



Board of Zoning and Building Appeals
CITY HALL COUNCIL CHAMBERS
AGENDA OF APRIL 24, 2025
7:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Regular Meeting Minutes of March 27, 2025

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. Property is zoned B-3 Highway Commercial District. Requests:

1. A 126.88 square foot variance for area of building signs. Applicant shows 259.48 square feet, code allows 132.60 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).

PPZ2025-0341 James & Deborah Koestler, 37079 Center Ridge Rd, PPN 07-00-034-000-042

Proposal consists of constructing an outbuilding. Property is zoned B-5 Architectural Business District/R-1 Residence District. Requests:

1. A 2-foot variance for setback of an outbuilding from a side lot line. Applicant shows pole barn located 3 feet from side lot line (east), code requires setback of 5 feet, Section 1294.03(e)(1).

PPZ2025-0342 Kevin Callahan, 6149 Dorow Dr, PPN: 07-00-029-000-563

Proposal consists of constructing an outbuilding. Property is zoned R-1 Residence

District. Request:

1. A 3 ft. 9 in. variance for side setback of an outbuilding. Code requires 5 ft., applicant shows 1 ft. 3 in., Section 1294.03(a).
2. A 3 ft. 6 in. variance for rear setback of an outbuilding. Code requires 5 ft., applicant shows 1 ft. 6 in., Section 1294.03(a).

PPZ2025-0345 Joseph Neroni, 37387 West Fenwick Dr, PPN: 07-00-035-102-165

Proposal consists of installing a fence on a corner lot. Property is zoned Planned Community Development District. Requests:

1. A 1-foot height variance for a fence in the front yard on a corner lot. Applicant shows a 5-foot-high black aluminum fence, code allows a fence no greater than 4 feet in the front yard, Section 1294.01(h)(2)(A). Note: Fence extends approximately 19 feet beyond the front building line.

PPZ2025-0346 St. Peter Catholic Church, 35777 Center Ridge Rd, PPN: 07-00-021-117-076

Proposal consists of a ground sign. Property is zoned R-1 Residence District. Request:

1. A 20% variance for changeable copy of a monument sign. Code allows a maximum of 50%, applicant shows approximately 70% changeable copy, Section 1286.11(c)(7).

ADJOURNMENT