

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
APRIL 10, 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 858 8472 0057. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 858 8472 0057. 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.***

***Amended**

MINUTES

March 27, 2024

OLD BUSINESS

None

NEW BUSINESS

Lloyd Bice
38110 Glenbury Lane

**Roof & posts over porch,
rear yard setback**

NOTICE OF NONCOMPLIANCE of C.O. 1131.06(c) the minimum yard setback is 40'. The plans submitted indicate the proposed addition would result in a rear yard setback of 30', creating an encroachment of 10'. The property is currently zoned Residential R-50.

VFW Post 1500
38295 Pelton Rd.
(Rep.- Jessica Ruff, Ruff Neon & Lighting)

Signage/front setback

NOTICE OF NONCOMPLIANCE of *C.O. 1163.06(e)(4) requires a minimum setback of 7' from the front property line. The proposed freestanding sign is to be located at the front property line creating an encroachment of 7'. The property is currently zoned Limited Industrial District.

McKinley Community Project
*1200 Lost Nation Rd./ PPN#27-B-056-C-00-025-0,
27-B-056-D-00-001-0, 27-B-056-D-00-002-0,
27-B-056-D-00-003-0
(Rep.- Steve Jennings, LDA Architects)

Senior housing development

NOTICE OF NONCOMPLIANCE of C.O. 1131.05 (d)(2) Minimum lot depth requires a minimum of 100'. The plans submitted indicate the lot depth for buildings 7 and 8 are 95' creating a deficit of

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5' and **C.O. 1131.07** requires a minimum area of 1,000 sq. ft. per dwelling unit. The plans submitted indicate the floor area of each dwelling unit is 600 sq. ft. creating a deficit of 400 sq. ft. per unit (16 units) and **C.O. 1161.04** requires a minimum of 2 spaces per dwelling unit of which one space per dwelling unit shall be enclosed. The plan details submitted indicate one unenclosed parking space per dwelling unit creating a deficit of one enclosed space per unit (16 units). The property is currently zoned Residential R-50 district.