



**Board of Zoning and Building Appeals**  
**REGULAR MEETING AGENDA OF OCTOBER 26, 2023**  
**CITY HALL COUNCIL CHAMBERS**  
**7:00 PM**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

[Regular meeting of September 28, 2023](#)

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

**Master Plan Update**

**Requests for Reconsideration**

1. Discussion regarding BZBA Bylaws Section 14 - Reconsidering and Rehearing
2. [PPZ2023-0220: Gregory Shupp, 7118 Wil-Lou Lane, PPN 07-00-016-110-030](#)  
The applicant has submitted a request for the BZBA to reconsider its September 28, 2023 denial of a variance related to their proposal to construct an accessory outbuilding.

PUBLIC HEARINGS

[PPZ2023-0224: OKAYN Inc., corner of Rosebelle Ave and Polar St, PPN 07-00-020-115-095, -096, -032](#)

Applicant: Orlando & Flor Panta, 19136 Pierce Dr, Strongsville, OH 44149. Proposal consists of constructing new dwelling. Property zoned RS-2 Special Residence District. Requests:

1. A 15-foot variance for front yard setback on a corner lot (Poplar Street); code requires 30 feet, applicant shows 15 feet, Section 1262.04(b)(1). Note: For purposes of setbacks, any lot line abutting a street is considered a front yard.

[PPZ2023-0226: Raymond Bolin, 37723 Center Ridge Rd, PPN 07-00-034-000-131](#)

Applicant: Raymond Bolin, 37515 Law Rd, Grafton, OH 44044. Proposal consists of a use variance for residential use of building previously used as an office in B-3 Highway Commercial District. Requests:

1. A variance to allow residential use in the B-3 Highway Commercial District; code does not permit, Section 1268.02.

[PPZ2023-0227: Clayton Dugan, 32626 Bridgestone Dr, PPN 07-00-002-102-083](#)

Proposal consists of constructing a garage addition. Property is zoned B-3 Highway Commercial District. Requests:

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1. A 5.33-foot variance for front yard depth; code requires a minimum of 30 feet, applicant shows 24.67 feet, Section 1282.11(c)(3).

**ADJOURNMENT**

Meetings are broadcast on the North Ridgeville YouTube channel at:  
[www.youtube.com/channel/UCThTaGFRof\\_AOvxSYAzMNYg](https://www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg)  
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