

**NORTH RIDGEVILLE BOARD OF ZONING & BUILDING APPEALS
MINUTES FOR THE REGULAR MEETING HELD JUNE 28, 2018**

TO ORDER: The meeting was called to order at 7:00 p.m. with the Pledge of Allegiance.

ROLL CALL: Present were members Mario Cipriano, Neil Thibodeaux, Alternate Planning Commission Liaison James Maleski, and Chairman Shawn Kimble.

Absent was Vice Chairperson Linda Masterson.

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, Council Liaison Michelle Hung and Deputy Clerk of Council Donna Tjotjos.

MINUTES:

Chairman Kimble asked if there were any corrections to the minutes dated May 24, 2018. Hearing none, he announced, the minutes will stand approved as presented.

PLANNING COMMISSION REPORT(S):

Chairman Kimble addressed Alternate Planning Commission Liaison James Maleski and asked if there were any reports from Planning Commission.

Member Maleski responded no report.

OTHER REPORTS OR CORRESPONDENCE:

Chairman Kimble asked if there were any other reports or correspondence. Hearing none, he moved the meeting on to the public hearings. He asked the Clerk to read the application.

PUBLIC HEARINGS:

APPLICANT: Michael Wooley, 36127 Harbor Drive

OWNER: Same

REQUEST: A 0.5 foot height variance to construct a four foot fence from front line of building to street on a corner lot.

LOCATION: 36127 Harbor Drive in an R-1 District
Permanent Parcel No. 07-00-029-000-165

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

Chairman Kimble asked if there was a representative and if he could step to the podium and state his name and address for the record.

Michael Wooley of 36127 Harbor Drive was sworn in.

Chairman Kimble asked if he could provide a brief summary of his request.

Michael Wooley explained that they live on a corner lot and their request is to have a four foot fence around their entire back yard. The way that the zoning laws are written, the side of their property that faces the street requires a three and a half foot fence and the fencing they are putting in only has the option of increments of one foot. The thought is to have four feet of fence on each of the ends of property, which will match their neighbor's fence and will look consistent around the entire yard.

Chairman Kimble stated that he read in the letter included in the application that it will be a black ornamental type fence that will adhere to the fifty percent open requirement.

Michael Wooley stated that is correct.

Chairman Kimble stated he has been by the property. He explained the main reason that this ordinance is in place is essentially due to a safety aspect of visibility and site line blockage of vehicles traveling down the road or children on sidewalks or even children riding their bike on the road for that matter. One thing he wanted to point out was with this particular plan, the way the applicant has it designed is that the fence will be off the rear of the house. The fence isn't going to the very front corner and so the applicant is alleviating any of the safety issues and any possible visual obstruction. He didn't see any way a vehicle traveling down the road couldn't see around the corner where a fence may block that site line. It is an ornamental black type fence that you can clearly see through. It is not a six foot high privacy wooden fence that blocks everything. From safety concerns he sees no issue from that standpoint. He does agree with the applicant where if he took the fence down the side of the house along the building line, it would look visually wrong. He believes the plan that the applicant has put together makes sense and it will blend right in with the neighborhood and will not stand out. He asked if there were any questions or comments from the Board members.

Member Thibodeaux stated that the house directly east of the applicant; his neighbor at 36119 Harbor Drive has the exact same fence. He drove by the residence and agrees that it would not be out of the ordinary what-so-ever. He asked the applicant if he was correct.

Michael Wooley stated that is correct.

Chairman Kimble asked if there were any other comments or questions from the Board. Hearing none, he asked if there was anyone in the audience that would like to speak on behalf of this matter. Hearing none, he asked if the Administration had anything they would like to add. Hearing no other comments, he entertained a motion.

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

Chairman Kimble asked the Clerk to call the roll.

Yes, 4 No, 0

Deputy Clerk announced the motion was approved by a vote of four yes and zero no.

ADJOURNMENT:

Chairman Kimble stated there is no other business. He then adjourned the meeting.

The meeting adjourned at 7:08 p.m.

Vice Chairperson

Secretary Donna Tjotjos

July 26, 2018