

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

**Meeting of  
April 10, 2019  
7:30 p.m.**

Board of Appeals Members Present: Kenneth Evans, John Rusnov, Richard Baldin, Tom Smeader, and Dave Houlé  
Administration: Assistant Law Director Daniel J. Kolick  
Building Department Representative: Brian Roenigk  
Recording Secretary: Kathy Zamrzla

The Board members discussed the following:

1) **DEBRA POUCHER, OWNER**

Requesting a 13' Setback variance from Zoning Code Section 1252.17 (c), which requires a 16' Setback from the right-of-way and where a 3' Setback from the right-of-way is proposed in order to construct a 6' high wood privacy fence; property located at 14960 Boston Road, PPN 399-24-022, zoned R1-75.

**The Board discussed that this property is at the corner of Boston and Olde Town Trail and that they feel CPTED should make a determination on the sight line.**

2) **DAVE AND MICHELLE SHEA, OWNERS/Edward Kisiel with EKA Build Corp. Representative**

Requesting an 8.5' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 41.5' Rear Yard Setback is proposed in order to construct an Addition; property located at 20158 Carlyle Drive, PPN 392-32-082, zoned R1-75.

**The Board stated that there is an underground retention pipe on the property that needs to be considered, and that no variance is required for the new deck, only the addition.**

3) **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 discussed that they did not see a problem with granting this variance but would decide after the public hearing.**

4) **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 reminded by Mr. Kolick that, if approved, this variance should be contingent upon several items involving the extended right of way of Cortland Drive.**

5) **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 "B" – 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 stated that they feel the signs will blend in well, especially due to the height of the building. Mr. Kolick stated that, if approved, it needs to be contingent upon the Planning Commission approval and the Architectural Review Board approval. In addition, the applicant will need a certificate of appropriateness from Planning Commission.**



1) **DEBRA POUCHER, OWNER, Cont'd**

The applicant Debra Boucher of 14960 Boston Road, Strongsville, stated that the wind blew down her fence and she would like to replace it where it is, although the codes have been revised and she would now be required to move the fence in 16' from the sidewalk. She said her yard is very small and that replacing the fence to the new location would cut out most of her yard. The Board stated that if she places the fence 3' from the sidewalk where she is proposing that a pedestrian on the sidewalk could easily be hit because the fence would block the view when backing out of the drive. The Board asked that the CPTED Police Officer review the plan to determine if the fence would create a sightline issue. The Board asked the applicant to bring the HOA approval letter to the Building Department and advised her to return on April 24, 2019 for the Public Hearing. Mr. Evans explained that all the property owners within 500' will be notified of the Public Hearing and that speaking with her neighbors ahead of time could be helpful. Mr. Evans also explained that the Board would be visiting her property before the next meeting.

Mr. Evans asked the next applicant to come forward.

2) **DAVE AND MICHELLE SHEA, OWNERS/Edward Kisiel with EKA Build Corp. Representative**

Requesting an 8.5' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 41.5' Rear Yard Setback is proposed in order to construct an Addition; property located at 20158 Carlyle Drive, PPN 392-32-082, zoned R1-75.

Edward Kisiel with EK Build Corp. of 20186 Carlyle Drive, Strongsville, came forward to speak on behalf of Dave and Michalle Shea, the property owners at 20158 Carlyle Drive, Strongsville, who are applying for a variance to construct an addition. Mr. Kisiel stated that he is removing the old deck to build a family room and then will build a new deck off the family room. The new deck will not need a variance. Mr. Evans explained that all the property owners within 500' will be notified of the Public Hearing and that speaking with the neighbors ahead of time could be helpful. Mr. Evans also explained that the Board would be visiting the property before the next meeting.

Mr. Evans asked Brian Persons to come forward.

**PUBLIC HEARINGS**

3) **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. Persons of 6392 Sandfield, Brook Park, is an applicant who wishes to build a single family dwelling on a vacant lot on Willow Lane and is asking for a front yard setback variance. Mr. Persons stated that he sent letters to the neighbors explaining his intentions. No audience participants spoke for or against the variance request. The Board voted unanimously in favor of the variance.

ROLL CALL:                      ALL AYES                      VARIANCE GRANTED

Mr. Evans stated that the permit would not be available for a minimum twenty day waiting period in which City Council could review the decision. Mr. Evans advised Mr. Persons that when the Building Department issues his permit after the waiting period then he could start his project.

Mr. Evans asked Mr. Persons to remain at the podium.

4) **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.

Mr. Persons stated that he is also selling a lot at 391-13-046 Willow Lane and the person expected to buy the lot intends to build a house on the lot that would need a front yard setback variance. Mr. Zart of 16552 South Red Rock Drive, Strongsville introduced himself as the intended buyer. Mr. Persons stated that he sent letters to the neighbors explaining his intentions. No audience participants spoke for or against the variance request. The Board voted unanimously in favor of the variance contingent upon the approval from the Engineering Department of a 10' landscaping plan and mound to block access to Cortland Drive until such time as Cortland is extended and with no access to this lot from Cortland.

ROLL CALL:                      ALL AYES                      VARIANCE GRANTED

