

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
AUGUST 28, 2024**

*If you wish to attend in person: City of Willoughby (lower level), One Public Sq., Willoughby, OH 44094. 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 879 0013 7469. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 879 0013 7469. 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 14, 2024

OLD BUSINESS

Asun Sathyanathan & Eliana Ramirez
2965 Steve Guard Ct.
(Rep.- Casey Sovey, Esq.)

Hedges within 25' of right-of-way

NOTICE OF VIOLATION of Codified Ordinance 1131.10(i)(2) in a required corner side yard abutting a secondary street, a fence, wall, or hedge shall comply with subsection **1131.10(i)(1)** hereof which limits a fence, wall or hedge height to not more than 3' in height when located within 25' of the right-of-way. The property is currently zoned R-80 district.

Robert & Sonja Fishleigh
37818 Jordan Dr.

Fence

NOTICE OF NONCOMPLIANCE of 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 located in a front yard shall be open. The fence permit application indicates that the fence, located in the front yard and within 25' of the right-of-way exceeds the maximum height by 1' and does not provide the minimum openness. The property is currently zoned R-60 district.

Andrew and Kristin Logar
4706 River St.

Detached garage

NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.10(d) Number and Area of Accessory Buildings, (2) the maximum area of detached accessory buildings shall not exceed 600 sq. ft. The plans submitted indicate the proposed garage would be 2,040 sq. ft. in area exceeding the allowable area by 1,440 sq. ft. and **C.O. 1131.09 Height Regulations**, the height of any permitted accessory building shall not exceed one-story or fifteen feet. The plans submitted indicate that the proposed garage would be two stories in height. The property is currently zoned Residential R-60.

Richard Michalski
37308 Park Ave.

**Front porch-already
constructed**

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.06(a)(2) Minimum Front Yard Depth, the minimum front yard depth is 40'. The plans submitted indicate the proposed front porch would result in a front yard setback of 27', creating an encroachment of 13'. The property is currently zoned R-60 zone district.

NEW BUSINESS

Paul Pierce
38817 Harmondale Dr.
(Rep.- A.J. Dinunzio, MAGAAS LLC)

Garage addition

NOTICE OF NONCOMPLIANCE of C.O. 1131.06(b)(1) the required minimum side yard setback is 5'. The proposed addition would result in a side yard setback of 2.9' creating a deficit of 2.1'. The property is currently zoned R-60 district.

Bev Dalheim
4108 Ramona St.
(Rep.- Terry Valencic, Valencic Mgmt. Group)

Addition to side & rear of home

NOTICE OF NONCOMPLIANCE of C.O. Schedule 1131.06(c) Minimum Rear Yard, the minimum rear yard setback is 40'. The plans submitted indicate the proposed addition would result in a rear yard setback of 33.13' creating a deficit of 6.87'. The property is currently zoned R-60 district.

Anna Soldo
2149 Farroni Dr.

**Swimming pool/corner
side yard**

NOTICE OF NONCOMPLIANCE of C.O. Schedule 1131.10(a) a swimming pool is permitted to be located in a side or rear yard only. The plans submitted indicate the proposed pool and related concrete decking would be located in a corner side yard. The property is currently zoned Residential Multi-Family Low Rise district.

Ian Andrews
37615 Park Ave.

Addition/side yard setback

NOTICE OF NONCOMPLIANCE of C.O. Schedule 1131.06(b) Minimum Side Yards, the minimum side yard setback is 5'. The plans submitted indicate the proposed addition would result in a side yard setback of 1' creating a deficit of 4'. The property is currently zoned R-60 district.