

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
APRIL 27, 2022**

*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 811 9958 3945. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 811 9958 3945. 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. **The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

MINUTES

April 13, 2022

OLD BUSINESS

None

NEW BUSINESS

Barry Young
2077 Canterbury Dr.

Fence

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(i)(2) fences located in a required corner side yard shall comply with the regulations for fences in a front yard and shall not exceed four feet in height above the natural grade, except that within twenty-five feet of a public right-of-way, a fence shall not exceed three feet in height. At least forty percent (40%) of the vertical surface of a fence located in a front yard shall be open. The application submitted indicates the proposed fence where located in the corner side yard and within 25 ft. of the right-of-way is 6' high and exceeds the maximum height by 3 ft. and provides less than 40% openness. The property is currently zoned Residential Multi-Family, Low Rise district.

The Yard
38040 Third St.
(Rep.- Jessica Ruff, Ruff Neon & Lighting)

Pole Sign

NOTICE OF NONCOMPLIANCE of C.O. 1163.03 Freestanding Signs, pole sign are not permitted except at freeway interchange area and **C.O. 1163.06(e)(3)** permits a freestanding sign only when the site has a continuous lot frontage of not less than 100 ft. and **C.O. 1163.06(e)(4)** freestanding signs shall be set back from the street right-of-way a minimum of 7 ft. The plans submitted indicate that the proposed freestanding sign is a pole sign. The property has a continuous lot frontage of 49.5 ft. and would encroach the City right-of-way by 42 inches. The property is currently zoned Downtown Business district.

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Matthew Dean
2088 Canterbury Dr.

Covered porch

NOTICE OF NONCOMPLIANCE of C.O. 1131.06(c) Minimum Rear Yard, the minimum rear yard setback is 40 ft. The plans submitted indicate that the proposed covered porch would be setback 27 ft. from the rear lot line creating a deficit of 13 ft. The property is currently zoned Residential Multi-Family, Low Rise district.

Dale & Denise Fross
5341 Harmony Lane

Detached garage

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(d) Number and Area of Accessory Building, the total area of detached accessory building shall not exceed 600 sq. ft. The plans submitted indicate that the proposed garage is 1,296 sq. ft. exceeding the allowable by 696 sq. ft. Additionally, **C.O. 1131.09** Height Regulations limits the height of any accessory building to 15 ft. or 1 story. The plans submitted indicate the building height to be 16.5 ft. to the mean height and is 2 stories. The property is currently zoned Residential R-60 district.

Signature Health
Mentor Ave./PPN#27-A-032-0-00-015-0
(Rep.- Bill Brooks, Willoughby SR20 MOB LLC)

Lot split

NOTICE OF NONCOMPLIANCE of C.O. 1141.04 Lot Requirements the minimum lot width of a lot in the General Business district is 200 ft. The proposal is to split a lot that is currently 199.97 ft. wide into two parcels having lot widths of 92.38 ft. and 107.59 ft. The property is zoned General Business and Residential R-60 district.