



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, DECEMBER 26, 2019

TO ORDER: 7:00 PM, Council Chambers

ROLL CALL:

MINUTES: Regular meeting held Thursday, October 24, 2019

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

Law Department memo regarding tie votes and lost motions

PUBLIC HEARINGS:

APPLICANT: Michael Tully, Guardian of the Estate of Timothy Tesmer; Michael D. Tully, Co.
6061 South Broadway Avenue, Lorain, Ohio 44052

OWNER: Timothy Tesmer, 36068 Lorain Road, North Ridgeville, Ohio 44039

REQUEST: Like-use determination for unmanned storage. [N.R.C.O. §1268.02(c)]

[§1268.02\(c\)](#) Any other retail business or service establishment or use which is determined and approved by the Board of Zoning and Building Appeals to be of the same character as the above permitted uses...

PERMITTED USES:

[B-1 Neighborhood Business District](#) [B-2 Central Business District](#) [B-3 Highway Commercial District](#)

LOCATION: 36068 Lorain Road, in a B-3 Highway Commercial District
Permanent Parcel No. 07-00-025-106-060

CASE NO.: PPZ2019-0033

APPLICANT: Adam Wujnovich; Ryan Homes
6770 West Snowville Road, Brecksville, Ohio 44141

OWNER: Valore Properties, Inc.; 23550 Center Ridge Road, Westlake, Ohio 44145

REQUEST: Two future cluster lots with rear yard setback of 26.70 feet and 27.79 feet from single-family rear property line, requiring variances to N.R.C.O. §1282.11(b)(2) of 8.3 feet and 7.21 feet, respectively.

[§1282.11\(b\)\(2\)](#) Cluster area building spacing. Dwelling units in an approved cluster area shall be set back not less than fifteen feet from any common open space area and thirty-five feet from a detached single-family side and rear property line. The Commission may, however, allow lesser distances if it determines that the intent of this chapter will be adequately met.

LOCATION: Hampton Place Subdivision, Phase No. 5, sub-lots 236 and 237; east of Stoney Ridge Road and south of Atlantic Avenue, in an R-1 Residence District
Permanent Parcel No. 07-00-029-000-325

CASE NO.: PPZ2019-0034

OTHER BUSINESS:

ADJOURNMENT:

NEXT REGULAR MEETING WILL BE HELD THURSDAY, JANUARY 23, 2020