

**BOARD OF ZONING APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
DECEMBER 13, 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 830 1580 3816. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 830 1580 3816. 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**

**November 8, 2023  
November 22, 2023-Canceled**

**OLD BUSINESS**

None

**NEW BUSINESS**

**James Seabright**  
37945 Barber Ave.

**Detached garage**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.10(a)** states in part that detached garages are permitted in a rear yard a minimum distance of 3' from a side or rear lot line and also permits driveways no closer than 2' from a side or rear lot line. The proposed detached garage would be located 1.6' from the side lot line creating a deficit of 1.4' and the driveway would be located at the side lot line creating a 2' deficit. The property is currently zoned Residential R-60 district.

**Subway**  
37812 Vine St.  
(Rep.- Mohamed Soliman, Owner)

**Wall signage**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1163.06(b) Building Signs** permits area for building signs to be one and one-half square feet for every lineal foot of building (or unit) frontage. The building frontage for this unit is 24' and the allowable sign area is 36 sq. ft. The proposed signage is 45.25 sq. ft. and exceeds the allowable area by 9.75 sq. ft. The property is currently zoned Downtown Business district.

**City of Willoughby  
Board of Zoning Appeals  
Agenda  
December 13, 2023**

**Kathy Advey**  
38130 Barber Ave.  
(Rep.- Craig Shepp, Shepp Electric Co.)

**Generator in corner side  
yard**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.06(d)** Minimum Required Yards, the minimum corner side yard setback is twenty-seven feet. The plans submitted indicate that the proposed generator would be set back sixteen feet from the corner side lot line (along Wood St.) creating a deficit of eleven feet. The property is currently zoned Residential R-60 district.

**Adam & Janine Kelbach**  
5275 SOM Center Rd.

**RV in front/side yard**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.10(f)** states in part a recreational or commercial vehicle is permitted to be parked or stored in a rear yard on a paved or gravel surface. It has been noted by the City of Willoughby there is a recreational vehicle parked or stored in a front or side yard on a lawn area and is not permitted. The property is currently zoned Residential R-100 district.

**James & Laura Ardire**  
38040 Brown Ave.

**New home-front & rear  
setbacks**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.06 Minimum Required Yards (a)(2)** requires a minimum front yard of 40'. The plans submitted indicate the front setback would be 27.68' creating a deficit of 12.32' and **C.O. 1131.06 (c)** requires a minimum rear yard of 40'. The plans submitted indicate the rear setback would be 37.41' creating a deficit of 2.59'. The property is currently R-60 district.

**Roseann and Jennifer Lonsway**  
4859 Crestwood Ave.  
(Rep.- Mike Midagliotti, Friar Home Improvement)

**Rear/corner setback for room  
addition**

The appeal of Mike Midagliotti of Friar Home Improvement, agent for the Lonsway residence, 4859 Crestwood Dr., Willoughby, OH for **NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.06(d) Minimum Rear Yard**, the minimum corner side yard setback is 27'. The plans submitted indicate the proposed residence would be setback 20'-2 ¾" from the corner side lot line (along Hastings Ave.) creating a deficit of 6'-9 ¼". The property is currently zoned R-60 district.