

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, NOVEMBER 19, 2020**

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, Jim Smolik, Neil Thibodeaux, Clifford Winkel, Vice-Chairwoman Linda Masterson, and Chairman Shawn Kimble.

Also present were Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, Assistant Clerk of Council Tara Peet, and Deputy Clerk of Council Lisa Ciofani.

MINUTES:

Chairman Kimble asked if there were any corrections to the minutes of the regular meeting on Thursday, October 22, 2020. Hearing none, the minutes stand as presented.

PLANNING COMMISSION REPORT(S):

None

OTHER REPORTS OR CORRESPONDENCE:

Chairman Kimble stated there was correspondence received via email from a neighbor of the applicant. The email read:

Good afternoon Lisa.

I am one of Joe Mossbrugers neighbors and I just wanted to say that I have no issues with his shed being built in its current location.

Thank you,

Matt Zemantauski

PUBLIC HEARINGS:

APPLICANT: Lara Mossbruger, 5652 Opal Street, North Ridgeville, OH 44039

OWNER: Joseph Mossbruger, 5652 Opal Street, North Ridgeville, OH 44039

REQUEST: Requesting variances to N.R.C.O. §1260.04 for a 23 foot front yard requiring a 7 foot variance and §1294.01(g)(10) for a shed in the front yard

LOCATION: 5652 Opal Street, in a RS-1 Special Residence District
Permanent Parcel No. 07-00-017-120-061

CASE NO.: PPZ2020-0041

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

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Chairman Kimble asked if there was a representative present.

Joseph Mossbrugger, 5652 Opal Street, North Ridgeville, OH 44039, was sworn in.

Chairman Kimble asked Mr. Mossbrugger to explain the application.

Mr. Mossbrugger advised he submitted an application to build a shed in the back of his property and the application was approved. He stated he didn't realize there was a paper road there and he put the holes in and they came out and approved the holes and he started to build a platform and then he found out there was a phone call that said that he has to get a variance to continue. He advised it's a piece of land behind his property that he purchased and there is an old barn there and the shed is going right next to it on the other side.

Chairman Kimble advised typically when you read a shed in the front yard of a house it sounds pretty unique but it's a paper street that is highly unlikely to be developed and it is essentially a continuation of his current backyard and it makes sense to him.

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

Vice-Chairwoman Masterson advised she did go to the house and she knocked on the door because she had the hardest time finding the paper street and the only way she found the paper street was to walk through the applicant's backyard to locate it. She commended the homeowner for not continuing with the construction and following proper procedures.

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

Member Cain stated he saw the barn next to the applicant's house and he doesn't see where the shed is any more of an issue than the barn.

Chairman Kimble asked if there were any other questions or comments from Board members. No discussion was offered.

Chairman Kimble asked if there were any questions or comments from the administration. No discussion was offered.

Chairman Kimble asked if there were any questions or comments from YouTube Live or in the Zoom forum.

Deputy Clerk of Council Ciofani advised no discussion was offered.

It was moved by Masterson and seconded by Cain to approve the variances.

A voice vote was taken and the motion carried.

Yes – 5 No – 0

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OTHER BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned at 7:08 PM.

Shawn Kimble
Chairman

Lisa Ciofani
*Recording Secretary/Deputy Clerk of
Council*

Thursday, January 28, 2021
Date Approved