ft. and the proposed shed area is 160 sq. ft. exceeding the allowable area by 44 sq. ft. The property is currently zone R-50 zone district.

**Board of Zoning Appeals**

**Election – 2023  
Chairman  
Vice Chairman  
Secretary**

**City of Willoughby  
Board of Zoning Appeals  
Agenda  
April 12, 2023**

**NEW BUSINESS**

**Edward and Aimee Kickel**  
4929 Glenwood Ave.

**Accessory building**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(d) Number and Area of Accessory Buildings (3)** the total area of the two accessory buildings shall not exceed 200 sq. ft. The plans submitted indicate the existing accessory building being 104 sq. ft. and a proposed accessory building being 640 sq. ft. and having two stories, exceeding the allowable area by 544 sq. ft. and is two stories in height. The property is currently zoned R-60 zone district.

**Cheryl Vickers**  
1075 Mohegan Trail

**Use: Dog Grooming  
& storage of equipment**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.03** to operate a business consisting of grooming of dogs, cats and rabbits is not a permitted use in the Residential R-50 zone district and the proposed use of an accessory building does not constitute a home occupation as stated in **C.O. 1131.12(c)** business activity including storage of equipment, supplies or any apparatus... no use of a garage, accessory building or an outdoor area shall be permitted. The property is currently zoned R-50 zone district.