

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

**Meeting of  
July 11, 2018  
7:30 p.m.**

Board of Appeals Members Present: Kenneth Evans, Richard Baldin, John Rusnov, David Houlé,  
Tom Smeader

Administration: Assistant Law Director Daniel J. Kolick

Building Department Representative: Brian Roenigk

Recording Secretary: Kathy Zamrzla

The Board members discussed the following:

**NEW APPLICATIONS**

**1) RUSSEL AND ALLISON FEDYK, OWNERS**

Requesting a variance from Zoning Code Section 1274.06, which prohibits a change to a non-conforming lot and where the applicant is proposing a 220 SF Garage Addition; property located at 9580 North Bexley, PPN 395-21-036, zoned R1-75.

**2) CHRISTOPHER NEVE AND NICHOLE DESIMONE- NEVE, OWNERS**

Requesting a 17.5' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which permits a 14' encroachment into the established Rear Yard Setback and where a 31.5' encroachment into the Rear Yard Setback is proposed in order to construct a 240 SF Deck; property located at 12620 South Churchill Way, PPN 392-02-065, zoned R1-75.

**PUBLIC HEARINGS**

**3) ERIK AND MONICA BETCHKER, OWNERS**

Requesting a 20' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which permits a 14' encroachment into the established Rear Yard Setback and where a 34' encroachment into the Rear Yard Setback is proposed in order to construct an 861 SF Pool Deck; property located at 16324 Falmouth Drive, PPN 397-31-001.

**4) JASON AND NICOLE TRUSNIK, OWNERS**

- a) Requesting a 6' Side Yard Setback (South) variance from Zoning Code Section 1252.04 (e), which requires a 10' Side Yard Setback (South) and where a 4' Side Yard Setback (South) is proposed in order to construct a 5,505 SF Single Family Dwelling;
- b) Requesting an .81' Side Yard Setback (North) variance from Zoning Code Section 1252.04 (e), which requires a 10' Side Yard Setback (North) and where a 9.19' Side

Yard Setback (North) is proposed in order to construct a 5,505 SF Single Family Dwelling; property located at 18116 Clare Court, PPN 394-29-132, zoned R1-100.

5) **RYAN AND ALICIA LEWIS, OWNERS**

Requesting a 9' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which permits a 14' encroachment into the established Rear Yard Setback and where a 23' encroachment into the Rear Yard Setback is proposed in order to install a 288 SF Unenclosed Deck; property located at 11020 Jasmine Court, PPN 398-19-028, zoned R1-75.

6) **DOROTHY AND RONALD SZELESTA, OWNERS**

Requesting a 16' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which permits a 14' encroachment into the established Rear Yard Setback and where a 30' encroachment into the Rear Yard Setback is proposed in order to install a 256 SF Unenclosed Deck; property located 9286 Rainer Court, PPN 395-22-049, zoned R1-100.

7) **MARK AND LOIS MANGIONE, OWNERS**

Requesting a variance from Zoning Code Section 1252.15, which permits one (1) accessory structure and where the applicant is proposing a 171.72 SF second accessory structure Patio Cover/Gazebo; property located at 16963 Bear Creek Lane, PPN 397-11-078 zoned R1-75.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS  
MINUTES OF MEETING  
July 11, 2018**

*(\*These minutes have been summarized due to a tape recording malfunction\*)*

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

Present: Mr. Baldin  
Mr. Evans  
Mr. Rusnov  
Mr. Smeader  
Mr. Houlé

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

Mr. Evans – Good evening ladies and gentlemen. I would like to call this July 11<sup>th</sup>, 2018 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. Kathy if you would call the roll please?

ROLL CALL: ALL PRESENT

Mr. Evans – I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Codified Ordinances of the City of Strongsville. We have minutes from the June 27<sup>th</sup> meeting. If there are no changes to be made to them tonight we will submit those for the official record. We also have Findings of Facts and Conclusions of Law for William Fowler and the decision rendered on June 27<sup>th</sup>, 2018. If there are no questions or comments, I will entertain a motion.

Mr. Rusnov – I make a motion to accept the Findings of Facts and Conclusions of law for William Fowler and the decision made on June 27<sup>th</sup>, 2018.

Mr. Smeader – Second.

Mr. Evans – Thank you for the motion and the second, may we have a roll call please?

ROLL CALL: BALDIN – YES MOTION PASSED  
RUSNOV – YES  
SMEADER – YES  
HOULÉ – NO  
EVANS – NO

Mr. Evans – Thank you. Next, if there is anyone in our audience this evening that wishes to speak whether it is to present to the Board or to speak at a public hearing, I ask that you stand now and be sworn in by our Assistant Law Director, along with our Recording Secretary, and our Representative from the Building Department.

Mr. Kolick then stated the oath to those standing and anyone who wished to participate.

## **NEW APPLICATIONS**

### **1) RUSSEL AND ALLISON FEDYK, OWNERS**

Requesting a variance from Zoning Code Section 1274.06, which prohibits a change to a non-conforming lot and where the applicant is proposing a 220 SF Garage Addition; property located at 9580 North Bexley, PPN 395-21-036, zoned R1-75.

Mr. Evans – First on our agenda is Russell and Allison Fedyk. Please come up to the microphone and give us your name and address for the record.

Mr. Fedyk – Russell Fedyk, 9580 North Bexley. I wish to enlarge my garage.

Mr. Evans – Thank you, and you're here simply due to the recent change in the Zoning Code. Are there any questions from the Board? OK. All of the members of the Board will be out to visit the property to take a look at it. There will also be a notice that will go out to your neighbors within 500 feet of your property. It will state exactly the description that is written in the agenda tonight. So if you have curious neighbors that will want to ask questions, you should get together with them before the next meeting to explain simply what your plans are. That may save everyone some time and trouble. The public hearing is on July 24<sup>th</sup>. We will invite you back at that time. It is not necessary that you stay for the rest of the meeting tonight. Thank you.

Mr. Fedyk – Thank you.

### **2) CHRISTOPHER NEVE AND NICHOLE DESIMONE- NEVE, OWNERS**

Requesting a 17.5' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which permits a 14' encroachment into the established Rear Yard Setback and where a 31.5' encroachment into the Rear Yard Setback is proposed in order to construct a 240 SF Deck; property located at 12620 South Churchill Way, PPN 392-02-065, zoned R1-75.

Mr. Evans – Second on the agenda tonight is Christopher Neve and Nichole Desimone. Please come up to the microphone and give us your name and address for the record.

Mr. Neve – Chris Neve, 12620 South Churchill Way, Strongsville.

2) **CHRISTOPHER NEVE AND NICHOLE DESIMONE- NEVE, OWNERS, Con't**

Mr. Evans – Thank you, Mr. Neve. You are here for a rear yard setback variance to construct a deck. Are there any questions from the Board? OK. Again, all of the members of the Board will be out to visit the property to take a look at it. There will also be a notice that will go out to your neighbors within 500 feet of your property. It will state exactly the description that is written in the agenda tonight. So if you have curious neighbors that will want to ask questions, you should get together with them before the next meeting to explain simply what your plans are. That may save everyone some time and trouble. The public hearing is on July 24<sup>th</sup>. We will invite you back at that time. It is not necessary that you stay for the rest of the meeting tonight. Thank you.

Mr. Neve – Thank you.

**PUBLIC HEARINGS**

3) **ERIK AND MONICA BETCHKER, OWNERS**

Requesting a 20' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which permits a 14' encroachment into the established Rear Yard Setback and where a 34' encroachment into the Rear Yard Setback is proposed in order to construct an 861 SF Pool Deck; property located at 16324 Falmouth Drive, PPN 397-31-001.

Mr. Evans – Moving onto public hearings. Number three on the agenda tonight is Erik and Monica Betchker.

Mr. Betchker – Erik Betchker, 16324 Falmouth Drive, Strongsville.

Mr. Evans – You're here for a rear yard setback for a pool deck to be constructed. Are there any questions from the Board? OK. This is a public hearing. I'll ask if there is anyone here this evening who would like to speak for the granting of this variance. Is there anyone here who would like to speak against the granting of the variance? Hearing none and seeing none, I will now entertain a motion.

Mr. Rusnov – I make a motion to approve a request for a 20' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which permits a 14' encroachment into the established Rear Yard Setback and where a 34' encroachment into the Rear Yard Setback is proposed in order to construct an 861 SF Pool Deck; property located at 16324 Falmouth Drive, PPN 397-31-001.

Mr. Smeader – Second.

Mr. Evans – We have a motion and a second, may I have a roll call please?

ROLL CALL:

ALL AYES

MOTION PASSED

3) **ERIK AND MONICA BETCHKER, OWNERS, Cont'd**

Mr. Evans – The variance has been granted pending a 20 day waiting period during which time Council may review our decision. You will get a notice from the Building Department when that time has passed.

Mr. Betchker – Thank you.

4) **JASON AND NICOLE TRUSNIK, OWNERS**

- a) Requesting a 6' Side Yard Setback (South) variance from Zoning Code Section 1252.04 (e), which requires a 10' Side Yard Setback (South) and where a 4' Side Yard Setback (South) is proposed in order to construct a 5,505 SF Single Family Dwelling;
- b) Requesting an .81' Side Yard Setback (North) variance from Zoning Code Section 1252.04 (e), which requires a 10' Side Yard Setback (North) and where a 9.19' Side Yard Setback (North) is proposed in order to construct a 5,505 SF Single Family Dwelling; property located at 18116 Clare Court, PPN 394-29-132, zoned R1-100.

Mr. Evans – Number four on the agenda tonight is Jason and Nicole Trusnik.

Mr. Trusnik – Jason Trusnik, 18116 Clare Court, Strongsville.

The Chairman read a letter where a neighbor objected to the variance stating it would bring down the value of their home.

Mr. Evans – You're here for two side yard setback variances to construct your new house. Are there any questions from the Board? OK. This is a public hearing. I'll ask if there is anyone here this evening who would like to speak for the granting of this variance. Is there anyone here who would like to speak against the granting of the variance? Hearing none and seeing none, I will now entertain a motion.

Mr. Rusnov – I make a motion to approve a request for a 6' Side Yard Setback (South) variance from Zoning Code Section 1252.04 (e), which requires a 10' Side Yard Setback (South) and where a 4' Side Yard Setback (South) is proposed in order to construct a 5,505 SF Single Family Dwelling; also to approve a request for an .81' Side Yard Setback (North) variance from Zoning Code Section 1252.04 (e), which requires a 10' Side Yard Setback (North) and where a 9.19' Side Yard Setback (North) is proposed in order to construct a 5,505 SF Single Family Dwelling; property located at 18116 Clare Court, PPN 394-29-132, zoned R1-100.

Mr. Smeader – Second.

**4) JASON AND NICOLE TRUSNIK, OWNERS, Cont'd**

Mr. Evans – We have a motion and a second, may we have a roll call please?

ROLL CALL: ALL AYES MOTION PASSED

Mr. Evans – The variances have been granted pending a 20 day waiting period during which time Council may review our decision. You will get a notice from the Building Department when that time has passed.

Mr. Trusnik – Thank you.

**5) RYAN AND ALICIA LEWIS, OWNERS**

Requesting a 9' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which permits a 14' encroachment into the established Rear Yard Setback and where a 23' encroachment into the Rear Yard Setback is proposed in order to install a 288 SF Unenclosed Deck; property located at 11020 Jasmine Court, PPN 398-19-028, zoned R1-75.

Mr. Evans – Number five on the agenda tonight is Ryan and Alicia Lewis.

Ms. Lewis – Alicia Lewis, 11020 Jasmine Court, Strongsville.

Mr. Evans – You're here requesting a rear yard setback variance to install an unenclosed deck. This is another one that is due to the Zoning Code change. Are there any questions from the Board? OK. This is a public hearing. I'll ask if there is anyone here this evening who would like to speak for the granting of this variance. Is there anyone here who would like to speak against the granting of the variance? Hearing none and seeing none, I will now entertain a motion.

Mr. Rusnov – I make a motion to approve a request for a 9' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which permits a 14' encroachment into the established Rear Yard Setback and where a 23' encroachment into the Rear Yard Setback is proposed in order to install a 288 SF Unenclosed Deck; property located at 11020 Jasmine Court, PPN 398-19-028, zoned R1-75.

Mr. Smeader – Second.

Mr. Evans – We have a motion and a second, may I have a roll call please?

ROLL CALL: ALL AYES MOTION PASSED

**5) RYAN AND ALICIA LEWIS, OWNERS, Cont'd**

Mr. Evans – The variance has been granted pending a 20 day waiting period during which time Council may review our decision. You will get a notice from the Building Department when that time has passed.

Ms. Lewis – Thank you.

**6) DOROTHY AND RONALD SZELESTA, OWNERS**

Requesting a 16' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which permits a 14' encroachment into the established Rear Yard Setback and where a 30' encroachment into the Rear Yard Setback is proposed in order to install a 256 SF Unenclosed Deck; property located 9286 Rainer Court, PPN 395-22-049, zoned R1-100.

Mr. Evans – Sixth on the agenda tonight is Dorothy and Ronald Szelesta. Please come up to the microphone and give us your name and address for the record.

Mr. Szelesta – Ronald Szelesta, 9286 Rainer Court.

Mr. Evans – Thank you. You are asking for a 16' rear yard setback. This is also a result of the change in the Zoning Code. You wanted to install an unenclosed deck back there. We have a letter from Schneider Reserve Master Association. They have approved everything. Are there any questions from the Board? OK. This is a public hearing. I'll ask if there is anyone here this evening who would like to speak for the granting of this variance. Is there anyone here who would like to speak against the granting of the variance? Hearing none and seeing none, I will now entertain a motion.

Mr. Rusnov – I make a motion to approve a request for a 16' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which permits a 14' encroachment into the established Rear Yard Setback and where a 30' encroachment into the Rear Yard Setback is proposed in order to install a 256 SF Unenclosed Deck; property located 9286 Rainer Court, PPN 395-22-049, zoned R1-100.

Mr. Smeader – Second.

Mr. Evans – We have a motion and a second, may I have a roll call please?

ROLL CALL:

ALL AYES

MOTION PASSED

Mr. Evans – The variance has been granted pending a 20 day waiting period during which time Council may review our decision. You will get a notice from the Building Department when that time has passed.



6) DOROTHY AND RONALD SZELESTA, OWNERS, Cont'd

Mr. Szelesta – Thank you.

7) MARK AND LOIS MANGIONE, OWNERS

Requesting a variance from Zoning Code Section 1252.15, which permits one (1) accessory structure and where the applicant is proposing a 171.72 SF second accessory structure Patio Cover/Gazebo; property located at 16963 Bear Creek Lane, PPN 397-11-078 zoned R1-75.

Mr. Evans – Sixth on the agenda tonight is Mark and Lois Mangoine. Please come up to the microphone and give us your name and address for the record.

Mr. Mangoine – Mark Mangoine, 16963 Bear Creek Lane, Strongsville.

Mr. Evans – Thank you, this is for a patio cover. This is the store bought one that you're going to put on there. Hunting Meadows is not an active association so there's no approval necessary. Are there any questions from the Board? OK. This is a public hearing. I'll ask if there is anyone here this evening who would like to speak for the granting of this variance. Is there anyone here who would like to speak against the granting of the variance? Hearing none and seeing none, I will now entertain a motion.

Mr. Rusnov – I make a motion to approve a request for a variance from Zoning Code Section 1252.15, which permits one (1) accessory structure and where the applicant is proposing a 171.72 SF second accessory structure Patio Cover/Gazebo; property located at 16963 Bear Creek Lane, PPN 397-11-078 zoned R1-75.

Mr. Smeader – Second.

Mr. Evans – We have a motion and a second, may I have a roll call please?

ROLL CALL: ALL AYES MOTION PASSED

Mr. Evans – The variance has been granted pending a 20 day waiting period during which time Council may review our decision. You will get a notice from the Building Department when that time has passed.

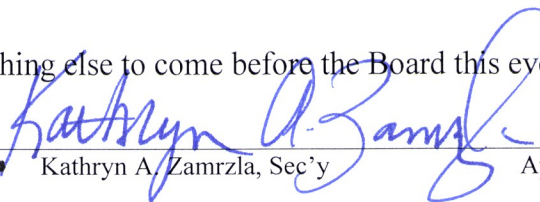
Mr. Manginone – Thank you.

Mr. Evans – Alright. Is there anything else to come before the Board this evening? Then we will stand adjourned.

Mr. Evans, Chairman

Kathryn A. Zamrzla, Sec'y

Approval Date

 Aug. 8, 2018