

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
Meeting of
December 10, 2019
5:00 p.m.**

Board of Appeals Members Present: Kenneth Evans, Richard Baldin, David Houlé, Thomas Smeader
Mayor Thomas Perciak
Administration: Assistant Law Director Daniel J. Kolick
Building Department Representative: Brian Roenigk and Tony Biondillo
Recording Secretary: Kathy Zamrzla

The Board members discussed the following:

NEW APPLICATIONS

There are no New Applications.

PUBLIC HEARINGS

There are no Public Hearings.

OTHER BUSINESS

1) **UNION HOME MORTGAGE/Vince Dilonna with Blink Signs, Representative**

Requesting a variance from Zoning Code Section 1272.14, which prohibits parking lot pole light signage and where three 12 SF parking lot pole light signs are proposed; property located at 8241 Dow Circle West, PPN 395-13-028, zoned Research-Development (RD).

2) **UNION HOME MORTGAGE/Vince Dilonna with Blink Signs, Representative**

Requesting a variance from Zoning Code Section 1272.14, which prohibits parking lot pole light signage and where three 12 SF parking lot pole light signs are proposed; property located at 14843 Sprague Road, PPN 395-13-027, zoned Research –Development (RD).

3) **UNION HOME MORTGAGE/Vince Dilonna with Blink Signs, Representative**

Requesting a variance from Zoning Code Section 1272.14, which prohibits parking lot pole light signage and where three 12 SF parking lot pole light signs are proposed; property located at 14955 Sprague Road, PPN 395-12-001, zoned Research-Development (RD).

The Board indicated that this application was mistakenly looked upon at the last meeting as likened to a retail location and how signage is approached in those areas. The Mayor stated that with this is a world headquarters for a corporation who is in 48 states, one of the top 10 employers in Strongsville, investing tens of millions of dollars into the community, and so the City would like to make special accommodations if necessary in a case such as this one. The

Board members also specified that this is a campus-like setting which it is largely used for their own employees, or for clients who are coming to visit for the first time. They also mentioned that this is the only development in recent history which is on three separate parcels. The Board noted that the signs are in essence directional signs due to their color which indicates which building they are directing you to. Tony Biondillo noted that when examining how the signage Codes came to be in this community, the banner relating Code was to prevent the large waving banners typically seen at car dealerships, and these are not that type. He stated that these “banner” signs were seen and approved by the ARB previous to coming before this Board for approval.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
December 10, 2019**

The meeting was called to order at 5:15 PM by the Chairman, Mr. Evans.

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

Also Present: Mr. Kolick, Assistant Law Director
Mr. Roenigk, Building Department Representative
Ms. Zamrzla, Recording Secretary
Thomas Perciak, Mayor
Mr. Biondillo, Building Commissioner

Mr. Evans – Good evening ladies and gentlemen. I would like to call this special December 10th, 2019 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. May we have a roll call please?

ROLL CALL: ALL PRESENT EXCEPT FOR MR. RUSNOV

Mr. Baldin – I'd like to make a motion to excuse Mr. Rusnov 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. This evening 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.

Mr. Evans – Thank you. Our meetings are divided into two portions. The first half are new applications, and then public hearings. Tonight however, we have neither new applications nor public hearings so we will move onto other business.

NEW APPLICATIONS

There are no New Applications.

PUBLIC HEARINGS

There are no Public Hearings.

OTHER BUSINESS

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3) UNION HOME MORTGAGE/Vince Dilonna with Blink Signs, Representative

Requesting a variance from Zoning Code Section 1272.14, which prohibits parking lot pole light signage and where three 12 SF parking lot pole light signs are proposed; property located at 14955 Sprague Road, PPN 395-12-001, zoned Research-Development (RD).

Mr. Evans – So this evening we have Union Home Mortgage with Blink Signs representing. Please come up to the microphone and give us your name and address for the record.

Mr. Dilonna – Vince Dilonna, 1925 St. Clair, Cleveland, Ohio 44114.

Mr. Evans – Thank you. We have engaged you back here this evening, and as I indicated in caucus I'd like to apologize first for having to bring you out here a third time. Other information has been provided to the Board members such as considerations and discussions and so forth about the fact that you are representing a research and development district that has three separate buildings. These are rather large buildings that will encounter a lot of people coming in both employees and people from the outside, and they need to identify those buildings and the correct parking lot to people coming in. The design you had provided with the color-coding we took into account signage on the buildings, but given the fact that they are multiple parcels spread over a quarter mile on Sprague Road it really means that it would be difficult for people to find the right place on this campus. Also because it is the research and development districts we compared it unfairly

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

ROLL CALL: ALL AYES MOTION PASSED

Mr. Evans – That then takes us to the third and final item. I will now entertain a motion.

Mr. Baldin – I make a motion to approve a request for a variance from Zoning Code Section 1272.14, which prohibits parking lot pole light signage and where three 12 SF parking lot pole light signs are proposed; property located at 14955 Sprague Road, PPN 395-12-001, zoned Research-Development (RD).

Mr. Houlé– 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 – So all three have then been approved pending review by Council. You’ll be notified by the Building Department at the conclusion of the 20 days. Again with our apologies, you are done.

Mr. Dilonna – Thank you guys so much for your time. Thank you.

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

Mayor Perciak – Thank you all for taking the time.

Signature on File	Signature on File	January 8, 2020
Mr. Evans, Chairman	Kathy Zamrzla, Recording Sec’y	Approval Date