

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
AUGUST 12, 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 824 8258 9907. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 824 8258 9907. 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

July 8, 2026

OLD BUSINESS

None

NEW BUSINESS

Nemtallah Daher
38550 Old Willoughby Dr.

**Accessory parking front
setback**

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(a) accessory parking is permitted in a rear yard only. The plans submitted indicate widening of the driveway is greater than the width of the garage, creating an additional accessory parking area in the front yard setback and therefore not permitted. The property is currently zoned Residential R-80.

Nicholas & Eileen Matteo
38245 Brighton Path

Generator/side yd.

The appeal of Nicholas & Eileen Matteo, 38245 Brighton Path, Willoughby, OH 44094 for **NOTICE OF NONCOMPLIANCE of C.O. 1131.06(b)(1)(2) Minimum Required Yards**, the minimum side yard setback is 5 feet with a total of both sides being 12 feet. The plans submitted indicate that the proposed generator would be set back 3 feet from the side lot line creating a deficit of 4 feet of the required 7 foot setback and therefore not permitted. The property is currently zoned Residential R-60.

Olivia Queen
4423 Summit St.

Short-term rental

NOTICE OF NONCOMPLIANCE of C.O. 1131.03 Schedule of Permitted Uses, short term rental properties (transient) uses are not listed as permitted use in this district. The property is currently zoned Residential R-60 zone district.