

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
JUNE 14, 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 828 4195 6312. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 828 4195 6312. 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

May 24, 2023

OLD BUSINESS

Denny Boshier
1272 Cherokee Trail

Garage addition/rear setback

NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.06(c) Minimum Rear Yard the minimum rear yard setback is 40' or 30% of the lot depth, whichever is lesser. The lot depth is 100' thereby requiring a rear yard setback of 30'. The plans submitted indicate the existing garage is nonconforming in that the current setback is 23' and **C.O. 1167.02 Nonconforming Building or Structures (b) Additions**, A nonconforming building or structure shall not be altered, added to or enlarged unless the additions or alterations to the original building or structure conform to the regulations of the district in which it is located. The plans submitted indicate that the proposed addition would further encroach the rear setback resulting in an encroachment of 18'. The property is currently zoned R-50 district.

NEW BUSINESS

**Bombay Burrito, Krispy Krunchy Chicken,
Swing N' Eat, P&P Pizzeria**
36944 Vine St.
(Rep.- Scott Thompson, Heritage Sign & Lighting, YESCO)

Sign setback

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1163.06(e) Freestanding Signs permits monument signs that are setback not less than 7' from a right-of-way line. The site plan submitted showing the location of the monument sign as being 1' from the right-of-way line creating a deficit of 6' and **C.O. 1163.06(e)(6) Landscaping Required** states in part, signs in a landscape setting shall not be permitted on sidewalks, drives or parking lots nor shall obstruct the view of vehicles entering and existing the property. The plans submitted indicate the monument sign would be located in a parking lot area and does not indicate there will be a landscaped setting. The property is currently zoned General Business district.

City of Willoughby
Board of Zoning Appeals
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June 14, 2023

Five Guys

35085 Euclid Ave.

(Rep.- Mark Branovick, Advanced Installation & Sign)

Wall sign area

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1163.06(b) Building Signs permits the maximum area for building signs to be one and one-half square feet for every lineal foot of building (or unit) frontage. The building frontage for this unit is 35' and the allowable sign area is 52.5 sq. ft. The proposed signage is 64.5 sq. ft. and exceeds the allowable area by 12 sq. ft. The property is currently zoned General Business district.

Ace Storage

4850 E. 355th St.

(Rep.- George Dragon, Cicogna Electric & Sign Co.)

Wall sign/additional sign area

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1163.06(d)(1) permits additional sign area for any building which has one of the following characteristics: is on a corner lot; faces a side street; or has a customer entrance facing parking lot and such parking lot does not face the main street. The proposed signage is to be located on the south elevation of the building which does not meet the criteria for having additional sign area. The property is currently zoned Light Industrial district.

Townhomes

Shankland Rd./PPN#27-A-015-0-00-023-0 & 240-0

(Rep.- Greg Sommers, Sommers Real Estate Group)

Building separation

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1135.06(c)(3) Site Development Standards requires a minimum building separation of thirty (30) feet between secondary walls. The plans submitted indicate there will be a building separation of only 16' between units 2 and 3 and units 4 and 5 creating encroachments of 14'. The building separation between units 12 and 13 and units 14 and 15 is only 20' creating encroachments of 10'. The property is currently zoned Multi-Family, Low Rise district.