



# CITY OF NORTH RIDGEVILLE

## BOARD OF ZONING AND BUILDING APPEALS



Chairman Shawn Kimble  
Vice-Chairwoman Linda Masterson  
Member Neil Thibodeaux

7307 Avon Belden Road  
North Ridgeville, Ohio 44039  
(440) 353-0513

Member Mario Cipriano  
Planning Commission Liaison Jim Smolik

### AGENDA

#### REGULAR MEETING – THURSDAY, JULY 25, 2019

**TO ORDER:** 7:00 PM, Council Chambers

**ROLL CALL:**

**MINUTES:** Regular meeting held Thursday, June 27, 2019

**PLANNING COMMISSION REPORT(S):**

**OTHER REPORTS OR CORRESPONDENCE:**

**PUBLIC HEARINGS:**

**APPLICANT:** Kevin Calahan  
8864 Riverwood Drive, North Ridgeville, OH 44039

**OWNER:** Kevin and Nancy Calahan  
8864 Riverwood Drive, North Ridgeville, OH 44039

**REQUEST:** Requesting a 22-foot rear yard setback, requiring an 8-foot variance to N.R.C.O. §1282.11(c)(5).  
§1282.11(c)(5) Rear yard. The rear yard depth for dwellings in the detached single-family portion of the development area shall not be less than thirty feet.

**LOCATION:** South side of Riverwood Drive, east of Gatestone Road; zoned within a B-3 Highway Commercial District.  
Permanent Parcel No. 07-00-011-103-152 **CASE NO.: PPZ2019-0004**

**APPLICANT:** Neil Construction Co., Inc.  
221 South Main Street, Hudson, OH 44236

**OWNER:** Rodney Koteles  
33829 Patton Drive, North Ridgeville, OH 44039

**REQUEST:** Requesting a 36-foot front yard, requiring a 14-foot variance to N.R.C.O. §1250.04(b)(1).  
§1250.04(b)(1) Front yard. The depth of the front yard shall be not less than fifty feet.  
§1291.04(g)(8) Lots having frontage on two intersecting streets shall contain the required front yards on both streets

**LOCATION:** Southwest of the intersection of Patton Drive and Davis Drive; zoned within an R-1 Residence District.  
Permanent Parcel No. 07-00-010-103-006 **CASE NO.: PPZ2019-0005**

**OTHER BUSINESS:**

**ADJOURNMENT:**

***NEXT REGULAR MEETING WILL BE HELD THURSDAY, AUGUST 22, 2019***