

**NORTH RIDGEVILLE BOARD OF ZONING & BUILDING APPEALS
MINUTES FOR THE REGULAR MEETING HELD JULY 27, 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, Assistant Law Director Morgan, and Deputy Clerk of Council Donna Tjotjos.

MINUTES:

Chairman Kimble asked if there were any corrections to the minutes dated June 22, 2017 or July 13, 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 responded no.

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

Member Cipriano stated no report.

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 and asked the Clerk to read the first application.

PUBLIC HEARING:

APPLICANT: Jerald A. & Cynthia L. Cassano, 4985 Stoney Meadow Drive
OWNER: Same
REQUEST: A four foot rear yard setback variance to construct an outbuilding.
LOCATION: 4985 Stoney Meadow Drive in an R-1 District
Permanent Parcel No. 07-00-042-115-146

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

Chairman Kimble asked if there was a representative and if so, to give his name and address for the record.

Jerald Cassano of 4985 Stoney Meadow Drive was sworn in.

Chairman Kimble asked the representative to give a brief explanation of his application.

Jerald Cassano stated he wanted to install an outbuilding in the back but the property from the back of the house to the wood line that goes over to Stoney Ridge Road. The way K. Hovnanian built up the property is the property from the back of the house has a slope down and goes up and there is a two foot drop that goes into the wetland area. They had to have a barrier between the wetland and the property. Where the land comes toward the house there is a drainage swale. He showed the elevations on the drawing. The back property is all configured to go into the drain. If he put an outbuilding up five feet from the property line, it is going to be impeding on the mound and swale and would be too close to the drain. There is only about thirty feet from the back of the house to the wood line and moving the outbuilding up five feet, he would lose five feet of his property. He doesn't have a big backyard and he would like to set it back as close to the line as possible to give him some room between the house and also not to interfere with the swale.

Chairman Kimble stated that he looked over the topo that was submitted and with where the mound area is, it looks as though there is enough room to have the outbuilding on that flat area with the five feet still behind.

Jerald Cassano stated that the outbuilding would be right on the drop off that comes toward the house where the swale is. In back of it, he would be losing five feet of property. It would make it that much better for the back yard to give him a little more space between the house. He added that he still needs to talk to the HOA because the HOA says that it can't be directly behind the house and it can't be on the side of the house. If he can move it out a little further from the house as it would give him more room and he wouldn't interfere with the swale and drainage of water.

Chairman Kimble stated that the applicant answered his question as to why he didn't install it on the side of the house, but understands that the HOA doesn't allow for that. With all this being stated, he understands why the applicant has to install this out building so close to the property line.

Jerald Cassano stated that there is flat area in the back, but he doesn't own that land. He reiterated that he would like to be able to have more room on his property and not impede on the drainage. He stated that he is asking to be one foot off the property line and there isn't going to be anyone living on the other side because they can't build on that land being that it is all wetlands. He explained how the outbuilding will be built using a foundation to place the outbuilding on.

Cynthia Cassano passed out pictures where they placed lines to show the boundary of their

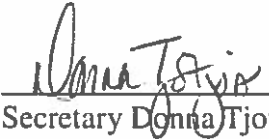
ADJOURNMENT:

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 7:26 p.m.



Chairman



Secretary Donna Tjotjos

August 24, 2017