

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
JULY 9, 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 810 2915 1490. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 810 2915 1490. 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

Public Hearing Minutes

**May 28, 2025
June 11, 2025-Canceled
June 25, 2025-Canceled**

OLD BUSINESS

Public Hearing Minutes

May 14, 2025

NEW BUSINESS

Bulldog Battery

37645 Vine Street

(Rep. Taylor Hannah, L3 Sign & Image)

Monument sign

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1163.06(e)(3) Minimum building setback and lot width requires a minimum building setback of twenty-five (25) feet and the existing building setback is approximately twenty-one (21) feet and a minimum lot width of one hundred (100) feet and the existing lot width is ninety two (92) feet thereby prohibiting a monument sign. **Codified Ordinance 1163.06(e)** requires a minimum sign setback of not less than seven (7) feet from the right-of-way and the proposed setback is four (4) feet from the right-of-way, creating a deficit of three (3) feet.

Ben Schuplin & Jackie Schaefer

5289 Karen Isle Drive

Fence

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(i)(2)A a fence shall not exceed six feet in height above the natural grade, except that within twenty-five feet of a public right-of-way, a fence shall not exceed three feet in height and shall provide a minimum of 40% openness. The application indicates that the proposed fence height is six feet within four feet of the public right-of-way and contains less than 40% openness. The property is zoned R-60 district.

**City of Willoughby
Board of Zoning Appeals
Agenda
July 9, 2025**

Daniel Tomas
39120 Gardenside Dr.

**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 proposed accessory parking area is located in the front setback. The property is zoned R-60 district.

William & Nicole Evans
38652 Andrews Ridge Way

**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 proposed accessory parking area is located in the front setback. The property is zoned R-100 district.

Jennifer Lonsway
4859 Crestwood Ave.
(Rep.- Mark Smith, Heritage Landscaping & Fencing)

Fence

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(i)(2) fences in a required corner side yard abutting a secondary street shall not exceed six feet in height above the natural grade, except that within twenty-five feet of a public right-of-way, a fence shall not exceed three feet in height. The fence permit application indicates the proposed fence height is four feet within twenty-five feet of the public-right-of-way. The property is zoned R-60 district.