



Board of Zoning Appeals Meeting Agenda

DATE: Thursday, September 18, 2025

TIME: 3:00 p.m.

PLACE: Elyria City Hall, 131 Court St. 2nd Floor Council Chambers

ORDER OF BUSINESS:

1. **Call to order:** Time: _____

2. **Roll Call:**

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

3. **Approval of Minutes:** August 21, 2025 meeting

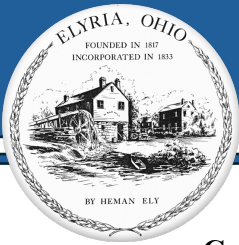
4. **Case Presentation Format:**

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

5. **Old Business:** NONE

6. **New Business:**

- Case No: 2025-22:** Jeff Olsin, Bright Covers, 3453 w 140th St., Cleveland, OH 44111, for 148 Bethesda Cir., Elyria, OH, request a variance from section 1144.08 of the Elyria Codified Ordinances. The site plan shows a proposed 38'1" x 23'4" (280 sq. ft.) deck to be installed in the rear west corner of the home. The side yard setback on the proposed plans are 3'5" and 6 feet is required per Code.
- Case No: 2025-23:** Nancy Tester, 211 East River St., Elyria, OH 44035, request a variance from sections 1137.13 and 1148.03 of the Elyria Codified Ordinances. There is a temporary garage and a boat parked on a vacant lot. Front yard parking of recreational vehicles on an unapproved surface is prohibited and the accessory structure is to be located in the rear yard per the Code.



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- c. **Case No: 2025-24:** Mae Fence, 109 E Main St, Fulton, OH 43321, for 604 Cedarwood Trail, Elyria, OH 44035, request a variance from section 1137.15 (C) of the Elyria Codified Ordinances for the installation of a 6-foot fence on a corner lot. Code states a front yard fence shall be no more than 4 feet in height, and shall be at least 50% open.
- d. **Case No: 2025-25:** Rick Twining, 446 9th St., Elyria, OH 44035, request a variance from section 1148.03 of the Elyria Codified Ordinances for the setback of a new garage that was constructed prior to permit issuance. The setback is less than the required 3' per Code.
- e. **Case No: 2025-26:** LS Architects, 22082 Lorain Rd., Fairview Park, OH 44126, for 603 Cleveland St., Elyria, OH 44035, request a variance from sections 1175.06, and 1160.03 of the Elyria Codified Ordinances. Requesting a 28-space variance and a variance for the proposed dumpster located less than 6 feet from the property line.

7. Adjournment:

Time: _____

ANY BOARD MEMBER UNABLE TO ATTEND, PLEASE NOTIFY MARY TOMSKI VIA PHONE AT 326-1472 OR EMAIL AT MTOMSKI@CITYOFELYRIA.ORG BY 12:00 P.M. THE DAY BEFORE THE MEETING.