

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
FEBRUARY 26, 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 859 8536 4425. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 859 8536 4425. 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

February 12, 2025

OLD BUSINESS

David L. Kenny
1062 Mohegan Trail

Accessory parking/driveway

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(a) accessory off-street parking is permitted only in a rear yard and must be a minimum distance of 5' from a side lot line. The proposed accessory parking area is located in the front and side yard and extends to the lot line and is therefore not permitted. The property is currently zoned Residential R-50.

Board of Zoning Appeals

**Election – 2025
Chairman
Vice Chairman
Secretary**

Stephen Daniels
Poplar Dr./PPN#27-B-050-E-01-005-0

New home

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1109.04(k) Significance of an Approved (Development) Plan- states in part that the approved development plan and subsequent plat, recorded with Lake County and identified as L.C.M.R. Vol. 48, Pg. 36 and subsequent lot split require a minimum front setback of 60'. The plans submitted indicate the proposed front yard setback would be 41', creating an encroachment of 19'. The property is zoned Residential R-60.

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NEW BUSINESS

Matthew Neath
4333 Kirtland Rd.

RV in side yard

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(f) permits the parking or storage of a recreational vehicle in a rear yard on a paved or gravel surface... The recreational vehicle is parked or stored in the side yard setback lawn area. The property is currently zoned R-60 district.