

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
AUGUST 24, 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 839 2362 8490. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 839 2362 8490. 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](mailto: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 27, 2022**

**August 10, 2022-Canceled**

**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**

**Randal Butler & Nicole Fiorino**

2880 Reeves Rd.

**Addition front & side setbacks**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.06 Minimum Required Yards**, minimum required front yard setback is 50'. The existing front setback is non-conforming. The minimum required side yard setback is 8' with a total of both side yards of not less than 20'. The existing side yard setbacks are nonconforming. **C.O. 1167.02 (b)** states in part "a nonconforming dwelling may be altered, added to or enlarged, provided such alteration addition or enlargement conforms to all yard regulations. The proposed addition on the front would create a front setback of approximately 20'9", further encroaching the required front setback. The rear addition would create a total side yard setback of approximately 17'1". . The property is currently zoned R-100 zone district.

**City of Willoughby**  
**Board of Zoning Appeals**  
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**Bruce W. Hoffman**  
5479 Oak Ridge Dr.

**Sidewalk**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(a)** a sidewalk is permitted in a side and rear yard, however no closer than 2' from a side lot line. The proposed sidewalk is located in both the side and rear yard and where adjacent to the side lot line for a distance, gradually encroaches the side yard setback within inches of the side lot line. The property is currently zoned R-60 zone district.

**Cynthia Burger**  
1065 N. Beachview Rd.

**Solid fence/already installed**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(i)(3)** fences in a side or rear yard shall provide for sufficient airflow, either with a minimum of uniform one-quarter inch opening between pickets or a solid fence topped with open lattice, spindle, or predominantly open component, where the height of the open component is not less than 15% of the total height of the fence. The fence permit application indicates that the fence, located in the rear yard, is solid and provides no openness and is already installed. The property is currently zoned R-50 zone district.