

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
JULY 27, 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 815 0862 8245. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 815 0862 8245. 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

July 13, 2022

OLD BUSINESS

Northcoast Memorials

4490 Beidler Rd.

(Rep.- Cione Belknap, Agile Sign & Lighting)

Signage

NOTICE OF NONCOMPLIANCE of C.O. 1163.04(c)(3) and 1163.06(d)(1) permits signage to be located on an elevation other than the building frontage only when the property is on a corner lot, faces a side street or has a customer entrance facing a parking lot and such parking lot does not face the main street. The proposed signage located on the side of the building is not permitted on this elevation as it is not the building frontage, there is not a corner lot and there is no customer entrance on this elevation. The property is currently zoned Limited Industrial district.

NEW BUSINESS

Anthony & Cheryl Vickers

1075 Mohegan Trail

Shed

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(d) Number and Area of Accessory Buildings the total area of detached accessory building shall not exceed 600 sq. ft. The plans submitted indicate that there is an existing garage of 330 sq. ft. (15'x22') and the proposed shed having an enclosed area that is 290.33 sq. ft. (26'x11'2") for a total of 620.33 sq. ft. thereby exceeding the allowable area by 20.33 sq. ft. The property is currently zoned R-50 zone district.

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William Kiss
36641 Stevens Blvd.

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 1,200 sq. ft. (30'x40') exceeding the allowable by 600 sq. ft. The property is currently zoned Residential R-60 district.