

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS**

**Meeting of  
April 27, 2022**

Board of Appeals Members Present: Ken Evans, Rich Baldin, Dustin Hayden, David Houlé  
Administration: Assistant Law Director Daniel J. Kolick  
Assistant Building Commissioner: Brian Roenigk  
Recording Secretary: Kathy Zamrzla

Mr. Evans – I'd like to call this caucus for the meeting of April 27, 2022 to order. Caucus is a time for the Board Members to discuss the items on the agenda. We have minutes from the meeting of April 13, 2022. There was one minor correction. We have public hearing items tonight. There are four.

The Board members discussed the following:

**1) ANTHONY AND RACHEL CONNELLY, OWNERS**

Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 40' Rear Yard Setback is proposed in order to construct a 500 SF Garage Addition; property located at 17142 South Red Rock, PPN 397-23-101, zoned R1-75.

Mr. Houlé stated that the Board received HOA approval. He also stated that the lot is pie-shaped and that the addition will be right behind the existing garage.

**2) CLARENCE D. GLADYSZEWSKI, OWNER**

Requesting a 4.5' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 31.5' Rear Yard Setback is proposed in order to install a 728 SF Patio; property located at 15063 Hartford Trail, PPN 399-24-014, zoned R1-75.

Mr. Houlé stated that the Board received HOA approval and that there is a lot of common land behind the backyard and that there is a six foot high fence. Mr. Evans stated that these are shallow lots.

**3) MICHAEL AND CHRISTINE GRAY, OWNERS**

a) Requesting a 5' Rear Yard Setback (North) variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Rear Yard Setback (North) and where a 10' Rear Yard Setback (North) is proposed in order to install an Above Ground Swimming Pool;

b) Requesting a 5' Side Yard Setback (East) variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Side Yard Setback (East) and where a 10'

Side Yard Setback (East) is proposed in order to install an Above Ground Swimming Pool; property located at 20806 Burgandy Drive, PPN 393-28-064, zoned R1-75.

Mr. Evans stated that this is an unusual lot shape. The drawing showed an easement behind this property. Mr. Roenigk stated that there is a ten foot easement in the back and the property owner will have to be ten feet from the property line and out of the easement area. The City does not require the drawings to be to scale. Mr. Baldin stated that it needs to be at least ten feet away from the fence.

**4) SIERRA/ Ace Lighting Services, Representative**

- a) Requesting a .56' Sign Height variance from Zoning Code Section 1272.12 (c), which permits a 5' Sign Height and where a 5.56' Sign Height is proposed in order to install a Wall Sign;
- b) Requesting a 11.4 SF Sign Face Area variance from Zoning Code Section 1272.12 (c), which permits a 150 SF Sign Face Area and where a 161.4 SF Sign Face Area is proposed in order to install a Wall Sign; property located at 18220 Royalton Road, PPN 396-11-001, zoned General Business (GB).

Mr. Evans stated that this is two variances, one for the height and the second for a square foot variance. Mr. Baldin questioned the need for the variance. Mr. Evans stated that the sign will be much larger than the existing sign. Mr. Houle stated that he does not see a need for a larger sign. Mr. Hayden agreed that a larger sign is not necessary. Mr. Kolick stated that there is a signage program for that shopping center.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS**  
**MINUTES OF MEETING**  
**April 27, 2022**

The meeting was called to order at 8:00 PM by Mr. Evans.

Present: Mr. Evans  
Mr. Baldin  
Mr. Hayden  
Mr. Houlé

Also Present: Mr. Kolick, Assistant Law Director  
Mr. Roenigk, Assistant Building Commissioner  
Ms. Zamrzla, Recording Secretary

Mr. Evans – I would like to call this April 27, 2022 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. May we have a roll call please?

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

Mr. Houlé – I'd like to excuse Mr. Rusnov for just cause.

Mr. Baldin — Second.

Mr. Evans – Thank you Mr. Houlé for the motion. Mr. Baldin for the second. May we have a roll call please.

ROLL CALL: ALL AYES: MOTION PASSED

Mr. Evans – I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Strongsville Codified Ordinances. We have minutes from April 13, 2022. If there are no further changes, we will submit those as they were given to us for the record. 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 secretary and Building Department representative.

Mr. Kolick administered the oath to those standing.



**1) ANTHONY AND RACHEL CONNELLY, OWNERS**

Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 40' Rear Yard Setback is proposed in order to construct a 500 SF Garage Addition; property located at 17142 South Red Rock, PPN 397-23-101, zoned R1-75.

Mr. Evans – Item number one on the agenda for a public hearing is Anthony and Rachel Connelly. If you would come forward and please state your name and address for the record.

Mr. Connelly – My name is Anthony Connelly, 17142 South Red Rock Drive.

Mr. Evans – You are asking for a variance in order to construct a garage addition. Please tell us your need for the variance.

Mr. Connelly – We just recently moved to the city. We have two little girls and it's amazing how much those power wheel toys and lawn equipment take up. It was either build a shed or try to extend the garage. I like unique things and I feel like doing this would add value to the home and add uniqueness to my property.

Mr. Evans – Any thoughts, comments on this request?

Mr. Baldin – You not trying to run a business out of this?

Mr. Connelly – No business whatsoever. Maybe just home projects. No business.

Mr. Houlé – It is a cul-de-sac lot and irregular and just a part of it is going to extend out a little bit further than what is allowed. We also have the HOA approval on this, too.

Mr. Hayden – I didn't see that there would be a great impact to the neighbors. He's not going too much further past the existing patio.

Mr. Evans – The irregular lot shape is one of the conditions that we have to grant a variance. If there are no other comments, this is a public hearing. Is there anyone in the audience who wishes to speak for the granting of the variance? Is there anyone in the audience who wishes to speak against the granting of the variance? Hearing none and seeing none, I will declare the public hearing closed and entertain a motion.

Mr. Hayden – Mr. Chairman, requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 40' Rear Yard Setback is proposed in order to construct a 500 SF Garage Addition; property located at 17142 South Red Rock, PPN 397-23-101, zoned R1-75.

1) **ANTHONY AND RACHEL CONNELLY, OWNERS, Cont'd**

Mr. Baldin – Second.

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

ROLL CALL:

ALL AYES:

MOTION PASSED

Mr. Evans – The variance has been granted by this Board. There is a twenty day waiting period during which time City Council has the 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 and then you can move forward with the project. You are all set.

Mr. Connelly – Thank you.

2) **CLARENCE D. GLADYSZEWSKI, OWNER**

Requesting a 4.5' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 31.5' Rear Yard Setback is proposed in order to install a 728 SF Patio; property located at 15063 Hartford Trail, PPN 399-24-014, zoned R1-75.

Mr. Evans – Item number two on our agenda is Clarence Gladyszewski. If you could come forward and state your name and address for the record.

Mr. Gladyszewski – Clarence Gladyszewski, 15063 Hartford Trail.

Mr. Evans – You are looking to do a patio replacement and a little bit of an expansion. Please give us a quick sketch of what you are doing.

Mr. Gladyszewski – The original patio that is there now is 9 x 11. I'm moving it back further and there is a deck on the side which is old and needs to come out. Basically, this is an upgrade.

Mr. Evans – Any questions or comments?

Mr. Baldin – The deck did look a little old and it's time to replace it.

Mr. Hayden – This will be a nice addition to the backyard. It's fenced in.

Mr. Houlé – We do have the HOA approval for this.



**2) CLARENCE D. GLADYSZEWSKI, OWNER, Cont'd**

Mr. Evans – It is a shallow lot which does fall under our consideration. This is a public hearing. Is there anyone in the audience who wishes to speak for the granting of the variance? Is there anyone in the audience who wishes to speak against the granting of the variance? Hearing none and seeing none, I will declare the public hearing closed and entertain a motion.

Mr. Hayden - Mr. Chairman, requesting a 4.5' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 31.5' Rear Yard Setback is proposed in order to install a 728 SF Patio; property located at 15063 Hartford Trail, PPN 399-24-014, zoned R1-75.

Mr. Baldin – Second.

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

ROLL CALL:

ALL AYES:

MOTION PASSED

Mr. Evans – The variance has been granted by this Board. There is a twenty day waiting period during which time City Council has the 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 and then you can move forward with the project. You are all set.

Mr. Gladyszewski – Thank you.

**3) MICHAEL AND CHRISTINE GRAY, OWNERS**

- a) Requesting a 5' Rear Yard Setback (North) variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Rear Yard Setback (North) and where a 10' Rear Yard Setback (North) is proposed in order to install an Above Ground Swimming Pool;
- b) Requesting a 5' Side Yard Setback (East) variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Side Yard Setback (East) and where a 10' Side Yard Setback (East) is proposed in order to install an Above Ground Swimming Pool; property located at 20806 Burgandy Drive, PPN 393-28-064, zoned R1-75.

Mr. Evans – Item number three on our agenda is Michael and Christine Gray on Burgandy Drive. If you would come forward and state your name and address for the record.

Ms. Gray – It's Christine Gray, 20806 Burgandy Drive.

**2) CLARENCE D. GLADYSZEWSKI, OWNER, Cont'd**

Mr. Evans – If you would give us some background about the project and why you are here tonight.

Ms. Gray – As you pointed out, our backyard is shallow and the location of the pool is the flattest spot. Unfortunately, that does not allow us to go fifteen feet in both directions. We can go ten in both directions. Being the north and the east side that would have to come in a little bit to be able to fit the pool.

Mr. Evans – There is a sewer easement behind you which is ten feet wide and you would not want to be in that sewer easement. You want to make sure you stay clear of that.

Ms. Gray – Which we are.

Mr. Evans – Our Building Department representative indicated that everything is in order for that. Any other thoughts or comments?

Mr. Hayden – You have a six foot fence high fence in the back encircling the entire yard.

Ms. Gray – Correct.

Ms. Zamrzla – Mr. Kolick and I had a discussion about the HOA approval. The applicant stated that she was not in an association.

Mr. Evans – Meadows West is an association but they are not an active association to the best of my knowledge.

Mr. Kolick – They are active. They have that recreation area off of Forestwood. They still have some common areas, so they must collect, at least for taxes and maintenance there.

Mr. Baldin – Do you pay any type of fee?

Ms. Gray – I do not. Here's my understanding of the situation. Burgandy Drive was the first street filled in this development and they voted not to be part of the HOA. When we bought the house 13 years ago, we were told we were not part of the HOA. I've never paid any fees or received any documentation. So, for those purposes here, we're not part of any HOA.

Ms. Zamrzla – I believe it was the topographical survey that said they were in Forest Glen.

Mr. Kolick – Forest Glen is the same as Meadows West.



**2) CLARENCE D. GLADYSZEWSKI, OWNER, Cont'd**

Ms. Zamrzla – We actually have a post office box for the Forest Glen HOA. I called the post office to find out if that's an active post office box and they confirmed that it is. I sent a notice to that post office box, just in case they had an interest. I didn't hear anything back.

Mr. Evans – Mr. Kolick, I'd probably be inclined to go forward.

Mr. Kolick – If we've notified the HOA and she said she is not paying any dues although I think they are part of the association because people cannot elect to go out of the HOA; I think you can act on it tonight based on what's happening and the HOA was notified.

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

Mr. Houlé - Mr. Chairman, requesting a 5' Rear Yard Setback (North) variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Rear Yard Setback (North) and where a 10' Rear Yard Setback (North) is proposed in order to install an Above Ground Swimming Pool; (b) requesting a 5' Side Yard Setback (East) variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Side Yard Setback (East) and where a 10' Side Yard Setback (East) is proposed in order to install an Above Ground Swimming Pool; property located at 20806 Burgandy Drive, PPN 393-28-064, zoned R1-75.

Mr. Baldin – Second.

Mr. Evans – Thank you Mr. Houlé for the motion and Mr. Baldin for the second. May we have a roll call please?

ROLL CALL:

ALL AYES:

MOTION PASSED

Mr. Evans – The variance has been granted by this Board. There is a twenty day waiting period during which time City Council has the 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 and then you can move forward with the project. You are all set.

Ms. Gray – Thank you.



**4) SIERRA/ Ace Lighting Services, Representative**

- a) Requesting a .56' Sign Height variance from Zoning Code Section 1272.12 (c), which permits a 5' Sign Height and where a 5.56' Sign Height is proposed in order to install a Wall Sign;
- b) Requesting a 11.4 SF Sign Face Area variance from Zoning Code Section 1272.12 (c), which permits a 150 SF Sign Face Area and where a 161.4 SF Sign Face Area is proposed in order to install a Wall Sign; property located at 18220 Royalton Road, PPN 396-11-001, zoned General Business (GB).

Mr. Evans – Item number four on our agenda is Sierra with Ace Lighting representative. If you would come forward and please state your name and address for the record.

Ms. Clark – My name is Kathy Clark, 1216 Moore Road, Avon, Ohio.

Mr. Evans – Why don't you tell us about the request from Sierra; who they are and why they feel they need the sign.

Ms. Clark – Sierra is part of the TJ Maxx, Marshall's and Home Goods family. Their standard corporate size sign throughout the U.S. is a little bit bigger square footage. That's their standard sign. So, of course, that's what they want to go with. I don't know if they have gotten a building permit yet for renovations. They did want to center it up in the middle of the opening there. I think the reason Champs went out of business is because their sign was too small.

Mr. Evans – Champs has been out of business for a while.

Ms. Clark – I was just kidding.

Mr. Evans – Since you're under oath, we'll take that under advisement.

Ms. Clark – I heard your comments earlier.

Mr. Evans – Our objective is that we want every business to be successful in this City. Our Mayor is a very, very business proponent. Our problem is that there can never be a sign big enough for any building. Our signage standards are pretty well set. We think they are appropriate. There are times when we feel that there are circumstances that warrant doing something. In case the variance you're asking for is not that much. Our problem is that when you open the door six inches the next person opens it eight, then ten, then twelve and so on. In particular in the Greens of Strongsville, Target, Heinen's have been draws and TJ Maxx is already there. Our propensity is that even though we want businesses to be successful, the size of the sign doesn't always equate to that. If their normal standard is that size, I understand that, but if they were going into

**4) SIERRA/ Ace Lighting Services, Representative, Cont'd**

**Mr. Evans continues** - Beachwood or Avon, they would be telling them the sign has to be smaller. The sign needs to be within what we have in our Code.

Mr. Hayden – I didn't see much of a hardship as to why. Some of the ones that we've looked at and approved in the past have been obstructions to the business that may have made it difficult for patrons to know where they are at. This sign, pretty much smacks you in the face as soon as you hit the Huntington ATM there. I think it's going to be pretty visible even if it's a bit smaller and fits within the Code requirements.

Mr. Baldin – I concur with that, plus with your logo there, which will look a little bit different from what everybody else has. What you're asking for is hard for us to give to set a precedent.

Ms. Clark – Has anyone in that plaza received a variance?

Mr. Evans – I don't recall any in that plaza. Part of the reason is that the Greens of Strongsville had a sign package. Dollar Tree we had to do something because the two words were so far apart and that was a consideration. It wasn't the square footage of the letters. The size is normally measured between and that caused us to do something with that one, but I think that's the only one that we've done anything with. Mr. Kolick is here. Any advantage for the applicant in withdrawing the request rather than us acting on it?

Mr. Kolick – I would think, based on the comments of the Board, it would be apropos to request to withdraw the application. If you want us to act on it, we can act on it.

Mr. Evans – Sierra may want you to have us act on it and that's fine. A matter of record that we've made comments, but it could go either way. It's always an option to the applicant.

Ms. Clark – They wanted us to proceed.

Mr. Evans - This is a public hearing. Is there anyone in the audience who wishes to speak for the granting of the variance? Is there anyone in the audience who wishes to speak against the granting of the variance? Hearing none and seeing none, I will declare the public hearing closed and entertain a motion.

Mr. Baldin – Mr. Chairman, requesting a .56' Sign Height variance from Zoning Code Section 1272.12 (c), which permits a 5' Sign Height and where a 5.56' Sign Height is proposed in order to install a Wall Sign; (b) requesting a 11.4 SF Sign Face Area variance from Zoning Code Section 1272.12 (c), which permits a 150 SF Sign Face Area and where a 161.4 SF Sign Face Area is proposed in order to install a Wall Sign; property located at 18220 Royalton Road, PPN 396-11-001, zoned General Business (GB).



4) SIERRA/ Ace Lighting Services, Representative, Cont'd

Mr. Hayden – Second.

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

ROLL CALL:

ALL NAYES:

MOTION FAILED

Mr. Evans – The variance has been denied by this Board. We appreciate the fact that they're coming in and opening a store, but signage is something that we think is important, and we think the Code is generous in what it allows.

Ms. Clark – I appreciate your time. Thank you.

Mr. Evans – Brian, when Home Goods went in, did we approve the signage that is now facing the road.

Mr. Baldin – Kathy is giving you a yes.

Mr. Evans – I just wanted to be sure since we were talking about it.

Ms. Zamrzla – The one that faces Royalton? Yes.

Mr. Evans – Mr. Kolick you will want to prepare Findings of Fact and Conclusions and Conclusions of Law, please.

Mr. Kolick – Okay.

Mr. Evans – Is there anything else to come before the Board?

Mr. Hayden – So, no meeting in two weeks?

Mr. Evans – No meeting on May 11. Thank you. We are adjourned.



Mr. Evans, Chairman



Kathy Zamrzla, Secretary

May 25, 2022

Approval date