



CITY OF NORTH RIDGEVILLE

BOARD OF ZONING AND BUILDING APPEALS



Chairman Shawn Kimble
Vice-Chairwoman Linda Masterson
Member James Cain

7307 Avon Belden Road
North Ridgeville, Ohio 44039
440.353.0513

Member Neil Thibodeaux
Planning Commission Liaison Jim Smolik

AGENDA

REGULAR MEETING – THURSDAY, FEBRUARY 25, 2021

TO ORDER: 7:00 PM

ROLL CALL:

MINUTES: [Regular meeting held Thursday, January 28, 2021](#)

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

APPLICANT: [Michael Boukzam, 5475 Mills Creek Ln, North Ridgeville, OH 44039](#)

OWNER: MB2020 LLC, 5475 Mills Creek Ln, North Ridgeville, OH 44039

REQUEST: Requesting variances for the following:

- 1) §1268.04(a) B-3 zoning requires one acre parcel. Applicant requesting Parcel "A" to be 0.6420 acre parcel requiring a 0.3580 acre variance.
- 2) §1268.04(b)(3)B B-3 zoning requires a 25 foot side yard. Applicant requesting Parcel "A" to have a 5 foot side yard requiring a 20 foot variance.
- 3) §1268.04(b)(3)B B-3 zoning requires a 25 foot side yard. Applicant requesting Parcel "B" to have a 15 foot side yard requiring a 10 foot variance.

LOCATION: 5475 Mills Creek Lane, in a B-3 District
Permanent Parcel No. 07-00-006-101-098

CASE NO.: PPZ2021-0047

APPLICANT: [Laura Orient, 34704 Highland Dr, North Ridgeville, OH 44039](#)

OWNER: Same

REQUEST: Requesting a variance to N.R.C.O. §1250.04(b)(3)A for a 6 foot 8 inch side yard requiring a 3 foot 4 inch variance

LOCATION: 34704 Highland Dr, in a R-1 District
Permanent Parcel No. 07-00-018-101-046

CASE NO.: PPZ2021-0048

OTHER BUSINESS:

ADJOURNMENT:

NEXT REGULAR MEETING WILL BE HELD THURSDAY, MARCH 25, 2021

NOTICE TO THE PUBLIC

Due to current restrictions associated with the ongoing coronavirus pandemic (COVID-19), physical attendance at the meeting is prohibited. You have two options to view and participate in the meeting:

Join through our YouTube Channel at
www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

There is a chat feature to type your questions or comments. We encourage you to email comments and questions in advance to Lisa Ciofani at lciofani@nridgeville.org

-OR-

Join through Zoom at <https://us02web.zoom.us/j/87900038810>
Meeting ID: 879 0003 8810
Or dial in with audio only at +1 646 558 8656

By order of Shawn Kimble, Chairman
Board of Zoning and Building Appeals, City of North Ridgeville

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