



Board of Zoning and Building Appeals
CITY HALL COUNCIL CHAMBERS
AGENDA OF FEBRUARY 27, 2025
7:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Regular meeting minutes of December 19, 2024

ELECTION OF OFFICERS

Chairperson

Vice-Chairperson

Secretary

Board of Flood and Drainage Control Liaison

Alternate Board of Flood and Drainage Control Liaison

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS

PPZ2025-0331: UH Urgent Care, 34548 Center Ridge Rd, PPN 07-00-016-101-054

Owner: The Shops on Center Ridge, LLC, 5050 Detroit Rd, Sheffield Village, OH 44035.

Applicant: Marie Cipolletta, Signarama Cleveland, 18200 S. Miles Rd, Warrensville Hts, 44128. Proposal consists of a sign package. Requests:

1. A 311.58 square foot variance for area of building signs. Applicant shows 431.58 square feet, code allows 120 square feet, Section 1286.11(a)(1)(A).
2. A variance for a second monument sign. Applicant shows two ground signs (existing Scooter's and proposed UH), code allows one, Section 1286.11(c)(1).

PPZ2025-0332: Richard & Kelly Greenfield, 9160 Pleasant Ridge Circle, PPN 07-00-

001-000-410

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

1. A 9-foot variance for a fence extending beyond the front building line on a corner lot. Applicant shows a 6-foot-high privacy fence extending 9 feet beyond the front building line, code does not permit, Section 1294.01(h)(2)(A).

PPZ2025-0333: North Ridgeville City Schools Transportation & Maintenance Center, 7001 Ranger Way, PPN 07-00-016-104-233

Applicant: Claire Bank/Then Design Architecture, 4230 River Street, Willoughby, OH 44094. Property is zoned R-1 Residence District. Proposal consists of site lighting for Transportation and Maintenance Center. Requests:

1. A variance for lighting fixtures that are not full cut-off. Applicant shows five pole lights installed at a 45-degree angle and wall packs that are semi cut-off, code requires full cut-off, Section 1285.08(c)(1).
2. A 14-foot variance for luminaire height. Applicant shows fixture height of 30 feet, code allows 16 feet in residential districts, Section 1285(d).
3. A variance for excessive illumination levels in an open parking lot. Applicant shows average of 2.8 fc and maximum of 20.8 fc in the bus parking lot, code allows 2.0 fc average and 5.0 fc maximum, Table 1285.08-1.

PPZ2025-0334: Javier Feliciano, 5884 Rosebelle Ave, PPN 07-00-020-108-019

Proposal consists of a detached garage. Property is zoned RS-2 General Residence District. Request:

1. A 284 square foot variance for area of detached private garage. Applicant shows 960 square feet, code allows 676 square feet, Section 1294.03(d)(1). Note: Garage also exceeds 26 feet in width.

ADJOURNMENT