



Board of Zoning and Building Appeals

AGENDA OF OCTOBER 27, 2022
CITY HALL COUNCIL CHAMBERS
7:00 PM

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Regular meeting of September 22, 2022
2. Special meeting of October 13, 2022

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS

PPZ2022-0135: Michael & Pamela Provenza, 8724 Orchard Grove Ct, PPN 07-00-011-103-195

The applicant is proposing a 6 foot high 100% closed fence. Property is zoned R-1 District. Requests:

1. A 2 foot variance for fence height. Applicant shows 6 feet, code permits 4 feet, Section 1294.01(h)(2)(A).
2. A variance for a 100% closed fence. Code requires fence to be at least 50% open when located between the building and street line, Section 1294.01(h)(2)(A).

PPZ2022-0137: Marlis Cook, 9424 Island Rd, PPN 07-00-013-000-476

The applicant is proposing a 5 foot fence. Property is zoned R-1 District. Requests:

1. A 1 foot variance for height of a fence located in the front yard. Applicant shows 5 feet, code permits 4 feet, Section 1294.01(h)(2)(A).

PPZ2022-0138: Molly Gallagher, 4950 Main Ave, PPN 07-00-007-103-070

The applicant is proposing a home addition. Property is zoned RS-2 District. Requests:

1. A 4 foot variance for depth of rear yard. Applicant shows 21 feet, code requires 25 feet, Section 1262.04(b)(2).

PPZ2022-0141: Kirk & Renee Grose, 34606 Lorain Rd, PPN 07-00-014-103-095

The applicant is proposing a detached garage. Property is zoned R-1 District. Requests:

1. A 5.4% variance for lot coverage. Applicant shows 15.4%, code allows 10%, Section 1294.03(e)(4).

PPZ2022-0143: Culver's Restaurant; 216 Dirt Holdings, LLC, 32574 Lorain Rd, PPNs 07-00-003-101-010, 07-00-004-109-043

Applicant: Lora Martinson, Springfield Sign, 4825 E Kearney St, Springfield, MO 65803

The applicant is proposing a sign package. Property is zoned B-4 District. Requests:

1. A 30 square variance for building signage. Applicant shows 138 square feet, code allows 108 square feet, Section 1286.05(c)(2).
2. Two pole signs (second pole sign is a freeway-oriented sign). Code allows each business one pole sign. 1286.05 (c)(1).

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PPZ2022-0144: Angie's Coffee; Jason Frindt/Automation Investments LLP, 34906 Center Ridge Rd, PPN 07-00-016-101-051

Applicant: Ryan Lazuka/Aveline Holdings, LLC, 19885 Detroit Rd, #210, Rocky River OH 44116

The applicant is proposing a roof sign. Property is zoned B-3 District. Requests:

1. A 52 square foot variance for a roof sign. Applicant shows 104 square feet, code allows 52 square feet, Section 1286.05(c)(2).

OTHER BUSINESS

ADJOURNMENT

The next regular meeting will be held on Thursday, November 17, 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