

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
FEBRUARY 14, 2024**

*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 838 9807 2142. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 838 9807 2142. 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 24, 2024

OLD BUSINESS

None

NEW BUSINESS

Daniel J. Staller
856 Orchard Rd.

**Rear Yard Setback for
addition**

NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.06(c) Minimum Rear Yard, the minimum rear yard setback is 40' or 30% of the lot depth, whichever is lesser. The lot depth is 89.23' thereby requiring a rear yard setback of 26.769'. The plans submitted indicate the proposed addition would result in a rear yard setback of 10.27', creating an encroachment of 16.499'. The property is currently zoned R-50 zone district.

Joshua Thompson
978 Mohegan Trail

**Horse trailer in residential
area**

NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.10(f)(2) states, "the outdoor parking of a commercial vehicle shall not be permitted on a lot in a residential district except that an occupant shall be permitted to park one truck, not exceeding three-quarter ton rated capacity that is used in connection with said occupant's livelihood." The property is currently zoned R-50 zone district.

Donald Kerrick
4702 Maple St.

Detached accessory bldg.

The appeal of Donald Kerrick, 4702 Maple St., Willoughby, OH 44094 **NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.10(d) Number and Area of Accessory Buildings, (2)** the maximum area of detached accessory buildings shall not exceed 600 sq. ft. The plans submitted indicate the proposed garage would be 660 sq. ft. The property is currently zoned Residential Multi-Family district.