

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

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, MARCH 27, 2025**

CALL TO ORDER:

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

ROLL CALL:

Present were members James Cain, Brad Weaver, Planning Commission Liaison Frank Toth, Vice-Chairman Paul Graupmann and Chairwoman Linda Masterson.

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, February 27, 2025.

None were given.

Minutes were approved as submitted.

PLANNING COMMISSION REPORT

Chairwoman Masterson asked if there was a Planning Commission Report.

Planning Commission Liaison Toth stated that the North Ridgeville Planning Commission took action on one item at its regular meeting on March 11th, 2025. He discussed the application from Victory Park that was reviewed for the construction of two new artificial turf fields and other site improvements. He stated that the application was conditionally recommended for approval by a 3-0 vote, contingent upon the applicant satisfying identified engineering and safety requirements and that the applicant was also required to submit a separate application for anticipated lighting improvements to their facility. He mentioned that Director Lieber informed the Commission of one Administrative Approval and that a zoning certificate issued to Little Ranger Rumble, an indoor toddler playground which will be located in a portion of the space formerly occupied by Bullfrogs on Center Ridge Road. He said that she also mentioned the work being done with respect to the zoning code update was moving along with portions of the update approaching draftable status. He indicated that Director Lieber stated that the results of the Lear/Lorain Road traffic study and recommendations to improve traffic flow in that area would be the subject of a public meeting to be scheduled in late April or early May 2025.

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS:

PPZ2025-0336: South Ridge Inn, 32801 Lorain Rd, PPN: 07-00-003-102-085

Owner: Rahi Hotels, LLC, 32801 Lorain Rd, North Ridgeville, OH 44039. Proposal consists of signage. Property is zoned B-4 Commercial Parkway District. Requests:

1. A variance for a pole sign. Code expressly prohibits pole signs, Section 1286.05(g).
2. A variance for excessive sign area and height of a ground sign. Code allows a maximum of 65 square feet at 8 feet high or 50 square feet at 10 feet high, Section 1286.11(c)(2). Note: Applicant shows new sign area of 150 square feet plus existing changeable copy. Sign height not provided but previous “freeway-oriented signs” could be up to 75 feet high.

Application was read.

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

Aldo Dure, 5109, Clark Ave, Cleveland, OH 44102, was sworn in.

Sunny Patel, 32801 Lorain Rd, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Director Lieber to present her report.

Director Lieber explained that in 2024, the former Super 8 Motel on Lorain Road was rebranded to the South Ridge Inn and part of that rebranding process involved sign replacement. She stated that the applicant was issued a notice of violation on January 1st for two signage items, with the first being work without a permit because new signs were installed without having application made or permit issued by the City and the second violation was that one of the signs was a prohibited sign type and indicated that the City no longer permitted pole signs. She explained that the applicant had gotten square on the wall signs, the building signs that were installed, but the subject of that particular case that evening was the non-conforming pole sign. She stated that the applicant had replaced the entire sign cabinet of the existing pole sign and in doing so, the sign lost its legal non-conforming status. She stated that the sign cabinet was not maintained or refaced, but completely removed and replaced, therefore, the sign was considered structurally altered and then once structurally altered, the sign must come into conformance with the current zoning code requirements. She added that she wanted to point out that she had sent out an updated report to the Board members and what the clerk read that evening was not based on the updated report. She discussed that the applicant, in filing their application referenced a variance request, but due to the fact that pole signs were a prohibited sign type, they could not make that request of the Board and the Board did not have authority to grant such a variance. She said that the other option that they could possibly seek was an appeal of a decision of an administrative official, which would, in that case, be the fact that the sign had become no longer a legal non-conforming sign, but an illegal sign. She explained that they had rewritten the staff report to better reflect the appeal given the fact that the variance was really off the table in terms of available options for the applicant and therefore also the Duncan factors did not apply when they were considering appeals as they would if it they were considering a variance.

Assistant Law Director Morgan stated that the main difference was the way that the Board was instructed to look at an appeal as opposed to a variance. She explained that for a variance they would take into account the Duncan factors, what the land looked like and a variety of things, but in an appeal, the only thing they would be looking at, because it was a prohibited type sign, was whether or not they would need a permit to do it and they couldn't get a permit because it was specifically prohibited, so whether or not the administrative official made a correct decision in not issuing a permit for the pole sign.

Chairwoman Masterson asked the applicant to present their application.

Mr. Dure stated that he was from BNext Signs & Awnings and that they did apply for a refacing of the Super 8 sign and that they got the permit for that, but then Super 8 approached them and said that they had to remove the cabinet and then they did not know that they had to conform. He said that they didn't know that it was going to be a nonconforming sign, so they took the sign down from Super 8 and replaced the cabinet. He mentioned that they had kept the same design that they originally got the permit for the refacing the Super 8. He stated that if they had known that they would have talked to Super 8 and tried to keep the sign there the way it was. He stated that the height of the sign was not 75 feet to the top but was 16 feet plus 10 feet plus 15 feet from the Super 8.

Chairwoman Masterson asked if Super 8 made them take down the sign and the cabinet but the City gave them permission to reface.

Mr. Dure stated that was correct.

Chairwoman Masterson asked Chief Building Official Fursdon if that was correct.

Chief Building Official Fursdon stated that yes, they applied for a permit to reface both the building sign and the pole sign, which they did, and permission was granted because all they needed was the drawing of what was going in the can. He mentioned that they discovered later that the entire can was removed and that a new can and sign was installed with no permit structurally altering the sign and as the Director pointed out, pole signs with the new ordinance, which had been in effect for about a year and a half now, two years, were prohibited.

Chairwoman Masterson stated that they replaced the entire structure except for the sticks basically holding it up.

Member Cain stated that they replaced the sign cabinet.

Mr. Dure mentioned that after they got the permit, they sent them an e-mail saying that they had to replace the shape of Super 8 because that was their brand, and they weren't allowed to use that. He explained that what they did was kept the same square footage of 15' by 10' and instead of going vertically they did horizontally. He stated that the sign was lower to the existing poles and that they did not replace the pole or touch anything else but kept the same square footage. He stated that they did the same thing on the building and got the permit for the building cabinet already. He indicated that they approached the City right away and tried to comply. He added that they said that now that was not a confirming sign and truthfully, they did not know because if he would have known from the get go, he would have tried to contact them and maybe add something on top of the existing sign or make it square, put in some sort of filler and leave it there. He stated that from Route 10 to the building, the way the building sits, driving south or west you cannot see the building and driving the opposite way on Route 10, you cannot see the building.

Mr. Patel stated that they were a roadside business and that there were only two hotels in the area. He discussed that the way that they relied on business, because they were not branded and were not a franchise anymore was that they really wanted their customers to see them or where they were located. He discussed that they sat kind of low, lower than the road and the building was obviously a two-story building, so not very many people could see them and especially at night, which was when a lot of their customers would come and look for them or find them online when they wanted directions. He stated

that if they didn't have a sign or if their sign was lower, they were not going to see them. He mentioned that everybody else had a slightly higher sign that was still visible. He indicated that even if they came in off the turnpike, they could see the Motel 6 sign, but they wouldn't see their sign currently. He stated that if they were to go even lower, it would be detrimental for their business, and they were obviously competing against the hotels in North Olmsted. He indicated that it was just a very different situation and obviously they didn't want Wyndham to send them a letter of cease-and-desist because that would again mean that they would end up paying more fines and it was just a very messy situation.

Chairwoman Masterson asked if anyone had any questions or concern.

Assistant Law Director Morgan asked if the Super 8 sign shape and colors were trademarked.

Mr. Patel stated that was correct.

Chairwoman Masterson asked Chief Building Official Fursdon if when they issued the sign permit, they assumed that they were just going to keep the same cabinet from the Super 8 and they were just going to put in a new sign.

Chief Building Official Fursdon stated that was correct. He indicated that was all they did initially was that Super 8 sign had the South Ridge logo in it originally, when they approved it the first time.

Chairwoman Masterson stated that she was familiar with where they were located and the signs in that area but that the City had decided to not let signs like that go forward and a lot of the signs in that area were not going to be replaced. She commented that she understood that currently they might be competing with those signs, but in the future that would probably not be the case. She stated that she understood their problem of not knowing the rules, however, that did not make them exempt from the rules. She explained that the Board was looking at it from an appeal standpoint and when they removed that and replaced it in its entirety, she didn't have any reason to grant the appeal. She asked if any Board members had any questions or comments.

None were given.

Chairwoman Masterson asked if anyone from the Administration had any further questions or comments.

Mr. Patel stated that he understood what the Board was saying that it was an ordinance and had been in place for a year and a half but for them, as a small business, they were trying to move away from going the economy route and were trying to scale up. He explained that with a lot of those types of properties, what happened was that if they went downhill or if they didn't have the right clientele, it could cause a lot of trouble like overdoses and those types of things. He mentioned that they hadn't had to call the police and hadn't had any nuisances because they were trying to be stricter about that and were trying to clean the property up as it had been in distress and since it was Super 8. He commented that when people would come to North Ridgeville to visit, what could they do to try and keep that business within North Ridgeville rather than them going to North Olmsted, because it was all those tax dollars from the 6% for North Ridgeville and that Elyria charged 3% and North Olmsted charged 3% as well, so what could they do to try and keep that business within the city. He asked how they could try and keep the existing business there if the sign didn't happen and remarked that it would be detrimental to the

business. He added that he understood that they had mis stepped there by not understanding and that it didn't exempt them from not knowing what the law was, but they wanted to request some sort of variance or some sort of middle ground so that they could actually keep the sign, because going down the Super 8 route or going down and keeping that same shape was just trying to make the franchise mad, which would mean unnecessary attorney fees and they couldn't possibly go down that path. He stated that he was more than happy to take any recommendations of what they could do.

Chairwoman Masterson stated that as far as a variance they were very clear that the Board couldn't change that. She stated that the Board was there to hear the merits of their appeal. She mentioned that the City, the Building Department and the Law Department always wanted to keep businesses in town and that they had done a beautiful job maintaining it and bringing positive changes to the buildings and of course they didn't want it to turn into anything other than that but she also didn't believe that by the Board approving or disapproving the sign, that it was not going to cause that to be in effect.

Moved by Cain and seconded by Masterson to deny the application.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

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. Requests:

1. A 1-foot setback for setback of a detached garage from a side lot line. Applicant shows 4 feet, code requires 5 feet, Section 1294.03(a).
2. A 10-foot variance for setback of a detached garage from proposed porch. Applicant shows 0 feet, code requires 10 feet, Section 1294.03(a).

Application was read.

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

Javier Feliciano, 5884 Rosebelle Ave, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Director Lieber to present her report.

Director Lieber indicated that the Board was pretty familiar with the background of the project but stated that as a reminder, the applicant had appeared before the BZBA on three previous occasions seeking variances to remedy a violation that he incurred in April of 2024 in relation to the construction of a garage addition. She explained that the first was in July of 2024, for two variance requests that were denied and then later in December of 2024, the request was reduced to a single area variance which was denied and then most recently in February 2025, with one variance for area of a detached garage where that area had been reduced from the previous request, which was also denied. She stated that the applicant had further amended their project and was seeking a new approach to convert the original portion of that detached garage into a covered porch and then to retain the addition constructed in 2024, that would be a garage attached to that porch. She discussed that the front and rear walls of that original garage would be removed, and support beams added. She stated that if the porch was no longer considered a garage, it could not be used as a carport because that was just another type of garage, but the area of the recent addition would comply with the zoning code in terms of overall area, however,

now the variance had become the set back from the side property line was the first, and the second was that detached garages must be set back at least 10 feet from any other building or structure located on the same lot and because it would be attached to the covered porch, that would be the second variance.

Mr. Feliciano stated that he came up with that design, hoping that they could work something out with the design to be able to keep the new garage by taking the other one out and make that a porch for his kids. He mentioned that because there weren't really a lot of trees around, they would have at least an overhang for them to play. He stated that they would put a picnic table there and stuff because his yard was not that big.

Chairwoman Masterson asked if he understood that no vehicles could be parked there and that it could not be enclosed at any point in time.

Mr. Feliciano stated that he did.

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

Planning Commission Liaison Toth stated that he had a question for Chief Building Official Fursdon and remarked that he noticed in his report that he characterized the porch area of the drawing as a building and asked if he would elaborate on that.

Chief Building Official Fursdon stated that the definition of a building would simply be a structure which that was, that porch.

Planning Commission Liaison Toth stated that he looked at that specific chapter and there was a definition for a porch, which seemed to be a little bit different than what they were looking at there.

Chief Building Official Fursdon stated that whether he called a porch or a gazebo, it was another structure on the lot that the garage had to be 10 feet away from. He stated that ordinance said that the detached garage had to be 10 feet from other structures on the lot, a house or any other and that porch would now become another structure on the lot that was not 10 feet away from the garage.

Planning Commission Liaison Toth stated that when he read that definition of the porch, it had some specific characteristics such as nothing 30 inches above the floor and he believed it was three sides open.

Chief Building Official Fursdon stated that the applicant called it a porch, but they were calling it a structure.

Member Cain asked what would keep them from enclosing it in later and then coming back in before the Law Department because they had similar structures like that in the past where they couldn't really judge what they were going to do later on, but if it was attached to a garage already and three sides were open, who was to say a year from now when nobody was looking that they didn't have four walls back up. He commented that they had something similar happen in the past like that.

Chief Building Official Fursdon stated that there was no way that he could prevent that other than if that were to occur, it would be in violation, and he would be back before the Board or he would be in court.

Chairwoman Masterson stated that he was asking for some big asks again. She commented that his one-foot setback was a small one and was about 20%, but the 10 foot variance he was asking for was a 100% variance. She asked why he was asking for such a large variance and what was the reason for it.

Mr. Feliciano stated that he wanted to be able to have his kids have something to play under if it was raining or something like that, because there was really no yard for them to play in, so that would be perfect. He stated that he would never enclose it back in and that it would always be a porch.

Chairwoman Masterson asked Chief Building Official Fursdon if that structure was taken down, and the garage that he built, would that meet the building code.

Chief Building Official Fursdon stated that it would be a legal sized garage on that lot and all he would need would be the side yard setback variance if the existing old garage were removed.

Chairwoman Masterson asked if he still needed the setback.

Chief Building Official Fursdon stated that he did because it was only four feet off the property line.

Chairwoman Masterson stated that he built a garage with no permit and because he built a garage without obtaining permits that was not the fault of the City. She stated that while he kept coming up with different solutions for the problem, she didn't understand why granting him a variance made sense. She then read through the Duncan factors, "Can the property yield a reasonable return without the variance?" She stated that yes, it could. She read, "Is the variance substantial?" and stated that yes, it was 100%. She read, "Will the essential character of the neighborhood be substantially altered or will adjoining property suffer a substantial detriment?" and commented that the lots in that neighborhood were fairly small and under an acre. She added that as he had stated, he didn't have a big yard and his children need a place to play, but she didn't think that having the existing garage turned into a porch would help that. She read, "Will the variance adversely affect the delivery of governmental services?" and stated that it would not. She read, "Did you purchase the property with the knowledge of the zoning restrictions?" She stated that yes, he was a business owner, so he should know that. She read, "Can the owner's predicament be precluded through some other method other than a variance?" and said that Mr. Fursdon did state that yes, it could be, he could take down the old garage. She read, "Would the spirit and intent behind the zoning requirements be observed and substantial justice done by granting the variance?" She stated that the garage addition was constructed without the City's approval, so the desire to keep the structure with a minimal modification was not in and of itself a practical difficulty or hardship. She stated that the applicant had considered a new way to reduce the variance request by converting the original detached garage and reclassified it as a covered porch. She commented that the openness of a covered porch may reduce the visual impact, but the lot coverage would be unchanged and that the potential concern was that the porch was not a storage building and could not be used as such, however, enforcement could be problematic. She asked if there was anything else that he wanted to add.

Mr. Feliciano stated that in order to keep the new building, he figured that he would tear down the old building, because what was happening was since they were attached, right in on the wall they got like holes where they put everything together. He stated that he figured if he just left the new one and then they could take the old one and just make it, you know use it as a porch, so he kept the existing garage, the new one, and that would meet the square footage for the City.

Chairwoman Masterson asked if anyone from the Administration had any comments, concerns or anything to add.

Planning Commission Liaison Toth asked for clarification from the Law Director regarding whether the Board was allowed to consider the physical presence of the structure on the lot in their deliberation or were they to work specifically off the drawings. He asked if they were allowed to consider that the building already existed in a non-compliant form while they debated a variance to allow it.

Assistant Law Director Morgan stated that when looking at the variance and what the applicant was asking for, he was sort of asking them to look at the building and make a determination. She mentioned that they would have to look at it, see its impact when deciding the one-foot variance, and the 10-foot variance because they were two different variance requests. She remarked whether it was a factor, a negative or a positive factor in and of itself, just that it existed, to the degree that it needed a variance, yes. She mentioned that beyond that, she wasn't sure exactly what kind of impact he was anticipating because there wouldn't be a variance required if the building weren't built. She discussed that by him not getting a permit was something certainly that they would consider, but just its existence without attaching it to some other significant factor that they could consider standing alone, probably not if she understood what he was asking.

Chairwoman Masterson asked if anybody else had any comments, questions or concerns.

None were given.

Chairwoman Masterson asked Mr. Feliciano if there was anything else that he wanted to add.

Mr. Feliciano stated that he did not.

Moved by Masterson and seconded by Cain to deny the variance request.

Assistant Law Director asked if Chairwoman Masterson could indicate if they were voting on the variance requests separately or together.

Chairwoman Masterson stated that they could do them separately, so the vote would be for the first variance request.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

Moved by Masterson and seconded by Cain to deny the second variance request.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

ADJOURNMENT:

**BOARD OF ZONING AND BUILDING APPEALS
REGULAR MEETING–THURSDAY, MARCH 27, 2025**

PAGE 9

The meeting was adjourned at 7:40 PM.

Linda Masterson
Chairwoman

Tina Wieber
Recording Secretary/Deputy Clerk of Council

Thursday, April 24, 2025
Date Approved

DRAFT

Board of Zoning & Building Appeals Application

RECEIVED

JAN 24 2025



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

34548 Center Ridge Rd
Location address

0700016101054

Parcel number

Current zoning

Monument Sign Wall Signs
Appeal or variance (attach supporting documentation)

APPLICANT/AGENT INFORMATION

Signarama Cleveland Marie Cipolletta
Name/Company

18200 S. Miles Rd Warrensville Hts
Applicant address

440.442.5002
Applicant phone

mariea@signaramach.com
Applicant email

PROPERTY OWNER INFORMATION

The Shops on Center Ridge LLC
Name/Company

5050 Detroit Rd. Sheffield Village OH 44035
Property owner address

Property owner address

440-554-6723
Property owner phone

mickey.mann@outlook.com
Property owner email

Property owner phone

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Marie Cipolletta
Applicant signature

Ryan M. Mann
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
	PPZ2025-0331	1/24/25	
	Fee Paid		
	\$125.00		

2-27-25
Tablet
Mike R. Mann

Board of Zoning & Building Appeals Staff Report

Case PPZ2025-0331
 Property Owner The Shops on Center Ridge LLC
 PPN 07-00-016-101-054
 Property Address 34548 Center Ridge Road
 Zoning B-3 Highway Commercial District
 Applicant Name Signarama Cleveland, Marie Cipolletta
 Applicant Address 18200 S. Miles Road, Warrensville Heights OH
 Project Sign package
 Meeting Date April 24, 2025
 Report Date March 27, 2025

REQUESTED VARIANCES	CODIFIED REFERENCES
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).	1286.11 - Permanent sign allowances (a) <u>Building Signs</u> . Building signs shall not be permitted as accessory to single-family or two-family dwellings. In residential districts, building signs may be accessory to nonresidential permitted or conditional uses. In all other districts, building signs are permitted on principal structures in accordance with the following: (1) Building Sign Allowance. The building sign area allowed in this section shall include the total amount of all wall, canopy, and projecting signs on each façade. A. Maximum permitted building sign area for a single tenant building shall be two (2) square feet per lineal foot of the façade width of the principal building.
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).	(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.

Summary of Request:

The applicant has proposed a sign package for the UH Urgent Care project on Center Ridge Road. The sign package consists of building signs and a new ground sign.

The UH building shares a parcel with the former Scooter's Coffee. One ground sign is permitted per lot, unless the parcel has frontage in excess of 500 linear feet or is greater than 5 acres. The lot has about 146 feet of frontage and is approximately 2.4 acres, so neither of those conditions are met. The sign itself would otherwise meet code requirements in terms of height, area and setback.

Additionally, the applicant proposes building signage in excess of code allowances. Two square feet of signage are permitted for each linear foot of building width. The building itself is 60 feet wide but has an overhang, increasing total building frontage to 66.3 feet. Therefore, the building is allocated 132.6 square feet of signage.

The applicant's request for building signage is shown in the table below. Modifications have been made since the original submittal. The original proposal is in black and the revised proposal is in red. The applicant has reduced their request by 172 square feet and has eliminated the proposed sign on the north elevation.

			H	W	Area	
E01	North	Wall	5.135	32.604	167.42	Original E01
			0	0	0	Eliminated E01
E02	South	Wall	7	23.333	163.33	Original E02
			5	31.73	158.65	Reduced E02
E03	East	Wall	5.5	18.333	100.83	Original E03
			5.5	18.333	100.83	No change to E03
					431.58	Original Total
					259.48	Revised Total
					132.60	Permitted
					298.98	Original Variance
					126.88	New Variance

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 be used for its intended purpose without the variance.

Is the variance substantial?

The building sign variance, while significant, has been substantially reduced from the original request, a 58 percent reduction. The ground sign variance request is less substantial. The property owner provided testimony that there is a future tenant secured for the Scooter's building that intends to reuse the sign. It is not easily evident if or how the existing sign could be successfully altered to accommodate multiple businesses.

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

A unique feature of the UH Urgent Care is that the main entrance is at the rear of the building. This is a more unusual configuration in that the entrance is not visible from the public right-of-way. Signage helps to direct customers and delivery services to the proper entrances, typically not on the rear of buildings. The applicant has responded to concerns expressed by the Board that a large sign on the rear of the building would serve little purpose for wayfinding and potentially have negative impacts on residential properties to the north.

The existing ground sign is positioned in a location in front of the former Scooter's. Once the building is repurposed, the pending new business will have need for that signage. A second sign for UH, while not as desirable as a single sign serving both businesses, will allow UH identification while not requiring removal of an existing sign that is intended for reuse.

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?

These zoning requirements have been in place prior to the application for the project.

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

There is no way to accommodate the amount of signage requested without a variance. Given the rear entrance to the building and the pre-existing ground sign, evidence has been provided that some level of relief would be appropriate.

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

Variances may be appropriate where property conditions create unique circumstances. In this case, there are a few unique circumstances related to the building orientation and the multiple businesses on one lot, as previously detailed. The applicant's suggestion that a greater amount of signage be afforded to a certain type of business, an urgent care facility in this case, does not follow the US Supreme Court's guidance that review of signage should be content neutral. Signage is speech. Favoring one speaker, such as medical offices, over other business types would not pass constitutional review. It is my recommendation the Board not take into account the fact that the business is an urgent care in their consideration of the variance requests.

PROJECT INFORMATION

Sign Package for UH Urgent Care

Proposed project

34548 Center Ridge Rd

Location

07-00-016-101-054

Parcel number

March 27, 2025

Meeting date

March 14, 2025

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1. 1286.11 (a)(1)A. Wall signs on single tenant building allowed 2 square foot of signage per one linear foot of façade. Applicant allowed 120 square foot of wall signage (60 foot of building façade x 2 square foot of allowable signage = 120 total allowable wall signage). Applicant requesting 260 square foot of wall signs requiring a 140 square foot variance. BZA approval required.
2. 1286.11 (c)(1) One monument sign allowed per lot. Applicant requesting second monument sign on lot. BZA approval required. (Applicant needs to keep monument sign minimum 5 foot setback from R.O.W. and not in the sight visibility triangle).

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

00030300



Paid By
SHOPS ON CENTER RIDGE LLC
5550 DETROIT RD
SHEFFIELD VILLAGE, OH 44035

Type	Record	Category	Description	Amount
PZE Process	PPZ2025-0331	Standard Item	BZBA Commercial Application	\$ 125.00

Total	\$ 125.00
Cash	
Check	\$ 125.00
Check #	22438
Credit	
Transferred	
Tendered	\$ 125.00
Change	\$ 0.00
To Overpayment	\$ 0.00

To Whom it may concern:

RECEIVED

JAN 24 2025

As an urgent care facility, it is important to achieve optimal visibility and accessibility for patients in need of immediate medical attention. It is imperative that the sign stand out clearly and effectively, and that is why we are seeking a variance. Given the nature of the services performed, the increased visibility will not only enhance the safety and efficiency of emergency responses but also aligns with the critical mission of providing timely medical support to the community. Given the prominence of University Hospital and the essential nature of their services, we believe that allowing a larger sign is justified and beneficial for public health and safety.

Stratus™

onestratus.com

888.503.1569

LOCATION NUMBER:

5050

SITE ADDRESS:

34548 Center Ridge Rd North
Ridgeville, OH 44039

[View in Google Maps](#)

SIGN CODE:

Wall Signs: 2 square feet per 1 foot of lineal frontage on widest elevation of building.

66.3 x 2 = 132.6 square feet allowed.

Freestanding Signs: Maximum height = 10'. If 8' or less in height, 65 square feet permitted.

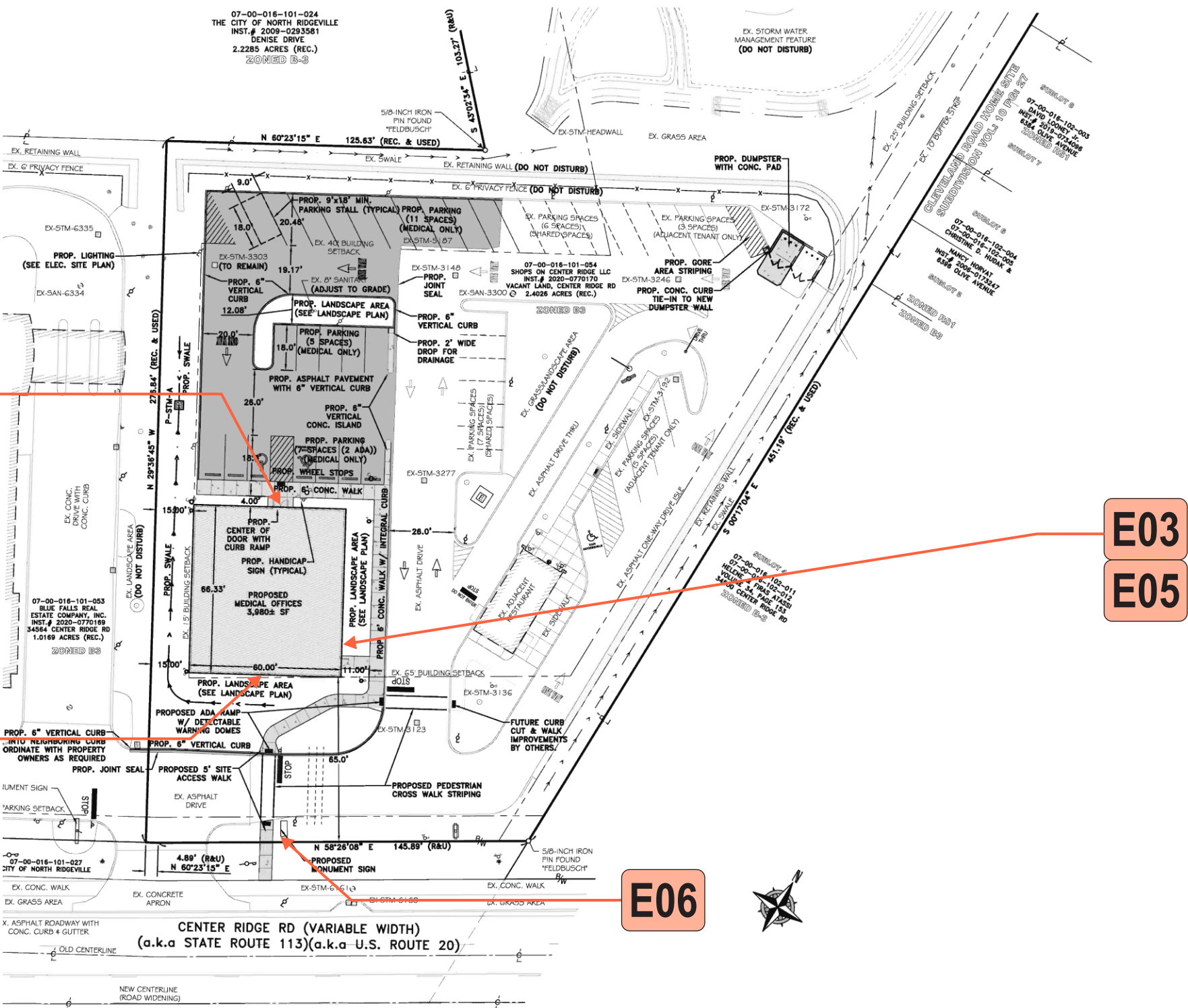
If 8' or more feet in height, 50 square feet permitted. 5' setback from right of way required



University Hospitals
Urgent Care

SITE PLAN

NTS - Not to Scale



Revised E03 & E05 location

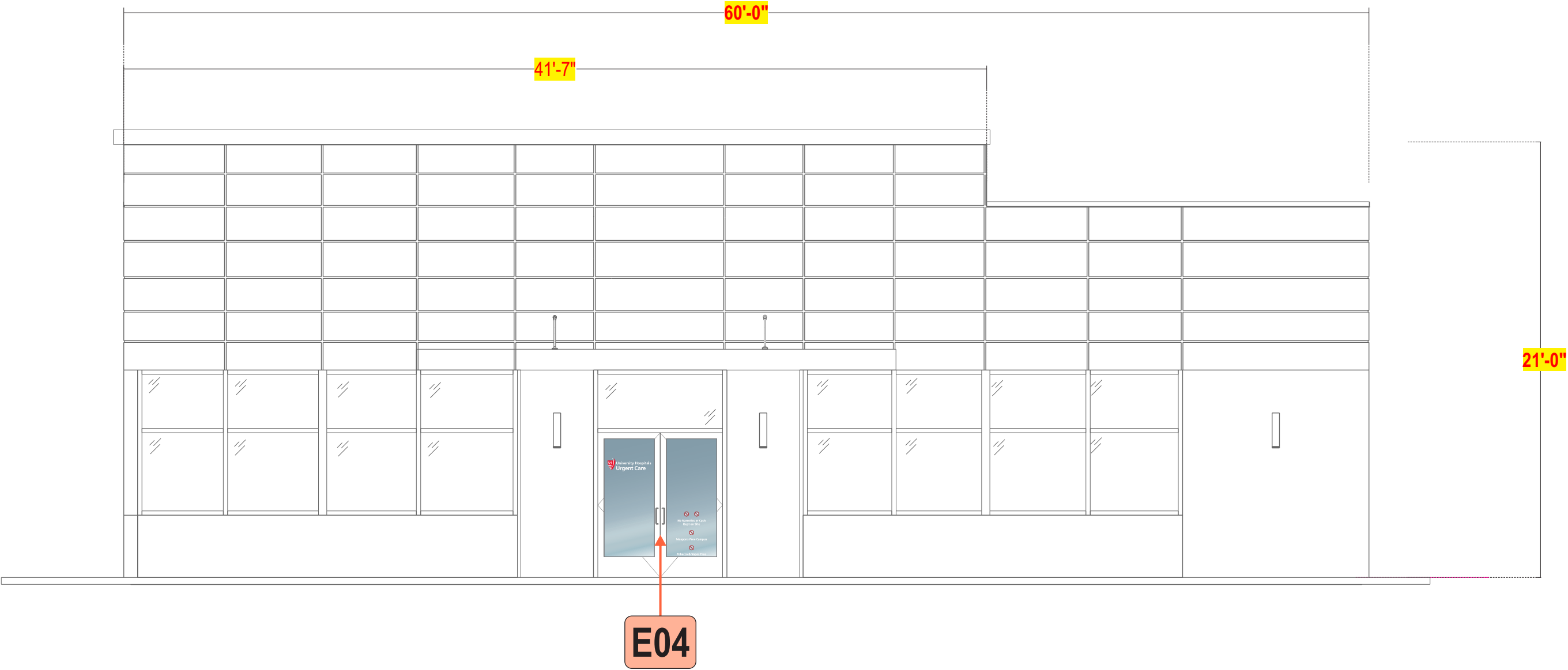
Added E06

NORTH ELEVATION

Scale: 3/16"=1'-0"



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



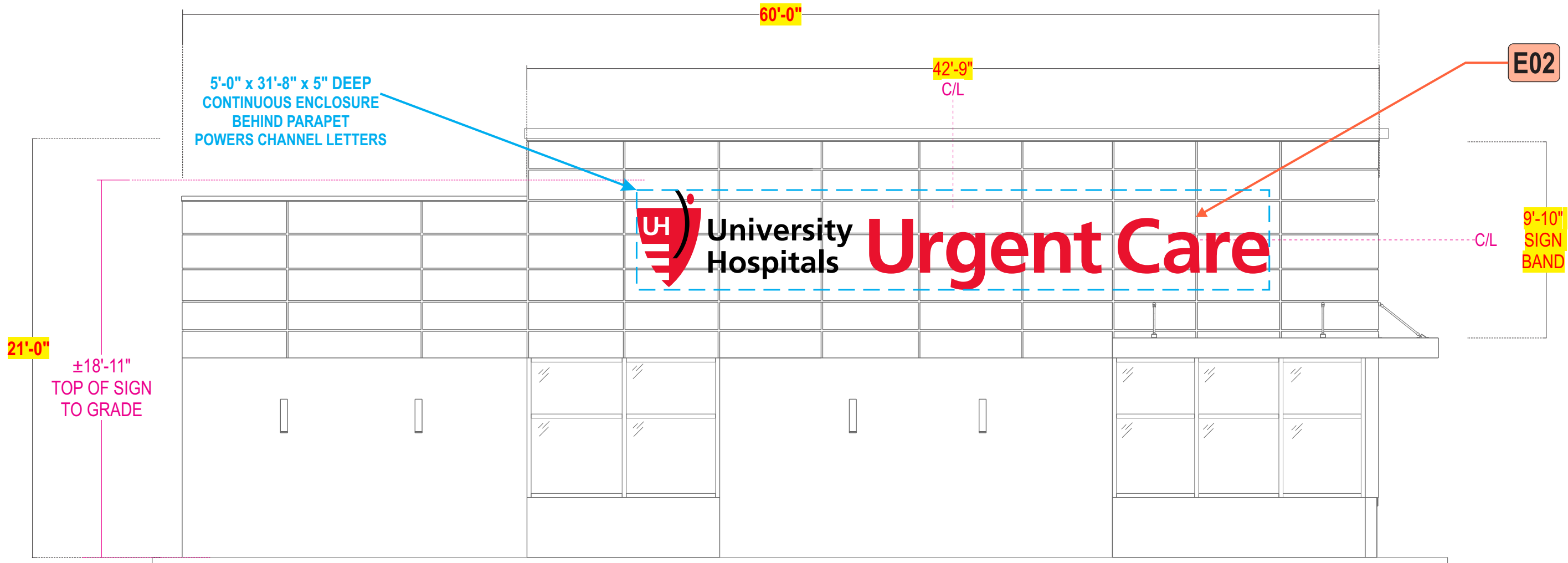
Increased size
Option B selected; removed Option A and tags

Removed E01 from scope

CUMULATIVE SIGN SF:	132.6
PROPOSED SIGN SF:	158.65



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



Revised to 84" variance option

Option B selected; removed Option A and tags

Added Linear option
Increased size
Revised per notes



5'-0" x 31'-8" x 5" DEEP
CONTINUOUS ENCLOSURE
BEHIND PARAPET
POWERS CHANNEL LETTERS

FACES: LOGO: 3/16" white polycarbonate with surface applied vinyl to match colors shown;
LETTERS: 3/16" # 2447 white acrylic with surface applied vinyl to match colors shown;
Black letters and arch to illuminate white at night

TRIMCAP: LOGO: 2" standard black jewelite trimcap
LETTERS: 1" standard black jewelite trimcap

RETURNS: 5" deep .063 alum. returns - pre-painted black

BACKS: .090 alum. backs - insides painted White

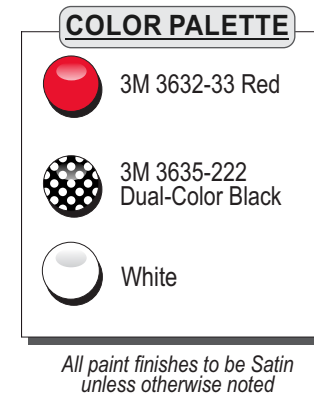
ILLUM.: White LEDs as required by manufacturer;
All electrical wiring and power supplies to be housed within weather tight enclosure on backside of parapet

WIREWAY: Fab'd .080 Aluminum wireway; painted white

WALL MAT.: Not provided at this time

INSTALL: Thru bolted using all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent

QUANTITY: (1) ONE REQUIRED FOR NORTH ELEVATION



SIMULATED NIGHT VIEW

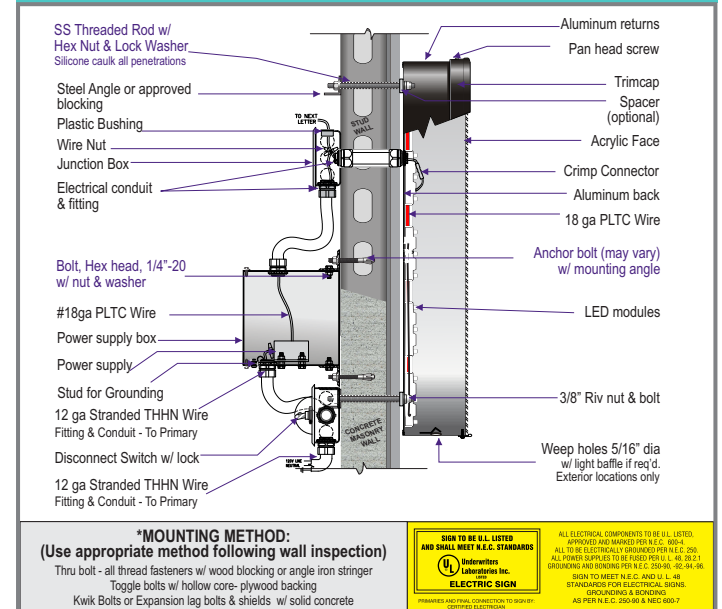


ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL



Revised to 84" variance option

Option B selected; removed Option A and tags

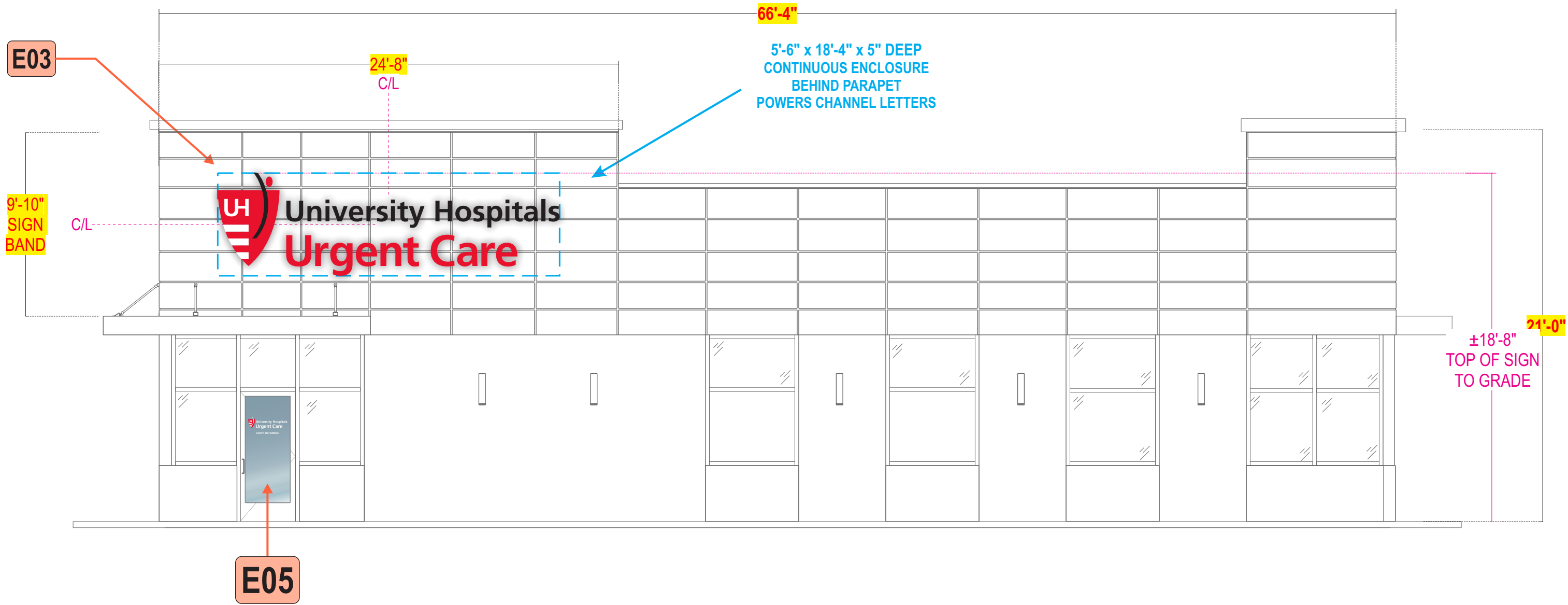
Added Linear option
Increased size
Revised per notes

Scale: 3/16"=1'-0"

ALLOWED SIGN SF:	132.6
PROPOSED SIGN SF:	100.8



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN





ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



FACES: LOGO: 3/16" white polycarbonate with surface applied vinyl to match colors shown;
LETTERS: 3/16" # 2447 white acrylic with surface applied vinyl to match colors shown;
Black letters and arch to illuminate white at night

TRIMCAP: LOGO: 2" standard black jewelite trimcap
LETTERS: 1" standard black jewelite trimcap

RETURNS: 5" deep .063 alum. returns - pre-finished Black

BACKS: .090 alum. backs - insides painted White

ILLUM.: White LEDs as required by manufacturer;
All electrical wiring and power supplies to be housed within weather tight enclosure on backside of parapet

WIREWAY: Fab'd .080 Aluminum wireway; painted white

WALL MAT.: Not provided at this time

INSTALL: Thru bolted using all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent

QUANTITY: (1) ONE REQUIRED FOR RIGHT SIDE (WEST) ELEVATION

COLOR PALETTE

3M 3632-33 Red

3M 3635-222 Dual-Color Black

White

SIMULATED NIGHT VIEW



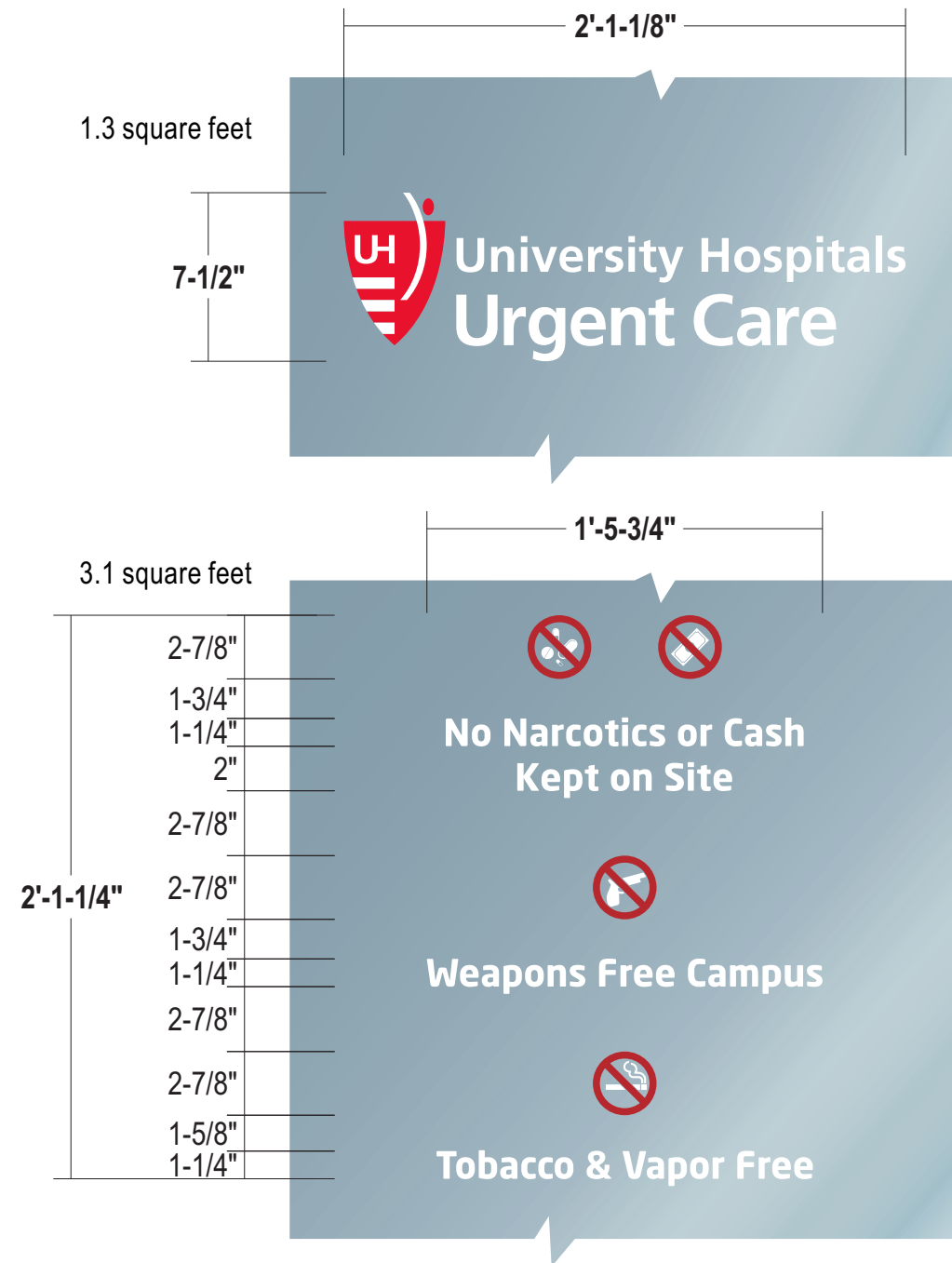
ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL

***MOUNTING METHOD:**
(Use appropriate method following wall inspection)
Thru bolt - all thread fasteners w/ wood blocking or angle iron stringer
Toggle bolts w/ hollow core- plywood backing
Kwik Bolts or Expansion lag bolts & shields w/ solid concrete

Sign to be U.L. Listed and shall meet N.E.C. Standards
Underwriters Laboratories Inc.
ELECTRIC SIGN
UL

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED FOR N.E.C. 600-4. ALL TO BE ELECTRICALLY GROUNDING PER N.E.C. 600-4. ALL WIRING TO BE IN EMT OR RIGID PVC CONDUIT AND GROUNDING PER N.E.C. 600-4. 48-50.1.1. STANDARD FOR ELECTRICAL SIGNS, GROUNDING & BONDING. AS PER N.E.C. 250-60 & 250-60.7



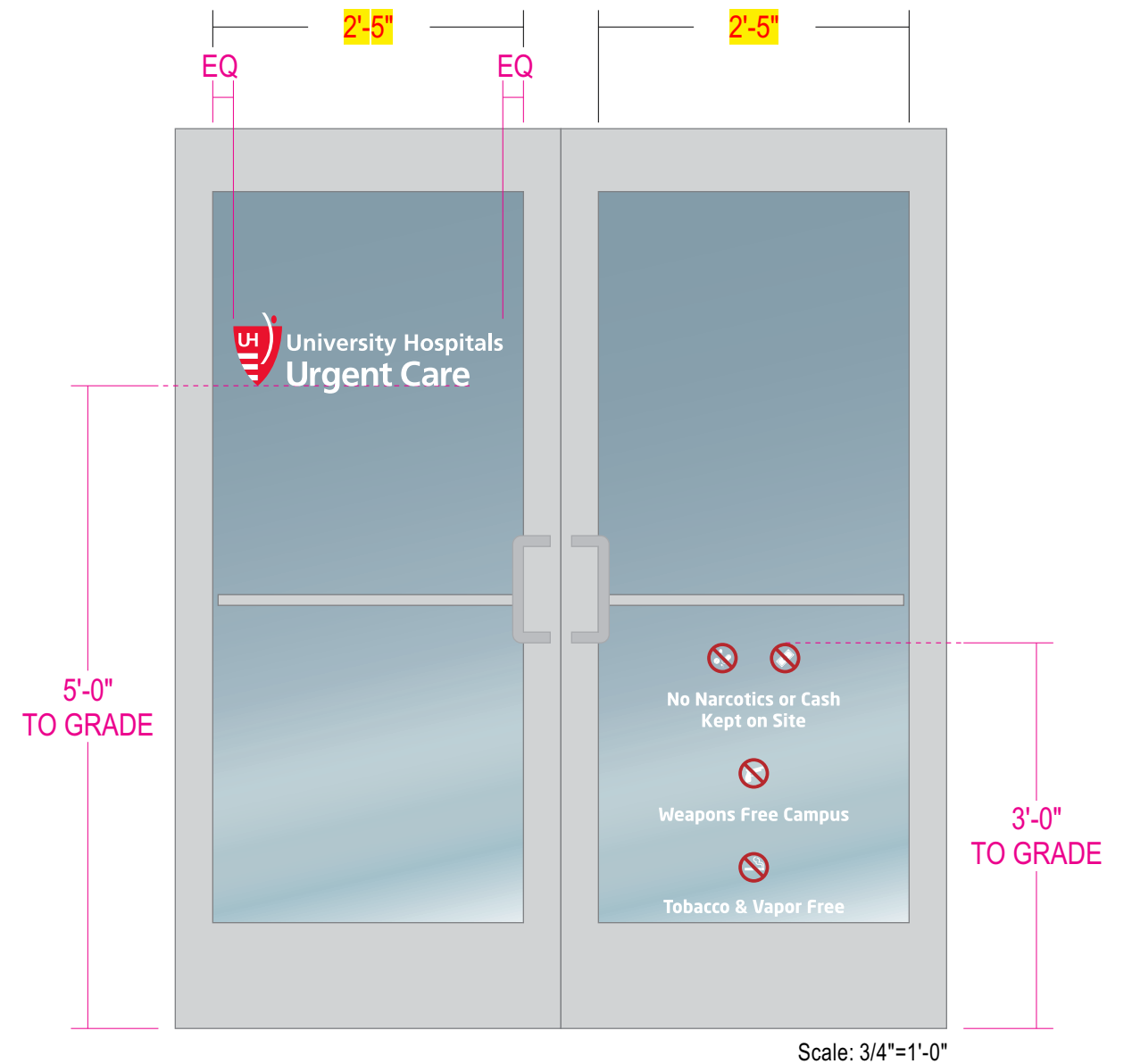
GRAPHICS: Surface applied opaque vinyl to match colors shown
QUANTITY: (1) ONE SET REQUIRED FOR NORTH ELEVATION

COLOR PALETTE

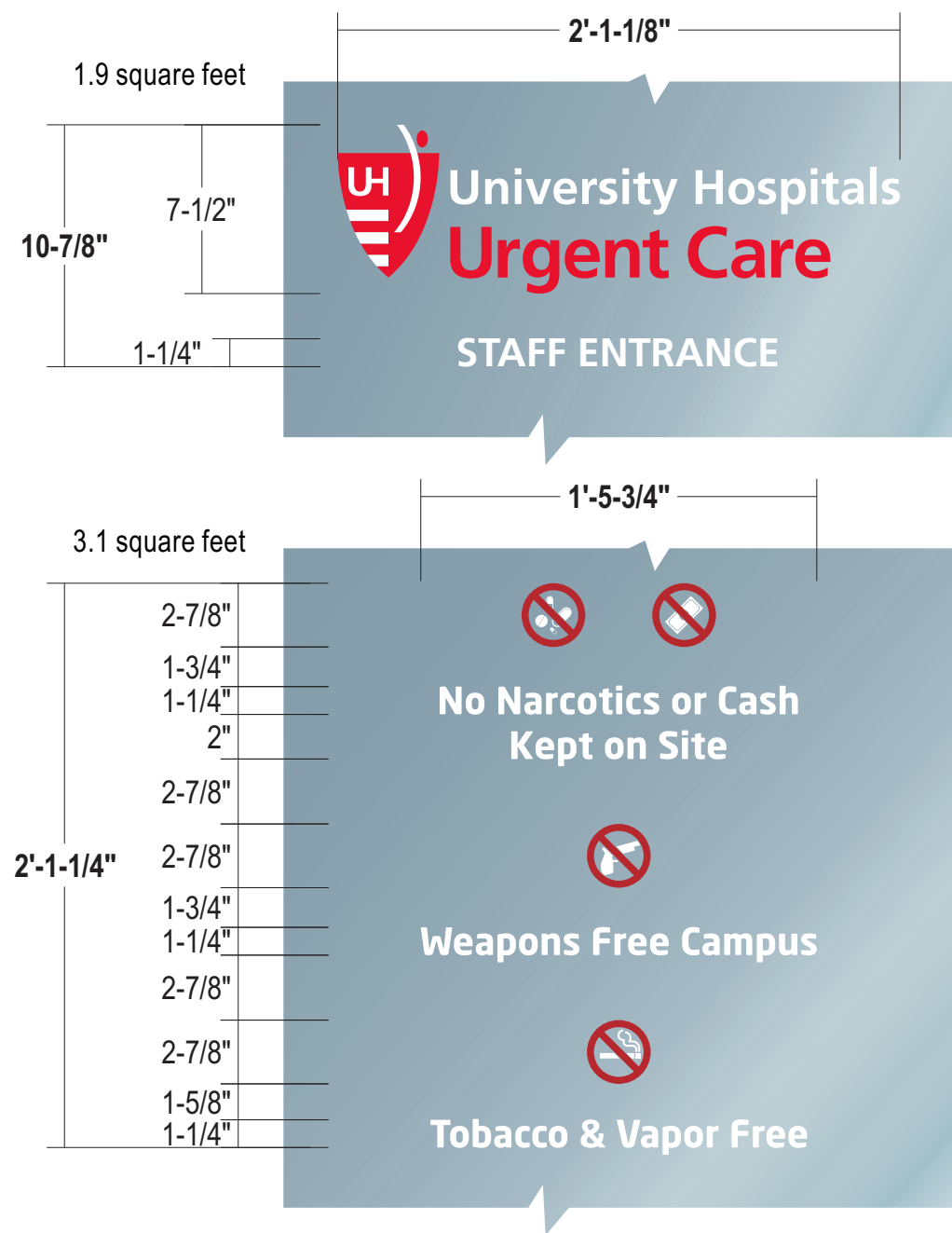
-  3M 7725-10 White
-  Pantone 185 C Red
-  Pantone 1805 C Red



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



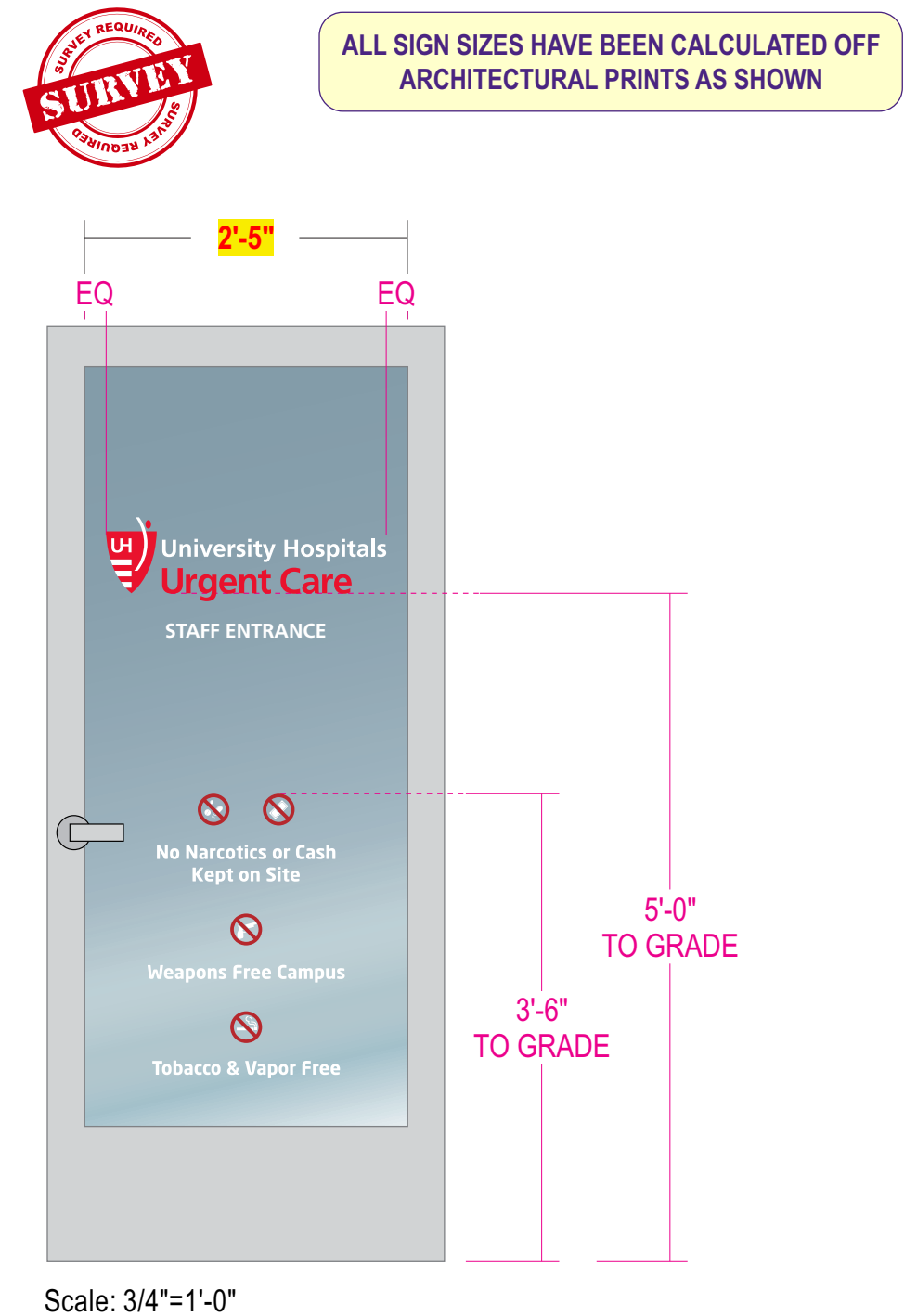
Scale: 3/4"=1'-0"



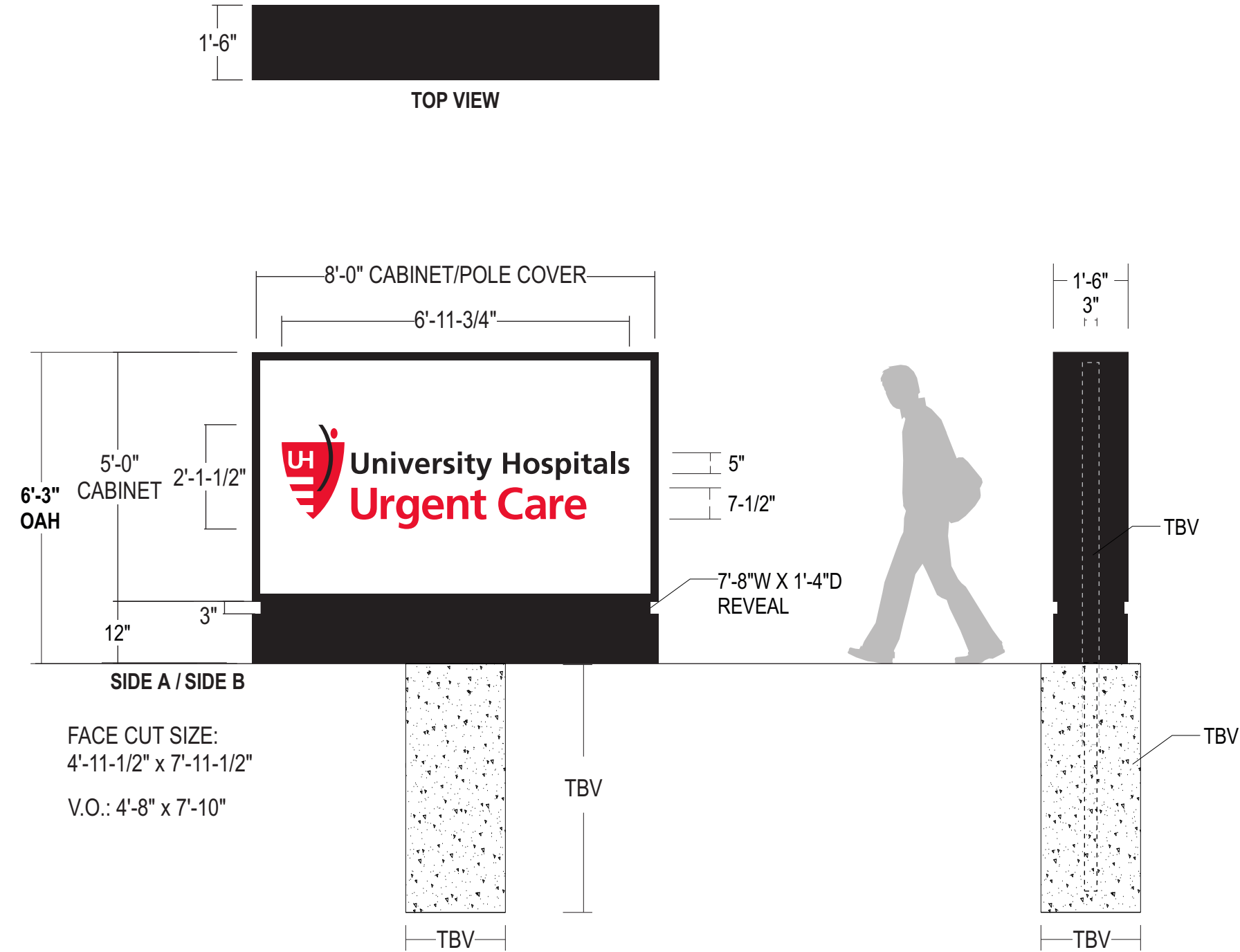
GRAPHICS: Surface applied opaque vinyl to match colors shown

FONT: Frutiger Bold 65

QUANTITY: (1) ONE SET REQUIRED FOR EAST ELEVATION



Revised graphics



- CABINET:** 1'-6" deep extruded aluminum cabinet w/ 2" retainers; All exposed surfaces painted black.
- FACES:** .187 flat white polycarbonate face
- GRAPHICS:** Surface applied die-cut vinyl graphics
- ILLUM.:** Internally illuminated with LED's as required per manufacturer, **Power supplies to be housed within cabinet.**
- REVEAL:** 3" x 1" x 1/8" aluminum channel; painted black
- POLE COVER:** .125 fab'd alum. construction; painted black
- INSTALL:** Internal steel support; Direct Buried Installation into grade w/ concrete foundation to match city & engineering requirements
Engineering details TBV
- QUANTITY:** (1) ONE D/F ILLUMINATED MONUMENT REQUIRED



COLOR PALETTE

- 3M 3632-33 Red
- 3M 7725-22 Matte Black
- Black

All paint finishes to be Satin unless otherwise noted

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

Board of Zoning & Building Appeals Application



MAR 27 2025

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

37079 CENTER RIDGE RD. NORTH RIDGEVILLE OH 44039

Location address

0700034000042

Parcel number

VARIANCE

Current zoning

B-5

Appeal or variance (attach supporting documentation)

APPLICANT/AGENT INFORMATION

JAMES KOESTLER

Name/Company

37079 CENTER RIDGE RD. NORTH RIDGEVILLE OH. 44039

Applicant address

440-653-1695

Applicant phone

KOESTLER @ EQUIPOX.CO

Applicant email

PROPERTY OWNER INFORMATION

JAMES & DEBORAH KOESTLER

Name/Company

37079 CENTER RIDGE RD. NORTH RIDGEVILLE OH. 44039

Property owner address

440-653-1695

Property owner phone

KOESTLER @ EQUIPOX.CO

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. PP22025-0341	Date Received RECEIVED	ACTION
	Fee Paid \$75.00 cash	MAR 27 2025	

Board of Zoning & Building Appeals Staff Report

Case	PPZ2025-0341
Property Owner	James and Deborah Koestler
PPN	07-00-034-000-042
Property Address	37079 Center Ridge Road
Zoning	B-5 Architectural Business District/R-1 Residence District
Applicant Name	Same
Applicant Address	Same
Project	Pole barn
Meeting Date	April 24, 2025
Report Date	April 10, 2025

REQUESTED VARIANCES	CODIFIED REFERENCES
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).	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) <u>Outbuilding.</u> (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. (2) An outbuilding may be no larger than twenty-six feet by twenty-six feet or a total of 676 square feet. The outbuilding must be of conventional framing and finish with vertical walls and an appropriately pitched roof. No building shall be more than one story tall or fifteen feet in height. (3) In agriculturally zoned districts or property greater than one-half acre, outbuildings are not limited in size but, shall not exceed thirty-five feet in height. (4) Each dwelling may have both a private detached garage and an outbuilding. Agriculturally zoned districts or lots greater than one-half acre are not regulated as to the number of outbuildings but cannot exceed lot coverage of ten percent.

Summary of Request:

The applicant was issued a Notice of Violation in March 2025 for an unsafe structure. The structure in question was the barn on the property that has a partially collapsed roof. The barn will be demolished and the applicant is proposing to construct a new 720 square foot outbuilding in the same general location.

The property is split zoned B-5 and R-1 with the majority of the lot zoned for business, including the location of the outbuilding. Accessory residential structures are reviewed against the requirements for residential uses. The structure is proposed to be constructed 3 feet from the east property line, where 5 feet is required. The lot is 0.51 acre, therefore the size of the outbuilding is compliant.

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 building will be 2 feet closer to the property line than permitted, but a little farther away than the existing structure.

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

The new pole barn will be an improvement over the existing condition. That said, setbacks exist to provide spacing and separation of structures from property lines. A proper setback ensures that an owner can maintain their accessory structure from within their own property.

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?

These zoning requirements have been in place prior to the construction of the house.

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

It seems possible to place the shed in a location that meets required setbacks.

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

Overall, this is a relatively small variance and the new structure will be located in the same location as the dilapidated barn. It appears there is a walkway or sidewalk from the house to the rear of the property that the owner may be trying to avoid encroaching upon.



NOTICE OF VIOLATION

03/28/2025

JAMES & DEBORAH KOESTLER
37079 CENTER RIDGE RD
NORTH RIDGEVILLE, OH 44039

Re: Property Maintenance Violation
Location: 37079 CENTER RIDGE RD
Parcel: 0700034000042
Violation Number: EV2025-00088

Dear Property Owner(s),

An inspection of the above-referenced premises showed the following violation(s) of the City of North Ridgeville Codified Ordinances:

NRCO Section 1480.08(a)(1) Unsafe Structure

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Required Corrective Action:

The outbuilding is unsafe due to its partially collapsed roof. This structure must be repaired or demolished.

You are hereby notified that the above violations are to be corrected by **May 01, 2025**. A re-inspection will be scheduled on or about this date to determine compliance.

Failure to comply with this notice will result in the City pursuing legal remedies as provided for by law. Codified ordinances are available online at www.nridgeville.org.

Any person directly affected by a decision of the Chief Building Official or a Notice or Order issued under the Building and Housing Code shall have the right to appeal to the Board of Zoning and Building Appeals provided that a written application for appeal is filed within the lesser of either 10 days after the date the notice or order was served or the date of the expiration of the abatement period set forth in the notice.

Please note that a permit may be required for certain work. If you have any questions about this notice, contact the Building Division at (440) 490-2081.

Thank you for your cooperation and attention to this matter.

Board of Building and Zoning Appeals



PROJECT INFORMATION

Pole Barn

Proposed project

37079 Center Ridge Rd

Location

April 24, 2025

Meeting date

07-00-034-000-042

Parcel number

April 13, 2025

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

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

1294.03 (a) Outbuildings shall be minimum 5 feet from side property line. Applicant requesting outbuilding to be 3 feet from side property line requiring a 2 feet variance. BZA approval required.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

Sincerely,



Zoning Inspector

Inspection Pictures Attached







RECEIVED

MAR 27 2025

Jim Koestler <koestler@equidox.co>

James & Deborah Koestler 37079 Center Ridge Rd., Pole Barn Variance

1 message

deborahkoestler@yahoo.com <deborahkoestler@yahoo.com>

Wed, Mar 26, 2025 at 6:50 PM

To: koestler@equidox.co

Request for 3' setback from East property line due to access around the rear of home.

Position of house would make access to West side of Pole Barn difficult.

Existing barn is a 2' setback from existing property line.

The closest structure of the East neighbor is 36'.

James Koestler
Resident

Sent from Yahoo Mail for iPad

James H. Galt
Dorothy A. Galt

LENTER RIDGE RD. 60

RECEIVED

MAR 27 2025

FRAME
DWLG
#37079

FRM
LAR

EXISTING BARN
16' x 22'

658.95'

24'
DIA.
POOL

659.30'

FRAME
BARN

14.8'
FRM
SHED

50° 59' E

N 1° 11' W

NOT
TOE
WHI
PER



N 72° 48' E
77.78

James A. Galt
Dulorah A. Galt

CENTER RIDGE RD. 600

RECEIVED
 MAR 27 2025

FRAME
 DWLG
 #37079

FRM
 LAR

NEW POLE BARN
 24' x 36'

24'
 DIA.
 POOL

FRAME
 BARN

48'
 14.8'
 FRM
 SHED



658.95'

659.30'

50° 59' E

N 10° 11' W

NOT
 TO E
 WHI
 PER

N 72° 48' E
 77.78

QUOTATION FOR:

James Koestler
Customer Address Not Provided
City, State, & Zip Not Provided
Customer Phone Not Provided

CONTACT:

John Uhler
2600 St. Rt. 32.
Batavia, OH 45103
513 520-1576

CONSTRUCTION:
DIMENSIONS:

Post Frame
24' X 30' X 10'

SPECIFICATIONS FOR 24' X 30' X 10' POST FRAME PACKAGE:

• **MATERIAL PACKAGE**

- Pre-Engineered Wood Trusses (4/12 Pitch, 2' O/C)
- 4 x 6 Treated Eave Posts (8' O/C)
- 4 x 6 Treated Gable Posts (8' O/C)
- 6 x 6 Treated Corner Posts
- 2 x 6 Treated Center Match Skirt Boards (2 Rows)
- 2 x 4 Wall Girts (24" O/C) and Roof Purlins (24" O/C)
- 2 x 12 Double Top Girt Truss Carrier
- 1/4" Single Bubb. Wht. Foil Poly Shield Insulation on Roof
- Brite White Classic Rib Steel Siding
- Black Classic Rib Steel Roof
- Two Bags of Concrete Mix per Post Hole

• **DOORS & WINDOWS**

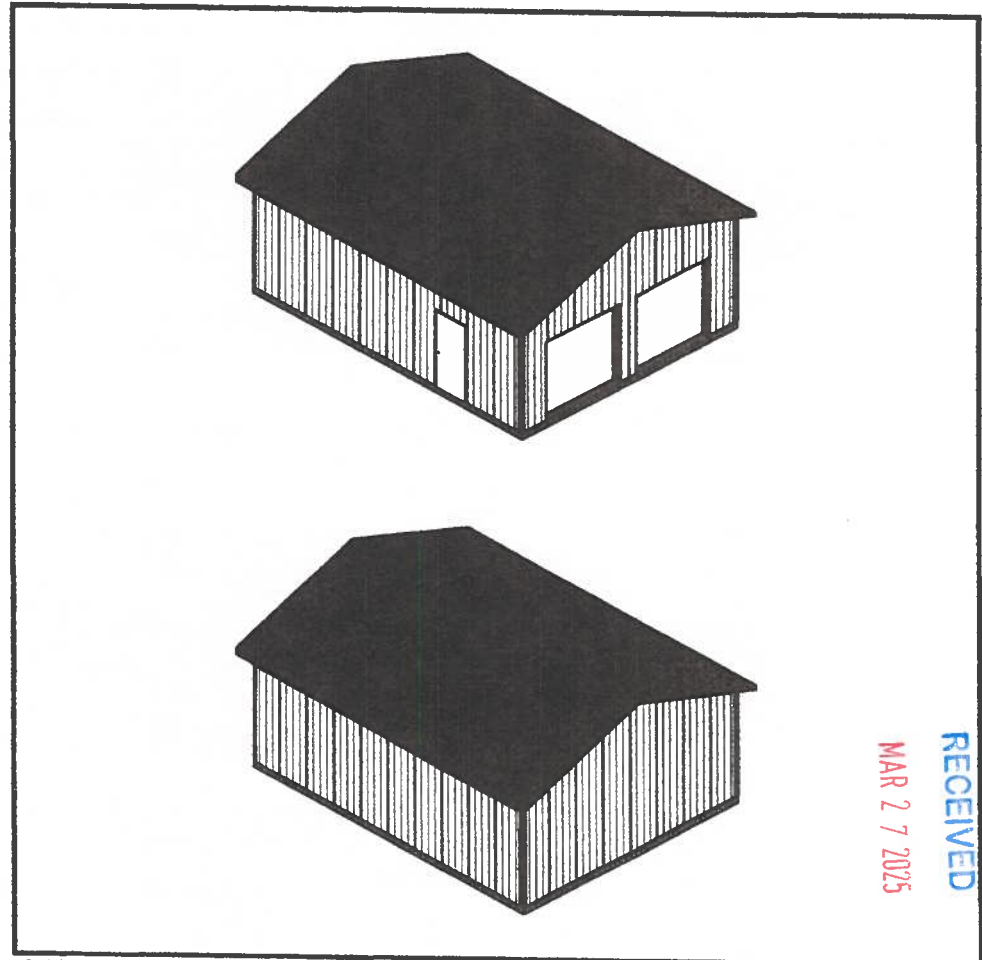
- Two 8' X 7' General Openings
- One 3' Flush Entry Door

• **12" OVERHANG ON ALL SIDES ALUM. SOFFIT**

• **FASTENERS**

- 1 1/2 In. Metal To Wood Screws for Steel Wall, Roof Panels
- 3 5/8 In. Ledger Locks 50 Per Ctn. for Truss Carrier
- 3 X #9 Camo Tan Deck 1750 for Skirt Board
- Galvanized Steel Framing Nails

• **DETAILED BUILDING PLANS**



RECEIVED
MAR 27 2025

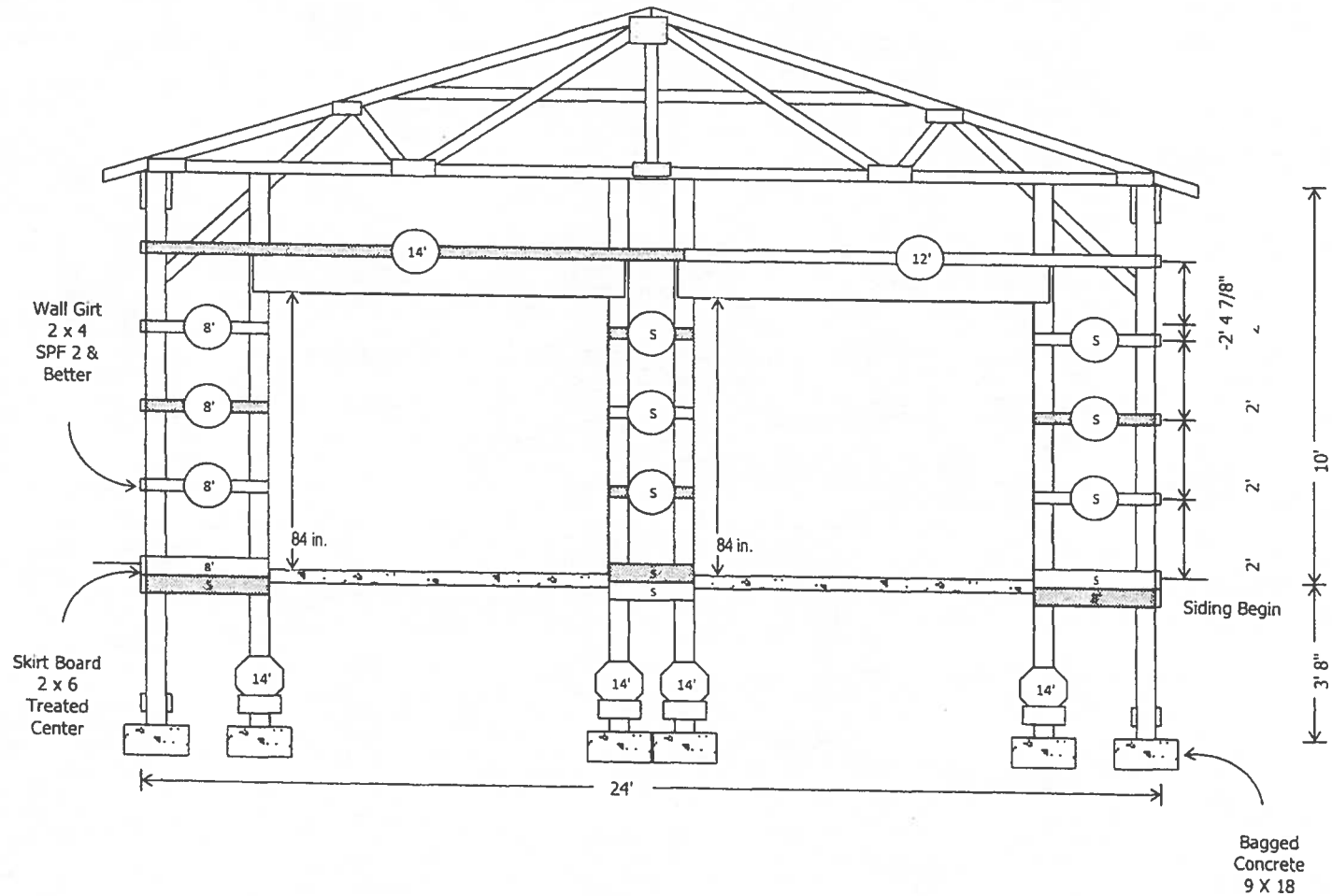
Subtotal
Tax
GRAND TOTAL

QUOTATION DATE: 3/4/2025

ESTIMATE NUMBER: 5044

Prices are good for 30 days, until 4/3/2025

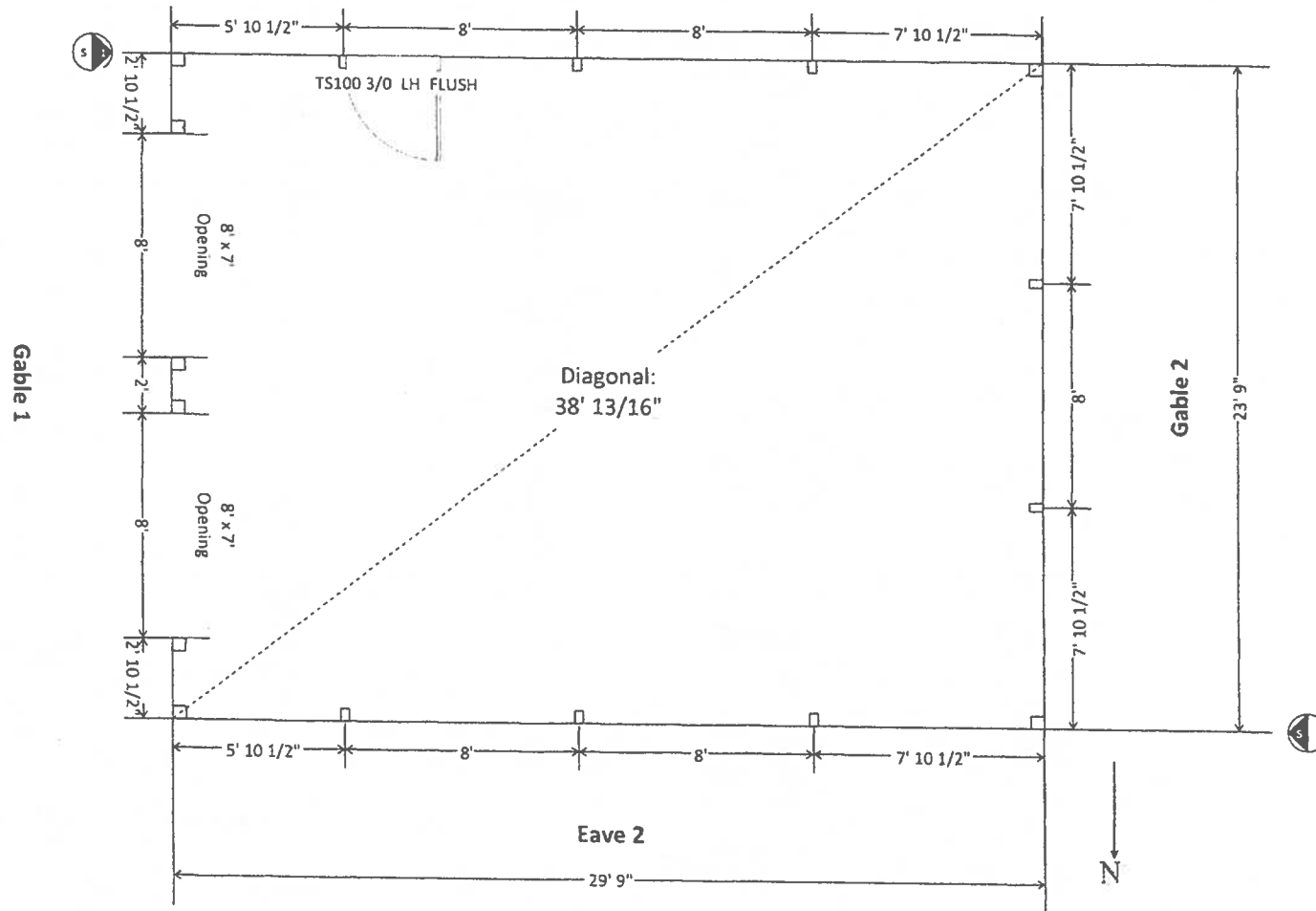
NORTH SIDE-GABLE SIDE 1 WALL GIRT



"James Koestler
Estimate Number: 5044
3/4/2025"

RECEIVED
MAR 27 2025

Eave 1



"James Koestler
Estimate Number: 5044
3/4/2025"

RECEIVED
MAR 27 2025

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

6149 Dorow Drive

Location address

0700029000563

Parcel number

R1

Current zoning

VARIANCE

Appeal or variance (attach supporting documentation)

APPLICANT/AGENT INFORMATION

KEVIN CALLAHAN

Name/Company

6149 Dorow Drive

Applicant address

216-570-3138

Applicant phone

KEVINCALLAHAN133@
YAHOO.COM

Applicant email

PROPERTY OWNER INFORMATION

Kevin Callahan

Name/Company

6149 Dorow Drive

Property owner address

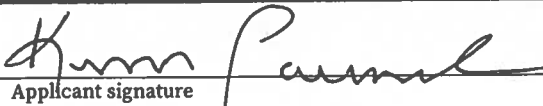
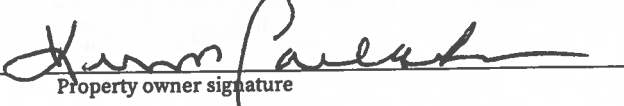
216-570-3138

Property owner phone

KEVINCALLAHAN133@
YAHOO.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. PP22025-0342	Date Received RECEIVED APR 03 2025	ACTION
	Fee Paid \$75.00 #6010		

Board of Zoning & Building Appeals Staff Report

Case	PPZ2025-0342
Property Owner	Kevin Callahan & Brandy Emery
PPN	07-00-029-000-563
Property Address	6149 Dorow Drive
Zoning	R-1 Residence District/Chapter 1282
Applicant Name	Same
Applicant Address	Same
Project	Shed
Meeting Date	April 24, 2025
Report Date	April 8, 2025

REQUESTED VARIANCES	CODIFIED REFERENCES
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).	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) <u>Outbuilding.</u> (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 proposes to install a new 80 square foot shed in their rear yard. Outbuildings must be set back a minimum of 5 feet from side and rear lot lines. The applicant proposes to construct their shed 1 ft. 3 in. from the side lot line and 1 ft. 6 in. from the rear lot line, requiring two variances for setbacks.

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 shed itself is modest in size. While not substantial in absolute terms, the variance request relative to the standard is significant.

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

Setbacks exist to provide spacing and separation of structures from property lines. A proper setback ensures that an owner can maintain their accessory structure from within their own property.

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 setback requirements have been in place prior to construction of the subdivision.

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

It is possible to place the shed in a location that meets required setbacks.

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

The applicant has provided no information in support of their request addressing the standards of approval or rationale for the request.

PROJECT INFORMATION

Shed

Proposed project

6149 Dorow Dr

Location

April 24, 2025

Meeting date

07-00-029-000-563

Parcel number

April 14, 2025

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1. 1294.03 (e)(1) In residential districts outbuildings shall be located on the property the same as detached garages. 1294.03 (a) Outbuildings shall be minimum 5 feet from the side and rear property line. Applicant requesting 1 foot 3 inch setback from the side property line requiring a 3 foot 9 inch variance. Applicant requesting 1 foot 6 inch setback from rear property line requiring a 3 foot 6 inch variance. BZA approval required for both variances.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

Residential Application for Plan Approval

BUILDING DIVISION



HVAC

Furnace: ☐ New ☐ Replacement Furnace Capacity: _____ BTU's Furnace Fuel Type: ☐ Natural Gas ☐ L.P. Gas ☐ Electric ☐ Other: _____ Ductwork Type: _____	A/C: ☐ New ☐ Replacement A/C Capacity: _____ Tons Condensing Unit Location: ☐ Rear yard ☐ Left side yard ☐ Right side yard	Fireplace: ☐ New ☐ Replacement Fuel Type: ☐ Natural Gas ☐ L.P. Gas ☐ Electric ☐ Other: _____
--	---	---

Gas Meter Location: ☐ Front yard ☐ Rear yard ☐ Left side yard ☐ Right side yard

PLUMBING

☐ New ☐ Alteration ☐ Replacement ☐ Service Line

Water Distribution System: ☐ Copper ☐ Pex ☐ PVC / CPVC

Indicate fixture count below:

# of Sinks	
# of Toilets	
# of Tubs/Showers	
# of water connected appliances	

Building Main Drain size: _____

Building Water Service size: _____

Water Heater Fuel Type: ☐ Natural Gas ☐ L.P. Gas
☐ Electric ☐ Other: _____

Water Heater Capacity: _____ BTUs

ELECTRICAL

☐ New ☐ Alteration/Addition ☐ Service Change

Grounding Electrodes to be used: ☐ Ground Rod s ☐ CEE/UFER ☐ Water line Service Amps: _____

Indicate load wattages & amperages for each item applicable below:

First 10,000VA at 100% remainder at 40%. Small appliance and laundry circuit loads 1500VA. Stationary appliance minimum 5000VA.

Description of Equipment	# of Units	Equipment Loads	Description of Equipment	# of Units	Equipment Loads
(Ex. Oven, Clothes Dryer, Furnace, AC etc...)	(Ex.1)	(Ex. 12000VA)			

Total Load Calculation: wattage divided by 240 = _____

Additional information may be required for final approval of electrical systems.

The following information must be clearly identified on the construction drawings: furnace location, water heater location, vent termination for dryer, furnace & water heater, water meter location.

Est. Cost of Construction: 1500⁰⁰ Sidewalk Ordinance Received Date: _____

Property Owner's Signature: [Signature] Date: 4/1/2025

Applicant's Signature: [Signature] Date: 4/1/2025

APPLICATION AUTHORIZATION

Building Division Approval

Date

Residential Application for Plan Approval
BUILDING DIVISION



GENERAL INFORMATION

Construction site address <u>6149 Dorow Drive</u>	Permanent parcel number <u>0700029000563</u>
Contractor <u>Kevin Callahan</u>	Contractor address <u>6149 Dorow Drive</u>
Contractor phone <u>216-570-3138</u>	Contractor email <u>kevincallahan133@yahoo.com</u>
Property owner <u>Kevin Callahan</u>	Property owner address <u>6149 Dorow Drive</u>
Property owner phone <u>216-570-3138</u>	Property owner email <u>kevincallahan133@yahoo.com</u>

NEW CONSTRUCTION

DWELLING TYPE:	☒ Single Family	☐ Two Family	Energy Code Compliance Method: _____
SQUARE FOOTAGE:	Fin. Basement: _____	1st Fl: _____	
	2nd Fl: _____	Total: _____	
GARAGE:	☐ Attached Garage	☐ Detached Garage	☒ Storage Building
	Size: Width: _____	Depth: _____	Sq ft: <u>80</u>
SUBDIVISION:	Sublot #: <u>347</u>	Subdivision Name: <u>HAMPTON PLACE</u>	
	Zoning Dist.: _____	Water Permit #: _____	

ADDITIONS & ALTERATIONS

Year Dwelling Built: _____	Additional Sq Ft: _____
☐ Dwelling Addition	☐ Garage Addition
☐ Kitchen Remodel	☐ Basement Remodel
	☐ Storage Building Addition
	☐ Other: _____

GENERAL PERMITS

☐ Re-Siding	☐ Re-Roofing	☐ Fire Damage Repair	☐ 2nd Water Meter
☐ Demolition	☐ Above Ground Pool	☐ In Ground Pool	☐ Lawn Sprinkler
☐ Gazebo	☐ Other: _____		
☐ Fence	Style: _____	Height: _____	Length: _____
☐ Deck	Size: _____	Sq Ft: _____	

SUBCONTRACTORS

All contractors performing work related to this permit must be registered and approved by the Building Division for the current year.

SUBTRADE

CONTRACTOR NAME

Masonry	_____
Carpentry	_____
Plumbing	_____
Electrical	_____
HVAC	_____
Drywall	_____
Excavator	_____
Pool Erector	_____
Landscaper	_____
Other	_____

PERMIT FEES

To be calculated by Building Div.

PERMIT: _____

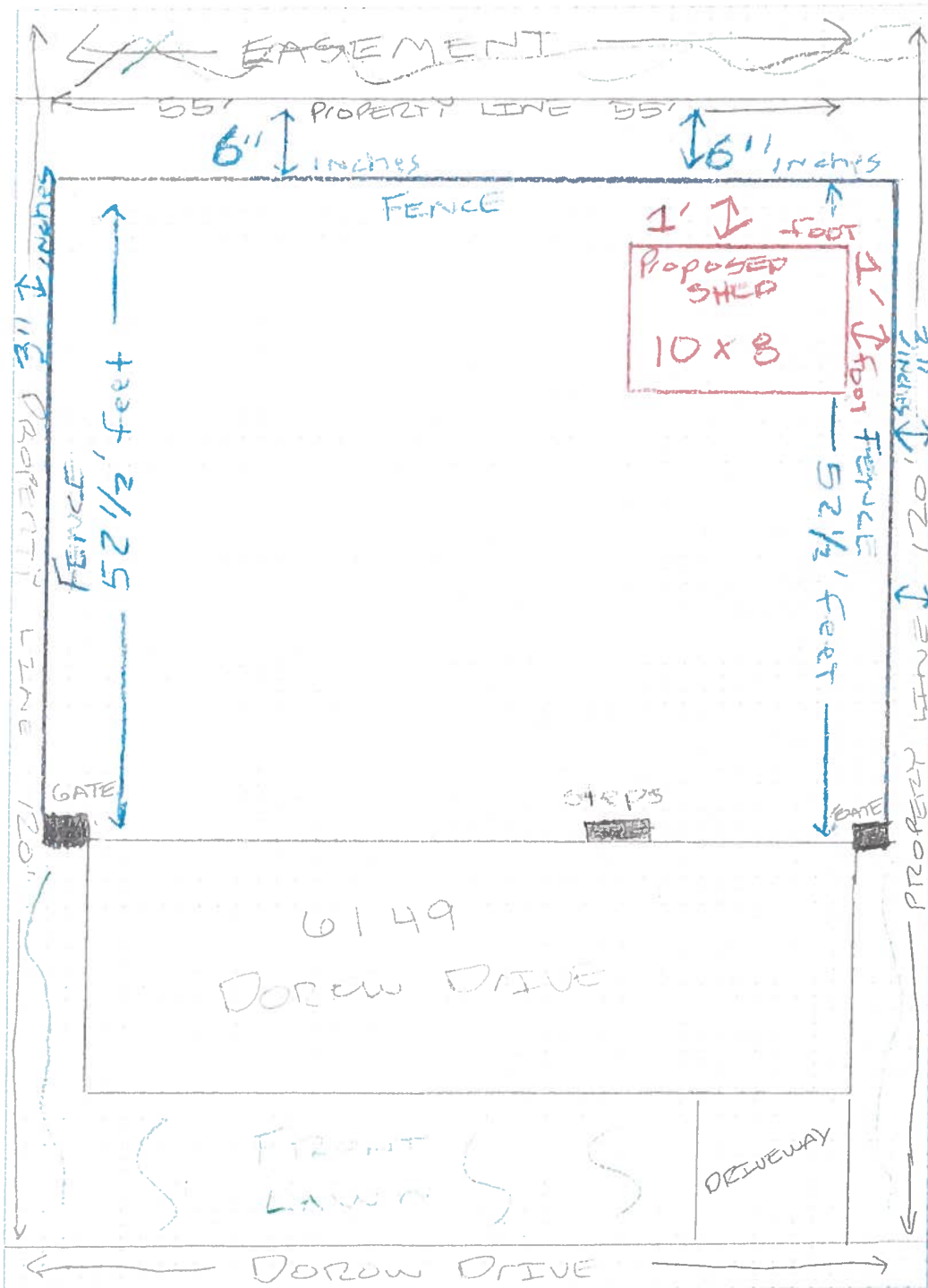
STATE 1%: _____

ADMIN: _____

TOTAL: _____

GARAGE/OUTBUILDING PLOT PLAN

Outline the general shape of your property. Draw proposed building along with your home and any other structures.



Please provide dimensions in feet.

New building total dimensions:

Distance to side property line:

Distance to rear property line:

Height of finished floor above grade at each corner of building:

Instructions for drawing plot plan:

- Give a rough outline of your property.
- Similarly outline the shape of your home, driveway and any accessory structures.
- Show any easements on your property.
- Sketch in new structure location
- Draw flow arrows depicting positive drainage away from structures.
- All structures must be at least 10' apart and 5' from any property line.

To the North Ridgeville Board of Zoning and Appeals,

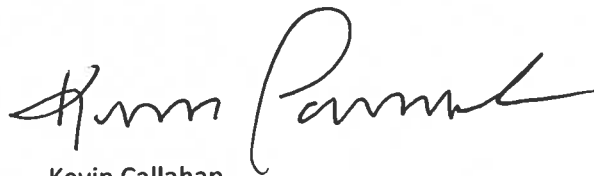
I am requesting a variance for installation of a 10x8 Lifetime polyethylene storage shed to be placed in the right rear corner of my backyard. I didn't know of the zoning restriction of 5 feet from the property line at the time of purchase which is part of the reason for this variance request. I would like to put the shed 1 foot, 6 inches off my rear property line and 1 foot, 3 inches off my side property line. In between the shed would be an already installed fence. I have already talked with my next door neighbor who would be most affected by this and he has given his blessing with no concerns. The shed is tan and brown in color which matches my brown sided house. Additionally, the shed came with a floor that I would place onto a foundation of landscaping timbers and stone. I and family/friends will be doing all the installation and foundation construction of the shed which will not have any electrical or plumbing. I chose this shed mainly because it is not a permanent structure, nor the foundation, and can be removed at any time should a new homeowner not want it (I have no plans to move).

The variance is needed because under the current restrictions, the shed would nearly be in the middle of my backyard when coming off the property line by 5 feet plus the actual length of the shed. I would like to have it in the far corner so my family and I can still enjoy the rest of the yard unobstructed which is not exceptionally large to begin with.

The shed is necessary as my garage is not wide enough to hold 2 cars plus having a tool bench, lawnmower, snow blower, garbage cans etc. I would use the shed to store such items allowing my family full access/use to our garage.

I do not believe this variance is substantial and nor will it alter the character of the neighborhood. Quite frankly, having the shed nearly in the middle of my backyard would. This variance will not affect any delivery of governmental services and there is no other location on my lot to put it that is far enough out of the way and wouldn't affect the full enjoyment of an open backyard.

Thank you for your consideration on this matter.

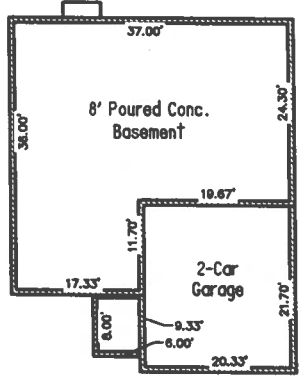


Kevin Callahan
6149 Dorow Drive
North Ridgeville, Oh 44039
216-570-3138

Topographic Survey & Lot Improvement Plan

NOTES:

- The contractor to notify utilities protection service prior to construction.
- Contractor to coordinate utility connections with the City of North Ridgeville.
- The contractor is to determine depths of existing laterals and verify if proper connections can be made to house.
- Contact Davey Resource Group if discrepancies exist.
- Sanitary lateral shall be 6" PVC ASTM 3034 with gaskets (or city engineer approved equal).
- Water Meter service shall be 3/4"
- Sump Pump required by City of North Ridgeville ordinance for footer drains. An overflow device is to be installed at the exterior of the dwelling.
- All downspouts to be splashed block per section no. 1468.06.
- Plan based on foundation drawing provided by client.
- The contractor/owner must verify all foundation dimensions & proposed grades shown on this Topographic Survey. Cuts between hubs shall be compared for discrepancies. Any error resulting from failure to check shall not be the responsibility of Davey Resource Group.
- Sidewalk to be 4' wide & 4" thick w/ 4" stone subbase
- Driveway & sidewalk in driveway to be 6" thick.
- Property pins are to be placed for final grade check.
- After final grade is verified by a registered surveyor and approved by the city, the lot must be seeded or mulched within 21 days per section no. 1444.17(d).
- Per ordinance no. 4699-2009 section 1032.09. provide min. one (1) tree planted or retained per dwelling, no less than 2" caliper (dia.) & initial height of 6' min. planting to be within the front, side or rear yard areas with emphasis on front facades. trees shall not be placed within r.o.w. or "tree lawn".



DETAIL

SCALE (IN FEET)
1 inch = 20 ft.



SL:347
Columbia Ver. 1 - Elev. 'A'

- HOUSE OPTIONS
- 2- Car Garage
 - Excavated Full Basement
 - Gas Fireplace Rear

FEMA Zone: X

Stm. MH-12
Rim Elev = 712.18'
Inv. Elev 24" (N) = 707.23'
Inv. Elev 18" (S) = 707.48'
Inv. Elev 18" (W) = 707.38'

LEGEND:

- pot Elevation
- anitary Sewer Manhole
- form Sewer Manhole
- form Sewer Catch Basin
- hydrant
- water Service Valve
- anitary & Storm Sewer Clean Out
- electrical Structures
- surface Flow Arrow
- monument Box
- iron Pin Found
- iron Pin To Be Set by Other
- Right of Way
- center Line
- Prop. Silt Fence

EXIST. PROP.

SA

CO

CE

ME

LI.P.F.

Ex R/W

PARCEL DATA:	
LOCATION	City of North Ridgeville, County of Lorain, Ohio
SUBDIVISION	Hampton Place Subdivision Phase 7
SUBLOT #	347
LOT SIZE	0.1515 Ac.
ADDRESS	6149 Dorow Drive
PARCEL #	0700029000563

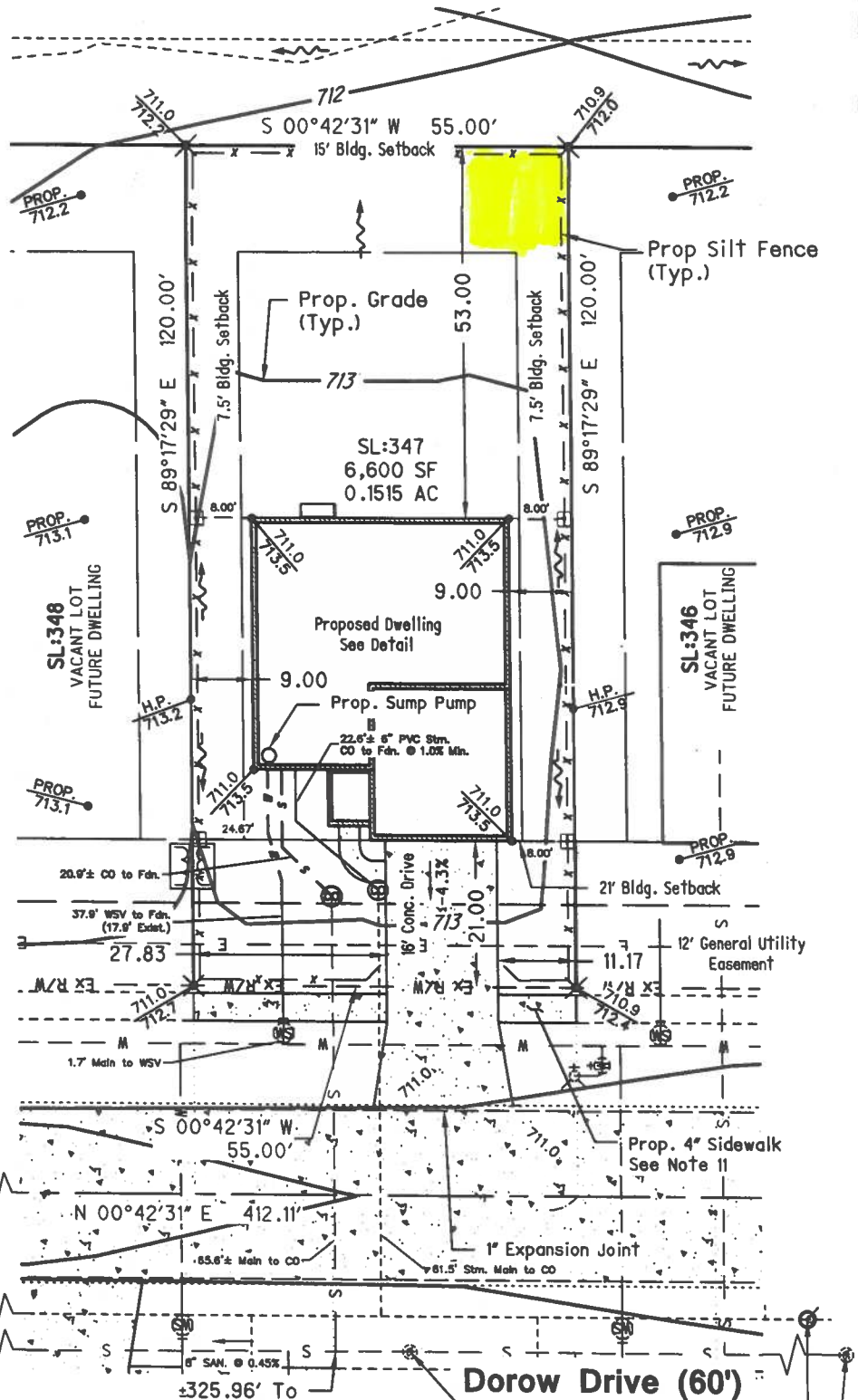
BENCHMARK #1 DATA:
Rim of San. MH. SMH-9
Located the west side of Dorow Drive. Southwest of the front property corner of SL 333 & SL 334.
Elev. = 712.09'

BENCHMARK #2 DATA:
Rim of San. MH. SMH-8
Located the west side of Dorow Drive. Southeast of the intersection of Dorow Drive & Jannie Lane.
Elev. = 712.47'

Benchmark Elevations were observed by a DRG Field crew.

APPROVED
Craig R. Brown 7-6-23
OFF ENGINEER DATE

DRAWN BY: TRK 2023-05-22
CHECKED BY: VVV 2023-05-23



UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig



OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

Stm. MH-13
Rim Elev = 711.83'
Inv. Elev 24" (SE) = 708.54'
Inv. Elev 18" (N) = 708.04'
Inv. Elev 18" (S) = 708.29'
San. SMH-10
Rim Elev = 712.69'
Inv. Elev 8" (N) = 700.29'

SITE DATA:	
Lot Width @ Bldg. Setback:	55.0'
Invert San. Lateral at Main:	698.79' Calc. 3.5' Riser (Per Plan)

PROPOSED ELEVATIONS:	
8.00	Poured Conc. Basement Wall Height (FT)
715.19	First Floor Elevation (FT)
714.17	Top of Wall Elevation (FT)
713.50	Garage Floor Elevation (FT)
706.50	Basement Floor Elevation (FT)
706.17	Top of Footing Elevation (FT)
705.67	Bottom of Basement Footer Elevation (FT)
709.67	Bottom of Porch Footing Elevation (FT)
709.67	Bottom of Garage Footing Elevation (FT)

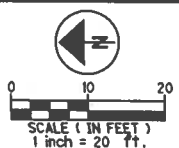
DAVEY Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.550.0004 (FAX) 688.820.8423

BUILDER:
Ryan Homes
6770 W. Snowville Road
Suite 100
Brecksville, OH 44141
(440) 838-5100

OWNER:

REVISIONS:
2023-08-27

PROJECT #	PROJECT NAME:	
1281.F	HAMPTON PLACE PHASE 7	
DATE	SHEET NUMBER:	TOTAL SHEETS:
2023-05-23	1	1



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

37387 WEST FENWICK DR NORTH RIDGEVILLE OH 44039

Location address

0700035102165

Parcel number

res

Current zoning

Limited Buildable Area 6" height increase on corner lot to contain pet and space needed for plans

Appeal or variance (attach supporting documentation)

APPLICANT/AGENT INFORMATION

JOE NERONI

Name/Company

SAME AS ABOVE

Applicant address

440-665-4732

Applicant phone

JOSEPH.NERONI@GMAIL.COM

Applicant email

PROPERTY OWNER INFORMATION

NERONI JOSEPH M

Name/Company

37387 WEST FENWICK DR NORTH RIDGEVILLE OH 44039

Property owner address

440-429-8666

Property owner phone

Joseph.Neroni@Gmail.com

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

J. C. N.

Applicant signature

J. C. N.

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. PP22025-0345	Date Received RECEIVED APR 04 2025	ACTION
	Fee Paid \$75.00 <i>me</i>		

Board of Zoning & Building Appeals Staff Report

Case	PPZ2025-0345
Property Owner	Joseph Neroni
PPN	07-00-035-102-165
Property Address	37387 West Fenwick Drive
Zoning	PCD
Applicant Name	Same
Applicant Address	Same
Project	Fence on corner lot
Meeting Date	April 24, 2025
Report Date	April 8, 2025

REQUESTED VARIANCES	CODIFIED REFERENCES
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.	1294.01 - Interpretations and exceptions in general (h) Fences. (2) Fences in Residential Districts. A. A fence not exceeding six feet in height may be placed along any side or rear property line, subject to the requirements in subsection B. below, providing it does not extend closer to the street than the front building line. From the building line to the street line, a fence may be installed so long as it has a maximum height of four feet and at least fifty percent of the face is open.

Summary of Request:

The applicant is requesting a variance for the height of a fence extending closer to the street than the front building line of their residential lot. The lot is a corner lot, such that both West Fenwick Drive and Glenmoor Lane are front yards per the Zoning Code. The applicant proposes a 5-foot black aluminum rail-style fence to project approximately 19 feet from the building line toward the ROW, outside of the utility easement, which runs parallel to the street. Any portion of fence between the ROW and front building line must be no greater than 4 feet high and no less than 50% open.

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?

No, while the fence would be one foot higher than code allows, the required openness will be exceeded based on the style selected.

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

The Zoning Code establishes that corner lots have two front yards. These codes exist to preserve views for traffic and safety by neighbors abutting on side streets. A fence encroaching beyond the building line along Glenmoor Lane would not appear to pose a visual obstacle to any neighbor as the fence is more than 50% open.

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?

These zoning requirements have been in place prior to the construction of the house.

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

A zoning compliant fence could be installed on the property.

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

The Zoning Code indicates that lots having frontage on two intersecting streets must contain the required front yards on both streets. There are many corner lots within the City of North Ridgeville, so this is not an unusual lot configuration. The desire to maximize the enclosed area of a backyard is not a practical difficulty unique to the lot; however, the openness of the fence makes the variance request less impactful to neighbors than if the fence were a privacy style.

Board of Building and Zoning Appeals



PROJECT INFORMATION

Fence

Proposed project

37387 West Fenwick Dr

Location

April 24, 2025

Meeting date

07-00-035-102-165

Parcel number

April 14, 2025

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1294.01 (h)(2) A. Residential districts allowed 4 feet high fence from the front line of the dwelling to the right-of-way. 1294.01 (g)(8) Corner lots have two front line of dwelling. Applicant requesting 5 feet high fence requiring a 1 foot height variance. BZA approval required.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

APR 04 2025

To the North Ridgeville Zoning Board of Appeals,

I am respectfully requesting a variance to install a 5" aluminum fence (non-privacy style) on my corner lot, a 12-inch increase above the standard 4' height limit. This minor deviation is necessary due to unique circumstances and practical hardships that prevent compliance with the existing zoning requirement.

The standard 4' fence height is insufficient to safely contain my dog, who can easily jump over it, posing a risk to both the animal and the neighborhood. Additionally, extending a 5' fence from the back elevation is not feasible due to the lot's configuration. As a corner lot, the layout restricts placement options, and a 5' fence at the rear would disrupt the property's usable space and aesthetic balance. The requested 5' height offers a practical solution without requiring significant redesign.

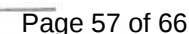
The property's corner location and limited yard depth present unique challenges, compounded by plans for a future pool installation that will further reduce available space and heighten safety needs. Alternatives, such as relocating the fence or using a shorter style, were considered but deemed impractical due to spatial constraints and the need for adequate containment.

This variance aligns with the zoning ordinance's intent by maintaining the open, non-privacy character of the aluminum fence while ensuring safety and consistency with the 5' fence height of an adjacent neighbor. It will not adversely affect the neighborhood's appearance, property values, or governmental services, and it allows reasonable use of my property without creating a nonconforming use.

Thank you for your time and consideration of this request. I am happy to provide additional information or answer any questions to support this modest adjustment.

Sincerely,
Joe Neroni

APR 04 2025



APR 04 2025

[illegible]

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

FROM: 35777 Center Ridge Rd., TO: 35749 Center Ridge Rd.
Location address

0700021117076
Parcel number

Current zoning

Continue to use sign in a different location
Appeal or variance (attach supporting documentation)

APPLICANT/AGENT INFORMATION

St. Peter Church / Robert J. Franco
Name/Company

35777 Center Ridge Rd., North Ridgeville, OH 44039
Applicant address

440-327-2201
Applicant phone

FRANCO@STPETERNR.ORG
Applicant email

PROPERTY OWNER INFORMATION

St. Peter Church / Diocese of Cleveland
Name/Company

35777 Center Ridge Rd., North Ridgeville, OH 44039
Property owner address

440-327-2201
Property owner phone

FRANCO@STPETERNR.ORG
Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Robert J. Franco
Applicant signature

Robert J. Franco in the name of Bp. Edward Malesic
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. PP22025-0346	Date Received RECEIVED	ACTION
	Fee Paid \$125.00 MC	APR 04 2025	

Board of Zoning & Building Appeals Staff Report

Case	PPZ2025-0346
Property Owner	Catholic Diocese of Cleveland
PPN	07-00-021-117-100
Property Address	35777 Center Ridge Road
Zoning	R-1 Residence District
Applicant Name	St. Peter Church, Rev. Robert Franco
Applicant Address	Same
Project	Signage
Meeting Date	April 24, 2025
Report Date	April 9, 2025

REQUESTED VARIANCES	CODIFIED REFERENCES
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).	1286.11 - Permanent sign allowances (c) <u>Monument Signs.</u> 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. (7) Monument signs may contain up to 50 percent changeable copy in sign area.

Summary of Request:

Due to the construction of the new parish hall addition at St. Peter Church, the existing ground sign is proposed to be relocated east on the property. The sign is non-conforming in that it exceeds the allowable percentage of changeable copy by about 20%. Since the sign is being completely removed, code requires that it come into compliance with current regulations.

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 be used for its intended purpose without the variance.

Is the variance substantial?

The variance is not substantial. The total sign area is less than 35 square feet. The difference between 50% changeable copy and 70% changeable copy is less than 7 square feet.

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

No, the sign currently exists along Center Ridge Road and will be relocated about 300 feet east.

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?

Since the sign was installed, the sign code was updated and the amount of changeable copy reduced from two-thirds the allowable sign face area to 50%.

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

There is no way to accommodate the sign relocation without a variance.

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

Yes. This is a relocation of an existing sign that is otherwise conforming in terms of proposed location, height and area. It is reasonable to allow the continued use of the exact same sign in a new, zoning compliant location on the property.

Board of Building and Zoning Appeals



PROJECT INFORMATION

Relocation of sign

Proposed project

35777 Center Ridge Rd

Location

07-00-021-117-076

Parcel number

April 24, 2025

Meeting date

April 14, 2025

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1286.11 (c)(7) Monument signs may contain 50% changeable copy. Applicant requesting approximately 70% changeable copy requiring a 20% changeable copy variance (70% - 50% = 20%). BZA approval required.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

MONUMENT SIGNS SHALL NOT BE LOCATED IN VISION TRIANGLE WHICH IS 25 FEET FROM EDGE OF DRIVEWAY ALONG STREET AND 20 FEET ALONG DRIVEWAY FROM STREET
MONUMENT SIGN LOCATED IN LANDSCAPED AREA

sign centered on building



APPROVED AS NOTED
10-23-24
[Signature]

5' off the right of way

back side of utility poles

ROW

5.0'

10.25'

9.25'

new location of sign

relocation of existing
electronic message sign

Direct Image
Signs
INC.
DirectImageSigns.com

7820 Maddock Rd.
N. Ridgeville Oh. 44039
440-327-5575
SIGNSGO@GMAIL.COM

Scale of drawing may not be exact
because of camera lens distortion and other
conditions that we cannot control

This artwork is the property of
Direct Image Signs Inc.
And may not be duplicated
in any way without written
permission from D.I.S. Inc.

FILE NAME

we now offer cnc routing service

THIS DRAWING HAS BEEN REVIEWED

- ☐ APPROVED AS ILLUSTRATED
☐ APPROVED AS NOTED

BY

PAGE 63 of 66



St. Peter Church

35777 Center Ridge Rd., N. Ridgeville, OH 44039 440-327-2201
Knowing Christ+Loving Christ+Serving Christ Together

RECEIVED

APR 04 2025

Board of Zoning & Building Appeals

April 24, 2025

St. Peter Church Sign and Message Center

St. Peter Parish needs to move its current sign and message center. The sign is currently located in an area that will be undergoing significant construction in the next few months

The new location will be in front of St. Peter School, approximately 300 feet east of the current location.

It is my understanding that the current message center part is more than 50% of the total sign, which is larger than permitted by City of North Ridgeville regulations.

I am asking for a variation of this regulation and that St. Peter Church can continue to use its existing sign.

I seek this variance for the following reasons:

1. The St. Peter Church sign predates the current regulation.
2. There are other signs in the City of North Ridgeville of a similar style that seem to have a message center that is over 50% of the overall sign. (Exhibit A)
3. Moving the current sign would be cost effective for the church.

I realize that the one part of the message center is not working properly. I will address this problem and hopefully fix it. If it is not repairable, St. Peter Parish will replace the sign.

When the sign is moved, the upper area of the sign will be replaced with the new St. Peter Church logo. (Exhibit B)

Thank you for your consideration of this variance.

Sincerely,

Rev. Robert J. Franco
Pastor

APR 04 2025

Exhibit A





Exhibit B

RECEIVED

APR 04 2025

we now offer cnc routing service

THIS DRAWING HAS BEEN REVIEWED
☐ APPROVED AS ILLUSTRATED
☐ APPROVED AS NOTED

BY

DATE

Scale of drawing may not be exact because of camera lens distortion and other conditions that we cannot control
 This artwork is the property of Direct Image Signs Inc.
 And may not be duplicated in any way without written permission from D.I.S. Inc.

FILE NAME

7820 Maddock Rd.
 N. Ridgeville Oh. 44039
 440-327-5575
 SIGNSGO@GMAIL.COM

Direct Image
Signs INC.
 Direct Image Signs.com