

**NORTH RIDGEVILLE BOARD OF ZONING & BUILDING APPEALS  
MINUTES FOR THE REGULAR MEETING HELD AUGUST 27, 2015**

**TO ORDER:** The meeting was called to order at 7:00 P.M. with the Pledge of Allegiance.

**ROLL CALL:** Present were members Martin DeVries, Tim Anderson, and Chairman Shawn Kimble.  
Absent and excused was Member Mario Cipriano and Vice Chairman Linda Masterson

Also present were Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, Mayor David Gillock and Secretary Donna Tjotjos.

**MINUTES:**

Chairman Kimble asked if there were any corrections or additions to the minutes dated July 23, 2015. Hearing none, he entertained a motion.

It was moved by DeVries and seconded by Anderson to approve the minutes dated July 23, 2015.

Chairman Kimble asked the Clerk to call the roll.

Yes, 2          No, 0          Abstention, 1 (Anderson)

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

**REPORTS:**

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

Member Anderson responded no.

**OTHER REPORTS AND CORRESPONDENCE:**

Chairman Kimble asked if there were any other reports or correspondence.

Secretary Tjotjos addressed the Chair and responded no.

Chairman Kimble moved the meeting on to the public hearings. He asked the Clerk to read the first application under public hearings.

**OLD BUSINESS:**

**APPLICANT:** Jeremy Fry, PE, Cypress Engineering, 9049 Dover Road, Apple Creek, OH 44606

**OWNER:** City of North Ridgeville, 7307 Avon Belden Road

**REQUEST:** Determination of like use to operate a retail/athletic complex in an I-2 District

**LOCATION:** 7777 Victory Lane in an I-2 District

Permanent Parcel No. 07-00-003-102-084  
**POSTPONED DURING THE REGULAR MEETING HELD JULY 27,  
2015**

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

Chairman Kimble asked if there was a representative.

Jeremy Fry of 1355 N. West Lebanon Road, Dalton, Ohio was sworn in.

Chairman Kimble asked if he could explain his application.

Jeremy Fry stated basically, they are looking at putting in a fast pitch softball athletic complex and training center out of Victory Park and then also, they want to establish at some point, an expanded retail area. They would like to include two units right now; in the front that go along with the sports theme out at Victory Park.

Chairman Kimble stated that he has been by the property and is very familiar with Victory Park. It is nice back there and one important thing to point out is the Board needs to look at a like use determined with the area and there is a baseball complex directly next door and a mini golf across the street. He believes that it does fit in the neighborhood perfectly. He then asked if there were any questions or comments from the Board members.

Member DeVries agreed with the Chairman and stated he was over there the other day and it is a beautiful place and believes that it is a great place for our youth to grow up. It's a safe area away from any major traffic and he thinks it is a great thing the applicant is doing.

Chairman Kimble noted that Victory Park is one of the best sports areas for baseball and softball in northern Ohio. He has played all over and Victory Park is right up there.

Jeremy Fry stated that the owner is excited to get things started.

Chairman Kimble added to have this right next door will just seem to be a perfect fit and seems to make sense to him. He then asked if there were any questions or comments from the Administration.

Mayor Gillock stated that the Administration would certainly ask that the BZA support this application. The City has been real excited about having this new operation which certainly fits in with the other existing properties. The baseball and softball facilities bring in approximately 5,000 people per weekend. They worked with the owners to sell the property to them with this intent that this use be approved by BZA. This building would be a great addition out there. He stated that they are excited and express their support for this project. He asked that the BZA pass this as soon as possible.

Chairman Kimble asked if there were any questions or comments from members of the audience. Hearing none, he entertained a motion.

It was moved by DeVries and seconded by Anderson to approve like use to operate a retail/athletic complex in an I-2 District

Chairman Kimble asked the Clerk to call the roll.

Yes, 3            No, 0

Motion was approved by a vote of three to zero.

**PUBLIC HEARING:**

**APPLICANT:** Kevin Zietlow, 32914 Meadow Creek Oval

**OWNER:** Same

**REQUEST:** A 7.5 foot rear yard setback variance to construct a 13 x 13 attached shed to existing dwelling in an R-1 District.

**LOCATION:** 32914 Meadow Creek Oval in an R-1 District  
Permanent Parcel No. 07-00-006-101-083

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

Chairman Kimble asked if there was a representative.

Kevin Zietlow of 32914 Meadow Creek Oval was sworn in.

Chairman Kimble asked if he could explain his application.

Kevin Zietlow explained that he wants to put an attached shed on the back of his house. The home owners association does not allow a detached one that would accommodate the equipment that he needs. He needs the shed to be 13 by 13 and it would only be 100 square feet if it was detached. Also, the way his property is shaped, it would be set in a funny spot because the association requires that it be directly behind his house. It would look a lot better if it was simply built onto his house and be part of the house.

Chairman Kimble stated he noticed a difference between the map drawn and the aerial photo online and asked if there was a patio or deck or something on the other side of the house that would prevent him from building it on the right rear corner.

Kevin Zietlow stated it has to be within the side lines of the house and he wasn't quite sure.

Chairman Kimble explained the area he was talking about and asked what is preventing him from building on the right side.

Kevin Zietlow stated that he has a patio there.

Chairman Kimble stated the point he is getting at is with the shape of this property and where the patio is placed, he is limited to just that area in constructing something of this type onto the house. It is a unique shaped lot and is nice how far back it goes, but with the restrictions of the home owner's association, they couldn't put it back in the corner and so, he is limited to what he can do. He asked if there were any questions or comments from the Board members.

Member DeVries asked what type of equipment he planned to keep inside the shed.

Kevin Zietlow stated he has stuff for his work like big ladders, shelving equipment and things like that he has to put in there and he would also like to put his lawn equipment in there too.

Member DeVries asked if this would also include any kind of additional driveway or anything in front.

Kevin Zietlow stated that there would have to be a ramp, a concrete ramp, but it will be low profile since it will have a concrete floor.

Member DeVries asked if there would be any nontraditional lighting around the building.

Kevin Zietlow stated no.

Member DeVries asked what is directly behind his parcel.

Kevin Zietlow stated that directly behind him is some landscaping, the property line and then his neighbor's landscaping.

Chairman Kimble stated that there is housing that butts up along that property line.

Member DeVries stated he didn't have a chance to go over there, but knew the area and asked if it was near Frontier Park.

Kevin Zietlow stated that was correct.

Chairman Kimble asked if there were any questions or comments from the Administration. Hearing none, he opened the floor to the audience to speak on this matter.

James Karr of 5175 Meadow Moss Lane was sworn in. He stated that he is the applicant's neighbor and he came to support Kevin. He stated everything that he has done has been top notch in terms of home improvements. He has absolutely no problem or concern with his plans.

Chairman Kimble stated if there are no other comments from the audience or Board, he would then make a motion to approve.

It was moved by Kimble and seconded by Anderson to approve a 7.5 foot rear yard setback variance to construct a 13 x 13 attached shed to existing dwelling in an R-1 District.

Chairman Kimble asked the Clerk to call the roll.

Yes, 3            No, 0

Motion was approved by a vote of three to zero.

**APPLICANT:** Traci Harrison, 8289 Burlington Drive

**OWNER:** Same

**REQUEST:** A 1.7 foot side yard setback variance to construct a third car garage onto existing attached garage in an R-1 District.

**LOCATION:** 8289 Burlington Drive in an R-1 District

Permanent Parcel No. 07-00-011-102-084

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

Chairman Kimble asked if there was a representative.

Brian Harrison of 8289 Burlington Drive was sworn in.

Chairman Kimble asked if he could explain his application.

Brian Harrison stated it was very simple, they are just asking for a third car garage obviously for the purpose of putting another car in there and other opportunities to put things in there away from the kids. Their current garage gets pretty packed and they need some place to put some of the equipment so the kids don't get hurt. They are doing an eleven foot garage in order to ensure being able to get in and out and have enough access.

Chairman Kimble stated in looking at the topo that was provided, there really isn't a lot of other options for a third car garage and to make it smaller to meet the setback, would essentially make it the size of a storage shed and not a garage. He stated he understands why this applicant is here tonight. He asked what side is the driveway of the neighbor that is on the corner.

Brian Harrison stated it is the same side.

Chairman Kimble asked if it was next to his driveway or on the other side of their house.

Brian Harrison stated that it is on the same side. He continued to state that when you are looking at that property, there are no windows on that side and no access on that side, so it wouldn't be an eyesore or anything along those lines.

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

members. Hearing none, he asked if there were any comments from the Administration. Hearing none, he opened the floor to the audience for comments.

Chairman Kimble stated that it seems reasonable and he would be asking for the exact same thing if he was in the applicant's shoes. He stated it is close to the property line but the applicant doesn't have a lot of other options. He asked again if there were any other questions or comments from the audience.

Albert Bokar of 10487 Lake Meadows Drive, Strongsville was sworn in. He explained he is friends with the applicant and stated that in regard to the comment made about the side yard, he believes that house on the left is a corner lot and he would believe that the side of their house to the property line is probably a good 30 feet away and so it isn't the typical garage right next to the property line ten feet away.

Chairman Kimble stated that comment helps out a lot because he looked at the aerial photo and it didn't show that house and he was curious as to what was there.

Albert Bokar stated that it is more of a larger side yard because of the way that the house sits on that corner.

Chairman Kimble stated that is a great point because having that house further set back off that property's side yard line. Visually, it isn't going to look out of place. If there was only six feet in between, then it would stand out in the neighborhood. Since they are set back more, it would be visually noticeable. He asked if there were any additional comments from the Board. Hearing none, he entertained a motion.

It was moved by DeVries and seconded by Anderson to approve a 1.7 foot side yard setback variance to construct a third car garage onto existing attached garage in an R-1 District

Chairman Kimble asked the Clerk to call the roll.

Yes, 3            No, 0

Motion was approved by a vote of three to zero.

**OTHER BUSINESS:**            None.

**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 7:19 P.M.

  
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**Chairman**

  
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**Secretary Donna Tjotjos**

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September 24, 2015  
**Date**