

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, FEBRUARY 24, 2022**

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, Vice-Chairwoman Linda Masterson and Chairman Shawn Kimble.

Absent were Members Steve Ali and Cliff Winkle.

Also present were Assistant Law Director Toni Morgan, Planning and Economic Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

MINUTES:

Chairman Kimble asked if there were any corrections to the minutes of the regular meeting on Thursday, January 27, 2022. Hearing none, the minutes stand as presented.

PLANNING COMMISSION REPORT(S):

None

OTHER REPORTS OR CORRESPONDENCE:

None

PUBLIC HEARINGS:

**PPZ2022-0103: Jerry & Marian Brushaber, 36892 Chestnut Ridge Road,
PPN 07-00-036-000-035**

Applicant: R.A. Kalfas Construction, Inc., 12001 Prospect Road, Strongsville, OH 44149
The applicant proposes adding on to existing private garage. Property is zoned R-1 District.
Requests:

1. A 134 square foot variance for area of detached garage. Applicant shows approximately 810 square feet, code allows 676 square feet, Section 1294.03(d)(1).

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

Chairman Kimble asked if there was a representative present.

Chris Gibson, R.A. Kalfas Construction, 12001 Prospect Road, Strongsville, OH 44149, was sworn in.

Chairman Kimble asked Mr. Gibson to explain the application.

Mr. Gibson stated he was a general contractor out of Strongsville. He stated that Mr. Brushaber had a detached structure that measured approximately 22 by 22. He explained that on the back side of the structure there was an existing concrete slab and that was where they wanted to put a roof overhang with three sides. He advised that one of the sides would be the back side of the existing garage and the other side would have an open area for a camper to park in. He stated that he understood that the project was over the maximum allowed square footage for a detached structure but Mr. Brushaber wanted to go that route rather than put an additional 22 by 22 structure on his property.

Chairman Kimble explained that it was essentially just a lean to off the back and over the top of an existing slab.

Mr. Gibson stated that was correct.

Chairman Kimble stated that he had brought up a great point regarding a 22 by 22 garage because per the City's code, he technically could have a detached garage and a shed of the same size. He stated that the project seemed to be a better, more practical use for the space in the backyard with having a camper, to tie it into an existing structure. He then asked for questions or comments from the Board.

None were given.

Chairman Kimble asked for questions or comments from the Administration.

Assistant Law Director Morgan stated that having that structure on the back to put a camper in was favored by the City.

Chairman Kimble stated that the structure having three sides would conceal the camper.

Moved by Masterson and seconded by Cain to approve the 134 square foot variance for area of detached garage.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

OTHER BUSINESS:

No other business.

ADJOURNMENT:

The meeting was adjourned at 7:09 PM.

Shawn Kimble
Chairman

Tina Wieber
*Recording Secretary/Deputy Clerk of
Council*

Thursday, March 24, 2022
Date Approved