



**Board of Zoning and Building Appeals**  
**REGULAR MEETING AGENDA OF JULY 27, 2023**  
**CITY HALL COUNCIL CHAMBERS**  
**7:00 PM**  
**REVISED**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

[Regular meeting of June 22, 2023](#)

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

Master Plan Update

Zoning Code Amendments

[Chapter 1286 Signs](#)

[Chapter 1292 Nonconforming Structures and Uses](#)

PUBLIC HEARINGS

[PPZ2023-0199: Thomas Holzaepfel, 5122 Stoney Ridge Rd, PPN: 07-00-031-000-004](#)

Applicant: Thomas Holzaepfel, 5122 Stoney Ridge Rd, North Ridgeville, OH 44039.

Proposal consists of constructing a detached garage. Property is zoned R-1 Residence District. Requests:

1. A 1.5-foot height variance for a detached private garage; code permits 15 feet, applicant shows 16.5 feet, Section 1294.03(d)(1). See definition of “building height” below.
2. A 2.2% variance for lot coverage of a residential lot with a detached garage; code permits 10%, applicant shows 12.2%, Section 1294.03(d)(2).

[PPZ2023-0203: North Ridgeville Family Dentistry, Ankur A Gupta, DDS, 34100 Center Ridge Rd, PPN: 07-00-017-129-071](#)

Property Owner: Ankur A Gupta, DDS, 35201 Emory Drive, Avon, OH 44011.

Proposal consists of adding signage to the back of the building. Property is zoned B-3 Highway

Commercial Requests:

1. A 71.25 sq ft. variance for area of building signs. Applicant shows a new 71.25 sq ft. building sign, code permits a maximum area two times the building frontage, Section 1286.05(c)(2). Note: More information regarding building frontage and existing building signs required.

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**[PPZ2023-0206: ARE Properties 100, LLC, Joe Spooner, 5531 Wallace Blvd, PPN: 07-00-018-105-041](#)**

Applicant: A.J. Home Upgrades, LLC, 5380 Oberlin Ave, Lorain, OH 44053.

Proposal consists of a home addition. Property is zoned RS-1 Special Residence District #1. Requests:

1. A 1 ft. 9 in. variance for separation of a detached private garage with other buildings locate on the same lot; code requires 10 feet, applicant shows 8 ft. 3 in., Section 1294.03(a).

**[PPZ2023-0208: Joseph Buescher, 7319 Maddock Rd, PPN: 07-00-027-101-002](#)**

Proposal consists of extending existing fence. Property is zoned R-1 Residence District. Requests:

1. A 1.5-foot variance for height of a fence in a residential district; code permits 6 feet, applicant shows 7.5 feet, Section 1294.01(h)(2)(A).

**ADJOURNMENT**

Meetings are broadcast on the North Ridgeville YouTube channel at:

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

Visit the Board of Zoning & Building Appeals webpage to access agenda items:

[www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx](http://www.nridgeville.org/BoardofZoningandBuildingAppeals.aspx)