

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS  
MINUTES OF  
SPECIAL MEETING – THURSDAY, NOVEMBER 6, 2025**

**CALL TO ORDER:**

Chairwoman Masterson called the meeting to order with the Pledge of Allegiance at 7:12 PM.

**ROLL CALL:**

Present were members James Cain, Brad Weaver, Planning Commission Liaison Frank Toth and Chairwoman Linda Masterson.

Also present were Council Liaison Cliff Winkel and Deputy Clerk of Council Tina Wieber.

Vice-Chairman Paul Graupmann was excused.

**MINUTES:**

**PLANNING COMMISSION REPORT:**

**OTHER REPORTS OR CORRESPONDENCE:**

**PUBLIC HEARINGS:**

**PPZ2025-0388 Robert B & Joy A Hayes, 9210 Bender Rd, PPN: 07-00-048-000-059**

Proposal consists of constructing an outbuilding. Property is zoned R-1 Residence District. Request:

1. A variance for an outbuilding in the front yard. Applicant shows pole building in front yard, code allows outbuildings in rear yard only, Section 1294.03(e)(1).

Application was read.

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

Robert B Hayes, 9192 Bender Rd, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Council Liaison Winkel to read the administrative review.

Council Liaison Winkel stated that the applicant was proposing to construct a 30 by 40 pole building on their 8.29-acre property on Bender Road. He mentioned that the property was irregularly shaped with a long driveway extending to the primary residence, which was located approximately 750 feet away from the right-of-way, an existing barn existed between the house and the street and that the proposed pole building would be situated on the opposite side of the driveway from the existing barn, approximately 500 feet from the street line. Although located between a dwelling and the street, therefore technically in the front yard, by definition, the building would be well removed from public view and screened by distance and vegetation. He stated that that was the report provided by the Economic Development Director.

Chairwoman Masterson asked the applicant to present his application.

Mr. Hayes discussed on the drawing where the building would go and stated that he had measured 515 feet and that the only reason it was in the front yard was because the house was 750 feet off of the street and the area he pointed to on the screen was all wetlands, so they didn't have a lot of other options for that.

Chairwoman Masterson stated that the Board was there for when someone needed relief from the building codes. She mentioned that he had a unique situation and a unique piece of property and asked if he was keeping the existing barn and building another barn in addition.

Mr. Hayes stated that was correct.

Chairwoman Masterson stated that the applicant had enough property to have two barns and it wouldn't be a problem. She explained that the Board looked at the Duncan Factors and read, "Can the property really yield a reasonable return, or can there be any beneficial use of the property without the variance?" and commented that of course it could. She read, "Is the variance substantial?" and stated that technically yes, however, he had an interestingly shaped property. She read, "Will the essential character of the neighborhood be substantially altered, or will adjoining properties suffer a substantial detriment as a result of the variance?" She discussed that the proposed structure was consistent and scaled in appearance with existing rural accessory structures and would be largely screened from public view as there were a lot of trees in that area. She read, "Will, the variance adversely affect the delivery of governmental services?" and stated that it would not. She read, "Did the property owner purchase the property with the knowledge of the zoning restrictions?" and stated yes, that the zoning code had been in place for years. She read, "Could the property owner's predicament be precluded through some other method other than the variance?" and stated, no, not reasonably, because it was wooded and it was wetlands and would be an awfully long way to run utilities.

Member Cain stated that just to extend the driveway to get back there before the wetlands would be a huge expense too.

Chairwoman Masterson read "Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance?" and commented, yes. The intent of the code is to maintain orderly and unobstructive placement of accessory structures not relative to dwellings and street view. Given the exceptional setback, granting the variance would not undermine the intent and would permit a reasonable and functional layout of the property. She asked if any of the Board members had any other comments, questions, concerns.

None were given.

Chairwoman Masterson asked if there was anyone in the audience that had any comments questions or concerns.

None were given.

Moved by Masterson and seconded by Toth to approve the variance.

A roll call vote was taken and the motion carried.

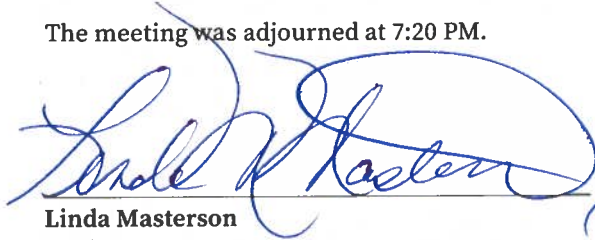
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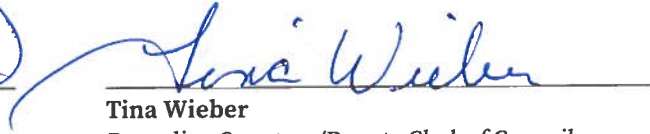
Yes - 4    No - 0

**ADJOURNMENT:**

The meeting was adjourned at 7:20 PM.



**Linda Masterson**  
Chairwoman



**Tina Wieber**  
Recording Secretary/Deputy Clerk of Council

Thursday, November 20, 2025  
Date Approved