

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
DECEMBER 11, 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 812 3768 7745. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 812 3768 7745. 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

**November 13, 2024
November 27, 2024-Canceled**

OLD BUSINESS

None

NEW BUSINESS

Lydia Reagan
38467 N. Beachview Rd.

Fence

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(i)(1) fences located in a front yard shall not exceed four feet in height above the natural grade, except that within twenty-five feet of a public right-of-way shall not exceed three feet in height. At least forty percent of the vertical surface of a fence located in a front yard shall be open and **C.O. 1131.10(i)(3)B** states a fence, any part of which is located less than six linear feet from a dwelling on an adjoining property, shall not exceed four feet in height any point along the entire length of the main dwelling located on the adjoining property. The fence permit application indicates that the fence, located in the front yard and within 25' of the right-of-way exceeds the maximum height by three feet, does not provide the minimum openness and is six feet high where located three feet from the dwelling on the adjoining property. The property is currently zoned R-50 district.

Thomas Slavkovsky
5700 Deer Creek Dr.

Attached garage

NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.06 Minimum Required Yards, (d) Corner Side Yard, requires a minimum of 33' and the proposed corner side yard setback would be 18'-8", creating a deficit of 14'-10". The property is zoned Residential R-100.

**City of Willoughby
Board of Zoning Appeals
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December 11, 2024**

Joe & Lindsey Parker
5452 Kellogg Ct.

Front porch

NOTICE OF NONCOMPLIANCE of C.O. 1131.06(a)(2) Minimum Front Yard Depth, the minimum front yard depth is 40'. The plans submitted indicate the proposed front porch would result in a front yard setback of 32', creating an encroachment of 8'. The property is currently zoned R-60 district.