



Chairman Shawn Kimble
Vice-Chairman Linda Masterson
Member Mario Cipriano

CITY OF NORTH RIDGEVILLE

BOARD OF ZONING & BUILDING APPEALS

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



Member Neil Thibodeaux
Planning Commission Liaison Jim Smolik

AGENDA

THURSDAY, MARCH 28, 2019 REGULAR MEETING

TO ORDER: 7:00 p.m., Council Chambers

ROLL CALL:

MINUTES: Regular meeting of February 28, 2019

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

APPLICANT: Richard Stickland; UYA Holdings, LLC
118 Mill St, Medina, OH 44256

OWNER: 37775 Properties, LLC
2167 S Cleveland-Massillon Rd, Copley, OH 44321

REQUEST: Property split creating a 0.626-acre lot, requiring a variance to N.R.C.O.
§1268.04(a) of 0.374 acres.

§1268.04(a) Required Lot Area and Width. Each building, use or structure permitted in a B-3 Highway Commercial District shall be located on a lot having an area of not less than one acre and a width of not less than 150 feet, unless otherwise permitted by this Zoning Code.

LOCATION: 37775 Center Ridge Rd, in a B-3 zoning district.
Permanent Parcel No. 07-00-034-000-133

APPLICANT: Daniel Eckenrode
7030 Fairacres Ave, North Ridgeville, OH 44039

OWNER: Daniel Eckenrode; Mary Eckenrode
7030 Fairacres Ave, North Ridgeville, OH 44039

REQUEST: Requesting accessory use (5' x 15' greenhouse) in front yard, approximately 39 feet from right-of-way.

§1294.01 (g) (8); §1294.01 (g) (10); §1250.04 (b) (1)

§1294.01 (g) Area and Yard Requirements; Projections.
(8) Lots having frontage on two intersecting streets shall contain the required front yards on both streets.
(10) Accessory uses shall be permitted only in a side yard or in a rear yard in residential districts. The provisions of this section shall not apply to detached garages.

§1250.04 (b) Required Yards. Yards of the following minimum depths or widths shall be provided for all lots in an R-1 District, unless otherwise permitted by this Zoning Code:
(1) Front yards. The depth of the front yard shall be not less than fifty feet.

LOCATION: 7030 Fairacres Ave, in an R-1 zoning district.
Permanent Parcel No. 07-00-016-108-004

OTHER BUSINESS:

ADJOURNMENT:

NEXT REGULAR MEETING WILL BE HELD APRIL 25, 2019