

**NORTH RIDGEVILLE BOARD OF ZONING & BUILDING APPEALS
MINUTES FOR THE REGULAR MEETING HELD OCTOBER 26, 2017**

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, Planning Commission Liaison Tim Anderson, Vice Chairman Linda Masterson, and Chairman Shawn Kimble.
Also present were Chief Building Official Guy Fursdon and Deputy Clerk of Council Donna Tjotjos.

Member Cipriano addressed the Chair and stated due to personal commitments, he could no longer attend Board of Flood and Drainage meetings and asked to step down as the Liaison.

Chairman Kimble thanked Member Cipriano and opened the floor for nominations for the position of Liaison to the Board of Flood and Drainage.

Member Cipriano nominated Chairman Kimble as the Liaison to the Board of Flood and Drainage.

Member Masterson nominated Member DeVries as the Liaison to the Board of Flood and Drainage.

Deputy Clerk Tjotjos explained since there are two nominations on the floor, a vote for each nomination will be taken.

Chairman Kimble asked that the nomination for him to take the position be withdrawn.

Member Cipriano withdrew his nomination of Chairman Kimble for the position.

Chairman Kimble stated that there is still a nomination on the floor. He asked if there were any other nominations. Hearing none, the nominations are closed and Member DeVries is now the Liaison to the Board of Flood and Drainage.

MINUTES:

Chairman Kimble asked if there were any corrections to the minutes dated September 28, 2017.

It was moved by Masterson and seconded by DeVries to approve the minutes dated
September 28, 2017

Chairman Kimble asked the Clerk to call the roll.

Yes, 4 No, 0 Abstain, 1 (Masterson)

Deputy Clerk Tjotjos announced the motion to approve the minutes has passed by a vote of four yes, zero no and one abstention.

REPORTS:

Chairman Kimble asked if there were any reports from Planning Commission.

Member Anderson responded no report.

OTHER REPORTS AND CORRESPONDENCE:

He asked the Clerk to read the first application.

PUBLIC HEARING:

APPLICANT: Jeff Yates, 36176 West Shore Parkway

OWNER: Same

REQUEST: A two foot rear and side yard setback variance in an R-1 District

LOCATION: 36176 West Shore Parkway in an R-1 District

Permanent Parcel No. 07-00-030-000-230

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

Chairman Kimble asked if there was a representative present. He asked if they would step to the mic and state their name and address for the record.

Applicant Jeff Yates, 36176 West Shore Parkway was sworn in.

Chairman Kimble asked the applicant to explain his request.

Applicant Yates stated that he is looking to build a shed near the back of his property and due to a swale being right there; it leaves him with very little room. The way he has it laid out is really the only flat area he has in his back yard. He stated that there is also an easement in the back and he didn't know if it was also protected.

Chairman Kimble stated that area the applicant is referring to is essentially a buffer area that will always be untouched. The way the swale goes through the applicant's yard, seems to cut the yard in half.

Applicant Yates stated that it is a lot more significant than what he thought it was going to be.

Member Masterson addressed the Chief Building Official and asked if the swale is in the yard, could he build a barn on the swale.

Chief Building Official Fursdon stated he didn't think that would be a good idea since the swale is draining water.

Member Masterson stated that her point is that she is trying to find a hardship. He can't build a shed on the swale because that would cause blockage.

Chief Building Official Fursdon stated that he would have to jack it up and straddle it.

Chairman Kimble stated that a swale was not designed to have a shed impeding into it.

Member Masterson stated that her point again is that these problems are really not his and for those reasons, there is a hardship defined.

Chairman Kimble stated that it seems reasonable to him especially with that buffer in the rear where there will be nothing built directly behind this parcel where it would be an issue in the future. It seems to be well thought out. He asked if there were any other questions from the Board Members.

Member DeVries asked what his use of the shed would be.

Applicant Yates stated storage of lawn and garden equipment with no electric.

Member DeVries asked what is directly behind him.

Applicant Yates stated that it is a farmer's field.

Member DeVries asked that he clarify that there would be no electric.

Applicant Yates stated that there wouldn't be electric run to the shed.

Member DeVries agreed with the Chairman and Member Masterson in that there is a hardship in this case.

Member Cipriano asked what size is the shed.

Applicant Yates stated 14 by 8.

Member Cipriano addressed the Chief Building Official and asked if that was a typical size.

Chief Building Official Fursdon stated absolutely. A lot of times, they can go even larger than that. A shed of that size is even exempt under the building code. They are actually issuing a

zoning permit for them to build it there.

Chairman Kimble asked if there were no other questions or comments, he would entertain a motion.

It was moved by Cipriano seconded by DeVries to approve the variance as requested by the applicant.

Chairman Kimble asked the Clerk to take roll.

Yes, 4 No 0


Deputy Clerk announced the motion passed by a vote of four to zero.

OTHER BUSINESS:

ADJOURNMENT:

Chairman Kimble noted there was no other business to be brought before the Board this evening and therefore, he adjourned the meeting.

The meeting was adjourned at 7:16 p.m.


Chairman


Secretary Donna Tjotjos

December 28, 2017