

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
AUGUST 27, 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 847 9407 5214. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 847 9407 5214. 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

August 13, 2025

OLD BUSINESS

None

NEW BUSINESS

Ohio Paving & Construction

38332 Airport Pkwy.

(Rep.- Michael Princic, Reliable Commercial Real Estate)

Setback Requirements &

**Paving for parking & loading
spaces**

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1145.06 Parking and Outdoor Activity Area Setback Requirements; **(b)(2)** When permitted as an accessory or conditional use, outdoor activities shall comply with the following: **B.** Shall not exceed an area equal to the ground floor area of the building. The plans submitted indicate the building area is 3,230 sq. ft. and the proposed parking area and/or outdoor activity area is 25,910 sq. ft. exceeding the allowable area by 22,680 sq. ft. and **C.O. 1161.11** Improvement and Maintenance Standards **(e)** Paving all parking spaces and loading spaces shall be improved with bituminous, concrete or equivalent paved surfacing. The plans submitted indicate the area of parking and outdoor storage is proposed to be a graveled surface. The property is zoned Limited Industrial district.