



CITY OF NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS



Shawn Kimble, Chairman

Linda Masterson, Vice-Chairwoman
James Cain, Member

Neil Thibodeaux, Member
Steve Ali, Planning Commission Liaison

AGENDA REGULAR MEETING – THURSDAY, APRIL 28, 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:

MINUTES: [Regular Meeting, Thursday, March 24, 2022](#)
(Action by BZBA)

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

[PPZ2022-0108: Rochelle Ensley, 6920 Hatching Way, PPN 07-00-033-118-050](#)

Applicant: Same

The applicant proposes building a 4-foot high fence and trash enclosure on a corner lot. Property is zoned PCD R-1 District. Requests:

1. A 0.5 foot variance for height of a fence located in the front yard. Applicant shows 4 feet, code allows 3.5 feet, Section 1294.01(h)(1)(A). Note: This variance is for both the perimeter fence and trash enclosure.
2. A variance for a solid fence located in the front yard. Applicant shows 100% closed portion of fence, code requires 50% open, Section 1294.01(h)(3). Note: This variance is for the trash enclosure only.

[PPZ2022-0112: Jeffrey & Rebecca Kessler, 37243 Golden Eagle Drive, PPN 07-00-033-112-106](#)

Applicant: Same

The applicant proposes building a 4-foot high fence on a corner lot. Property is zoned PCD R-1 District. Requests:

1. A 0.5 foot variance for height of a fence located in the front yard. Applicant shows 4 feet, code allows 3.5 feet, Section 1294.01(h)(1)(A).

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PPZ2022-0113: Samuel Singer, 33949 Dodge Avenue, PPN 07-00-009-119-003

Applicant: Same

The applicant is proposing a new 30 foot by 30 foot outbuilding on their property which is approximately 0.48 acre. Property is zoned R-1 District. Requests:

1. A 224 square foot variance for area of an outbuilding. Applicant shows 900 square feet, code allows 676 square feet, Section 1294.03(e)(2).

OTHER BUSINESS:

ADJOURNMENT:

The next regular meeting will be held Thursday, May 26, 2022.

Please visit our website at <https://www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx> for access to the agenda, applications, and attachments!