

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

If you wish to listen or watch only, download the Zoom App on your Smart Phone or Computer, and enter the meeting ID number or go to <https://zoom.us/join> and enter the meeting ID number 871 3915 4705. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 871 3915 4705. Anyone wishing to send correspondence to the Board of Zoning Appeals to be read into record, please email to the secretary, Vicki Grinstead at vgrinstead@willoughbyohio.com. The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.

MINUTES

September 24, 2025

OLD BUSINESS

Mike Lamenta
4308 Grove Ave.

Accessory structure (shed)

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(d) Number and Area of Accessory Buildings

(1) Each one-family dwelling shall be permitted to have in the rear yard a maximum of two detached accessory buildings, provided that for any dwelling there shall not be more than one garage either detached from or attached to the dwelling. The proposed shed would be the third accessory structure as there is an existing detached garage and shed. The property is currently zoned Residential R-60 district.

NEW BUSINESS

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

Use Variance

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1141.03(3)(a)... Storage/Distribution or warehousing is permitted in the Limited and General Industrial districts. The proposed use of vehicle storage is not permitted at this location. The property is currently zoned Downtown Business zone district.