

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

Meeting of  
March 27, 2019  
7:30 p.m.

Board of Appeals Members Present: Kenneth Evans, John Rusnov, Richard Baldin, David Houlié and 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) **BRIAN PERSONS, OWNER**

Requesting a 12' Front Yard Setback variance from Zoning Code Section 1252.04 (d), which requires an 80' Front Yard Setback from the centerline of Willow Lane and where a 68' Front Yard Setback from the centerline of Willow Lane is proposed in order to construct a Single Family Dwelling; property located at PPN 391-13-045 Willow Lane, zoned R1-75.

**The Board was notified by Mr. Kolick that on the Master Street Plan of Strongsville, Willow Lane would eventually extend so it can serve the rear lands that come off of Priem Road. He said the City also had on the Master Street Plan that Courtland would be extended going south across these properties as well. Basically the plan is still set up so that can occur, but it's something that they need to be mindful of going forward especially with Courtland going southward, he said. The Board specified that these lots only need a variance because of the 50' setback in the rear of the lots. It was mentioned that there are sanitary easements on the property already, but Mr. Kolick replied that they are far from where this home would be. They also pointed out that items number one and two are on a large 10 acre lot.**

2) **BRIAN PERSONS, OWNER/Roger Puzzitiello, Representative**

Requesting a 17.30' Front Yard Setback variance from Zoning Code Section 1252.04 (d), which requires an 80' Front Yard Setback from the centerline of Willow Lane and where a 62.70' Front Yard Setback from the centerline of Willow Lane is proposed in order to construct a Single Family Dwelling; property located at PPN 391-13-046 Willow Lane, zoned R1-75.

**The Board was informed by Mr. Kolick that this property will have access to two different right of ways. One is coming from Willow, and one coming from Courtland. That means they will need to put a condition on # 46 that it be blocked off by landscaping or something of the sort until the road is extended through since a house is not allowed frontage on two streets. The Board pointed out that there is a lot of land back there that has no access right now, and the City would like it to progress as planned eventually.**

3) **CADG STRONGHOUSE LLC, OWNER, Skip Collins with Allsigns & Designs, Representative**

- a) Sign “A” – South facing Wall Sign – Requesting a 4.9’ Height variance from Zoning Code Section 1272.12 (c), which permits a 5’ Height and where a 9.9’ Height is proposed;
- b) Sign “B” – North facing Wall Sign – Requesting a variance from Zoning Code Section 1272.12 (c), which prohibits a Second Wall Sign and where a Second Wall Sign is proposed;
- c) Sign “C” – North facing Wall Sign – Requesting a 2.5’ Height variance from Zoning Code Section 1272.12 (c), which permits a 5’ Height and where a 7.5’ Height is proposed; property located at 18910 Westwood Drive, PPN 396-10-010, zoned General Business (GB).

**The Board indicated that these requests are for wall signage. The Building Department specified that the ground sign is finalized now. The Building Department has given the okay because their representative and Mr. Biondillo have come to an agreement that is permitted by the Code. So they don’t need a variance for it any longer. That was for Sign “C” on tonight’s agenda, and can therefore it be removed from the agenda for the evening. The Building Department also specified that they want to make one of the signs vertical instead of horizontal so it needs a height variance. The other sign needs to be approved as a second sign, and it also has a small height variance. The Board concluded that the way they are proposing doing their signs looks a lot better than if it were done to Code as it is. They also noted that they are light-up signs. The Board finally mentioned that with it being a historical property, they really want to take care that it looks good. Mr. Kolick specified that if they approve these signs they need to be made contingent on the Planning Commission and the ARB’s approval. They have not yet gone before either of them, but can’t without approval by the BZA first.**

#### **PUBLIC HEARINGS**

There are no Public Hearings.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS  
MINUTES OF MEETING  
March 27, 2019**

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 March 27, 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

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 the March 13<sup>th</sup>, 2019 meeting. We discussed them in caucus, and unless anyone has anything else to add or corrections to make, we will approve those and submit them as they were given to us for the official record. We also have in front of us the approval of the Findings of Facts and Conclusions of Law regarding Raising Cane's application and the determination made on February 27<sup>th</sup>, 2019. We spoke about them in caucus as well, if there are no amendments to be made, I will entertain a motion to approve those.

Mr. Houlé – I'd like to make a motion to approve the Findings of Facts and Conclusions of Law from Raising Cane's determination of February 27<sup>th</sup>, 2019 at 156 Pearl Road, PPN #393-19-033.

Mr. Rusnov – Second.

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

ROLL CALL: RUSNOV – YES MOTION PASSED  
HOULÉ – YES  
EVANS – NO  
SMEADER – YES  
BALDIN - NO

Mr. Evans – Alright, the Findings of Facts and Conclusions of Law have been approved. Thank you. So for any of you who don't understand in the audience, two of us had voted in favor of this variance at the last meeting, and so we needed to vote against the Findings and Conclusions for that item. Now, we'll move onto our meeting. 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 – Our meetings are divided into two portions. Normally we will start with new applications, and then move on to our public hearings for the evening. Tonight there are only new applications, so we will be having no public hearings this evening.

1) **BRIAN PERSONS, OWNER**

Requesting a 12' Front Yard Setback variance from Zoning Code Section 1252.04 (d), which requires an 80' Front Yard Setback from the centerline of Willow Lane and where a 68' Front Yard Setback from the centerline of Willow Lane is proposed in order to construct a Single Family Dwelling; property located at PPN 391-13-045 Willow Lane, zoned R1-75.

Mr. Evans – First and second on the agenda tonight is Brian Persons. This is for parcel 045. Please come up to the microphone and give us your name and address for the record.

Mr. Persons – Brian Persons, there's no address. It's just the end of Willow Lane.

Mr. Evans – We mean your personal address somewhere on the planet.

Mr. Persons – 6392 Sandfield, Brookpark.

Mr. Evans – Outstanding. Thank you. Alright, you are here for two items on tonight's agenda. There are two parcels that I assume are somewhat related. Can you tell us what is going on, and what you are applying for tonight?

Mr. Persons – I'm applying for a 12' variance for the south parcel. There is currently no road there, and the footprint of the house is a little larger than what's allowed by Code. We'll need a variance either in the front or the back so we moved it toward the front because there's no road there.

Mr. Evans – Okay. So we talked about this in caucus a little bit, and as you indicated there is no street there. Willow Lane is currently a dead-end. It's platted for a continuation to go through all the way to where Courtland is. There are two parcels. The only one that you are attached to is the one on the south side.

Mr. Persons – Yes sir.

Mr. Evans – Okay because we had your name listed for both of these, and I wasn't sure exactly what the status was on that.

Ms. Zamrzla – I can answer that.

Mr. Persons – I'm the seller of the second one, sir.

1) **BRIAN PERSONS, OWNER, Cont'd**

Mr. Evans – Pardon?

Mr. Persons – I'm selling the second property.

Ms. Zamrzla – Yes, on the County Auditors website, they are both still in his name.

Mr. Evans – Okay. Excellent. The circumstances that you are intending to build a house on that parcel right now, or are you having someone else build, or what is your plan?

Mr. Persons – I'm building a house, sir.

Mr. Evans – You're building a house there. Okay. As we talked about in caucus that is a fairly large piece of property, and I'm assuming that at some point you're planning to subdivide that and selling off those parcels should those streets ever be developed in there.

Mr. Persons – At this time, no sir.

Mr. Evans – Okay. So you're planning on keeping the property.

Mr. Persons – Yes.

Mr. Evans – Okay. You indicated that you are selling the other parcel.

Mr. Persons – Yes sir.

Mr. Evans – Alright, we talked about in caucus the opportunity to move it to the back so that it would meet the requirement on the front. Mr. Kolick, am I correct that where the setback is, is where the street would be if it were ever completed in there? The setback is based on that?

Mr. Kolick – No, I think he's going by the setback on Willow.

Mr. Persons – Right, Willow is the centerline of the street right of way.

Mr. Evans – Alright.

Mr. Roenigk – Front building setback.

Mr. Persons – There's a 50' setback from the rear property line.

Mr. Roenigk – Item (a) is from the centerline of the road.

Mr. Evans – Okay. Thank you. Are there any questions from the Board?

Mr. Smeader – Approximately how large is that lot?

1) **BRIAN PERSONS, OWNER, Cont'd**

Mr. Persons – The lot is two acres, sir.

Mr. Smeader – You're building for yourself or for speculation?

Mr. Persons – For myself, sir.

Mr. Smeader – Okay. Thank you.

Mr. Evans – Anything else?

Mr. Houlé – You have an approximate size of the square footage of the house? 3000 SF?

Mr. Persons – its 2380 SF, sir.

Mr. Evans – Yours is a ranch?

Mr. Persons – Yes sir.

Mr. Evans – We had an elevation of it proposed. Okay. Is there anything else?

Mr. Baldin – No.

Mr. Evans – Thank you, Mr. Houlé.

Mr. Kolick – It's noted, although this lot is to the south, that you'll have to be somewhat careful if you ever put in an outbuilding or anything else on there because the Master Street Plan does show Courtland extending to the south through your lot at some point in the future.

Mr. Persons – Yes sir.

Mr. Kolick – I just thought I'd tell you now for future reference for when you look at what you might be doing with the other space. You have a lot a land to work with, but just keep it in mind.

Mr. Persons – Yes sir.

Mr. Kolick – Okay.

Mr. Evans – Okay, so your public hearing is scheduled for April 10<sup>th</sup>. That's when we'll actually make a decision on this. In the meantime there will also be a notice sent to anyone within 500' of where the lot is. So any address within a 500' radius is going to get a notice that states what's in the agenda tonight. That's not really descriptive. As you may have looked around and noticed that you have neighbors within 500', you might want to let them know what's going on because they will read this, and it will likely be confusing for them. That confusion may cause them to

1) **BRIAN PERSONS, OWNER, Cont'd**

**Mr. Evans continues** - show up here on April 10, and who knows what they might say. So we encourage you to get to them ahead of time, and tell them what you're doing. We don't send out a plat plan or anything showing what it is. Anyway, this will likely preempt any people coming to the public hearing, but it is at that time when we'll make our decision. You're welcome to stay for the rest of the meeting, but it's not necessary.

Mr. Persons – Thank you.

2) **BRIAN PERSONS, OWNER/Roger Puzitiello, Representative**

Requesting a 17.30' Front Yard Setback variance from Zoning Code Section 1252.04 (d), which requires an 80' Front Yard Setback from the centerline of Willow Lane and where a 62.70' Front Yard Setback from the centerline of Willow Lane is proposed in order to construct a Single Family Dwelling; property located at PPN 391-13-046 Willow Lane, zoned R1-75.

Mr. Evans – Alright then, item number two on the agenda is for 391-13-046. Do we have a representative here this evening for that item? Alright, if you could please come forward to the microphone and give us your name and address for the record please.

Mr. Zart – My name is Maximillan Zart, and my current address is 16552 South Redrock Drive, Strongsville.

Mr. Evans – Thank you, Mr. Zart. You are now the owner or will be the owner?

Mr. Zart – So we intend to buy to 391-13-046 from the Persons family to be able to build our home.

Mr. Evans – Okay. I'm assuming since Parkview is listed they are who you plan to build your house?

Mr. Zart – Yes sir.

Mr. Evans – Okay. That entire lot, again as Mr. Kolick said, is set to be cut through by Courtland. So when and if that happens something will need to happen. As well, Willow could be extended, and at that point that roadway would become the road that goes in front of your house. So you need to be aware of those things as you go about doing this. That's a lot of land, and in Strongsville land is very valuable. I'm assuming you know that, and Mr. Persons' knows that. So along the way you already figured out what the end game may be on this whole thing. This is the same situation where it could be pushed back, but it would be better to have the 50' in the back because the backyard is for people to enjoy. Are there any other questions or observations from anyone?

Mr. Kolick – I know you've probably heard us in caucus, but Courtland comes up to your property line right now. I think there's a low fence or something across there.

Mr. Zart – Something like that.

2) **BRIAN PERSONS, OWNER/Roger Puzzitiello, Representative, Cont'd**

Mr. Kolick – A bumper of some sort?

Mr. Zart – It's not a formal cul-de-sac like on Willow Lane. The street just terminates up against the property line.

Mr. Kolick – Then what you're probably going to need to do is show on your parcel map when it gets submitted to the City, that we require a 10' landscaping, mounding, or something there since the City doesn't permit under its Ordinances, having access to two different right of ways. I'm presuming your access is going to be off of Willow, correct?

Mr. Zart – Yes sir.

Mr. Kolick – Okay. Then you'll need to show on the topography plan that you submit to the City some type of blockade. It can be there temporarily until Courland is extended. It doesn't have to be anything extensive, but it needs to be something to block off that access. Just in case you move out and the next persons decides they're going to come in off of Courtland to the back of my house. We need to make sure that doesn't occur, number one. Number two, my only other admonition is the same one that I gave to them that if you come up with an idea for an outbuilding or something in the future, just watch where you put it. You've got a lot of property there, but I just don't want you to accidentally place something where Courtland would be extended or to where Willow Lane would be extended. We don't want it to interfere with any of that.

Mr. Zart – Right, so even though they don't exist, I know the Persons' family, and I intend to build our homes within the restrictions of what you have for City street plans. It won't be necessarily what is actually there now. We're trying to make it work with what could be there in the future.

Mr. Evans – Parkview is very good about creating mounds. We have lots of them all over High Point that they created. I'm sure that can be done easily. Is there anything else gentlemen? Okay, so April 10<sup>th</sup> is the public hearing, and the same 500' notice is going to go out to everyone. Whether you and Mr. Persons' want to go knock on doors together or whatever, that's up to you. Again, it's not very descriptive so if there is someone close-by they are going to be very curious about it. Okay? We'll see you back here on April 10<sup>th</sup> then. Thank you.

3) **CADG STRONGHOUSE LLC, OWNER, Skip Collins with Allsigns & Designs, Representative**

- a) Sign "A" – South facing Wall Sign – Requesting a 4.9' Height variance from Zoning Code Section 1272.12 (c), which permits a 5' Height and where a 9.9' Height is proposed;
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3) **CADG STRONGHOUSE LLC, OWNER, Skip Collins with Allsigns & Designs, Representative, Cont'd**

property located at 18910 Westwood Drive, PPN 396-10-010, zoned General Business (GB).

Mr. Evans – Third and lastly on the agenda tonight is CADG Stronghouse LLC, with Skip Collins from Allsigns & Designs representing them. Please come up to the microphone and give us your name and number for our records.

Mr. Collins – Skip Collins, 5101 W. 161<sup>st</sup> St., Brookpark, Ohio.

Mr. Evans – Thank you. We are looking at the Strong House which we are all very familiar with. So tell us what's going on. We know that the property is there. What is the plan for developing the inside that has brought about the need for change of signage on the outside?

Mr. Collins – The outside signage, we're allowed a 5' tall sign. As you can see with the multiple pages we gave you, the 5' tall sign is just not appealing. We want to go up to 118" tall on the front side. We're allowed 54 SF on the front, and we're only at 22.5 SF. We're allowed from the 54 SF, 40% on the rear and we're only at 16.7% which is only 90". How we're doing the sign is that it's going to stand off 2" from the wall. It'll have a halo around the edge and the letters are cut out and lit from behind. It'll look very appealing.

Mr. Evans – As we discussed in caucus, this does need to go through a number of other steps as well. Just so you're aware of that, but I'm sure you already are. Gentlemen, do you have any questions?

Mr. Rusnov – None.

Mr. Smeader – This is kind of a rhetorical question. I would just suggest that Strong House is one of the most prominent structures in this City. I question whether or not we need signage on it to let people know that it is the Strong House.

Mr. Collins – I never knew it was the Strong House until he brought me here. So, yes, if people are looking for the Strong House, I heard someone mention about the rear sign facing the parking lot. When people pull in the first driveway going south on Pearl, when they come through they can't find it either. That's the purpose of the rear sign.

Mr. Evans – Mr. Catanzarite, if you'd like to comment, we'll need your name and number for the record.

Mr. Catanzarite – Mike Catanzarite, 13000 Darice Parkway, Strongsville. Tom, I agree with you, but it is unbelievable the amount of people who can't find the Strong House.

Mr. Baldin – Are these young people you're talking to or old timers like us?

Mr. Catanzarite – It's a combination. Until we were going to accidentally tear it down, no one knew where it was.

3) **CADG STRONGHOUSE LLC, OWNER, Skip Collins with Allsigns & Designs, Representative, Cont'd**

Mr. Evans – That is correct. That was the best advertising ever.

Mr. Catanzarite – Whatever we do is going to be very tasteful and awesome. Skip has been doing this forever. Hopefully he'll retire after this sign.

Mr. Evans – Just so we know, on the bottom of the STRONG letters, it does say "House", right? It's sort of hard to see on the image we have.

Mr. Collins – It's very small, but yes.

Mr. Evans – It's sort of hard to see, but I assumed it said house. Okay.

Mr. Baldin – Yes, I can't make that out.

Mr. Kolick – That hanging thing where it used to have just Strong on it, is that coming off or what?

Mr. Catanzarite – That's still there. I was talking to Ruth because what we were trying to do is if you notice the next time you're there, we're adding two light posts like we have in Westwood Commons because it's so dark over there. So then Ruth gave me a bunch of verbiage because we were thinking about putting up a plaque that you can actually walk up and read. It would be about this size.

Mr. Evans – Mounted on the ground.

Mr. Catanzarite – Right, so people from Mitchell's side can walk up and see it. That thing hanging there, I'm afraid that if we rip it down that the wall may come down with it.

Mr. Evans – Is that the historical marker you're referring to?

Mr. Kolick – Yes.

Mr. Catanzarite – If no one is going to use it, we can make sure we take it down. We don't want to hang anything up there.

Mr. Kolick – That was my only question. I don't care if it stays or leaves, as long as I know that there isn't additional signage to be on there.

Mr. Catanzarite – No, we'll take it down. The one facing in the parking lot, if we can get away without it, we'd rather do that, but it's just people trying to find their way there. We'll try to get it approved and then see what happens.

Mr. Evans – Okay, is there anything else?

Mr. Baldin – Just a question. Mike is there anybody in there? Are you renting the space out?

3) **CADG STRONGHOUSE LLC, OWNER, Skip Collins with Allsigns & Designs,  
Representative, Cont'd**

Mr. Catanzarite – It's full.

Mr. Baldin – It is?

Mr. Catanzarite – There's a small mortgage company. On the first floor there's four guys. Then there's two guys upstairs with an e-commerce company.

Mr. Baldin – Good.

Mr. Catanzarite – So they're full, and happy because they can eat breakfast at Goldie's and then go to Square 22 for lunch, and Mitchell's for ice cream.

Mr. Baldin – Everything is there for them.

Mr. Catanzarite – Yes, it's good. They're very nice, young kids. The mortgage guys are from Medina. That's why I kept saying, we started with the one sign, and the guy said that no one knows the Strong House, and I said that if you're loaning money out here then they do.

Mr. Evans – Okay, are there any other questions?

Mr. Baldin – We're very pleased, Mike, that you kept the place there.

Mr. Catanzarite – You can thank the City for that.

Mr. Baldin – Well everyone in the City is happy the Strong House is still there, and you put up a plaque that shows the history, and all that.

Mr. Catanzarite – Right, we're going to put up a plaque about the history, and these signs he's going to make are awesome. We have a couple more light posts so they'll know now that it's the Strong House. It'll be tasteful though. It won't be like a dance club.

Mr. Evans – Alright, April 10<sup>th</sup> is the public hearing.

Mr. Catanzarite – Yes, thank you.

Mr. Evans – We invite you back then. Thank you.

**PUBLIC HEARINGS**

Mr. Evans – Alright. There are no public hearings tonight. Is there anything further 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

April 10, 2019  
Approval Date