

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
AUGUST 14, 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 861 2656 0070. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 861 2656 0070. 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.*

*\*Addendum*  
**MINUTES**

**July 24, 2024**

**OLD BUSINESS**

**Asun Sathyanathan & Eliana Ramirez**  
2965 Steve Guard Ct.  
(Rep.- Casey Sovey, Esq.)

**Hedges within 25' of right-of-way**

**NOTICE OF VIOLATION of Codified Ordinance 1131.10(i)(2)** in a required corner side yard abutting a secondary street, a fence, wall, or hedge shall comply with subsection **1131.10(i)(1)** hereof which limits a fence, wall or hedge height to not more than 3' in height when located within 25' of the right-of-way. The property is currently zoned R-80 district.

**NEW BUSINESS**

**Mike Lamenta**  
4308 Grove Ave.  
(Rep.- Diane Bija, New Creation Builders)

**Detached garage**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.10(d) Number and Area of Accessory Buildings, (2)** the maximum area of detached accessory buildings shall not exceed 600 sq. ft. The plans submitted indicate there is an existing shed that is 120 sq. ft. and the proposed garage would be 576 sq. ft. in area exceeding the allowable area by 96 sq. ft. The property is currently zoned Residential R-60.

**City of Willoughby**  
**Board of Zoning Appeals**  
**Agenda**  
**August 14, 2024**

**Robert & Sonja Fishleigh**  
37818 Jordan Dr.

**Fence**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.10(i)(1)** fences located in a front yard shall not exceed four feet in height above the natural grade, except that within twenty-five feet of a public right-of-way shall not exceed three feet in height. At least 40% of the vertical surface of a fence located in a front yard shall be open. The fence permit application indicates that the fence, located in the front yard and within 25' of the right-of-way exceeds the maximum height by 1' and does not provide the minimum openness. The property is currently zoned R-60 district.

**Nathaniel Griffin**  
38407 Gold Rush Dr.

**Fence**

**NOTICE OF NONCOMPLIANCE of C.O. 1131.10(i)(2)** requires fences located in a corner side yard to comply with **C.O. 1131.10(i)(1)** fences located in a front yard shall not exceed four feet in height above the natural grade, except that within twenty-five feet of a public right-of-way shall not exceed three feet in height. The fence permit application indicates that the fence, located in the corner side yard and within 25' of the right-of-way exceeds the maximum height by 2' and 1'. The property is currently zoned R-80 district.

**Andrew and Kristin Logar**  
4706 River St.

**Detached garage**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.10(d) Number and Area of Accessory Buildings, (2)** the maximum area of detached accessory buildings shall not exceed 600 sq. ft. The plans submitted indicate the proposed garage would be 2,040 sq. ft. in area exceeding the allowable area by 1,440 sq. ft. and **C.O. 1131.09 Height Regulations**, the height of any permitted accessory building shall not exceed one-story or fifteen feet. The plans submitted indicate that the proposed garage would be two stories in height. The property is currently zoned Residential R-60.

**Jack Geiger**  
38430 Wood Rd.

**RV Storage & Off-street  
parking**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(a)** accessory off-street parking is permitted only in a rear yard and **C.O. 1131.10(f)** permits the parking or storage of a recreational vehicle in a rear yard only on a paved or gravel surface. The proposed accessory parking area is located in the front yard and the proposed parking area is intended for parking or storage of a recreational vehicle. The property is currently zoned R-80 district.

**City of Willoughby  
Board of Zoning Appeals  
Agenda  
August 14, 2024**

**Richard Michalski**  
37308 Park Ave.

**Front porch-already constructed**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.06(a)(2) Minimum Front Yard Depth**, the minimum front yard depth is 40'. The plans submitted indicate the proposed front porch would result in a front yard setback of 27', creating an encroachment of 13'. The property is currently zoned R-60 zone district.

**\*BDFM Inc.**  
(Rep.- Mike Lucas, Law Director)

**Findings and conclusions of fact**