



CITY OF NORTH RIDGEVILLE

BOARD OF ZONING AND BUILDING APPEALS



Chairman Shawn Kimble
 Vice-Chairwoman Linda Masterson
 Member Neil Thibodeaux

7307 Avon Belden Road
 North Ridgeville, Ohio 44039
 (440) 353-0513

Member Mario Cipriano
 Planning Commission Liaison Jim Smolik

AGENDA

REGULAR MEETING – THURSDAY, OCTOBER 24, 2019

TO ORDER: 7:00 PM, Council Chambers

ROLL CALL:

MINUTES: Regular meeting held Thursday, September 26, 2019 [VIEW](#)

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

APPLICANT: Brent M. Dennis & Christina M. Cellura [VIEW APPLICATION](#)
 9315 Root Road, North Ridgeville, Ohio 44039

OWNER: Same

REQUEST: Construction of a detached garage with an area of 960 square feet, requiring a variance to N.R.C.O. §1294.03(d)(1) of 284 square feet.
§1294.03(d)(1) ...No detached private garage shall exceed twenty-six feet in length or width or be over 676 square feet in area in any residential district zone with one-half acre or less.

LOCATION: 9315 Root Road; zoned R-1 Residence District.
 Permanent Parcel No. 07-00-012-102-036 **CASE NO.: PPZ2019-0020**

APPLICANT: Raymond Phelps, [VIEW APPLICATION](#)
 6426 Lee Avenue, North Ridgeville, Ohio 44039

OWNER: Same

REQUEST: Construction of a pole barn with an area of 1,680 square feet and height of 17 feet, requiring a variance to N.R.C.O. §1294.03(d)(1) of:
 • 1,004 square feet in area; and
 • 2 feet in height

§1294.03(d)(1) In all residential districts, no detached private garage shall exceed one story or fifteen feet in height for a single-family or two-family residential structure. No detached private garage shall exceed twenty-six feet in length or width or be over 676 square feet in area in any residential district zone with one-half acre or less.

LOCATION: Vacant lots on the west side of Lee Avenue, south of 6426 Lee Avenue; zoned RS-2 Special Residence District #2.
 Permanent Parcel Nos. 07-00-021-106-040 / -041 **CASE NO.: PPZ2019-0021**

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APPLICANT: McQueen Advertising [VIEW APPLICATION](#)
2010 Vermilion Road, Vermilion, Ohio 44089

OWNER: DC North Ridgeville, LLC
32700 Center Ridge Road, North Ridgeville, Ohio 44039

REQUEST: A 31.5-square-foot changeable copy sign, requiring a 16.5-square-foot variance to N.R.C.O. §1286.05(c)(1)A.
[§1286.05\(c\)\(1\)A.](#) A pole sign with a visibly different constructed sign face area shall have a maximum area of sixty square feet per side. An additional fifteen square feet per side shall be allowed to pole signs with a visibly different constructed sign face area which incorporates a permanent changeable copy sign or sign face area, provided that the changeable copy area does not exceed one-half the total sign face area.

LOCATION: 32700 Center Ridge Road; zoned in a B-3 Highway Commercial District.
Permanent Parcel No. 07-00-005-102-001 **CASE NO.: PPZ2019-0022**

APPLICANT: Stelian & Livia Hritcu [VIEW APPLICATION](#)
2253 Cook Road, North Ridgeville, Ohio 44039

OWNER: Same

REQUEST: Conditional use approval for a truck terminal and maintenance garage.
[§1268.02\(b\)](#) Conditional Uses Requiring Board of Zoning and Building Appeals Authorization...
(4) Truck terminals

LOCATION: South side of Cook Road; zoned B-3 Highway Commercial District.
Permanent Parcel Nos. 07-00-003-102-010 / -027 / -028 **CASE NO.: PPZ2019-0024**

OTHER BUSINESS:

ADJOURNMENT:

NEXT REGULAR MEETING WILL BE HELD THURSDAY, NOVEMBER 21, 2019