

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
MAY 10, 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 854 0463 2755. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 854 0463 2755. 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. **The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

MINUTES

April 12, 2023

April 26, 2023-Canceled

OLD BUSINESS

None

NEW BUSINESS

Vincent Homes LLC

Lost Nation @ College Court
(Rep.- Vincent Marcellino)

New home/setback

PPN#27B056C000230 & 240

NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.06(d) Minimum Rear Yard the minimum corner side yard setback is twenty-seven feet. The plans submitted indicate the proposed residence would be set back sixteen feet from the corner side lot line (along College Ct.) creating a deficit of eleven feet. The property is currently zoned Lakeshore Gateway zone district.

Nazareth Gadiano & Ma Carmina Reyes-Bonnema
38485 Fairway Glenn Blvd.

Fence in Right-of-Way

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(i)(2) Corner Lots, requires fences to comply with **C.O. 1131.10(i)(1) Front Yards** which states in part “fences located in a front yard shall not exceed four feet in height above the natural grade, except that within twenty-five feet of a public right-of-way shall not exceed three feet in height. The fence permit application indicates that the proposed fence, located in the corner side yard and within 25’ of the right-of-way is 4’ in height and exceeds the allowable height by 1’. The property is currently zoned R-MF-L.