

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
MAY 8, 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 830 7060 0819. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 830 7060 0819. 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**

**April 24, 2024**

**OLD BUSINESS**

None

**NEW BUSINESS**

**Celina Columbo**  
4050 Erie St.

**Projecting sign**

**NOTICE OF NONCOMPLIANCE** of **Codified Ordinance 1163.06(c)** states “the maximum projection over a right-of-way line is 2’. The proposed signage extends 3.725’ over the right-of-way creating an encroachment of 1.725’. The property is currently zoned Downtown Business district.

**API-Trucast**  
4531 Hamann Pkwy.  
(Rep.- Brian Deming, Deming Enterprises, Inc.)

**Entry renovations/addition of vestibule**

**NOTICE OF NONCOMPLIANCE** of **Codified Ordinance 1145.05(a)** the minimum required front yard setback is 60’. The proposed plan indicates the front setback is 54.6’ creating a deficit of 5.4’ The property is currently zoned Limited Industrial zone district.