

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
DECEMBER 10, 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 860 5529 2183. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 860 5529 2183. 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

**November 12, 2025
May 14, 2025-Correction**

OLD 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.

NEW BUSINESS

Daniel Ross
38278 Roselawn Ave.

Accessory 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.

Dale & Denise Fross
5341 Harmony Lane

Roofed deck

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.06 Minimum Required Yards, (a) Minimum Front Yard Depth, (2) all other lots are 40’. The proposed front yard setback is 36’ creating a deficit of 4’. The property is currently zoned Residential R-60 zone district.