

**BOARD OF ZONING APPEALS  
CITY OF WILLOUGHBY  
AUGUST 12, 2026  
PUBLIC HEARING MEETING  
MINUTES**

**PRESENT:** Mike Yutzy; Mike Ross; Joe Palmer, Chairman

**ABSENT:** Mike Maniche; Phil Davis

**OTHERS:** Luke McConville, 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 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.

Chairman Palmer stated that there were only three of the five board members present this evening and the applicants present wished to proceed.

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**July 8, 2026**

Mr. Ross moved to approve the Board of Zoning Appeals public hearing minutes for July 8, 2026 as submitted and Mr. Yutzy seconded.

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

**Motion Carried: APPROVED**

**OLD BUSINESS**

**None**

**NEW BUSINESS**

**Nemtallah Daher**  
38550 Old Willoughby Dr.

**Accessory parking front  
setback**

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Chairman Palmer stated the applicant cited practical difficulty numbers 3, 4, 7 & 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. Nemtallah Daher, 38550 Old Willoughby Dr., Willoughby, OH 44094 was sworn in to speak for this appeal.

Mr. Daher stated that his family's circumstances have changed. His daughter has completed college and is moving back home to attend medical school, and his son is a senior who plans to attend a local college next year. As a result, the household will have four vehicles. He explained that moving vehicles around has become cumbersome and that the proposed addition would be very helpful.

Mr. Yutzy stated that he drove through the neighborhood and observed primarily two-car garages, along with a few three-car garages, but did not observe any standalone accessory parking areas. He noted that this would appear to be the first such request. Mr. Daher stated that he believes there may be two accessory parking areas on his street. Mr. Yutzy acknowledged that he may have overlooked them but noted that the Board did not know whether those parking areas had been approved by the City. He further stated that, overall, the proposed accessory parking would change the character of the neighborhood. Mr. Daher said he would plant a tree in front of the parking area to help screen it from street view.

Chairman Palmer stated that this could set a precedent for the Board. However, he noted that if Mr. Daher widened the driveway at the front corner on both sides of the garage, it would add a total of six feet to the driveway. Mr. Daher stated that this would not resolve the issue because a vehicle could still block access to the garage for ingress and egress. He noted that he had observed similar pads while driving through North Bay.

Chairman Palmer asked whether the similar pads provided sidewalk access from the pad to the backyard. Mr. Daher stated that he believed they did. Chairman Palmer then asked whether Mr. Daher would be willing to amend his building plans to include an extension of the pad and a sidewalk connecting it to the backyard. Mr. Daher agreed.

Chairman Palmer stated that this language should be incorporated into the motion when it is presented. He further clarified that the sidewalk should be even with the new pad and that the pad extension should be four feet rather than five feet.

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

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

Mr. Yutzy moved to approve a variance to C.O. 1131.10(a) to allow an accessory parking area in the front yard setback matching an extended sidewalk that is 4' in width running along the length of the home instead of the allowable accessory parking in the rear yard only; citing C.O. 1109.09(b) for Daher residence, 38550 Old Willoughby Dr., Willoughby, OH 44094 and Mr. Ross seconded.

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

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Absent: Mr. Maniche; Mr. Davis

**Motion Carried: APPROVED**

**Nicholas & Eileen Matteo**  
38245 Brighton Path

**Generator/side yd.**

Chairman Palmer stated the applicant cited practical difficulty numbers 1 & 3 on the application for appeal and noted all items that were in the packet, including a letter from the applicant.

Chairman Palmer asked if there was anyone who wished to speak for this appeal. Nicholas Matteo, 38245 Brighton Path, Willoughby, OH 44094 was sworn in to speak for this appeal.

Mr. Matteo stated in his appeal that, based on the configuration of his home, this is the only feasible location for the generator. The other potential locations along the rear of the home have windows, while the only remaining possible location is directly over underground piping. Placing the generator over the underground piping would prevent future access to the piping if maintenance or repairs were ever required.

Mr. Matteo also stated that, according to Generac's installation requirements, the generator must be located at least 5 feet (60 inches) away from any windows. Based on these requirements and the configuration of his property, he believes the proposed location is the only suitable option.

Mr. Matteo explained that the generator is necessary to provide backup power for his sump pump. He is away from the property for approximately five weeks each year and is concerned that a power outage during his absence could cause the sump pump to stop operating, potentially resulting in basement flooding. The generator would provide him with peace of mind that the sump pump will continue to operate in the event of a power outage while he is away.

Chairman Palmer said he understood the need for a generator but noted that there was some opposition to the appeal. He said the homes in the development were fairly close to one another. He noted that the Board had received several letters in opposition, which he would read at the appropriate time, and said they raised the same concern regarding carbon monoxide fumes.

Mr. Matteo stated that the closest his neighbor's window would be to the proposed generator would be approximately 17 feet away.

Chairman Palmer asked whether the generator company had suggested an alternative location. Mr. Matteo said they had suggested a site where he has underground pipes for his sump pump. Mr. Matteo approached the dais to show the Chairman the location of the pipes and explained that an irrigation line also runs through that area, adjacent to the air conditioning unit.

Mr. Matteo stated that he spoke with his neighbors and addressed their concerns regarding the proposed generator. He explained that the generator would run for approximately five minutes once a week. The neighbor indicated

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that the noise would not be a concern because, in the event of an extended power outage, they would relocate their family until power was restored.

Mr. Matteo also addressed concerns about the children accessing the generator, explaining that the unit is enclosed. He stated that fumes were the neighbors' primary concern and explained that the generator would be located 17 feet from their nearest window. He further noted that Generac's requirement is that the generator be at least 5 feet away from any window.

Chairman Palmer asked Mr. Matteo to consider placing the generator farther back, near the other corner of the home. Mr. Matteo explained that regardless of how far back the generator was placed, it would still be located over the existing pipe. He stated that the location he selected was the only viable option.

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

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

Chairman Palmer read into record two letters in opposition to this appeal. Joe and Shannon Novak, 38235 Brighton Path, Willoughby, OH 44094 (Exhibit "A") and Laura Coreno, 38225 Brighton Path, Willoughby, OH 44094 (Exhibit "B").

Chairman Palmer asked the Board and Mr. Matteo if they had any additional comments or concerns. Mr. Yutzy stated that he understands the neighbor's concerns. Mr. Matteo also acknowledged their concerns but noted that, because the generator would be located 17 feet away from any window, he does not believe it presents a safety concern.

Chairman Palmer suggested that Mr. Matteo also consider a lithium battery backup system, which could provide power for a couple of days. Mr. Matteo responded that a couple of days may not be sufficient in the event of a prolonged outage. He stated that he has also considered water and battery backup systems but, based on discussions with a plumber, does not believe they would be as reliable. A brief discussion followed regarding the various backup options.

Mr. Matteo asked to table his appeal to allow time for him to speak with his neighbors. Chairman Palmer suggested to have the Generac rep. speak with the neighbors to ease their concerns.

Mr. Ross moved to table a variance request to C.O. 1131.06(b)(1)(2) for Matteo residence, 38245 Brighton Path, Willoughby, OH 44094 and Mr. Yutzy seconded.

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

**Motion Carried:     TABLED**

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**Olivia Queen**  
4423 Summit St.

**Short-term rental**

Chairman Palmer stated that the applicant requested her appeal be tabled until the next available meeting in order to allow additional Board members to be present.

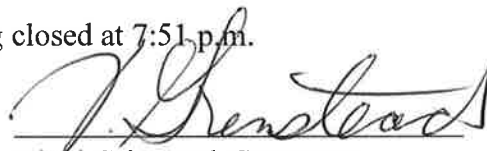
Mr. Ross moved to table a variance to C.O. 1131.03 for Ms. Queen for the property located at 4423 Summit St., Willoughby, OH 44094 Willoughby, OH 44094 and Mr. Yutzy seconded.

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

**Motion Carried:     TABLED**

There being no further business the regular meeting closed at 7:51 p.m.

  
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Joe Palmer, Chairman

  
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Vicki Grinstead, Secretary