

**BOARD OF ZONING APPEALS
CITY OF WILLOUGHBY
JANUARY 11, 2023
PUBLIC HEARING MEETING
MINUTES**

PRESENT: Phil Davis; Mike Maniche; Mike Yutzy; Joe Palmer Chairman

ABSENT: Mike Ross

OTHERS: Mike Lucas, Law Director; Vicki Grinstead, Secretary

Chairman Palmer called the regular meeting to order at 7:00 p.m.

Chairman Palmer advised the participants of their right to be heard in person or by attorney present and/or proffer evidence present and examine witnesses and the subpoena of evidence and/or witnesses. Chairman Palmer advised the participants that the board has five members of which a majority of the board is needed to grant an appeal. Chairman Palmer stated all five members of the board are not present this evening and the applicants need a majority or three votes to pass their appeals. If an appeal is denied the applicant(s) has thirty days to file an appeal with the Lake County Court of Common Pleas. The appeal application, the letter of the meeting notification, the letter of non-compliance and the list of names and addresses of adjoining property owners within the required distant of the appellant were noted into the record.

Chairman Palmer asked Mr. Cerino if he would like to proceed with only four members present and he said yes.

MINUTES

December 28, 2022

Chairman Palmer noted the minutes for December 28, 2022 have not yet been prepared.

OLD BUSINESS

None

NEW BUSINESS

Joe Cerino
5687 Cliff Ct.

**Accessory parking/driveway
already installed**

Chairman Palmer stated the applicant cited practical difficulty number 1 on the application for appeal and noted all items that were in the packet.

Chairman Palmer asked if there was anyone who wished to speak for this appeal. Mr. Cerino, 5687 Cliff Ct., Willoughby, OH 44094 was sworn in to speak for this appeal.

**City of Willoughby
Board of Zoning Appeals
Public Hearing Meeting Minutes
January 11, 2023**

Chairman Palmer asked if he added any square footage or if he just replaced the existing pad and Mr. Cerino said just the existing pad. The concrete was there when the homeowners purchased this property, and the concrete was approximately 20 years old or older.

Mr. Maniche inquired as to why H&M started this project without a permit. Chairman Palmer said the company started to rip out the concrete before obtaining the permit. Mr. Cerino did not want his driveway to be an eyesore.

Mr. Davis said from the pictures and the Lake County GIS you cannot tell if the concrete is new or old. Chairman Palmer said on the side and back of the garage is existing concrete.

Most of the applicant's testimony was inaudible.

Chairman Palmer asked if there was anyone else who wished to speak for this appeal (x3) and there was no one.

Chairman Palmer asked if there was anyone who wished to speak against this appeal (x3) and there was no one.

Mr. Maniche moved to grant a variance to C.O.1131.10(a) to allow accessory off-street parking in a non-permitted area instead of the allowable back yard parking; citing C.O. 1109.09(b) for the Cerino residence, 5687 Cliff Ct., Willoughby, OH 44094 and Mr. Davis seconded.

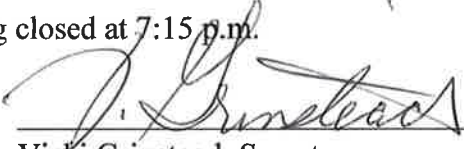
ROLL CALL: Yeas: Mr. Maniche; Mr. Davis; Mr. Yutzy; J. Palmer, Chairman
 Nays: None
 Absent: Mike Ross

Motion Carried: Approved

There being no further business the regular meeting closed at 7:15 p.m.



Joe Palmer, Chairman



Vicki Grinstead, Secretary