

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

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**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**

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS  
MINUTES OF  
REGULAR MEETING – THURSDAY, JANUARY 22, 2026**

**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, Paul Graupmann and Linda Masterson.

Also present were Council Liaison Bruce Abens, Chief Building Official Guy Fursdon, Planning and Development Director Kim Lieber, Assistant Law Director Toni Morgan and Deputy Clerk of Council Tina Wieber.

**ELECTION OF OFFICERS:**

**Chairman**

Member Masterson opened the floor for nominations for Chairperson.

Member Graupmann nominated Linda Masterson for Chairperson and it was seconded by Cain.

No other nominations were given.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

**Vice-Chairman**

Member Masterson opened the floor for nominations for Vice-Chairperson. She nominated Paul Graupmann for Vice-Chairperson and it was seconded by Toth.

No other nominations were given.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

**Secretary**

Member Masterson opened the floor for nominations for Secretary. She nominated Tina Wieber for Secretary and it was seconded by Cain.

No other nominations were given.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

**Board of Flood and Drainage Control Liaison**

Member Masterson opened the floor for nominations for Board of Flood and Drainage Control Liaison. She nominated Brad Weaver for Board of Flood and Drainage Control Liaison and it was seconded by Graupmann.

No other nominations were given.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

**Alternate Board of Flood and Drainage Control Liaison**

Member Masterson opened the floor for nominations for Alternate Board of Flood and Drainage Control Liaison. She nominated James Cain for Alternate Board of Flood and Drainage Control Liaison and it was seconded by Graupmann.

No other nominations were given.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

**MINUTES:**

**Regular meeting minutes of December 18, 2025**

Moved by Masterson and seconded by Toth to approve the regular meeting minutes of December 18, 2025.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

**PLANNING COMMISSION REPORT:**

Mr. Toth stated that the North Ridgeville Planning Commission took action on one item at the regularly scheduled meeting on January 13th, 2026.

Ordinance 2025-159, an ordinance vacating a portion of Aspen Street, PC Action: Recommended for Approval to City Council with an amendment striking Section 2, by unanimous vote of the Commission.

In addition to this action, the Commission was informed by Director Lieber of two administrative approvals for new businesses in North Ridgeville. The first was to Bear Beauty Bar, 35836 Center Ridge Rd. Suite 103, approval of certificate of zoning compliance for esthetician, skin care, waxing, eyebrows and eyelashes and the second was to Sahara Glow, 35836 Center Ridge Rd. Suite 103, approval of certificate of zoning compliance for spray tanning. These two businesses will share the same address

while operating as separate entities. We wish to welcome them to North Ridgeville and wish them well.

The next Planning Commission meeting is scheduled for February 10th, 2026.

**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).

Application was read.

Assistant Law Director Morgan requested that the Board consider the appeal first and then based on the outcome of the appeal, that they could consider the variance second and separately.

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

Denise Bittner, 2181 Julia Ave, Avon, Ohio, was sworn in.

Chairwoman Masterson asked Director Lieber for her administrative review.

Director Lieber stated that this matter was tabled at the November meeting. The agenda item requested a variance for 100% window sign coverage; however, during and following that meeting, it became clear that the applicant was not only seeking a variance for window sign coverage but was also disputing the interpretation that resulted in the determination of 100% coverage.

She explained that, for this reason, the Assistant Law Director requested that the Board first consider the appeal of the interpretation, as that determination would directly affect what, if any, variance would be required for the business.

Director Lieber stated that, for purposes of administering the sign code, she interpreted the four west-facing storefront windowpanes as a single window area. The code permits window signage but limits coverage to no more than 50% of the window area. The ordinance further provides that window areas separated by piers, architectural elements, or similar features that are not glass, window framing, or structural supports are to be considered separate and distinct window areas. She noted that this would include mullions or other structural elements that create separate windowpanes within the same storefront system.

In this case, the storefront glazing changes direction at a recessed front entrance, resulting in west-facing storefront windows and north-facing windows along the approach to the front door. She indicated that the front door is the primary entrance for the business and that each façade is aligned on a different plane. The windows are not contiguous and do not all face the same direction.

Director Lieber stated that she considered this change in plane to be part of the building's architectural design and wall configuration, rather than a feature of the window framing. She distinguished the design from a bay window, noting that a bay window projects outward from the face of a building, whereas this design involves a recessed entrance created by the building's architecture.

Based on this analysis, she determined that the west-facing storefront windows and the north-facing entry windows constitute separate window areas. The applicant's proposal shows full coverage of the west-facing windows and no coverage of the north-facing windows. Under her interpretation, the proposal requires a variance for 100% window coverage. The applicant contends that the north-facing windows should be included in the total window area, which would reduce the level of variance requested.

Director Lieber also referenced a section of the code governing sign area calculations, which states that sign area includes the signed copy and any background panel, cabinet, or surface that is distinctively painted, textured, lighted, or constructed to serve as a background for the sign. The design area must be calculated using the smallest permitted shape that encompasses the extreme limits of that background.

She stated that the applicant revised the signage design to include a black border around the proposed graphics. However, based on the code and illustrative examples within the sign ordinance, she determined that the border must be included in the sign area calculation and does not reduce the overall amount of signage proposed.

Director Lieber concluded that, under her interpretation, the west-facing windows constitute a single window area and the proposal represents 100% window coverage. She stated that this interpretation is the subject of the appeal the Board would hear first from the applicant.

Assistant Law Director Morgan stated that there were several considerations she wished the Board to keep in mind when making its determination on the appeal, all of which are based on the City's ordinances.

She directed the Board's attention to Section 1242.01(B) of the Administration Chapter, which states that the Planning and Economic Development Director is responsible for interpreting the requirements of the Code based on a common understanding of the terms, except where case law provides otherwise. She explained that if such a determination were appealed to a court, the standard of review would be whether the decision was arbitrary, capricious, inconsistent with the law, or unreasonable. She noted that this is a high standard and that a decision would not be overturned unless it was clearly unreasonable.

Assistant Law Director Morgan reiterated that Section 1242.01 grants the Planning Director the authority to interpret the requirements of the Code.

She further referenced Chapter 1286, which provides guidance on façade measurements. While those provisions apply specifically to width calculations, she stated that they may also be relevant to the circumstances under consideration. That section indicates that, when calculating permitted sign area, the façade should be viewed straight on, regardless of façade insets, offsets, or angles.

She stated that while this provision may not apply in every case, it is likely applicable in this instance and should be considered by the Board when making its decision.

Chairwoman Masterson asked the applicant to discuss her application.

Ms. Bittner commented that her interpretation was correct as far as how they were looking at it. She asked if she was saying that the black outline around it was going to count as picture. As discussed previously, if she tinted around the photos, would that also count as signage, the tinting of the window.

Director Lieber stated that if it's like a curtain, a window covering, tinted glass, that does not count.

Ms. Bittner said that in the pictures she wasn't sure if it was represented 100%, but it was kind of a window tinting around. She said it was a representation of what it would be on the outside if that's acceptable for that. That's also something that they were thinking to do, not black.

Director Lieber stated that she just read that it would be a border around the perimeter and it just looked like kind of the backdrop for signage. So not maybe understanding if it was like the glass was tinted but she would say that tinted glass would be a distinction.

Ms. Bittner commented that the black in the middle framing was just to make the black and the middle there, we didn't calculate that towards the area that we took off, that was just to make the picture blend or the frame of the window is silver and I just thought it would look silly if we didn't blend it in, so just a couple distinctions.

She stated that regarding the interpretation part Exhibit H was just something that came up right down the street and seemed to be the similar coverings for additional precedent. She commented on the picture and stated that she believed the three windowpanes to the left, according to the interpretation that she was given for her my window, would be considered one window and those were 100% covered.

Chairwoman Masterson asked Director Lieber if she wanted to address that.

Director Lieber stated that when items come to our attention as other businesses might have non-compliant signage, we do refer those to our zoning inspector, and he does follow up on those items.

Chairwoman Masterson asked if he had followed up on this instance.

Director Lieber stated that he had.

Chairwoman Masterson commented that because to be clear the Zoning Inspector is the person who lodged the complaint originally. It wasn't based on him driving down the road and noticing it, is what the Board was told.

Director Lieber stated that the Zoning Inspector doesn't complain but he does note situations of non-compliance, which I know he noticed that situation of non-compliance of the applicant and this particular one he noticed also McDonald's and some other businesses. So, he does the best job he can going around and observing.

Chairwoman Masterson commented so the applicant wasn't the only person, she was just the only person up in front of us.

Director Lieber stated that was correct. She said she didn't know if he had issued other notices of violation or if he's found property owners to be cooperative in removing signage, but it's possible he has issued other notices. She was just not specifically aware if a notice was issued for this building but was aware that he did talk to the owner about compliance.

Chairwoman Masterson asked if Mr. Fursdon would know the answer to the question.

Chief Building Official Fursdon stated that he believed he's notified two other businesses that he was 'm aware of, the one in the picture, as a matter of fact, when he was removing part of his signage, he actually broke one of his windows, so he has to replace that, and he believed that he also inquired at the McDonald's next door about getting concessions.

Chairwoman Masterson asked if the signs were coming down.

Chief Building Official Fursdon stated that was correct.

Ms. Bittner stated that, as shown in Exhibit I, the code specifies that sign area calculations are to be viewed at a 90-degree angle, regardless of façade insets, offsets, or angles. She noted that this provision applies specifically to calculating sign area.

She explained that the configuration in question resembles a bay window but extends from a brick wall on one side and is therefore not a true bay window, as illustrated on the following page of the exhibit depicting the specific storefront design. She stated that the angle on the side is not 90 degrees but 45 degrees and is divided only by window framing, with no intervening architectural elements that would make it a separate window area.

Ms. Bittner stated that the side window was not covered, not due to code requirements, but because they were unaware of the code interpretation at the time. She noted that she had intended to use that window for menus and service information and expressed that she was glad she had not proceeded further.

She referenced page 23 of the exhibits, which shows artwork and window framing along the side, indicating that the framing is continuous and wraps around the window before turning at a 45-degree angle. She stated that the side window is visible from the intersection of Route 83 and partially visible when standing in front of the building, though not to the same extent as the four front-facing panels.

Ms. Bittner further stated that, in reviewing the sign area calculations, the highlighted portion of the next exhibit—identified as Exhibit 21—addresses window signs and provides that window areas separated by piers, architectural elements, or similar features that are not glass, window framing, or structural supports shall be considered separate and distinct window areas. She stated that her focus was on the phrase “shall not,” noting that even if the angle were considered an architectural element, it is part of the window design and not an architectural feature separate from the glass or window framing.

She concluded that, under her interpretation, the angled window should be included in the total window area calculation, and that this interpretation forms the basis of the appeal.

Chairwoman Masterson asked if there was anybody in the audience that wished to speak on behalf of this matter.

John Borden, 40182 Biggs Rd, Lagrange, OH 44050, was sworn in.

Mr. Borden stated that, in reviewing the interpretation of the code, he believed the plain meaning of the language was critical. He referenced the provision stating that “window areas separated by piers, architectural elements, or similar features” are to be considered separate window areas, and noted that, in his view, separation requires the window framing to be divided by an architectural element. While a window may be part of an architectural element, he stated that the window itself is not separated by an architectural element in this case.

He further noted that the code later specifies that qualifying features are those “not glass or window framing,” which, in his interpretation, indicates that the windows in question constitute a single window area under the code. He stated that he was interpreting the language based on its plain English meaning and did not understand how it could reasonably be interpreted otherwise.

Mr. Borden stated that he had spent considerable time reviewing the code and consulting with others in the trade, including engineers, and that none shared the alternative interpretation. While he acknowledged that those individuals were not present to provide testimony, he reiterated his disagreement with the determination that the windows should be considered separate window areas solely because they face different directions.

He further stated that the only example provided involved a square building with glass on multiple sides, where each side is considered a separate window area. He noted that this example does not reflect the situation at hand and described it as an inadequate comparison.

Chairwoman Masterson asked if any of the Board members have any comments, questions or concerns?

Director Lieber stated that she had one additional point of clarification. She noted that some discussion in the submitted materials referenced façade measurements and included drawings illustrating straight and angled façades.

She explained that the cited section of the code addresses façade measurement and provides guidance on how to measure the width of a building or building unit when sign area is based on façade width. She stated that this section is not applicable in this case because the amount of permitted window signage is not calculated based on façade width, but rather on a percentage of window area, specifically 50% of the window area.

Director Lieber stated that, as a result, the referenced illustration has no relevance to the window sign calculation under review. She explained that the façade measurement provisions apply to wall signs, where sign area is calculated based on the width of a building unit and requires viewing the façade straight on, without accounting for building insets, offsets, or variations in plane.

She concluded that this method of measurement does not apply to window signs and that, in her opinion, the argument relying on façade width measurement is not relevant to the issue before the Board.

Chairwoman Masterson stated that everything she had researched in regard to Bay windows, it was very specific and as much as I would love to see this as a Bay window. I don't see that. The building's a very simple building and I just don't see a way to determine that as being a Bay window and that was her area of concern. She asked if any other Board members had any comments, questions, or concerns.

Planning Commission Liaison Toth stated that he wanted to just step back a second and look at the Ordinance 607-2023 with the descriptor stating that based on viewing the facade from a 90° angle, IE straight on, regardless of façade, inserts, offsets or angles, the appellant here has given us numerous photographs here and I would like to just point out to the Board members that Exhibit J, Exhibit K, Exhibit L and Exhibit 1A do not show the north facing windows, these photographs appear to be taken straight on to the building and you do not see those other windows that are facing to the north.

Chairwoman Masterson asked if there were any other comments, questions, or concerns.

Member Weaver stated that he wanted to add that to read into the next part of this is regardless of façade, offsets or angles, just because you can't see the north facing window doesn't mean, to him, that you're excluding that, as he was reading it in the in the code. So, I would say that the north facing window and the window when you look at it on the 90° is all-encompassing of the entire window as it reads in the code, so to him it's the north facing window and the west facing window were all one window as it reads in that code that you're referring to as it says, regardless of insets, offsets or angles, that being an angle from straight on. He said that while you might not be able to see that north facing window, it's still part of the angle, so to him, it's all one.

Director Lieber stated that she heard two members of the Board relying on that section coming to different conclusions and wanted to point out again that that section was about how to calculate facade width when the facade width was the factor of calculating sign area. She stated that it was not related to anything other than how to determine what that width was and did not relate to window signs.

Chairwoman Masterson asked if there was anybody else that wanted to speak on the matter.

Holly Swenk, 36259 Center Ridge Rd, North Ridgeville, OH 44039, was sworn in.

Ms. Swenk asked if the bottom left window is broken, how many windows would they have to replace, one or all of it. She mentioned that she had been in that building because her eye doctor was in that building, but she didn't recall the inside. She stated she was curious; would it be one whole window they would have to replace or all different panes.

Member Cain stated that it had been his experience in construction that those were four separate panes, all held in place by that grid frame in the middle of it. That it was not one giant piece of glass but four separate window panes.

Ms. Swenk stated that she thought that it was an older building and why they designed it like that none of them would ever know. She said that it didn't make sense to her to hound a business that is in North Ridgeville, a small business, when they already struggled to stay afloat and give them this interpretation or that interpretation. She commented that perhaps we need to relook at the ordinance to make it clearer but why throw business out of the city if they want to be here.

Chairwoman Masterson asked if there were any other comments, questions or concerns. None were given.

Assistant Law Director Morgan stated that she thought some of the arguments that the Board was hearing might go more to the second issue that they were going to vote on. She stated that if they wanted to vote on the appeal issue when they were ready, then that motion would be whether or not to accept the interpretation of the Planning Director or not, whether it's correctly decided. And then after they made that decision, then they knew what variance they were looking at, and then they could decide whether to grant or not grant a variance.

Chairwoman Masterson commented that this was not an easy one and could see it was a compelling argument for the business owner, however, she did think Director Lieber did a good job interpreting the code.

Moved by Masterson and seconded by Cain to uphold Planning and Development Director Lieber's Interpretation of the Code.

A roll call vote was taken and the motion carried.

Yes – 5    No – 0

Chairwoman Masterson commented that they would now move on to the second request.

Assistant Law Director Morgan stated that now both sides can make their arguments as to what the variance amount needed to be and how far you can go.

Director Lieber stated that she would just request some clarification from the applicant about if they're proposing tinted glass, which would not count towards sign area, what version they would be choosing. She discussed that they had shared some different options in the packet and she wasn't sure as to which one they were proposing for the Board's consideration because then the Board would need to determine how much of the areas were tinted glass and subtract that from 100% to come up with the variance.

Mr. Borden stated that they gave the Board three options of a four-inch border up to a seven-inch border and preferred the four-inch border. He stated that they would adjust the pictures in, shrink them down and then put tinted glass on the outside. He mentioned that he just looked at the options with the sign company.

Chairwoman Masterson stated that they were going from a total of 100% coverage previously and asked if that was correct.

Assistant Law Director Morgan stated that 50% was allowed.

Chairwoman Masterson commented that the variance that they're asking for was going off of 100%.

Assistant Law Director Morgan stated that 50% was given, so it would be anything above the 50%.

Mr. Borden stated that the four inches would be a 36% variance. He added that if they did a six-inch

border, it would be a 29% variance and then if they did a 7-inch border, it would be a 26% variance. He stated that they were at 80% before asking for a 30% variance.

Assistant Law Director Morgan stated that he had to let them know which one.

Mr. Borden stated that they didn't want it to look bad, so he thought going to 7 inches was going to really shrink it down and it would be hard to see from the street. He said six inches, that they would do the 29% variance.

Ms. Bittner commented that maybe they could meet in the middle.

Chairwoman Masterson asked which one they were going with?

Mr. Borden stated that they would be going with the 29% variance. He explained that they would put a six-inch border around the whole outside of the pictures. He said that he would shrink the pictures down, bring them in towards the middle a little bit, center them towards the middle a little bit, and then it would have a six-inch border on the outside of the tinted glass.

Director Lieber commented that just to confirm that that's based upon just the west windows.

Mr. Borden stated that was not included, correct.

Director Lieber stated that then the requested variance was an additional 29% window coverage for a total of 79% window coverage.

Chief Building Official Fursdon stated that he had a question for clarification regarding the number 12,696, that that was just the west window.

Mr. Borden stated that that was correct, it was just the west window.

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

None were given.

Chairwoman Masterson asked if the administration had anything they'd like to add.

Nothing given.

Moved by Cain and seconded by Graupmann to approve Exhibit K, the variance for an additional 29% of window coverage for a total of 79% for a window sign.

A roll call vote was taken and the motion carried.

Yes – 4    No – 1 (Toth)

**ADJOURNMENT:**

The meeting was adjourned at 7:44 PM.

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**Linda Masterson**  
*Chairwoman*

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

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**Thursday, February 26, 2026**  
**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**

Location address 33312 CENTER Ridge Rd North Ridgeville Ohio 44039

Parcel number 0700008114008 Current zoning B3

Appeal or variance (attach supporting documentation) Requesting variance for handicap ramp located approx. 2'-2 1/2' off R.O.W. Center Ridge Rd

**APPLICANT/AGENT INFORMATION**

Name/Company THOMAS S KELLY CENTURY TAVERN LLC

Applicant address 33312 CENTER Ridge Rd North Ridgeville Ohio 44039

Applicant phone [Redacted] Applicant email [Redacted]

**PROPERTY OWNER INFORMATION**

Name/Company THOMAS S KELLY

Property owner address 33256 CENTER Ridge Rd North Ridgeville Ohio 44039

Property owner phone [Redacted] Property owner email [Redacted]

**AUTHORIZATION AND ACKNOWLEDGEMENT**

Applicant signature [Signature] Property owner signature [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. <u>PP22025-0398</u>	Date Received <u>RECEIVED</u>	ACTION
	Fee Paid <u>\$125.00 #1054</u>	<u>DEC 18 2025</u>	

**Board of Zoning & Building Appeals Staff Report**

Case PPZ2025-0398  
 Property Owner Thomas Kelly  
 PPN 07-00-008-114-008  
 Property Address 33312 Center Ridge Road  
 Zoning B-3 Highway Commercial District  
 Applicant Name Thomas Kelly  
 Applicant Address 33256 Center Ridge Road  
 Project Accessible ramp  
 Meeting Date January 22, 2026  
 Report Date January 7, 2026

REQUESTED VARIANCES	CODIFIED REFERENCES
<p>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).</p>	<p><b>1268.04 - Lot and yard requirements</b></p> <p>(b) <u>Required Yards</u>. Yards of the following widths or depths shall be provided for all permitted uses, unless otherwise permitted by this Zoning Code:</p> <p>(1) <u>Front Yards</u>. The depth of the front yard shall be not less than fifty feet. Within this front yard and adjacent to the street right of way line, there shall be an open and unobstructed buffer strip of ten feet in depth. Parking of vehicles in this buffer strip shall be prohibited. Except for accessways permitted below, such buffer strip shall contain a curb or other suitable barrier against unchanneled motor vehicle ingress and egress and shall be continuous for the entire width of the lot adjoining the street or highway right of way line.</p>
<p>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).</p>	<p><b>1292.03 - Limits to modifications of nonconforming structures</b></p> <p>A nonconforming structure may not be moved, repaired, maintained, altered, or enlarged except as allowed by this chapter or required by law.</p> <p>(a) <u>Repair, Maintenance, Alterations, and Additions</u>. A nonconforming structure with a conforming use may be repaired, maintained, altered, or enlarged, provided that no such repair, maintenance, alteration, or enlargement shall either create any new condition of noncompliance to any standard of this zoning code, or otherwise increase the degree of the existing nonconformity of all, or any part, of such structure.</p>

## **Summary of Request:**

The applicant proposes to construct an accessible ramp from the parking lot to the front door of Century Tavern. The building is legally nonconforming, as it does not meet the current required minimum front setback. The proposed ramp will further encroach into the front setback. Two drawings were provided by the applicant: (1) a copy of the earlier site plan that shows the building setback at 14'10" and (2) the ramp floor plans that show the building setback at 15'. The depth of the ramp and landing is 12'8", resulting in a setback between 2'2" and 2'4" from the right-of-way.

## **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 building is legally nonconforming and remains usable without the ramp; however, federal law requires ADA-compliant access for public buildings. Since opening, multiple complaints have been received regarding lack of accessibility. The variance would allow the owner to provide safe, accessible entry and fully utilize the property.

**Is the variance substantial?**

The requested variance results in a front setback of approximately 2 feet, which is substantial relative to the code requirement. The impact, however, is limited to a small ramp, and the variance is necessary to meet federally mandated ADA requirements.

**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 ramp is a small addition at the front of the building and is not expected to significantly alter the neighborhood character. There may be minor safety concerns for pedestrian visibility along the front yard, which can be addressed through careful ramp design.

**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 owner purchased an already legally nonconforming property. The ramp is a reasonable, federally mandated improvement to provide ADA access.

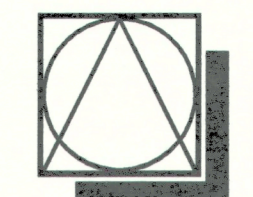
**Can the property owner's predicament be precluded through some method other than a variance?**

It is not clear whether an accessible ramp could be accommodated at another location on the building. The applicant has not provided information regarding alternative entrances, but the front of the building was identified as the ramp location on Planning Commission documents approved in 2024.

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

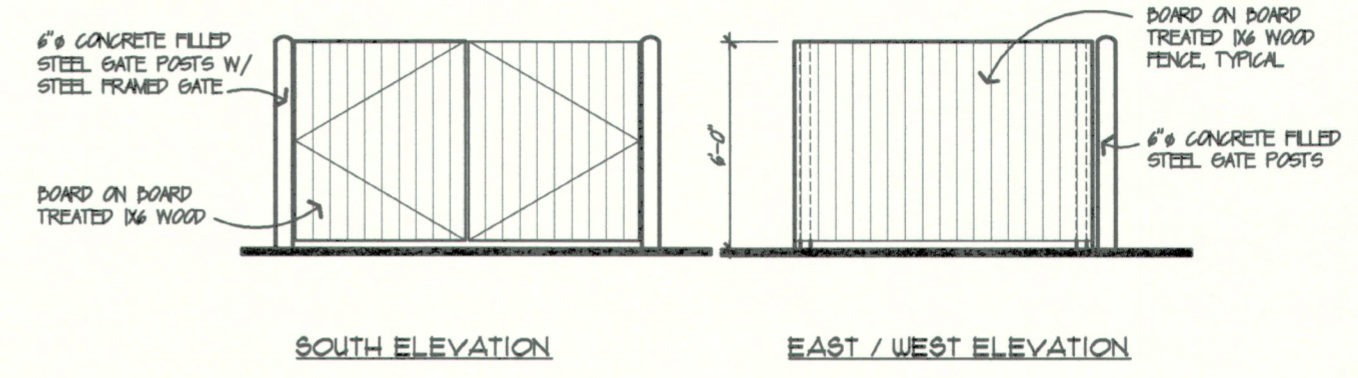
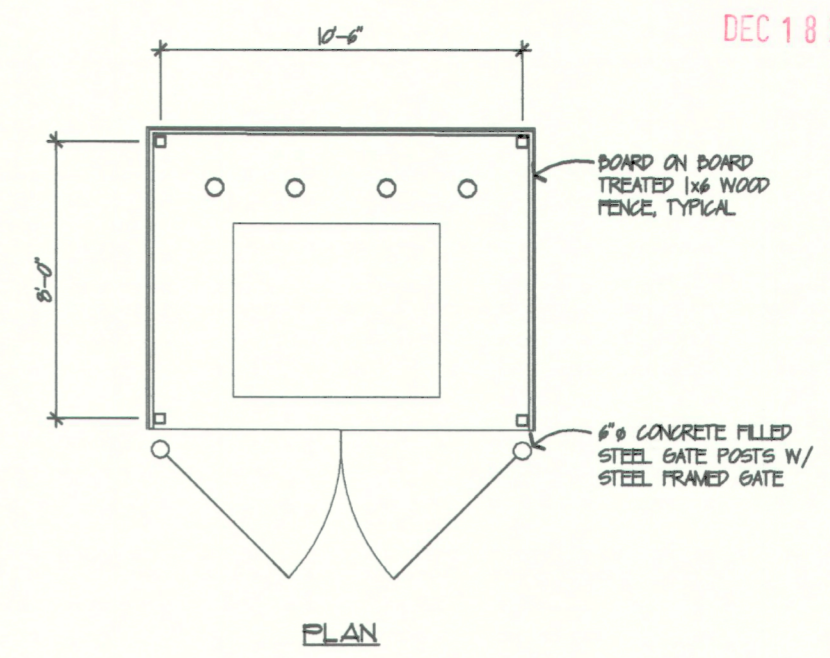
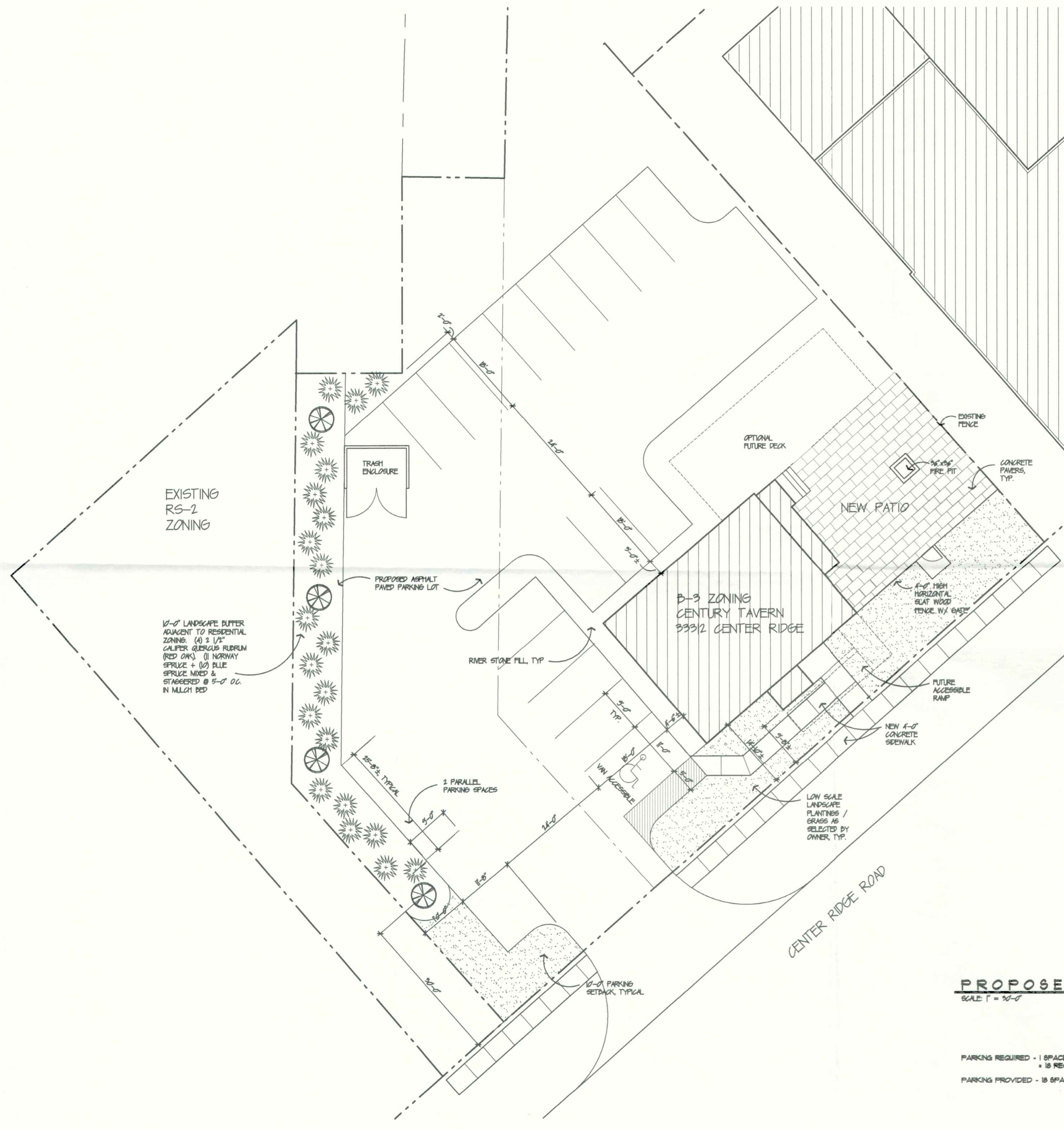
The variance allows federally required accessibility improvements while minimizing additional impact on the front yard setback. Careful ramp design can address safety and visibility concerns, preserving the intent of front yard setbacks while accommodating both practical and legal needs.

RECEIVED  
DEC 18 2025



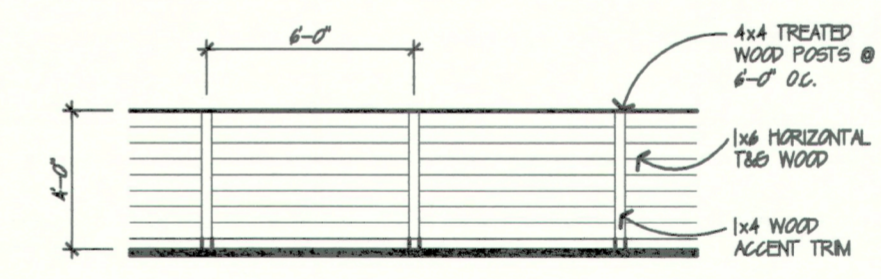
**DSC ARCHITECTS**  
401 FRONT STREET  
BEREA, OHIO 44017  
PHONE: 440.835.3957  
mail@dscarchitects.com

DATE:  
PRELIMINARY 08.14.24  
PRELIMINARY 09.03.24



SOUTH ELEVATION EAST / WEST ELEVATION

**TRASH ENCLOSURE**  
SCALE 1/4" = 1'-0"



**TYPICAL PATIO FENCE**  
SCALE 1/4" = 1'-0"

**PROPOSED SITE PLAN**  
SCALE 1" = 30'-0"



PARKING REQUIRED - 1 SPACE PER 75 SF. = 1331 / 75 SPACES = 18 REQUIRED  
PARKING PROVIDED - 18 SPACES

Parking Lot Improvements for:  
**CENTURY TAVERN**  
3332 Center Ridge Road  
North Ridgeville, Ohio

**PRELIMINARY**  
NOT FOR CONSTRUCTION

DSCA PROJECT NO.  
23.0120

SP-1



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**

7405 Chennault Drive  
Location address

Parcel number \_\_\_\_\_ Current zoning \_\_\_\_\_

Asking for 14.5ft variance from back of property line  
Appeal or variance (attach supporting documentation)

**APPLICANT/AGENT INFORMATION**

Loyal Construction Management LLC  
Name/Company

39419 Center Ridge Rd North Ridgeville Oh  
Applicant address

Applicant phone \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

Bonnie Kajganich  
Name/Company

7405 Chennault Drive  
Property owner address

Property owner phone \_\_\_\_\_

**AUTHORIZATION AND ACKNOWLEDGEMENT**

  
Applicant 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. PP22026-0409	Date Received 	ACTION
	Fee Paid \$ 75.00 cash	FEB 02 2026	

**Board of Zoning & Building Appeals Staff Report**

Case PPZ2026-0409  
 Property Owner Bonnie & Donald Kajganich  
 PPN 07-00-015-109-009  
 Property Address 7405 Chennault Drive  
 Zoning R-1 Residence District  
 Applicant Name Loyal Construction Management LLC  
 Applicant Address 39419 Center Ridge Road, North Ridgeville OH  
 Project Home addition  
 Meeting Date February 26, 2026  
 Report Date February 10, 2026

REQUESTED VARIANCES	CODIFIED REFERENCES
1. An approximate 14 foot variance for rear yard depth. Code requires 50 feet, applicant shows 36.06 feet, Section 1250.04(b)(2).	1250.04 - Lot and yard requirements (b) <u>Required Yards</u> . Yards of the following minimum depths or widths shall be provided for all lots in an R-1 District, unless otherwise permitted by this Zoning Code: (2) <u>Rear Yards</u> . The depth of the rear yard shall be not less than fifty feet.

**Summary of Request:**

The property owner is seeking approval to construct an addition to their 1,400 square foot home to accommodate an additional bedroom. According to the drawing submitted, the existing dwelling is set back 53.56 feet from the rear property line. The proposed addition would measure 18.83 feet wide by 17.5 feet deep, resulting in a proposed setback of 36.06 feet from the rear property line. It is noteworthy that the West Point Homes subdivision was platted in 1958, prior to the adoption of the city’s zoning code, and the dwelling was constructed in 1963. The lot is legally nonconforming in lot width.

**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 addition will encroach about 14 feet into the required setback.

**Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer a substantial detriment as a result of the variance?**

No. Rear setbacks vary among dwellings in the subdivision, and several lots have detached garages close to property lines. The proposed addition is not expected to have a detrimental impact on neighboring 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 current owner purchased the property within the last few years. However, the subdivision predates the zoning code.

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

Any usable addition to the home would encroach into a required yard.

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

Yes. Granting the variance allows reasonable expansion of a small home while maintaining the intent of the zoning code.



**PROJECT INFORMATION**

Home addition

Proposed project

7405 Chennault Dr

Location

February 26, 2026

Meeting date

07-00-015-109-009

Parcel number

February 13, 2026

Comments due

**RECOMMENDATIONS**

Type comments here. Attach additional sheets as necessary.

1250.04 (b)(2) R-1 zoning requires 50 foot rear yard. Applicant requesting 36 foot rear yard requiring a 14 foot variance. BZA approval required. (53.5 - 17.5 = 36 ; 50 - 36 = 14)

**SUBMITTED BY**

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

Property variace  
7405 Chennault Drive

RECEIVED

FEB 02 2026

We are writing this asking for a variance for an  
Addition on the back of home,  
with the addition on the property we are 14.5 ft of  
the allowable distance from line. We are asking to  
please wave this to allow us another bedroom for a family  
member to stay with us

Thanks

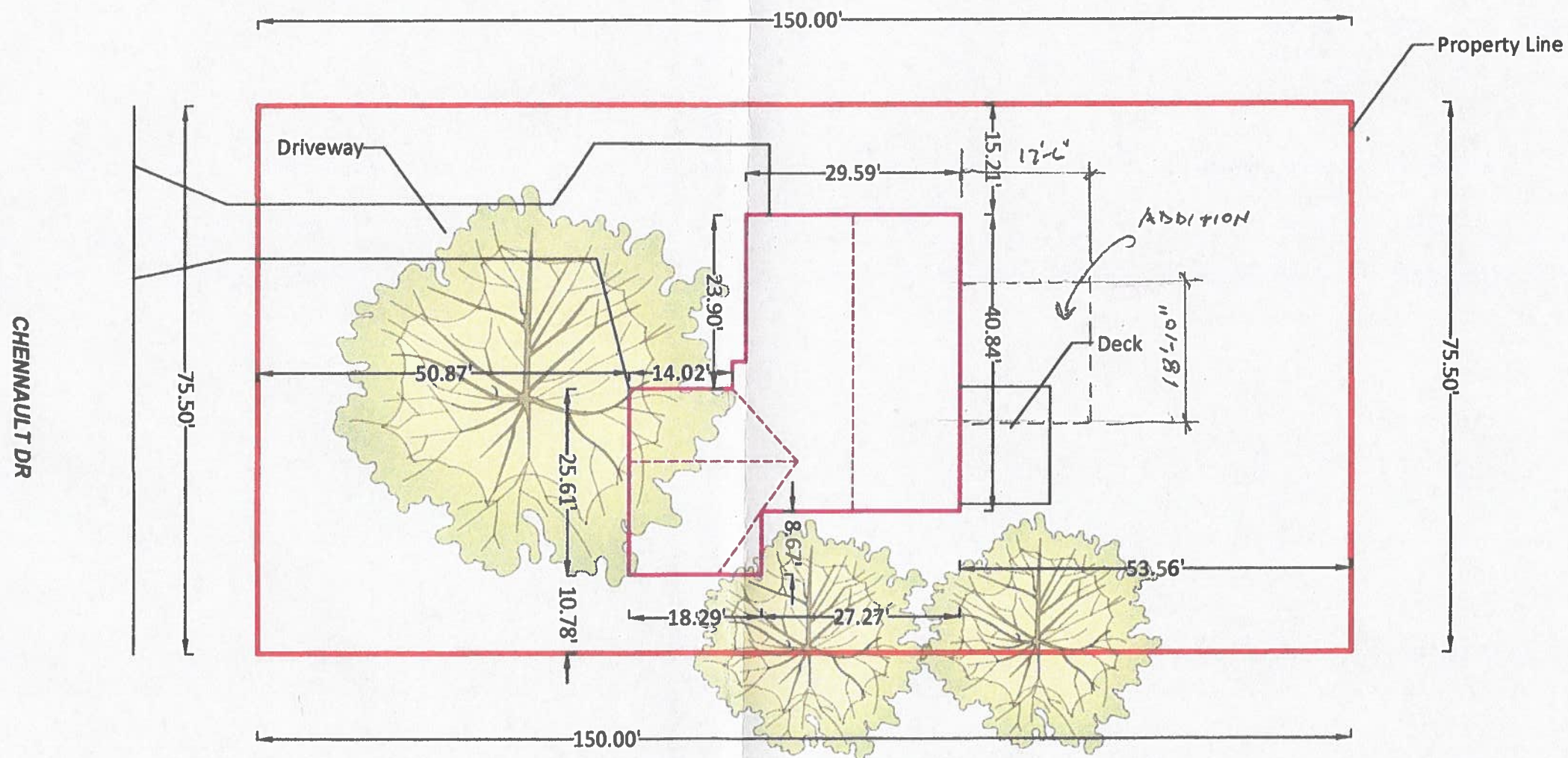
Please ~~call~~.

Contact  for any questions.



RECEIVED

FEB 02 2026

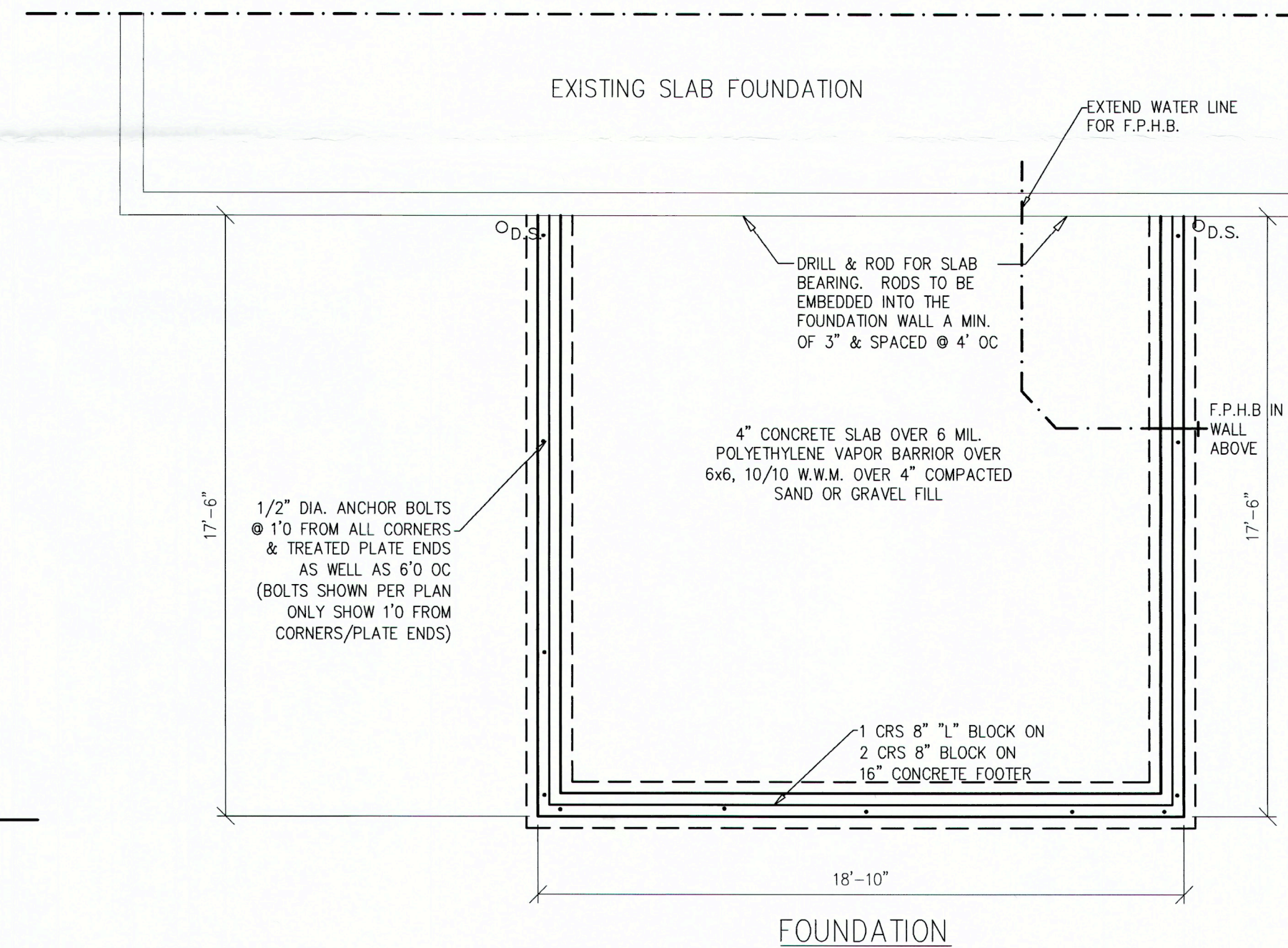
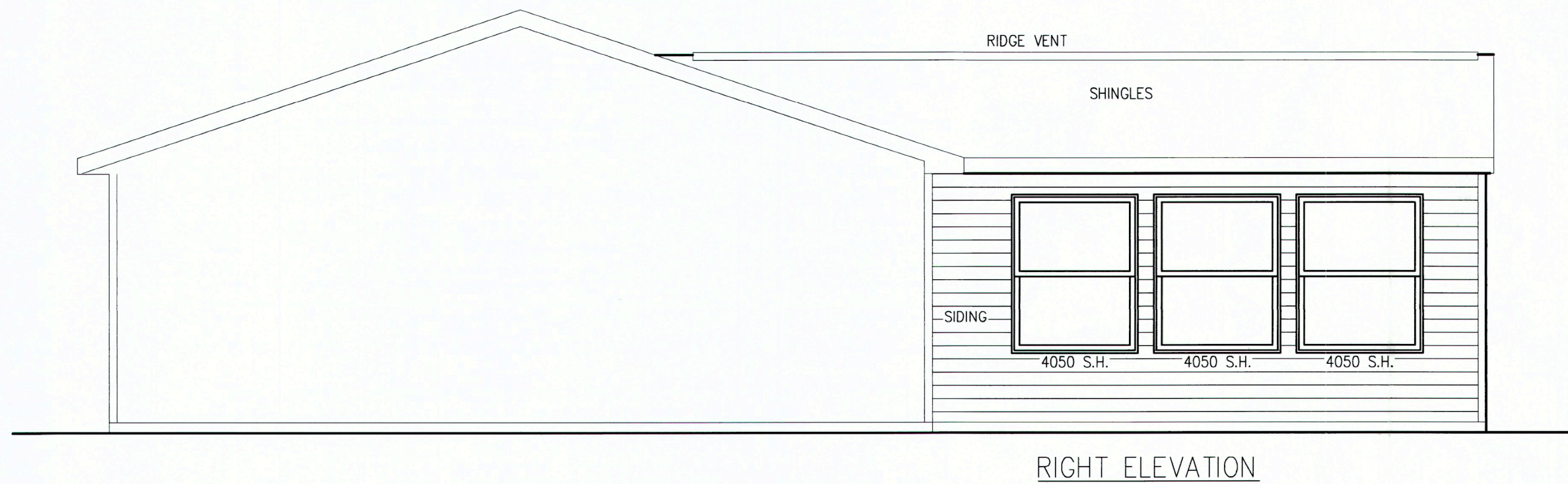
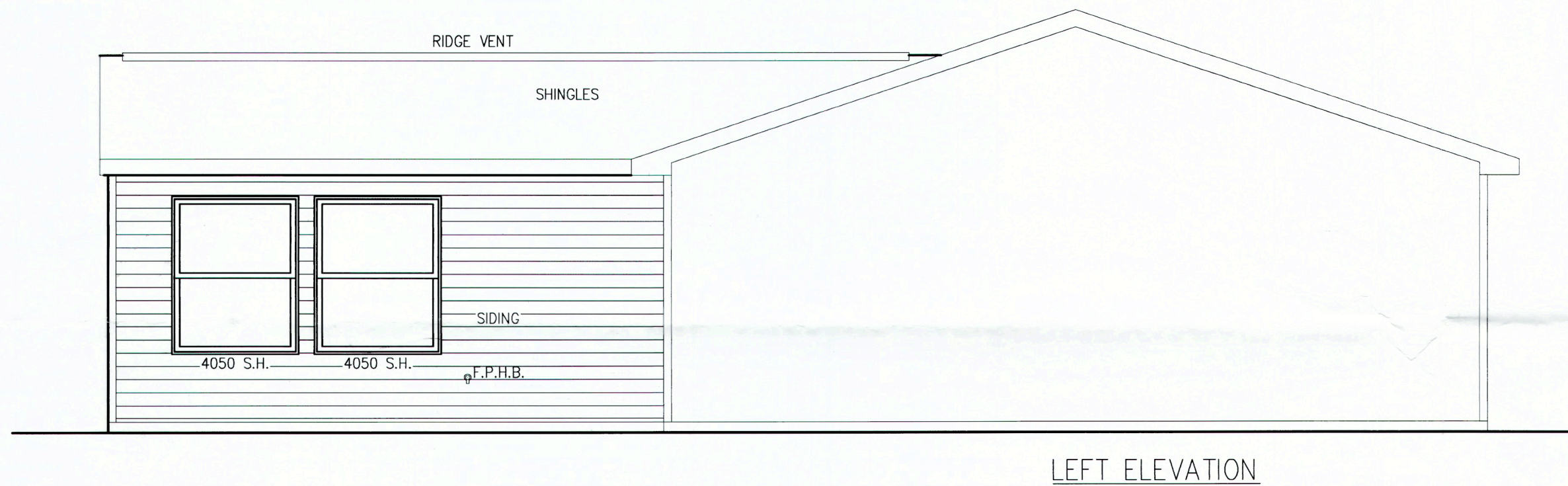
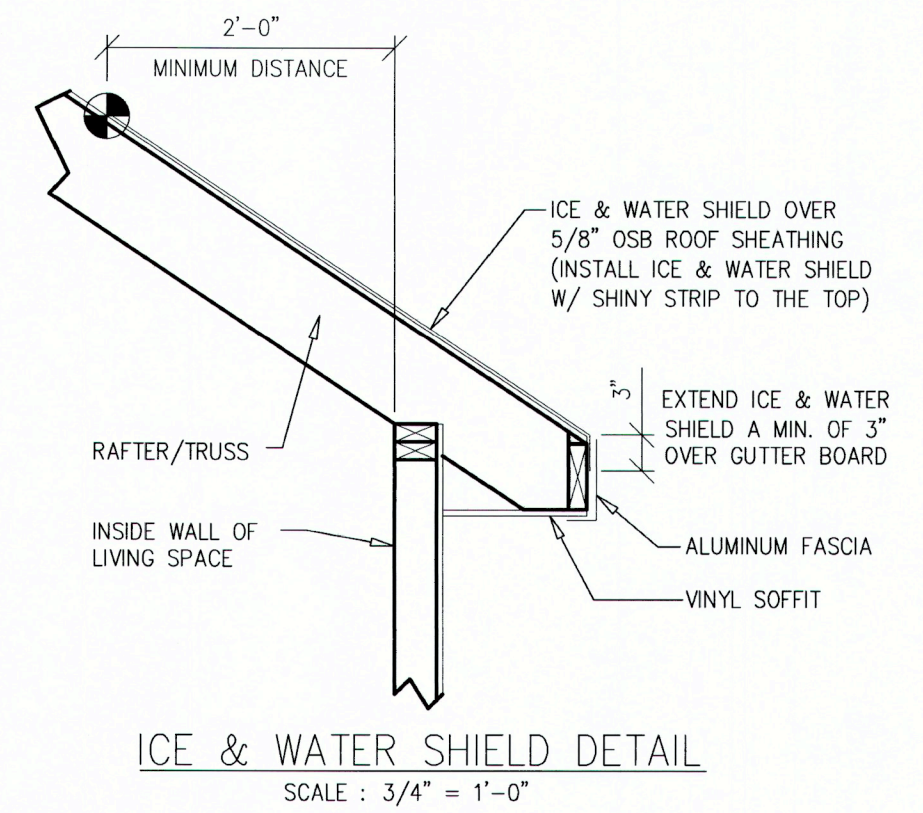
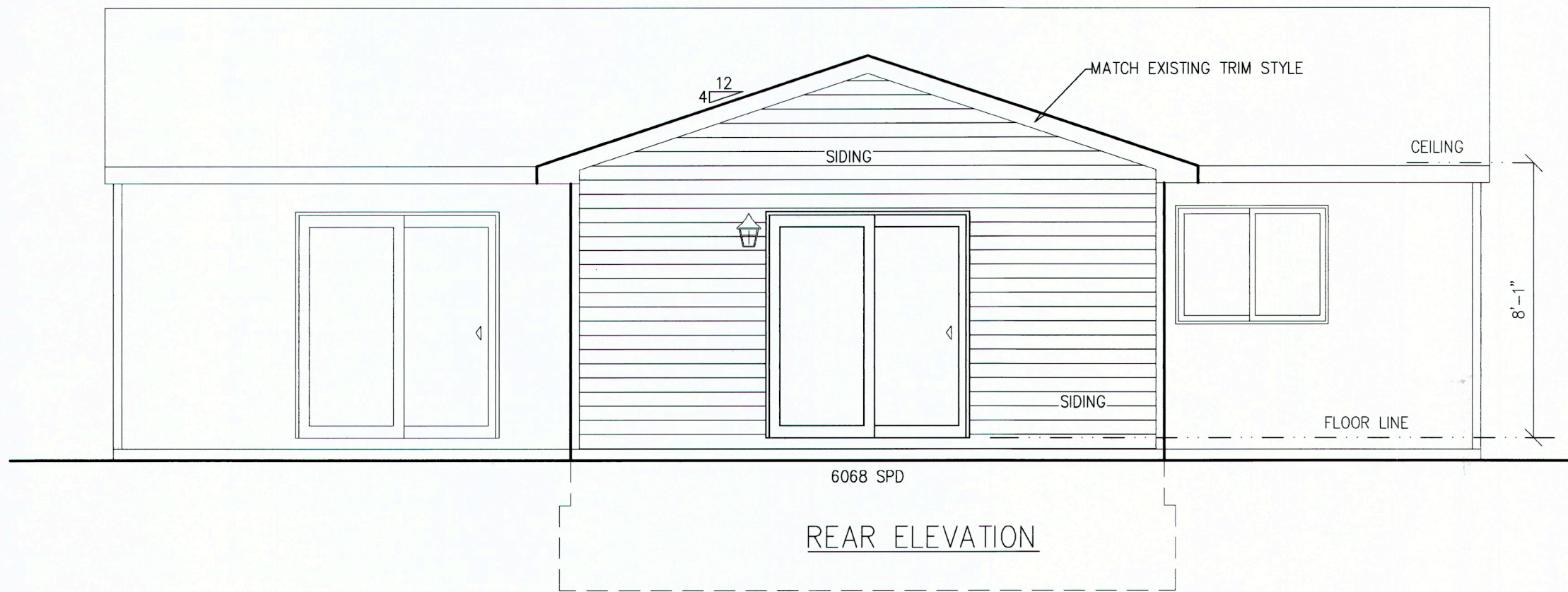


Parcel No. (APN) 07-00-015-109-009  
Land Use RESIDENTIAL  
SINGLE FAMILY RESIDENCE  
Lot Area 11,326 SF (0.26 ACRES)

ADDRESS: 7405 CHENNAULT DR  
NORTH RIDGEVILLE, OH 44039  
Scale: 1"=20'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE.  
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary. Page 24 of 38





PLANS PREPARED BY:  
David Sooy, designer  
Elyria, Ohio 44035  
440-371-1401  
dasooy@yahoo.com

DRAWING INDEX

1. COVER SHEET, ELEVATIONS  
FOUNDATION PLAN
2. FLOOR PLAN, ELECTRICAL,  
BRACED WALL REQUIREMENTS

NOTE: CONTRACTOR IS RESPONSIBLE FOR  
VERIFYING DIMENSIONS, ROOF PITCH AND  
HEEL HEIGHT.

RECEIVED  
FEB 0 2 2026

LOYAL CONSTRUCTION MANAGEMENT

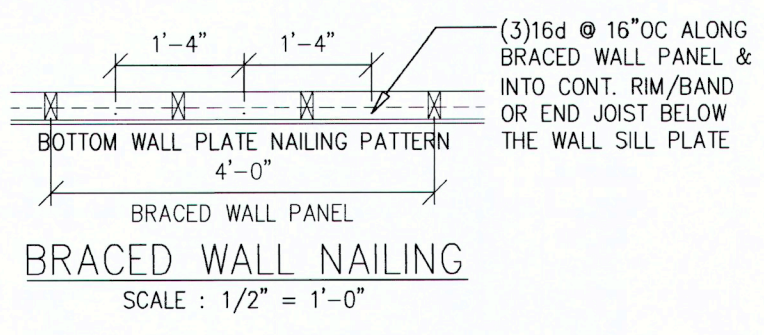
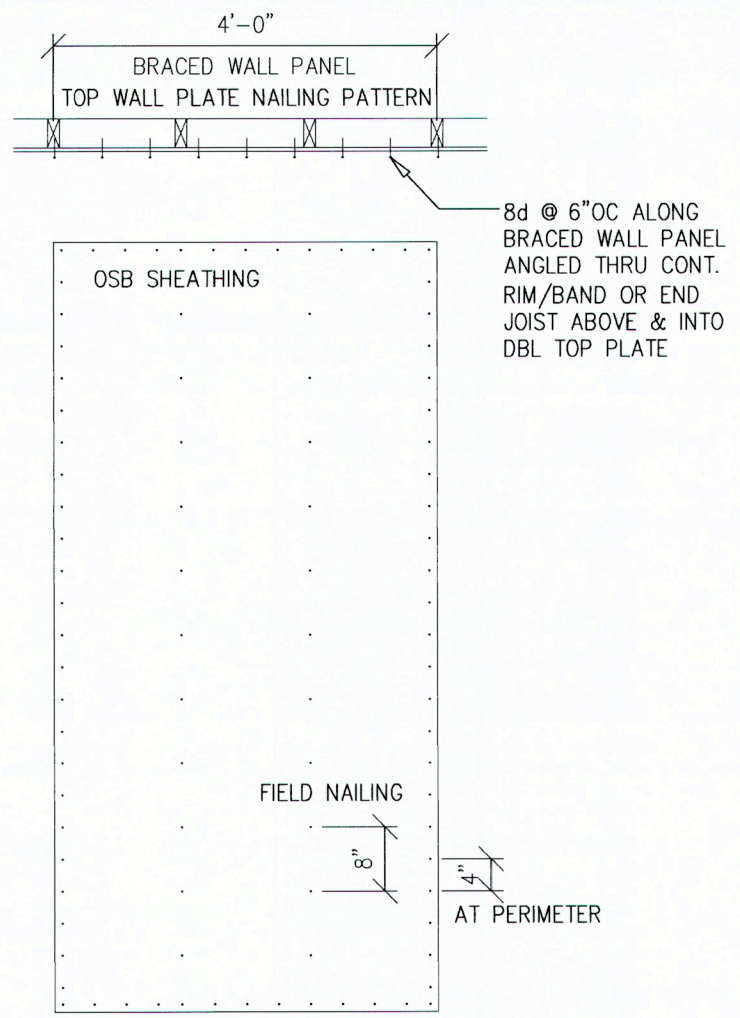
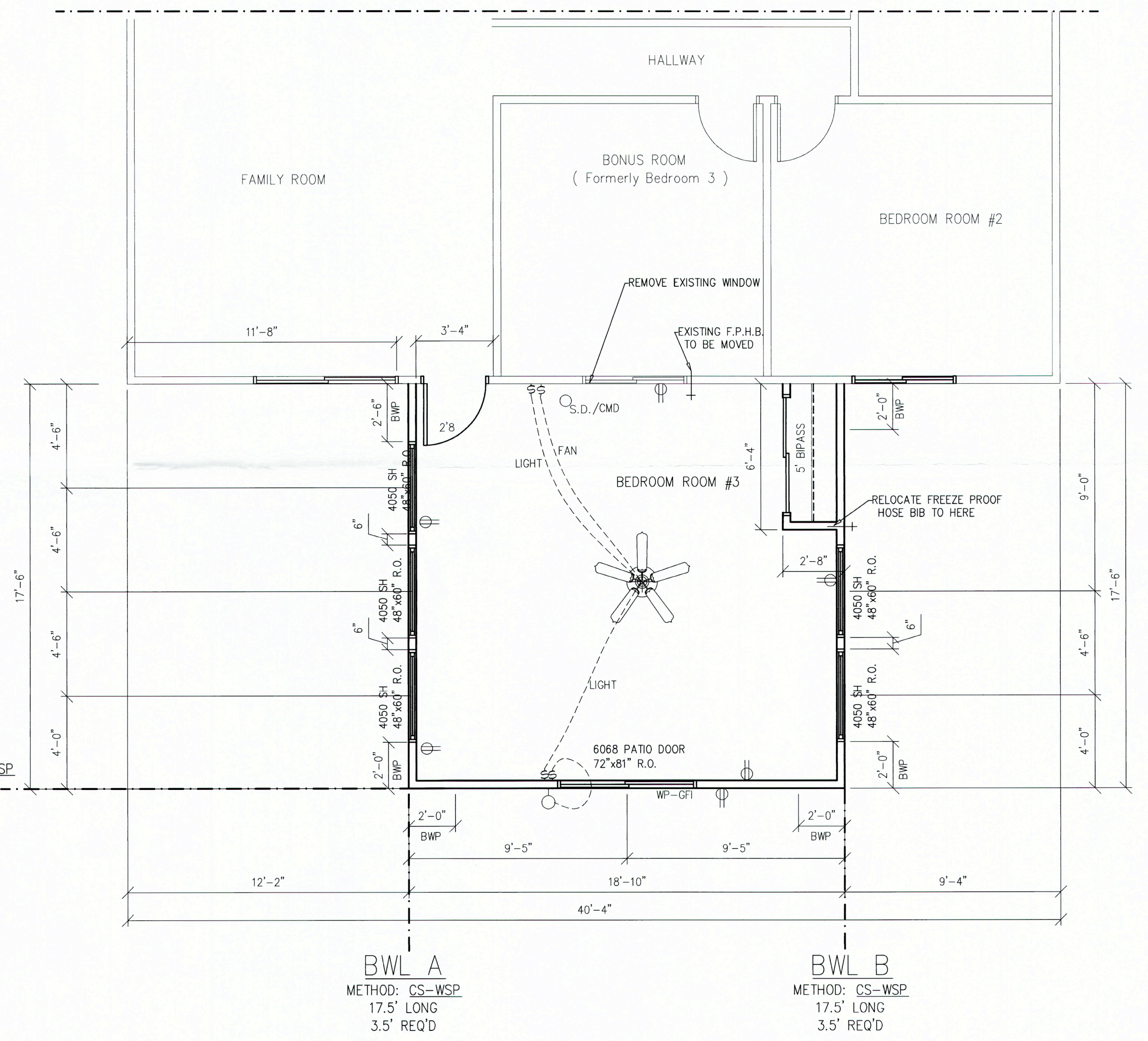
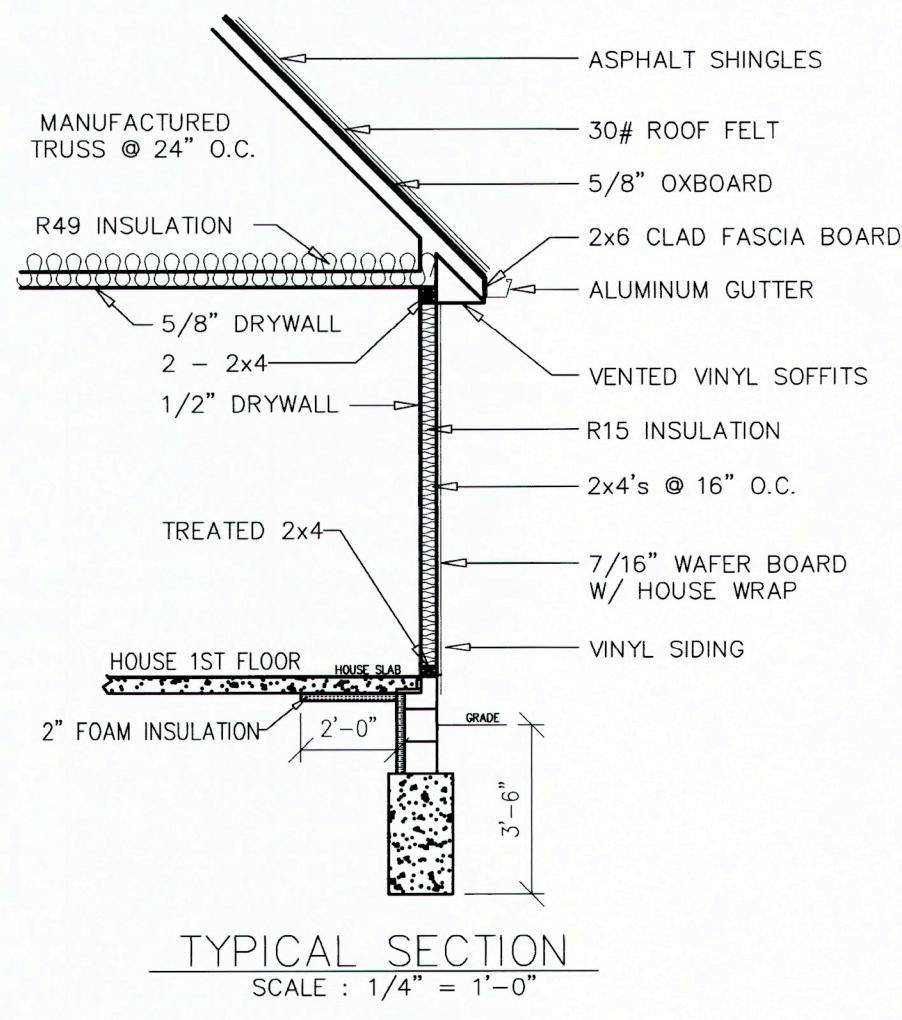
ADDITION

SCALE: 1/4"=1'-0"  
DATE: 1/21/26 7405 Chennault Drive, N.Ridgeville, Oh.

ELEVATION, FOUNDATION

DRAWN BY: D. SOOY

SHEET 1 OF 2



LOYAL CONSTRUCTION MANAGEMENT	
ADDITION	
SCALE: 1/4"=1'-0"	7405 Chennault Drive, N.Ridgeville, Oh.
DATE: 1/21/26	
ELEVATION, FOUNDATION	
DRAWN BY: D. SOOY	SHEET 2 OF 2



**Board of Zoning & Building Appeals Staff Report**

Case PPZ2026-0411  
 Property Owner Henry & Jann Bonness  
 PPN 07-00-011-102-050  
 Property Address 8344 Chesapeake Drive  
 Zoning R-1 Residence District (Chapter 1282)  
 Applicant Name Same  
 Applicant Address Same  
 Project Shed  
 Meeting Date February 26, 2026  
 Report Date February 11, 2026

REQUESTED VARIANCES	CODIFIED REFERENCES
<p>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).</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>(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 is seeking a variance for a shed following an enforcement action by the Building Division. A permit for the shed was originally submitted in May 2024 and approved; however, the owner cancelled the permit in June 2024, indicating they no longer intended to install the shed. In January 2026, the city zoning inspector confirmed that a shed had been installed in the backyard and contacted the owner regarding the violation for work without a permit. Review of the plot plan shows that the shed does not comply with the code requirement for separation from other structures, which mandates that sheds be located at least 10 feet from the dwelling or other buildings.

Note that in its current location, the shed is now placed 5 feet from the rear property line, which is the minimum required setback. The drawing submitted shows that distance reduced to 4 ft. 8 in. in attempt to accommodate a 10 foot setback between the shed and the dwelling. However, this shifting of the shed is not recommended as it would result in a second variance for rear yard setback. The one variance requested for setback between structures would apply to both the deck and dwelling to which the deck is attached.

### **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 owner could still use the property fully under existing zoning regulations. Installing a shed is not strictly necessary for the property to have reasonable use, though it may be convenient for storage.

**Is the variance substantial?**

The deviation is modest but notable given the limited lot size.

**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 to property lines are met and the shed meets size requirements, so no neighbors are directly affected. The primary impact is on the owner's 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 owner likely knew of the separation requirement, as indicated by the prior permit application.

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

It is unclear whether a shed of this size could be placed in the rear yard while maintaining both the required separation from other structures and the property line setbacks.

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

The shed's location does not impact neighboring properties, as setbacks to property lines are met. The primary "harm" is to the owner themselves. While the separation requirement exists to maintain orderly development in this cluster subdivision with small, tightly spaced lots, the variance would allow the owner to use their property as intended without affecting others.



**PROJECT INFORMATION**

Shed	
Proposed project	
8344 Chesapeake Dr	07-00-011-102-050
Location	Parcel number
February 26, 2026	February 13, 2026
Meeting date	Comments due

**RECOMMENDATIONS**

Type comments here. Attach additional sheets as necessary.

12.94.03 (a) Sheds shall be 10 feet from building (deck). Applicant requesting to construct shed 5 feet 8 inches from deck, requiring a 4 feet 4 inch variance. BZA approval required.

**SUBMITTED BY**

Guy M. Fursdon  
 Administrative officer signature

Chief Building Official  
 Title

**Henry and Jann Bonness  
8344 Chesapeake Drive  
North Ridgeville, OH 44039**

**February 4, 2026**

**City of Ridgeville – Building & Zoning Department  
7307 Avon Belden Road  
North Ridgeville, OH 44039**

**RE: Variance Request for Existing Storage Shed – Reduced Distance From Deck**

To Whom It May Concern,

I am writing to respectfully request a variance for the existing storage shed located in my backyard at **8344 Chesapeake Drive**. The shed currently sits **5 feet 8 inches** from our deck, which does not meet the city's required **10-foot separation**.

Due to the small size and layout of our backyard, it is not physically feasible to place the shed elsewhere while still maintaining reasonable use of the outdoor space and complying with other zoning setbacks. The shed is used solely for general household storage, and we do not conduct any activities inside that would pose a safety or nuisance concern.

We have no children, and the backyard is used minimally, reducing any risk of obstruction or safety issues. The shed is well-maintained, does not impact neighboring properties, and only the roof is visible from the street. Granting this variance will not alter the character of the neighborhood, nor will it affect adjacent property owners in any negative way.

We kindly request approval to allow the shed to remain in its current location. I appreciate your consideration of this request and would be happy to provide any additional information or answer questions. Thank you for your time and attention.

Sincerely,



**Jann Bonness  
Home Owner**

FINISH FLOOR	781.55
TOP OF FINISH FOUND.	782.55
FINAL GRADE AT FOUND.	783.57
GARAGE FLOOR	781.55
TOP OF FOOTING (GARAGE)	778.22
BOTTOM OF FOOTING (GARAGE)	777.55
LOWEST FINISHED FLOOR	774.88
TOP OF FOOTING	778.55
BOTTOM OF FOOTING	773.88

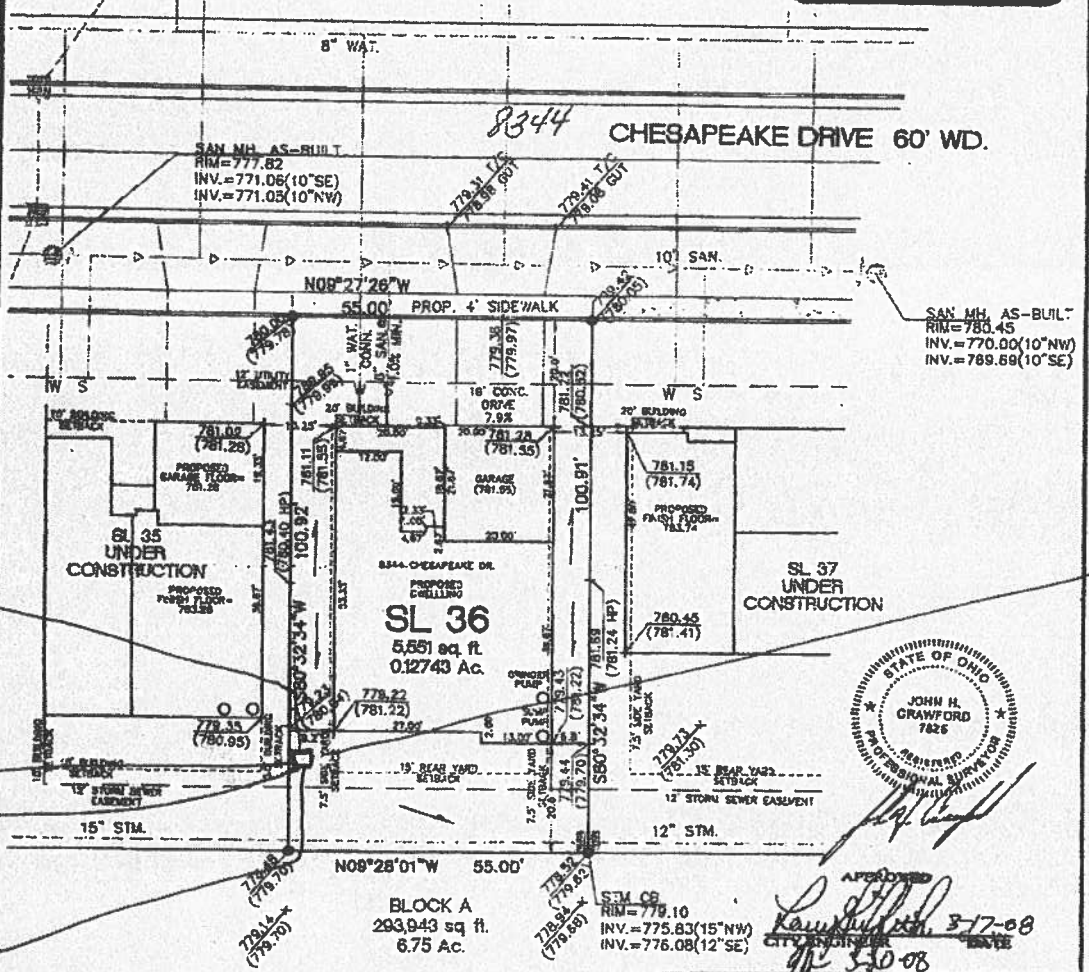
ATWELL-HICKS, LLC ASSURES NO RESPONSIBILITY FOR EXISTING DIMENSIONS AND OVERLAY PLACEMENT. CLIENT MUST VERIFY ALL DIMENSIONS AND OVERLAY PLACEMENT PRIOR TO CONSTRUCTION. APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. BEFORE BEGINNING CONSTRUCTION, VERIFY "AS-BUILT" HOME LAYOUT WITH THE CITY.

BENCHMARK  
COUNTY SURVEY  
BRASS NAIL  
NO. 2007-58  
E.E. CORNER SUBDIVISION  
ELEV. = 782.35

SETBACKS:  
MINIMUM BUILDING SETBACKS:  
FRONT YARD SETBACK=20'  
REAR YARD SETBACK=15'  
SIDE YARD SETBACK=7.5' (5' MIN.)  
15' MIN. TOTAL BTWN. STRUCTURES.

LEGEND

—	EXIST. SPOT ELEV.
—	PROP. SPOT ELEV.
—	EXIST. WATER
—	EXIST. SANITARY
—	EXIST. STORM
—	PROP. DRAINAGE ARROW
●	LPN SET



FRONT FENCE  
10'6"  
HOUSE 10'  
5FT SIDE FENCE  
PROPOSED STAIRS  
4'8" BACK FENCE

DECK 5'8"



APPROVED  
3/7-08  
3/20-08

NOTE:  
SANITARY CONNECTION AND WATER CONNECTION ARE SHOWN PER PLANS AT THIS TIME.

HOUSE SUMMARY:  
HOUSE PLAN: LEWINGTON ELEVATION: B (PRESIDENTIAL SERIES)  
PROPOSED GRADE PER PLAN: 781.55  
PROPOSED GRADE THIS PLAN: 781.55  
P.P. NO. 07-00-011-102-050

- GENERAL NOTES:
- HOME BUILDER SHALL CALL OHIO UTILITIES PROTECTION SERVICES AT (1-800-382-2763) AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING. NON-RESIDENT UTILITY COMPANIES MUST BE CALLED PRIOR TO CONSTRUCTION.
  - HOME BUILDER SHALL FIELD VERIFY LOCATION AND DEPTH OF THE EXISTING STORM AND SANITARY SEWER CONNECTIONS PRIOR TO CONSTRUCTION.
  - EXIST. CONDUITS, UTILITIES AND PAVEMENT ARE SHOWN PER SITE (AS-BUILT) SHEETS. CLIENT SHALL VERIFY EXISTING GRADES AND ELEVATIONS PRIOR TO FOOTER ELEVATION.
  - CONDUITS ARE REFERENCED FROM FACE OF FOUNDATION. SEE ARCHITECTURAL PLANS FOR ACTUAL BUILDING PLANS AND DIMENSIONS.
  - HOME BUILDER IS RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION PRACTICES AND MUST FILE AN INDIVIDUAL LOT NOTICE OF BUREAU (M.O.A.) WITH THE OHIO E.P.A.
  - HOME BUILDER SHALL INSTALL 1" DIA. 4" RACK CONDUITS w/ 4" THICK STORM SEWER ENDS ONLY (6" DIA. AT DRIVE APPROX).
  - PER AS-BUILT FIELD LOCATION OF UTILITIES. UTILITY CONNECTIONS MAY TERMINATE WITHIN 12" UTILITY EASEMENT. CONTRACTOR TO TAKE SPECIAL CARE TO AVOID COLLISIONS WITH UNDERGROUND UTILITIES.
  - EXISTING LATERALS SHALL BE P.V.C. WITH 2" DIA. WITH BARRIERS. ALL CONNECTIONS SHALL BE SPLASH GUARDED.
  - PROPERTY LINES ARE TO BE SET PRIOR TO FINAL GRADING OPERATIONS.
  - CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS WITH THE ENGINEERING DEPARTMENT.
  - 1" EXPANSION JOINT MATERIAL SHALL BE PLACED BETWEEN THE BASE OF CURB AND THE DRIVE APPROX.
  - ALL GRABAGE SHALLS TO BE CONSTRUCTED AT A MINIMUM OF 1/2" GRADE.
  - GRAB PLAN IS REQUIRED BY CITY ORDINANCE FOR FOOTER BRIMS. AFTER APPROVAL FROM CITY THE LOT MAY BE SETBACK AND MARKED WITHIN 21 CALENDAR DAYS PER ORDINANCE No. 1-144-17 (2).

REV. NO.	DATE	BY	DESCRIPTION

CLIENT: OSTER HOMES

ATWELL-HICKS  
Engineering • Surveying • Planning  
Environmental • Water/Wastewater  
440-349-2003  
www.atwell-hicks.com  
MICHIGAN BLVD'S OHIO FLORIDA

PLOT PLAN  
BOOK DPE  
SHEET 1 OF 1  
FILE NO. 020005012  
M. CRAWFORD  
S-C  
DATE 3/3/2008

CYPRESS STATION SUBDIVISION  
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY  
STATE OF OHIO

SCALE: 1 INCH = 20 FEET

RECEIVED  
MAR 12 2008

# 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**

36863 Mills Road, North Ridgeville, Ohio 44039  
 Location address

07-00-031-000-351  
 Parcel number

R-1  
 Current zoning

Southern setback variance  
 Appeal or variance (attach supporting documentation)

**APPLICANT/AGENT INFORMATION**

Brad Snyder  
 Name/Company

33834 Crown Colony Dr, Avon  
 Applicant address

[Redacted]  
 Applicant phone

[Redacted]  
 Applicant email

**PROPERTY OWNER INFORMATION**

SAME  
 Name/Company

Property owner address

Property owner phone

Property owner email

**AUTHORIZATION AND ACKNOWLEDGEMENT**

*[Signature]*  
 Applicant signature

*Same*  
 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. PPZ2026-0412	Date Received <b>RECEIVED</b> FEB 05 2026	ACTION
	Fee Paid \$ 75.00		

**Board of Zoning & Building Appeals Staff Report**

Case PPZ2026-0412  
 Property Owner Brad Snyder  
 PPN 07-00-031-000-351  
 Property Address 36863 Mills Road  
 Zoning R-1 Residence District  
 Applicant Name Brad Snyder  
 Applicant Address 33834 Crown Colony Drive, Avon OH  
 Project New dwelling  
 Meeting Date February 26, 2026  
 Report Date February 10, 2026

REQUESTED VARIANCES	CODIFIED REFERENCES
1. An approximate 19 foot variance for rear yard depth. Code requires 50 feet, applicant shows 31.36 feet, Section 1250.04(b)(2).	1250.04 - Lot and yard requirements (b) <u>Required Yards</u> . Yards of the following minimum depths or widths shall be provided for all lots in an R-1 District, unless otherwise permitted by this Zoning Code: (2) <u>Rear Yards</u> . The depth of the rear yard shall be not less than fifty feet.

**Summary of Request:**

The applicant proposes to construct a new single-family dwelling on a vacant 0.59-acre lot located at the intersection of Mills Road and Stoney Ridge Road. The R-1 Residence zoned lot fronts entirely on portions of the recently constructed peanut roundabout, which significantly influences both its geometry and access options. The lot itself is a somewhat irregular shape, with its frontage is defined by the curvature of the roundabout, creating conditions that differ from a typical corner or interior lot.

Mills Road serves as the primary frontage, with Stoney Ridge Road functioning as the secondary frontage. The proposed dwelling is oriented to face Mills Road, with an attached garage located at the rear of the structure and accessed from Stoney Ridge Road. As proposed, the dwelling would be located 31.36 feet from the rear property line, requiring a variance from the required rear setback.

**Review of Duncan Factors:**

**Can the property yield a reasonable return or can there be any beneficial use of the property without the variance?**

It may be possible to construct a code-compliant dwelling on the property without the variance; therefore, the property could have beneficial use without the request.

**Is the variance substantial?**

The proposed dwelling would encroach approximately 19 feet into the required setback. While the encroachment is measurable, it is driven by the challenging layout created by the lot's frontage on the adjacent roundabout, rather than by an excessively large structure.

**Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer a substantial detriment as a result of the variance?**

Granting the variance is not expected to substantially alter the essential character of the neighborhood or result in a substantial detriment to adjoining properties. The proposed dwelling is residential in nature and consistent in scale and use with surrounding development.

**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?**

Yes, the setback requirements for new dwellings pre-dated the creation of the lot.

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

Alternative design options exist, such as constructing a detached garage which has reduced setback requirements or shifting the dwelling closer to the front setback. However, these alternatives would not address the underlying access and safety considerations created by the roundabout. Locating driveway access along the southern Stoney Ridge frontage takes advantage of slower vehicle speeds associated with entering the roundabout. In contrast, access from Mills Road would occur where vehicles are accelerating as they exit the roundabout, creating less favorable and potentially less safe conditions. The proposed layout reflects a reasonable and safety-conscious response to these conditions.

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

Yes. The intent of the setback requirement is to promote safety, compatibility and orderly development. Given that the entire lot fronts on a roundabout and that traffic conditions vary significantly along its frontage, granting the variance would allow safe access, functional site design and reasonable residential use while remaining consistent with the intent of the zoning code.



**PROJECT INFORMATION**

Home on a corner lot

Proposed project

36863 Mills Rd

Location

07-00-031-000-351

Parcel number

February 26, 2026

Meeting date

February 13, 2026

Comments due

**RECOMMENDATIONS**

Type comments here. Attach additional sheets as necessary.

1250.04 (b)(2) R-1 zoning requires 50 foot rear yard. Applicant requesting 31 foot rear yard requiring a 19 foot variance. BZA approval required.

**SUBMITTED BY**

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

**Brad Snyder  
36863 Mills Road  
North Ridgeville, OH 44039**

To: City of North Ridgeville  
Board of Zoning & Building Appeals

Re: Narrative for 36863 Mills Road BZBA Application

Applicant hereby requests a variance to the setback requirement on the south property line of 18.6 feet.

Facts:

1. Applicant designed the home with an emphasis on the curb appeal and functionality at this specific location while the "peanut" roundabout was being planned and prior to the eminent domain action to allow for the roundabout.
2. The land that was withdrawn from the property for the roundabout caused the property to be very irregular in shape.
2. The home as designed would have easily fit on the original plot.
3. The original plot of land was 1.13 acres.
4. The plot of land remaining after it was split is .59 acres.

Narrative:

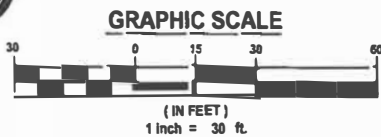
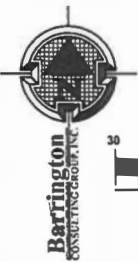
Subsequent to the split, the applicant would still like to construct the home as designed. The rear setback for this R-1 - zoned property is 50 feet, apparently because it is a corner lot. There is no apparent safety reason for a 50-foot setback in this area, especially in recognition of the fact that nearby R-1 neighborhoods have 30-foot setbacks.

Applicant believes that the marketability of a home located on a roundabout must have features that homes located in typical neighborhoods within City limits do not have. For this reason, applicant believes that the home with the footprint shown on the Layout Plan submitted herewith reflects the best use of this particular property in North Ridgeville.

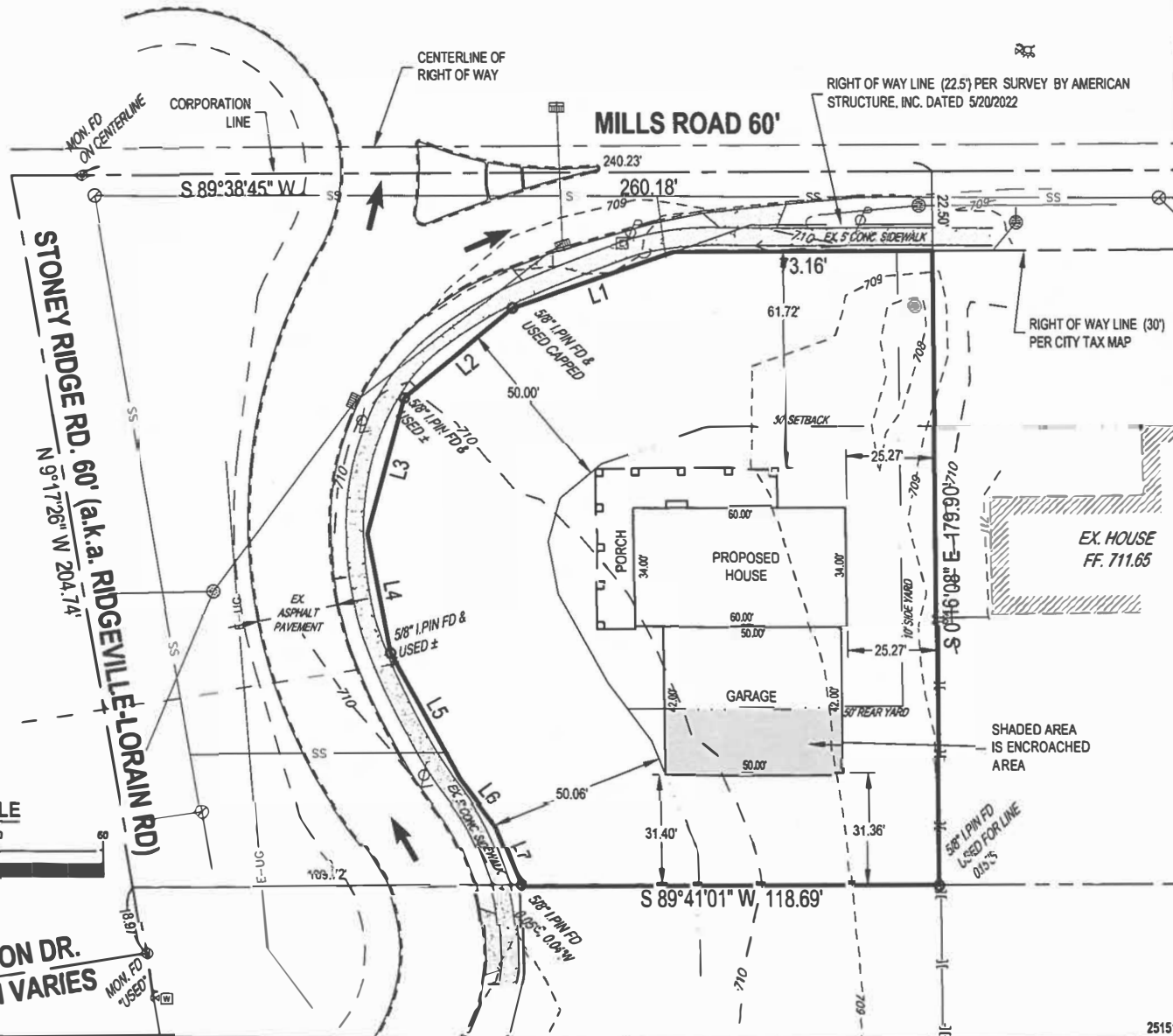
The home as designed would satisfy a 30-foot rear setback variance, consistent with neighboring streets and subdivisions.

As a result, the applicant respectfully requests that the home as designed be permitted to be 31.4 feet from the rear property line and that the rear variance of 18.6 feet be approved.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	48.51'	S 70°38'32" W
L2	40.01'	S 50°26'31" W
L3	40.01'	S 15°25'36" W
L4	34.75'	S 10°30'47" E
L5	40.11'	S 28°41'20" E
L6	17.49'	S 36°21'39" E
L7	17.80'	S 21°45'51" E



**AVALON DR.**  
 WIDTH VARIES



DATE	REVISIONS	BY

**Barrington**  
 CONSULTING GROUP, INC.  
 9114 TYLER BLVD., MENTOR, OHIO 44060  
 PHONE 440.306.1160  
 www.BarringtonCGI.com



**LAYOUT PLAN**  
 38863 MILLS ROAD  
 NORTH RIDGEVILLE, OHIO 44033  
 BRAD SNYDER

DATE	DESCRIPTION
12/22/25	DRWN WSO
12/22/25	CHKD BY
12/22/25	DATE
12/22/25	1" = 30'
25151	25151
25151	25151

25151