

**NORTH RIDGEVILLE BOARD OF ZONING & BUILDING APPEALS  
MINUTES FOR THE REGULAR MEETING HELD SEPTEMBER 22, 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, Tim Anderson, and Vice Chairperson Linda Masterson.  
Absent were Chairman Shawn Kimble and member Martin DeVries.  
Also present were Prosecutor Cynthia Adams, Chief Building Official Guy Fursdon and Deputy Clerk Donna Tjotjos.

**MINUTES:**

Vice Chairman Masterson asked if there were any corrections to the regular meeting minutes dated August 25, 2016. Hearing none, she entertained a motion.

It was moved by Cipriano and seconded by Anderson to approve the minutes dated August 25, 2016.

Vice Chairperson Masterson asked the Clerk to call the roll.

Yes, 3            No, 0

Motion was approved by a vote of three yes, zero no.

**REPORTS:**

Vice Chairperson Masterson asked if there were any reports from Board of Flood and Drainage.

Member Cipriano responded no report as they did not meet.

Vice Chairperson Masterson asked if there were any reports from Planning Commission.

Member Anderson responded no report.

Vice Chairperson Masterson asked if there were any other reports.

Deputy Clerk Tjotjos stated that the applicant representing the first application scheduled to be heard this evening phoned after she received her notice. She advised that she is having surgery and requested that the Board postpone action until the October meeting as she will not have any representation here this evening.

Vice Chairperson Masterson moved the meeting on to the public hearings. She asked the Clerk to read the first application.

**OTHER REPORTS AND CORRESPONDENCE:** None

**PUBLIC HEARING:**

**APPLICANT:** Lynn Stern, Scissor Wizards Mobile Dog Grooming, 5401 Manning Street  
**OWNER:** Same  
**REQUEST:** Approval to park a mobile dog grooming recreational vehicle on property to be used for home occupation in an R-1 District.  
**LOCATION:** 5401 Manning in an R-1 District  
Permanent Parcel No. 07-00-019-000-208

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

It was moved by Cipriano and seconded by Anderson to postpone action on this application until the next regular meeting scheduled October 27.

Vice Chairperson Masterson asked the Clerk to call the roll.

Yes, 3                      No, 0

Motion passed by a vote of three yes, zero no.

Vice Chairperson Masterson moved the meeting on and asked the Clerk to read the next application.

**APPLICANT:** James L. & Joyce M. Johnson, 264 English Lakes Blvd., Amherst, OH 44001  
**OWNER:** Same  
**REQUEST:** A .038 size variance in acreage required in a B-3 to obtain a lot split.  
**LOCATION:** 37775 Center Ridge Road in a B-3 District  
Permanent Parcel No. 07-00-034-000-133

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

Vice Chairperson Masterson asked if there was a representative. She asked that they step to the podium and give their name and address so they can be sworn in.

James Johnson of 264 English Lakes Blvd., Amherst, OH 44001 was sworn in.

Vice Chairperson Masterson asked the representative to give a brief summary of their request.

James Johnson explained they are looking to receive approval for this variance as the lot split would make this property more useful to the property south of the location. He explained that prior to the rezoning; approximately eight years ago, the property was smaller than that. He explained at that time, they split the property and added the remainder of the property with the property located on that corner. He showed the original property on the drawing prior to it being split. He explained that by splitting it again, the property located in the back would benefit more to the owner located on Race for future expansion.

Chief Building Official Fursdon provided history of the tire center, the pink highlighted corner lot. He stated that lot was almost the original parcel the tire center was built on. Mr. Johnson owned the lot to the east and used to formerly reside there. He has since sold that house next door to the east many years ago, but the new owner wasn't interested in all that property, so they created a split and

Mr. Johnson kept the back land and created a narrow access to tie it to Center Ridge Road so that it wasn't landlocked and that he could approve his property split. The back property isn't extremely useful to the tire center and so, now he has an opportunity to sell that back land to South of The Square which fronts on Race Road and if the Board approves this variance, which would return the tire center property back to its original lot, then the property in the back would be combined with the property on Race Road and South of The Square could utilize that for future expansion and use.

Vice Chairperson Masterson asked if there were any other comments from the Board.

Member Cipriano asked if there was a structure on the back portion of that property and asked if it belonged to the representative.

James Johnson showed two structures on that parcel.

Member Cipriano stated that the access to it is by driving through that little narrow area. James Johnson stated yes, it is ten feet.

Member Cipriano stated he was looking for a practical difficulty or hardship and asked if the representative could explain what the practical difficulty is for this application.

James Johnson stated basically it is unusable land. If something did go in back there no one would be able to find the place so, in essence the land would not be usable. It would be usable if sold to South of the Square.

Member Cipriano stated that the Board isn't really interested in what will happen or not happen with the land. What they need to know is if there is a practical difficulty in not receiving this variance.

Chief Building Official Fursdon stated that the practical difficulty for Mr. Johnson is he couldn't reasonably expand the tire center back there because he doesn't have adequate access to provide to customers back there.

James Johnson stated that it would be even more difficult to be able to get utilities ran back to that area.

Vice Chairperson Masterson noted since there were no comments from the audience, she brought the discussion back to the Board Members and entertained a motion.

It was moved by Cipriano and seconded by Anderson to approve the size variance in acreage required for the parcel zoned B-3 District to obtain a lot split.

Vice Chairperson Masterson asked the Clerk to call the roll.

Yes, 3            No, 0

Motion was approved by a vote of three yes, zero no.

**OTHER BUSINESS:**           None

**ADJOURNMENT:**

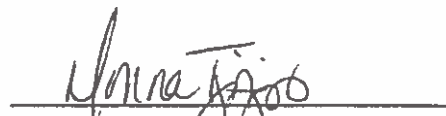
Vice Chairperson Masterson announced since there was no other business to be brought before this Board, she entertained a motion to adjourn.

It was moved by Cipriano and seconded by Anderson to adjourn.  
**MOTION CARRIED**

The meeting was adjourned at 7:52 P.M.



Vice Chairman Linda Masterson



Secretary Donna Iijotjos

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November 17, 2016