



Board of Zoning and Building Appeals
REGULAR MEETING AGENDA OF NOVEMBER 17, 2022
CITY HALL COUNCIL CHAMBERS
7:00 PM

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Regular meeting of October 27, 2022
2. Special meeting of November 1, 2022

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS

PPZ2022-0147: David Bogner, Greenlawn Professional Building, LLC, 7295 Greenlawn Drive, North Ridgeville, OH 44039, PPN 07-00-028-103-193

Applicant: Randall Smith, DSC Architects, Inc., 401 Front St, Berea, OH 44017

The applicant is proposing to build a Life Celebration Center. Property is zoned B-5 District. Requests:

1. A variance for parking in the front yard. Applicant shows parking spaces in the front yard, code does not allow off-street parking to extend beyond the front line of any building, Section 1272.03(h).
2. A 9.5 foot variance for depth of the front yard. Applicant shows 65.5 feet, code requires 75 feet, Section 1272.06(b)(1).
3. A 30 foot variance for depth of the rear yard. Applicant shows 20 feet, code requires 50 feet, Section 1272.06(b)(2).
4. A 7.5 foot variance for sum of side yards. Applicant shows 27.5 feet, code requires 35 feet, Section 1272.06(b)(3).
5. A 7.5 foot variance for depth of the north side yard. Applicant shows 7.5 feet, code requires 15 feet, Section 1272.06(b)(3).
6. A variance for 34 parking spaces. Applicant shows 11 parking spaces, code requires 45 parking spaces, Section 1284.02(g)(14). Note: Reception space is 2,245 square feet. 2,245 sq. ft. / 50 sq. ft. = 44.9 spaces.

ADJOURNMENT

The next regular meeting will be held on Thursday, December 22, 2022.

Meetings are broadcast on the North Ridgeville YouTube channel at:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

Visit the Board of Zoning & Building Appeals webpage to access agenda items:

www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx