

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
NOVEMBER 12, 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 814 1369 5768. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 814 1369 5768. 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](mailto:vgrinstead@willoughbyohio.com). The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.*

**MINUTES**

**October 8, 2025**

**OLD BUSINESS**

None

**NEW BUSINESS**

**Joan P. Roth**  
38257 Roselawn Ave.

**Accessory off-street parking**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(a)** accessory off-street parking is permitted only in a rear yard. The proposed accessory parking area is located in the front yard and therefore not permitted. The property is currently zoned Residential R-60 zone district.

**David Mohnke, Jr.**  
39375 King Edward Ct.

**Roofed deck**

**NOTICE OF NONCOMPLIANCE of C.O. Schedule 1131.06(c) Minimum Required Yards**, the minimum rear yard setback shall be 30% of the lot depth or 37.5'. The proposed rear yard setback is 31.83' creating a deficit of 5.67'. The property is currently zoned R-60 district.