

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS  
MINUTES OF  
REGULAR MEETING – THURSDAY, JUNE 24, 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, Jim Smolik, Linda Masterson, Clifford Winkel, and Chairman Shawn Kimble.

Also present were Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, and Assistant Clerk of Council Shari Ma.

Member James Cain was excused.

**MINUTES:**

Chairman Kimble asked if there were any corrections to the minutes of the regular meeting on Thursday, May 27, 2021. Hearing none, the minutes stand as presented.

**PLANNING COMMISSION REPORT(S):**

None

**OTHER REPORTS OR CORRESPONDENCE:**

**PUBLIC HEARINGS:**

APPLICANT: Ralph Fuelling, Spaulding Home, 7278 Case Road, North Ridgeville, Ohio 44039  
OWNER: Jody and Bill Hodges, 32986 Woodhaven Circle, North Ridgeville, Ohio 44039  
REQUEST: Requesting a variance to N.R.C.O. §1282.11(c)(5) for a 14 foot rear yard requiring a 16 foot variance  
LOCATION: 32986 Woodhaven Circle, in a B-3 District  
Permanent Parcel No. 07-00-011-105-040 CASE NO.: PPZ2021-0072

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

Chairman Kimble asked if there was a representative present.

Ralph Fuelling, 7278 Case Road, North Ridgeville, OH 44039, was sworn in.

Chairman Kimble asked Mr. Fuelling to explain the application.

Mr. Fuelling advised the current homeowners' son is in a wheel chair full time, the husband uses a walker, and the wife has cancer. The family would like to renovate the home by adding a four seasons room to provide additional space for physical therapy equipment and a family room.

Chairman Kimble stated the proposed renovation location does line up with an adjacent property's addition. Therefore, it does not appear that the addition would back up to the neighbor's addition. In the aerial picture, it is not clear if both homes are a part of the same homeowners association.

Member Masterson stated she lives in the neighborhood and that both homes are a part of the same homeowner association. She further explained that she has fifteen feet from her property line to the median line and the house behind hers has another fifteen feet so there is a total of thirty feet from the common area, which is extremely unusual.

Chairman Kimble asked if there were any comments or questions for the applicant.

Member Smolik asked Member Masterson if there is a series of trees in the easement.

Member Masterson replied, yes.

Member Smolik stated not only is there a 30 foot common but there is also a buffer there.

Member Masterson stated there are literally two rows of trees in her easement and then her neighbor also has two rows of trees for a total of four rows of trees.

Member Smolik stated the proposed floor plan shows the room in the rear setback which is unique. Because the home is a ranch style home, the proposed location of the renovation enhances the geometrics of the home and it appears to be a well thought out plan.

Chairman Kimble asked if there were any comments or questions for the applicant.

Member Masterson stated one nice thing about Bob Schmitt Homes is they're all individual; there are no two houses alike in the entire subdivision. Bob Schmitt Homes are custom and it is entirely possible that the home does not have a common family area and with this pandemic, it's nice to have individual spaces but it is also nice to have a common living space. She stated that the plan was a very well thought out plan.

Member Masterson stated she asked several neighbors about the proposed renovation and none of the neighbors had any issues or concerns.

Mr. Fuelling stated when the renovation is complete it will look like the original home; same siding and same roof.

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

A voice vote was taken and the motion carried.


Yes – 4      No – 0

**OTHER BUSINESS:**

**ADJOURNMENT:**

The meeting was adjourned at 7:13 PM.

  
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**Shawn Kimble**  
*Chairman*

  
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**Shari Ma**  
*Recording Secretary/Assistant Clerk of  
Council*

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Thursday, July 22, 2021  
**Date Approved**