



Chairman Shawn Kimble
Vice-Chairwoman Linda Masterson
Member James Cain

CITY OF NORTH RIDGEVILLE

BOARD OF ZONING AND BUILDING APPEALS

7307 Avon Belden Road
North Ridgeville, Ohio 44039
440.353.0513



Member Neil Thibodeaux
Planning Commission Liaison Jim Smolik

AGENDA

REGULAR MEETING – THURSDAY, SEPTEMBER 24, 2020

TO ORDER: 7:00 PM

ROLL CALL:

MINUTES: Regular meeting held Thursday, August 27, 2020

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

APPLICANT: Danyelle Sahlica, Columbia Fence
33549 E Royalton Rd, Unit #1, Columbia Station, OH 44028
OWNER: Gary & Angela McClure, 32018 Lilac Lane, North Ridgeville, OH 44039
REQUEST: Requesting a variance to N.R.C.O. §1294.01(h)(1)A and §1294.01(h)(3) for a 6 foot high and 100% closed fence requiring a 2 ½ foot height variance and 100% closed variance
LOCATION: 32018 Lilac Lane, in a R-1 Residence District
Permanent Parcel No. 07-00-002-102-231 **CASE NO.: PPZ2020-0032**

APPLICANT: Danyelle Sahlica, Columbia Fence
33549 E Royalton Rd, Unit #1, Columbia Station, OH 44028
OWNER: Erica Dennis, 31972 Rustic Ridge, North Ridgeville, OH 44039
REQUEST: Requesting a variance to N.R.C.O. §1294.01(h)(1)A and §1294.01(h)(3) for a 6 foot high and 100% closed fence requiring a 2 ½ foot height variance and 100% closed variance
LOCATION: 31972 Rustic Ridge, in a R-1 Residence District
Permanent Parcel No. 07-00-002-106-002 **CASE NO.: PPZ2020-0033**

NEXT REGULAR MEETING WILL BE HELD THURSDAY, OCTOBER 22, 2020

**BOARD OF ZONING AND BUILDING APPEALS
REGULAR MEETING – THURSDAY, SEPTEMBER 24, 2020**

PAGE 2

APPLICANT: Julie Byrne, G&B Properties
33649 St Francis Drive, Avon, OH 44011
OWNER: J&J Enterprises LLC, PO Box 451222, Westlake, OH 44145
REQUEST: Requesting a variance to N.R.C.O. §1262.04(1) for 16.67 foot front yard on Frances Street requiring a 13.33 foot variance
LOCATION: Corner of Main St & Frances St, in a RS-2 Residence District
Permanent Parcel Nos. 07-00-007-120-046 and -047 **CASE NO.: PPZ2020-0034**

APPLICANT: Jacob Schober, 37257 Sandy Ridge Drive, North Ridgeville, OH 44039
OWNER: Same
REQUEST: Requesting a variance to N.R.C.O. §1294.01(h)(1)A for 4 ½ foot high fence requiring a 1 foot variance
LOCATION: 37257 Sandy Ridge Drive, in a PCD/R-1 Residence District
Permanent Parcel No. 07-00-033-115-051 **CASE NO.: PPZ2020-0035**

APPLICANT: Timothy Golay, 331 Gayle Drive, Sheffield Lake, OH 44054
OWNER: Golay, Lawrence/Timothy/Riannon, 331 Gayle Drive, Sheffield Lake, OH 44054
REQUEST: Requesting a variance to N.R.C.O. §1294.03(e)(4) for 4,536 square foot lot coverage requiring a 1,937 square foot variance to build 40' x 48' outbuilding (17% lot coverage)
LOCATION: 36845 Mills Road, in a R-1 Residence District
Permanent Parcel No. 07-00-031-000-178 **CASE NO.: PPZ2020-0036**

APPLICANT: James Martynowski, Osborne Capital Group, 7670 Tyler Boulevard, Mentor, OH 44060
OWNER: Cook Road Properties, 7670 Tyler Boulevard, Mentor, OH 44060
REQUEST: Requesting a variance to N.R.C.O. §1268.04(a) for:
1. Parcel A - 0.643 acre lot with a 119 foot width requiring a 0.357 acre lot variance and a 31 foot width variance
2. Parcel B - 0.719 acre lot with a 104 foot width requiring a 0.281 acre lot variance and a 46 foot width variance
LOCATION: 32435 Cook Road, in a B-3 District
Permanent Parcel Nos. 07-00-003-102-048 and -049 **CASE NO.: PPZ2020-0037**

OTHER BUSINESS:

ADJOURNMENT:

NOTICE TO THE PUBLIC

Due to current restrictions associated with the ongoing coronavirus pandemic (COVID-19), physical attendance at the meeting is prohibited. However, to ensure public viewing and participation, this meeting will be live streamed on our YouTube channel:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

Interested parties may submit comments and questions during the meeting using the YouTube live chat feature; or in advance of the meeting by emailing Lisa Ciofani at lciofani@nridgeville.org. Your comments or questions will be read into the record.

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