



Board of Zoning and Building Appeals
REGULAR MEETING AGENDA OF DECEMBER 22, 2022
CITY HALL COUNCIL CHAMBERS
7:00 PM

CALL TO ORDER

APPROVAL OF MINUTES

Regular meeting of November 17, 2022

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

Master Plan Update

PUBLIC HEARINGS

PPZ2022-0153 Sgt. Clean Car Wash, 32499 Lorain Rd, PPN: 07-00-003-102-065

Applicant: Always Stay Unlimited, LLC, dba Sgt. Clean Car Wash, 3673 Massillon Rd, Uniontown, OH 44685. Proposal consists of a new full-service car wash. Property is zoned B-3 Highway Commercial District.

Requests:

1. A 7.5-foot variance for side yard setback (west); applicant shows 7.5 feet, code requires a minimum of 15 feet, 1268.04(b)(3)(A).
2. An 8.29-foot variance for sum of side yard setbacks; applicant shows 26.71 feet, code requires a minimum sum of 35 feet, Section 1268.04(b)(3)(A).

PPZ2022-0155 Lorain County Health & Dentistry, 35557 Center Ridge Rd, PPNs: 07-00-021-117-086, 07-00-021-117-088

Applicant: Christine Raymond, Kaczmar Architects Inc., 1468 W.9th St., Suite 400, Cleveland, OH 44113. Proposal consists of constructing a medical/dental office building. Property is zoned B-3 Highway Commercial District. Requests:

1. A 25 foot variance for front building setback; applicant requests 25 feet, code requires 50 feet, Section 1268.04(b)(1).

PPZ2022-0157 Van's Auto Service and Tire Pros, 37775 Center Ridge Rd, PPN: 07-00-034-000-136

Applicant: Jeremy Weitzel, Agent, 37775 Property LLC, 3960 Summit Rd, Norton, OH 44203.

Proposal consists of modification of existing pole sign. Property is zoned B-3 Highway Commercial District. Requests:

1. A variance for 100 percent changeable copy on a pole sign, code allows up to 50 percent changeable copy, Section 1286.05(c)(1)(A). Note: Proposed new sign is 50 square feet.

ADJOURNMENT

The next regular meeting will be held on Thursday, January 26, 2022.

Meetings are broadcast on the North Ridgeville YouTube channel at:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

Visit the Board of Zoning & Building Appeals webpage to access agenda items:

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www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx