

**BOARD OF ZONING APPEALS
CITY OF WILLOUGHBY
NOVEMBER 12, 2025
PUBLIC HEARING MEETING
MINUTES**

PRESENT: Mike Yutzy; Phil Davis; Mike Maniche; Mike Ross, Vice Chairman

ABSENT: Joe Palmer, Chairman

OTHERS: Mike Lucas, Law Director; Vicki Grinstead, Secretary

Vice Chairman Ross called the regular meeting to order at 7:00 p.m.

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) have 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 four of the five members present this evening and asked Mr. and Mrs. Mohnke if they wished to proceed and they said yes.

MINUTES

October 8, 2025

Mr. Maniche moved to approve the Board of Zoning Appeals public hearing meeting minutes for October 8, 2025 as submitted and Mr. Davis seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

Joan P. Roth
38257 Roselawn Ave.

Accessory off-street parking

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Mr. Maniche moved to table a variance to C.O. 1131.10(a) for the Roth residence, 38257 Roselawn Ave., Willoughby, OH 44094 per the applicant's request and Mr. Davis seconded.

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

Motion Carried: TABLED

David & Dawn Mohnke, Jr.
39375 King Edward Ct.

Roofed deck

Vice Chairman Ross stated the applicant cited practical difficulty numbers 1 & 2 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. Mohnke, Jr., 39375 King Edward Ct., Willoughby, OH 44094 was sworn in to speak for this appeal.

Mrs. Mohnke said the wooden deck has started to decay over the years and is not usable. They want to replace and expand the deck but wanted a roof over it to extend the use in inclement weather. They provided photos of the current space and aerial pictures on a poster board and the applicant explained each one. They have already removed the existing deck. The new roof will not cover the entire deck because they still want to be able to use the barbeque. The deck will be 15'x15' and 8' will be covered. She explained that there is an easement which belongs to the city in the rear of the yard so this does not encroach on any neighboring properties. The property behind them is the City of Mentor. She feels they are in line with the neighborhood.

Chairman Ross does not feel this request is substantial and asked for comments from the board. Mr. Davis said the presentation is excellent but feels that practical difficulty numbers 4 and 8 are more appropriate for this appeal.

Vice Chairman Ross asked if there was anyone else who wished to speak for this appeal. Diane Woerner, 39385 King Edward Ct., Willoughby, OH 44094 was sworn in to speak for this appeal. Mrs. Woerner said they are the house right next door and her and her husband Brent are in favor of this appeal. The covered footprint is the same as what they had before and they have no issues with it.

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.

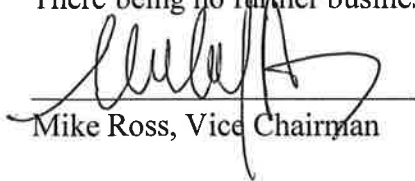
Mr. Yutzzy moved to grant a variance to C.O. 1131.06(c) to allow a rear yard setback of 31.83', creating a deficit of 5.67' instead of the allowable 37.5', citing C.O. 1109.09(b) for the Mohnke Jr. residence, 39375 King Edward Ct., Willoughby, OH 44094 and Mr. Maniche seconded.

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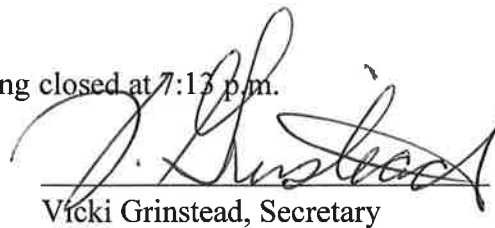
ROLL CALL: Yeas: Mr. Yutzy; Mr. Maniche; Mr. Davis; Vice Chairman Mike Ross
 Nays: None
 Absent: J. Palmer, Chairman

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:13 p.m.



Mike Ross, Vice Chairman



Vicki Grinstead, Secretary