



# 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, APRIL 22, 2021

**TO ORDER:** 7:00 PM

**ROLL CALL:**

**MINUTES:** [Regular meeting held Thursday, March 25, 2021](#)

**PLANNING COMMISSION REPORT(S):**

**OTHER REPORTS OR CORRESPONDENCE:**

**PUBLIC HEARINGS:**

**APPLICANT:** [Robert J. Cole, 38616 Terrell Dr., North Ridgeville, OH 44039](#)

**OWNER:** Same

**REQUEST:** Requesting a variance to N.R.C.O. §1279.23(a) for a 4.43 foot side yard requiring a 3.07 foot variance

**LOCATION:** 38616 Terrell Dr., in a PCD R-1 District  
Permanent Parcel No. 07-00-037-000-090

**CASE NO.:** PPZ2021-0052

**APPLICANT:** [Jeffrey and Morgan Murray, 35941 Mildred St., North Ridgeville, OH 44039](#)

**OWNER:** Same

**REQUEST:** Requesting variances to N.R.C.O. §1294.01(h)(1)(A) and §1294.01(h)(3) for a 6 foot high fence 100% closed requiring a 2 ½ foot height variance and 100% closed variance

**LOCATION:** 35941 Mildred St., in an R-1 District  
Permanent Parcel No. 07-00-020-140-018

**CASE NO.:** PPZ2021-0054

**APPLICANT:** [Elizabeth Cvitkovich, 37242 Sandy Ridge Dr., North Ridgeville, OH 44039](#)

**OWNER:** Same

**REQUEST:** Requesting variances to N.R.C.O. §1294.01(h)(1)(A) and §1294.01(h)(3) for a 6 foot high fence 100% closed requiring a 2 ½ foot height variance and 100% closed variance

**LOCATION:** 37242 Sandy Ridge Dr., in a PCD R-1 District  
Permanent Parcel No. 07-00-033-112-107

**CASE NO.:** PPZ2021-0055

**APPLICANT:** [Michael and Patricia Bacha, 36146 Waterscape Ct., North Ridgeville, OH 44039](#)

**OWNER:** Same

**REQUEST:** Requesting a variance to N.R.C.O. §1294.01(h)(1)(A) for a 4 foot high fence requiring a 1/2 foot height variance

**LOCATION:** 36146 Waterscape Ct., in an R-1 District  
Permanent Parcel No. 07-00-029-000-225

**CASE NO.:** PPZ2021-0056

*NEXT REGULAR MEETING WILL BE HELD THURSDAY, MAY 27, 2021*

**OTHER BUSINESS:**

**ADJOURNMENT:**

**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](http://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](mailto:lciofani@nridgeville.org)

-OR-

Join through Zoom at <https://us02web.zoom.us/j/81024190004>  
Meeting ID: 810 2419 0004  
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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