

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
MARCH 24, 2021**

*If you wish to listen or watch, 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 822 7119 8899. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 822 7119 8899. 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**

**March 10, 2021**

**OLD BUSINESS**

None

**NEW BUSINESS**

**Go Bare Skin Clinic**  
38114 Third St.  
(Marcy Jones, Owner)

**Painted wall sign**

**NOTICE OF NONCOMPLIANCE** of **C.O.1163.04(f)(4)** permits a maximum of one and a one-half square feet of sign area for every lineal foot of building or unit frontage, or in this case 31.5 sq. ft. The proposed sign located on the awning is 10 sq. ft. leaving a balance of 21.5 sq. ft. The proposed signage located on the side of the building is 60 sq. ft. creating an overage of 38.5 sq. ft., and **C.O. 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, is not a corner lot and there is no customer entrance other than on the building frontage for this tenant space. The property is currently zoned Downtown Business district.

**Board of Zoning Appeals  
Agenda  
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**Mark & Kathie Pecjak**  
3921 E. 365<sup>th</sup> St.

**Driveway/Garage**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.10(d) Number and Area of Accessory Buildings:**  
The total area of accessory buildings shall not exceed 600 sq. ft. The plans submitted indicate the proposed garage (24'x32') is 768 sq. ft. and exceeds the allowable by 168 sq. ft. Additionally, **C.O. 1131.10(a)** permits a driveway in a front and side yard, however no closer than 2 feet from a side lot line. The plans submitted indicate the proposed driveway is at the side lot line and provides no setback. The property is currently zoned R-60 zone district.