



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 Mario Cipriano

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

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 SEPTEMBER 27, 2018