

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
SEPTEMBER 11, 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 849 9928 5898. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 849 9928 5898. 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

August 28, 2024

OLD BUSINESS

Anna Soldo
2149 Farroni Dr.

**Swimming pool/corner
side yard**

NOTICE OF NONCOMPLIANCE of C.O. Schedule 1131.10(a) a swimming pool is permitted to be located in a side or rear yard only. The plans submitted indicate the proposed pool and related concrete decking would be located in a corner side yard. The property is currently zoned Residential Multi-Family Low Rise district.

NEW BUSINESS

Vivian Pike
5700 Hartshire Dr.

Generator/side yard

NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.06(b)(1) Minimum Required Yards, the minimum side yard setback is 8'. The plan submitted indicates the proposed generator would be located 4' from the side lot line, encroaching the required side yard setback by 4'. The property is currently zoned R-100 zone district.

Roger & Lawanda Prettyman
38800 Wood Rd.

Detached accessory garage

NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.10(d) Number and Area of Accessory Buildings, (1) Each one and two-family dwelling shall be permitted to have in the rear yard a maximum of two detached accessory buildings, provided that for any dwelling there shall be not more than one garage either detached from or attached to the dwelling. The plans submitted indicate there is an existing attached garage in addition to the proposed attached garage exceeding the allowable number of garages by one and **C.O. 1131.10(d)(3)** If the dwelling has an attached garage, the total area of accessory building shall not exceed 200 sq. ft. The proposed plans indicate the

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detached garage is 1,200 sq. ft. exceeding the allowable area of accessory building by 1,000 sq. ft. The property is currently zoned Residential R-80.

Darla Mathews

4063 Mooreland Ave.

(Rep.- Adrienne Oldenburgh, daughter)

RV & Enclosed trailer

NOTICE OF VIOLATION of Codified Ordinance Schedule 1131.10(f) permits the parking or storage of a recreational vehicle in a rear yard only on a paved or gravel surface. It has also been noted by the Willoughby Building Department that a utility trailer is also being stored in a side yard setback area at this address. The property is currently zoned R-60 district.