



# 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, APRIL 25, 2019

**TO ORDER:** 7:00 P.M., Council Chambers

**ROLL CALL:**

**MINUTES:** Regular meeting of March 28, 2019

**PLANNING COMMISSION REPORT(S):**

**OTHER REPORTS OR CORRESPONDENCE:**

**PUBLIC HEARINGS:**

**APPLICANT:** Bradley Barnes  
 5225 Stoney Ridge Rd, North Ridgeville, OH 44039

**OWNER:** Same

**REQUEST:** Requesting approval of 5-foot side yard for garage extension, requiring 5-foot variance to N.R.C.O. §1250.04(b)(3)(A).

§1250.04(b)(3)(A) The sum of the side yards for a single-family residence shall be not less than twenty feet, and neither side yard shall be less than ten feet.

**LOCATION:** 5225 Stoney Ridge Rd, in an R-1 zoning district.  
 Permanent Parcel No. 07-00-031-000-020

**CASE NO.: BA2019-390**

**APPLICANT:** Donald A. DePasquale  
 6210 Stoney Ridge Rd, North Ridgeville, OH 44039

**OWNER:** Donald A. DePasquale; Angela DePasquale  
 6210 Stoney Ridge Rd, North Ridgeville, OH 44039

**REQUEST:** Requesting 10.5% lot coverage, requiring a variance of 247 square feet to N.R.C.O. §1294.03(e)(4).

§1294.03(e)(4) Each dwelling may have both a private detached garage and an outbuilding. Agriculturally zoned districts or lots greater than one-half acre are not regulated as to the number of outbuildings but cannot exceed lot coverage of ten percent.

**LOCATION:** 6210 Stoney Ridge Rd, in an R-1 zoning district.  
 Permanent Parcel No. 07-00-029-000-099

**CASE NO.: BA2019-391**

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**APPLICANT:** Matthew Rotheram  
36599 Stockport Mill Dr, North Ridgeville, OH 44039

**OWNER:** Same

**REQUEST:** Requesting approval for a 6-foot-tall and 100% closed fence:

- 2½-foot height variance to N.R.C.O. §1294.01(h)(1)(A)
- 100%-closed construction, a variance to §1294.01(h)(3)

§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.

§1294.01(h)(3)       All fences in residential areas shall be constructed so that the open area of such fence structure shall be equal to or greater than the closed or barred portion of such fence, except as to fences erected principally as enclosures for swimming pools, and except that along the rear lot line of the property and from the rear lot line to the front line of the building located nearest to the street, a privacy or barred fence shall be permitted, provided that there is a gate or opening for ingress and egress, at least four feet in width, within ten feet of any connection to a residence. Where a privacy or barred fence is permitted along a lot line, there shall be a recorded easement of two feet for maintenance purposes, before issuance of a permit by the Chief Building Official.

**LOCATION:**        36599 Stockport Mill Dr, in an R-1 zoning district.  
Permanent Parcel No. 07-00-031-000-208

**CASE NO.:    BA2019-392**

**OTHER BUSINESS:**

**ADJOURNMENT:**