

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
FEBRUARY 28, 2024**

*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 831 3901 0267. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 831 3901 0267. 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 14, 2024

OLD BUSINESS

None

NEW BUSINESS

Michael Wildermuth
38255 Ridge Rd.

Accessory bldg./shed

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

(3) If the dwelling has an attached garage, the total area of accessory building shall not exceed 200 sq. ft. The plans submitted indicate that the proposed shed would be 240 sq. ft. in area exceeding the allowable area by 40 sq. ft. The property is currently zoned Residential R-60 district.

Raising Cane's

5051 SOM Center Rd.
(Rep.- Jenn Krack, OLIO Development Group)

Signage

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1163.06(b) Building Signs .. The allowable sign area for the building frontage (west elevation) is 86.25 sq. ft. The proposed signage on the west elevation for the two signs total 156.81 sq. ft. exceeding the allowable area for the principal building frontage by 70.56 sq. ft. and **C.O. 1163.06(d)(1) Corner Lots, Side and Rear Entrances** permits an additional 40% of the allowable sign area or 34.5 sq. ft. to be applied to the secondary building frontage (south elevation). The proposed signage on the south elevation for the two signs total 49.31 sq. ft., exceeding the allowable area for the secondary building frontage by 14.81 sq. ft. and **C.O. 1163.06 Signs in Non-Residential Districts..** The proposed signage indicates there is business identification signage to be located on the north elevation, which is neither the principal nor secondary building frontages and therefore not permitted. The property is currently zoned General Business district.

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Lake Development Authority
1745 Lost Nation Rd./PPN#27B0540000120
(Rep.- Barry Deming, Deming Enterprises, Inc.)

**JTV Hangar/parking area
north lot line**

NOTICE OF NONCOMPLIANCE of C.O. 1149.05 Parking and Outdoor Activity Area Setback Requirements refers to **C.O. 1149.03** in that **(b) Side and Rear Yards (2)** states “side and rear yards adjacent to another nonresidential district shall have a width of not less than twenty feet.” The proposed plan indicates that the parking area to the north side lot line would have no setback creating a deficit of 20’. The property is currently zoned Airport district.

Zone Welding Service LLC
38782 Lakeshore Blvd.
(Rep.- Aaron Zone, Owner)

**Outdoor parking & storage
of construction vehicles, trucks
& construction equipment**

The appeal of Aaron Zone of Zone Welding Service LLC, 38782 Lakeshore Blvd., Willoughby, OH 44094 for **NOTICE OF NONCOMPLIANCE of C.O. 1141.03 Business Districts, Schedule of Permitted Uses** and **C.O. 1131.03 One-Family Residential Districts, Schedule of Permitted Uses**, the outdoor parking and storage of trucks, trailers, and equipment (construction) is not a permitted use. The property is currently zoned Residential R-50 district.

Union Pointe (formerly Union HS)
25 Public Sq.
(Rep.- Dru Siley, Liberty Development Co.)

**Front/Rear yard setbacks and
Parking setbacks**

NOTICE OF NONCOMPLIANCE of C.O. 1141.05 Minimum Required Front, Rear and Side Yards (c) side/rear yard when abuts a residential district requires a minimum setback of 20’ plus an additional 10’ of side and rear yard for every 12’ of building height greater than 35’. The plans submitted indicate the side yards of buildings #5 and #11 are adjacent to a residential district thereby requiring a setback of 20’. Building #5 is setback 6.40’ and building #11 is setback 5.04’, creating encroachments of 13.6’ and 14.96’ and **C.O. 1141.06 Minimum Parking Setback Requirements (c)** side/rear yard when yard abuts a residential district requires a minimum parking setback of 10’. The plans submitted indicate the driveway of building #11 is set back approximately 7.04’ creating an encroachment of approximately 2.96’. The property is currently zoned Downtown Business district.

Everett Woods
Kirtland Rd/PPN#21-A-022-0-00-033-0
(Rep.- Greg Sommers, Sommers Development Group)

**Building Separation for
Bldgs. 5, 6, 7, 11 & 12**

NOTICE OF NONCOMPLIANCE 1135.06 Site Development Standards (c) Minimum Building Separation (1) Main wall to main wall requires a minimum separation of 70’. The plans submitted indicate that between building 5, 6, 7, 11 and 12 the separation is only 30’ creating an encroachment of 40’. The property is currently zoned Residential Multi-Family district.