

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
NOVEMBER 8, 2023**

*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 865 5376 5798. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 865 5376 5798. 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 25, 2023**

**OLD BUSINESS**

**Raising Cane's**  
5051 SOM Center Rd.  
(Rep.- Jamie Wells, OLIO Development Group)

**Outdoor dining seating,  
Minimum parking setback,  
Required off-street parking  
spaces**

**NOTICE OF NONCOMPLIANCE of C.O. 1155.04 (hh)** Outdoor dining, (3) states the number of seat permitted outdoor shall be no greater than 30% of the number of seats inside restaurant. The plans indicated the number of seats inside is 45, thereby permitting not more than 14 outdoor seats, and the proposed outdoor are 32 exceeding the allowable seats by 18 and **C.O. 1141.06** Minimum Parking Setback Requirements permit parking and loading areas (including access aisles and driveways) in side yards, however no closer than 5' from a side lot line. The plans indicate the side yard setback along the north side lot line is as close as 2.4' from the side lot line and **C.O. 1161.04** Required Off-Street Parking Spaces (c)(7) requires 20 spaces, or 1 space per 50 sq. ft. of floor area, whichever is greater, plus one space for each delivery vehicle. The plans indicate the total number of parking spaces required is 67 + 1 for each delivery vehicle and the proposed number of parking spaces is 44 creating a deficit of 23 plus any additions required for delivery vehicles. The property is currently zoned General Business zone district.

**NEW BUSINESS**

**Charley's Cheesesteaks and Wings**  
36001 Euclid Ave.  
(Rep.- Dennis Michel, Midwest Sign Center)

**Signage**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1163.06(d)(1)** permits signage on additional frontages only for any building which has one of the following characteristics: is on a corner lot; faces a side street; or has a customer entrance facing parking lot and such parking lot does not face the main street. The proposed sign is to be located on the east elevation of the building which does not meet the criteria for having signage. The property is currently zoned General Business district.