



CITY OF NORTH RIDGEVILLE

BOARD OF ZONING AND BUILDING APPEALS



Shawn Kimble, Chairman

Linda Masterson, Vice-Chairwoman
James Cain, Member

Neil Thibodeaux, Member
Jim Smolik, Planning Commission Liaison

AGENDA

REGULAR MEETING – THURSDAY, OCTOBER 28, 2021

7:00 PM

COUNCIL CHAMBERS

All Board of Zoning and Building Appeals meetings are held in Council Chambers located at 7307 Avon Belden Road, North Ridgeville, Ohio 44039 and are open to the public. You may also view this meeting on our YouTube channel at:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

TO ORDER:

ROLL CALL:

MINUTES: Regular Meeting, Thursday, August 26, 2021
(Action by BZBA)

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

APPLICANT: Frank Malawski, Sevan Solutions, 3025 Highland Parkway, Suite 850, Downers Grove, Illinois 60515

OWNER: Rini Realty Company, 924 Westpoint Parkway, Suite 150, Westlake, Ohio 44145

REQUEST: Requesting a front yard setback variance of 37'- 0" along Pitts Boulevard. Side yard setback east side 0'- 0".

LOCATION: 34385 Center Ridge Rd in a B-3 District
Permanent Parcel Nos. 07-00-016-112-001 & 07-00-016-112-059

CASE NO.: PPZ2021-0089

NEXT REGULAR MEETING WILL BE HELD THURSDAY, NOVEMBER 18, 2021

APPLICANT: Diane Bija, New Creation Builders, 818 East 73rd Street,
Cleveland, Ohio 44103
OWNER: Charles Jacobs III, 36413 Westfield Drive, North Ridgeville,
Ohio 44039
REQUEST: Requesting variance to N.R.C.O. §1294.03 (e) (4) constructing a
2,716 sf outbuilding on a 24,300 sf lot with 12% lot coverage
requiring a 2% variance
LOCATION: 36413 Westfield Drive in an R-1 District
Permanent Parcel Nos. 07-00-026-104-044
CASE NO.: PPZ2021-0092

APPLICANT: Todd Dahlquist, 4909 Stratton Mill Street, North Ridgeville, Ohio
44039
OWNER: Same
REQUEST: Requesting a variance to N.R.C.O. §1282.11 (c)(3) for a 7 foot
front yard variance for an addition onto an existing garage.
LOCATION: 4909 Stratton Mill Street in an R-1 District
Permanent Parcel No. 07-00-031-000-150
CASE NO.: PPZ2021-0095

OTHER BUSINESS:

ADJOURNMENT:

The next regular meeting will be held Thursday, November 18, 2021.

Please visit our website at <https://www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx> for
access to the agenda, applications, and attachments!