

**BOARD OF ZONING APPEALS
CITY OF WILLOUGHBY
JULY 27, 2022
PUBLIC HEARING MEETING
MINUTES**

PRESENT: Phil Davis; Mike Maniche; Mike Ross, Vice Chairman

ABSENT: Joe Palmer

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

Vice Chairman Ross called the regular meeting to order at 7:02 p.m.

Vice Chairman Ross 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. Vice Chairman Ross advised the participants that the board has five members of which a majority of the board is needed to grant an appeal. Vice Chairman Ross 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.

Vice Chairman Ross asked the applicants if they wished to proceed with their appeals with only three members present and both applicants said yes.

MINUTES

June 22, 2022

Mr. Davis moved to accept the Board of Zoning Appeals Public Hearing meeting minutes of June 22, 2022 as submitted and Mr. Maniche seconded.

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

Motion Carried: Approved

OLD BUSINESS

This item remains tabled per the applicant's request

Northcoast Memorials
4490 Beidler Rd.
(Rep.- Cione Belknap, Agile Sign & Lighting)

Signage

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NEW BUSINESS

Anthony & Cheryl Vickers
1075 Mohegan Trail

Shed

Vice Chairman Ross stated the applicant cited practical difficulty number 3 on the application for appeal and noted all items that were in the packet.

Vice Chairman Ross asked if anyone wished to speak for this appeal. Mrs. Vickers, 1075 Mohegan Trail, Willoughby, OH 44094 was sworn in to speak for the appeal.

Mrs. Vickers said was given incorrect information on two items; one she did not need a building permit because it was not a permanent structure, and she contacted the Lake County Zoning Department instead of Willoughby. They told her because she had two parcels, they were allowed to exceed the 600' so she ordered the shed. She realized after ordering the shed she spoke to the wrong zoning department.

Mr. Maniche asked if the building is up. Mrs. Vickers said no, it is sitting at a warehouse. She spoke to the Willoughby Zoning Department who informed her she did in fact need a permit and applied and was denied and then applied for her variance. Mr. Maniche asked what the purpose was for the shed. Mrs. Vickers said she is a pet groomer and has her own pets and would like to store her equipment in there. She would like to use this space to bath her own dogs and cats. She said they have a boat stored in the garage so she cannot use it for anything. Vice Chairman Ross asked Mrs. Vickers to reiterate that there will be no commercial activity out of this shed and she said no, it is for her personal use.

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

Vice Chairman Ross 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(d) to allow a total square footage of 620.33 sq. ft. instead of the allowable 600 sq. ft.; citing C.O. 1109.09(b) for the Vickers residence, 1075 Mohegan Trail, Willoughby, OH 44094 and Mr. Davis seconded.

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

Motion Carried: Approved

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William Kiss
36641 Stevens Blvd.

Detached garage

Vice Chairman Ross stated the applicant cited practical difficulty numbers 1 and 8 on the application for appeal and noted all items that were in the packet.

Vice Chairman Ross asked if anyone wished to speak for this appeal. Mr. Kiss, 36641 Stevens Blvd., Willoughby, OH 44094 was sworn in to speak for the appeal.

Mr. Kiss said his proposal is for a 30'x40' garage. He said his current garage is 33'x33' and the new garage is 3' less and felt that it was not an unreasonable request. The existing garage measures 1,089 sq. ft. and would be increasing his existing square footage by 111 sq. ft. He is located on a double lot and would not be proportionally in excess. He collects old cars and would like to store them in the new garage. He has a double lot which requires a lot of lawn equipment which he also would like to store.

Mr. Davis asked if he operates a business. Mr. Kiss said he has a small sewer and drain business and keeps his equipment at a self-storage facility. He brings his sewer truck home and would like to store it indoors. Mr. Davis asked because the County's aerial of the property shows quite a few vehicles parked on the property next to the current garage (Mr. Davis showed the applicant the photo). Mr. Kiss said the photo is older and explained that currently there are two personal vehicles, two step vans, and two storage trailers (one houses a collectible car).

Mr. Davis said in the same aerial photo it looked like there is a large white tarp behind the garage. Mr. Kiss said that is box off a box truck that is used for storage. Mr. Davis asked if this box would be removed in the event a new garage is constructed and Mr. Kiss said yes, he would remove it. Mr. Davis asked what a blurb was in a photo presented by the applicant. Mr. Kiss said it was an old dog kennel that has been since torn down.

Mr. Maniche said the current garage is nonconforming, but the garage was there when he purchased the home. Vice Chairman Ross said the largest garage they have granted is 850 sq. ft. He asked Mr. Lucas if the applicant uses the existing footers and replaces the walls and roof can he rebuild where it currently exists. Mr. Lucas said when you are restoring a nonconforming use it has to be done per the current code. Vice Chairman Ross asked if Mr. Kiss could attach the garage to the house and he said he considered it, but it was not feasible. He said if he wishes to amend his appeal to 850 sq. ft. from 1200 sq. ft. the board could read that into the motion. Mr. Kiss said he would like to amend his proposal to 850 sq. ft. instead of the 1200 sq. ft. proposed.

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

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

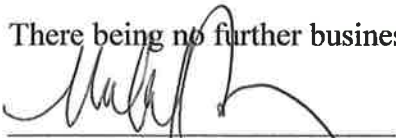
Mr. Maniche moved to grant a variance to C.O. 1131.10(d) to allow an 850 sq. ft. structure instead of the allowable 600 sq. ft. structure and noted as amended pursuant to the applicant's request; citing C.O. 1109.09(b) for the Kiss residence, 36641 Stevens Blvd., Willoughby, OH 44094 and Mr. Davis seconded.

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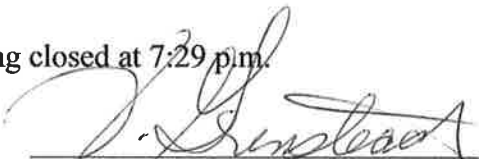
ROLL CALL: Yeas: Mr. Maniche; Mr. Davis; Mr. Ross, Vice Chairman
 Nays: None
 Absent: Mr. Palmer

Motion Carried: Approved

There being no further business the regular meeting closed at 7:29 p.m.



Mike Ross, Vice Chairman



Vicki Grinstead, Secretary