



# CITY OF NORTH RIDGEVILLE

## BOARD OF ZONING AND BUILDING APPEALS



Chairman Shawn Kimble  
Vice-Chairwoman Linda Masterson  
Member James Cain

7307 Avon Belden Road  
North Ridgeville, Ohio 44039  
440.353.0513

Member Neil Thibodeaux  
Planning Commission Liaison Jim Smolik

### AGENDA

#### REGULAR MEETING – THURSDAY, JULY 23, 2020

**TO ORDER:** 7:00 PM

**ROLL CALL:**

**MINUTES:** [Regular meeting held Thursday, June 25, 2020](#)

**PLANNING COMMISSION REPORT(S):**

**OTHER REPORTS OR CORRESPONDENCE:**

**PUBLIC HEARINGS:**

**APPLICANT:** [Angela DeCaro, Joyce Factory Direct, 1125 Berea Industrial Pkwy, Berea, OH 44017](#)

**OWNER:** Pat & John Ginley, 3 Cadet Dr., North Ridgeville, OH 44039

**REQUEST:** Requesting a 23-foot rear yard variance, requiring a 27-foot variance to N.R.C.O. §1250.04(b)(2)

**LOCATION:** 3 Cadet Drive, in an R-1 Residence District  
Permanent Parcel No. 07-00-015-102-002

**CASE NO.:** PPZ2020-0020

**APPLICANT:** [Nancy Bondeson, 38834 Alden Ave., North Ridgeville, OH 44039](#)

**OWNER:** Same

**REQUEST:** Requesting approval for a 6-foot-tall and 100%-closed fence:  
• 2½-foot height variance to N.R.C.O. §1294.01(h)(1)(B)  
• 100%-closed construction, a variance to §1294.01(h)(3)

**LOCATION:** 38834 Alden Ave., in an RS-1 Special Residence District  
Permanent Parcel No. 07-00-045-103-016 and -017

**CASE NO.:** PPZ2020-0022

**APPLICANT:** [Keith Martin, MBD Homes, LLC, 39186 Center Ridge Road, North Ridgeville, OH 44039](#)

**OWNER:** Keith Martin, 39186 Center Ridge Road, North Ridgeville, OH 44039

**REQUEST:** An appeal of the Chief Building Official's decision to require said applicant to install a sidewalk citing N.R.C.O. §1024.05(a) & (b)

**LOCATION:** 37740 Sugar Ridge Rd., in an R-1 Residence District  
Permanent Parcel No. 07-00-035-101-077

**CASE NO.:** PPZ2020-0023

*NEXT REGULAR MEETING WILL BE HELD THURSDAY, AUGUST 27, 2020*

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REGULAR MEETING – THURSDAY, JULY 23, 2020**

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**APPLICANT:** [Ruth & Joseph Scina, 36556 Annie Ln., North Ridgeville, OH 44039](#)

**OWNER:** Same

**REQUEST:** Requesting approval of 3-foot side yard for garage addition, requiring a 2-foot variance to N.R.C.O. §1282.11(C)(4)(A)

**LOCATION:** 36556 Annie Ln., in an R-1 Residence District  
Permanent Parcel No. 07-00-028-103-201

**CASE NO.:** PPZ2020-0024

**APPLICANT:** [Justin Flickinger, 6265 Jaycox Rd., North Ridgeville, OH 44039](#)

**OWNER:** Same

**REQUEST:** Requesting approval for a 8-foot-tall fence, requiring a 2-foot variance to N.R.C.O. §1294.01(h)(1)(B)

**LOCATION:** 6265 Jaycox Rd., in an R-1 Residence District  
Permanent Parcel No. 07-00-017-111-015

**CASE NO.:** PPZ2020-0025

**APPLICANT:** [Laurence Garcher, 38833 Edwin Ave., North Ridgeville, OH 44039](#)

**OWNER:** Same

**REQUEST:** Requesting approval for a 6-foot-tall and 100%-closed fence:  
• 2½-foot height variance to N.R.C.O. §1294.01(h)(1)(B)  
• 100%-closed construction, a variance to §1294.01(h)(3)

**LOCATION:** 38833 Edwin Ave., in an RS-1 Special Residence District  
Permanent Parcel No. 07-00-045-103-009 & -010

**CASE NO.:** PPZ2020-0026

**OTHER BUSINESS:**

**ADJOURNMENT:**

**NOTICE TO THE PUBLIC**

Due to current restrictions associated with the ongoing coronavirus pandemic (COVID-19), physical attendance at the meeting is prohibited. However, to ensure public viewing and participation, this meeting will be live streamed on our YouTube channel:

[www.youtube.com/channel/UChTaGFRof\\_AOvxSYAzMNYg](http://www.youtube.com/channel/UChTaGFRof_AOvxSYAzMNYg)

Interested parties may submit comments and questions during the meeting using the YouTube live chat feature; or in advance of the meeting by emailing Tara Peet at [tpeet@nridgeville.org](mailto:tpeet@nridgeville.org). Your comments or questions will be read into the record.

Visit the Board of Zoning and Building Appeals web site to access the electronic agenda, along with agenda items: [www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx](http://www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx)

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