

**NORTH RIDGEVILLE BOARD OF ZONING & BUILDING APPEALS  
MINUTES FOR THE REGULAR MEETING HELD FEBRUARY 25, 2016**

**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, Vice Chairman Linda Masterson and Chairman Shawn Kimble.  
Also present were Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan and Secretary Donna Tjotjos.

**ELECTION OF OFFICERS:**

Member Kimble opened the floor for nominations for the position of Chairman.

Member Masterson nominated Shawn Kimble for the position of Chairman and Member DeVries seconded the nomination.

Member Kimble asked the Secretary to call the roll.

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

Chairman Kimble opened the floor for nominations for the position of Vice-Chairman.

Member DeVries nominated Linda Masterson for the position of Vice-Chairman and Chairman Kimble seconded the nomination.

Chairman Kimble asked the Secretary to call the roll.

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

Chairman Kimble opened the floor for nominations for the position of Secretary.

Member Masterson nominated Donna Tjotjos for the position of Secretary and Member Cipriano seconded the nomination.

Chairman Kimble asked the Secretary to call the roll.

Yes, 5            No, 0

Chairman Kimble opened the floor for nominations for the position of Board of Zoning and Building Appeals Liaison to the Board of Flood and Drainage Control.

Member Masterson nominated Mario Cipriano for the position of Board of Zoning and Building Appeals Liaison to the Board of Flood and Drainage Control and Member DeVries seconded the nomination.

Chairman Kimble asked the Secretary to call the roll.

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

Chairman Kimble opened the floor for nominations for the position of Board of Zoning and Building Appeals Alternate Liaison to the Board of Flood and Drainage Control.

Member Masterson nominated Martin DeVries for the position of Board of Zoning and Building Appeals Alternate to the Board of Flood and Drainage Control and Member Cipriano seconded the nomination.

Chairman Kimble asked the Secretary to call the roll.

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

**MINUTES:**

Chairman Kimble asked if there were any corrections to the regular meeting minutes dated November 19, 2015. Hearing none, he entertained a motion.

It was moved by Cipriano and seconded by DeVries to approve the minutes of the regular meeting dated November 19, 2015.

Chairman Kimble asked the Clerk to call the roll.

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

Motion was approved by a vote of four yes, zero no and one abstention.

**REPORTS:**

Chairman Kimble noted receipt of a written report dated November 22, 2015 from Member Mario Cipriano regarding the Board of Flood and Drainage Control. He addressed Member Cipriano and asked if he would like to comment on the report.

Member Cipriano stated that he hoped the Board members had a chance to read it as there were a lot of items going on and a lot of things that are coming to fruition. He stated that the Board actually spent a lot of time drilling down to what it actually takes to clean a ditch, which is something that perhaps people don't realize. He explained that there could be a tree growing in the middle of it; there could be rocks and so to measure how many feet or yards or miles of ditch are cleaned is sort of a construct that doesn't do justice to what it may take to accomplish it. He provided examples such as sometimes they have to actually construct a way to get to the ditch and then get the debris out of it and haul it away and then put back what they messed up to get to it. He stated that they learned more about the main tributaries in the city and what is done when there is hard rain and for example, he stated that they are actually out there looking at those tributaries and seeing how the water is flowing. He noted that people have expressed their concern understandably that maybe their ditch hadn't been cleaned in ten years. They are always encouraged to call City Hall to let them know of their concerns. Sometimes it is appropriate not to clean a ditch depending on what is making it unclean. Of course, there has to be a focus on the main tributaries. There is a lot of detail in the report and it also talks about the various projects that have been going on and where the money is coming from to do so. This is like most things that happen perhaps in many forms of government that it takes a long time for things to happen as there is a lot of planning, there are studies that need to be done; the city has to get the money. The money finally does come in and you have to get it scheduled and then it has to be done. Things have to be done in a certain order as well. He just wanted to make this Board aware of the many projects that were going on and if they had an opportunity to read the report, he believes it will help provide a lot of insight.

Chairman Kimble stated that he did read through and thanked Member Cipriano for putting that together because there is a tremendous amount of information in there. He then addressed Member Anderson and asked if there were any reports from Planning Commission.

Member Anderson stated no report.

**OTHER REPORTS AND CORRESPONDENCE:**

Chairman Kimble stated since there are no other reports or correspondence, he asked the Clerk to read the application under public hearings.

**PUBLIC HEARING:**

**APPLICANT:** Scott Bolek, Finishing Touch Concrete, 41809 Whitney Road, Lagrange, OH 44050

**OWNER:** Carol L. Kilzmilller, 10001 York Theta Drive, North Royalton, OH 44133

**REQUEST:** A 15 foot side yard variance to construct a 6,000 square foot building

**LOCATION:** Sugar Ridge Road in an I-2 District  
Permanent Parcel No. 07-00-026-101-034

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

Chairman Kimble asked if there was a representative.

Scott Bolek of 41809 Whitney Road, Lagrange, Ohio was sworn in.

Chairman Kimble asked if they could explain a little bit about their request.

Scott Bolek explained they are looking to purchase some land on Sugar Ridge and because there is a resident to the right side, that will take precedence for the setback being 75 feet because the house takes precedence over the light industrial district. He stated that they wanted to go off the other side which is where the light industrial is already located. He stated that they are looking to expand and build a building, purchase the property and move forward.

Chairman Kimble asked if they were looking to build a structure there. He stated that there is 85 feet on the one side, which is where the house sits.

Scott Bolek stated he was correct.

Chairman Kimble asked if that was what was preventing him from scooting the building over.

Scott Bolek stated that the building is 50 feet wide and so, if you keep in mind the setback of 35 feet being the industrial side and the 75 feet on the other side because of the residential side

taking precedence on that, they would not be able to fit their building there. The land wouldn't be suitable to build this building on it. He stated that for them to move forward with the land, they wanted to make sure this variance was approved and then they would close on the land and hope to do business in this city.

Chairman Kimble asked if the house and the existing building was the representative's property.

Scott Bolek stated no they are not.

Chairman Kimble asked if there were any other questions or comments from the Board Members.

Member Cipriano stated he was out there trying to figure out where this location was since there is no address. He thought at first that entire property was the property in question and that it was all part of the same thing and the representative was attempting to put a building on a portion of the property, but if he understands correctly, the way it is delineated there that is a separate parcel.

Scott Bolek stated the existing owners and where their proposed building would be located. He explained that the owner of the land they are looking to purchase still owns the property adjacent to them. He stated that owner just sold their house and so, this parcel in question is still up for sale and they are looking to purchase it.

Member Cipriano noted the drawing and asked if that area was one parcel.

Scott Bolek stated he was correct.

Member Cipriano asked whether or not they would bring it off that line a bit more even though there is 85 feet on the other side and if not why.

Scott Bolek explained that the building is 50 feet wide. Their property in the front is 180 feet wide but it shrinks down to 138 in the back and so if you moved it back, there wouldn't be enough room to do a 50 foot building to keep it inside the parameters which are required being 75 feet off of one side and 35 feet off the other.

Member Cipriano addressed the Building Official and asked if it had to be 75 feet off the residential side.

Chief Building Official Fursdon stated yes, it has to be 75 feet off the residential side and 25 feet off the other side.

Member Cipriano asked if there would be a business operating out of there.

Scott Bolek stated yes.

Member Cipriano asked what kind of business as he was curious.

Scott Bolek stated he owned Finishing Touch Concrete Systems. He stated they have been here in the city doing business for almost 20 years.

Member Cipriano asked if that other location was in the city.

Scott Bolek stated yes.

Member Masterson asked if this was all I-2 property.

Chief Building Official Fursdon stated he believed so. He believed that even the house is on I-2 property but it is considered residential district because there is a single family home on it.

Member Masterson stated that if that person decided to tear down the house and build an industrial building it would be acceptable.

Chief Building Official Fursdon added yes and then they wouldn't need a 75 foot setback on that side.

Member Masterson stated she just wanted to clarify that, that house is the last remaining parcel in that section. She asked if that was the wooded lot there currently.

Scott Bolek stated yes.

Chief Building Official Fursdon noted the names of the businesses that were to the east and what was located to the west of this location.

Chairman Kimble asked if the representative would be entering the building directly from Sugar Ridge or will there be doors along the side.

Scott Bolek stated there is going to be a side entry because even with that easement he could still put driveway on that side to be able to pull vehicles inside the building, which is why they pushed the building over on the west of the property.

Chairman Kimble stated that was the point he was getting at. He understands that some of the members indicated that this building could possibly be moved over and lesson the amount of variance. However from a realistic stand point, he understands that with a concrete business there

will be trucks, trailers and such and they will need as much turning room in order to get in and out of there. It seems logical as to how they have it laid out.

Member Cipriano stated that it would seem that there is a practical difficulty in getting the equipment in if they had to come through the front of the building, but to come in the side of the building there would have to be an arc made in order to get in. He stated that it would be something that is reasonable to accomplish. It is a really long building to come in from the front.

Scott Bolek stated that six people would have to move by the time you pull in a big tandem dump truck and an excavator on the back with the trailer. They would have to maneuver it in a way that could be impossible.

Chairman Kimble stated that is nearly fifty feet in length with the equipment he just described. He stated that he is going to be tight even with the 85 feet at times with that type of equipment. He asked if there were any other comments from the Board members. Hearing none, he entertained a motion.

Moved by Cipriano and seconded by Masterson to approve the variance as stated.

Chairman Kimble asked the Secretary to call the roll.

Yes, 5                      No, 0

Motion was approved by a vote of five yes and zero no.

**OTHER BUSINESS:**

Chairman Kimble asked if there were any other items to be brought before the Board.

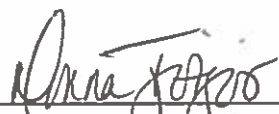
**ADJOURNMENT:**

Chairman Kimble moved to adjourn the meeting. He asked all those in favor of adjourning the meeting signify by aye.

**MOTION CARRIED**

The meeting was adjourned at 7:15 P.M.

  
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Chairperson, Shawn Kimble

  
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Secretary Donna Tjotjos

March 24, 2016