



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, SEPTEMBER 24, 2020

TO ORDER: 7:00 PM

ROLL CALL:

MINUTES: [Regular meeting held Thursday, August 27, 2020](#)

PLANNING COMMISSION REPORT(S):

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

APPLICANT: [Danyelle Sahlica, Columbia Fence](#)

[33549 E Royalton Rd, Unit #1, Columbia Station, OH 44028](#)

OWNER: Gary & Angela McClure, 32018 Lilac Lane, North Ridgeville, OH 44039

REQUEST: Requesting a variance to N.R.C.O. §1294.01(h)(1)A and §1294.01(h)(3) for a 6 foot high and 100% closed fence requiring a 2 ½ foot height variance and 100% closed variance

LOCATION: 32018 Lilac Lane, in a R-1 Residence District
Permanent Parcel No. 07-00-002-102-231

CASE NO.: PPZ2020-0032

APPLICANT: [Danyelle Sahlica, Columbia Fence](#)

[33549 E Royalton Rd, Unit #1, Columbia Station, OH 44028](#)

OWNER: Erica Dennis, 31972 Rustic Ridge, North Ridgeville, OH 44039

REQUEST: Requesting a variance to N.R.C.O. §1294.01(h)(1)A and §1294.01(h)(3) for a 6 foot high and 100% closed fence requiring a 2 ½ foot height variance and 100% closed variance

LOCATION: 31972 Rustic Ridge, in a R-1 Residence District
Permanent Parcel No. 07-00-002-106-002

CASE NO.: PPZ2020-0033

NEXT REGULAR MEETING WILL BE HELD THURSDAY, OCTOBER 22, 2020

APPLICANT: [Julie Byrne, G&B Properties](#)
[33649 St Francis Drive, Avon, OH 44011](#)
OWNER: J&J Enterprises LLC, PO Box 451222, Westlake, OH 44145
REQUEST: Requesting a variance to N.R.C.O. §1262.04(1) for 16.67 foot front yard on Frances Street requiring a 13.33 foot variance
LOCATION: Corner of Main St & Frances St, in a RS-2 Residence District
Permanent Parcel Nos. 07-00-007-120-046 and -047 **CASE NO.: PPZ2020-0034**

APPLICANT: [Jacob Schober, 37257 Sandy Ridge Drive, North Ridgeville, OH 44039](#)
OWNER: Same
REQUEST: Requesting a variance to N.R.C.O. §1294.01(h)(1)A for 4 ½ foot high fence requiring a 1 foot variance
LOCATION: 37257 Sandy Ridge Drive, in a PCD/R-1 Residence District
Permanent Parcel No. 07-00-033-115-051 **CASE NO.: PPZ2020-0035**

APPLICANT: [Timothy Golay, 331 Gayle Drive, Sheffield Lake, OH 44054](#)
OWNER: Golay, Lawrence/Timothy/Riannon, 331 Gayle Drive, Sheffield Lake, OH 44054
REQUEST: Requesting a variance to N.R.C.O. §1294.03(e)(4) for 4,536 square foot lot coverage requiring a 1,937 square foot variance to build 40' x 48' outbuilding (17% lot coverage)
LOCATION: 36845 Mills Road, in a R-1 Residence District
Permanent Parcel No. 07-00-031-000-178 **CASE NO.: PPZ2020-0036**

APPLICANT: [James Martynowski, Osborne Capital Group, 7670 Tyler Boulevard, Mentor, OH 44060](#)
OWNER: Cook Road Properties, 7670 Tyler Boulevard, Mentor, OH 44060
REQUEST: Requesting a variance to N.R.C.O. §1268.04(a) for:
1. Parcel A - 0.643 acre lot with a 119 foot width requiring a 0.357 acre lot variance and a 31 foot width variance
2. Parcel B - 0.719 acre lot with a 104 foot width requiring a 0.281 acre lot variance and a 46 foot width variance
LOCATION: 32435 Cook Road, in a B-3 District
Permanent Parcel Nos. 07-00-003-102-048 and -049 **CASE NO.: PPZ2020-0037**

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/UCThTaGFRof_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 Lisa Ciofani at lciofani@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

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