



CITY OF NORTH RIDGEVILLE



Chairman Shawn Kimble
Vice-Chairman Linda Masterson
Member Mario Cipriano

BOARD OF ZONING & BUILDING APPEALS

7307 Avon Belden Road
North Ridgeville, Ohio 44039
(440) 353-0513

Member Neil Thibodeaux
Planning Commission Liaison Jim Smolik

AGENDA

THURSDAY, SEPTEMBER 27, 2018 REGULAR MEETING

TO ORDER: 7:00 p.m., Council Chambers

ROLL CALL:

MINUTES: Regular meeting of August 23, 2018

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

APPLICANT: Chris Brown, K. Hovnanian Homes, 3296 Columbia Road, Richfield, OH 44286

OWNER: K. Hovnanian Homes, 3296 Columbia Road, Richfield, OH 44286

REQUEST: A variance to install an eight foot walking path on the east side of Waterbury Boulevard.

LOCATION: Shady Drive North and north of Terrell Drive in a PCD District
Permanent Parcel Nos. 07-00-035-102-128, 07-00-035-900-003, and 07-00-035-102-024

APPLICANT: Chris Sedevik, 37817 Stoney Lake Drive

OWNER: Chris Sedevik, 6050 Otten Road

REQUEST: **An appeal of the Chief Building Official's decision to require said applicant to install a sidewalk citing N.R.C.O. §1024.05(a) - All dwellings, apartments and commercial and industrial buildings constructed in the City shall be provided with sidewalks in front of such buildings before occupancy of the building is permitted; and §1024.06(b)(1) - A sidewalk does not exist within 2,000 feet in any direction from any property corner. (Closest sidewalk is 1,875 feet away)**

LOCATION: 6050 Otten Road in an R-1 District
Permanent Parcel No. 07-00-041-000-073

APPLICANT: Aaron and Teresa Wheeler, 37989 Pebble Lake Trail
OWNER: Same
REQUEST: **An appeal of the Chief Building Official's decision to require said applicant to install a sidewalk citing N.R.C.O. §1024.05(a) - All dwellings, apartments and commercial and industrial buildings constructed in the City shall be provided with sidewalks in front of such buildings before occupancy of the building is permitted; and §1024.06(b)(1) - A sidewalk does not exist within 2,000 feet in any direction from any property corner. (Closest sidewalk is 390 feet away)**
LOCATION: 34191 Chestnut Ridge in an R-1 District
Permanent Parcel No. 07-00-015-110-057

APPLICANT: Theresa Henderson, Azac Properties, 7410 Race Road
OWNER: Theresa Henderson, 21150 Indian Hollow Road, Wellington, OH 44018
REQUEST: **An appeal of the Chief Building Official's decision to require said applicant to install a sidewalk citing N.R.C.O. §1024.05(a) - All dwellings, apartments and commercial and industrial buildings constructed in the City shall be provided with sidewalks in front of such buildings before occupancy of the building is permitted; and §1024.06(b)(1) - A sidewalk does not exist within 2,000 feet in any direction from any property corner. (Closest sidewalk is 1700 feet away)**
LOCATION: 7410 Race Road in an I-2 District.
Permanent Parcel No. 07-00-039-000-077

APPLICANT: Denise Hickle, 35399 Chestnut Ridge
OWNER: Same
REQUEST: The following variances to erect a privacy fence to be eight feet in height:
1. A 2 foot height variance from rear property line to front line of building.
2. A 4 1/2 foot height variance to go 24 feet beyond the front building line.
3. A 50% open variance to go 24 feet beyond the front building line.
LOCATION: 35399 Chestnut Ridge Road in an R-1 District.
Permanent Parcel No. 07-00-023-102-071

APPLICANT: Thomas and Vicki Spicer, 37401 Sugar Ridge Road
OWNER: Same
REQUEST: A .1% lot coverage variance to construct a 10 by 20 shed
LOCATION: 37401 Sugar Ridge Road in an R-1 District.
Permanent Parcel No. 07-00-035-102-019

APPLICANT: Jacob Patton, Jacob Patton, LLC, 29680 Lorain Road
OWNER: Mitico Limited, 31684 Cook Road
REQUEST: The following in order to operate a towing & impound lot in a B-3 District:
1. Determination of a like use to those that are permitted in a B-3 District
2. A variance in surface type to install a gravel parking lot
LOCATION: 31684 Cook Road in a B-3 District.
Permanent Parcel No. 07-00-004-110-037

APPLICANT: Paul Kowalsick, 4187 W. 222 Street, Fairview Park, OH 44126
OWNER: Paul Kowalsick, Canine Properties LLC, Mills Road
REQUEST: The following in order to construct a building and to operate a landscaping business in an I-2 District:
1. A 10 foot side yard variance on west side of property
2. A 15 foot side yard variance on the east side of property
3. Determination of a like use to those that are permitted in an I-2 District
LOCATION: Mills Road southeast of Jaycox and west of Mills Industrial Parkway in an I-2 District.
Permanent Parcel No. 07-00-018-101-017

OTHER BUSINESS:

ADJOURNMENT:

NEXT REGULAR MEETING WILL BE HELD OCTOBER 25, 2018