



CITY OF NORTH RIDGEVILLE

BOARD OF ZONING AND BUILDING APPEALS



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

Chairman Shawn Kimble
Vice-Chairwoman Linda Masterson
Member Neil Thibodeaux

Member Mario Cipriano
Planning Commission Liaison Jim Smolik

AGENDA

REGULAR MEETING – THURSDAY, SEPTEMBER 26, 2019

TO ORDER: 7:00 PM, Council Chambers

ROLL CALL:

MINUTES: Regular meeting held Thursday, August 22, 2019 [VIEW](#)

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

APPLICANT: Raymond Phelps [VIEW APPLICATION](#)
6426 Lee Avenue, North Ridgeville, Ohio 44039

OWNER: Same

REQUEST: Construction of a pole barn with an area of 1,680 square feet; height of 15 feet, 8 inches:

- A variance to N.R.C.O. §1294.03(d)(1) of 1,004 square feet; and one foot, eight inches in height;
- Accessory structure without an established primary use.
[N.R.C.O. §1240.10(1)]

§1294.03(d)(1) In all residential districts, no detached private garage shall exceed one story or fifteen feet in height for a single-family or two-family residential structure. No detached private garage shall exceed twenty-six feet in length or width or be over 676 square feet in area in any residential district zone with one-half acre or less.

§1240.10(1) "Accessory use or building" means a subordinate use or building on the same lot customarily incidental to the main use of the land or buildings.

LOCATION: Vacant lots on the east side of Lee Avenue; zoned RS-2 Special Residence District #2.

Permanent Parcel Nos. 07-00-021-107-014 / -015 **CASE NO.: PPZ2019-0016**

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**BOARD OF ZONING AND BUILDING APPEALS
REGULAR MEETING – THURSDAY, SEPTEMBER 26, 2019**

APPLICANT: Thomas P. Feser [VIEW APPLICATION](#)
5800 McKinley Avenue, North Ridgeville, Ohio 44039

OWNER: Same

REQUEST: A 280-square-foot addition to detached garage 3 feet from side yard lot line, requiring a 2-foot variance to N.R.C.O. §1294.03(a).

[§1294.03\(a\)](#) ...Detached private garages shall be located not less than five feet from the side and rear yard lot lines and not less than ten feet from other buildings located upon the same lot with a detached private garage.

LOCATION: West side of McKinley Avenue; zoned RS-2 Special Residence District #2.
Permanent Parcel Nos. 07-00-008-110-044 / -010 / -011 / -027
-028 / -032 / -033 **CASE NO.: PPZ2019-0018**

SUPPLEMENTAL MATERIAL

[BZBA 08/22/2019
APPLICATION](#)

[BZBA 08/22/2019
MINUTES](#)

OTHER BUSINESS:

ADJOURNMENT:

NEXT REGULAR MEETING WILL BE HELD THURSDAY, OCTOBER 24, 2019