

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

**Meeting of
May 8, 2019
7:30 p.m.**

Board of Appeals Members Present: Kenneth Evans, John Rusnov, Richard Baldin, David Houlé 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) NATHAN AND ELAINE GRADISHER, OWNERS

Requesting a 132 SF variance from Zoning Code Section 1252.16 (b), which permits a 120 SF Front Entrance Feature and where a 252 SF Front Entrance Feature is proposed; property located at 16702 Aspen Circle, PPN 397-29-025, zoned R1-75.

The Board examined the Code and found that due to a change made last September this variance request was now required in order for them to complete this project. They stated that they will need an HOA letter for this project from Deerfield Lake.

2) JAMES KIEFER, OWNER

Requesting a 7' Side Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a 210 SF Paver Patio encroaching 7' beyond the main dwelling into the Side Yard Setback; property located at 15066 West 130 Street, PPN 399-01-003, zoned R1-75.

The Board mentioned that this is going to be about in line with where he intends to extend his patio a bit further out. They noted that he'll still be about 7' or 8' from the property line. The Board also stated that it's fenced in and that the Metroparks is behind it so the area is full of trees.

3) VIKTOR AND NATALYA MOTRYUK, OWNERS

Requesting a 321 SF variance from Zoning Code Section 1252.16 (b), which permits a 120 SF Front Entrance Feature and where a 441 SF Front Entrance Feature exists; property located at 18473 Main Street, PPN 395-01-040, zoned R1-75.

The Board was informed that the address is incorrect on the agenda, and it should read 18473. They indicated that this is also for a front entrance feature. They specified that it'll be shielded from the street by 6 or 7 large pine trees and another row of flowering trees. They mentioned that it should look nice, and it's just a square footage issue.

PUBLIC HEARINGS

4) LINDA KAMINSKI, OWNER/Ken Mika with Great Day Improvements, Representative

Requesting an 8' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 42' Rear Yard Setback is proposed in order to construct a 192 SF Sunroom; property located at 13231 Tradewinds Drive, PPN 399-32-068, zoned R1-75.

The Board indicated they are waiting on a HOA letter from Spy Glass. They did not specify any specific issues with this variance request during the caucus.

5) JANICE AND ANTHONY CARRUBBA, OWNERS

- a) Requesting a 957 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 323 SF Floor Area and where a 1,280 SF Floor Area is proposed in order to construct an Accessory Structure;
- b) Requesting a 2' Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 17' Height is proposed in order to construct a 1,280 SF Accessory Structure; property located at 19646 Prospect Road, PPN 394-20-026, zoned R1-75.

The Board mentioned that he needs the height variance on this project for a car lift he plans to install. They noted that they have an almost 1 acre lot that is private with no one behind them, but they indicated that there have been proposals for development back there. The Board debated whether or not that should impact their decision here and now. They stated that there will be some distance even with future development. The Board also noted that the applicant does not plan to run a business out of this large structure.

6) CHARLES AND RITA DRVENKAR, OWNERS

- a) Requesting a variance from Zoning Code Section 1252.15, which prohibits a second Accessory Structure and where an 80 SF Accessory Structure exists and a second 144 SF Accessory Structure is proposed;
- b) Requesting a 15' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main dwelling and where a 5' Setback from the main dwelling is proposed; property located at 13852 Cartwright Parkway, PPN 398-04-070, zoned R1-75.

The Board indicated that these variance requests are for putting in a pergola. They specified that if it's a pergola attached to the deck and the house they don't require them to obtain a variance for a secondary structure because it's all one piece, but they noted that this is a separate structure. They mentioned no specific issues with these variance requests during the caucus.

7) ROB AND KRISTY PIETRUSZKA, OWNERS

Requesting a 1,040 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 2,040 SF Floor Area is proposed in order to construct an Attached Garage; property located at 12755 Arbor Creek Drive, PPN 398-27-060, zoned R1-100.

The Board noted that this is for a luxury class home, and they did not mention any specific issues with this request during the caucus.

1) **NATHAN AND ELAINE GRADISHER, OWNERS, Cont'd**

Ms. Gradisher – Elaine Gradisher, 16702 Aspen Circle, 44136.

Mr. Evans – Alright, you are here asking for a variance for a front entrance feature. Could you please tell us a little about what you are asking to do?

Ms. Gradisher – Like someone had mentioned, we have the front brick, an area that right now is just dirt, and then there's the front of our house. We were hoping to get something rectangular shaped front entrance patio.

Mr. Evans – So you'd like to make use of the space out in front of the house.

Ms. Gradisher – Right, and then do some landscaping around it to make it look nice.

Mr. Evans – Alright, some of our Board members have been out to see it, and all of us will be out there before the next meeting. Gentlemen do you have questions or comments?

Mr. Baldin – As I said in the caucus, I think it'll be a nice addition. I have no problem with it.

Mr. Evans – And the reason the variance is required is because there was a change to the Building Code last September which creates a new limitation on the size, and yours is a little bit bigger. We don't have the HOA letter for this project. So you'll need to get an approval letter from Deerfield Lake. Make sure you follow up with them. Once you get that you may get it to the Building Department, or if you don't get it quickly, you'll want to make sure you have a copy of their approval for the next meeting.

Ms. Gradisher – Who do I give that to?

Mr. Evans – You can come back to the Building Department to Kathy our Secretary or anyone in the Building Department. Or if you don't get it in time, you need to make sure you bring it to the May 22nd meeting. OK? 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 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 May 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. Gradisher – Great, thank you.

2) **JAMES KIEFER, OWNER**

Requesting a 7' Side Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a 210 SF Paver Patio encroaching 7' beyond the main dwelling into the Side Yard Setback; property located at 15066 West 130 Street, PPN 399-01-003, zoned R1-75.

Mr. Evans – Item number two on the agenda is James Kiefer. Please have a representative come up and give us their name and address for the record.

Mr. Kiefer – I'm James Kiefer, and my address is 15066 W. 130th St.

Mr. Evans – Thank you, and you are here asking for a variance for a paver patio. We talked a little bit about this in caucus. Tell us what you are planning to do, and how this fits into the property there.

Mr. Kiefer – Basically it's going to be around the one corner of the pool. We had the pool installed last year. This will allow us some room for some seating, and so people can sit on the edge and dangle their feet in the pool. It'll give us a little space after it rains. It's low flat land, so it gets kind of muddy. So it'll give us some more useable space around the pool.

Mr. Evans – This is an in-ground pool then?

Mr. Kiefer – It's called an on-ground pool. It's built in with an edge up a little bit.

Mr. Evans – Does anyone have questions or observations?

Mr. Baldin – I think it'll be a great addition, and what you need there. I looked at your property, and I can imagine that it gets a bit soggy back there.

Mr. Kiefer – Yes.

Mr. Baldin – This will definitely help. You also have a nice fenced-in yard, so it shouldn't be any problem.

Mr. Evans – In caucus we mentioned that the Metroparks are behind you. So the same thing applies to you that everyone within 500 feet will get the same notice that is in the agenda. If you have inquisitive neighbors you may want to let them know what's going on. Mr. Kolick, when we do these things and the Metroparks falls within that 500 feet, do they get a notice?

Mr. Kolick – Yes.

2) **JAMES KIEFER, OWNER, Cont'd**

Mr. Evans – We typically don't get a response on these?

Mr. Kolick – We'll get responses if they have deed restrictions or something that they feel will be affecting their property. If there's nothing that they think affects them, then we don't get a response.

Mr. Evans – I couldn't remember if it's to the applicant's advantage to contact the Metroparks.

Mr. Kolick – No, they'll let us know.

Mr. Rusnov – One fast point is that the wet area falls into our topography considerations.

Mr. Evans – Right, thank you Mr. Rusnov. So you are all set Mr. Kiefer, and we'll invite you back on May 22nd. You can stay for the rest of the meeting or you can leave. Whatever you wish.

Mr. Kiefer – Thank you.

3) **VIKTOR AND NATALYA MOTRYUK, OWNERS**

Requesting a 321 SF variance from Zoning Code Section 1252.16 (b), which permits a 120 SF Front Entrance Feature and where a 441 SF Front Entrance Feature exists; property located at 18473 Main Street, PPN 395-01-040, zoned R1-75.

Mr. Evans – Item number three on the agenda is Viktor and Natalya Motryuk. Please have a representative come up and give us their name and address for the record.

Mr. Motryuk – Alex Motryuk, 18473 Main St. Strongsville, Ohio.

Mr. Evans – Thank you. You are also doing a front entrance addition. Tell us a little bit about why and what you are planning for this project.

Mr. Motryuk – We're trying to make the right and left side of the door where you enter and exit the structure symmetrical. Currently we have a patio on the right side, but there's nothing on the left side. It's muddy on the left side currently because there's no walkway there. That's what we're trying to do.

Mr. Rusnov – So basically it's for aesthetics and the topography that is driving this project, and that's one of the considerations that we take into account.

Mr. Motryuk – Yes.

3) VIKTOR AND NATALYA MOTRYUK, OWNERS, Cont'd

Mr. Evans – Anything else? OK. So the same thing will apply that there is a letter that goes out to everyone within 500 feet. It will only tell them what's in the agenda so if you have inquisitive neighbors you may want to get to them ahead of time. They're going to look at that and wonder what we mean by a front feature. We'll invite you back here on May 22nd, and at that time we'll make a determination about the request. OK?

Mr. Motryuk – Thank you.

Mr. Evans – You're all set then, thank you.

PUBLIC HEARINGS

4) LINDA KAMINSKI, OWNER/Ken Mika with Great Day Improvements, Representative

Requesting an 8' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 42' Rear Yard Setback is proposed in order to construct a 192 SF Sunroom; property located at 13231 Tradewinds Drive, PPN 399-32-068, zoned R1-75.

Mr. Evans – Our second portion of the meeting is public hearings. Item number four starts them off with Linda Kaminski. Please have a representative come up and give us their name and address for the record.

Mr. Dempsey – My name is Damien Dempsey with Patio Enclosures. I'm representing 13231 Tradewinds Drive and Ms. Linda Kaminski.

Mr. Evans – OK. So you're looking to put a sunroom onto the house. Tell us about the project and why it's going in this particular position, and what Ms. Kaminski is trying to accomplish with it.

Mr. Dempsey – A handful of years ago, Ms. Kaminski had this stamped concrete patio poured. Then she had a section of it footed in preparation for having an enclosure added to the back of the house which would meet the same aesthetics as far as the gable roof. You guys have all been out there. The other side matches that reverse gable coming off the side of the house. We're just going to be doing the same thing, and then enclosing it all with screens.

Mr. Evans – OK. Do we have questions, comments or observations to make?

Mr. Baldin – No questions. It should fit in here really nicely.

4) **LINDA KAMINSKI, OWNER/Ken Mika with Great Day Improvements,
Representative, Cont'd**

Mr. Dempsey – Thank you Sir.

Mr. Evans – It's the only place on the house where you could be adding a sunroom. The setback is not detrimental to the area. 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. Rusnov – I make a motion to approve a request for a 8' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 42' Rear Yard Setback is proposed in order to construct a 192 SF Sunroom; property located at 13231 Tradewinds Drive, PPN 399-32-068, zoned R1-75.

Mr. Smeader – Second.

Mr. Evans – Thank you for the motion and the second. I just remembered that we forgot to indicate that we did receive from Spy Glass Hill their HOA approval letter for this project. So with that, I will ask for a roll call.

ROLL CALL:

ALL AYES

MOTION PASSED

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. Then you can move forward with your project, and you are all set.

Mr. Dempsey – Thank you. I appreciate it.

5) **JANICE AND ANTHONY CARRUBBA, OWNERS**

- a) Requesting a 957 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 323 SF Floor Area and where a 1,280 SF Floor Area is proposed in order to construct an Accessory Structure;
- b) Requesting a 2' Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 17' Height is proposed in order to construct a 1,280 SF Accessory Structure; property located at 19646 Prospect Road, PPN 394-20-026, zoned R1-75.

Mr. Evans – Next on the agenda is Janice and Anthony Carrubba. Please have a representative come up and give us their name and address for the record.

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

Mr. Carrubba – Anthony Carrubba, 19646 Prospect Road.

Mr. Evans – Thank you. Mr. Carrubba we had you here at the last meeting where we talked a little bit about the building that you're planning on erecting. Why don't you tell us again about what you are planning to do with this building, why it is that you need the extra height, and how this fits into your overall use of the property?

Mr. Carrubba – I'm a car buff. I have two or three cars. I have a 57 Thunderbird, and a 70 Ranchero. I have always dealt with cars. I'm a retired Ford mechanic. I need a lift to pick it up so I don't have to crawl on the ground to work on them. It's not going to be a business; absolutely not. I just want to work on my own stuff, comfortably. I just want to take care of them and make them right.

Mr. Rusnov – You need the extra two feet because of the height of the lift.

Mr. Carrubba – Right, the lifts needs it to be 12' inside. The way we did it is so we have scissor trusts, and the outside pillars are going to be 11'. The lift is going to be inside where it is 12' to get to the minimum max height. I really worked to make sure I made the max height as low as I could get it.

Mr. Rusnov – Thank you.

Mr. Evans – We've all been out there and looked at it. We all know that the property is pretty large. There are a number of other buildings like this along Prospect Road because the people who buy those properties often times collect cars or something else. We know it's not an unusual circumstance. Is there anything else?

Mr. Smeader – You will be installing a concrete driveway to the building.

Mr. Carrubba – Absolutely, yes.

Mr. Evans – OK. Is there anything else?

Mr. Baldin – I wish you luck out there with the culvert and everything you have to do.

Mr. Carrubba – It'll all be taken care of properly. I talked to Brian and he told me what to do, and it'll be done.

Mr. Baldin – It's unfortunate that it happened, but it did look bad.

5) JANICE AND ANTHONY CARRUBBA, OWNERS, Cont'd

Mr. Carrubba – It'll be OK. Whatever it takes to make it right, that's what I'll do. I'm not going to put up that kind of money for a garage to have that mess there. It's not trivial, and it bothers me.

Mr. Evans – Is there anything else? 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. Come on up, we'll need your name and address for the record.

Mr. Kummerlen – My name is James Kummerlen. I live at 19734 Prospect Rd. I'm the neighbor to the south of them. The creek runs through my yard. We have no problem with the variance for this building. That's all.

Mr. Rusnov – Thank you.

Mr. Evans – Thank you Mr. Kummerlen, we appreciate you coming up. Is there anyone else who wishes to speak for the granting of the 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. Smeader – I make a motion to approve a request for a 957 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 323 SF Floor Area and where a 1,280 SF Floor Area is proposed in order to construct an Accessory Structure; and also to approve a 2' Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 17' Height is proposed in order to construct a 1,280 SF Accessory Structure; property located at 19646 Prospect Road, PPN 394-20-026, zoned R1-75.

Mr. Rusnov – 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 – The variances have 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. Then you can move forward with your project. So you're all set.

Mr. Carrubba – Thank you.

6) CHARLES AND RITA DRVENKAR, OWNERS

- a) Requesting a variance from Zoning Code Section 1252.15, which prohibits a second Accessory Structure and where an 80 SF Accessory Structure exists and a second 144 SF Accessory Structure is proposed;
- b) Requesting a 15' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main dwelling and where a 5' Setback from the main dwelling is proposed; property located at 13852 Cartwright Parkway, PPN 398-04-070, zoned R1-75.

Mr. Evans – Item number six on the agenda tonight is Charles and Rita Drvenkar. Please have a representative come up and give us their name and address for the record.

Mr. Drvenkar – Charles Drvenkar, 13852 Cartwright Pkwy.

Mr. Evans – Thank you. We talked at the last meeting, but if you could just give us a quick thumbnail of the project you plan to do there. You have a patio, and you want to build a pergola on top of that. Tell us a little about the pergola and why you're putting it in that spot.

Mr. Drvenkar – If you go to Costco or other places you see these little pavilions or pergolas, and we went down to the Amish, and we liked what they did. It's well constructed, and so we decided to go with that style on our patio. Our yard isn't very big. We put in a patio two years ago, so it would be sitting on the patio. Actually in the book, it's called a patio room, so that's what we'd like to put on our patio. We want a place where we can go out in the morning without fighting the sun when it does come out.

Mr. Evans – Ordinarily we'd require a structure to be 20' away from the house, but since it's a pavilion it doesn't really need to be since you're not storing anything in it. That is the reason for the house setback though. Are there any comments or observations from the Board?

Mr. Baldin – I think it'll look good back there.

Mr. Smeader – We do have the approval of the homeowners association.

Mr. Evans – Alright. 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 variance from Zoning Code Section 1252.15, which prohibits a second Accessory Structure and where an 80 SF Accessory Structure exists and a second 144 SF Accessory Structure is proposed; and also to approve a request for a 15' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from

