

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
MAY 24, 2023**

*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 854 5710 3856. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 854 5710 3856. 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

May 10, 2023

OLD BUSINESS

None

NEW BUSINESS

Denny Boshier
1272 Cherokee Trail

Garage addition/rear setback

NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.06(c) Minimum Rear Yard the minimum rear yard setback is 40' or 30% of the lot depth, whichever is lesser. The lot depth is 100' thereby requiring a rear yard setback of 30'. The plans submitted indicate the existing garage is nonconforming in that the current setback is 23' and **C.O. 1167.02 Nonconforming Building or Structures (b) Additions**, A nonconforming building or structure shall not be altered, added to or enlarged unless the additions or alterations to the original building or structure conform to the regulations of the district in which it is located. The plans submitted indicate that the proposed addition would further encroach the rear setback resulting in an encroachment of 18'. The property is currently zoned R-50 district.

Keith Koziol
5263 Melody Lane

**Fence/corner side yard & within
25' of right-of-way**

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(i)(2) requires fences to comply with **C.O. 1131.10(i)(1)** 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 shall not exceed three feet in height. At least 40% of the vertical surface of a fence shall be open. The fence permit application indicates that the proposed fence, located in the corner side yard and less than 25' from the right-of-way exceeds the maximum height by 3' and provides less than 40% openness. The property is currently zoned R-60 district.