

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
JULY 12, 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 840 8085 2432. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 840 8085 2432. 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](mailto:vgrinstead@willoughbyohio.com). **The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

**MINUTES**

**June 14, 2023**

**June 28, 2023-Canceled**

**OLD BUSINESS**

None

**NEW BUSINESS**

**Greg & Becky Rempe**  
34600 Willow Creek Pl.

**Pool/swim spa in side yard**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.10(a) Minimum Yard Requirements for Accessory Uses**, a pool is permitted in a rear yard only and no closer than 5' feet to the side lot line. The plan submitted indicates the location of the pool/swim spa is in the side yard and is located 3.5' from the side lot line creating an encroachment of 1.5'. The property is currently zoned R-60 zone district.

**Jesse Mathews**  
4617 Highland Dr.  
(Rep.- Shane Novak of Novak Construction)

**Detached garage**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.10(d) Number and Area of Accessory Buildings**  
(2) The maximum area of detached accessory buildings shall not exceed 600 sq. ft. The proposed detached garage is 650 sq. ft. exceeding the allowable area by 50 sq. ft. and **C.O. 1131.09** Height Regulations, the height of any permitted accessory building shall not exceed one-story or fifteen feet. The proposed detached garage is two-stories and has a mean height of 16'-5" exceeding the maximum height by one story and by 1'-5" in height. The property is currently zoned Residential R-60 district.

**City of Willoughby**  
**Board of Zoning Appeals**  
**Agenda**  
**July 12, 2023**

**Vincent Homes**

Vince Marcellino

Beachview Rd./PPN#27B-057A-00-032-0/S/L 9

**New home/front setback**

The appeal of Vince Marcellino of Vincent Homes, for the property at PPN#27B-057A-00-032-0, Sublot 9, Beachview Rd., Willoughby, OH 44094 for **NOTICE OF NONCOMPLIANCE of C.O. 1131.08(a)** the minimum front yard setback shall not be less than 34.4. The proposed front yard setback is 21 feet creating an encroachment into the required front setback of 13.4 ft. The property is currently zoned Residential R-50 district.