

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
SEPTEMBER 13, 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 863 2201 0235. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 863 2201 0235. 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

August 9, 2023

August 23, 2023-Canceled

OLD BUSINESS

Mike Slogar
4690 Wood St.

Detached Garage

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(d) the maximum area of detached accessory buildings shall not exceed 600 sq. ft. The proposed detached garage is 765 Sq. Ft. and the existing shed is 167 sq. ft, exceeding the allowable by 332 sq. ft. and **C.O. 1131.09** the height of any permitted accessory building shall not exceed one-story of fifteen feet. The proposed garage is two-stories and has a mean height of 18'6" exceeding the height by one-story and by 3'6" in height. The property is currently zoned R-60 district.

NEW BUSINESS

Aaron Zone
985 Garden Road

Fence

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(i)(3)C states in part requires fences located in side and rear yards are to provide either a minimum of uniform one-quarter inch open between pickets or a solid fence topped with open lattice... and **C.O. 1131.10(i)(5)** requires the finished side of the fence to face outward from yard being fenced and shall not encroach beyond a property line. The recently installed fence does not provide the minimum one-quarter inch opening and the finished side is facing inward toward the yard being fenced. The fence on the south west corner is encroaching beyond the property line. The property is currently zoned R-50 district.

City of Willoughby
Board of Zoning Appeals
Agenda
September 13, 2023

Paul Garcia & Christine Coolick
4334 Center St.

Fence

NOTICE OF NONCOMPLIANCE of **C.O. 1131.10(i)(2)** requires fences to comply with **C.O. 1131.10(i)(3)(C)** states in part, fences in a side or rear yard shall provide a minimum of uniform one quarter inch opening between pickets or a solid fence topped with predominantly open component... The fence permit application indicates that the proposed fence, located in the rear yard is solid and provides no openness. The property is currently zoned R-MF-L.

Anne Siegel
2969 Lost Nation Rd.

Fence

NOTICE OF NONCOMPLIANCE of **C.O. 1131.10(i)(2)** requires fences to comply with **C.O. 1131.10(i)(1)** 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 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-80.