

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
SEPTEMBER 14, 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 819 1917 1257. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 819 1917 1257. 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@willoughyohio.com](mailto:vginstead@willoughyohio.com). **The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

**MINUTES**

**August 24, 2022**

**OLD BUSINESS**

**Northcoast Memorials**

4490 Beidler Rd.

(Rep.- Cione Belknap, Agile Sign & Lighting)

**Signage**

**NOTICE OF NONCOMPLIANCE of C.O. 1163.04(c)(3) and 1163.06(d)(1)** permits signage to be located on an elevation other than the building frontage only when the property is on a corner lot, faces a side street or has a customer entrance facing a parking lot and such parking lot does not face the main street. The proposed signage located on the side of the building is not permitted on this elevation as it is not the building frontage, there is not a corner lot and there is no customer entrance on this elevation. The property is currently zoned Limited Industrial district.

**NEW BUSINESS**

**Michael Hart**

1138 Garden Rd.

**New attached garage**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.10(d)** Number and Area of Accessory Buildings, the total area of detached accessory building shall not exceed 200 s.f. if the dwelling has an attached garage. The plans submitted indicate that there is an existing accessory building that is 400 s.f. which would become nonconforming and exceed the allowable area by 200 s.f. The property is currently zoned Residential R-50 district.

**Will Evans**

4407 Center St.

**Short term rental property**

The appeal of Will Evans, 38728 Andrews Ridge Way, Willoughby, OH 44094 for the property located at 4407 Center St., Willoughby, OH 44094 for **NOTICE OF NONCOMPLIANCE of C.O. 1131.03 Schedule of Permitted Uses**, short term rental properties are not regulated and therefore not permitted. The property is currently zoned Residential R-60 zone district.

**City of Willoughby  
Board of Zoning Appeals  
Agenda  
September 14, 2022**

**Luke Weber**

4476 Summit St.

(Rep.- Jake Williams, Williams Fence & Contracting)

**Solid Fence**

**NOTICE OF NONCOMPLIANCE** of **C.O. 1131.10(i)(3)** fences located in a side or rear yard shall provide sufficient airflow, either with a minimum of uniform ¼” opening between pickets or a solid fence topped with open lattice, spindle or predominantly open component, where the height of the open component is not less than 15% of the total height of the fence. The application for fencing indicates the fence in the rear yard is solid and provides no openness. The property is currently zoned Residential R-60 zone district.

**Deborah Strong**

575 Tioga Trail

(Rep.- Tom Slapnick, KOTA Maintenance Group LLC)

**Extension of concrete driveway  
(already installed)**

**NOTICE OF NONCOMPLIANCE** of **C.O. 1131.10(a)** Minimum Yard Requirements for Accessory Uses, accessory off-street parking is permitted in a rear yard only. The proposed concrete accessory parking area is located in a corner side yard and is not permitted. The property is currently zoned Residential R-50 zone district.

**Kirtland Tudor Estates**

S/L 18, Stillman Lane

(Rep.- Darrell Hershey, Payne & Payne Builders)

**Attached single family home,  
Separation between bldgs.  
PPN#21-A-022-0-00-001-0**

**NOTICE OF NONCOMPLIANCE** of **C.O. 1135.06(c)** Minimum Building Separation (3) Secondary wall to secondary wall which requires a minimum separation of 30’ between structures located on S/L 18 and S/L 30 located to the rear. The plans submitted indicate that the proposed structure, located on S/L 18 is providing a separation of 10’ between buildings located on S/L 18 and S/L 30, creating a deficit of 20’ building separation. The property is currently zoned Residential Multi-Family Low Rise.

**Michael McLaughlin**

1071 Garden Rd.

**Temporary snow fence  
to be permanent**

**NOTICE OF NONCOMPLIANCE** of **C.O. 1131.10(i)** fences may be located in a front yard provided they comply with the regulations of this section. Temporary fencing has been installed in the side yard to enclose the rear yard area. Temporary fencing is not permitted and shall be removed. Replacement with permanent fencing will require compliance with zoning regulations, a fence permit and inspection. The property is zoned R-50 zone district.