

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

**Meeting of
August 22, 2018
7:30 p.m.**

Board of Appeals Members Present: Kenneth Evans, Richard Baldin, John Rusnov, David Houlié, 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) VACLAV BERANEK, OWNER

Requesting a variance from Zoning Code Section 1252.17 (a), which prohibits a fence along the side lot lines in the front yard and where a 24' Solid 6' high privacy fence on the south property line and a 48' Solid 6' high privacy fence along the north property line are proposed; property located at 8313 Big Creek Parkway, PPN 395-05-008, zoned R1-75.

The Board discussed the issues with this variance request.

2) HUNG TRAN, OWNER

Requesting a variance from Zoning Code Section 1252.18, which prohibits 2 accessory structures on a residential lot and where one 120 SF accessory structure exists and a second 192 SF accessory structure is proposed; property located at 19072 Turkey Meadow Lane, PPN 397-14-075, zoned R1-75.

The Board questioned if the applicant has proper permits pulled for what he already has in his yard with the out building, the gazebo, and plenty of concrete already laid down. The Board also wondered how this building would be sufficient for the purpose that the applicant says it is meant for which is keeping business records and documents.

3) LARRY HORVAT, OWNER/Zach Kitzmiller of Morel Landscaping, Representative

Requesting a 10' 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 24' encroachment into the rear yard setback is proposed in order to construct a 455 SF patio; property located at 17932 Hunt Road, PPN 399-22-050, zoned R1-75.

The Board discussed the issues with this variance request.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
August 22, 2018

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 August 22, 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 before us this evening minutes from August 8, 2018, 2018 meeting. We discussed them in caucus and unless anyone has any further corrections to make to them we will submit those as they were given to us. 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) **VACLAV BERANEK, OWNER**

Requesting a variance from Zoning Code Section 1252.17 (a), which prohibits a fence along the side lot lines in the front yard and where a 24' Solid 6' high privacy fence on the south property line and a 48' Solid 6' high privacy fence along the north property line are proposed; property located at 8313 Big Creek Parkway, PPN 395-05-008, zoned R1-75.

Mr. Evans – Thank you. Our meetings are divided into two portions. First is the new applications. Item number one on the agenda tonight is Vaclav Beranek. Please come up to the microphone and give us your name and address for the record.

Mr. Beranek – Hello. My name is Vaclav Beranek. Many people ask me how to pronounce my first name, and I say you don't. That's why I go by the name Jim.

Mr. Evans – Very good.

Mr. Beranek – My address is 8313 Big Creek Parkway, Strongsville.

Mr. Evans – Thank you Jim. You are here asking for variances for fences on the two sides of your property. We talked about it a little bit in caucus. Why don't you tell us a little bit about the property, the problem with the deer that's causing this, and how you think those fences are going to help with the problem?

Mr. Beranek – Late last year, I had part of a fence installed, and it had fallen off. I believe if I add all of that, it will improve even more so. So it will look nice. I'm putting in what they call a good neighbor fence. It's the same on both sides.

Mr. Evans – Okay.

Mr. Beranek – Hopefully eventually depending on how it will look with deer, I will be able to have a garden over there. Lot of times I pull in the driveway and there will be 6 or 7 deer there.

Mr. Evans – They obviously like your property.

Mr. Beranek – They seem to like it.

Mr. Evans – Gentlemen do you have any questions?

Mr. Rusnov – No questions.

Mr. Evans – Alright, a couple of the members have been out to the property already. All of the members of the Board will be out to visit the property to take a look at it before the next meeting. 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 the trouble. The public hearing is on September 12th. We will invite you back at that time. Do you have any questions?

Mr. Beranek – Not really, thank you very much.

Mr. Evans - It is not necessary that you stay for the rest of the meeting tonight. Thank you.

Mr. Beranek – Thank you.

2) **HUNG TRAN, OWNER**

Requesting a variance from Zoning Code Section 1252.18, which prohibits 2 accessory structures on a residential lot and where one 120 SF accessory structure exists and a second 192 SF accessory structure is proposed; property located at 19072 Turkey Meadow Lane, PPN 397-14-075, zoned R1-75.

Mr. Evans – Next on the agenda is Hung Tran. Please come up to the microphone and give us your name and address for the record.

Mr. Tran – My name is Hung Tran. I live at 19072 Turkey Meadow Lane, Strongsville.

Mr. Evans – Thank you. You’ve asked for a variance for an accessory structure and you’ve indicated to us that you want to store records and documents in that building. You’re getting ready to retire and need a place to retain documents.

Mr. Tran – Correct.

Mr. Evans – So this building is going to be prefabricated that you will buy and put up in the backyard?

Mr. Tran – Yes, it’s going to be prefab and I’m putting it up.

Mr. Evans – You’ve got documents from your business that you need to put in it then?

Mr. Tran – Correct, as required by law I have to store them for 7 years or longer depending on what it is. That’s why I need it. I’m planning on retirement this year or early next year.

Mr. Evans – Okay. Most of us that are in business know that when you retain records you should put them in someplace where it’s humidity controlled and fireproofed and everything. You’re not planning on putting sprinklers in this building right?

Mr. Tran – Not as I planned.

Mr. Evans – Okay.

Mr. Tran – They are very safe there though.

Mr. Evans – Alright. Are there questions from the Board?

Mr. Rusnov – No questions.

Mr. Baldin – The only question I had that I brought up in caucus was whether or not he has pulled permits for all the work he's done around his property? I know the Building Department doesn't know yet, but he's got the gazebo and a lot of concrete with a big wooden patio, etc.

Mr. Tran – The gazebo? Yes sir. From the Building Department.

Mr. Baldin – With the patio and everything you've met all the requirements?

Mr. Tran – Yes.

Mr. Baldin – Okay. Thank you.

Mr. Evans – Alright. 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 the trouble. The public hearing is on September 12th. We will invite you back at that time. Has it been marked?

Mr. Smeader – No, it's going to go in the left backhand corner, but it's not marked.

Mr. Evans – Do we need it marked?

Mr. Smeader – I don't think so. It's pretty obvious.

Mr. Evans – Okay. I used to live at 19051 across the street from you there in the yellow split-level for many years. Alright, we'll be out to take a look at it, and it is not necessary that you stay for the rest of the meeting tonight. Thank you.

Mr. Tran – I have one more question; if this is approved, what then is the process? If it is approved you'll forward it to the Building Department?

Mr. Evans – Excellent question, yes, what happens is that on September 12th we'll make a decision, that decision goes to City Council where they have 20 days to review our decision in granting the variance and at the end of the 20 days, then the Building Department tells you the 20 days have passed, Council isn't doing anything with it, and then you can pull the permit and begin the work. Council has the opportunity to review all the variances we grant, but it's a very unusual

circumstance when they choose to do something differently than what we have decided. Okay?
Thanks for the question.

Mr. Trans – Yes. Thank you.

3) **LARRY HORVAT, OWNER/Zach Kitzmiller of Morel Landscaping,
Representative**

Requesting a 10' 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 24' encroachment into the rear yard setback is proposed in order to construct a 455 SF patio; property located at 17932 Hunt Road, PPN 399-22-050, zoned R1-75.

Mr. Evans – Item number three on the agenda is Larry Horvat. Please come up to the microphone and give us your name and address for the record.

Mr. Horvat – Larry Horvat, 17932 Hunt Road, Strongsville.

Mr. Evans – Thank you. You're asking for a rear yard encroachment for a constructed patio. Tell us about where this is going and why you need the variance.

Mr. Horvat – I have pictures if it helps.

Mr. Evans – If you want to give us those you can, but they will then stay with us. We'll all be out to take a look at it so it's not really necessary.

Mr. Horvat – Currently I have a very small patio. It's not even big enough for a small 4 seater table and a grill. I have kids so we're looking to have cookouts in the backyard. So we need a little bit bigger deck. When you see pictures of it, you may say that its way bigger than what you need for just a table. We're looking to put a little fire pit on there as well. I believe Code is to have it at least 15' from the house. So we wanted to extend it far enough that we could put it out where it's safer.

Mr. Evans – Okay, are there questions from the Board?

Mr. Baldin – I believe I was at the right house. You have a little screened-in porch? You have just a little bit of concrete out there now with a small deck.

Mr. Horvat – Correct.

Mr. Baldin – You have a lot of gravel. Do you get a lot of water running down there with that big drain in the backyard?

Mr. Horvat – A lot.

Mr. Baldin – It looked like you must.

Mr. Horvat – That was there before we moved in, and at first I thought it was decorative and then realized it was there for a reason.

Mr. Houlé – Is your landscaping going to incorporate that into its design? Or are you going to leave it as it?

Mr. Horvat – I thought about taking it out, but then realized it would be very bad to do so. So you probably saw all my overgrown shrubs and bushes too. Those are all going to go away. It's embarrassing to have people see it the way it is right now.

Mr. Baldin – It must be quite a stream flowing through there when we have a storm, I can imagine. No more questions.

Mr. Evans – Is there anything else? Okay, so the same thing will apply Mr. Horvat. 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 the trouble. The public hearing is on September 12th. 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. Horvat – Thank you.

Mr. Evans – Very good, thank you.

PUBLIC HEARINGS

There are no Public Hearings.

Mr. Evans - This was a shorter meeting. Is there anything else to come before the Board this evening? Then we will stand adjourned.

Signature on File
Mr. Evans, Chairman

Signature on File
Kathryn A. Zamrzla, Sec'y

September 12, 2018
Approval Date