



# CITY OF NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS



Shawn Kimble, Chairman

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](http://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 yards on both streets.

**LOCATION:** 6823 Glendale Road in an R-1 District  
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!