

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
SEPTEMBER 24, 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 882 7384 7788. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 882 7384 7788. 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.

**Amended address number*

MINUTES

September 10, 2025

OLD BUSINESS

Chase Bank

36212 Euclid Ave.

(Rep.- Jessica Ruff, Ruff Neon Sign & Lighting)

Wall signs, west, side & south

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1163.06(b) Building Signs permits the maximum area for business identification signs located on a wall to be one and one-half sq. ft. for every lineal foot of building frontage to be placed on the principal building frontage. The proposed signage includes business identification located on three additional elevations (east, west & south) which are not the principal building frontage and therefore not permitted. The property is zoned General Business zone district.

NEW BUSINESS

Maurice Saluan

4175 Amelia Ave.

Generator, side yard setback

NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.06(b) Minimum Required Yards, the minimum side yard setback is 5'. The plans submitted indicate the proposed generator would be set back 3'5" from the side lot line creating a deficit of 1'7". The property is currently zoned Residential R-60 district.

Matthew & Ann Muller

38822 Courtland Dr.

(Rep.- Samuel Marcum, RA)

**Front Porch addition & carport,
front & side yard setbacks**

NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.06(a) Minimum Required Yards, (a)(2) Minimum Front Yard Depth, the minimum front yard depth shall be not less than 50'. The plans submitted indicate the proposed front porch addition will be located 45.8'+/- from the front lot line, creating a deficit of 4.2'+/- and **C.O. 1131.06(a) Minimum Required Yards**

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(b)(1) Minimum Side Yard, the minimum side yard shall be not less than 7'. The plans submitted indicate the proposed carport will be located 3' from the side lot line, creating a deficit of 4'. The property is currently zoned Residential R-80 district.

Mike Lamenta
*4308 Grove Ave.

Accessory structure (shed)

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(d) Number and Area of Accessory Buildings

(1) Each one-family dwelling shall be permitted to have in the rear yard a maximum of two detached accessory buildings, provided that for any dwelling there shall not be more than one garage either detached from or attached to the dwelling. The proposed shed would be the third accessory structure as there is an existing detached garage and shed. The property is currently zoned Residential R-60 district.