

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
JULY 26, 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 827 4637 7810. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 827 4637 7810. 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**

**July 12, 2023**

**OLD BUSINESS**

**Greg & Becky Rempe**  
34600 Willow Creek Pl.

**Pool/swim spa in side yard**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.10(a) Minimum Yard Requirements for Accessory Uses**, a pool is permitted in a rear yard only and no closer than 5' feet to the side lot line. The plan submitted indicates the location of the pool/swim spa is in the side yard and is located 3.5' from the side lot line creating an encroachment of 1.5'. The property is currently zoned R-60 zone district.

**Vincent Homes**  
Vince Marcellino  
Beachview Rd./PPN#27B-057A-00-032-0/S/L 9

**New home/front setback**

The appeal of Vince Marcellino of Vincent Homes, for the property at PPN#27B-057A-00-032-0, Sublot 9, Beachview Rd., Willoughby, OH 44094 for **NOTICE OF NONCOMPLIANCE of C.O. 1131.08(a)** the minimum front yard setback shall not be less than 34.4. The proposed front yard setback is 21 feet creating an encroachment into the required front setback of 13.4 ft. The property is currently zoned Residential R-50 district.

**City of Willoughby**  
**Board of Zoning Appeals**  
**Agenda**  
**July 26, 2023**

**NEW BUSINESS**

**John Ruolo**  
38039 Poplar Dr.

**Fence in corner side yard**

**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 within 25' of the right-of-way is 6' in height and exceeds the maximum height by 3' and provides less than 40% openness. The property is currently zoned R-60.

**Lynn Canale**  
5646 Vista Circle

**Fence in corner side yard**

**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.