

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
SEPTEMBER 25, 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 883 9219 9251. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 883 9219 9251. 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

September 11, 2024

OLD BUSINESS

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.

NEW BUSINESS

Paul Jones
39075 Johnnycake Ridge Rd.

Accessory parking

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(a) accessory off-street parking is permitted only in a rear yard and must be a minimum distance of 5' from a side lot line. The proposed accessory parking area is located in the front side yard. The property is currently zoned Residential R-100 district.

Dawn Stone
1052 Beachview Rd.

Addition

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.06 Minimum Required Yards (a) Minimum Front Yard Depth (2) requires a minimum front yard depth of 40'. The proposed plans indicated the front yard depth would be 22.3' creating a deficit of 17.67' and **C.O. 1131.10(d) Number and Area of Accessory Buildings, (1)** Each one and two-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 be not more than one garage either detached from or attached to the dwelling. The plans submitted indicate there is an existing attached garage in addition to the proposed attached garage exceeding the

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allowable number of garages by one and **C.O. 1131.10(d)(3)** If the dwelling has an attached garage, the total area of accessory building shall not exceed 200 sq. ft. The proposed plans indicate the existing detached garage is 280 sq. ft. exceeding the allowable area of accessory building by 80 sq. ft. The property is currently zoned Residential R-50 district.