

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
OCTOBER 26, 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 858 6945 5213. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 858 6945 5213. 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@willoughyohio.com](mailto:vgrinstead@willoughyohio.com). **The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

**MINUTES**

**October 12, 2022**

**OLD BUSINESS**

**Erle & Mary Dieter**  
38820 Kyle Cove

**3-season room/rear setback**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.06(c) Minimum Rear Yard**, the minimum rear yard setback is 40'. The plans submitted indicate that the proposed 3-season room would be setback 29.3' from the rear lot creating a deficit 10.7'. The property is currently zoned Residential Multi-Family Low Rise zone district.

**NEW BUSINESS**

**Casey Wandell**  
38652 Edward Walsh Dr.

**Shed & concrete pad**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(a)** sheds may be placed in rear yard, however no closer than 3' from the side or rear lot line. The shed and concrete pad are installed and are approximately 22" from the rear lot line and not permitted. The property is currently zoned R-80 zone district.

**Jeff & Karen Rorapaugh**  
4788 Eldo St.

**Shed**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(d) Number and Area of Accessory Buildings**, the total area of two detached accessory buildings shall not exceed 600 sq. ft. The plans submitted indicate that the existing detached garage is 867.2 sq. ft., and the proposed shed is 180 sq. ft., thereby exceeding the allowable area by 447.2 sq. ft. The property is currently zoned R-60 zone district.

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**Nikki Conell**  
4399 River St.

**Shed in side yard**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(a) Minimum Yard Requirements for Accessory Uses**, a shed is permitted in a rear yard only. The plans submitted indicate the location of the shed is to be in the side yard. The property is currently zoned R-MF-L zone district.

**Bravina Trovato**  
2193 Canterbury Drive

**Fence**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(i)(2)** fences located in a required corner side yard shall comply with regulations for fences in a front yard and shall not exceed four feet in height above the natural grade. At least 40% of the vertical surface of a fence located in a front yard shall be open. The proposed fence where located in a corner side yard is 6' high and exceeds the maximum height by 2' and provides less than 40% openness. The property is currently zoned Residential Multi-Family Low Rise zone district.