

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
MAY 13, 2026**

*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 832 1745 3042. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 832 1745 3042. 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.***

***Amended
MINUTES**

***April 8, 2026**

OLD BUSINESS

Holly Bloom
844 Peach Blvd.

Fence

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(i)(2) fences located in a front yard shall not exceed four feet in height above the natural grade, except that within twenty-five feet of a public right-of-way, a fence shall not exceed three feet in height. The application indicates that the proposed fence, located in the corner side yard and within twenty-five feet of the right-of-way exceeds the maximum height by 3' and provides less than 40% openness. The property is zoned R-50 district.

NEW BUSINESS

Septathlon, LLC
Keith Lupton, Owner
4041/4045 Erie St.

Use Variance

NOTICE OF NONCOMPLIANCE of C.O. 731.01 and Schedule of Permitted Uses 1141.03 “Amusement Arcade” is not permitted in a Downtown Business District and **C.O. 1141.02 Use Regulations..., (5)** Any use not specifically listed as either a permitted principal or conditional use shall be a prohibited use in these zoning districts and shall only be permitted upon amendment of this Code and/or Zoning Map as provided in Chapter 1115 or upon a finding that a use is substantially similar as provided in Section 1109.10. The property is currently zoned Downtown Business District.

City of Willoughby
Board of Zoning Appeals
Agenda
May 13, 2026

William Stricker
950 Bellevue Dr.

Detached Garage

The appeal of William Stricker, 950 Bellevue Dr., Willoughby, OH 44094 **NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.10(a)** Detached garage..Minimum distance from rear/side lot line shall be 3'. The proposed garage plans indicate the side and rear setbacks are 2' creating a deficiency of 1' and **C.O. 1131.09(a)** The height of any permitted accessory building shall not exceed one story or fifteen feet. The proposed plans indicate the garage would be 19'9 ¼" exceeding the allowable height of an accessory structure by 4' 9 ¼". The property is currently zoned Residential R-50.

Ben Griffiths
4739 Maple St.

Addition to detached garage

NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.10(d) The total area of...accessory buildings shall not exceed 800 sq. ft. for a one-family dwelling. The plans submitted indicate the proposed garage would be 960 sq. ft. in area exceeding the allowable area by 160 sq. ft. The property is currently zoned Residential R-60.

Doris Zajec
35264 Bald Eagle Lane
(Rep.- Anthony Canganelli, Titan Cement)

Accessory parking/front setback

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(a) Additional accessory parking may be located in the rear yard only. The plans submitted indicate the driveway is greater than the width of the garage, creating an additional parking area in the front setback. The property is currently zoned Residential R-60.