

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
FEBRUARY 12, 2025**

*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 868 6634 2857. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 868 6634 2857. 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

January 22, 2025

OLD BUSINESS

David L. Kenny
1062 Mohegan Trail

Accessory parking/driveway

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(a) accessory off-street parking is permitted only in a rear yard and must be a minimum distance of 5' from a side lot line. The proposed accessory parking area is located in the front and side yard and extends to the lot line and is therefore not permitted. The property is currently zoned Residential R-50.

Board of Zoning Appeals

**Election – 2025
Chairman
Vice Chairman
Secretary**

NEW BUSINESS

Stephen Daniels
Poplar Dr./PPN#27-B-050-E-01-005-0

New home

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1109.04(k) Significance of an Approved (Development) Plan- states in part that the approved development plan and subsequent plat, recorded with Lake County and identified as L.C.M.R. Vol. 48, Pg. 36 and subsequent lot split require a minimum front setback of 60'. The plans submitted indicate the proposed front yard setback would be 41', creating an encroachment of 19'. The property is zoned Residential R-60.

**City of Willoughby
Board of Zoning Appeals
Agenda
February 12, 2025**

David & Erika Loucka
38258 Union St.

Addition to rear of home

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1167.02 Nonconforming Building or Structures (b) Additions... and the required side yard setback, pursuant to **Codified Ordinance 1131.06(b)(1)** Minimum Side Yard Depth is 5'. The existing side yard setback of the residence is 1'1". The proposed addition would result in a side yard setback of 2', creating a deficit of 3'. The property is zoned Residential Multi-Family Low Rise.

JP Morgan Chase Bank
36212 Euclid Ave.
(Rep.- Julia Chen, The Mannik Smith Group)

New bank bldg.

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1141.04(c) Lot Requirements, the minimum landscaped open space is 20% of the lot area. Per the plans submitted the overall lot coverage is 81.40%, therefore only 18.6% of the lot area is landscaped open space creating a deficit of 1.4% of the total lot area and **C.O. 1141.06(b)** Minimum Parking Setback Requirements, the minimum side yard setback is 5'. Per the plans submitted the west side yard setback for parking is 4' creating a deficit of 1' and **C.O. 1161.08** Off-Street Waiting Spaces for Drive-Thru Facilities, **(a)** requires a minimum of 10 waiting spaces and **(f)** requires them to be clearly delineated on the development plan. Per the plans submitted there are only 5 waiting spaces delineated on the site, creating a deficit of 5 waiting spaces and **C.O. 1161.12** Parking Lot Landscaping and Screening, requires a minimum of 5% of the parking area to be landscaped... This landscaping is to be distributed throughout the parking area....The plans submitted indicate there are only 3 potential islands of which none meet these requirements. The property is zoned General Business zone district.