



Board of Zoning and Building Appeals
REGULAR MEETING AGENDA OF MAY 25, 2023
CITY HALL COUNCIL CHAMBERS
7:00 PM
REVISED

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

[Regular meeting of April 27, 2023](#)

PLANNING COMMISSION REPORT

Sign Code Update

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.

[PPZ2023-0184: David & April Pulvino, 35177 Oak St, PPN: 07-00-020-121-053](#)

Proposal consists of a private swimming pool. Property is zoned R-1 Residence District. Requests:

1. A 2 ft. 7 in. variance for setback of a private swimming pool; applicant shows a setback of 29 inches from the south property line, code requires 5 feet, Section 1294.01(e)(2).

[PPZ2023-0187: Aiden Shaw, 5366 Barton Rd, PPN: 07-00-005-108-001](#)

Owner: Christine Shaw, 1251 Giel Avenue, Lakewood, OH 44107.

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Proposal consists of splitting lot into three total lots. Property is zoned R-1 Residence District and is not served by public sewer. Requests:

1. A 15-foot variance for lot width (of the 0.34-acre lot); applicant shows a lot width of 75 feet, code requires 90 feet, Section 1250.04(a)(1).
2. A 6,340-square foot variance for lot area (of the 0.34-acre lot); applicant shows lot area of 14,810 square feet, code requires 21,150 square feet, Section 1250.04(a)(1).
3. An 80-foot variance for lot width (of the 0.03-acre lot); applicant shows a lot width of 10 feet, code requires 90 feet, Section 1250.04(a)(1).
4. A 19,844-square foot variance for lot area (of the 0.34-acre lot); applicant shows lot area of 1,306 square feet, code requires 21,150 square feet, Section 1250.04(a)(1).

PPZ2023-0189: Deanna Robertson, 7423 Fowlers Run, PPN: 07-00-039-000-090

Applicant: Deanna Robertson, 1166 Avondale Rd, South Euclid, OH 44121.

Proposal consists of request to not install a portion of required sidewalk. Property is zoned B-3 Highway Commercial District. Requests:

1. A variance to not install sidewalk along a road frontage of a new dwelling (Center Ridge Road frontage); code requires sidewalks along all road frontages, Section 1226.13. See also Chapter 1024. See also Chapter 1228.01(f)(4).

PPZ2023-0190: Brandon Mundell, Ridgeview Blvd, PPN: 07-00-020-135-002

Applicant: Brandon Mundell, 6882 Pitts Blvd, North Ridgeville, OH 44039.

Proposal consists of an aluminum car port. Property is zoned R-1 Residence District. Requests:

1. A variance for a detached private garage on a lot without a dwelling; code does not permit, Section 1294.03(c).
2. A variance for a detached private garage in the front yard; code does not permit, Section 1294.03(c).
Note: Lot is a corner lot, therefore both street frontages are front yards. Carport is proposed to be set back 7 feet from property line abutting Mildred Street ROW.

ADJOURNMENT

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www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

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