

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
APRIL 28, 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 815 2734 3891. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 815 2734 3891. 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@willoughbyohio.com](mailto:vgrinstead@willoughbyohio.com). **The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

**MINUTES**

**April 14, 2021**

**OLD BUSINESS**

None

**NEW BUSINESS**

**Immaculate Conception Church**  
37924 Euclid Ave.  
(Rep.- Brian Heskamp, Esq.  
for Immaculate Conception Church)

**Lot split/nonconforming lot**

**NOTICE OF NONCOMPLIANCE of C.O. 1141.04** Lot Requirements, the minimum lot area required in a Limited Residential Business district is 15,000 sq. ft. or .3443 ac. It has been determined that the proposed lot split would create a residual parcel (27A0240000130), Parcel "B" which would contain .2075 acres (9,039 sq. ft.) of land creating a deficit of .1368 acres (5,961 sq. ft.). The property is currently zoned Limited Residential Business zone district.

**Bradley & Erica Bynane**  
2101 Canterbury Dr.

**Fence**

**NOTICE OF NONCOMPLIANCE of C.O 1131.10 (i)(1)** fences located in a front yard 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. The proposed fence located in the front yard and within 25 ft. of the right-of-way is 4 ft. in height thereby exceeding the allowable height permitted by 1 ft. The property is currently zoned Residential Multi-Family zone district.

**Board of Zoning Appeals**  
**Agenda**  
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**Robert Simandl**  
1052 Mohegan Trail

**Solid fence/Concrete patio**

**NOTICE OF NONCOMPLIANCE** of **Codified Ordinance 1131.10(i)(3)C** states in part “fences in a side or rear yard shall provide for sufficient airflow, either with a minimum of uniform one-quarter inch (1/4”) opening between pickets or a solid fence topped with open lattice, spindle, or predominantly open component. The proposed fence is solid and provides no opening, and **Codified Ordinance 1131.10(c) Maximum Rear Yard Coverage of Accessory Uses**, the maximum rear yard coverage is 70% of the total rear yard. The rear yard is 2,044 sq. ft. of which 1,430 sq. ft. may be covered. Existing coverage of a garage, shed, deck and pavement is 1,100 sq. ft. leaving a balance of 330 sq. ft. The proposed stamped concrete pad is 469 sq. ft. which will exceed the allowable coverage by 139 sq. ft. The property is currently zone R-50 zone district.