

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, OCTOBER 23, 2025**

CALL TO ORDER:

Chairwoman Masterson called the meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members Brad Weaver, Planning Commission Liaison Frank Toth, Vice-Chairman Paul Graupmann and Chairwoman Linda Masterson.

Also present were Council Liaison Cliff Winkel, Chief Building Official Guy Fursdon, Planning and Development Director Kimberly Lieber, Assistant Law Director Toni Morgan and Deputy Clerk of Council Tina Wieber.

Member James Cain was excused.

MINUTES:

Moved by Masterson and seconded by Toth to approve the September 25, 2025 meeting minutes.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

PLANNING COMMISSION REPORT:

Chairwoman Masterson asked if there was a Planning Commission Report.

Planning Commission Liaison Toth noted that at the Planning Commission regular meeting of October 14, 2025 the Commission discussed the following item:

O 2025-110 An Ordinance amending Sections 1266.02, 1268.02, 1270.02, and 1272.04 of the North Ridgeville Zoning Code to update use regulations for automobile service station and gasoline station.

He stated that after discussion of the ordinance and its effects on existing and future businesses, the Commission voted 4-0 to table the item until the next regular meeting on November 12, 2025. He mentioned that also at the meeting that Director Lieber informed the Commission of several new businesses receiving administrative approvals for Certificates of Zoning Compliance including a ballet studio, a childcare center and preschool, a permanent makeup-beauty studio, a gymnastics and tumbling center, an automotive service garage, a medical services group and a distribution/light assembly manufacturing center. These seven businesses were granted approvals in the month subsequent to our last Planning Commission meeting in September, further demonstrating the success the administration is experiencing with attracting new businesses to North Ridgeville. He added that these are exciting times for our growing community.

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

PPZ2025-0382 Andrew Bennie, 51 Cadet Drive, PPN 07-00-022-105-014

Proposal consists of constructing a breezeway roof connecting house and detached garage. Property is zoned R-1 Residence District. Requests:

1. A 10-foot variance for setback of a detached private garage from a dwelling. Applicant shows 0 feet, code requires 10 feet, Section 1294.03(a).
2. A 270-foot variance for area of a detached private garage. Applicant shows 946 square feet, code allows 676 square feet, Section 1294.03(d)(1).

Application was read.

Chairwoman Masterson asked if there was a representative for the application.

Andrew Bennie, 51 Cadet Dr, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Director Lieber for her administrative review.

Director Lieber stated that the applicant was proposing to construct a breezeway between the existing dwelling and the detached garage. She explained that the garage was 22 by 28 feet and was permitted and constructed in 2023. She indicated that the breezeway would connect to the dwelling, but the roofed piece would span the full 22-foot width of the garage, covering what seemed to be about a 15-foot gap between the structures. Just doing that math, the addition would add up 330 square feet of roofed area to the existing 616 square foot building, bringing the total garage area to 946 square feet, so that would exceed the allowable size by 270 square feet. She indicated that because the breezeway connected the two structures, the garage effectively attached to the dwelling rather than maintaining that required 10-foot separation requiring that second variance for separation of a detached garage.

Chairwoman Masterson asked the applicant to present his application.

Mr. Bennie stated that he just wanted to have a patio roof bigger than the 6 foot that was all that he would be allowed off of his patio. He explained that he just wanted to go ahead and make a breezeway go all the way across and then put the flat roof next to it so he could park his car under there and have a roofed patio as well.

Chairwoman Masterson asked if he was wanting to connect it and have it open.

Mr. Bennie said that was correct, no walls, just the roof.

Chairwoman Masterson asked if the Board approved the flat roof part over the garage area in the breezeway, he would be enclosing the breezeway with walls and if that was correct.

Mr. Bennie stated that no, nothing was going to have a wall.

Chairwoman Masterson asked Chief Building Official Fursdon that if the Board approved the roof, could he go back at a later time and put walls up without having to come back before the Board.

Mr. Fursdon stated that he didn't see why he couldn't. He wouldn't be changing the square footage of it.

Chairwoman Masterson asked him if he had looked into other ways to address the situation.

Mr. Bennie asked what she meant.

Chairwoman Masterson stated that she was just asking for a reason as to why he wanted this.

Mr. Bennie stated that he could only go a little bit less than 6 foot to have a patio roof and that wouldn't even be worth it really.

Planning Commission Liaison Toth asked Chief Building Official Fursdon for clarification, if he would explain how it was viewed for attachment, and if the breezeway would be attached to the house or the garage, and then with the flat roof, obviously would be considered attached to the garage.

Chief Building Official Fursdon stated that from what he had seen in the review the breezeway was attached to both the house and the garage. The flat roof was just attached to the garage, and he believed it had a corner post.

Planning Commission Liaison Toth asked if he backed that breezeway off from the garage just a bit so it wasn't attached, would that reduce that square footage by the breezeway.

Chief Building Official Fursdon stated that it wouldn't diminish it that much and it still wouldn't be 10 feet away from the house.

Planning Commission Liaison Toth commented that they were looking at he had no 10 feet between the structures with the breezeway connecting the house to the garage and asked if he was considering the breezeway connecting the house to the garage in the square footage of the garage then now.

Chief Building Official Fursdon stated that he believed the Director did, yes.

Planning Commission Liaison Toth remarked the entire breezeway, that entire L shape, was now considered attached to the garage and part of that square footage. He asked if there was any way that could be split somehow so that they wouldn't be looking at such a large variance on the garage square footage.

Chief Building Official Fursdon stated that that would be a question for the applicant because he wasn't sure what all his intention for the flat roof was. He commented that he could see the breezeway as a walkway to get to the garage would be to get out of the weather, but he wasn't sure what his intention of the flat roof was.

Planning Commission Liaison Toth asked Mr. Bennie if he could answer that question for them.

Mr. Bennie stated it was mainly to park his vehicle underneath but to have the bigger patio area under roof.

Chairwoman Masterson explained that because he was for requesting relief from the building code, they

were asking what his hardship was. She stated that she understood him wanting to attach the garage to the house but that in that neighborhood, the houses were really tight and tiny and there was a lot more house than there was land around it. She discussed that if they were to approve something like that, they would be setting the stage for other people to come and say that they had set precedent. She stated that her area of concern was that she was just wondering why he needed such a large overhang over the garage.

Mr. Bennie stated that he didn't if they wouldn't let him. He stated that he just threw that in there.

Chairwoman Masterson asked if he was just wanting more the breezeway.

Mr. Bennie stated that he wanted a bigger patio area mainly.

Chairwoman Masterson stated that that would be the breezeway.

Mr. Bennie stated that it was correct.

Chairwoman Masterson asked if he would be willing to make the flat roof over the garage smaller.

Mr. Bennie stated that he would.

Planning Commission Liaison Toth asked if he had the dimension of the width of that breezeway.

Mr. Bennie stated that it was roughly 8 feet, and he thought it was a little less than 16 feet from the garage to his house.

Planning Commission Liaison Toth commented that it was roughly 8 by 16.

Mr. Bennie stated that was correct.

Chairwoman Masterson asked if anyone else had any comments, concerns or input.

Director Lieber stated that if that would add 96 square feet to the existing 616 square feet, that would still be beyond the current code allotment for detached garage. She commented so the existing garage 616 + 96 for just the breezeway, that's what they were talking about and asked if that was correct.

Chairwoman Masterson stated that was correct.

Director Lieber stated that that would still exceed the 676 and there would still be a variance required for area.

Chairwoman Masterson stated that was correct, but that it would be a much smaller variance.

Director Lieber stated that was correct.

Chairwoman Masterson stated that as always directed by the Assistant Law Director, they would need to

separate the two variance requests and vote on each individually. She stated that there was a variance request for the setback and then there was a variance request for area. She asked regarding the variance request for the flat roof extending over the garage, if that was something that he needed, and did it have to be that big, and did he have to have it.

Mr. Bennie stated no, but he would like to have it.

Chairwoman Masterson read through the Duncan Factors and responses included in the member packets. She stated that she had a problem granting a variance when there was no reason other than it was something that he wanted and it wasn't allowed under the building code. She stated that she would feel a lot better if it were smaller. She indicated that she had a couple of different suggestions for him and that they could table the application and have him come back. They could take a vote on it as it was submitted, or he could change something.

Mr. Bennie asked that if he changed something, did he have to come back or just submit another drawing.

Chairwoman Masterson stated that he would just have to give the Board a different drawing and just tell them what they if he was going to do something smaller. She explained that she couldn't tell him what to build and she couldn't make a suggestion. She was just telling him that at that point in time that she was just a little concerned about how big of a variance it was.

Mr. Bennie said that he could make it smaller.

Assistant Law Director Morgan stated that in looking at the agenda, how it's posted, and it talks about a breezeway connecting the house and the garage, and that when she first looked at it she thought it was 16 feet by 8 feet, and that that was the only area on it and that's more consistent with a breezeway. The other part might be something that he could be more flexible on.

Mr. Bennie stated that he could make it smaller if that was what they meant.

Assistant Law Director Morgan asked what the purpose of the additional section was beyond that.

Mr. Bennie remarked just a bigger area, and to park his vehicle under.

Director Lieber stated that it was never a good position for the BZBA to be in a negotiating place with an applicant because also you have four members for tonight, but you all might have different opinions that you might not share, but it does seem as though just based on comments she heard that maybe as a total, the Board wasn't leaning towards granting approval of the application, so maybe it would be in the applicant's best interests just to request to be tabled and to come back with a modified proposal. She mentioned that she wouldn't advise on what level of code deviation she was okay with because again, every member might have their own position and on those variance requests.

Chairwoman Masterson explained that one of the reasons she was suggesting that they table the application was because if the Board took a vote, once they took a vote and the decision was made, the only place that he could appeal their decision was to the court. She asked if he wanted to table it.

Mr. Bennie stated that he did.

Moved by Masterson and seconded by Toth to table the application until the next meeting.

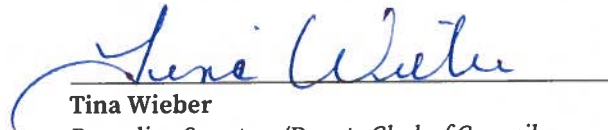
A roll call vote was taken and the motion carried.

Yes - 4 No - 0

ADJOURNMENT:

The meeting was adjourned at 7:24 PM.


Linda Masterson
Chairwoman


Tina Wieber
Recording Secretary/Deputy Clerk of Council

Thursday, November 20, 2025
Date Approved