

**NORTH RIDGEVILLE BOARD OF ZONING & BUILDING APPEALS
MINUTES FOR THE
REGULAR MEETING FEBRUARY 28, 2019**

TO ORDER:

Shawn Kimble called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

ROLL CALL:

Present were members Mario Cipriano, Shawn Kimble, Linda Masterson, James Smolik and Neil Thibodeaux.

Also present was Chief Building Official Guy Fursdon and Deputy Clerk of Council Michelle Owens.

ELECTION OF OFFICERS:

Member Kimble opened the floor for nominations for Chairperson.

It was moved by Masterson and seconded by Smolik to nominate Shawn Kimble for the position of Chairperson.

Member Kimble asked if there any other nominations to the position of Chairperson. Hearing no further nominations, nominations for the position of Chairperson are closed.

Shawn Kimble is Chairman of the Board.

Chairman Kimble opened the floor for nominations for Vice-Chairperson.

It was moved by Kimble and seconded by Cipriano to nominate Linda Masterson for the position of Vice-Chairperson.

Chairman Kimble asked if there any other nominations to the position of Vice-Chairperson. Hearing no further nominations, nominations for the position of Vice-Chairperson are closed.

Linda Masterson is Vice-Chairperson of the Board.

Chairman Kimble opened the floor for nominations for Secretary.

It was moved by Kimble and seconded by Smolik to nominate Michelle Owens for the position of Secretary.

Chairman Kimble asked if there any other nominations to the position of Secretary. Hearing none, he closed nominations and announced that Michelle Owens will remain as Secretary.

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Chairman Kimble opened the floor for nominations for Liaison to the Board of Drainage and Flood Control.

It was moved by Masterson and seconded by Cipriano to nominate James Smolik as the Liaison to the Board of Drainage and Flood Control.

Chairman Kimble asked if there were other nominations for Liaison to the Board of Drainage and Flood Control. Hearing no further nominations, nominations were closed.

James Smolik is Liaison to the Board of Drainage and Flood Control.

Chairman Kimble opened the floor for nominations for Alternate Liaison to the Board of Drainage and Flood Control.

It was moved by Masterson and seconded by Kimble to nominate Neil Thibodeaux as Alternate Liaison to the Board of Drainage and Flood Control.

Chairman Kimble asked if there any other nominations to the position of Alternate Liaison to the Board of Drainage and Flood Control. Hearing no further nominations, nominations for the position were closed.

Neil Thibodeaux is Alternate Liaison to the Board of Drainage and Flood Control.

MINUTES:

Chairman Kimble asked if there were any corrections to the regular meeting minutes dated December 27, 2018. Hearing none, the minutes stand approved as presented.

PLANNING COMMISSION REPORT(S):

None

OTHER REPORTS OR CORRESPONDENCE:

None

PUBLIC HEARINGS:

APPLICANT: MBD Homes, LLC
39186 Center Ridge Road, North Ridgeville, OH 44039

OWNER: Keith Martin
39186 Center Ridge Road, North Ridgeville, OH 44039

REQUEST: Vacant lot split into two parcels, requesting a 194.075-foot lot depth of parcel #2, a variance to NRCO §1250.04(a)(1) of 5.925 feet.

§1250.04(a)(1) Each single-family dwelling or other building permitted as provided in this chapter shall be located on a lot having an area of not less than 21,150 square feet, a width of not less than ninety feet and a depth of not less than 200 feet, unless otherwise permitted by this Zoning Code. Notwithstanding the foregoing lot width requirement for each single-family dwelling or other permitted building, all corner lots in residential areas for single-family or other permitted buildings shall have a minimum width of not less than 110 feet.

LOCATION: 37740 Sugar Ridge Road, in an R-1 district.
Permanent Parcel No. 07-00-035-101-068

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

Chairman Kimble asked if there was a representative present, requesting that they sign in and state their name and address for the record.

Applicant was sworn in.

Chairman Kimble asked the applicant to provide a brief description of their application.

Keith Martin, MBD Homes, 33339 Chestnut Ridge Road, North Ridgeville, OH 44039 asked for clarification regarding his request and the calculated variance of 5.925 feet. He stated he assumed he needed a 12-foot variance because the required lot depth, as measured from the right-of-way, is 200 feet. He indicated the actual lot depth is approximately 187 feet.

Chief Building Official Fursdon stated that lot depth is determined by the average.

Keith Martin stated he is requesting to split the parcel. He said the lot was purchased at \$62,000; that no one will pay this amount for a lot in North Ridgeville. He stated that, by dividing into two parcels, this would allow for two buildable lots and bring down costs to make it more affordable. He stated his intentions are to duplicate the neighbor to the north by building homes of greater or equal square footage. He spoke about a property which has similar depth but smaller in square-footage.

Chairman Kimble responded that his parcel is a little wider.

Keith Martin stated that he does meet the required square-footage; that the only issue is to a small section of the parcel.

Chairman Kimble spoke about the property lines and how the angle of the rear property line is the problem.

Chief Building Official Fursdon stated that there is no sanitary sewer in front of the lot but if there was, the lot would be significantly smaller.

Keith Martin responded that septic tanks are approved for the two proposed lots, pending the outcome of his application.

Chairman Kimble addressed comments made by the applicant regarding a property on Race Road, north of the subject property. He indicated that the two proposed lots resulting from a lot split would be similar depth.

Keith Martin stated there are four more similar lots, also to the north.

Chairman Kimble continued that the second lot, located to the south, is the larger of the two properties. He stated this larger lot is closer in size to those along Sugar Ridge Road and across the street on Lexington Way. He said he understands what the applicant is requesting and that he believes it to be well-planned. He asked if there were any questions or comments from Board members.

Planning Commission Liaison Smolik asked on which lot the applicant plans to build.

Keith Martin responded he is not currently looking to build but is working one step at a time before finalizing plans. He stated that, as a builder, he would like to sell the lots to build on for someone; if they do not sell, he will build model homes on them.

Chairman Kimble clarified that the applicant intends to build two houses.

Keith Martin responded he was correct.

Chairman Kimble asked if there were any other questions or comments from Board members.

Vice-Chairwoman Masterson stated she agreed with comments from Chairman Kimble.

Chairman Kimble opened the floor for public comment. He asked that audience members approach the podium, sign in, then state their name and address for the record so they may be sworn in.

Resident was sworn in.

Kathy Zaleski, 37814 Sugar Ridge Road, North Ridgeville, OH 44039, stated her home is located directly across from the property that is under consideration. She discussed her concern that the applicant has not demonstrated to surrounding property-owners his plans regarding the position or number of homes. She questioned the applicant, asking whether he plans to build two homes; that he will not attempt to sneak something else on the property.

Keith Martin answered correct. He stated that only two homes are allowed on the property and that any more than two would not fit. He said the home on parcel #2 would face Race Road, with the driveway entrance also from Race Road. He indicated that the home on the corner lot will face Sugar Ridge Road but that the decision to have a side-load or front-load garage will determine the driveway entry point.

Chairman Kimble interrupted proceedings to clarify the authority of the Board of Zoning and Building Appeals. He stated that the Board has no bearing on the direction a home faces, and that it cannot be taken into consideration when voting.

Kathy Zaleski responded that there are other audience members at the meeting who are interested in knowing the applicant's intentions.

Chairman Kimble interrupted discussion in the audience and stated the meeting is being recorded and all dialogue should take place from the podium.

Keith Martin continued that one house, located on parcel #2, will face Race Road; the second will face Sugar Ridge Road. He stated safety will impact the location of the driveway entrance; that he would advise entry from Race Road due to high traffic on Sugar Ridge Road. He indicated this is his goal for the project but, pending the outcome of his request, that decisions will be made as it progresses.

Kathy Zaleski asked whether the property will remain residential.

Keith Martin responded that it was zoned residential and that is how it will remain. He stated there are no plans to have it rezoned a commercial property.

Chairman Kimble stated that audience members are welcome to speak but need to be sworn in for the record.

Kathy Zaleski stated the applicant has answered her questions and addressed her concerns. She then asked about drainage.

Keith Martin addressed Chief Building Official Fursdon. He stated the city would be involved in all aspects and nothing can be done which would be a violation of the ordinances. He stated that water has to stay on each parcel once split; that water from one property cannot drain onto the other. He stated it would be addressed by engineers in the design, which would then be approved by the city.

Chairman Kimble asked if there were any other audience members who would like to speak on the matter. No discussion was offered. He asked if Ms. Zaleski had any other questions or concerns. No discussion was offered. He asked if there were any other questions or comments from Board members. No discussion was offered. He entertained a motion.

It was moved by Masterson and seconded by Cipriano to accept the application as presented.

A voice vote was taken and the motion carried.

Yes – 5 No – 0

OTHER BUSINESS:

None

ADJOURNMENT:

Chairman Kimble adjourned the meeting at 7:17 PM.

Shawn Kimble
Chairman

Michelle A. Owens
Deputy Clerk of Council, Secretary

March 28, 2019
Date Approved