



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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Regular meeting minutes dated June 26, 2025

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS

PPZ2025-0360 Robert & Michelle Howells, 5169 Lear Nagle Rd, PPN: 07-00-007-108-029

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

1. A 37-square foot variance for excessive lot coverage. Applicant shows 2,824 square feet (10.13%), code allows 2,787 square feet (10%), Section 1294.03(d).

PPZ2025-0361 Aaron Hartke & Morgan Sarver, 6651 Nicoll Dr, PPN: 07-00-009-120-080

Proposal consists of constructing a fence on a corner lot. Property is zoned R-1 Residence District. 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).

PPZ2025-0363 North Ridgeville High School, 34610 Bainbridge Rd, PPN: 07-00-016-104-233

Applicant: Claire Bank, ThenDesign Architecture, 4230 River St, Willoughby, OH 44094. Owner: North Ridgeville City Schools Board of Education, 34260 Bainbridge Rd, North Ridgeville, OH 44039. Proposal consists of site lighting for High School. Property

is zoned R-1 Residence District. Requests:

1. A 16.5-foot variance for luminaire height. Applicant shows fixture heights of 32.5 feet for numerous luminaires*, code allows 16 feet in residential districts, Section 1285(d).

*Luminaires: S2A3, S1B1, S2A1, EX3, EX5, S1, S2, S3, S3A, S3B, S5A, S5B.

2. A variance for excessive illumination levels in an open parking lot. Applicant shows:

-Parking Area A: 2.94 fc

-Parking Area B: 2.26 fc

-Parking Area E: 2.53 fc

-Parking Area F: 2.58 fc

-Parking Area G: 2.89 fc

Code allows 2.0 fc average, Table 1285.08-1.

3. A variance for excessive illumination levels at building entrances. Applicant shows:

-Entrance A: 7.09 fc

Code allows 5.0 fc average, Table 1285.08-1.

ADJOURNMENT