



Board of Zoning and Building Appeals
REGULAR MEETING AGENDA OF JANUARY 26, 2023
CITY HALL COUNCIL CHAMBERS
7:00 PM

CALL TO ORDER

APPROVAL OF MINUTES

Regular meeting of December 22, 2022

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

Master Plan Update

PUBLIC HEARINGS

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.

PPZ2022-0163 Root Development & Construction, LLC 32076 Chestnut Ridge Rd. PPN: 07-00-004-104-021

Applicant: Root Development & Construction, LLC, 36097 Westminster Ave, North Ridgeville, OH 44039.

Proposal consists of property split. Property is zoned R-1 Residence District. Requests:

1. A 5-foot variance for lot width of proposed new Parcels 1, 2 and 3; applicant shows 85 feet, code requires 90 feet, Section 1250.04(a)(1).

ADJOURNMENT

The next regular meeting will be held on Thursday, February 23, 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:

www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx