

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
JUNE 23, 2021, 7:00 p.m.**

This BZA meeting will be conducted in-person and via Zoom. 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 833 8610 8468. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 833 8610 8468. 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. The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.

***Amendment**

MINUTES

June 9, 2021

OLD BUSINESS

Benjamin Swindell
38872 Comanche Trail

Recreational Vehicle

NOTICE OF NONCOMPLIANCE of C.O. 1131.11(f) a recreational vehicle is permitted to be parked or stored in a rear yard on a paved or gravel surface. A rear yard is the area behind the rear line of the residence and extending to either side lot line. There is a recreational vehicle parked at the above residence in a front yard setback area and therefore not permitted. The property is currently zoned Residential R-50 zone district.

NEW BUSINESS

Kathleen & Jeffrey Steinmetz
38505 Fairway Glenn Blvd.

Roofed deck

NOTICE OF NONCOMPLIANCE of C.O. 1131.06 the minimum required rear yard setback is 40 ft. from the rear lot line. The plans submitted indicate that the roof deck addition would be located approximately 29.83 ft. from the rear lot line creating an encroachment of the rear yard setback by approximately 10.17 ft. The property is currently zoned Residential Multi-Family Low Rise district.

Terri Foote
38550 Fairway Glenn Blvd.
(Rep- Ryan Bell, Great Day Improvements)

Patio addition

NOTICE OF NONCOMPLIANCE of C.O. 1131.06 the minimum required rear yard setback is 40 ft. from the rear lot line. The plans submitted indicate that the addition would be located 31.5 ft. from

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the rear lot line creating an encroachment of the rear yard setback by 8.5 ft. The property is currently zoned Residential Multi-Family Low Rise district.

Willowgrove Apartments

37411 Grove Ave.

(Rep.- James Vacey, Signature Sign Co.)

Signage

NOTICE OF NONCOMPLIANCE of **C.O. 1163.05(b)** permits a maximum of 6 sq. ft. of signage for this building. The proposed signage located on the building is 10.3 sq. ft., exceeding the allowable area by 4.3 sq. ft. The property is currently zoned Residential Multi-Family Low Rise zone district.

Katelyn Rowe

*5116 Karen Isle Dr.

Fence

NOTICE OF NONCOMPLIANCE of **C.O. 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”) openings between pickets or a solid fence topped with open lattice, spindle, or predominantly open component. The proposed fence is solid and provides no opening. The property is currently zoned R-60 zone district.

Janice & Lynn Bleckert

37915 Barber Ave.

(Rep.- Don Denny Jr., Enterprise Title Agency)

Lot Line Adjustment

NOTICE OF NONCOMPLIANCE of **C.O. 1131.05** Lot Area and Width Regulations, the minimum lot area required is 8,400 sq. ft. or .1929 acres and the minimum lot width is 60 ft. The existing parcels are existing non-conforming to lot area and width regulations. The proposed lot line adjustment would further reduce the area of 37915 Barber Ave. and therefore not permitted. The property is currently zoned R-60 zone district.