

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, MARCH 24, 2022**

CALL TO ORDER:

Chairman Kimble called the meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members Steve Ali, Neil Thibodeaux, Council Liaison Clifford Winkle, Vice-Chairwoman Linda Masterson and Chairman Shawn Kimble.

Absent was member James Cain.

Also present were Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, Planning and Economic Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

MINUTES:

Chairman Kimble asked if there were any corrections to the minutes of the regular meeting on Thursday, February 24, 2022. Hearing none, the minutes stand as presented.

PLANNING COMMISSION REPORT(S):

None

OTHER REPORTS OR CORRESPONDENCE:

None

PUBLIC HEARINGS:

PPZ2022-0104: Stacie & Richard Hullick, 6501 Swan Circle, PPN 07-00-033-112-086

Applicant: Same

The applicant proposes building a 4-foot high fence from front line of building to street. Property is zoned R-1 District. Requests:

1. A 0.5 foot height variance for fence. Applicant shows 4 feet, code allows 3.5 feet, Section 1294.01(h)(1)A.

Application was read along with comments from Chief Building Official Fursdon.

Chairman Kimble asked if there was a representative present.

No representative was present.

It was moved by Kimble and seconded by Masterson to suspend the By-laws and move the applicant to the end of the meeting in order to give them time to show up.

A voice vote was taken and the motion carried.

Yes – 4 No – 0

PPZ2022-0106: John & Deborah Veiht, 35620 Chestnut Ridge Road, PPN 07-00-023-101-026, 07-00-023-101-024, 07-00-023-101-082

Applicant: Same

The applicant proposes a new 40 by 50 feet (2,000 square feet) outbuilding on a 54,486 square foot lot. Property is zoned R-1 District. Requests:

1. A 0.5% (288 square foot) variance for lot coverage. Applicant shows 10.5% (5,736 square feet), code allows 10% (5,448 square feet), Section 1294.03(e)(4).

Application was read along with comments from Chief Building Official Fursdon.

Chairman Kimble asked if there was a representative present.

John Veiht, 35620 Chestnut Ridge Road, North Ridgeville, OH 44039, was sworn in.

Chairman Kimble asked Mr. Veiht to explain the application.

Mr. Veight stated that he had moved to North Ridgeville about a year and a half ago from Michigan and one of the things they wanted when they moved was to put an outbuilding up to store his things and things for his kids. He indicated that he had a couple of classic cars that he wanted to bring down from Michigan as well. He explained that they figured out that a 40 by 50 building would be what was needed. He added that he made a phone call to the Building Department in October and advised them that he was proposing to put the outbuilding up and gave them the square footage. He indicated that they did some checking and came back and

said they didn't see any reason why he couldn't. He explained that he completed the application and submitted it but was notified that he was a little bit over because of the way they had to figure out the center line. He mentioned that he needed that size of an outbuilding and that he was spending a lot of money on it. He stated that it matched the house and that he didn't want to clutter the yard. He explained that he wanted a nice, safe, reliable place to store his belongings and added that he wanted something that would fit in with the neighborhood and looked excellent as well as something they could be proud of. He stated that they were asking for the variance because they could use the space.

Chairman Kimble remarked that Mr. Veiht did have an irregular shaped lot and could understand how the math could have been an issue which made it a little more complicated. He stated that driving up and down Chestnut Ridge and especially that side of town, there were a number of properties that had large outbuildings. He commented that to have projects and cars and things of that nature in a space versus out in a yard was much more visually appealing and made sense to him. He remarked that if someone were to drive by and state that the building was over by 288 feet he would be impressed.

Mr. Veiht explained that the building was set back quite a bit on the property.

Vice-Chairwoman Masterson asked if the two other structures on the property were staying.

Mr. Veiht indicated that he had a garage next to the house and that when they moved they couldn't even park in it because it was so full of stuff. He explained that he would move that stuff to the outbuilding. He added that his wife deserved a parking spot for her car. He also indicated that there was a rusty shed in the back of the property.

Chairman Kimble asked if there were any questions or comments from the Board members, Administration or public.

None were given.

Moved by Masterson and seconded by Thibodeaux to approve the 0.5% variance for lot coverage.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

PPZ2022-0107: Kevin & Michelle Louis, 6887 Meadow Lakes Blvd, PPN 07-00-033-103-022
Applicant: Same

The applicant proposes building a 4-foot high fence from front line of building to street. Property is zoned R-1 District. Requests:

1. A 0.5 foot height variance for fence. Applicant shows 4 feet, code allows 3.5 feet, Section 1294.01(h)(1)A.

Application was read along with comments from Chief Building Official Fursdon.

Chairman Kimble asked if there was a representative present.

Kevin Louis, 6887 Meadow Lake Boulevard, North Ridgeville, OH 44039, was sworn in.

Chairman Kimble asked Mr. Louis to explain the application.

Mr. Louis responded that he didn't want to go with a 6-foot fence because of the way his house was on a corner lot and that it would cut off a vast portion of his backyard. He explained that he thought that if they got a smaller fence that they would be able to bump it out a little more to the street and that it would look a little more visually appealing.

Chairman Kimble remarked that what Mr. Louis had proposed and planned out seemed to be a very reasonable idea. He explained that the purpose of the ordinance for a corner lot was for safety of visual obstructions. He further explained that considering he had it designed from the furthest point, the rear corner of the home and back, adding more space to the side of the house before getting to the corner, that he didn't see how there would be any sort of visibility obstruction or safety hazard. He commented that he thought it was a minimal request that made perfect sense.

Member Thibodeaux stated that he drove past the applicant's house every single day and that it was a busy street and with having children in the home that it would be extremely beneficial.

Mr. Louis commented that he had a dog that liked to bark at everyone that walked by and the fence probably wouldn't stop that but at least it would keep the dog away from people.

Chairman Kimble asked if there were any questions or comments from the Board members, Administration or public.

None were given.

Moved by Masterson and seconded by Ali to approve the 0.5% variance for fence.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

PPZ2022-0104: Stacie & Richard Hullick, 6501 Swan Circle, PPN 07-00-033-112-086

Applicant: Same

The applicant proposes building a 4-foot high fence from front line of building to street. Property is zoned R-1 District. Requests:

1. A 0.5 foot height variance for fence. Applicant shows 4 feet, code allows 3.5 feet, Section 1294.01(h)(1)A.

Application was read along with comments from Chief Building Official Fursdon.

Chairman Kimble asked if there was a representative present.

Stacie Hullick, 6501 Swan Circle, North Ridgeville, OH 44039, was sworn in.

Chairman Kimble asked Ms. Hullick to explain the application.

Ms. Hullick explained that she lived on a corner lot and was trying to get a fence because they had a puppy that was getting rather large and would grow to around 100 pounds or so. She stated that they would like to have a place for the puppy to run around and to be able enjoy the outside with her. She stated that the puppy loved people but that they would prefer she didn't get out to them.

Chairman Kimble remarked that the application was essentially identical to the last application. He explained that the point of the ordinance for the front yard on a corner was that it came down to safety and visibility obstructions. He stated that the way the applicant had it planned out, he didn't see any way there would be any safety issues or obstructions with an additional six inches. He explained that she still had it proposed for fifty percent open and that he thought it was a well thought out plan that seemed to make sense. He then asked if there were any questions or comments from the Board members, Administration or public.

None were given.

Moved by Masterson and seconded by Thibodeaux to approve the 0.5% variance for fence.

A roll call vote was taken and the motion carried.


Yes – 4 No – 0

OTHER BUSINESS:

No other business.

ADJOURNMENT:

The meeting was adjourned at 7:21 PM.


Shawn Kimble
Chairman



Tina Wieber
Recording Secretary/Deputy Clerk of
Council

Thursday, April 28, 2022
Date Approved