



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, MAY 27, 2021

TO ORDER: 7:00 PM

ROLL CALL:

MINUTES: [Regular meeting held Thursday, April 22, 2021](#)

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

[Email from Robert J. Cole received on May 7, 2021 withdrawing his application](#)

[Email from Pamela Melia received on May 20, 2021 withdrawing her application](#)

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

***Withdrawn by applicant on May 7, 2021**

APPLICANT: Pamela Melia, 810 Taylor St., Elyria, OH 44035

OWNER: Charles and Marisa Johnson, 2772 Elizabeth Ave., Avon, OH 44011

REQUEST: Requesting a variance to N.R.C.O. §1286.03(c)(1) for a 16 square foot real estate sign 4 foot high requiring a 10 square foot area variance and 1 foot height variance

LOCATION: Harding Ave., in an RS-2 District
Permanent Parcel Nos. 07-00-009-105-029 and 07-00-009-105-030

CASE NO.: PPZ2021-0053

***Withdrawn by applicant on May 20, 2021**

NEXT REGULAR MEETING WILL BE HELD THURSDAY, JUNE 24, 2021

APPLICANT: [Joseph Danculovic, 34026 Luanne Dr., North Ridgeville, OH 44039](#)
OWNER: Same
REQUEST: Requesting a variance to N.R.C.O. §1294.03(a) for a 4 foot 4 inch side yard requiring an 8 inch variance
LOCATION: 34026 Luanne Dr., in an R-1 District
Permanent Parcel No. 07-00-008-101-077 **CASE NO.: PPZ2021-0059**

APPLICANT: [Elizabeth Lukachinsky, 5925 W Breezeway Dr., 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 .5 foot variance
LOCATION: 5925 W Breezeway Dr., in a PCD R-1 District
Permanent Parcel No. 07-00-032-000-267 **CASE NO.: PPZ2021-0060**

APPLICANT: [Erica Verheyen, 6919 Hatching Way, 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 .5 foot variance
LOCATION: 6919 Hatching Way, in a PCD R-1 District
Permanent Parcel No. 07-00-033-122-002 **CASE NO.: PPZ2021-0062**

APPLICANT: [Cara McCarthy, 36541 Rummel Mill 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 2.5 foot height variance and a 100% closed variance
LOCATION: 36541 Rummel Dr., in an R-1 District
Permanent Parcel No. 07-00-031-000-222 **CASE NO.: PPZ2021-0063**

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

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

7307 Avon Belden Road, North Ridgeville, Ohio 44039
Phone: (440) 353-0513 Fax: (440) 353-1528 www.nridgeville.org

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-OR-

Join through Zoom at <https://us02web.zoom.us/j/87634155499>

Meeting ID: 876 3415 5499

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

Visit the Board of Zoning and Building Appeals website to access the electronic agenda, along with agenda items: www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx

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