

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS**
Meeting of
February 12, 2020
7:30 p.m.

Board of Appeals Members Present: Kenneth Evans, Richard Baldin, David Houlié, John Rusnov, Thomas Smeader

Administration: Assistant Law Director Daniel J. Kolick

Building Department Representative: Brian Roenigk

Recording Secretaries: Kathy Zamrzla, Kristi Onofre

The Board members discussed the following:

1) MICHAEL G. BUNGE, OWNER

Requesting a variance from Zoning Code Section 1252.18, which prohibits a fence to be installed on a lot without a main building and where the applicant is proposing a 6 foot tall solid white vinyl fence along the rear property line; property located at PPN 396-17-035, on Pearlview Drive, zoned R1-75.

The Board discussed that there are quite a few fences in the neighborhood. The owner has two lots but cannot consolidate them. One of them has a permit pending to build a home. The other is where the fence is proposed.

2) HEZLEY AND PAOLO TATANGELO, OWNERS

Requesting an 11' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 25' Rear Yard Setback is proposed in order to construct a 464 SF Concrete Patio; property located at 17048 Hunting Meadows Drive, PPN 397-04-039, zoned R1-75.

Mr. Roenigk stated that the owner is permitted to put the patio up to the swale per Engineering Department. Mr. Kolick mentioned to the Board that a development could possibly go in behind the property although it's currently vacant land.

3) DENIS SLAWINSKI, OWNER

a) Requesting a variance from Zoning Code Section 1252.15 (a) where one 112 SF Accessory Structure already exists and a second 252 SF Accessory Structure is proposed;

b) Requesting a 20' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main building and where a 0' Setback from the main building is proposed in order to construct a 252 SF Accessory Structure;

c) Requesting a variance from Zoning Code Section 1252.15, which prohibits an Accessory Structure in a side yard and where a 252 SF Accessory Structure in a side yard is proposed; property located at 15561 Sunset Drive, PPN 397-05-054, zoned R1-75.

The Board stated that they will ask the applicant on the floor what will be stored in the accessory structure and that the door is large enough to accommodate a vehicle. They said they could ask the owner to drywall the wall next to the garage and that they would like the Fire Department to check it out prior to the next meeting. Mr. Roenigk stated that the owner said adding onto the garage would be too costly.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
February 12, 2020**

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

Due to a mechanical recording error the meeting was not recorded and the minutes have been summarized by the recording secretary.

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

Also Present: Mr. Kolick, Assistant Law Director
Mr. Roenigk, Building Department Representative
Ms. Zamrzla and Kristi Onofre, Recording Secretaries

Mr. Evans called the meeting to order. Mr. Evans certified that the meeting has been posted in accordance with Chapter 208 of the Codified Ordinances of the City of Strongsville. Mr. Evans stated that the minutes were discussed during the caucus with no changes; therefore, without objection they will be deemed approved as submitted.

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

Mr. Evans stated that the meetings are divided into two portions. This evening there are no Public Hearings.

NEW APPLICATIONS

1) MICHAEL G. BUNGE, OWNER

Requesting a variance from Zoning Code Section 1252.18, which prohibits a fence to be installed on a lot without a main building and where the applicant is proposing a 6 foot tall solid white vinyl fence along the rear property line; property located at PPN 396-17-035, on Pearlview Drive, zoned R1-75.

Mr. Bunge residing at 5795 Robert Drive in Brook Park came to the podium. He stated there is a lot of trash and debris that blow into his yard coming from Pearl Road and that people cut through. He is trying to eliminate that by putting up the fence. In addition, because he is building a home on the property next to this property he would like the added security of the fence. This property needs a variance because there is no main dwelling on the property and may not be for a long time, if ever. The owner stated that

he cannot consolidate the properties because they have different owners, although they are family. Mr. Evans suggested that the owner speak to the neighbors prior to them receiving the Public Hearing notices. The owner also stated they have been picking up the trash on the lot that blows in from Pearl Road.

2) HEZLEY AND PAOLO TATANGELO, OWNERS

Requesting an 11' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 25' Rear Yard Setback is proposed in order to construct a 464 SF Concrete Patio; property located at 17048 Hunting Meadows Drive, PPN 397-04-039, zoned R1-75.

Mr. Tatangelo residing at 17048 Hunting Meadows came to the podium. He stated that he would not be expanding the patio into the rear easement. Mr. Evans suggested the applicant speak to his neighbors since the Public Hearing notices may be confusing.

3) DENIS SLAWINSKI, OWNER

- a) Requesting a variance from Zoning Code Section 1252.15 (a) where one 112 SF Accessory Structure already exists and a second 252 SF Accessory Structure is proposed;
- b) Requesting a 20' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main building and where a 0' Setback from the main building is proposed in order to construct a 252 SF Accessory Structure;
- c) Requesting a variance from Zoning Code Section 1252.15, which prohibits an Accessory Structure in a side yard and where a 252 SF Accessory Structure in a side yard is proposed; property located at 15561 Sunset Drive, PPN 397-05-054, zoned R1-75.

The applicant, Mr. Slawinski, residing at 15561 Sunset Drive, came to the podium. He stated that he has been storing a vehicle off site that he wants to move it to this accessory structure. The Board stated that because of the fire hazard that they may ask for fire rated drywall on the side of the structure next to the garage, and that they wanted the Fire Department to look at the site plan. The applicant stated that he has already spoken with his neighbors about this project.

Mr. Evans adjourned the meeting after the last applicant was excused.

Signature on File
Mr. Evans, Chairman

Signature on File
Kathy Zamrzla, Sec'y

February 26, 2020
Approval date