

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS  
MINUTES OF  
REGULAR MEETING – THURSDAY, JUNE 22, 2023**

**CALL TO ORDER:**

Chairwoman Masterson called the meeting to order with the Pledge of Allegiance at 7:00 PM.

**ROLL CALL:**

Present were Planning Commission Liaison Steve Ali, Vice-Chairman Neil Thibodeaux and Chairwoman Linda Masterson.

Members James Cain and Shawn Kimble were excused.

Also present were Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

**MINUTES:**

Chairwoman Masterson asked if there were any corrections to the minutes of the regular meeting on Thursday, May 25, 2023. Hearing none, the minutes stand as presented.

**CORRESPONDENCE:**

**Master Plan Update**

Ready to Imagine! Town Center Pop-up Party – July 20, 6-8 p.m.

Director Lieber stated that after many Steering Committee meetings and discussions regarding creating a Town Center, they were now hoping to get the community's input and ideas regarding where the City's Town Center should be and what they would want to see their Town Center look like. She explained that there would be a pop-up party in City Hall's parking lot on July 20<sup>th</sup> from 6-8 p.m. for residents to come and discuss their thoughts regarding the Town Center. She stated that there would be food, ice cream, kids' activities and some stations where the residents could submit their ideas and comments.

**PUBLIC HEARINGS:**

**PPZ2023-0199: Thomas Holzaepfel, 5122 Stoney Ridge Rd, PPN: 07-00-031-000-004**

Applicant: Thomas Holzaepfel, 5122 Stoney Ridge Rd, North Ridgeville, OH 44039.

Proposal consists of constructing a detached garage. Property is zoned R-1 Residence District. Requests:

1. A 1.5-foot height variance for a detached private garage; code permits 15 feet, applicant shows 16.5 feet, Section 1294.03(d)(1).
2. A 2.2% variance for lot coverage of a residential lot with a detached garage; code permits 10%, applicant shows 12.2%, Section 1294.03(d)(2).

Application was read.

Chairwoman Masterson asked if there was a representative present.

Thomas Holzaepfel, 5122 Stoney Ridge Rd, North Ridgeville, OH 44039, was sworn in.

Mr. Holzaepfel stated that he wanted to build a detached garage that would be out of view from the road

to store vehicles and outdoor equipment. He mentioned that he also planned to install a paved drive back to the garage. He stated that he was asking for the variance because while doing his calculations of 10%, he didn't realize that part of the property was in the right-of-way and adding that square footage put him slightly over the 10%. He added that he was unaware that he needed the 1.5-foot height variance for the garage as well.

Director Lieber stated that in all residential districts detached garages could not exceed fifteen feet in height and the applicant was asking for sixteen and half feet in height. She explained that she had concerns regarding encroaching onto the adjacent property as it appeared to do so on the Auditor's website.

Mr. Holzaepfel stated that he was not encroaching onto the adjacent property and had had the property surveyed to make sure.

Chairwoman Masterson asked if he had the survey with him.

Mr. Holzaepfel stated that he did not have it with him but that he could provide it.

Director Lieber explained that she wouldn't feel comfortable with him receiving a variance on a property that may be encroaching onto another without knowing for sure that it wasn't and would need to see a survey that showed that it wasn't. She discussed that she had concerns regarding the measurements and the math for lot coverage as shown on Mr. Holzaepfel's plans. She stated that a previous variance request in 2020 for a carport for that property that was granted had different lot measurements than what Mr. Holzaepfel's plan showed as well as the measuring tool on the Auditor's website and added that none of them were the same.

Chairwoman Masterson explained to Mr. Holzaepfel that the Board had to make a decision based on what was before them and that they couldn't grant a variance if there were questions about his measurements not being the same as the previous application that came before BZBA and what was on the Auditor's website. She mentioned that he had the option of tabling the application until he could come back with the survey showing what the correct measurements were or they could take a vote on what they were given.

Mr. Holzaepfel asked that his application be tabled until the next meeting and that he would bring the survey at that time.

Moved by Thibodeaux and seconded by Ali to table the application to the next meeting.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0


**ADJOURNMENT:**

The meeting was adjourned at 7:20 PM.



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Linda Masterson  
Chairwoman



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Tina Wieber  
Recording Secretary/Deputy Clerk of Council

Thursday, July 27, 2023  
Date Approved