

Board of Zoning and Building Appeals
CITY HALL COUNCIL CHAMBERS
AGENDA OF JUNE 27, 2024
7:00 PM

REVISED

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Regular meeting minutes of May 23, 2024.

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS

PPZ2024-0276 Kevin & Jaclyn Rozman, 33987 Gloria Ave, PPN 07-00-009-114-008, -007, -047

Proposal consists of constructing a shed. Property is zoned RS-2 General Residence District. Requests:

1. A 2-foot variance for setback of an outbuilding to rear property line. Applicant shows 3 feet, code requires 5 feet, Section 1294.03(a). See also 1294.03(e)(1).

PPZ2024-0277 Hampton Place, Phase 7, PPN: 07-00-029-000-556, -557

Owner: Valore Properties, Inc., 23550 Center Ridge Rd, Avon, OH 44011. Requests:

1. A 7.5-foot variance for side yard setback of dwelling from a common space area. Applicant shows 7.5 feet for sublots 340 and 341, code requires 15 feet, Section 1282.11(b)(2).

PPZ2024-0278 Hampton Place, Phase 8, PPN: 07-00-029-000-515

Owner: Valore Properties, Inc., 23550 Center Ridge Rd, Avon, OH 44011. Requests:

1. A 319.83 square foot variance for minimum lot area of a single-family lot. Applicant shows 12,480.17 square feet for subplot 388, code requires 12,800 square feet, Section 1282.11(c)(1).

2. A 1,671.53 square foot variance for minimum lot area of a single-family lot. Applicant shows 11,128.47 square feet for subplot 389, code requires 12,800 square feet, Section 1282.11(c)(1).
3. A 8.4-foot variance for rear yard setback of a single-family dwelling. Applicant shows 21.6 feet for subplot 388, code requires 30 feet, Section 1282.11(c)(5).

ADJOURNMENT

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, MAY 23, 2024**

CALL TO ORDER:

Chairwoman Masterson called the meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members James Cain, Shawn Kimble, Planning Commission Liaison Paul Graupmann and Chairwoman Linda Masterson.

Vice-Chairman Neil Thibodeaux was excused.

Also present were Council Liaison Cliff Winkel, Chief Building Official Guy Fursdon, Planning and Development Director Kimberly Lieber, Assistant Law Director Toni Morgan and Deputy Clerk of Council Tina Wieber.

MINUTES:

Chairwoman Masterson asked if there were any corrections to the minutes of the regular meeting on Thursday, April 25, 2024.

None were given.

Moved by Masterson and seconded by Cain to accept the minutes as submitted.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

PLANNING COMMISSION REPORT

Planning Commission Liaison Graupmann stated that at the Planning Commission meeting held on May 14th there were three applications before them. He explained that the first application was for owner Chuck Stella, to construct an addition to an existing building for a grooming facility, and that after review and discussion by the Commission, it was decided to table it to the next meeting due to issues with the plans. He stated that the second applicant, Kevin Urig, KMU Trucking and Excavating requested rezoning a portion of the property that was zoned R-1 Residence District to B-3 Highway Commercial District. He stated that after discussion with the Administration about the location of the property and the fact that the property could not be utilized because of French Creek and other considerations, it was approved. He indicated that in addition to that proposal, the same applicant proposed constructing a 9,000 square foot building and parking for landscape material storage. He stated that after discussion by the Commission, the Administration and hearing from residents and the concerns expressed, the proposal failed by a vote of 4 to 1.

OTHER REPORTS OR CORRESPONDENCE

Zoning Code and Subdivision Regulation Update

Director Lieber stated that as the Board was aware, the City of was undertaking a zoning code audit and subdivision regulation update. She mentioned that they were all invited to participate in the stakeholder meetings and explained that they had now expanded their pool of community feedback to the whole North Ridgeville Community with an online survey that had been open and that if they hadn't received a personal invitation yet from Tina, they would shortly. She asked that they please take the survey and share it with their friends and neighbors and if they were involved in community organizations or groups or HOA's or church, if they wouldn't mind forwarding it to members. She commented that a personal goal was to hit 500 responses as a minimum and that it would be great if they could do even better than that. She mentioned that they really wanted everyone to participate and give feedback so that they knew that they were heading in the right direction with the updates.

PUBLIC HEARINGS:

PPZ2024-0265: Matthew Thran & Kristina Levitt, 8188 Ashford Circle, PPN 07-00-035-102-191

Proposal consists of installing a fence on a corner lot. Property is zoned R-1 Residence District. Requests:

1. A 1-foot height variance for height of a fence located in the front yard; applicant shows 5 feet, code permits 4 feet, Section 1294.01(h)(2)(A).
2. A variance for opacity of a fence located in the front yard; applicant shows 0% open, code requires 50% open, Section 1294.01(h)(2)(A).

Application was read.

Matthew Thran & Kristina Levitt, 8188 Ashford Circle, North Ridgeville, OH 44074, were sworn in.

Chairwoman Masterson asked the applicant to explain the application.

Ms. Levitt stated that she submitted a letter explaining that they lived on a corner lot but because the HOA owned a portion of the land behind their house, they weren't right up against the road. She indicated that there was a city-maintained walking and bicycle path right there as well as the pickup for the public schools being on that corner. She said that they had privacy concerns with being on the corner lot with a half open 4-foot fence with families and children coming up and down that walkway all the time and that they had a dog. She stated that when children saw a dog that was cute, they would want to reach over and pet it and that would be a concern if they let their dog outside unsupervised. She mentioned that they preferred to have a privacy fence with a 1-foot increase in height in order to mitigate any of that.

Mr. Thran added that their primary concern was that they had a large amount of foot traffic that came across their area because of the path on the back of their home, a path on the side of their home and another one that went around the front of the house and that in addition to that, they had both families and children that were dropped off at the corner right behind their home three to four times a day. He discussed their concern that if individuals could see through to their yard, they could see their dog and come onto the property or if they tried to climb the fence, they could get hurt in some way or if they tried to reach through. He stated that they planned to use that area primarily for gardening like raspberries and peppers and those types of things and that they didn't necessarily want children getting into anything and like if they had food allergies or touching something with thorns on it or if the peppers were spicy that that could cause issues as well and they didn't want them reaching through to get into any of that stuff. He explained that their primary issue was privacy for themselves due to all of the people coming through and the safety of other individuals attempting to reach in and not knowing better

because they were children.

Chairwoman Masterson stated that the Board of Zoning and Building Appeals was there to find out any type of hardship. She discussed that they were the first owners of the house and they knew they were buying a corner house and that there was a sidewalk in front of the house and along the side, which was unusual, but they were aware that they bought a corner house, which meant that they had sidewalk on both sides of their house and that the City considered corner lots to have two front yards. She commented that according to the drawing, it looked like they were going off the back of the house and then both sides of the house and then would go to the property line with the fence.

Mr. Thran commented not quite to the property line. He discussed that it would run along West Fenwick and would be setback about 13 feet back from the sidewalk, so that it didn't encroach any easement along there.

Chairwoman Masterson asked if it would be adjacent to their neighbor's fence.

Mr. Thran stated that they wouldn't be installing a fence along the far side where there was already a fence there.

Chairwoman Masterson stated that their neighbor's fence was a completely solid fence and that they didn't need any variances to get their fence.

Mr. Thran stated that was correct.

Chairwoman Masterson asked if any Board members had any questions or comments.

Member Kimble stated that in looking at the property, they did have a unique lot because it was a corner lot and that it was also a cul-de-sac that changed the shape of their front yard. He discussed that one of the main concerns when someone asked for a corner lot fence such as that, which was actually a front yard, was the visual obstruction of traffic and the safety concerns but he didn't think that was an issue with their proposal. He stated that the way the road jogged out and then went right into the cul-de-sac, it extended that portion of their front yard even further from the fence. He added that to him it was well thought out and that it was from almost the rear corner of the house and not the front corner and he didn't see that there would be any safety issues and the plan seemed to make sense.

Chairwoman Masterson asked if any Board members had any comments, questions, or concerns.

None were given.

Chairwoman Masterson asked if there was anyone in the audience who wished to speak on the matter.

No one did.

Chairwoman Masterson stated that she wanted to discuss the Duncan Factors and read, "If the property could yield a reasonable return or a beneficial use of the property without the variance?" and stated that quite clearly it could but that the Board was there to use common sense and the rules were a little bit hazy. She then read "Will the property be able to be used?" and commented that of course it could. She discussed the fence being taller than the code allowed and commented that Mr. Kimble made a very good point

regarding looking for visual obstructions, but they weren't anywhere near where they would have to worry about line of sight for a car or a child. She read, "Would the essential character of the neighborhood be altered?" and stated that they would be matching the next-door neighbor. She read, "Is it unlikely that it would cause safety concerns?" and stated that they had addressed that the way that it was situated, it was not going to obstruct views. She then read, "Will it interrupt government services?", and commented that they didn't want to put it in the easement and thanked them. She read, "Did you purchase the property without knowledge of the zoning restriction?" and remarked that she assumed they understood that they were responsible for knowing the rules and regulations. She stated that when people bought their first home they sometimes didn't think about that stuff, and they didn't think about it when they bought a corner lot. She added that they saw a lot of people with corner lots in the city. She read, "Could their predicament be precluded through other variances?" and stated that it could be, but she was going back to, if they wanted to make it look like the neighborhood, they would be matching the next-door neighbor. She indicated that as far as the reason for the 50% open, that would be more of a safety concern and being at the back of the house it wouldn't be. She asked if anyone from the Administration had any comments, concerns, or questions.

Director Lieber wanted to mention that the corner lot situation was not an unusual thing in North Ridgeville and that there were a lot of corner lots in North Ridgeville. She mentioned that the code did contemplate the two setbacks on side streets. She stated that she appreciated the effort the applicant put into their cover letter and that they didn't always see someone that put the effort into addressing the issues and that it was useful in reviewing the application.

Assistant Law Director Morgan stated that she thought it was a well thought out plan.

Moved by Masterson and seconded by Cain to approve the variance requests.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:15 PM.

Linda Masterson
Chairwoman

Tina Wieber
Recording Secretary/Deputy Clerk of Council

Thursday, June 27, 2024
Date Approved

Board of Zoning & Building Appeals Application



SUBMITTAL INSTRUCTIONS

Board of Zoning and Building Appeals meetings are held on the fourth Thursday of each month at 7:00 p.m. in Council Chambers at City Hall. Applications must be filed with the Building Division at least 20 days prior to the date of the Board hearing at which the request will be considered. To be processed, applications must include:

1. Completed and signed application with application fee;
2. Ten (10) sets of dimensioned site plans, building details or other drawings and information depicting the request; and
3. Narrative of the request relative to standards of approval for variances or rationale for appeal.

PROJECT INFORMATION

33987 Gloria Ave.

Location address

0700009114007

Parcel number

Current zoning

Appeal or variance (attach supporting documentation)

APPLICANT/AGENT INFORMATION

Kevin & Jaelyn Rozman

Name/Company

33987 Gloria Ave

Applicant address

216-978-7917

Applicant phone

rozman.kevin@gmail.com

Applicant email

PROPERTY OWNER INFORMATION

Kevin & Jaelyn Rozman

Name/Company

33987 Gloria Ave

Property owner address

216-978-7917

Property owner phone

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

[Signature]

Applicant signature

[Signature]

Property owner signature

I hereby authorize the City of North Ridgeville, including Board of Zoning and Building Appeals members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application. The materials I have submitted depict the property lines accurately and in accordance with the plat map to the best of my knowledge. I understand that any approval granted is based upon the presumption of accuracy of these plans and that the City has no obligation to independently survey or otherwise determine the accuracy of plans, drawings or other documents. In the event a discrepancy is found to exist, I will take such action as may be needed to provide the correct information. I acknowledge and accept that the representations made in this application and at the public hearing constitute the basis for the decision by the Board. Any misrepresentations, whether knowingly made or not, may result in revocation of the Board's decision. Statements made by an applicant/agent are deemed to be statements of the owner for the purpose of the Board's decision.

OFFICE	PPZ No. PPZ2024-0276	Date Received RECEIVED JUN 05 2024	ACTION
	Fee Paid \$75.00		

Board of Zoning & Building Appeals Staff Report

Case	PPZ2024-0276
Property Owner	Kevin & Jaclyn Rozman
PPN	07-00-009-114-008, -007, -047
Property Address	33987 Gloria Avenue
Zoning	RS-2 General Residence District
Applicant Name	Same
Applicant Address	Same
Project	Shed
Meeting Date	June 27, 2024
Report Date	June 11, 2024

REQUESTED VARIANCES	CODIFIED REFERENCES
1. A 2-foot variance for setback of an outbuilding to a rear property line. Applicant shows 3 feet, code requires 5 feet, Section 1294.03(a). See also 1294.03(e)(1).	1294.03 DETACHED PRIVATE GARAGES (a) As used in this section, "detached private garages" means garages which are not attached to single-family or two-family dwellings and are of frame construction or of construction similar to single-family or two-family dwellings. Detached private garages shall be located not less than five feet from the side and rear yard lot lines and not less than ten feet from other buildings located upon the same lot with a detached private garage. (e) Outbuilding. (1) As used in this section "outbuilding" means storage buildings for purposes other than for the parking of motor vehicles such as cars or trucks or similar vehicles. Outbuildings shall be located on the property in the same manner as detached private garages in subsection (a) hereof.

Summary of Request:

The applicant is proposing to construct a shed in their rear yard. No dimension was provided for the size of the shed; however, code would limit the size to no greater than 676 square feet. The shed is proposed to be located 7 feet off the side (east) property line and 3 feet off the rear property line; code requires outbuildings to be set back at least 5 feet from side and rear property lines and at least 10 feet from other buildings on the site.

Review of Duncan Factors:

Can the property yield a reasonable return or can there be any beneficial use of the property without the variance?

The property can continue to be used for its intended purpose under the current zoning regulations.

Is the variance substantial?

The request is fairly minimal.

Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer a substantial detriment as a result of the variance?

Lots in this neighborhood range between 50 feet and 75 feet wide and have fairly shallow back yards. Other properties contain accessory structures in close proximity to property lines. It is unlikely that the proposed shed would create a detriment to adjoining properties.

Will the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)?

No.

Did the property owner purchase the property with knowledge of the zoning restriction?

The zoning requirements pre-date the ownership of this residence; so yes, the property owner did purchase the property with knowledge of the restriction.

Can the property owner's predicament be precluded through some method other than a variance?

It is possible to locate the shed in a code compliant location.

Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance?

The greatest concern from a staff perspective is whether the shed would be located in such a manner as to impede the flow of stormwater or cause runoff onto a neighboring property. So long as Engineering requirements are met, the zoning variance is a minor issue.

Board of Building and Zoning Appeals



PROJECT INFORMATION

Shed

Proposed project

33987 Gloria Ave

Location

June 27, 2023

Meeting date

07-00-009-114-007

Parcel number

June 14, 2023

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1294.03 (e)(1) Outbuildings shall be located on the property the same as detached garages.

1294.03 (a) Detached garages shall be located minimum 5 foot from rear property line.

Applicant requesting to locate outbuilding 3 foot from rear property line requiring a 2 foot variance. BZA approval required.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

Kevin and Jaclyn Rozman: 33987 Gloria Ave, North Ridgeville

Legal Description of Property:

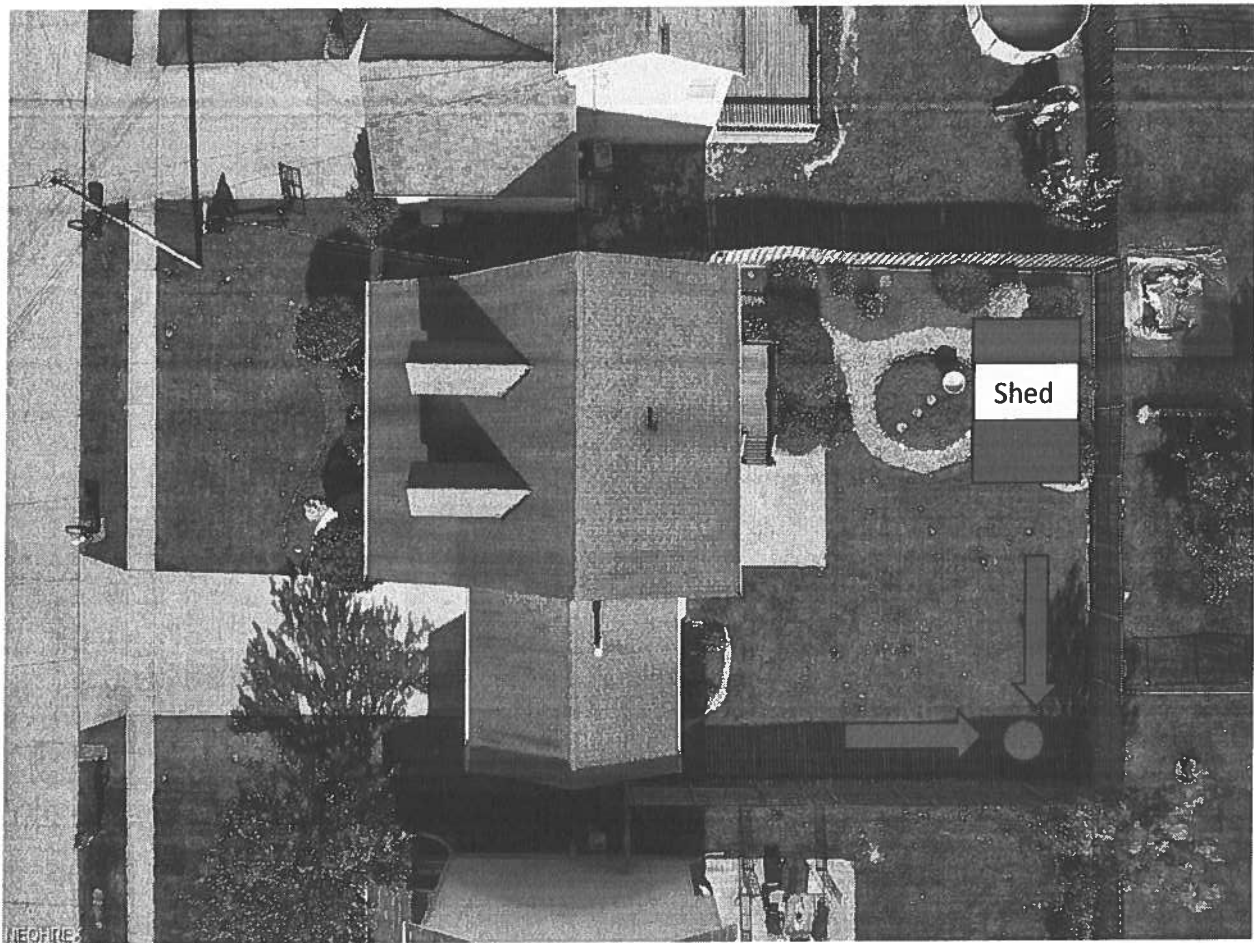
33987 Gloria Ave is a single family residence located in Ward 4.

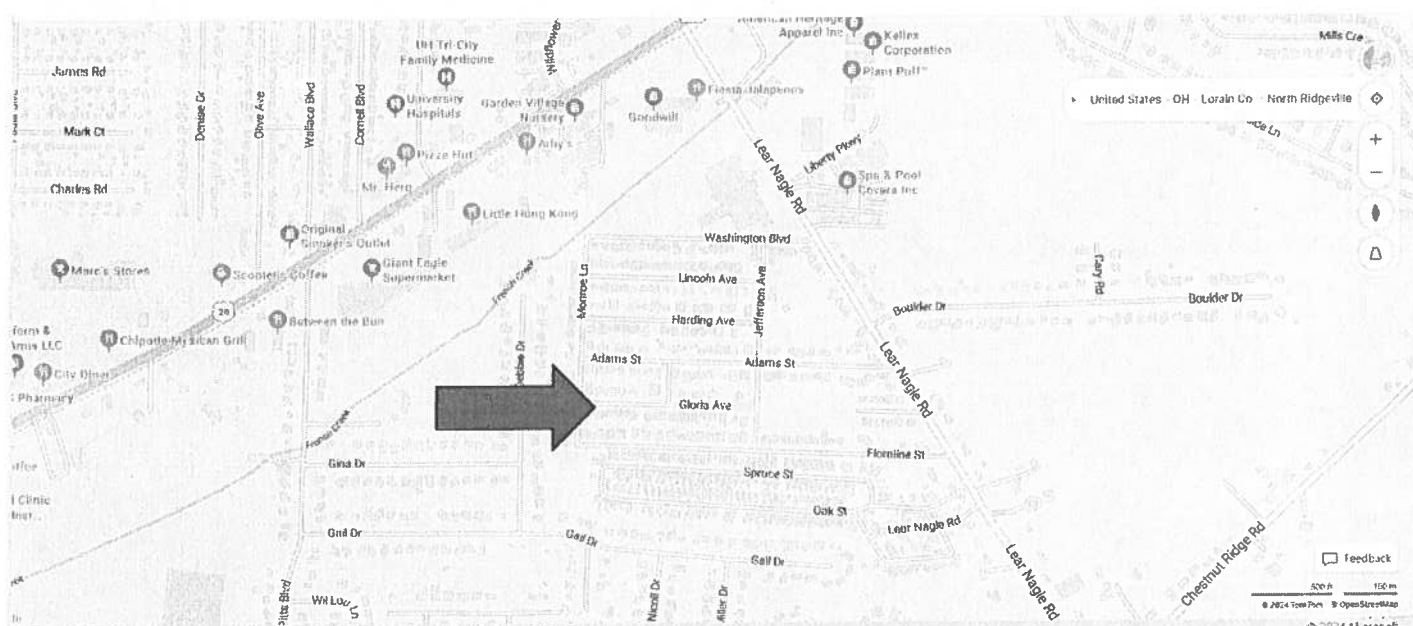
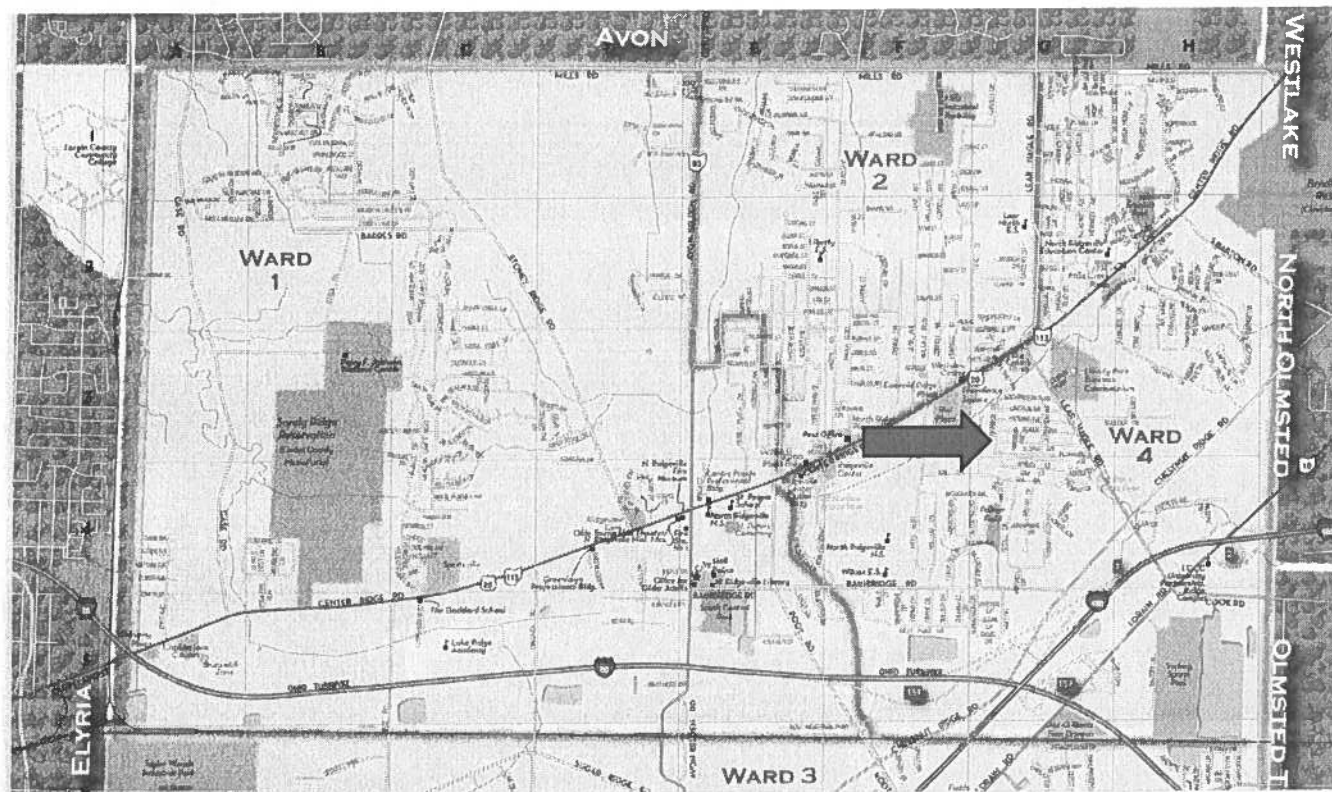
Statement Of Rationale:

We are requesting a variance to place a shed (box in photo) outside the normal requirements put forth by the city. In our backyard one corner of the yard has significant slope to aid in drainage.(Arrows and circle in diagram, not to scale) To bring this to grade and hamper drainage doesn't make sense and would be a poor location for the shed due to low lying ground. We considered putting it in the grassy area, however, with small kids in our family we want to preserve as much grass play area as we can.

We are hoping to place the shed in the back left corner of the lot. Although we will have to clear some bushes and alter the landscaping in the area, the land there is best suited as a stable base due to the flat ground and stone already in place for several years.

We are asking to have the shed sit 3 feet from the back property line instead of 5 feet as per code to allow maximum use of the yard and to take advantage of the prime area without having to completely overhaul and re-landscape the whole yard.





Existing Elev. _____
Proposed Elev. _____
_____ Surface Water Flow
Certified Grade _____ 11-11-99

1/4 - 5 feet

DATE: JUNE 1999
SCALE 1"=20'

[illegible]

Page 14 of 24

Board of Zoning & Building Appeals Application



SUBMITTAL INSTRUCTIONS

Board of Zoning and Building Appeals meetings are held on the fourth Thursday of each month at 7:00 p.m. in Council Chambers at City Hall. Applications must be filed with the Building Division at least 20 days prior to the date of the Board hearing at which the request will be considered. To be processed, applications must include:

1. Completed and signed application with application fee;
2. Ten (10) sets of dimensioned site plans, building details or other drawings and information depicting the request; and
3. Narrative of the request relative to standards of approval for variances or rationale for appeal.

PROJECT INFORMATION

HAMPTON PLACE PH7 SL 340 & SL 341

Location address

07-00-029-000-556

Parcel number

07-00-025-000-557

Current zoning

Appeal or variance (attach supporting documentation)

REDUCE SOUTH SETBACK TO 7.5'-PLAT attached

APPLICANT/AGENT INFORMATION

VALORE PROPERTIES INC

Name/Company

23550 CENTER RIDGE RD ; WESTLAKE OH 44145

Applicant address

440-331-1900

Applicant phone

office@valorebuilders.com

Applicant email

PROPERTY OWNER INFORMATION

VALORE PROPERTIES INC

Name/Company

23550 CENTER RIDGE RD, WESTLAKE OH 44145

Property owner address

440-331-1900

Property owner phone

office@valorebuilders.com

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

[Signature]

Applicant signature

x [Signature]

Property owner signature

I hereby authorize the City of North Ridgeville, including Board of Zoning and Building Appeals members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application. The materials I have submitted depict the property lines accurately and in accordance with the plat map to the best of my knowledge. I understand that any approval granted is based upon the presumption of accuracy of these plans and that the City has no obligation to independently survey or otherwise determine the accuracy of plans, drawings or other documents. In the event a discrepancy is found to exist, I will take such action as may be needed to provide the correct information. I acknowledge and accept that the representations made in this application and at the public hearing constitute the basis for the decision by the Board. Any misrepresentations, whether knowingly made or not, may result in revocation of the Board's decision. Statements made by an applicant/agent are deemed to be statements of the owner for the purpose of the Board's decision.

OFFICE	PPZ No. <u>PP22024-0277</u>	Date Received <u>JUN 07 2024</u>	ACTION
	Fee Paid <u>\$125.00 ✓ #8064</u>		

PROJECT INFORMATION

Hampton Place Phase 7

Proposed project

Sub lots 340 and 341

Location

June 27, 2024

Meeting date

07-00-029-000-556, -557

Parcel number

June 20, 2024

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1. 1286.11 (b)(2) Cluster Family Lots are required to be setback 15 foot from open space. Applicant requesting 7.5 foot setback from open space requiring a 7.5 foot variance. BZA approval required.
2. 1286.11 (b)(2) Cluster Family Lots are required to be setback 15 foot from open space. Applicant requesting 7.5 foot setback from open space requiring a 7.5 foot variance. BZA approval required.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

FOR CONTINUATION SEE SHEET 3

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C16	28.60'	35.00'	27.82'	S 22°41'45" E	15.18'	46°49'36"
C17	286.57'	60.00'	82.11'	N 89°16'58" W	56.29'	273°39'10"
C18	28.60'	35.00'	27.82'	N 24°07'49" E	15.18'	46°49'36"
C27	13.15'	35.00'	13.07'	N 10°02'31" W	6.65'	21°31'08"
C28	15.46'	35.00'	15.33'	N 33°27'19" W	7.86'	25°18'28"
C29	76.08'	60.00'	72.69'	N 08°49'38" W	45.68'	74°33'50"
C30	63.16'	60.00'	60.28'	N 58°36'37" E	34.86'	60°18'41"
C31	63.48'	60.00'	60.58'	S 60°55'37" E	35.07'	80°36'50"
C32	62.84'	60.00'	60.00'	S 00°36'56" E	34.65'	60°00'31"
C33	19.01'	60.00'	18.93'	S 38°27'58" W	9.59'	18°09'18"

SEE SHEET 3 FOR ADDITIONAL CURVE INFORMATION



GRAPHIC SCALE

0 15 30 60
(IN FEET)
SCALE: 1" = 30'

HAMPTON PLACE
SUBDIVISION NO. 6
VOL. 111, PAGES 71-76

S/L 320

S/L 319

S/L 318

S/L 316

S/L 315

BLOCK "V"

EX. DITCH

BLOCK "X"
39,647.84 S.F.
0.9102 AC.

DOROW DRIVE (60')

BLOCK "Y"
53,603.40 S.F.
1.2305 AC.

CHATFIELD COURT (60')

SUBLOT 359

16,352.07 S.F.
0.3754 AC.

SUBLOT 358

16,487.30 S.F.
0.3785 AC.

SUBLOT 357

16,069.30 S.F.
0.3689 AC.

SUBLOT 360

13,119.85 S.F.
0.3012 AC.

SUBLOT 361

12,911.28 S.F.
0.2964 AC.

SUBLOT 362

12,811.85 S.F.
0.2941 AC.

SUBLOT 363

7.5' SIDE SETBACK (TYP.)

07-00-029-000-046
PLANT FACTORY, INC.
INST. #2009-0316594

07-00-029-000-084
PLANT FACTORY, INC.
6346 AVON BELDEN RD
INST. #1994-0314602

07-00-029-000-083
WILLIAM A. & CHERYL A.
KEARNEY
6380 AVON BELDEN RD
INST. #1997-0500076

NOTE: REBAR TO BE SET AT AN OFFSET FOR
SUBLOTS 355 AND 356 DUE TO DITCH.

REVISION	DATE	BY	DESCRIPTION
1	02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
2	04-26-2022	CLH	REVISED PER CITY COMMENTS
3	06-22-2022	CLH	REVISED PER CITY COMMENTS

DRAWN BY:

JLT

CHECKED BY:

AMK



BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION NO. 7
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET

4 OF 4

JOB NO.

20-5445-7

\\2054454 Hampton Place Project\Drawings\Overall Subdivision Layout.dwg Plotted Aug 30, 2023 1:19:56pm

DATE	BY	DESCRIPTION
08-28-2023	CLH	REVISION FOR CITY COMMENTS
08-31-2023	CLH	REVISION FOR CITY COMMENTS

DRAWN BY:
SJM

CHECKED BY:
CLH

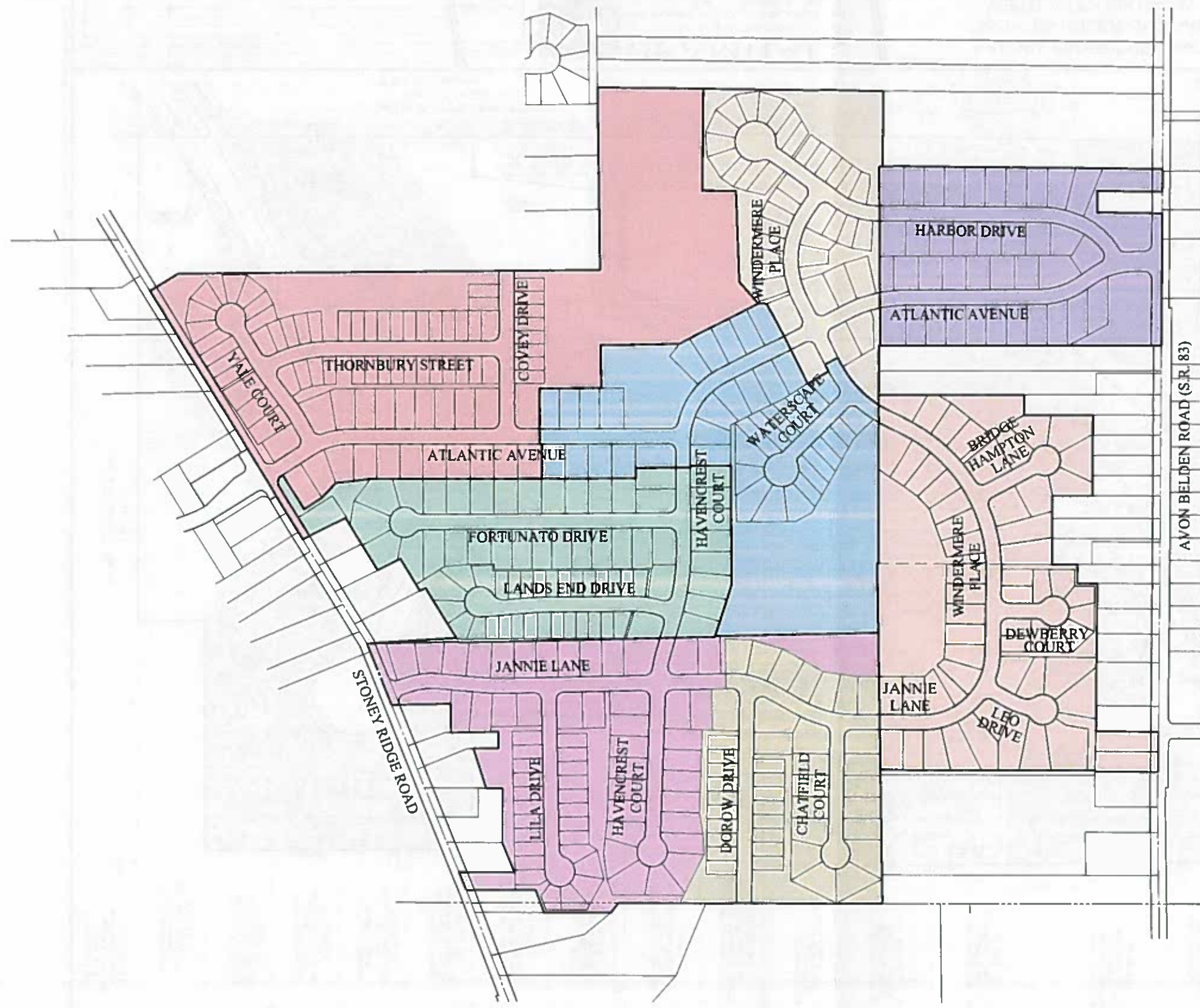


BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145

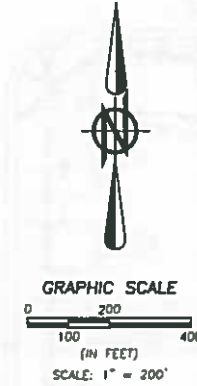
HAMPTON PLACE SUBDIVISION
OVERALL DEVELOPMENT PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
1 OF 1
JOB NO.
20-5445-8



- LEGEND**
- PHASE 1: SUBLOTS 1-34
 - PHASE 2: SUBLOTS 35-73
 - PHASE 3: SUBLOTS 74-113
 - PHASE 4: SUBLOTS 114-191
 - PHASE 5: SUBLOTS 192-259
 - PHASE 6: SUBLOTS 260-322
 - PHASE 7: SUBLOTS 323-364
 - PHASE 8: SUBLOTS 365-419

APPROVED
SEP 12 2023



**VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD #101
WESTLAKE, OHIO 44145
440-331-1900**

June 14, 2024

Kim Lieber, AICP
Director of Planning & Development
City of North Ridgeville
7307 Avon Belden Road
North Ridgeville, Ohio 44039

Att: Kim Lieber

Re: Hampton Place Ph 7 SL 340 and 341

Dear Kim:

This is our formal request for the BZA to approve our variance request for Hampton Place Phase 7, lots 340 and 341 for a 10' side yard set back to make the 2(two) lots buildable.

Please find attached drawing for reference.

Let us know if you have any questions.

Sincerely,
Anthony M. Valore



Board of Zoning & Building Appeals Application



SUBMITTAL INSTRUCTIONS

Board of Zoning and Building Appeals meetings are held on the fourth Thursday of each month at 7:00 p.m. in Council Chambers at City Hall. Applications must be filed with the Building Division at least 20 days prior to the date of the Board hearing at which the request will be considered. To be processed, applications must include:

1. Completed and signed application with application fee;
2. Ten (10) sets of dimensioned site plans, building details or other drawings and information depicting the request; and
3. Narrative of the request relative to standards of approval for variances or rationale for appeal.

PROJECT INFORMATION

Location address HAMPTON PLACE Phase 8 SL 388 & 389
NOT ASSIGNED YET SL 386 & 387
Parcel number _____ Current zoning _____
REDUCE SET BACK REQUIREMENTS ON ALL 4 LOTS
Appeal or variance (attach supporting documentation)

APPLICANT/AGENT INFORMATION

Name/Company VALORE PROPERTIES INC
Applicant address 23550 CENTER RIDGE RD; WESTLAKE OH 44145
440-331-1900 office@valorebuilders.com
Applicant phone _____ Applicant email _____

PROPERTY OWNER INFORMATION

Name/Company VALORE PROPERTIES INC
Property owner address 23550 CENTER RIDGE; WESTLAKE OH 44145
440-331-1900 office@valorebuilders.com
Property owner phone _____ Property owner email _____

AUTHORIZATION AND ACKNOWLEDGEMENT

x [Signature] x [Signature]
Applicant signature _____ Property owner signature _____

I hereby authorize the City of North Ridgeville, including Board of Zoning and Building Appeals members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application. The materials I have submitted depict the property lines accurately and in accordance with the plat map to the best of my knowledge. I understand that any approval granted is based upon the presumption of accuracy of these plans and that the City has no obligation to independently survey or otherwise determine the accuracy of plans, drawings or other documents. In the event a discrepancy is found to exist, I will take such action as may be needed to provide the correct information. I acknowledge and accept that the representations made in this application and at the public hearing constitute the basis for the decision by the Board. Any misrepresentations, whether knowingly made or not, may result in revocation of the Board's decision. Statements made by an applicant/agent are deemed to be statements of the owner for the purpose of the Board's decision.

OFFICE	PPZ No. <u>PPZ2024-0278</u>	Date Received <u>RECEIVED</u> <u>JUN 07 2024</u>	ACTION
	Fee Paid <u>\$125.00 V#8065</u>		

Board of Building and Zoning Appeals



PROJECT INFORMATION

Hampton Place Phase 8

Proposed project

Sub lots 386, 387, 388 & 389

Location

June 27, 2024

Meeting date

07-00-029-000-203, -515

Parcel number

June 20, 2024

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1. 1282.11 (c)(1) Single Family lots are required to be 12,800 square foot. Applicant requesting 12,480.17 square foot on subplot 388 requiring a 319.83 square foot variance ($12,800 - 12,480.17 = 319.83$). BZA approval required.
2. 1282.11 (c)(1) Single Family lots are required to be 12,800 square foot. Applicant requesting 11,128.47 square foot on subplot 389 requiring a 1,671.53 square foot variance ($12,800 - 11,128.47 = 1,671.53$). BZA approval required.
3. 1282.11 (c)(5) Single Family lots are required to have a 30 foot rear yard setback. Applicant requesting 21.6 foot rear yard setback on subplot 388 requiring an 8.4 foot variance ($30 - 21.6 = 8.4$). BZA approval required.
4. The drawings appear to have a front yard setback encroachment on sublots 386 and 387. No front yard setback dimensions shown on plans. Please provide the front yard setback dimension.

SUBMITTED BY

Administrative officer signature

Choose an item.

Title

VARIANCE REQUESTED:

1. SUBLOTS 388 AND 389 MINIMUM LOT SIZE. PER CITY OF NORTH RIDGEVILLE CODIFIED ORDINANCE ZONING CODE SECTION 1282 - MINIMUM LOT SIZE IS REQUIRED TO BE A 12,800 S.F.
2. SUBLOTS 388 AND 389 REAR SETBACK. PER CITY OF NORTH RIDGEVILLE CODIFIED ORDINANCE ZONING CODE SECTION 1282 - REAR YARD SETBACK NEEDS TO BE 30'.

NOTES:

1. SIDEWALK SHALL BE THICKENED TO 6" MINIMUM.
2. WETLANDS AREAS ARE PER WETLAND DELINEATION PREPARED BY FLICKINGER GEOSERVICES GROUP.

GRAPHIC SCALE

0 25 50 100
(IN FEET)
SCALE: 1" = 50'



J:\2024\445-8 Hampton Place PH-8\DRAWINGS\Exhibit08 Foot Blocks Exhibit.dwg, Plotted: May 20, 2024, 7:41am
KUNININ

DATE	BY	DESCRIPTION
05/16/2024	CLH	ISSUE TO CLIENT

DRAWN BY:
SJM

CHECKED BY:
CLH

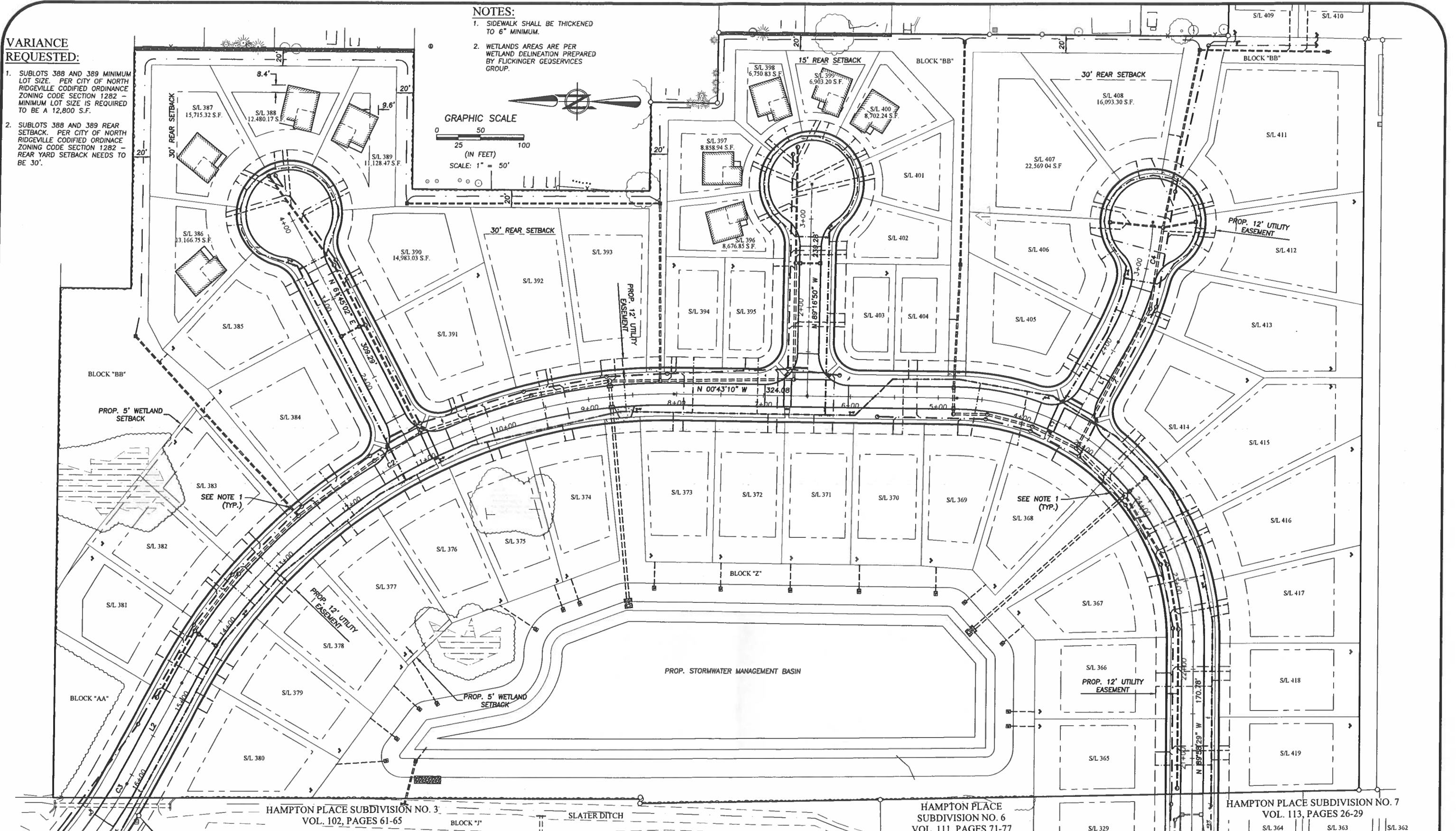
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 8
VARIANCE EXHIBIT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
1 OF 1
JOB NO.
20-5445-8



\\2054454 Hampton Place Project\Drawings\Overall Subdivision Layout.dwg Printed: Aug 30, 2023 - 10:45am

DATE	BY	DESCRIPTION
08-28-2023	CLH	REVISION FOR CITY COMMENTS
08-31-2023	CLH	REVISION FOR CITY COMMENTS

DRAWN BY:
SJM

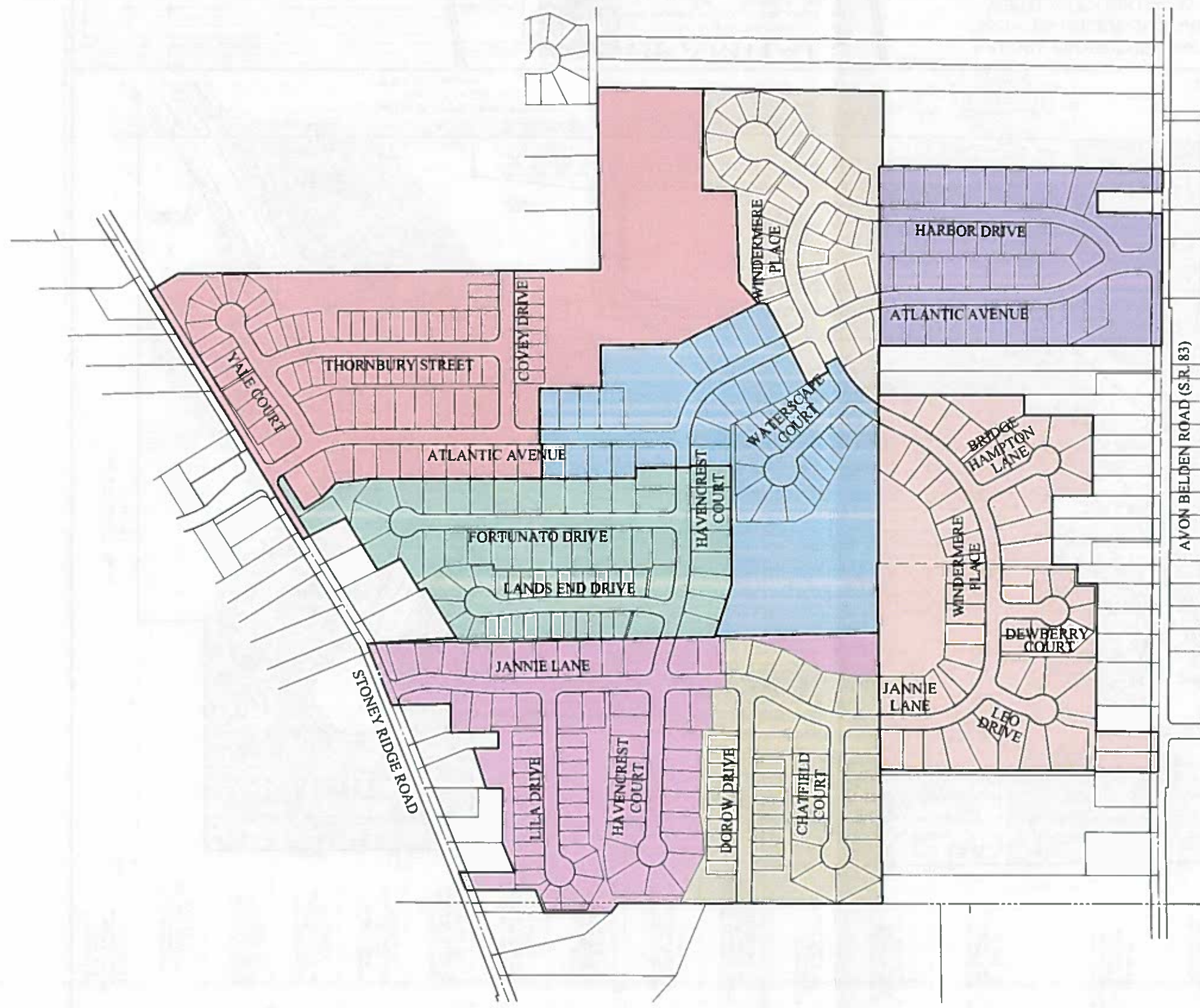
CHECKED BY:
CLH

**BRAMHALL**
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145

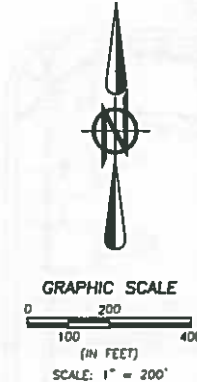
HAMPTON PLACE SUBDIVISION
OVERALL DEVELOPMENT PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
1 OF 1
JOB NO.
20-5445-8



- LEGEND**
- PHASE 1: SUBLOTS 1-34
 - PHASE 2: SUBLOTS 35-73
 - PHASE 3: SUBLOTS 74-113
 - PHASE 4: SUBLOTS 114-191
 - PHASE 5: SUBLOTS 192-259
 - PHASE 6: SUBLOTS 260-322
 - PHASE 7: SUBLOTS 323-364
 - PHASE 8: SUBLOTS 365-419

APPROVED
SEP 12 2023



**VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD #101
WESTLAKE, OHIO 44145
440-331-1900**

June 14, 2024

Kim Lieber, AICP
Director of Planning & Development
City of North Ridgeville
7307 Avon Belden Road
North Ridgeville, Ohio 44039

Att: Kim Lieber

Re: Hampton Place Ph 8 SL 386-389

Dear Kim:

This is our formal request for the BZA to approve our variance request for Hampton Place Phase 8.

Plans were originally approved with a 10' drainage easement, engineering wanted a 20' drainage easement. The attached exhibit called Variance Exhibit the needed setbacks are listed on the plan, more particularly SL388 rear setback to be at 8.4', SL 389 rear setback to be at 9.6' as well as SL 386 should have a setback of 8' to be able to center the house on the lot.

Please find attached drawing for reference.

Let us know if you have any questions.

Sincerely,
Anthony M. Valore

