

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
OCTOBER 9, 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 844 8622 5070. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 844 8622 5070. 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 25, 2024

OLD BUSINESS

None

NEW BUSINESS

David Burns

38562 N. Beachview Rd.

Shed

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(a) Minimum Yard Requirements for Accessory Uses, a shed may be located in a rear yard having a minimum distance of 3' from either side or rear lot lines. The plans submitted indicate the proposed shed is to be located at both the side and rear lot line, having no setback and creating an encroachment of 3' to either side and rear lot lines. The property is currently zoned Residential R-50 district.

William Eppich

4835 Glenwood Ave.

Addition to rear of home

NOTICE OF NONCOMPLIANCE, the required corner side setback pursuant to **Codified Ordinance Schedule 1131.06(a) Minimum Front Yard Depth**, the minimum front yard depth is 27'. The plans submitted indicate the proposed addition would result in a corner side yard setback of 7.24', creating an encroachment of 19.76'. The property is currently zoned R-60 zone district.

Village Park West-RESCINDED

32801 Euclid Ave./PPN#27A0100000130

(Rep.- Jacob Shields, Grey Fox Capital Ltd.)

Townhomes/bldg. separation

City of Willoughby
Board of Zoning Appeals
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NOTICE OF NONCOMPLIANCE 1135.06 Site Development Standards (c) Minimum Building Separation (3) Secondary wall to secondary wall requires a minimum building separation of 30'. The plans submitted indicate that between buildings having units numbers 5 and 6, units 10 and 11 and units 23 and 24 the separation is only 20', 29.63' and 20' respectively creating encroachments of 10', .37' and 10'. The property is currently zoned Residential Multi-Family district.

Board of Zoning Appeals

**Cancel November 27, 2024
meeting due to holiday**