

**BOARD OF ZONING APPEALS
CITY OF WILLOUGHBY
APRIL 24, 2024
PUBLIC HEARING MEETING
MINUTES**

PRESENT: Mike Ross; Mike Maniche; Phil Davis; Mike Yutzy; Joe Palmer, Chairman

ABSENT: None

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 present this evening and the applicant needs 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.

MINUTES

April 10, 2024

Mr. Ross moved to approve the Board of Zoning Appeals public hearing meeting minutes for April 10, 2024 as submitted and Mr. Maniche seconded.

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

Motion Carried: Approved

OLD BUSINESS

None

NEW BUSINESS

Jim & Patricia Beckwith
35935 Timber Ridge Lane

Shed/Area

Chairman Palmer stated the applicant cited practical difficulty numbers 1 & 4 on the application for appeal and noted all items that were in the packet.

**City of Willoughby
Board of Zoning Appeals
Public Hearing Meeting Minutes
April 24, 2024**

Chairman Palmer asked if there was anyone who wished to speak for this appeal. Mr. Beckwith, 35935 Timber Ridge Lane, Willoughby, OH 44094 was sworn in to speak for this appeal.

Mr. Beckwith said he needs more space for his lawn items. He would like to move them from his garage to the new shed so he can pull both his cars into his garage. Chairman Palmer said they measure the square footage by the wall and not the eaves above the roofline. His plans indicate an 11'2" width and a 24" length, which comes to 267.84 sq. ft. He said for the record Mr. Beckwith is asking for 267.84 sq. ft. instead of 288 sq. ft. and asked Mr. Beckwith to amend his appeal request.

Mr. Beckwith said he would like to amend his request to 267.84 sq. ft. instead of the originally requested 288 sq. ft.

Mr. Maniche asked if there was any electrical hook ups and Mr. Beckwith said no. Mr. Davis said his lot is three quarters of an acre and most of the homes on that street have much smaller lots; his lot is exceptionally larger than most in that area. Mr. Beckwith said yes to both statements.

Chairman Palmer asked if there was anyone else who wished to speak for this appeal. Mr. Rick Totedo, 35795 Timber Ridge Lane, Willoughby, OH 44094 was sworn in to speak for this appeal.

Mr. Totedo said he lives two doors down from the Beckwith's and he is in favor of the board granting this appeal. He said they maintain their property and he would like to see Mr. Beckwith be able to put his vehicles in the garage.

Chairman Palmer asked if there was anyone else who wished to speak for this appeal (x3) and there was no one.

Chairman Palmer asked if there was anyone who wished to speak against this appeal (x3) and there was no one.

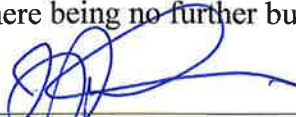
Mr. Davis said given the comparatively large size of this lot, this variance would not negatively impact the spirit of the zoning code. Mr. Ross said he agreed with Mr. Davis's statement.

Mr. Maniche moved to grant a variance to C.O. 1131.10(d)(3) and allow a 267.84 sq. ft. accessory building instead of the allowable 200 sq. ft. accessory building for the Beckwith residence, 35935 Timber Ridge Lane, Willoughby, OH 44094; citing C.O. 1109.09(b) and Mr. Ross seconded.

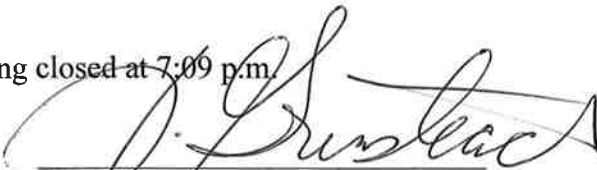
ROLL CALL: Yeas: Mike Ross; Mr. Davis; Mr. Yutzy; Mr. Maniche; J. Palmer, Chairman
 Nays: None
 Absent: None

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:09 p.m.



Joe Palmer, Chairman



Vicki Grinstead, Secretary