

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

DATE: Thursday, August 21, 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: June 5, 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:

Case No: 2025-9: Continental Management, 20545 Center Ridge Rd., Suite LL20, Rocky River, OH 44116, for 52 Bunker Hill Ln., Elyria, OH, request a variance from section 1137.15 (C) (1) of the Elyria Codified Ordinances. A 6' fence chain link fence is proposed in the front yard. Front yard fences shall be no more than 4' in height and shall be 50% open.

Case No: 2025-10: Willard Murphy, 328 Concord Ave., Elyria, OH 44035, request a variance from sections 1142.07 and 1125.115 of the Elyria Codified Ordinances. The proposed deck is 20' from the property line. 25' is the minimum allowed per ECO section 1125.115 exception. The minimum front yard setback shall not be less than 30'

Case No: 2025-11: Jason Huffman, 160 Antioch Dr., Elyria, OH 44035, request a variance from section 1137.15 (C) of the Elyria Codified Ordinances. The plans show a 6' high fence being installed within the front setback. A front yard fence shall not be more than 4' in height and at least 50% open.

Case No: 2025-12: Glenn Pickens, 1000 Lowell St., Elyria, OH 44035, request a variance from section 1164.07 of the Elyria Codified Ordinances, side yard setback. A proposed addition on the East side of the property is 10' from the existing structure from the eastern side property line. The minimum side yard setback is 15'.

Case No: 2025-13: Jamil Elder, 346 Broad St., Elyria, OH 44035, request a variance from section 1125.41 of the Elyria Codified Ordinances for the use of an Air B&B, 3 units, located at 340 Broad St., Elyria, OH 44035.

Case No: 2025-14: Alice Gobeille, 121 Harrison St., Elyria, OH 44035, request a variance from section 1142.05 (B) of the Elyria Codified Ordinances. a chicken coop, (90' x 19.7") is constructed in the rear yard of the property that contains 17 hens. Total lot coverage consists of .64 Acres and has a lot width of 135'. Agricultural uses shall have a minimum lot area of not less than 5 acres and a width of not less than 300'.

Case No: 2025-15: Richard A Frederickson, Rafter A. LTD, for 364 Griswold Rd., Elyria, OH 44035, request a variance from section 1175.09 D 8 of the Elyria Codified Ordinances for the use of ODOT 441 asphalt concrete in lieu of the Portland cement concrete.

Case No: 2025-16: Aidan McNulty, 1200 Prospect Ave., Elyria, OH 44035, request a variance from sections 1144.02, 1144.05 and 1144.10 of the Elyria Codified Ordinances for acreage from 5 to 0.13 and for frontage from 300' to 66' to allow for principally permitted agricultural use in the R-MD zoning district.

Case No: 2025-17: Richard & Nita Christensen, 263 Silver Spring Cir., Elyria, OH 44035, request a variance from sections 1144.12, 1144.09, 1144.03 and 1144.08 of the Elyria Codified Ordinances. A 10' x 12', 9.5' in height gazebo was constructed prior to approvals. Variances needed for lot coverage, rear yard setbacks, accessory uses and side yard setbacks.

Case No: 2025-18: 525 Mussey Ave LLC, 525 Mussey Ave., Elyria, OH 44035, request a variance from section 1168.05 of the Elyria Codified Ordinances for the existing building setbacks. This address went to Planning Commission for a re-zone and Conditional Use. Case #'s 2025-183, 184 and 185.

Case No: 2025-19: John Baird, Lowell St Holdings, 1111 Lowell St., Elyria, OH 44035, request a variance from section 1160.08 of the Elyria Codified Ordinances. The minimum rear yard setback should be 20'. Request is to allow parking to be 6' off the rear property line.

Case No: 2025-20: John Baird, Lowell St Holdings, 1111 Lowell St., Elyria, OH 44035, request a variance from section 117.06 of the Elyria Codified Ordinance. Code states that 34 parking spaces are needed. The request is to be able to have 26 parking spaces.

Case No: 2025-21: John Baird, Lowell St Holdings, 1111 Lowell St., Elyria, OH 44035, request a variance from section 1160.07 of the Elyria Codified Ordinances for a side yard setback. Code calls for a side yard setback of 10'. Request is for a 9' setback.

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.