

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

**Meeting of
January 8, 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 Secretary: Kathy Zamrzla

The Board members discussed the following:

NEW APPLICATIONS

1) MICHAEL COLLINS, OWNER/ Hurst Design Remodeling, Representative

Requesting a 118 SF Floor Area variance from Zoning Code Section 1252.16 (b) which permits a 120 SF Floor Area and where a 238 SF Floor Area is proposed in order to install a Front Entrance Feature; property located at 13387 Compass Point, PPN 399-31-117, zoned R1-75.

The Board specified that this is a front entrance feature which has been popular in the City lately. They noted that it will be a nice addition to the house, and that they are replacing an existing wooden deck. The Board stated that they have already received HOA approval for the project.

2) ANTHONY AND JANICE CARRUBBA, OWNERS

Requesting a 1,277 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 323 SF Floor Area and where a 1,600 SF Floor Area is proposed in order to construct an Accessory Structure; property located at 19646 Prospect Road, PPN 394-20-026, zoned R1-75. (To replace the 957 SF Floor Area variance approved on May 8, 2019.)

The Board discussed how they have already approved a variance for 957 SF, and the applicant now wants 1,600 SF for the project. They indicated that this will be a concrete floor with a joist roof over it, but not completely closed in. They specified that it'll be 40' by 40'. The Board examined whether this is a better situation than the Serrage property since this is so large. They mentioned that the lot is bigger, but that this shed is much bigger as well. They determined that they will discuss with the applicant if the variance can be reduced in size.

PUBLIC HEARINGS

3) DYLAN AND DENISE SERRAGE, OWNERS

Requesting a 224 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 416 SF Floor Area is proposed in order to construct an existing Accessory Structure Addition; property located at 18290 Cook Avenue, PPN 396-18-032, zoned R1-75.

The Board indicated that this new addition which is already being added onto the structure that is already existing on the property. They specified that current one measures 14' by 16' and when completed the entire structure would measure 26' by 16'. The Board mentioned that a neighbor was the one that brought this to the City's attention because the structure is so large in a development. They noted that the lots are rather large. The Board debated whether it could be downsized. They also stated that this is going to be a little bit lower than the original shed. They concluded that it sets a bad precedent. The Board stated that they have allowed larger sheds in the past, but they were on larger lots. They also mentioned that the applicant will have to pay a fine to the City for starting this project without proper approval, but were uncertain whether that makes the situation any better.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
January 8, 2020, 2019

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

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, Recording Secretary

Mr. Evans – Good evening ladies and gentlemen. I would like to call this January 8, 2020 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. May we have a roll call 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. According to our agenda, we need to do an election of officers this evening for the calendar year of 2020. I open the floor to nominations.

Mr. Smeader – I move to nominate Ken Evans for Chairman for the Board of Building Code and Zoning Appeals for the year 2020, and also request that the nominations for Chairman be closed and that this individual be unanimously elected.

Mr. Rusnov – Second.

Mr. Evans – Thank you Mr. Smeader and Mr. Rusnov for the second. May we have a roll call please?

ROLL CALL: ALL AYES MOTION PASSED

Mr. Evans – We will now entertain nominations for the position of Vice Chairman of the Board. I am open to nominations.

Mr. Baldin – I move to nominate David Houlé for Vice Chairman for the Board of Building Code and Zoning Appeals for the year 2020, and also request that the nominations for Vice Chairman be closed and that this individual be unanimously elected.

Mr. Smeader – Second.

Mr. Evans – Thank you. May we have a roll call please?

ROLL CALL:

ALL AYES

MOTION PASSED

Mr. Evans – Alright, with that out of the way we can get onto business. We have before us minutes from December 18th, 2019, there are no corrections to be made so if there is nothing further we will submit those as they were given to us. If there is anyone in our audience that wishes to speak this evening 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 we'll move onto our public hearings.

NEW APPLICATIONS

1) MICHAEL COLLINS, OWNER/ Hurst Design Remodeling, Representative

Requesting a 118 SF Floor Area variance from Zoning Code Section 1252.16 (b) which permits a 120 SF Floor Area and where a 238 SF Floor Area is proposed in order to install a Front Entrance Feature; property located at 13387 Compass Point, PPN 399-31-117, zoned R1-75.

Mr. Evans - First on the agenda tonight is Collins on Compass Point. Please have a representative come up and give us their name and address for the record.

Ms. Shelley – My name is Kara Shelley, I'm representing Hurst Design Build Remodel for clients Michael and Debra Collins.

Mr. Evans – What is your office address?

Ms. Shelley – 26185 Center Ridge Road in Westlake.

Mr. Evans – Thank you, and we welcome you since we missed you at the last meeting. Could you spell your last name please?

Ms. Shelley – It is S h e l l e y.

1) MICHAEL COLLINS, OWNER/ Hurst Design Remodeling, Representative, Cont'd

Mr. Evans – Alright, thank you. So you are representing the Collins. Could you tell us about the project and what they are looking to do?

Ms. Shelley – Yes, so we are updating their front entrance. We're removing the existing decking structure because it is deteriorating. They just want to update it so we are doing a paver patio and then adding some privacy walls which are about 36" high so they can sit out there. Then we also have a paver walkway with that as well as some lighting in the pathway, and there will be some nice landscape lighting. It's really just to dress up the house and provide more curb appeal.

Mr. Evans – Alright. We all have drawings with the layout of it. Are there any questions from the Board?

Mr. Baldin – I've been out there and I don't see a problem.

Mr. Rusnov – No questions.

Mr. Smeader – It should be a nice addition.

Mr. Evans - 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 they have curious neighbors that will want to ask questions, they 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 January 22nd. We will invite you back at that time. It is not necessary that you stay for the rest of the meeting tonight. Thank you.

Ms. Shelley – Alright, thank you.

2) ANTHONY AND JANICE CARRUBBA, OWNERS

Requesting a 1,277 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 323 SF Floor Area and where a 1,600 SF Floor Area is proposed in order to construct an Accessory Structure; property located at 19646 Prospect Road, PPN 394-20-026, zoned R1-75. (To replace the 957 SF Floor Area variance approved on May 8, 2019.)

Mr. Evans - Next we have Carrubba on Prospect Road. Please come up and give us their name and address for the record.

Mr. Carrubba – Anthony Carrubba, 19646 Prospect Road.

Mr. Evans – Thank you, and your cohort?

2) **ANTHONY AND JANICE CARRUBBA, OWNERS, Cont'd**

Ms. Carrubba – Janice Carrubba, same address.

Mr. Evans – Thank you. So you are back here again. We granted a variance for 957 SF, and you are looking to do it a little bit bigger. Tell us about what you're intending on doing, and remind us why it is that you need that huge building on your property.

Mr. Carrubba – Okay, the original building is because I have hot rods. I have a 57 Thunderbird and also a Ranchero. Being 68, I don't want to crawl on the ground. I want a lift. I bought this big house and a big yard. I want a lift that I can just walk underneath it. It's not going to be a business, it's just a hobby. My wife has decided that she wants a nice porch off of it so we can sit out there and watch the animals. So we're coming back for this covered area.

Ms. Carrubba – Just a little area to sit out there on our rocking chairs.

Mr. Evans – Okay.

Mr. Rusnov – So the only difference between what we granted you and what is proposed is a porch.

Mr. Evans – Covered area.

Mr. Rusnov – But it's a porch. It's 8' by 40'.

Ms. Carrubba – Yes, I think it'll look much better.

Mr. Rusnov – It breaks up that side of the building aesthetically.

Ms. Carrubba – Exactly.

Mr. Rusnov – And everything else is according to what we granted previously. This is all about the porch. Okay, we get it.

Mr. Evans – Is there anything else?

Mr. Houlé – Is the actual roof bigger than what we approved before? You're talking about it being covered.

Ms. Carrubba – It's just going to extend out over the cement.

Mr. Evans – So the roof coverage is larger because now you're adding the 8' by 40'.

2) **ANTHONY AND JANICE CARRUBBA, OWNERS, Cont'd**

Mr. Rusnov – If I understand correctly, they were already going to have the 8' by 40' of concrete work in there on the side.

Mr. Roenigk – No they were not. The concrete and the roof is new.

Mr. Rusnov – That's all new? Oh, that's a different ballgame.

Mr. Houlé – So is the height of the roof going to change because of the pitch?

Mr. Carrubba – No.

Mr. Houlé – It's not, okay then.

Mr. Baldin – When you came in originally and you asked for the 957 SF, we granted that variance in May.

Mr. Carrubba – As you know we were back there with the culvert pipe had to get tended to.

Mr. Baldin – Right, you had some problems in your yard, you had to put in new construction, and a big culvert. I know, and you did a hell of a job.

Mr. Carrubba – Twelve grand, have you seen it since it was done?

Mr. Baldin – Yes.

Ms. Carrubba – It gave me too much time to look at the structure is what happened.

Mr. Baldin – So you never brought the size down, we gave you what you asked for before.

Mr. Carrubba – Right.

Mr. Baldin – So basically, it's still the same thing other than this little addition which is 320 SF addition. You have a good size lot there, it's almost 1000' deep, and about 100' wide, right?

Mr. Houlé – 40,000 SF, you're just under a full acre. You won't be able to see this from the road either.

Mr. Carrubba – No, not at all.

Mr. Houlé – If I remember right, it backs up to the business...

2) **ANTHONY AND JANICE CARRUBBA, OWNERS, Cont'd**

Mr. Smeader – Industrial Parkway.

Mr. Baldin – There's nothing behind you.

Mr. Houlé – It's empty at this point.

Mr. Baldin – Is that your lot south of you where the creek runs through it?

Ms. Carrubba – Part of it.

Mr. Baldin – There's a lot south of you, and then there's a house.

Ms. Carrubba – Right, right. Just part of that, a minimum amount.

Mr. Baldin – You own half of it, and the other guy owns half of it, or what?

Mr. Carrubba – We own to our driveway, and then the woods is the neighbors, and then to the creek, and then it's his property.

Mr. Baldin – Okay, thank you.

Mr. Rusnov – I think we can visualize this.

Mr. Evans – Is there anything else gentlemen?

Mr. Carrubba – One more thing, would it help at all if we moved it back more? Because we said 100', but we could go 150'. Does that matter at all, or help anything?

Mr. Smeader – Move the entire building back 150'? You're putting in a concrete driveway?

Mr. Carrubba – Yes.

Mr. Smeader – That's going to increase your concrete cost tremendously.

Mr. Carrubba – Happy wife, happy life, know what I mean? She wants a porch to sit out there in front of a little campfire. I'm willing to move the thing back and do the walking. You know?

Mr. Smeader – That's beyond the scope of this committee.

Mr. Rusnov – As it stands, you can't see the thing from the street. So that's kind of a moot point. If you want it back an additional 50', it's your lot.

2) **ANTHONY AND JANICE CARRUBBA, OWNERS, Cont'd**

Mr. Baldin – I'd say save that money, and invite us all out for a cookout.

Mr. Carrubba – I will.

Ms. Carrubba – It's our pleasure.

Mr. Evans – Well we are always concerned because everyone has all these cars, and we would always love to see everybody that we've granted these variances for to bring them together on the commons or something to show them. Because I tell you, there are so many cars in this town, and we've granted more variances for barns to store all these cars in.

Mr. Baldin – Garages.

Mr. Evans – Yes. Is there anything else?

Mr. Rusnov – No, that'll do it.

Mr. Evans - There will be another 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 January 22nd then, and we invite you back at that time.

Mr. Carrubba – Thank you.

Ms. Carrubba – Thank you very much.

Mr. Evans – Okay? Thank you.

PUBLIC HEARINGS

3) **DYLAN AND DENISE SERRAGE, OWNERS**

Requesting a 224 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 416 SF Floor Area is proposed in order to construct an existing Accessory Structure Addition; property located at 18290 Cook Avenue, PPN 396-18-032, zoned R1-75.

Mr. Evans - Now we'll move onto our only public hearing for the night which is Serrage on Cook Avenue. Please come up and give us their name and address for the record.

3) DYLAN AND DENISE SERRAGE, OWNERS, Cont'd

Mr. Serrage – Dylan Serrage, 18290 Cook Ave.

Mr. Evans – Okay, you are looking for a variance to add onto an existing barn that you have.

Mr. Serrage – I am.

Mr. Evans – You heard us in caucus talking about the fact that it's going to be pretty large, and that one of the things we mentioned at the last meeting that we have to deal with is that when we grant variances it sets precedents. That causes two things. One is that Council doesn't like us when we do that. Second thing is that there are always neighbors that look at it and think that they can do the same, and that puts us in hot water all the time. So we recognize that you have the shell of the building or the walls or whatever done, but is it possible that you could reduce the size of the addition from the overall square footage that you're asking for which is now 26' by 16'?

Mr. Serrage – Anything is possible. It would be a challenge, but anything is possible.

Mr. Evans – We know the floor is poured, or rather the wood floor is there.

Mr. Serrage – Yes, it is a wood floor.

Mr. Evans – Board members what are your questions and thoughts?

Mr. Baldin – You say anything is possible, so you would consider doing that?

Mr. Serrage – If it was the only thing holding me up, then yes, I would do that.

Mr. Baldin – And why did you need this additional space?

Mr. Serrage – So what I'm doing is having the original shed used as a woodworking hobby. It's not a business. All the stuff that I had in that shed like the yard equipment still needs to be stored inside so I have to expand the shed. Of course, my children helped me by getting swings and things from my wife that I have to put away for the winter.

Mr. Evans – The doors are designed so you won't be putting vehicles in it, so we don't have to worry about paved driveways going back to it or anything.

Mr. Serrage – Correct.

Mr. Evans – Right now, as it's constructed, you have the materials to finish it as you had proposed to do it.

3) DYLAN AND DENISE SERRAGE, OWNERS, Cont'd

Mr. Serrage – I do.

Mr. Baldin – You never gave it a thought about consulting the City before doing this? Knowing that everyone else in your neighborhood on your left, right, behind you, all have one shed in their yard that meets the Code?

Mr. Serrage – I get along well with my neighbors, and I did take the time to speak with all of them. I got the answers that I expected, but I didn't contact everyone within the 500 SF area because some of them weren't available and I couldn't get a hold of them. I was pressed for time to get this accomplished before the weather set in, but that obviously didn't occur.

Mr. Baldin – So you did talk with some of your neighbors, and I see that there are no neighbors in the audience today to give their opinion one way or the other. Thank you.

Mr. Evans – How long have you lived here?

Mr. Serrage – 30 years, at least.

Mr. Evans – Okay.

Mr. Serrage – And no, I'm not moving any time soon.

Mr. Evans – Is there anything else from the Board?

Mr. Baldin – No more comments.

Mr. Evans – 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. Houlé – I make a motion to approve a request for a 224 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 416 SF Floor Area is proposed in order to construct an existing Accessory Structure Addition; property located at 18290 Cook Avenue, PPN 396-18-032, zoned R1-75.

Mr. Baldin – Second.

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

ROLL CALL:

EVANS – YES
SMEADER – NO

MOTION PASSED

3) **DYLAN AND DENISE SERRAGE, OWNERS, Cont'd**

BALDIN – YES
RUSNOV – NO
HOULÉ – YES

Mr. Evans – The variance has been granted again 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. That's all we can tell you for tonight. It is approved by us, and now it pends Council not taking further action when they see what we've done tonight. So you are all set.

Mr. Serrage – Thank you gentlemen.

Mr. Evans – Thank you. Is there anything else to come before the Board tonight? Then we will stand adjourned.

Signature on File
Mr. Evans, Chairman

Signature on File
Kathy Zamrzla, Recording Sec'y

January 22, 2020
Approval Date