



Board of Zoning and Building Appeals
REGULAR MEETING AGENDA OF APRIL 27, 2023
CITY HALL COUNCIL CHAMBERS
7:00 PM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

[Regular meeting of March 23, 2023](#)

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

Master Plan Update

PUBLIC HEARINGS

PPZ2023-0181: Sgt. Clean Car Wash, 32499 Lorain Rd, PPN: 07-00-003-102-065

Applicant: Always Stay Unlimited, LLC, Greg Seifert, 3673 Massillon Rd, Uniontown, OH 44685.

Proposal consists of a vacuum system enclosure in the side yard. Property is zoned B-3 Highway Commercial District. Requests:

1. A 7 foot variance for side yard setback (east); applicant shows 8 feet, code requires a minimum of 15 feet, Section 1268.04(b)(3)(A).

PPZ2023-0183: Royal Smokes, 35100 Center Ridge Rd, PPN: 07-00-021-116-053

Applicant: Neon City, 11500 Madison Ave, Cleveland, OH 44102.

Proposal consists of building signage. Property is zoned B-3 Highway Commercial District. Requests:

1. A 20 square foot variance for area of building signs; applicant shows 80 square feet of signage, code permits 60 square feet, Section 1286.05(c)(2). Note: Signs have been installed.

ADJOURNMENT

Meetings are broadcast on the North Ridgeville YouTube channel at:
www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg
Visit the Board of Zoning & Building Appeals webpage to access agenda items:
www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx