

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
SPECIAL MEETING – THURSDAY, JUNE 11, 2020**

TO ORDER:

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

ROLL CALL:

Present were members James Cain, Planning Commission Liaison Jim Smolik and Chairman Shawn Kimble.

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

Members Neil Thibodeaux and Vice-Chairwoman Linda Masterson were excused.

MINUTES:

Chairman Kimble asked if there were any corrections to the minutes of the regular meeting on Thursday, April 23, 2020. Hearing none, the minutes stand as presented.

PLANNING COMMISSION REPORT(S):

None

OTHER REPORTS OR CORRESPONDENCE:

None

PUBLIC HEARINGS:

APPLICANT: Levoyus McClain, 8397 Burlington Drive, North Ridgeville, Ohio 44039

OWNER: Same

REQUEST: Requesting approval for a 6-foot-tall and 100%-closed fence:

- 2½-foot height variance to N.R.C.O. §1294.01(h)(1)(A)
- 100%-closed construction, a variance to §1294.01(h)(3)

LOCATION: 8397 Burlington Drive, in an R-1 Residence District

Permanent Parcel No. 07-00-011-102-065

CASE NO.: PPZ2020-0013

Rescheduled from Thursday, May 28, 2020

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

Chairman Kimble directed the applicant to identify himself by raising his hand.

Levoyus McClain, 8397 Burlington Drive, North Ridgeville, Ohio, 44039, was sworn in.

Chairman Kimble asked Mr. McClain to explain his application.

Mr. McClain indicated that he began the process of installing his fence a couple years ago. He stated that he had gotten HOA approval then found a contractor who provided him with an estimate. Prior to installing, the project manager informed him that the plans had been denied by the City and that he would need to request a variance.

Chairman Kimble stated he reviewed Mr. McClain's application. He stated that it was a well-thought-out plan and there did not appear to be any safety or visual barriers. He indicated that corner lots are considered to have two front yards due to the potential for visual obstructions. He explained that a person driving down the road or walking on the sidewalk may not be seen, which could cause an accident. Based on the location of the driveway, he did not feel this was likely to occur. He stated that the fence extending off the back corner of the house, rather than the front, would not cause a visual obstruction for drivers at the intersection. He did not believe there were any issues with Mr. McClain's request.

He then asked for questions or comments from any Board members.

Member Cain agreed with Chairman Kimble assessment and did not feel there would be any visual obstruction for vehicles or pedestrians.

Chairman Kimble asked for any questions or comments from those present. No discussion was offered. He then asked for discussion from YouTube viewers.

Deputy Clerk of Council Owens stated there were no comments from viewers. She indicated that the broadcast to YouTube was delayed by approximately 20 seconds.

Chairman Kimble allowed for additional time for comments from YouTube viewers. No discussion was offered.

It was moved by Smolik and seconded by Cain to approve the variance for the height and 100%-closed fence construction.

A voice vote was taken and the motion carried.

Yes – 3 No – 0

APPLICANT: Scott & Nicole Moore, 6625 High Perch Drive, North Ridgeville, Ohio 44039

OWNER: Same

REQUEST: Requesting approval for a 6-foot-tall and 100%-closed fence:

- 2½-foot height variance to N.R.C.O. §1294.01(h)(1)(A)
- 100%-closed construction, a variance to §1294.01(h)(3)

LOCATION: 6625 High Perch Drive, in a Planned Community Development (PCD) District
Permanent Parcel No. 07-00-033-116-002

CASE NO.: PPZ2020-0014

Rescheduled from Thursday, May 28, 2020

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

Chairman Kimble asked if a representative was present.

Scott Moore, 6625 High Perch Drive, North Ridgeville, Ohio 44039, was sworn in.

Chairman Kimble asked Mr. Moore to explain his application.

Mr. Moore stated he was trying to extend his previously-installed, six-foot-tall privacy fence four feet out from his house. He indicated that the four-foot extension would be at the side of his house, toward a deadend street. He explained that the additional four feet was needed so that he could install a swimming pool.

Chairman Kimble discussed the similarities of Mr. Moore's request to that of the previous applicant, such as the location of the driveway in relation to the proposed fence. He felt that the fence would not create a visual obstruction, given that it would only extend four feet off the house.

Chairman Kimble asked for any questions or comments from Board members.

Planning Commission Liaison Smolik asked Mr. Moore to explain what was written on the topographic map at the rear corner of his property.

Mr. Moore explained that the builder put the sewer in the wrong spot, different from what the plat shows. He stated he was trying to show that he would not install the fence over the sewer.

Planning Commission Liaison Smolik asked about the location of the sewer.

Mr. Moore indicated that the sewer was already enclosed by the fence, which was between two and three feet off the back of his house.

Planning Commission Liaison Smolik clarified that the fence was not straddling the drain.

Chairman Kimble asked for any other questions or comments from Board members. No discussion was offered. He asked for discussion from those present. No discussion was offered. He then asked for discussion from YouTube viewers.

Deputy Clerk of Council Owens stated there were no questions from viewers.

It was moved by Smolik and seconded by Cain to approve the request for fence height and opacity.

A voice vote was taken and the motion carried.

Yes – 3 No – 0

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OTHER BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned at 7:12 PM.



Shawn Kimble
Chairman



Michelle A. Owens
Deputy Clerk of Council

Thursday, June 25, 2020

Date Approved