



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, JUNE 23, 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, May 26, 2022](#)
(Action by BZBA)

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

[ORDINANCE NO. 5957-2022](#) AN ORDINANCE REPEALING *SECTION 660.12 FENCES OF THE NORTH RIDGEVILLE GENERAL OFFENSES CODE.*

[ORDINANCE NO. 5958-2022](#) AN ORDINANCE AMENDING VARIOUS SECTIONS OF *CHAPTER 1294 SUPPLEMENTARY REGULATIONS OF THE NORTH RIDGEVILLE ZONING CODE IN ORDER TO UPDATE THE CITY'S FENCE REGULATIONS.*

PUBLIC HEARINGS:

[PPZ2022-0123: Colin Henderson & Morgan Green, 36593 Annie Lane, PPN 07-00-028-103-210](#)

Applicant: Same

The applicant proposes building a 6-foot high 100% closed fence on a corner lot. Property is zoned 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).

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PPZ2022-0122: John & Jennifer Minkiewicz, 9065 Longbrook Drive, PPN 07-00-001-000-376

Applicant: Dominic Vullo, Artisan Landscape and Designs, 23670 Redfern Road, Columbia Station OH 44028

The applicant is proposing building a free standing screened in pavilion. Property is zoned R-1 District. Requests:

1. A 25 foot variance for rear yard setback of a dwelling. Applicant shows 5 feet, code requires 30 feet, Section 1282.11(c)(5).

OTHER BUSINESS:

ADJOURNMENT:

The next regular meeting will be held Thursday, July 28, 2022.

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