

**BOARD OF ZONING APPEALS  
CITY OF WILLOUGHBY  
OCTOBER 8, 2025  
PUBLIC HEARING MEETING  
MINUTES**

**PRESENT:** Mike Yutzy; Phil Davis; Mike Ross, Vice Chairman  
**ABSENT:** Mike Maniche; Joe Palmer, Chairman  
**OTHERS:** Mike Lucas, Law Director; Vicki Grinstead, Secretary

**Vice Chairman Ross called the regular meeting to order at 7:06 p.m. He informed the applicants that Chairman Palmer could not be present this evening.**

Vice Chairman Ross advised the participants of their right to be heard in person or by attorney present and/or proffer evidence present and examine witnesses and the subpoena of evidence and/or witnesses. Vice Chairman Ross advised the participants that the board has five members of which a majority of the board is needed to grant an appeal. Vice Chairman Ross stated all five members of the board are not present this evening and the applicants need a majority or three votes to pass their appeals. If an appeal is denied the applicant(s) has thirty days to file an appeal with the Lake County Court of Common Pleas. The appeal application, the letter of the meeting notification, the letter of non-compliance and the list of names and addresses of adjoining property owners within the required distant of the appellant were noted into the record.

Vice Chairman Ross informed the applicants that there are only three of the five members present this evening and asked Mrs. Frangos wished to proceed and she said yes.

**MINUTES**

**September 24, 2025**

Mr. Davis moved to approve the Board of Zoning Appeals public hearing meeting minutes for September 24, 2025 as submitted and Mr. Yutzy seconded.

**ROLL CALL:** Yeas: Mr. Davis; Mr. Yutzy; Vice Chairman Mike Ross  
Nays: None  
Absent: Mr. Maniche; J. Palmer, Chairman

**Motion Carried: APPROVED**

**OLD BUSINESS**

**Mike Lamenta**  
4308 Grove Ave.

**Accessory structure (shed)**

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Mr. Davis moved to permanently table a variance to C.O.1131.10(d) for the Lamenta residence, 4308 Grove Ave., Willoughby, OH 44094, per the applicant's request, and Mr. Yutzy seconded.

ROLL CALL:           Yeas:     Mr. Yutzy; Mr. Davis; Vice Chairman Mike Ross  
                              Nays:     None  
                              Absent:  Mr. Maniche; J. Palmer, Chairman

**Motion Carried:     PERMANENTLY TABLED**

**NEW BUSINESS**

**Fabulous Finds & Furnishings**  
37930 Second St.  
(Liz Frangos, Owner)

**Use Variance**

Vice Chairman Ross stated the applicant cited practical difficulty numbers 1, 2, & 3 on the application for appeal and noted all items that were in the packet.

Vice Chairman Ross asked if there was anyone who wished to speak for this appeal. Mrs. Frangos, 10383 Christina Dr., Kirtland, OH 44094 was sworn in to speak for this appeal.

Mrs. Frangos said they own Northcoast Auto Restoration and have been in business for thirty-six years on Church Street. They sell parts, provide services, and perform classic car restoration. All of this work is done at the Church Street location. Their business is continuing to grow, so when they had the opportunity to purchase the Second Street property, they did so. They can be working on 30-35 classic cars at any given time and they cannot be left outdoors. They lease three units on Apollo Parkway to store some of these cars. The Second Street property was purchased to help with her furniture refurbishing business and from a retail standpoint, they thought it would be a great storefront venue and would fit in with the downtown Willoughby motif. This building is 3,700 sq. ft. and has a garage door on the west side and one on the inside of the building. They thought this would be a convenient location to temporarily store their client's vehicles when they are not being worked on. The business is growing and they are running out of space to store the vehicles, and this is the reason they are asking for the variance. The vehicles cannot be seen from the street and the storefront will showcase only the furniture.

Vice Chairman Ross said he looked at the old MLS listing and it looks like a space that would not disturb the neighborhood. He said within this district they do not have any car storage areas or storage areas in general and is mostly retail, but could be precedent setting for this board, although each case is heard on a case by case basis.

Mr. Davis asked if they bought this property without inquiring about the zoning limitations. Mrs. Frangos said yes, this is their first purchase of commercial real estate and they did not think to ask about zoning. They figured since they owned it and they were not making any noise or causing any issues that they could utilize the parcel as they wished. Mr. Davis said, speaking for himself, this board has heard storage/warehouse issues before and have not necessarily approved them. He said he did not know what this building was previously used for. Mrs. Frangos said the previous owner did store some vehicles but did not know if he had a commercial or retail business with them; he simply owned the building. Prior to that business it was a flag shop.

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Mr. Yutzy said she is accustomed to running a business and having the cars on a rotation because they rent space on Apollo Parkway which is an Industrial District, which allows this. He said her business was operating and growing as it should by working within the industrial confines. What they are doing now is parlaying a personal ownership in the business district to try to do what is being done in the industrial aspect, correct? Mrs. Frangos said they are maintaining the locations in the industrial district on Apollo, however, they wanted this building for her furniture business so she has a storefront and because the building is 3,700 sq. ft. it would give them an opportunity to temporarily store the vehicles while they are in the work rotation. She said they did not research the city's codes and saw the garage doors and made assumptions. Mr. Yutzy said the hardship she is expressing is based on the piece of real estate they purchased. There are other rental places they could store these vehicles temporarily within the industrial districts.

Vice Chairman Ross asked Mr. Lucas if the applicant stored their personal vehicles in the building would it be an issue. Mr. Lucas, Esq. said if it were their personal vehicles it would not be an issue. The use itself, under the schedule of uses that does not permit this, is based on non-owned vehicles in an enclosed area, which is storage, which is what the administration determined and is why it is before this board.

There were no more questions from the board members or applicant.

Vice Chairman Ross asked if there was anyone else who wished to speak for this appeal (x3) and there was no one.

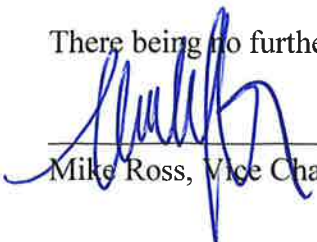
Vice Chairman Ross asked if there was anyone who wished to speak against this appeal (x3) and there was no one.

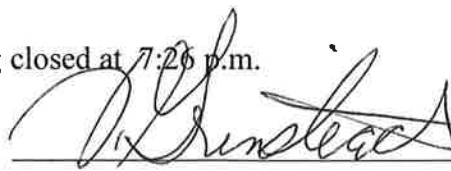
Mr. Yutzy moved to grant a variance to C.O. 1141.03(3)(a) to allow vehicle storage in the Downtown Business District instead of the allowable storage/distribution or warehousing in the Limited and General Industrial Districts only; citing C.O. 1109.09(b) for the Fabulous Finds & Furnishings, 37930 Second St., Willoughby, OH 44094 and Mr. Davis seconded.

ROLL CALL:        Yeas:     Vice Chairman Mike Ross  
                      Nays:     Mr. Davis; Mr. Yutzy  
                      Absent: Mr. Maniche; J. Palmer, Chairman

**Motion Carried:     DENIED**

There being no further business the regular meeting closed at 7:26 p.m.

  
Mike Ross, Vice Chairman

  
Vicki Grinstead, Secretary