

**City of Elyria
Board of Zoning Appeals
Agenda**

DATE: Thursday, June 5, 2025
TIME: 3:00 p.m.
PLACE: Elyria City Hall, 131 Court St. 2nd Floor Council Chambers

ORDER OF BUSINESS:

A. Call to order: Time: _____

B. Roll Call:

_____ Joel Fritz	_____ Ann Tanner
_____ Timothy Golden	_____ James Miller
_____ Julianne Sadowski	

C. Approval of Minutes: April 3, 2025 meeting

D. Case Presentation Format:

1. The Building Inspector shall present the City's position.
2. The applicant shall explain his/her case to the Board.
3. Proponents and opponents shall voice their positions.
4. Questions and discussion by Board members and those in attendance.

E. Old Business:

F. New Business:

- **The change of meeting dates from the 1st Thursday of the month to the 3rd Thursday of the month.**

Case No. 2025-5: Kelly Adkins, 114 River Run Dr., Elyria, OH 44035, request a variance from section 1175.03 of the Elyria Codified Ordinances. The site plan shows a proposed 4' x 29' driveway addition. The addition will increase the concrete coverage to 44.99%. The maximum allowed per city ordinance is 1/3 coverage.

Case No. 2025-7: Roxana Rodriguez, 1360 Abbe Rd. S., request a variance from section 1142.05 (B) of the Elyria Codified Ordinances. A chicken coop is constructed in the rear yard of the property that will contain 6 hens. The total lot coverage consists of .28 acres. (lot width per Lorain Co Auditor Site is 76' 30") Agricultural uses shall have a minimum lot area of not less than 5 acres, and a width of not less than 300'

Case No: 2025-8: Ruff Neon Sign & Lighting Maintenance, 295 West Prospect St, Painesville, OH 44077, for LCCC, 1005 N Abbe Rd., Elyria, OH 44035, request a variance from section 1174.051 of the Elyria Codified Ordinances, for the installation of signage that is 118 Sq Ft in size. Zoning Code allows up to 62 Sq Ft.

G. Adjournment:

Time: _____

ANY BOARD MEMBER UNABLE TO ATTEND, PLEASE NOTIFY MARY TOMSKI @ 326-1472 BY 12:00 P.M. THE DAY BEFORE THE MEETING.