



**Board of Zoning and Building Appeals**  
**AGENDA OF OCTOBER 27, 2022**  
**CITY HALL COUNCIL CHAMBERS**  
**7:00 PM**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. [Special meeting of October 13, 2022](#)

**PLANNING COMMISSION REPORT**

**OTHER REPORTS OR CORRESPONDENCE**

**PUBLIC HEARINGS**

**[PPZ2022-0135: Michael & Pamela Provenza, 8724 Orchard Grove Ct, PPN 07-00-011-103-195](#)**

The applicant is proposing a 6 foot high 100% closed fence. Property is zoned R-1 District. Requests:

1. A 2 foot variance for fence height. Applicant shows 6 feet, code permits 4 feet, Section 1294.01(h)(2)(A).
2. A variance for a 100% closed fence. Code requires fence to be at least 50% open when located between the building and street line, Section 1294.01(h)(2)(A).

**[PPZ2022-0137: Marlis Cook, 9424 Island Rd, PPN 07-00-013-000-476](#)**

The applicant is proposing a 6 foot fence. Property is zoned R-1 District. Requests:

1. A 1 foot variance for height of a fence located in the front yard. Applicant shows 5 feet, code permits 4 feet, Section 1294.01(h)(2)(A).

**[PPZ2022-0138: Molly Gallagher, 4950 Main Ave, PPN 07-00-007-103-070](#)**

The applicant is proposing a shed. Property is zoned R-1 District. Requests:

1. A 4 foot variance for depth of rear yard. Applicant shows 21 feet, code requires 25 feet, Section 1262.04(b)(2).

**[PPZ2022-0141: Kirk & Renee Grose, 34606 Lorain Rd, PPN 07-00-014-103-095](#)**

The applicant is proposing a detached garage. Property is zoned R-1 District. Requests:

1. A 5.4% variance for lot coverage. Applicant shows 15.4%, code allows 10%, Section 1294.03(e)(4).

**[PPZ2022-0143: Culver's Restaurant; 216 Dirt Holdings, LLC, 32574 Lorain Rd, PPNs 07-00-003-101-010, 07-00-004-109-043](#)**

Applicant: Lora Martinson, Springfield Sign, 4825 E Kearney St, Springfield, MO 65803

The applicant is proposing a sign package. Property is zoned B-4 District. Requests:

1. A 30 square variance for building signage. Applicant shows 138 square feet, code allows 108 square feet, Section 1286.05(c)(2).

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2. Two pole signs (second pole sign is a freeway-oriented sign). Code allows each business one pole sign. 1286.05 (c)(1).

[PPZ2022-0144: Angie's Coffee; Jason Frindt/Automation Investments LLP, 34906 Center Ridge Rd, PPN 07-00-016-101-051](#)

Applicant: Ryan Lazuka/Aveline Holdings, LLC, 19885 Detroit Rd, #210, Rocky River OH 44116

The applicant is proposing a roof sign. Property is zoned B-3 District. Requests:

1. A 52 square foot variance for a roof sign. Applicant shows 104 square feet, code allows 52 square feet, Section 1286.05(c)(2).

**OTHER BUSINESS**

**ADJOURNMENT**

The next regular meeting will be held on Thursday, November 17, 2022.

Meetings are broadcast on the North Ridgeville YouTube channel at:

[www.youtube.com/channel/UCThTaGFRof\\_AOvxSYAzMNYg](https://www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg)

Visit the Board of Zoning & Building Appeals webpage to access agenda items:

[www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx](http://www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx)