



Chairman Shawn Kimble
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Member James Cain

CITY OF NORTH RIDGEVILLE

BOARD OF ZONING AND BUILDING APPEALS

7307 Avon Belden Road
North Ridgeville, Ohio 44039
440.353.0513



Member Neil Thibodeaux
Planning Commission Liaison Jim Smolik

AGENDA

REGULAR MEETING – THURSDAY, JULY 23, 2020

TO ORDER: 7:00 PM

ROLL CALL:

MINUTES: Regular meeting held Thursday, June 25, 2020

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

APPLICANT: Angela DeCaro, Joyce Factory Direct, 1125 Berea Industrial Pkwy, Berea, OH 44017

OWNER: Pat & John Ginley, 3 Cadet Dr., North Ridgeville, OH 44039

REQUEST: Requesting a 23-foot rear yard variance, requiring a 27-foot variance to N.R.C.O. §1250.04(b)(2)

LOCATION: 3 Cadet Drive, in an R-1 Residence District
Permanent Parcel No. 07-00-015-102-002

CASE NO.: PPZ2020-0020

APPLICANT: Nancy Bondeson, 38834 Alden Ave., North Ridgeville, OH 44039

OWNER: Same

REQUEST: Requesting approval for a 6-foot-tall and 100%-closed fence:

- 2½-foot height variance to N.R.C.O. §1294.01(h)(1)(B)
- 100%-closed construction, a variance to §1294.01(h)(3)

LOCATION: 38834 Alden Ave., in an RS-1 Special Residence District
Permanent Parcel No. 07-00-045-103-016 and -017

CASE NO.: PPZ2020-0022

APPLICANT: Keith Martin, MBD Homes, LLC, 39186 Center Ridge Road, North Ridgeville, OH 44039

OWNER: Keith Martin, 39186 Center Ridge Road, North Ridgeville, OH 44039

REQUEST: An appeal of the Chief Building Official's decision to require said applicant to install a sidewalk citing N.R.C.O. §1024.05(a) & (b)

LOCATION: 37740 Sugar Ridge Rd., in an R-1 Residence District
Permanent Parcel No. 07-00-035-101-077

CASE NO.: PPZ2020-0023

NEXT REGULAR MEETING WILL BE HELD THURSDAY, AUGUST 27, 2020

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APPLICANT: Ruth & Joseph Scina, 36556 Annie Ln., North Ridgeville, OH 44039
OWNER: Same
REQUEST: Requesting approval of 3-foot side yard for garage addition, requiring a 2-foot variance to N.R.C.O. §1282.11(C)(4)(A)
LOCATION: 36556 Annie Ln., in an R-1 Residence District
Permanent Parcel No. 07-00-028-103-201 **CASE NO.: PPZ2020-0024**

APPLICANT: Justin Flickinger, 6265 Jaycox Rd., North Ridgeville, OH 44039
OWNER: Same
REQUEST: Requesting approval for a 8-foot-tall fence, requiring a 2-foot variance to N.R.C.O. §1294.01(h)(1)(B)
LOCATION: 6265 Jaycox Rd., in an R-1 Residence District
Permanent Parcel No. 07-00-017-111-015 **CASE NO.: PPZ2020-0025**

APPLICANT: Laurence Garcher, 38833 Edwin Ave., North Ridgeville, OH 44039
OWNER: Same
REQUEST: Requesting approval for a 6-foot-tall and 100%-closed fence:
• 2½-foot height variance to N.R.C.O. §1294.01(h)(1)(B)
• 100%-closed construction, a variance to §1294.01(h)(3)
LOCATION: 38833 Edwin Ave., in an RS-1 Special Residence District
Permanent Parcel No. 07-00-045-103-009 & -010 **CASE NO.: PPZ2020-0026**

OTHER BUSINESS:

ADJOURNMENT:

NOTICE TO THE PUBLIC

Due to current restrictions associated with the ongoing coronavirus pandemic (COVID-19), physical attendance at the meeting is prohibited. However, to ensure public viewing and participation, this meeting will be live streamed on our YouTube channel:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

Interested parties may submit comments and questions during the meeting using the YouTube live chat feature; or in advance of the meeting by emailing Tara Peet at tpeet@nridgeville.org. Your comments or questions will be read into the record.

Visit the Board of Zoning and Building Appeals web site to access the electronic agenda, along with agenda items: www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx

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