

NORWOOD BOARD OF ZONING APPEALS

August 20, 2025

AGENDA

6:00 p.m.

A.) ROLL CALL

B.) APPROVE AGENDA

C.) OLD BUSINESS:

- 1.) Karl Hoalst, RSL Commercial Architecture, representing the owners of 1922-1924 Sherman Avenue, located within both the R-2 and the NBD zoning districts, is requesting variances for 1 (one) of the following 2 (two) proposals;
 - a.) Proposal A-1.2 requesting variances for the location of the dumpster to remain relatively in the same location & variances from front and side yard setbacks and required buffers.
 - b.) Proposal A-1.3 requesting the approval of an increase of the existing total square footage from 1,069 (store + garage) with a 25 % increase to 1,336 sq ft. (convenience store), requesting variances for the location of the dumpster to remain relatively in the same location and variances from setbacks and buffer requirements.

D.) NEW BUSINESS:

PUBLIC HEARING/ CLOSE PUBLIC HEARING/REGULAR MEETING

- 1.) Jonathan Woche, ACIP – Planner with McBride Dale Clarion representing the Owner of 2322 & 2324 Robertson Avenue. Norwood, Ohio 45122, located within an R-2 (Residential One and Two Family) zoning District, is requesting a variance for the rear building setback. § 1151.00 Table 1

10-minute recess

- 2.) Dave Peters of Hy-Tech Builders, representing the owners of 4777 Poplar Avenue, located within an R-1 (Residential One-Family) zoning district, for a two-story addition, is requesting a variance from the minimum required 10-foot side yard setback and the minimum required 35-foot rear yard setback requirement. §1117.16, 1117.18, 1151.163(a), 1151.16
- 3.) Fred Troxell with Taskmaster Contracting, representing Sneaker Vault, a proposed tenant at 2669 Edmondson Road, Norwood, Ohio 45209, located within a GBD (General Business) zoning District, is requesting a conditional use for a Class B retail to be allowed to sell used clothing/shoes. § 1111.117, 1117.26, 1151.42 Table 2

E.) APPROVE THE MINUTES/TRANSCRIPT FROM: July 162025

F.) OPEN DISCUSSION:

- 1.) Planning Commission update from Chairman Bernie Suer

G.) EXCUSE ABSENT MEMBERS

H.) ADJOURN