

**Board of Zoning and Building Appeals**  
**CITY HALL COUNCIL CHAMBERS**  
**AGENDA OF MAY 22, 2025**  
**7:00 PM**

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF MINUTES**

Regular meeting minutes dated April 24, 2025

**PLANNING COMMISSION REPORT**

**OTHER REPORTS OR CORRESPONDENCE**

**PUBLIC HEARINGS**

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).

**ADJOURNMENT**

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS  
MINUTES OF  
REGULAR MEETING – THURSDAY, APRIL 24, 2025**

**CALL TO ORDER:**

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

**ROLL CALL:**

Present were Planning Commission Liaison Frank Toth, Vice-Chairman Paul Graupmann and Chairwoman Linda Masterson.

Also present were Chief Building Official Guy Fursdon, Planning and Development Director Kimberly Lieber, Law Director Brian Moriarty and Deputy Clerk of Council Tina Wieber.

Excused were member James Cain, Vice-Chairman Brad Weaver and Council Liaison Cliff Winkel.

**MINUTES:**

Chairwoman Masterson asked if there were any corrections to the minutes of the regular meeting on Thursday, March 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 two items at its regular meeting on April 8th, 2025. He stated that first was an application from City Limits owner Stephen Joseph for building and site improvements for a restaurant and lounge located on Center Ridge Road and was conditionally recommended for approval by a unanimous 4-0 vote, contingent upon the applicant satisfying identified engineering and safety requirements and submitting a completed lighting and photometric plan. He discussed that the second item was an application from Panda Express to construct a new drive through restaurant located at the southwest corner of Cook and Lorain Roads and that after a detailed discussion of traffic studies and traffic flow throughout the subject property and surrounding parcels, the applicant requested that the Commission vote on the proposal as submitted and a motion to recommend the application for approval failed by a unanimous vote of 0-4. He mentioned that Director Lieber informed the Commission that a date had been set for a meeting with the public to discuss the Lorain Road Lear/Nagle Road traffic study and that the meeting would be held at 6 PM on Monday, May 12th, 2025, at the LCCC Ridge Campus Building. He stated that a presentation would be given by the City's hired traffic consultant, followed by engagement opportunities for attendees and that additional input would be collected through the City's website after the meeting.

**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).

Application was read.

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

Patricia Molnar, 3018 King Richard Dr, Parma, OH 44134, was sworn in.

Jordan Voorhees, 1954 Sage Lake Bend, Marietta, GA 30064, was sworn in.

Edwin Sandoval, 507 N Ashwood Lane, Painesville, OH 44077, was sworn in.

Chairwoman Masterson asked Director Lieber to present her report.

Director Lieber stated that the sign package consisted of two wall signs and a ground sign. She mentioned that at the last hearing before the Board, there was a third wall sign, but the applicant had made some changes to their proposal in response to the feedback of the Board and that previously, the original variance request was almost 300 square feet but now had been reduced to 126 square feet. She added that while the requested building variance was still somewhat significant, it had been substantially reduced from that original request, which was a 58% reduction and that the ground sign variance was less substantial. She said that the property owner had provided testimony that there was going to be a future user of the former Scooter's building that would use the Scooter sign and it did not lend itself to adaption for multi-tenant purposes and that there were some unique features of the lot that merited consideration by the Board.

Chairwoman Masterson asked the applicant to present their request.

Ms. Molnar stated that regarding the building signs that they originally provided, they had removed the sign off the back of the building and reduced the signage over 58% for the building signage. She mentioned that they required the two signs for visibility for traffic for entrance into the building and that would be for the building signs.

Chairwoman Masterson asked if they were still asking for a 200% variance.

Director Lieber stated that they were at 96%.

Chairwoman Masterson stated that once they granted a variance it would go with the building. She mentioned that when Scooter's came to the Board, they had a unique property and a unique building, so they were granted a variance for extra signage on their building. She explained that the Board had already granted that parcel a variance.

Ms. Molnar stated that Scooter's was no longer there and that they were leaving, and the signs would be coming down.

Chairwoman Masterson asked Director Lieber if the signs would be coming down and the variance would go away.

Director Lieber stated that the signs for Scooter's would be coming down, but the new tenant would have an allocation of signage, and they would be able to utilize the variance for that building. She mentioned that they specifically had an allocation of building signage, and they did not need a variance for the ground sign.

Chairwoman Masterson commented that they would be able to use the variance that the Board granted when Scooter's was there and asked if that was correct.

Director Lieber stated that for the wall signs, that was correct.

Ms. Molnar stated that she understood what was being said but she didn't see how Scooter's having a variance for their building signage and that they were going to be grandfathering in the variance for the new tenants in the building applied to them.

Chairwoman Masterson stated that when they were previously before the Board, they stated that one of the reasons they needed the variance was because they were part of the hospital situation and they wanted to be noticed that they were an urgent care and wanted people to know who they were and where they were going. She stated that Director Lieber brought it to everyone's attention that they could not consider that it was an urgent care and that if that building were ever sold or changed in use, they now had increased the signage allotment for whoever would inhabit that structure forever. She asked what their practical difficulty was.

Ms. Molnar stated that their practical difficulty was for visibility of the building, to have one so that if someone were coming from the one direction that could be seen from a distance and the one on the front for the same reason coming from the other direction. She stated that they were all for visibility purposes.

Ms. Voorhees asked if there was an opportunity if they were to vacate the space, for that variance to then fall off if they were to leave the space. She stated that they signed a 10 year lease plus 3-5 year options, but if in 25 years they were no longer there, would that be an option that the variance then would leave with them.

Director Lieber stated that the Board could place a condition to that effect, but then it would be up to future selves, whether it be 10, 20, 30 or 40 years down the road to find that information to and documentation that sunsets with the user. She mentioned that there was some challenge, but it was possible to attach a condition that it be for that user only, but future users might make the same argument if it's based upon visibility. She discussed that maybe what the applicant was suggesting was that where the driveway was placed, that without the side of the building sign, one would have already come upon it and they might be able to pass it.

Ms. Molnar stated that they might pass it before seeing the sign on the front of the building, so it was

definitely a necessity to have it on the side of the building and the same with the front of the building, people coming from the other direction, that was the sign that they would be able to see.

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

Mr. Toth stated that he wanted to thank the applicants for working with them and eliminating that rear sign. He discussed that that was his major sticking point with the package because they would already have the customer on site and with that size of a sign in that area, they wouldn't have any traffic coming from there except for someone who was there for those services.

Chairwoman Masterson asked if anyone from the Administration had any other comments, questions or concerns.

None were given.

Chairwoman Masterson asked if anyone in the audience had any questions or concerns.

None were given.

Chairwoman Masterson commented that they were asking for a second monument sign and asked what their practical difficulty was regarding that.

Ms. Molnar stated that it was due to visibility as well. She commented that she knew they couldn't take into consideration the fact that it was a hospital type situation but sometimes people would be frantic getting there and it was what could be seen from a distance. She stated that it would tell them where they're going, they could see it and know where they had to be. She stated that they believed it was a necessity to have and that if the overall size was an issue, they could reduce it a foot or two in height and width but since they couldn't occupy Scooter's sign as it was not set up to be a multi-tenant sign, it left them with nothing.

Chairwoman Masterson stated that they had the signs on the building.

Ms. Molnar stated that she understood that but meant as far as the ground level visibility.

Chairwoman Masterson asked if the intent of revamping the sign ordinance was to lessen the amount of signs the City had as well as ground signs.

Director Lieber stated that it was to set up standards for review of the number and height of signs. She mentioned that the sign that the applicant was proposing did meet the criteria for height and area, so that wasn't the question, it was that it was a second monument sign and kind of the odd situation that there was a building that was vacant but that they knew had a tenant coming that intended to reuse that sign that was placed in front of the Scooter's building and was a challenge that it was not really suited for a multi-tenant.

Chairwoman Masterson asked if that was financial.

Director Lieber stated that it wasn't exactly financial but would be removing an existing asset that could

be used by the other business and that sign was permitted legally.

Ms. Molnar stated that they could just do face replacements and re permit.

Chairwoman Masterson asked if the second variance wasn't granted, would they take the future tenant's monument sign.

Ms. Molnar stated that they could not take that monument sign and that it was given to the next tenant going into the Scooter's location and they would not have one at all.

Chairwoman Masterson reviewed the Duncan Factors and read, "Can the property yield a reasonable return or can there be any beneficial use of the property without the variance and can the property be used for its intended purpose without variance", and stated that in regards to the first, they can both be used without the variance. She discussed that she understood the first variance with the additional signage and could understand needing the additional signage on the building. She commented that if they had the additional signage on the building, that would remove the need for a monument.

Ms. Molnar stated that it didn't. She commented that unfortunately, she didn't believe that it did and that it was different. She explained that with building signs, yes, they were visible and when you needed them to identify the building that people are going to be going into but a monument sign would give drivers the ability to see where they are going to without having to be looking up. She stated that it was a visibility issue when one was driving. She said that in thinking of when one is driving, they were seeing street level and weren't really looking up. And when there was a 30 foot pylon, they would not be looking up to see where they were going. She stated that they would be looking down at the ground to drive and if that sign was there, if they were driving coming up to it, they could see there was the sign that was where they needed to be.

Chairwoman Masterson continued to review the Duncan Factors, reading, "Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer a substantial detriment as a result of the variance", and stated the unique feature of the urgent care was that the main entrance was at the rear of the building. She commented that it was a more unusual configuration and that the entrance was not visible from the public right of way. She said that signage helped direct customers to the delivery of services to the proper entrances, typically not on the rear of a building and that the applicant had responded to the concerns expressed by the Board and that a large sign in the rear of the building would serve little purpose for wayfinding and potentially have negative impacts on the residential property to the north. She stated that the existing ground sign was positioned in a location in front of the former Scooter's but once the building was repurposed, the pending new business would have need for signage and that a second sign for UH, while not as desirable as a single sign serving both businesses, would allow UH identification while not requiring the removal. She then read, "Will the variance adversely affect the delivery of governmental services" and stated that it would not. She read, "Did the property owner purchase the property with knowledge of the zoning restrictions" and stated that the zoning requirements had been in place prior to the application. She read, "Can the owner's predicament be precluded through some method other than a variance" and said that there was 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. She read, "Would the spirit and intent behind the zoning requirements be observed and substantial justice done by granting the variance" and said that variances may be appropriate where property conditions create unique circumstances. In this case, there are few unique circumstances

related to building orientation of 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 signage should be content neutral. Signage is speech and favoring one, one such as a medical office over other business types would not pass constitutional review. She read, "It is my recommendation that the Board not take into account that the business is in urgent care in their consideration of the variance request." She asked the Law Director for a legal opinion regarding the applicant offering to remove the variances when they sold the property. She explained that she was asking for his opinion that if they were to be granted the variance or for the time limit.

Law Director Moriarty stated that generally the variance would run with the property or run with the land and they couldn't place time limits on it.

Ms. Molnar asked what if they decided to move and they closed the urgent care down, the variances would be null and void.

Law Director Moriarty stated that he believed that was correct.

Chairwoman Masterson asked the applicant if they were willing to amend their application to do that.

Ms. Molnar stated absolutely.

Director Lieber stated that they just needed to ensure and document it well enough that many years in the future where there might be a new use that they recalled that that was a condition of approval. She stated that she was hearing the Board say that a condition would be that the any variance granted would be tied to that end user, that use only, and any future use of the building other than that use the variance would expire for signage.

Chairwoman Masterson asked the applicant if they had any problem with that.

Ms. Molnar stated that they had no problem at all.

Moved by Masterson and seconded by Toth to approve the first variance request for building signage with the condition that the variance would be tied to that use only and any future use of the building other than that use, the variance would expire.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

Moved by Masterson and seconded by Toth to approve the second variance request for the monument sign with the condition that the variance would be tied to that use only and any future use of the building other than that use, the variance would expire.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

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).

Application was read.

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

James Koestler, 37079 Center Ridge Rd, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Director Lieber to present her report.

Director Lieber stated that the applicant was issued a notice of violation that March for an unsafe structure, which was the barn on the property that had a partially collapsed roof. She stated that the barn would be demolished with the project and the applicant was proposing to construct a new 720 square foot outbuilding in the same general location. She stated that the new pole barn would certainly be an improvement over the existing condition and that overall, it was a relatively small variance for a vast improvement. She added that she didn't have any concerns with the request.

Chairwoman Masterson asked the applicant to discuss their application.

Mr. Koestler stated that he had lived there since 1989 and that barn had been there. He stated that it was two foot off the fence line and was only 16 foot wide, but the new one would be 24. He explained that the way the house was situated, it was going to be difficult to swing around the back corner of the house, so he didn't want to push it any farther over to the west. He stated that a couple of feet would help.

Chairwoman Masterson stated that it the wasn't a very large request. She asked if any of the Board members had any comments, questions or concerns.

None were given.

Chairwoman Masterson asked if anyone in the audience wanted to speak on behalf of the matter.

None were given.

Chairwoman Masterson stated that it was pretty simple, and the variance was minimal and the character of the neighborhood would be improved.

Moved by Masterson and seconded by Toth to approve the application.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

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).

Application was read.

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

Patty Callahan Schuler, 4010 Bradley Rd, Westlake, OH 44145, was sworn in.

Ted Schuler, 4010 Bradley Rd, Westlake, OH 44145, was sworn in.

Chairwoman Masterson asked Director Lieber for her review.

Director Lieber stated that the applicant was proposing to install a new 80 square foot shed in their rear yard and as the Board was aware, outbuildings must be set back a minimum of five feet from the side and rear lot lines. She mentioned that the applicant was proposing to construct their shed 1 foot 3 inches from the side lot line and 1 foot 6 inches from the rear lot line, so therefore two variances. She indicated that her concern as she reviewed the project was whether or not they could adequately maintain the shed from within their own property because when your setback didn't allow the passage of people or equipment, then that could potentially become a problem just for maintenance of a structure. She added that her key concern was about a setback variance that would be about just over a foot.

Chairwoman Masterson asked the applicant to discuss their application.

Mr. Schuler stated that they were there on behalf of his wife's brother because he was out of town and couldn't be there. He discussed that it wasn't really a permanent structure and could probably be picked up and moved as it was plastic.

Chairwoman Masterson asked Chief Building Official Fursdon if it was 10 by 8.

Chief Building Official Fursdon stated that was correct.

Chairwoman Masterson asked if it needed a footer or anything.

Chief Building Official Fursdon state that they did.

Chairwoman Masterson asked that since it was movable, did it need to be before the Board.

Chief Building Official Fursdon stated that it did.

Ms. Schuler stated that she wanted to add that in looking at the yard, it wasn't a very big yard at all and to bring that shed in five feet in all directions would almost place that shed in the middle of the backyard, which was why he wanted to set it back in the corner out of the way. She mentioned that he did have the

approval from the homeowner on that side and that there was no objection from them, but it would just kind of put it back out of the way and it could be removed if the next homeowner didn't want it.

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

Planning Commission Liaison Toth asked that with it being temporary, they did state here though that they were going to construct the foundation and asked if that was the reason why they needed to be there. He asked what the prevailing logic was regarding that.

Chief Building Official Fursdon stated that it didn't matter if they put a foundation or you not, the ordinance said that outbuildings or sheds needed to be 5 foot off the property line.

Chairwoman Masterson stated that she was aware that it wasn't a really big backyard and wasn't a really big shed but asked if he ever thought of putting it somewhere else. She discussed that she understood not wanting to put it in the middle of the backyard, but he could have put it closer to the house as it was a small structure and only 10 by 8. She asked if he ever thought of putting it nearer to the house.

Ms. Schuler stated that she didn't know that answer. She stated that he was out of town, so if that was something that they needed an answer to, then he would have to come back next month.

Chairwoman Masterson asked to table it until he could come back.

Mr. Schuler stated that they didn't know any more about it than the Board did.

Moved by Masterson and seconded by Graupmann to table the application until the next meeting.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

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.

Application was read.

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

Victoria Neroni, 37387 West Fenwick Dr, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Director Lieber to give her review.

Director Lieber stated that the applicant was requesting a variance for the height of a fence that was

closer to the street than the front building line on the residential lot and was a corner lot. She mentioned that they were proposing a 5-foot black aluminum rail style fence that would project 19 feet beyond that front building line towards the right of way, but it did stay outside of the utility easement which ran parallel to the street. She stated that the standard was 4 feet high and at least 50% open and in that case it met that requirement for openness and then some, but there was an additional foot of height. She commented that she would suggest that the Board look to see if it created any visual obstructions to neighbors or had any other safety implications, otherwise it was fairly minimal.

Chairwoman Masterson explained that the applicant had two front yards as she had a corner lot. She discussed that her practical difficulty was that she had a dog and that a dog could clear a 4 foot fence in a heartbeat and a 5 foot fence would contain a dog and children much easier than a four-foot fence. She stated that safety was the biggest concern for the Board but as previously stated they would be able to see through the iron fence, where it was not going to visually impair any views and people could see where they were going. She asked if anyone from the Administration had any further comments.

None were given.

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

Planning Commission Liaison Toth asked if the applicant was a member of an HOA.

Ms. Neroni stated that she was.

Planning Commission Liaison Toth asked if her HOA permitted a 5 foot iron fence like that.

Mr. Neroni stated that they had a maximum of 5 feet, yes.

Mr. Toth explained that the Board's approval didn't green light her with the HOA and just wanted to make sure she was aware of that.

Chairwoman Masterson asked if there was anyone in the audience that had any comments or questions.

None were given.

Moved by Masterson and seconded by Toth to accept the application.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

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).

Application was read.

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

Robert Franco, 3577 Center Ridge Rd, North Ridgeville, OH 44039, was sworn in.

Darrell Wittrup, 33001 Woodstone Circle, North Ridgeville, OH 44039, was sworn in.

Jack Nunney 95158 Raymond Way Dr. North Ridgeville, was sworn in.

Chairwoman Masterson asked Director Lieber to give her review.

Director Lieber stated that due to the construction of the new parish hall addition at Saint Peter Church, the existing ground sign needed to be relocated on the property. She explained that the current sign was nonconforming and that it exceeded the allowable percentage of changeable copy by about 20% and that since the sign was being completely removed, it was as if it didn't exist anymore and code would require it to come into full compliance, so therefore the church was seeking to reuse the sign. She discussed that that was why they were getting an odd situation of a variance request for an existing sign, because of the removal and relocation, however, in her opinion, the variance was not substantial. She stated that the total sign itself was less than 35 square feet, which was less than code permitted and that the difference between 50% changeable copy, which code allowed, and 70% changeable copy, was less than 7 square feet and was really a fairly small percentage. She mentioned that otherwise the sign complied with the area, height and location requirements.

Chairwoman Masterson asked if when the City widened Center Ridge, didn't they take a good portion of the front of their property.

Father Franco stated that they did.

Chairwoman Masterson stated that she just wanted that in the record that they took quite a bit of their frontage. She asked if they wanted to discuss the application.

Father Franco stated that he thought that the sign with the changeable copy was a great asset to the parish and community and they put up a lot of things there. He stated that there were a lot of moving parts as it was a big parish, and the school had 375 with 400 next year. He mentioned that it helped them to get their messages out.

Chairwoman Masterson asked how many years they had used it for.

Father Franco stated 12.

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

None were given.

Chairwoman Masterson stated that by taking some of their property with the road widening, they kind of created the hardship for them.

Moved by Masterson and seconded by Graupmann to accept the application.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

**ADJOURNMENT:**

The meeting was adjourned at 7:47 PM.

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**Linda Masterson**  
*Chairwoman*

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**Tina Wieber**  
*Recording Secretary/Deputy Clerk of Council*

Thursday, May 22, 2025  
**Date Approved**

DRAFT

# 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 RI  
 Parcel number Current zoning

VARIANCE  
 Appeal or variance (attach supporting documentation)

## APPLICANT/AGENT INFORMATION

KEVIN CALLAHAN  
 Name/Company

6149 Dorow Drive  
 Applicant address

216-570-3138 KEVINCALLAHAN133@YAHOO.COM  
 Applicant phone Applicant email

## PROPERTY OWNER INFORMATION

Kevin Callahan  
 Name/Company

6149 Dorow Drive  
 Property owner address

216-570-3138 KEVINCALLAHAN133@YAHOO.COM  
 Property owner phone Property owner email

## AUTHORIZATION AND ACKNOWLEDGEMENT

*Kevin Callahan* Applicant signature *Kevin Callahan* 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	ACTION 4-24-25 - Tabled <i>[Signature]</i>
	Fee Paid \$75.00 #6010	APR 03 2025	

**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
<ol style="list-style-type: none"> <li>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).</li> <li>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).</li> </ol>	<p><b>1294.03 - Detached private garages</b>            (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.</p> <p>(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.</p>

**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	07-00-029-000-563
Location	Parcel number
April 24, 2025	April 14, 2025
Meeting date	Comments due

**RECOMMENDATIONS**

Type comments here. Attach additional sheets as necessary.

- 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	Chief Building Official
Administrative officer signature	Title

**Residential Application for Plan Approval**  
**BUILDING DIVISION**



**HVAC**

<b>Furnace:</b> <input type="checkbox"/> New <input type="checkbox"/> Replacement <b>Furnace Capacity:</b> _____ BTU's <b>Furnace Fuel Type:</b> <input type="checkbox"/> Natural Gas <input type="checkbox"/> L.P. Gas <input type="checkbox"/> Electric <input type="checkbox"/> Other: _____ <b>Ductwork Type:</b> _____	<b>A/C:</b> <input type="checkbox"/> New <input type="checkbox"/> Replacement <b>A/C Capacity:</b> _____ Tons <b>Condensing Unit Location:</b> <input type="checkbox"/> Rear yard <input type="checkbox"/> Left side yard <input type="checkbox"/> Right side yard	<b>Fireplace:</b> <input type="checkbox"/> New <input type="checkbox"/> Replacement <b>Fuel Type:</b> <input type="checkbox"/> Natural Gas <input type="checkbox"/> L.P. Gas <input type="checkbox"/> Electric <input type="checkbox"/> Other: _____
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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		Building Main Drain size: _____
# of Toilets		Building Water Service size: _____
# of Tubs/Showers		Water Heater Fuel Type: <input type="checkbox"/> Natural Gas <input type="checkbox"/> L.P. Gas
# of water connected appliances		<input type="checkbox"/> Electric <input type="checkbox"/> 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: 1500<sup>00</sup> 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: 80

**SUBDIVISION:** Sublot #: 347 Subdivision Name: HAMPTON PLACE  
 Zoning Dist.: \_\_\_\_\_ Water Permit #: \_\_\_\_\_

**ADDITIONS & ALTERATIONS**

Year Dwelling Built: \_\_\_\_\_ Additional Sq Ft: \_\_\_\_\_

Dwelling Addition  Garage Addition  Storage Building Addition  
 Kitchen Remodel  Basement Remodel  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: \_\_\_\_\_

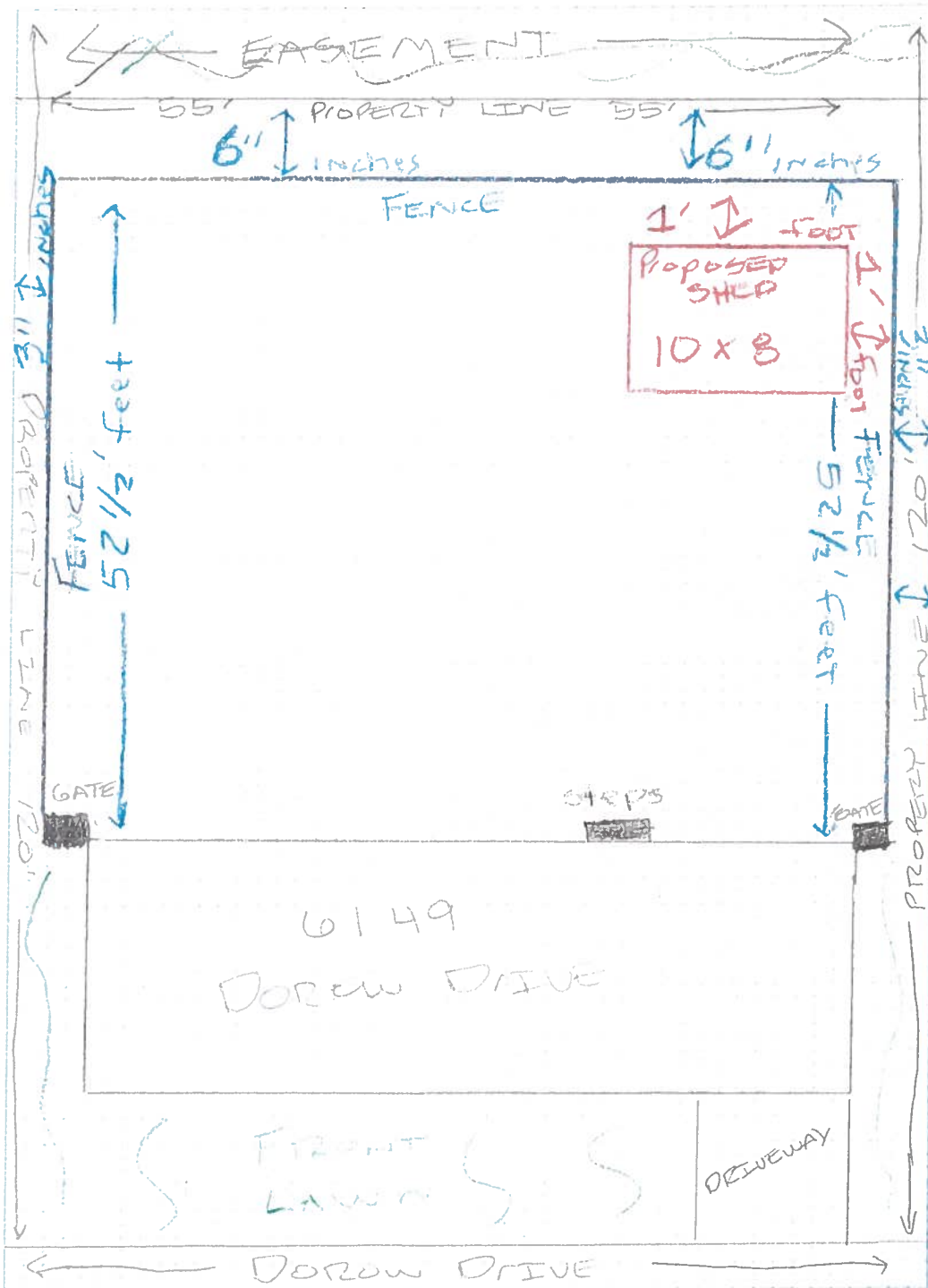
STATE 1%: \_\_\_\_\_

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,

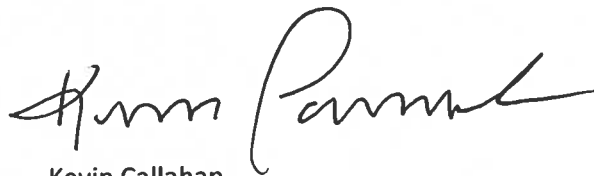
I am requesting a variance for installation of a 10x8 Lifetime polyethylene storage shed to be placed in the right rear corner of my backyard. I didn't know of the zoning restriction of 5 feet from the property line at the time of purchase which is part of the reason for this variance request. I would 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



www.lifetime.com



10 FT. x 8 FT. OUTDOOR | 304,8 CM x 243,8 CM EXTÉRIEUR | 304,8 CM x 243,8 CM EXTERIOR

# STORAGE SHED REMISE | CASITA DE ALMACENADORA

UV protection | Protection contre les rayons UV | Protección contra rayos UV

Steel reinforced | Renforce en acier | Acero reforzado

71 square ft. of storage space | 6,5 metres carrés d'espace de rangement | 6,5 metros cuadrados de almacenamiento

Two Sheds | Deux | Dos

Two Sheds | Deux | Dos

Two Sheds | Deux | Dos

Two Sheds | Deux | Dos

Two Sheds | Deux | Dos

Two Sheds | Deux | Dos

Two Sheds | Deux | Dos

Two Sheds | Deux | Dos

Two Sheds | Deux | Dos

Two Sheds | Deux | Dos

Two Sheds | Deux | Dos

Two Sheds | Deux | Dos

Two Sheds | Deux | Dos

Two Sheds | Deux | Dos

Two Sheds | Deux | Dos

Dual wall high-density polyethylene  
Parois en polyéthylène haute densité à double paroi  
Paredes de polietileno de doble pared



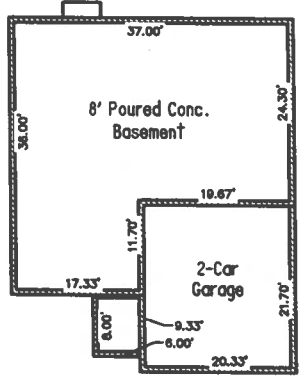
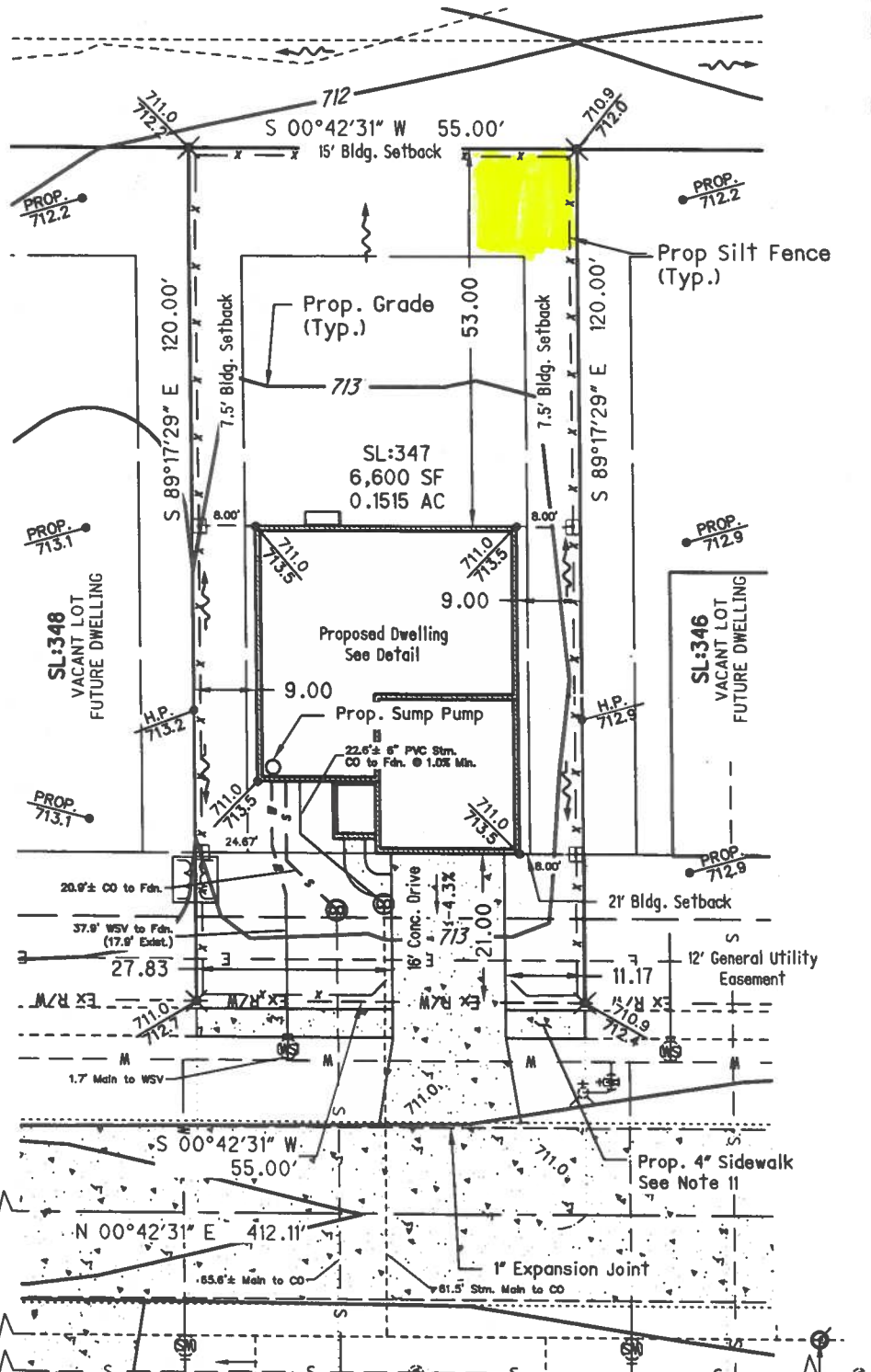
Technical specifications and assembly instructions in small text.



# 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".



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:**

Spot Elevation	
Sanitary Sewer Manhole	
Storm Sewer Manhole	
Storm Sewer Catch Basin	
Fydrant	
Water Service Valve	
Sanitary & 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	

Jannie Lane (60')

**BENCHMARK #2:**  
San. MH. SMH-8  
Rim Elev = 712.47'  
Inv. Elev 8" (N) = 697.39'  
Inv. Elev 8" (S) = 697.39'

**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'

**UNDERGROUND UTILITIES**  
Contact Two Working Days Before You Dig

**OHIO811.org**  
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)

**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 Elevations were observed by a DRG Field crew.

**APPROVED**  
*G. J. Jannie* 7-6-23  
OFFY ENGINEER DATE

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

<b>DAVEY Resource Group</b> 1310 SHARON COPLEY ROAD, P.O. BOX 37 SHARON-CENTER, OHIO 44274 (PHONE) 330.550.0004 (FAX) 688.820.8423	<b>BUILDER:</b> Ryan Homes 6770 W. Snowville Road Suite 100 Brecksville, OH 44141 (440) 838-5100	<b>OWNER:</b>	<b>REVISIONS:</b> 2023-08-27	<b>PROJECT #:</b> 1281.F	<b>PROJECT NAME:</b> HAMPTON PLACE PHASE 7
				<b>DATE:</b> 2023-05-23	<b>SHEET NUMBER:</b> 1
					<b>TOTAL SHEETS:</b> 1

