

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
APRIL 13, 2022**

*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 852 8013 7148. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 852 8013 7148. 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

March 23, 2022

OLD BUSINESS

None

NEW BUSINESS

Justine Host
5350 Oak Ridge Dr.

Fence

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(i)(2) fences located in a required corner side yard shall comply with the regulations for fences in a front yard and shall not exceed four feet in height above the natural grade, except that within twenty-five feet of a public right-of-way, a fence shall not exceed three feet in height. 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 and within 25 ft. of the right-of-way is 6' high and exceeds the maximum height by 3 ft. and provides less than 40% openness. The property is currently zoned Residential R-60 zone district.

Dina Rulli
37915 Barber Ave.
(Rep.-Dave Stokley, Host Pros LLC)

Short Term Rental

NOTICE OF NONCOMPLIANCE of C.O. 1131.03 Schedule of Permitted Uses, short term rental properties are not regulated and therefore not permitted. The property is currently zoned Residential R-60 zone district.

**City of Willoughby
Agenda
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Chick-fil-A

35403 Euclid Ave.

(Rep.- Lance Osborne, 35403 Euclid Avenue LLC)

Lot split

NOTICE OF NONCOMPLIANCE of C.O. 1141.04 Lot Requirements the minimum lot area of a lot in the General Business district is 1 acre. The proposal is to take a lot which is currently 1.1158 acres and split it into 2 parcels being 0.6886 acre and 0.4822 acre. The newly created parcel (0.6886 acre) would be combined into adjacent property. However, the remaining residual parcel would now become 0.4822 acre and be lacking in lot area by 0.5178 acres and therefore not permitted. The property is zoned General Business zone district.

Storage King

31597 & 35579 Euclid Ave.

(Rep.- Chris Schmidt, Davey Resource Group)

Use Variance

NOTICE OF NONCOMPLIANCE of C.O. 1167.03 (d) Expansion of Nonconforming Use of a Lot states “A nonconforming use of a lot or part thereof, including outdoor storage, shall be expanded or extended pursuant to a use variance granted by the Board of Zoning Appeals in accordance with Section 1167.11.” The property is currently zoned Retail Business and Limited Industrial zone districts with the business to be located in the Retail Business zone area.

Board of Zoning Appeals

Election – 2022

Chairman

Vice Chairman

Secretary