



# CITY OF NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS



Shawn Kimble, Chairman

Linda Masterson, Vice-Chairwoman  
James Cain, Member

Neil Thibodeaux, Member  
Jim Smolik, Planning Commission Liaison

## AGENDA REGULAR MEETING – THURSDAY, JULY 22, 2021 7:00 PM COUNCIL CHAMBERS

All Board of Zoning and Building Appeals meetings are held in Council Chambers located at 7307 Avon Belden Road, North Ridgeville, Ohio 44039 and are open to the public. You may also view this meeting on our YouTube channel at:

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

### TO ORDER:

### ROLL CALL:

MINUTES: [Regular Meeting, Thursday, June 24, 2021](#)  
(Action by BZBA)

### PLANNING COMMISSION REPORT(S):

### OTHER REPORTS OR CORRESPONDENCE:

### PUBLIC HEARINGS:

**APPLICANT:** [Thomas F. Palcie, 9181 Root Road, North Ridgeville, Ohio 44039](#)

**OWNER:** Same

**REQUEST:** Requesting a variance to N.R.C.O. §1294.03(d)(2) for a detached garage with total lot coverage of 4,212 square foot requiring a 1,308 square foot variance.

**LOCATION:** 9181 Root Road, in an R-1 District  
Permanent Parcel No. 07-00-012-102-069

**CASE NO.:** **PPZ2021-0073**

**APPLICANT:** [Vickie Jenkins, 7595 Maddock Road, North Ridgeville, Ohio 44039](#)

**OWNER:** Same

**REQUEST:** Requesting a variance to N.R.C.O. §1250.04(b)(1) for a 29 foot front yard requiring a 21 foot variance.

**LOCATION:** 7595 Maddock Road, in an R-1 District  
Permanent Parcel No. 07-00-027-101-011

**CASE NO.:** **PPZ2021-0075**

**APPLICANT:** [Robert M. Studd, 36666 Sugar Ridge Road, North Ridgeville, Ohio 44039](#)

**OWNER:** Same

**REQUEST:** Requesting a variance to N.R.C.O. §1294.02(b)(5) for storage of multiple recreational campers on residential premises, rear yard.

**LOCATION:** 36666 Sugar Ridge Road, in an I-2 District  
Permanent Parcel No. 07-00-026-101-003

**CASE NO.:** **PPZ2021-0077**

**OTHER BUSINESS:**

**ADJOURNMENT:**

- The next regular meeting will be held Thursday, August 26, 2021.

Please visit our website at <https://www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx> for access to the agenda, applications, and attachments!