



CITY OF NORTH RIDGEVILLE

BOARD OF ZONING AND BUILDING APPEALS



Chairman Shawn Kimble
Vice-Chairwoman Linda Masterson
Member Neil Thibodeaux

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

Member Mario Cipriano
Planning Commission Liaison Jim Smolik

AGENDA

REGULAR MEETING – THURSDAY, AUGUST 22, 2019

TO ORDER: 7:00 PM, Council Chambers

ROLL CALL:

MINUTES: Regular meeting held Thursday, July 25, 2019

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

APPLICANT: Glenn Flanagan; 37517 Tail Feather Drive, North Ridgeville, Ohio 44039

OWNER: Same

REQUEST: Requesting a 4-foot fence height, requiring a ½-foot variance to N.R.C.O. §1294.01(h)(1)(A).

§1294.01(h)(1)(A) Along the street line and to the front line of the building located nearest to such street, no fence shall exceed three and one-half feet in height.

LOCATION: Meadow Lakes PCD; southeast corner of Hunter Lake Drive and Tail Feather Drive.

Permanent Parcel No. 07-00-033-115-003

CASE NO.: PPZ2019-0007

APPLICANT: Thomas Tekesky; American Fence Company
3841 Ridge Road, Cleveland, Ohio 44144

OWNER: George & Erica Neider; 36184 Shaw Drive, North Ridgeville, Ohio 44039

REQUEST: Requesting a 5-foot chain-link fence in side yard, requiring a 1½-foot variance to N.R.C.O. §1294.01(h)(1)(A).

§1294.01(h)(1)(A) Along the street line and to the front line of the building located nearest to such street, no fence shall exceed three and one-half feet in height.

LOCATION: 36184 Shaw Drive; northwest corner of Shaw Drive and Shaker Drive; zoned RS-2 Special Residence District #2.

Permanent Parcel Nos. 07-00-026-107-033 to 07-00-026-107-035;
07-00-026-107-055 to 07-00-026-107-057

CASE NO.: PPZ2019-0009

CONTINUED ON BACK

**BOARD OF ZONING AND BUILDING APPEALS
REGULAR MEETING – THURSDAY, AUGUST 22, 2019**

PAGE 2

APPLICANT: Nelson Schorr, Swish 365, LLC; 1669 W 130th Street, Hinckley, Ohio 44233

OWNER: RIDGECO, LLC; 5000 Gateway Drive, Medina, Ohio 44256

REQUEST: Like-use determination for the operation of a recreation business within an industrial building.

[§1278.02\(c\)](#) Any other use of the same character which is determined and approved by the Board of Zoning and Building Appeals.

PERMITTED USES: [I-1 Industrial Park District](#) [I-2 Light Industrial District](#) [I-3 Heavy Industrial District](#)

LOCATION: 38777 Taylor Parkway; zoned I-3 Heavy Industrial District.

Permanent Parcel No. 07-00-047-000-098

CASE NO.: PPZ2019-0011

APPLICANT: Thomas P. Feser; 5800 McKinley Avenue, North Ridgeville, Ohio 44039

OWNER: Same

REQUEST: Requesting addition to detached garage; located 2 feet from rear and side yard lot lines, and totaling 1,118 square feet:

- 3-foot variance to N.R.C.O. §1294.03(a) for the rear yard and side yard;
- 442-square-foot variance to N.R.C.O. §1294.03(d)(1).

[§1294.03\(a\)](#) ...Detached private garages shall be located not less than five feet from the side and rear yard lot lines and not less than ten feet from other buildings located upon the same lot with a detached private garage.

[§1294.03\(d\)\(1\)](#) ...No detached private garage shall exceed twenty-six feet in length or width or be over 676 square feet in area in any residential district zone with one-half acre or less.

LOCATION: West side of McKinley Avenue; zoned RS-2 Special Residence District #2.

Permanent Parcel Nos. 07-00-008-110-010 and 07-00-008-110-011;
07-00-008-110-027 and 07-00-008-110-028; 07-00-008-110-032 and
07-00-008-110-033; and 07-00-008-110-044

CASE NO.: PPZ2019-0010

OTHER BUSINESS:

ADJOURNMENT:

NEXT REGULAR MEETING WILL BE HELD THURSDAY, SEPTEMBER 26, 2019