

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

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, OCTOBER 24, 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 Paul Graupmann, Planning Commission Liaison Frank Toth, Vice-Chairman Shawn Kimble and Chairwoman Linda Masterson.

James Cain was excused.

Also present were Council Liaison Cliff Winkle, 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, August 22, 2024.

None were given.

Minutes were approved as submitted.

PLANNING COMMISSION REPORT

Planning Commission Liaison Frank Toth stated that the North Ridgeville Planning Commission took action on two items at its regular meeting of Tuesday, October 8th, 2024. He mentioned that the first item was an application from Wink Royalton, proposing to vacate a portion of Root Road, an abandoned right of way created during the realignment of certain side streets during the Center Ridge Road widening project. He stated that the application was approved with the requirement of a water main easement and possible sewer easement per the City Engineer. He discussed the second application that was from Saint Peter Catholic Church proposing a parish hall addition and site improvements and stated that the application was approved with the recommendations of shared parking allowance, BZBA variance for building setback allowance, future submission of an administration approval of a landscape plan, and then a required lot consolidation. He indicated that Director Lieber also gave the Commission planning updates on three items, which were the zoning code review that had produced a draft diagnosis which was currently under review, and second, the active transportation plan, which was developed in conjunction with the Northeast Ohio Area Wide Coordinating Agency, NOACA, was in its final draft status and had been shared with the steering committee and staff for review and comment. He said that traffic studies had recently been completed in two regions of the city in the central area and that the study included intersections at Route 83 and Bainbridge, Route 83 and Center Ridge, and the intersections at Bainbridge and Center Ridge and Root, Root and Ranger Way in the southeast area. The study included the Lorain, Lear, Cook traffic study the broader area that expanded from Chestnut to the future Cypress, Lorain intersection and west to Victory Park. He stated that both studies were under administrative review for future actions.

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS:

PPZ2024-0298 St. Peter Catholic Church, 35777 Center Ridge Rd, PPN 07-00-021-117-078, -076

Applicant: Patrick Hyland, Perspectus, 1300 East 9th St, #910, Cleveland, OH 44114. Proposal consists of the addition of a new parish hall and site improvements. Property is zoned R-1 Residence District.

Requests:

1. A variance for depth of front yard, applicant shows 24 feet 6 inches, code requires 50 feet, but existing building front setback is 30 feet 7 inches, 1250.04(b)(1).
2. A variance for an addition to a nonconforming structure that increases the degree of existing nonconformity. Addition further encroaches into nonconforming front setback by 6 feet 1 inch, code does not permit. Section 1292.03(a).

Application was read.

Chairwoman Masterson asked if there was a representative for the application.

Patrick Hyland, Perspectus, 1300 E. 9th St, Cleveland, OH 44114, was sworn in.

Chairwoman Masterson asked the applicant to present their application.

Mr. Hyland stated that the 8,000 square foot addition to the existing church was to the west of the church. He discussed that the rectory would be torn down, and the parish hall would be put in its place. He said that the majority of the space shown in blue would be an event space to seat about 200 people for various church and parish related events and would not be rented out to outside parties. He mentioned that the parish was growing, and they needed space to have meetings and things of that nature but the driving factor behind the project was an elevator because the handicap access of the church was all the way in front off of Center Ridge Road and all of the parking was in the back. He stated that the project would move the entrance to the south and that there would be an elevator so people could get up easily to the sanctuary level. He added that it was also sized for a coffin for funerals and things like that and that it would be solving multiple problems with the building. He stated that for the variances, they were encroaching north beyond the existing church façade due to a number of issues and were just trying to fit all the buildings that they needed to in. He discussed that there was a flood elevation, a floodplain that also they wanted to keep above and that kind of kept them moving the addition to the north. He stated that the front elevation of the addition was 3 feet 10 inches proud of the main church façade. He commented that the addition facade and the church facade would be parallel. He noted that the right-of-way and Center Ridge diverged 1.8 degrees, so that was how they saw the varying dimensions on drawing as they went across from west to east, the varying dimensions there of the setback or the distance from the right-of-way to the front of the church, to the facade of the church or the addition.

Chairwoman Masterson asked Director Lieber for her review.

Director Lieber explained that there were two variances required. She stated that one was for the front yard setback of the building and the second was actually from the nonconforming chapter. She discussed that the zoning code allowed for the continued use and expansion of nonconforming buildings and that it was an addition, not a new building. She commented that it was an expansion of an existing nonconforming building because the church also had a setback less than 50 feet, but that the code did

allow for the expansion of nonconforming buildings. She went on to state that however, any expansion had to be fully conforming and could not increase the amount of nonconformity. She added that in that case, the addition came even closer to the right of way than the existing church, but in her opinion, it was a hardship that was based upon the road widening project and was a condition that a lot of buildings within that stretch of Center Ridge Road were facing and was due to a situation beyond the control of the applicant, when the city determined the road widening was necessary, She mentioned that she didn't think it would create a negative detriment to surrounding property or a detriment to the character of the area and that she did support both of those requests.

Chairwoman Masterson asked if the Administration had any other comments or questions.

None were given.

Chairwoman Masterson asked if the Commission had any other comments or questions.

None were given.

Chairwoman Masterson asked if anyone from the public wanted to speak on behalf of the application.

No one came forward.

Chairwoman Masterson reviewed the Duncan Factors regarding the application and read, "Can this property yield a reasonable return without the variance?" and stated that it was a church and was not really a point that should be addressed. She read, "Is the variance substantial?" and stated that no, it is a very small variance. She added that also as Director Lieber stated, it was very small and was created due to the road widening project. She read, "Will the essential character of the neighborhood be altered?" and stated that she didn't think anybody would actually know anything about it driving by it. She read, "Will it adversely affect delivery of services?" and said that no, it wouldn't. She read, "Did you purchase the property with the knowledge of the zoning restrictions?" and stated yes, but when they purchased the property, the street wasn't widened. She read, "Can it be corrected through a different method?" and stated no, she didn't think so. She read, "Would the spirit and intent behind the zoning requirements be observed and substantial justice be done by granting the variance?" and stated that she thought it would and everybody's comments and concerns would be addressed in the most pleasant way if they did grant it.

Moved by Masterson and seconded by Kimble to approve variance request.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

PPZ2024-0303 Paul & Colleen Nelson, 5449 Trevi Ct, PPN 07-00-030-000-220

Applicant: Complete Design & Construction, LLC, 3402 Church Dr, Lorain, OH 44053. Proposal consists of constructing an 18-foot deck. Property is zoned R-1 Residence District. Requests:

1. A 3.64 foot variance for setback to open space of a deck attached to a cluster dwelling; applicant shows setback of 1.36 feet, code requires 5 feet, Section 1294.01(g)(5). Note: See also 1282.11(b)(2).

Application was read.

Chairwoman Masterson asked Director Lieber to give her review of the application.

Director Lieber stated that the proposal was to construct a 540 square foot composite deck in the rear yard in the general location of an existing patio. She said that the applicant had indicated that that patio would protrude about 18 feet from the face of the dwelling and based upon the approved topo that they had on file, which showed that the dwelling was just over 19 feet from the rear property line, that meant that the deck would be set back from the property line 1.36 feet. She mentioned that she wasn't sure it was exactly that precise. She went on to say that while cluster dwellings must be set back a minimum of 15 feet from open space, and in that case, open space did about the rear of the property, the code also did allow for certain types of projections into required yards, so porches and stoops and such things might extend 10 feet into a required rear yard. She explained that therefore, with that projection taken into account, the deck could come within 5 feet of the rear property line by code and that was how they came up with the math to get the variance request on the agenda, which was the 3.64-foot variance for setback to open space. She added that in doing a little bit of research about this lot in its original development, that sub lot was part of phase two of North Ridge Point and the approved construction plans for that phase show a conservation easement because of the wetlands in that location, especially on the south side of the lot and that encompassed that wooded area. She stated that it looked like unfortunately some of the protected area was removed during the original construction, not related to the applicant, but just the original construction, when that house was constructed. She mentioned that some of that cleared area to the rear and that open space was intended to be left in a natural condition, but apparently had been kind of maintained and cleared a bit and it looked like there were some additional encroachments from other property owners in the area as well. She indicated that it was more just an observation, but that area was to be left natural.

Chairwoman Masterson asked if there were representatives for the application.

James Jeffries, Compete Design & Construction, 3402 Church St, Lorain, OH 44053, was sworn in

Mr. Jeffries stated that the concrete patio was going to get completely covered and the range, the area that it was going to be up against, not even up against, was a few feet off the property line and was going to be that kind of southeast corner. He commented that it was just going to be that little corner there. He discussed that the rest of the deck for the most part was going to be 5 feet plus from that property line. He stated that why they were trying to do was to cover that stone patio there and not have part of that sticking out so it looked good for the customer. He mentioned that it was almost in a pre-existing area that was already encroaching upon that corner property line because if they cut that back, as a builder, there would be a much greater cost to cut back some of that concrete to get the concrete out, resod, rebuild that area and to have to haul that away, would be quite an extensive amount of additional work for the customer for that. He stated it was just going to be on that corner. He discussed that the property behind that one was something that the HOA of his development owned that they allowed him to use and access on a regular basis, even allow him to store stuff and set stuff on that property as needed. He commented that they were just simply asking for that bottom right corner of the drawing, and it would come within a few feet of the property line just at that that corner and would not be the whole back of the deck there. He added that he noticed on some of the documentation it was talked about if it needed to be maintenance and that kind of stuff that it would be over that property line, but there would be no maintenance required on that and even when they built it, they were never going to go over that property line. He stated that it was going to be composite built and would have a lifetime warranty and

said that even if it did need maintenance, if they took it apart, it was not going to extend over onto that other property line.

Chairwoman Masterson asked if any of the Commission members had any comments or questions or concerns.

Vice-Chairman Kimble stated that he mentioned a couple times that he would be a couple feet off the property line, but the paperwork was saying 1.36 feet, and that was roughly 16 to 18 inches, so a foot and a half or so. He said that one question he had about that particular subdivision, was if they were able to put fences up on that property.

Chief Building Official Fursdon stated that they were from City standards but couldn't speak for the HOA.

Mr. Jeffries stated that he believed it was aluminum fencing.

Vice-Chairman Kimble stated that his point was that from a hypothetical standpoint, if the homeowner or if someone else was to put up a fence at that point, the fence would be 1.3ish feet from the deck, and that was fairly close. He added that they were talking under a foot and a half.

Mr. Jeffries stated that that was kind of like a hypothetical, and he believed it was almost two feet and that it was a little more than that 16 inches or so and he understood that that was not a whole lot more space, but he believed in Ridgeville that the fence could go, as mentioned, directly on that property line, so it would give two feet clearance, and it was literally just the corner that was going to have that. He commented that if they could imagine that point right to the fence was two feet of clearance and then everywhere else was full clearance. He indicated that it was not a running two feet but was literally just at that point, just a portion of it.

Vice-Chairman Kimble stated that still as the ordinance was written, he needed to be five foot off of the property line, so it may be just that one corner that was the 1.36 feet, but he would be a fair amount into the deck at least a third or so before they would accomplish the whole five feet.

Mr. Jeffries stated that it wasn't much, it was just a few feet that didn't meet that five foot but it was greater than that two foot number.

Vice-Chairman Kimble stated that the property that was directly behind that was part of the HOA, it did appear what was unique about that was that there was really no access to that portion of land other than from his client's yard.

Mr. Jeffries stated that was correct.

Vice-Chairman Kimble commented that it wasn't like it was a green space area where other neighbors would be using it from a communal standpoint.

Mr. Jeffries stated that there was a wooded area to the right of that.

Vice-Chairman Kimble stated that that was the wetland area.

Mr. Jeffries added that it eliminated access from others coming in there.

Vice-Chairman Kimble stated that one point he wanted to make was that it was difficult from the Board's perspective, at least from his standpoint, with lots of that size that were the cluster lots, there was really not a whole lot of actual real estate to do too much with. He said that he understood it was something that the homeowners should research and know before they buy it but honestly most didn't. He discussed that when they squeezed in houses to that extent, it gave conditions like that that became difficult and that it was a unique property.

Mr. Jeffries stated that it was very tight in that backyard.

Chairwoman Masterson stated that she had one question for Director Lieber regarding the point she brought up of that property being cleared and asked if there was any way that the City could go after the homeowner's association in that regard.

Director Lieber stated that she believed that clearing happened a long, long time ago. She mentioned that she just wanted to point that out from the standpoint of also just proximity to the property line, that to maintain that yard. She discussed that once the deck was in place, it would likely require the property owner to be able to pass on to the common open space property, whether for lawn mowing or lawn care and those types of things. She stated that if the Board granted the variance as written, that it wasn't just for that one point and would become a variance for any setback any point. She explained that the variance, if it was 1.36 feet from the property line, that meant that any structure that the deck could be built on to and that would become the new setback. She added that it wasn't just at that point unless they tied it to the specific site plan. She indicated that the variance would become a new required setback and would be 1.3 feet for any structure.

Chairwoman Masterson asked only on that property.

Director Lieber stated that was correct.

Chairwoman Masterson commented that they could literally build it 1.36 feet, unless of course they tied it directly to that.

Assistant Law Director Morgan stated that if they were inclined to grant that, that they did make that point and that it be just to that particular lot and that particular drawing that they were looking at. She added that in order to make it all the way across, they would have to make their deck diagonal, which was unlikely, but it was worth mentioning if they were inclined to vote in favor of it.

Chairwoman Masterson asked if there were any other comments or questions from the Administration.

None were given.

Chairwoman Masterson read the Duncan Factors regarding the variance request, "Can the property yield a reasonable return without the variance?" and stated that yes, it could. She read, "Is the variance substantial?" and stated that the variance was not substantial if in her opinion it be tied to Exhibit A and only grant it for the one corner where the deck came within 5 feet of the property. She indicated that she would specifically tie it to that one corner because that is a very minuscule variance for that one corner

and that one corner only. She read, “Will it change the character of the neighborhood?” and stated no, but that Vice-Chairman Kimble made a very good point that in that subdivision, the homes were pretty much built lot line to lot line, and it didn’t give them very many options. She read, “Will the variance adversely affect the delivery of governmental services?” and stated that Director Lieber made a good point that with the deck going where it is, it would make it very difficult for the homeowner to mow the lawn. She read, “Did the property owner purchase the property with knowledge of the zoning restrictions?” She commented that most people don't pay any attention to zoning restrictions, but they were there. She read, “Could the property owner's predicament be precluded through another method??” She stated that it could be, but it would be clipped, and it would look strange. She read, “Would the spirit and intent behind the zoning requirement be observed and substantial justice be done by granting the variance?” and stated that it was subjective, but it was very minimal. She asked if there was anyone in the audience who had any questions or comments on the matter.

None were given.

Moved by Masterson and seconded by Graupmann to grant the variance as submitted in Exhibit A.

A roll call vote was taken and the motion carried.

Yes – 3 No – 1(Toth)

ADJOURNMENT:

The meeting was adjourned at 7:55 PM.

Linda Masterson
Chairwoman

Tina Wieber
Recording Secretary/Deputy Clerk of Council

Thursday, November 21, 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

38527 CHANDLER WAY
Location address

Parcel number

RESIDENTIAL
Current zoning

VARIENCE
Appeal or variance (attach supporting documentation)

APPLICANT/AGENT INFORMATION

Phillip HERON
Name/Company

38527 CHANDLER WAY
Applicant address

216 544-1660
Applicant phone

FINFAN019@AOL.COM
Applicant email

PROPERTY OWNER INFORMATION

Phillip HERON
Name/Company

38527 CHANDLER WAY
Property owner address

216 544-1660
Property owner phone

FINFAN019@AOL.COM
Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

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. PPZ2024-0305	Date Received RECEIVED	ACTION
	Fee Paid \$75.00	OCT 15 2024	

PROJECT INFORMATION

Fence

Proposed project

38527 Chandler Way

Location

November 21, 2024

Meeting date

07-00-047-000-135

Parcel number

November 11, 2023

Comments due

RECOMMENDATIONS

1294.01 (h)(2) A. Fences in residential front yards shall be 4 foot in height and 50% open from the front building line to the R.O.W. (1294.01 (g)(8) corner lots have two front yards). Applicant requesting 6 foot high fence and 100% closed requiring a 2 foot height variance and a 100% closed variance. Proposed fence will be 12 foot from the city sidewalk and not in the 12 foot utility easement.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

Phillip and Gina Herron

38527 Chandler Way

216-544-1660

My name is Phillip Herron. My wife Gina and I purchased the aforementioned property from Ryan Homes in May of 2024, and closed on the property in August of the same year.

We moved in on September 14th, and we had discussed with Ryan Homes having a fence added to our property. The fence was necessary for our grandkids to have a secure area to play, and our two German Shepherds to not only be secure, but away from neighbors and the street. Ryan Homes advised us that we could construct a fence but it had to be 5 feet from the sidewalk. This seemed reasonable do to this being a corner lot, and still provided enough room for both dogs and our 4 grandchildren.

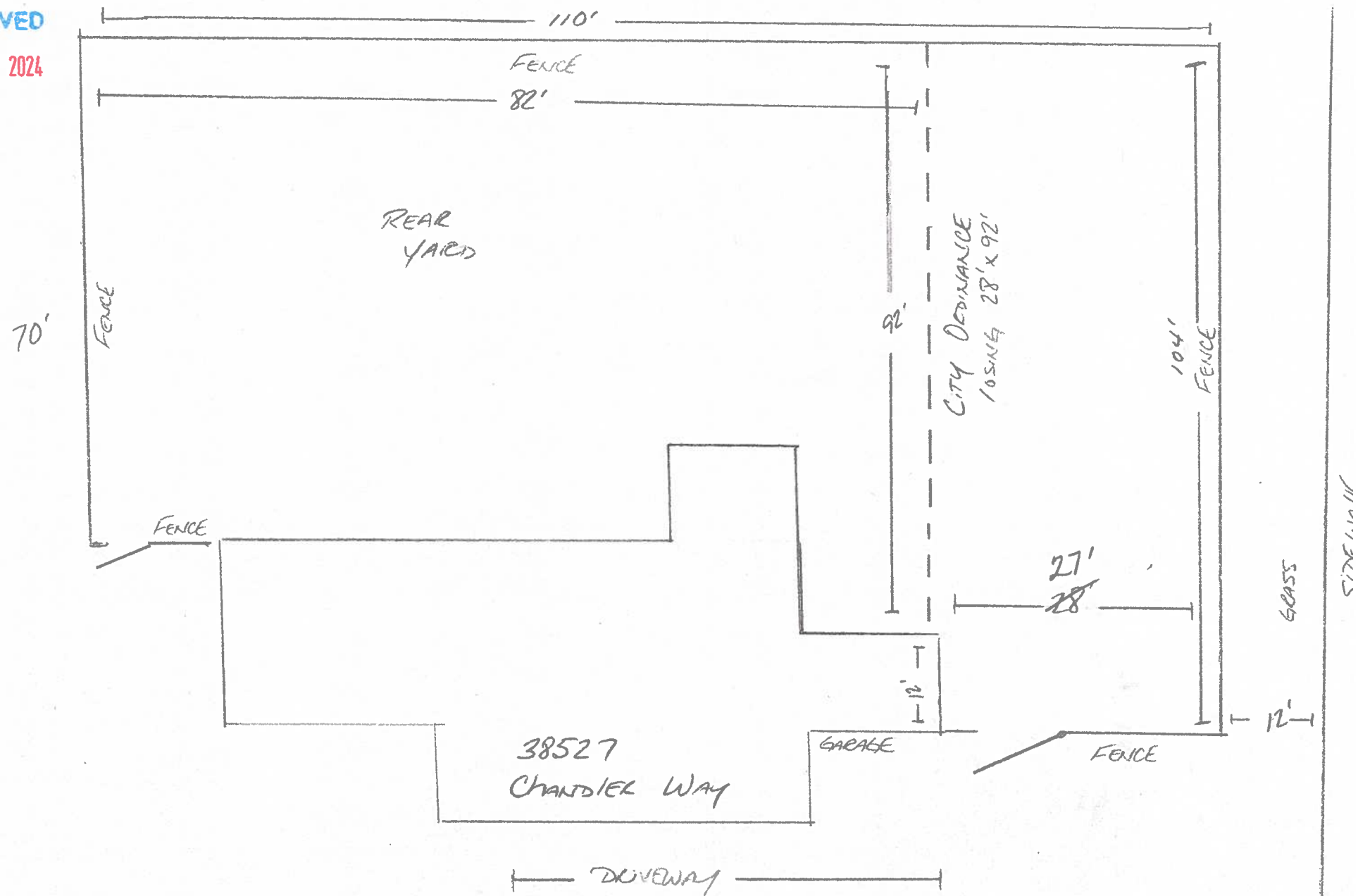
We entered into an agreement with R&M Fence in October to construct a white vinyl privacy fence. Our current HOA only allows one of two fences, 6-foot white vinyl or 5-foot black wrought iron. We choose the privacy because of our grandchildren, and the 6-foot height for our dogs. R&M Fence applied for the permit and was told that due to a utility easement we had to stay 12 feet from the sidewalk. This denies us quite a large area of land to be used by our grandchildren and dogs, and to be quite honest, looks a bit odd. This was discussed with R&M Fence and an alternate design was completed and submitted to the city. Several weeks later R&M Fence was told by city building inspector, Shane Taylor, that the permit was denied because being a corner lot, the fence could not be constructed as designed and had to be in line with the side of the house. This decision, albeit an ordinance specific to corner lots, denies us the use of a large bit of secure land and would give us more unprotected land outside the fence, than inside the fence, and in my opinion, would hurt the resale value of the property because of the way it would look, and restrict the use of a protected area for children and pets. In addition to those concerns, we are considering an in-ground pool in the future. With the amount of land we would lose due to this restriction it will eliminate or drastically reduce the protected land needed for the pool. I will attach a drawing that depicts what I am trying to describe showing the fenced in area we will lose do to this ordinance.

We are respectfully asking for relief of said ordinance to construct the fence 12 feet from the sidewalk as originally submitted to the city for approval. This design does not restrict the field of vision for anyone approaching the stop sign at Cora Court and Chandler Way or backing out of a driveway from any of my neighbor(s) on Cora Court.

Respectively Submitted,

Phillip Herron

OCT 15 2024



* NOT TO SCALE

38527 Chandler Way - Fence - 2024.14300

final grade
failed last 8.28.24

APPROVED AS NOTED
NRBO
10/14/24

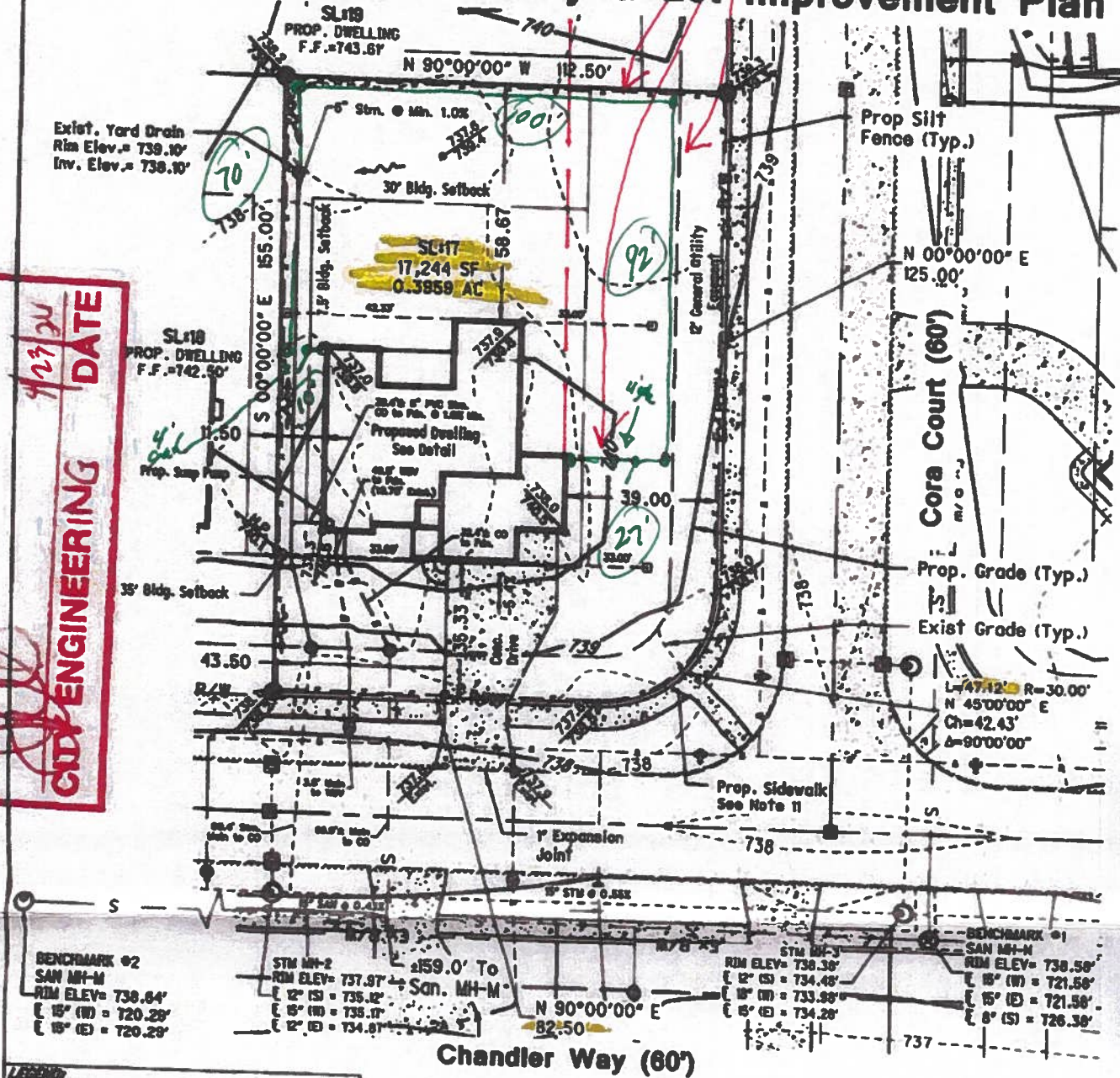
RECEIVED
OCT 02 2024

4'-0" GATE REQUIRED
WITHIN 10'-0" OF DWELLING

4'-0" HIGH
50% OPEN OR VARIANCE

RECEIVED
OCT 15 2024

Topographic Survey & Lot Improvement Plan



APPROVED

CITY ENGINEERING
DATE 10/14/24

CITY ENGINEER

DATE

APPROVED

LEGEND	
Spot Elevation	
Sanitary Sewer Manhole	
Storm Sewer Manhole	
Storm Sewer Catch Basin	
Hydrant	
Water Service Valve	
Sanitary & Storm Sewer Clean Out	
Electrical Structures	
Surface Flow Arrow	
Monument Box	
Iron Pin Found	
6/8" Iron Pin W/ Cap	
"DRG ENG 7631-6557" to Be Set	
Right Of Way	
Center Line	
Prop. Silt Fence	

UNDERGROUND UTILITIES
Contact Two Working Days
Before You Dig

OHIO811.org
Before You Dig

OHIO811, 8-1-1, or 1-800-902-8764
(Non-members must be called directly)

BENCHMARK #1 DATA:
Rim of San. MH-N
Located on the North side of Chandler Way.
Northwest of the intersection of Chandler Way & Cora Court.
Elev. = 738.58'

BENCHMARK #2 DATA:
Rim of San. MH-M
Located on the East side of Bender Road.
Northeast of the intersection of Bender Road & Chandler Way.
Elev. = 738.64'



PARCEL DATA:	
LOCATION	City of North Ridgeville, County of Lorain, Ohio
SUBDIVISION	Eagle Meadow Subdivision
SUBLOT	17
LOT SIZE	0.3959 Ac.
ADDRESS	38527 Chandler Way
PARCEL	07-00-047-000-135

SITE DATA:	
Lot Width @ Bldg. Setback:	12.50'
Sanitary Lateral (Per Plan)	Invert at Main: 722.97'
	Invert at Cleanout: 728.64'
	5.0' Rise

PROPOSED ELEVATIONS:	
8.00	Poured Conc. Basement Wall Height (FT)
742.19	First Floor Elevation (FT)
741.17	Top of Wall Elevation (FT)
740.50	Garage Floor Elevation (FT)
733.50	Basement Floor Elevation (FT)
733.17	Top of Basement Footer Elevation (FT)
732.67	Bottom of Basement Footer Elevation (FT)
736.67	Bottom of Porch Footing Elevation (FT)
736.67	Bottom of Garage Footing Elevation (FT)

DARY
Darryl Resource Group
1100 W. 12th Street, Suite 100
Cleveland, OH 44115
(216) 231-1100

BUILDER:
Ryan Homes
6770 S. Snowville Road
Suite 100
Brecksville, OH 44131
(440) 838-6300

REVISIONS:

PROJECT #

2143.C

DATE

2024-04-06

PROJECT NAME

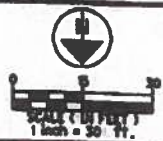
EAGLE MEADOW SUBDIVISION

SHEET NUMBER

1

TOTAL SHEETS

2



FB 739.50
FC 742.50
GAR 740.50
NGP

Board of Zoning & Building Appeals Application



SUBMITTAL INSTRUCTIONS

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3. Narrative of the request relative to standards of approval for variances or rationale for appeal.

PROJECT INFORMATION

35836 Center Ridge Rd

Location address

0700021101062

Parcel number

Current zoning

Variance

Appeal or variance (attach supporting documentation)

APPLICANT/AGENT INFORMATION

Mark Hannah / L3 Sign & Image

Name/Company

212 Warden Ave, Elyria OH 44035

Applicant address

440-377-0248

Applicant phone

mark@l3sign.com

Applicant email

PROPERTY OWNER INFORMATION

Casey O'Connor

Name/Company

35836 Center Ridge Rd, North Ridgeville OH 44109

Property owner address

440-376-4918

Property owner phone

caseydd@aol.com

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Mark Hannah
Applicant signature

Casey O'Connor (ELM T FLP)
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.	Date Received	ACTION
	PPZ 2024-0310	OCT 30 2024	
	Fee Paid		
	125.00 VISA		

Board of Zoning & Building Appeals Staff Report

Case PPZ2024-0310
 Property Owner Elart Family Limited Partnership
 PPN 07-00-021-101-062
 Property Address 35836 Center Ridge
 Zoning B-3 Highway Commercial District
 Applicant Name Mark Hannah, L3 Sign & Image
 Applicant Address 212 Warden Ave, Elyria OH 44035
 Project Sign
 Meeting Date November 21, 2024
 Report Date November 21, 2024

REQUESTED VARIANCES	CODIFIED REFERENCES
1. A 16.5-foot variance for setback of a monument sign from a side lot line. Applicant shows 3.5 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.	1286.11 Permanent sign allowances (c) <u>Monument Signs</u>. Monument signs shall not be permitted as accessory to single-family or two-family dwellings. In residential districts, monument signs may be accessory to nonresidential permitted or conditional uses. In all other districts, monument signs are permitted on lots in accordance with the following: (1) One monument sign shall be permitted per lot with the exception of lots having either a total area in excess of five (5) acres or total street frontage in excess of 500 linear feet, in which case two (2) monument signs are permitted provided each sign complies with the standards of this section. (2) The maximum sign area of an individual monument sign shall be 65 square feet if the sign does not exceed a height of eight (8) feet or a maximum sign area of 50 square feet if the sign does not exceed a height of ten (10) feet. In no case shall a monument sign exceed ten (10) feet in height. (3) Monument signs shall be set back a minimum of five (5) feet from every right-of-way line and a minimum of 20 feet from any side or rear lot line. (4) 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. (5) Monument signs shall be located in a landscaped area equal to or larger than the total sign area of the applicable sign. The landscaped area shall include all points where the sign's structural supports attach to the ground.

Summary of Request:

The applicant is requesting a variance for side setback of the proposed freestanding sign. Code requires monument signs to be set back 20 feet from side lot lines. Due to the limited area between the driveway and side lot line, the applicant is proposing to install a freestanding sign 3.5 feet from the side lot line.

In addition to the side setback issue, code allows one monument sign to be accessory to nonresidential permitted uses. Monument signs are defined as a freestanding sign that contains a support structure that is a solid appearing base constructed of permanent material. The design proposed does not meet the definition of monument sign. The sign base will need to be altered to become solid, otherwise a second variance will be needed.

Finally, the applicant's submittal shows two different heights for the sign. The graphic on the site plan page shows a 120 inch high sign (10 feet). The graphic on the sign detail page shows a 130 inch high sign (10 feet 10 inches). Monument signs cannot exceed 10 feet in height.

Board of Building and Zoning Appeals



PROJECT INFORMATION

Sign

Proposed project

35836 Center Ridge Rd

Location

November 21, 2024

Meeting date

07-00-021-101-062

Parcel number

November 11, 2023

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1286.11 (c)(3) Monument signs shall be setback 20 feet from side lot line. Applicant requesting monument sign to be setback 3.5 feet from side lot line, requiring a 16.5 feet variance. BZA approval required.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

35836
CASEY O'CONOR D.D.S
ORTHODONTICS
CHARBONEAU
CHIROPRACTIC

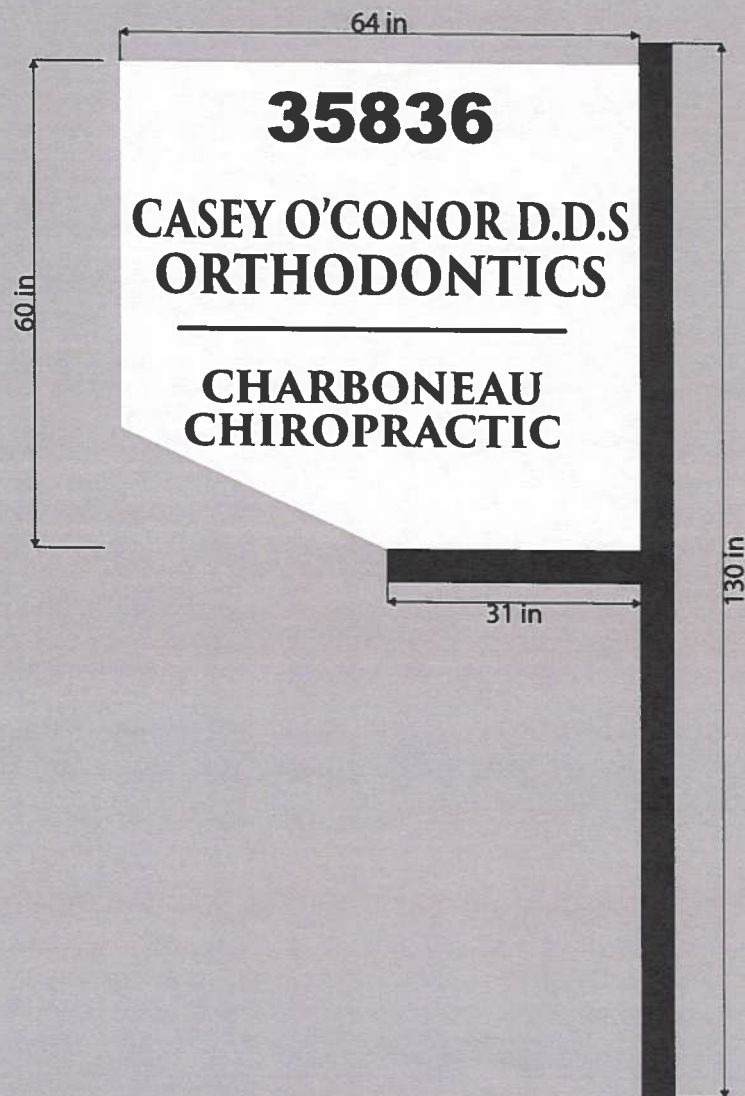
64 in
60 in
31 in
120 in

31% slope
19.42
25.99
50.54
Sign
3 1/2' 7'
6 1/2'
20ft
2.14
46.67
25ft
58.42
Pt. 900-001
Pt. .04
45.46
6.43
34.27
65.39
-061
-060
-063
.02
.05
65.41

Detailed description: This is an aerial photograph of a property with overlaid survey data. A yellow line outlines a specific area, and a blue line runs diagonally across the lower portion. Various numerical values are placed along these lines and at vertices, likely representing distances in feet. Labels include '31% slope' at the top left, '19.42', '25.99', '50.54', 'Sign', '3 1/2' 7'', '6 1/2'', '20ft', '2.14', '46.67', '25ft', '58.42', 'Pt. 900-001', 'Pt. .04', '45.46', '6.43', '34.27', '65.39', '-061', '-060', '-063', '.02', and '.05'. A white box in the top left corner contains the address '35836' and business names 'CASEY O'CONOR D.D.S ORTHODONTICS' and 'CHARBONEAU CHIROPRACTIC'. Dimensions '64 in', '60 in', '31 in', and '120 in' are also present near the box.

Page 19 of 28

64" x 60" Internally illuminated white cabinet w/ 1 ½" white retainers - polycarbonate face w/ applied black vinyl - mounted to 4x4 Black posts



Project: Casey O'Connor

Project Location: 35836 Center Ridge Rd, North Ridgeville, OH

Client: Casey O'Connor DDS



212 Warden Ave.
Elyria, OH
44035

These are original designs or concepts and are the property of L3 Sign & Image and may not be shown to any individuals other than the addressee without the written consent of L3 Sign & Image. Should these designs be used in anyway other than as intended by the addressee, design changes will apply.

Client Signature:

Date Issued: 05/01/24 Revision Date: 06/20/24 Revision #:

Taylor Hannah
L3 Sign & Image
212 Warden Ave
Elyria, OH 44035

October 29, 2024

City of North Ridgeville BZBA
7307 Avon Belden Rd
North Ridgeville, OH 44039

Dear Tina and the Board of Zoning & Building Appeals,

I am writing to you in regards to a variance application for a sign at 35836 Center Ridge Road. The double-sided cabinet sign was initially approved at the submitted location, but upon closer review it was determined that the sign does not comply with Ordinance 6087-2023 and will require BZBA approval. The desired sign location submitted with our first application is noted on the attached plot drawing. We believe this is the best place to install the sign. It makes the most sense visually, and will give the dental office street visibility without being a traffic hazard.

Please feel free to contact myself or Mark to discuss the project further. Thank you for taking the time to review our application; we look forward to hearing your thoughts.

Best,
Taylor Hannah

RECEIPT NUMBER

00029019



City of North Ridgeville
7307 Avon Belden Road
North Ridgeville, OH 44039
(440) 490-2081

Paid By

L3 SIGN & IMAGE
212 WARDEN AVE.
Elyria, OH 44035

10/30/2024

Type	Record	Category	Description	Amount
PZE Process	PPZ2024-0310	Standard Item	BZBA Commercial Application	\$ 125.00

35836 CENTER RIDGE RD
0700021101062

Total \$ 125.00

Cash

Check

Check #

Credit

\$ 125.00

Transferred

Tendered

\$ 125.00

Change

\$ 0.00

To Overpayment

\$ 0.00

Approval
Code

165137487

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

33681 Browning
Location address

Parcel number

Privacy Screen
Appeal or variance (attach supporting documentation)

Current zoning

8 FT H 16 FT L

APPLICANT/AGENT INFORMATION

Rick Fealey
Name/Company

33681 Browning Dr
Applicant address

216 319 6716
Applicant phone

RDPFealey@yahoo.com
Applicant email

PROPERTY OWNER INFORMATION

Rick Fealey
Name/Company

33681 Browning Dr
Property owner address

216 319 6716
Property owner phone

RDPFealey@yahoo.com
Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Rick Fealey
Applicant signature

Rick Fealey
Property owner signature

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OFFICE	PPZ No. PP2024-0306	Date Received RECEIVED	ACTION
	Fee Paid \$75.00 #11164	OCT 16 2024	



PROJECT INFORMATION

Fence

Proposed project

33681 Browning Dr

Location

November 21, 2024

Meeting date

07-00-009-120-161

Parcel number

November 11, 2024

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1294.01 (h)(2) A. Fences in residential districts shall be 6 foot high from front line of building to the rear property line. Applicant requesting 8 foot high fence requiring a 2 foot variance. BZA approval required.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

RECEIVED

OCT 16 2024

My house on 33681 Browning Dr Face each other
so I would like to make a privacy screen.
8ft H x 16ft L I feel like we see in there
house all the time!

Rich Frulley

OCT 16 2024

FENCE PLOT PLAN

Draw proposed fence layout here, outlining the general shape of your home and property.

**Please
provide
dimensions
in feet.**

Fence total
length: 4

length: 16 ft

Instructions for drawing plot plans:

- Give a rough outline of your property.
- Sketch in fence, including gate locations.
- Show any easements on your property.
- Shade-in, highlight or otherwise indicate new work.

