



# **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, AUGUST 23, 2018 REGULAR MEETING**

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

**ROLL CALL:**

**MINUTES:** Regular meeting of July 26, 2018

**PLANNING COMMISSION REPORT(S):**

**OTHER REPORTS OR CORRESPONDENCE:**

**PUBLIC HEARINGS:**

**APPLICANT:** Anthony Valore and Gayle Fischbach, Valore Properties, 23550 Center Ridge Road, Westlake, OH 44145

**OWNER:** Valore Properties, 23550 Center Ridge Road, Westlake, OH 44145

**REQUEST:** Determination of the same character use as the permitted uses to operate 0-Zone Hookah Lounge – tobacco use in a B-3 District.

**LOCATION:** 34161 Center Ridge Road in a B-3 District.

Permanent Parcel No. 07-00-016-112-045

**Postponed application until the August meeting**

**APPLICANT:** Steven T. Lindo, 9032 Morgan Circle

**OWNER:** Richard and Georgia Sullinger Trustees, 32135 Cook Road

**REQUEST:** A ten foot front yard variance to construct a 60 foot by 80 foot building

**LOCATION:** Vacant parcel on the corner of Bender and Terrell Court in an R-1 District.

Permanent Parcel No. 07-00-038-000-101

**APPLICANT:** Dorian Clobota, 27243 Westown Blvd. #312, Westlake, OH 44145

**OWNER:** Andrea and Joe Zepernick, 34025 Woodlawn Drive

**REQUEST:** A 39 foot front yard variance to construct a new home.

**LOCATION:** 34025 Woodlawn Drive in an R-1 District

Permanent Parcel No. 07-00-016-107-010

**BOARD OF ZONING AND BUILDING APPEALS  
REGULAR MEETING - AUGUST 23, 2018**

**PAGE 2**

**APPLICANT:** James and Ann Reichle, 8585 Gatestone  
**OWNER:** Same  
**REQUEST:** A variance in lot coverage of 1.7 percent to build a detached garage  
**LOCATION:** 8585 Gatestone Road in an R-1 District  
Permanent Parcel No. 07-00-002-102-048

**APPLICANT:** Heather Thornton, 5861 Rosebell Avenue  
**OWNER:** Same  
**REQUEST:** The following variances to move an existing six-foot board on board  
privacy fence on a corner lot:  
1). A 2 ½ foot height variance  
2). A 50% closed variance  
**LOCATION:** 5861 Rosebell Avenue in an R-1 District  
Permanent Parcel No. 07-00-070-111-001, 07-00-070-111-002, and 07-00-  
070-111-003

**OTHER BUSINESS:**

**ADJOURNMENT:**

*NEXT REGULAR MEETING WILL BE HELD AUGUST 23, 2018*