

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
Meeting of
June 7, 2023**

Board of Appeals Members Present: Dustin Hayden, Ken Evans, John Rusnov, Dave Houlé, Richard Baldin
Administration: Assistant Law Director Daniel Kolick
Assistant Building Commissioner: Steve Molnar
Recording Secretaries: Kathy Zamrzla and Mitzi Anderson

The Board members discussed the following:

1) THOMAS E. SMEADER, OWNER

Requesting an 8' Setback variance from Zoning Code Section 1252.17 (c), which requires a 16' Setback from the right-of-way and where an 8' Setback from the right-of-way is proposed in order to install a 6' tall Vinyl Fence; property located at 13924 Cartwright Pkwy., PPN 398-04-058, zoned R1-75.

Mr. Hayden - Item number one is a request for a setback variance for a 6' tall vinyl fence.

Mr. Rusnov - I don't have any issues with this, it is topographical and there is a sprinkler system in the way so he has to locate it there. We have also granted other variances similar to this one.

Mr. Kolick – Mr. Chairman, we also look to see if this will be blocking their own driveway in which this is not. Also, we look to see if there are obstruction of views and it does not seem to be in this case.

Mr. Hayden – I agree. We have HOA approval which we received via email.

The Board members had no changes to the minutes of May 10, 2023 ad May 24, 2023.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
June 7, 2023

The meeting was called to order at 7:00 PM by Mr. Hayden.

Present:

Mr. Rusnov
Mr. Houlé
Mr. Evans
Mr. Hayden
Mr. Baldin

Also Present:

Mr. Kolick, Assistant Law Director
Mr. Molnar, Assistant Building Commissioner
Ms. Zamrzla, Recording Secretary
Ms. Anderson, Recording Secretary

Mr. Hayden – I would like to call this June 7, 2023 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. May we have a roll call please?

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| ROLL CALL: | MR. BALDIN | PRESENT |
| | MR. RUSNOV | PRESENT |
| | MR. HOULÉ | PRESENT |
| | MR. EVANS | PRESENT |
| | MR. HAYDEN | PRESENT |

Mr. Hayden – I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Strongsville Codified Ordinances. Before us we also have minutes to approve from our meeting on May 10, 2023 and May 24, 2023. We discussed this in caucus and there were no other corrections or changes needed and we will file those accordingly. If you are here this evening and you plan on addressing the Board, I would ask that you stand and be sworn in by our Assistant Law Director, as well as our Secretaries and Building Department representative.

Mr. Kolick administered the oath to those standing.

1) THOMAS E. SMEADER, OWNER

Requesting an 8' Setback variance from Zoning Code Section 1252.17 (c), which requires a 16' Setback from the right-of-way and where an 8' Setback from the right-of-way is proposed in order to install a 6' tall Vinyl Fence; property located at 13924 Cartwright Pkwy., PPN 398-04-058, zoned R1-75.

Mr. Hayden - Item number one is, Mr. Smeader. Please come forward and state your name and address for the record.

Mr. Smeader - Thomas Smeader, 13924 Cartwright Parkway, Strongsville, Ohio

Mr. Hayden – Thank you, Mr. Smeader. You were here for our caucus and heard our comments. If you could take us through your project and the need for the variance.

Mr. Smeader - I am located on the northeast corner of Cartwright Parkway and Kortz Circle. We would like to install a 6' vinyl fence in our back yard and currently as you know this requires a 16' sideline setback. Due to an inground sprinkler system and more importantly topography considerations, we would like to get an 8' variance. The back of the house to the lowest part of the house, in the northwest corner, is approximately 6' and this would not accommodate putting a fence at that point. Before I started this project and put it out for bid I contacted Steve Molnar to see if this project was realistic knowing that the City's main concern is for safety. The placement of the fence on or about 8' from the sidewalk, in our opinion would not provide a safety issue for pedestrian or vehicular traffic. I spoke to the adjacent property owners on the east and north sides of me and they had no problem. Also, we have written approval from the homeowner association.

Mr. Evans – I will affirm the applicants idea that the driveway behind him is at the far side of the lot. Mr. Kolick noted that as well in caucus and that would alleviate the need to have a CPTED review.

Mr. Hayden – This is a public hearing, is there anyone in the audience that wishes to speak for the granting of the variance. Is there anyone in the audience that wishes to speak against the granting of the variance. Hearing none and seeing none I would declare the public hearing closed and entertain a motion.

Mr. Rusnov – Mr. Chairman, requesting an 8' Setback variance from Zoning Code Section 1252.17 (c), which requires a 16' Setback from the right-of-way and where an 8' Setback from the right-of-way is proposed in order to install a 6' tall Vinyl Fence; property located at 13924 Cartwright Pkwy., PPN 398-04-058, zoned R1-75.

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Mr. Evans - Second

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Mr. Hayden – Thank you, Mr. Rusnov for the motion and Mr. Evans for the second. May we have roll call please?

ROLL CALL:

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| MR. RUSNOV | YES |
| MR. HOULÉ | YES |
| MR. EVANS | YES |
| MR. HAYDEN | YES |
| MR. BALDIN | YES |

MOTION GRANTED

Mr. Hayden – Mr. Smeader, your variance has been granted by this Board. There is a twenty-day waiting period during which City Council has an opportunity to review our decision. If Council chooses not to act you will be notified by the Building Department at the end of the twenty days.

Mr. Evans – We would like to enter into the record our thanks and appreciation to Kathy for her years of service to the BZA.

Mr. Hayden – If there is no other business to come before this Board, we are adjourned.

Mr. Hayden, Chairman

Mitzi Anderson, Secretary

Approval Date