



## Board of Zoning Appeals Meeting Agenda

**DATE:** Thursday, October 16, 2025

**TIME:** 3:00 p.m.

**PLACE:** Elyria City Hall, 131 Court Street, 2<sup>nd</sup> Floor Council Chambers

### ORDER OF BUSINESS:

**1. Call to order:**

Time: \_\_\_\_\_

**2. Roll Call:**

☐ Joel Fritz, Chair

☐ James Miller

☐ Ann Tanner

☐ Julianne Sadowski

☐ Timothy Golden

**3. Approval of Minutes:** September 18, 2025 Board of Zoning Appeals Meeting

**4. Case Presentation Format:**

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

**5. Old Business:** NONE

**6. New Business:**

**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: 2025-27: Parker Hannifan, 711 Taylor St., Elyria, OH 44035, request a variance from section 1174.06 (B) of the Elyria Codified Ordinances for the installation of signage.**



**Case No: 2025-28: Fast Signs, 24181 Lorain Rd., North Olmsted, OH 44070, for 914 Cleveland St., Elyria, OH 44035, request a variance from section 1174.12 (1) (b) of the Elyria Codified Ordinances for the installation of signage.**

**Case No: 2025-29: Anibal Irizarry, P.O. Box 2014, Lorain, OH 44052, for 1048 West River Rd N., Elyria, OH 44035, request a variance from sections 1144.08 (A) and 1175.03 of the Elyria Codified Ordinances for the side yard setbacks and lot width of driveway.**

**Case No: 2025-30: Jeffrey Rutushin, 36333 Fortunato Dr., N Ridgeville, OH 44039, for Riverfield Development, 10516 Indian Hollow Rd., Elyria, OH 44035, request a variance from section 1174.07 (8) (1) of the Elyria Codified Ordinances for 2 residential subdivision entry monuments and signage at Grafton Rd. and Indian Hollow Rd.**

**Case No: 2025-31: Rodney Hilton, 131 Williams St./ 322 Sumner St., Elyria, OH 44035, request a variance from sections 1164.07, side yard setbacks, 1164.06, front yard setback and 1175.06, parking space requirements.**

**Case No: 2025-32: Builders & Developers, 8899 West Ridge Rd., request a variance from sections 1152.11 (b) (1), 1152.13, 1175.08, 1174.07 (b) (1) (a) (b) of the Elyria Codified Ordinances for parking, side yard setbacks, total # of signs.**

**Case No: 2025-33: Jayden Thompson, 311 15th St., Elyria, OH 44035, request a variance from section 1137.15 of the Elyria Codified Ordinances For the installation of fencing.**

**7. Adjournment:** Time: \_\_\_\_\_

**8. Next Meeting Date:** November 20, 2025

**ANY BOARD MEMBER UNABLE TO ATTEND, PLEASE NOTIFY MARY TOMSKI VIA PHONE AT (440) 326-1472 OR EMAIL AT [MTOMSKI@CITYOFELYRIA.ORG](mailto:MTOMSKI@CITYOFELYRIA.ORG) BY 12:00 P.M. THE DAY BEFORE THE MEETING.**