



CITY OF NORTH RIDGEVILLE

BOARD OF ZONING AND BUILDING APPEALS



Shawn Kimble, Chairman

Linda Masterson, Vice-Chairwoman
James Cain, Member

Neil Thibodeaux, Member
Steve Ali, Planning Commission Liaison

AGENDA

REGULAR MEETING – THURSDAY, AUGUST 25, 2022

7:00 PM

COUNCIL CHAMBERS

All Board of Zoning and Building Appeals meetings are held in Council Chambers located at 7307 Avon Belden Road, North Ridgeville, Ohio 44039 and are open to the public. You may also view this meeting on our YouTube channel at:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

TO ORDER:

ROLL CALL:

MINUTES: Regular Meeting, Thursday, June 23, 2022
(Action by BZBA)

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

PPZ2022-0128: Thomas Holzaepfel, 5122 Stoney Ridge Rd, PPN 07-00-028-103-210

Applicant: Same

The applicant proposes enclosing garage. Property is zoned R-1 District. Requests:

1. A 30 foot variance for depth of the front yard. Applicant shows 20 feet to the garage, code requires 50 feet, Section 1250.04(b)(1).
2. A 1 ft. 10 in. variance for depth of the side yard. Applicant shows 3 ft. 11 in., code requires 10 feet, Section 1250.04(b)(3).

PPZ2022-0122: John & Jennifer Minkiewicz, 9065 Longbrook Drive, PPN 07-00-001-000-376

Applicant: Dominic Vullo, Artisan Landscape and Designs, 23670 Redfern Road, Columbia Station OH 44028

The applicant is proposing building a free standing screened in pavilion. Property is zoned R-1 District. Requests:

1. A 25 foot variance for rear yard setback of a dwelling. Applicant shows 5 feet, code requires 30 feet, Section 1282.11(c)(5).

OTHER BUSINESS:

ADJOURNMENT:

The next regular meeting will be held Thursday, September 22, 2022.

Please visit our website at <https://www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx> for access to the agenda, applications, and attachments!