

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

**Meeting of  
August 8, 2018  
7:30 p.m.**

Board of Appeals Members Present: Kenneth Evans, Richard Baldin, John Rusnov, 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**

There are no New Applications.

**PUBLIC HEARINGS**

**1) RYAN AND DEANNA SPISAK, OWNERS**

Requesting a 7.5' 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 21.5' encroachment into the Rear Yard Setback is proposed in order to construct a 462 SF Stamped Concrete Patio; property located at 17859 Brick Mill Run, PPN 397-27-124, zoned R1-75.

**The Board recognized that this application is again a direct result of the recent change in Zoning Code. They also stated that they are planning to replace a deck with a stamped concrete patio. They also acknowledged that they had received a letter of approval from the HOA.**

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS**  
**MINUTES OF MEETING**  
**August 8, 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

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 8<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 EXCEPT FOR MR. HOULÉ

Mr. Baldin – I'd like to make a motion to excuse Mr. Houlé for just cause.

Mr. Smeader – Second.

Mr. Evans – I have a motion and a second. May I 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 Codified Ordinances of the City of Strongsville. We have before us this evening minutes from July 11, 2018 and July 24, 2018. 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**

There are no New Applications.

## **PUBLIC HEARINGS**

### **1) RYAN AND DEANNA SPISAK, OWNERS**

Requesting a 7.5' 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 21.5' encroachment into the Rear Yard Setback is proposed in order to construct a 462 SF Stamped Concrete Patio; property located at 17859 Brick Mill Run, PPN 397-27-124, zoned R1-75.

Mr. Evans – Since there are no new applications tonight, we'll move right into public hearings. First on our list is Ryan and Deanna Spisak on Brick Mill Run. Please come up to the microphone and give us your name and address for the record.

Mr. Spisak – Ryan Spisak, 17859 Brick Mill Run.

Mr. Evans – And nothing has changed since you were here at our last meeting when you made the application for the variance?

Mr. Spisak – Nothing has changed. Thank you very much. Are there any questions from Board members?

Mr. Rusnov – No.

Mr. Baldin – No.

Mr. Evans – This is a situation which was impacted by Council's change to the codified ordinances of the City. It therefore it is a moot point in our estimation because it is replacing a deck with a stamped concrete patio. Is there anything else?

Mr. Smeader – We have a letter from the HOA.

Mr. Evans – Right. Thank you. 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 consider the public hearing closed, and I will now entertain a motion.

Mr. Rusnov – I make a motion to approve a request for a 7.5' 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 21.5' encroachment into the Rear Yard Setback is proposed in order to construct a 462 SF Stamped Concrete Patio; property located at 17859 Brick Mill Run, PPN 397-27-124, zoned R1-75.

Mr. Smeader – Second.

Mr. Evans – We have a motion and a second, may I have a roll call please? I have to abstain as I am a representative of the High Point Homeowners Association.

|            |                     |               |
|------------|---------------------|---------------|
| ROLL CALL: | MR. EVANS – ABSTAIN | MOTION PASSED |
|            | MR. SMEADER – YES   |               |
|            | MR. RUSNOV – YES    |               |
|            | MR. BALDIN - YES    |               |

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. As we indicated before this is necessary because of the Code change, and don't believe Council will overturn our variance on this. Being that I'm friends with many of them, I've told them they made this whole mess, and let that be in the record too. I don't care. I'm so sick of this.

Mr. Spisak – Thank you.

Mr. Evans – OK. You are all set. Is there anything else to come before the Board this evening?

Mr. Baldin – No.

Mr. Rusnov – No.

Mr. Smeader – No.

Mr. Evans - Then we will stand adjourned.

|                          |                           |                        |
|--------------------------|---------------------------|------------------------|
| <u>Signature on File</u> | <u>Signature on File</u>  | <u>August 22, 2018</u> |
| Mr. Evans, Chairman      | Kathryn A. Zamrzla, Sec'y | Approval Date          |