Board of Zoning and Building Appeals

CITY HALL COUNCIL CHAMBERS
AGENDA OF JANUARY 22, 2026
7:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ELECTION OF OFFICERS

Chairman
Vice-Chairman
Secretary
Board of Flood and Drainage Control Liaison
Alternate Board of Flood and Drainage Control Liaison

APPROVAL OF MINUTES

Regular meeting minutes of December 18, 2025

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS

PPZ2025-0389 Denise Bittner, Body Remedy Massage & Wellness LLC, 7079 Avon Belden Rd, PPN: 07-00-021-117-094
Owner: Avon Belden Business Mall, LLC. Proposal consists of window signage. Property is zoned B-2 Central Business District. Request:

1. An appeal from the determination of the zoning administrator that the north-facing windows approaching the front door to the business are a separate window area.
2. A variance for window signs occupying 100% of a window area, code allows 50%, Section 1286.11(b)(1).

PPZ2025-0398 Century Tavern, LLC, 33312 Center Ridge Rd, PPN: 07-00-008-114-008
Owner: Thomas Kelly, 33256 Center Ridge Rd, North Ridgeville, OH 44039. Proposal consists of constructing an accessible ramp. Property is zoned B-3 Highway

Commercial District. Requests:

1. A 12 ft. 8 in. variance from the required 50-ft front yard setback to allow construction of an access ramp for a legally nonconforming building, resulting in a minimum front setback of about 2 ft 2 in., Section 1268.04(b)(1).
2. A variance to allow an increase in the degree of noncompliance of a legally nonconforming building. The code does not permit such an enlargement or alteration, Section 1292.03(a).

ADJOURNMENT