

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
MAY 28, 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 819 4676 5120. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 819 4676 5120. 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 14, 2025

OLD BUSINESS

Quality CNC Machining
38195 Airport Pkwy.
(Rep.- Joe Katic, Owner)

**Lot Requirements, Side Yard
Setback, Parking Setback &
Parking Lot Landscaping &
Screening**

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1145.04 Lot Requirements (c) the minimum landscaped open space is 20% of the lot area or 9,201.4 sq. and the plans submitted indicate the proposed landscape/open space is 7,114 sq. ft. creating a deficit of 2,087.4 sq. ft. **C.O. 1145.05 Minimum Required Front, Side and Rear Yards for Principal Buildings (b)** requires a minimum side yard setback of 7.5' and the proposed plans submitted indicate the side yard setback for the building is 0', creating a deficit of 7.5', **C.O. 1145.06 Minimum Parking and Outdoor Activities Setback Requirements (a)(1)** the minimum parking setback is 5' and the plans submitted indicate the proposed side yard setback for the parking area is 0', creating a deficit of 5' **and C.O. 1161.12 Parking Lot Landscaping and Screening** requires a minimum of 5% of the parking area to be landscaped...per the plans submitted there is no proposed parking lot landscaping. The property is currently zoned Limited Industrial district.

NEW BUSINESS

Probuilt Homes LLC
4317 Center Street
(Rep. – Bob Myers)

**Lot Requirements, Side Yard
Setback**

NOTICE OF NONCOMPLIANCE OF C.O. 1141.05(c) Minimum Required Rear and Side Yards when abutting a residential district is 20' and the plans submitted indicate a proposed side yard setback of 8.23' creating a deficit of 11.77'.

Jacob and Betty Creter
36630 Carriage Lane

**Minimum Yard Requirements
for Accessory Uses**

NOTICE OF NONCOMPLIANCE OF C.O. 1131.10(a) Minimum Yard Requirements for Accessory Uses permits accessory buildings in a rear yard and the plans submitted indicate the proposed location of the shed will be in the side yard.

Chris and Molly Smith
4306 River Street

**Minimum Yard Requirements
for Accessory Uses**

NOTICE OF NONCOMPLIANCE OF C.O. 1131.10(A) Minimum Yard Requirements for Accessory Uses permits decks in a side yard, no closer than 5' from a side lot line and the plans submitted indicate the proposed location of the deck is 4'-6" from the side lot line.