

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
JUNE 22, 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 862 5424 7317. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 862 5424 7317. Anyone wishing to send correspondence to the Board of Zoning Appeals to be read into record, please email to the secretary, Vicki Grinstead at vginstead@willoughyohio.com. **The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

MINUTES

**May 25, 2022
June 8, 2022-Canceled**

OLD BUSINESS

None

NEW BUSINESS

Ericson Manufacturing
4323 Hamann Parkway
(Rep.- Brian Deming, Deming Enterprises)

Rear yard setback

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1145.05 the minimum required rear yard setback adjacent to a residential zone district is 100'. The proposed building would result in a rear yard setback of 81.62' creating an 18.38' encroachment into the required setback. The property is currently zoned Limited Industrial zone district.

Branko Zigman
38593 Heritage Court

Pool house/cabana

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(d) the total area of detached accessory building shall not exceed 200 sq. ft. in area when there exists an attached garage. The plans submitted indicate there is an existing attached garage and the pool house/cabana is 280 sq. ft. (20'x14' enclosed) which exceeds the allowable area by 80 sq. ft. The property is currently zoned R-80 district.

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Equipment Recovery Corp.
37611 Euclid Ave.
(Rep.- Ron Vaughn, Owner)

Laydown area

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1145.06 Parking and Outdoor Activity Area Setback Requirements (B) shall not exceed an area equal to the ground floor area of the building (C) the bulk storage...(D)...shall be enclosed with a solid wall or fence...The plans submitted indicate that the existing building area is 48,500 sq. ft, the existing area of outdoor activities is approximately 2 acres (87,120 sq. ft.) and the proposed area, approximately 2 acres (87,120 sq. ft.) further exceeds the allowable area of outdoor activity and no fence enclosure is being proposed for the facility. The property is currently zoned Limited Industrial and Limited Residential-Business districts.