

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS  
MINUTES OF  
REGULAR MEETING – THURSDAY, FEBRUARY 25, 2021**

**TO ORDER:**

Chairman Kimble called the meeting to order with the Pledge of Allegiance at 7:00 PM.

**ROLL CALL:**

Present were members Neil Thibodeaux (via Zoom), Clifford Winkel (via Zoom), Vice-Chairwoman Linda Masterson, and Chairman Shawn Kimble (via Zoom).

Also present were Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan (via Zoom), and Deputy Clerk of Council Lisa Ciofani.

Member Jim Smolik was excused.

Member James Cain was absent.

**MINUTES:**

Chairman Kimble asked if there were any corrections to the minutes of the regular meeting on Thursday, January 28, 2021. Hearing none, the minutes stand as presented.

**PLANNING COMMISSION REPORT(S):**

None

**OTHER REPORTS OR CORRESPONDENCE:**

None

**PUBLIC HEARINGS:**

**APPLICANT:** Michael Boukzam, 5475 Mills Creek Ln, North Ridgeville, OH 44039

**OWNER:** MB2020 LLC, 5475 Mills Creek Ln, North Ridgeville, OH 44039

**REQUEST:** Requesting variances for the following:

- 1) §1268.04(a) B-3 zoning requires one acre parcel. Applicant requesting Parcel "A" to be 0.6420 acre parcel requiring a 0.3580 acre variance.
- 2) §1268.04(b)(3)B B-3 zoning requires a 25 foot side yard. Applicant requesting Parcel "A" to have a 5 foot side yard requiring a 20 foot variance.
- 3) §1268.04(b)(3)B B-3 zoning requires a 25 foot side yard. Applicant requesting Parcel "B" to have a 15 foot side yard requiring a 10 foot variance.

**LOCATION:** 5475 Mills Creek Lane, in a B-3 District  
Permanent Parcel No. 07-00-006-101-098

**CASE NO.: PPZ2021-0047**

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

Chairman Kimble asked if there was a representative present.

Michael Boukzam, (residence) 4444 Bailus Rd, Westlake, OH 44145, was sworn in.

Chairman Kimble asked Mr. Boukzam to explain the application.

Mr. Boukzam advised he is a general contractor as well as a real estate investor and the property on Mills Creek Ln is an old tennis club. He was contracted after the fire to tear the building down. He stated after months of negotiating with the owner, he spoke to the City and decided to see if they could separate the property and revive it and bring it back to use. Mr. Boukzam advised after running the numbers it has been failing because it is too large for one end user and he devised a plan to separate it. He stated the first phase is to separate the indoor golf facility from the currently empty and still closed large tennis structure. He advised if this is accomplished they could utilize funding and future investments to remodel the rest of the building by bringing back tennis and cutting off the building and making another phase, possibly basketball and indoor activities for the City that everyone can utilize. He stated the biggest part of this operation is to cut it down to 3 pieces to make it more viable for end users to be able to lease it, buy it, and renovate it.

Chairman Kimble stated basically they are cutting off the section of land that has the indoor golf club to have it separate from the racquet club.

Mr. Boukzam advised they are not just cutting off the section, but also continuing an existing property line for the tennis building. He advised they are not changing the landscape or the use, but simply changing things on paper that wouldn't be visible to any naked eye or passerby. He stated when they are done it will clear up the property from where it stands now as for defining its parameters.

Chairman Kimble asked if there were any questions or comments from Board members.

Vice-Chairwoman Masterson advised the way she sees it, it is going along the same lines as several other businesses regarding cleaning up and marketing it, where everyone individually owns a piece and you can separate the structures and businesses and each unit is its own entity.

Chairman Kimble asked if there were any other questions or comments from Board members. No discussion was offered.

Chairman Kimble asked if there were any questions or comments from the administration.

Chief Building Official Fursdon advised it is a well spelled-out plan and the City has worked with the applicant to come up with a plan to work for all concerned. He stated the administration seems satisfied with what the applicant is proposing.

**BOARD OF ZONING AND BUILDING APPEALS  
REGULAR MEETING – THURSDAY, FEBRUARY 25, 2021**

**PAGE 3**

Council Liaison Winkel stated he would be excited to add any sort of usage to the building and he would be encouraged to see that and from his opinion it would be an asset to the City.

Chairman Kimble asked if there were any questions or comments from YouTube Live or in the Zoom forum.

Deputy Clerk of Council Ciofani advised no discussion was offered.

It was moved by Masterson and seconded by Thibodeaux to approve the variances.

A voice vote was taken and the motion carried.

Yes – 3            No – 0

**APPLICANT:** Laura Orient, 34704 Highland Dr, North Ridgeville, OH 44039

**OWNER:** Same

**REQUEST:** Requesting a variance to N.R.C.O. §1250.04(b)(3)A for a 6 foot 8 inch side yard requiring a 3 foot 4 inch variance

**LOCATION:** 34704 Highland Dr, in a R-1 District  
Permanent Parcel No. 07-00-018-101-046

**CASE NO.: PPZ2021-0048**

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

Chairman Kimble asked if there was a representative present.

Laura Orient, 34704 Highland Dr, North Ridgeville, OH 44039, was sworn in.

Chairman Kimble asked Ms. Orient to explain the application.

Ms. Orient advised the application is to enable them to put a master bedroom addition on their house, making it a 4 bedroom 3 bathroom house.

Chairman Kimble asked the applicant if she has thought of reconfiguring any other shape or form without asking for a variance.

Ms. Orient advised they have a split-level and building up is very cost prohibitive and building forward you can't put a bedroom in front of a living room in the front of a house, as it's not a selling feature at all.

Chairman Kimble asked if there were any questions or comments from Board members. No discussion was offered.

Chairman Kimble asked if there were any questions or comments from the administration.

Chief Building Official Fursdon advised they are fine with the request.

**BOARD OF ZONING AND BUILDING APPEALS  
REGULAR MEETING – THURSDAY, FEBRUARY 25, 2021**

**PAGE 4**

Chairman Kimble asked if there were any questions or comments from YouTube Live or in the Zoom forum.

Deputy Clerk of Council Ciofani advised no discussion was offered.

It was moved by Masterson and seconded by Thibodeaux to approve the variance.

A voice vote was taken and the motion carried.

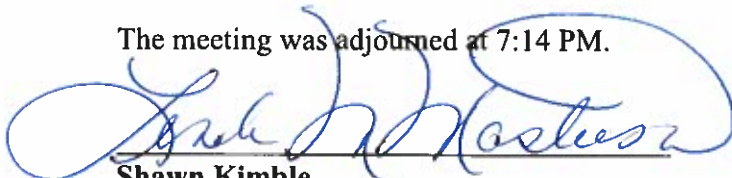
Yes – 3      No – 0

**OTHER BUSINESS:**

None

**ADJOURNMENT:**

The meeting was adjourned at 7:14 PM.

  
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**Shawn Kimble**  
Chairman  
*Acting Chairwoman*

  
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**Lisa Ciofani**  
Recording Secretary/Deputy Clerk of  
Council

Thursday, March 25, 2021  
**Date Approved**