



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, MAY 26, 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, April 28, 2022](#)
(Action by BZBA)

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

[PPZ2022-0114: Joseph Iacona, 6401 Fawn Lane, PPN 07-00-028-101-127](#)

Applicant: Same

The applicant proposes building a 6-foot high fence on a corner lot. Property is zoned PCD R-1 District. Requests:

1. A 2.5 foot variance for height of a fence located in the front yard. Applicant shows 6 feet, code allows 3.5 feet, Section 1294.01(h)(1)(A).
2. A variance for a 100% solid fence. Applicant shows solid fence, code requires fence to be at least 50% open when located between the building and street line, Section 1294.01(h)(3).

[PPZ2022-0115: Helen & Armando Serrano, 35347 Elder Street, PPN 07-00-020-105-001, 07-00-020-105-002, 07-00-020-105-003, 07-00-020-105-004](#)

Applicant: Same

The applicant proposes building a 4-foot high fence on a corner lot. Property is zoned RS-2 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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PPZ2022-0117: Ioana Budurean, 36728 Capri Lane, PPN 07-00-031-000-283

Applicant: Ryan Delia, Moscarino Landscape + Design, 25329 Sprague Road, Columbia Station, OH 44028.

The applicant is proposing to install a 5-foot high vinyl semi-private fence in the rear yard of their corner lot. Property is zoned R-1 District. Requests:

1. A 1.5 foot variance for height of a fence located in the front yard. Applicant shows 5 feet, code allows 3.5 feet, Section 1294.01(h)(1)(A).
2. A variance for a 75% closed 25% open fence. Code requires fence to be at least 50% open when located between the building and street line, Section 1294.01(h)(3).

OTHER BUSINESS:

ADJOURNMENT:

The next regular meeting will be held Thursday, June 23, 2022.

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