

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, JULY 22, 2021**

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, 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.

MINUTES:

Chairman Kimble asked if there were any corrections to the minutes of the regular meeting on Thursday, June 24, 2021. Hearing none, the minutes stand as presented.

PLANNING COMMISSION REPORT(S):

None

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

APPLICANT:	Thomas F. Palcie, 9181 Root Road, North Ridgeville, Ohio 44039	
OWNER:	Same	
REQUEST:	Requesting a variance to N.R.C.O. §1294.03(d)(2) for a detached garage with total lot coverage of 4,212 square foot requiring a 1,308 square foot variance.	
LOCATION:	9181 Root Road, in an R-1 District Permanent Parcel No. 07-00-012-102-069	CASE NO.: PPZ2021-0073

Application was read along with comments from Chief Building Official Fursdon.
Chairman Kimble asked if there was a representative present.

Thomas Palcie, 9181 Root Road, North Ridgeville, OH 44039, was sworn in.

Mr. Placie advised that he wants to add on to his existing pole barn behind it. He would like store his additional personal cars that he works on. He states that he put in a driveway in order to make every attempt to comply with city ordinance.

Chairman Kimble stated the applicant has an existing pole barn and is simply adding to the existing structure. Therefore, there would be no difference in the physical features of the structure from the street view.

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Mr. Placie explained that there is an existing hill between he and his neighbor behind him. Therefore, their view would not be impacted by the variance.

Chairman Kimble asked for questions and comments.

Member Smolik asked applicant if the structure on a neighboring parcel is connected to a structure on the applicant's parcel.

Mr. Placie explained the original owner built and owned several houses on the street. At one time that structure was used but now it has a different owner.

Member Smolik asked if the applicant is currently using the structure as his own.

Mr. Placie replied, "no".

Member Smolik asked if the applicant uses the connecting driveway and if not, are there currently plans to separate the driveway.

Mr. Placie stated that at one time it was a circular driveway and the previous owner used it for various purposes. It is no longer being used for those purposes.

Member Smolik explained that he was having a hard time seeing applicant's practice difficulty. He states there are already numerous vehicles on this property for an R-1 and is concerned by adding an additional pole barn to the existing structure, it would increase the square footage, as he is unsure of the applicant's intent.

Mr. Placie asked Mr. Smolik if he was concerned about it being a business.

Mr. Smolik replied yes and is concerned that the neighbors would be worried about that as well.

Mr. Placie advised that he inherited the house from his father, who already had vehicles there. When he moved in he brought his own personal cars with him. He further explained it would cost more for him to store the vehicles than to purchase the additional storage.

Chairman Kimble asked for additional questions or comments.

Member Masterson 26.11 stated that she visited the property the other day and as far as practice difficulty

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APPLICANT:	Vickie Jenkins, 7595 Maddock Road, North Ridgeville, Ohio 44039
OWNER:	Same
REQUEST:	Requesting a variance to N.R.C.O. §1250.04(b)(1) for a 29 foot front yard requiring a 21 foot variance.
LOCATION:	7595 Maddock Road, in an R-1 District Permanent Parcel No. 07-00-027-101-011 CASE NO.: PPZ2021-0075

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APPLICANT:	Robert M. Studd, 36666 Sugar Ridge Road, North Ridgeville, Ohio 44039
OWNER:	Same
REQUEST:	Requesting a variance to N.R.C.O. §1294.02(b)(5) for storage of multiple recreational campers on residential premises, rear yard.
LOCATION:	36666 Sugar Ridge Road, in an I-2 District Permanent Parcel No. 07-00-012-102-069 CASE NO.: PPZ2021-0077

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.

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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.

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.

Shawn Kimble
Chairman

Lisa Ciofani
*Recording Secretary/Assistant Clerk of
Council*

Thursday, July 22, 2021
Date Approved