

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
MAY 14, 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 874 1516 5096. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 874 1516 5096. 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

April 23, 2025

OLD BUSINESS

None

NEW BUSINESS

Joan Roth
38257 Roselawn St.

Accessory parking in front setback

NOTICE OF NONCOMPLIANCE of Codified Ordinance 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. Parking a vehicle on a patio, located in the front setback is not permitted. The property is currently zoned Residential R-60 zone district.

Quality CNC Machining
38195 Airport Pkwy.
(Rep.- Joe Katic, Owner)

Lot Requirements, Side Yard Setback, Parking Setback & Parking Lot Landscaping & Screening

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1145.04 Lot Requirements (c) the minimum landscaped open space is 20% of the lot area or 9,201.4 sq. and the plans submitted indicate the proposed landscape/open space is 7,114 sq. ft. creating a deficit of 2,087.4 sq. ft. **C.O. 1145.05 Minimum Required Front, Side and Rear Yards for Principal Buildings (b)** requires a minimum side yard setback of 7.5' and the proposed plans submitted indicate the side yard setback for the building is 0', creating a deficit of 7.5', **C.O. 1145.06 Minimum Parking and Outdoor Activities Setback Requirements (a)(1)** the minimum parking setback is 5' and the plans submitted indicate the proposed side yard setback for the parking area is 0', creating a deficit of 5' **and C.O. 1161.12 Parking Lot Landscaping and Screening** requires a minimum of 5% of the parking area to be landscaped...per the plans submitted there is no proposed parking lot landscaping. The property is currently zoned Limited Industrial district.

City of Willoughby
Board of Zoning Appeals
Agenda
May 14, 2025

Terry & Elaine Reagan
38467 N. Beachview Rd.
(Rep.- Mark Maltry, Jemm Construction)

**Addition to existing residence
& detached garage**

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1167.02 Nonconforming Buildings or structures (b) Additions “a non-conforming building or structure shall not be altered, added to or enlarged unless the additions or alterations to the original building or structure conform to the regulations of the district in which it is located. **C.O. 1131.06** requires a minimum front yard of 40’, minimum side yard of 5’ and a total of both side yards of 10’. The plans submitted indicate the proposed front yard setback is 37.04’, the side yards are 3.9’ and 2.9’ (existing) which total 6.8’ creating deficits of 2.96’ front setback, 1.1’ side setback and 3.2’ of the total 10’ required for both side yards and **C.O. 1131.10(a)** permits garages to be located in a rear yard. The existing garage is located in a side yard and therefore non-conforming. Any additional area is not permitted. The plans submitted indicate that the existing garage is being increased in area by 284.2 sq. ft. and also in height. The property is currently zoned Residential R-50 zone district.

Lynne Koles
38518 Adkins Rd.

**Accessory parking in front
setback**

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(a) accessory off-street parking is permitted only in a rear yard. The Building Department noted that there is an accessory parking area installed using gravel in the front setback adjacent to the concrete driveway that is not permitted. The property is currently zoned Residential R-80 zone district.