

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
SEPTEMBER 28, 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 8239 7064. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 839 8239 7064. 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.***

**Amendment/addition*

MINUTES

September 14, 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.

Will Evans

4407 Center St.

Short term rental property

The appeal of Will Evans, 38728 Andrews Ridge Way, Willoughby, OH 44094 for the property located at 4407 Center St., Willoughby, OH 44094 for **NOTICE OF NONCOMPLIANCE of C.O. 1131.03 Schedule of Permitted Uses**, short term rental properties are not regulated and therefore not permitted. The property is currently zoned Residential R-60 zone district.

Luke

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Luke Weber

4476 Summit St.

(Rep.- Jake Williams, Williams Fence & Contracting)

Solid Fence

NOTICE OF NONCOMPLIANCE of **C.O. 1131.10(i)(3)** fences located in a side or rear yard shall provide sufficient airflow, either with a minimum of uniform ¼” 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 application for fencing indicates the fence in the rear yard is solid and provides no openness. The property is currently zoned Residential R-60 zone district.

NEW BUSINESS

***Randal Butler & Nicole Fiorino**

2880 Reeves Rd.

Addition front setback- to amend motion to C.O. 1131.06 to allow a 22’3” front setback instead of the originally approved 22’9” front setback (approved on 8/24/22)

Jack Cornachio

5720 Hartshire Dr.

Addition to existing attached garage

NOTICE OF NONCOMPLIANCE of **C.O. 1131.06(a)** Minimum Required Yards, (d) Corner Side Yard, the minimum required corner side yard setback is 33’. The plans submitted indicate that the proposed corner side yard setback is as close as 24.57’, creating an encroachment of up to 8.43’. The property is zoned R-100 zone district.

Nick and Melissa Ward

2790 Glenbury Lane

Addition/Rear setback

NOTICE OF NONCOMPLIANCE of **C.O. 1131.06(c) Minimum Rear Yard**, the minimum rear yard setback is 38.91’. The plans submitted indicate that the proposed addition would be setback 36.785’ from the rear lot creating a deficit of 2.125’. The property is currently zoned Residential R-60 zone district.