

**BOARD OF ZONING APPEALS
CITY OF WILLOUGHBY
JULY 23, 2025
PUBLIC HEARING MEETING
MINUTES**

PRESENT: Mike Maniche; Mike Yutzy; Phil Davis; 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) 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 applicant that there are only four of the five members present this evening and asked the applicant if she wished to proceed and she said yes.

MINUTES

July 9, 2025

Mr. Maniche moved to approve the Board of Zoning Appeals public hearing meeting minutes as submitted for July 9, 2025 and Mr. Yutzy seconded.

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

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

Lynna Sisombath
38480 Adkins Rd.

**Accessory parking in
front setback**

Vice Chairman Ross stated the applicant cited practical difficulty numbers 1, 2, 3 4, & 5 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. Ms. Sisombath, 38480 Adkins Rd., Willoughby, OH 44094 was sworn in to speak for this appeal.

Ms. Sisombath said she does not feel she is in non-compliance because there are many homes on the street with the same accessory parking areas in the front. Vice Chairman Ross said this comes in front of the board quite often but the problem is the board does not know if these neighbors got approval from the city for these accessory parking areas. Vice Chairman Ross asked the applicant what she will be utilizing the accessory parking for. Ms. Sisombath said for personal vehicles and parking for guests since they don't have a side street.

Mr. Yutzy asked if they had their property surveyed and Ms. Sisombath said yes. Mr. Yutzy asked if she realized that the gravel is encroaching on the neighboring property. She spoke to her neighbor Jessica Kalesta and she said she has no issues with the gravel. Mr. Yutzy said it is nice she has a good neighbor relationship but they are concerned in the future when the homes are sold. He said looking at the Lake County GIS site it appears to be encroaching. Vice Chairman Ross said they cannot approve something on someone else's property. He said she would need a legal document such as an easement to access the neighboring property.

Mr. Davis said his comment is that the board recently denied a similar request for a neighboring property back on May 14, 2025. He went on to say that while the neighbors are "abusing" the code, the fact of the matter is accessory parking in front is not permitted and they generally deny it. Ms. Sisombath wanted to know why her neighbors have not been cited. Mr. Davis said the Building/Zoning Department sends letters of non-compliance when someone is in violation, not this board.

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.

Vice Chairman Ross asked Mr. Lucas if the board has the right not to approve something that is installed on someone else's property. Mr. Lucas said the encroachment can be one thing the board can consider but obviously the standard for yard regulations are practical difficulty. One of the factors in the Duncan vs. Middlefield case is if there is any adverse impact the variance would grant to an adjacent property owner, so if there is an encroachment then it is an adverse impact upon the grant of a variance as applied for.

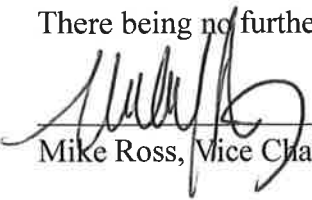
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Mr. Maniche moved to grant a variance to C.O. 1131.10(a) to allow accessory off-street parking in a front setback instead of the allowable accessory off-street parking in a rear yard only; citing C.O. 1109.09(b) for the Sisombath residence, 38480 Adkins Rd., Willoughby, OH 44094 and Mr. Yutzy seconded.

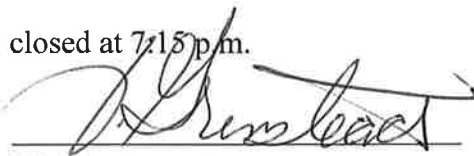
ROLL CALL: Yeas: None
 Nays: Mr. Davis; Mr. Yutzy; Mr. Maniche; Mike Ross, Vice Chairman
 Absent: J. Palmer, Chairman

Motion Carried: DENIED

There being no further business the regular meeting closed at 7:15 p.m.



Mike Ross, Vice Chairman



Vicki Grinstead, Secretary