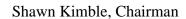


CITY OF NORTH RIDGEVILLE

BOARD OF ZONING AND BUILDING APPEALS





Linda Masterson, Vice-Chairwoman James Cain, Member Neil Thibodeaux, Member Jim Smolik, Planning Commission Liaison

AGENDA (AMENDED) REGULAR MEETING – THURSDAY, JANUARY 27, 2022 7:00 PM COUNCIL CHAMBERS

All Board of Zoning and Building Appeals meetings are held in Council Chambers located at 7307 Avon Belden Road, North Ridgeville, Ohio 44039 and are open to the public. You may also view this meeting on our YouTube channel at:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

TO ORDER:

ROLL CALL:

ELECTION OF OFFICERS:

Chairman

Vice Chairman

Secretary

Board of Flood and Drainage Control Liaison

Alternate Board of Flood and Drainage Control Liaison

MINUTES: Regular Meeting, Thursday, December 16, 2021

(Action by BZBA)

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

APPLICANT: Phillip Alvarado, 6823 Glendale Road, North Ridgeville, Ohio

44039

OWNER: Phillip & Dalia Alvarado, 6823 Glendale Road, North Ridgeville,

Ohio

NEXT REGULAR MEETING WILL BE HELD THURSDAY, FEBRUARY 24, 2022

REQUEST: Requesting to build a home with 15-foot variance for setback

to north property line. Applicant shows 35 feet, N.R.C.O. \$1250.04(b)(1)A requires the depth of front yards shall not be less than 50 feet and \$1294.01(g)(8) requires lots having two intersecting streets shall contain the 50-foot depth of front

vards on both streets.

LOCATION: 6823 Glendale Road in an R-1District

Permanent Parcel No. 07-00-009-118-001

CASE NO.: PPZ2021-0099

APPLICANT: William Foster, American Construction Group, Ltd, 6337

Chittenden Road, Hudson, Ohio 44236

OWNER: Jordan & Samantha Stanley, 37400 White Feather Avenue, North

Ridgeville, Ohio 44039

REQUEST: Requesting a variance to N.R.C.O. §1294.01(e)(2) for a concrete

pool deck 4 feet from both side property lines requiring a 1 foot

variance on both side setbacks.

LOCATION: 37400 White Feather Avenue in a PCD R-1 District

Permanent Parcel No. 07-00-033-118-041

CASE NO.: PPZ2021-0100

APPLICANT: Nicholas Barnes, 36214 Lands End, North Ridgeville, Ohio

44039

OWNER: Same

REQUEST: Requesting a variance to N.R.C.O. §1294.01(h)(1)A for a 4 foot

fence on a corner lot requiring a ½ foot variance.

LOCATION: 36214 Lands End in an R-1 District

Permanent Parcel No. 07-00-029-000-375

CASE NO.: PPZ2022-0101

APPLICANT: Aron A Rus, Pro Care We Care, 34303 Mills Rd, North

Ridgeville, Ohio 44039

OWNER: David & Vickie Stumph, 36525 Center Ridge Rd, North

Ridgeville, Ohio 44039

REQUEST: Requesting a similar use determination. N.R.C.O. §1274.04(a)

does not list landscaping businesses as permitted uses in the

B-5 District, N.R.C.O. §1272.04(e).

LOCATION: 36525 Center Ridge Road in a B-5 District

Permanent Parcel No. 07-00-028-103-140

CASE NO.: PPZ2022-0102

OTHER BUSINESS:
ADJOURNMENT:
The next regular meeting will be held Thursday, February 24, 2022.
Please visit our website at https://www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx for access to the agenda, applications, and attachments!