

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
MAY 25, 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 876 2603 1969. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 876 2603 1969. 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

May 11, 2022

OLD 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.

NEW BUSINESS

James Nadzam
37616 Jordan Dr.

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 1,019.6 sq. ft. exceeding the allowable by 419.6 sq. ft. Additionally, **C.O. 1131.10(a)** Minimum Yard Requirements for Accessory Uses permits driveways in front and side yards to be located no closer than 2 ft. from the lot line. The plans submitted indicate the driveway is located at the side lot line providing no setback. The property is currently zoned Residential R-60 district.