



Board of Zoning Appeals Meeting Agenda

DATE: Thursday, December 18, 2025

TIME: 3:00 p.m.

PLACE: Elyria City Hall, 131 Court Street, 2nd 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

☐ Chris Sito (Alternate)

3. Approval of Minutes: November 20, 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:

- a. **Case No. 2025-37:** Elyria Fence, 230 Oberlin Rd., Elyria, OH 44035, for Diamond Products, 333 Prospect St., Elyria, OH 44035, request a variance from section 1156.02 of the Elyria Codified Ordinances for the installation of fencing. Zoning code requires that accessory uses shall be placed on a property that contains a principal use.
- b. **Case No. 2025-38:** Taylor Koch, for 2101 West River Rd N., request a variance from the following sections of the Elyria Codified Ordinances:
 - i. 1156.03: for the installation of an accessory structure on the side yard property.
 - ii. 1156.03: for the installation of accessory structures in the front yard.



- iii. 1156.09 (A): to exceed the maximum height of 25'. The site plan confirms the project is a single, four-story building requiring a height of 45-50'.
- iv. 1175.06 (AA): requires 2 off-street parking spaces for each dwelling unit. The 122 -unit project requires 244 parking spaces per ordinance. The request is to permit 209 spaces.
- v. 1175.08 (b): to allow parking within the required side yard and reduce the minimum setback from 10' to 5' where the property abuts a residential district.

7. **Adjournment:** Time: _____

8. **Next Meeting Date:** January 15, 2025

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