



Board of Zoning and Building Appeals
CITY HALL COUNCIL CHAMBERS
AGENDA OF FEBRUARY 26, 2026
7:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Regular meeting minutes of January 22, 2026

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS

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).

PPZ2026-0409 Bonnie & Donald Kajganich, 7405 Chennault Dr, PPN: 07-00-015-109-009

Applicant: Loyal Construction Management, LLC, 39419 Center Ridge Rd, North Ridgeville, OH, 44039. Proposal consists of a home addition. Property is zoned R-1 Residence District. Request:

1. An approximate 14 foot variance for rear yard depth. Code requires 50 feet, applicant shows 36.06 feet, Section 1250.04(b)(2).

PPZ2026-0411 Henry & Jann Bonness, 8344 Chesapeake Dr, PPN: 07-00-011-102-050

Proposal consists of a shed. Property is zoned R-1 Residential District (Chapter 1282).

Request:

1. An approximate 4 ft. 4 in. variance for setback of an outbuilding to other buildings on the same lot. Code requires 10 ft., applicant shows 5 ft. 8 in., Section 1294.03(e)(1).

PPZ2026-0412 Brad Snyder, 36863 Mills Rd, PPN: 07-00-031-000-351

Proposal consists of constructing a new dwelling. Property is zoned R-1 Residence District. Request:

1. An approximate 19 foot variance for rear yard depth. Code requires 50 feet, applicant shows 31.36 feet, Section 1250.04(b)(2).

ADJOURNMENT