# ZONING BOARD OF APPEALS

# CITY OF WILLOUGHBY

**PUBLIC HEARING**

**AGENDA**

## **MAY 11, 2022**

*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 834 5376 6256. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 834 5376 6256. 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 April 27, 2022**

**OLD BUSINESS**

**Barry Young Fence**

2077 Canterbury Dr.

**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 Multi-Family, Low Rise district.

**Dale & Denise Fross Detached garage**

5341 Harmony Lane

**NOTICE OF NONCOMPLIANCE** of **C.O. 1131.10(d)** Number and Area of Accessory Building, the total area of detached accessory building shall not exceed 600 sq. ft. The plans submitted indicate that the proposed garage is 1,296 sq. ft. exceeding the allowable by 696 sq. ft. Additionally, **C.O. 1131.09** Height Regulations limits the height of any accessory building to 15 ft. or 1 story. The plans submitted indicate the building height to be 16.5 ft. to the mean height and is 2 stories. The property is currently zoned Residential R-60 district.

**Board of Zoning Appeals**

**Agenda**

**May 11, 2022**

**NEW BUSINESS**

**Gerald Malnar, Owner Stairs and landing**

38232 Union St.

**NOTICE OF NONCOMPLIANCE** of **C.O. 1131.10(a)** Minimum Yard Required for Accessory Uses, a deck or patio, unenclosed porch, steps and similar unenclosed entrance features may be located in a side yard but not less than 5 feet from the side lot line. The plans submitted indicate that the proposed stairs and landing located in the side yard at 2’7 ¾” from the side lot line, creating a deficit of 2’4 ¼”. The property is currently zoned Residential Multi-Family, Low Rise district.

**Chick-fil-A Landscaping and Parking**

35441 Euclid Ave. **Setback Requirements**

(Rep.- Allan Wiley, GBC Design)

**NOTICE OF NONCOMPLIANCE** of **C.O.1141.04** Lot Requirements, the minimum open space required for the lot is 20% or 19,136 sq. ft. The proposed landscape plan indicates the open space is 16,000 sq. ft. resulting in a deficit of 3,136 sq. ft. and **C.O. 1161.12** Parking Lot Landscaping and Screening requires a minimum of 5% of the parking lot to be planted as landscaped island areas… the proposed landscape plan identified various landscaped islanded with and without trees, the areas provided do not meet the requirements or intent of the ordinance and **C.O. 1141.06(b) and Notes to Schedule (1)** Minimum Parking Setback Requirements, Side and rear yards when yard abuts a non-residential district requires a minimum parking setback of 5’…the proposed site plans indicated there is no parking setback between the development site and properties located at 34911-35275 Euclid Ave., 35361 and 35403 Euclid Ave. and no joint agreements have been submitted. The property is zoned General Business Zone district.