



Chairman Shawn Kimble
Vice-Chairwoman Linda Masterson
Member Neil Thibodeaux

CITY OF NORTH RIDGEVILLE

BOARD OF ZONING AND BUILDING APPEALS

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



Member Mario Cipriano
Planning Commission Liaison Jim Smolik

AGENDA

REGULAR MEETING – THURSDAY, JUNE 27, 2019

TO ORDER: 7:00 PM, Council Chambers

ROLL CALL:

MINUTES: Special meeting held Monday, May 13, 2019
Regular meeting held Thursday, May 23, 2019

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

APPLICANT: Patrick Rivera
36272 Atlantic Ave, North Ridgeville, OH 44039

OWNER: Patrick and Mary Rivera
36272 Atlantic Ave, North Ridgeville, OH 44039

REQUEST: Requesting a 4-foot fence height for in-ground swimming pool, requiring a ½-foot variance to N.R.C.O. §1294.01(h)(1)(A).
§1294.01(h)(1)(A) Along the street line and to the front line of the building located nearest to such street, no fence shall exceed three and one-half feet in height.

LOCATION: Hampton Place Subdivision at the northeast corner of Atlantic Avenue and Covey Drive, zoned within an R-1 Residence District.
Permanent Parcel No. 07-00-029-000-270

CASE NO.: BA2019-0399

APPLICANT: Dennis M. Shay
5435 Wallace Blvd, North Ridgeville, OH 44039

OWNER: Marlene A. Shay
5450 Cornell Ave, North Ridgeville, OH 44039

REQUEST: Requesting to construct a detached garage 1½ feet from rear yard and side yard lot lines:

- 3½-foot rear yard variance to N.R.C.O. §1294.03(a); and
- 3½-foot side yard variance to N.R.C.O. §1294.03(a)

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§1294.03(a) As used in this section, "detached private garages" means garages which are not attached to single-family or two-family dwellings and are of frame construction or of construction similar to single-family or two-family dwellings. Detached private garages shall be located not less than five feet from the side and rear yard lot lines and not less than ten feet from other buildings located upon the same lot with a detached private garage.

LOCATION: West side of Cornell Avenue, north of Elm Street and South of Lewis Street;
zoned within RS-1 Special Residence District #1.
Permanent Parcel No. 07-00-018-105-140

CASE NO.: PPZ2019-0001

OTHER BUSINESS:

ADJOURNMENT:

NEXT REGULAR MEETING WILL BE HELD THURSDAY, JULY 25, 2019