

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
MAY 22, 2024**

*If you wish to attend in person: City of Willoughby (lower level), One Public Sq., Willoughby, OH 44094. 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 864 9575 6067. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 864 9575 6067. 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**

**May 8, 2024**

**OLD BUSINESS**

None

**NEW BUSINESS**

**Kathleen Stergar**  
3944 East 365<sup>th</sup> St.

**Fence**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(i)(3)(A)** fences permitted in side and rear yard shall not exceed 6' in height above the natural grade and **(C)** shall provide for sufficient airflow, either with a minimum of uniform ¼" opening between pickets or a solid fence topped with open lattice, spindle or predominantly open component, where the height of the open component is not less than 15% of the total height of the fence. The fence permit application indicates that a portion of the proposed fence is 8' in height and all of the proposed fence is solid and provides no openings. The property is currently zoned R-60 zone district.

**The Charlton Abbott**  
37903 Euclid Ave.

**Use Variance for  
lounge/private event facility**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1145.03 Schedule of Permitted Uses, (5)(f)** Assembly hall, meeting place, party center is not a permitted use in the Limited Residential Business District. The property is currently zoned Limited Residential Business District.

**City of Willoughby**  
**Board of Zoning Appeals**  
**Agenda**  
**May 22, 2024**

**Boris Shatsman**  
38443 Beachview Rd.  
(Rep.- Vincent Marcellino, Vincent Homes LLC)

**New home/front yard depth**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.06(a)(2) Minimum Required Yards**, the minimum front yard depth shall be not less than 40'. The plans submitted indicate a proposed front yard depth of 24.2', creating a deficit of 15.8'. The property is zoned Residential R-50.

**Williams Glen LLC**  
38751 Lost Nation Rd./PPN#27-B-0-00-004-0  
(Joseph Conti, Owner)

**Corner lot widths for  
sublots 1 and 9 for new  
development**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.05 Lot Area and Width Regulations (c)** minimum lot width on a corner lot, the minimum lot width required in an R-80 district is 100'. The proposed plans indicate that the corner lots, sublots 1 and 9 are 80' wide creating a deficit of 20'. The property is currently zoned R-80 zone district.