

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
NOVEMBER 13, 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 817 7449 5609. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 817 7449 5609. 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](mailto:vgrinstead@willoughbyohio.com). **The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

**MINUTES**

**October 23, 2024**

**OLD BUSINESS**

**Carlos Irizarry**  
956 Windermere Dr.

**Addition**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1167.02(b) Nonconforming Building or Structures (Additions)..** and the required side setback pursuant to **Codified Ordinance Schedule 1131.06(b)(1) Minimum Side Yard** is 5'. The proposed addition would result in a side yard setback of 4'2" creating a deficit of 10". The property is currently zoned Residential R-50 district.

**NEW BUSINESS**

**Vincent Homes**  
Beachview Rd./PPN#27-B-057-A-00-069-0  
(Rep.-Vincent Marcellino, Vincent Homes)

**Rear and corner side yard setbacks**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.06 Minimum Required Yards, (c)** requires a minimum 40' or 30% of the lot depth, whichever is the lesser. The average lot depth of this lot is 90.75', therefore the minimum required rear yard setback is not less than 27.22'. The plans submitted indicate the proposed rear yard setback would be 14.28', creating a deficit of 12.94' and **C.O. Schedule 1131.06 Minimum Required Yards (d) Corner Side Yard**, requires a minimum of 27' and the proposed corner side yard setback would be 5.65', creating a deficit of 21.35'. The property is zoned Residential R-50.

**City of Willoughby  
Board of Zoning Appeals  
Agenda  
November 13, 2024**

**Bryant & Jean Johnson**  
971 Hayes Ave.

**Generator in side yard**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.06(b)(1) Minimum Required Yards**, the minimum side yard setback is 5'. The plans submitted indicate the proposed generator would be located 17" from the side lot line, encroaching the required side yard setback by 43". The property is currently zoned Residential R-50 district.

**Beverly Dalheim**  
4108 Ramona St.  
(Rep.- Terry Valencic, Valencic Mgmt. Group)

**Shed**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.10(d) Number and Area of Accessory Buildings (3)** If the dwelling has an attached garage, the total area of accessory building shall not exceed 200 sq. ft. The plans submitted indicate that the proposed shed would be 240 sq. ft. in area exceeding the allowable area by 40 sq. ft. The property is currently zoned Residential R-60 district.

**Board of Zoning Appeals**

**Cancel meeting of November 27, 2024**