

**BOARD OF ZONING APPEALS  
CITY OF WILLOUGHBY  
APRIL 8, 2026  
PUBLIC HEARING MEETING  
MINUTES**

**PRESENT:** Mike Yutzy; Phil Davis; Mike Maniche; Mike Ross; Joe Palmer, Chairman

**ABSENT:** None

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

**Chairman Palmer called the regular meeting to order at 7:00 p.m.**

Chairman Palmer 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. Chairman Palmer advised the participants that the board has five members of which a majority of the board is needed to grant an appeal. Chairman Palmer stated all five members of the board are 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 appellants were noted into the record.

**MINUTES**

**December 10, 2025**

Mr. Maniche moved to approve the Board of Zoning Appeals public hearing meeting minutes for December 10, 2025 as submitted and Mr. Ross seconded.

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

**Motion Carried: APPROVED**

**OLD BUSINESS**

**None**

**NEW BUSINESS**

**Holly Bloom**  
844 Peach Blvd.

**Fence**

Chairman Palmer stated the applicant cited practical difficulty numbers 2, 3, 6 & 8 on the application for appeal and noted all items that were in the packet.

Chairman Palmer asked if there was anyone who wished to speak for this appeal. Ms. Bloom, 844 Peach Blvd., Willoughby, OH 44094 was sworn in to speak for this appeal.

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Ms. Bloom stated that the images submitted with her application were computer generated. She explained that she recently downsized following the loss of her spouse and is renovating a home that had been in disrepair. Because the property has no backyard, she considers the limited side yard a hardship, noting that without it she would have no usable outdoor space. She also has dogs accustomed to a larger fenced yard. Ms. Bloom expressed concerns about personal safety while living alone and privacy for herself, her adult daughter, and visiting children without the proposed fence. She stated that she recently learned her next-door neighbor has boundary issues related to autism and has been institutionalized following an alleged sexual assault. She noted that, as an educator who works with individuals with autism, she understands these disabilities but is still concerned with safety.

Chairman Palmer complimented the fence renderings and asked whether she would consider a shadowbox fence as referenced in the permit application; she agreed to any board-approved option, including vinyl or cedar. He stated that she has a special circumstance due to the corner lot and noted that many privacy fences along Lost Nation are shadowbox style. He asked whether the proposed fence complies with the twenty-five-foot right-of-way setback measured from the road centerline. Ms. Bloom responded that the fence would be approximately eight feet from the road edge and that the distance from the house to the pavement is twenty-three feet.

Chairman Palmer asked about the road width, and Mr. Yutzy said it was narrow and barely passable for two vehicles. The road may be eighteen feet wide but they are unsure. The Chairman asked how much yard she would like fenced. Ms. Bloom stated that a fifteen-foot fenced area would be ideal, with eight feet of grassy area outside the fence. She confirmed there would be no line-of-sight issues, noting that a large dead tree obstructing street views had been removed. He said she has to have visibility backing out of her driveway, which this board takes into consideration. She is also willing to use a shadowbox style which will meet the forty percent criteria.

Mr. Davis asked whether the renderings reflected the home's current appearance, and she replied that they show the home as it will appear after renovations are complete. It is not a current depiction of the home and was submitted to show her intent to invest in the property. Mr. Davis asked the board to note the last paragraph of the Building Officials Letter of Noncompliance which states no part of any fence shall be located within the right-of-way. The right-of-way shall be determined by measuring a distance of twenty feet from the centerline toward the property. He feels this ordinance should be upheld. He explained the other issue cited was for the *height* of the fence which is within *twenty-five feet* of the right-of-way. Chairman Palmer said within twenty-feet of the right-of-way nothing can be installed there and within twenty-five feet the fence can only be three feet in height and Mr. Lucas, Esq. confirmed this. Mr. Lucas said the city owns and has to maintain the right-of-way and whatever is in that right-of-way can be removed by the city. Chairman Palmer suggested she find out where the twenty foot line would be in order to install anything.

There was additional discussion regarding lot lines and fences within the right-of-way. Mr. Yutzy noted that similar fences are located on wider streets and recommended obtaining a property survey. Mr. Ross suggested the applicant review her closing documents for a boundary survey, which the county requires every fifteen years. He added that, per the Lake County Auditor, the lot measures 40' x 85', and that GIS data being reviewed may not be fully accurate.

Chairman Palmer stated that the board cannot grant a variance for a fence on property the applicant does not own and suggested tabling the appeal to obtain a survey, mark accurate measurements with stakes, and provide photos,

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or proceeding with a vote as submitted. He noted uncertainty about the fence's distance from the street, which the applicant described as eight feet or as far from the house as possible, and added that letters of support from neighbors may be mailed to Mrs. Grinstead for the board's review.

Ms. Bloom asked to have her appeal tabled until the next available meeting.

Mr. Maniche moved to table a variance to C.O. 1131.10(i)(2) for the Bloom residence, 844 Peach Blvd., Willoughby, OH 44094 and Mr. Ross seconded.

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

**Motion Carried:    TABLED**

**Board of Zoning Appeals**

**Election – 2026  
Chairman  
Vice Chairman  
Secretary**

Mr. Ross moved to nominate Joe Palmer as Chairman of the Board of Zoning Appeals for year 2026 and Mr. Davis seconded. There were no other nominations for Chairman.

Mr. Davis cited the City Council meeting minutes of March 4, 2026, Mayor's Report, where he cited those who presided over the Board's and Commission should partake in training and Robert's Rules. His hope was that the board's officer's would take advantage of this training. Mr. Lucas said this stemmed from a heated Planning Commission meeting where the crowd became unruly.

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

**Motion Carried:    APPROVED**

Mr. Ross moved to elect Joe Palmer for Chairman of the Board of Zoning Appeals for year 2026 and Mr. Maniche seconded.

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

**Motion Carried:    APPROVED**

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Mr. Palmer moved to nominate Mike Ross as Vice Chairman of the Board of Zoning Appeals for year 2026 and Mr. Maniche seconded. There were no other nominations for Vice Chairman.

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

**Motion Carried:    APPROVED**

Mr. Palmer moved to elect Mike Ross for Vice Chairman of the Board of Zoning Appeals for year 2026 and Mr. Maniche seconded.

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

**Motion Carried:    APPROVED**

Mr. Ross moved to nominate Mrs. Grinstead as Secretary of the Board of Zoning Appeals for year 2026 and Mr. Palmer seconded. There were no other nominations for Secretary.

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

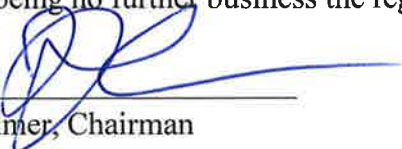
**Motion Carried:    APPROVED**

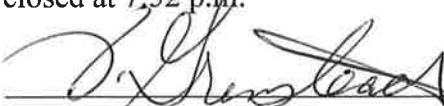
Mr. Palmer moved to elect Mrs. Grinstead for Secretary of the Board of Zoning Appeals for year 2026 and Mr. Ross seconded.

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

**Motion Carried:    APPROVED**

There being no further business the regular meeting closed at 7:52 p.m.

  
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Joe Palmer, Chairman

  
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Vicki Grinstead, Secretary