



**REVISED**  
**Board of Zoning and Building Appeals**  
**REGULAR MEETING AGENDA OF FEBRUARY 23, 2023**  
**POLICE DEPARTMENT TRAINING ROOM**  
**7:00 PM**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

[Regular meeting of December 22, 2022](#)

**ELECTION OF OFFICERS:**

Chairperson  
Vice-Chairperson  
Secretary  
Board of Flood and Drainage Control Liaison  
Alternate Board of Flood and Drainage Control Liaison

**PLANNING COMMISSION REPORT**

**OTHER REPORTS OR CORRESPONDENCE**

**Master Plan Update**

Ready to Listen Workshops

**Board of Zoning and Building Appeals Training**

Budgeted in 2023

**PUBLIC HEARINGS**

**[PPZ2022-0157 Van's Auto Service and Tire Pros, 37775 Center Ridge Rd, PPN: 07-00-034-000-136](#)**

Applicant: Jeremy Weitzel, Agent, 37775 Property LLC, 3960 Summit Rd, Norton, OH 44203.

Proposal consists of modification of existing pole sign. Property is zoned B-3 Highway Commercial District. Requests:

1. A 32 square foot variance for area of a pole sign; code allows 77 square feet, applicant shows 109 square feet, Section 1286.05(c)(1)(A). Note: Existing 77 square foot pole sign is grandfathered.

**[PPZ2023-0166 Scooter's Coffee, 34522 Center Ridge Rd, PPN: 07-00-016-101-054](#)**

Applicant: Alicia Walton, Springfield Sign, 4825 Kearney St, Springfield MO, 65803.

Proposal consists of a sign package. Property is zoned B-3 Highway Commercial District. Requests:

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1. A 122.66 square foot variance for area of building signs; applicant shows 158.66 square feet, code permits 36 square feet, Section 1286.05(c)(2).
2. An 11 foot variance for setback of a ground sign; applicant shows sign set back 1 foot from right-of-way, Section 1286.06(e).

**ADJOURNMENT**

**PLEASE USE THE POLICE DEPARTMENT ENTRANCE**

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)