



# CITY OF NORTH RIDGEVILLE



## BOARD OF ZONING & BUILDING APPEALS

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

Chairman Shawn Kimble  
Vice Chairman Linda Masterson  
Member Martin DeVries

Member Mario Cipriano  
Planning Commission Liaison  
Tim Anderson

### AGENDA

#### THURSDAY, JUNE 22, 2017 REGULAR MEETING

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

**ROLL CALL:**

**MINUTES:** Regular meeting of May 25, 2017

**PLANNING COMMISSION REPORT(S):**

**OTHER REPORTS OR CORRESPONDENCE:**

**PUBLIC HEARINGS:**

**APPLICANT:** Larry Mercure, 6408 Ridgeview Blvd.  
**OWNER:** Same  
**REQUEST:** A 20 foot rear yard variance required for an existing attached garage.  
**LOCATION:** 6408 Ridgeview Blvd. in an RS-2 District  
Permanent Parcel No. 07-00-021-107-028, 07-00-021-107-029, 07-00-021-107-030, 07-00-021-107-031, and 07-00-021-107-032

**APPLICANT:** Shawn and Christine Davis, 33628 Gloria Avenue  
**OWNER:** Same  
**REQUEST:** A two and a half foot height variance and a 50% open variance to construct a six foot, 100% closed privacy fence on a corner lot.  
**LOCATION:** 33628 Gloria Avenue in an R-1 District.  
Permanent Parcel Nos. 07-00-009-113-077, 07-00-009-113-068, 07-00-009-113-067, and 07-00-009-113-066

**APPLICANT:** Tony Perez, Lemmon & Lemmon Inc, 1201 S. Main Street, North Canton, OH 44720  
**OWNER:** Bagley Lorain Properties, LLC, 9095 Gatestone Road  
**REQUEST:** A 50 foot front yard setback variance in several areas to allow buildings to be constructed less than 100 feet from the right of way.  
**LOCATION:** N.E. corner of Bagley Road and Lorain Road in a Special Development District  
Permanent Parcel Nos. 07-00-011-102-149 and 07-00-011-102-150

**APPLICANT:** Raymond & Kristin Zehnder, 9222 Stonebriar Lane  
**OWNER:** Same  
**REQUEST:** The following variances to construct a covered porch entry way four feet into front yard and extend 11 feet in width:  
1) A one foot variance to allow structure to extend more than three feet into front yard.  
2) A one foot variance to allow structure to be built more than 10 feet in width.  
**LOCATION:** 9222 Stonebriar Lane in an R-1 District.  
Permanent Parcel No. 07-00-013-000-244

**OTHER BUSINESS:**

**ADJOURNMENT:**

*NEXT REGULAR MEETING WILL BE HELD JULY 27, 2017*