

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
APRIL 23, 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 839 1555 3882. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 839 1555 3882. 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**

**April 9, 2025**

**OLD BUSINESS**

None

**NEW BUSINESS**

**Jason Palmer**  
38205 Poplar Dr.

**Accessory parking in front  
yard**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 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 yard and is therefore not permitted. The property is zoned Residential R-60.

**Jozef & Beata Polek**  
956 Hayes Ave.  
(Rep.- Michael Jelenic, Lowe Construction)

**New home/front yard setback**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.06(a) Minimum Required Yards** the minimum front yard setback shall not be less than 40'. The proposed front yard setback is 17', creating an encroachment into the required front setback of 23'. The property is zoned Residential R-50.