

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, JUNE 25, 2020**

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, Planning Commission Liaison Jim Smolik, Vice-Chairwoman Linda Masterson 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.

Member James Cain was unexcused.

MINUTES:

Chairman Kimble asked if there were any corrections to the minutes of the regular meeting on Thursday, May 28, 2020 or minutes from Thursday, June 11, 2020. Hearing none, the minutes stand as presented.

PLANNING COMMISSION REPORT(S):

None

OTHER REPORTS OR CORRESPONDENCE:

None

PUBLIC HEARINGS:

APPLICANT: Leeanna Logan, 6545 Majestic Drive, North Ridgeville, Ohio 44039
OWNER: Dan and Leeanna Logan, 6545 Majestic Drive, North Ridgeville, Ohio 44039
REQUEST: Requesting approval for a 5-foot-tall fence, requiring a 1½-foot height variance to N.R.C.O. §1294.01(h)(1)(A)
LOCATION: 6545 Majestic Drive, in a Planned Community Development (PCD) District
Permanent Parcel No. 07-00-033-105-001 **CASE NO.: PPZ2020-0017**

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

Chairman Kimble directed the applicant to identify herself by raising her hand.

Leeanna Logan, 6545 Majestic Drive, North Ridgeville, Ohio 44039, was sworn in.

Chairman Kimble asked Ms. Logan to explain her application.

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Ms. Logan purchased her home in Meadow Lakes on a corner lot. When contacting fencing companies, she was told she needed HOA approval. She has a large deck in backyard and there is not a lot of room for her dog. The dog can jump a 3.5 foot fence. There are others in the neighborhood with corner lots that were granted variances.

Chairman Kimble stated it was important with a corner lot that there are no visual obstructions. He didn't notice any visual obstructions and it still will be fifty percent open. He felt it was a well thought out plan.

Planning Liaison Smolik asked if the fence abuts to the sidewalk.

Ms. Logan stated there is a fence from the previous owner about a foot from sidewalk.

Planning Liaison Smolik stated there is a utility easement located where the fence is and asked if the applicant would push the fence back.

Ms. Logan stated that would take up a lot of the side yard and it is a no dig fence.

Vice-Chairwoman Masterson stated the fence is already in existence and the applicant is asking for a height difference. She asked if the applicant was required to move the fence at their cost if it is located in an easement.

Chief Building Official Fursdon stated yes but it depends on whose easement it is.

Planning Liaison Smolik stated utility easements are a bit different as the utility easements are frequently accessed.

Vice-Chairwoman Masterson asked if it were a utility easement.

Planning Liaison Smolik stated he thought it was.

Chief Building Official Fursdon advised the applicant to contact Ohio Edison or Columbia Gas.

Vice-Chairwoman Masterson stated it was a no dig fence.

Chairman Kimble asked if the applicant can still build the fence if the Board granted the variance.

Chief Building Official Fursdon stated if the Engineer permits it with a letter stating it is not the City's responsibility to move the fence. He stated he was not certain if that was done when the fence was originally built because some residents do not realize they need to call the City.

Mr. Thibodeaux stated he was by the property and felt it was a reasonable request.

Chief Building Official Fursdon stated the post still goes in the ground.

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It was moved by Masterson and seconded by Thibodeaux to approve the variance conditional upon consent from the utility companies.

A voice vote was taken and the motion carried.

Yes – 3 No – 1 (Smolik)

OTHER BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned at 7:13 PM.

Shawn Kimble
Chairman

Tara L. Peet, MMC
Assistant Clerk of Council

Thursday, July 23, 2020
Date Approved