

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
JULY 8, 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 810 3181 2231. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 810 3181 2231. 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**

**June 10, 2026**

**OLD BUSINESS**

None

**NEW BUSINESS**

**Mark & Kathy Pecjak**  
3921 E. 365<sup>th</sup> St.

**Solid fence**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.10(3)(c)**, fences in a side or rear yard shall provide sufficient airflow, either with a minimum of uniform one-quarter inch (1/4") 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 154% of the total height of the fence. The application submitted indicates that the proposed fence is solid and provides no openings. The property is currently zoned R-60 zone district.