

**NORTH RIDGEVILLE BOARD OF ZONING & BUILDING APPEALS
MINUTES FOR THE REGULAR MEETING HELD DECEMBER 28, 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 and Chairman Shawn Kimble.

Vice-Chairwoman Linda Masterson was excused.

Also present was Mayor G. David Gillock, Cynthia Adams, Prosecutor and Clerk of Council Tara L. Peet.

MINUTES:

Chairman Kimble asked if there were any corrections to the minutes dated October 26, 2017.

It was moved by Cipriano and seconded by DeVries to approve the minutes dated October 26, 2017 as submitted.

Chairman Kimble asked the Clerk to call the roll.

Clerk of Council Peet stated the motion carried.

Yes, 4

No, 0

PLANNING COMMISSION REPORT(S): None.

OTHER REPORTS AND CORRESPONDENCE:

Chairman Kimble stated an email was received at the end of the day asking the Board to table the case to the January 25, 2018 BZBA meeting by applicant Scott Bickley of OHM Advisors regarding a determination of like use to operate and construct a cold storage building which will include a warehouse for distribution process in a B-4 District.

It was moved by Chairman Kimble and seconded by Cipriano to table the case to the January 25, 2018 Board of Zoning and Building Appeals meeting.

Chairman Kimble asked Clerk of Council Peet to call the roll.

Clerk of Council Peet stated the motion carried and the case would be heard January 25, 2018.

Yes, 4

No, 0

Chairman Kimble asked Clerk of Council Peet to read the first application.

PUBLIC HEARING(S):

Clerk of Council Peet:

APPLICANT: Jerome J. Rizzo, 36122 Navona Lane
OWNER: Same
REQUEST: The following variances to construct an 8x10 outbuilding:
1. A one foot side lot line variance
2. An eight foot variance in distance from dwelling
LOCATION: 36122 Navona Lane in an R-1 District
Permanent Parcel No. 07-00-030-000-197

Clerk of Council Peet also read the 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 Jerome J. Rizzo, 36122 Navona Lane was sworn in.

Chairman Kimble asked the applicant to explain his request.

Jerome J. Rizzo, 36122 Navona Lane distributed pictures to present to the Board for better view of the property. Mr. Rizzo stated it was difficult to build the outbuilding due to all the pass swales in the yard. He stated he called the City and had a building inspector come out but was told there wasn't much they could do at the time as the City was without an Engineer. Mr. Rizzo stated he spoke with Drees and they said the neighboring parcel would remain as green space but they didn't own the property. Mr. Rizzo stated he also spoke to the homeowners association. His proposal would be to construct the outbuilding behind the garage.

Chairman Kimble stated the additional pictures provide more clarification. He further asked the applicant why he could not relocate the outbuilding somewhere else in the backyard.

Mr. Rizzo stated he didn't want to block the views of all the windows and deck in the back of his house. He stated the swales run east and north.

Chairman Kimble stated two feet is pretty large and asked Mr. Rizzo if he considered attaching the structure to the house – that way no variance is needed and he would only need to work with the Building Department to obtain permits.

Mr. Rizzo stated he didn't get the feeling the Chief Building Official wanted him to do that.

Chairman Kimble stated the Board's job is to look at the difficulties or hardship and that he was

just exploring other scenarios.

Mr. Rizzo stated the structure would act as a tool shed. He explained he lost space because he did not get the correct size third car garage he wanted.

Mr. Cipriano stated it would be close to the house and it would be very noticeable. He asked if the HOA permitted sheds.

Mr. Rizzo stated yes. He also suggested he could reduce the size to 8x8.

Mr. DeVries asked if the window at the base of the house would be blocked by the structure.

Mr. Rizzo stated no.

Mr. Anderson asked if on the drawing he saw a dryer vent.

Mr. Rizzo stated yes and also a furnace vent.

Mr. Anderson stated the applicant probably would not want to attach the structure to the house then.

Chairman Kimble asked for any other further discussion or questions from the Board. No further discussion was offered.

Chairman Kimble asked for any comments from any audience members on the case. No discussion was offered.

It was moved by Cipriano and seconded by DeVries to deny the one foot side lot line variance and the eight foot variance in distance from the dwelling.

Chairman Kimble asked the Clerk to call the roll.

Clerk of Council Peet stated the motion carried and the two variance requests were denied.

Yes, 4

No, 0

Chairman Kimble suggested to the applicant to get in touch with the Building Department to discuss attaching the structure to the house. He then asked the Clerk of read the next case.

Clerk of Council Peet:

APPLICANT: Chris Latza, 5330 Barton Road
OWNER: Same
REQUEST: A six percent lot coverage variance to construct a 1,296 square foot garage.
LOCATION: 5330 Barton Road in an R-1 District
Permanent Parcel No. 07-00-005-106-083

Clerk of Council Peet also read the 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 Chris Latza, 5330 Barton Road was sworn in.

Chairman Kimble asked the applicant to explain his request.

Chris Latza, 5330 Barton Road stated he wanted to use the garage to store cars and use it as a hobby shop to work on classic cars and family cars.

Chairman Kimble stated it seemed like an ideal set up for the property. He also noted that he couldn't see that it would stand out in an odd way.

He asked for any comments or questions from the Board. No discussion was offered. He then asked for any comment or question from the audience. No discussion was offered.

Moved by DeVries and seconded by Cipriano to approve the request for a six percent lot coverage variance to construct a 1,296 square foot garage.

Chairman Kimble asked the Clerk to call the roll.

Clerk of Council Peet stated the motion carried and the variance was granted.

Yes, 4

No, 0

Chairman Kimble asked the Clerk to read the next case.

Clerk of Council Peet:

APPLICANT: Sarah Gregg, 6621 Talon Way

OWNER: Same

REQUEST: The following variances to construct a six foot privacy fence on a corner lot:

1. A two and a half foot height variance
2. A 50 percent open variance

LOCATION: 6621 Talon Way in an R-1 District
Permanent Parcel No. 07-00-033-115-033

Clerk of Council Peet also read the 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 Sarah Gregg, 6621 Talon Way was sworn in.

Chairman Kimble asked the applicant to explain his request.

Sarah Gregg, 6621 Talon Way stated she hired a contractor to put in her yard and a fence. She stated she called the City and discovered a permit was never obtained and that she needed a variance. None of this was ever told to her by the contractor.

Chairman Kimble stated corner lots have two setbacks for sight lines. He stated that he couldn't see the fence obstructing those views.

Ms. Gregg asked what 50% open means.

Chairman Kimble stated visuals through the fence. He added he sees no major safety issues and felt the fence will blend.

Chairman Kimble asked for any comments or questions from the Board.

Mr. Cipriano stated the fence comes out from the house a little bit but he didn't see any obstructed views. He asked Ms. Gregg if she was satisfied with the fence.

Ms. Gregg stated she needed an inspection because one was never done nor a permit pulled.

Chairman Kimble asked for any comments or questions from the audience. No discussion was offered.

It was moved by DeVries and seconded by Cipriano to approve the requests for a two and a half foot height variance and a 50% open variance.

Chairman Kimble asked the Clerk to call the roll.

Clerk of Council Peet stated the motion carried and the variance requests were granted.

Yes, 4

No, 0

Chairman Kimble asked the Clerk to read the next case.

Clerk of Council Peet:

APPLICANT: Steve Lambert, My Wood Loft.com, LLC, 39097 Center Ridge Road
OWNER: Wellington Investment Properties, LLC, 39097 Center Ridge Road
REQUEST: Determination of like use to operate a minor furniture manufacturing company in a B-3 District.
LOCATION: 39097 Center Ridge Road in a B-3 District
Permanent Parcel No. 07-00-046-108-013

Clerk of Council Peet also read the 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 Steve Lambert, 39097 Center Ridge Road and James Tweardy of Wellington Investment Properties, LLC were sworn in.

Chairman Kimble asked the applicant to explain his request.

James Tweardy of Wellington Investment Properties, LLC stated he owns Jim's electric at the west end of town. He stated he is renting the space to mywoodloft.com. The company takes wood and recycles it. Mr. Tweardy stated the company plans to employ ten employees. He also distributed a brochure to the Board.

Steve Lambert, 39097 Center Ridge Road stated he will have a retail store at the location.

Chairman Kimble stated he didn't see the company causing a noise issue and it is permitted in a B-3 District. He further added he felt it was a reasonable fit. He asked for any questions or comments from the Board.

Mr. Cipriano agreed it fit well. He asked the applicant if there would be any large, loud saws and excessive dust flying out the window.

Mr. Lambert stated no.

Mr. DeVries asked if ample parking would be provided for the retail store.

Mr. Lambert stated there are twenty-five parking spots available.

Mayor Gillock stated the City supports the applicant and would love to see ten new employees for the business.

Chairman Kimble asked for any comments or questions from anyone in the audience. No discussion was offered.

It was moved by DeVries and seconded by Cipriano to grant the like use in a B-3 District for a minor furniture manufacturing company.

Chairman Kimble asked the Clerk to call the roll.

Clerk of Council Peet stated the motion carried and the like use determination was permitted.

Yes, 4

No, 0

APPLICANT: Jesse Styles/Strategis LLC, 2530 Superior Avenue, Cleveland, OH 44114 and TowerCo, 5000 Valleyview Drive, Carv, NC 27519
OWNER: City of North Ridgeville, 7307 Avon Belden Road
REQUEST: A 31-foot, 4-inch residential setback variance to install a cell tower in an R-1 District.
LOCATION: Rear land east of Jaycox Road and west of Olive Avenue
Permanent Parcel No. 07-00-017-101-038

Chairman Kimble stated before the caption was even read, he noticed when reviewing the application, the parcel number on the application was incorrect. The parcel number on the application is the parcel immediately to the east of the actual proposed location. Therefore, residents were not properly noticed and the case will need to be tabled to the January 25, 2018 meeting.

Jesse Styles 2530 Superior Avenue, Cleveland, OH 44114 expressed his frustration stating he worked with Donna on all of the parcels and there were even check marks on the sheets.

Chairman Kimble stated the parcel listed on the application was incorrect and it may have been the City's mistake; he was not sure, but residents needed to be properly notice.

It was moved by DeVries and seconded by Cipriano to table the application to the January 25, 2018 Board of Zoning and Building Appeals meeting.

Chairman Kimble asked the Clerk to call the roll.

Clerk of Council Peet stated the motion carried and the case was tabled to the January 25, 2018 meeting.

Yes, 4

No, 0

OTHER BUSINESS:

Chairman Kimble congratulated and thanked Mr. DeVries for his service on the Board and best wishes to him as he takes his seat as a Councilman.


Mayor Gillock echoed his sentiment. He also noted this was Tim Anderson's last meeting as well.

Mr. Anderson stated his term is up in January but he will be moving to a warmer state and this is his last meeting being in Ohio.

ADJOURNMENT:

Chairman Kimble adjourned the meeting.

The meeting was adjourned at 7:40 p.m.



Chairman



Secretary Donna Tjotjos

January 25, 2018