

**NORTH RIDGEVILLE BOARD OF ZONING & BUILDING APPEALS  
MINUTES FOR THE  
REGULAR MEETING – THURSDAY, FEBRUARY 27, 2020**

**TO ORDER:**

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

**ROLL CALL:**

Present were members Neil Thibodeaux, Alternate Planning Commission Liaison Steve Ali, Linda Masterson and Shawn Kimble.

Also present was Chief Building Official Guy Fursdon, Council Liaison Clifford Winkel and Deputy Clerk of Council Michelle A. Owens.

**ELECTION OF OFFICERS:**

**Chairperson:**

Member Kimble opened the floor for nominations for the position of Chairperson.

Member Masterson nominated member Shawn Kimble to serve as Chairperson.

Member Kimble asked for further nominations. No further nominations were received for this position and nominations were declared closed.

Member Shawn Kimble was elected by acclamation to continue as Chairperson.

**Vice-Chairperson:**

Chairman Kimble opened the floor for nominations for the position of Vice-Chairperson. He nominated member Linda Masterson to serve as Vice-Chairperson. He asked for any further nominations. No further nominations were received for this position and nominations were declared closed.

Member Linda Masterson was elected by acclamation to continue as Vice-Chairperson.

**Secretary:**

Chairman Kimble opened the floor for nominations for Secretary. He nominated Deputy Clerk of Council Michelle A. Owens for the position of Secretary. No further nominations were received for this position and nominations were declared closed.

Deputy Clerk Michelle A. Owens was elected by acclamation to continue as Secretary.

**Board of Drainage and Flood Control Liaison:**

Chairman Kimble opened the floor for nominations for Board of Drainage and Flood Control Liaison. He nominated Vice-Chairwoman Masterson to the position of Board of Drainage and Flood Control Liaison. He asked for any further nominations. No further nominations were received for the position and nominations were declared closed.

Vice-Chairwoman Masterson was elected by acclamation to serve as Board of Drainage and Flood Control Liaison.

**Alternate Board of Drainage and Flood Control Liaison:**

Chairman Kimble opened the floor for nominations for Alternate Board of Drainage and Flood Control Liaison.

Vice-Chairwoman nominated member Neil Thibodeaux to serve as Alternate Board of Drainage and Flood Control Liaison.

Chairman Kimble asked for any further nominations. No further nominations were received for the position and nominations were declared closed.

Member Neil Thibodeaux was elected by acclamation to remain in the position of Alternate Board of Drainage and Flood Control Liaison.

**MINUTES:**

Chairman Kimble asked if there were any corrections to the minutes of the regular meeting on Thursday, December 26, 2019. Hearing none, the minutes stand as presented.

**PLANNING COMMISSION REPORT(S):**

None

**OTHER REPORTS OR CORRESPONDENCE:**

None

**PUBLIC HEARINGS:**

**APPLICANT:** John Faile; John Faile Architectural Consulting, LLC  
31413 Drake Drive, Bay Village, Ohio 44140  
**OWNER:** Greg Bokar, 1015 Thornton Court, Macedonia, Ohio 44056  
**REQUEST:** Requesting a 20-foot front yard setback, requiring a 30-foot variance to  
N.R.C.O. §1250.04(b)(1).  
**LOCATION:** 5122 Stoney Ridge Road, in an R-1 Residence District  
Permanent Parcel No. 07-00-031-000-004 **CASE NO.:** PPZ2020-0004

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

Chairman Kimble asked if there was a representative present. He asked that the applicant step forward to the podium, state his name and address for the record and explain his application.

Tom Cutura, 4491 Sir Richard Avenue, North Royalton, Ohio, 44133, was sworn in. He stated his request was for a car port. He provided a photograph of the proposed structure to members, explaining that it would not be enclosed and was simply to provide coverage for his car. The exterior would complement the house with white, vertical siding and would match their future porch.

Chairman Kimble stated he was familiar with the property and felt it would be nice to have something completed on the house, as it has been under construction for quite some time. He explained the responsibility of the Board of Zoning and Building Appeals was to look for certain criteria on applications that come before them, such as a hardship or practical difficulty.

Mr. Cutura stated they ideally would like to build a garage. He explained their decision to construct the car port was because the architect said there was no way a garage would be approved since it would come too close to the street. There was no place for a garage unless it was built in the back. He indicated this was not financially possible at this time.

Vice-Chairwoman Masterson spoke about the house was being built next door. She felt Mr. Cutura would have difficulty in putting a driveway lead to a garage at the back of the property.

Mr. Cutura stated he would not be able to do any type of concrete driveway – it would likely need to be gravel – because there was only 11-and-a-half feet on one side, which would be pretty tight. He did not know if he would ever be able to have a garage in the back, which was his reason for requesting a car port. This would provide coverage for at least one of the cars.

Chairman Kimble stated Stoney Ridge Road was one of the older roads in the community. A number of homes on the road have been there since there were horses going up and down Center Ridge Road. Many of the homes are very close to the road and, while none have a car port, he did not feel an addition at the front of the property would stand out. He asked for any questions or comments from Board members.

Member Thibodeaux commented that the house was built in 1940, but only a portion of the original house remained.

Vice-Chairwoman Masterson noted the uniqueness of the lot. She stated that homes built when farming was prevalent were built close to the road. She did not feel there was space to build a garage behind the house to which he could drive a car. On one side of the property, there was 11-and-a-half feet; on the other side, only 5 feet 9 inches.

Member Thibodeaux stated there must have been similar issues in the past, as there was previously a half-circle driveway in the front.

Chairman Kimble described the position of the house on the property. It was parallel to Stoney Ridge Road, but was at a kitty-corner location on the lot. He explained that it was possible to install a driveway on the 11-and-a-half-foot portion at the side of the house, but it would be very tight; and it would not be a typical driveway. He asked for any other questions or comments from Board members. No discussion was offered. He asked for discussion from the audience.

George Douzos, 36344 Mills Road, Avon, Ohio 44011, was sworn in. He stated he owns the property north of Mr. Cutura. He discussed plans to build a home on the property and was concerned with obstruction of visibility to traffic driving south on Stoney Ridge Road for any future residents. He felt that a car port located only twenty feet from the road could obstruct the view of any homeowner living in the house north of Mr. Cutura. He believed this would only be exacerbated by a car or truck parked behind the car port.

Vice-Chairwoman Masterson asked Chief Building Official Fursdon how close vehicles could park to the street.

Chief Building Official Fursdon responded they could get as close as 15 feet to the right-of-way. Cars could be parked out to the sidewalk, which begins the right-of-way, and be about 15 feet from the edge of pavement.

Vice-Chairwoman Master asked about the number of cars that could fit behind the car port.

Chief Building Official Fursdon believed two cars could park in a 30-foot setback.

Chief Building Official Fursdon stated vehicles are permitted to park out to the right-of-way, as long as they are not in that right-of-way.

There was discussion concerning the distance from the proposed structure to the road.

Chairman Kimble clarified to Mr. Douzos that the proposed structure was not to be located 20 feet from road: It would be located 20 feet from the right-of-way, which was 40 feet from the edge of pavement. He asked for any other questions or comments from any Board members. No discussion was offered.

**BOARD OF ZONING AND BUILDING APPEALS  
REGULAR MEETING – THURSDAY, FEBRUARY 27, 2020**

**PAGE 5**

It was moved by Masterson and seconded by Thibodeaux to accept [the request as presented].

A voice vote was taken and the motion carried.

Yes – 4      No – 0

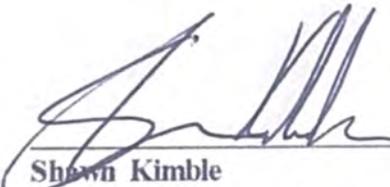
**OTHER BUSINESS:**

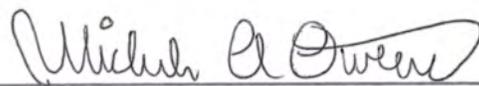
None

**ADJOURNMENT:**

Chairman Kimble thanked former member Cipriano, who had recently resigned following eight years of service to the Board of Zoning and Building Appeals. He believed him to be a very reliable source and stated he would be dearly missed.

The meeting adjourned at 7:18 PM.

  
\_\_\_\_\_  
**Shawn Kimble**  
*Chairman*

  
\_\_\_\_\_  
**Michelle A. Owens**  
*Deputy Clerk of Council, Secretary*

\_\_\_\_\_  
Thursday, April 23, 2020  
**Date Approved**