

**NORTH RIDGEVILLE BOARD OF ZONING & BUILDING APPEALS
MINUTES FOR THE REGULAR MEETING HELD SEPTEMBER 25, 2014**

TO ORDER: The meeting was called to order at 7:00 P.M. with the Pledge of Allegiance.

ROLL CALL: Present were members Mario Cipriano, Martin DeVries, Tim Anderson and Chairman Shawn Kimble.
Linda Masterson was excused.
Also present was Assistant Law Director Toni Morgan and Assistant Clerk of Council Tara L. Peet, MMC.

MINUTES:

Chairman Kimble asked if there were any corrections or additions to the minutes dated July 3, 2014. Hearing none he asked for a motion on the minutes.

It was moved by Cipriano and seconded by DeVries to approve the minutes dated July 3, 2014.

Chairman Kimble asked Mrs. Peet to call the roll.

Yes, 4 No, 0

Motion was approved by a vote of four to zero.

REPORTS:

Chairman Kimble asked if there were any reports to come before the Board this evening. No reports were offered.

OTHER REPORTS AND CORRESPONDENCE:

Chairman Kimble stated that there was one piece of correspondence from Attorney Michael Gareau, Jr. asking for a postponement regarding the appeal of a notice of violation case.

It was moved by DeVries and seconded by Cipriano to postpone the appeal of notice of violation case regarding 35615 Chestnut Ridge Road to the October 23, 2014 BZBA meeting.

Chairman Kimble asked Mrs. Peet to call the roll.

Yes, 4 No, 0

Motion was approved by a vote of four to zero.

PUBLIC HEARINGS:

APPLICANT: Michael R. Gareau, Jr., The Gareau Law Firm Co., 23823 Lorain Road,
#200, North Olmsted, Ohio 44070

OWNER: Shawn Darby, 35615 Chestnut Ridge Road.

REQUEST: Appeal Notice of Violation received regarding North Ridgeville Codified Ordinance Section 618.015 (d) (5) (B)

LOCATION: 35615 Chestnut Ridge Road in an R-1 District.
Permanent Parcel No. 07-00-023-102-002 and 07-00-023-102-069
(Postponed per the request of Attorney Michael Gareau, Jr.)

Mrs. Peet read the next application caption along with the Chief Building Official's comments.

APPLICANT: Kathy Dunford, 14315 Gifford Road, Oberlin, Ohio 44074
OWNER: Same
REQUEST: A 27-foot lot width variance for Parcel B in order to create a lot split.
LOCATION: 7324 Root Road in an R-1 District
Permanent Parcel No. 07-00-022-101-077

Chairman Kimble asked if there was a representative present.

Kathy Dunford, 14315 Gifford Road, Oberlin, Ohio 44074 and Kenneth Krueger, 37883 Terrell Drive (brother and sister of deceased) was sworn in. Mrs. Dunford stated her mother and father passed away as they were the owners of the property. Their father built both homes on one parcel. Mrs. Dunford and Mr. Krueger stated they would like to split the parcel to put both homes up for sale separately. They would also like to sell the back field separately.

Chairman Kimble stated the back field had nothing to do with the application before the Board and the applicants should have no problems selling the back field.

Mrs. Dunford stated both homes are being rented out.

Chairman Kimble stated the homes already exist and driving down the street you wouldn't be able to tell a difference if the parcel was split.

Mr. Cipriano stated he was by the property and it looks like it belongs there. He further stated he was curious how the homes were ever built on one parcel but further stated he thinks the request for the variance is reasonable.

Mrs. Dunford stated there was very little on the street when the homes were built.

Chairman Kimble asked if there were any other questions from any other Board members. Hearing none, he asked if there was anyone in the audience that would like to speak on this matter. Hearing none, he entertained a motion.

It was moved by Cipriano and seconded by DeVries to approve the application and grant the variance.

Yes, 4 No, 0

Motion was approved by a vote of four to zero.

OTHER BUSINESS:

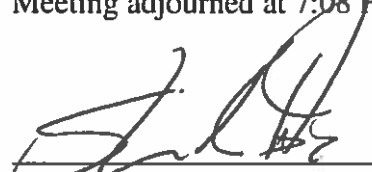
Chairman Kimble asked if there was any other business to be brought before the Board. No discussion was offered.

ADJOURNMENT:

It was moved by Chairman Kimble to adjourn the meeting.

MOTION CARRIED

Meeting adjourned at 7:08 P.M.



Chairman



Secretary

October 23, 2014
Date