

**NORTH RIDGEVILLE BOARD OF ZONING & BUILDING APPEALS
MINUTES FOR THE
REGULAR MEETING – THURSDAY, JULY 25, 2019**

TO ORDER:

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

ROLL CALL:

Present were members Mario Cipriano, Neil Thibodeaux, Vice-Chairwoman Linda Masterson, Planning Commission Liaison James Smolik and Chairman Shawn Kimble.

Also present was Assistant Law Director Toni Morgan, Chief Building Official Guy Fursdon, Council Liaison Michelle Hung and Assistant Clerk of Council Tara Peet, MMC.

MINUTES:

Chairman Kimble asked if there were any corrections to the regular meeting minutes dated Thursday, June 27, 2019. Hearing none, the minutes stand approved as presented.

PLANNING COMMISSION REPORT(S):

None

OTHER REPORTS OR CORRESPONDENCE:

None

PUBLIC HEARINGS:

APPLICANT: Kevin Calahan
8864 Riverwood Drive, North Ridgeville, OH 44039

OWNER: Kevin and Nancy Calahan
8864 Riverwood Drive, North Ridgeville, OH 44039

REQUEST: Requesting a 22-foot rear yard setback, requiring an 8-foot variance to N.R.C.O. §1282.11(c)(5).
§1282.11(c)(5) Rear yard. The rear yard depth for dwellings in the detached single-family portion of the development area shall not be less than thirty feet.

LOCATION: South side of Riverwood Drive, east of Gatestone Road; zoned within a B-3 Highway Commercial District.
Permanent Parcel No. 07-00-011-103-152

CASE NO.: PPZ2019-0004

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

Chairman Kimble asked if a representative was present. He directed them to the podium to state their name and address for the record, and asked that they explain their application.

Kevin Calahan, 8864 Riverwood Drive was sworn in. Mr. Calahan stated he wants to add on a portion for storage purposes. There are no basements in his subdivision. He plans to keep large equipment and tools inside. Because he has a fence and substantial landscaping, the neighbors would see very little of the structure. Mr. Calahan provided pictures to the Board showing the view from all angles of his property.

Chairman Kimble stated there was a lot of landscaping that created a natural barrier.

Member Masterson stated the applicant has a self-imposed hardship – the HOA does not permit sheds. This structure is the applicant's only option. Mrs. Masterson noted she lives in his subdivision.

Mr. Calahan stated it will be the same materials as the house and it has been HOA approved.

Member Masterson asked for a copy of the authorization from the HOA.

Mr. Calahan stated it was just sent to him in an email.

Member Smolik asked if it will have HVAC.

Mr. Calahan stated it won't.

Member Cipriano stated he went by the home and added the lot was extra wide and it would be well hidden. He asked Mr. Calahan if he had a 2 car garage.

Mr. Calahan stated he had a 2.5 car garage and further added he planned on storing the riding mower, tools and his snow blower in the new structure.

Member Masterson noted that each homeowner that abuts a common area maintains it.

Chairman Kimble asked for any other questions from the Board, Administration or audience members. No discussion was offered.

It was moved by Smolik and seconded by Cipriano to approve the variance as requested.

A voice vote was taken and the motion carried.

Yes – 5 No – 0

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APPLICANT: Neil Construction Co., Inc.
221 South Main Street, Hudson, OH 44236

OWNER: Rodney Koteles
33829 Patton Drive, North Ridgeville, OH 44039

REQUEST: Requesting a 36-foot front yard, requiring a 14-foot variance to N.R.C.O.
§1250.04(b)(1).
§1250.04(b)(1) Front yard. The depth of the front yard shall be not less than fifty feet.
§1291.04(g)(8) Lots having frontage on two intersecting streets shall contain the required front yards on both streets

LOCATION: Southwest of the intersection of Patton Drive and Davis Drive; zoned within an R-1 Residence District.
Permanent Parcel No. 07-00-010-103-006 CASE NO.: PPZ2019-0005

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

Chairman Kimble asked if a representative was present. He directed them to the podium to state their name and address for the record, sign in and explain their request.

Neil Wolf of Wolf Construction, 221 South Main Street, Hudson Ohio was sworn in. Mr. Wolf stated Mr. Koteles is the homeowner. He doesn't have a garage presently. The homeowner is requesting a 14 foot wide and 26 foot deep structure to have a single garage. Mr. Wolf stated the applicant's hardship is his leg and ankle. Mr. Wolf stated the way Mr. Koteles' property is laid out, it is as if he has two front yards.

Chairman Kimble stated he doesn't see this as being a visual obstruction regarding safety. He noted he saw other neighbors have varying setbacks and they seem to blend well. He also noted that the parcel is a corner lot. Chairman Kimble thought it was a well thought out plan and felt it would blend well in the neighborhood as presented.

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

Member Cipriano stated he went by the parcel and he didn't feel there would be any issue with obstruction of view. He also noted that the driveway is paved up to where the garage would be.

Member Smolik noted there were at least four homes that had unique setbacks in the area. He asked where the homeowner was this evening.

Mr. Wolf stated the homeowner had family in from out of town and was unable to attend.

Assistant Law Director Morgan asked how long the project will take to complete if it is approved this evening.

Mr. Wolf stated he has two projects in front of Mr. Koteles. He estimated 14 days max if he had to guess.

Assistant Law Director Morgan clarified that it would be 14 days from day of start to finish.

Mr. Wolf stated yes.

Assistant Law Director Morgan asked Chief Building Official Fursdon if Mr. Wolf was registered with the City.

Chief Building Official Fursdon stated he was at one point but didn't think he was currently. He noted that Mr. Wolf had intended he would be registering with the City.

Mr. Wolf stated he has everything with him to register and that he is registered.

Assistant Law Director Morgan asked if Mr. Wolf had deposited a bond.

Mr. Wolf stated yes.

Assistant Law Director Morgan stated there are code inspections that are required during the course of construction. She asked Mr. Wolf if he understood that if Mr. Wolf didn't call for inspection there would be penalties.

Mr. Wolf stated he understood and was aware.

Chairman Kimble asked if there were any audience members who would like to speak on the matter. No discussion was offered.

It was moved by Masterson and seconded by Cipriano to approve the variance as requested.

A voice vote was taken and the motion carried.

Yes – 5 No – 0

OTHER BUSINESS:

None

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ADJOURNMENT:

The meeting adjourned at 7:21 P.M.

Shawn Kimble
Chairman

Tara L. Peet, MMC
Assistant Clerk of Council

Thursday, August 22, 2019
Date Approved