



Board of Zoning and Building Appeals
CITY HALL COUNCIL CHAMBERS
AGENDA OF NOVEMBER 21, 2024
7:00 PM

REVISED

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Regular meeting minutes of October 24, 2024.

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS

PPZ2024-0305: Phillip Herron, 38527 Chandler Way, PPN 07-00-047-000-135
Proposal consists of installing a fence on a corner lot. Property is zoned R-1 Residence District. Requests:

1. A 2-foot height variance for a fence in the front yard. Applicant shows 6 feet, code allows 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).

PPZ2024-0310 Casey O'Conor, 35836 Center Ridge Rd, PPN 07-00-021-101-062
Applicant: Mark Hannah, L3 Sign & Image, 212 Warden Ave, Elyria, OH 44035.
Proposal consists of constructing a new monument sign. Property is zoned B-3 Highway Commercial District. Request:

1. A 16.5 foot variance for setback of sign from a side lot line. Applicant shows 16.5 feet, code requires 20 feet, Section 1286.11(c)(3).
2. A variance for monument sign base composition. Applicant shows single pole, code requires the base of any monument sign shall be composed of stone, brick or other decorative material complementary to the building material used

for the principal structure, Section 1286.11(c)(4). See also 1286.03(j)(10):
MONUMENT SIGN means a freestanding sign that contains a support structure
that is a solid-appearing base constructed of permanent material.

PPZ2024-0306 Rick Fraley, 33681 Browning Dr, PPN 07-00-009-120-161

Proposal consists of installing a fence in the side yard. Property is zoned R-1
Residence District. Request:

1. A 2-foot height variance for a segment of privacy fence in the side yard (east
property line). Applicant shows 8 feet, code allows 6 feet, Section
1294.01(h)(2)(A). Note: Request is limited to a 16-foot-long section of fence.

ADJOURNMENT