

**BOARD OF ZONING APPEALS
CITY OF WILLOUGHBY
MARCH 22, 2023
PUBLIC HEARING MEETING
MINUTES**

PRESENT: Phil Davis; Mike Yutzy; Joe Palmer Chairman

ABSENT: Mike Ross; Mike Maniche

OTHERS: Mike Lucas, Law Director; Vicki Grinstead, Secretary

Chairman Palmer called the regular meeting to order at 7:00 p.m.

Chairman Palmer advised the participants of their right to be heard in person or by attorney present and/or proffer evidence present and examine witnesses and the subpoena of evidence and/or witnesses. Chairman Palmer advised the participants that the board has five members of which a majority of the board is needed to grant an appeal. Chairman Palmer stated all five members of the board are not present this evening and the applicants need a majority or three votes to pass their appeals. If an appeal is denied the applicant(s) has thirty days to file an appeal with the Lake County Court of Common Pleas. The appeal application, the letter of the meeting notification, the letter of non-compliance and the list of names and addresses of adjoining property owners within the required distant of the appellant were noted into the record.

Chairman Palmer asked Mr. & Mrs. Tucciarelli if they would like to proceed with only three members present and they wished to proceed.

MINUTES

March 8, 2023

Mr. Davis moved to approve the Board of Zoning Appeals public hearing meeting minutes for March 8, 2023 as submitted and Mr. Yutzy seconded.

ROLL CALL: Yeas: Mr. Davis; Mr. Yutzy; J. Palmer, Chairman
Nays: None
Absent: Mike Ross; Mr. Maniche

Motion Carried: Approved

OLD BUSINESS

Chairman Palmer said this item will remain tabled until a full board is present.

Board of Zoning Appeals

**Election – 2023
Chairman
Vice Chairman
Secretary**

**City of Willoughby
Board of Zoning Appeals
Public Hearing Meeting Minutes
March 22, 2023**

NEW BUSINESS

Christopher & Patricia Pfriem
2120 North Bay Dr.

In-ground pool

The applicant asked to be tabled to wait for more board members to be present.

Mr. Davis moved to table the variance for the Pfriem residence, 2120 North Bay Dr., Willoughby, OH 44094 per the applicant's request and Mr. Yutzy seconded.

ROLL CALL: Yeas: Mr. Yutzy; Mr. Davis; J. Palmer, Chairman
 Nays: None
 Absent: Mike Ross; Mr. Maniche

Motion Carried: Tabled

Marlene & Remo Tucciarelli
976 Bellevue Dr.

Accessory bldg./shed

Chairman Palmer stated noted all items that were in the packet.

Chairman Palmer asked if there was anyone who wished to speak for this appeal. Mr. and Mrs. Tucciarelli, 976 Bellevue Dr., Willoughby, OH 44094 were sworn in to speak for this appeal.

Mrs. Tucciarelli said she purchased her home approximately five years ago before she remarried. She said the home has no basement or attic storage and the inground pool takes up the whole yard, so they purchased and installed the shed. The inground pool was there when she purchased the home. She said they have no place to store the pool equipment now. When she was by herself, she stored it in the garage, but now they park both cars in the garage.

Chairman Palmer said he does not believe the board will have an issue with the shed size, since they are only asking for an additional 44 sq. ft., but may they have an issue with it being in the side yard. He said the satellite images presented show a corner area southwest on their property where they can put the shed. Mrs. Tucciarelli said it would be more of a distraction in the location the Chairman is suggesting then where it is now. Mrs. Tucciarelli and her husband both said they don't believe it will fit and they would have to remove the existing fence to even consider moving it to this location. The applicants approached the dais and Chairman Palmer showed them on the image where he was referring to. Mrs. Tucciarelli said her shed is attractive and matches the house and trim and sits on a cement pad. It would barely fit within the location that has been suggested.

Chairman Palmer explained to the applicants that the board does not like to open the door for other variance requests for this particular code or set a precedent especially in an area where the lots are tight. Mrs. Tucciarelli

**City of Willoughby
Board of Zoning Appeals
Public Hearing Meeting Minutes
March 22, 2023**

said she does not understand why this would set a precedent because they are the only home in the area with an inground pool that takes up the entire backyard.

Mr. Tucciarelli said it would be a burden for them financially to have the shed moved. The shed has already been in place for two years and there have been no neighbor complaints. Mrs. Brooks happened to be in the area and saw the shed and sent them a letter and they applied for a permit at that time.

Chairman Palmer said the goal with the Codified Ordinances is to create uniformity within the neighborhoods. He understands the need for the shed, and it is well built but worries other neighbors will want the same thing.

Mr. Davis asked if they received a violation notice. Mrs. Tucciarelli said it was only the letter of non-compliance the Chairman read into record. Mr. Davis wanted clarification since the shed has been there for two years. Mrs. Tucciarelli said they have a neighbor here this evening that is in favor of their shed.

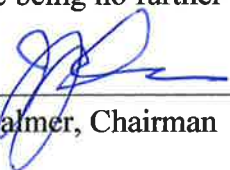
Mrs. Tucciarelli asked to have this appeal tabled until more board members are present.

Mr. Davis moved to table the appeal for the Tucciarelli residence, 976 Bellevue Dr., Willoughby, OH 44094 per the applicant's request and Mr. Yutzky seconded.

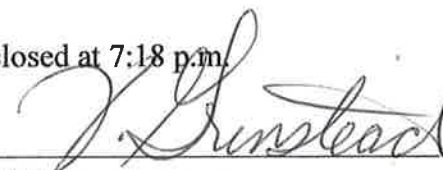
ROLL CALL: Yeas: Mr. Davis; Mr. Yutzky; J. Palmer, Chairman
 Nays: None
 Absent: Mike Ross; Mr. Maniche

Motion Carried: Tabled

There being no further business the regular meeting closed at 7:18 p.m.



Joe Palmer, Chairman



Vicki Grinstead, Secretary