

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
JUNE 9, 2021**

*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 876 3608 2536. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 876 3608 2536. Anyone wishing to send correspondence to the Board of Zoning Appeals to be read into record, please email to the secretary, Vicki Grinstead at [vginstead@willoughbyohio.com](mailto:vginstead@willoughbyohio.com). **The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

**MINUTES**

**May 26, 2021**

**OLD BUSINESS**

**Christopher Roxas & Randy Jasinski**  
38960 Arcadia Circle  
(Rep.- Charley Thiel-3<sup>rd</sup> Generation Home Improvements)

**Garage addition**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.06**, the minimum required corner yard side setback is 27' to the edge of the street pavement. The plans submitted indicate the addition would be located 18.58' from the edge of the pavement on Firestone Way creating an encroachment of the corner side yard setback by 8.42'. The property is currently zoned R-60 zone district.

**NEW BUSINESS**

**Benjamin Swindell**  
38872 Comanche Trail

**Recreational Vehicle**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.11(f)** a recreational vehicle is permitted to be parked or stored in a rear yard on a paved or gravel surface. A rear yard is the area behind the rear line of the residence and extending to either side lot line. There is a recreational vehicle parked at the above residence in a front yard setback area and therefore not permitted. The property is currently zoned Residential R-50 zone district.

**Board of Zoning Appeals**  
**Agenda**  
**June 9, 2021**

**Thomas Stenger**  
4574 Wood St.

**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 2 ft. and 3 ft. Additionally, the fence, where located in the corner side yard provides approximately 25% openness which is approximately 15% less than the minimum openness required. The property is currently zoned Residential R-60 zone district.

**Susan Kiss**  
4263 Murray Ave.

**Accessory structure/greenhouse**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.10(d) Number and Area of Accessory Buildings:** Number and Area of Accessory Buildings: (1) Each one-family dwelling shall be permitted to have in the rear yard a maximum of two detached accessory buildings, provided that for any dwelling there shall be not more than one garage either detached from or attached to the dwelling. (2)The total area of the two accessory buildings shall not exceed 600 sq. ft. if one of the buildings is a detached garage for a one-family dwelling or 1,000 sq. ft. if one of the buildings is a detached garage for a two-family dwelling. The property has a detached garage that is 599 sq. ft., and the proposed accessory structure is 560 sq. ft. which will exceed the allowable area by 559 sq. ft. The property is currently zoned R-60 zone district.