

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
SEPTEMBER 10, 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 848 9484 6532. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 848 9484 6532. 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**

**August 27, 2025**

**OLD BUSINESS**

None

**NEW BUSINESS**

**Betty Kendall**  
997 Peach Blvd.  
(Rep.- Joe Kendall)

**Accessory parking in front  
yard**

**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-50 district.

**New residence**  
595 Orchard Rd.  
(Rep.- Randy Savage, JRS Homes)

**Rear yard setback**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.06(c)**, the minimum rear yard setback shall be 30% of the lot depth or 13.5'. The proposed rear yard setback is 2.1', creating a deficit of 11.4' and **C.O. 1131.08** the minimum front yard setback shall be 20'. The proposed front yard setback is 17.93' creating a deficit of .07'. The property is zoned R-50 district.

**Chase Bank**  
36212 Euclid Ave.  
(Rep.- Jessica Ruff, Ruff Neon Sign & Lighting)

**Wall signs, west, side & south**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1163.06(b) Building Signs** permits the maximum area for business identification signs located on a wall to be one and one-half sq. ft. for every lineal foot of building frontage to be placed on the principal building frontage. The proposed signage includes business identification located on three additional elevations (east, west & south) which are

**City of Willoughby  
Board of Zoning Appeals  
Agenda  
September 10, 2025**

not the principal building frontage and therefore not permitted. The property is zoned General Business zone district.

**Board of Zoning Appeals**  
(Joe Palmer, Chairman)

**Go to monthly meetings  
instead of semi-monthly  
beginning 2<sup>nd</sup> meeting  
October of 2025**