

**NORTH RIDGEVILLE BOARD OF ZONING & BUILDING APPEALS  
MINUTES FOR THE REGULAR MEETING HELD MAY 25, 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, Planning Commission Liaison Tim Anderson, Vice Chairperson Linda Masterson and Chairman Shawn Kimble. Absent was Member Martin DeVries.  
Also present were Chief Building Official Guy Fursdon and Deputy Clerk Donna Tjotjos.

**MINUTES:**

Chairman Kimble asked if there were any corrections to the minutes dated April 27, 2017. Hearing none and with no objection, those minutes are approved as presented and will be placed on file.

**REPORTS:**

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

Member Anderson stated no report from Planning Commission.

Chairman Kimble asked if there were any reports from Board of Flood and Drainage.

Member Cipriano reported that Martin DeVries had attended the last meeting and reported to BZA during the April meeting.

**OTHER REPORTS AND CORRESPONDENCE:**

Chairman Kimble noted that there were no other reports or correspondence. He then moved the meeting on to the public hearings.

**PUBLIC HEARING:**

**APPLICANT:** J.A. Kilby, P.O. Box 39067  
**OWNER:** Gary Collins, 38496 Otten Road  
**REQUEST:** A 642 square foot lot coverage variance to construct a 24 foot by 32 foot out building with an 8 foot attached porch.  
**LOCATION:** 38496 Otten Road in an R-1 District  
Permanent Parcel No. 07-00-044-103-020

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

Chairman Kimble asked if there was a representative and if so, could they step to the podium and give their name and address so that he could swear them in.

Gary Collins and Debra Collins homeowners of 38496 Otten Road were sworn in.

Chairman Kimble asked if they would give a brief explanation of the request. He stated that the application before the Commission is that the building the applicant is proposing is a little bit larger than what the code allows. His take is that with what the drawing shows is that it is a well thought out plan from the standpoint that it fits nicely on the property. It is just the fact that it is slightly larger than what is permitted. One thing that is important to note is that the applicant would be allowed to build a detached garage and an outbuilding. Those sizes combined would be larger than what is being proposed. Technically, the building is smaller than what would be allowed from that aspect of the code. The applicant has combined it together and it looks like there is a nice little porch on the side. It is a well thought out plan.

Gary Collins stated that it is going to be his man cave.

Debra Collins stated she already has the mailbox picked out.

Gary Collins stated that they will be married 30 years now.

Debra Collins stated they have been in North Ridgeville for almost 20 years and he has always wanted something like this.

Chairman Kimble asked if there were any other comments from the Board members.

Member Cipriano stated that they aren't the applicant and asked if that was ok.

Chairman Kimble stated they are the owners. He asked if there were any other questions or comments. Hearing none he asked if there was anyone in the audience that would like to speak on behalf of this application. Hearing none, he asked for a motion.

It was moved by Masterson and seconded by Anderson to approve the request for a 642 square foot lot coverage variance to construct a 24 foot by 32 foot out building with an 8 foot attached porch.

Chairman Kimble asked the Clerk to call the roll.

Yes, 4            No, 0

Deputy Tjotjos addressed the Chair and announced the motion was approved by a vote of four yes and zero no.

**APPLICANT:** Kurt Meng, President, KAAL Construction Inc., 8867 Bender Road  
**OWNER:** Richard Santell, 34882 Cambridge Drive  
**REQUEST:** An 8 foot front yard variance and a 12 foot rear yard variance to construct an addition onto existing attached garage.  
**LOCATION:** 34882 Cambridge Drive in an R-1 District  
Permanent Parcel No. 07-00-014-107-010

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

Chairman Kimble asked if there was a representative and if so, could they step to the podium and give their name and address so that he could swear them in for the record.

Richard Santell of 34882 Cambridge Drive was sworn in.

Chairman Kimble asked if they would give a brief explanation of the request.

Richard Santell explained they are trying to add a slightly larger one car garage to the existing two car garage on the side of the house. Currently, they have three cars and he would like to get them all under roof. He also has two young girls that have wagons and other stuff in the garage and he needs a little more space. He is looking to add a garage that will add on to the existing one. It will have the same siding and same layout as the house. Due to the shape of the lot, he is over the front and rear minimum build lines because of the shape of the street together with the shape and angle his house sits on his lot.

Chairman Kimble stated the applicant pointed out the biggest hardship is the shape of this lot. It is rare that this Board comes across a layout where there is a rear yard setback and not a side yard setback. Living on the radius as in this case, is the perfect example why the Zoning Board exists. It doesn't fit into any classification. He stated he is very familiar with this area and the big concern would be some sort of visual obstruction that could be a safety concern and he doesn't see that in this case. Even after the construction is done, anyone driving down the street isn't going to say that this will stand out. There is such a large front radius. By no means will this look like it is crammed in. He feels that it is a good plan. He asked if there were any questions or comments from the Commission.

Member Masterson agreed that this applicant has amazing practical difficulties due to the shape of this lot. She hasn't ever seen a 50 foot rear yard setback. There is no way that this will look out of place.

Chairman Kimble stated that if an outbuilding was built to the left of the house, it would stand out like a sore thumb versus having an attached third car garage.

Richard Santell stated that they looked at other ways of doing it and because the lot is so big and

with the way he borders so many neighbors, the thought of putting a shed in the back which could easily be done, he didn't want the neighbors to have to look at something right outside their window that looks out of place.

Chairman Kimble asked if there were any other questions or comments.

Member Anderson stated he went by there and this is a perfect lot for this addition. He could probably put a double garage there.

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

It was moved by Masterson and seconded by Cipriano to approve the 8 foot front yard variance and a 12 foot rear yard variance to construct an addition onto existing attached garage.

Chairman Kimble asked the Clerk to call the roll.

Yes, 4          No, 0

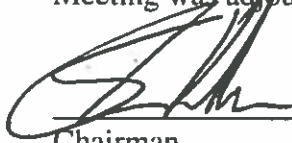
Deputy Clerk Tjotjos addressed the Chair and announced the motion was approved by a vote of four yes and zero no.

**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.

Meeting was adjourned at 7:13 P.M.

  
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Chairman

  
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Secretary Donna Tjotjos

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July 13, 2017