

Board of Zoning and Building Appeals
CITY HALL COUNCIL CHAMBERS
AGENDA OF AUGUST 27, 2026
7:00 PM

AMENDED

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Regular meeting minutes dated July 23, 2026

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS

VAR-26-0006 Nathan Bally, 5392 Cornell Ave, PPN: 07-00-018-105-168

Proposal consists of a covered deck. Property is zoned RS1 - Special Residence District. Request:

1. A 4 ft. variance for setback between a covered deck and detached garage on the same lot. Code requires 10 ft., applicant shows 6 ft., Section 1294.03(a).

VAR-26-0008 Renee Moore, 5366 Barton Rd, PPN: 07-00-005-108-001

Proposal consists of a property split. Property is zoned R-1 Residence District. Requests:

1. A 2,071-square foot variance for lot area of a single-family lot ("split") not served by public sewer. Applicant shows lot area of 19,079 square feet, code requires 21,150 square feet, Section 1250.04(a)(1).
2. A 26.76-foot variance for lot depth of a single-family lot ("split") not served by public sewer. Applicant shows lot depth of 173.24 feet, code requires 200 feet, Section 1250.04(a)(1).
3. A 49.1-foot variance for lot depth of a single-family lot ("remainder") not served by public sewer. Applicant shows lot depth of 150.9 feet, code requires 200 feet, Section 1250.04(a)(1).

Note: The vacant "split" lot is not currently served by public sewer. The "remainder" lot is served by an existing home sewage treatment system.

VAR-26-0009 Brian & Dawn Holley, 35232 Schoolhouse Lane, PPN: 07-00-019-000-437

Proposal consists of installing a fence in front yard. Property is zoned R-1 Residence District (Chapter 1282). Request:

1. A 2-foot height and 100% opacity variance for a fence in the front yard. Applicant shows a 6-foot-high privacy fence in the front yard, code allows a fence no greater than 4 feet high and 50% open in the front yard, Section 1294.01(h)(2)(A).

VAR-26-0010 Brent Carpenter, 36464 W Shore Parkway, PPN: 07-00-030-000-315

Proposal consists of installing a fence on a corner lot. Property is zoned R-1 Residential District (Chapter 1282). Request:

1. A 1-foot height variance for a fence on a corner lot. Applicant shows a 5-foot-high ornamental fence, code allows a fence no greater than 4 feet high, Section 1294.01(h)(2)(A).

ADJOURNMENT

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, JULY 23, 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 Brad Weaver, Planning Commission Liaison Frank Toth and Chairwoman Linda Masterson.

Also present were Planning and Development Director Kim Lieber, Assistant Law Director Toni Morgan and Deputy Clerk of Council Tina Wieber.

Member James Cain was excused.

MINUTES:

Special meeting minutes of July 14, 2026

Chairwoman Masterson stated that the Board received the special meeting minutes of July 14, 2026, and asked if there were any corrections.

None were given.

The minutes were accepted as submitted.

PLANNING COMMISSION REPORT:

Planning Commission Liaison Toth stated that at its regular meeting on June 16th, the North Ridgeville Planning Commission took action on one item:

MDP-26-0002-TowerCo, 37077 Shady Drive, PPN 07-00-035-102-041

Owner: City of North Ridgeville. Proposal consists of constructing a monopole telecommunications tower at Shady Drive Complex. Property is zoned R1 Residential District.

PC ACTION: Approved by a vote of 4-0 with the following condition:

1. Solid fencing shall be installed all the way around the enclosure to a height of eight feet.

He also reported that the public review draft of the City's Unified Development Ordinance and updated zoning map was available for public review on the City's website at nridgeville.gov/zoning update. The draft includes the full ordinance text, proposed zoning map, and frequently asked questions. Drop-in sessions were being scheduled for public comments and concerns, and a feedback form was available on the website. Comments would be compiled and considered as the draft was refined for presentation to City Council for approval.

OTHER REPORTS AND CORRESPONDENCE

PUBLIC HEARINGS:

Chairwoman Masterson asked the Assistant Law Director if she would explain to the audience how the

Board would be voting that evening due to the number of members present.

Assistant Law Director Morgan explained that, because one Board member was absent, only three members were present. Under the Board's rules, any motion would require a unanimous vote to pass. She advised that applicants who preferred to wait until the full Board was present could request to have their application heard at a later meeting. She noted that while the requirement for a unanimous vote might not affect every application, applicants should be aware of it when deciding whether to proceed that evening.

VAR-26-0005 Beth-Ann Galvez, 7667 Avon Belden Rd, PPN: 07-00-022-101-046, -064

Owner: Richard J. Stirzaker Trustee, 1622 Harvest Green Ct, Reston, VA 20194. Proposal consists of installing a fence on a corner lot. Property is zoned R-1 Residence District. Request:

1. A 2-foot height and 100% opacity variance for a fence in the front yard on a corner lot. Applicant shows a 6-foot-high privacy fence, code allows a fence no greater than 4 feet high and 50% open in the front yard, Section 1294.01(h)(2)(A).

Application was read.

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

Beth-Ann Galvez, 7667 Avon Belden Rd, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Director Lieber for her review.

Director Lieber reported that the applicant was requesting approval to construct a fence on a property located at the corner of Avon Belden Road and the unnamed private street that curves into Orchard Park Drive, which serves the Ridgeville Farm Senior Development. She noted that the property presented a unique situation because the home fronts on Avon Belden Road, while the driveway is located on the Orchard Park Drive side.

Director Lieber explained that the proposed six-foot-tall opaque fence includes a 70-foot section running parallel to Orchard Park Drive before extending north along the east property line. City code permits a maximum fence height of four feet and requires fences within the front yard to be at least 50% open. As a result, variances for both height and opacity were required for the portion of the fence extending beyond the front building line.

Chairwoman Masterson asked the applicant to present her application.

Ms. Galvez stated that her property previously had only one neighboring residence but now borders a development with 52 homes. As a result, traffic passing her home has increased from approximately five vehicles to more than 50, as all traffic entering the development passes by her property. She explained that the clubhouse faced the backyard area where the fence is proposed and that the six-foot privacy fence is being requested to provide privacy and enhance safety for her three children. Ms. Galvez also noted that the proposed fence would have a 25 foot gap between the fence and the roadway along the south end of the property, providing adequate visibility around the curve.

Chairwoman Masterson read through the Duncan Factors. She asked if any of the Board members had any comments, concerns or questions.

Planning Commission Liaison Toth asked Director Lieber regarding the last sentence in the Duncan Factors that stated, “granting the variance would provide the buffer contemplated by the approved Ridgeville Farms site plan”, if she would elaborate on that contemplation.

Director Lieber stated that the Senior Citizen Planned Development District under which Ridgeville Farms was constructed, required certain setbacks from adjacent residential development. So, there was always an idea that these developments should be buffered from adjacent and surrounding residential property and there was this condition of approval, or it was part of the site plan that showed some kind of landscape and screening for the senior development. So, the idea of screening between the two uses was something that the code contemplated and was approved as part of the site development plan by Planning Commission.

Planning Commission Liaison Toth stated that he was wondering if the people at Ridgeville Farms had any horse in the race on that.

Director Lieber stated that the property received notice of the application and that no feedback was received. She was aware that they had been working with the applicant on land transfer.

Ms. Galvez stated that, yes, the 25 feet of space would be transferred to her, subject to a utility easement for Ridgeville Farms.

Director Lieber stated that they were fully aware of this application.

Planning Commission Liaison Toth asked Ms. Galvez if she was amenable to accepting the grant of that land and that easement.

Ms. Galvez stated that she was.

Chairwoman Masterson asked if anyone in the audience had any questions, comments or concerns.

None were given.

Moved by Masterson and seconded by Weaver to approve a variance for a 2-foot height and 100% opacity variance for a fence in the front yard on a corner lot.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

VAR-26-0006 Nathan Bally, 5392 Cornell Ave, PPN: 07-00-018-105-168

Proposal consists of a covered deck. Property is zoned RS1 - Special Residence District. Request:

1. A 4 ft. variance for setback between a covered deck and detached garage on the same lot. Code requires 10 ft., applicant shows 6 ft., Section 1294.03(a).

Application was read.

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

No one was present for the application.

Chairwoman Masterson stated that they move on to the next applicant.

VAR-26-0008 Renee Moore, 5366 Barton Rd, PPN: 07-00-005-108-001

Proposal consists of a property split. Property is zoned R-1 Residence District.

Requests:

1. A 2,071-square foot variance for lot area of a single-family lot (“split”) not served by public sewer. Applicant shows lot area of 19,079 square feet, code requires 21,150 square feet, Section 1250.04(a)(1).
2. A 26.76-foot variance for lot depth of a single-family lot (“split”) not served by public sewer. Applicant shows lot depth of 173.24 feet, code requires 200 feet, Section 1250.04(a)(1).
3. A 49.1-foot variance for lot depth of a single-family lot (“remainder”) not served by public sewer. Applicant shows lot depth of 150.9 feet, code requires 200 feet, Section 1250.04(a)(1).

Note: The vacant "split" lot is not currently served by public sewer. The “remainder” lot is served by an existing home sewage treatment system.

Application was read.

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

Renee Moore, 5366 Barton Rd, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Director Lieber for her review.

Director Lieber provided background on the property stating that in February 2024, the Board considered an application by then-owner Christine Shaw to divide the property into three lots: the existing house lot, a narrow strip to be consolidated with an adjoining owner’s parcel, and one new buildable lot. The Board granted a lot area variance for the buildable lot, subject to two conditions to be completed within six months: consolidation of the narrow strip with the purchaser’s parcel and recording of a deed restriction requiring connection to public water and sewer. The narrow strip was consolidated, but the deed restriction was not recorded and the lot split tied to the variance was not filed. The 2024 variance expired and she stated that she wasn’t sure if the previous owner had provided all of that context to the new owner or not.

Ms. Moore stated that she had not and that she had no idea.

Director Lieber stated that, while the situation was unfortunate, the current owner had proposed a different lot configuration. The remainder lot, containing the existing residence, would front on Barton Road and consist of approximately 0.60 acres. Although it would remain compliant with the minimum lot area requirement, it would not meet the required 200-foot lot depth. She noted that the existing home is served by a home sewage treatment system; therefore, the code requirements for unsewered lots, which require greater lot area and depth than sewerred lots, would apply.

She explained that the proposed split lot would contain approximately 0.438 acres, front on Woodland Drive, and is not currently served by public sewer. As proposed, the lot would be 2,071 square feet smaller than the required 21,150 square feet for an unsewered lot. It also would not meet the minimum 200-foot lot depth, with an average depth of just over 173 feet based on the side lot line dimensions.

Director Lieber stated that the applicant intended to install public sewer to the proposed split lot prior to its future sale, as there was a pending buyer. However, no public sewer was proposed for the remainder lot, and the existing residence would continue to be served by its septic system.

She explained that the reduced lot area and depth standards apply only to lots that are currently served by public sewer, not to lots that may be connected in the future. She noted that in 2024, the Board had based a decision on the expectation of a future sewer connection, but that approval was never recorded and ultimately expired. Therefore, staff believed the application should be evaluated based on the property's current conditions.

Director Lieber added that if public sewer were installed to the proposed split lot, it would comply with both the minimum lot area and lot depth requirements and would not require variances for those standards. Under that scenario, the only remaining variance would be for the reduced lot depth of the remainder lot, as the existing residence would continue to occupy a nonconforming lot due to its insufficient depth.

The Board advised Ms. Moore that a unanimous vote would be required because only three Board members were present. The Board discussed the possibility of tabling the application to the next meeting or possibly a special meeting, subject to member availability and the required 10-day public notice in order for her to have all members present.

Ms. Moore requested that the application be tabled to the next meeting or be scheduled for a special meeting.

Moved by Masterson and seconded by Weaver to accept the request to table the application to the next available meeting to be scheduled.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

VAR-26-0006 Nathan Bally, 5392 Cornell Ave, PPN: 07-00-018-105-168

Proposal consists of a covered deck. Property is zoned RS1 - Special Residence District. Request:

1. A 4 ft. variance for setback between a covered deck and detached garage on the same lot. Code requires 10 ft., applicant shows 6 ft., Section 1294.03(a).

Deputy Clerk of Council Wieber stated that during Director Lieber's last application review she called the applicant, Mr. Bally, and left a voicemail letting him know that if he were to arrive within the next 10 to 15 minutes, that the Board would review his case. She stated that she also double checked that he did receive notification that he was to attend the meeting that evening.

Chairwoman Masterson asked if she was able to contact him.

Deputy Clerk of Council Wieber stated that she left a voicemail because he didn't pick up.

Director Lieber stated that not knowing the reason for the applicant's lack of attendance, it might be considerate to just table the application.

Moved by Masterson and seconded by Toth to table the application to the next meeting.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

VAR-26-0009 Brian & Dawn Holley, 35232 Schoolhouse Lane, PPN: 07-00-019-000-437

Proposal consists of installing a fence in front yard. Property is zoned R-1 Residence District (Chapter 1282). Request:

1. A 2-foot height and 100% opacity variance for a fence in the front yard. Applicant shows a 6-foot-high privacy fence in the front yard, code allows a fence no greater than 4 feet high and 50% open in the front yard, Section 1294.01(h)(2)(A).

Chairwoman Masterson stated that she spoke with the applicants prior to the meeting who stated that they wanted to table their application to the next meeting as well, due to a conflict of interest.

Moved by Masterson and seconded by Toth to table the application to the next meeting.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:32 PM.

Linda Masterson
Chairwoman

Tina Wieber
Recording Secretary/Deputy Clerk of Council

Thursday, August 27, 2026
Date Approved