

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
JUNE 12, 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 845 6247 6123. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 845 6247 6123. 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**

**May 22, 2024**

**OLD BUSINESS**

**Kathleen Stergar**  
3944 East 365<sup>th</sup> St.

**Fence**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(i)(3)(A)** fences permitted in side and rear yard shall not exceed 6' in height above the natural grade and **(C)** shall provide for sufficient airflow, either with a minimum of uniform ¼" opening between pickets or a solid fence topped with open lattice, spindle, or predominantly open component, where the height of the open component is not less than 15% of the total height of the fence. The fence permit application indicates that a portion of the proposed fence is 8' in height and all of the proposed fence is solid and provides no openings. The property is currently zoned R-60 zone district.

**The Charlton Abbott**  
37903 Euclid Ave.

**Use Variance for  
lounge/private event facility**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1145.03 Schedule of Permitted Uses, (5)(f)** Assembly hall, meeting place, party center is not a permitted use in the Limited Residential Business District. The property is currently zoned Limited Residential Business District.

**NEW BUSINESS**

**Austin Jones**  
1127 Windermere Dr.  
(Rep.- Jon O'Keefe, O'Keefe Excavating LLC)

**Addition/rear setback**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 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 101.68' thereby requiring a rear yard setback of 30.50'. The plans submitted indicate the proposed addition

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would result in a rear yard setback of 24.68', creating a deficit of 5.82' The property is currently zoned R-50 district.

**Curtis LaBarbera**  
1150 Lost Nation Rd.

**Accessory off-street parking**

**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 or rear lot line. The proposed accessory parking area is located in the corner side yard.. The property is currently zoned Lakeshore Gateway district.

**John Davies**  
941 Peach Blvd.

**Addition/side & rear yard setbacks**

**NOTICE OF NONCOMPLIANCE of C.O. Schedule 1131.06(b) Minimum Side Yards**, the minimum side yard setback is 5'. The plans submitted indicate the proposed addition would result in a side yard setback of 2', 10", creating a deficit of 2', 2" and **C.O. Schedule 1131.06(c) Minimum Rear Yard**, the minimum rear yard setback is 40' or 30% of the lot depth, whichever is the lesser. The lot depth is 80' thereby requiring a rear yard setback of 24'. The plans submitted indicate the proposed addition would result in a rear yard setback of 11', creating a deficit of 13'. The property is currently zoned R-50 district.

**Matthew London**  
5404 Chestnut Hill Dr.

**Front porch/front setback**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.06(a)(2) Minimum Front Yard Depth**, the minimum front yard depth is 40'. The plan submitted indicates the front porch would result in a front yard setback of 29', creating an encroachment of 11'. The property is currently zoned R-60 zone district.

**Richard & Pamela Lann**  
4685 Maple St.  
(Rep.-Joe Myers, Myers Architect)

**Addition side of residence/  
front setback**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1167.02 Nonconforming Buildings or Structures (b)** a nonconforming building or structure shall not be altered, added to or enlarged.. and **1131.06(a)(2) Minimum Front Yard Depth**, the minimum front yard depth is 40'. The plan submitted indicates the proposed addition would result in a front yard setback of 36'9", creating an encroachment of 3'3". The property is currently zoned R-60 zone district.

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**Thomas & Carla Ott**  
4397 Center St.  
(Rep.-Joe Myers, Myers Architect)

**Addition side of residence/  
front setback**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1167.02 Nonconforming Buildings or Structures (b) Additions**, a nonconforming building or structure shall not be altered, added to or enlarged.. and **1131.06(a) Minimum Front Yard Depth**, the minimum front yard depth is 40'. The plan submitted indicates the proposed addition would result in a front yard setback of 13'5", creating a deficit of 26'7". The property is currently zoned R-60 zone district.