

Board of Zoning and Building Appeals
CITY HALL COUNCIL CHAMBERS
AGENDA OF JUNE 26, 2025
7:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Regular meeting minutes of May 22, 2025

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS

PPZ2025-0344: 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 variance for side setback of a detached private garage (north). Applicant shows 4 feet, code requires 5 feet, Section 1294.03(a).
2. A 44-square-foot variance for area of detached private garage. Applicant shows 720 square feet, code allows 676 square feet, Section 1294.03(d)(1). Note: Garage also exceeds 26 feet in width.

PPZ2025-0358: Richard Paukner, 9095 Nash Ln, PPN: 07-00-036-000-558

Proposal consists of constructing a fence on a corner lot. Property is zoned R-1 Residence District (Chapter 1282). Request:

1. A 2-foot height and 100% opacity variance for a fence in the front yard on a corner lot. Applicant shows a 6-foot-high privacy fence, code allows a fence no greater than 4 feet high and 50% open in the front yard, Section 1294.01(h)(2)(A), see also Chapter 1282. Note: Fence extends approximately 20 feet beyond the front building line.

PPZ2025-0359: Luis & Rockell Llanos, 36588 Barkhurst Mill Dr, PPN: 07-00-031-000-185

Applicant: Rhys Tassone, Renovations by Rhys, 49812 Greystone Dr, Amherst, OH 44001. Proposal consists of a home addition. Property is zoned R-1 Residence District (Chapter 1282). Request:

1. An 8.35-foot variance for setback of a cluster dwelling unit from common open space. Applicant shows building set back 6.65 feet from property line adjacent to common open space, code requires 15 feet, Section 1282.11(b)(2).

ADJOURNMENT

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, MAY 22, 2025**

CALL TO ORDER:

Chairwoman 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 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 was Vice-Chairman Paul Graupmann.

MINUTES:

Chairwoman Masterson asked if there were any corrections to the minutes of the regular meeting on Thursday, April 24, 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 several items at the regular meeting of May 13th, 2025, with the first being PPZ 2025-0337 Victory Park, 7777 Victory Lane, PPN 07-00-003-102-106, Owner: PMJ Park Holdings 7777 Victory Lane. North Ridgeville, OH 44039. Proposal consists of lighting plan for the Sports Park. Property is zoned I-2 Light Industrial District and that it was approved by a vote of 5-0 with the condition that they submit a new photometric taking into account both proposed lighting and existing light sources. He discussed the next application PPZ2024-0299 Hampton Place Subdivision Phase 8, PPN 07-00-029-000-203, -515, Owner: Valori Properties, 23550 Center Ridge Rd. #101 Westlake, OH 44145. Proposal consists of final development of plat approval for Hampton Place Subdivision Phase 8. Property is owned R1 Residence District and was approved by a vote of 5-0 with the following conditions: 1) Further investigation of the unclassified pipe on SR83 and a resolution that is acceptable to engineering. 2) Finish the construction of the concrete roadway. 3) A financial guarantee will be provided equal to the cost of all remaining items not constructed to the satisfaction of engineering. Note: All conditions must be fulfilled before the plat is signed and executed. He stated that the last application was PPZ 2024-0308 Circle K 34273 Lorain Rd. PPN 0700014106012 Applicant Brent Lamb, Circle K Stores, 935 E Tallmadge Ave. Akron, OH 44310 Owner A GLR Investments LLC 36097 W Minister Ave. North Ridgeville, OH 44039. Proposal consists of a new Circle K gas station and a retail store. Property zoned B-3 Highway Commercial District and was approved by a vote of 5-0.

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).

Application was read.

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

Kevin Callahan, 6149 Dorow Dr, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Director Lieber to present her report.

Director Lieber stated that the applicant was proposing to install a new 80 square foot shed in the rear yard and as the Board was aware buildings must be set back a minimum of five feet from both side and rear lot lines and in this case, the shed was shown 1 foot 3 inches from the side lot line and 1 foot 6 inches from the rear lot line, so that there were two separate variance requests.

Chairwoman Masterson asked the applicant what his hardship was.

Mr. Callahan explained that he was going to be putting a deck on the back of the house and wanted to put the shed in the back far corner of his lot and described that it would be placed on 4 x 4's with a little bit of stone around the edge of it. He mentioned that he had a slotted fence that was not wood already there where he couldn't even get back there anyways if he wanted to pull weeds or spray Roundup or whatever the case might be. He stated that his backyard wasn't particularly big to begin with and that if he went 5 feet off it would look like it was in the middle of his backyard, and he was trying to make the most of the backyard that he did have. He indicated that his neighbor on that side of his house had no problem with it and that there wouldn't be electrical or plumbing to the shed but was strictly to get his lawn mower and snow blower and things out of his garage so he could actually use the garage. He stated that the shed was temporary so that if they sold the house and someone wanted to take it out they could.

Chairwoman Masterson stated that he was before the Board because they would be granting something that was permanent and not temporary. She explained that a variance would be permanent if it was granted. She stated that regarding the standpoint of practical difficulties, while the shed itself was modest in size, the request relative to the standard was significant. She stated that he was asking that instead of it being 5 foot off the property line, he wanted to put it one foot off the property line. She said that she understood that he couldn't put the 8 by 10 shed on the back of the house but asked why he couldn't put it on the side of the house.

Mr. Callahan stated that there wasn't enough room on the side of the house.

Chairwoman Masterson asked how long he owned the house.

Mr. Callahan said a year and a half.

Chairwoman Masterson reviewed that Duncan Factors and read, “Will the essential character of the neighborhood substantially be altered or will adjoining properties suffer a substantial detriment as a result of the variance” and stated that setbacks existed to provide spacing and separation of structures from property lines and that property setback ensures that an owner could maintain the accessory structure from within their own property. She read, “Did the property owner purchase the property with knowledge of the zoning restriction” and stated that the setback requirements had been in place prior to the construction of the subdivision. She read, “Can the property owner's predicament be precluded through some other method other than a variance” and stated that it was possible to place the shed in a location that met the requirement, but as the applicant had stated, it would put it in the middle of the backyard. She read “Would the spirit and intent behind the zoning requirements be observed and substantial justice done by granting the variance” and stated that the answer was that the applicant had provided no information in support of the request addressing the standards of approval or rationale for the request.

Director Lieber stated that she wanted to point out in that report she just read, it was without the benefit of having the owner's letter that it accompanied because she didn't receive that page. She stated that they did provide some context in the letter, but she did agree with the Chairwoman that variances would run with the land, so any variance granted for that structure would carry into the future and would not be temporary. She mentioned that even if the structure was movable, then a structure could be built in that location, a more permanent structure with a foundation and with electric and plumbing and all those things.

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

Member Weaver stated that his concern was being able to take care of the land that was between the fence line and the shed because it didn't allow much room for taking care of any overgrowth or weeds or anything. He stated that it was really quite close to the fence and getting back there with a lawn mower or round up to take care of the overgrowth was his concern.

Planning Commission Liaison Toth stated that he seconded member Weaver's concerns.

Mr. Callahan stated that he dug out and could actually get back there at the one-foot mark. He stated that he would be placing stones and mulch around there and that there was an easement behind his fence and getting back there wouldn't be on his neighbor's property whatsoever.

Chairwoman Masterson stated that she understood that he had a smaller lot and a smaller garage and a small driveway, however, he just recently purchased it. She stated that he knew what he was buying when he bought the property.

Mr. Callahan stated that he really had no thought about the garage being too small when you get into it. He stated that even with the stuff out of the garage opening a car door, you're hitting the other car door. He stated that the garage was exceptionally small, and he truly had no idea it was going to be that small.

Chairwoman Masterson stated that it wasn't as if they were not allowing him to put a shed in the backyard, they were just not allowing him to put the shed where he wanted to put it. She stated that she

was asking for practical difficulties.

Mr. Callahan asked how it was impractical and as was addressed in his letter, it would not be impeding with any kind of delivery services or anything whatsoever like that at all.

Chairwoman Masterson commented that that the house she currently owned was not the first house that she had owned, and that she knew when she purchased it that she had a house with a yard and was going to need a lawn mower and was going to have two cars. She stated that when she bought the house, she had an adult son who lived at home, so he knew that there were going to be three cars and she knew there were going to be things in the garage and that those were things that as an adult that were planned for. She asked if this was the first house he had ever owned.

Mr. Callahan stated that it was the first house he had ever owned with a garage like that.

Chairwoman Masterson commented that it was not as if they were not allowing him to put in a shed just not where he wanted to.

Mr. Callahan stated that regarding the concerns of the Board with the maintenance behind and on the side of the shed, he addressed that and putting it in another place, he addressed that. He asked what the harm was.

Chairwoman Masterson explained that the rules required a 5-foot setback and he was asking for one foot setback and was a substantial variance.

Mr. Callahan asked what the harm would be putting it there unless the Board was thinking about long-term with other residents because he wasn't following her.

Chairwoman Masterson mentioned a conversation she was having with the Clerk of Council and that she had been on the Board for close to 25 years. She said that as stated by Director Lieber as well, when he no longer owned that home and someone else purchased it, there was permission granted to have that shed there if the variance was granted and now, they could put electric in there and plumbing in there and there would be nothing to stop them from doing that.

Mr. Callahan stated that there were, because they would have to get permits for the plumbing and electric.

Chairwoman Masterson stated that he had to prove practical difficulty and why he couldn't put that structure somewhere else. She asked what his hardship was.

Mr. Callahan stated that his hardship was that he didn't want it in the center of his backyard.

Chairwoman Masterson asked if he just didn't want it there.

Mr. Callahan remarked, yes, he had a smaller backyard to begin with and he was trying to put it off to the side so that he could have a patio and didn't want to have the shed near the patio part of it when he could have it over in the corner out of the way where he would need full access.

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

Planning Commission Liaison Toth explained that if the Board granted the variance the next owner of that property could erect a permanent structure there with plumbing and wiring without approaching this Board. He stated that they would need permits, but the variance would have been granted. He discussed that while the applicant's structure was temporary in nature, someone else would be permitted to be able to put a permanent structure at that location. He commented that his neighbor currently didn't have an issue with it and he stated it was temporary, but the Board needed to look at the fact that it would run with the property. He stated that permits for electrical or plumbing would not affect anything if the variance was in place, so with that in mind, being just a foot and a couple of inches off the property line, and a small lawn mower being 20 inches, so that would be one foot eight and he wasn't sure how he could even mow the lawn behind that without going over his property line.

Director Lieber stated that she heard some of the concerns of the Board about variances that run with the land and looking at the factors that were unique to that lot so as not to make a decision that set precedent for all other such properties. She discussed that that scenario might not be of concern, but it did create a situation where all owners of similarly sized lots would make that same request and she thought it was precedent setting that the Board wished to avoid typically.

Chairwoman Masterson reviewed the Duncan Factors.

Moved by Cain and seconded by Toth to deny the rear setback variance request.

A roll call vote was taken and the motion carried.

Yes - 4 No - 0

Moved by Cain and seconded by Toth to deny the side setback variance request.

A roll call vote was taken and the motion carried.

Yes - 4 No - 0

ADJOURNMENT:

The meeting was adjourned at 7:28 PM.

Linda Masterson
Chairwoman

Tina Wieber
Recording Secretary/Deputy Clerk of Council

Thursday, June 26, 2025
Date Approved

Board of Zoning & Building Appeals Application



SUBMITTAL INSTRUCTIONS

Board of Zoning and Building Appeals meetings are held on the fourth Thursday of each month at 7:00 p.m. in Council Chambers at City Hall. Applications must be filed with the Building Division at least 20 days prior to the date of the Board hearing at which the request will be considered. To be processed, applications must include:

1. Completed and signed application with application fee;
2. Ten (10) sets of dimensioned site plans, building details or other drawings and information depicting the request; and
3. Narrative of the request relative to standards of approval for variances or rationale for appeal.

PROJECT INFORMATION

5884 Rosebelle Ave N. Ridgeville oh 44039
 Location address

Parcel number _____ Current zoning SO
 Appeal or variance (attach supporting documentation) Variance for Carport of 44' and a setback of 1 foot Variance

APPLICANT/AGENT INFORMATION

Javier Feliciano
 Name/Company
 5884 Rosebelle ave N. Ridgeville oh 44039
 Applicant address
 440-453-5904
 Applicant phone

PROPERTY OWNER INFORMATION

Name/Company _____
 Property owner address SAME AS ABOVE
 Property owner phone _____ Property owner email _____

AUTHORIZATION AND ACKNOWLEDGEMENT

Javier Feliciano
 Applicant signature _____ Property owner signature _____

I hereby authorize the City of North Ridgeville, including Board of Zoning and Building Appeals, to enter onto the property for the purpose of observing site conditions and consent to their entry onto the property for the purpose of observing site conditions. The materials I have submitted depict the property lines accurately and in accordance with the plat. I understand that any approval granted is based upon the presumption of accuracy of the site plan. If an independent survey or otherwise determine the accuracy of plans, drawings or other information found to exist, I will take such action as may be needed to provide the correct information. My representations made in this application and at the public hearing constitute the truth and I understand that misrepresentations, whether knowingly made or not, may result in revocation of the approval. My signature and the signature of the applicant/agent are deemed to be statements of the owner for the purpose of the application.

NEW 20 x 24 = 480
 CARPORT 10 x 24 = 240
 720
 ALLOWED 676
 AREA VARIANCE 44
 1 FOOT SIDEYARD
 SETBACK VARIANCE

OFFICE	PPZ No. <u>PPZ 2025-0344</u>	Date Received RECEIVED APR 04 2025	ACTION
	Fee Paid <u>\$ 75.00 MC</u>		

Board of Zoning & Building Appeals Staff Report

Case PPZ2025-0344
 Property Owner Javier Feliciano
 PPN 07-00-020-108-019
 Property Address 5884 Rosebelle Avenue
 Zoning RS-2 General Residence District
 Applicant Name Same
 Applicant Address Same
 Project Detached garage
 Meeting Date April 24, 2025
 Report Date April 9, 2025

REQUESTED VARIANCES	CODIFIED REFERENCES
<p>1. A 1-foot variance for side setback of a detached private garage (north). Applicant shows 4 feet, code requires 5 feet, Section 1294.03(a).</p> <p>2. A 44-square foot variance for area of detached private garage. Applicant shows 720 square feet, code allows 676 square feet, Section 1294.03(d)(1). Note: Garage also exceeds 26 feet in width.</p>	<p>1294.03 DETACHED PRIVATE GARAGES</p> <p>(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>(d)(1) In all residential districts, no detached private garage shall exceed one story or fifteen feet in height for a single-family or two-family residential structure. No detached private garage shall exceed twenty-six feet in length or width or be over 676 square feet in area in any residential district zone with one-half acre or less.</p>

Summary of Request:

In response to enforcement action by Building staff in 2024 in regards to a non-permitted, nonconforming garage addition constructed on the property, the applicant is seeking a variance to allow a detached garage closer to the side lot line and greater in area than code allows. The applicant has appeared before the BZBA on four occasions seeking variances to remedy the violation:

- July 2024 - two variance requests, one for side setback and one for size of the garage. The garage is 1,032 square feet, equating to an additional 356 square feet of area. Both setback and area variances were denied.

- December 2024 – one variance request for a 984 square foot building, equating to an additional 308 square feet of area, which was denied.
- February 2025 – one variance request for a 960 square foot building, equating to an additional 284 square feet of area, which was denied.
- March 2025 – two variance requests, one for side setback and one for setback of garage from another structure, which was denied.

The applicant has further amended their project. The applicant seeks to modify the original detached garage to reduce its size and convert it into a carport and retain the addition constructed in 2024 as a two-car garage attached to the carport. The total area of both carport and attached garage is 720 square feet. The structure is located 4 feet from the north property line.

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?

From the previous requests, the proposed variance has been significantly reduced. The carport/garage exceeds the code allowance for garage size by about 6.5%. The setback variance is minimal.

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 reduction in overall size of the carport/garage results in less lot coverage and creates less of a detriment to surrounding properties.

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 zoning requirements pre-date the ownership of this residence; so yes, the property owner did purchase the property with knowledge of the restriction.

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

A zoning compliant garage could be constructed on the lot. However, the garage exists and is in a location that violates the zoning code. Substantial modification would be required to bring the current structure(s) into compliance.

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

The variance request for garage area has been substantially reduced. The applicant has not provided information in their submittal to address the practical difficulty or Duncan factors.



PROJECT INFORMATION

Carport

Proposed project

5884 Rosebelle Ave

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 (d)(1) In residential districts no detached garage shall exceed 676 square feet. Applicant requesting 720 square feet detached garage requiring a 44 square feet variance. BZA approval required.
- 2. 1294.03 (a) In residential districts detached garages shall be minimum 5 feet from side property line. Applicant requesting detached garage 4 feet from side property line requiring a 1 foot variance. BZA approval required.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

Looking for 2 Variance

RECEIVED

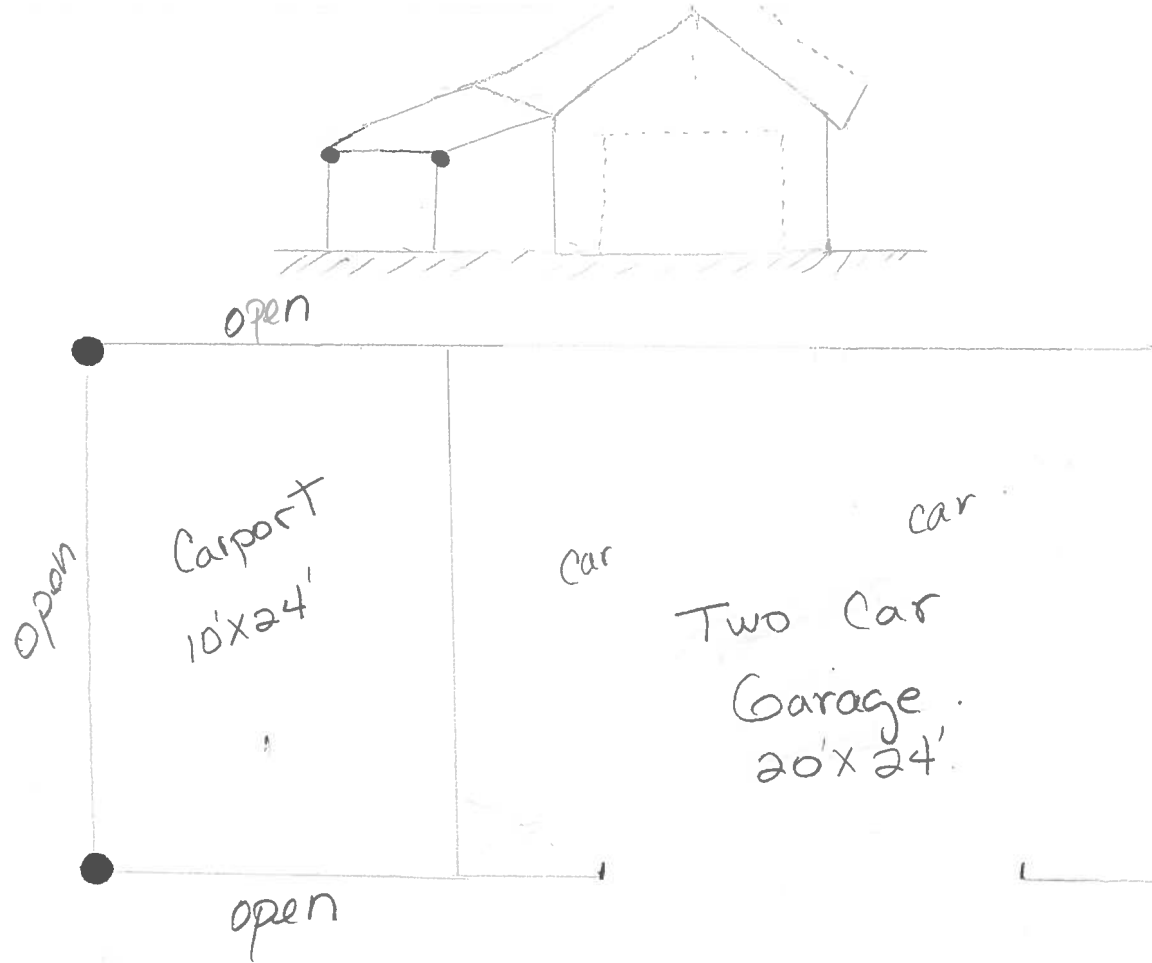
4-4-25

APR 4 2025

ONE Variance is FOR 44^{square} foot for total AREA
NEED A foot side yard set back Variance for
the new garage.

RECEIVED

APR 14 2025



5884 Rosebelle Ave
North Ridgeville, OH
44039

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

9095 Nash Ln

Location address

Residential

Parcel number

Current zoning

Variance

Appeal or variance (attach supporting documentation)

APPLICANT/AGENT INFORMATION

Richard Paukner

Name/Company

9095 Nash Ln, North Ridgeville, OH 44139

Applicant address

216-256-4548

RLPaukner@gmail.com

Applicant phone

Applicant email

PROPERTY OWNER INFORMATION

Richard Paukner

Name/Company

9095 Nash Ln, North Ridgeville, OH 44139

Property owner address

216-256-4548

RLPaukner@gmail.com

Property owner phone

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Richard Paukner

Digitally signed by Richard Paukner
Date: 2025.06.03 13:45:21 -04'00'

Applicant signature

Richard Paukner

Digitally signed by Richard Paukner
Date: 2025.06.03 13:45:28 -04'00'

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. <i>PP2 2025. 0358</i>	ACTION
	Fee Paid <i>\$75.00 Visa</i>	
Date Received RECEIVED JUN 05 2025		

Board of Zoning & Building Appeals Staff Report

Case PPZ2025-0358
 Property Owner Richard Paukner
 PPN 07-00-036-000-558
 Property Address 9095 Nash Lane
 Zoning R-1 Residence District (Chapter 1282)
 Applicant Name Same
 Applicant Address Same
 Project Fence on corner lot
 Meeting Date June 26, 2025
 Report Date June 11, 2025

REQUESTED VARIANCES	CODIFIED REFERENCES
<p>1. A 2-foot height and 100% opacity variance for a fence in the front yard on a corner lot. Applicant shows a 6-foot-high privacy fence, code allows a fence no greater than 4 feet high and 50% open in the front yard, Section 1294.01(h)(2)(A). Note: Fence extends approximately 20 feet beyond the front building line.</p>	<p>1294.01 - Interpretations and exceptions in general (h) <u>Fences</u>. (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.</p>

Summary of Request:

The applicant submitted a permit application for a fence on their residential lot. The permit was issued with the drawing “approved as noted” which indicated the submittal didn’t meet the zoning code and would need to be modified or a variance sought. The fence was installed per original submittal. The applicant is now requesting a variance for the height and opacity of a fence in the front yard of the side street. The lot is a corner lot, such that both Nash Lane and Elva Lane are front yards per the Zoning Code. The fence is solid, 6-foot-high and extends out 20 feet from the building line toward the ROW. 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?

The 6-foot, privacy fence is located 20 feet closer to the ROW than would otherwise be allowed. However, a reasonable setback is still maintained to allow for visibility.

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 Elva Lane would not appear to pose a visual obstacle to any neighbor as the fence is more than still set back from the sidewalk about 30 feet and there is no adjacent rear yard neighbor, just open space.

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?

The applicant would have to remove and replace fencing to meet the code.

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 method of permit approval (approved as noted) added some confusion to the situation, and there is minimal impact to surrounding properties.



PROJECT INFORMATION

Fence	
Proposed project	
9095 Nash Lane	07-00-036-000-558
Location	Parcel number
June 26, 2025	June 16, 2023
Meeting date	Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1294.01 (h)(2) A. In residential districts all fences from the building line to the R.O.W. shall be 4 foot high and 50% open. Applicant requesting a 6 foot high fence, 100% closed, requiring a 2 foot height variance and a 100% closed variance.

SUBMITTED BY

Guy M. Fursdon
 Administrative officer signature

Chief Building Official
 Title

Board of Zoning & Building Appeals

APPLICANT GUIDE

BOARD AUTHORITY

The Board of Zoning and Building Appeals is a five member board with the authority to make decisions associated with variance requests and appeals from the Zoning Code and Building Code. The BZBA is an administrative board that is quasi-judicial in nature. It operates more like a court than a legislative body and uses many standards and procedures similar to those associated with the courts. The Board administers oaths and hears testimony associated with cases. The Board hears both applications for variances from local ordinances and appeals from decisions of administrative officers.

APPLICATIONS, NOTICE AND APPEARANCE

Board meetings are held in Council Chambers at City Hall on the fourth Thursday of each month starting at 7:00 p.m. Complete applications must be received at least 20 days prior to a regular meeting to appear on the agenda. All materials submitted become the property of the Board. The Board is required to give public notice ten days in advance of a meeting, as well as notice to all parties in interest, including owners of adjoining properties. Applicants and owners are required to attend the hearing where their application is considered.

FEES

See the Planning and Zoning Fee Schedule for a complete list of applicable fees.

APPLICANT PRESENTATION

Applicants are expected to submit any documents or information relevant to their request with their application. Board members conduct site visits prior to the meeting. At the meeting, the applicant, owner or authorized agent (design professional, contractor, attorney, etc.) should be prepared to present the rationale for the appeal or variance and answer questions of the Board. Adjoining property owners may also give testimony. All parties presenting evidence are sworn in by the Board chair at the start of the case.

VARIANCE STANDARDS OF APPROVAL

In assembling an application and preparing for a presentation, it is helpful to know what standards the Board members apply in making their determinations. The factors below are considered by the BZBA in determining whether the applicant has met their burden to be granted a variance. It is strongly recommended applicants submit supporting documentation with their application that addresses these standards.

Standards for Area Variances

Granting of an area variance (area, size, setback, etc.) requires the existence of a *practical difficulty*. The factors (*Duncan v. Middlefield* (1986), 23 Ohio St.3d 83) to be considered and weighed include:

- Can the property yield a reasonable return or can there be any beneficial use of the property without the variance?
- Is the variance is substantial?
- Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer a substantial detriment as a result of the variance?
- Will the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)?
- Did the property owner purchase the property with knowledge of the zoning restriction?
- Can the property owner's predicament be precluded through some method other than a variance?
- Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance?

Not every factor will apply to each application and no one factor is determinative of whether or not a variance will be granted.

Standards for Use Variances

A use variance allows a use of land that is not permitted in the district in which the property is located. Because this type of relief is so significant, granting of a use variance requires the existence of an *unnecessary hardship*. The applicant must demonstrate that based upon the current zoning, the property owner is deprived of all reasonable uses of the property.

Building Division
7307 Avon Belden Road
North Ridgeville, OH 44039
(440) 490-2081
www.nridgeville.org



RECEIVED
 JUN 05 2025

Fence Permit
Residential Fence

9095 NASH LN

PERMIT #: P2025-17096

ISSUED: 05/08/2025

EXPIRES: 05/08/2026

OWNER:	LOCATION:	CONTRACTOR:
RICHARD L PAULKNER 9095 NASH LN North Ridgeville OH 44039 Phone: (216) 256 4548	9095 NASH LN 0700036000558 Zoning: R-1 Subdivision: RESERVE AT WINFIELD FARM Lot: 144	Phone:

Estimated Cost: 3,500.00

Work Description: 6' X 350' WOOD PRIVACY

Stipulations:

Subcontractor(s):

Fee Description	Fee Category	Quantity	Item Total
Res - Fence Inspection	Res Misc & General	1.00	80.00
		Fee Total:	\$80.00
		Amount Paid:	\$80.00
		Balance Due:	\$0.00
		Payment Type:	Credit Card Payment
		Check Number:	#
		Credit Card Payment Confirmation Number:	700364

This Certificate of Plan Approval is issued provided that the information submitted by the applicant is true and accurate.
 This approval is void if work is not started in 12 months, or if work is suspended for 6 months.
 Extension may be granted if requested ten (10) days prior to expiration.

APPROVED BY:

DATE:

06/03/2025

Guy M. Fursdon, Chief Building Official

All appropriate approvals shall be obtained by owner or applicant before construction.

12025-15538

Residential Application for Plan Approval
BUILDING DIVISION

RECEIVED

MAY 05 2025



GENERAL INFORMATION

9095 Nash Ln
Construction site address
Permanent parcel number
Contractor
Contractor address
Contractor phone
Contractor email
Richard Paukner
Property owner
9095 Nash Ln
Property owner address
216-256-4548
Property owner phone
RLPaukner@gmail.com
Property owner email

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: _____
SUBDIVISION: Sublot #: _____ Subdivision Name: _____
Zoning Dist.: _____ Water Permit #: _____

final grade approved 8.1.22

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: Wood Privacy Height: 6ft Length: 350ft
 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: 8000
STATE 1%: _____
ADMIN: _____
TOTAL: 8000

RECEIVED

JUN 05 2025

Minimum Required Inspections (Residential)
BUILDING DIVISION



GENERAL NOTES: Must call (440) 490-2081 at least 24 hours in advance.
City approved plans must be on site at the time of all inspections or they will fail.
Morning inspections must be ready by 9:00 a.m.
Afternoon inspections must be ready by 1:00 p.m.

ADDRESS: 9095 NASH

PERMITS REQUIRING PLAN REVIEW

New Construction Addition Alteration	<input type="checkbox"/> Pre-Pour Floor Slab	<input type="checkbox"/> Wall Bracing / Exterior Sheathing	<input type="checkbox"/> Final Occupancy
	<input type="checkbox"/> Pre-Pour Footer	<input type="checkbox"/> Temporary Electric (work order number required)	<input type="checkbox"/> Final Electric
	<input type="checkbox"/> Pre-Pour Foundation	<input type="checkbox"/> Electric Service (work order number required)	<input type="checkbox"/> Final Plumbing
	<input type="checkbox"/> Footer Drain	<input type="checkbox"/> Rough Electrical	<input type="checkbox"/> Fire Rated Soffit
	<input type="checkbox"/> Foundation / Waterproofing	<input type="checkbox"/> Rough Mechanical	<input type="checkbox"/> Pre-Pour Sidewalk
	<input type="checkbox"/> Footer Drain Gravel	<input type="checkbox"/> Rough Structure	<input type="checkbox"/> Pre-Pour Driveway
	<input type="checkbox"/> Interior Sewer Connection	<input type="checkbox"/> Rough Plumbing	<input type="checkbox"/> Pre-Pour Garage
	<input type="checkbox"/> Underground Plumbing	<input type="checkbox"/> Water Meter	<input type="checkbox"/> Pre-Pour Basement
	<input type="checkbox"/> Underground HVAC	<input type="checkbox"/> Insulation	<input type="checkbox"/> Final Driveway & Sidewalk
	<input type="checkbox"/> Underground Electric	<input type="checkbox"/> Drywall (shear / fire assembly)	<input type="checkbox"/> Other:
Deck	<input checked="" type="checkbox"/> Post Holes / Foundation (Lot line verification)		
Fence	<input type="checkbox"/> Rough Framing		
Gazebo	<input checked="" type="checkbox"/> Final (Including handrails, guardrail, etc.)		
	<input type="checkbox"/> Electric (For receptacles and lights, as applicable)		
Finished Basement	<input type="checkbox"/> Rough Framing	<input type="checkbox"/> Rough HVAC	<input type="checkbox"/> Insulation
	<input type="checkbox"/> Rough Electric (includes suspended ceiling system track as applicable)	<input type="checkbox"/> Rough Plumbing	<input type="checkbox"/> Final
Shed Garage Outbuilding	<input type="checkbox"/> Footer / Post holes	<input type="checkbox"/> Rough Electric	<input type="checkbox"/> Electric Service
	<input type="checkbox"/> Foundation	<input type="checkbox"/> Rough Plumbing	<input type="checkbox"/> Final Electric
	<input type="checkbox"/> Pre-Pour Floor Slab	<input type="checkbox"/> Rough Mechanical	<input type="checkbox"/> Final Plumbing
	<input type="checkbox"/> Rough Structure	<input type="checkbox"/> Underground Electric	<input type="checkbox"/> Final
Pool	<input type="checkbox"/> Underground Electric	<input type="checkbox"/> Electrical Bonding	<input type="checkbox"/> Pre-Pour (Pool Deck)
	<input type="checkbox"/> Pre-Pour (In-ground)	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Final (Including electric)
Driveway, Sidewalk, Patio, Slab	<input type="checkbox"/> Pre-Pour (Lot lines, depth, compaction of base course)	<input type="checkbox"/> Final	
Waterproofing, Foundation Repair, Sump Pump	<input type="checkbox"/> Foundation	<input type="checkbox"/> Footer Drain	<input type="checkbox"/> Final Electric
	<input type="checkbox"/> Waterproofing	<input type="checkbox"/> Footer Drain Gravel	<input type="checkbox"/> Final
Demolition	<input type="checkbox"/> Final		
Other	<input type="checkbox"/>		

JA025-15538 - Fence

9095 Nash Lane

RECEIVED

MAY 05 2025

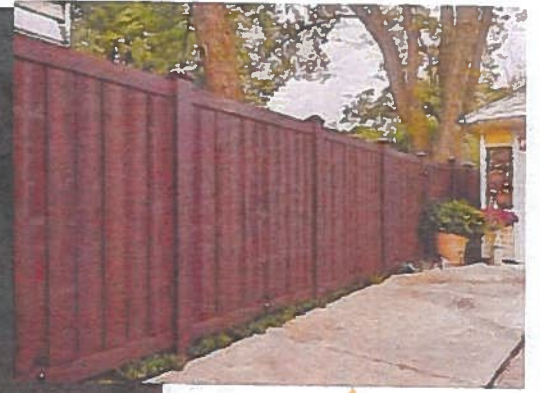
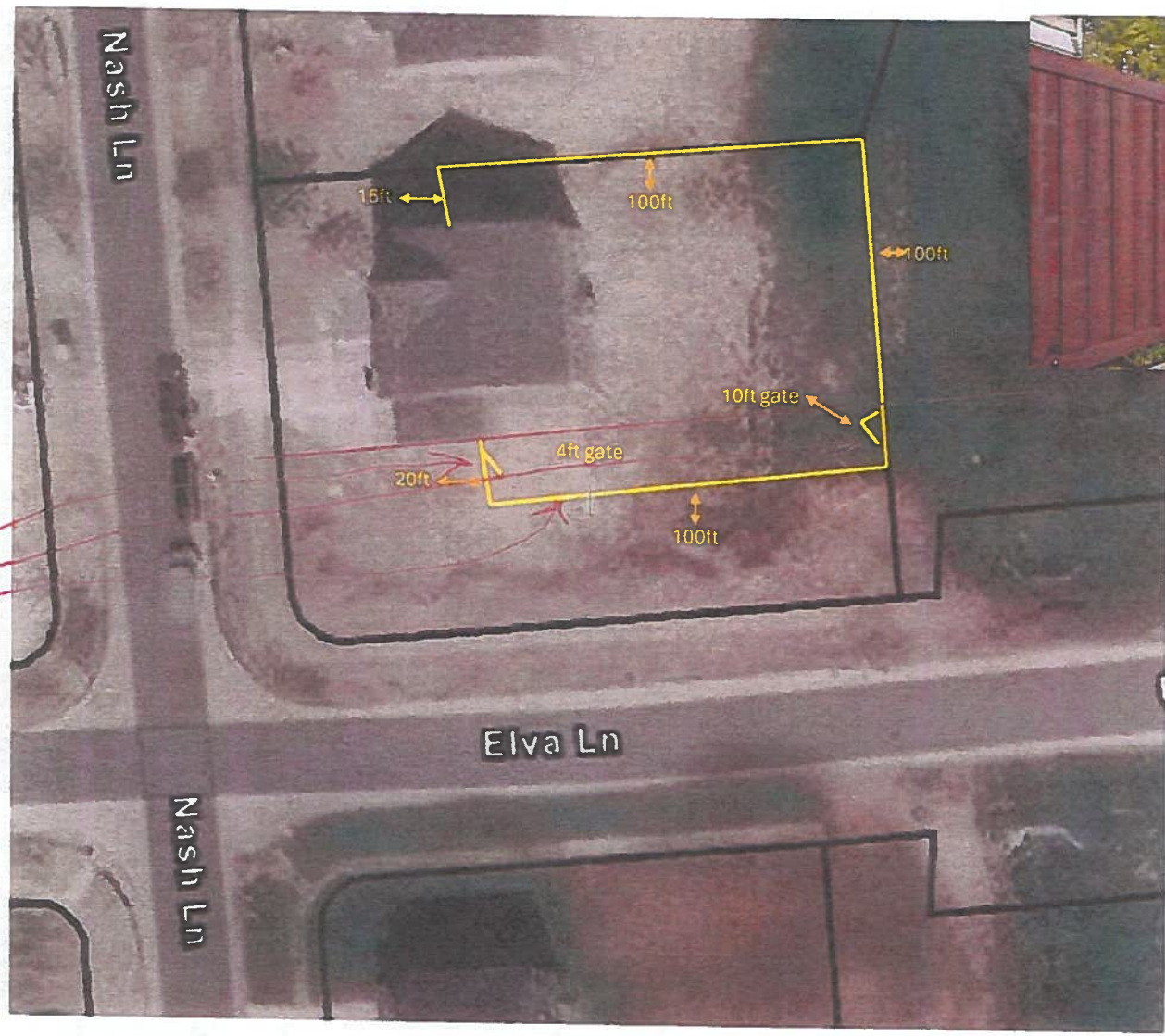
JUN 05 2025

RECEIVED

Min. (1) 4'-0" GATE
REQUIRED WITHIN
10'-0" OF DWELING.

APPROVED AS NOTED
STYLES

4'-0" HIGH
50% OPEN
OR
VARIANCE



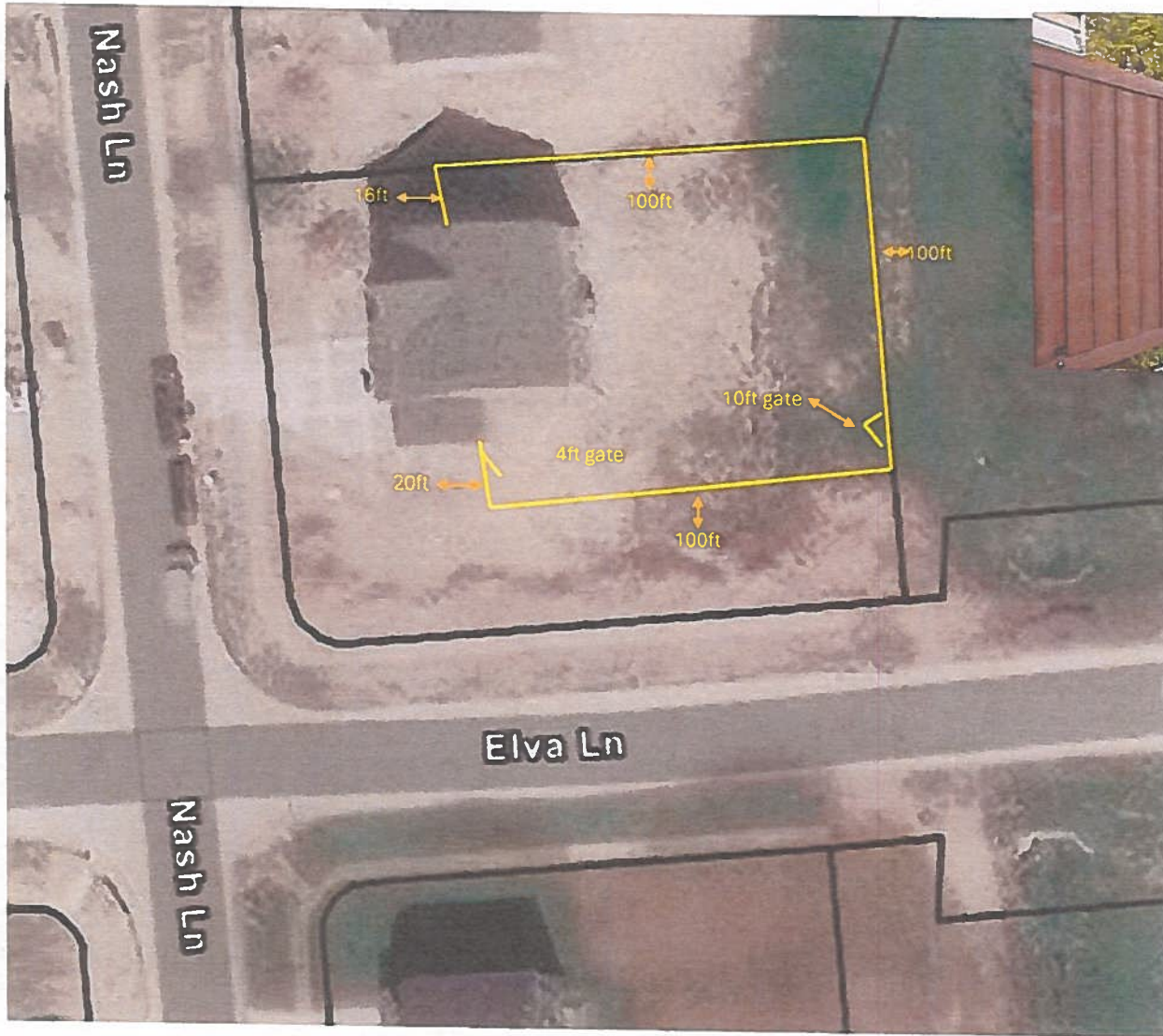
Design and Color

J2025-15538 - Fence

9095 Nash Lane

RECEIVED

MAY 05 2025



Design and Color

NR Eng Division approves of fence. Fence cannot block surface drainage. Owner to verify property line prior to installation.

J. J. 5-7-2025

RECEIVED
JUN 05 2025



FRONT VIEW OF YARD

JUN 05 2025

RECEIVED



SIDE VIEW OF YARD



REAR VIEW OF YARD

RECEIVED
JUN 05 2025

Richard Paukner

From: Richard Paukner
Sent: Wednesday, June 4, 2025 7:53 AM
To: Jen Pfahl
Cc: Kimmy; Richard Paukner
Subject: Request for Zoning Variance – Privacy Fence on Corner Lot
Attachments: BZBA_Application Richard Paukner.pdf; 9095 NASH LN - PERMIT.pdf; 9095 NASH LN - PLANS.pdf; Front View.jpg; Side View.jpg; Back View.jpg

RECEIVED

JUN 05 2025

Dear Members of the Zoning and Building Appeals Board,

I hope this message finds you well.

My name is Richard Paukner a retired 100% disabled veteran that chose North Ridgeville as my forever home after retiring from the Army in 2024. I am writing to formally request a variance regarding the zoning ordinance that restricts corner-lot fences to a maximum height of 4 feet and requires them to be at least 50% open in design. I am seeking approval to keep a 6-foot solid privacy fence on my corner lot, with the proposed section recessed into the side yard, away from the property line and public sightlines. I was unaware of all corner lots being held to a different standard when I purchased this home, but would like to utilize some of my larger than normal corner lot for privacy.

The intent behind this request is to improve safety, security, and privacy for my family while maintaining an aesthetically appropriate and well-maintained structure that does not obstruct visibility or impact traffic safety. The fence would not encroach on the corner visibility triangle or impede pedestrian or vehicle lines of sight. From the side of my home to the street is 63ft as can be seen from the photos, I am only utilizing 20ft for the fence area which leaves a large amount of land to support traffic visibility.

I understand the importance of maintaining community standards and public safety, and I believe this request balances those concerns with the unique needs of my property. I have provided diagrams, site plans, and photos for your review and to answer any questions you may have during the review process.

Thank you for your time and consideration. I look forward to your response and hope to work collaboratively to find a solution that meets both community guidelines and homeowner needs.

Warm regards,
Richard Paukner
9095 Nash Ln
216-256-4548
RLPaukner@gmail.com

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

36588 barkhurst mill Dr.
Location address

07-00-031-000-185
Parcel number

Current zoning

Variance For 7' Rear Setback vrs. 15' set back
Appeal or variance (attach supporting documentation)

APPLICANT/AGENT INFORMATION

Rhys Tassone / Renovations By Rhys
Name/Company

49812 Greystone Dr. Amherst Oh. 44001
Applicant address

#19-602-7972
Applicant phone

rtassone.rh@gmail.com
Applicant email

PROPERTY OWNER INFORMATION

Luis / Rockwell Llanos
Name/Company

36588 Barkhurst mill Dr. 44039
Property owner address

216-965-3761
Property owner phone

rockwellchurby@hotmail.com
Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

[Signature]
Applicant signature

[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. PP22025-0359	Date Received RECEIVED	ACTION
	Fee Paid \$75.00 cash	JUN 06 2025	

Board of Zoning & Building Appeals Staff Report

Case PPZ2025-0359
 Property Owner Luis & Rockell Llanos
 PPN 07-00-031-000-185
 Property Address 36588 Barkhurst Mill Drive
 Zoning R-1 Residence District (Chapter 1282)
 Applicant Name Renovations by Rhys; Rhys Tassone
 Applicant Address 49812 Greystone Drive, Amherst OH 44001
 Project Home addition
 Meeting Date June 26, 2025
 Report Date June 11, 2025

REQUESTED VARIANCES	CODIFIED REFERENCES
<p>1. An 8.35-foot variance for setback of a cluster dwelling unit from common open space. Applicant shows building set back 6.65 feet from property line adjacent to common open space, code requires 15 feet, Section 1282.11(b)(2).</p>	<p>1282.11 - Land planning criteria The following planning criteria are established to guide and control the planning, development and use of land in a single-family detached and cluster development:</p> <p>(b) <u>Building Arrangement and Dwelling Unit Size</u>. The design criteria set forth in this section are intended to provide considerable latitude and freedom to encourage variety in the arrangement of the bulk and shape of buildings, open space and landscape features. The dwellings may be arranged in various groups, courts, sequences or clusters with open spaces organized and related to the dwelling so as to provide privacy and to form a unified composition of buildings and space. Although latitude in design is provided and encouraged, the following design conditions shall be met:</p> <p>(2) <u>Cluster Area Building Spacing</u>. Dwelling units in an approved cluster area shall be set back not less than fifteen feet from any common open space area and thirty-five feet from a detached single-family side and rear property line. The Commission may, however, allow lesser distances if it determines that the intent of this chapter will be adequately met.</p>

Summary of Request:

The property owner is seeking to construct an addition to their home, which is located in the Millridge subdivision. According to the approved plot plan, the dwelling is currently set back 26.65 feet from the rear property line, which abuts common open space for the development. The proposed addition would be 20 by 25 feet, bringing the dwelling 6.65 feet from the property line. Rationale for the request was not provided.

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?

In relative terms, the addition will significantly encroach into the setback; over half the distance required.

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 addition is shown off the rear of the dwelling and the property backs up to open space. The open space is not negatively effected. The height of the addition is proposed to be the same as the existing morning room, which is one story. The most impacted neighbor is the property owner to the east, who may have some views impaired by the structure.

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?

An addition oriented differently could be constructed within the allowable building footprint.

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

The applicant has not provided evidence or supporting documentation in their submittal responsive to the Duncan factors. If the Board were to consider granting the variance, I would recommend a condition of approval that the encroachment be limited to the proposed addition at its proposed footprint and height only.



PROJECT INFORMATION

Addition	
Proposed project	
36588 Barkhurst Mill Dr	07-00-031-000-185
Location	Parcel number
June 26, 2025	June 16, 2025
Meeting date	Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1282.11 (b)(2) Cluster single family dwellings shall be 15 feet from open space. Applicant requesting 6.65 feet from rear property line (rear property line abuts open space), requiring a 8.35 feet variance. BZA approval required.

SUBMITTED BY

Guy M. Fursdon
 Administrative officer signature

Chief Building Official
 Title

RECEIPT NUMBER

00032060

RECEIVED
JUN 9 0 2025



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

Paid By

LUIS M LLANOS & ROCKELL S LLANOS CHU
36588 BARKHURST MILL DR.
North Ridgeville, OH 44039

06/06/2025

Qty	Type	Record	Category	Description	Amount	
1.00	PZE Proc	PPZ2025-0359	Standard Item	BZBA Residential Application	\$ 75.00	
36588 BARKHURST MILL DR					Total	\$ 75.00
0700031000185					Cash	\$ 75.00
					Check	
					Check #	
					Credit	
					Transferred	
					Tendered	\$ 75.00
					Change	\$ 0.00
					To Overpayment	\$ 0.00

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JUN 06 2025

RT

JUN 06 2025



Rear View

Addition to include all like/same: siding, singles gutters, windows, construction materials & colors. Height of addition to match same as existing morning room, along with pitch.

exist. ne

(new) FENCE (WOOD)

RECEIVED
JUN 06 2025

Framing is 2x6 with 1/2
Sheeting on walls and
5/8 Sheeting on Roof

neighbor's fence

new fence
SECTION

22'x10' (6" thick)
Concrete
pad
(addition)

siding & Roof to match existing house.

French
doors

20x25
(Addition)

Sliding Doors

PATIO
Concrete
20x20'
(existing)

MORNING
ROOM
15'3" x 9'0"

Existing
window
header to
stay for
doors

KITCHEN
18'0" x 9'8"

plumbing
and electrical tie
in

FAMILY ROOM
17'1" x 15'4"

LNDY
CLOSET

PANTRY

PWDR
RM

OPT
WINDOW

LIVING ROOM
12'3" x 20'

FOYER

TWO CAR GARAGE
18'0" x 21'0"

PORCH

(New) fence (WOOD)

Cement walkway

- Footers to be dug 36" and 3/4 rebar installed for pour
- 2 courses of Block to match existing house height
- 2 phase heat & Cool unit on well so no more time needed

Luis/Rockell Llanos
36588 Barkhurst Mill Dr. 44039
216-965-3761

PLOT PLAN FOR THE CITY OF NORTH RIDGEVILLE

PREPARED FOR:
RYAN HOMES

6770 WEST SNOWVILLE ROAD SUITE #100 BRECKSVILLE, OHIO 44141
(440) 584-4144

MILLRIDGE SUBDIVISION NO. 02
(NOT YET RECORDED)

SUBLOT 41 0.1374 OF AN ACRE

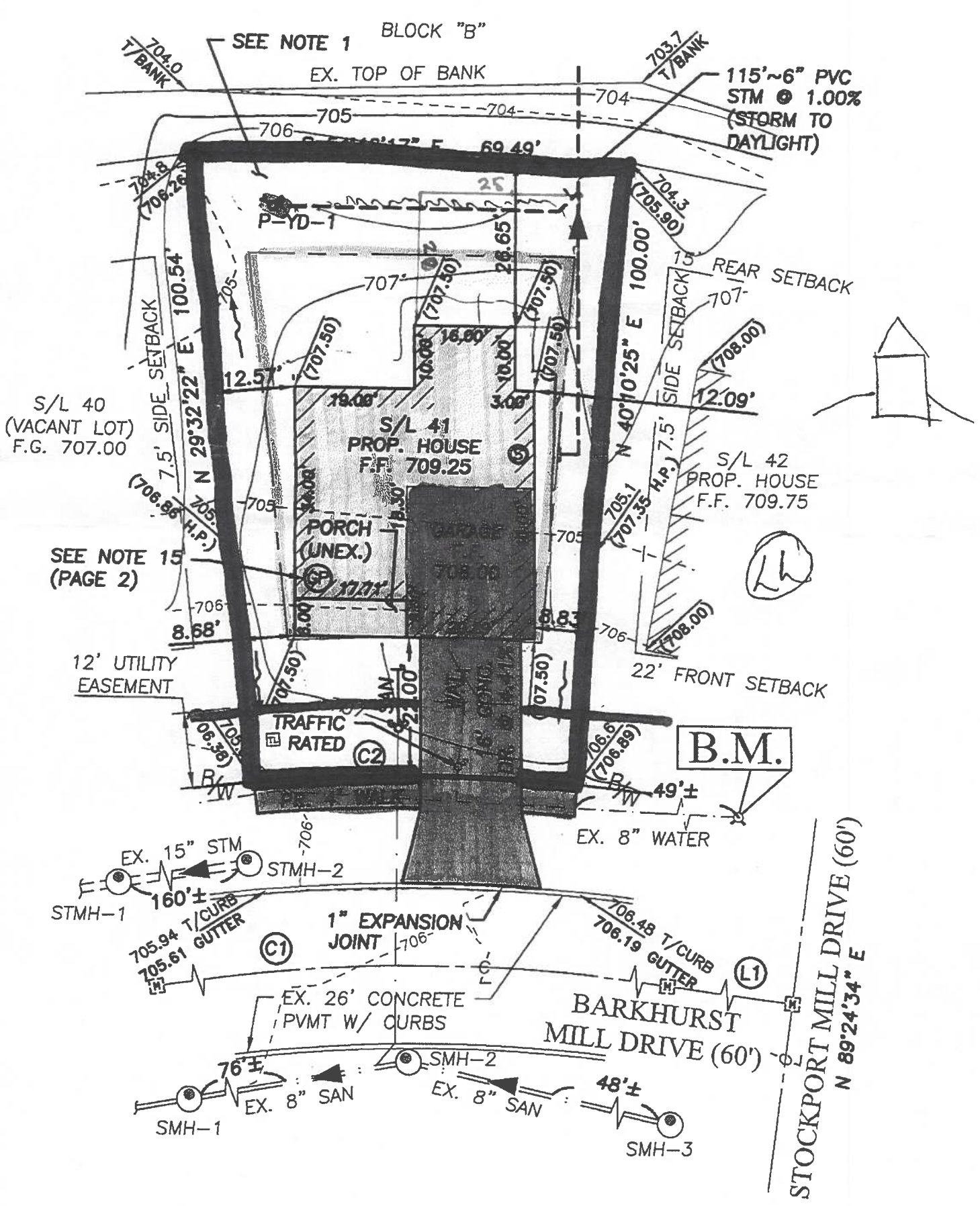
P.P.N. #TBD

TBD BARKHURST MILL DRIVE, NORTH RIDGEVILLE, OHIO 44039

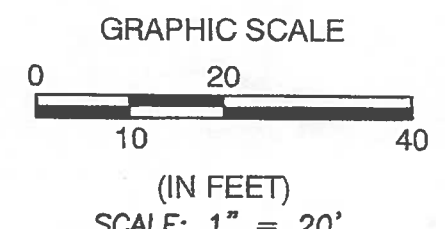
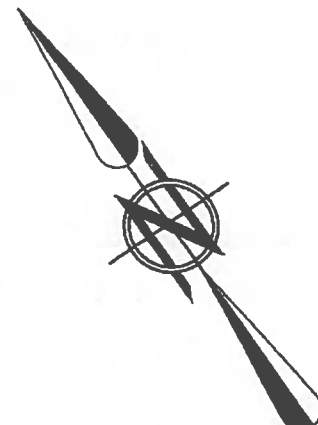
LEGEND	
	SPOT GRADE ELEVATION
	DRILLHOLE FND
	DRILLHOLE SET
	MANHOLE
	EX. CATCH BASIN
	FINISHED GRADE
	FINISH FLOOR
	HIGH POINT
	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND
	CENTERLINE
	SURFACE WATER FLOW
	CLEAN OUT
	WATER VALVE
	WATER SERVICE VALVE
	HYDRANT
	SUMP PUMP
	MONUMENT BOX
	CABLE BOX
	TELEPHONE BOX
	ELECTRIC BOX
	RIGHT-OF-WAY
	PROPERTY LINE
	GRINDER PUMP

(L1)	(C1)	(C2)
L=71.94'	L=274.61'	L=51.23'
S 00°35'26" E	R=250.00'	R=280.00'
	TAN=153.01'	TAN=25.69'
	Δ=62°56'06"	Δ=10°29'02"
	CH=261.01'	CH=51.16'
	N 32°03'29" W	S 55°13'07" E

NOTE:
1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE TO EXISTING TOP OF BANK OF STORM WATER MANAGEMENT BASIN.

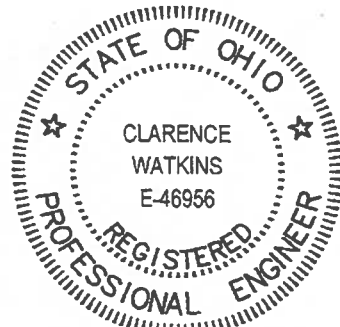


- SMH-1**
RIM: 705.66
8" (SE&W) INV. 697.62
- SMH-2**
RIM: 706.27
8" (SE) INV. 698.02
8" (NW) INV. 698.01
- SMH-3**
RIM: 707.15
8" (NW) INV. 698.27
- STMH-1**
RIM: 704.42
15" (SE) INV. 700.76
15" (SW) INV. 700.26
24" (N&W) INV. 699.76
- STMH-2**
RIM: 705.96
15" (NW) INV. 701.56
- P-YD-1**
RIM: 706.03
6" (SE) INV. 705.03



RESIDENTIAL ELEVATIONS	
FIN. FLOOR:	709.25
TOP OF WALL:	708.17
FIN. GRADE:	707.50
BSMT FLOOR:	700.50
TOP OF FOOTER:	700.17
BOTTOM/FOOTER:	699.67
GARAGE FLOOR:	708.00
TOP OF GAR. FOOTER:	704.17*
BOTTOM/GAR. FOOTER:	703.67
*PER BUILDER, VARIES BASED ON GROUND CONDITIONS.	
SEE NOTES ON PAGE 2	

BENCHMARK:
TOP TURN NUT OF HYDRANT ON NORTHERLY SIDE OF BARKHURST MILL DRIVE BETWEEN SUBLT 42 AND SUBLT 43
ELEV. 709.76



Clarence Watkins
CLARENCE WATKINS, P.E.
REGISTERED ENGINEER NO. E-46956

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

08-14-18 UPDATED PER CLIENT
08-13-18 ISSUED FOR REVIEW

AS ORIGINALLY SURVEYED ON
JULY 24, 2018.

J:\17-4628A-004\DRAWINGS\Sublot 41 Master.dwg (SHEET 1 OF 2)

JUN 06 2025 JUN 06 2025

PLOT PLAN FOR THE CITY OF NORTH RIDGEVILLE

PREPARED FOR: RYAN HOMES

6770 WEST SNOWVILLE ROAD SUITE #100 BRECKSVILLE, OHIO 44141 (440) 584-4144

MILLRIDGE SUBDIVISION NO. 02 (NOT YET RECORDED)

SUBLOT 41 0.1374 OF AN ACRE

36588

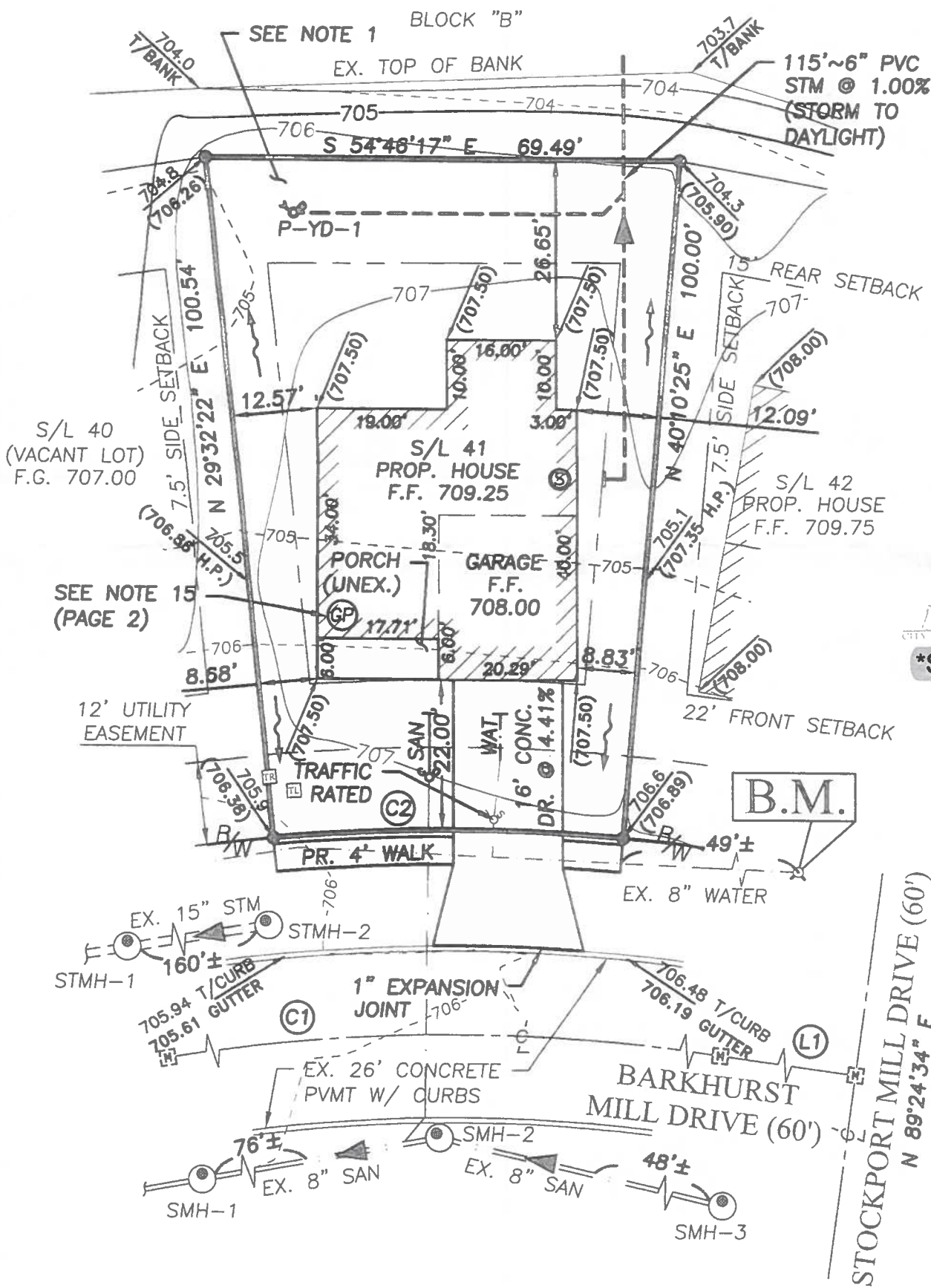
P.P.N. # 07-00-031-000-185

BARKHURST MILL DRIVE, NORTH RIDGEVILLE, OHIO 44039

LEGEND	
EXIST. (PROP.)	SPOT GRADE ELEVATION
X D.H.F.	DRILLHOLE FND
X D.H.S.	DRILLHOLE SET
⊙	MANHOLE
≡	EX. CATCH BASIN
F.G.	FINISHED GRADE
F.F.	FINISH FLOOR
H.P.	HIGH POINT
●	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
⊗	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND
—C—	CENTERLINE
→	SURFACE WATER FLOW
⊙	CLEAN OUT
⊙	WATER VALVE
⊙	WATER SERVICE VALVE
⊙	HYDRANT
⊙	SUMP PUMP
⊙	MONUMENT BOX
⊙	CABLE BOX
⊙	TELEPHONE BOX
⊙	ELECTRIC BOX
—B/W—	RIGHT-OF-WAY
—P—	PROPERTY LINE
⊙	GRINDER PUMP

(L1)	(C1)	(C2)
L=71.94'	L=274.61'	L=51.23'
S 00°35'26" E	R=250.00'	R=280.00'
	TAN=153.01'	TAN=25.69'
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	CH=261.01'	CH=51.16'
	N 32°03'29" W	S 55°13'07" E

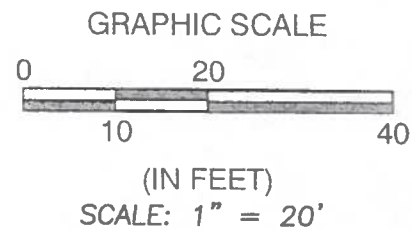
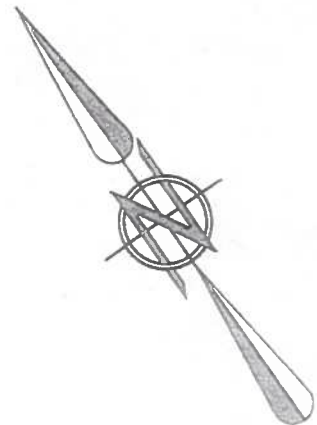
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- SMH-1**
RIM: 705.66
8" (SE&W) INV. 697.62
- SMH-2**
RIM: 706.27
8" (SE) INV. 698.02
8" (NW) INV. 698.01
- SMH-3**
RIM: 707.15
8" (NW) INV. 698.27
- STMH-1**
RIM: 704.42
15" (SE) INV. 700.76
15" (SW) INV. 700.26
24" (N&W) INV. 699.76
- STMH-2**
RIM: 705.96
15" (NW) INV. 701.56
- P-YD-1**
RIM: 706.03
6" (SE) INV. 705.03

APPROVED *as noted*
Clarence Watkins
 CITY ENGINEER

*See Checklist



RESIDENTIAL ELEVATIONS

FIN. FLOOR:	709.25
TOP OF WALL:	708.17
FIN. GRADE:	707.50
BSMT FLOOR:	700.50
TOP OF FOOTER:	700.17
BOTTOM/FOOTER:	699.67
GARAGE FLOOR:	708.00
TOP OF GAR. FOOTER:	704.17*
BOTTOM/GAR. FOOTER:	703.67
*PER BUILDER, VARIES BASED ON GROUND CONDITIONS.	

SEE NOTES ON PAGE 2

BENCHMARK:
 TOP TURN NUT OF HYDRANT ON NORTHERLY SIDE OF BARKHURST MILL DRIVE BETWEEN SUBLOT 42 AND SUBLOT 43
 ELEV. 709.76



Clarence Watkins
 CLARENCE WATKINS, P.E.
 REGISTERED ENGINEER NO. E-46956

BRAMHALL
 ENGINEERING AND SURVEYING COMPANY
 801 MOORE ROAD AVON, OHIO 44011
 (440) 934 - 7878 (440) 934 - 7879 FAX

08-14-18 UPDATED PER CLIENT
 08-13-18 ISSUED FOR REVIEW

AS ORIGINALLY SURVEYED ON JULY 24, 2018.

J:\17-4628A-004\DRAWINGS\Sublot 41 Master.dwg (SHEET 1 OF 2)