

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Regular meeting minutes of February 26, 2026

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

1. GovWell Online Services - Planning & Zoning Module

PUBLIC HEARINGS

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. Requests:

1. A 13.59-foot variance for front yard depth. Code requires 50 feet, applicant shows 36.41 feet, Section 1250.04(b)(1).
2. A 4.91-foot variance for rear yard depth. Code requires 50 feet, applicant shows 31.36 feet, Section 1250.04(b)(2).

PPZ2026-0417 Mimoza Hajdari, Chestnut Ridge Rd, PPN: 07-00-004-108-018

Applicant: H. David Laurila/Vasil Hajdari, 15333 Shorle Rd, Sterling, OH 44276.

Proposal consists of a lot split. Property is zoned R-1 Residence District. Request:

1. A 35.59 foot variance for minimum lot depth of the western proposed lot. Code requires 150 feet, applicant shows 114.41 feet, Section 1250.04(a)(2).

VAR-26-001 John Rutherford, 34120 Woodlawn Dr, PPN: 07-00-016-105-001

Proposal consists of a detached garage. Property is zoned R-1 Residence District.

Request:

1. A 2.65% (578 square foot) variance for lot coverage. Code allows 10% for lots over one-half acre, applicant shows 12.65%, Section 1294.03(d)(2).

ADJOURNMENT

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, FEBRUARY 26, 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 and Deputy Clerk of Council Tina Wieber.

MINUTES:

Regular meeting minutes of January 22, 2026

Chairwoman Masterson Smolik stated that the Board received the regular meeting minutes of January 22, 2026, and asked if there were any corrections.

None were given.

Chairwoman Masterson stated the minutes were approved as submitted.

PLANNING COMMISSION REPORT:

Mr. Toth stated that the North Ridgeville Planning Commission took action on one item at their regularly scheduled meeting on February 10, 2026 under new business:

PPZ2026-0401: The Crossing at French Creek, 5725 Avon Belden Rd, PPN 07-00-020-101-155

Applicant: Thom Sutcliffe, Drees Homes, 6860 W. Snowville Rd, Suite 105, Brecksville, OH 44141. Proposal consists of final plat for Phase 2 of The Crossing at French Creek Subdivision. Property is zoned R-1 Residence District (Chapter 1282). PC ACTION: Approved by a vote of 3-0 with the following conditions:

1. A three-year performance bond shall be posted by the applicant for remaining construction items, the value of which shall be determined by the City Engineer.
2. There shall be administrative review of all easement language associated with the final plat.

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: Healing Psalms Massage Therapy and Wellness, 37000 Center Ridge Road. They received An Approval of a Certificate of Zoning Compliance for massage therapy and wellness services, and they also received an Approval of a Registration Certificate for a Massage Establishment. The second Administrative Approval was granted to: Rays of Play LLC, 8540 Root Rd. They received an Approval of a Certificate of Zoning Compliance for developmental playgroups for preschool and elementary students. We welcome these new businesses to North Ridgeville and wish them success.

Director Lieber also informed the Commission of a third Administrative Approval granted to Dunkin, 32323 Lorain Rd for an Administrative Approval of a Planning Commission application to make exterior alterations. She stated the approval was for exterior changes at Dunkin' on Lorain Road, and that the applicant had proposed a refresh of the facade, which was basically paint, new awnings and replacement signage to update the exterior. They also are planning on some interior renovation. Director Lieber

mentioned an agreement has been reached with Dunkin to address drive thru traffic safety concerns. Coinciding improvements will include traffic becoming one-way around the building. When vehicles pull in, they will be directed to loop around the building to then enter the drive thru line. This additional queuing space will help prevent traffic from spilling onto Lorain Road. She stated the administration is very pleased Dunkin is amenable to restriping and redirecting traffic around the building, and all parties are hoping this action will improve traffic safety in that area on eastbound Lorain Road.

He stated that the next Planning Commission Meeting is scheduled for March 10, 2026.

PUBLIC HEARINGS:

PPZ2026-0398 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).

Application was read.

Chairwoman Masterson asked Director Lieber for her review.

Director Lieber stated that the applicant proposed to construct an accessible ramp to the front door of Century Tavern. She explained that it was important to note that the building is legally non-conforming. It does not meet the current required minimum front setback because the building probably predated the city's zoning code by quite a few years and added that the proposed ramp will further encroach into that required front setback. She stated that two drawings were provided by the applicant and that one was a copy of the early site plan from the original approval that showed the building setback at 14 feet 10 inches, and the other was the ramp floor plan that showed the building setback at 15 feet. She stated that it was a small discrepancy, but with the depth of the ramp and the landing at 12 feet 8 inches, which meant that the setback would be at least 2 feet 2 inches and maybe a little bit more from the right of way. She mentioned that for the purposes of this agenda, consider the closest to the right of way for the purpose of the variance because it's a non-conforming building. She added that the code says that you cannot alter and enlarge a non-conforming building in a manner that would increase the degree of non-conformity, so that was the second variance that was on the agenda for that applicant.

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

Thomas Kelly, 33256 Center Ridge Rd, North Ridgeville, OH 44039, was sworn in.

Mr. Kelly stated that the ramp was a basic structure designed to comply with the ADA. He explained that if it were not for the setback issue, he believed there would be no argument, as the concern was primarily related to the ramp's location. He noted that provisions had been made, including plans to asphalt the parking lot and install a handicap-accessible space at the end of the ramp. A sidewalk will run through the area from one end to the other. Additionally, concrete posts will be placed along the steel posts to protect the ramp in case a vehicle leaves the roadway. Mr. Kelly added that, based on the drawings, the design looks very good and should function well, though it is located close to the property

line.

Chairwoman Masterson asked how long he had been open.

Mr. Kelly stated he had been open for about a year.

Chairwoman Masterson said that she had a question for the administration and stated that she was a little confused as to how he was able to open a business without having ADA compliance. She asked if anyone was able to answer that question.

Chief Building Official Fursdon stated that it was a slight oversight by the building department. The ADA compliance was complied with inside the building, but they were aware the ramp was coming. He indicated that they allowed him to open before it was installed.

Mr. Kelly stated that the bathrooms were ADA.

Chairwoman Masterson stated that she was just concerned about the oversight that he had been open for a year.

Mr. Kelly stated that it wasn't quite a year, it had been 10 months.

Chairwoman Masterson asked when he expected to start work on the ramp and get it completed.

Mr. Kelly stated that it all depended on the permits. He mentioned that he couldn't really get a commitment from the construction company until he had the permit in hand, but they said they could start within 10 days of anything he gave to them.

Chairwoman Masterson asked if he was planning on having the ramp and handicapped parking available as soon as possible.

Mr. Kelly stated that he was.

Chairwoman Masterson asked if anybody had any comments, concerns or questions regarding the matter.

Vice-Chairman Graupmann stated that there was a side entrance to the facility and asked if it would be feasible to put the ramp there instead of in front and if that would that be compliant with the ADA.

Member Cain stated that the side entrance probably would not. He mentioned that the side ramp would probably not allow enough fall per foot for the length of ramp needed to comply with ADA regulations and if he wasn't mistaken, it was one inch per five feet foot.

Mr. Kelly stated that the side entrance had double doors, which would make it more challenging.

Planning Commission Liaison Toth stated that he was a little bit curious about the bollards that were proposed for the front of the ramp. He said that Mr. Kelly indicated a moment ago that those were going to be for protection.

Mr. Kelly stated that that was correct.

Planning Commission Liaison Toth asked protection from what.

Mr. Kelly stated that it was no different than if you were building a commercial automotive center, the garage doors have got concrete to protect the building from getting hit on the corners and stated that it was the same thing, just additional.

Planning Commission Liaison Toth stated that somebody could technically hit a ramp anywhere and that it could be 50 feet in the back and somebody could back into it.

Mr. Kelly said, right, it was just an additional security.

Planning Commission Liaison Toth commented that he was only going to be two feet, four inches off of the right-of-way, so there was not going to be any landscaping.

Mr. Kelly stated that he had to go through the landscaping and the sidewalk to get to the concrete.

Planning Commission Liaison Toth stated that there was no parking in front.

Mr. Kelly stated that he was eliminating all parking in the front and that there would be no parking in front of the facility. He explained that he bought the house next door, which was part of the future plan for rezoning for additional parking, and he wanted all the parking out back. He stated that he wanted the normal wide-open asphalt with concrete curbs, but there would be no parking out front.

Planning Commission Liaison Toth asked regarding the bollards that he was proposing there, he was confused what they're protecting it from.

Mr. Kelly stated that it was overkill but if somebody happened to try to turn around over the landscaping and the sidewalk, they could hit the ramp and damage it, so it was just one more piece of protection.

Planning Commission Liaison Toth asked if he wasn't proposing it to protect individuals from vehicles off the roadway.

Mr. Kelly stated no, not at all.

Planning Commission Liaison Toth asked if that ramp would replace the sidewalk that was indicated on the original site plan.

Mr. Kelly stated that he didn't recall sidewalk but if it did call for a sidewalk there, that would be replacing it. He mentioned that he had customers that couldn't get in there and it was just the right thing to do to build the ramp.

Council Liaison Toth stated that on the original proposed site plan, there was a sidewalk that was to be constructed from the parking lot from the first handicapped spot.

Mr. Kelly stated that if that was true then that was going over the top of that sidewalk.

Council Liaison Toth asked if that sidewalk would not exist.

Mr. Kelly stated that it would not. He mentioned that there would be a city sidewalk that was part of his plan, like any new construction, the standard sidewalk would be put in, but the sidewalk that Mr. Toth was talking about that was in the original plan was before the ramp.

Director Lieber asked if she could maybe offer clarification. She asked Mr. Toth if he was referring to the walkway between the parking lot and the front door versus the public sidewalk.

Planning Commission Liaison Toth stated that on the original site plan, there was a new four-foot concrete sidewalk indicated in two places, one was closer to the building, and one was further away from the building.

Director Lieber stated that the part of walk shown in the right-of-way was required and would need to be installed, and then the walkway from the parking lot to the front of the building would consist in part of this ramp. She indicated that there was also a method, a connector from the sidewalk to the ramp, so there's stairs and a ramp, so there's two ways.

Chairwoman Masterson asked Building Official Fursdon if anything that he put in had to meet commercial building standards.

Chief Building Official Fursdon asked building standards for what.

Chairwoman Masterson asked all construction that he was going to be doing had to meet building code requirements, correct.

Chief Building Official Fursdon replied, yes.

Chairwoman Masterson asked if there was anyone in the audience that wished to speak regarding the matter.

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

Ms. Swenk stated that she had a question on the non-conforming status and asked that since that building sat empty for many years, didn't it legally lose that status of non-conforming and wouldn't it have to adhere to the current codes.

Director Lieber stated that non-conforming status was rendered when the code changes, when a structure legally existed at the time it was built. She explained that 100 years ago that was considered a legal structure and that the code can change several times and that it could still retain its legal non-conforming status. It would be different if the building were razed and then they could not build another building back in that spot. But the fact that the building was in existence this whole time and had not been removed meant that it did retain its legal non-conforming status.

Ms. Swenk stated that she read that if it's vacant for a certain amount, whether 6 to 12 months or whatnot, it was vacant for a long time before he bought it, she was under the assumption that it automatically lost its non-conforming status.

Director Lieber stated that there's a difference between zoning non-conformity and then building code or ADA non-conformity. She explained that the six months when a building that is not conforming in terms of the building code, but for accessibility purposes, then it loses that right to exist in that non-conforming status, we're specifically talking about zoning and setbacks. She discussed that zoning is a

local regulation, not a state or federal regulation. She mentioned that from a zoning standpoint, yes, but the reason that now ADA improvements are required is because it sat vacant for so long. So that was a situation where that non-conformance, that legal non-conformance was lost for ADA and building code purposes, but zoning was different.

Chairwoman Masterson stated that was a situation where that legal non-conformance was lost for ADA and building code purposes, but zoning was different. So, to clarify, one of the reasons why she asked why he was able to open the business without having ADA compliance was because the building had lost its building code, it had to meet current building code rules and regulations. It needed to have ADA compliance and that was why he needed to have it prior to opening. She stated that that was why she was confused as to why he was able to open a business without having it. She then read through the Duncan Factors. She asked if any other Board members had any comments, questions, or concerns.

Planning Commission Liaison Toth stated that he wanted to point out that the 6th Duncan Factor that stated “The front of the building was identified as the ramp location on Planning Commission documents approved in 2024” that was not a ramp that transversed the front of the property. It was just a ramp that was right there by the door as indicated on this original site plan that the BZBA was given a copy of.

Chairwoman Masterson asked if his concern was that it needed to go back to Planning Commission.

Planning Commission Liaison Toth stated that he thought it was probably a question that would be better answered by the Director.

Director Lieber stated that to her the location of the future accessible ramp in the Planning Commission documents was hatched and looked substantially in the same location as that which is before the Board. There's the shown walk and then there's lightly dashed lines with that note. She stated that to her it did seem fairly close to the location within the same spirit of what was proposed to the Planning Commission.

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

None were given.

Chairwoman Masterson asked if the Administration had any comments, questions, or concerns.

Council Liaison Abens congratulated Mr. Kelly on the rehabilitation of the building and stated that he appreciated seeing the older structure improved. However, he expressed concern about the ramp's proximity to the roadway. He noted that the road has a 45-mph speed limit and is heavily used by trucks, and that the bar's late closing time could increase the risk of accidents. He was also concerned about the safety of individuals using the ramp, particularly wheelchair users, who would have little protection if a vehicle lost control.

Abens added that snowplows could also pose a hazard, as snow thrown from plows traveling at high speeds could reach the ramp area. While he suggested that a concrete barrier or bollards might help protect pedestrians, he acknowledged there could be restrictions from ODOT and that collisions with

barriers could still send debris toward the ramp. Overall, he said he would feel more comfortable approving the plan if some type of protective obstruction were installed along the roadside.

Director Lieber stated that bollards appeared to be part of Mr. Kelly's proposal. She explained that, despite the ramp being close to the road, there was still a setback that included the public sidewalk and the tree lawn area, even though the tree lawn was not actually grass. She acknowledged that accidents could occur at any time but did not believe the ramp created a greater risk than the current situation, where people walk to the front door and use the stairs. She noted that the same potential risks already exist, but the proposed ramp would make the entrance ADA accessible, which it currently is not.

Chief Building Official Fursdon stated that there is always a potential risk on every city sidewalk in North Ridgeville of a car going off and hitting somebody and this isn't a whole lot different than that. He explained that he was intending to put some ballads there to try and provide a little additional protection against destruction of the ramp. He stated that regarding the snowplows, you put Jersey barriers up there, that snow's going to be over the top of those as well. It's just part of doing business, whether you have a city sidewalk or a walk to a business, it's the same condition.

Moved by Masterson and seconded by Cain to approve A 12 ft. 8 in. variance from the required 50-ft front yard setback and A variance to allow an increase in the degree of noncompliance of a legally nonconforming building.

A roll call vote was taken and the motion carried.

Yes – 4 No – 1 (Toth)

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).

Application was read.

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

Tyler Reisinger, 39419 Center Ridge Road, North Ridgeville, Ohio, was sworn in.

Chairwoman Masterson asked Director Lieber to give her review.

Director Lieber stated that the property owner was requesting approval to construct an addition to their 1,400-square-foot home to add an extra bedroom. The submitted drawings show the existing home is set back 53.56 feet from the rear property line, and the proposed addition—measuring 18.83 feet wide by 17.5 feet deep—would reduce the rear setback to 36.06 feet. She noted that the West Point Home Subdivision was platted in 1958, prior to the adoption of the city's zoning code, and the home was built in 1963. As a result, the lot is legally nonconforming in width. She added that she initially thought it was a cluster lot, but Building Official Fursdon clarified that the lot predates the city's zoning code.

Chief Building Official Fursdon stated that if it were a cluster lot or if it was a 1282 subdivision lot, he wouldn't be there for a variance because he would be compliant for his rear yard setback.

Chairwoman Masterson asked the applicant to present his application to the Board.

Mr. Reisinger explained that the homeowners, an older couple, needed to add a bedroom to accommodate a family member due to recent health issues. He stated that the proposed addition at the rear of the home would not negatively impact neighboring properties, as nearby homes are positioned farther forward and already look toward their house. He added that the addition would fit well with the surroundings and present nicely within the neighborhood.

Chairwoman Masterson commented that this is one of the reasons why the Board existed because as Ms. Lieber and Mr. Fursdon both stated, the practical difficulties are that this was platted way before, and if this were a different type of neighborhood, it wouldn't even need to be brought in front of the Board. She asked if there were any further comments, questions, or concerns from the Board.

None were given.

Moved by Masterson and seconded by Graupmann to approve an approximate 14-foot variance for rear yard depth.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

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).

Application was read.

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

No one was present for this application.

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).

Application was read.

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

Brad Snyder, 36863 Mills Rd, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Director Lieber for her Planning review.

Director Lieber explained that the applicant was proposing to build a new single-family home on a vacant 0.59-acre R-1 zoned lot located at the intersection of Mills and Stoney Ridge Road. The lot fronts the recently constructed peanut-shaped roundabout, which affects its irregular shape and potential access points. Mills Road would serve as the primary frontage, with Stoney Ridge Road as the secondary frontage. The proposed home would face Mills Road, with an attached garage at the rear that appears to be accessed from Stoney Ridge, although the exact driveway location was not shown on the drawings.

She noted that the proposed house would be located 31.36 feet from the rear property line, requiring a variance from the required rear setback. Director Lieber also shared information from the city engineer regarding design guidance from the Uniform Manual of Traffic Control Devices, which recommends that driveways entering roundabouts allow vehicles to exit facing forward, typically through a hammerhead or turnaround area. She added that staff had concerns about driveway access—particularly from Stoney Ridge due to its location within the roundabout—and that traffic and access issues would likely require further review during the permitting process and may also factor into the board's consideration of the variance request.

Chief Building Official Fursdon asked Mr. Snyder where he intended to run his driveway out to.

Mr. Snyder stated that he was surprised that these things weren't addressed previously because this was all designed when the peanut was installed and they actually already put his apron in for him on Mills Road.

Director Lieber asked if the intent was Mills.

Mr. Snyder stated that his driveway access would be from Mills Road. He explained that the neighboring property to the south has an entrance located within the roundabout area, which may be where the access concern applies. He noted that his own driveway apron, a double-wide apron installed by the construction crew, appears in the upper right corner of the image shown on the screen. He clarified that while the apron may appear to be within the roundabout area, his actual property is not. He added that vehicles can turn left from Mills Road into the driveway without any barriers blocking access, and he was uncertain about the specific traffic concern that had been mentioned.

Director Lieber stated that she thought the first issue was that any driveway should be designed such that exiting traffic would not back out onto the road, but head straight out onto the road. So, provide for a turnaround or the ability for a vehicle to maneuver.

Mr. Snyder asked if that was for the driveway to allow for that.

Director Lieber commented, yes.

Chief Building Official Fursdon stated that they want to ensure vehicles exiting the driveway do not enter the roundabout in the wrong direction, since traffic in the roundabout is intended to move in only one direction.

Mr. Snyder stated that the way it was designed currently, you could take a left off of his apron. You could see the apron in the photo shown on the screen and he explained that the white part was concrete and you were able to take a left on to Mills from there.

Guy commented that yes, but you would go left to center and then you go into the peanut. A lot of times people get confused with the peanut and they get going in the wrong direction and they're going against traffic instead of with the flow of traffic.

Mr. Snyder stated that he saw that.

Director Lieber stated that just the fact that no driveway was shown on the drawings that were submitted created that confusion, but she would just then disregard any of the context in the staff report that referred to access from Stoney. She indicated that this would resolve the engineer's concern, but then the access location would have no bearing on the position of the home, simply the garage located behind the house. She stated that the drive wasn't shown how it would access the garage, and it honestly seemed like it was going to be a little challenging to make that turn into the garage from that side of the property, so staff must have assumed it was coming off of Stoney.

Chairwoman Masterson asked if she was going to take out in the summary any reference to where the driveway was coming out.

Director Lieber stated just in terms of the Duncan Factor discussion, access to Stoney was a moot point.

Chairwoman Masterson asked the applicant to present his application.

Mr. Snyder stated that he would like to know if he was able to get permission from the fellow that owned that, if they were thinking of not allowing entry through the apron that was already there and installed by the construction crew.

Chairwoman Masterson asked Director Lieber regarding the driveway, if that was an engineering issue.

Director Lieber stated that it was and the fact that the apron was already there, that was the preferred location of engineering. Again, the driveway was not actually shown in the drawing and if it had been, this would not have been an issue.

Chairwoman Masterson stated that the driveway location was not the Board's concern. She explained that while addressing the Board, the variance that he was requesting and what they were addressing was not the driveway location as that was an engineering department issue.

Mr. Snyder stated that he had a few plans before the peanut was put in. He discussed that as they were probably aware at this juncture, it took quite a while for the peanut to be installed. The land was 1.13 acres originally, and so the plan that he originally had was much larger than he had now. He stated that at the time he didn't think he would have such a massively irregular lot, so what it had done was he has had to scale down his plan. He said that he had three plans actually and was left with the smallest one, and that's the one he submitted. He stated that he thought it was the best use of the property and he thought it would look great there on the corner coming into the city. He stated that building a smaller house on that piece of property, he didn't want to compete with all the neighborhoods going in. He indicated that it needed to have some sort of redeeming quality in terms of space for it to be marketable.

Chairwoman Masterson asked if he was building the house to sell it.

Mr. Snyder stated no, not originally, but down the road he would have to sell it eventually.

Chairwoman Masterson asked if he purchased the property knowing that the roundabout was going in.

Mr. Snyder stated that he was aware that it was being planned, yes.

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

None were given.

Chairwoman Masterson asked if anybody in the audience wanted to speak on behalf of this matter.

Nicole Rambo Ackerman, 4925 Stoney Ridge Road, North Ridgeville, OH 44039, was sworn in.

Rhiannon Golay, 36845 Mills Road, North Ridgeville, OH 44039, was sworn in.

Ms. Rambo-Ackerman raised several concerns about the applicant's variance request. She explained that the applicant knew about the planned peanut-shaped roundabout before purchasing the property in 2022 and therefore should have been aware of how the lot would change. She also argued that the applicant's claim about the lot originally being 1.13 acres is misleading because part of that land was already city right-of-way and not buildable.

She noted that the applicant's submitted plans are incomplete because they do not clearly show the driveway location or garage access. Evidence suggests the driveway may be planned off Stoney Ridge Road within the roundabout, which could be unsafe and is generally not recommended. She also stated that comparisons to nearby subdivisions with smaller setbacks are not relevant because those neighborhoods were designed differently.

Additionally, the proposed attached garage is unusually large (2,100 sq ft) compared to typical two-car garages, and the applicant did not justify the need for it. Overall, she believes the plan is not well thought out and recommends that the Board require a full site and topographic plan before making a decision, or table the request until more complete information is provided.

Ms. Golay stated that she lives in the nearby house on the roundabout and owns the vacant property directly south of the applicant's lot. She is concerned that granting the variance would allow the new house to be built much closer to her property than the required 50-foot rear setback, negatively affecting her land.

She believes the proposal would reduce the value of her home, her vacant property, and the overall appearance of the corner, which was previously a rural and aesthetically pleasing area. While she supports the applicant building a house on the lot, she feels it should comply with existing zoning requirements rather than requesting a large variance of about 40%.

She also noted that the applicant knew about the roundabout and the reduced lot size before purchasing the property, so designing a house for a larger lot should not justify the variance. Additionally, she argued that comparisons to smaller setbacks in subdivisions like Avalon are not relevant because those are different types of developments.

Mr. Snyder stated that there were two parcels to the south, and then the Golays were on that side, and there would be a 25-foot setback from theirs and they were 10 feet from his line. He stated that he would be 25 feet from the same spot, so they actually had more room.

Ms. Golay asked if he was talking about the side yard or the front yard. She explained that they also owned the lot behind where he was proposing to put his house as well.

Mr. Snyder stated that Ms. Golay indicated that he would devalue her property, but her house was there in the picture on the east border of his property line, and her house was 10 feet from that line. He stated that his house would be 25 feet from the line, so to say that a variance on the south end of this property would devalue her property was not true.

Ms. Golay stated that while she did agree that it would devalue her existing property where her house is, she was more focused on the adjacent vacant lot that was directly to the south of the rear yard.

Ms. Swenk stated that in looking at the picture of the peanut roundabout at the bottom where the roundabout came up, there was already an apron, and she asked if that was for Mr. Snyder's property.

Mr. Snyder stated that that was for the property to the south.

Chairwoman Masterson stated that the other apron to the south was Ms. Golay's vacant parcel. She asked Chief Building Official Fursdon what was the percentage of the variance requested.

Chief Building Official Fursdon stated that it was roughly about 40% of the setback requirement. He stated that it was about 60% of the rear yard, 50 feet.

Director Lieber stated that the Board should not determine where access to this parcel is provided, that should be a function of the engineering department, but clearly the location of the drive in relation to the structure and the property lines was important to understand the full picture of what was actually being proposed. She indicated that in hearing that there were plans submitted for construction of the house that might eliminate access, setbacks, driveways, especially given engineering's concerns, it feels like they were operating with not as much information as might be useful to make a good decision in this case.

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

None were given.

Chairwoman Masterson stated that she agreed that the Board didn't have enough information to make a determination on it. She explained that the Board was a quasi-judicial board and that if they voted on what was before them the only place that the applicant could contest any decision made was in the Court of Common Pleas. She asked Mr. Snyder if he understood.

Mr. Snyder stated that if he were voted down, his only recourse would be to appeal to the Court of Common Pleas. He mentioned that it was stated earlier that the only thing in front of them was the variance and not where the driveway was or where it was going to be and that would be for the building department, so why didn't they believe they had enough information to make a decision on the matter at hand.

Chairwoman Masterson asked if he wanted the Board to go ahead with the application as submitted.

Mr. Snyder said, on the variance, yes.

Chairwoman Masterson asked if anyone from the Administration had any other comments, questions or concerns.

None were given.

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

None were given.

Chairwoman Masterson stated that she thought that a 40% variance was a lot. She commented that she couldn't tell anybody where to put their house and how to locate it, but she thought that there were other alternatives and that a 40% variance was excessive. She asked for any further comments.

Planning Commission Liaison Toth stated that he was wondering if he could explain why he wouldn't explore shifting the house forward towards Mills. He mentioned that he saw that off the corner of what appeared to be a wraparound porch, it was showing 50 feet, which he believed was code there, however, he had 61.72 coming off of Mills. He asked if there was a practical difficulty reason why that difference couldn't be adjusted.

Mr. Snyder stated that the surveyor moved it as close to Mills as he could. He indicated that he believed that there were 11 sides to this property, which was basically creating this situation. He explained that the 50 feet on the northwest part of the parcel prevented him from moving it any further north.

Planning Commission Liaison Toth commented without a variance.

Mr. Snyder stated that that was correct. He said that he would be willing to move it further north to increase the offset to the south, but then there would be a variance on the north. He stated that it would be a one for one approximately, because of the angle there, so every foot you move off the south is probably going to be a little less than a foot off the north in terms of variance, but it'd be one for one on the 61 feet. He stated there would be 11 there but then the corner of the porch would intrude on that northwest part.

Chairwoman Masterson then reviewed the Duncan Factors.

Chief Building Official Fursdon commented that due to the unusual shape of this lot and considering that earlier this evening the Board granted almost a 40% variance, he didn't see where this was a whole lot more excessive than what had already been granted by the Board, but the decision was theirs.

Chairwoman Masterson explained that to clarify the reason why the Board accepted a larger variance earlier that evening was because as he stated, if it were in a 1280 lot subdivision, it wouldn't need a variance.

Chief Building Official Fursdon commented that the same thing would apply here.

Chairwoman Masterson stated that she offered the gentleman the option of tabling his variance.

Planning Commission Liaison Toth stated that he would like to possibly recommend asking the applicant one more time if he would like to table this issue and let him explore a few different issues, talk to the engineering department, get his ducks aligned, and then possibly come back in front of the Board and discuss this variance.

Mr. Snyder said he appreciated the discussion but has serious reservations about building on the peanut roundabout because it involved significant risk. He believed some neighbors opposed the project because they wanted to keep the open space, even though the land belonged to him. He noted that the home would be expensive and could look impressive at the city entrance, but if the city and neighbors did not want the project, he would prefer not to build there.

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

None were given.

Chairwoman Masterson asked him if he wanted to table the matter or if he wanted the Board to vote on the application as presented.

Mr. Snyder stated that he wanted to table the matter.

Moved by Masterson and seconded by Toth to table Henry & Jann Bonness, 8344 Chesapeake Dr, PPN 07-00-011-102-050, until the next meeting.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

Moved by Masterson and seconded by Toth to table PPZ2026-0412 Brad Snyder, 36863 Mills Rd, PPN 07-00-031-000-351, until the next meeting.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

ADJOURNMENT:

The meeting was adjourned at 8:15 PM.

Linda Masterson
Chairwoman

Tina Wieber
Recording Secretary/Deputy Clerk of Council

Thursday, March 26, 2026
Date Approved

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

Location

February 26, 2026

Meeting date

07-00-011-102-050

Parcel number

February 13, 2026

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

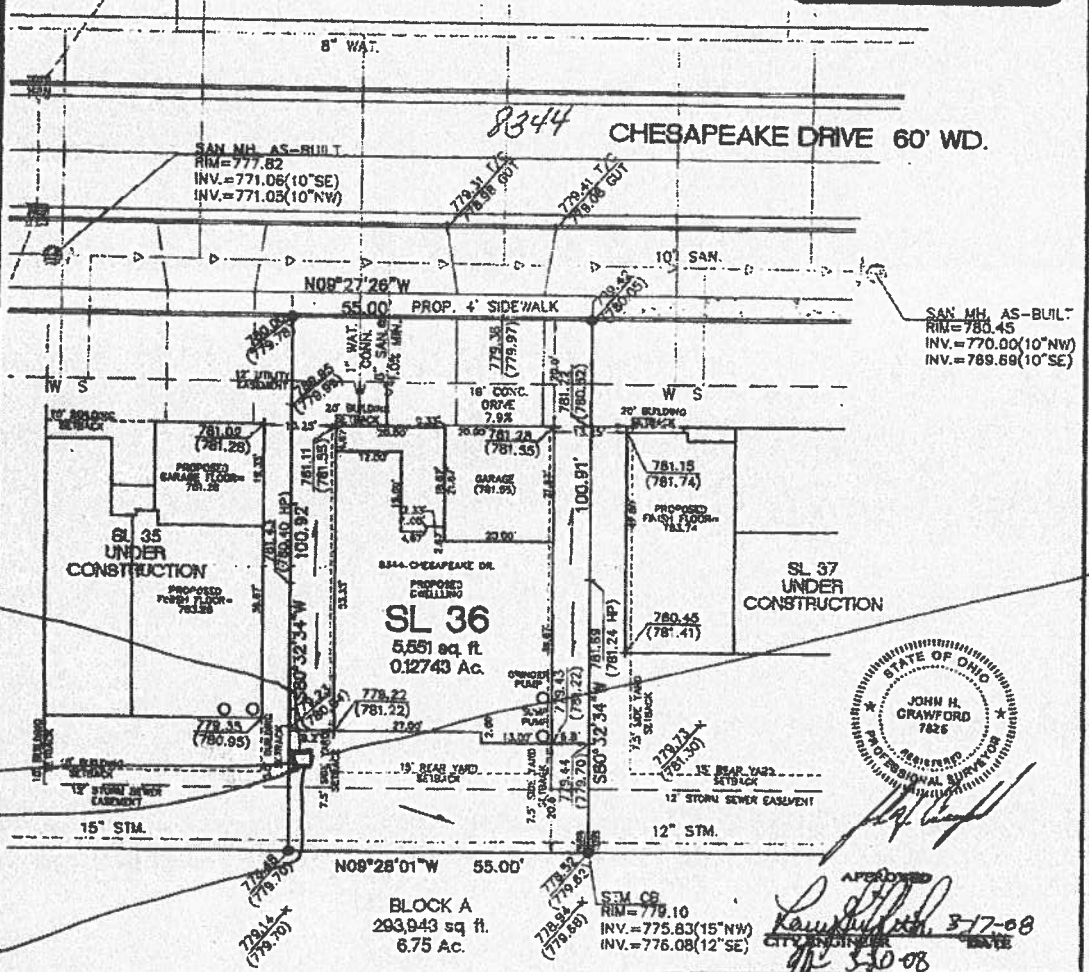
ATWELL-HICKS, LLC ASSURES NO RESPONSIBILITY FOR EXISTING DIMENSIONS AND DRIVEWAY PLACEMENT. CLIENT MUST VERIFY ALL DIMENSIONS AND DRIVEWAY PLACEMENT PRIOR TO CONSTRUCTION. APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. BEFORE BEGINNING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

--- (ELEV.)	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
STEPS
4'8"
BACK FENCE

DECK
5'8"



APPROVED
John H. Crawford
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 WORK. 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.
 - DIMENSIONS 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 CONCRETE W/ 4" THICK STONE FILLING EXTERNALLY (5' 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.
 - SANITARY LATERALS SHALL BE PVC, ASTM 2034 WITH GASKETS. 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 CHUTES 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 (C).

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. 0200005212
DATE 3/3/2008
BY J. CRAWFORD
SCALE S-C

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

Brad Snyder
 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 RECEIVED 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 March 26, 2026
 Report Date March 9, 2026

REQUESTED VARIANCES	CODIFIED REFERENCES
1. A 13.59-foot variance for front yard depth. Code requires 50 feet, applicant shows 36.41 feet, Section 1250.04(b)(1). 2. A 4.91-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: (1) <u>Front Yards</u> . The depth of the front yard shall be not less than fifty feet. (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.

The submitted site plan does not show a driveway location; however, a drive apron currently exists from Mills Road. Engineering does not support a driveway connection to Stoney Ridge Road.

The proposed dwelling is oriented to face Mills Road with a rear-attached garage. The applicant recently revised the plan by shifting the dwelling north, which increased the rear setback but caused a corner of the front porch to encroach into the required front setback. As proposed, the dwelling would be 36.41 feet from the right-of-way line and 45.09 feet from the rear property line, requiring variances from both front and rear setback requirements.

While the size of the garage is not a code issue, it is notable in that it is significantly larger than typical. Staff notes that no commercial use or home occupation could be conducted in the garage without compliance with applicable zoning and home occupation regulations.

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 could still yield a reasonable return with a code-compliant dwelling.

Is the variance substantial?

The dwelling encroaches roughly 14 feet into the front setback and 5 feet into the rear setback. While neighbors expressed concern about the previous rear setback, the new proposed rear encroachment is minor.

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 dwelling is consistent in scale and use with surrounding homes. Granting the variance is not expected to materially alter neighborhood character or create substantial detriment to adjacent 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?

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. However, that option would bring a significantly sized accessory structure much closer to the neighboring property line than as proposed.

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

Setback rules aim to promote safety, compatibility and orderly development. Given the lot's roundabout frontage, one-way traffic flow and overall residential context, granting the variances allows reasonable use of the lot while aligning with the intent of the code.



PROJECT INFORMATION

Home on a corner lot

Proposed project

36863 Mills Rd

Location

07-00-031-000-351

Parcel number

March 26, 2026

Meeting date

March 13, 2026

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

Applicant now required to obtain two variances.

- 1. 1250.04 (b)(1) R-1 zoning requires 50 foot front yard. Applicant requesting approximately 36 foot front yard, requiring a 14 foot variance. 1240.10 (dc) Definition for front yard means the minimum horizontal distance from the R.O.W. to the main building, including projections thereof (front porch). BZA approval required.
- 2. 1250.04 (b)(2) R-1 zoning requires 50 foot rear yard. Applicant requesting approximately 45 foot rear yard, requiring a 5 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: Revised variance request for 36863 Mills Road

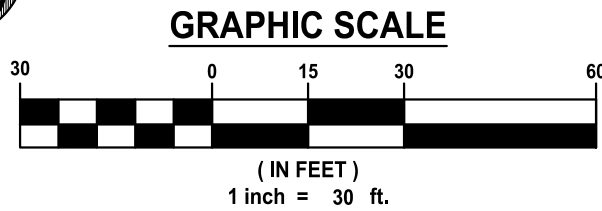
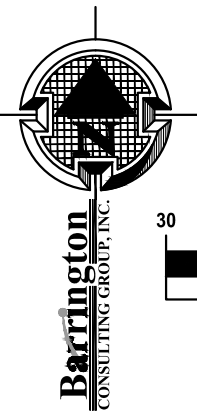
Applicant originally requested a variance to the setback requirement on the south property line of 18.6 feet.

Mr. Toth suggested moving the home toward Mills Road where there is approximately 11 feet of setback available.

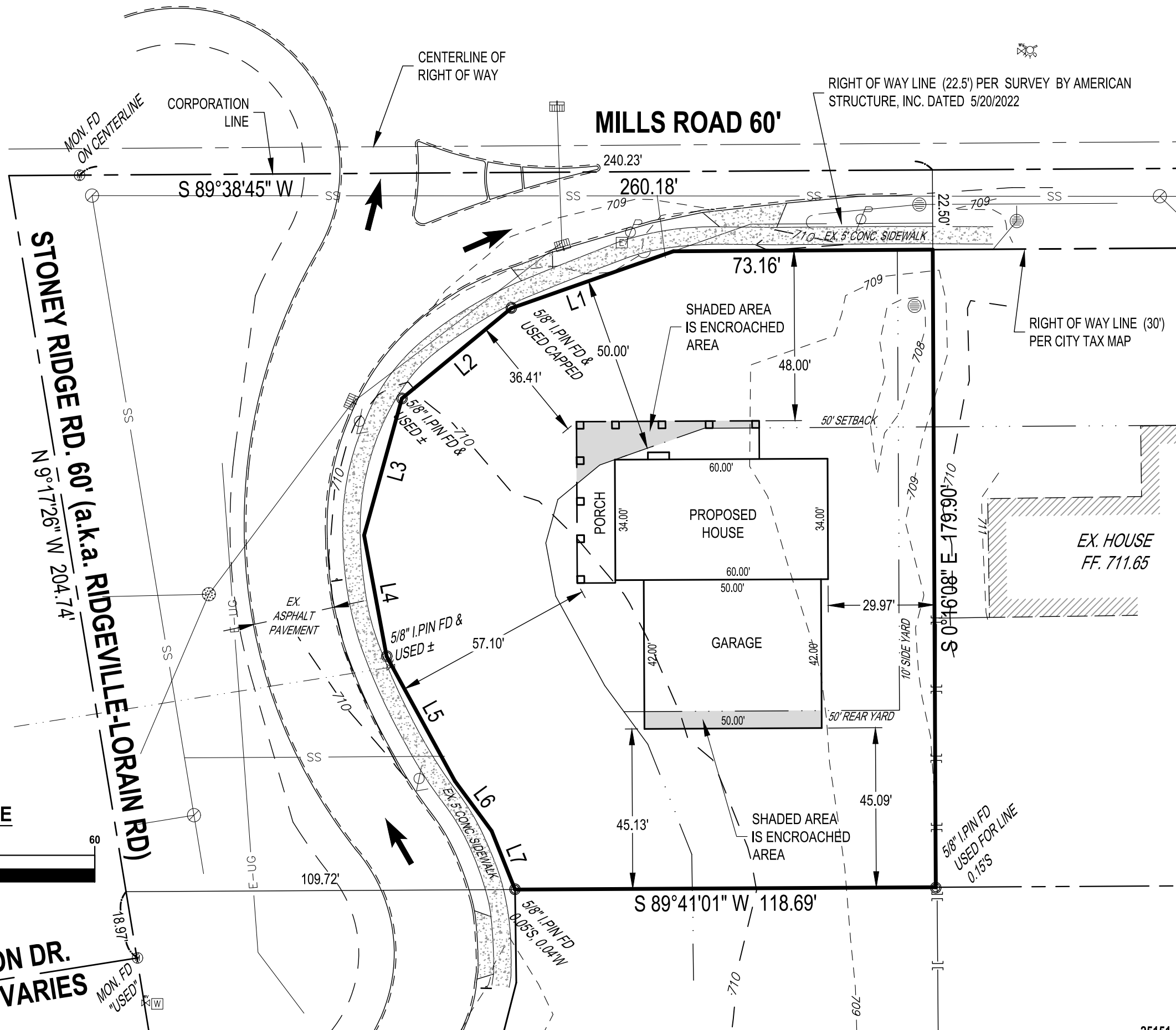
Applicant discussed a revised plan with Ms. Golay who spoke at the February meeting and owns the home to the East and the land directly South of the subject plot. The Golays “don’t have an issue” with a preliminary proposal of an 8-foot variance, or a 42-foot setback along their vacant land. This variance would be 16%.

Applicant hereby submits a revised drawing moving the home toward Mills Road and requests a variance to the South of 5 feet and a variance on the North of 2 feet and Northwest corner of 14 feet.

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 440.205.1260
 www.BarringtonCGI.com



LAYOUT PLAN
 36863 MILLS ROAD
 NORTH RIDGEVILLE, OHIO 44039
BRAD SNYDER

DRAWN	WSO
CHECKED	DWN
DATE	12/22/25
SCALE	1" = 30'
JOB NO.	25151
SHEET	

W. H. H.

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

2.55 AC., CHESTNUT RIDGE RD
 Location address

0700004108018
 Parcel number

R1
 Current zoning

IRREGULAR LOT SEE DRAWING
 Appeal or variance (attach supporting documentation)

APPLICANT/AGENT INFORMATION

H. DAVID LAURILAVASIL HAJDARI
 Name/Company

15333 SHORLE RD., STERLING, OH 44276
 Applicant address

[Redacted]
 Applicant phone

[Redacted]
 Applicant email

PROPERTY OWNER INFORMATION

HAJDARI, MIMOZA
 Name/Company

2803 FOREST LAKE DR WESTLAKE OH 44145
 Property owner address

[Redacted]
 Property owner phone

[Redacted]
 Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

H. David Laurilavasil Hajdari
 Applicant signature

Mimoza Hajdari
 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. PP22026-0417	Date Received FEB 18 2026	ACTION
	Fee Paid \$75.00		

Board of Zoning & Building Appeals Staff Report

Case PPZ2026-0417
 Property Owner Mimoza Hajdari
 PPN 07-00-004-108-018
 Property Address Chestnut Ridge Road
 Zoning R-1 Residence District
 Applicant Name H. David Laurila/Vasil Hajdari
 Applicant Address 15333 Shorle Road, Sterling OH 44276
 Project Lot split
 Meeting Date March 26, 2026
 Report Date March 13, 2026

REQUESTED VARIANCES	CODIFIED REFERENCES
<p>1. A 35.59 foot variance for minimum lot depth of the western proposed lot. Code requires 150 feet, applicant shows 114.41 feet, Section 1250.04(a)(2).</p> <p>"Lot depth" means the mean horizontal distance between the front and rear lot line.</p>	<p>1250.04 - Lot and yard requirements</p> <p>(a) <u>Required Lot Area, Depth and Width</u>. In an R-1 Residence District, lot area, depth and width shall be as follows:</p> <p>(2) Each single-family dwelling or other building permitted as provided in this chapter that is furnished with Municipal water and sewer services or a comparable improved system of water and sewer utilities, shall be located on a lot having an area of not less than 16,200 square feet, a width of not less than ninety feet and a depth of not less than 150 feet, unless otherwise permitted in this Zoning Code. Notwithstanding the foregoing lot width requirement for each single-family dwelling or other permitted building, all corner lots in residential areas for single-family or other permitted buildings shall have a minimum width of not less than 110 feet.</p>

Summary of Request:

The applicant proposes to split a single vacant R-1 zoned parcel into three lots. The property has access to public water and sanitary sewer. The applicant’s exhibit depicts property boundaries extending to the centerline of Chestnut Ridge Road; however, for purposes of zoning compliance, lot width, depth and area are measured from the right-of-way line.

As proposed, all three lots meet the minimum lot frontage and area requirements. The eastern two lots also meet the required minimum lot depth.

The western lot does not meet the minimum lot depth requirement. Lot depth is defined as the average distance between the front and rear lot lines. Based on the lot configuration, the average depth of the western lot is 114.41 feet, calculated as follows:

$$((159.62 - 69.20) \div 2) + 69.20 = 114.41 \text{ feet.}$$

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 existing lot is buildable and can support a single-family dwelling.

Is the variance substantial?

The proposed lot depth variance of 35.59 feet is a measurable deviation from the 150-foot minimum required by code. While the variance is not negligible, the western lot is of sufficient size and shape to accommodate a typical single-family dwelling on the deeper eastern portion of the lot while maintaining all required setbacks. Therefore, the variance does not prevent reasonable use and development of the lot.

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 substantial alteration or detriment is anticipated. The lot can accommodate a standard home consistent with neighborhood character.

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 regulations were in place when the property was purchased in 2025.

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

Based on current zoning regulations, the property could not be split in any manner that would result in two or more code-compliant lots.

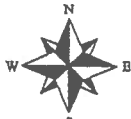
Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance?

A concern would be whether the substandard lot could accommodate a house that meets all required setbacks. If a house were sited along the eastern portion of the lot near the minimum side setback, the lot could accommodate a typical single-family dwelling with a depth of 40-50 feet while maintaining the minimum 50-foot front and rear setbacks. Consequently, the lot depth deficiency does not prevent a standard house from being constructed without additional variance requests.

The South end of the 1.5372-acre parcel is too shallow to be a valid lot.

Variance is requested to make the average lot depth 113.86' instead of the regulated normal lot size, to make a valid buildable lot.

MAP OF SURVEY
PART OF OUTLOT 4, RIDGEVILLE TOWNSHIP, CITY OF NORTH
RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO.



THE BASIS OF BEARINGS IS GRID NORTH.

DATA USED: SURVEYS BARBOSA &
 ASSOCIATES 11/30/2024, LORAIN CO. GIS

- 5/8" REBAR FOUND (UNLESS NOTED)
- M - MONUMENT BOX
- 5/8" REBAR WITH "LAURILA #7663" CAP SET
- STONE FOUND
- ▲ RAILROAD SPIKE FOUND
- △ RAILROAD SPIKE SET
- M = MEASURED
- R = RECORD
- C = CALCULATED
- DENOTES DISTANCE FROM CORNER

CHESTNUT RIDGE ROAD - 60'

'M' - 5/8" REBAR FOUND IN MONUMENT
 BOX, MILLS CREEK LANE - 60'

PP# 0700004108062
 CLEVELAND ELECTRIC ILLUMINATING
 CHESTNUT RIDGE ROAD, NORTH RIDGEVILLE, OH 44039
 DV 1021, P. 165

0.5554 ACRES

0.4579 ACRES

1.5372 ACRES

THIS LOT REQUIRES
 A LOT DEPTH
 VARIANCE

PP# 0700004108018
 HAJDARI MIMOZA
 INST. NO. 20250065458

PP# 070000408086
 CYPRESS LAND, LLC
 CHESTNUT RIDGE ROAD, NORTH RIDGEVILLE,
 OH, INST. NO. 2018-0693132

159.62'
 +68.09

 227.71

227.71/2

113.86' LOT DEPTH VARIANCE



H. DAVID LAURILA, P.S.#7663

DATE

Property Owner Information

Is applicant the property owner? Yes

Property Owner  John Rutherford

 34120 Woodlawn Drive, North Ridgeville OH 44039

Property Information

Address 34120 WOODLAWN AVE, NORTH RIDGEVILLE, OH 44039

Building or Unit Number -

Zoning

Current Zoning R-1 Single Family Residential

Appeal/Variance Information

Is this application for a variance or an app... Variance

Is this application in response to a notice ... No

Variance/Appeal Description Lot Coverage in a R-1

What type of property is this for? Single Dwelling



Comment

Guy M. Fursdon, Chief Building Official
March 9, 2026, 1:27pm

Guy M. Fursdon added a comment "1294.03 Detached private garages. Existing lot is 21780.4 square feet, more than one-half acre. Applicant allowed 10% lot coverage for detached garage on a lot greater than one-half acre. Applicant proposing dwelling additions and detached garage, along with the existing dwelling, totaling 2756 square feet. Applicant requesting 12.65 % lot coverage requiring a 2.65% lot coverage variance (2756 total square footage divided by 21780.4 = 0.1265, 12.65 % - 10% = 2.65). BZA approval required. Applicant does not need a height variance for detached garage, mean height is 15 feet (19 - 11 = 8 divided by 2 = 4, 11 + 4 = 15).".

Board of Zoning & Building Appeals Staff Report

Case VAR-26-001
 Property Owner John Rutherford
 PPN 07-00-016-105-001
 Property Address 34120 Woodlawn Drive
 Zoning R-1 Residence District
 Applicant Name Same
 Applicant Address Same
 Project Detached garage
 Meeting Date March 26, 2026
 Report Date March 11, 2026

REQUESTED VARIANCES	CODIFIED REFERENCES
<p>1. A 2.65% (578 square foot) variance for lot coverage. Code allows 10% for lots over one-half acre, applicant shows 12.65%, Section 1294.03(d)(2).</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>(c) Notwithstanding anything to the contrary, wherever, under this Zoning Code, a single-family or two-family dwelling is permitted, one detached private garage shall be permitted to occupy the rear yard according to the terms of this section, in spite of any yard requirements provided in any other provision of this Zoning Code.</p> <p>(d)(2) Each dwelling may have both private detached garage and an outbuilding. Agriculturally zoned districts or lots greater than one-half acre are not regulated as to the number of outbuildings but cannot exceed lot coverage of ten percent.</p>

Summary of Request:

The applicant is proposing to construct an addition to the existing dwelling and a detached garage on the R-1 zoned property located at 34120 Woodlawn Drive. The property contains 21,780.4 square feet, or just over one-half acre. For lots greater than one-half acre, the zoning code does not regulate the number of outbuildings; however, total lot coverage may not exceed 10 percent.

The Building Division has historically interpreted lot coverage as including all buildings and roofed structures on the property, excluding uncovered decks, patios and similar improvements. The proposed addition, covered porch and detached garage would contribute 1,610 square feet of additional lot coverage. The proposed open deck is not included in this calculation.

According to the Lorain County Auditor, the existing dwelling contains 1,146 square feet, including the covered porch. The total proposed lot coverage would be 2,756 square feet, where 2,178 square feet is permitted. This represents 578 square feet of additional coverage, or 12.65 percent of the lot area where 10 percent is permitted.

Review of Duncan Factors:

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

Yes. The property can continue to be used as a single-family residence in compliance with zoning regulations without the requested variance.

Is the variance substantial?

The requested variance represents 578 square feet, or 2.65 percent beyond the permitted 10 percent lot coverage.

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 proposed detached garage meets the required setbacks from property lines and otherwise complies with zoning requirements. Based on the submitted plans, the proposal is not expected to substantially alter the character of the neighborhood.

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?

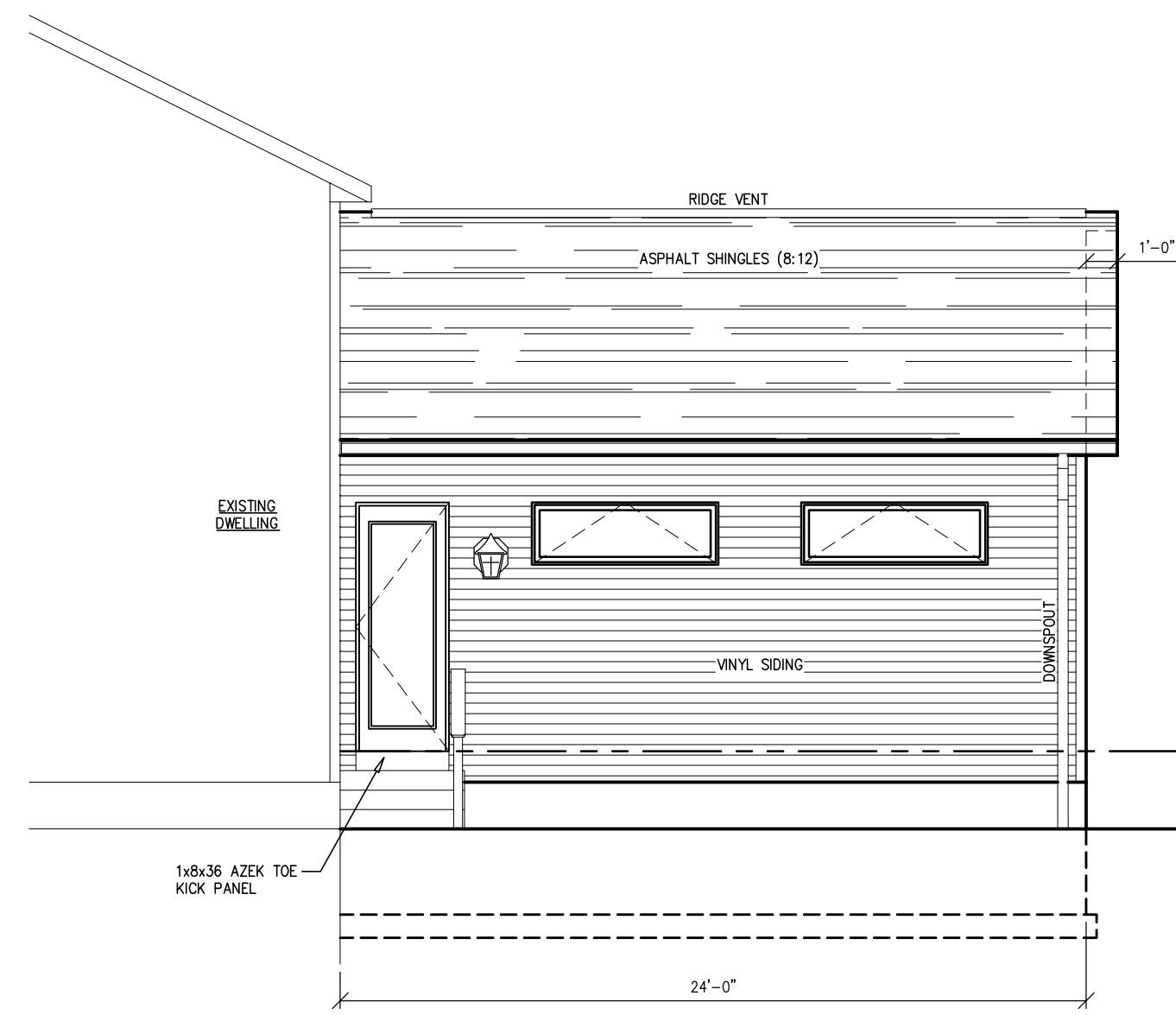
The regulations governing detached garages and accessory structures have been in place and interpreted in this manner for many years.

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

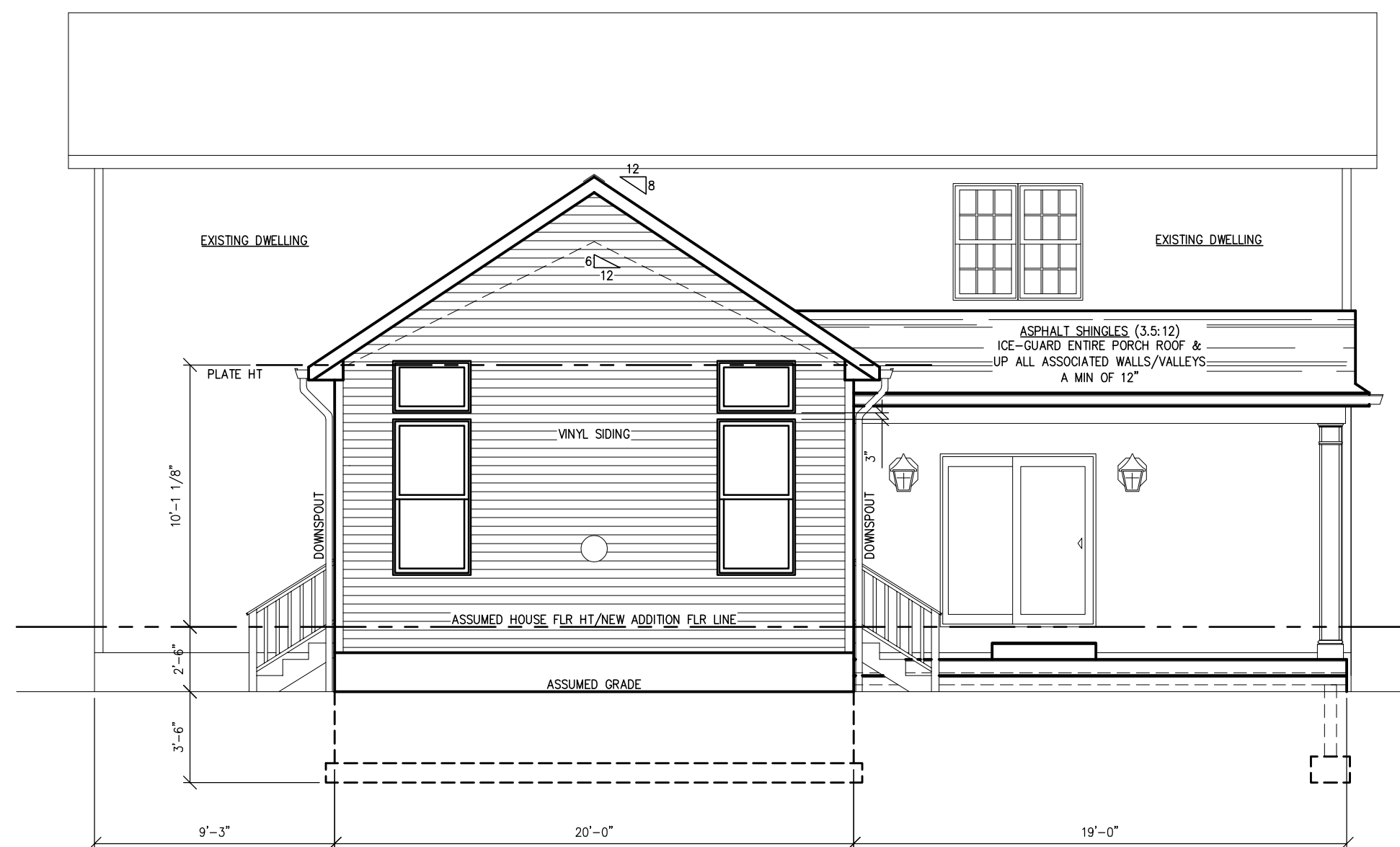
The requested variance could potentially be avoided through a reduction in the size of the proposed garage or other roofed structures.

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

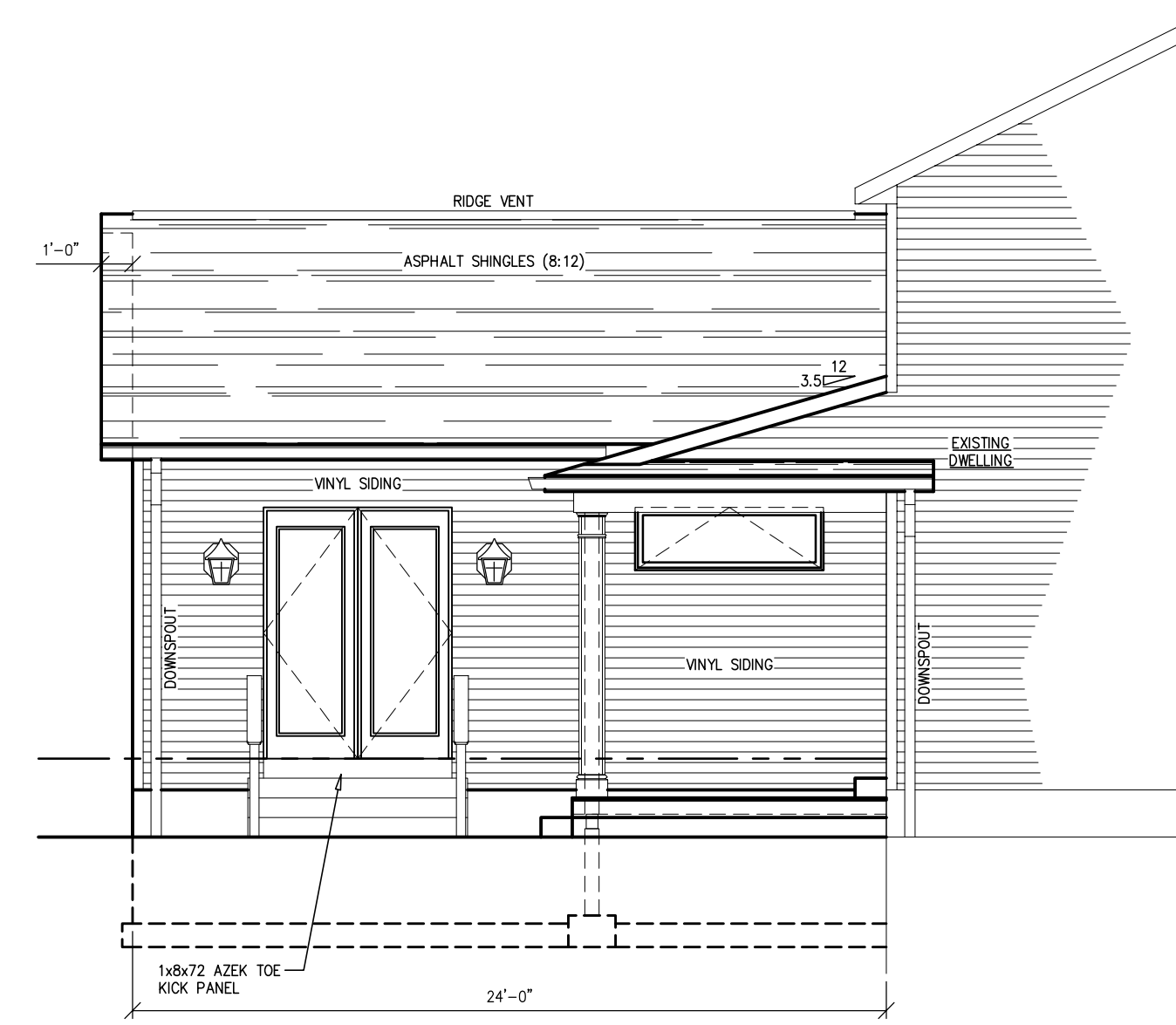
The lot coverage limitation is intended to prevent excessive building coverage on residential lots. While the proposal would exceed the permitted coverage, the variance requested is relatively modest and the structures otherwise comply with applicable zoning requirements.



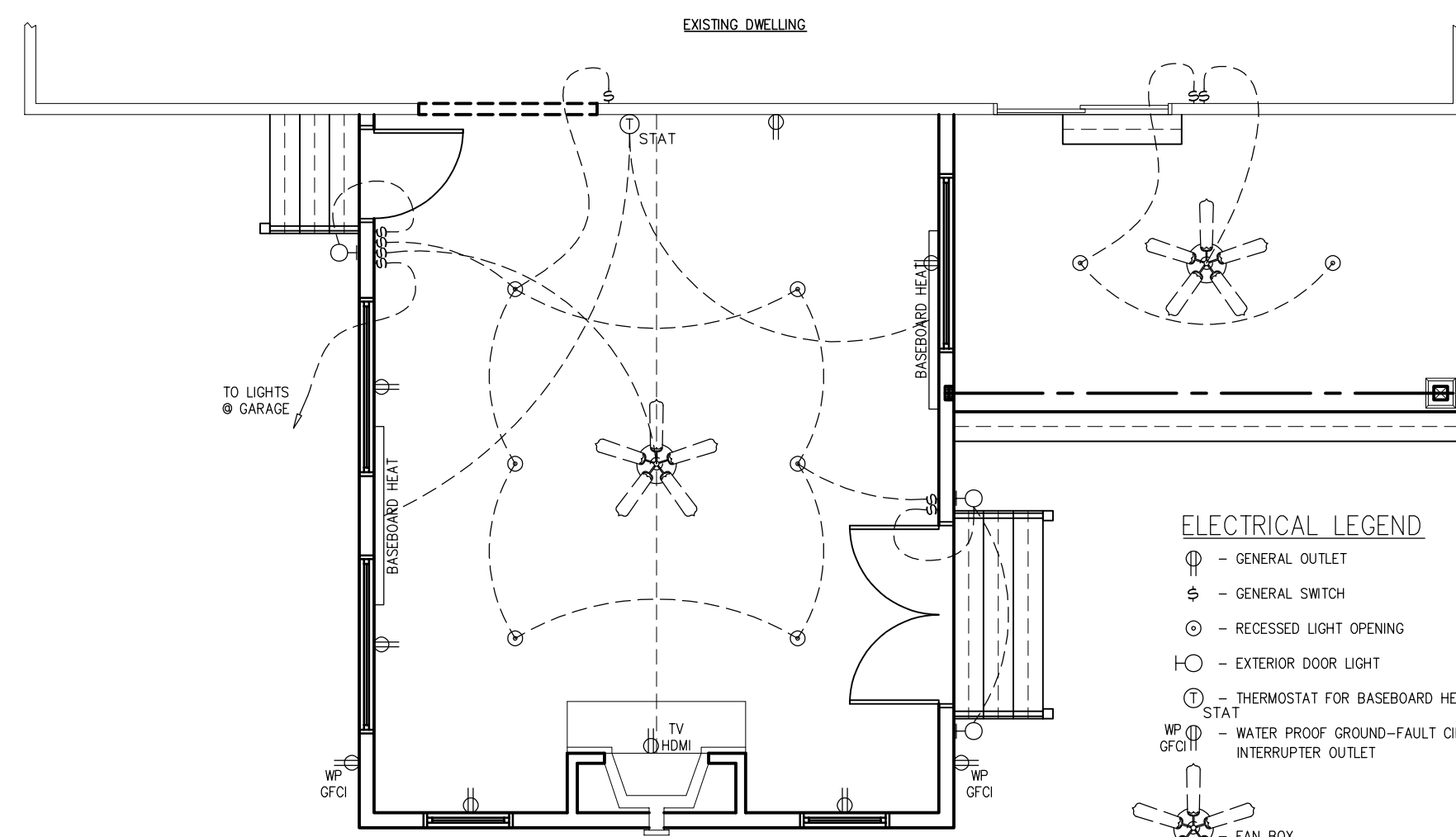
EAST SIDE (RIGHT) ELEVATION
SCALE: 1/4"=1'-0"



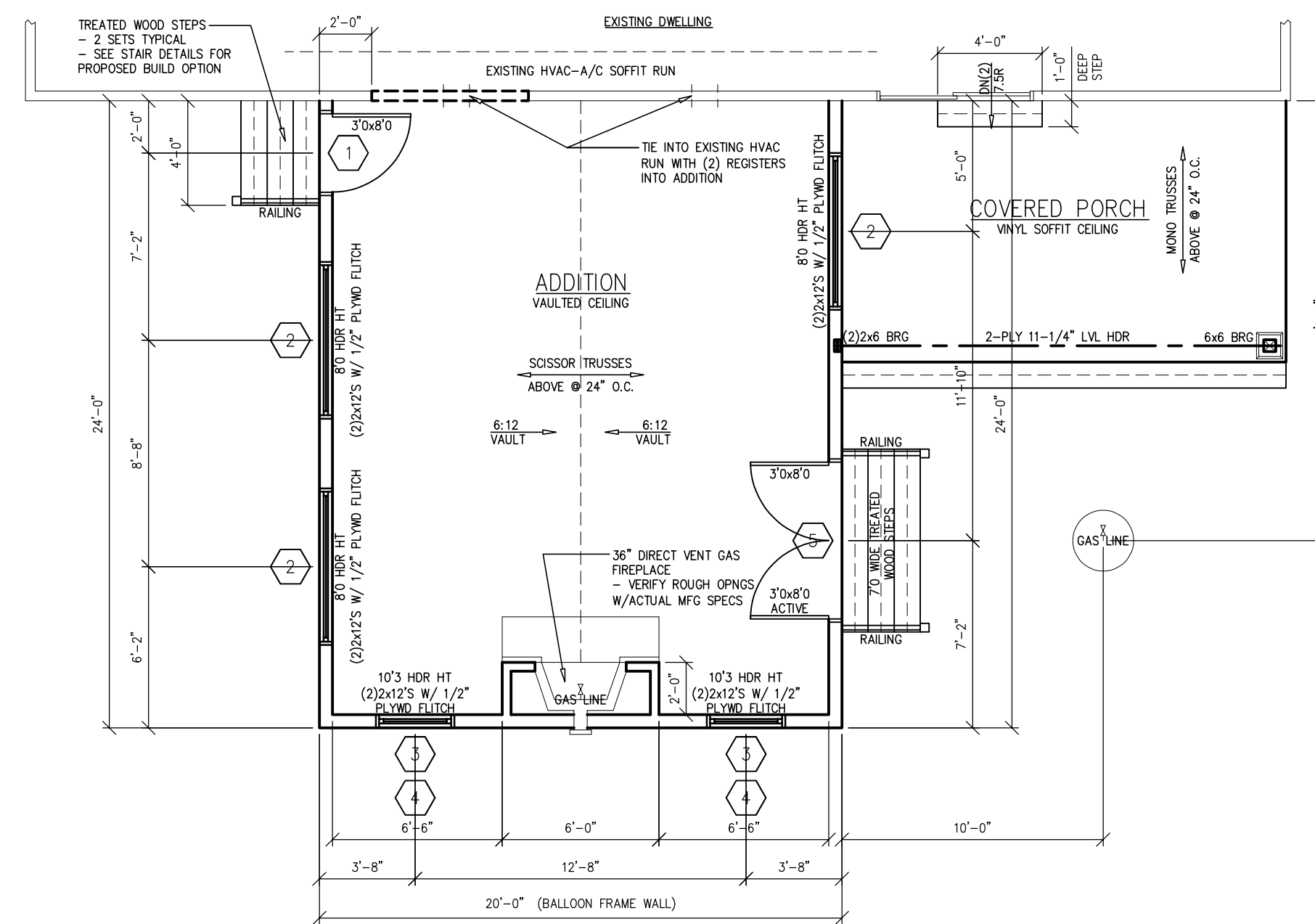
SOUTH SIDE (REAR) ELEVATION
SCALE: 1/4"=1'-0"



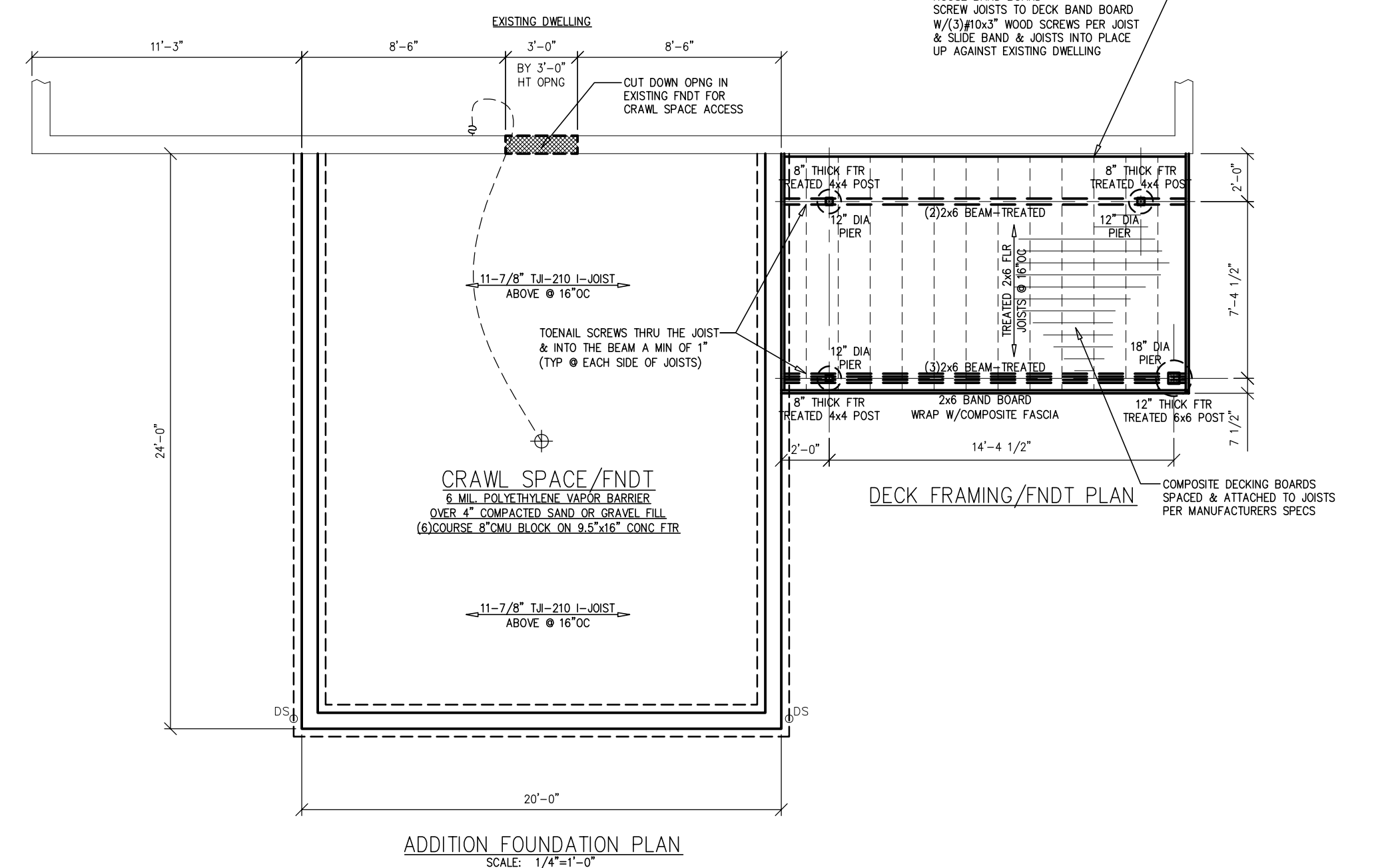
WEST SIDE (LEFT) ELEVATION
SCALE: 1/4"=1'-0"



ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



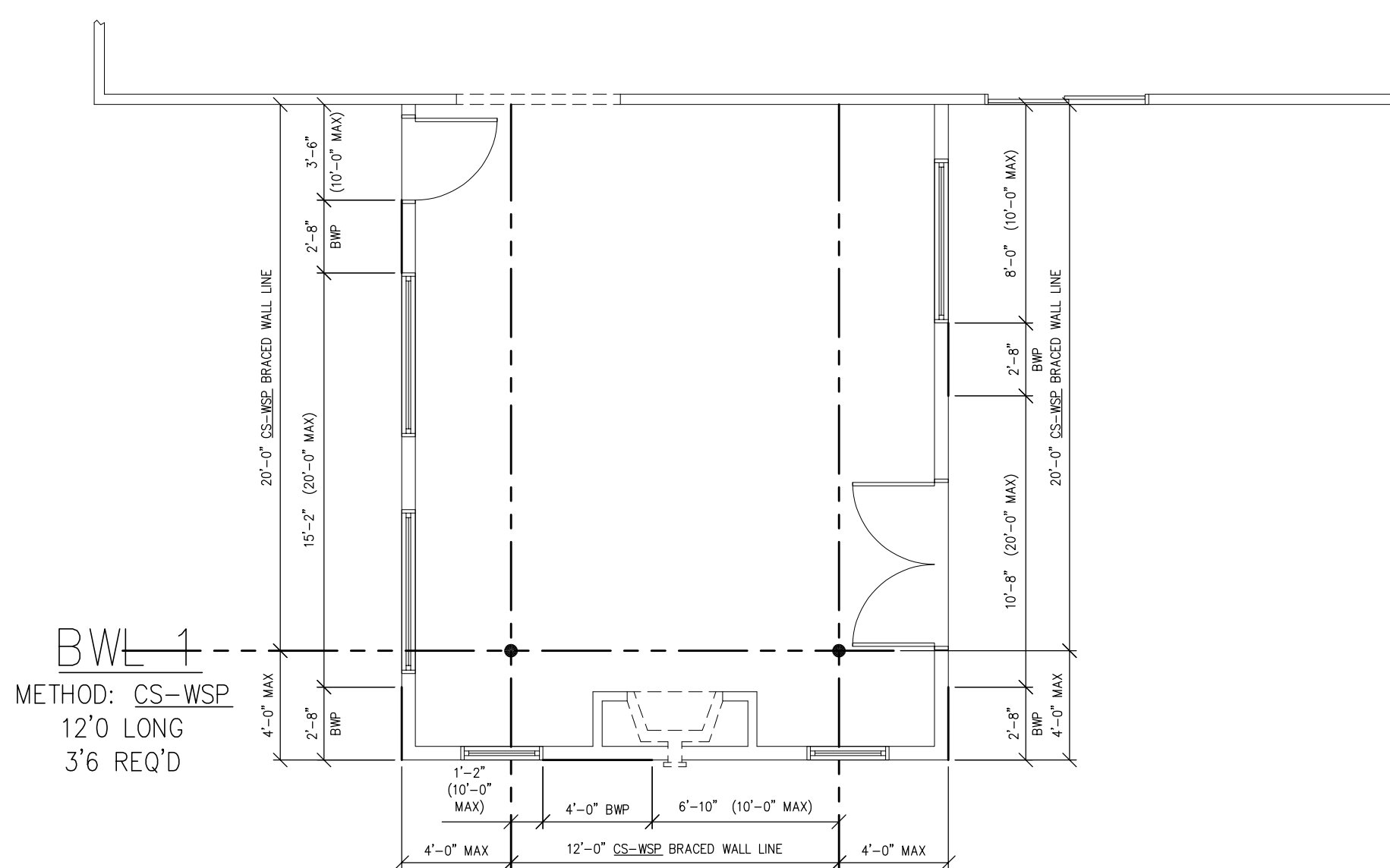
FLOOR PLAN
SCALE: 1/4"=1'-0"



ADDITION FOUNDATION PLAN
SCALE: 1/4"=1'-0"

WINDOW & DOOR SCHEDULE				
TBD				
LOCATION	MANUFACTURER	ROUGH OPENING SIZE	VENTING	WALL SIZE
1	3080 FRENCH DOOR	VERIFY	SEE PLAN	6"
2	6020 AWNING - 3 TYP	72" x 24"	ACTIVE	6"
3	3020 PW - 2 TYP	36" x 24"		6"
4	3060 SH - 2 TYP	36" x 72"		6"
5	DEL 3080 FRENCH DRS	VERIFY	SEE PLAN	6"

* NOTE GRID PATTERN @ ELEVATIONS
 * ALL BEDROOM WINDOWS MUST COMPLY WITH EMERGENCY EGRESS CODE
 * VERIFY ALL WINDOW & DOOR ROUGH OPENINGS W/ ASSOCIATED MFG SPECS



BRACED WALL PLAN
SCALE: 1/4"=1'-0"

BRACED WALL PANELS SHOWN ARE ONLY SHOWN AT A MINIMUM PANEL LENGTH-ANY MORE ADDED ARE @ THE BUILDERS/FRAMERS DISCRETION

BWL A
METHOD: CS-WSP
20'0 LONG
3'6 REQ'D

BWL B
METHOD: CS-WSP
20'0 LONG
3'6 REQ'D

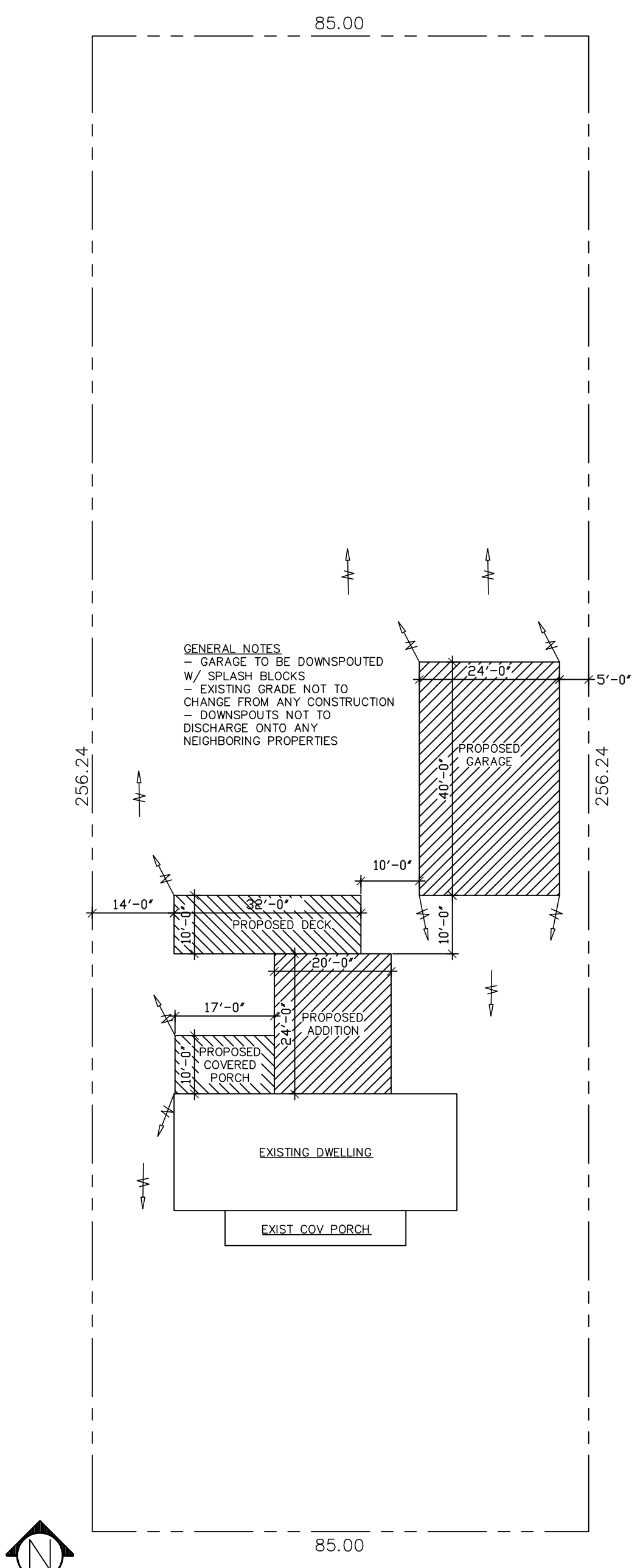
NOTE: THE DESIGNER IS NOT A LICENSED ARCHITECT, ENGINEER OR A MEMBER OF A DESIGN CERTIFICATION ORGANIZATION.

*ALL CONSTRUCTION TO BE PER PRINT OR MUNICIPALITY/STATE CODES, WHICHEVER IS MORE STRICT.

DRAWN BY:	ADTN/COV PRCH/DECK/GARG
BY:	
CHECKED BY:	RUTHERFORD RESDNC
SCALE AS NOTED:	34120 WOODLAWN AVE, N. RIDGEVILLE, OH 44039
DATE:	2.7.26
DESCRIPTION:	ADDITION/COV PORCH PLANS
REVISION SCHEDULE:	

REV. No.	DATE	BY
1	3.2.26	BY

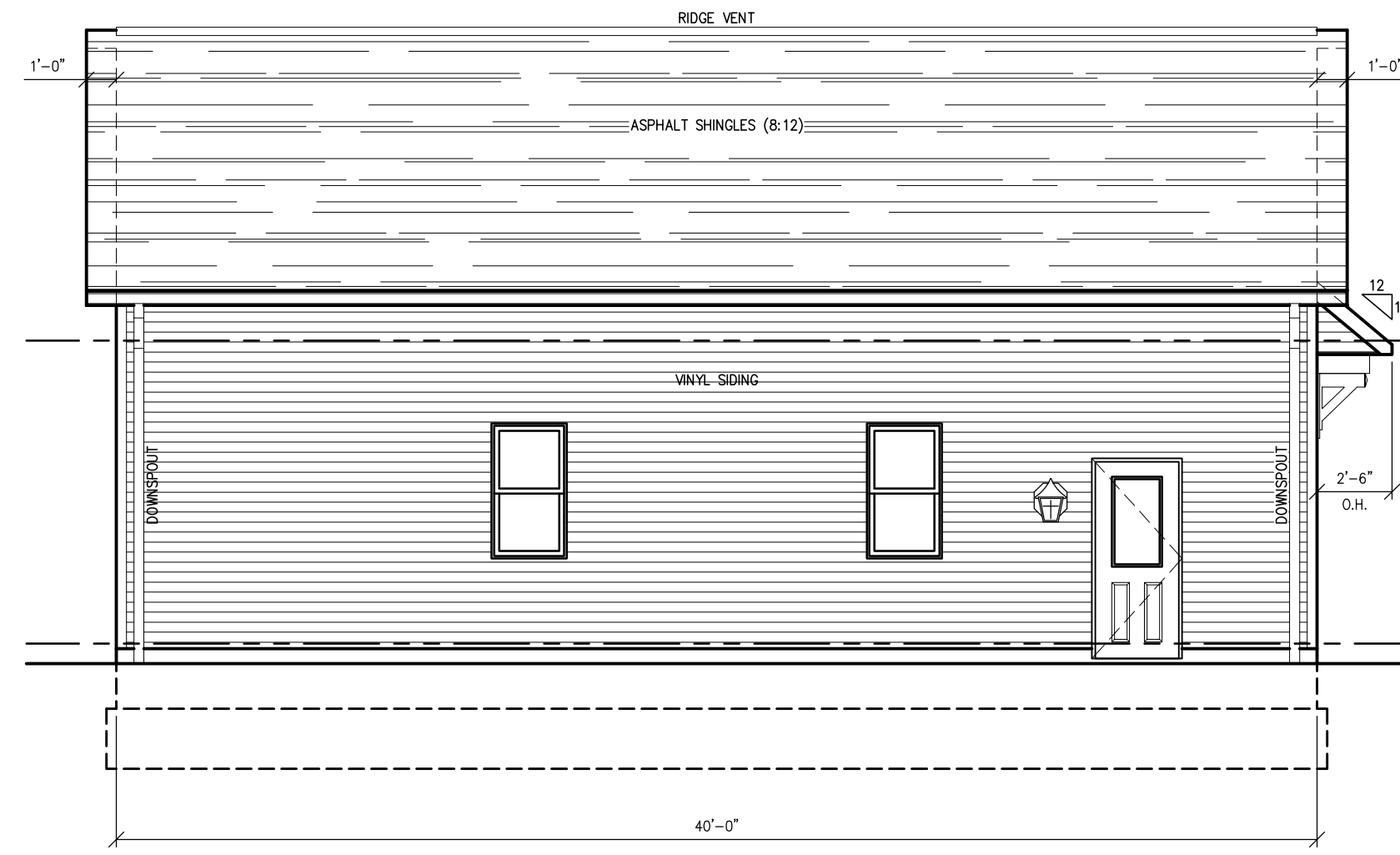
SHEET 2/4



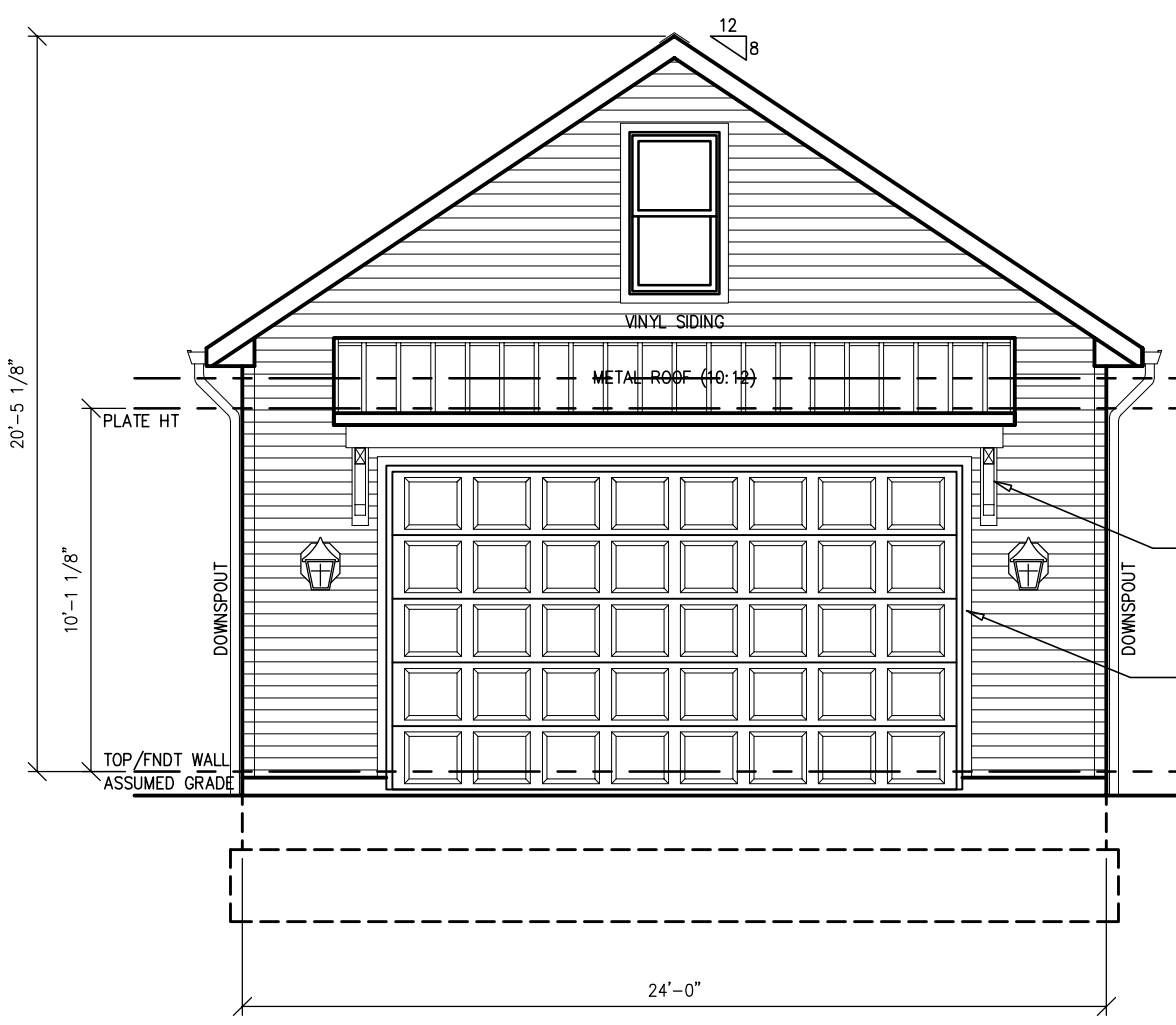
GENERAL NOTES
 - GARAGE TO BE DOWNSPOUTED
 W/ SPLASH BLOCKS
 - EXISTING GRADE NOT TO
 CHANGE FROM ANY CONSTRUCTION
 - DOWNSPOUTS NOT TO
 DISCHARGE ONTO ANY
 NEIGHBORING PROPERTIES



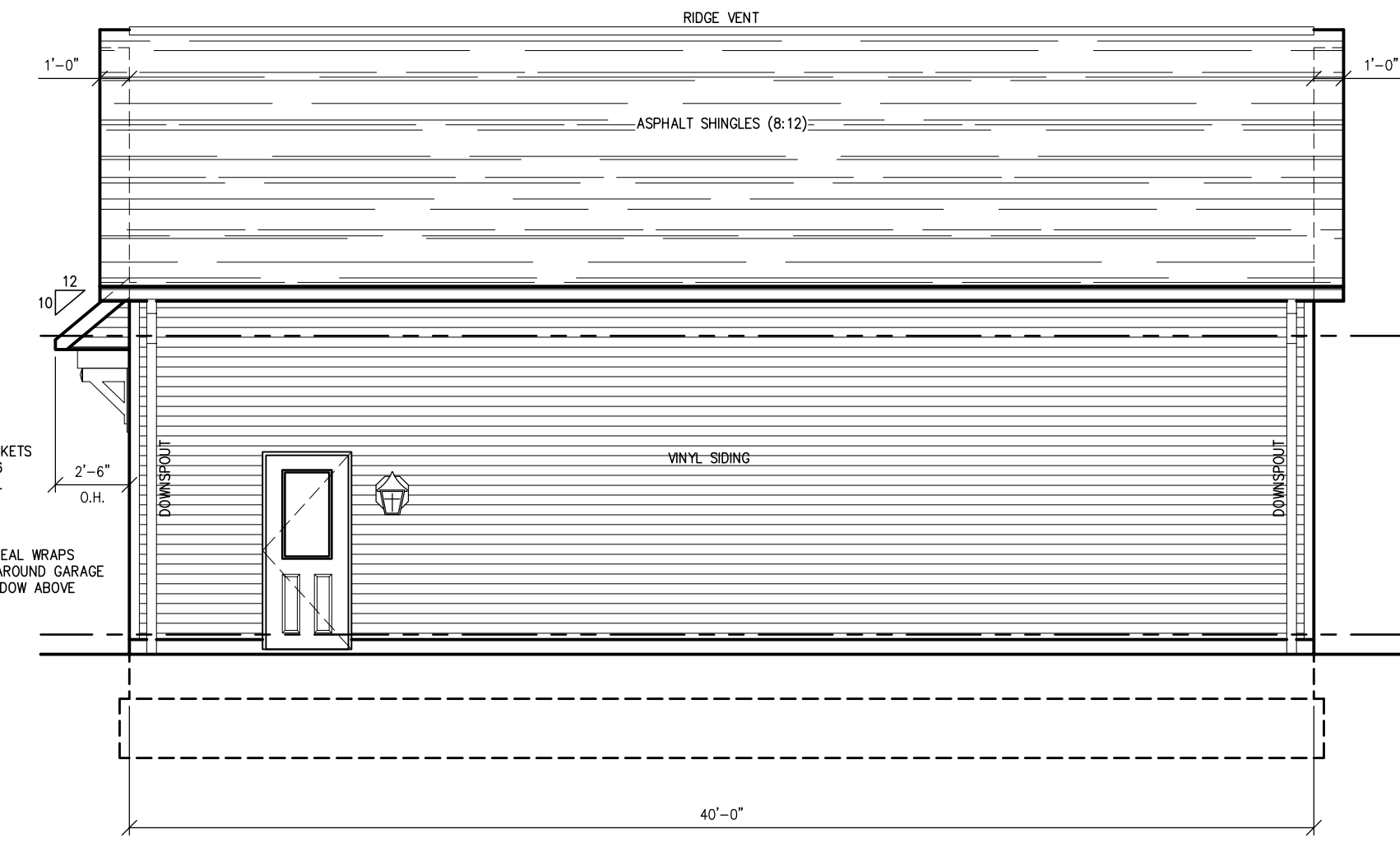
WOODLAWN AVE
 34120 WOODLAWN AVE SCALE: 1" = 20'-0"



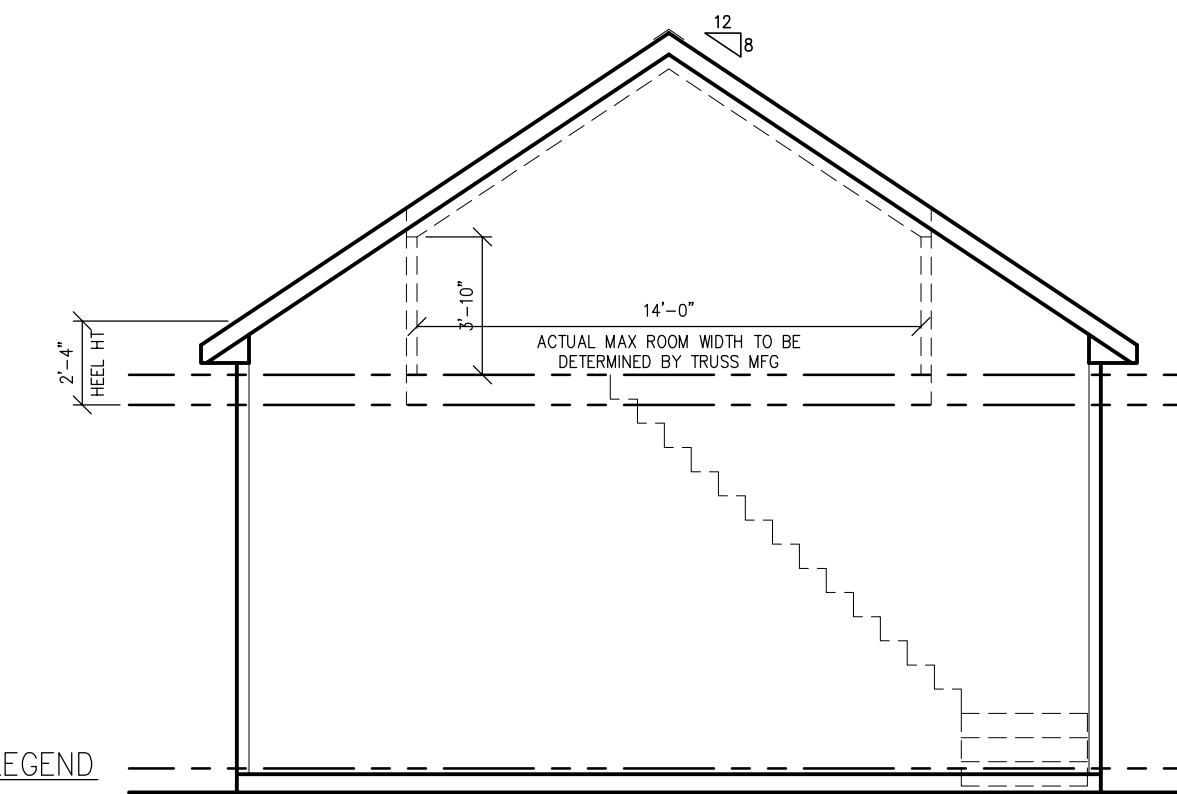
WEST SIDE (LEFT) ELEVATION



SOUTH SIDE (REAR) ELEVATION



EAST SIDE (RIGHT) ELEVATION



ELECTRICAL LEGEND

- ⊙ - GENERAL OUTLET
- ⊕ - GENERAL SWITCH
- ⊖ - GENERAL INCANDESCENT LIGHT
- ⊕ - EXTERIOR DOOR LIGHT
- ⊖ - GROUND-FAULT CIRCUIT INTERRUPTER OUTLET
- ⊖ - WATER PROOF GROUND-FAULT CIRCUIT INTERRUPTER OUTLET

WINDOW & DOOR SCHEDULE				
TBD				
LOCATION	MANUFACTURER	ROUGH OPENING SIZE	FINISHING	WALL SIZE
6	3065 1/2" WIRE GLASS	2' TYPICAL	VERIFY	SEE PLAN
7	2646 SH - 3 TYP	30" x 54"		4"

- NOTE GRID PATTERNS @ ELEVATIONS
- ALL BEDROOM WINDOWS MUST COMPLY WITH EMERGENCY EGRESS CODE.
- VERIFY ALL WINDOW & DOOR ROUGH OPENINGS W/ ASSOCIATED MFG SPECS

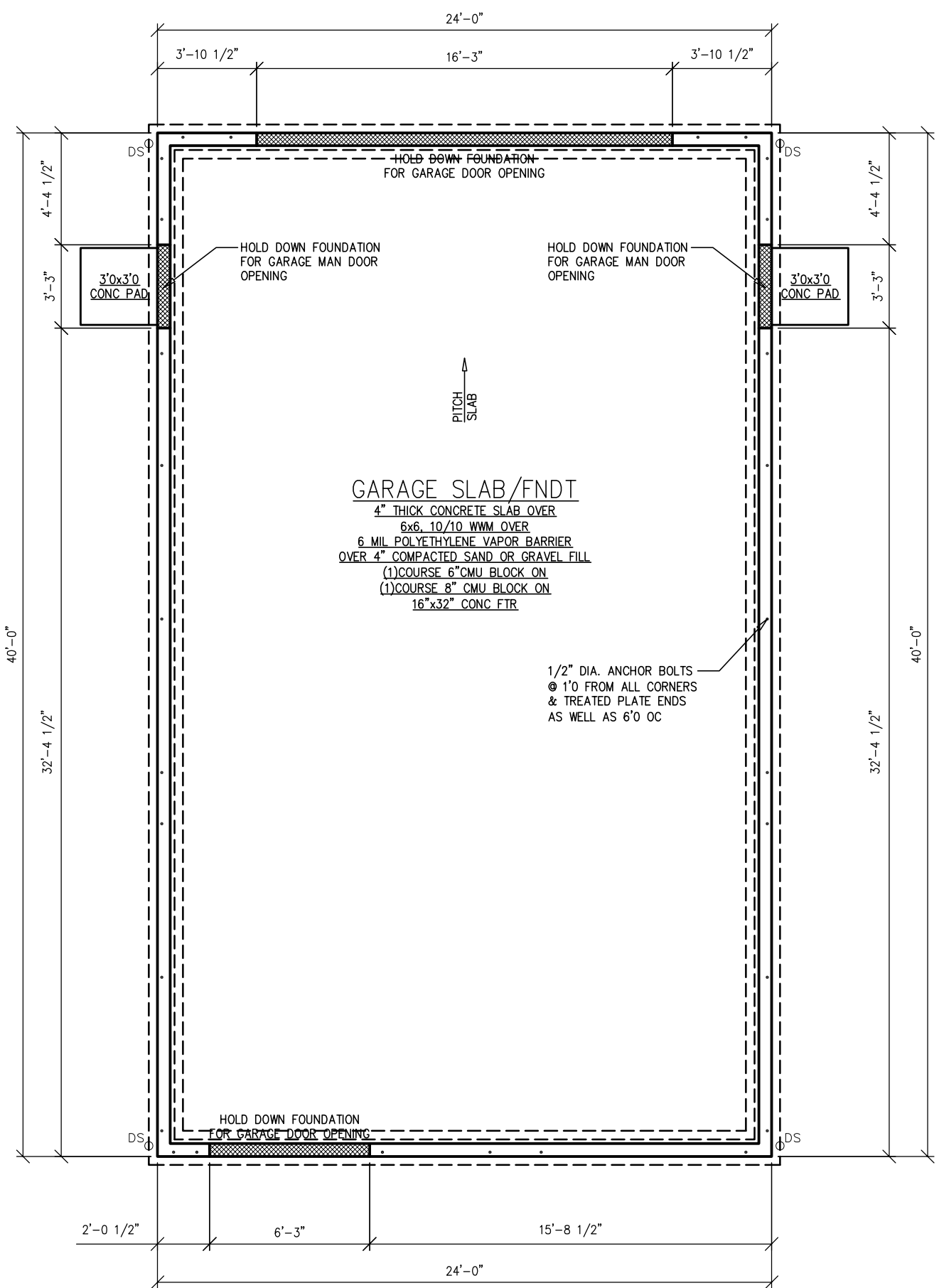
NOTE
BRACED WALL PANELS SHOWN ARE ONLY SHOWN AT A MINIMUM PANEL LENGTH-ANY MORE ADDED ARE @ THE BUILDERS/FRAMERS DISCRETION

BWL A
METHOD: CS-WSP
32'0" LONG
6'0" REQ'D

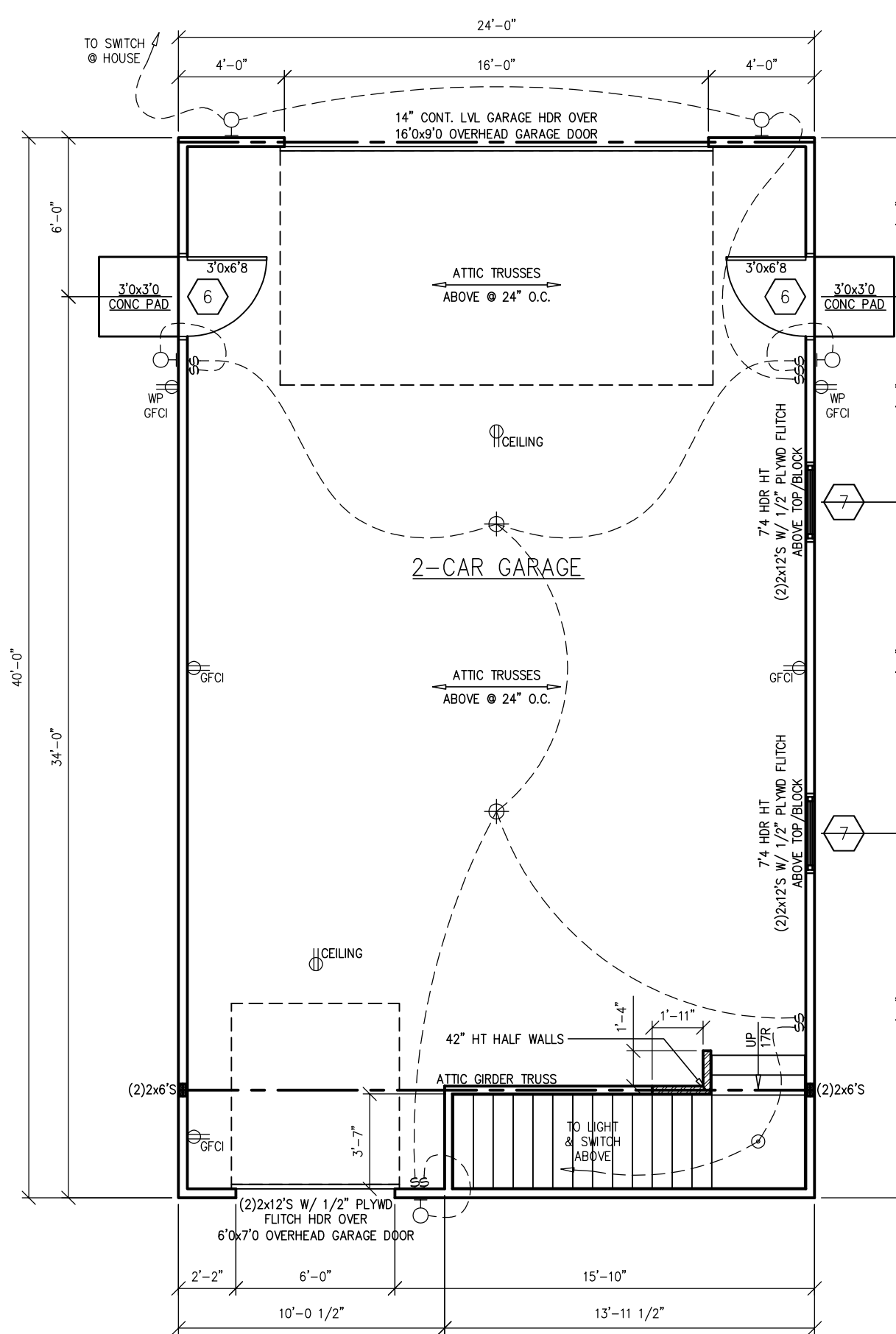
BWL B
METHOD: CS-WSP
32'0" LONG
6'0" REQ'D

BWL 1
METHOD: CS-WSP
16'0" LONG
3'6" REQ'D

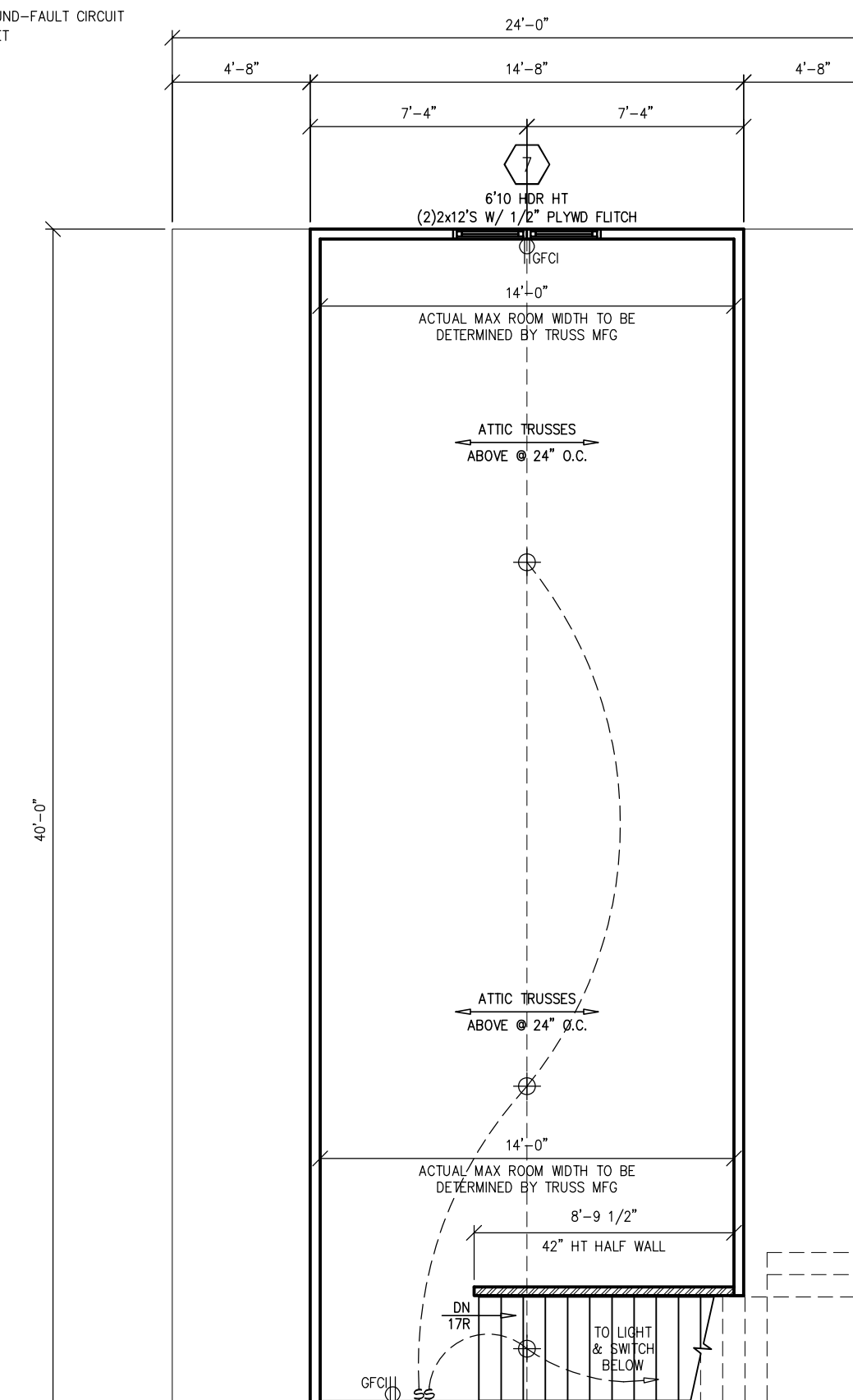
BWL 2
METHOD: CS-WSP
16'0" LONG
3'6" REQ'D



FOUNDATION PLAN

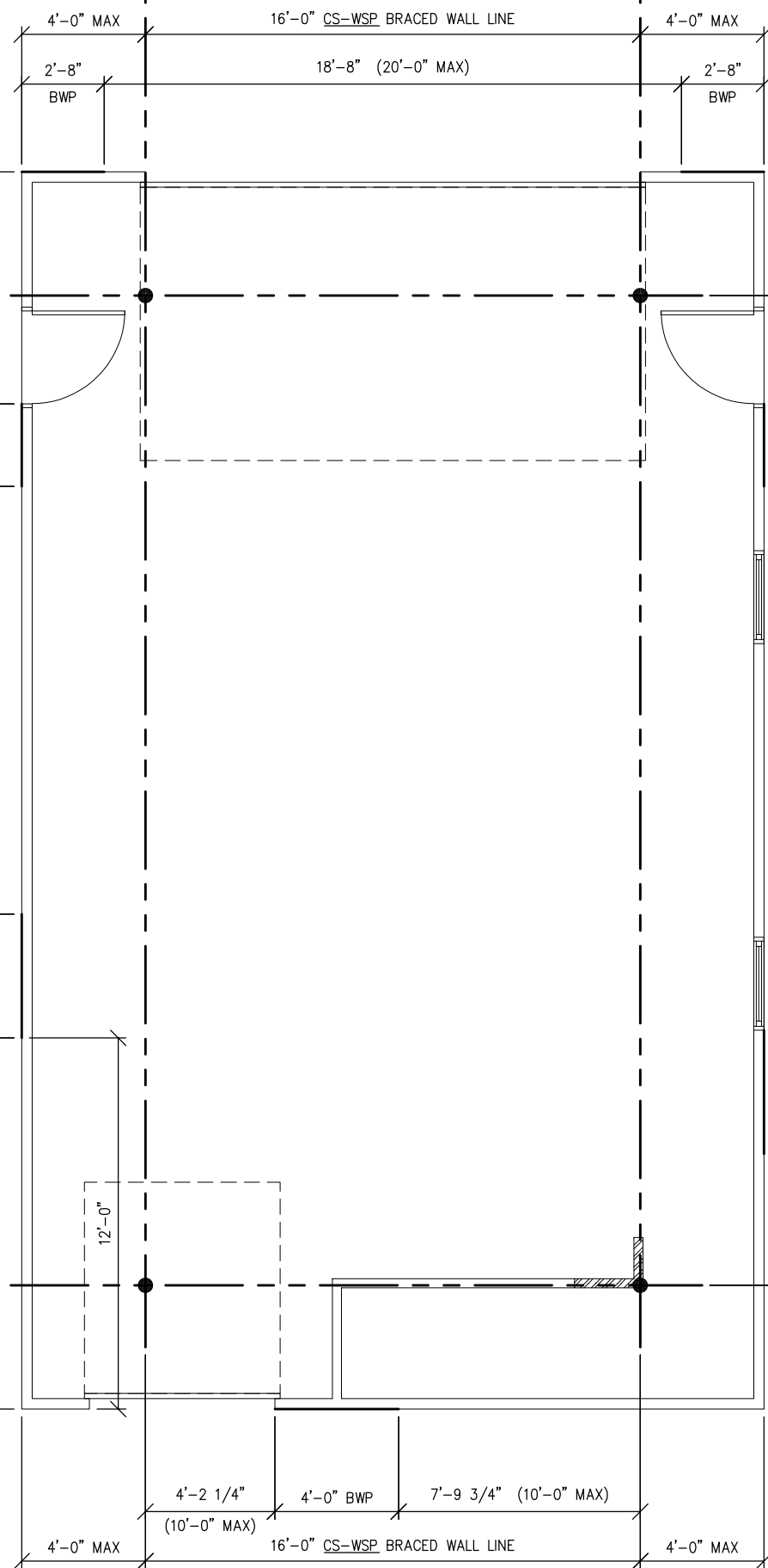


FLOOR PLAN



2ND FLOOR PLAN

NOTE: THE DESIGNER IS NOT A LICENSED ARCHITECT, ENGINEER OR A MEMBER OF A DESIGN CERTIFICATION ORGANIZATION.



BRACED WALL PLAN

REVISION SCHEDULE	
REV. No.	DESCRIPTION
1	VARIOUS REVISIONS

*ALL CONSTRUCTION TO BE PER PRINT OR MUNICIPALITY/STATE CODES, WHICHEVER IS MORE STRICT.

DRAWN BY:	ADTN/COV PRCH/DECK/GARG
CHECKED BY:	
SCALE:	1/4" = 1'-0"
DATE:	2.7.26
34120 WOODLAWN AVE, N. RIDGEVILLE, OH 44039	
GARAGE PLANS	
RUTHERFORD RESDNC	

ROOF DESIGN LOADS			
	LIVE LOAD	DEAD LOAD	TOTAL LOAD
ROOF	20 PSF	10 PSF	30 PSF
BEDROOMS	30 PSF	10 PSF	40 PSF
LIVING AREAS	40 PSF	10 PSF	50 PSF
BALCONIES			
STAIRS			

WIND SPEED - 115 MPH
 EXPOSURE CATEGORY - B
 SEISMIC CATEGORY - A

- NOTES:**
1. ALL WORK SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE W/THE 2023 NEC AND THE 2019 RCO, THE 2024 OPC AND DMC.
 2. ALL FRAMING LUMBER SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS (F_b) OF 1200 PSI
 3. ALL FOOTINGS TO BEAR ON VIRGIN SOIL, MINIMUM 3'-6" BELOW GRADE. ALLOWABLE SOIL DESIGN LOAD = 1500 PSF
 4. CONCRETE FOR FOUNDATIONS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI

- GENERAL NOTES:**
1. ALL EXTERIOR WALLS ARE 4" U.O.N. (GARAGE) & 6" U.O.N. (ADDITION)
 2. ALL INTERIOR WALLS ARE 3-1/2" U.O.N.
 3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 4. CONTRACTOR TO VERIFY ALL MEASUREMENTS ON THE JOB SITE.
 5. ALL WINDOWS ARE INDICATED BY GLASS SYMBOL.
 6. PER TABLE 302.1(1) PROJECTIONS BETWEEN 2 TO 5 FEET FROM PROPERTY LINE TO MEET THE FIRE RESISTANCE RATING.
 7. ALL ROOF PITCHES LESS THAN 4:12 SHALL HAVE (2) LAYERS OF UNDERLAYMENT.

- INSULATION:**
1. 2x4 WALLS: 3-1/2" BATTS (R15 MIN.)
 - 2x6 WALLS: 5-1/2" BATTS (R19 MIN.)
 3. VAULTED CEILINGS: 6-1/4" BATTS (R19 MIN.)
 4. BOX ENDS: 9-1/2" (R30 MIN.)
 5. SLAB EDGES: 1-1/2" RIGID EXTRUDED POLYSTYRENE (R7.5 MIN.)
 6. PROVIDE VENTILATION BAFFLES @ ALL RAFTER SPACES.
 7. CAULK ALL OPENINGS IN EXTERIOR WALLS.
 8. SEAL ALL OPENINGS IN TOP PLATES.
 9. ALL EXTERIOR BASEMENT & CRAWL SPACE FOUNDATION WALLS SHALL BE INSULATED FROM THE TOP OF WALL DOWN A MIN OF 4'0" W/R10 CONTINUOUS INSULATED SHEATHING OR R13 CAVITY INSULATION AT THE INTERIOR OF THE FOUNDATION WALL.

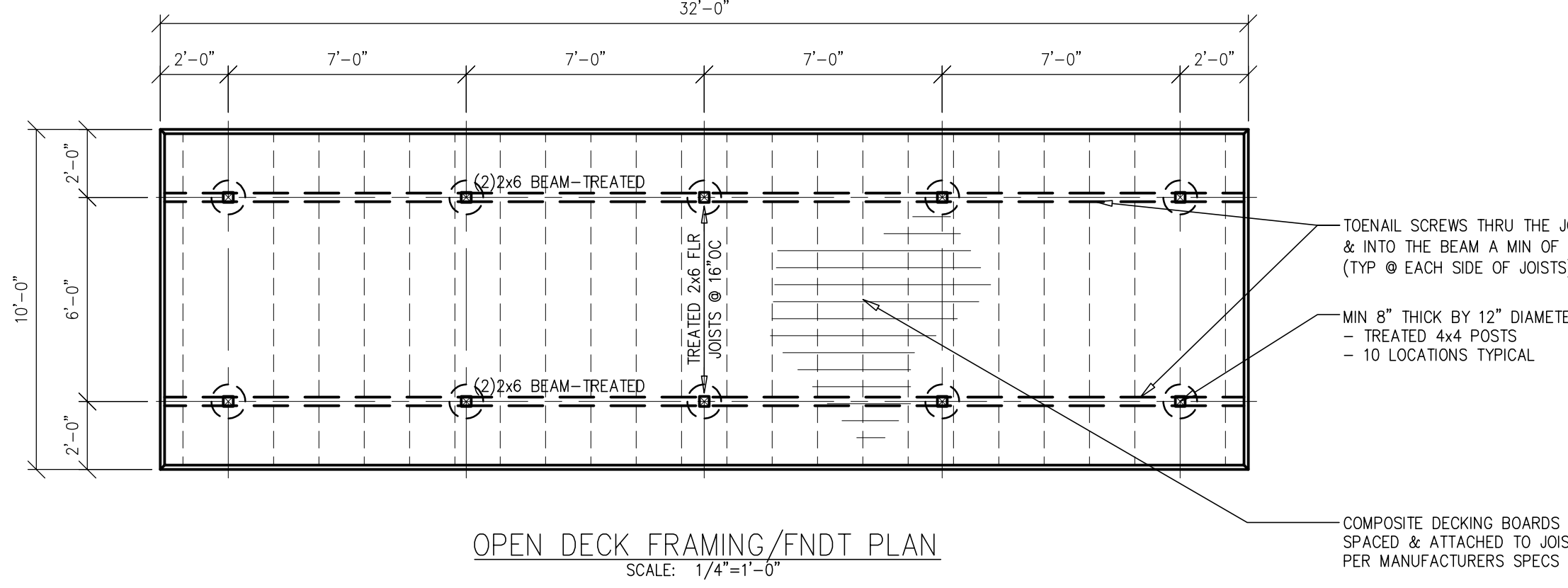
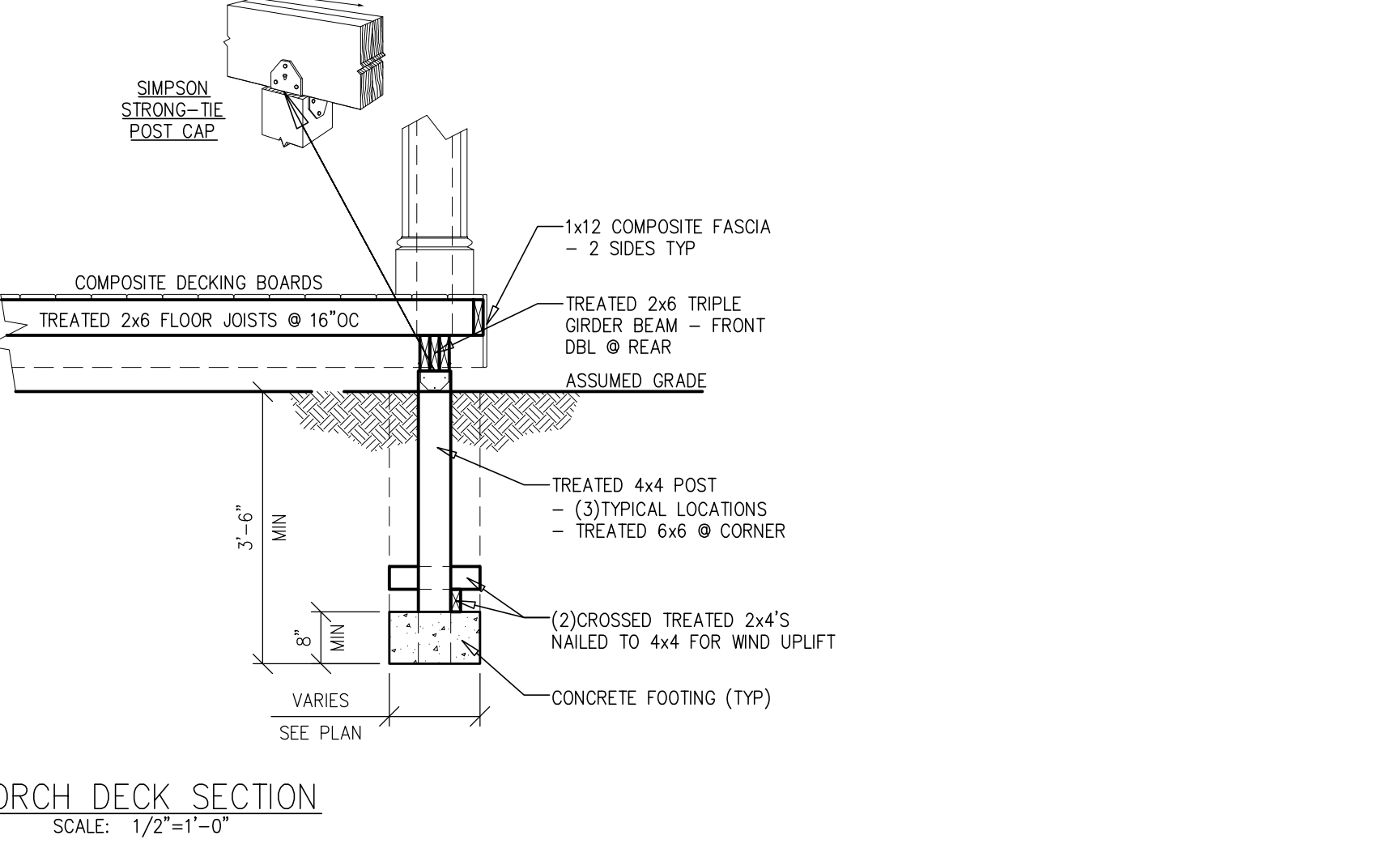
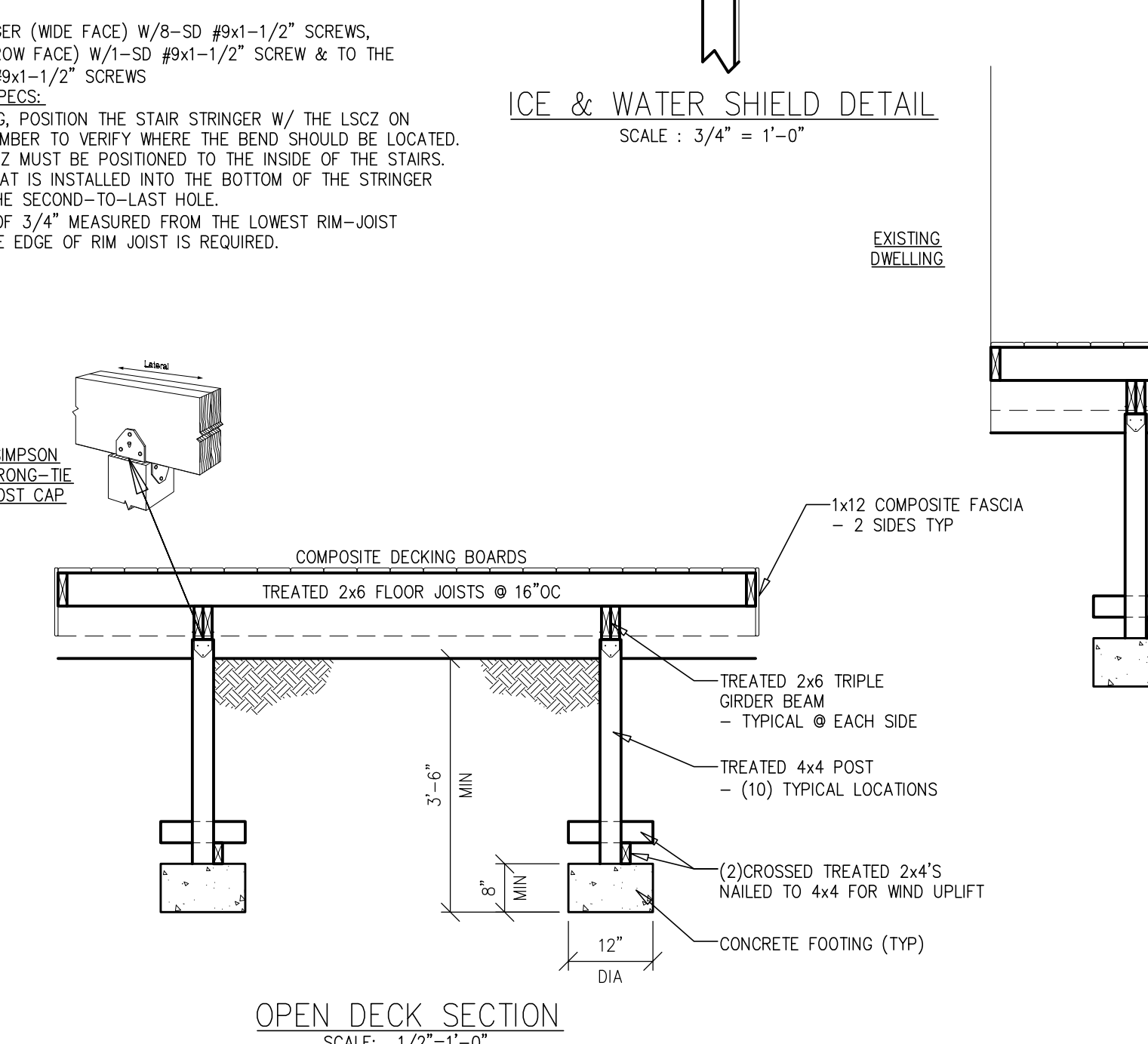
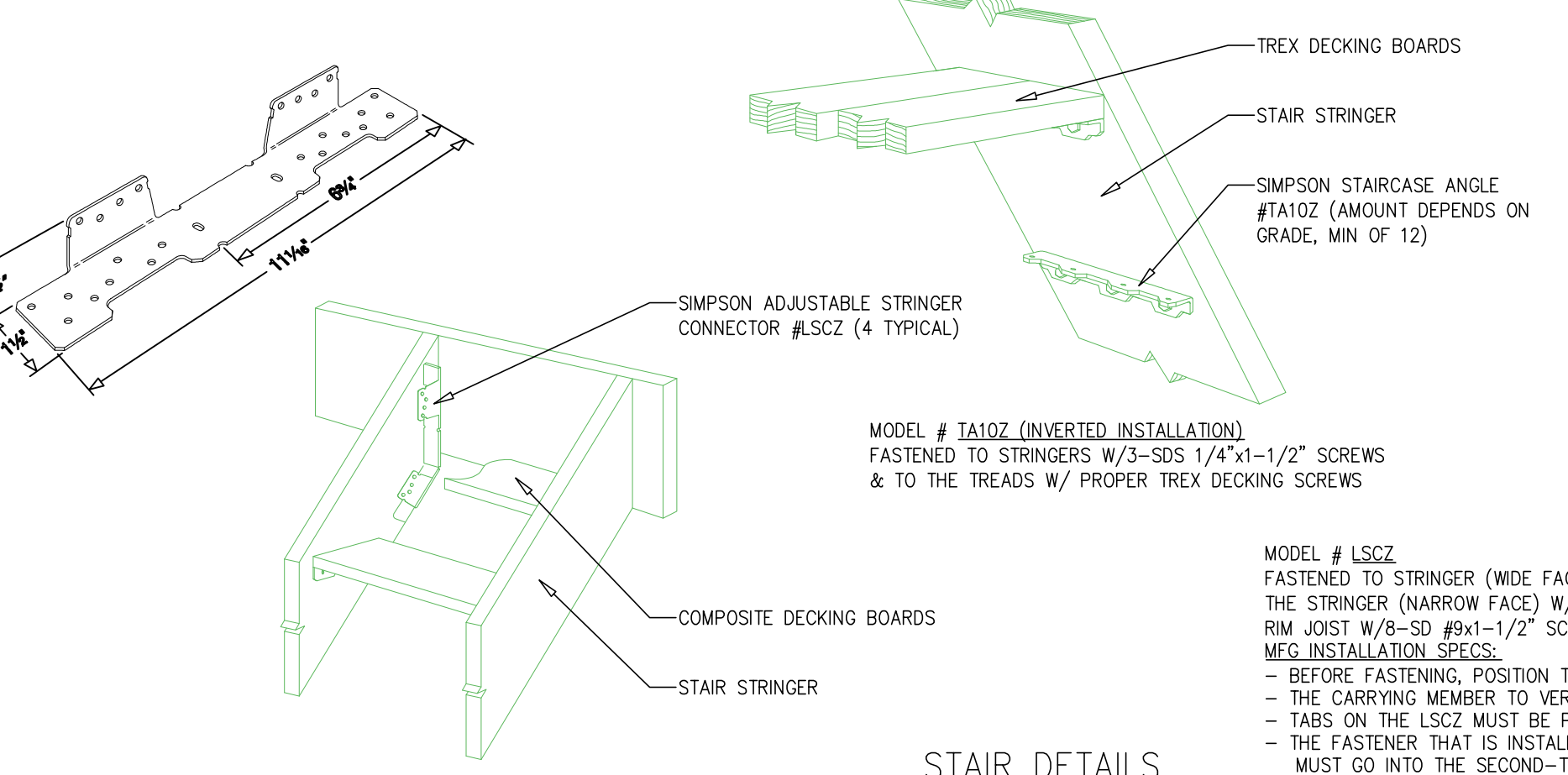
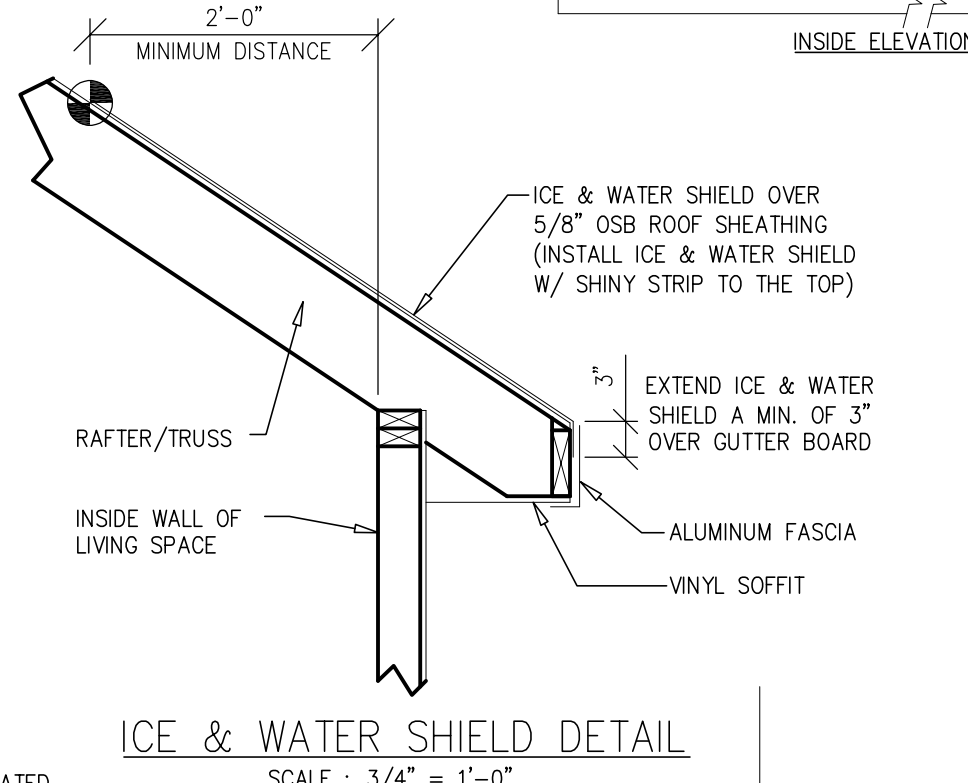
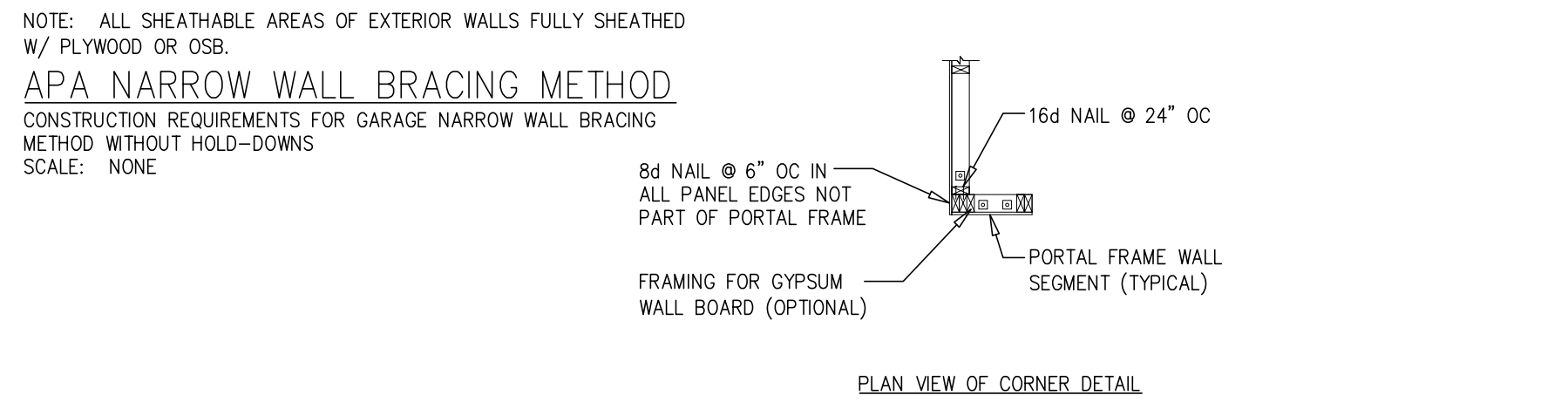
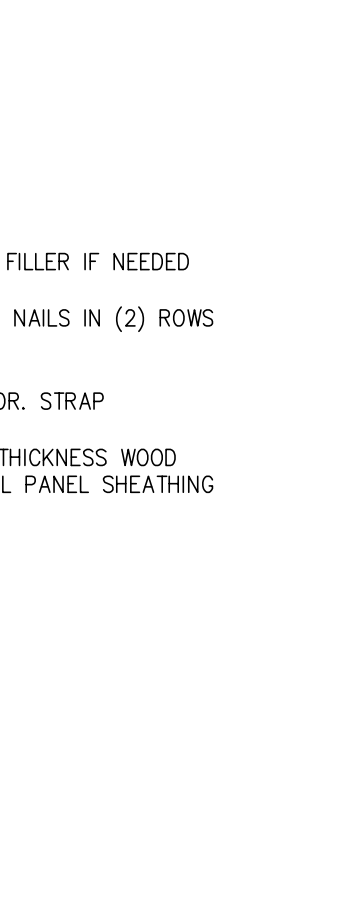
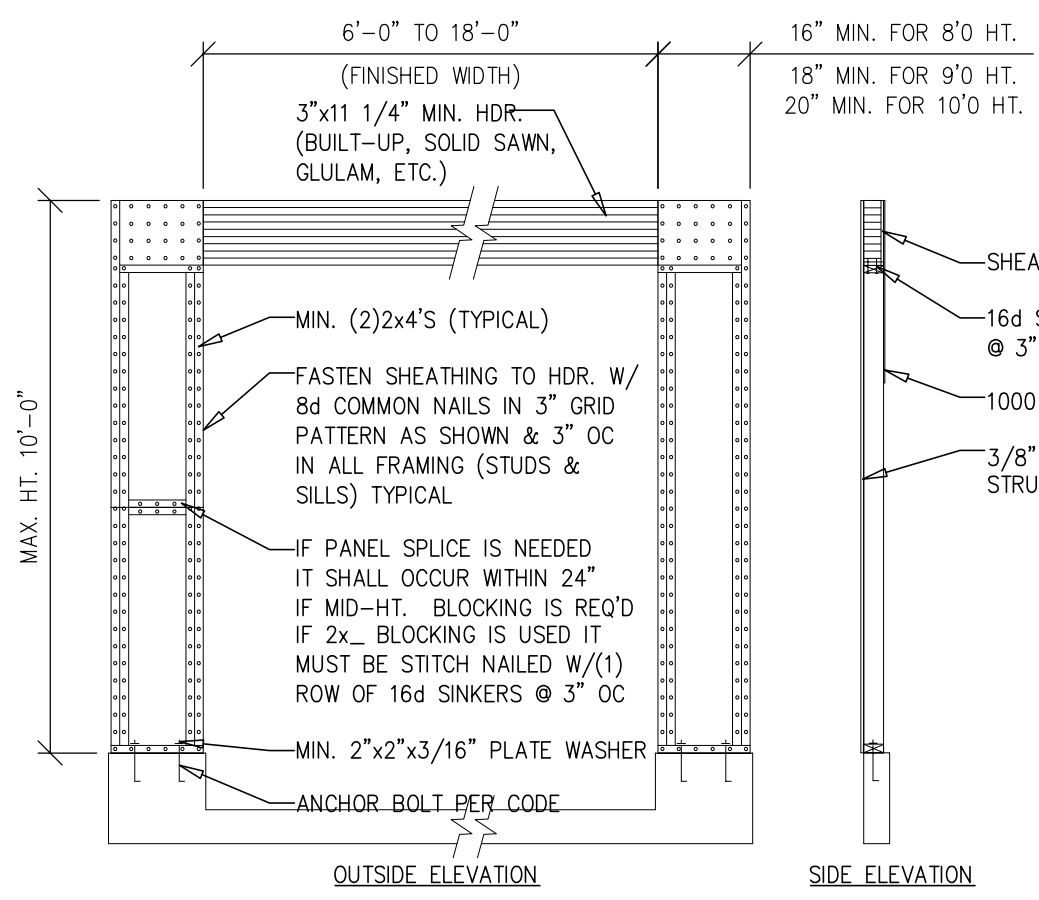
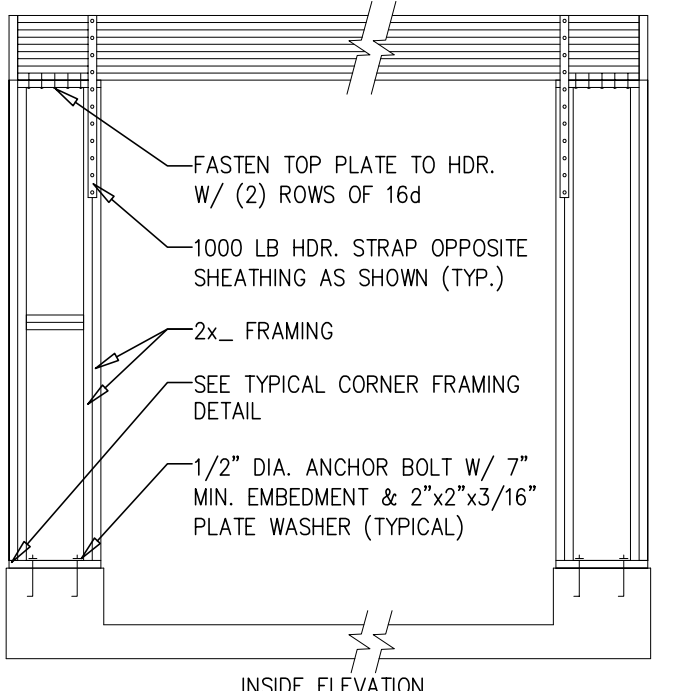
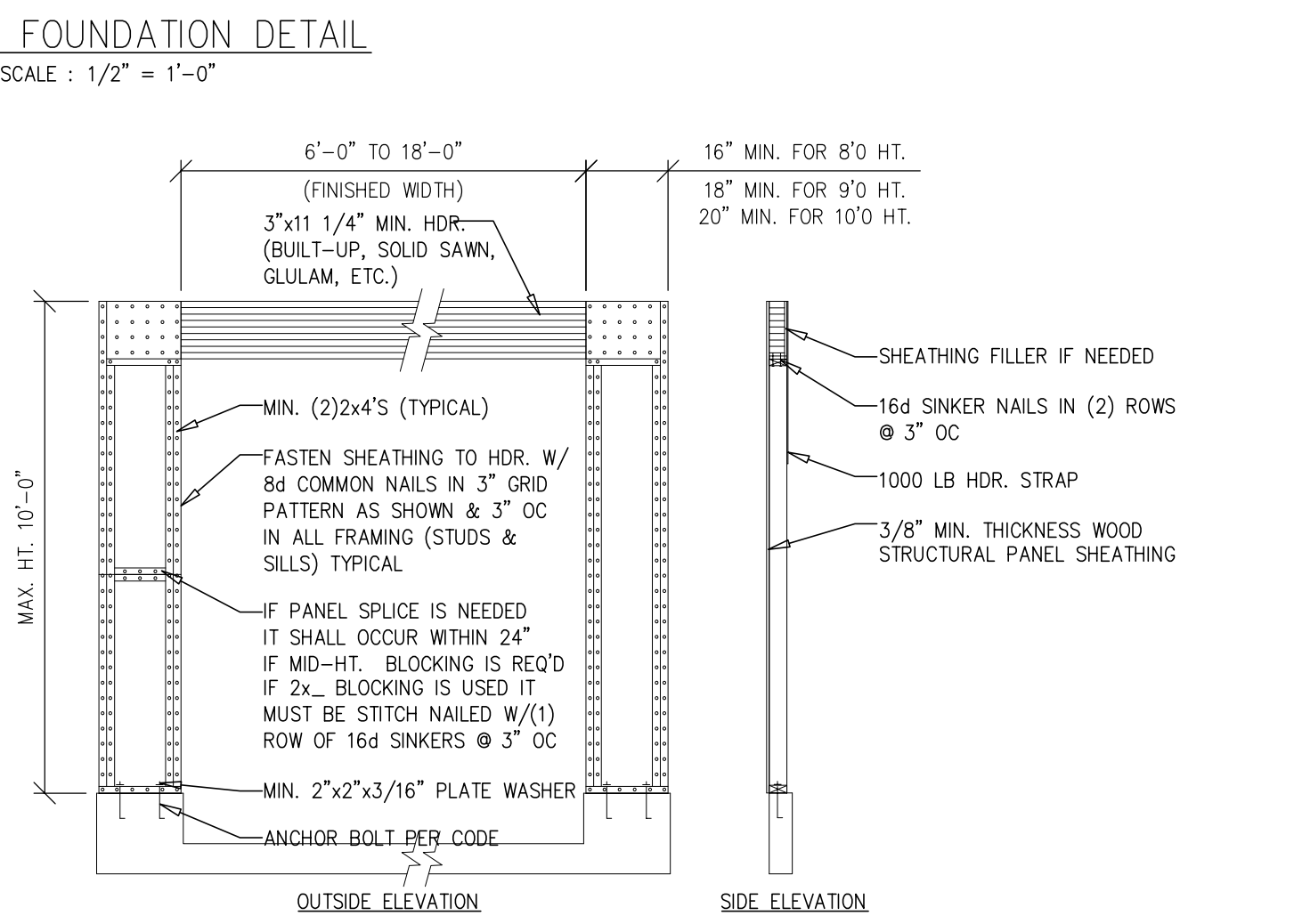
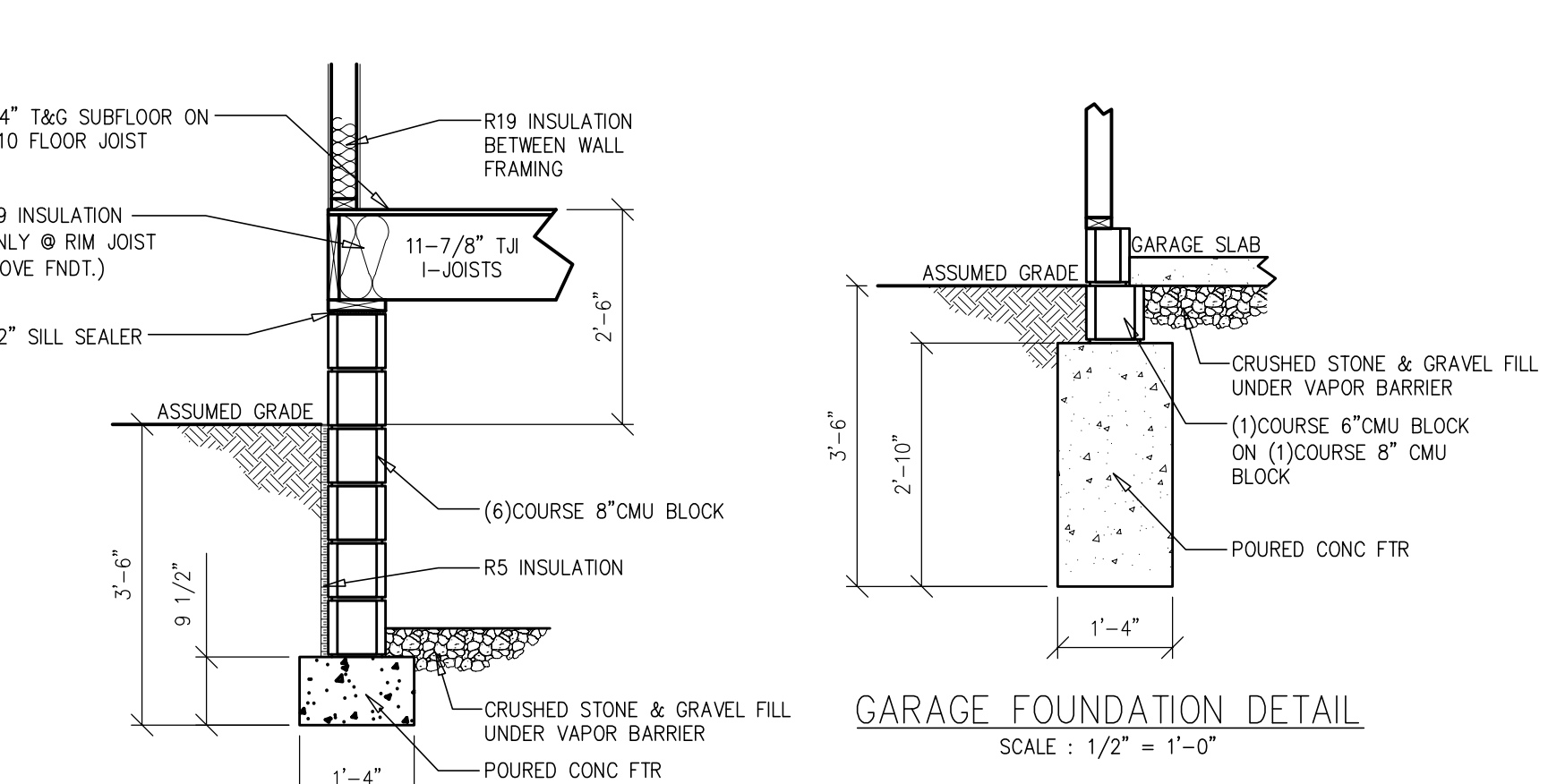
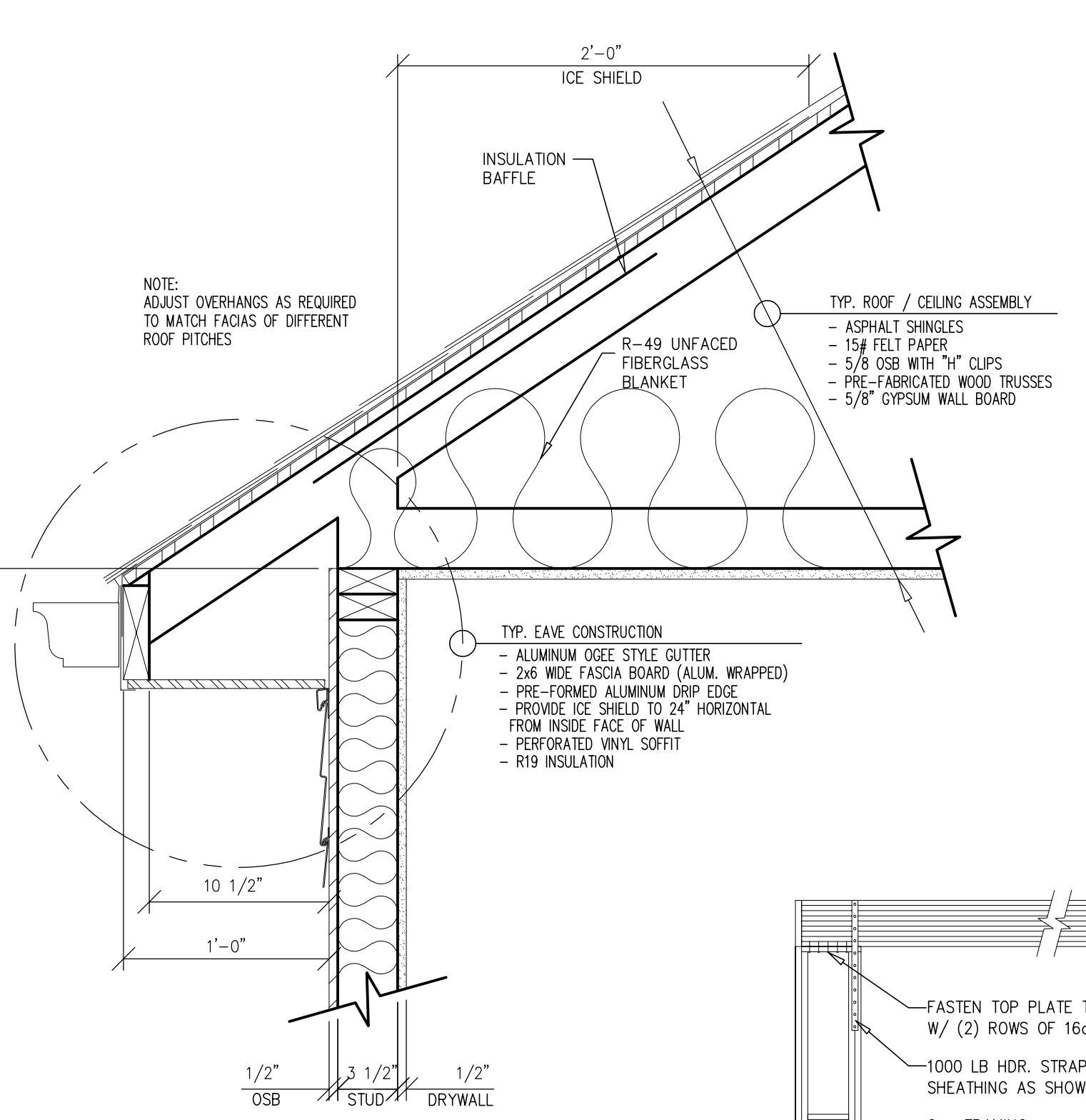
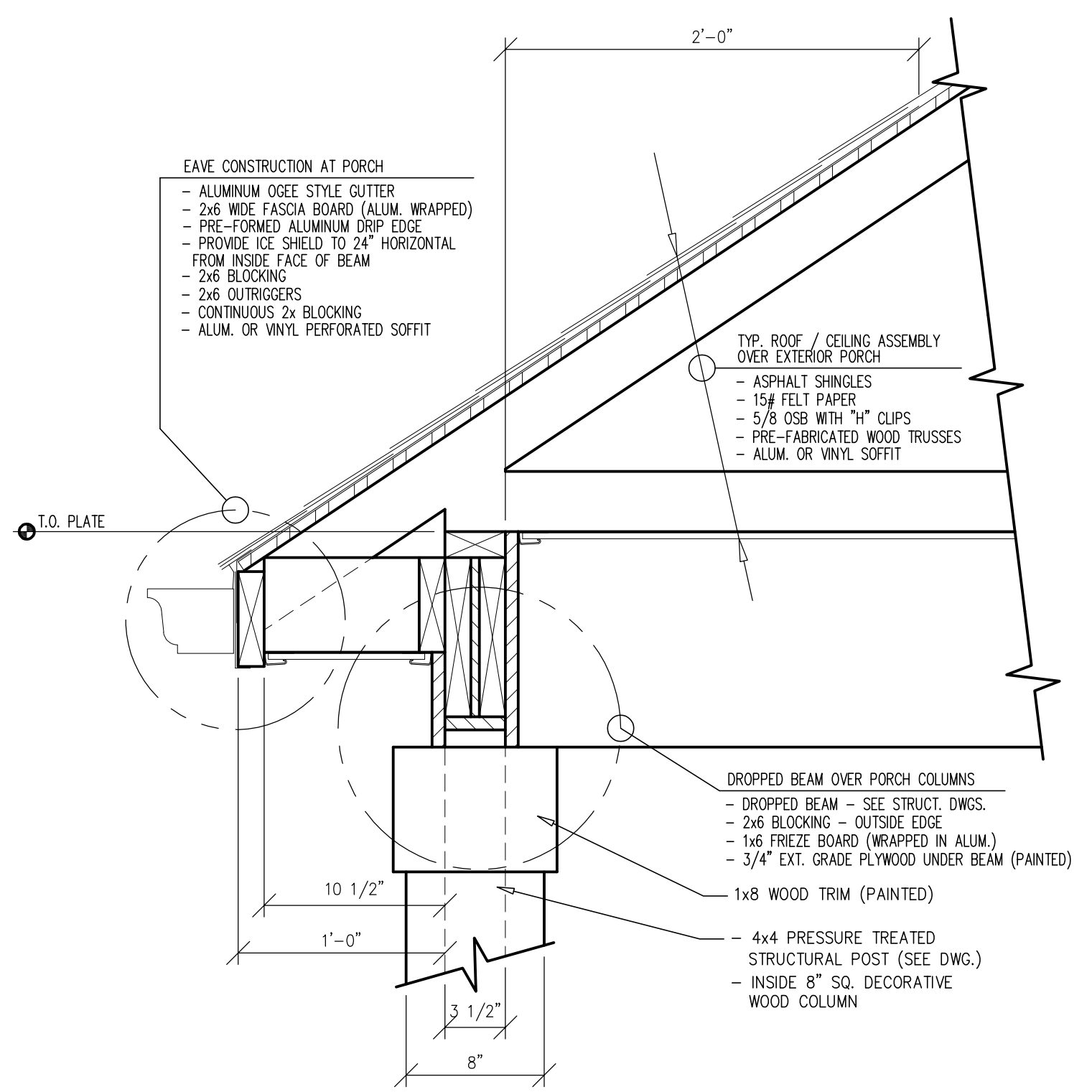
- GYPSUM BOARD:**
1. PROVIDE 1/2" REGULAR GYPSUM BOARD THROUGHOUT ENTIRE STRUCTURE EXCEPT AS NOTED.
 2. USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS MEET OR EXCEED 24"OC.

- ELECTRICAL:**
1. ARC FAULT PROTECTION & GFI PROTECTION TO NEC CODE.
 2. INSTALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS PER MANUFACTURER RECOMMENDATION & LOCAL CODES.
 3. PER 1104.1 - NOT LESS THAN 90% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

- WOOD FRAMING NOTES:**
1. FRAMING MEMBER SHALL BE SPRUCE PINE FIR #2 OR EQUAL.
 2. BEAMS, HEADERS, & FLOOR JOISTS SHALL HAVE AN ALLOWANCE BENDING STRESS OF 1200 PSI (CROWN ALL FLOOR JOISTS).
 3. ALL LUMBER SHALL BE STAMPED W/ THE GRADE MARK OF AN APPROVED TESTING AGENCY.
 4. ALL WINDOW & DOOR HEADERS TO BE (2)2x12'S W/ 1/2" SHIM.
 5. ALL PARTITIONS OVER 12'0" HT SHALL BE FRAMED @ 12"OC.
 6. PROVIDE GALVANIZED JOIST HANGERS @ ALL FLUSH BEAMS.
 7. PROVIDE FIRESTOPPING @ ALL SOFFITS & FURRED OFF SPACES.
 8. PROVIDE 2x4 STIFFBACKS @ 10'0" OC FOR ALL CEILING JOISTS.
 9. ALL HEADERS SHALL BE FREE FROM SPLITS, CHECKS, & SHAKES.
 10. PROVIDE DBL HEADER JOIST & TRIMMER @ ALL FLOOR OPENINGS.
 11. 1x3 "X" BRIDGING @ 10'0" OC MAX.
 12. ANY HIP OR VALLEY RAFTER EXCEEDING 28'0" LONG TO BE AN LVL.
 13. TRUSS LAYOUT IS SCHEMATIC ONLY. TRUSS DESIGN & SPACING SHALL BE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.
 14. REPAIR/REPLACE ALL FRAMING DAMAGED BY MECHANICAL SYSTEMS.
 15. ALL EXTERIOR WALLS SHALL BE BRACED IN ACCORDANCE W/ SECTION R602.10 OF THE 2019 RESIDENTIAL CODE OF OHIO.
 16. ALL EXTERIOR WALLS SHALL BE CONTINUOUS STRUCTURAL PANEL SHEATHING INSTALLED IN ACCORDANCE W/ SECTION R602.10.5 OF THE 2019 RESIDENTIAL CODE OF OHIO.

- CONCRETE NOTES:**
1. PROVIDE CONTROL JOINT @ MIDPOINT OF GARAGE IN BOTH DIRECTIONS.
 2. PROVIDE SAWN OR HAND TROWELED CONTROL JOINTS @ 10'0" OC EACH WAY IN DRIVEWAYS.
 3. PROVIDE CONTROL JOINTS IN ALL WALKS EQUAL TO THE WIDTH OF THE WALK.

- FOOTING NOTES:**
1. ALL FOOTINGS SHALL BE A MIN. OF 42" BELOW FINISHED GRADE. SUBJECT TO GRADE CHANGES (VERIFY W/ ENGINEER TOPO)
 2. GRADE W/ SLAB FOUNDATION SHALL BE: - 8" BELOW TOP OF FOUNDATION ON ALL WALLS. SUBJECT TO GRADE CHANGES (VERIFY W/ ENGINEER TOPO)
 3. ALL CRAWL SPACE WALLS TO BE WATERPROOFED PER BUILDERS STANDARDS OR MUNICIPAL STANDARDS, WHICHEVER IS GREATER.
 4. ALL WATERPROOFING TO BEGIN @ GRADE & CONTINUE TO FOOTINGS.

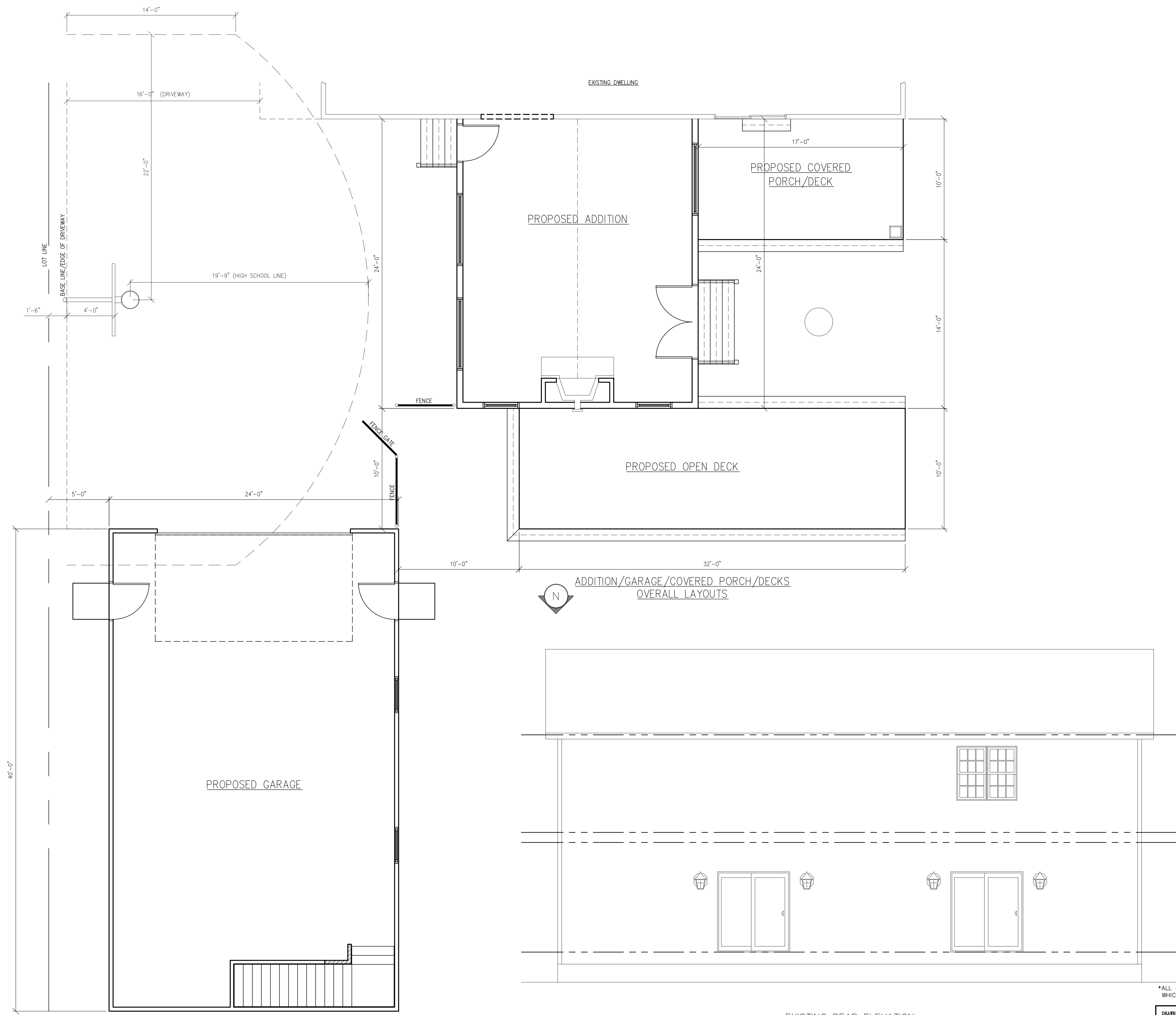


*ALL CONSTRUCTION TO BE PER PRINT OR MUNICIPALITY/STATE CODES, WHICHEVER IS MORE STRICT.

NOTE: THE DESIGNER IS NOT A LICENSED ARCHITECT, ENGINEER OR A MEMBER OF A DESIGN CERTIFICATION ORGANIZATION.

DRAWN BY:	ADTN/COV PRCH/DECK/GARG
BY:	
SCALE AS NOTED:	34120 WOODLAWN AVE, N. RIDGEVILLE, OH 44039
DATE:	2.7.26
CHECKED BY:	NOTES/DETAILS
	RUTHERFORD RESDNC

REVISION SCHEDULE	
NO.	DESCRIPTION
1	VARIOUS REVISIONS



ADDITION/GARAGE/COVERED PORCH/DECKS
OVERALL LAYOUTS

EXISTING REAR ELEVATION

NOTE: THE DESIGNER IS NOT A LICENSED ARCHITECT, ENGINEER OR A MEMBER OF A DESIGN CERTIFICATION ORGANIZATION.

*ALL CONSTRUCTION TO BE PER PRINT OR MUNICIPALITY/STATE CODES, WHICHEVER IS MORE STRICT.

DRAWN BY:	ADTN/COV PRCH/DECK/GARG
BY:	
CHECKED BY:	
SCALE 1/4"=1'-0"	34120 WOODLAWN AVE, N. RIDGEVILLE, OH 44039
DATE 2.7.26	
PROPOSED LAYOUTS	
RUTHERFORD RESDNC	

REV. No.	DESCRIPTION	DATE	BY
1	VARIOUS REVISIONS	3.2.26	BTY

REVISION SCHEDULE

SHEET 1/4

2-26-2026

Mr. Rutherford,

In response to your request to clarify the North Ridgeville zoning requirements, we will try to explain the requirements. North Ridgeville Codified Ordinance, Chapter 1250, R-1 Zoning, spells out what is allowed in R-1 Zoning along with basic lot sizes and setbacks. North Ridgeville does not specify a maximum dwelling size, the only limitation of the dwelling size would be the minimum setback requirements, spelled out in Chapter 1250. In the North Ridgeville Codified Ordinance, Chapter 1294, Supplementary Regulations provides additional requirements for the zoning codes. Section 1294.03(e)(4) outbuildings on lots greater than one-half acre cannot exceed 10 percent (10%) lot coverage. North Ridgeville Codified Ordinance 1240, General Provisions and Definitions, Section 1240.10 (b) "Lot" is defined as a parcel of land occupied or intended to be occupied by a principal building or a group of such buildings and accessory buildings, or utilized for a principal use and uses accessory thereto, together with open spaces as are required by this zoning code and having frontage on a public street or upon an officially approved place. Lot coverage simply means the total group of all allowable buildings on the same lot. All the requirements in both Chapter 1250 and Chapter 1294 must be complied with to receive approvals of projects. The requirement of 10 percent lot coverage applies to all the buildings on site not just the accessory buildings. For over the past twenty years this has been the historical interpretation and enforcement of these requirements of the zoning code. For clarification, you cannot identify your proposed accessory structure as a garage without a variance due to the height of the proposed accessory structure exceeding 15 foot in height. Therefore, this accessory structure must be used as an outbuilding and parking of motor vehicles in the building is prohibited. Also, you may obtain a building permit for the accessory structure now, once approved, but when you apply for the dwelling addition building permit you are proposing, you will need a variance because you will exceed the 10 percent (10%) lot coverage requirement in 1294.03 (e)(4).

If you have further questions, please contact me.



Guy M. Fursdon
Chief Building Official
City of North Ridgeville

City of North Ridgeville
Board of Zoning Appeals
7307 Avon Belden Road
North Ridgeville, Ohio 44039

RE: Variance Request – Accessory Structure Height, Lot Coverage, Room Addition, and Deck
Property Address: 34120 Woodlawn Drive, North Ridgeville, Ohio

Dear Members of the Board of Zoning Appeals,

I respectfully submit this request for zoning variances related to proposed residential improvements at my property located at 34120 Woodlawn Drive in the City of North Ridgeville.

The property is located within the R-1 Residence District and consists of a parcel measuring approximately 256.24 feet by 85 feet, totaling 21,780.4 square feet. The parcel functions as a typical residential lot within the district and complies with the applicable zoning setbacks.

The proposed project includes the following residential improvements:

- Construction of a room addition to the existing dwelling to improve the functionality and livability of the home
- Construction of a rear deck for normal outdoor residential use
- Construction of a detached accessory structure

The accessory structure slightly exceeds 15 feet in height, which under the current zoning interpretation prevents it from being classified as a garage. The additional height is necessary to accommodate a standard residential roof pitch and to maintain architectural compatibility with the existing home. The strict application of this interpretation creates a practical difficulty in constructing a typical residential accessory structure that is consistent with surrounding properties.

As noted in correspondence from the Building Department, the R-1 zoning district does not specify a maximum dwelling size. The principal limitations are setbacks and lot coverage requirements. Based on the applicable yard requirements for this parcel (60-foot front setback, 50-foot rear setback, and 10-foot side setbacks on each side), the resulting buildable envelope on this lot is approximately 65 feet wide by 146.24 feet deep. This equates to a potential one-story ranch footprint of approximately 9,506 square feet.

This demonstrates that the zoning district would allow a significantly larger principal dwelling to be constructed on this property than what currently exists or what is being proposed. The room addition and deck represent modest residential improvements that are consistent with the intended residential character of the neighborhood and comply with applicable setback requirements.

However, due to the interpretation of the accessory structure provisions and the lot coverage limitations for accessory buildings, the proposed improvements create a practical difficulty in allowing normal residential improvements to occur on the property.

The requested variances are necessary to alleviate this practical difficulty and allow reasonable residential use of the property. The proposed improvements are typical of residential properties within the community and will not adversely impact surrounding properties or alter the character of the neighborhood.

All structures will comply with the required zoning setbacks, and the project represents a good-faith effort to improve and maintain the property in a manner consistent with surrounding homes.

Granting the requested variances would not alter the essential character of the neighborhood, would not substantially impair the intent or purpose of the zoning ordinance, and would not create any adverse impact on adjacent properties. The requested relief is minimal relative to the size of the parcel and represents the least variance necessary to alleviate the practical difficulty created by the strict application of the zoning code.

For these reasons, I respectfully request approval of the variances necessary to permit the proposed accessory structure, room addition, and deck improvements.

Thank you for your time and consideration.

Sincerely,

John Rutherford
Property Owner
34120 Woodlawn Drive
North Ridgeville, Ohio