



Board of Zoning and Building Appeals
REGULAR MEETING AGENDA OF JULY 27, 2023
CITY HALL COUNCIL CHAMBERS
7:00 PM
REVISED

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Regular meeting of June 22, 2023

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

Master Plan Update

Zoning Code Amendments

Chapter 1286 Signs

Chapter 1292 Nonconforming Structures and Uses

PUBLIC HEARINGS

PPZ2023-0199: Thomas Holzaepfel, 5122 Stoney Ridge Rd, PPN: 07-00-031-000-004

Applicant: Thomas Holzaepfel, 5122 Stoney Ridge Rd, North Ridgeville, OH 44039.

Proposal consists of constructing a detached garage. Property is zoned R-1 Residence District. Requests:

1. A 1.5-foot height variance for a detached private garage; code permits 15 feet, applicant shows 16.5 feet, Section 1294.03(d)(1). See definition of "building height" below.
2. A 2.2% variance for lot coverage of a residential lot with a detached garage; code permits 10%, applicant shows 12.2%, Section 1294.03(d)(2).

PPZ2023-0203: North Ridgeville Family Dentistry, Ankur A Gupta, DDS, 34100 Center Ridge Rd, PPN: 07-00-017-129-071

Property Owner: Ankur A Gupta, DDS, 35201 Emory Drive, Avon, OH 44011.

Proposal consists of adding signage to the back of the building. Property is zoned B-3 Highway Commercial
Requests:

1. A 52.5 square foot variance for building signs; applicant shows 212.5 square feet, code allows 160 square feet, Section 1286.05(c)(2).

Note: building width is 80 feet.

PPZ2023-0206: ARE Properties 100, LLC, Joe Spooner, 5531 Wallace Blvd, PPN: 07-00-018-105-041, 07-00-018-105-123, 07-00-018-105-042

Applicant: A.J. Home Upgrades, LLC, 5380 Oberlin Ave, Lorain, OH 44053.

Proposal consists of a home addition. Property is zoned RS-1 Special Residence District #1. Requests:

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1. A 1 ft. 9 in. variance for separation of a detached private garage with other buildings located on the same lot; code requires 10 feet, applicant shows 8 ft. 3 in., Section 1294.03(a).

PPZ2023-0208: Joseph Buescher, 7319 Maddock Rd, PPN: 07-00-027-101-002

Proposal consists of extending existing fence. Property is zoned R-1 Residence District. Requests:

1. A 1.5-foot variance for height of a fence in a residential district; code permits 6 feet, applicant shows 7.5 feet, Section 1294.01(h)(2)(A).

ADJOURNMENT

Meetings are broadcast on the North Ridgeville YouTube channel at:

www.youtube.com/channel/UCThTaGFRof_AQvxSYAzMNYg

Visit the Board of Zoning & Building Appeals webpage to access agenda items:

www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx