



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, AUGUST 26, 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

TO ORDER:

ROLL CALL:

MINUTES: Regular Meeting, Thursday, July 22, 2021
(Action by BZBA)

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE: [Full Appeal Procedure of BZA](#)

PUBLIC HEARINGS:

APPLICANT: [Christopher Young, 6054 Stoney Ridge Road, North Ridgeville, Ohio 44039](#)

OWNER: Same

REQUEST: Requesting a variance to N.R.C.O. §1268.04(3)B: lot abutting any residential district requires a minimum 25 foot side yard. Applicant is requesting a 15 foot side yard (west side) requiring a 10 foot variance.

LOCATION: S.W. Corner of Center Ridge Road & Race Road, in a B-3 District
Permanent Parcel No. 07-00-039-000-078

CASE NO.: PPZ2021-0078

APPLICANT: [Ryan Kozak, SLK Capital Holdings, LLC, 28400 Hilliard Boulevard, Westlake, Ohio 44145](#)
OWNER: Ronald L. Ware and Karen E. Ware, Trustees of, 7691 Avon Belden Road, North Ridgeville, Ohio 44039
REQUEST: Requesting a variance to N.R.C.O. §1250.02(b)(7), §1250.02(b)(7)A.3.h, & §1250.02(b)(7)A.3.i.i.: request for a conditional use for a Senior Citizen Planned Residential Development and request for a variance for one-bedroom unit size (1,000-sf minimum requested) and reduction.
LOCATION: 7691 Avon Belden Road, in an R-1 District
Permanent Parcel No. 07-00-022-101-086, 07-00-022-101-065, 07-00-022-101-015, 07-00-022-109-013
CASE NO.: PPZ2021-0081

APPLICANT: [Drexel and Rebecca Worcester, 35754 Dorchester Avenue, North Ridgeville, Ohio 44039](#)
OWNER: Same
REQUEST: Requesting a variance to N.R.C.O. §1294.01(h)(1)A & 1294.04(h)(B): 6 foot high fence and 100% closed in front yard variance. Requiring 2 ½ foot height variance and an additional 50% closed variance.
LOCATION: 35754 Dorchester Avenue, in an R-1 District
Permanent Parcel No. 07-00-019-000-112
CASE NO.: PPZ2021-0083

APPLICANT: [Chris Kash, 36539 Capri Lane, North Ridgeville, Ohio 44039](#)
OWNER: Same
REQUEST: Requesting a variance to N.R.C.O. §1294.01(h)(1)A: 5 foot high fence in front yard, requiring 1 ½ foot height variance.
LOCATION: 36539 Capri Lane, in an R-1 District
Permanent Parcel No. 07-00-030-000-283
CASE NO.: PPZ2021-0084

OTHER BUSINESS:

ADJOURNMENT:

- The next regular meeting will be held Thursday, September 23, 2021.

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